



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-2006-597-lcs

JUNE 21, 2006

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

**WETLAND FILL FOR ROAD CROSSINGS IN SUBDIVISION UNNAMED
TRIBUTARY TO BRIGHTS CREEK, BALDWIN COUNTY, ALABAMA**

TO WHOM IT MAY CONCERN:

This District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 USC 1344). Please communicate this information to interested parties.

APPLICANT: Colonial Properties Trust
5925 Carnegie Blvd. S-550
Charlotte, NC 28209

WATERWAY: Unnamed Tributary to Brights Creek, in the northwest quadrant of the intersection of County Road 6 and State Highway 59, Baldwin County, Alabama.

WORK: The applicant proposes to fill 0.55 acre of wetlands in order to construct road crossings within a proposed residential subdivision. Previously, the site was the Woodlands Golf Course. As mitigation for the proposed loss of wetlands, the applicant would purchase an appropriate number of credits from an approved wetland mitigation bank. See attached sheets for additional information.

June 21, 2006

The applicant has applied 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 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.

June 21, 2006

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.

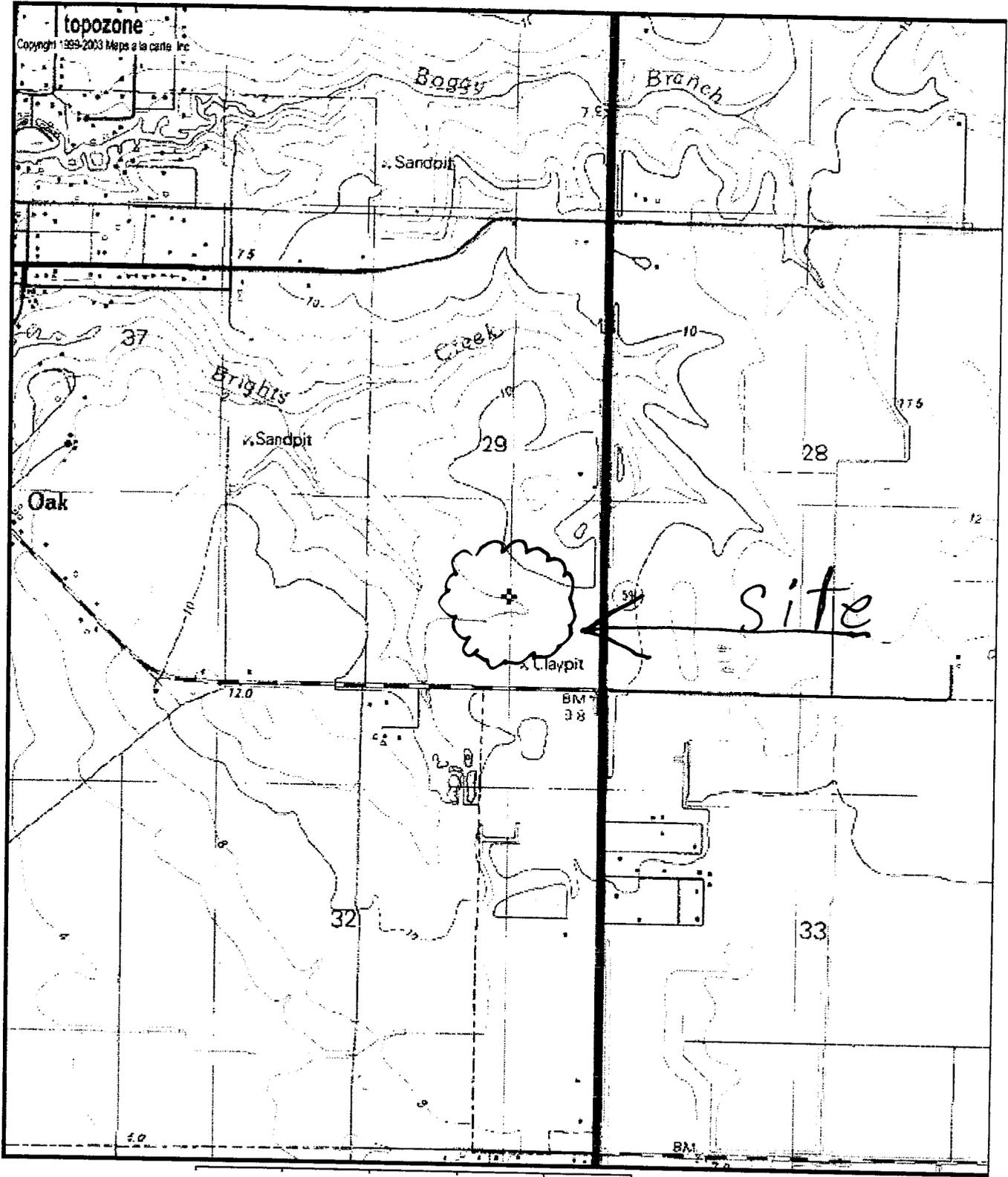
Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2006-597-lcs** and should be directed to the District Commander, U.S. Army Engineer District, Mobile, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: Regulatory Division, with a copy to the Alabama Department of Environmental Management, 4171 Commanders Drive, Mobile, Alabama 36615, in time to be received not later than July 21, 2006.

If you have any questions concerning this publication, you may contact this office, Mr. Chuck Sumner, telephone number (251) 694-3792. Please refer to the above Public Notice number.

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

Enclosures

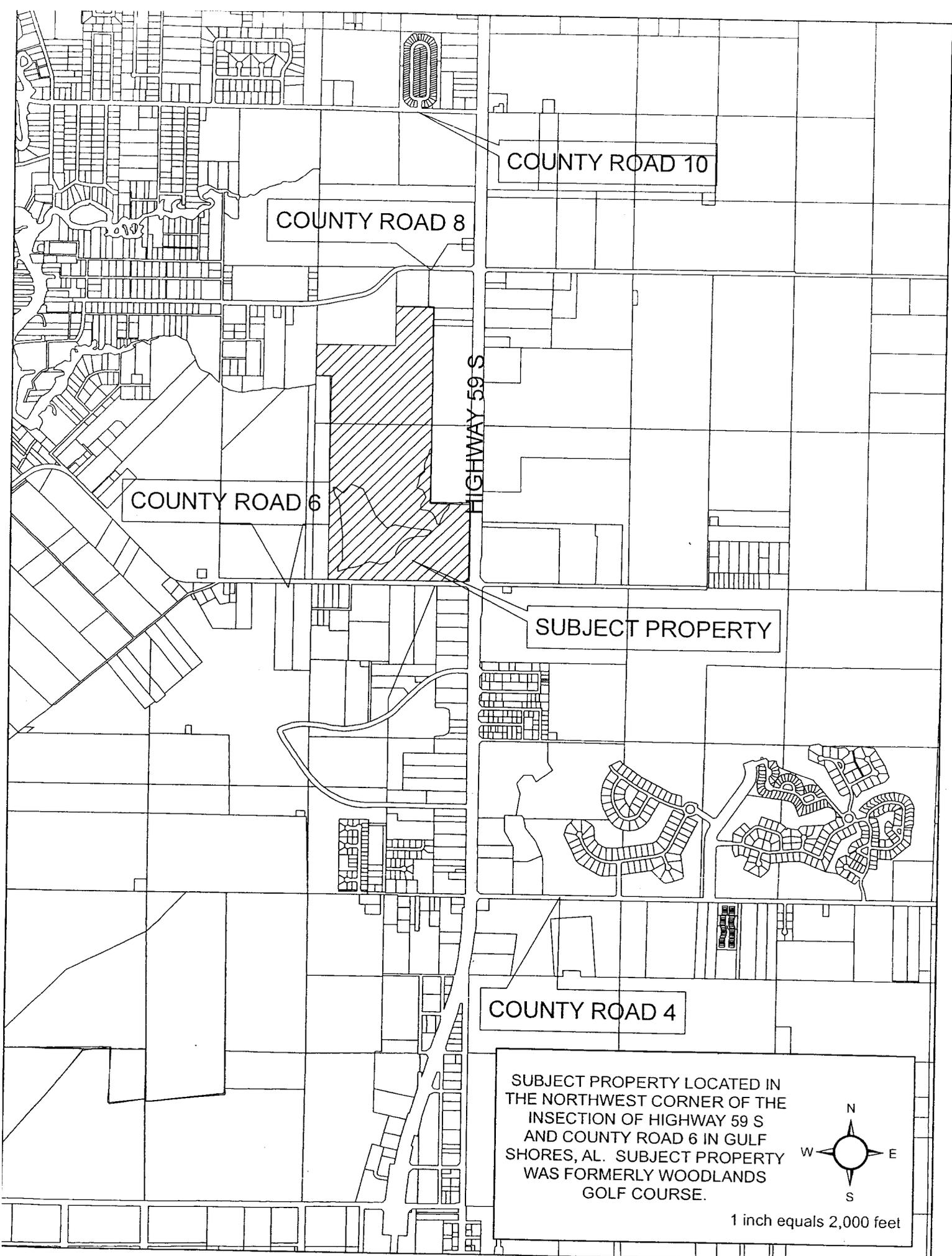


Map center is UTM 16 433982E 3353890N (WGS84/NAD83)

Gulf Shores quadrangle

Projection is UTM Zone 16 NAD83 Datum

M=-1.137
G=-0.347



COUNTY ROAD 10

COUNTY ROAD 8

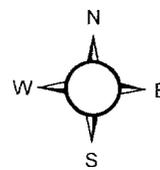
COUNTY ROAD 6

HIGHWAY 59 S

SUBJECT PROPERTY

COUNTY ROAD 4

SUBJECT PROPERTY LOCATED IN THE NORTHWEST CORNER OF THE INSECTION OF HIGHWAY 59 S AND COUNTY ROAD 6 IN GULF SHORES, AL. SUBJECT PROPERTY WAS FORMERLY WOODLANDS GOLF COURSE.



1 inch equals 2,000 feet

Joseph Madison Barnett
19800 County Road 8
Gulf Shores, AL 36542

Robert Sansing
5101 N Palafox
Pensacola, FL 32505

Scott Jensen
6621 Mariner Drive
Unit 1
Racine, WI 53406

Broox Holmes
P.O. Box 290
Mobile, AL 36601

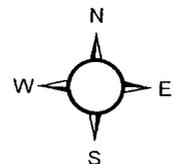
Gulf Shores Parkway
Development Inc.

Gulf Shores Parkway Development Inc.
P.O. Box 904
Gulf Shores, AL 36547

Opry South Land

Opry South Land Investments, LTD
8250 Bayview Drive
Foley, AL 36535

ADJACENT PROPERTY OWNERS



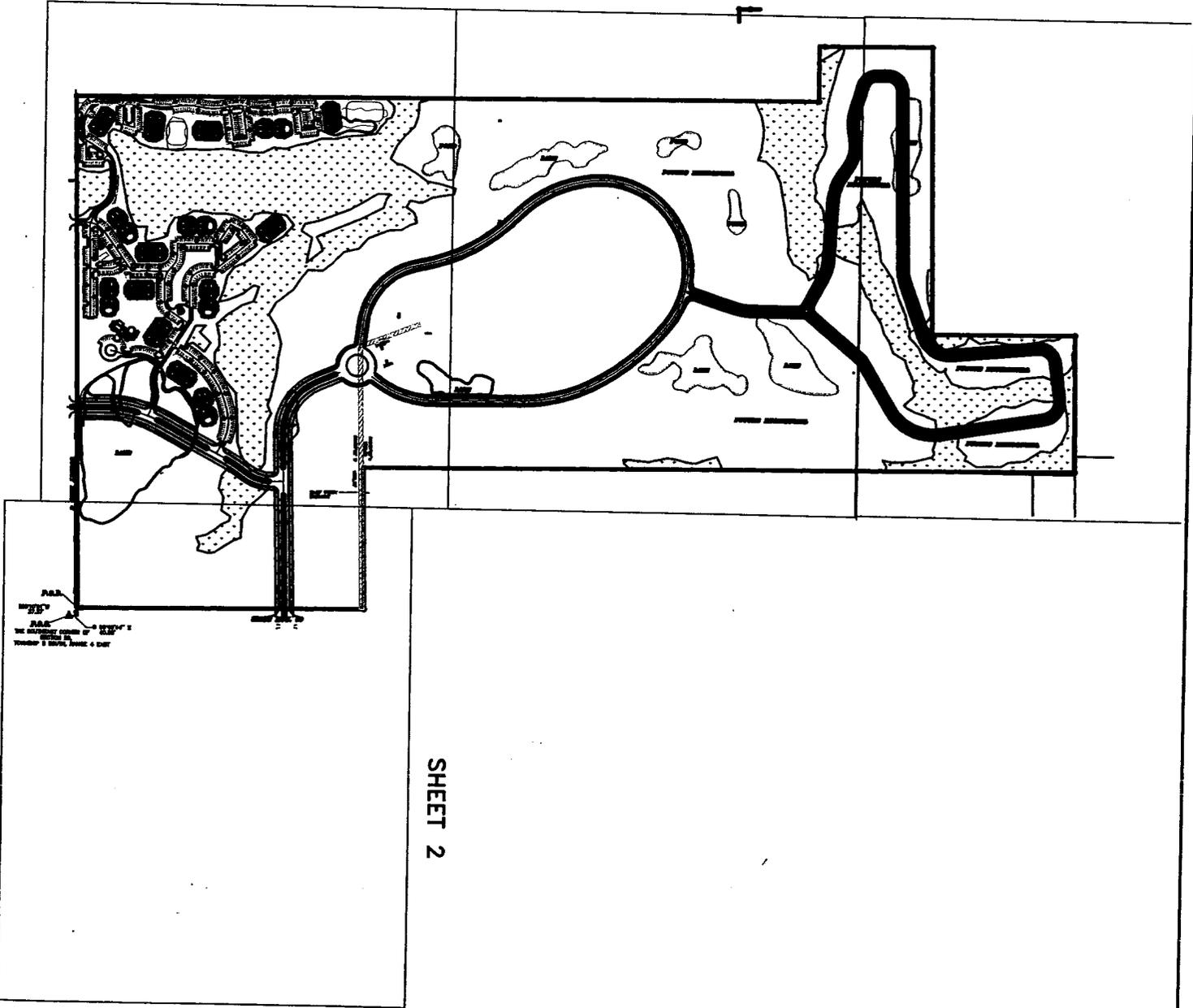
1 inch equals 700 feet



SHEET 4

SHEET 3

SHEET 1



A.B.S.
 2/2/05
 THE COURSE PLAN OF "WOODLANDS"
 GOLF COURSE IS
 BASED ON
 SURVEY & MAPS, SCALE 4"=1"

SHEET 2



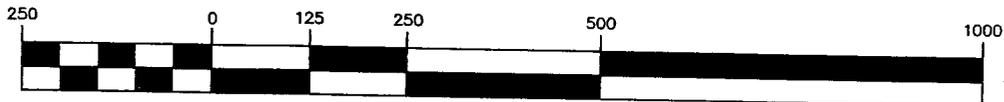
WOODLANDS GOLF COURSE
 COLONIAL TRUST PROPERTIES

DATE	APC
BY	APC
CHECKED	APC
DATE	2/8/05

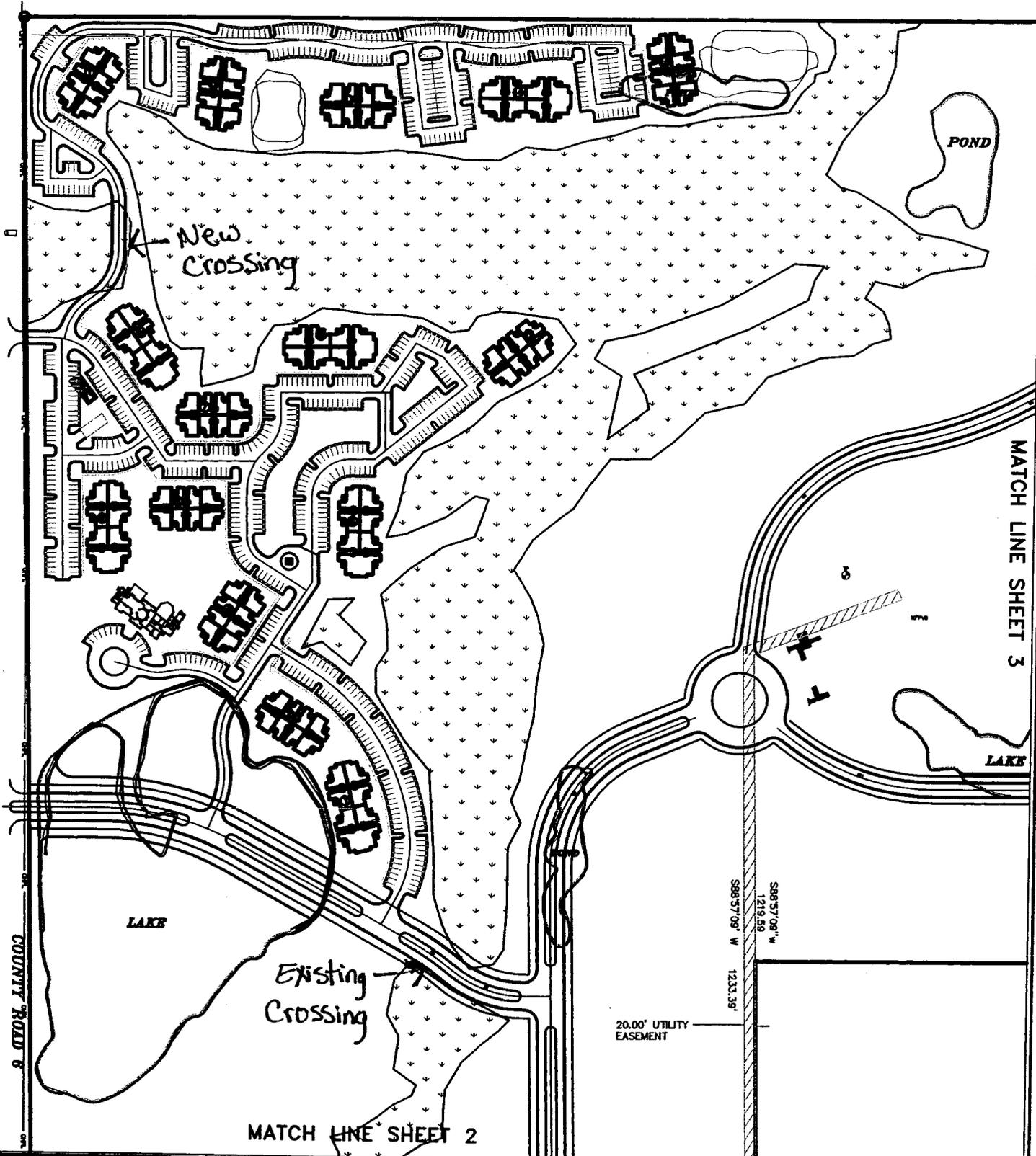
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 CONSULTING ENGINEERS-PLANNERS, AIA

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GRAPHIC SCALE



(IN FEET)



COUNTY ROAD 8

MATCH LINE SHEET 3

MATCH LINE SHEET 2

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 & ASSOCIATES, INC.
 Engineers • Architects • Surveyors • Planners

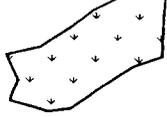
WOODLANDS GOLF COURSE
 COLONIAL TRUST PROPERTIES

- APC
- APC
- APC
- 2/8/08

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MATCH LINE SHEET 1



P.O.B.

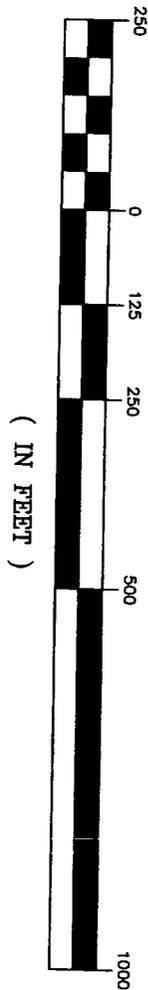
S89°10'01"W
37.37'

P.O.C.

S 00°48'44" E
40.00'

THE SOUTHEAST CORNER OF
SECTION 29,
TOWNSHIP 8 SOUTH, RANGE 4 EAST

STATE HWY. 69



GRAPHIC SCALE



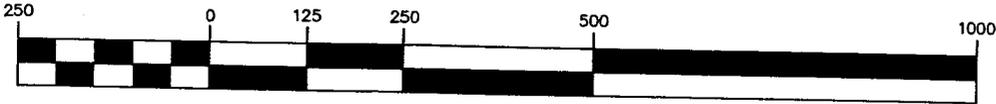
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WOODLANDS GOLF COURSE
COLONIAL TRUST PROPERTIES

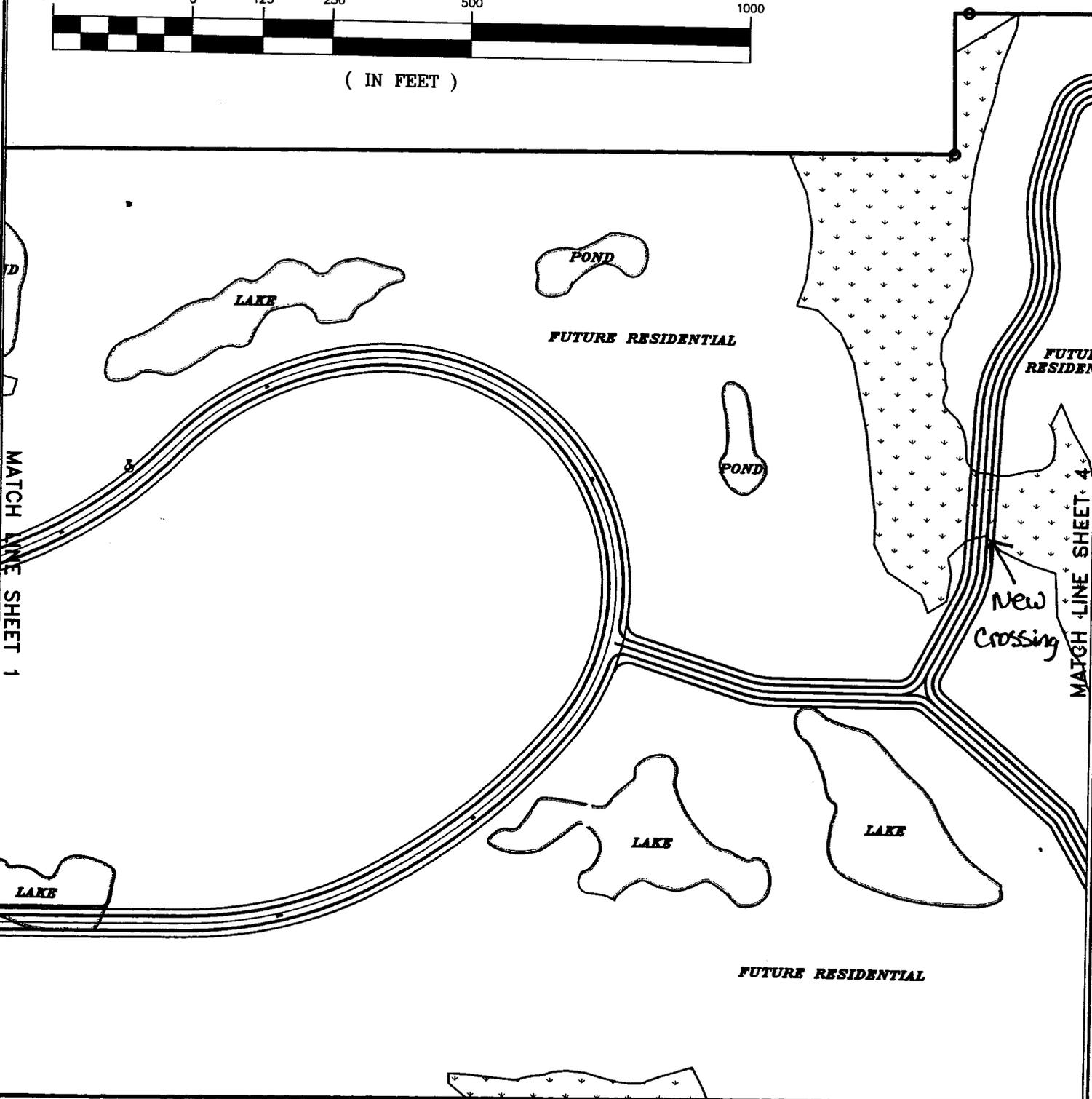
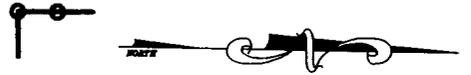
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GRAPHIC SCALE



(IN FEET)



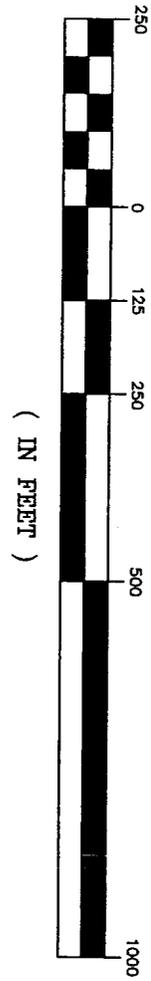
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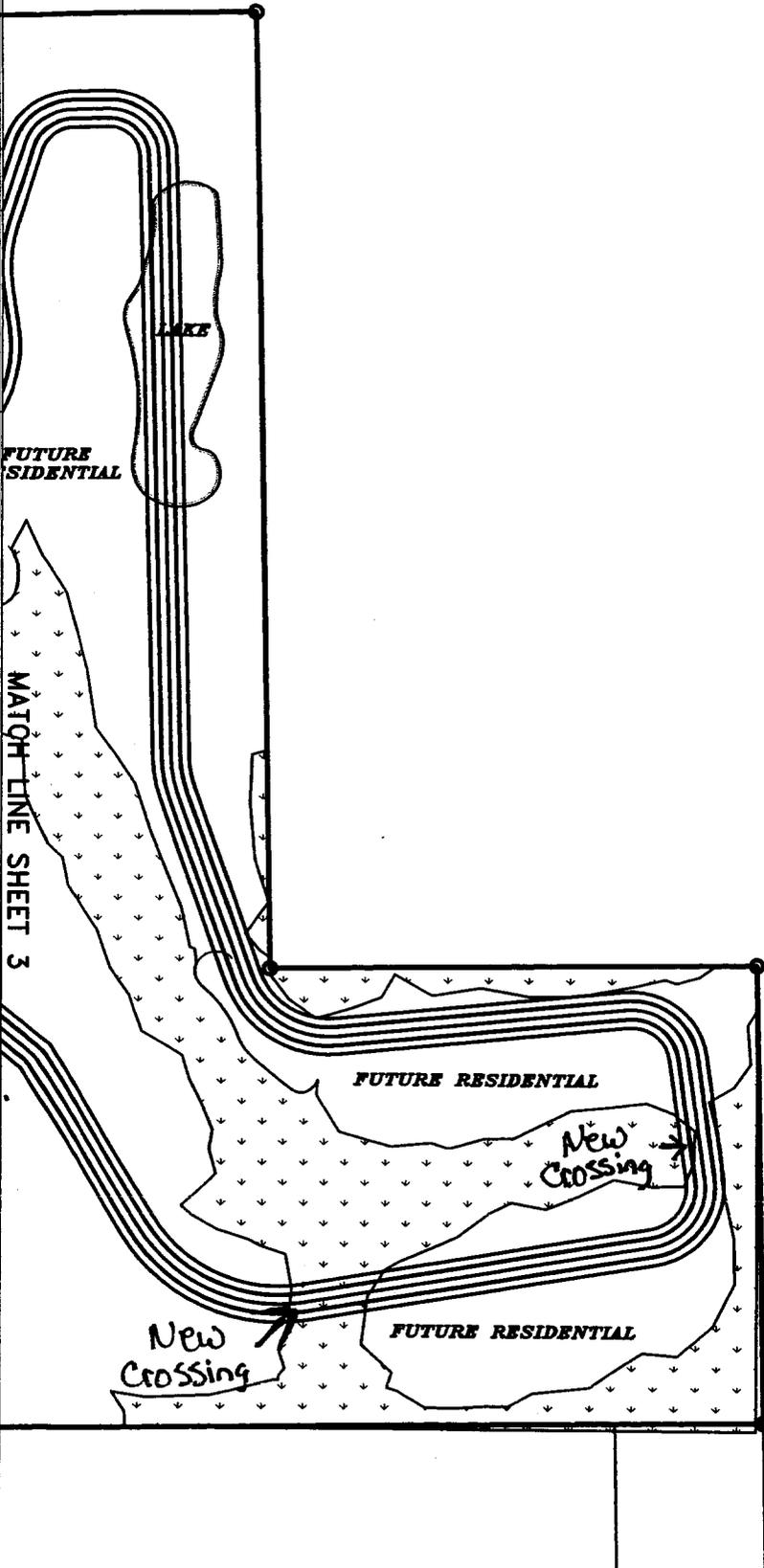
WOODLANDS GOLF COURSE
COLONIAL TRUST PROPERTIES

DATE	APC	BY	
DATE	APC	BY	
DATE	APC	BY	
DATE	2/6/06	BY	

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GRAPHIC SCALE



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