



REPLY TO
ATTENTION OF:

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

CESAM-RD-C
PUBLIC NOTICE NO. SAM-2015-00574-MJF

October 19, 2015

JOINT PUBLIC NOTICE SAM-2015-00574-MJF
U.S. ARMY CORPS OF ENGINEERS

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES
DMR-080620

**PROPOSED IMPACTS ASSOCIATED WITH THE
CONSTRUCTION OF A RESIDENTIAL/COMMERCIAL DEVELOPMENT KNOWN AS
PHASE II SAVANNAH PINES SUBDIVISION,
OCEAN SPRINGS, 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. Please communicate this information to interested parties.

APPLICANT: **Savannah Pines, LLC**
Dr. Alfred E. McNair, Jr.
3890 Bienville Boulevard
Ocean Springs, Mississippi 39564

AGENT: **Spectrum Environmental, Inc.**
Attention: Mr. Michael Rasbury
85 Spectrum Cove
Alabaster, Alabama 35007

LOCATION: **The headwaters of Bayou Talla north of Old Fort Bayou, south of Interstate 10 (I-10) and north of Highway 90, Section 8, Township 7 South, Range 8 West, Ocean Springs, Jackson County, Mississippi. (Latitude 30.44156 North, Longitude -88.817654 West).**

WORK: **The applicant proposes to place fill material in 23.4 acres of medium quality wet pine savannah wetlands to construct a mixed residential/commercial development. The subject property is a 132-acre parcel containing approximately 66.7-acres of jurisdictional wetlands. The proposed work is part of a previously planned project (SAM-2008-00442-MFM) and represents the final development phase, Phase II. The applicant's overall design of this development is as a pedestrian friendly community with a number of green spaces, walking paths, and family oriented parks. The**

residential development would include 203 living units ranging from mixed-use single family (entry level) homes to larger (move-up) homes. The homes would be Energy Star certified and constructed as hurricane safe housing. The proposed commercial segment of the development would include a General Town center to include retail spaces, restaurants, grocery stores and office space.

EXISTING CONDITIONS: The property is located south of the Phase I Savannah Trails Subdivision. The northern edge of the parcel is bordered by the Phase I Conservation Easement. This area shall remain hydrologically connected to on-site jurisdictional wetlands. The headwaters of Bayou Talla flow west to east along this northern boundary and to the southeast across the eastern most boundary. The property is comprised of early successional Slash Pine Savannah. Vegetation within the area is mainly comprised of slash pine, sweetbay, red maple, gallberry, fetterbush, and green titi. Historically the subject property has been forested with evidence of timber cutting and sand mining activities having previously taken place. Portions of the site appear to have been prepared for development with evidence of grading, drainage, and clearing. During the 1970's the area was degraded from sand excavation activities. Evidence of these activities include diversion mounds/berms, pits and drainage ditches.

PROJECT PURPOSE: As stated by the applicant, "To complete a planned residential/commercial development adjacent to and consistent with Savannah Trails Phase I. The housing sector remains viable in the Gulf Hills Community due to a number of victims of Hurricane Katrina returning to the region and a number of Biloxi residents relocating to the area" The U.S. Army Corps of Engineers (Corps) initially determined the basic project purpose is mixed residential/commercial development and would not be considered a water dependent activity. Additional review will be performed by the Corps and cooperating agencies.

ALTERNATIVES: The Corps' initial review of alternatives submitted by the applicant consists of four (4) alternate locations in the vicinity. In addition, five (5) onsite alternative configurations were also considered. After meetings with the agencies and consultants, impacts to wetlands adjacent to the Phase I Conservation Easement were avoided and the proposed layout as presented was selected. Additional review of alternatives will be performed by the Corps and cooperating agencies.

MITIGATION: Compensatory mitigation is required for the loss of 23.5 acres of medium quality (based on WRAP analysis) wet pine savanna. The applicant is proposing mitigation through the purchase of 70.2 (3:1) mitigation credits from the Old Fort Bayou III Mitigation Bank. Additional review of mitigation requirements will be performed by the Corps and cooperating agencies. Final compensatory mitigation will be evaluated by the Corps and cooperating resource agencies throughout the review process for the proposed project.

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.

The applicant has applied for coastal zone consistency from the State of Mississippi Department of Marine Resources in accordance with Section 57-15-6 of the Mississippi Code Annotated. (DMR-080620).

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by the Corps 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 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 the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, protected species, 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.

The Corps 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 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 for consideration of 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 effect cultural and historic properties within the permit area. In accordance with Appendix C of 33 CFR Part 325, the Corps has determined that the permit area is the full area of development for the overall project footprint. The National Park Service, National Register of Historic Places (NRHP) database has been consulted. No known archaeological sites are located within or very close to the project area. The proposed project will have **no effect** on

cultural resources in the permit area. 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. The State Historic Preservation Officer replied to the MDMR notice by letter dated June 1, 2015, stating it is their determination that no cultural resources are likely to be affected. (MDAH Project Log #05-062-15)

Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicated the following terrestrial species may be present onsite: the gopher tortoise (T)(*Gopherus polyphemus*), the Louisiana quillwort(E) (*Isoetes louisianensis*), the Louisiana black bear (T)(*Ursus americanus luteolus*), the Alabama red-belly turtle (E) (*Pseudemys alabamensis*), the Mississippi Sandhill Crane (E)(*Grus canadensis pulla*), the Black pine snake (C) (*Pituophis melanoleucus lodingi*) and the Mississippi Gopher Frog (E) (*Rana sevosia*). No listed critical habitat is located on or near the project site. Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants for the 12-HUC watershed suggest that the proposed activity may affect but is not likely to adversely affect listed endangered or threatened species. Specifically, the Louisiana quillwort and the Mississippi Sandhill Crane may be affected by this project. Required habitat for the remaining listed species is not found on the proposed project site. This determination is being coordinated with the U.S. Fish and Wildlife Service via this public notice.

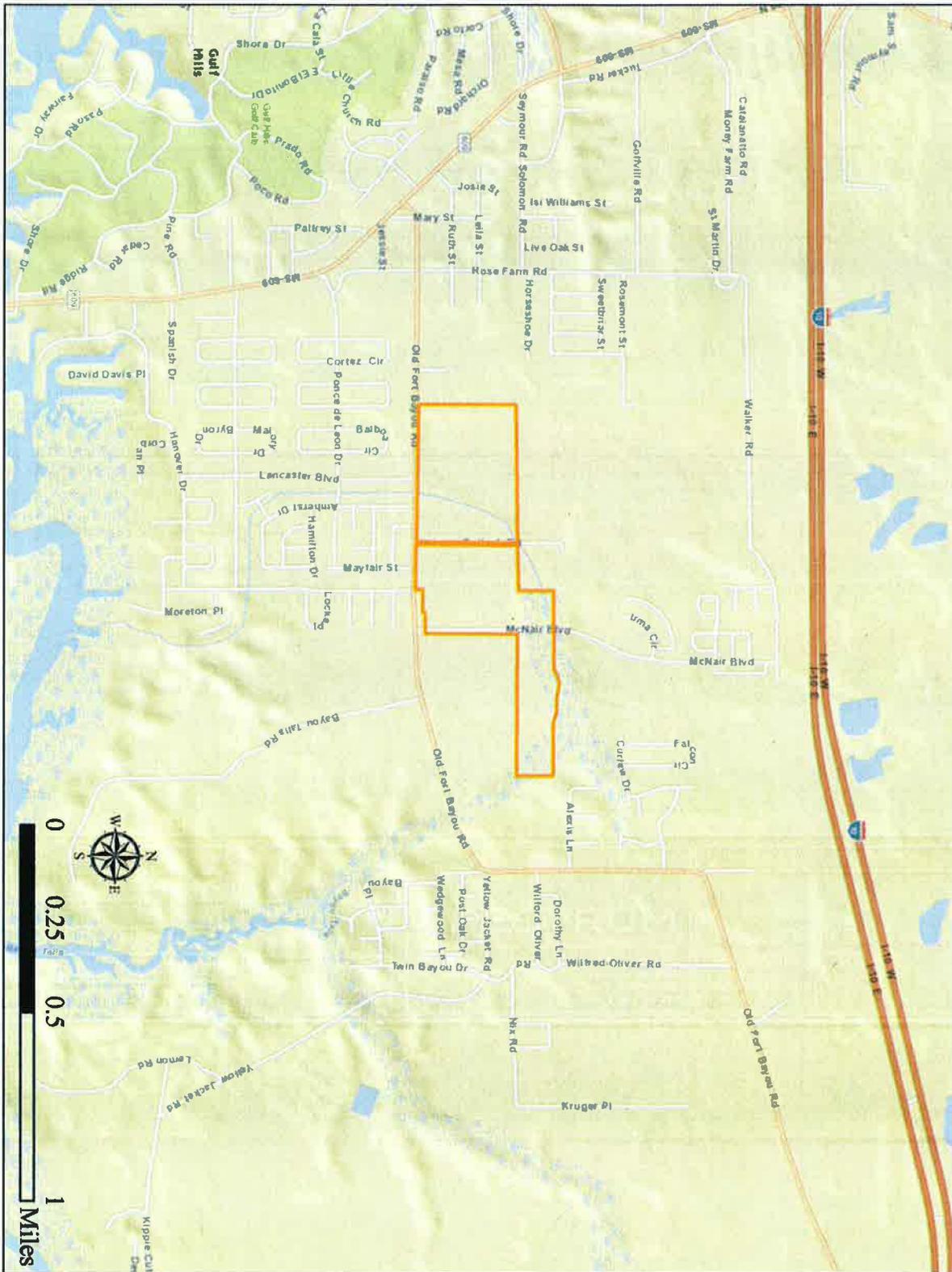
Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2015-00574-MJF** and should be directed to the District Engineer, Corps, Mobile District, Attention: **Ms. Maryellen Farmer**, 1141 Bayview Avenue, Suite 501, Biloxi, Mississippi 39530, Attention: USACE Biloxi Field Office, with a copy to the Mississippi Department of Environmental Quality, Office of Pollution Control, **Attention: Ms. Florance Bass, P.E.**, Post Office Box 2261, Jackson, Mississippi 39225 and the Mississippi Department of Marine Resources, **Attention: Mr. Greg Christodoulou**, 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 at (228) 523-4116 or email at maryellen.j.farmer@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



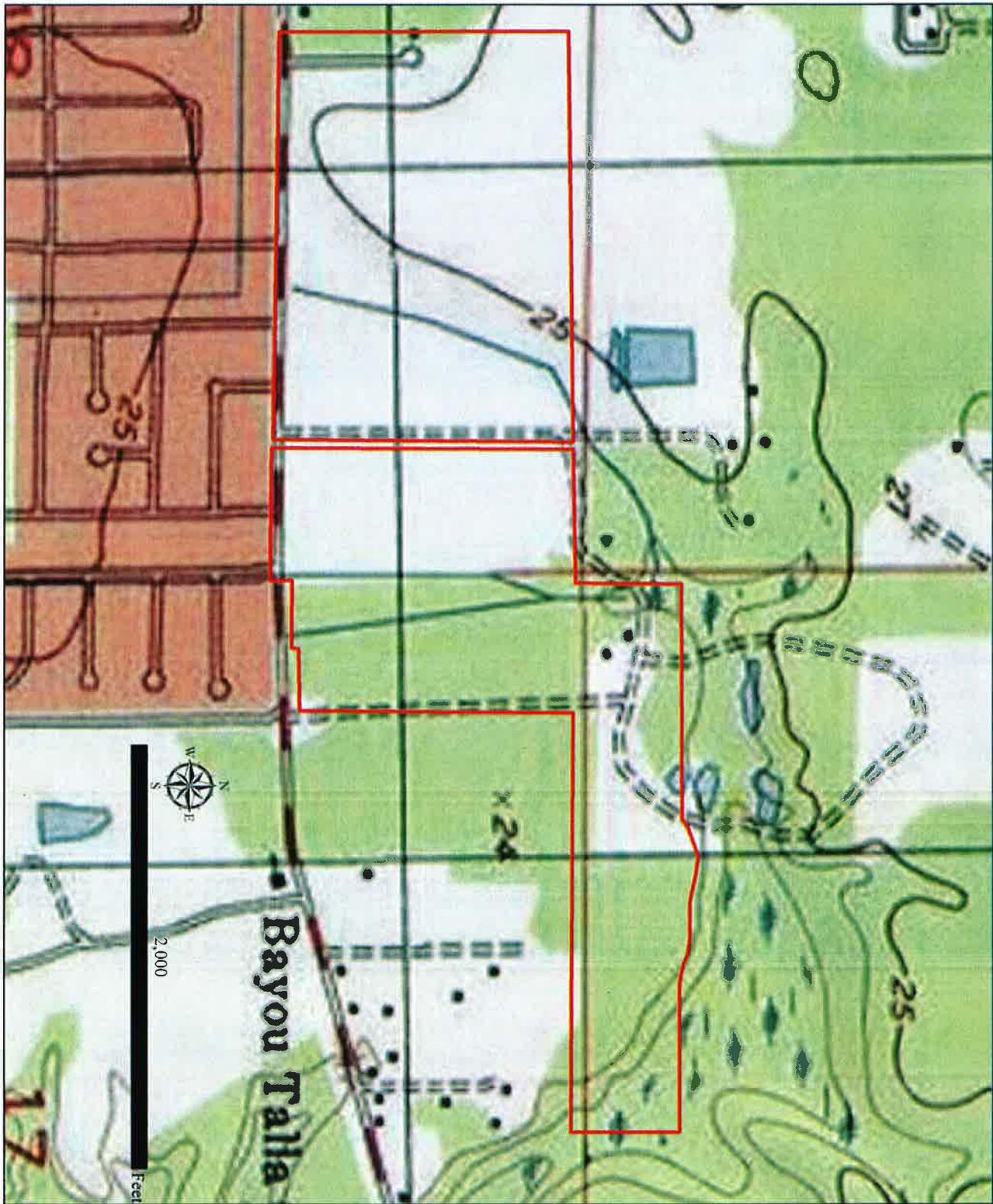
NO.	DATE	REVISION NOTE	BY

Drawn By:	Project #:
MR	2769-001
Checked By:	Date:
MR	9/2/2015
Project Mgr:	File Name:
MR	2769001

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Solutions to Your Environmental Challenges

85 Spectrum Cove
Alabaster, AL 35007
O - 205-664-2000
F-205-664-2142

TITLE
Figure-1 Site Location Savannah Trails Development Ocean Springs, MS Jackson County



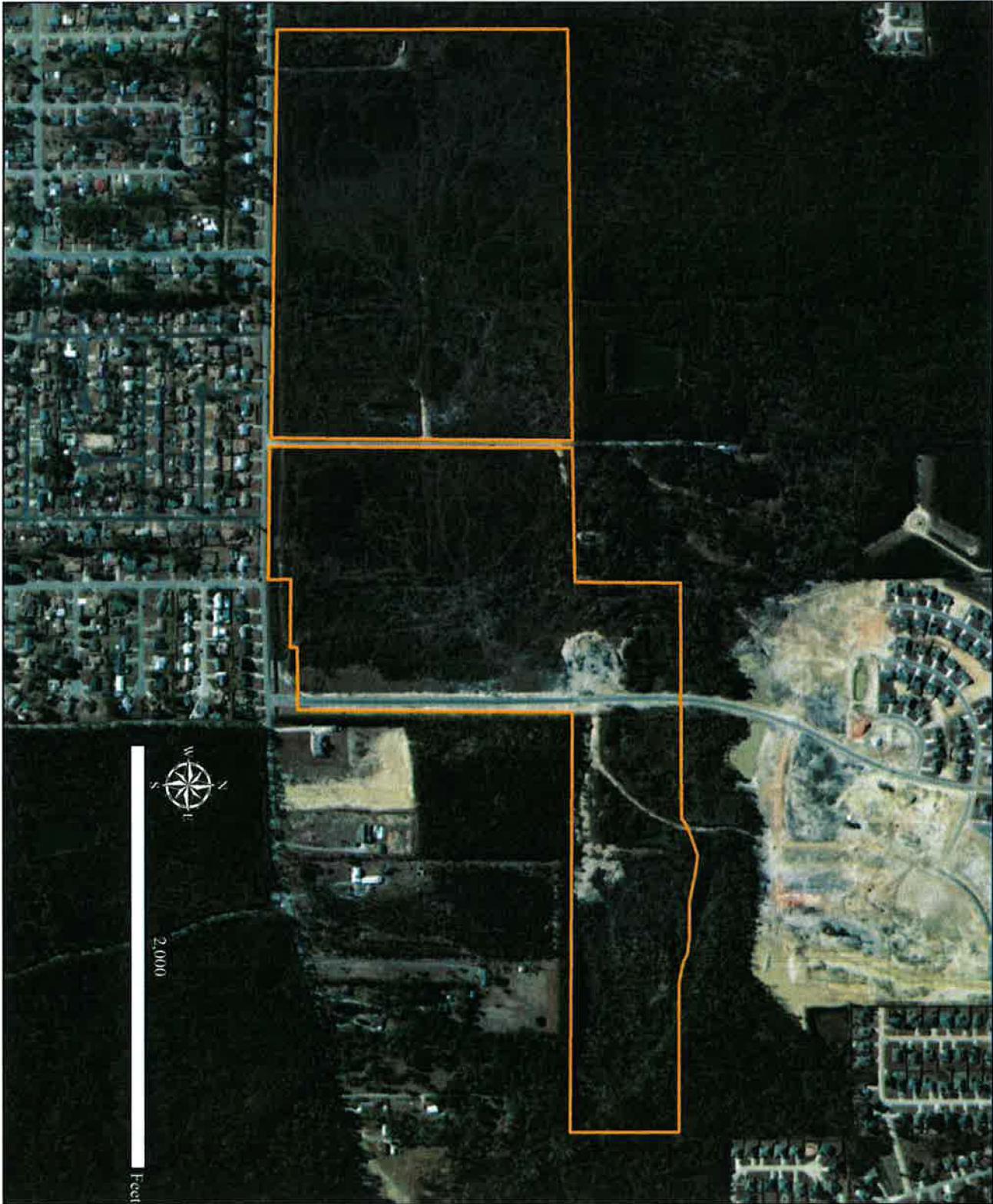
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TITLE
Figure-2 Topographic Map Savannah Trails Development Ocean Springs, MS Jackson County



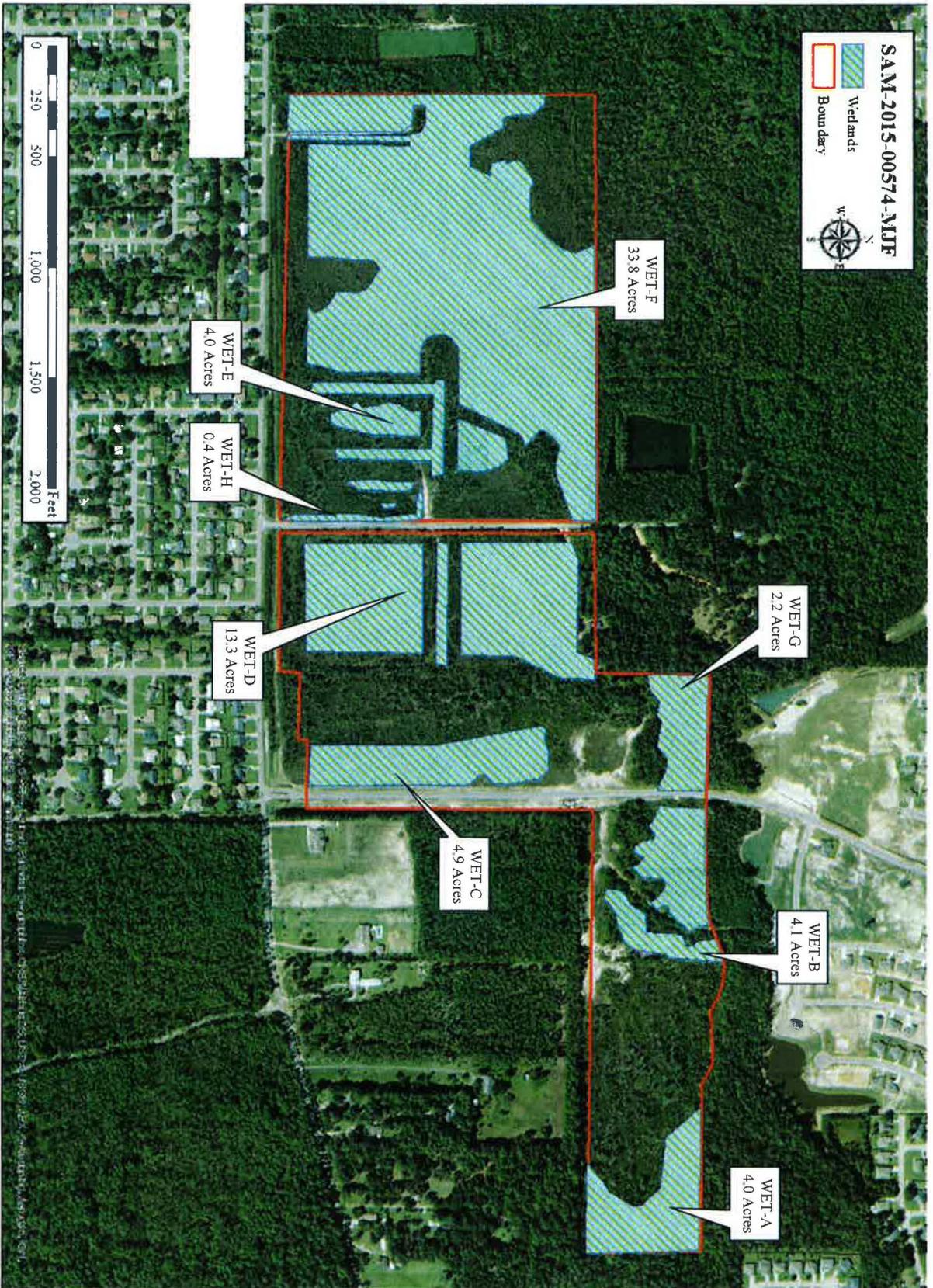
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TITLE
Figure-3 Aerial Map Savannah Trails Development Ocean Springs, MS Jackson County



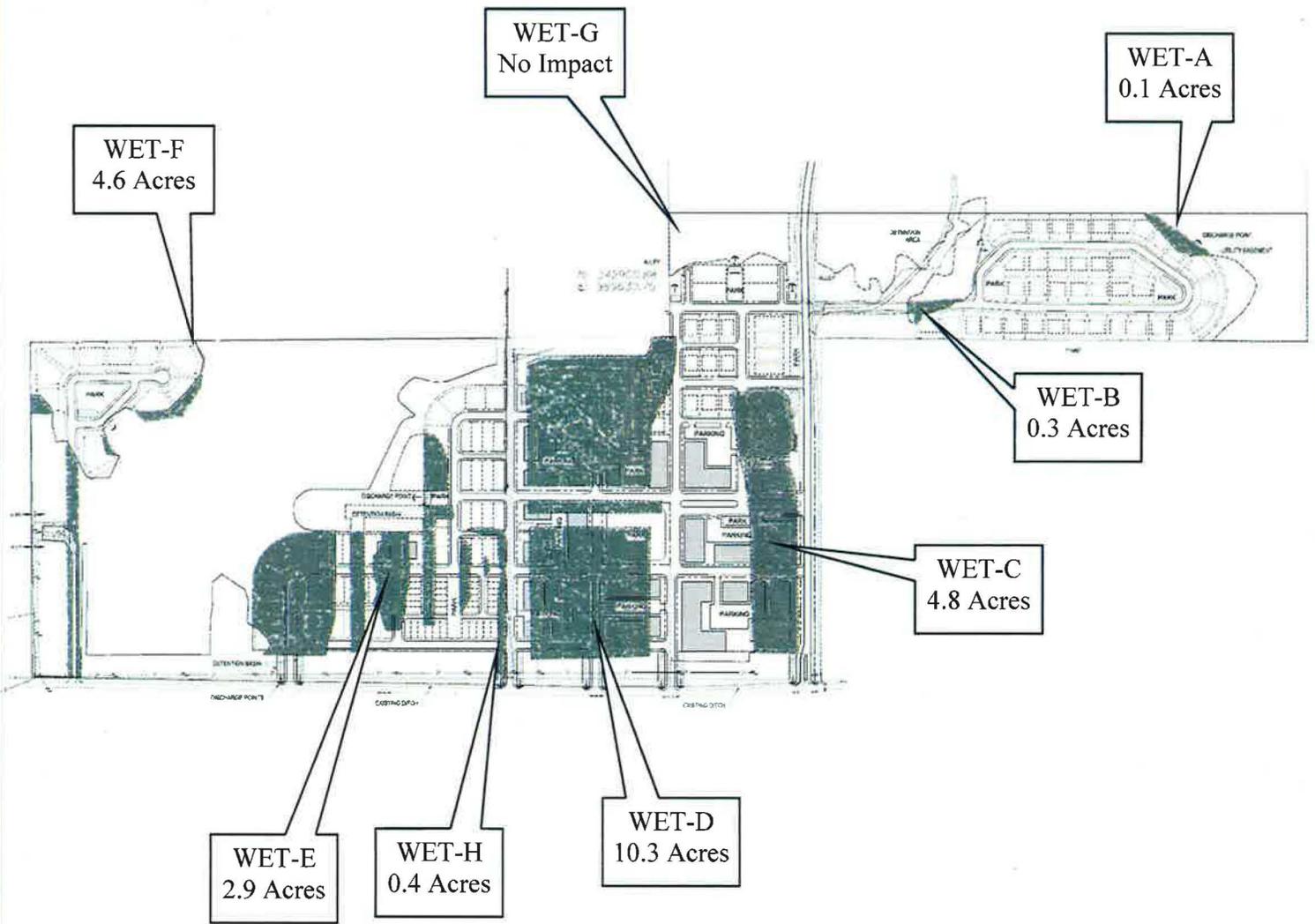
			Prepared By	MR	Project #	2769001
			Checked By	MR	Date	8/11/2015
			Project Mgr	MR	File Name	2769-001
NO.	DATE	REVISION NOTE	BY			


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 Atlanta, GA 30327
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TITLE

Figure-6 - REVISED AUGUST 4, 2015
 Delineation Map
 Savannah Trails Development
 Ocean Springs, MS
 Jackson County



Summary of Total Proposed Impacts: Medium Quality Pine Savannah - 23.4 Acres

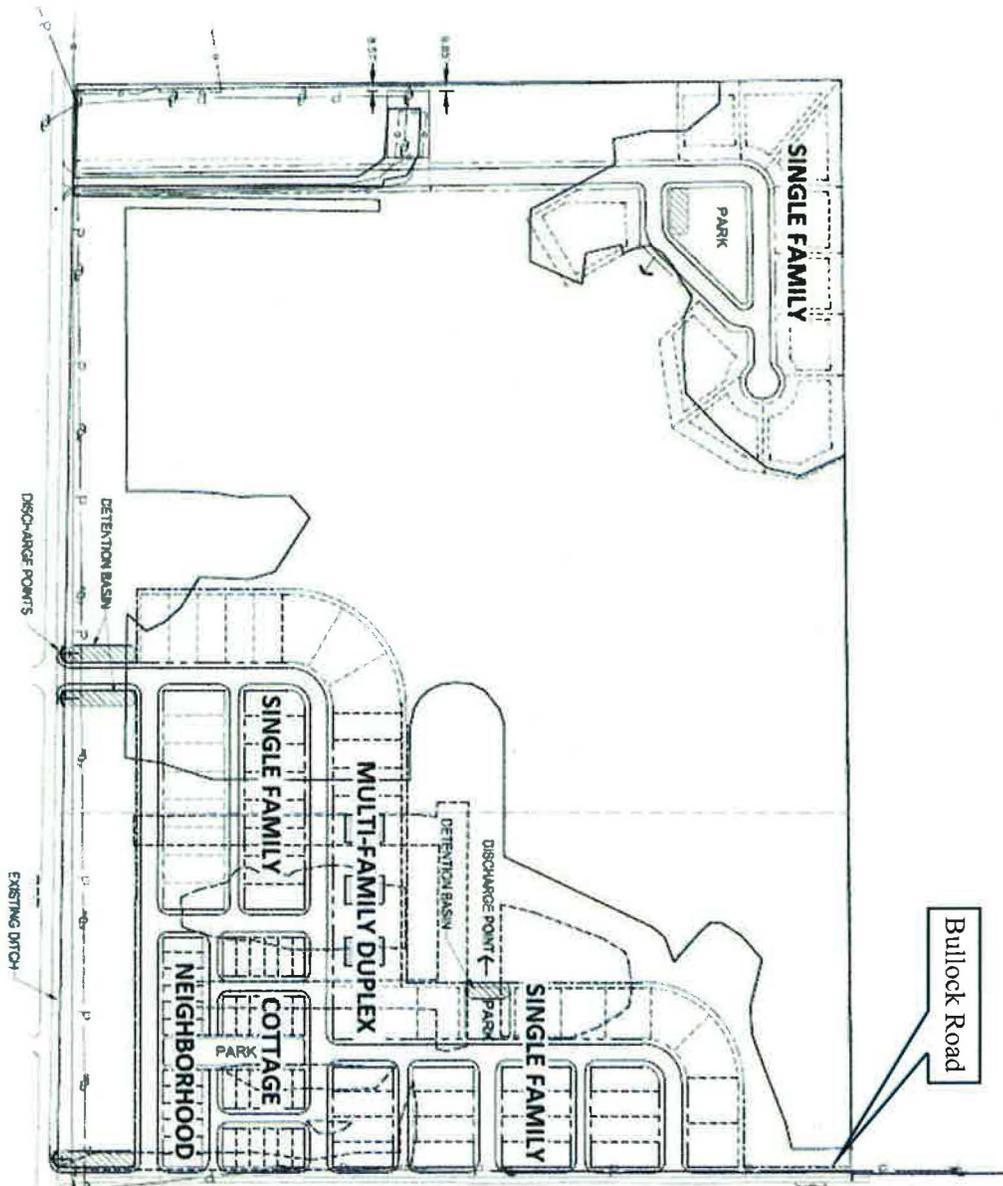
LEGEND:

 IMPACTED
 FILLED
 WETLANDS



Source: Architect Bruce B. Tolar

TITLE			
Attachment C2 Revised Wetlands Impact Map Savannah Trails Development Gulf Hills Community Ocean Springs, Jackson County, MS			
 SPECTRUM Solutions to Your Environmental Challenge <small>85 Spectrum Cove Atlanta, GA 30308 Tel: 770-205-664-3000 Fax: 770-205-664-2142</small>			
Project #:	2769-001		
Drawn By:	MR		
Checked By:	SC		
Date:	9/2/2015		
Project Mgr:	MR		
File Name:	2769001		
NO.	DATE	REVISION NOTE	BY



Source: Architect Bruce B. Tolar

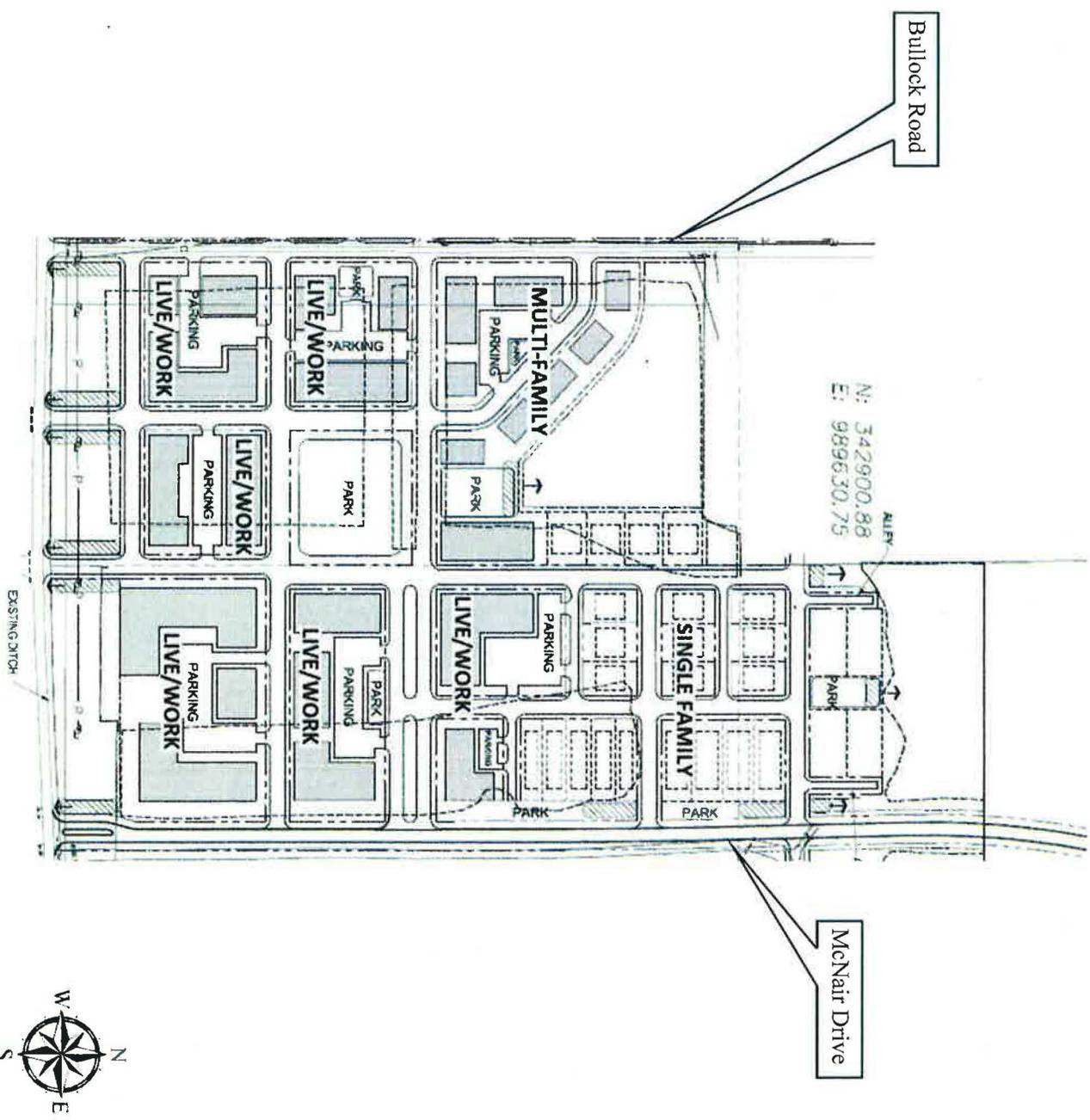
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TITLE
Attachment C1-a Revised Master Plan and Inventory Savannah Trails Development Gulf Hills Community Ocean Springs, Jackson County, MS



Source: Architect Bruce B. Tolar

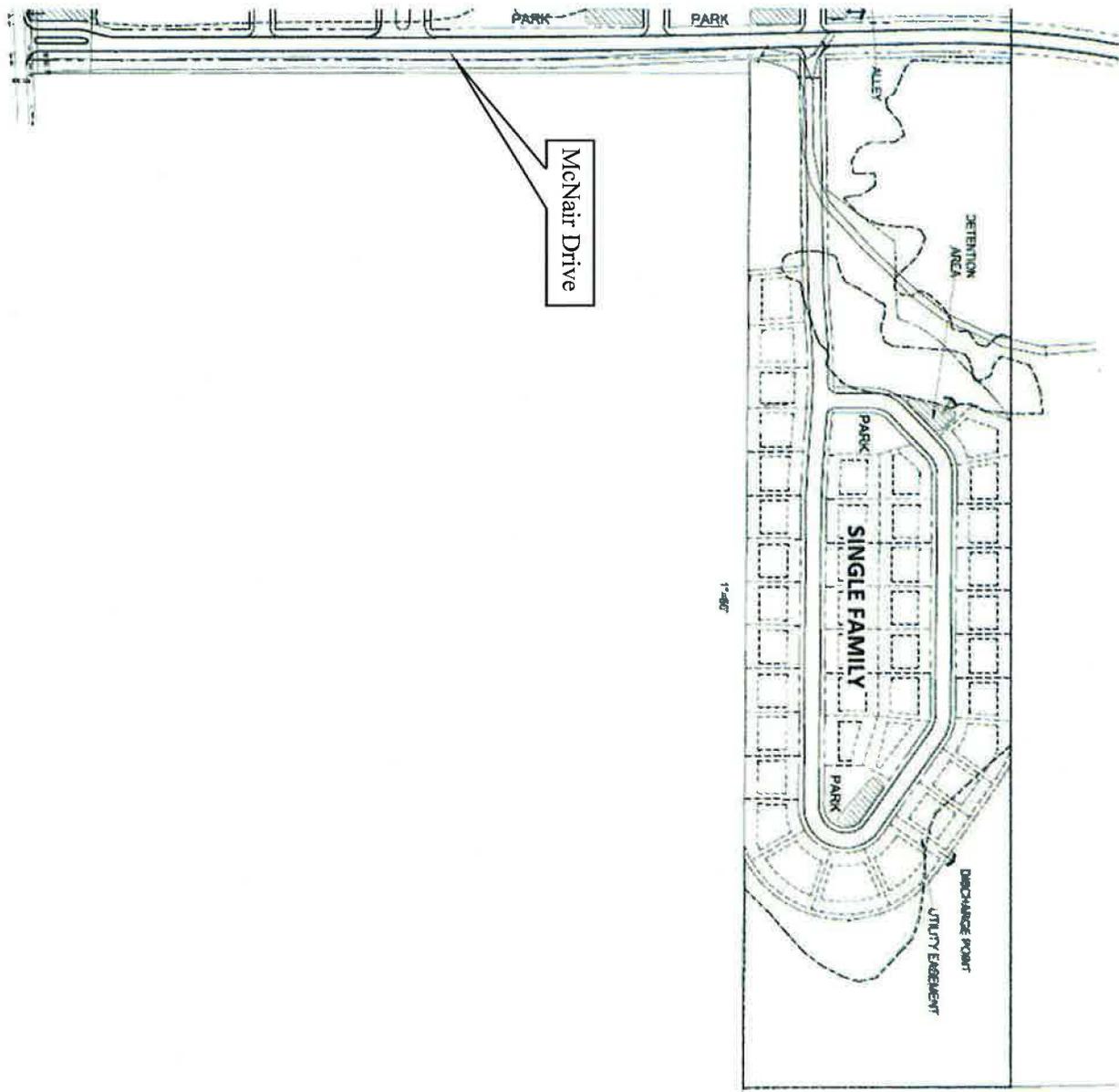
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MR	2769-001
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SC	9/2/2015
Project Mgr.:	File Name:
MR	2769001

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TITLE
Attachment C1-b Revised Master Plan and Inventory Savannah Trails Development Gulf Hills Community Ocean Springs, Jackson County, MS



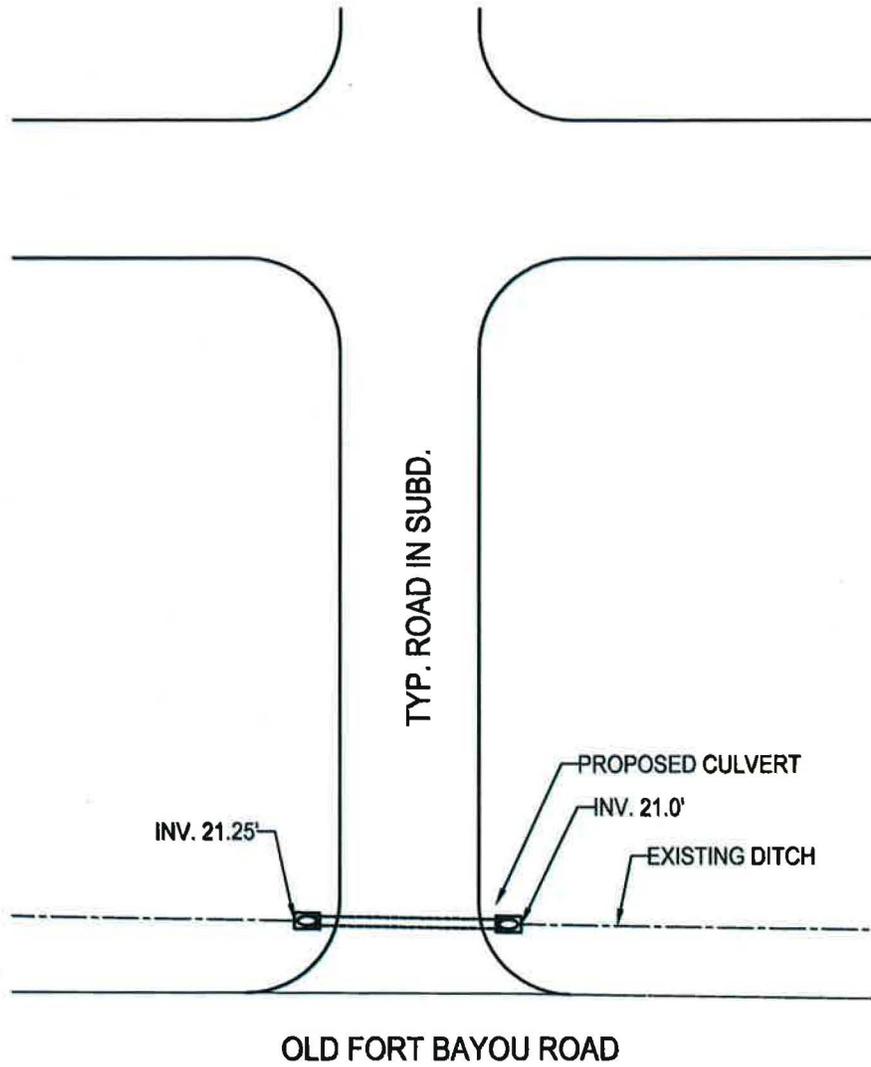
Source: Architect Bruce B. Tolar

NO.	DATE	REVISION NOTE	BY

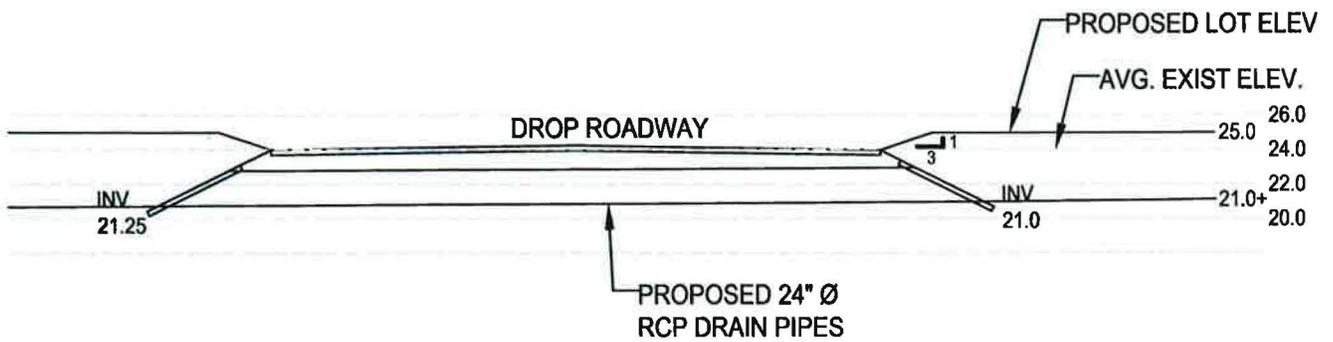
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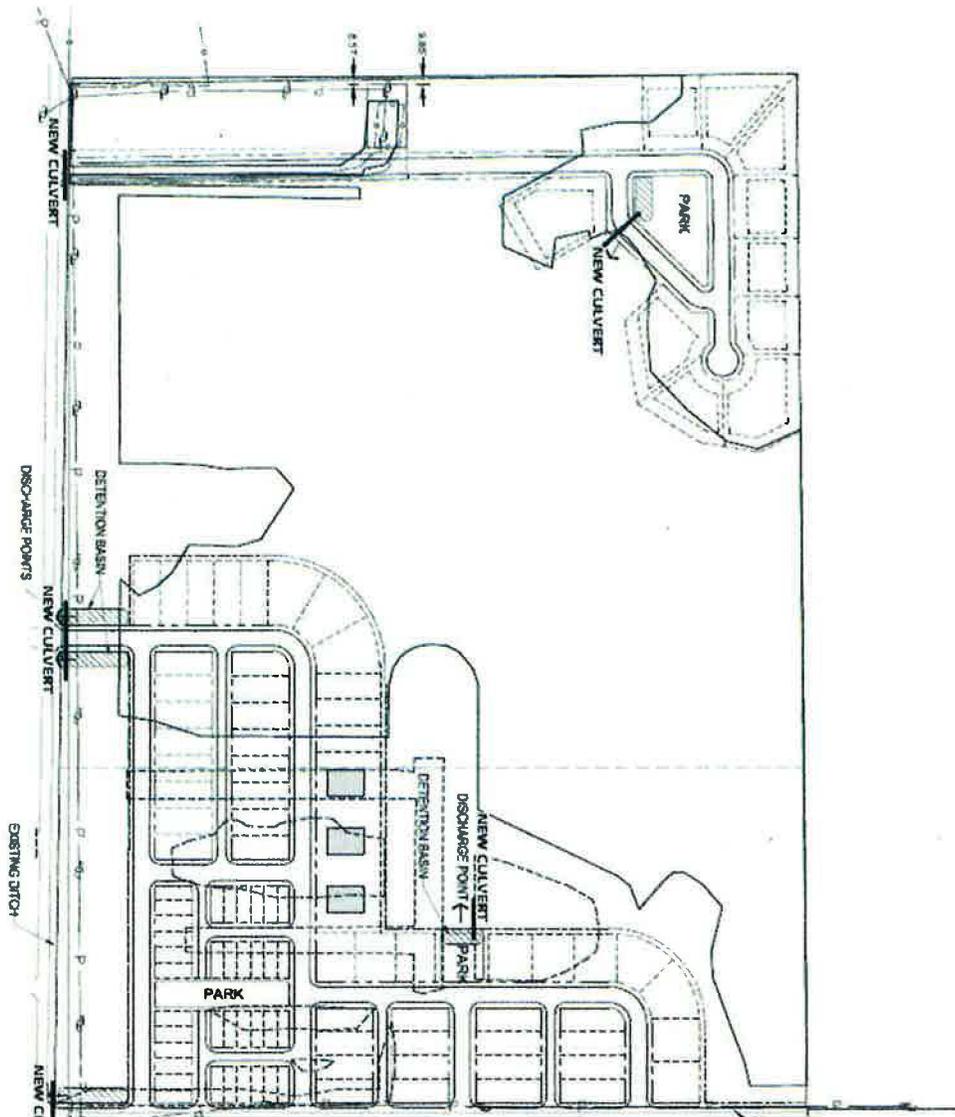
TITLE
Attachment C1-c Revised Master Plan and Inventory Savannah Trails Development Gulf Hills Community Ocean Springs, Jackson County, MS



TYP. CULVERT PLAN
SAVANNAH PINES PHASE II



TYP. PROFILE



Bullock Road

Source: Architect Bruce B. Tolar

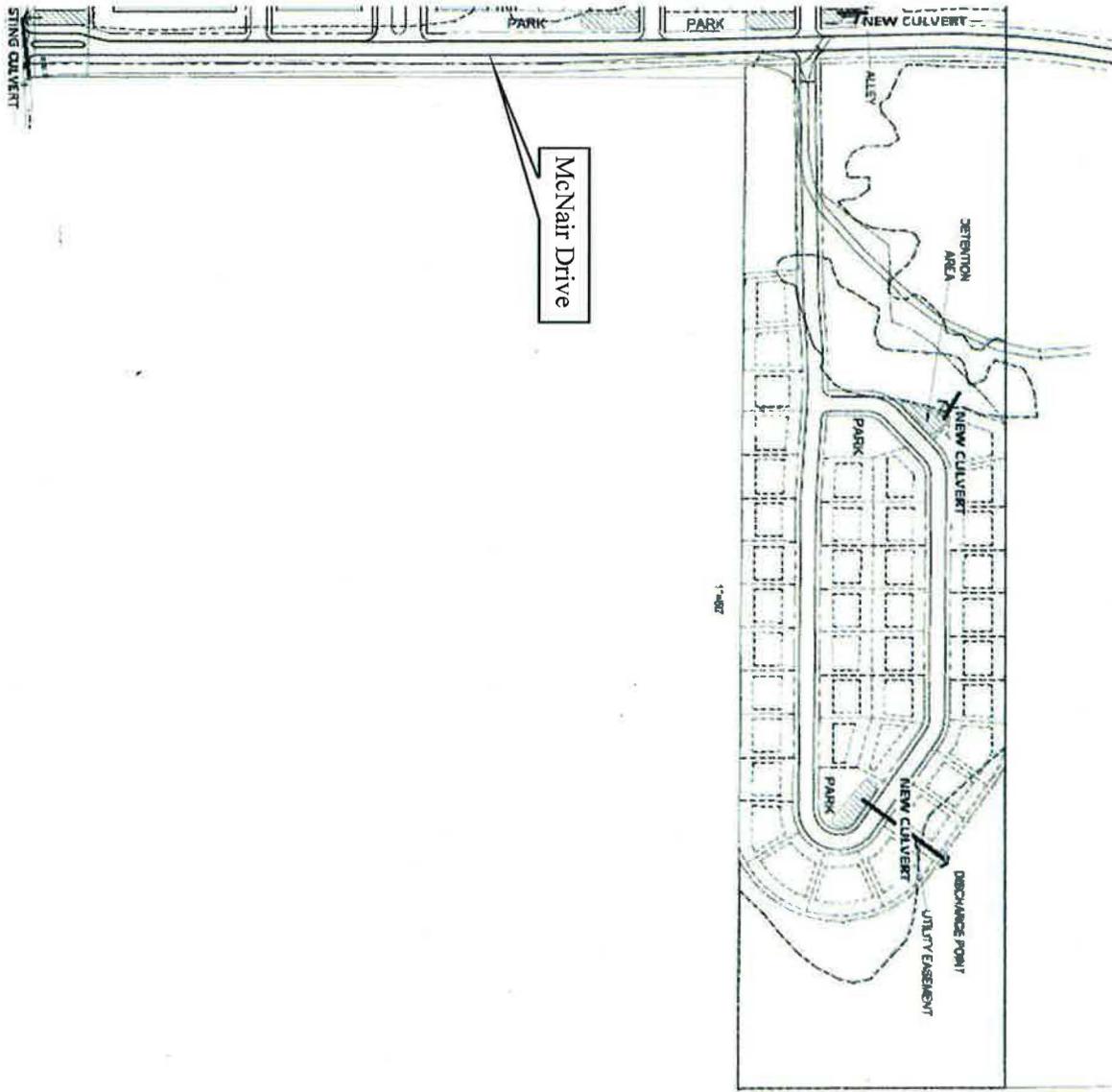
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TITLE
Attachment C3-a Proposed Culverts and Created Wetlands Savannah Trails Development Gulf Hills Community Ocean Springs, Jackson County, MS



McNair Drive



Source: Architect Bruce B. Tolar

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Attachment C3-c Proposed Culverts and Created Wetlands Savannah Trails Development Gulf Hills Community Ocean Springs, Jackson County, MS