



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-2007-01175-ARW

DEC 13 2007

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

PROPOSED COMMERCIAL DEVELOPMENT
IN ELMORE 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: Watts Development Company, Inc.
Attention: Mr. Ted Watts
35 Carol Drive
Montgomery, Alabama 36109

AGENT: Sanford-Bell and Associates, Inc.
Attn: Mr. Troy Newton
Post Office Box 3290
Gulf Shores, Alabama 36547

WATERWAY: Wetlands adjacent to an unnamed tributary to the Coosa River; Section 14, Township 18 North, Range 18 East, at the intersection of the Coosa River Parkway and Gossum Switch Road, in Wetumpka, Alabama (Latitude 32.4016 North, Longitude 86.0864 West).

WORK PROPOSED: The applicant requests authorization for proposed impacts to 1.1 acres of jurisdictional wetlands for the purpose of future commercial development. The applicant proposes to mitigate for unavoidable impacts to jurisdictional wetlands with the purchase of 0.70 wetland credits from a Corps-approved mitigation bank.

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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.

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

The U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants will be consulted for listed endangered or threatened species, and/or their critical habitat which would be affected by the proposed work in accordance with the provisions of the Federal Endangered Species Act.

Any correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2007-01175-ARW** and should be directed to the U.S. Army Corps of Engineers, Mobile District, Montgomery Field Office, 75 TechnaCenter Drive, Room 207, 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.

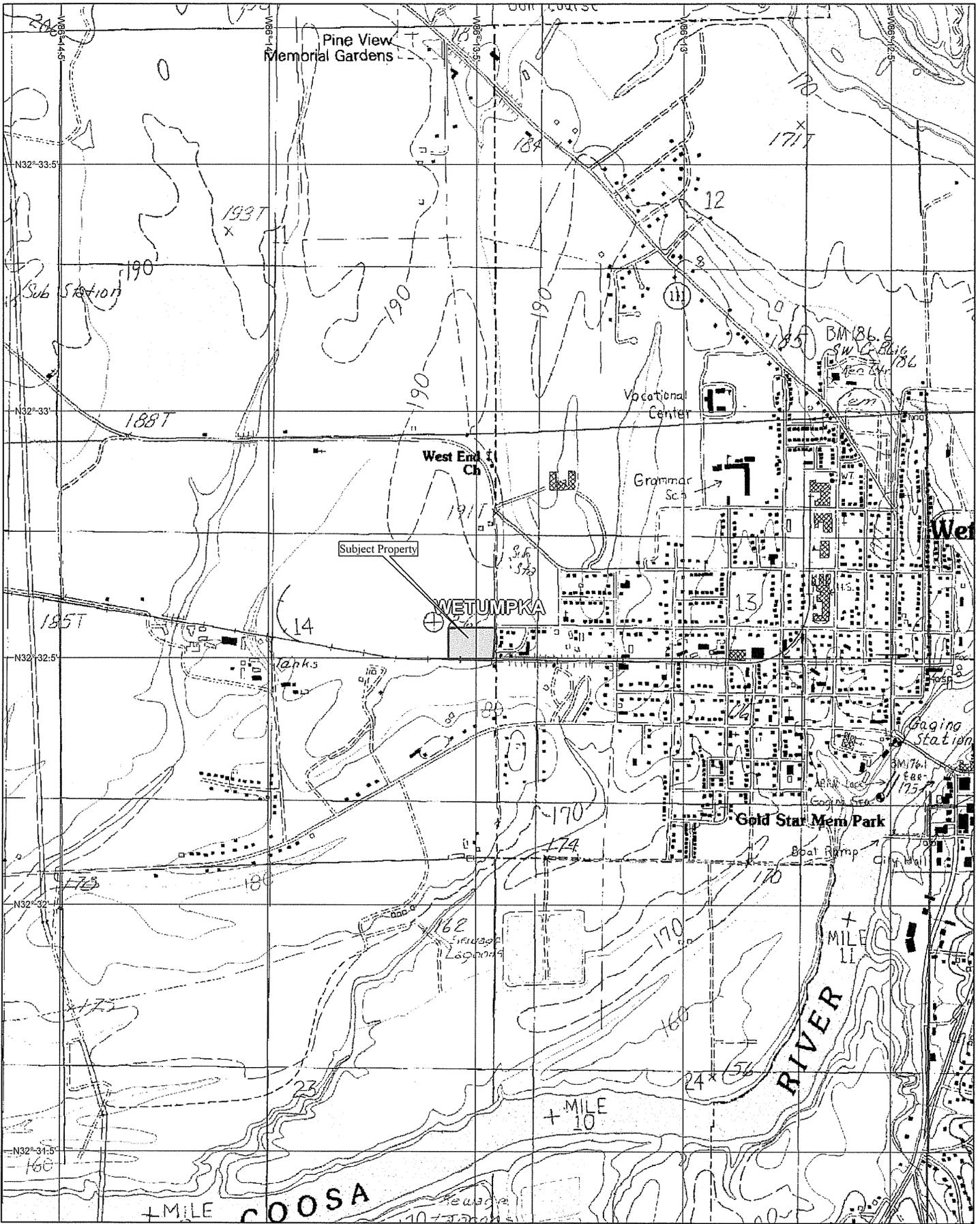
If you have any questions concerning this publication, you may contact the Project Manager via e-mail at andrea.r.wade@usace.army.mil or telephone number (334) 213-0157. Please refer to the above Public Notice number.

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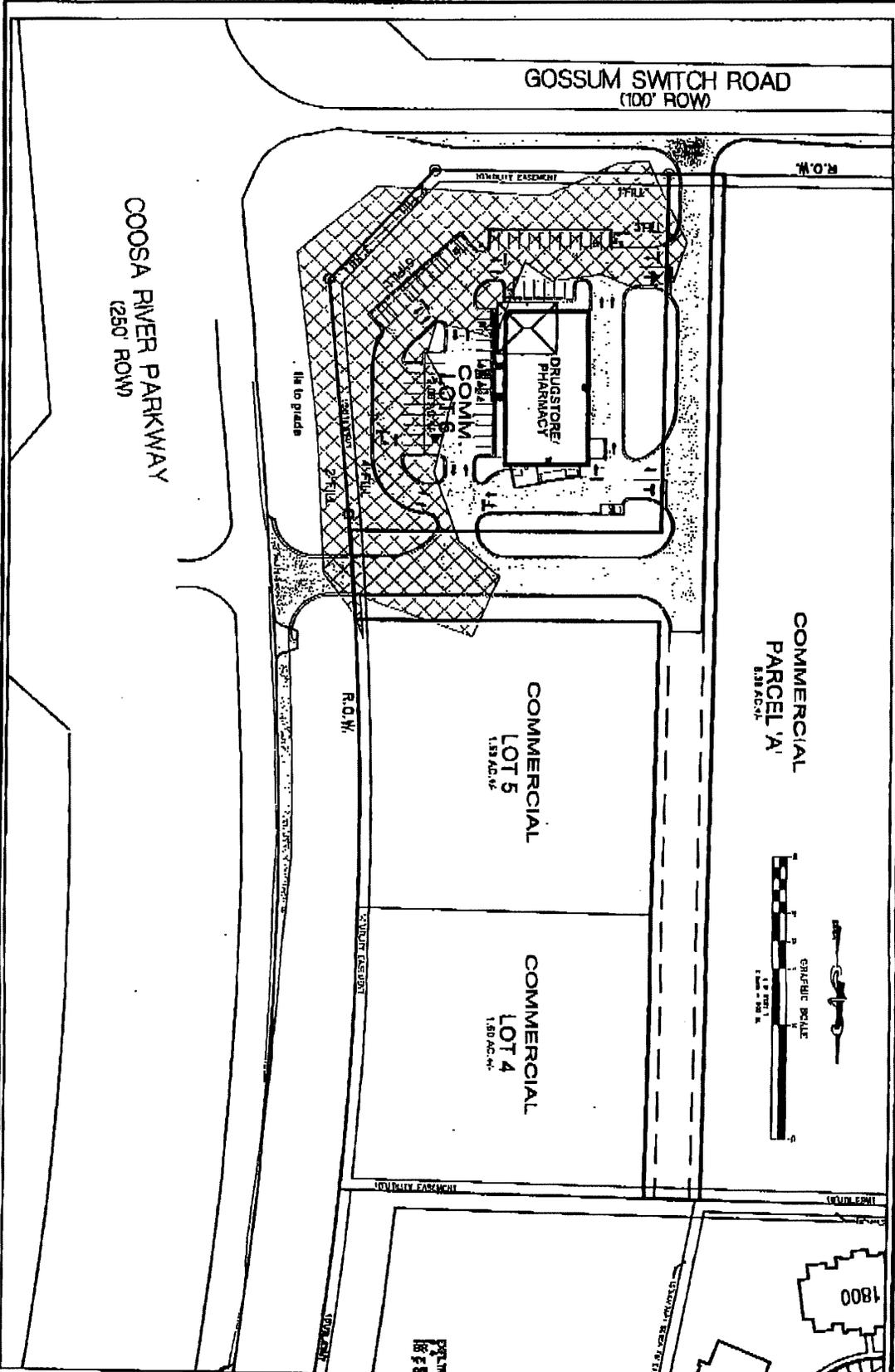
For additional information about the Mobile District's Regulatory Program, please visit our web site at www.sam.usace.army.mil/RD/reg. Please take a moment to complete our customer satisfaction survey while you're there. Your responses are appreciated and will allow us to improve our services.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Enclosures

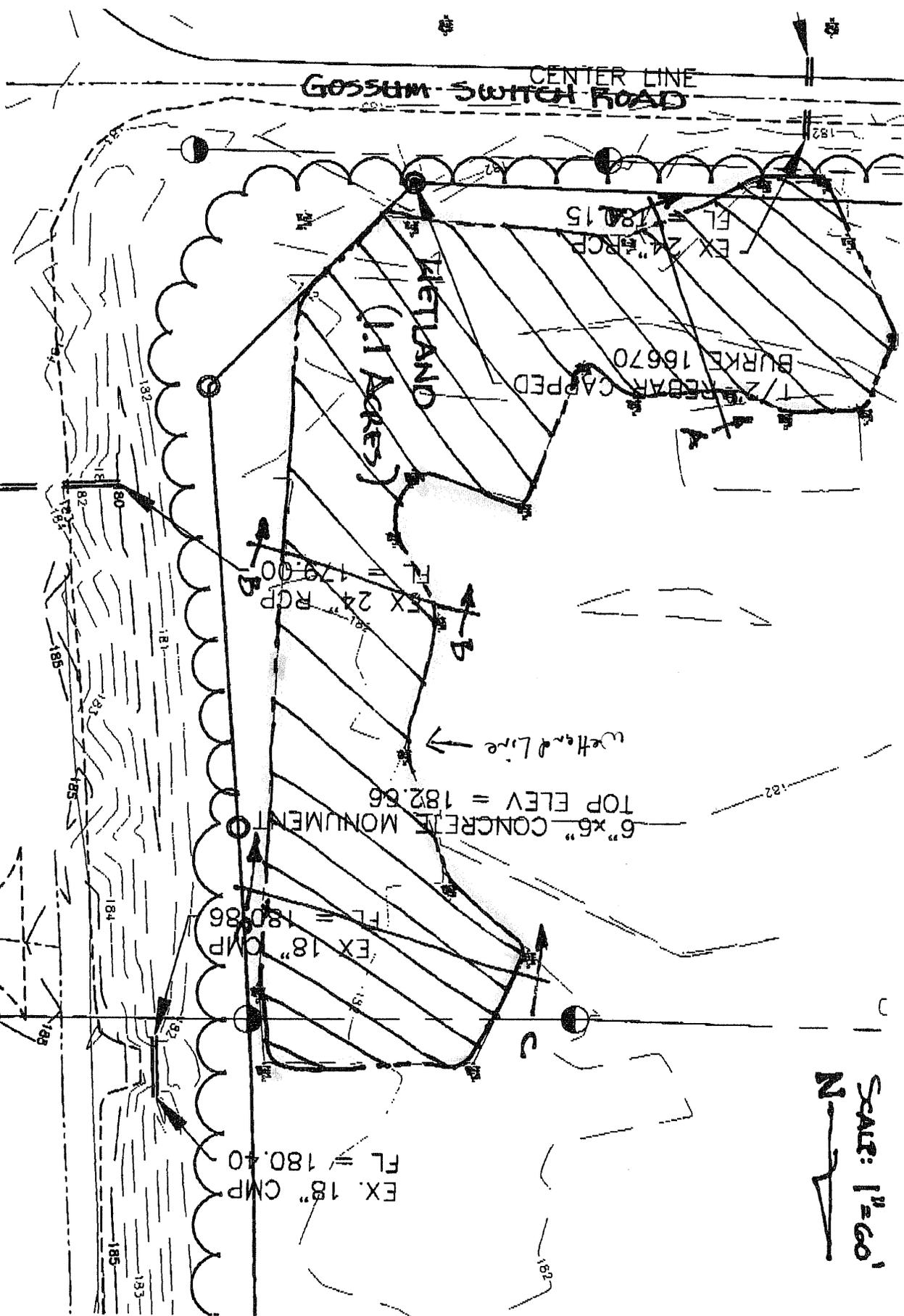


Project: PRIVATE 260201 CHAPEL LAKES PHASE 2.dwg MASTER Grading Drainage Plan 100.dwg. 9/26/2007 12:33:03 PM. RW-240 WP.dwg



CHAPEL LAKES COOSA RIVER PARKWAY WETUMPKA, ALABAMA				<p>SANFORD-BELL & ASSOCIATES, INC. 3472 WETUMPKA HIGHWAY MONTGOMERY, ALABAMA 36110 (205) 213-0847</p>
DATE: 9-24-07 FILE: 010603	DRAWN BY: JM CHECKED BY: BNS	SCALE: 1" = 100' APPROVED BY: BNS	11-11-07	

SCALE: 1"=60'
N



Projects\PRIVATE\240605 CHAPEL LAKES\dwg\MAIN DWG
WETLAND PARKWAY

MAST'S DEVELOPMENT CO., INC.
P.O. BOX 210907
MONTGOMERY, AL. 36121
AS PER PLAN 121