



US Army Corps
of Engineers®

PUBLIC NOTICE

Mobile District

Permit Application:

Number: SAM-2026-

00439-KMN

Name: Tucker Manor

Subdivision

Published: April 2, 2026

Expires: May 4, 2026

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY OFFICE OF
POLLUTION CONTROL (MDEQ) AND
MISSISSIPPI DEPARTMENT OF MARINE RESOURCES (MDMR)

Interested parties are hereby notified that the U.S. Army Corps of Engineers (USACE), Mobile District has received an application for a Department of the Army (DA) permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. § 1344). The purpose of this public notice is to solicit comments from the public and information necessary to evaluate the probable impact on the public interest regarding the proposed activity as described below and as shown on the enclosed drawings.

APPLICANT: Cory Bronenkamp
CORE
1321 Ochsner BLVD
Suite 201
Covington, Louisiana 70433

AGENT: Michael Henry
HYDRIK
2323 Highway 190
Suite 2
Hammond, Louisiana 70401

LOCATION OF PROPOSED ACTIVITY: The proposed activity would affect waters of the United States associated with Perigal Creek. The project/review area is located on the north side of McClellan Road and east of Tucker Road in Section 35 and 36, Township 6 South, Range 9 East; at Latitude 30.481589° and Longitude -88.848082°; in Jackson County, Mississippi.

PROPOSED ACTIVITY: The applicant is requesting a DA permit to place approximately 120,000 cubic yards of clean fill material into approximately 30.678 acres for construction of a single-family residential development in Jackson County, Mississippi. The project as proposed would impact approximately 11.73 acres of on-site wetlands. Project components would include construction of approximately 90 single-family

residential lots, access roads, concrete curbs and gutters, stormwater drainage infrastructure, and associated utilities.

MITIGATION: The applicant has provided the following information to explain how impacts to waters of the United States associated with the proposed activity are to be avoided, minimized, and compensated. "Avoidance is not feasible while maintaining a viable residential development with required lot yield and infrastructure. Reduction of impacts would result in a significant loss of developable area and would render the project impracticable from an economic and design standpoint. Preservation of isolated wetland areas within the development footprint would also result in secondary impacts. Unavoidable impacts will be mitigated through purchase of credits from a U.S. Army Corps of Engineers approved mitigation bank." The USACE will determine the type and amount of compensatory mitigation necessary to offset losses of waters of the United States which may result from the proposed activity in accordance with 33 CFR § 332.

HISTORIC PROPERTIES/CULTURAL RESOURCES: Section 106 of the National Historic Preservation Act of 1966, as amended (54 U.S.C. § 306108), requires Federal agencies to consult with the appropriate State and/or Tribal Historic Preservation Officers to take into account the effects of actions they undertake or permit on historic properties listed in or eligible for listing in the National Register of Historic Places.

The USACE is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government agencies with respect to historic resources.

The USACE's final eligibility and effect determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, federally recognized tribes, and other interested parties, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the USACE-identified permit area.

ENDANGERED SPECIES: Section 7 of the Endangered Species Act (ESA) (16 U.S.C. § 1536) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and/or U.S. Fish and Wildlife Service (USFWS) on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or that may adversely modify designated critical habitat (or critical habitat proposed such designation). Preliminary review of this application and the 2025 Standard Local Operating Procedures for Endangered Species (SLOPES) indicate the following federally listed species or species proposed for listing have the potential to occur in the action area: West Indian Manatee (T), Eastern Black Rail (T), Mississippi Sandhill Crane (E), Red-cockaded Woodpecker (T), Wood Stork (T), Alabama Red-Bellied Turtle (E), Black Pine Snake (T), Dusky Gopher Frog (E), Gopher Tortoise (T), Alligator Snapping Turtle (PT), and Louisiana Quillwort (E).

This notice serves as request to the USFWS for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

NAVIGATION: The proposed structure or activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 408) because the activity, in whole or in part, would not alter, occupy, or use a USACE Civil Works project.

WATER QUALITY CERTIFICATION: An Individual Water Quality Certification may be required from MDEQ pursuant to Section 401 of the Clean Water Act (33 U.S.C. § 1341).

The Clean Water Act (CWA) Section 401 Certification Rule (40 CFR §121) requires certification for any license or permit that authorizes an activity that may result in a discharge. The applicant is responsible for requesting certification and providing required information to the certifying agency.

COASTAL ZONE MANAGEMENT: The applicant is required to apply for Coastal Zone Management (CZM) consistency from the Mississippi Department of Marine Resources in accordance with the State Coastal Zone Management Program as the project proposed is located in Jackson County, Mississippi.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the USACE jurisdiction has not been verified by USACE personnel.

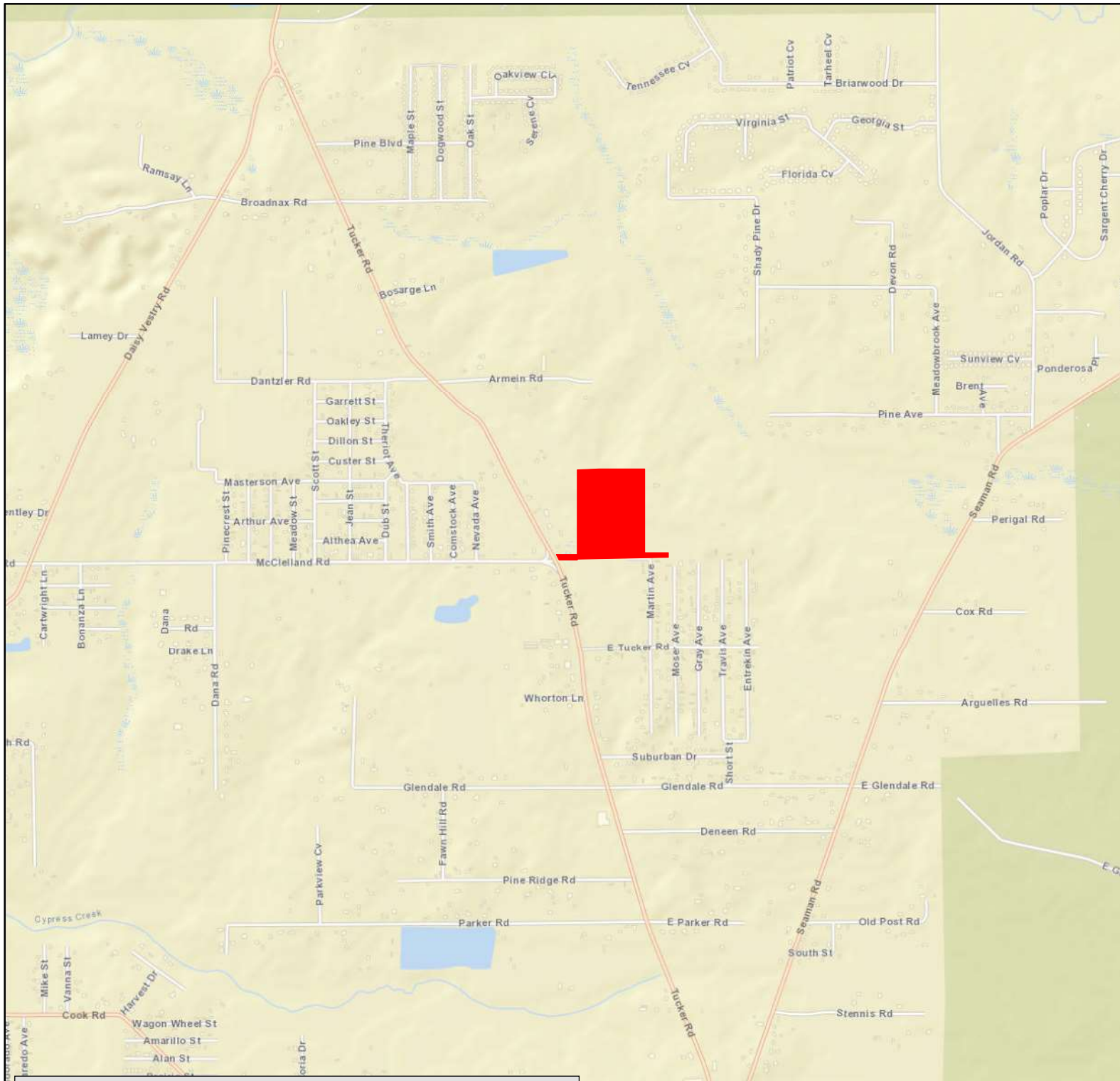
EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, 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, aesthetics, general environmental concerns, wetlands, historical 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, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act or 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.

COMMENTS: The USACE is soliciting comments from the public; Federal, State, and local agencies and officials; Tribal Nations; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the USACE to determine whether to issue, modify, condition, or deny a permit for this proposed activity. To make this determination, comments are used to assess impacts to 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 comments or objections which are received during this period may be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested permit. Please note that all comments received will become part of the administrative record and are subject to public release under the Freedom of Information Act.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

The Mobile District will receive written comments on the proposed activity, as outlined above, until May 4, 2026. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs/public-notice>. Alternatively, you may submit comments to Kaaren Neumann at Kaaren.M.Neumann@usace.army.mil or U.S. Army Corps of Engineers, Mobile District, Attention: Kaaren Neumann, 100 Canal Street, Mobile, Alabama 36602-1901. Please refer to "**SAM-2026-00439-KMN**" in your comments.

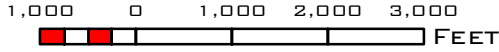


LEGEND

 DELINEATION BOUNDARY REV PER SURVEY (30.678 ACRES)

REVISED WETLANDS PER CHANGE IN BOUNDS FROM SURVEY

**BILOXI, MISSISSIPPI
JACKSON COUNTY**



VICINITY MAP

CORE




FIGURE 1
DATE: 03.13.26



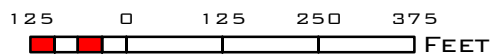
PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH



LEGEND

-  DELINEATION BOUNDARY REV PER SURVEY (30.678 ACRES)
-  WETLANDS (11.73 ACRES)
-  OTHER WATERS (0.009 ACRES)

**BILOXI, MISSISSIPPI
JACKSON COUNTY**



WETLAND DELINEATION

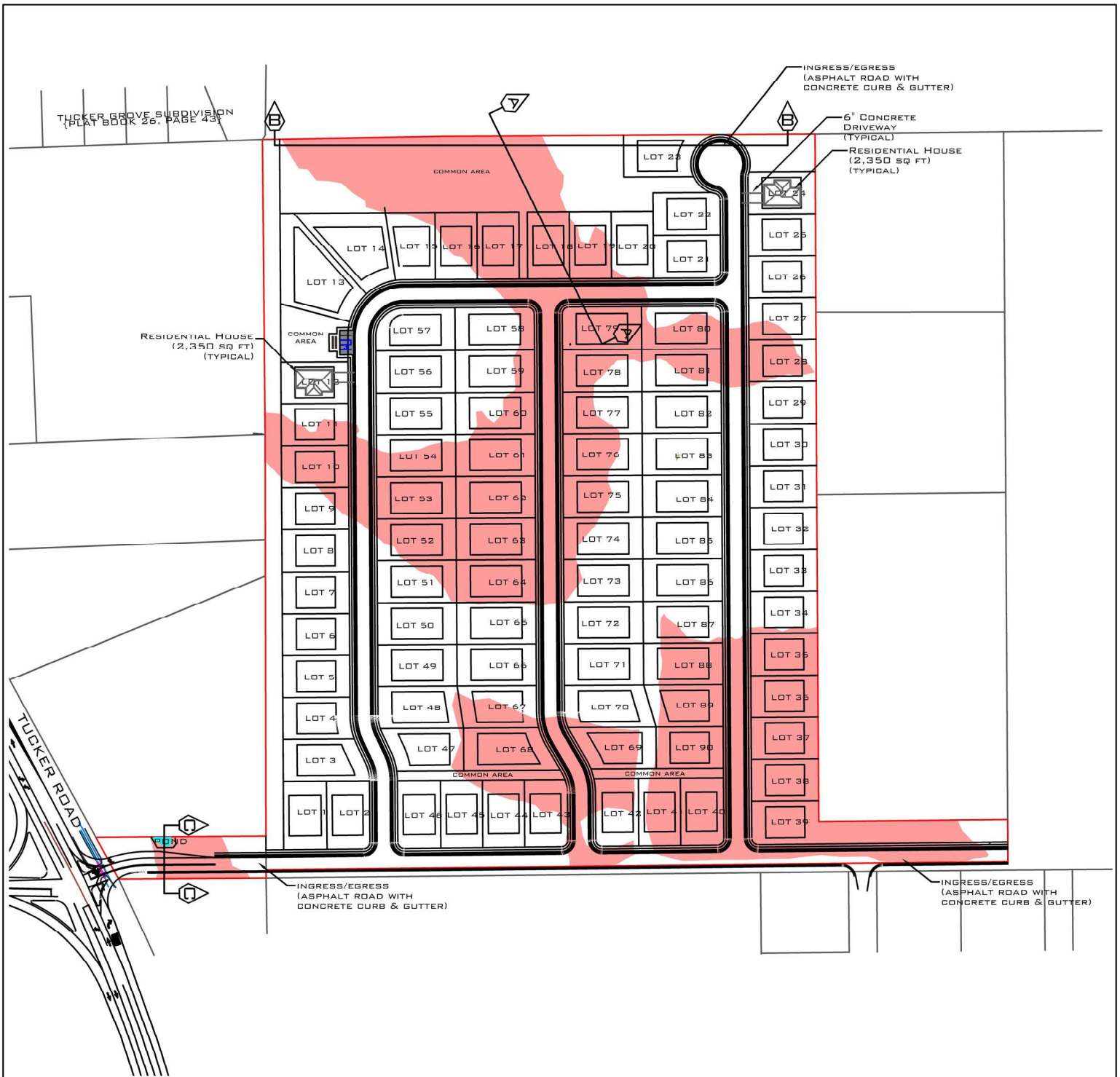
CORE

FIGURE 3

DATE: 03.13.26



PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH



- PROJECT AREA (30.678 ACRES)
- WETLANDS TO BE FILLED OR IMPACTED (11.73 ACRES)
- OTHER WATERS TO BE AVOIDED (0.009 ACRES)



125' 0' 125' 250' 500'



SCALE: 1:250

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.

WETLAND IMPACT MAP

APPLICANT:

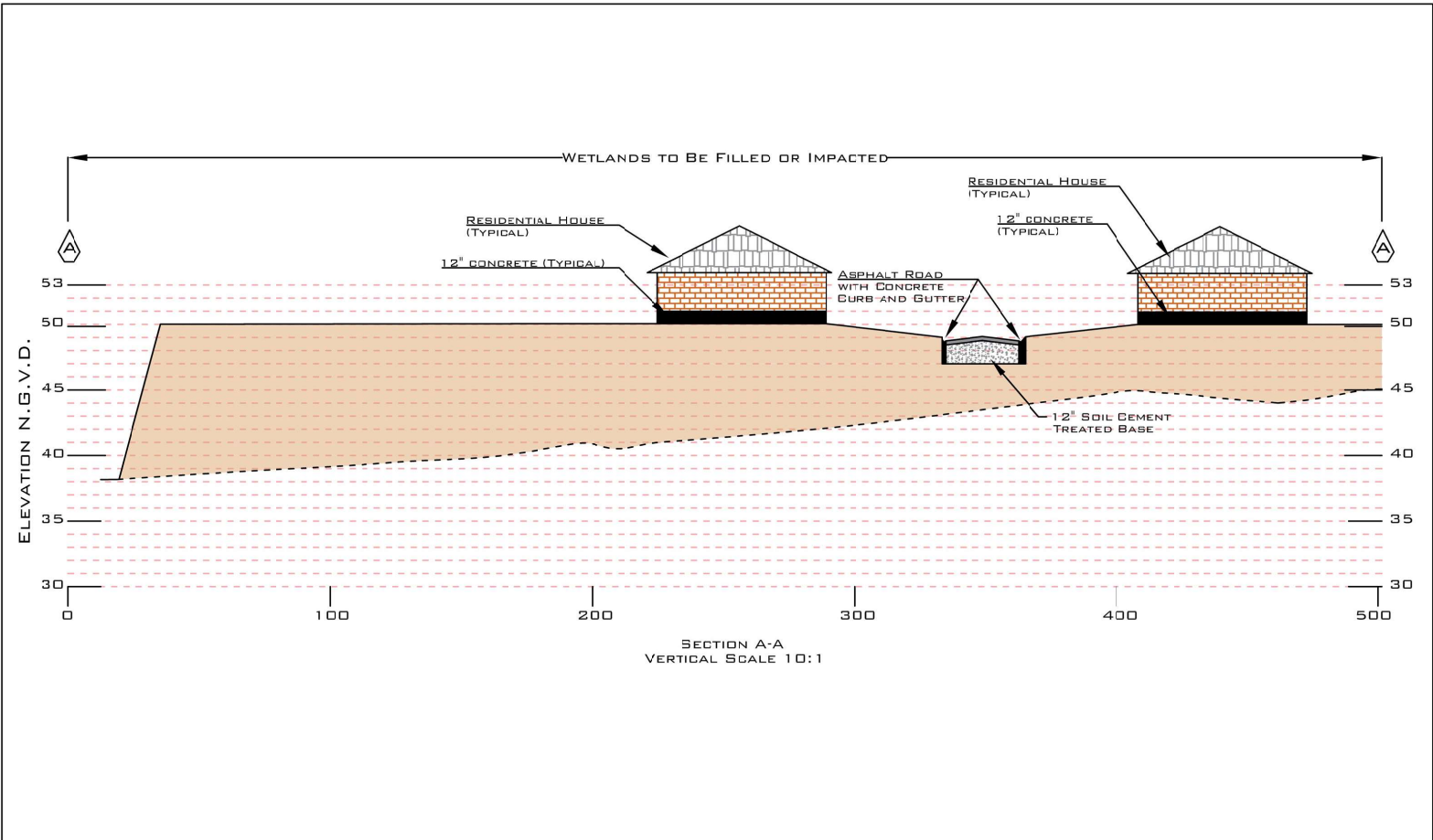
CORE

TUCKER MANOR
SECTIONS 35&36, T6S - R9E
JACKSON COUNTY, MISSISSIPPI

FIGURE 5



DATE: 3.16.2026



- CONCRETE
- PROPOSED FILL
- ASPHALT ROAD
- SOIL CEMENT BASE
- PROPOSED GRADE
- EXISTING GRADE

CROSS SECTION A-A

APPLICANT:

CORE

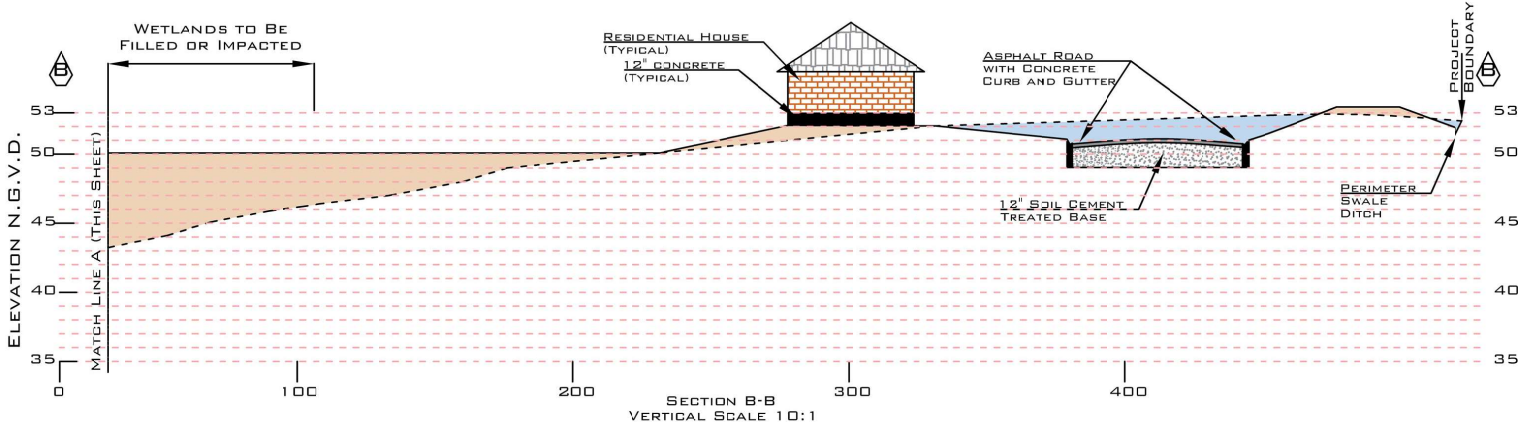
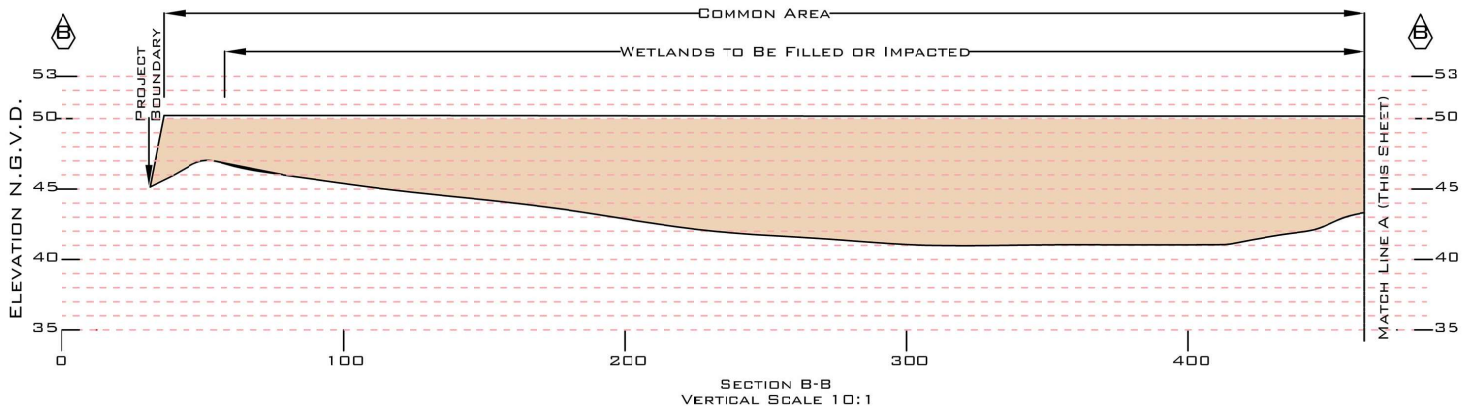
TUCKER MANOR
SECTIONS 35&36, T6S - R9E
JACKSON COUNTY, MISSISSIPPI

FIGURE 6

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.

HYDRIK

DATE: 3.16.2026



- CONCRETE
- PROPOSED FILL
- ASPHALT ROAD
- AREA TO BE GRADED FOR ROADS AND DRAINAGE
- SOIL CEMENT BASE
- PROPOSED GRADE
- EXISTING GRADE

CROSS SECTION B-B

APPLICANT:

CORE

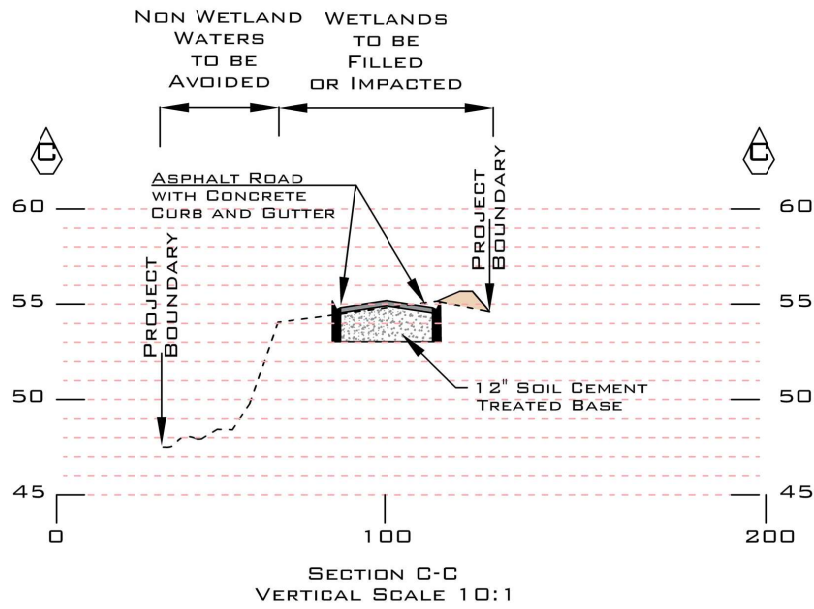
TUCKER MANOR
SECTIONS 35&36, T6S - R9E
JACKSON COUNTY, MISSISSIPPI

FIGURE 7



DATE: 3.16.2026

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.



- CONCRETE
- PROPOSED FILL
- ASPHALT ROAD
- AREA TO BE GRADED FOR ROADS AND DRAINAGE
- SOIL CEMENT BASE
- PROPOSED GRADE
- EXISTING GRADE

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.

CROSS SECTION C-C

APPLICANT:

CORE

TUCKER MANOR
SECTIONS 35&36, T6S - R9E
JACKSON COUNTY, MISSISSIPPI

FIGURE 8

HYDRIK

DATE: 3.16.2026