



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

REPLY TO:

Regulatory Division
Inland Branch
Public Notice No. SAM-2006-00733-JAP

AUG 31 2006

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS AND
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

PROPOSED WETLAND FILL FOR MULTIFAMILY HOUSING
GULFPORT, HARRISON COUNTY, MISSISSIPPI

TO ALL CONCERNED: The U.S. Army Corps of Engineers, Mobile District, has received an application for a Department of the Army 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 Corps can be based. Please communicate this information to interested parties.

APPLICANT: Rosemont Apartments
Attention: Mr. Dave Holland
5910 N. Central Expressway, Suite 1145
Dallas, Texas 75206

AGENT: SOLUTIONS Inc.
Attention: Mr. Gaddis Guider
P. O. Box 82017
Vicksburg, Mississippi 39182-0127

LOCATION: Flat Branch in the Tchoutacabouffa River watershed at the intersection of Depew Road and O'Neal Road in Gulfport, Harrison County, Mississippi. See Biloxi 7.5 minute quadrangle map: Section 4, Township 7 South, Range 11 West, near 30° 28' 4" North, 89° 5' 34" West.

WORK: Applicant requests authorization to fill 7.65 acres of jurisdictional wetlands for construction of a 196 unit upscale multifamily apartment community. Fill material will consist of 25,000 cubic yards of native material, 3,300 cubic yards of crushed stone and

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750 cubic yards of asphalt. The development will consist of eleven residential buildings, one clubhouse/leasing center, a mail kiosk, a swimming pool, sport court and associated driveways. Wetland mitigation credits will be purchased from an approved mitigation bank.

The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposal on the public interest. That decision will reflect the national concern for both protection and use 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 and their cumulative effects relevant to the proposal will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, 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, property ownership, and in general the needs and welfare of the people.

To evaluate the impacts of this proposal the Corps is soliciting comments from the public; Federal, State and local agencies and officials; Indian Tribes; and other interested parties. 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 in order to furnish a clear understanding of the reasons for support or opposition. Comments will be considered to determine whether to issue, modify, condition or deny a permit. To make this decision, an Environmental Assessment is prepared in accord with the National Environmental Policy Act; impacts are assessed on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are also used to determine the need for a public hearing and to determine the overall public interest.

Any person may request a public hearing to consider this proposal. Requests for public hearing shall state, in writing, within the specified comment period, detailed reasons for holding a public hearing.

This notice is being sent to appropriate State and Federal agencies, including the State Historic Preservation Officer and the U.S. Department of the Interior, National Park Service, Division of Archeological Services, and the U.S. Environmental Protection Agency. No property listed in or eligible for the National Register of Historic Places is known to exist which would be affected by the proposal. Comments are requested regarding the potential or existence

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of cultural resources which may be affected. The U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicates that the proposal will not affect listed species, or their critical habitat. Other impacts from dredge and fill activities will be evaluated by applying Environmental Protection Agency guidelines. After review of public comments, the Mississippi Department of Environmental Quality and the Department of Marine Resources will determine if the proposal complies with or operated and maintained in a manner consistent with the Clean Water Act and the Coastal Zone Management Program.

Any correspondence concerning this publication should refer to this Public Notice **SAM-2006-00733-JAP** and should be directed to the following address:

District Engineer
U.S. Army Engineer District, Mobile
Post Office Box 2288
Mobile, Alabama 36628-0001
Attention: Regulatory Division

with a copy to the:

Director
Mississippi Department of Environmental Quality
Office of Pollution Control
Post Office Box 10385
Jackson, Mississippi 39209

and the:

Mississippi Department of Marine Resources, Suite 101
1141 Bayview Avenue
Biloxi, Mississippi 39530

All comments should be received no later than 21 days from the date of issuance of this Public Notice.

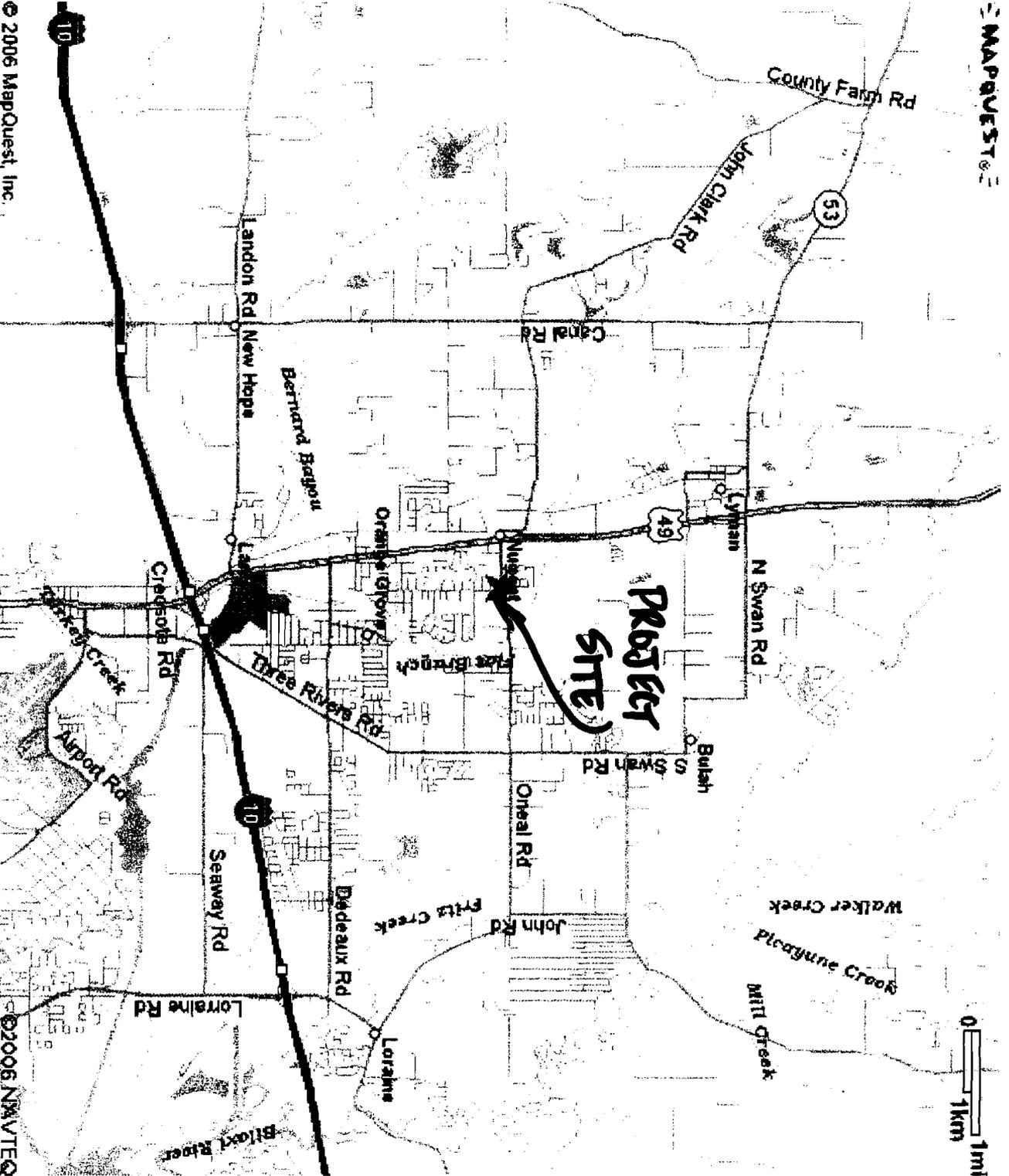
If you have any questions concerning this public notice, you may contact the Mobile District Regulatory Division at 251-694-3784, or contact the Project Manager, **Mr. Juan A. Payne** at juan.a.payne@usace.army.mil. Please reference the above public notice number when calling or in your correspondence.

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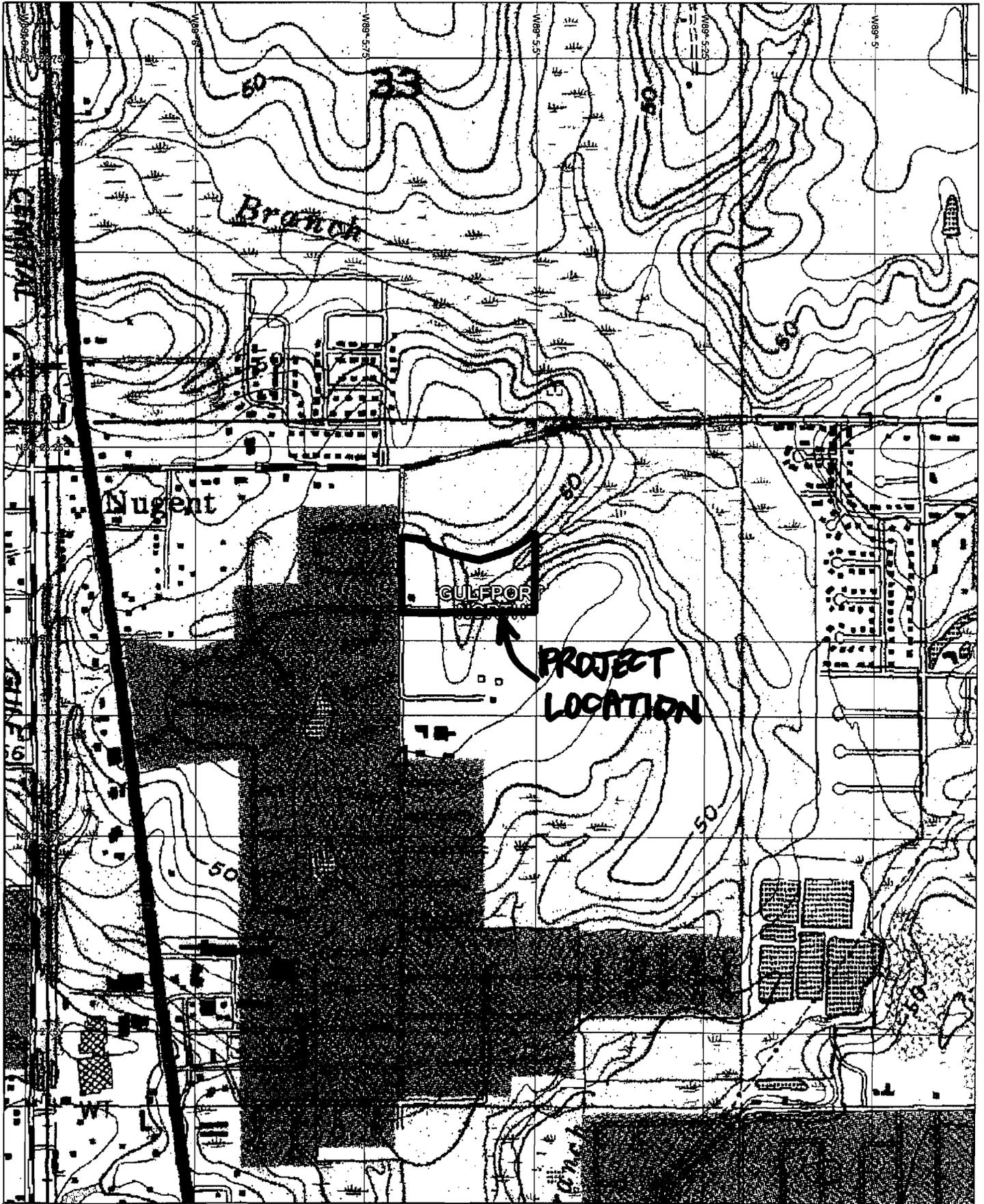
For additional information about the Mobile District's Regulatory Program, please visit our web site, www.sam.usace.army.mil/RD/reg, and please take a moment to complete our customer satisfaction survey while you're there. Your responses are appreciated and will allow us to improve our services.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Enclosures

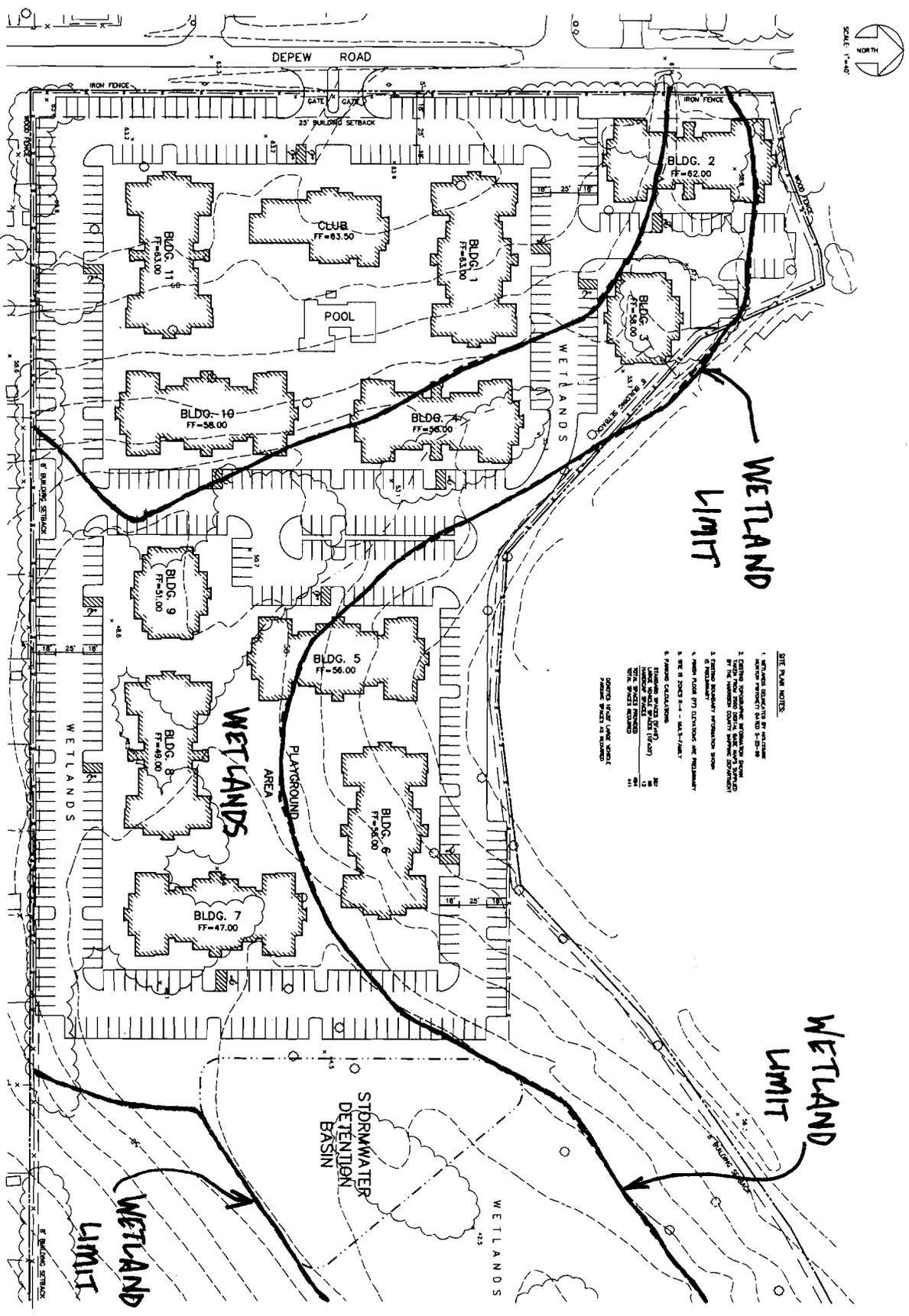


VICINITY MAP



3-D TopoQuads Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS | 450 ft Scale: 1 : 12,000 Detail: 14-1 Datum: WGS84

LOCATION MAP



- SITE PLAN NOTES:**
1. WETLANDS DELINEATION BY THE STATE OF MISSISSIPPI.
 2. EXISTING AND PROPOSED IMPROVEMENTS TO BE SHOWN BY THE WETLANDS CONTROL BARRIER DEVELOPMENT BY THE WETLANDS CONTROL BARRIER DEVELOPMENT.
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