



REPLY TO
ATTENTION OF:

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

Regulatory Division
Coastal Branch
SAM-2008-01861-KMN

September 4, 2009

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 an Apartment Complex, on Chapman
Road, Bay St. Louis, Hancock 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: Renaissance Partnership, LLC
6618 Advent Circle
Trussville, Alabama 35173

AGENT: PAC Services, LLC
Patrick Chubb
11040 Pin Oak Drive
Biloxi, Mississippi 39532

WATERWAY: Edwards Bayou, Mississippi Coastal Drainage Basin,
Hydrologic Unit Code 03170009, Hancock County, Mississippi.
(Section 27, T8S, R14W; Latitude 30° 18' 55.15" N,
Longitude 89° 22' 50.58" W)

DESCRIPTION OF WORK: The applicant proposes to construct a Multi-Family Townhome Complex on a 19.60-acre site located west of Chapman Road in Bay St. Louis, Hancock County, Mississippi (Figures 1 and 2).

The applicant's proposed development would include 266 units (133 lots), streets, parking areas, and detention basin (Figures 4, 5 and 6). Each building would consist of 2 units. A storm water detention basin would be constructed on the southern portion of the property to manage runoff and drainage. Dimensions of the proposed

detention basin are 613.5 feet X 51.1 feet X 4 feet, with a capacity of approximately 174,240 cubic-feet.

Site Description: The proposed project would be located on a 19.60 acre site. The site contains approximately 8.10 acres of previously forested palustrine wetlands (Figure 3) of which the applicant proposes to fill approximately 7.40 acres.

The applicant is proposing to place approximately 23,000 cubic yards of fill material in the on-site wetlands. The material would be obtained from on-site and additional material would consist of a sandy clay material purchased from a commercial source.

Vegetation located in the wetland areas and the remainder of the project site was removed prior to submittal of the permit application. Emergent vegetation found at the wetland site by the agent consists of Vasey Grass (*Paspalum urvillei*), Sedge (*Carex spp*), Torpedo Grass (*Panicum repens*), Beakrush (*Rhynchospora spp*), and Rush (*Juncus spp*).

Alternatives Analysis/Mitigation:

Alternative Sites: The agent for the applicant stated that the applicant reviewed five (5) alternative project sites for the proposed development in the general area of the proposed site. The other sites reviewed were considered not feasible due to the cost requirements, wetland impacts, zoning, or the Advisory Base Flood Elevation being too high for the proposed construction.

Mitigation Plan: The applicant proposes to compensate for wetland impacts by purchasing mitigation credits from a Corps-approved mitigation bank.

STATE WATER QUALITY PERMIT: 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.

STATE COASTAL ZONE CONSISTENCY: 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.

CULTURAL RESOURCES: 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.

ENDANGERED SPECIES: 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.

PUBLIC INVOLVEMENT: 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 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, 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.

Correspondence concerning this Public Notice should refer to Public Notice Number SAM-2008-01861-KMN 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.

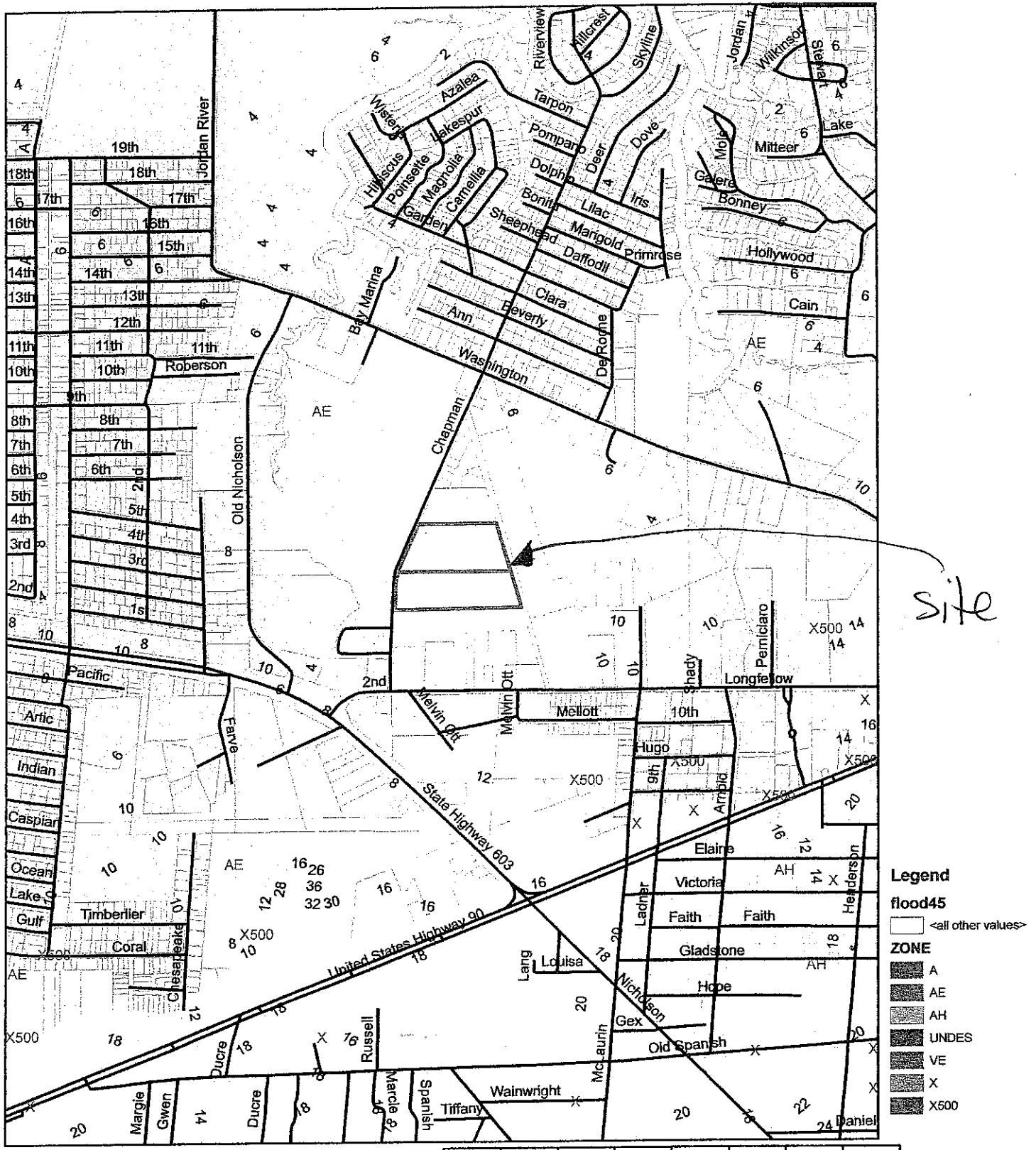
If you have any questions concerning this publication, you may contact this office, Kaaren M. Neumann (kaaren.m.neumann@usace.army.mil), telephone number (228) 523-4024. Please refer to the above Public Notice number.

For additional information about our Regulatory Program, please visit our web site at www.sam.usace.army.mil/RD/reg, 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 (5 Figures)

Proposed Coastal Gables Development Hancock County, Mississippi Flood Zone Map



Legend

flood45
 <all other values>

ZONE

- A
- AE
- AH
- UNDES
- VE
- X
- X500

Prepared by PAC Services, LLC

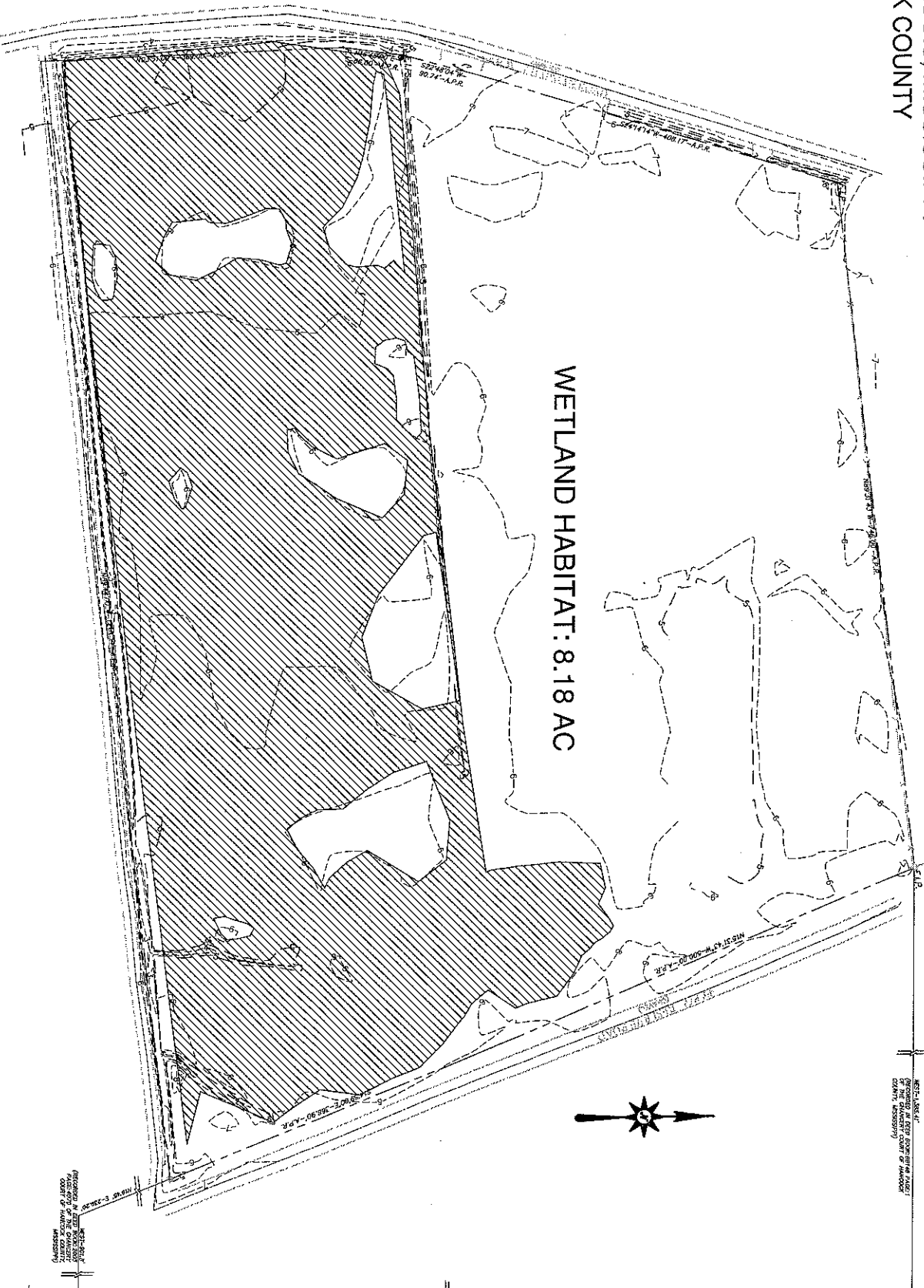
0 1,100 2,200 4,400 Feet

Figure 2 Coastal Gables
PN SAM-2008-01861-KMN

COASTAL GABLES TOWNHOMES
BAY ST. LOUIS, MISSISSIPPI
HANCOCK COUNTY

WETLANDS

WETLAND HABITAT: 8.18 AC



REC'D, RECORDED
IN THE PUBLIC RECORDS
OF THE CHANCERY COURT OF HANCOCK
COUNTY, MISSISSIPPI

NORTH-11822-45'
(RECORDED IN DEED BOOK(2008) PAGE 1
OF THE CHANCERY COURT OF HANCOCK
COUNTY, MISSISSIPPI)

RECORDED IN DEED BOOK(2008) PAGE 1
OF THE CHANCERY COURT OF HANCOCK
COUNTY, MISSISSIPPI

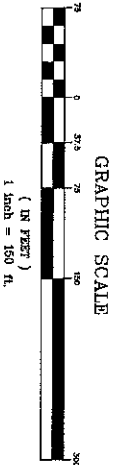
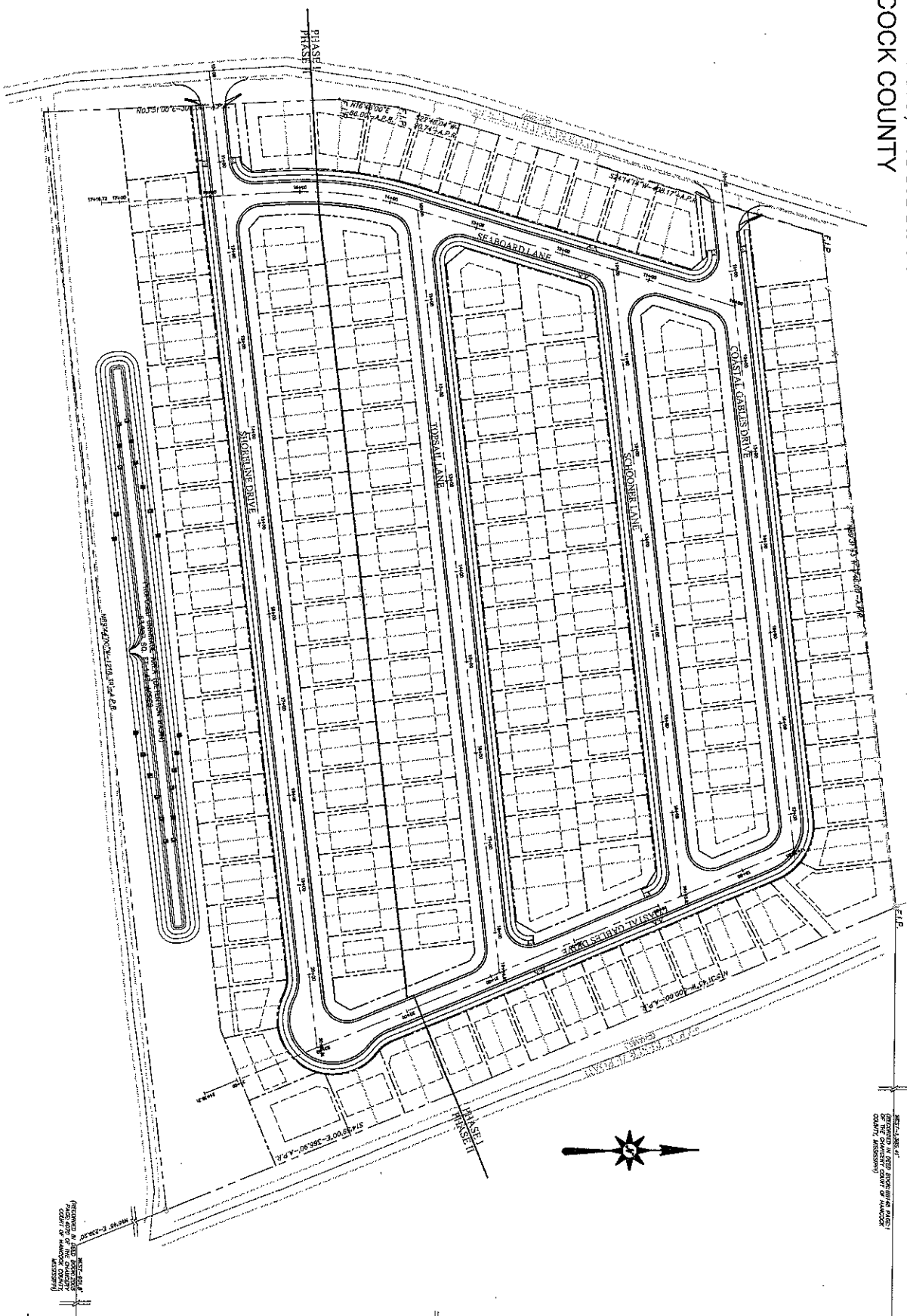


Figure 3 Coastal Gables
PN SAM-2008-01861-KMV

COASTAL GABLES TOWNHOMES
 BAY ST. LOUIS, MISSISSIPPI
 HANCOCK COUNTY

PROJECT LAYOUT



SCALE: 1/8" = 1'-0"
 (AS SHOWN ON ALL SHEETS)
 COUNTY, MISSISSIPPI



NORTH-182Z-05
 (RECORDED IN DEED BOOK: 86148 PAGE: 1)
 OF THE CHANCERY COURT OF HANCOCK
 COUNTY, MISSISSIPPI

PREPARED BY: [Illegible]
 (ENGINEER & LAND SURVEYOR)
 COUNTY OF HANCOCK, MISSISSIPPI

27
 34
 35

GRAPHIC SCALE

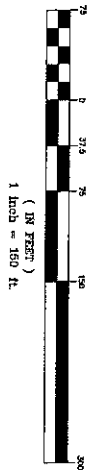
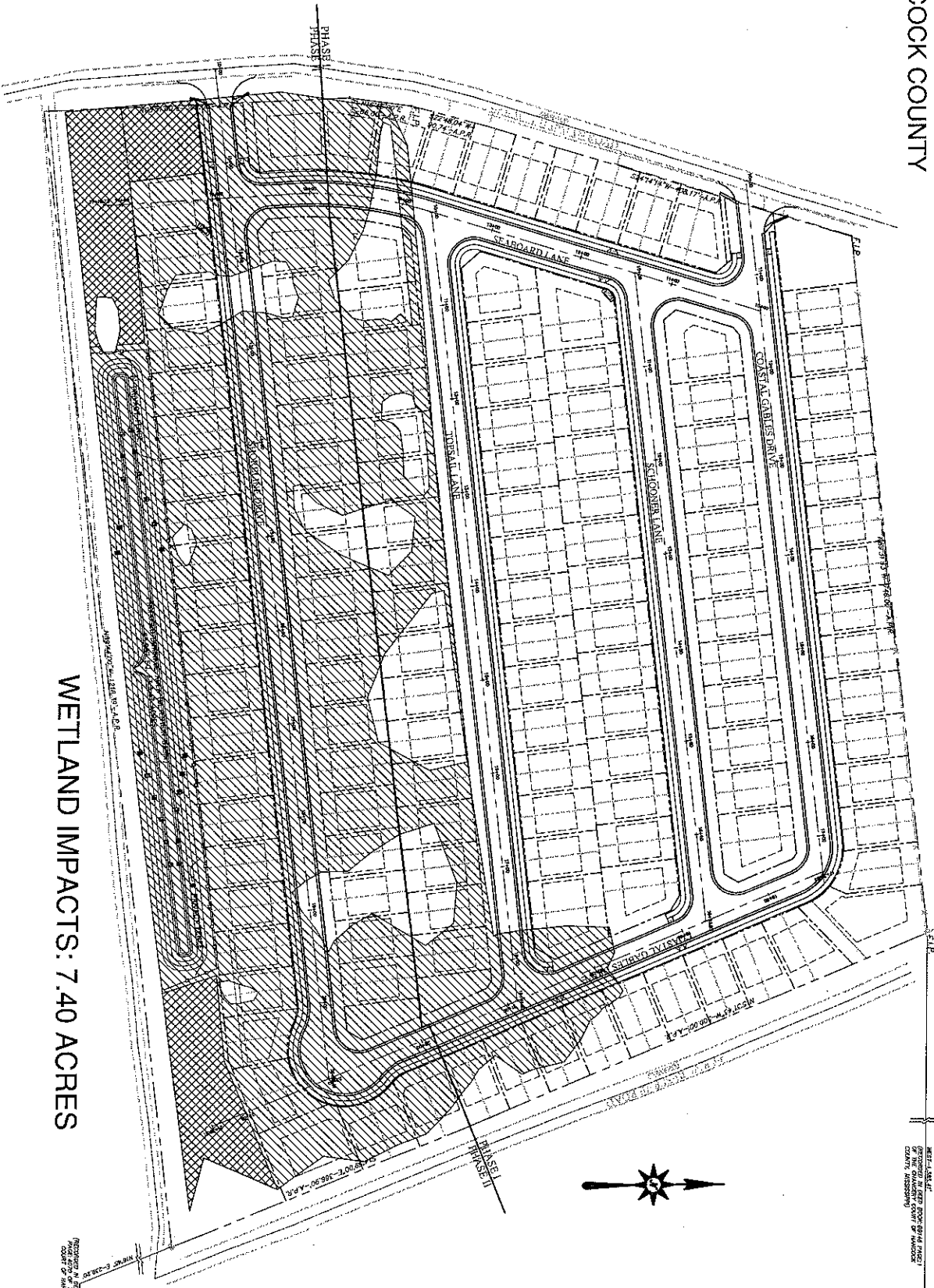




Figure 4 Coastal Gables
 PN S41M-Z008-01861-LMMN

COASTAL GABLES TOWNHOMES
 BAY ST. LOUIS, MISSISSIPPI
 HANCOCK COUNTY

WETLANDS LAYOUT



WETLAND IMPACTS: 7.40 ACRES

 IMPACTED WETLANDS
 UN-IMPACTED WETLANDS

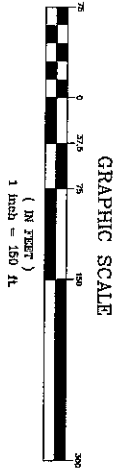
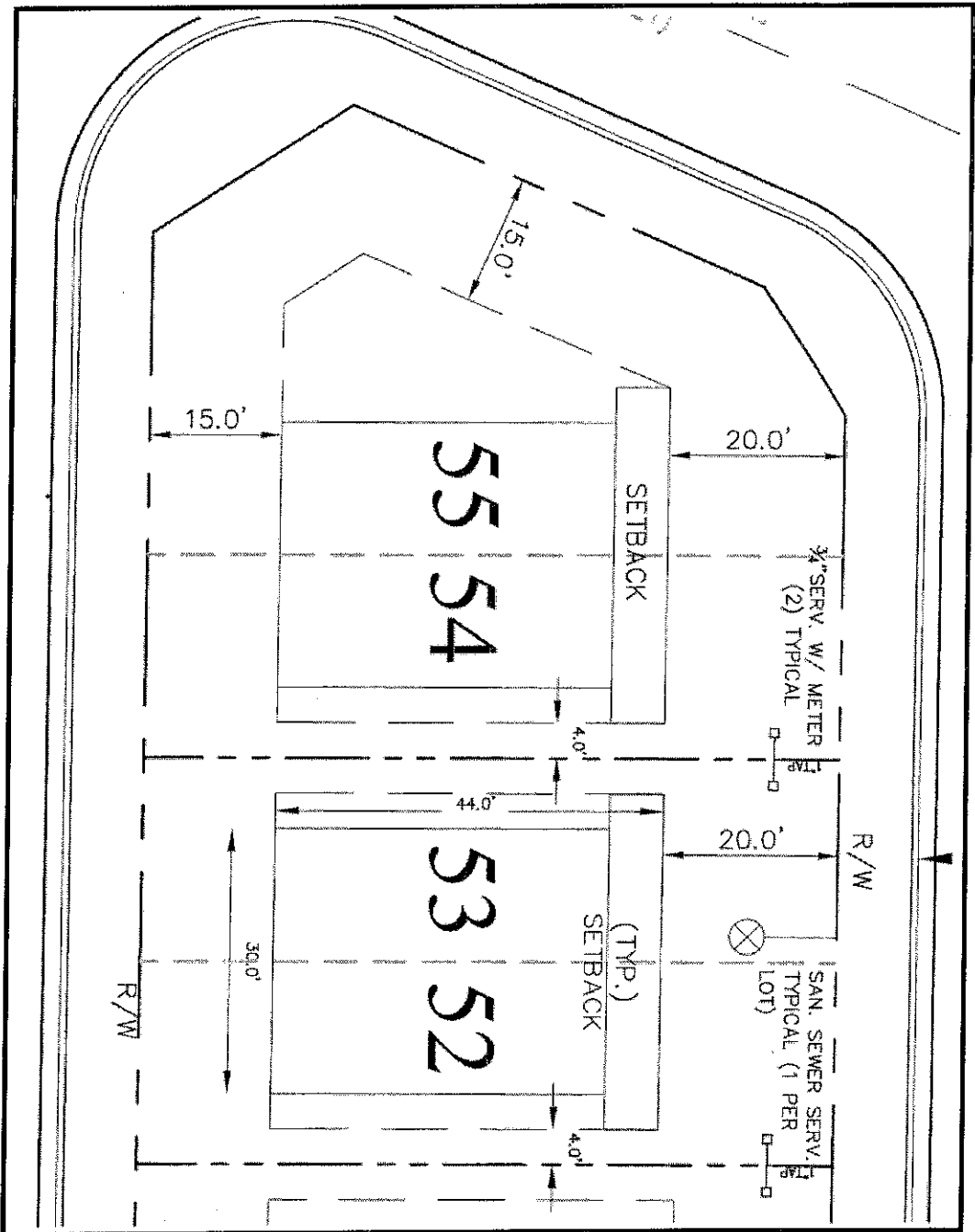


Figure 5 Coastal Gables
 PN SWM-2008-01861-KWNV

2008-1827-65
 (RECORDED IN DEED BOOK 86146 PAGE 1
 OF THE CHANCERY COURT OF HANCOCK
 COUNTY, MISSISSIPPI)

2008-1827-65
 (RECORDED IN DEED BOOK 86146 PAGE 1
 OF THE CHANCERY COURT OF HANCOCK
 COUNTY, MISSISSIPPI)



Coastal Gables Townhomes
 Typical Lot Plan

Figure 6 Coastal Gables
 PN SAM-2008-01861-14MM