



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
**JACKSONVILLE DISTRICT CORPS OF ENGINEERS**  
P. O. BOX 4970  
JACKSONVILLE, FLORIDA 32232-0019

Regulatory Division  
North Permits Branch  
Atlantic Permits Section

PUBLIC NOTICE  
Permit Application No. SAJ-2003-8587 **SEP 24 2004**

**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, as describe below:

**APPLICANT:** CMH Parks, Inc.  
5000 Clayton Road  
Maryville, Tennessee 37804

**WATERWAY & LOCATION:** The proposed project is located in waters of the United States, including wetlands, contiguous with an unnamed tributary to Dunn Creek. More specifically, the proposal is located west of and adjacent to Perdue Road north of the intersection of Perdue Road and Starrett Road in Section 37, Township 1 North, Range 28 East in Jacksonville, Duval County, Florida. Latitude N 30°28'13" Longitude W 81°36'57"

**PROJECT PURPOSE:**

**Basic:** To construct a mobile home village.

**Overall:** To provide additional residential homes in the north side area of Jacksonville.

**PROPOSED WORK:** The applicant proposes to impact 1.21 acres of waters of the United States, including wetlands, for the construction of a residential mobile home development with the associated storm water treatment facilities and infrastructure. The majority of the wetland impacts would be to Mixed Wetland Hardwoods. The Mixed Wetland hardwoods community is characterized by a canopy dominated by red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), water oak (*Quercus nigra*) and laurel oak (*Q. laurifolia*). The understory and herbaceous layers are dominated by fetterbush (*Lyonia lucida*), bitter gallberry, netted chain fern (*Woodwardia areolata*) and Virginia chain fern (*W. virginica*). As mitigation, the applicant would remove

portions of a berm that are currently impeding hydrologic flow and place a minor amount of fill in the ditch to restore the natural hydrology of the surrounding wetland preservation area. Also, the applicant proposes to preserve 1.22 acres of on-site uplands and 7.66 acres of on-site wetlands.

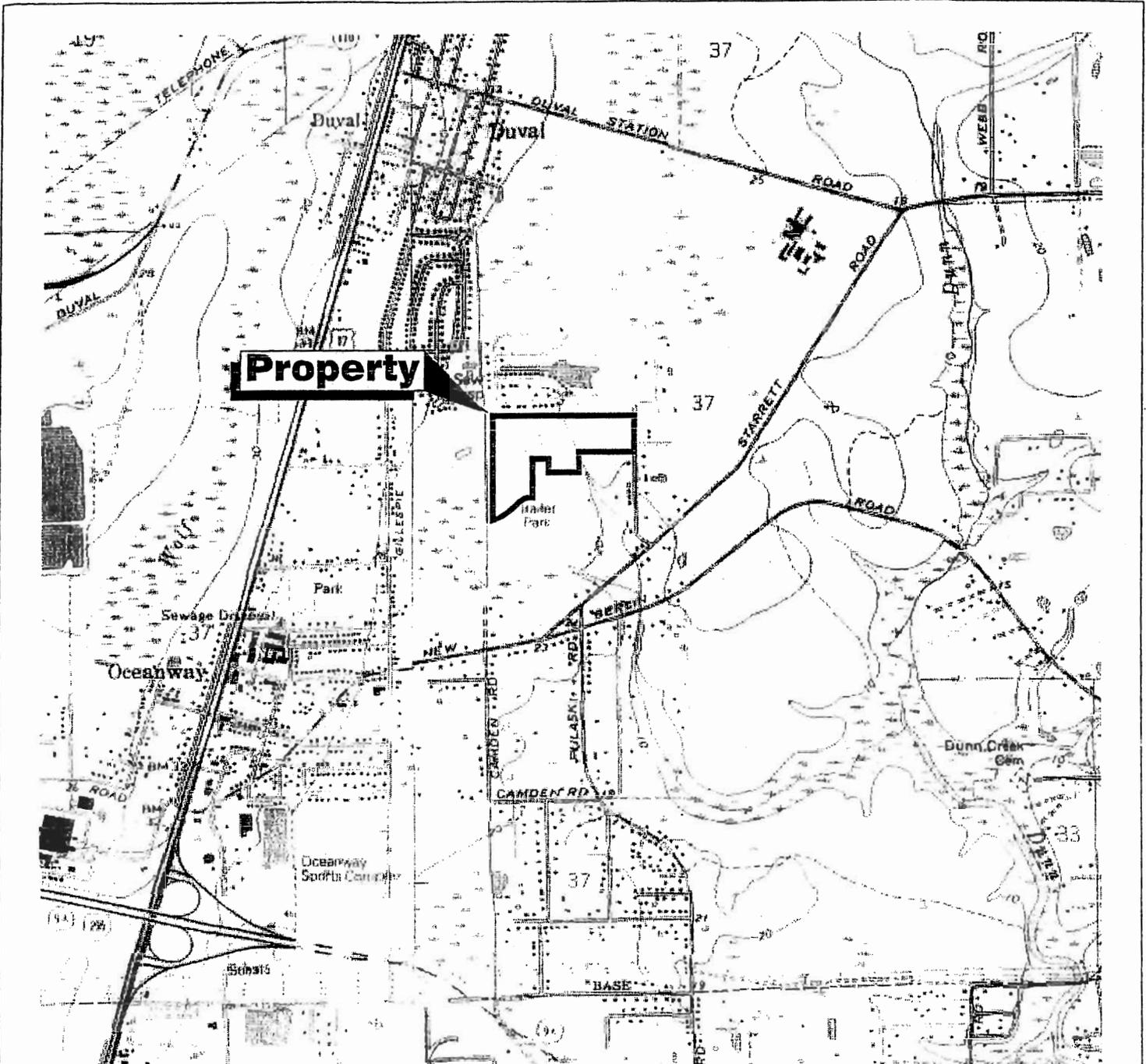
**ENDANGERED SPECIES:** The U.S. Army Corps of Engineers is not aware of any threatened or endangered species on the project site.

**ESSENTIAL FISH HABITAT (EFH):** This notice initiates consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act 1996. The proposal would impact approximately 1.21 acres of forested wetlands. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries in Dunns Creek. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

**NOTE:** This public notice is being issued based on information furnished by the applicant. This information has not been verified.

**AUTHORIZATION FROM OTHER AGENCIES:** The St. John's River Water Management District application number is 4-031-25709-3.

Comments regarding the application should be submitted in writing to the District Engineer at the above address or via internet at [beverlee.a.lawrence@saj02.usace.army.mil](mailto:beverlee.a.lawrence@saj02.usace.army.mil) within 30 days from the date of this notice. If you have any questions concerning this application, you may contact Bev Lawrence of this office by telephone at (904) 232-2517.



Source: U.S.G.S. Topographical Survey, Eastport and Trout River, FL., Quadrangles. (1992)

Location/Topographic Map

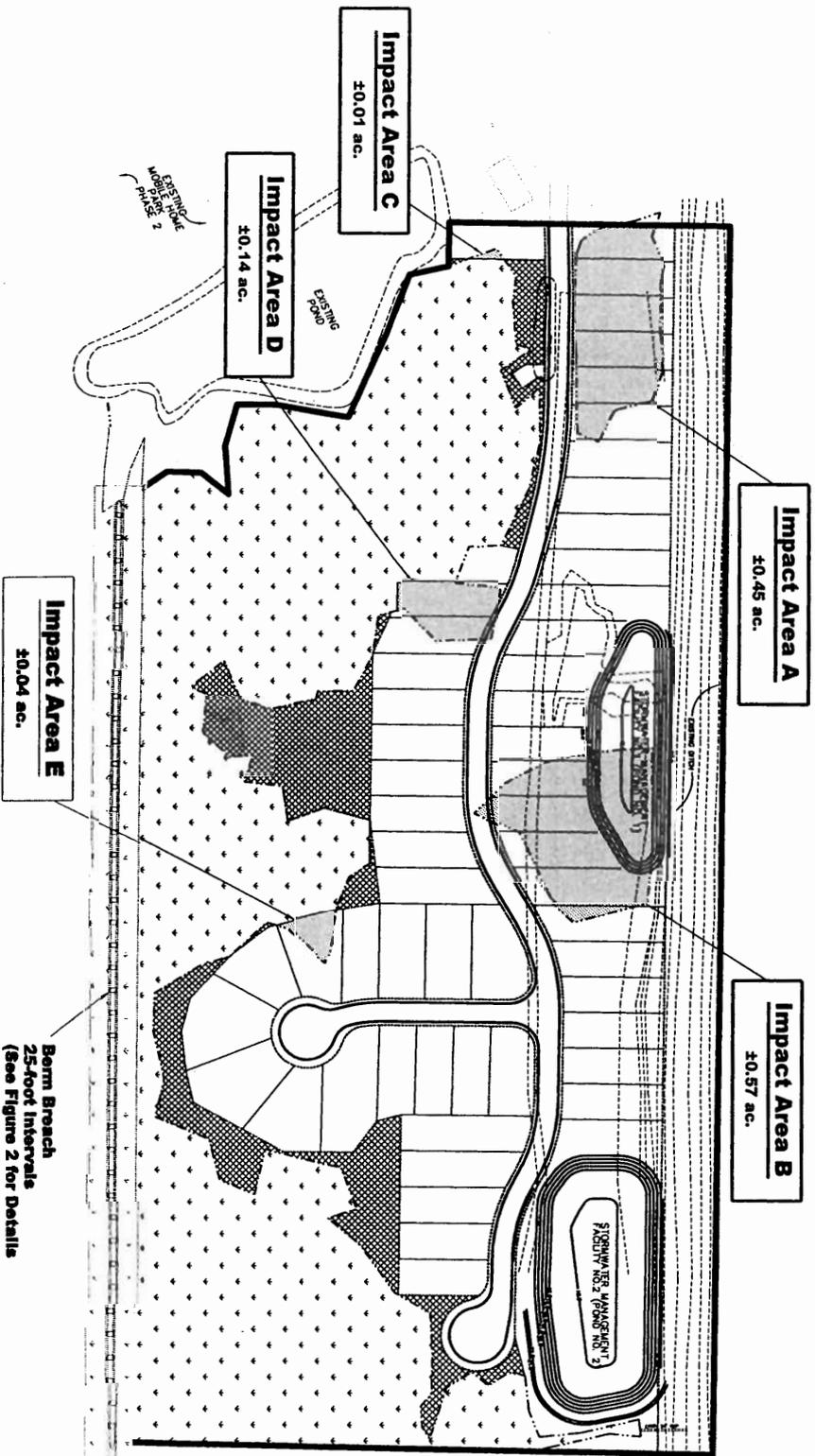


ENVIRONMENTAL SERVICES, INC.

Oceanway  
Mobile Home  
Duval County, Flc

Project No. EJ01034

U.S ARMY CORPS OF ENGINEERS  
PERMIT SAJ-2003-8587-BAL  
DATE 14 September 2004  
DRAWING PAGE 1 OF 3



- Legend:**
- Proposed Wetland Impacts ..... ±1.21 ac.
  - Upland Buffer ..... ±1.23 ac.
  - Wetland Preservation ..... ±7.66 ac.

**Impact Area E**  
10.04 ac.

**Impact Area D**  
10.14 ac.

**Impact Area C**  
10.01 ac.

**Impact Area A**  
10.45 ac.

**Impact Area B**  
10.57 ac.

**Berm Breach**  
25-foot Intervals  
(See Figure 2 for Details)

**NORTH** →

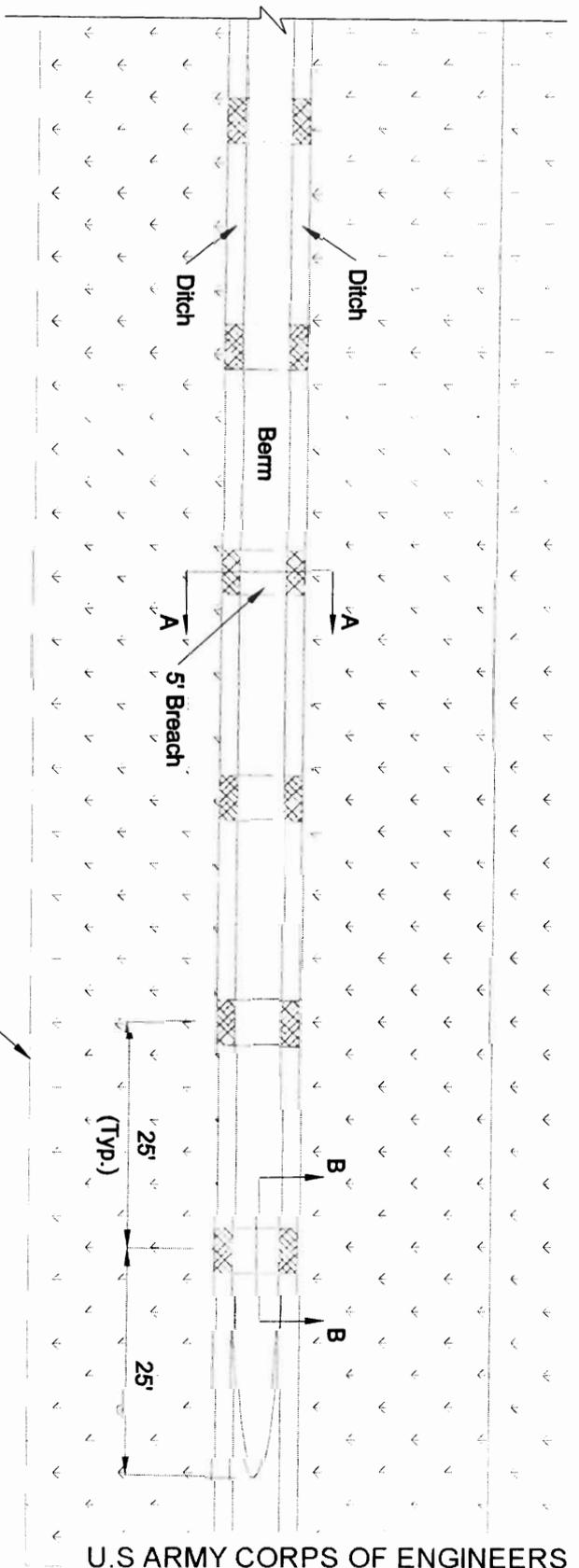


**ENVIRONMENTAL SERVICES, INC.**

Impacts Map

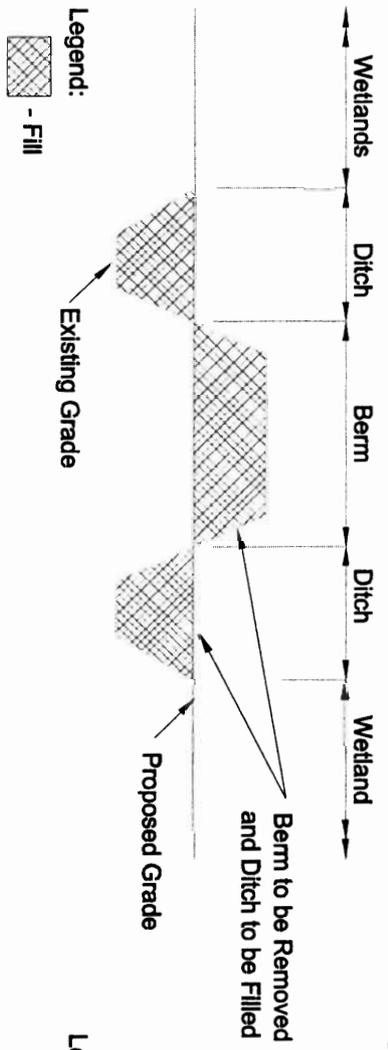
**Oceanway Mobile Home Village**  
Jacksonville, Duval County, Florida

U.S. ARMY CORPS OF ENGINEERS  
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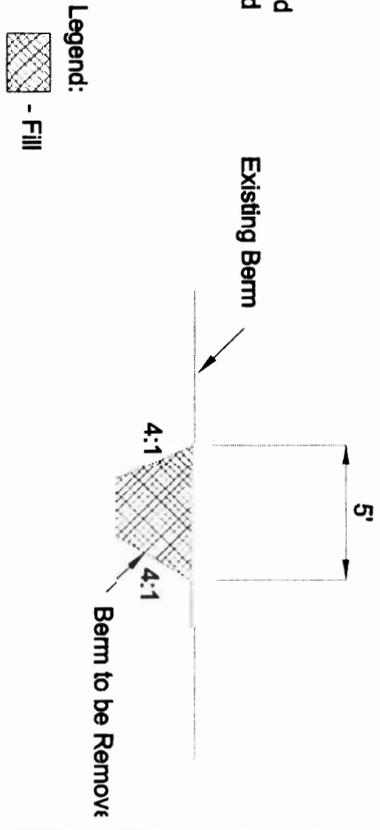


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Cross-Section A/A of Berm



Cross-Section B/B of Berm



Scale: N.T.S.

Scale: N.T.S.

Scale: 1"=20'



Berm Breach and Ditch Fill Plan  
**Oceanway Mobile Home Village**  
 Jacksonville, Duval County, Florida

Figure: 2
Scale: as shown
Project: EJ01034.00
Date: rev. 08/04

**IMPACT ON NATURAL RESOURCES:** Preliminary review of this application indicates that an Environmental Impact Statement will not be required. Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area. By means of this notice we are soliciting comments on the potential effects of the project on threatened or endangered species or their habitat.

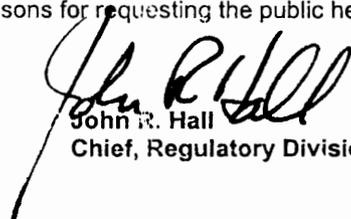
**IMPACT ON CULTURAL RESOURCES:** Review of the latest published version of the National Register of Historic Places indicates that no registered properties, or properties listed as eligible or inclusion therein, are located at the site of the proposed work. Presently, unknown archeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished.

**EVALUATION:** 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 cumulative impacts thereof; among these are conservation, economics, esthetics, 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, considerations of property ownership, and, in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act of the criteria established under authority of Section 102(a) of the Marine, Protection, Research, and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

The U.S. Army Corps of Engineers (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 of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make or deny 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.

**COASTAL ZONE MANAGEMENT CONSISTENCY:** In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board. In the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with approved Coastal Zone Management Plan.

**REQUEST FOR PUBLIC HEARING:** Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.

  
John R. Hall  
Chief, Regulatory Division