

WETLAND DELINEATION REPORT

WHITE CLAY POINT CHESTER COUNTY, PENNSYLVANIA

October 24, 2025

Prepared For:

STONEWALL CAPITAL

117 E. Main Street Elkton, Maryland 21921 Attn: Mr. Ryan Humphrey

Prepared By:

GEO-TECHNOLOGY ASSOCIATES, INC.

Geotechnical and Environmental Consultants 3445-A Box Hill Corporate Center Drive Abingdon, Maryland 21009 Phone: (410) 515-9446 Fax: (410) 515-4895

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GTA Project No: 31251463

GEO-TECHNOLOGY ASSOCIATES, INC.

GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS



A Practicing Geoprofessional Business Association Member Firm

October 24, 2025

Stonewall Capitol 117 E. Main Street Elkton, Maryland 21921 Attn: Mr. Ryan Humphrey

Re: Wetland Delineation Report

White Clay Point

Chester County, Pennsylvania

Dear Mr. Humphrey,

Pursuant to your request, Geo-Technology Associates, Inc. (GTA) has performed a wetland delineation at the above referenced review area. The review area encompassed approximately 187 acres and was located north and south of Gap Newport Pike in the New Garden Township area of Chester County, Pennsylvania. The review area is identified within tax parcel 6006 00320000, as well as portions of the previously delineated parcels 6004 00590000, 6006 00170300, 6006 00360000, 6006 00390000 and 6006 00380000. The purpose of the review was to evaluate the presence and extent of wetlands and/or waterbodies with respect to Federal and State regulatory authority. This Report and the accompanying Wetland Delineation Plan summarize GTA's findings.

We appreciate the opportunity to have been of service to you. If you have questions or require additional information, please contact this office at (410) 515-9446.

Sincerely,

GEO-TECHNOLOGY ASSOCIATES, INC.

Amy Nazdrowicz

any May y

Senior Wetland Scientist

T. Andy Stansfield Jr. Vice President

DIA/AJN/TAS 31251463

3445-A Box Hill Corporate Center Drive, Abingdon, MD 21009

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WETLAND DELINEATION REPORT WHITE CLAY POINT

CHESTER COUNTY, PENNSYLVANIA OCTOBER 24, 2025

1.0 INTRODUCTION

The review area was located north and south of Gap Newport Pike in the New Garden Township area of Chester County, Pennsylvania (*Figure 1*). The review area encompassed tax parcel 6006 00320000, as well as portions of the previously delineated parcels 6004 00590000, 6006 00170300, 6006 00360000, 6006 00390000 and 6006 00380000. Geo-Technology Associates, Inc. (GTA) has been retained to provide a review and delineation of the review area's wetlands and/or waterbodies.

At the time of GTA's environmental review, the review area was predominantly comprised of wooded areas. The topography of the review area ranged from gently sloped to moderately sloped. The approximate latitude and longitude coordinates of the center of the review area was 39.80108° and -75.73658°, respectively.

2.0 DOCUMENT REVIEW

2.1 Site Plans

GTA personnel utilized base maps provided ChesterValley Engineering, Inc. in order to conduct the field evaluation.

2.2 United States Geological Survey Topographic Maps

The United States Geological Survey (USGS), Kennet Square, PA-DE Quadrangle, 7.5-minute Topographic Map Series (*Figure 2*), dated 2023, was used as a reference to identify possible wetlands and waterbodies within and immediately surrounding the review area. USGS Topographic Maps identify elevations, streams, wetlands, and roads. The USGS Topographic Map depicts Woodcock Rill and two waterbodies in the northern portion of the review area. The USGS Topographic Map depicts Broad Run and a waterbody feature in the central portion of the review area. The USGS Topographic Map also depicts an unnamed perennial stream in the southern portion of the review area. The parcels situated north of Gap Newport Pike generally drain northeast towards Woodcock Rill, a tributary to Red Clay Creek. In the vicinity of the review area, Red Clay Creek (basin (all sections in pa), pa-de state border to mouth) is classified in the Pennsylvania code, title 25, chapter 93, water quality standards as cold water fishes and migratory fishes (cwf, mf). The parcels south of Gap Newport Pike generally drain southeast towards Broad Run. In the

vicinity of the review area, Broad Run (basin) is classified in the Pennsylvania code, title 25, chapter 93, water quality standards as exceptional value waters and migratory fishes.

2.3 Soil Survey Information

GTA consulted the U.S. Department of Agriculture, Natural Resources Conservation Service's (NRCS) soil survey data¹ to identify the presence of possible hydric soils, wetlands, and waterbodies. The *Soil Survey Map* (*Figure 3*) depicts 16 soil units (*Table 1*) within the review area. According to the NRCS National Hydric Soils List², 7 soil units within the review area contain hydric components (*Table 1*).

Table 1: Mapped Soil Units

SYMBOL ¹	NAME/DESCRIPTION ¹	HYDRIC SOIL ²	HYDRIC COMPONENT ²	PERCENTAGE OF MAPPING UNIT ²	POSITION IN LANDSCAPE ²
Ва	Baile silt loam	Yes	Baile	85	Depressions
BaB	Baile silt loam, 3 to 8% slopes	Yes	Baile	85	Depressions
CdB	Chester silt loam, 3 to 8% slopes	No			
GgA	Glenelg silt loam, 0 to 3% slopes	No			
GgB	Glenelg silt loam, 3 to 8% slopes	No			
GgC	Glenelg silt loam, 8 to 15% slopes	No			
GgD	Glenelg silt loam, 15 to 25%	No			
GIA	Glenville silt loam, somewhat poorly drained, 0 to 3% slopes	Yes	Baile	10	Swales, Drainageways
GIB	Glenville silt loam, 3 to 8% slopes	Yes	Baile	10	Drainageways, Swales
На	Hatboro silt loam	Yes	Hatboro	95	Floodplains
MaD	Manor loam, 15 to 25% slopes	No			
MaE	Manor loam, 25 to 35% slopes	No			
UdsB	Udorthents, schist and gneiss, 0 to 8% slopes	Yes	Hatboro	1	Floodplains
UrdB	Urban land-Chester complex, 0 to 8% slopes	No			
UrmB	Urban land – Glenelg complex, 0 to 8% slopes	No			
UugB	Urban land – Udothents, schist and gneiss complex, 0 to 8% slopes	Yes	Baile	1	Depressions
W	Water	No			

¹ United States Department of Agriculture, Natural Resource Conservation Service, Chester County, Pennsylvania, Soil Survey Data Version 17, dated September 4, 2024.

² United States Department of Agriculture, Natural Resource Conservation Service, Hydric Soils List by State. Available at https://efotg.sc.egov.usda.gov/references/Public/IL/State_List_NRCS_Hydric_Soils_Report_Dynamic_Data.html, accessed on July 28, 2025.

2.4 Wetland Indicator Maps

GTA's environmental scientists also consulted digital wetland data available from the United States Fish and Wildlife Service's (USFWS) and National Wetlands Inventory³ (NWI; *Figure 4*). The NWI Wetlands Map depicts a freshwater forested wetland in the northern portion of the review area. The NWI Wetlands Map depicts two ponds (PUBHh) in the northern portion of the review area. The NWI Wetlands Map depicts a pond (PUBHh) and a freshwater forested wetland (PFO1A) in the central portion of the review area. The NWI Wetlands Map depicts a stream (R4SBC) and freshwater pond (PUBHh) on the eastern portion of the review area. The NWI Wetlands Map also depicts a stream (R5UBH) in the southern portion of the review area. The features depicted on the NWI Wetlands Map are classified by USFWS using the Cowardin system, as detailed in *Table 2*.

SPECIAL SYMBOL³ SYSTEM³ SUBSYSTEM³ CLASS³ SUBCLASS³ WATER REGIME³ MODIFIER³ Broad-Leaved PFO1A **Palustrine** Forested Temporarily Flooded Deciduous Unconsolidated **PUBHh Palustrine** Permanently Flooded Diked/Impounded Bottom Unknown Unconsolidated R5UBH Riverine Permanently Flooded Perennial Bottom R4SBC Riverine Intermittent Streambed Seasonally Flooded

Table 2: USFWS NWI Cowardin Designations

2.5 Aerial Imagery

GTA reviewed aerial imagery dated 1937, 1950, 1951, 1958, 1961, 1968, 1982, 1992, 1999, 2002, 2004, 2006, 2008, 2009, 2010, 2011, 2013, 2015, 2017, 2018, 2019, 2021, and 2022 (*Figure 6*) available from the Microsoft Corporation, Environmental Title Research⁴, and Google, Inc⁶. Based on aerial imagery reviewed by GTA, the review area has consisted of agricultural fields and wooded areas since 1937. Parcel 6004 00590000 contained buildings in the southern portion during 1950. Between 1961 and 1968, it is apparent that the buildings were removed. Between 1982 and 1999, two ponds were created in the northeastern portion of the parcel. Between 1992 and 1999, one of the ponds appeared to have been filled and another pond was created in the northeastern portion along with the apparent construction of a building. It is apparent that over the course of being created the second pond dried out and remained a vegetated basin by 2011.

3

³ United States Fish and Wildlife Service, National Wetlands Inventory, dated May 17, 2024.

 $^{4\} Environmental\ Title\ Research,\ LLC,\ NETR\ Online.\ Available\ at\ {\it https://www.historicaerials.com}.$

⁶ Google Earth Pro, dated 2024.

The second parcel, parcel 6006 00170300, consisted of agricultural fields and a building. Between 1968 and 1982, there appears to be a building added to the center of the parcel along with a parking lot. The central portion of the parcel appears to have been used for industrial purposes between 1999 and 2009. The central building appears to have been removed between 2011 and 2013.

The central portion of the review area consists of parcels 6006 00360000, 6004 00390000, and 6006 0038 0000. In 1950, the parcels consisted of agricultural fields, wooded areas, and buildings in the western and southern portion. Between 1958 and 1961, it appears that buildings were added to the northern portion. The northern portion was also developed for industrial purposes between 1999 and 2009. The buildings appear to have been removed from the northern portion between 2008 and 2009. The buildings in the western portion appear to have been removed between 2015 and 2017. The buildings in the southern portion appear to have been removed between 2018 and 2019.

The southern parcel, parcel 6006 00320000, consisted of agricultural fields in 1937. Between 1968 and 1982, the central and southeastern portion of the parcel appear to have tree regeneration and have become wooded. The agricultural field appears to no longer be in use between 1999 and 2002. Followed by apparent tree regeneration between 2002 and 2004. By 2019 the southern portion of the parcel has become wooded.

3.0 METHODOLOGY

3.1 General Methodology

The purpose of GTA's review was to evaluate the presence and extent of wetlands and waterbodies with respect to Federal and State jurisdictional authority. GTA based its evaluation on the United States Army Corps of Engineers' (USACE) definition of "waters of the U.S." and "navigable waters of the U.S.," which are defined in Title 33 Code of Federal Regulations (CFR), Parts 328 and 329. GTA employed the three-parameter approach set forth in the *Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-01*, dated 1987 (1987 Manual) and the USACE Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region, Version 2.0, dated November 2010 (Supplement), as a reference for delineating wetlands. The methodology of wetland delineation included identifying hydric soil, wetland hydrology, and dominant hydrophytic vegetation. GTA also considered other regulated waters of the United States, such as ponds, lakes, streams, and rivers. If these waters were observed on the property, GTA incorporated them into the nontidal wetland delineation and labeled them accordingly.

3.2 Hydrology

The 1987 Manual defines wetland hydrology as the sum of the total wetness characteristics in areas that are inundated or have saturated soils for a sufficient duration to support hydrophytic vegetation. The 1987 Manual further defines areas with evident characteristics of wetland hydrology as those where the presence of water has an overriding influence on characteristics of vegetation and soils due to anaerobic and reducing conditions. Wetland hydrology exists when a minimum of one primary indicator or two secondary indicators are present. Indicators of wetland hydrology are generally derived from observations of surface water or saturated soils, evidence of recent inundation, evidence of current or recent soil saturation, and evidence from other site conditions or data. Additional evidence of wetland hydrology can also be used with appropriate documentation.

3.3 Vegetation

Hydrophytic vegetation can be defined as plant life growing in water or on a substrate that is at least periodically inundated by water. The USACE, as part of an interagency effort with the U.S. Environmental Protection Agency (EPA), the USFWS, and the NRCS published the National Wetland Plant List (NWPL). The NWPL lists indicator statuses to plants that occur in and around wetlands, describing the likelihood that species occurs in a wetland:

Obligate Wetland (OBL): Occur in wetlands with an estimated 99% probability.

Facultative Wetland (FACW): Usually occur in wetlands, with an estimated 67%-99% probability.

Facultative (FAC): Equally likely to occur in wetlands and uplands, with an estimated 34%-66% probability of occurring in wetlands.

Facultative Upland (FACU): Usually occur in uplands, with an estimated 67%-99% probability of occurring in uplands.

Obligate Upland (UPL): Occur in uplands with an estimated 99% probability.

For vegetation within a community to be determined hydrophytic in accordance with the *Supplement*, it must pass the Dominance Test, where more than 50% of the dominant plant species observed must have the indicator statuses OBL, FACW, and FAC. If the vegetation observed in the community fails the Dominance Test and indicators of wetland hydrology and hydric soils are present, the Prevalence Index should be applied. Hydrophytic vegetation is present if a prevalence index of 3.0 or less is determined.

3.4 Soils

A hydric soil is defined as a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions (*Supplement*). According to the *Supplement*, indicators of hydric soils form mostly from the loss or accumulation of iron, manganese, sulfur, or carbon compounds during saturated and anaerobic conditions.

3.5 On-Site Data Collection

Data Collection Points (DCPs) were established on-site at locations to evaluate the presence of wetlands and waterbodies, and to demonstrate the typical characteristics of uplands and wetlands. GTA excavated or augured test pits in the ground to a depth of 20 inches or more to observe features of the soil solum. GTA reviewed soil samples from test pits at numbered DCPs in order to describe and classify the soil as either hydric or non-hydric. At these DCPs, GTA also evaluated the surrounding vegetative species and hydrologic indicators. Data Forms were prepared to record observations of the conditions within the wetland and upland areas. Data Forms were also prepared to record data from adjacent upland areas to further support the delineation in the field. The DCPs have been labeled on the *Wetland Delineation Plan* as DCP-1 through DCP-12. Data Forms with reference photographs are included in Appendix B and Appendix C to support the determination depicted on the accompanying *Wetland Delineation Plan* (Appendix D).

3.6 Delineation

Between June and July 2025, GTA performed a wetland delineation to evaluate whether wetlands and/or waterbodies are present within the review area. GTA's field delineation of wetlands and/or waterbodies consisted of identifying the limits of the wetlands and waterbodies with pink and black striped flags, numbered sequentially. Wetland flags were hung at the time of GTA's field visit. GTA used the base plan described in *Section 2.1* to navigate the site. Wetland and waterway flag locations were located in the field using a handheld global positioning system (GPS) rated with sub-meter accuracy and are shown on the accompanying *Wetland Delineation Plan* (Appendix D).

4.0 WETLANDS AND WATERBODIES NARRATIVES

4.1 Waterbodies

Fourteen (14) waterbodies and Fourteen (14) wetlands were identified within the review area. Waterbody A was an open water pond (with no observable connections to other waters) located in the northern portion of the review area. Waterbody B was an intermittent stream located in the northern portion of the review area that originated from within Wetland 1, flowed southeast, and drained into Waterbody D. Waterbody C was an intermittent stream located in the northern portion of the review area that

originated within the review area, flowed south, and drained into Waterbody D. Waterbody D was a perennial stream located in the northern portion of the review area that originated off-site, flowed north, and continued off-site. Waterbody E was a perennial stream located in the northern portion of the review area that originated on-site, flowed northeast, and continued off-site. Waterbody F was an intermittent stream located in the eastern portion of the review area that originated on-site, flowed south, and continued off-site. Waterbody G was an intermittent stream located on the eastern portion of the review area that originated on-site, flowed southeast, and drained into Wetland 6. Waterbody H was an open water pond (with hydrological connections to adjacent waters) located within the eastern portion of the review area. Waterbody I is an intermittent stream located within the eastern portion of the review area that originated on-site, flowed east, and drained Waterbody H. Waterbody J was an intermittent stream located on the eastern portion of the review area that originated on-site, flowed east, and drained Waterbody H. Waterbody K was an intermittent stream located to the east of Waterbody H that originated on-site, flowed southeast, and drained into Waterbody H. Waterbody L was a swale located within the northern portion of the review area that originated on-site, flowed south, and drained Wetland 10. Waterbody M was a perennial stream located within the southern portion of the review area that originated off-site, flowed south, and drained Wetland 12. Waterbody N was an intermittent stream located within the south-central portion of the review area that originated on-site, flowed south, drained through Wetland 14, and drained into Wetland 12. GTA observed defined beds and banks and ordinary high water marks within each Waterbody.

4.2 Wetland 1 and Wetland 10

Wetland 1 and Wetland 10 were palustrine forested wetlands located within the northern portion of the review area. Wetland 1 drained into Waterbody B, Waterbody C, and Waterbody D. Wetland 10 was located north of Wetland 1 and was geographically isolated with no observable surface connection to other waters. Within Wetland 1 and 10, GTA observed predominantly hydrophytic vegetation species, including northern spice bush (*Lindera benzoin*, FAC) and skunk cabbage (*Symplocarpus foetidus*, OBL). GTA observed evidence of primary indicators of wetland hydrology within the wetlands, including indicators A2 (High Water Table) and B9 (Water-Stained Leaves). GTA observed evidence of secondary indicators of wetland hydrology within the wetlands, including indicators D2 (Geomorphic Position) and D5 (FAC-Neutral Test). GTA excavated test pits to depths of 20 inches or greater within the wetland boundaries and observed the NRCS and USACE hydric soils field indicator F3 (Depleted Matrix).

4.3 Wetland 2

Wetland 2 was a palustrine emergent/forested wetland located within the northern portion of the review area. Wetland 2 drained into Waterbody E. Within Wetland 2, GTA observed predominantly hydrophytic vegetation species, including reed canary grass (*Phalaris arundinacea*, FACW), jewelweed (*Impatiens capensis*, FACW) and arrow-leaved tearthumb (*Persicaria sagittata*, OBL). GTA observed evidence of primary indicators of wetland hydrology within the wetland, including indicators A1 (Surface Water) and A2 (High Water Table). GTA observed evidence of secondary indicators of wetland hydrology within the wetland, including indicators D2 (Geomorphic Position) and D5 (FAC-Neutral Test). GTA excavated test pits to depths of 20 inches or greater within the wetland boundaries and observed the NRCS and USACE hydric soils field indicator F3 (Depleted Matrix).

4.4 Wetland 3

Wetland 3 was a palustrine emergent wetland located within the review area, just north of Gap Newport Pike. Wetland 3 was geographically isolated with no observable connections to other waters. Within Wetland 3, GTA observed predominantly hydrophytic vegetation species, including common reed (*Phragmities australis*, FACW), penny wort (*Hydrocotyle sibthorpiodes*, FACW) and purple loosestrife (*Lythrum salicaria*, FACW). GTA observed evidence of primary indicators of wetland hydrology within the wetland, including indicators A2 (High Water Table) and A3 (Saturation). GTA observed evidence of secondary indicators of wetland hydrology within the wetland, including indicator D5 (FAC-Neutral Test). GTA excavated test pits to depths of 20 inches or greater within the wetland boundaries and observed the NRCS and USACE hydric soils field indicator F3 (Depleted Matrix).

4.5 Wetlands 4 through 9

Wetlands 4, 5, 6, 7, 8, and 9 were palustrine forested wetlands located along Waterbody F. Wetlands 5, 7, and 8 were situated adjacent to Waterbody F but with no observable surface connection to it. Within Wetlands 4 through 9, GTA observed predominantly hydrophytic vegetation species, including box elder (*Acer negundo*, FAC), reed canary grass (*Phalaris arundunacea*, FACW), purple loosestrife (*Lythrum salicaria*, FACW), and Japanese Hops (*Humulus japonica*, FACU). GTA observed evidence of primary indicators of wetland hydrology within the wetlands, including indicators A1 (Surface water), A2 (High Water Table), and A3 (Saturation). GTA observed evidence of secondary indicators of wetland hydrology within the wetlands, including indicator D5 (FAC-Neutral Test). GTA excavated test pits to depths of 20 inches or greater within the wetland boundaries and observed the NRCS and USACE hydric soils field indicator F3 (Depleted Matrix).

4.6 Wetland 11

Wetland 11 was a palustrine emergent/forested wetland located within the southern portion of the review area. Wetland 11 continued off-site to the west via a culvert. Within Wetland 11, GTA observed predominantly hydrophytic vegetation species, including red maple (*Acer rubrum*, FAC), American sycamore (*Platanus occidentalis*, FACW), sensitive fern (*Onoclea sensibilis*, FACW), common reed, and skunk cabbage. GTA observed evidence of primary indicators of wetland hydrology within the wetland, including indicator B9 (Water-Stained Leaves). GTA observed evidence of secondary indicators of wetland hydrology within the wetland, including indicators D2 (Geomorphic Position) and D5 (FAC-Neutral Test). GTA excavated test pits to depths of 20 inches or greater within the wetland boundaries and observed the NRCS and USACE hydric soils field indicator F3 (Depleted Matrix).

4.7 Wetlands 12, 13, and 14

Wetlands 12, 13, and 14 were palustrine forested wetlands located within the southern portion of the review area. Wetland 13 was geographically isolated with no observable connections to other waters. Within Wetlands 12, 13, and 14, GTA observed predominantly hydrophytic vegetation species, including sugar maple (*Acer saccharinum*, FACW), box elder, spice bush, Japanese stiltgrass (*Microstegium vimineum*, FAC), redshank (*Persicaria maculosa*, FACW), jack-in-the-pulpit (*Arisaema triphyllum*, FACW), and smallspike false nettle (*Boehmeria cylindrica*, FACW). GTA observed evidence of primary indicators of wetland hydrology within the wetlands, including indicator A2 (High Water Table), A3 (Saturation), B9 (Water-Stained Leaves). GTA observed evidence of secondary indicators of wetland hydrology within the wetlands, including indicators B6 (Surface Soil Cracks), B8 (Sparsely Vegetated Concave Surface), and D5 (FAC-Neutral Test). GTA excavated test pits to depths of 20 inches or greater within the wetland boundaries and observed the NRCS and USACE hydric soils field indicator F3 (Depleted Matrix).

5.0 CONCLUSION

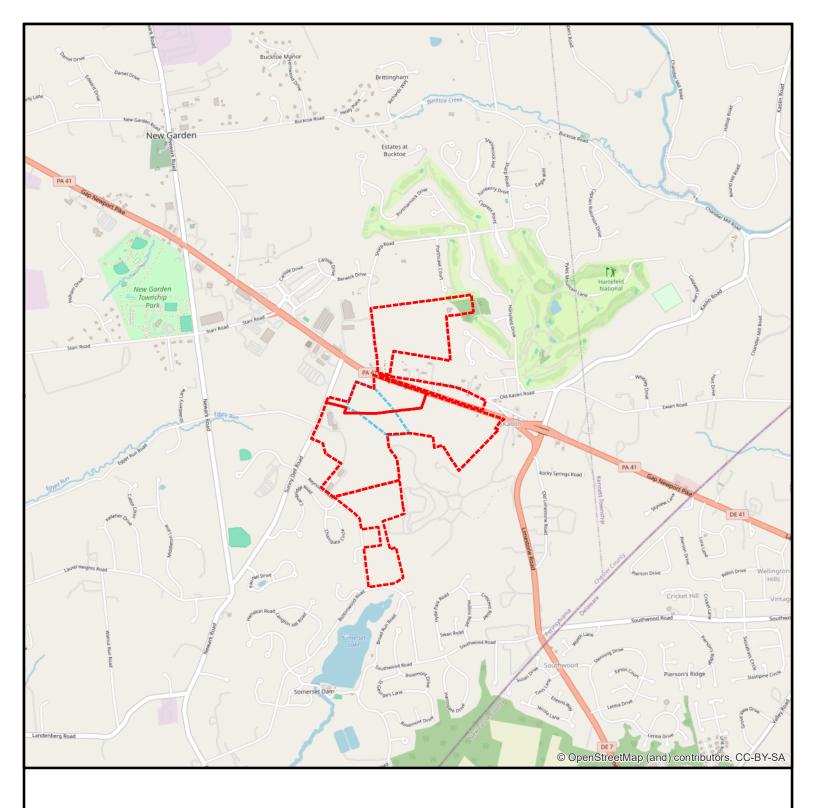
As a result of GTA's environmental review of the review area, it is GTA's professional opinion that there are Waters of the U.S., including wetlands, present within the review area. GTA observed a continuous surface connection between Wetlands 1, 2, 4, 6, 9, 12, and 14 and Waters of the U.S. and, therefore, it is GTA's professional opinion that these wetlands should be considered state- and federally-jurisdictional. Wetlands 3, 5, 7, 8, 10, and 13 were geographically isolated with no observable surface connection to Waters of the U.S. and, therefore, it is GTA's professional opinion that these wetlands should be considered only state-jurisdictional. These wetlands were flagged in the field and are identified on the *Wetland Delineation Plan*.

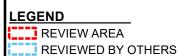
Our conclusions regarding the review area have been based on observations of existing conditions, professional experience in the area with similar projects, and generally accepted professional environmental practice under similar circumstances. Seasonal fluctuations in precipitation or weather conditions can result in differences in the perception of hydrologic conditions, which can alter GTA's evaluation of wetlands/waterbodies. It is important to note that this delineation is GTA's professional opinion, only. Decisions regarding the official jurisdictional status of wetlands/waterbodies are made by federal, state, and/or local regulatory agencies.

This Report was prepared by GTA for the sole and exclusive use of Stonewall Capital. Any reproduction of this Report by any other person without the expressed written permission of GTA and Stonewall Capital is unauthorized, and such use is at the sole risk of the user.

***** END OF REPORT *****

Appendix A Figures









JOB NO.

SCALE:

31251463

GEO-TECHNOLOGY ASSOCIATES, INC. GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

3445-A BOX HILL CORPORATE CENTER DRIVE ABINGDON, MARYLAND 21009 PHONE: 410-515-9446 FAX: 410-515-4895 WWW.GTAENG.COM

© GEO-TECHNOLOGY ASSOCIATES, INC.

DATE:

1"=2,000'

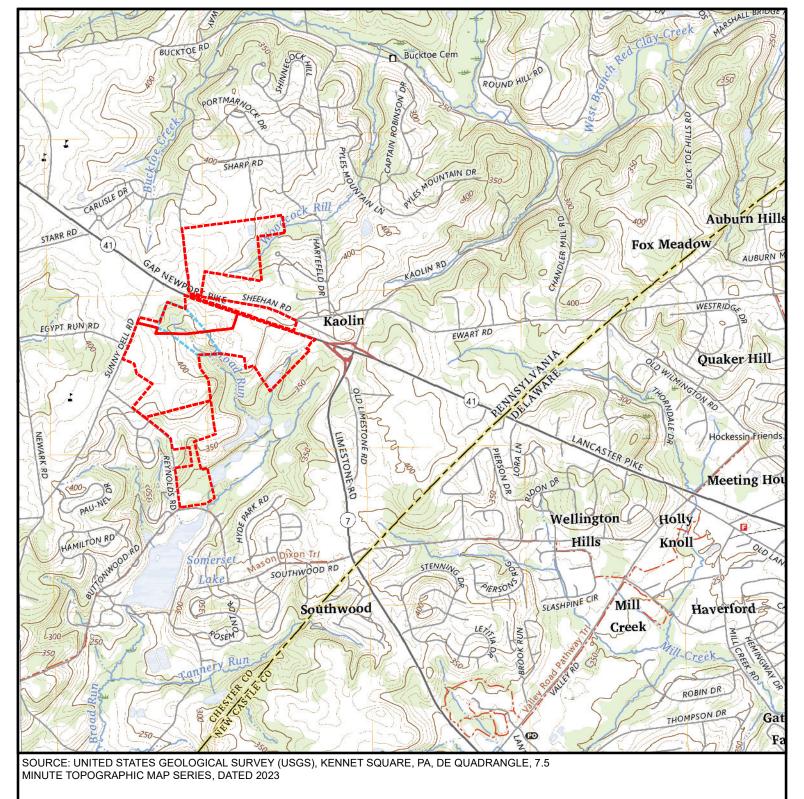
SITE LOCATION MAP WHITE CLAY POINT

CHESTER COUNTY, PENNSYLVANIA

OCTOBER 24, 2025

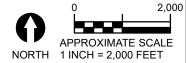
DRAWN BY:

REVIEW BY: FIGURE: MAJ











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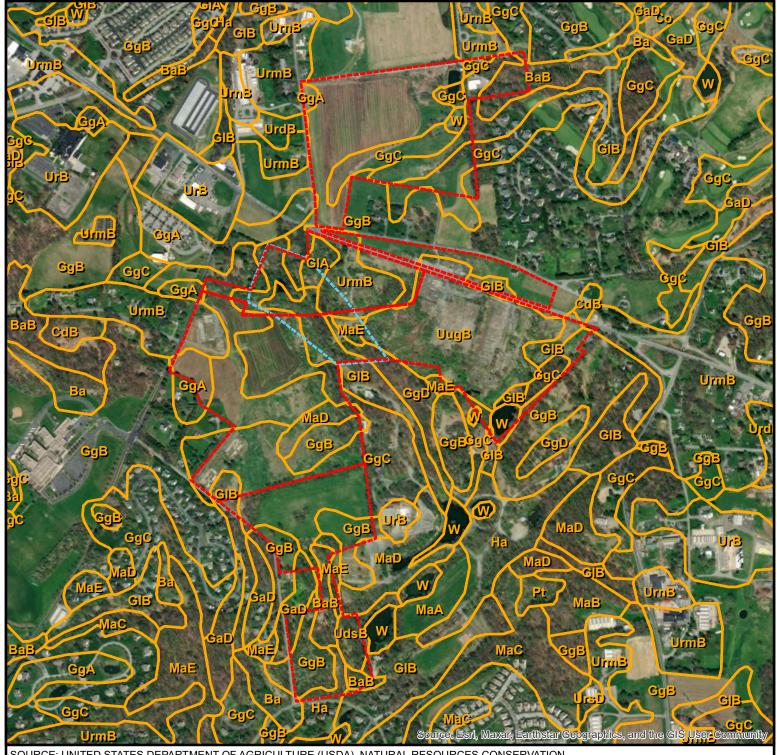
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USGS TOPOGRAPHIC MAP WHITE CLAY POINT

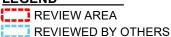
NEW GARDEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

JOB NO. 31251463 SCALE: 1"=2,000" DATE: OCTOBER 24, 2025 DRAWN BY: REVIEW BY: MAJ FIGURE:



SOURCE: UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), NATURAL RESOURCES CONSERVATION SERVICE (NRCS), GRIDDED SOIL SURVEY GEOGRAPHIC (GSSURGO) DATABASE FOR PENNSYLVANIA, DATED NOVEMBER 26, 2023. 2024 BASE AERIAL IMAGERY PROVIDED BY ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY.

LEGEND







GEO-TECHNOLOGY ASSOCIATES, INC. GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

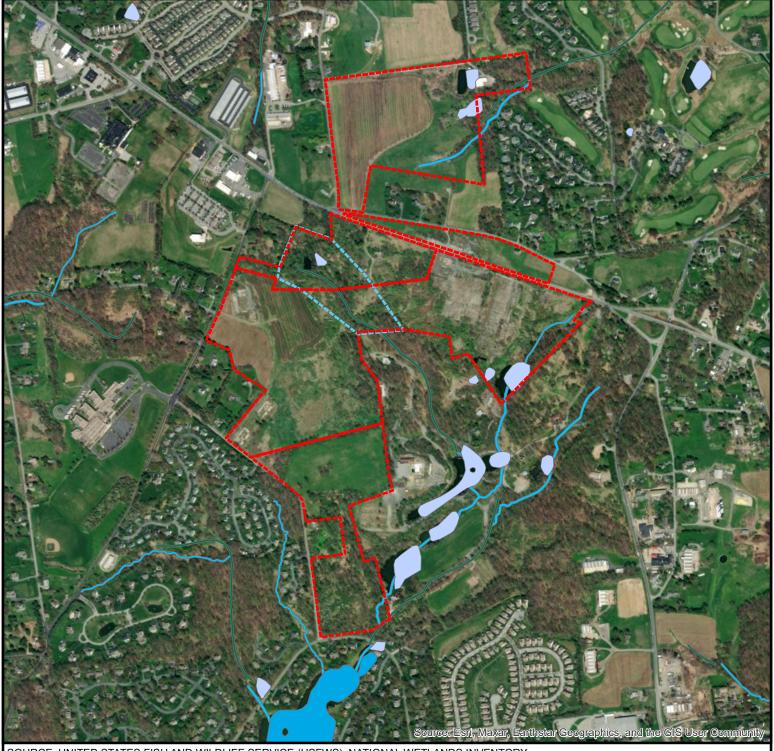
3445-A BOX HILL CORPORATE CENTER DRIVE ABINGDON, MARYLAND 21009 PHONE: 410-515-9446 FAX: 410-515-4895 WWW.GTAENG.COM

© GEO-TECHNOLOGY ASSOCIATES, INC.

SOILS MAP WHITE CLAY POINT

NEW GARDEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

JOB NO. 31251463 SCALE: 1"=900" DATE: OCTOBER 24, 2025 DRAWN BY: AJN REVIEW BY: MAJ FIGURE: 3



SOURCE: UNITED STATES FISH AND WILDLIFE SERVICE (USFWS), NATIONAL WETLANDS INVENTORY (NWI), DATED MAY 17, 2024. 2024 BASE AERIAL IMAGERY PROVIDED BY ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY.

LEGEND

REVIEW AREA

REVIEWED BY OTHERS

FRESHWATER EMERGENT WETLAND

FRESHWATER FORESTED/SHRUB WETLAND

FRESHWATER POND
LAKE

RIVERINE





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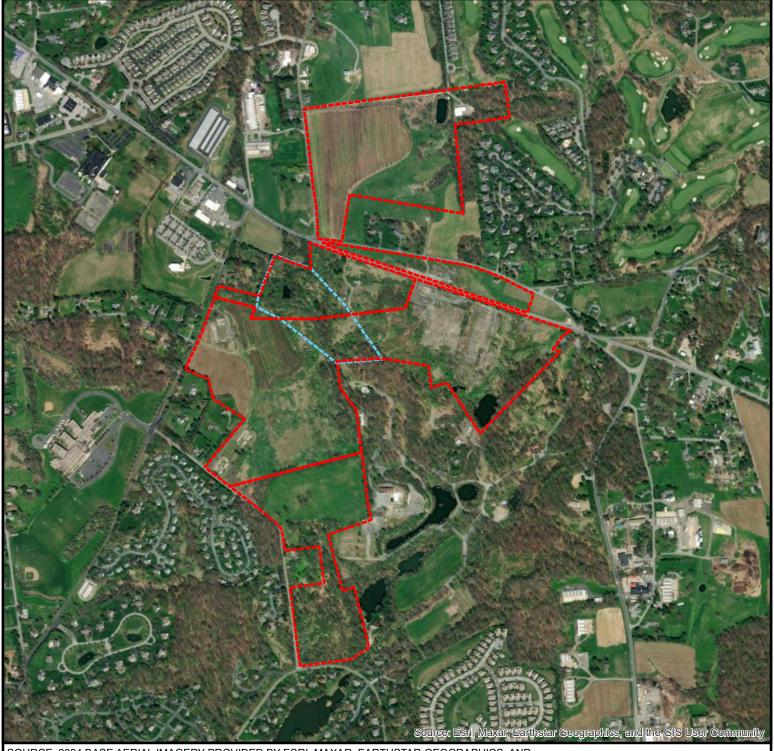
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NWI WETLANDS MAP WHITE CLAY POINT

NEW GARDEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

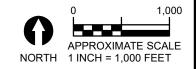
JOB NO. 31251463 SCALE: 1"=1,000" DATE: OCTOBER 24, 2025 DRAWN BY: AJN REVIEW BY: MAJ FIGURE: 4



SOURCE: 2024 BASE AERIAL IMAGERY PROVIDED BY ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY.









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2025 AERIAL WHITE CLAY POINT

CHESTER COUNTY, PENNSYLVANIA

JOB NO. 31251463 SCALE: 1"=1,000" DATE: OCTOBER 24, 2025 DRAWN BY: DIA REVIEW BY: MAJ FIGURE: 5

Appendix B Data Forms

U.S. Army Corps of Engineers

WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region See ERDC/EL TR-12-9; the proponent agency is CECW-COR

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

Project/Site: White Clay Point		City/County: Avondale	е	Sampling Date:	2025-06-20		
Applicant/Owner: Stonewall Capita	I		State: Pennsylvania	Sampling Point:			
Investigator(s): DIA & AJN		Section, Township, Range:					
Landform (hillside, terrace, etc.): Hillslop	oe I.a	ocal relief (concave, convex, r	none). Convex	Slope (%):	3		
Subregion (LRR or MLRA): \$ 148	Lat: 39.805563	·	75.7307852		NAD 83		
Soil Map Unit Name: BaB - Baile silt lo			NWI classificati		11/10/03		
· · · · · · · · · · · · · · · · · · ·	· · ·						
Are climatic / hydrologic conditions on the si				explain in Remark	•		
Are Vegetation, Soil, or Hydr			rcumstances" present?	Yes	_ No		
Are Vegetation, Soil, or Hydr	ologynaturally prob	lematic? (If needed, exp	lain any answers in Re	marks.)			
SUMMARY OF FINDINGS – Attack	n site map showing	sampling point locatio	ns, transects, imp	portant featu	res, etc.		
Hydrophytic Vegetation Present?	Yes No 🗸	Is the Sampled Area					
Hydric Soil Present?	Yes No 🗸	within a Wetland?	Yes	No 🗸			
Wetland Hydrology Present?	Yes No 🗸						
Remarks:	<u> </u>			·			
This DCP was established	north of Wetland	1 to document up	land conditions	S.			
HYDROLOGY			0 1 1 1 1				
Wetland Hydrology Indicators:	ired: abook all that apply)		Secondary Indicators (<u>required)</u>		
Primary Indicators (minimum of one is requ Surface Water (A1)	True Aquatic Plants	(R14)	Surface Soil Crack		nce (B8)		
High Water Table (A2)	Hydrogen Sulfide O		Sparsely Vegetated Concave Surface (B8) Drainage Patterns (B10)				
Saturation (A3)		res on Living Roots (C3)	Moss Trim Lines (B16)				
Water Marks (B1)	Presence of Reduce	= : :	Dry-Season Water	•			
Sediment Deposits (B2)		on in Tilled Soils (C6)	Crayfish Burrows (
Drift Deposits (B3)	Thin Muck Surface ((C7)	Saturation Visible	on Aerial Imager	y (C9)		
Algal Mat or Crust (B4)	Other (Explain in Re	emarks)	Stunted or Stresse	ed Plants (D1)			
Iron Deposits (B5)			Geomorphic Positi	ion (D2)			
Inundation Visible on Aerial Imagery (E	37)		Shallow Aquitard (
Water-Stained Leaves (B9)			Microtopographic I	, ,			
Aquatic Fauna (B13)			FAC-Neutral Test	(D5)			
Field Observations:	N V 5 0 0 0	,					
Surface Water Present? Yes	No Depth (inch						
Water Table Present? Yes Saturation Present? Yes	No V Depth (inch		lydrology Present?	Yes	No 🗸		
(includes capillary fringe)	Deptil (ilici)	vetiand i	iyarology Fresent:	163	- ""——		
Describe Recorded Data (stream gauge, m	onitoring well, aerial photo	s, previous inspections), if av	ailable:				
, , ,		. , ,					
Remarks:							

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

	Absolute	Dominant	Indicator	
Tree Stratum (Plot size: 30 ft r)	% Cover	Species?	Status	Dominance Test worksheet:
Liriodendron tulipifera	50		FACU	Number of Dominant Species
2. Fagus grandifolia	40		FACU	That Are OBL, FACW, or FAC: $\frac{1}{}$ (A)
3.				Total Number of Dominant
4				Species Across All Strata: 5 (B)
5				Percent of Dominant Species
6				That Are OBL, FACW, or FAC: 20.00 (A/B)
7				Prevalence Index worksheet:
	90	Total Cover		Total % Cover of: Multiply by:
50% of total cover: 45.00	20%	of total cover:	18.00	OBL species 0 x 1 = 0
Sapling/Shrub Stratum (Plot size: 15 ft r)				FACW species $0 x 2 = 0$
1. Hamamelis virginiana	20	~	FACU	FAC species 55 $\times 3 = 165$
2.				FACU species 140 x 4 = 560
3.				UPL species 0 $x = 5$
4.				Column Totals: 195 (A) 725 (B)
5.				Prevalence Index = B/A = 3.71
6.				Hydrophytic Vegetation Indicators:
7				1 - Rapid Test for Hydrophytic Vegetation
0				2 - Dominance Test is >50%
				3 - Prevalence Index is ≤3.0 ¹
9.		T-4-1 0		
		=Total Cover	4.00	4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
50% of total cover: 10.00	20%	of total cover:	4.00	
Herb Stratum (Plot size: 5 ft r)				Problematic Hydrophytic Vegetation ¹ (Explain)
Parathelypteris noveboracensis	40		FAC	¹ Indicators of hydric soil and wetland hydrology must be
Podophyllum peltatum	30		FACU	present, unless disturbed or problematic.
3. Lindera benzoin	15		FAC	Definitions of Four Vegetation Strata:
4. Lonicera periclymenum	5			Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or
5				more in diameter at breast height (DBH), regardless of
6				height.
7				Sapling/Shrub – Woody plants, excluding vines, less
8.				than 3 in. DBH and greater than or equal to 3.28 ft
9.				(1 m) tall.
10.				Herb – All herbaceous (non-woody) plants, regardless
11.				of size, and woody plants less than 3.28 ft tall.
	90	=Total Cover		Woody Vine – All woody vines greater than 3.28 ft in
50% of total cover: 45.00		of total cover:	18.00	height.
Woody Vine Stratum (Plot size: 30 ft r)		or total cover.		
1. Stratum not present.				
2				
3.				
4				
5				Hydrophytic
		=Total Cover		Vegetation
50% of total cover:	20%	of total cover:		Present? Yes No V
Remarks: (Include photo numbers here or on a sepa	arate sheet.)			

Sampling Point: DCP-1

SOIL Sampling Point: DCP-1

Profile Desc	ription: (Describe	to the de _l	oth needed to doc	ument t	he indica	ator or c	onfirm the ab	sence of indic	ators.)	
Depth	Matrix			x Featu						
(inches)	Color (moist)	%	Color (moist)	<u></u> %	Type ¹	Loc ²	Texture	<u> </u>	Rem	narks
0 - 5	10YR 3/3	100					Loamy Sar	nd		
5 - 12	10YR 4/4	100					Sandy Loa	<u>m</u>		
12 - 20	10YR 4/6						Sandy Loa	ım		
_										
¹Type: C=Co	ncentration, D=Dep	letion, RM	=Reduced Matrix, I	MS=Mas	sked San	d Grains		ocation: PL=F	Pore Lining, N	∕I=Matrix.
Hydric Soil I	ndicators:							Indicators f	or Problema	atic Hydric Soils ³ :
Histosol (Polyvalue B	elow Su	rface (S8) (MLRA	147, 148)		uck (A10) (M	
Histic Epi	pedon (A2)		Thin Dark S	urface (S9) (MLR	A 147, 1	48)	Coast P	rairie Redox	(A16)
Black His			Loamy Mucl					(MLR	A 147, 148)	` '
	n Sulfide (A4)		Loamy Gley				•		nt Floodplain	Soils (F19)
I — · · ·	Layers (A5)		Depleted Ma						A 136, 147)	,
	ck (A10) (LRR N)		Redox Dark					•	rent Material	(F21)
	Below Dark Surface	e (A11)	Depleted Da		` '					27, 147, 148)
	rk Surface (A12)	. (,)	Redox Depr		` '					urface (F22)
	osulfide (A18)		Iron-Mangar			2) (I RR	N		Explain in Re	
	ucky Mineral (S1)		MLRA 13		10000 (1 1)	<i>L)</i> (L) (1	· •,		-xpiaiii iii iio	markoj
	eyed Matrix (S4)		Umbric Surf		3) (MI D A	122 13	6)			
	edox (S5)		Piedmont Fl					³ Indicators of	of hydrophytic	vegetation and
					-					ust be present,
	Matrix (S6)		Red Parent	Material	(F21) (M	LRA 12	7, 147, 148)		disturbed or p	-
Dark Sur	ace (S7) ayer (if observed):							uniess (ilsturbed or p	noblematic.
Type:	ayer (ii observea).									
Depth (in	ches):						Hydric So	il Present?	Yes	No 🗸
Remarks:	· 						1 -			
rtomanto.										

U.S. Army Corps of Engineers

WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region See ERDC/EL TR-12-9; the proponent agency is CECW-COR

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

Project/Site: White Clay Point City/County: Avondale Sampling Date: 2025-06-20 Applicant/Owner: Stonewall Capital State: Pennsylvania Sampling Point: DCP-2 Investigator(s): DIA & AJN Section, Township, Range: Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 5 Lat: 39.8054414 Subregion (LRR or MLRA): \$ 148 Long: -75.7305799 Datum: NAD 83 Soil Map Unit Name: BaB - Baile silt loam, 3 to 8 percent slopes NWI classification: Yes 🗸 No (If no, explain in Remarks.) Are climatic / hydrologic conditions on the site typical for this time of year? Are Vegetation _____, Soil _____, or Hydrology _____significantly disturbed? Yes 🗸 No Are "Normal Circumstances" present? 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? Is the Sampled Area No Hydric Soil Present? within a Wetland? Yes V No Wetland Hydrology Present? Yes 🗸 Remarks: This DCP was established within Wetland 1. **HYDROLOGY** Wetland Hydrology Indicators: Secondary Indicators (minimum of two required) Primary Indicators (minimum of one is required; check all that apply) Surface Soil Cracks (B6) Surface Water (A1) True Aquatic Plants (B14) Sparsely Vegetated Concave Surface (B8) ✓ High Water Table (A2) Hydrogen Sulfide Odor (C1) Drainage Patterns (B10) Saturation (A3) Oxidized Rhizospheres on Living Roots (C3) Moss Trim Lines (B16) Presence of Reduced Iron (C4) Dry-Season Water Table (C2) Water Marks (B1) Sediment Deposits (B2) Recent Iron Reduction in Tilled Soils (C6) Crayfish Burrows (C8) Drift Deposits (B3) Thin Muck Surface (C7) Saturation Visible on Aerial Imagery (C9) Other (Explain in Remarks) Algal Mat or Crust (B4) Stunted or Stressed Plants (D1) Iron Deposits (B5) ✓ Geomorphic Position (D2) Inundation Visible on Aerial Imagery (B7) Shallow Aquitard (D3) ✓ Water-Stained Leaves (B9) Microtopographic Relief (D4) ✓ FAC-Neutral Test (D5) Aquatic Fauna (B13) Field Observations: Depth (inches): Surface Water Present? Depth (inches): 0 Water Table Present? No

✓ Depth (inches): Wetland Hydrology Present? Yes V No Saturation Present? (includes capillary fringe) Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Remarks:

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

	Absolute	Dominant	Indicator	
Tree Stratum (Plot size: 30 ft r)	% Cover	Species?	Status	Dominance Test worksheet:
Stratum not present 2.				Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
3.				Total Number of Dominant
4.				Species Across All Strata: ² (B)
5.				
6.				Percent of Dominant Species That Are OBL, FACW, or FAC: 100.00 (A/B)
7.				Prevalence Index worksheet:
		=Total Cover		Total % Cover of: Multiply by:
50% of total cover:		of total cover:		OBL species 80 x 1 = 80
Sapling/Shrub Stratum (Plot size: 15 ft r)		oi total cover.		FACW species $\frac{30}{0}$ $x = \frac{30}{0}$
1. Lindera benzoin	20	.,	FAC	FAC species $\frac{20}{20}$ $\frac{20}{x^2}$ $\frac{3}{60}$
·			FAC	
2.				
3.				OFL species X3 -
4.				Column Totals: (A) 140 (B)
5				Prevalence Index = B/A = 1.40
6				Hydrophytic Vegetation Indicators:
7				1 - Rapid Test for Hydrophytic Vegetation
8				✓ 2 - Dominance Test is >50%
9				✓ 3 - Prevalence Index is ≤3.0 ¹
50% of total cover: 10.00		=Total Cover of total cover:	4.00	4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
Herb Stratum (Plot size: 5 ft r)		or total cover.		Problematic Hydrophytic Vegetation ¹ (Explain)
1. Symplocarpus foetidus	80	~	OBL	
2.			<u> </u>	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
3.				Definitions of Four Vegetation Strata:
4.				Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or
5				more in diameter at breast height (DBH), regardless of
6.				height.
7.				Sapling/Shrub – Woody plants, excluding vines, less
8.				than 3 in. DBH and greater than or equal to 3.28 ft
9.				(1 m) tall.
10.				Herb – All herbaceous (non-woody) plants, regardless
11.				of size, and woody plants less than 3.28 ft tall.
	80	=Total Cover		Woody Vine – All woody vines greater than 3.28 ft in
50% of total cover: 40.00		of total cover:	16.00	height.
Woody Vine Stratum (Plot size: 30 ft r)	2070	or total cover.		
1. Stratum not present.				
2.				
3.				
4				
5.				Hydrophytic
	:	=Total Cover		Vegetation
50% of total cover:	20%	of total cover:		Present? Yes No No
Remarks: (Include photo numbers here or on a sepa	rate sheet.)			
	,			

Sampling Point: DCP-2

SOIL Sampling Point: DCP-2

Profile Desc	ription: (Describe	to the de	pth needed to doc			tor or c	onfirm the absenc	e of indi	cators.)	
Depth	Matrix			x Featur		. 2	_			
(inches)	Color (moist)	<u>%</u>	Color (moist)	<u>%</u>	Type ¹	Loc ²	Texture		Remark	S
0 - 5	10YR 4/1	100					Sandy Loam			
5 - 13	7.5YR 4/1	98	10YR 4/4	2			Sandy Loam			
13 - 20	7.5YR 4/1	100					Sandy Loam			
_										
							-			
							-			
¹ Type: C=Co	ncentration, D=Dep	letion, RN	/=Reduced Matrix, I	—— ∕∕S=Mas	ked San	d Grains	²Locati	on: PL=F	Pore Lining, M=N	latrix.
Hydric Soil I	ndicators:						Inc	dicators	for Problematic	Hydric Soils ³ :
Histosol (Polyvalue B	elow Sui	rface (S8) (MLRA			uck (A10) (MLR	-
Histic Epi	pedon (A2)		Thin Dark S		-			_	Prairie Redox (A1	-
Black His			Loamy Muck					_	A 147, 148)	,
	Sulfide (A4)		Loamy Gley				-,	•	ont Floodplain So	ils (F19)
I — · · ·	Layers (A5)		✓ Depleted Ma					_	A 136, 147)	(*)
	ck (A10) (LRR N)		Redox Dark						rent Material (F2	1)
	Below Dark Surface	e (A11)	Depleted Da		` '			_	ide MLRA 127,	<i>'</i>
	rk Surface (A12)	- ()	Redox Depr		, ,			•	nallow Dark Surfa	
	osulfide (A18)		Iron-Mangar		` '	2) (LRR	N	_	Explain in Remar	
	ucky Mineral (S1)		MLRA 13		`	, (´	_ ` `	•	,
	eyed Matrix (S4)		Umbric Surf		3) (MLRA	122. 13	6)			
Sandy Re	-		Piedmont FI				3.	dicators of	of hydrophytic ve	getation and
	Matrix (S6)		Red Parent		-			wetland	d hydrology must	be present,
Dark Sur					(· - · / (···		, , ,	unless	disturbed or prob	lematic.
	ayer (if observed):								<u> </u>	
Type:										
Depth (in	ches):						Hydric Soil Pre	sent?	Yes 🗸	No
Remarks:										

U.S. Army Corps of Engineers

WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region See ERDC/EL TR-12-9; the proponent agency is CECW-COR OMB Control #: 0710-0024, Exp: 09/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)

Project/Site: White Clay Point		City/County: Avondal	е	Sampling Date:	2025-06-20		
Applicant/Owner: Stonewall Capital		<u> </u>		Sampling Point:			
Investigator(s): DIA & AJN		Section, Township, Range:					
Landform (hillside, terrace, etc.): Depres	sion Lo	cal relief (concave, convex, r		Slope (%):	4		
Subregion (LRR or MLRA): S 148	Lat: 39.804637		-		NAD 83		
	Lat. 39.004037	Long 7			INAD 03		
Soil Map Unit Name: W - Water			NWI classificati	-			
Are climatic / hydrologic conditions on the site				xplain in Remark			
Are Vegetation, Soil, or Hydro	ologysignificantly di	sturbed? Are "Normal Ci	rcumstances" present?	Yes 🗸	No		
Are Vegetation, Soil, or Hydro	ologynaturally probl	ematic? (If needed, exp	lain any answers in Rer	marks.)			
SUMMARY OF FINDINGS – Attach	site map showing	sampling point location	ons, transects, imp	oortant featu	res, etc.		
Hydrophytic Vegetation Present?	Yes No 🗸	Is the Sampled Area					
Hydric Soil Present?	Yes No 🗸	within a Wetland?	Yes	No 🗸			
Wetland Hydrology Present?	Yes No 🗸						
Remarks:							
This DCP was established v	vithin a basin to	document upland	conditions.				
HYDROLOGY							
Wetland Hydrology Indicators:			Secondary Indicators (minimum of two i	required)		
Primary Indicators (minimum of one is requi			Surface Soil Cracks (B6)				
Surface Water (A1)	True Aquatic Plants			_Sparsely Vegetated Concave Surface (B8)			
High Water Table (A2)	Hydrogen Sulfide Od		Drainage Patterns				
Saturation (A3)		res on Living Roots (C3)	Moss Trim Lines (E				
Water Marks (B1)	Presence of Reduce		Dry-Season Water				
Sediment Deposits (B2) Drift Deposits (B3)		on in Tilled Soils (C6)	Crayfish Burrows (Saturation Visible		, (CO)		
Algal Mat or Crust (B4)	Thin Muck Surface (Other (Explain in Re	·	Stunted or Stresse		/ (C9)		
Iron Deposits (B5)	Other (Explain in Ne	marks)	✓ Geomorphic Positi	, ,			
Inundation Visible on Aerial Imagery (B	7)		Shallow Aquitard (
Water-Stained Leaves (B9)	,		Microtopographic F	· ·			
Aquatic Fauna (B13)			FAC-Neutral Test				
Field Observations:							
Surface Water Present? Yes	No Pepth (inch	es):					
Water Table Present? Yes	No Pepth (inch						
Saturation Present? Yes	No V Depth (inch	es): Wetland H	lydrology Present?	Yes	No 🗸		
(includes capillary fringe)				,	-		
Describe Recorded Data (stream gauge, mo	onitoring well, aerial photos	s, previous inspections), if av	ailable:				
Remarks:							

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

Troo Stratum (Diataira: 20 ft r	Absolute	Dominant	Indicator	Daminamaa Taat waykabaati
Tree Stratum (Plot size: 30 ft r)	% Cover	Species?	Status	Dominance Test worksheet:
1. Paulownia tomentosa	10		UPL	Number of Dominant Species That Are ORL FACW or FAC: 0 (A)
Robinia pseudoacacia	5		FACU	That Are OBL, FACW, or FAC: 0 (A)
3.				Total Number of Dominant
4				Species Across All Strata: 3 (B)
5				Percent of Dominant Species
6				That Are OBL, FACW, or FAC: 0.00 (A/B)
7				Prevalence Index worksheet:
		=Total Cover		Total % Cover of: Multiply by:
50% of total cover: 7.50	20%	of total cover:	3.00	OBL species $0 x 1 = 0$
Sapling/Shrub Stratum (Plot size: 15 ft r)			FACW species $\frac{5}{2}$ $\times 2 = \frac{10}{2}$
1. Stratum not present				FAC species $0 x 3 = 0$
2.				FACU species 95 x 4 = 380
3.				UPL species 10 x 5 = 50
4				Column Totals: 110 (A) 440 (B)
5				Prevalence Index = $B/A = 4.00$
6.				Hydrophytic Vegetation Indicators:
7.				1 - Rapid Test for Hydrophytic Vegetation
8.				2 - Dominance Test is >50%
9.				3 - Prevalence Index is ≤3.0 ¹
		Total Cover		4 - Morphological Adaptations ¹ (Provide supporting
50% of total cover:	20%	of total cover:	•	data in Remarks or on a separate sheet)
Herb Stratum (Plot size: 5 ft r)				Problematic Hydrophytic Vegetation ¹ (Explain)
1. Humulus japonicus	90	✓	FACU	
2. Conium maculatum	5		FACW	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
3.				Definitions of Four Vegetation Strata:
4.				
5.				Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of
6.				height.
7.				
· -				Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft
8.				(1 m) tall.
9.				
10.				Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.
11	95			
		=Total Cover	40.00	Woody Vine – All woody vines greater than 3.28 ft in height.
50% of total cover: 47.50	20%	of total cover	19.00	Height.
Woody Vine Stratum (Plot size: 30 ft r)				
1. Stratum not present.				
2				
3				
4				
5				Hydrophytic
	=	=Total Cover		Vegetation
50% of total cover:	20%	of total cover:	:	Present? Yes No No
Remarks: (Include photo numbers here or on a sepa	arate sheet.)			

Sampling Point: Dcp-3

SOIL Sampling Point: Dcp-3

	ription: (Describe	to the de				tor or c	onfirm the abs	sence of indic	ators.)	
Depth (inches)	Matrix	0/		x Featur		1002	Tavtura		Dow	a a rika
(inches) 0 - 8	Color (moist) 10YR 3/2	100	Color (moist)	<u>%</u>	Type ¹	Loc ²	Loamy San		Kem	narks
8 - 20	10YR 3/3	100					Sandy Loa	<u>m</u>		
-										_
	-									
¹Type: C=Co	oncentration, D=Dep	letion, RM	 I=Reduced Matrix, N	MS=Mas	ked San	d Grains		ocation: PL=P	ore Lining, N	∕I=Matrix.
Hydric Soil I	ndicators:							Indicators fo	or Problema	atic Hydric Soils ³ :
Histosol			Polyvalue Be	elow Su	rface (S8) (MLRA	147, 148)		ck (A10) (M	-
Histic Ep	ipedon (A2)		Thin Dark Su	urface (S	89) (MLR	A 147, 1	48)	Coast Pr	airie Redox	(A16)
Black His	stic (A3)		Loamy Muck	y Miner	al (F1) (N	ILRA 13	6)	(MLRA	147, 148)	
Hydroge	n Sulfide (A4)		Loamy Gley	ed Matri	x (F2)			Piedmon	t Floodplain	Soils (F19)
Stratified	Layers (A5)		Depleted Ma	trix (F3))			(MLRA	136, 147)	
2 cm Mu	ck (A10) (LRR N)		Redox Dark	Surface	(F6)			Red Pare	ent Material	(F21)
Depleted	l Below Dark Surfac	e (A11)	Depleted Da	rk Surfa	ice (F7)			(outsi	de MLRA 12	27, 147, 148)
Thick Da	rk Surface (A12)		Redox Depre	essions	(F8)			Very Sha	allow Dark S	urface (F22)
	osulfide (A18)		Iron-Mangar		sses (F12	2) (LRR	N,	Other (E	xplain in Re	marks)
	lucky Mineral (S1)		MLRA 130							
	leyed Matrix (S4)		Umbric Surfa					3		
	edox (S5)		Piedmont Flo		-					vegetation and
	Matrix (S6)		Red Parent	Material	(F21) (M	LRA 127	7, 147, 148)		nyarology m isturbed or p	ust be present,
	face (S7)							uniess u	isturbed or p	noblematic.
Type:	_ayer (if observed):	1								
Depth (ir	nches):						Hydric Soi	I Present?	Yes	No 🗸
Remarks:							1 13,4110 001			
Nemains.										

U.S. Army Corps of Engineers

WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region

See ERDC/EL TR-12-9; the proponent agency is CECW-COR

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

Project/Site: White Clay Point		City/County: Avo	ondale	Sampling Date: 2025-06-20				
Applicant/Owner: Stonewall Capital		<u> </u>		Sampling Point: DCP-4				
Investigator(s): DIA & AJN		Section, Township, Ra						
Landform (hillside, terrace, etc.): Depress			nvex, none): Concave	Slope (%): 8				
Subregion (LRR or MLRA): \$ 148	Lat: 39.803054		ong: -75.7332889	Datum: NAD 83				
								
Soil Map Unit Name: GIB - Glenville silt		-	NWI classificat					
Are climatic / hydrologic conditions on the site			No (If no, e	explain in Remarks.)				
Are Vegetation, Soil, or Hydrol	ogy significantly dis	sturbed? Are "Norr	mal Circumstances" present?	? Yes / No				
Are Vegetation, Soil, or Hydrol	ogynaturally probl	ematic? (If neede	ed, explain any answers in Re	marks.)				
SUMMARY OF FINDINGS – Attach	site map showing s	sampling point lo	cations, transects, im	portant features, etc.				
Hydrophytic Vegetation Present?	Yes 🗸 No	Is the Sampled Are	a a					
	Yes ✓ No	within a Wetland?	Yes 🗸	No				
Wetland Hydrology Present?	Yes / No							
Remarks:								
This DCP was established w	rithin Wetland 2.							
HYDROLOGY								
Wetland Hydrology Indicators:			·	(minimum of two required)				
Primary Indicators (minimum of one is requir		(2.4.1)		Surface Soil Cracks (B6)				
Surface Water (A1)	True Aquatic Plants			ed Concave Surface (B8)				
High Water Table (A2)	Hydrogen Sulfide Oc		Drainage Patterns					
Saturation (A3) Water Marks (B1)	Presence of Reduce	res on Living Roots (C3	·	n Lines (B16) on Water Table (C2)				
Sediment Deposits (B2)		on in Tilled Soils (C6)	Crayfish Burrows					
Drift Deposits (B3)	Thin Muck Surface (on Aerial Imagery (C9)				
Algal Mat or Crust (B4)	Other (Explain in Re		Stunted or Stresse					
Iron Deposits (B5)		,	✓ Geomorphic Posit	,				
Inundation Visible on Aerial Imagery (B7)		Shallow Aquitard ((D3)				
Water-Stained Leaves (B9)			Microtopographic	Relief (D4)				
Aquatic Fauna (B13)			✓ FAC-Neutral Test	(D5)				
Field Observations:								
Surface Water Present? Yes <u>✓</u>	No Depth (inch	es): 1						
Water Table Present? Yes V	No Depth (inch	·						
Saturation Present? Yes	No V Depth (inch	es): Wetl	land Hydrology Present?	Yes No No				
(includes capillary fringe)								
Describe Recorded Data (stream gauge, mo	nitoring well, aerial photos	s, previous inspections), if available:					
Remarks:								
Wetland 2								
Violana 2								

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

	Ale e eleste	D !	Localita a Alexa	
Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
Stratum not present.				Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
·				Total Number of Dominant Species Across All Strata: (B)
				Percent of Dominant Species
·		=Total Cover		Prevalence Index worksheet: Total % Cover of: Multiply by:
50% of total cover:		of total cover	:	OBL species 1
capling/Shrub Stratum (Plot size: 15 ft r)			FACW species 100 x 2 = 200
Stratum not present.	, /			FAC species $\frac{1}{0}$ $\frac{1}{x^3}$
				FACU species $\frac{0}{0}$ $x = 4$
				UPL species 0 $x = 5$
				Column Totals: 101 (A) 201 (B
				Prevalence Index = B/A = 1.99
				Hydrophytic Vegetation Indicators:
				<u>✓</u> 1 - Rapid Test for Hydrophytic Vegetation
				2 - Dominance Test is >50%
· <u></u>				✓ 3 - Prevalence Index is ≤3.0 ¹
		=Total Cover		4 - Morphological Adaptations ¹ (Provide supporting
50% of total cover:	20%	of total cover	:	data in Remarks or on a separate sheet)
erb Stratum (Plot size: 5 ft r)				Problematic Hydrophytic Vegetation ¹ (Explain)
Phalaris arundinacea	98		FACW	¹ Indicators of hydric soil and wetland hydrology must
Impatiens capensis	2		FACW	present, unless disturbed or problematic.
Persicaria sagittata	1		OBL	Definitions of Four Vegetation Strata:
·				Tree – Woody plants, excluding vines, 3 in. (7.6 cm) more in diameter at breast height (DBH), regardless of
·				height.
·				Sapling/Shrub – Woody plants, excluding vines, less
				than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.
0.				Herb – All herbaceous (non-woody) plants, regardles of size, and woody plants less than 3.28 ft tall.
	101	=Total Cover		Woody Vine – All woody vines greater than 3.28 ft in
50% of total cover: 50.5	20%	of total cover	20.20	height.
/oody Vine Stratum (Plot size: 30 ft r)				
Stratum not present.				
·				
· <u></u>				Hydrophytic
		=Total Cover		Vegetation
50% of total cover:	20%	of total cover	:	Present? Yes No No
Remarks: (Include photo numbers here or on a sep	parate sheet.)			

SOIL Sampling Point: DCP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)												
Depth	Matrix		Redox Features			. 2	_					
(inches)	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²	Texture	Remarks				
0 - 3	10YR 3/1	100					Sandy Loam					
3 - 7	10YR 6/1	98	7.5YR 4/6	2	<u>C</u>	M	Sandy Loam					
7 - 20	2.5Y 6/1	75	7.5YR 4/4	25	С	М	Sandy Loam					
¹ Type: C=Co	ncentration, D=Dep	letion, RN	=Reduced Matrix, N	//S=Mas	ked San	d Grains	. ² Location	n: PL=Pore Lining, M=Matrix.				
Hydric Soil I	ndicators:						Indi	cators for Problematic Hydric Soils ³ :				
Histosol (A1)		Polyvalue Be	elow Sur	face (S8) (MLRA	147, 148)	2 cm Muck (A10) (MLRA 147)				
Histic Ep	pedon (A2)		Thin Dark Su	ırface (S	69) (MLR	A 147, 1						
Black His	tic (A3)		Loamy Muck	y Miner	al (F1) (N	ILRA 13	66)	(MLRA 147, 148)				
Hydroger	Sulfide (A4)		Loamy Gleye	ed Matri	x (F2)			Piedmont Floodplain Soils (F19)				
Stratified	Layers (A5)		✓ Depleted Ma	trix (F3))			(MLRA 136, 147)				
2 cm Mud	ck (A10) (LRR N)		Redox Dark	Surface	(F6)			Red Parent Material (F21)				
Depleted	Below Dark Surface	e (A11)	Depleted Da	rk Surfa	ce (F7)			(outside MLRA 127, 147, 148)				
Thick Da	rk Surface (A12)		Redox Depre	essions	(F8)			Very Shallow Dark Surface (F22)				
Iron Mon	osulfide (A18)		Iron-Manganese Masses (F12) (LRR N, Other (Explain in Remarks)									
Sandy M	ucky Mineral (S1)		MLRA 136)									
Sandy Gl	eyed Matrix (S4)		Umbric Surface (F13) (MLRA 122, 136)									
Sandy Re	edox (S5)		Piedmont Flo	oodplain	Soils (F	19) (ML I	RA 148) ³ Indi	icators of hydrophytic vegetation and				
	Matrix (S6)		Red Parent I		-			wetland hydrology must be present,				
Dark Sur					, ,			unless disturbed or problematic.				
	ayer (if observed):											
Type:								_				
Depth (in	ches):						Hydric Soil Pres	ent? Yes V No No				
Remarks:												

U.S. Army Corps of Engineers

WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region See ERDC/EL TR-12-9; the proponent agency is CECW-COR

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

Project/Site: White Clay Point		City/County: Avondale	Э	Sampling Date:	2025-06-20				
Applicant/Owner: Stonewall Capital		, , ,		Sampling Point:					
Investigator(s): DIA & AJN		Section, Township, Range:		_					
Landform (hillside, terrace, etc.): Hillslop	ie Lo	cal relief (concave, convex, r	none): None	Slope (%):	8				
	Lat: 39.802824				NAD 83				
Subregion (LRR or MLRA): S 148			75.7334032		INAD 63				
Soil Map Unit Name: GgC - Glenelg silt			NWI classificati						
Are climatic / hydrologic conditions on the sit	e typical for this time of yea	ar? Yes <u>/</u>	No (If no, e	explain in Remark	•				
Are Vegetation, Soil, or Hydro	ologysignificantly di	sturbed? Are "Normal Ci	rcumstances" present?	Yes 🗸	No				
Are Vegetation, Soil, or Hydro	ologynaturally probl	ematic? (If needed, exp	lain any answers in Rei	marks.)					
SUMMARY OF FINDINGS – Attach	site map showing	sampling point locatio	ns, transects, imp	portant featu	res, etc.				
Hydrophytic Vegetation Present?	Yes No 🗸	Is the Sampled Area							
Hydric Soil Present?	Yes No ✓	within a Wetland?	Yes	No 🗸					
Wetland Hydrology Present?	Yes No 🗸		·						
Remarks:									
This DCP was established s	outh of Wetland	2 to document up	land condition	is.					
HYDROLOGY									
Wetland Hydrology Indicators:			Secondary Indicators (minimum of two	required)				
Primary Indicators (minimum of one is requi	red; check all that apply)		Surface Soil Crack	(s (B6)					
Surface Water (A1)	True Aquatic Plants	(B14)	Sparsely Vegetate	d Concave Surfa	ice (B8)				
High Water Table (A2)		Hydrogen Sulfide Odor (C1) Drainage Patterns (B10)							
Saturation (A3)		Oxidized Rhizospheres on Living Roots (C3) Moss Trim Lines (B16)							
Water Marks (B1)	Presence of Reduced Iron (C4) Dry-Season Water Table (C2)								
Sediment Deposits (B2)		on in Tilled Soils (C6)	Crayfish Burrows ((00)				
Drift Deposits (B3)	Thin Muck Surface (Saturation Visible on Aerial Imagery (C9) Stunted or Stressed Plants (D1)						
Algal Mat or Crust (B4)	Other (Explain in Re	marks)	Geomorphic Position (D2)						
Iron Deposits (B5) Inundation Visible on Aerial Imagery (B	7)	,	Shallow Aquitard (
Water-Stained Leaves (B9)	")	•	Microtopographic I						
Aquatic Fauna (B13)		•	FAC-Neutral Test						
Field Observations:			1710 1104141 1001						
Surface Water Present? Yes	No Depth (inch	es).							
Water Table Present? Yes	No Pepth (inch								
Saturation Present? Yes	No ✓ Depth (inch		ydrology Present?	Yes	No 🗸				
(includes capillary fringe)			,						
Describe Recorded Data (stream gauge, mo	onitoring well, aerial photos	s, previous inspections), if av	ailable:						
Remarks:									

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

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. Robinia pseudoacacia	20		FACU	Number of Dominant Species
2.				That Are OBL, FACW, or FAC: 0 (A)
3.				Total Number of Dominant
4.				Species Across All Strata: 1 (B)
5.				
6.				Percent of Dominant Species That Are OBL, FACW, or FAC: 0.00 (A/B)
7				Prevalence Index worksheet:
·-	20	=Total Cover		Total % Cover of: Multiply by:
50% of total cover: 10.00		of total cover:	4.00	OBL species 0
Sapling/Shrub Stratum (Plot size: 15 ft r	2070	or total cover.	4.00	FACW species $0 \times 2 = 0$
1. Stratum not present.				FAC species 0 x 3 = 0
2.				FACU species $\frac{1}{80}$ $x = \frac{1}{320}$
3.				
4				Column Totals. (A)
5.				Prevalence Index = B/A = 4.00
6				Hydrophytic Vegetation Indicators:
7				1 - Rapid Test for Hydrophytic Vegetation
8				2 - Dominance Test is >50%
9				3 - Prevalence Index is ≤3.0¹
	:	=Total Cover		4 - Morphological Adaptations (Provide supporting
50% of total cover:	20%	of total cover:		data in Remarks or on a separate sheet)
Herb Stratum (Plot size: 5 ft r)				Problematic Hydrophytic Vegetation ¹ (Explain)
Dactylis glomerata ssp. glomerata	80			¹ Indicators of hydric soil and wetland hydrology must be
2. Phleum pratense	25		FACU	present, unless disturbed or problematic.
3. Trifolium repens	20		FACU	Definitions of Four Vegetation Strata:
4. Erigeron annuus	15		FACU	Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or
5. Melica bulbosa	5			more in diameter at breast height (DBH), regardless of
6				height.
7				Sapling/Shrub – Woody plants, excluding vines, less
8.				than 3 in. DBH and greater than or equal to 3.28 ft
9.				(1 m) tall.
10.				Herb – All herbaceous (non-woody) plants, regardless
11.				of size, and woody plants less than 3.28 ft tall.
	145	=Total Cover		Woody Vine – All woody vines greater than 3.28 ft in
50% of total cover: 72.50		of total cover:	29.00	height.
Woody Vine Stratum (Plot size: 30 ft r)				
1. Stratum not present.				
2.				
3.				
4.				
5		=Total Cover		Hydrophytic
50% of total cover:		of total cover:		Vegetation Present? Yes No
		OI total cover.	<u> </u>	riesent: 165NO
Remarks: (Include photo numbers here or on a sepa	arate sheet.)			

Sampling Point: DCP-5

SOIL Sampling Point: DCP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)										
Depth	Matrix		Redox Features							
(inches)	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²	Texture F		Rem	narks
0 - 20	10YR 3/6	100					Sandy Clay L	oam		
		· -								
							-			
-										
										-
		·	_							_
Type: C=Co	oncentration, D=Dep	letion, RM	=Reduced Matrix, N	 1S=Mas	ked Sand	d Grains	2Lc	ocation: PL=P	ore Lining, N	—————————————————————————————————————
		•								
Hydric Soil I			Debagdue Be	Jan Cu	rface (CO)	(MI DA	447 440)			ntic Hydric Soils ³ :
Histosol	ipedon (A2)		Polyvalue Be Thin Dark Su						ick (A10) (M rairie Redox	-
Black His			Loamy Muck	,	, ,		•		147, 148)	(A10)
	n Sulfide (A4)		Loamy Gleye	-		ILKA IS	0)	•	nt Floodplain	Soils (F10)
	Layers (A5)		Depleted Ma		. ,				1 136, 147)	Jolis (1 19)
	ck (A10) (LRR N)		Redox Dark						ent Material	(F21)
	Below Dark Surfac	e (A11)	Depleted Da							27, 147, 148)
	rk Surface (A12)	- (* * * * *)	Redox Depre		. ,					urface (F22)
	osulfide (A18)		Iron-Mangan		` '	2) (LRR	N,		xplain in Re	* *
	lucky Mineral (S1)		MLRA 136		`	, ,	•		•	,
	leyed Matrix (S4)		Umbric Surface (F13) (MLRA 122, 136)							
	edox (S5)		Piedmont Flo							
Stripped	Matrix (S6)		Red Parent I	Material	(F21) (M	LRA 127	7, 147, 148)	wetland	hydrology m	ust be present,
Dark Sur	face (S7)		<u>—</u>					unless d	isturbed or p	roblematic.
Restrictive I	_ayer (if observed):	1								
Type:										
Depth (ir	nches):						Hydric Soil	Present?	Yes	No
Remarks:										

U.S. Army Corps of Engineers

WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region See ERDC/EL TR-12-9; the proponent agency is CECW-COR

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

Project/Site: White Clay Point		City/County: Avonda	ale	Sampling Date:	2025-06-20		
Applicant/Owner: Stonewall Capital			State: Pennsylvania	Sampling Point:	DCP-6		
Investigator(s): DIA & AJN		Section, Township, Range		-			
Landform (hillside, terrace, etc.): Flat	Lo	cal relief (concave, convex	, _{none):} None	Slope (%):	3		
Subregion (LRR or MLRA): S 148	Lat: 39.800263		-75.7316547		NAD 83		
Soil Map Unit Name: GIB - Glenville silt	loam, 3 to 8 percent		NWI classificat	ion:			
Are climatic / hydrologic conditions on the site	e typical for this time of yea	ar? Yes 🗸	No (If no, e	explain in Remark	s.)		
Are Vegetation , Soil , or Hydro			Circumstances" present?		•		
Are Vegetation , Soil , or Hydro			xplain any answers in Re				
SUMMARY OF FINDINGS – Attach				•	res, etc.		
Hydrophytic Vegetation Present? Hydric Soil Present? Wetland Hydrology Present? Remarks:	Yes	Is the Sampled Area within a Wetland?	Yes	No			
This DCP was established w	vithin Wetland 3.						
Wetland Hydrology Indicators:			Secondary Indicators ((minimum of two	required)		
Primary Indicators (minimum of one is required)	ed: check all that apply)		Surface Soil Crack	•	<u>equileu)</u>		
Surface Water (A1)	True Aquatic Plants	(B14)	Sparsely Vegetate		ce (B8)		
✓ High Water Table (A2)	Hydrogen Sulfide Od	/drogen Sulfide Odor (C1) Drainage Patterns (B10)					
✓ Saturation (A3)		Oxidized Rhizospheres on Living Roots (C3) Moss Trim Lines (B16)					
Water Marks (B1)	Presence of Reduce		Dry-Season Water Table (C2)				
Sediment Deposits (B2)		on in Tilled Soils (C6)	Crayfish Burrows		. (00)		
Drift Deposits (B3) Algal Mat or Crust (B4)	Thin Muck Surface (Other (Explain in Re		Saturation Visible on Aerial Imagery (C9) Stunted or Stressed Plants (D1)				
Iron Deposits (B5)	Other (Explain in Re	Geomorphic Position (D2)					
Inundation Visible on Aerial Imagery (B7	7)		Shallow Aquitard (· · · · · · · · · · · · · · · · · · ·			
Water-Stained Leaves (B9)	,		Microtopographic				
Aquatic Fauna (B13)			✓ FAC-Neutral Test	` '			
Field Observations:							
Surface Water Present? Yes	No Popth (inch	es):					
Water Table Present? Yes ✓	No Depth (inch	es): 0					
Saturation Present? Yes	No 🗸 Depth (inch	es): Wetland	Hydrology Present?	Yes_	No		
(includes capillary fringe)							
Describe Recorded Data (stream gauge, mo	onitoring well, aerial photos	s, previous inspections), if a	available:				
Remarks:							
Tromane.							

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. Startum not present.	70 00001	ороско:	Otatas	
2				Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
3.				```
4.				Total Number of Dominant Species Across All Strata: 1 (B)
5.				``
6				Percent of Dominant Species That Are OBL, FACW, or FAC: 100.00 (A/B)
7.				Prevalence Index worksheet:
		Total Cover		Total % Cover of: Multiply by:
50% of total cover:		of total cover		OBL species 0
Sapling/Shrub Stratum (Plot size: 15 ft r	 \	or total cover.		FACW species 102
1. Stratum not present.	,			FAC species 0 x 3 = 0
2.				FACU species $\frac{7}{7}$ $x = \frac{28}{28}$
3.				UPL species $\frac{x^4 - \frac{1}{0}}{0}$
4				100
				Column Totals: 109 (A) 232 (B) Prevalence Index = B/A = 2.12
5.				· · · · · · · · · · · · · · · · · · ·
6.				Hydrophytic Vegetation Indicators:
7.				✓ 1 - Rapid Test for Hydrophytic Vegetation
8				✓ 2 - Dominance Test is >50%
9				✓ 3 - Prevalence Index is ≤3.0 ¹
		=Total Cover		4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
50% of total cover:	20%	of total cover:	·	
Herb Stratum (Plot size: 5 ft r)				Problematic Hydrophytic Vegetation ¹ (Explain)
Phragmites australis	90		FACW	¹ Indicators of hydric soil and wetland hydrology must be
Hydrocotyle sibthorpioides	10		FACW	present, unless disturbed or problematic.
3. Erigeron annuus	5		FACU	Definitions of Four Vegetation Strata:
4. Galium mollugo	2		FACU	Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or
5. Lythrum salicaria	2		FACW	more in diameter at breast height (DBH), regardless of height.
6				neight.
7				Sapling/Shrub – Woody plants, excluding vines, less
8				than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.
9				(1 m) tail.
10				Herb – All herbaceous (non-woody) plants, regardless
11				of size, and woody plants less than 3.28 ft tall.
		=Total Cover		Woody Vine – All woody vines greater than 3.28 ft in
50% of total cover: 54.5	0 20%	of total cover:	21.80	height.
Woody Vine Stratum (Plot size: 30 ft r)				
1. Stratum not present.				
2.				
3				
4				
5				Hydrophytic
	:	=Total Cover		Vegetation
50% of total cover:	20%	of total cover:		Present? Yes No No
Remarks: (Include photo numbers here or on a sep	arate sheet.)			
	,			

Profile Desc	ription: (Describe	to the de				ator or c	onfirm the absence	of indicators.)
Depth	Matrix			x Featur		0		
(inches)	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²	Texture	Remarks
0 - 3	10YR 4/1	100					Sandy Loam	
3 - 14	10YR 5/1	90	10YR 6/6	10	С	М	Sandy Loam	
-								
¹Type: C=Co	oncentration, D=Dep	letion, RN	 ∕/=Reduced Matrix, N	/IS=Mas	ked San	d Grains	. ² Locatio	n: PL=Pore Lining, M=Matrix.
Hydric Soil	ndicators:						Indi	cators for Problematic Hydric Soils ³ :
Histosol	(A1)		Polyvalue Be	elow Sur	face (S8) (MLRA	. 147, 148)	2 cm Muck (A10) (MLRA 147)
Histic Ep	ipedon (A2)		Thin Dark Sເ	urface (S	69) (MLR	A 147 , 1		Coast Prairie Redox (A16)
Black Hi	stic (A3)		Loamy Muck	y Miner	al (F1) (N	/ILRA 13	66)	(MLRA 147, 148)
Hydroge	n Sulfide (A4)		Loamy Gleye	ed Matri	x (F2)			Piedmont Floodplain Soils (F19)
Stratified	Layers (A5)		✓ Depleted Ma	ıtrix (F3))			(MLRA 136, 147)
2 cm Mu	ck (A10) (LRR N)		Redox Dark	Surface	(F6)			Red Parent Material (F21)
Depleted	l Below Dark Surfac	e (A11)	Depleted Da	rk Surfa	ce (F7)			(outside MLRA 127, 147, 148)
Thick Da	rk Surface (A12)		Redox Depre	essions	(F8)			Very Shallow Dark Surface (F22)
Iron Mor	osulfide (A18)		Iron-Mangar	ese Ma	sses (F1	2) (LRR	N,	Other (Explain in Remarks)
Sandy M	lucky Mineral (S1)		MLRA 136	3)				
Sandy G	leyed Matrix (S4)		Umbric Surfa	ace (F13	B) (MLRA	122, 13		
Sandy R	edox (S5)		Piedmont Flo	oodplain	Soils (F	19) (ML I	u,	icators of hydrophytic vegetation and
Stripped	Matrix (S6)		Red Parent I	Material	(F21) (M	LRA 12	7, 147, 148)	wetland hydrology must be present,
Dark Sui	face (S7)							unless disturbed or problematic.
	_ayer (if observed):	;						
Type:	Gravel							
Depth (ir	nches): 14						Hydric Soil Pres	ent? Yes 🔽 No
Remarks:								

WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region

See ERDC/EL TR-12-9; the proponent agency is CECW-COR

Project/Site:	White Clay Point		City/County: Avonda	le	Sampling Date: 2025-06-20		
Applicant/Owne					Sampling Point: DCP-7		
Investigator(s):	DIA & AJN		Section, Township, Range:	<u> </u>	· <u></u>		
	ide, terrace, etc.): Flat	Lo	ocal relief (concave, convex,		Slope (%): 3		
Subregion (LRI		Lat: 39.799876		75.7305971	Datum: NAD 83		
	Name: GIB - Glenville silt			NWI classificati			
	ydrologic conditions on the site	•			explain in Remarks.)		
·	, ,	,,					
	, Soil, or Hydro			Circumstances" present?			
	, Soil, or Hydro			plain any answers in Rer			
SUMMARY	OF FINDINGS – Attach	site map showing	sampling point location	ons, transects, imp	portant features, etc.		
Hydrophytic V	/egetation Present?	Yes No 🗸	Is the Sampled Area		1		
Hydric Soil Pro	esent?	Yes No 🗸	within a Wetland?	Yes	No 🗸		
Wetland Hydr	ology Present?	Yes No 🗸					
Remarks:							
This DCP) was established e	east of Wetland	3 to document up	land conditions	j.		
			, ,		,		
ľ							
ľ							
HYDROLOG	GY						
Wetland Hyd	rology Indicators:			Secondary Indicators ((minimum of two required)		
Primary Indica	ators (minimum of one is requi	red; check all that apply)		Surface Soil Crack	<s (b6)<="" td=""></s>		
	Vater (A1)	True Aquatic Plants			ed Concave Surface (B8)		
	er Table (A2)	Hydrogen Sulfide Od		Drainage Patterns			
Saturation			res on Living Roots (C3)	Moss Trim Lines (E	•		
Water Ma		Presence of Reduce		Dry-Season Water			
	Deposits (B2)		on in Tilled Soils (C6)	Crayfish Burrows (
Drift Depo		Thin Muck Surface (Saturation Visible on Aerial Imagery (C9)			
	or Crust (B4)	Other (Explain in Re	emarks)	Stunted or Stresse	· ·		
Iron Depo		_,		Geomorphic Positi			
	n Visible on Aerial Imagery (B	7)		Shallow Aquitard (
	ained Leaves (B9)			Microtopographic F			
	auna (B13)			FAC-Neutral Test	(D5)		
Field Observ		Don'th (in all					
Surface Water		No Depth (inch					
Water Table F		No Popth (inch		· · · · · · · · · · · · · · · · · · ·	v No V		
Saturation Pre		No _ Depth (inch	ies): wetiana	Hydrology Present?	Yes No		
(includes capi		"	iiiif o	9-1-1			
Describe Reco	orded Data (stream gauge, mo	onitoring well, aerial priolos	s, previous inspections), ii a	vallable:			
Remarks:							
Troma							

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. Stratum not present.	70 00001	Оросност.	Otatao	
2				Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
3.				Total Number of Dominant
4.				Species Across All Strata: 2 (B)
5.				
6				Percent of Dominant Species That Are OBL, FACW, or FAC: 50.00 (A/B)
7				Prevalence Index worksheet:
1.		Total Cover		Total % Cover of: Multiply by:
50% of total cover:		of total cover:		OBL species 0 x 1 = 0
Sapling/Shrub Stratum (Plot size: 15 ft r				FACW species ⁶³ x 2 = 126
1. Stratum not present.				FAC species $0 \times 3 = 0$
2.				FACU species $\frac{45}{45}$ $x = \frac{180}{180}$
3.				UPL species $\frac{x+1}{0}$
4				Column Totals: 108 (A) 306 (B)
5.				Prevalence Index = B/A = 2.83
6.				Hydrophytic Vegetation Indicators:
7.				1 - Rapid Test for Hydrophytic Vegetation
8.				2 - Dominance Test is >50%
9.				3 - Prevalence Index is ≤3.0¹
		Total Cover		4 - Morphological Adaptations ¹ (Provide supporting
50% of total cover:		of total cover		data in Remarks or on a separate sheet)
Herb Stratum (Plot size: 5 ft r)	20%	oi total cover.		Problematic Hydrophytic Vegetation ¹ (Explain)
1. Phalaris arundinacea	60	✓	FACW	
2. Galium mollugo	30		FACU	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
3. Asclepias syriaca	15		FACU	Definitions of Four Vegetation Strata:
4. Conium maculatum	3		FACW	
5.				Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of
6				height.
7.				
8.				Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft
9				(1 m) tall.
10.				Herb – All herbaceous (non-woody) plants, regardless
11.				of size, and woody plants less than 3.28 ft tall.
	108	Total Cover		Woody Vine – All woody vines greater than 3.28 ft in
50% of total cover: 54.00		of total cover:	21.60	height.
Woody Vine Stratum (Plot size: 30 ft r)	2070	or total cover.		
1. Stratum not present.				
2.				
3.				
5.				
<u> </u>		Total Cover		Hydrophytic
50% of total cover:		of total cover:		Vegetation Present? Yes No
		or total dover.		111000III. 100
Remarks: (Include photo numbers here or on a sepa	arate sheet.)			

Profile Desc	ription: (Describe	to the dep				tor or c	onfirm the ab	sence of indic	ators.)	
Depth	Matrix			x Featur						
(inches)	Color (moist)	%	Color (moist)	<u>%</u>	Type ¹	Loc ²	Texture	<u> </u>	Rem	arks
0 - 8	10YR 3/2	100					Silt Loam			
8 - 20	10YR 5/3	100					Silt Loam			
			_							-
										_
¹Type: C=Co	ncentration, D=Dep	letion, RM	=Reduced Matrix, N	/IS=Mas	ked Sand	d Grains	. ² L	ocation: PL=F	ore Lining, M	1=Matrix.
Hydric Soil I	ndicators:							Indicators f	or Problema	itic Hydric Soils³:
Histosol (A1)		Polyvalue Be						uck (A10) (M I	•
	pedon (A2)		Thin Dark Su						rairie Redox	(A16)
Black His			Loamy Muck	-		ILRA 13	6)		A 147, 148)	
	Sulfide (A4)		Loamy Gley						nt Floodplain	Soils (F19)
	Layers (A5)		Depleted Ma						A 136, 147)	
	ck (A10) (LRR N)		Redox Dark		` '				rent Material	
	Below Dark Surface	e (A11)	Depleted Da		` '			•	ide MLRA 12	
	rk Surface (A12)		Redox Depre						allow Dark S	· ·
	osulfide (A18)		Iron-Mangar		sses (F12	2) (LRR	N,	Other (E	Explain in Rei	marks)
	ucky Mineral (S1)		MLRA 130		· · · · · · · · · · · · · · · · · · ·	100 10	•			
	eyed Matrix (S4)		Umbric Surfa		-			³ Indicators of	of hydronhytic	vegetation and
	edox (S5)		Piedmont Flo		-					ust be present,
	Matrix (S6)		Red Parent	viateriai	(F21) (M	LRA 12	/, 14 <i>/</i> , 148)		disturbed or p	*
Dark Sur	ayer (if observed):							unic33 (alstarbed or p	robicinatic.
Type:	ayer (ii observeu).									
Depth (in	ches).						Hydric So	il Present?	Yes	No 🗸
Remarks:							1,			
Remarks.										

WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region See ERDC/EL TR-12-9; the proponent agency is CECW-COR

Project/Site:	White Clay Point		City/Count	_{y:} Avondale	Sar	mpling Date:	2025-07-01		
Applicant/Owne	er: Stonewall Capi	tal		•	State: Pennsylvania Sar	mpling Point:	DCP-8		
Investigator(s):	DIA & AJN		Section, Town	ship, Range:					
	ide, terrace, etc.): Flat		Local relief (conca		None	Slope (%):	3		
Subregion (LRI	· · · · · · ·	Lat: 39.797		Long: -75.7		_	NAD 83		
• (Name: GIB - Glenville				NWI classification:	_			
	-		· · · · · · · · · · · · · · · · · · ·	Yes ✔ No	-	in in Damani	\		
	ydrologic conditions on the	• .	•			in in Remark	•		
	, Soil, or Hy				stances" present?	Yes	_ No		
Are Vegetation	, Soil, or Hy	drologynaturally	problematic? (If	needed, explain a	ny answers in Remarl	ks.)			
SUMMARY	OF FINDINGS – Atta	ich site map showi	ng sampling po	int locations,	transects, impor	tant featu	res, etc.		
Hydrophytic V	egetation Present?	Yes No 🗸	Is the Sample	ed Area					
Hydric Soil Pro	esent?	Yes No 🗸	within a Wet	land?	YesNo	· <u> </u>			
Wetland Hydro	ology Present?	Yes No 🗸	<u>-</u>						
Remarks:			•						
This DCP) was established	d west of Wetla	nds 7 and 8 t	o documen	t upland cond	itions.			
HYDROLOG									
_	rology Indicators:	and a death and all that are	I. A		ondary Indicators (mini		required)		
	ators (minimum of one is re				Surface Soil Cracks (E	•	nee (D0)		
	Vater (A1) er Table (A2)	True Aquatic Pl Hydrogen Sulfic			Sparsely Vegetated Co Orainage Patterns (B1		ice (bo)		
Saturation			spheres on Living Ro		Moss Trim Lines (B16)	-			
Water Ma			educed Iron (C4)		Dry-Season Water Tal				
	Deposits (B2)		duction in Tilled Soils		Crayfish Burrows (C8)				
Drift Depo		Thin Muck Surf			Saturation Visible on Aerial Imagery (C9)				
Algal Mat	or Crust (B4)	Other (Explain	in Remarks)	<u> </u>	Stunted or Stressed Plants (D1)				
Iron Depo	osits (B5)				Geomorphic Position (D2)			
Inundation	n Visible on Aerial Imagery	(B7)		;	Shallow Aquitard (D3)				
	ained Leaves (B9)				Microtopographic Relie	` '			
	auna (B13)			<u> </u>	FAC-Neutral Test (D5))			
Field Observa									
Surface Water			(inches):						
Water Table F			(inches):	Matle ed I breke	la aux Duana aut?	Vaa	N= V		
Saturation Pre (includes capi		No 🗸 Depth	(inches):	Wetland Hydro	logy Present?	Yes	No_		
,	orded Data (stream gauge,	monitoring well aerial n	photos previous insp	ections) if availabl	e.				
Booting Troot	ordea Data (etream gaage,	Thorntoning Won, donar p	motos, providuo mop	sociono), il avallasi	.				
Remarks:									

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. Juglans nigra	20		FACU	Number of Dominant Species
2. Salix nigra	5		OBL	That Are OBL, FACW, or FAC: ² (A)
3.				Total Number of Dominant
4.				Species Across All Strata: ³ (B)
5.				
6.				Percent of Dominant Species That Are OBL, FACW, or FAC: 66.66 (A/B)
7				Prevalence Index worksheet:
	25	=Total Cover		Total % Cover of: Multiply by:
50% of total cover: 12.50		of total cover:	5.00	OBL species 5
Sapling/Shrub Stratum (Plot size: 15 ft r		or total cover.		FACW species 70
1. Stratum not present.				FAC species $\frac{1}{1}$ $x = 3$
2.				FACU species $\frac{50}{50}$ $x = 4 = \frac{200}{50}$
3.				UPL species $\frac{x+1}{0}$
4.				Column Totals: 126 (A) 348 (B)
5.				Prevalence Index = B/A = 2.76
· .				Hydrophytic Vegetation Indicators:
6.				
7.				1 - Rapid Test for Hydrophytic Vegetation
8.				2 - Dominance Test is >50%
9				3 - Prevalence Index is ≤3.0 ¹
		=Total Cover		4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
50% of total cover:	20%	of total cover:		
Herb Stratum (Plot size: 5 ft r)	70	~		Problematic Hydrophytic Vegetation ¹ (Explain)
Phragmites australis	70		FACW	¹ Indicators of hydric soil and wetland hydrology must be
Parthenocissus quinquefolia	15		FACU	present, unless disturbed or problematic.
3. Alliaria petiolata	5		FACU	Definitions of Four Vegetation Strata:
4. Humulus japonicus	5		FACU	Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or
5. Lonicera japonica	5		FACU	more in diameter at breast height (DBH), regardless of
6. Lindera benzoin	1		FAC	height.
7				Sapling/Shrub – Woody plants, excluding vines, less
8				than 3 in. DBH and greater than or equal to 3.28 ft
9				(1 m) tall.
10				Herb – All herbaceous (non-woody) plants, regardless
11				of size, and woody plants less than 3.28 ft tall.
	101	=Total Cover		Woody Vine – All woody vines greater than 3.28 ft in
50% of total cover: 50.50	20%	of total cover:	20.20	height.
Woody Vine Stratum (Plot size: 30 ft r)				
Stratum not present.				
2.				
3.				
4				
5.				Hudrophytia
		=Total Cover		Hydrophytic Vegetation
50% of total cover:	20%	of total cover:		Present? Yes No
Remarks: (Include photo numbers here or on a sepa	arate sheet.)			

Profile Desc	ription: (Describe	to the dep	th needed to docu	ıment tl	he indica	tor or c	onfirm the abs	sence of indic	ators.)	
Depth	Matrix		Redox	k Featur						
(inches)	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²	Texture		Rem	narks
1 - 12	10YR 4/1	100					Silt Loam			
	101111111									
-										
		· ·								
		· ·								
		. <u> </u>								
-										
¹Type: C=Co	oncentration, D=Dep	letion, RM	=Reduced Matrix, N	 1S=Mas	ked Sand	d Grains	. ² Lo	ocation: PL=P	ore Lining, N	Л=Matrix.
Hydric Soil I	ndicators:							Indicators f	or Problema	atic Hydric Soils ³ :
Histosol	(A1)		Polyvalue Be	low Sur	rface (S8)	(MLRA	147, 148)	2 cm Mu	ıck (A10) (M	LRA 147)
Histic Ep	ipedon (A2)		Thin Dark Su	ırface (S	9) (MLR	A 147, 1	48)	Coast P	rairie Redox	(A16)
Black His	stic (A3)		Loamy Muck	y Miner	al (F1) (N	ILRA 13	6)	(MLR	A 147, 148)	
Hydroge	n Sulfide (A4)		Loamy Gleye	ed Matri	x (F2)			Piedmor	nt Floodplain	Soils (F19)
Stratified	Layers (A5)		Depleted Ma	trix (F3))			(MLR	A 136, 147)	
2 cm Mu	ck (A10) (LRR N)		Redox Dark	Surface	(F6)			Red Par	ent Material	(F21)
Depleted	l Below Dark Surfac	e (A11)	Depleted Da	rk Surfa	ce (F7)			(outsi	de MLRA 12	27, 147, 148)
Thick Da	rk Surface (A12)		Redox Depre	essions	(F8)			Very Sh	allow Dark S	urface (F22)
Iron Mon	osulfide (A18)		Iron-Mangan	ese Ma	sses (F12	2) (LRR	N,	Other (E	xplain in Re	marks)
Sandy M	lucky Mineral (S1)		MLRA 136							
Sandy G	leyed Matrix (S4)		Umbric Surfa					3, ,, ,		
	edox (S5)		Piedmont Flo		-					vegetation and
	Matrix (S6)		Red Parent I	Material	(F21) (M	LRA 127	7, 147, 148)			ust be present,
	face (S7)							unless o	listurbed or p	problematic.
	_ayer (if observed):	:								
, , <u> </u>	Rock									,
Depth (ir	nches): 12						Hydric Soil	Present?	Yes	No
Remarks:										

WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region See ERDC/EL TR-12-9; the proponent agency is CECW-COR

Project/Site: White Clay Point		City/County: Avondale		Sampling Date:	2025-07-02		
Applicant/Owner: Stonewall Capital		_	State: Pennsylvania				
Investigator(s): DIA & AJN	S	ection, Township, Range:					
Landform (hillside, terrace, etc.): Depress		I relief (concave, convex, no	ne). None	Slope (%):	8		
Subregion (LRR or MLRA): S 148	Lat: 39.7945125		5.7394652		NAD 83		
· · · · · · · · · · · · · · · · · · ·					INAD 03		
Soil Map Unit Name: GgC - Glenelg silt l		-	NWI classification				
Are climatic / hydrologic conditions on the site			No (If no, ex	cplain in Remarks	š.)		
Are Vegetation, Soil, or Hydrole	ogysignificantly dist	urbed? Are "Normal Circ	cumstances" present?	Yes	No 🖊		
Are Vegetation, Soil, or Hydrole	ogynaturally problen	natic? (If needed, expla	ain any answers in Ren	narks.)			
SUMMARY OF FINDINGS – Attach	site map showing sa	mpling point location	ns, transects, imp	ortant featur	es, etc.		
Hydric Soil Present?		Is the Sampled Area within a Wetland?	Yes 🗸	No			
Remarks:							
This DCP was established w	ithin Wetland 11.						
HYDROLOGY							
Wetland Hydrology Indicators:		S	Secondary Indicators (r	minimum of two r	equired)		
Primary Indicators (minimum of one is require	ed; check all that apply)		Surface Soil Cracks	s (B6)			
Surface Water (A1)	True Aquatic Plants (B		Sparsely Vegetated		ce (B8)		
High Water Table (A2)	Hydrogen Sulfide Odo		Drainage Patterns				
Saturation (A3)	Oxidized Rhizospheres	_	Moss Trim Lines (E	•			
Water Marks (B1)	Presence of Reduced		Dry-Season Water Table (C2)				
Sediment Deposits (B2)	Recent Iron Reduction	· · · · · -	Crayfish Burrows (C8)				
Drift Deposits (B3)	Thin Muck Surface (C7	· —	Saturation Visible of		(C9)		
Algal Mat or Crust (B4)	Other (Explain in Rema	· ·	Stunted or Stresse	` '			
Iron Deposits (B5)		-	Geomorphic Position				
Inundation Visible on Aerial Imagery (B7)		_	Shallow Aquitard ([•			
✓ Water-Stained Leaves (B9)		_	Microtopographic F	, ,			
Aquatic Fauna (B13)		_	FAC-Neutral Test (
Field Observations:	No V Donth (inches	١.					
Surface Water Present? Yes Water Table Present? Yes	No Depth (inches Depth (inches). 					
Saturation Present? Yes	No ✓ Depth (inches)	drology Present?	Yes 🗸	No		
(includes capillary fringe)	No P Deptil (inches) vvetiand ny	diology Fresent:	163	<u> </u>		
Describe Recorded Data (stream gauge, mor	nitoring well, aerial photos, i	orevious inspections). if ava	ilable:				
		,,,					
Remarks:							

Trac Stratum (Diet size: 20 ft r	Absolute % Cover	Dominant	Indicator	Dominance Teet weeksheets
Tree Stratum (Plot size: 30 ft r)		Species?	Status	Dominance Test worksheet:
1. Acer rubrum	40		FAC	Number of Dominant Species That Are OBL FACW or FAC: 4
2. Platanus occidentalis	30		FACW	That Are OBL, FACW, or FAC: 4 (A)
3.				Total Number of Dominant
4				Species Across All Strata: 4 (B)
5				Percent of Dominant Species
6				That Are OBL, FACW, or FAC: 100.00 (A/B)
7				Prevalence Index worksheet:
	70	Total Cover		Total % Cover of: Multiply by:
50% of total cover: 35.00	20%	of total cover:	14.00	OBL species 45 x 1 = 45
Sapling/Shrub Stratum (Plot size: 15 ft r)			FACW species 105 x 2 = 210
1. Stratum not present.				FAC species 40 $\times 3 = 120$
2.				FACU species 20 x 4 = 80
3.				UPL species $0 \times 5 = 0$
4				Column Totals: 210 (A) 455 (B)
5.				Prevalence Index = B/A = 2.16
6.				Hydrophytic Vegetation Indicators:
7.				1 - Rapid Test for Hydrophytic Vegetation
8.				✓ 2 - Dominance Test is >50%
9				✓ 3 - Prevalence Index is ≤3.0 ¹
		Total Cover		4 - Morphological Adaptations (Provide supporting
50% of total cover:	20%	of total cover:		data in Remarks or on a separate sheet)
Herb Stratum (Plot size: 5 ft r)				Problematic Hydrophytic Vegetation ¹ (Explain)
1. Phragmites australis	50		FACW	¹ Indicators of hydric soil and wetland hydrology must be
2. Symplocarpus foetidus	45		OBL	present, unless disturbed or problematic.
3. Onoclea sensibilis	25		FACW	Definitions of Four Vegetation Strata:
4. Rosa multiflora	20		FACU	Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or
5.				more in diameter at breast height (DBH), regardless of
6.				height.
7.				Sapling/Shrub – Woody plants, excluding vines, less
8.				than 3 in. DBH and greater than or equal to 3.28 ft
9				(1 m) tall.
10.				Herb – All herbaceous (non-woody) plants, regardless
11.				of size, and woody plants less than 3.28 ft tall.
	140	Total Cover		Woody Vine – All woody vines greater than 3.28 ft in
50% of total cover: 70.0		of total cover:	28.00	height.
	20%	oi lolai covei.	20.00	3
Woody Vine Stratum (Plot size: 30 ft r)				
1. Stratum not present.				
2.				
3				
4				
5				Hydrophytic
		Total Cover		Vegetation
50% of total cover:	20%	of total cover:	:	Present? Yes No No
Remarks: (Include photo numbers here or on a sep-	arate sheet.)			

	ription: (Describe	to the de	pth needed to docu	ıment t	he indica	ator or o	onfirm the absen	ce of indicators.)
Depth	Matrix			x Featu		2		
(inches)	Color (moist)	<u>%</u>	Color (moist)	%	Type ¹	Loc ²	Texture	Remarks
0 - 3	10YR 4/2	90	10YR 6/6	<u>10</u>	С	М	Silt Loam	
3 - 20	10YR 5/1	80	10YR 4/6	20	С	М	Silt Loam	
							-	
_								
¹ Type: C=Co	ncentration, D=Dep	letion, RN	/I=Reduced Matrix, N	/IS=Mas	sked San	d Grains	. ² Locat	tion: PL=Pore Lining, M=Matrix.
Hydric Soil I	ndicators:						In	dicators for Problematic Hydric Soils ³ :
Histosol (A1)		Polyvalue Be		-			2 cm Muck (A10) (MLRA 147)
Histic Ep	pedon (A2)		Thin Dark Sເ	urface (S	39) (MLF	RA 147, 1	148) <u> </u>	Coast Prairie Redox (A16)
Black His	tic (A3)		Loamy Muck	y Miner	al (F1) (N	/ILRA 13	36)	(MLRA 147, 148)
Hydroger	n Sulfide (A4)		Loamy Gleye	ed Matri	x (F2)			Piedmont Floodplain Soils (F19)
Stratified	Layers (A5)		Depleted Ma	trix (F3))			(MLRA 136, 147)
2 cm Mud	ck (A10) (LRR N)		Redox Dark	Surface	(F6)			Red Parent Material (F21)
Depleted	Below Dark Surface	e (A11)	Depleted Da	rk Surfa	ice (F7)			(outside MLRA 127, 147, 148)
Thick Da	rk Surface (A12)		✓ Redox Depre	essions	(F8)			Very Shallow Dark Surface (F22)
Iron Mon	osulfide (A18)		Iron-Mangan	ese Ma	sses (F1	2) (LRR	N,	Other (Explain in Remarks)
Sandy M	ucky Mineral (S1)		MLRA 136	5)				
	eyed Matrix (S4)		Umbric Surfa				3.	
	edox (S5)		Piedmont Flo		-		,	ndicators of hydrophytic vegetation and
	Matrix (S6)		Red Parent I	Material	(F21) (M	ILRA 12	7, 147, 148)	wetland hydrology must be present,
Dark Sur							T	unless disturbed or problematic.
	ayer (if observed):							
Type:	ab a a \						Hydric Soil Pro	esent? Yes ✔ No
Depth (in							Hydric Soil Pi	esent? Yes V No No
Remarks:								

WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region

See ERDC/EL TR-12-9; the proponent agency is CECW-COR

Project/Site:	White Clay Poin	t		City/County	_{y:} Avondale	9	Sampling Date:	2025-07-02		
Applicant/Own	ner: Stonewall	l Capital				State: Pennsylv	^{/ania} Sampling Point:	DCP-10		
Investigator(s	s): DIA & AJN			Section, Towns	ship, Range:					
Landform (hill	lside, terrace, etc.):		Lo		-	one):	Slope (%):			
•	RR or MLRA):	Lat:				5.7367504		NAD 83		
• •	Name: GgB - Gle					NWI classifi				
					Voc					
	hydrologic conditions		-		Yes		o, explain in Remark	_		
	on, Soil	<u>-</u>				cumstances" prese		No V		
Are Vegetatio	on, Soil	, or Hydrology	naturally probl	lematic? (If	needed, expl	ain any answers in	Remarks.)			
SUMMARY	Y OF FINDINGS -	- Attach site ma _l	showing s	sampling po	int location	ns, transects, i	mportant featu	res, etc.		
Hydrophytic	Vegetation Present?	Yes	No 🗸	Is the Sampl	ed Area					
Hydric Soil P	•	Yes 🗸		within a Wet		Yes	No 🗸			
Wetland Hyd	drology Present?	Yes	No 🗸							
Remarks:										
This DC	P was establi	shed west of	Wetland	12 to docu	ıment up	land conditi	ons.			
HYDROLO)GY									
Wetland Hy	drology Indicators:				!	Secondary Indicato	ors (minimum of two i	required)		
-	cators (minimum of or					Surface Soil Cr				
	Water (A1)		Aquatic Plants		-		tated Concave Surfa	ce (B8)		
	ater Table (A2)		gen Sulfide Od		-1- (00)	Drainage Patte				
Saturation				res on Living Ro	ots (C3)	Moss Trim Line				
	farks (B1) nt Deposits (B2)		nce of Reduce	on in Tilled Soils	- (C6)	Crayfish Burrov	ater Table (C2)			
	posits (B3)		Muck Surface ((00)			v (C9)		
	at or Crust (B4)		(Explain in Re	•	=	Saturation Visible on Aerial Imagery (C9) Stunted or Stressed Plants (D1)				
	posits (B5)	<u>—</u>	(,	-	Geomorphic Po				
	on Visible on Aerial In	magery (B7)			-	 Shallow Aquita				
Water-S	stained Leaves (B9)				_	Microtopograph	nic Relief (D4)			
Aquatic	Fauna (B13)					FAC-Neutral Te	est (D5)			
Field Obser	vations:									
Surface Wat	ter Present? Yes	No 🗸	Depth (inch	nes):						
Water Table		No 🗸	Depth (inch					,		
Saturation P		No 🗸	Depth (inch	nes):	Wetland H	ydrology Present?	? Yes	No		
(includes cap					() \ \ ()	2.11				
Describe Re	ecorded Data (stream	gauge, monitoring we	ii, aeriai photos	s, previous inspe	ections), if ava	aliable:				
Remarks:										

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
·	40		FACU	
Juglans nigra 2.	40		FACU	Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
				That Are OBE, I AGW, OF I AG.
3.				Total Number of Dominant
4				Species Across All Strata: 2 (B)
5				Percent of Dominant Species
6				That Are OBL, FACW, or FAC: 50.00 (A/B)
7				Prevalence Index worksheet:
	40	Total Cover		Total % Cover of: Multiply by:
50% of total cover: 20.00	0 20%	of total cover:	8.00	OBL species <u>0</u> x 1 = <u>0</u>
Sapling/Shrub Stratum (Plot size: 15 ft r)			FACW species 1 x 2 = 2
1. Elaeagnus umbellata	15			FAC species 80 x 3 = 240
2				FACU species 55 x 4 = 220
3.		· <u> </u>		UPL species $0 \times 5 = 0$
4.				Column Totals: 136 (A) 462 (B)
5.				Prevalence Index = B/A = 3.39
6.				Hydrophytic Vegetation Indicators:
7.				1 - Rapid Test for Hydrophytic Vegetation
8.				2 - Dominance Test is >50%
9.				3 - Prevalence Index is ≤3.0 ¹
J	15	Total Cover		4 - Morphological Adaptations ¹ (Provide supporting
500/ of total annual 7.50			2.00	data in Remarks or on a separate sheet)
50% of total cover: <u>7.50</u>	20%	of total cover:	3.00	
Herb Stratum (Plot size: 5 ft r)				Problematic Hydrophytic Vegetation ¹ (Explain)
Microstegium vimineum	80		FAC	¹ Indicators of hydric soil and wetland hydrology must be
2. Urtica dioica	10		FACU	present, unless disturbed or problematic.
3. Ipomoea cairica	5		FACU	Definitions of Four Vegetation Strata:
4. Persicaria maculosa	1		FACW	Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or
5.				more in diameter at breast height (DBH), regardless of
6.				height.
7				Sapling/Shrub – Woody plants, excluding vines, less
8.				than 3 in. DBH and greater than or equal to 3.28 ft
9.				(1 m) tall.
10.				Herb – All herbaceous (non-woody) plants, regardless
11.				of size, and woody plants less than 3.28 ft tall.
	96	Total Cover		Woody Vine – All woody vines greater than 3.28 ft in
50% of total cover: 48.0		of total cover:	19.20	height.
Woody Vine Stratum (Plot size: 30 ft r)		o	·	
1. Stratum not present.				
2.				
3.				
4				
5				Hydrophytic
		Total Cover		Vegetation
50% of total cover:	20%	of total cover:		Present? Yes No No
Remarks: (Include photo numbers here or on a sepa	arate sheet.)			

	ription: (Describe	to the de				ator or c	onfirm the ab	sence of indi	cators.)	
Depth	Matrix			x Featu		2				
(inches)	Color (moist)	%	Color (moist)	<u>%</u>	Type ¹	Loc ²	Texture		Remarks	
0 - 20	10YR 4/2	95	10YR 5/8	5	С	М	Sandy Clay I	Loam		
										_
	-									_
-										
_										
¹ Type: C=Co	ncentration, D=Dep	letion, RM	1=Reduced Matrix, N	/IS=Mas	ked San	d Grains	. ² L		Pore Lining, M=M	
Hydric Soil I	ndicators:							Indicators	for Problematic I	Hydric Soils ³ :
Histosol			Polyvalue Be		-				uck (A10) (MLRA	-
	ipedon (A2)		Thin Dark Su	-					Prairie Redox (A16	6)
Black His			Loamy Muck			ILRA 13	66)		A 147, 148)	
	n Sulfide (A4)		Loamy Gley						nt Floodplain Soil	s (F19)
	Layers (A5)		✓ Depleted Ma						A 136, 147)	
	ck (A10) (LRR N)	(8.4.4)	Redox Dark						rent Material (F21	,
	Below Dark Surface	e (A11)	Depleted Da						ide MLRA 127, 1	-
	rk Surface (A12)		Redox Depre			0) // DD	N.		nallow Dark Surfa	
	osulfide (A18)		Iron-Mangar		sses (F1	2) (LKK	N,	Other (i	Explain in Remark	(S)
	ucky Mineral (S1) leyed Matrix (S4)		Umbric Surfa		2) /MI DA	122 12	·6\			
	edox (S5)		Piedmont Flo		-			³ Indicators of	of hydrophytic veg	etation and
	Matrix (S6)		Red Parent		-				I hydrology must l	
	face (S7)		RCGT archit	viatoriai	(1 2 1) (14	LIVA IZ	1, 141, 140)		disturbed or probl	-
	.ayer (if observed):								· .	
Type:	,									
Depth (in	ches):						Hydric Soi	I Present?	Yes 🗸	No
Remarks:	·						1 -			

WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region

See ERDC/EL TR-12-9; the proponent agency is CECW-COR

Project/Site: White Clay Point		City/County: Avond	ale	Sampling Date: 2025-07-22			
Applicant/Owner: Stonewall Capital		<u> </u>		Sampling Point: DCP-11			
Investigator(s): AJN		Section, Township, Rang		<u> </u>			
Landform (hillside, terrace, etc.): Palustri	ne Lc	ocal relief (concave, conve		Slope (%): 0-2			
Subregion (LRR or MLRA): S 148	Lat: 39.790382		:-75.735966	Datum: NAD 83			
Soil Map Unit Name: Odorthents, Schis			NWI classificat				
		·		<u> </u>			
Are climatic / hydrologic conditions on the site			,	explain in Remarks.)			
Are Vegetation, Soil, or Hydro			Circumstances" present?				
Are Vegetation, Soil, or Hydro	logynaturally probl	ematic? (If needed, e	explain any answers in Re	emarks.)			
SUMMARY OF FINDINGS – Attach	site map showing s	sampling point locat	tions, transects, im	portant features, etc.			
Hydrophytic Vegetation Present?	Yes 🗸 No	Is the Sampled Area					
Hydric Soil Present?	Yes 🗸 No	within a Wetland?	Yes	No			
Wetland Hydrology Present?	Yes 🗸 No						
Remarks:							
This DCP was established w	ithin Wetland 12	2					
HYDROLOGY				1			
Wetland Hydrology Indicators:	1 1 1 11 11 11 1 1 1 1 1 1 1 1 1 1 1 1		-	(minimum of two required)			
Primary Indicators (minimum of one is requir		(D4.4)	Surface Soil Crack	` '			
Surface Water (A1)	True Aquatic Plants			✓ Sparsely Vegetated Concave Surface (B8)			
✓ High Water Table (A2)✓ Saturation (A3)	Hydrogen Sulfide Oc	res on Living Roots (C3)	Drainage Patterns (B10) Moss Trim Lines (B16)				
Water Marks (B1)	Presence of Reduce	= : :	Dry-Season Water Table (C2)				
Sediment Deposits (B2)		on in Tilled Soils (C6)					
Drift Deposits (B3)	Thin Muck Surface (Saturation Visible on Aerial Imagery (C9)				
Algal Mat or Crust (B4)	Other (Explain in Re	•	Stunted or Stressed Plants (D1)				
Iron Deposits (B5)		•	Geomorphic Position (D2)				
Inundation Visible on Aerial Imagery (B7	')		Shallow Aquitard	(D3)			
✓ Water-Stained Leaves (B9)			Microtopographic				
Aquatic Fauna (B13)			✔ FAC-Neutral Test	(D5)			
Field Observations:							
Surface Water Present? Yes	No Depth (inch						
Water Table Present? Yes <u>✓</u>	No Depth (inch	· ———		ر.			
Saturation Present? Yes V	No Depth (inch	es): 0 Wetland	d Hydrology Present?	Yes No No			
(includes capillary fringe)							
Describe Recorded Data (stream gauge, mo	nitoring well, aerial photos	s, previous inspections), if	available:				
Remarks:							

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
	60	<u> </u>	FACW	
7.00.000.000.000	10		FAC	Number of Dominant Species That Are OBL, FACW, or FAC: ³ (A)
	10		FACU	
<u> </u>	10		FACU	Total Number of Dominant Species Across All Strata: 3 (B)
4.				Species Across All Strata: 3 (B)
5.				Percent of Dominant Species
6.				That Are OBL, FACW, or FAC: 100.00 (A/B)
7				Prevalence Index worksheet:
		=Total Cover		Total % Cover of: Multiply by:
50% of total cover: 40.00	20%	of total cover:	16.00	OBL species $\frac{0}{x} \times 1 = \frac{0}{x}$
Sapling/Shrub Stratum (Plot size: 15 ft r)			FACW species 79 x 2 = 158
1. Lindera benzoin	40		FAC	FAC species 132 x 3 = 396
2. Rosa multiflora	10		FACU	FACU species 202 x 4 = 808
3. Lonicera maackii	10			UPL species 0 x 5 = 0
4				Column Totals: 413 (A) 1362 (B)
5.				Prevalence Index = B/A = 3.29
6.				Hydrophytic Vegetation Indicators:
7.				1 - Rapid Test for Hydrophytic Vegetation
8.				✓ 2 - Dominance Test is >50%
9.				3 - Prevalence Index is ≤3.0 ¹
	60	Total Cover		4 - Morphological Adaptations ¹ (Provide supporting
50% of total cover: 30.00		of total cover:	12.00	data in Remarks or on a separate sheet)
Herb Stratum (Plot size: 5 ft r)		0. 1010. 00.0		Problematic Hydrophytic Vegetation ¹ (Explain)
Microstegium vimineum	70	V	FAC	I
Persicaria maculosa	15		FACW	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
3. Lindera benzoin	10		FAC	Definitions of Four Vegetation Strata:
	2		FACW	
Arisaema triphyllum Boehmeria cylindrica	2		FACW	Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of
·	2			height.
6. Toxicodendron radicans			FAC	
7.			FACU	Sapling/Shrub – Woody plants, excluding vines, less
8.				than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.
9				
10				Herb – All herbaceous (non-woody) plants, regardless
11				of size, and woody plants less than 3.28 ft tall.
	101	=Total Cover		Woody Vine – All woody vines greater than 3.28 ft in
50% of total cover: 50.50	20%	of total cover:	20.20	height.
Woody Vine Stratum (Plot size: 30 ft r)				
1. Rubus phoenicolasius	2		FACU	
2.				
3.				
4.				
5.				
	2	Total Cover		Hydrophytic Vegetation
50% of total cover: 1.00	20%	of total cover:	0.40	Present? Yes No
Remarks: (Include photo numbers here or on a sepa	arate sneet.)			

Profile Desc	ription: (Describe	to the de	pth needed to doci	ument tl	ne indica	tor or c	onfirm the abso	ence of indic	ators.)	
Depth	Matrix	·								
(inches)	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²	Texture		Remark	s
0 - 4	10YR 3/2	100					Sandy Clay Loam			
4 - 12	10YR 4/1	85	10YR 7/2	<u>15</u>	С	M	Sandy Clay Lo	oam		
12 - 18	10YR 6/2	90	10YR 7/6	10	<u>C</u>	M	Silty Clay Lo	am		
_										
_										
_										
¹ Type: C=Co	oncentration, D=Depl	letion, RN	∕/I=Reduced Matrix, N	/IS=Mas	ked Sand	d Grains	Lo ² Lo	cation: PL=P	ore Lining, M=N	latrix.
Hydric Soil I	ndicators:							Indicators f	or Problematic	Hydric Soils ³ :
Histosol	(A1)		Polyvalue Be	elow Sur	face (S8	(MLRA	147, 148)	2 cm Mu	uck (A10) (MLR	A 147)
Histic Ep	ipedon (A2)		Thin Dark Su	urface (S	9) (MLR	A 147, 1	148)	Coast P	rairie Redox (A1	6)
Black His	stic (A3)		Loamy Muck	y Miner	al (F1) (N	ILRA 13	36)	(MLR	A 147, 148)	
Hvdroge	n Sulfide (A4)		Loamy Gley				•		nt Floodplain So	ils (F19)
	Layers (A5)		✓ Depleted Ma						A 136, 147)	(- /
	ck (A10) (LRR N)		Redox Dark						ent Material (F2	1)
	Below Dark Surface	Δ(Δ11)	Depleted Da						de MLRA 127,	•
		(A11)			` '			•	allow Dark Surfa	. ,
	rk Surface (A12)		Redox Depre			o) (I DD				` '
	iosulfide (A18)		Iron-Mangar		sses (F12	2) (LKK	N,	Other (E	Explain in Remar	·Ks)
	lucky Mineral (S1)		MLRA 130							
Sandy G	leyed Matrix (S4)		Umbric Surfa	ace (F13) (MLRA	122, 13	86)	3		
Sandy R	edox (S5)		Piedmont Fle	oodplain	Soils (F	19) (ML I	RA 148)		f hydrophytic ve	-
Stripped	Matrix (S6)		Red Parent	Material	(F21) (M	LRA 12	7, 147, 148)	wetland	hydrology must	be present,
	face (S7)				. , ,			unless d	listurbed or prob	lematic.
	_ayer (if observed):									
Type:										
Depth (ir	nches):						Hydric Soil	Present?	Yes 🗸	No
Remarks:										

WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region See ERDC/EL TR-12-9; the proponent agency is CECW-COR

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

Project/Site: White Clay Point City/County: Avondale Sampling Date: 2025-07-23 Applicant/Owner: Stonewall Capital State: Pennsylvania Sampling Point: DCP-12 Investigator(s): AJN Section, Township, Range: Landform (hillside, terrace, etc.): Palustrine Local relief (concave, convex, none): Concave Slope (%): Lat: 39.798118 Subregion (LRR or MLRA): \$ 148 Long: -75.72956 Datum: NAD 83 Soil Map Unit Name: Glenelg Silt Loam, 8-15% slopes NWI classification: PFO No (If no, explain in Remarks.) Are climatic / hydrologic conditions on the site typical for this time of year? Are Vegetation _____, Soil _____, or Hydrology _____significantly disturbed? Yes 🗸 No Are "Normal Circumstances" present? 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? Is the Sampled Area No Hydric Soil Present? within a Wetland? Yes V No Wetland Hydrology Present? Yes 🗸 Remarks: This DCP was established within Wetland 5 **HYDROLOGY** Wetland Hydrology Indicators: Secondary Indicators (minimum of two required) Primary Indicators (minimum of one is required; check all that apply) Surface Soil Cracks (B6) ✓ Surface Water (A1) True Aquatic Plants (B14) Sparsely Vegetated Concave Surface (B8) ✓ High Water Table (A2) Hydrogen Sulfide Odor (C1) Drainage Patterns (B10) ✓ Saturation (A3) Oxidized Rhizospheres on Living Roots (C3) Moss Trim Lines (B16) Water Marks (B1) Presence of Reduced Iron (C4) Dry-Season Water Table (C2) Sediment Deposits (B2) Recent Iron Reduction in Tilled Soils (C6) Crayfish Burrows (C8) Drift Deposits (B3) Thin Muck Surface (C7) Saturation Visible on Aerial Imagery (C9) Other (Explain in Remarks) Algal Mat or Crust (B4) Stunted or Stressed Plants (D1) Iron Deposits (B5) Geomorphic Position (D2) Inundation Visible on Aerial Imagery (B7) Shallow Aquitard (D3) Water-Stained Leaves (B9) Microtopographic Relief (D4) ✓ FAC-Neutral Test (D5) Aquatic Fauna (B13) Field Observations: No ____ Depth (inches): 0.5 Surface Water Present? Depth (inches): 12 Water Table Present? Saturation Present? Depth (inches): 0 Wetland Hydrology Present? Yes V No (includes capillary fringe) Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Remarks:

	Absolute	Dominant	Indicator	
Tree Stratum (Plot size: 30 ft r)	% Cover	Species?	Status	Dominance Test worksheet:
1				Number of Dominant Species That Are OBL, FACW, or FAC: ² (A)
3.				
4.				Total Number of Dominant Species Across All Strata: 2 (B)
5.				
6.				Percent of Dominant Species That Are OBL, FACW, or FAC: 100.00 (A/B)
7				Prevalence Index worksheet:
··		=Total Cover		Total % Cover of: Multiply by:
50% of total cover:		of total cover:		OBL species 0 $x = 0$ $x = 0$
Sapling/Shrub Stratum (Plot size: 15 ft r		o. 101a. 0070		FACW species ⁹⁰
1. Acer negundo	5	~	FAC	FAC species $\frac{5}{5}$ $\times 3 = \frac{15}{15}$
2.			170	FACU species $\frac{1}{5}$ $x = 4$
3.				UPL species 0 $x = 0$
4.				100
				Column Totals: 100 (A) 215 (B) Prevalence Index = B/A = 2.15
5.				
6.				Hydrophytic Vegetation Indicators:
7.				1 - Rapid Test for Hydrophytic Vegetation
8.				✓ 2 - Dominance Test is >50%
9				✓ 3 - Prevalence Index is ≤3.0 ¹
50% of total cover: 2.50		=Total Cover of total cover:	1.00	4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
	2070	oi total cover.	1.00	
Herb Stratum (Plot size: 5 ft r)	80	~	E40)4/	Problematic Hydrophytic Vegetation ¹ (Explain)
Phalaris arundinacea Inthrum adiacria	10		FACW	¹ Indicators of hydric soil and wetland hydrology must be
2. Lythrum salicaria	5			present, unless disturbed or problematic.
3. Humulus japonicus	5		FACU	Definitions of Four Vegetation Strata:
4				Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or
5				more in diameter at breast height (DBH), regardless of height.
6.				noight.
7				Sapling/Shrub – Woody plants, excluding vines, less
8				than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.
9.				` '
10.				Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.
11	95			
50% (1.1.)		=Total Cover	10.00	Woody Vine – All woody vines greater than 3.28 ft in height.
50% of total cover: 47.50	20%	of total cover:	19.00	Holght.
Woody Vine Stratum (Plot size: 30 ft r)				
1.				
2.				
3				
4.				
5				Hydrophytic
		=Total Cover		Vegetation
50% of total cover:	20%	of total cover:		Present? Yes No No
Remarks: (Include photo numbers here or on a sepa	arate sheet.)			

Profile Desc	ription: (Describe	to the de	pth needed to docu	ıment tl	ne indica	ator or c	onfirm the abs	ence of indic	cators.)	
Depth	Matrix		Redo	x Featur						
(inches)	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²	Texture		Remarks	
1 - 4	10YR 3/1	95	10YR 5/8	5	<u>C</u>	M	Silty Clay			
4 - 11	10YR 4/1	80	7.5YR 5/8	20	C	М	Silty Clay			
11 - 20	10YR 3/2	70	7.5YR 5/8	30	С	М	Silty Clay			
_										
¹ Type: C=Co	oncentration, D=Dep	letion, RN	/I=Reduced Matrix, N	/IS=Mas	ked San	d Grains	. ² Lo	cation: PL=F	Pore Lining, M=N	latrix.
Hydric Soil I	ndicators:							Indicators f	or Problematic	Hydric Soils ³ :
Histosol	(A1)		Polyvalue Be	elow Sur	face (S8) (MLRA	147, 148)	2 cm M	uck (A10) (MLR /	A 147)
Histic Ep	ipedon (A2)		Thin Dark Sเ	ırface (S	89) (MLR	A 147, 1	148)	Coast P	rairie Redox (A1	6)
Black His	stic (A3)		Loamy Muck	y Miner	al (F1) (N	/ILRA 13	36)	(MLR	A 147, 148)	
Hydroge	n Sulfide (A4)		Loamy Gleye	ed Matrix	x (F2)			Piedmo	nt Floodplain So	ils (F19)
Stratified	Layers (A5)		✓ Depleted Ma	trix (F3)				(MLR	A 136, 147)	
2 cm Mu	ck (A10) (LRR N)		Redox Dark	Surface	(F6)			Red Pa	rent Material (F2	1)
	Below Dark Surface	e (A11)	Depleted Da		, ,				ide MLRA 127,	•
	rk Surface (A12)	` ,	Redox Depre		` '			•	nallow Dark Surfa	
	osulfide (A18)		Iron-Mangan			2) (I RR	N		Explain in Rema	
	lucky Mineral (S1)		MLRA 136			_, (_	,			,
	leyed Matrix (S4)		Umbric Surfa		N/MI PA	122 12	16)			
	edox (S5)		Piedmont Flo					³ Indicators of	of hydrophytic ve	getation and
					-				hydrology must	•
	Matrix (S6)		Red Parent I	viateriai	(F21) (M	ILRA 12	7, 147, 148)		disturbed or prob	•
	face (S7)						1	uniess	disturbed or proc	nematic.
	_ayer (if observed):									
Type:	ashaa\.						Lludria Cail	Dragont?	Yes 🗸	No
Depth (ir	icries).						Hydric Soil	Present?	res	No
Remarks:										

Appendix C Site Photographs



Photograph 1: View of wooded area, facing northeast.



Photograph 2: View of Wetland 1, facing southeast.



Photograph 3: View of Wetland 2, facing north.



Photograph 4: View of Wetland 3, facing west.



Photograph 5: View of Wetland 4, facing east.



Photograph 6: View of Wetland 5, facing south.



Photograph 7: View of Wetland 6, facing west.



Photograph 8: View of Wetland 7 and representative of Wetland 8, facing west.



Photograph 9: View of Wetland 9, facing north.



Photograph 10: View of Wetland 10, facing northeast.



Photograph 11: View of Wetland 11, facing southwest.



Photograph 12: View of Wetland 12, facing east.



Photograph 13: View if Wetland 13, facing west.



Photograph 14: View of Wetland 14, facing east.



Photograph 15: View of Waterbody A, facing south.



Photograph 16: View of Waterbody B, facing southeast.



Photograph 17: View of Waterbody C, facing north.



Photograph 18: View of waterbody D, facing west.



Photograph 19: View of Waterbody E, facing northeast.



Photograph 20: View of Waterbody F, facing south.



Photograph 21: View of Waterbody G, facing west.



Photograph 22: View of waterbody H, facing south.



Photograph 23: View of Waterbody I, facing west.



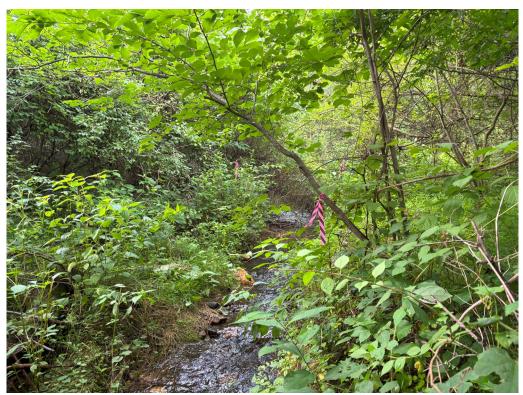
Photograph 24: View of Waterbody J, facing west.



Photograph 25: View of Waterbody K, facing southeast.



Photograph 26: View of Waterbody L, facing south.



Photograph 27: View of Waterbody M, facing south.



Photograph 28: View of Waterbody N, facing north.



Photograph 29: DCP-1, sample location.



Photograph 30: DCP-1, soil sample.



Photograph 31: DCP-2, sample location.



Photograph 32: DCP-2, soil sample.



Photograph 33: DCP-3, sample location.



Photograph 34: DCP-3, soil sample.



Photograph 35: DCP-4, sample location.



Photograph 36: DCP-4, soil sample.



Photograph 37: DCP-5, sample location.



Photograph 38: DCP-5, soil sample.



Photograph 39: DCP-6, sample location.



Photograph 40: DCP-6, soil sample.



Photograph 41: DCP-7, sample location.



Photograph 42: DCP-7, soil sample.



Photograph 43: DCP-8, sample location.



Photograph 44: DCP-8, soil sample.



Photograph 45: DCP-9, sample location.



Photograph 46: DCP-9, soil sample.



Photograph 47: DCP-10, sample location.



Photograph 48: DCP-10, soil sample.



Photograph 49: DCP-11, sample location.



Photograph 50: DCP-11 soil sample.

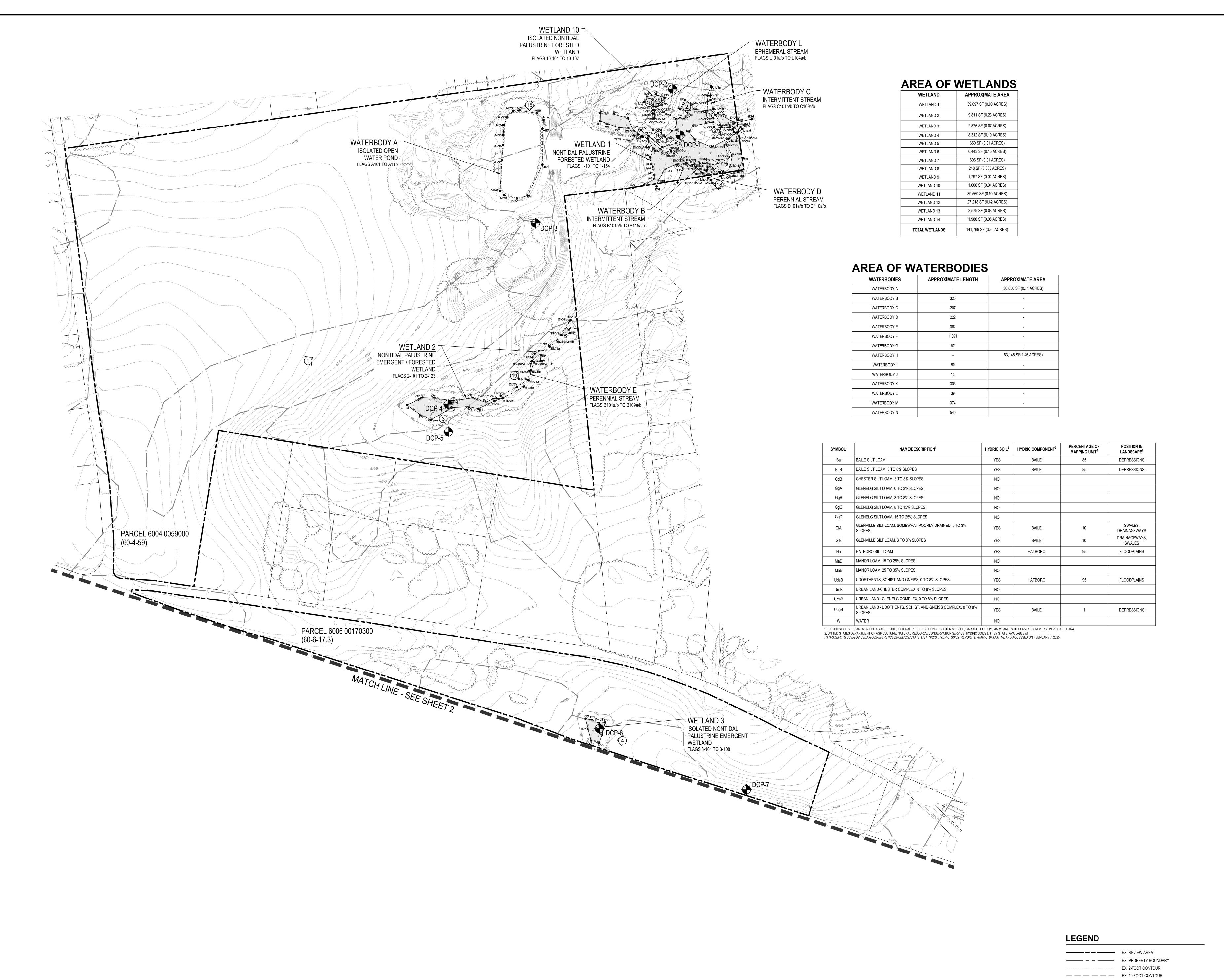


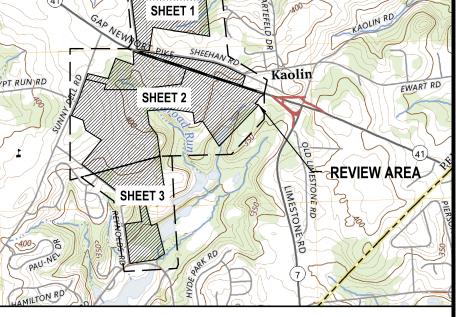
Photograph 51: DCP-12 sample location.



Photograph 52: DCP-12, soil sample.

Appendix D Wetland Delineation Plan





VICINITY MAP

SCALE: 1"=2,000'

UNITED STATES GEOLOGICAL SURVEY, KENNETT SQUARE, PA-DE AND WEST GROVE, PA-DE QUADRANGLES, 7.5 MINUTE TOPOGRAPHIC MAP SERIES, DATED 2023.

GENERAL INFORMATION

VALUE WATERS AND MIGRATORY FISHES.

1. PLAN PREPARED FOR: STONEWALL
117 E. MAIN S
FI KTON MAR

STONEWALL CAPITAL 117 E. MAIN STREET ELKTON, MARYLAND 21921 ATTN: MR. RYAN HUMPHREY

2. PLAN PREPARED BY: GEO-TECHNOLOGY ASSOCIATES, INC. (GTA)
3445-A BOX HILL CORPORATE CENTER DRIVE

ABINGDON, MARYLAND 21009
ATTN: MS. AMY NAZDROWICZ
PHONE: 410-515-9446
EMAIL: ANAZDROWICZ@GTAENG.COM

- 3. THE REVIEW AREA ENCOMPASSES APPROXIMATELY 206.12 ACRES AND IS LOCATED NORTH AND SOUTH OF GAP NEWPORT PIKE IN AVONDALE AREA OF CHESTER COUNTY, PENNSYLVANIA.
- 4. THIS PLAN WAS PRODUCED ON A BASE MAP PROVIDED BY GHD SERVICES INC.
- 5. THERE ARE NO AREAS OF 100-YEAR FLOODPLAIN WITHIN THE REVIEW AREA PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 42029C0340G, EFFECTIVE SEPTEMBER 29, 2017.
- 6. THE PARCELS NORTH OF GAP NEWPORT PIKE GENERALLY DRAIN NORTHEAST TOWARDS WOODCOCK RILL, A TRIBUTARY TO RED CLAY CREEK. IN THE VICINITY OF THE REVIEW AREA, RED CLAY CREEK (BASIN (ALL SECTIONS IN PA), PA-DE STATE BORDER TO MOUTH) IS CLASSIFIED IN THE PENNSYLVANIA CODE, TITLE 25, CHAPTER 93, WATER QUALITY STANDARDS AS COLD WATER FISHES AND MIGRATORY FISHES (CWF, MF). THE PARCELS SOUTH OF GAP NEWPORT PIKE GENERALLY DRAIN SOUTHEAST TOWARDS BROAD RUN. IN THE VICINITY OF THE REVIEW AREA. BROAD RUN (BASIN) IS CLASSIFIED IN
- 7. A WETLAND DELINEATION OF THE REVIEW AREA WAS PERFORMED BY GTA BETWEEN JUNE AND JULY 2025. WETLAND FLAG LOCATIONS WITHIN THE REVIEW AREA WERE LOCATED BY GTA USING A GLOBAL POSITIONING SYSTEM (GPS) UNIT RATED WITH SUBMETER ACCURACY.

THE PENNSYLVANIA CODE, TITLE 25, CHAPTER 93, WATER QUALITY STANDARDS AS EXCEPTIONAL

- 8. AS A RESULT OF THE REVIEW OF THE REVIEW AREA, IT IS GTA'S PROFESSIONAL OPINION THAT THERE ARE WETLANDS AND WATERBODIES PRESENT WITHIN THE SUBJECT SITE.
- 9. GTA'S CONCLUSIONS REGARDING THIS SITE HAVE BEEN BASED ON OBSERVATIONS OF EXISTING CONDITIONS, PROFESSIONAL EXPERIENCE, AND GENERALLY ACCEPTED PROFESSIONAL ENVIRONMENTAL PRACTICE UNDER SIMILAR CIRCUMSTANCES. SEASONAL VEGETATION CYCLES AND FLUCTUATIONS IN PRECIPITATION OR WEATHER CONDITIONS CAN RESULT IN DIFFERENCES IN THE PERCEPTION OF HYDROLOGIC CONDITIONS AND THE PRESENCE OF PREDOMINANTLY HYDROPHYTIC VEGETATION, WHICH CAN ALTER GTA'S EVALUATION OF WETLANDS/WATERBODIES.
- 10. IT IS IMPORTANT TO NOTE THAT THIS EVALUATION IS GTA'S PROFESSIONAL OPINION, ONLY. DECISIONS REGARDING THE OFFICIAL JURISDICTIONAL STATUS OF WETLANDS/WATERBODIES ARE MADE BY FEDERAL, STATE, AND/OR LOCAL REGULATORY AGENCIES.
- 11. THIS PLAN WAS PREPARED BY GTA FOR THE SOLE AND EXCLUSIVE USE OF STONEWALL CAPITAL. ANY REPRODUCTION OF THIS PLAN BY ANY OTHER PERSON WITHOUT THE EXPRESSED WRITTEN PERMISSION OF GTA AND STONEWALL CAPITAL IS UNAUTHORIZED, AND SUCH USE IS AT THE SOLE RISK OF THE USER.

NORTH





EX. TREELINE

EX. SOIL BOUNDARY

EX. NONTIDAL WETLAND

A101a/b A102a/b EX. INTERMITTENT STREAM (WITH NUMBERED FLAG LOCATIONS)

A101a/b EX. PERENNIAL STREAM (WITH NUMBERED FLAG LOCATIONS)

(WITH NUMBERED FLAG LOCATIONS)

DCP-1 WETLAND DELINEATION DATA

COLLECTION POINT (DCP)

NUMBERED PHOTOGRAPH LOCATION

----- WB------ WB----- EX. 25-FOOT WETLAND BUFFER

GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
410-515-9446
FAX: 410-515-4895
WWW.GTAENG.COM

GEO-TECHNOLOGY ASSOCIATES, INC.

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WETLAND DELINEATION

WHITE CLAY POINT

CHESTER COUNTY, PENNSYLVANIA

REVISIONS:

JOB NO: 31251463

SCALE: 1" = 100

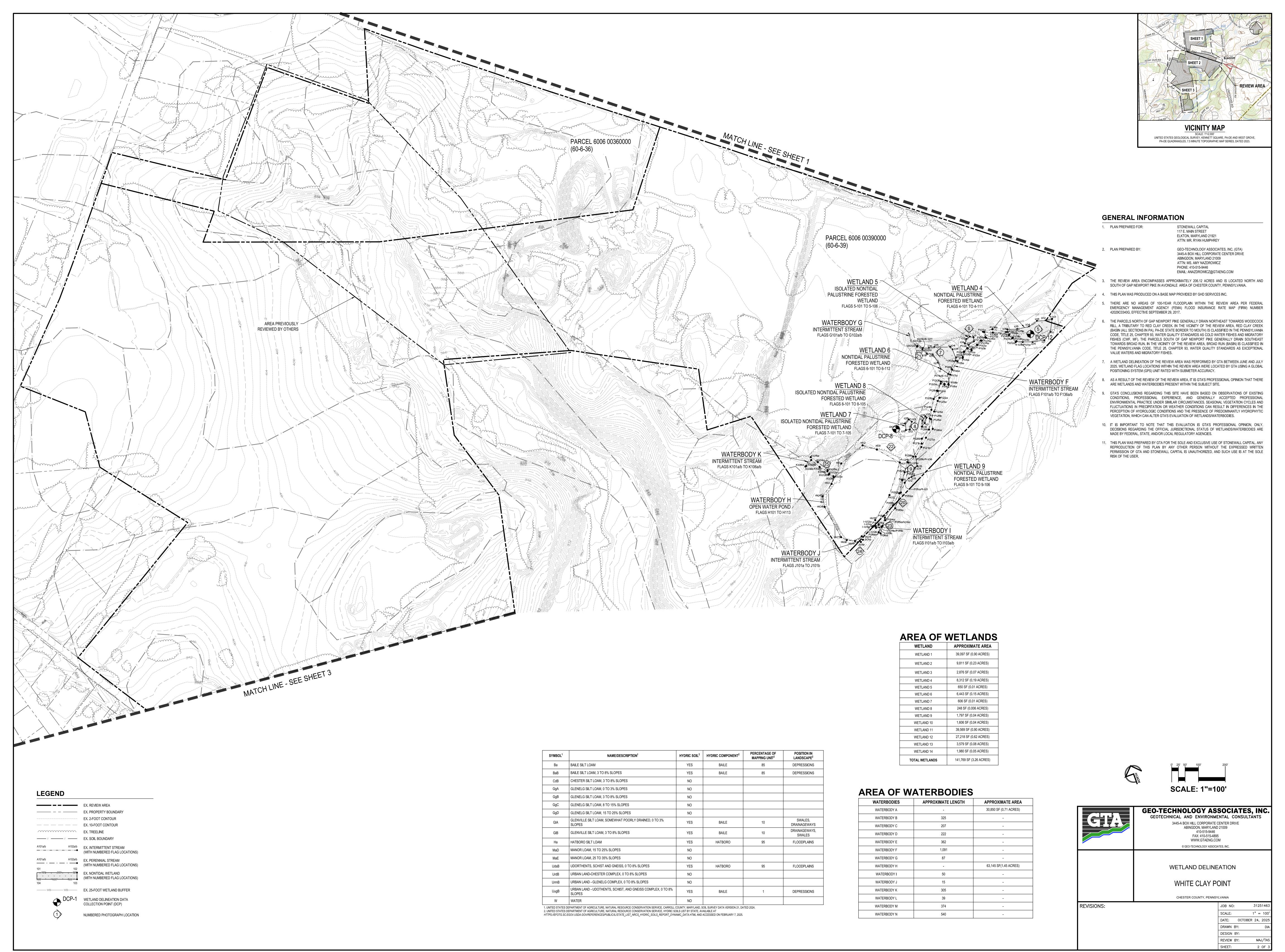
DATE: OCTOBER 24, 2025

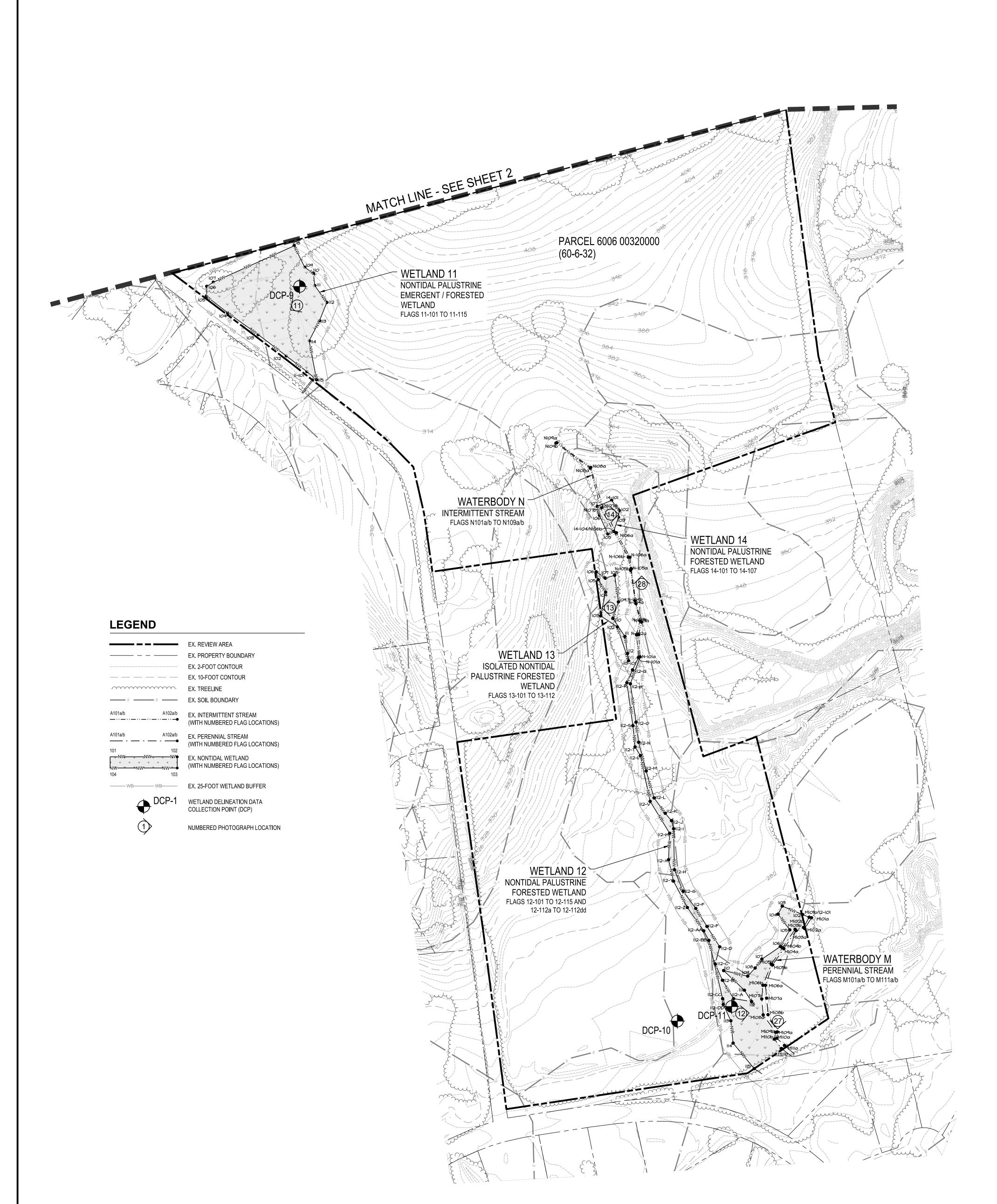
DRAWN BY: DIA

DESIGN BY:

REVIEW BY: MAJ/TAS

SHEET: 1 OF 3







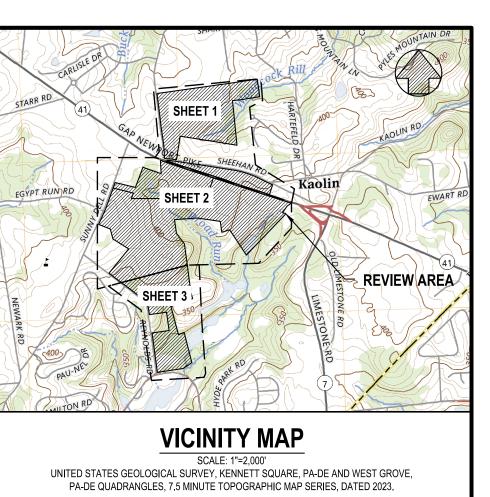
AREA OF WETLANDS						
WETLAND	APPROXIMATE AREA					
WETLAND 1	39,097 SF (0.90 ACRES)					
WETLAND 2	9,811 SF (0.23 ACRES)					
WETLAND 3	2,876 SF (0.07 ACRES)					
WETLAND 4	8,312 SF (0.19 ACRES)					
WETLAND 5	650 SF (0.01 ACRES)					
WETLAND 6	6,443 SF (0.15 ACRES)					
WETLAND 7	606 SF (0.01 ACRES)					
WETLAND 8	248 SF (0.006 ACRES)					
WETLAND 9	1,797 SF (0.04 ACRES)					
WETLAND 10	1,606 SF (0.04 ACRES)					
WETLAND 11	39,569 SF (0.90 ACRES)					
WETLAND 12	27,218 SF (0.62 ACRES)					
WETLAND 13	3,579 SF (0.08 ACRES)					
WETLAND 14	1,980 SF (0.05 ACRES)					
TOTAL WETLANDS	141,769 SF (3.26 ACRES)					

AREA OF WATERBODIES

WATERBODIES	APPROXIMATE LENGTH	APPROXIMATE AREA	
WATERBODY A	-	30,850 SF (0.71 ACRES)	
WATERBODY B	325	-	
WATERBODY C	207	-	
WATERBODY D	222	-	
WATERBODY E	362	-	
WATERBODY F	1,091	-	
WATERBODY G	87	-	
WATERBODY H	-	63,145 SF(1.45 ACRES)	
WATERBODY I	50	-	
WATERBODY J	15	-	
WATERBODY K	305	-	
WATERBODY L	39	-	
WATERBODY M	374	-	
WATERBODY N	540	-	

SYMBOL1	NAME/DESCRIPTION1	HYDRIC SOIL ²	HYDRIC COMPONENT ²	PERCENTAGE OF MAPPING UNIT ²	POSITION IN LANDSCAPE ²
Ва	BAILE SILT LOAM	YES	BAILE	85	DEPRESSIONS
BaB	BAILE SILT LOAM, 3 TO 8% SLOPES	YES	BAILE	85	DEPRESSIONS
CdB	CHESTER SILT LOAM, 3 TO 8% SLOPES	NO			
GgA	GLENELG SILT LOAM, 0 TO 3% SLOPES	NO			
GgB	GLENELG SILT LOAM, 3 TO 8% SLOPES	NO			
GgC	GLENELG SILT LOAM, 8 TO 15% SLOPES	NO			
GgD	GLENELG SILT LOAM, 15 TO 25% SLOPES	NO			
GIA	GLENVILLE SILT LOAM, SOMEWHAT POORLY DRAINED, 0 TO 3% SLOPES	YES	BAILE	10	SWALES, DRAINAGEWAYS
GIB	GLENVILLE SILT LOAM, 3 TO 8% SLOPES	YES	BAILE	10	DRAINAGEWAYS, SWALES
На	HATBORO SILT LOAM	YES	HATBORO	95	FLOODPLAINS
MaD	MANOR LOAM, 15 TO 25% SLOPES	NO			
MaE	MANOR LOAM, 25 TO 35% SLOPES	NO			
UdsB	UDORTHENTS, SCHIST AND GNEISS, 0 TO 8% SLOPES	YES	HATBORO	95	FLOODPLAINS
UrdB	URBAN LAND-CHESTER COMPLEX, 0 TO 8% SLOPES	NO			
UrmB	URBAN LAND - GLENELG COMPLEX, 0 TO 8% SLOPES	NO			
UugB	URBAN LAND - UDOTHENTS, SCHIST, AND GNEISS COMPLEX, 0 TO 8% SLOPES	YES	BAILE	1	DEPRESSIONS
\\/	WATED	NO			

1. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, CARROLL COUNTY, MARYLAND, SOIL SURVEY DATA VERSION 21, DATED 2024.
2. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, HYDRIC SOILS LIST BY STATE, AVAILABLE AT HTTPS://EFOTG.SC.EGOV.USDA.GOV/REFERENCES/PUBLIC/IL/STATE_LIST_NRCS_HYDRIC_SOILS_REPORT_DYNAMIC_DATA.HTML AND ACCESSED ON FEBRUARY 7, 2025.



GENERAL INFORMATION

STONEWALL CAPITAL 117 E. MAIN STREET PLAN PREPARED FOR:

ELKTON, MARYLAND 21921 ATTN: MR. RYAN HUMPHREY 2. PLAN PREPARED BY:

GEO-TECHNOLOGY ASSOCIATES, INC. (GTA) 3445-A BOX HILL CORPORATE CENTER DRIVE ABINGDON, MARYLAND 21009 ATTN: MS. AMY NAZDROWICZ PHONE: 410-515-9446

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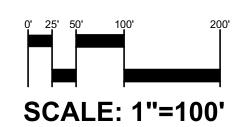
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REVISIONS:





WETLAND DELINEATION

WHITE CLAY POINT

CHESTER COUNTY, PENNSYLVANIA

1" = 100SCALE: DATE: OCTOBER 24, 2025 DRAWN BY: DESIGN BY: REVIEW BY: