

LANCE R. LEFLEUR
DIRECTOR



ROBERT J. BENTLEY
GOVERNOR

Alabama Department of Environmental Management
adem.alabama.gov

1400 Coliseum Blvd. 36110-2400 ■ Post Office Box 301463
Montgomery, Alabama 36130-1463
(334) 271-7700 ■ FAX (334) 271-7950

August 14, 2013

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Alabama Department of Conservation and Natural Resources
Attn: Gunter Guy, Commissioner
64 North Union Street
Montgomery, Alabama 36130

Re: Coastal Area Management Program Non-Regulated Use Permit
Gulf State Park Lodge and Interpretive Center, Gulf Shores, Baldwin County, Alabama
Alabama Department of Environmental Management (ADEM) Permit Number: CCB&D-03-017-A

Dear Commissioner Guy:

Please find enclosed a Coastal Area Management Program *Non-Regulated Use* permit for the Gulf State Park Lodge and Interpretive Center.

The ADEM understands this modification improves Gulf State Park (GSP) by enhancing access and improving visitor experience, restoring degraded ecosystems, and providing an expansion of the park's environmental education programs to present the diverse ecosystem found at Gulf State Park. The project is located south of Alabama Highway 182 in Township 9 South, Range 4 East, Sections 22/23 of Gulf Shores, Baldwin County, Alabama. The approximate center coordinates of the proposed project are 30.251848° N and 87.654044° W.

The GSP Lodge and Interpretive Center will be constructed within the footprint of the Incidental Take Permit issued in April 2004 for a site plan that was previously created for the Lodge and Pavilion. Ecological restoration would target degraded dunes and include breaching the existing berm at strategic locations to allow for the natural buildup of dunes immediately behind the berm. The dunes would then be restored and enhanced by planting native vegetation.

If you should have any questions regarding the provisions of this permit, please contact the ADEM Coastal Program Satellite Office at (251) 304-1176.

Sincerely,

Steven O. Jenkins, Chief
Field Operations Division

SOJ/jsb File: CZPER/227

Enclosures: Permit CCB&D-03-017-A (3pp)
Select Site Plans (8pp)

eCopy: Will Brantley, ADCNR
Carl Ferraro, ADCNR
Glen Cunningham, USACE (SAM-2013-00835-GAC)
Brett Gaar, Volkert Environmental

Birmingham Branch
110 Vulcan Road
Birmingham, AL 35209-4702
(205) 942-6168
(205) 941-1603 (FAX)

Decatur Branch
2715 Sandlin Road, S. W.
Decatur, AL 35603-1333
(256) 353-1713
(256) 340-9359 (FAX)



Mobile Branch
2204 Perimeter Road
Mobile, AL 36615-1131
(251) 450-3400
(251) 479-2593 (FAX)

Mobile-Coastal
4171 Commanders Drive
Mobile, AL 36615-1421
(251) 432-6533
(251) 432-6598 (FAX)

ADEM

Alabama Department of Environmental Management



COASTAL AREA MANAGEMENT PROGRAM NON-REGULATED USE PERMIT

USE TYPE: Coastal Beach and Dune

PERMITTEE: Alabama Department of Conservation and Natural Resources (ADCNR)

PERMIT NUMBER: CCB&D-03-017-A

PROJECT LOCATION: Gulf State Park
South of Alabama Highway 182 in Township 9 South, Range 4 East,
Sections 22 and 23 of Gulf Shores, Baldwin County, Alabama.

PROJECT DESCRIPTION: Gulf State Park Lodge and Interpretive Center

In accordance with and subject to the provisions of Code of Alabama 1975, §§9-7-10 et. seq. and §§22-22A-1 et. seq. rules and regulations adopted thereunder, and subject further to the terms and conditions set forth in this permit, ADCNR described in this permit is hereby authorized to conduct the above referenced activities.

CONSTRUCTION AUTHORIZED BY THIS PERMIT SHALL BE COMPLETED WITHIN 5 YEARS FROM THE DATE OF ISSUANCE.

ISSUED THIS 14th DAY OF August 2013


Alabama Department of Environmental Management

SPECIFIC PERMIT CONDITIONS

1. The activities authorized by this permit are limited to those normal and customary to the construction of Gulf State Park Lodge and Interpretive Center on the property depicted on the survey dated June 6, 2003 and site plans received by the ADEM on July 5, 2013 and July 18, 2013, incorporated herein by reference.
2. ADCNR bears full responsibility for the accurate determination of the location of the CCL and the location of all structures on the property specified in this permit, and may be subject to administrative action for the construction of any structures not in conformance with Specific Condition #1 and any structures seaward of the CCL.
3. Should cultural resources be encountered during the course of conducting the activities authorized herein, all construction activities must cease and ADCNR shall notify the ADEM and the Alabama Historical Commission immediately. This condition should be placed on the site construction plans to ensure contractors are aware of it.
4. ADCNR shall implement and follow the dune enhancement and maintenance activities as described in the "Environmental Impact and Natural Hazards Study" prepared by Volkert Engineering in July 2013, which was received by ADEM on July 18, 2013, and the "Dune Restoration Plan" prepared by Volkert Engineering in August 1, 2013, which was received by the ADEM on August 2, 2013, incorporated herein by reference.
5. This permit does not authorize the dredging or filling of any delineated wetland areas for any purposes other than the 0.076-acres of fill impacts as specifically authorized in the Department of Army Nationwide Permit SAM-2013-00835-GAC.
6. On-site mitigation shall commence concurrently with construction activities as approved in the Wetland Mitigation Plan associated with the Department of Army Nationwide Permit SAM-2013-00835-GAC.
7. Upon completion of construction, ADCNR shall provide the ADEM a survey of the property and site plan prepared by a duly licensed land surveyor of the State of Alabama showing the location of the CCL, as determined from the state plan coordinates, the distance from the nearest CCL monument to the lot, and the location and dimensions of all constructed structures. Such notification should be submitted to the ADEM/Coastal Facility Section, 3664 Dauphin Street, Suite B, Mobile, Alabama 36608.

GENERAL PERMIT CONDITIONS

1. This permit is conditioned upon continued compliance with the Alabama Coastal Area Management Program.
2. No construction materials or debris may be stored or placed seaward of the CCL.
3. No sand shall be removed from the construction site. Any excess sand shall be placed in areas designated by the ADEM or its contractor.
4. Unless specifically authorized by this permit, no equipment shall be operated seaward of the construction control line excepting that essential to the construction of dune walkovers, and pumping water to set pilings. All runoff water from the jetting of pilings shall be directed and contained landward of the CCL. ADCNR shall restore any disturbed areas seaward of the CCL and outside the "footprint" of construction to pre-project conditions. All restoration work is subject to review and approval by the ADEM and/or its contractor.

5. This permit does not relieve the ADCNR of the responsibility to comply with all applicable federal, state, county and municipal laws, rules or ordinances nor to obtain any other licenses or permits which may be required thereby.
6. ADCNR shall provide the ADEM written notice of the start and completion of construction within **thirty (30) calendar days** of the beginning and ending of construction, respectively. Notification of completion shall include a certification that all activities have been performed in compliance with the approved project plans and all conditions set forth herein. Such notifications should be submitted to the ADEM Coastal/Facility Section, 3664 Dauphin Street, Suite B, Mobile, Alabama 36608.
7. All fill material used in undertaking the activities authorized by this permit shall be free of construction debris, rocks or other foreign matter and shall consist of sand which is similar to that existing on the site in both coloration and grain size. No clay materials may be used unless specifically approved by the ADEM or its contractor.
8. ADCNR shall allow any duly authorized employee of the ADEM or its contractors, or Attorney General or District Attorney to enter upon the premises associated with the project authorized by this permit for the purposes of ascertaining compliance with the terms and conditions of the permit and with the rules and regulations of the ADEM.
9. This permit does not authorize any activity or result there from not specified herein, nor does this permit convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to persons or property or invasion of other rights or any infringement of federal, state, or local laws or regulations.
10. This permit is not transferable without prior written notice and approval of the ADEM. Upon such notice, the Director may require submission of additional information and/or a new permit application, and additional fees may be required.
11. ADCNR shall provide enclosed containers for refuse on the project site.
12. ADCNR shall not commence construction of any building or other structure until ADCNR has received a building permit from the appropriate local or county authority responsible for implementation of the National Flood Insurance Act of 1968, as amended, and regulation adopted thereunder.
13. The construction activities authorized by this permit shall be completed within five (5) years of the date of issuance of the permit. ADCNR may request extensions by providing written notice to the ADEM **within sixty (60) calendar days prior** to time limitation specified above. Upon such notice, the Director may require the submission of additional information and/or a new variance application, and additional fees may be required.



Legend
 Project Boundary

RECEIVED
 OCT 2013
 AUCM
 FIELD OFFICE
 MOBILE

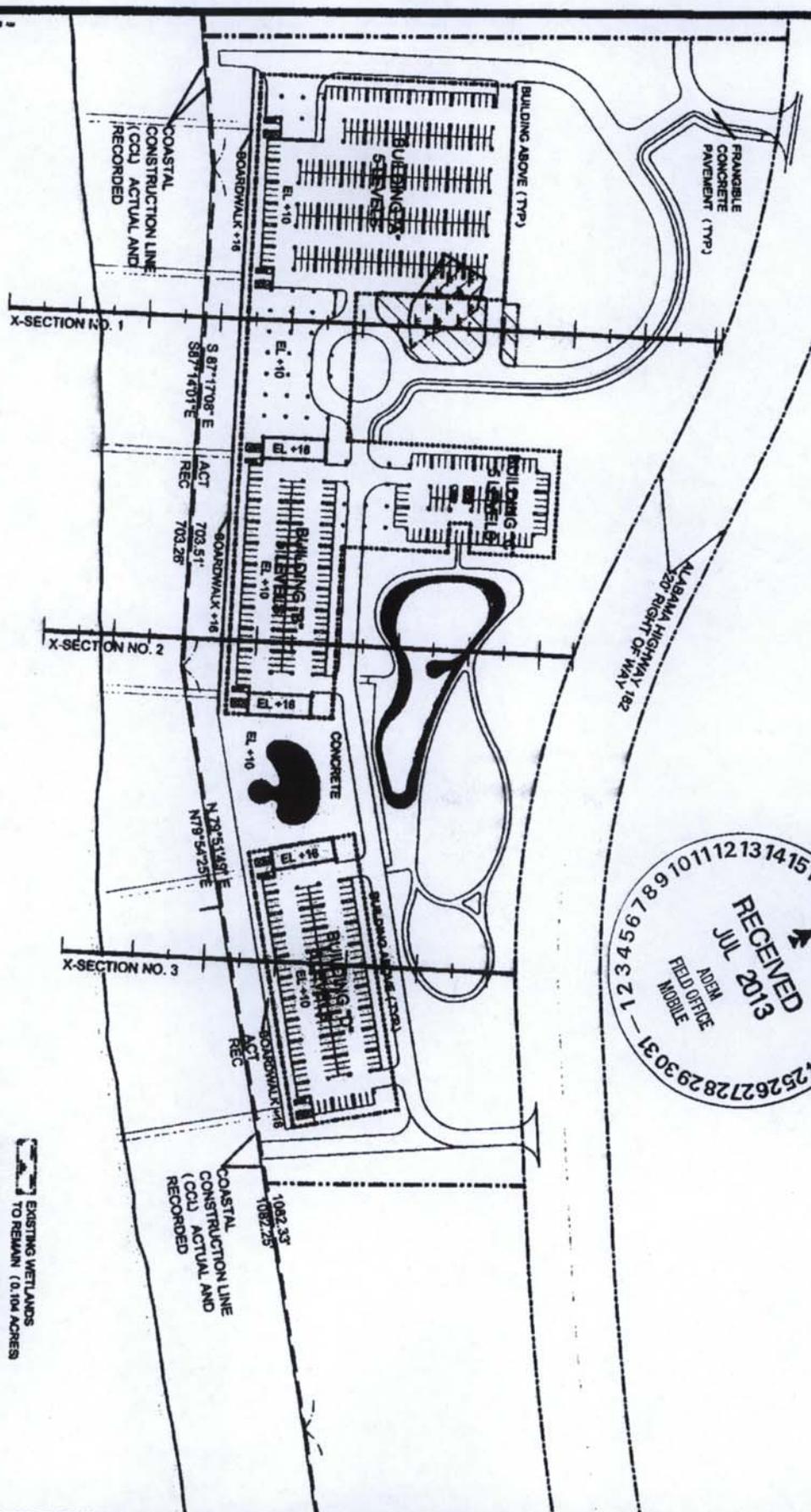
PROJECT SITE



1 inch = 2,000 feet

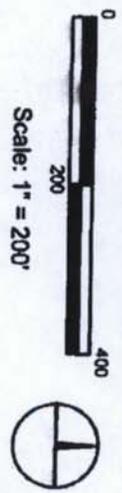
Alabama Department of Conservation And Natural Resources
Gulf State Park Lodge & Pavilion CZP Permit 2013
Gulf Shores, Baldwin County, Alabama

DT



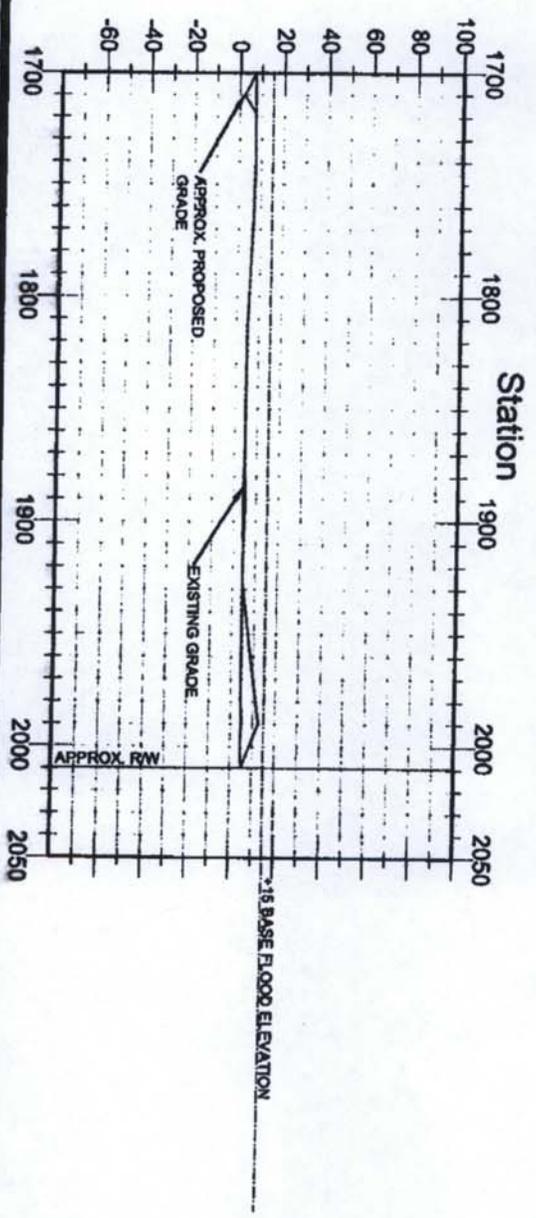
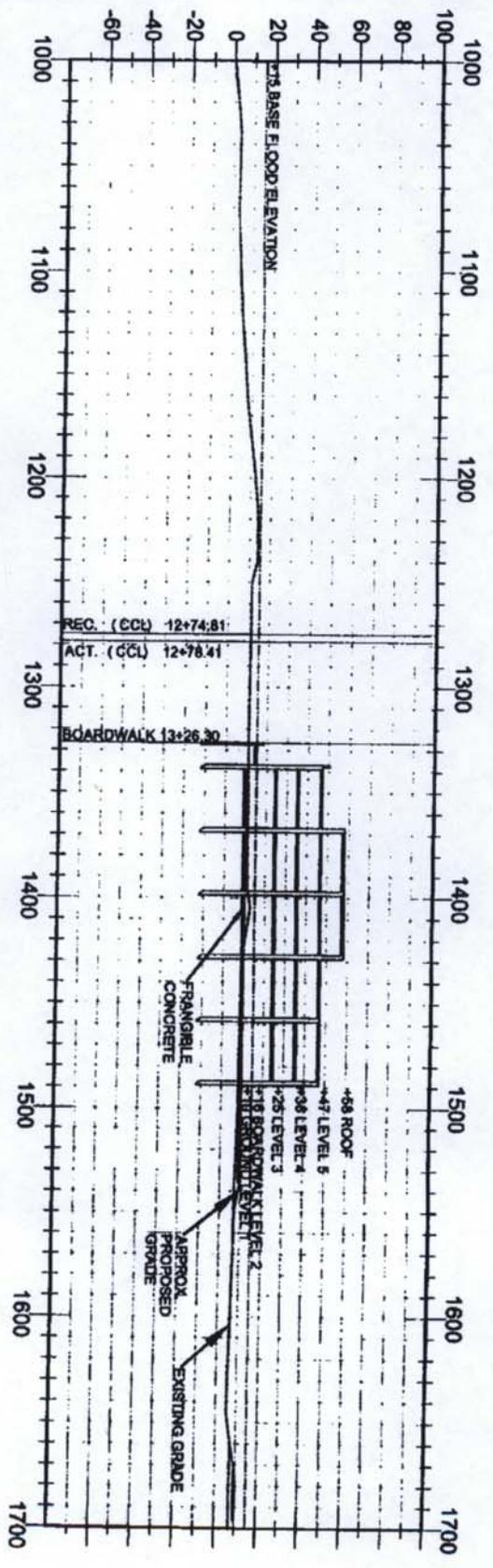
GULF STATE LODGE

- EXISTING WETLANDS TO REMAIN (0.104 ACRES)
- EXISTING WETLANDS PROPOSED FILL (0.076 ACRES)
- CONSTRUCTED WETLANDS (MINIMUM 3:1) PROPOSED 0.228 ACRES



Gulf State Park Enhancement Project

1/6/2013 8:13 AM

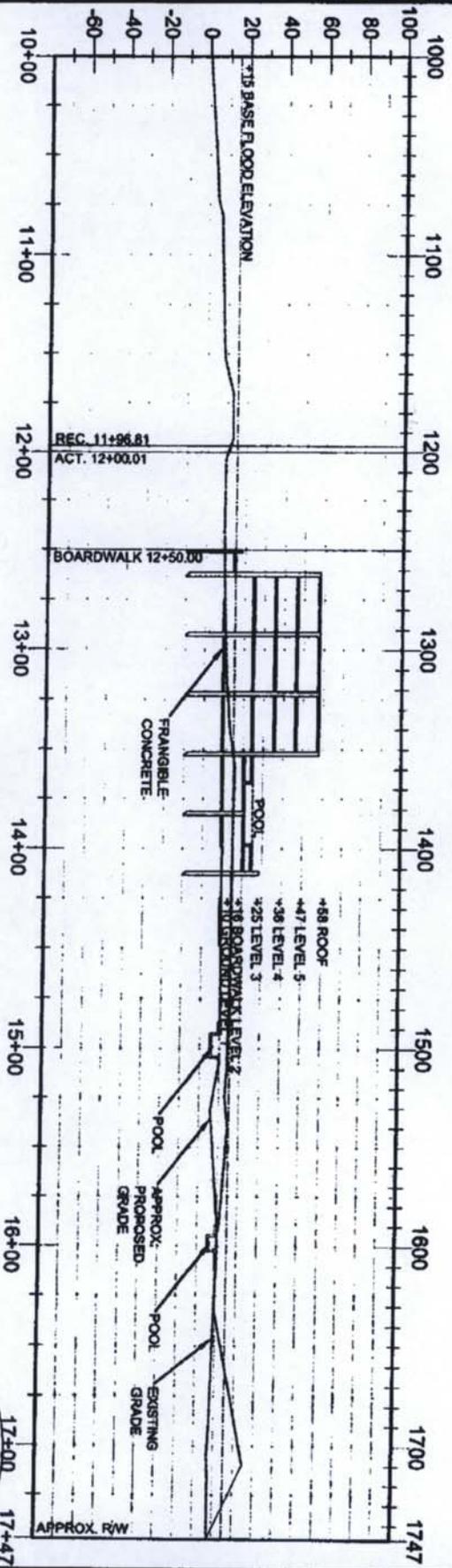


GULF STATE LODGE X-SECTION NO. 1



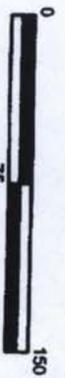
HV Scale: 1" = 75'

Gulf State Park Enhancement Project



Station

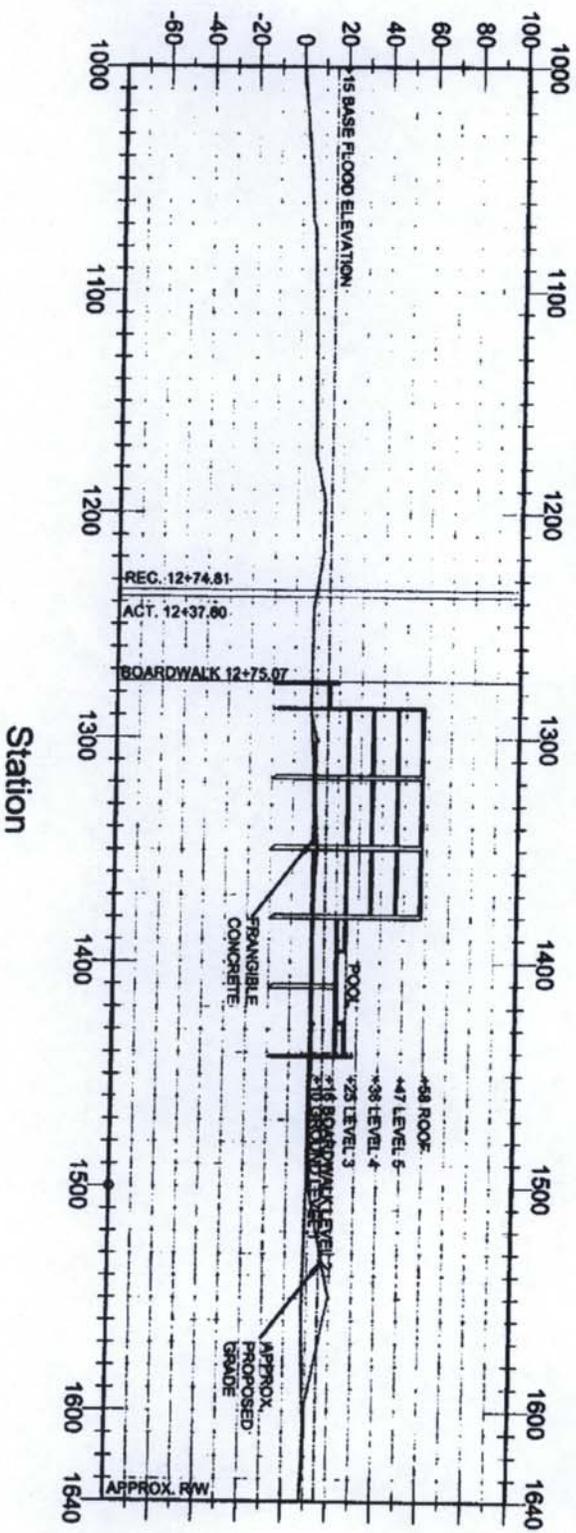
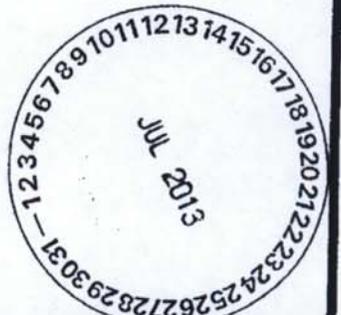
GULF STATE LODGE X-SECTION NO. 2



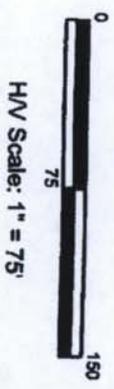
H/V Scale: 1" = 75'



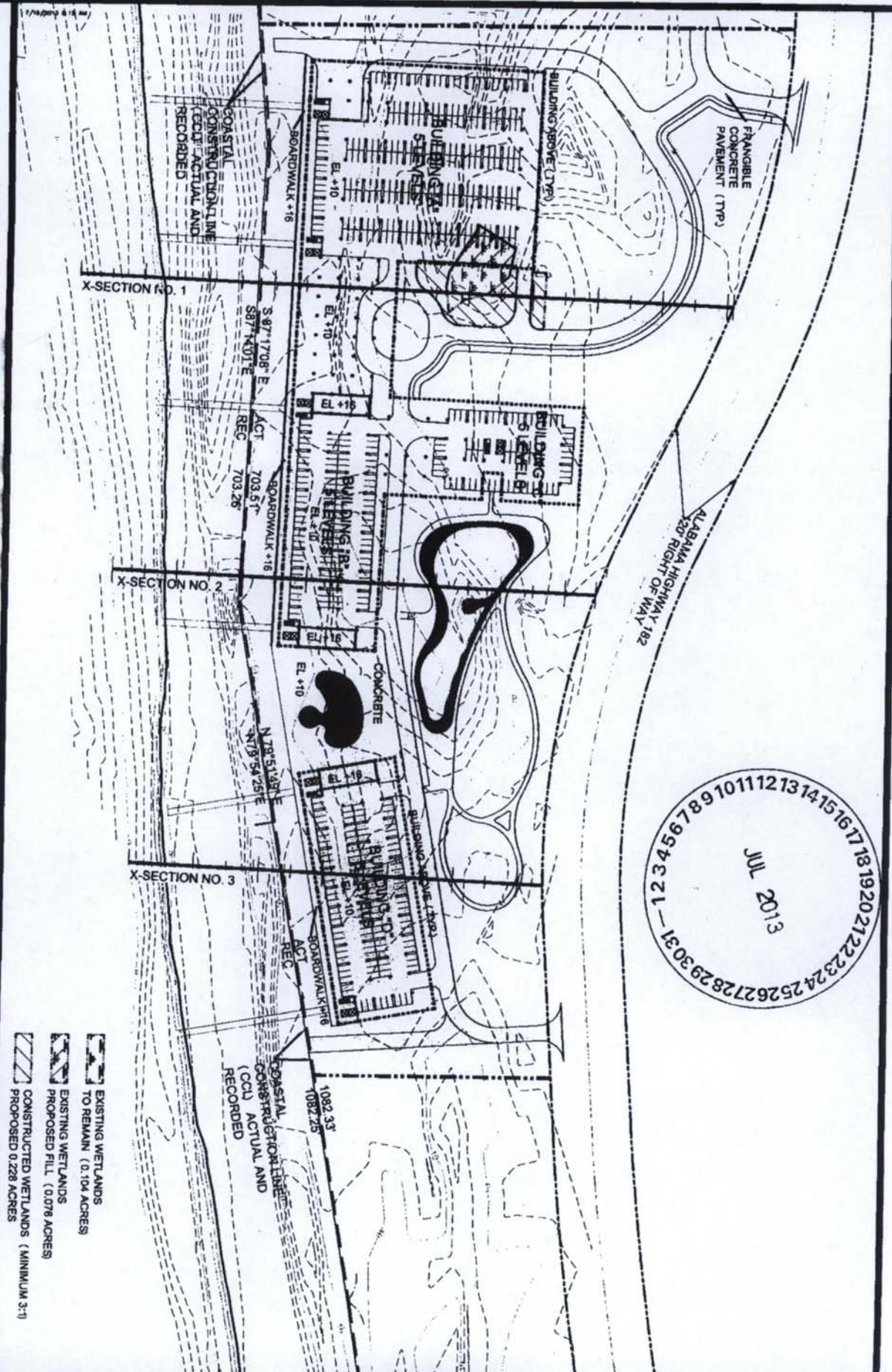
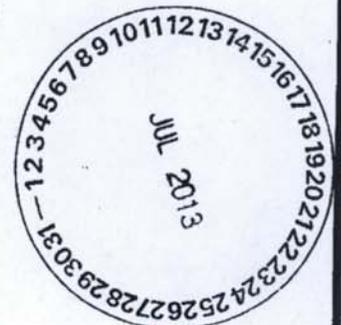
Gulf State Park Enhancement Project



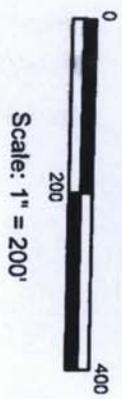
GULF STATE LODGE X-SECTION NO. 3



Gulf State Park Enhancement Project



GULF STATE LODGE



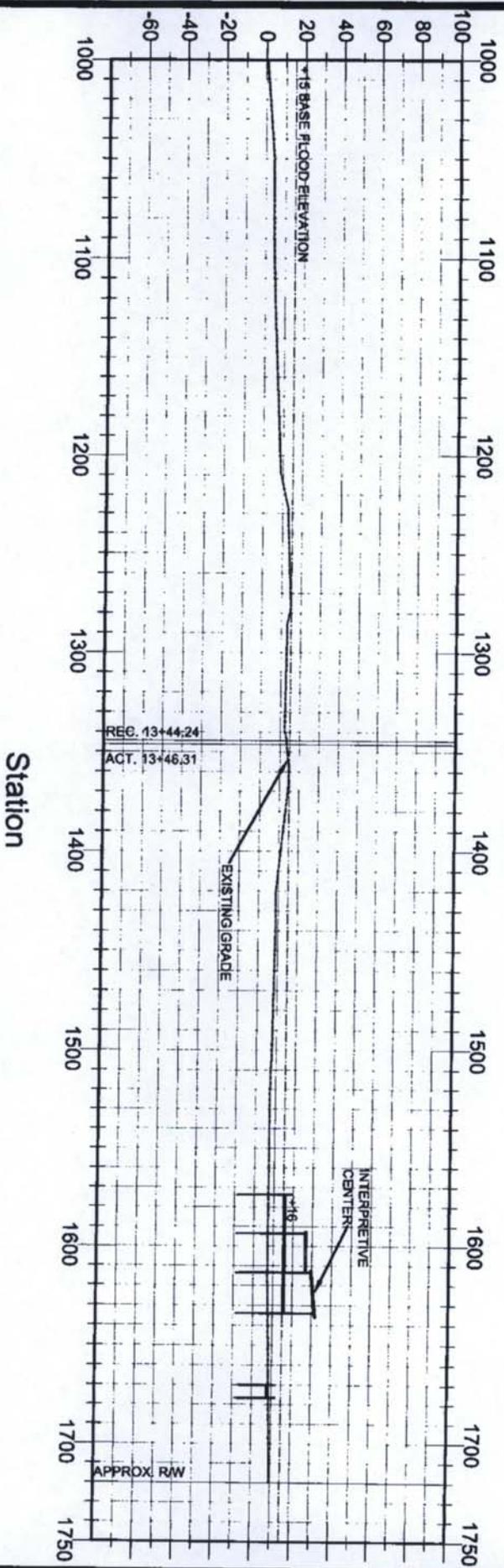
Scale: 1" = 200'



-  EXISTING WETLANDS TO REMAIN (0.104 ACRES)
-  EXISTING WETLANDS
-  CONSTRUCTED WETLANDS (MINIMUM 3:1) PROPOSED 0.228 ACRES
-  PROPOSED FILL (0.078 ACRES)

Gulf State Park Enhancement Project

RECEIVED
JUL 2013
FIELD OFFICE
MOBILE



INTERPRETIVE CENTER X-SECTION NO. 4



HV Scale: 1" = 75'

Gulf State Park Enhancement Project