



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  
PUBLIC NOTICE NO. SAM-2007-01701-ARW

October 18, 2007

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

PROPOSED TRADITIONAL NEIGHBORHOOD DEVELOPMENT  
IN MONTGOMERY COUNTY, ALABAMA

TO WHOM IT MAY CONCERN:

The Mobile District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344). Please communicate this information to all interested parties.

**APPLICANT:** The Colonial Company  
Attn: Ms. Anna Lowder  
246 N. Court Street, Unit A  
Montgomery, Alabama 36104

**AGENT:** Moore Bass Consulting, Inc.  
Attn: Ms. Amy Rollins  
324 Industrial Blvd.  
McDonough, Georgia 30253

**WATERWAY:** Unnamed tributaries to Catoma Creek and their adjacent wetlands in the Upper Alabama River watershed; Section 5, Township 20 North, Range 26 East, East of Montgomery, Alabama (Latitude 32°18'32" North, Longitude 86°10'55" West).

**WORK PROPOSED:** The applicant requests authorization for proposed impacts to 0.57 acre of jurisdictional wetlands and 5,610 linear feet of stream channel associated with the creation of a lake, multiple road crossings, and building pads for residential, commercial, industrial, and institutional development located north of Troy Highway and south of Vaughn Road in Montgomery County, Alabama. Temporary impacts previously authorized under Nationwide permit 12 (AID SAM-2007-01045) include 0.01 acre of wetland and 242 linear feet of intermittent and perennial stream channel for a gravity flow sewer line.

PROPOSED IMPACTS:

<b>Impact Description</b>	<b>Waters Impacted/Type</b>	<b>LF/Ac of Impact</b>
Impact #1 - Road Crossing/Building Pad	Stream DD - Intermittent	159 LF
Impact #2 – Road Crossing	Stream DD - Intermittent	205 LF
Impact #3 – Road Crossing/Building Pad	Stream DD – Intermittent	553 LF
Impact #4 – Road Crossing	Stream AA – Perennial	88 LF
Impact #5 – Building Pad	Wetland B	0.05 Ac
Impact #6 – Road Crossing/Building Pad	Stream AA – Perennial Stream BB – Ephemeral	230 LF 164 LF (0.005 Ac)
Impact #7 – Road Crossing	Stream CC – Perennial	135 LF
Impact #8 - Road Crossing	Stream CC – Perennial	124 LF
Impact #9 - Road Crossing	Stream CC – Perennial	159 LF
Impact #10 -Road Crossing/Building Pad	Stream CC – Perennial	278 LF
Impact #11 – Road Crossing/Park	Stream HH – Intermittent	104 LF
Impact #12 - Road Crossing	Wetland E	0.52 Ac
Impact #13 - Road Crossing/Dam	Stream CC – Perennial	99 LF
Impact #14 – Road Crossing/Building Pad	Stream FF – Intermittent	252 LF
Impact #15 – Lake Impoundment/Building Pad	Stream AA – Perennial Stream CC – Perennial Stream DD – Intermittent Stream FF – Intermittent	2297 LF – Perennial 823 LF - Intermittent
<b>Total Stream Impacts:</b>		<b>2096 LF – Intermittent 3410 LF – Perennial 164 LF – Ephemeral</b>
<b>Total Wetland Impacts:</b>		<b>0.57 acre</b>

**SITE CONDITIONS:**

The project site is approximately 408 acres in size and includes approximately 7.91 acres of low to medium quality jurisdictional wetlands and 13,164 linear feet of nine unnamed tributaries to Catoma Creek including three perennial streams, four intermittent streams and two ephemeral streams. The site is located within the East Gulf Coastal Plain Physiographic Region and contains open pasture land with small areas of mixed hardwood/pine stands. The rolling topography ranges in elevation from 210 feet to 260 feet with higher elevations occurring within the northeast area of the property. Soils located on the property include Izagora fine sandy loam, Leeper silty clay, Tuscumbia silty clay, and West point clay.

**PROPOSED MITIGATION:**

The proposed Town of Hampstead development will include residential housing, offices, retail shops, restaurants, recreational amenities and educational facilities. The applicant proposes to compensate for unavoidable wetland and stream impacts by the purchase of 19,056 stream mitigation credits and 0.33 wetland credits from a Corps approved mitigation bank.

The applicant is presently 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.

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 review 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

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the State Historic Preservation Officer and the U.S. Department of the Interior, National Park Service, Division of Archeological Services.

A preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicate that the proposed activity will not affect listed endangered or threatened species, or their critical habitat.

Any correspondence concerning this Public Notice should refer to Public Notice Number SAM-2007-01701-ARW and should be directed to the U.S. Army Corps of Engineers, Mobile District, Montgomery Field Office, 75 TechnaCenter Drive, Room 203, Montgomery, Alabama 36117, with a copy to the Alabama Department of Environmental Management, Post Office Box 301463, Montgomery, Alabama 36130-1463 in time to be received not later than 30 days from the date of this notice.

If you have any questions concerning this publication, you may contact the Project Manager via e-mail at [andrea.r.wade@usace.army.mil](mailto:andrea.r.wade@usace.army.mil) or telephone number (334) 213-0157. Please refer to the above Public Notice number.

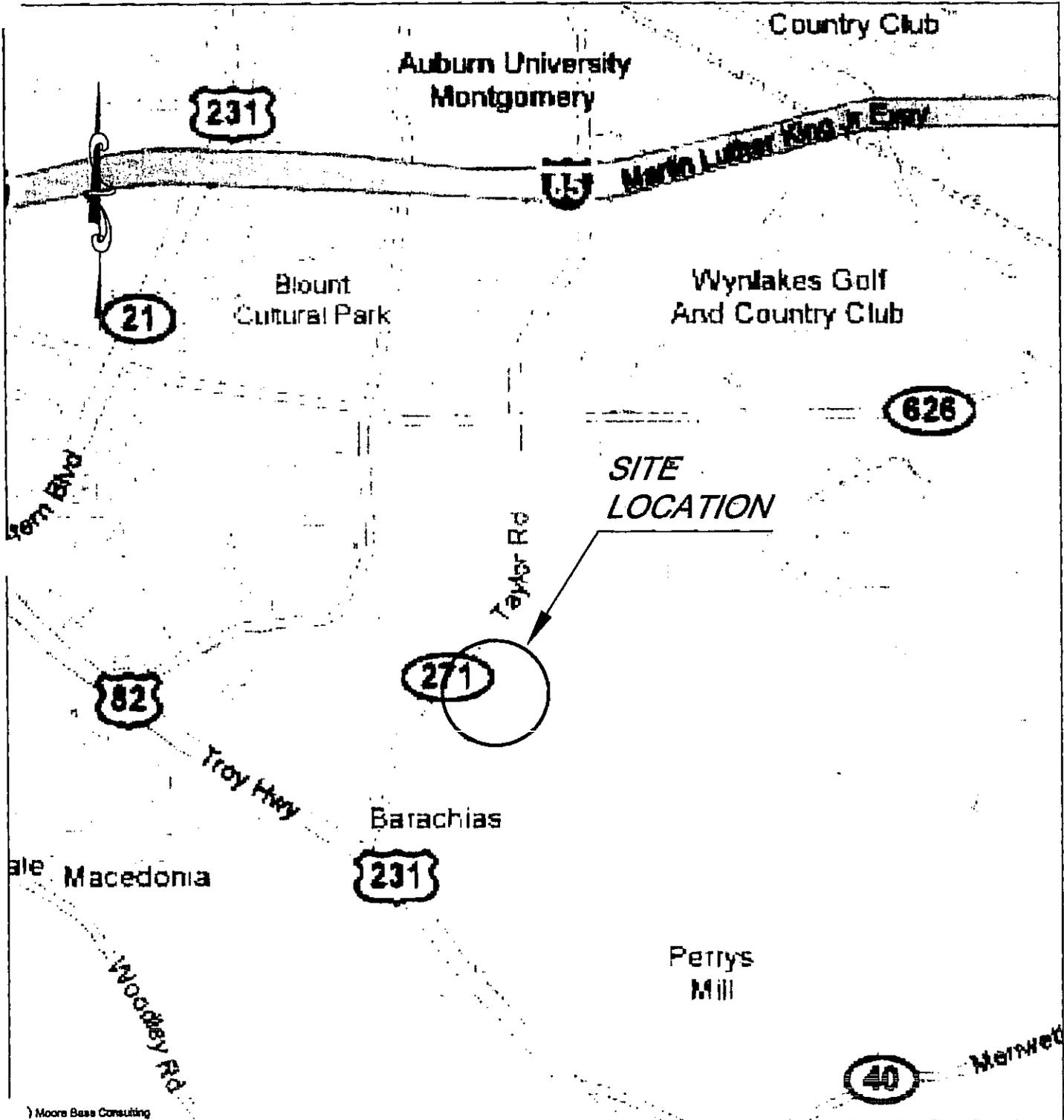
For additional information about the Mobile District's Regulatory Program, please visit our web site at [www.sam.usace.army.mil/RD/reg](http://www.sam.usace.army.mil/RD/reg). Please take a moment to complete our customer satisfaction survey while you're there. Your responses are appreciated and will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

MOBILE DISTRICT  
U.S. Army Corps of Engineers

Enclosures

# Moore Bass

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TALLAHASSEE DESTIN ATLANTA  
www.moorebass.com



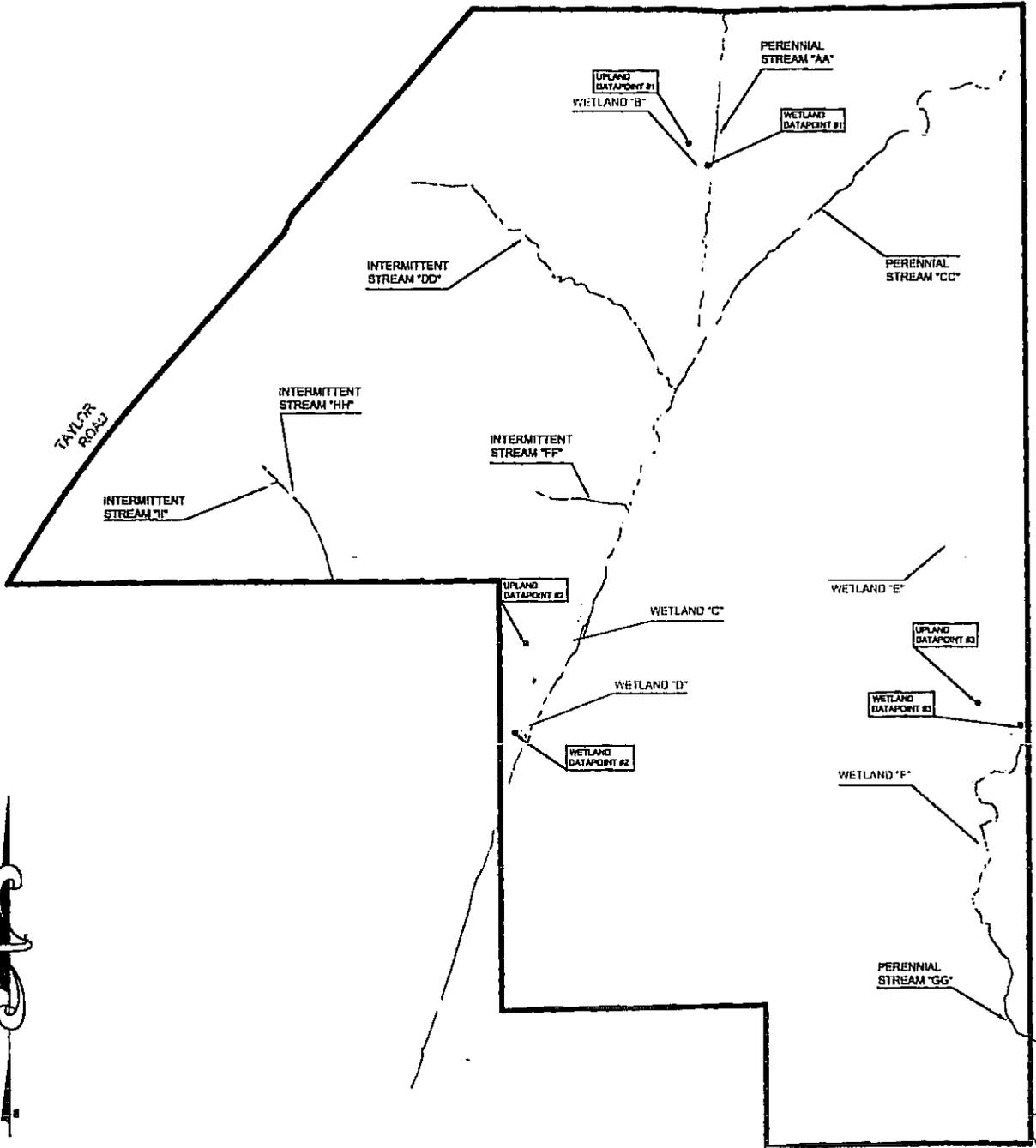
Moore Bass Consulting

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CLIENT NAME	PROJECT NAME	FILE #	SEWER PCN Loc-Quad-Soils-5-22-07-DRAFT.dwg
The Colonial Company	Town of Hempstead	CONTRACT #	ARCHIVE
		DATE	2/20/07
		DRAWN BY	PWS
		SHEET TITLE	Location Map

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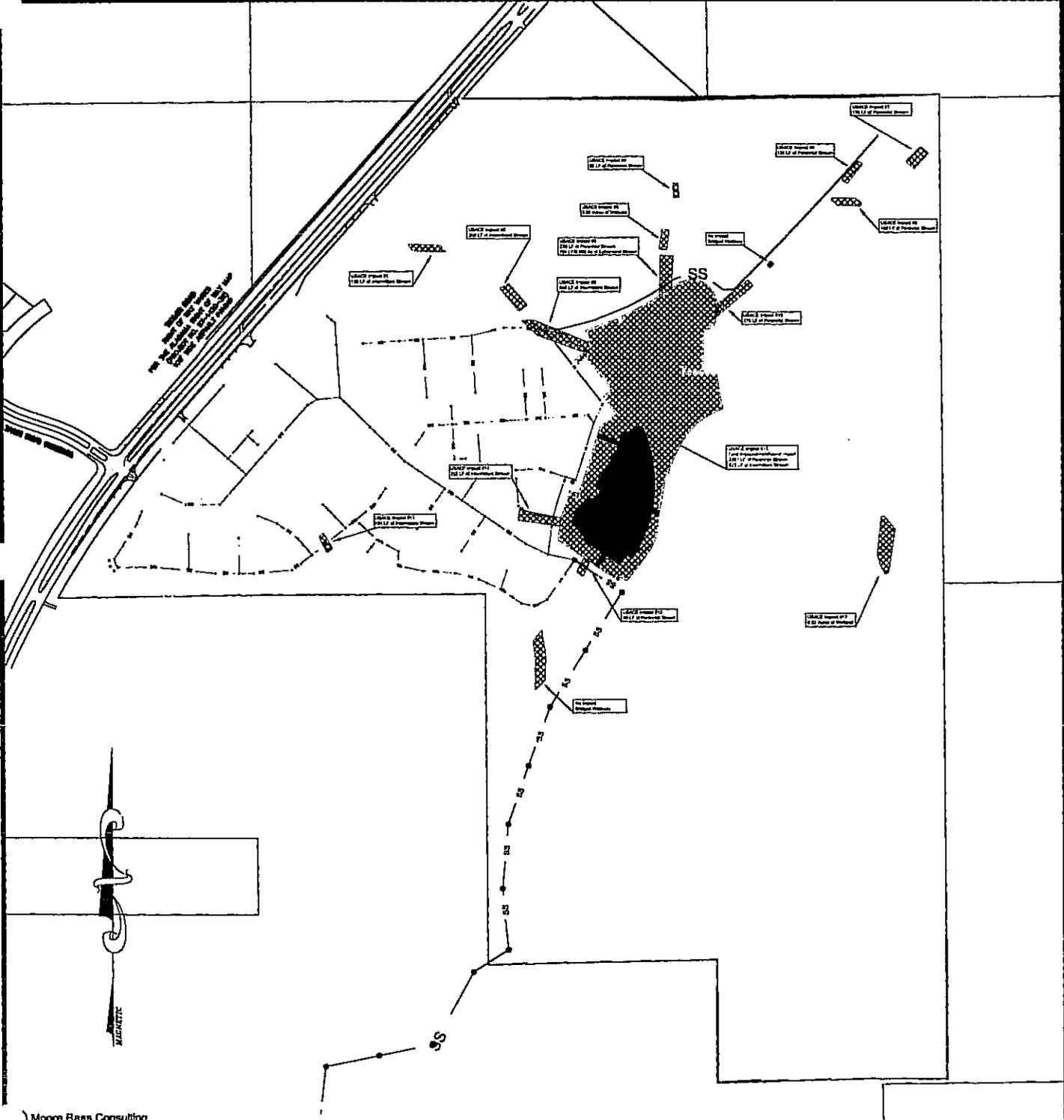
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FILE #	Hampstead Jurisdictional Waters Map.dwg		
CONTRACT #	ARCHIVE		
DATE	8/09/07	DRAWN BY	PWS
CLIENT NAME	PROJECT NAME	SHEET TITLE	
The Colonial Company	The Town of Hampstead	USACE Jurisdictional Waters Map	

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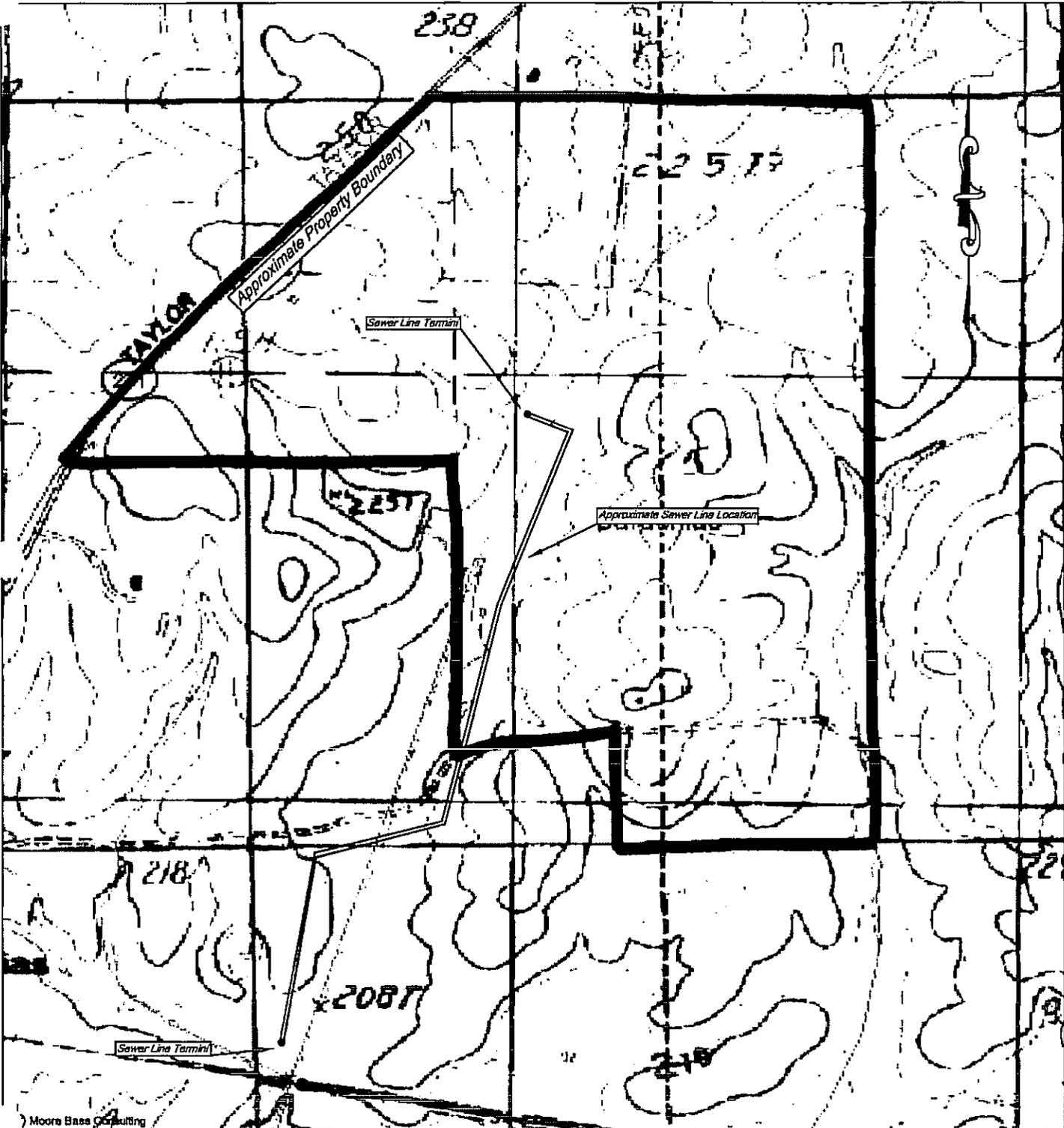
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FILE #	G07001- ACOE IMPACTS MAP-8-8-07.dwg	CONTRACT #	ARCHIVE
DATE	8/09/07	DRAWN BY	PWS
PROJECT NAME	Town of Hampstead	SHEET TITLE	Overall Impacts Map

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	CONTRACT #	ARCHIVE	
	DATE 2/20/07	DRAWN BY	PWS
PROJECT NAME Town of Hampstead	SHEET TITLE USGS 7.5-Minute Quadrangle Map		