



DEPARTMENT OF THE ARMY
MOBILE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 2288
MOBILE, AL 36628-0001

CESAM-RD-A
PUBLIC NOTICE NO. SAM-2017-01168-LET

March 28, 2018

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

**REQUEST TO DISCHARGE FILL MATERIAL IN WETLANDS TO CONSTRUCT ACCESS
ROADS TO EXPAND A RESIDENTIAL SUBDIVISION, BULL BRANCH AND UNNAMED
TRIBUTARY TO FISH RIVER, SPANISH FORT, 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 U.S.C. 1344). Please communicate this information to interested parties.

APPLICANT: **Stonebridge 2017, LLC**
29891 Woodrow Lane, Suite 300
Spanish Fort, Alabama 36527

AGENT: **Dewberry Engineers, Inc.**
Attention: Ms. Cathy Barnette
9949 Bellaton Avenue
Daphne, Alabama 36526

WATERWAY/LOCATION: **Bull Branch and an unnamed tributary to Fish River, east of U.S. Highway 31, Sections 19 and 20, Township 4 South, Range 3 East, Spanish Fort, Baldwin County, Alabama, Latitude 30.679326 North and Longitude -87.806774 West, 8-digit Hydrologic Unit Code watershed 03160205 (Mobile Bay, Alabama).**

PROJECT PURPOSE: **The construction of road crossings for expansion of an existing multi-phase residential development.**

PROPOSED WORK: **The applicant proposes the discharge of approximately 5,341 cubic yards of commercially obtained clean sandy clay fill material in order to fill a total of 0.71 acre of hardwood forested wetlands to construct two culverted road crossings to allow for the expansion of Stonebridge Subdivision. One crossing would require the filling of 0.45 acre of wetlands with 3,151 cubic yards of fill material, the installation of a 3 pipe culvert structure, and scour protection riprap at the downstream end of the culvert; this crossing would be on Bedrock Boulevard. Bedrock Boulevard would provide a secondary access to the existing subdivision from U.S. Highway 31. The applicant has indicated that Bedrock Boulevard would eventually be extended eastward beyond the currently proposed phases of Stonebridge Subdivision if the development continues to be successful and warrant expansion, and may eventually serve as a connector road between U.S. Highway 31**

and Alabama Highway 59. The second crossing would require the filling of 0.26 acre of wetlands with 2,190 cubic yards of fill material and the installation of a 3 pipe culvert structure; this crossing would be on Monticello Boulevard, which is a roadway internal to the subdivision development.

AVOIDANCE AND MINIMIZATION: The applicant has indicated that impacts to aquatic resources have been minimized by limiting proposed wetland fill to that which is required to construct the road crossings necessary to access buildable upland portions of the property for residential development. All residential construction lots have been designed and platted to exclude wetlands from the lot footprint such that no fill impacts to aquatic resources would be required to develop individual lots. The U.S. Army Corps of Engineers (USACE), Mobile District has not verified the adequacy of the applicant's avoidance and minimization efforts at this time.

MITIGATION: The applicant proposes the purchase of wetland mitigation credits from a USACE approved wetland mitigation bank that serves Baldwin County, Alabama as compensatory mitigation to off-set the wetland losses associated with the filling of 0.71-acre of hardwood forested wetlands.

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. Upon completion of the required advertising and public comment review, a determination relative to water quality certification will be made by the Alabama Department of Environmental Management (ADEM).

HISTORIC PROPERTIES: 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. In accordance with Appendix C of 33 CFR 325, the USACE has determined that the permit area is limited to each road crossing and the immediately adjacent uplands that would be impacted to construct each road crossing in its proposed location and configuration. The National Register of Historic Places will be consulted for properties listed, or eligible for listing, in the National Register, which are known to exist and would be affected by the proposed work. We are seeking comment from the State Historic Preservation Officer (SHPO) regarding the existence or the potential for existence of significant cultural and historic properties within the permit area.

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 SHPO and the U.S. Department of the Interior, National Park Service, Division of Archeological Services.

ESSENTIAL FISH HABITAT: This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The proposed project would be located in palustrine forested wetland habitat over 10 miles inland of marine and estuarine waterways; therefore, no EFH complexes or areas utilized by life stages of marine species would be affected. Our initial determination is that the proposed action would have No Effect on EFH or federally managed fisheries. Our final determination relative to project impacts and the need for mitigative measures is subject to review by and coordination with the National Marine Fisheries Service.

ENDANGERED SPECIES: Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicate that the proposed activity will have no effect on the following listed endangered or threatened species with the potential to exist within the watershed of the permit area: Wood Stork, Eastern Indigo Snake, Black Pine Snake, and Gopher Tortoise (candidate species). Additionally, there is no designated critical habitat within the permit area. This determination is being coordinated with the U.S. Fish and Wildlife Service (USFWS) via this Public Notice. Further coordination with the USFWS will be performed as determined to be appropriate.

COMMENTS: This public notice is being distributed to all known interested persons and serves to solicit comments from the public, Federal, State, and local agencies and officials, Indian Tribes, and other interested parties, in order to assist in developing facts on which a decision by the USACE can be based. 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.

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. Evaluation of the probable impacts involving deposits of dredged or fill material into waters of the United States will also include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

Correspondence concerning this notice should refer to Public Notice Number **SAM-2017-01168-LET**, and should be directed to USACE, Mobile District, Regulatory Division, Attention: Ms. Leslie E. Turney, Post Office Box 2288, Mobile, Alabama 36628-0001, with a copy furnished to the ADEM, Coastal Section, 3664 Dauphin Street, Suite B, Mobile, Alabama 36608.

All 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. Turney at (251) 694-3873 or by e-mail at leslie.e.turney@usace.army.mil. Please refer to the above Public Notice Number **SAM-2017-01168-LET**.

For additional information about our Regulatory Program, please visit our web site at www.sam.usace.army.mil/Missions/Regulatory.aspx.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Enclosures

bing maps

30.679326, -87.806774

SAM-2017-01168-LET
vicinity map

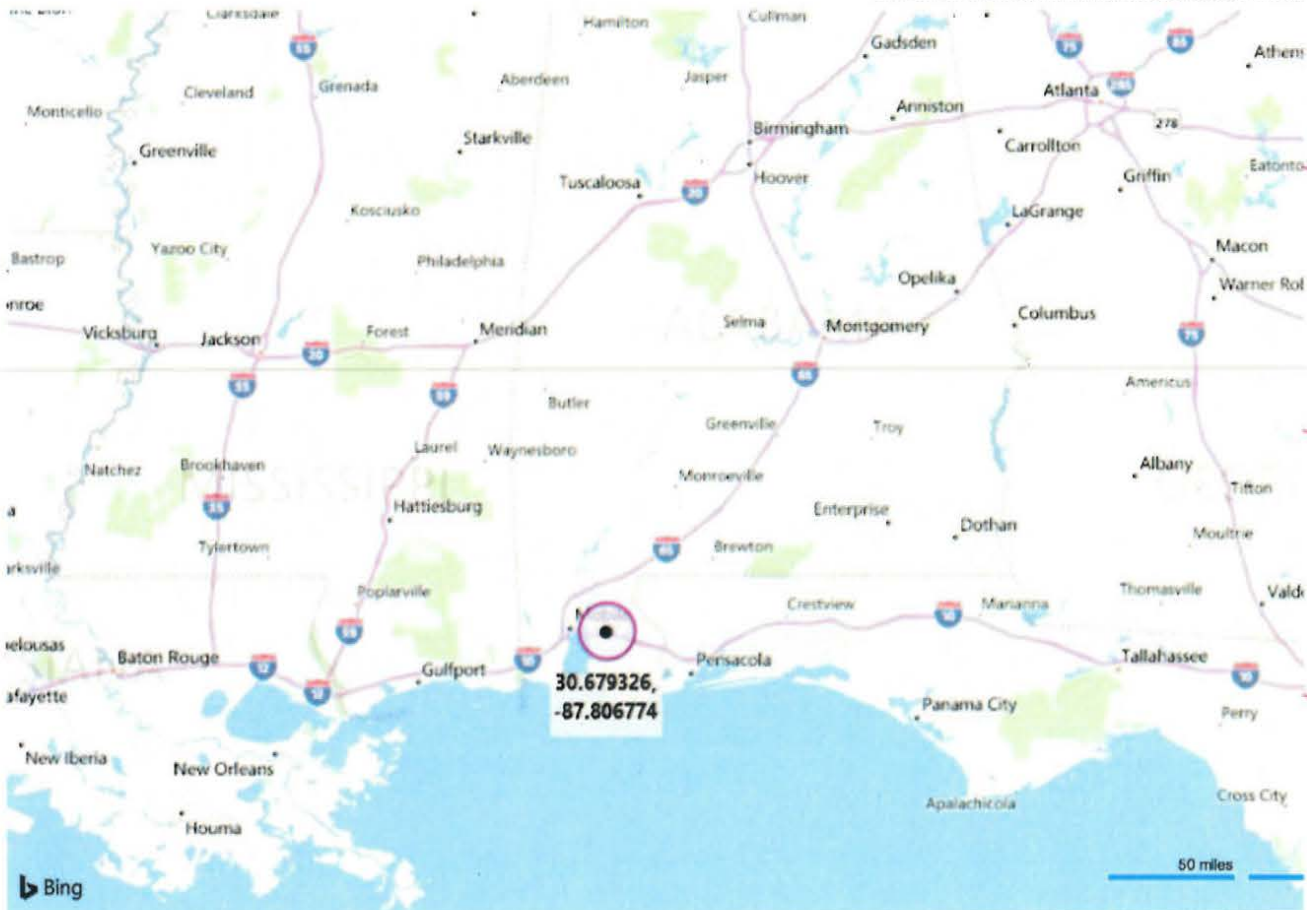


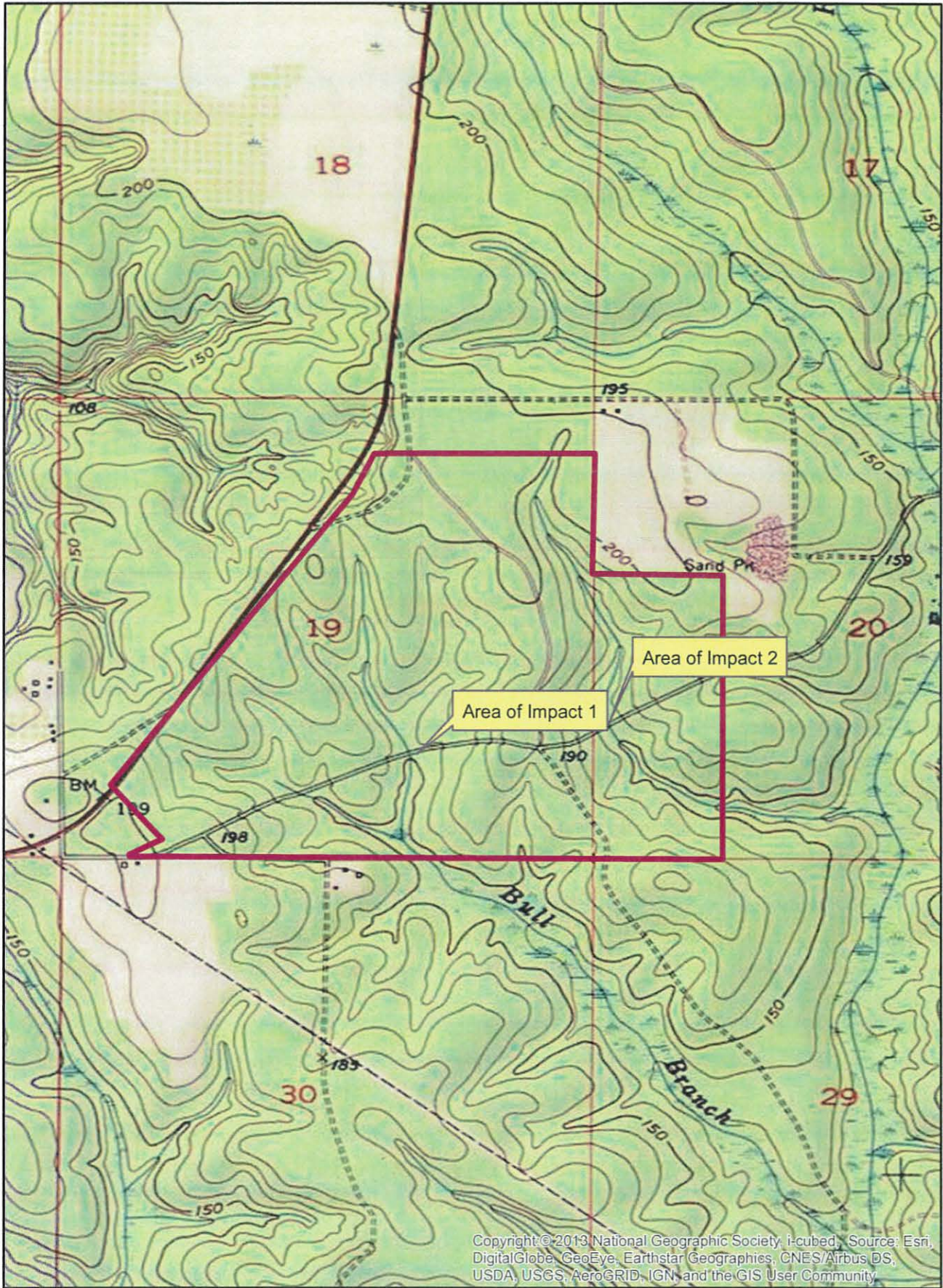
Figure 1. Vicinity Map; Stonebridge 2017, LLC SAM-2017-01168-LET



Township: 4-South Range: 3-East Section: 19
Spanish Fort, AL

0 5,000 10,000 Feet

Figure 2. Project Location; Stonebridge 2017, LLC SAM-2017-01168-LET



Township: 4-South Range: 3-East Section: 19
Spanish Fort, AL

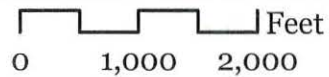


Figure 3. Location on USGS topographic map; Stonebridge 2017, LLC SAM-2017-01168-LET

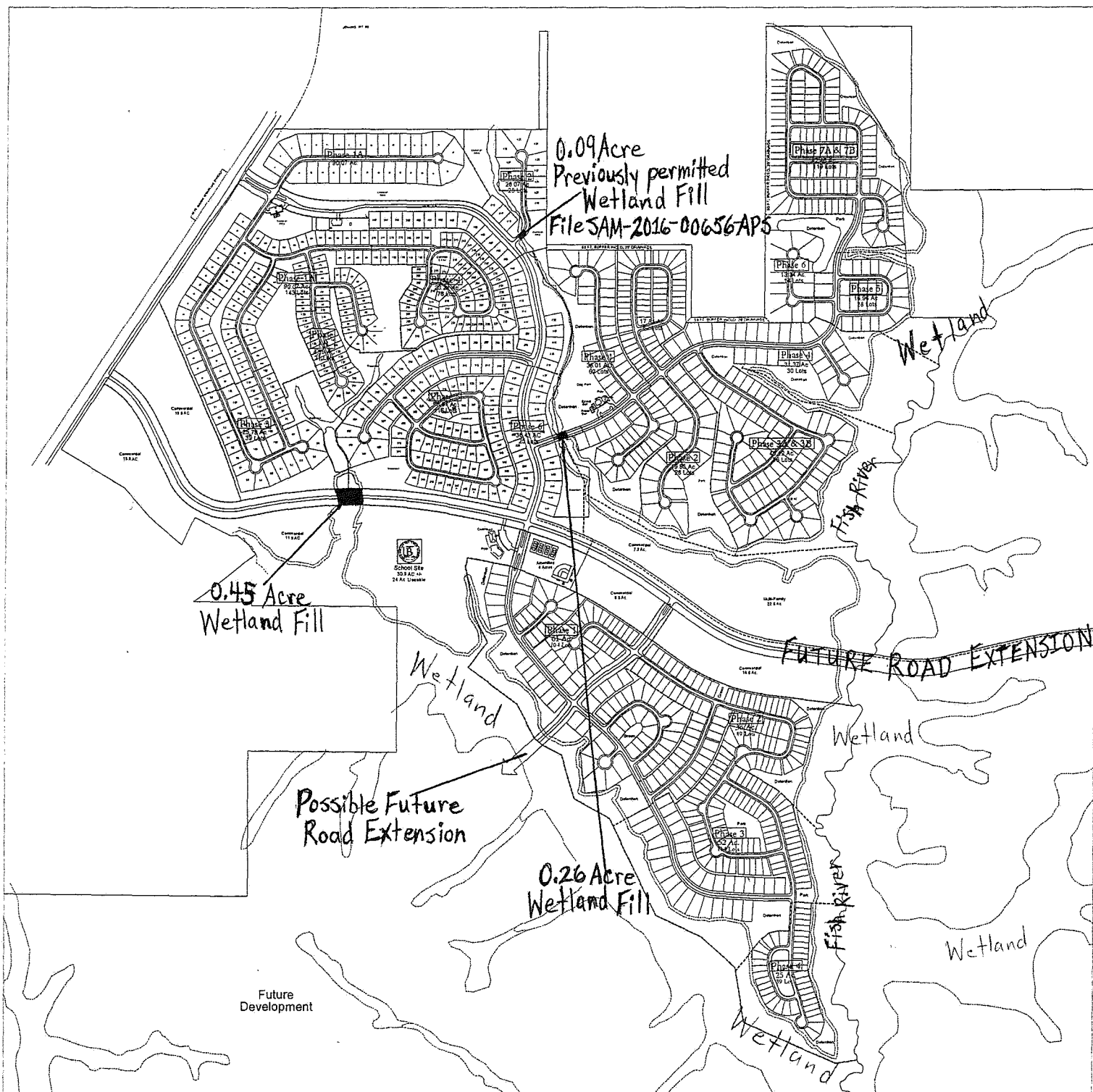
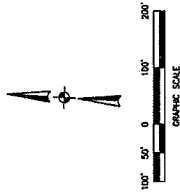
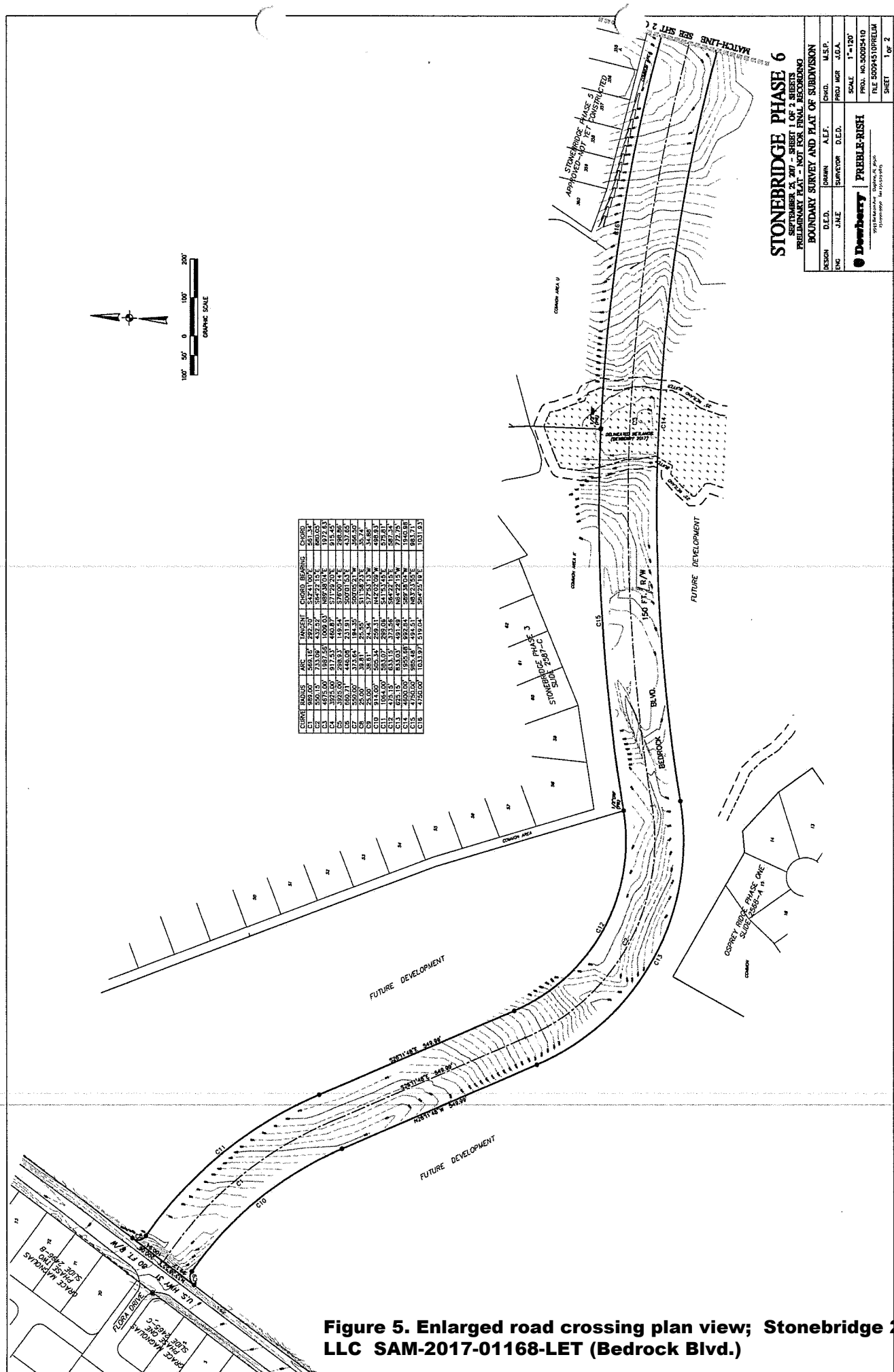


Figure 4. Current Subdivision Phase Map; Stonebridge 2017, LLC SAM-2017-01168-LET



CHORD BEARING	ANGLE	TANGENT	CHORD BEARING	CHORD
C1	307.15	233.09	432.29	367.21
C2	340.15	182.75	1009.03	1072.53
C3	322.00	284.93	149.54	208.00
C4	307.15	233.09	432.29	367.21
C5	340.15	182.75	1009.03	1072.53
C6	322.00	284.93	149.54	208.00
C7	307.15	233.09	432.29	367.21
C8	340.15	182.75	1009.03	1072.53
C9	322.00	284.93	149.54	208.00
C10	307.15	233.09	432.29	367.21
C11	340.15	182.75	1009.03	1072.53
C12	322.00	284.93	149.54	208.00
C13	307.15	233.09	432.29	367.21
C14	340.15	182.75	1009.03	1072.53
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C16	307.15	233.09	432.29	367.21

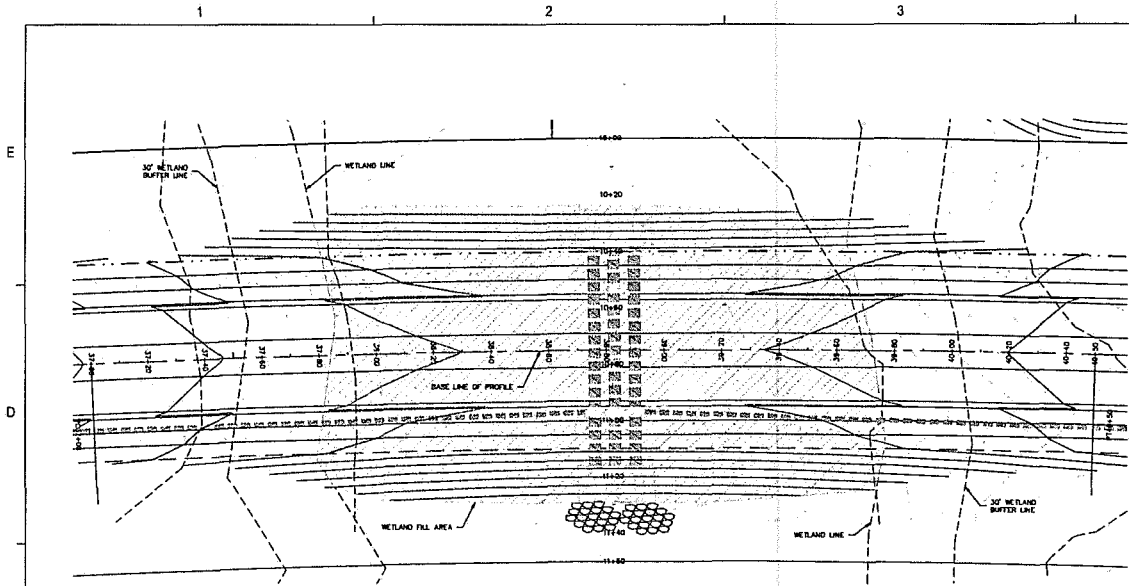


STONEBRIDGE PHASE 6
 SEPTEMBER 24, 2017 - SHEET 1 OF 2 SHEETS
 PRELIMINARY PLAN - NOT FOR FINAL RECORDING

BOUNDARY SURVEY AND PLAN OF SUBDIVISION
 DESIGN: D.E.D. (DRW) A.E.F. (CHKD) M.S.P. (PROJ MGR) J.D.A. (ENG)
 DATE: JUNE SURVEYOR: D.E.D.
 SCALE: 1"=100'
 PROJ. NO: 2008-010
 FILE: 2008-010.PDF
 SHEET: 1 OF 2

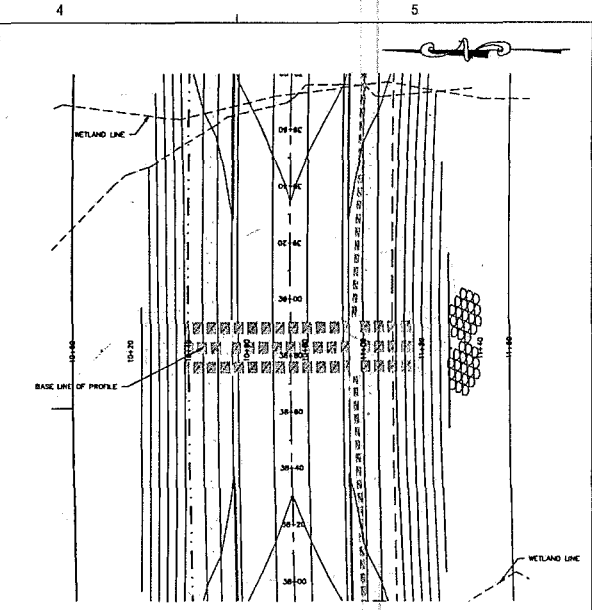
Deemster PREBLE-RISH
 1000 Lakeside Drive, Suite 200
 Westborough, MA 01581-2000

Figure 5. Enlarged road crossing plan view; Stonebridge 2017, LLC SAM-2017-01168-LET (Bedrock Blvd.)

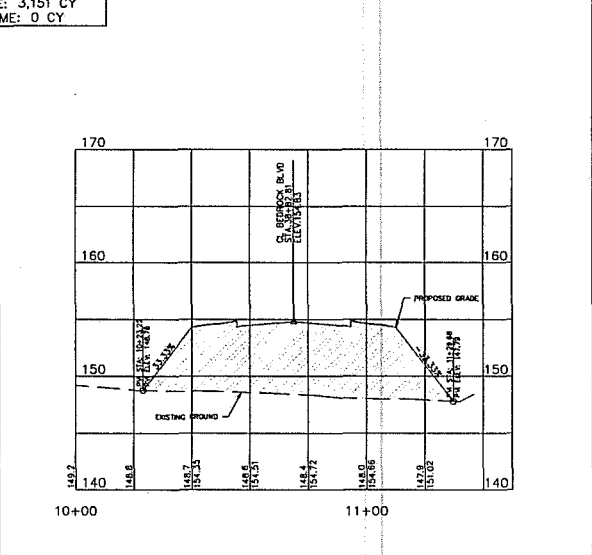
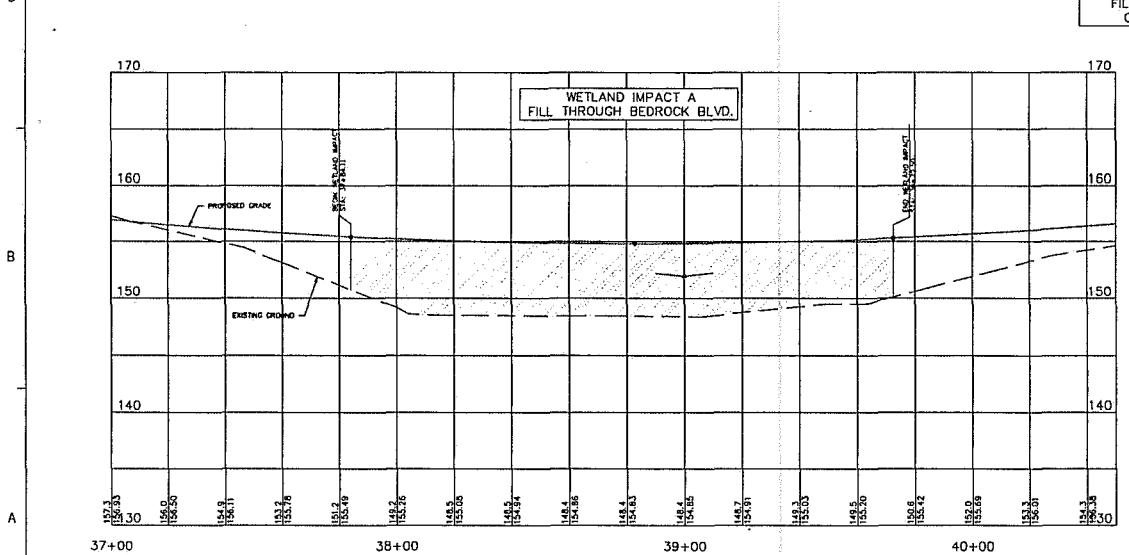


WETLAND IMPACT A
PLAN/PROFILE

WETLAND IMPACT A
FILL THROUGH BEDROCK BLVD.
AREA IMPACTED: 19,550 SF
FILL VOLUME: 3,151 CY
CUT VOLUME: 0 CY



WETLAND IMPACT A
CROSS SECTION



Dewberry | PREBLE-RISH

STONEBRIDGE
PHASE SIX
TRIANGLE-STONEBRIDGE 2017 LLC
BALDWIN COUNTY, ALABAMA



SEAL
KEY PLAN

SCALE
0' 10' 20'
SCALE: 1" = 20'

NO.	DESCRIPTION	DATE

REVISIONS
DRAWN BY: JAB
APPROVED BY: JAE
CHECKED BY: JNE
DATE: OCTOBER 2017

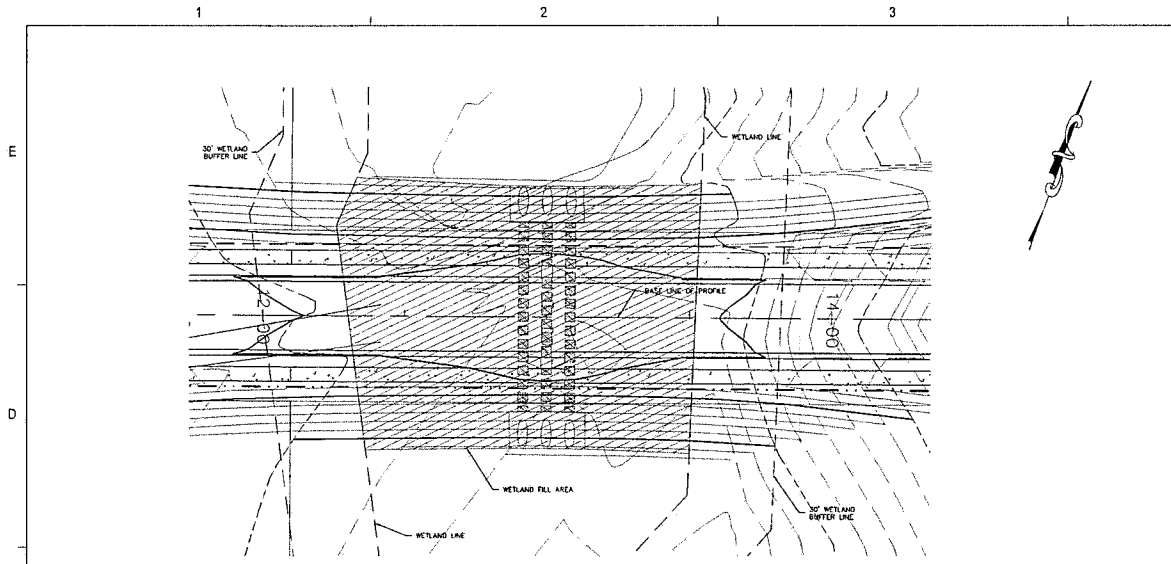
TITLE
WETLAND IMPACT A
PHASE 6

PROJECT NO. 50004510

01

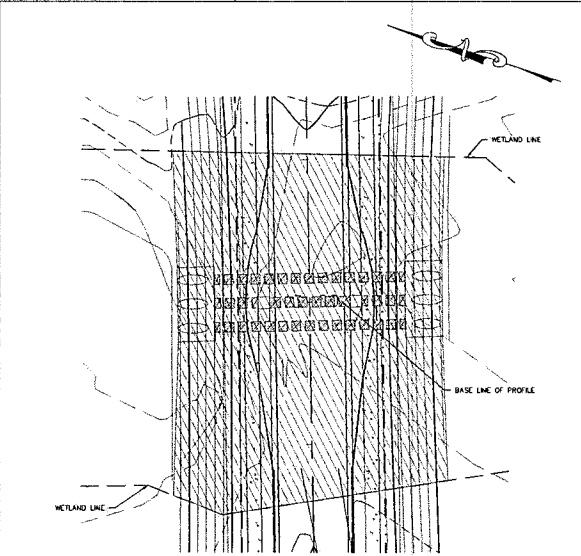
SHEET NO.

Figure 6. Road crossing plan & cross-section view; Stonebridge 2017, LLC SAM-2017-01168-LET (Bedrock Blvd.)

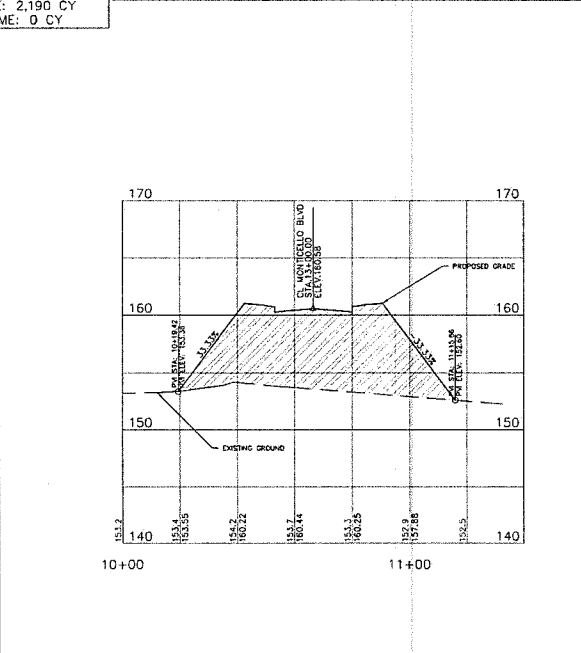
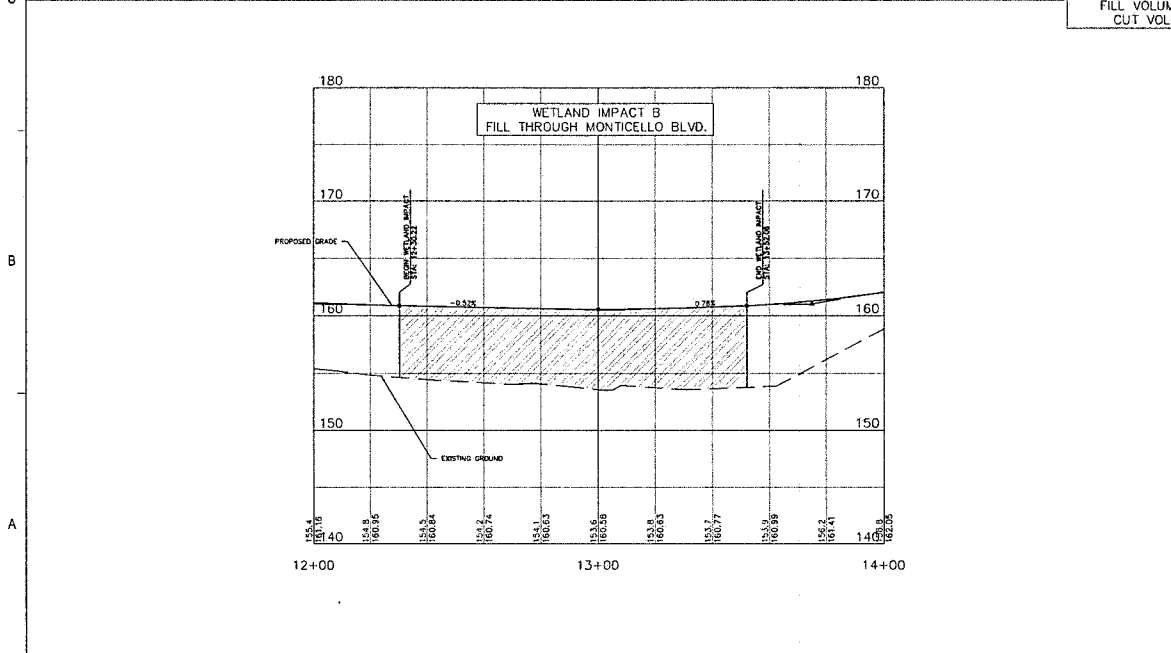


WETLAND IMPACT B
PLAN/PROFILE

WETLAND IMPACT B
FILL THROUGH MONTICELLO BLVD.
AREA IMPACTED: 11,298 SF
FILL VOLUME: 2,190 CY
CUT VOLUME: 0 CY



WETLAND IMPACT B
CROSS SECTION



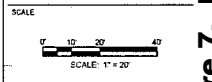
Dewberry | FRIBLE-RISH

140 MONTICELLO BLVD
DAPHNE, AL 36828
256-358-8800

STONEBRIDGE
PHASE SIX
TRIANGLE-STONEBRIDGE 2017 LLC
BALDWIN COUNTY, ALABAMA



KEY PLAN



NO.	DESCRIPTION	DATE

REVISIONS	
DRAWN BY	AIE
APPROVED BY	AIE
CHECKED BY	AIE
DATE	FEBRUARY 2018

TITLE
WETLAND IMPACT B
PHASE 6

PROJECT NO. 50094510

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SHEET NO.

Figure 7. Road crossing plan & cross-section view; Stonebridge 2017, LLC SAM-2017-01168-LET (Monticello Blvd.)