



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-2016-00261-KMN**

April 4, 2016

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

**MISSISSIPPI DEPARTMENT OF MARINE RESOURCES**  
**DMR-160244**

**PROPOSAL TO CONSTRUCT A COMMERCIAL DEVELOPMENT,**  
**VANCLEAVE, JACKSON 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. Please communicate this information to interested parties.

**APPLICANT: Hix Snedecker Company**  
**Attention: Mr. Scott Rheams**  
**Post Office Box 130**  
**805 Tirone Street**  
**Daphne, Alabama 36526**

**AGENT: Wetland Sciences, Inc.**  
**Attention: Mr. Craig Martin**  
**3308 Gulf Beach Highway**  
**Pensacola, Florida 32507**

**WATERWAY: Perigal Creek, Section 31, Township 6 South, Range 8 West, Vancleave, Jackson County, Mississippi (Latitude 30.4857° North, Longitude -88.8254° West). The area is depicted on the Mississippi Ocean Springs Quadrangle, United States Geological Survey Topographic Map, Hydrologic Unit Code 03170009.**

**WORK: The applicant is requesting a DA Permit to place fill material in 1.20 acres of wetlands for the construction of a commercial development. The approximately 1.55-acre site contains approximately 1.20 acres of mowed wetlands. The wetland drains southward toward Perigal Creek which flows into Old Fort Bayou. The site is bordered to the north by Seaman Road, forested property to the south, and the Mississippi Sandhill Crane Refuge to the east.**

**EXISTING CONDITIONS: The 1.55-acre site is currently mowed field. Perigal Creek is located to the south of the project site.**

**PROJECT PURPOSE: Construction of a commercial development.**

**AVOIDANCE & MINIMIZATION: As part of their avoidance measures, the applicant evaluated four different properties as possible locations for the proposed development. The applicant considered several on-site alternatives regarding lot layouts and parking. During construction the applicant proposes minimization of wetland impacts through use of best management practices to ensure that additional wetlands outside the project footprint not be affected. USACE has not verified the adequacy of the applicant's avoidance and minimization at this time.**

**MITIGATION: The applicant proposes to mitigate for unavoidable impacts to jurisdictional wetlands through the purchase of mitigation credits from a wetlands mitigation bank approved by the Mobile District, USACE. USACE has not verified the adequacy of this mitigation proposal at this time.**

**USACE initially determined the basic project purpose is construction of a storage unit facility. The project as proposed would not be considered a water dependent activity. Additional reviews will be performed by USACE and cooperating agencies.**

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.

The applicant has applied for coastal zone consistency from the State of Mississippi Department of Marine Resources in accordance with Section 57-15-6 of the Mississippi Code Annotated.

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by 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 benefits, 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, protected species, 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.

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 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 for consideration of 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.

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. We are seeking comment from the State Historic Preservation Officer regarding the existence or the potential for existence of significant cultural and historic properties within the permit area. In accordance with Appendix C of 33 CFR Part 325, USACE has determined that the project as proposed would have “no effect”. **USACE will consult with the State Historic Preservation Officer to make a final determination based upon this review 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 permit area. (MDAH Project Log #03-008-16).**

Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicate that the proposed activity “may affect, but is not likely to adversely affect” the Mississippi Sandhill Crane (*Grus Canadensis pulla*). The proposed activity should have “no effect” on the remainder of endangered or threatened species listed for Jackson County.

Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2016-00261-KMN** and should be directed to USACE, Mobile District, Regulatory Division, Attention: **Ms. Kaaren M. Neumann**, 1141 Bayview Avenue, Suite 101, Biloxi, Mississippi 39530, Attention: USACE Biloxi field Office, with a copy to the Mississippi Department of Environmental Quality, Office of Pollution Control, **Attention: Ms. Florance Bass, P.E.**, Post Office Box 2261, Jackson, Mississippi 39225 and the Mississippi Department of Marine Resources, **Attention: Ms. Jennifer Wittmann**, 1141 Bayview Avenue, Suite 101, 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 (228) 523-4024 or email at [kaaren.m.neumann@usace.army.mil](mailto:kaaren.m.neumann@usace.army.mil). Please refer to the above Public Notice number.

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

MOBILE DISTRICT  
U.S. Army Corps of Engineers

Enclosures

# DOLLAR GENERAL

## Vancleave, MS

SEAMAN ROAD  
JACKSON COUNTY, MS



Not to Scale

Ocean Springs Quadrangle  
Mississippi  
USGS 7.5 Minute Series

Applicant: HSC VANCELEAVE, LLC  
Facility: Dollar General Store  
Location: Seaman Road  
Vancleave, Jackson County, Mississippi  
Section 31, Township 6 South, Range 8 West

# SITE DATA TABLE

STATE OF MISSISSIPPI COUNTY OF JACKSON	
DOLLAR GENERAL STORE SEAMAN ROAD	
30° 28' 07.5" N    88° 49' 31.4" W	
WETLAND DATA	
SITE AREA:	1.55 AC
TOTAL WETLAND AREA:	1.34 AC
SITE WETLAND AREA:	1.22 AC (INCLUDING P.O.W.)

# JADE

CONSULTING, LLC

Jinright & Associates Development Engineers  
 208 Green Road North Fairhope, Alabama 36532  
 P.O. Box 1929 Fairhope, Alabama 36533  
 251.928.3443(td) 251.928.3665(fr)  
 jadengineers.com

## GRAPHIC SCALE

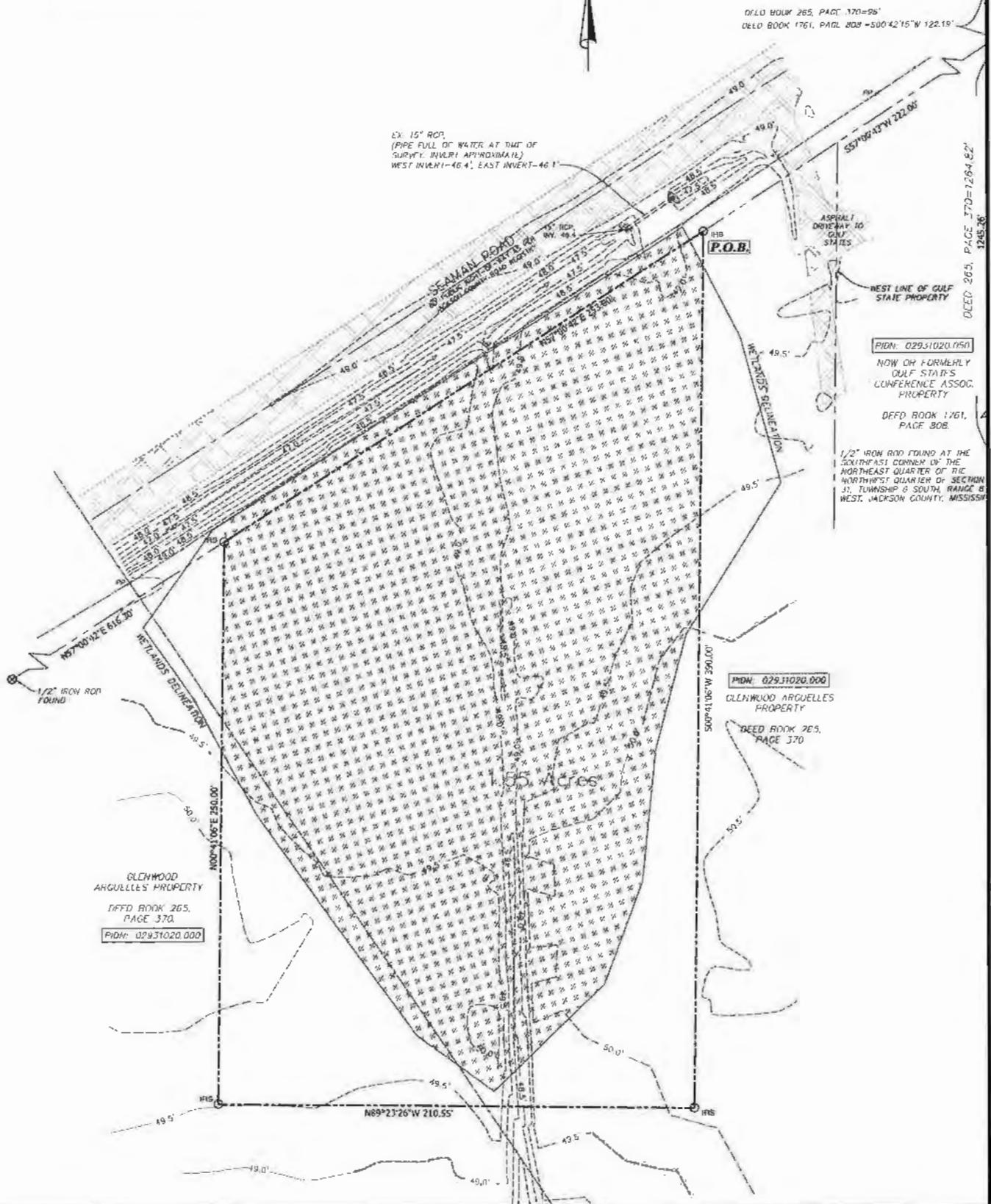


( IN FEET )  
 1 inch = 60 ft.

## LEGEND



SHEET 2 OF 4  
EXISTING CONDITIONS



DEED BOOK 265, PAGE 370-391  
 DEED BOOK 1761, PAGE 808-809-810-811-812-813

EX. 15" RCP,  
 (PIPE FULL OF WATER AT TIME OF  
 SURVEY. INVERT APPROXIMATE)  
 WEST INVERT-46.4', EAST INVERT-46.1'

ASPHALT DRIVEWAY TO  
 GULF STATES

PIDM: 02931020.050  
 NOW OR FORMERLY  
 GULF STATES  
 CONFERENCE ASSOC.  
 PROPERTY  
 DEED BOOK 1761,  
 PAGE 808.

1/2" IRON ROD FOUND AT THE  
 SOUTHEAST CORNER OF THE  
 NORTHEAST QUARTER OF SECTION  
 51, TOWNSHIP 8 SOUTH, RANGE 8  
 WEST, JACKSON COUNTY, MISSISSIPPI

PIDM: 02931020.000  
 GLENWOOD ARGUELLES  
 PROPERTY  
 DEED BOOK 265,  
 PAGE 370

GLENWOOD  
 ARGUELLES PROPERTY  
 DEED BOOK 265,  
 PAGE 370.  
 PIDM: 02931020.000

DEED 265, PAGE 370=1284.82'  
1245.26'

# SITE DATA TABLE

STATE OF MISSISSIPPI COUNTY OF JACKSON	
DOLLAR GENERAL STORE SEAMAN ROAD	
30° 29' 07.5" N    88° 49' 31.4" W	
WETLAND DATA	
SITE AREA:	1.55 AC
TOTAL WETLAND AREA:	1.34 AC
SITE WETLAND AREA:	1.22 AC (INCLUDING R.O.W.)
IMPACTED WETLANDS:	1.20 AC
PRESERVED WETLANDS:	0.12 AC
WETLAND AREA CUT/FILL	
TOTAL:	1481 cu. yd. <Fill>

# JADE

CONSULTING, LLC

Jinright & Associates Development Engineers  
208 Gregory Road North    Fairhope, Alabama 36532  
P.O. Box 1929    Fairhope, Alabama 36533  
251.928.3443(m)    251.928.3665(fax)  
jad@jagengr.com

## GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.



## LEGEND

- EXISTING WETLANDS (1.24 AC)
- IMPACTED WETLANDS (1.20 AC)

SHEET 3 OF 4  
GRADING PLAN

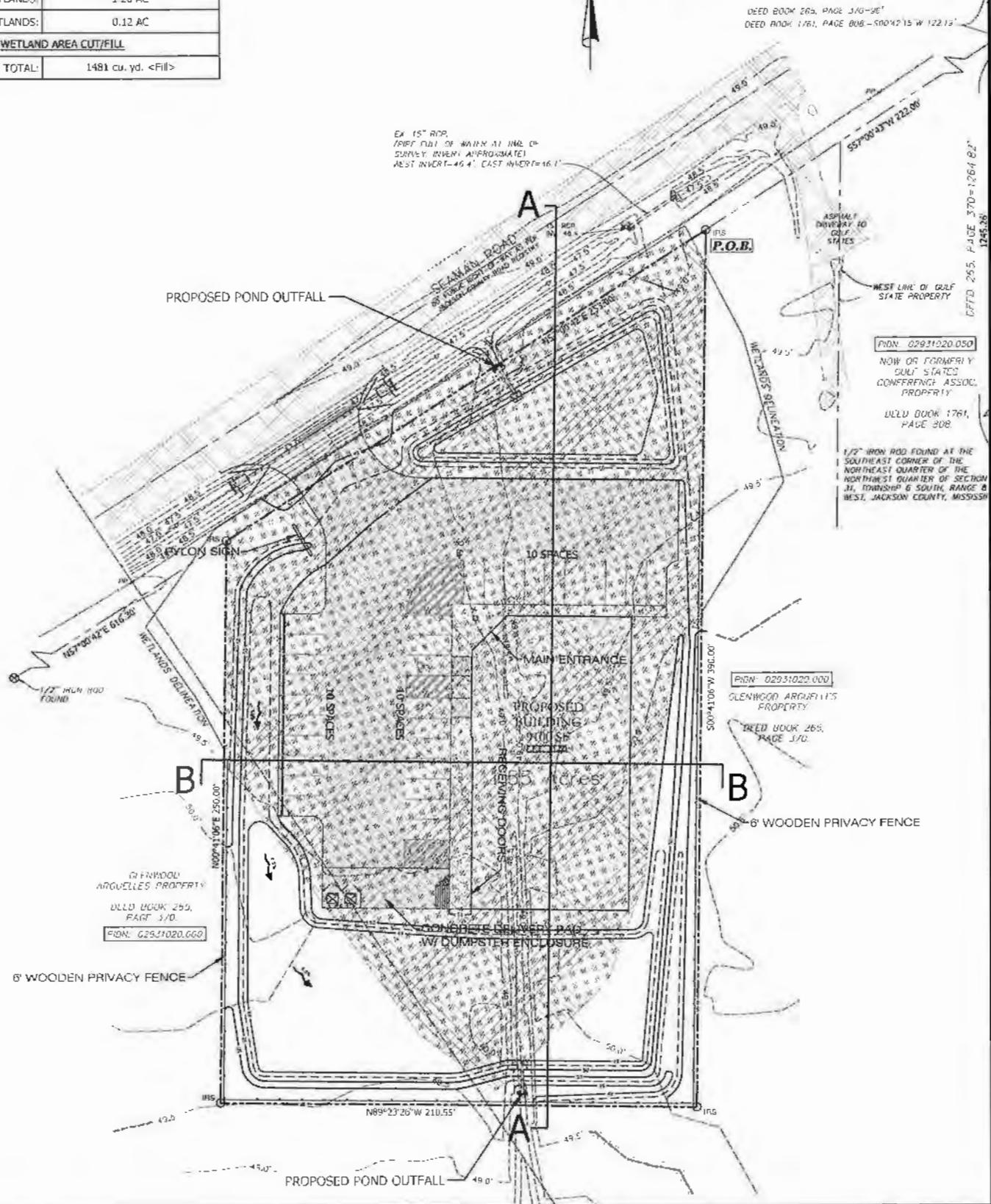


FIG. 02931020.050  
NOW OR FORMERLY  
GOLF STATES  
CONFERENCE ASSOC.  
PROPERTY  
ULLD BOOK 1761,  
PAGE 308

1/2\" IRON ROD FOUND AT THE  
SOUTHEAST CORNER OF THE  
NORTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION  
31, TOWNSHIP 6 SOUTH, RANGE 8  
WEST, JACKSON COUNTY, MISSISSIPPI

FIG. 02931020.000  
GLENWOOD ARGUELLES  
PROPERTY  
DEED BOOK 265,  
PAGE 370

GLENWOOD  
ARGUELLES PROPERTY  
ULLD BOOK 265,  
PAGE 370  
FIG. 02931020.000

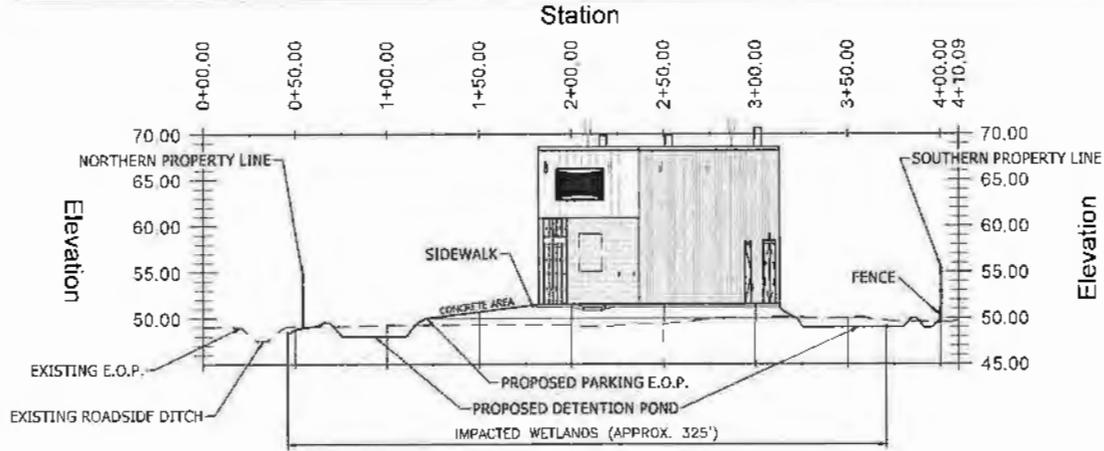
6' WOODEN PRIVACY FENCE

6' WOODEN PRIVACY FENCE

PROPOSED POND OUTFALL

PROPOSED POND OUTFALL

(NOT TO SCALE)  
**Profile View of Wetland Impacts A-A Cross Section (North-South)**



(NOT TO SCALE)  
**Profile View of Wetland Impacts B-B Cross Section (East-West)**

