

ADEM

Alabama Department of Environmental Management



APPLICATION FOR APPROVAL OF A NON-REGULATED USE IN THE ALABAMA COASTAL AREA Developments and Subdivisions of Property Greater than 5 Acres in Size

I hereby make application for a permit for a development and/or a subdivision, which is greater than 5 acres in size:

| | |
|---|--|
| Applicant Name: <u>Fort Morgan Marina and Motor Coach Resort</u> | Designated Agent (if applicable) Name: <u>Ashtyn Walmsley, Goodwyn Mills Cawood, LLC</u> |
| Applicant: <u>Fort Morgan Marina</u> | Address: <u>11 North Water Street, suite 15250</u> |
| Address: <u>1577 Hwy-180</u> | City: <u>Mobile, AL</u> |
| City: <u>Gulf Shores, AL</u> | Zip Code: <u>36602</u> |
| Zip Code: <u>36542</u> | |
| Name and Title of Responsible Official: <u>Tom Steber, Owner</u> | Name of Contact w/ Agent: <u>Ashtyn Walmsley</u> |
| Telephone Number during business hours: A/C () _____ Residence A/C () <u>(251)609-1555</u> Office A/C () _____ Cell | Telephone Number during business hours: A/C () <u>(251)338-6861</u> Office A/C () _____ Other A/C () <u>(608)738-1085</u> Cell |
| Email Address: <u>tom@fortmorganmarinaal.com</u> | Email Address: <u>ashtyn.walmsley@gmcnetwork.com</u> |

| |
|--|
| Project Location: Street Address: <u>1577 Hwy-180</u> |
| City: <u>Gulf Shores, AL 36542</u> |
| County: <u>Baldwin</u> |
| Parcel Identification Number: <u>05-69-08-02-0-006-004.000 & 05-69-08-02-0-006-004.001</u> |
| Latitude : <u>30.231849</u> Longitude: <u>-87.994924</u> |
| Section: <u>1</u> Township: <u>9 south</u> Range: <u>1 east</u> |

| | |
|---|---------------------------------|
| Parcel Size: <u>8.56</u> acres | Project Size: <u>8.56</u> acres |
| Total Acres of Wetlands on the Parcel: <u>0.4</u> acres | |
| Total Acres of Wetlands within the Project Area: <u>0.4</u> acres | |

Project Description (Describe all aspects of the project, attach additions sheet if required):

The approximate 8.56-acre development is to be known as “Fort Morgan Marina and Motor Coach Resort” and all improvements shall be privately owned and maintained by the property owners. The site is situated near the westernmost end of the Fort Morgan peninsula in Baldwin County Planning District 25 and contains two parcels (PIN 54824 and 311748). It is located on the south side of Mobile Bay and lies north of Fort Morgan Road (State Highway No. 180) across from Dune Drive, the Indies and Dunes Condominiums; and lies west of South Breakers Lane.

The current land use is both partially open and previously developed. The east side of the site (PIN 311748) contains the 30-slip Fort Morgan Marina, boat dry storage building, Tacky Jack’s 2 restaurant, a six-unit hotel/condominium building, boat launch, parking, and other accessory uses. The westerly parcel (PIN 54824) is undeveloped with a few mature oak and pine trees scattered along the western and southerly boundaries. The proposed project includes a thirty-four (34)-lot, gated motor coach resort for Class A recreational vehicles and the following:

- A new 78-space parking lot east of the boat storage building with minor modifications to the existing parking areas and drives.
- An expansion of the existing Tacky Jack’s 2 restaurant and outdoor decks.
- RV resort amenities including an outdoor pool, clubhouse, and walking trails.

Project Schedule:

Proposed Start Date: 04/01/2024 Anticipated Completion Date: 04/01/2025

List the names and addresses of adjoining property owners, lessees, etc., whose property adjoins the project site. Use additional sheets if required.

1449 HWY-180, Gulf Shores, AL 36542 - Martin H. Rollins
1611 HWY-180, Gulf Shores, AL 36542 - Walter McNeil & Shawna McNeil

In addition to this application, certain other information is required to be submitted in order for the application to be considered complete, including:

- A. A vicinity or location map showing the location of the proposed site.
- B. A survey of the property,¹ encompassing the entire project site, prepared by a duly licensed surveyor of the state of Alabama which shows :
 - (1) all property boundaries,
 - (2) existing topographic features,
 - (3) all existing watercourses,
 - (4) any and all areas which have been delineated as wetlands by the Corps of Engineers²,
 - (5) for Gulf-front properties, the location of the construction control line and any monuments which may be located on the property,
 - (6) designated critical habitat of any endangered species³,
 - (7) the proposed location of all paved and unpaved roads and other improvements, and
 - (8) the proposed platting of individual sub-parcels and lots.⁴
- C. Identification of the source or supplier of potable water.
- D. The type of wastewater collection and treatment system(s).
- E. A copy of the completed application for a stormwater permit, or if such permit has already been obtained, a copy of the same.
- F. A copy of the Alabama Historical Commission determination if the proposed activity will have an effect on properties on or eligible for the National Register of Historic Places.

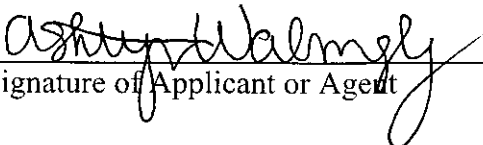
¹In additions to the original stamped and signed survey, a copy of the survey, which is no larger than 11"x17" should also be included.

² A certification statement signed by a Corps representative verifying the wetland boundary must be submitted and shown on the survey.

³ A copy of the U.S. Fish and Wildlife Service verification letter or opinion should be submitted.

⁴ Site plans should demonstrate that sufficient buildable uplands are available on each lot.

Application is hereby made for authorization to conduct the activities described herein. I certify that the proposed project for which authorization is sought complies with the approved Alabama Coastal Area Management Program and will be conducted in a manner consistent with the program. I agree to provide any additional information/data that may be necessary to provide reasonable assurance or evidence to show that the proposed project will comply with the Alabama Coastal Area Management Program during construction and after the project is completed. I agree to provide entry to the project site for inspectors for the purpose of making preliminary analyses of the site and monitoring permitted works. I certify that I am familiar with and responsible for the information contained in the application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities or that I am acting as the duly authorized agent of the applicant.


Signature of Applicant or Agent

11/02/2023
Date

Send one signed and completed application to the following:

ADEM
Coastal Programs
3664 Dauphin Street, Suite B
Mobile, AL 36608



December 13, 2021

Tom Steber
Fort Morgan Marina
1577 Highway 180
Gulf Shores, AL 36542

**Re: Wetland Delineation Report
PPIN 311748, Tacky Jacks, Fort Morgan Bay, Baldwin County, AL
WSI Reference #2021-1001**

Dear Mr. Steber,

As requested, Wetland Sciences, Inc. has completed a field wetland assessment located at 1577 State Highway 180, Fort Morgan Bay, Baldwin County, Alabama. The Baldwin County Revenue Commission identifies the subject property by the following property identification number: 05-69-08-02-0-006-004.001.

During this assessment, Wetland Sciences, Inc. identified a wetland complex that will be subject to the regulatory purview of the Department of the Army Corps of Engineers (Corps) and the Alabama Department of Environmental Management (ADEM) under **33 CFR 320-330** (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 December 6, 2021. 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 (Version 2.0).

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

Development of the subject property may require permits from the Corps of Engineers. 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.

This concludes our report. I have included a statement of 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 call myself or Keith Johnson at (850) 453-4700.

Respectfully,
WETLAND SCIENCES, INC.

A handwritten signature in black 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

SH - Shell Harvesting
S - Swimming and Other Whole Body Contact Sports

Topographic Map Submittal

Topographic Map

Fort Morgan Quad.pdf - 11/02/2023 01:27 PM

Comment

NONE PROVIDED

Qualified Credentialed Professional (QCP) Certification

QCP Designation

Certified Professional in Erosion and Sediment Control (CPESC)

Registration / Certification Number

9868

Qualified Credentialed Professional

Prefix

NONE PROVIDED

| First Name | Middle Name | Last Name |
|------------|---------------|-----------|
| Brandon | NONE PROVIDED | Smith |

Title

Environmental Scientist

Organization Name

Goodwyn Mills Cawood, LLC

| Phone Type | Number | Extension |
|------------|--------|-----------|
|------------|--------|-----------|

| | | |
|----------|------------|--|
| Business | 2514604006 | |
|----------|------------|--|

Email

brandon.smith@gmcnetwork.com

Address

11 N Water Street Suite 15250
Mobile, AL 36602

Duly Authorized Representative (DAR)

Pursuant to ADEM Administrative Code Rule 335-6-6-.09 (1), this NOI must be signed by a responsible official, as indicated below:

- (a) In the case of a corporation, by a principal executive officer of at least the level of vice president, or a manager assigned or delegated in accordance with corporate procedures, with such delegation submitted in writing if required by the Department, who is responsible for manufacturing, production, or operating facilities and is authorized to make management decisions which govern the operation of the regulated facility;
- (b) In the case of a partnership, by a general partner;
- (c) In the case of a sole proprietorship, by the proprietor; or
- (d) In the case of a municipal, state, federal, or other public entity by either a principal executive officer, or ranking elected official.

ADEM Administrative Code Rule 335-6-.09(2):

All reports required by permits and other information requested by the Department shall be signed by a person described in paragraph 335-6-6-.09(1) or by a duly authorized representative of that person. A person is a duly authorized representative only if:

- (a) The authorization is made in writing by a person described in paragraph 335-6-6-.09(1);
- (b) The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity and;
- (c) The written authorization is submitted to the Department.

Will a duly authorized representative be submitting this NOI?

No

Construction Stormwater (ALR100000) - NOI - New (Form 024)

version 4.16

(Submission #: HPY-EAF7-B2AEK, version 1)

Details

Submission Alias Marina Motor Coach Park - NOI - New (Form 024)

Submission ID HPY-EAF7-B2AEK

Status Signing

Fees

Default Fee \$1,385.00

Payments/Adjustments \$0.00

Balance Due \$1,385.00 (None)

Form Input

Permittee Information

Permittee

Permittee Name

Fort Morgan Marina

Phone Type **Number** **Extension**

Business 2516091555

Mailing Address

1577 Hwy 180

Fort Morgan, AL 36542

Are you adding a Co-Permittee?

No

Responsible Official

Prefix

Mr.

First Name Middle Name Last Name

Tom NONE PROVIDED Steber

Title

Owner

Organization Name

Fort Morgan Marina

Phone Type Number Extension

Business 2516091555

Email

tom@fortmorganmarinaal.com

Physical/Delivery Address

1577 Hwy 180

Gulf Shores, AL 36542

Additional Permit Contact(s) (1 of 1)

Please provide the contact information for any person needing notifications regarding this Notice of Intent (NOI).

Permit Contact

Prefix

NONE PROVIDED

First Name Middle Name Last Name

NONE PROVIDED NONE PROVIDED NONE PROVIDED

Title

NONE PROVIDED

Company Name

NONE PROVIDED

Phone Type Number Extension

NONE PROVIDED

Email

NONE PROVIDED

Facility/Site Information

Facility/Site Name

Fort Morgan Marina

Permittee Organization Type

LLC

Facility/Site Contact**Prefix**

Mr.

First Name Last Name

Tom Steber

Title

Owner

Organization Name

Fort Morgan Marina

Phone Type Number Extension

Business 2516091555

Email

tom@fortmorganmarinaal.com

Do you have additional contacts associated with this site?

No

Facility/Site Address or Location Description

1577 AL-180

Gulf Shores, AL 36542

Facility/Site County

Baldwin

Detailed Directions to the Facility/Site

Starting at 11 North Water Street, take St Francis Street to Government Street. Keep left onto US-90E/US-98E. Continue straight for 21.8 miles and then take exit 49 toward Baldwin Beach Express. Continue straight for 12.9 miles, then turn left onto Foley Beach Express and continue 9.5 miles. In 1.7 miles turn right onto coastal Gateway Blvd, in 4.3 miles turn right on AL-59S, and then Turn right onto AL-180W and continue straight for 18.9 miles. The destination will be on your right.

Facility/Site Front Gate Latitude and Longitude

30.232276091547735,-87.99495188567727

Is this a linear project?

No

Construction Site Type

Commercial

Primary SIC Code

1629-Heavy Construction

Primary NAICS Code

237990-Other Heavy and Civil Engineering Construction

Project Information**Brief Description of activity(s):**

Grading and grubbing for the construction of an RV Park.

Total Facility/Site Area (acres)

8.56

Total Disturbed Area (acres)

8.56

Anticipated Commencement Date

12/01/2023

Anticipated Completion Date

12/01/2024

Will flocculants or other chemical stabilization products be used on site?

No

Are there any surface waters within 25 feet of your project's land disturbances?

Yes

Reminder:

Site CBMPP must meet Part III.B. of the permit.

Is this facility/site a part of a subdivision and/or common plan of development or sale?

No

Inspection Status

Was this facility/site inspected and found to be either under construction or in operation prior to a NPDES permit application being submitted to the Department?

No

Priority Construction Site

Is this a Priority Construction Site as defined by Part V of the construction stormwater general permit? If yes, please attach a copy of the CBMPP that meets or exceeds the requirements of the construction stormwater general permit.

No

Outfalls (1 of 1)

Outfall: OF001

Please click below if this outfall was entered in error or no longer exists or required:

NONE PROVIDED

Feature Type

Outfall

Outfall - Point where the discharge leaves the site and will be identified by the system with a prefix of "OF" (i.e. OF001, OF002, etc.)

Outfall Identifier

OF001

Topo Map Identifier-Provide the point label from the topo map that correlates to the Outfall Point above.

OF001

Location of Outfall

30.232723455745223,-87.99528745251726

Receiving Water(s)

RECEIVING WATER(S)

| ID | Receiving Water | UT | Strm Sewer | MS4 | A&I | F&W | LWF | PWS | SH | S |
|----|-----------------|---------------|---------------|---------------|---------------|-----|---------------|---------------|---------------|---|
| 1 | Mobile Bay | NONE PROVIDED | NONE PROVIDED | NONE PROVIDED | NONE PROVIDED | x | NONE PROVIDED | NONE PROVIDED | NONE PROVIDED | x |

WATER USE CLASSIFICATION DESCRIPTIONS:

A&I - Agricultural and Industrial Water Supply

F&W - Fish and Wildlife

LWF - Limited Warmwater Fishery

PWS - Public Water Supply

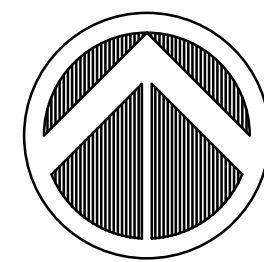
Attachments

| Date | Attachment Name | Context | Confidential? | User |
|-------------------|----------------------|------------|---------------|-----------------|
| 11/2/2023 1:27 PM | Fort Morgan Quad.pdf | Attachment | No | Ashtyn Walmsley |

Status History

| | User | Processing Status |
|-----------------------|-----------------|-------------------|
| 10/16/2023 9:26:24 AM | Ashtyn Walmsley | Draft |
| 11/2/2023 1:29:38 PM | Ashtyn Walmsley | Signing |
| 11/8/2023 1:42:44 PM | Ashtyn Walmsley | Draft |
| 11/8/2023 2:36:19 PM | Ashtyn Walmsley | Signing |

Scale: 1" = 40'
0 40 80 Feet



MOBILE BAY

PHASE 2



SITE DATA:

PIN 54824 4.0 AC. ZONE B2
 PIN 311748 4.56 AC. ZONE E4
 TOTAL SITE: 8.56 AC. +/-

PLANNING DISTRICT: 25 (FORT MORGAN)
 COASTAL HIGH HAZARD AREA

FEMA FLOOD ZONE: AE (EL. 8) & VE (EL. 10)

FORT MORGAN ROAD: MAJOR COLLECTOR

Hwy CONST. SETBACK: 75' FROM CENTERLINE

BLDG. SETBACKS: 25' FRONT, 30' WEST SIDE
 30' WETLANDS (INCL. 15' NATURAL BUFFER)

UTILITY PROVIDERS: ELECTRIC BALDWIN EMC UTILITIES
 WATER & SEWER FAIRHOPE UTILITIES
 PHONE/INTERNET UNIFI FIBER

OWNER/DEVELOPER:

FORT MORGAN MARINA, LLC
 1877 STATE HIGHWAY 180
 GULF SHORES, AL 36541
 251-609-1555
 TOM STEEBER, GENERAL MANAGER

ENGINEER/SURVEYOR:

GOODWYN MILLS CAMPOD
 2034 MAIN STREET
 DAPHNE, AL 36526
 251-626-2626
 SCOTT HUTCHISON, P.E. AL #21830
 STUART SMITH, P.L.S. AL #21403

DEVELOPMENT SUMMARY:

PROPOSED ZONING: PLANNED DEVELOPMENT/PRD
 MIXED USE (SMALL SCALE)

OPEN SPACE: 20% MIN. REQUIRED (1.71 AC.)
 44.7% PROVIDED (3.83 AC.)

TOTAL UNITS: 40 (34 RV + 6 CONDO/HOTEL)
 PROPOSED DENSITY: 4.67 UNITS/ACRE (GROSS)

PROPOSED/EXISTING USES:

| | | |
|---|-------------------------|-----------------------------------|
| A | EX. CONDO/HOTEL | 6 UNITS (FLOOR- 3) |
| | EX. RETAIL | 5428 SF (FLOOR- 2) |
| | EX. STORAGE | (FLOOR-1) |
| B | EX. RESTAURANT & BAR | 3194 SF (FLOOR- 1 & 2) |
| | OUTDOOR DINING | 2341 SF (FLOOR- 2 & 3) |
| C | EX. MARINA | 30 NET SLIPS |
| | EX. BAIT SHOP | 453 SF (EXIST.) |
| D | EX. DRY BOAT STORAGE | 17,056 SF (EXIST.) |
| E | EX. STACK BOAT STORAGE | 10,400 SF (EXIST.) |
| F | PROP. REC. VEHICLE (RV) | 34 SITES PROPOSED (1,600 SF MIN.) |

OPEN SPACE SUMMARY:

| | | |
|---------------------------|-----------------------------|--|
| AMENITIES | RV CLUBHOUSE | 1,600 SF |
| | RV POOL & DECK | 3,500 SF |
| | RV RECREATION COURT | 600 SF |
| | BOARDWALK (PROP.) | 6,914 SF |
| | BOARDWALK (EX.) | 3,446 SF |
| | PIER (PROP.) | 1,216 SF |
| | PAVILION (x 2) | 640 SF EA. |
| | WALKING TRAIL | 740 LF |
| | RV ROADS | 1,400 SF |
| GREEN SPACE | OPEN AREAS | 131,035 SF |
| WETLAND/SWM | WETLANDS | 17,000 SF (0.39 AC.) |
| | BUFFER/SETBACK | 14,768 SF (0.73 AC.) |
| | BIORETENTION & RAIN GARDENS | 8,040 SF (0.18 AC.) |
| TOTAL OPEN SPACE PROVIDED | | 166,645 SF (3.83 AC.) 44.7% OF SITE |

IMPERVIOUS SURFACES:

| | | |
|-----------------|---------------------|-------------------------|
| STRUCTURES | DRY BOAT STORAGE | 17,056 SF (EXIST.) |
| | CONDO/HOTEL | 5,428 SF (EXISTING) |
| | RESTAURANT | 6,644 SF (EXIST.+PROP.) |
| | BAIT SHOP + DECK | 687 SF (EXIST.) |
| | PAVILION | 640 SF |
| | BOARDWALK (PROP.) | 8,766 SF |
| | BOARDWALK (EX.) | 4,634 SF |
| | RV CLUBHOUSE + DECK | 2,200 SF (PROP.) |
| TOTAL BUILDINGS | | 50,091 SF |

| | | |
|-------------|-----------------|------------------|
| PAVED AREAS | RV POOL & DECK | 3,500 SF |
| | WALKING TRAIL | XX SF |
| | RV PADS | 22,540 SF |
| | PARKING - CURBS | XX SF (PROPOSED) |
| | PARKING | XX SF (EXISTING) |
| TOTAL PAVED | | XX SF |

| | | |
|------------------------|-----------------|----------------------|
| TOTAL IMPERVIOUS AREA: | | XX SF (XX%) |
| PERVIOUS AREAS | PARKING | XX SF (PROPOSED) |
| | RV RESORT ROADS | 18,412 SF (PROPOSED) |
| TOTAL LOT COVERAGE: | | XX% |

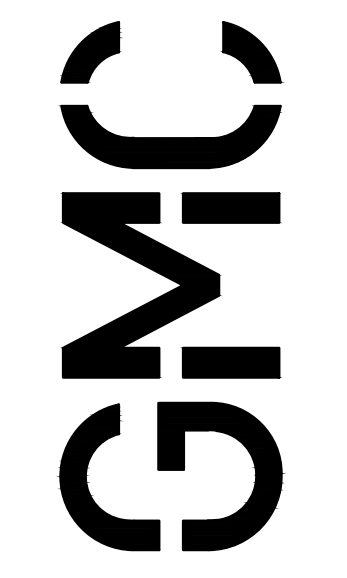
PARKING SPACE SUMMARY:

| | | | |
|-------------------|---------------|-------|------------------|
| REQUIRED (4'x19') | 1 SPC/SITE | = 34 | RV ON SITE |
| | 0.25 SPC/SITE | = 4 | RV GUEST |
| | 2 SPC/UNIT | = 12 | CONDO |
| | 1 SPC/200 SF | = 33 | RETAIL |
| | 1 SPC/500 SF | = 34 | DRY BOAT |
| | 1 SPC/SLIP | = 30 | NET SLIPS |
| | 1 SPC/100 SF | = 57 | RESTAURANT/BAR |
| | TOTAL REQ. | = 204 | |
| PROPOSED | 1 SPC/SITE | = 34 | RV ON SITE |
| | EX. PARKING | = 115 | (INCL. RV GUEST) |
| | PARKING LOT | = 81 | (EASTERLY SIDE) |
| | TOTAL PROP. | = 230 | |

ISSUE DATE

FORT MORGAN MARINA AND MOTOR COACH
 BALDWIN COUNTY, ALABAMA

PUD SITE PLAN
 PLANNED RESIDENTIAL
 DEVELOPMENT (PRD)



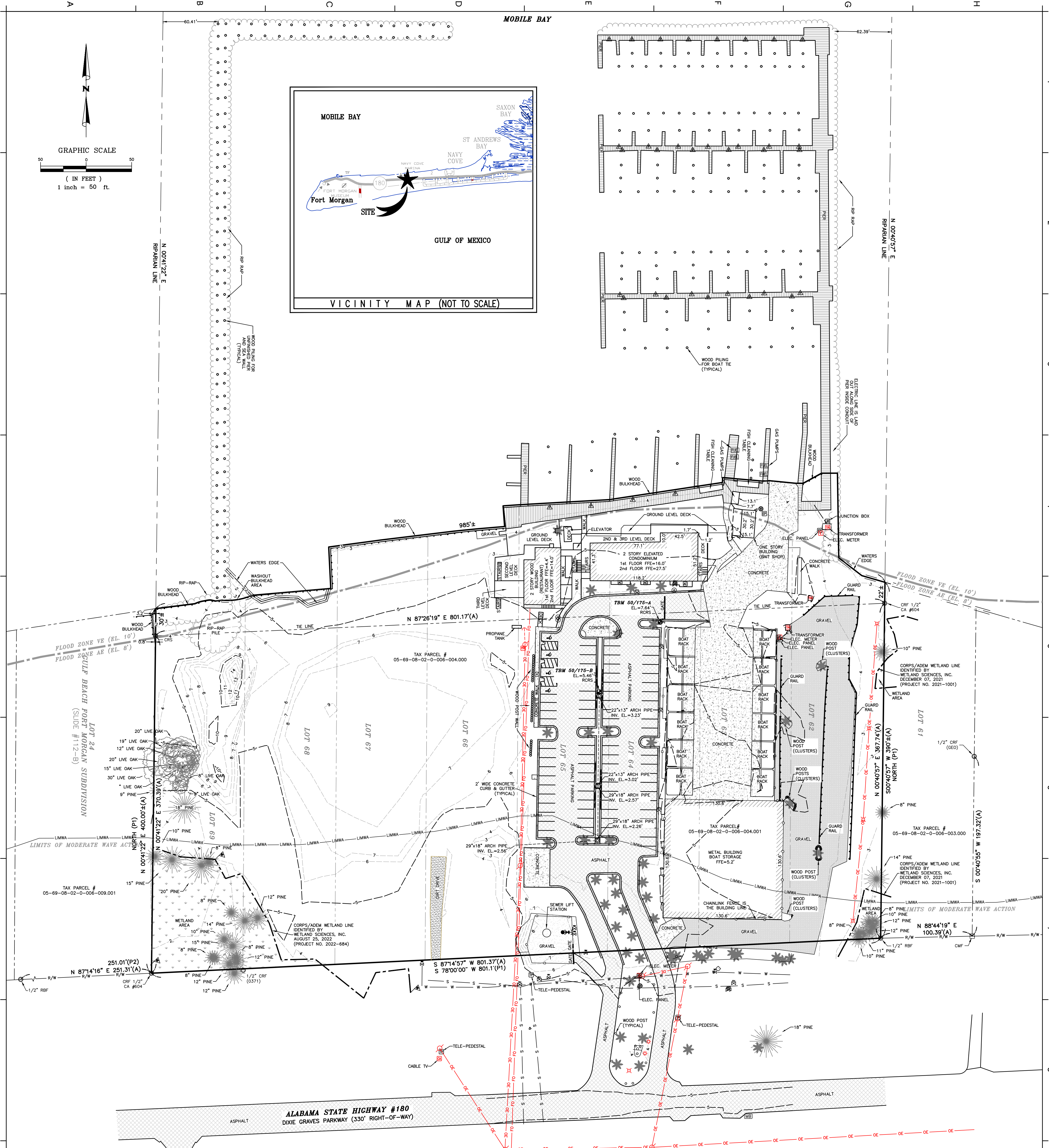
2039 Main Street
 Daphne, AL 36526
 T 251.626.2626
 GMCNETWORK.COM

PUD-101
 Sheet X of 000

DRAWN BY: IMACE/DEVELOPMENT/PRD
 CHECKED BY: IVAC

GMC Project #
 CMOB220105

DRAWING FILE: T:\Projects\AL\Shelby - Marina Motor Coach\PRD\03\DWG\03\101 SITE PLAN.dwg
 PLOTTED: Nov 10, 2023 3:45pm



LEGEND

| | |
|--|----------------------------------|
| P.O.C. POINT OF COMMENCEMENT | TELEPHONE BOX (VAULT) |
| P.O.B. POINT OF BEGINNING | WATER METER |
| (A) ACTUAL | SANITARY SEWER VALVE |
| (P1) PLAT OF RECORD (SLIDE 73-B) | WATER VALVE |
| (P2) PLAT OF RECORD (SLIDE 112-B) | GAS VALVE |
| (C) COMPUTED | TRANSFORMER BOX |
| OTF OPEN TOP IRON PIPE FOUND | LIGHT POLE |
| IPF IRON PIN FOUND | CABLE TV BOX |
| CTF CRIMP TOP IRON PIPE FOUND | ELECTRIC BOX |
| CRF CAPPED REBAR FOUND | ELECTRIC PANEL |
| R/W 1/2" REBAR FOUND | IRRIGATION CONTROL VALVE |
| CRS 5/8" CAPPED REBAR SET STAMPED CA#1196 | SANITARY SEWER MANHOLE |
| RCRS 5/8" REFERENCE CAPPED REBAR SET CA#1196 | STORM DRAIN MANHOLE |
| CMF CONCRETE MONUMENT FOUND | TELEPHONE MANHOLE |
| CMS CONCRETE MONUMENT SET | SEWER CLEANOUT |
| LS# LICENSED PROFESSIONAL SURVEYOR'S NUMBER | SEWER GRINDER PUMP |
| CA# CERTIFICATE OF AUTHORIZATION NUMBER | GREASE TRAP |
| (DIST) DISTURBED | FLAG POLE |
| (REF) REFERENCE CORNER SET ON LINE | GAS LINE SIGN MARKER |
| INV. INVERT | WATERLINE SIGN MARKER |
| INST # INSTRUMENT NUMBER | FIBER OPTIC LINE MARKER |
| T- TOWNSHIP | EXCEPTION |
| R- RANGE | FO- UNDERGROUND FIBER OPTIC LINE |
| PO- POWER POLE | OE- OVERHEAD ELECTRIC |
| G- GUY WIRE | BE- BURIED ELECTRIC LINE |
| U- UNDERGROUND TELEPHONE LINE | UL- UNDERGROUND TELEPHONE LINE |
| S- UNDERGROUND SEWER LINE | SW- UNDERGROUND SEWER LINE |
| W- UNDERGROUND WATERLINE | UW- UNDERGROUND WATERLINE |
| UG- UNDERGROUND GAS LINE | UG- UNDERGROUND GAS LINE |
| UT- UNDERGROUND TELEVISION | UT- UNDERGROUND TELEVISION |
| ELEV. ELEVATION | |
| BE- BACK FLOW PREVENTION | |
| PT- POWER & WATER STATION FOR BOAT HOOKUP | |
| CF- CHARLINK FENCE | |
| WF- WOOD PANEL FENCE | |
| WE- WETLAND FLAG (WEATHER, MARKINGS NOT VISIBLE) | |
| TBM TEMPORARY BENCHMARK (RCRS #1196) | |
| LINE SHOWN NOT TO SCALE | |

GENERAL SURVEYORS NOTES

- SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS, THE RECORDED SUBDIVISION PLAT, AND/OR OTHER RECORDED DOCUMENTS SHOWN HEREON.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 08/28/2023.
- ALL BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE; ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID-18). CONTOURS ARE SHOWN AT ONE FOOT INTERVALS.
- THE PROPERTY HAS DIRECT ACCESS TO ALABAMA STATE HIGHWAY 180, A PUBLIC RIGHT-OF-WAY.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.
- THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF AE, BASE FLOOD ELEVATION 8 FEET & VE, BASE FLOOD ELEVATION 10 FEET, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 01003C1026M, WITH A REVISED DATE OF IDENTIFICATION OF APRIL 19, 2019, FOR COMMUNITY NO. 015005, OF THE CITY OF GULF SHORES IN BALDWIN COUNTY, STATE OF ALABAMA.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED ACCEPT AS SHOWN HEREON.
- ALABAMA ONE CALL WAS CONTACTED TO HAVE THE UNDERGROUND UTILITIES MARKED FOR LOCATION ON 08/22/2023 (TICKET #232261193) AND 09/05/2023 (TICKET #232370464). ANY EXISTING UNDERGROUND UTILITIES NOT SHOWN HEREON WERE NOT MARKED AT THE TIME OF THIS SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, BUT THE UTILITIES ARE SHOWN AS THEY WERE MARKED IN THE FIELD UNLESS OTHERWISE STATED. PDF-IMAGES WERE PROVIDED BY UNIFIBER TO ILLUSTRATE THE APPROXIMATE POSITION FOR THE UNDERGROUND FIBER OPTIC LINE AND IS REFERENCED HEREON.
- WETLAND SCIENCES, INC., PERFORMED A JURISDICTIONAL DETERMINATION OF ALL WETLANDS REGULATED UNDER 33 CFR 320-330 (US ARMY CORPS OF ENGINEERS IN ACCORDANCE WITH THE CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL) AND ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT. LINES SHOWING THE DELINEATED WETLANDS ARE ACCURATE WITHIN 1-3 METERS. [WETLAND SCIENCES PROJECT NO. 2022-684, DATED 08/25/2022] & [WETLAND SCIENCES PROJECT NO. 2021-1001, DATED 12/07/2021].
- RIPARIAN LINES WERE COMPUTED USING A MEAN WIDTH CORRESPONDING TO THE RESPECTIVE FRONTAGE ON THE SHORE LINE, AS PER SECTION 9-12-22 OF THE CODE OF ALABAMA 1975.
- THE SURVEYED PROPERTY LIES WITHIN GRANT SECTION 1, TOWNSHIP 9 SOUTH, RANGE 1 EAST, BALDWIN COUNTY, ALABAMA.

SITE DATA

TAX PARCEL # 69-08-02-0-006-004.001 (LOTS 62, 63, 64 & 65)

TAX PARCEL # 69-08-02-0-006-004.000 (LOTS 66, 67, 68 & 69)

8.53 ACRES± TOTAL

LEGAL DESCRIPTION

(AS PER INSTRUMENT NO. 11039325)

LOTS 62 THRU 69 OF "RE-SUBDIVISION A" OF GULF BEACH, AS RECORDED IN MAP BOOK 1, PAGE 142, IN THE PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA.

SURVEYOR'S CERTIFICATION

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STUART L. SMITH, PLS
 ALABAMA LICENSE NUMBER 27403

DATE

*DRAWING IS INVALID WITHOUT THE SIGNATURE & SEAL OF A LICENSED LAND SURVEYOR

ALABAMA LICENSED SURVEYOR


No. 27403

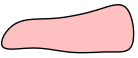
STUART L. SMITH


2039 Main Street
 Daphne, AL 36526
 T 251.626.2626
 GMCNETWORK.COM

GMC

GOODWYN MILLS CAWOOD, LLC

 SUBJECT PROPERTY
 4.66± AC (GIS CALCULATED)

 CORPS/ADEM/COUNTY
 WETLANDS IDENTIFIED BY WSI
 0.03± AC

 UPLANDS
 4.63± AC



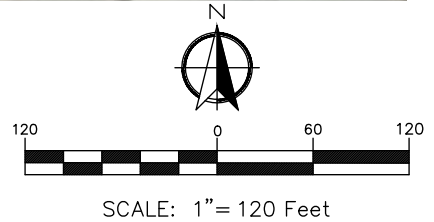
NOTE: THIS IS NOT A SURVEY. ALL DATA WITHIN THIS MAP ARE
 SUPPLIED AS IS, WITHOUT WARRANTY. THIS PRODUCT HAS NOT
 BEEN PREPARED FOR LEGAL, ENGINEERING, OR SURVEY PURPOSES.
 USERS OF THIS INFORMATION SHOULD REVIEW OR CONSULT THE
 PRIMARY DATA SOURCES TO ASCERTAIN THE USABILITY OF THE
 INFORMATION.



ENVIRONMENTAL CONSULTANTS

3308 GULF BEACH HIGHWAY
 PENSACOLA, FLORIDA 32507
 TEL: 850.453.4700
 CRAIG@WETLANDSCIENCES.COM

| | |
|--------------------------------------|-----------------|
| PROJECT NAME: 1577 State Highway 180 | |
| Sketch of Wetland Resources | |
| PROJECT NO.: | 2021-1001 |
| DRAWN BY: GEJ | DATE: 12/7/2021 |
| SHEET: 1 | |





SUBJECT PROPERTY
4.02± AC (GIS CALCULATED)



ADEM/CORPS
WETLANDS IDENTIFIED BY WSI
0.37± AC



UPLANDS
3.65± 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.

APPROXIMATE PARCEL
BOUNDARY ACCORDING TO
BALDWIN COUNTY
GIS DATA

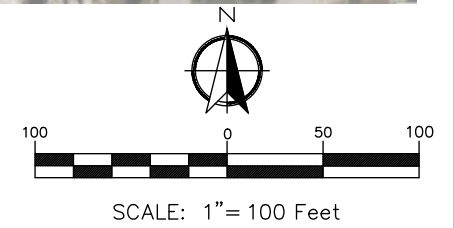
CORPS/ADEM WETLAND
LINE IDENTIFIED BY
WETLAND SCIENCES, INC.
AUGUST 2022



ENVIRONMENTAL CONSULTANTS

3308 GULF BEACH HIGHWAY
PENSACOLA, FLORIDA 32507
TEL: 850.453.4700
CRAIG@WETLANDSCIENCES.COM

| | |
|----------------|-------------------|
| PROJECT NAME: | FT MORGAN RV PARK |
| WETLAND SKETCH | |
| PROJECT NO.: | 2022-684 |
| DRAWN BY: | GEJ |
| DATE: | 8/25/2022 |
| SHEET: | 1 |





United States Department of the Interior

FISH AND WILDLIFE SERVICE
1208-B Main Street
Daphne, Alabama 36526

JUN 27 2023

IN REPLY REFER TO:

2023-0048015

Dr. Melissa A. Currie
Goodwyn Mills Cawood
2039 Main Street
P.O. 1127
Daphne, AL 36526

Dear Dr. Currie:

Thank you for your letter received by this office on February 7, 2023. Your client, Tom Steber, requested review and comments of the Fort Morgan Motor Coach Resort Conceptual Master Plan. The proposed resort is located on two properties owned by Mr. Steber, on Fort Morgan Road in Gulf Shores, Alabama (Parcel # 05-69-08-02-0-006-004.001 and 05-69-08-02-0-006-004.000). We are providing the following comments in accordance with the Endangered Species Act (ESA) of 1973 (16 U.S.C. 1531 et seq.).

Federally Listed Species

This project was reviewed for potential impacts to the following listed species:

- Alabama beach mouse (ABM) (*Peromyscus polionotus ammobates*) – Endangered, Critical Habitat

The proposed motor coach resort will include 34 recreation vehicle parking slots along with a pool, club house, pier, and pavilion. The U.S. Fish and Wildlife Service (Service) conducted a site visit to the lots on February 28, 2023. Due to the topography and native dune vegetation observed during the site visit, a Service biologist requested a five-night live trapping event. The event was completed by Wetland Sciences, Inc. on April 25, 2023. The survey resulted in no captures of ABM; however, the proposed location is adjacent to known occupied ABM habitat.

Due to the proximity of this project to known occupied ABM habitat, the Service has a concern with possible exterior lighting “skyglow” effects, illuminating the adjacent habitat, and would prefer to see this property landscaped natively. We recommend a maximum height of 12 feet for any streetlight poles and any other installed exterior light fixtures to be wildlife friendly. As your plans progress, we recommend you submit any proposed lighting or landscaping plans to our office. Thus, if you are willing to implement the following conservation measures, we do not believe it will result in “take” of ABM, and therefore a permit will not be needed. These are the recommended conservation measures to minimize indirect effects to ABM:

- Please submit your exterior lighting and landscaping plans to this office when available.
- We recommend you seek any appropriate permits from the U.S. Army Corps of Engineers (Corps) and the Alabama Department of Environmental Management (ADEM) prior to construction.
- Exterior lighting should be fully shielded, streetlight poles have a maximum height of 12 feet and windows on buildings should be tinted.
- Use only native dune vegetation found in this area for landscaping.
- Mowing or weed eating of the lot is not allowed.
- The owner, their guests, or renters of the property are prohibited from supporting the presence of feral or free-roaming cats by providing food, shelter or any other life support elements. The owner agrees to report any observations of free-roaming cats to local animal control authorities and to the Service.
- Avoid disturbing existing dunes or vegetated areas to the maximum extent practicable.
- Construction equipment should be kept on the proposed footprint.
- Stockpile areas and staging areas should be located on the construction footprint.
- Any ground disturbance, stockpile areas, or staging areas outside of these areas are subject to further review by this office.
- All refuse will be disposed of in containers that are rodent and scavenger-proof.

If the above conservation measures are acceptable, no further endangered species consultation is required unless: 1) the identified action is subsequently modified in a manner that causes an effect on listed species or designated critical habitat; 2) new information reveals the identified action may affect federally protected species or designated critical habitat in a manner or to an extent not previously considered; or 3) a new species is listed or critical habitat is designated under the ESA that may be affected by the identified action. Please re-consult with this office if any of these measures cannot be implemented.

For details, questions or further discussion, please contact Mr. Bill Lynn of my staff at (251) 441-5868.

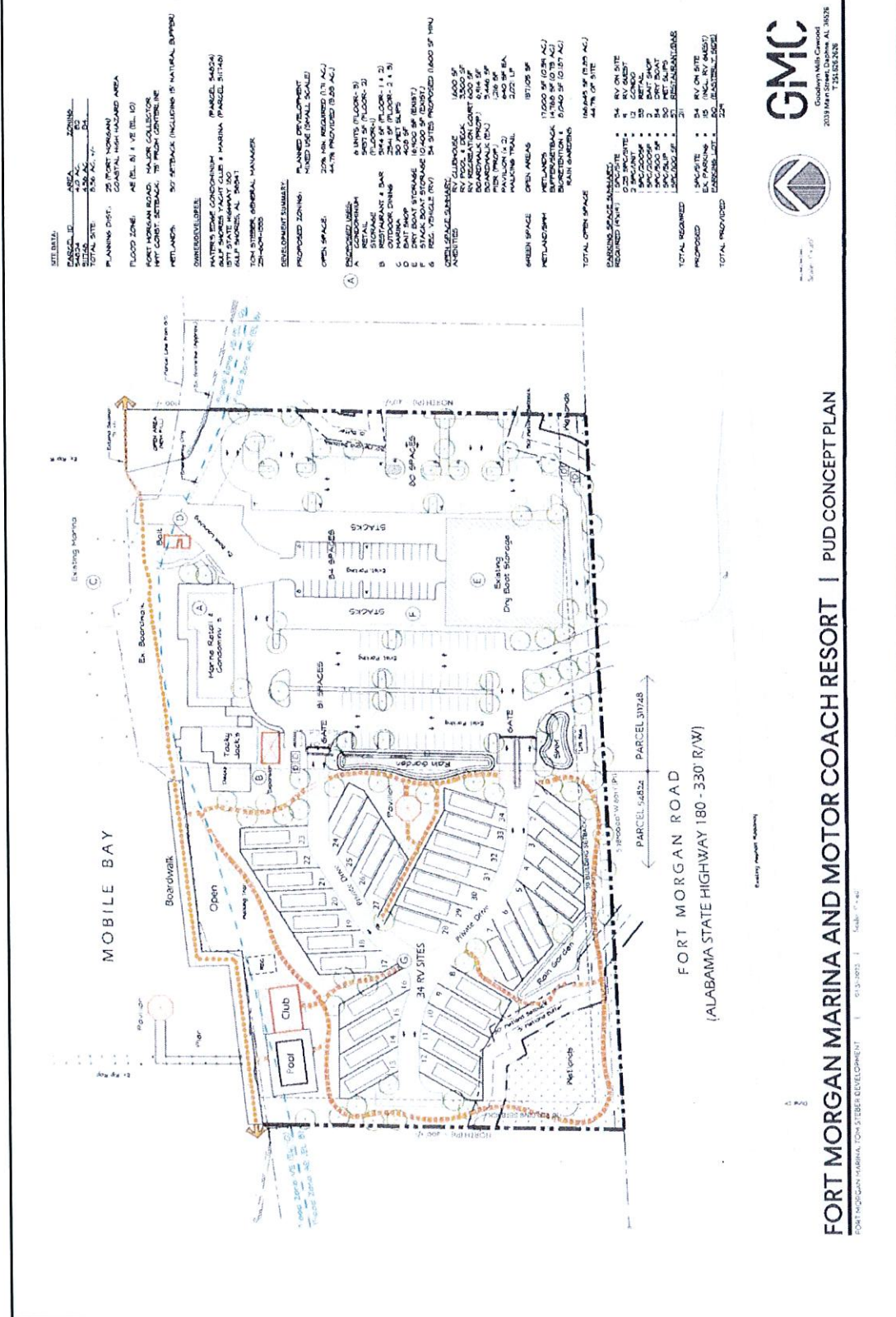
Sincerely,



William J. Pearson
Field Supervisor
Alabama Ecological Services Field Office

cc: Ms. Janie Joiner, Baldwin County, Building Dept., 201 E. Section Ave., Foley, AL 36535
Scott Brown, ADEM, 3664 Dauphin Street, Suite B, Mobile, Alabama 36608
U.S. Army Corps of Engineers, Regulatory Division, P.O. Box 2288, Mobile, AL 36628
Tom Steber, 1577 State Highway 180, Gulf Shores, AL 36542

Attachments: Proposed site plan
Native Dune Plant list



- SITE DATA:**
 PARCEL ID: 3454
 AREA: 32.8 AC.
 ZONING: R-1
 TOTAL SITE: 32.8 AC. +/-
- PLANNING DIST.:** 25 FORT MORGAN COASTAL HIGH RISE AREA
- FLOOD ZONE:** AE (EL. 4' VE (EL. 10))
- FORT MORGAN ROAD:** MAJOR COLLECTOR
- HPY CORST. SETBACK:** TO HIGH CENTERLINE
- METLANDS:** 50' SETBACK (INCLUDING 10' NATURAL BUFFER)
- CONTRIBUTOR:**
 HUNTER'S EDGE CONDOMINIUM (PARCEL 3453A)
 BULL HARBOR YACHT CLUB & MARINA (PARCEL 3412B)
 ALP HARBOR, AL
 TOM STEWART, GENERAL MANAGER
 20-HOURS
- DEVELOPER:** SULLY
 SULLY DEVELOPMENT
 44.7% PROVIDED (TO AB ACJ)
- PROPOSED ZONING:**
 OPEN SPACE
 24% PROVIDED (TO AB ACJ)
- PROPOSED USES:**
 A 8 UNITS (1st FLOOR - 5)
 B RESTAURANT & BAR (2nd FLOOR - 10)
 C BAIT SHOP (2nd FLOOR - 1 & 2)
 D BAIT SHOP STORAGE (2nd FLOOR - 1 & 2)
 E DRY BOAT STORAGE (2nd FLOOR - 1 & 2)
 F RES. VEHICLE (RV) (24 SITES PROPOSED (2400 SF EACH))
- ADMITTED:**
 1600 SF
 RV/POOL & DECK
 3300 SF
 1000 SF
 6000 SF
 3000 SF
 5000 SF
 1000 SF
 1000 SF
 1000 SF
 2000 SF
 1000 SF
- GREEN SPACE:** 18700 SF
- METLANDS:** 17000 SF (0.38 ACJ)
 BUFFER SETBACK: 14700 SF (0.38 ACJ)
 1000 SF (0.02 ACJ)
 1000 SF (0.02 ACJ)
 1000 SF (0.02 ACJ)
- TOTAL OPEN SPACE:** 18700 SF (0.38 ACJ)
- PROPOSED:**
 24 RV ON SITE
 13 CONDOS
 10 SPA
 10000 SF
 20000 SF
 10000 SF
 10000 SF
 10000 SF
 10000 SF
- TOTAL PROVIDED:**
 24 RV ON SITE
 13 CONDOS
 10 SPA
 10000 SF
 20000 SF
 10000 SF
 10000 SF
 10000 SF
 10000 SF

GMC

Goodwyn Mills, Concord
 2019 Main Street, Dunwoody, AL 36026
 404.326.8520

FORT MORGAN MARINA AND MOTOR COACH RESORT | PUD CONCEPT PLAN

DATE: 12.15.2023 | SCALE: 1"=40'

PARCEL 31726
 FORT MORGAN ROAD
 (ALABAMA STATE HIGHWAY 180 - 330' R/W)

US Fish and Wildlife Service Approved Native Plant List for Alabama Beach Mouse Habitat 2019

| Scientific Name | Common Name | Height | Primary & Secondary Dune | Inter-dunal | Scrub dune |
|---|-----------------------|-----------|--------------------------|-------------|------------|
| Trees | | | | | |
| <i>Magnolia grandiflora</i> | Southern Magnolia | 60'-90' | | | X |
| <i>Osmanthus americanus</i> | Wild Olive | 70' | | | X |
| <i>Pinus clausa</i> | Sand Pine | 20' | | | X |
| <i>Pinus elliotii</i> | Slash Pine | 80'-100' | | | X |
| <i>Quercus geminata</i> | Sand Live Oak | 30' | | | X |
| <i>Quercus myrtifolia</i> | Myrtle Oak | 40' | | | X |
| <i>Quercus virginiana maritima</i> | Sand Live Oak | 40'-50' | | | X |
| Medium to Large Shrubs & Small Trees | | | | | |
| <i>Callicarpa americana</i> | Beautyberry | 5' | | | X |
| <i>Baccharis halimifolia</i> | Groundsel Tree | 6-12' | | X | X |
| <i>Ilex vomitoria</i> | Yaupon Holly | 20' | | | X |
| <i>Iva frutescens</i> | Marsh-Elder | 11' | | X | |
| <i>Rhus copallina</i> | Winged Sumac | 10' (30') | | X | X |
| <i>Sabal palmetto</i> | Cabbage Palm | | X | | X |
| <i>Serenoa repens</i> | Saw Palmetto | 10' (30') | | | X |
| <i>Yucca filamentosa</i> | Adam's Needle | 3-10' | X | | X |
| Small Shrubs & Ground Covers | | | | | |
| <i>Asclepias humistrata</i> | Sandhill Milkweed | | | | X |
| <i>Bignonia capreolata</i> | Cross Vine | | | | X |
| <i>Cakile lanceolata</i> | Sea Rocket | | X | | |
| <i>Cerastola ertcooides</i> | Seaside Rosemary | | | | X |
| <i>Chrysoma pauciflorescens</i> | Seaside Goldenrod | | X | | X |
| <i>Conradina canescens</i> | Beach Heather | | X | | X |
| <i>Cyperus sp.</i> | Sedge | | | X | |
| <i>Distichlis spicata</i> | Inland salt grass | | | X | |
| <i>Helianthus debilis*</i> | Beach sunflower | | | | X |
| <i>Heterotheca subaxillaris</i> | Aster (Camphor weed) | | X | | X |
| <i>Hydrocotyle bonariensis</i> | Pennywort | | X | X | X |
| <i>Ipomoea pes-caprae</i> | Railroad Vine | | X | | |
| <i>Ipomoea imperati</i> | Beach Morning Glory | | X | | |
| <i>Iva imbricata</i> | Sea shore elder | | X | | |
| <i>Licania michauxii</i> | Gopher Apple | | | | X |
| <i>Oenothera humifusa</i> | Evening primrose | | X | | |
| <i>Opuntia humifusa</i> | Prickly Pear Cactus | | X | | X |
| <i>Panicum amarum</i> | Seaside Panicum | | X | X | |
| <i>Physalis angustifolia</i> | Ground cherry | | X | | X |
| <i>Pteridium aquilinum</i> | Bracken fern | | | | X |
| <i>Polygonella gracilis</i> | Joint weed | | X | | X |
| <i>Polygonella polygama</i> | Jointweed | | X | | X |
| <i>Schizachyrium scoparium</i> | Bluestem Grass | | X | | X |
| <i>Tradescantia ohioensis</i> | Spiderwort | | | X | X |
| <i>Uniola paniculata</i> | Sea Oats | | X | | X |
| <i>Liastris secunda</i> | Blazing Star | | X | X | X |
| <i>Muhlenbergia capillaris</i> | Pink Muhly Grass | | X | X | X |
| <i>Gaillardia pulchella</i> | Indian Blanket Flower | | X | X | X |

* currently introduced to Baldwin County, but native to Escambia County, FL.