



May 1, 2024

Jacqueline Wells
Coldwell Banker
msjacquelyn7@gmail.com

Re: *Flagged Wetland Assessment*
Lots 196 and 197 Boykin Blvd, Baldwin County, Al
WSI Reference #2024-349

Dear Ms. Wells,

As requested, Wetland Sciences, Inc. has completed a field wetland assessment of the above-mentioned property located at 35631 Boykin Boulevard in Section 24, Township 7 South, Range 6 East in Lillian, Baldwin County, Alabama. The Baldwin County Property Appraiser identifies the subject property by the following property identification number (PIN): 18 and 78543. This assessment included an analysis of plant communities, soils, and indirect hydrologic indicators. During this determination, Wetland Sciences, identified a wetland complex subject to the regulatory jurisdiction of the US Army Corps of Engineers (Corps), the Alabama Department of Environmental Management (ADEM) and Baldwin County within the subject property (See attached wetland sketch – **Exhibit A**). The following is a summary of our findings.

The assessment was completed by a thorough pedestrian survey covering 100% of the subject property. I personally inspected the property on April 30, 2024. Wetland Sciences, Inc. utilized the Corps of Engineers Wetland Delineation Manual, 1987 and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region, 2010 to determine the federal wetland jurisdictional boundary.

The wetland boundaries shown on the attached sketch were delineated in accordance with the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Federal – Corps). The wetland boundary was identified in the field by progressively locating points along the upland/wetland boundary at 15-20-ft. intervals or corresponding with directional changes with the boundary. Each point was identified and located by an experienced wetland scientist. Pink flags were placed at each point clearly marked “Wetland Delineation”. Each flagged point also contains specific alpha numeric designator for later tracking of its location. Wetland Sciences, Inc. used a Trimble Geo7x GNSS system to locate each point. Data was collected using Trimble’s TerraSync Professional Software with further data refinement using Trimble’s Pathfinder Professional Software. Please keep in mind that there are many variables that affect the accuracy of the GPS data used to generate the attached sketch. This sketch should be considered approximate unless verified by a survey or other appropriate means.

The boundary of jurisdictional wetland as depicted in the exhibits of this report are not final or “binding” until such time as they are confirmed by the USACE/ADEM through field inspection. As such, the depicted wetland boundary may be subject to minor changes upon such inspection/approval.

Impacts to wetlands and/or surface waters will require permits from the agencies referenced above. Wetland Sciences, Inc. is keenly aware of this process and can facilitate if necessary. This is a process that is better explained over the telephone or in a person-to-person meeting.

Finally, I have included a statement from our firm for services rendered and expenses incurred associated with this effort. If you find this statement in order, please place it in line for payment.

If you have any questions, please do not hesitate to contact me at (850) 453-4700.

Respectfully,

WETLAND SCIENCES, INC.

A handwritten signature in dark ink, appearing to read "Craig D. Martin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Craig D. Martin
Senior Scientist



SUBJECT PROPERTY
1.246± AC (GIS CALCULATED)



USACE/ADEM/COUNTY WETLANDS
IDENTIFIED BY WSI
0.778± AC



UPLANDS
0.468± AC



ENVIRONMENTAL CONSULTANTS

3308 GULF BEACH HIGHWAY
PENSACOLA, FLORIDA 32507
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PROJECT NAME: LILLIAN BEACH S/D LOTS 196 & 197

JURISDICTIONAL WETLAND SKETCH

PROJECT NO.: 2024-349

DRAWN BY: CF

DATE: 05/01/2024

SHEET: 1 OF 1