



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-2007-1205-MBM

NOV 3 2007

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

PROPOSED CONSTRUCTION OF A MARINA FOR A HERITAGE CLASS A MOTOR COACH
AND RECREATIONAL VEHICLE PARK, BAYOU ST. JOHN, ORANGE BEACH, BALDWIN
COUNTY, ALABAMA

TO ALL CONCERNED: The U.S. Army Corps of Engineers (Corps), Mobile District, has received an application for a Department of the Army Permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403) and 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: Stonehedge, L.L.C.
c/o Hutchinson, Moore & Rauch, L.L.C.
Attention: Ms. Rebecca Sisk
Post Office Box 1872
Foley, Alabama 36536

LOCATION: 28888 Canal Road, Bayou St. John, 30.2975N 87.5324W, Section 37 of Township 8 South, Range 5 East, Orange Beach, Baldwin County, Alabama.

WORK: The applicant proposes to construct a private 46-slip marina complex that will be associated with the proposed Heritage Class A Motor Coach Park at 28888 Canal Road. The applicant proposed to construct a marina consisting of a main pier 6 feet wide by 156 feet in length from the shoreline to a wharf that is 8 feet wide and 365 feet in length. The pier would cross approximately 13 linear feet of wetlands along the shoreline. Ten finger piers, 4 feet wide by 22 feet in length will be located on the north side of the wharf and ten finger piers 4 feet wide by 28 feet in length will be located on the south side of the wharf. Two mooring pilings will be centrally located between the finger piers for mooring purposes. A 32-foot by 24-foot pavilion will be constructed at the west end of the wharf. The applicant proposes to add additional riprap to the existing riprap at the shoreline if necessary. The proposed marina avoids the submerged aquatic vegetation beds found in the vicinity of the project. The entire marina structure will extend approximately 156 feet into Bayou St. John from the shoreline. The nearest maintained channel is approximately 800 feet from the shoreline. All construction would be according to the attached plans provided by the applicant.

The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposal on the public interest. That decision will reflect the national concern for both protection and use of important resources. The benefit which reasonably may be expected to

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accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors and their cumulative effects relevant to the proposal will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, property ownership, and in general the needs and welfare of the people.

To evaluate the impacts of this proposal the Corps is soliciting comments from the public; Federal, State and local agencies and officials; Indian Tribes; and other interested parties. 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. Comments will be considered to determine whether to issue, modify, condition or deny a permit. To make this decision, an Environmental Assessment is prepared in accord with the National Environmental Policy Act; impacts are assessed on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are also used to determine the need for a public hearing and to determine the overall public interest. Anyone may request a public hearing to consider this proposal. Requests should provide in writing, within the specified comment period, detailed reasons for a hearing.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. This project footprint will temporarily disturb 0.54-acre (23,556 square feet) during construction of Essential Fish Habitat for managed species in the Gulf of Mexico. Loss of this nursery habitat may adversely affect species of the snapper-grouper, shrimp, and/or coastal migratory pelagic management complexes, but the District Commander has made a preliminary determination that this site-specific adverse effect will not be substantial. Our final determination relative to project impacts to EFH and the need for mitigation measures are subject to review by and coordination with the National Marine Fisheries Service and the Gulf of Mexico Fishery Management Council.

This notice is being sent to appropriate State and Federal agencies, including the State Historic Preservation Officer (SHPO) and the U.S. Department of the Interior, National Park Service, Division of Archeological Services. **By letter dated July 24, 2007 the SHPO provided concurrence with the proposed project (AHC-07-1010).** No properties listed in or eligible for the National Register of Historic Places is known to exist which would be affected by the proposal. Comments are requested regarding the potential or existence of cultural resources which may be affected. The U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicates that the proposal will not affect listed species, or their critical habitat. Other impacts from dredge and fill activities will be evaluated by applying Environmental Protection Agency guidelines. The National Marine Fisheries Service requires the evaluation of impacts to Essential Fish Habitat of estuarine 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.

Comments concerning this Public Notice should be received within 30 days of the date of this public notice and should refer to number **SAM-2007-1205-MBM** and direct your correspondence to the District Commander, U.S. Army Engineer District, Mobile, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: Regulatory Division; and a copy to the Alabama Department of Environmental Management, Coastal Facility Section, 4171 Commanders Drive, Mobile, Alabama 36615.

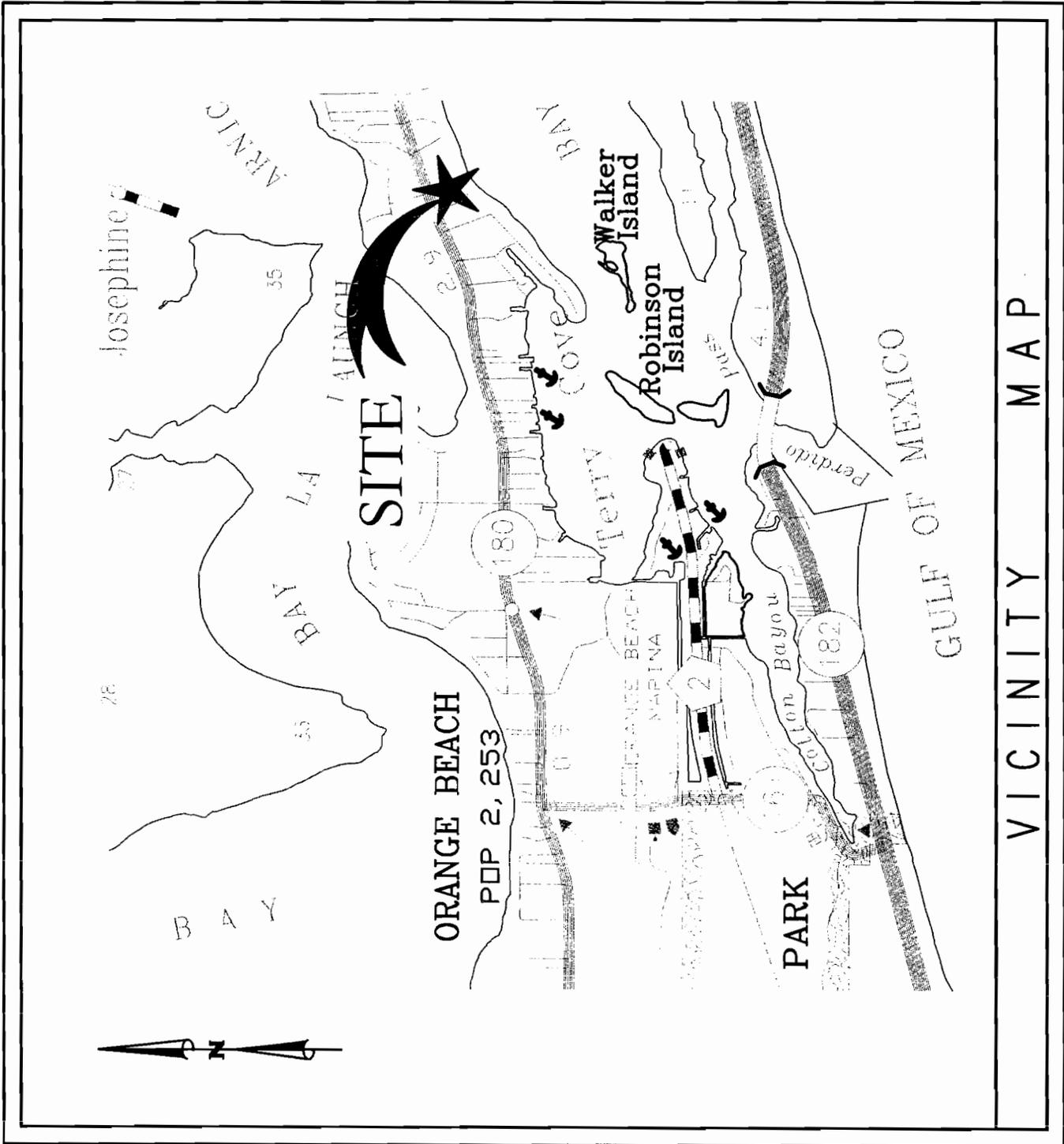
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If you have any questions concerning this publication, please contact Mr. Michael Moxey, Project Manager, via e-mail at michael.b.moxey@sam.usace.army.mil or telephone number (251) 690-2658.

MOBILE DISTRICT
U.S. Army Corps of Engineers

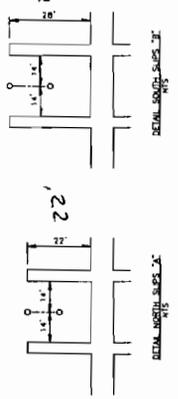
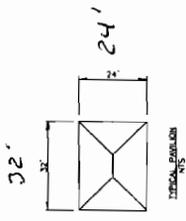
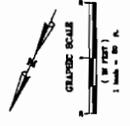
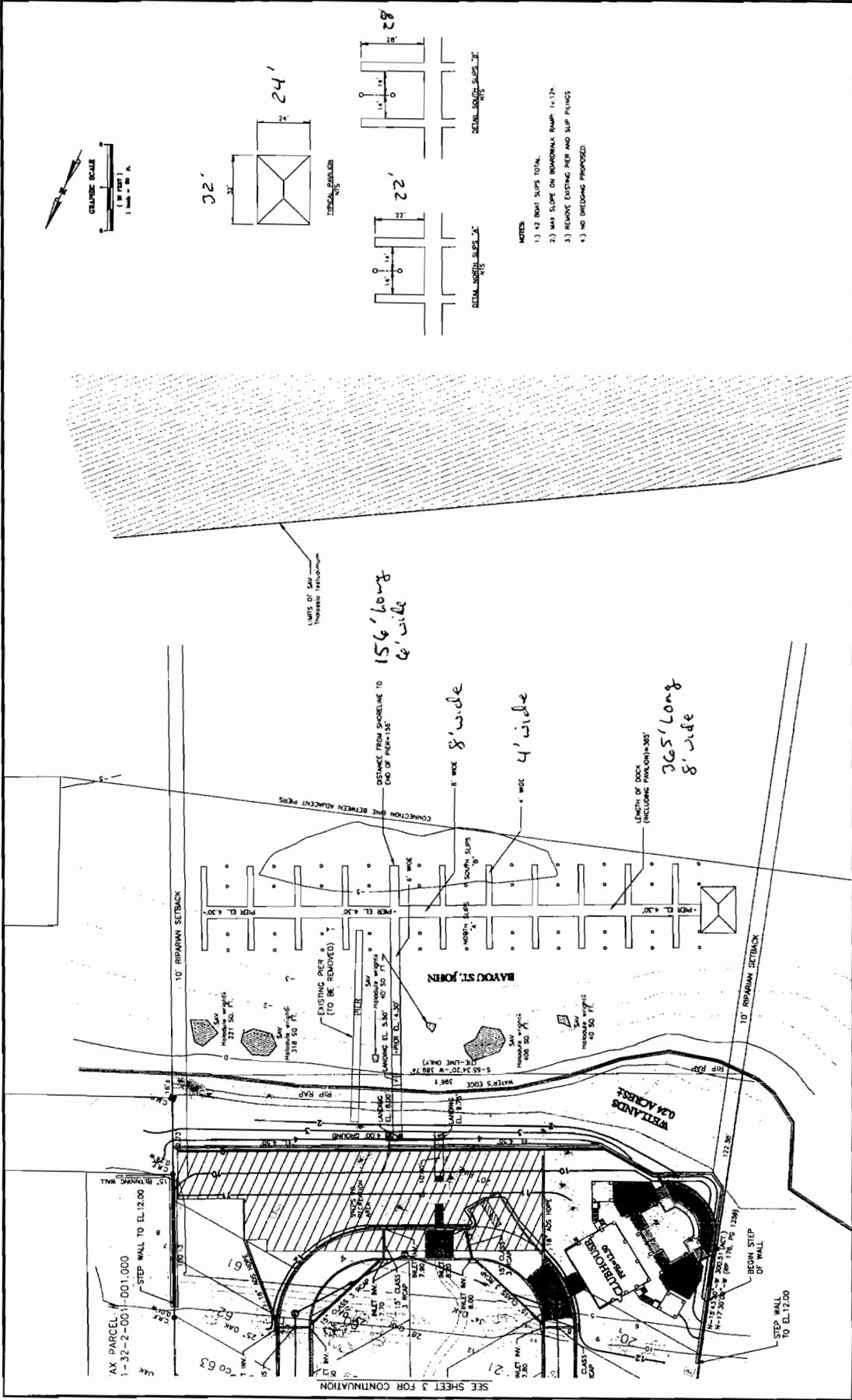
Enclosures

30.2975° N
-87.5324° W
Orange Beach Tg



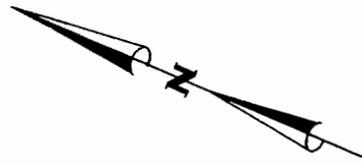
VICINITY MAP

(NOT TO SCALE)



- NOTES**
- 1) 42 BOAT SLIPS TOTAL
 - 2) MAX SLOPE ON BOARDWALK RAMP 1:1.75
 - 3) REMOVE EXISTING PIER AND SLIP PILING
 - 4) NO BRIDGES PROPOSED

		PIER PLAN AND DETAILS "HERITAGE" A MOTORCOACH CONDOMINIUM AND MARINA STONEHEDGE, L.L.C.	
		DATE: SEPTEMBER, 2007	SCALE: 1"=30'
2611-GRANDVIEW 2512-191-01010		DRAWN BY: C.C.C. CHECKED BY:	SHEET: 19 OF 21
		HUTCHINSON, MOORE & RAUCH, LLC ENGINEERS & SURVEYORS LAND PLANNERS POST OFFICE BOX 1872 MOBILE, ALABAMA 36688-1872 TEL (251) 576-2425 FAX (251) 576-2425 hmr@hmr-engineers.com	

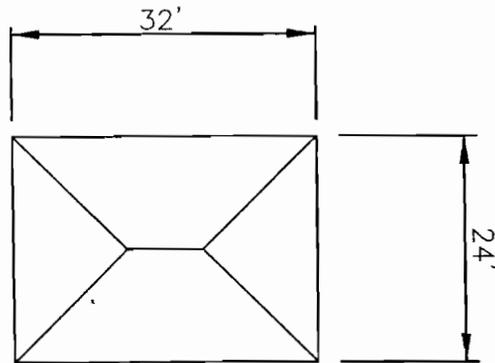


GRAPHIC SCALE

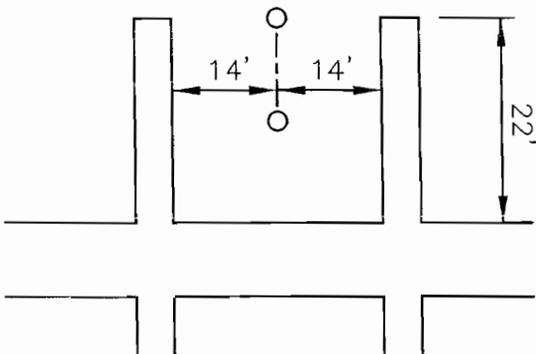


(IN FEET)

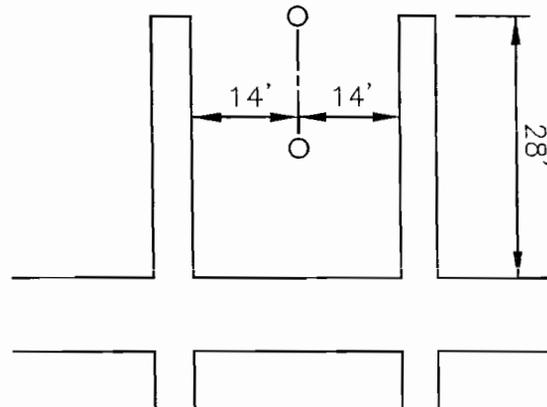
1 inch = 30 ft.



TYPICAL PAVILION
NTS



DETAIL NORTH SLIPS "A"
NTS



DETAIL SOUTH SLIPS "B"
NTS