



REPLY TO  
ATTENTION OF:

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

CESAM-RD-A  
PUBLIC NOTICE NO. SAM-2015-00484-JEB

11 June 2015

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

**REQUEST FOR AUTHORIZATION TO FILL 2.16 ACRES OF WETLANDS  
FOR DEVELOPMENT OF RESIDENTIAL LOTS WITHIN THE WYNNFIELD  
SUBDIVISION, UNITS 5 AND 6, MOBILE, MOBILE 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:** Wynnfield Development, LLC  
Attention: Mr. Charles J. Vinson  
Post Office Box 91323  
Mobile, Alabama 36692

**AGENT:** Wetland Resources Environmental Consulting  
Attention: Mrs. Gena Todia  
Post Office Box 2694  
Daphne, Alabama 36526

**LOCATION OF WORK:** Wynnfield Subdivision, Section 7, Township 5 South, Range 2 West, Mobile, Mobile County, Alabama. Exact project coordinates are 30.6250N, -88.2170W.

**WATERWAY:** Intermittent unnamed tributary to Halls Mill Creek, Section 7, Township 5 South, Range 2 West, Mobile, Mobile County, Alabama.

**PROPOSED WORK:** The applicant requests authorization to impact 0.09 acre of wetlands to construct a road crossing from the existing subdivision into an undeveloped tract that is to be Units 5 and 6 of Wynnfield Subdivision. An arch-type appropriately sized bottomless culvert will be installed in the two-lane, 60-ft. wide road crossing in order to avoid stream impacts. The driving surface will be paved with asphalt and road shoulders will be stabilized with sod.

A total of 2.07 acres of wetlands are proposed to be filled to facilitate development of residential lots and a cul-de-sac within Unit 5 of the residential subdivision. Forest cover will be cleared where necessary and grading and filling will be done for road construction, utility installation (underground), and residential construction. All utilities are to be installed within road rights of way and through areas to be filled. No utilities will be installed through wetlands that are to be avoided. Overall wetland impacts total 2.16 acres. No stream impacts are proposed.

The applicant has stated the following concerning avoidance and minimization to Waters of the United States:

**Lots along Perennial Stream and Associated Wetlands** -The lots on the west side of the property, with the exception of Lot 10, have been platted to exclude encroachment into wetlands. Lot 10 would be too shallow to build on without some minor wetland fill. Otherwise, all wetlands along this stream channel are being avoided with the development of Units 5 and 6.

**Road Crossing** - It is necessary to cross the narrow wetland associated with the intermittent stream on the east side of the property in order to access the project area. This is the only access point into the property. Bridging this crossing would not be economically feasible. An arch-type appropriately sized bottomless culvert will be installed to accommodate expected high flows and maintain connectivity between the upstream and downstream wetland segments. The road width is the minimum necessary to comply with public road construction requirements. Road shoulders will be at a 3:1 slope to ensure the ability to stabilize these areas.

**Seepage Slope Wetlands** - The two seepage slope wetlands in the northeast area of the property cannot be avoided for economic reasons. Complete avoidance of these wetlands would mean the elimination of 10 residential lots, which is over 20% of the planned lots in Units 5 and 6.

The U.S. Army Corps of Engineers (USACE) has not verified the adequacy of the applicants avoidance and minimization statement at this time.

The applicant has stated the following concerning mitigation for unavoidable impacts to Waters of the United States:

Wetland Rapid Assessment Procedure (WRAP) was used to conduct a functional assessment of wetlands that have been impacted and that are proposed to be impacted. WRAP scores are as follows. Credits are to be purchased from the Alabama Port Mitigation Bank or the Hells Swamp Mitigation Bank at the prescribed ratios. The USACE has not verified the adequacy of this mitigation proposal at this time.

The applicant has applied 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 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.

The National Register of Historic Places will be consulted for properties listed in or eligible for the National Register which are known to exist and would be affected by the proposed work. Additional notification will be furnished to the State Historic Preservation Officer via this Public Notice. This review constitutes 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 permit area. Copies of this notice are being sent to the U.S. Department of the Interior, National Park Service, Division of Archeological Services.

Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicates that no listed endangered and threatened species or their critical habitat occur within the project area. Notification to the United States Fish and Wildlife Service will be furnished via this Public Notice.

Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2015-00484-JEB** and should be directed to the District Commander, U.S. Army Corps of Engineers, Mobile District, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: Regulatory Division, with a copy to the Alabama Department of Environmental Management, Mobile Branch, Coastal Section, 3664 Dauphin Street, Suite B, Mobile, Alabama 36608, (If not in coastal zone: Post Office Box 301463, Montgomery, Alabama 36130-1463). 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 this office, **Mr. Eric Buckelew**, telephone number **251-690-3184**, e-mail **james.e.buckelew@usace.army.mil**. Please refer to the above Public Notice number.

For additional information about our Regulatory Program, please visit our web site at <http://www.sam.usace.army.mil/Missions/Regulatory.aspx>, and please

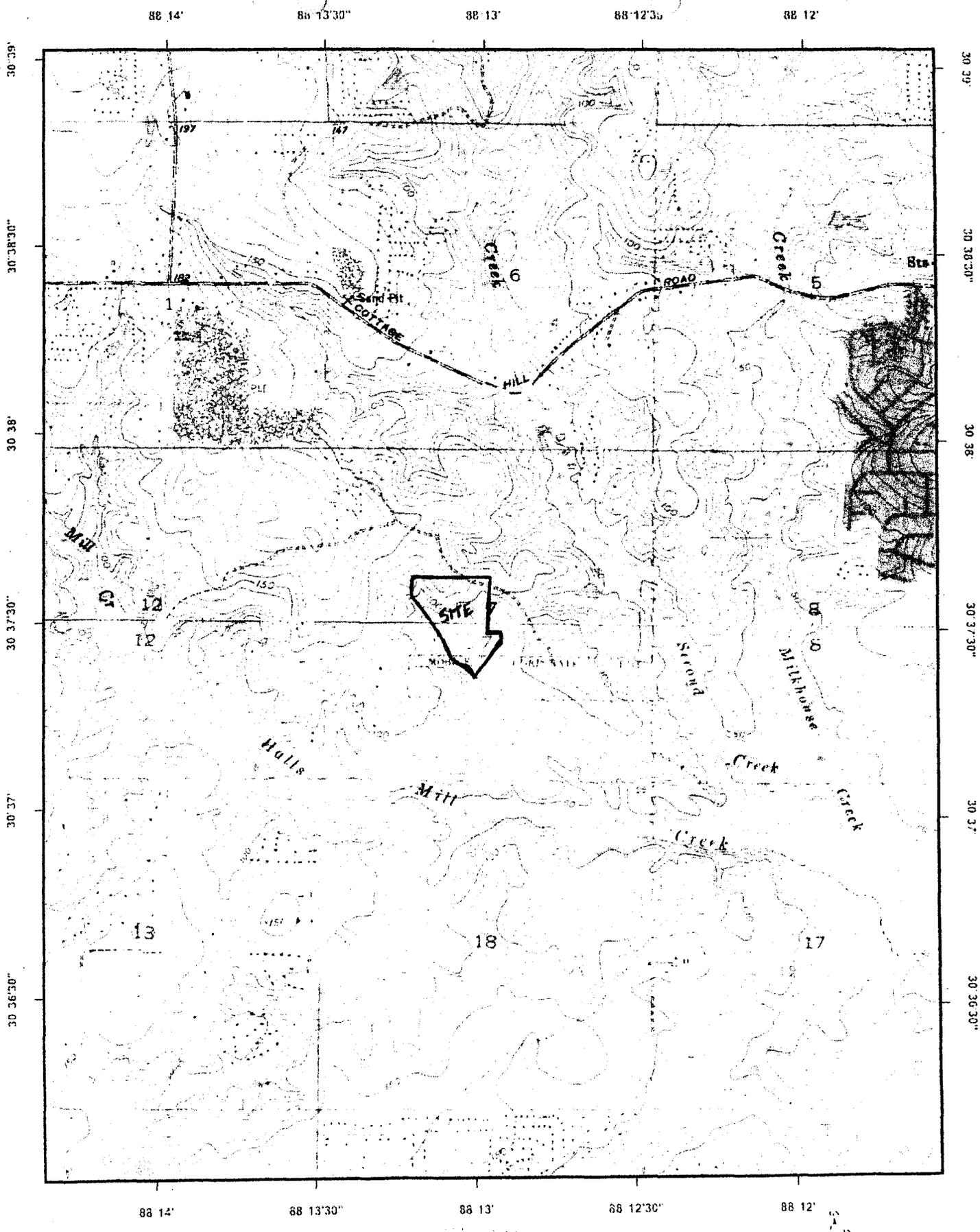
CESAM-RD-A  
PUBLIC NOTICE NO. SAM-2015-00484-JEB

11 June 2015

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.

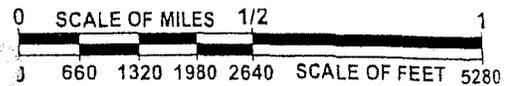
Encls

MOBILE DISTRICT  
U.S. Army Corps of Engineers



# TWP.5S-RNG.2W - NORTHWEST

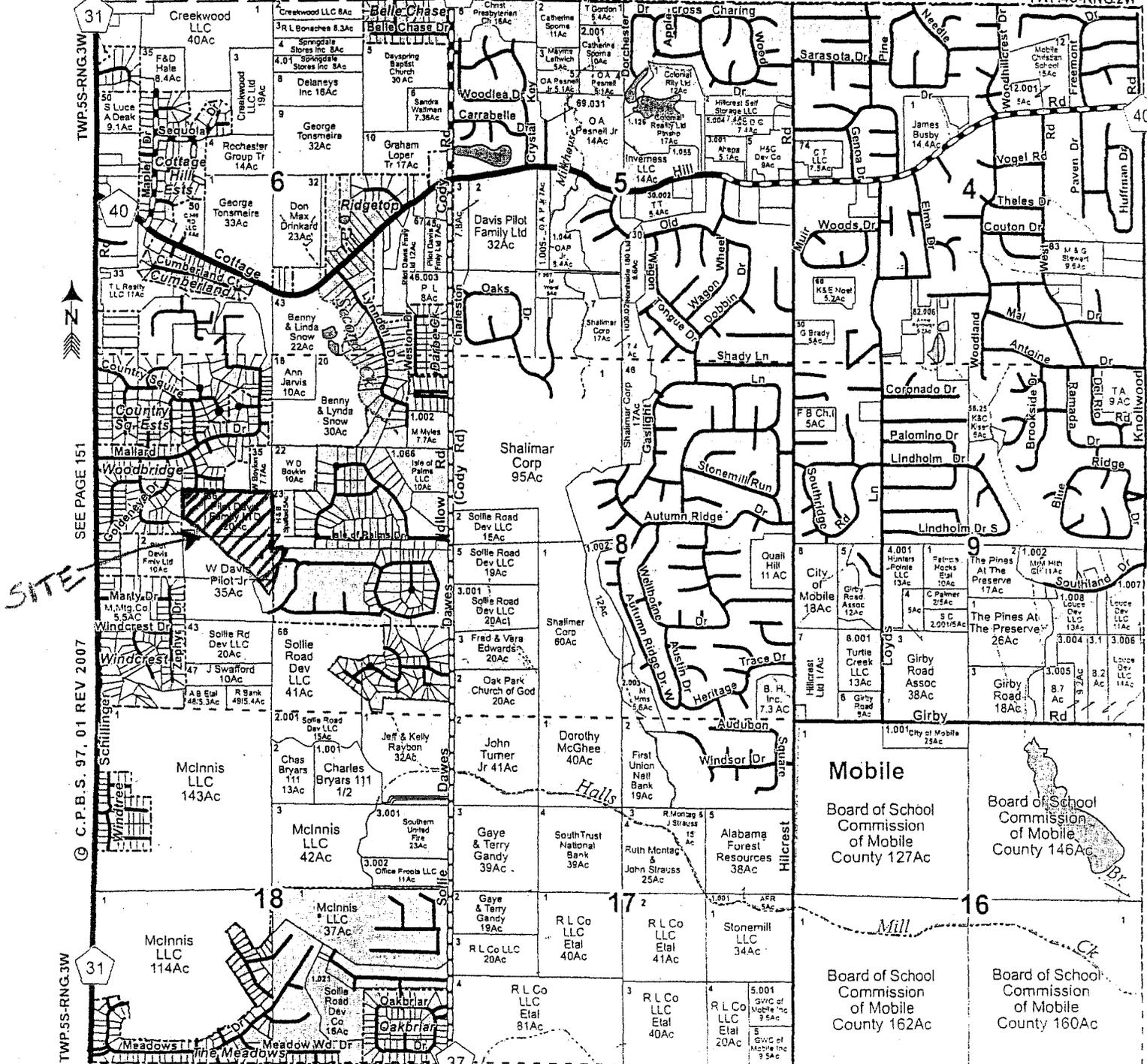
MOBILE COUNTY, ALABAMA (LOCATOR 33)



TWP.4S-RNG.2W

SEE PAGE 134

TWP.4S-RNG.2W



SOUTHWEST

QUADRANT

SEE PAGE 148

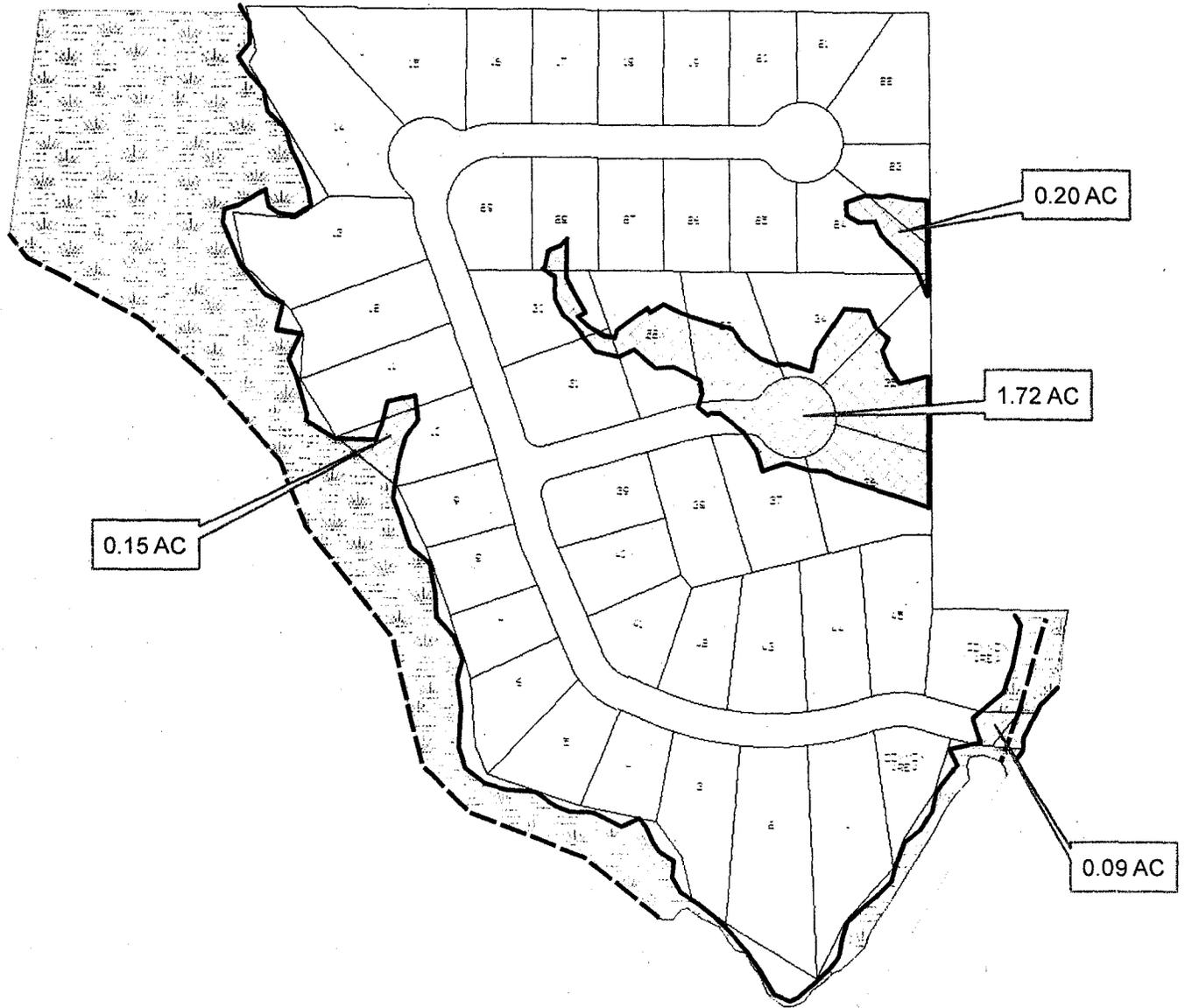
OF

TWP.5S-RNG.2W

SEE PAGE 151

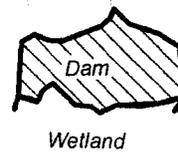
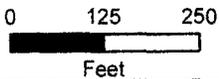
© C.P.B.S. 97, 01 REV 2007





**Legend**

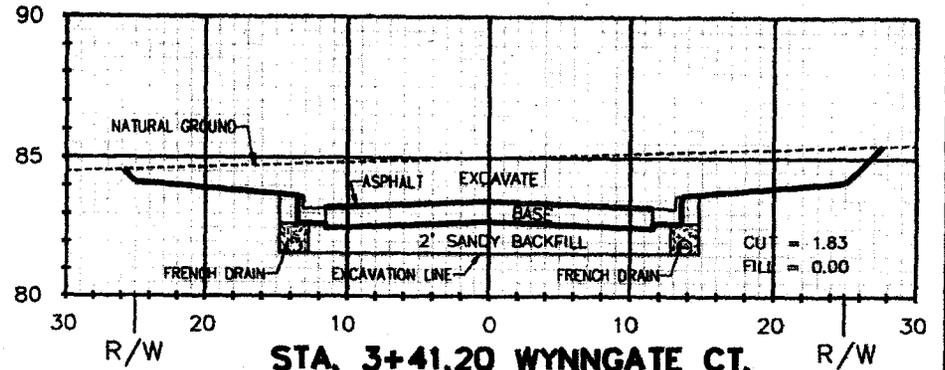
- Wetland Boundary
- Wetland Avoided (6.59 AC)
- Proposed Wetland Fill (2.16 AC)
- Stream Channel Avoided (1,661 LF)
- Pond



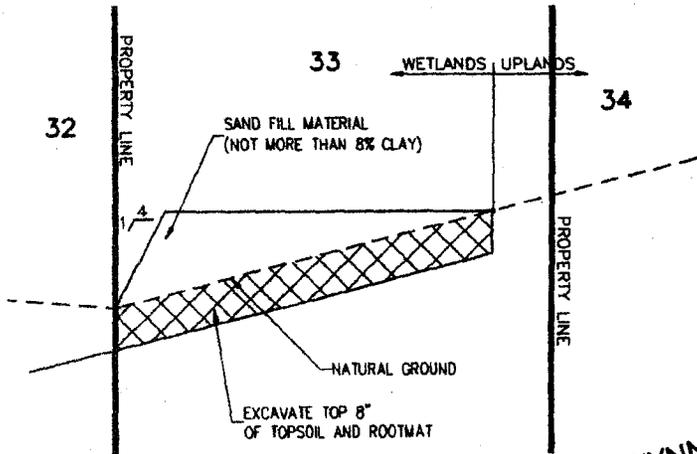
This map is not a survey. Wetland boundaries were identified and marked by Wetland Resources Environmental Consulting (WREC) and were mapped by TTL, Inc. using a Trimble ProXH GPS unit set to sub-meter accuracy. For more information, please contact WREC

Wynnfield Subdivision, Units 5 & 6  
 Mobile, Mobile Co., Alabama

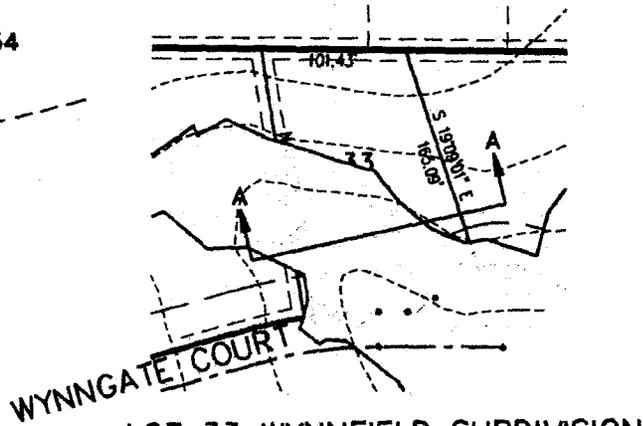
PL 001 000  
 Date: 04/14/10  
 001 000000 00  
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**STA. 3+41.20 WYNGATE CT.**  
**TYPICAL SECTION**  
**ROADWAY IN WETLAND AREA**  
 1"=10'



**SECTION "A-A"**  
 N.T.S.



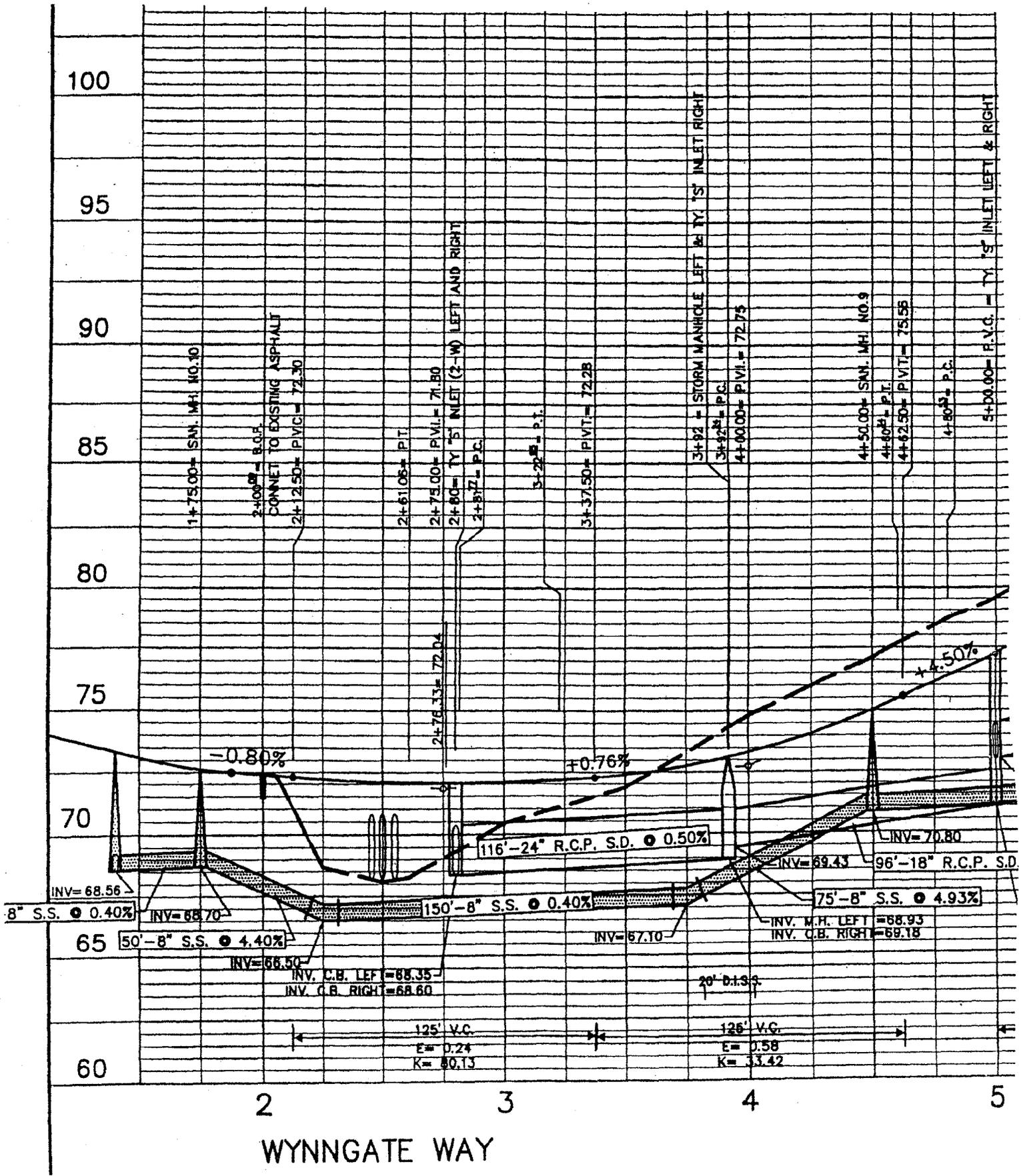
**LOT 33 WYNNFIELD SUBDIVISION**  
**UNIT 5**  
 N.T.S.

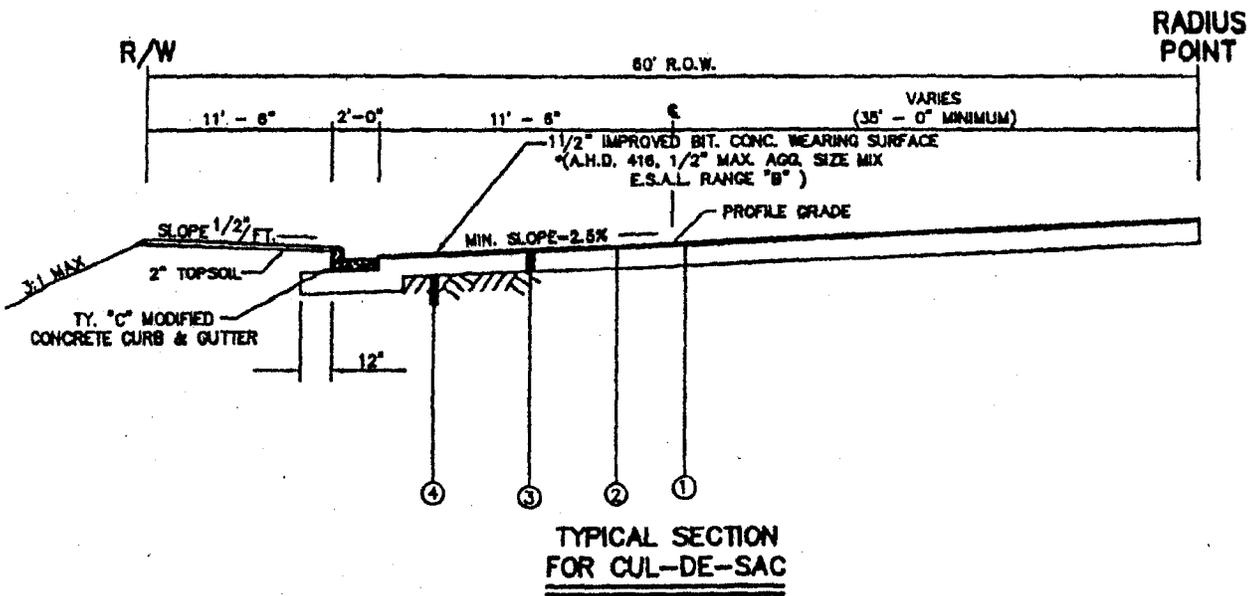
**TYPICAL DETAIL FOR FILLING WETLAND LOT**

**WYNNFIELD SUBDIVISION**  
**UNIT 5**  
**DETAILS**  
**SOLLIE ROAD, MOBILE COUNTY, ALABAMA**

DESIGNED BY: MRA	DATE: 05/15/2015
DRAWN BY: J.C	DRAWING NO.:
CHECKED BY: MRA	SHEET 1 OF 1
SCALE: 1"=100'	

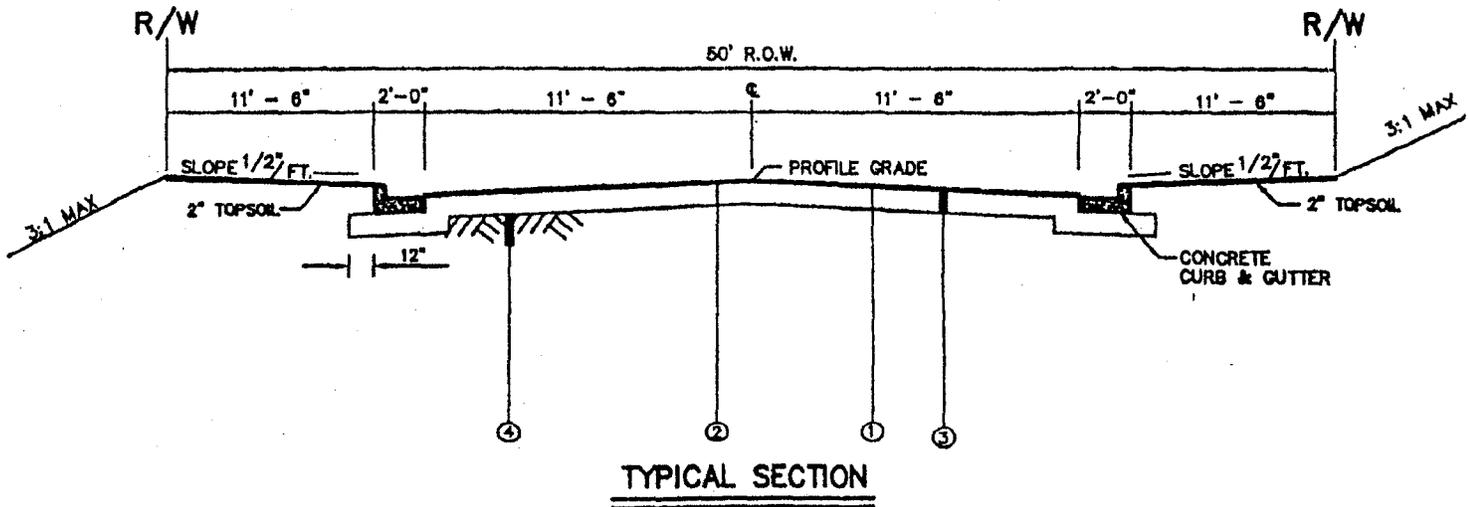
**AUSTIN ENGINEERING**  
**INC.**  
 7778-B MCKINLEY AVE. MOBILE, AL 36608  
 (251) 633-0997





NOTE: THE MINIMUM IN-PLACE DENSITY REQUIREMENT FOR ITEM 416 SHALL BE 92.5 WHEN PLACED OVER CRUSHED AGGREGATE BASE REFERENCE ALDOT STANDARD SPECIFICATIONS SECTION 306.03 (g).

NOTE:  $\phi$  PROFILE GRADE SAME AS TOP OF CURB



NOTE: CROSS SLOPE = 2.50%

- ① 1-1/2" BITUMINOUS CONC. WEARING SURFACE  
\*(1992 ALDOT 416-A)
- ② BITUMINOUS PRIME COAT, TYPE A
- ③ 6" CRUSHED AGGREGATE BASE, TYPE B, COMPACTED TO  
100% OF MODIFIED PROCTOR, PER AASHTO T-180  
ALDOT SPEC. 825.03
- ④ MIX, PROCESS, AND COMPACT THE TOP 8" OF FINISHED SUBGRADE  
TO 100% OF THE SOILS MAXIMUM DRY DENSITY AS DETERMINED  
BY AASHTO T-99 STANDARD PROCTOR. EXTEND 1' PAST CURB  
AND GUTTER

A.L.D.O.T. SPECIFICATIONS, 2002 EDITION  
(EXCEPT AS NOTED)