



REPLY TO
ATTENTION OF:

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

June 2, 2015

CESAM-RD-C
PUBLIC NOTICE NO. SAM-2015-00573-PAH

JOINT PUBLIC NOTICE SAM-2015-00573-PAH
U. S. ARMY CORPS OF ENGINEERS
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

PROPOSED WETLAND FILL FOR CONSTRUCTION OF AN EXTENSION OF CREOSOTE ROAD, A MIXED USE DEVELOPMENT, AND A CITY RECREATIONAL FACILITY, GULFPORT, HARRISON 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). Please communicate this information to interested parties.

APPLICANTS: **Mr. T. Jerard Ward**
Ward Investments
13155 Highway 57, Suite D
Biloxi, Mississippi 39532

City of Gulfport
Attention: Mr. Kris Riemann
Post Office Box 1780
Gulfport, Mississippi 39502

AGENT: **VHB**
Attention: Ms. Kim Threlfall
225 East Robinson Street, Suite 300
Orlando, Florida 32801

LOCATION: A 1,300-acre parcel of property bounded by I-10 to the North; Canal Road to the West; undeveloped land, Gulfport Premium Outlets, and residential neighborhoods to the East; and undeveloped land bordering Turkey Creek and the Gulfport Dragway to the South. The property is located in Gulfport, Harrison County, Mississippi (Latitude 30.42073° North, Longitude 89.12060° West). The project site includes wetland areas that drain to Turkey Creek, a perennial tributary to Bernard Bayou, in the Coastal River Basin drainage (HUC 03170009).

WORK: The applicant proposes to fill 432 acres of wetlands associated with the construction of an extension of Creosote Road, a mixed use development (commercial, industrial, and residential), and a new city recreational facility in wetlands associated with Turkey Creek. The total project site is approximately 1,300 acres in size. The site contains approximately 1,067 acres of wetlands. The applicant proposes to provide in-kind compensatory mitigation through a combination of onsite restoration, enhancement, and preservation. Should it be needed, the applicant also proposes to provide in-kind compensatory mitigation through offsite restoration, enhancement, and preservation.

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 Consistency (CZ) in accordance with the State Coastal Zone Management Program. Upon completion of the required advertising and public comment review, a determination relative to WQC and CZ consistency will be made by the Mississippi Office of Pollution Control and the Mississippi Department of Marine Resources.

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by the U.S. Army Corps of Engineers (USACE) can be based. 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 concerning whether to issue a permit will be based on an evaluation of the probable impacts, 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, 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, consideration of property ownership and, in general, the needs and welfare of the people.

The USACE 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 USACE 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.

Evaluation of the probable impacts involving deposits of dredged or fill material into waters of the United States will include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

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 affect 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 entire project site. The applicant has conducted a Phase I cultural resources and archaeological survey of the property, and has stated that there are no historic or archeological properties known to exist on the site which would be affected by the proposed work. The USACE has made a preliminary determination that there is no potential to affect cultural and historic resources within the permit area. However, we are 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. 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.

A preliminary review of this application, the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants and the applicant's species survey indicate that the proposed activity will have no effect on endangered or threatened species, or their critical habitat. This notice serves as request to the U.S. Fish and Wildlife Service and National Marine Fisheries Service for information on whether any listed or proposed to be listed endangered or threatened species may be present in the area which would be affected by the proposed activity.

Correspondence concerning this Public Notice should refer to Public Notice Number SAM-2015-00573-PAH and should be directed to the District Engineer, U.S. Army Corps of Engineer Mobile District, Regulatory Division (RD-C), Attention: Mr. Philip A. Hegji, Post Office Box 2288, Mobile, Alabama 36628-0001, with a copy to the Mississippi Department of Environmental Quality, Office of Pollution Control, Post Office Box 10385, Jackson, Mississippi 39289, and the Mississippi Department of Marine Resources, 1141 Bayview Avenue, Suite 101, 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. Philip A. Hegji at (251) 690-3222 or philip.a.hegji@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

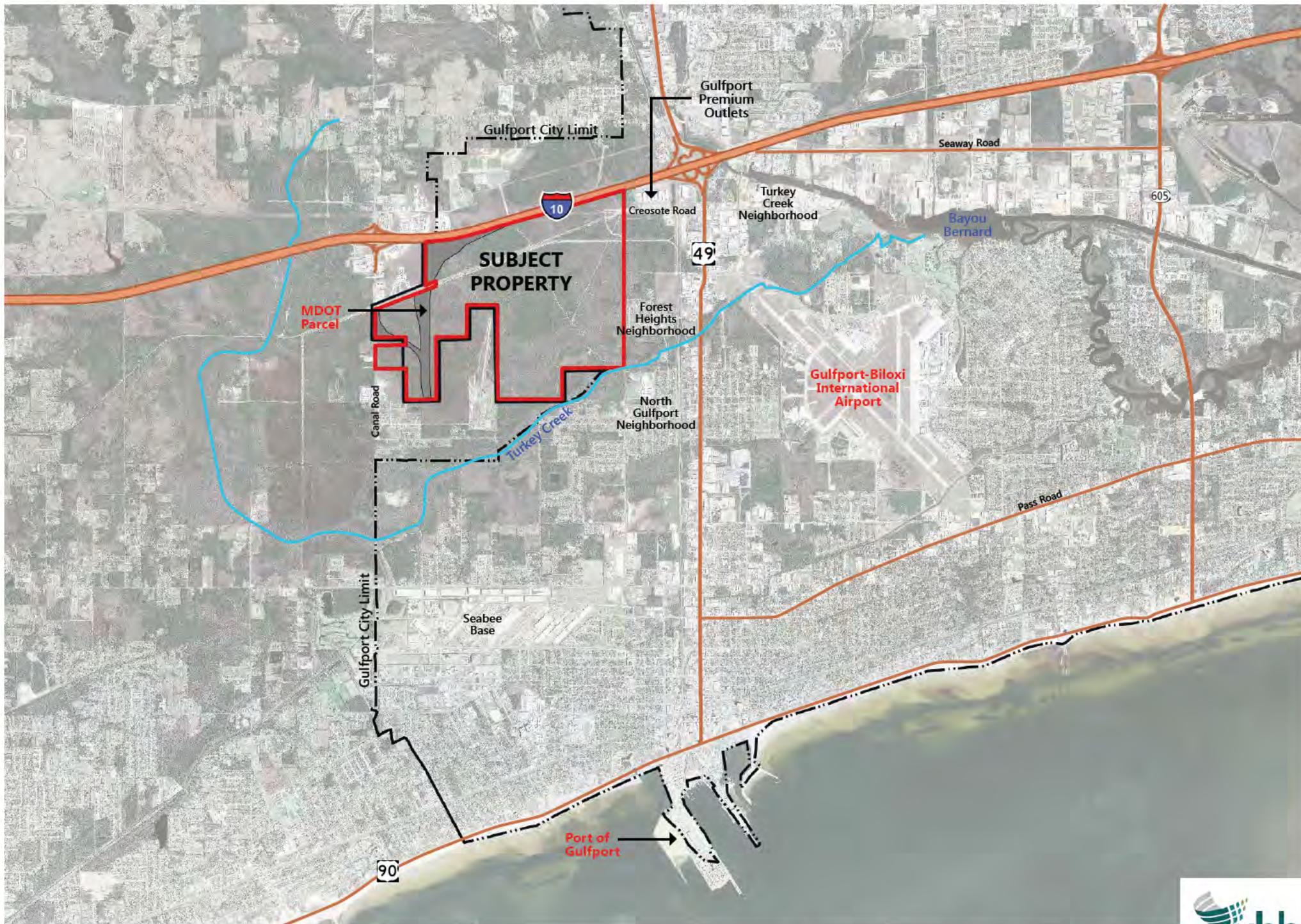
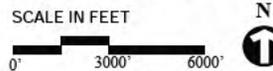


FIGURE A-1: LOCATION MAP
WARD-GULFPORT PROPERTY

NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE © 2014 VHB



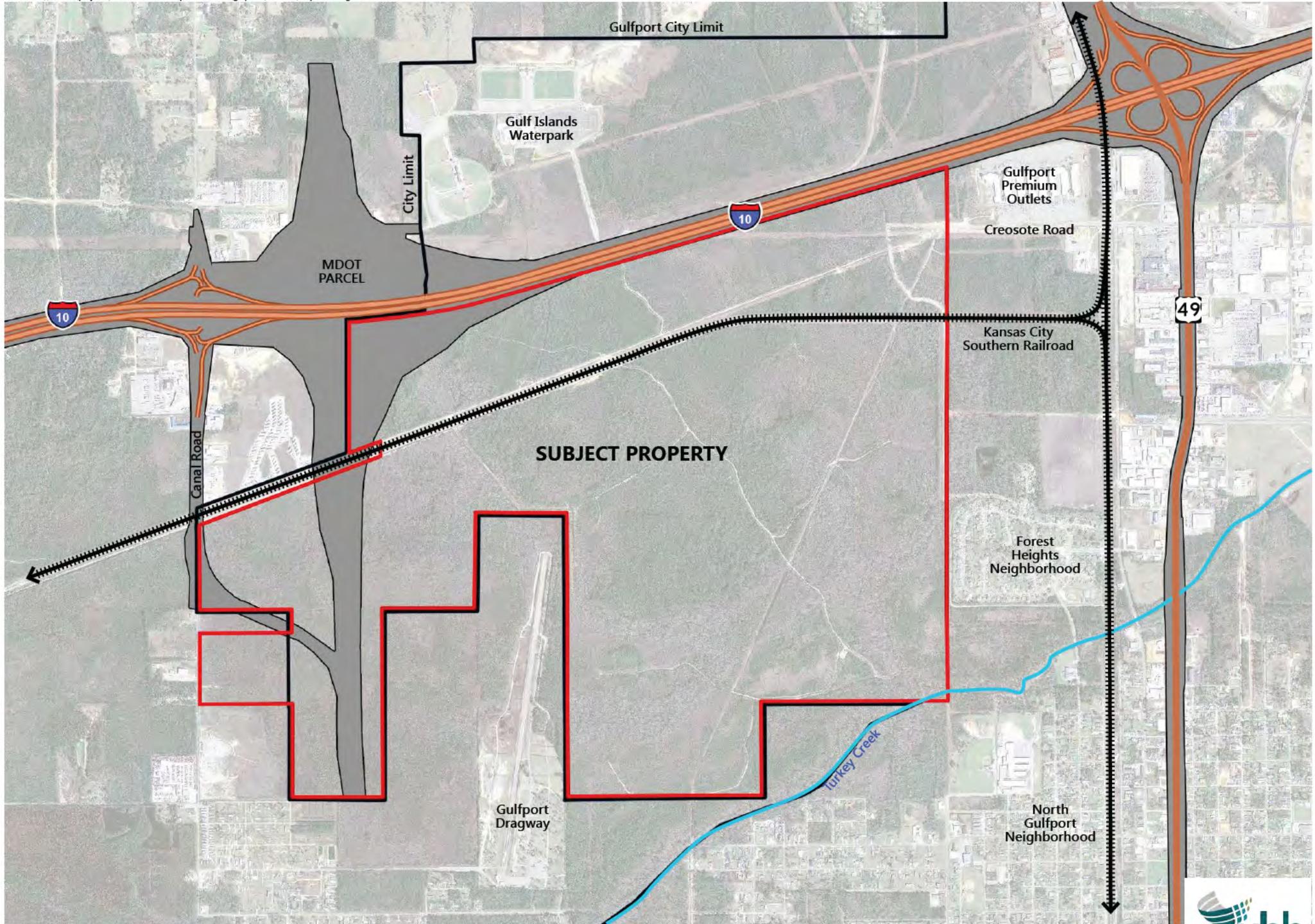
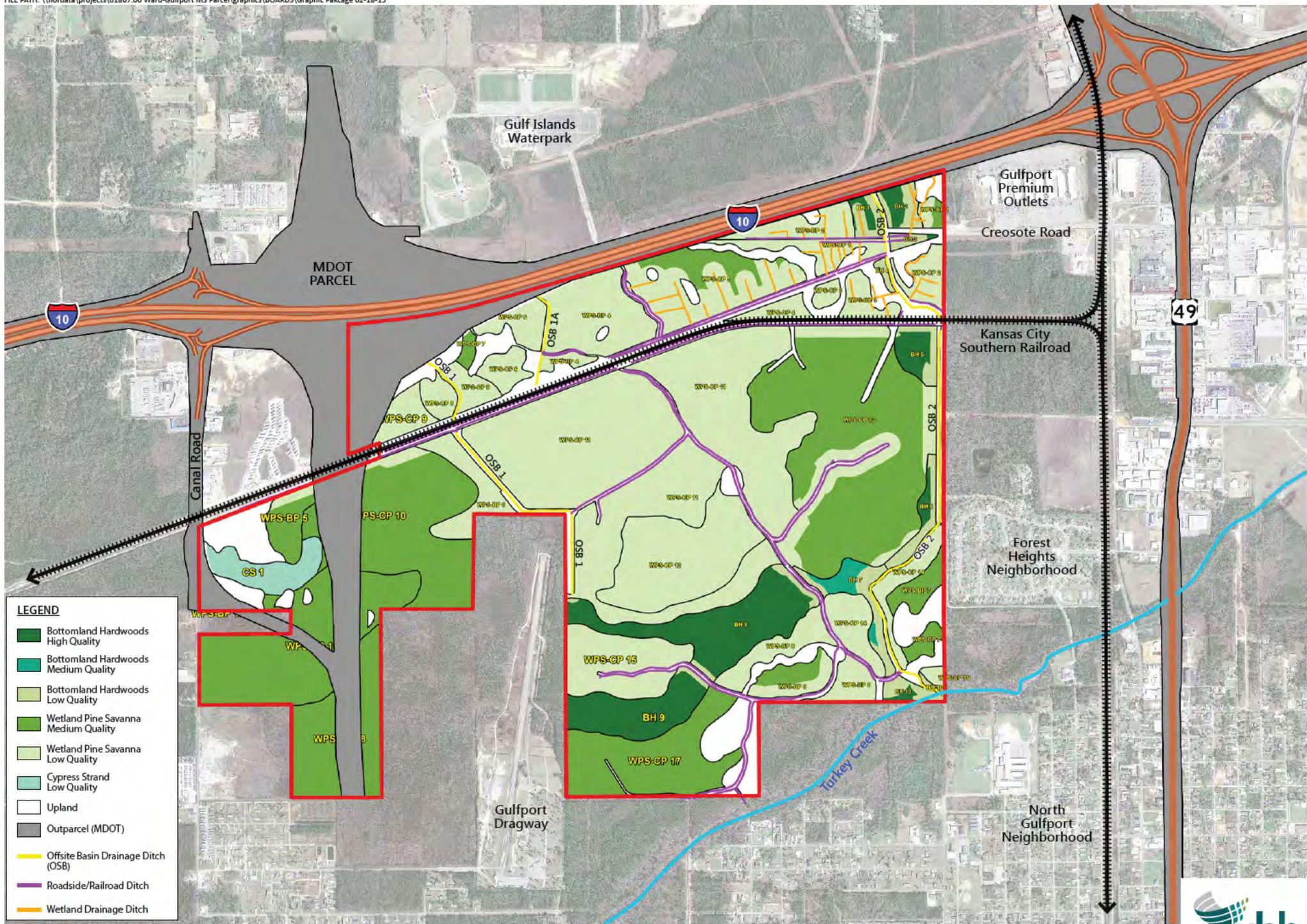


FIGURE A-2: SITE MAP
WARD-GULFPORT PROPERTY

NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE © 2014 VHB





LEGEND

- Bottomland Hardwoods High Quality
- Bottomland Hardwoods Medium Quality
- Bottomland Hardwoods Low Quality
- Wetland Pine Savanna Medium Quality
- Wetland Pine Savanna Low Quality
- Cypress Strand Low Quality
- Upland
- Outparcel (MDOT)
- Offsite Basin Drainage Ditch (OSB)
- Roadside/Railroad Ditch
- Wetland Drainage Ditch

FIGURE A-8: UPDATED (2015) WETLANDS QUALITY MAP

WARD-GULFPORT PROPERTY

NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE © 2014 VHB

SCALE IN FEET

0' 1000' 2000'

N



DATE: April 30, 2015
 PROJECT NUMBER: 61867.00
 225 E. Robinson St, Suite 300 | Orlando, Florida 32801
 Tel: 407.839.4006 | Fax: 407.839.4008 | www.VHB.com

Site Data 4

Parcel No.	Land Use	Total Acres	Acres of Wetlands Disturbed
Parcel 1	Commercial/Retail	14	7 F
Parcel 2	Commercial/Retail	14	11 F
Parcel 3	Commercial/Retail	29	29 F
Parcel 4	Business Park	40	28 F
Parcel 5	Industrial	19	18 F
Parcel 6	Industrial	53	46 F
Parcel 7	Industrial	48	46 F
Parcel 8	Business Park	17	14 F
Parcel 9	Business Park	37	32 F
Parcel 10	Business Park/Transition	12	8 F
Parcel 11	Commercial/Retail	17	14 F
Parcel 12	Town Center	48	29 F
Parcel 13	Park	7	0
		355	282
City Recreational Facility		25	25 F
Creosote Road R.O.W.		44	34 F
Stormwater/Borrow Facilities		100	91 E
Total Development Area		524	432

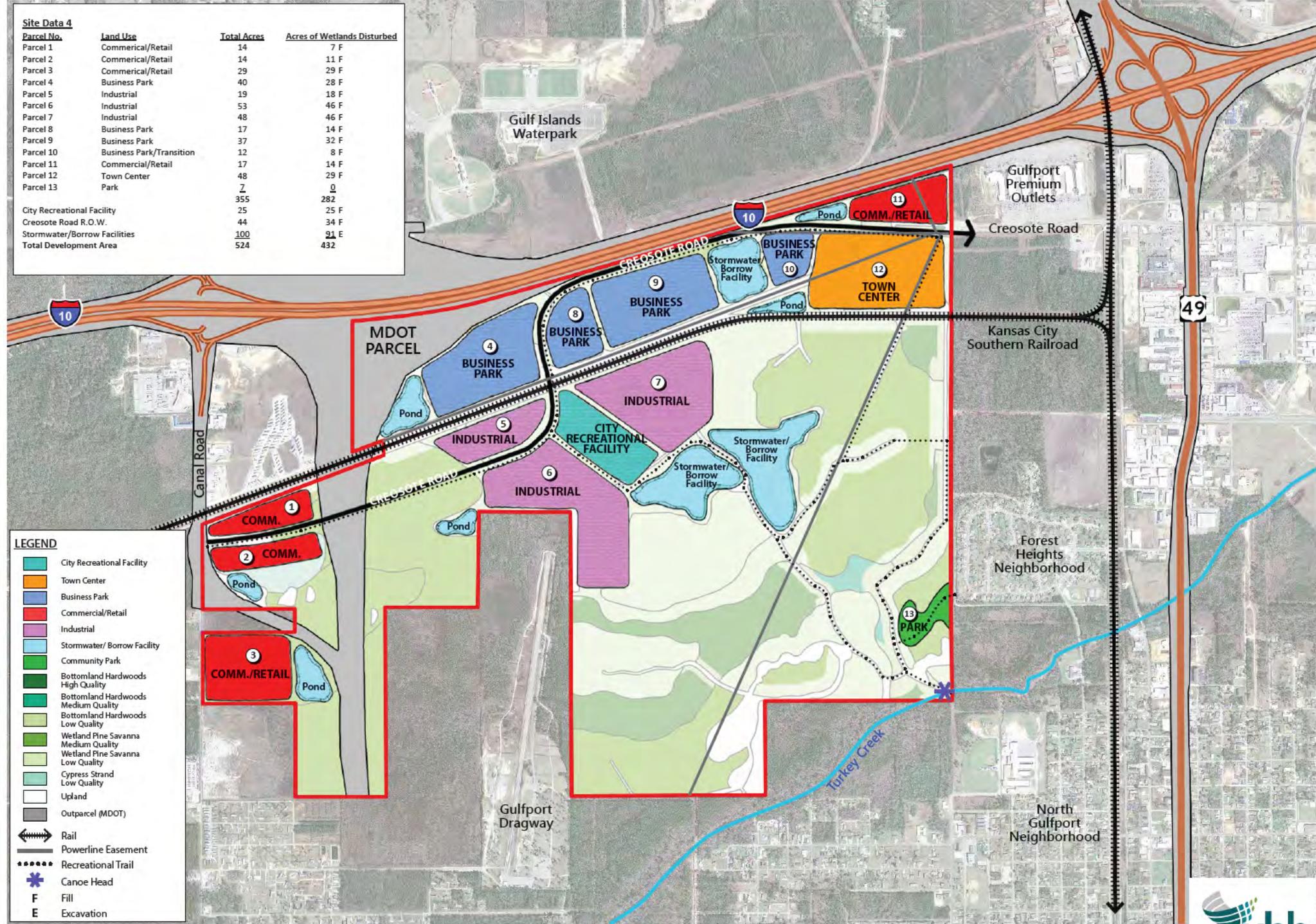
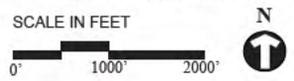
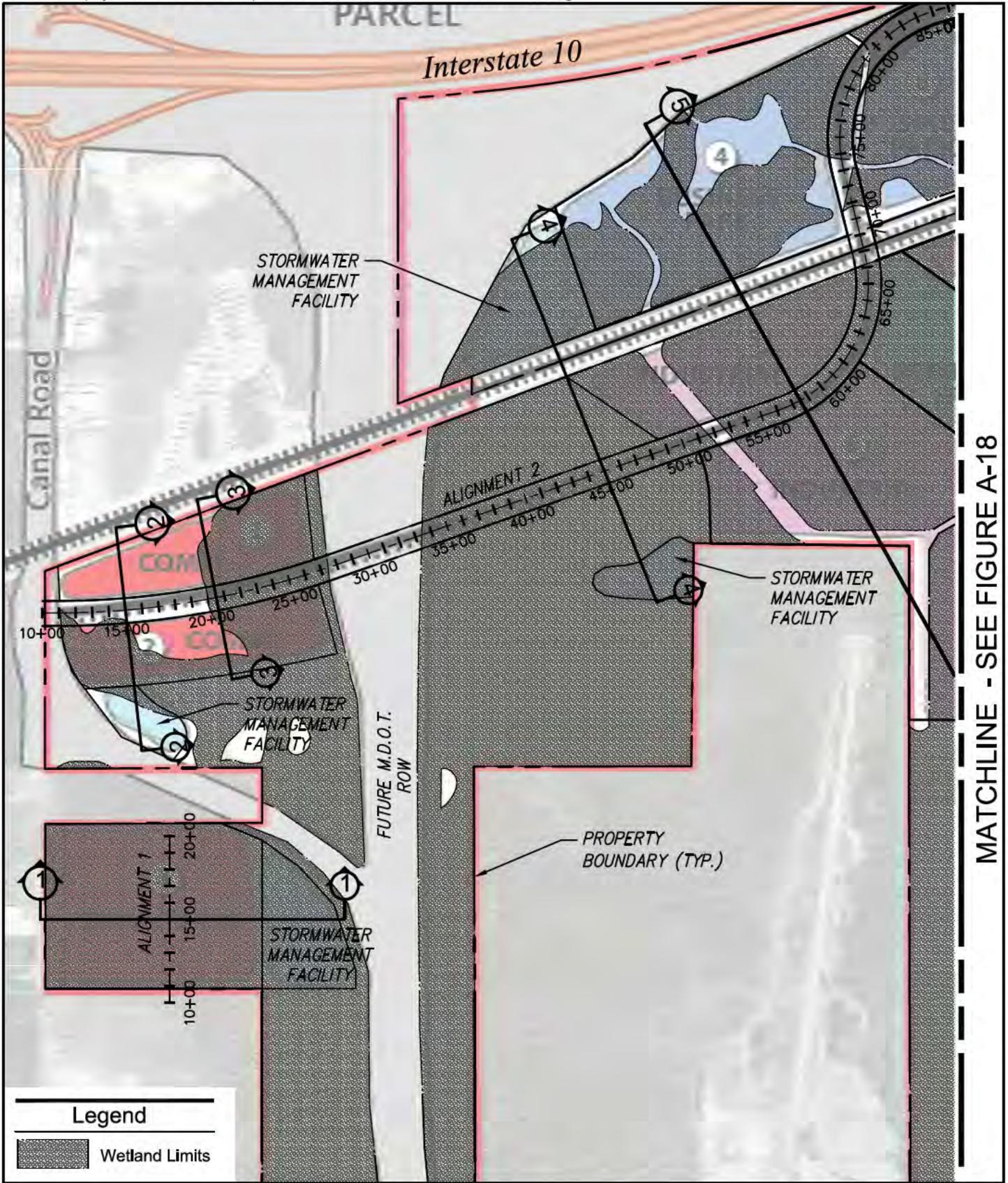


FIGURE A-15: PROPOSED PROJECT CONCEPT PLAN

WARD-GULFPORT PROPERTY

NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE © 2014 VHB





MATCHLINE - SEE FIGURE A-18

Legend

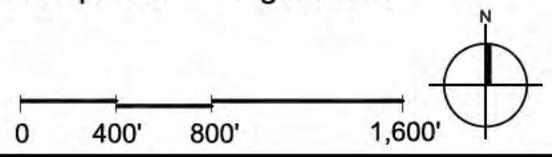
Wetland Limits

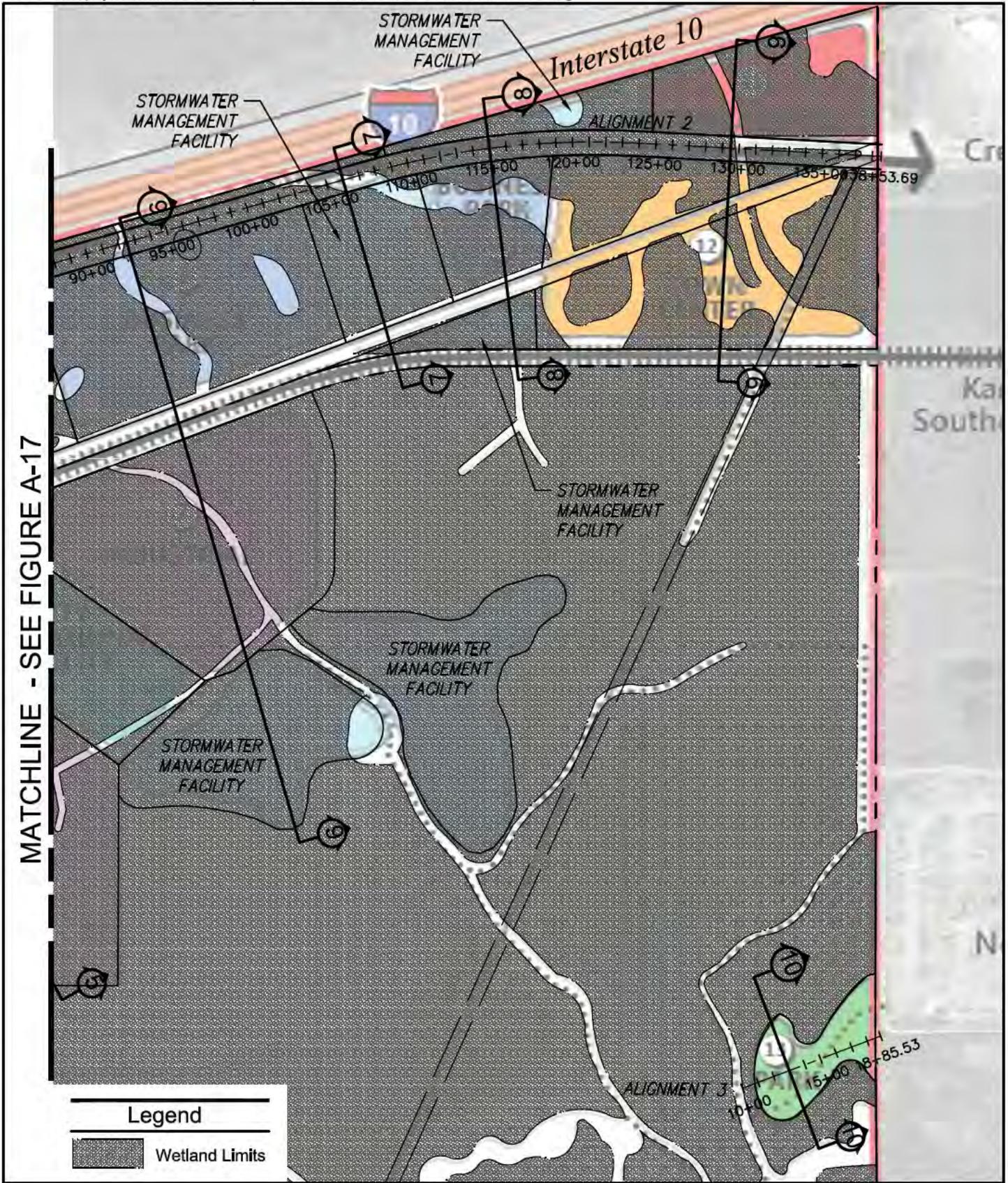
Ward-Gulfport Development Figure A-17

Site Plan

May 2015

vhb 225 E. Robinson Street, Suite 300
Orlando, Florida 32801 | 407.839.4006





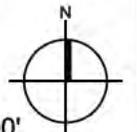
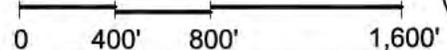
Ward-Gulfport Development Figure A-18

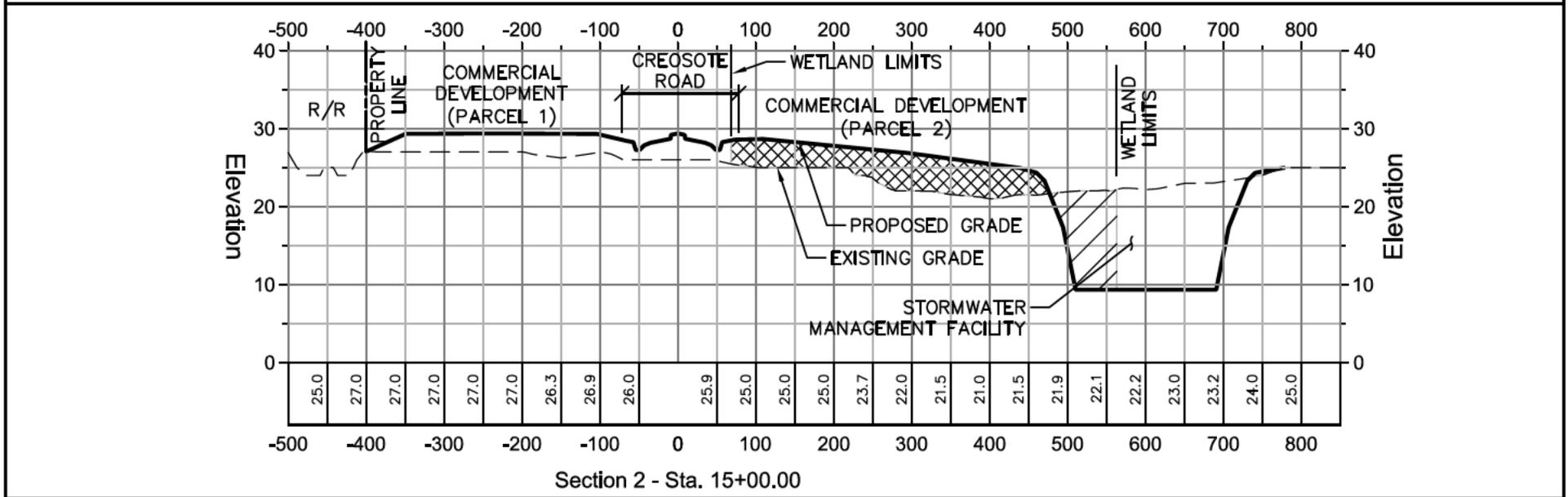
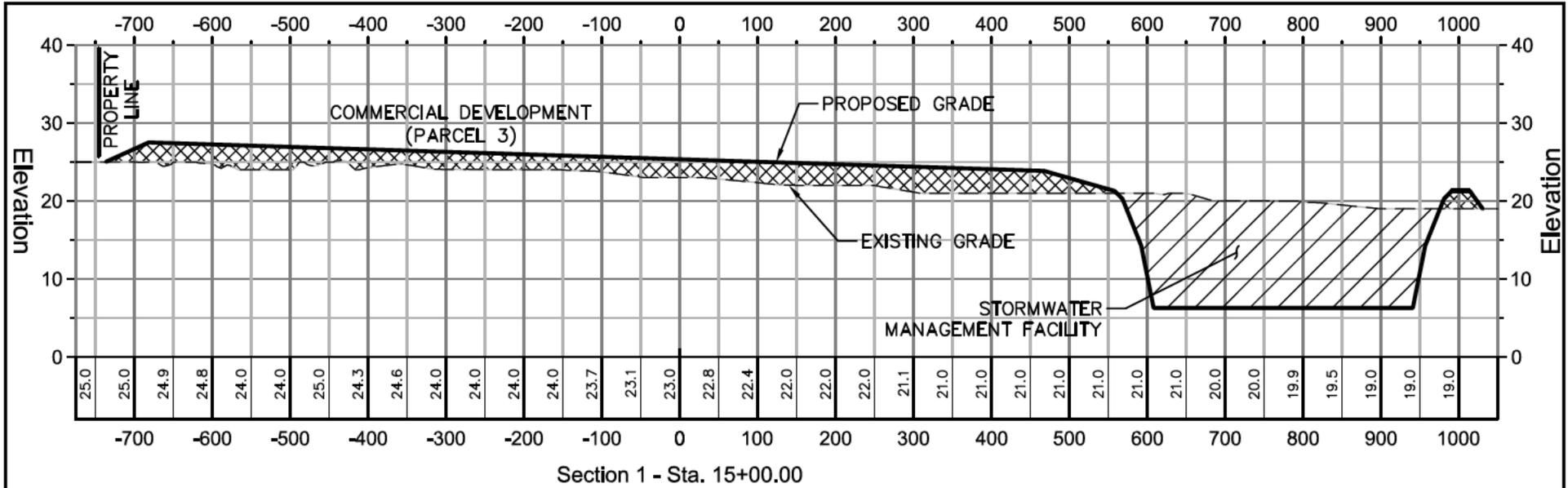
Site Plan

May 2015



225 E. Robinson Street, Suite 300
Orlando, Florida 32801 | 407.839.4006





225 E. Robinson Street, Suite 300
Orlando, Florida 32801 | 407.839.4006

Ward-Gulfport Development

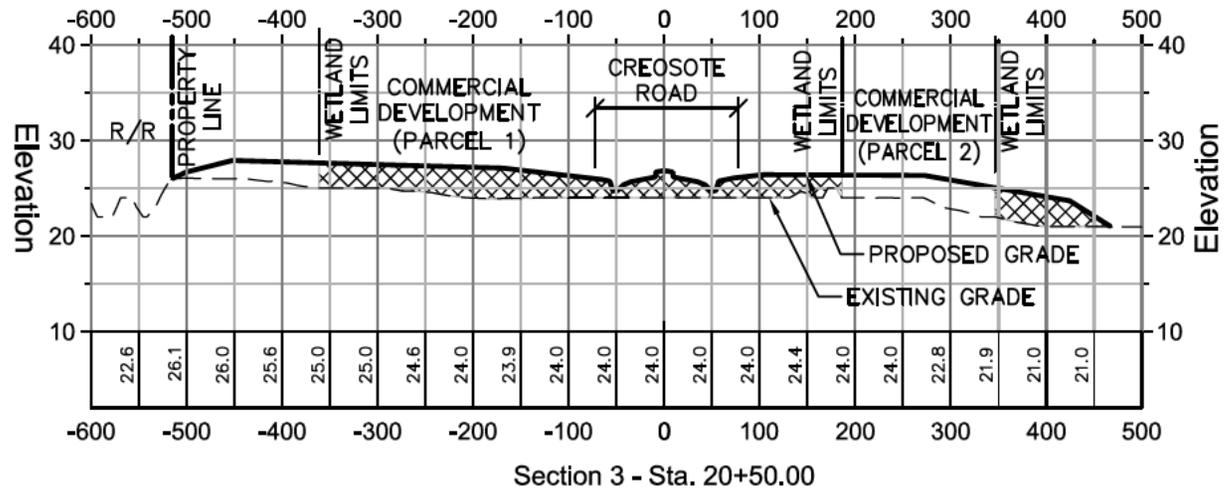
Section Views

May 2015

Legend	
	WETLAND FILL
	WETLAND CUT

Figure A-19

Scale: 1" = 200' Horiz.
1" = 20' Vert.



225 E. Robinson Street, Suite 300
Orlando, Florida 32801 | 407.839.4006

Ward-Gulfport Development

Section Views

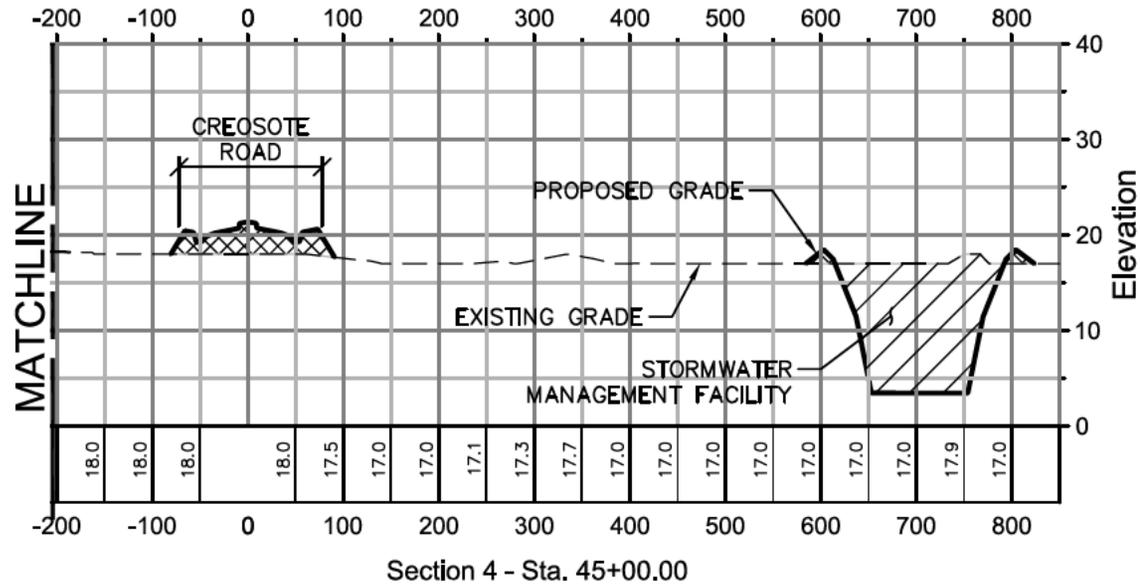
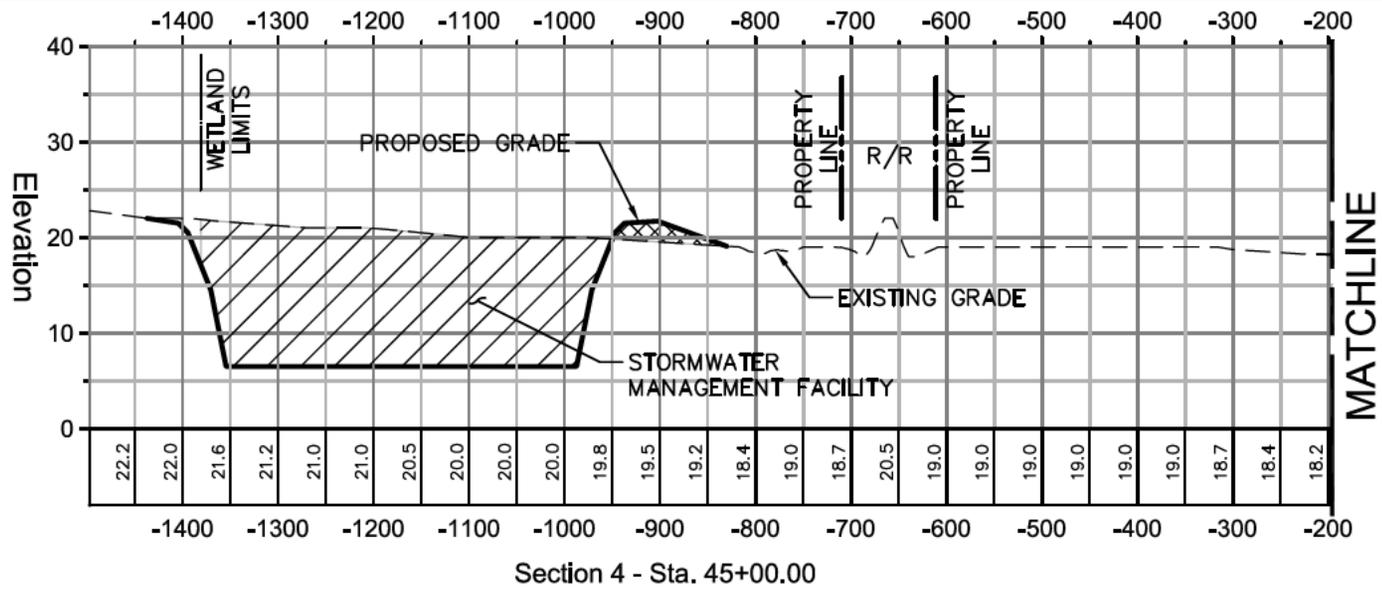
May 2015

Legend

-  WETLAND FILL
-  WETLAND CUT

Figure A-20

Scale: 1" = 200' Horiz.
1" = 20' Vert.



225 E. Robinson Street, Suite 300
Orlando, Florida 32801 | 407.839.4006

Ward-Gulfport Development

Section Views

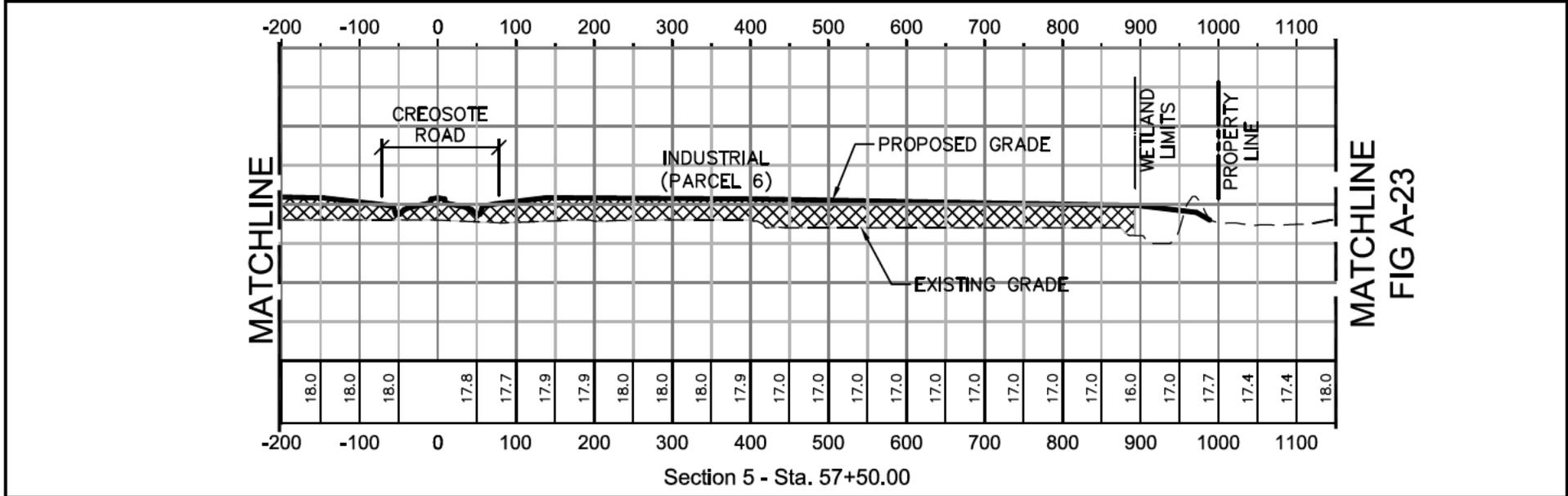
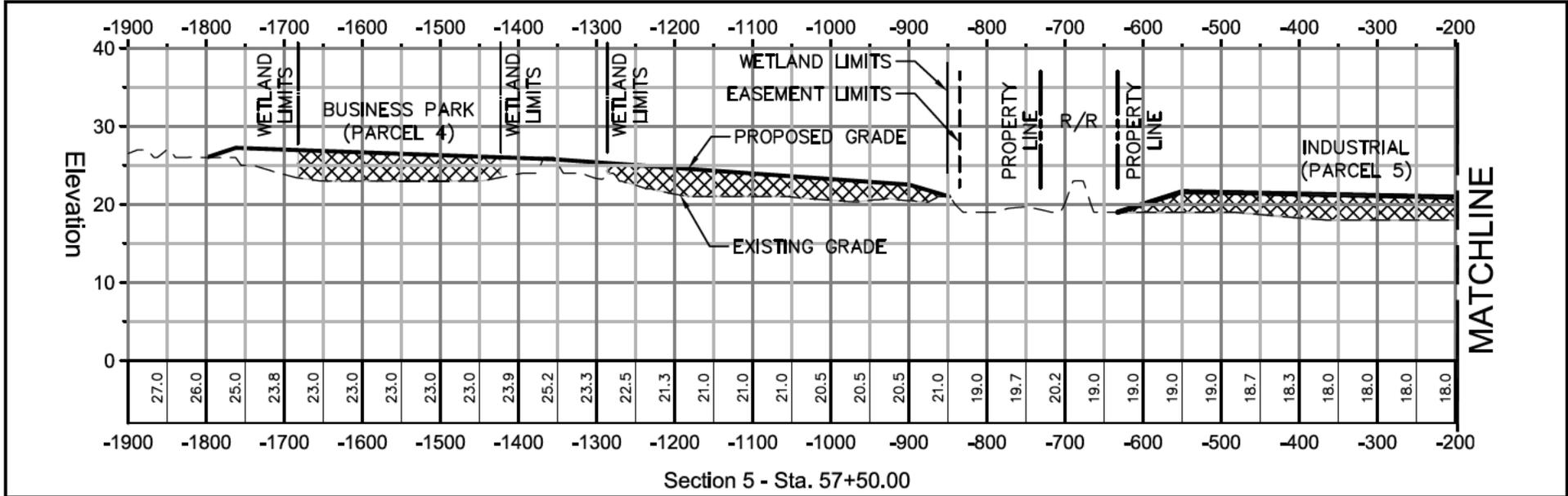
May 2015

Legend

-  WETLAND FILL
-  WETLAND CUT

Figure A-21

Scale: 1" = 200' Horiz.
1" = 20' Vert.



225 E. Robinson Street, Suite 300
Orlando, Florida 32801 | 407.839.4006

Ward-Gulfport Development

Section Views

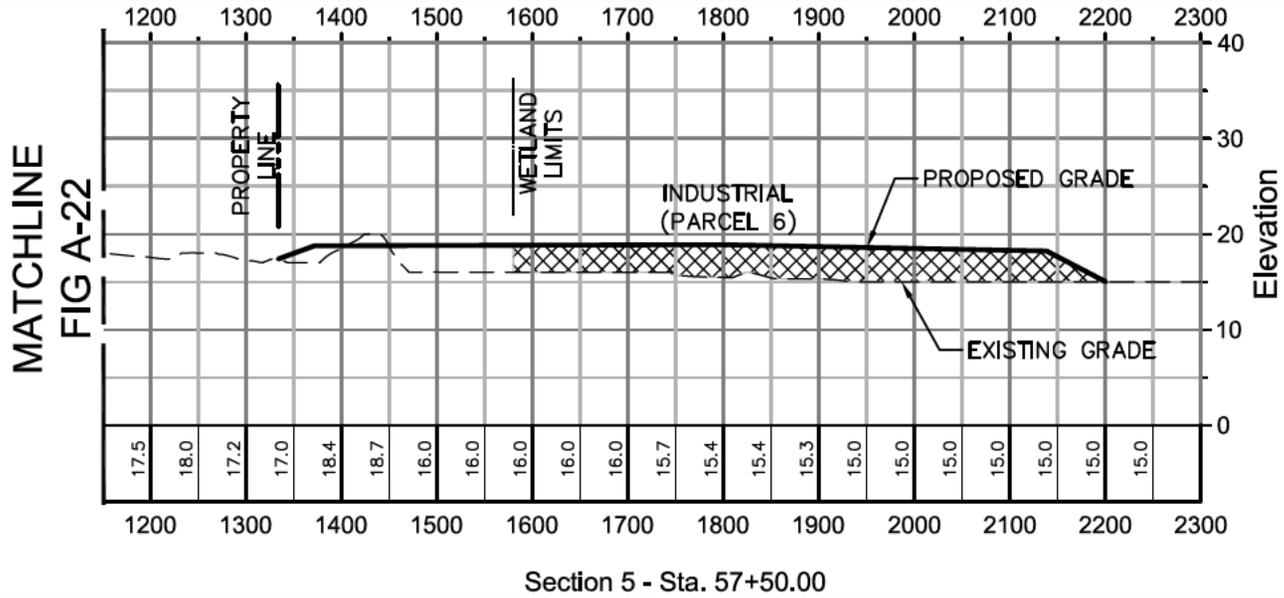
May 2015

Legend

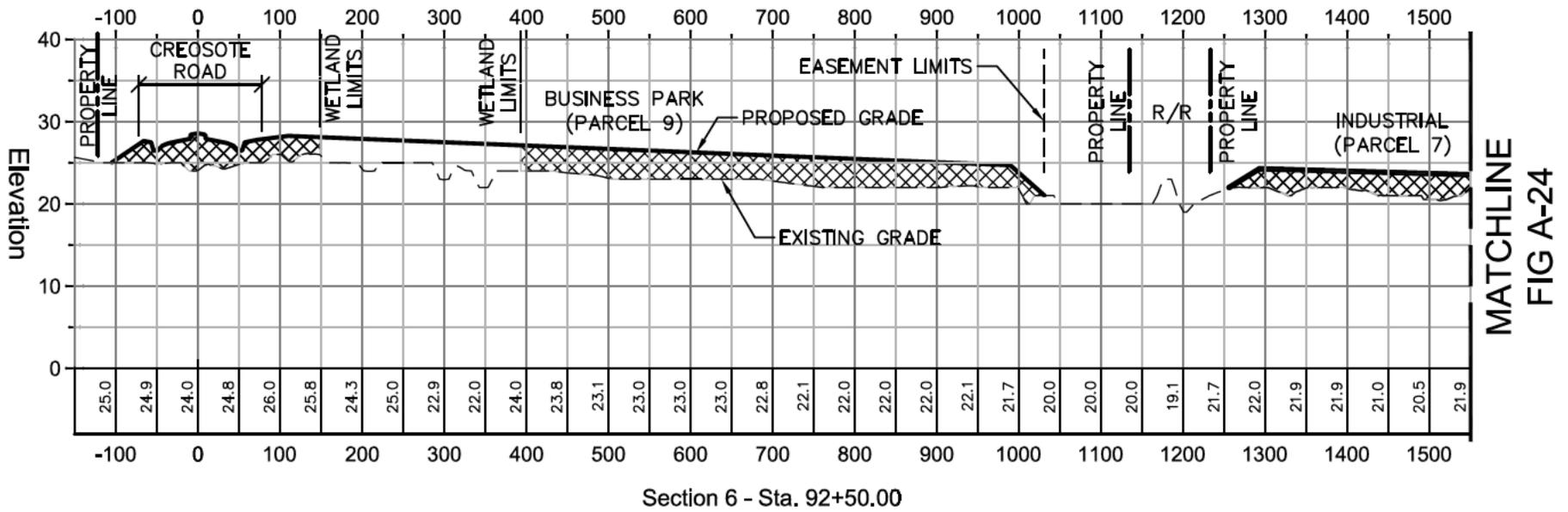
- WETLAND FILL
- WETLAND CUT

Figure A-22

Scale: 1" = 200' Horiz.
1" = 20' Vert.



Section 5 - Sta. 57+50.00



Section 6 - Sta. 92+50.00



225 E. Robinson Street, Suite 300
Orlando, Florida 32801 | 407.839.4006

Ward-Gulfport Development

Section Views

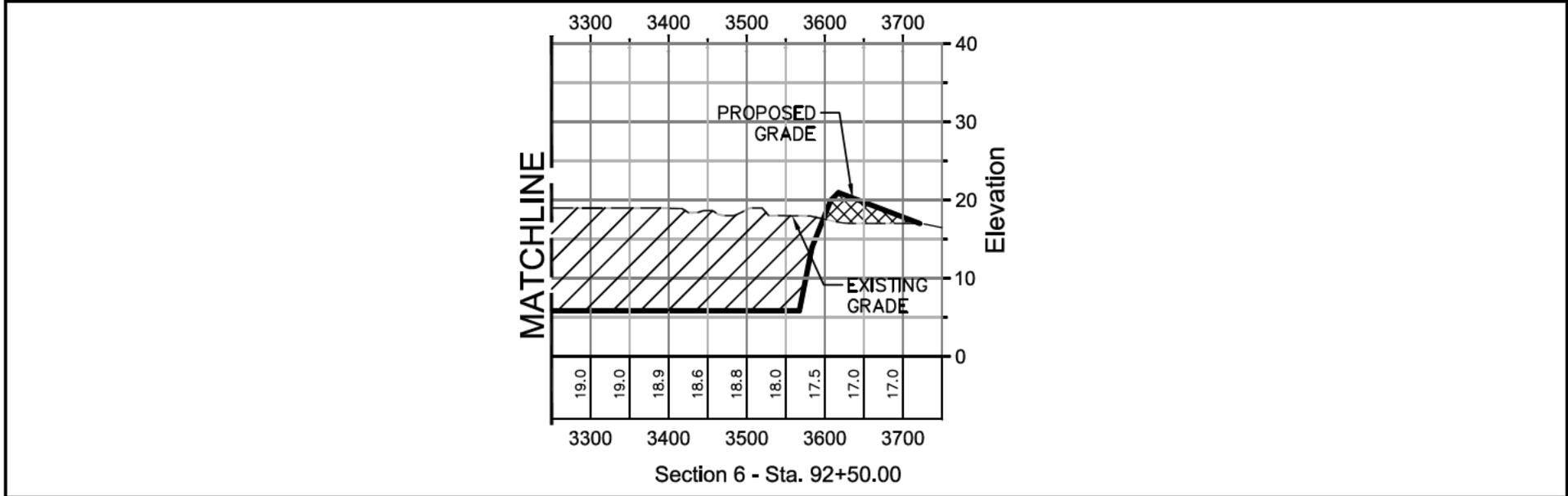
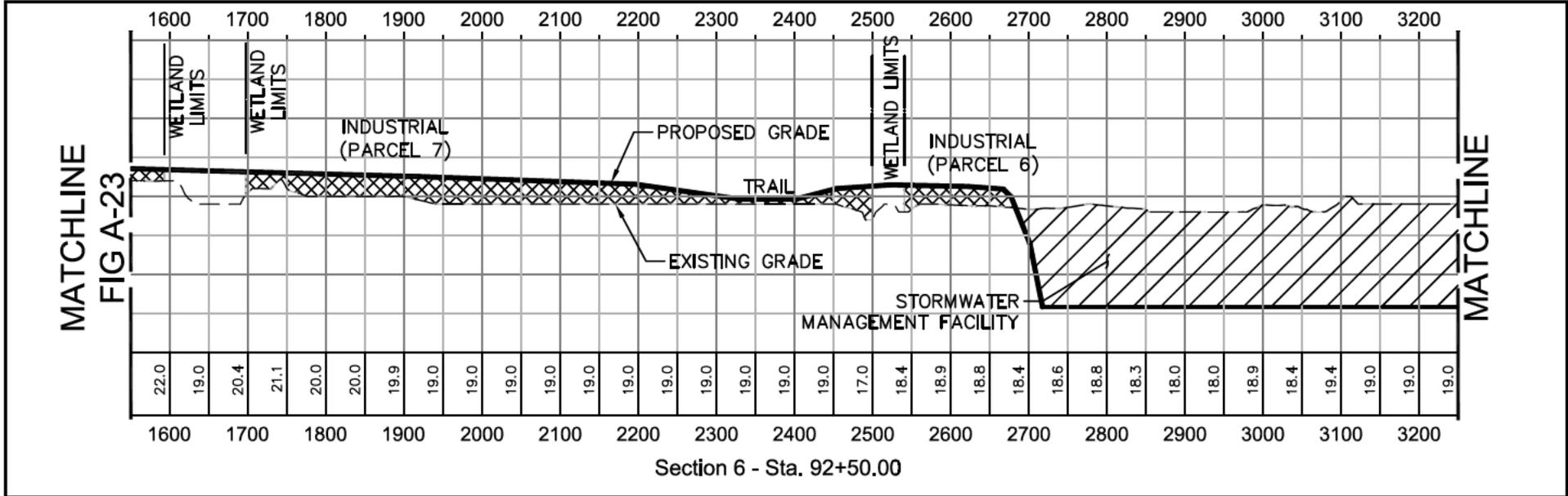
May 2015

Legend

- WETLAND FILL
- WETLAND CUT

Figure A-23

Scale: 1" = 200' Horiz.
1" = 20' Vert.



225 E. Robinson Street, Suite 300
Orlando, Florida 32801 | 407.839.4006

Ward-Gulfport Development

Section Views

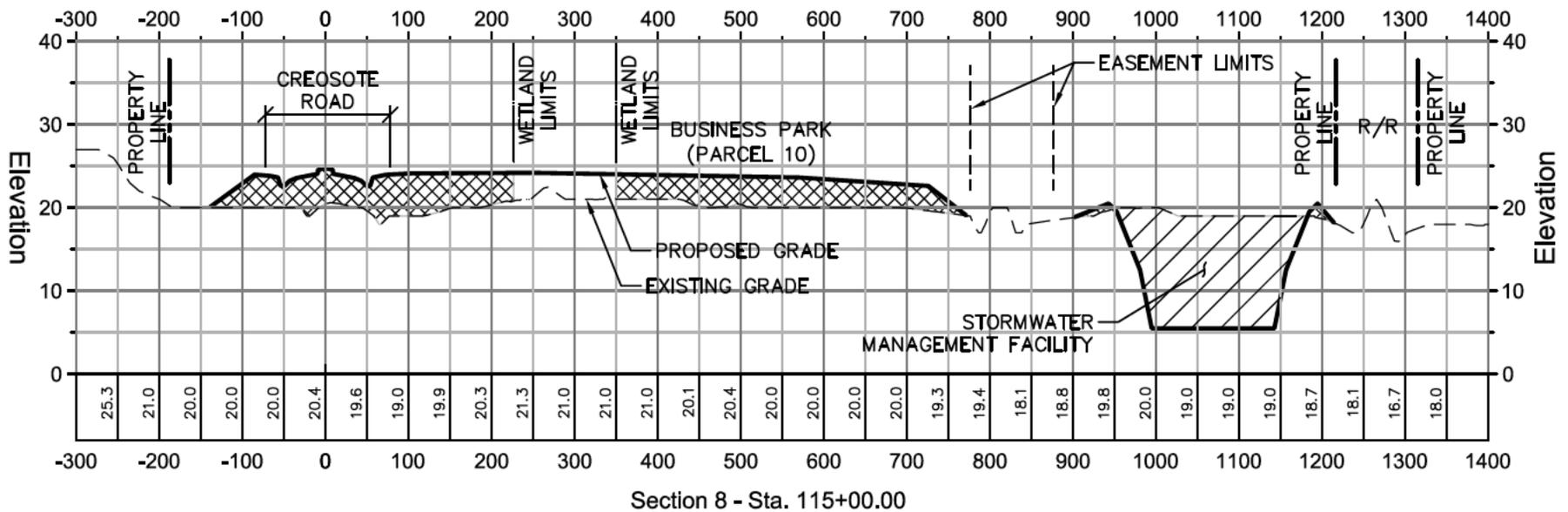
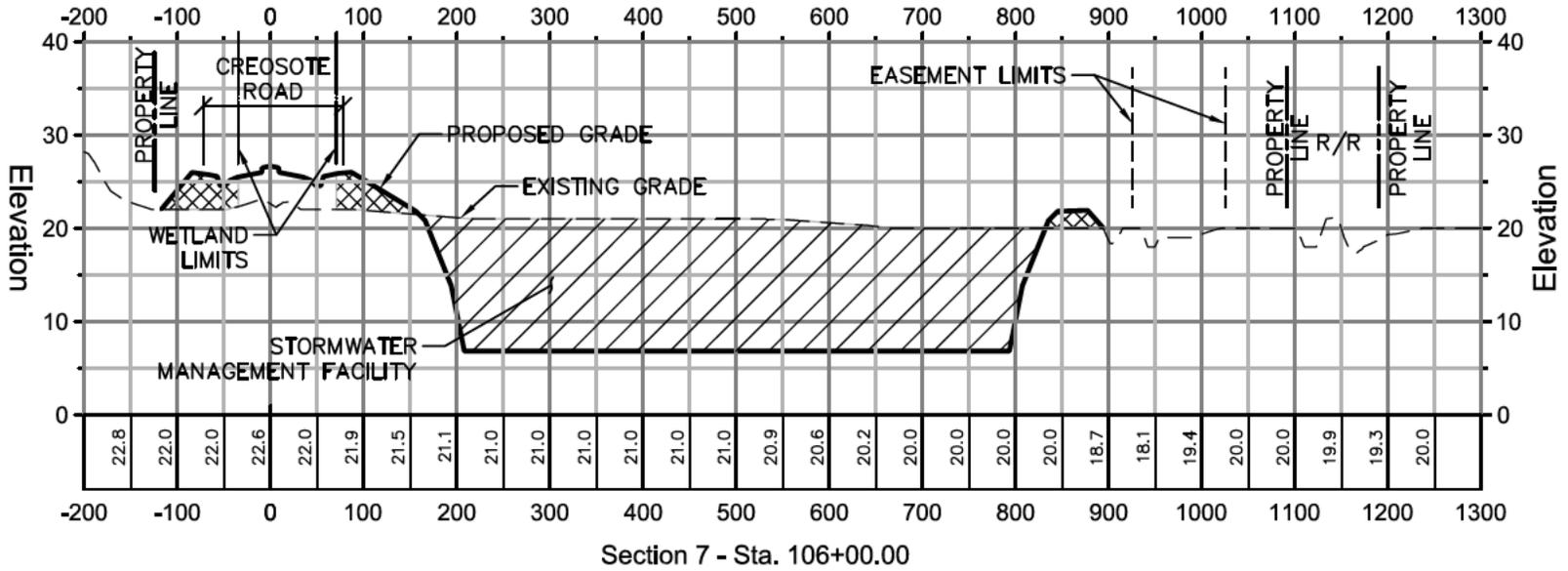
May 2015

Legend

- WETLAND FILL
- WETLAND CUT

Figure A-24

Scale: 1" = 200' Horiz.
1" = 20' Vert.



225 E. Robinson Street, Suite 300
Orlando, Florida 32801 | 407.839.4006

Ward-Gulfport Development

Section Views

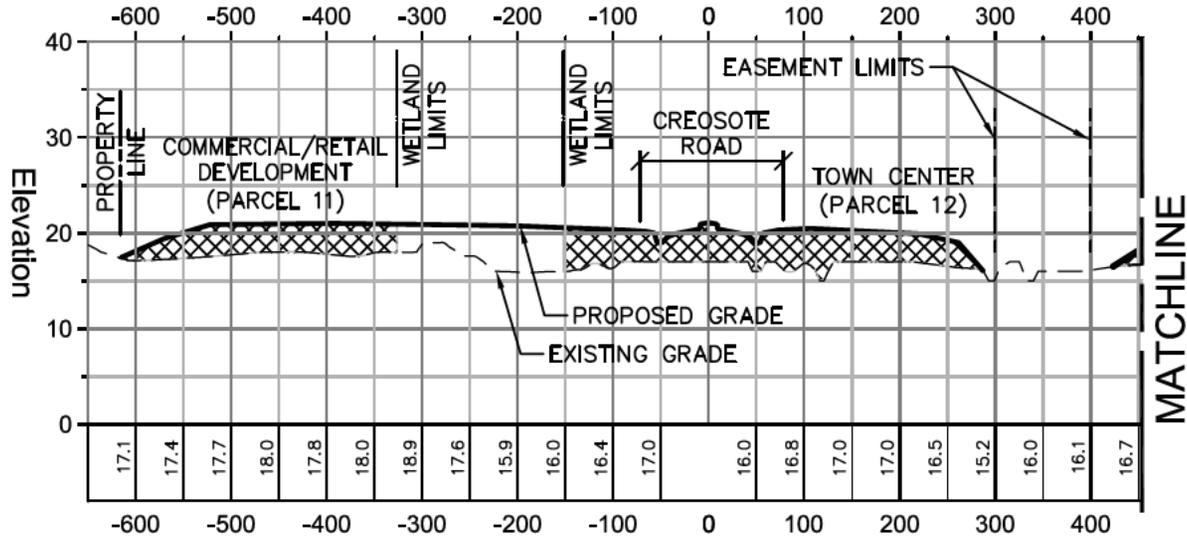
May 2015

Legend

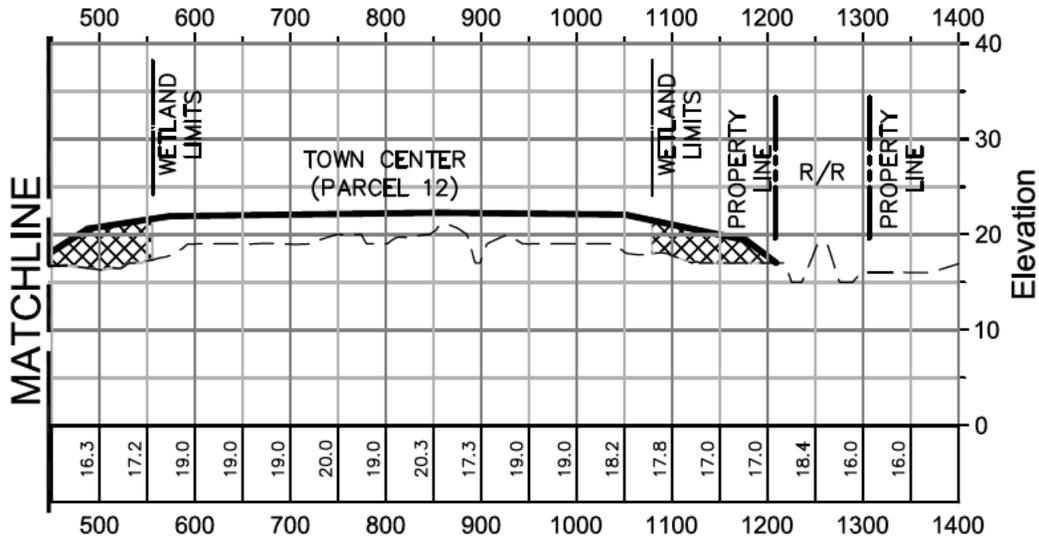
- WETLAND FILL
- WETLAND CUT

Figure A-25

Scale: 1" = 200' Horiz.
1" = 20' Vert.



Section 9 - Sta. 129+50.00



Section 9 - Sta. 129+50.00



225 E. Robinson Street, Suite 300
Orlando, Florida 32801 | 407.839.4006

Ward-Gulfport Development

Section Views

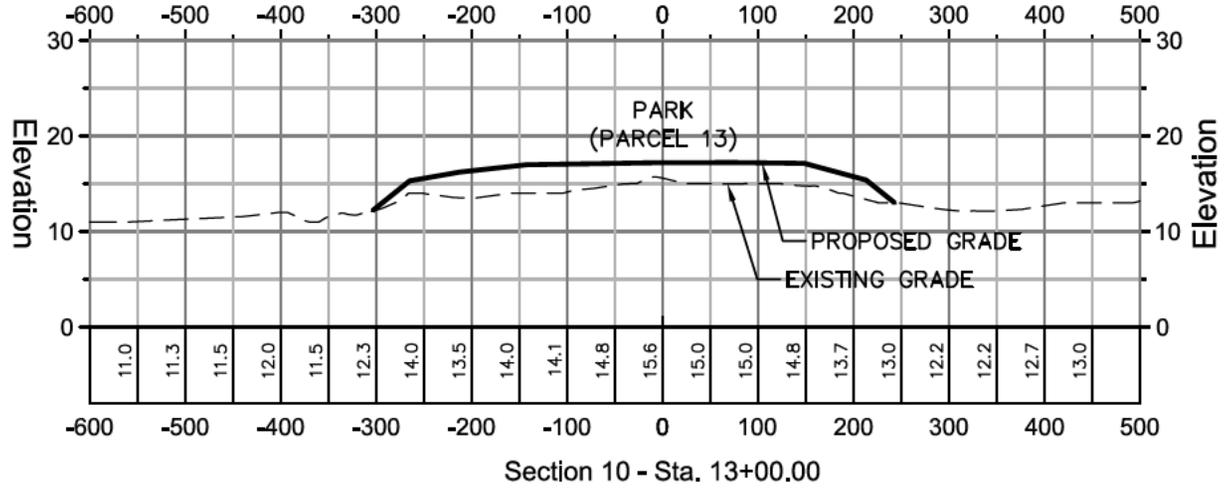
May 2015

Legend



Figure A-26

Scale: 1" = 200' Horiz.
1" = 20' Vert.



225 E. Robinson Street, Suite 300
Orlando, Florida 32801 | 407.839.4006

Ward-Gulfport Development

Section Views

May 2015

Legend

-  WETLAND FILL
-  WETLAND CUT

Figure A-27

Scale: 1" = 200' Horiz.
1" = 20' Vert.