Baldwin County Commission District 3
Board of Adjustment

Agenda
January 27, 2020
4:00 p.m.
Baldwin County Central Annex
Auditorium
22251 Palmer Street
Robertsdale, Alabama 36567

I. Call to Order

II. Roll Call

III. Approval of Previous Meeting Minutes (November 18, 2019)

IV. Announcements/Registration to Address the Board of Adjustment

V. Consideration of Applications and Request

ITEMS:

a.) Case No. SE-19006, Smith Property (tabled from previous meeting)

Request: A special exception to allow for a resort for Christian and family retreats

Location: The subject property is located at 24815 Baldwin Beach Express in Planning District 31

Attachments: Within Report

VI. Old Business

VII. New Business

VIII. Adjournment

Baldwin County Commission District 3, Board of Adjustment
November 18, 2019
Regular Meeting Minutes
Baldwin County Central Annex, Robertsdale

The Board of Adjustment for Baldwin County Commission, District 3 met in a regular session on November 18, 2019, at 4:00 p.m., in the auditorium of the Baldwin County Central Annex. The meeting was called to order by Chairman Donnie Waters. Members present included, John Cooper, Tommy Springer, Jr., Carolyn King and Rosellen Coggin. Staff members present were Vince Jackson, Planning Director and Linda Lee, Planner.

Approval of Previous Meeting Minutes

Ms. King made a motion to approve the minutes of the October 21, 2019, regular meeting. The motion received a second from Mr. Cooper and carried unanimously.

SE-19006 Smith Property

Mr. Jackson presented the applicant's request for a special exception to allow for a resort for Christian and family retreats. The request was tabled from the October meeting for the applicant to provide a business plan and address concerns expressed. At the time the staff report was written staff had only received an engineer's letter pertaining to the septic systems. The requested soil report was received today prior to this meeting. A financial business plan was submitted however it did not include details of the proposed activities. Staff's previous recommendation included several conditions. Staff isn't making further recommendations until all requested information has been received. However, if the board decides to approve the request it would be subject to conditions listed in the staff report. Staff answered questions pertaining to the impervious surface ratio and informed the board that this property is not in an historic district and there aren't any historic resources that Planning and Zoning would be concerned with. The applicant has been informed that the current buildings and RVs are not permitted. Michael Smith reviewed the business plan. Mr. Smith also discussed some of the meetings they have held on the property to date. Mr. Smith addressed concerns expressed previously concerning the effect this proposal would have on property values and his business experience. If this venture fails, everything can be moved from the property. Mr. Bryant Cowling expressed his opposition to the special exception. He had concerns about property values, commercial designation, environmental study, customer base and security. Ms. Robin Whalley expressed her opposition to the special exception. She discussed concerns pertaining to noise, curfew, access and parking. Ms. Whalley stated she doesn't feel it's appropriate for the area. Mr. Smith addressed the neighbors' concerns. He stated he understands that they can't have some of the buildings they have built on the property. If he can't keep them on the property he will sell them and replace with allowed structures. As to security, they are the security. He stated they are allowed eleven septic tanks on the property. Ms. King commented on the sixty percent of impervious surface requirement. There followed a discussion on the number of bedrooms each septic tank could allow and a discussion concerning the different soil types. Mr. Smith stated they are figuring fifty percent occupancy, fifty percent of the year. Ms. Coggin stated she spoke with Mr. Hankins and he requested a copy of the environmental study, he addressed an historical study and expressed that he is opposed to the special exception. Mr. Jackson addressed issues concerning business license, land use certificate, access to the property, wetlands, impervious surface ratio and noise. Mr. Jackson informed the board that if they approve the special exception and it becomes a nuisance they can revoke the approval. Mr. Springer stated a topo was needed and a wetlands assessment. Mr. Springer made a motion to approve the special exception with conditions listed in staff report. The motion failed due to no

second. Mr. Cooper made a motion to table the special exception request to allow for a wetlands assessment to be provided. The motion received a second from Mr. Springer and carried on a vote of four in favor and one against.

Adjournment

There being no further business to come before the Board the meeting was adjourned at 5:26 p.m.

Respectfully submitted:

Linda Lee, Planner

I hereby certify that the above minutes are true, correct and approved this _____day of _____, 2020.

_____
Donnie Waters, Chairman

Baldwin County Planning & Zoning Department
County Commission District #3

Board of Adjustment Staff Report

Case No. SE-19006
Smith Property
Approve Special Exception to Allow the Development of a Resort for Christian and family Retreats
January 27, 2020

Subject Property Information

Planning District:	31
General Location:	West side of the Baldwin Beach Express
Physical Address:	24815 Baldwin Beach Express
Parcel Number:	05-41-08-28-0-000-001.002
Zoning:	RA, Rural Agricultural District
Request:	Special Exception approval to allow for the development of a resort for Christian and family retreats.
Applicant:	Michael A. Smith 24815 Baldwin Beach Express Robertsdale, Alabama 36567
Owner:	Same
Lead Staff:	Vince Jackson, Planning Director
Attachments:	*Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Agricultural and Residential	RA, Rural Agricultural District
South	Agricultural and Residential	RA and RSF-E, Estate Residential
East	Agricultural and Residential	RA, Rural Agricultural District
West	Agricultural and Residential	RA, Rural Agricultural District

Summary and Discussion

The subject property, which is zoned RA, Rural Agricultural District, consists of approximately 11 acres. The property adjoins the Baldwin Beach Express to the east and is surrounded by agricultural and residential properties which are zoned RA, Rural Agricultural, and RSF-E, Residential Single-Family Estate District. The purpose of the request is to allow for the development of a resort for Christian and family retreats. The Special Exception process is utilized due to analogous uses available under the RA designation.

Section 3.2 RA Rural Agricultural District

3.2.1 *Generally*. This zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes.

3.2.2 *Permitted uses*. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

(a) The following general industrial uses: extraction or removal of natural resources on or under land.

(b) The following transportation, communication, and utility uses: water well (public or private).

(c) Outdoor recreation uses.

(d) The following general commercial uses: animal clinic and/or kennel; farm implement sales; farmers market/truck crops; nursery; landscape sales; country club.

(e) The following local commercial uses: fruit and produce store.

(f) The following institutional uses: church or similar religious facility; school (public or private).

(g) Agricultural uses.

(h) Single family dwellings including manufactured housing and mobile homes.

(i) Accessory structures and uses.

3.2.3 *Special exceptions*. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as special exceptions:

(a) The following general commercial uses: recreational vehicle park (see *Section 13.8: Recreational Vehicle Parks*).

(b) The following local commercial uses: bed and breakfast or tourist home (see *Section 13.10: Bed and Breakfast Establishments*).

3.2.4 *Conditional uses.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as conditional uses:

(a) Transportation, communication, and utility uses not permitted by right.

(b) Institutional uses not permitted by right.

3.2.5 *Area and dimensional ordinances*. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts, Section 12.4: Height Modifications, Section 12.5: Yard Requirements, Section 12.6: Coastal Areas, Section 12.8: Highway Construction Setbacks, Section 18.6 Variances,* and *Article 20: Nonconformities,* the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure in Feet	35
Minimum Front Yard	40-Feet

Minimum Rear Yard	40-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	3 Acres
Minimum Lot Width at Building Line	210-Feet
Minimum Lot Width at Street Line	210-Feet

3.2.6 *Area and dimensional modifications*. Within the RA district, area and dimensional requirements may be reduced, as set forth below, where property is divided among the following legally related family members: spouse, children, siblings, parents, grandparents, grandchildren, or step-related individuals of the same status.

Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	40,000 Square Feet
Minimum Lot Width at Building Line	120-Feet
Minimum Lot Width at Street Line	120-Feet

Staff Analysis and Findings

As stated above, the subject property, which is zoned RA, Rural Agricultural District, consists of approximately 11 acres. The property adjoins the Baldwin Beach Express to the east and is surrounded by agricultural and residential properties which are zoned RA, Rural Agricultural, and RSF-E, Residential Single-Family Estate District. It includes a single-family dwelling, a pool, a pond and accessory structures.

The purpose of the request is to allow for the development of a resort for Christian and family retreats. As proposed, the development would include the following:

- Ten (10) small cabins (one bathroom with open concept)
- Four (4) one bedroom and one-bathroom tiny houses
- Two (2) 12’ x 16’ glamping rooms
- Grilling area and outdoor theatre area
- Pergola and group event area
- Pavilion
- Fishing area and public bathroom
- Small vintage camper (to serve as lodging for guest speakers)
- Clubhouse and meeting area
- Pool area
- Main house
- Event parking area
- Maintenance warehouse

The applicant would continue, at least initially, to reside on the subject property.

The proposed use is not listed in the Table of Permitted Uses (Article 23). In such cases, staff determines the appropriate zoning classification based on the most clearly analogous use or uses which are specifically provided. Several of the proposed activities would be covered by the uses which are available under the RA designation. However, because lodging would be included, as with a bed and breakfast establishment or tourist home, the Special Exception process, subject to the approval of the Board of Adjustment, has been recommended. In addition, the stated purpose of the request is to host retreats for Christian and family groups. Although the development would not be affiliated with a specific church, it should be noted that churches and other places of worship are

allowed by right under all zoning designations. The proposed development **will not** constitute a recreational vehicle park.

In determining whether or not to grant approval, the Board should evaluate the proposal according to the Special Exception standards from the *Baldwin County Zoning Ordinance* which are listed below.

Section 18.8 Special Exceptions

18.8.1 *Authorization*. The Board of Adjustment may, under the prescribed standards and procedures contained herein, authorize the construction or initiation of any use that is expressly permitted as a special exception in a particular zoning district; however, the county reserves full authority to deny any request for a special exception, to impose conditions on the use, or to revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

18.8.4 *Standards for approval.* A special exception may be approved by the Board of Adjustment only upon determination that the application and evidence presented clearly indicate that all of the following standards have been met:

(a) The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the Baldwin County Master Plan, these ordinances, or any other official plan, program, map or ordinance of Baldwin County.

(b) The proposed use shall be consistent with the community welfare and not detract from the public's convenience at the specific location.

(c) The proposed use shall not unduly decrease the value of neighboring property.

(d) The use shall be compatible with the surrounding area and not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses or on community facilities or services.

18.8.5 *Conditions and restrictions on approval.* In approving a special exception, the Board of Adjustment may impose conditions and restrictions upon the property benefited by the special exception as may be necessary to comply with the standards set out above, to reduce or minimize any potentially injurious effect of such special exception upon the property in the neighborhood, and to carry out the general purpose and intent of the ordinances. In approving any special exception, the Board of Adjustment may specify the period of time for which such approval is valid for the commencement of the proposed special exception. The Board of Adjustment may, upon written request, grant extensions to such time allotments not exceeding 6 months each without notice or hearing. Failure to comply with any such condition or restriction imposed by the Board of Adjustment shall constitute a violation of these ordinances. Those special exceptions which the Board of Adjustment approves subject to conditions shall have specified by the Board of Adjustment the time allotted to satisfy such conditions.

The Baldwin County Master Plan, 2013, provides a future land use designation of Agricultural for the subject property. Agriculture, forestry and similar activities are included with this future land use category. Single family dwellings, institutional uses, recreational uses, limited commercial uses which are intended to serve a rural area and transportation, communication and utility uses are also included subject to the requirements found within the zoning ordinance. This category is designed to protect the essential open character of rural areas until it is timely to reclassify the land to appropriate residential, commercial or industrial categories. Zoning designations may include RR, CR, RA and RSF-E. The proposed development, if approved would be consistent with the Master Plan.

Furthermore, staff believes that the development will not have a significant negative impact on adjacent properties due to the size of the subject and the size of the adjacent properties. A

landscaped buffer, which would help to mitigate impacts, could be included as condition for approval by the Board.

STAFF RECOMMENDATION

This request was previously considered by the Board on October 21, 2019. At that time, staff recommended approval unless information to the contrary was revealed during the public hearing. Several concerns were expressed from neighboring residents who attended the meeting, and the Board tabled the request until the next scheduled meeting for the concerns to be addressed and for a business plan to be submitted. The request was tabled for a second time on November 18, 2019, due to additional concerns being expressed and due also to a desire, on the part of the Board, for the submission of a wetland evaluation and a more detailed business plan. Since that time, the applicant has submitted a wetland evaluation report and additional business plan information. The Board should base its decision on the submitted information as well as any other information which may be obtained from the public hearing. Staff does not recommend tabling this application for a third time. *

If the Board should see fit to approve this application, approval should be granted subject to the following conditions:

- Approval shall be for this applicant and at this location only.
- A Land Use Certificate and Building Permit shall be obtained within six (6) months from the date of approval. Additional time may be granted by the Board if deemed necessary.
- A detailed, specific business plan shall be provided.
- If signage is to be provided, a Sign Permit shall be obtained from the Baldwin County Planning and Zoning Department.
- A minimum of 20 off-street parking spaces shall be provided. Parking areas shall be paved with a suitable hard surface (including gravel or limestone). Parking spaces shall have minimum dimensions of 9' x 19' and shall be designated using wheel stops, railroad ties or similar features.
- Storage buildings, which are not intended for human habitation, shall not be used for lodging and shall be immediately removed from the property. Structures used for lodging shall be permanently affixed.
- Except for the small vintage camper used as lodging for guest speakers, no recreational vehicles shall be placed on the property.
- A landscaped buffer with a minimum width of 25-feet shall be provided where feasible. Privacy fencing may be utilized to provide additional buffering.
- All concerns expressed by the Board shall be addressed.
- Expansion of the park as well as changes to the site plan will necessitate further Special Exception review and approval.

**A majority vote of the members shall be necessary to approve this request.*

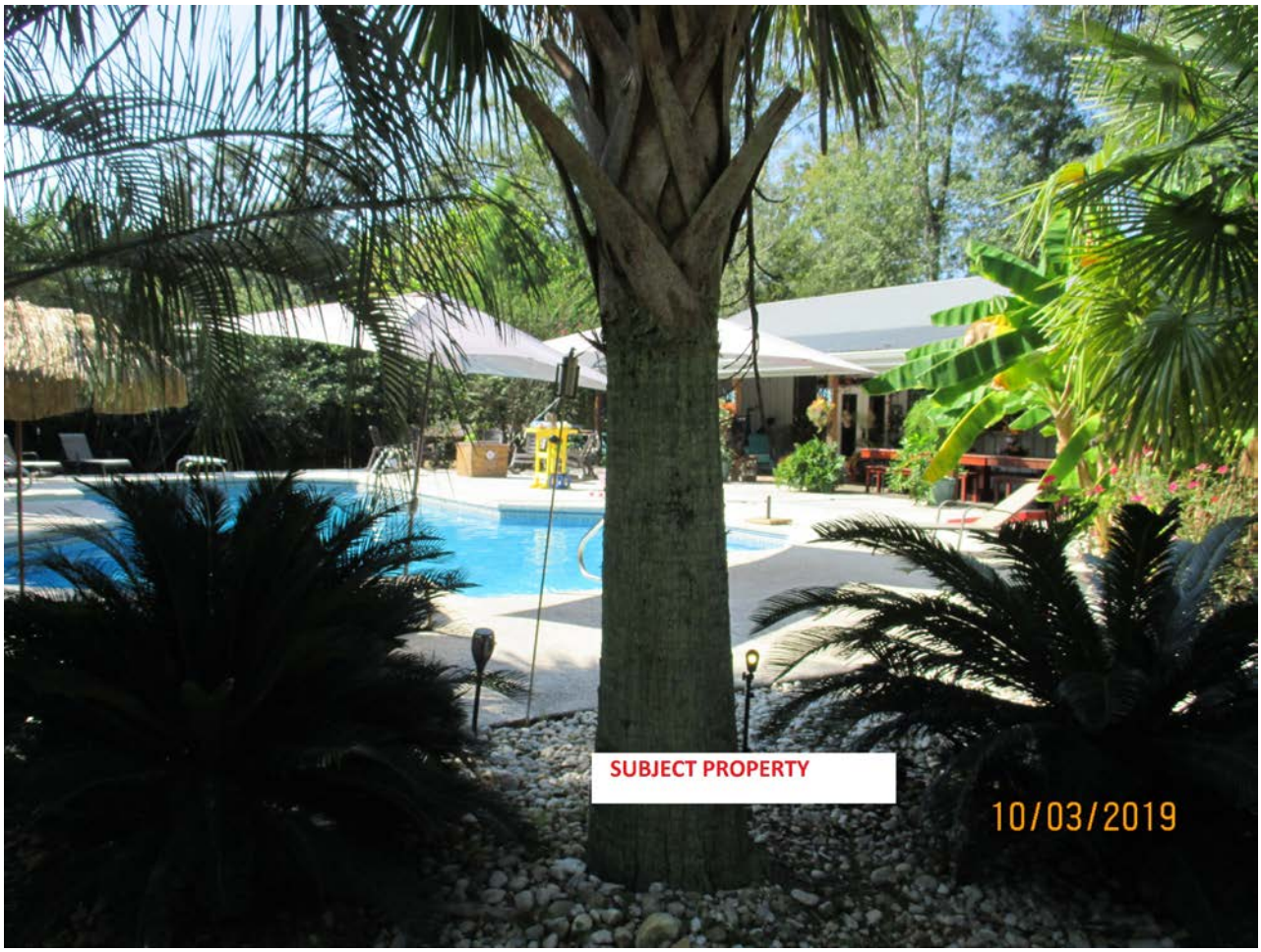
GENERAL NOTES {By-laws}

Any party aggrieved by a final judgment or decision of the Board may within fifteen (15) days thereafter appeal therefrom to the Circuit Court, but without expense to the Board of Adjustment, appear in person or by attorney in the Circuit Court or any other court, in defense of said order of the Board or in a trial de novo.

Whenever the Board imposes conditions with respect to a project or variance, such conditions must be stated in the Board Order and in the permit(s) issued, pursuant thereto by the Administrative Officer. Such permits shall remain valid only as long as the conditions upon which it is granted and the conditions imposed by the Zoning Ordinance are adhered to.

Property Images


SUBJECT PROPERTY
10/03/2019


SUBJECT PROPERTY
10/03/2019


SUBJECT PROPERTY
10/03/2019


SUBJECT PROPERTY
10/03/2019


SUBJECT PROPERTY
10/03/2019


SUBJECT PROPERTY
10/03/2019


SUBJECT PROPERTY
10/03/2019


SUBJECT PROPERTY
10/03/2019


SUBJECT PROPERTY
10/03/2019


SUBJECT PROPERTY
10/03/2019


SUBJECT PROPERTY
10/03/2019


SUBJECT PROPERTY
10/03/2019


SUBJECT PROPERTY
10/03/2019


SUBJECT PROPERTY
10/03/2019


SUBJECT PROPERTY
10/03/2019


SUBJECT PROPERTY
10/03/2019


SUBJECT PROPERTY
10/03/2019


SUBJECT PROPERTY
10/03/2019

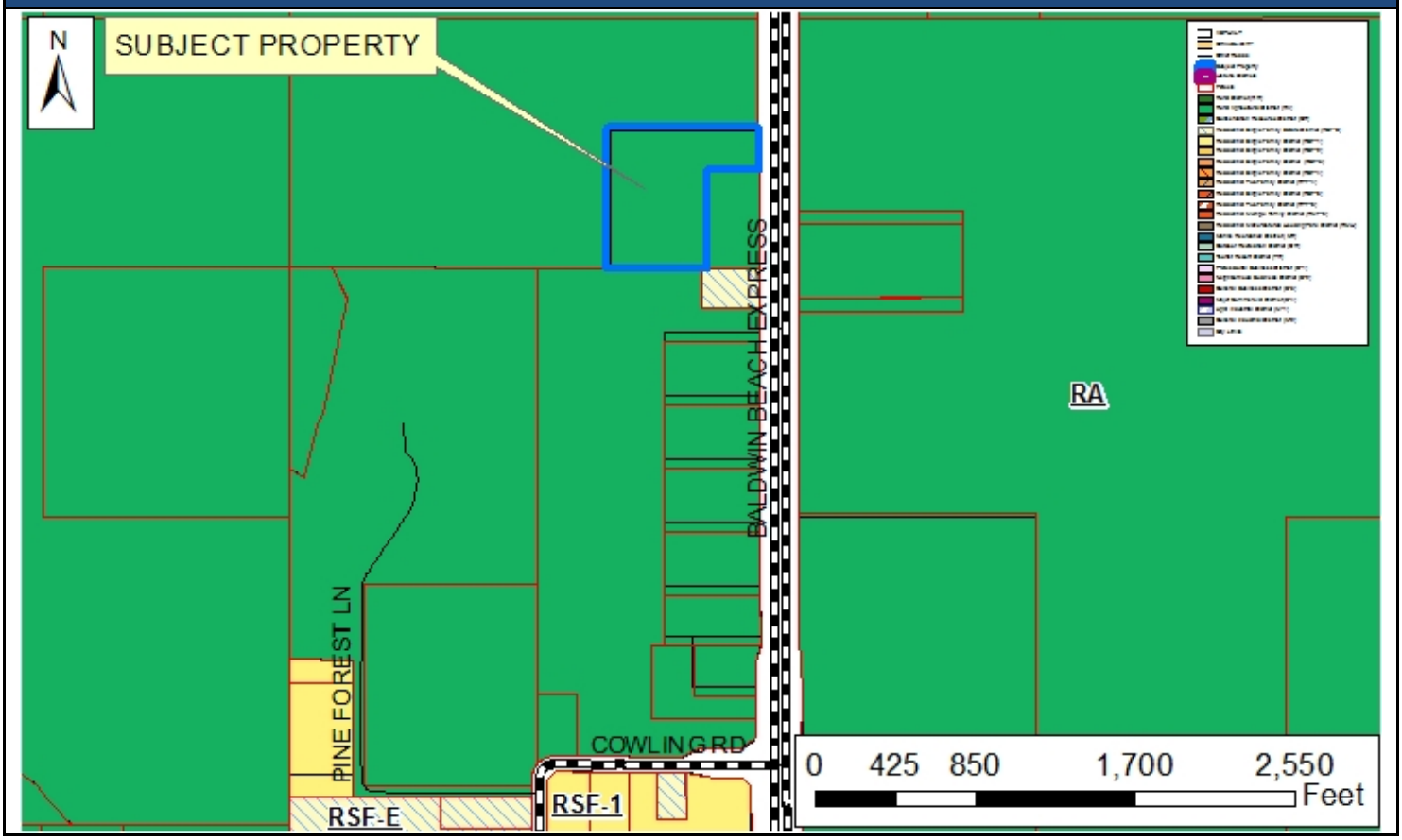

SUBJECT PROPERTY
10/03/2019


SUBJECT PROPERTY
10/03/2019

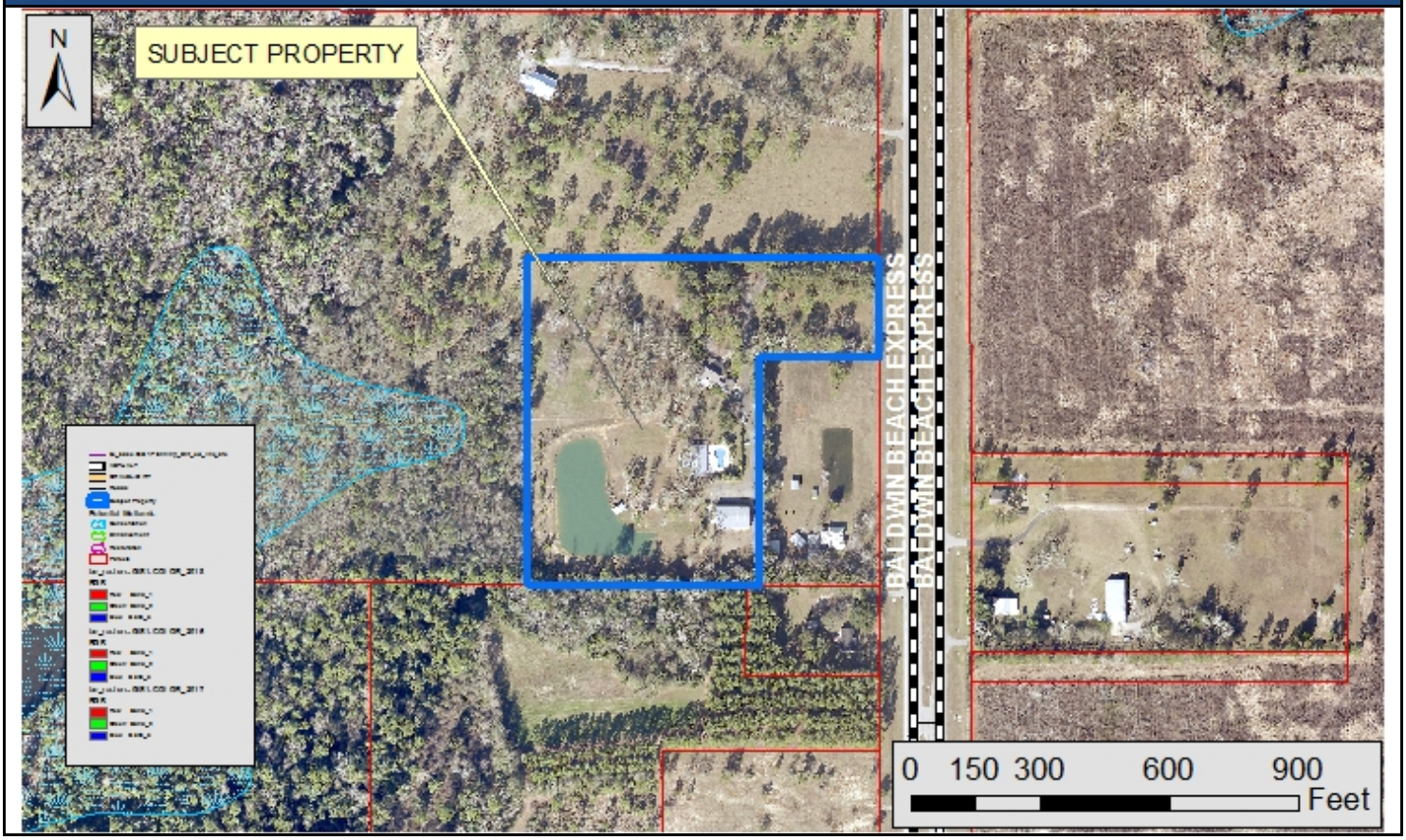

SUBJECT PROPERTY
10/03/2019

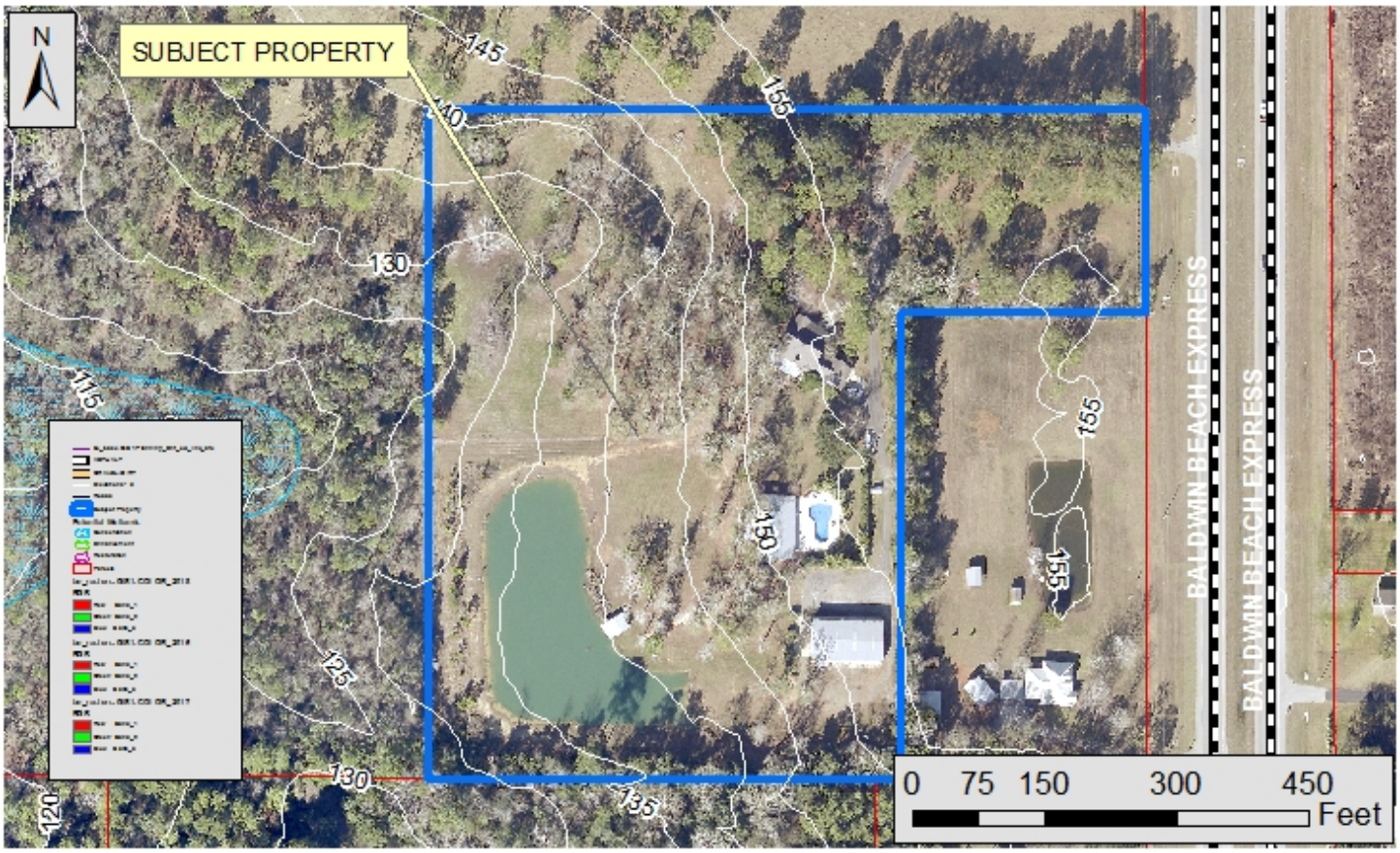

ADJOINING PROPERTY
TO THE SOUTH
10/03/2019

Locator Map



Site Map – 2018 Aerial Photography





Business Plan Budget

Fiscal Year Begins: Jan-20

M&B Smith DBA Firefly Camping Resort
24815 Baldwin Beach Express, Robertsdale, Alabama
251.269.1661

Budgeted Minimum Revenues:		Total
50% Occupancy / 50% of Calendar Year	$	145,600
Events - 2 day events / 6 per Calender Year	$	14,400
Total Budgeted Minimum Revenue	$	160,000

Estimated Expenses:		
Personnel		
Utilities		
Insurance, property taxes, mortgage		
Maintenance & improvements		
Total Budgeted Expenses	$	156,000
Total Budgeted Minimum Net Income	$	4,000

L.E. Stiffler, Engineer LLC

309 West Laurel Avenue Foley, Alabama 36535
855.943.8501 (o) 251-262.2474 (f) randy@lesengr.com

November 29, 2019

Baldwin County Planning Commission
22070 Highway 59
Robertsdale, AL 36567

RE: Michael Smith
24815 Baldwin Beach Express
Robertsdale, AL

Planning Commission,

In concern to the suitability of septic systems for the property. The project is to consist of non-mobile RV's or 1 bedroom cabins. According to Appendix A, Table 1 of Rule 420-3-1 Onsite sewage treatment and disposal, the design flow per bedroom is 150 gal/day (BOD/TSS 0.2 lbs/day). This is the same flow per bedroom of a residential structure.

A standard septic tank, 1000 gal will be able to support three (3) one bedroom cabins or 450 gal/day. The soil is Group 2 and is only limited due to the slope of the soil. Fill or stepped drain fields will work. The average system will consist of three lines 86 lf each. The effluent disposal field, EDF will be approximately 29'x86' with a similar size for the 100% alternative EDF site.

Under Rule 420-3-1, the maximum density on the property would be 468,032 SF/ 15,000 SF/DU or 31 DU. Assuming about 60% usable space for lots the density would be approximately 18 DU. Assuming 3 bedrooms per DU it would be the equivalent of 54 non-mobile RV's or cabins.

Using just the soil that is the best fit for septic systems, and assuming the same 15,000 SF/DU. This area is 163,303 SF, excluding the pond and required setbacks. This give a density of 10 DU. Using the assumption of 3 bedrooms per DU this will give a cabin density of 30. If larger septic 1200 gal septic tanks are used then 4 cabins can be connected to each system with only a slightly larger EDF.

Since the desired appearance of the camp is to retain the natural trees and woody environment the number of cabins will be significantly less than what the land and regulations could support. See the attached soil reports for the site.

Please let me know if you have any questions.

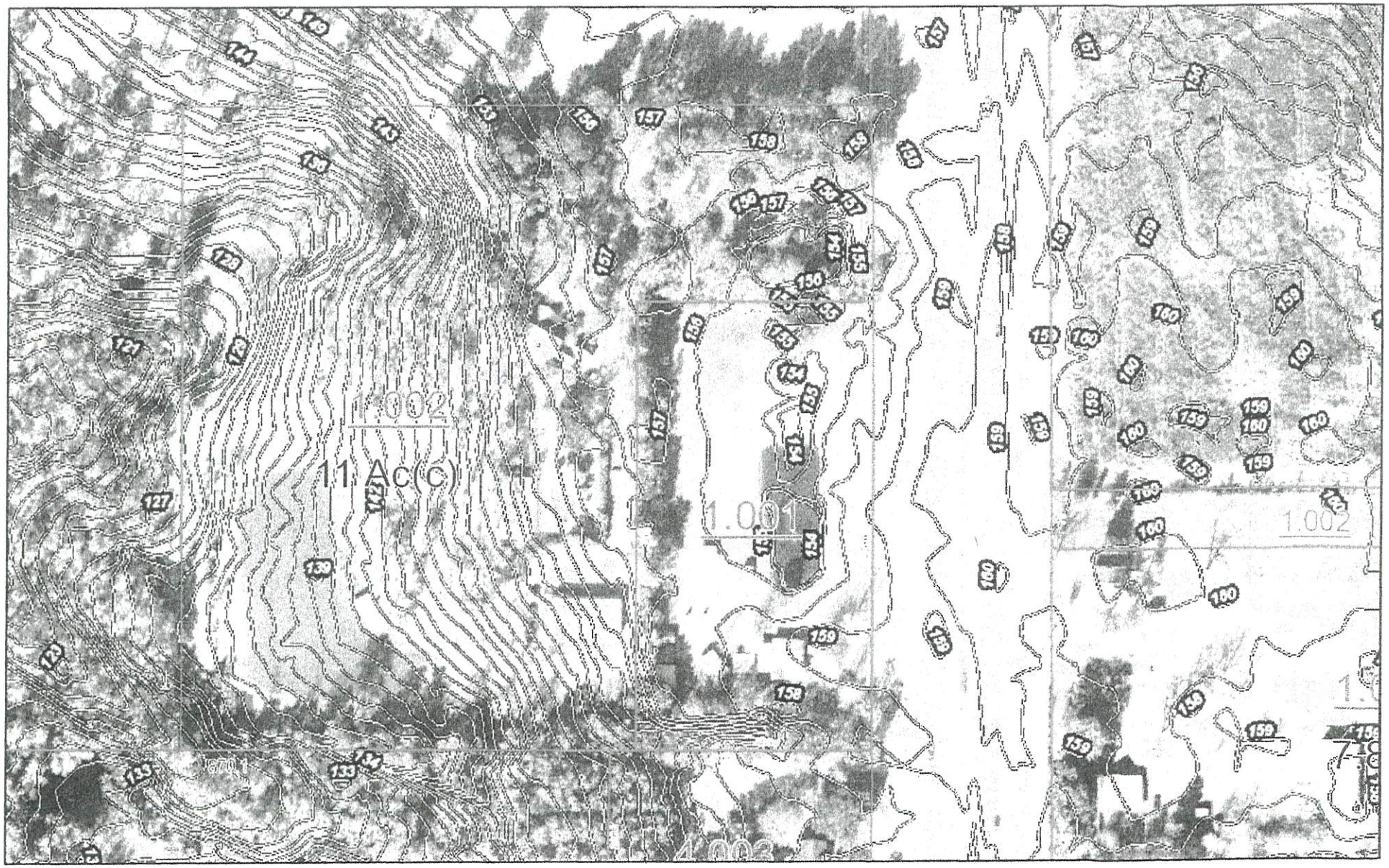
Sincerely,

Randy R. Arp P.E.
Alabama #24556

ALABAMA LICENSED No. 24556 PROFESSIONAL ENGINEER RANDY RAY ARP

Engineering the Gulf Coast since 1977 Job 191013

Viewer Map



October 29, 2019

Misc
Parcels
Coastal Control Line
Lot Lines
County Boundary

1:2,257

0 105 210 420 ft

0 30 60 120 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Copyright 2019

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

October 29, 2019

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.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

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

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 11, Sep 16, 2019

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

Date(s) aerial images were photographed: Nov 16, 2018—Dec 18, 2018

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

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CgB2	Carnegie very fine sandy loam, 2 to 5 percent slopes, eroded	2.4	10.4%
CgD2	Carnegie very fine sandy loam, 8 to 12 percent slopes, eroded	1.0	4.5%
FaC2	Faceville fine sandy loam, 5 to 8 percent slopes, eroded	0.2	0.7%
Gr	Grady soils	2.3	9.9%
MrA	Marlboro very fine sandy loam, 0 to 2 percent slopes	4.2	18.1%
RuA	Ruston fine sandy loam, 0 to 2 percent slopes	0.2	1.0%
RuB	Ruston fine sandy loam, 2 to 5 percent slopes	0.7	3.2%
RuD	Ruston fine sandy loam, 8 to 12 percent slopes	5.8	24.7%
TfA	Tifton very fine sandy loam, 0 to 2 percent slopes	4.3	18.3%
Wm	Wet loamy alluvial land	2.1	9.2%
Totals for Area of Interest		**23.3**	**100.0%**

Map Unit Descriptions

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

CgB2—Carnegie very fine sandy loam, 2 to 5 percent slopes, eroded

Map Unit Setting

National map unit symbol: c0fd
Elevation: 50 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

Carnegie, (freemanville), and similar soils: 85 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Carnegie, (freemanville)

Setting

Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Clayey marine deposits derived from sedimentary rock

Typical profile

H1 - 0 to 10 inches: very fine sandy loam
H2 - 10 to 17 inches: loam
H3 - 17 to 72 inches: clay

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.5 inches)

Interpretive groups

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

Minor Components

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

CgD2—Carnegie very fine sandy loam, 8 to 12 percent slopes, eroded

Map Unit Setting

National map unit symbol: c0fj
Elevation: 50 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: Not prime farmland

Map Unit Composition

Carnegie, (freemanville), and similar soils: 80 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Carnegie, (freemanville)

Setting

Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Clayey marine deposits derived from sedimentary rock

Typical profile

H1 - 0 to 5 inches: very fine sandy loam
H2 - 5 to 17 inches: loam
H3 - 17 to 72 inches: clay

Properties and qualities

Slope: 8 to 12 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

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

FaC2—Faceville fine sandy loam, 5 to 8 percent slopes, eroded

Map Unit Setting

National map unit symbol: c0g1
Elevation: 50 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

Faceville, (bama), and similar soils: 85 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Faceville, (bama)

Setting

Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Red clayey marine deposits derived from sedimentary rock

Typical profile

H1 - 0 to 7 inches: fine sandy loam
H2 - 7 to 41 inches: loam
H3 - 41 to 74 inches: clay loam

Properties and qualities

Slope: 5 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural 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 storage in profile: Moderate (about 8.8 inches)

Interpretive groups

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

Minor Components

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

Gr—Grady soils

Map Unit Setting

National map unit symbol: c0g7
Elevation: 100 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: Not prime farmland

Map Unit Composition

Grady and similar soils: 85 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Grady

Setting

Landform: Depressions
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Clayey marine deposits derived from sedimentary rock

Typical profile

H1 - 0 to 10 inches: silty clay loam
H2 - 10 to 33 inches: clay loam
H3 - 33 to 65 inches: clay

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Available water storage in profile: Moderate (about 8.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: C/D
Hydric soil rating: Yes

Minor Components

Bowie, (malbis)

Percent of map unit: 5 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

MrA—Marlboro very fine sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: c0h9
Elevation: 100 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

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

Description of Marlboro, (malbis)

Setting

Landform: Ridges
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Clayey marine deposits derived from sedimentary rock

Typical profile

H1 - 0 to 8 inches: very fine sandy loam
H2 - 8 to 26 inches: loam
H3 - 26 to 54 inches: sandy clay loam
H4 - 54 to 71 inches: sandy clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well 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 30 to 48 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: C
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

RuA—Ruston fine sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: c0j1
Elevation: 100 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: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural 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 storage in profile: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
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

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

Map Unit Setting

National map unit symbol: c0j2
Elevation: 50 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
Natural 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 storage in profile: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
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

RuD—Ruston fine sandy loam, 8 to 12 percent slopes

Map Unit Setting

National map unit symbol: c0j6
Elevation: 50 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: Not 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: 8 to 12 percent
Depth to restrictive feature: More than 80 inches
Natural 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 storage in profile: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
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

TfA—Tifton very fine sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: c0jl
Elevation: 100 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

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

Description of Tifton, (notcher)

Setting

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

Typical profile

H1 - 0 to 15 inches: very fine sandy loam
H2 - 15 to 44 inches: sandy clay loam
H3 - 44 to 76 inches: sandy clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well 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 36 to 48 inches
Frequency of flooding: None

Frequency of ponding: None
Available water storage in profile: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 1
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

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

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural 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 storage in profile: 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

H1 - 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
Natural 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 storage in profile: 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

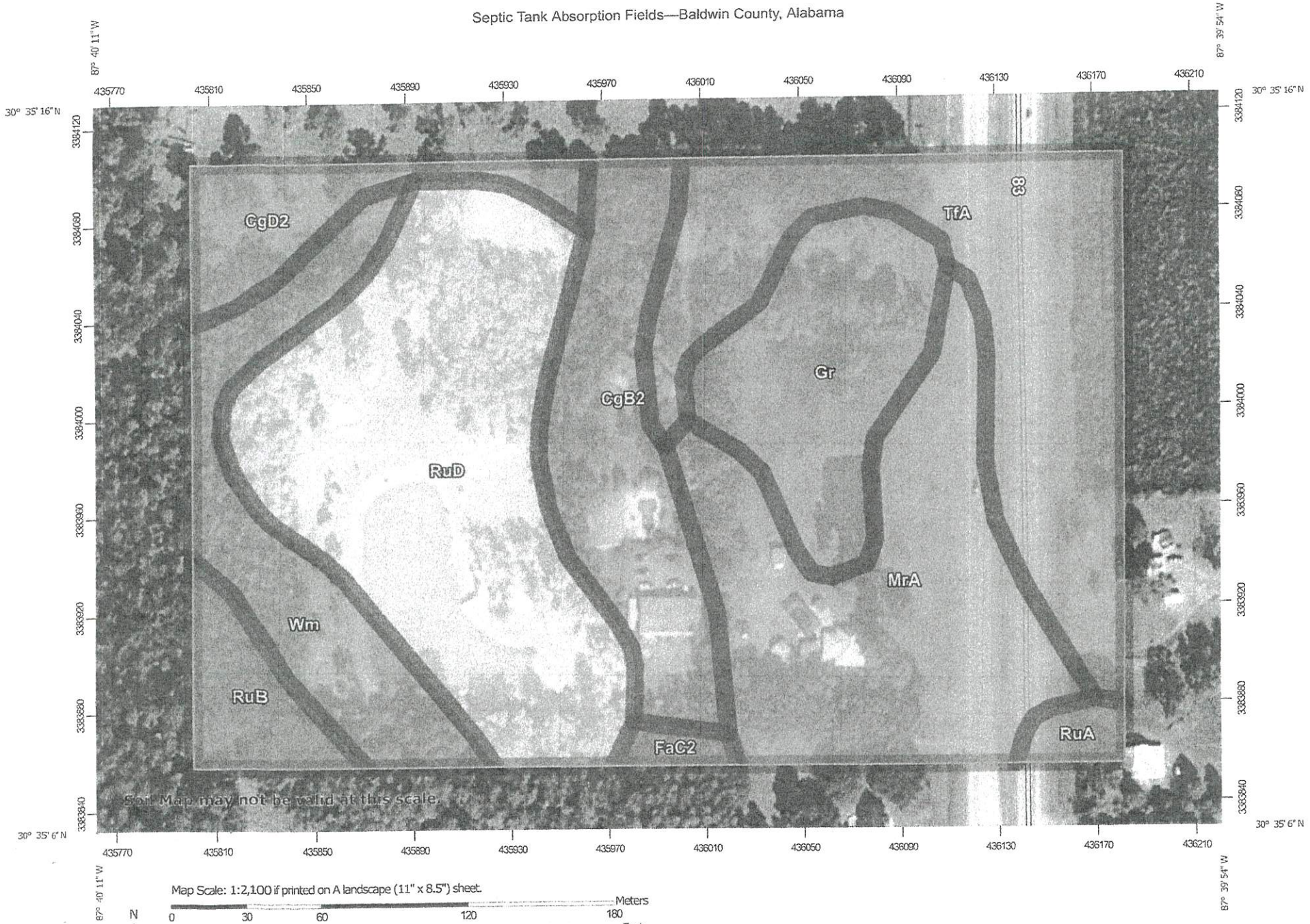
Percent of map unit: 10 percent
Landform: Backswamps
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave

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

Septic Tank Absorption Fields—Baldwin County, Alabama



Map Scale: 1:2,100 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines

- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points

- Very limited
- Somewhat limited
- Not limited
- 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 11, Sep 16, 2019

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

Date(s) aerial images were photographed: Nov 16, 2018—Dec 18, 2018

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.

Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
CgB2	Carnegie very fine sandy loam, 2 to 5 percent slopes, eroded	Very limited	Carnegie, (Freemanville) (85%)	Slow water movement (1.00)	2.4	10.4%
			Bibb (5%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Slow water movement (0.50)		
CgD2	Carnegie very fine sandy loam, 8 to 12 percent slopes, eroded	Very limited	Carnegie, (Freemanville) (80%)	Slow water movement (1.00)	1.0	4.5%
				Slope (0.16)		
			Bibb (5%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Slow water movement (0.50)		
FaC2	Faceville fine sandy loam, 5 to 8 percent slopes, eroded	Not limited	Faceville, (Bama) (85%)		0.2	0.7%
Gr	Grady soils	Very limited	Grady (85%)	Ponding (1.00)	2.3	9.9%
				Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
			Bowie, (Malbis) (5%)	Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
MrA	Marlboro very fine sandy loam, 0 to 2 percent slopes	Very limited	Marlboro, (Malbis) (90%)	Depth to saturated zone (1.00)	4.2	18.1%
				Slow water movement (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
			Grady (10%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
RuA	Ruston fine sandy loam, 0 to 2 percent slopes	Not limited	Ruston, (Heidel) (90%)		0.2	1.0%
RuB	Ruston fine sandy loam, 2 to 5 percent slopes	Not limited	Ruston, (Heidel) (85%)		0.7	3.2%
RuD	Ruston fine sandy loam, 8 to 12 percent slopes	Somewhat limited	Ruston, (Heidel) (90%)	Slope (0.16)	5.8	24.7%
TfA	Tifton very fine sandy loam, 0 to 2 percent slopes	Very limited	Tifton, (Notcher) (90%)	Depth to saturated zone (1.00)	4.3	18.3%
				Slow water movement (1.00)		
			Grady (10%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
Wm	Wet loamy alluvial land	Very limited	Johnston (45%)	Flooding (1.00)	2.1	9.2%
				Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
				Filtering capacity (1.00)		
			Pamlico (40%)	Flooding (1.00)		
				Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
			Levy (10%)	Flooding (1.00)		
				Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
			Dorovan (5%)	Flooding (1.00)		
				Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Subsidence (1.00)		
				Seepage, bottom layer (1.00)		
Totals for Area of Interest					**23.3**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Very limited	16.4	70.3%
Somewhat limited	5.8	24.7%
Not limited	1.2	4.9%
Totals for Area of Interest	**23.3**	**100.0%**

Description

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

20004 County Road 64
Robertsdale, AL 36567

Koptis Environmental Consulting, LLC

12/11/2019

Michael Smith
24815 Baldwin Beach Express
Robertsdale, AL 36567
mdsmith61@yahoo.com

To Whom It May Concern:

A site evaluation was performed in Robertsdale at 24815 Baldwin Beach Express (Baldwin Co. PIN 103354) to check for the presence of wetlands. Soil borings were utilized to conduct this investigation. An attached map shows the portion of the parcel that was evaluated, which was the area West of the black fence graphic on the map. A small portion of the area evaluated yielded hydric soils, this area measured less than .01 acres. The polygon labeled "hydric soils" yielded hydric soil indicator F3; depleted matrix and is normal for this landscape position. Upland areas indicated by Mr. Smith that will be utilized for future development did not exhibit any wetlands or characteristics of wetlands. Area planned for future septic effluent field, yielded upland well-drained, and moderately well-drained soils.

Sincerely,

R. Joseph Koptis
Alabama Professional Soil Classifier
License #77

REGISTERED PROFESSIONAL SOIL CLASSIFIER
VALID IN RED INK ONLY
R. JOSEPH KOPTIS
NO. 77
STATE OF ALABAMA

Michael Smith-wetland evaluation report

Fire Fly Camping Resort
BUSINESS PLAN

Prepared by:

Michael and Darlene Smith

24815 Baldwin Beach Express
Robertsdale, Alabama 36567
251-269-1661
darlenesmith486@gmail.com

I. EXECUTIVE SUMMARY

Fire Fly Camping Resort (referred to from hereon in as the "Company")is intended to be established as a S-corporation at 24815 Baldwin Beach Express, Robertsdale, Alabama 36567

Business Description

The Company shall be formed as S-corporation under Alabama state laws and headed by Michael and Darlene Smith.

We have 70 years of combined experience of running and managing successful businesses. We have worked in hospitality as hospitality host of our church as well as owning our own catering business.

Management Team

The Company has assembled an experienced management team:
CFO - Michael Smith, *35 YEARS experience in the building industry as well as 15 years as a Team Leader in a major paper mill.*
vp - Darlene Smith, *I have over 20 years of hospitality experience. I have owned my own catering company and have 20 years managed successful dental offices in Monroe and Baldwin counties.*

Business Mission

Our mission statement is to provide an affordable location and lodging for church groups for retreats and seminars and family getaways.

New Service

The Company is prepared to introduce the following service to the market:

Chruch and family retreats: We will provide a location and accommodations for church groups for retreats and seminars as well as provide and affordable place for families to come and reconnect. We will provide and alternative to the hustle and bustle of the beach area.

II. MARKETING SUMMARY

Target Markets
The Company's major target markets are as follows:

Our target market is families as well as church groups.

Pricing Strategy
The Company has completed a thorough analysis of its competitors' pricing. Keeping in mind our competition's pricing and the costs of customer acquisition, we have decided on the following pricing strategy:

We will provide affordable pricing based on current rates in the area.

Promotional Strategy
The Company will promote sales using the following methods:

We will use Social media as our primary source of marketing.
We will also use our pastor contacts that we have created over the years.

Services
First-rate service is intended to be the focus of the Company and a cornerstone of the brand's success. All clients will receive conscientious, one-on-one, timely service in all capacities, be they transactions, conflicts or complaints. This is expected to create a loyal brand following and return business.

---------- Forwarded message ---------
From: **William Cowling** <bcowling5@gmail.com>
Date: Wed, Nov 20, 2019 at 6:07 PM
Subject: SPECIAL ZONING EXCEPTION
To: <rosecoggin@gmail.com>, <carolyn.c.king@usda.gov>, <tspringer5146@gmail.com>, <dgivens@baldwinemc.com>, <velcro49@yahoo.com>

Board of Adjustment Members,
I would like to provide you with information related to the Smith Property regarding their request for a special zoning exception. The link provided below (click on pictures) portrays something different than what was delivered to those present at the public forum Monday.
You can form your own opinions, but from my perspective this is not coming across as a "Christian Retreat" facility. In addition, this facility has been open for business since August and there are campers/trailers present in some of the pictures.

This communication by the Smiths sends me the wrong signal and as a property owner adjacent to this "resort" I now have very little trust in what they are saying.

Respectfully request that you deny this exception.
v/r,
Bryant Cowling
24713 Baldwin Beach Express

https://www.airbnb.com/users/show/224987484

Darlene's listings

SUPERHOST Entire home/apt · Tiny ★5.0 (21)
Firefly resort

SUPERHOST Entire home/apt · ★5.0 (7)
RUBY-SUGAR SHACK

SUPERHOST Private room · Tent

Under the stars glamping. Glamorous

Firefly resort

Robertsdale

Darlene

4 guests 1 bedroom 1 bed 1 bath

Entire home
You'll have the tiny house to yourself.

Sparkling clean
14 recent guests said this place was sparkling clean.

Darlene is a Superhost
Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Great location
100% of recent guests gave the location a 5-star rating.

$75 per night
★5.0 (21 reviews)

Dates
Check-in → Checkout

Guests
1 guest

Reserve

You won't be charged yet

This place is getting a lot of attention.
It's been viewed 149 times in the past week.

Close to white sandy beaches of gulf shores, tanger outlets, Malbis shopping mall, great restaurants, OWA amusement park, Naval air station Pensacola and Mobile. We are centrally located so we are within 30 minutes or less of all these attractions. Go out and have a fun filled day or just hang out and relax in our little piece of paradise. Swim, fish, read, explore, relax, rewind. Time spent here will renew your soul.

Contact host

Amenities

- Air conditioning
- Heating
- Essentials
- Hot water
- ~~Smoke alarm~~
- ~~Carbon monoxide alarm~~

The host hasn't reported smoke or carbon monoxide detectors on the property.

Shelly
January 2020

This resort was even more than we could have expected!! Darlene and Mike have created a space that is just plain magical!! 20/30 minutes to beaches, the city, and some amazing fishing. OR, you can get all of the entertainment and relaxation you are looking for by just staying on site!! Keep doing it! Y'all have something very special here

---

S
December 2019

A unique and enchanting destination!

Response from Darlene:
Thank you please do. Come again

December 2019

Chuck
December 2019

Very nice and clean place

Response from Darlene:
Nice meeting y'all if you ever need to stay again just let us know

December 2019

Alexander
December 2019

Very unique, great place to get away

Response from Darlene:
Please come again

Cecily
November 2019

We had the most wonderful time at Mike and Darlene's. It was a sweet space for the kiddos to run and play and we had fun playing too. The kayaking and fishing were fun touches but the smores left for us was the cherry on top. The kids are already begging to go back. And you can...Read more

Response from Darlene:
Thank you please come again

November 2019

Casey
November 2019

It's amazing honestly

Lisa
November 2019

This is our second stay at FireFly and won't be our last. The grounds are well maintained, beautiful and the pool area is magical in the evening! We woke up to deer in the front of the cabin and bunnies were hopping everywhere. The cabin was perfect and had everything we needed...Read more

Response from Darlene:
Thank you .thank you. Hope to see you again soon.

November 2019


FISH NAKED
FISH NAKED


Salt Life