



Lot 26 Diamond Drive, Fort Morgan, Baldwin County, AL
WSI Reference #2025-301

As requested, Wetland Sciences, Inc. has completed a field wetland delineation and beach mouse habitat assessment within the above referenced parcel of property located on Lot 26 Diamond Drive in Fort Morgan, Baldwin County, Alabama. The property is identified by the Baldwin County Revenue Commission with the Parcel Identification Number (PIN): 12439. This assessment included an analysis of plant communities, soils, and indirect hydrologic indicators. During this determination, Wetland Sciences, Inc. identified wetlands which fall within the regulatory jurisdiction of the US Army Corps of Engineers (Corps) and the Alabama Department of Environmental Management (ADEM) under **33 CFR 320-330** and Baldwin County. ***Additionally, the United States Fish & Wildlife Service (USFWS) will likely regulate the uplands as Alabama Beach Mouse (ABM) habitat.*** See attached Wetland/ABM sketch – **Exhibit A**. The following is a summary of our findings:

The purpose of performing the wetland assessment was to assess if wetlands or Waters of the United States (WOTUS) are present and, if so, to identify the boundaries. The wetland delineation was performed in accordance with the 1987 Corps of Engineers Wetlands Delineation Manual, the 2012 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic & Gulf Coast Supplement (2010).

During inspection of the property, I used technical criteria, field indicators, historic aerial photographs, and other sources of information to assess the site. Wetlands generally have three essential characteristics: hydrophytic vegetation, hydric soils, and wetland hydrology. The techniques for evaluating the plant community, soils, and hydrology are described in the following sections.

Hydric Soils Assessment

Several soil test holes were evaluated to identify field indications of hydric soils. WSI utilized the hydric soil definition provided by the National Technical Committee for Hydric Soils and criteria to determine whether soils within the site are considered hydric. During our field inspection of the property, we verified the presence of hydric soils within two wetland complexes located within the central part of the subject property.

Wetland Hydrology Assessment

Visual indicators of wetland hydrology were evaluated. Examples of primary wetland hydrology indicators include, but are not limited to, surface water, high water table, soil saturation, water marks, sediment deposits,

drift deposits, iron deposits, inundation visible on aerial imagery, sparsely vegetated concave surface, and water-stained leaves. If at least one primary or two secondary indicators are observed, the wetland location was considered to support wetland hydrology. Several indicators were noted within the wetland complex including saturation, drainage patterns, and aquatic fauna.

Field Identification of Wetlands

The assessment was completed by a thorough pedestrian survey covering 100% of the subject property. I personally inspected the property on April 28, 2025. 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 wetlands on the subject property will be subject to the regulatory jurisdiction of the US Army Corps of Engineers (Corps) under Section 404 of the Clean Water Act, the Alabama Department of Environmental Management (ADEM) pursuant to their Coastal Zone Management Act and Baldwin County (See attached Wetland/ABM Sketch – **Exhibit A**). In addition, Baldwin County regulates those lands within 30-ft. of the delineated wetland boundary line (“wetland buffer”).

Alabama Beach Mouse Habitat Assessment

During the course of this assessment, it was determined that the subject property may contain suitable habitat for the federally listed Alabama Beach Mouse (ABM) (*Peromyscus polionotus ammobates*). Areas of suitable beach mouse habitat were determined by Wetland Sciences, Inc. biologists during a field inspection of the property.

The Alabama Beach Mouse (*Peromyscus polionotus ammobates*) is a subspecies of beach mouse indigenous to coastal areas of Alabama and Florida. The ABM was listed in 1985 as endangered and critical habitat was last updated in 2006. They construct extensive burrow systems, with entrances below vegetation on the sides of a dune, often with backdoors to avoid predators. They forage, usually at night, on seeds/fruits of indigenous plants and insects. Food caches are often stored in burrows. The beach mouse is preyed upon primarily by foxes, raccoons, herons, coyotes, and domestic house cats.

A majority of Fort Morgan has been classified by the United States Fish and Wildlife Service (USFWS) as federally designated critical habitat for the Alabama Beach Mouse. The subject property is not located within federally designated critical habitat for the Alabama Beach Mouse; however, given the ecological condition of the property and due to its proximity to federally designated critical habitat it is our opinion that the US Fish and Wildlife Service would consider the uplands within the subject property to be suitable habitat for the Alabama Beach Mouse.

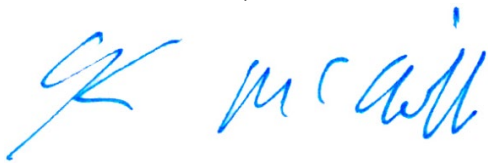
In our opinion, development activities within the subject property will require permitting through USFWS as provided by the recently adopted General Conservation Plan (GCP). WSI is keenly familiar with this process and

willing to discuss the development implications with you. This is better explained in a person-to-person meeting or via telephone.

This concludes our report. The boundary of jurisdictional wetlands and status of beach mouse habitats as depicted in the exhibits of this report are not final or "binding" until such time as they are confirmed by the Department of the Army Corps of Engineers and/or U.S. Fish and Wildlife Service through field inspection. As such, the depicted wetland boundary may be subject to minor changes upon such inspection/approval.

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 blue ink, appearing to read "K McAuliffe". The signature is fluid and cursive, with the first name "K" being a large, stylized letter.

Kevin McAuliffe
Biologist



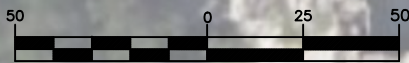
SUBJECT PROPERTY
0.45± AC (GIS CALCULATED)



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



UPLANDS/ABM HABITAT
0.37± AC



SCALE: 1"= 50 Feet

NOTE: THIS IS NOT A SURVEY. ALL DATA WITHIN THIS MAP ARE SUPPLIED AS IS, WITHOUT WARRANTY. THIS PRODUCT HAS NOT BEEN PREPARED FOR LEGAL, ENGINEERING, OR SURVEY PURPOSES. USERS OF THIS INFORMATION SHOULD REVIEW OR CONSULT THE PRIMARY DATA SOURCES TO ASCERTAIN THE USABILITY OF THE INFORMATION.

WETLAND
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PROJECT NAME: LOT 26 DIAMOND DRIVE

WETLAND AND ABM HABITAT SKETCH

PROJECT NO.: 2025-301

DRAWN BY: JTC

DATE: 04/29/2025

SHEET: 1 OF 1