



DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, MOBILE DISTRICT
P.O. BOX 2288
MOBILE, ALABAMA 36628-0001

REPLY TO
ATTENTION OF:

CESAM-RD-M
PUBLIC NOTICE NO. SAM-2015-00081-TMZ

June 25, 2015

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS
AND
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL

AFTER-THE-FACT PERMIT TO CONSTRUCT A COMMERCIAL DEVELOPMENT
EXPANSION WITHIN THE CITY OF BILOXI,
HARRISON COUNTY, MISSISSIPPI

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). Please communicate this information to interested parties.

APPLICANT: Southern RV Supercenter
Attention: Mr. Jim Hicks
3625 Industrial Drive
Bossier City, Louisiana 71112

AGENT: Machado Patano, PLLC
Attention: Ms. Alicia Martinez
1641 Popps Ferry Road, Suite A-4
Biloxi, Mississippi 39532

LOCATION OF WORK AND WATERWAY: The proposed project site is located on a 10-acre site on the northeast corner of Oaklawn Road Drive and Highway 67, Section 3, Township 7 South, Range 10 West, Biloxi, Harrison County, Mississippi (North 30.458292, West -88.970322). The proposed project would impact 8.1 acres of wetland habitat adjacent to the Parkers Creek, a perennial tributary of the Tchoutacabouffa River (HUC 03170009).

PROJECT PURPOSE: The project purpose of the proposed development is to expand the present facility. The facility is an expansion of the existing commercial property adjacent to the proposed location. Southern RV Supercenter (SRV) proposes to develop the +/- 10 acre site, effectively expanding the existing 4-acre commercial property into a 14-acre commercial recreation vehicle (RV) sales and service center.

ALTERNATIVES: The applicant states that due to the size of the products being sold and serviced, a minimum of 10 acres is preferred. Commercial property along the Interstate 10 (I-10) corridor is considered prime commercial real estate for this type of

business. The applicant has stated that other alternative sites were assessed but considered cost prohibitive. The current site is consistent with local zoning ordinances, it has existing paved access, accessible federal interstate access, municipal utility connections, and is adjacent to an existing SRV property. The expansion of the facility is not considered site specific. Alternatives are to be evaluated under the Section 404(b)(1) Guidelines as this project is the construction or the expansion of a small business facility; and involves discharges of dredged or fill material greater than 2 acres into jurisdictional wetlands.

PROPOSED WORK: The construction of the proposed improvements to this site will include a 50,000-square-foot sales and service facility, sales inventory parking area, customer light vehicle parking, customer RV parking, an employee parking lot, RV service parking area, a pump out and fill up (water and propane gas) station for RV's, dumpster area, and stormwater detention areas for stormwater control and treatment.

The site is currently located in an AE-15 flood zone as designated by the National Flood Insurance Program Maps (D-FIRM). The average existing ground elevations for the site are approximately 12 feet MSL. The City of Biloxi current flood ordinances require that a 1-foot freeboard be established for any finished floor of a new structure located with-in a floodzone. Therefore, the finished floor of the new sales and service area will need to be at 16 feet MSL, which will require approximately 4 feet of structural fill. Due to this requirement and stormwater treatment requirements, the footprint of the development will impact the entire site and it will be necessary to permit and mitigate all 8.1 acres of jurisdictional wetlands.

AVOIDANCE & MINIMIZATION: The project expansion is not considered site specific. The existing site has poor access as the only means of ingress and egress to the site are located on a very narrow road called East Oaklawn Road. The 10 acres (+/-) property to the west of the existing SRV in Biloxi, became available and was purchased by SRV in order to accommodate the expansion plans. This site has immediate access to West Oaklawn Road, which has been improved and widened as part of the access to the I-10 east and westbound ramps. It has high visibility and is a prime location for a business such as SRV.

Fill and earthmoving activities were reported to the U.S. Army Corps of Engineers (USACE) in January 2015, a subsequent investigation revealed impacts to wetlands. A cease and desist order was issued March 11, 2015. In response to the order, the applicant submitted an after-the-fact permit application. The entire site was inadvertently disturbed during initial site preparation, thus any attempt to restore wetlands on-site would be minimal and would not compensate for lost functions and values of the wetlands disturbed. Minimization of effects is being demonstrated by the reduction of 1.3 acres of impervious surface (constructed with crushed limestone). Although this area is still considered "fill", some beneficial attributes are provided. The USCE has not verified the adequacy of the applicant's avoidance and minimization at this time.

MITIGATION: The applicant proposes the purchase of wetland credits to compensate for the loss of functions resulting from unavoidable impacts through the purchase of wetland credits from the Wetland Solutions Mitigation Bank. The USACE has not verified the adequacy of this mitigation proposal at this time.

WATER QUALITY: The applicant has applied for certification from the State of Mississippi in accordance with Section 401(a)(1) of the Clean Water Act, and upon completion of the required advertising, a determination relative to certification will be made by the Mississippi Department of Environmental Quality.

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 effect cultural and historic properties within the permit area. In accordance with Appendix C of 33 CFR 325, the USACE has determined that the permit area consists of the proposed areas of fill and adjacent areas. The National Register of Historic Places has been consulted and no properties listed in or eligible for the National Register are known to exist which would be affected by the proposed work. This action constitutes the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the project area. The USACE is seeking comment from the State Historic Preservation Officer, Federally-recognized American Indian tribes, local historical societies, museums, universities, the National Park Service, and the general public regarding the existence, or the potential for existence, of significant cultural and historic properties, which may be affected by the work.

ENDANGERED SPECIES: Upon evaluating the 2014 Federal List of Threatened and Endangered Species, the following terrestrial species are known to exist in Harrison County Mississippi: the Alabama red-bellied turtle (*Psuedemys alabamensis*), Black pine snake (*Pituophis melanoleucus ssp. lodingi*), Gopher tortoise (*Gopherus polyphemus*), Dusky gopher frog (*Rana sevosia*), Red-cockaded woodpecker (*Picoides borealis*), Louisiana black bear (*Ursus americana luteolus*), and the Louisiana quillwort (*Isoetes louisianensis*). The USACE has made a preliminary "no effect" determination for these species based on the nature of the permit area being sited within unsuitable habitat, and previously impacted by the unauthorized activity. Additionally, there is no designated critical habitat within the permit area. The USACE is seeking comment from the U.S. Fish and Wildlife Service for information on whether any listed threatened or endangered species or their critical habitat may be present in the area, which would be affected by the proposed activity.

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 use 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.

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 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 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.

Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2015-00081-TMZ** and should be directed to USACE, Mobile District, Regulatory Division, Attention: Mr. Rudolph C. Villarreal, Post Office Box 2288, Mobile, Alabama 36628-0001, with a copy furnished to the Mississippi Department of Environmental Quality, Office of Pollution Control, Environmental Permitting Division, Attention: Ms. Florance Bass, Post Office Box 2261, Jackson, Mississippi 39225, and to the Mississippi Department of Marine Resources, Bureau of Wetlands Permitting, Attention: Mr. Greg Christodoulou, 1141 Bayview Avenue, Biloxi, Mississippi 39530.

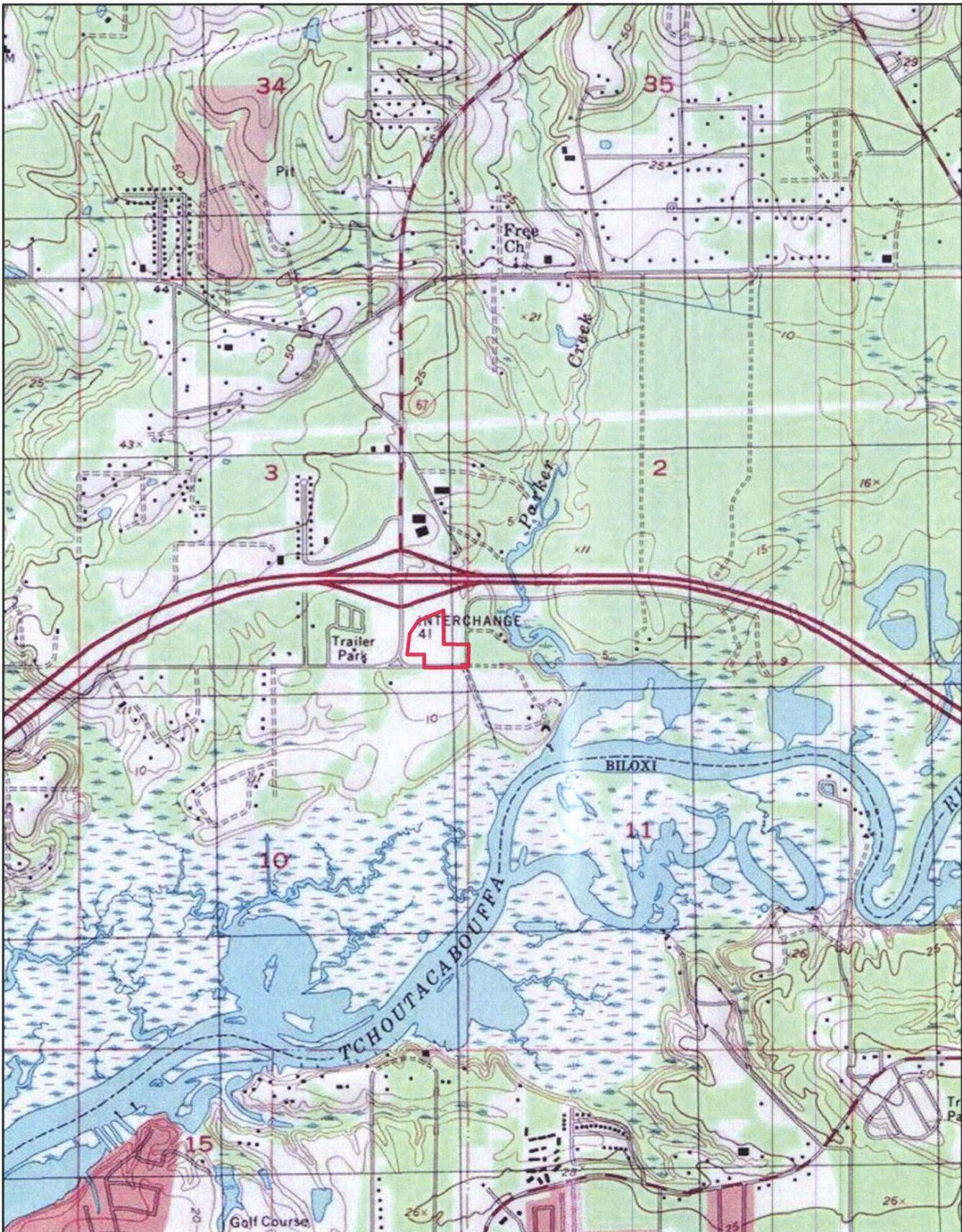
All Comments should be received no later than 30 days from the date of this Public Notice. If you have any questions concerning this publication, you may contact the project manager at **(251) 690-3246**, or e-mail at **rudolph.c.villarreal@usace.army.mil**. Please refer to the above Public Notice number **SAM-2015-00081-TMZ**.

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

Enclosures

MP Engineering - Proposed Project
Section 3, T7S, R10W
Harrison County, Mississippi
USGS Quad: BILOXI



Prepared by: PAC Services LLC for Machado Patano Engineering

SAM-2015-00081-TM3
DEPT. OF THE ARMY

0 750 1,500 3,000 Feet

VICINITY



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ENGINEERING

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Birmingham, Alabama 35202
Phone: (205) 988-1234
www.michael-pitard.com

PLANS PREPARED FOR THE PROPOSED RAMP AND DRIVEWAY ARE CONSIDERED NOT FOR CONSTRUCTION UNLESS THEY ARE APPROVED BY THE LOCAL AGENCIES.

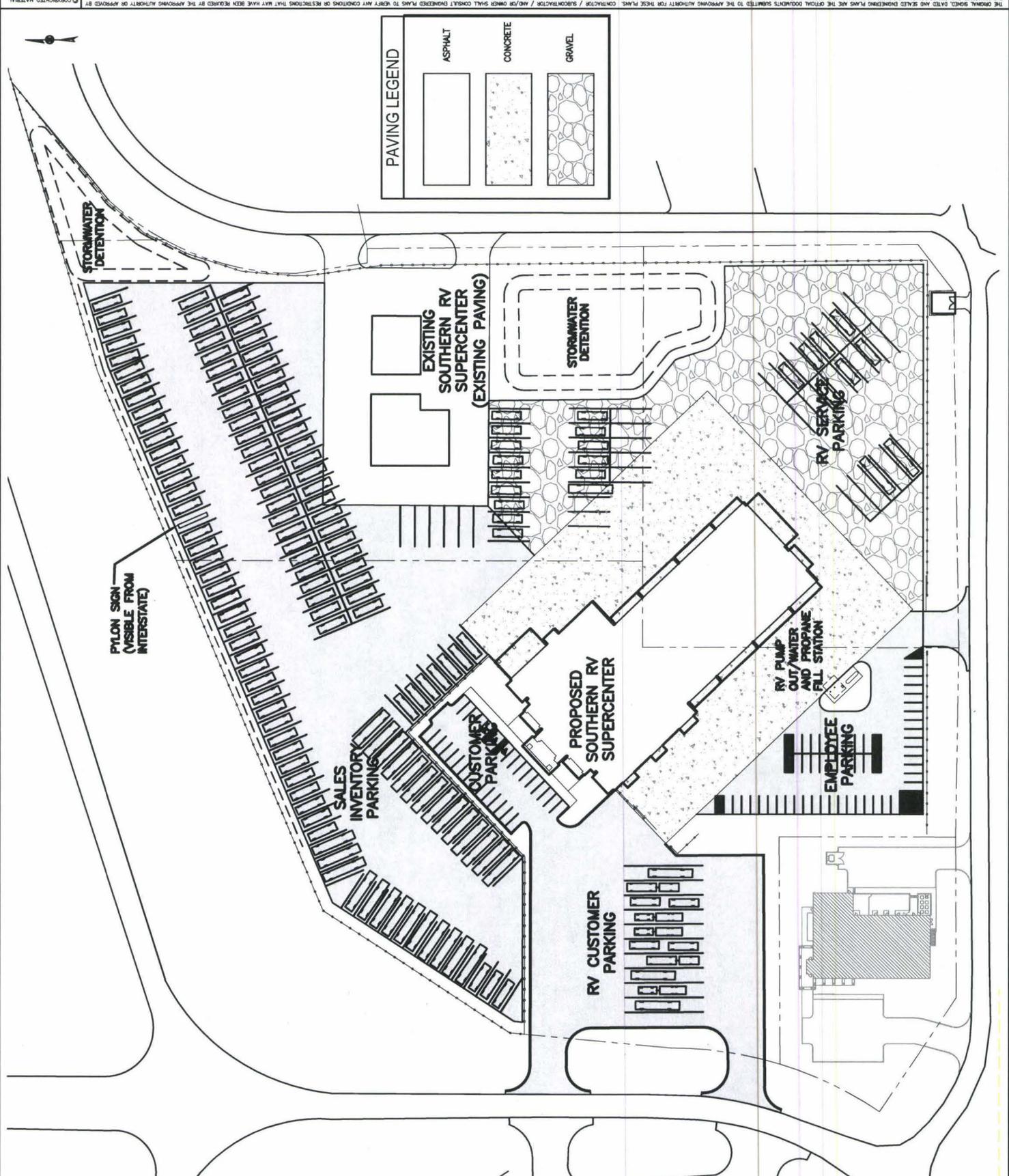
SOUTHERN RV SUPER CENTER
BLOXI, MS

WETLAND IMPACT EXHIBIT
(SITE PLAN)

ISSUED FOR PERMITTING	DATE: 06.16.15
NO.	DATE
REVISION	SUBMITTAL

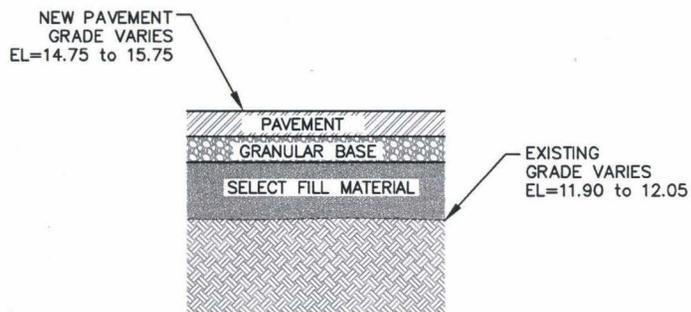
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IF NOT ONE INCH ON THIS 11" X 17" SHEET
SCALE ACCORDINGLY

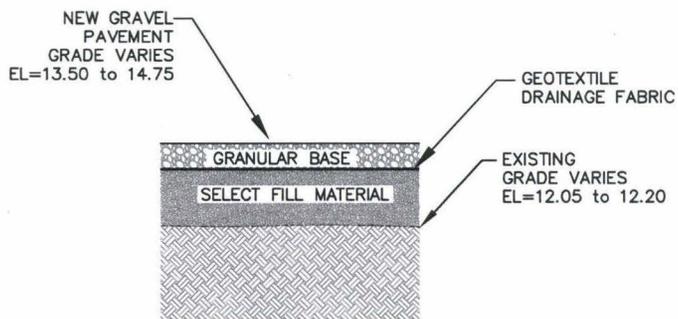


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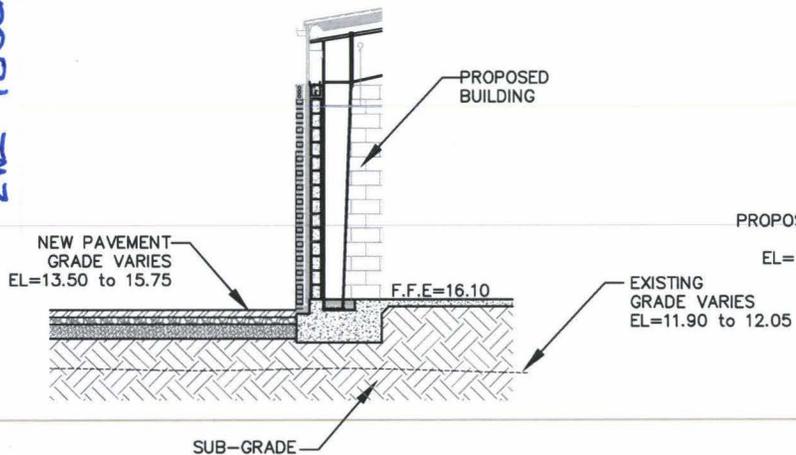
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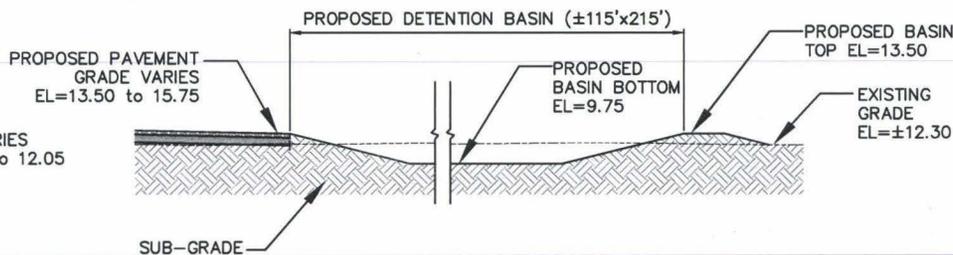
1 TYPICAL PAVEMENT SECTION
C102 SCALE: NTS



2 TYPICAL GRAVEL PAVEMENT SECTION
C102 SCALE: NTS



3 TYPICAL BUILDING SECTION
C102 SCALE: NTS



4 TYPICAL DETENTION BASIN SECTION
C102 SCALE: NTS

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APPROVED AUTHORITY OF APPROVED BY:

SOUTHERN RV SUPER CENTER
BILOXI, MS

SCALE: AS SHOWN	
PROJECT NO: 22814.001	
DRAWN BY: LES	
CHECKED BY: LES	

WETLAND IMPACT EXHIBIT
(TYPICAL SECTIONS)

NO.	REVISION / SUBMITAL	DATE	DATE	DATE	DATE	DATE	DATE

ISSUED FOR: PERMITTING

DATE: 06.15.15

C102

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