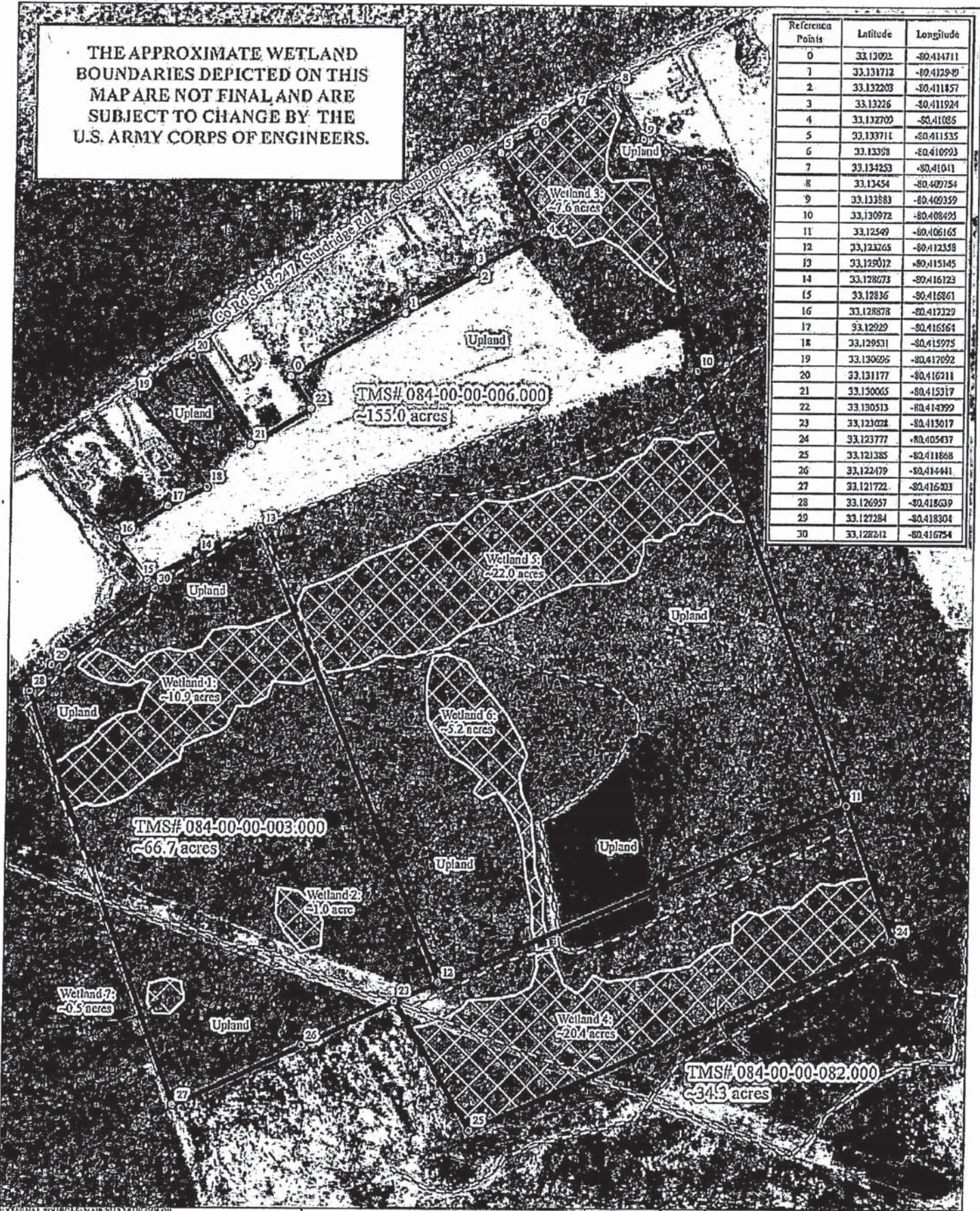


THE APPROXIMATE WETLAND BOUNDARIES DEPICTED ON THIS MAP ARE NOT FINAL AND ARE SUBJECT TO CHANGE BY THE U.S. ARMY CORPS OF ENGINEERS.

Reference Points	Latitude	Longitude
0	33.13092	-80.414711
1	33.131712	-80.412949
2	33.132203	-80.411857
3	33.13226	-80.411924
4	33.132705	-80.41085
5	33.133711	-80.411535
6	33.13398	-80.410993
7	33.134253	-80.41041
8	33.13454	-80.407754
9	33.133883	-80.409359
10	33.130972	-80.408495
11	33.12549	-80.406165
12	33.123265	-80.412358
13	33.129012	-80.415145
14	33.128673	-80.416123
15	33.12836	-80.416861
16	33.128878	-80.417329
17	33.12929	-80.416564
18	33.129531	-80.415975
19	33.130695	-80.417692
20	33.131177	-80.416211
21	33.130065	-80.415317
22	33.130513	-80.414399
23	33.123022	-80.413017
24	33.123777	-80.405437
25	33.121385	-80.411868
26	33.122479	-80.414441
27	33.121722	-80.416403
28	33.126957	-80.418639
29	33.127284	-80.418304
30	33.128212	-80.416754



EXISTENTIAL SOURCE MAP SHOWN WITHIN CORON, DORCHESTER COUNTY GIS ROADS AND PARCELS

Created By: Stephen Deener
 Date Created: May 24, 2018
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Disclaimer: This map is a graphic representation of data obtained from various sources. All efforts have been made to ensure the accuracy of this map. However, SMI & Waters, Inc. disclaims all responsibility and liability for the use of this map.

REVISD : 05/24/2018

WETLANDS EXHIBIT
 SANDRIDGE TRACT I
 DORCHESTER COUNTY, SC

Scale: 0 600 1,200 Feet

LEGEND

- PROPERTY BOUNDARY: +- 256.0 AC
- PROPERTY BOUNDARY REFERENCE POINTS
- APPROXIMATE WETLANDS: +- 67.6 AC
- ROADS

LONG: -80.414497 W
 LAT: 33.126072 N



SABINE & WATERS

ENVIRONMENTAL LAND MANAGEMENT CONSULTANTS

RECEIVED

To: SCDHEC, Dorchester County Zoning and Planning Commission

SEP 19 2019

From: Sabine & Waters, Inc. on behalf of Sandridge Road Holdings LLC.

DIVISION OF MINING
SOLID WASTE MANAGEMENT
BLWM

Date: 09/17/19

Subject: Letter of Intent – Special Exception

This letter is written to make clear Sandridge Road Holdings LLC.'s intent to perform Resource Extraction as set forth in the Dorchester County Zoning guidelines for one property zoned as AOC, Absence of Control. The subject property is identified by TMS# 084-00-00-042, 084-00-00-006, 084-00-00-003, & 084-00-00-082. The landowner is applying for two general mining permits for (2) five acre mines as well as an individual permit listing the uplands of the property as affected acreage and future reserves. The subject property is currently managed for silviculture, is a working farm, and is enjoyed for its wildlife and recreation as well. The adjacent property uses are similar, with a few residential properties nearby, and Norfolk Southern Railroad used for commercial uses as well.

The planned action is the installation of sand/dirt mines that will be reclaimed as lakes and grasslands upon completion of the mining operations. The surrounding land will continue to be managed for silviculture and wildlife. The objective of the mines is to generate revenue from the properties' resources, and to enhance and beautify the properties.

Currently, a wetland delineation and verification has been conducted by Sabine & Waters, Inc. on the entire tract in preparation for the proposed mine. Sandridge Road Holdings LLC plans to collect any storm and groundwater that enters the mine into a sediment pond for settling and then pump the discharge through an outlet into an existing nearby wetland. The water will then exit the property through a series of wetlands, eventually draining to Halfway Gut creek and Four Holes Swamp. The mine permit application will consider the location of these wetland features and the mine location will be designed to avoid any impacts to this resource. A buffer will also be placed around the wetland features, offering further protection. Buffers will also be established at a distance of 100 feet from the proposed mine location from any adjacent property boundaries. Upon completion of these tasks, permit issuance will be contingent on approval from Dorchester County Planning and Zoning.

The proposed mines are located off of Sandridge Road. The entrances to the site are 0.5 miles South of the intersection with HWY 78, and 1.2 miles from HWY 78 for the two parcels. Sandridge Road Holdings LLC estimates the mine to operate for approximately 10 years and truck traffic is expected to be between 20-250 trucks, with an average of 75-125 per day, 5 days per week. Proposed business hours are to be from 6:00 a.m. until 5:00 p.m. The mine may also occasionally operate on Saturdays from 9:00 a.m. until 12:00 p.m. when needed. Truck traffic is not expected to cause abnormal vehicular congestion as similar traffic patterns from adjacent mining operations have not caused any problems.

Mining activities are not expected to adversely impact any surrounding properties. As evidenced by the surrounding zoning, there are no residential subdivisions within the close proximity that will experience any noise, dust, vibrations, etc. No chemicals or harmful substances are used in the mining process that would impact wells on adjacent properties.

No water, sewer, or electrical service will be required of this operation. A temporary mobile office and a portable toilet will be installed on site. During the mining permit application, due diligence will be conducted to ensure that protected species and cultural resources will not be impacted.

Should you have any questions concerning this application towards granting special exception for resource extraction on the previously listed parcels, please contact me at (843) 871-5383.

Sincerely,



Robert Strange

Staff Ecologist