



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-2007-1731-GAC

JAN 11 2008

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

Wetland Fill for Dam, Recreational Lake and Access Road Crossing in Conjunction
with the Development and Construction of a Recreational Vehicle Park.

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) and Section 10 of the River and Harbor Act of 1899 (33 U.S.C. 403). Please communicate this information to interested parties.

APPLICANT: ALABAMA MOTOR COACH RESORT, LLC
28325 VARGO LANE
ELBERTA, ALABAMA 36530

Waterway: Tributary of Soldier Creek

WORK: The applicant proposes to place fill in wetland area in conjunction with the development and construction of a recreational vehicle resort. Specifically the applicant proposes to excavate 2.77 acres of low quality wetland area for construction a recreational lake and 0.9 acre of low quality wetland area for construction of an associated dam structure. In addition, the applicant proposes to fill 0.45 acre of wetland area in conjunction with construction of an access road to an upland area where a future phase of the subdivision will be constructed. Two pile-supported observation decks will be constructed in the wetland area along with one pile-supported cart path.

Mitigation for the impacts will include enhancement of the remaining wetlands on the property, which total approximately 6.60 acres and purchase of an appropriate number of mitigation credits, at the appropriate quality ratio, for impacts to 3.67 acres of wetland area. This mitigation credit purchase will take into account credit for preservation of the remaining un-impacted wetland area.

All work is proposed in accordance with the attached plans and drawings.

The applicant has applied for state certification in accordance with Section 401(a)(1) of the Clean Water Act. 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 (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 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

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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-2007-1731-GAC and should be directed to:

District Commander
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 30 days from the date of this notice.

If you have any questions concerning this publication, you may contact Mr. Glen A. Cunningham at telephone number (251) 694-4077. Please refer to Public Notice number **SAM-2007-1731-GAC**.

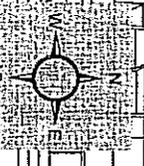
For additional information about our Regulatory Program, please visit our web site at www.sam.usace.army.mil/RD/reg, and please take a moment to complete our customer satisfaction survey while you're there. Your responses are appreciated and will allow us to improve our services.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Enclosures

PROJECT VICINITY MAP

Scale: 1 inch equals 4,000 feet

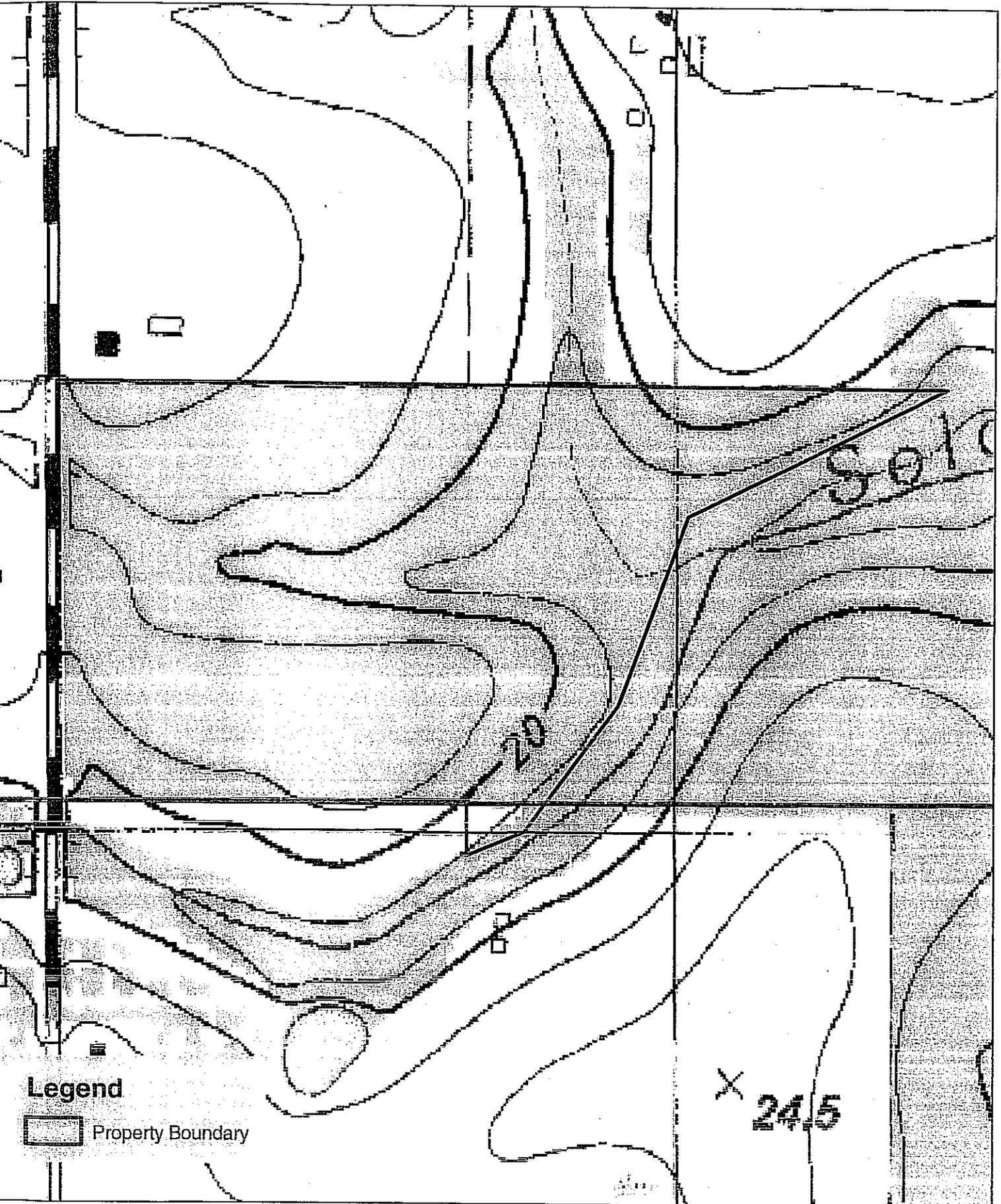


ELBERTA

US HIGHWAY 98

COUNTY ROAD 95

SUBJECT PROPERTY



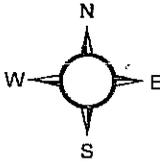
Legend

 Property Boundary

FIGURE 3

SITE TOPO MAP

1 inch equals 400 feet





Legend

- Property Boundary
- Wetlands

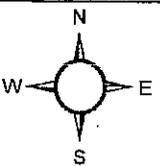
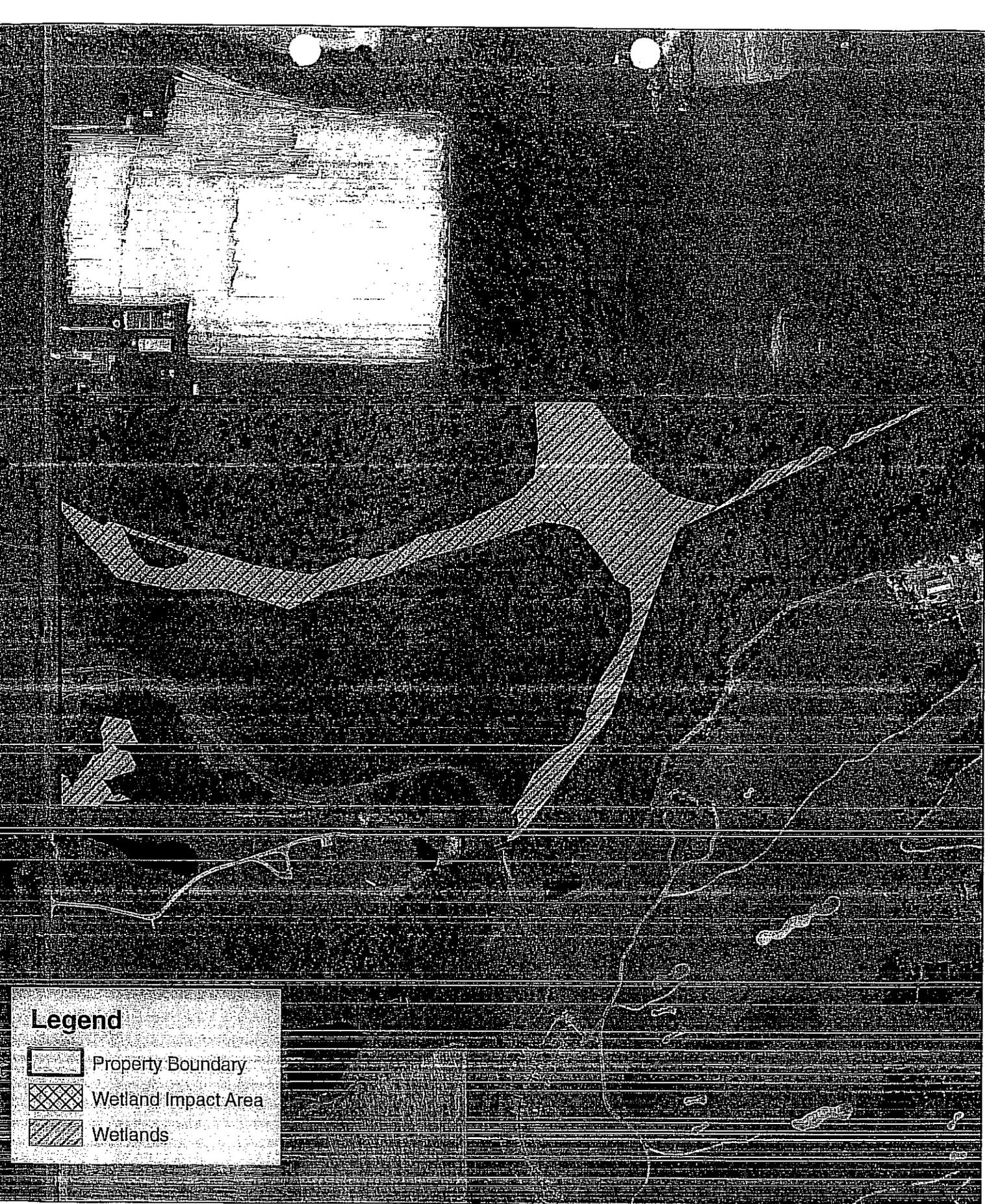


FIGURE 4
SITE WETLAND MAP

1 inch equals 400 feet

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Legend

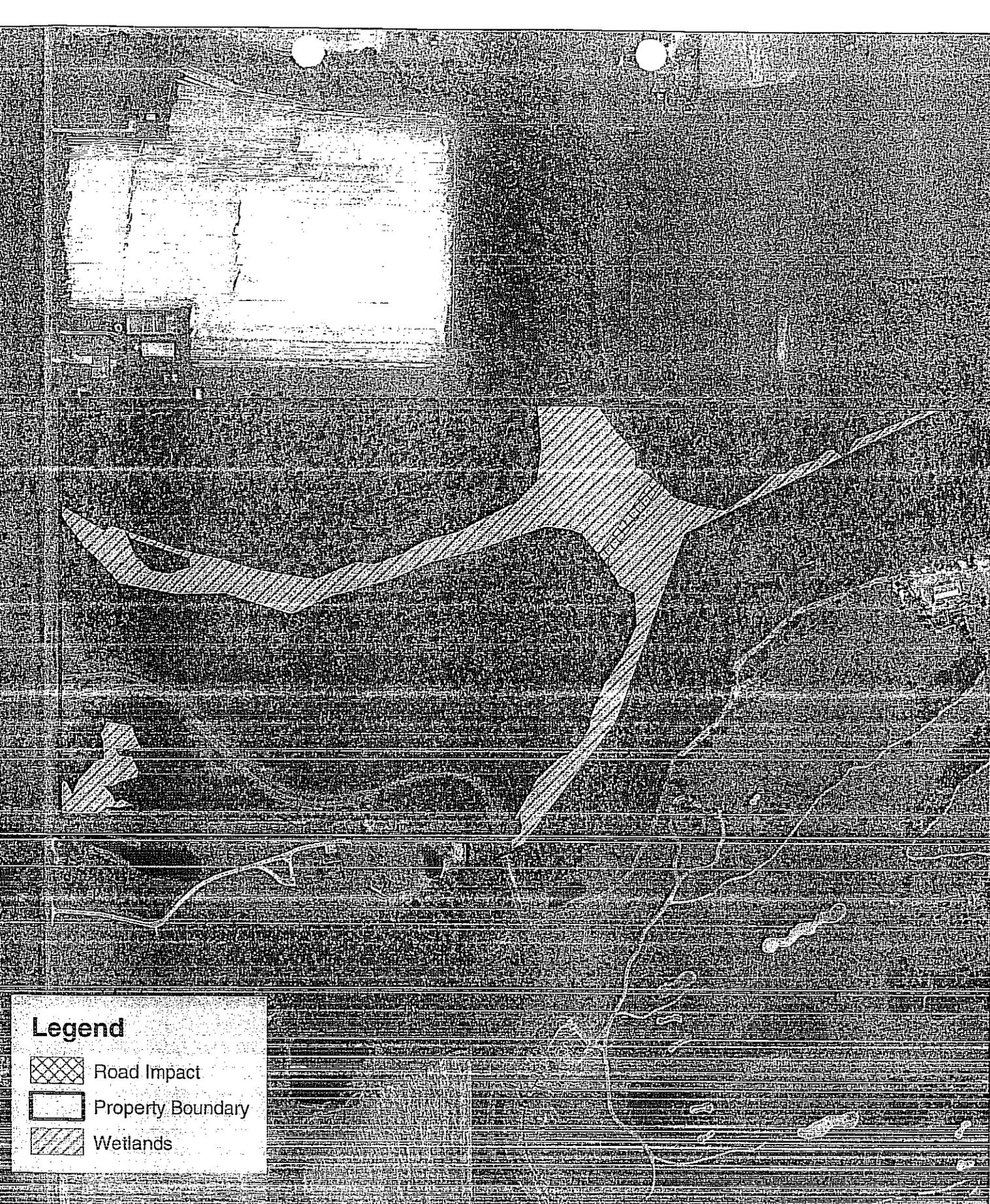
- Property Boundary
- Wetland Impact Area
- Wetlands

FIGURE 1

3.67 ACRES OF WETLANDS TO BE IMPACTED

1 inch equals 400 feet

FOR LAKE CONSTRUCTION



Legend

-  Road Impact
-  Property Boundary
-  Wetlands

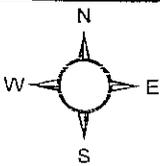


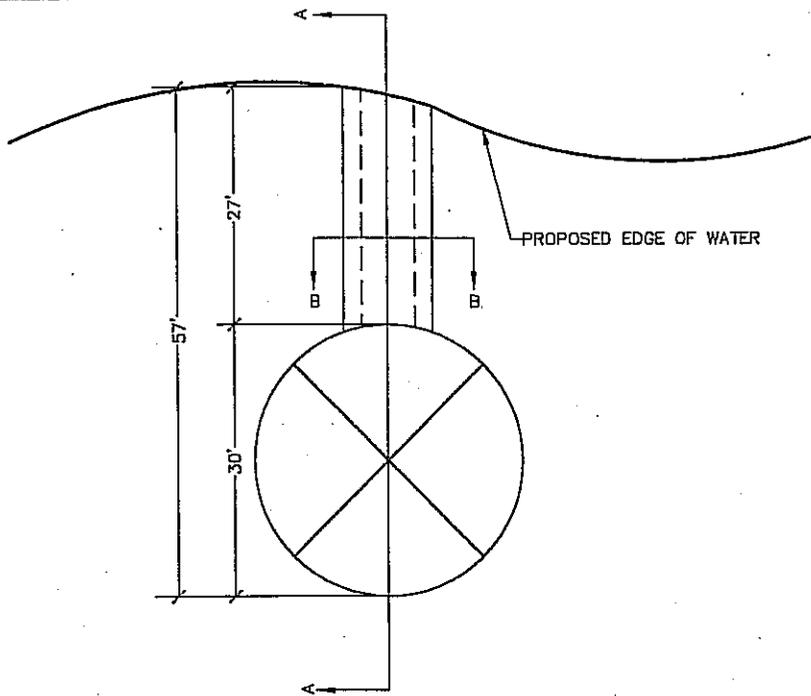
FIGURE 2

.45 ACRES OF WETLANDS TO BE IMPACTED

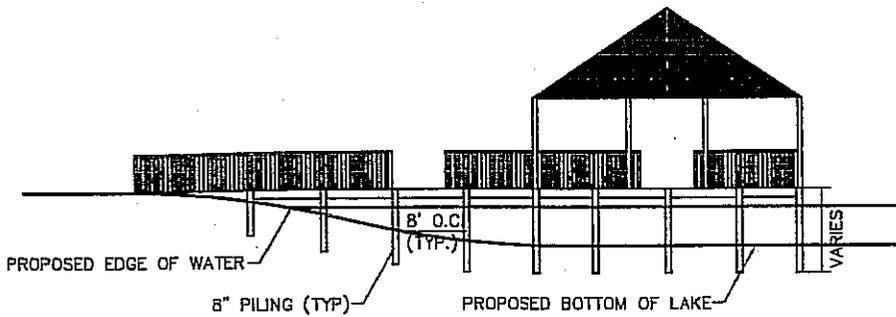
1 inch equals 400 feet

FOR ROAD CONSTRUCTION

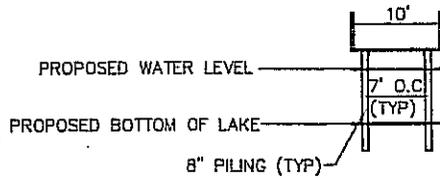
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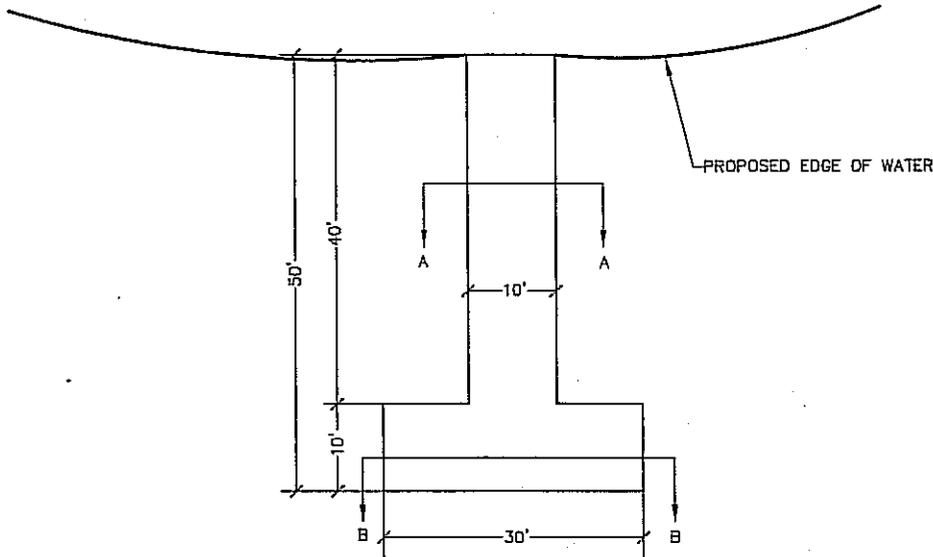
GAZEBO PLAN VIEW
N.T.S.



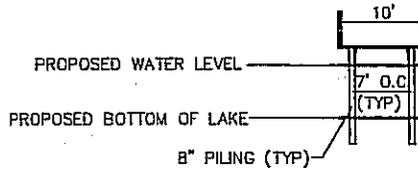
GAZEBO SECTION A-A
N.T.S.



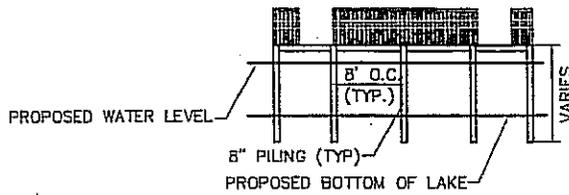
GAZEBO SECTION B-B
N.T.S.



PIER PLAN VIEW
N.T.S.



PIER SECTION A-A
N.T.S.



PIER SECTION B-B
N.T.S.