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

REPLY TO
CESAM-RD-C
PUBLIC NOTICE NO.
SAM-2006-2249-MBM

NOV -2 2006

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

PROPOSED FILLING OF WETLANDS AND STREAMS IN CONJUNCTION WITH DEVELOPMENT OF A RESIDENTIAL SUBDIVISION AND ASSOCIATED LAKES, FOLEY, BALDWIN COUNTY, ALABAMA

TO ALL CONCERNED: The U.S. Army Corps of Engineers, Mobile District, has received an application for a Department of the Army Permit pursuant to Section 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: GO Development, L.L.C.
c/o EcoSolutions
Post Office Box 361
Montrose, Alabama 36559

LOCATION: Wetlands and unnamed streams associated with Schoolhouse Branch, north and adjacent to County Road 24, Township 7 South, Range 3 East, Section 15, Foley, Baldwin County, Alabama.

WORK: The applicant proposes to fill 1.56 acres of hardwood drain wetlands and associated streams in conjunction with the construction of two lakes for a 243-lot residential subdivision. The project parcel is a 79-acre site that contains 1.56 acres of wetlands as well as streams described by the applicant as farm ditches. The applicant proposes to impact wetlands and streams for the purpose of creating two lakes, and construction of roads and building pads associated with residential lots around the two created lakes. The applicant proposes to mitigate for wetland and stream impacts by purchasing 2.25 credits from the Weeks Bay Mitigation Bank.

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 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.

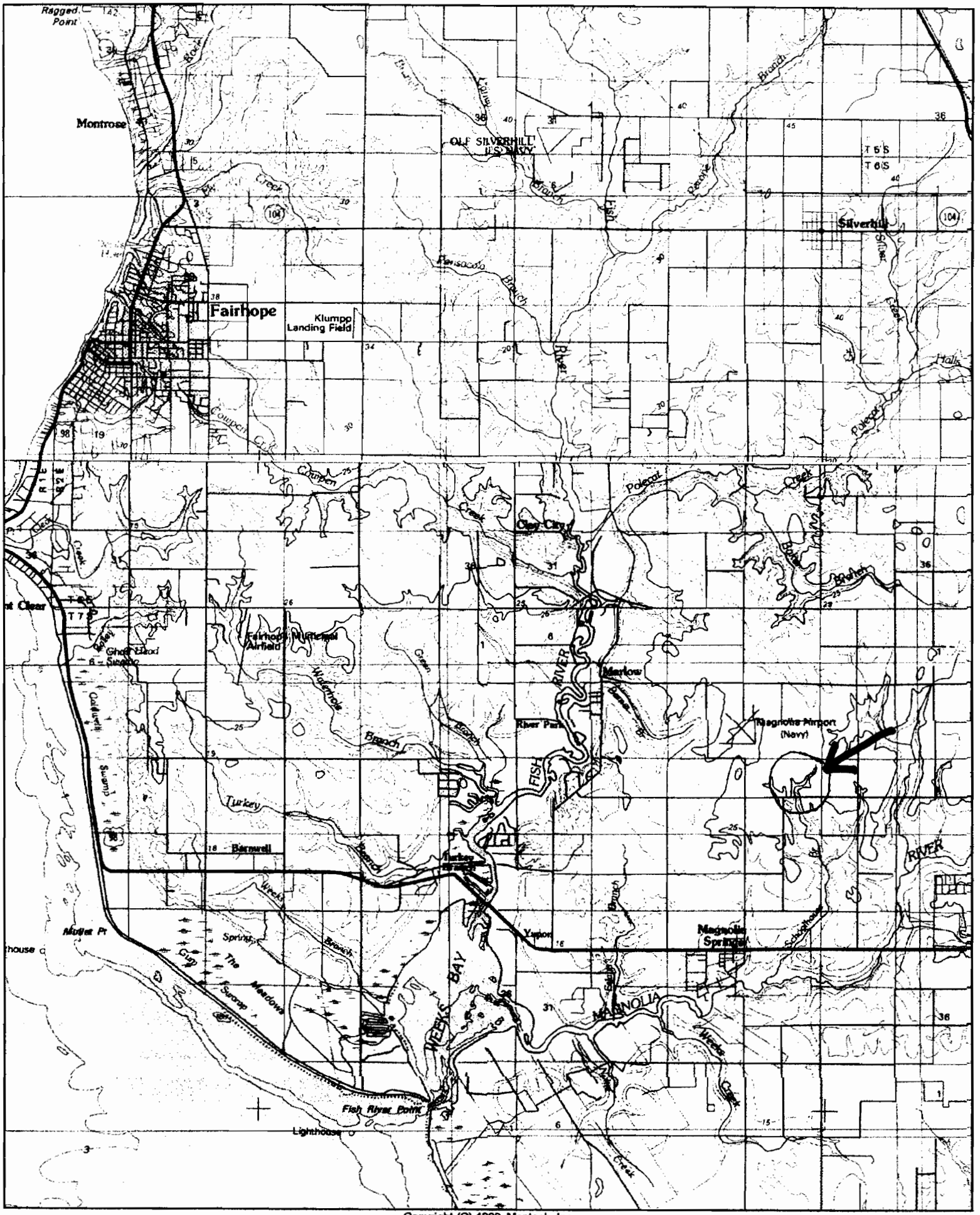
To evaluate the impacts of this proposal the Corps is soliciting comments from the public; Federal, State and local agencies and officials; Indian Tribes; and other interested parties. For accuracy and completeness of the record, all data in support of or in opposition to the proposed work should be 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 is being sent to appropriate State and Federal agencies, including the State Historic Preservation Officer and the U.S. Department of the Interior, National Park Service, Division of Archeological Services. 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.

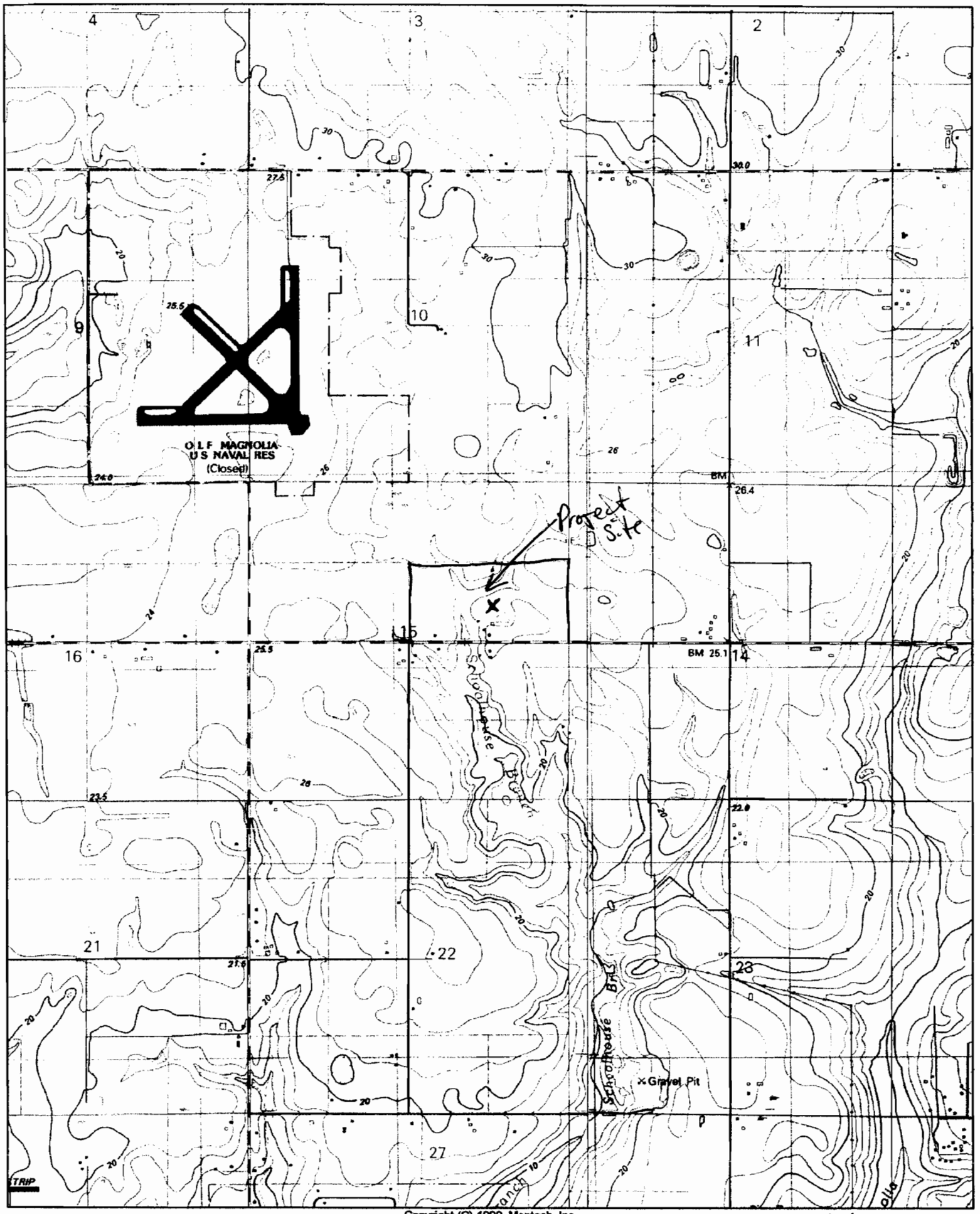
For additional information, please contact Mr. Michael Moxey, Project Manager, at Michael.b.moxey@sam.usace.army.mil or by calling the Mobile District Regulatory Division Office at telephone number (251) 690-2658. Comments should be received no later than **30 days** from the date of this Public Notice. Please refer to number **SAM-2006-2249-MBM** and direct your correspondence to the District Engineer, 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.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Enclosures



Foley, Baldwin County, Alabama



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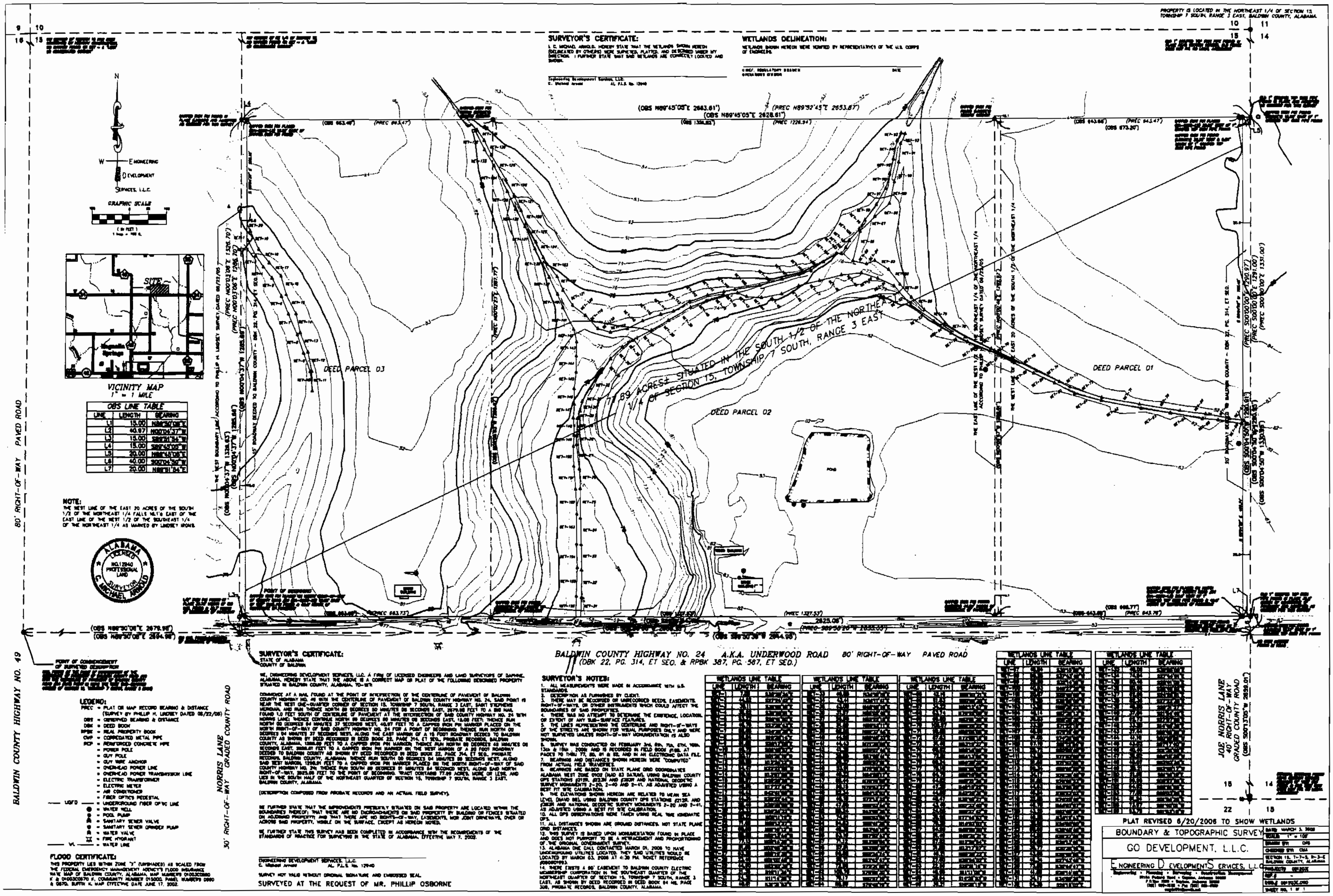
Magnolia Springs Topo

30.4375°N
87.7552°W

Arthur & Nell Fitzgerald 1/140 AC
Dora Stewart 19.001/ 42 AC
Earl & Gycile Haislip 13/50 AC
Millard & Nancy Nelson 14/52 AC
Frances Cleverdon 1/39 AC
G.& B. Geci LE 14/16
Ronald & Beverly Mannich 17/40 AC
Bennett Castleberry Sr 3/40 AC
George & Nancy Kadlec 2/160 AC
Bert Jr & E Jennings 4/40 AC
Sarah White 3/38 AC
Earl & Sarah Moore 2.003/ 74 AC
Iris Sherman 1/78 AC
Dixie
Hwy.
John Bauer Rd
lent Land Co. LLC 57/40 AC
derwood Farms LLC 58/40 AC
Rainbow Retreats, Inc. 19.033/29 AC
Rainbow Plantations
Roy White 18/40 AC
17.001/ 20 AC
J. & M. Graves 17/20 AC
Ronald & Beverly Mannich 16/38 AC
H.L. Strickland Jr 18/38 AC
Bennett Castleberry Sr 18.001/ 40 AC
Emeli Mikkelsen et al 19/160 AC
G. & N. Kadlec 8/20 AC
S. Sherman 6.001/20 AC
S. Sherman 6/19 AC
T.III & J. Rhodes 5/19 AC
Helen & Hilbert Bauer 12/39 AC
Frances Cleverdon 14/39 AC
Ronald & Beverly Mannick 22/33 AC
B.K. & B.R. 22/17 AC
Bennett Castleberry Sr. 21/40 AC
R Henderson 20/7.5 AC
Marlow
Lanstar LLC 19/53 AC
M.D.D., Inc.2.001/ 12 AC
Baldwin County Commission 1/203 AC
Baldwin Co.Commission 5/24 AC
Robert & Marcia Hall 4.001/31 AC
Marion Despain 1.003/34 AC
Mary Rhodes et al 1/47 AC
Margaret Moore 9/71 AC
Vera Avera 8/30
Einor Jr & Patricia Mikkelsen 2.001/ 37 AC
Helen Bauer 1/40 AC
Robert Mikkelsen Tr. 2/57 AC
Vera Avera 11/33
Einar Mikkelsen et al 2/98 AC
Powerline
S.& P. Lemon 2.004/20 AC
Thomas Mark Jr 2.002/20 AC
Baldwin Co Alabama 6/34 AC
Baldwin Co Alabama 7/80 AC
Jesse Rhodes Trustee 8/40 AC
Donald & Ruth Blaylock 14/80 AC
Hilbert Bauer 13/138 AC
Jeffery Underwood et al 149/40 AC
Jeffery Underwood et al 4/40 AC
Baldwin County Commission 1.001/94 AC
Baldwin County Commission 5.001/173 AC
Richard Simo et al 9/40 AC
Carol Mikkelsen et al 14.001/79 AC
Jeffery Underwood et al 1/40 AC
Vera Francis 2/82 AC
Jeffrey Underwood et al 1/40 AC
Geraldine Rhodes 4.001/79 AC
Manon R. Despain 1/39 AC
Jesse & Jeffery Rhodes 6/77 AC
Harold & Beartrice Deal 5/39 AC
Norris 2/79 AC
Betty Underwood 5/33 AC
Jeffery Underwood et al 1.002/ 25 AC
5.001/ 40 AC
Geraldine Rhodes 5/93 AC
Robert & Margaret Norris 6/40 AC
George Holman 8/39 AC
M. E. Rhodes 9/30 AC
Cora Hare 6/39 AC
Donald & Vonceil Underwood 9/78 AC
Jesse Rhodes Trustee 7/39AC
Emma Underwood 6/76 AC
Jesse Rhodes 5.001/30 AC
Thomas & Evelyn Norris 8/59 AC
Bedsole Moseley 11/39 AC
Lipscomb Rd
Norris Rd
agnolia ing LLC /43 AC
Emma Underwood 10/40 AC
Jeffery Underwood et al 10.001/ 40 AC
Emma Underwood 10/40
Jeffery & Barr Underwood 11/40 AC
John Norris Jr 10.002/20 AC
L&E Norris 10.001/20
Elton Ruffin 13/60 AC
Joe Norris 13/15 AC
B.Moseley 14/19 AC
Meadowbrook Farms



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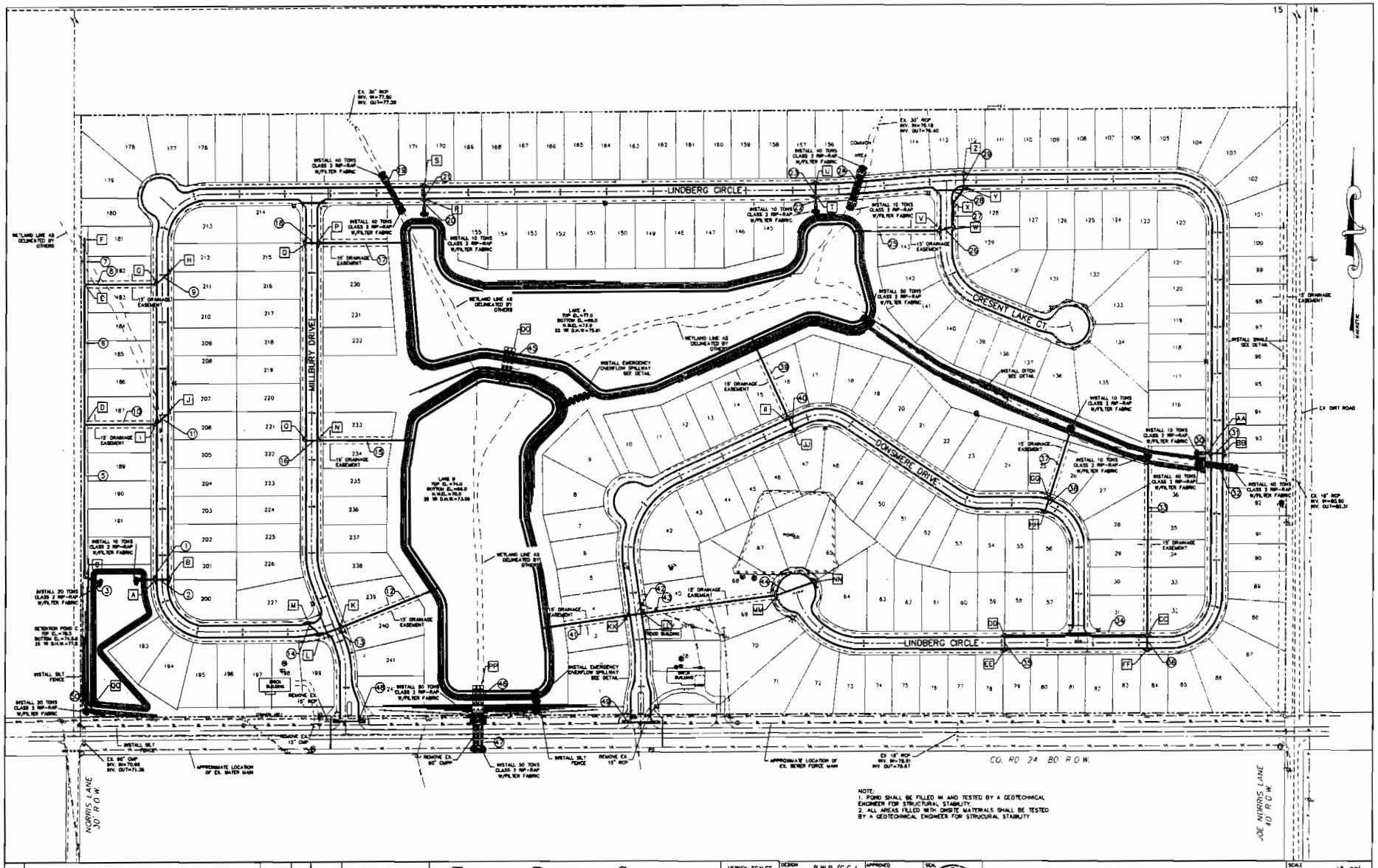
L2	40.97	N00°04'37"W
L3	15.00	S89°51'34"W
L4	15.00	S89°45'05"W
L5	20.00	N89°45'05"E
L6	40.00	S00°04'50"W
L7	20.00	N89°51'34"E



NO	REVISION	DATE	ENG.	DATE	ISSUED FOR

ENGINEERING DEVELOPMENT SERVICES, L.L.C.
Engineering • Planning • Surveying • Construction Management
27154 Pollard Road • P.O.Box 1395 Daphne, Alabama 36526 (251) 626-2122 • Fax (251) 626-6259
125 Cove Avenue • P.O. Box 7828 Gulf Shores, Alabama 36547 (251) 967-4387 • Fax (251) 967-4389

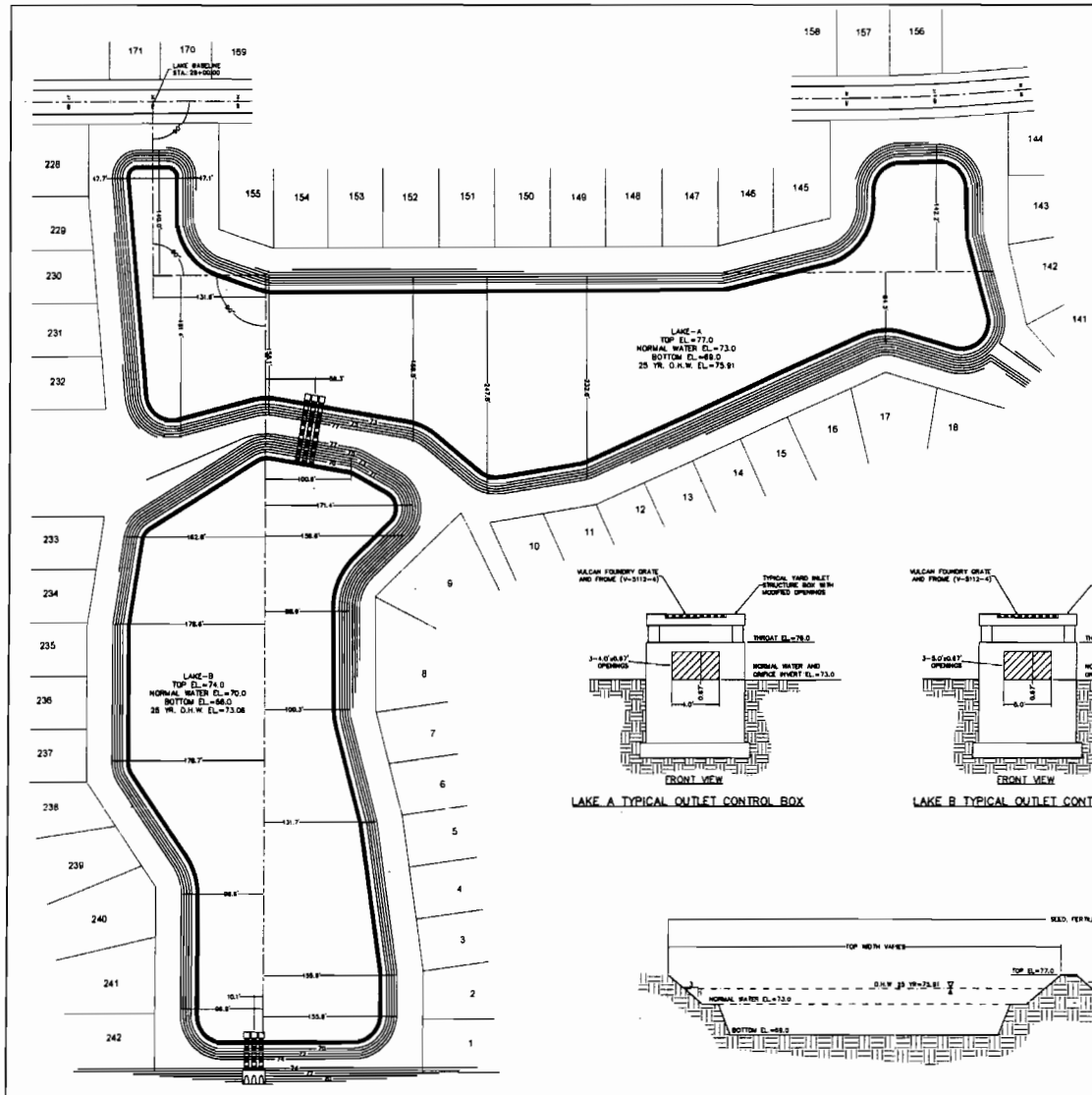
VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST ACCORDINGLY

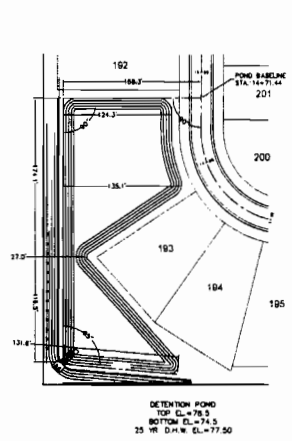
DESIGN	R.W.P./C.C.J.	APPROVED
DRAWN	R.W.P./C.C.J.	
CHG	R.W.P.	APPROVED
PROJ MGR	R.W.P.	
CHECK	R.W.P.	DATE

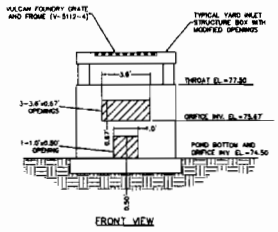
SEAL: ALABAMA LICENSED PROFESSIONAL ENGINEER

LAKE WALK SUBDIVISION
OVERALL DRAINAGE AND GRADING PLAN

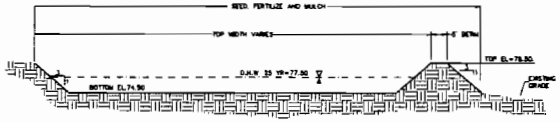
SCALE 1"=60'
PROJ. NO 051203
DWG NO engmaster.dwg/xsect
SHEET 4 OF 39





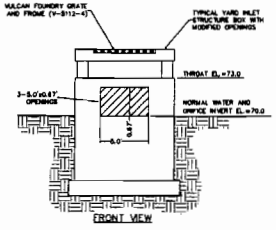


TYPICAL OUTLET CONTROL DETAIL FOR EACH BOX

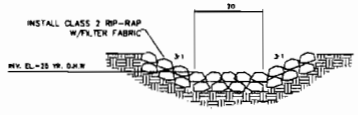


TYPICAL DETENTION POND CROSS SECTION

LAKE A TYPICAL OUTLET CONTROL BOX



LAKE B TYPICAL OUTLET CONTROL BOX



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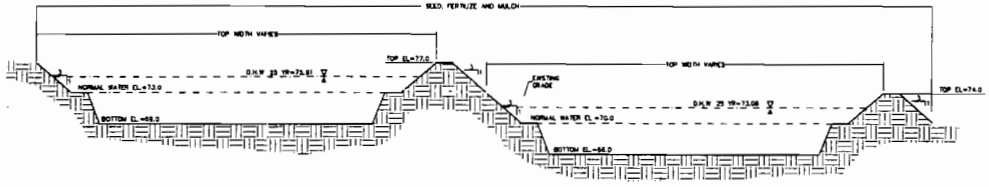

TYPICAL LAKE CROSS SECTION

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P.O.Box 1395 • Daphne, Alabama 36526
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DESIGN	R.W.P.	APPROVED	
DRAWN	R.W.P.		
ENG	R.W.P.	APPROVED	
PROJ. MGR	R.W.P.		
CHECK	J.P.B.	DATE	

SEAL: ALABAMA REGISTERED PROFESSIONAL ENGINEER

LAKE WALK SUBDIVISION
DETENTION POND AND LAKE DETAILS

SCALE	1"=60'
PROJ. NO	051203
DWG NO	DETAILS.DWG
SHEET	15 OF 39