

ADEM

Alabama Department of Environmental Management



APPLICATION FOR APPROVAL OF A NON-REGULATED USE IN THE ALABAMA COASTAL AREA Developments and Subdivisions of Property Greater than 5 Acres in Size

I hereby make application for a permit for a development and/or a subdivision, which is greater than 5 acres in size:

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| Applicant: Name: <u>Tyler W Goodwyn</u> | Designated Agent (if applicable): Name: <u>Richard W. Cobb</u> |
| Applicant: " " | |
| Address: <u>P.O. Box 1013</u> | Address: <u>25773 Canal Rd #24</u> |
| City: <u>Gulf Shores, AL</u> | City: <u>Orange Beach, AL</u> |
| Zip Code: <u>36547</u> | Zip Code: <u>36561</u> <u>P.O. Box 1775</u> |
| Name and Title of Responsible Official: <u>Tyler W. Goodwyn (owner)</u> | Name of Contact w/ Agent: <u>Same as above</u> |
| Telephone Number during business hours: A/C () _____ Residence A/C () _____ Office A/C (251) <u>978-5400</u> Cell | Telephone Number during business hours: A/C (251) _____ Office A/C () _____ Other A/C (251) <u>942-2113</u> Cell |
| Email Address: <u>TW Goodwyn@gmail.com</u> | Email Address: <u>RWC Sunbelt@aol.com</u> |

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| Project Location: Street Address: <u>Entry Gate</u> <u>east side</u> <u>83 miles north of Foley Beach Expressway bridge</u> |
| City: _____ |
| County: <u>Baldwin</u> |
| Parcel Identification Number: <u>228833 + 27647</u> |
| Latitude: <u>87° 38' 12" W</u> Longitude: <u>30° 18' 42" N</u> |
| Section: <u>36</u> Township: <u>T8S</u> Range: <u>R4E</u> |

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|---|-------------------------------|
| Parcel Size: <u>45</u> acres | Project Size: <u>45</u> acres |
| Total Acres of Wetlands on the Parcel: <u>28.44</u> acres | |
| Total Acres of Wetlands within the Project Area: <u>2.3</u> acres | |

Project Description (Describe all aspects of the project, attach additions sheet if required):

See Attachment

Project Schedule:

Proposed Start Date: Late 2024 Anticipated Completion Date: 2025

List the names and addresses of adjoining property owners, lessees, etc., whose property adjoins the project site. Use additional sheets if required.

*Tyler W. Goodwyn
PO Box 1013
Gulf Shores, AL 36547*

In addition to this application, certain other information is required to be submitted in order for the application to be considered complete, including:

- A. A vicinity or location map showing the location of the proposed site.
- B. A survey of the property,¹ encompassing the entire project site, prepared by a duly licensed surveyor of the state of Alabama which shows :
 - (1) all property boundaries,
 - (2) existing topographic features,
 - (3) all existing watercourses,
 - (4) any and all areas which have been delineated as wetlands by the Corps of Engineers²,
 - (5) for Gulf-front properties, the location of the construction control line and any monuments which may be located on the property,
 - (6) designated critical habitat of any endangered species³,
 - (7) the proposed location of all paved and unpaved roads and other improvements, and
 - (8) the proposed platting of individual sub-parcels and lots.⁴
- C. Identification of the source or supplier of potable water.
- D. The type of wastewater collection and treatment system(s).
- E. A copy of the completed application for a stormwater permit, or if such permit has already been obtained, a copy of the same.
- F. A copy of the Alabama Historical Commission determination if the proposed activity will have an effect on properties on or eligible for the National Register of Historic Places.

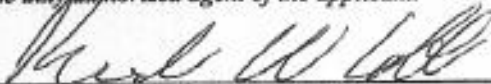
¹In additions to the original stamped and signed survey, a copy of the survey, which is no larger than 11"x17" should also be included.

² A certification statement signed by a Corps representative verifying the wetland boundary must be submitted and shown on the survey.

³ A copy of the U.S. Fish and Wildlife Service verification letter or opinion should be submitted.

⁴ Site plans should demonstrate that sufficient buildable uplands are available on each lot.

Application is hereby made for authorization to conduct the activities described herein. I certify that the proposed project for which authorization is sought complies with the approved Alabama Coastal Area Management Program and will be conducted in a manner consistent with the program. I agree to provide any additional information/data that may be necessary to provide reasonable assurance or evidence to show that the proposed project will comply with the Alabama Coastal Area Management Program during construction and after the project is completed. I agree to provide entry to the project site for inspectors for the purpose of making preliminary analyses of the site and monitoring permitted works. I certify that I am familiar with and responsible for the information contained in the application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities or that I am acting as the duly authorized agent of the applicant.



6/5/24

Signature of Applicant or Agent

Date

Send one signed and completed application to the following:

ADEM
Coastal Programs
3664 Dauphin Street, Suite B
Mobile, AL 36608

LONG BAYOU PRESERVE

A Richard Cobb Development

Project Description Attachment

We hope that the following explanations and clarifications will help the public to understand our plans for the development of our small community on Long Bayou and the intracoastal waterway. The proposed development is within a 400-acre pine flat that has been owned by the same family for close to a century. They have been constant stewards of the land and its wildlife, and we plan to continue with this process.

As an Alternative to minimize the environmental impact on the current wetlands on the property, the proposed development would be 32 single family lots along with a 30 Unit, 2-Story Multi-Family Condominium building that would be mainly located on current uplands and require the least amount of mitigation of wetlands. The entire development consists of 45 acres with 31 acres of designated wetlands and 14 acres of existing upland area. We are asking to be permitted to fill 2.3 acres of wetland area or only 5% of the property. The upland area, which we will build on, was created by the Corps of Engineers over 75 years ago by placing spoil from the dredging operation in the construction of the intracoastal waterway and used as a maintenance spoil area for several years. We have diligently tried to design the project on the existing uplands to minimize the overall impact on the wetland areas.

The dredging for a small 20-foot-wide channel to the docking area will be restricted to small outboard boats less than 26 feet in length. There will be no "extended in water docking" by using uncovered boat lifts for the 26 slips. This will eliminate any type of pollution.

The spoil for dredging purposes will not be placed in wetlands. This spoil will be placed in the delineated upland areas only.

As far as any aquatic damage is concerned, the Natural Marine Fisheries Services (Habitat Conservation Division) does not object to the issuance of the permit. They are dedicated scientists that have reviewed our plans and do not foresee any negative impact.

We feel like the potential impact on wildlife will be minimum. That is important to us. We want to live up to our name the "Long Bayou Preserve". The plan is the further enhancement of the existing deer population, birds and other small wildlife on the entire 400 acres and other surrounding wetland properties to our east. The family-owned property has been nurtured for many years with deer feeders, salt blocks, bird houses and fish feeders. Selective harvesting of the deer population has had a very positive impact. Even though we are only a small part of this area, we plan to improve on these activities to the enjoyment of our residents and their guests.

The landscape design for our property will be highly regulated through Covenants and Restrictions that will mandate the types of trees, plants and grasses that can be placed on the properties. These same Covenants and Restrictions will ensure there is no damage or destruction to protected wetlands on the property now and into the future.

LONG BAYOU PRESERVE

A Richard Cobb Development

The property is relatively flat with elevation changes of only a few feet. To guard against flooding on the property and downstream, there will be drainage systems designed to federal, state and local specifications that will minimize any impact. The volume runoff into waterways will be slowed down and cleansed by our abundant number of wetlands.

We are following all the required steps with our permitting process with the Corps of Engineers to be sure we are complying with all who are involved.

As a final note, Richard Cobb, Developer, has been a resident of Baldwin County for 50 years and the last 25 years in Orange Beach. He has developed and built homes here and has never developed or built anything that is not completely low impact and creative. We plan to keep our reputation intact as a good steward of the land.