



DEPARTMENT OF THE ARMY
MOBILE DISTRICT, CORPS OF ENGINEERS
BIRMINGHAM FIELD OFFICE
218 SUMMIT PARKWAY, SUITE 222
HOMEWOOD, ALABAMA 35209

CESAM-RD-N
PUBLIC NOTICE NO. SAM-2014-00668-CMS

October 1, 2015

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

PROPOSED DISCHARGE OF FILL MATERIAL IN WETLANDS AND STREAMS IN
ASSOCIATION WITH A PROPOSED
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
TUSCALOOSA 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). This public notice is being distributed to all known interested persons to assist in developing facts on which a decision by the U.S. Army Corps of Engineers (USACE) can be based. Please communicate this information to interested parties.

APPLICANT: IMS Development
Attention: Mr. H. Jackson Wallace
5690 Watermelon Road, Suite 400
Northport, Alabama 35473

AGENT: TTL, Inc.
20210 Highway 59 North, Suite 2
Summerdale, Alabama 36580

LOCATION: The proposed project is located on 25 acres in Tuscaloosa, Tuscaloosa County, Alabama (33.1503, -87.4754) within Section 9, Township 22 South, Range 9 West. The project is located within the Upper Black Warrior watershed (HUC 03160112).

PROJECT PURPOSE: The basic project purpose is multi-family residential development.

WORK: The applicant is seeking authorization for the discharge of fill material into waters of the United States for purposes of constructing a multi-family residential development. These activities would impact 0.09 acre of medium quality wetlands, 147

linear feet of intermittent stream, and 472 linear feet of ephemeral stream. The proposed development would include 148 units contained in 26 buildings, along with residential amenities.

AVOIDANCE & MINIMIZATION: The applicant considered four off-site alternatives during the project planning stages. Once the preferred site was selected, design plans were prepared and revised to minimize impacts to aquatic resources on the preferred site. According to the applicant, the final proposed plan avoids impacts to 639 linear feet of intermittent stream. The USACE has not verified the adequacy of the applicant's avoidance and minimization at this time.

MITIGATION: The streams were assessed using the 2012 Mobile District Compensatory Stream Mitigation Standard Operating Procedures and Guidelines to calculate necessary compensation for function loss. The applicant would be required to provide at least 1,126 stream credits to compensate for stream function loss. The wetland functions were assessed using the Wetland Rapid Assessment Procedure (2nd edition). The applicant would be required to provide at least 0.05 wetland credits to compensate for wetland function loss. The applicant proposes to mitigate for unavoidable wetland impacts through the purchase of wetland credits from an approved mitigation bank. The applicant proposes to mitigate for unavoidable stream impacts through off-site permittee-responsible mitigation. The USACE has not verified the adequacy of the applicant's compensatory mitigation plan at this time.

WATER QUALITY: 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 USACE 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 USACE 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 USACE 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.

HISTORIC AND CULTURAL RESOURCES: In accordance with Section 106 of the National Historic Preservation Act and Appendix C of 33 CFR 325, the undertaking defined in this notice is being considered for the potential to affect cultural and historic properties within the permit area. A Cultural Resource Survey has been performed at the site. Copies of this public notice are being sent to the State Historic Preservation Officer and the U.S. Department of the Interior, National Park Service, Division of Archaeological Services for review.

ENDANGERED/THREATENED SPECIES: A habitat assessment for the Indiana bat was conducted in April 2015. Preliminary review of this application, habitat survey results, and the U.S. Department of the Interior List of Endangered and Threatened Species indicates that the proposed activity will not affect any listed endangered or threatened species or their critical habitat. Copies of this public notice are being sent to the U.S. Fish and Wildlife Service for review and comment.

Correspondence concerning this Public Notice should refer to Public Notice Number SAM-2014-00668-CMS and should be directed to:

U.S. Army Corps of Engineers Mobile District
Birmingham Field Office
Attention: Ms. Courtney Shea
218 Summit Parkway, Suite 222
Homewood, Alabama 35209

with a copy to the:

Alabama Department of Environmental Management
Post Office Box 301463
Montgomery, Alabama 36130-1463

Comments should be received no later than **30 days** from the date of this Public notice.

If you have any questions concerning this publication, you may contact the project manager, Ms. Courtney Shea, via e-mail at **Courtney.M.Shea@usace.army.mil** or telephone number **(205) 290-9096**. Please refer to the above Public Notice number.

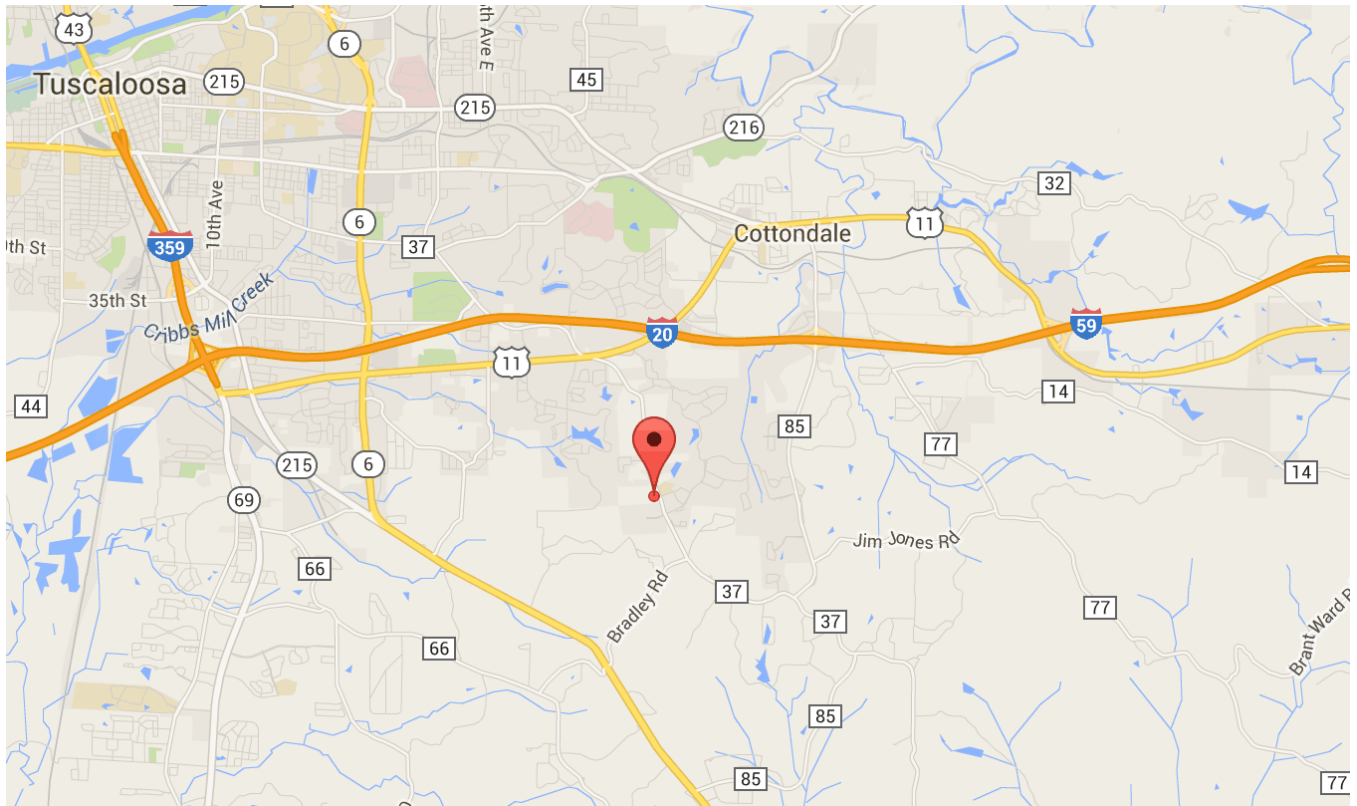
For additional information about our Regulatory Program, please visit our web site at <http://www.sam.usace.army.mil/Missions/Regulatory.aspx>, and please take a moment to complete our customer satisfaction survey while you are there. Your responses are appreciated and will allow us to improve our services.

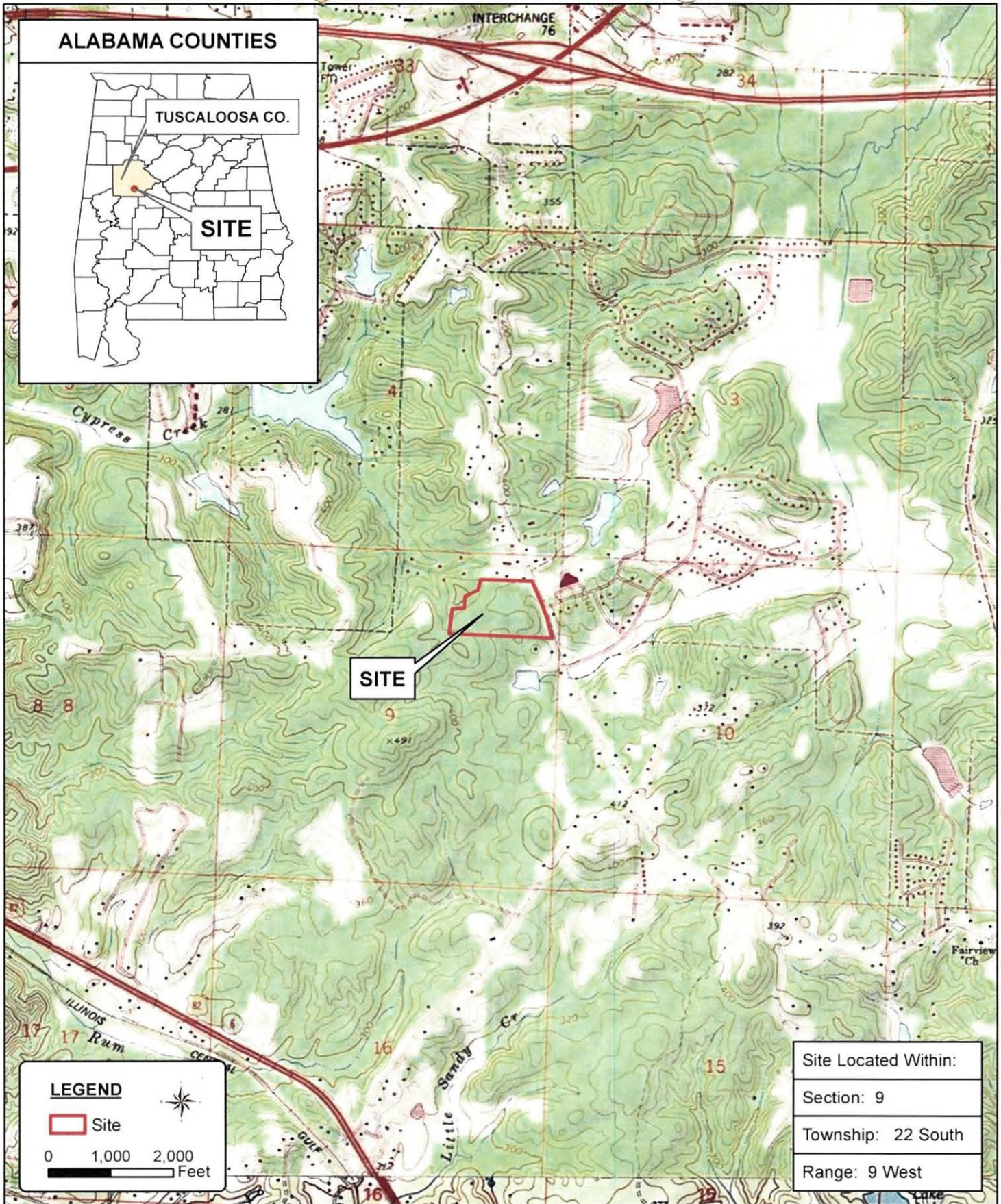
MOBILE DISTRICT
U.S. Army Corps of Engineers

Enclosures



33°09'01.1"N 87°28'31.4"W





ALABAMA COUNTIES



SITE

LEGEND

Site

0 1,000 2,000 Feet

TTL

3516 Greensboro Avenue
Tuscaloosa, Alabama 35401
205 345 0816 // www.TTLUSA.com

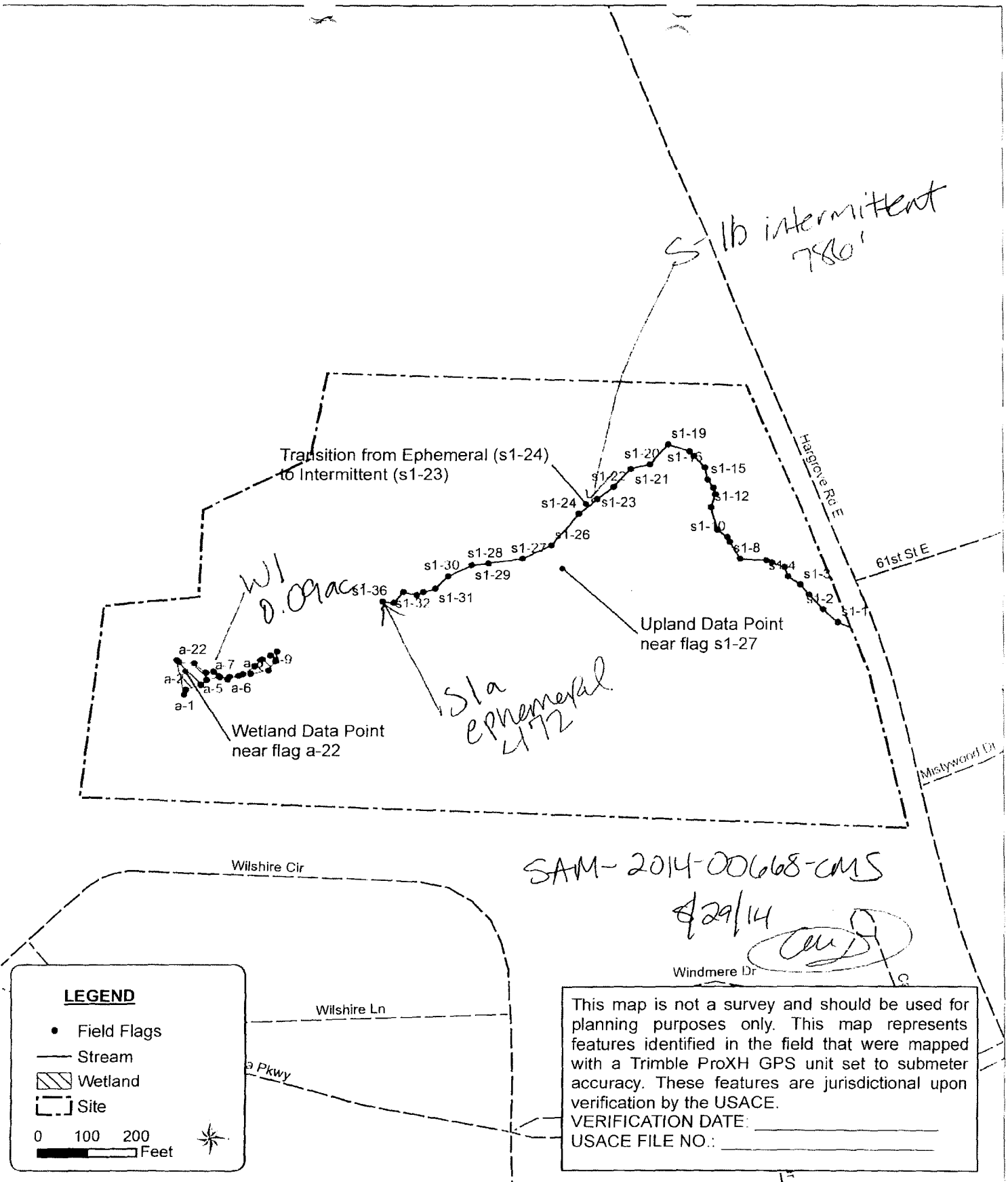
TTL PROJECT NO:
800215025

DRAWING DATE:
September 14, 2015

Figure 1: Site Location and Topographic Map

Basemap: 7.5' USGS Topographic Map of
Cottondale, Alabama (1984)

IMS Development
Proposed Beacon Hill Apartments
Tuscaloosa, Tuscaloosa Co., Alabama



TTL

3516 Greensboro Avenue
Tuscaloosa, Alabama 35401
205 345 0816 // www.TTLUSA.com

TTL PROJECT NO:
600114018

DRAWING DATE:
July 18, 2014

Figure 6: Wetlands and Waters of the U.S. Delineation Flag Location Map

IMS Development
Proposed Beacon Hill Apartments
Tuscaloosa, Tuscaloosa Co., Alabama

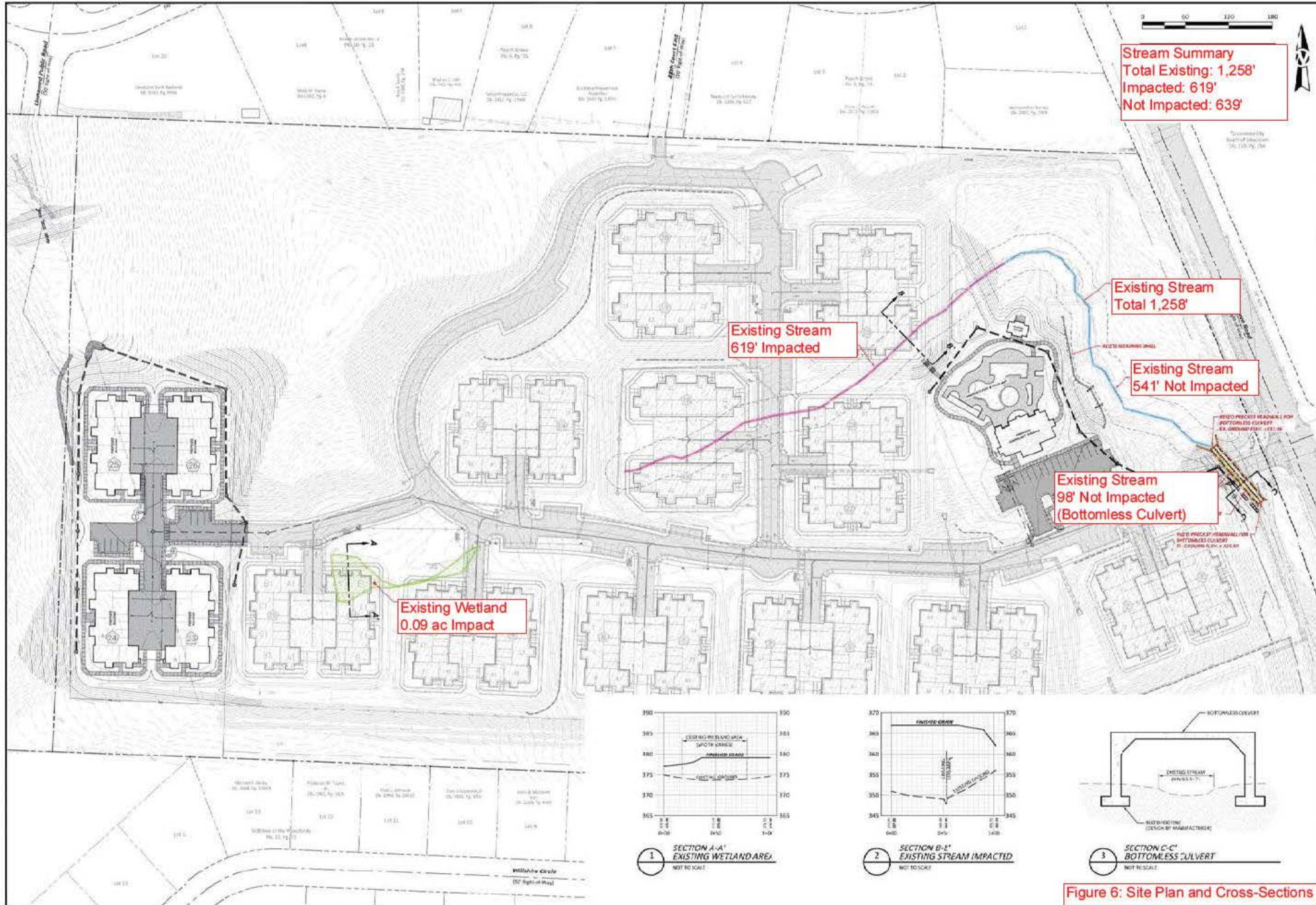


Figure 6: Site Plan and Cross-Sections

WALKER ASSOCIATES, INC.
 ENGINEERING, PLANNING, GIS & SURVEYING
 8800 Ross Minto Road NE
 Tuscaloosa, AL 35405
 P (205) 961-3778 F (205) 961-3779
 www.walkerai.com

PRELIMINARY
 NOT FOR CONSTRUCTION
 OR FOR OBTAINING PERMITS

SITE PLAN
 BEACON HILL APARTMENTS AMENDED LDP PLANS
 HARBORVIEW PROJECT
 TUSCALOOSA, ALABAMA

No.	Date	Description

Drawn By: J.A.M.
 Checked By: J.A.M.
 Job No.: 13-290
 Date: 7/2/15
 File Name: 13290SitePlanAmendedLDP-Wetland.dwg

Sheet No.
MIT