



REPLY TO
ATTENTION OF:

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

April 29, 2008

Coastal Branch
Regulatory Division

PUBLIC NOTICE NO. SAM-2008-0656-MFM

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

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

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

**PROPOSED WETLAND FILL FOR THE CONSTRUCTION OF A 380 UNIT
HOUSING COMPLEX, 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: Reserve at Carr Bridge, LLC
Attention: Harvey McDonald
701 Bienville Boulevard
Ocean Springs, MS 39564**

WATERWAY: Tributaries of Tuxachanie Creek and Tchoutacabouffa River, north of Interstate 10 at Latitude 30.5555° N, Longitude 88.9936° W, in Section 4, Township 6 South, Range 10 West, Biloxi, Harrison County, Mississippi.

WORK: The applicant proposes to fill 8.80 acres of jurisdictional wetlands for the purpose of constructing a residential subdivision in Harrison County, Mississippi. The project will consist of 320 to 380 single-family housing units. An access road, concrete slabs, detention ponds and other drainage structures will also be constructed. The development will be built

on a 176 acre parcel. A storm water drainage system will be installed within the project area to direct water to detention basins located throughout the housing development.

The project site is located north of Interstate 10, east of Highway 67 and northwest of South Carr Bridge Road in Harrison County, Mississippi. Tchoutacabouffa River is located about 4.5 miles to the east of the development site. The total amount of wetlands is 81.70 acres and there are 1,800 linear feet of perennial stream. The development will impact 8.80 acres of wetlands or 11% of the total wetlands on site. This tract is a mixture of four distinct ecological communities including Pine Plantation, Dry Slash Pine Flatwoods, Wet Slash Pine Flatwoods and Small Stream Swamp Forest. The development has been planned to avoid most of the wetlands on the property. The applicant proposes to mitigate for 8.8 acres of medium-quality pine savanna wetlands.

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 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 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.

Correspondence concerning this Public Notice should refer to Public Notice Number SAM-2008-0656-MFM and should be directed to the District Engineer, U.S. Army Engineer District, Mobile, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: Permit Evaluation 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 this office at telephone number 251-690-2658 or by email at michael.f.malsom@sam.usace.army.mil. 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

DOGWOOD HILLS, C.T. SWITZER PARK, NORTH WOOLMARKET

RANGE 10 W

SEE MAP 19

RANGE 10 W

The Reserve at Carr Bridge Road
SAM-2008-0656-MFM
Harrison County, Mississippi

Project Location

39532

DE SOTO

NATIONAL

FOREST

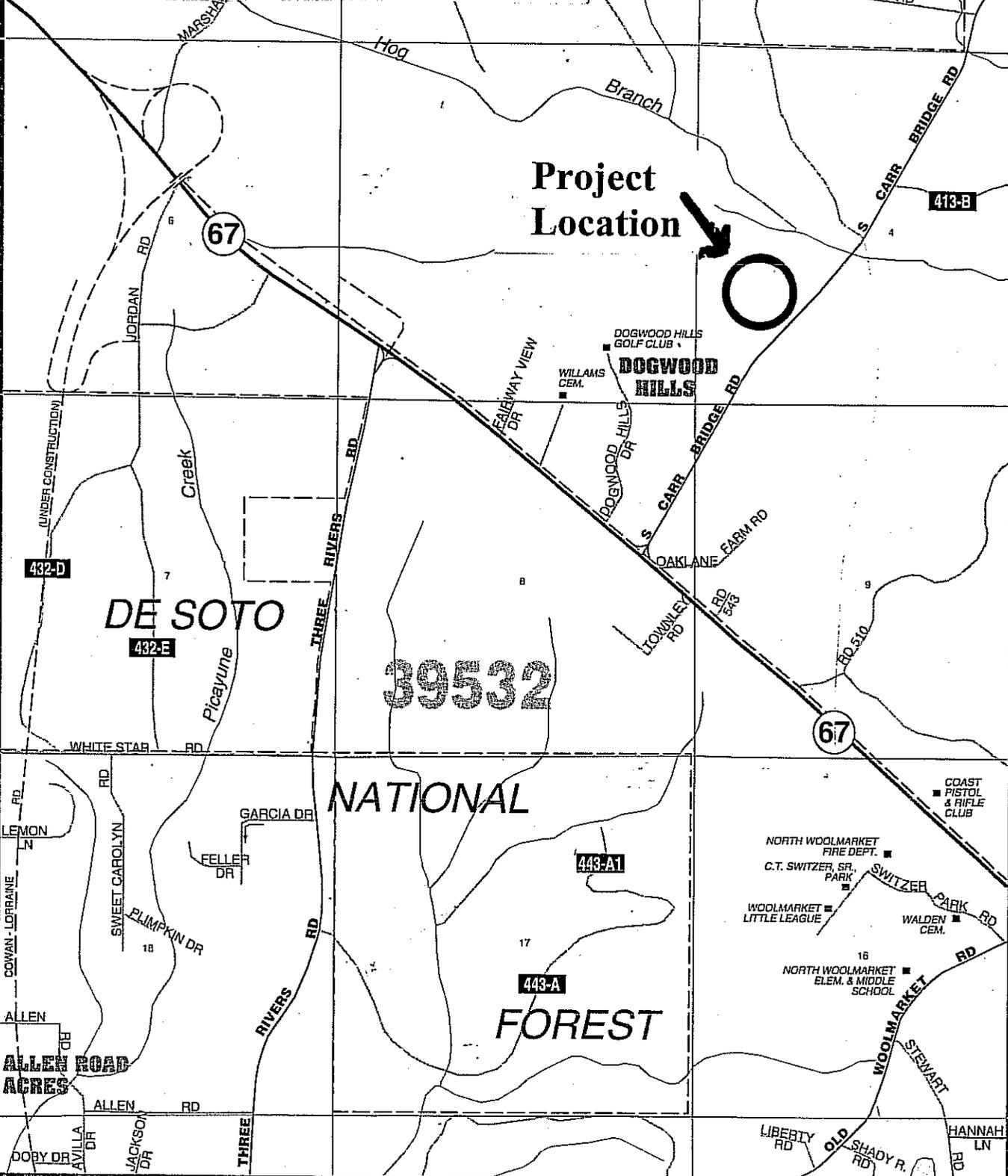
DE SOTO

NATIONAL

FOREST

DOGWOOD HILLS
GOLF CLUB
WILLIAMS CEM.
DOGWOOD HILLS

COAST PISTOL & RIFLE CLUB
NORTH WOOLMARKET FIRE DEPT.
C.T. SWITZER, SR. PARK
WOOLMARKET LITTLE LEAGUE
WALDEN CEM.
NORTH WOOLMARKET ELEM. & MIDDLE SCHOOL



TOWNSHIP 6 S | TOWNSHIP 5 S

8

9

10

11

12

TOWNSHIP 6 S | TOWNSHIP 5 S

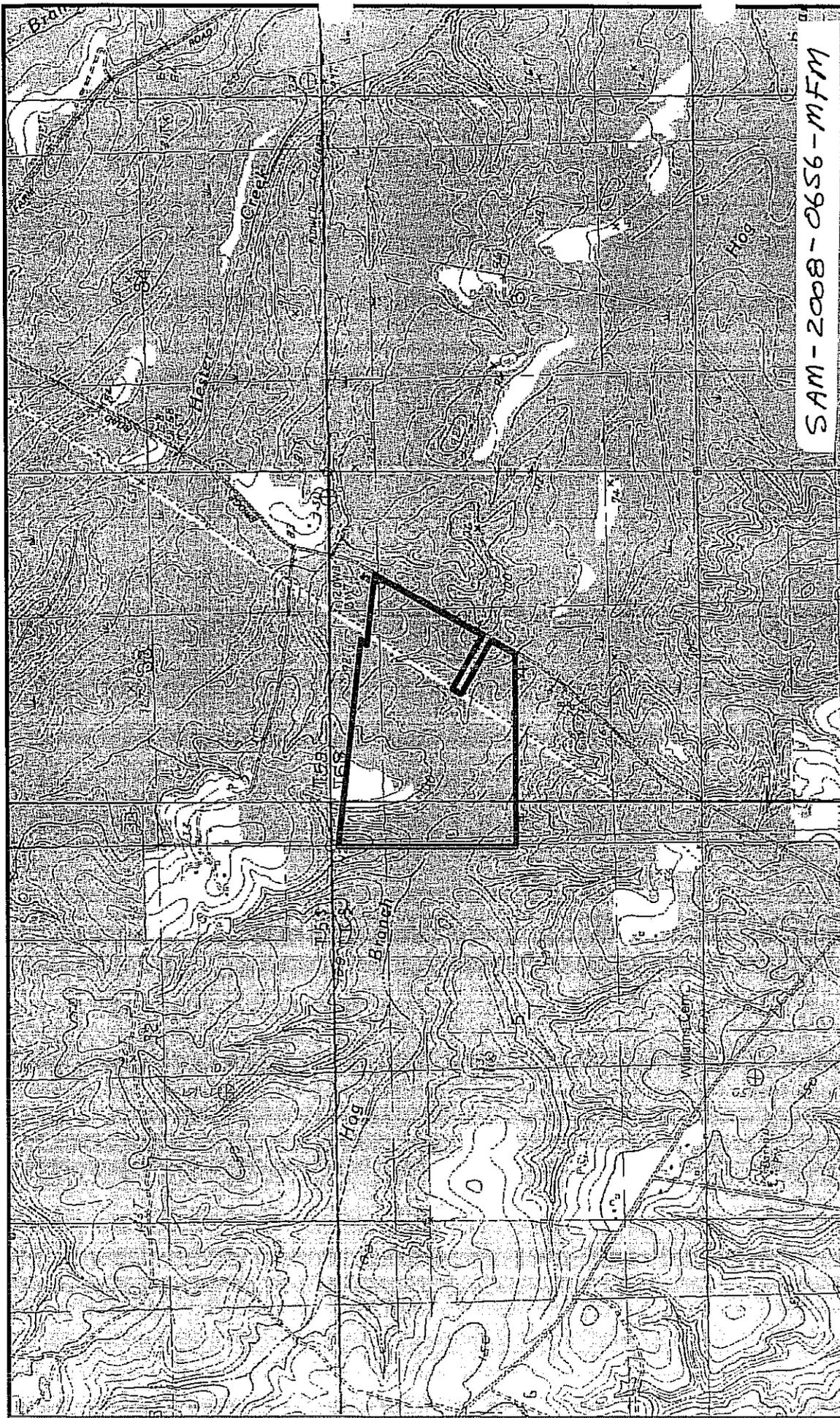
8

9

10

11

12



SAM - 2008 - 0656 - MFM

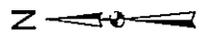
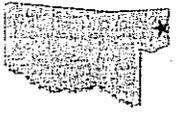
THE RESERVE AT CARR BRIDGE ROAD

Eco-Systems, Inc.
 Consultants, Engineers, and Scientists

SCALE 1" = 2,000'	DRAWN BY: SDT	DATE: 3-24-2008
PROJECT NO. REST10827043	CHKD BY: AD	DATE: 3-24-2008
FILE s:\projects\RES110827043\mfm\usa\CE_Application\Map_Location		

SITE LOCATION MAP

PROJECT LOCATION



Legend

 Project Boundary

Source: Success and White Plains,
 MS 7.5 Minute USGS Topographic Quadrangles



Wetland Impacts
8.80 acres

SAM - 2008 - 0656 - MFM

THE RESERVE AT CARR BRIDGE ROAD

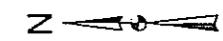
Eco-Systems, Inc.
Consultants, Engineers, and Scientists

DRAWN BY: SDT
DATE: 3-24-2008

CHKD BY: AD
DATE: 3-24-2008

PROJECT NO.
RES10827043

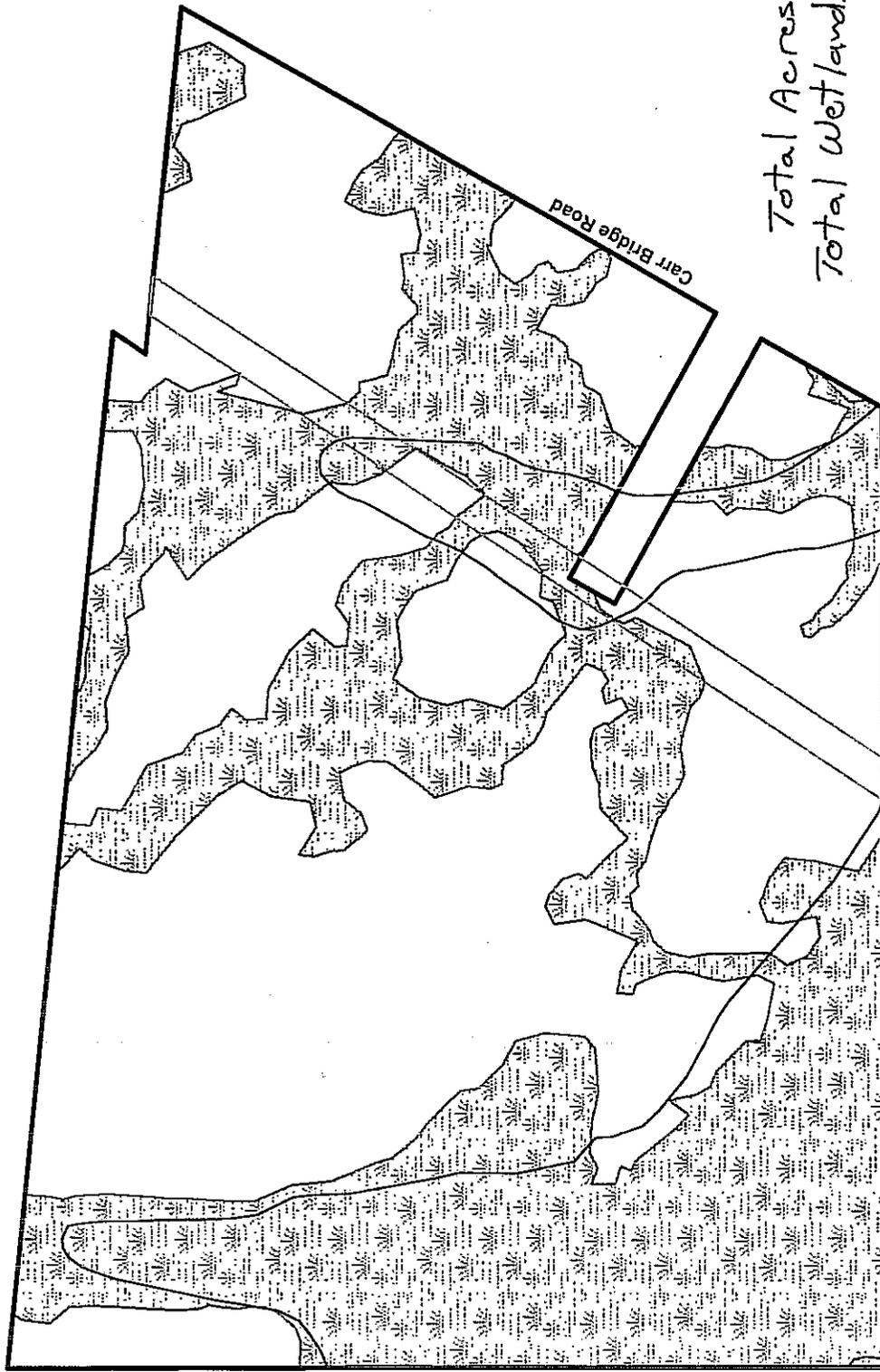
FIGURE 2



PROJECT LOCATION

LEGEND

- 100 YEAR FLOOD PLAIN
- PHASE ONE
- EXISTING POWER-LINE EASEMENT
- PROPOSED LOT LINES
- PROPERTY BOUNDARY
- PROPOSED ROADWAY
- AVOIDED WETLANDS
- IMPACTS PREVIOUSLY AUTHORIZED UNDER NWP 12
- PROPOSED SEWER LINE IMPACTS
- PROPOSED ROAD CROSSING IMPACTS
- PROPOSED LOT GRADING IMPACTS



Total Acres 176
Total Wetlands 81.7 ac.

SAM - 2008 - 0656 - MFM

THE RESERVE AT CARR BRIDGE ROAD

Eco-Systems, Inc.
Consultants, Engineers, and Scientists

DRAWN BY: SDT	DATE: 3-24-2008
CHKD BY: AD	DATE: 3-24-2008

PROJECT NO. FILE
RES10527043 A:\projects\10527043\wetlands\mfm\p\rsace.apr

EXISTING CONDITIONS

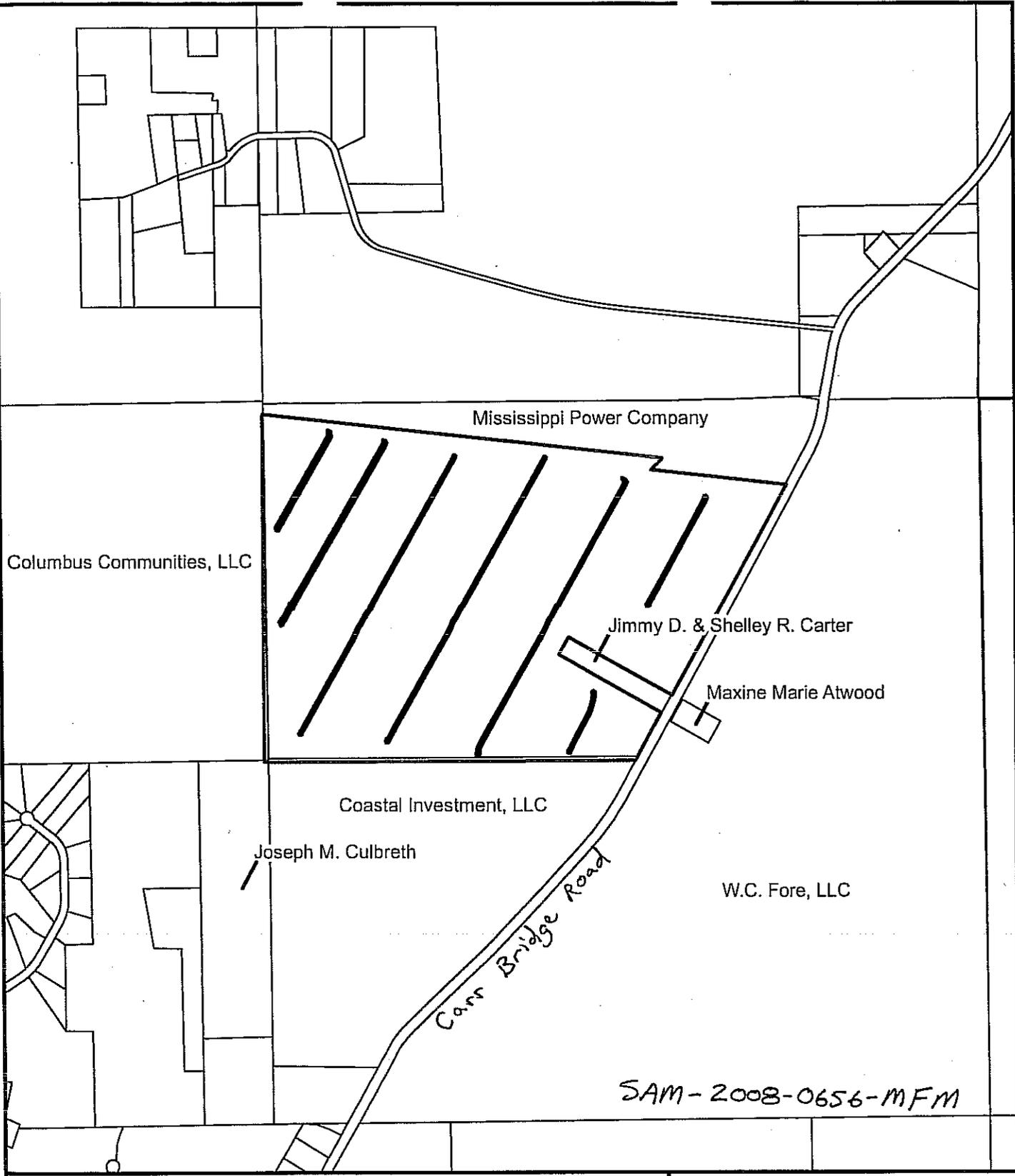
FIGURE 3



PROJECT LOCATION

Legend

-  Wetlands
-  Property Boundary
-  Utilities Right-of-Way
-  100-Year Flood Plain



SAM-2008-0656-MFM

Legend

-  PROJECT BOUNDARY
-  HARRISON COUNTY PARCEL BOUNDARIES



PROJECT LOCATION



THE RESERVE AT CARR BRIDGE ROAD		
Eco-Systems, Inc. <i>Consultants, Engineers, and Scientists</i>		
SCALE 1" = 1,000'	DRAWN BY: SDT	DATE: 3-24-2008
	CHKD BY: AD	DATE: 3-24-2008
PROJECT NO. RES10827043	FILE <small>\\projects\RES10827043\res10827043\USACE\application\Map\adjacent owners</small>	
ADJACENT LAND OWNERS		FIGURE 4