



REPLY TO
ATTENTION OF:

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

CESAM-RD-C
PUBLIC NOTICE NO. SAM-2016-00264-ALM

April 15, 2016

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

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

PROPOSED WETLAND FILL FOR CONSTRUCTION OF AN AUTOMOBILE
DEALERSHIP IN D'IBERVILLE, 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: Robert A. Mandal
C/O Neel Schaffer
707 Watts Avenue Suite C
Pascagoula, Mississippi 39567-4218

AGENT: Cypress Environmental Science & Engineering
Post Office Box 1168
Biloxi, Mississippi 39533

WATERWAY: Wetlands that drain to the Tchoutacabouffa River located off McAlpine St., D'Iberville (South West quadrant of intersection of I-10 and I-110), Harrison County, Mississippi (Latitude 30.450542° N, Longitude -88.900273° W).

WORK: The applicant proposes to fill approximately 1.158 acres of wetlands associated with the construction of an automobile dealership off McAlpine St. in D'Iberville, Harrison County, Mississippi. (A portion of this site was previously authorized for development under Department of the Army permit number SAM-2010-01066-SPG, City of D'Iberville, MS, for the Ocean Expo project. However, the authorized filling of a wetland drain was not accomplished.) The proposed placement of the fill is to construct an access road and site development. The access road was not a part of the previously issued permit. The total project site is approximately 20.571 acres in size, of which 11.991 acres have been identified as wetlands. Impacts include filling 0.793 acres of hardwood drain wetlands and 0.365 acres of pine savanna wetlands. The applicant proposes to provide in-kind compensatory mitigation through a bank.

The applicant has applied for state water quality (WQ) certification in accordance with Section 401(a)(1) of the Clean Water Act, and for coastal zone (CZ) consistency in accordance with the State Coastal Zone Management Program. Upon completion of the required advertising and public comment review, a determination relative to WQ certification and CZ consistency will be made by the Mississippi Office of Pollution Control and the Mississippi Department of Marine Resources.

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by the U.S. Army Corps of Engineers 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 Corps 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 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.

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 cultural and historic properties within the permit area. In accordance with Appendix C of 33 CFR 325, the Corps has determined the permit area consists of the entire 25.7-acre site. 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. The Corps has made a preliminary determination that there will be no effect on cultural and historic resources within the permit area. However, we are 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. 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.

A preliminary review of this application, the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants, the applicant's species survey, and findings of the U.S. Fish and Wildlife Service dated February 21, 2014, indicate the proposed activity will have no effect on endangered or threatened species, or their critical habitat. This notice serves as request to the U.S. Fish and Wildlife Service and National Marine Fisheries Service for information on whether any listed or proposed to be listed endangered or threatened species may be present in the area which would be affected by the proposed activity.

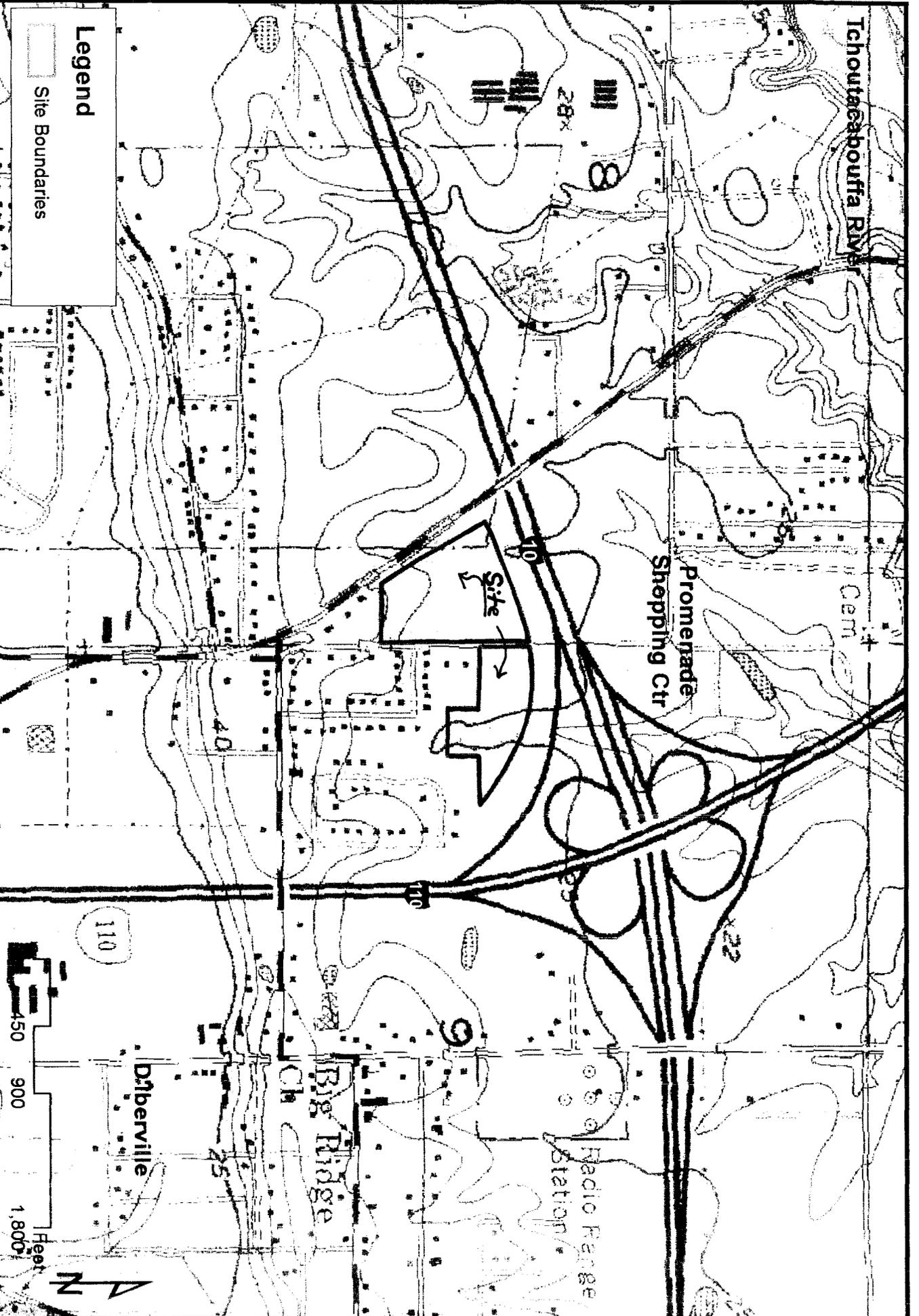
Correspondence concerning this Public Notice should refer to Public Notice Number SAM-2016-00264-ALM and should be directed to the District Engineer, U.S. Army Engineer District, Mobile, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: South Mississippi Branch, with a copy to the Mississippi Department of Environmental Quality, Office of Pollution Control, Post Office Box 10385, Jackson, Mississippi 39289, and the Mississippi Department of Marine Resources, 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 (251) 694-3780 or email at arthur.l.middleton@usace.army.mil. Please refer to the above Public Notice number.

For additional information about our Regulatory Program, please visit our website at www.sam.usace.army.mil.Mission/Regulatory.aspx.

MOBILE DISTRICT
U.S. Army Corps of Engineers

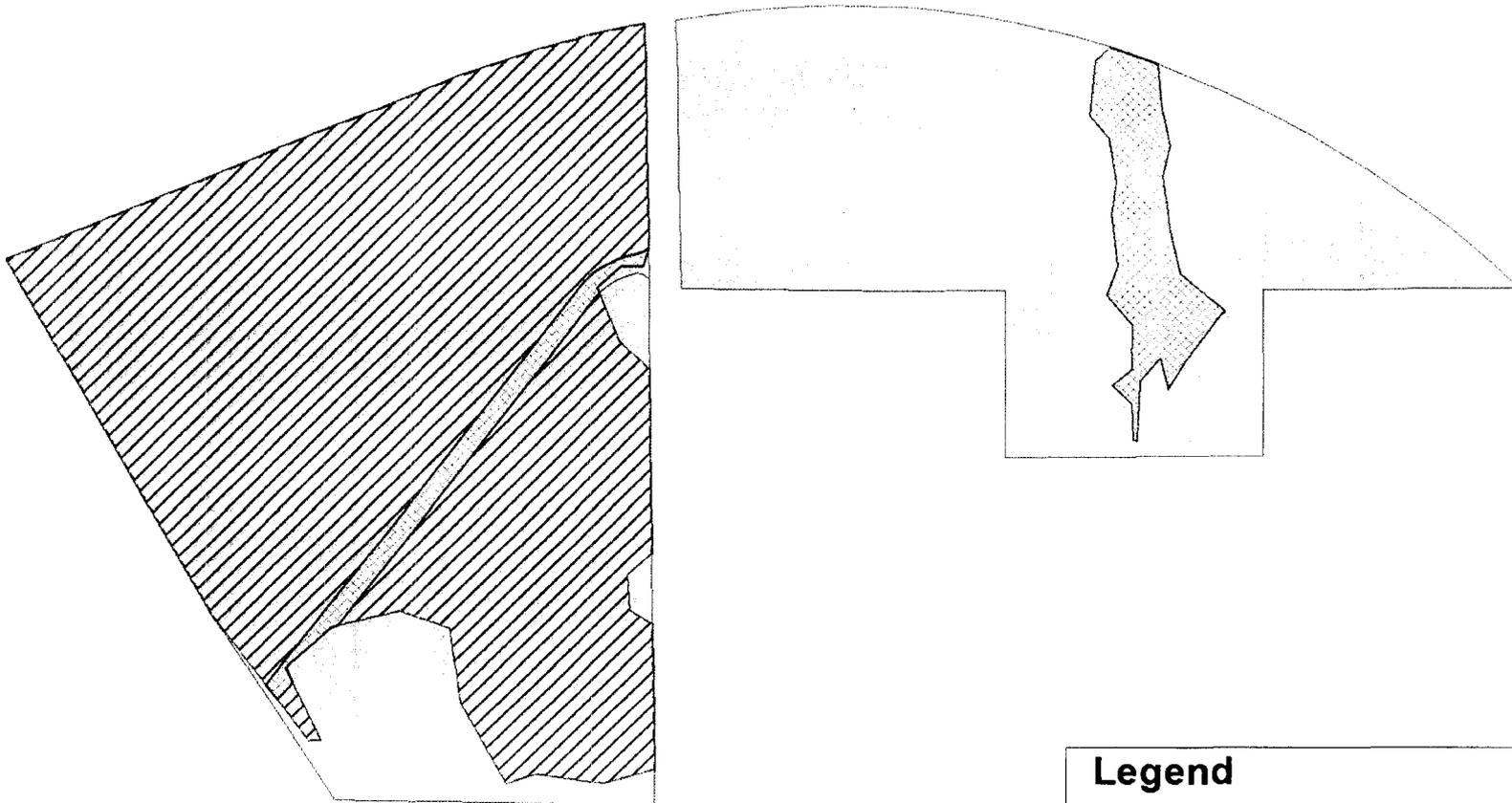
Enclosures



CYPRESS

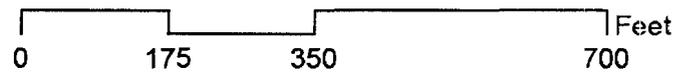
Environmental Science & Engineering

Site Vicinity
 Mandal & Ramco Sites, D'Iberville, MS

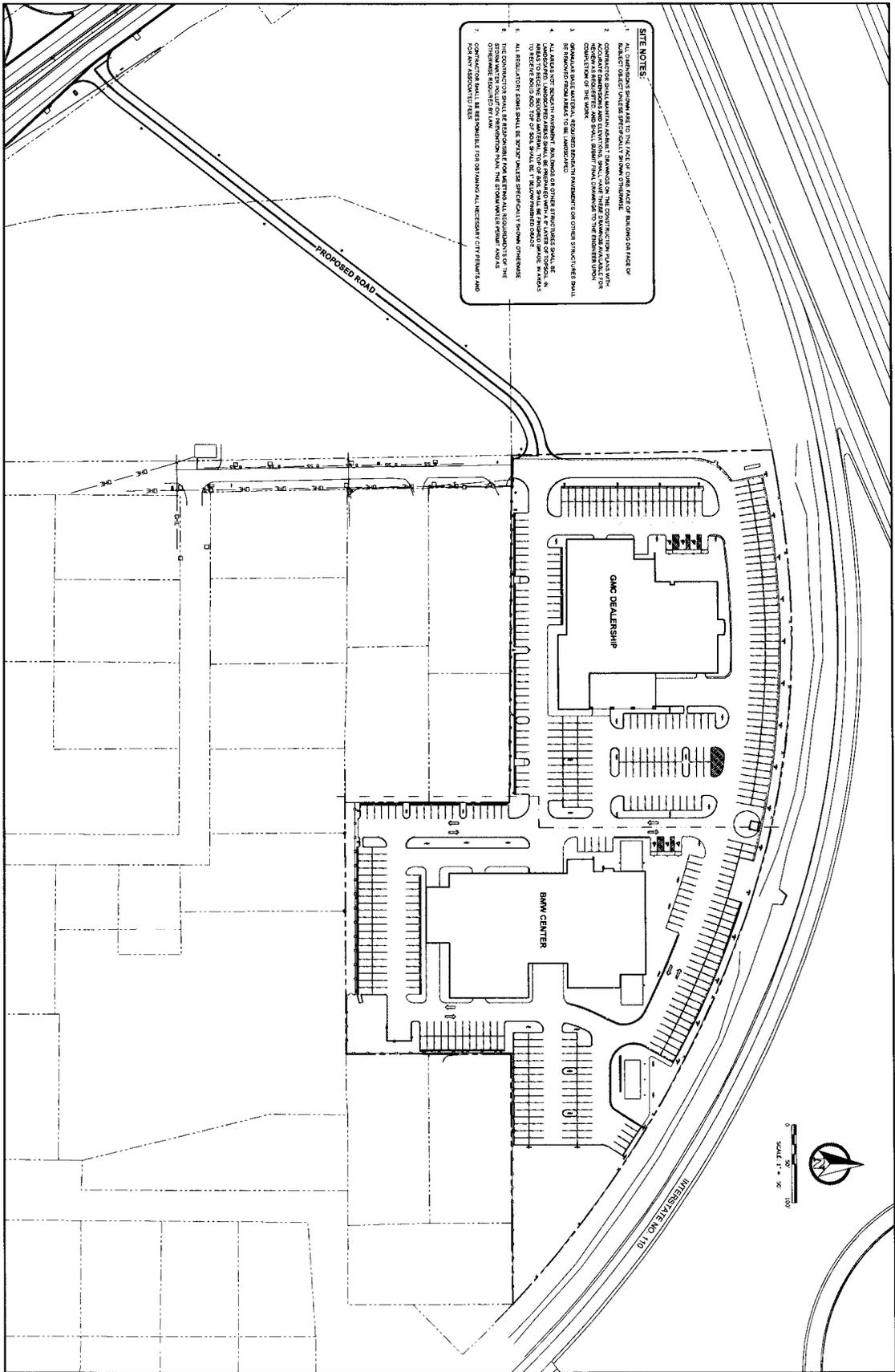


Legend

	Filled Wetlands: 1.158 ac
	Nonwetlands: 8.580 ac
	Unimpacted Wetlands: 10.833 ac



- SITE NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB FACE OF BUILDING OR FACE OF ADJACENT DRIVEWAYS SPECIFICALLY SHOWN OTHERWISE.
 2. CONTRACTOR SHALL MAINTAIN ADJACENT DRIVEWAYS ON THE EXISTING CONDITION UNLESS OTHERWISE SHOWN.
 3. CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS UNLESS OTHERWISE SHOWN.
 4. ALL AREAS NOT SHOWN IN PLAN SHALL BE 3" BELOW FINISHED GRADE UNLESS OTHERWISE SHOWN.
 5. ALL EXISTING DRIVEWAYS SHALL BE 3" BELOW FINISHED GRADE UNLESS OTHERWISE SHOWN.
 6. ALL EXISTING DRIVEWAYS SHALL BE 3" BELOW FINISHED GRADE UNLESS OTHERWISE SHOWN.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CITY PERMITS AND FOR ANY ASSOCIATED FEES.



OVERALL CIVIL SITE PLAN
SCALE: 1" = 50'

NEBEL-SCHAFFER
 ARCHITECTS
 707 WAITS AVENUE - SUITE C
 PASADENA, MISSISSIPPI 39267
 TEL: (770) 886-1802

NUMBER: C2.00
 DATE: 08/28/18
 DRAWN: JMS
 CHECKED: JMS

1091 TOMMY MUNRO DRIVE, BLOOMING, MS 39252
 770.964.2223 F. 770.964.2233 F

KEY DATE/DESCRIPTION

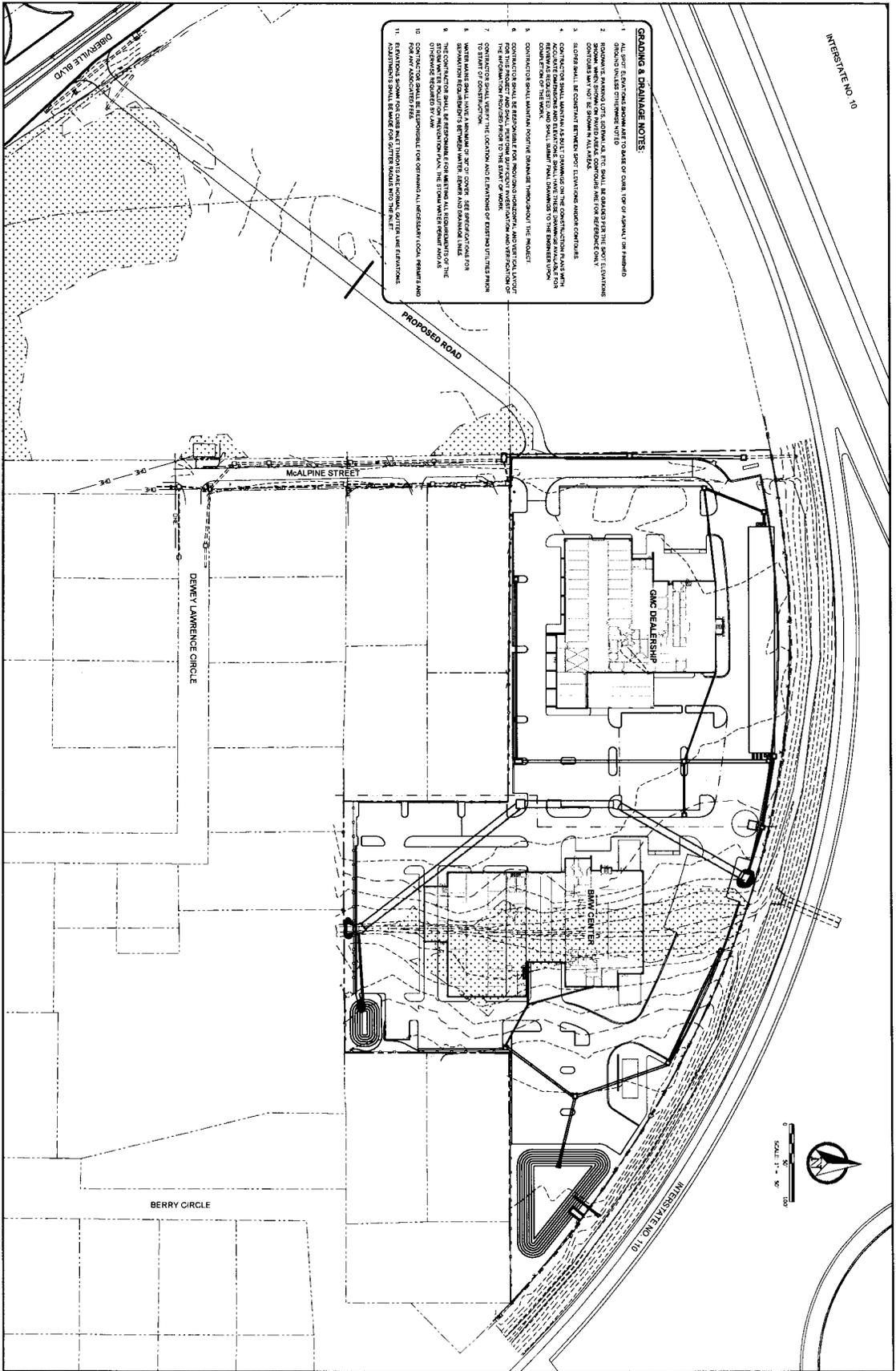
FOR CONSTRUCTION

OVERALL CIVIL SITE PLAN
 MANDAL AUTOMOTIVE

EGH

INTERSTATE NO. 10

- GRADING & DRAINAGE NOTES:**
1. ALL SPOT ELEVATIONS SHOWN ARE TO BASE OF CURB, TOP OF CURB, OR FINISHED GRADE UNLESS OTHERWISE NOTED.
 2. ROADWAYS, SIDEWALKS, DRIVEWAYS, ETC. SHALL BE GRADED PER THE SPOT ELEVATIONS SHOWN UNLESS OTHERWISE NOTED. SPOT ELEVATIONS SHALL BE SHOWN IN ALL AREAS.
 3. SLOPES SHALL BE COMPATIBLE BETWEEN SPOT ELEVATIONS NEARBY CONTIGUOUS AREAS.
 4. CONTRACTOR SHALL MAINTAIN SUFFICIENT DRAINAGE ON THE CONSTRUCTION PLANS WITH PROPER DRAINAGE AND ELEVATIONS SHALL NOT BE CHANGED UNLESS APPROVED BY THE ENGINEER.
 5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE PROJECT.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HOISTING, AND VERTICAL ALIGNMENT OF THE ROADWAY THROUGHOUT THE PROJECT.
 7. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
 8. CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND ELEVATIONS THROUGHOUT THE PROJECT.
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS OF THE EXISTING ROADWAY TO THE PROPOSED ROADWAY, THE STREET WATER MAIN, AND ALL UTILITIES TO BE LOCATED BY THE CONTRACTOR.
 10. CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND ELEVATIONS THROUGHOUT THE PROJECT.
 11. ELEVATIONS SHOWN FOR CURB AND GUTTERS ARE NORMAL GUTTER LINE ELEVATIONS FOR ANY ADJACENT AREAS.
 12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY LOCAL PERMITS AND APPROVALS FOR ANY ADJACENT AREAS.



OVERALL GRADING AND DRAINAGE PLAN
SCALE: 1" = 30'

NEEL-SCHAFFER
707 White Avenue • Suite C
Pasadena, Mississippi 38957
Tel: (662) 986-3802

NAME: JOHN
DATE: MAY 2011
DRAWN BY: JMS
CHECKED BY: JMS
SCALE: 1" = 30'

101 TOMMY MUNRO DRIVE, BOX 1, MS 39522
228-594-2333 P. 228-594-2233 F

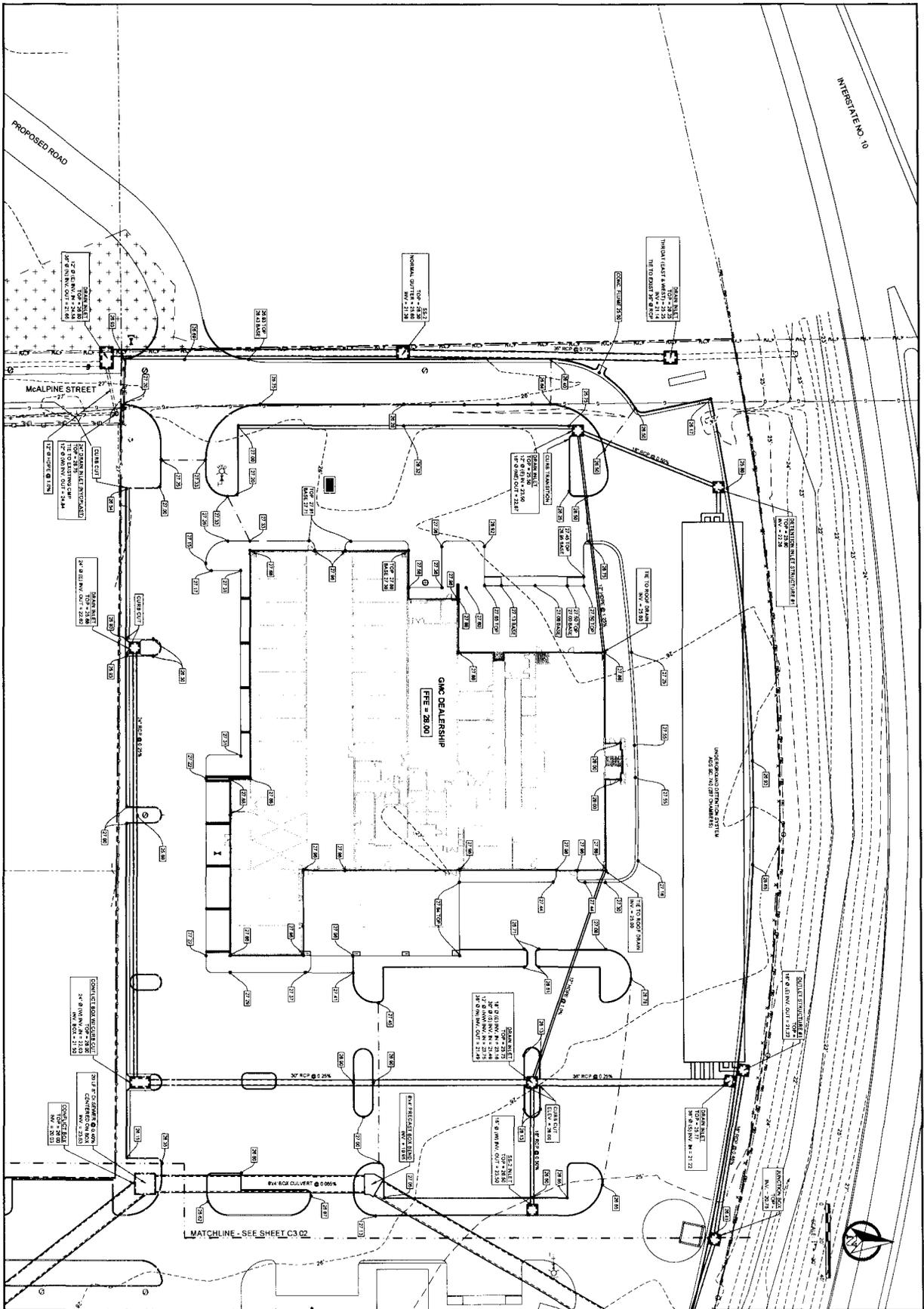
REV	DATE / DESCRIPTION

NOT FOR CONSTRUCTION

OVERALL GRADING AND DRAINAGE PLAN

MANDAL AUTOMOTIVE





GMC DEALERSHIP GRADING AND DRAINAGE PLAN
SCALE 1" = 20'

NEEL-SCHAFFER
 107 WALES AVENUE - SUITE C
 FARMINGTON, CT 06030
 PHONE (203) 686-5489
 FAX (203) 686-7832

C3.01

1931 TOMMY BLUNRO DRIVE, BALDWIN, MS 39632
 228.544.2323 P. 228.544.2233

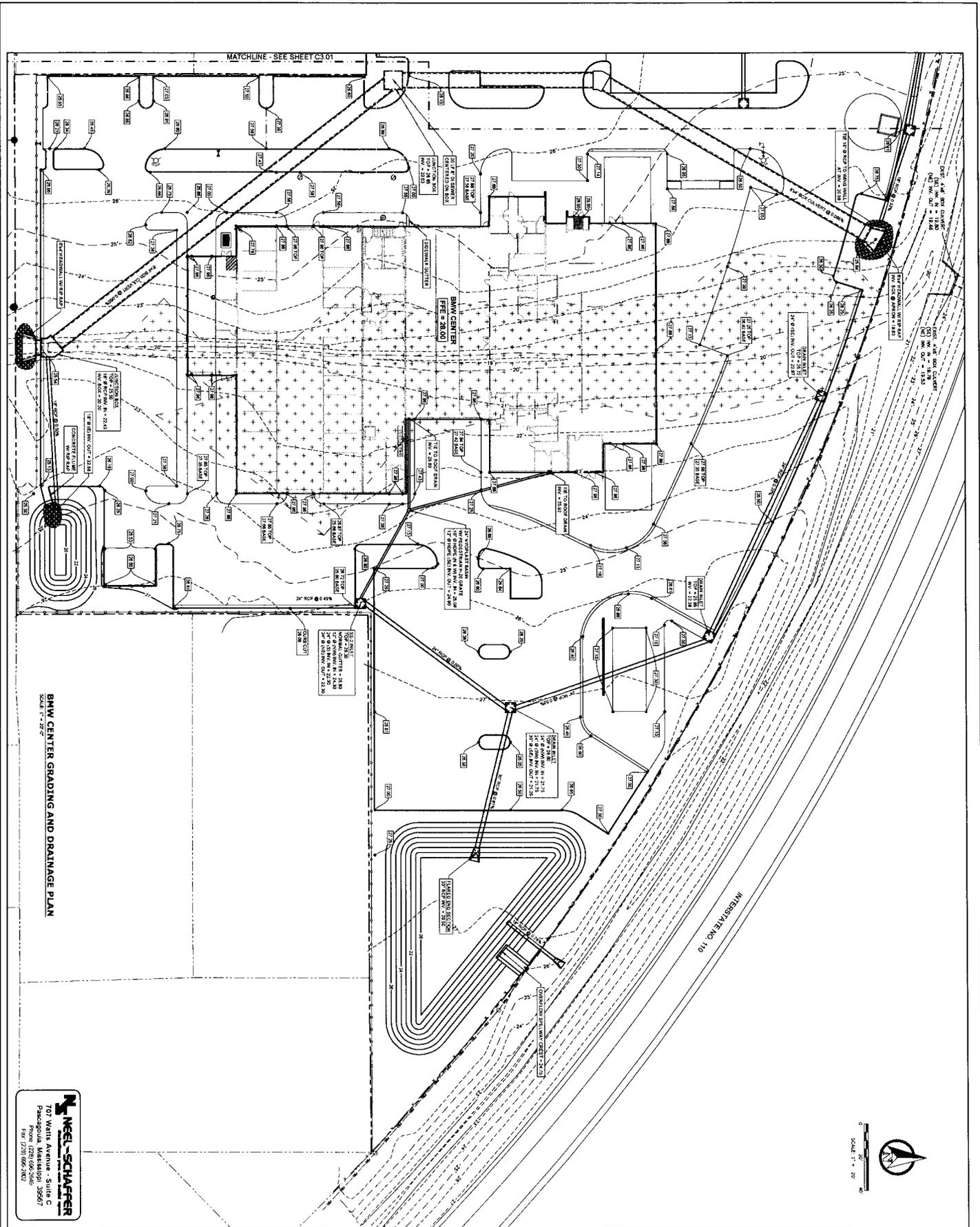
REV. DATE / DESCRIPTION

NOT FOR CONSTRUCTION

GMC DEALERSHIP GRADING AND DRAINAGE PLAN

MANDAL AUTOMOTIVE

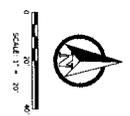




MATCHLINE - SEE SHEET C3.01

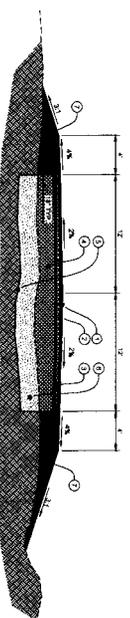
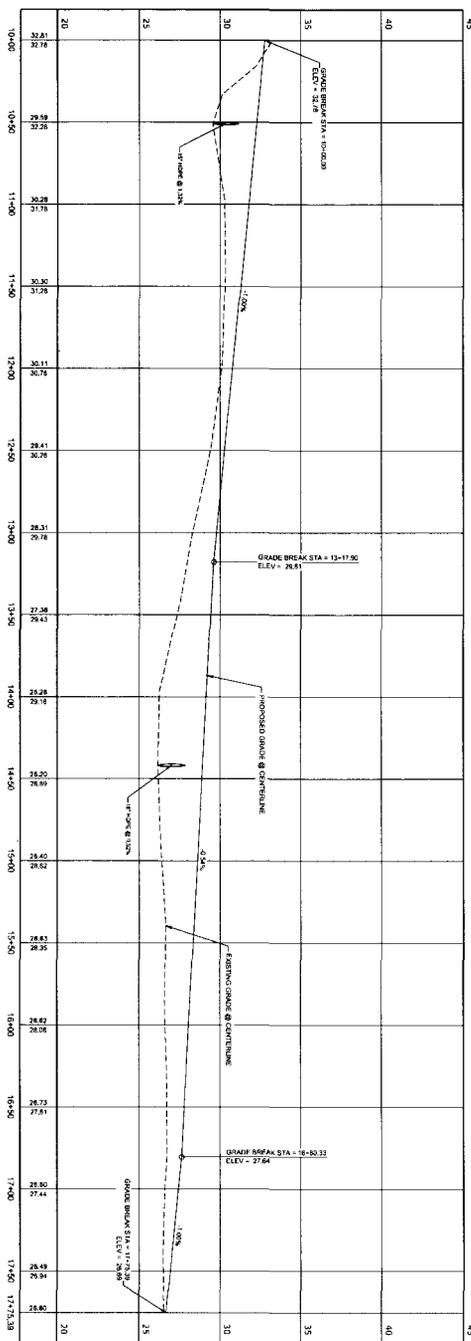
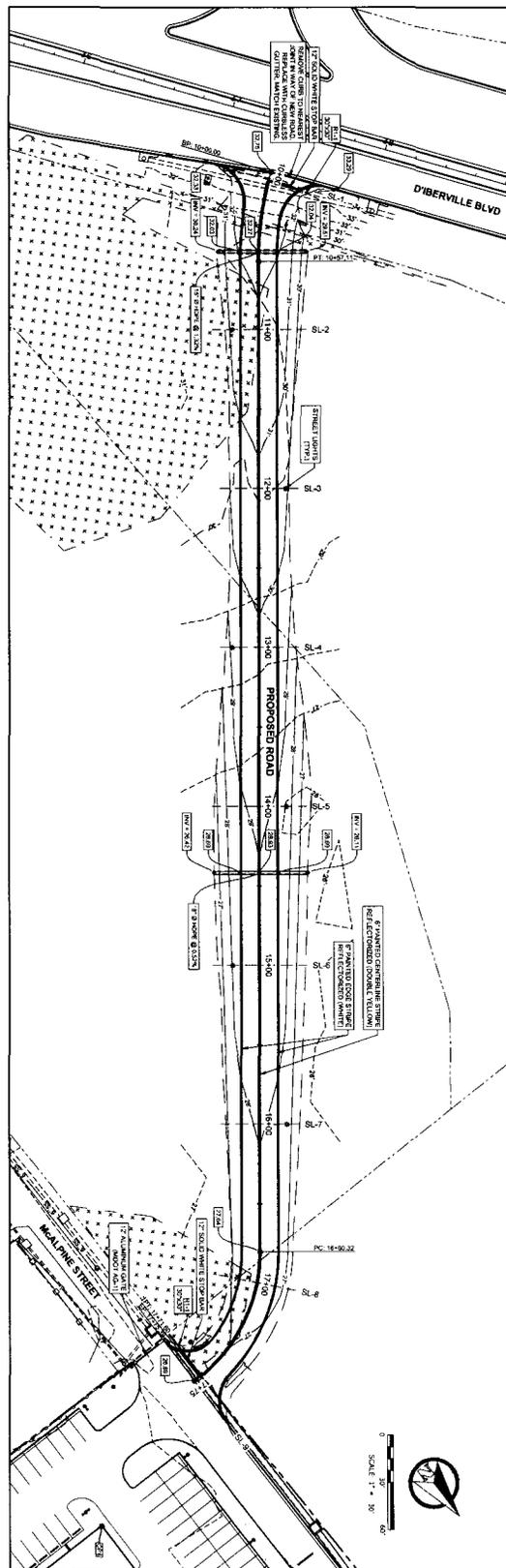
BMW CENTER GRADING AND DRAINAGE PLAN
 SCALE: 1" = 20'

NEEL-SCHAFFER
 707 White Avenue - Suite C
 Pascagoula, Mississippi 38957
 Phone: (770) 686-2822



INTERSTATE NO. 110

C3.02



- LEGEND**
- 1/2" GRANITE SURFACE GRANITE
 - 1" GRANITE SURFACE GRANITE
 - 2" GRANITE SURFACE GRANITE
 - 4" GRANITE SURFACE GRANITE
 - 8" GRANITE SURFACE GRANITE
 - 12" GRANITE SURFACE GRANITE
 - 18" GRANITE SURFACE GRANITE
 - 24" GRANITE SURFACE GRANITE
 - 30" GRANITE SURFACE GRANITE
 - 36" GRANITE SURFACE GRANITE
 - 42" GRANITE SURFACE GRANITE
 - 48" GRANITE SURFACE GRANITE
 - 54" GRANITE SURFACE GRANITE
 - 60" GRANITE SURFACE GRANITE
 - 66" GRANITE SURFACE GRANITE
 - 72" GRANITE SURFACE GRANITE
 - 78" GRANITE SURFACE GRANITE
 - 84" GRANITE SURFACE GRANITE
 - 90" GRANITE SURFACE GRANITE
 - 96" GRANITE SURFACE GRANITE
 - 102" GRANITE SURFACE GRANITE
 - 108" GRANITE SURFACE GRANITE
 - 114" GRANITE SURFACE GRANITE
 - 120" GRANITE SURFACE GRANITE
 - 126" GRANITE SURFACE GRANITE
 - 132" GRANITE SURFACE GRANITE
 - 138" GRANITE SURFACE GRANITE
 - 144" GRANITE SURFACE GRANITE
 - 150" GRANITE SURFACE GRANITE
 - 156" GRANITE SURFACE GRANITE
 - 162" GRANITE SURFACE GRANITE
 - 168" GRANITE SURFACE GRANITE
 - 174" GRANITE SURFACE GRANITE
 - 180" GRANITE SURFACE GRANITE
 - 186" GRANITE SURFACE GRANITE
 - 192" GRANITE SURFACE GRANITE
 - 198" GRANITE SURFACE GRANITE
 - 204" GRANITE SURFACE GRANITE
 - 210" GRANITE SURFACE GRANITE

PROPOSED ROAD - TYPICAL SECTION
SCALE 1" = 30'

REV	DATE / DESCRIPTION

1091 TOMMY MUNRO DRIVE, BILOXI, MS 39532
228.594.2323 P...228.594.2231 F

NEEL-SCHAFFER
INCORPORATED
707 Walls Avenue - Suite C
Pascagoula, Mississippi 39667
Phone (228) 866-5200
Fax (228) 866-2822

NUMBER: 001
DATE: 04/13/24
DRAWN: JAC
CHECKED: JAC
C6100

NOT FOR CONSTRUCTION

