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-2014-01015-KMN **January 23, 2015**

JOINT PUBLIC NOTICE SAM-2014-01015-KMN
U.S. ARMY CORPS OF ENGINEERS
AND
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL
AND
MISSISSIPPI DEPARTMENT OF MARINE RESOURCES (DMR-150073)

REQUEST TO FILL WATERS OF THE UNITED STATES FOR DEVELOPMENT OF A MULTI-FAMILY RESIDENTAL DEVELOPMENT VANCLEAVE, JACKSON COUNTY, MISSISSIPPI

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). 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: Bridges Investment Company, LLC
1904 Lakeland Drive
Jackson, Mississippi 39216

AGENT: Culpepper and Associates
Post Office Box 1407
Long Beach, Mississippi 39567

LOCATION OF WORK: The proposed project is located southeast of Highway 57 in Vancleave, Mississippi. The project would consist of construction of a multi-family development on approximately 22.7 acres on Bear Ridge Road, Section 21, Township 6 North, Range 7 West, Vancleave, Jackson County, Mississippi, Latitude 30.5137° N, Longitude -88.6942° W. The area is depicted on the Mississippi Vancleave Quadrangle, United States Geological Survey Topographic Map.

WATERWAY: Little Bluff Creek

PROJECT PURPOSE: The purpose of the project is for the development of a multi-family residential development.

PROPOSED WORK: The applicant proposes to impact 1.0 acre of forested wetlands for the development of a multi-family residential development. The proposed project site is approximately 22.7 acres and contains approximately 15.7 acres of forested wetlands and other waters. The other waters located on-site include approximately 650 feet of Little Bluff Creek and a ponded area which is approximately 9,700 square feet located along the Little Bluff Creek.

AVOIDANCE & MINIMIZATION: As part of their avoidance measures, the applicant evaluated an undisclosed number of off-site properties as possible locations for the proposed development. The applicant stated that they rejected the other off-site properties due to local land zoning, potential greater environmental impacts, project viability, higher property cost, and higher development costs. The applicant stated they considered three on-site alternatives for the proposed project. The applicant stated that the requested alternative is the most practicable least damaging alternative. The 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 preservation of approximately 14.7 acres of on-site forested wetlands and other waters and through the purchase of mitigation credits from a wetlands mitigation bank approved by the Mobile District, Corps of Engineers. 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.

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, we are seeking comment from the federally-recognized American Indian tribes, local historical societies, museums, universities, the 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 State Historic Preservation Officer is currently reviewing the project site and a Cultural Resources Survey under MDAH Project Log #09-012-14.

ENDANGERED SPECIES: Preliminary review of this application and the U.S. Department of the Interior 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 (USFWS) 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 U.S. Army Corps of Engineers (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.

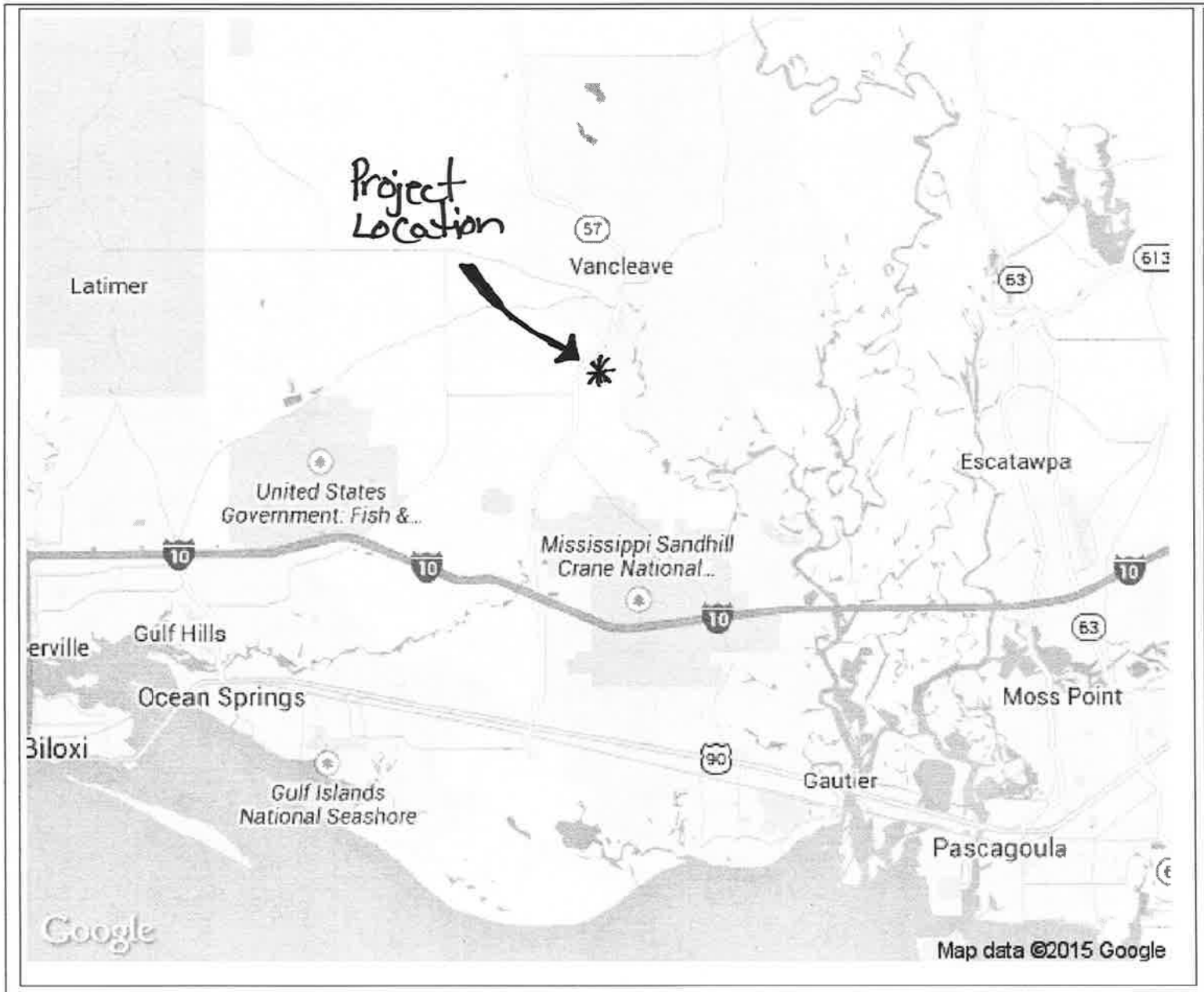
Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2014-01015-KMN** and should be directed to the District Engineer, U.S. Army Corps of Engineers, Attention: Regulatory Division, Mississippi Field Office, Attention: Kaaren M. Neumann,1141 Bayview Avenue, Suite 501, Biloxi, Mississippi 39530, with a copy to the Mississippi Department of Environmental Quality, Office of Pollution Control, Environmental Permitting Division, Attention: Florance Watson, Post Office Box 2261, Jackson, Mississippi 39225, and the Mississippi Department of Marine Resources, Attention: Jennifer Wittmann, 1141 Bayview Avenue, Suite 501, Biloxi, Mississippi 39530.

All 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 for this application Ms. Kaaren Neumann at (228) 523-4024, or by e-mail at kaaren.m.neumann@usace.army.mil . Please refer to the above Public Notice number SAM-2014-01015-KMN.

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

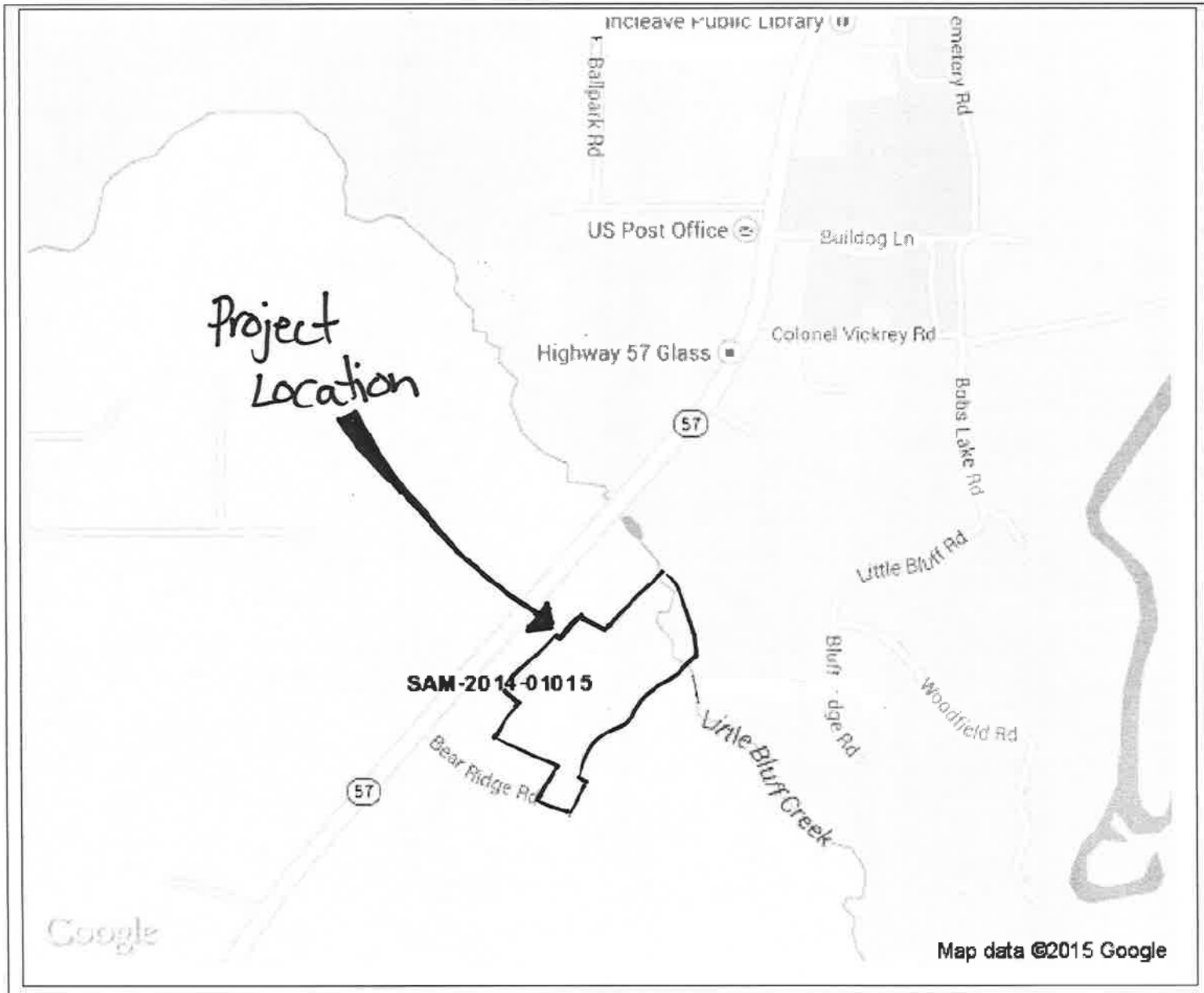


SAM-2014-01015

Bridges Investment Company, LLC
Bear Ridge Road, Vancleave MS

0 2 4 6km

Date Printed: 01.21.2015 Map Scale: 1:216672

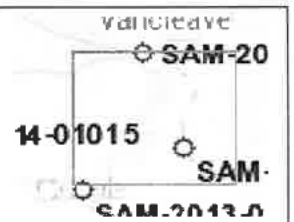


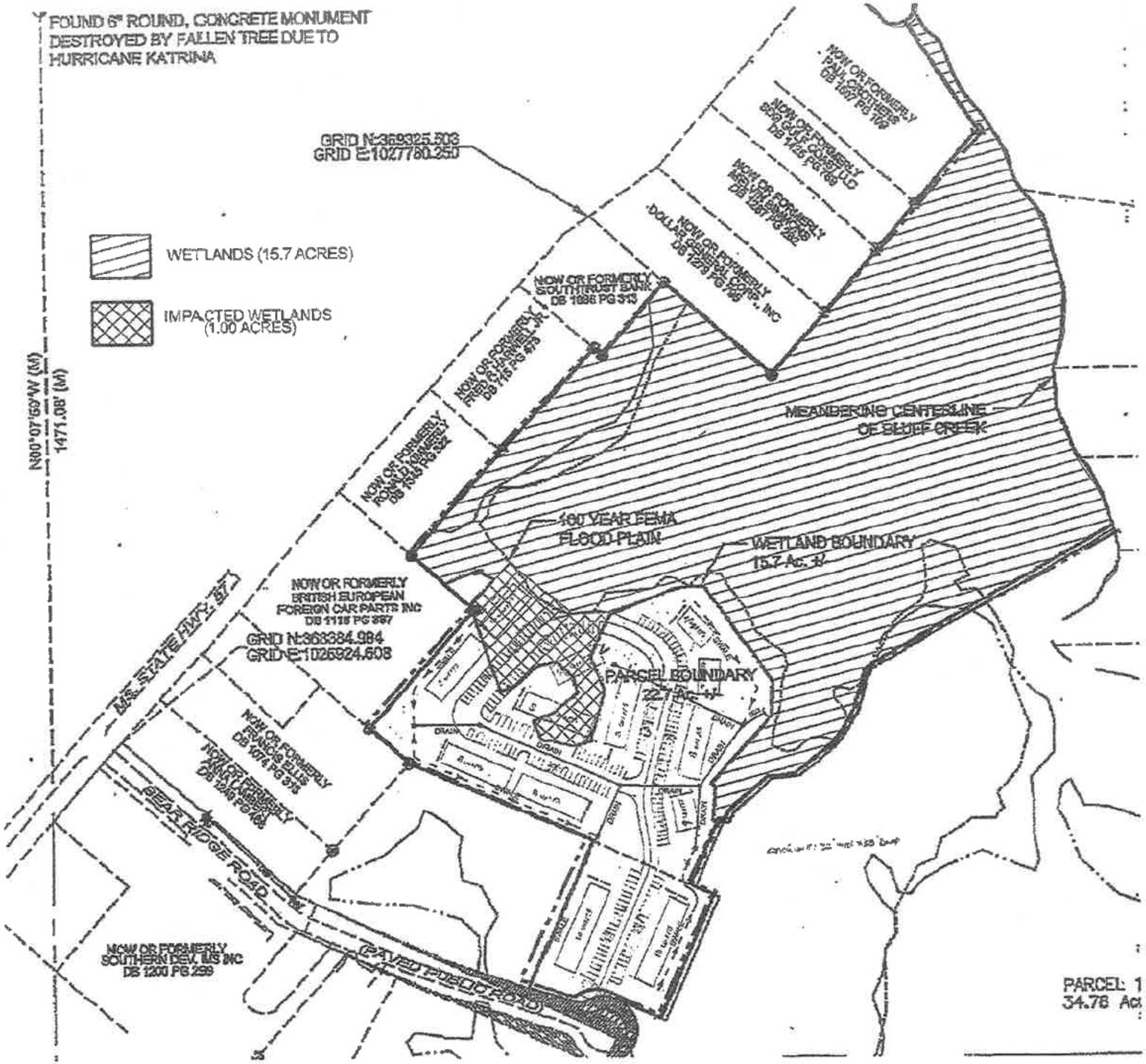
SAM-2014-01015

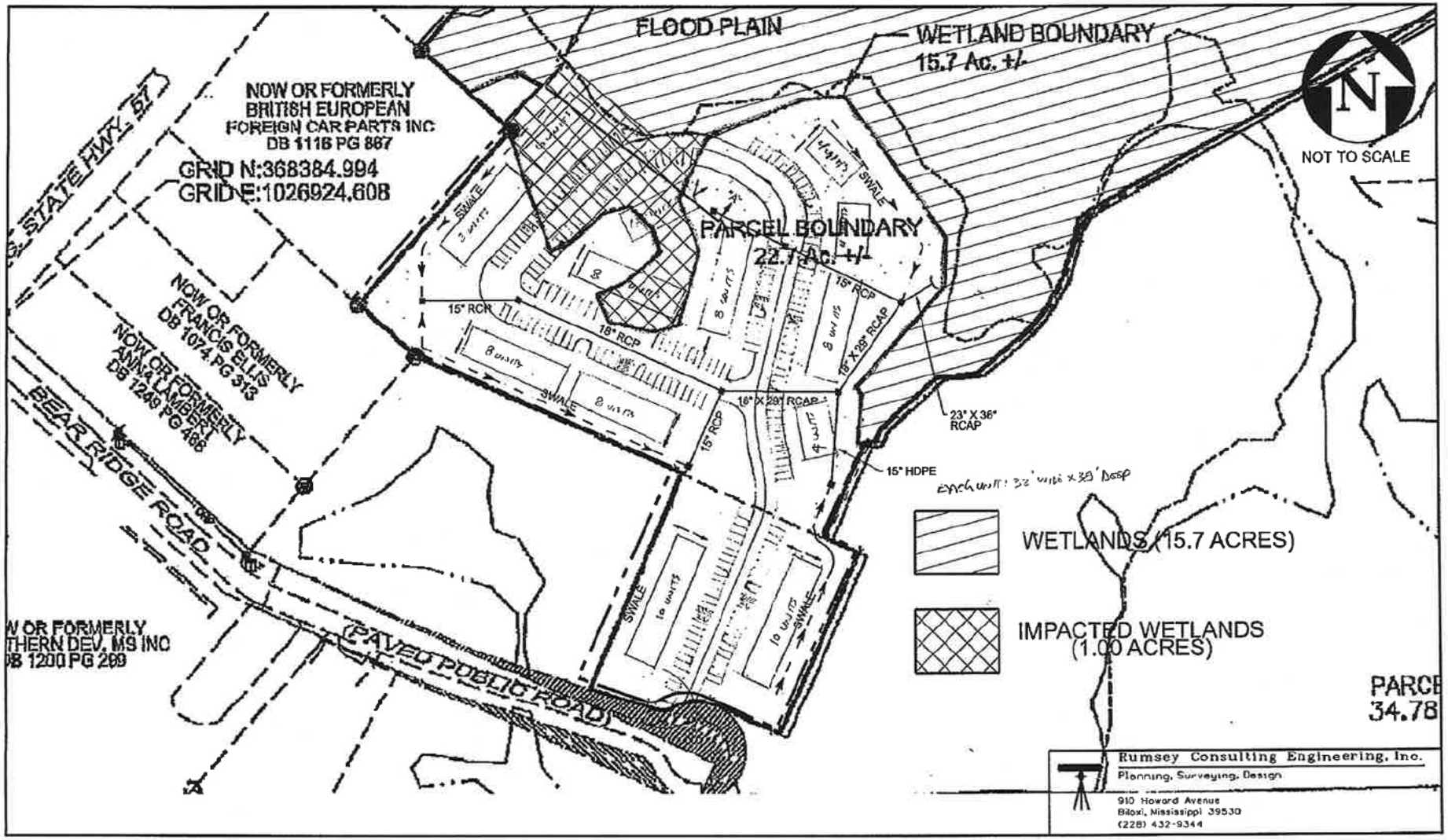
Bridges Investment Company, LLC
Bear Ridge Road, Vancleave MS

0 200 400 600m

Date Printed: 01.21.2015 Map Scale: 1:13352

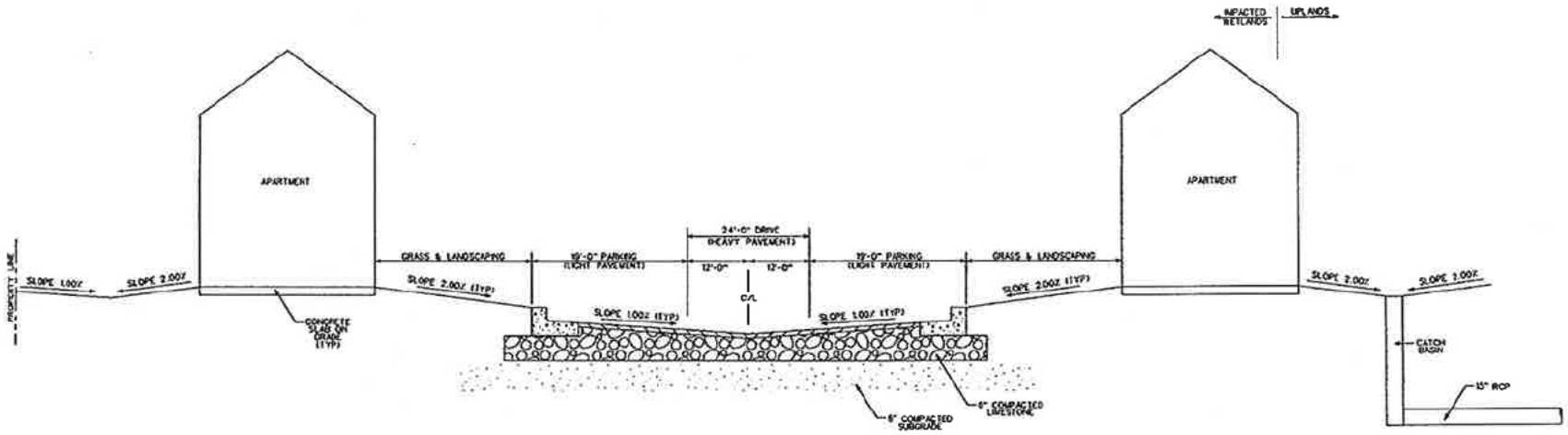



FOUND 6" ROUND, CONCRETE MONUMENT
DESTROYED BY FALLEN TREE DUE TO
HURRICANE KATRINA
GRID N:369325.503
GRID E:1027780.250
WETLANDS (15.7 ACRES)
IMPACTED WETLANDS
(1.00 ACRES)
N00°07'59"W (M)
1471.08' (M)
NOW OR FORMERLY
SOUTHTRUST BANK
DB 1886 PG 313
NOW OR FORMERLY
DOLLAR GENERAL CORP., INC
MEANDERING CENTERLINE
OF BLUFF CREEK
100 YEAR FEMA
FLOOD PLAIN
WETLAND BOUNDARY
15.7 Ac. +/-
NOW OR FORMERLY
BRITISH EUROPEAN
FOREIGN CAR PARTS INC
DB 1115 PG 397
GRID N:368384.984
GRID E:1026924.608
PARCEL BOUNDARY
22.7 Ac. +/-
MS. STATE HWY. 57
NOW OR FORMERLY
FRANCIS ELLIS
DB 1074 PG 315
BEAR RIDGE ROAD
(PAVED PUBLIC ROAD)
NOW OR FORMERLY
SOUTHERN DEV. MS INC
DB 1200 PG 299
PARCEL 1
34.78 Ac



H:\Prj-bak\1311\3d.dgn 11/20/2014 1:08:23 PM

NOT TO SCALE



SECTION "A-A"

Rumsey Consulting Engineering, Inc.
Planning, Surveying, Design
910 Howard Avenue
Biloxi, Mississippi 39530
(228) 432-9344

H:\Prj-bak\1311\3d.dgn 11/20/2014 1:08:36 PM