



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
SUBJECT: SAM-2007-838-ALF

JAN 14 2008

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL

**PROPOSED WETLAND FILL FOR CONSTRUCTION OF A RESIDENTIAL
SUBDIVISION IN MCHENRY, STONE 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: Mississippi Investors VI, LLC
P.O. Box 250
McHenry, Mississippi 39561

WATERWAY: Wetlands connected to tributaries of Biloxi River in Sections 2, 3, 4, 9, and 10, Township 4 South, Range 12 West and Sections 34 and 35, Township 3 South, Range 12 West near Latitude 30° 43' 42"N, Longitude -80° 10' 49" in Stone County, Mississippi.

WORK: The applicant proposes to impact 33.62 acres of wetlands and 761 linear feet of stream for the purpose of constructing a master-planned community, including 4,020 single family residential homes, multi-family units, commercial areas, and associated infrastructure (i.e., roadways, utilities, stormwater management areas). The project is located near the town of McHenry approximately 4 miles west of U.S. Highway 49 and immediately north of McHenry Road. The site is surrounded by silviculture lands and low density residential development. The project site is 2,173 acres in size, of which 563.11 acres are considered wetlands. Wetlands on site consist primarily of "Forested Bottomland Hardwood" and some "Hydric Pine Plantation" habitat. The applicant proposes to fill 31.83 acres of wetlands for construction of the subdivision and excavate 1.79 acres for stormwater features. The site also contains 70,411 linear feet of stream channel, of which 47% is ephemeral, 30% is intermittent, and 23% is perennial. Culverted road crossings would affect 168 linear feet of intermittent stream and 93 linear feet of perennial stream. Approximately 161 linear feet of intermittent stream would be rerouted and 752 linear feet of stream would be bridged. As part of the mitigation plan, the applicant proposes to preserve/enhance the remaining 527.37 acres of wetlands and 68,898 linear feet of stream and place them under Restrictive Covenant.

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SUBJECT: SAM-2007-838-ALF, Mississippi Investors VI, LLC

An area immediately adjacent to the project site, known as “Village A”, is considered a single and complete project with independent utility impacting less than 0.5 acres of wetlands and is being evaluated separately under the Nationwide Permit program.

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.

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 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.

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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 will be consulted for properties listed in or eligible for the National Register which would be affected by the proposed work. This review will constitute 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.

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. The project site lies within the range of several Federally listed threatened or endangered species, including the gopher tortoise and Louisiana quillwort. Species surveys have indicated the presence of the gopher tortoise on site, but have not detected the Louisiana quillwort. Preliminary review of this application indicates that the proposed activity may affect the gopher tortoise. The proposal will be coordinated with the U.S. Fish and Wildlife Service regarding effects to threatened or endangered species or their critical habitat.

Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2007-838-ALF** and should be directed to the District Engineer, U.S. Army Engineer District, 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. 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 via e-mail at Allison.L.Felsher@usace.army.mil or telephone number **(251) 690-2658**. 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 and 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.

Encls

MOBILE DISTRICT
U.S. Army Corps of Engineers

Table 4. Permanent Wetland Impacts

Development Type	Wetland Type Affected ¹	Impact Type	Impact Acres
		Onsite	Offsite ²
Roadway	FBH	Fill	13.17 0.20
Single-Family Lots	FBH	Fill	14.64 0.00
Commercial/Public Areas	FBH	Fill	3.82 0.00
Stormwater Ponds	FBH	Excavation	1.79 0.00
	Fill Subtotal	31.63	0.20
	Excavation Subtotal	1.79	0.00
	SUBTOTAL	33.42	0.20
	GRAND TOTAL	33.62	

Notes:

1 Wetland Type: FBH = Forested Bottomland Hardwoods

2 Offsite impacts are at roads within Miss. Power right-of-way

Table 5. Temporary Wetland Impacts

Impact Area	Wetland Type Affected ¹	Impact Type	Impact Acres
		Onsite	Offsite
Utility Esmt. Adjacent to Bridge	FBH	Temporary ²	1.05 0.00
		GRAND TOTAL	1.05

Notes:

1 Wetland Type: FBH = Forested Bottomland Hardwoods

2 Temporary impacts to occur in utility easements adjacent to project bridges

Table 10. Stream Preservation Summary

Impact Area	Wetland Type Affected ¹	Impact Type	Impact Acres
		Onsite	Offsite
Bridges	FBH	Shading	0.99 0.00
Pedestrian Boardwalks	FBH	Shading	0.08 0.00
	SUBTOTAL		1.07 0.00
	GRAND TOTAL		1.07

Notes:

1 Wetland Type: FBH = Forested Bottomland Hardwoods

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Table 9. Wetland Mitigation Summary

Development Type	Wetland Type Affected ¹	Impact Type	Type	Acres	Percent of Vill. B-I Total
Roadway	FBH	Fill	Pre-Dev. Wetlands	563.11	100.0%
Single-Family Lots	FBH	Fill	(-) Wetland Impacts ¹	-35.74	6.3%
Commercial/Public Areas	FBH	Fill	Total Village B-I Mitigation Wetlands	527.37	93.7%
Stormwater Ponds	FBH	Excavation	(+) Village A Preserved Wetlands ²	119.62	
	Fill Subtotal	31.63			
	Excavation Subtotal	1.79			
	SUBTOTAL	33.42	0.20		
	GRAND TOTAL	33.62			

Notes:

1 Includes all permanent and non-permanent impacts

2 Represents wetlands in Village A that would not be encumbered under the
Village A covenant

PROJECT:	HORIZON VILLAGES "B-I"	
CLIENT:	MISSISSIPPI INVESTORS VI, LLC	
TITLE:	TABLES	
DATE:	NOV. 2007	PROJECT NO.
SCALE:	SEE GRAPHIC SCALE	05878-P1A-002
REVISION:		DRAWN BY/TEMP NO.
		MDM/1622
		SHEET NUMBER.
		6B OF 43

Table 7. Summary of Stream Channel Impacts

Stream Name	Impact Area No.	Impact Type	Linear Feet of Channel Affected			Notes
		Ephemeral	Intermittent	Perennial	TOTAL	
Mill Creek and/or trib	Stream #1	Culvert		85		85 Channel to be culverted at proposed road crossing
	Stream #2	Culvert	82			82 Channel to be culverted at proposed road crossing
	Stream #3	Filled		161		161 Stream to be rerouted
Un-named Creek and/or trib	Stream #4	Culvert			93	Channel to be culverted at proposed road crossing.
	Stream #5	Filled	38			38 Logging road xing to south to be restored
Bay Branch & trib	Stream #6	Culvert	111			111 Stream to be allowed to naturally reroute
	Stream #7	Culvert	108			108 Channel to be culverted at proposed road crossing
Horse Creek & trib	Stream #8	Culvert		83		83 Channel to be culverted at proposed road crossing
TOTAL			339	329	93	761

Table 8. Summary of Bridged Stream Channels

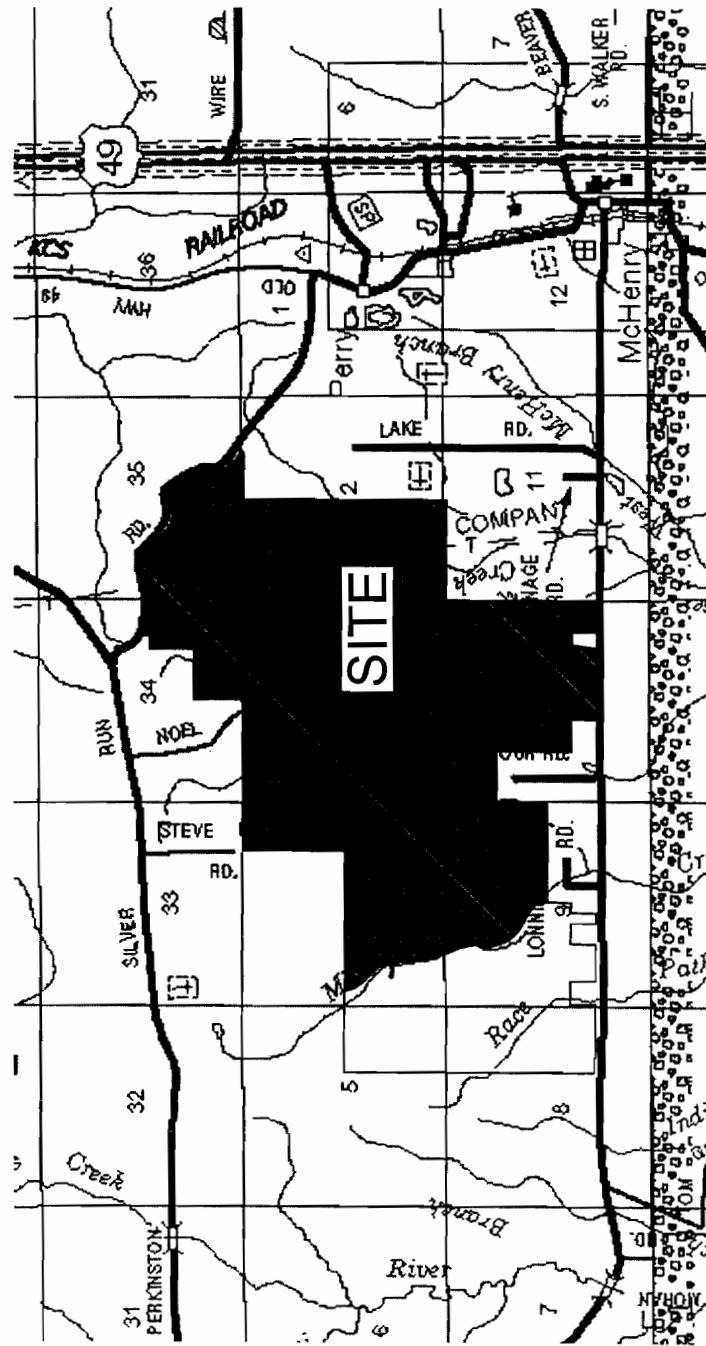
Stream Name	Impact Area No.	Impact Type	Linear Feet of Channel Affected			Notes
		Ephemeral	Intermittent	Perennial	TOTAL	
Mill Creek and/or trib	Bridge #1	Shading		88		88 Stream channel to be spanned by bridge
Un-named Creek and/or trib	Bridge #2	Shading		90		90 Stream channel to be spanned by bridge
	Bridge #3	Shading	189			189 Stream channel to be spanned by bridge
	Bridge #4	Shading		97		97 Stream channel to be spanned by bridge
Horse Creek and/or trib	Bridge #5	Shading	85			85 Stream channel to be spanned by bridge
	Bridge #6	Shading		120		120 Stream channel to be spanned by bridge
	Bridge #7	Shading	83			83 Stream channel to be spanned by bridge
TOTAL			83	371	298	752

MISSISSIPPI



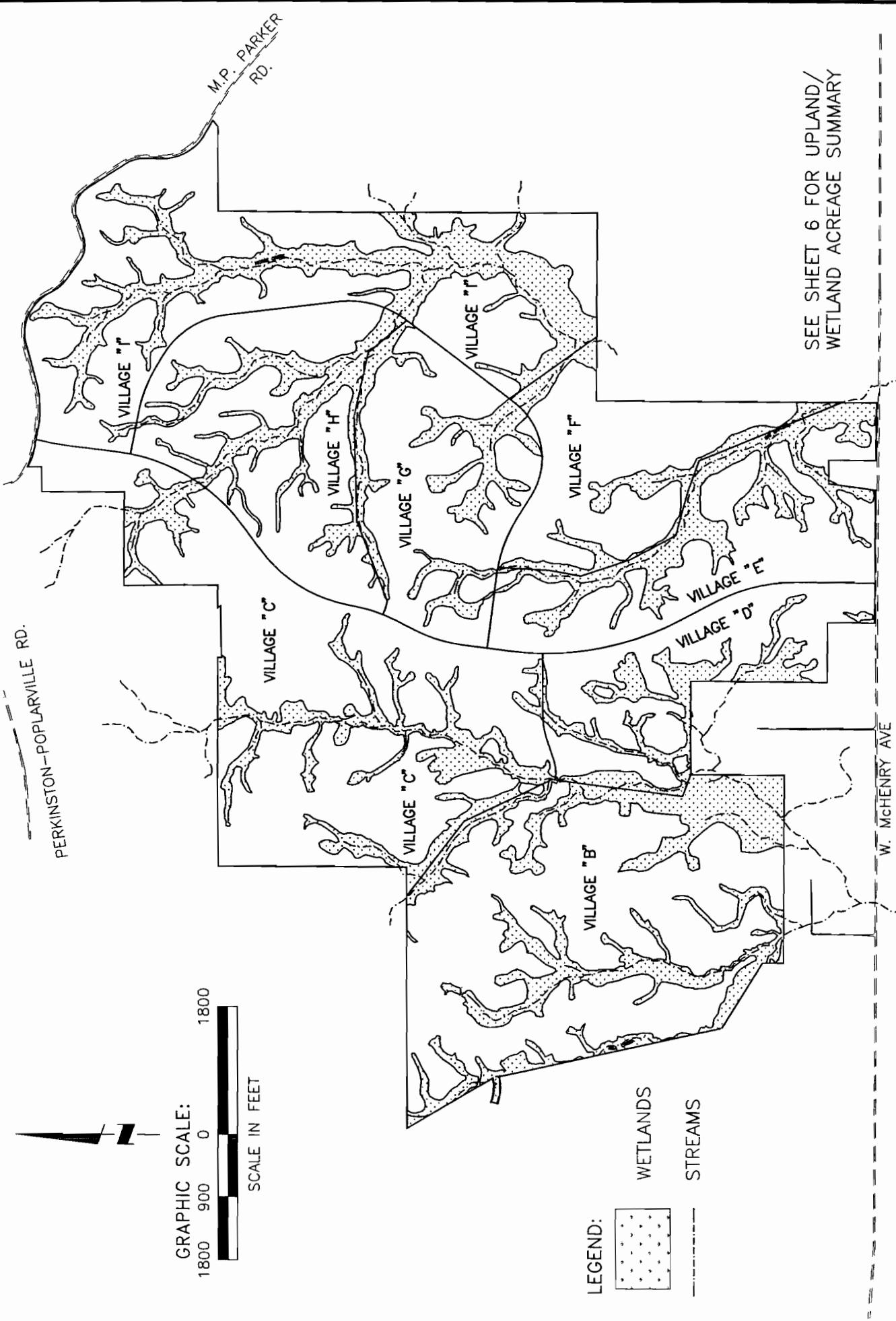
STONE COUNTY

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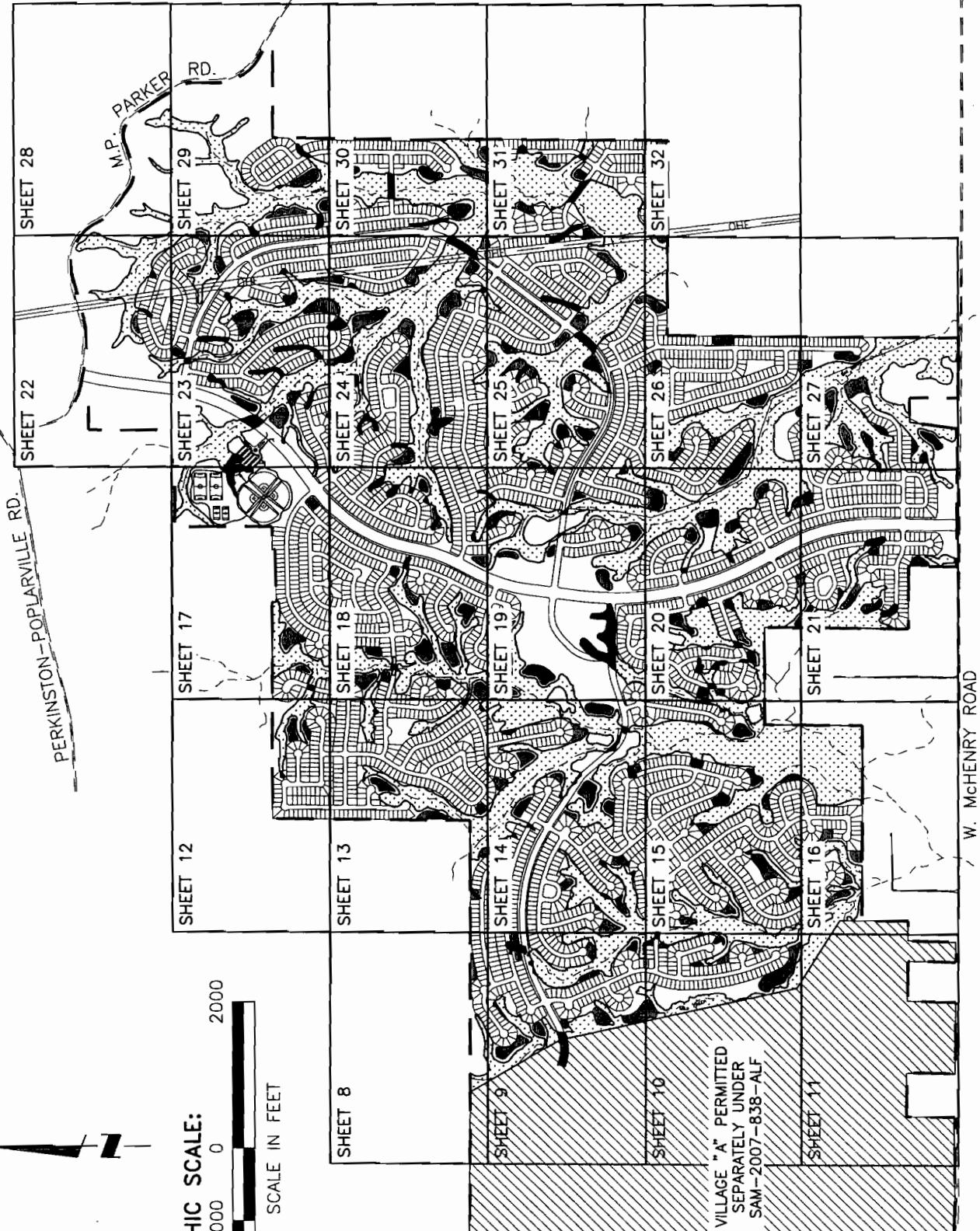


PROJECT NO.	05878-P1A-002
DRAWN BY/EMP NO.	MDM/1622
SCALE:	SEE GRAPHIC SCALE
REVISION:	1 OF 43
PROJECT:	HORIZON VILLAGES "B-I"
CLIENT:	MISSISSIPPI INVESTORS VI, LLC
TITLE:	LOCATION MAP

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PROJECT NO.	05678-P1A-002
DATE:	NOV. 2007
SCALE:	SEE GRAPHIC SCALE
DRAWN BY/EAMP NO.	MDM/1622
REVISION:	3 OF 43
CLIENT:	HORIZON VILLAGES "B-J" MISSISSIPPI INVESTORS VI, LLC
TITLE:	WETLANDS MAP
WetlandMap, Inc. - F. License # 05-03	
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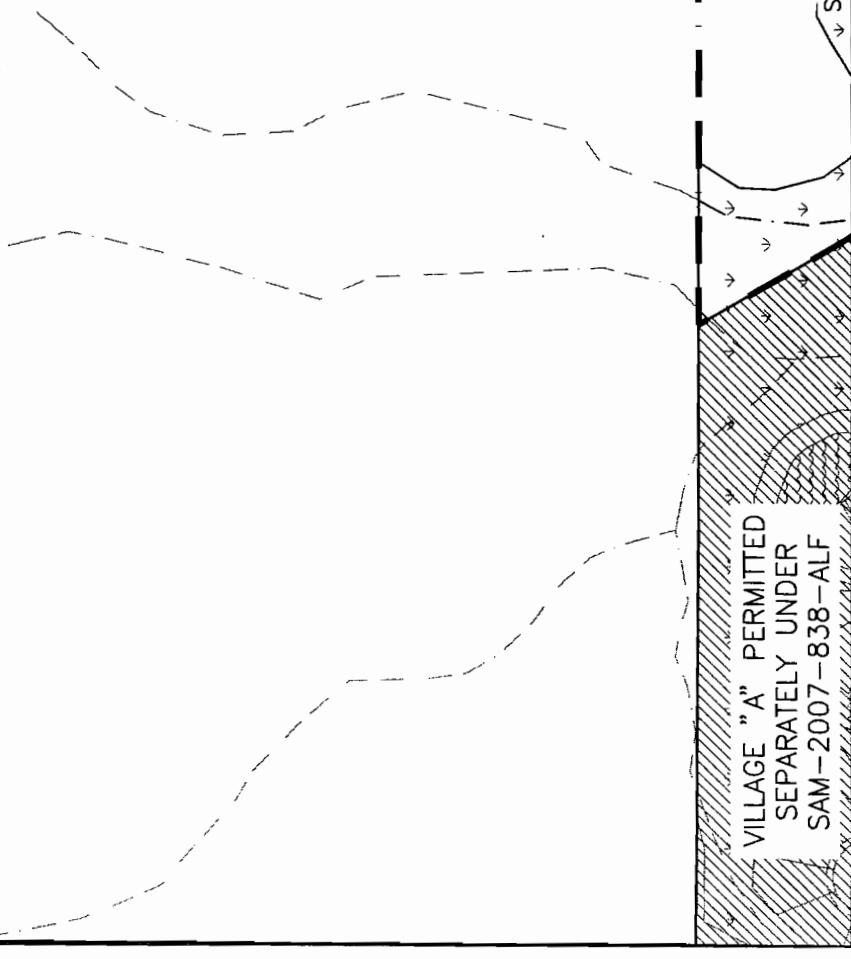
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DATE:	NOV. 2007
SCALE:	SEE GRAPHIC SCALE
DRAWN BY/EMP NO.	MDM1622
REVISION:	7 OF 43

PROJECT:
HORIZON VILLAGES "B-I"
CLIENT:
MISSISSIPPI INVESTORS VI, LLC

TITLE: PROPOSED CONDITIONS KEY SHEET

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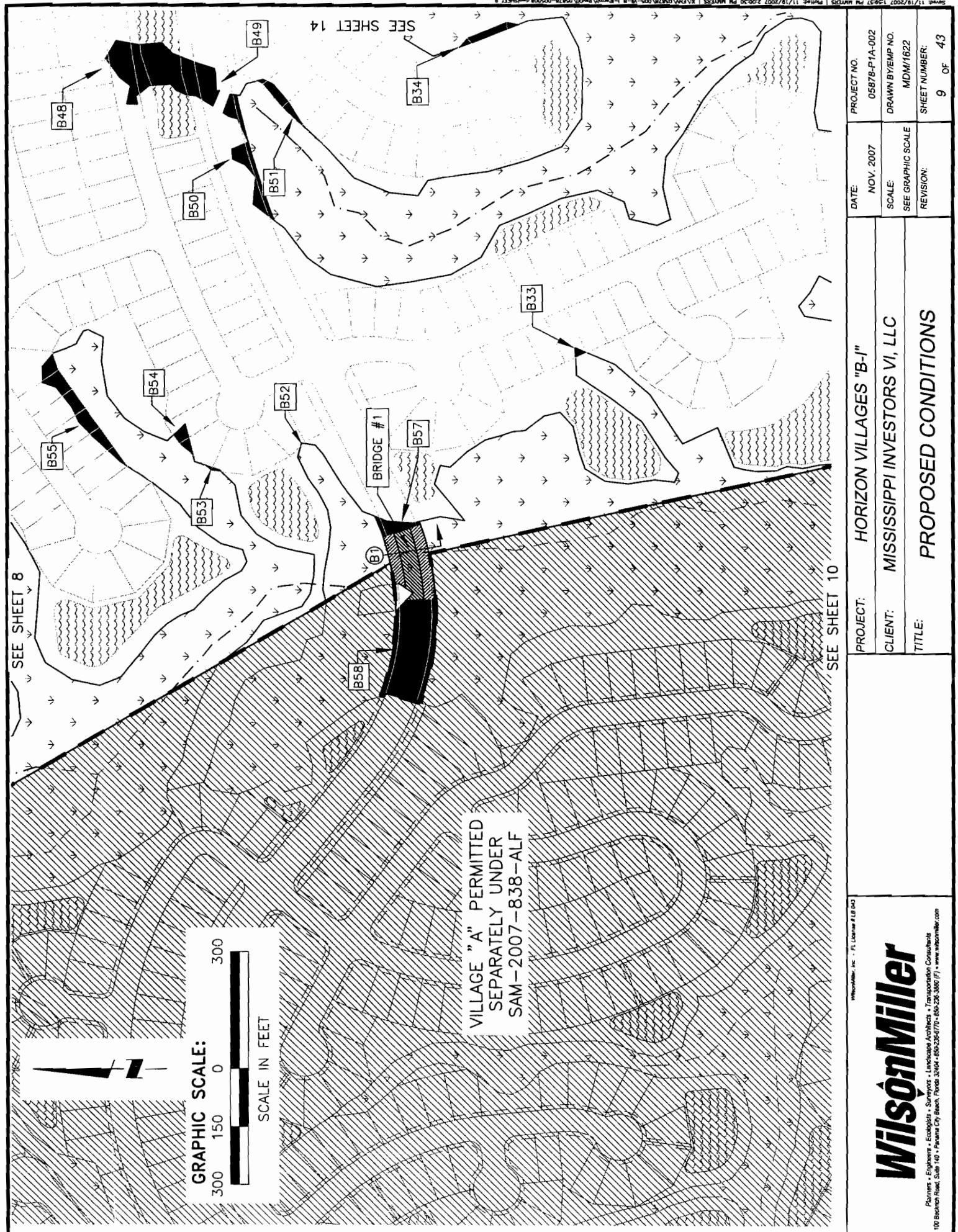


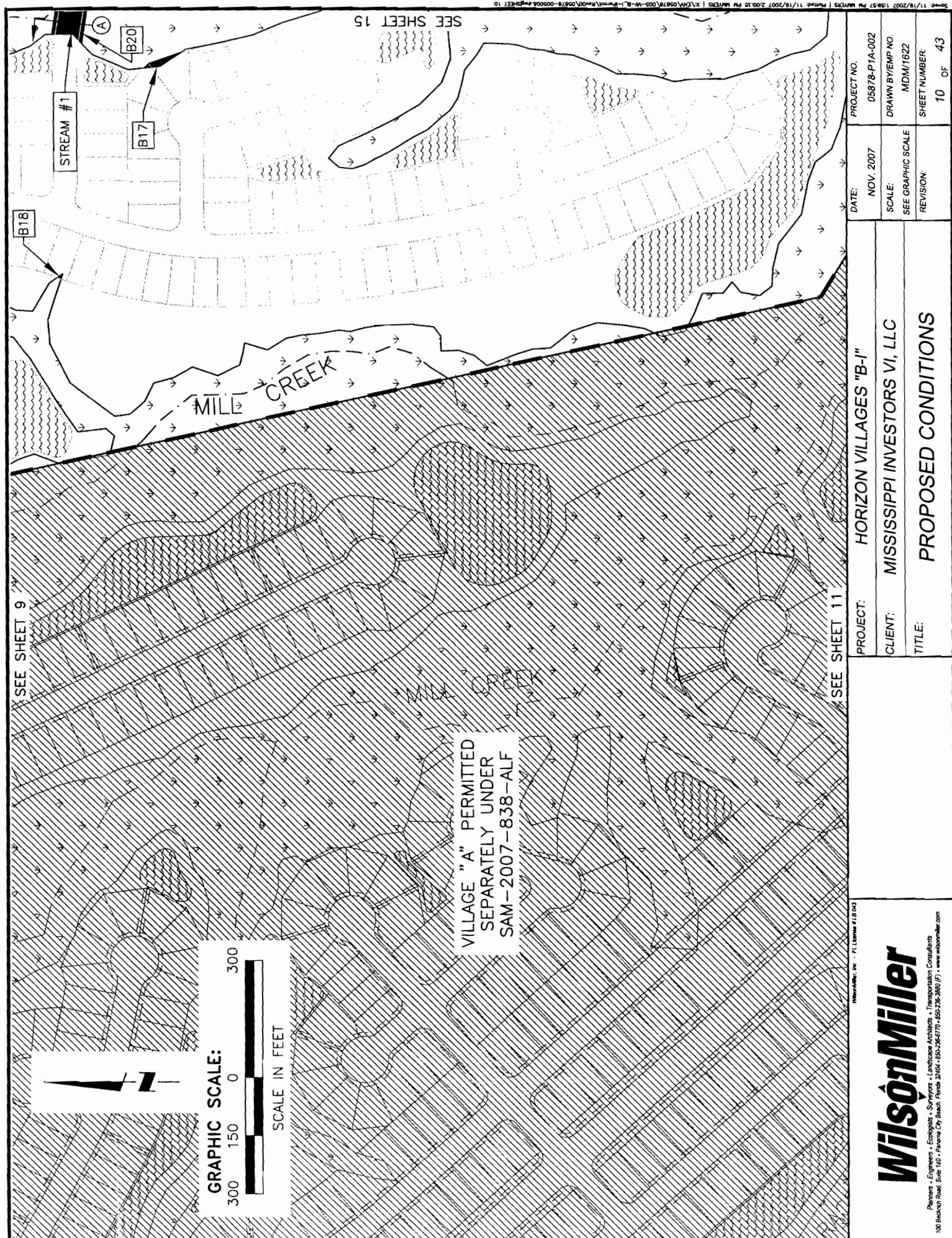
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REVISION:	
MDM/1622	
SHEET NUMBER:	
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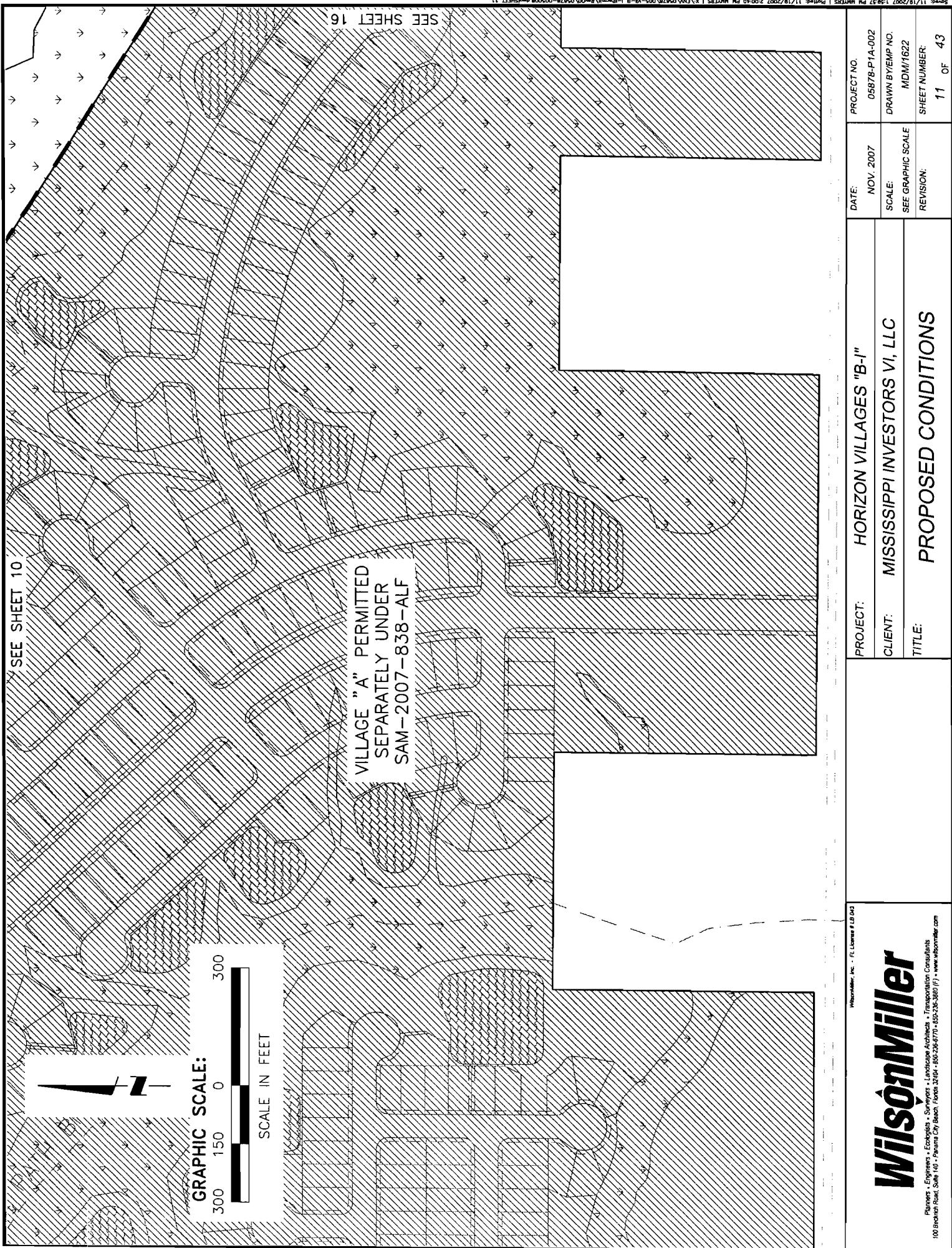
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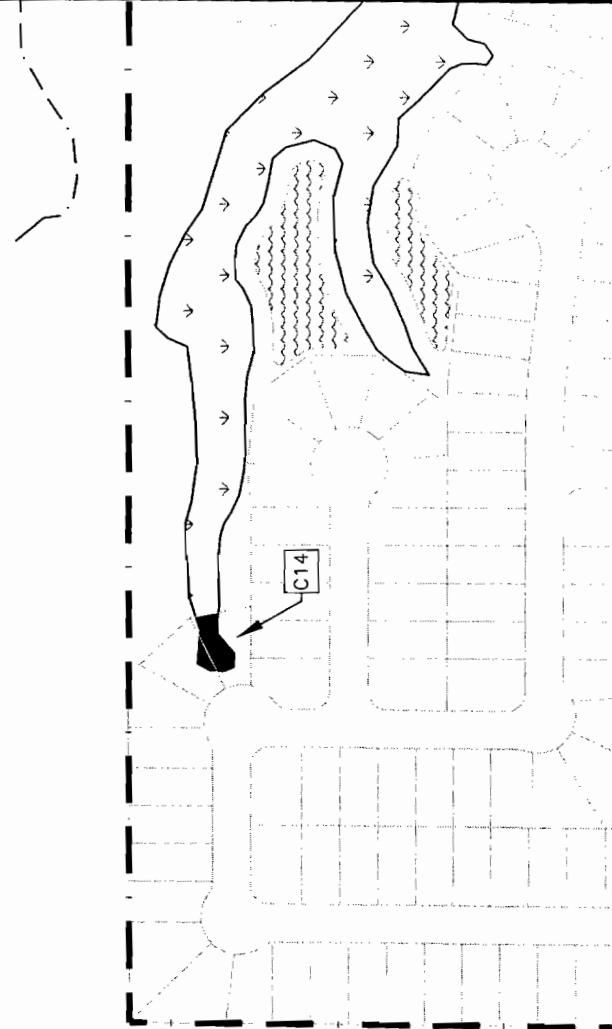






SEE SHEET 17

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SEE SHEET 13

PROJECT:	HORIZON VILLAGES "B-J"		
CLIENT:	MISSISSIPPI INVESTORS VI, LLC		
TITLE:	PROPOSED CONDITIONS		
DATE:	NOV. 2007	PROJECT NO.	05878-PIA-002
SCALE:	SEE GRAPHIC SCALE	DRAWN BY/EIMP NO.	MDM/1622
REVISION:		SHEET NUMBER:	12 OF 43

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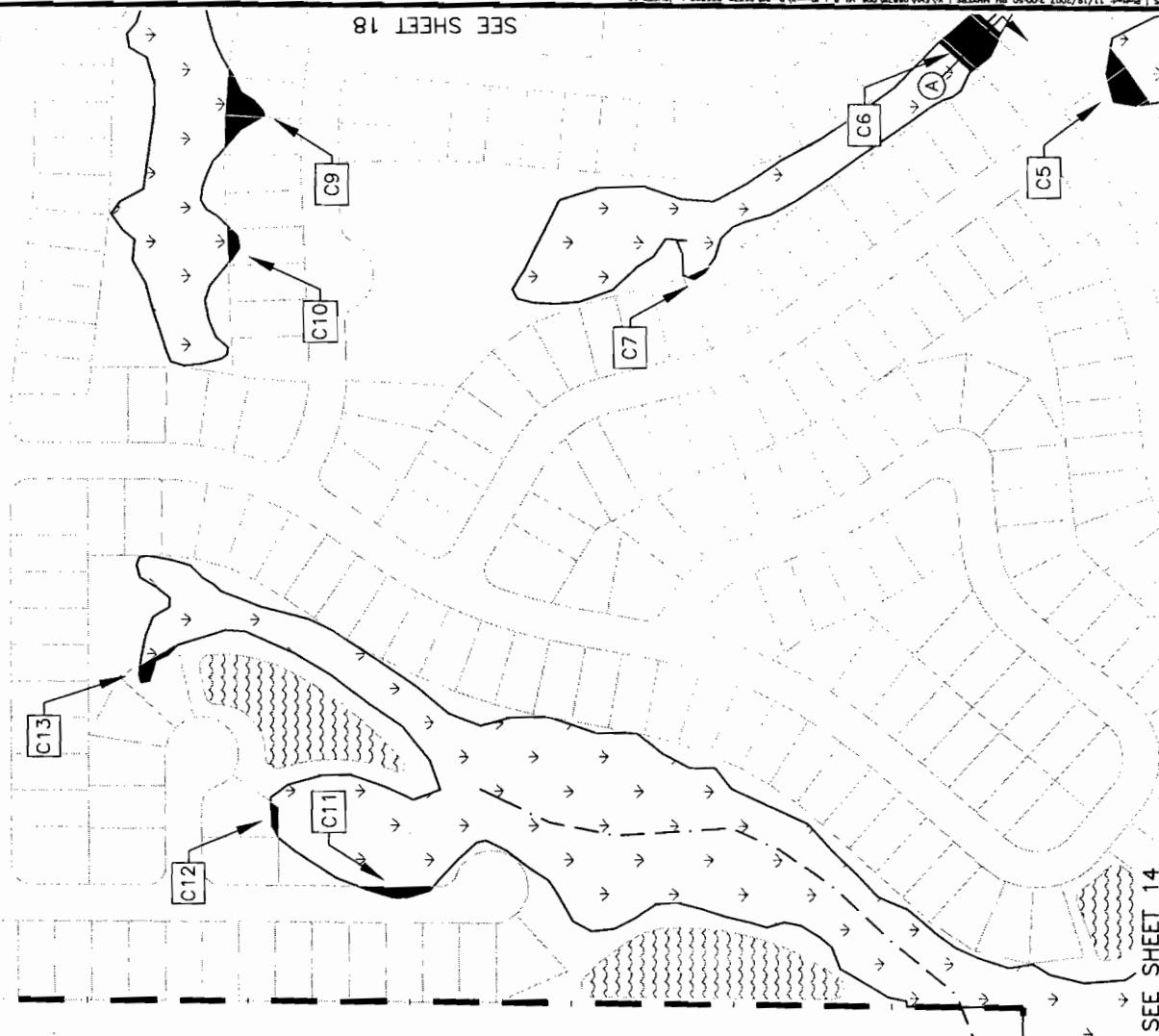


SEE SHEET 12

SEE SHEET 18

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SEE SHEET 8

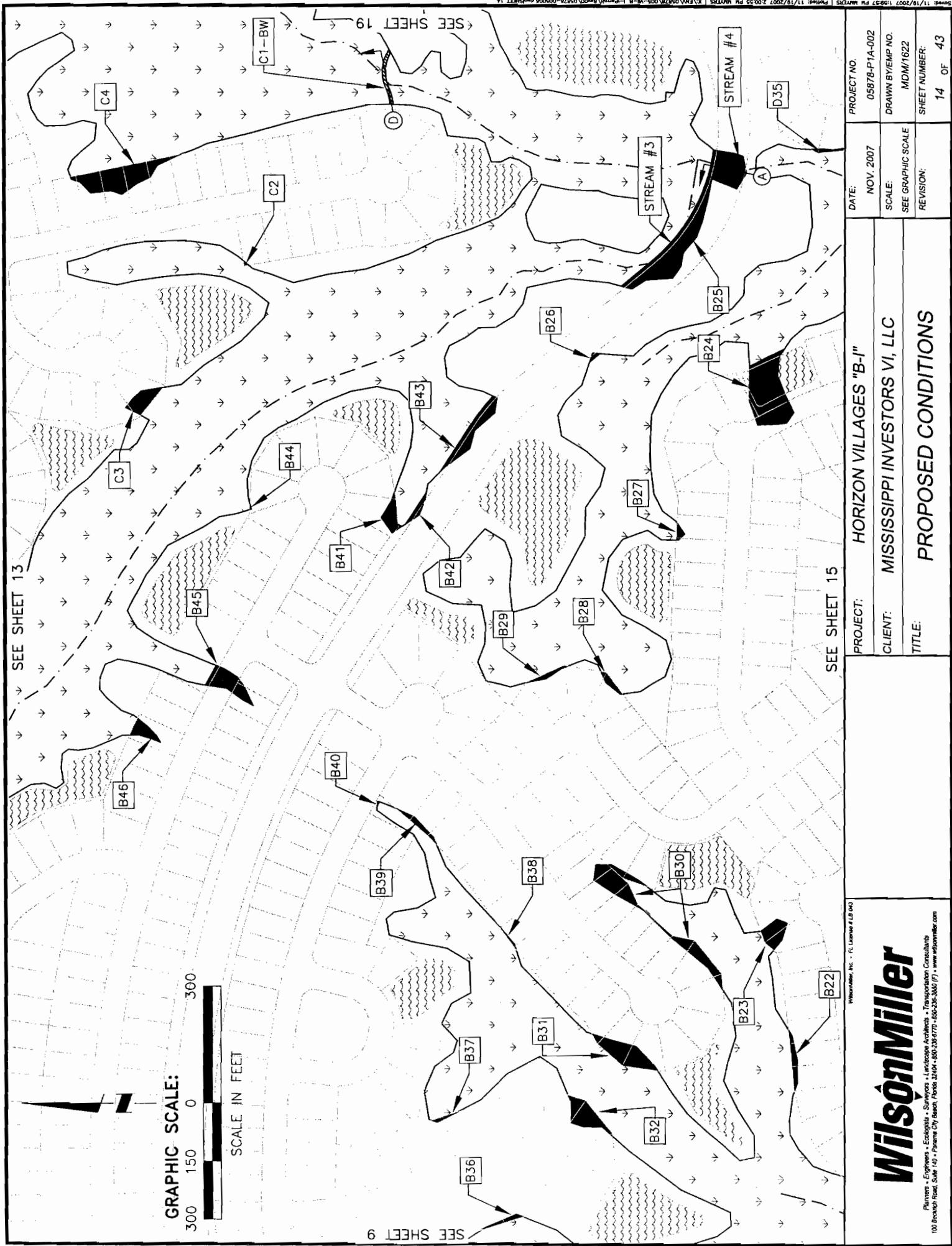


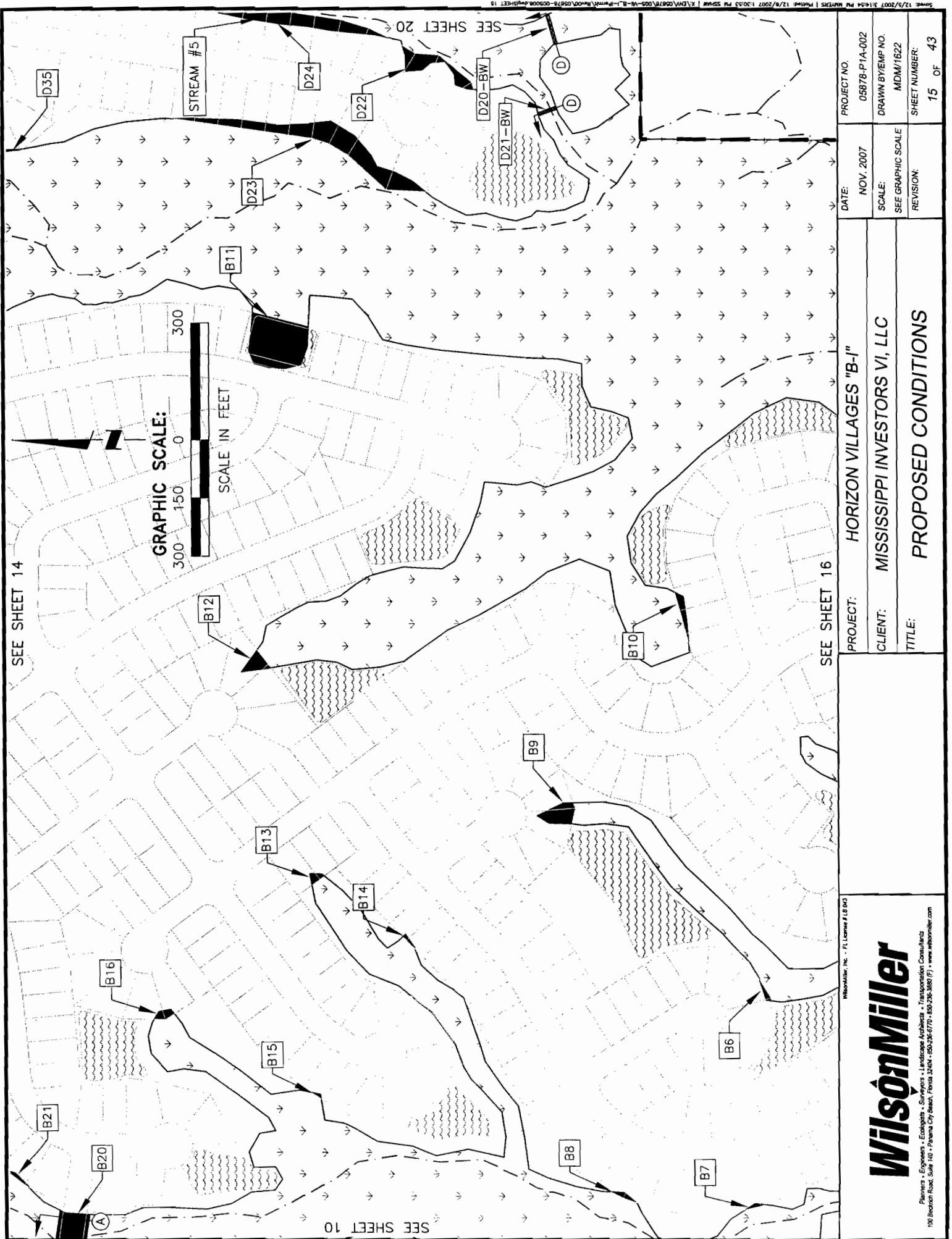
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PROJECT NO: 05578-P1A-002	DATE: NOV. 2007
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SHEET NUMBER: 13 OF 43	REVISION:

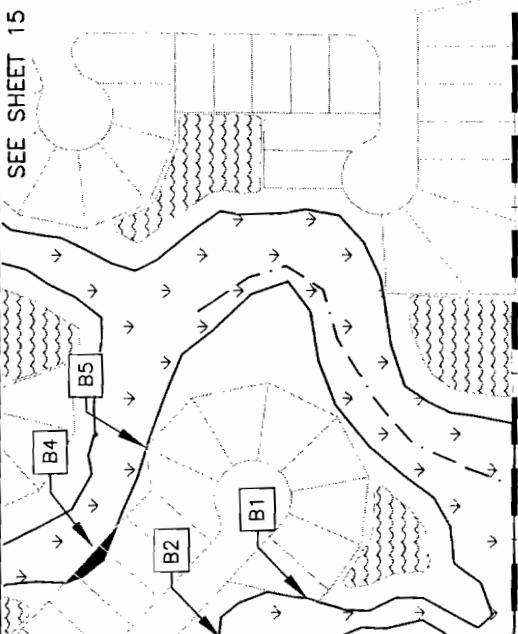
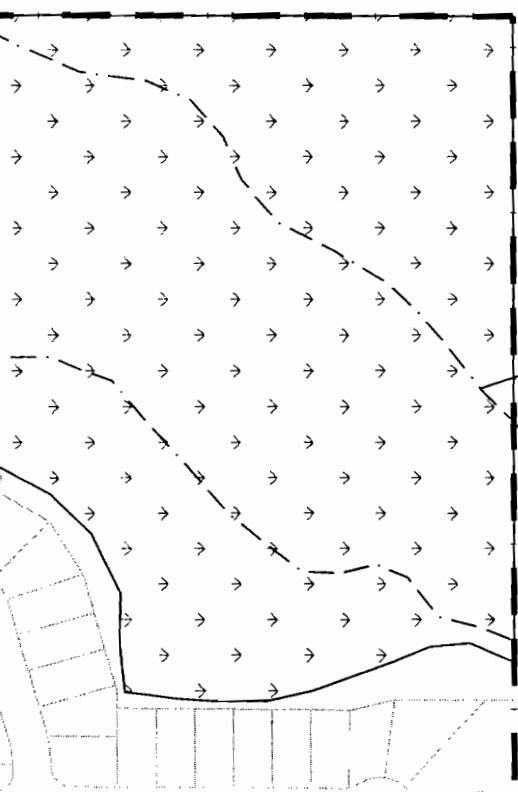
PROJECT: HORIZON VILLAGES "B-I"
CLIENT: MISSISSIPPI INVESTORS VI, LLC
TITLE: PROPOSED CONDITIONS

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VILLAGE "A" PERMITTED
SEPARATELY UNDER
SAM-2007-838-ALF

SEE SHEET 11

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HORIZON VILLAGES "B-J"

MISSISSIPPI INVESTORS VI, LLC

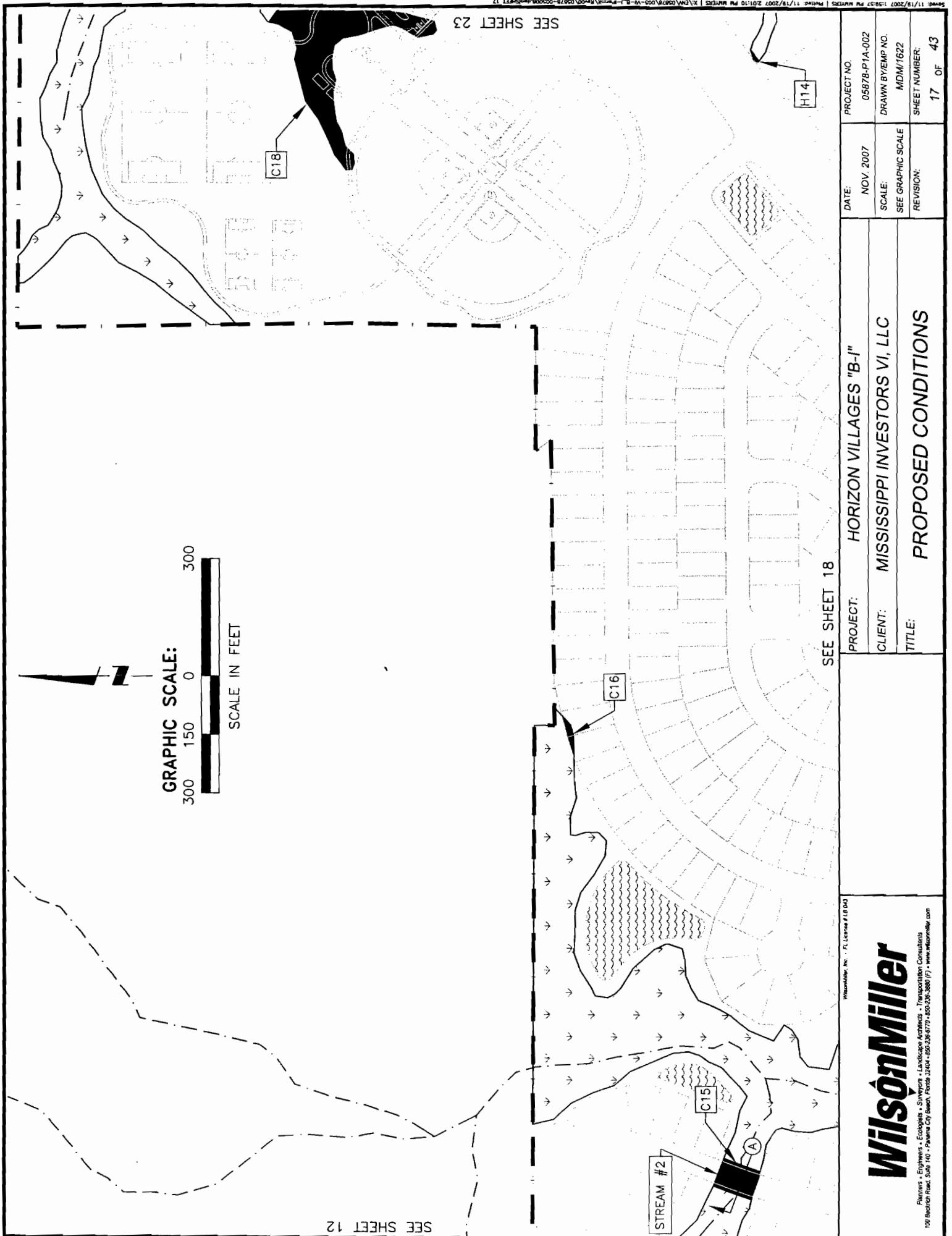
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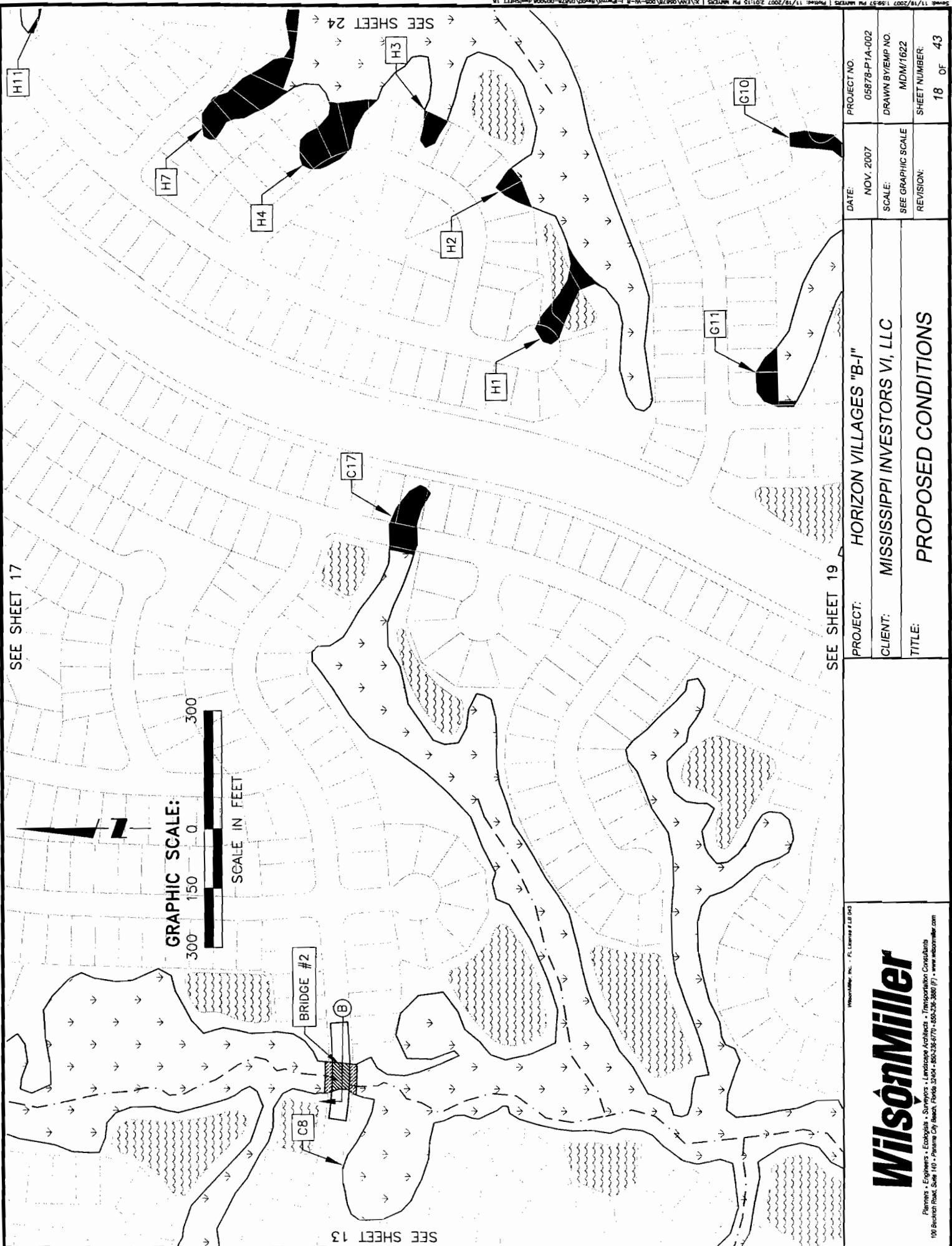
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CLIENT:	DRAWN BY/EHP NO MDM/1622
TITLE:	SEE GRAPHIC SCALE REVISION:
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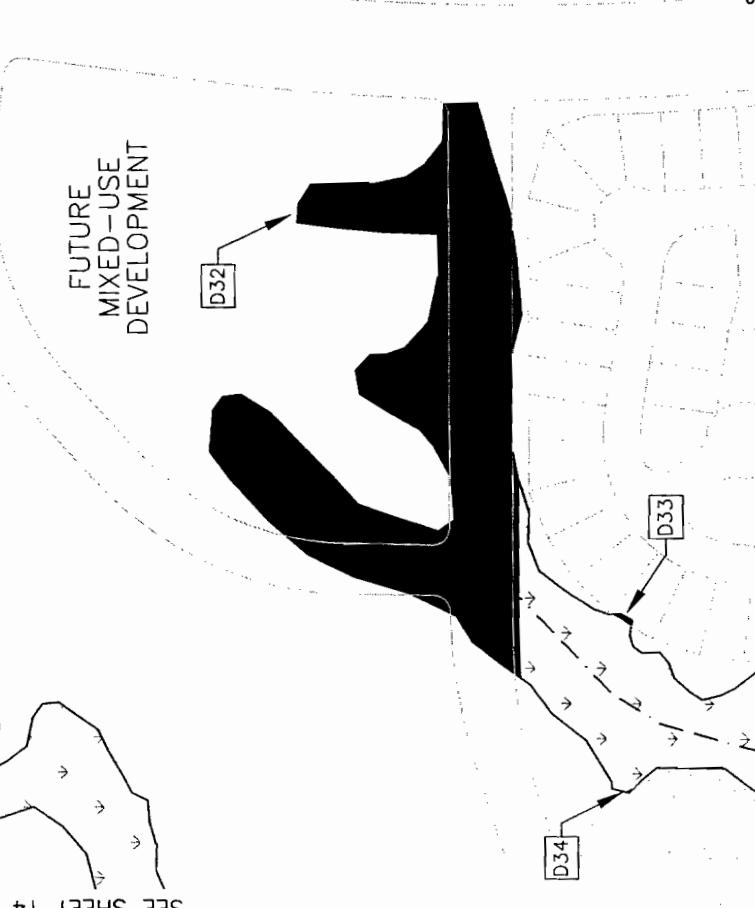
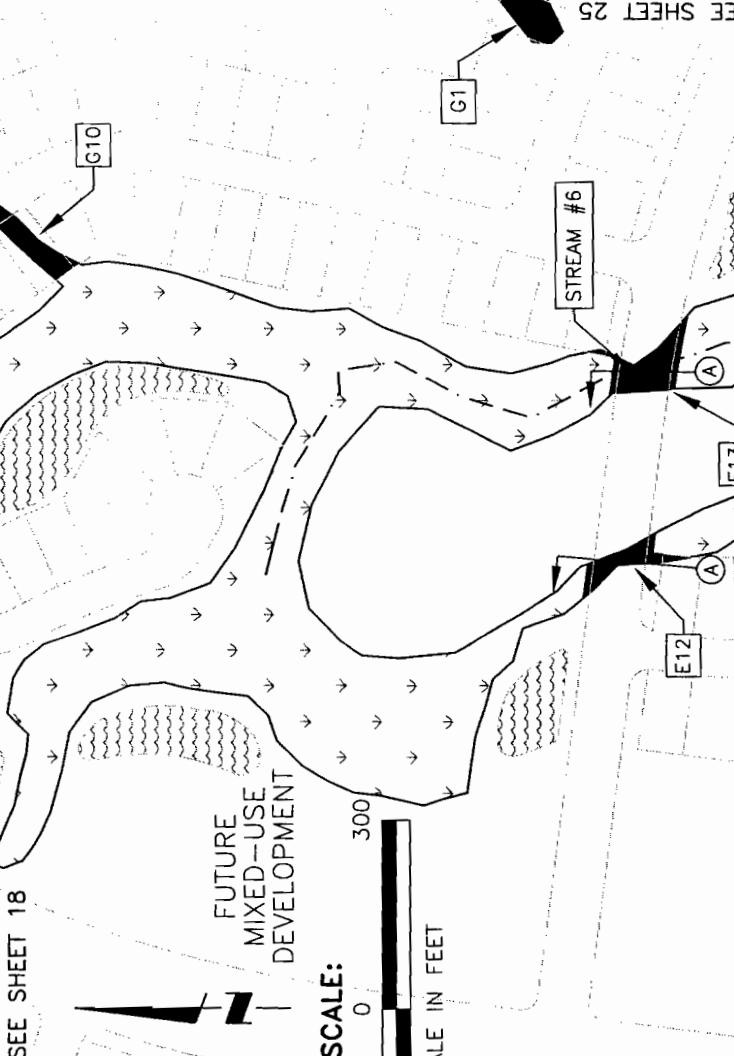




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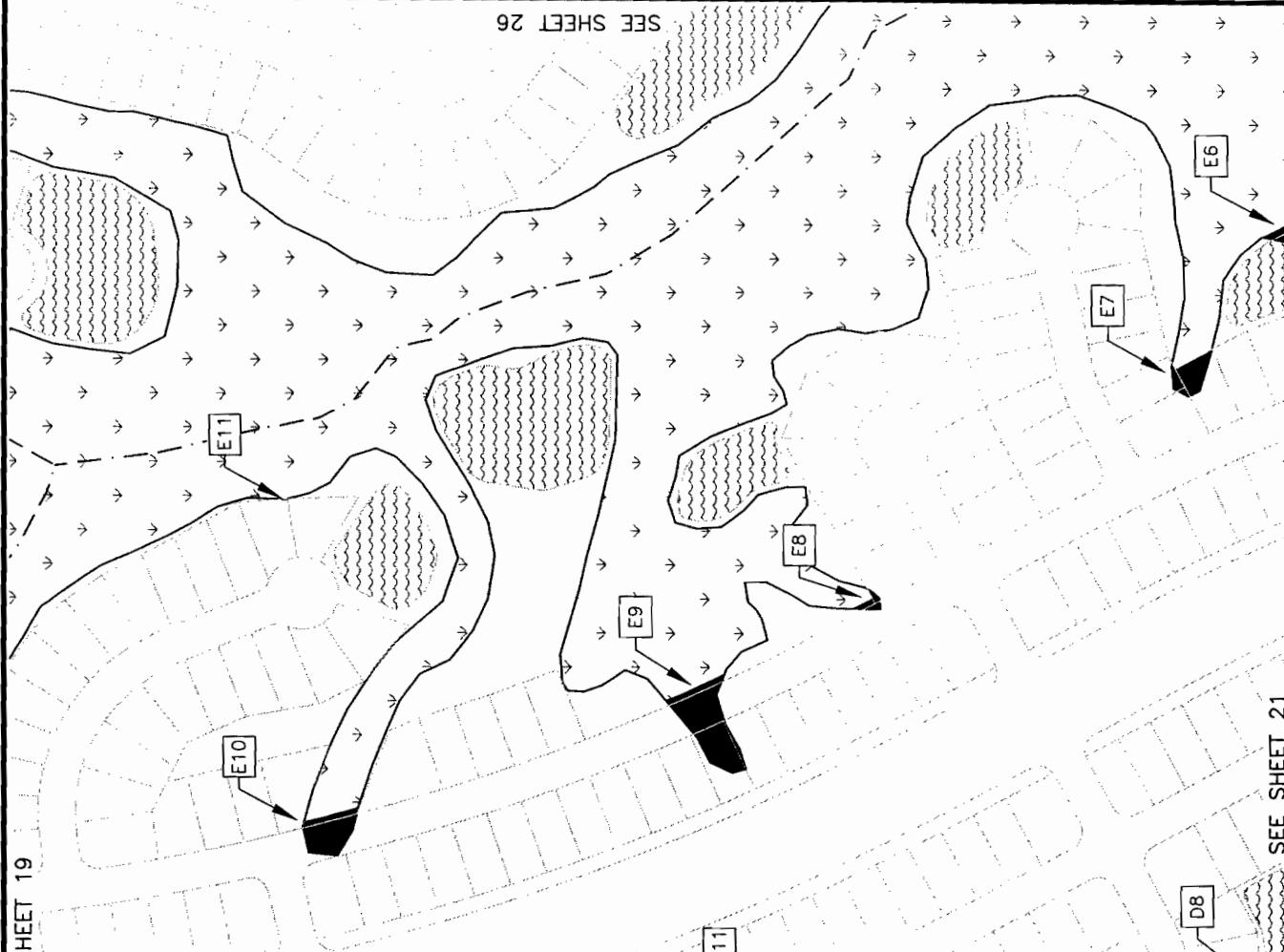


SEE SHEET 20 HORIZON VILLAGES "B-I"
PROJECT: HORIZON VILLAGES "B-I"
CLIENT: MISSISSIPPI INVESTORS VI, LLC
TITLE: PROPOSED CONDITIONS

DATE:	NOV. 2007	PROJECT NO.	05878-P1A-002
SCALE:	1INCH=100FT	DRAWN BY/EMP NO.	MDM/1622
SEE GRAPHIC SCALE		SHEET NUMBER:	19 OF 43
REVISION:			

SEE SHEET 19

SEE SHEET 26



SEE SHEET 21

HORIZON VILLAGES "B-J"

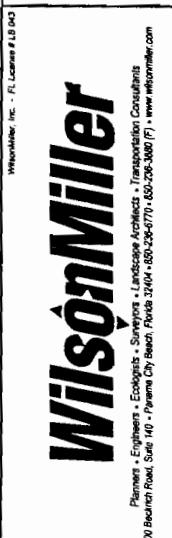
MISSISSIPPI INVESTORS VI, LLC

PROPOSED CONDITIONS

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DRAWN BY/EMP NO.	MDM/1622
SCALE:	SEE GRAPHIC SCALE
REVISION:	20 OF 43

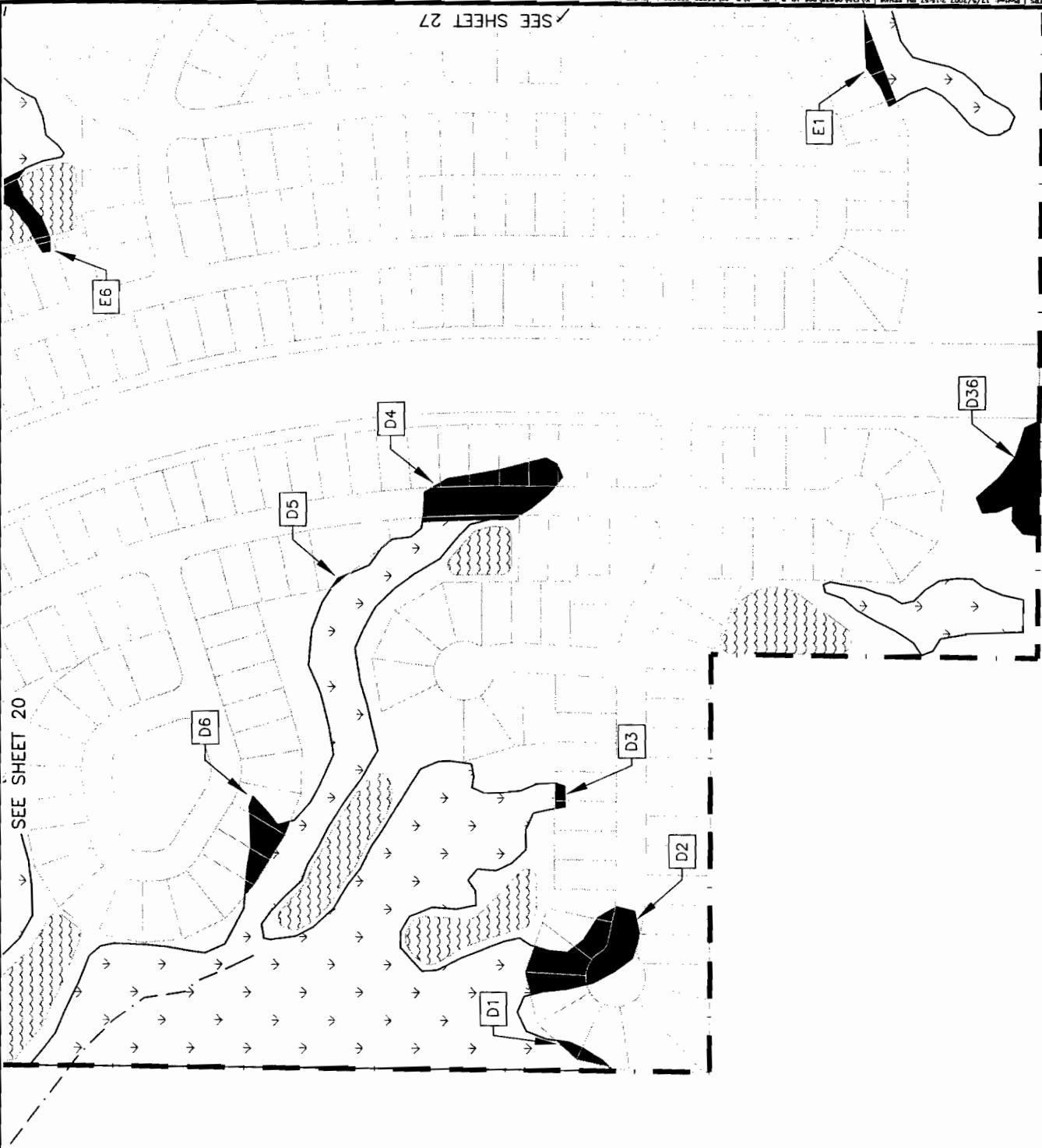
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SEE SHEET 25



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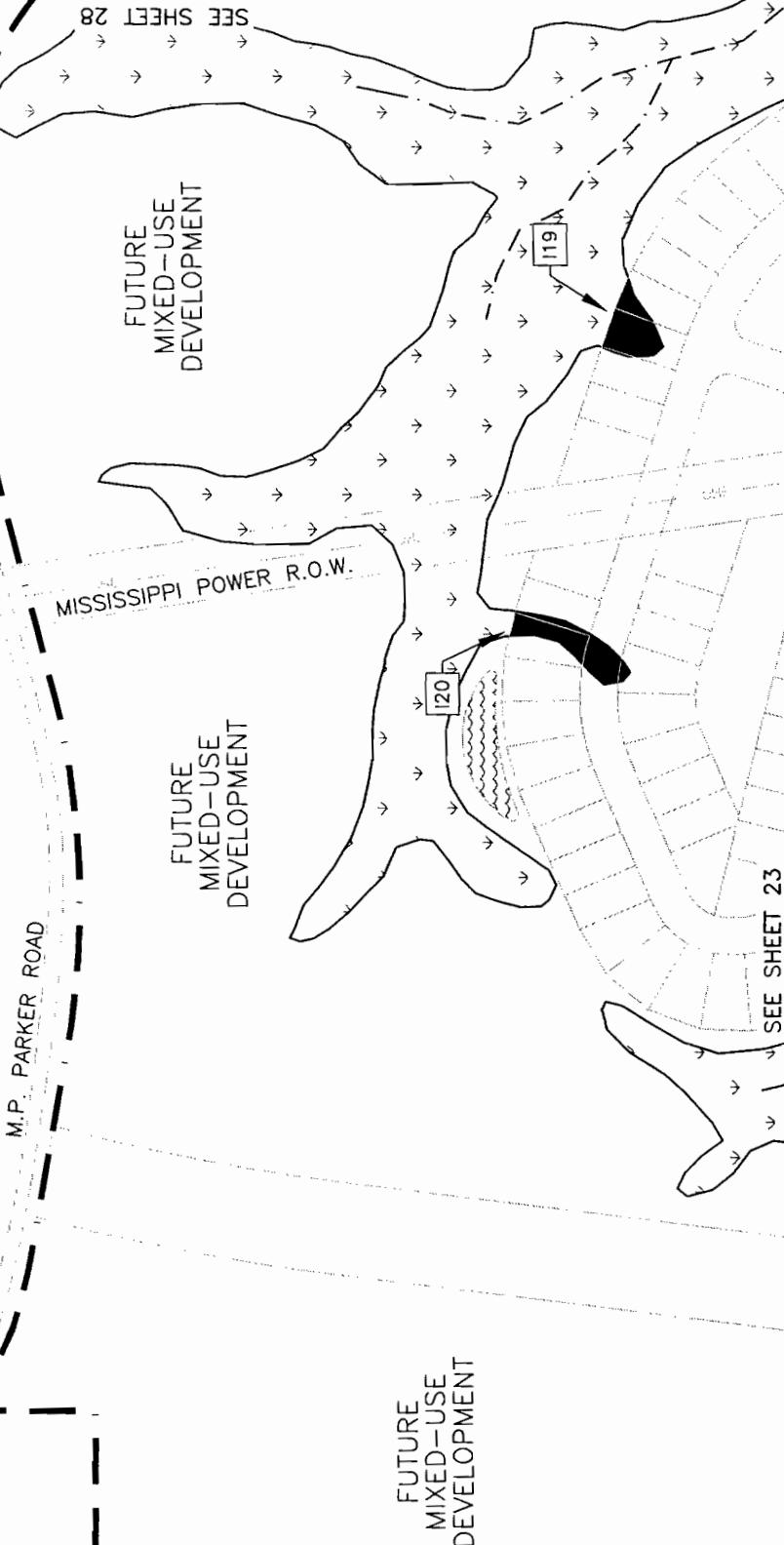
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DRAWN BY/EMP NO. MDM/1622	SCALE: SEE GRAPHIC SCALE
SHEET NUMBER: 21 OF 43	REVISION:
TITLE: PROPOSED CONDITIONS	

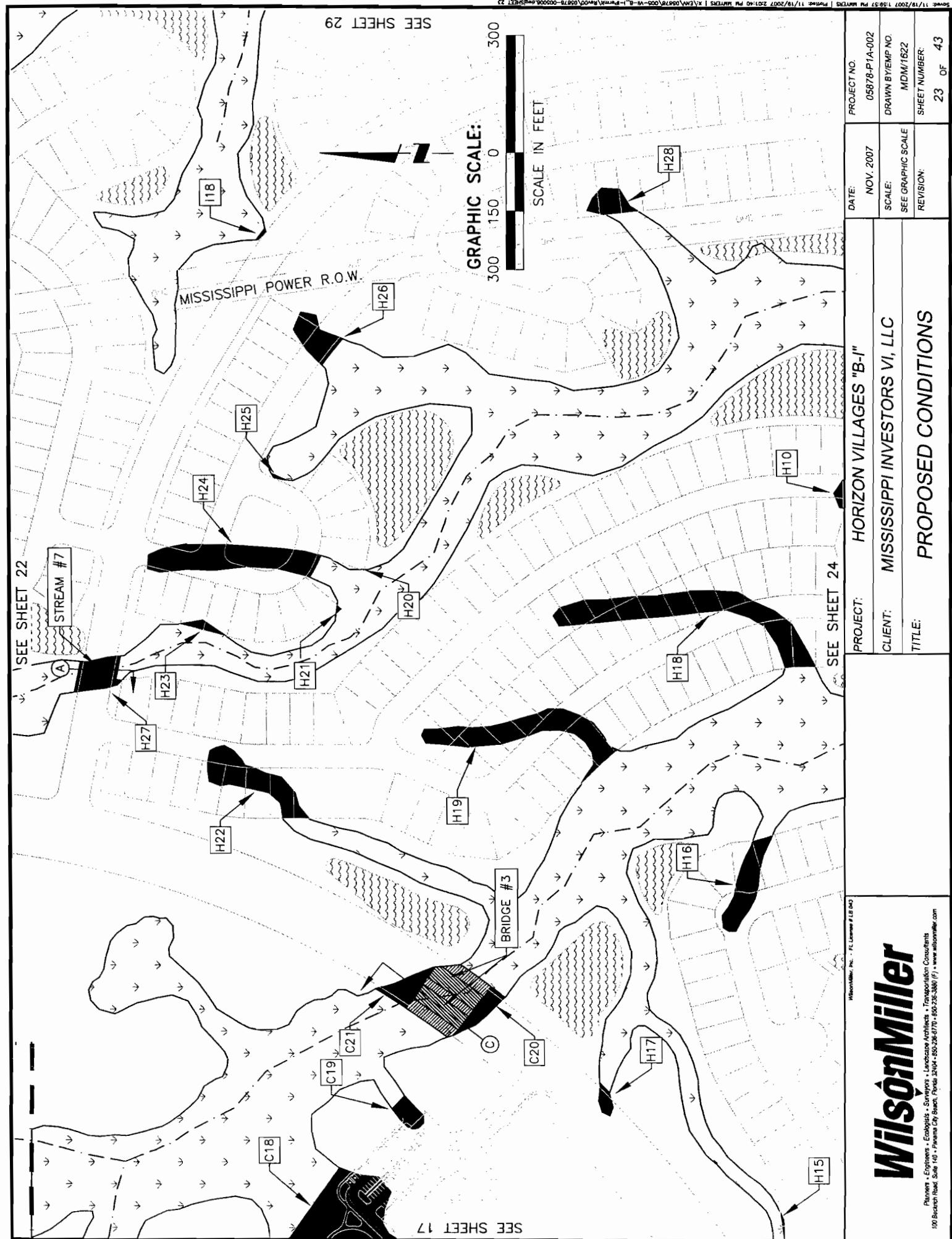
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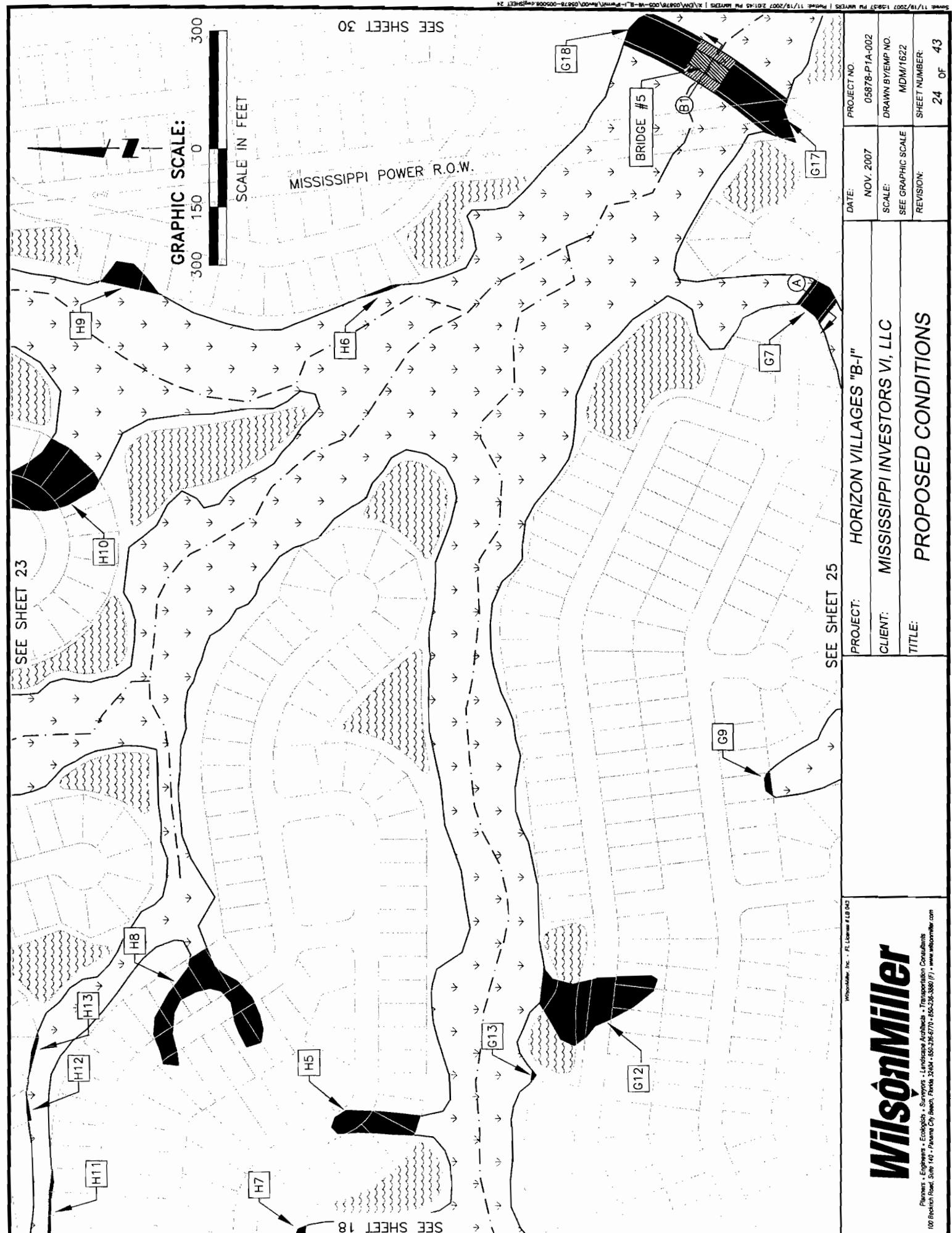
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PROJECT:	HORIZON VILLAGES "B-I"		
CLIENT:	MISSISSIPPI INVESTORS VI, LLC	SCALE:	05878-PA-002
TITLE:	PROPOSED CONDITIONS		
DATE:	NOV. 2007	DRAWN BY/EMP NO.	MDM/1622
REVISION:	SHEET NUMBER: 22 OF 43		





SEE SHEET 31

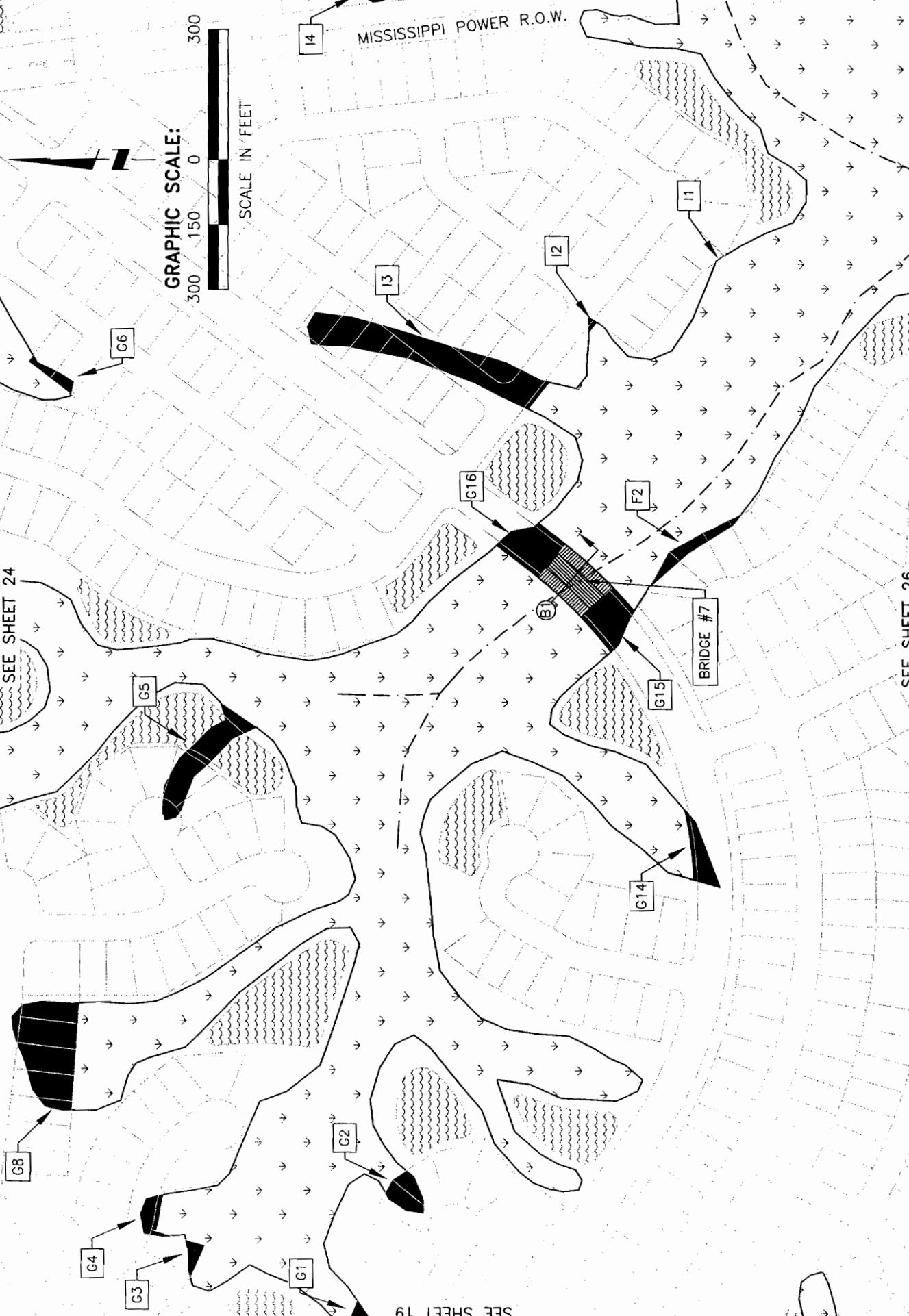
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MISSISSIPPI POWER R.O.W.

SEE SHEET 24



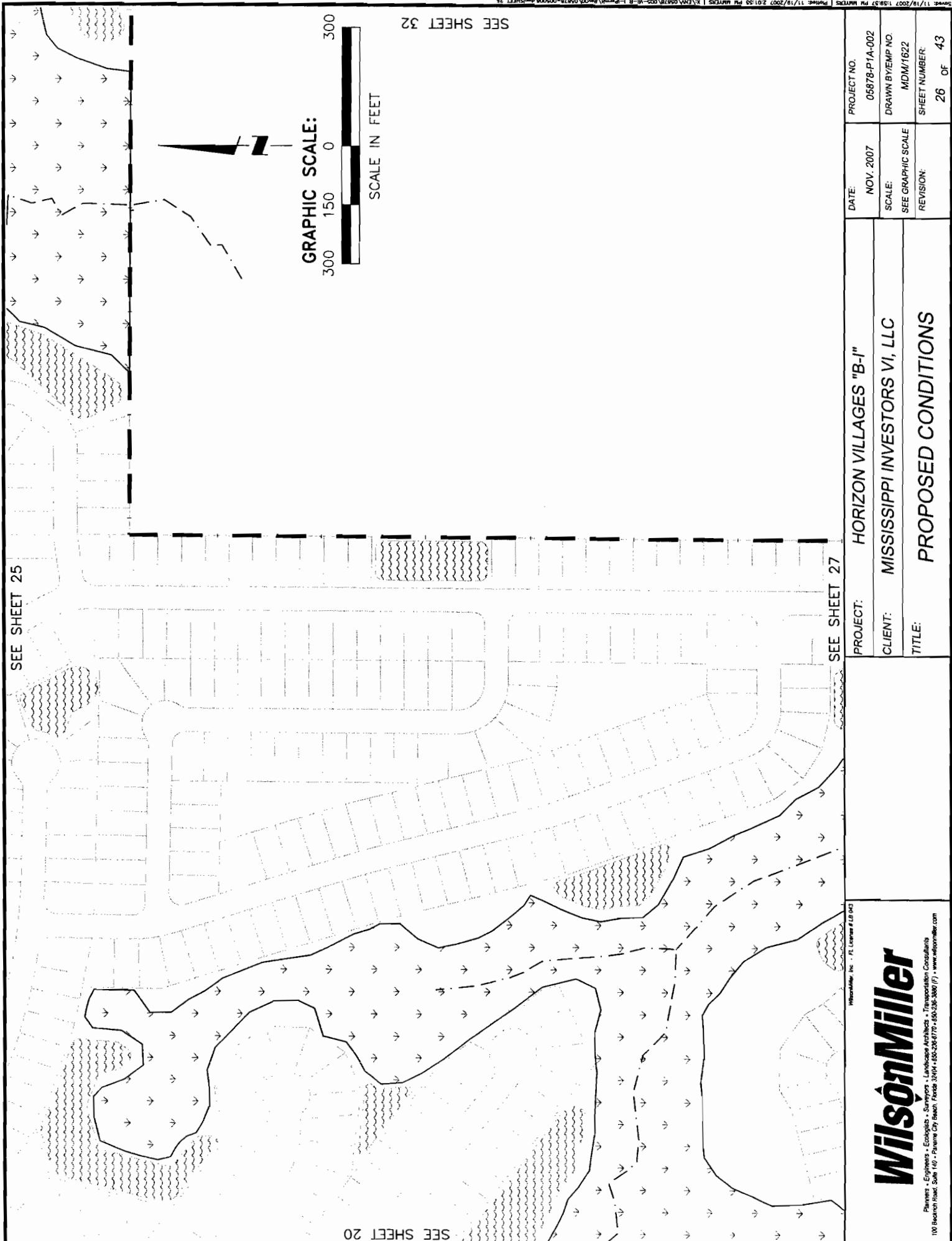
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PROJECT NO: 05878-P1A-002	DATE: NOV. 2007	SCALE: SEE GRAPHIC SCALE	CLIENT: MISSISSIPPI INVESTORS VI, LLC	TITLE: PROPOSED CONDITIONS
DRAWN BY/EMP NO: MDM/1622	REVISION: 25 OF 43	SHEET NUMBER: 25 OF		

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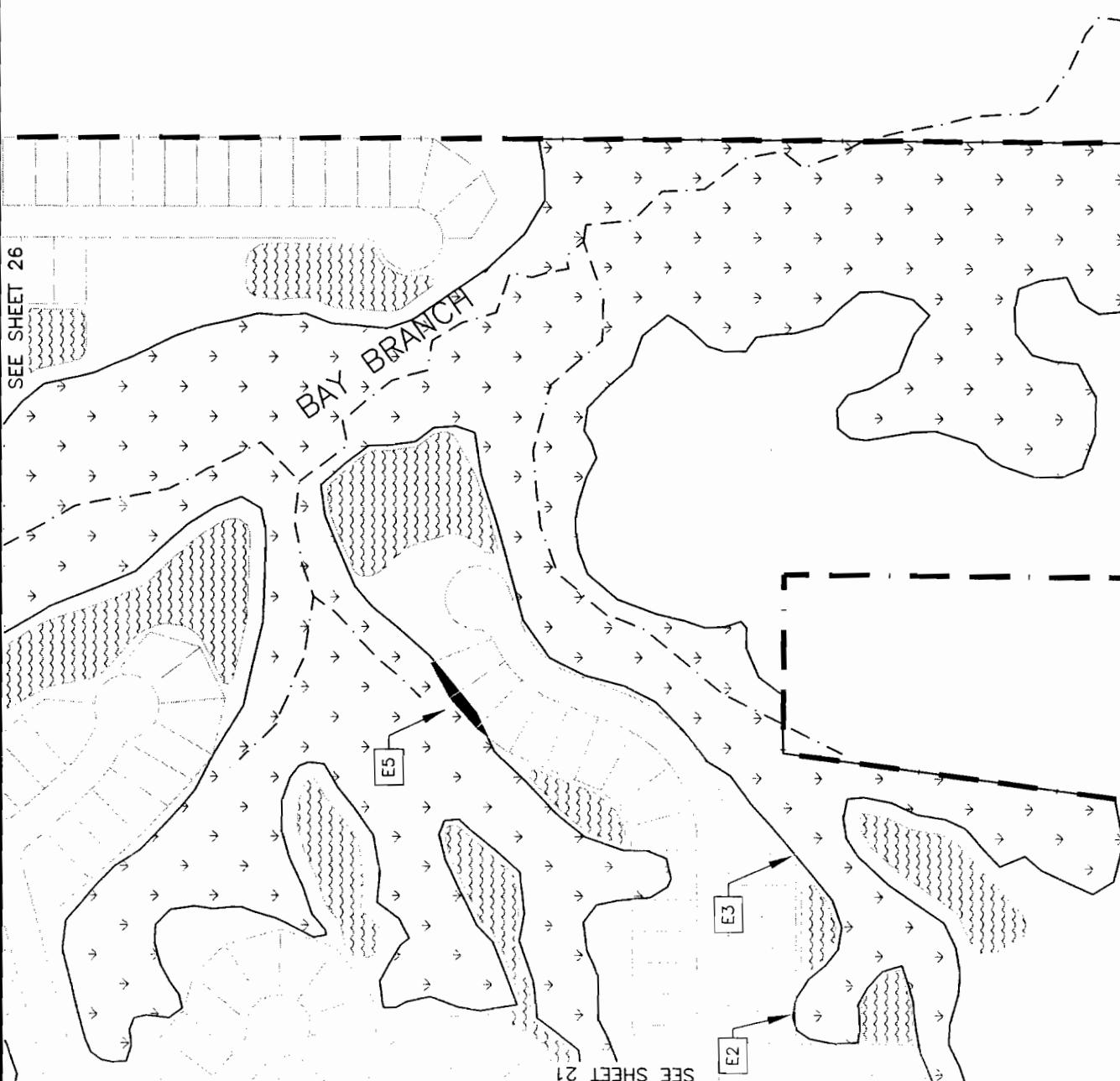
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GRAPHIC SCALE:

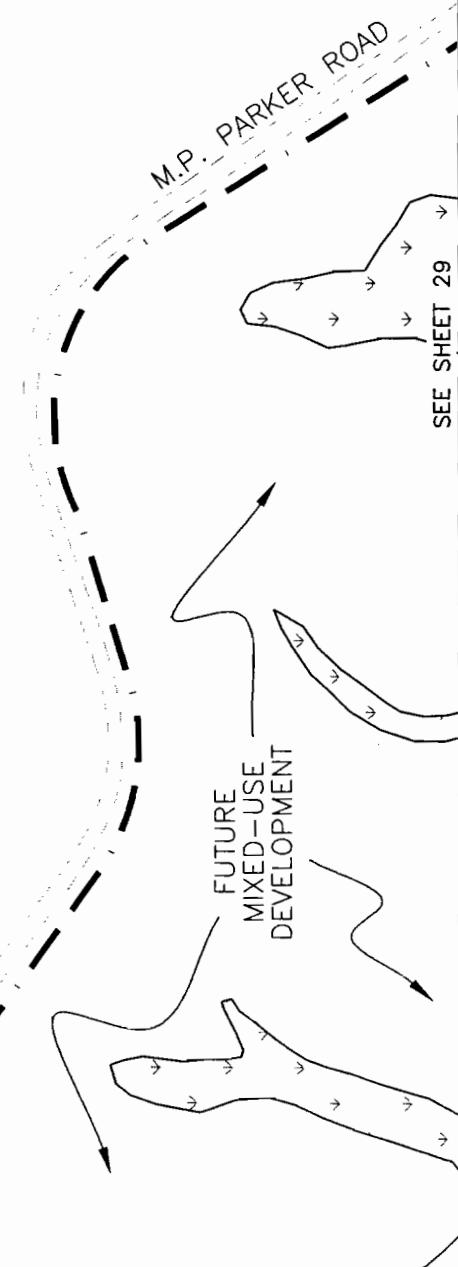
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PROJECT:	HORIZON VILLAGES "B-I"	DATE:	NOV. 2007	PROJECT NO.	05878-P1A-002
CLIENT:	MISSISSIPPI INVESTORS VI, LLC	SCALE:	SEE GRAPHIC SCALE	DRAWN BY/EMP NO.	MDM/1622
TITLE:	PROPOSED CONDITIONS	REVISION:		SHEET NUMBER:	27 OF 43



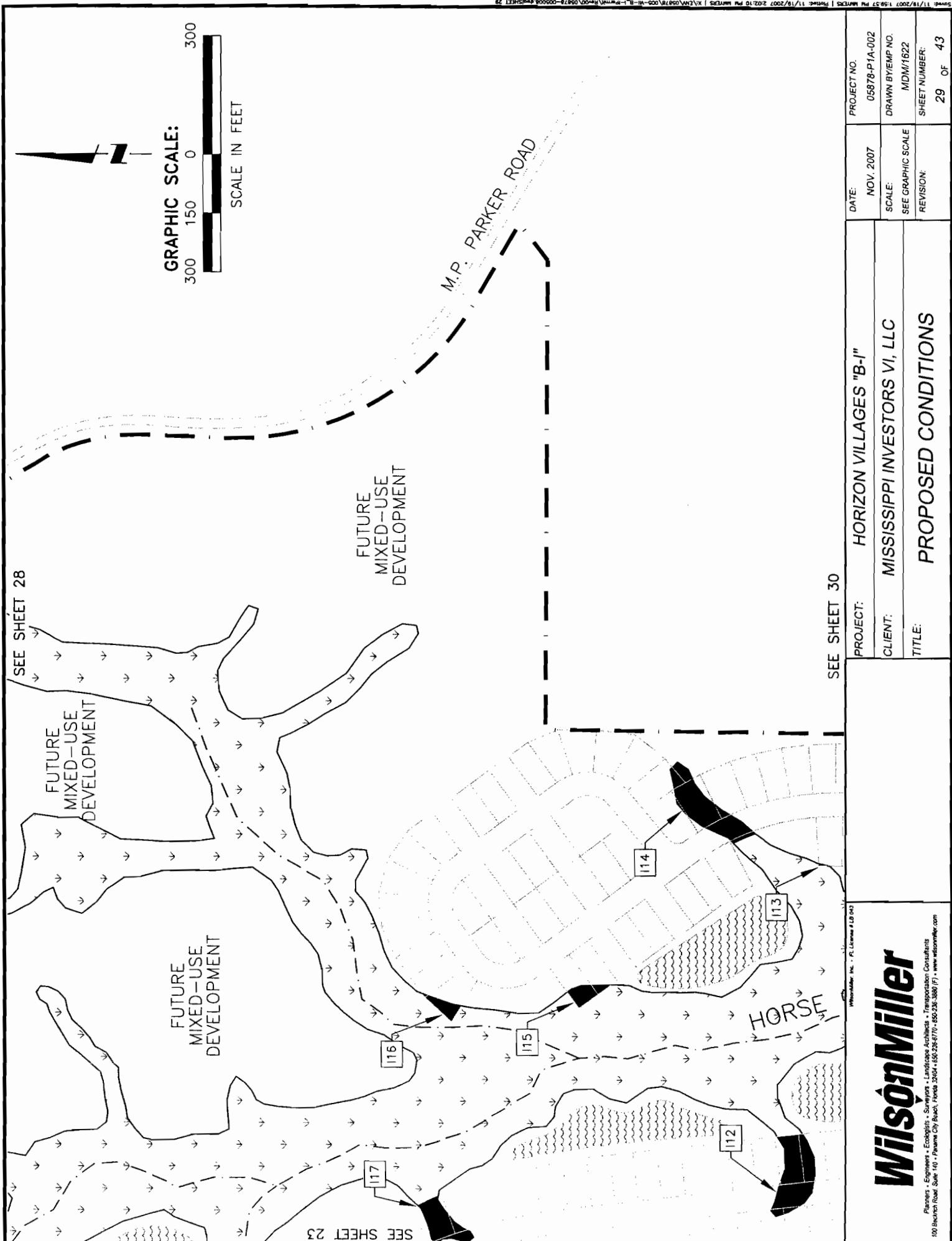
SEE SHEET 22



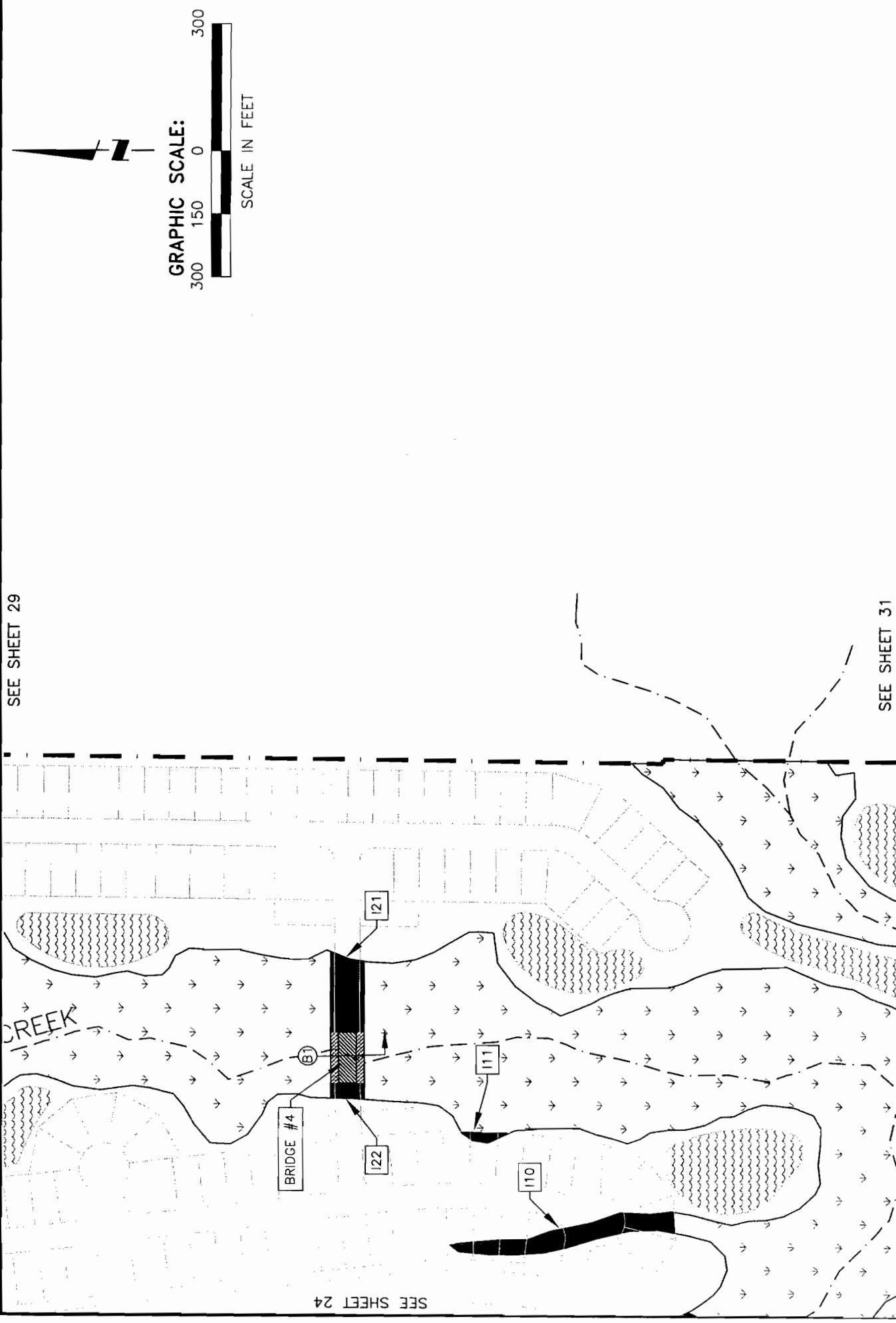
PROJECT NO.	05878-P1A-002
DRAWN BY/EMP NO.	MDM/1622
SCALE:	SEE GRAPHIC SCALE
TITLE:	PROPOSED CONDITIONS
DATE:	NOV. 2007
REVISION:	43

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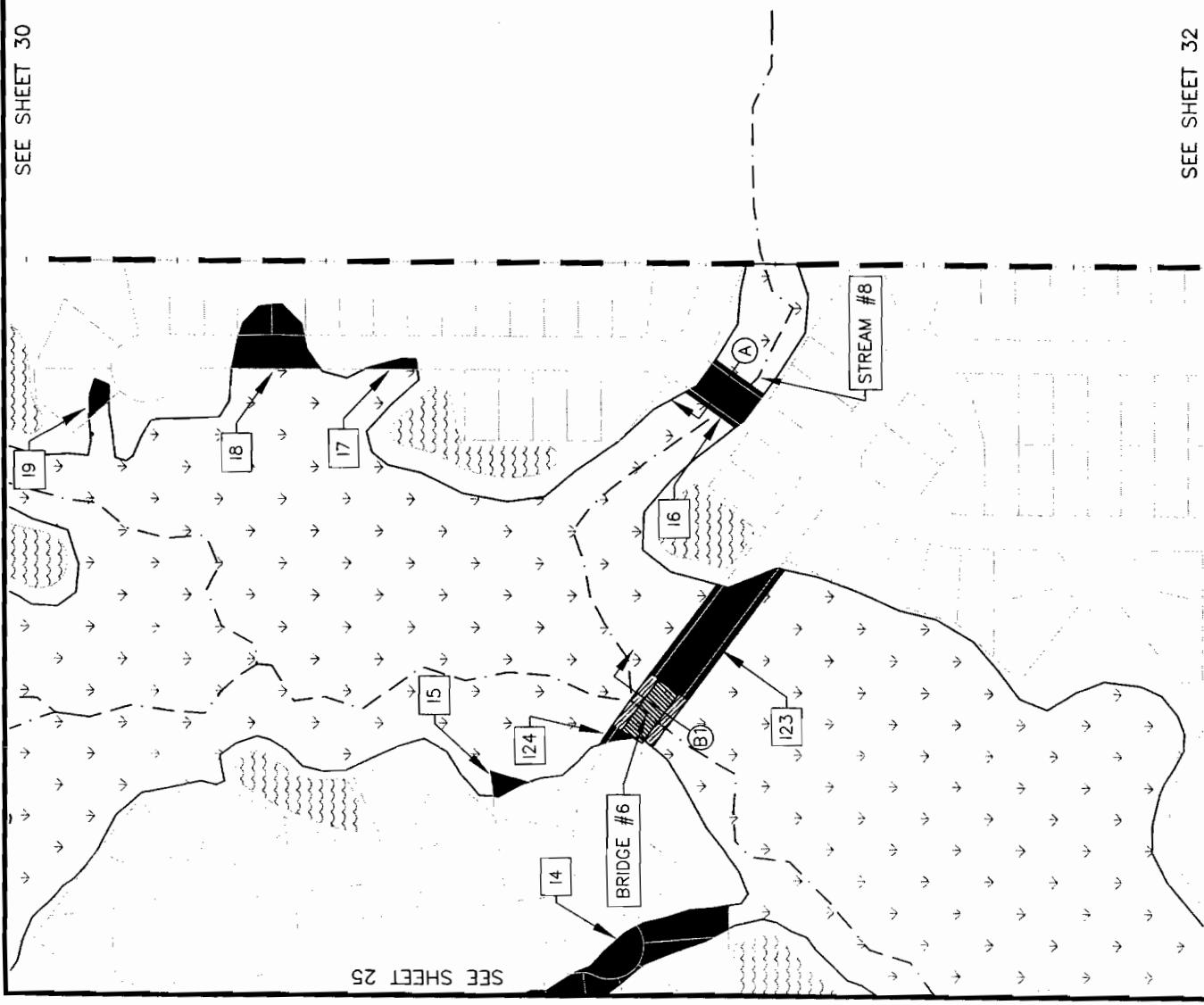


SEE SHEET 29



PROJECT NO. 05678-P1A-002	DATE: NOV 2007	SCALE: SEE GRAPHIC SCALE	DRAWN BY/EMP NO. MDM/1622
CLIENT: MISSISSIPPI INVESTORS VI, LLC	TITLE: PROPOSED CONDITIONS	REVISION: 30 OF 43	SHEET NUMBER: 30 OF 43
SEE SHEET 31			SEE SHEET 29

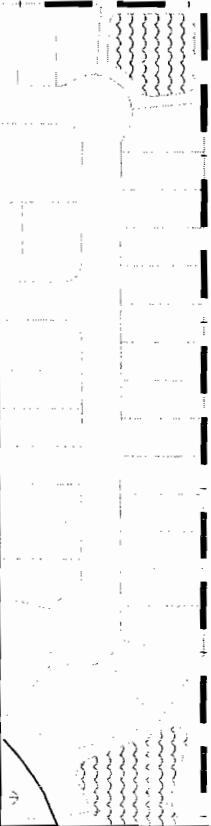
SEE SHEET 30



PROJECT NO. 05878-P1A-002	DATE: NOV. 2007	SCALE: SEE GRAPHIC SCALE	REVISION: 31 OF 43
CLIENT: MISSISSIPPI INVESTORS VI, LLC	TITLE: PROPOSED CONDITIONS		

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SEE SHEET 31

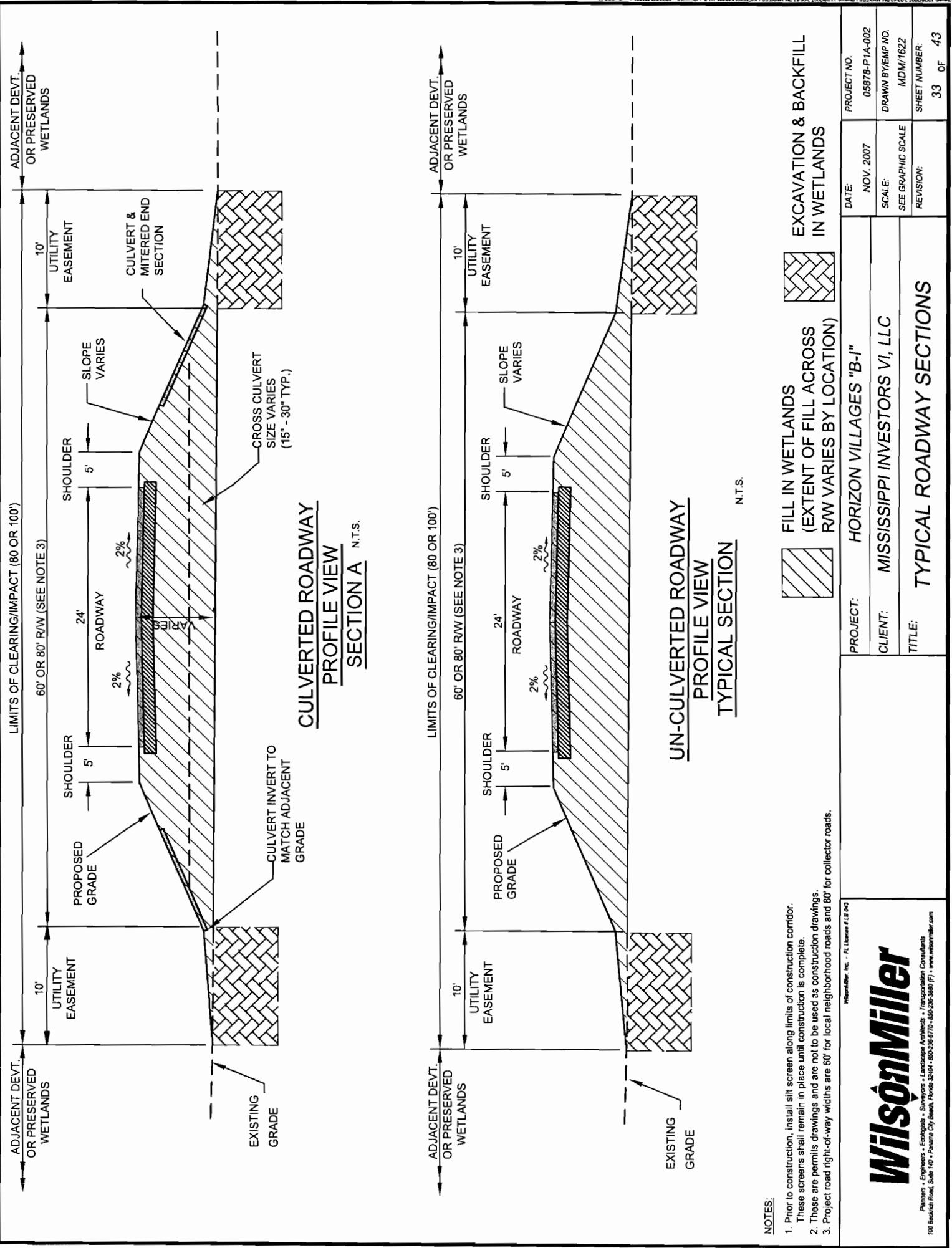


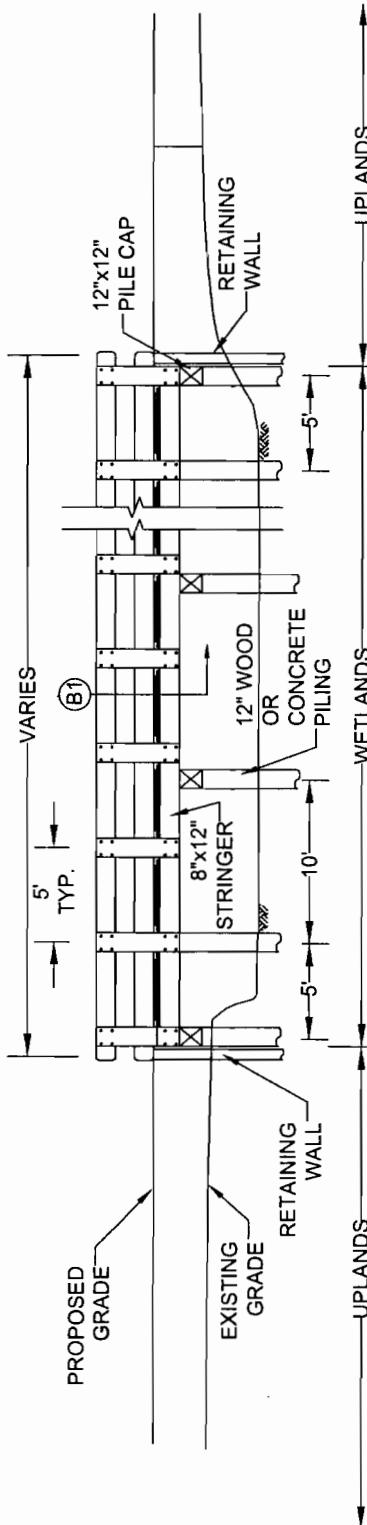
SEE SHEET 26

MISSISSIPPI POWER R.O.W.

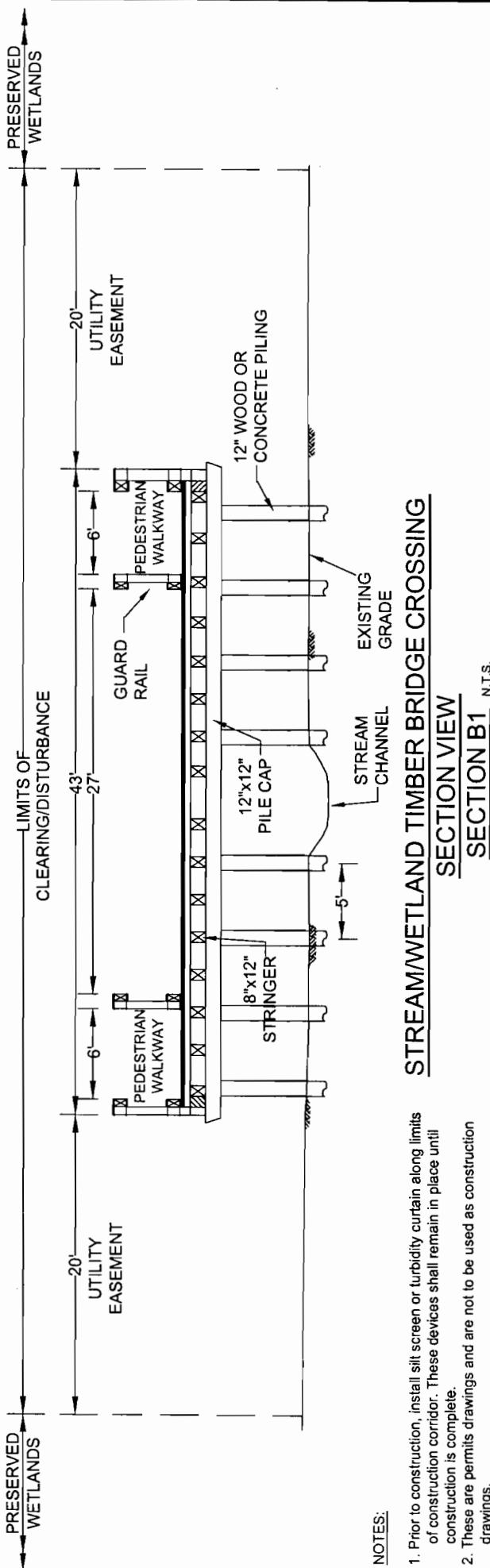
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CLIENT:	MISSISSIPPI INVESTORS VI, LLC	DATE: NOV. 2007
TITLE:	PROPOSED CONDITIONS	SCALE: SEE GRAPHIC SCALE
		DRAWN BY/EMP NO. MDM/1622 SHEET NUMBER: 32 OF 43

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STREAM/WETLAND TIMBER BRIDGE CROSSING
PROFILE VIEW
SECTION B
NTS.

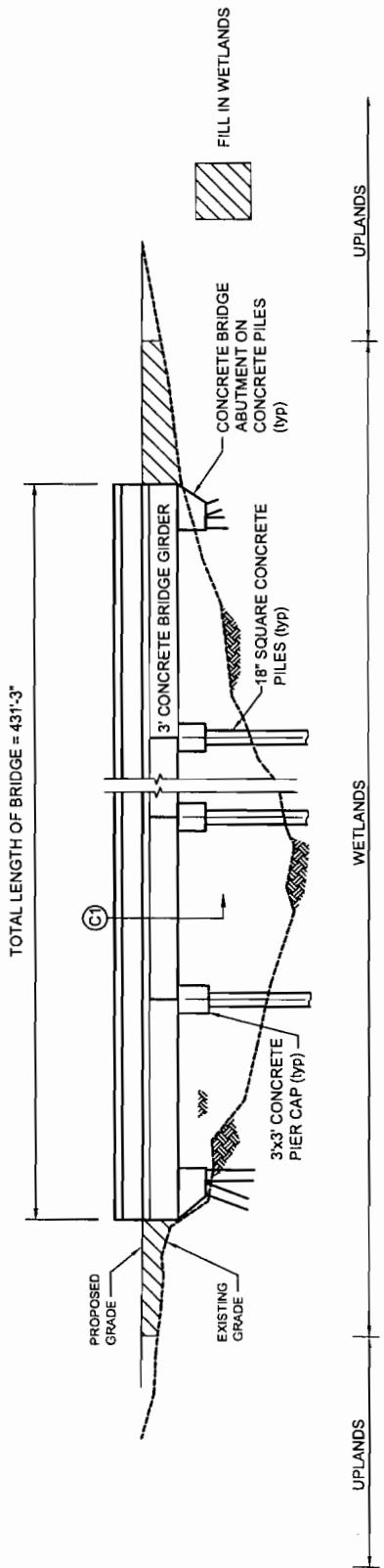


NOTES:

- Prior to construction, install silt screen or turbidity curtain along limits of construction corridor. These devices shall remain in place until construction is complete.
- These are permits drawings and are not to be used as construction drawings.

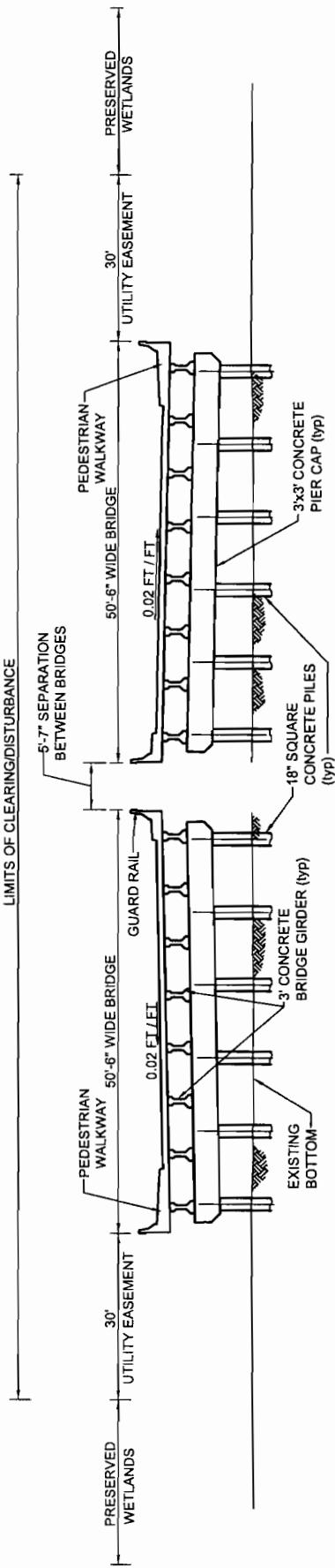
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CLIENT: MISSISSIPPI INVESTORS VI, LLC	SCALE: SEE GRAPHIC SCALE	DRAWN BY/EMP NO. MDM/1622	REVISION: 34 OF 43
TITLE: TYPICAL TIMBER BRIDGE SECTIONS			

SEE SHEET 23 OF 43 FOR PLANVIEW



HORIZON PARKWAY CONCRETE BRIDGE CROSSING

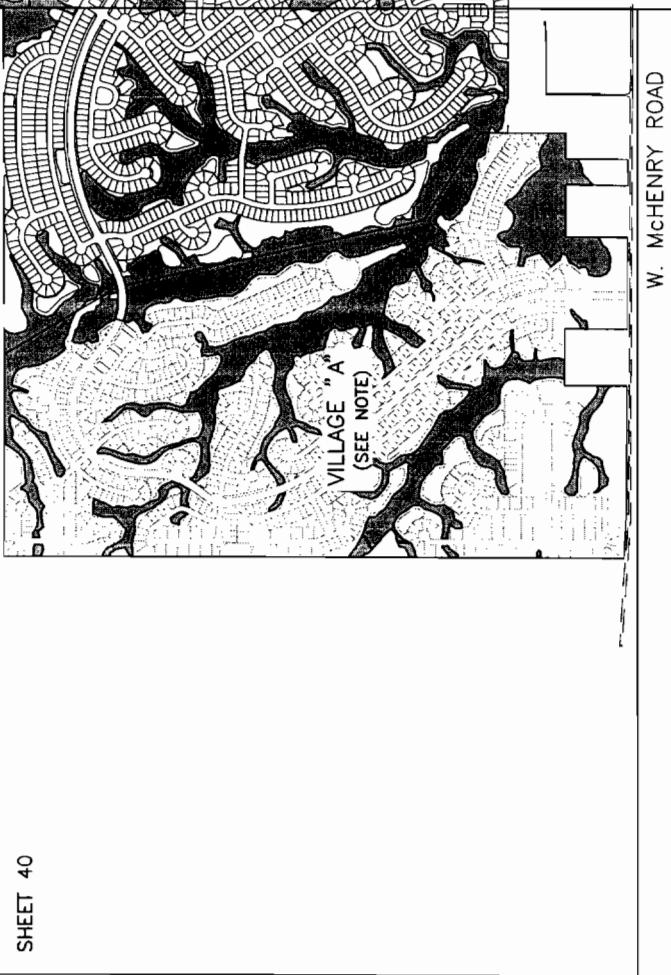
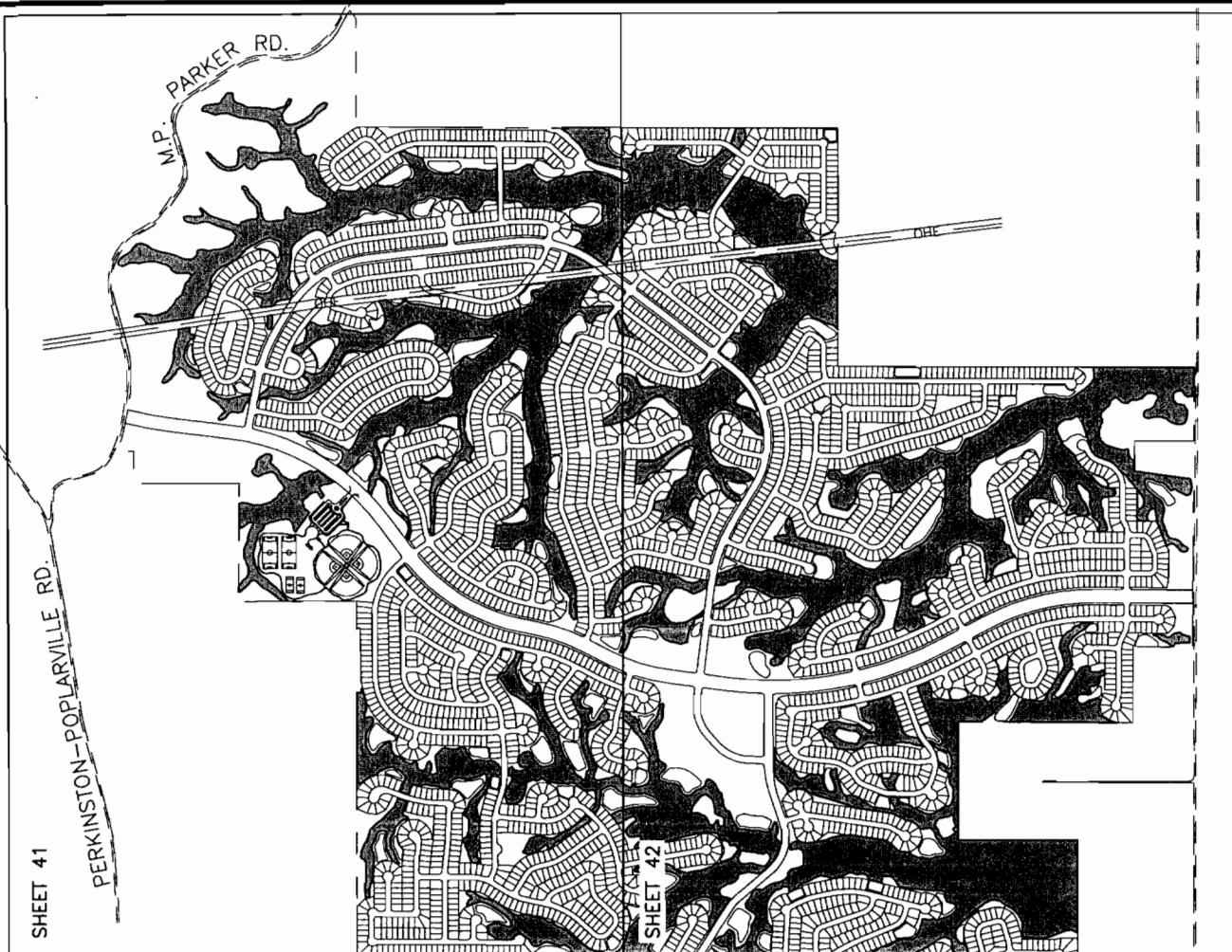
PROFILE VIEW
SECTION C
N.T.S.



HORIZON PARKWAY CONCRETE BRIDGE CROSSING

SECTION VIEW
SECTION C1
N.T.S.

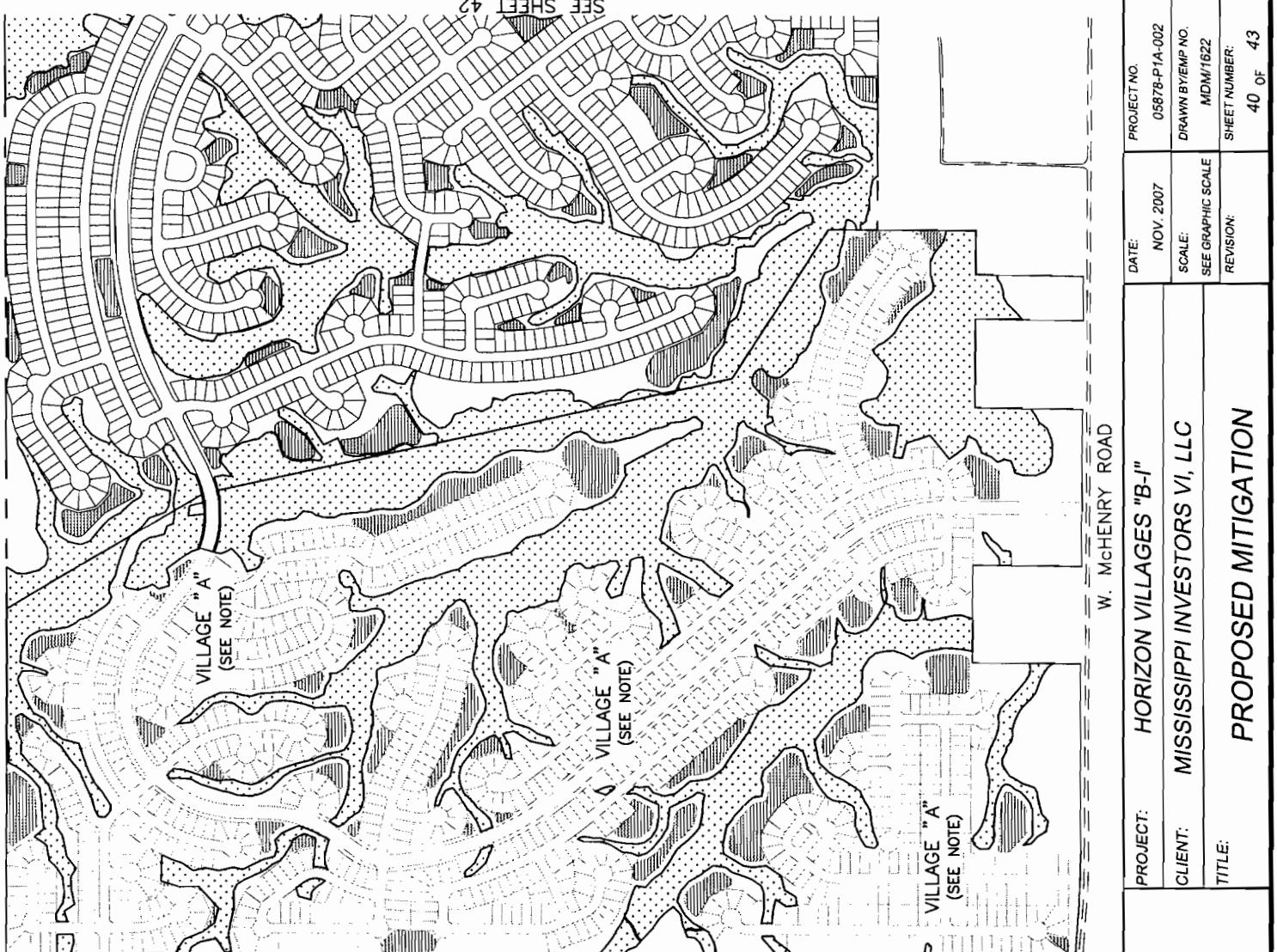
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	CLIENT:	MISSISSIPPI INVESTORS VI, LLC		SCALE:	SEE GRAPHIC SCALE	DRAWN BY/EMP NO.	MDM/1622
	TITLE:	TYPICAL CONCRETE BRIDGE SECTIONS		REVISION:		SHEET NUMBER:	35 OF 43
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PROJECT:	HORIZON VILLAGES "B-I"		
CLIENT:	MISSISSIPPI INVESTORS VI, LLC		
TITLE:	PROPOSED MITIGATION		
DATE:	NOV. 2007		
SCALE:	SEE GRAPHIC SCALE		
REVISION:			
PROJECT NO.	05878-P14-002		
DRAWN BY/EMP NO.	MDM/1622		
SHEET NUMBER:	39 OF 43		

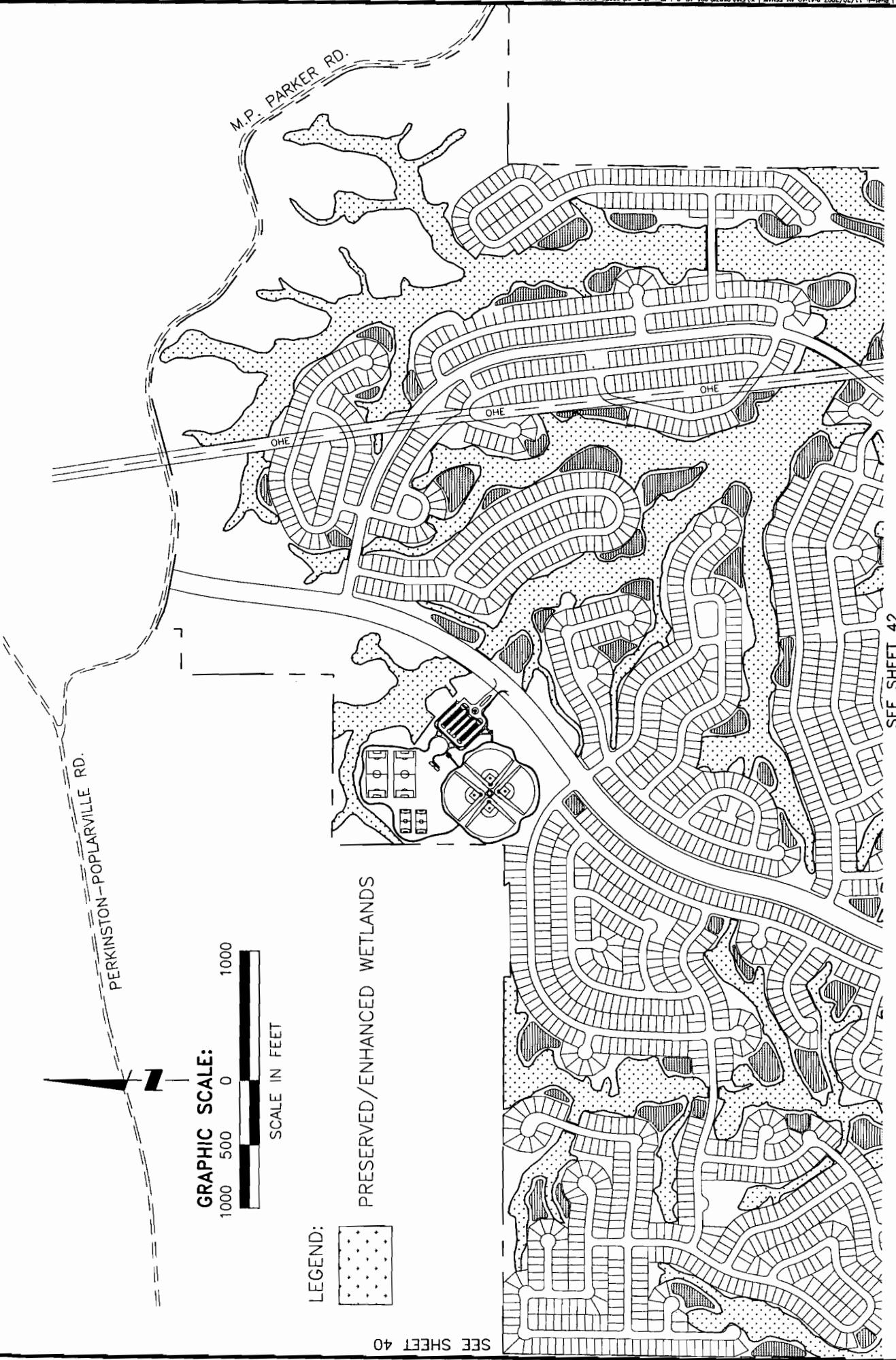
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NOTE:
VILLAGE "A" HAS BEEN PERMITTED SEPARATELY UNDER NATIONWIDE
PERMIT No. SAM-2007-838-ALF. WETLANDS IN VILLAGE "A" ARE
BEING USED AS MITIGATION FOR THIS (VILLAGE B-I) AUTHORIZATION.

PROJECT:	HORIZON VILLAGES "B-I"		
CLIENT:	MISSISSIPPI INVESTORS VI, LLC		
TITLE:	PROPOSED MITIGATION		
DATE:	NOV. 2007		
PROJECT NO.	05878-P1A-002	DRAWN BY/EMP NO.	
SCALE:	SEE GRAPHIC SCALE		
MDM/1622	SHEET NUMBER:		
REVISION:	40 OF 43		
Wilson Miller <small>Planners Engineers Ecologists Surveyors Landscaping Architects Transportation Consultants</small> <small>100 Beckert Road, Suite #10, Pascagoula, MS 39567 (601) 385-5770 / FAX (601) 385-5887</small>			

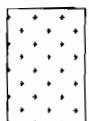


GRAPHIC SCALE:

1000 500 0

SCALE IN FEET

LEGEND:



PRESERVED/ENHANCED WETLANDS

SEE SHEET 40

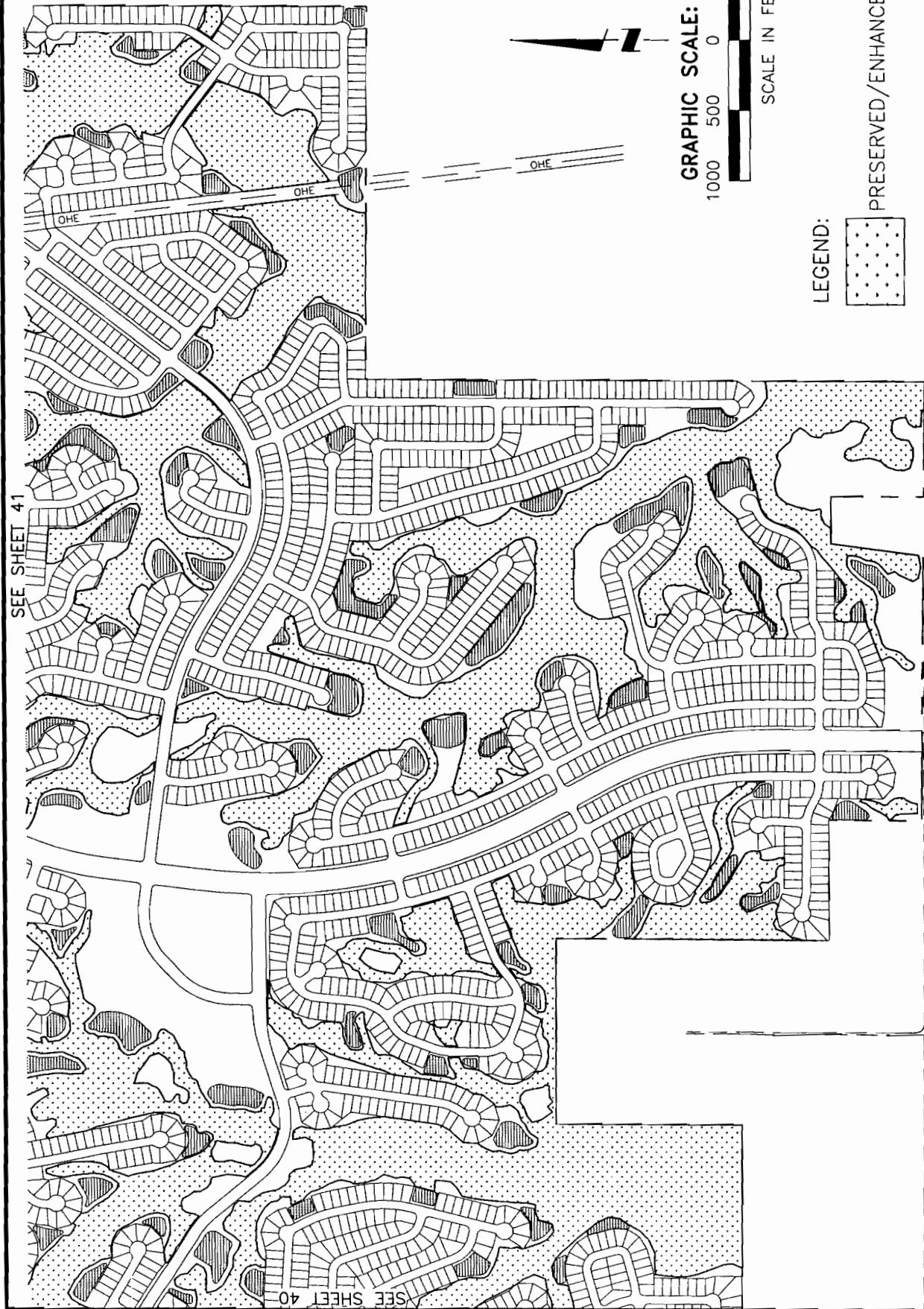
PROJECT NO.	05878-P1A-002
DATE:	NOV. 2007
SCALE:	SEE GRAPHIC SCALE
DRAWN BY/EMP NO.	MDW/1622
REVISION:	
SHEET NUMBER:	41 OF 43

PROJECT: HORIZON VILLAGES "B-I"

CLIENT: MISSISSIPPI INVESTORS VI, LLC

TITLE:

PROPOSED MITIGATION



PROJECT:	HORIZON VILLAGES "B-I"	DATE:	NOV. 2007	PROJECT NO.
CLIENT:	MISSISSIPPI INVESTORS VI, LLC	SCALE:	SEE GRAPHIC SCALE	05878-P1A-002
TITLE:	PROPOSED MITIGATION	DRAWN BY/EMP NO.	MDM/1622	
		REVISION:		SHEET NUMBER:
				42 OF 43

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