



REPLY TO  
ATTENTION OF:

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

October 20, 2015

South Mississippi Branch  
Regulatory Division

**JOINT PUBLIC NOTICE SAM-2015-00874-KMN  
U.S. ARMY CORPS OF ENGINEERS**

**MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY  
OFFICE OF POLLUTION CONTROL**

**MISSISSIPPI DEPARTMENT OF MARINE RESOURCES  
DMR-160008**

**PROPOSAL TO CONSTRUCT SINGLE FAMILY DEVELOPMENT,  
TALLA POINT SUBDIVISION  
ST. MARTIN, 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: Randall Corporation of Mississippi  
Post Office Box 930  
Ocean Springs, Mississippi 39566**

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

**WATERWAY: Bayou Talla, Section 17, Township 7 South, Range 8 West, St. Martin, Jackson County, Mississippi (Latitude 30.4354° North, Longitude -88.8048° West). The area is depicted on the Mississippi Ocean Springs Quadrangle, United States Geological Survey Topographic Map, Hydrologic Unit Code 03170009.**

**WORK: The applicant is requesting a permit to place fill material in 2.37 acres of wetlands for the construction of a single family residential development (Talla Point Subdivision). The approximately 47.89-acre site contains approximately 8.08 acres of forested wetlands. Pine Savannah wetlands and Bottomland Hardwood Wetlands are present on the project site. The western portions of the wetland drains consist of pine savannah. As the wetland drains move eastward toward Bayou Talla the wetlands transition into bottomland hardwood. Fill material is proposed to be placed in 2.37 acres which would include approximately 1.44 acre of pine savannah wetlands and**

approximately 0.93 acre of bottomland hardwood wetlands. The site is bordered to the east by Bayou Talla, to the north by Fort Bayou Road, and Bayou Talla road is located to the west. The proposed development would be comprised of approximately 101 single family homes, associated roads, utilities, and detention ponds.

**EXISTING CONDITIONS:** The 47.89-acre site is currently forested. The site is bordered by Bayou Talla to the east, undeveloped acreage and Fort Bayou Road to the north, and undeveloped acreage to the west and south. The project area is very dense with 100 percent tree cover. The property has a series of ridges which is interrupted by drainage bottoms which flow east into Bayou Talla. Bayou Talla flows into Old Fort Bayou, which drains into Back Bay of Biloxi.

**PROJECT PURPOSE:** Construction of a single family residential development. (Talla Point Subdivision)

**AVOIDANCE & MINIMIZATION:** As part of their avoidance measures, the applicant evaluated five different properties as possible locations for the proposed development. Once the applicant determined which site was most feasible for the proposed project, he evaluated 2 on-site alternatives regarding lot layouts and roadways. During construction the applicant proposes minimization of wetland impacts through use of best management practices to ensure that additional wetlands outside the project footprint 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 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, USACE. USACE has not verified the adequacy of this mitigation proposal at this time.

**USACE initially determined the basic project purpose is construction of a single family development. The project as proposed would not be considered a water dependent activity. Additional reviews will be performed by USACE and cooperating agencies.**

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.

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by 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 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.

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 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. We are seeking comment from the State Historic Preservation Officer regarding the existence or the potential for existence of significant cultural and historic properties within the permit area. In accordance with Appendix C of 33 CFR Part 325, USACE has determined that the project as proposed would have "no potential to cause effects". **USACE will consult with the State Historic Preservation Officer to make a final determination based upon this review 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 permit area.**

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 would have "no effect" on listed endangered or threatened species.

Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2013-00767-KMN** and should be directed to the District Engineer, U.S. Army Engineer District, Mobile, Attention: Ms. Kaaren M. Neumann, 1141 Bayview Avenue, Suite 101, Biloxi, Mississippi 39530, Attention: Ms. Kaaren Neumann, 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: Ms. Jennifer Wilder, 1141 Bayview Avenue, Suite 101, Biloxi, Mississippi 39530, in time to be received within **30 days** of the date of this public notice.

If you have any questions concerning this publication, you may contact the project manager for this application, **Ms. Neumann** (kaaren.m.neumann@usace.army.mil), **(228) 523-4024**. Please refer to the above Public Notice number.

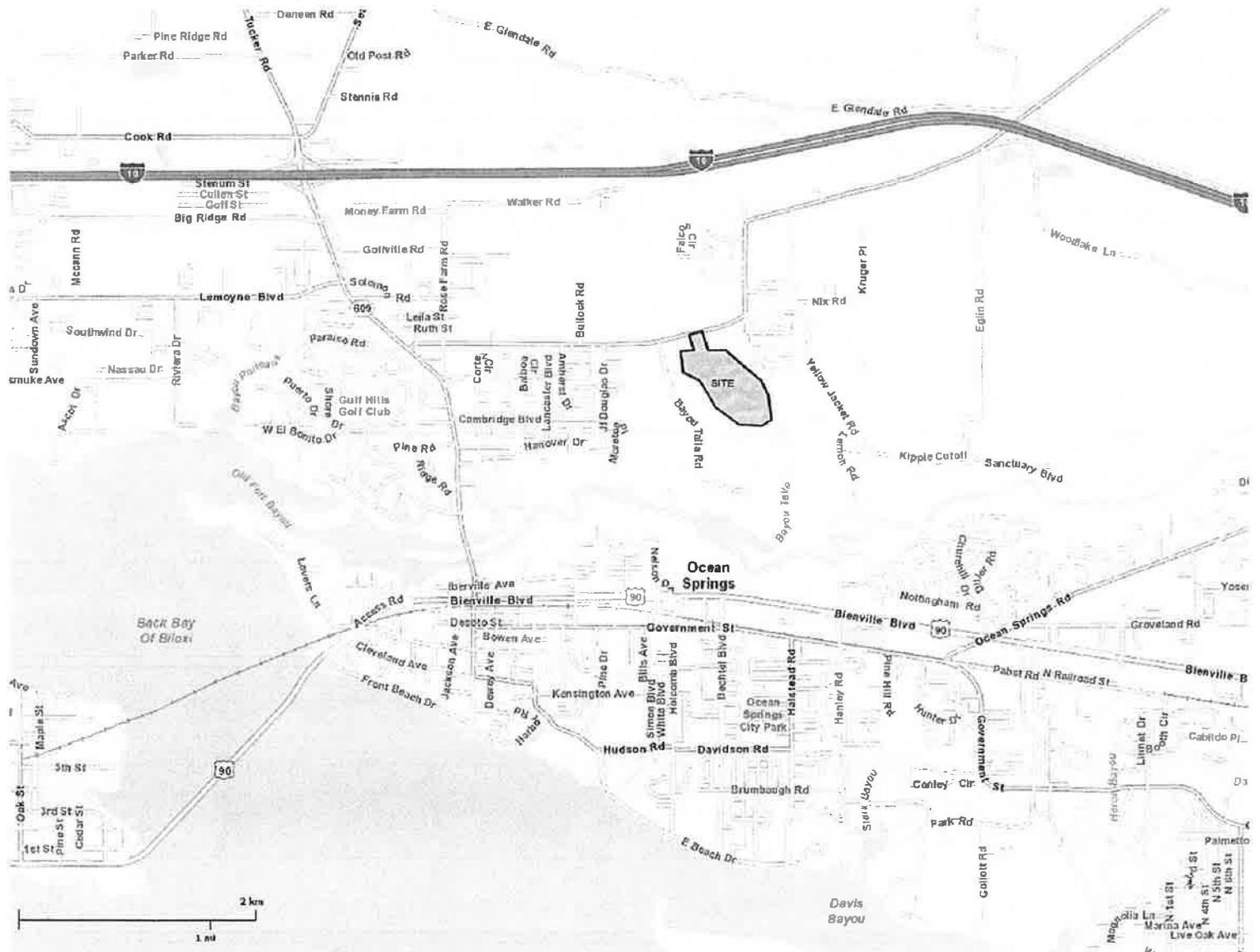
For additional information about our Regulatory Program, please visit our web site at [www.sam.usace.army.mil/rd/reg](http://www.sam.usace.army.mil/rd/reg).

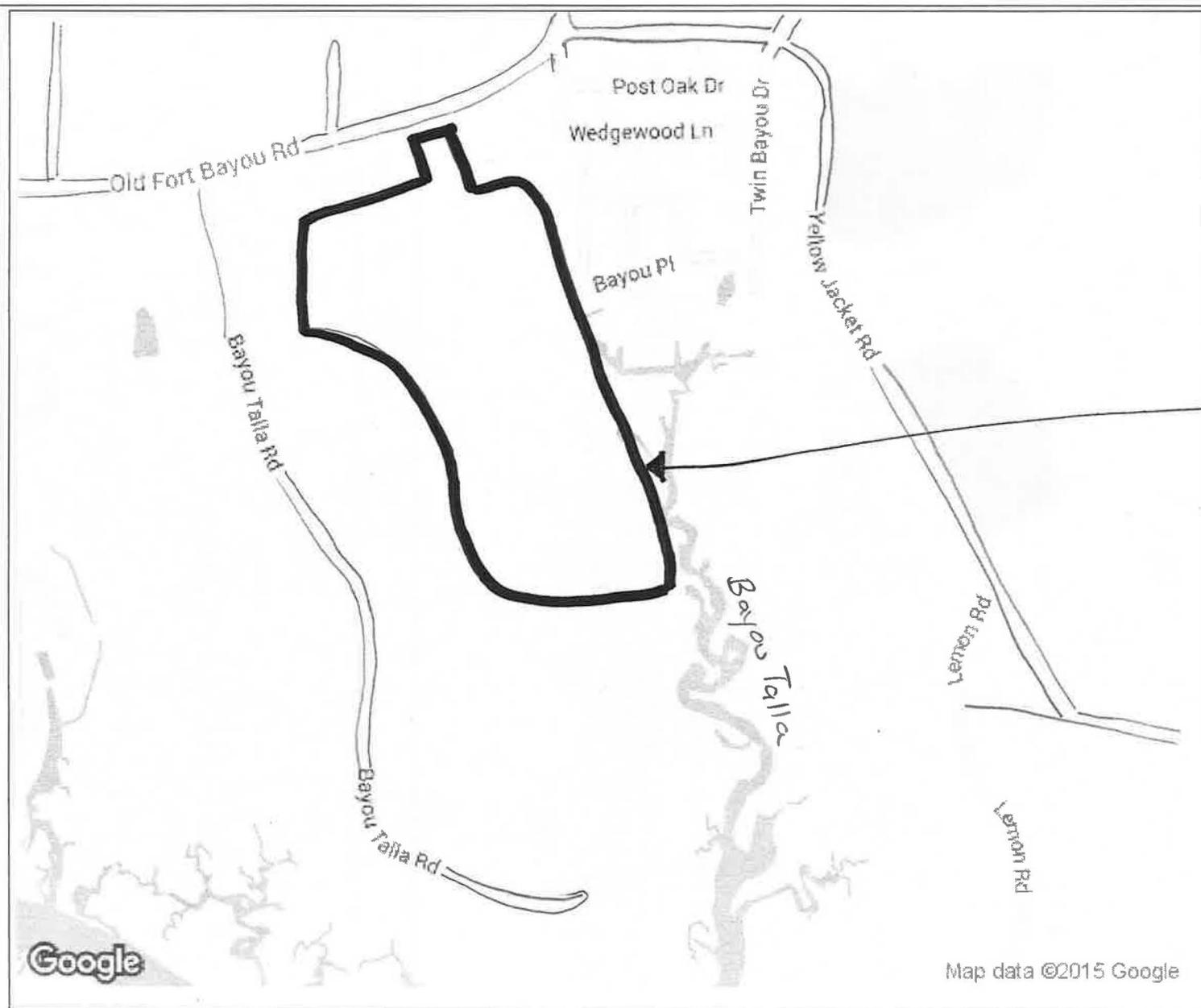
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MOBILE DISTRICT  
U.S. Army Corps of Engineers

# FIGURE 1. SITE LOCATION MAP FOR BAYOU TALLA SUBDIVISION

JACKSON COUNTY, MISSISSIPPI





Project Site



SAM-2015-00874-KMN



Talla Point Subdivision  
Randall Corporation of Mississippi

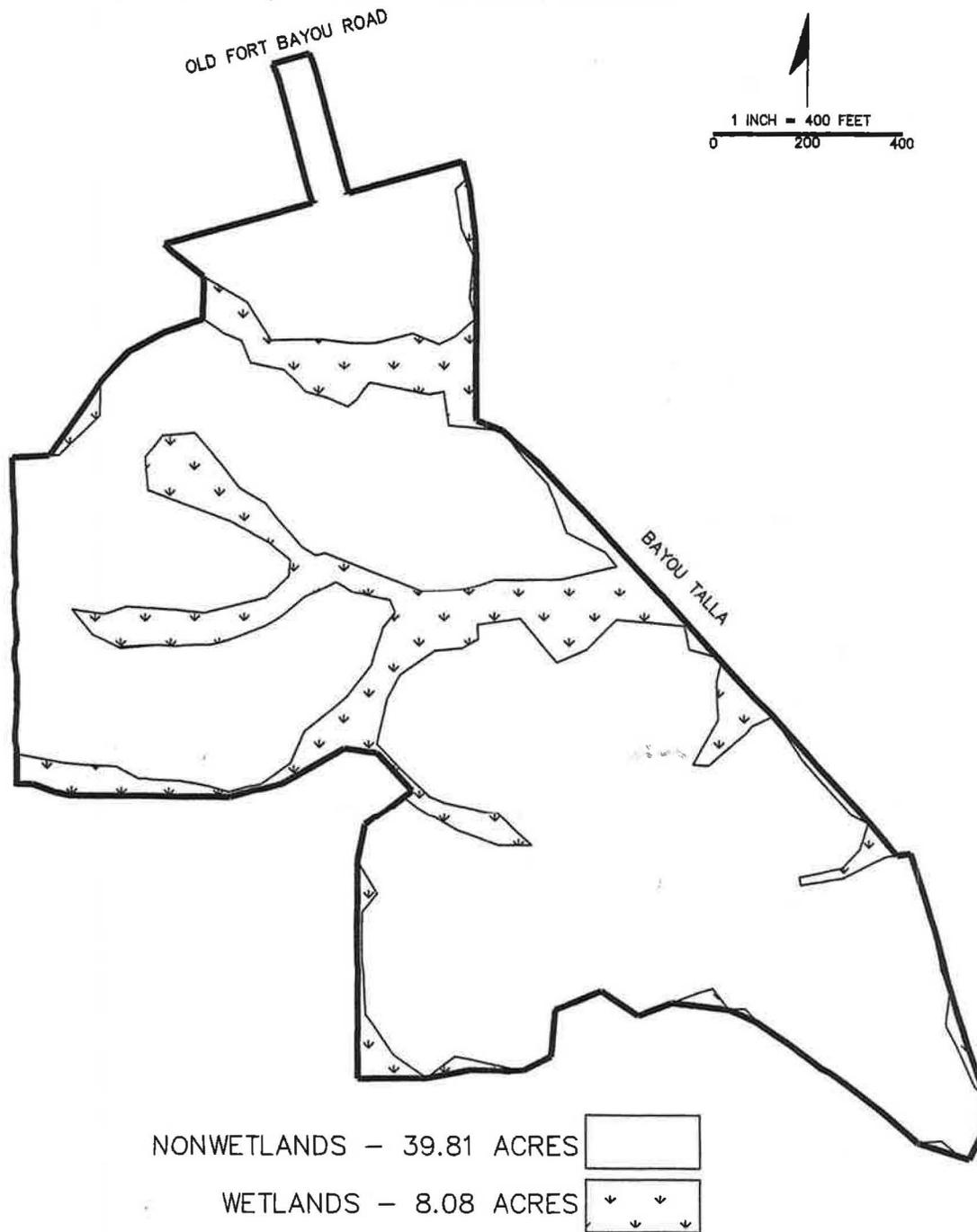


Date Printed: 10.16.2015

Map Scale: 1:13352



FIGURE 2. WETLAND DELINEATION MAP FOR TALLA POINT  
ST. MARTIN, JACKSON COUNTY, MISSISSIPPI



**D. R. SANDERS AND ASSOCIATES, INC.**

4017 Lake Wilma Road, Moss Point, MS 39562

FIGURE 2. TALLA POINTE SUBDIVISION REVISED  
PROJECT PLANVIEW WITH WETLAND IMPACTS

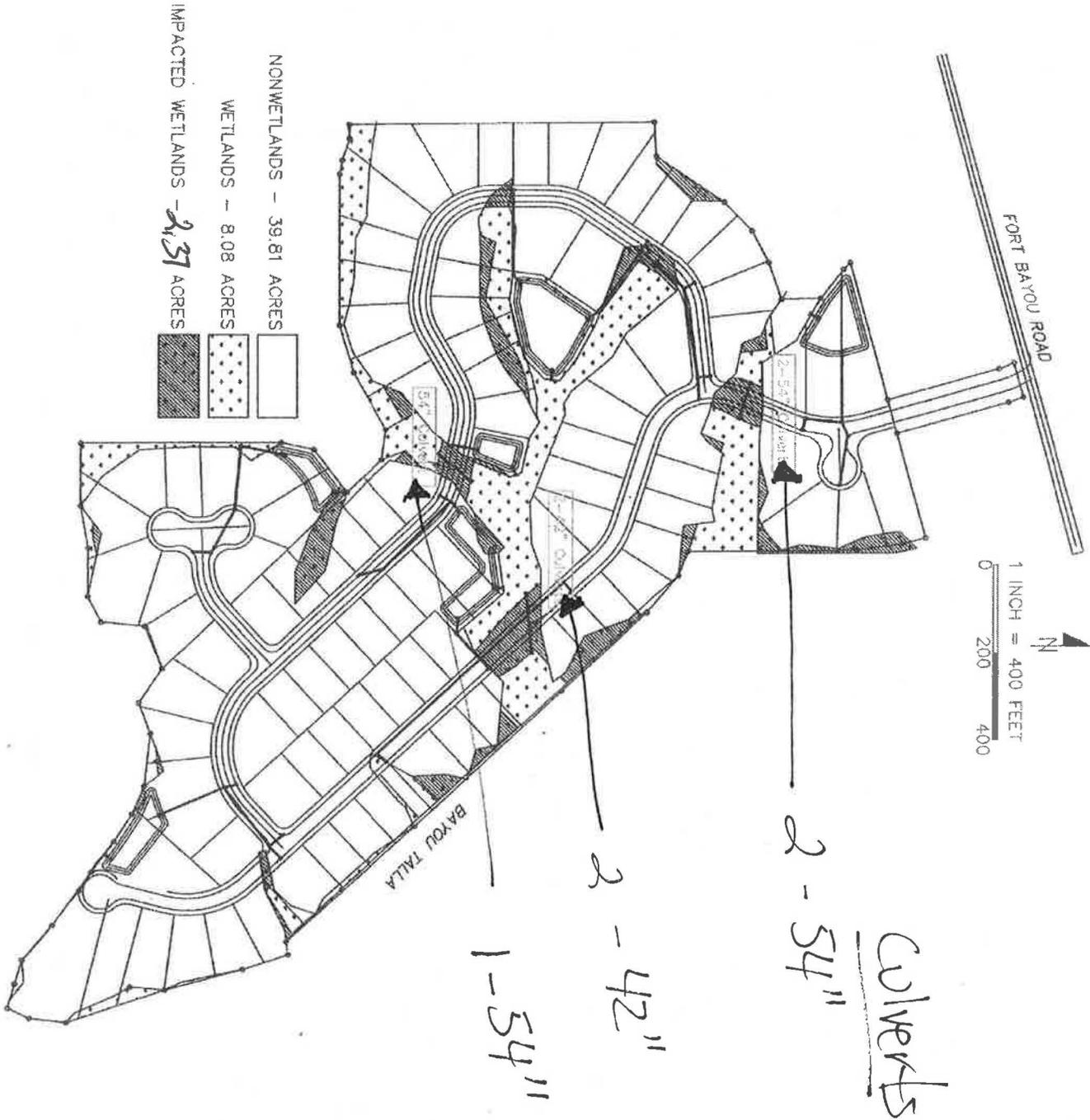


FIGURE 3. TALLA POINT SUBDIVISION TYPICAL ROAD CROSS SECTION OVER WETLANDS

