

## McNeill, Catherine

---

**From:** Brown, Scott  
**Sent:** Wednesday, April 15, 2026 11:28 AM  
**To:** Mobile Coastal Mail  
**Subject:** FW: Department of the Army Preconstruction Notification (PCN) (ENG 6082) Request - Lot 166 Terry Cove Court - Quinn SFR  
**Attachments:** 2025-832\_Quinn Variance Request.pdf

---

**From:** Abby Nonnemacher <[abby@wetlandsciences.com](mailto:abby@wetlandsciences.com)>  
**Sent:** Tuesday, April 14, 2026 10:05 AM  
**To:** Brown, Scott <[jsb@adem.alabama.gov](mailto:jsb@adem.alabama.gov)>; Nitz, Autumn <[autumn.nitz@adem.alabama.gov](mailto:autumn.nitz@adem.alabama.gov)>  
**Cc:** Craig Martin <[craig@wetlandsciences.com](mailto:craig@wetlandsciences.com)>; Joe Quinn <[jquinn@windcreek.com](mailto:jquinn@windcreek.com)>  
**Subject:** RE: Department of the Army Preconstruction Notification (PCN) (ENG 6082) Request - Lot 166 Terry Cove Court - Quinn SFR

Good morning,

Please see attached the response to the Request for Additional Information below. Please let us know if you have further questions.

*Abby Nonnemacher*  
[abby@wetlandsciences.com](mailto:abby@wetlandsciences.com) | 850.453.4700

**WETLAND SCIENCES, INC.**  
3308 Gulf Beach Highway  
Pensacola, FL 32507

----- Forwarded message -----

**From:** Brown, Scott <[jsb@adem.alabama.gov](mailto:jsb@adem.alabama.gov)>  
**Date:** Tue, Mar 10, 2026 at 8:35 AM  
**Subject:** Department of the Army Preconstruction Notification (PCN) (ENG 6082) Request - Lot 166 Terry Cove Court - Quinn SFR  
**To:** Abby Nonnemacher <[abby@wetlandsciences.com](mailto:abby@wetlandsciences.com)>, Mobile Coastal Mail <[Coastal@adem.alabama.gov](mailto:Coastal@adem.alabama.gov)>  
**Cc:** Craig Martin <[craig@wetlandsciences.com](mailto:craig@wetlandsciences.com)>, [jquinn@windcreek.com](mailto:jquinn@windcreek.com) <[jquinn@windcreek.com](mailto:jquinn@windcreek.com)>, [charlieguy3@gmail.com](mailto:charlieguy3@gmail.com) <[charlieguy3@gmail.com](mailto:charlieguy3@gmail.com)>, Hegji, Philip Andrew CIV USARMY CESAM (USA) <[philip.a.hegji@usace.army.mil](mailto:philip.a.hegji@usace.army.mil)>

Good morning,

Coastal wetlands are highly regulated and protected coastal resources. An owner of any property which is located the coastal area of Alabama (see ADEM Admin. Code r. 335-8-1-.02[k]) that is blessed to be encumbered with coastal wetlands has a stewardship obligation to avoid activities which negatively impact those resources. It is the policy of the Alabama Coastal Area Management Program (ACAMP), to **discourage and prevent** activities in the coastal area that directly destroy, disrupt, or otherwise lessen the function of coastal wetlands as natural controls for shoreline erosion, storm water retention, and storage, water purification and filtration, groundwater recharge, and wildlife and fisheries habitat, or that impair nutrient export and primary productivity. In addition, it is ACAMP policy to discourage activities that result in significant or permanent alteration to adjacent wetlands and to require mitigation for any authorized impacts where it has been documented that no reasonable avoidance alternative exists.

A quick review of this application indicates to the ADEM that careful thought has been put into development of the design plan so as to reduce direct fill impacts to coastal wetlands resources to the minimum necessary to accomplish the use. That effort is very much appreciated. We do have a couple of questions.

When was the lot platted? This information is necessary for the ADEM to determine how to process the application i.e., is a variance from ADEM Admin. Code r. 335-8-2-.02 necessary or may this be processed as a concurrence?

What mechanism will be employed to protect remaining wetlands on the lot in their natural condition in perpetuity as per the design plan presented in this application? This information is necessary so that any subsequent owner of the property is aware that a significant portion of the back and all of the side yards are highly regulated and protected coastal wetlands resources.

J. Scott Brown, Chief

The ADEM's Lance R. LeFleur Coastal Alabama Field Office

1615 South Broad Street | Mobile, Alabama 36605

251.450.3400 Receptionist | 251.206.5340 Desk | 334.850.4641 Cell

eMail: [jsb@adem.alabama.gov](mailto:jsb@adem.alabama.gov)

[www.adem.alabama.gov](http://www.adem.alabama.gov)

---

**From:** Abby Nonnemacher <[abby@wetlandsciences.com](mailto:abby@wetlandsciences.com)>

**Sent:** Monday, March 9, 2026 5:06 PM

**To:** Brown, Scott <[jsb@adem.alabama.gov](mailto:jsb@adem.alabama.gov)>; Mobile Coastal Mail <[Coastal@adem.alabama.gov](mailto:Coastal@adem.alabama.gov)>

**Cc:** Craig Martin <[craig@wetlandsciences.com](mailto:craig@wetlandsciences.com)>; [jquinn@windcreek.com](mailto:jquinn@windcreek.com); [charlieguy3@gmail.com](mailto:charlieguy3@gmail.com)

**Subject:** RE: Department of the Army Preconstruction Notification (PCN) (ENG 6082) Request - Lot 166 Terry Cove Court - Quinn SFR

Good afternoon,

Please see attached application submitted on behalf of Joseph Quinn for Lot 166 Terry Cove Drive.

**Applicant Information:**

Name: Joseph Quinn

E-mail Contact: [jquinn@windcreek.com](mailto:jquinn@windcreek.com)

Address: 8750 Pine Run, Spanish Ft. Alabama 36527

Telephone: 251-253-9000

**Location of Proposed Project:**

Locality: Martinique Ct, Orange Beach, Alabama

Lat/Long: 30.284385/-87.577597 W

Legal: Section 4, Township 9 South, Range 5 East

Parcel ID: 05-65-02-04-3-001-001.070

**Description of Proposed Project:**

Applicant is seeking authorization to construct a single family residence within a platted lot. The residence proposes 0.020-acre of fill for the site (1,021 sq/ft) and .05 acre of temporary impacts needed around the periphery of the pile supported residence to construct.. There will be no sensitive wetland or aquatic impacts other than what is requested in this application.

The 0.020-acre of primary wetland impacts are causing the requested authorization for permitting and mitigation. The proposed residence is a pile supported structure with minimal fill (just necessary for parking under the structure.

The appropriate scaled and dimensioned plan and section details of the proposed activity are provided for your review.

During land clearing and construction, appropriate best management practices including but not limited to silt fencing and straw bales or wattles will be utilized to curtail erosion/sedimentation from occurring within to waters of the United States.

## **Mitigation**

Impacts are anticipated for the 0.020-acre. Mitigation will be offset through the purchase of appropriate pine flatwood credits from a bank servicing the area. A WRAP score associated with the proposed impacts is provided for your review. This scoring will assist in the ratios of credits required for mitigation of the proposed impacts.

## **Listed Species:**

The proposed location maintains no designated critical habitat, and the proposed activity will not affect any listed species.

## **Historic Properties:**

It is our opinion that the proposed activity will not affect any historic property listed on, determined to be eligible for listing on, or potentially eligible for listing on, the National Register of Historic Places.

Thank you,

*Abby Nonnemacher*

[abby@wetlandsciences.com](mailto:abby@wetlandsciences.com) | 850.453.4700

**WETLAND SCIENCES, INC.**

3308 Gulf Beach Highway

Pensacola, FL 32507

---

**From:** [rrs@usace.army.mil](mailto:rrs@usace.army.mil) <[rrs@usace.army.mil](mailto:rrs@usace.army.mil)>

**Sent:** Monday, March 9, 2026 5:03 PM

**To:** [jquinn@windcreek.com](mailto:jquinn@windcreek.com); [abby@wetlandsciences.com](mailto:abby@wetlandsciences.com)

**Subject:** Department of the Army Preconstruction Notification (PCN) (ENG 6082) Request - Lot 166 Terry Cove Court - Quinn SFR

The U.S. Army Corps of Engineers, Mobile District has received your submission for a Preconstruction Notification (PCN) (ENG 6082) through the Regulatory Request System. The U.S. Army Corps of Engineers Regulatory program is committed to providing you with the highest level of public service.

Your request will be processed in the order it was received, and the assigned project manager will contact you if any additional information is required to complete the review of your request.

General information about the U.S. Army Corps of Engineers' Regulatory Program is available on the Regulatory Request System homepage at: <https://rrs.usace.army.mil>

Information specific for your region can be found at the Mobile District website at: <http://www.sam.usace.army.mil/Missions/Regulatory.aspx>

This mailbox is not monitored. If you have any questions, please contact your assigned project manager or reach out the Mobile District directly.



April 13, 2026

J. Scott Brown, Chief  
Mobile Field Office  
Alabama Department of Environmental Management

**RE: ADEM Variance Request**

**Applicant:** Joseph Quinn

**Location:** Lot 166 Terry Cove Drive, Orange Beach, Alabama

**Parcel ID:** 05-65-02-09-0-002-034.000

Dear Scott,

Mr. Quinn is seeking approval from the ADEM to construct a single residence within a platted lot along Martinique Court, in Orange Beach, Alabama. Wetland impacts are unavoidable, and home placement and design have avoided and minimized wetland impacts to the greatest extent, while still allowing the zoned and platted use of the property. This request is submitted in reference to the Parcel ID #05-65-02-09-0-002-034.000 maintaining an address of Lot 166 Terry Cove Drive, Orange Beach, Alabama.

Mr. Quinn understands the authorization will be reviewed individually with regard to the enforceable policies of the ACAMP and will provide the appropriate fee pursuant to the ADEM's Division 1 Code.

In response to The ADEM's Division 8 Code regarding impacting (filling) coastal wetlands, we offer the following:

**The applicant is seeking the variance associated with ADEM 335-8-2-02 Dredging and or filling.**

(a) No Alternative Project Site or design is feasible and the adverse impacts to coastal resources have been reduced to the greatest extent practicable:

The applicant owns the single lot platted in 1996. The owner wishes to construct a single residence designed to meet local residential ordinances and construction standards. This is the last lot within the subdivision and has been the recipient of stormwater runoff from adjacent lots as well as the City's right of ways and impervious features. The wetland is in poor condition, and is isolated from waters of the United States. The home footprint is consistent with adjacent single family development standards. There are no attendant features (pools, detached garages). Wetland impacts are minimized by placing the residential structures at the front setback, and construction of a retaining wall to eliminate slope into the wetlands and provide a definitive boundary between the proposed structure and remaining wetlands.

The Federal review/permit is pending (SAM-2026-00336) and the applicant wishes to seek ADEM authorization.

The applicant has completed and submitted the joint application form 166 which led to the ADEM suggestion that a variance from the State of Alabama will be necessary and any information required for the type of use for which the variance is being sought;

(b) The variance the applicant is seeking is associated with ADEM 335-8-2-02 Dredging and or filling a wetland located in the Coastal Zone. To develop the subject lot the applicant is seeking authorization to fill 1,022 sq/ft of low-quality pine wetlands.

(c) a legal argument and documentation which demonstrates that failure by the Department to grant a variance would constitute a taking of property without just compensation; The residential construction proposed by the owner has been designed to minimize wetland impacts to only those necessary to establish a residence and parking. The residential structure is to be built on pilings and only fill necessary to park underneath the residence is being sought. Proposed impacts of 1,022 sq/ft (.023 acre) are the minimum to allow construction. The City of Orange Beach has approved the site plan under the City's recently implemented wetland ordinance.

The variance is due to be granted because application of the pertinent regulations in this instance would be unduly restrictive and if not approved would constitute a taking of the property without payment in accordance with the Constitutions of the State of Alabama or the United States of America. The United States Supreme Court decisions have long recognized that physical takings are not necessary for property owners to be entitled to compensation under the Fifth and Fourteenth Amendments just compensation clauses. When a physical taking has not occurred two forms of regulatory taking entitle property owners to compensation under the Constitution. One of these forms applies when a regulation deprives a property owner of all beneficial use, this suggests the applicant is entitled to the requested variance.

(d) A copy of the deed or other instrument under which the applicant claims title or possession of the property upon which the project will be carried out; Warranty Deed Provided.

(e) a demonstration that the project has been planned so as to minimize impacts on the coastal area for which the regulation, from which a variance is sought, was adopted and a demonstration that no alternative sites or means to accomplish the desired activity are available. The subject residence is located in a residential subdivision. The applicant is seeking a variance for 1,022 sq/ft of low quality pine flatwoods; 2,980 sq/ft of wetland will remain. The site plan has minimized un-avoidable wetland impacts to the fullest extent practicable.

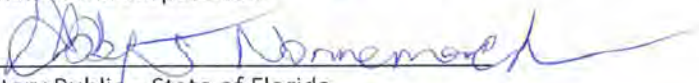
#### CERTIFICATION

I certify that the information provided in this variance request for Joseph Quinn is true and accurate to the best of my knowledge.

  
Craig D. Martin  
President / Wetland Sciences, Inc.

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 13<sup>th</sup> day of April, 2026, by Craig Martin, as President of Wetland Sciences, Inc., on behalf of the corporation.

  
Notary Public – State of Florida

Print Name: Abby J Nonnemacher  
Commission No.: HH 778155  
My Commission Expires: March 12, 2030



Abby J Nonnemacher  
Comm.: HH 778155  
Expires: Mar. 12, 2030  
Notary Public - State of Florida

---

## Warranty Deed

REAL ESTATE SALES VALIDATION FORM

The following information is provided pursuant to Code of Alabama §40-22-1 (1975).  
The undersigned Grantor does attest, to the best of Grantor's knowledge and belief that the information in this document is true and accurate. The Grantor understands that any false statement claimed on this form may result in the imposition of the penalties indicated in Code of Alabama §40-22-1 (h) (1975).

Grantor's Name Robert I Kahn as Trustee.  
Mailing Address 28491 Dune Dr.  
Orange Beach AL 36561  
Property Address 0 Terry Cove Drive  
Orange Beach AL 36561

Grantee's Name Joseph Quinn.  
Mailing Address 8750 Pine Run.  
Spanish Fort, AL 36527.  
Date of Sale 11/21/25.  
Total Purchase Price \$ 200,000  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)  
(Recordation of documentary evidence is not required) \_\_\_\_\_ Bill of Sale; \_\_\_\_\_ Appraisal;  Sales Contract;  
\_\_\_\_\_ Closing Statement; \_\_\_\_\_ Other \_\_\_\_\_

STATE OF ALABAMA :

COUNTY OF BALDWIN :

WARRANTY DEED

74488

KNOW ALL MEN BY THESE PRESENTS, that **ROBERT I. KAHN AS TRUSTEE OF THE ROBERT I. KAHN REVOCABLE TRUST DATED MARCH 21, 2024**, ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to the Grantor by **JOSEPH QUINN**, ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, subject to all matters and things hereinafter set forth, has this day bargained and sold and by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, all that real property situated in the County of Baldwin, State of Alabama, described as follows, to-wit:

Lot 166, Terry Cove Harbor, Phase Two, a Planned Unit Development located in Baldwin County, Alabama, according to map or plat thereof recorded in Slides #1658-A and #1658-B, of the records in the Office of the Judge of Probate, Baldwin County, Alabama.

LESS AND EXCEPT such oil, gas and other mineral interests and all rights and privileges in connection therewith as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED HEREIN ARE MADE SUBJECT TO THE FOLLOWING:

1. Reservation of 1/2 interest in and to all oil, gas and minerals and rights in connection therewith as contained in deed from Trust Company of Georgia, et al. to Magnolia Land Company, dated October 16, 1959 and recorded in Deed Book 285, Page 63.
2. Oil, gas and mineral reservation contained in deed from Magnolia Land Company to Percy L. Beech, Sr., dated July 21, 1977 and recorded in Deed Book 519, Page 809.
3. Reservations, restrictions and conditions contained in deed from Paul Lowell Smith, et al. to Terry Cove North, Inc. dated July 24, 1979 and recorded in Real Property Book 54, Page 1425.
4. Agreement by and between Orange Beach Marina and Terry Cove North, Inc. dated March 19, 1987 and recorded in Real Property Book 293, Page 1915.

5. Easement deed from Terry Cove North, Inc. to Orange Beach Marina, Inc. dated March 23, 1987 and recorded in Real Property Book 293, Page 1938.
6. Easement deed from Terry Cove North, Inc. to Orange Beach Marina, Inc. dated March 23, 1987 and recorded in Real Property Book 293, Page 1933.
7. Easement granted Orange Beach Marina by Dorothy H. Caron in Real Property Book 88, Page 1898.
8. Conveyance and assignment of easements from Terry Cove North, Inc., et al. to Baldwin County Sewer Authority, Inc. in Real Property Book 134, Page 485, et seq.
9. Contingent Agreement for Road Construction dated May 7, 1992 and recorded in Real Property Book 461, Page 443.
10. Restrictive covenants appearing of record in instrument dated December 8, 1992 and recorded in Miscellaneous Book 72, Page 1461; instrument dated July 3, 1996 and recorded in Miscellaneous Book 89, page 366, and as corrected by instrument dated July 16, 1996, and recorded in Miscellaneous Book 89, page 690, as amended at Instrument 666807, Instrument 1259983, and Instrument 1487351.
11. Articles of Incorporation of the Owners' Association of Terry Cove Harbor, Inc., dated December 8, 1992 and recorded in Miscellaneous Book 72, Page 1496 and all rules and regulations pursuant thereto.
12. Reservations and restrictions relating to the use and occupancy of the property described herein as set forth on the recorded plat of Terry Cove Harbor, Phase Two in Slides #1658-A and #1658-B, and all amendments thereto.
13. Building setback lines and drainage and utility easements as shown on the recorded plat of Terry Cove Harbor, Phase Two, in Slides #1658-A and #1658-B.
14. All structures to be constructed in or over wetlands and over surface waters must first be permitted by the U. S. Army Corps. of Engineers.
15. Any adverse claim arising by reason of rules and regulations being imposed upon the property described by any environmental agency of the State of Alabama or of the United States of America.
16. Reservation of all remaining interest in and to all oil, gas and minerals and rights in connection therewith as contained in deed from Terry Cove Harbor, Inc. to N. Bedsole Moseley dated September 9, 1996 and recorded in Real Property Book 170, Page 1409.
17. Any part of the land described which may constitute wetlands or tidelands and any restriction on use or development arising out of a determination that the land, or some portion thereof, may be subject to provisions of Alabama Coastal Preservation statutes.
18. Easement granted Baldwin County Electric Membership Corporation, recorded in Real Property Book 687, page 1561.
19. Covenants, conditions and restrictions appearing of record in Real Property Book 710, Page 1409.
20. Conveyance and assignment of easements from Terry Cove North, Inc., et. al., to Baldwin County Sewer Authority, Inc., in Real Property Book 134, page 485, et. seq.
21. Deed from Terry Cove Harbor, Inc. to The Property Owners Association of Terry Cove Harbor, Inc. dated July 25, 1996 and recorded in Real Property Book 709, Page 1803.
22. Quitclaim Deed from Terry Cove Harbor, Inc. to The Property Owners Association of Terry Cove Harbor, Inc. dated September 29, 1999 and recorded at Instrument 516228.

23. Terms, conditions, rules, regulations, subdivision regulations, ordinances, and other matters relating to the City of Orange Beach, Alabama, including, but not limited to: (A) Subdivision Regulations of the City of Orange Beach, Alabama as recorded at Instrument 1028536, and any amendments thereto. (B) City of Orange Beach Community Preservation and Growth Management Plan filed August 7, 2007 at Instrument 1066859, and all amendments thereto.

The recording references refer to the records in the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the above described property unto the said Grantee, and to the heirs and assigns of said Grantee, in fee simple, FOREVER.

And, except as to the above and taxes hereafter falling due which are assumed by the Grantees, Grantor does, for Grantor, and for the heirs, successors and assigns of Grantor, hereby covenant with the Grantee that Grantor is seized of an indefeasible estate in fee simple in said property, is in quiet and peaceable possession thereof, that said property is free and clear of all encumbrances, and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the quiet and peaceable possession thereof, unto the Grantee, and to the heirs and assigns of Grantee, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be properly executed on this the 21<sup>st</sup> day of November, 2025.

Robert I. Kahn (SEAL)

ROBERT I. KAHN,  
AS TRUSTEE OF THE ROBERT I. KAHN  
REVOCABLE TRUST DATED MARCH 21, 2024

STATE OF Alabama  
COUNTY OF Baldwin

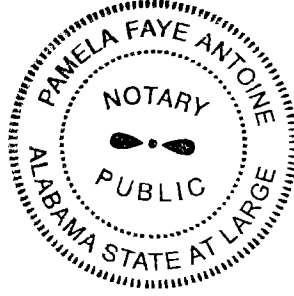
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROBERT I. KAHN, acting in his capacity as TRUSTEE OF THE ROBERT I. KAHN REVOCABLE TRUST DATED MARCH 21, 2024, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he, in his capacity as such Trustee, has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 21<sup>st</sup> day of November, 2025.

Pamela Faye Antoine  
NOTARY PUBLIC  
My Commission Expires 5/26/27

THE SCRIVENER OF THIS DEED REPRESENTS NEITHER GRANTOR NOR GRANTEE AND RECOMMENDS EACH PARTY RETAIN INDEPENDENT LEGAL COUNSEL TO REVIEW SAID DOCUMENT.

THIS INSTRUMENT PREPARED BY:  
HERBERT RICE, III, ESQ.  
Rice Law, LLC  
Post Office Box 2235  
Foley, Alabama 36536  
File #01563

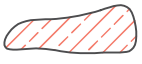


---

## **Proposed Site Plan**



SUBJECT PROPERTY  
0.25± AC (GIS CALCULATED)



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



UPLANDS  
0.11± 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: PPIN 210435



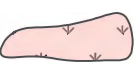
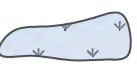

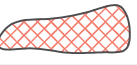
SKETCH OF WETLAND RESOURCES

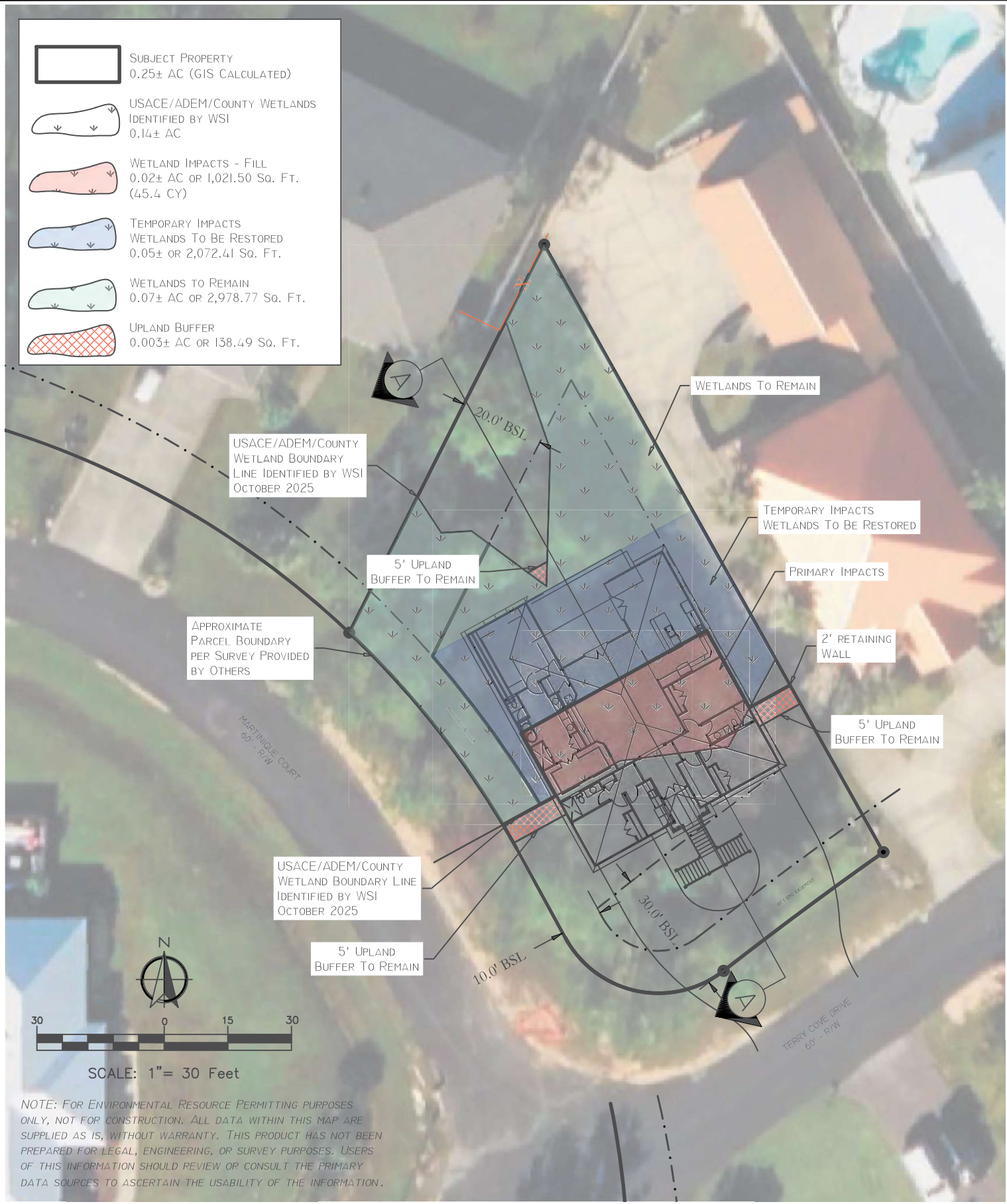
PROJECT NO.: 2025-832

DRAWN BY: JTC

DATE: 10/08/2025

SHEET: 2 OF 4

-  SUBJECT PROPERTY  
0.25± AC (GIS CALCULATED)
-  USACE/ADEM/COUNTY WETLANDS  
IDENTIFIED BY WSI  
0.14± AC
-  WETLAND IMPACTS - FILL  
0.02± AC OR 1,021.50 Sq. FT.  
(45.4 CY)
-  TEMPORARY IMPACTS  
WETLANDS TO BE RESTORED  
0.05± OR 2,072.41 Sq. FT.
-  WETLANDS TO REMAIN  
0.07± AC OR 2,978.77 Sq. FT.
-  UPLAND BUFFER  
0.003± AC OR 138.49 Sq. FT.



USACE/ADEM/COUNTY  
WETLAND BOUNDARY  
LINE IDENTIFIED BY WSI  
OCTOBER 2025

5' UPLAND  
BUFFER TO REMAIN

APPROXIMATE  
PARCEL BOUNDARY  
PER SURVEY PROVIDED  
BY OTHERS

WETLANDS TO REMAIN

TEMPORARY IMPACTS  
WETLANDS TO BE RESTORED

PRIMARY IMPACTS

2' RETAINING  
WALL

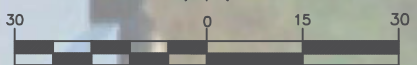
5' UPLAND  
BUFFER TO REMAIN

USACE/ADEM/COUNTY  
WETLAND BOUNDARY LINE  
IDENTIFIED BY WSI  
OCTOBER 2025

5' UPLAND  
BUFFER TO REMAIN

10.0' BSL

30.0' BSL



SCALE: 1"= 30 Feet

NOTE: FOR ENVIRONMENTAL RESOURCE PERMITTING PURPOSES ONLY, NOT FOR CONSTRUCTION. 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: LOT 166 TERRY COVE DRIVE	
PROPOSED WETLAND IMPACTS	
PROJECT NO.:	2025-832
DRAWN BY: JTC	DATE: 02/19/2026
SHEET: 3 OF 4	