D. R. SANDERS AND ASSOCIATES, INC. 2305 Lewis Gate Drive, Gautier, MS 39553

August 11, 2022

Mrs. Willa Brantley
Permitting Branch
Mississippi Department of Marine Resources
1141 Bayview Drive
Biloxi, MS 39532

and

Allison Monroe
Regulatory Division, MS Coastal Branch
U. S. A. E. District, Mobile]
P. O. Box 2288
Mobile, AL 36628-0001

RE: Request for an Individual Permit for the Seaman Road Subdivision Phase 2 Project located in Ocean Springs area of Jackson County, Mississippi.

Dear Mrs. Monroe and Mrs. Brantley,

This letter transmits a package in support of request for a wetlands determination and nationwide permit for impacts to wetlands in the above-referenced area, as defined by Section 404 of the Clean Water Act of 1977 (as amended). The enclosed package contains two parts: Part I consists of a wetlands delineation report, including data sheets, a site location and wetlands delineation map, along with a request for a preliminary wetlands determination, and GPS coordinates of wetland boundary flags. Part II contains the information needed regarding the requested permit. Included are a standard application form, along with Attachments A, B, and C, a Wetlands Rapid Assessment Procedure (WRAP) report, Alternative Site Analysis, and Threatened/Endangered Species survey report. The Cultural Resource Phase 1 survey is currently underway and will be provided to the appropriate USACE Project Manager once appointed.

This project consists of 41.15 acres which has a proposed 90 residential lots, which are identified in Figure 2 of this permit package. The site has 15.01 acre of wetlands, of which 6.60 acre is proposed to be permanently filled. The subject property has a mature canopy of pine/hardwood with a dense sapling/shrub stratum consisting of pine savanna wetland and upland. A bottomland hardwood draiange splits the property which requires a road crossing in order to access nonwetland on the western portion of

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the property. Fill material is proposed to be placed in 6.08 acre of LOW quality (See attached WRAP data sheet) pine savanna wetlands and 0.52 acres of MEDIUM quality bottomland hardwood. Mitigation for the wetland impacts will be provided by purchasing wetland mitigation credit from an approved Wetland Mitigation Bank (an approved Corps approved wetlands delineation bank) to compensate for impacts to 6.60 of wetlands.

If you need additional information, please contact me at 228/588-1244 (office) or 228/623-9714 (cell).

Sincerely,

Dana Sanders Jr.

Part I

Wetland Delineation Report

Preliminary Jurisdictional Determination

Wetland Delineation Report

SANDERS ENVIRONMENTAL, LLC
2305 Lewis Gate Drive, Gautier Mississippi, 39553

August 5, 2022

Mr. Randy Wrigley
Randall Real Estate Holdings, LLC
PO Box 930
Ocean Springs, MS 39566

RE: Wetland Identification/Delineation Report for the Seaman Road Subdivision Phase 2 Project in Ocean Springs (Jackson County), Mississippi.

Dear Mr. Wrigley:

This letter constitutes my final report on a wetland identification/delineation study you requested on the 41.15 acre property in Ocean Springs (Jackson County), Mississippi (Figure 1). The purpose of the study was to identify portions (if any) of the property that qualify as wetlands or other "waters of the United States" pursuant to Section 404 of the Clean Water Act of 1977 (as amended), and to delineate their boundaries. Field work for the study was conducted on June 1, 2022.

SITE DESCRIPTION

The study area (Figures 1 and 2) consists of a 41.15-acre tract situated in Section 36, Township 6 South, Range 9 West. The center of the property is located at 30.476977° North, -88.836933° West. The study area is located south and west of the existing Seaman Road Subdivision Property. The Seaman Road Subdivision has previously been issued an Individual Permit (SAM-2019-00593APS). The study area is densely forested with mature pine/hardwood canopy and dense sapling/shrub stratum.

Soils of the property are mapped as the Atmore (1-3% Slope), Smithton, Vancleave and Escambia. The Atmore, Smithton and Escambia soils are often found in 2 percent or less slope and usually wetland. Vancleave soils with a 2 percent slope or greater are typically found on ridges and ridge slopes.

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METHODS

Standard

The standard for wetlands used in this study conforms to the wetland definition and procedures described in the 1987 Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory, 1987), as modified and clarified by 1991 and 1992 Memoranda from the Office, Chief of Engineers and the 2010 Supplement for the Atlantic and Gulf Coastal Plain, herein further called "Supplement" (U. S. Corps of Engineers, 2010). Under these procedures, an area is a wetland if positive wetland indicators are in evidence for each of three parameters or criteria -- hydrophytic vegetation, hydric soil, and wetlands hydrology. If positive wetland indicators cannot be ascertained for any one of the three parameters, the area is a nonwetland.

Field Procedures

Routine wetland identification/delineation procedures described in Environmental Laboratory (1987) were applied at representative sampling stations. Sampling stations were chosen as representing typical conditions of a relatively large area of homogeneous topography, vegetation, soil, and hydrologic conditions.

At each sampling station, the vegetation was described by subjectively estimating the dominant species in each stratum of the vegetation. Hydrophytic vegetation was considered to be present when more than 50 percent of the cumulative dominant species in all strata at a sampling station had a wetland indicator status of FACULTATIVE, FACULTATIVE WETLAND, and/or OBLIGATE (NRCS, 2012). This information was noted on the vegetation section of the data form (See Appendix A).

The upper portion of the soil profile at each sampling station was described and recorded on the data sheet for that sampling station. The soil was considered to be hydric when one or more indicators of hydric soil appearing in Environmental Laboratory (1987) and the 2010 Supplement to the 1987 Manual were observed in the soil at a sampling station.

Hydrologic conditions of each site were considered. Evidence was sought regarding the presence of any indicator of wetland hydrology listed in The 1987 Corps Manual and the Supplement. If any primary indicator or two secondary indicators were present, the area at the sampling station was considered to have wetland hydrology.

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The boundaries of areas qualifying as wetlands were flagged using pink "WETLAND DELINEATION" flags. Flags were placed at the highest (elevationally) point along the slope where indicators were present for all three parameters. D. R. SANDERS AND ASSOCIATES, INC. used a GeoXT Global Positioning System having submeter accuracy to map the wetland delineation flags, and also produced a map showing the wetland and nonwetland areas and the respective acreages of each.

RESULTS AND DISCUSSION

General

Portions of the property qualifying as wetlands and nonwetlands are provided on Figure 2. Also, locations of sampling stations are marked on Figure 2. Conditions at each sampling station are described on data sheets contained in Appendix A.

Wetlands

Characteristics of the wetland areas are described on Data Sheets 1, 3 and 5 (See Appendix A and Figure 2). The data sheets are representative of conditions at a given location in the various wetland communities. The vegetation in these wetland sample plots is dominated by loblolly pine (*Pinus taeda*)(FAC), sweetbay (*Magnolia virginiana*)(FACW), red maple (*Acer rubrum*)(FAC), and Chinese tallow (*Triadica sebifera*)(FAC), black gum (*Nyssa sylvatica*), big leaf holly (*Ilex coriacea*)(FACW), wax myrtle (*Morella cerifera*)(FACW), blue stem (*Andropogon glomeratus*)(FACW), royal fern (*Osmunda regalis*)(OBL), and greenbrier (*Smilax laurifolia*)(FACW). All dominant species identified in the wetland areas contribute to hydrophytic vegetation.

The wetland acreage on the study area is mapped as the Smithton and Atmore soil mapping units. Soils in the areas illustrated as wetland vary from 2.5Y3/1 to 2.5Y4/2 and contain 10YR5/6 mottles along pore linings and within the matrix which qualify as hydric soil.

Primary wetland hydrology indicators found at the wetland sampling sites include saturation (A3), a high water table (A2), sediment deposits (B2), and oxidized rhizospheres on living roots (C3).

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Since the area at Sampling Stations 1, 3 and 5 exhibit wetland indicators for all three wetlands criteria, these and all similar areas qualify as wetlands. The total area of wetlands on this tract is 15.01 acres. Wetlands consist of 7.88 acre of bottomland hardwood and 7.13 acre of pine savanna wetland.

Nonwetlands

Nonwetland plant communities of the property are typified by the description on Data Sheets 2 and 4 (see Appendix A and Figure 2). The vegetation in the nonwetland areas is dominated by combinations of loblolly pine (FAC), big leaf holly (FACW), farkleberry (*Vaccinium arboreum*)(FACU), water oak and red bay (*Persea borbonia*)(FACW).

Soils of the nonwetland areas are mapped as the Vancleave soil series. The Vancleave soil series is a well-drained, sandy loam soil. Soils in the upland sample plots have a texture of sandy loam with a matrix color of 2.5Y5/4 with no mottles. No indicators of wetland hydrology were found at any site described as nonwetland. The total area of nonwetlands on the study area is 26.64 acres. These areas are not subject to federal jurisdiction under Section 404 of the Clean Water Act of 1977 (as amended).

CONCLUSIONS

Conclusions of this wetland identification/delineation study are:

1. A total of **15.01** acres of the 41.15-acre tract qualifies as wetlands, distributed as shown on Figure 2.

2. The total area of nonwetlands on the property is 26.14 acres, distributed as shown on Figure 2. These areas are not subject to jurisdiction under Section 404 of the Clean Water Act of 1977 (as amended).

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REFERENCES

Environmental Laboratory. 1987. "Corps of Engineers Wetlands Delineation Manual," U. S. Army Engineer Waterways Experiment Station, Vicksburg, MS.

NRCS. 1991. "Hydric Soils of the United States of America:1991," USDA Natural Resources Conservation Service [formerly Soil Conservation Service], Washington, D.C.

NRCS. 1998. "Online Soil Survey Maps of Jackson County, Mississippi," USDA Natural Resources Conservation Service [formerly Soil Conservation Service], Washington, D.C.

U. S. Army Corps of Engineers. 2010. "Interim Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain Region." Eds. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-20. Vicksburg,] MS. U. S. Army Engineer Research and Development Center.

U. S. Army Corps of Engineers. 2012. "Plant Species That Occur in Wetlands-Atlantic and Gulf Coastal Plain Region," U. S. Army Corps of Engineers, Cold Regions Research and Engineering Laboratory (CREEL).

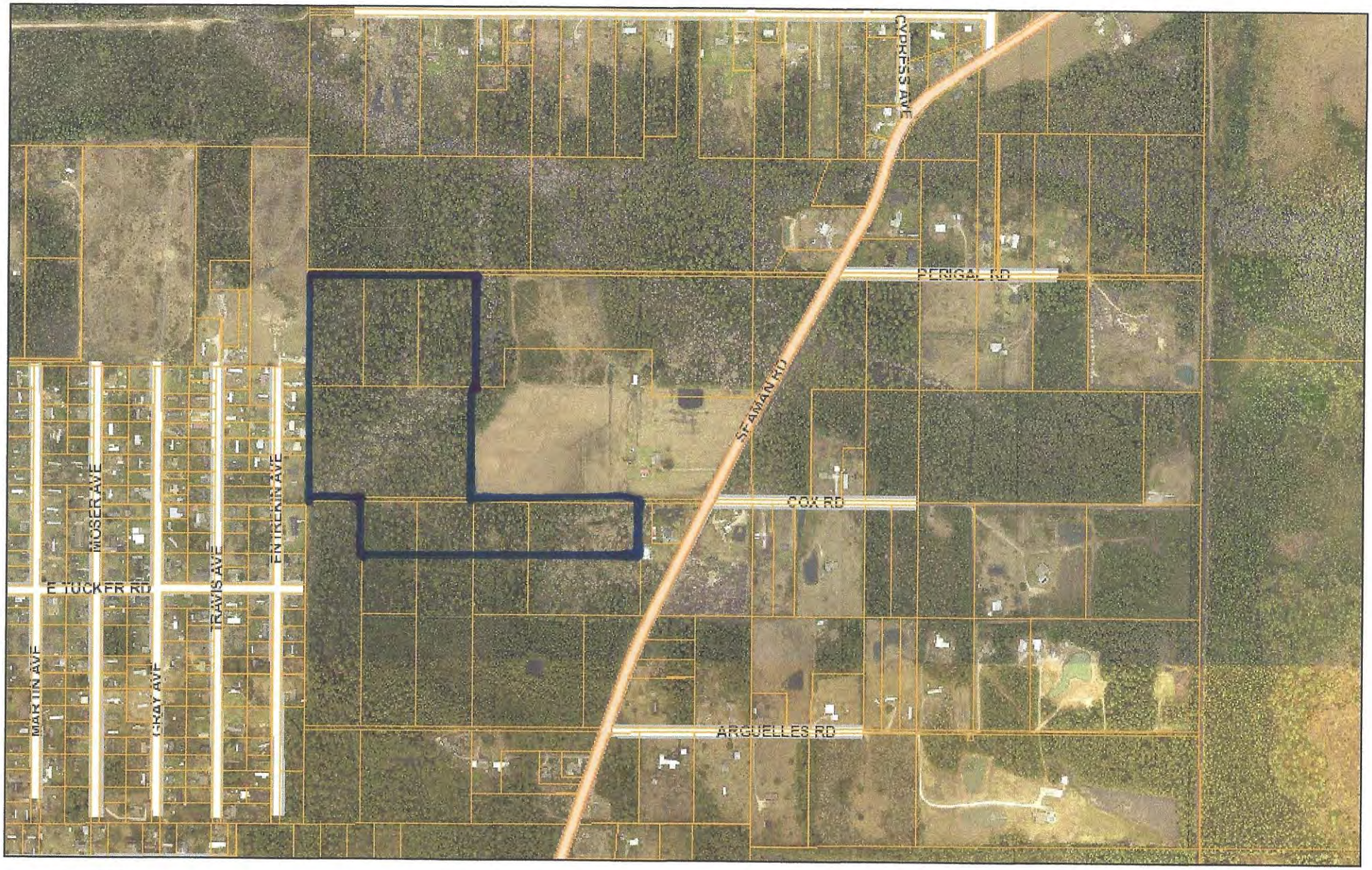
If you have questions or comments regarding this letter report, please contact me at (228) 588-1244.

Sincerely,

Dana R. Sanders, Sr.

Bus: 228-623-9714 e-mail: drsawet@bellsouth.net

FIGURE 1. SITE LOCATION MAP FOR SEAMAN ROAD SUBDIVISION PHASE 2



August 8, 2022

Parcels
PrimaryRoads
Major
CenterLines

1:9,600

0 0.07 0.15 0.3 mi

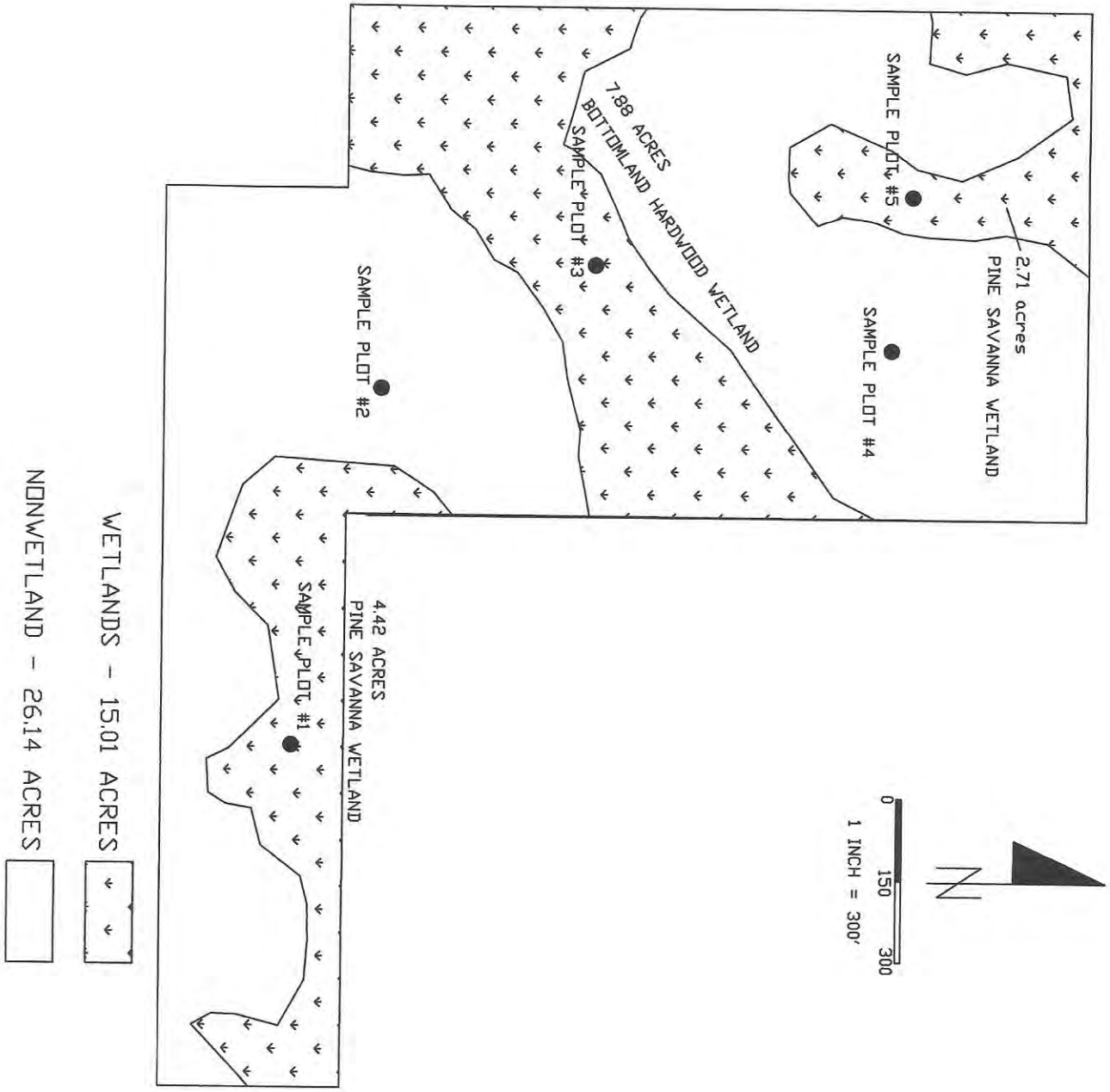
0 0.13 0.25 0.5 km

Jackson County GIS , 1

Web AppBuilder for ArcGIS
. | Jackson County GIS | 1 |

SANDERS ENVIRONMENTAL, LLC
2305 Lewis Gate Drive, Gautier Mississippi, 39553

FIGURE 2. WETLAND DELINEATION FOR MILSTEAD PROPERTY
SEAMAN ROAD, JACKSON COUNTY, MISSISSIPPI



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Appendix A

Field Data Sheets

GPS Points

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: SEAMAN ROAD SUBDIVISION PHASE 2 City/County: St. Martin/Jackson County Sampling Date: 8/4/22

Applicant/Owner: Randall Real Estate State: MS Sampling Point: 1

Investigator(s): DANA SANDERS, JR (DRSA & ASSOC). Section, Township, Range: SECT 35, T6 SOUTH, R9 WEST

Landform (hillslope, terrace, etc.): DEPRESSION Local relief (concave, convex, none): CONCAVE Slope (%): 1%

Subregion (LRR or MLRA): _____ Lat: 30.477233 Long: -88.836130 Datum: NAD83

Soil Map Unit Name: ATMORE NWI classification: PEM

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ 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 _____	**Is the Sampled Area within a Wetland?** **Yes ✔ No _____**
Hydric Soil Present?	Yes ✔	No _____	
Wetland Hydrology Present?	Yes ✔	No _____	

Remarks:

Sample plot is in a depression area near the north property line south of Phase 1. Sample was recorded 2 days after rainfall event.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is 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)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ 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)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ✔ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): None
Water Table Present?	Yes ✔	No _____	Depth (inches): 0
Saturation Present? (includes capillary fringe)	Yes ✔	No _____	Depth (inches): 0

Wetland Hydrology Present? **Yes ✔ No _____**

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

Remarks:

Wetland Hydrology Present

VEGETATION – Use scientific names of plants.

Sampling Point: 1

Tree Stratum (Plot sizes: 60' X 60')	Absolute % Cover	Dominant Species?	Indicator Status
1. Pinus taeda	20	yes	FAC
2. Quercus nigra	20	yes	FAC
3. Nyssa sylvatica	10	no	FAC
4. Magnolia virginiana	10		
5.			
6.			
7.			
	60	= Total Cover	
Sapling Stratum (30' X 30')			
1. Nyssa sylvatica	10	yes	FAC
2. Magnolia virginiana	10	yes	FACW
3.			
4.			
5.			
6.			
7.			
	30	= Total Cover	
Shrub Stratum (30' X 30')			
1. Myrica cerifera	20	yes	FACW
2. Ilex vomitoria	10	no	FAC
3. Cyrilla racemiflora	10	no	FACW
4.			
5.			
6.			
7.			
	40	= Total Cover	
Herb Stratum (6' X 6')			
1. Woodwardia virginicus	20	yes	OBL
2. Myrica cerifera	10	no	FACW
3. Hypericum fasciculatum	10	no	FACW
4. Magnolia virginicus	10	no	FACW
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	50	= Total Cover	
Woody Vine Stratum (60' X 60')			
1. Smilax laurifolia	5	yes	FACW
2.			
3.			
4.			
5.			
	5	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 7 (A)

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

✔ Dominance Test is >50%

__ Prevalence Index is ≤3.0[1]

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Definitions of Vegetation Strata:

Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Shrub – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine – All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ✔ No ____

Remarks: (If observed, list morphological adaptations below).

Hydrophytic Vegetation

SOIL

Sampling Point: 1

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-3	2.5Y3/1	95	10YR5/6	5	C	PL	SL	SL = SANDY LOAM
3-16	2.5Y4/2	90	10YR5/6	10	C	PL	SL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated 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)
- ___ Organic Bodies (A6) **(LRR P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- ✔ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ___ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12) (LRR T, U)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✔ No ___

Remarks:

Nonhydric Soils - Soils typical of pine savanna wetland.

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: SEAMAN ROAD SUBDIVISION PHASE 2 City/County: St. Martin/Jackson County Sampling Date: 8/4/22

Applicant/Owner: Randall Real Estate State: MS Sampling Point: 2

Investigator(s): DANA SANDERS, JR (DRSA & ASSOC). Section, Township, Range: SECT 35, T6 SOUTH, R9 WEST

Landform (hillslope, terrace, etc.): RIDGESLOPE Local relief (concave, convex, none): CONVEX Slope (%): 3%

Subregion (LRR or MLRA): _____ Lat: 30.477022 Long: -88.837082 Datum: NAD83

Soil Map Unit Name: VANCLEAVE NWI classification: PEM

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ✔

Are Vegetation _____, Soil _____, or Hydrology _____ 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 _____	**Is the Sampled Area within a Wetland?** Yes _____ No ✔
Hydric Soil Present?	Yes _____	No ✔	
Wetland Hydrology Present?	Yes _____	No ✔	

Remarks:

Sample plot is on a ridge slope west of sample plot #2

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is 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)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ 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)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): None
Water Table Present?	Yes _____	No ✔	Depth (inches): None
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): None

Wetland Hydrology Present? Yes _____ No ✔

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

Remarks:

Nonwetland Hydrology Present

VEGETATION – Use scientific names of plants.

Sampling Point: 2

Tree Stratum (Plot sizes: 60' X 60')	Absolute % Cover	Dominant Species?	Indicator Status
1. Pinus taeda	60	yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	60	= Total Cover	
Sapling Stratum (30' X 30')			
1. Nyssa sylvatica	10	yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	10	= Total Cover	
Shrub Stratum (30' X 30')			
1. Ilex vomitoria	20	yes	FAC
2. Ilex coriacea	20	yes	FAC
3. Vaccinium arboreum	10	no	FACU
4. Rubus arvensis	10	no	FAC
5.			
6.			
7.			
	60	= Total Cover	
Herb Stratum (6' X 6')			
1. Ilex vomitoria	10	yes	FAC
2. Lonicera japonica	10	yes	FAC
3. Pteridium aquillinum	10	yes	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	30	= Total Cover	
Woody Vine Stratum (60' X 60')			
1. Smilax rotundifolia	5	yes	FAC
2.			
3.			
4.			
5.			
	5	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 8 (A)

Total Number of Dominant Species Across All Strata: 9 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 88 (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

✔ Dominance Test is >50%

__ Prevalence Index is ≤3.0[1]

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Definitions of Vegetation Strata:

Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Shrub – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine – All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ✔ No ____

Remarks: (If observed, list morphological adaptations below).

Hydrophytic Vegetation

SOIL

Sampling Point: 2

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-2	2.5Y3/2	100					SL	SL = SANDY LOAM
2-10	2.5Y4/4	100					SL	
10-16	2.5Y5/4	100					SL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated 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)
- ___ Organic Bodies (A6) **(LRR P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ___ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12) (LRR T, U)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✔

Remarks:

Nonhydric Soils

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: SEAMAN ROAD SUBDIVISION PHASE 2 City/County: St. Martin/Jackson County Sampling Date: 8/4/22

Applicant/Owner: Randall Real Estate State: MS Sampling Point: 3

Investigator(s): DANA SANDERS, JR (DRSA & ASSOC). Section, Township, Range: SECT 36, T6 SOUTH, R9 WEST

Landform (hillslope, terrace, etc.): Drainage Local relief (concave, convex, none): CONCAVE Slope (%): 1%

Subregion (LRR or MLRA): _____ Lat: 30.478745 Long: -88.839528 Datum: NAD83

Soil Map Unit Name: Smithton NWI classification: PEM

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ 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 _____	**Is the Sampled Area within a Wetland?** Yes ✔ No _____
Hydric Soil Present?	Yes ✔	No _____	
Wetland Hydrology Present?	Yes ✔	No _____	

Remarks:

Sample plot is within a drainage west of Sample Plot 1

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is 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)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ 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)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ✔ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): None
Water Table Present?	Yes ✔	No _____	Depth (inches): 0
Saturation Present? (includes capillary fringe)	Yes ✔	No _____	Depth (inches): 0

Wetland Hydrology Present? Yes _____ No ✔

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

Remarks:

Wetland Hydrology Present

VEGETATION – Use scientific names of plants.

Sampling Point: 3

Tree Stratum (Plot sizes: 60' X 60')	Absolute % Cover	Dominant Species?	Indicator Status
1. Pinus taeda	30	yes	FAC
2. Magnolia virginiana	30	yes	FACW
3. Acer rubrum	20	yes	FAC
4. Nyssa sylvatica	10	no	FAC
5.			
6.			
7.			
	90	= Total Cover	
Sapling Stratum (30' X 30')			
1. Pinus taeda	10	yes	FAC
2. Nyssa sylvatica	10	no	FAC
3.			
4.			
5.			
6.			
7.			
	20	= Total Cover	
Shrub Stratum (30' X 30')			
1. Cyrilla racemiflora	10	yes	FACW
2. Myrica cerifera	10	yes	FACW
3.			
4.			
5.			
6.			
7.			
	20	= Total Cover	
Herb Stratum (6' X 6')			
1. Cyrilla racemiflora	30	yes	FACW
2. Osmunda regalis	20	yes	OBL
3. Woodwardia virginicus	10	yes	FACW
4. Magniloa virginiana	10	yes	FACW
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	70	= Total Cover	
Woody Vine Stratum (60' X 60')			
1. Smilax laurifolia	5	yes	FACW
2.			
3.			
4.			
5.			
	5	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 11 (A)

Total Number of Dominant Species Across All Strata: 11 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

✔ Dominance Test is >50%

__ Prevalence Index is ≤3.0[1]

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Definitions of Vegetation Strata:

Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Shrub – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine – All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ✔ No ____

Remarks: (If observed, list morphological adaptations below).

Hydrophytic Vegetation

SOIL

Sampling Point: 3

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-6	2.5Y3/1	90	10YR5/6	90	C	PL	SL	SL = SANDY LOAM
6-16	2.5Y4/1	85	10YR5/6	90	C	PL	SL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated 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)
- ___ Organic Bodies (A6) **(LRR P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- ✔ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ___ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12) (LRR T, U)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✔ **No** ___

Remarks:

Hydric Soils - Soils typical of wetland drainages on 1% or less percent slopes.

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: SEAMAN ROAD SUBDIVISION PHASE 2 City/County: St. Martin/Jackson County Sampling Date: 8/4/22

Applicant/Owner: Randall Real Estate State: MS Sampling Point: 4

Investigator(s): DANA SANDERS, JR (DRSA & ASSOC). Section, Township, Range: SECT 35, T6 SOUTH, R9 WEST

Landform (hillslope, terrace, etc.): RIDGESLOPE Local relief (concave, convex, none): CONVEX Slope (%): 3%

Subregion (LRR or MLRA): _____ Lat: 30.480432 Long: -88.839192 Datum: NAD83

Soil Map Unit Name: VANCLEAVE NWI classification: PEM

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ 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 _____	**Is the Sampled Area within a Wetland?** Yes _____ No ✔
Hydric Soil Present?	Yes _____	No ✔	
Wetland Hydrology Present?	Yes _____	No ✔	

Remarks:

SAMPLE PLOT ON RIDGESLOPE

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is 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)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ 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)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): None
Water Table Present?	Yes _____	No ✔	Depth (inches): None
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): None

Wetland Hydrology Present? Yes _____ No ✔

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

Remarks:

Nonwetland Present

VEGETATION – Use scientific names of plants.

Sampling Point: 4

Tree Stratum (Plot sizes: 60' X 60')	Absolute % Cover	Dominant Species?	Indicator Status
1. Pinus taeda	30	yes	FAC
2. Nyssa sylvatica	10		
3.			
4.			
5.			
6.			
7.			
	60	= Total Cover	
Sapling Stratum (30' X 30')			
1. Nyssa sylvatica	10	yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	10	= Total Cover	
Shrub Stratum (30' X 30')			
1. Ilex vomitoria	30	yes	FAC
2. Ilex coriacea	10	yes	FAC
3. Vaccinium arboreum	10	no	FACU
4.			
5.			
6.			
7.			
	50	= Total Cover	
Herb Stratum (6' X 6')			
1. Ilex vomitoria	10	yes	FAC
2. Vitis rotundifolia	10	yes	FAC
3. Pteridium aquillinum	10	yes	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	30	= Total Cover	
Woody Vine Stratum (60' X 60')			
1. Smilax rotundifolia	5	yes	FAC
2.			
3.			
4.			
5.			
	5	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 8 (A)

Total Number of Dominant Species Across All Strata: 9 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 88 (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

✔ Dominance Test is >50%

__ Prevalence Index is ≤3.0[1]

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Definitions of Vegetation Strata:

Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Shrub – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine – All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ✔ No ____

Remarks: (If observed, list morphological adaptations below).

Hydrophytic Vegetation

SOIL

Sampling Point: 4

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-3	2.5Y3/2	100					SL	SL = SANDY LOAM
3-8	2.5Y4/4	100					SL	
8-16	2.5Y5/4	100					SL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated 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)
- ___ Organic Bodies (A6) **(LRR P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ___ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12) (LRR T, U)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✔

Remarks:

Nonhydric Soils

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Seaman Road Subdivision Project Phase 2 City/County: St. Martin/Jackson County Sampling Date: 8/4/22

Applicant/Owner: Randall Real Estate State: MS Sampling Point: 5

Investigator(s): DANA SANDERS, JR (DRSA & ASSOC). Section, Township, Range: SECT 36, T6 SOUTH, R9 WEST

Landform (hillslope, terrace, etc.): PINE SAVANNA DEPRESS Local relief (concave, convex, none): CONCAVE Slope (%): 1%

Subregion (LRR or MLRA): _____ Lat: 30.480721 Long: -88.840093 Datum: NAD83

Soil Map Unit Name: ATMORE NWI classification: PEM

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ 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 _____	**Is the Sampled Area within a Wetland?** **Yes ✔ No _____**
Hydric Soil Present?	Yes ✔	No _____	
Wetland Hydrology Present?	Yes ✔	No _____	

Remarks:
Sample plot is within a depression with Pine Savanna vegetation

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is 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)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ 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)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ✔ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): None
Water Table Present?	Yes ✔	No _____	Depth (inches): 0
Saturation Present? (includes capillary fringe)	Yes ✔	No _____	Depth (inches): 0

Wetland Hydrology Present? **Yes ✔ No _____**

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

Remarks:
Wetland Hydrology Present

VEGETATION – Use scientific names of plants.

Sampling Point: 5

Tree Stratum (Plot sizes: 60' X 60')	Absolute % Cover	Dominant Species?	Indicator Status
1. Pinus taeda	60	yes	FAC
2. Magnolia virginiana	20	yes	FACW
3.			
4.			
5.			
6.			
7.			
	80	= Total Cover	
Sapling Stratum (30' X 30')			
1. Pinus taeda	10	yes	FAC
2. Nyssa sylvatica	10	no	FAC
3.			
4.			
5.			
6.			
7.			
	20	= Total Cover	
Shrub Stratum (30' X 30')			
1. Ilex coriacea	30	yes	FACW
2. Cyrilla racemiflora	20	yes	FACW
3. Ilex vomitoria	10	no	FAC
4.			
5.			
6.			
7.			
	60	= Total Cover	
Herb Stratum (6' X 6')			
1. Ilex coriacea	10	yes	FACW
2. Cyrilla racemiflora	10	yes	FAC
3. Hypericum fasiculatam	10	yes	FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	30	= Total Cover	
Woody Vine Stratum (60' X 60')			
1. Smilax laurifolia	10	yes	FACW
2.			
3.			
4.			
5.			
	10	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 8 (A)

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

✔ Dominance Test is >50%

__ Prevalence Index is ≤3.0[1]

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Definitions of Vegetation Strata:

Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Shrub – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine – All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ✔ No ____

Remarks: (If observed, list morphological adaptations below).

Hydrophytic Vegetation

SOIL

Sampling Point: 5

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-4	2.5Y3/2	90	10YR5/6	90	C	PL	SL	SL = SANDY LOAM
4-16	2.5Y4/2	85	10YR5/6	90	C	PL	SL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated 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)
- ___ Organic Bodies (A6) **(LRR P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- ✔ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ___ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12) (LRR T, U)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✔ **No** ___

Remarks:

Hydric Soil.

Seaman Road Subdivision Phase 2 Property Wetland Delineation GPS Points

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Preliminary Jurisdictional Determination

ATTACHMENT

PRELIMINARY JURISDICTIONAL DETERMINATION FORM

BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR PRELIMINARY JURISDICTIONAL DETERMINATION (JD): August 8, 2022

B. NAME AND ADDRESS OF PERSON REQUESTING PRELIMINARY JD: Randall Real Estate Holdings, LLC, PO Box 930, Ocean Springs, MS 39566

C. DISTRICT OFFICE, FILE NAME, AND NUMBER: Mobile USACE

D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION: Project consists of a 41.15 acre project area featuring a 90 lot single family residence subdivision with supporting roadways, utilities and detention. The project is Phase 2 of the previously permitted Seaman Road Subdivision Project (SAM-2019-00593-APS).

(USE THE ATTACHED TABLE TO DOCUMENT MULTIPLE WATERBODIES AT DIFFERENT SITES)

State:MS County/parish/borough: JACKSON City: OCEAN SPRINGS, MS.

Center coordinates of site (lat/long in degree decimal format): Lat. 30.476977° **Pick List**, Long. -88.836933° **Pick List**.

Universal Transverse Mercator:

Name of nearest waterbody: Perigal Creek

Identify (estimate) amount of waters in the review area:

Non-wetland waters: linear feet: width (ft) and/or acres.

Cowardin Class:

Stream Flow:

Wetlands: 15.01 acres.

Cowardin Class: PFO1A

Name of any water bodies on the site that have been identified as Section 10 waters:

Tidal: NA

Non-Tidal: None

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☐ Office (Desk) Determination. Date

x☐ Field Determination. Date(s): 6/1/2022

1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time.

2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) that the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant's acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an approved JD or a preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable.

This preliminary JD finds that there *"may be"* waters of the United States on the subject project site, and identifies all aquatic features on the site that could be affected by the proposed activity, based on the following information:

SUPPORTING DATA. Data reviewed for preliminary JD (check all that apply - checked items should be included in case file and, where checked and requested, appropriately reference sources below):

X☐ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant:

X☐ Data sheets prepared/submitted by or on behalf of the applicant/consultant.

☐ Office concurs with data sheets/delineation report.

☐ Office does not concur with data sheets/delineation report.

☐ Data sheets prepared by the Corps: .

☐ Corps navigable waters' study: .

☐ U.S. Geological Survey Hydrologic Atlas: .

☐ USGS NHD data.

X☐ USGS 8 and 12 digit HUC maps.

☐ U.S. Geological Survey map(s). Cite scale & quad name:1:24,000 Gulfport North Quadrangle Maps.

X☐ USDA Natural Resources Conservation Service Soil Survey. Citation: USDA-NRCS Web Soil Survey, http//websoilsurvey.nrcs.usda.gov. Accessed 3/17/2015 3

☐ National wetlands inventory map(s). Cite name: .

☐ State/Local wetland inventory map(s): .

☐ FEMA/FIRM maps: .

☐ 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)

☐ Photographs: X☐ Aerial (Name & Date):GOOGLE EARTH (periodically 3/17/2015 .

or ☐ Other (Name & Date): .

☐ Previous determination(s). .

☐ Other information (please specify): .

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

Signature and date of
Regulatory Project Manager
(REQUIRED)

Signature and date of
person requesting preliminary JD
(REQUIRED, unless obtaining
the signature is impracticable)

SAMPLE

Site number	Latitude	Longitude	Cowardin Class	Estimated amount of aquatic resource in review area	Class of aquatic resource
	30.478745	-88.839528	PFO1A	15.01 acres	Non-section 10- Wetland