



REPLY TO  
ATTENTION OF:

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

Coastal Branch  
Regulatory Division

SEP 28 2007

**PUBLIC NOTICE NO. SAM-2007-1232-SMZ**

**JOINT PUBLIC NOTICE  
U.S. ARMY CORPS OF ENGINEERS**

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

**MISSISSIPPI DEPARTMENT OF MARINE RESOURCES**

**TURTLE CREEK SUBDIVISION  
FRITZ CREEK  
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.

**APPLICANT:** Turtle Creek Development, LLC  
81 Main Street  
Biloxi, MS 39530

**WATERWAY:** Fritz Creek, between Three Rivers Road and O'Neal Road, approximately 3 miles east of U.S. Highway 49, in Section 35, Township 6 South, Range 11 West, Gulfport, Harrison County, Mississippi. Specifically, the site is located at Latitude 30.4789<sup>0</sup> N and Longitude -89.0554<sup>0</sup> W.

**WORK:** The applicant proposes to fill a total of 11.21 acres of wetlands for a residential subdivision. Of the 11.21 acres of wetlands to be filled, 9.49 acres of fill is for the development of residential lots, and 1.72 acres of fill is for building roads. Turtle Creek Subdivision will consist of 248 residential lots and will develop 69.38 acres of the total 124.42 acre parcel of land. The project site lies between Three Rivers Road and O'Neal Road 3 miles east of U.S. Highway 49.

**CESAM-RD-C**

**Public Notice Number SAM-2007-1232-SMZ**

The area is bordered on the north side by Three Rivers Road, on the east side by a 300-foot wide Mississippi Power Company Easement for overhead high voltage transmission lines, on the south by O'Neal Road, and on the west by the single-family subdivision Hidden Oaks. The total amount of wetlands on the property is 76.64 acres. The development was designed to maximize the use of upland areas and minimize the wetland impacts. A large portion of the contiguous wetland area in the south-central portion of the site (approximately 33 acres) will be avoided. The applicant proposes to mitigate for wetland impacts by purchasing the appropriate number of mitigation credits from a Corps-approved mitigation bank.

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 certified that the proposed activity complies with and will be conducted in a manner that is consistent with the Mississippi Coastal Zone Management Program. A determination relative to consistency will be made by 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 (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 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.

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

**CESAM-RD-C**

**Public Notice Number SAM-2007-1232-SMZ**

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.

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. A preliminary Phase I Environmental Site Assessment conducted for this property concluded no environmental conditions are associated with the property that warrant further inquiry or assessment. This review 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 permit area. Copies of this notice are being sent to the State Historic Preservation Officer and the U.S. Department of the Interior, National Park Service, Division of Archeological Services.

Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicates that the proposed activity will not affect listed endangered or threatened species, or their critical habitat. In accordance with 33 CFR 325.2(b)(5), this public notice serves as a request for information from the U.S. Fish and Wildlife Service 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-2007-1232-SMZ and should be directed to the District Engineer, U.S. Army Corps of Engineers, Mobile, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: Coastal Branch, 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, in time to be received not later than 21 days from the date of this notice. If you have any questions concerning this publication, you may contact the Project Manger via email at [sheri.m.zettle@sam.usace.army.mil](mailto:sheri.m.zettle@sam.usace.army.mil) or telephone number 251-694-3733. 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), and please take a moment to complete our customer satisfaction survey while you're there. Your responses are appreciated and will allow us to improve our services.

Enclosures

MOBILE DISTRICT  
U.S. Army Corps of Engineers

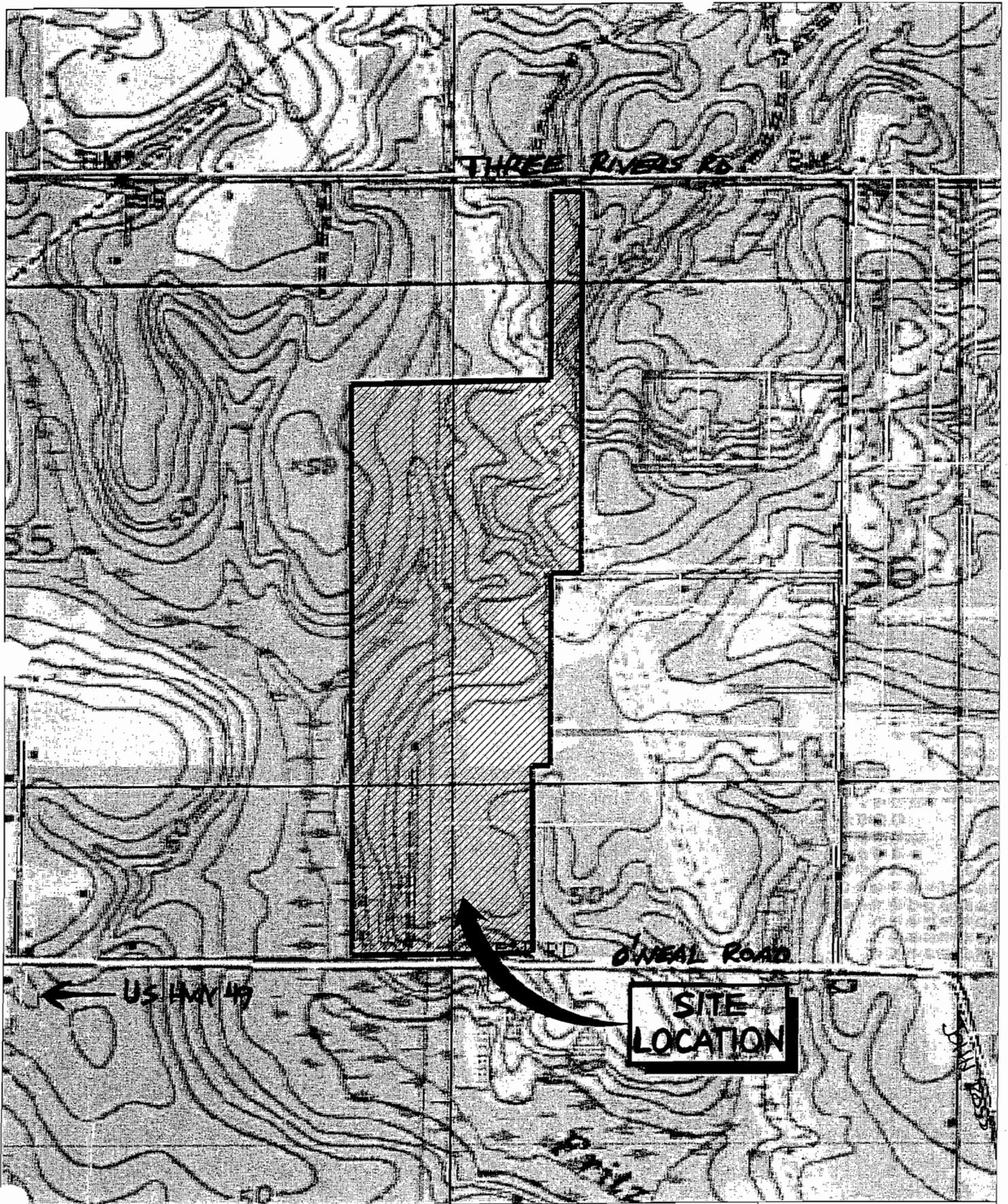


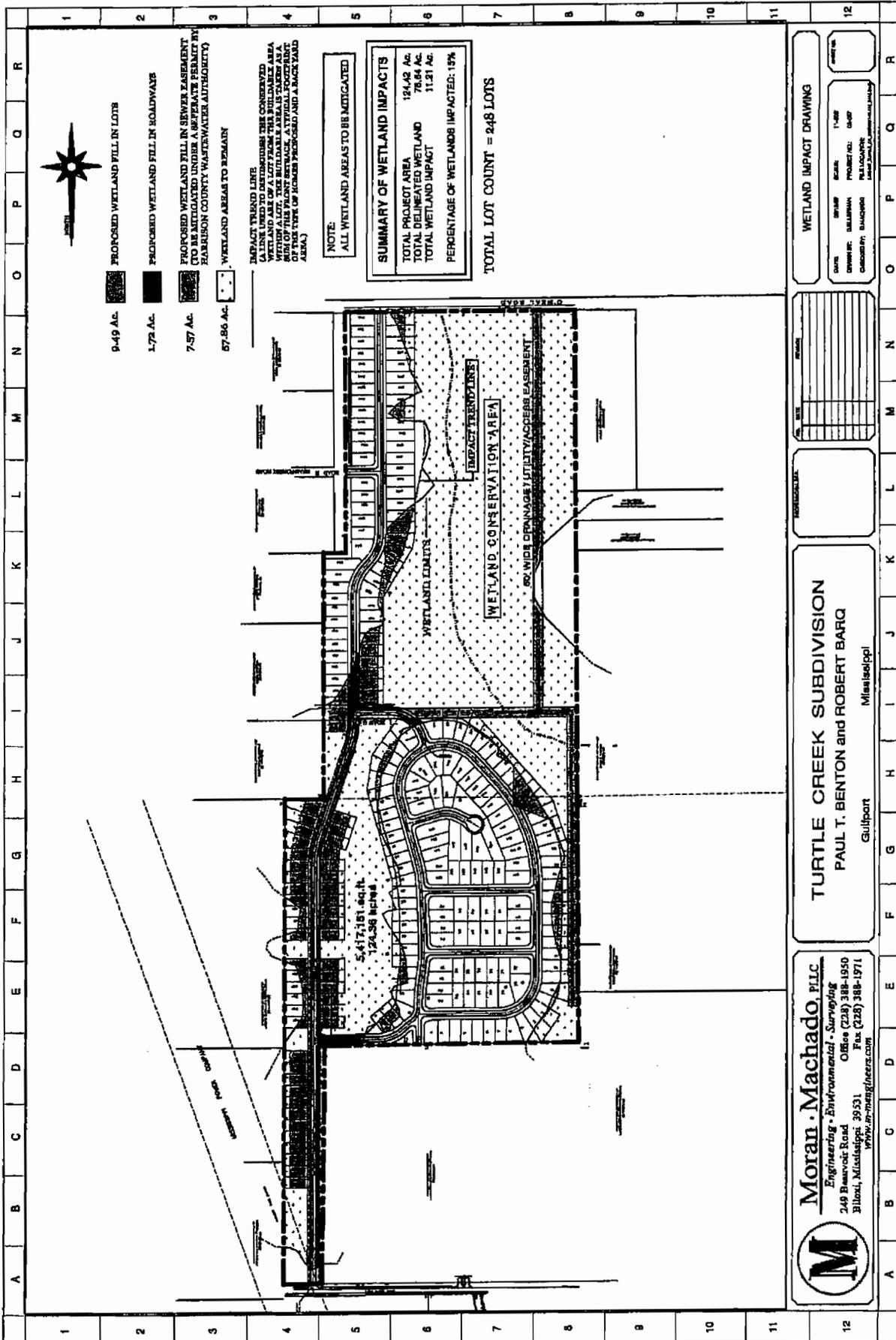
FIGURE 1



**Moran · Machado, PLLC**  
*Engineering • Environmental • Surveying*  
 249 Beauvoir Road Office (228) 388-1950  
 Biloxi, Mississippi 39531 Fax (228) 388-1971

SAM-2007-1232-SMZ

VICINITY MAP



- 9.49 AC. [Symbol] PROPOSED WETLAND FILL IN LOTS
- 1.72 AC. [Symbol] PROPOSED WETLAND FILL IN ROADWAYS
- 7.57 AC. [Symbol] PROPOSED WETLAND FILL IN SEWER EASEMENT (TO BE MITIGATED UNDER A SEPARATE PERMIT BY HARRISON COUNTY WASTEWATER AUTHORITY)
- 57.86 AC. [Symbol] WETLAND AREAS TO REMAIN

**IMPACT TREND LINE**  
 A LINE TO BE DRAWN THROUGH THE CONCENTRIC CURVES OF THE ROADWAY TO BE DRAWN THROUGH THE WETLAND AREA WITHIN A LOT. THE WETLAND AREA IS TAKEN AS A PORTION OF THIS TRENDS LINE, A TYPICAL FOOTPRINT TYPE OF ROADWAY (PAVED AND A BACKYARD AREA)

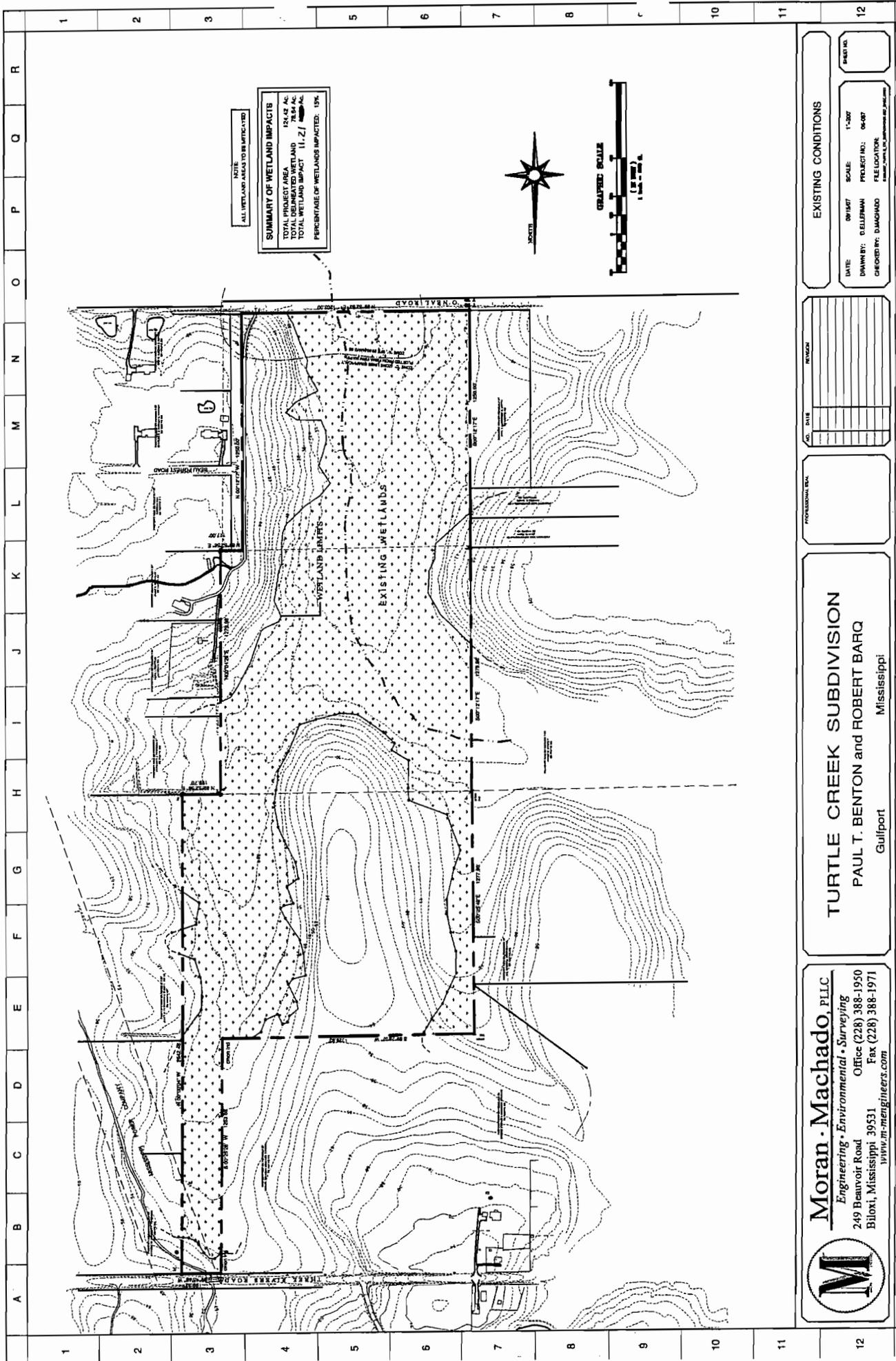
**Moran · Machado, PLLC**  
 Engineering · Environmental · Surveying  
 249 Blawieck Road  
 Biloxi, Mississippi 39531  
 Office (228) 388-1950  
 Fax (228) 388-1971  
 www.moranchado.com

**TURTLE CREEK SUBDIVISION**  
 PAUL T. BENTON and ROBERT BARQ  
 Gulfport  
 Mississippi

**WETLAND IMPACT DRAWING**

DATE: 11/08  
 DRAWN BY: SULLIVAN  
 CHECKED BY: BLAGOJEVIC  
 PROJECT NO.: 0407  
 FILE NO.: 1232-SMZ

SAM-2007-1232-SMZ



NOTE  
ALL WETLAND AREAS TO BE IMPACTED

**SUMMARY OF WETLAND IMPACTS**

TOTAL PROJECT AREA	15.26 AC
TOTAL DESIGNATED WETLAND	7.34 AC
TOTAL WETLAND IMPACT	11.27 AC
PERCENTAGE OF WETLANDS IMPACTED	74%

**EXISTING CONDITIONS**

DATE	09/15/07	SCALE	1"=300'
DRAWN BY	D. ELLIEMAN	PROJECT NO.	06-007
CHECKED BY	D. MACHADO	FILE LOCATION	\\server\m-m\projects\06-007\06-007.dwg

NO.	DATE	REVISION

**TURTLE CREEK SUBDIVISION**  
 PAUL T. BENTON and ROBERT BARQ  
 Gulfport Mississippi

**M**

**Moran · Machado, PLLC**  
 Engineering · Environmental · Surveying  
 249 Beauvoir Road  
 Biloxi, Mississippi 39531  
 Office (228) 388-1950  
 Fax (228) 388-1971  
 www.m-m-engineers.com

SAM-2007-1232 - SMZ