



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

REPLY TO
ATTENTION OF:

CESAM-RD-M

PUBLIC NOTICE NO. SAM-2013-01389-KMN

September 19, 2014

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

**REQUEST TO FILL WATERS OF THE UNITED STATES FOR CONSTRUCTION OF A
RESIDENTIAL DEVELOPMENT (TUCKAHOE FARMS),
HARRISON COUNTY, MISSISSIPPI**

TO WHOM IT MAY CONCERN:

This District has received an application for an After-the-Fact Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 USC 1344). This public notice is being distributed to all known interested persons to assist in developing facts on which a decision by the Corps can be based. Please communicate this information to interested parties.

APPLICANT: **Mr. Jay Knowles**
8465 Kiln-Delisle Road
Pass Christian, Mississippi 39571

AGENT: **D. R. Sanders and Associates, Inc.**
Attention: Mr. Dana Sanders, Jr.
4017 Lake Wilma Road
Moss Point, Mississippi 39562

LOCATION OF WORK: The proposed project is located on the southwest side of Kiln-Delisle Road, approximately 1 mile north of Interstate 10 in the Delisle area of western Harrison County. The project would consist of a 53-Lot subdivision to be called Tuckahoe Farms, Section 30, Township 7 South, Range 13 West, an unnamed tributary to Mill Creek, Harrison County, Mississippi, Latitude 30.4048° North, Longitude -89.3255° West. The area is depicted on the Mississippi Vidalia Quadrangle, United States Geological Survey Topographic Map.

HISTORY: The site had previously been used as a sod farm and more recently for grazing by cattle. The applicant placed fill on the project site January 2013 to construct a grass runway. The fill material placement crossed a wetland drain located on the project site. In February 2014 Center Point Gas Company impacted the on-site wetland drain during placement of a gas service line, which extends from Kiln-Delisle Road south to the applicant's residence (approximately 1,850 feet). Impacts to the wetland

drain from the grass runway and the gas service line were not previously permitted. An after-the-fact application has been submitted for the previous impact to the wetland drain and for additionally proposed impacts to the site.

PROJECT PURPOSE: The purpose of the project is for the development of 53 residential lots, a grass runway, a water-ski lake, and all supporting utilities.

PROPOSED WORK: The applicant proposes to develop approximately 50.5 acres for a single family residential development. The development would include the construction of 53 single family residences, a grass runway, and a water-ski lake. Approximately 10.64 acres comprise a wetland drain, which is the headwater of an unnamed tributary to Mill Creek. The applicant proposed to impact 8.5 acres of the wetland drain with the proposed project. Impacts to the wetland drain would include approximately 2.56 acres of herbaceous wetlands and approximately 5.94 acres of forested wetlands. Proposed impacts to the wetland drain would include approximately 2.40 acres to be excavated for the water-ski lake, 0.49 acre to be filled for the water-ski lake, 4.55 acres to be filled for house lots, 0.76 acre to be filled for streets, and 0.30 acre to be filled for the grass runway.

Three streets are proposed to enter the property from Kiln-Delisle Road. They would run north to south and have a cul-de-sac at the southern ends. One or more culverts, (44 feet by 27 inches) depending on the stormwater calculations, would be placed under the middle and western street crossings of the wetlands.

The residential lots would be approximately 0.5 acre in size. Homes would vary in size from 1,600 to 2,000 square feet. Nineteen of the proposed lots would include fill impacts to the wetland drain. Lot 39 of the 53 lots would be dedicated to boat launch and parking. The rear of lots abutting the lake would not extend to the lake. A 15-foot-wide buffer would exist around the lake.

The proposed competitive water-ski lake would be approximately 1,990 feet long and 215 feet wide and would be constructed on the west side of the project site and run in a north to south direction. The lake would be 8 feet deep in the middle and slope to grade at a 10:1 slope over 70 feet, then to a 5:1 slope above the lake edge. The lake would have one point at which overflow water from the creek on the north end of the project site would backflow into the lake. The water table is within 4 feet of the surface and during flood flows, declines in the water level of the creek and lake would result in a decline in the backflow into the lake until it ceases at the ground surface, leaving the lake full. A small island would be constructed in each end of the lake. After the lake has been constructed and filled, a small area near the northern end of the lake would act as an outflow channel during periods of high flood flows. A ramp to allow boats to access the lake would be constructed in the location of Lot 39. In periods of drought, the applicant has the option to adjust the water levels in the lake through purchasing water from Harrison County.

A grass runway has already been constructed on the east side of the project site. It extends 1,410 feet south from Kiln-Delisle Road and has a width of 96 feet. The runway would extend an additional 2,090 feet south of the project area for a total distance of 3,500 feet. Construction of the runway has impacted the wetland drain by crossing it near the southern end. A culvert (27 inches by 44 feet) has been placed underneath the fill material. The grass runway would accommodate residents who have small aircraft.

AVOIDANCE & MINIMIZATION: As part of their avoidance measures, the applicant evaluated seven off-site properties as possible locations for the proposed development. In addition, the applicant considered several possible on-site alternative designs. The U.S. Army Corps of Engineers (Corps) has not verified the adequacy of the applicant's avoidance and minimization at this time.

MITIGATION: The applicant proposes to mitigate for unavoidable impacts to jurisdictional wetlands through the purchase of mitigation credits from a wetlands mitigation bank approved by the Mobile District, Corps. The Corps has not verified the adequacy of this mitigation proposal at this time.

WATER QUALITY: The applicant has applied for certification from the State of Mississippi 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 by the Mississippi Department of Environmental Quality (MDEQ).

HISTORIC PROPERTIES: 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 effect cultural and historic properties within the permit area. In addition to the State Historic Preservation Officer (SHPO), we are seeking comment from the Federally-recognized American Indian tribes, local historical societies, museums, universities, U.S. Department of the Interior, National Park Service, Division of Archeological Services, and concerned citizens regarding the existence or the potential for existence of significant cultural and historic properties within the permit area. The National Register of Historic Places will be consulted for properties listed in or eligible for the National Register, which are known to exist and would be affected by the proposed work. The SHPO reviewed the project site under MDAH Project Log #08-099-14 and stated no known cultural resources are likely to be affected.

ENDANGERED SPECIES: Preliminary review of this application and the U.S. Department of the Interior's List of Endangered and Threatened Wildlife and Plants indicate that the proposed activity will have no effect on any listed endangered or threatened species. This determination is being coordinated with the U.S. Fish and Wildlife Service via this public notice.

COMMENTS: This public notice is being distributed to all known interested persons and serves to solicit comments from the public, Federal, State, and local agencies and

officials, Indian Tribes, and other interested parties, in order to assist in developing facts on which a decision by the Corps can be based.

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.

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.

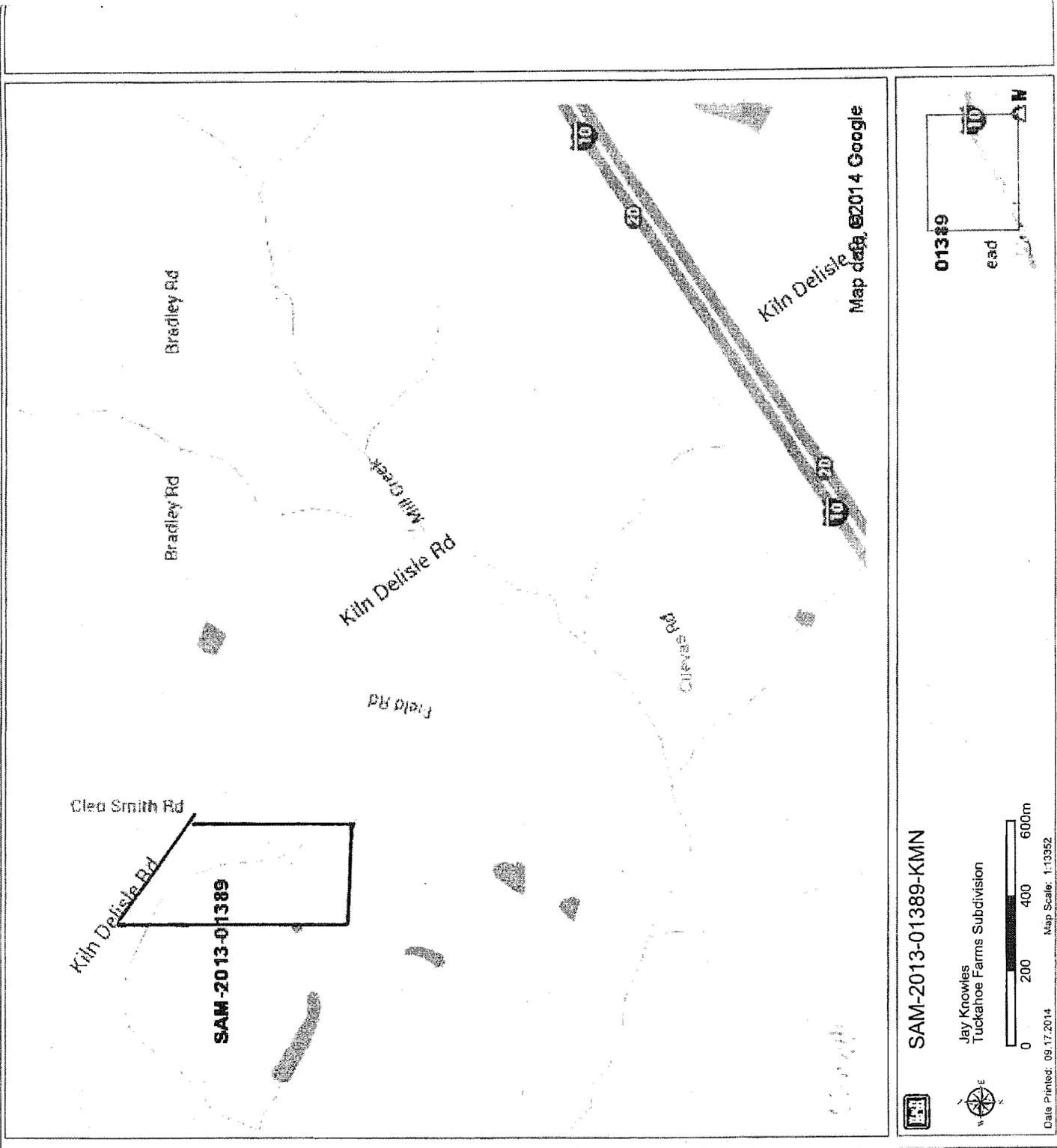
Correspondence concerning this notice should refer to Public Notice Number **SAM-2013-01389-KMN** and should be directed to Corps, Regulatory Division, Mississippi Field Office, Attention: Ms. Kaaren M. Neumann, 1141 Bayview Avenue, Suite 501, Biloxi, Mississippi 39530, with a copy furnished to the MDEQ, Office of Pollution Control, Environmental Permitting Division, Attention: Ms. Florance Watson, Post Office Box 2261, Jackson, Mississippi 39225-2261, and the Mississippi Department of Marine Resources, Attention: Mr. Greg Christodoulou, 1141 Bayview Avenue, Suite 501, Biloxi, Mississippi 39530. 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 **(228) 523-4024**, or by e-mail at **kaaren.m.neumann@usace.army.mil**. Please refer to the above public notice number.

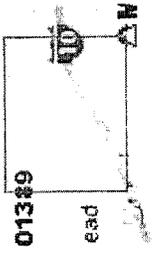
For additional information about our Regulatory Program, please visit our web site at www.sam.usace.army.mil/Missions/Regulatory.aspx.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Enclosures



Kiln Delisle
Map data ©2014 Google



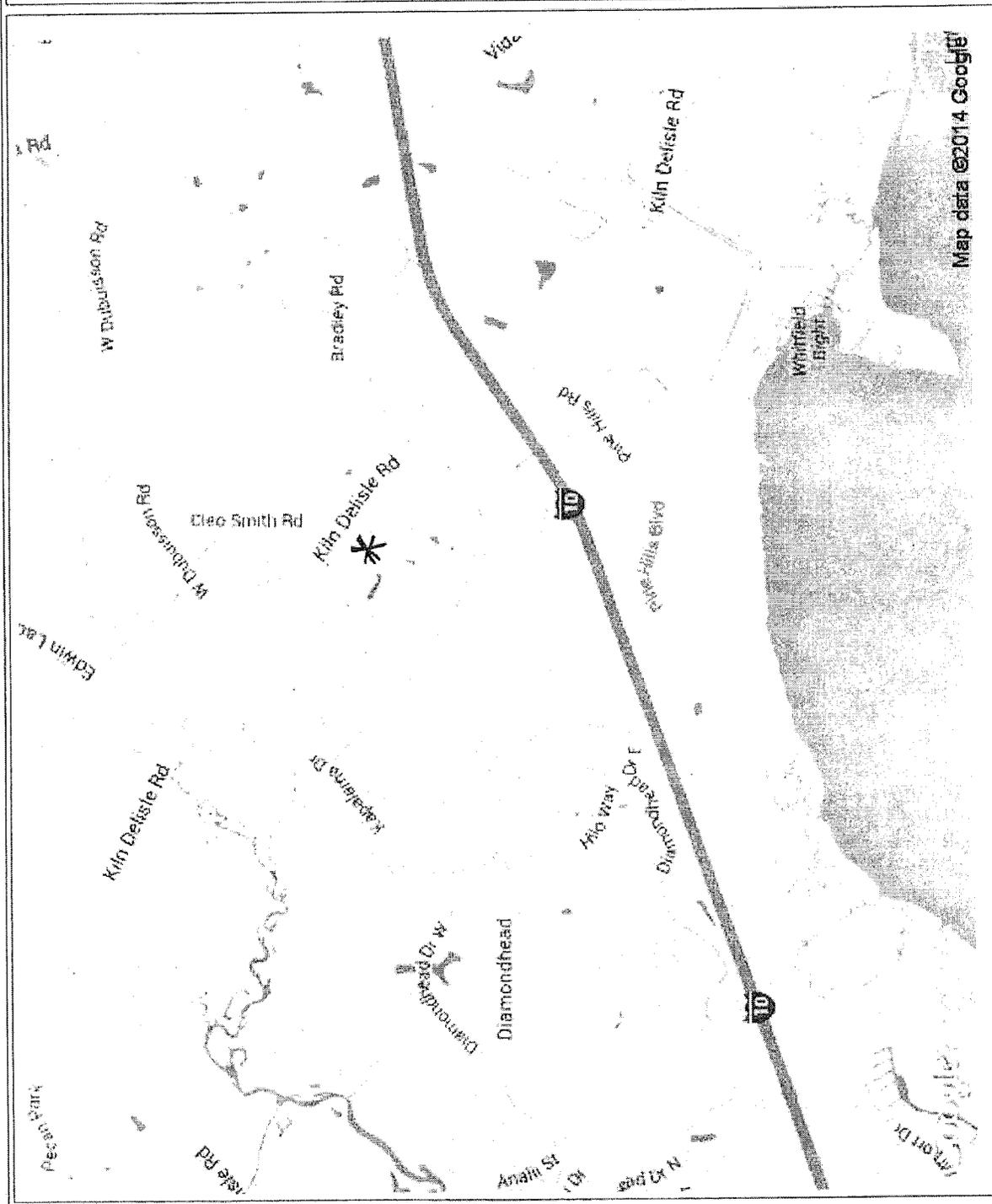
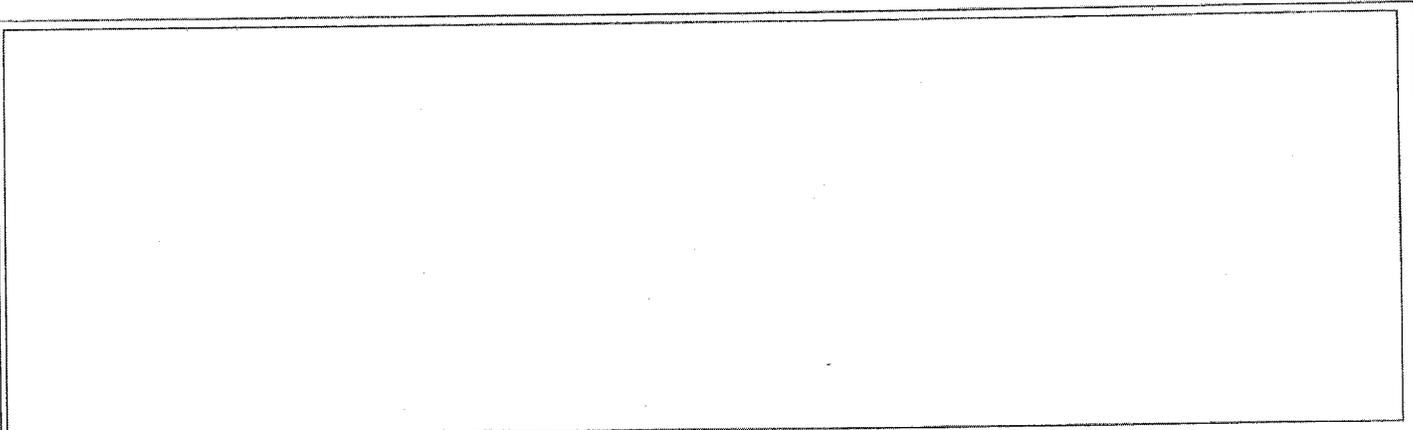
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Jay Knowles
Tuckahoe Farms Subdivision



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Jay Knowles
Tuckahoe Farms Subdivision

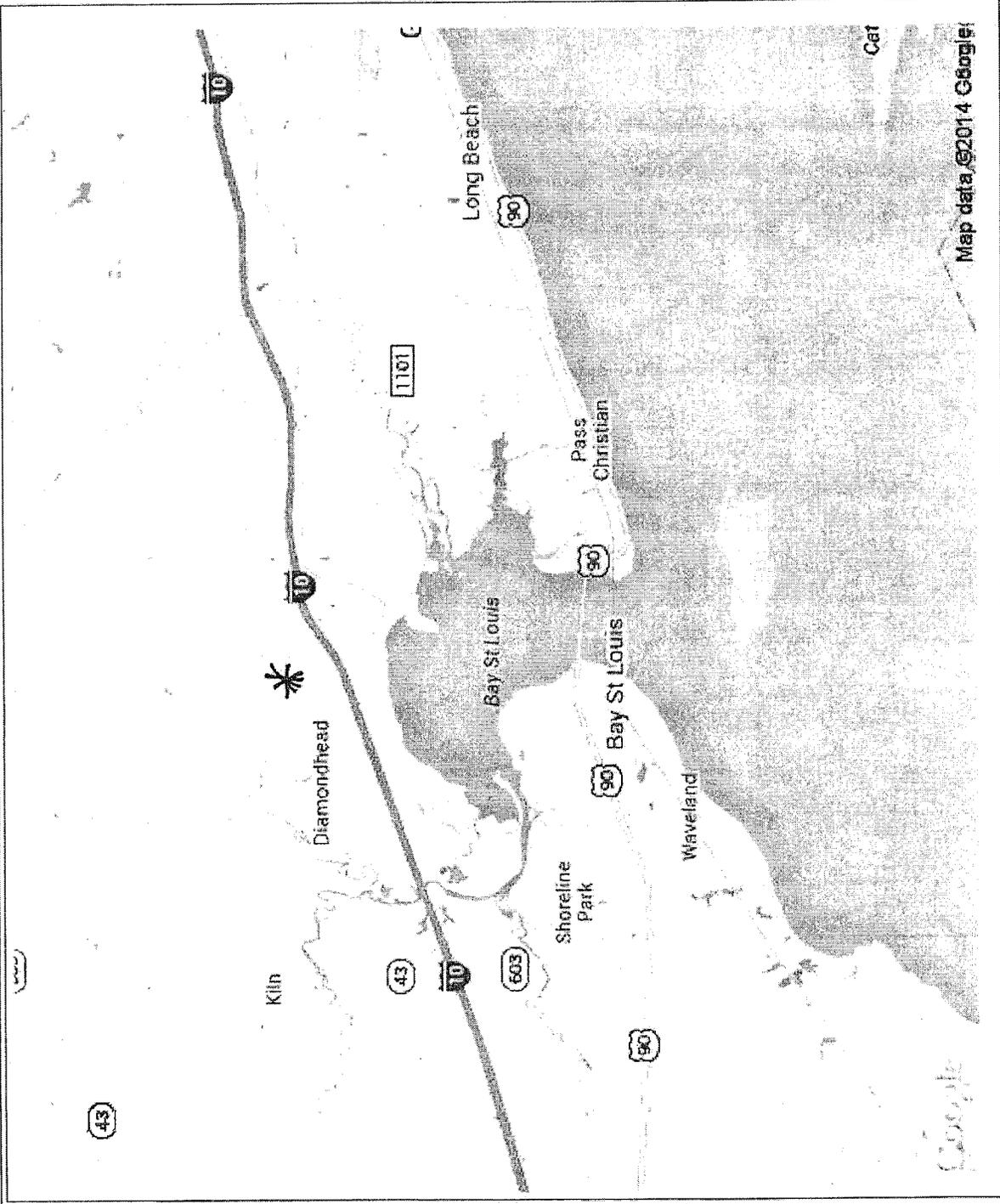
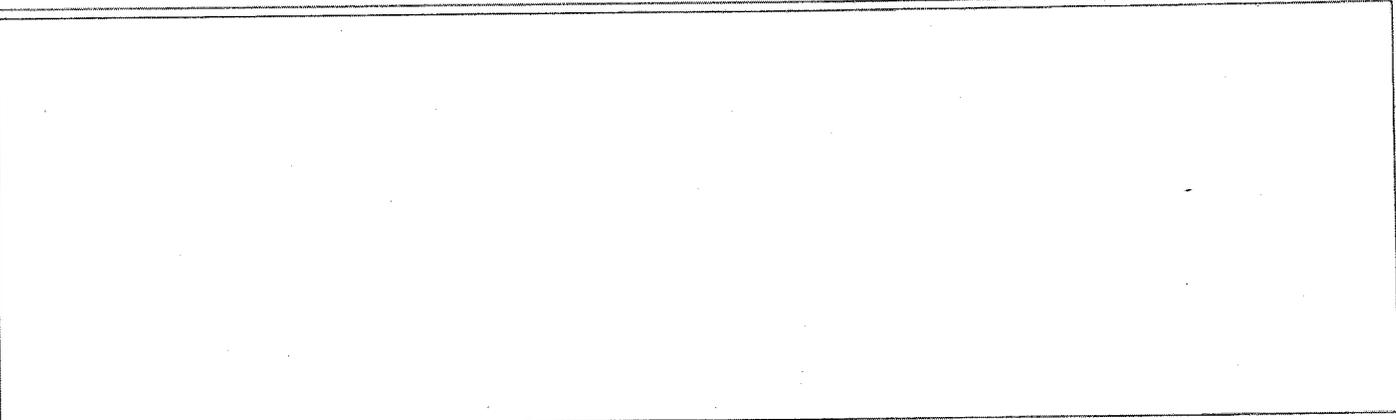
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Diamondhead

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Jay Knowles
Tuckahoe Farms Subdivision

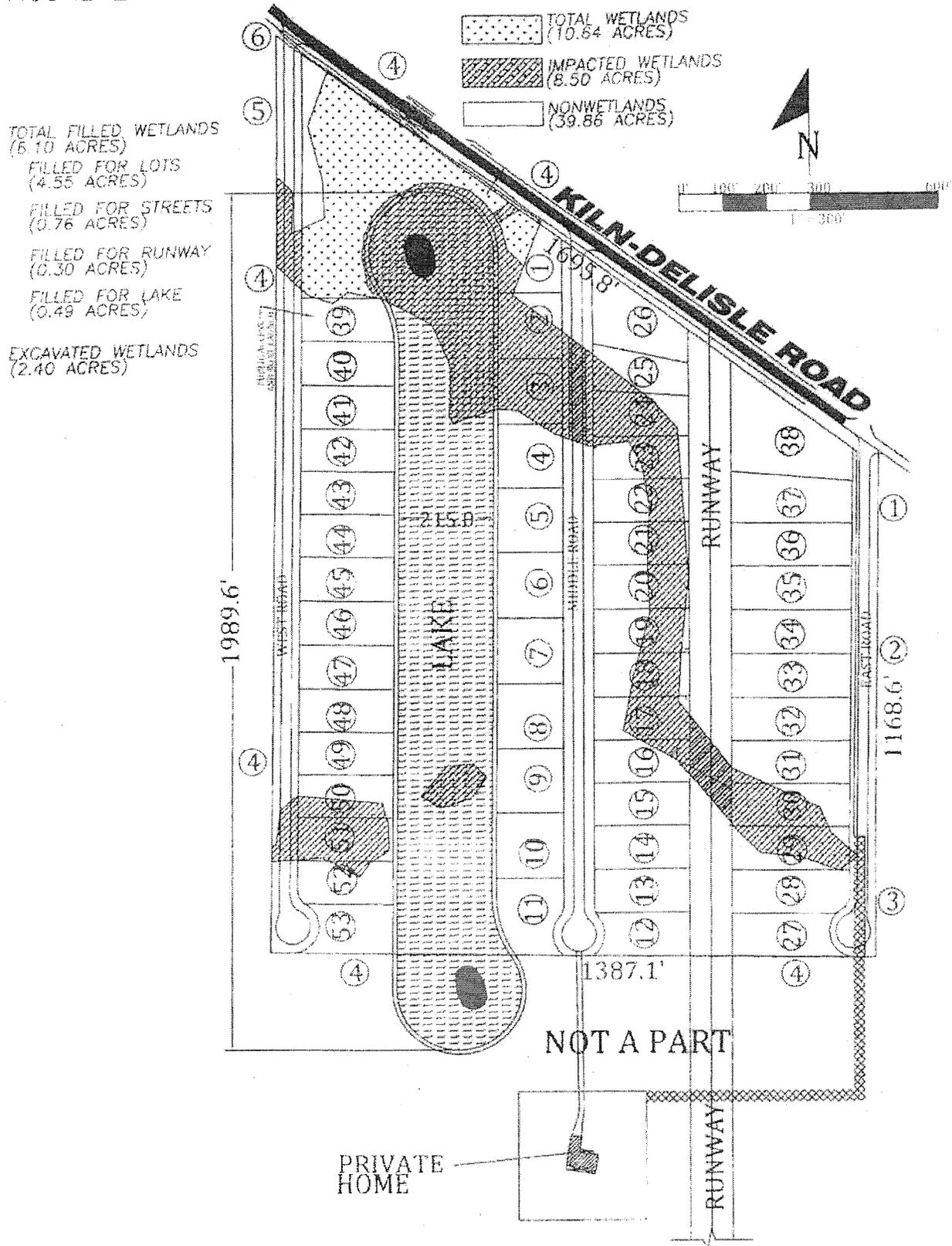
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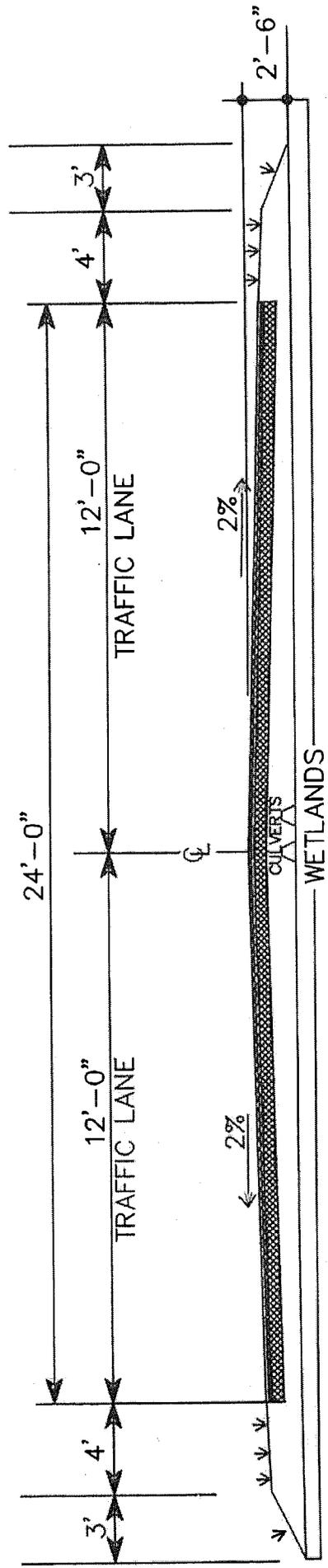
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FIGURE 2. TUCKAHOE FARMS PROJECT PLAN VIEW



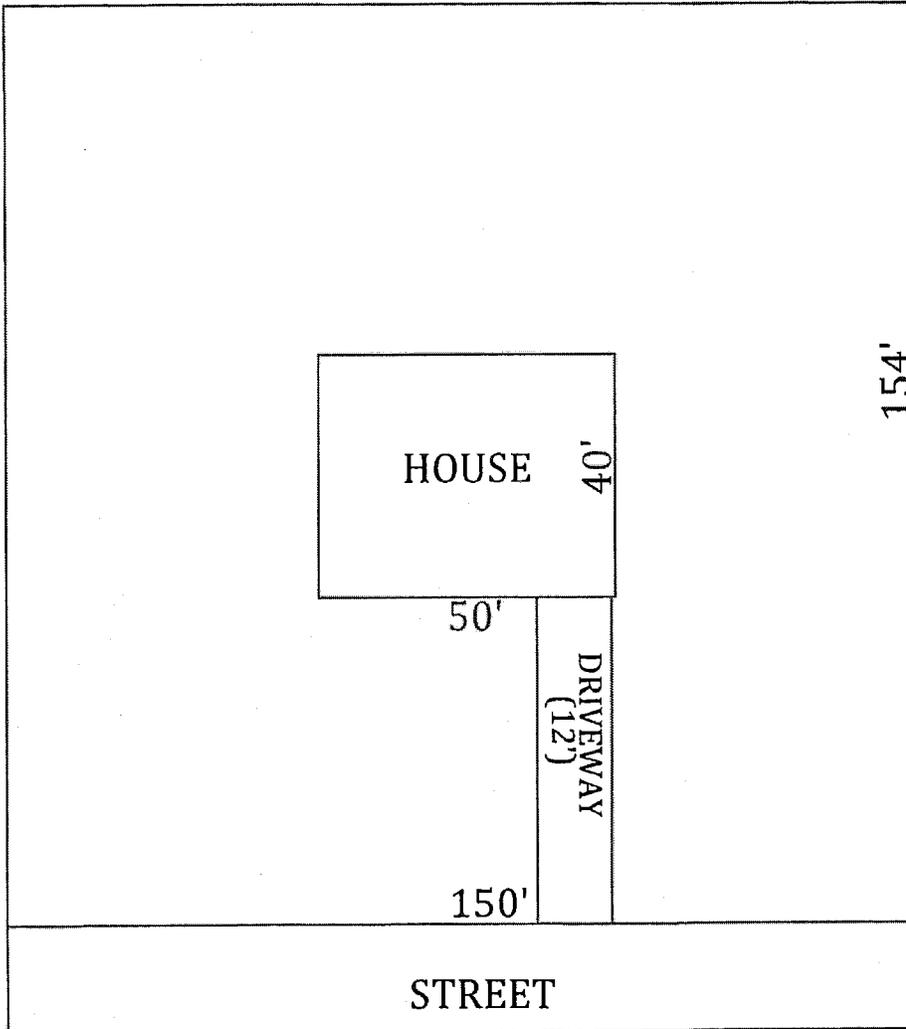
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FIGURE 3. KNOWLES STREET CROSS-SECTION IN WETLANDS



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FIGURE 4. PLANVIEW FOR LOT 4, TUCKAHO FARMS
SUBDIVISION, HARRISON COUNTY, MS



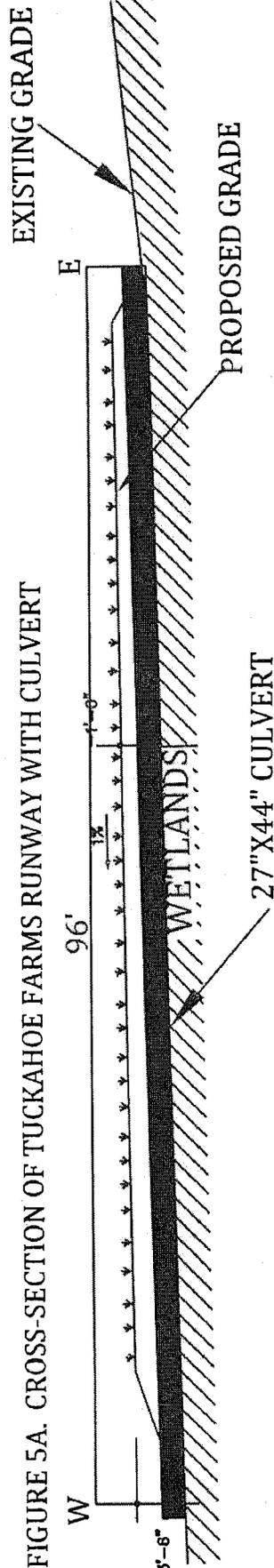


FIGURE 5A. CROSS-SECTION OF TUCKAHOE FARMS RUNWAY WITH CULVERT

FIGURE 5B. KNOWLES RUNWAY LONGITUDINAL SECTION

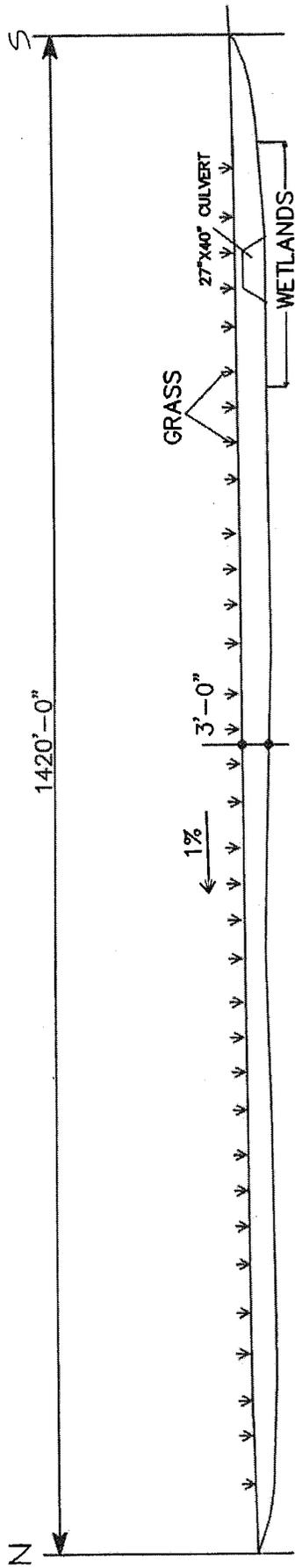


FIGURE 6. LAKE CROSS-SECTION

