



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-I
PUBLIC NOTICE NO. SAM-2007-1410-JEB

DEC 6 2007

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

**PROPOSED CONSTRUCTION, DREDGING AND MODIFICATIONS AT
CYPRESS LANDING PHASE II DEVELOPMENT, FORMERLY STEELE
CREEK MARINA, IN SATSUMA, MOBILE COUNTY, ALABAMA**

TO WHOM IT MAY CONCERN:

This District has received an application for a Department of the Army permit pursuant to Section 10 of the River and Harbor Act of 1899 (33 USC 403), and Section 404 of the Clean Water Act (33 USC 1344). Please communicate this information to interested parties.

APPLICANT: Cypress Landing Townhouse
Attention: Mr. Clayton Williams
Post Office Box 2026
Semmes, Alabama 36575

WATERWAY: Steele Creek, Section 23, Township 2 South, Range 1 West, Satsuma, Mobile County, Alabama.

WORK: The applicant proposes the following modifications and/or new work at the former Steele Creek Marina site:

Construct 92 linear feet of new bulkhead. The proposed bulkhead project will impact 0.047 acres of medium quality wetlands. As mitigation for project impacts, the applicant proposes the purchase of appropriate credits from an approved, local mitigation bank.

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Dredge 1250 cubic yards of material from boat slip A and 130 cubic yards from boat slip B in order to re-establish navigable depths. An additional 2032 cubic yards of upland excavation is proposed for boat slip A and 1650 cubic yards of upland excavation is proposed for boat slip B, to lengthen the existing slips and facilitate use of the site for boat berths, slips and floating piers.

Excavate 1110 cubic yards of a man-made upland finger to -5 feet mean low water. The material will be removed to facilitate navigation and improved flushing of Tidewater Branch.

Construct floating piers within boat slips A and B. A 2445 square foot marginal structure with six 4' x 30' finger piers is proposed for slip A and a 1700 square foot marginal structure is proposed for slip B.

Construct a 5' x 174' piling supported walkway through wetland "A". The structure will terminate with a 16' x 16' covered gazebo along the North side of the project site.

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 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.

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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.

The National Register of Historic Places has been consulted and no properties listed in or eligible for the National Register are known to exist which would be affected by the proposed work. 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 the proposed activity will not affect listed endangered or threatened species, or their critical habitat.

Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2007-1410-JEB** and should be directed to the District Engineer, U.S. Army Engineer District, Mobile, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: Regulatory Division, with a copy to the Alabama Department of Environmental Management, 4171 Commanders Drive, Mobile, Alabama 36615, (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.

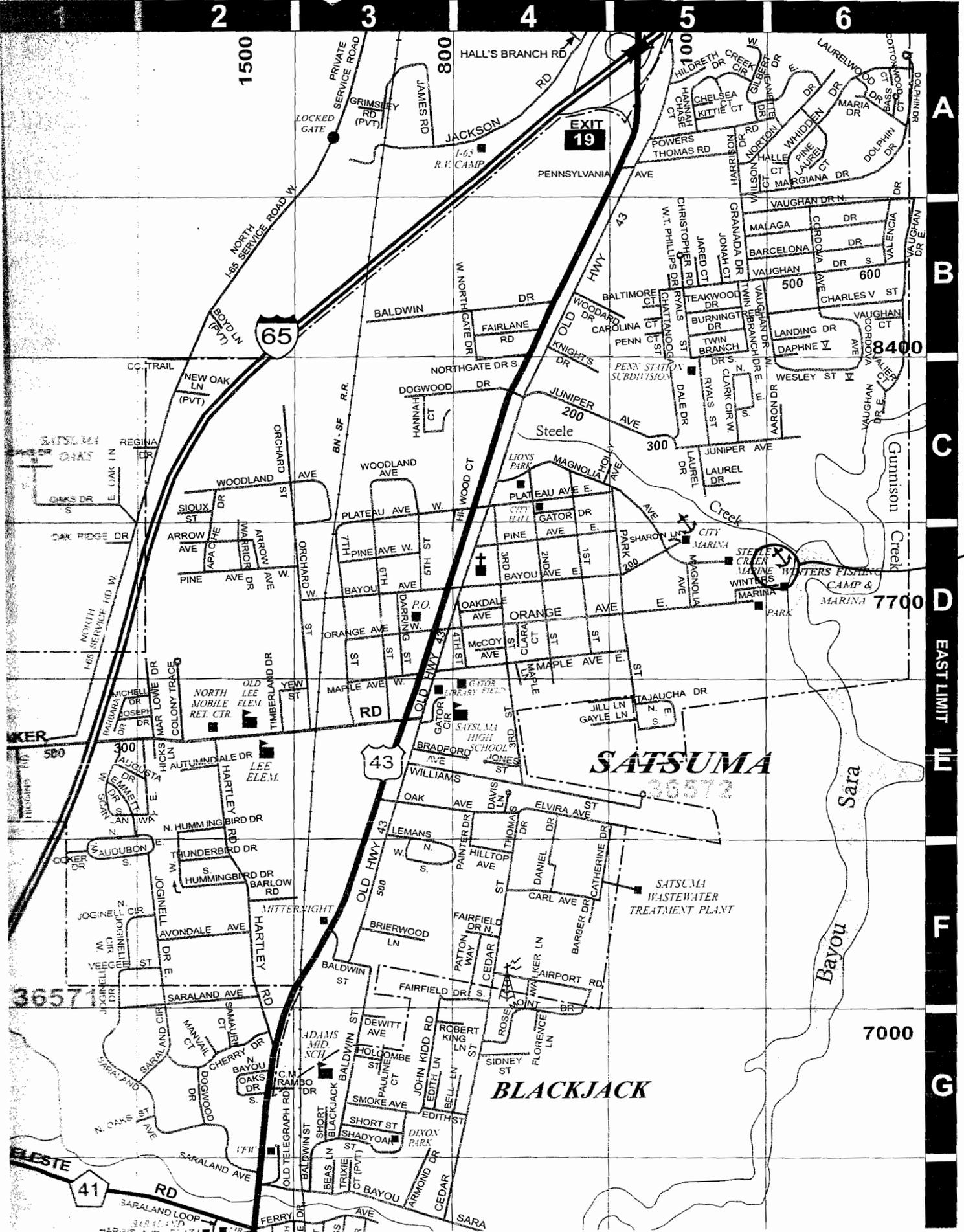
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If you have any questions concerning this publication, you may contact this office, **Mr. Eric Buckelew**, telephone number **251-690-3184**. Please refer to the above Public Notice number.

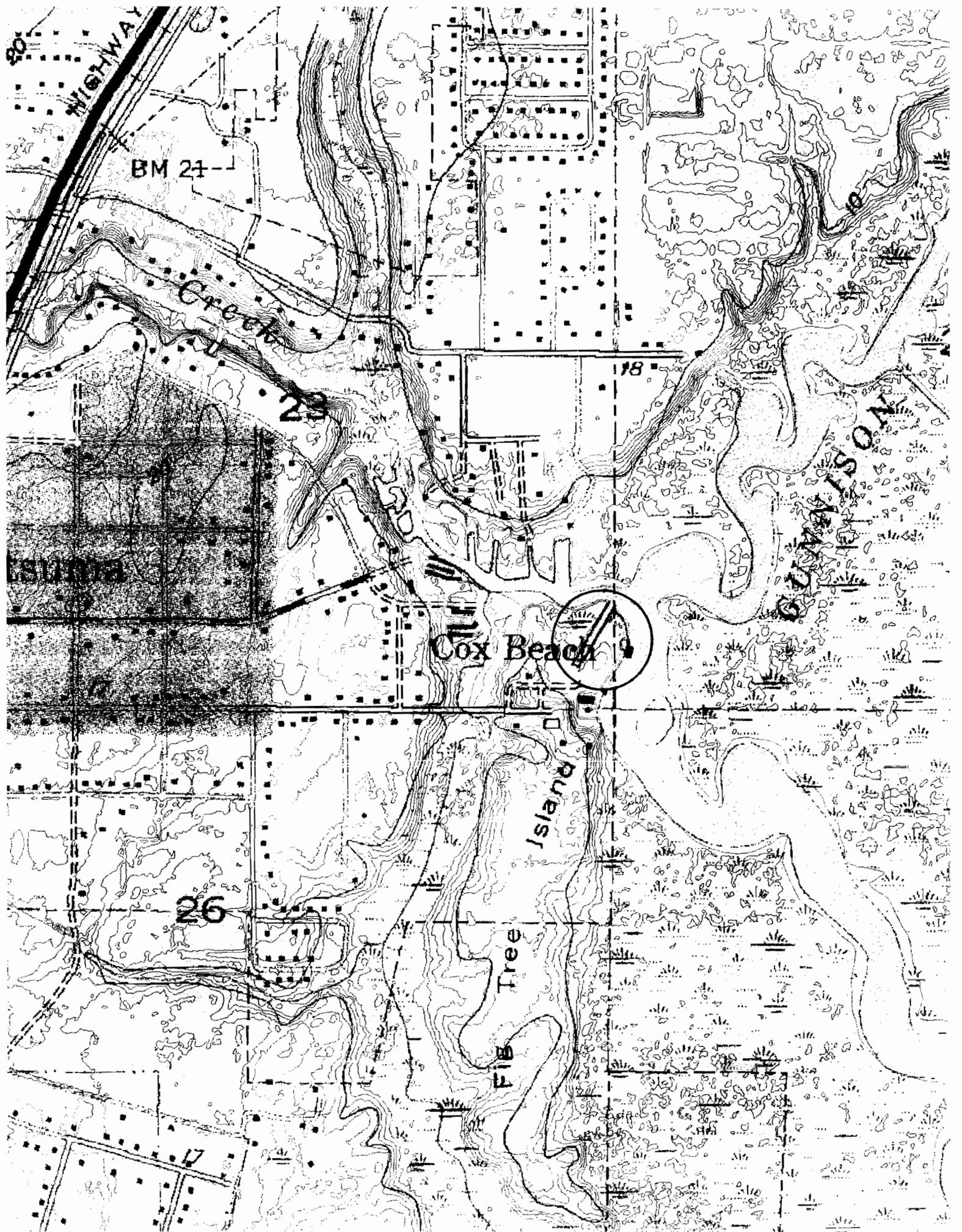
For additional information about our Regulatory Program, please visit our web site at www.sam.usace.army.mil/RD/reg, and please take a moment to complete our customer satisfaction survey while you're there. Your responses are appreciated and will allow us to improve our services.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Enclosures



VICINITY MAP



HIGHWAY

BM 24

Creek

24

18

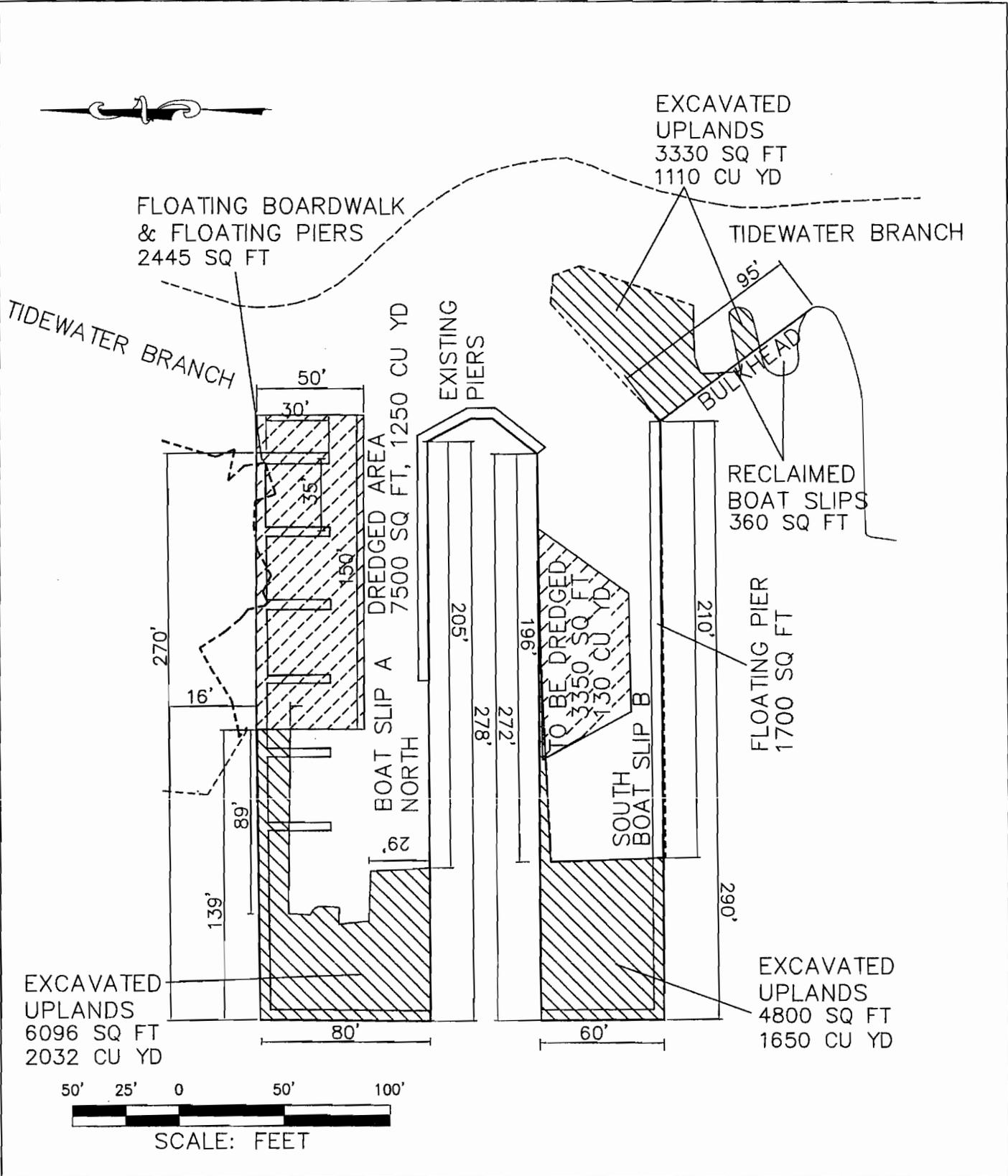
Cox Beach

Fib Tree Island

26

CANNALISON





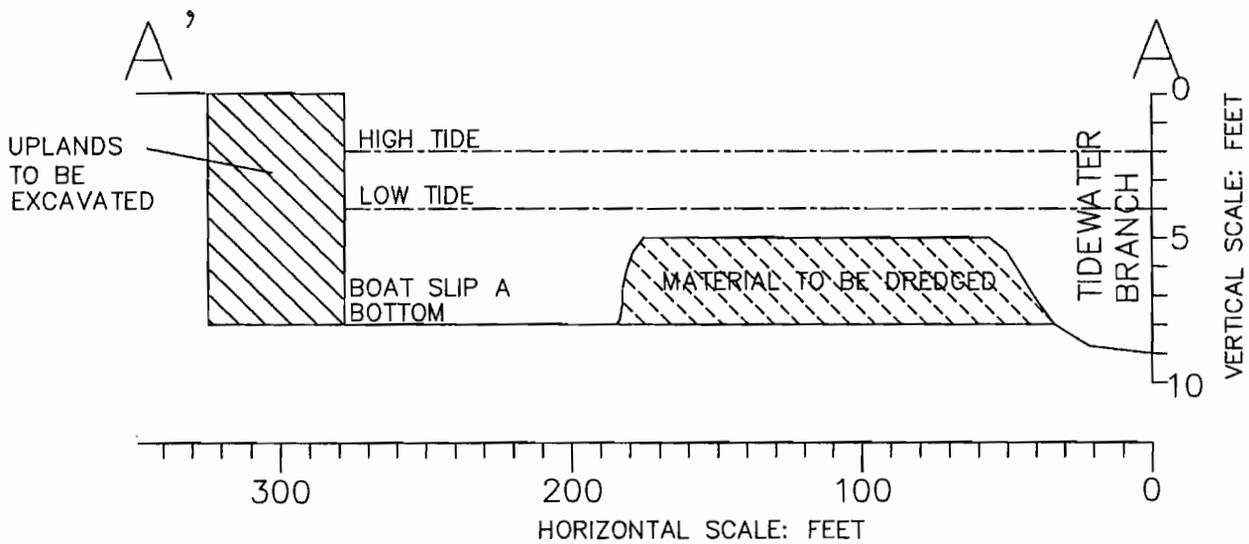
TAYLOR ENGINEERING, L.L.C.
 Environmental Engineering & Consulting
 P.O. Box 1875
 Daphne, AL 36526
 Tel: 251-428-8065
 Fax: 251-428-2293

--- EXISTING SHORE LINE
 — PROPOSED SHORE LINE

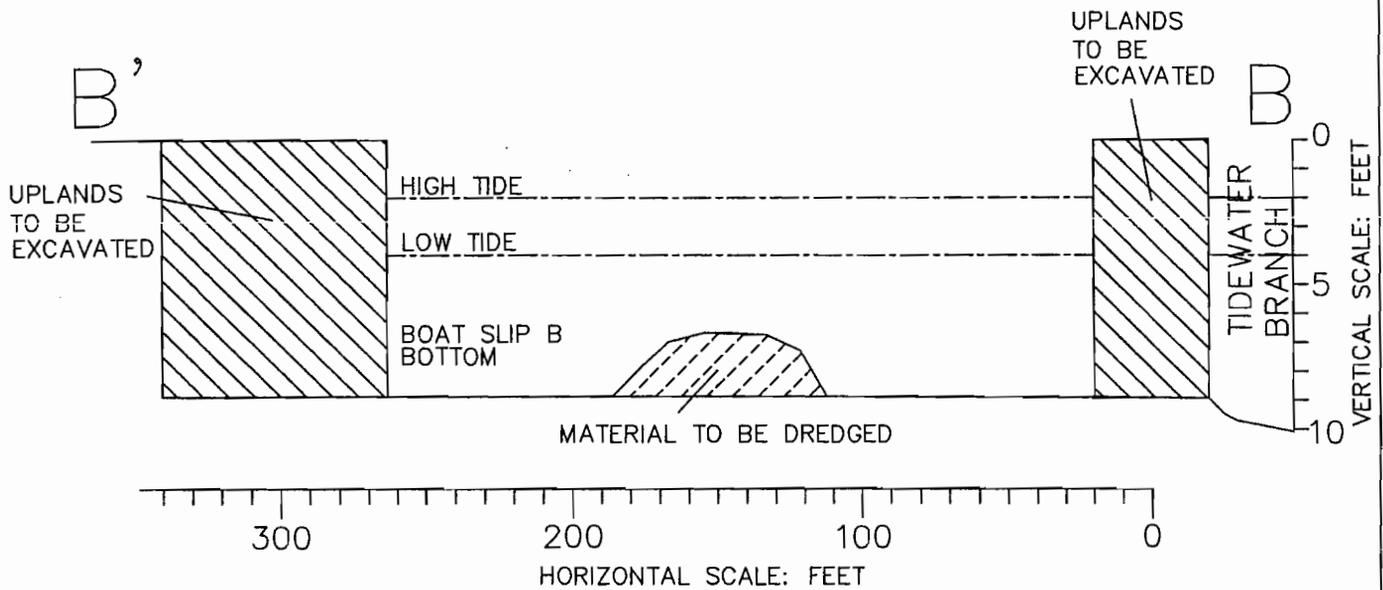
**PLAN VIEW OF UP-LAND
 EXCAVATION, DREDGED, AND
 BULKHEAD AREAS**

CONCEPTUAL PLAN DEVELOPMENT
 FOR CYPRESS LANDING MARINA

DWG	CHK	APP	REV
DATE	DATE	DATE	DATE
WJT	*	*	WJT
07-23-07	*	*	08-24-07
PROJ.NO.	FIGURE	TOTAL	REV.NO.
01342	2	5	4



CROSS SECTION A-A', BOAT SLIP A



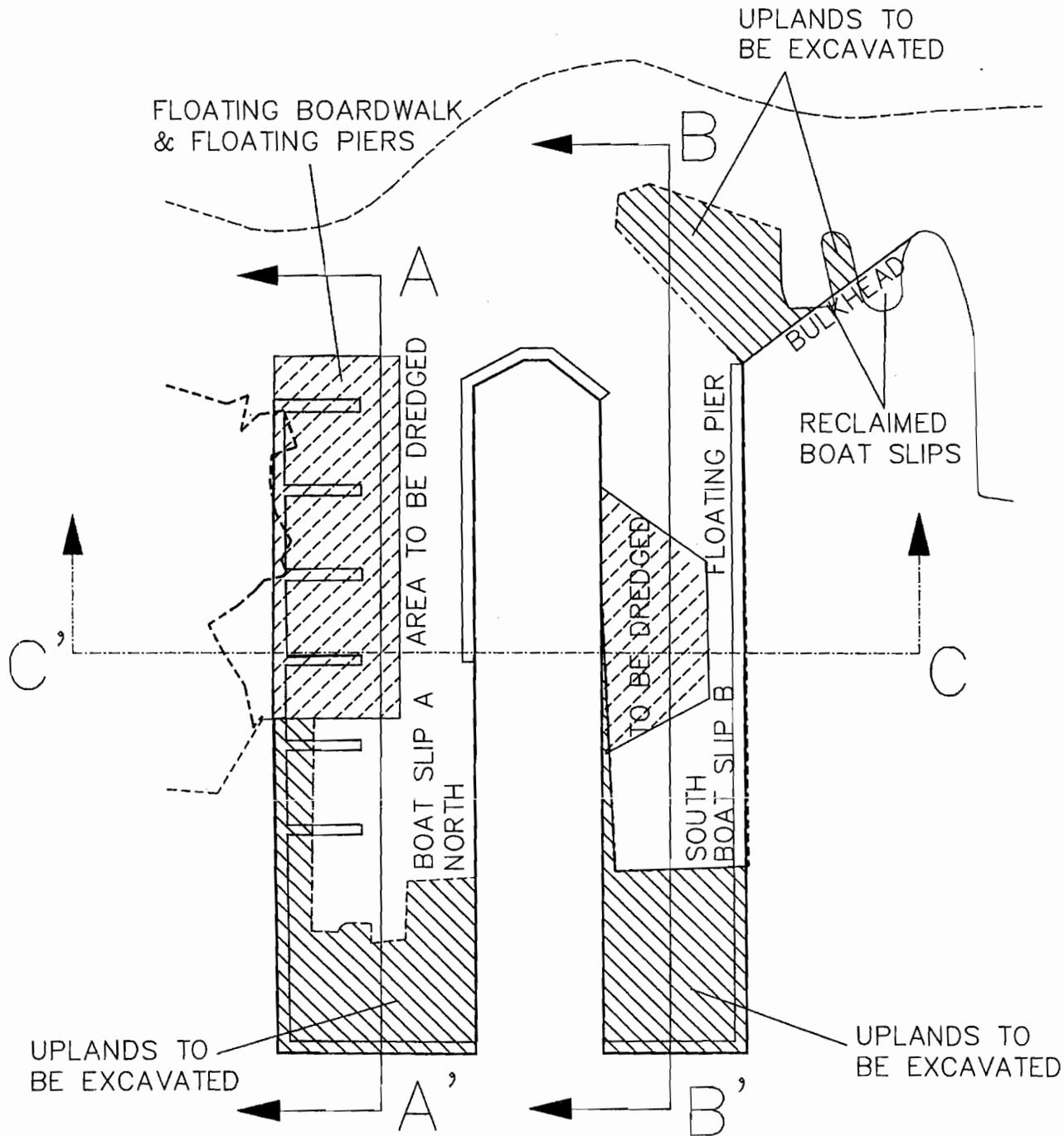
CROSS SECTION B-B', BOAT SLIP B

TAYLOR ENGINEERING, L.L.C.
 Environmental Engineering & Consulting
 P.O. Box 1875
 Daphne, AL 36526
 Tel: 251-428-9005
 Fax: 251-428-2899

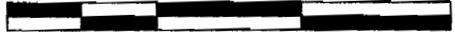
CROSS SECTIONS A-A', B-B'
 ALONG LENGTH OF BOAT SLIPS

CONCEPTUAL PLAN DEVELOPMENT
 FOR CYPRESS LANDING MARINA

DWG	CHK	APP	REV
DATE	DATE	DATE	DATE
WJT	*	*	WJT
07.28.07	*	*	08.08.07
PROJ.NO.	FIGURE	TOTAL	REV.NO.
01342	4	5	3



50' 25' 0 50' 100'



SCALE: FEET

TAYLOR ENGINEERING, L.L.C.
 Environmental Engineering & Consulting
 P.O. Box 1875
 Daphne, AL 36526
 Tel: 251-628-6005
 Fax: 251-628-2893



--- EXISTING SHORE LINE
 — PROPOSED SHORE LINE

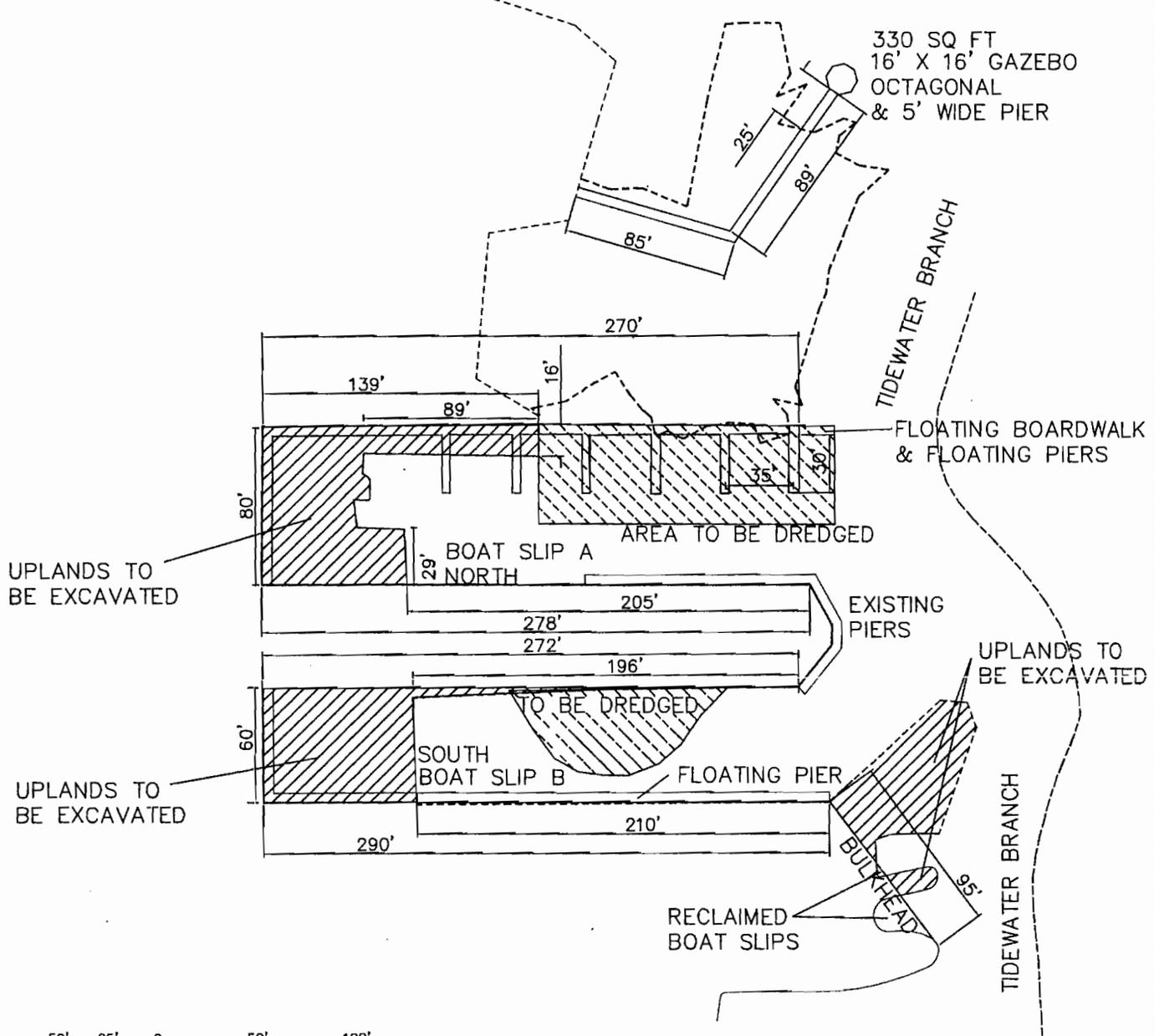
PLAN VIEW WITH CROSS SECTION LOCATIONS
 CONCEPTUAL PLAN DEVELOPMENT FOR CYPRESS LANDING MARINA

DWG DATE	CHK DATE	APP DATE	REV DATE
WJT	*	*	WJT
07.28.07	*	*	09.24.07
PROJ.NO.	FIGURE	TOTAL	REV.NO.
01342	3	5	4

STEEL CREEK



330 SQ FT
16' X 16' GAZEBO
OCTAGONAL
& 5' WIDE PIER



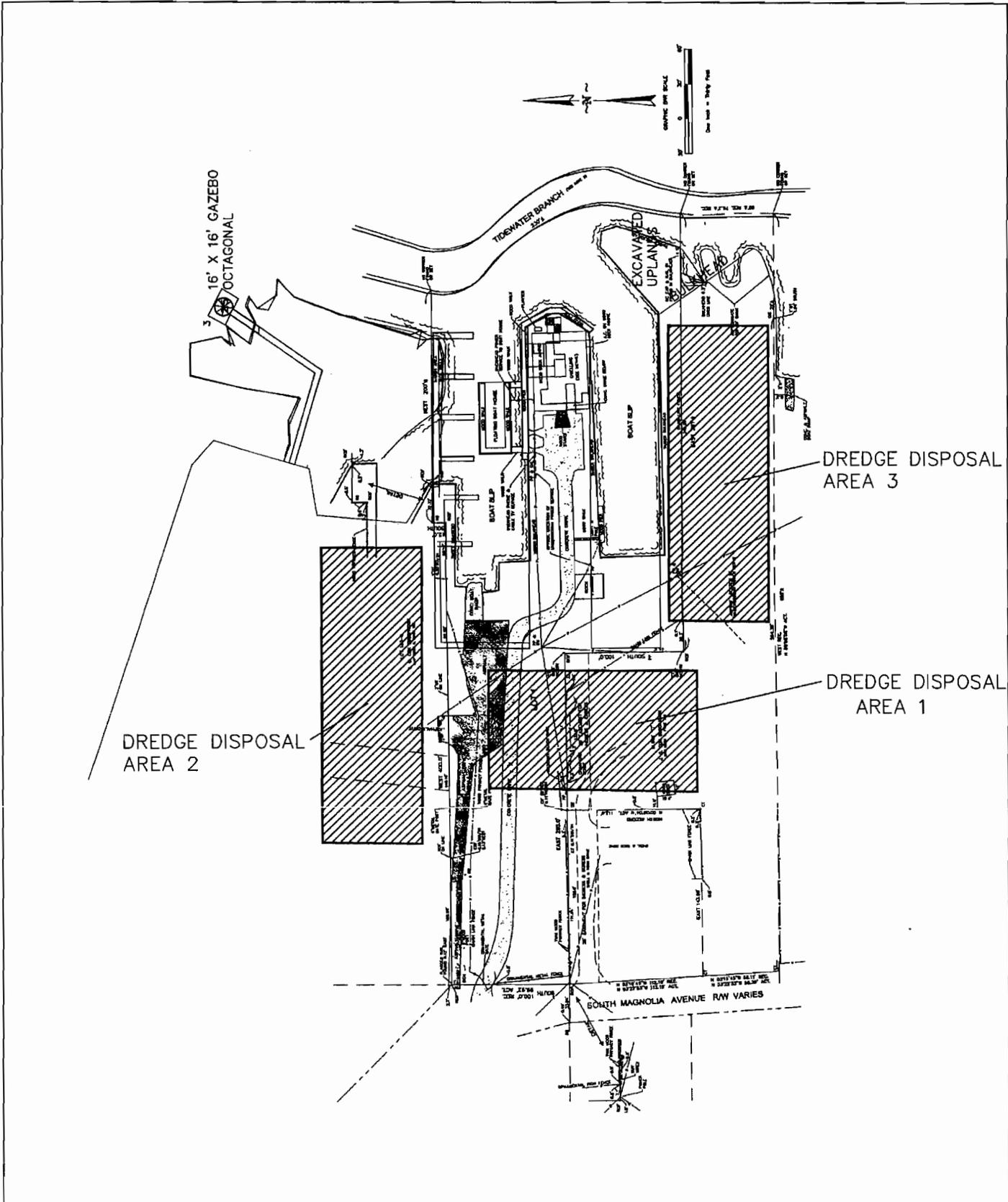
TAYLOR ENGINEERING, L.L.C.
Environmental Engineering & Consulting
P.O. Box 1875
Daphne, AL 36528
Tel: 251-628-9005
Fax: 251-628-2893



--- EXISTING SHORE LINE
— PROPOSED SHORE LINE

PROPOSED SITE PLAN
CONCEPTUAL PLAN DEVELOPMENT
FOR CYPRESS LANDING MARINA

DWG	CHK	APP	REV
DATE	DATE	DATE	DATE
WJT	*	*	WJT
09-31-07	*	*	09-24-07
PROJ.NO.	FIGURE	TOTAL	REV.NO.
01342	1	5	4



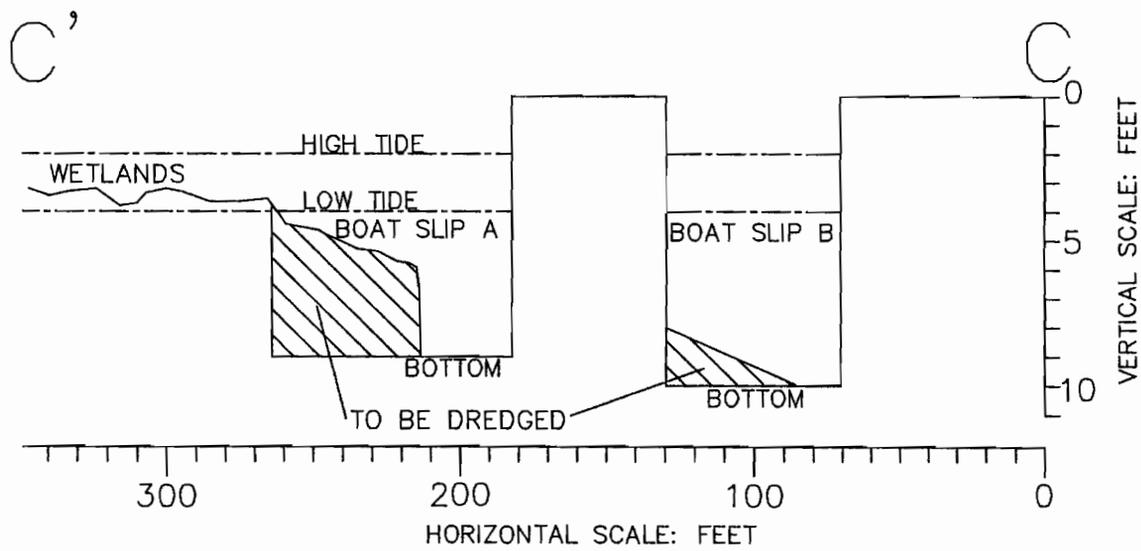
TAYLOR ENGINEERING, L.L.C.
 Environmental Engineering & Consulting
 P.O. Box 1875
 Daphne, AL 36526
 Tel: 251-628-0006
 Fax: 251-628-2293

DREDGE DISPOSAL AREAS:
 1 = 18300 SQ FT
 2 = 21600 SQ FT
 3 = 21600 SQ FT

**OVERLAY OF PLAN ON 2000 SURVEY
 BY RESEARCH & ENGINEERING, INC.
 SHOWING DISPOSAL AREAS**

CONCEPTUAL PLAN DEVELOPMENT
 FOR CYPRESS LANDING MARINA

DWG DATE	CHK DATE	APP DATE	REV DATE
WJT	*	*	WJT
08-12-07			09-24-07
PROJ.NO.	FIGURE	TOTAL	REV.NO.
01342	6	6	4



CROSS SECTION C-C', BOAT SLIPS A & B

TAYLOR ENGINEERING, L.L.C.
 Environmental Engineering & Consulting
 P.O. Box 1875
 Daphne, AL 36526
 Tel: 251-628-8005
 Fax: 251-628-2893



**CROSS SECTIONS C-C'
 THROUGH WIDTH OF
 BOAT SLIPS**

CONCEPTUAL PLAN DEVELOPMENT
 FOR CYPRESS LANDING MARINA

DWG DATE	CHK DATE	APP DATE	REV DATE
WJT	*	*	WJT
07.26.07	*	*	08.08.07
PROJ.NO.	FIGURE	TOTAL	REV.NO.
01342	5	5	3

BARRY A. VITTOR & ASSOCIATES, INC.
Environmental Research and Consulting



Point: 305443182418302337071 Elev: 11
© 2007 Navteq
© 2007 Europe Technologies
Streaming | 100%
Elevation: 12870

LEGEND	
	Property
	Wetlands (±0.65-ac)
	Boardwalk
Location: S 23, T 2S, R 1W, Mobile County, Alabama Base Map: Chickasaw, AL USGS 7.5 minute Quadrangle	
Latitude: N 30° 51' 12.54"	
Longitude: W 88° 02' 15.78"	
September 07, 2007	

X
BARRY A. VITTOR & ASSOCIATES, INC.



Positions of wetland flags were fixed using GPS accurate to +/- 3 meters. Wetland boundaries have not been verified by the U.S. Army Corps of Engineers. Property boundaries are approximate.