



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-C
PUBLIC NOTICE NO.
SAM-2006-1336-JBE**

8 June 2006

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

**PROPOSED 224-SLIP MARINA ASSOCIATED WITH COMMERCIAL AND
RESIDENTIAL DEVELOPMENT, ALOE BAY, DAUPHIN ISLAND,
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: Aloe Bay Marina, LLC (ABM)
Post Office Box 519
Norcross, Georgia 30091

AGENT: Barry A. Vittor and Associates, Inc. (BVA)
Attention: Mr. Tim Thibaut
8060 Cottage Hill Road
Mobile, Alabama 36695 Telephone: (251) 633-6100

LOCATION: Aloe Bay, Dauphin Island, on LeMoyne Drive (State Highway 193), Mobile County, Alabama. See Little Dauphin Island 7.5 minute quadrangle map: Section 00, Township 8 South, Range 1 West, near Latitude 30°15.68' North, Longitude 88° 6.9' West.

WORK: ABM proposes to construct a premier coastal facility serving community boaters in south Mobile County. The project envisions a 224-slip marina to provide public or private berths, a public boat launch, parking, and residential and retail development. To provide boat access and berth, work would include the excavation by mechanical or hydraulic dredge approximately 100,000 cubic yards of sand from 16.49 acres of estuarine water bottoms from existing depths of -2 to -3 feet to a proposed depth of -6 feet mean low tide. Marina construction would be in three phases: Unit 1 (440 X 570 square feet) would provide 126 slips for public use; Unit 2 (420 X 470 square feet) would provide 86 slips, including 21 covered slips for private use; and Unit 3 (280 X 50 square feet) would provide twelve slips adjacent to the Aloe Bay Channel Turning Basin for private use. All marina slips would be 17 by 35 feet excepting four 30- by 45-foot charter boat slips within Unit 1. Access channels would be 50 feet wide with 20 percent (vertical/horizontal)

side slopes, and lengths of 700 feet (Unit 1) or 500 feet (Unit 2), and would connect with the federally maintained Aloe Bay Channel. A 440-foot bulkhead and a 4-lane boat ramp would be constructed for Unit 1. The marina would include pile-supported dock and berthing structures, 10-foot access piers, 5-foot finger piers within berths, and 8-foot boardwalks to span wetlands and access upland and beach areas. No impact to emergent or subaquatic vegetation is anticipated. Dredged material would be stockpiled in temporary diked disposal areas for dewatering and used for development foundation on-site or trucked to approved upland areas. Drawings furnished by BVA or Thompson Engineering, agents.

The applicant has applied for state certification in accordance with Section 401(a)(1) of the Clean Water Act, and has certified that the proposed activity complies with and will be conducted in a manner that is consistent with the State Coastal Zone Management Program. Upon completion of the required advertising and public comment review, a determination relative to consistency will be made by the Alabama Department of Environmental Management.

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 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 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 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 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. The National Marine Fisheries Service requires the evaluation of impacts to Essential Fish Habitat of estuarine species.

Correspondence concerning this Public Notice should refer to Public Notice Number SAM-2006-1336-JBE and should be directed to:

District Engineer
U.S. Army Engineer District, Mobile
Post Office Box 2288, Mobile, Alabama 36628-000
Attention: Regulatory Division

with a copy to the:

Alabama Department of Environmental Management
4171 Commanders Drive
Mobile, Alabama 36615

All comments must be sent in time to be received not later than 8 July 2006.

If you have any questions concerning this publication, you may contact Joy Earp at telephone number (251) 694-4611. Please refer to Public Notice number **SAM-2006-1336-JBE**.

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

Enclosure

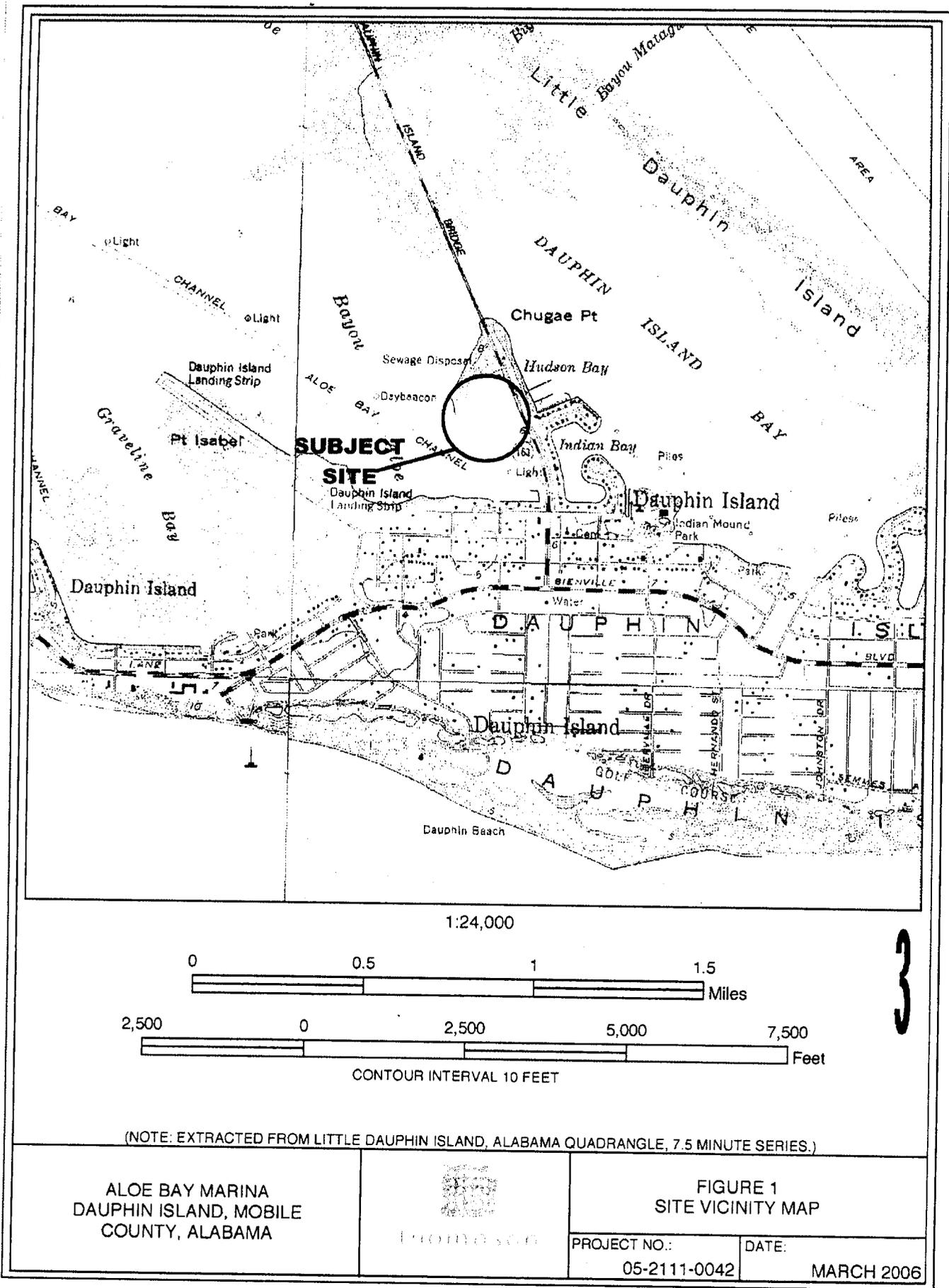
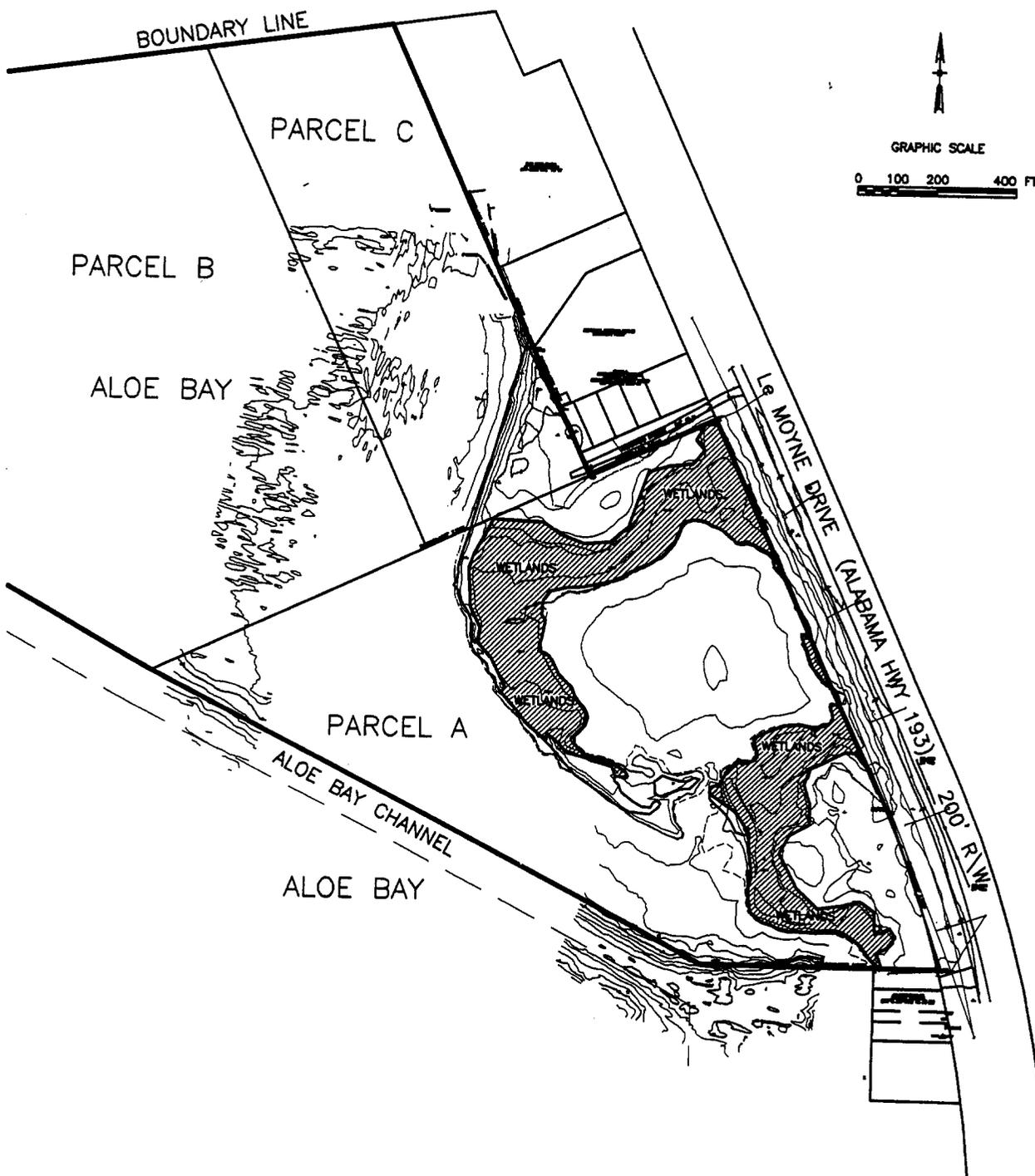


Figure 1-1. Proposed location of the Aloe Bay Marina, Dauphin Island, Alabama.



ALOE BAY MARINA
 DAUPHIN ISLAND, ALABAMA

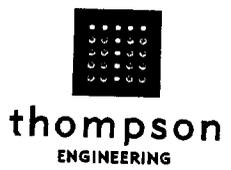
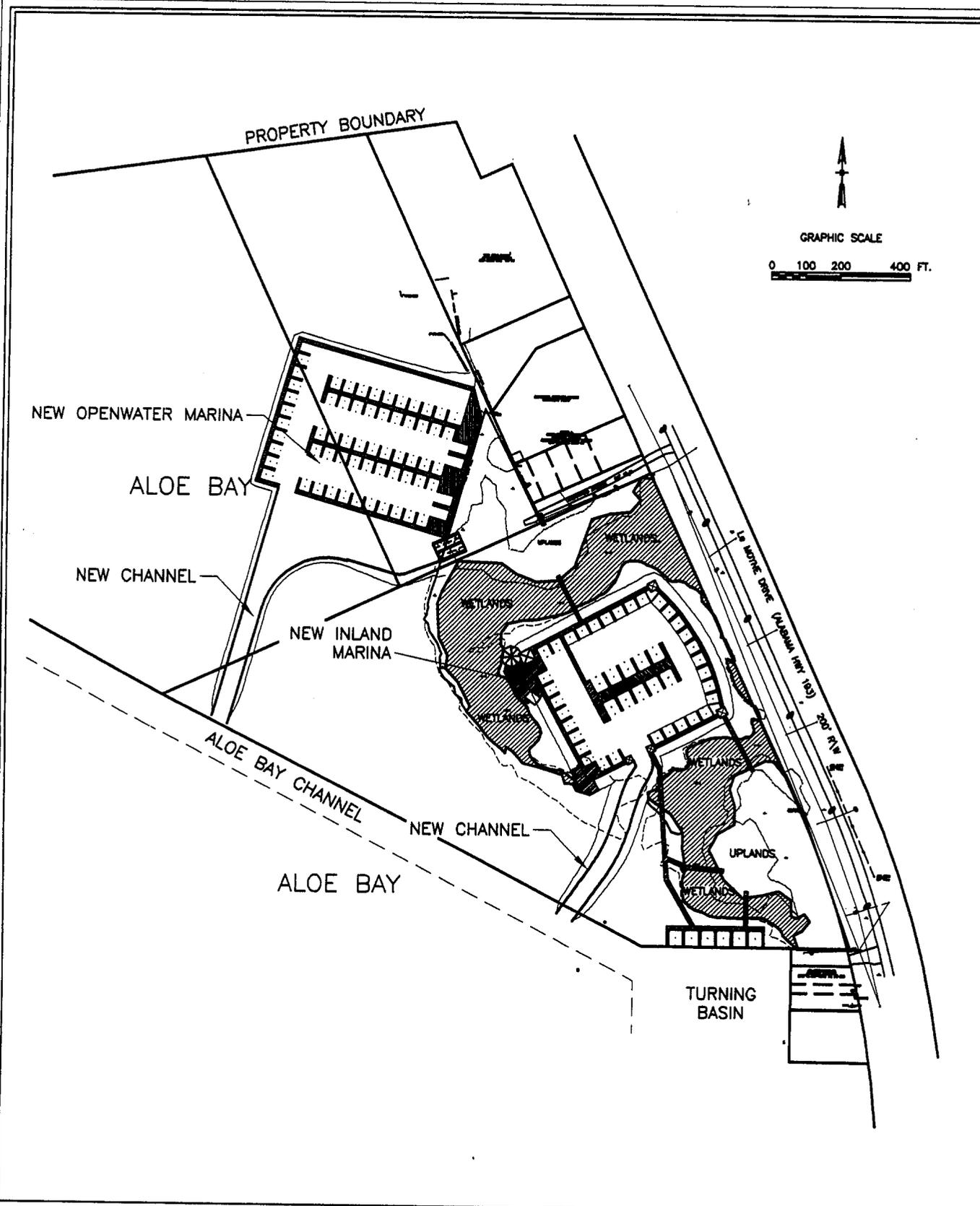


FIGURE 2
 EXISTING SITE AND WETLAND PLAN

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DATE: APRIL 2006



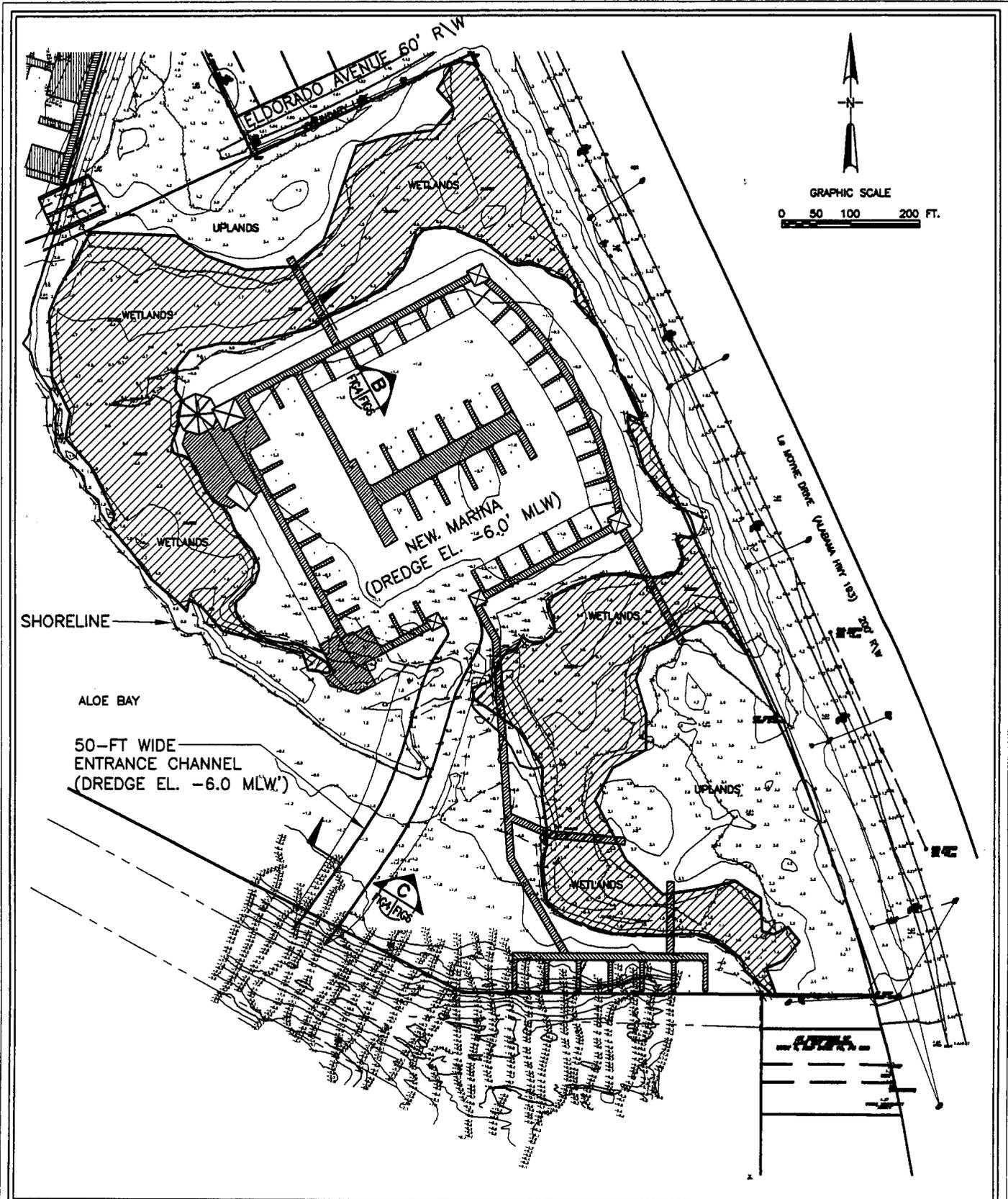
ALOE BAY MARINA
 DAUPHIN ISLAND, ALABAMA



FIGURE 3
 OVERALL SITE PLAN

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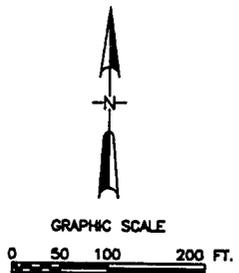
ALOE BAY MARINA
DAUPHIN ISLAND, ALABAMA



FIGURE 4
INLAND MARINA PLAN

PROJECT NO:
05-2111-0042

DATE:
APRIL 2006



NEW MARINA
(DREDGE EL. -6.0' MLW)

ALOE BAY

NEW BULKHEAD

NEW BOAT RAMP

50-FT WIDE
ENTRANCE CHANNEL
(DREDGE EL. -6.0' MLW)

ALOE BAY

ALOE BAY CHANNEL

WETLANDS

WETLANDS

UPLANDS

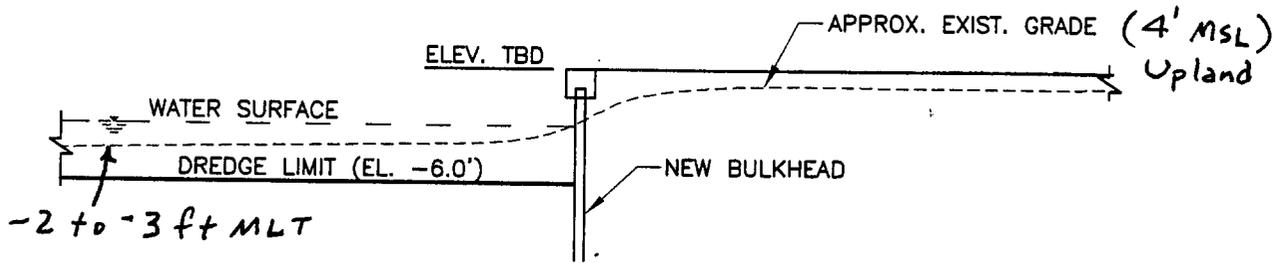
ALOE BAY MARINA
DAUPHIN ISLAND, ALABAMA



FIGURE 5
OPEN WATER MARINA PLAN

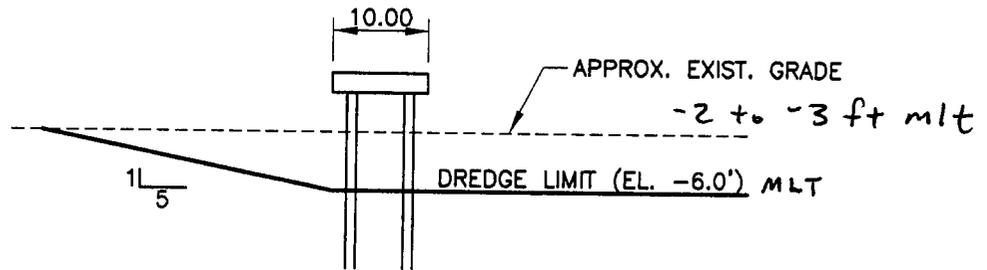
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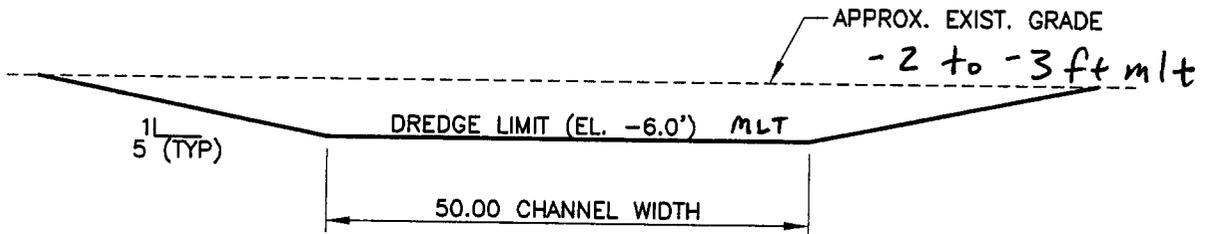
SECTION

SCALE: 1" = 20'



SECTION

SCALE: 1" = 20'



SECTION

SCALE: 1" = 20'



ALOE BAY MARINA
DAUPHIN ISLAND, ALABAMA



FIGURE 6
FACILITY SECTIONS

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