



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

**CESAM-RD-SP**  
**PUBLIC NOTICE NO. SAM-2023-00786-BAL**

**October 13, 2023**

**JOINT PUBLIC NOTICE**

**U.S. ARMY CORPS OF ENGINEERS (USACE)**

**STATE OF ALABAMA**  
**DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**

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

TO WHOM IT MAY CONCERN:

This District has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403), Section 404 of the Clean Water Act (33 USC 1344), and Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 USC 1413). Please communicate this information to interested parties.

**APPLICANT:** 633 Development, LLC.  
Attention: Colby Price  
5 Norman Place  
Greenville, South Carolina 29615

**AGENT:** Barry A. Vittor & Associates, Inc.  
Attention: Dr. Barry A. Vittor  
8060 Cottage Hill Road  
Mobile, Alabama 36695

**LOCATION:** The proposed project is located south of Government Boulevard along the I-65 Service Road West; at Mobile County Parcel Number

**APPLICANT STATED PROJECT PURPOSE:** The purpose of the project is to construct multi-family residential buildings and associated amenities, that will meet the high demand for housing in the City of Mobile.

**PROPOSED WORK:** The applicant proposes place 16,000 cubic yards of commercially obtained fill material within 3.2 acres of jurisdictional wetlands for the purpose of constructing 460 apartment units and associated amenities and surface parking spaces.

The 18.5 acre site will be leveled and graded with material appropriate to support the construction of two 2-story apartment buildings, 693 parking spaces, a clubhouse, swimming pool facilities, fitness center, grassed courtyard, playground area, boat storage area, dog park, natural areas, a 1.18-acre stormwater detention pond, and two driveway entrances from the service road.

**AVOIDANCE AND MINIMIZATION:** The applicant has indicated the fill has been minimized to the greatest extent practicable. 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. Additionally, construction best management practices (BMPs) would be utilized to reduce impacts to downstream aquatic resources. 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.

**COMPENSATORY 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:** The Clean Water Act (CWA) Section 401 Certification Rule (Certification Rule, 40 CFR 121), requires certification for any license or permit that authorizes an activity that may result in a discharge. The applicant is responsible for requesting certification and providing required information to the certifying agency. As of the date of this public notice, the applicant has not submitted a certification request to the Alabama Department of Environmental Services (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 historic properties. In accordance with Appendix C of 33 CFR 325, the Corps has determined the permit area consists of the entire undertaking in waters of the United States, which includes the footprint of jurisdictional fill areas that would be disturbed by construction of the proposed project. At this time, the USACE, Mobile District has made no determination regarding potential effects of the project on cultural/historic resources. 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 from the State Historic Preservation Office, federally recognized American Indian tribes, local historical societies, museums, universities, the National Park Service, and the general public.

**THREATENED AND 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: Alabama Red-bellied Turtle (E), West Indian Manatee (T), Wood Stork (T), Eastern Indigo Snake (T), and Black Pine Snake (T). There is no designated critical habitat within the project action area. At this time, the USACE, Mobile District has made no determination regarding potential effects of the project on the above-listed species. Further coordination with the U.S. Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS) will be performed as determined to be appropriate. A copy of this public notice is being sent to the USFWS for review and comment.

**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. 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, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership 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 Corps of Engineers 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.

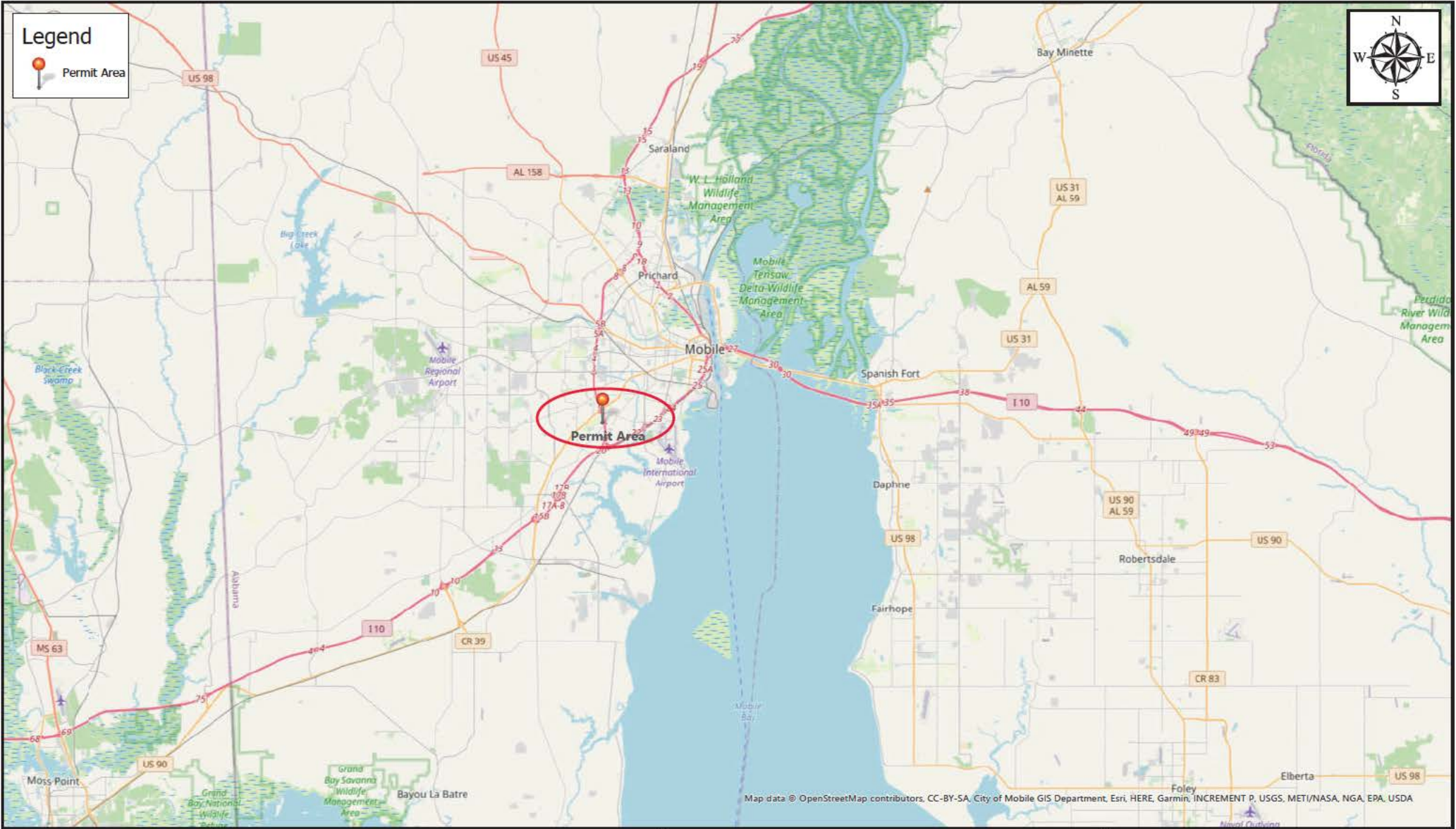
Correspondence concerning this public notice should refer to Public Notice Number **SAM-2023-00786-BAL** and should be directed to the project manager, Ms. Beverly Lowery by email at [Beverly.a.lowery@usace.army.mil](mailto:Beverly.a.lowery@usace.army.mil), by phone at (251) 386-4023, or to the USACE, Mobile District, Regulatory Division, Attention: Ms. Beverly Lowery, 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](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



SAM-2023-00786-BAL // Vicinity Map

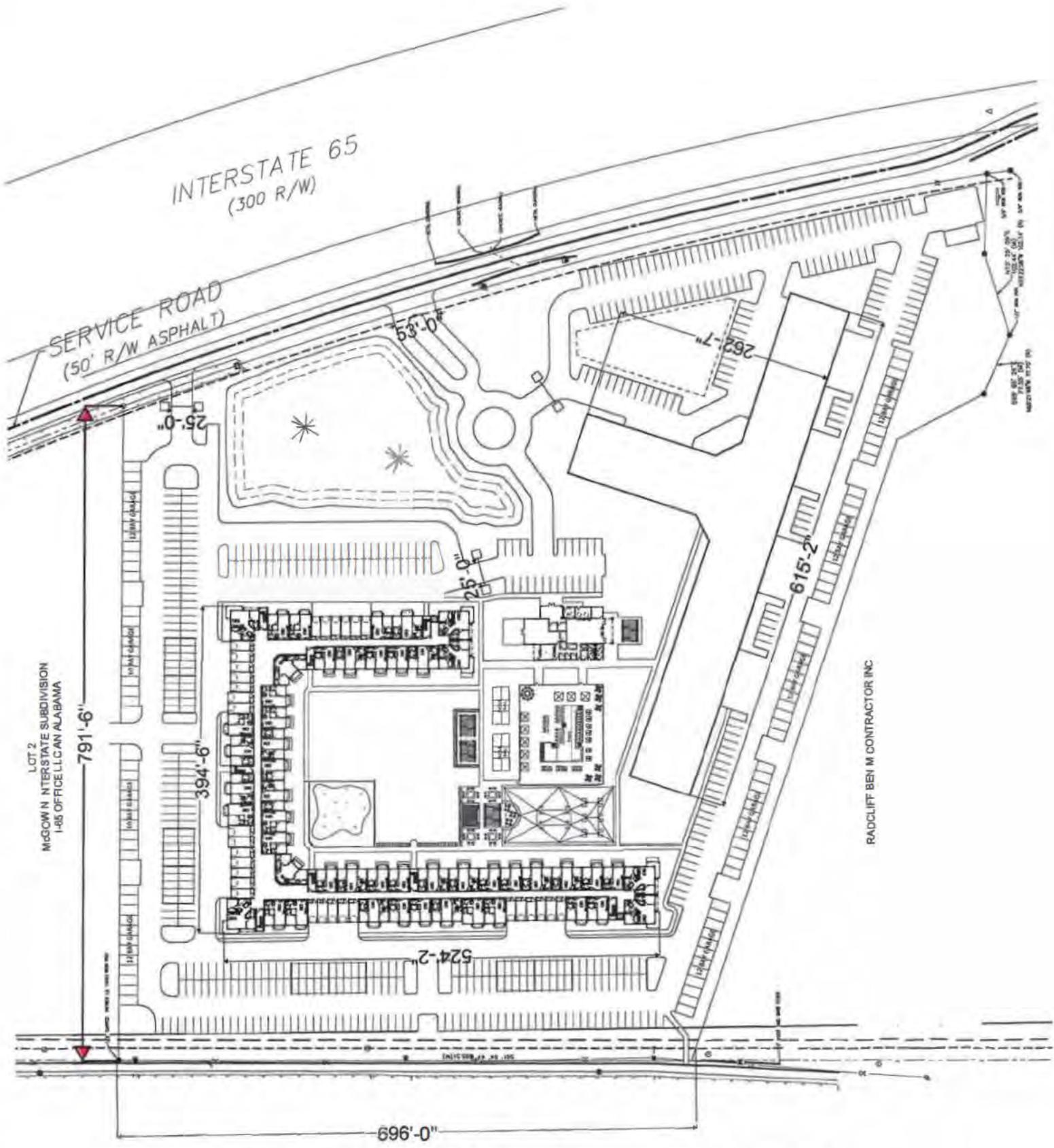


Map Center: 88.027067°W 30.648565°N

Map Created by: Beverly Lowery  
 Date: 10/13/2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere  
 Projection: Mercator Auxiliary Sphere





LOT 2  
MCGOWAN INTERSTATE SUBDIVISION  
1485 OFFICE LLC AN ALABAMA

INTERSTATE 65  
(300 R/W)

SERVICE ROAD  
(50' R/W ASPHALT)

RADCLIFF BEN M CONTRACTOR INC

Site Plan for the Fireside at Mobile Multi-Family Residential Development

**Impacts** **Fire** **side** **at** **Mobile** **Schematic** **Site** **Plan** **Showing** **Amenities** **and** **Well** **and**



**F RESIDE AT MOBILE PROJECT DATA**

**PHASE ONE:**

- 236 UNITS TOTAL
  - (54% ONE BEDROOM)
  - (46% TWO BEDROOM)
- 275,744 GROSS BUILDING SQUARE FEET
- 219,314 NET RENTABLE SQUARE FEET
- 80% EFFICIENT (RENT SF/GROSS SF)
- 280 UNCOVERED SURFACE PARKING SPACES
- 80 COVERED SURFACE PARKING SPACES
- 44 REMOTE PARKING GARAGE SPACES
- 29 TUCK UNDER PARKING SPACES

**PHASE TWO**

- 224 UNITS
  - (50% ONE BEDROOM)
  - (50% TWO BEDROOM)
- 170 SURFACE PARKING SPACES
- 60 REMOTE GARAGE SPACES
- 30 TUCK UNDER GARAGE SPACES

(REMAINING PHASE TWO DATA TO BE DETERMINED)

**PROPERTY AMENITIES**

- BEAUTIFUL LANDSCAPING THROUGHOUT PROPERTY
- TREE LINED BOULEVARD ENTRANCE
- LARGE POND WITH FOUNTAINS
- GATED ENTRY PER PHASE
- CLUBHOUSE WITH PRIVATE PARTY SPACE
- REMOTE WORKING ROOMS
- INDOOR/OUTDOOR FIREPLACE
- LARGE FITNESS CENTER (HIIT AND YOGA)
- OUTDOOR FITNESS YARD
- LARGE POOL WITH ABUNDANCE OF POOLS DE SHADED SEATING
- IN-POOL LOUNGE SEATING
- LARGE AND SMALL BREED DOG PARK
- FAMILY PLAYGROUND AREA
- TRELIS SWINGS
- COVERED HAMMOCK AREA
- FIRE PITS THROUGHOUT PROPERTY
- LARGE GRASSY COURTYARD FOR RECREATION AND PLAY
- LARGE PUTTING GREEN
- OUTDOOR GAMING AREA WITH OVERHEAD STRING LIGHTS
- PICKLE BALL COURTS
- CORNHOLE BOARDS
- WASHER TOSS LANES
- LEASABLE COVERED PARKING STALLS
- REMOTE GARAGE PARKING
- TUCK UNDER PARKING GARAGE
- CONNECTION TO EXISTING BIKE TRAIL

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**SCHEMATIC SITE PLAN**  
**F RESIDE AT MOBILE**  
 JUNE 14 2023

©2023 RADCLIFF BEN M CONTRACTOR INC. THIS IS A PRELIMINARY PLAN AND SHOULD BE USED AS A GUIDE ONLY. THE CLIENT ACCEPTS ALL RISKS AND CONSEQUENCES FOR ANY OTHER PROJECTS THAT MAY BE DEVELOPED.



PLADEN ARCHITECTURE