



**DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS – MOBILE DISTRICT  
MONTGOMERY FIELD OFFICE  
605 MAPLE STREET  
BUILDING 1429, ROOM 105  
MAXWELL AFB, AL 36112**

**CESAM-RD-NB  
PUBLIC NOTICE NO. SAM-2007-01416-ARW**

**February 19, 2014**

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

**PROPOSED EXPANSION OF A RESIDENTIAL 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 Corps can be based. Please communicate this information to interested parties.

**APPLICANT:** Conner Brothers Construction Company  
Attention: Mr. Ab Conner  
739 Opelika Road  
Auburn, Alabama 36830

**AGENT:** Goodwyn, Mills and Cawood, Incorporated  
Attention: Mr. Justin Edwards  
2660 East Chase Lane, Suite 200  
Montgomery, Alabama 36117

**LOCATION:** The Robert Trent Jones- Grand National Village residential development is located north of Interstate 85 and east of U.S. Highway 280 in Section 22, 23, 26,27, 33 & 34 of Township 20 North, and Range 26 East in Auburn, Lee County, Alabama. The development in its entirety is located on an approximately 753 acre (ac) parcel with central coordinates of latitude 32.688472° North and longitude 85.434408° West. The area is depicted on the Alabama: Opelika West Quadrangle, United States Geological Survey Topographic Map. The site is within the Lower Tallapoosa River watershed (HUC 03150110).

**PROPOSED WORK:** The initial stages of development for the referenced residential subdivision were authorized by SAM-2007-01416-ARW in June 2008.

The referenced June 2008 permit expired in June 2013 without completion of the proposed project. Currently, the applicant is requesting authorization to continue development of the Grand National housing development with both permanent and temporary impacts to waters of the U.S. The project, as proposed, includes permanent impacts to 1,389 linear feet (lf) of streams, and 0.29 ac of wetlands within the Saugahatchee drainage.

The applicant is also requesting authorization to temporarily side cast material into jurisdictional wetlands for the installation of a sewer line. All areas temporarily impacted will be returned to their pre-construction contours. However, the applicant proposes to maintain cleared forested wetlands in an herbaceous state. Proposed stream impacts are related to sewer crossings, road crossings, residential lots and other infrastructure. Specific details of proposed permanent impacts to waters of the U.S. are detailed in tables 1 and 2.

Table 1. Proposed Impacts to Jurisdictional Wetlands

Site	Impact Type/Purpose	Impact Size (ac)
Wetland 1	Temporary Side Cast/Permanent Conversion	0.04
Wetland 2	Temporary Side Cast/Permanent Conversion	0.09
Wetland 3	Temporary Side Cast/Permanent Conversion	0.07
Wetland 4	Temporary Side Cast/Permanent Conversion	0.05
Wetland 7	Temporary Side Cast/Permanent Conversion	0.04
<b>Total</b>		<b>0.29</b>

Table 2. Proposed Impacts to Jurisdictional Streams

Site	Impact Type/Purpose	Impact Size (lf)
Ephemeral Stream 1	Pipe/Lots	857
Ephemeral Stream 6	Fill/Lot and Road	153
Ephemeral Stream 7	Fill/Lot	124
Intermittent Stream 3	Fill/Lot	255
<b>Total</b>		<b>1,389</b>

**AVOIDANCE & MINIMIZATION:** As a part of their avoidance measures the applicant screened five off-site properties as possible locations for the proposed development. According to their agent the properties were screened based on availability and potential impacts to the environment. With regards to onsite minimization the applicant's agent has stated that all practicable measures, including

the removal of residential lots, were taken during the design phases to limit impacts to water of the U.S. (*The Corps has not fully evaluated the adequacy of the proposed avoidance and mitigation*).

**COMPENSATORY MITIGATION:** The applicant proposes to mitigate for unavoidable impacts to jurisdictional wetlands and streams through implementation of off-site in-kind mitigation within the Lower Tallapoosa watershed. The mitigation proposed would be a continuation of mitigation proposed under the previously referenced June 2008 permit.

**WATER QUALITY:** 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 U.S. Army Corps of Engineers (Corps) 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 Corps 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 Corps 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.

**HISTORIC PROPERTIES:** 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 action 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.

**ENDANGERED SPECIES:** A preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicated 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.

Any correspondence concerning this publication should refer to this Public Notice **SAM-2007-01416-ARW** 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  
Bldg. 1429, Room 105  
Maxwell, AFB, AL 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: Vicinity map; Topographic map; Site Master Plan; Proposed Impacts Maps.

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

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/>, while there please take a moment to complete our customer satisfaction survey. Your responses are appreciated and will allow us to improve our services.

Encls

MOBILE DISTRICT  
U.S. Army Corps of Engineers

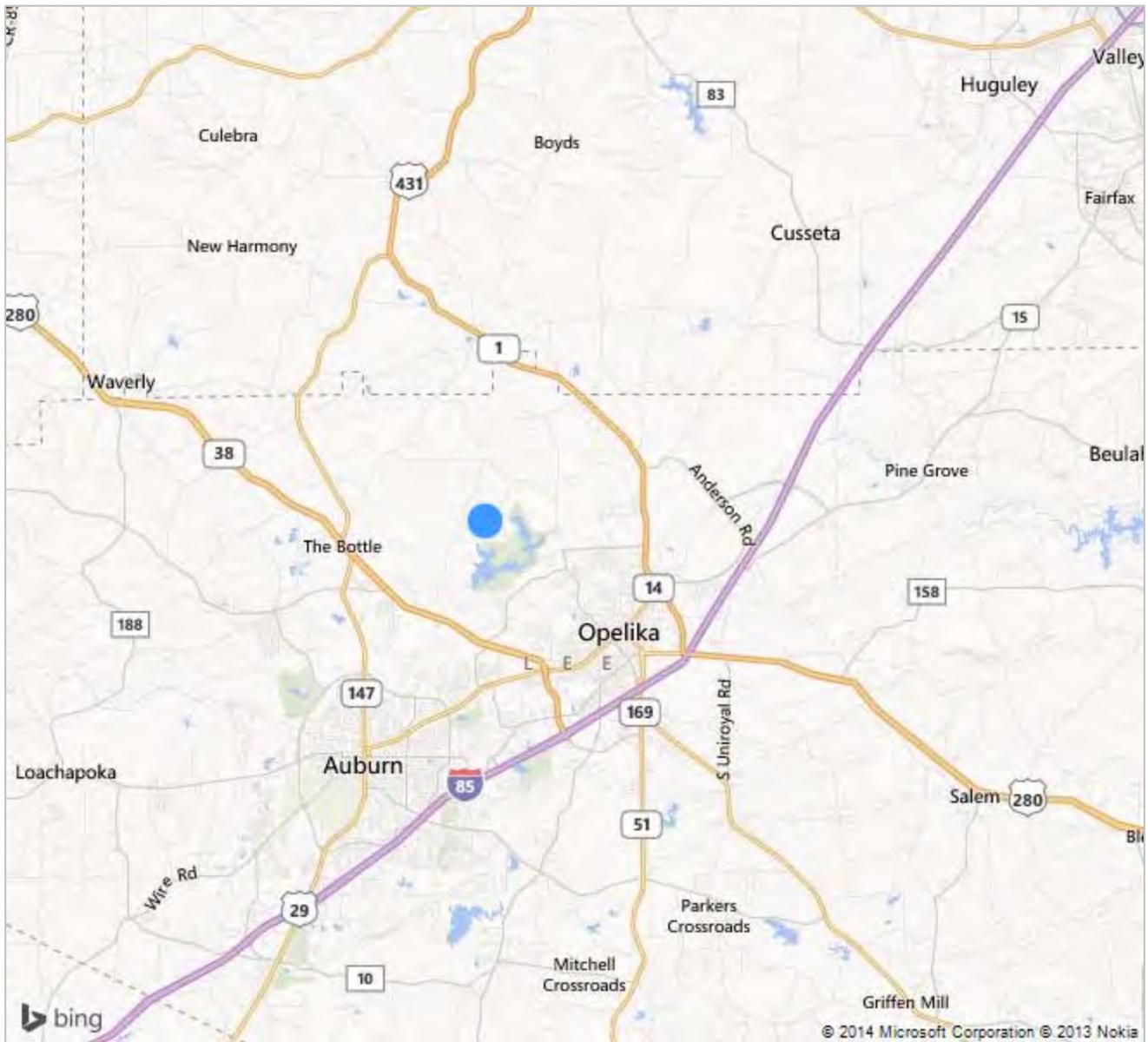


32.688472, -85.434408

My Notes



On the go? Use [m.bing.com](http://m.bing.com) to find maps, directions, businesses, and more



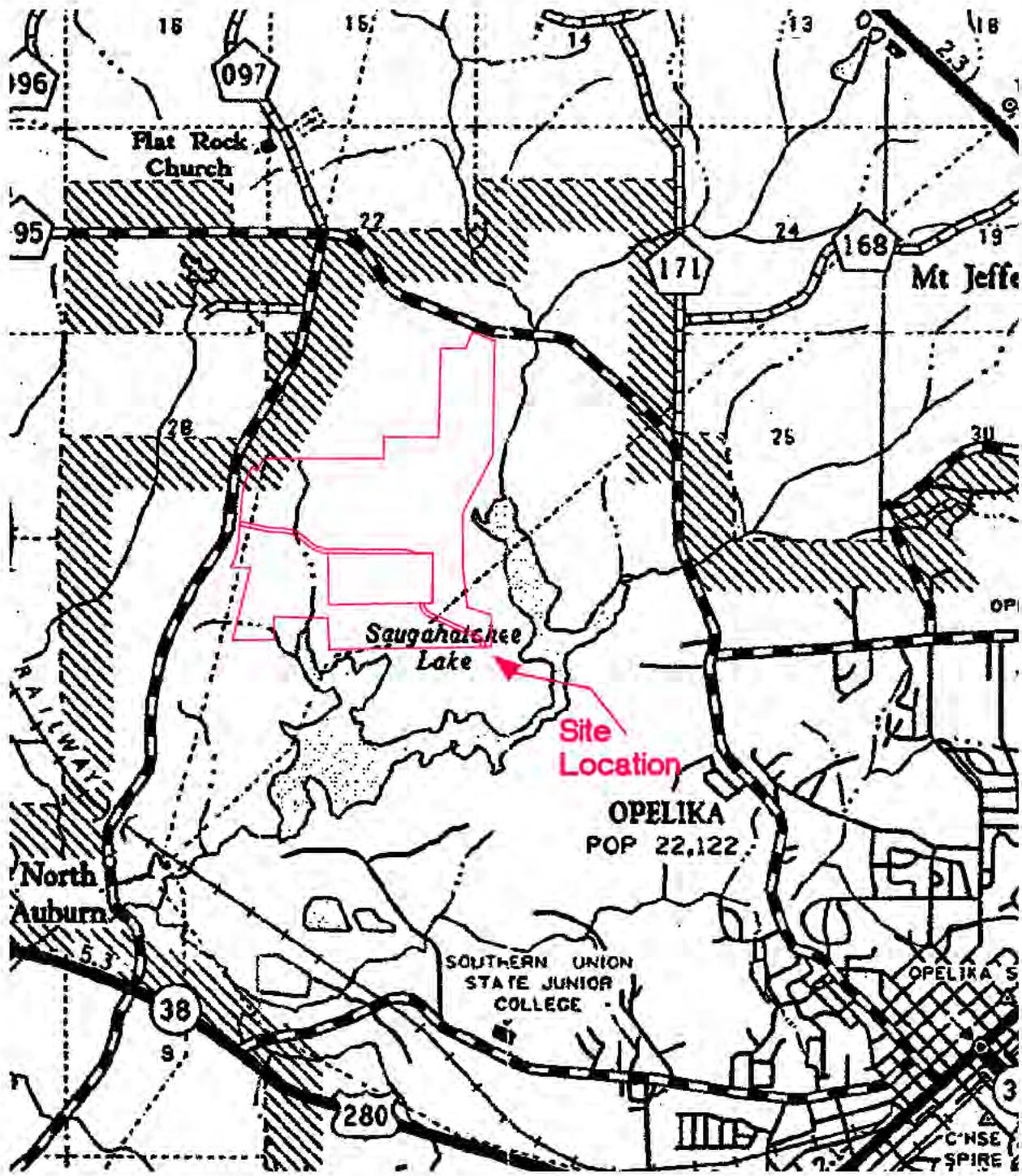


FIGURE  
4

Goodwyn, Mills & Cawood, Inc.

P. O. Box 242128  
2660 East Chase Lane, Suite 200  
Montgomery, Alabama 36124

TITLE: SITE  
LOCATION  
MAP

PROJECT: RTJ  
OPELIKA, AL

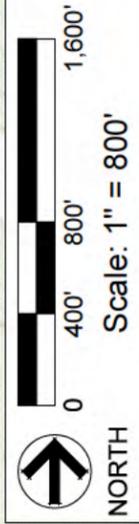
DESIGNED:

DRAWN: RDC

SCALE: 1"=2500'

DATE: 5/1/06

Proposed Wetland Impacts				Proposed Stream Impacts			
Sewer 1	0.04	Ac.	Fill	ES1	857	L.F.	Pipe
Sewer 2	0.09	Ac.	Fill	ES6	153	L.F.	Fill
Sewer 3	0.07	Ac.	Fill	ES7	124	L.F.	Fill
Sewer 4	0.05	Ac.	Fill	IS3	255	L.F.	Fill
Sewer 7	0.04	Ac.	Fill				
<b>TOTALS</b>	<b>0.29</b>	<b>Ac.</b>			<b>1,389</b>	<b>L.F.</b>	



Eph-2  
90 L.F.

Eph-3  
158 L.F.

Eph-4  
85 L.F.

Eph-5  
388 L.F.

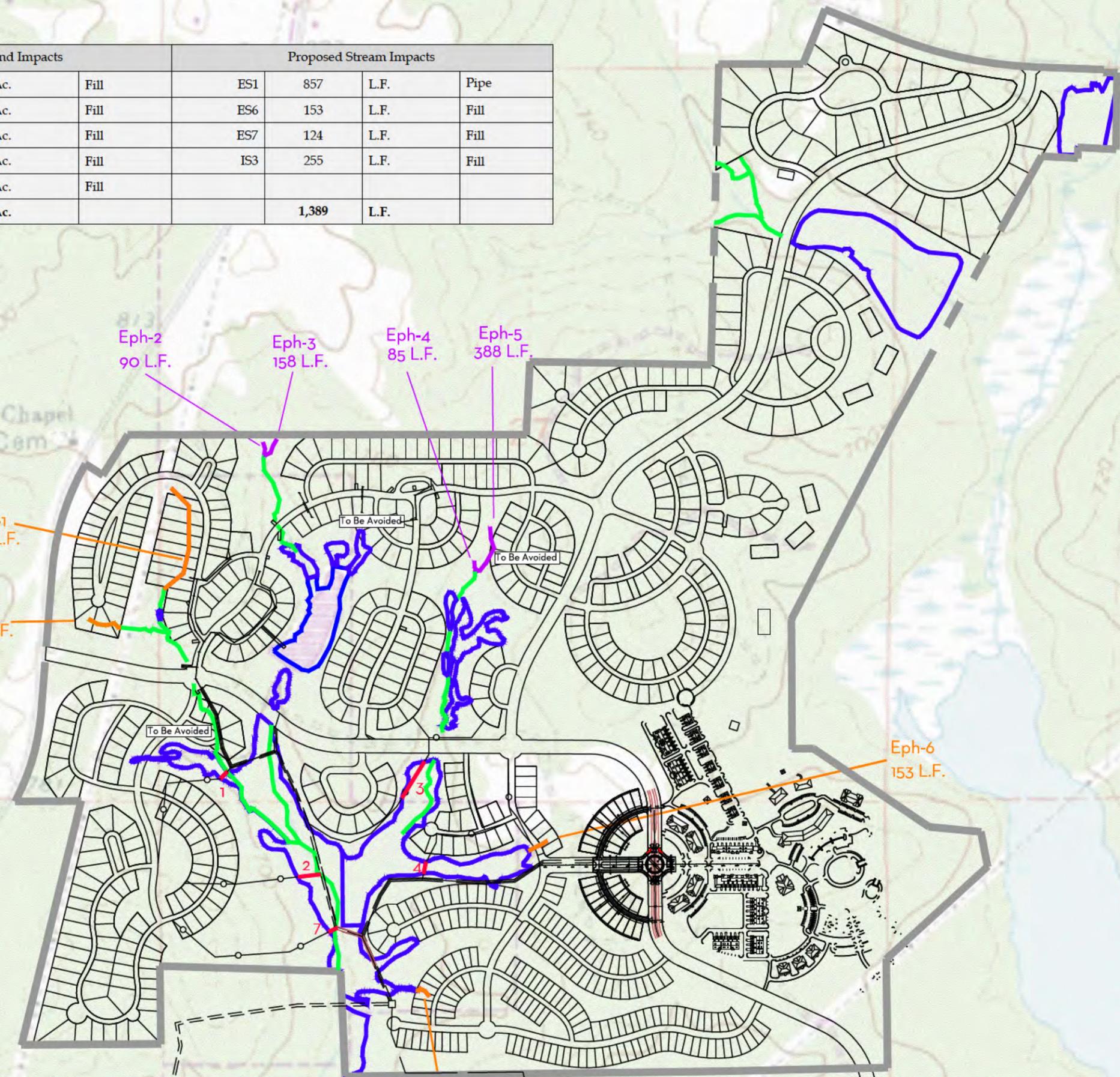
Eph-1  
857 L.F.

Int-3  
255 L.F.

Eph-6  
153 L.F.

Eph-7  
124 L.F.

- Ephemeral Strm
- Intermittent Strm
- Wetlands
- Site Boundary
- Stream Impacts
- Wetland Impacts



**FIGURE 4**

U.S.G.S QUADRANGLE  
GMC # E5556  
DATE: 11/5/2013  
DRAWN BY: JDE

REF. SHEET: SAM-2007-01416-ARW  
DESCR PTION: JURISDICTIONAL IMPACTS

**CONNER BROTHERS**  
**GRAND NATIONAL VILLAGE**  
OPELIKA, LEE COUNTY, ALABAMA

**GOODWYN | MILLS | CAWOOD**  
2660 EastChase Lane, Suite 200 | Montgomery, AL 36117  
Tel 334.271.3200 | GMCNETWORK.COM