H D Lang and Associates, Inc.

Surveyors and Engineers

4099 North State Street
Jackson, Mississippi 39206

June 3, 2020

Mississippi Department of Environmental Quality
Office of Pollution Control
P.O. Box 2261
Jackson, MS 39225-2261

Attention: Ms. Florance Bass

Reference: Yandell Farms of Sheffield, Part 2
Madison County, Mississippi

Dear Ms. Bass:

On behalf of our client, JWAR Properties, LLC, we are submitting the following information to extend storm water coverage to include the above referenced development:

1. completed major modification form
2. storm water pollution prevention plan
3. project plotted on quad map
4. vicinity map
5. erosion, sediment and storm water control plan sheet
6. wetlands assessment by Headwaters, Inc.

Thank you for your assistance with this project and if additional information is required, please do not hesitate to call.

Sincerely,

Jason B. Horton, P.E.
Vice President

JBH/kp

enclosures

MAJOR MODIFICATION FORM
FOR LARGE CONSTRUCTION GENERAL PERMIT
Coverage No. MSR10 7 6 8 7 County Madison

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

INSTRUCTIONS

Coverage recipients shall notify the Mississippi Department of Environmental Quality at least 30 days in advance of the following activities (check all that apply). This form should be submitted with a modified Storm Water Pollution Prevention Plan (SWPPP), updated USGS topographic map, Corps of Engineers Section 404 documentation and wastewater collection and treatment information, as appropriate.

☑ **SWPPP details have been developed and are ready for MDEQ review for subsequent phases of an existing, covered project.**

☑ **"Footprint" identified in the original LCNOI is proposed to be enlarged.**

This form must be signed by the current coverage recipient under Mississippi's Large Construction General Permit. A different developer of new phases of existing subdivisions must apply for separate permit coverage through the submittal of a new complete LCNOI package. Coverage recipients are authorized to discharge storm water associated with proposed expansions of existing subdivisions or subsequent phases, under the conditions of the General Permit, only upon receipt of written notification of approval by MDEQ. All other modifications, such as changes of erosion and sediment controls used, must be in accordance with ACT6, S-1 (6) and S-2 (7) of the General Permit.

ALL INFORMATION MUST BE COMPLETED (indicate "N/A" where not applicable)

COVERAGE RECIPIENT INFORMATION

COVERAGE RECIPIENT CONTACT NAME: J. D. Robinson TEL # (601) 373-9373

COMPANY NAME: JWAR Properties, LLC

STREET OR P.O. BOX: 4568 North Siwell Road

CITY: Jackson STATE: MS ZIP: 39212 E-MAIL:

PROJECT INFORMATION

PROJECT NAME: Yandell Farms of Sheffield, Part 2

CITY: Canton

ADDITIONAL ACREAGE TO BE DISTURBED: 35 acres TOTAL PROJECT ACREAGE: 112 acres

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

g: J.D. Rob mbr
Signature (must be signed by coverage recipient)

6-3-20
Date

J.D. ROBINSON
Printed Name

MEMBER
Title

Please submit this form to:

Chief, Environmental Permits Division
MS Department of Environmental Quality, Office of Pollution Control
P.O. Box 2261
Jackson, Mississippi 39225

EROSION, SEDIMENT AND STORMWATER CONTROL PLAN

YANDELL FARMS OF SHEFFIELD, PART 2

MADISON COUNTY, MISSISSIPPI

JUNE, 2020

Project Description:

The purpose of the project is to construct the infrastructure for a 81 lot residential development with construction access road located in Madison County, Mississippi. The project will encompass approximately 35 acres.

Site Description before Construction:

The site has generally hilly terrain with slopes ranging from approximately 2 to 8 percent. The site generally drains to the north.

The site will drain to a temporary basin during the construction of the project. The sediment basin will have a minimum storage capacity of 83,690 cubic feet for the 22 acres drained. All other areas will be controlled by the use of silt fences and straw wattles.

Site Description after Construction:

After construction of the infrastructure, there will exist approximately 3.7 acres of impervious surface (streets). Upon full buildout of the 81 lots, it is estimated that the impervious area will increase to 7.5 acres (roofs, drives, etc.) for a total of 11.2 acres or impervious area, more or less.

Once a disturbed area has been established with final vegetation or pavement and the remaining disturbed area is less than ten acres, the sediment basin shall be converted to the permanent retention pond. The pond shall be mucked out to the designed depth and the temporary skimmer and blocked area shall be removed.

Adjacent Property:

The project is surrounded by residential lots along the west and north of the property and undeveloped land to the south and east.

Soils:

The predominant soil on the project site is Loring silt loam, Byram silt loam and Gillsburg silt loam. Topsoil removed during the grading operations will be used for backfill and top dressing behind the curb and gutter along the streets.

Planned Erosion, Sediment and Stormwater Control Practices:

1. Storm Drain Inlet Protection – Temporary straw wattle and silt fence combinations will be installed at all curb inlet and grate inlet locations.

2. Land Grading - Excess excavation from the street right-of-ways will be placed on the lots of lowest elevation. All fill materials will be compacted and slopes will not exceed 3:1. All areas will receive seeding for stabilization of the fill material until permanent vegetation is established after the construction of the individual houses. When a disturbed area will be left undisturbed for fourteen days or more, the appropriate temporary or permanent vegetative practices shall be implemented immediately.

3. Grassed Waterway - Grass lined waterways will be provided as indicated on the construction plan to serve as secondary drainage swales.

4. Rock Outlet Protection – A rip rap apron will be located at the outlet of all culverts to prevent scour.

5. Permanent Seeding - All disturbed areas will be permanently seeded and mulched once final grade is established. The land grading areas previously mentioned will receive temporary seeding as stated.

6. Should equipment maintenance be necessary, a designated area shall be provided adjacent to the construction activities to prevent the runoff of pollutants, such as fuel and oils, from the site into surface waters. Paints, solvents, fertilizers, or any other potentially toxic materials will not be stored on site.

7. Designated area, or areas, shall be provided for washing down delivery chutes on concrete trucks. This area shall be located such that no wash off will leave the site and be introduced into surface waters. Under no circumstances shall wash off be discharged into culverts, inlets or ditches.

8. Receptacles shall be provided, as needed, for the collection of solid waste. Receptacles shall be serviced and emptied as needed.

9. Adequate sanitary sewer facilities such as port-o-lets, shall be provided and maintained on site.

10. The builders and/or lot owners shall agree by terms of their deeds, to implement any and all erosion control measures necessary to prevent sediment from leaving individual lots during construction of the dwelling and to maintain such measures until the establishment of permanent vegetation. When a lot is sold, the developer will execute the registration form for residential lot coverage in accordance with the regulations for Mississippi's Large Construction Storm Water General Permit.

11. Prohibited Non-Storm Water Discharges:

a. wastewater from washout of concrete (unless managed by an appropriate control)
b. wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials
c. fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance
d. soaps or solvents used in vehicle and equipment washing
e. wastewater from sanitary sewer facilities, including portable toilets

12. Covered trash bins shall be stored on site as needed. Trash bins shall be serviced, emptied and maintained as needed.

13. If fuels, oils or other pollutants are to be stored on site, they shall be stored in a covered area.

On site storage shall meet all local, state and federal rules regarding secondary containment. Additionally, local ordinances may require fencing and security measures for storage of these products.

14. Extreme care shall be given to the servicing and fueling of vehicles and equipment using methods for spill prevention.

15. All vehicles kept on site shall be monitored for leaks and receive regular preventative maintenance to reduce any opportunity of leakage.

A Spill Prevention Control and Countermeasures (SPCC) plan should be developed for the facility to address the safe storage, handling and cleanup of petroleum products and other chemicals.

Petroleum products should be stored in tightly sealed containers that are clearly labeled. If petroleum products are stored on site, a secondary containment facility will be required if the cumulative storage capacity of all tanks greater than 55 gallons at the site exceeds 1,320 gallons.

<u>Implementation Sequence of Erosion Control Measures:</u>

1. Prior to land clearing, silt fences shall be installed at areas of natural drainage concentration.

The storm water general permit requires the following be addressed, if applicable:

For drainage locations (a drainage point at boundary of land disturbing activity) that serves an area with 10 or more disturbed areas at one time, a temporary (or permanent) sediment basin providing at least 3,600 cubic feet (133 cubic yards) of storage per acre drained shall be provided until final stabilization of the site. Sediment basins must be installed before major site grading.

2. After land clearing, silt fences and straw wattles (where straw wattles are designated) shall be installed prior to land grading operations and the granular construction entrance shall be installed.

3. As storm sewer is installed, silt fence and straw wattles shall be installed around the upstream end of each culvert and rock outlets shall be installed at the free discharge outlet of each culvert.

4. After the installation of sanitary sewer and water distribution, temporary seeding shall be applied to all disturbed areas.

5. After completion paving and fine dress up grading, permanent seeding and mulch shall be applied to all disturbed areas.

<u>Maintenance Plan:</u>

Short Term:

1. All erosion and sediment control practices (includes all controls and outfall/discharge points) will be checked for stability and operation following every runoff producing rainfall, but in no case less than once every week for a minimum period of four inspections per month. Any needed repairs will be made immediately to maintain all practices as designed.

2. Except for the sediment basins, all accumulated sediment shall be removed from structural controls when sediment deposits reach one-third to one-half of the height of the control.

For sediment basins, accumulated sediment shall be removed when capacity has been reduced by fifty percent (50%). All sediment deposits removed shall be properly disposed.

3. All seeded areas will be fertilized and reseeded as necessary to maintain a dense vegetative cover.

Long Term:

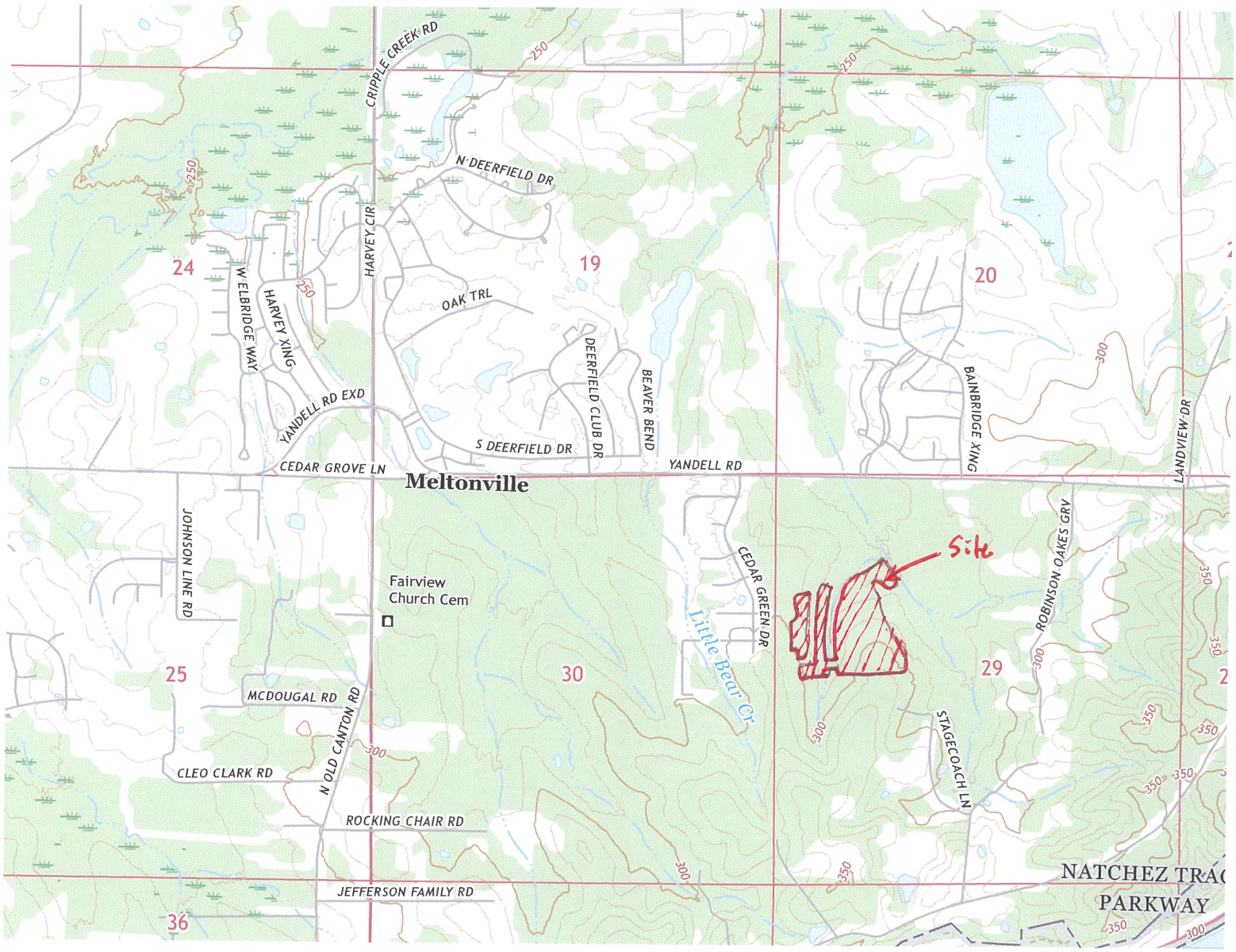
1. **All vegetated areas will be maintained in adequate condition to provide proper ground cover.**

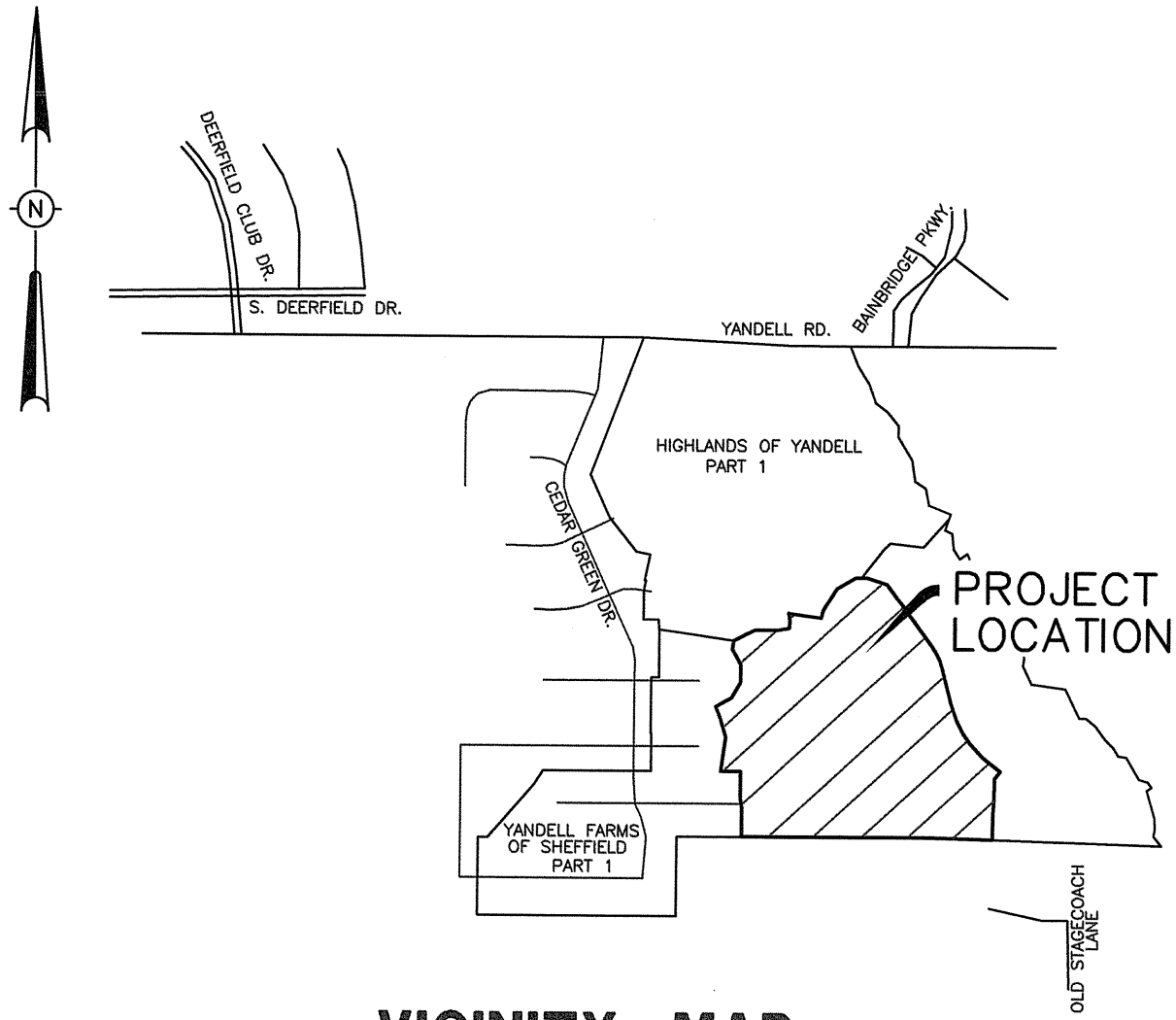
2. **Areas where vegetation is lost will be fertilized, seeded and maintained as necessary to restore proper ground cover.**

3. **Structural measures will be examined at least annually and maintenance performed as needed.**

1" = 2,000'

Canton, MS Map





VICINITY MAP

SCALE 1"=1000'

HEADWATERS INC.
NATURAL RESOURCES CONSULTING

March 24, 2020

Mr. J.D. Robinson
RPB Development, LLC
P.O. Box 628
Ridgeland, Mississippi 39158

RE: RPB Development, LLC
Yandell Farms of Sheffield Development Phase II
Madison County, Mississippi
Regulatory Permit Review

Dear Mr. Robinson:

As per your request, Headwaters, Inc. completed a wetland assessment covering the proposed Yandell Farms of Sheffield Development Phase II project. The project is located to the east of the community of Gluckstadt within an undeveloped portion of Madison County, Mississippi. Phase II will expand to the east of the existing Yandell Farms of Sheffield residential development and will include an approximate 34.5-acre parcel situated within partial Section 29, Township 8 North, Range 3 East, Madison County, Mississippi.

Based upon the completed wetland assessment, it was confirmed that the subject property was predominantly occupied by a mixed pine and hardwood forestland type utilized for timber production purposes. The conducted field investigations also revealed the presence of two (2) forested wetlands, one (1) scrub-shrub wetland, and two (2) ephemeral stream channels, which would be considered as "other waters of the U.S.". Under current regulatory framework, the identified wetlands and streams would be considered jurisdictional, and impacts to these habitats would require the appropriate authorization from the U.S. Army Corps of Engineers (USACE).

The jurisdictional habitats discovered were situated within a natural topographic draw that provided the subject property's primary source of storm water relief. Runoff is retained and conveyed generally to the north through the identified wetlands and streams before flowing across the north property boundary. Outside the limits of the draw, the terrain increases in elevation and maintains a persistent degree of slope to the east and to the west picking up into upland hillslopes and ridges. These upland habitats were found to occupy the preponderance of the subject property with no other potential wetlands or stream channels present.

Following the completed site assessment, the discovered jurisdictional features were incorporated into site plans to assess potential wetland and stream impacts. After discussing the stipulations and regulations associated with impacting these jurisdictional features, it was elected to modify the site plans for Phase II. All

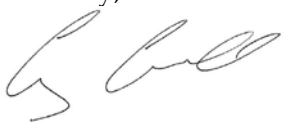
development activities will be restricted to the upland portions of the site, and the layout of the residential development and road alignments have been amended to avoid the jurisdictional wetland habitats and stream channels within the subject property. As a result of the site modification, a portion of the project site will be utilized as "green space" to ensure the wetlands and streams are not impacted as a part of the planned development.

Based upon our review of the site plans, the proposed Yandell Farms of Sheffield Phase II will not require a Section 404 wetland permit authorization from the USACE. Given this, Phase II will not result in the loss of wetlands or streams present within the subject property, and therefore, further consultation with the USACE regarding the planned project is not required.

It is recommended that Best Management Practices (BMP's) be implemented and maintained though the entire construction sequence to ensure that no secondary adverse impacts to the avoided habitats occur. BMP's should be maintained until final stabilization is achieved ensuring storm water compliance. With this said, the appropriate Mississippi Department of Environmental Quality (MDEQ) Construction Storm Water NPDES Permits should be considered before commencement of construction activities.

If you need any additional information or if the scope of the project should change, please feel free to contact us for further review and consideration. We appreciate the opportunity to assist you with this project.

Sincerely,



J. Clay Cromwell
Vice President

JCC\

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PO Box 2836, Ridgeland, MS 39158-2836
601-634-0097●769-233-2563(f)

TUPELO, MISSISSIPPI
PO Box 3658 Tupelo, MS 38803-3658

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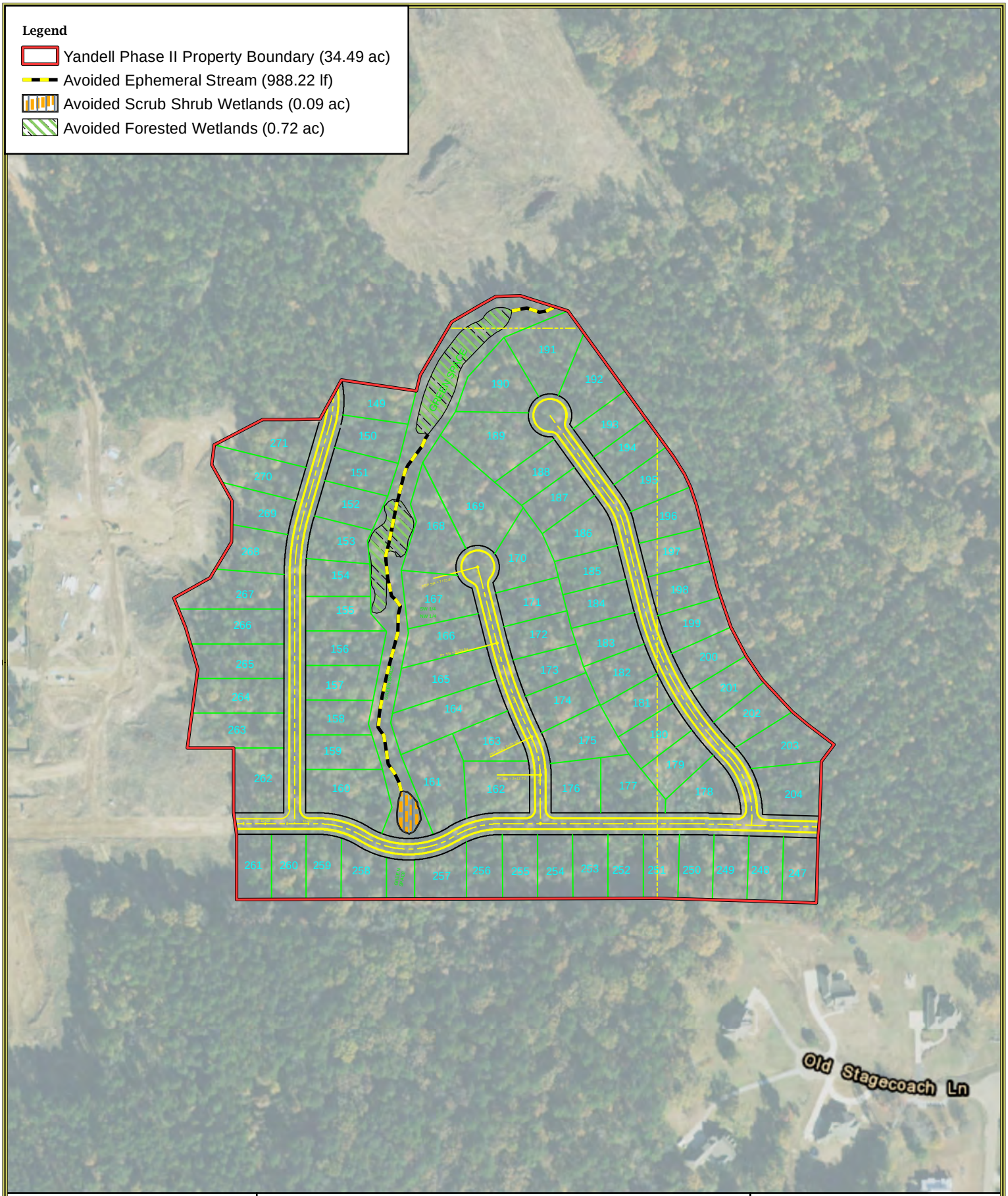

HEADWATERS INC.
NATURAL RESOURCES CONSULTING
WWW.HEADWATERS-INC.COM

Yandell Farms of Sheffield Phase II

Sec. 29 - T 8N - R 3E
Madison County, Mississippi

Wetland Impact Map

0 175 350 Feet
1:3,500

N

NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2018 Imagery Basemap

Date Created: 3/20/2020

Created by: JDL

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HEADWATERS INC.
NATURAL RESOURCES CONSULTING

March 23, 2020

Mr. J.D. Robinson
RPB Development, LLC
P.O. Box 628
Ridgeland, Mississippi 39158

RE: RPB Development, LLC
Yandell Farms of Sheffield Development Phase II
Madison County, Mississippi
Wetland Assessment

Dear Mr. Robinson:

Per your request, Headwaters, Inc. has completed a wetland and "other waters of the U.S." assessment on the above referenced property located in Madison County, Mississippi. Headwaters conducted the initial site review and assessment of the subject property on October 20, 2017. A secondary site review was completed on March 12, 2020.

Our assessment was based upon the property boundaries as depicted on the property location maps and site plans provided to us by your office and verified by the field assessment of the property boundaries. The subject property consists of a 34.49-acre parcel located within an undeveloped portion of Madison County between Yandell Road and the Natchez Trace Parkway, and is located just to the east of Cedar Green Drive. More specifically, the subject property is situated within Section 29, Township 8 North, Range 3 East. The site can also be referenced by Global Positioning System (GPS) coordinates, N32.511200° - W90.017990°. Primary access to the property is granted by Cedar Green Drive to the east and through the existing Yandell Farms of Sheffield residential development.

The initial phase of this assessment involved the assimilation of all available information related to the subject property that would help establish a historical perspective of the property and highlight the physical attributes of the property, the primary drainage patterns, and the physical location of any suspected wetland areas present within the limits of the property. An integral component of the initial phase included the review of the 2018 USDA National Agricultural Imagery Program (NAIP) and the U.S.G.S. *Canton, Mississippi* Quadrangle Map (Attachment I).

Drainage across the preponderance of the subject property can be considered as moderate with natural drainage patterns found to be consistent with the available quadrangle maps. Drainage is conveyed generally to the north through a natural

drainage feature that cuts across the west half of the property until eventually flowing into Little Bear Creek farther to the north.

The initial review also included an assessment of the Madison County, Mississippi Soil Survey, which revealed the subject property consists predominantly of Byram silt loam, 5 to 8 percent slopes, and Byram silt loam, 2 to 5 percent slopes. Gillsburg silt loam and Providence silt loam, 2 to 5 percent slopes were also identified to be present within the limits of the property.

Based upon our preliminary evaluation, the subject property has been historically utilized for cattle grazing and hay production purposes, while the remaining portions of the property were occupied by undeveloped forestlands. Over time, the majority of the property was converted into a loblolly pine plantation stand and utilized for timber production purposes. Since then, timber production and recreational use have been the primary land uses for the subject property. The surrounding areas have similarly been historically utilized for cattle, agricultural row crop, and timber production purposes. Presently, general land use of the surrounding areas can be described as undeveloped forestlands, agricultural fields, residential developments, and sporadic residential estates.

Once the initial map and historical review were complete, a field assessment was conducted to verify the primary habitat types present within the limits of the subject property, specifically jurisdictional waters, utilizing the 2010 Regional Supplement to the U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual. Particularly, the regional supplement provides delineation guidance when considering soils and hydrology indicators of the Atlantic and Gulf Coastal Plain Region, in which the subject property is located. The field assessment revealed the presence of two (2) forested wetlands, one (1) scrub-shrub wetland, and two (2) ephemeral stream channels within the subject property.

Given the natural topography and relatively moderate relief of the subject property, systematic transects were not employed in the field delineation methodology. Rather, wetland data points were established and documented utilized GPS waypoints to verify potential jurisdictional wetlands and/or "other waters of the U.S." using an efficient approach based upon observations of vegetative and topographical features encountered in the field. The wetland delineation data points were spaced to ensure adequate coverage of each predominant habitat type present.

Based upon the site assessment completed, the following descriptions of the four (4) confirmed habitat types will be in general terms without specific chronology:

Forested Wetland Habitat:

The site reconnaissance revealed two (2) forested wetland habitats present within the limits of the subject property. The forested wetland habitats are located within the northern portion of the site and are confined within the natural topographic draw that transects the west half of the subject property. Situated in low-lying swales and flats, the forested wetlands collect and retain storm water runoff from the adjacent higher

elevations and upland hillslopes. The forested wetland habitats are further influenced by an ephemeral stream channel that conveys storm water from the southern portion of the property before dispersing throughout the bottomland hardwood habitats. The natural drainage patterns of the site will continue carrying flows generally to the north and off the subject property. Hydrology indicators observed within the forested wetland habitats were drainage patterns, water-stained leaves, sediment and drift deposits, saturation at the surface, inundation in pools, oxidized rhizospheres along living roots, moss trim lines, and crawfish burrows. Common vegetative components within the forested wetland habitats include American elm (*Ulmus americana*), water oak (*Quercus nigra*), willow oak (*Quercus phellos*), sweet-gum (*Liquidambar styraciflua*), American sycamore (*Platanus occidentalis*), red maple (*Acer rubrum*), cherry-bark oak (*Quercus pagoda*), lamp rush (*Juncus effusus*), *Carex spp.*, and plume grass (*Saccharum giganteum*), among others.

The soils observed within the forested wetland habitats were determined to range from a 5/1 to a 6/1 (gray) and a 5/2 (grayish brown) to a 6/2 (light brownish gray) on the 10YR page of the Munsell Soil Color Chart with a mottle color ranging from a 4/6 (strong brown) on the 7.5YR page to a 5/8 (yellowish brown) on the 10YR page.

The exact locations of the forested wetland habitats are depicted on the Wetland Location Maps included as Attachment II.

Scrub-Shrub Wetland Habitat:

The field investigations also discovered one (1) scrub-shrub wetland habitat that was identified within the southern portion of the property. The scrub-shrub wetland can be described as a naturally low-lying area that will collect and retain storm water before conveying it to the north via the identified ephemeral stream channel. The scrub-shrub wetland habitat exhibited hydrology indicators that include saturation at the surface, water-stained leaves, inundation in pools, sediment and drift deposits, and oxidized rhizospheres along living roots. The scrub-shrub wetland habitat contained vegetative components within the sapling/shrub and herbaceous strata and was without persistent overstory species. Vegetative species observed within the scrub-shrub wetland included sweet-gum (*Liquidambar styraciflua*), American elm (*Ulmus americana*), willow oak (*Quercus phellos*), cherry-bark oak (*Quercus pagoda*), water oak (*Quercus nigra*), red maple (*Acer rubrum*), cottongrass bulrush (*Scirpus cyperinus*), lamp rush (*Juncus effusus*), plume grass (*Saccharum giganteum*), bushy bluestem (*Andropogon glomeratus*), and *Carex spp.*, among others.

The soils observed within the scrub-shrub wetland habitat were determined to range from a 5/1 (gray) to a 5/2 (grayish brown) on the 10YR page of the Munsell Soil Color Chart with a mottle color ranging from a 4/6 (strong brown) on the 7.5YR page to a 5/8 (yellowish brown) on the 10YR page.

The exact location of the scrub-shrub wetland habitat is depicted on the Wetland Locations Maps included as Attachment II.

Ephemeral Stream:
Additionally, the subject property contains two (2) ephemeral stream channels that can be described by shallow, defined stream banks with the overall lack of vegetative components within. The ephemeral stream channels predominantly provide storm water relief and convey storm water to the north through the subject property's natural topographic draw. Storm water runoff will be the primary source of water flow for the ephemeral stream channels with no apparent ground water recharge. The presence of the ephemeral stream channels within the subject property would be considered as "other waters of the U.S."

The exact locations of the ephemeral stream channels are depicted on the Wetland Location Maps included as Attachment II.

Upland (Non-Wetland) Habitat:
The remaining portions of the subject property are contained within a forested upland (non-wetland) habitat type. Due to these upland habitats being present on higher elevations and hillslopes, the uplands were absent of any significant hydrology indicators or hydric characteristics. The primary vegetation observed within the upland habitats consist of loblolly pine (*Pinus taeda*), sweetgum (*Liquidambar styraciflua*), water oak (*Quercus nigra*), black cherry (*Prunus serotina*), cherry-bark oak (*Quercus pagoda*), American elm (*Ulmus americana*), hickory (*Carya spp.*), eastern red cedar (*Juniperus virginiana*), beauty berry (*Callicarpa americana*), dog-fennel (*Eupatorium capillifolium*), *Solidago spp.*, broomsedge (*Andropogon virginicus*), southern dewberry (*Rubus trivialis*), long-leaf wood-oats (*Chasmanthium sessiliflorum*), poison ivy (*Toxicodendron radicans*), and honeysuckle (*Lonicera japonica*), among others.

The soils sampled within the upland habitat types were observed to range from a 5/3 (brown) to a 6/3 (brown) and a 4/4 (dark yellowish brown) to a 5/4 (yellowish brown) on the 10YR page of the Munsell Soil Color Chart with limited to no soil mottling.

Based upon the completed field investigations and careful review of all available information, the following is a breakdown of the specific habitat types present within the limits of the subject property:

Forested Wetlands	0.72 acres
Scrub-Shrub Wetlands	0.09 acres
Ephemeral Stream	988.22 linear feet or 0.07 acres
Uplands (Non-Wetland)	33.61 acres
Total	**34.49 acres**

Copies of the U.S.G.S. *Canton, Mississippi* Quadrangle Maps and USDA NAIP 2018 color photograph covering the subject property are included as Attachment I. Copies of the

U.S.G.S. *Canton, Mississippi* Quadrangle Maps and USDA NAIP 2018 color photograph depicting the specific locations of the wetland habitats and "other waters of the U.S." and wetland delineation points are included as Attachment II. Copies of the completed wetland determination data forms are included as Attachment III. Photographs of selected property features are also included as Attachment IV for your use and review.

Based upon our field assessment, it was revealed that the site does contain wetlands and "other waters of the U.S." subject to regulations by the USACE. Prior to any site development activities that would adversely impact these areas, consultation with the USACE may be required. Please let us know if you have any questions regarding the necessary permit requirements for the development of this site.

As always, we appreciate the opportunity to be of assistance to you in this matter. If you have any questions or would like to discuss further, please do not hesitate to contact us.

Sincerely,

J. Clay Cromwell
Vice President

JCC\
Attachment

Attachment I

Madison County, Mississippi – General Location Map

U.S.G.S. *Canton, Mississippi* Quadrangle Map

USDA NAIP 2018 Aerial Photograph

RIDGELAND, MISSISSIPPI
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PO Box 3658 Tupelo, MS 38803-3658

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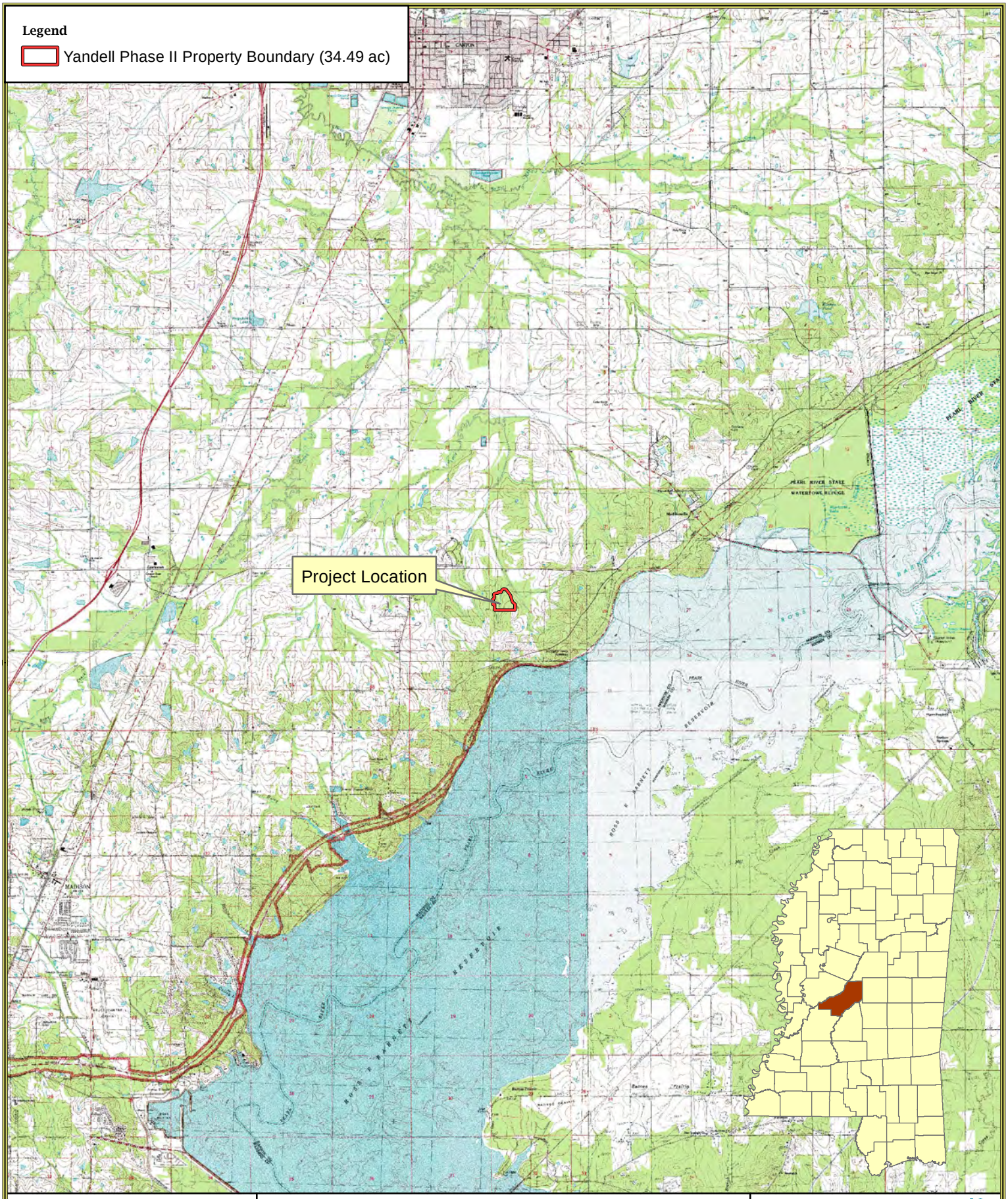

HEADWATERS INC.
NATURAL RESOURCES CONSULTING
WWW.HEADWATERS-INC.COM

Date Created: 3/20/2020 | Created by: JDL

Yandell Farms of Sheffield Phase II

Sec. 29 - T 8N - R 3E
Madison County, Mississippi

General Location Map

0 5,000 10,000 Feet
1:100,000

N

NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USGS Canton (MS) Quad Basemap

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HEADWATERS INC.
NATURAL RESOURCES CONSULTING
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Date Created: 3/20/2020 | Created by: JDL

Yandell Farms of Sheffield Phase II

Sec. 29 - T 8N - R 3E
Madison County, Mississippi

Site Location Map

0 1,200 2,400 Feet

1:24,000

N

NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USGS Canton (MS) Quad Basemap

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Yandell Farms of Sheffield Phase II

Sec. 29 - T 8N - R 3E
Madison County, Mississippi

Site Location Map

0 1,200 2,400 Feet

1:24,000

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NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2018 Imagery Basemap

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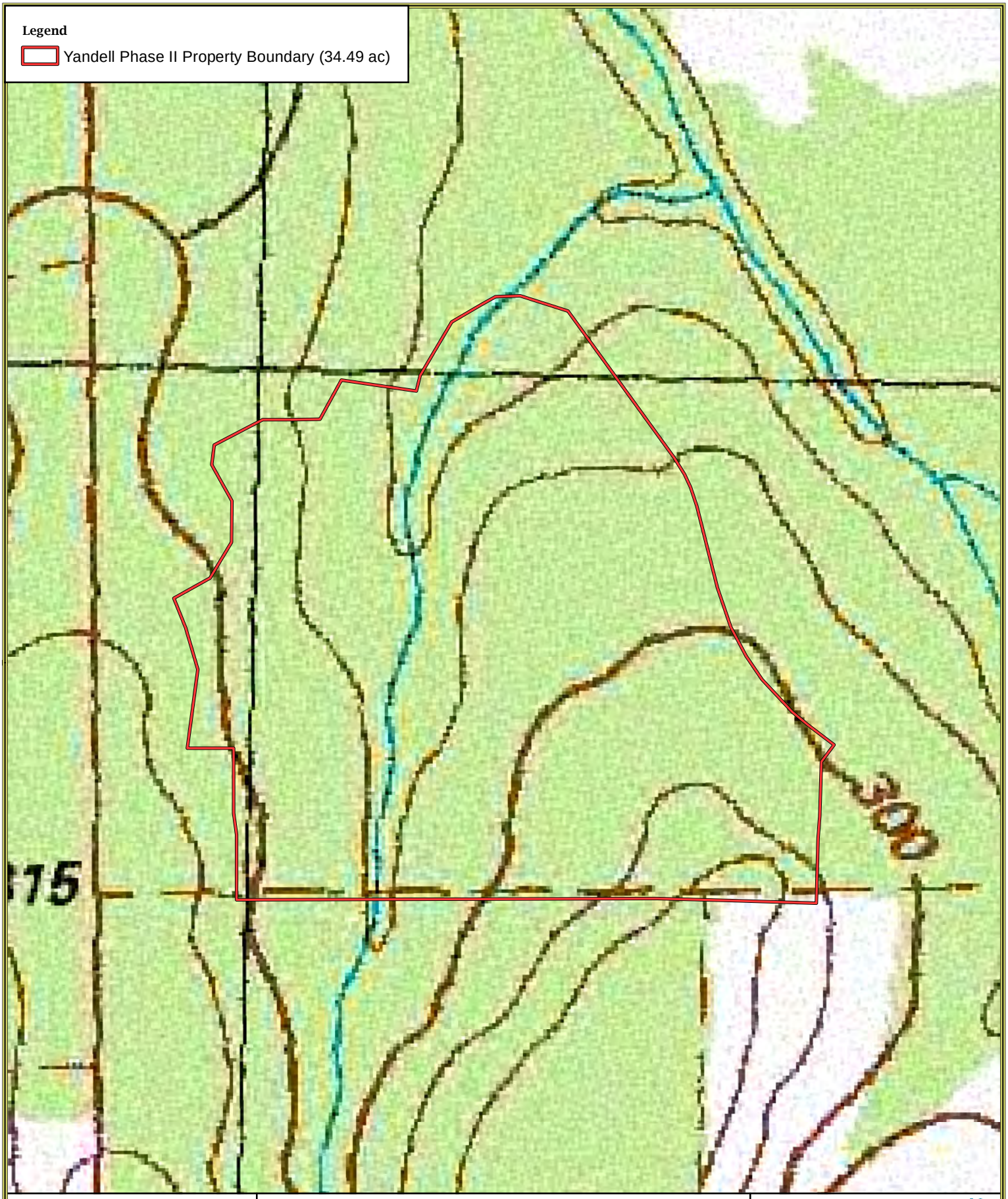

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WWW.HEADWATERS-INC.COM

Date Created: 3/20/2020
Created by: JDL

Yandell Farms of Sheffield Phase II

Sec. 29 - T 8N - R 3E
Madison County, Mississippi

Site Location Map

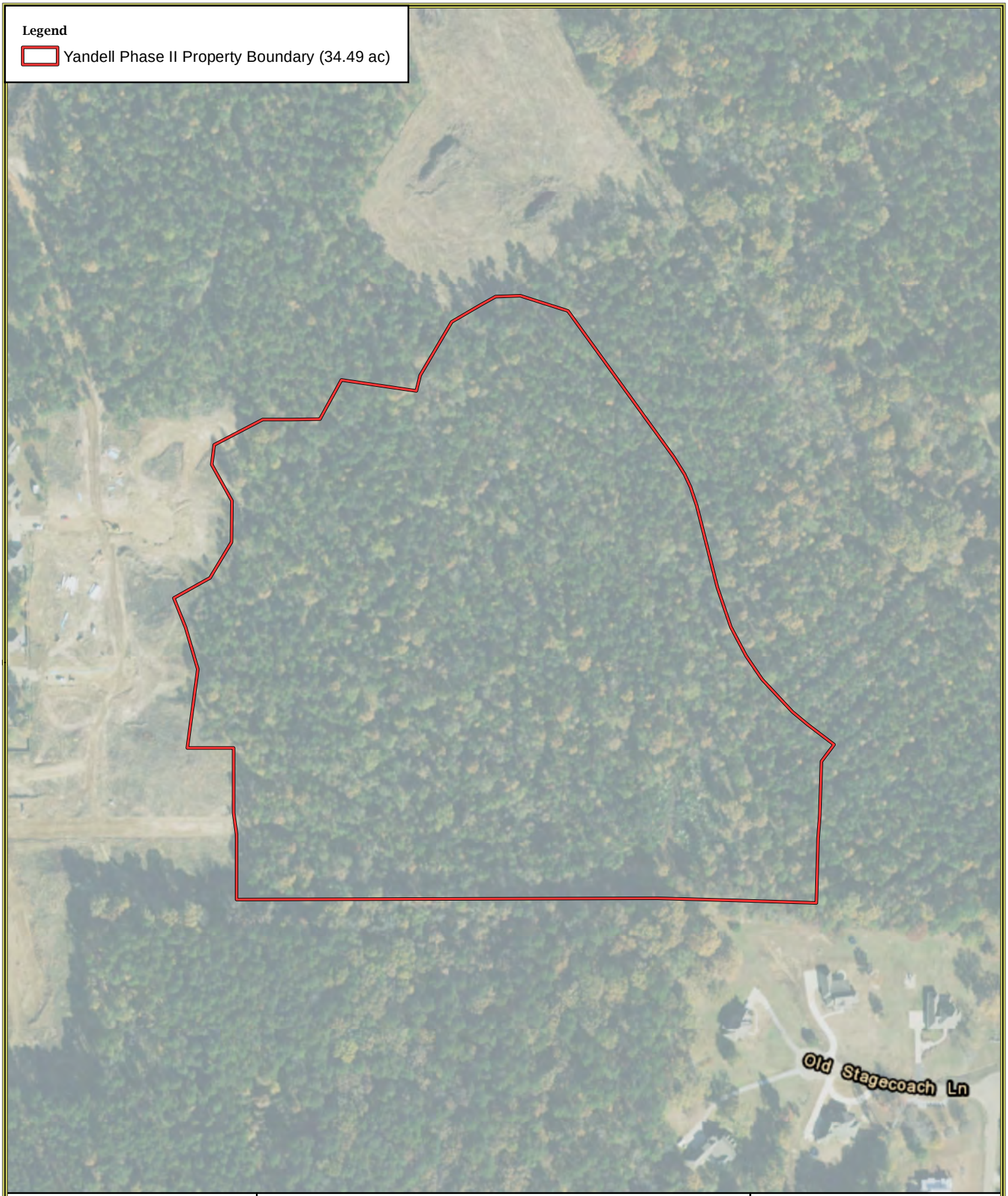
0 175 350 Feet
1:3,500

N

NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USGS Canton (MS) Quad Basemap

S:\PROJECT FILES\Robinson, JD\Yandell Road\Mapping\Yandell_phaseIIImpact.mxd



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Created by: JDL

Yandell Farms of Sheffield Phase II

Sec. 29 - T 8N - R 3E
Madison County, Mississippi

Site Location Map

0 175 350 Feet
1:3,500

N

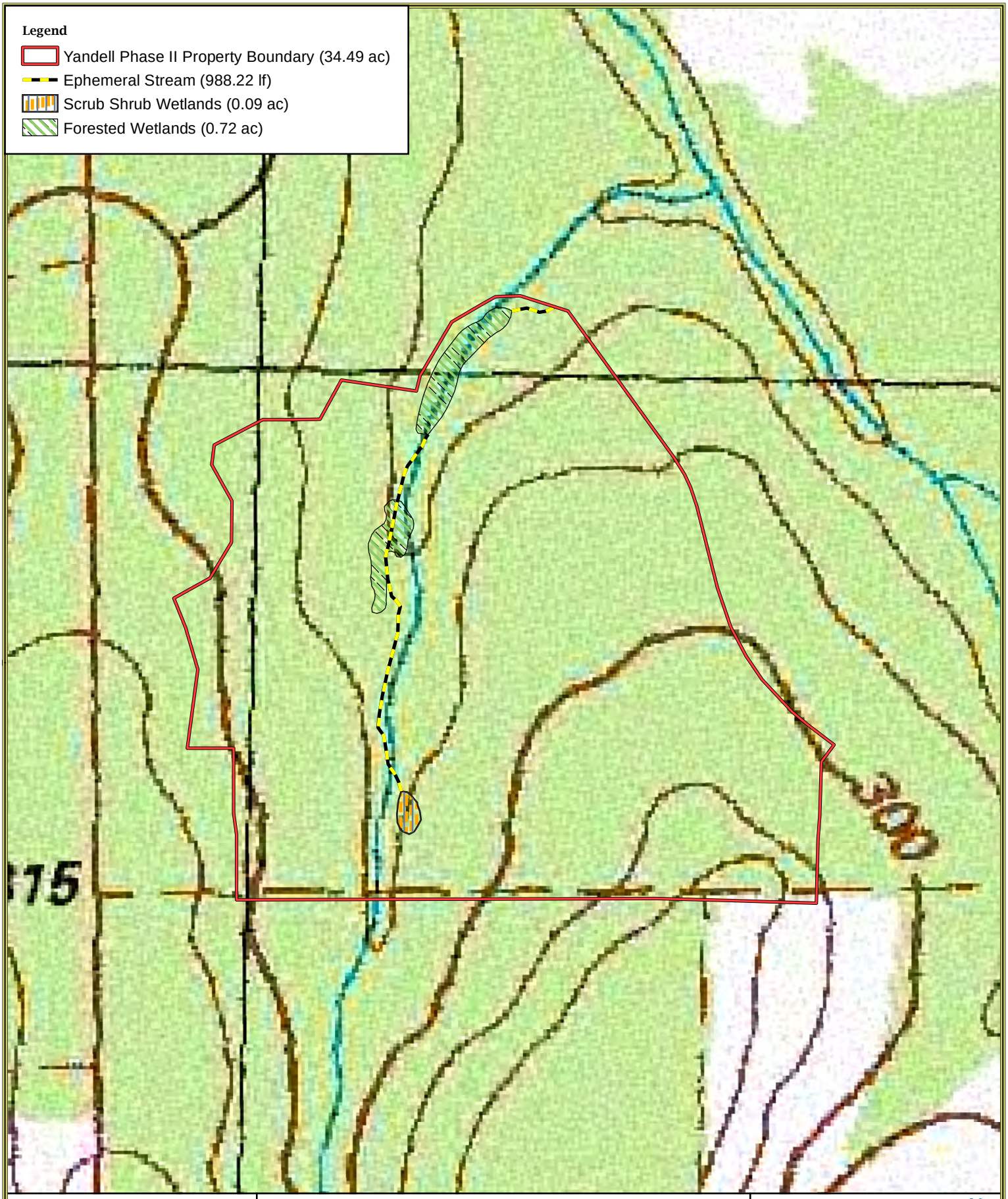
NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2018 Imagery Basemap

S:\PROJECT FILES\Robinson, JD\Yandell Road\Mapping\Yandell_phaseIIImpact.mxd

Attachment II

U.S.G.S. *Canton, Mississippi* Quadrangle Map and USDA NAIP 2018 Aerial Photograph depicting Wetland Locations and Wetland Delineation Data Points



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Yandell Farms of Sheffield Phase II

Sec. 29 - T 8N - R 3E
Madison County, Mississippi

Wetland Location Map

0 175 350 Feet

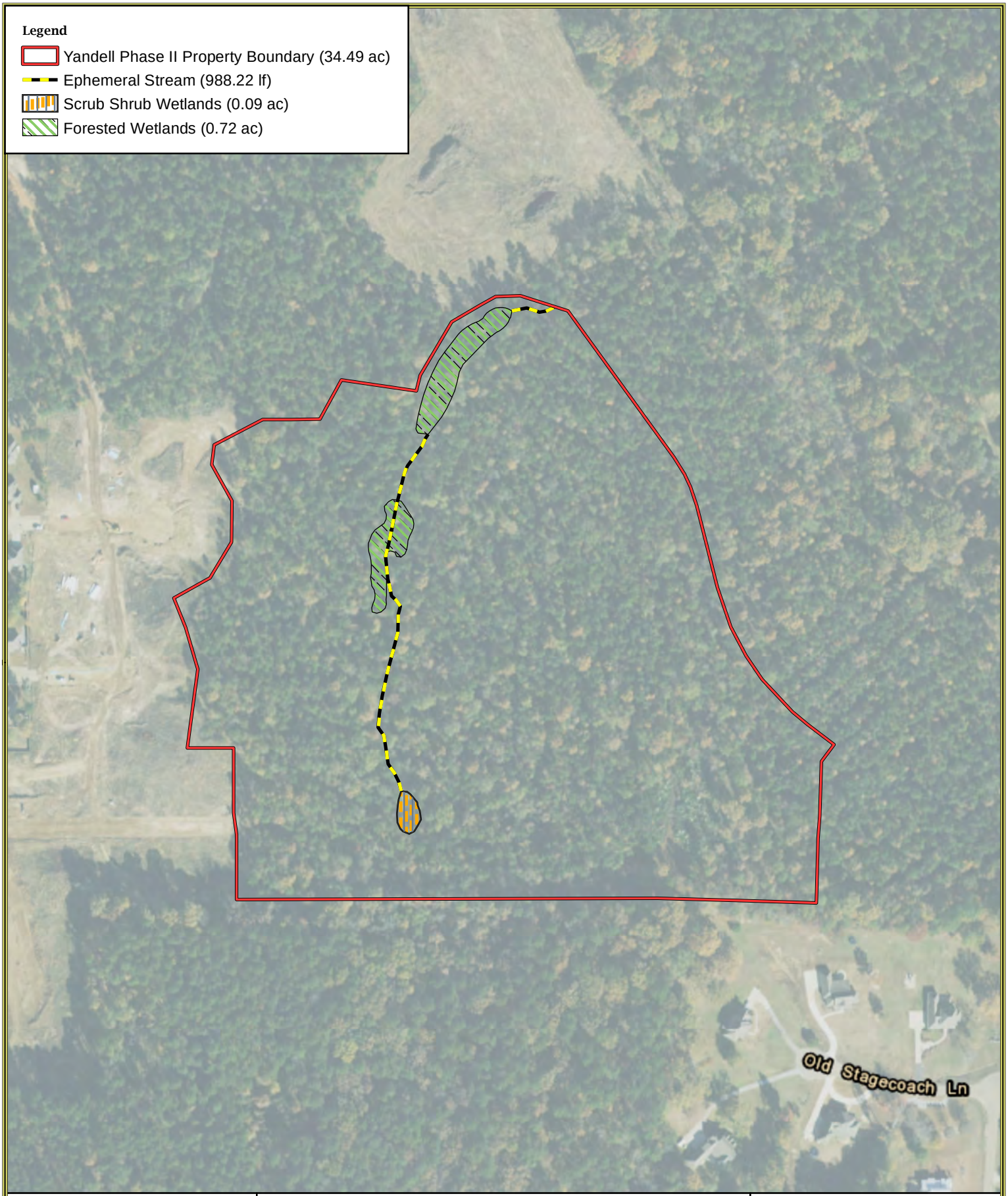
1:3,500

N

NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USGS Canton (MS) Quad Basemap

S:\PROJECT FILES\Robinson, JD\Yandell Road\Mapping\Yandell_phaseIIImpact.mxd



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Yandell Farms of Sheffield Phase II

Sec. 29 - T 8N - R 3E
Madison County, Mississippi

Wetland Location Map

0 175 350 Feet

1:3,500

N

NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2018 Imagery Basemap

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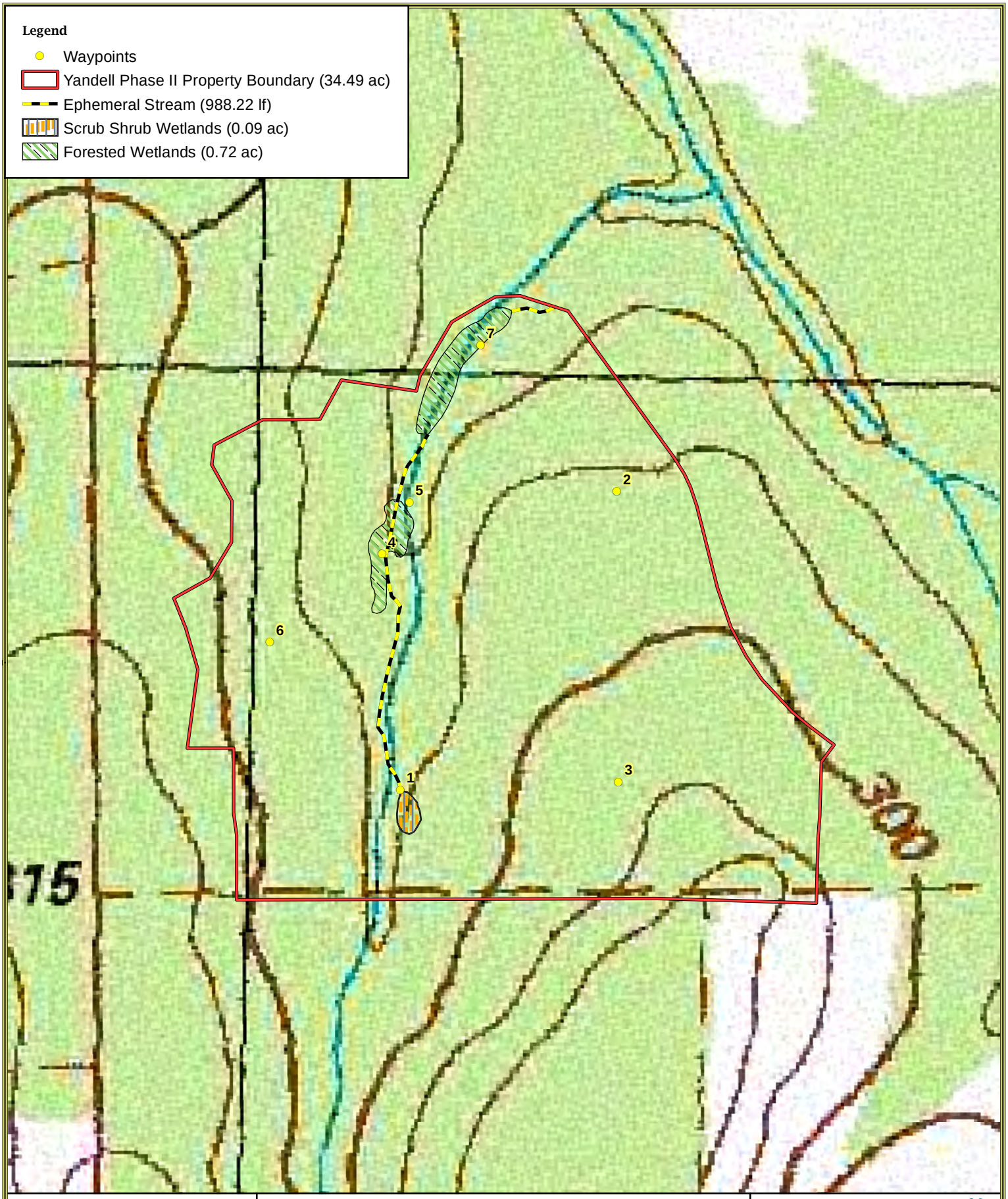

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Yandell Farms of Sheffield Phase II

Sec. 29 - T 8N - R 3E
Madison County, Mississippi

GPS/Wetland Location Map

0 175 350 Feet

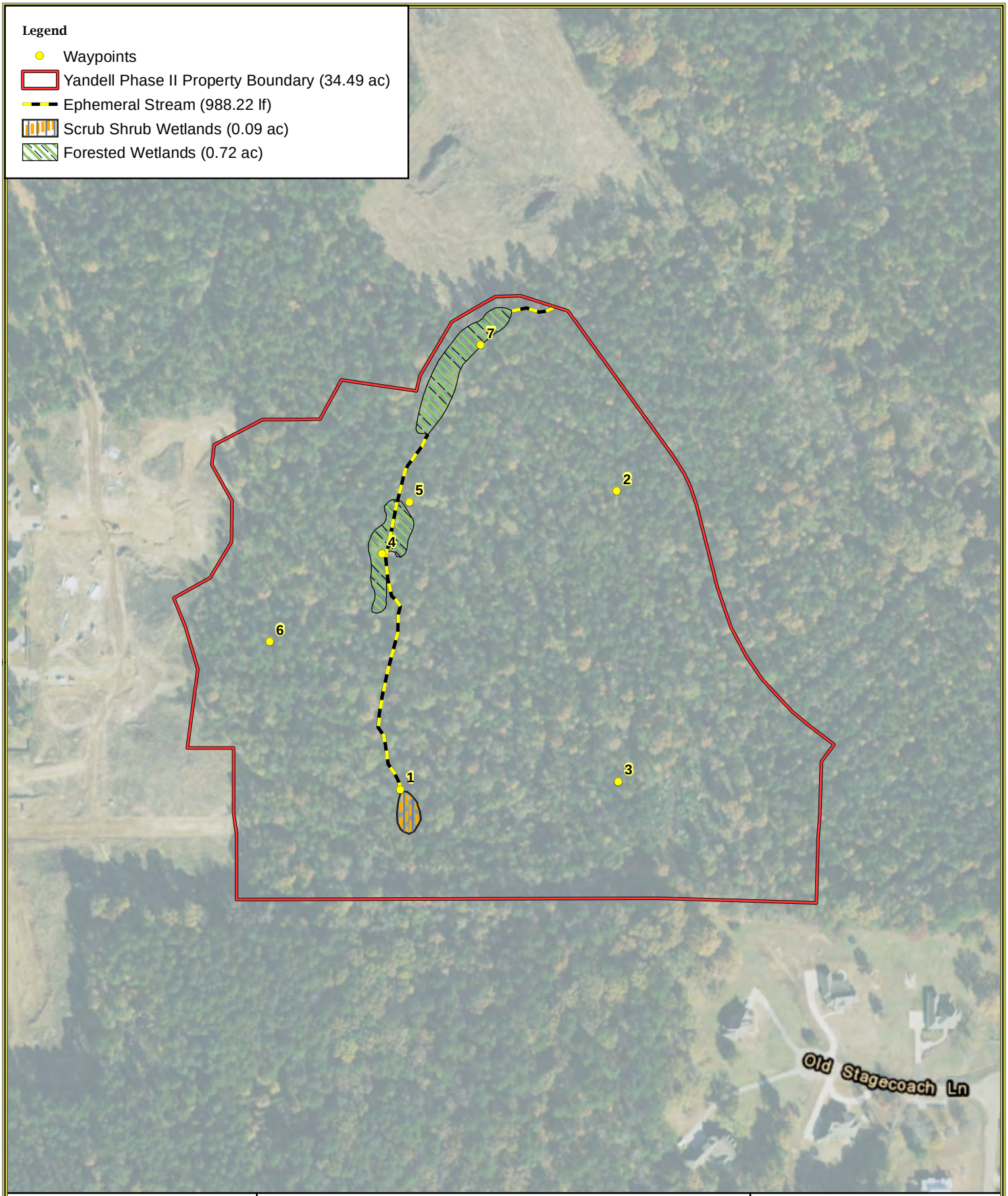
1:3,500

N

NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USGS Canton (MS) Quad Basemap

S:\PROJECT FILES\Robinson, JD\Yandell Road\Mapping\Yandell_phaseIIImpact.mxd



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Yandell Farms of Sheffield Phase II

Sec. 29 - T 8N - R 3E
Madison County, Mississippi

GPS/Wetland Location Map

0 175 350 Feet
1:3,500

N

NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2018 Imagery Basemap

Date Created: 3/20/2020

Created by: JDL

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Attachment III

Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Yandell Farms of Sheffield Phase II City/County: Madison County Sampling Date: 3/12/20

Applicant/Owner: RPB Development, LLC State: MS Sampling Point: 1-PSS

Investigator(s): Headwaters, Inc. Section, Township, Range: Section 29, T 8 N, R 3 E

Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): none Slope (%): 0-2

Subregion (LRR or MLRA): LRR P Lat: 32.510245 Long: -90.018613 Datum: WGS 84

Soil Map Unit Name: Gillsburg silt loam NWI classification:

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

Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation N, Soil N, or Hydrology N 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 ____	
Wetland Hydrology Present?	Yes X No ____	

Remarks:

Sampling point was taken within a scrub-shrub wetland habitat located in the south portion of the subject property.

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 along 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)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present? Yes X No ____ Depth (inches): 1-2" in pools

Water Table Present? Yes ____ No ____ Depth (inches): ____

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

Wetland Hydrology Present? Yes X No ____

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

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: 1-PSS

Tree Stratum (Plot size: 1/10 acre)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	= Total Cover		

50% of total cover: _____ 20% of total cover: _____

Sapling/Shrub Stratum (Plot size: 1/10 acre)			
1. Liquidambar styraciflua	25	Yes	FAC
2. Quercus phellos	15	Yes	FACW
3. Acer rubrum	10	No	FAC
4. Quercus pagoda	10	No	FACW
5.			
6.			
7.			
8.			
	60 = Total Cover		

50% of total cover: 30 20% of total cover: 12

Herb Stratum (Plot size: 1/10 acre)			
1. Carex spp.	20	Yes	FACW
2. Andropogon glomeratus	10	Yes	FACW
3. Saccharum giganteum	5	No	FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	35 = Total Cover		

50% of total cover: 17.5 20% of total cover: 7

Woody Vine Stratum (Plot size: _____)			
1. Rubus spp.	15	Yes	FAC
2.			
3.			
4.			
5.			
	15 = Total Cover		

50% of total cover: 7.5 20% of total cover: 3

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% (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:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☑ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

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

Definitions of Four Vegetation Strata:

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

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 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 vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** _____

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

SOIL

Sampling Point: 1-PSS

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
0-14	5/2 10YR	85	5/8 10YR	15	C	PL	Silt loam	

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

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ 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)
- ☐ 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:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Yandell Farms of Sheffield Phase II City/County: Madison County Sampling Date: 3/12/20

Applicant/Owner: RPB Development, LLC State: MS Sampling Point: 2-UP

Investigator(s): Headwaters, Inc. Section, Township, Range: Section 29, T 8 N, R 3 E

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): convex Slope (%): 5-8

Subregion (LRR or MLRA): LRR P Lat: 32.512137 Long: -90.016985 Datum: WGS 84

Soil Map Unit Name: Byram silt loam NWI classification: _____

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

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

Are Vegetation N, Soil N, or Hydrology N 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** _____ **No** X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	

Remarks:

Sampling point was taken within a forested upland habitat located in the northeast portion of the subject property.

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 along 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)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

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 (Four Strata) – Use scientific names of plants.

Sampling Point: 2-UP

Tree Stratum (Plot size: 1/10 acre)	Absolute % Cover	Dominant Species?	Indicator Status
1. Pinus taeda	35	Yes	FAC
2. Quercus nigra	20	Yes	FAC
3. Liquidambar styraciflua	10	No	FAC
4. Quercus pagoda	5	No	FACW
5.			
6.			
7.			
8.			
	70 = Total Cover		
50% of total cover: 35	20% of total cover: 14		
Sapling/Shrub Stratum (Plot size: 1/10 acre)			
1. Liquidambar styraciflua	10	Yes	FAC
2. Ulmus americana	5	Yes	FAC
3. Callicarpa americana	5	Yes	FACU
4.			
5.			
6.			
7.			
8.			
	20 = Total Cover		
50% of total cover: 10	20% of total cover: 4		
Herb Stratum (Plot size: 1/10 acre)			
1. Chasmanthium sessiliflorum	10	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	10 = Total Cover		
50% of total cover: 5	20% of total cover: 2		
Woody Vine Stratum (Plot size:)			
1. Rubus trivialis	10	Yes	FACU
2.			
3.			
4.			
5.			
	10 = Total Cover		
50% of total cover: 5	20% of total cover: 2		

Dominance Test worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 71% (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:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☑ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

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

Definitions of Four Vegetation Strata:

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

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 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 vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ____

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

SOIL

Sampling Point: 2-UP

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
0-12	5/4 10YR	100					Silt loam	

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

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ 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)
- ☐ 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:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Yandell Farms of Sheffield Phase II City/County: Madison County Sampling Date: 3/12/20

Applicant/Owner: RPB Development, LLC State: MS Sampling Point: 3-UP

Investigator(s): Headwaters, Inc. Section, Township, Range: Section 29, T 8 N, R 3 E

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): convex Slope (%): 5-8

Subregion (LRR or MLRA): LRR P Lat: 32.510293 Long: -90.016979 Datum: WGS 84

Soil Map Unit Name: Byram silt loam NWI classification: _____

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

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

Are Vegetation N, Soil N, or Hydrology N 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** _____ **No** X
Hydric Soil Present?	Yes _____ No X	
Wetland Hydrology Present?	Yes _____ No X	

Remarks:

Sampling point was taken within a forested upland habitat located in the southeast portion of the subject property.

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 along 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)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

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 (Four Strata) – Use scientific names of plants.

Sampling Point: 3-UP

Tree Stratum (Plot size: 1/10 acre)	Absolute % Cover	Dominant Species?	Indicator Status
1. Pinus taeda	30	Yes	FAC
2. Quercus nigra	20	Yes	FAC
3. Prunus serotina	10	No	FACU
4. Liquidambar styraciflua	10	No	FAC
5. Carya spp.	5	No	FACU
6.			
7.			
8.			
	75	= Total Cover	

50% of total cover: 37.5 20% of total cover: 15

Sapling/Shrub Stratum (Plot size: 1/10 acre)			
1. Callicarpa americana	10	Yes	FACU
2. Quercus nigra	10	Yes	FAC
3. Carya spp.	5	Yes	FACU
4.			
5.			
6.			
7.			
8.			
	25	= Total Cover	

50% of total cover: 12.5 20% of total cover: 5

Herb Stratum (Plot size: 1/10 acre)			
1. Chasmanthium sessiliflorum	10	Yes	FAC
2. Toxicodendron radicans	5	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	15	= Total Cover	

50% of total cover: 7.5 20% of total cover: 3

Woody Vine Stratum (Plot size:)			
1. Rubus trivialis	10	Yes	FACU
2.			
3.			
4.			
5.			
	10	= Total Cover	

50% of total cover: 5 20% of total cover: 2

Dominance Test worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 62.5% (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:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☑ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

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

Definitions of Four Vegetation Strata:

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

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 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 vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No**

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

SOIL

Sampling Point: 3-UP

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	5/4 10YR	100					Silt loam	

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

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ 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)
- ☐ 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:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Yandell Farms of Sheffield Phase II City/County: Madison County Sampling Date: 3/12/20

Applicant/Owner: RPB Development, LLC State: MS Sampling Point: 4-PFO

Investigator(s): Headwaters, Inc. Section, Township, Range: Section 29, T 8 N, R 3 E

Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): none Slope (%): 0-2

Subregion (LRR or MLRA): LRR P Lat: 32.511741 Long: -90.018745 Datum: WGS 84

Soil Map Unit Name: Gillsburg silt loam NWI classification:

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

Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation N, Soil N, or Hydrology N 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 ____	
Wetland Hydrology Present?	Yes X No ____	

Remarks:

Sampling point was taken within a forested wetland habitat located in the central portion of the subject property.

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 along 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)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes X	No ____	Depth (inches): 1-2" in pools
Water Table Present?	Yes X	No ____	Depth (inches): 5-6"
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): Surface

Wetland Hydrology Present? Yes X No ____

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

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: 4-PFO

Tree Stratum (Plot size: 1/10 acre)	Absolute % Cover	Dominant Species?	Indicator Status
1. Quercus nigra	25	Yes	FAC
2. Quercus pagoda	15	Yes	FACW
3. Ulmus americana	15	Yes	FAC
4. Liquidambar styraciflua	10	No	FAC
5.			
6.			
7.			
8.			
	65 = Total Cover		
50% of total cover: 32.5	20% of total cover: 13		

Sapling/Shrub Stratum (Plot size: 1/10 acre)			
1. Ulmus americana	10	Yes	FAC
2. Quercus nigra	10	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
	20 = Total Cover		
50% of total cover: 10	20% of total cover: 4		

Herb Stratum (Plot size: 1/10 acre)			
1. Juncus effusus	20	Yes	OBL
2. Carex spp.	10	Yes	FAC
3. Saccharum giganteum	5	No	FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	35 = Total Cover		
50% of total cover: 17.5	20% of total cover: 7		

Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
50% of total cover:	20% of 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:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☑ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

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

Definitions of Four Vegetation Strata:

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

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 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 vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ____

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

SOIL

Sampling Point: 4-PFO

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
0-12	5/1 10YR	80	4/6 7.5YR	20	C	PL	Silt loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ 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)
- ☐ 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:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Yandell Farms of Sheffield Phase II City/County: Madison County Sampling Date: 3/12/20

Applicant/Owner: RPB Development, LLC State: MS Sampling Point: 5-UP

Investigator(s): Headwaters, Inc. Section, Township, Range: Section 29, T 8 N, R 3 E

Landform (hillslope, terrace, etc.): Upland top bank Local relief (concave, convex, none): convex Slope (%): 2-5

Subregion (LRR or MLRA): LRR P Lat: 32.512071 Long: -90.018539 Datum: WGS 84

Soil Map Unit Name: Gillsburg silt loam NWI classification: _____

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

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

Are Vegetation N, Soil N, or Hydrology N 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 _____ No X
Hydric Soil Present?	Yes _____ No X	
Wetland Hydrology Present?	Yes _____ No X	

Remarks:

Sampling point was taken within a forested upland habitat located in the central portion of the subject property.

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 along 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)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

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 (Four Strata) – Use scientific names of plants.

Sampling Point: 5-UP

Tree Stratum (Plot size: 1/10 acre)	Absolute % Cover	Dominant Species?	Indicator Status
1. Pinus taeda	25	Yes	FAC
2. Liquidambar styraciflua	20	Yes	FAC
3. Quercus nigra	15	Yes	FAC
4.			
5.			
6.			
7.			
8.			
	60	= Total Cover	
50% of total cover: 30	20% of total cover: 12		
Sapling/Shrub Stratum (Plot size: 1/10 acre)			
1. Liquidambar styraciflua	15	Yes	FAC
2. Callicarpa americana	5	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
	20	= Total Cover	
50% of total cover: 10	20% of total cover: 4		
Herb Stratum (Plot size: 1/10 acre)			
1. Chasmanthium sessiliflorum	10	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	10	= Total Cover	
50% of total cover: 5	20% of total cover: 2		
Woody Vine Stratum (Plot size:)			
1. Rubus spp.	5	Yes	FAC
2.			
3.			
4.			
5.			
	5	= Total Cover	
50% of total cover: 2.5	20% of total cover: 1		

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: 86% (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:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☑ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

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

Definitions of Four Vegetation Strata:

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

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 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 vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ____

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

SOIL

Sampling Point: 5-UP

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
0-12	5/3 10YR	100					Silt loam	

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

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ 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)
- ☐ 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:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Yandell Farms of Sheffield Phase II City/County: Madison County Sampling Date: 3/12/20

Applicant/Owner: RPB Development, LLC State: MS Sampling Point: 6-UP

Investigator(s): Headwaters, Inc. Section, Township, Range: Section 29, T 8 N, R 3 E

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): convex Slope (%): 5-8

Subregion (LRR or MLRA): LRR P Lat: 32.511184 Long: -90.019588 Datum: WGS 84

Soil Map Unit Name: Byram silt loam NWI classification: _____

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

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

Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present?	Yes _____	No X	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	

Remarks:

Sampling point was taken within a forested upland habitat located in the west portion of the subject property.

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 along 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)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

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 (Four Strata) – Use scientific names of plants.

Sampling Point: 6-UP

Tree Stratum (Plot size: 1/10 acre)	Absolute % Cover	Dominant Species?	Indicator Status
1. Pinus taeda	45	Yes	FAC
2. Liquidambar styraciflua	10	No	FAC
3. Quercus nigra	10	No	FAC
4. Prunus serotina	5	No	FACU
5.			
6.			
7.			
8.			
	70	= Total Cover	

50% of total cover: 35 20% of total cover: 14

Sapling/Shrub Stratum (Plot size: 1/10 acre)			
1. Callicarpa americana	15	Yes	FACU
2. Juniperus virginiana	5	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
	20	= Total Cover	

50% of total cover: 10 20% of total cover: 4

Herb Stratum (Plot size: 1/10 acre)			
1. Chasmanthium sessiliflorum	10	Yes	FAC
2. Eupatorium capillifolium	10	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	20	= Total Cover	

50% of total cover: 10 20% of total cover: 4

Woody Vine Stratum (Plot size:)			
1. Rubus trivialis	25	Yes	FACU
2.			
3.			
4.			
5.			
	25	= Total Cover	

50% of total cover: 12.5 20% of total cover: 5

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% (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:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☐ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

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

Definitions of Four Vegetation Strata:

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

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 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 vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ____ **No** X

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

SOIL

Sampling Point: 6-UP

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
0-14	5/4 10YR	100					Silt loam	

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

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ 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)
- ☐ 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:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Yandell Farms of Sheffield Phase II City/County: Madison County Sampling Date: 3/12/20

Applicant/Owner: RPB Development, LLC State: MS Sampling Point: 7-PFO

Investigator(s): Headwaters, Inc. Section, Township, Range: Section 29, T 8 N, R 3 E

Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): none Slope (%): 0-2

Subregion (LRR or MLRA): LRR P Lat: 32.513064 Long: -90.018000 Datum: WGS 84

Soil Map Unit Name: Gillsburg silt loam NWI classification:

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

Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation N, Soil N, or Hydrology N 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 ____	
Wetland Hydrology Present?	Yes X No ____	

Remarks:

Sampling point was taken within a forested wetland habitat located in the north portion of the subject property.

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 along 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)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes X	No ____	Depth (inches): 1-2"
Water Table Present?	Yes X	No ____	Depth (inches): 3-5"
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): Surface

Wetland Hydrology Present? Yes X No ____

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

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: 7-PFO

Tree Stratum (Plot size: 1/10 acre)	Absolute % Cover	Dominant Species?	Indicator Status
1. Platanus occidentalis	25	Yes	FACW
2. Liquidambar styraciflua	20	Yes	FAC
3. Quercus phellos	10	No	FACW
4. Quercus nigra	10	No	FAC
5. Acer rubrum	5	No	FAC
6.			
7.			
8.			
	70 = Total Cover		
50% of total cover: 35	20% of total cover: 14		
Sapling/Shrub Stratum (Plot size: 1/10 acre)			
1. Liquidambar styraciflua	10	Yes	FAC
2. Acer rubrum	5	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
	15 = Total Cover		
50% of total cover: 7.5	20% of total cover: 3		
Herb Stratum (Plot size: 1/10 acre)			
1. Juncus effusus	20	Yes	OBL
2. Carex spp.	10	Yes	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	30 = Total Cover		
50% of total cover: 15	20% of total cover: 6		
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

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

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (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:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☑ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

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

Definitions of Four Vegetation Strata:

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

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 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 vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No**

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

SOIL

Sampling Point: 7-PFO

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
0-12	5/1 10YR	85	5/8 10YR	15	C	PL	Silt loam	

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

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ 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)
- ☐ 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:

Attachment IV

Photographs of Selected Property Features

RIDGELAND, MISSISSIPPI
PO Box 2836, Ridgeland, MS 39158-2836
601-634-0097●769-233-2563(f)

TUPELO, MISSISSIPPI
PO Box 3658 Tupelo, MS 38803-3658

www.headwaters-inc.com

RPB Development, LLC

Yandell Farms of Sheffield Phase II

Madison County, Mississippi

DATA POINT #1

PHOTOGRAPH #1

A downgradient view of the identified ephemeral stream channel that conveys storm water to the north across the subject property.

DATA POINT #1

PHOTOGRAPH #2

View of the identified scrub-shrub wetland habitat located within the southern portion of the subject property.

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Madison County, Mississippi

DATA POINT #3

PHOTOGRAPH #3

View to the east depicting the forested upland habitat that was observed within the southern portion of the subject property.

DATA POINT #4

PHOTOGRAPH #4

View to the north depicting the forested wetland habitat that was identified within the central portion of the subject property.

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Madison County, Mississippi

DATA POINT #4

PHOTOGRAPH #5

Photo shows the forested wetland habitat that was identified within the central portion of the property.

DATA POINT #4

PHOTOGRAPH #6

Photo shows a hydric soil sample that was taken from within the forested wetland habitat.

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Madison County, Mississippi

DATA POINT #5

PHOTOGRAPH #7

View to the east depicting the typical forested upland habitat that was observed within the northern portion of the subject property.

DATA POINT #6

PHOTOGRAPH #8

View to the east depicting the typical forested upland habitat that was observed within the west portion of the subject property.

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Madison County, Mississippi

DATA POINT #7

PHOTOGRAPH #9

View of the forested wetland habitat that was identified in the north portion of the subject property.

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