



DEPARTMENT OF THE ARMY
MOBILE DISTRICT, CORPS OF ENGINEERS
MONTGOMERY FIELD OFFICE
605 MAPLE STREET
BUILDING 1429, ROOM 105
MAXWELL AFB, ALABAMA 36112

CESAM-RD-N
PUBLIC NOTICE NO. SAM-2013-00552-JSC

December 3, 2015

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS AND
STATE OF ALABAMA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

PROPOSED DISCHARGE OF FILL MATERIAL IN ASSOCIATION WITH A
RECREATIONAL DEVELOPMENT
IN LEE COUNTY, ALABAMA

TO WHOM IT MAY CONCERN: This District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 USC 1344). This public notice is being distributed to all known interested persons to assist in developing facts on which a decision by the U.S. Army Corps of Engineers (USACE) can be based. Please communicate this information to interested parties.

APPLICANT: Jim Parker Properties, LLC
Attention: Mr. Jim Parker
2044 South College Street
Auburn, Alabama 36832

AGENT: Erosion Pros, LLC
Attention: Mr. Joel Seawell, CPESC
1975 Mall Boulevard, 3104
Auburn, Alabama 36830

LOCATION: Wetlands and unnamed tributaries to Parkerson Mill. The subject site is approximately 18 acres and is located west of South College Street in Auburn, Lee County, Alabama. The site is further described as being located within Section 12 of Township 18 North and Range 25 East (center coordinates of Latitude 32.565130° /Longitude -85.505036°). The parcel is located within the Lower Tallapoosa River watershed (HUC 03150110).

PREVIOUS AUTHORIZATIONS: Initial site development began in 2013 and involved the applicant seeking after-the-fact (ATF) authorization for the discharge of fill material into waters of the U.S. (WOUS) associated with the construction of the River Carroll commercial development. The unauthorized work (UA) consisted of the discharge of fill material into approximately 0.26 acres of jurisdictional wetlands. In addition to the ATF request, the applicant requested to fill an additional 1.20 acres of jurisdictional wetlands and 20 linear feet of perennial stream. In order to avoid and minimize impacts the project site was reduced in size from 18 acres to 10 acres. The original request for the River Carroll development was for the construction of a

hotel and associated infrastructure and was sited primarily in the area identified as RV parking in the current design. A standard permit was issued for the work proposed in 2013.

PROPOSED WORK: The applicant is proposing to construct a 300 seat amphitheater, a parking lot, 30 RV sites, and an associated storm water basin. The work will result in the discharge of fill material into 0.62 acre of jurisdictional wetlands and 700 linear feet of perennial stream previously proposed as avoidance areas in the original permit request.

AVOIDANCE AND MINIMIZATION: Current project design plans will avoid impacts 0.37 acre of wetlands and 371 linear feet of perennial streams. The USACE has not verified the adequacy of the applicant's avoidance and minimization statement at this time.

COMPENSATORY MITIGATION: Wetland credit calculations will be performed based on WRAP functional assessments. Likewise, stream credit calculations will be performed using the 2012 edition of the Mobile District Stream SOP. The applicant proposes to mitigate for unavoidable impacts to WOUS through the purchase of wetland mitigation credits from a USACE approved wetland mitigation bank within the Lower Tallapoosa watershed.

The applicant is preparing their application for certification from the State of Alabama in accordance with Section 401(a) (1) of the Clean Water Act, and upon completion of the required advertising, a determination relative to certification will be made.

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by the USACE can be based. For accuracy and completeness of the record, all data in support of or in opposition to the proposed work should be submitted in writing setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition. The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production, and in general, the needs and welfare of the people.

The USACE is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the USACE to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and the overall

public interest of the proposed activity. Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state with particularity, the reasons for holding a public hearing.

Evaluation of the probable impacts involving discharges of dredged or fill material into waters of the United States will include the application of the Section 404(b)(1) guidelines established by the Administrator of the U.S. Environmental Protection Agency.

A preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicate that the proposed activity will not affect listed endangered or threatened species, or their critical habitat. Copies of this notice are being sent to the U.S. Fish and Wildlife Service.

The National Register of Historic Places will be consulted for properties listed in or eligible for the National Register which would be affected by the proposed work. This review will constitute the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the project area. Copies of this notice are being sent to the State Historic Preservation Officer.

Any correspondence concerning this publication should refer to Public Notice **SAM-2013-00552-JSC** and should be directed to the following address:

District Engineer:

U. S. Army Engineer District, Mobile
Regulatory Division, Montgomery Field Office
Attention: James S. Cherry, II
605 Maple Street
Building 1429, Room 105
Maxwell, AFB, Alabama 36112

with a copy to the :

Director
Alabama Department of Environmental Management
Post Office Box 301463
Montgomery, Alabama 36130-1463

All comments should be received no later than 30 **days** from the date of issuance of this Public Notice.

Enclosed to assist you with your review are: location map; USGS topographic map; WOUS impacts figure; and project site layout.

If you have any questions concerning this publication, you may contact the Project Manager via e-mail at james.s.cherry@usace.army.mil or telephone number (334) 953-2172. Please refer to the above public notice number.

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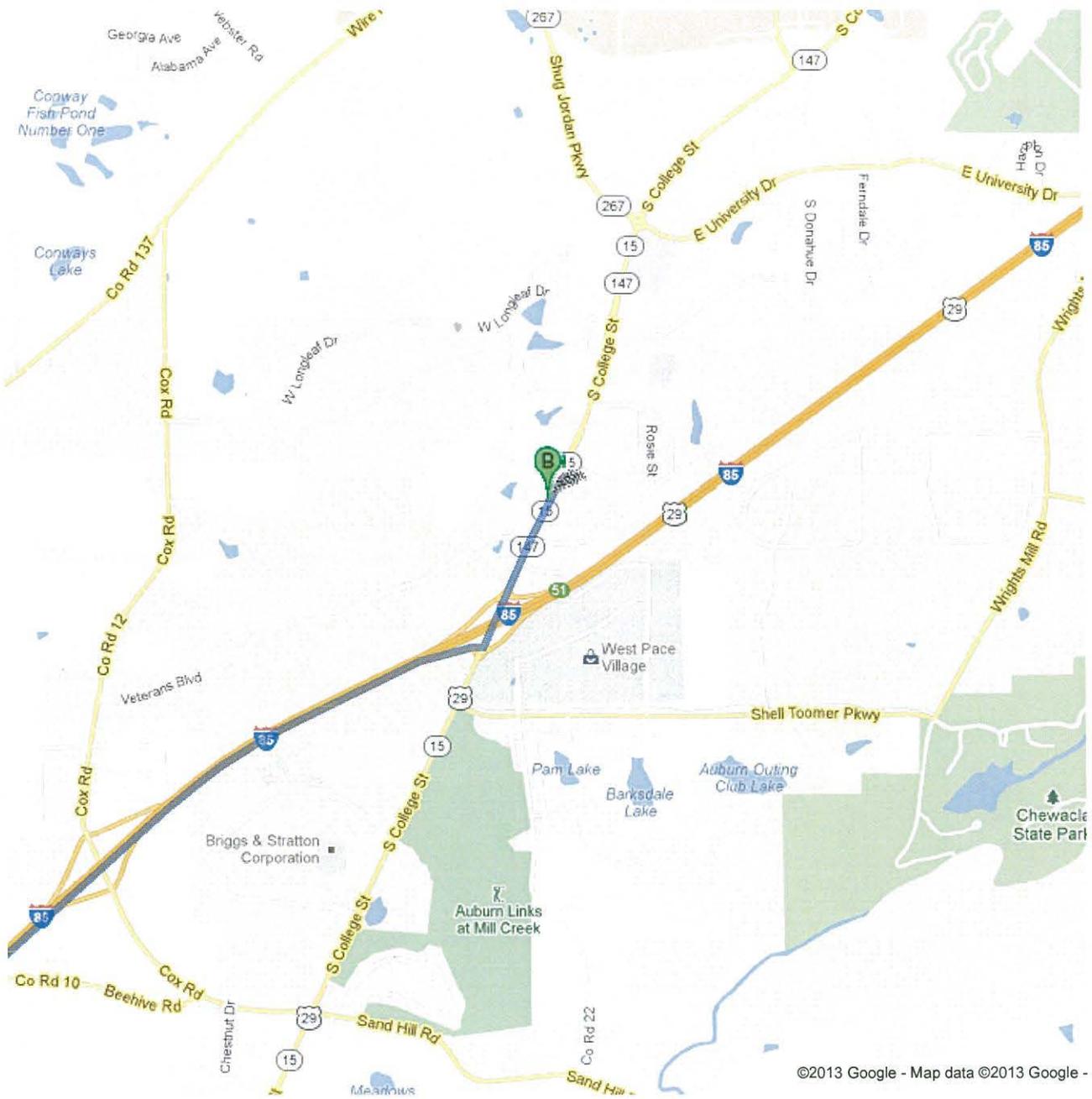
For additional information about the Mobile District's Regulatory Program, please take a moment to visit our web site at <http://www.sam.usace.army.mil/Missions/Regulatory.aspx>.

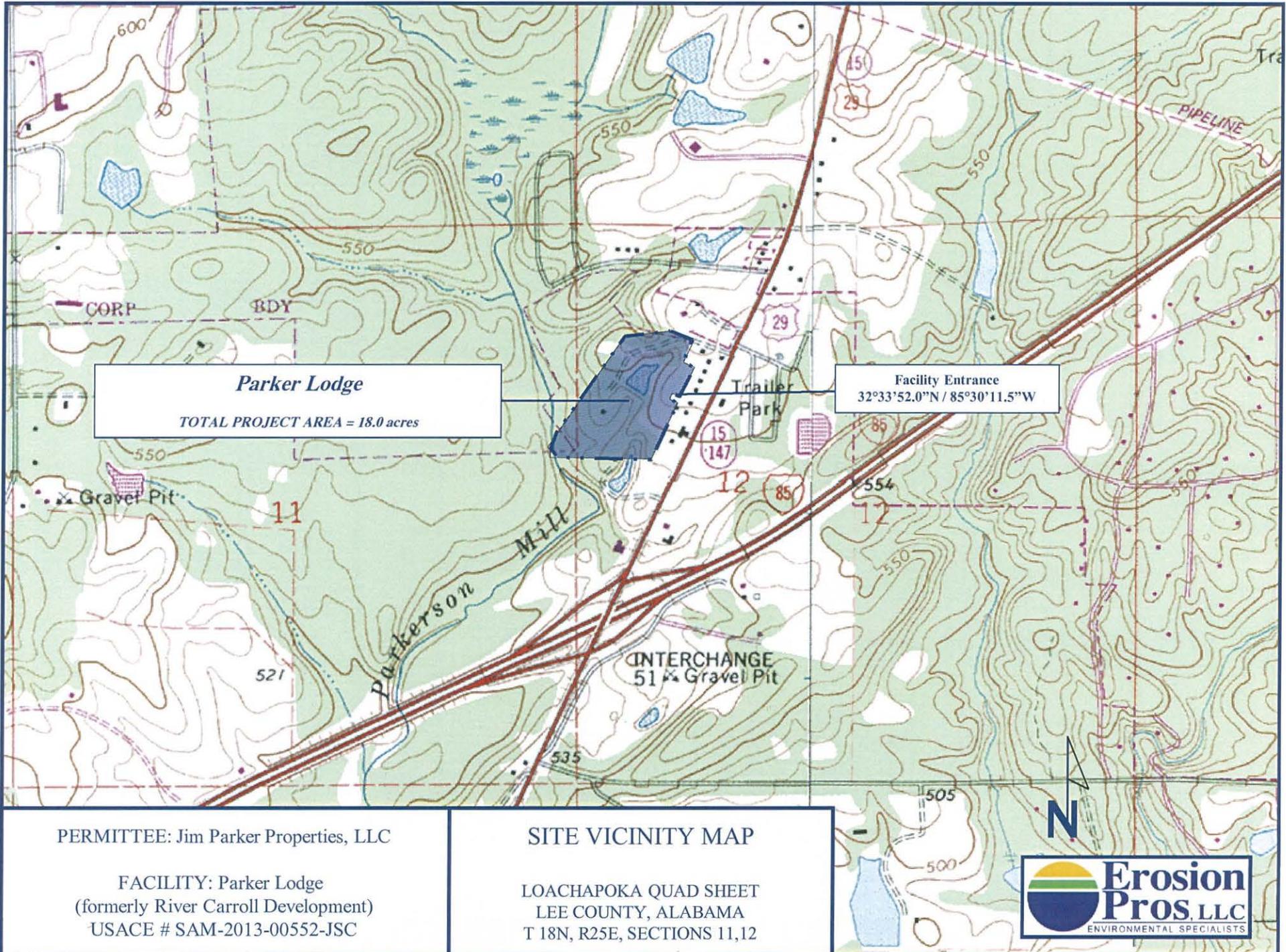
MOBILE DISTRICT
U.S. Army Corps of Engineer

Enclosures



Directions to AL-147 S/AL-15 S/S College St
50.9 mi – about 51 mins





Parker Lodge
 TOTAL PROJECT AREA = 18.0 acres

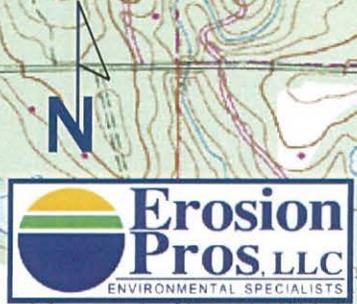
Facility Entrance
 32°33'52.0"N / 85°30'11.5"W

PERMITTEE: Jim Parker Properties, LLC

FACILITY: Parker Lodge
 (formerly River Carroll Development)
 USACE # SAM-2013-00552-JSC

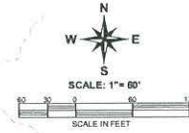
SITE VICINITY MAP

LOACHAPOKA QUAD SHEET
 LEE COUNTY, ALABAMA
 T 18N, R25E, SECTIONS 11,12



JIM PARKER PROPERTIES, LLC
PROPOSED SITE LAYOUT & GRADING PLAN
 SECTION 12 T 18 N Rg 25 E
 AUBURN LEE COUNTY ALABAMA
 SCALE: 1" = 60'
 ARTHUR R. NETTLES, AL. P.E. REG. NO. 28311

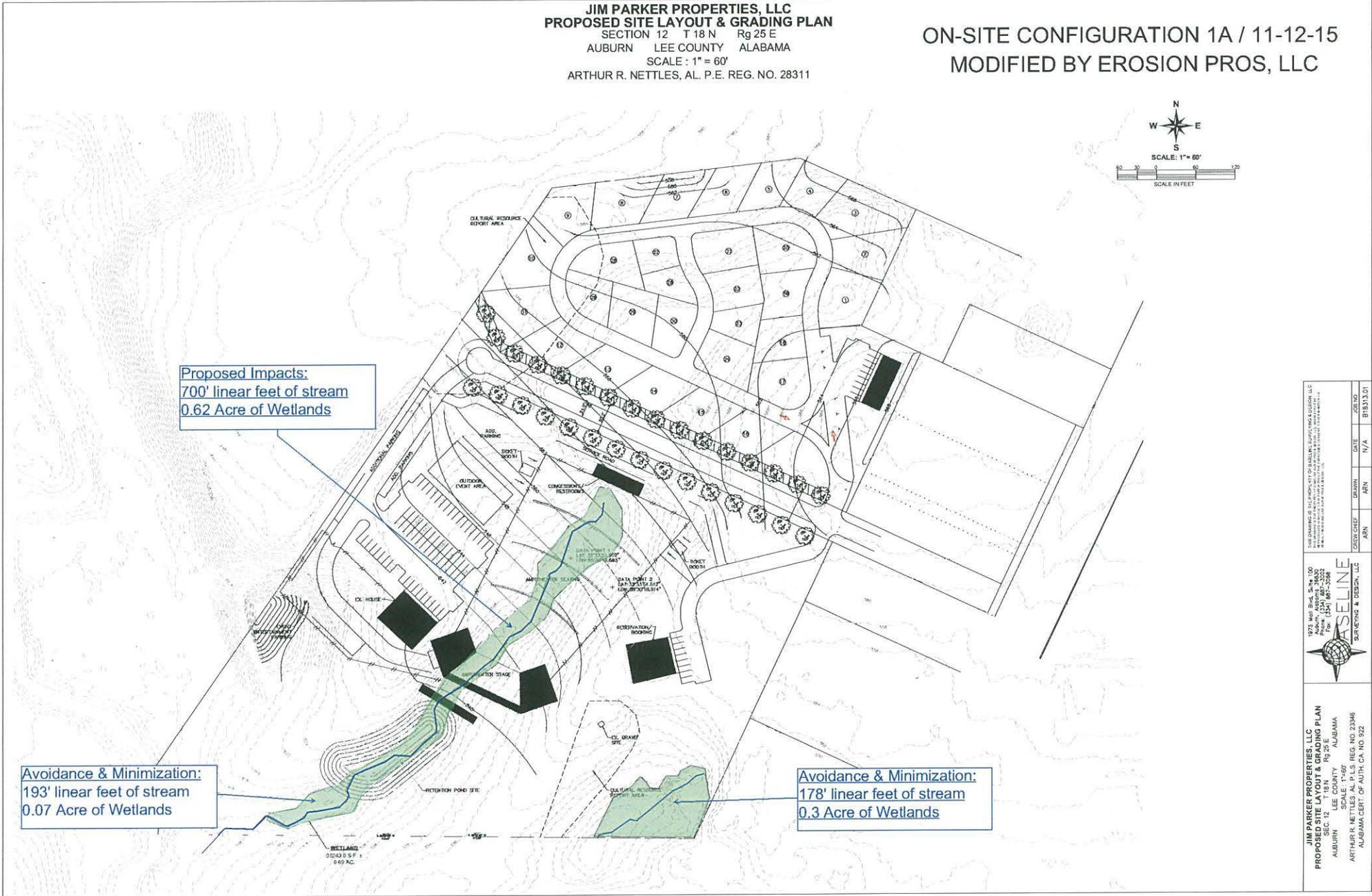
ON-SITE CONFIGURATION 1A / 11-12-15
MODIFIED BY EROSION PROS, LLC



Proposed Impacts:
 700' linear feet of stream
 0.62 Acre of Wetlands

Avoidance & Minimization:
 193' linear feet of stream
 0.07 Acre of Wetlands

Avoidance & Minimization:
 178' linear feet of stream
 0.3 Acre of Wetlands



1027 West 21st St., Suite 100
 Auburn, Alabama 36832
 Phone: (334) 887-7288
 Fax: (334) 887-7288

BASELINE
 SURVEYING & DESIGN, LLC

JIM PARKER PROPERTIES, LLC
PROPOSED SITE LAYOUT & GRADING PLAN
 SEC. 12 T. 18 N. Rg. 25 E
 AUBURN LEE COUNTY ALABAMA
 ARTHUR R. NETTLES AL. P.E. REG. NO. 23346
 ALABAMA CERT. OF AUTH. CA. NO. 922

CREATED	AR	DATE	08/15/10
DRAWN	AR	DATE	N/A
CHECKED	AR	DATE	08/03/10