

JOINT APPLICATION AND NOTIFICATION

U.S. ARMY CORPS OF ENGINEERS
 MISSISSIPPI DEPARTMENT OF MARINE RESOURCES
 MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY/OFFICE OF POLLUTION CONTROL

This form is to be used for proposed activities in waters of the United States in Mississippi and for the erection of structures on suitable sites for water dependent industry. Note that some items, as indicated, apply only to projects located in the coastal area of Hancock, Harrison and Jackson Counties.



1. Date
 November 9, 2022

 month day year

2. Applicant name, mailing address, phone number and email address:
RACETRAC, INC.
 200 GALLERIA PARKWAY SE, STE. 900
 ATLANTA, GA 30339
 POC: SCOTT GRIFFIN
 sgriffin@racetrac.com 404/405-9113

Agent name, mailing address, phone number and email address:
DANA SANDERS, JR.
 2305 LEWIS GATES ROAD
 GAUTIER, MS 39554
 228/623-9714 drsawet@bellsouth.net

3. Official use only
 COE _____
 DMR _____
 DEQ _____
 A95 _____
 DATE RECEIVED _____

4. Project location West side of MS HWY 63 at Sarracenia Road Street Address MS Hwy 63/Sarracenia Road Intersection
 Community Moss Point Waterway Little Black Creek Latitude 30.448131 N Longitude -88.532667 W, 16R Geographic
 location: Section 12 Township 7 South, Range 6 West.

5. County JACKSON **New work** X **Maintenance work** _____

Dredging

<input type="checkbox"/> Channel	length _____	width _____	existing depth _____	proposed depth _____
<input type="checkbox"/> Canal	length _____	width _____	existing depth _____	proposed depth _____
<input type="checkbox"/> Boat Slip	length _____	width _____	existing depth _____	proposed depth _____
<input type="checkbox"/> Marina	length _____	width _____	existing depth _____	proposed depth _____
<input type="checkbox"/> Other-Mooring Basin	length _____	width _____	existing depth _____	proposed depth _____

Cubic yards of material to be removed _____ Type of material _____
 Location of spoil disposal area _____
 Dimensions of spoil area _____ Method of excavation _____
 How will excavated material be contained? _____

Construction of structures

<input type="checkbox"/> Bulkhead	Total length _____	Height above water _____
<input type="checkbox"/> Pier	length _____	width _____ height _____
<input type="checkbox"/> Boat Ramp	length _____	width _____ slope _____
<input type="checkbox"/> Boat House	length _____	width _____ height _____

Structures on designed sites for water dependent industry (Coastal area only). Explain in item 11 or include as attachment.
 Other (explain) _____

Filling

Dimensions of fill area Irregular 7.55 acres; 3-5 feet of fill.
 Type of fill Clean Sandy Clay, and/or asphalt or concrete

Other regulated activities (i.e. Seismic exploration, burning or clearing of marsh) Explain. N/A
 None

6. Additional information relating to the proposed activity

Does project area contain any marsh vegetation? Yes _____ No X

(If yes, explain) N/A

Is any portion of the activity for which authorization is sought now complete? Yes _____ No X

(If yes, explain) The existing Racetrac service station was built in 2010 under Section 404 permit # SAM-2010-XXXX

Month and year activity took place 12/2008

If project is for maintenance work on existing structures or existing channels, describe legal authorization for the existing work. Provide permit number, dates or other form(s) of authorization.

Has any agency denied approval for the activity described herein or for any activity that is directly related to the activity described herein?

Yes _____ No X (If yes, explain) _____

7. Project schedule

Proposed start date 9/2023

Proposed completion date 9/2025

Expected completion date (or development timetable) for any projects dependent on the activity described herein. _____

N/A

8. Estimated cost of the project \$3,000,000

9. Describe the purpose of this project. Describe the relationship between this project and any secondary or future development the project is designed to support. The purpose of the proposed 8.89-acre project is to construct a Racetrac Travel Center to serve the needs of the traveling public, both automobiles (gasoline and electric), and long-haul diesel trucks.

Intended use: Private _____ Commercial X Public _____ Other (Explain) _____

10. Describe the public benefits of the proposed activity and of the projects dependent on the proposed activity. Also describe the extent of public use of the proposed project. This project will provide jobs for construction workers and will contribute to the tax base of Harrison County, MS. The public will use the resulting facility essentially 100% of the time.

11. Narrative Project Description:

SEE ATTACHMENT A IN PART II OF THE PERMIT APPLICATION PACKAGE

12. Provide the names and addresses of the adjacent property owners. Also identify the property owners on the plan view of the drawing described in Attachment "A". (Attach additional sheets if necessary.) See Part II, Attachment D.

SEE ATTACHMENT D

-
13. List all approvals or certifications received or applied for from Federal, State and Local agencies for any structures, construction, discharges, deposits or other activities described in this application. Note that the signature in Item 14 certifies that application has been made to or that permits are not required from the following agencies. If permits are not required, place N/A in the space for Type Approval.

<u>Agency</u>	<u>Type Approval</u>	<u>Application Date</u>	<u>Approval Date</u>
Dept. of Environmental Quality	NONE		
Dept. of Marine Resources			
Army Corps of Engineers			
City/County _____			
Other			

14. Certification and signatures

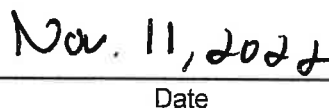
Application is hereby made for authorization to conduct the activities described herein. I agree to provide any additional information/data that may be necessary to provide reasonable assurance or evidence to show that the proposed project will comply with the applicable state water quality standards or other environmental protection standards both during construction and after the project is completed. I also agree to provide entry to the project site for inspectors from the environmental protection agencies for the purpose of making preliminary analyses of the site and monitoring permitted works. I certify that I am familiar with and responsible for the information contained in this application, and that to the best of my knowledge and belief, such information is true, complete and accurate. I further certify that I am the owner of the property where the proposed project is located or that I have a legal interest in the property and that I have full legal authority to seek this permit.

U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willingly falsifies, conceals, or covers up by any trick, scheme or device a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both.

Mississippi Coastal Program (Coastal area only)

I certify that the proposed project for which authorization is sought complies with the approved Mississippi Coastal Program and will be conducted in a manner consistent with the program.


Signature of Applicant or Agent


Date

15. Fees

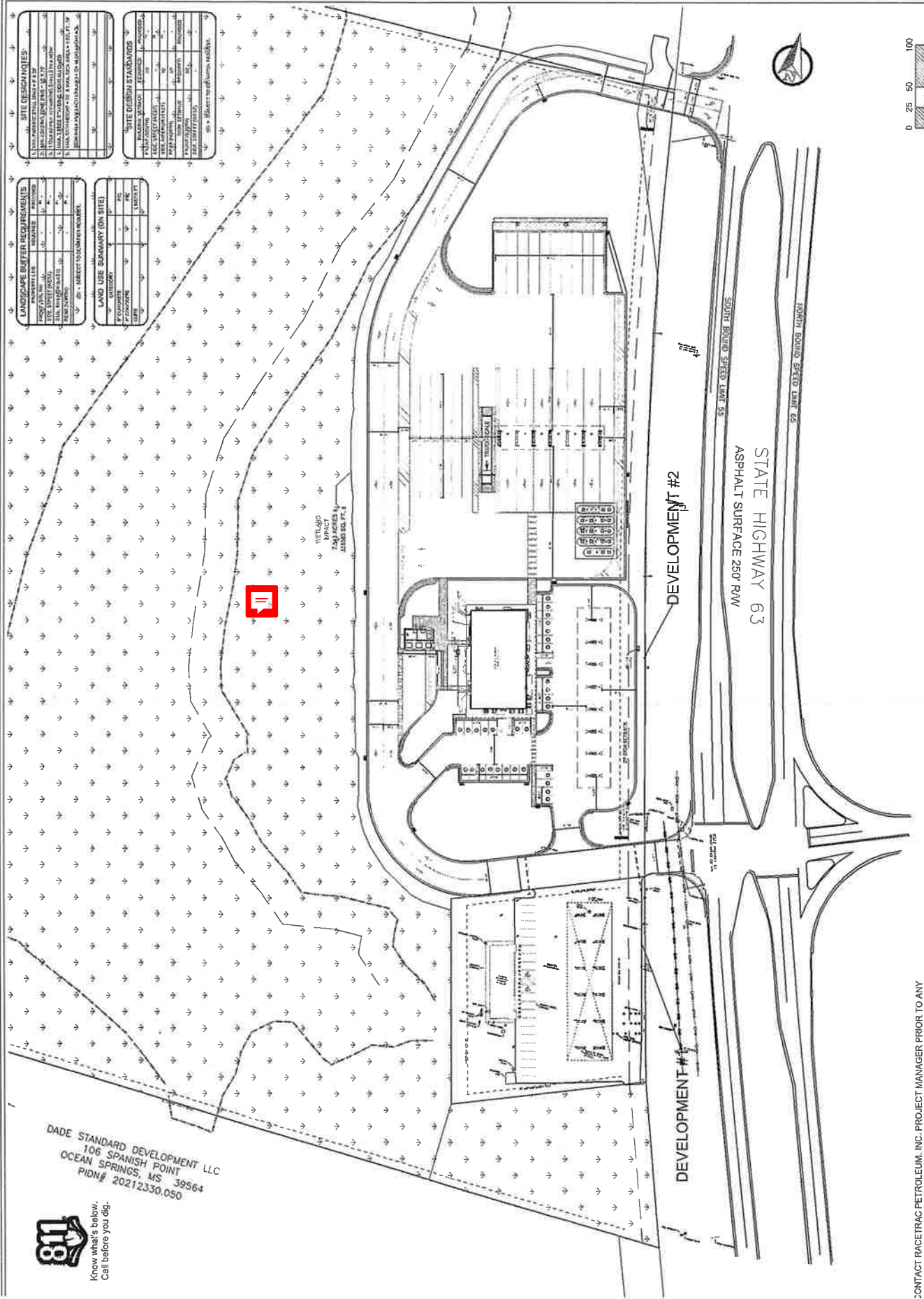
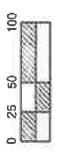
Payable to MS Dept. of Marine Resources
\$50.00 Single-family residential application fee
\$500.00 Commercial application fee
Public notice fee may be required

Please include appropriate fees for all projects proposed in coastal areas of Hancock, Harrison and Jackson Counties.

16. If project is in Hancock, Harrison or Jackson Counties, send one completed copy of this application form and appropriate fees listed in Item 15 to:

Department of Marine Resources
Bureau of Wetlands Permitting
1141 Bayview Avenue
Biloxi, MS 39530
(228) 374-5000

DRAFT SURVEY



SITE DESIGN NOTES

1. ALL SITE DESIGN NOTES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
2. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
3. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
4. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
5. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
6. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
7. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
8. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
9. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
10. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:

LANDSCAPE BUFFER REQUIREMENTS

TYPE OF BUFFER	MIN. WIDTH	MIN. HEIGHT	MIN. DISTANCE FROM
WOODLAND BUFFER	10'	6'	PROPERTY LINE
SHRUB BUFFER	5'	3'	PROPERTY LINE
GRASS BUFFER	3'	1.5'	PROPERTY LINE
LANDSCAPE BUFFER	5'	3'	PROPERTY LINE

LAND USE SUMMARY (ON SITE)

LAND USE	ACRES	PERCENT
WOODLAND	10.00	100%
SHRUB	0.00	0%
GRASS	0.00	0%
LANDSCAPE BUFFER	0.00	0%
TOTAL	10.00	100%

SITE DESIGN STANDARDS

STANDARD	REQUIREMENT
1.00	ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
2.00	ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
3.00	ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
4.00	ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
5.00	ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
6.00	ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
7.00	ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
8.00	ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
9.00	ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
10.00	ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:

WETLAND IMPACT STATEMENT

WETLAND IMPACT STATEMENT: [Detailed description of wetland impact assessment, including acreage affected and mitigation measures.]

WETLAND IMPACT STATEMENT

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WETLAND IMPACT STATEMENT

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DADE STANDARD DEVELOPMENT LLC
 106 SPANISH POINT
 OCEAN SPRINGS, MS 39564
 PID# 20212330.050

Know what's below.
 Call before you dig.

CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

SANDERS ENVIRONMENTAL, LLC2305 Lewis Gate Drive, Gautier Mississippi, 39553



November 14, 2022

Mrs. Willa Brantley
Permitting Branch
Mississippi Department of Marine Resources
1141 Bayview Drive
Biloxi, MS 39532

and

Allison Monroe
Regulatory Division, MS Coastal Branch
U. S. A. E. District, Mobile]
P. O. Box 2288
Mobile, AL 36628-0001

RE: Request for an Individual Permit for the Racetrac Travel Center Project located in Moss Point area of Jackson County, Mississippi.

Dear Mrs. Monroe and Mrs. Brantley,

This letter transmits a package in support of request for a wetlands determination and nationwide permit for impacts to wetlands in the above-referenced area, as defined by Section 404 of the Clean Water Act of 1977 (as amended). The enclosed package contains two parts: Part I consists of a wetlands delineation report, including data sheets, a site location and wetlands delineation map, along with a request for a preliminary wetlands determination. Part II contains the information needed regarding the requested permit. Included are a standard application form, along with Attachments A, B, and C, a Wetlands Rapid Assessment Procedure (WRAP) report, Alternative Site Analysis, and Threatened/Endangered Species survey report. The Cultural Resource Phase 1 survey is currently underway and will be provided to the appropriate USACE Project Manager once appointed.

This project consists of 7.55 acres consists of a travel center building, gasoline and diesel pumps for automobiles, an electric charging station for electric vehicles and diesel pumps and parking for larger transport trucks. The project ties to an existing Raceway Gas Station which will basically be extended to the north. The project uses the existing access from HWY 63 along with a second access from an existing driveway entrance from adjoining business. The site has 7.55 acre of wetlands, all of which is low

SANDERS ENVIRONMENTAL, LLC

2305 Lewis Gate Drive, Gautier Mississippi, 39553

quality pine savanna wetland, all of which will be impacted. Fill material is proposed to be placed in 7.55 acre of LOW quality (See attached WRAP data sheet) wet pine savanna. Mitigation for the wetland impacts will be provided by purchasing wetland mitigation credit from an approved Wetland Mitigation Bank (an approved Corps approved wetlands delineation bank) to compensate for impacts to 7.75 of wetlands.

If you need additional information, please contact me at 228/588-1244 (office) or 228/623-9714 (cell).

Sincerely,

A handwritten signature in black ink, appearing to read "Dana Sanders Jr.", with a stylized flourish at the end.

Dana Sanders Jr.

From: [Dana Sanders Sr.](#)
To: [Farmer, Maryellen J CIV USARMY CESAM \(USA\)](#)
Subject: [Non-DoD Source] Moss Point Racetrac Travel Center Revised Project Data
Date: Wednesday, January 10, 2024 6:50:52 PM
Attachments: [Moss Point Racetrac Travel Center Revised layout and mitigation.doc](#)
[Wetland Delineation Data for Racetrac 30 Ac.pdf](#)
[WETLANDS DELINEATION REPORT_ADD.doc](#)
[Cumbest 30 acre Sample 1.pdf](#)
[Cumbest 30 acre Sample 2.pdf](#)
[Cumbest 30 Sample 3.pdf](#)

Maryellen,

Please consider this revised project layout and data for our Racetrac Travel Center SAM-2022-01164 MJF. Included is a PDF file which contains a map of the proposed project area, a wetland delineation map for the entire 30 acres, wetland delineation report, data forms and revised mitigation data. This project has been paused as the applicant has been trying to decide how to reconfigure the layout. Please let me know if you have any questions. I'll be setting up a Pre App meeting with MDEQ tomorrow. Lets get this permit going again!

Thanks! Dana.

MOSS POINT RACETRAC TRAVEL CENTER REVISED LAYOUT AND MITIGATION

After much consideration by my applicant, the Racetrac Travel Center has been slightly revised in order to accommodate the company's goals for that project site. The newly proposed project layout is attached with this document and the PDF file will be sent to the USACE Project Manager.

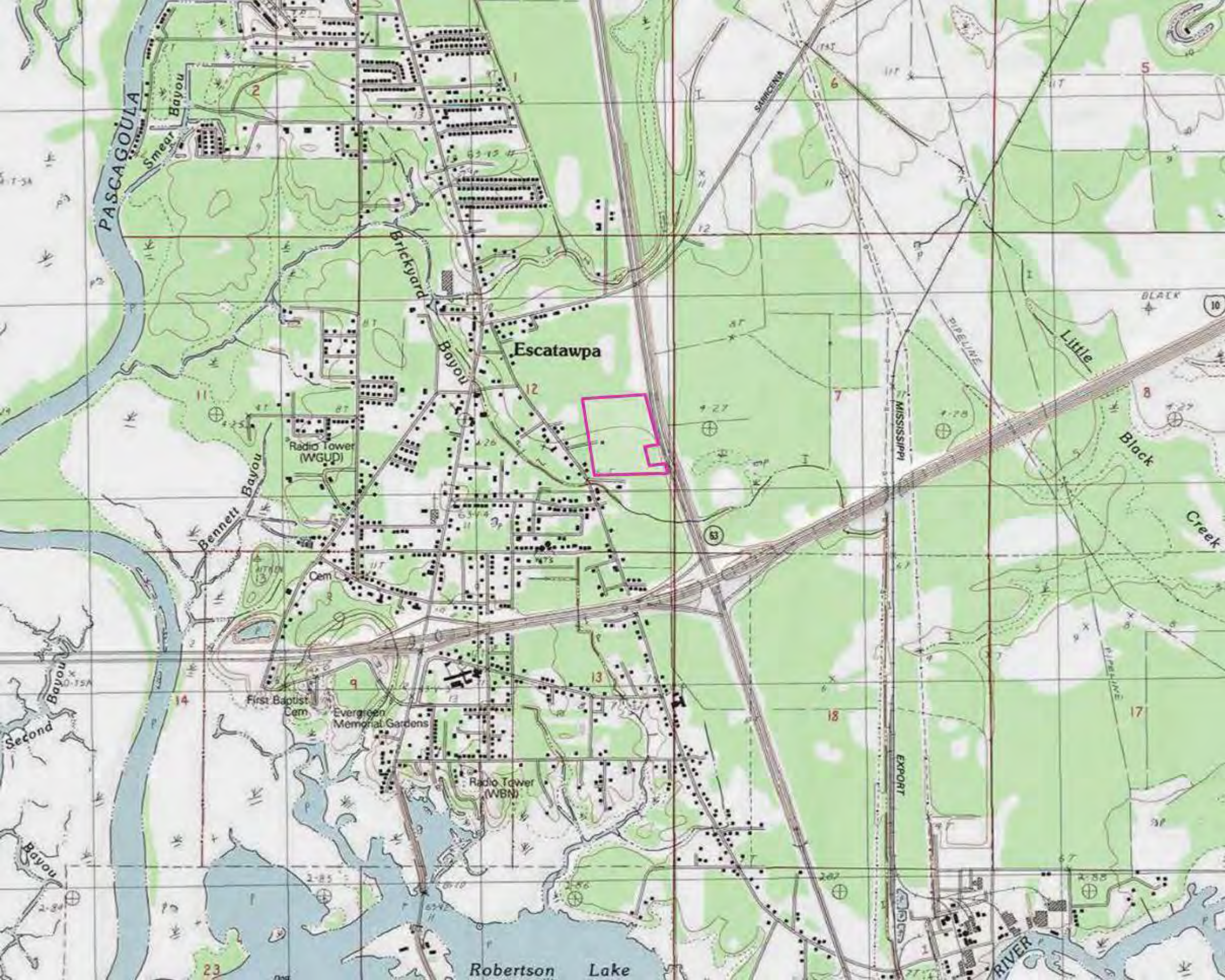
The original project layout called for 7.55 acres of impacts. The revised layout which will replace the original will impact 11 acres of impacts of which 10.15 acres is Wet Pine Savanna and 0.06 acres is Bottomland Hardwood. The additional wetland impacts are necessary for the applicant to make efficient use of the road frontage along HWY 64 and utilize further the access road on the north end of the property. This project will be accommodating large tractor trailer trucks and RV's and requires much parking and turnaround space. This project area is similar of other Travel Truck Centers along the Interstate 20 corridors.

The wetland impacts will differ from the original permit package Attachment C. The 10.15 acres of Wet Pine Savanna will command a 2:1 ratio therefore 20.30 pine savanna wetland credits will be required to mitigate for pine savanna wetland impacts. The project impacts 0.06 acre of bottomland hardwood which will command a 3:1 ratio, therefore 0.18 bottomland hardwood credits will be required to mitigate for the 0.06 acre of bottomland hardwood impacts.

A PDF file of this project will be included in the attachments so the project map can be viewed easier.

Consideration of Onsite Alternatives

Onsite alternatives must consider the possibility that an alternative project configuration would achieve the same or similar project goals as the proposed project with fewer environmental impacts. Due to the location of the site, the high value of the property, adjacent land use, and the configuration of wetlands and nonwetlands on the property, the applicant desired to include as much of the total nonwetlands acreage of the property as possible and practicable, while avoiding wetlands to the extent possible. Per USACE request, I recently conducted a wetland delineation on the entire 30 acre site of which approximately 8 acres along US HWY 63 is proposed to be utilized. The remaining acreage is not owned by the applicant. The wetland delineation shows there is 3.38 acres of nonwetland located in the southwest corner of the property. The nonwetlands are separated from the proposed project area by bottomland hardwood which has a stream flowing through. This waterbody flows through the center of the property and flows through pipes under HWY 63 into a larger water/wetland to the east. In order to utilize the 3.38 acres of nonwetland, the applicant would have to impact high quality bottomland hardwood wetlands and the stream flowing through. Utilizing the 3.38 acre nonwetland within the project footprint would require the applicant to abandon using the existing Racetrac facilities for access and remove the project from valuable highway frontage. Another consideration was to orient the proposed project footprint to the the west side of the project area which would utilize the 3.38 acres of nonwetland. This consideration would require 18 wheeler trucks using the Travel Center to use the narrow Elder Ferry Road which is no practical as Elder Ferry Road is a very narrow road with private residence. Considering the proposed project is an Auto Travel Center targeting auto and 18 wheeler truck traffic direct accesses to HWY 63 with adequate access is paramount in order to meet the applicant project goals.



PASCAGOULA

Smeat Bayou

Brickyard Bayou

Escatawpa

Bayou

Bennett Bayou

Radio Tower (WGUD)

Cem.

First Baptist Cem.

Evergreen Memorial Gardens

Radio Tower (WBN)

Robertson Lake

SARACENA

PIPELINE

MISSISSIPPI

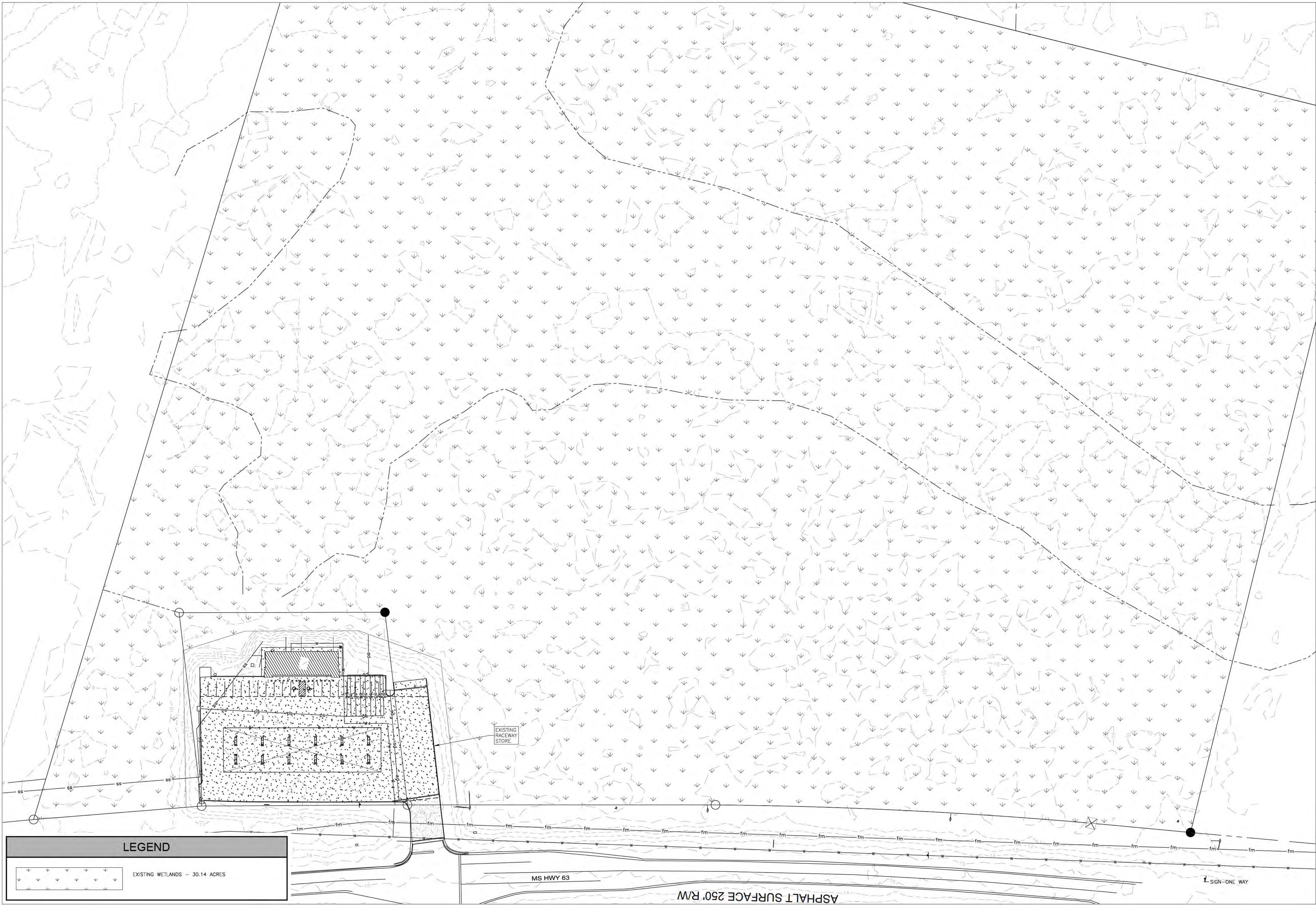
EXPORT

Little

Black

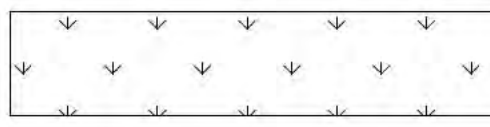
Creek

RIVER



LEGEND

EXISTING WETLANDS - 30.14 ACRES



EXISTING RACEWAY STORE

MS HWY 63

ASPHALT SURFACE 250' R/W

SIGN-ONE WAY

EXISTING CONDITIONS
RACETRAC MOSS POINT MS-63

7315 MS-63
MOSS POINT, MS 39563
JACKSON COUNTY

DRAWN-BY: JMS
DATE:
SCALE:
DRAWING NAME:

EX-01 A
SHEET NO. VERSION

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESS PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

RaceTrac
RACETRAC PETROLEUM, INC.
300 GLENVIEW PARKWAY, SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

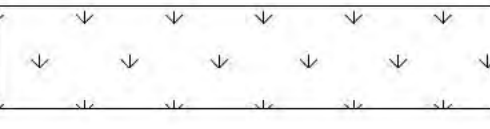
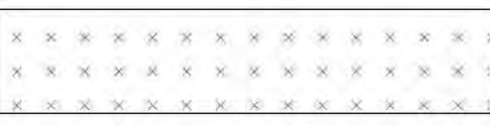
DESIGN GROUP
ARCHITECTURE + ENGINEERING

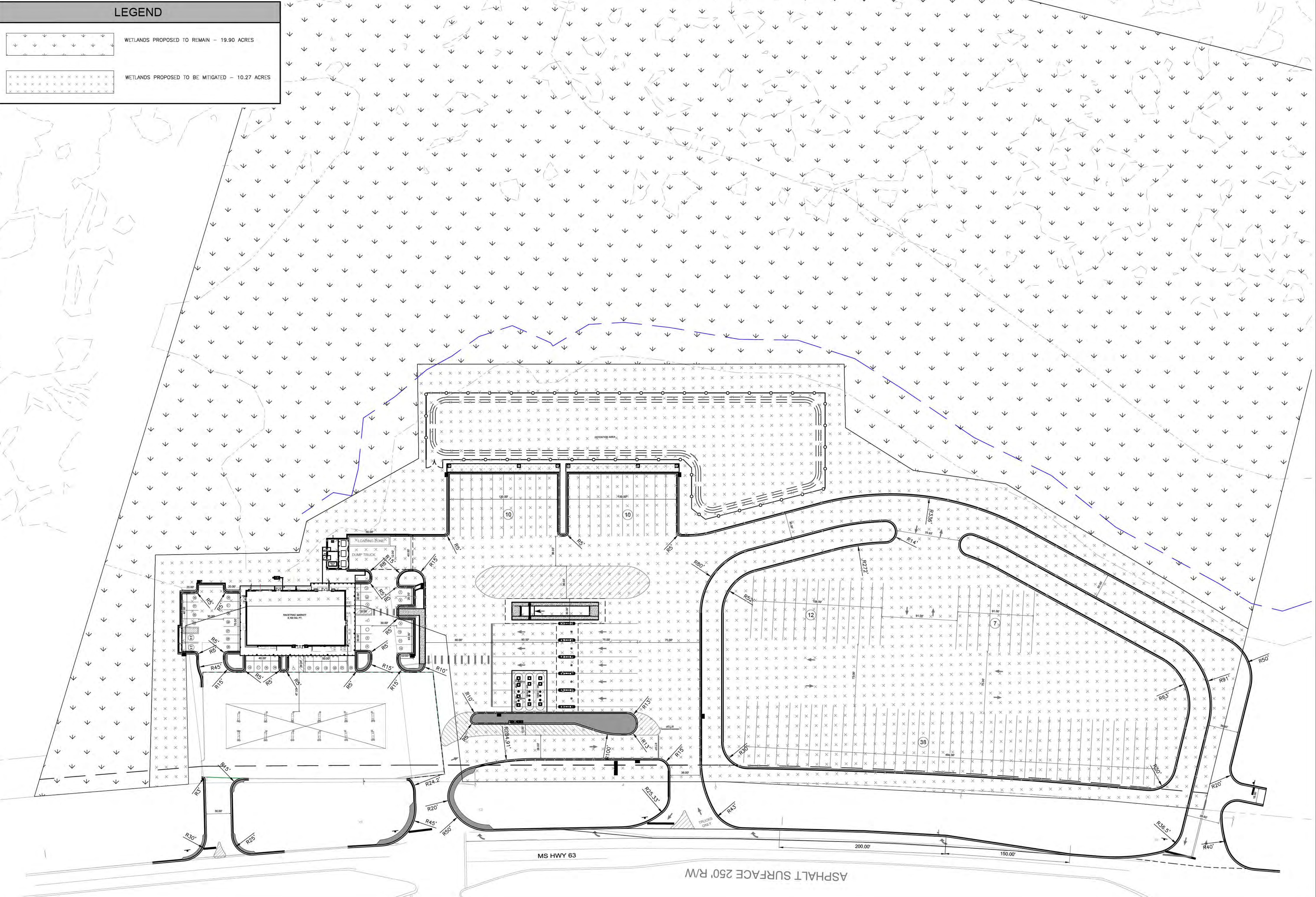
918 Howard Ave Suite F
Bloomington, Mississippi 39530
P. 228.388.1950
www.mpdesigngroup.us

David J. Machado, PE
Brad P. Palano, PE
Gerrod W. Kilpatrick, PE
Bradford A. Jones, AIA

NO.	A	PERMITTING SET	DATE
			9/12/2023

LEGEND

-  WETLANDS PROPOSED TO REMAIN - 19.90 ACRES
-  WETLANDS PROPOSED TO BE MITIGATED - 10.27 ACRES



NO.	A	PERMITTING SET	9/12/2023	DATE
-----	---	----------------	-----------	------

David J. Machado, PE
 Brad P. Palano, PE
 Gerrod W. Kilpatrick, PE
 Bradford A. Jones, AIA

918 Howard Ave Suite F
 Blox, Mississippi 39530
 P. 228.388.1950
 www.mpedesigngroup.us



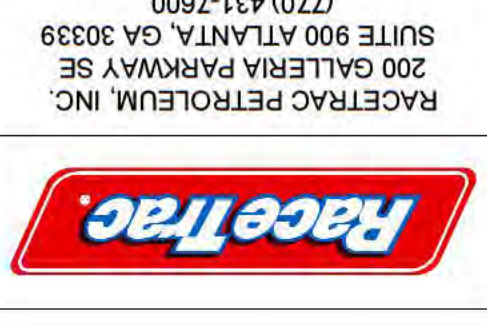
THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

RaceTrac
 RACETRAC PETROLEUM, INC.
 300 GLENVIEW PARKWAY, SE
 SUITE 900 ATLANTA, GA 30339
 (770) 431-7600

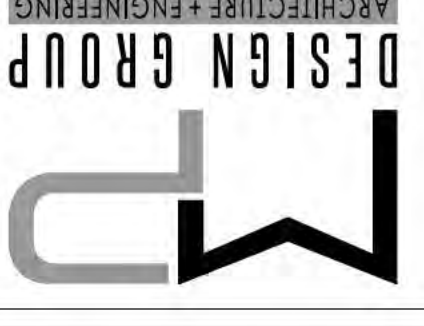
SITE PLAN
 RACETRAC MOSS POINT MS-63
 7315 MS-63
 MOSS POINT, MS 39563
 JACKSON COUNTY

DRAWN-BY: JMS
 DATE:
 SCALE:
 DRAWING NAME:

EX-02 SHEET NO. A VERSION



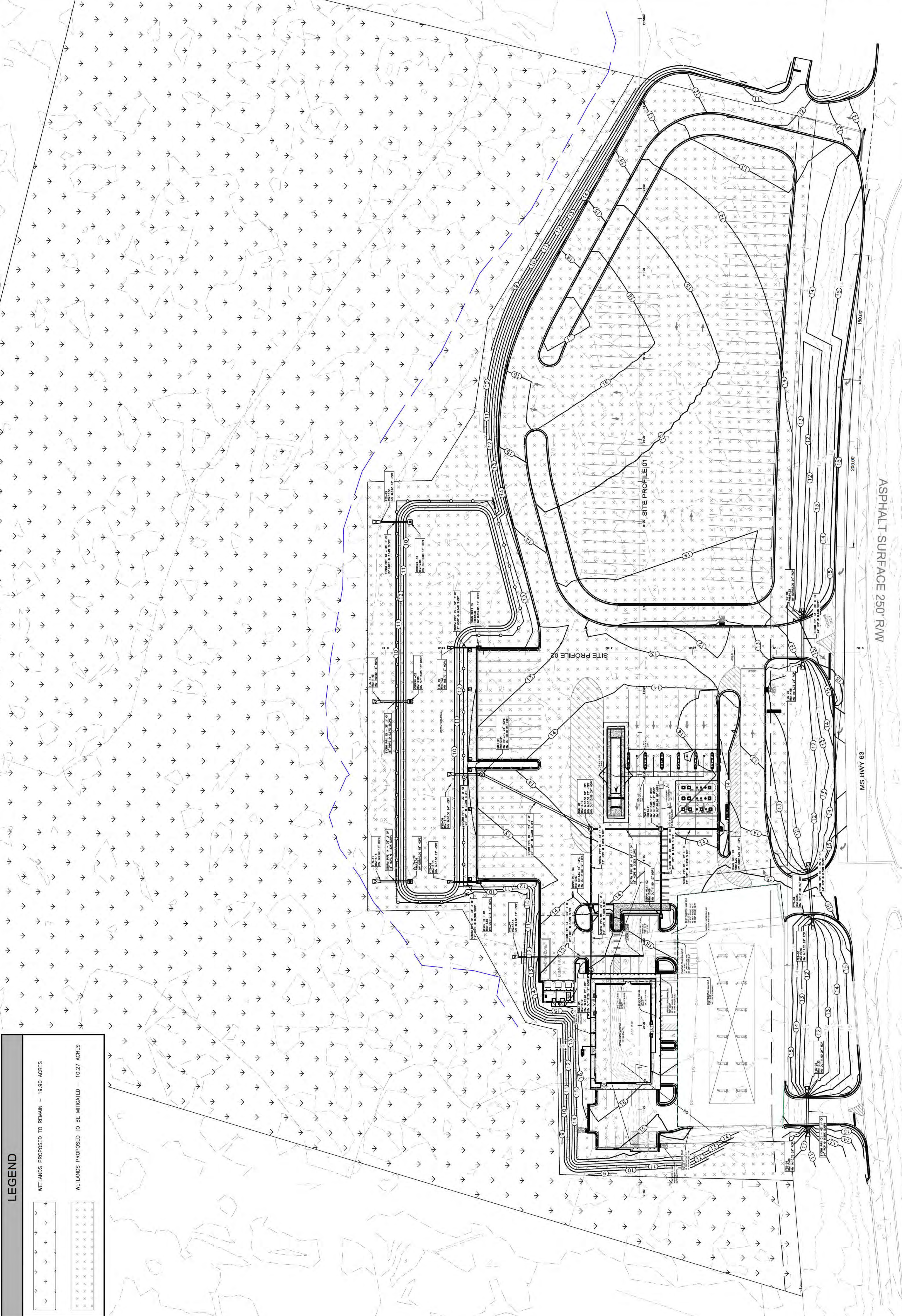
RACETRAC PETROLEUM, INC.
200 GALLENA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 451-7600



ARCHITECTURE + ENGINEERING
DESIGN GROUP
www.mpdesigngroup.us
P: 228.388.1950
Biloxi, Mississippi 39530

David J. Machado, PE
Gerrod W. Kilpatrick, PE
Bradford A. Jones, MA

NO.	A	PERMITTING SET
DATE		9/12/2023



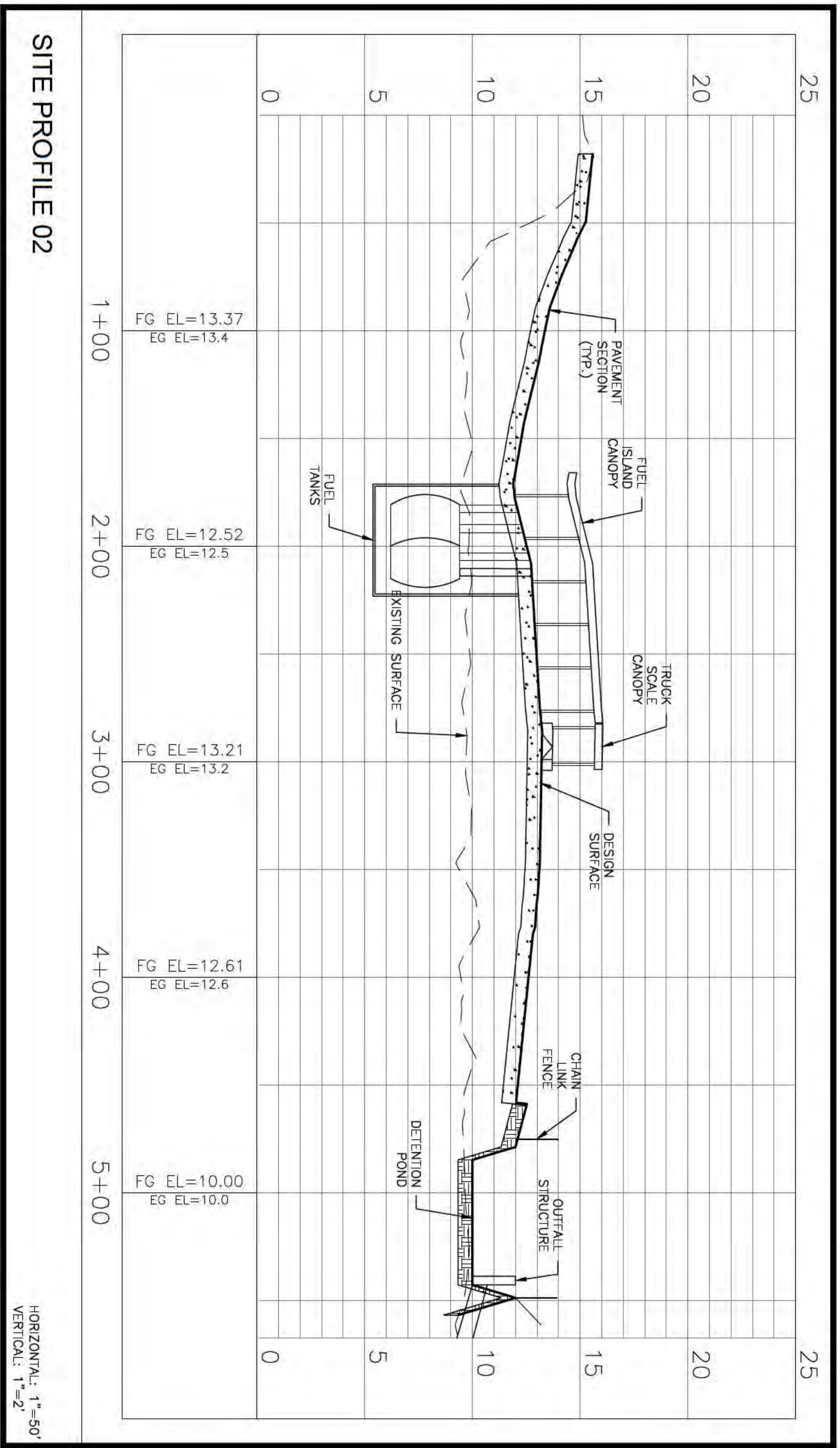
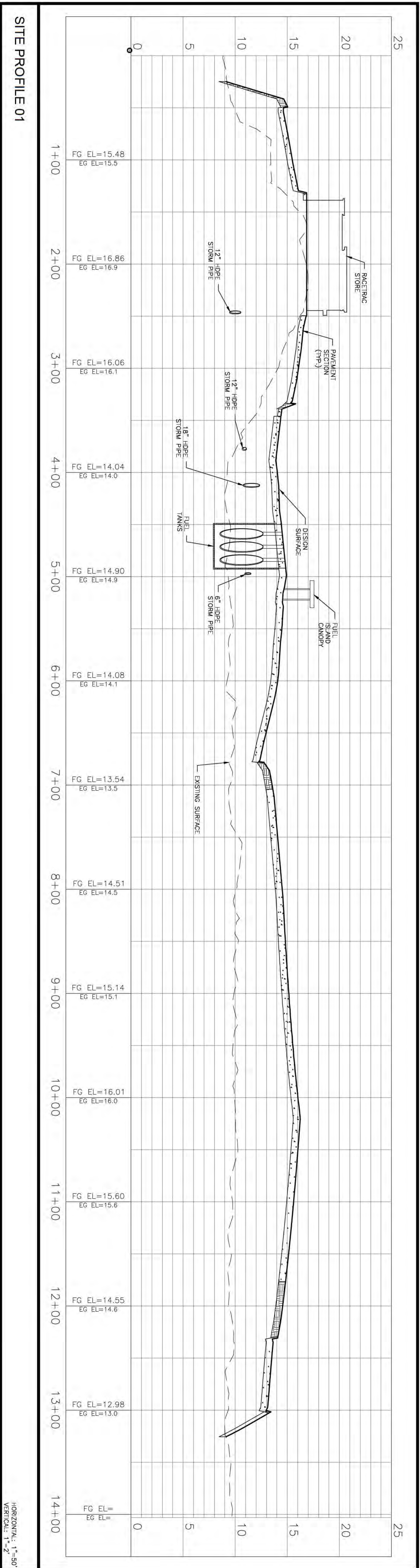
LEGEND

WETLANDS PROPOSED TO REMAIN - 19.90 ACRES

WETLANDS PROPOSED TO BE MITIGATED - 10.27 ACRES

ASPHALT SURFACE 250' R/W

MS HWY 63



NO.	A	PERMITTING SET	9/12/2023
DATE			

David J. Machado, PE
Brad P. Patano, PE
Gerrod W. Kilpatrick, PE
Bradford A. Jones, AIA

918 Howard Ave Suite F
Biloxi, Mississippi 39530
P: 228.388.1950
www.mpdesigngroup.us



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RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

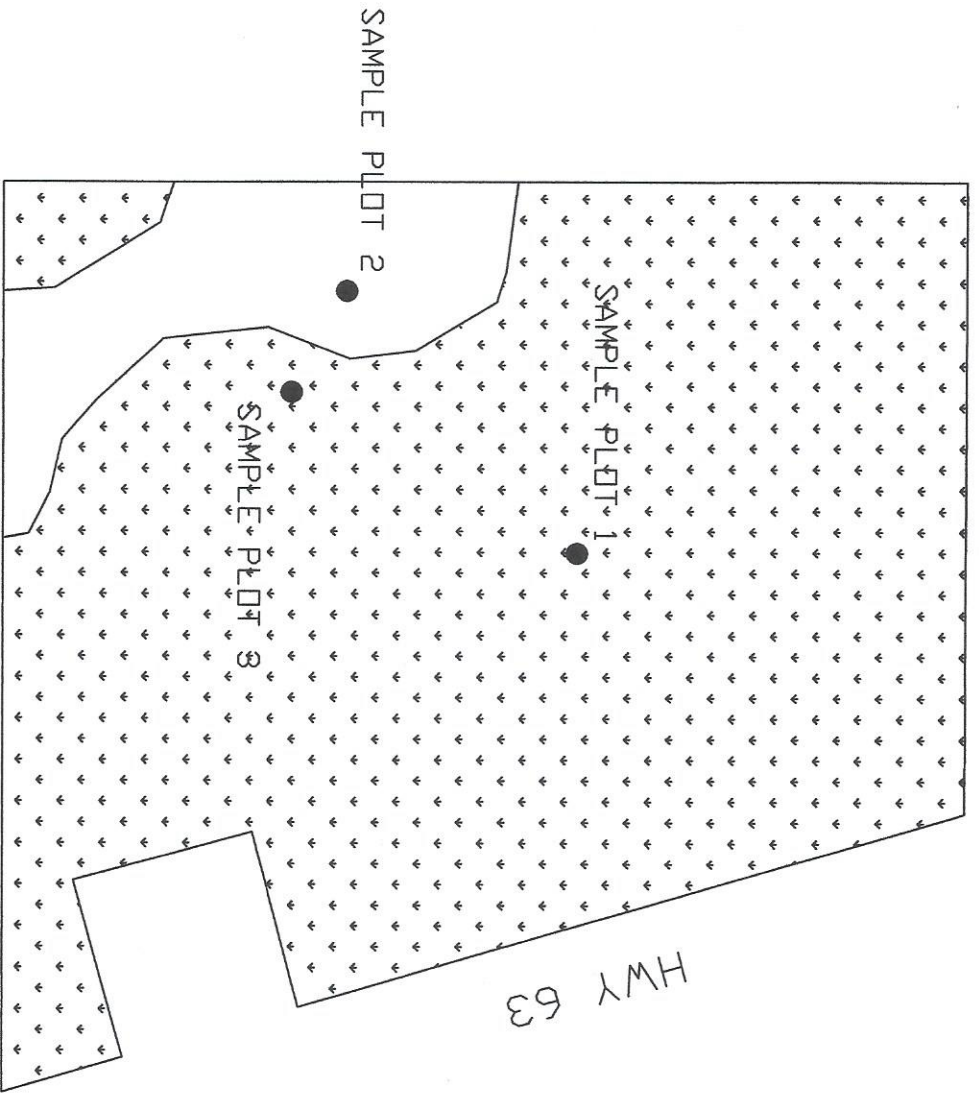
DRAINAGE PROFILES
RACETRAC MOSS POINT / MS-63

7315 MS-63
MOSS POINT, MS 39563
JACKSON COUNTY

DRAWN BY: JMS
DATE: _____
SCALE: _____
DRAWING NAME: _____

EX-04
A
SHEET NO. | VERSION

WETLAND DELINEATION MAP FOR CUMBEST 30 ACRE
HWY 63 PROPERTY, ESCATAWPA, MS



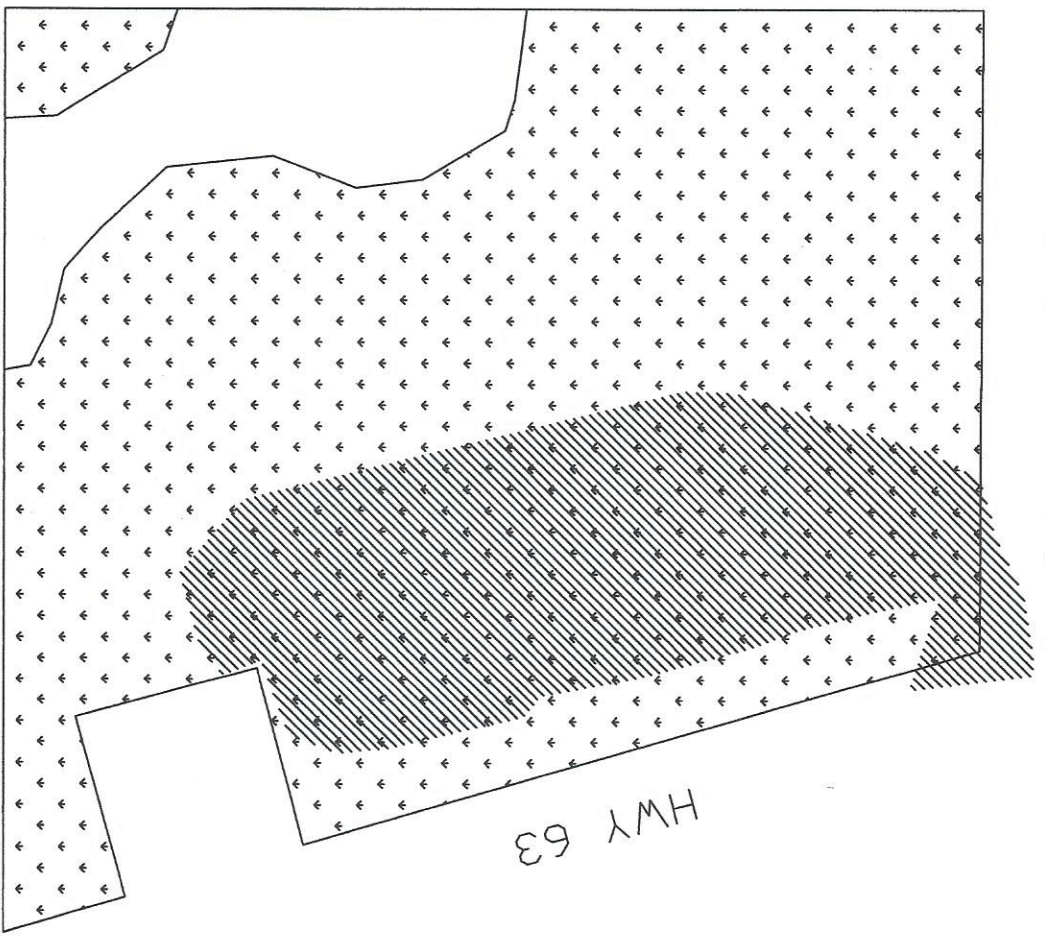
WETLAND - 26.62 ACRES

NONWETLAND - 3.38 ACRES

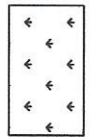
PROPOSED PROJECT



WETLAND DELINEATION MAP FOR CUMBEST 30 ACRE
HWY 63 PROPERTY, ESCATAWPA, MS



WETLAND - 26.62 ACRES



NONWETLAND - 3.38 ACRES



PROPOSED PROJECT



CUMBEST 30 ACRE TRACT LOCATION MAP

(FUTURE RACETRAC PROPERTY)



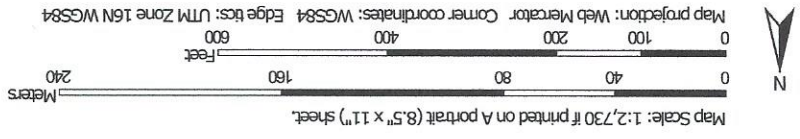
- Legend**
- ATM (Gas & Save)
 - Feature 1
 - Feature 2
 - Feature 3
 - Hydroprocessing Associates
 - Moss Point
 - ULG Marine
 - Untitled Path
 - Untitled Path

Google Earth

10000 ft







Soil Map may not be valid at this scale.



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13	Daleville silt loam, 0 to 1 percent slopes	14.6	46.6%
26	Smithton loam, 0 to 1 percent slopes, occasionally flooded	6.0	19.1%
89	Udothents	0.2	0.5%
226	Bayou sandy loam, 0 to 1 percent slopes	10.6	33.8%
Totals for Area of Interest		31.4	100.0%

20 October 2022

Racetrac, Inc.
200 Galleria Parkway SE, Ste. 900
Atlanta, GA 30339

RE: Wetland Delineation Report for Property Proposed to Be Used for a Racetrac Travel Center Project in Moss Point, Mississippi

Dear Mr. Griffin:

This letter constitutes my final report on a wetland identification/delineation study you requested on a 30-acre site located west of the intersection of Sarracenia Road and MS Highway 63 in Moss Point, MS (Figure 1). The property represents a proposed expansion of the existing Racetrac facility, as shown on Figure 2. The original RaceTrac station was built on 1.34 acres, all of which was converted to nonwetlands by a Section 404 permit. The purpose of the study was to identify portions (if any) of the property that qualify as wetlands or other “Waters of the United States” pursuant to Section 404 of the Clean Water Act of 1977 (as amended), and to delineate their boundaries. Field delineation for the study was conducted on Feb 2, 2023.

SITE DESCRIPTION

The study area is located west of MS Highway 63, and consists of 30 acres adjacent to the north, west, and south sides of the existing Racetrac business in Moss Point (Jackson County) in Section 12, Township 7 South, Range 6 West, and at coordinates 30.448131° N, -88.532667° W. The property consists of the Daleville, Smithton and Bayou soil series for purposes of Section 404 of the Clean Water Act. The majority of the 30 acre property consists of overgrown wet pine savanna vegetation with a bottomland hardwood with stream flowing through the center of the property, west of the proposed project area.

The standard for wetlands used in this study conforms to the wetland definition and procedures described in the 1987 Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory, 1987), as modified and clarified by 1991 and 1992 Memoranda from the Office, Chief of Engineers and the 2010 Supplement for the Atlantic and Gulf Coastal Plain, herein further called "Supplement" (U. S. Corps of Engineers, 2010). Under these procedures, an area is a wetland if positive wetland indicators are in evidence for each of three parameters or criteria -- hydrophytic vegetation, hydric soil, and wetlands hydrology. If positive wetland indicators cannot be ascertained for any one of the three parameters, the area is a nonwetland.

Field Procedures

Routine wetland identification/delineation procedures described in Environmental Laboratory (1987), as modified by the 2010 Regional Supplement, were applied at representative sampling stations. Sampling stations were chosen as representing typical conditions of a relatively large area of homogeneous topography, vegetation, soil, and hydrologic conditions.

At each sampling station, the vegetation was described by subjectively estimating the dominant species in each stratum of the vegetation. Hydrophytic vegetation was considered to be present when more than 50 percent of the cumulative dominant species in all strata at a sampling station had a wetland indicator status of FACULTATIVE, FACULTATIVE WETLAND, and/or OBLIGATE (USDA-NRCS,2012). This information was noted on the vegetation section of the data form (See Appendix A).

The upper portion of the soil profile at each sampling station was described and recorded on the data sheet for that sampling station. The soil was considered to be hydric when one or more indicators of hydric soil appearing on the Supplement data form were observed in the soil at a sampling station.

Hydrologic conditions of each site were considered. Evidence was sought regarding the presence of any indicator of wetland hydrology listed in the 1987 Corps Manual and the Supplement. If any primary wetland indicator or two secondary wetland indicators were present, the area at the sampling station was considered to have wetland hydrology.

The boundaries of areas qualifying as wetlands were flagged using pink "WETLAND DELINEATION" flags. Flags were placed at the highest elevation point along the slope where indicators were present for all three parameters. The wetland delineation flags were surveyed using sub-meter accuracy GPS equipment by SANDERS ENVIRONMENTAL, LLC, who also edited the Wetland Delineation Map using AUTOCAD software.

RESULTS AND DISCUSSION

General

The entire property was found to qualify as wetlands. Therefore, the property boundary represents the wetlands boundary (Figure 2). The location of the sampling station (only one sampling station was used because of the uniformity of the site) was marked on Figure 2. Conditions at the sampling station are described on Data Sheets 1-3 contained in Appendix A.

The wetlands identified on the study area are best characterized as Wet Pine Savanna and bottomland hardwood. Characteristics of the wetland areas are described on Data Sheet 1-2 (See Appendix A and Figure 2). The data sheet is representative of conditions at a given location. Dominant species in the tree stratum of the wetlands include loblolly pine (*Pinus taeda*)(FAC), and sweetbay (*Magnolia virginiana*)(FACW). The sapling/shrub strata are dominated by red maple (*Acer rubrum*)(FACW), sweetgum (*Liquidambar styraciflua*)(FACW), sweetbay (FACW), bigleaf gallberry (*Ilex coriacea*)(FACW), and yaupon (*Ilex vomitoria*)(FAC). The herbaceous stratum is dominated by (*Aronia arbutifolia*) bigleaf holly (FACW), and sweetbay (FACW). The woody vine stratum is dominated by laurel-leaved greenbriar (*Smilax laurifolia*)(FACW). The total area of hydrophytic vegetation in the study area is 26.62 acres.

The soil of the wetland acreage on the study area is mapped as Daleville, Smithton and Bayou, all of which typically occur in wetlands. Soils in the wetlands are fine sandy loam and have a 2.5Y3/1 soil matrix color with 10YR5/6 mottles below 10 inches. These characteristics are consistent with hydric soils. The primary indicator of hydric soils is Depleted Matrix (F3).

Primary wetland hydrology indicators found at the wetland sampling site were saturation (A3), and oxidized rhizospheres on living roots (C3).

Since the area at the wetland sampling station exhibit wetland indicators for all three wetlands criteria, this area and all similar areas qualify as wetlands. A total of 26.62 acres of the subject tract (Figure 2) meets the three technical criteria for wetlands, all of which are overgrown Wet Pine Savanna.

Nonwetlands

The nonwetlands on the site are limited to the southwest corner of the study area. The nonwetlands are situated on a slight ridge which is mapped as Bayou soil that flows into the adjacent bottomland hardwood to the east. The nonwetlands are described in Sample Plot Data form #2. The nonwetlands have a greater than 2 percent slope and have nonhydic soils and no primary or secondary indicators of wetland hydrology. Nonwetland plant communities of the property are typified by the description on Data Sheet 1 (see Appendix A and Figure 2). The vegetation of the nonwetland-sampling plots are dominated by loblolly pine (FAC), water oak (*Quercus nigra*)(FAC) and black gum (*Nyssa sylvatica*)(FAC).

Soils of the nonwetland areas are mapped as the Bayou soils. These soils are typical hydric soils which indicate that the nonwetland occurs on a nonhydic inclusion within a larger hydric soil mapping series. Soils in the upland sample plots have a texture of sandy loam and loamy sand with no mottles. No indicators of wetland hydrology were found at any site described as nonwetland. The total area of nonwetlands on the property is approximately 3.38 acres. These areas are not subject to federal jurisdiction under Section 404 of the Clean Water Act of 1977 (as amended).

CONCLUSIONS

Conclusions of this wetland identification/delineation study are:

1. A total of 26.62 acres of the 30-acre site qualifies as wetlands, distributed as shown on Figure 2. These are jurisdictional wetlands.
2. The total area of nonwetlands on the property is 3.38 acres, which formerly were wetlands converted to nonwetlands by a Section 404 permit .

REFERENCES

- Environmental Laboratory. 1987. "Corps of Engineers Wetlands Delineation Manual," U. S. Army Engineer Waterways Experiment Station, Vicksburg, MS.
- NRCS. 1990. "Soil Survey of Jackson County, Mississippi," USDA Natural Resources Conservation Service [formerly Soil Conservation Service], Washington, D.C.
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U. S. Army Corps of Engineers. 2010. "Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain Region." Eds. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-20. Vicksburg, MS. U. S. Army Engineer Research and Development Center.

USDA-NRCS. 2016. "National List of Vascular Plant Species that Occur in Wetlands-Region 2: Atlantic and Gulf Coastal Plant Region." U. S. Department of the Agriculture, Natural Resources Conservation Service, Washington, D. C.

If you have questions or comments regarding this letter report, please contact me at (228) 623-9714.

Sincerely,

Dana R. Sanders, Jr.

Attachments (as shown)