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Wetland Delineation

Genesee Industrial Land
City of Mount Morris and Genesee Township
Genesee County, Michigan

Prepared For:

Detroit Regional Partnership, RACER Trust, and RACER Properties LLC

Project No. 2501089
March 2026

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31440 Northwestern Highway, Suite 250
Farmington Hills, Michigan 48334

248.324.2090 | fishbeck.com

Wetland Delineation
Genesee Industrial Land
City of Mount Morris and Genesee Township
Genesee County, Michigan

Parcel Nos. 57-07-100-017, 57-07-100-018, 11-07-200-035, and 11-07-400-016

Prepared for:
Detroit Regional Partnership
Detroit, Michigan

RACER Trust
RACER Properties LLC
Detroit, Michigan

March 18, 2026
Project No. 2501089

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List of Abbreviations/Acronyms

AOI	Area of Investigation
EGLE	Michigan Department of Environment, Great Lakes, and Energy
FAC	Facultative
FACU	Facultative Upland
FACW	Facultative Wetland
FEMA	Federal Emergency Management Area
GNSS	Global Navigation Satellite System
GP	General Permit
MP	Minor Permit
NFHL	National Flood Hazard Layer
NO.	Number

NRCS	Natural Resources Conservation Service
NWI	National Wetlands Inventory
OBL	Obligate
UPL	Upland
U.S.	United States
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture

Introduction

On November 12 and 14, 2025, Fishbeck staff conducted field investigations to delineate any wetlands in approximately 81 acres in the City of Mount Morris and Genesee Township, Genesee County, Michigan (the Area of Investigation or AOI). The AOI is in Section 7, Township 8 North, Range 7 East, and comprises four parcels: Parcel Nos. 57-07-100-017, 57-07-100-018, 11-07-200-035, and 11-07-400-016. The AOI is north of East Stanley Road and otherwise bound by generally undeveloped lands with occasional buildings/structures, utility corridors, and a railroad. The Location Map is included as Figure 1.

The wetland delineation was conducted in a manner consistent with the 2012 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast* (Version 2). The wetlands identification and delineation procedures outlined in this manual require evaluation of site vegetation, soils, and hydrologic characteristics. Dominant wetland vegetation, hydric soil, and wetland hydrology must typically all be present for an area to be classified as a wetland; however, Chapter 5 of the Regional Supplement includes guidelines for delineating difficult wetland situations and advises on resources and methods to complete a delineation when wetland vegetation, hydric soil, and/or wetland hydrology may not be present due to disturbances or nonnatural situations.

Hydrophytic vegetation decisions are based on the wetland indicator status of dominant species in the plant community. Species with indicator statuses of obligate wetland (OBL), facultative wetland (FACW), and facultative (FAC) are considered wetland species. In contrast, species with indicator statuses of facultative upland (FACU) and upland (UPL) are considered upland species. FAC species are also commonly present in upland plant communities.

Database Review

The United States (U.S.) Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) *Web Soil Survey* provides hydric ratings for soil map units based on whether map units meet the criteria for hydric soils. According to the USDA-NRCS's *Web Soil Survey*, the AOI contains soil series having 100 percent hydric ratings (hydric soils) that appear to occupy 20 percent of the AOI. The hydric soil series is mapped primarily north of the utility easement that bisects the AOI, along the western boundary, a small section of the eastern boundary, and an area near the mapped water. Although the water has a hydric rating of 0, it is considered hydric based on the nature of the feature. The remaining soil series have low hydric ratings from 0 to 10 percent. Please refer to Figure 2 for the Soil Map with the hydric ratings.

The National Wetlands Inventory (NWI) map indicates a freshwater pond in the southeast corner of the AOI, north of the utility easement that bisects the AOI. Additionally, north of the freshwater pond, two freshwater emergent wetlands and two freshwater forested/shrub wetlands are shown occupying approximately 50 percent of that northern AOI. The NWI Map is provided as Figure 3. Additionally, based on Genesee County GIS data, the Costello Drain, which spans the north half of the AOI, is depicted and would have an established drain easement (see the Genesee County GIS Data Map in Appendix 1).

The National Flood Hazard Layer (NFHL) FIRMette produced by the Federal Emergency Management Agency (FEMA) shows the AOI within a Zone X, Area of Minimal Flood Hazard (not within a floodplain).

According to the Michigan Department of Environment, Great Lakes and Energy (EGLE) conservation easement database online, a portion of the southeast corner of the AOI appears to be within the limits of conservation easement No. 02-25-0116 (Appendix 2). The limits of the conservation easement, as shown in the EGLE database, are depicted on Figure 5. Legal language about what is and is not allowed within the conservation easement should be reviewed to determine acceptable projects within the easement limits.

Site Investigation

The AOI topography was relatively flat with depressional areas throughout. The AOI was observed to have dirt roads throughout, used by off-road vehicles, as they were too narrow for standard cars. Wetland and upland landcover types were observed; however, the dominant cover was forest with a dense understory of invasive shrubs. Sixteen wetlands and three streams were delineated throughout the AOI. The three streams were observed at various locations beneath the dirt roads, which were culverted for vehicle access. It should be noted that herbaceous vegetation dieback was observed, as were trees losing their foliage, indicating the end of the growing season.

Wetland boundaries were flagged and the wetland boundary points were collected with a handheld Trimble R1 GNSS (Global Navigation Satellite Systems) receiver with submeter accuracy. The AOI, delineated wetland boundaries, and associated sampling locations are shown on Figure 4.

A U.S. Army Corps of Engineers (USACE) Wetland Determination Data Form was completed to describe the vegetation, soil, and hydrology at each sampling location. Wetland Sampling Points included WSP.A, WSP.A2, WSP.B, WSP.C, WSP.D, WSP.EF, WSP.G, WSP.H, WSP.I, WSP.J, WSP.K, WSPL. WSP.M, WSP.N, and WSP.S, and Upland Sampling Points included USP.1, USP.A, USP.A2, USP.B, USP.C, USP.D, USP.EF, USP.EFG, USP.H, USP.I, USP.J, USP.K, USP.L, USP.M, USP.N, and USP.S. USACE Wetland Determination Data Forms are provided in Appendix 3. Representative photographs of sampling locations and wetland and upland plant communities are included in Appendix 4. The photo point locations are noted on Figures 4.2 and 4.3.

Wetland A and Streams

Wetland A was an emergent, scrub-shrub, and forested wetland complex that sprawled across the AOI in the northwest corner. The Costello Drain was observed flowing through Wetland A to the western boundary, where it entered a culvert and continued offsite. In the middle of the wetland, a tributary from the south (Stream 1) connected with the Costello Drain. The Costello Drain continued until eventually exiting the AOI at the western boundary through a culvert. Within the AOI, Wetland A was 4.76 acres in size.

Wetland hydrology, dominant hydrophytic vegetation, and hydric soil were confirmed in Wetland A at wetland sample points WSP.A and WSP.A2. Dominant plant species present at the sampling points included silky dogwood (*Cornus amomum*, FACW), green ash (*Fraxinus pennsylvanica*, FACW), European common reed (*Phragmites australis* subspecies *australis*, FACW), peachleaf willow (*Salix amygdaloides*, FACW), and American elm (*Ulmus americana*, FACW), which met multiple tests for hydrophytic vegetation.

Soil pits were dug to 16 and 18 inches, which showed the presence of a dark soil matrix over a depleted soil matrix (WSP.A) and a histosol soil (WSP.A2), which met a hydric soil indicator. Multiple hydrology indicators were present, including soil saturation to the soil surface at both sampling points.

The Costello Drain entered the AOI at the eastern boundary, flowed through the AOI, and into Wetland A, where it exited the AOI through a culvert. Stream 1 entered the AOI at the southeast corner of the AOI, flowed north through the AOI along the western boundary, and connected to the Costello Drain in Wetland A. A third stream (Stream 2) connected to Stream 1 along the western boundary where they continued flowing into Wetland A. The three streams had similar morphology, with generally steep and well-defined banks, slow-flowing water, and well-defined beds. All streams had narrow scrub-shrub wetland fringes with occasional areas of emergent wetland fringes along the western boundary of the AOI, which extended above the Ordinary High-Water Mark (OHWM) of the streams. Wetland sampling point WSP.S documented the emergent wetland conditions of that fringe. Dominant plant species present at the sampling point included red osier (*Cornus alba*, FACW), reed canary

grass (*Phalaris arundinacea*, FACW), and porcupine sedge (*Carex hystericina*, OBL), which met multiple tests for hydrophytic vegetation.

The soil pit was dug to 9 inches, which showed the presence of a dark soil matrix with redoximorphic features, which met a hydric soil indicator. Multiple secondary hydrology indicators were present.

Wetland C

Wetland C was an emergent wetland along the western boundary of the AOI, in an area that appeared to be occasionally maintained and cleared of large woody vegetation. Wetland C continued west and south, outside of the AOI. Within the AOI, Wetland C was 0.14 acre in size.

Wetland hydrology, dominant hydrophytic vegetation, and hydric soil were confirmed at wetland sample point WSP.C. Dominant plant species present at the sampling point included pussy willow (*Salix discolor*, FACW), white meadowsweet (*Spiraea alba*, FACW), glossy false buckthorn (*Frangula alnus*, FAC), lakebank sedge (*Carex lacustris*, OBL), and white grass (*Leersia virginica*, FACW), which met multiple tests for hydrophytic vegetation.

A soil pit was dug to 18 inches, which showed a dark soil matrix with redoximorphic features, meeting a hydric soil indicator. Multiple hydrological indicators were present, including surface soil saturation.

Wetland D

Wetland D was an isolated, scrub-shrub wetland in the AOI and was an emergent wetland directly outside of the AOI due to the maintenance of the utility corridor. Within the AOI, Wetland D was 0.004 acre in size.

Wetland hydrology, dominant hydrophytic vegetation, and hydric soil were confirmed at wetland sample point WSP.D. WSP.D was south of the AOI and is not shown on Figure 4. The USACE data form is provided in Appendix 3. Dominant plant species present at the sampling point included glossy false buckthorn, Tatarian honeysuckle (*Lonicera tatarica*, FACU), soft-stemmed rush (*Juncus effusus*, OBL), and Atlantic ninebark (*Physocarpus opulifolius*, FACW), which met multiple tests for hydrophytic vegetation.

A soil pit was dug to 18 inches, which showed a depleted soil matrix with redoximorphic features, meeting a hydric soil indicator. Multiple hydrology indicators were present.

Wetland E, Wetland F, and Wetland G

Wetland E was a forested wetland that had a direct hydrology input through a wetland swale, south to the Costello Drain (a stream). Wetland E continued east outside of the AOI, into the utility corridor. Within the AOI, Wetland E was 0.31 acre in size.

Wetland F was a forested wetland north of the Costello Drain that had an upland swale that likely conveys water to the stream during rain events. Wetland F was in a slight depression and was 0.02 acre in size.

Wetland G was a forested wetland northwest of Wetland F. Wetland G was 0.54 acre in size.

Wetlands E, F, and G had similar plant and hydrological characteristics. Wetland hydrology, dominant hydrophytic vegetation, and hydric soils were confirmed at wetland sample points WSP.EF and WSP.G. Dominant plant species present at the sampling points included European buckthorn, American elm, and glossy false buckthorn, with American beech (*Fagus grandifolia*, FACU) being present at WSP.G. The dominant species present met multiple tests for hydrophytic vegetation.

Soil pits were dug to 18 inches at each sampling location, which showed the presence of a dark mucky soil matrix over a depleted soil matrix (WSP.EF) and a dark soil matrix with redoximorphic features (WSP.G), which met hydric soil indicators. Multiple hydrology indicators were present, including soil saturation to the soil surface at both sampling points.

Wetland B, Wetland H, and Wetland I

Wetland B, Wetland H, and Wetland I were in isolated depressions. Wetland B and Wetland I were forested wetlands, while Wetland H was a scrub-shrub wetland. Wetland B was 0.05 acre in size, Wetland H was 0.11 acre in size, and Wetland I was 0.02 acre in size. Wetland hydrology, dominant hydrophytic vegetation, and hydric soils were confirmed at wetland sample points WSP.B, WSP.H, and WSP.I.

At WSP.B, the dominant vegetation was American elm, Eastern cottonwood (*Populus deltoides*, FAC), European buckthorn (*Rhamnus cathartica*, FAC), farewell-summer (*Symphyotrichum lateriflorum*, FAC), and river-bank grape (*Vitis riparia*, FAC), which met multiple tests for hydrophytic vegetation. The soil pit was dug to 17 inches, which showed the presence of a dark soil matrix with redoximorphic features, which met a hydric soil indicator. Multiple hydrology indicators were present.

At WSP.H and WSP.I, dominant plant species present at the sampling points included Eastern cottonwood, European buckthorn, green ash, common horsetail (*Equisetum arvense*, FAC), river-bank grape, and American elm, which met multiple tests for hydrophytic vegetation.

The soil pits were dug to depths of 16 and 12 inches at WSP.H and WSP.I, respectively. The soils showed soft masses of redoximorphic features in closed depressions, which met a hydric soil indicator. Multiple hydrology indicators were present.

Wetland J and Wetland JJ

Wetland J was a complex of forested wetland along the northern edge and was primarily an emergent wetland with an open-water component. A culvert was observed that conveyed water beneath a dirt road, where it became a stream (Stream 2) to the west. Stream 2 continued west, where it had a portion of the north bank level out to an emergent and scrub-shrub wetland (Wetland JJ). Wetland J may be viewed as an emergent wetland over the area of open water due to recorded conservation easement indicating the area was a constructed emergent wetland for mitigation purposes. Wetland J was 5.48 acres and Wetland JJ was 0.52 acre. Wetland hydrology, dominant hydrophytic vegetation, and hydric soils were confirmed at wetland sample point WSP.J.

At WSP.J, the dominant plant species at the sampling points were jointed rush (*Juncus articulatus*, OBL) and poverty rush (*Juncus tenuis*, FAC), which met multiple tests for hydrophytic vegetation.

The soil pit was dug to a depth of 16 inches. The soil matrix was depleted with redoximorphic features, meeting the hydric soil indicator. Multiple hydrology indicators were present.

Wetland K, Wetland L, Wetland M, Wetland N, and Wetland NN

Wetland K, Wetland L, Wetland M, and Wetland N were forested wetlands. Wetland NN was a sparsely vegetated emergent wetland, all of which was entirely within the AOI. Wetland K was 0.1 acre in size, Wetland L was 0.57 acre in size, Wetland M was 0.37 acre in size, Wetland N was 0.04 acre in size, and Wetland NN was 0.08 acre in size.

An upland swale north of an observed culvert in Wetland K is hydrologically connected to Wetland K and Wetland L. The culvert went beneath a dirt road; however, the other side of the road was not a wetland.

Wetland N had an upland swale connection to Stream 1 at the south end. Wetland NN had a direct hydrologic connection to Stream 1 to the south. Wetland NN likely conveys water into Stream 1 during rain events.

Wetland hydrology, dominant hydrophytic vegetation, and hydric soils were confirmed at wetland sample points WSP.K, WSP.L, WSP.M, and WSP.N.

At WSP.K, dominant plant species present at the sampling points included shagbark hickory (*Carya ovata*, FACU), Eastern cottonwood, European buckthorn, two species of sedges (*Carex* species: FAC and OBL), and three-way sedge (*Dulichium arundinaceum*, OBL), which met a test for hydrophytic vegetation.

At WSP.L, dominant plant species present at the sampling point included Eastern cottonwood, American elm, European buckthorn, green ash, and white grass, which met multiple tests for hydrophytic vegetation.

At WSP. M, dominant plant species present at the sampling point included Eastern cottonwood, European buckthorn, glossy false buckthorn, and fowl mannagrass (*Glyceria striata*, OBL).

At WSP.N, dominant plant species were the same as WSP.M, with the addition of American elm and river-bank grape. At both sampling locations, the dominant plants present met multiple tests for hydrophytic vegetation.

The soil pits were dug to depths of 18 inches at WSP.K and WSP.L, and to 16 inches at WSP.M and WSP.N. The soils showed a dark soil matrix with redoximorphic features, and at WSP.L and WSP.M, a depleted soil layer was also observed, which met hydric soil indicators. Multiple hydrology indicators were present.

Uplands

Upland conditions were documented throughout the AOI and included USP.1, USP.A, USP.A2, USP.B, USP.C, USP.D, USP.EF, USP.EFG, USP.H, USP.I, USP.J, USP.K, USP.L, USP.M, USP.N, and USP.S. The uplands were primarily forested with a dense understory of invasive shrubs of honeysuckles and buckthorns with occasional autumn olive (*Elaeagnus umbellata*, FACU).

Upland sample points were dug to depths of 14 to 19 inches and generally did not indicate the presence of hydric soils; however, upland sampling points USP.A and USP.K each showed the presence of hydric soils. The dominant plant species at the upland sampling points typically included species with indicator statuses of FAC, FACU, and UPL, with USP.C, USP.M, and USP.N having one or two dominant plants with indicator status FACW. At all upland sampling points, upland-ranked species were dominant overall and did not meet a hydrophytic vegetation indicator test. Wetland hydrology was not observed at the above-mentioned upland sampling points.

At USP.1, the plants present met two tests for hydrophytic vegetation and met a secondary hydrology indicator; however, two secondary indicators must be present to meet the requirement for wetland hydrology. The soil pit was dug to a depth of 16 inches and showed no hydric soil conditions.

Due to a lack of wetland hydrology, soils, and/or vegetation, the areas contained upland. See additional information on upland sampling locations in Appendix 3.

Regulatory Review and Conclusion

According to NREPA Section 324.30301(n), wetlands "contiguous to the Great Lakes or Lake St. Clair, an inland lake or pond, or a river or stream;" is "more than 5 acres in size;" “has documented presence of an endangered or threatened species under Part 365 or the endangered species act of 1973;” or “is a rare and imperiled wetland” are regulated by the State of Michigan. “Contiguous” is defined as being within 500 feet of an inland lake, pond, river, or stream. According to NREPA, a “stream” is defined as having a defined bed, banks, and evidence of flow.

The following regulating features were identified within the AOI: Costello Drain (Genesee County Drain), Stream 1, and Stream 2.

Table 1 below provides an overview of the AOI wetlands, their size within the AOI, and the anticipated regulatory status. Figure 5 shows the regulating boundaries of the streams as well as the anticipated regulatory status of each feature. EGLE has final authority over the regulatory status of wetlands and jurisdiction under Part 303, Wetlands Protection, of the NREPA. EGLE typically considers wetland delineation reports valid for three years from the date of the delineation. Wetland boundary reverifications may be requested at EGLE’s discretion.

Table 1 – Wetland Summary

Wetland	Type	Size within AOI	Regulated by the State of Michigan
A	Forested, Emergent, and Scrub-Shrub	4.76 Acres (ac.)	Yes: Within 500 feet of a stream
B	Forested	0.05 ac.	
C	Emergent	0.14 ac.	
D	Scrub-Shrub	0.004 ac.	
E	Forested	0.31 ac.	
F	Forested	0.02 ac.	
G	Forested	0.54 ac.	
H	Scrub-Shrub	0.11 ac.	
I	Forested	0.02 ac.	
J	Forested, Emergent, and Open Water Pond	5.48 ac.	
JJ	Emergent and Scrub-shrub	0.52 ac.	
K	Forested	0.1 ac.	
L	Forested	0.57 ac.	
M	Forested	0.37 ac.	
N	Forested	0.04 ac.	
NN	Emergent	0.08 ac.	

In accordance with Section 30304 of the NREPA, a wetland permit is required from EGLE for the following activities within regulated wetlands:

- Placing fill or permitting the placement of fill in the wetland.
- Dredging, removing, or permitting the removal of soil or minerals from the wetland.
- Constructing, operating, or maintaining any use or development in the wetland.
- Draining surface water from the wetland.

Portions of Wetland J, Wetland JJ, and Stream 2 appear to be within the limits of the EGLE recorded conservation easement. Work within these areas would be subject to the restrictions outlined in the recorded conservation easement (Appendix 2).

Additionally, work below the OHWM of the Costello Drain, Stream 1, and Stream 2 would be regulated under Part 301, Inland Lakes and Streams, of the NREPA and would require a permit from EGLE. In addition, coordination with the Genesee County Drain Commissioner should occur if work within a County Drain easement (Costello Drain) is proposed.

Considerations for Development

General Permits and Minor Permits

Minor impacts to a regulated resource may be authorized under a General Permit (GP) and/or Minor Permit (MP) category. The advantage of these permit types is that they do not require public notice, do not require mitigation, and may be issued within 30 to 60 days. An MP may require mitigation. However, for a project to be processed as a GP and/or MP, the specific criteria and provisions of the permit category must be met.

Individual Permits

All applications that do not meet the GP or MP categories and specific criteria will be processed as an Individual Permit. An Individual Permit is also required for Major Projects (outlined below) or projects that require concurrent federal review per the U.S. Environmental Protection Agency (USEPA) Memorandum of Agreement (outlined below). Fishbeck anticipates that EGLE will consider the following thresholds when determining whether

a project would be a Major Project in accordance with Part 301, Section 30104(2)(e)(*i*)-(*xii*) and Part 303 Section 30306(3)(c)(*i*)-(*v*), at this site:

- Filling or draining of 1 acre or more of contiguous inland wetland
- Stream enclosures of 100 feet or more in length
- Stream relocations of 500 feet or more in length
- Subdivisions, condominiums, or new golf courses
- Filling of 10,000 cubic yards or more

Per the USEPA Memorandum of Agreement, the following would require concurrent federal review at the site:

- Major Discharges as follows:
  - Projects affecting one or more acres of wetland
  - Enclosure of more than 300 feet of a stream in one or more segments
  - Relocation or channelization of more than 1,000 feet of a stream in one or more segments
- Projects with potential to affect endangered or threatened species as determined by the USFWS

Mitigation

Part 303, Wetlands Protection of the NREPA advises that wetland mitigation may be considered only after the following conditions are met:

- The wetland impacts could otherwise be permitted under sections 30302 and 30311 of the NREPA.
- No feasible and prudent alternative to avoid wetland impacts exists.
- An applicant has used all practical means to minimize impacts to wetlands. This may include the permanent protection of wetlands on the site not directly impacted by the proposed activity.

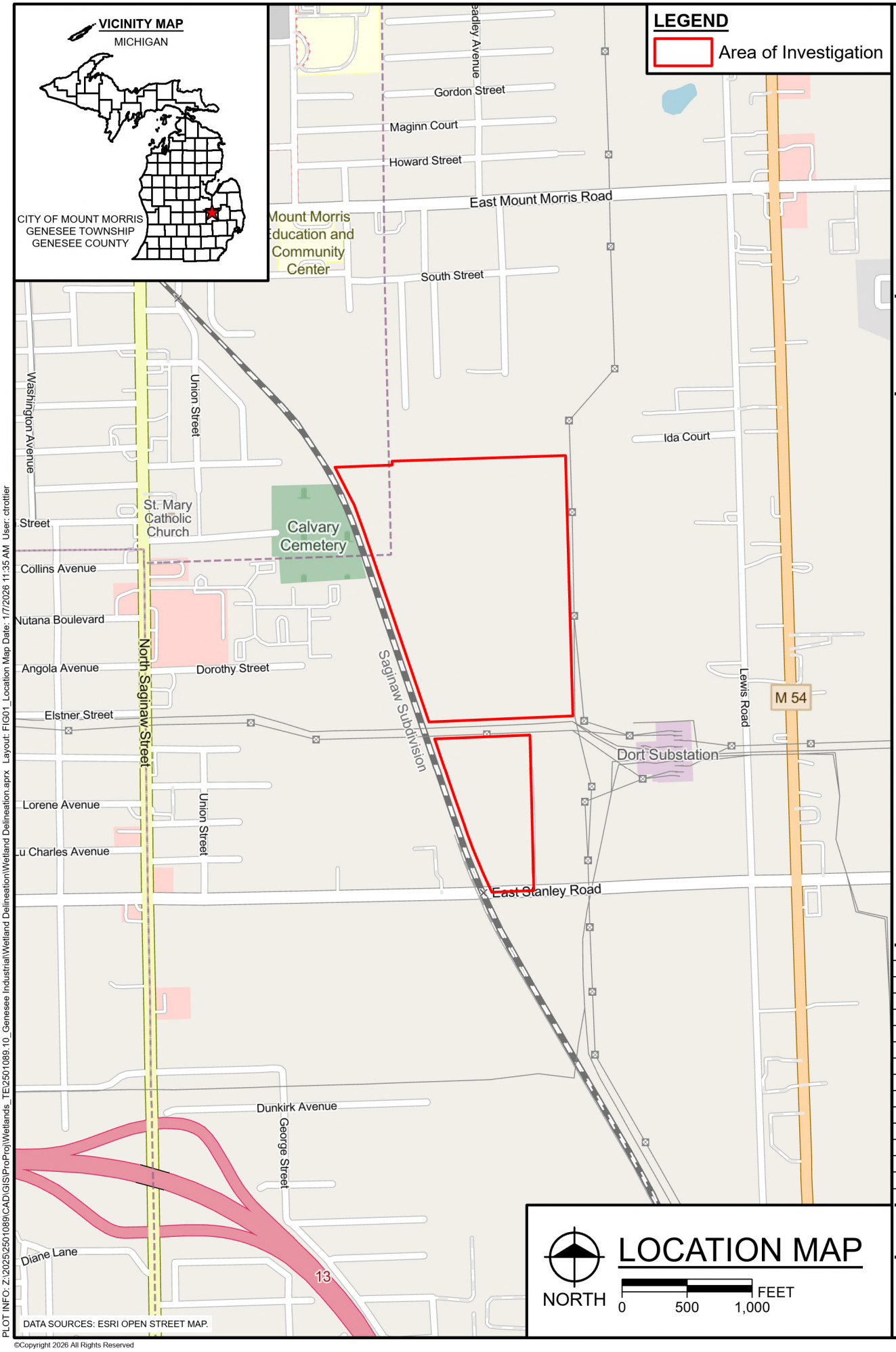
In accordance with Part 303, R 281.925(7)(e), wetland mitigation ratios for the wetlands in the AOI are typically as follows:

- Forested – 1 acre of permanent impact requires 2 acres of wetland mitigation
- Scrub-shrub and Emergent – 1 acre of permanent impact requires 1.5 acres of wetland mitigation

EGLE has discretion to increase, decrease, or waive mitigation requirements, depending on the final cumulative impacts and whether the adjustment would benefit wetland resources. In addition, conversion of wetland type from forested to emergent or scrub-shrub is typically mitigated on a 1 acre of conversion to 1 acre of wetland mitigation ratio.

Part 301, Inland Lakes and Streams of the NREPA, does not have established mitigation procedures for streams and instead requires a mitigation plan to be developed based on the Stream Mitigation Checklist prior to a permit being issued. Stream mitigation is required for unavoidable losses and impacts to streams, only after an applicant demonstrates that impacts have been avoided and minimized to the greatest extent practicable.

Figures



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Wetland Delineation

PROJECT NO.
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FIGURE NO.
1

PLOT INFO: Z:\2025\2501089\CAD\GIS\ProjWetlands_TE2501089.10_Genesee Industrial\Wetland Delineation\Wetland Delineation.aprx Layout: FIG01_Location Map Date: 1/7/2026 11:35 AM User: ctrottier

Mapunit Symbol	Mapunit Name	Hydric Rating	Hydric Classification - Presence
Lb	Lamson loamy fine sand	Yes	100
W	Water		0
SvB	Spinks-Oakville loamy sands, 2 to 6 percent slopes	No	0
SvC	Spinks-Oakville loamy sands, 6 to 12 percent slopes	No	0
PITx	Pits, sand and gravel	Unranked	0
CmB	Celina-Owosso sandy loams, 2 to 6 percent slopes	No	10
CarabA	Carlisle muck, 0 to 2 percent slopes	Yes	100
AdrabA	Adrian muck, Erie-Huron lake plain, 0 to 1 percent slopes	Yes	100
Gm	Granby loamy sand	Yes	100
EtmaaE	Udorthents and Udipsamments, nearly level to hilly	No	0

LEGEND

Area of Investigation

NRCS Hydric Classification - Presence

- 0%
- 1 - 32%
- 33 - 65%
- 66 - 99%
- 100%

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FIGURE NO.
2

SOILS MAP

NORTH

0 375 750 FEET

DATA SOURCES: MiSAIL IMAGERY, ESRI HYBRID REFERENCE LAYER, USDA NRCS SOILS.

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NWI MAP

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FIGURE NO.
3

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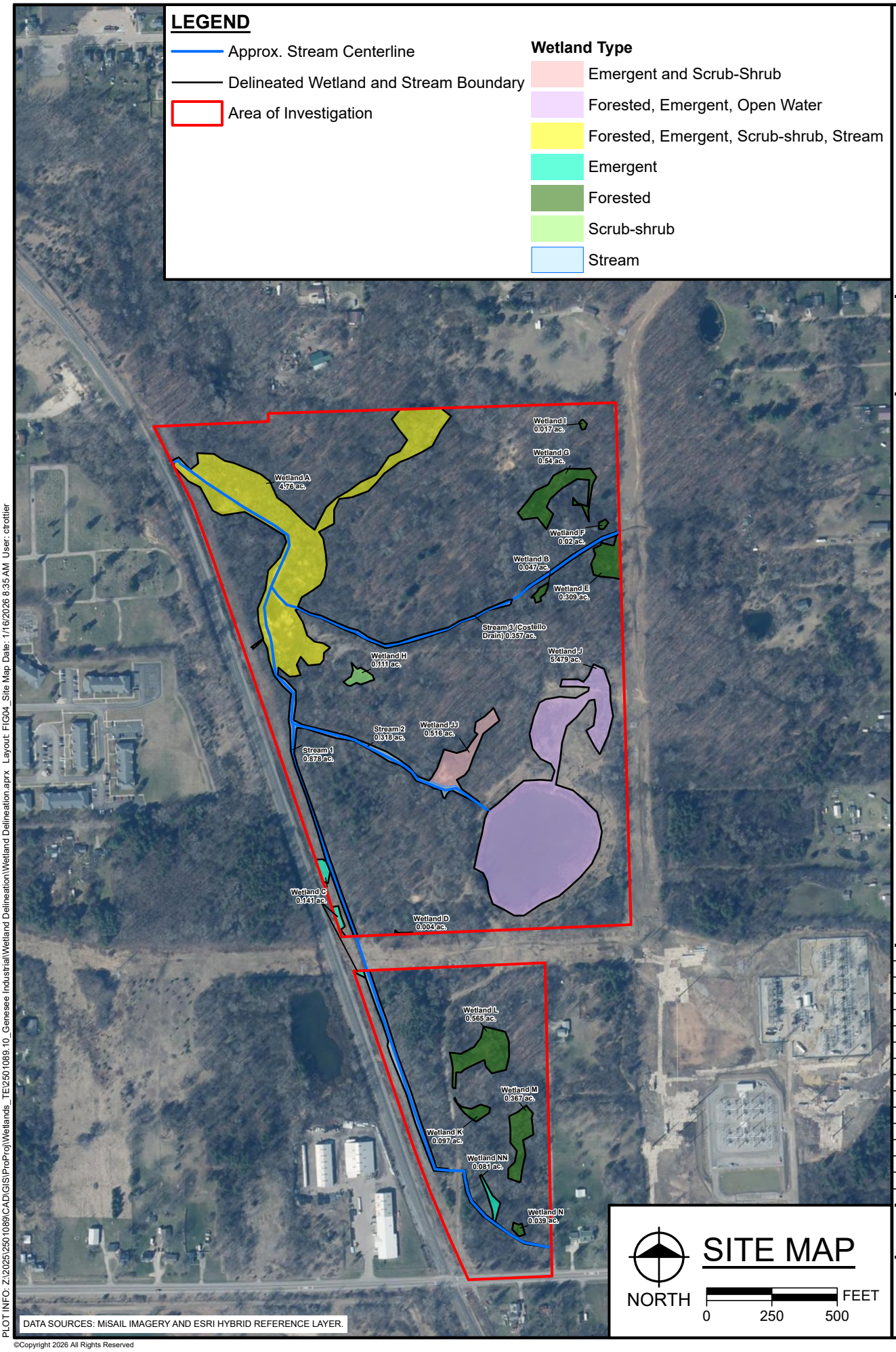

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FIGURE NO.
4.1

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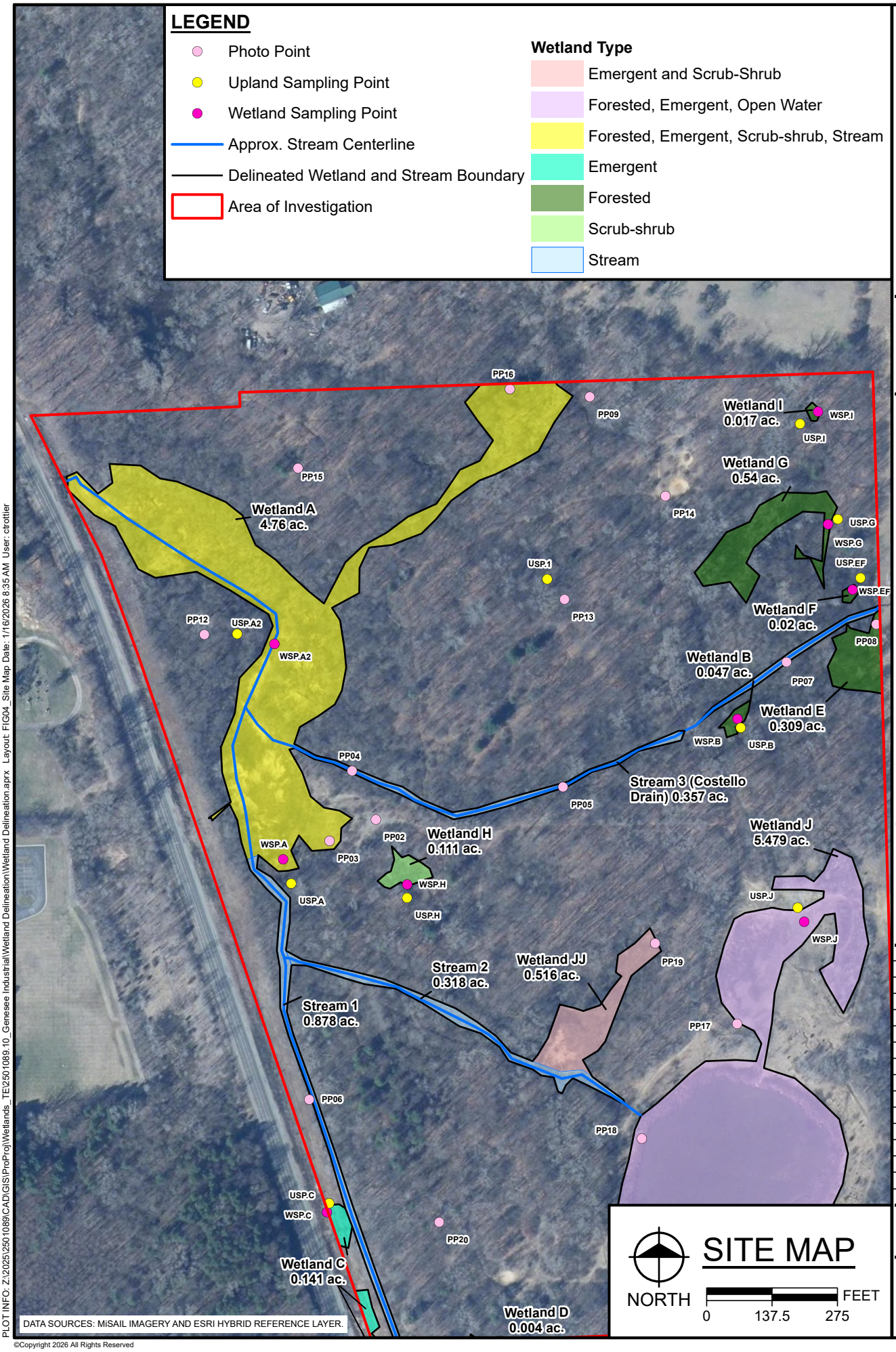

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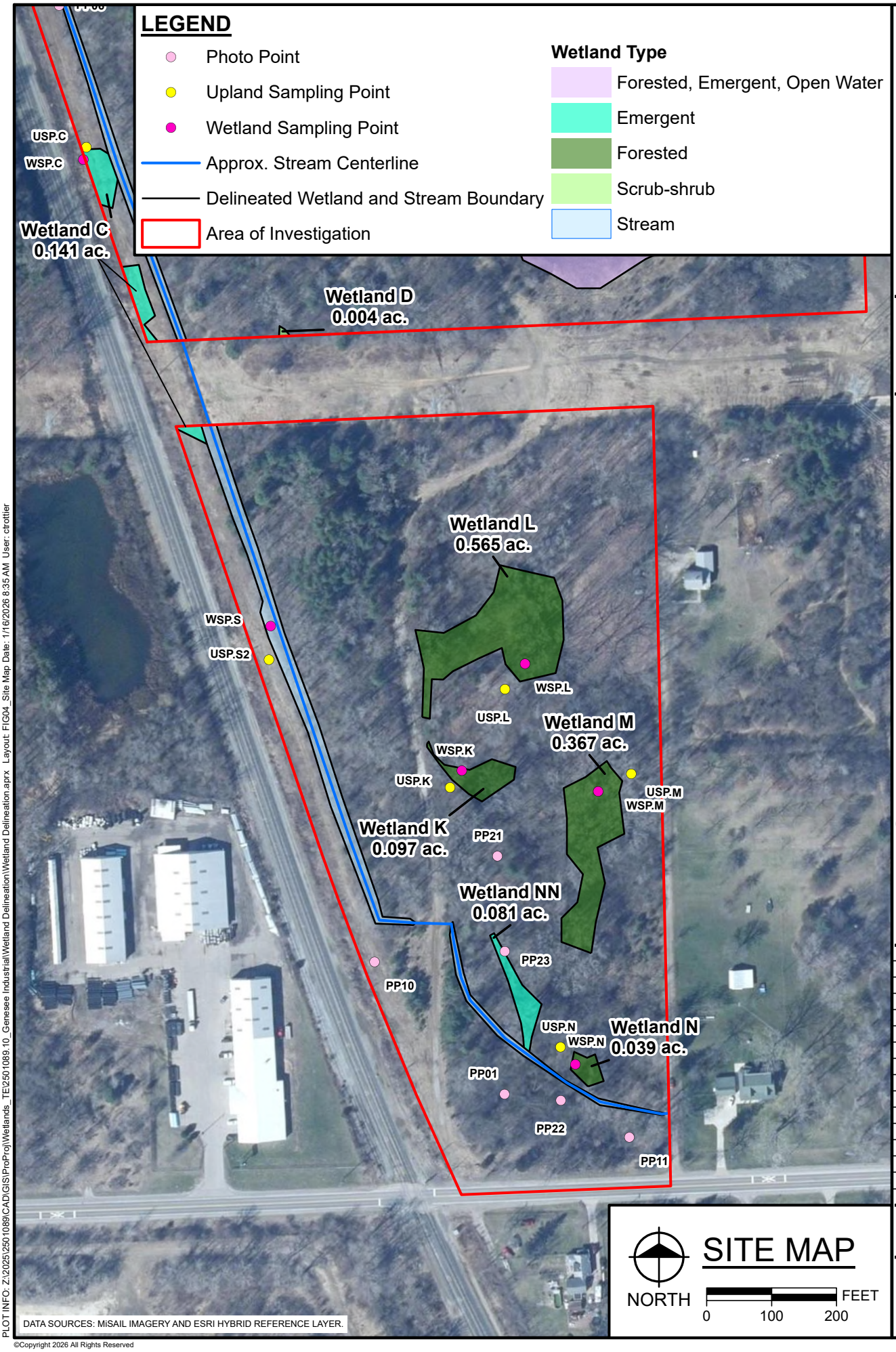
FIGURE NO.
4.2

PLOT INFO: Z:\2025\2501089\CAD\GIS\ProjGIS\Wetlands_TE2501089.10_Genesee Industrial\Wetland Delineation\Wetland Delineation.aprx Layout: FIG04_Site Map Date: 1/16/2026 8:35 AM User: ctrotier



NORTH

SITE MAP

0 100 200 FEET

fishbeck
Engineers | Architects | Scientists | Constructors

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

Genesee Industrial Land

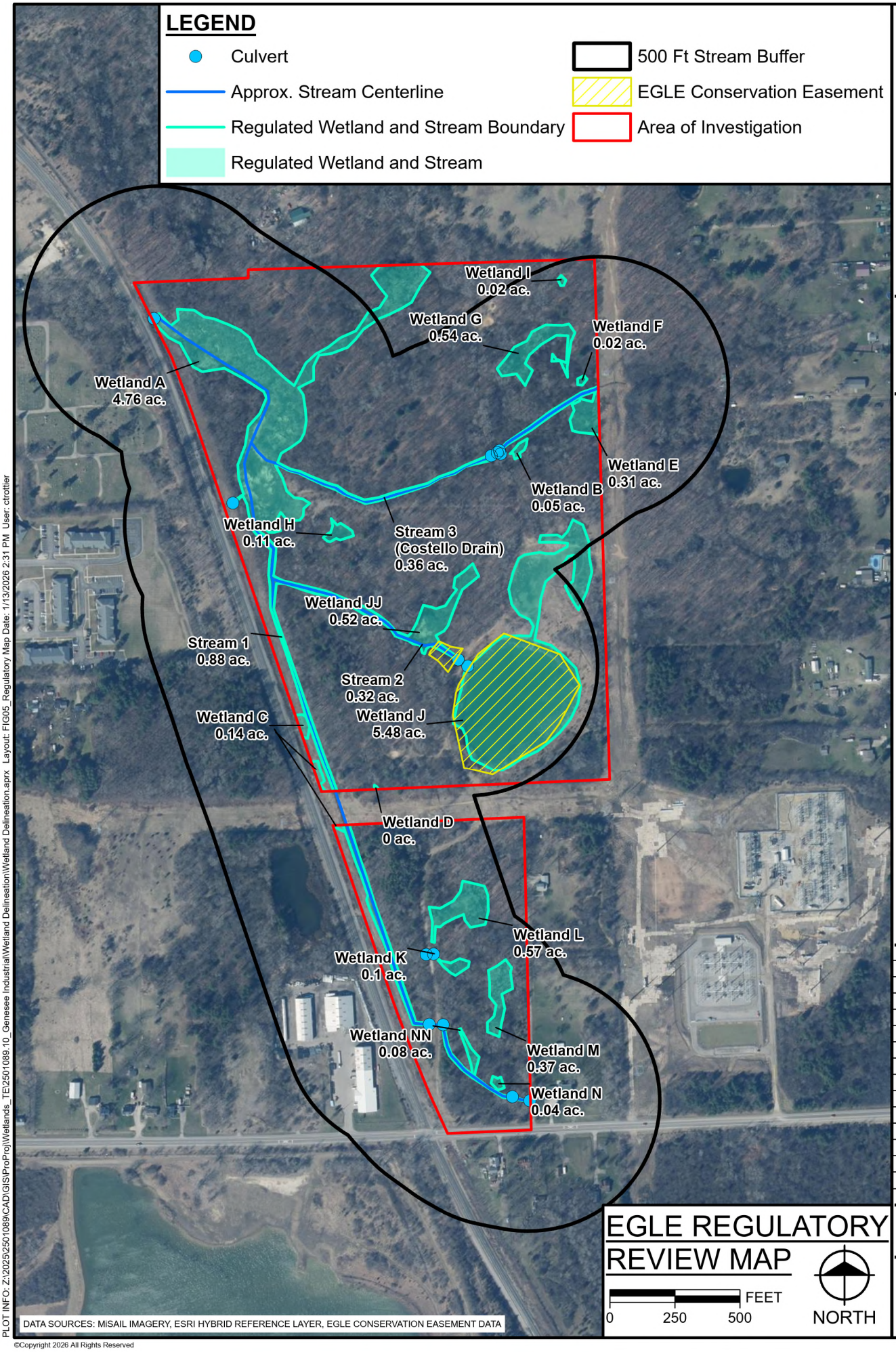
Mount Morris and Genesee Township, Genesee County, Michigan

Wetland Delineation

PROJECT NO.
2501089

FIGURE NO.
4.3

PLOT INFO: Z:\2025\2501089\CAD\GIS\ProjGIS\Wetlands_TE2501089.10_Genesee Industrial\Wetland Delineation\Wetland Delineation.aprx Layout: FIG04_Site Map Date: 1/16/2026 8:35 AM User: ctrotier



EGLE REGULATORY REVIEW MAP

FEET
0 250 500
NORTH

fishbeck
Engineers | Architects | Scientists | Constructors

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

Genesee Industrial Land

Mount Morris and Genesee Township, Genesee County, Michigan

Wetland Delineation

PROJECT NO.
2501089

FIGURE NO.
5

PLOT INFO: Z:\2025\2501089\CAD\GIS\ProjWetlands_TE\2501089.10_Genesee Industrial\Wetland Delineation\Wetland Delineation.aprx Layout: FIG05_Regulatory Map Date: 1/13/2026 2:31 PM User: ctrottier

Appendix 1

Genesee County GIS Data

Map Publication:
12/04/2025 10:03 AM

200m
600ft

powered by FetchGIS

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Genesee County expresses no warranty for the information displayed on this map document.

Appendix 2

Instr:200403230033390 03/23/2004
P:1 of 8 F:$35.00 8:01AM
Melvin Phillip McCree T20040009911
Genesee County Register MLGEOLOGIC

CONSERVATION EASEMENT

(This instrument is exempt from County and State transfer
taxes pursuant to MCL 207.505(a) and MCL 207.526, respectively)

This CONSERVATION EASEMENT is created February 11, 2004, by and between Remediation and Liability Management Company, Inc., corporation, whose address is, MC 483-520-190, 2000 Centerpoint Parkway, 1st Floor, Cobalt Section, Pontiac, Michigan 48341-3146, (Grantor) and the Geological and Land Management Division of the Michigan Department of Environmental Quality (MDEQ), whose address is, Constitution Hall, 525 West Allegan Street, P.O. Box 30458, Lansing, Michigan 48909-7958 (Grantee);

The Grantor is the title holder of real property located in the (circle one) the Township of Genesee, Genesee County, and State of Michigan, more fully described in Exhibit A.

(Attach legal description of the property as Exhibit A.)

The Geological and Land Management Division of the MDEQ is the agency charged with administering Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), and

Permittee has applied for a permit pursuant to Part 303 to authorize activities that will impact regulated wetland. The Geological and Land Management Division of the MDEQ evaluated the permit application and determined that a permit could be authorized for certain activities within regulated wetlands provided certain conditions are met, and

Permittee has agreed to grant the MDEQ a conservation easement that protects the wetland mitigation site and/or the remaining wetlands on the property and restricts further development to the area described in Exhibit C. The MDEQ shall record the conservation easement with the county register of deeds.

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ACCORDINGLY, Grantor conveys this Conservation Easement to Grantee pursuant to Subpart 11 of Part 21, Conservation and Historic Preservation Easement, of the NREPA, MCL 324.2140 et seq, on the terms and conditions stated below.

1. The property subject to this Conservation Easement (the Easement Premises) consists of approximately 4.168 acres, legally described as follows:

(Insert legal description of easement premises, including amount of acreage here or attach as Exhibit B.)

(A map depicting the Easement Premises is attached as Exhibit C.)

Together with a right of access for ingress and egress to the easement area across adjacent or other properties as described in Exhibit D.

2. The purpose of this Easement is to protect the wetland functions and values existing (or established on the property consistent with MDEQ Permit Number 02-25-0116P as permitted 10/17/2002 on the Easement Premises by requiring Grantor to maintain the Easement Premises in its natural and undeveloped condition.

3. Except as authorized under MDEQ Permit Number 03-25-0081P or as provided in paragraph 5 (and paragraph 4, if appropriate), Grantor shall refrain from, and prevent any other person from, altering or developing the Easement Premises in any way. This includes, but is not limited to, the alteration of the topography, the creation of paths or trails, the placement of fill material as defined in Part 303, the dredging, removal, or excavation of any soil or minerals, the draining of surface water, the construction or placement of any structure, plowing, tilling, or cultivating, and the alteration or removal of vegetation.

4. Grantor shall not be responsible for modifications to the Property resulting from causes beyond the owner's control, including, but not limited to, unauthorized actions by third parties that were not reasonably foreseeable or natural disasters such as unintentional fires, floods, storms, or natural earth movement.

5. With the prior approval of the Grantee, the Grantor may perform activities associated with the construction or maintenance of the mitigation project within the Easement Premises. Grantor shall provide 5 days notice of undertaking any mitigation activity even if the mitigation project has been conceptually approved. Any activities undertaken pursuant to this paragraph shall be performed in a manner to minimize the adverse impacts to existing wetland or mitigation areas.

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Genesee County Register MLGEOLOGIC

6. Grantor warrants that Grantor has good and sufficient title to the Property, and that any other existing interests in the property have been disclosed to the MDEQ and subordinated as necessary.

7. The Grantor warrants that the Grantor has no knowledge of hazardous substances or hazardous wastes on the property.

8. This Conservation Easement does not grant or convey to Grantee or members of the general public any right to possession or use of the Easement Premises, except for the access provided in paragraph 10.

9. Grantor shall continue to have all rights and responsibilities as owner of the property subject to the Easement.

10. Upon reasonable notice to Grantor, Grantee, and its authorized employees and agents, may enter the Easement Premises to determine whether they are being maintained in compliance with the terms of this Conservation Easement and for the purpose of taking corrective actions if Permittee for Permit Number 02-25-0116P, fails to comply with the mitigation conditions of the permit.

11. This Conservation Easement shall be binding upon the successors and assigns of the parties and shall run with the land in perpetuity unless modified or terminated by written agreement of the parties.

12. This Conservation Easement may be enforced by either an action at law or in equity and shall be enforceable against any person claiming an interest in the Easement Premises despite a lack of privity of estate or contract.

13. Grantor shall indicate the existence of this Conservation Easement on all deeds, mortgages, land contracts, plats, and any other legal instrument used to convey an interest in the Easement Premises.

14. Within 90 days after this Conservation Easement is executed, Grantor, at its sole expense, shall place signs, fences, or other suitable markings along the boundary of the Easement Premises to clearly demarcate the boundary of the Easement Premises.

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P:4 of 8 F:$35.00 8:01AM
Melvin Phillip McCree T20040009911
Genesee County Register MLGEOLOGIC

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written.

Signed in the presence of:

(Grantor)

Signature: _____

KIM D TUCKER-BILLINGSLEA
Type/Print Witness' Name

Signature: _____

TOM RAMOS
Type/Print Witness' Name

Signature: _____

Edward Peterson
Type/Print Grantor's Name

Vice President
Title (if signing on behalf of an organization)

Remediation and Liability Management Company, Inc.
Organization Name (if signing on behalf of an organization)

STATE OF MICHIGAN }
} ss
COUNTY OF WAYNE }

IF SIGNING ON BEHALF OF AN ORGANIZATION, THIS MUST BE COMPLETED:

The foregoing instrument was acknowledged before me this 11TH day of FEBRUARY, 2004, by Edward Peterson, the Vice President of Remediation and Liability Management Company, Inc., a Michigan corporation, on behalf of the organization.

_____
MICHAEL T. HENISSE Notary Public
WAYNE County, Michigan
My Commission Expires: 30 OCT, 2008

(OR) IF SIGNING AS AN INDIVIDUAL OR MARRIED PERSON, THIS MUST BE COMPLETED:

The foregoing instrument was acknowledged before me this_____ day of _____, 20__, by , (name[s]) _____ (marital status).

_____
Notary Public
_____ County, Michigan
My Commission Expires: _____

Instr:200403230033390 03/23/2004
P:5 of 8 F:$35.00 8:01AM
Melvin Phillip McCree T20040009911
Genesee County Register MLGEOLOGIC

(Grantee)
STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
GEOLOGICAL AND LAND MANAGEMENT
DIVISION

Signature: Lynda Kay Jones

Lynda Kay Jones
Type/Print Witness' Name

Mary Ellen Cromwell
Mary Ellen Cromwell, Assistant Division Chief

STATE OF MICHIGAN}
} ss
COUNTY OF INGHAM}

The foregoing instrument was acknowledged before me this 3rd day of March, 2004, by Mary Ellen Cromwell, Geological and Land Management Division, Assistant Division Chief, State of Michigan, on behalf of the Michigan Department of Environmental Quality.

LYNDA KAY JONES
Notary Public, Clinton Co., MI
My Comm. Expires Oct. 1, 2007

Lynda Kay Jones
Notary Public
Clinton, County, Michigan
acting in Ingham County
My Commission Expires: 10/01/07

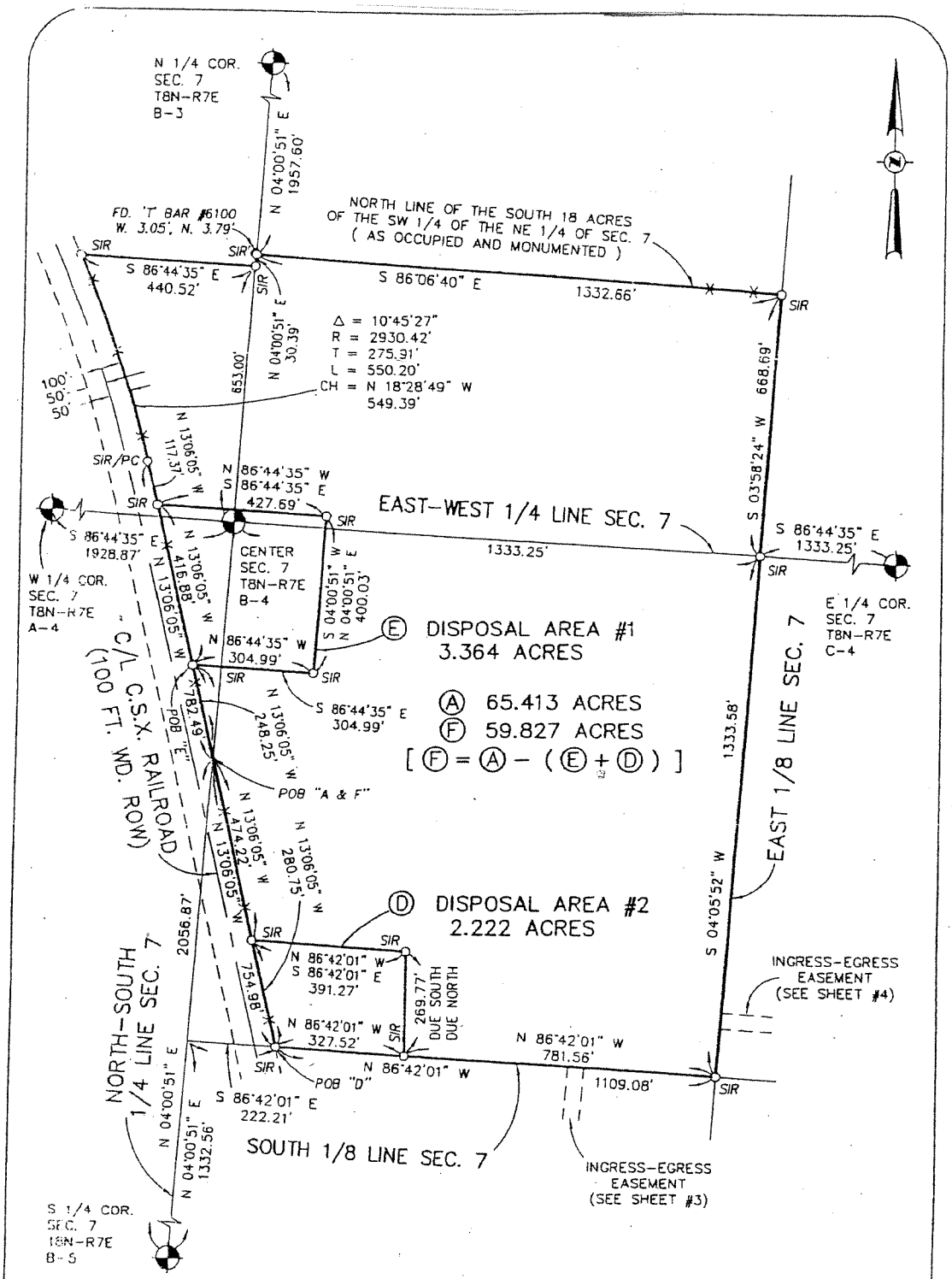
Drafted by: S. Peter Manning
Department of Attorney General
Environment, Natural Resources
and Agriculture Division
525 West Allegan Street
Lansing, MI 48933

AFTER RECORDING, RETURN TO:

Geological and Land Management Division
525 West Allegan Street
P.O. Box 30458
Lansing, MI 48909-7958
Michigan Department of Environmental Quality

(September 2, 2003)

Exhibit A. Legal description survey



HUGHES
LAND SURVEYORS

DARRELL HUGHES & ASSOCIATES, Inc.
P.O. BOX 1039 - 638 SOUTH GRAND AVE.
FOWLERVILLE, MICHIGAN 48836
(OFC) 517 223-3512 (FAX) 517 223-9987

CLIENT:
CONESTOGA-ROVERS & ASSOC.
REFERENCE No. 12626

SEC. 7, T8N-R7E, GENESEE TWP.

M - Measured Dist. R - Recorded Dist.
◉ MON - Found Concrete Monument
● FIR - Found Iron Rod
● FIP - Found Iron Pipe
○ SIR - Set Iron Rod
○ SPK - Set "PK" Nail
P.O.B. - Point of Beginning

DATE: 02-05-99	DR. BY: MB	CHK: DDH	
SCALE: 1" = 300'	SHEET: 2 of 12	FILE : 91792SV5R.DWG	JOB No. 91792R

Exhibit A. Legal Description of Site

DESCRIPTIONS FOR PARCEL "A", AS FURNISHED

TAX PARCEL NUMBERS: 11-07-100-017, 11-07-100-018, 11-07-200-035

A parcel of land, beginning on the North and South 1/4 line of Section 7, Town 8 North, Range 7 East, City of Mt. Morris, 169 feet North of the Interior 1/4 post of Section 7; thence North along the North and South 1/4 line 484 feet; thence West 447 feet to the East line of the CSX Railroad; thence Southeasterly along the East line of the CSX Railroad to a point 169 feet North of the East and West 1/4 line of Section 7; thence East 270 feet to the place of beginning.

A parcel of land, beginning at the Interior 1/4 post of Section 7, Town 8 North, Range 7 East, City of Mt. Morris; thence North along the North and South 1/4 line 169 feet; thence West to the East line of the CSX Railroad; thence Southeasterly along the East line of the CSX Railroad to the East and West 1/4 line of Section 7; thence East to the place of beginning.

Land in Section 7, Town 8 North, Range 7 East:
The South 18 acres of the Southwest 1/4 of the Northeast 1/4 of Section 7, also all that part of the Southwest 1/4 of Section 7 lying East of the CSX Railroad Right of Way, also all that part of the Northwest 1/4 of the Southeast 1/4 lying East of the CSX Railroad Right of Way.

DESCRIPTION CONSEQUENT TO FIELD SURVEY

PARCEL "A" (Revised 02-05-1999)

A parcel of land in the Southeast 1/4, in the Southwest Fractional 1/4, in the Northwest Fractional 1/4 (Now City of Mount Morris) and in the Northeast 1/4 of Section 7, Town 8 North, Range 7 East, Genesee Township, Genesee County, State of Michigan, more particularly described by Darrell Hughes, Michigan Registered Land Surveyor No. 19834, as beginning at a point, said point being the intersection of the Easterly line of the CSX Railroad (100 feet wide) with the North and South 1/4 line of Section 7, said point being distant North 04 degrees 00 minutes 51 seconds East 2056.87 feet, along the North and South 1/4 line, from the South 1/4 corner of Section 7; proceeding thence, from said point of beginning, the following two courses, along the Easterly line of the CSX Railroad: North 13 degrees 06 minutes 05 seconds West 782.50 feet, to a point of curve; thence 550.20 feet along the arc of a 2930.42 feet radius curve to the left, having a central angle of 10 degrees 45 minutes 27 seconds, whose chord measures 549.39 feet and bears North 18 degrees 28 minutes 49 seconds West; thence, leaving said railroad, South 86 degrees 44 minutes 35 seconds East (not tangent with previous course) 440.52 feet; thence North 04 degrees 00 minutes 51 seconds East 30.39 feet, along the North and South 1/4 line of Section 7; thence South 86 degrees 06 minutes 40 seconds East 1332.66 feet, along the North line of the South 18 acres (so-called) of the Southwest 1/4 of the Northeast 1/4 of Section 7 (as occupied and monumented); thence South 03 degrees 58 minutes 24 seconds West 668.69 feet, along the East 1/8 line of Section 7, to the East and West 1/4 line of Section 7; thence South 04 degrees 05 minutes 52 seconds West 1333.58 feet, along the East 1/8 line of Section 7, to the South 1/8 line of Section 7; thence North 86 degrees 42 minutes 01 seconds West 1109.08 feet, along the South 1/8 line of Section 7, to the Easterly line of the CSX Railroad; thence North 13 degrees 06 minutes 05 seconds West 754.97 feet, along said railroad line, to the point of beginning, containing 65.413 acres.

HUGHES
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SEC. 7, T8N-R7E, GENESEE TWP

M - Measured Dist. R - Recorded Dist.
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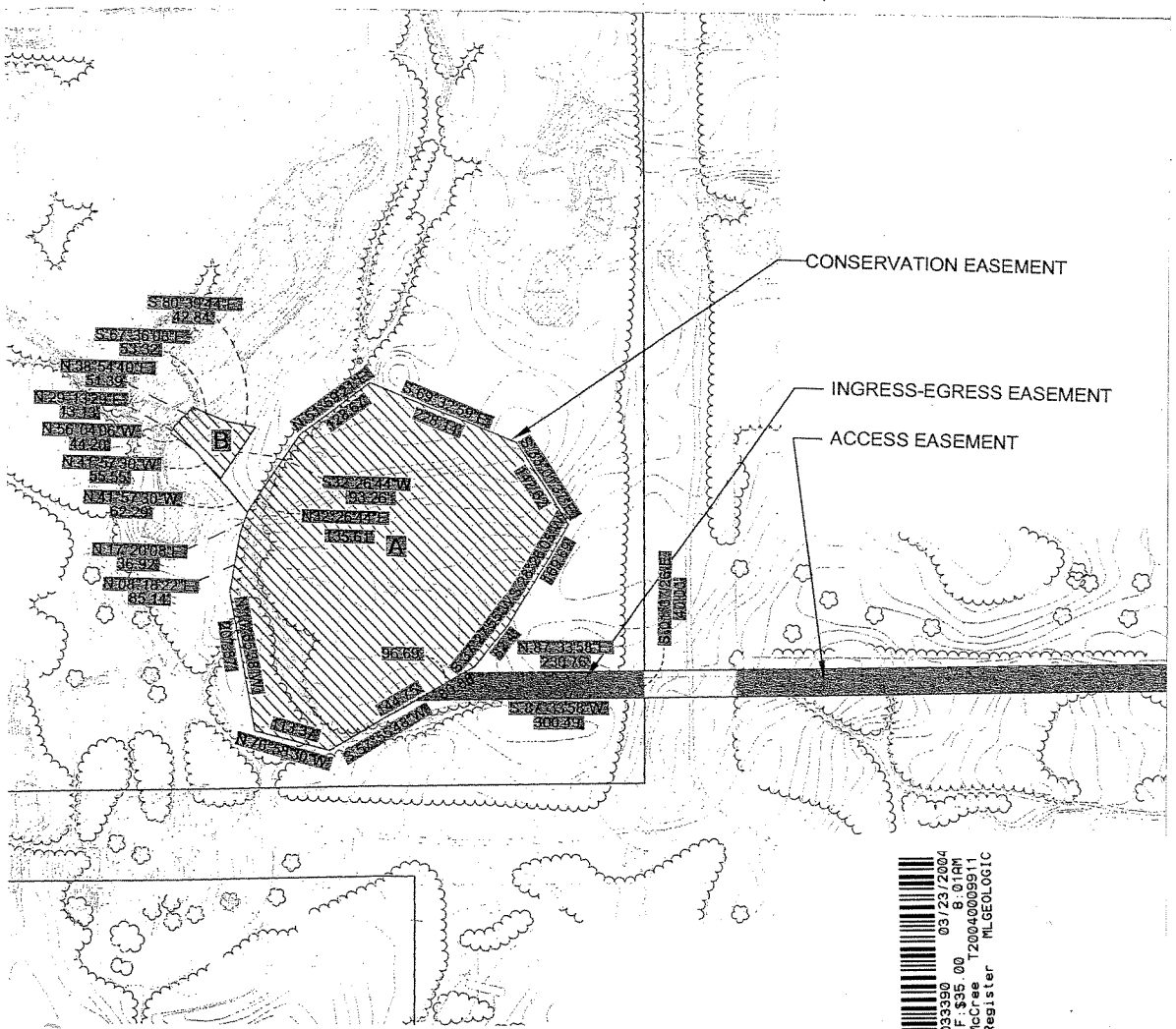
SPK - Set "PK" Nail
P.O.B. - Point of Beginning

DATE: 02-05-99 DR. BY: MB CHK: DHH
SCALE: N/A SHEET: 5 of 12 FILE: 91792LG1.DWG JOB No. 91792R



Conservation Easement A Legal Description:

A part of the Northwest ¼ of the Southeast ¼ of Section 7, Town 8 North, Range 7 East, Genesee Township, Genesee County, Michigan, more particularly described as Commencing at the Southeast Corner of said Section 7; thence N 01°32'26" W along the East Line of said Section 7 a distance of 1334.61 feet to a point on the South 1/8 Line of said Section 7; thence along said 1/8 Line, S 87°34'41" W a distance of 1331.29 feet; thence N 01°37'26" W a distance of 124.15 feet; thence S 87°33'58" W a distance of 300.49 feet to the Point of Beginning of Conservation Easement herein described; thence S 57°55'48" W a distance of 144.75 feet; thence N 76°58'30" W a distance of 113.37 feet; thence N 11°55'38" W a distance of 207.87 feet; thence N 08°18'22" E a distance of 85.14 feet; thence N 17°20'08" E a distance of 36.92 feet; thence N 32°26'44" E a distance of 135.61; thence N 31°59'21"E a distance of 128.67 feet; thence S 69°32'59" E a distance of 228.14 feet; thence S 33°01'37" E a distance of 142.62 feet; thence S 28°26'05" W a distance of 169.69 feet; thence S 37°27'55" W a distance of 82.40 feet; thence S 57°55'48" W a distance of 96.69 feet to the Point of Beginning. Containing 4.023 Acres and subject to all easements and restrictions of record.

Conservation Easement B Legal Description:

A part of the Northwest ¼ of the Southeast ¼ of Section 7, Town 8 North, Range 7 East, Genesee Township, Genesee County, Michigan, more particularly described as Commencing at the Southeast Corner of said Section 7; thence N 01°32'26" W along the East Line of said Section 7 a distance of 1334.61 feet to a point on the South 1/8 Line of said Section 7; thence along said 1/8 Line, S 87°34'41" W a distance of 1331.29 feet; thence N 01°37'26" W a distance of 124.15 feet; thence S 87°33'58" W a distance of 300.49 ; thence S 57°55'48" W a distance of 144.75 feet; thence N 76°58'30" W a distance of 113.37 feet; thence N 11°55'38" W a distance of 207.87 feet; thence N 08°18'22" E a distance of 85.14 feet; thence N 17°20'08" E a distance of 36.92 feet; thence N41°57'30" W a distance of 62.29 feet to the Point of Beginning of Conservation Easement herein described; thence N 41°57'30" W a distance of 55.55 feet; thence N 56°04'06" W a distance of 44.20 feet; thence N 29°13'29" E a distance of 13.13 feet; thence N 38°54'40"E a distance of 51.39 feet; thence S67°36'08" a distance of 53.32 feet; thence S80°39'44"E a distance of 42.84 feet; thence S 32°26'44"W a distance of 93.26 feet to the Point of Beginning. Containing 0.145 Acres and subject to all easements and restrictions of record.

Easement for Ingress-Egress:

Across a strip of land 40 feet wide located in the Northwest ¼ of the Southeast ¼ of Section 7, Town 8 North, Range 7 East, Genesee Township, Genesee County, Michigan, being more particularly described as Commencing at the Southeast Corner of said Section 7; thence N 01°32'26" W along the East Line of said Section 7 a distance of 1334.61 feet to a point on the South 1/8 Line of said Section 7; thence along said 1/8 Line, S 87°34'41" W a distance of 1331.29 feet; thence N 01°37'26" W a distance of 124.15 feet to the Point of Beginning of said Easement for Ingress-Egress herein described; thence S 87°33'58" W a distance of 300.49; thence N 57°55'48" E a distance of 80.88 feet; thence N 87°33'58" E a distance of 230.76 feet; thence S 01°37'26" E a distance of 40.00 feet to the Point of Beginning of Easement. Containing 0.24 Acres and subject to all easements and restrictions of record.

Instr:200403230033390 03/23/2004
P:8 of 8 F:$35.00 8:01AM
Melvin Phillip McCree T20040005911
Genesee County Register MLGEOLOGIC

Appendix 3

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/14/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: USP.1
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%):
Subregion (LRR or MLRA): LRR L Lat: 43.112958 Long: -83.684796 Datum: WSG-84
Soil Map Unit Name: Spinks-Oakville loamy sands, 2 to 6 percent slopes NWI classification: PFO1C
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No		
Hydric Soil Present?	Yes		No	X	**Is the Sampled Area within a Wetland?** Yes No X
Wetland Hydrology Present?	Yes		No	X	If yes, optional Wetland Site ID:

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes		No	X	Depth (inches):
Water Table Present?	Yes		No	X	Depth (inches):
Saturation Present? (includes capillary fringe)	Yes		No	X	Depth (inches):

Wetland Hydrology Present? Yes No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: USP.1

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Ulmus americana* / American elm	40	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	40	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Rhamnus cathartica* / European buckthorn	35	Yes	FAC
2. *Ulmus americana* / American elm	20	Yes	FACW
3. *Carya cordiformis* / Bitter-nut hickory	15	No	FAC
4. *Frangula alnus* / Glossy false buckthorn	15	No	FAC
5.			
6.			
7.			
	85	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Frangula alnus* / Glossy false buckthorn	10	Yes	FAC
2. *Quercus muehlenbergii* / Chinkapin oak	1	No	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	11	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	60	x 2 =	120
FAC species	75	x 3 =	225
FACU species	1	x 4 =	4
UPL species	0	x 5 =	0
Column Totals:	136 (A)		349 (B)

Prevalence Index = B/A = 2.57

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: USP.1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 3/3	75	10YR 5/6	25	C	M	Loamy Sand	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/12/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: USP.A
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Hillslope Local relief (concave, convex, none): none Slope (%): 4
Subregion (LRR or MLRA): LRR L Lat: 43.111214 Long: -83.686832 Datum: WSG-84
Soil Map Unit Name: Carlisle muck, 0 to 2 percent slopes NWI classification: Not Mapped
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ___ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ___
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ___	No X	**Is the Sampled Area**		
Hydric Soil Present?	Yes X	No ___	**within a Wetland?**	Yes ___	No X
Wetland Hydrology Present?	Yes ___	No X	If yes, optional Wetland Site ID:		

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches):	
Water Table Present?	Yes ___	No X	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches):	

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: USP.A

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Juglans nigra* / Black walnut	30	Yes	FACU
2. *Betula papyrifera* / Paper birch	20	Yes	FACU
3. *Ulmus americana* / American elm	10	No	FACW
4.			
5.			
6.			
7.			
	60	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Lonicera tatarica* / Tatarian honeysuckle	50	Yes	FACU
2. *Rhus typhina* / Staghorn sumac	20	Yes	UPL
3.			
4.			
5.			
6.			
7.			
	70	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Equisetum arvense* / Common horsetail	5	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	5	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 20.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	5	x 3 =	15
FACU species	100	x 4 =	400
UPL species	20	x 5 =	100
Column Totals:	135 (A)		535 (B)

Prevalence Index = B/A = 3.96

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: USP.A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/2	100					Clay Loam	
4-18	10YR 4/1	95	10YR 4/6	5	C	M	Sandy Clay	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/14/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: USP.A2
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Flat Local relief (concave, convex, none): none Slope (%): 0
Subregion (LRR or MLRA): LRR L Lat: 43.112656 Long: -83.687241 Datum: WSG-84
Soil Map Unit Name: Carlisle muck, 0 to 2 percent slopes NWI classification: Not Mapped
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**		
Hydric Soil Present?	Yes ____	No X	**within a Wetland?**	Yes ____	No X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:		

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	
Water Table Present?	Yes ____	No X	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: USP.A2

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Prunus serotina* / Black cherry	60	Yes	FACU
2. *Quercus rubra* / Northern red oak	10	No	FACU
3.			
4.			
5.			
6.			
7.			
	70	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Frangula alnus* / Glossy false buckthorn	75	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	75	= Total Cover	

Herb Stratum (Plot size: 5-ft)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	0	= Total Cover	

Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	75	x 3 =	225
FACU species	70	x 4 =	280
UPL species	0	x 5 =	0
Column Totals:	145 (A)		505 (B)

Prevalence Index = B/A = 3.48

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: USP.A2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 4/1	100					Lm Fine Sand	
6-18	10YR 7/1	100					Fine Sand	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ___ No X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/12/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: USP.B
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Slope Local relief (concave, convex, none): none Slope (%): 3
Subregion (LRR or MLRA): LRR L Lat: 43.112091 Long: -83.683282 Datum: WSG-84
Soil Map Unit Name: Udorthents and Udipsamments, nearly level to hilly NWI classification: PFO1C
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**		
Hydric Soil Present?	Yes ____	No X	**within a Wetland?**	Yes ____	No X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:		

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	
Water Table Present?	Yes ____	No X	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: USP.B

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides* / Eastern cottonwood	30	Yes	FAC
2. *Prunus serotina* / Black cherry	20	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	50	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Lonicera maackii* / Amur honeysuckle	40	Yes	UPL
2. *Rhamnus cathartica* / European buckthorn	20	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	60	= Total Cover	

Herb Stratum (Plot size: 5-ft)			
1. *Rhamnus cathartica* / European buckthorn	5	Yes	FAC
2. *Berberis vulgaris* / Common barberry	5	Yes	FACU
3. *Frangula alnus* / Glossy false buckthorn	1	No	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	11	= Total Cover	

Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	56	x 3 =	168
FACU species	25	x 4 =	100
UPL species	40	x 5 =	200
Column Totals:	121 (A)		468 (B)

Prevalence Index = B/A = 3.87

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL Sampling Point: USP.B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 3/2	100					Silt Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ___ No X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/12/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: USP.C
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Slope Local relief (concave, convex, none): none Slope (%): 2
Subregion (LRR or MLRA): LRR L Lat: 43.109367 Long: -83.686553 Datum: WSG-84
Soil Map Unit Name: Granby loamy sand NWI classification: Not Mapped
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**		
Hydric Soil Present?	Yes ____	No X	**within a Wetland?**	Yes ____	No X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:		

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	
Water Table Present?	Yes ____	No X	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: USP.C

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Juglans nigra* / Black walnut	5	Yes	FACU
2. *Salix discolor* / Pussy willow	5	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	10	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Solidago altissima* / Canada goldenrod	80	Yes	FACU
2. *Rubus occidentalis* / Black raspberry	15	No	UPL
3. *Lonicera tatarica* / Tatarian honeysuckle	10	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	105	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.3 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	5	x 2 =	10
FAC species	0	x 3 =	0
FACU species	95	x 4 =	380
UPL species	15	x 5 =	75
Column Totals:	115 (A)		465 (B)

Prevalence Index = B/A = 4.04

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: USP.C

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-13	10YR 3/2	100					Sndy Clay Lm	
13-18	10YR 5/2	90	10YR 5/6	10	C	M	Clay Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/12/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: USP.D
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Hillslope Local relief (concave, convex, none): none Slope (%): 3
Subregion (LRR or MLRA): LRR L Lat: 43.108533 Long: -83.685485 Datum: WSG-84
Soil Map Unit Name: Granby loamy sand NWI classification: Not Mapped
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**		
Hydric Soil Present?	Yes ____	No X	**within a Wetland?**	Yes ____	No X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:		

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	
Water Table Present?	Yes ____	No X	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: USP.D

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Prunus serotina* / Black cherry	20	Yes	FACU
2. *Populus grandidentata* / Big-tooth aspen	15	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	35	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Lonicera tatarica* / Tatarian honeysuckle	40	Yes	FACU
2. *Cornus racemosa* / Gray dogwood	10	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	50	= Total Cover	

Herb Stratum (Plot size: 5-ft)			
1. *Carex pensylvanica* / Pennsylvania sedge	60	Yes	UPL
2. *Prunella vulgaris* / Self heal	10	No	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	70	= Total Cover	

Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 20.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	20	x 3 =	60
FACU species	75	x 4 =	300
UPL species	60	x 5 =	300
Column Totals:	155 (A)		660 (B)

Prevalence Index = B/A = 4.26

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: USP.D

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/2	100					Sandy Loam	
8-18	10YR 6/4	90	10YR 5/8	10	C	M	Loamy Sand	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ___ No X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/12/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: USP.EF
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Slope Local relief (concave, convex, none): concave Slope (%): 1
Subregion (LRR or MLRA): LRR L Lat: 43.11295 Long: -83.682329 Datum: WSG-84
Soil Map Unit Name: Spinks-Oakville loamy sands, 6 to 12 percent slopes NWI classification: PFO1C
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**		
Hydric Soil Present?	Yes ____	No X	**within a Wetland?**	Yes ____	No X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:		

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	
Water Table Present?	Yes ____	No X	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Up slope of adjacent wetland, no wetland hydrology indicators observed

VEGETATION - Use scientific names of plants. Sampling Point: USP.EF

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Prunus serotina* / Black cherry	35	Yes	FACU
2. *Rhamnus cathartica* / European buckthorn	20	Yes	FAC
3. *Gleditsia triacanthos* / Honeylocust, Honey locust	10	No	FAC
4.			
5.			
6.			
7.			
	65	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Lonicera maackii* / Amur honeysuckle	25	Yes	UPL
2. *Rhamnus cathartica* / European buckthorn	20	Yes	FAC
3. *Lonicera tatarica* / Tatarian honeysuckle	15	Yes	FACU
4.			
5.			
6.			
7.			
	60	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Fragaria vesca* / Wild strawberry, Wood strawberry	20	Yes	UPL
2. *Carex pensylvanica* / Pennsylvania sedge	5	No	UPL
3. *Rosa multiflora* / Multiflora rose, Multiflora rosa	5	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	30	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1. *Vitis riparia* / River-bank grape	10	Yes	FAC
2.			
3.			
4.			
	10	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 42.9 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	60	x 3 =	180
FACU species	55	x 4 =	220
UPL species	50	x 5 =	250
Column Totals:	165 (A)		650 (B)

Prevalence Index = B/A = 3.94

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: USP.EF

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 2/1	100					Loam	
16-19	10YR 6/1	90	10YR 5/6	10	C	M	Sndy Clay Lm	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ___ No X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/12/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: USP.G
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Slope Local relief (concave, convex, none): none Slope (%): 3
Subregion (LRR or MLRA): LRR L Lat: 43.11329 Long: -83.682504 Datum: WSG-84
Soil Map Unit Name: Spinks-Oakville loamy sands, 6 to 12 percent slopes NWI classification: PFO1C
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**		
Hydric Soil Present?	Yes ____	No X	**within a Wetland?**	Yes ____	No X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:		

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	
Water Table Present?	Yes ____	No X	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: USP.G

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus rubra* / Northern red oak	40	Yes	FACU
2. *Prunus serotina* / Black cherry	35	Yes	FACU
3. *Fagus grandifolia* / American beech	10	No	FACU
4.			
5.			
6.			
7.			
	85	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Lonicera morrowii* / Morrow's honeysuckle	30	Yes	FACU
2. *Rhamnus cathartica* / European buckthorn	20	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	50	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Carex pensylvanica* / Pennsylvania sedge	5	Yes	UPL
2. *Rubus occidentalis* / Black raspberry	5	Yes	UPL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	10	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 16.7 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	20	x 3 =	60
FACU species	115	x 4 =	460
UPL species	10	x 5 =	50
Column Totals:	145 (A)		570 (B)

Prevalence Index = B/A = 3.93

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: USP.G

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10YR 3/2	100					Silt Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/14/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: USP.H
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Slope Local relief (concave, convex, none): none Slope (%): 3
Subregion (LRR or MLRA): LRR L Lat: 43.111126 Long: -83.68592 Datum: WSG-84
Soil Map Unit Name: Spinks-Oakville loamy sands, 2 to 6 percent slopes NWI classification: Not Mapped
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**		
Hydric Soil Present?	Yes ____	No X	**within a Wetland?**	Yes ____	No X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:		

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	
Water Table Present?	Yes ____	No X	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: USP.H

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus velutina* / Black oak	30	Yes	UPL
2. *Fagus grandifolia* / American beech	30	Yes	FACU
3. *Prunus serotina* / Black cherry	15	Yes	FACU
4.			
5.			
6.			
7.			
	75	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Lonicera maackii* / Amur honeysuckle	25	Yes	UPL
2. *Rhamnus cathartica* / European buckthorn	20	Yes	FAC
3. *Elaeagnus umbellata* / Autumn olive	15	Yes	UPL
4. *Lonicera morrowii* / Morrow's honeysuckle	10	No	FACU
5.			
6.			
7.			
	70	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Lonicera morrowii* / Morrow's honeysuckle	10	Yes	FACU
2. *Viburnum opulus* / European cranberrybush	1	No	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	11	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1. *Vitis riparia* / River-bank grape	10	Yes	FAC
2.			
3.			
4.			
	10	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 25.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	1	x 2 =	2
FAC species	30	x 3 =	90
FACU species	65	x 4 =	260
UPL species	70	x 5 =	350
Column Totals:	166 (A)		702 (B)

Prevalence Index = B/A = 4.23

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: USP.H

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 3/3	95	10YR 5/6	5	C	M	Sandy Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/14/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: USP.I
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Flat Local relief (concave, convex, none): none Slope (%): 1
Subregion (LRR or MLRA): LRR L Lat: 43.113842 Long: -83.682795 Datum: WSG-84
Soil Map Unit Name: Spinks-Oakville loamy sands, 2 to 6 percent slopes NWI classification: PFO1C
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**		
Hydric Soil Present?	Yes ____	No X	**within a Wetland?**	Yes ____	No X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:		

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	
Water Table Present?	Yes ____	No X	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: USP.I

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus rubra* / Northern red oak	30	Yes	FACU
2. *Populus deltoides* / Eastern cottonwood	20	Yes	FAC
3. *Quercus muehlenbergii* / Chinkapin oak	15	Yes	FACU
4.			
5.			
6.			
7.			
	65	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Rhamnus cathartica* / European buckthorn	20	Yes	FAC
2. *Lonicera morrowii* / Morrow's honeysuckle	15	Yes	FACU
3. *Frangula alnus* / Glossy false buckthorn	10	Yes	FAC
4.			
5.			
6.			
7.			
	45	= Total Cover	

Herb Stratum (Plot size: 5-ft)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	0	= Total Cover	

Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	50	x 3 =	150
FACU species	60	x 4 =	240
UPL species	0	x 5 =	0
Column Totals:	110 (A)		390 (B)

Prevalence Index = B/A = 3.55

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: USP.I

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-17	10YR 3/3	95	10YR 5/6	5	C	M	Sandy Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/14/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: USP.J
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Hillslope Local relief (concave, convex, none): convex Slope (%): 4
Subregion (LRR or MLRA): LRR L Lat: 43.111051 Long: -83.682845 Datum: WSG-84
Soil Map Unit Name: Pits, sand and gravel NWI classification: PEM1C
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil Yes, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	____	No	X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes	____	No	X	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes	____	No	X	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	____	No	X	Depth (inches): ____
Water Table Present?	Yes	____	No	X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: USP.J

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Cichorium intybus* / Chicory	10	Yes	FACU
2. *Melilotus officinalis* / Yellow sweetclover	10	Yes	FACU
3. *Daucus carota* / Carrot, Carrot, Queen anne's lace	10	Yes	UPL
4. *Symphyotrichum pilosum* / White oldfield american-aster	5	No	FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	35	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	25	x 4 =	100
UPL species	10	x 5 =	50
Column Totals:	35 (A)		150 (B)

Prevalence Index = B/A = 4.29

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL Sampling Point: USP.J

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 4/1	100					Clay	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks: Rock fill throughout the profile

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/14/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: USP.K
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): flat Local relief (concave, convex, none): none Slope (%): 0
Subregion (LRR or MLRA): LRR L Lat: 43.106648 Long: -83.684485 Datum: WSG-84
Soil Map Unit Name: Spinks-Oakville loamy sands, 2 to 6 percent slopes NWI classification: Not Mapped
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**		
Hydric Soil Present?	Yes X	No ____	**within a Wetland?**	Yes ____	No X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:		

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	
Water Table Present?	Yes ____	No X	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: USP.K

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Carya ovata* / Shag-bark hickory	60	Yes	FACU
2. *Quercus alba* / White oak	20	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	80	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Lonicera tatarica* / Tatarian honeysuckle	10	Yes	FACU
2. *Rhamnus cathartica* / European buckthorn	10	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	20	= Total Cover	

Herb Stratum (Plot size: 5-ft)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	0	= Total Cover	

Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 25.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	10	x 3 =	30
FACU species	90	x 4 =	360
UPL species	0	x 5 =	0
Column Totals:	100 (A)		390 (B)

Prevalence Index = B/A = 3.9

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: USP.K

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/1	98	10YR 4/6	2	C	M	Clay Loam	
6-18	10YR 5/2	90	10YR 5/8	10	C	M	Clay	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/14/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: USP.L
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Flat Local relief (concave, convex, none): none Slope (%): 2
Subregion (LRR or MLRA): LRR L Lat: 43.107062 Long: -83.684163 Datum: WSG-84
Soil Map Unit Name: Spinks-Oakville loamy sands, 2 to 6 percent slopes NWI classification: Not Mapped
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**		
Hydric Soil Present?	Yes ____	No X	**within a Wetland?**	Yes ____	No X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:		

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	
Water Table Present?	Yes ____	No X	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: USP.L

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus grandidentata* / Big-tooth aspen	30	Yes	FACU
2. *Prunus serotina* / Black cherry	30	Yes	FACU
3. *Quercus rubra* / Northern red oak	30	Yes	FACU
4.			
5.			
6.			
7.			
	90	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Lonicera tatarica* / Tatarian honeysuckle	15	Yes	FACU
2. *Rhamnus cathartica* / European buckthorn	10	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	25	= Total Cover	

Herb Stratum (Plot size: 5-ft)			
1. *Rubus occidentalis* / Black raspberry	10	Yes	UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	10	= Total Cover	

Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 16.7 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	10	x 3 =	30
FACU species	105	x 4 =	420
UPL species	10	x 5 =	50
Column Totals:	125 (A)		500 (B)

Prevalence Index = B/A = 4.0

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: USP.L

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/2	100					Sandy Loam	
6-18	10YR 4/6	100					Fine Sand	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/14/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: USP.M
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Slope Local relief (concave, convex, none): none Slope (%): 3
Subregion (LRR or MLRA): LRR L Lat: 43.1067 Long: -83.683439 Datum: WSG-84
Soil Map Unit Name: Spinks-Oakville loamy sands, 2 to 6 percent slopes NWI classification: Not Mapped
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**		
Hydric Soil Present?	Yes ____	No X	**within a Wetland?**	Yes ____	No X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:		

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	
Water Table Present?	Yes ____	No X	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: USP.M

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Juniperus virginiana* / Eastern red-cedar	15	Yes	FACU
2. *Ulmus americana* / American elm	10	Yes	FACW
3. *Prunus serotina* / Black cherry	5	No	FACU
4.			
5.			
6.			
7.			
	30	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Rhamnus cathartica* / European buckthorn	10	Yes	FAC
2. *Elaeagnus umbellata* / Autumn olive	5	Yes	UPL
3.			
4.			
5.			
6.			
7.			
	15	= Total Cover	

Herb Stratum (Plot size: 5-ft)			
1. *Rubus occidentalis* / Black raspberry	20	Yes	UPL
2. *Solidago gigantea* / Smooth goldenrod	5	Yes	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	25	= Total Cover	

Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:		
OBL species	0	x 1 =	0	
FACW species	15	x 2 =	30	
FAC species	10	x 3 =	30	
FACU species	20	x 4 =	80	
UPL species	25	x 5 =	125	
Column Totals:	70	(A)	265	(B)

Prevalence Index = B/A = 3.79

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: USP.M

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10YR 5/4	70	10YR 5/8	5	C	M	Clay Loam	
0-14			10YR 5/1	25	D	M	Clay Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/14/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: USP.N
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Slope Local relief (concave, convex, none): none Slope (%): 4
Subregion (LRR or MLRA): LRR L Lat: 43.105548 Long: -83.68386 Datum: WSG-84
Soil Map Unit Name: Udorthents and Udipsamments, nearly level to hilly NWI classification: Not Mapped
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**		
Hydric Soil Present?	Yes ____	No X	**within a Wetland?**	Yes ____	No X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:		

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	
Water Table Present?	Yes ____	No X	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: USP.N

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Hackelia virginiana* / Beggar's-lice	25	Yes	FACU
2. *Juniperus virginiana* / Eastern red-cedar	15	Yes	FACU
3. *Anemone virginiana* / Tall thimbleweed	5	No	FACU
4.			
5.			
6.			
7.			
	45	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Lonicera morrowii* / Morrow's honeysuckle	20	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	20	= Total Cover	

Herb Stratum (Plot size: 5-ft)			
1. *Fragaria virginiana* / Mountain strawberry	10	Yes	FACU
2. *Solidago gigantea* / Smooth goldenrod	10	Yes	FACW
3. *Glechoma hederacea* / Ground ivy	5	Yes	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	25	= Total Cover	

Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 16.7 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	0	x 3 =	0
FACU species	80	x 4 =	320
UPL species	0	x 5 =	0
Column Totals:	90 (A)		340 (B)

Prevalence Index = B/A = 3.78

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: USP.N

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/2	100					Clay Loam	
8-18	10YR 5/4	85	10YR 5/8	15	C	M	Clay	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/12/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: USP.S
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Flat Local relief (concave, convex, none): none Slope (%): 1
Subregion (LRR or MLRA): LRR L Lat: 43.107195 Long: -83.685524 Datum: WSG-84
Soil Map Unit Name: Udorthents and Udipsamments, nearly level to hilly NWI classification: Not Mapped
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**		
Hydric Soil Present?	Yes ____	No X	**within a Wetland?**	Yes ____	No X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:		

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	
Water Table Present?	Yes ____	No X	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: USP.S

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides* / Eastern cottonwood	10	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	10	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Elaeagnus umbellata* / Autumn olive	10	Yes	UPL
2. *Rhamnus cathartica* / European buckthorn	10	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	20	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Poa pratensis* / Kentucky blue grass	40	Yes	FACU
2. *Solidago altissima* / Canada goldenrod	40	Yes	FACU
3. *Spiraea alba* / White meadowsweet	5	No	FACW
4. *Verbascum thapsus* / Woolly mullein	1	No	UPL
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	86	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 40.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	5	x 2 =	10
FAC species	20	x 3 =	60
FACU species	80	x 4 =	320
UPL species	11	x 5 =	55
Column Totals:	116 (A)		445 (B)

Prevalence Index = B/A = 3.84

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: USP.S

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10YR 3/2	100					Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/12/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: WSP.A
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Flat Local relief (concave, convex, none): concave Slope (%): 2
Subregion (LRR or MLRA): LRR L Lat: 43.111354 Long: -83.686894 Datum: WSG-84
Soil Map Unit Name: Carlisle muck, 0 to 2 percent slopes NWI classification: PEM1A
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ___ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ___
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No		
Hydric Soil Present?	Yes	X	No	**Is the Sampled Area within a Wetland?**	Yes X No ___
Wetland Hydrology Present?	Yes	X	No	If yes, optional Wetland Site ID:	Wetland A

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	___	No X	Depth (inches):	
Water Table Present?	Yes	___	No X	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes	X	No ___	Depth (inches):	0

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: WSP.A

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Cornus amomum* / Silky dogwood	10	Yes	FACW
2. *Fraxinus pennsylvanica* / Green ash	10	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	20	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Phragmites australis ssp. australis* / European common reed	80	Yes	FACW
2. *Equisetum arvense* / Common horsetail	10	No	FAC
3. *Solidago altissima* / Canada goldenrod	5	No	FACU
4. *Cirsium arvense* / Canada thistle	2	No	FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	97	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	100	x 2 =	200
FAC species	10	x 3 =	30
FACU species	7	x 4 =	28
UPL species	0	x 5 =	0
Column Totals:	117 (A)		258 (B)

Prevalence Index = B/A = 2.21

Hydrophytic Vegetation Indicators:

X 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: WSP.A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/2	100					Silty Clay	
4-16	10YR 4/1	95	10YR 5/6	5	C	M	Sandy Clay	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X No ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/14/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: WSP.A2
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Toe of Slope Local relief (concave, convex, none): concave Slope (%): 0
Subregion (LRR or MLRA): LRR L Lat: 43.112597 Long: -83.686949 Datum: WSG-84
Soil Map Unit Name: Carlisle muck, 0 to 2 percent slopes NWI classification: PSS1A
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No ____
Hydric Soil Present? Yes X No ____
Wetland Hydrology Present? Yes X No ____

Is the Sampled Area within a Wetland? Yes X No ____
If yes, optional Wetland Site ID: Wetland A

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes X No ____ Depth (inches): 1
Water Table Present? Yes X No ____ Depth (inches): 12
Saturation Present? Yes X No ____ Depth (inches): 0
(includes capillary fringe)

Wetland Hydrology Present? Yes X No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

?not really an all three type of thing for 12 inches and a 1.

VEGETATION - Use scientific names of plants. Sampling Point: WSP.A2

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Salix amygdaloides* / Peachleaf willow	20	Yes	FACW
2. *Ulmus americana* / American elm	20	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	40	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15-ft)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0	= Total Cover	

Herb Stratum (Plot size: 5-ft)			
1. *Phragmites australis ssp. australis* / European common reed	40	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	40	= Total Cover	

Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	80	x 2 =	160
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	80 (A)		160 (B)

Prevalence Index = B/A = 2.0

Hydrophytic Vegetation Indicators:

- X 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

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Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: WSP.A2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 4/1	90	10YR 4/6	10	C	PL,M	Muck	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- [X] Histosol (A1)
- [ ] Histic Epipedon (A2)
- [ ] Black Histic (A3)
- [ ] Hydrogen Sulfide (A4)
- [ ] Stratified Layers (A5)
- [ ] Depleted Below Dark Surface (A11)
- [ ] Thick Dark Surface (A12)
- [ ] Iron Monosulfide (A18)
- [ ] Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- [ ] Sandy Mucky Mineral (S1)
- [ ] Sandy Gleyed Matrix (S4)
- [ ] Sandy Redox (S5)
- [ ] Stripped Matrix (S6)
- [ ] Dark Surface (S7)
- [ ] Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- [ ] Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- [ ] High Chroma Sands (S11) **(LRR K, L)**
- [ ] Loamy Mucky Mineral (F1) **(LRR K, L)**
- [ ] Loamy Gleyed Matrix (F2)
- [ ] Depleted Matrix (F3)
- [ ] Redox Dark Surface (F6)
- [ ] Depleted Dark Surface (F7)
- [ ] Redox Depressions (F8)
- [ ] Marl (F10) **(LRR K, L)**
- [ ] Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- [ ] 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- [ ] 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- [ ] Polyvalue Below Surface (S8) **(LRR K, L)**
- [ ] Thin Dark Surface (S9) **(LRR K, L)**
- [ ] Iron-Manganese Masses (F12) **(LRR K, L, R)**
- [ ] Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- [ ] Red Parent Material (F21) **(outside MLRA 145)**
- [ ] Very Shallow Dark Surface (F22)
- [ ] Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? Yes X No

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/12/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: WSP.B
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 2
Subregion (LRR or MLRA): LRR L Lat: 43.112143 Long: -83.683306 Datum: WSG-84
Soil Map Unit Name: Udorthents and Udipsamments, nearly level to hilly NWI classification: PFO1C
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No		
Hydric Soil Present?	Yes	X	No	**Is the Sampled Area within a Wetland?**	Yes X No ____
Wetland Hydrology Present?	Yes	X	No	If yes, optional Wetland Site ID:	Wetland B

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	____	No	X	Depth (inches): ____
Water Table Present?	Yes	____	No	X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Wetland Hydrology Present? Yes X No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: WSP.B

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Ulmus americana* / American elm	40	Yes	FACW
2. *Populus deltoides* / Eastern cottonwood	35	Yes	FAC
3. *Rhamnus cathartica* / European buckthorn	15	No	FAC
4.			
5.			
6.			
7.			
	90	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Rhamnus cathartica* / European buckthorn	40	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	40	= Total Cover	

Herb Stratum (Plot size: 5-ft)			
1. *Symphyotrichum lateriflorum* / Farewell-summer	10	Yes	FAC
2. *Rhamnus cathartica* / European buckthorn	5	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	15	= Total Cover	

Woody Vine Stratum (Plot size: 30-ft)			
1. *Vitis riparia* / River-bank grape	10	Yes	FAC
2.			
3.			
4.			
	10	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	40	x 2 =	80
FAC species	115	x 3 =	345
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	155 (A)		425 (B)

Prevalence Index = B/A = 2.74

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: WSP.B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-9	10YR 3/1	90	10YR 5/8	10	C	M	Silt Loam	
9-17	10YR 3/1	85	10YR 5/6	15	C	M	Clay Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/12/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: WSP.C
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Depression, toe of slope Local relief (concave, convex, none): concave Slope (%): 0
Subregion (LRR or MLRA): LRR L Lat: 43.109315 Long: -83.686571 Datum: WSG-84
Soil Map Unit Name: Granby loamy sand NWI classification: Not Mapped
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ___ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ___
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No ___
Hydric Soil Present? Yes X No ___
Wetland Hydrology Present? Yes X No ___

Is the Sampled Area within a Wetland? Yes X No ___
If yes, optional Wetland Site ID: Wetland C

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:
Surface Water Present? Yes ___ No X Depth (inches): ___
Water Table Present? Yes ___ No X Depth (inches): ___
Saturation Present? Yes X No ___ Depth (inches): 0
(includes capillary fringe)

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: WSP.C

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Salix discolor* / Pussy willow	15	Yes	FACW
2. *Spiraea alba* / White meadowsweet	15	Yes	FACW
3. *Frangula alnus* / Glossy false buckthorn	10	Yes	FAC
4.			
5.			
6.			
7.			
	40	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Carex lacustris* / Lakebank sedge	40	Yes	OBL
2. *Leersia virginica* / White grass	15	Yes	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	55	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	40	x 1 =	40
FACW species	45	x 2 =	90
FAC species	10	x 3 =	30
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	95 (A)		160 (B)

Prevalence Index = B/A = 1.68

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL Sampling Point: WSP.C

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 2/1	98	10YR 6/8	2	C	PL,M	Sndy Clay Lm	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X No ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/12/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: WSP.D
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 2
Subregion (LRR or MLRA): LRR L Lat: 43.108505 Long: -83.685377 Datum: WSG-84
Soil Map Unit Name: Granby loamy sand NWI classification: Not Mapped
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No ____
Hydric Soil Present? Yes X No ____
Wetland Hydrology Present? Yes X No ____

Is the Sampled Area within a Wetland? Yes X No ____
If yes, optional Wetland Site ID: Wetland D

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:
Surface Water Present? Yes ____ No X Depth (inches): ____
Water Table Present? Yes ____ No X Depth (inches): ____
Saturation Present? (includes capillary fringe) Yes ____ No X Depth (inches): ____

Wetland Hydrology Present? Yes X No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: WSP.D

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Frangula alnus* / Glossy false buckthorn	40	Yes	FAC
2. *Lonicera tatarica* / Tatarian honeysuckle	15	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	55	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Juncus effusus* / Common bog rush, Soft or lamp rush	30	Yes	OBL
2. *Physocarpus opulifolius* / Atlantic ninebark	20	Yes	FACW
3. *Glyceria striata* / Fowl mannagrass, Ridged manna grass	10	No	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	60	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	40	x 1 =	40
FACW species	20	x 2 =	40
FAC species	40	x 3 =	120
FACU species	15	x 4 =	60
UPL species	0	x 5 =	0
Column Totals:	115 (A)		260 (B)

Prevalence Index = B/A = 2.26

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: WSP.D

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 4/1	95	10YR 4/6	5	C	M	Sndy Clay Lm	
8-18	10YR 5/2	90	10YR 4/6	10	C	M	Sndy Clay Lm	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/12/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: WSP.EF
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 2
Subregion (LRR or MLRA): LRR L Lat: 43.112882 Long: -83.682393 Datum: WSG-84
Soil Map Unit Name: Adrian muck, Erie-Huron lake plain, 0 to 1 percent slopes NWI classification: PFO1C
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ___ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ___
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No ___
Hydric Soil Present? Yes X No ___
Wetland Hydrology Present? Yes X No ___

Is the Sampled Area within a Wetland? Yes X No ___
If yes, optional Wetland Site ID: Wetland F

Remarks: Wetland community was same as Wetland E so they share a sampling point.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:
Surface Water Present? Yes ___ No X Depth (inches): ___
Water Table Present? Yes ___ No X Depth (inches): ___
Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: WSP.EF

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Rhamnus cathartica* / European buckthorn	30	Yes	FAC
2. *Ulmus americana* / American elm	20	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	50	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Rhamnus cathartica* / European buckthorn	35	Yes	FAC
2. *Frangula alnus* / Glossy false buckthorn	20	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	55	= Total Cover	

Herb Stratum (Plot size: 5-ft)			
1. *Frangula alnus* / Glossy false buckthorn	10	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	10	= Total Cover	

Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	20	x 2 =	40
FAC species	95	x 3 =	285
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	115 (A)		325 (B)

Prevalence Index = B/A = 2.83

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: WSP.EF

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10YR 2/1	100					Muck Lm Clay	
14-18	10YR 6/1	90	10YR 5/8	10	C	M	Clay Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- X Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X No ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/12/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: WSP.G
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 2
Subregion (LRR or MLRA): LRR L Lat: 43.113261 Long: -83.682581 Datum: WSG-84
Soil Map Unit Name: Spinks-Oakville loamy sands, 6 to 12 percent slopes NWI classification: PFO1C
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ___ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ___
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No		
Hydric Soil Present?	Yes	X	No	**Is the Sampled Area within a Wetland?**	Yes X No ___
Wetland Hydrology Present?	Yes	X	No	If yes, optional Wetland Site ID:	Wetland G

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- X Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	___	No	X	Depth (inches): ___
Water Table Present?	Yes	___	No	X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes	___	No	X	Depth (inches): ___

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: WSP.G

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Ulmus americana* / American elm	30	Yes	FACW
2. *Fagus grandifolia* / American beech	10	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	40	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Ulmus americana* / American elm	50	Yes	FACW
2. *Rhamnus cathartica* / European buckthorn	20	Yes	FAC
3. *Frangula alnus* / Glossy false buckthorn	10	No	FAC
4.			
5.			
6.			
7.			
	80	= Total Cover	

Herb Stratum (Plot size: 5-ft)			
1. *Rhamnus cathartica* / European buckthorn	10	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	10	= Total Cover	

Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 80.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	80	x 2 =	160
FAC species	40	x 3 =	120
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	130 (A)		320 (B)

Prevalence Index = B/A = 2.46

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: WSP.G

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-13	10YR 3/1	95	10YR 5/8	5	C	M	Slty Clay Loam	
13-18	10YR 4/1	80	10YR 5/6	15	C	M	Sndy Clay Lm	
			10YR 6/1	5	D	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X No ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/14/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: WSP.H
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 2
Subregion (LRR or MLRA): LRR L Lat: 43.111203 Long: -83.685918 Datum: WSG-84
Soil Map Unit Name: Spinks-Oakville loamy sands, 2 to 6 percent slopes NWI classification: Not Mapped
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No		
Hydric Soil Present?	Yes	X	No	**Is the Sampled Area within a Wetland?**	Yes X No ____
Wetland Hydrology Present?	Yes	X	No	If yes, optional Wetland Site ID:	Wetland H

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	____	No X	Depth (inches):	____
Water Table Present?	Yes	____	No X	Depth (inches):	____
Saturation Present? (includes capillary fringe)	Yes	____	No X	Depth (inches):	____

Wetland Hydrology Present? Yes X No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: WSP.H

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides* / Eastern cottonwood	40	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	40	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Rhamnus cathartica* / European buckthorn	30	Yes	FAC
2. *Fraxinus pennsylvanica* / Green ash	20	Yes	FACW
3. *Frangula alnus* / Glossy false buckthorn	15	No	FAC
4. *Cornus alba* / Red osier	15	No	FACW
5.			
6.			
7.			
	80	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Equisetum arvense* / Common horsetail	5	Yes	FAC
2. *Frangula alnus* / Glossy false buckthorn	1	No	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	6	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1. *Vitis riparia* / River-bank grape	15	Yes	FAC
2.			
3.			
4.			
	15	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	35	x 2 =	70
FAC species	106	x 3 =	318
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	141 (A)		388 (B)

Prevalence Index = B/A = 2.75

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: WSP.H

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-1	10YR 2/1	100					Loamy Sand	
1-10	2.5Y 5/6	80	10YR 5/8	20	RM	M	Sandy Loam	
10-16	10YR 6/1	80	10YR 6/8	20	C	M	Coarse Sand	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- X Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/14/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: WSP.I
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 2
Subregion (LRR or MLRA): LRR L Lat: 43.113911 Long: -83.682653 Datum: WSG-84
Soil Map Unit Name: Spinks-Oakville loamy sands, 2 to 6 percent slopes NWI classification: Not Mapped
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No		
Hydric Soil Present?	Yes	X	No	**Is the Sampled Area within a Wetland?**	Yes X No ____
Wetland Hydrology Present?	Yes	X	No	If yes, optional Wetland Site ID:	Wetland I

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	____	No X	Depth (inches):	____
Water Table Present?	Yes	____	No X	Depth (inches):	____
Saturation Present? (includes capillary fringe)	Yes	____	No X	Depth (inches):	____

Wetland Hydrology Present? Yes X No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: WSP.I

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Ulmus americana* / American elm	35	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	35	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Ulmus americana* / American elm	30	Yes	FACW
2. *Frangula alnus* / Glossy false buckthorn	30	Yes	FAC
3. *Carya cordiformis* / Bitter-nut hickory	10	No	FAC
4.			
5.			
6.			
7.			
	70	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Frangula alnus* / Glossy false buckthorn	10	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	10	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	65	x 2 =	130
FAC species	50	x 3 =	150
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	115 (A)		280 (B)

Prevalence Index = B/A = 2.43

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: WSP.I

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	2.5Y 5/6	80	10YR 6/8	20	C	M	Sandy Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- X Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Roots

Depth (inches): 12

Hydric Soil Present? Yes X No ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/14/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: WSP.J
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Flat Local relief (concave, convex, none): none Slope (%): 2
Subregion (LRR or MLRA): LRR L Lat: 43.110969 Long: -83.682794 Datum: WSG-84
Soil Map Unit Name: Pits, sand and gravel NWI classification: PEM1C
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ___ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ___
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No		
Hydric Soil Present?	Yes	X	No	**Is the Sampled Area within a Wetland?**	Yes X No ___
Wetland Hydrology Present?	Yes	X	No	If yes, optional Wetland Site ID:	Wetland J

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	___	No	X	Depth (inches):	
Water Table Present?	Yes	___	No	X	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes	X	No	___	Depth (inches):	0

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: WSP.J

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Juncus articulatus* / Jointed rush	50	Yes	OBL
2. *Juncus tenuis* / Slender rush, Poverty or slender rush	20	Yes	FAC
3. *Lycopus americanus* / Bugleweed	5	No	OBL
4. *Lythrum salicaria* / Purple loosestrife	5	No	OBL
5. *Euthamia graminifolia* / Flat-top goldentop	1	No	FAC
6. *Juncus torreyi* / Torrey's rush, Torrey's rush	1	No	FACW
7.			
8.			
9.			
10.			
11.			
12.			
	82	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	60	x 1 =	60
FACW species	1	x 2 =	2
FAC species	21	x 3 =	63
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	82 (A)		125 (B)

Prevalence Index = B/A = 1.52

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: WSP.J

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	5Y 4/1	80	7.5YR 5/8	20	C	M	Clay Loam	
6-9	10YR 5/4	95	10YR 5/8	5	C	M	Loamy Sand	
9-16	5Y 4/1	80	7.5YR 5/8	20	C	M	Clay Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/14/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: WSP.K
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Flat Local relief (concave, convex, none): concave Slope (%): 1
Subregion (LRR or MLRA): LRR L Lat: 43.106719 Long: -83.684416 Datum: WSG-84
Soil Map Unit Name: Spinks-Oakville loamy sands, 2 to 6 percent slopes NWI classification: Not Mapped
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No		
Hydric Soil Present?	Yes	X	No	**Is the Sampled Area within a Wetland?**	Yes X No ____
Wetland Hydrology Present?	Yes	X	No	If yes, optional Wetland Site ID:	Wetland K

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	____	No	X	Depth (inches): ____
Water Table Present?	Yes	____	No	X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Wetland Hydrology Present? Yes X No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: WSP.K

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Carya ovata* / Shag-bark hickory	40	Yes	FACU
2. *Populus deltoides* / Eastern cottonwood	40	Yes	FAC
3. *Ulmus americana* / American elm	10	No	FACW
4.			
5.			
6.			
7.			
	90	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Rhamnus cathartica* / European buckthorn	30	Yes	FAC
2. *Carya ovata* / Shag-bark hickory	5	No	FACU
3. *Frangula alnus* / Glossy false buckthorn	1	No	FAC
4.			
5.			
6.			
7.			
	36	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Carex sp.* / Sedge	10	Yes	FAC
2. *Carex stricta* / Uptight sedge	5	Yes	OBL
3. *Dulichium arundinaceum* / Three way sedge	5	Yes	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	20	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 83.3 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	10	x 1 =	10
FACW species	10	x 2 =	20
FAC species	81	x 3 =	243
FACU species	45	x 4 =	180
UPL species	0	x 5 =	0
Column Totals:	146 (A)		453 (B)

Prevalence Index = B/A = 3.1

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: WSP.K

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 3/1	90	10YR 5/6	10	C	M	Clay Loam	
16-18	10YR 5/2	90	10YR 5/6	10	C	M	Loamy Sand	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/14/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: WSP.L
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 0
Subregion (LRR or MLRA): LRR L Lat: 43.107169 Long: -83.684046 Datum: WSG-84
Soil Map Unit Name: Spinks-Oakville loamy sands, 2 to 6 percent slopes NWI classification: Not Mapped
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No		
Hydric Soil Present?	Yes	X	No	**Is the Sampled Area within a Wetland?**	Yes X No ____
Wetland Hydrology Present?	Yes	X	No	If yes, optional Wetland Site ID:	Wetland L

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	____	No X	Depth (inches):	
Water Table Present?	Yes	____	No X	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes	____	No X	Depth (inches):	

Wetland Hydrology Present? Yes X No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: WSP.L

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides* / Eastern cottonwood	60	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	60	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Ulmus americana* / American elm	20	Yes	FACW
2. *Rhamnus cathartica* / European buckthorn	10	Yes	FAC
3. *Fraxinus pennsylvanica* / Green ash	10	Yes	FACW
4.			
5.			
6.			
7.			
	40	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Leersia virginica* / White grass	10	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	10	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	40	x 2 =	80
FAC species	70	x 3 =	210
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	110 (A)		290 (B)

Prevalence Index = B/A = 2.64

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: WSP.L

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-9	10YR 3/1	95	10YR 4/6	5	C	M,PL	Slty Clay Loam	
9-18	10YR 5/1	95	10YR 5/6	5	C	M	Sndy Clay Lm	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X No ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/14/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: WSP.M
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 2
Subregion (LRR or MLRA): LRR L Lat: 43.106627 Long: -83.683631 Datum: WSG-84
Soil Map Unit Name: Spinks-Oakville loamy sands, 2 to 6 percent slopes NWI classification: Not Mapped
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No		
Hydric Soil Present?	Yes	X	No	**Is the Sampled Area within a Wetland?**	Yes X No ____
Wetland Hydrology Present?	Yes	X	No	If yes, optional Wetland Site ID:	Wetland M

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	____	No	X	Depth (inches): ____
Water Table Present?	Yes	____	No	X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Wetland Hydrology Present? Yes X No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: WSP.M

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides* / Eastern cottonwood	60	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	60	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Rhamnus cathartica* / European buckthorn	20	Yes	FAC
2. *Frangula alnus* / Glossy false buckthorn	10	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	30	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Glyceria striata* / Fowl mannagrass, Ridged manna grass	10	Yes	OBL
2. *Carex stricta* / Uptight sedge	1	No	OBL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	11	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	11	x 1 =	11
FACW species	0	x 2 =	0
FAC species	90	x 3 =	270
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	101 (A)		281 (B)

Prevalence Index = B/A = 2.78

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: WSP.M

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 2/1	85	10YR 5/6	15	C	M	Clay Loam	
10-16	10YR 5/1	80	10YR 5/6	20	C	M	Clay Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X No ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/14/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: WSP.N
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 2
Subregion (LRR or MLRA): LRR L Lat: 43.105474 Long: -83.683774 Datum: WSG-84
Soil Map Unit Name: Udorthents and Udipsamments, nearly level to hilly NWI classification: Not Mapped
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No		
Hydric Soil Present?	Yes	X	No	**Is the Sampled Area within a Wetland?**	Yes X No ____
Wetland Hydrology Present?	Yes	X	No	If yes, optional Wetland Site ID:	Wetland N

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	____	No X	Depth (inches):	____
Water Table Present?	Yes	____	No X	Depth (inches):	____
Saturation Present? (includes capillary fringe)	Yes	____	No X	Depth (inches):	____

Wetland Hydrology Present? Yes X No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: WSP.N

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides* / Eastern cottonwood	40	Yes	FAC
2. *Ulmus americana* / American elm	15	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	55	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Rhamnus cathartica* / European buckthorn	60	Yes	FAC
2. *Ulmus americana* / American elm	20	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	80	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Glyceria striata* / Fowl mannagrass, Ridged manna grass	30	Yes	OBL
2. *Hackelia virginiana* / Beggar's-lice	5	No	FACU
3. *Solidago gigantea* / Smooth goldenrod	5	No	FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	40	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1. *Vitis riparia* / River-bank grape	10	Yes	FAC
2.			
3.			
4.			
	10	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	30	x 1 =	30
FACW species	40	x 2 =	80
FAC species	110	x 3 =	330
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column Totals:	185 (A)		460 (B)

Prevalence Index = B/A = 2.49

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: WSP.N

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 3/1	95	10YR 5/6	5	C	M	Clay Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET - Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Genesee Industrial Land City/County: Mt. Morris and Genesee Township/ Genes Sampling Date: 11/12/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: WSP.S
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 7; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Slope Local relief (concave, convex, none): none Slope (%): 3
Subregion (LRR or MLRA): LRR L Lat: 43.107337 Long: -83.685512 Datum: WSG-84
Soil Map Unit Name: Udorthents and Udipsamments, nearly level to hilly NWI classification: Not Mapped
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No		
Hydric Soil Present?	Yes	X	No	**Is the Sampled Area within a Wetland?**	Yes X No ____
Wetland Hydrology Present?	Yes	X	No	If yes, optional Wetland Site ID:	Wetland S

Remarks: Emergent wetland bump out from shrub dominated stream fringe, and above OHWM of stream.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	____	No	X	Depth (inches): ____
Water Table Present?	Yes	____	No	X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Wetland Hydrology Present? Yes X No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants. Sampling Point: WSP.S

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Cornus alba* / Red osier	25	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	25	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Phalaris arundinacea* / Reed canary grass	40	Yes	FACW
2. *Carex hystericina* / Bottlebrush sedge, Porcupine sedge	15	Yes	OBL
3. *Cirsium arvense* / Canada thistle	10	No	FACU
4. *Solidago altissima* / Canada goldenrod	10	No	FACU
5. *Verbena hastata* / Swamp verbena	10	No	FACW
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	85	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	15	x 1 =	15
FACW species	75	x 2 =	150
FAC species	0	x 3 =	0
FACU species	20	x 4 =	80
UPL species	0	x 5 =	0
Column Totals:	110 (A)		245 (B)

Prevalence Index = B/A = 2.23

Hydrophytic Vegetation Indicators:

- X 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (Explain alternative procedures here or in a separate report.)

SOIL

Sampling Point: WSP.S

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-9	10YR 3/1	90	10YR 5/6	10	C	M	Slty Clay Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ High Chroma Sands (S11) **(LRR K, L)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR K, L)**
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present. unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X No ___

Remarks:

Appendix 4

USP.A, Facing South

USP.A, Soil

USP.A2, Facing South

USP.A2, Soil

Upland Forest with Dense Shrub Understory

USP.B, Facing East

USP.B, Facing West

USP.B, Soil

Upland Forest with Dense Shrub Understory

USP.C, Facing East

USP.C, Facing North

USP.C, Facing South

USP.C, Soil

Upland Disturbed Field

USP.D, Facing East

USP.D, Facing South

USP.D, Facing West

USP.D, Soil

Upland Forest with Dense Shrub Understory

USP.EF, Facing East

USP.EF, Facing North

USP.EF, Facing South

USP.EF, Soil

Upland Forest with Dense Shrub Understory

USP.G, Facing Northeast

USP.G, Facing Northwest

USP.G, Facing South

USP.G, Soil

Upland Forest with Dense Shrub Understory

USP.H, Facing East

USP.H, Facing South

USP.H, Facing West

USP.H, Soil

Upland Forest with Dense Shrub Understory

USP.I, Facing East

USP.I, Facing North

USP.I, Facing South

USP.I, Facing West

Upland Forest with Dense Shrub Understory

USP.J, Facing East

USP.J, Facing North

USP.J, Facing West

USP.J, Soil

Upland Disturbed Field and Dirt Road

USP.K, Facing East

USP.K, Facing North

USP.K, Facing West

Upland Forest with Dense Shrub Understory

USP.K, Soil

USP.L, Facing East

USP.L, Facing West

USP.L, Facing South

USP.L, Soil

Upland Forest with Dense Shrub Understory

USP.M, Facing East

USP.M, Facing North

USP.M, Facing West

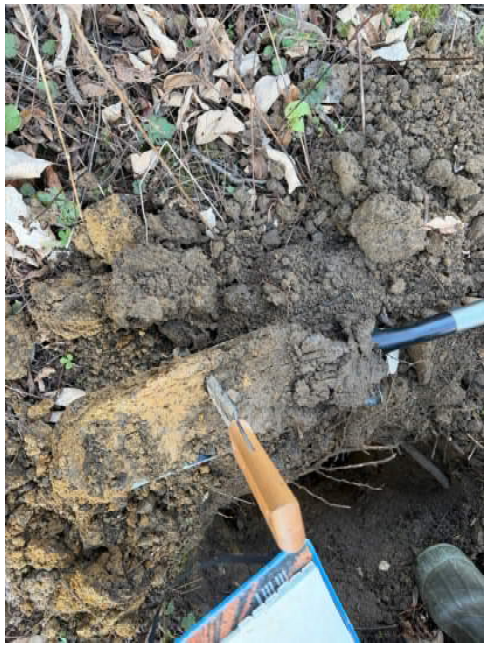
USP.M, Soil

Upland Forest with Dense Shrub Understory

USP.N, Facing North

USP.N, Facing Northeast

USP.N, Facing Southwest



USP.N, Soil

Upland Forest with Dense Shrub Understory

USP.S, Facing East

USP.S, Facing Northeast

USP.S, Facing South

USP.S, Soil

Upland Disturbed Field

USP.1, Facing North

USP.1, Facing East

USP.1, Facing West

USP.1, Soil

Upland Forest

WSP.A, Facing East

WSP.A, Facing West

Emergent Wetland in Wetland A

WSP.A, Soil

WSP.A2, Facing East

WSP.A2, Facing South

WSP.A2, Facing West

WSP.A2, Soil

Scrub-shrub and Forested Wetland in Wetland A

WSP.B, Facing Northeast

WSP.B, Facing Northwest

WSP.B, Facing Southwest

WSP.B, Soil

Forested Wetland (Wetland B)

WSP.C, Facing East

WSP.C, Facing South

WSP.C, Facing West

WSP.C, Soil

Emergent Wetland (Wetland C)

WSP.D, Facing East

WSP.D, Facing South

WSP.D, Facing West

WSP.D, Soil

Scrub-shrub Wetland (Wetland D)

WSP.EF, Facing North

WSP.EF, Facing Southwest

WSP.EF, Groundcover

WSP.EF, Soil

Forested Wetland (Wetland F)

WSP.G, Facing East

WSP.G, Facing North

WSP.G, Facing South

WSP.G, Soil

Forested Wetland (Wetland G)

WSP.H, Facing North

WSP.H, Facing West

Forested Wetland (Wetland H)

WSP.H, Soil

WSP.I, Facing East

WSP.I, Facing North

WSP.I, Facing West

WSP.I, Soil

Forested Wetland (Wetland I)

WSP.K, Facing Northeast

WSP.K, Facing Northwest

WSP.K, Facing West

WSP.K, Soil

Forested Wetland (Wetland K)

WSP.L, Facing North

WSP.L, Facing South

WSP.L, Facing West

WSP.L, Soil

Forested Wetland (Wetland L)

WSP.M, Facing East

WSP.M, Facing South

WSP.M, Facing West

WSP.M, Soil

Forested Wetland (Wetland M)

WSP.N, Facing East

WSP.N, Facing South

WSP.N, Facing West

WSP.N, Soil

Forested Wetland (Wetland N)

WSP.S, Facing East

WSP.S, Facing North

WSP.S, Facing South

WSP.S, Soil

Shrub-scrub Fringe on Stream 1

PP01, Facing Northeast

PP01, Facing Northwest

PP01, Facing Southeast

PP01, Facing Southwest

Upland Forest with Dense Shrub Understory

PP02, Facing East

PP02, Facing North

PP02, Facing South

PP02, Facing West

Shrub Opening at Edge of Upland Forest with Dirt Road

PP03, Facing Northeast

PP03, Facing Northwest

PP03, Facing Southeast

PP03, Facing Southwest

Emergent Wetland Portion of Wetland A

PP04, Facing Southeast

PP04, Facing Southwest

PP05, Facing Northeast

PP05, Facing Southwest

Costello Drain with Dense Shrub Wetland Fringes

PP06, Facing East

PP06, Facing North

PP06, Facing South

PP06, Facing West

Upland Shrub and Forest Fringe of Stream 1 (Top) and Upland Disturbed Field (Bottom)

PP07, Facing Northeast

PP07, Facing Northwest

PP07, Facing Southeast

PP07, Facing Southwest

Upland Forest with Dense Shrub Understory at Top of Costello Drain (Right)

PP08, Facing East

PP08, Facing North

PP08, Facing South

PP08, Facing West

Eastern Edge of AOI with Forest and Herbaceous Utility Corridor

PP09, Facing East

PP09, Facing North

PP09, Facing South

PP09, Facing West

Upland Forest with Dense Shrub Understory

PP10, Facing Northwest

PP10, Facing Southeast

PP11, Facing East

PP11, Facing North

Upland Disturbed Field and Dirt Road (Top) and Upland Forest with Shrub Understory

PP12, Facing East

PP12, Facing North

PP12, Facing South

PP12, Facing West

Upland Forest with Dense Shrub Understory

PP13, Facing Northeast

PP13, Facing Northwest

PP13, Facing Southeast

PP13, Facing Southwest

Upland Forest with Dense Shrub Understory

PP14, Facing East

PP14, Facing North

PP14, Facing South

PP14, Facing West

Dirt Roads through the Upland Forest and Shrub Understory

PP15, Facing East

PP15, Facing North

PP15, Facing South

PP15, Facing West

Upland Forest with Dense Shrub Understory

PP16, Facing East

PP16, Facing North

PP16, Facing South

PP16, Facing West

Forested Wetland in Wetland A

PP17, Facing Northeast

PP17, Facing Northwest

PP17, Facing South

PP17, Facing West

Emergent Wetland (Wetland J)

PP18, Facing East

PP19, Facing Northeast

PP19, Facing Southwest

PP20, Facing East

Open Water in Wetland J (Top Left) and Upland Forest with Dense Shrub Understory

PP20, Facing North

PP20, Facing South

PP20, Facing West

Upland Forest with Shrub Understory

PP21, Facing East

PP21, Facing North

PP21, Facing South

PP21, Facing West

Upland Forest with Dense Shrub Understory

PP22, Facing East

PP22, Facing North

PP22, Facing South

PP22, Facing West

Upland Forest with Dense Shrub Understory

PP23, Facing North

PP23, Facing South

Wetland NN, Sparsely Vegetated Linear Emergent Wetland