



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

**CESAM-RD-A**  
**PUBLIC NOTICE NO. SAM-2021-00969-JCC**

**February 11, 2022**

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

**REQUEST TO DISCHARGE FILL MATERIAL IN WETLANDS IN FOLEY FOR**  
**THE DEVELOPMENT OF MULTI-UNIT RESIDENTIAL HOUSING, BALDWIN**  
**COUNTY, ALABAMA**

**TO WHOM IT MAY CONCERN:** This District has received an application for a Department of the Army (DA) permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), and Section 404 of the Clean Water Act (33 U.S.C. 1344). Please communicate this information to interested parties.

**APPLICANT:** Crestline Communities  
Attention: Mr. Daniel Hubbard  
3333 Founders Road #120  
Indianapolis, Indiana 46268

**AGENT:** Thompson Engineering  
Attention: Mr. Michael Eubanks  
2970 Cottage Hill Road #190  
Mobile, Alabama 36606

**LOCATION:** The proposed project is located at the southwest corner of South Juniper Street and Riviera Boulevard; at Baldwin County PIN Numbers 302838 and 302804; within Section 4, Township 8 South, Range 4 East; at Latitude 30.378822°, Longitude -87.676136°; Foley, Baldwin County, Alabama.

**PROJECT PURPOSE:** The project purpose is to construct a multi-family residential complex with access to existing road and utility infrastructure.

**PROPOSED WORK:** The applicant proposes to place 4,510 cubic yards of commercially obtained fill material within 1.8 acres of jurisdictional wetlands for the purpose of constructing up to 144 housing units. The 9.4 acre site will be leveled and graded with material appropriate to support the construction of multiple proposed 3-story residential buildings, offices, a clubhouse, parking lots, sidewalks and stormwater facilities.

**AVOIDANCE & MINIMIZATION:** The applicant has indicated the fill has been minimized to the greatest extent practicable while still protecting the existing land and restaurant deck. The U.S. Army Corps of Engineers (USACE) has not determined the adequacy of the applicant's avoidance and minimization efforts for the proposed activity.

**MITIGATION:** The applicant proposes mitigation for unavoidable impacts to wetland areas through the purchase of an appropriate number of wetland mitigation credits from an approved wetland mitigation bank. The USACE has not determined the adequacy of the applicant's mitigation proposal for the proposed activity.

**WATER QUALITY / COASTAL ZONE MANAGEMENT:** The applicant has applied for certification from the State of Alabama in accordance with Section 401(a)(1) of the Clean Water Act, and for a consistency determination regarding Coastal Zone regulations in accordance with the Alabama Coastal Area Management Program. Upon completion of the required advertising and public comment review, a determination relative to Water Quality Certification and Coastal Zone consistency will be made by the Alabama Department of Environmental Management. This notice will serve as the notification to the Administrator of the Environmental Protection Agency (EPA) pursuant to section 401(a)(2) of the Clean Water Act.

**HISTORIC PROPERTIES:** In accordance with Section 106 of the National Historic Preservation Act and Appendix C of 33 CFR Part 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 Part 325, the Mobile District has determined the permit area consists of the entire undertaking in waters of the United States, which includes the footprint of the jurisdictional fill areas that would be disturbed by construction of the project. 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. The Mobile District is seeking comments regarding the existence, or the potential for existence, of significant cultural and historic properties within the permit area. At this time, the USACE, Mobile District has made no determination regarding potential effects of the project on cultural/historic resources. Further coordination with the State Historic Preservation Officer and/or federally-recognized American Indian tribes will be performed as determined to be appropriate.

**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 the following federally-listed species are known or expected to occur within the project area: West Indian manatee (T), wood stork (T), Alabama red-bellied turtle (E), and eastern indigo snake (T). There is no designated critical habitat within the project action area. At this time, the USACE, Mobile District has made no determination with regard to potential effects of the project on the above-listed species. Further coordination with the U.S. Fish and Wildlife Service (USFWS) and NMFS will be performed as determined to be appropriate.

**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 Mobile District 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 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, historic properties, 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 and fiber 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-2021-00969-JCC**, and should be directed to the District Engineer, Mobile District, Regulatory Division, Attention: **Ms. Jessica C. Comeaux**, Post Office Box 2288, Mobile, Alabama 36628-0001, or by e-mail at [jessica.c.comeaux@usace.army.mil](mailto:jessica.c.comeaux@usace.army.mil), or (251) 690-3262. Copies of all comments should be furnished to the ADEM at [coastal@adem.alabama.gov](mailto: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.**

For additional information about our Regulatory Program, please visit our web site at [www.sam.usace.army.mil/Missions/Regulatory.aspx](http://www.sam.usace.army.mil/Missions/Regulatory.aspx).

MOBILE DISTRICT  
U.S. Army Corps of Engineers

Attachments

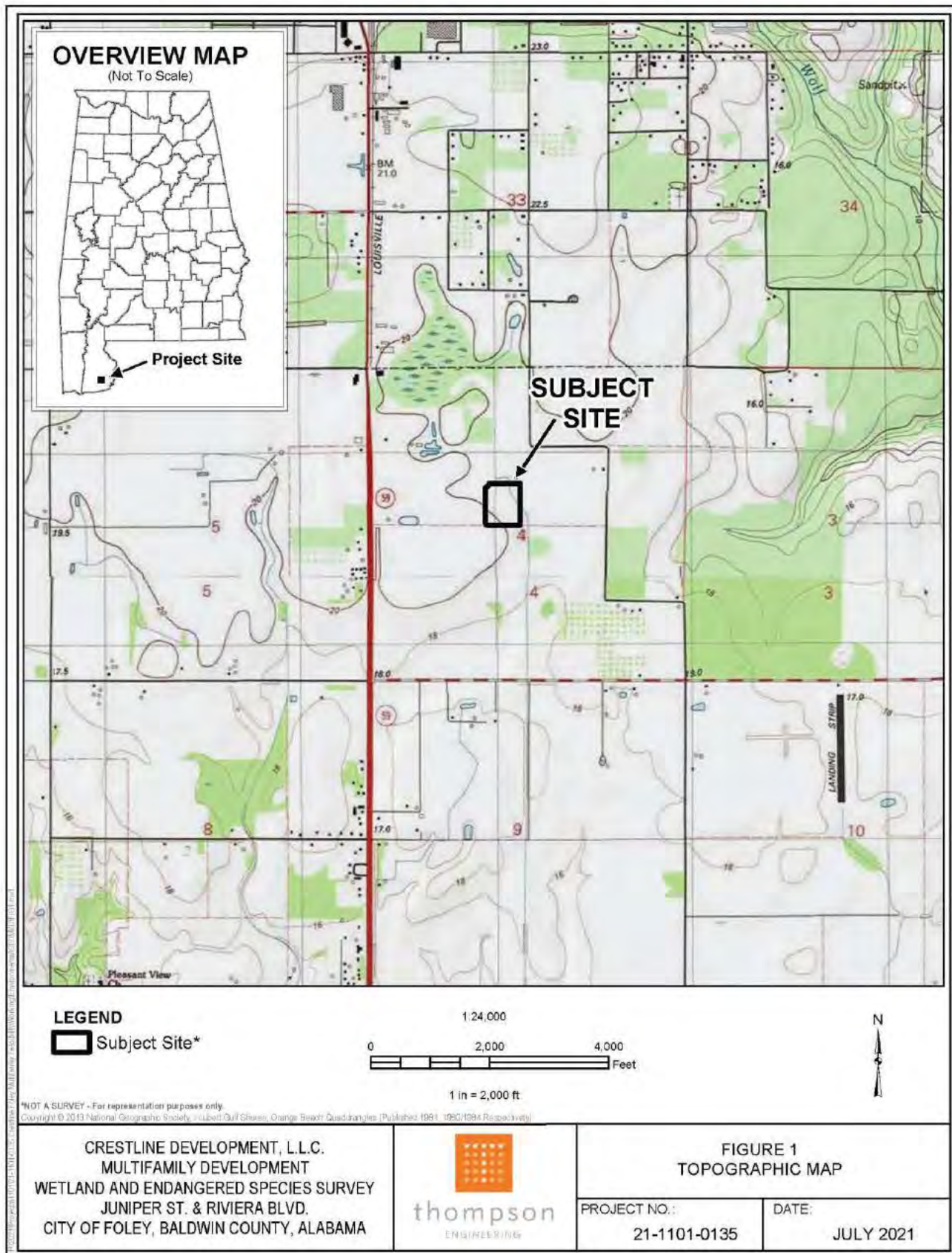
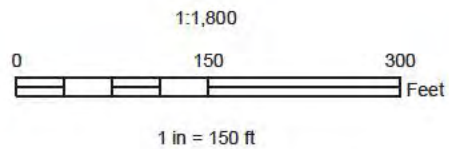


Figure 1. Crestline Multifamily Development Topographic Site Map



**LEGEND**

- Subject Site\*
- Wetland Delineation
- Wetland Survey Point
- Wetland Form
- Upland Form



\*NOT A SURVEY - For representation purposes only.  
Thompson Engineering Wetland survey and delineation.  
Baldwin County 2018 1Ft. Resolution Imagery

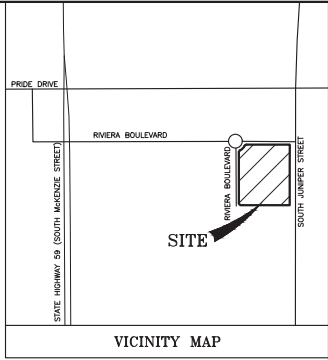
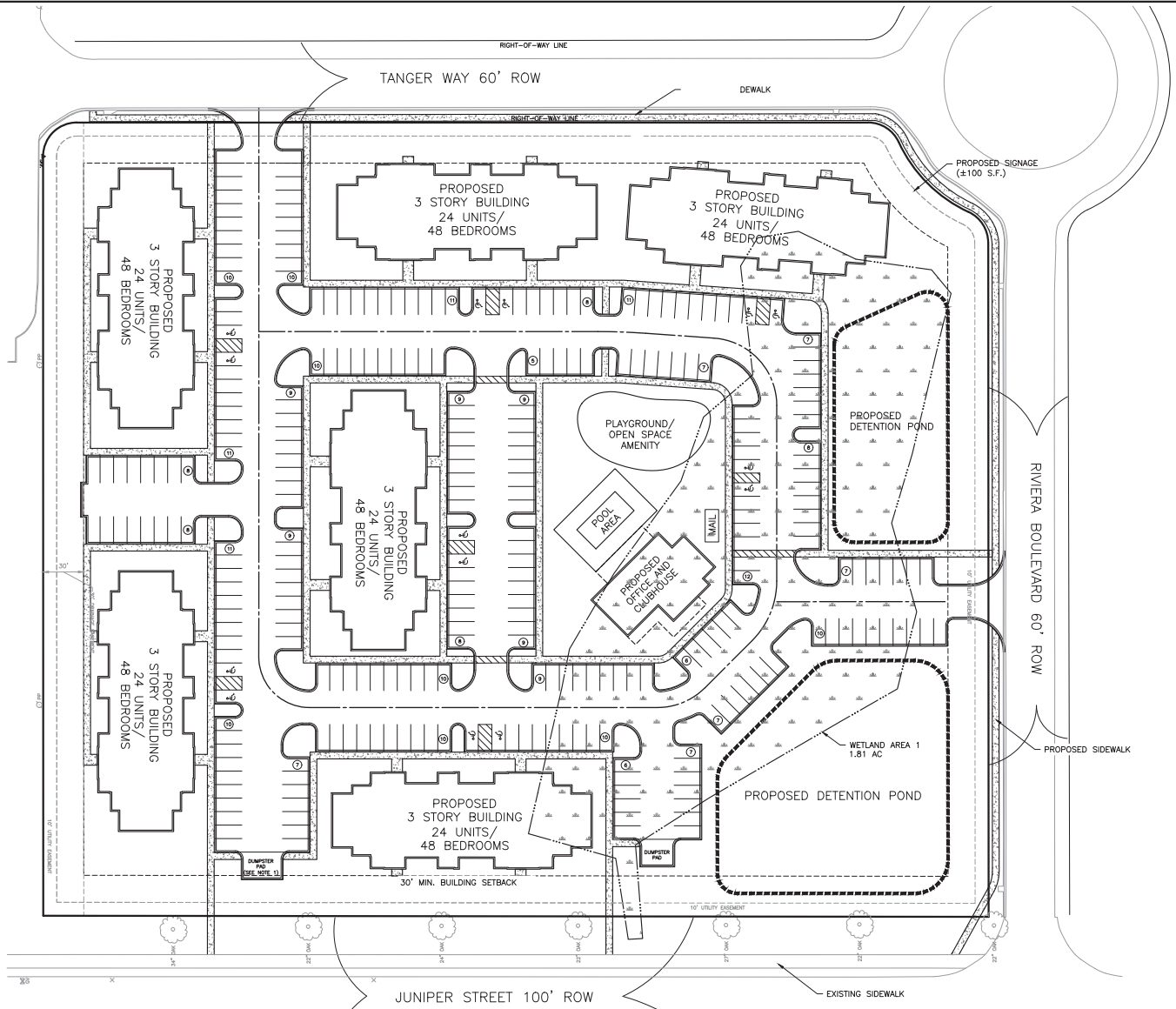
CRESTLINE DEVELOPMENT, L.L.C.  
MULTIFAMILY DEVELOPMENT  
WETLAND AND ENDANGERED SPECIES SURVEY  
JUNIPER ST. & RIVIERA BLVD.  
CITY OF FOLEY, BALDWIN COUNTY, ALABAMA



**FIGURE 5  
WETLAND DELINEATION**

PROJECT NO.:  
21-1101-0135

DATE:  
JULY 2021

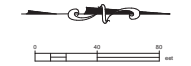


**PARCEL DATA/PARKING SUMMARY**

PARCEL SIZE	±9.35 Ac	±407,504 SF
CURRENT ZONING	B-1A (EXTENDED BUSINESS DISTRICT)	
SETBACKS	FRONT	30'
	REAR	30'
	SIDE	30'
<b>PROPOSED BUILDING SIZE &amp; USE</b>		
24 UNITS/BLDG	35,008 SF	MULTI-FAMILY RESIDENTIAL
TOTAL	3,755 SF	OFFICE/CLUB HOUSE
TOTAL	215,393 SF	(144 UNITS)
BUILDING HEIGHT	±44'-10" (TO HIGHEST POINT)	
<b>PARKING SUMMARY</b>		
REQ'D PARKING RATIO	2 SPACES PER UNIT	
REQ'D PARKING SPACES	288	
PROVIDE PARKING SPACES	289	
ACCESSIBLE SPACES	14	
PRO. LANDSCAPING AREA	167,010 SF (41%)	

\*WHEN ABUTTING A STREET.

NOTES  
1. DUMPSTER ENCLOSURE TO INCLUDE BULK WASTE COLLECTION AREA.



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REVISION NO.	DESCRIPTION	DATE	BY:

**PRELIMINARY NOT FOR CONSTRUCTION**

**CRESTLINE DEVELOPMENT, LLC**  
FOLEY, ALABAMA

**thompson ENGINEERING**

4751 MAIN ST., STE. F-312  
DUNWOODY, ALABAMA 36826  
SCALE: 1"=40'

TEL: (251) 866-2443  
780 (251) 866-8422

CHECKED BY: EDJ  
APPROVED BY: CDW

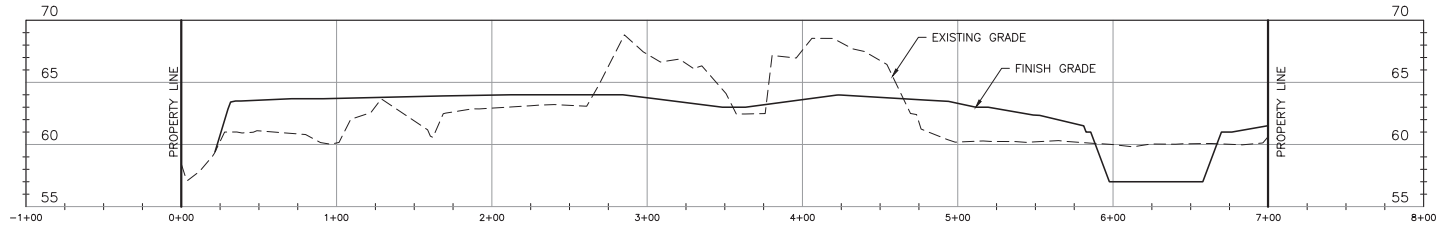
DATE: OCTOBER 22, 2021

**THE RIVI**  
FOLEY, ALABAMA

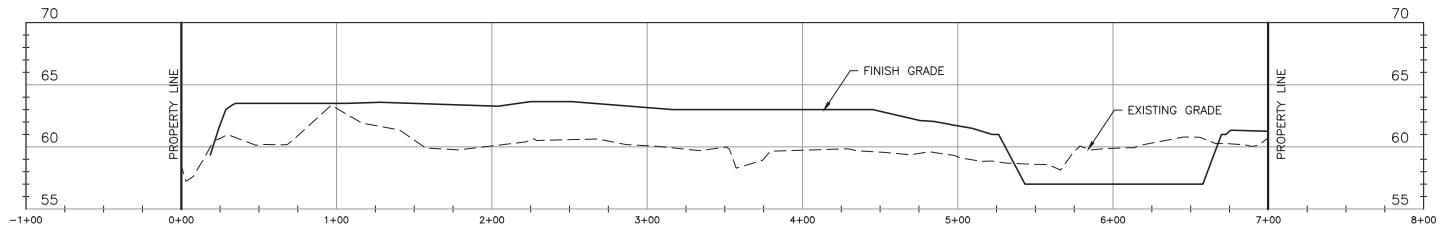
**CONCEPTUAL SITE PLAN**

JOB NO.: 21-1101-0135  
DRAWING NO.: C200  
REVISION NO.: 0

CROSS SECTION A-A PROFILE



CROSS SECTION B-B PROFILE



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REVISION NO.	DESCRIPTION	DATE	BY:

CRESTLINE DEVELOPMENT, LLC  
FOLEY, ALABAMA

THE RIVI  
FOLEY, ALABAMA



4751 MAIN ST., STE. F-312  
ORANGE BEACH, ALABAMA 36561

TEL: (251) 866-2443  
FAX: (251) 866-8422

SITE CROSS SECTIONS

SCALE:	PLT SCALE:	DRWN BY:	CHKD BY:	APPROVED BY:	DATE:	JOB NO.:	DRAWING NO.:	REVISION NO.:
	1:1	EDJ	EDJ	CDW	OCTOBER 22, 2021	21-1101-0135	CS200	0