



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-2006-1546-LRG

9 August 2006

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

PROPOSED 14-SLIP MARINA IN WOLF BAY
ORANGE BEACH, 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 10 of the River and Harbor Act of 1899 (33 USC 403). 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: Quarters at Wolf Bay, LLC (Q@WB)
Post Office Box 346
Gulf Shores, Alabama 36547

LOCATION: Wolf Bay, off State Road 180 (Canal Road), West Perdido Avenue, Orange Beach, Baldwin County, Alabama. See Orange Beach 7.5 minute quadrangle map: Section 5, Township 9 South, Range 5 East near Latitude 30° 17' 39" North and Longitude 87° 34' 59" West.

WORK: Q@WB proposes to construct a marina with 14 open slips to serve the existing Bay Tower Condominiums and two proposed duplexes. The facility would include a 5- by 172-foot pier with a 20- by 20-foot covered deck and an 8- by 10-foot swim platform at the pier terminus, and 3-foot-wide walkways on three sides of the covered deck. Ten 3- by 25-foot finger piers and six mooring piles would form twelve 12- by 25-foot slips adjacent the pier, and two 15- by 23-foot slips adjacent to the covered deck. The entire structure would extend no further than about 202 feet waterward from the existing 100-foot bulkhead to be replaced. Drawings furnished by Q@WB.

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

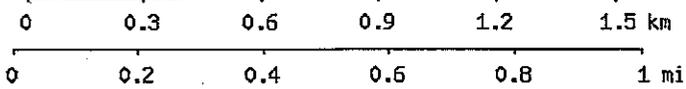
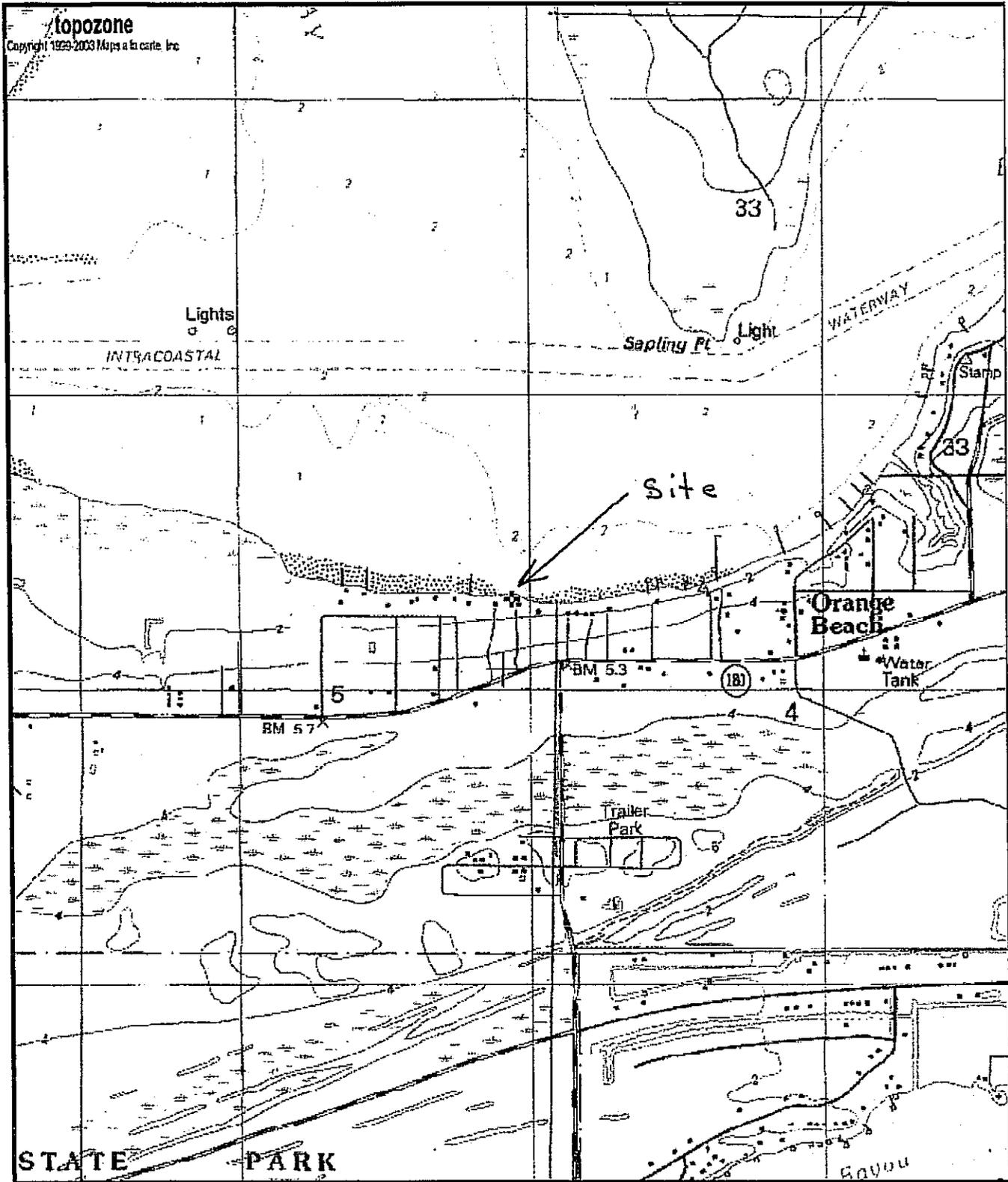
completeness of the record, all data in support of or in opposition to the proposed work should be submitted in writing setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition. Comments will be considered to determine whether to issue, modify, condition 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.

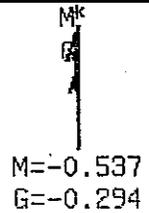
For additional information, please contact Mr. Larry Godwin, Project Manager, telephone number (251) 690-3262. Comments should be received by **8 September 2006**. Please refer to number **SAM-2006-1546-LRG** and direct your correspondence to the District Engineer, U.S. Army Engineer District, Mobile, 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.

Enclosures

MOBILE DISTRICT
U.S. Army Corps of Engineers

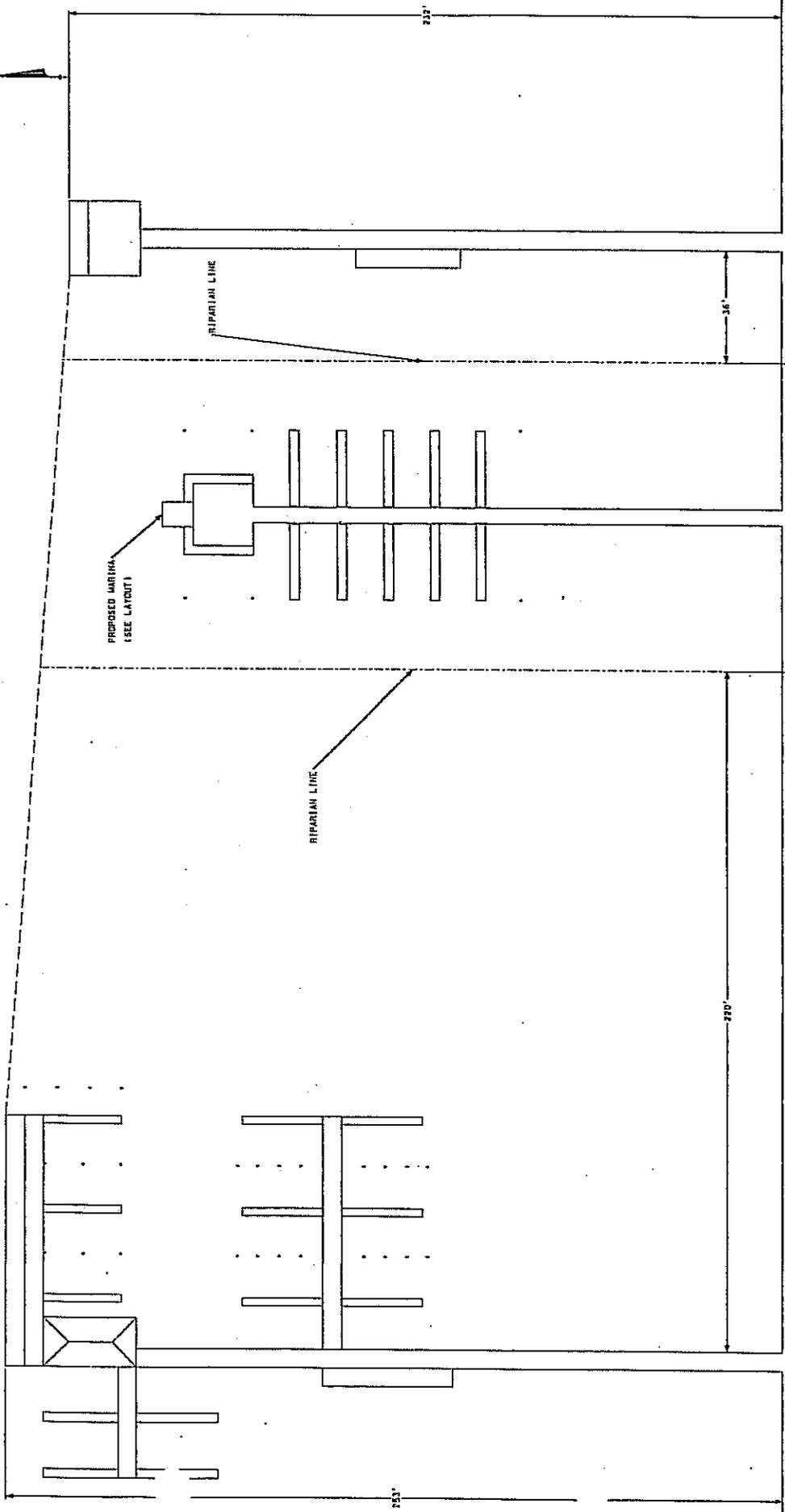


Map center is 30° 17' 39"N, 87° 34' 59"W (WGS84/NAD83)
Orange Beach quadrangle
 Projection is UTM Zone 16 NAD83 Datum





DAY



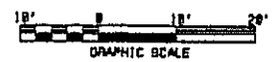
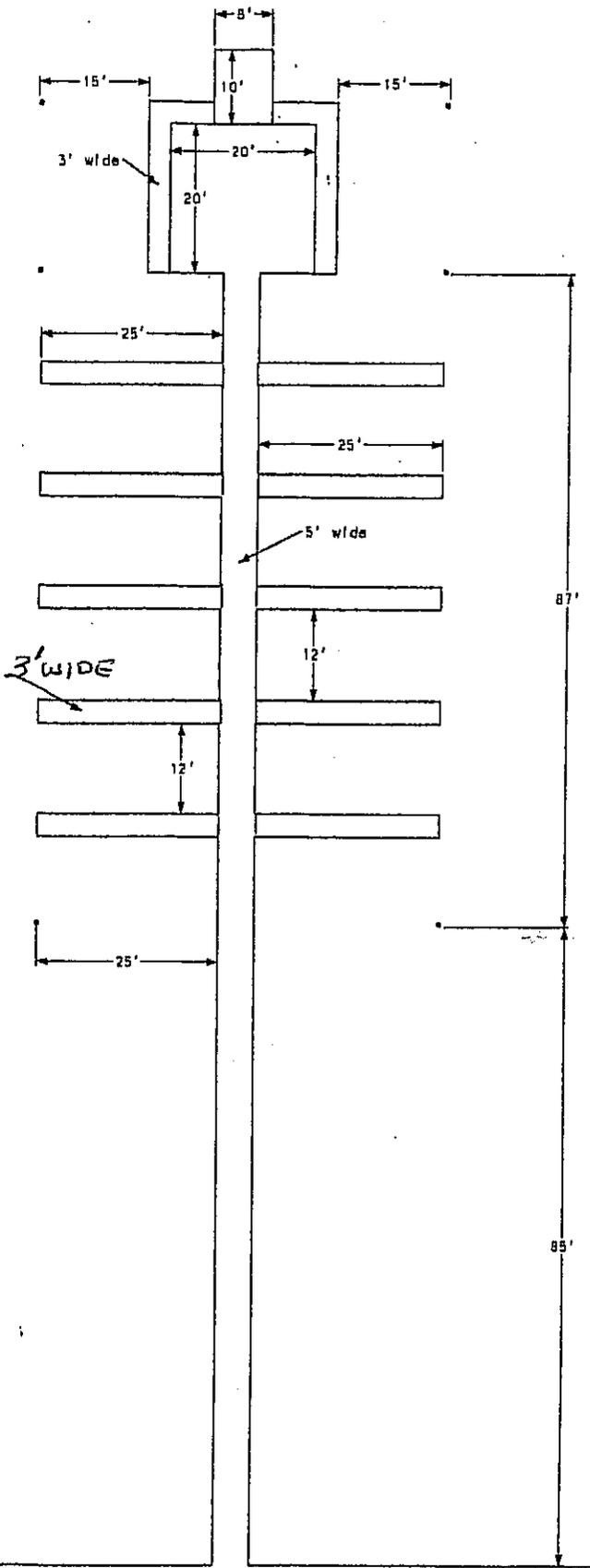
NORTHVIEW, LLC	
PLAN	
DATE: 08/11/08	PROJECT: 08-013
1408 W. STATE ST. SUITE 100 ORANGE BEACH, AL 36551 TEL: 904.238.1111 FAX: 904.238.1112 WWW.NORTHVIEWLLC.COM	

WOLF BAY VILLAS
 P.O. BOX 2064
 ORANGE BEACH, AL 36551

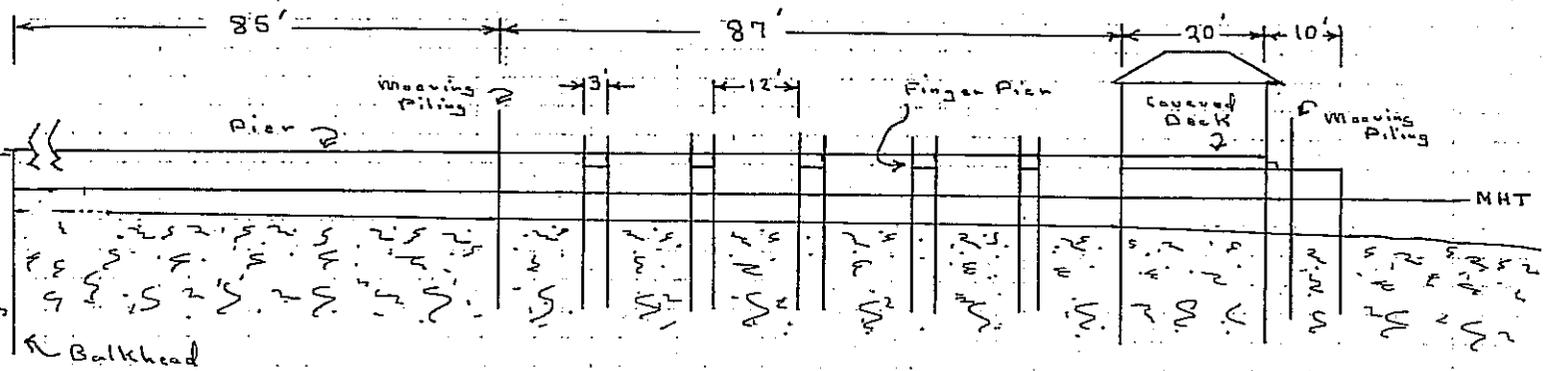
NORTHVIEW, LLC

BAYVIEW SHORES
 P.O. BOX 1737
 GULF SHORES, AL 36547



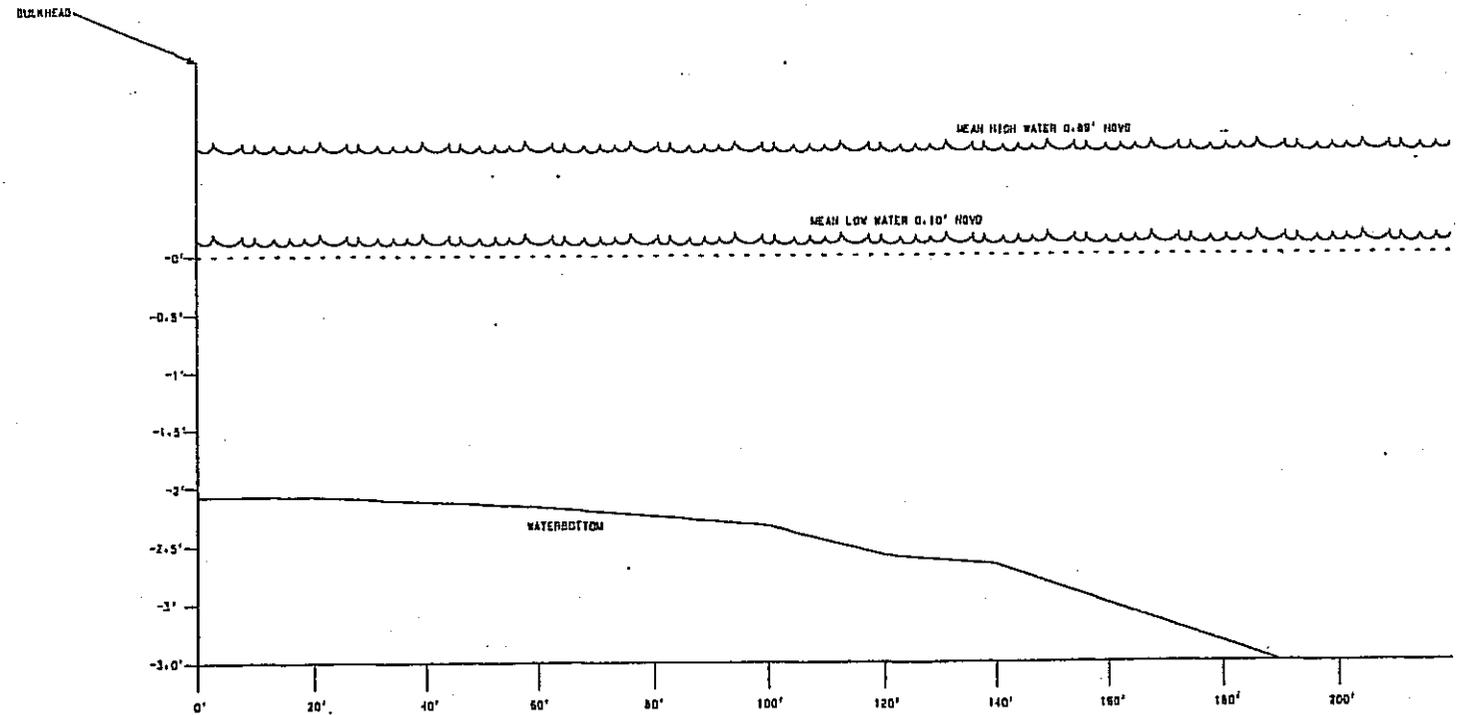


REVISIONS		NORTHVIEW, LLC
		M & H OF ALABAMA ENVIRONMENTAL GROUP
		14433 MCCOY LAKE BOULEVARD, SPRINGFIELD, AL
		PHONE: (251) 968-7017
		FAX: (251) 968-7821
DATE	SCALE	
02/24/06	1" = 10'	



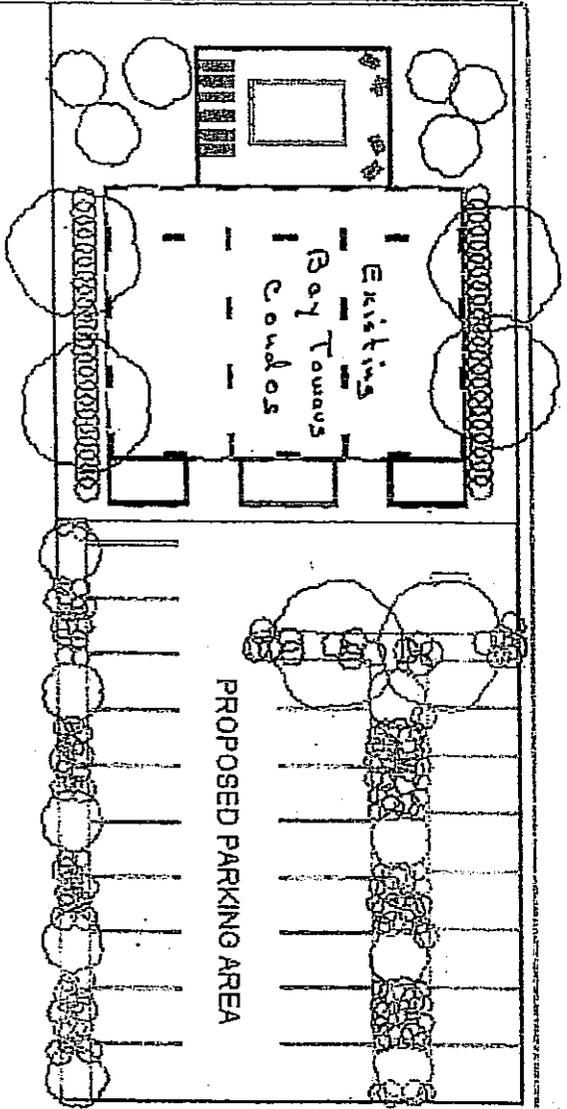
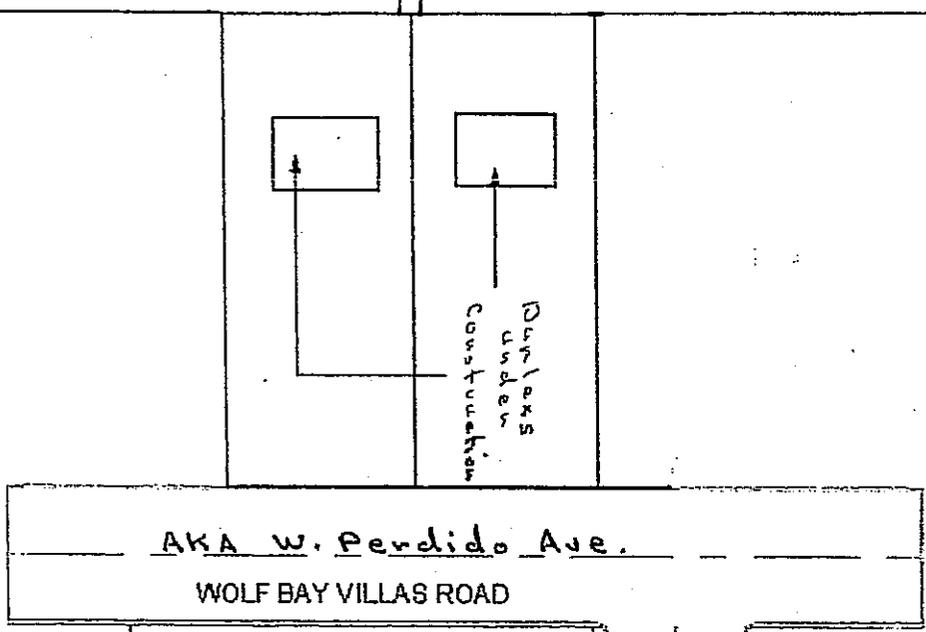
Cross Section:

Bay Towers + The Quarters
Marina



SCALE:
VERTICAL : 0.5"
HORIZONTAL : 10'

REVISION	NORTHVIEW, LLC
<small> H. A. H. OF MARINE 14451 BERRY LANE, SUITE 101, ALABAMA MOBILE, AL 36688 TEL: (251) 833-2211 FAX: (251) 833-2212 </small>	



WOLF BAY VILLAS DRIVE

Layout
Bay Towers and
The Quarters at Wolf Bay