

# WETLAND DETERMINATION REPORT



BEALE STREET PROPERTY

1600 BEALE STREET  
RICHMOND, VIRGINIA 23222

ECS PROJECT NO. 47:22700-A

FOR: JSC CAPITAL, LLC

DECEMBER 9, 2025





## ECS Mid-Atlantic, LLC

Geotechnical • Construction Materials • Environmental • Facilities

December 9, 2025

Mr. Anton Dvorishin  
JSC Capital, LLC  
6820 Commercial Drive  
Suite D  
Springfield, Virginia 22151

ECS Project No. 47:22700-A

Reference: Wetland Determination Report, Beale Street Property, 1600 Beale Street, Richmond, City of Richmond, Virginia

Dear Mr. Dvorishin:

ECS Mid-Atlantic, LLC (ECS) is pleased to provide you with the results of our Preliminary Waters of the U.S. Determination Report for the referenced site. ECS' services were provided in general accordance with ECS Proposal No. 47:41341-EPR authorized on November 18, 2025. A preliminary determination entails the gathering of appropriate secondary information including, but not limited to, USGS topographic maps, National Wetland Inventory (NWI) maps, county soils mapping, and aerial photography. Additionally, a site visit is made to evaluate if wetlands or other Waters of the U.S. are present. Some field data is gathered to make these determinations, but it is not adequate enough for submittal to the U.S. Army Corps of Engineers for confirmation, nor are the boundaries of such areas flagged.

If there are questions regarding this report, or a need for further information, please contact the undersigned.

Sincerely,

ECS Mid-Atlantic, LLC

Reece K. O'Donnell, PWS  
Environmental Senior Project Manager  
rodonnell@ecslimited.com  
804-353-6333

Justin M. Hughes, PWS  
Associate Principal  
jhughes@ecslimited.com  
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### 1.0 PROPERTY DESCRIPTION

This report presents the findings of a Preliminary Wetland Determination study conducted by ECS Mid-Atlantic, LLC (ECS) for JSC Capital, LLC at the Beale Street Property located at 1600 Beale Street, Richmond, City of Richmond, Virginia (Latitude: 37.55714505202597 N, Longitude: -77.42819362456028 W), and is identified by the City of Richmond as Parcel No. N000337001. The Project Study Area (PSA) includes approximately 4.803 acres, as shown on **Figure 1** (Appendix I). The PSA consists of vacant, wooded land. An aerial photograph of the PSA is included as **Figure 3** (Appendix I).

## 2.0 DESKTOP REVIEW

ECS reviewed the U.S. Geological Survey (USGS) Topographic Map, USGS LiDAR Explorer, U.S. Department of Agriculture Natural Resource Conservation Service (USDA-NRCS) Soil Survey of City of Richmond, Virginia, the Soil Data Access (SDA) Hydric Soils List, the Federal Emergency Management Agency (FEMA) Floodplain Mapping Service, U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) Wetlands Mapper, and available aerial photographs to identify potentially jurisdictional Waters of the U.S. (i.e., streams, wetlands, natural ponds, lakes) and available watershed information.

The following is a summary of the available desktop information that was reviewed as part of this study:

### USGS Topographic Map

The USGS Richmond, Virginia (2022) quadrangle map (**Figure 2**) shows that the PSA slopes to the south. Cannon Branch is depicted running north to south through the PSA. The PSA ranges from approximately 130 to 70 feet above mean sea level (MSL). The PSA drains to Cannon Branch and is located within the Lower James watershed, identified as Hydrologic Unit Code (HUC) 02080206.

### USDA NRCS Soils

A review of the NRCS Web Soil Survey (**Figure 4**) for the PSA identified four mapping units within the PSA boundaries. These soil mapping units are:

1. 16B - Edgehill-Urban land complex, 2 to 6 percent slopes
2. 21A - Johnston mucky loam, 0 to 3 percent slopes, frequently flooded
3. 40 - Udortheents-Dumps complex, pits
4. 44E - Waterree-Wedowee complex, 20 to 45 percent slopes

Unit 21A is classified as hydric by the NRCS.

### USFWS National Wetlands Inventory

The NWI map (**Figure 5**) depicts a riverine feature within the PSA boundaries. A riverine (R4SBC) feature is depicted running north to south through the western side of the PSA.

### FEMA Flood Zones

According to the FEMA National Flood Hazard Layer (**Figure 6**), the PSA is located within Flood Insurance Rate Map (FIRM) Panel No. 5101290041F, dated 7/8/2025. The PSA is mapped within the 100-year floodplain. The following FEMA Flood Zones are depicted within the PSA boundaries: Zone AE Floodway, Zone AE, Zone X 0.2 Pct Annual Change Flood Hazard (500-year floodplain), and Zone X Area of Minimal Flood Hazard.

USGS LiDAR

LiDAR data obtained from the USGS (**Figure 7**) indicates that the PSA slopes from 135 feet above MSL in the north to 70 feet above MSL in the south. The lowest point of the site is in the southern corner of the property.

The above-referenced figures are included in Appendix I.

### 3.0 SITE RECONNAISSANCE FINDINGS

A field evaluation was conducted on December 4, 2025. ECS did not observe potentially jurisdictional wetlands or streams within the subject property. A photographic log of site conditions is included in [Appendix II](#) and a Preliminary Wetland Determination Map is included in [Appendix III](#).

The subject property slopes steeply from the northeast to the southwest. The stream depicted on topographic maps and the National Wetlands Inventory appears to have been routed underground as ECS observed a culvert inlet located at the northwestern corner of the site where the stream appears to drain into an underground stormwater system prior to it entering the site. An additional culvert inlet is located in the southwestern corner of the site and drains surface water into the underground stormwater system, though evidence of flow into the inlet was not noted.

Based on these findings, ECS does not believe that a Waters of the U.S. Delineation will be necessary for project purposes. Please note that this is not an official determination of the presence or absence of jurisdictional waters within the subject property as only the U.S. Army Corps of Engineers is able to issue such an official determination.

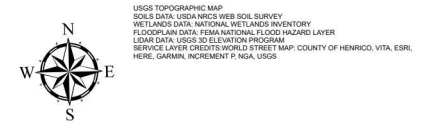
# Appendix I: Figures



**LEGEND**

Project Study Area

FEMA FIRM PANEL NO./DATE: 5101290041F, DATED 7/8/2025  
 USGS QUADRANGLE: RICHMOND, VIRGINIA  
 WATERSHED: LOWER JAMES  
 HYDROLOGIC UNIT CODE: 02080206  
 PROJECT ACREAGE: 4.8 ACRES  
 LATITUDE: 37.55714505202597  
 LONGITUDE: -77.42819362456028



USGS TOPOGRAPHIC MAP  
 SOILS DATA, USDA NRCS WEB SOIL SURVEY  
 WETLAND DATA, NATIONAL WETLANDS INVENTORY  
 FLOODPLAIN DATA, FEMA NATIONAL FLOOD HAZARD LAYER  
 LDM DATA, USGS 3D ELEVATION PROGRAM  
 SERVICE LAYER CREDITS: WORLD STREET MAP: COUNTY OF HENRICO, VITA, ESRI,  
 HERE, GARMIN, INCREMENT P, NGA, USGS

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**BEALE STREET PROPERTY**  
**1600 BEALE STREET**  
**RICHMOND, CITY OF RICHMOND,**  
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**FIGURE 1**  
**SITE LOCATION MAP**  
**JSC CAPITAL, LLC**

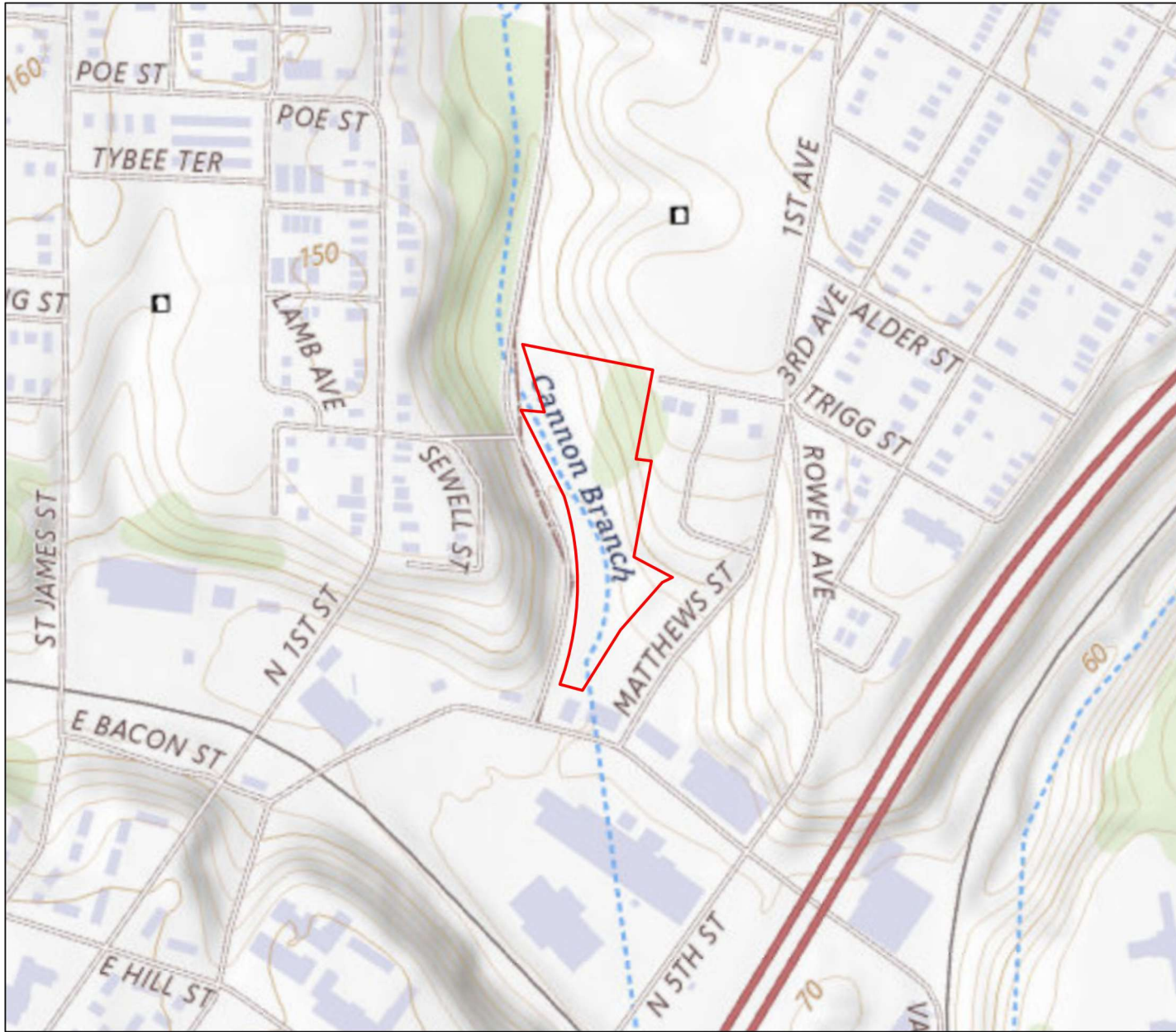
**ECS REVISIONS**

ENGINEER	DRAFTING
JMH	RKO

PROJECT NO.  
47-22700-A

SHEET  
1 OF 1

DATE  
NOVEMBER 26, 2025



### LEGEND

Project Study Area

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 WETLAND DATA, NATIONAL WETLANDS INVENTORY  
 FLOODPLAIN DATA, FEMA NATIONAL FLOOD HAZARD LAYER  
 LIDAR DATA, USGS 3D ELEVATION PROGRAM  
 SERVICE LAYER CREDITS: USGISTOPD: USGS THE NATIONAL MAP, NATIONAL  
 INFORMATION SYSTEM, NATIONAL HYDROGRAPHY DATASET, NATIONAL LAND COVER  
 DATABASE, NATIONAL STRUCTURES DATASET AND NATIONAL TRANSPORTATION  
 DATASET, USGS GLOBAL ECOSYSTEMS, U.S. CENSUS BUREAU TIGERLINE DATA, USFS  
 ROAD DATA, NATIONAL EARTH DATA, U.S. DEPARTMENT OF STATE HES, NOAA NATIONAL  
 CENTERS FOR ENVIRONMENTAL INFORMATION, DATA REFRESHED OCTOBER 27, 2025.



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FIGURE 2  
 USGS TOPOGRAPHIC MAP  
 JSC CAPITAL, LLC

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## LEGEND

Project Study Area

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 WETLANDS DATA, NATIONAL WETLANDS INVENTORY  
 FLOODPLAIN DATA, FEMA NATIONAL FLOOD HAZARD LAYER  
 LIDAR DATA, USGS 3D ELEVATION PROGRAM  
 SERVICE LAYER CREDITS: WORLD IMAGERY, VANTOR  
 WORLD BOUNDARIES AND PLACES: VITA, ESRI, HERE, GARMIN, IFC

0  800  
 Feet

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**FIGURE 3**  
**AERIAL IMAGERY MAP**  
**JSC CAPITAL, LLC**

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## LEGEND

Project Study Area

### NRCS Soils

#### Rating

- Less than 1%
- 1-32%
- 33-65%
- 66-99%
- 100%

MUSYM	Map unit name	Hydric Soil Rating
16B	Edgehill-Urban land complex, 2 to 6 percent slopes	0 %
21A	Johnston mucky loam, 0 to 3 percent slopes, frequently flooded	100 %
40	Udortheents-Dumps complex, pits	0 %
44E	Waterree-Wedowee complex, 20 to 45 percent slopes	0 %

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FIGURE 4  
 NRCS SOILS MAP  
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### LEGEND

- Project Study Area
- WETLAND\_TY**
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

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**FIGURE 5**  
**NATIONAL WETLANDS INVENTORY**  
**MAP**  
**JSC CAPITAL, LLC**

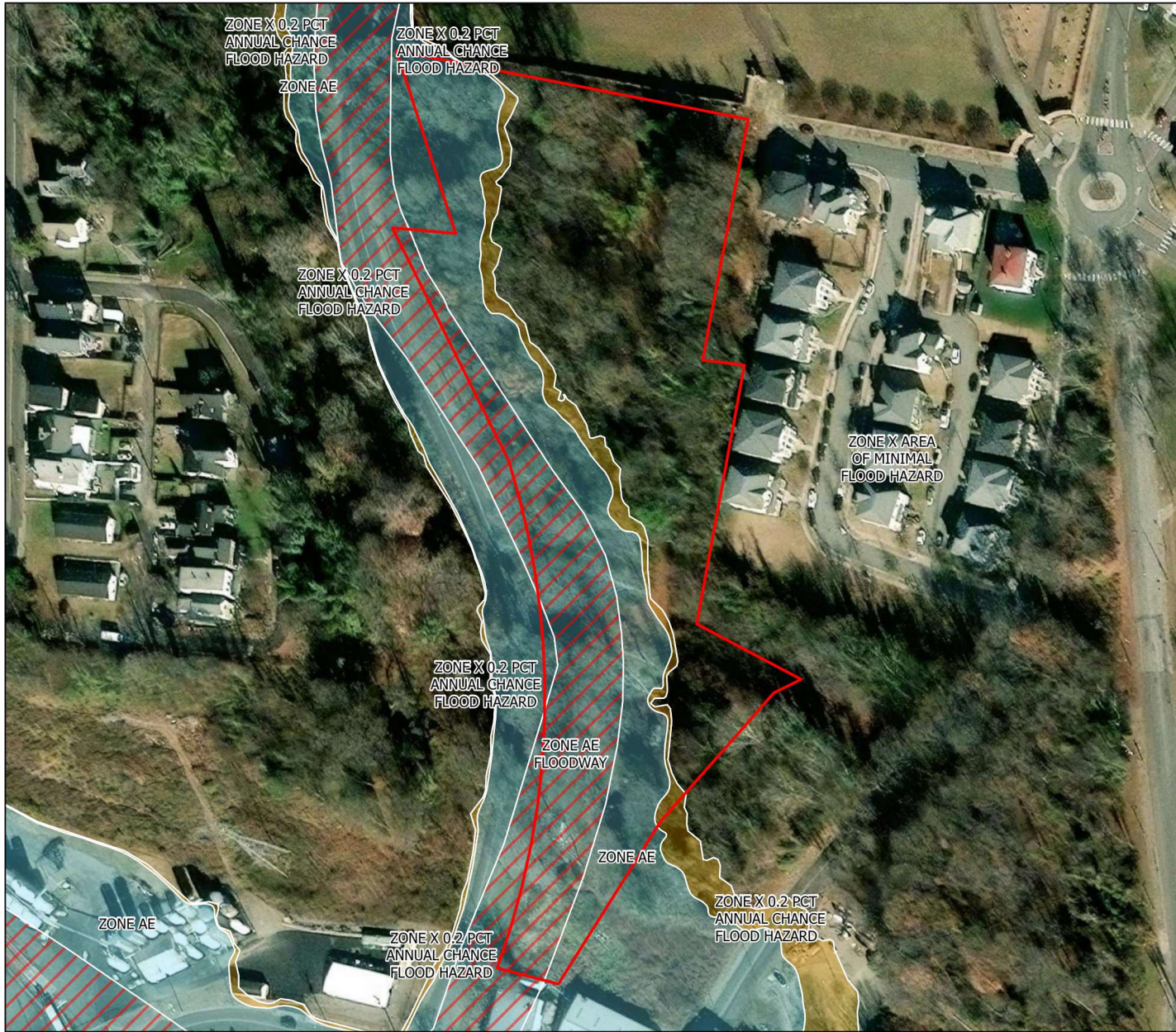
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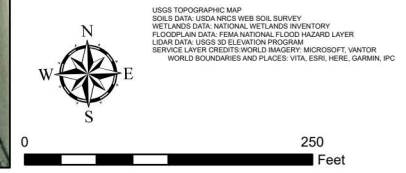
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**LEGEND**

- Project Study Area
- FLD\_ZONE, ZONE\_SUBTY
- A
- AE
- AE FLOODWAY
- X 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X AREA OF MINIMAL FLOOD HAZARD
- X AREA WITH REDUCED FLOOD HAZARD DUE TO ACCREDITED LEVEE SYSTEM

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**FIGURE 6**  
**FEMA FLOODPLAIN MAP**  
**JSC CAPITAL, LLC**

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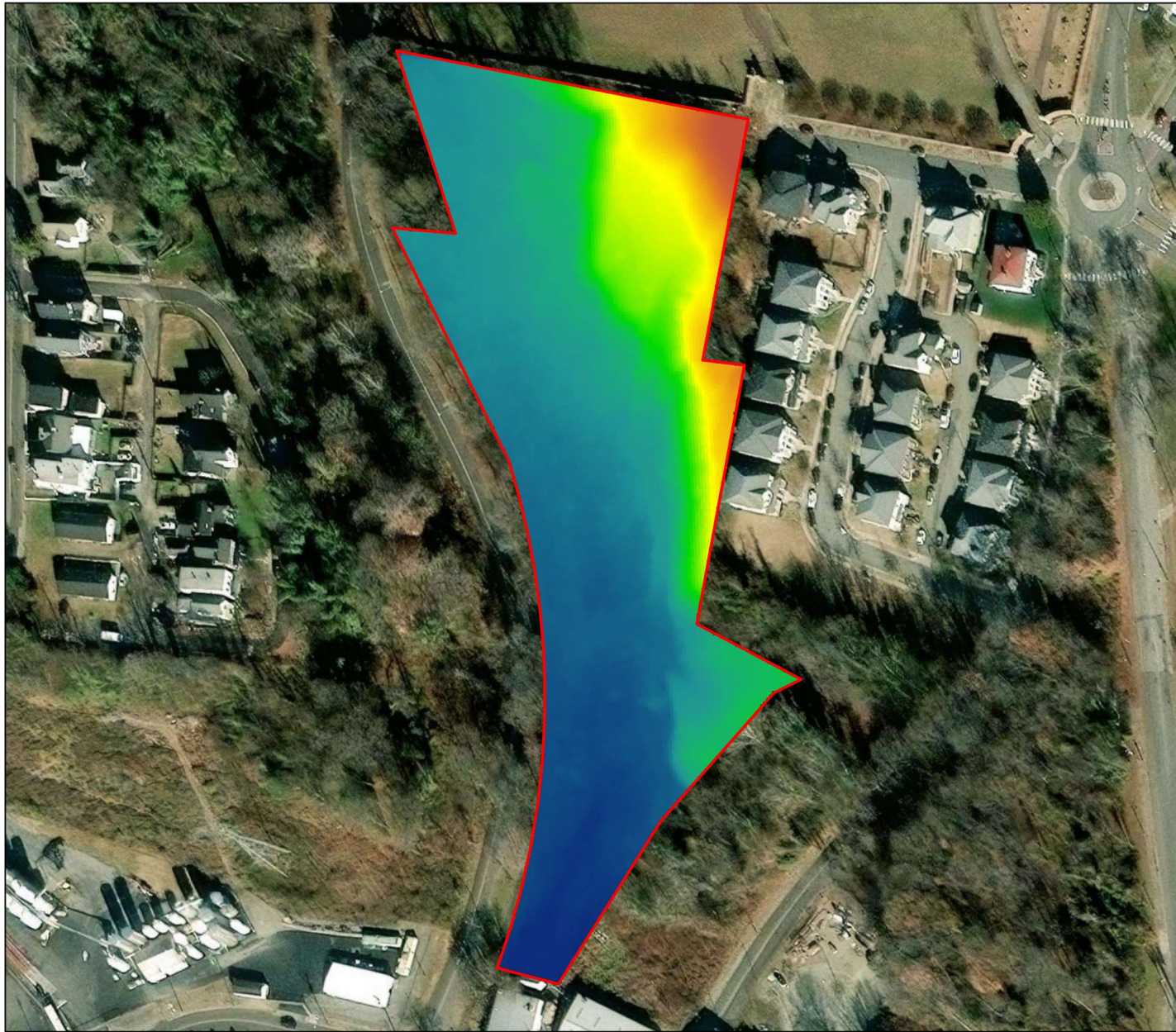
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DATE	NOVEMBER 26, 2025
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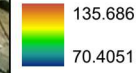


**LEGEND**

Project Study Area

Elevation (ft)

Value



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**FIGURE 7**  
**LIDAR MAP**  
**JSC CAPITAL, LLC**

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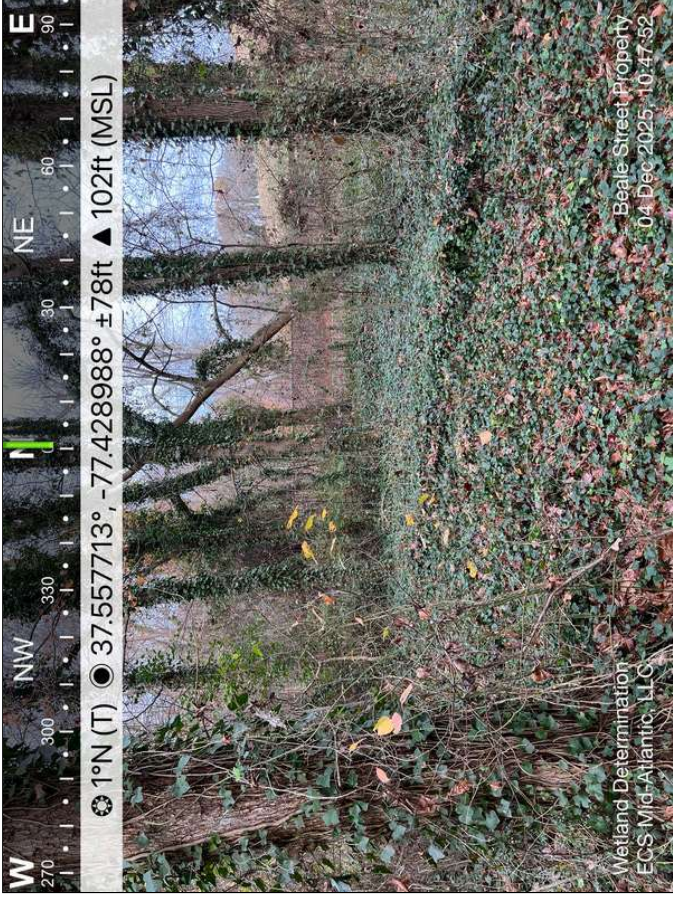
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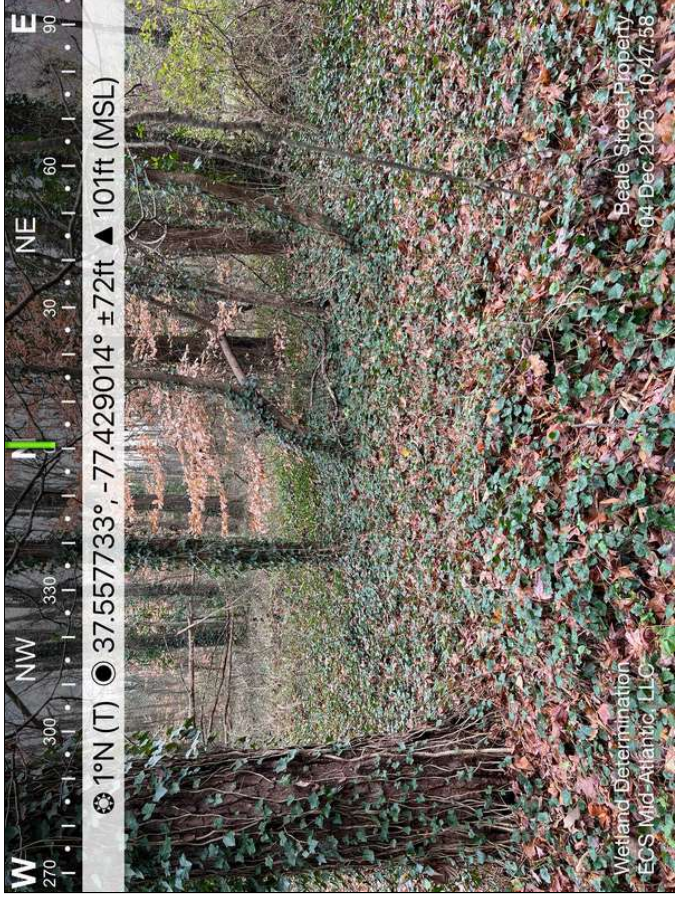
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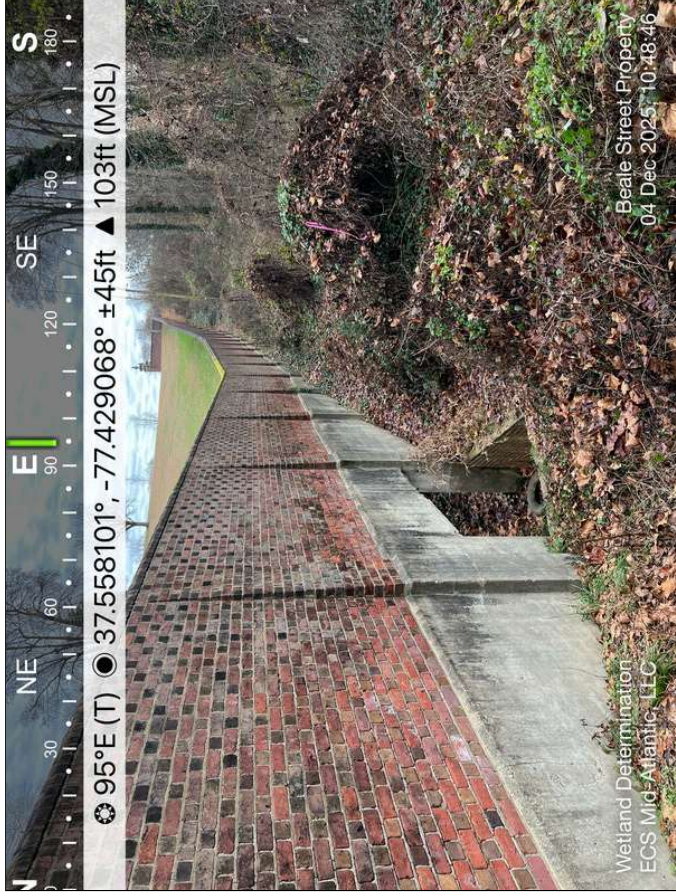
# **Appendix II: Photographic Log**



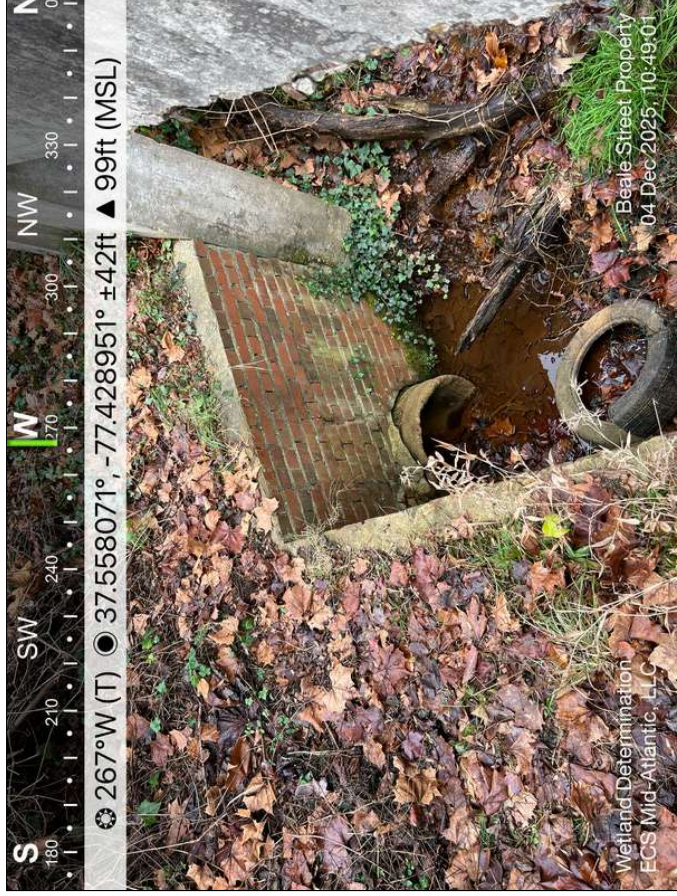
1 - Northwestern corner of the property, photo taken where NWI stream is depicted



2 - Northwestern corner of the property, photo taken where NWI stream is depicted



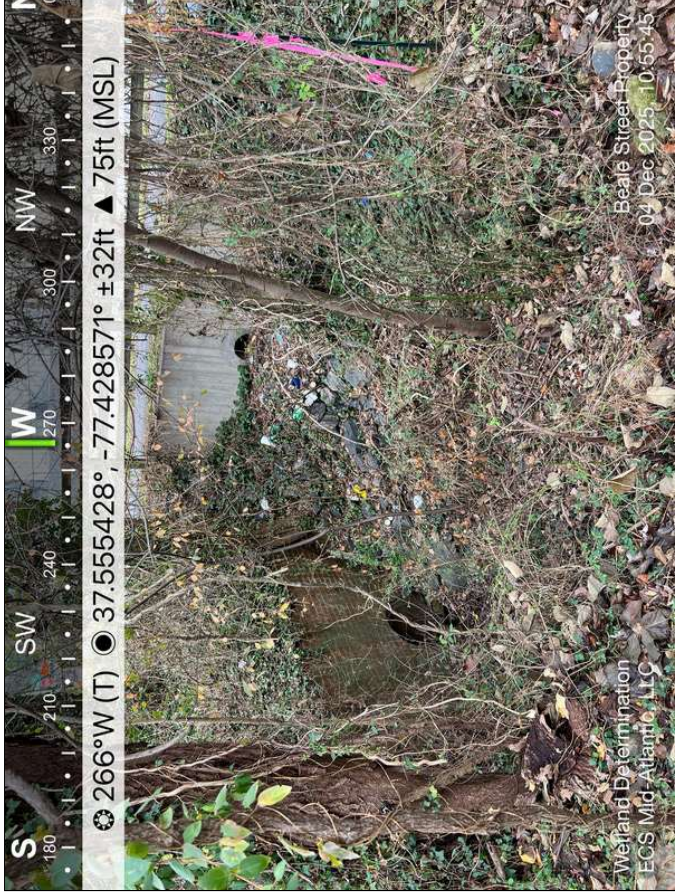
3 - View of the culvert inlet coming from the northern adjoining property



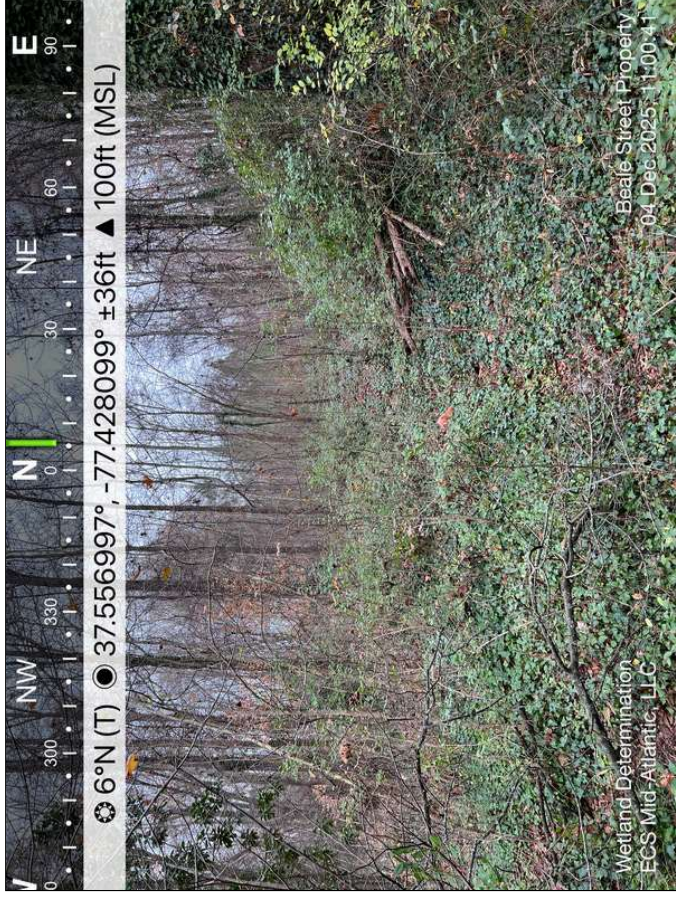
4 - View of the culvert inlet coming from the northern adjoining property



5 - Southernmost point of the property



6 - View of the culvert inlet in the southwestern corner of the site



7 - Representative view of the property

# **Appendix III: Preliminary Wetland Determination Map**



### LEGEND

- Project Study Area
- 1ft Contours

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\*THE STUDY AREA WAS ASSESSED BY ECS ON DECEMBER 4, 2025 AND LOCATED USING A SUB-METER ACCURATE GPS UNIT.  
 \*\*FINDINGS DEPICTED HEREIN SHOULD BE CONSIDERED PRELIMINARY UNTIL CONFIRMED BY REGULATORY PERSONNEL.

SERVICE LAYER CREDITS: WORLD IMAGERY: MICROSOFT; UNITOR  
 WORLD BOUNDARIES AND PLACES: VITA, ESRI, HERE, GARMIN, IFC



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**PRELIMINARY WETLAND  
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