



Via E-mail: destryvines@gmail.com

May 2, 2024

Destry Vines
147 Boykin Lakes Loop
Pike Road, AL 36064

Re: *Wetland Assessment Report*
Lot 15 Nolte Creek Drive, Magnolia Springs, Baldwin County, Alabama
WSI Reference #2024-266

Dear Mr. Vines,

As requested, Wetland Sciences, Inc. has completed a field wetland assessment within a ±12.3-acre parcel located on Lot 15 Nolte Creek Drive in Baldwin County, Alabama (herein referred as subject property or subject site). The parcels are identified by Baldwin County Revenue Commission by the following Parcel Identification Numbers (PID): 217199. (See Site Location Map in **Exhibit A**). 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 conducted in accordance with the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Federal – Corps). The following is a summary of our findings.

Desktop Review

Prior to performing the delineation, several remote data sources were reviewed to assist with identifying potential WOTUS and wetland areas at the site. Each source of data is described in detail below.

Natural Resource Conservation Service Soil Survey

WSI reviewed the Natural Resources Conservation Service (NRCS) on-line Web Soil Survey (WSS) to identify soil types within the subject property (**Exhibit B**). Soils associated with the Subject Property were formed from sandy marine sediments and are predominately sandy, have low organic content, well drained, have low shrink-swell potential, and are relatively close to the underlying water table. According to data produced by the United States Department of Agriculture (USDA), five soil types are present within the subject property, Lynchburg fine sandy loam, Rains fine sandy loam, Ruston fine sandy loam, Scranton loamy fine sand and wet loamy alluvial land.

Rains soils and wet loamy alluvial land are considered hydric with ratings of 90% and 100% respectively (See Hydric Soil Rating Map – **Exhibit C**). This rating indicates the percentage of map units that meets the criteria for hydric (wetland) soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric

components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation. The NTCHS definition identifies general soil properties that are associated with wetness. To determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993). If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

Aerial Photograph

WSI reviewed aerial photographs to identify suspected wetland areas on the site and to determine changes in wetland areas over time. Forested wetland signatures and other surface waters were observed on the aerial photograph (See current aerial in **Exhibit D**).

National Wetland Inventory Map

The US Fish and Wildlife Service (FWS) is the principal US Federal agency tasked with providing information to the public on the status and trends of our Nation's wetlands. The US FWS National Wetlands Inventory (NWI) is a publicly available resource that provides detailed information on the abundance, characteristics, and distribution of US wetlands. Prior to our field inspection of the property, Wetland Sciences, Inc. researched the U.S. Fish and Wildlife Service's National Wetland Inventory Data. NWI data suggests a freshwater forested/shrub wetland and a riverine feature exist in the northern margins of the subject property (See National Wetland Inventory Map in **Exhibit E**).

USGS Quadrangle Map

The USGS 7.5-minute quadrangle map and the National Map were reviewed (**Exhibit F**). A surface water feature associated with Nolte Creek is noted in the northern margins of the subject property.

Field Review

The desktop review was followed by a pedestrian survey. I personally inspected the property on April 30, 2024. I used technical criteria, field indicators, historic aerial photographs, and other sources of information to assess the site. The evaluation methods followed the routine on-site determination method referenced in 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.

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. It was determined during the desktop review that the property does contain hydric soils. A specific area is not necessarily considered to have hydric soils because it is dominated by soils on a hydric soils list. Hydric soils must be identified by verifying the presence of one or more of the hydric soil indicators.

During our field inspection of the property, hydric soil was verified in several locations within the subject property.

Wetland Hydrology Assessment

At each plot, visual indications of wetland hydrology were recorded. Wetland hydrology indicators include algal mats, aquatic mosses or liverworts on trees or substrate, aquatic plants, aufwuchs (presence or remains of the assemblage of sessile, attached, or free-living, nonvascular plants and invertebrate animals which develop a community on inundated surfaces), drift lines and rafted debris, elevated lichen lines, evidence of aquatic fauna, hydrologic data, morphological plant adaptations, secondary flow channels, sediment deposition, vegetated tussocks or hummocks, and water marks.

Both primary and secondary indicators of hydrology were noted within a forested wetland complex located throughout the subject property. Observed indicators include inundation, saturation, aquatic fauna, plant morphological adaptations, and drainage patterns.

Plant Community Structure

The subject property could be characterized by the following ecological communities: Upland Mesic Flatwoods and Wetland Flatwoods. The following is a description of each ecological community observed within the property.

Upland Mesic Flatwoods

This community consists of an open to partially closed canopy of slash pines (*Pinus elliottii*) and water oak (*Quercus nigra*). The subcanopy includes widely spaced shrubs or small trees of yaupon holly (*Ilex vomitoria*), laurel oak (*Quercus laurifolia*), and sparkleberry (*Vaccinium arboreum*). Typical ground layer species include eastern poison ivy (*Toxicodendron radicans*), slender bluestem (*Schizachyrium tenerum*), variable witchgrass (*Dichanthelium commutatum*), and bracken ferns (*Pteridium aquilinum*).

Wetland Flatwoods

Generally wet flatwoods are pine forests with a sparse or absent midstory and a dense groundcover of hydrophytic grasses, herbs, and low shrubs. Variations of vegetation structure and composition can vary because of differences in soil characteristics, hydrology, and fire. As such the subcanopy and shrub strata are dominated by dense coverage of woody shrubs. The canopy is dominated by slash pine (*Pinus elliottii*) subtended by sweetbay (*Magnolia virginiana*), swamp bay (*Persea palustris*), and dahoon holly (*Ilex cassine*). Shrubs include large gallberry (*Ilex coriacea*), fetterbush (*Lyonia lucida*), titi, black titi (*Cliftonia monophylla*), sweet pepperbush (*Clethra alnifolia*), saw palmetto (*Serenoa repens*), and gallberry (*Ilex glabra*). Herbs include wiregrass (*Aristida stricta* var. coastalplain yellow-eyed grass (*Xyris ambigua*), Carolina redroot (*Lachnanthes caroliana*), beaksedges (*Rhynchospora chapmanii*, *R. latifolia*, *R. compressa*), and pitcherplants (*Sarracenia* spp.), among others.

Field Identification of Wetlands

Wetland Sciences, Inc. identified a wetland complex throughout the subject property (see attached sketch - **Exhibit G**). The wetland complex will fall under the regulatory jurisdiction of the Department of the Army Corps of Engineers and Baldwin County.

The boundary of each feature 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 a specific alpha numeric designator for later tracking of its location. Wetland Sciences, Inc. used an RTK GPS to locate each point.

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 through field inspection. As such, the depicted wetland boundary may be subject to minor changes upon such inspection/approval.

This concludes our report. Please call me with any questions.

Respectfully,
WETLAND SCIENCES, INC.



Craig D. Martin
Senior Scientist

Enclosures: As indicated

Exhibit A

Site Location Map



**WETLAND
SCIENCES
INCORPORATED**

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.

Site Location Map

Lot 15 Nolte Creek Drive
Baldwin County, Florida

0 0.16 0.32 0.63 0.95 1.26
Miles

Data Source:
ESRI
Imagery Source:
ESRI

Coordinate System:
NAD 1983 FL
State Plane North



Exhibit B

Custom Soil Survey Report



United States
Department of
Agriculture

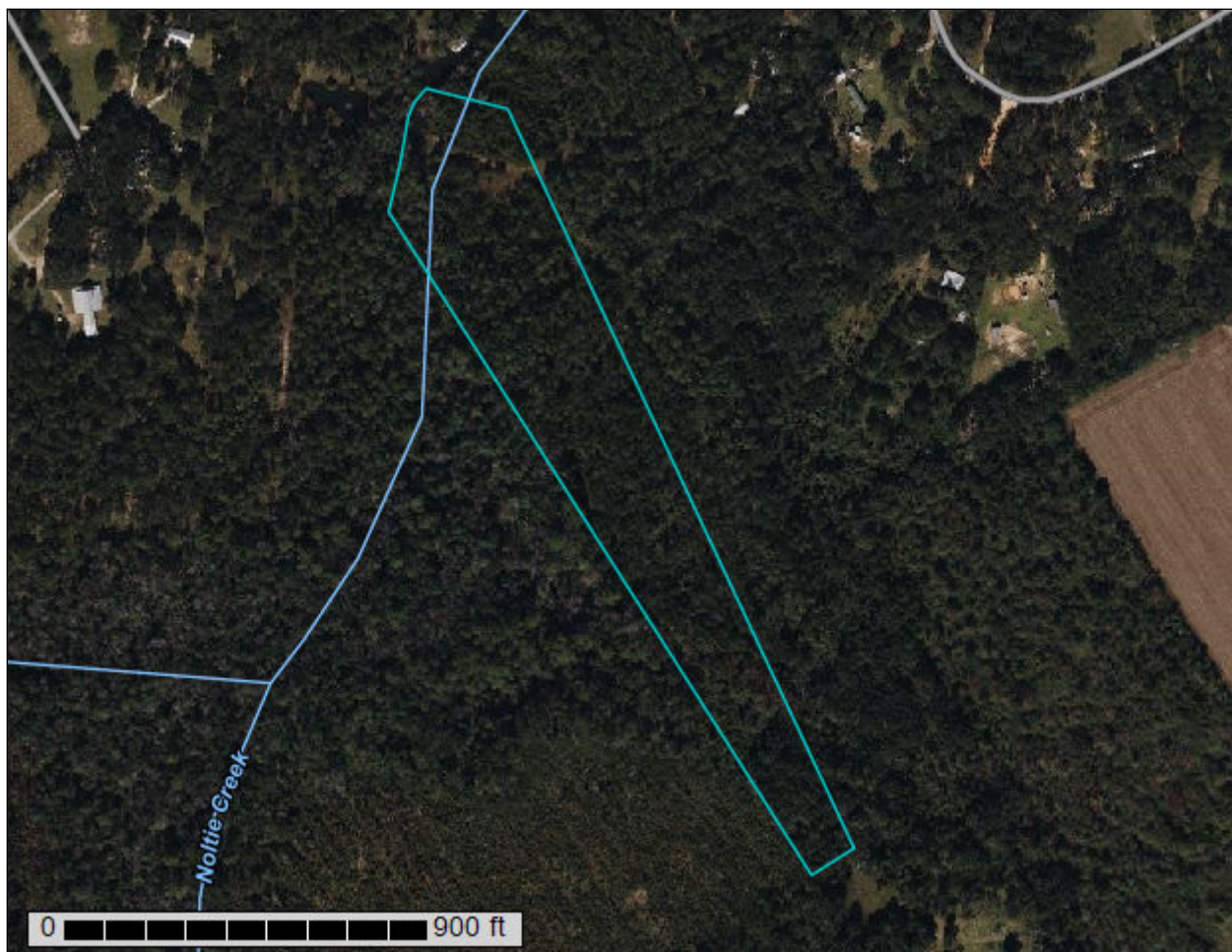
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Baldwin County, Alabama**

Lot 15 Nolte Creek Drive



May 1, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

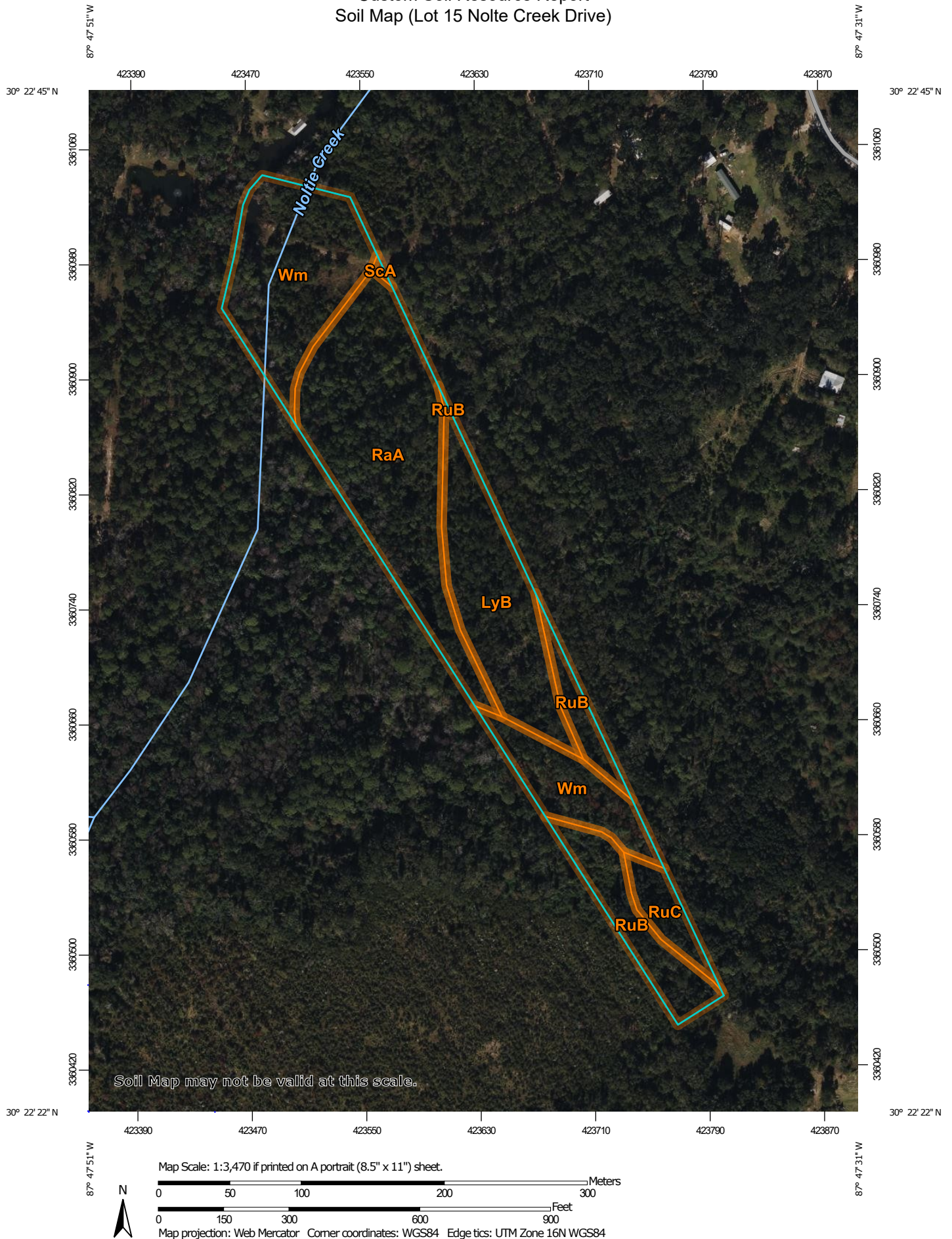
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map (Lot 15 Nolte Creek Drive)



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Baldwin County, Alabama
Survey Area Data: Version 16, Sep 11, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 12, 2021—Dec 22, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (Lot 15 Nolte Creek Drive)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LyB	Lynchburg fine sandy loam, 2 to 5 percent slopes	2.4	19.3%
RaA	Rains fine sandy loam, 0 to 2 percent slopes	4.2	34.0%
RuB	Ruston fine sandy loam, 2 to 5 percent slopes	1.5	12.4%
RuC	Ruston fine sandy loam, 5 to 8 percent slopes	0.5	4.1%
ScA	Scranton loamy fine sand, 0 to 2 percent slopes	0.0	0.2%
Wm	Wet loamy alluvial land	3.7	30.0%
Totals for Area of Interest		12.3	100.0%

Map Unit Descriptions (Lot 15 Nolte Creek Drive)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not

mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Baldwin County, Alabama

LyB—Lynchburg fine sandy loam, 2 to 5 percent slopes

Map Unit Setting

National map unit symbol: c0h1
Elevation: 0 to 450 feet
Mean annual precipitation: 40 to 67 inches
Mean annual air temperature: 52 to 77 degrees F
Frost-free period: 217 to 270 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Lynchburg, (escambia), and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lynchburg, (escambia)

Setting

Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium derived from sedimentary rock

Typical profile

H1 - 0 to 10 inches: fine sandy loam
H2 - 10 to 35 inches: fine sandy loam
H3 - 35 to 72 inches: fine sandy loam

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Rains, (atmore)

Percent of map unit: 10 percent
Landform: Terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread

Custom Soil Resource Report

Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Grady

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

RaA—Rains fine sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: c0ht
Elevation: 0 to 310 feet
Mean annual precipitation: 40 to 67 inches
Mean annual air temperature: 52 to 77 degrees F
Frost-free period: 217 to 270 days
Farmland classification: Not prime farmland

Map Unit Composition

Rains, (atmore), and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rains, (atmore)

Setting

Landform: Terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Loamy alluvium derived from sedimentary rock

Typical profile

H1 - 0 to 9 inches: fine sandy loam
H2 - 9 to 48 inches: loam
H3 - 48 to 70 inches: clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 11.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: B/D

Ecological site: F152AY014AL - West Central Loamy Lowland

Hydric soil rating: Yes

RuB—Ruston fine sandy loam, 2 to 5 percent slopes

Map Unit Setting

National map unit symbol: c0j2

Elevation: 0 to 450 feet

Mean annual precipitation: 40 to 67 inches

Mean annual air temperature: 52 to 77 degrees F

Frost-free period: 217 to 270 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Ruston, (heidel), and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ruston, (heidel)

Setting

Landform: Ridges

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Pleistocene loamy fluviomarine deposits derived from sedimentary rock

Typical profile

H1 - 0 to 13 inches: fine sandy loam

H2 - 13 to 46 inches: fine sandy loam

H3 - 46 to 80 inches: sandy clay loam

Properties and qualities

Slope: 2 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Custom Soil Resource Report

Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Grady

Percent of map unit: 10 percent
Landform: Depressions
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Bibb

Percent of map unit: 5 percent
Landform: Flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

RuC—Ruston fine sandy loam, 5 to 8 percent slopes

Map Unit Setting

National map unit symbol: c0j4
Elevation: 0 to 450 feet
Mean annual precipitation: 40 to 67 inches
Mean annual air temperature: 52 to 77 degrees F
Frost-free period: 217 to 270 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Ruston, (heidel), and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ruston, (heidel)

Setting

Landform: Ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Pleistocene loamy fluviomarine deposits derived from sedimentary rock

Typical profile

H1 - 0 to 13 inches: fine sandy loam
H2 - 13 to 46 inches: fine sandy loam
H3 - 46 to 80 inches: sandy clay loam

Properties and qualities

Slope: 5 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Bibb

Percent of map unit: 10 percent
Landform: Flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

ScA—Scranton loamy fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: c0j9
Elevation: 0 to 400 feet
Mean annual precipitation: 40 to 67 inches
Mean annual air temperature: 52 to 77 degrees F
Frost-free period: 217 to 270 days
Farmland classification: Not prime farmland

Map Unit Composition

Scranton, (stilson), and similar soils: 50 percent
Scranton, (albany), and similar soils: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Scranton, (stilson)

Setting

Landform: Hillslopes
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits derived from sedimentary rock

Typical profile

H1 - 0 to 24 inches: loamy fine sand
H2 - 24 to 43 inches: sandy clay loam
H3 - 43 to 72 inches: sandy clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: About 30 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: A
Ecological site: F152AY010AL - West Central Loamy Flat
Hydric soil rating: No

Description of Scranton, (albany)

Setting

Landform: Hillslopes
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits derived from sedimentary rock

Typical profile

H1 - 0 to 48 inches: loamy fine sand
H2 - 48 to 56 inches: sandy loam
H3 - 56 to 88 inches: sandy clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 1.98 in/hr)
Depth to water table: About 12 to 30 inches
Frequency of flooding: None
Frequency of ponding: None

Custom Soil Resource Report

Available water supply, 0 to 60 inches: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: A/D

Ecological site: F152AY010AL - West Central Loamy Flat

Hydric soil rating: No

Minor Components

Plummer

Percent of map unit: 10 percent

Landform: Marine terraces

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F152AY014AL - West Central Loamy Lowland

Hydric soil rating: Yes

Wm—Wet loamy alluvial land

Map Unit Setting

National map unit symbol: c0jw

Elevation: 0 to 150 feet

Mean annual precipitation: 40 to 67 inches

Mean annual air temperature: 52 to 77 degrees F

Frost-free period: 217 to 270 days

Farmland classification: Not prime farmland

Map Unit Composition

Johnston and similar soils: 45 percent

Pamlico and similar soils: 40 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Johnston

Setting

Landform: Flood plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Coarse-loamy alluvium derived from sedimentary rock

Typical profile

H1 - 0 to 30 inches: loamy sand

H2 - 30 to 60 inches: loamy sand

Custom Soil Resource Report

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: Frequent
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Hydric soil rating: Yes

Description of Pamlico

Setting

Landform: Flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Decomposed herbaceous organic material over sandy alluvium

Typical profile

Oa - 0 to 30 inches: muck
H2 - 30 to 60 inches: loamy sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: Frequent
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Very high (about 14.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Hydric soil rating: Yes

Minor Components

Levy

Percent of map unit: 10 percent
Landform: Backswamps
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave

Custom Soil Resource Report

Hydric soil rating: Yes

Dorovan

Percent of map unit: 5 percent

Landform: Depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

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Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

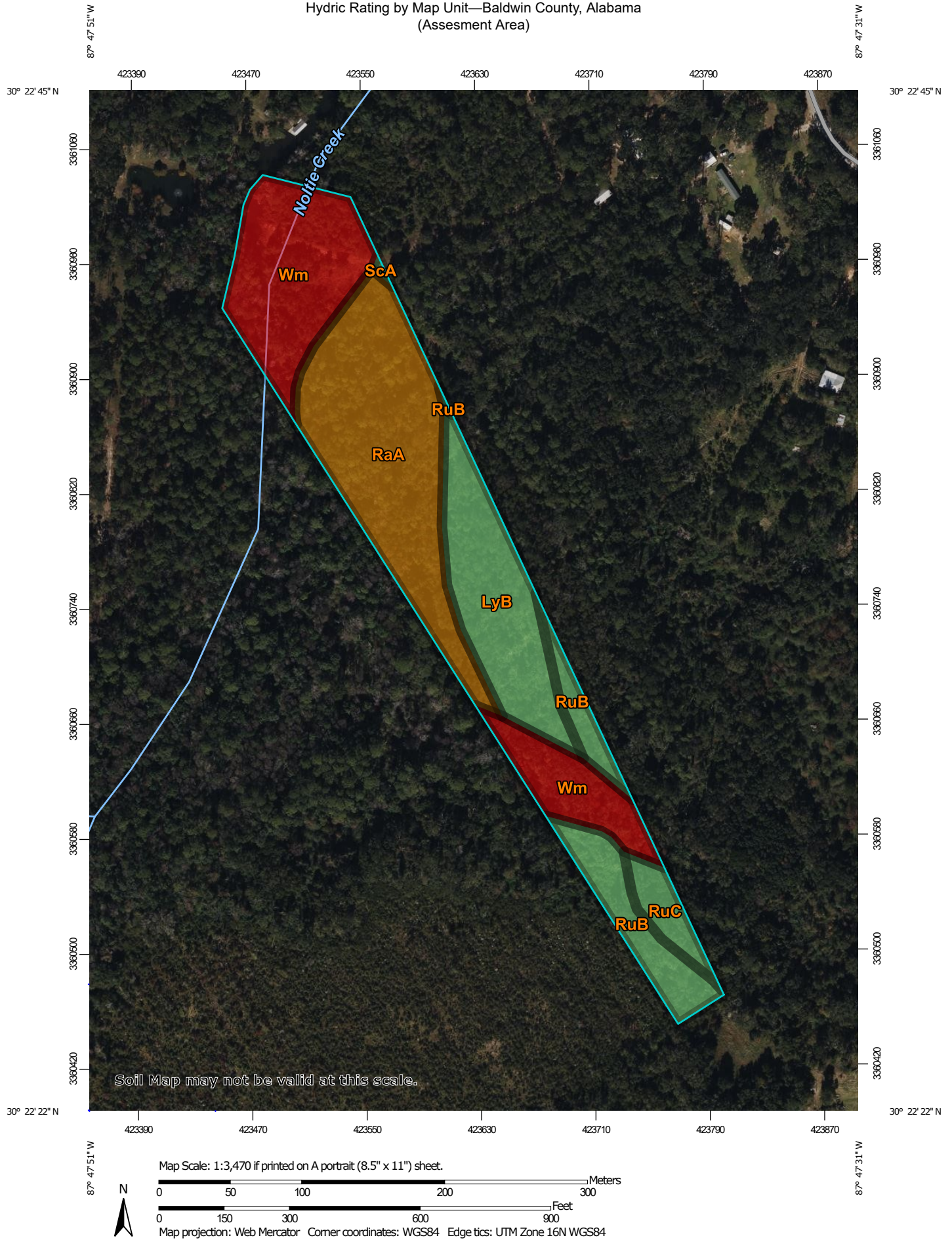
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Exhibit C

Hydric Soils Map

Hydric Rating by Map Unit—Baldwin County, Alabama (Assessment Area)



Hydric Rating by Map Unit—Baldwin County, Alabama (Assessment Area)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Lines

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Points

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Baldwin County, Alabama
Survey Area Data: Version 16, Sep 11, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 12, 2021—Dec 22, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
LyB	Lynchburg fine sandy loam, 2 to 5 percent slopes	15	2.4	19.3%
RaA	Rains fine sandy loam, 0 to 2 percent slopes	90	4.2	34.0%
RuB	Ruston fine sandy loam, 2 to 5 percent slopes	15	1.5	12.4%
RuC	Ruston fine sandy loam, 5 to 8 percent slopes	10	0.5	4.1%
ScA	Scranton loamy fine sand, 0 to 2 percent slopes	10	0.0	0.2%
Wm	Wet loamy alluvial land	100	3.7	30.0%
Totals for Area of Interest			12.3	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

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Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

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Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Exhibit D

Current Aerial



**WETLAND
SCIENCES
INCORPORATED**

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.

Current Aerial
Lot 15 Nolte Creek Drive
Baldwin County, Florida

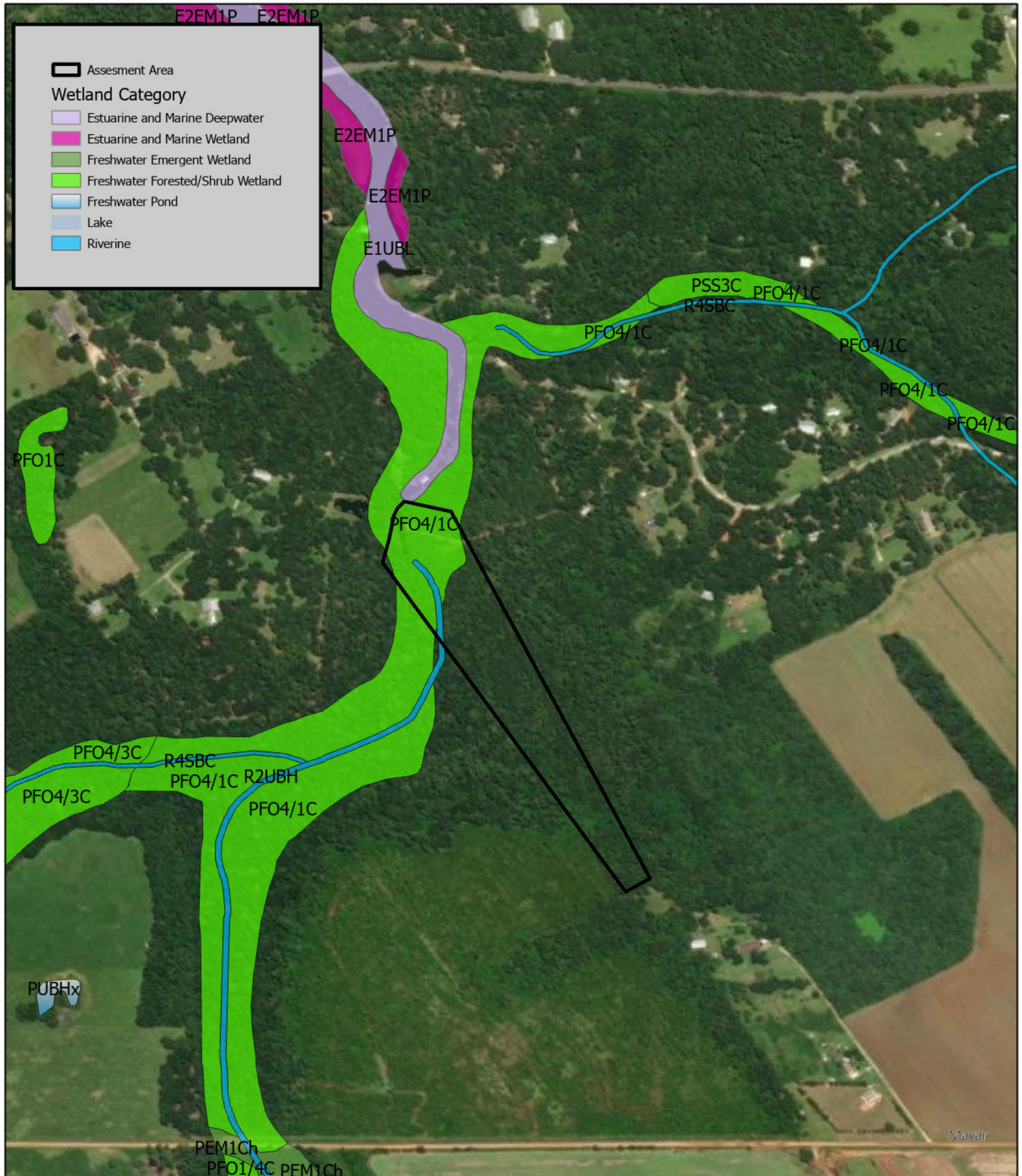
0 0.02 0.05 0.1 0.14 0.19 Miles

Data Source:
ESRI
Imagery Source:
ESRI

Coordinate System:
NAD 1983 FL
State Plane North

Exhibit E

National Wetland Inventory Map



**WETLAND
SCIENCES
INCORPORATED**

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National Wetlands Inventory Map

Lot 15 Nolte Creek Drive
Baldwin County, Florida

0 0.04 0.09 0.18 0.27 0.36
Miles

Data Source:
USFWS
Imagery Source:
ESRI

Coordinate System:
NAD 1983 FL
State Plane North



Exhibit F

Quad Map



**WETLAND
SCIENCES
INCORPORATED**

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.

USGS Quad Map

Lot 15 Nolte Creek Drive
Baldwin County, Florida

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Miles

Data Source:
USGS
Imagery Source:
ESRI

Coordinate System:
NAD 1983 FL
State Plane North



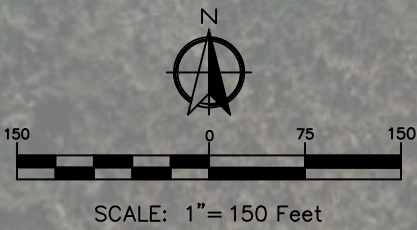
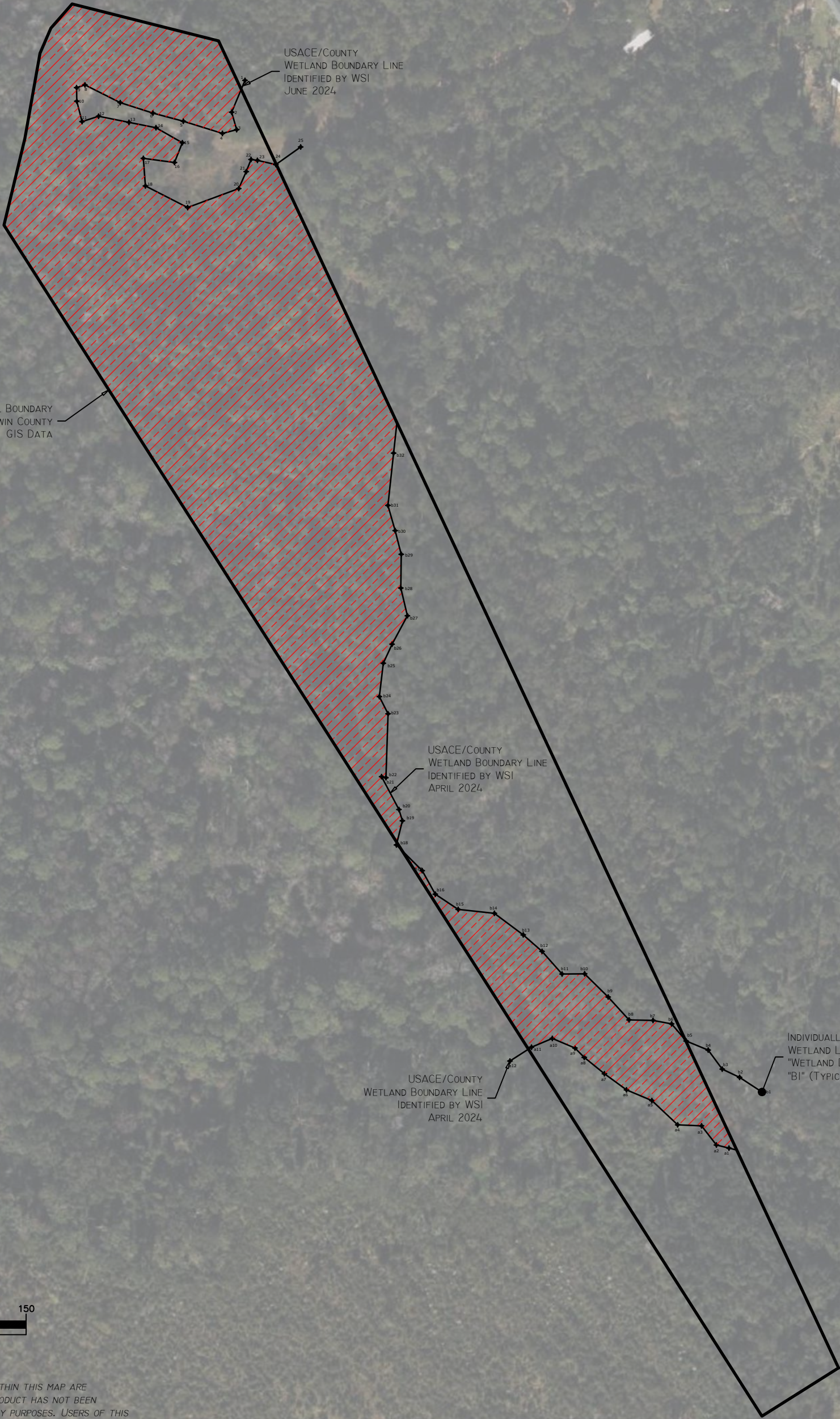
Exhibit G

Sketch of Wetland Resources

SUBJECT PROPERTY
12.30± AC (GIS CALCULATED)

USACE/COUNTY WETLANDS
IDENTIFIED BY WSI
7.37± AC

UPLANDS
4.93± AC



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.

SHEET: 1 OF 1	DATE: 6/14/2024	DRAWN BY: JTC	PROJECT NO.: 2024-266	PPIN 217199		NO.			
						DATE			
				APPR.					
				REVISION/ACTION TAKEN					
SKETCH OF WETLAND RESOURCES		ENVIRONMENTAL CONSULTANTS							
		3308 GULF BEACH HIGHWAY PENSACOLA, FLORIDA 32507 TEL: 850.453.4700 KEITH@WETLANDSCIENCES.COM							

