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Wetland Delineation

Coldwater Road Industrial Site
Genesee Township, Michigan

Prepared For:

Detroit Regional Partnership, RACER Trust, and RACER Properties LLC

Project No. 2501089
March 2026

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Wetland Delineation

Coldwater Road Industrial Site
1245 East Coldwater Road
Genesee Township, Michigan 48458

Parcel Nos. 11-18-400-010 and 11-18-200-010

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
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 7 and 21, 2025, Fishbeck staff conducted field investigations and delineated wetlands in approximately 118.4 acres of Parcel Nos. 11-18-400-010 and 11-18-200-010 (the Area of Investigation or AOI) in Genesee Township, Genesee County, Michigan. The AOI is in Section 18, Township 8 North and Range 7 East. The AOI is bound by the C & O Railroad and associated rights-of-way to the northeast, a closed landfill and Horton Street to the west, and East Coldwater Road to the south. 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 with low hydric ratings ranging from 0 to 9 percent hydric. Approximately 85 percent of the AOI contains the soil series Udorthents and Udipsamments, which are nearly level to hilly and have a 0 percent hydric rating. Please refer to Figure 2 for the Soil Map with hydric ratings.

The National Wetlands Inventory (NWI) map had no wetlands within the AOI. The adjacent property to the northwest showed a large freshwater forested/shrub wetland (offsite).

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).

Fishbeck reviewed the State of Michigan Department of Environment, Great Lakes and Energy (EGLE) online conservation easements records to assess the presence of conservation easements in the vicinity of the AOI. Conservation easements were not identified within or directly abutting the AOI.

Site Investigation

The AOI consisted of three distinct areas. The first area was the western quarter of the AOI, which was a fenced-in storage lot with cars. The car storage lot area was primarily paved concrete. To the east of the car storage area, was a second fenced-in area containing the other two distinct areas: the southern half that was used for rack storage and had a mix of gravel and concrete areas with exposed soil, and the northern half that was observed to be a mix of two-track roads, mounds, and depressional areas with coal remnants observed from the historical property use. Stormwater drains/catch basins were observed periodically throughout the AOI. Wetlands were delineated throughout the eastern fenced-in area. All wetlands were delineated in accordance with the USACE Wetland Delineation Manual. As portions of the east fenced-in area were historically disturbed, Chapter 5 of the

USACE Regional Supplement was referenced for the delineation. It should be noted that herbaceous vegetation had died-back, and trees were 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 3.

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.B1, WSP.B2, WSP.C, WSP.C1, WSP.D, WSP.E, WSP.F, WSP.G, WSP.H, WSP.I, WSP.J, WSP.K, WSP.K2, WSP.L, and WSP.M, and Upland Sampling Points included USP.1, USP.A, USP.B1, USP.B2, USP.D, USP.E, USP.G, USP.HI, USP.J, USP.K, and USP.M. USACE Wetland Determination Data Forms are provided in Appendix 1. Representative photographs of sampling locations and wetland and upland plant communities are included in Appendix 2. The photo point locations are noted on Figures 3.2, 3.3, and 3.4.

Wetland A

Wetland A was a small, emergent wetland within the AOI and continued offsite to the northeast. The southern edge of Wetland A was an earthen berm that may have been constructed using fill from the stormwater management feature associated with Wetland B (see discussion on Wetland B below). Within the AOI, Wetland A was 0.08 acre in size.

Wetland hydrology, dominant hydrophytic vegetation, and hydric soil were confirmed at wetland sample point WSP.A. One dominant plant species at the sampling point was poverty rush (*Juncus tenuis*, FAC), which met multiple criteria for hydrophytic vegetation.

A soil pit was dug to a depth of 4 inches before encountering a rockfill-restrictive layer. However, the upper 4 inches included a depleted soil matrix with redoximorphic (redox) features, a hydric soil indicator. Multiple hydrological indicators were present, including soil surface saturation.

Wetland B

Wetland B was an emergent wetland that sprawled throughout the northern portion of the AOI. The wetland was primarily along abandoned roads that appeared to have been used for railroads, based on historical aerials. The wetland had a large earthen mound in the middle, with the wetland at the toe of the mound's slope. South of the mound, the wetland sprawled through an area that had coal remnants, and south of the wetland was a large, abandoned area of coal that was upland. Occasional shrubs and trees were observed in the wetland; however, not enough to constitute a shrub or forested wetland. Wetland B had two large culverts at the northern tip that hydrologically connected it to a large open water pond and wetlands on a different property to the west. Upon review of the EGLE MiEnviro Map Explorer, the culverts and berm convey water to a stormwater management feature under coverage of a National Pollutant Discharge Elimination System (NPDES) permit (Permit No. MI0060329) on the adjacent parcel. The NPDES permit indicates that its outfalls discharge directly to the Hughes Drain offsite via underground piping. Additionally, there was a small erosional gulley at the northwest corner of the wetland that was receiving water through a culvert on the adjacent property with the landfill (see PP03, Facing Northeast and Southwest in Appendix 2).

Within the AOI, Wetland B was 3.12 acres in size. Wetland hydrology, dominant hydrophytic vegetation, and hydric soils were confirmed at wetland sample points WSP.B1 and WSP.B2.

At WSP.B1, dominant species present included American sycamore (*Platanus occidentalis*, FACW), Eastern cottonwood (*Populus deltoides*, FAC), pussy willow (*Salix discolor*, FACW), red-osier (*Cornus alba*, FACW), perennial rye grass (*Lolium perenne*, FACU), Atlantic ninebark (*Physocarpus opulifoliusm*, FACW), and switchgrass

(*Panicum virgatum*, FAC). At WSP.B2, the dominant vegetation included common reed (*Phragmites australis* subspecies *australis*). Both sampling points met multiple tests for hydrophytic vegetation.

At WSP.B1 and WSP.B2, soil pits were dug to 18 and 12 inches, respectively. Both wetlands showed depleted soil matrices with redox features, a hydric soil indicator. Multiple hydrology indicators were present.

Wetland C

Wetland C was an emergent and scrub-shrub wetland southeast of an old coal storage area that separated it from Wetland B. A storm drain was observed in the wetland at the southern end. Wetland C was 1.12 acres in size. Wetland hydrology, dominant hydrophytic vegetation, and hydric soil were confirmed at wetland sample points WSP.C and WSP.C1.

At WSP.C, dominant species present included American sycamore, Eastern red-cedar (*Juniperus virginiana*, FACU), and common reed. At WSP.C1, the dominant vegetation included common reed, Torrey's rush (*Juncus torreyi*, FAC), and broomsedge bluestem (*Andropogon virginicus*, FACU). Both sampling points met multiple tests for hydrophytic vegetation.

WSP.C had disturbed soils with the top 2 inches, including a dominance of coal with a dark silt soil matrix. A depleted matrix was observed further down in the soil profile, starting at 5 inches with redoximorphic features, a hydric soil indicator. Multiple hydrology indicators were present. WSP.C1 also documented a depleted soil matrix with redox features to a depth of 16 inches.

Wetland D and Wetland E

Wetland D and Wetland E were small, isolated emergent wetlands that appeared to have been created incidentally in low-lying areas along an access road. Wetland D was 0.03 acre in size, and Wetland E was 0.04 acre in size. Wetland hydrology, dominant hydrophytic vegetation, and hydric soil were confirmed at wetland sample points WSP.D and WSP.E for the respective wetland.

At WSP.D, dominant species present included autumn olive (*Elaeagnus umbellata*, UPL), Eastern red-cedar, Torrey's rush, and poverty rush, which met a hydrophytic indicator test. At WSP.E, the dominant vegetation included Eastern cottonwood, common reed, and poverty rush, which met multiple tests for hydrophytic vegetation.

Soil pits were dug to 5 and 8 inches before hitting old concrete/rocks; however, they showed the presence of a depleted soil matrix with redox features at each sampling location (a hydric soil indicator). Multiple hydrology indicators were present.

Wetland F, Wetland G, Wetland H, Wetland I, Wetland J, Wetland K, Wetland KK, and Wetland L

Wetland F, Wetland G, Wetland H, Wetland I, Wetland J, Wetland K, Wetland KK, and Wetland L were all emergent wetlands, with Wetland G also having a scrub-shrub wetland component, which may have been incidentally created throughout the AOI in low-lying areas. Storm drains were observed in various locations (in and directly adjacent to the wetlands) that likely create hydrological connections between most of the wetlands and regulating features offsite (i.e., water can move from the wetlands through the storm drains to an inland lake, pond, or stream). Wetland F was 0.39 acre in size, Wetland G was 0.1 acre in size, Wetland H was 0.03 acre in size, Wetland I was 0.31 acre in size, Wetland J was 0.53 acre in size, Wetland K was 0.43 acre in size, Wetland KK was 0.36 acre in size, and Wetland L was 0.08 acre in size.

Wetland hydrology, dominant hydrophytic vegetation, and hydric soils were confirmed at wetland sample points WSP.F, WSP.G, WSP.H, WSP.I, WSP.J, WSP.K, WSP.KK, and WSP.L. All wetland sampling points met multiple hydrophytic vegetation indicator tests, and the dominant species present are summarized below.

At WSP.F, the dominant species present included Eastern cottonwood, pussy willow, Kentucky bluegrass (*Poa pratensis*, FACU), and poverty rush.

At WSP.G, the dominant vegetation included poverty rush, flat-top goldenrod (*Euthamia graminifolia*, FAC), narrow leaf cattail (*Typha angustifolia*, OBL), and common horsetail (*Equisetum arvense*, FAC).

At WSP.H, the dominant vegetation included common reed and poverty rush.

At WSP.I, dominant species present included Eastern cottonwood, common reed, and poverty rush.

At WSP.J, dominant species present included Eastern cottonwood and Torrey's rush.

At WSP.K, dominant species present included poverty rush and farewell-summer (*Symphyotrichum lateriflorum*, FAC), while at WSP.K2, the dominant species present included common reed.

At WSP.L, dominant plant species present included narrow-leaf cattail, poverty rush, and common reed.

The soil pits were dug to depths of 12 inches at WSP.J and WSP.K2 and to depths of 16 inches at WSP.F, WSP.G, WSP.H, and WSP.L. At WSP.I and WSP.K, the soil pits could only be dug to depths of 5 and 6 inches, respectively, before encountering a gravel restrictive layer.

The soils showed a depleted soil matrix with redox features, and at all wetland sampling locations previously mentioned, a hydric soil indicator. Multiple hydrology indicators were present at each wetland sampling point.

Wetland M

Wetland M was an emergent and scrub-shrub wetland in a slight depression. It was surrounded by an old upland field, and storage racks to the north and the eastern extent. Wetland M was 0.46 acre in size. Wetland hydrology, dominant hydrophytic vegetation, and hydric soil were confirmed at wetland sample point WSP.M.

At WSP.M, the dominant plant species at the sampling point was common reed, which met multiple criteria for hydrophytic vegetation.

A soil pit was dug to 12 inches and showed a depleted soil matrix with redox features starting at 4 inches, a hydric soil indicator. Multiple hydrology indicators were present.

Uplands

Upland conditions were documented throughout the AOI and included USP.1, USP.A, USP.B1, USP.B2, USP.D, USP.E, USP.G, USP.HI, USP.J, USP.K, and USP.M. The uplands were observed to continue to be disturbed by moving around storage racks. The substrates varied; however, gravel and rock fill were observed in the soil, as well as concrete areas. Many invasive and weedy plant species were observed throughout.

The dominant plant species at the upland sampling points typically included species with indicator statuses of FAC, FACU, and UPL, with occasional occurrence of one or two dominant plants with an indicator status of FACW. Except for USP.1, upland-ranked species were dominant overall at the upland sampling points and did not meet a hydrophytic vegetation indicator test.

At USP.1, the plants met the test for hydrophytic vegetation and a secondary hydrology indicator; however, two secondary indicators must be present to meet the wetland hydrology requirement.

Upland sample points were dug to depths of 12 to 18 inches, except for WSP.K, which could only be dug to 4 inches before hitting a restrictive gravel layer. The upper 4 inches of soil did not exhibit hydric soil

characteristics, as indicated by the absence of redox features. USP.A, USP.B1, USP.B2, USP.D, USP.HI, and USP.N all had hydric soils present; however, they did not meet a hydrophytic vegetation indicator test and did not have wetland hydrology present. Wetland hydrology was not present at any upland sampling location.

Due to a lack of wetland hydrology, soils, and/or vegetation, the areas contained uplands. See additional information on upland sampling locations in **Appendix 1**.

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. A “stream” is defined as having a defined bed, banks, and evidence of flow.

The following regulating features were identified within 500 feet of the AOI wetlands:

- Freshwater pond to the northwest, larger than 1 acre in size

Stormwater drains/catch basins were observed throughout the AOI and within some of the delineated wetlands (Wetlands B, G, and I). Based on communication and documentation provided by RACER, the stormwater system and catch basins within the AOI all drain to a central underground line at the northern tip of the AOI, which then goes offsite to the west. Various catch basins within the AOI were capped or plugged with concrete or sand. The manhole that the AOI catch basins drain to was capped with underwater concrete which prevents flow and severed the catch basins from within the AOI from moving water offsite (potentially into an inland lake or stream). Therefore, the catch basins within the AOI are not regulating features, as they do not convey water offsite to a regulating feature.

Table 1 below provides an overview of the AOI wetlands, their size within the AOI, and the anticipated regulatory status. **Figure 4** 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 – Preliminary Regulatory Determinations

Wetland	Type	Size (Acres within AOI)	Regulated by the State of Michigan
A	Emergent	0.08	**Yes**: Within 500 feet of a pond greater than 1 acre in size.
B	Emergent	3.12	**Yes**: Contiguous with a pond greater than 1 acre in size.
C	Emergent and Scrub-Shrub	1.12	**Yes**: Hydrologically connected with a pond greater than 1 acre in size via overland flow through Wetland B.
D	Emergent	0.03	**No**: Small (less than 5 acres), isolated (not contiguous) wetland in a depression that is not within 500 feet of an inland lake, stream, or Great Lakes, is not a rare or imperiled wetland, and does not contain a documented threatened or endangered species.
E	Emergent	0.04	
F	Emergent	0.38	

Wetland	Type	Size (Acres within AOI)	Regulated by the State of Michigan
G	Emergent and Scrub-Shrub	0.10	No: Small (less than 5 acres), isolated (not contiguous) wetland in a depression that is not within 500 feet of an inland lake, stream, or Great Lakes, is not a rare or imperiled wetland, and does not contain a documented threatened or endangered species.
H	Emergent	0.03	
I	Emergent	0.31	
J	Emergent	0.53	Yes: Hydrologically connected with a pond greater than 1 acre in size via overland flow through Wetland C and Wetland B.
K	Emergent	0.43	No: Small (less than 5 acres), isolated (not contiguous) wetland in a depression that is not within 500 feet of an inland lake, stream, or Great Lakes, is not a rare or imperiled wetland, and does not contain a documented threatened or endangered species.
KK	Emergent	0.36	
L	Emergent	0.08	
M	Emergent and Scrub-shrub	0.46	

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.

Considerations for Development

General Permits and Minor Permits

Minor impacts to a regulated wetland 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 303 Section 30306(3)(c)(*i*)-(*v*) at this site:

- Filling or draining of 1 acre or more of contiguous inland wetland
- 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:
  - Projects affecting one or more acres of wetland
- 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:

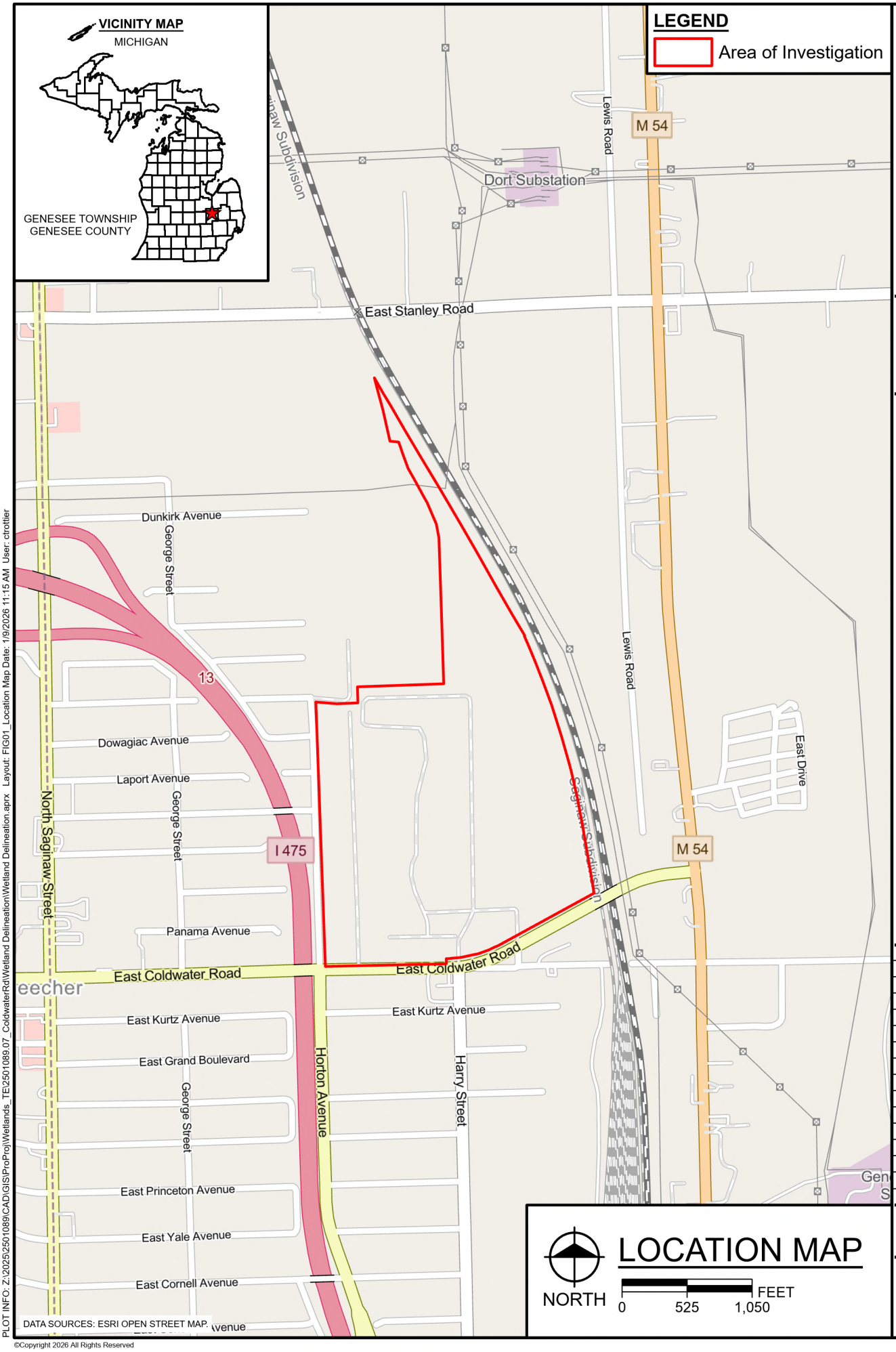
- The wetland impacts could otherwise be permitted under Sections 30302 and 30311 of the NREPA.
- No feasible and prudent alternative to avoid wetland impacts exists.
- An applicant has used all practical means to minimize impacts to wetlands. This may include the permanent protection of wetlands on 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 the discretion to increase, decrease, or waive mitigation requirements based on the final cumulative impacts and whether the adjustment would benefit wetland resources.

Figures



LOCATION MAP

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Coldwater Road Industrial Site

1399 East Coldwater Road, Genesee County, Michigan

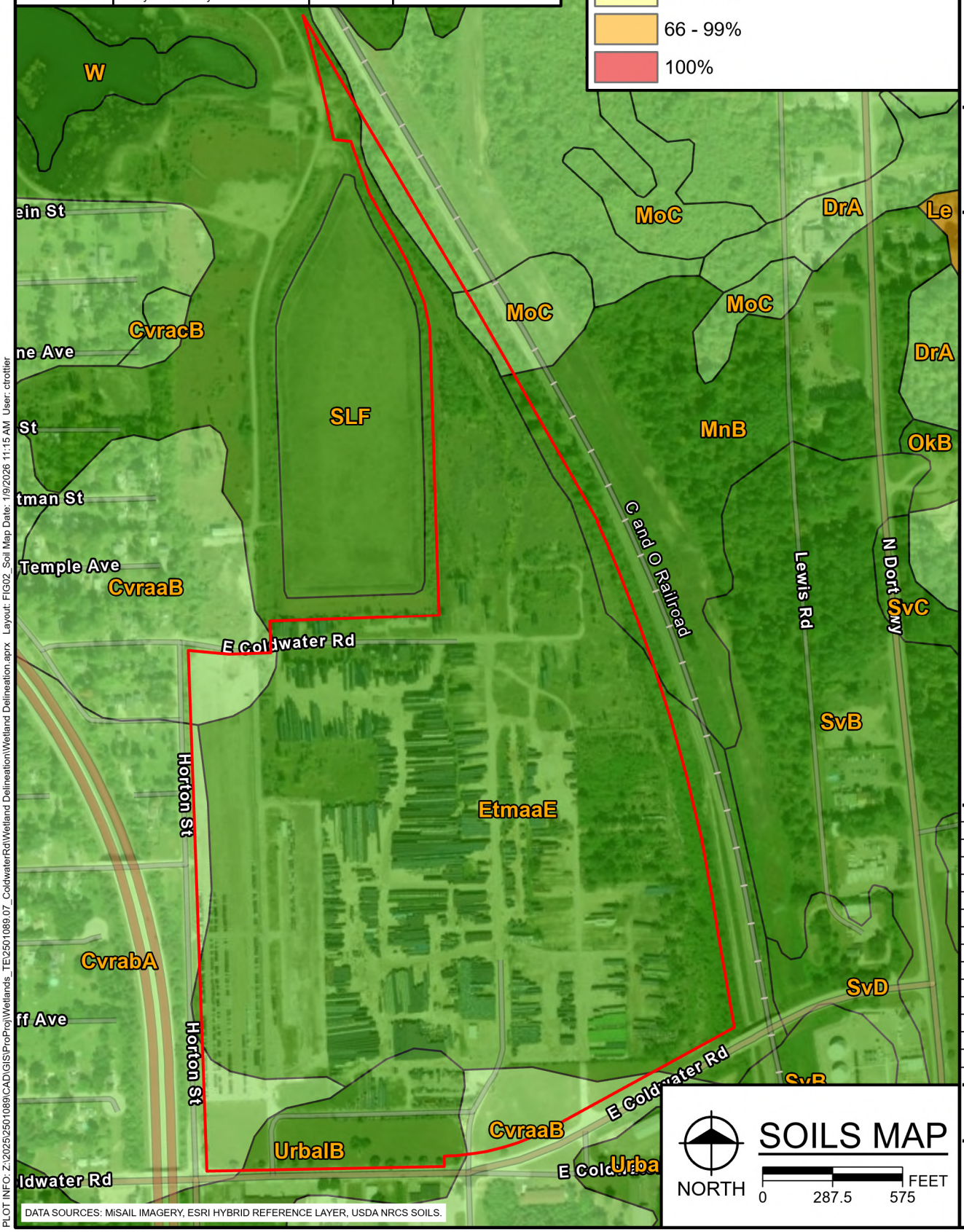
Wetland Delineation

PROJECT NO.
2501089

FIGURE NO.
1

PLOT INFO: Z:\2025\2501089\CAD\GIS\ProProj\Wetlands_TE2501089.07_ColdwaterRd\Wetland Delineation\Wetland Delineation.aprx Layout: FIG01_Location Map Date: 1/9/2026 11:15 AM User: ctrottier

Mapunit Symbol	Mapunit Name	Hydric Rating	Hydric Classification - Presence
CvrabA	Conover loam, 0 to 3 percent slopes	No	9
UrbalB	Urban land-Crosier-Williamstown complex, 2 to 6 percent slopes		0
MnB	Metea loamy sand, 2 to 6 percent slopes	No	0
MoC	Wawasee loam, 6 to 12 percent slopes	No	4
CvraaB	Conover loam, 0 to 4 percent slopes	No	5
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%

NORTH

SOILS MAP

0 287.5 575 FEET

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Coldwater Road Industrial Site

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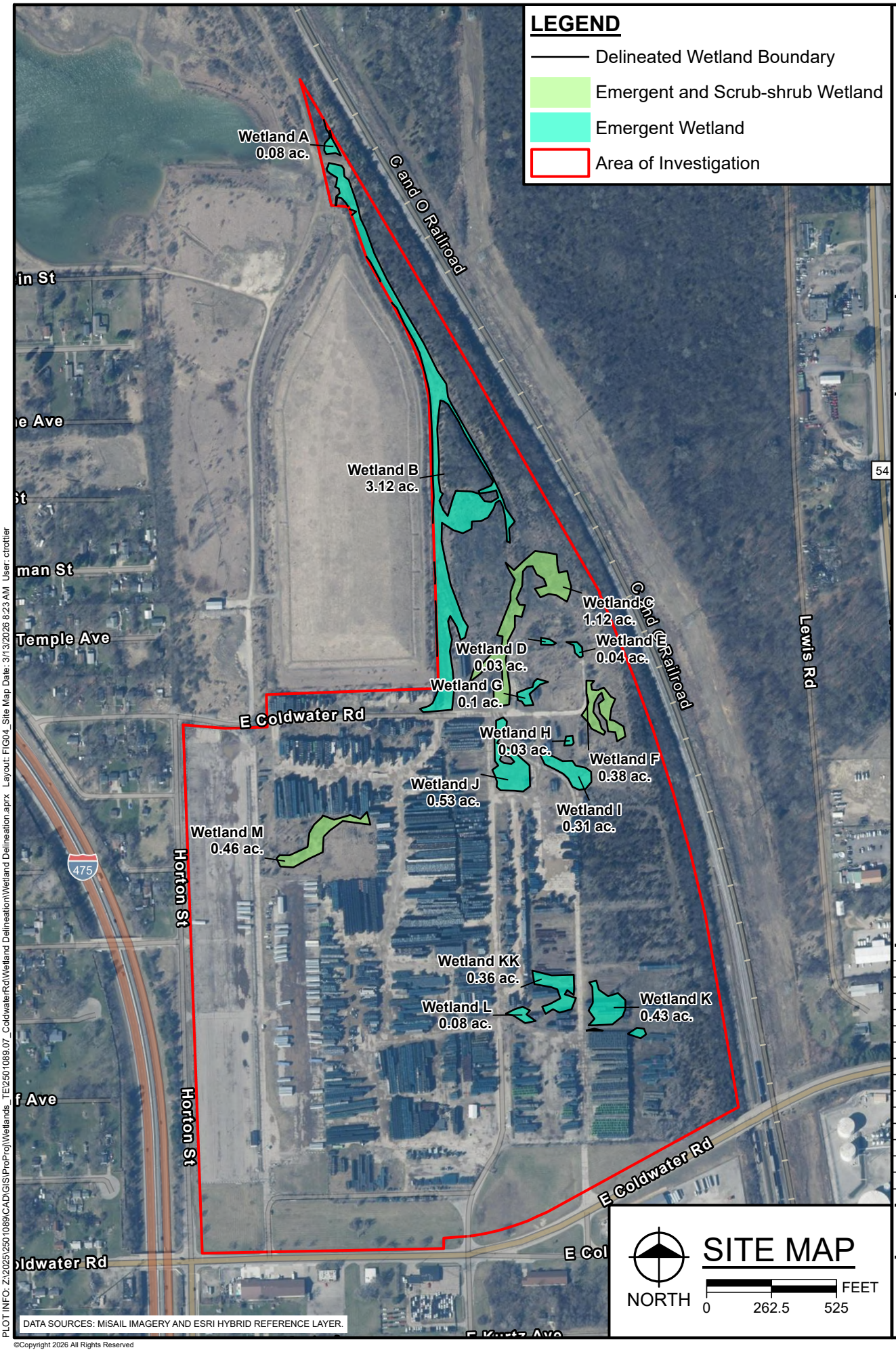
Wetland Delineation

PROJECT NO.
2501089

FIGURE NO.
2

PLOT INFO: Z:\2025\2501089\CAD\GIS\ProjWetlands_TE\2501089.07_ColdwaterRd\Wetland Delineation\Wetland Delineation.aprx Layout: FIG02_Soil Map Date: 1/9/2026 11:15 AM User: ctrottier



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Coldwater Road Industrial Site

1399 East Coldwater Road, Genesee County, Michigan

Wetland Delineation

NORTH

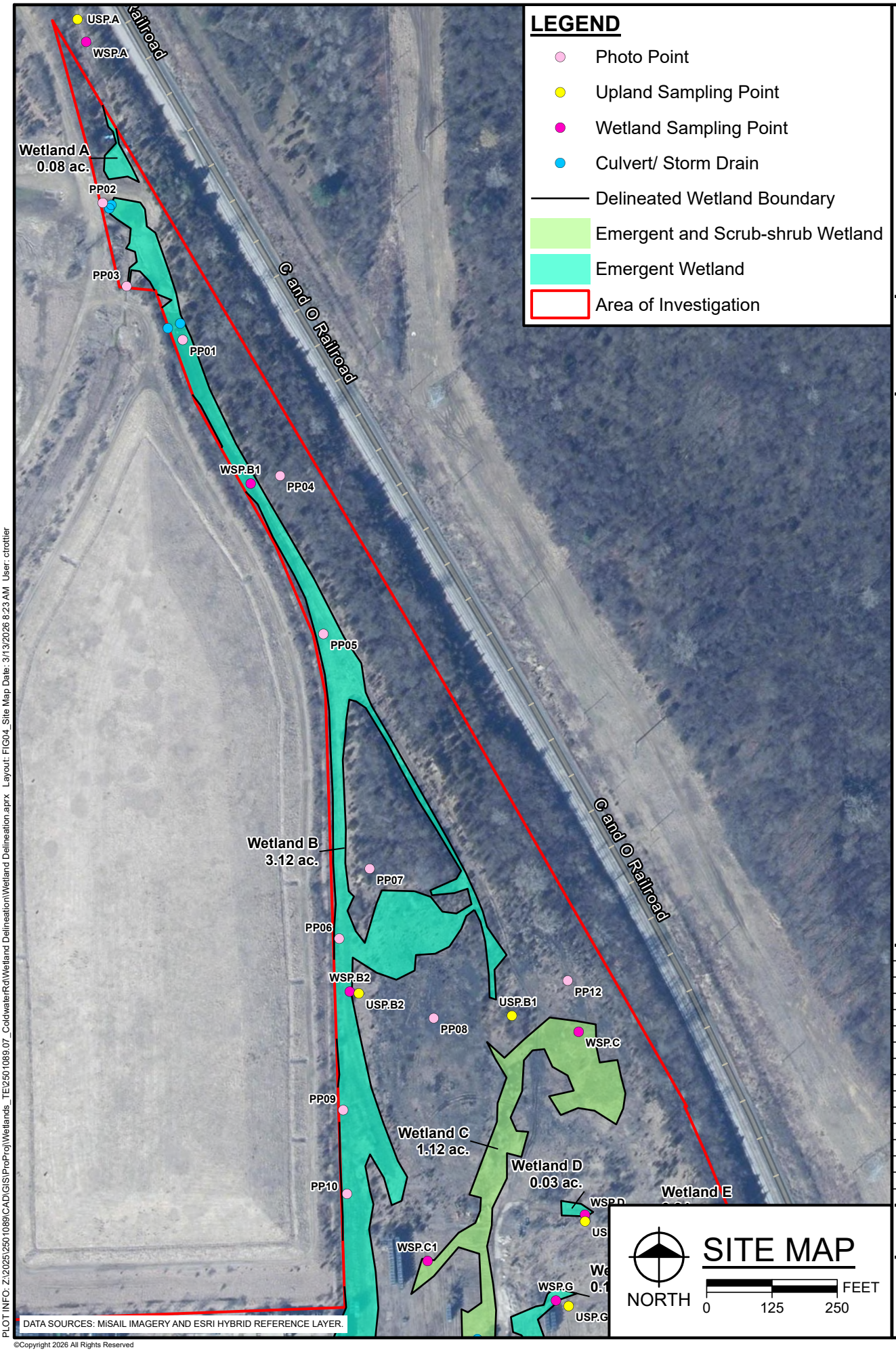
SITE MAP

0 262.5 525 FEET

PROJECT NO.
2501089

FIGURE NO.
3.1

PLOT INFO: Z:\2025\2501089\CAD\GIS\ProProj\Wetlands_TE2501089.07_ColdwaterRd\Wetland Delineation\Wetland Delineation.aprx Layout: FIG04_Site Map Date: 3/13/2026 8:23 AM User: ctrottier



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Coldwater Road Industrial Site

1399 East Coldwater Road, Genesee County, Michigan

Wetland Delineation

NORTH

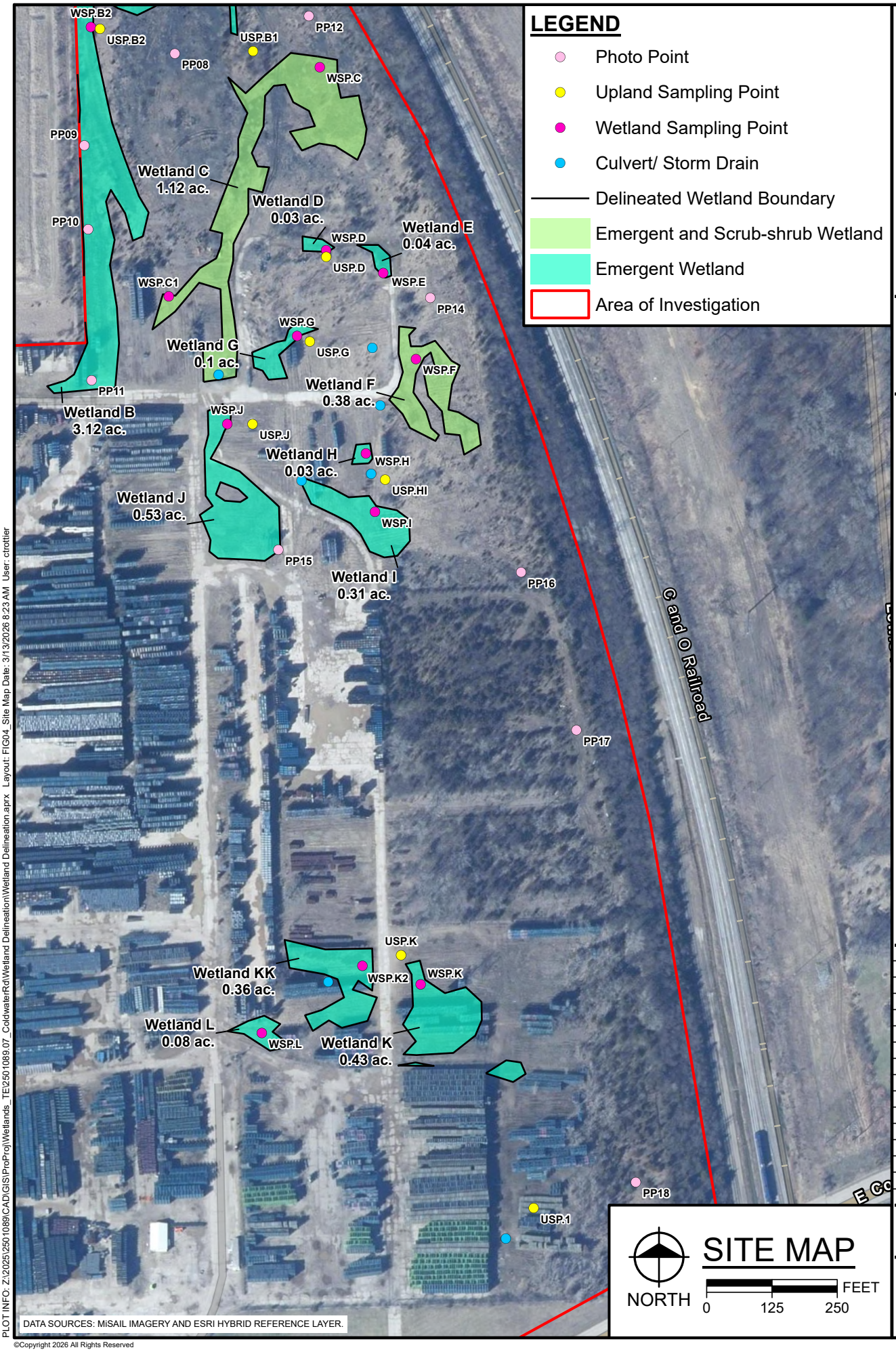
SITE MAP

0 125 250 FEET

PROJECT NO.
2501089

FIGURE NO.
3.2

PLOT INFO: Z:\2025\2501089\CAD\GIS\ProProj\Wetlands_TE2501089.07_ColdwaterRd\Wetland Delineation\Wetland Delineation.aprx Layout: FIG04_Site Map Date: 3/13/2026 8:23 AM User: ctrottier



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Coldwater Road Industrial Site

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Wetland Delineation

PROJECT NO.
2501089

FIGURE NO.
3.3

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Wetland Delineation

PROJECT NO.
2501089

FIGURE NO.
3.4

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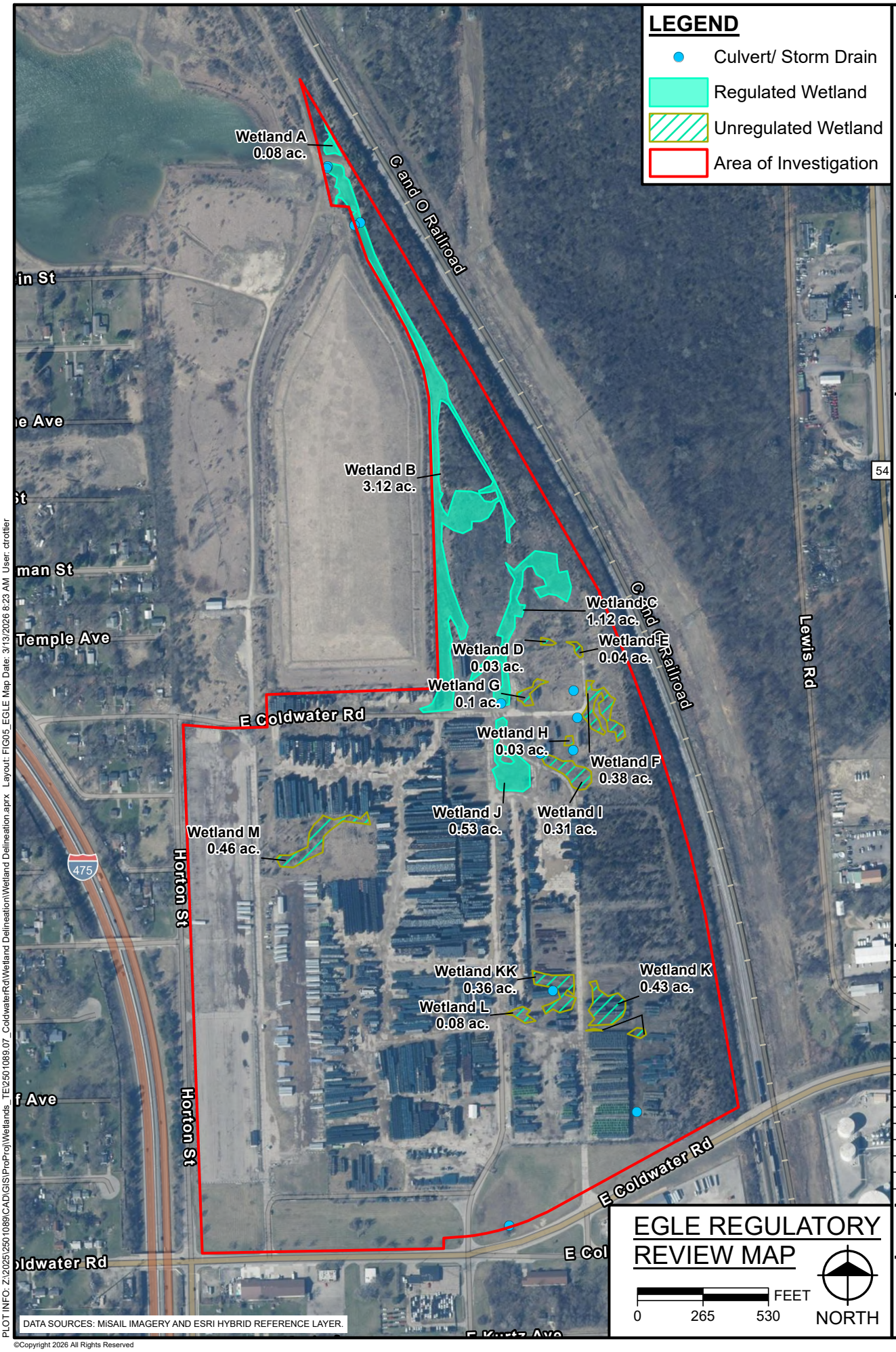

EGLE REGULATORY REVIEW MAP

0 265 530 FEET

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.

Coldwater Road Industrial Site

1399 East Coldwater Road, Genesee County, Michigan

Wetland Delineation

PROJECT NO.
2501089

FIGURE NO.
4.1

PLOT INFO: Z:\2025\2501089\CAD\GIS\ProProj\Wetlands_TE2501089.07_ColdwaterRd\Wetland Delineation\Wetland Delineation.aprx Layout: FIG05_EGLE Map Date: 3/13/2026 8:23 AM User: ctrotier

EGLE REGULATORY REVIEW MAP

0 125 250 FEET

NORTH

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Engineers | Architects | Scientists | Constructors

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Coldwater Road Industrial Site
1399 East Coldwater Road, Genesee County, Michigan

Wetland Delineation

PROJECT NO.
2501089

FIGURE NO.
4.2

PLOT INFO: Z:\2025\2501089\CAD\GIS\ProProj\Wetlands_TE2501089.07_ColdwaterRd\Wetland Delineation\Wetland Delineation.aprx Layout: FIG05_EGLE Map Date: 3/13/2026 8:23 AM User: ctrotter

EGLE REGULATORY REVIEW MAP

0 125 250 FEET

NORTH

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Engineers | Architects | Scientists | Constructors

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Coldwater Road Industrial Site

1399 East Coldwater Road, Genesee County, Michigan

Wetland Delineation

PROJECT NO.
2501089

FIGURE NO.
4.3

PLOT INFO: Z:\2025\2501089\CAD\GIS\ProjGIS\Wetlands_TE2501089.07_ColdwaterRd\Wetland Delineation\Wetland Delineation.aprx Layout: FIG05_EGLE Map Date: 3/13/2026 8:23 AM User: ctrotier

EGLE REGULATORY REVIEW MAP

0 125 250 FEET

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.

Coldwater Road Industrial Site

1399 East Coldwater Road, Genesee County, Michigan

Wetland Delineation

PROJECT NO.
2501089

FIGURE NO.
4.4

PLOT INFO: Z:\2025\2501089\CAD\GIS\ProProj\Wetlands_TE2501089.07_ColdwaterRd\Wetland Delineation\Wetland Delineation.aprx Layout: FIG05_EGLE Map Date: 3/13/2026 8:23 AM User: ctrotter

Appendix 1

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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: USP.1
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; 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: 43.092119 | Long: -83.679056 | Datum: WSG-84
Soil Map Unit Name: Conover loam, 0 to 4 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 ____ No X
Are Vegetation No, Soil Yes, or Hydrology Yes 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.			
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. *Poa pratensis* / Kentucky blue grass	10	Yes	FACU
2. *Bidens frondosa* / Sticktight	5	Yes	FACW
3. *Juncus tenuis* / Slender rush, Poverty or slender rush	5	Yes	FAC
4. *Phragmites australis ssp. australis* / European common reed	5	Yes	FACW
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: 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	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	5	x 3 =	15
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	25 (A)		75 (B)

Prevalence Index = B/A = 3.0

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
0-12	10YR 5/3	95	10YR 5/6	5	C	M	Sandy Clay	and gravel

[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: gravel

Depth (inches): 12

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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/07/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: USP.A
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; 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: 43.103461 | Long: -83.684057 | 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 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. *Juniperus virginiana* / Eastern red-cedar	5	Yes	FACU
2. *Populus deltoides* / Eastern cottonwood	5	Yes	FAC
3. *Platanus occidentalis* / American sycamore	5	Yes	FACW
4.			
5.			
6.			
7.			
	15	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Rhamnus cathartica* / European buckthorn	15	Yes	FAC
2. *Elaeagnus umbellata* / Autumn olive	10	Yes	UPL
3. *Juniperus virginiana* / Eastern red-cedar	10	Yes	FACU
4.			
5.			
6.			
7.			
	35	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Lolium perenne* / Perennial rye grass	40	Yes	FACU
2. *Panicum virgatum* / Switchgrass	30	Yes	FAC
3. *Euthamia graminifolia* / Flat-top goldentop	5	No	FAC
4. *Symphyotrichum lateriflorum* / Farewell-summer	5	No	FAC
5. *Solidago altissima* / Canada goldenrod	5	No	FACU
6. *Solidago sempervirens* / Seaside goldenrod	5	No	FACW
7. *Equisetum arvense* / Common horsetail	1	No	FAC
8.			
9.			
10.			
11.			
12.			
	91	= 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: 8 (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	10	x 2 =	20
FAC species	61	x 3 =	183
FACU species	60	x 4 =	240
UPL species	10	x 5 =	50
Column Totals:	141 (A)		493 (B)

Prevalence Index = B/A = 3.5

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
0-9	10YR 4/2	95	10YR 5/6	5	C	M	Silty Clay	
9-12	10YR 4/2	60	10YR 5/6	5	C	M	Silty Clay	
9-12	10YR 3/1	35					Silty Clay	
12-16	10YR 5/8	85	10YR 6/1	15	D	M	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)
- 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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/07/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: USP.B1
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Flat | Local relief (concave, convex, none): convex | Slope (%): 0
Subregion (LRR or MLRA): LRR L | Lat: 43.098209 | Long: -83.681 | 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 Yes, Soil Yes, or Hydrology Yes 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.B1

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Salix alba* / White willow	30	Yes	FACW
2. *Pyrus calleryana* / Callery pear	25	Yes	UPL
3. *Juniperus virginiana* / Eastern red-cedar	25	Yes	FACU
4. *Elaeagnus umbellata* / Autumn olive	20	Yes	UPL
5.			
6.			
7.			
	100	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Lonicera maackii* / Amur honeysuckle	10	Yes	UPL
2.			
3.			
4.			
5.			
6.			
7.			
	10	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Phragmites australis* / Common reed	30	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	30	= 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: 6 (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	60	x 2 =	120
FAC species	0	x 3 =	0
FACU species	25	x 4 =	100
UPL species	55	x 5 =	275
Column Totals:	140 (A)		495 (B)

Prevalence Index = B/A = 3.54

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.B1

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	98	10YR 4/4	2	C	M	Crse Sndy Lm	
8-18	10YR 5/2	90	10YR 5/6	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)
- 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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/07/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: USP.B2
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; 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: 43.098333 | Long: -83.682096 | 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 Yes, 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 X	No ___	If yes, optional Wetland Site ID:		

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

- ___ 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)
- ___ 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 X	No ___	Depth (inches):	12	
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: USP.B2

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Juniperus virginiana* / Eastern red-cedar	5	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	5	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Juniperus virginiana* / Eastern red-cedar	10	Yes	FACU
2. *Elaeagnus umbellata* / Autumn olive	1	No	UPL
3.			
4.			
5.			
6.			
7.			
	11	= Total Cover	

Herb Stratum (Plot size: 5-ft)			
1. *Andropogon virginicus* / Broomsedge bluestem	50	Yes	FACU
2. *Carex granularis* / Limestone-meadow sedge	5	No	FACW
3. *Phragmites australis ssp. australis* / European common reed	5	No	FACW
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: 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	10	x 2 =	20
FAC species	0	x 3 =	0
FACU species	65	x 4 =	260
UPL species	1	x 5 =	5
Column Totals:	76 (A)		285 (B)

Prevalence Index = B/A = 3.75

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.B2

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 5/1	90	10YR 5/4	10	C	M	Silty Clay	
8-16	10YR 5/4	90	10YR 5/8	10	C	M	Crse Sndy 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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: USP.D
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; 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: 43.097125 | Long: -83.680488 | 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 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.D

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides* / Eastern cottonwood	15	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	15	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Rhamnus cathartica* / European buckthorn	55	Yes	FAC
2. *Juniperus virginiana* / Eastern red-cedar	45	Yes	FACU
3. *Cornus racemosa* / Gray dogwood	10	No	FAC
4. *Elaeagnus umbellata* / Autumn olive	10	No	UPL
5.			
6.			
7.			
	120	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Poa pratensis* / Kentucky blue grass	60	Yes	FACU
2. *Solidago altissima* / Canada goldenrod	10	No	FACU
3. *Rosa multiflora* / Multiflora rose, Multiflora rosa	10	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	80	= 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: 4 (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	80	x 3 =	240
FACU species	125	x 4 =	500
UPL species	10	x 5 =	50
Column Totals:	215 (A)		790 (B)

Prevalence Index = B/A = 3.67

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
0-5	10YR 3/1	95	10YR 5/6	5	C	M	Clay Loam	
5-12	10YR 5/6	100					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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: USP.G
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; 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: 43.096681 | Long: -83.68061 | 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 Yes, or Hydrology Yes 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**		
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: Heavily disturbed site. Appears to be its natural condition now.

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.			
2.			
3.			
4.			
5.			
6.			
7.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Elaeagnus umbellata* / Autumn olive	20	Yes	UPL
2.			
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	15	Yes	FACU
3. *Euthamia graminifolia* / Flat-top goldentop	10	No	FAC
4. *Andropogon virginicus* / Broomsedge bluestem	10	No	FACU
5. *Equisetum arvense* / Common horsetail	5	No	FAC
6. *Panicum virgatum* / Switchgrass	5	No	FAC
7. *Cichorium intybus* / Chicory	5	No	FACU
8.			
9.			
10.			
11.			
12.			
	90	= 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	20	x 3 =	60
FACU species	70	x 4 =	280
UPL species	20	x 5 =	100
Column Totals:	110 (A)		440 (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.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
0-6	10YR 3/2	98	10YR 4/4	2	C	M	Clay Loam	
6-16	10YR 5/3	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: Coldwater Road Industrial Site City/County: Genesee Township/ Genesee County Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: USP.HI
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 18; 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: 43.095952 Long: -83.680078 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 Yes, or Hydrology Yes 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**
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: Heavily disturbed site. Appears to be its natural condition now.

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.HI

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. *Elaeagnus umbellata* / Autumn olive	10	Yes	UPL
2.			
3.			
4.			
5.			
6.			
7.			
	10	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Poa pratensis* / Kentucky blue grass	40	Yes	FACU
2. *Daucus carota* / Carrot, Carrot, Queen anne's lace	20	Yes	UPL
3. *Solidago altissima* / Canada goldenrod	15	No	FACU
4. *Symphyotrichum lateriflorum* / Farewell-summer	10	No	FAC
5. *Centaurea stoebe* / Spotted knapweed	10	No	UPL
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	95	= 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	10	x 3 =	30
FACU species	55	x 4 =	220
UPL species	40	x 5 =	200
Column Totals:	105 (A)		450 (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.HI

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 4/2	100					Clay Loam	
4-10	10YR 5/2	90	10YR 5/6	10	C	M	Clay	
10-16	10YR 5/6	100					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)
- 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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: USP.J
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Flat | Local relief (concave, convex, none): convex | Slope (%): 2
Subregion (LRR or MLRA): LRR L | Lat: 43.09625 | Long: -83.681026 | 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 Yes, or Hydrology Yes 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**		
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.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. *Elaeagnus umbellata* / Autumn olive	20	Yes	UPL
2. *Juniperus virginiana* / Eastern red-cedar	5	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	25	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Daucus carota* / Carrot, Carrot, Queen anne's lace	20	Yes	UPL
2. *Poa pratensis* / Kentucky blue grass	20	Yes	FACU
3. *Solidago altissima* / Canada goldenrod	15	Yes	FACU
4. *Fragaria vesca* / Wild strawberry, Wood strawberry	15	Yes	UPL
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: 0 (A)

Total Number of Dominant Species Across All Strata: 6 (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	40	x 4 =	160
UPL species	55	x 5 =	275
Column Totals:	95 (A)		435 (B)

Prevalence Index = B/A = 4.58

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
0-2	10YR 4/2	100						
2-12	10YR 5/3	95	10YR 5/6	5	C	M	Crse Sndy 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: gravel

Depth (inches): 12

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: Coldwater Road Industrial Site City/County: Genesee Township/ Genesee County Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: USP.K
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 18; 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: 43.093453 Long: -83.679992 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 Yes, Soil Yes, or Hydrology Yes 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**		
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.K

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. *Symphyotrichum pilosum* / White oldfield american-aster	15	Yes	FACU
2. *Taraxacum officinale* / Red seeded dandelion, Common dan	5	Yes	FACU
3. *Plantago major* / Common plantain	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: 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	0	x 5 =	0
Column Totals:	25 (A)		100 (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.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
0-4	10YR 5/3	100					Coarse Sand	gravel

[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: gravel

Depth (inches): 4

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: Coldwater Road Industrial Site City/County: Genesee Township/ Genesee County Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: USP.M
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 18; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Toe of Slope Local relief (concave, convex, none): none Slope (%): 3
Subregion (LRR or MLRA): LRR L Lat: 43.095022 Long: -83.683867 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 Yes, or Hydrology Yes 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**		
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.			
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. *Poa pratensis* / Kentucky blue grass	40	Yes	FACU
2. *Sorghastrum nutans* / Yellow indian grass	30	Yes	FACU
3. *Euthamia graminifolia* / Flat-top goldentop	15	No	FAC
4. *Andropogon virginicus* / Broomsedge bluestem	10	No	FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	95	= 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: 2 (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	15	x 3 =	45
FACU species	80	x 4 =	320
UPL species	0	x 5 =	0
Column Totals:	95 (A)		365 (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.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
0-2	10YR 3/3	100					Sndy Clay Lm	
2-14	10YR 5/3	60	10YR 5/6	10	C	M	Sndy Clay Lm	
2-14	10YR 4/1	30					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: rocks

Depth (inches): 14

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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: USP.N
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; 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: 43.092434 | Long: -83.686004 | 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 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.N

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Pinus sylvestris* / Scotch pine	20	Yes	UPL
2.			
3.			
4.			
5.			
6.			
7.			
	20	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Juniperus virginiana* / Eastern red-cedar	15	Yes	FACU
2. *Pinus sylvestris* / Scotch pine	10	Yes	UPL
3.			
4.			
5.			
6.			
7.			
	25	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Lolium perenne* / Perennial rye grass	40	Yes	FACU
2. *Symphyotrichum pilosum* / White oldfield american-aster	20	Yes	FACU
3. *Juncus tenuis* / Slender rush, Poverty or slender rush	10	No	FAC
4. *Andropogon virginicus* / Broomsedge bluestem	5	No	FACU
5. *Cichorium intybus* / Chicory	5	No	FACU
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	80	= 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: 5 (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	10	x 3 =	30
FACU species	85	x 4 =	340
UPL species	30	x 5 =	150
Column Totals:	125 (A)		520 (B)

Prevalence Index = B/A = 4.16

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
0-4	10YR 3/2	100					Clay Loam	
4-13	10YR 4/2	90	10YR 5/6	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)
- 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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/07/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: WSP.A
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; 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: 43.103343 | Long: -83.683996 | Datum: WSG-84
Soil Map Unit Name: Conover loam, 0 to 4 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 Yes, 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 ___	**Is the Sampled Area within a Wetland?** Yes X No ___
Hydric Soil Present?	Yes X	No ___	If yes, optional Wetland Site ID: ___
Wetland Hydrology Present?	Yes X	No ___	

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)
- ___ 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 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.			
2.			
3.			
4.			
5.			
6.			
7.			
	0	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Juncus tenuis* / Slender rush, Poverty or slender rush	40	Yes	FAC
2. *Lycopus americanus* / Bugleweed	5	No	OBL
3. *Euthamia graminifolia* / Flat-top goldentop	5	No	FAC
4. *Poa pratensis* / Kentucky blue grass	5	No	FACU
5. *Solidago sempervirens* / Seaside goldenrod	5	No	FACW
6. *Plantago major* / Common plantain	1	No	FACU
7.			
8.			
9.			
10.			
11.			
12.			
	61	= 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: 1 (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	5	x 1 =	5
FACW species	5	x 2 =	10
FAC species	45	x 3 =	135
FACU species	6	x 4 =	24
UPL species	0	x 5 =	0
Column Totals:	61 (A)		174 (B)

Prevalence Index = B/A = 2.85

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.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 4/1	95	10YR 5/6	5	C	M	Clay	Rock fill

[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: Rock fill

Depth (inches): 0

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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/07/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: WSP.B1
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; 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: 43.101015 | Long: -83.682842 | 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 ___	**Is the Sampled Area within a Wetland?** Yes X No ___
Hydric Soil Present?	Yes X	No ___	If yes, optional Wetland Site ID: ___
Wetland Hydrology Present?	Yes X	No ___	

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)
- X 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.B1

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Platanus occidentalis* / American sycamore	10	Yes	FACW
2. *Populus deltoides* / Eastern cottonwood	10	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	20	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Salix discolor* / Pussy willow	10	Yes	FACW
2. *Cornus alba* / Red osier	10	Yes	FACW
3. *Elaeagnus umbellata* / Autumn olive	5	No	UPL
4. *Rhamnus cathartica* / European buckthorn	5	No	FAC
5.			
6.			
7.			
	30	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Lolium perenne* / Perennial rye grass	40	Yes	FACU
2. *Physocarpus opulifolius* / Atlantic ninebark	10	Yes	FACW
3. *Panicum virgatum* / Switchgrass	10	Yes	FAC
4. *Solidago sempervirens* / Seaside goldenrod	5	No	FACW
5. *Agrimonia parviflora* / Harvestlice	5	No	FAC
6. *Equisetum arvense* / Common horsetail	5	No	FAC
7. *Phragmites australis ssp. australis* / European common reed	5	No	FACW
8.			
9.			
10.			
11.			
12.			
	80	= 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: 6 (A)

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 85.7 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	50	x 2 =	100
FAC species	35	x 3 =	105
FACU species	40	x 4 =	160
UPL species	5	x 5 =	25
Column Totals:	130 (A)		390 (B)

Prevalence Index = B/A = 3.0

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.B1

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 4/1	90	10YR 5/6	10	C	M	Silty Clay	
13-18	10YR 4/1	70	10YR 5/6	10	C	M	Silty Clay	
13-18	10YR 3/1	20					Silty 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)
- 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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/07/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: WSP.B2
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Flat | Local relief (concave, convex, none): concave | Slope (%): 3
Subregion (LRR or MLRA): LRR L | Lat: 43.098342 | Long: -83.682162 | 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 ___	**Is the Sampled Area within a Wetland?** Yes X No ___
Hydric Soil Present?	Yes X	No ___	If yes, optional Wetland Site ID: ___
Wetland Hydrology Present?	Yes X	No ___	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

- ___ 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)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- X 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)
- X 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 X No ___	Depth (inches):	3
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.B2

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. *Phragmites australis ssp. australis* / European common reed	70	Yes	FACW
2. *Euthamia graminifolia* / Flat-top goldentop	5	No	FAC
3. *Epilobium ciliatum* / Slender willow herb	5	No	FACW
4. *Lycopus americanus* / Bugleweed	1	No	OBL
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	81	= 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: 1 (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	1	x 1 =	1
FACW species	75	x 2 =	150
FAC species	5	x 3 =	15
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	81 (A)		166 (B)

Prevalence Index = B/A = 2.05

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.B2

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 5/1	90	10YR 5/6	10	C	M,PL	Silty Clay	
6-12	2.5Y 4/1	90	10YR 5/6	10	C	M,PL	Silty 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)
- 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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/07/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: WSP.C
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; 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: 43.098121 | Long: -83.680523 | 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 Yes, 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:	

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: Water gets perched above the clay layer, no water table

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

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Platanus occidentalis* / American sycamore	10	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	10	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Juniperus virginiana* / Eastern red-cedar	5	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	5	= Total Cover	

Herb Stratum (Plot size: 5-ft)			
1. *Phragmites australis ssp. australis* / European common reed	70	Yes	FACW
2. *Euthamia graminifolia* / Flat-top goldentop	5	No	FAC
3. *Cornus racemosa* / Gray dogwood	1	No	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	76	= 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: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	80	x 2 =	160
FAC species	6	x 3 =	18
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column Totals:	91 (A)		198 (B)

Prevalence Index = B/A = 2.18

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
0-3	10YR 2/1	100					Silt	Majority of coal
3-5	7.5YR 4/6	100					Coarse Sand	
5-11	10YR 6/1	95	10YR 5/6	5	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)
- 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: Clay layer

Depth (inches): 11

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: Coldwater Road Industrial Site City/County: Genesee Township/ Genesee County Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: WSP.C1
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 18; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): none Slope (%): 0
Subregion (LRR or MLRA): LRR L Lat: 43.096924 Long: -83.681619 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:	

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)
- X 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: microtopgraphic because of rutting

VEGETATION - Use scientific names of plants. Sampling Point: WSP.C1

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. *Phragmites australis* / Common reed	30	Yes	FACW
2. *Juncus torreyi* / Torrey's rush, Torrey's rush	20	Yes	FACW
3. *Andropogon virginicus* / Broomsedge bluestem	15	Yes	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	65	= 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: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	50	x 2 =	100
FAC species	0	x 3 =	0
FACU species	15	x 4 =	60
UPL species	0	x 5 =	0
Column Totals:	65 (A)		160 (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.C1

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 5/1	90	10YR 5/6	10	C	M	Clay Loam	
6-16	10YR 5/1	80	10YR 5/6	20	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)
- 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: Coldwater Road Industrial Site City/County: Genesee Township/ Genesee County Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: WSP.D
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 18; 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: 43.09716 Long: -83.680488 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 Yes, or Hydrology Yes 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	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:	

Remarks: Heavily disturbed area and incidentally created; this is a low spot through an old road with asphalt under the soil on either side of the hole.

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)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X 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 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. *Elaeagnus umbellata* / Autumn olive	10	Yes	UPL
2. *Juniperus virginiana* / Eastern red-cedar	5	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	15	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Juncus torreyi* / Torrey's rush, Torrey's rush	30	Yes	FACW
2. *Juncus tenuis* / Slender rush, Poverty or slender rush	20	Yes	FAC
3. *Euthamia graminifolia* / Flat-top goldentop	15	No	FAC
4. *Poa pratensis* / Kentucky blue grass	10	No	FACU
5. *Phragmites australis* / Common reed	5	No	FACW
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	80	= 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: 4 (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	35	x 2 =	70
FAC species	35	x 3 =	105
FACU species	15	x 4 =	60
UPL species	10	x 5 =	50
Column Totals:	95 (A)		285 (B)

Prevalence Index = B/A = 3.0

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 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
0-5	10YR 5/1	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)
- 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: asphalt

Depth (inches): 5

Hydric Soil Present? Yes X No ___

Remarks: Three soil pit attempts; all had old asphalt as restrictive layer.

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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: WSP.E
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; 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: 43.097037 | Long: -83.68008 | 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 Yes, 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 ___	**Is the Sampled Area within a Wetland?** Yes X No ___
Hydric Soil Present?	Yes X	No ___	If yes, optional Wetland Site ID: ___
Wetland Hydrology Present?	Yes X	No ___	

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)
- ___ 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)
- X 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.E

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides* / Eastern cottonwood	20	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	20	= 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* / Common reed	60	Yes	FACW
2. *Juncus tenuis* / Slender rush, Poverty or slender rush	30	Yes	FAC
3. *Poa pratensis* / Kentucky blue grass	5	No	FACU
4. *Euthamia graminifolia* / Flat-top goldentop	5	No	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100	= 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	60	x 2 =	120
FAC species	55	x 3 =	165
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column Totals:	120 (A)		305 (B)

Prevalence Index = B/A = 2.54

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.E

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 4/2	95	10YR 5/6	5	C	M	Sandy Loam	
4-8	10YR 5/3	90	10YR 5/6	10	C	M	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)
- 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: Rocks and asphalt

Depth (inches): 8

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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: WSP.F
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Depression | Local relief (concave, convex, none): concave | Slope (%): 1
Subregion (LRR or MLRA): LRR L | Lat: 43.096584 | Long: -83.67985 | 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 Yes, or Hydrology Yes 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	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:	

Remarks: Heavily disturbed site. Appears to be its natural condition now.

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)
- X 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)
- X 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 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.F

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. *Salix discolor* / Pussy willow	60	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	60	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Juncus tenuis* / Slender rush, Poverty or slender rush	30	Yes	FAC
2. *Poa pratensis* / Kentucky blue grass	10	Yes	FACU
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: 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	0	x 1 =	0
FACW species	60	x 2 =	120
FAC species	40	x 3 =	120
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	110 (A)		280 (B)

Prevalence Index = B/A = 2.55

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.F

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	10YR 5/2	90	10YR 5/6	10	C	M	Clay	
12-16	10YR 5/3	95	10YR 5/6	5	C	M	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)
- 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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: WSP.G
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Depression | Local relief (concave, convex, none): concave | Slope (%): 1
Subregion (LRR or MLRA): LRR L | Lat: 43.096711 | Long: -83.680701 | 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 Yes, or Hydrology Yes 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	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:	

Remarks: Heavily disturbed site. Appears to be its natural condition now.

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.G

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 tenuis* / Slender rush, Poverty or slender rush	25	Yes	FAC
2. *Equisetum arvense* / Common horsetail	20	Yes	FAC
3. *Typha angustifolia* / Narrow leaf cattail, Narrow-leaved cattail	20	Yes	OBL
4. *Euthamia graminifolia* / Flat-top goldentop	20	Yes	FAC
5. *Poa pratensis* / Kentucky blue grass	10	No	FACU
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	95	= 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	20	x 1 =	20
FACW species	0	x 2 =	0
FAC species	65	x 3 =	195
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	95 (A)		255 (B)

Prevalence Index = B/A = 2.68

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.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
0-8	10YR 4/1	95	10YR 5/6	5	C	M	Clay	
8-16	10YR 5/1	85	10YR 5/6	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)
- 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: Coldwater Road Industrial Site City/County: Genesee Township/ Genesee County Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: WSP.H
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 18; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 1
Subregion (LRR or MLRA): LRR L Lat: 43.096091 Long: -83.680215 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 Yes, or Hydrology Yes 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	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:	

Remarks: Heavily disturbed site. Appears to be its natural condition now.

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)
- X 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.			
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. *Phragmites australis ssp. australis* / European common reed	30	Yes	FACW
2. *Juncus tenuis* / Slender rush, Poverty or slender rush	20	Yes	FAC
3. *Scirpus atrovirens* / Green bulrush	10	No	OBL
4. *Daucus carota* / Carrot, Carrot, Queen anne's lace	5	No	UPL
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	65	= 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	10	x 1 =	10
FACW species	30	x 2 =	60
FAC species	20	x 3 =	60
FACU species	0	x 4 =	0
UPL species	5	x 5 =	25
Column Totals:	65 (A)		155 (B)

Prevalence Index = B/A = 2.38

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
0-16	10YR 4/1	85	10YR 5/6	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)
- 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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: WSP.I
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Depression | Local relief (concave, convex, none): concave | Slope (%): 1
Subregion (LRR or MLRA): LRR L | Lat: 43.095783 | Long: -83.680153 | 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 Yes, or Hydrology Yes 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	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:	

Remarks: Heavily disturbed site. Appears to be its natural condition now.

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)
- X 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)
- X 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. *Populus deltoides* / Eastern cottonwood	10	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	10	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Populus deltoides* / Eastern cottonwood	10	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	10	= Total Cover	

Herb Stratum (Plot size: 5-ft)			
1. *Juncus tenuis* / Slender rush, Poverty or slender rush	40	Yes	FAC
2. *Phragmites australis ssp. australis* / European common reed	30	Yes	FACW
3. *Panicum virgatum* / Switchgrass	15	No	FAC
4. *Euthamia graminifolia* / Flat-top goldentop	10	No	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	95	= 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	30	x 2 =	60
FAC species	85	x 3 =	255
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	115 (A)		315 (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.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
0-5	10YR 5/1	90	10YR 5/6	10	C	M	Silty 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)
- 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: gravel

Depth (inches): 5

Hydric Soil Present? Yes X No ___

Remarks: tried 3 different holes

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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: WSP.J
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; 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: 43.096251 | Long: -83.681207 | 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 Yes, or Hydrology Yes 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	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:	

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)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X 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.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. *Populus deltoides* / Eastern cottonwood	10	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	10	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Juncus torreyi* / Torrey's rush, Torrey's rush	50	Yes	FACW
2. *Euthamia graminifolia* / Flat-top goldentop	10	No	FAC
3. *Epilobium ciliatum* / Slender willow herb	10	No	FACW
4. *Daucus carota* / Carrot, Carrot, Queen anne's lace	5	No	UPL
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	75	= 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	0	x 1 =	0
FACW species	60	x 2 =	120
FAC species	20	x 3 =	60
FACU species	0	x 4 =	0
UPL species	5	x 5 =	25
Column Totals:	85 (A)		205 (B)

Prevalence Index = B/A = 2.41

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	10YR 4/1	95	10YR 5/6	5	C	M	Silty Clay	
6-12	10YR 4/1	95	10YR 5/6	5	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)
- 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: gravel

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: Coldwater Road Industrial Site City/County: Genesee Township/ Genesee County Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust State: Michigan Sampling Point: WSP.K
Investigator(s): CTrottier and KMcMahon; Fishbeck Section, Township, Range: Section 18; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 1
Subregion (LRR or MLRA): LRR L Lat: 43.093299 Long: -83.679853 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 Yes, or Hydrology Yes 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	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:	

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)
- X 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)
- X 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 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.			
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 tenuis* / Slender rush, Poverty or slender rush	30	Yes	FAC
2. *Symphyotrichum lateriflorum* / Farewell-summer	25	Yes	FAC
3. *Poa pratensis* / Kentucky blue grass	15	No	FACU
4. *Phragmites australis ssp. australis* / European common reed	10	No	FACW
5. *Typha angustifolia* / Narrow leaf cattail, Narrow-leaved cattai	10	No	OBL
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	90	= 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	10	x 1 =	10
FACW species	10	x 2 =	20
FAC species	55	x 3 =	165
FACU species	15	x 4 =	60
UPL species	0	x 5 =	0
Column Totals:	90 (A)		255 (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.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 4/2	95	10YR 5/6	5	C	M	Crse Sndy 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: gravel

Depth (inches): 6

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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: WSP.K2
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Depression | Local relief (concave, convex, none): concave | Slope (%): 1
Subregion (LRR or MLRA): LRR L | Lat: 43.093399 | Long: -83.68027 | 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 Yes, or Hydrology Yes 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	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:	

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)
- X 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.K2

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. *Phragmites australis ssp. australis* / European common reed	100	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100	= 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: 1 (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	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	100 (A)		200 (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.

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.K2

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
0-2	10YR 5/3	95	10YR 5/6	5	C	M	Crse Sndy Lm	
2-12	10YR 4/1	90	10YR 5/6	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)
- 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: clay hardpan

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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: WSP.L
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; 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: 43.09305 | Long: -83.680995 | 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 Yes, Soil Yes, or Hydrology Yes 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	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:	

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)
- X 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.			
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. *Typha angustifolia* / Narrow leaf cattail, Narrow-leaved cattai	50	Yes	OBL
2. *Juncus tenuis* / Slender rush, Poverty or slender rush	30	Yes	FAC
3. *Phragmites australis ssp. australis* / European common reed	20	Yes	FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100	= 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	50	x 1 =	50
FACW species	20	x 2 =	40
FAC species	30	x 3 =	90
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	100 (A)		180 (B)

Prevalence Index = B/A = 1.8

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
0-16	10YR 4/1	90	10YR 5/6	10	C	M	Clay	tiny bit of gravel

[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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: WSP.M
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; 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: 43.095067 | Long: -83.683981 | 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 Yes, Soil Yes, or Hydrology Yes 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	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:	

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)
- X 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.			
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. *Phragmites australis ssp. australis* / European common reed	90	Yes	FACW
2. *Juncus torreyi* / Torrey's rush, Torrey's rush	10	No	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100	= 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: 1 (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	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	100 (A)		200 (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.

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
0-4	10YR 5/3	90	10YR 5/6	10	C	M	Fine Sand	
4-12	10YR 4/1	95	10YR 5/6	5	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)
- 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: Coldwater Road Industrial Site | City/County: Genesee Township/ Genesee County | Sampling Date: 11/21/2025
Applicant/Owner: Detroit Regional Partnership/ RACER Trust | State: Michigan | Sampling Point: WSP.N
Investigator(s): CTrottier and KMcMahon; Fishbeck | Section, Township, Range: Section 18; Township 8 North; Range 7 East
Landform (hillslope, terrace, etc): Ditch | Local relief (concave, convex, none): concave | Slope (%): 2
Subregion (LRR or MLRA): LRR L | Lat: 43.092306 | Long: -83.686008 | 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 ___	**Is the Sampled Area within a Wetland?** Yes X No ___
Hydric Soil Present?	Yes X	No ___	If yes, optional Wetland Site ID: ___
Wetland Hydrology Present?	Yes X	No ___	

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.N

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. *Populus deltoides* / Eastern cottonwood	30	Yes	FAC
2. *Salix amygdaloides* / Peachleaf willow	10	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	40	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Typha latifolia* / Broadleaf cattail, Broad-leaved cattail	20	Yes	OBL
2. *Juncus torreyi* / Torrey's rush, Torrey's rush	15	Yes	FACW
3. *Panicum virgatum* / Switchgrass	10	Yes	FAC
4. *Juncus articulatus* / Jointed rush	5	No	OBL
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	50	= 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	25	x 1 =	25
FACW species	25	x 2 =	50
FAC species	40	x 3 =	120
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	90 (A)		195 (B)

Prevalence Index = B/A = 2.17

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

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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.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	90	10YR 5/6	10	C	M	Clay Loam	
8-14	10YR 5/2	80	10YR 5/6	20	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)
- 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:

Appendix 2

USP.1, Facing East

USP.1, Facing North

USP.1, Soil

USP.1, Facing West

Disturbed Uplands: Field with Gravel

USP.A, Facing East

USP.A, Soil

USP.A, Facing South

USP.A, Facing West

Disturbed Uplands: Old Railroad with Herbaceous Plants and Shrubs

USP.B1, Soil

USP.B1, Facing East

USP.B2, Facing North

USP.B2, Facing West

Disturbed Uplands: Field with Gravel and Coal

USP.D, Facing North

USP.D, Soil

USP.D, Facing South

USP.D, Facing West

Disturbed Uplands: Shrub Dominant

USP.G, Facing North

USP.G, Soil

USP.G, Facing South

USP.G, Facing West

Disturbed Uplands: Field and Shrubs with Occasional Coal

USP.HI, Facing East

USP.HI, Facing North

USP.HI, Soil

USP.HI, Facing West

Disturbed Uplands: Field with Gravel

USP.J, Facing East

USP.J, Facing North

USP.J, Soil

USP.J, Facing West

Disturbed Uplands: Field with Gravel

USP.K, Facing Northwest

USP.K, Soil

USP.K, Facing Southeast

USP.K, Facing Southwest

Disturbed Uplands: Field with Gravel and Areas of Asphalt

USP.M, Facing East

USP.M, Facing North

USP.M, Soil

USP.M, Facing South

Disturbed Uplands: Old Field

USP.N, Facing East

USP.N, Facing North

USP.N, Soil

USP.N, Facing West

Disturbed Uplands: Road Rights-of-Ways

WSP.A, Facing East

WSP.A, Soil

WSP.A, Facing South

WSP.A, Facing West

Disturbed Emergent Wetlands: Wetland A

WSP.B1, Facing North

WSP.B1, Facing South

WSP.B1, Facing West

WSP.B1, Soil

Disturbed Emergent Wetlands: Wetland B

WSP.B2, Facing East

WSP.B2, Facing Northeast

WSP.B2, Soil

WSP.B2, Facing Southwest

Disturbed Emergent Wetlands: Wetland B

WSP.C, Soil

WSP.C, Facing South

WSP.C, Facing West

Disturbed Emergent/Scrub-shrub Wetlands: Wetland C

WSP.C1, Facing Northeast

WSP.C1, Facing Northwest

WSP.C1, Soil

WSP.C1, Facing Southwest

Disturbed Emergent/Scrub-shrub Wetlands: Wetland C

WSP.D, Facing North

WSP.D, Facing South

WSP.D, Soil

WSP.D, Facing West

Disturbed Emergent Wetlands: Wetland D

WSP.E, Facing East

WSP.E, Facing North

WSP.E, Facing South

WSP.E, Facing West

Disturbed Emergent Wetlands: Wetland E

WSP.F, Facing North

WSP.F, Soil

WSP.F, Facing South

WSP.F, Facing West

Disturbed Emergent/Scrub-shrub Wetlands: Wetland F

WSP.G, Facing East

WSP.G, Facing North

WSP.G, Soil

WSP.G, Facing West

Disturbed Emergent Wetlands: Wetland G

WSP.H, Facing North

WSP.H, Soil

WSP.H, Facing South

WSP.H, Facing West

Disturbed Emergent Wetlands: Wetland H

WSP.I, Facing North

WSP.I, Soil

WSP.I, Facing South

WSP.I, Facing West

Disturbed Emergent Wetlands: Wetland I

WSP.J, Facing North

WSP.J, Soil

WSP.J, Facing South

WSP.J, Facing West

Disturbed Emergent Wetlands: Wetland J

WSP.K, Facing East

WSP.K, Facing North

WSP.K, Soil

WSP.K, Facing South

Disturbed Emergent Wetlands: Wetland K

WSP.K2, Facing East

WSP.K2, Facing North

WSP.K2, Soil

WSP.K2, Facing West

Disturbed Emergent Wetlands: Wetland KK

WSP.L, Facing North

WSP.L, Groundcover

WSP.L, Facing South

WSP.L, Facing West

Disturbed Emergent Wetlands: Wetland L

WSP.M, Facing East

WSP.M, Facing North

WSP.M, Groundcover

WSP.M, Facing South

Disturbed Emergent/ Scrub-shrub Wetlands: Wetland M

WSP.N, Facing East

WSP.N, Facing North

WSP.N, Soil

WSP.N, Facing South

Linear Emergent/Scrub-shrub Wetlands: Wetland N

PP01, Facing East

PP01, Facing North

PP01, Facing South

PP01, Facing West

Disturbed Emergent Wetlands: Wetland B

PP02, Facing Northeast

PP02, Facing Southeast

PP03, Facing Northeast

PP03, Facing Southwest

Disturbed Emergent Wetlands: Wetland B and Culverts Conveying Water to the West through Berm

PP04, Facing East

PP04, Facing North

PP04, Facing South

PP04, Facing West

Disturbed Uplands: Earthen Berm Paralleling Existing Railroad

PP05, Facing East

PP05, Facing Northwest

PP05, Facing Southeast

PP05, Facing West

Disturbed Emergent Wetlands: Wetland B

PP06, Facing East

PP06, Facing North

PP06, Facing South

PP06, Facing West

Disturbed Emergent Wetlands: Wetland B

PP07, Facing East

PP07, Facing North

PP07, Facing South

PP07, Facing West

Disturbed Uplands: Earthen Mound in Wetland B Dominated by Invasive Shrubs

PP08, Facing East

PP08, Facing North

PP08, Facing South

PP08, Facing West

Disturbed Uplands: Remnant Coal Storage Field

PP09, Facing East

PP09, Facing North

PP09, Facing South

PP09, Facing West

Disturbed Emergent Wetlands: Wetland B

PP10, Facing East

PP10, Facing North

PP10, Facing South

PP10, Facing West

Disturbed Emergent Wetlands: Wetland B

PP11, Facing East

PP11, Facing North

PP11, Facing South

PP11, Facing West

Disturbed Emergent Wetlands: Wetland B

PP12, Facing Northeast

PP12, Facing Southwest

Disturbed Uplands: Remnant Coal Storage and Old Field

PP13, Facing East

PP13, Facing North

PP13, Facing South

PP13, Facing West

Typical Asphalt and Gravel Rack Storage Area

PP14, Facing East

PP14, Facing North

PP14, Facing South

PP14, Facing West

Disturbed Uplands: Old Field

PP15, Facing East

PP15, Facing North

PP15, Facing South

PP15, Facing West

Disturbed Uplands with Gravel/ Asphalt Road and Emergent Wetlands (Bottom Right)

PP16, Facing East

PP16, Facing North

PP16, Facing South

PP16, Facing West

Disturbed Uplands: Eastern Red-Cedar Stand

PP17, Facing East

PP17, Facing North

PP17, Facing South

PP17, Facing West

Disturbed Uplands: Eastern Red-Cedar Stand

PP18, Facing East

PP18, Facing North

PP18, Facing South

PP18, Facing West

Disturbed Uplands: Eastern Red-Cedar Stand

PP19, Facing East

PP19, Facing North

PP19, Facing South

PP19, Facing West

Disturbed Uplands: Old Field

PP20, Facing East

PP20, Facing North

PP20, Facing South

PP20, Facing West

Disturbed Uplands: Field with Gravel

PP21, Facing East

PP21, Facing Northeast

PP22, Facing South

PP22, Facing West

Disturbed Uplands: Mowed Turf with Overgrown Vegetation

PP23, Facing East

PP23, Facing North

PP23, Facing South

PP23, Facing West

Gravel and Paved Car Storage Lot

PP24, Facing North

PP24, Facing South

PP25, Facing Southeast

PP25, Facing Southwest

Mowed Uplands