



DEPARTMENT OF THE ARMY
MOBILE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 2288
MOBILE, ALABAMA 36628-0001

REPLY TO
ATTENTION OF:

**CESAM-RD-C
PUBLIC NOTICE NO. SAM-2012-1546-DEM**

January 11, 2013

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

PROPOSED WETLAND FILL IN GULF SHORES, BALDWIN 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). Please communicate this information to interested parties.

**APPLICANT: Cottages at Romar
Mr. Paul Stewart
Post Office Box 91817
Mobile, Alabama 36691**

**AGENT: Dowling Environmental, Inc.
Attention: Mr. Hugh M. Dowling
Post Office Box 70181
Mobile, Alabama 36607**

WATERWAY: Wetlands within the Portage Creek watershed located at Roscoe Road and Burkowski Lane , Gulf Shores, Baldwin County, Alabama, Section 2, Township 9 South, Range 4 East; Latitude 30.285277° North and Longitude -87.6400° West.

WORK: The applicant proposes to fill 4.72 acres of wetlands on an approximate 10.2 acre parcel for the construction of a 63 unit RV Park. The basic project purpose is commercial development. The development would include a common area with pool, club house, and other recreational amenities. A 30 foot perimeter buffer is also proposed. Project water and sewer would be provided by the City of Gulf Shores. Approximately 1.89 acres of wetlands is proposed to be avoided. The applicant proposes to purchase mitigation credits from the Weeks Bay Mitigation Bank.

The applicant has applied for state water quality (WQ) certification in accordance with Section 401(a)(1) of the Clean Water Act, and for coastal zone (CZ) consistency in accordance with the State Coastal Zone Management Program. Upon completion of the required advertising and public comment review, a determination relative to WQ certification and CZ consistency will be made by the Alabama Department of Environmental Management.

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.

**CESAM-RD-C
PUBLIC NOTICE NO. SAM-2012-1546-DEM
COTTAGES AT ROMAR**

January 11, 2013

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 to determine 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 deposits of dredged or fill material into waters of the United States will include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

In accordance with Section 106 of the National Historic Preservation Act, and Appendix C of 33 CFR 325, the undertaking defined in this notice is being considered for the potential to effect cultural and historic properties within the permit area. Although the extent of Federal control and responsibility for these considerations are confined to the limits of the permit area for this particular project, the potential indirect effects that may occur to historic properties as a result of this undertaking are also being considered. We are seeking comment from the State Historic Preservation Officer, Federally recognized American Indian tribes, local historical societies, museums, universities, the National Park Service and concerned citizens regarding the existence or the potential for existence of significant cultural and historic properties within the permit area.

A preliminary endangered species assessment has been conducted to determine the presence of Federally listed species or critical habitat. The preliminary assessment concluded that the project will not adversely affect listed or proposed species. The project will be coordinated with the U.S. Fish and Wildlife Service and the National Marine Fisheries Service in accordance with the provisions of the Federal Endangered Species Act, to insure that the proposed activities will not

**CESAM-RD-C
PUBLIC NOTICE NO. SAM-2012-1546-DEM
COTTAGES AT ROMAR**

January 11, 2013

adversely affect any listed or proposed species.

After review of public comments, the Alabama Department of Environmental Management will determine if the proposal complies with and will be operated or maintained in a manner consistent with the Clean Water Act and the Coastal Zone Management Program.

Correspondence concerning this Public Notice should refer to **SAM-2012-1546-DEM** and should be mailed to:

District Commander, U.S. Army Engineer District, Mobile
Attention: Regulatory Division (RD-C)
Post Office Box 2288,
Mobile, Alabama 36628-0001

with a copy furnished to:

Alabama Department of Environmental Management
4171 Commanders Drive
Mobile Alabama 36615.

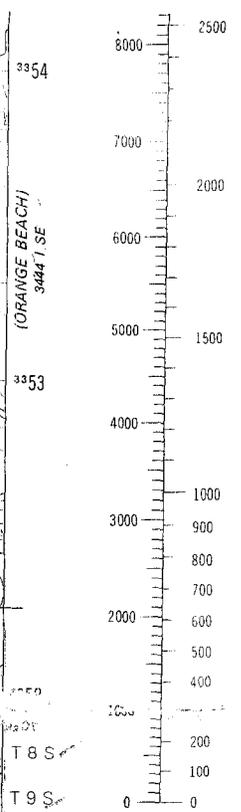
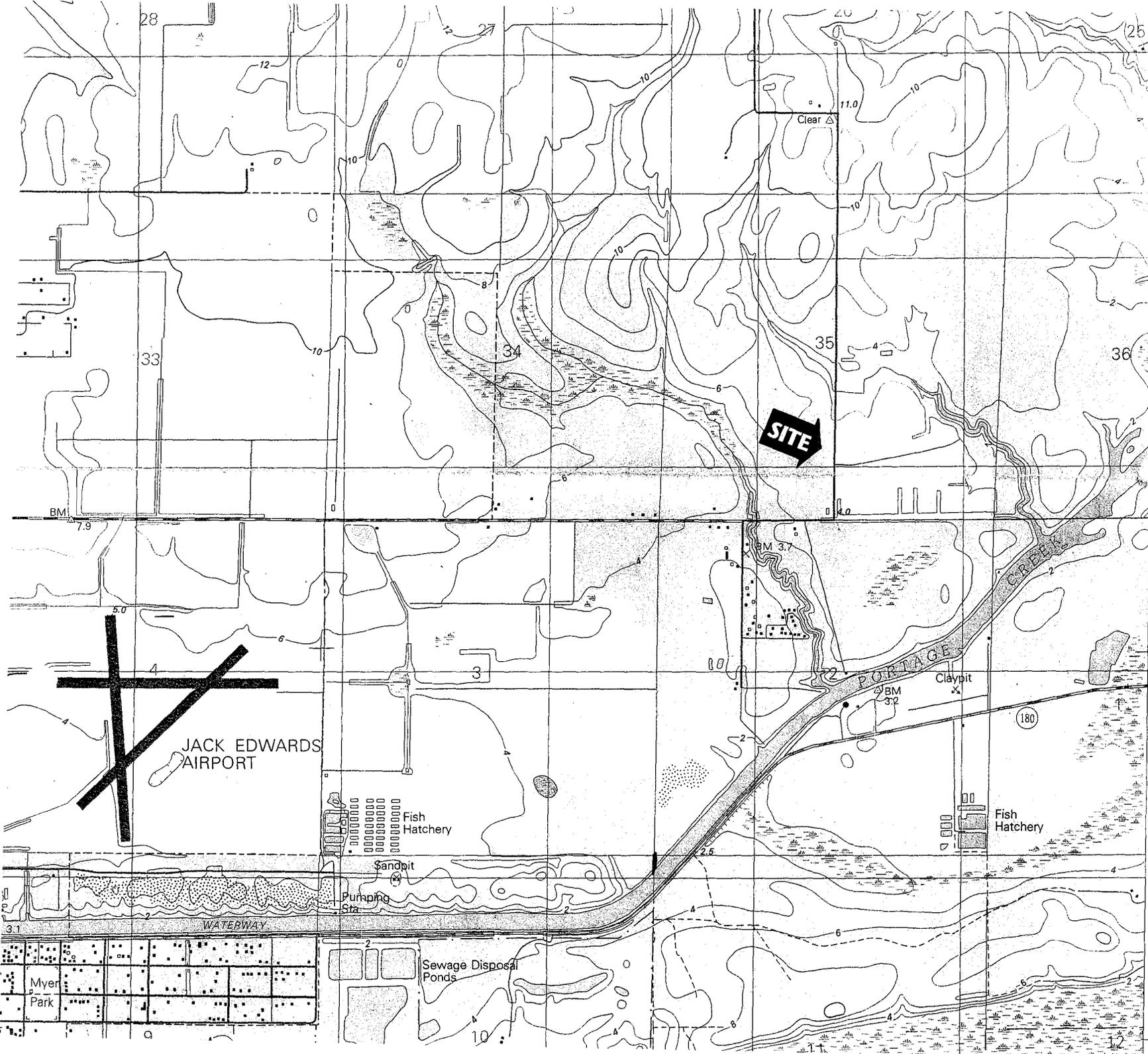
All Comments should be received no later than 30 days from the date of this Public Notice.

If you have any questions concerning this publication, you may contact the project manager, Mr. Don Mroczko at telephone number (251) 690-3185 or donald.e.mroczko@usace.army.mil. Please refer to the Public Notice Number **SAM-2012-1546-DEM**.

For additional information about our Regulatory Program, please visit our web site at www.sam.usace.army.mil/RD/reg, and please take a moment to complete our customer satisfaction survey while you're there. Your responses are appreciated and will allow us to improve our services.

MOBILE DISTRICT
U.S. Army Corps of Engineers

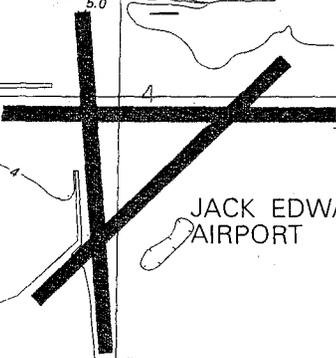
Enclosures



Feet	Meters
1	.3048
2	.6096
3	.9144
4	1.2192
5	1.5240
6	1.8288
7	2.1336
8	2.4384
9	2.7432
10	3.0480

To convert feet to meters
multiply by .3048

To convert meters to feet
multiply by 3.2808



JACK EDWARDS
AIRPORT

SITE

PORTAGE

Fish Hatchery

Fish Hatchery

Sandpit

Pumping Sta

Sewage Disposal Ponds

Myer Park

WATERWAY

17'30"

ORANGE BEACH 5.8 KM

3350

T 8 S
T 9 S

(ORANGE BEACH)
3444.1 SE

28

25

33

34

35

36

BM 7.9

BM 3.7

BM 3.2

(180)

3.1

2

10

1

12

