



REPLY TO  
ATTENTION OF:

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

June 4, 2015

**CESAM-RD-M  
PUBLIC NOTICE NO. SAM-2015-00262-MGS**

**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 DEVELOPMENT OF A  
RESIDENTIAL SUBDIVISION, NORTH BILOXI, HARRISON COUNTY, MISSISSIPPI**

TO WHOM IT MAY CONCERN:

This District has received an application for a Department of the Army (DA) 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 U.S. Army Corps of Engineers (USACE) will be based. Please communicate this information to interested parties.

**APPLICANT:** Mr. Glen Jordan  
13445 Old Hwy 67  
Biloxi, Mississippi 39532

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

**LOCATION OF WORK:** The proposed residential development is located on the west side of Old Highway 67 (Old Woolmarket Road), approximately one mile north of Woolmarket Road, and about three miles north of Interstate 10 in Harrison County, Biloxi, Mississippi 39532. The project site encompasses 67.94 acres, most of which is within Section 35 with a minor portion within Section 36, Township 6 South, Range 10 West, with approximate center coordinates at Latitude 30.480799 N, -88.95417 W. The project site lies within the Coastal River Basin watershed (HUC 0317009). The property includes several streams and wetland areas that drain southward toward an existing residential development, which in-turn, eventually drains into the Tchoutacabouffa River.

**WATERWAY:** Un-named streams and wetlands to Tchoutacabouffa River.

**PROJECT PURPOSE:** The purpose of the project is for the development of 88 single family residential lots in a subdivision on the west side of Old Hwy 67 (Old Woolmarket Road).

**PROPOSED WORK:** This subdivision is being developed in one phase. The applicant is requesting a DA permit for the completion this subdivision. Currently, there is a gravel road crossing the proposed development and a gravel driveway leading to a residential house on the property at 13445 Old Hwy 67, Biloxi, Mississippi 39532. The applicant indicates that the 67.94 acre property consists of 43.19 acres of non-wetlands and 23.33 acres of wetlands. The applicant estimates the total impacts to the wetlands as 2.82 acres with 2.00 acres of pine savannah, 0.69 acres of bottomland hardwood wetlands, and 0.13 acres of ditches. The applicant proposes to create eight detention ponds within the fringe of wetland areas totaling an outside area of 2.31 acres. Initial plans indicate that several proposed lots (between 0.25 and 0.90 acres) will be filled in areas of wetlands and/or ditches. The applicant calculates the total acreage from 5,704.66 linear feet of ditches/drainages across the proposed development to be 1.42 acres. The proposed impact for 1,269.96 linear feet of ditches/drainages is 0.13 acres.

**PROJECT UPDATE:** A preliminary site visit conducted by the U.S. Corps of Engineers, Mobile District, on May 28, 2015, confirms the dominant drainage across the proposed development of several southward flowing streams mostly connected to vegetative swales and/or creeks. The applicant's agent (D.R. Sanders and Associates, Inc.) submitted a Preliminary Jurisdictional Determination (JD) and a Wetland Identification/Delineation Report for the 67 acre Tract in the Woolmarket Community of Harrison County, Mississippi. The U.S. Army Corps of Engineers will evaluate this Preliminary Jurisdictional Determination and further evaluate the Wetland Identification/Delineation Report for the project area.

**AVOIDANCE & MINIMIZATION:** As part of avoidance measures, the applicant's agent (D.R. Sanders and Associates, Inc) conducted an alternative analysis for five properties within the target service zone. Based on the analysis, the proposed Glen Jordan Development was selected because it was the most environmentally practicable and cost effective property to service the target zone with a minimal amount of impact to wetlands. Avoidance of on-site wetland impacts occurred through the design of roads and lots within mostly non-wetland areas. During construction the applicant proposes minimization of wetland impacts through use of Best Management Practices to ensure that additional wetlands outside the project footprint will not be affected. The U.S. Army Corps of Engineers (usace) has not verified the adequacy of the applicant's avoidance and minimization at this time.

**MITIGATION:** The applicant's agent submitted a revised Environmental Assessment and Wetland Mitigation Proposal For Glen Jordan Subdivision Biloxi (Harrison County), Mississippi. The applicant proposes on-site preservation via conservation easement for

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non-impacted, pine savannah acreage to be allowed as credit for most of the proposed, acreage impacts to the pine savannah. The applicant states that the use of 17.22 acres of pine savannah outside the project footprints at a 10:1 ratio would provide mitigation for 1.72 acres of pine savannah within the project footprint. The applicant also plans to use an approved wetland mitigation bank to purchase credits for the remaining impacts (0.28 acres) to pine savannah. As for the impacts to the bottomland hardwood wetlands, the applicant proposes to purchase the required credits from a wetland mitigation bank approved by the U.S. Army Corps of Engineers. The USACE has not verified the adequacy of this mitigation proposal at this time.

**WATER QUALITY:** The applicant has applied for State Water Quality Certification (WQC) in accordance with Section 401(a)(1) of the Clean Water Act and for Coastal Zone Management (CZM) consistency in accordance with the State Coastal Zone Management Program. Upon completion of the required advertising, a determination relative to WQC and CZM consistency will be made by the Mississippi Department of Environmental Quality and the Mississippi Department of Marine Resources.

**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 accordance with Appendix C of 33 CFR 325, the USACE has determined that the permit area consists of the proposed areas of fill and adjacent areas. The National Register of Historic Places has been consulted and no properties listed in or eligible for the National Register are known to exist which would be affected by the proposed work. This action constitutes the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the project area. The USACE is seeking comment from the State Historic Preservation Officer, federally-recognized American Indian tribes, local historical societies, museums, universities, the National Park Service, and the general public regarding the existence, or the potential for existence, of significant cultural and historic properties which may be affected by the work.

**ENDANGERED SPECIES:** The applicant's agent (D.R. Sanders and Associates, Inc.) submitted a Survey for Federally Listed Species for the 67 acre Tract in the Woolmarket Community of Harrison County, Mississippi. Although this survey listed seven different species that may occur in this part of Harrison County, it concluded that none of the species are present in the project area and this area does not provide suitable habitat for any of these species. Upon evaluating the 2014 Federal List of Threatened and Endangered Species for Harrison County Mississippi and the threatened and endangered species identified using the Standard Local Operating Procedures for Endangered Species (SLOPES) agreement; the USACE has made a preliminary "no effect" determination for all but one of these species. The one species determined by USACE as "may affect, but not likely to adversely affect" the proposed project (fill of wetland impact areas) is the Louisiana quillwort (*Isoetes louisianensis*). Since this species was not

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identified at the project site, no protective measures need to be implemented specifically for this species to prevent any disturbance and/or destruction of the species. The USACE is seeking comment from the U.S. Fish and Wildlife Service (USFWS) for information on whether any listed threatened or endangered species or their critical habitat may be present in the area, which would be affected by the proposed activity.

**COMMENTS:** This public notice is being distributed to all known interested persons and serves to solicit comments from the public as well as other interested parties and/or officials of Indian Tribes, Federal, State, and local agencies. Comments received will be evaluated and considered by the U.S. Army Corps of Engineers (USACE) prior to making the decision to issue or deny a Department of Army (DA) permit for the proposed project. This decision will be based the assessment of impacts to: threatened and endangered species, cultural and historical properties, water quality, and other public interest factors as outlined in 33 CFR Part 320.4. Comments obtained will be evaluated to prepare an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. The comments will also be considered to determine the overall public interest and need for a public hearing for 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 to support or oppose 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 or not will be based on an evaluation of probable and cumulative impacts of the proposed activity and public interest. That decision will reflect the concern for protection and utilization of important national resources.

The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All public interest factors relevant to the proposal will be considered, including the cumulative effects thereof. These factors include: conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, as well as the needs and welfare of the people.

Correspondence concerning this Public Notice should refer to Public Notice Number SAM-2015-00262-MGS and be directed to: U.S. Army Corps of Engineers, Mobile District, Regulatory Division (RD-M), Attention: Michael G. Stevens, Post Office Box 2288, Mobile, AL 36628-0001, with a copy furnished to the Mississippi Department of Environmental

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Quality, Office of Pollution Control, Environmental Permitting Division, Attention: Florance Bass, Post Office Box 2261, Jackson, Mississippi 39225 and to the Mississippi Department of Marine Resources, Bureau of Wetlands Permitting, Attention: Mr. Chris Pickering, 1141 Bayview Avenue, 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 Mr. Michael G. Stevens via at (251) 694-3702 or email (Michael.G.Stevens2@USACE.ARMY.MIL). Should there be any comments, please refer to the Public Notice Number SAM-2015-00262-MGS.

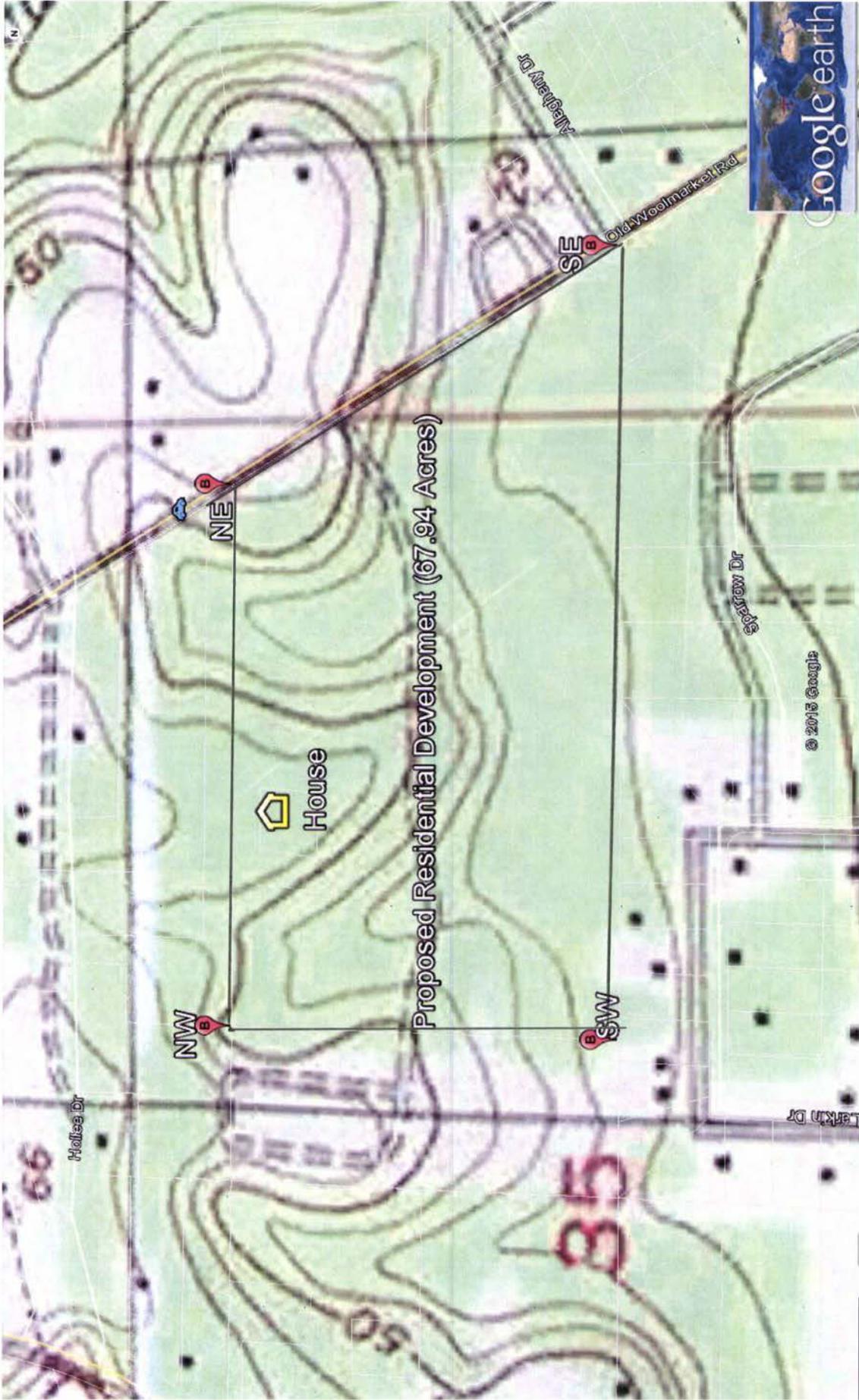
For additional information about our Regulatory Program, please visit our web site at [www.sam.usace.army.mil/Missions/Regulatory.aspx](http://www.sam.usace.army.mil/Missions/Regulatory.aspx).

**MOBILE DISTRICT**  
**U.S. Army Corps of Engineers**

Enclosures



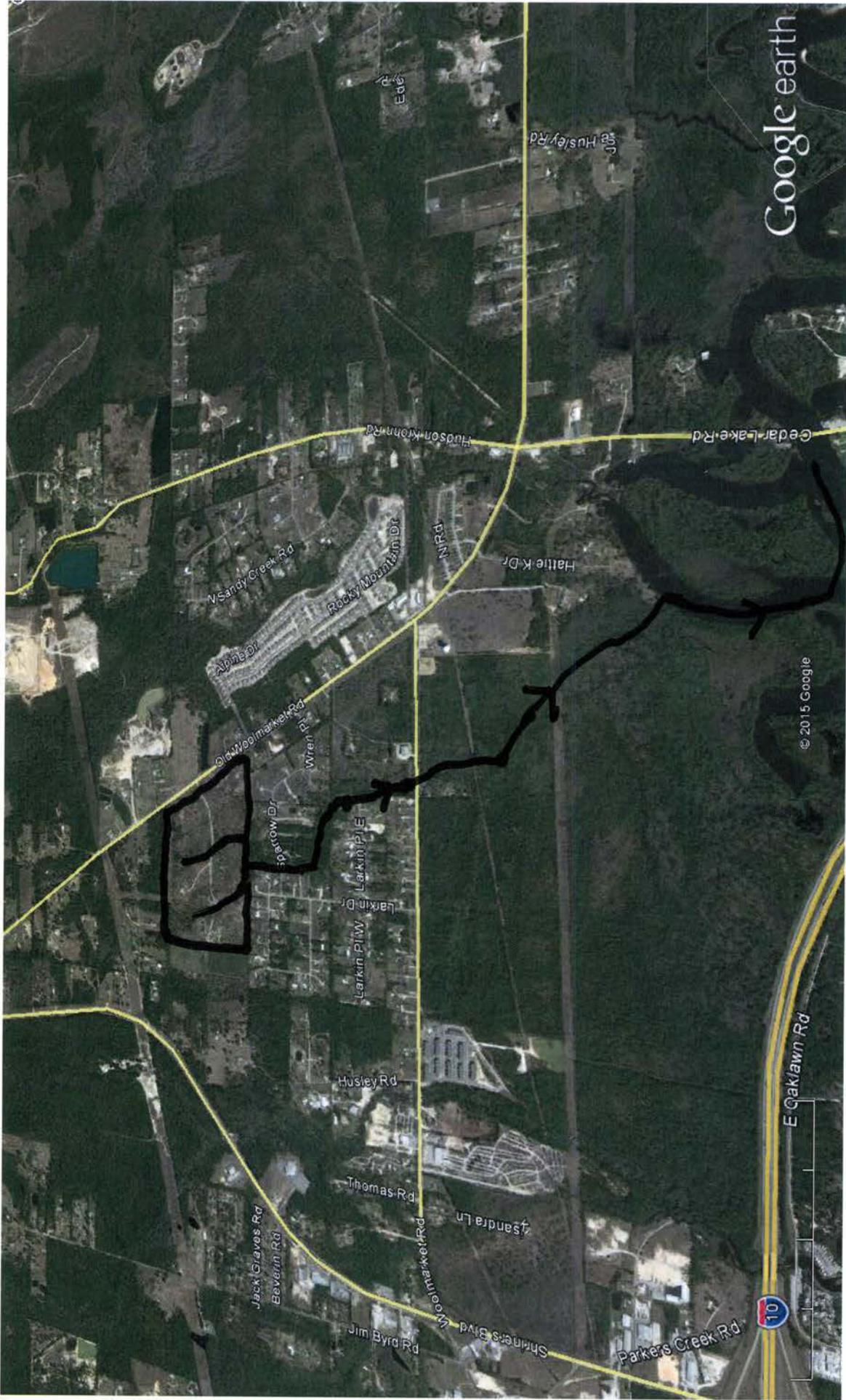
Topographic Vicinity Map of Proposed Glen Jordan Residential Development, West Side of Old Woolmarket Rd, North of Biloxi, MS  
 Four Corners Labeled Represent Approximate Boundary of Proposed Development, File: SAM-2015-00262-MGS



Topo Site Map of Proposed Glen Jordan Development, West Side of Old Woolmarket Rd (Old Hwy 67), North of Biloxi, Mississippi  
Four Corners Labeled Represent Approximate Boundary of Proposed Residential Development, File: SAM-2015-00262-MGS



Aerial Site Map (2015) of Proposed Glen Jordan Development; SAM-2015-00262-MGS



Google earth

miles  
km

1

2



Google earth

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FIGURE 2. GLEN JORDAN SUBDIVISION PLAN VIEW

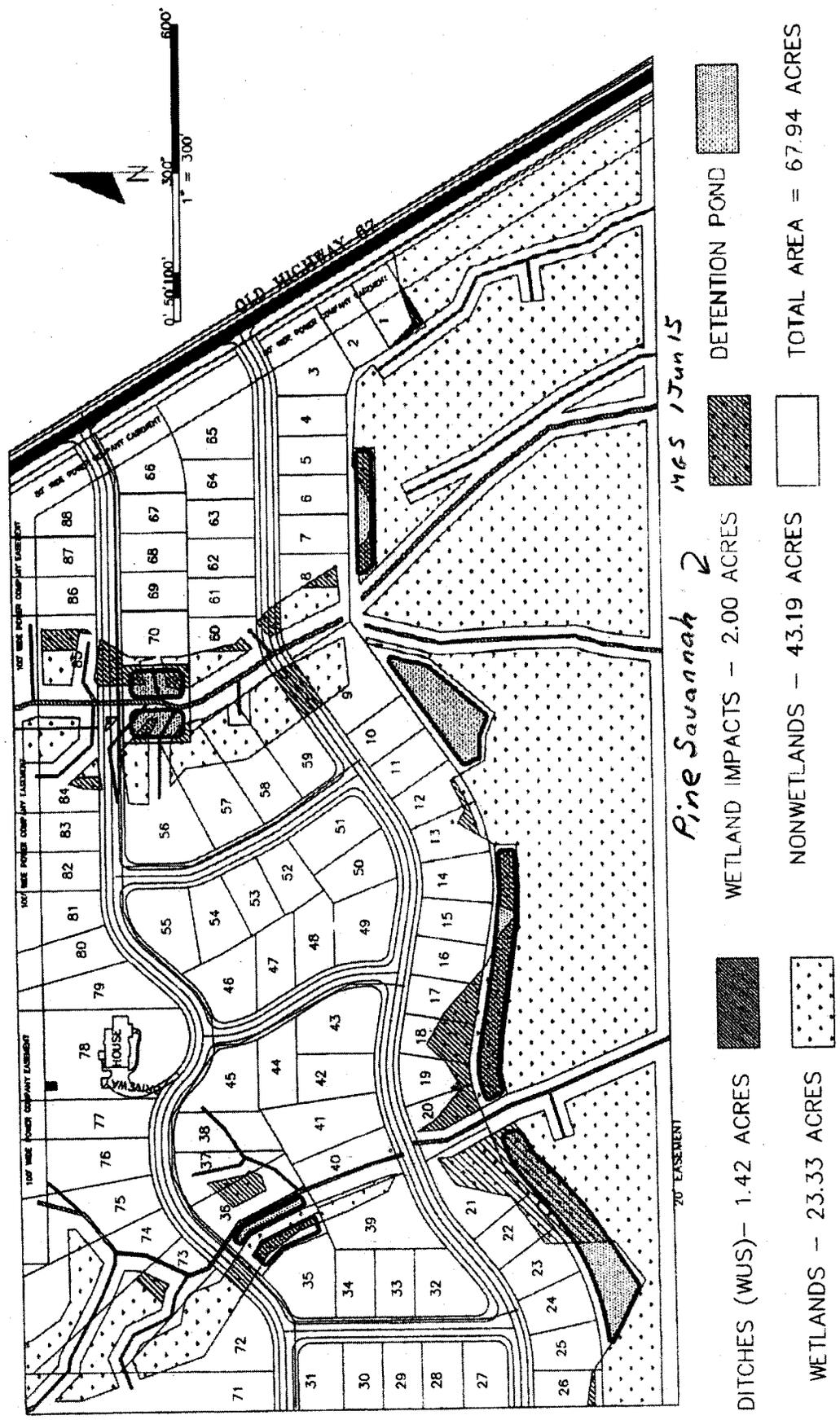


FIGURE 3. TYPICAL LOT PLAN VIEW

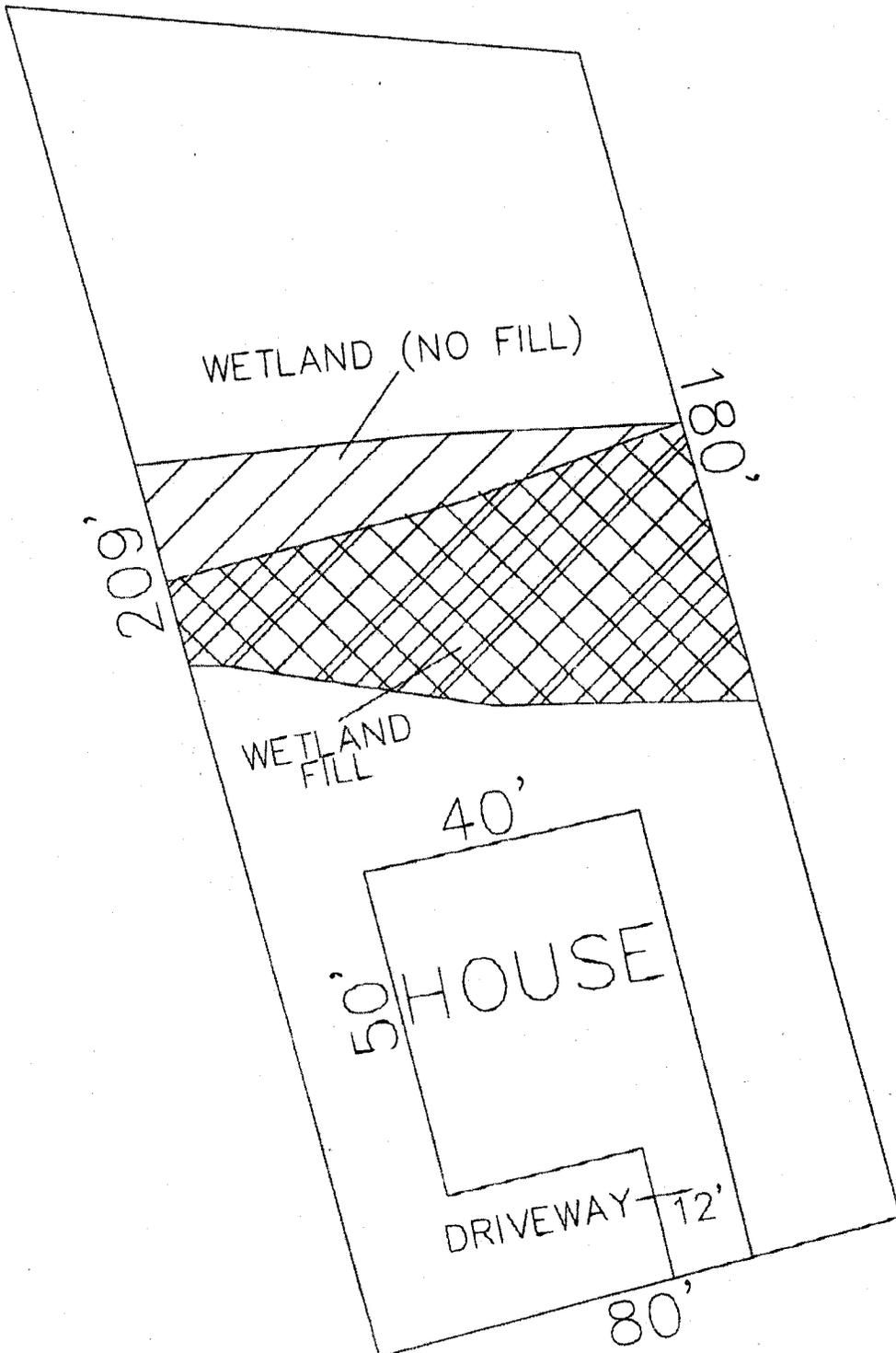


FIGURE 4. CROSS-SECTION OF TYPICAL LOT IN WETLANDS  
GLEN JORDAN SUBDIVISION

(VERTICAL SCALE IN FEET ABOVE GROUND SURFACE)

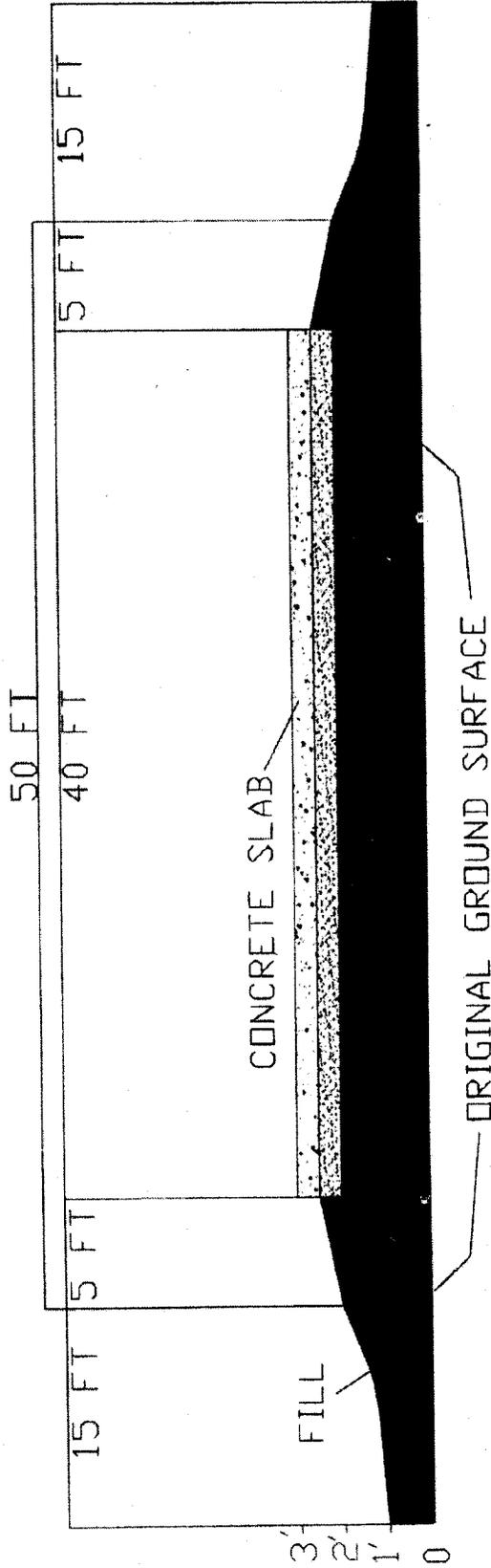


FIGURE 5. TYPICAL SECTION VIEW OF ROAD CROSSING IN WETLAND.

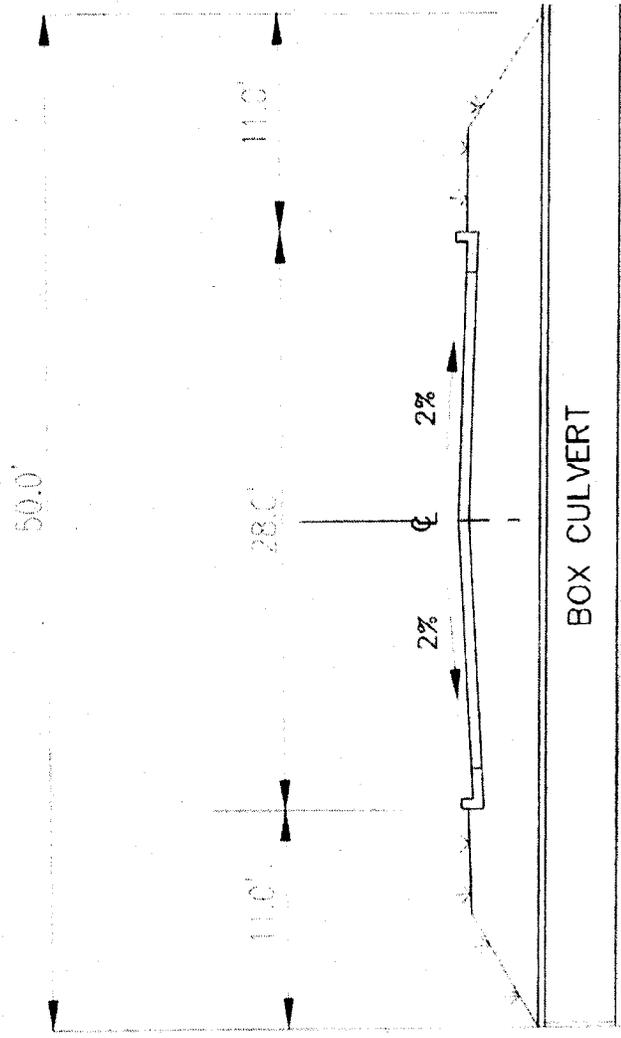


FIGURE 6. TYPICAL CROSS-SECTION OF PROPOSED DETENTION BASIN

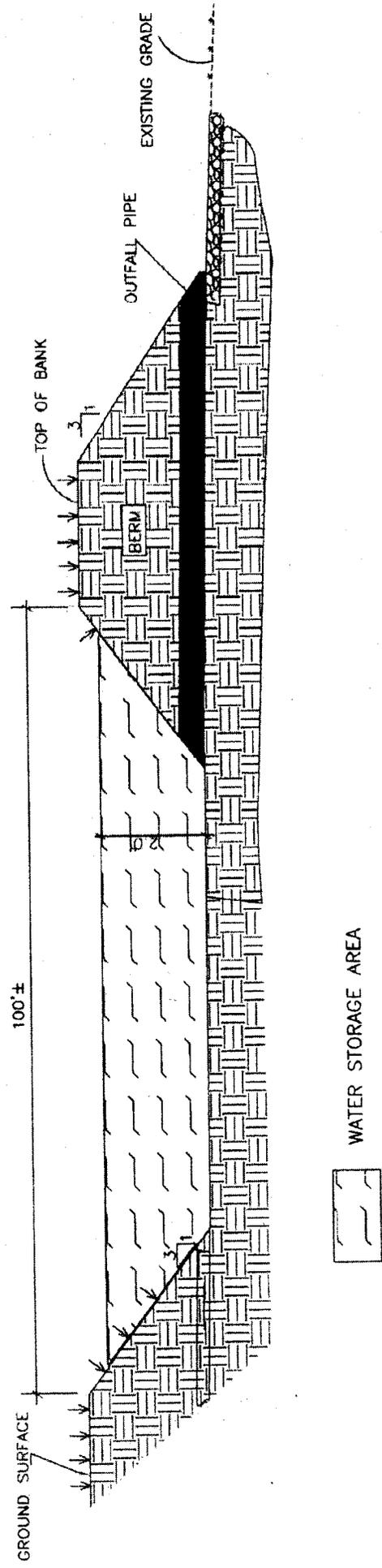
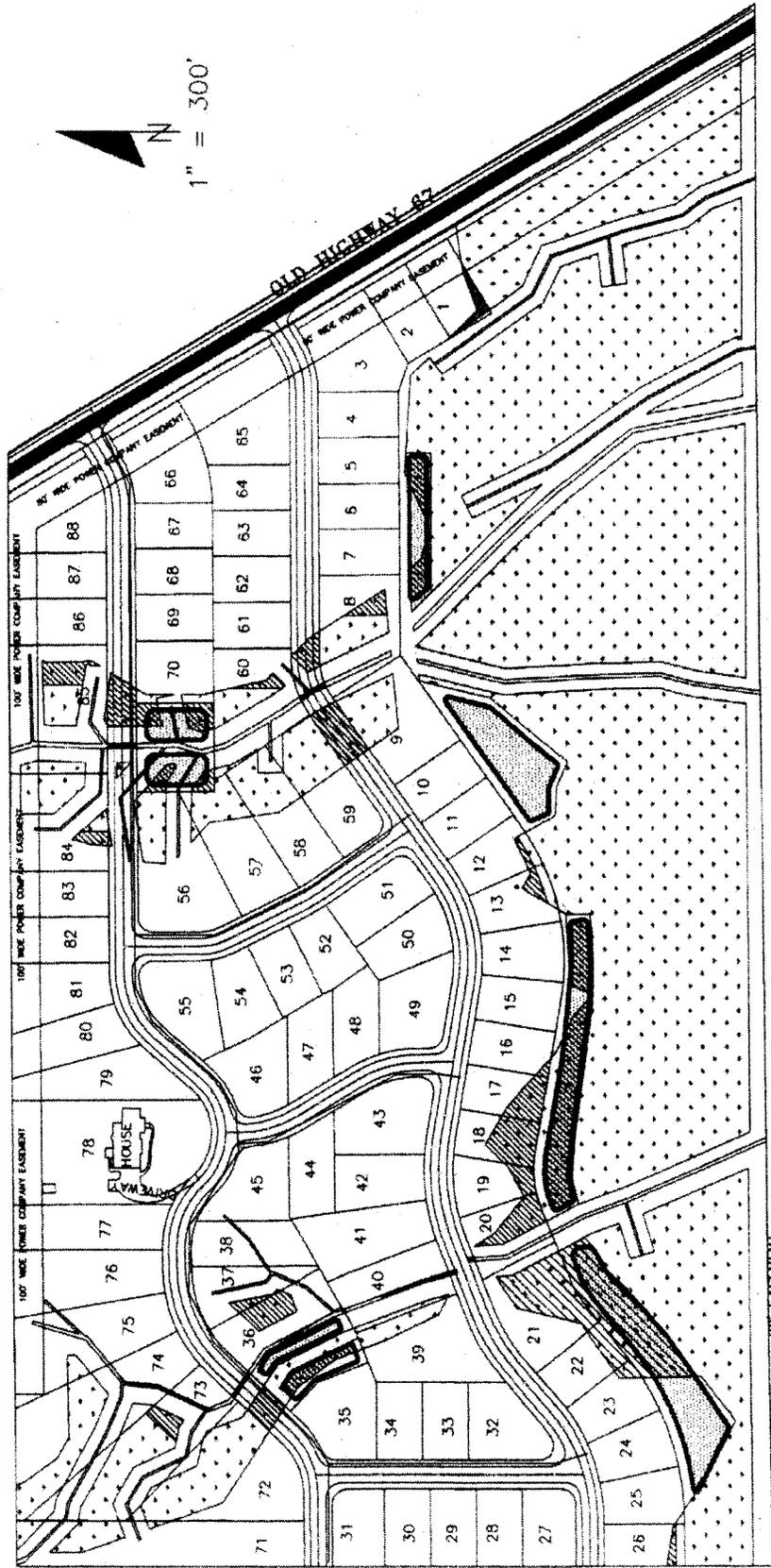
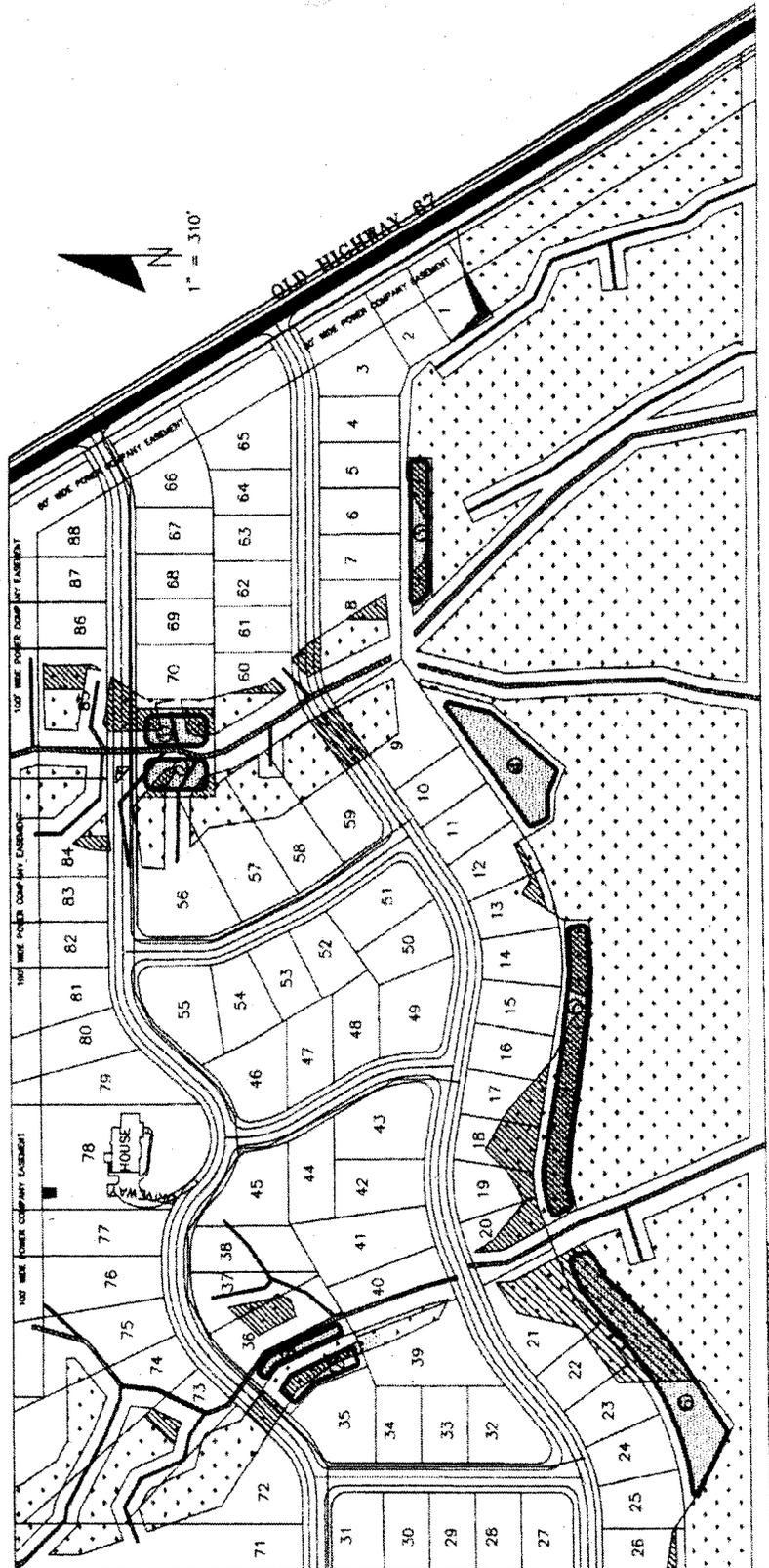


FIGURE 2. PROPOSED IMPACTS WITHIN DITCHES (POINT 3 OF INQUIRY)

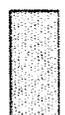


■ DITCH IMPACTS (0.13 ACRE)

FIGURE 2. GLEN JORDAN SUBDIVISION DETENTION PONDS

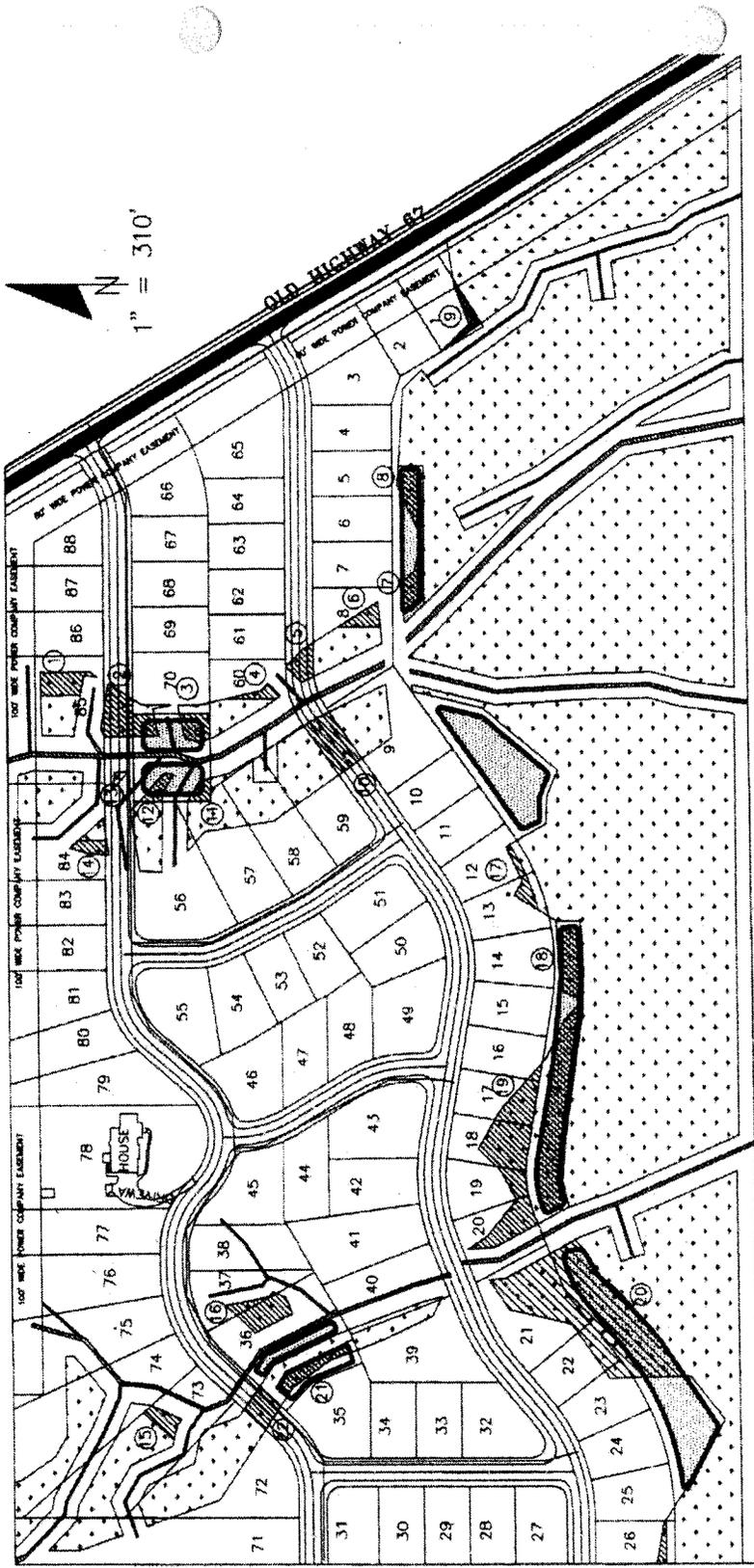


DETENTION POND NO.	AREA (SQ. FT.)
1	6,283
2	6,283
3	9,143
4	18,668
5	21,545
6	29,454
7	5,505
8	3,910
TOTAL	100,790

DETENTION POND 

DETENTION PONDS: TOTAL OUTSIDE AREA OF 8 PONDS IS 100,790 SQUARE FEET (2.31 ACRES).  
 TOTAL INSIDE AREA (STORAGE AREA) IS 1.13 ACRES.

FIGURE 2. GLEN JORDAN SUBDIVISION WETLAND IMPACTS



PROPOSED FILL AREAS NUMBER	AREA (SQ. FT.)
1	3,053
2	5,657
3	2,299
4	1,048
5	2,100
6	1,691
7	2,425
8	2,988
9	1,511
10	5,197
11	1,153
12	1,298
13	311
14	1,342
15	1,785
16	4,516
17	1,788
18	19,676
19	16,173
20	35,193
21	3,554
22	2,625
TOTAL	117,381

IMPACTS AREA IN WETLANDS 117,381 SQ. FT OR 2.69 ACRES  
 IMPACTS AREA IN DITCHES 0.13 ACRES  
 TOTAL WETLAND IMPACTS 2.82 ACRES