



REPLY TO
ATTENTION OF:

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

CESAM-RD-A
PUBLIC NOTICE NO. SAM-2020-00140-ES

October 16, 2020

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

PROPOSED DISCHARGE OF FILL MATERIAL IN 1.8 ACRES OF WETLANDS
ASSOCIATED WITH A COMMERCIAL DEVELOPMENT IN 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). 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: AAC Realty, LLC
Attention: Angelo Corte
23100 State Highway 181
Fairhope, Alabama 36532

AGENT: Thompson Engineering
Attention: Ms. Suzanne Sweetser
2970 Cottage Hill Road, Suite 190
Mobile, Alabama 36606

LOCATION: The proposed project is located at 29750 County Road 49; at Latitude: 30.656342°North, Longitude: 87.754979° West; in Loxley, Baldwin County, Alabama.

PROJECT PURPOSE: In a statement provided by the agent, the purpose of the proposed action is to provide warehouse storage space and/or manufacturing space in central Baldwin County. The proposed action is needed to meet the demand for large-scale space to conduct storage and/or manufacturing operations with direct access to interstate highways (Interstate 10 & Interstate 65) as well as to be within reasonable distance of the expanding Alabama State Docks and rail transit.

PROPOSED WORK: The applicant proposes the placement of 27,500 cubic yards of commercially obtained clean dirt fill material within 1.8 acres of forested wetlands, associated with the commercial development of a 30-acre property. Development within the

review area will include two 90,000-square-foot warehouse facilities, with associated parking, access roads, and a stormwater management pond.

AVOIDANCE & MINIMIZATION: In a statement provided by the agent, the proposed project design has been described as minimizing impacts to wetlands to the greatest extent practicable by maximizing usage of all available uplands for facilities and parking. Wetland fill will primarily result from construction of the stormwater management pond, designed to utilize the natural hydrological profile of the wetland to treat stormwater, with a small portion of fill resulting from building foundations and parking areas. The proposed design avoids impacts to a 0.2-acre wetland located to the south.

MITIGATION: The applicant has proposed to compensate for unavoidable impacts to wetlands through the purchase of wetland mitigation credits from a USACE approved mitigation bank. The USACE has not verified the adequacy of the applicant's proposed 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. 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 resources and historic properties within the permit area. In accordance with Appendix C of 33 CFR 325, the U.S. Army Corps of Engineers (USACE) has determined that the permit area consists of the entire undertaking in waters of the United States, as well as the 12.3 acre of associated uplands that would be disturbed by the proposed activities under review. The Mobile District is seeking comment from the State Historic Preservation Officer regarding the existence, or the potential for existence, of significant cultural and historic properties within the permit area. The permit area described above will be reviewed by the District Archaeologist to provide a determination on the potential for existence of significant cultural and historic properties.

In addition to coordination with the SHPO, we are seeking comments from federally-recognized American Indian tribes, local historical societies, museums, universities, the U.S. Department of the Interior, National Park Service, Division of Archeological Services and concerned citizens regarding the existence or the potential for existence of significant cultural and historic properties within the permit area.

ENDANGERED SPECIES: Preliminary review of this application and the U.S. Department of the Interior's 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 action area: Wood stork (*Mycteria americana*). The USACE has preliminarily determined the proposed activities

may affect the eastern indigo snake (*Drymarchon couperi*). The Endangered Species Act (ESA) action area for this project does not intersect with any federally-designated critical habitat.

The above determination is based on review of the Standard Local Operating Procedures for Endangered Species (SLOPES) programmatic agreement species effects determination keys for the aforementioned listed species and is being coordinated with the USFWS via this Public Notice.

COMMENTS: 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. The U.S. Army Corps of Engineers (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 in the paragraph below. 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 include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

Correspondence concerning this public notice should refer to Public Notice Number **SAM-2020-00140-ES** and should be directed via email to the project manager, Ms. Elizabeth A. Hamilton, at elizabeth.a.seavoy@usace.army.mil, or to the U.S. Army Corps of

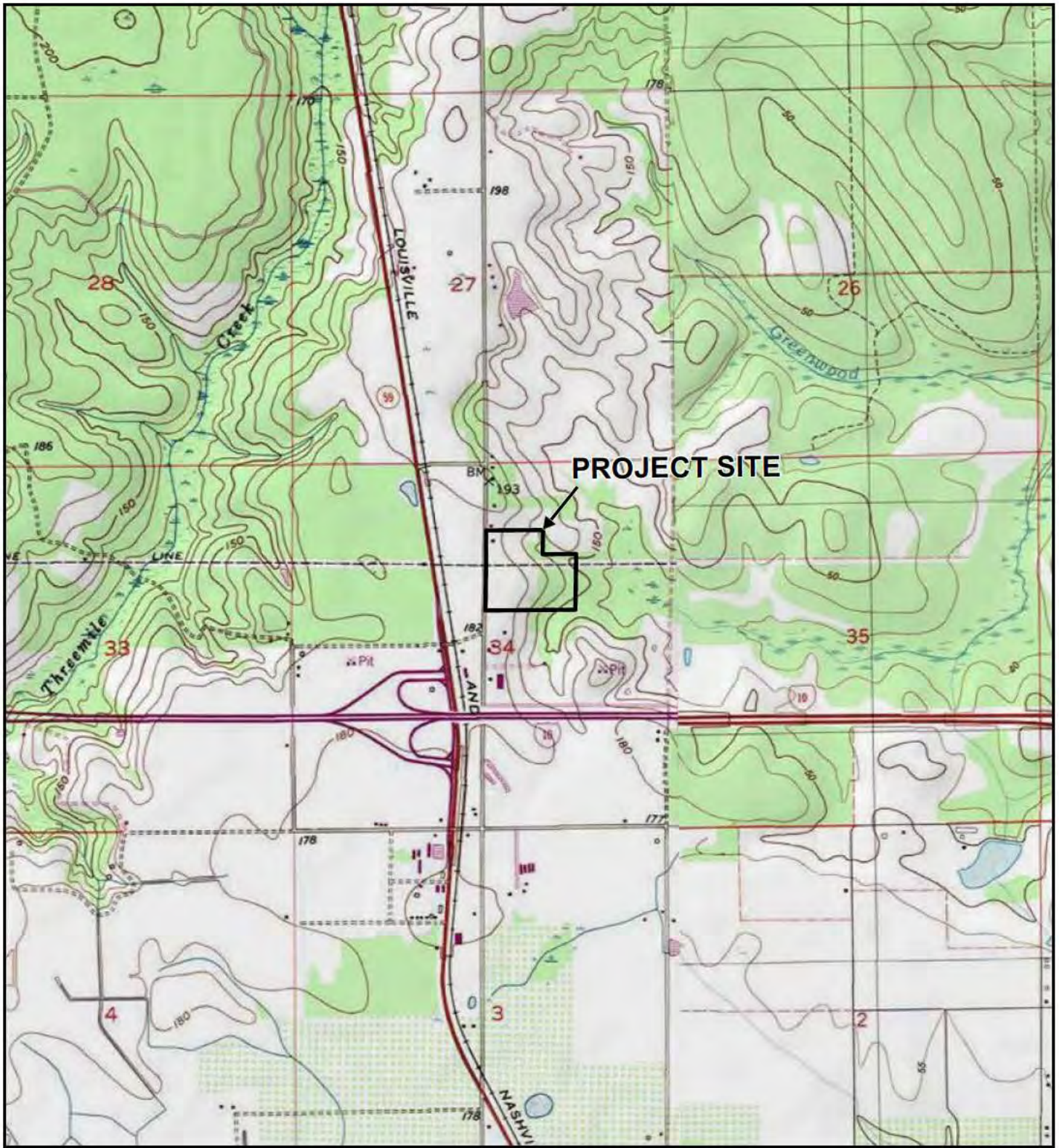
Engineers, Mobile District, Regulatory Division, Attention: Ms. Elizabeth A. Hamilton, Post Office Box 2288, Mobile, Alabama 36628-0001. Copies of all comments should be furnished to the Alabama Department of Environmental Management at coastal@adem.alabama.gov, or sent to: Alabama Department of Environmental Management, Mobile Branch / 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. Elizabeth Hamilton by email at elizabeth.a.seavoy@usace.army.mil, or at (251) 694-3781. Please refer to the Public Notice Number SAM-2020-00140-ES, in any communication concerning this project.


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

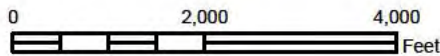
Attachments



LEGEND

 Project Site (Approx. 30 Acres)

1:24,000



1 in = 2,000 ft



Copyright: © 2013 National Geographic Society, i-cubed

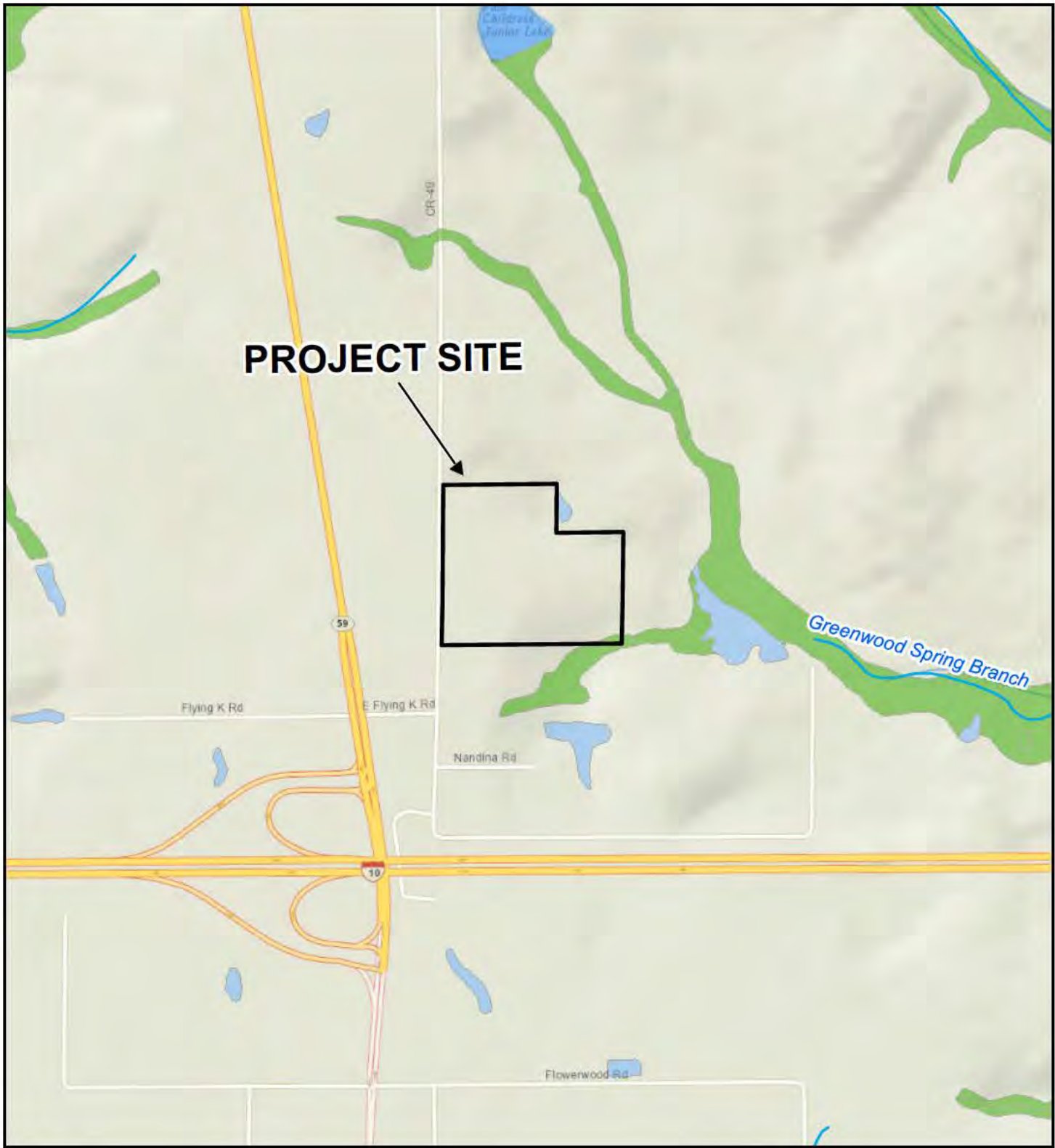
GULF COAST LOGISTICS
I-10 INDUSTRIAL PARK
PERMITTING
BALDWIN COUNTY, ALABAMA



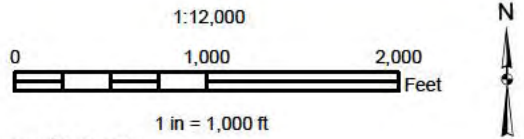
FIGURE 1
TOPOGRAPHIC MAP

PROJECT NO.:
20-1101-0164

DATE:
AUGUST 2020



LEGEND
 Project Site (Approx. 30 Acres)



National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp. Baldwin County 2016 Imagery - 1 Ft. Resolution

**GULF COAST LOGISTICS
 I-10 INDUSTRIAL PARK
 PERMITTING
 BALDWIN COUNTY, ALABAMA**

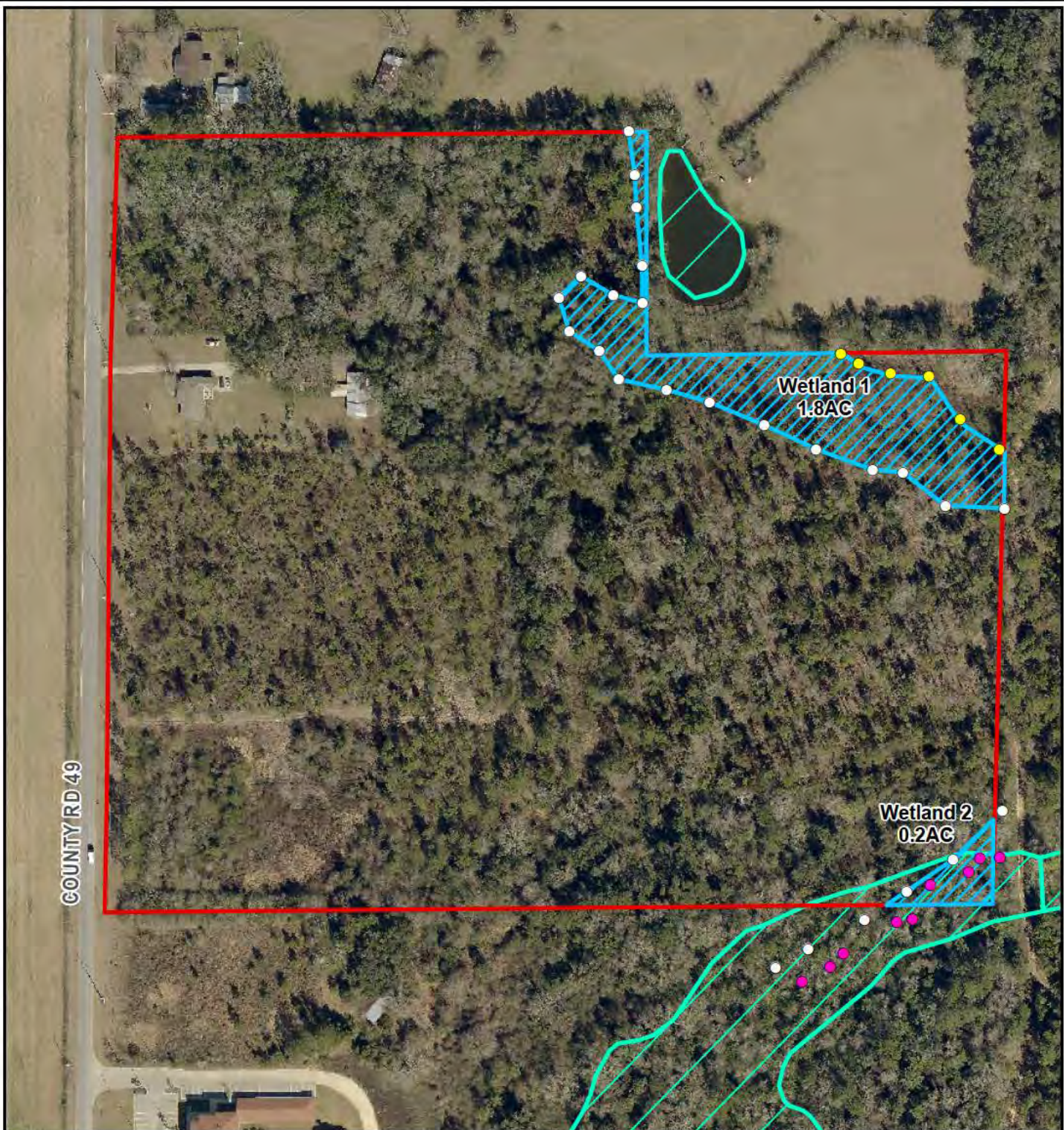


**FIGURE 3
 HYDROLOGY**

PROJECT NO.:	DATE:
20-1101-0164	AUGUST 2020

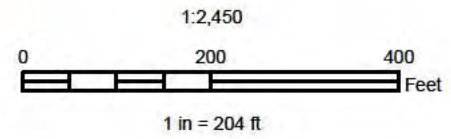
P:\2020\Projects\1101020-1101-0164 AAC Lodey Industrial USA CE Permit\Working\Environmental\GIS\MXD\FIG3.mxd

P:\2020\Projects\1101120-1101-0164 AAC Lowley Industrial USACE Permit\Working\Environmental\GIS\MXD\FIG2.mxd



LEGEND

- Project Site (Approx. 30 Acres)*
- Wetland Delineation
- NWI
- Thompson Upland/Wetland Survey
- Dewberry Wetland Survey
- Dewberry Stream Survey



*NOT A SURVEY - For representation purposes only.
Baldwin County 2016 Imagery - 1 Ft. Resolution

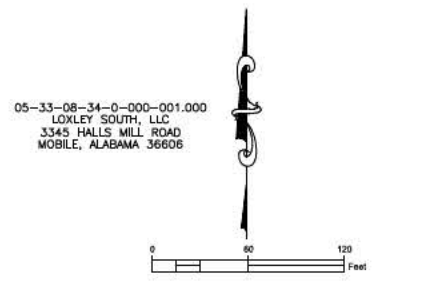
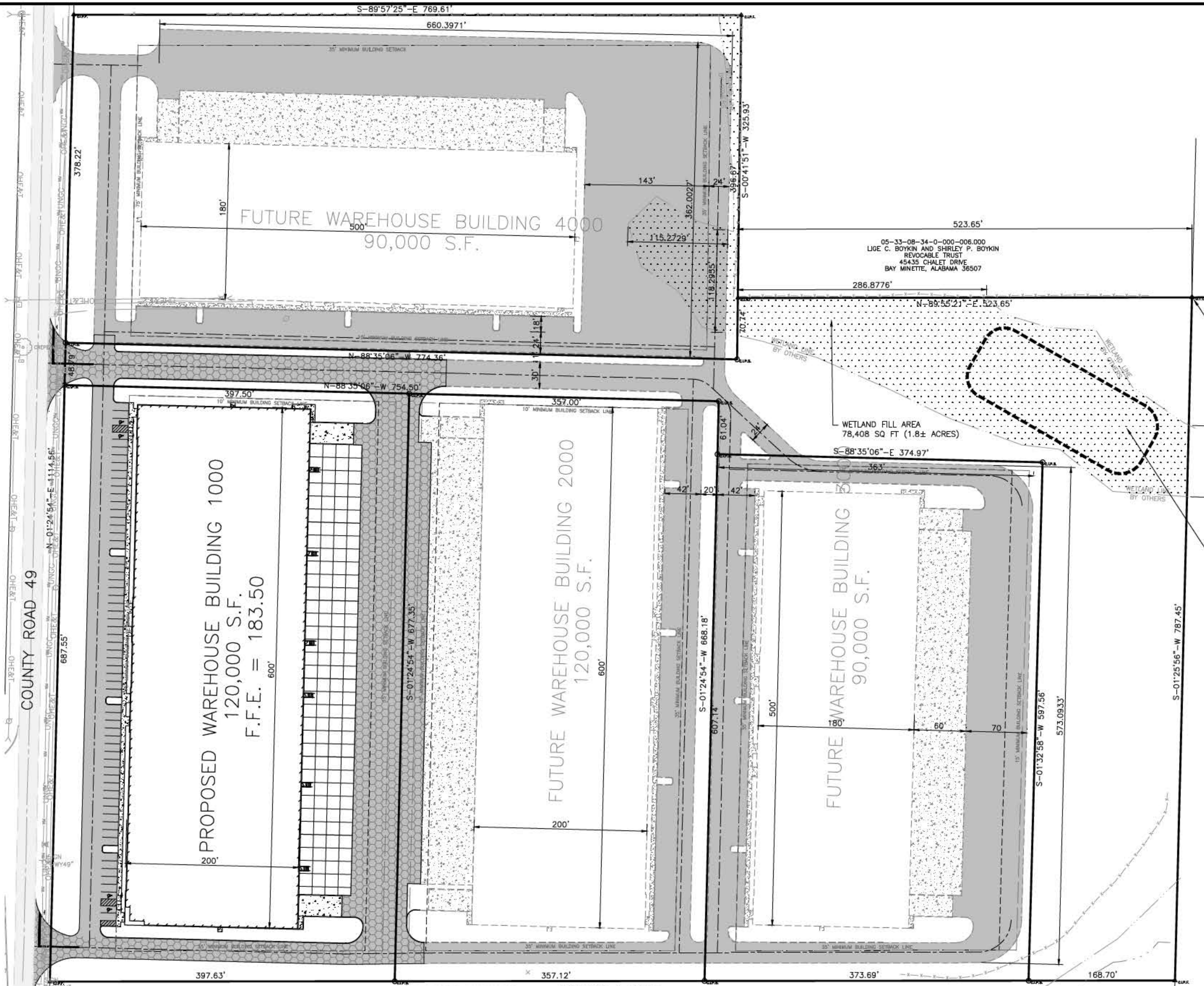
**GULF COAST LOGISTICS
I-10 INDUSTRIAL PARK
PERMITTING
BALDWIN COUNTY, ALABAMA**



**FIGURE 2
WETLAND SURVEY**

PROJECT NO.:
20-1101-0164

DATE:
AUGUST 2020



05-33-08-34-0-000-001.000
LOXLEY SOUTH, LLC
3345 HALLS MILL ROAD
MOBILE, ALABAMA 36608

05-33-08-34-0-000-006.000
LGE C. BOYKIN AND SHIRLEY P. BOYKIN
REVOCABLE TRUST
45435 CHALET DRIVE
BAY MINETTE, ALABAMA 36507

3" PIPE WITH METAL THREADED CAP
POINT OF BEGINNING
NORTHEAST CORNER OF THE SOUTHWEST QUART
OF THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 4 SOUTH, RANGE 3 EAST,
BALDWIN COUNTY, ALABAMA

WETLAND FILL AREA
78,408 SQ FT (1.8± ACRES)

REQ'D STORMWATER
TREATMENT POND

05-33-08-34-0-000-015.000
FLOWERWOOD NURSERY, INC.
POST OFFICE BOX 665
LOXLEY, ALABAMA 36551

COUNTY ROAD 49

SAM-2020-00140-ES
SEPTEMBER 30, 2020

THIS DRAWING REPRESENTS DESIGNS PREPARED BY THOMPSON ENGINEERING FOR SPECIFIC USE ON THIS PROJECT AND IS NOT TO BE COPIED, REPRODUCED, OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE THOMPSON ENGINEERING REPRESENTATIVE AUTHORIZED TO APPROVE THIS USE. UNAUTHORIZED USE IS SUBJECT TO LEGAL ACTION UNDER STATE AND FEDERAL LAW.

REVISION NO.	DESCRIPTION	DATE	BY:

I-10/GULF COAST LOGISTICS, LLC
JACKSON, MISSISSIPPI

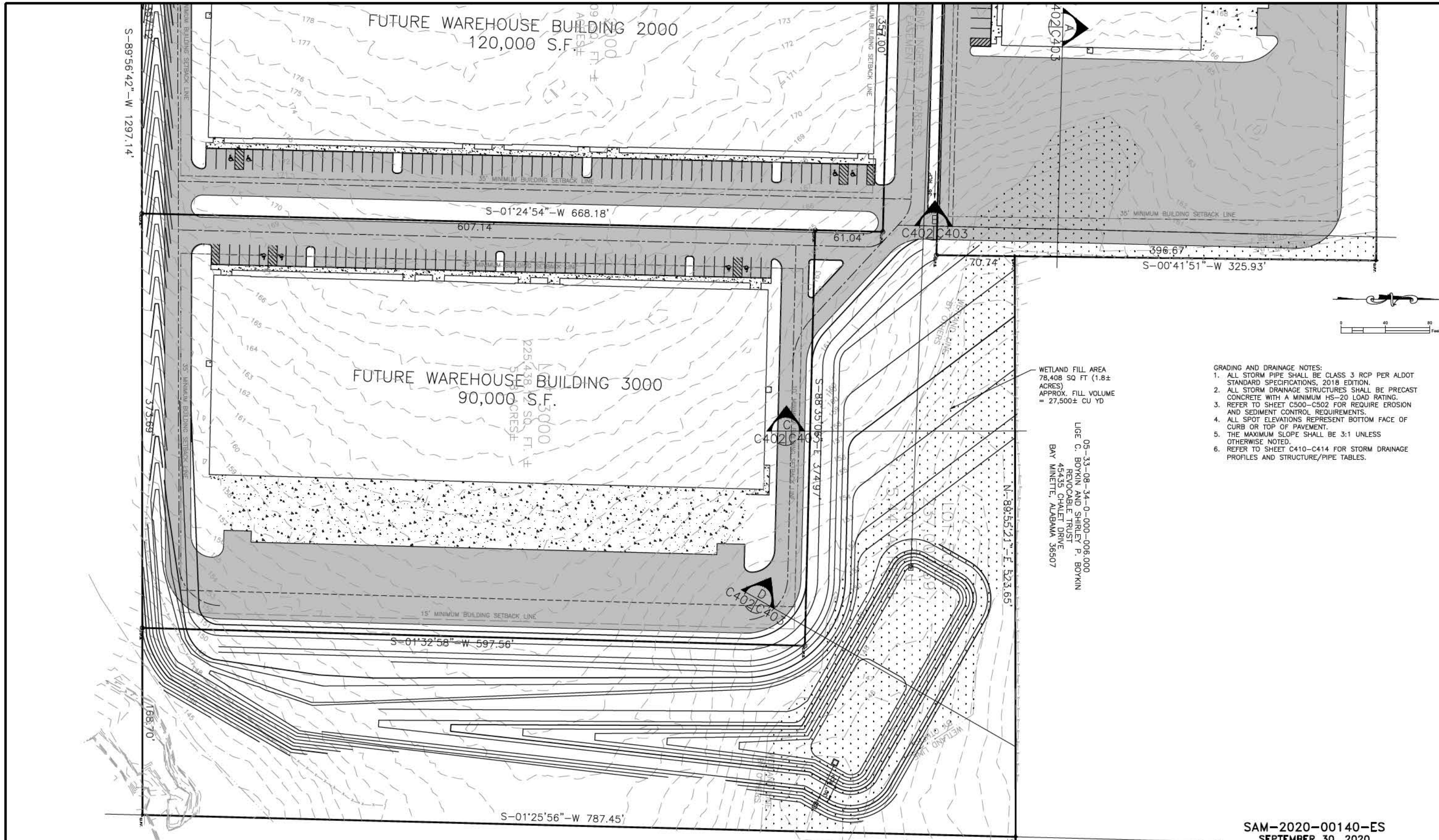
LOXLEY INDUSTRIAL PARK (PHASE 1)
LOXLEY, ALABAMA



2870 COTTAGE HILL RD., STE. 190
MOBILE, ALABAMA 36606
TEL: (251) 686-2443
FAX: (251) 686-6422

OVERALL SITE PLAN

SCALE: 1" = 60'	PLOT SCALE: 1:1	DRAWN BY: SJE	CHECKED BY: FEL	APPROVED BY: LJJ	DATE: AUGUST 28, 2020	JOB NO.: 19-1101-0292	DRAWING NO.: C200	REVISION NO.: 1
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WETLAND FILL AREA
78,408 SQ FT (1.8±
ACRES)
APPROX. FILL VOLUME
= 27,500± CU YD

05-33-08-34-0-000-006.000
LIGE C. BOYKIN AND SHIRLEY P. BOYKIN
REVOCABLE TRUST
45435 CHALET DRIVE
BAY MINETTE, ALABAMA 36507

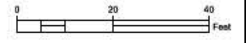
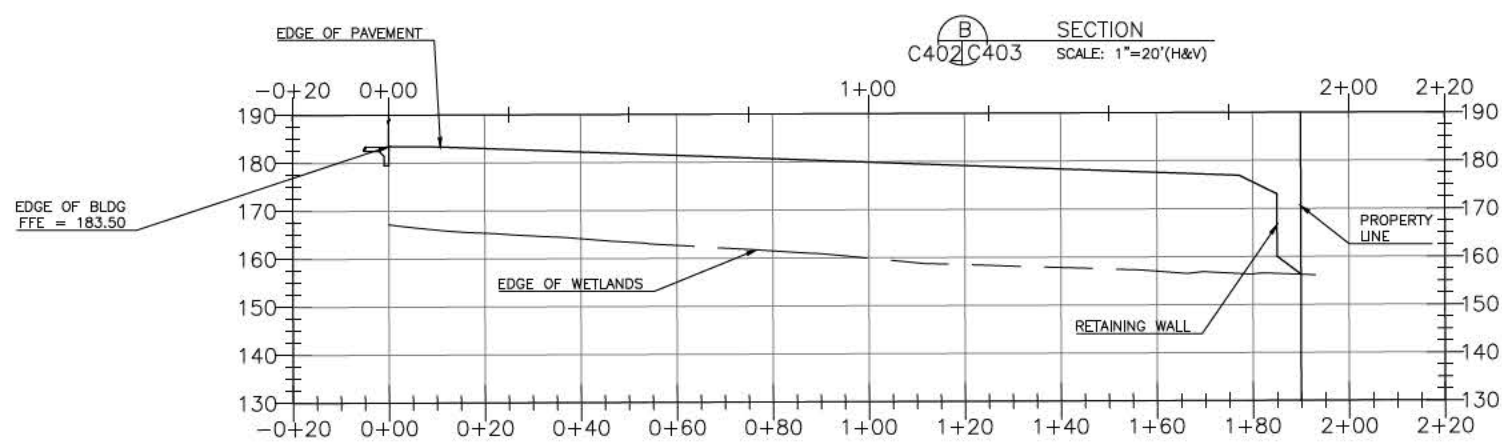
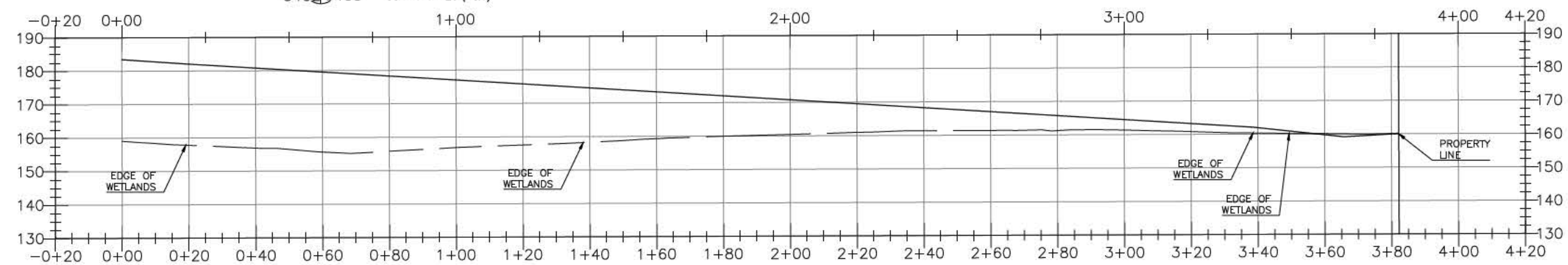
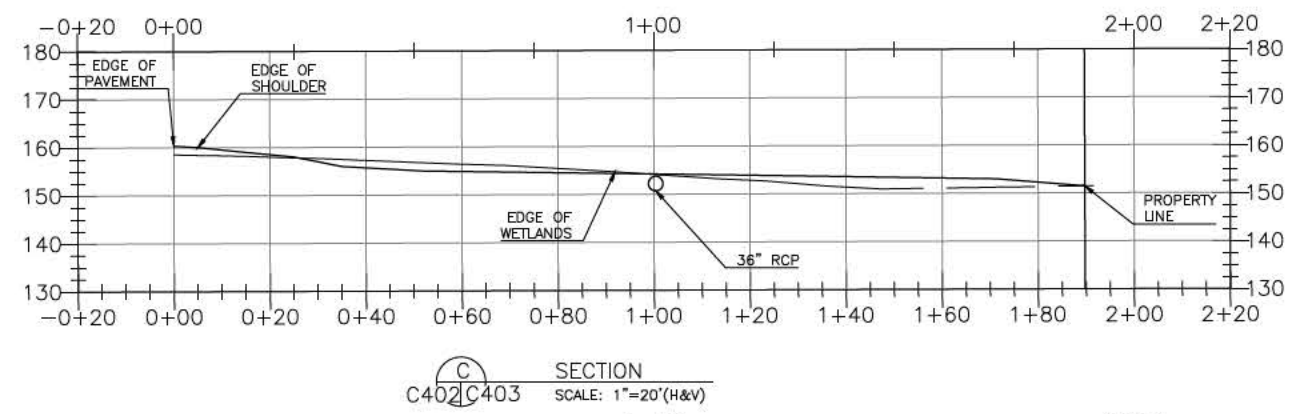
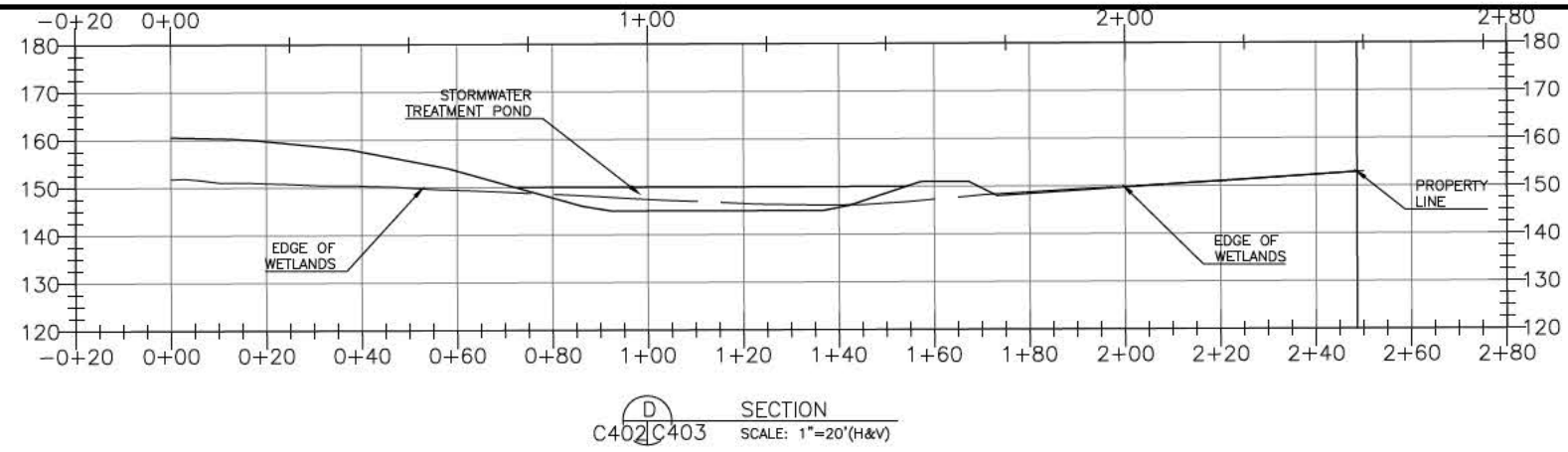
- GRADING AND DRAINAGE NOTES:
1. ALL STORM PIPE SHALL BE CLASS 3 RCP PER ALDOT STANDARD SPECIFICATIONS, 2018 EDITION.
 2. ALL STORM DRAINAGE STRUCTURES SHALL BE PRECAST CONCRETE WITH A MINIMUM HS-20 LOAD RATING.
 3. REFER TO SHEET C500-C502 FOR REQUIRE EROSION AND SEDIMENT CONTROL REQUIREMENTS.
 4. ALL SPOT ELEVATIONS REPRESENT BOTTOM FACE OF CURB OR TOP OF PAVEMENT.
 5. THE MAXIMUM SLOPE SHALL BE 3:1 UNLESS OTHERWISE NOTED.
 6. REFER TO SHEET C410-C414 FOR STORM DRAINAGE PROFILES AND STRUCTURE/PIPE TABLES.

SAM-2020-00140-ES
SEPTEMBER 30, 2020

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REVISION NO.	DESCRIPTION	DATE	BY:

I-10/GULF COAST LOGISTICS, LLC JACKSON, MISSISSIPPI		LOXLEY INDUSTRIAL PARK (PHASE 1) LOXLEY, ALABAMA	
		GRADING AND DRAINAGE PLAN	
2870 COTTAGE HILL RD., STE. 190 MOBILE, ALABAMA 36606	SCALE: 1" = 40'	PLLOT SCALE: 1:1	DATE: AUGUST 28, 2020
TEL: (251) 686-2443 FAX: (251) 686-6422	DRAWN BY: SJE	CHECKED BY: FEL	APPROVED BY: LJG
JOB NO.: 19-1101-0292	DRAWING NO.: C402	REVISION NO.: 1	



SAM-2020-00140-ES
SEPTEMBER 30, 2020

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REVISION NO.	DESCRIPTION	DATE	BY:

I-10/GULF COAST LOGISTICS, LLC
JACKSON, MISSISSIPPI

LOXLEY INDUSTRIAL PARK (PHASE 1)
LOXLEY, ALABAMA



2870 COTTAGE HILL RD., STE. 190
MOBILE, ALABAMA 36606
SCALE: 1" = 40' PLOT SCALE: 1:1 DRAWN BY: SJE CHECKED BY: FEL APPROVED BY: LJJ

WETLAND FILL SECTIONS

DATE: AUGUST 28, 2020 JOB NO.: 19-1101-0292 DRAWING NO.: C403 REVISION NO.: 1