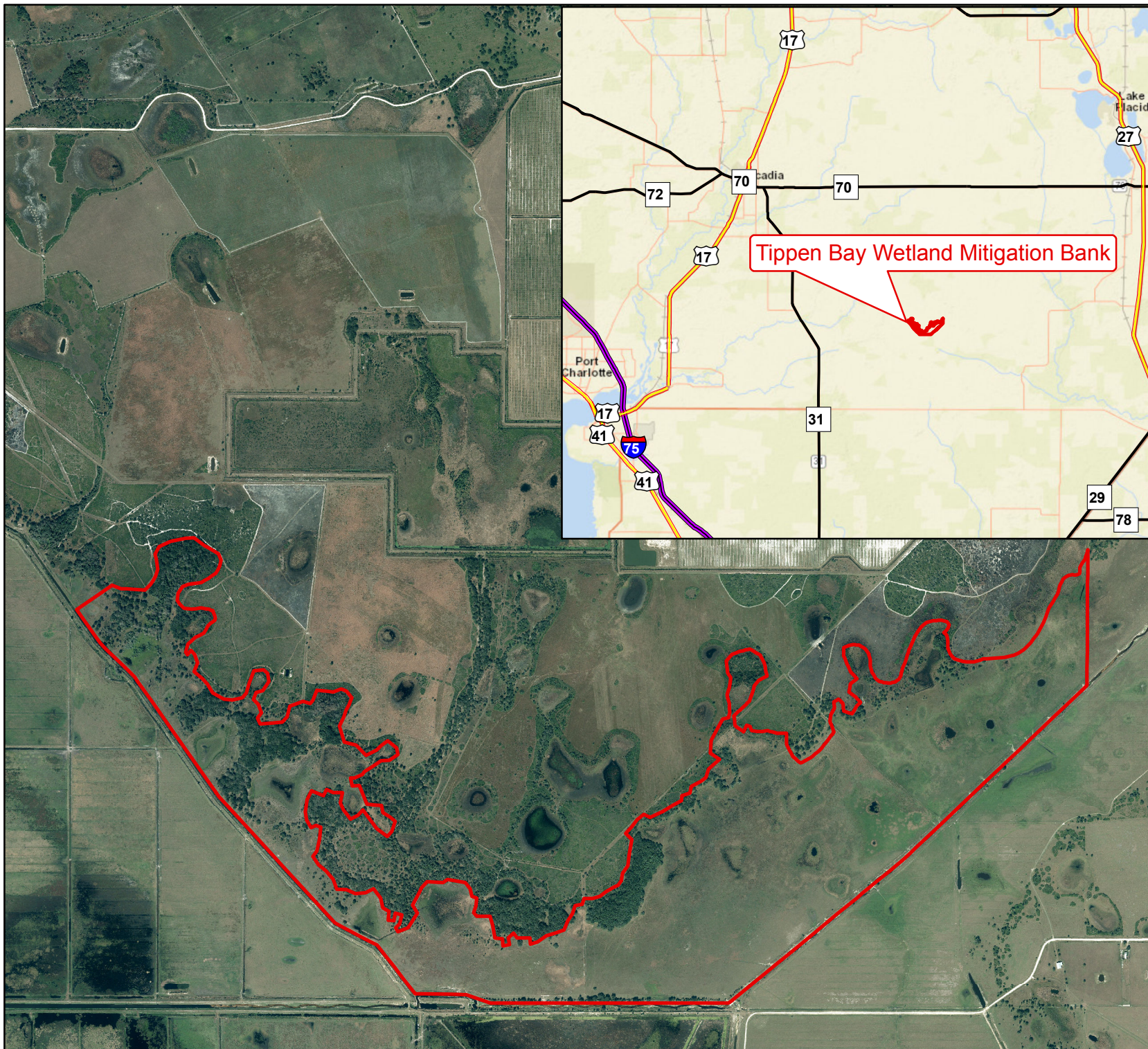



**FIGURE 1**  
**TIPPEN BAY WETLAND**  
**MITIGATION BANK**  
 2014 TRUE COLOR AERIAL  
 DESOTO COUNTY, FLORIDA



**Legend**

-  Tippen Bay Wetland
-  Mitigation Bank (+/- 760.3 Acres)

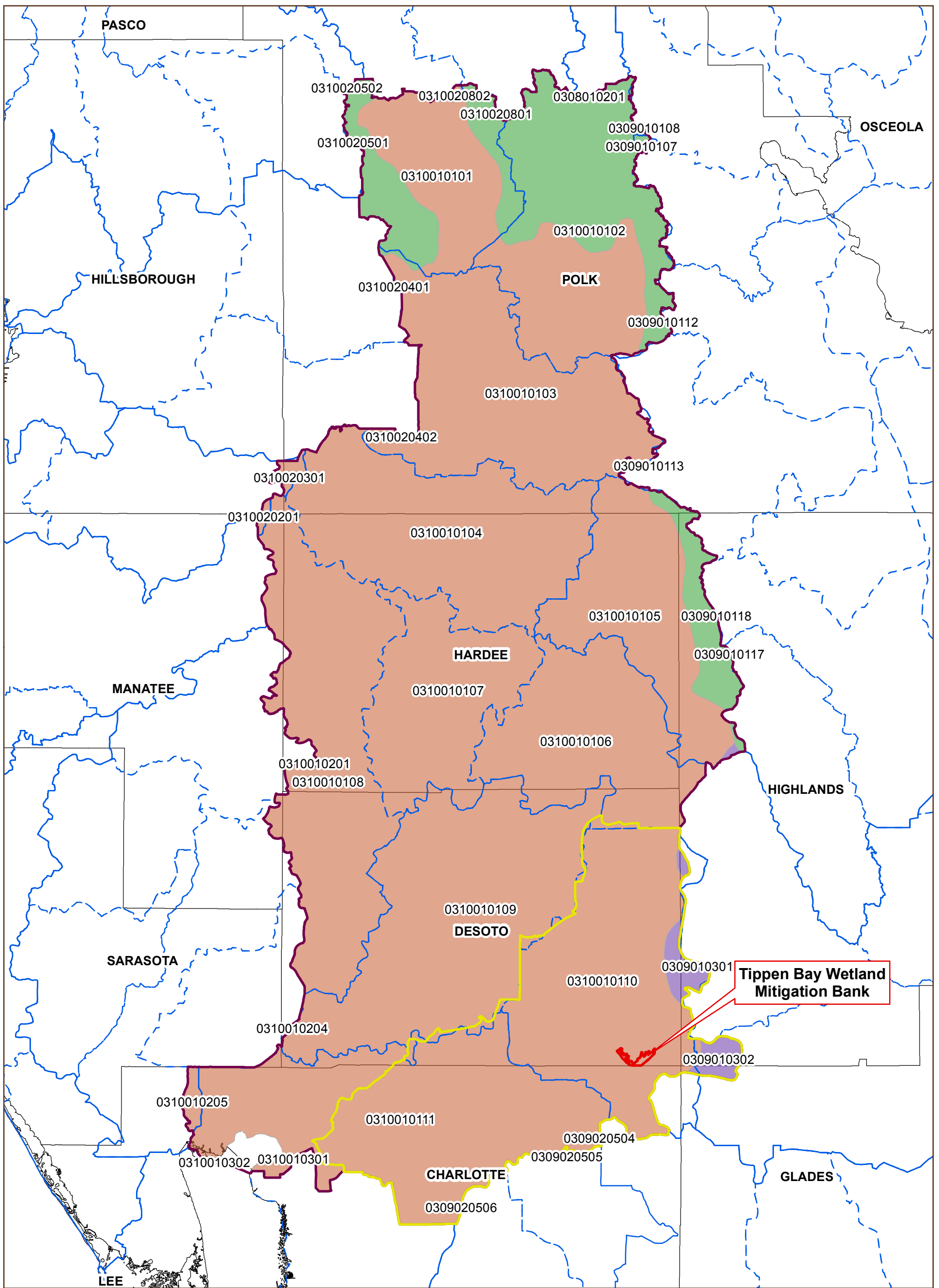


1 inch = 2,000 feet



DATA SOURCES: COUNTY, WMD, USDA/NRCS, FFWCC, SFWS/NWI, FEMA, USGS/NHD&NED, FDOT, FDOT/FINAL, FDEP, US CENSUS (TIGER 2008), FGDL & EC&D.  
 NOTE: DATA ARE PROVIDED 'AS IS.' ACREAGES ARE APPROXIMATE & GIS DERIVED.  
 PROJECTION: NAD 1983 HARN STATEPLANE FLORIDA WEST FIPS 0902 FEET

MAP SCALE IS SET FOR MAPS PRINTED ON 8.5X11 PAPER.



**FIGURE 2**  
**MITIGATION SERVICE AREA**  
**TIPPEN BAY**  
**WETLAND MITIGATION BANK**  
**DESOTO COUNTY, FLORIDA**

1 INCH = 7.1 MILES  
 0 3.55 7.1  
 MILES

**LEGEND**

- Tippen Bay Wetland Mitigation Bank (+/- 760.3 Acres)
- Shell Creek Basin
- Peace River Watershed
- HUC10
- HUC8

**ecoregions**

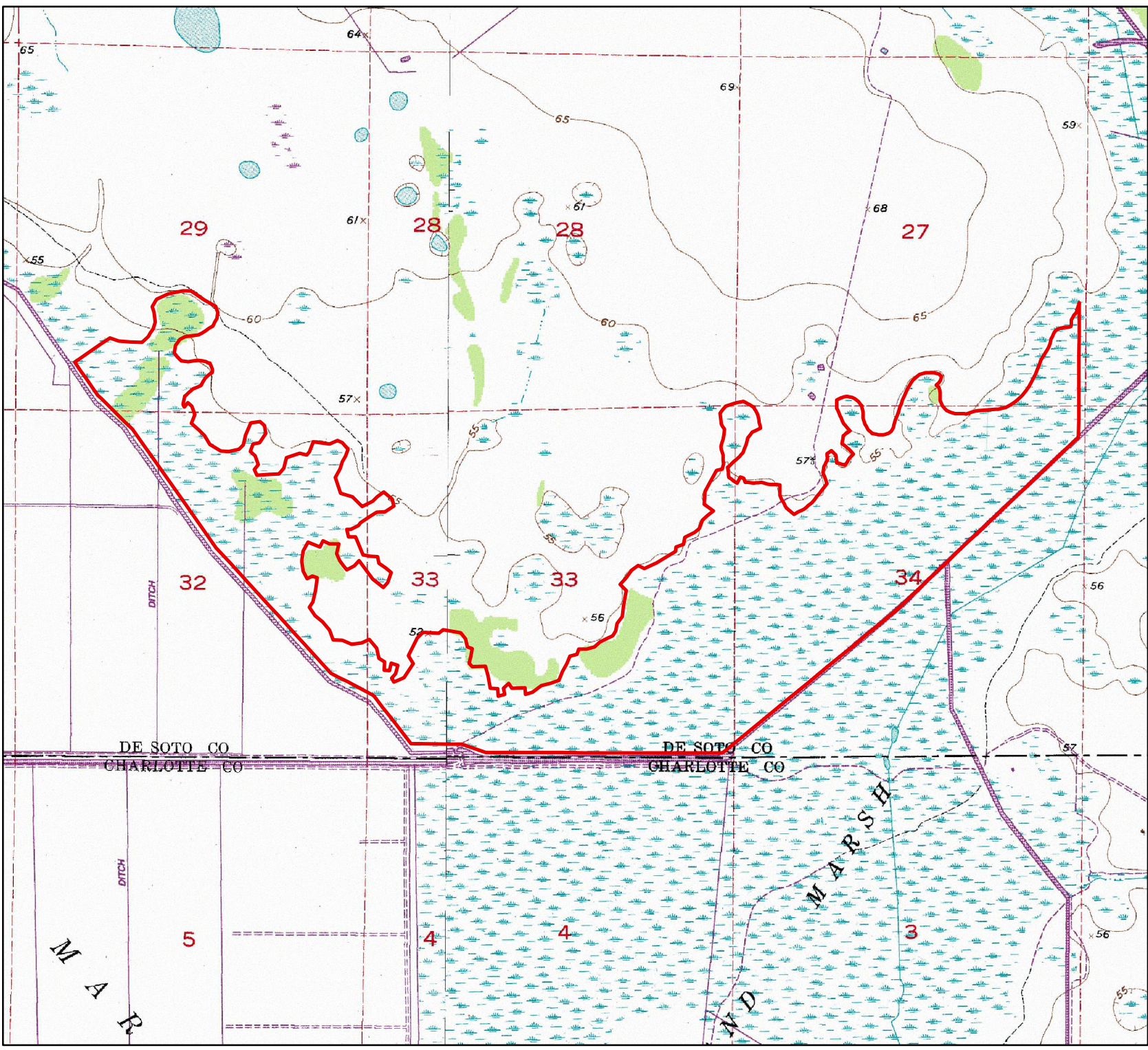
**Eco-Regions (EPA Level 4)**

- Central Florida Ridges and Uplands
- Eastern Florida Flatwoods
- Southwestern Florida Flatwoods

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 csalabio@ecdflorida.com

DATA SOURCES: COUNTY, WMD, USDA/NRCS, FWCC, FWS/NWI, EMA, USGS/ NHD&MED, FDOT, FDOT/FMAI, FDEP, US CENSUS (TOIGER 2008), FGDL & EC&D.  
 NOTE: DATA PROVIDED 'AS IS.' ACREAGES ARE APPROXIMATE & GIS DERIVED.  
 PROJECTION: NAD 1983 HARN STATEPLANE FLORIDA WEST FIPS 0902 FEET

**FIGURE 3**  
**USGS QUADRANGLE**  
**TIPPEN BAY WETLAND**  
**MITIGATION BANK**  
**2014 TRUE COLOR AERIAL**  
**DE SOTO COUNTY, FLORIDA**



**Legend**

Tippen Bay  
 Wetland Mitigation  
 Bank (+/- 760.3  
 Acres)

USGS TOPOGRAPHIC 1998  
 LONG ISLAND MARSH SW &  
 LONG ISLAND MARSH SE



1 inch = 2,000 feet



DATA SOURCES: COUNTY, WMD, USFWS, NRCS, FWCC, SFWS/NWI, FEMA, USGS/NHD&NED, FDOT, FDOT/FNAI, FDEP, US CENSUS (TIGER 2008), FGDL & EC&D.  
 NOTE: DATA ARE PROVIDED 'AS IS.' ACREAGES ARE APPROXIMATE & GIS DERIVED.  
 PROJECTION: NAD 1983 HARN STATEPLANE FLORIDA WEST FIPS 0902 FEET

MAP SCALE IS SET FOR MAPS PRINTED ON 8.5X11 PAPER.

CYT - 1C -7 0

**FIGURE 4**  
**1943 HISTORIC AERIAL**  
**TIPPEN BAY WETLAND**  
**MITIGATION BANK**  
**2014 TRUE COLOR AERIAL**  
**DESOTO COUNTY, FLORIDA**

**Legend**

-  Tippen Bay Wetland Mitigation Bank (+/- 760.3 Acres)



1 inch = 1,800 feet








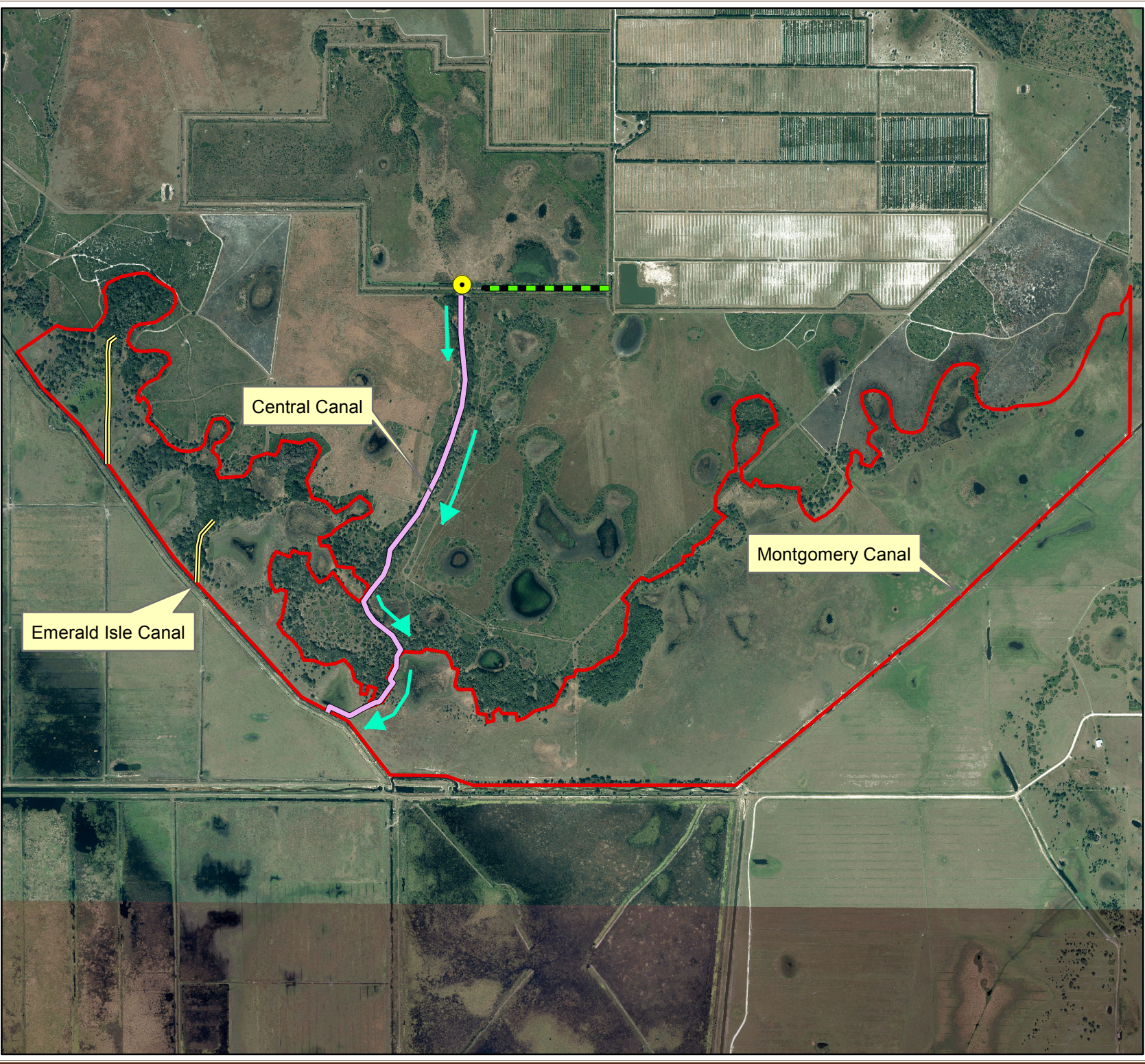
DATA SOURCES: COUNTY, WMD, USFWS, NRCS, FWCC, SFWS/NWI, FEMA, USGS/NHD&NED, FDOT, FDOR/FNAI, FDEP, US CENSUS (TIGER 2008), FGDL & EC&D.  
NOTE: DATA ARE PROVIDED 'AS IS.' ACREAGES ARE APPROXIMATE & GIS DERIVED.  
PROJECTION: NAD 1983 HARN STATEPLANE FLORIDA WEST FIPS 0902 FEET

MAP SCALE IS SET FOR MAPS PRINTED ON 8.5X11 PAPER.

**FIGURE 4.1**  
**SURFACE HYDROLOGY**  
**TIPPEN BAY WETLAND**  
**MITIGATION BANK**  
 2014 TRUE COLOR AERIAL  
 DESOTO COUNTY, FLORIDA

**Legend**

-  TIPPEN BAY WETLAND MITIGATION BANK (+/- 760.3 AC.)
-  DRAINAGE FROM CITRUS GROVE
-  CENTRAL CANAL
-  DISCHARGE POINT
-  OTHER DITCHES



1 inch = 1,800 feet

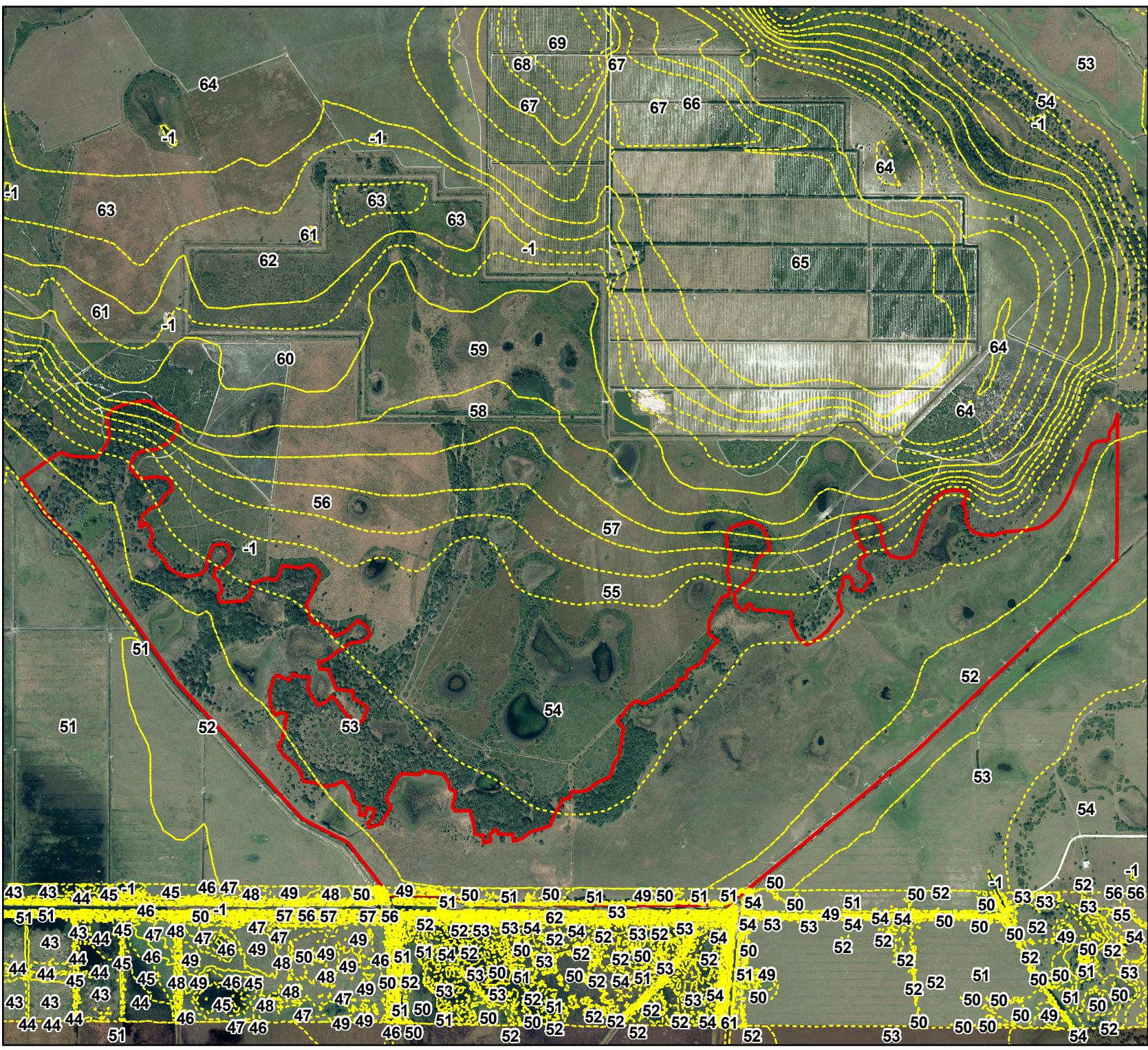





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DATA SOURCES: COUNTY, WMD, USDA/NRCS, FFWCC, SFWS/NWI, FEMA, USGS/NHD&NED, FDOT, FDOT FINAL, FDEP, US CENSUS (TIGER 2008), FGDL & EC&D.  
 NOTE: DATA ARE PROVIDED 'AS IS.' ACREAGES ARE APPROXIMATE & GIS DERIVED.  
 PROJECTION: NAD 1983 HARN STATEPLANE FLORIDA WEST FIPS 0902 FEET

MAP SCALE IS SET FOR MAPS PRINTED ON 8.5X11 PAPER.

**FIGURE 5**  
**TOPOGRAPHY**  
**TIPPEN BAY WETLAND**  
**MITIGATION BANK**  
 2014 TRUE COLOR AERIAL  
 DESOTO COUNTY, FLORIDA



- Legend**
-  LiDAR Topography
  -  Tippen Bay Wetland Mitigation Bank (+/- 760.3 Acres)



1 inch = 1,800 feet





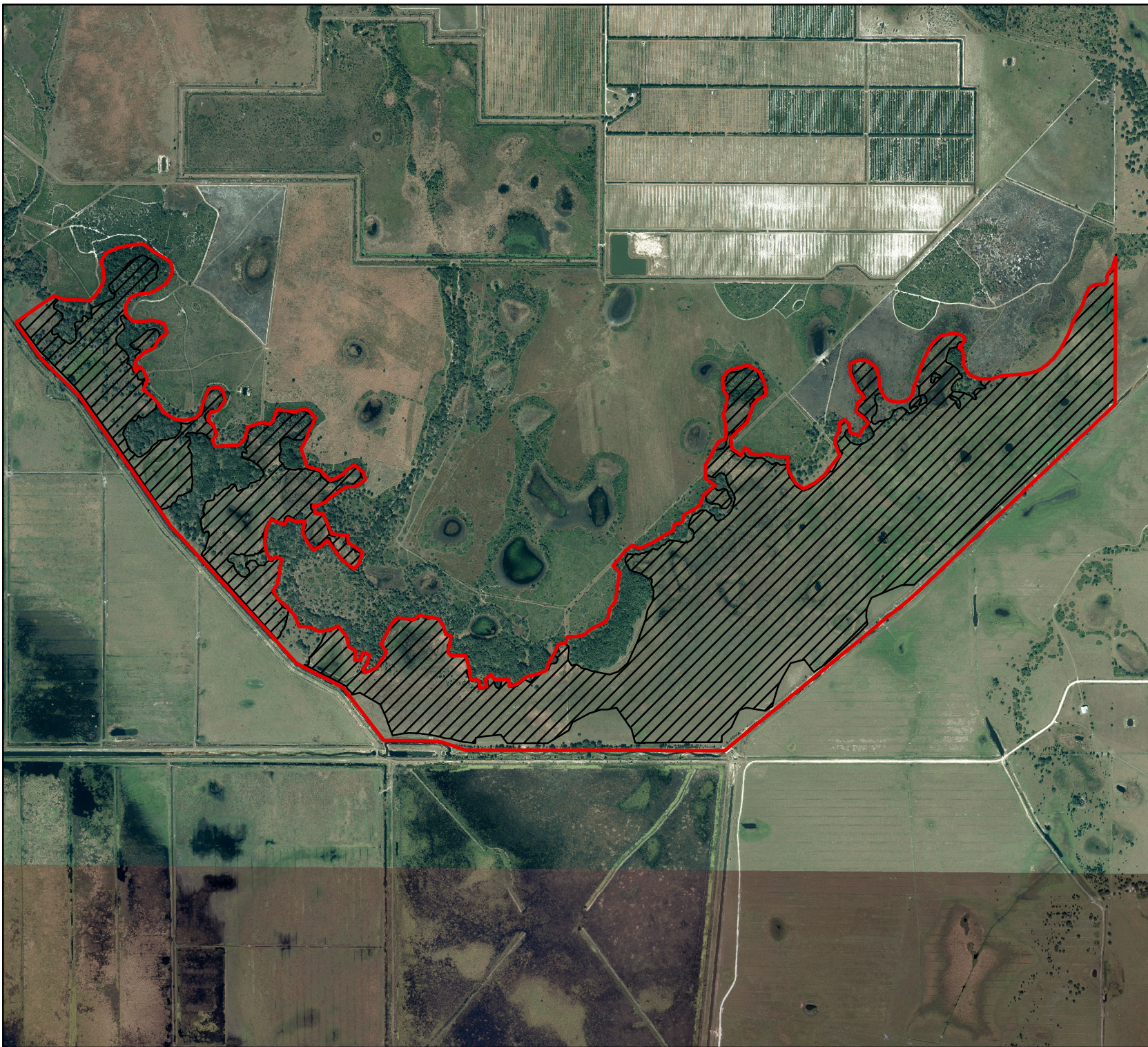
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 NOTE: DATA ARE PROVIDED 'AS IS.' ACREAGES ARE APPROXIMATE & GIS DERIVED.  
 PROJECTION: NAD 1983 HARN STATEPLANE FLORIDA WEST FIPS 0902 FEET

MAP SCALE IS SET FOR MAPS PRINTED ON 8.5X11 PAPER.

**FIGURE 6**  
**WETLAND BOUNDARY**  
**TIPPEN BAY WETLAND**  
**MITIGATION BANK**  
 2014 TRUE COLOR AERIAL  
 DESOTO COUNTY, FLORIDA

**Legend**

-  Tippen Bay  
Wetland Mitigation  
Bank (+/- 760.3  
Acres)
-  Wetland Boundary  
(+/- 607.1 Ac.)



1 inch = 1,800 feet



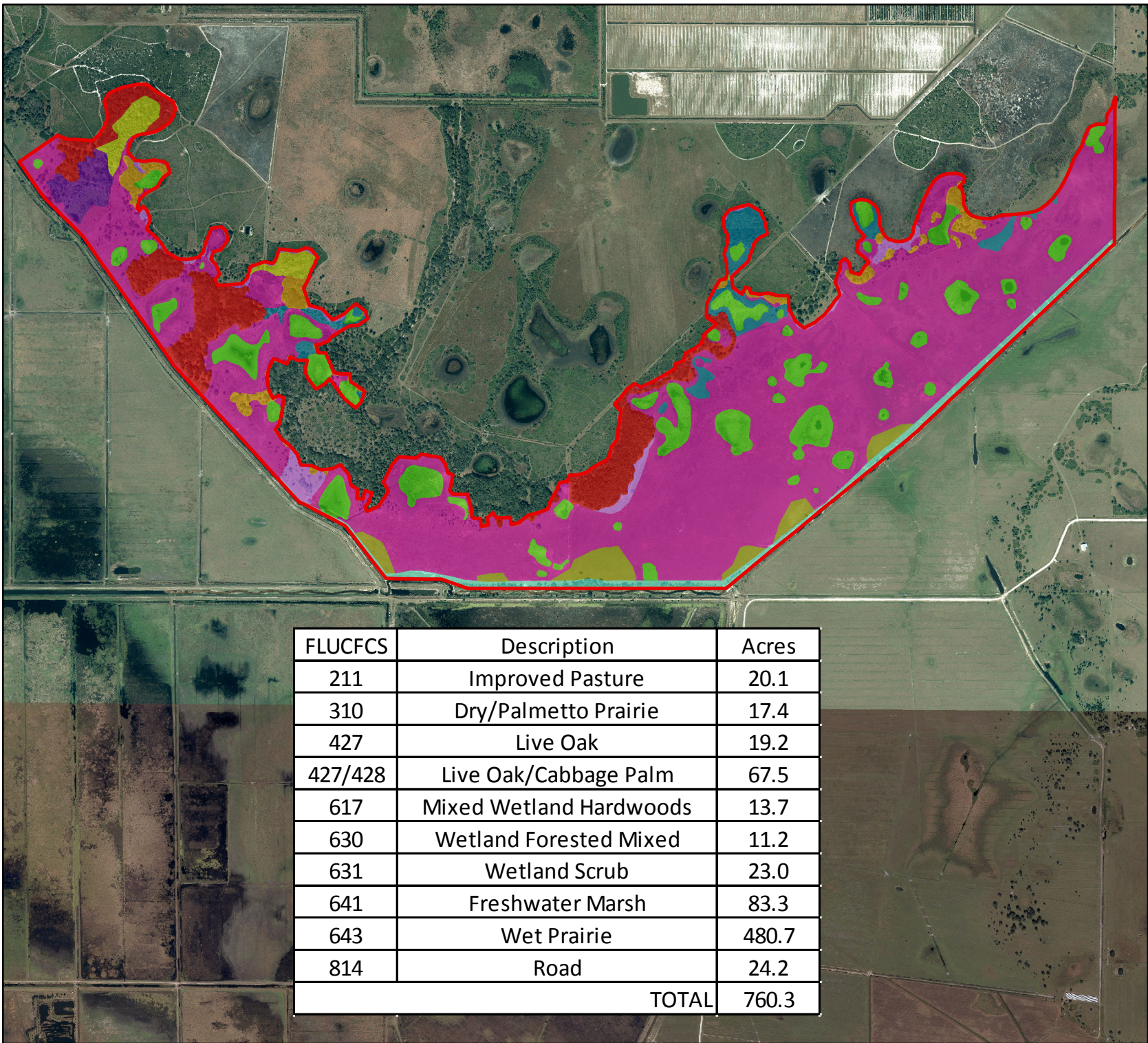
2481 NE 18<sup>th</sup> Terrace Suite B  
 Gainesville, FL 32609  
 352.339-1118  
 info@ecofl.com

DATA SOURCES: COUNTY, WMD, USFWS, NRC, FFCC, SFWS/NWI, FEMA, USGS/NHD&NED, FDOT, FDOR/FNAI, FDEP, US CENSUS (TIGER 2008), FGDL & EC&D.

NOTE: DATA ARE PROVIDED 'AS IS.' ACREAGES ARE APPROXIMATE & GIS DERIVED.  
 PROJECTION: NAD 1983 HARN STATEPLANE FLORIDA WEST FIPS 0902 FEET

MAP SCALE IS SET FOR MAPS PRINTED ON 8.5X11 PAPER.











**FIGURE 7**  
**EXISTING FLUCFCS**  
**TIPPEN BAY WETLAND**  
**MITIGATION BANK**  
**2014 TRUE COLOR AERIAL**  
**DE SOTO COUNTY, FLORIDA**



**Legend**

 Tippen Bay Wetland  
 Mitigation Bank (+/-  
 760.3 Acres)

**FLUCFCS**

-  211
-  310/321
-  427
-  427/428
-  617
-  630
-  631
-  641
-  643
-  814

FLUCFCS	Description	Acres
211	Improved Pasture	20.1
310	Dry/Palmetto Prairie	17.4
427	Live Oak	19.2
427/428	Live Oak/Cabbage Palm	67.5
617	Mixed Wetland Hardwoods	13.7
630	Wetland Forested Mixed	11.2
631	Wetland Scrub	23.0
641	Freshwater Marsh	83.3
643	Wet Prairie	480.7
814	Road	24.2
<b>TOTAL</b>		<b>760.3</b>



1 inch = 1,800 feet



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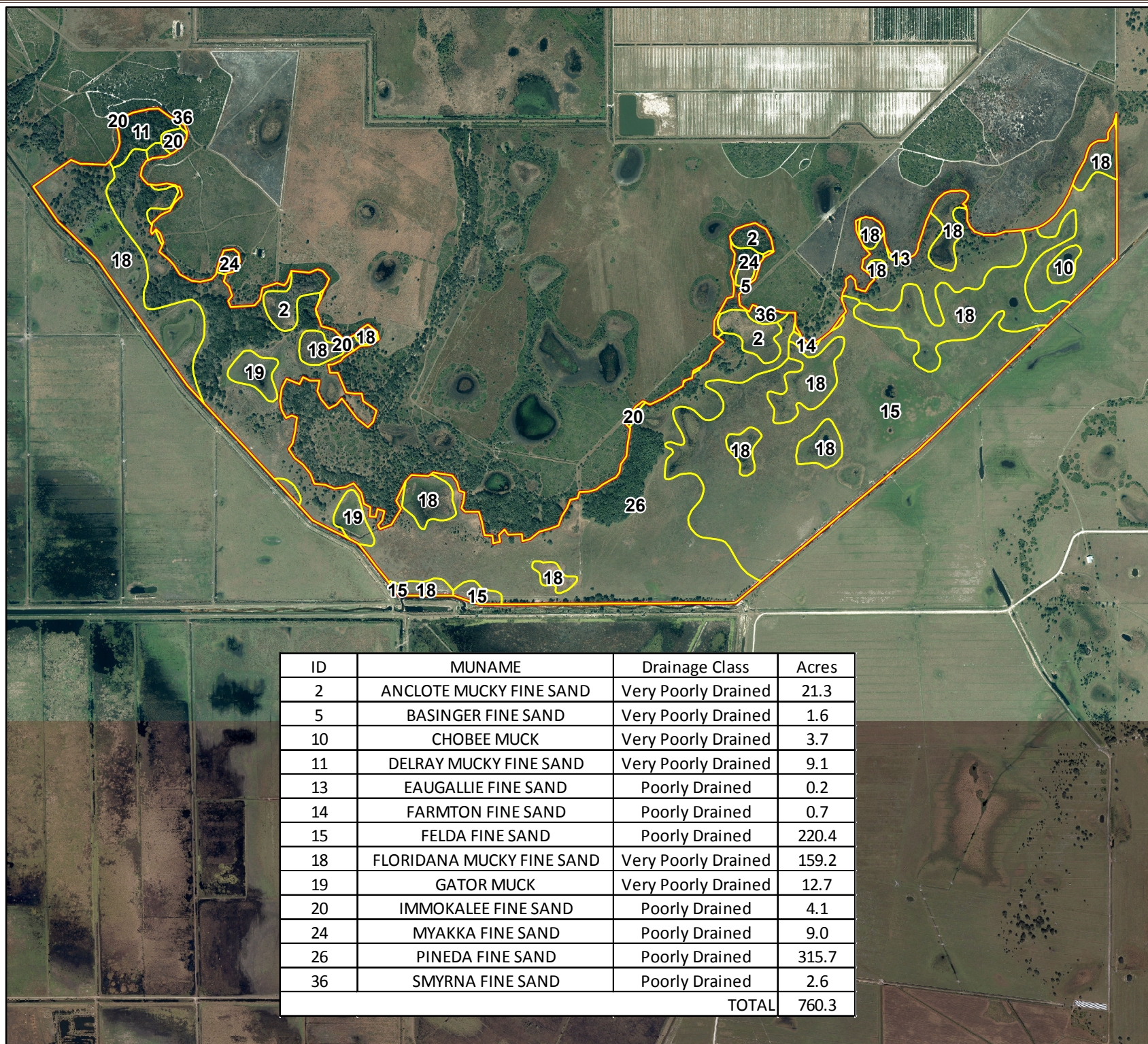
DATA SOURCES: COUNTY, WMD, USFWS, NCRS, FFWCC, SFWS/NWI, FEMA, USGS/NHD&NED, FDOT, FDOR/FNAL, FDEP, US CENSUS (TIGER 2008), FGDL & EC&D.

NOTE: DATA ARE PROVIDED 'AS IS.' ACREAGES ARE APPROXIMATE & GIS DERIVED. PROJECTION: NAD 1983 HARN STATEPLANE FLORIDA WEST FIPS 0902 FEET

MAP SCALE IS SET FOR MAPS PRINTED ON 8.5X11 PAPER.



**FIGURE 8**  
**USDA/NRCS**  
**SOIL SURVEY**  
**TIPPEN BAY WETLAND**  
**MITIGATION BANK**  
**2014 TRUE COLOR AERIAL**  
**DESOTO COUNTY, FLORIDA**



**Legend**

- Soils
- Tippen Bay Wetland
- Mitigation Bank (+/- 760.3 Acres)



1 inch = 1,800 feet









ID	MUNAME	Drainage Class	Acres
2	ANCLOTE MUCKY FINE SAND	Very Poorly Drained	21.3
5	BASINGER FINE SAND	Very Poorly Drained	1.6
10	CHOBEE MUCK	Very Poorly Drained	3.7
11	DELRAY MUCKY FINE SAND	Very Poorly Drained	9.1
13	EAUGALLIE FINE SAND	Poorly Drained	0.2
14	FARMTON FINE SAND	Poorly Drained	0.7
15	FELDA FINE SAND	Poorly Drained	220.4
18	FLORIDANA MUCKY FINE SAND	Very Poorly Drained	159.2
19	GATOR MUCK	Very Poorly Drained	12.7
20	IMMOKALEE FINE SAND	Poorly Drained	4.1
24	MYAKKA FINE SAND	Poorly Drained	9.0
26	PINEDA FINE SAND	Poorly Drained	315.7
36	SMYRNA FINE SAND	Poorly Drained	2.6
<b>TOTAL</b>			<b>760.3</b>



20140710 USGS Data  
 Copyright © 2014  
 DATA SOURCES: COUNTY: MWD, USDA/NRCS, FIM/CC, SFWS/NWI, FEMA, USGS/NHD&NE, FDOT, FDOT FINAL, FDEP, US CENSUS (TIGER 2008), FGDL & EC&D.  
 NOTE: DATA ARE PROVIDED AS IS; ACRES ARE APPROXIMATE & GIS DERIVED.  
 PROJECTION: NAD 1983 HARN STATEPLANE FLORIDA WEST FIPS 0902 FEET

**FIGURE 9  
ADJACENT  
CONSERVATION LANDS  
TIPPEN BAY WETLAND  
MITIGATION BANK  
DESOTO COUNTY, FLORIDA**

-  NRCS WRP
-  FISHEATING CREEK
-  WETLANDS RESERVE PROGRAM EASEMENT #105
-  BRIGHT HOUR WATERSHED
-  LONG ISLAND MARSH
-  PRAIRIE/SHELL CREEK





**DESOTO**

**HIGHLANDS**

**CHARLOTTE**

**GLADES**

**Legend**

-  Tippen Bay Wetland Mitigation Bank (+/- 760.3 Acres)
-  NRCS WRP
-  Tippen Bay WRP
-  Florida Scrub-jay Conservation Bank



1 inch = 4 miles



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ec&d@ec&d.com










DATA SOURCES: COUNTY, WMD, USDA/NRCS, FWCC, SFWS/NWI, FEMA, USGS/NHD&NED, FDOT, FDOR/FNAI, FDEP, US CENSUS (TIGER 2008), FGDL & EC&D.

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MAP SCALE IS SET FOR MAPS PRINTED ON 8.5X11 PAPER.

**FIGURE 10**  
**MITIGATION PLAN**  
**TIPPEN BAY WETLAND**  
**MITIGATION BANK**  
**2014 TRUE COLOR AERIAL**  
**DESOTO COUNTY, FLORIDA**

**Legend**

-  AA 1: Upland Prairie with Pine/Oak Preservation
-  AA 2: Upland Oak/Palm Hammock Preservation
-  AA 4: Forested Wetland Preservation
-  AA 7: Herbaceous Wetland Hydrologic Restoration
-  AA 8: Herbaceous Wetland Preservation
-  AA 9: Forested Wetland Restoration
-  AA 10: Herbaceous Wetland Creation South
-  AA 11: Herbaceous Wetland Hydrologic Enhancement
-  Other: Other Lands
-  Tippen Bay Wetland Mitigation Bank (+/- 760.3 Acres)



1 inch = 2,000 feet



AA Number	Legend	FLUCFCS	Acres
AA 1	Upland Prairie with Pine/Oak Preservation	3100	17.6
AA 2	Upland Oak/Palm Hammock Preservation	4270	85.2
AA 4	Forested Wetland Preservation	6170	13.7
AA 7	Herbaceous Wetland Hydrologic Restoration	6310	541.0
AA 8	Herbaceous Wetland Preservation	6310	3.6
AA 9	Forested Wetland Restoration	6300	11.2
AA 10	Herbaceous Wetland Creation South	2110	20.0
AA 11	Herbaceous Wetland Hydrologic Enhancement	6310	37.5
OTHER	Other Lands		30.5
		<b>TOTAL</b>	<b>760.3</b>



DATA SOURCES: COUNTY, WMD, USFWS, NCRS, FFWCC, SFWS/NWI, FEMA, USGS/NHD&NED, FDOT, FDOR/FNAI, FDEP, US CENSUS (TIGER 2008), FGDL & EC&D.  
 NOTE: DATA ARE PROVIDED 'AS IS.' ACREAGES ARE APPROXIMATE & GIS DERIVED.  
 PROJECTION: NAD 1983 HARN STATEPLANE FLORIDA WEST FIPS 0902 FEET

MAP SCALE IS SET FOR MAPS PRINTED ON 8.5X11 PAPER.