



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
MOBILE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 2288
MOBILE, ALABAMA 36628-0001

CESAM-RD-I
PUBLIC NOTICE NO. SAM-2006-1230-SAM

July 25, 2006

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS
and the
STATE OF ALABAMA DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT

The Mitchell Company Shopping Center

City of Saraland, Mobile County, Alabama

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: The Mitchell Comapany
P.O. Box 160306
Mobile, AL 36616

AGENT: Dr. Barry A. Vittor
Barry A. Vittor & Associates, Inc.
8060 Cottage Hill Road
Mobile, Alabama 36695

WORK: The proposed project consists of the development of a large-scale retail complex on the west side of Interstate 65, north of Industrial Parkway, in Saraland, Mobile County, Alabama. The project would occupy a total of approximately 87.8 acres and would accommodate two major retail stores, at least 8 secondary retail businesses, a theatre, and several restaurants, banks, and other service outlets. A total of approximately 587,000 square feet of retail space, theaters and shops would be developed, along with associated infrastructure (parking spaces, access roads, landscaping, stormwater management areas). Nine outparcels, representing about 16.3 acres, would be available for a variety of commercial/retail businesses.

The project will directly impact approximately 44.6 acres of the delineated 48 acres of low- to

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medium-quality wetlands located onsite. The applicant proposes mitigation of the impacted 44.6 acres of wetlands through a combination of preservation of forested wetlands in the general vicinity of the project (approximately 200 acres), and implementation of a watershed protection and management program in the Norton Creek, Chickasaw Creek, and Bayou Sara watersheds (potentially up to 30,000 linear feet of wetland margin and 3 linear miles of perennial streams).

The project site is located on the west side of Interstate 65, north of Industrial Parkway, in Saraland, Mobile County, Alabama, as depicted in the attached plans.

The applicant has applied for certification from the State of Alabama 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.

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 (Corps) 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, 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 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

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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.

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 review 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 permit area. Copies of this notice are being sent to the State Historic Preservation Officer and the U.S. Department of the Interior, National Park Service, Division of Archeological Services.

Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicates that the proposed activity will not affect listed endangered or threatened species, or their critical habitat.

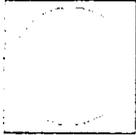
Correspondence concerning this Public Notice should refer to Public Notice Number SAM-2006-1230-SAM and should be directed to the District Engineer, U.S. Army Engineer District, Mobile, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: Regulatory Branch, with a copy to the Alabama Department of Environmental Management, , in time to be received not later than August 25, 2006.

If you have any questions concerning this publication, you may contact this office, Mr. Steve Moore, telephone number (251) 694-3781. Please refer to the above Public Notice number.

**MOBILE DISTRICT
U.S. Army Corps of Engineers**

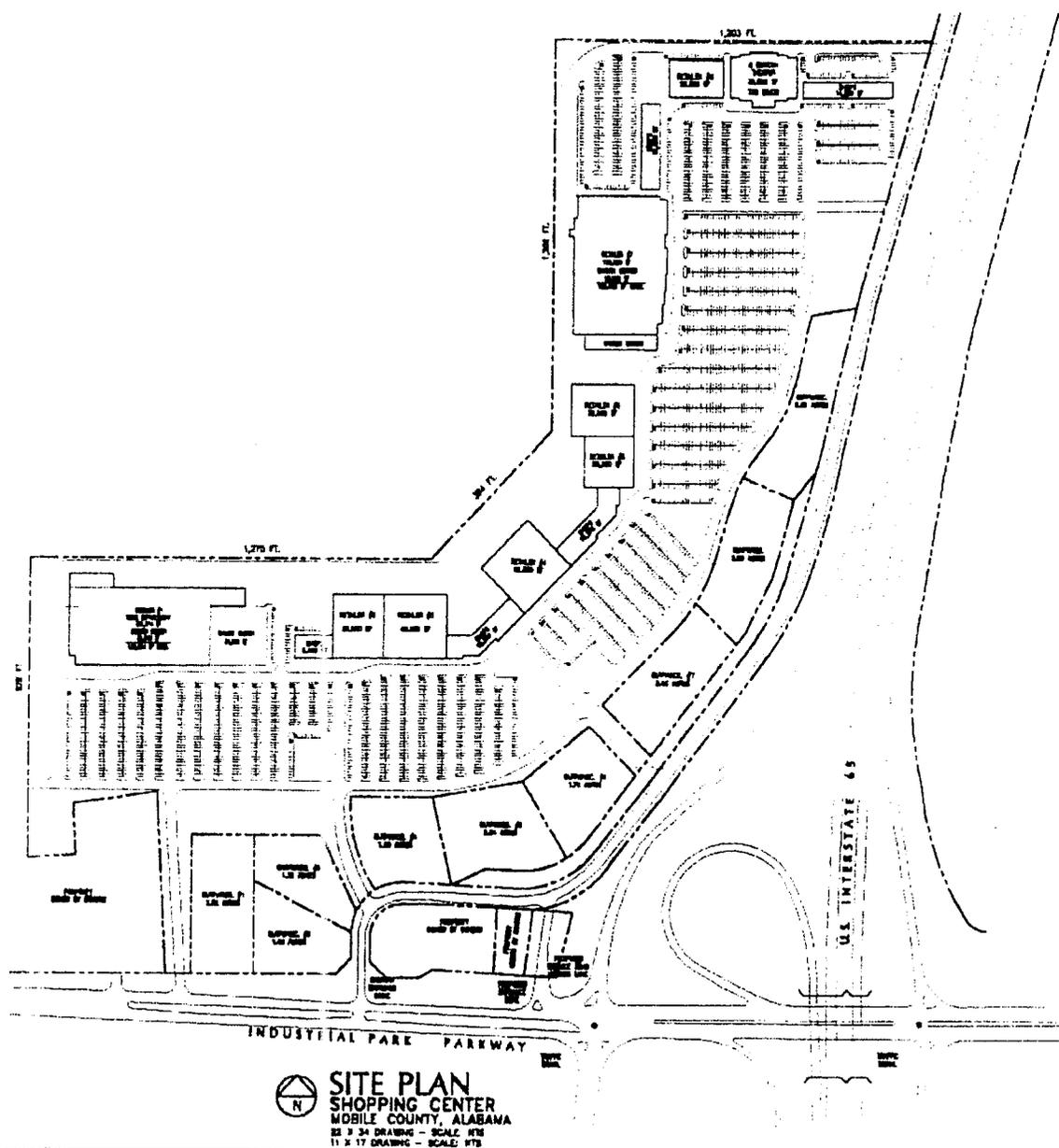
Enclosures

ARCHITECTURE & DESIGN, INCORPORATED
 1001 OFFICE BLDG
 MOBILE ALABAMA 36688
 P. (904) 488-7888
 F. (904) 488-7888



SITE DATA:

RETAILER #1	132,454 SF
RETAILER #2	32,000 SF
RETAILER #3	40,000 SF
RETAILER #4	42,000 SF
RETAILER #5	25,000 SF
RETAILER #6	32,000 SF
RETAILER #7	135,800 SF
RETAILER #8	20,000 SF
THEATER	30,800 SF
SHOPS	96,800 SF
TOTAL:	586,954 SF
PARKING	3,793 SPACES
RATIO	6.45 PER 1,000 SF
SITE SIZE:	86.96 ACRES



SITE PLAN
SHOPPING CENTER
 MOBILE COUNTY, ALABAMA
 22 X 34 DRAWING - SCALE: 1/8" = 1'-0"
 11 X 17 DRAWING - SCALE: 1/8" = 1'-0"

Sheet Title
SITE PLAN

REVISIONS

No.	Date	Description
1	1/23/08	PROVISIONAL PLAN
2	1/23/08	REVISED

Project No. 2004-08
 Date 23 FEBRUARY 2008
 Sheet No. **0408-SP12**
 PRELIMINARY - NOT FOR CONSTRUCTION

Figure 2. Proposed Mitchell Company Retail Development in Saraland, Alabama.

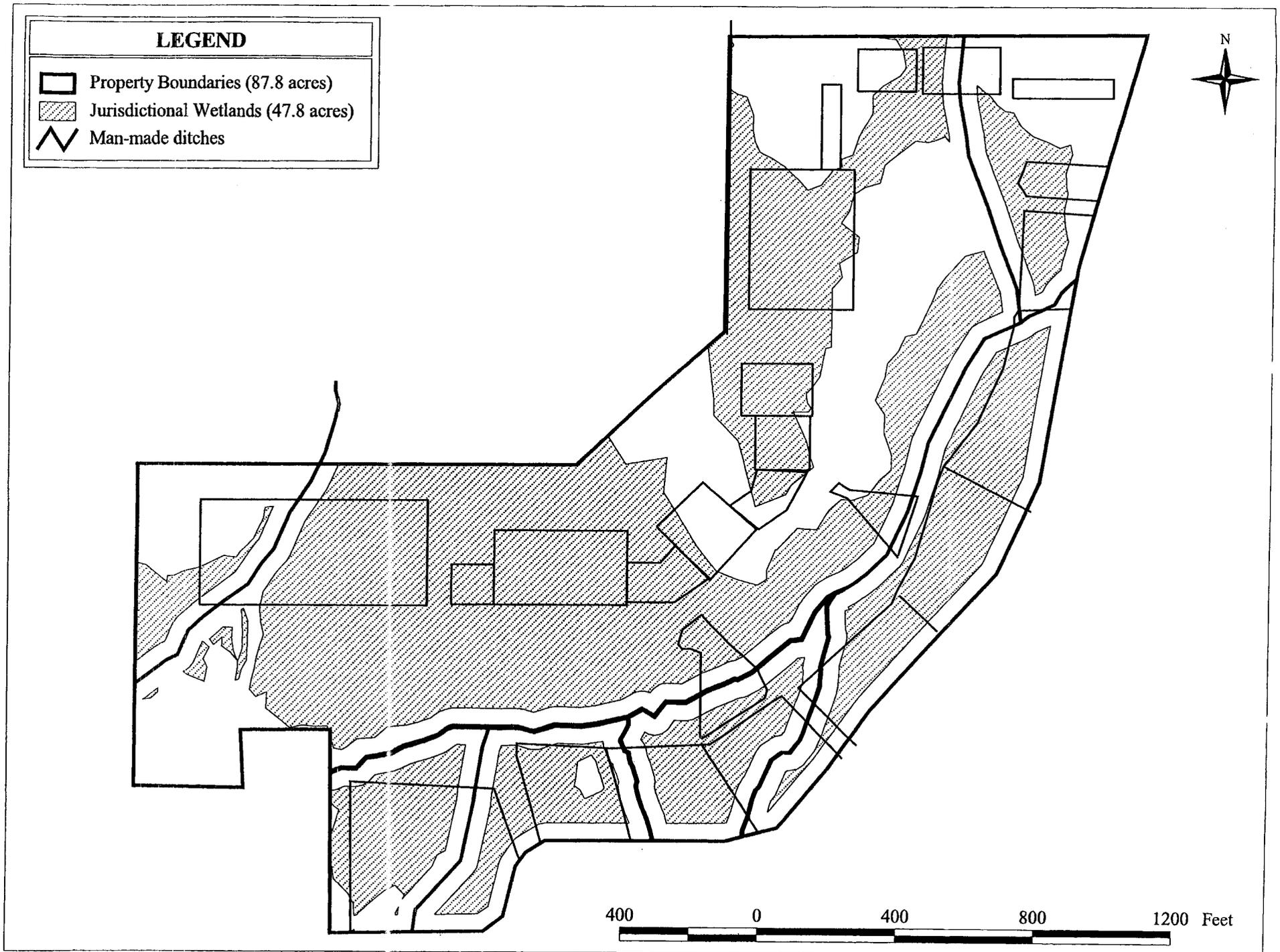


Figure 3. Areas of wetland impact and drainage ditches within the retail development.

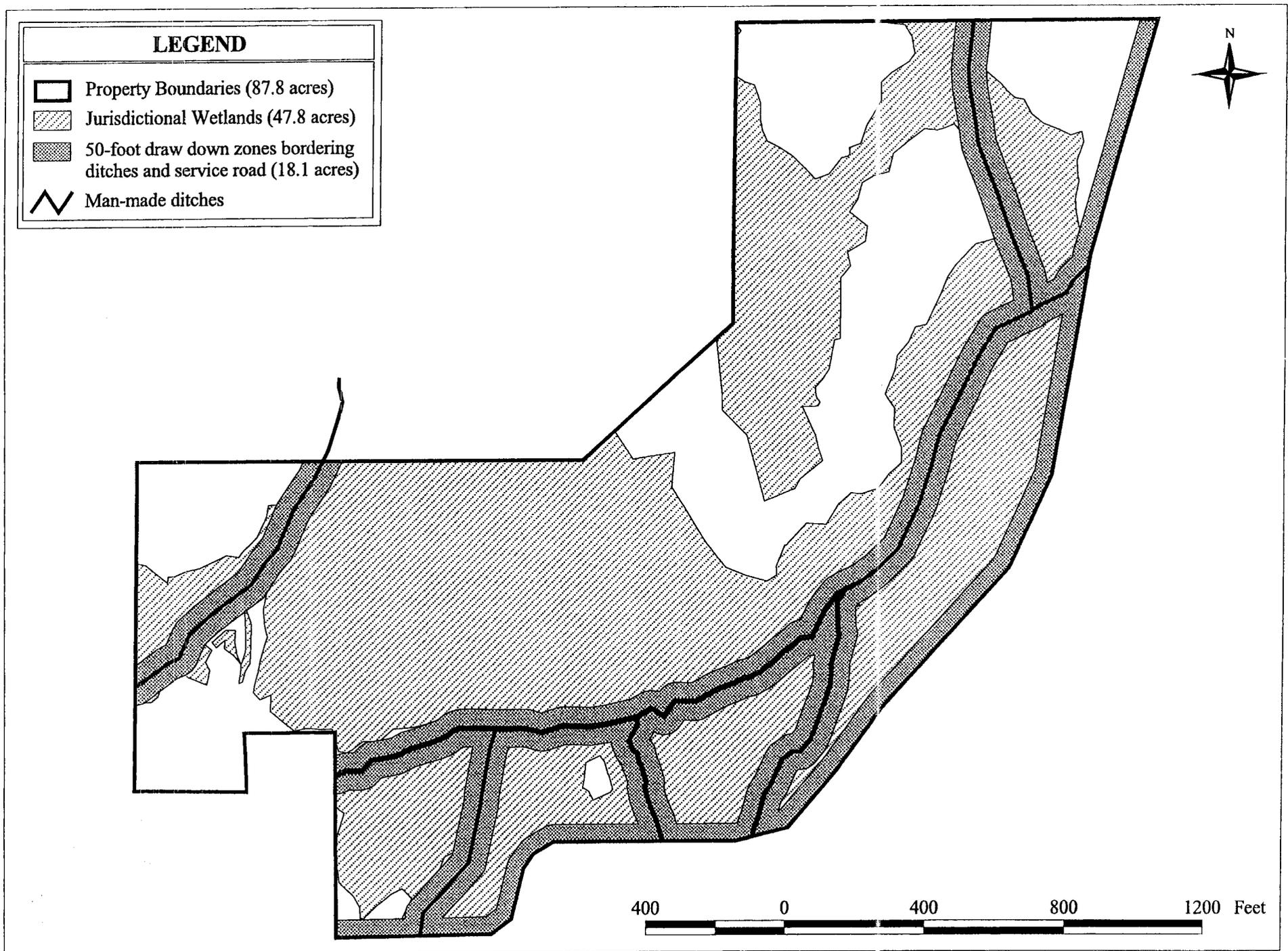


Figure 5. Jurisdictional wetlands in the Mitchell Company property.

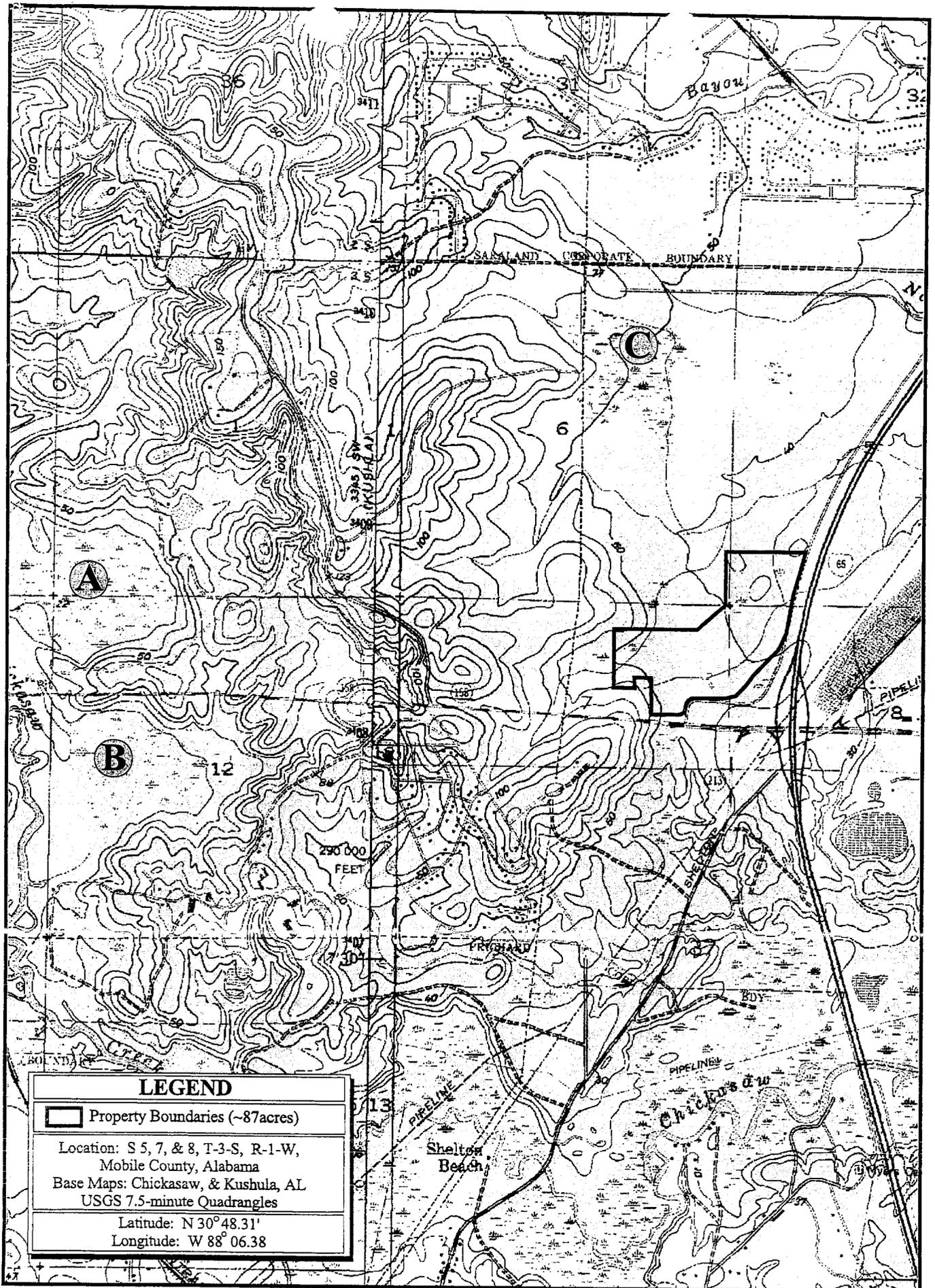


Figure 6. Locations of potential wetland mitigation program elements.

Scale: 1:24,000

DEPARTMENT OF THE ARMY
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OFFICIAL BUSINESS

