



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

REPLY TO
ATTENTION OF:

Regulatory Division
Coastal Branch
SAM-2008-00083-CRO

FEB 13 2008

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES (MDMR)

Wetland Fill for Construction of Biloxi Gates, Apartment Complex on
Woolmarket Road, Biloxi, 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: New Horizon Development, LLC
Attention: David Strange
149 Concourse Drive
Pearl, MS 39208

WATERWAY: Parker Creek, Tchoutacabouffa River, Harrison County, Mississippi. (Section 2, T6S, R10W; Lat. 30°28'12" N, Long. 88°57'40" W)

WORK: The applicant proposes to fill 9.8 acres of coastal pine savannah wetlands located onsite to construct an apartment complex on Woolmarket Road in Biloxi, Mississippi. The site contains a total of 17.7 acres of wetlands. This proposal is located on a site approximately 30 acres in size owned by the applicant. The applicant proposes to compensate for wetland impacts by purchasing the appropriate number of mitigation credits from a Corps-approved mitigation bank. A detailed alternatives analysis and detailed demonstration of onsite avoidance and minimization of wetland impacts has not yet been provided by the applicant.

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 would be conducted in a manner that is consistent with the State Coastal Zone Management Program. A determination relative to consistency will be made by the MDMR.

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.

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. 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 (SHPO) 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 indicate that the proposed activity will not affect listed endangered or threatened species, or their critical habitat. The National Marine Fisheries Service requires the evaluation of impacts to Essential Fish Habitat of estuarine species. This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The proposed project will not impact EFH. Our initial determination is that the proposed action will not have a substantial impact on EFH or Federally managed fishes. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

Correspondence concerning this Public Notice should refer to Public Notice Number SAM-2008-00083-CRO 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, and the Mississippi Department of Marine Resources, 1141 Bayview Avenue, Suite 101, Biloxi, Mississippi 39530, in time to be received within 21 days of the date of this public notice.

If you have any questions concerning this publication, you may contact this office, Carl R. Olsen (carl.r.olsen@usace.army.mil), telephone number (228) 523-4116. Please refer to the above Public Notice number.

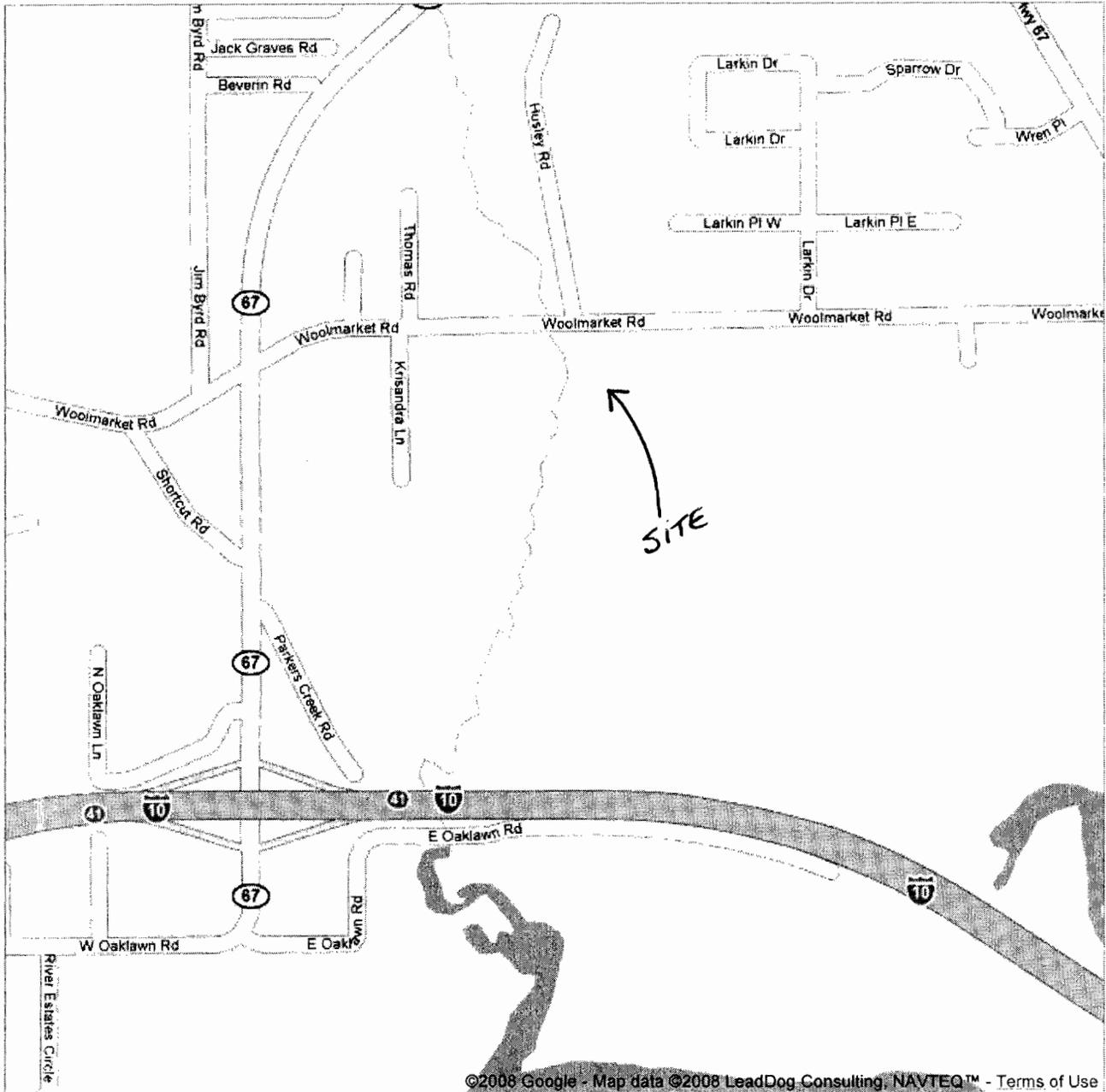
For additional information about our Regulatory Program, please visit our web site at www.sam.usace.army.mil/RD/reg, and please take a moment to complete our customer satisfaction survey while you're there. Your responses are appreciated and will allow us to improve our services.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Enclosures

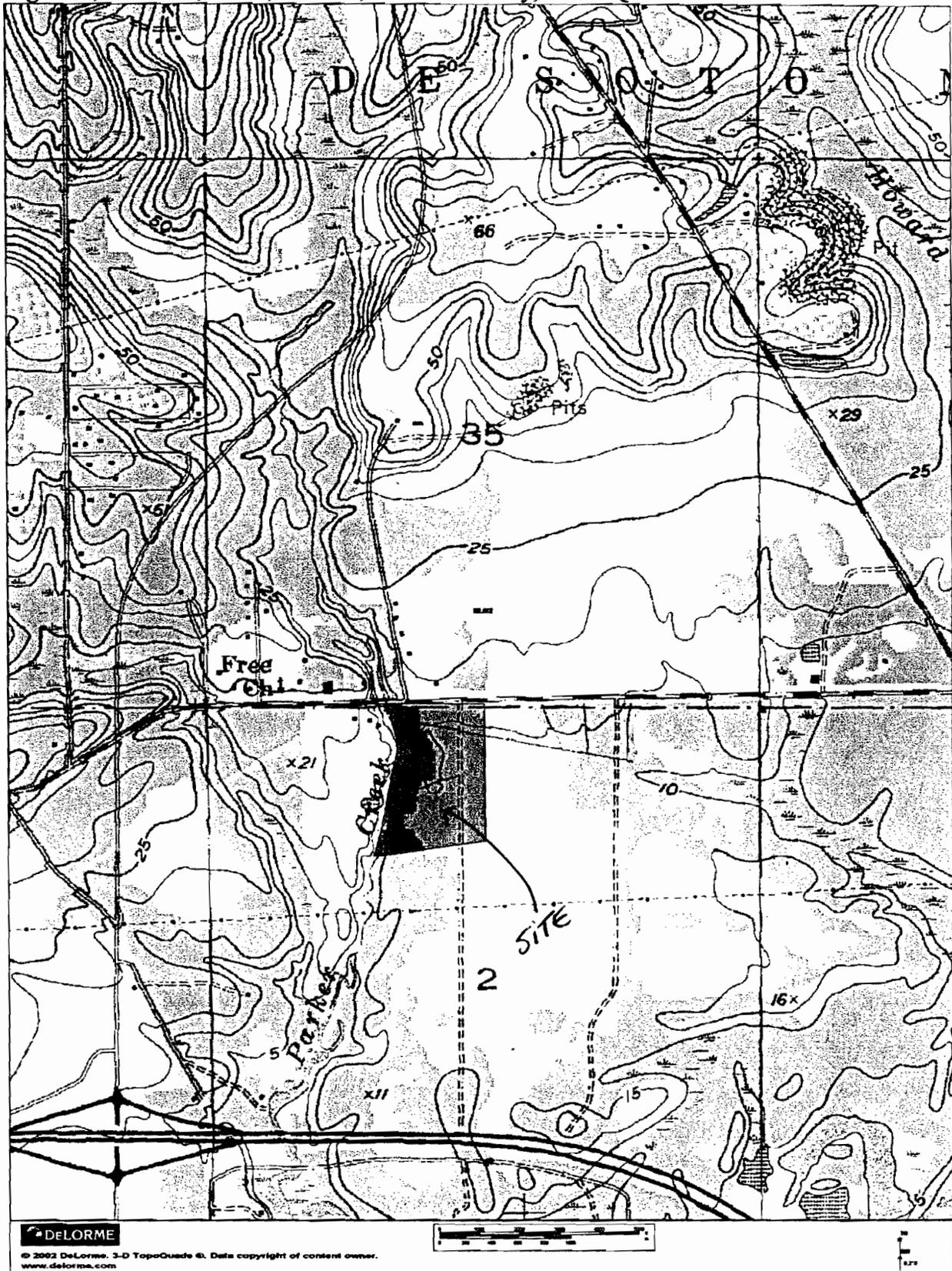


Get Google Maps on your phone
Text the word "GMAPS" to 466453



JAM-2008-00083-CRD

Figure 1, Section 2, T-6-S, R-10-W, Harrison County, Biloxi Quad



SAM-2008-00083-CRD

Current Proposed Site Plan

- CITY REQUIREMENTS**
- FRONT AT STREET SETBACK - 25'
 - REAR SETBACK - 25'
 - CORNER SIDE SETBACK - 12.5'
 - SIDE SETBACK - 5'
 - IMPERVIOUS AREA = LESS THAN 50 %
 - PARKING SIZE - 9'x18'
 - ROAD WIDTH - 25'
 - MIN 7' SPACE BETWEEN SIDEWALK & PARKING SPACE

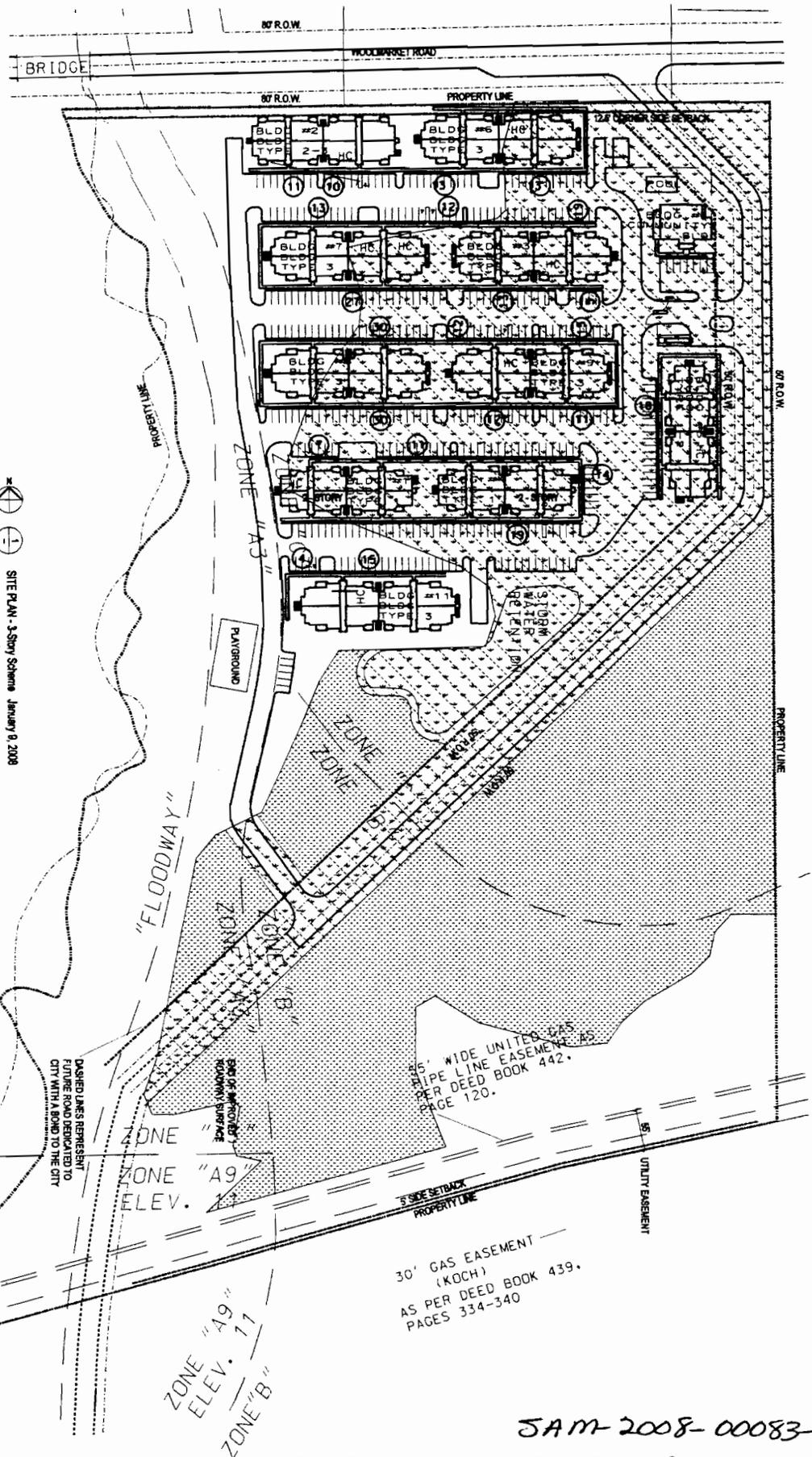
- FLAG REQUIREMENTS**
- 224 DWELLING UNITS
 - 448 PARKING SPACES
 - 7 PARKING SPACES AT COMMUNITY BUILDING
- 12 HCP DWELLING UNITS**
- 3 SERVICY ACCESSIBLE DWELLING UNITS

- MITIGATED WETLANDS** (+/- 8.8 ACRES)
- UNMITIGATED WETLANDS** (+/- 7.9 ACRES)
- TOTAL WETLANDS** (+/- 17.7 ACRES)



SITE PLAN - 3-Story Scheme January 9, 2008
The Gates at Biloxi

SCALE 1" = 60'
TOTAL AREA +/- 13,344,728 SF
+/- 30.9 ACRES



DASHED LINES REPRESENT FUTURE ROAD DEDICATED TO CITY WITH A BOND TO THE CITY

BASE OF ADJACENT ROADWAY SURFACE

15' WIDE UNITED GAS PIPE LINE EASEMENT AS PER DEED BOOK 442, PAGE 120.

30' GAS EASEMENT (KOCH) AS PER DEED BOOK 439, PAGES 334-340

JAM-2008-00083-CRD

A2

The Gates at Biloxi
Woolmarket Road near Huxley Road Biloxi, Mississippi

Project Number: 0083
Date: 1/9/08
Scale: 1" = 60'



Alternative Site Plan

CITY REQUIREMENTS
 FRONT SETBACK - 25'
 SIDE SETBACK - 5' / 12'
 REAR SETBACK - 10' / 12'
 MINIMUM AREA - LESS THAN 20' x 25'

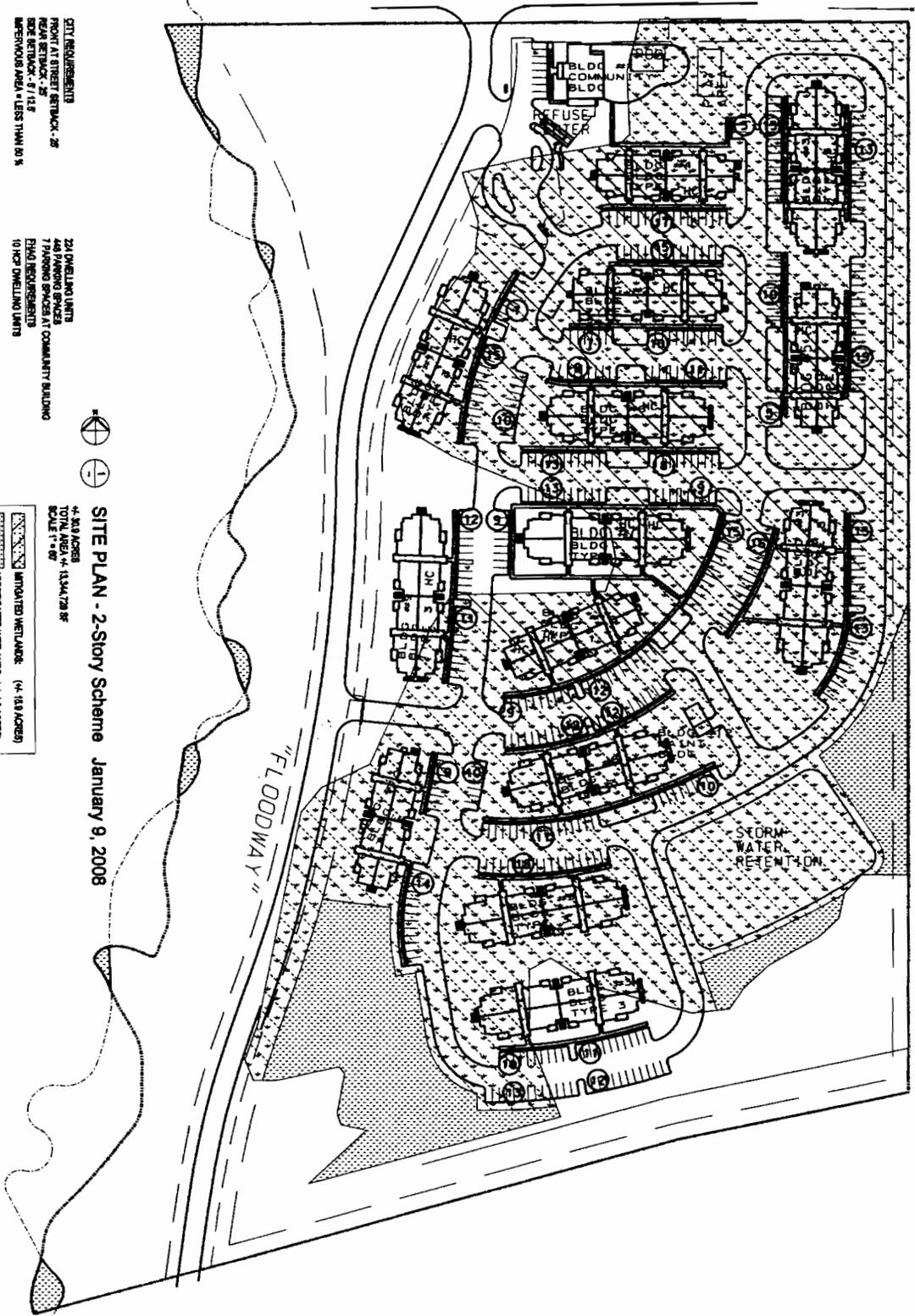
221 DWELLING UNITS
 448 PARKING SPACES
 7 PARKING SPACES AT COMMUNITY BUILDING
 10 HCP DWELLING UNITS



SITE PLAN - 2-Story Scheme January 9, 2008

44.813 ACRES
 TOTAL AREA 44.13344729 AC
 SCALE 1" = 80'

	IMPROVED WETLANDS	(+/-) 15.9 ACRES
	UNIMPROVED WETLANDS	(+/-) 13.8 ACRES
	TOTAL WETLANDS	(+/-) 17.7 ACRES

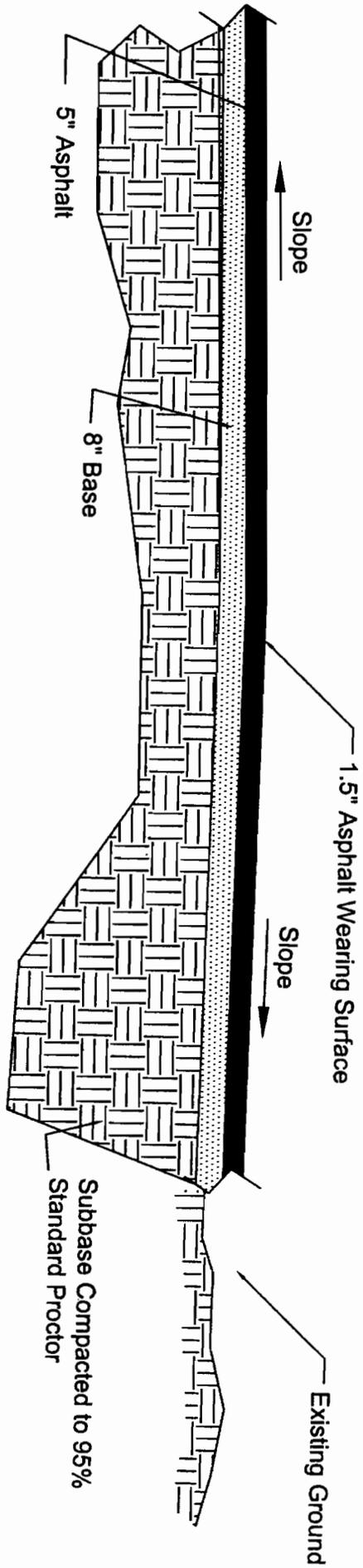


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A1

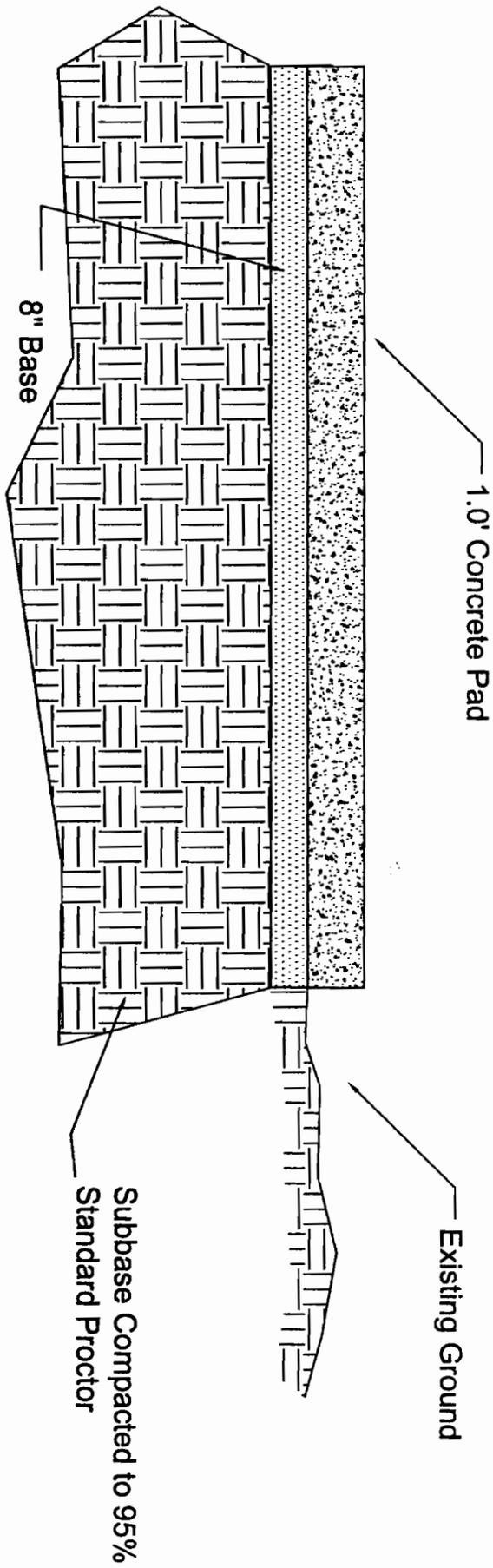
The Gates at Biloxi
 Woolmarket Road near Husley Road Biloxi, Mississippi
 Grantier Architecture and Interiors, PA 2570 Weymouth Drive Jackson, Mississippi 39211 Phone: 601-957-3530 Fax: 601-957-3577





TYPICAL PARKING LOT SECTION

SCALE: N.T.S.



TYPICAL CONCRETE PAD SECTION

SCALE: N.T.S.