



REPLY TO
ATTENTION OF:

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

**CESAM-RD-M
PUBLIC NOTICE NO. SAM-2019-00956-MJF**

February 9, 2022

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

**MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL (MDEQ)**

**MISSISSIPPI DEPARTMENT OF MARINE RESOURCES (MDMR)
DMR-080247**

**PROPOSED IMPACTS TO WETLANDS ASSOCIATED WITH THE CONSTRUCTION OF A
SINGLE-FAMILY RESIDENTIAL DEVELOPMENT KNOWN AS THE PRESERVE AT CARR
BRIDGE ROAD SUBDIVISION, PHASE 1 AND PHASE 4, HARRISON COUNTY,
MISSISSIPPI**

TO WHOM IT MAY CONCERN:

This District has received an application for a Department of the Army (DA) permit pursuant to Section 404 of the Clean Water Act. Please communicate this information to interested parties.

APPLICANT: Randall Real Estate
Mr. Randy Wrigley
P.O. Box 930
Ocean Springs, Mississippi 39566
randywrigley@aol.com

AGENT: Mr. Dana R. Sanders, Jr.
2305 Lewis Gate Drive
Gautier, Mississippi 39155
drsawet@bellsouth.net

WATERWAY AND LOCATION: Wetlands Associated with Hog Branch, located west of South Carr Bridge Road, north of the Dogwood Hills Golf Club and Highway 67 Road and south of a power line right-of-way, Harrison County, Mississippi. Sections 5, Township 6 South, Range 10 West, Latitude 30.555196° North Longitude -88.996936° West. This area is depicted on the Mississippi-Success Quadrangle, United States Geological Survey Topographic Map, Hydrologic Unit Code 03170009.

PROPOSED WORK: The applicant proposes to place fill material in 7.45 acres in jurisdictional wetlands to construct a 204-lot, single-family residential subdivision, known as Phase 1 and Phase 4. The fill would be for the home lots, roadways, and culverted road crossings. The subject property for Phase 1 and 4 is an approximately 145-acre parcel containing approximately 83.73 acres of jurisdictional wetlands. The proposed work would

avoid 76.28 acres of jurisdictional wetlands. Best management practices would be implemented during and following all construction activities. Silt fences and other appropriate materials would be installed to block erosion and sedimentation in wetlands outside the project area. Disturbed surfaces would be planted to grass mixtures, except areas to be sodded. Planting and/or sodding would be undertaken as soon as possible after preparation of the project area.

EXISTING CONDITIONS: The Preserve at Carr Bridge consists of a 145-acre parcel. The original Phase 1 was partially built in uplands, then abandoned, as well as areas known as Phase 2, Phase 3, and Phase 4. The entire 145-acre project parcel was sold and an area consisting of Phase 2 and Phase 3, totaling approximately 60 acres, with approximately 40 acres of jurisdictional wetlands, was issued a standalone Nationwide Permit for impacts to 0.49 acres under file number SAM-2016-01633-MJF for the construction of 41 single family residential lots. The current applicant now wants to revisit Phase 1 and build out Phase 4.

PROJECT PURPOSE: As stated by the applicant, "The purpose of this stand-alone project is to provide 204 lots for construction of single family residences. The project will provide jobs for the area, create a tax base for the County, and provide a purchasing opportunity for home buyers wishing to live in close proximity to the newly constructed D'Iberville school." The U.S. Army Corps of Engineers (USACE) initially determined the basic project purpose is a single-family subdivision and would not be considered a water dependent activity. Additional review will be performed by the USACE and cooperating agencies.

MITIGATION: Compensatory mitigation is required for the loss of 7.45 acres of pine savannah wetland. The applicant is proposing mitigation through the purchase of mitigation credits from an approved mitigation bank. Additional review of mitigation requirements will be performed by the U.S. Army Corps of Engineers (USACE) and cooperating agencies. Final compensatory mitigation will be evaluated by the USACE and cooperating resource agencies throughout the review process for the proposed project.

The Clean Water Act (CWA) Section 401 Certification Rule (Certification Rule, 40 CFR 121), requires certification for any license or permit that authorizes an activity that may result in a discharge. The applicant is responsible for requesting certification and providing required information to the certifying agency. As of the date of this public notice, the applicant has not submitted a certification request to the Mississippi Department of Environmental Quality

The applicant has applied for coastal zone consistency from the State of Mississippi Department of Marine Resources (MDMR) in accordance with Section 57-15-6 of the Mississippi Code Annotated. (DMR-080247)

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 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, historic properties, 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, consideration of property ownership and, in general, the needs and welfare of the people.

The USACE of Engineers 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 USACE of Engineers 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.

In accordance with Section 106 of the National Historic Preservation Act, and Appendix C of 33 CFR 325, the undertaking defined in this notice is being considered for the potential to effect cultural and historic properties within the permit area. In accordance with Appendix C of 33 CFR Part 325, the USACE has determined that the permit area is the full area of development for the overall project footprint. The National Park Service, National Register of Historic Places (NRHP) database has been consulted. No known archaeological sites are located within or very close to the project area. A Phase I Cultural Resource Survey was conducted on the site in late 2007. No archaeological or historic sites were located. The USACE has made a preliminary determination that the proposed project will have **no potential to cause effects** on cultural resources in the permit area. However, we are seeking comment from the State Historic Preservation Officer, federally recognized American Indian tribes, local historical societies, museums, universities, the National Park Service, and the public regarding the existence or the potential for existence of significant cultural and historic properties which may be affected by the work. This action 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 project area.

A preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants and the National Marine Fisheries Service list of Mississippi's Threatened and Endangered Species indicate the proposed activity will have ***no effect*** on listed endangered or threatened species or critical habitat. The following **terrestrial** species may be present within the affected watershed: the Red-cockaded Woodpecker (*Picoides borealis*) (E), the Wood Stork (*Mycteria Americana*) (T), the Black Pine Snake (*Pituophis melanoleucus lodingi*) (T), the Gopher tortoise (*Gopherus polyphemus*) (T), the Mississippi Gopher Frog (*Rana sevosa*) (E) and the Louisiana Quillwort (*Isoetes louisianensis*) (E). This notice serves as request to the U.S. Fish and Wildlife Service and National Marine Fisheries Service for information 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.

Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2019-00956-MJF**, and should be directed to the District Engineer, Mobile District, Biloxi Field Office, Attention: **Ms. Maryellen Farmer**, 1141 Bayview Avenue, Suite 203, Biloxi, Mississippi 39530, maryellen.j.farmer@usace.army.mil, with a copy to the Mississippi Department of Environmental Quality, Office of Pollution Control, **Attention: Ms. Florance Bass, P.E.**, Post Office Box 2261, Jackson, Mississippi 39225 FBass@mdeq.ms.gov and the Mississippi Department of Marine Resources, **Attention: Mr. Greg Christodoulou**, 1141 Bayview Avenue, Suite 501, Biloxi, Mississippi 39530, Greg.Christodoulou@dmr.ms.gov, in time to be received within **30 days** of the date of this public notice.

if you have any questions concerning this publication, you may contact the project manager for this applicant, Ms. Maryellen Farmer (maryellen.j.farmer@usace.army.mil), phone (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/Missions/Regulatory.aspx and please take a moment to complete our customer satisfaction survey while you are there. Your responses are appreciated and will allow us to improve our services.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Enclosures

SANDERS ENVIRONMENTAL, LLC
19032 Old Port Gibson Road, Eutaw, Mississippi 39175



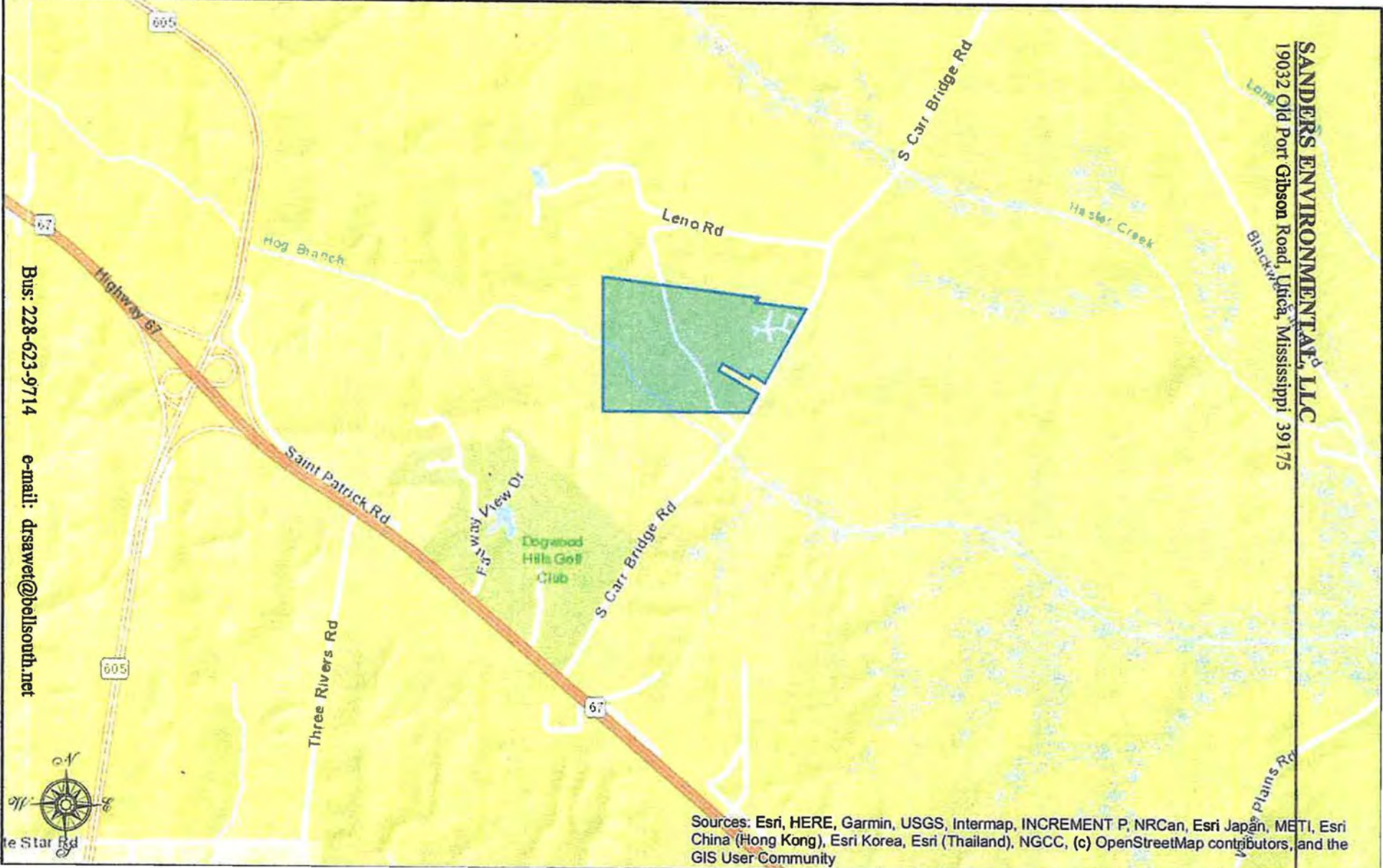
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Bus: 228-623-9714

e-mail: drsawer@bellsouth.net

SANDERS ENVIRONMENTAL, LLC

19032 Old Port Gibson Road, Utica, Mississippi 39175



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Bus: 228-623-9714 e-mail: drsawet@bellsouth.net

FIGURE 2. CARR BRIDGE SUBDIVISION PHASE 4 PROJECT LAYOUT
 HARRISON COUNTY, DIBERVILLE, MISSISSIPPI

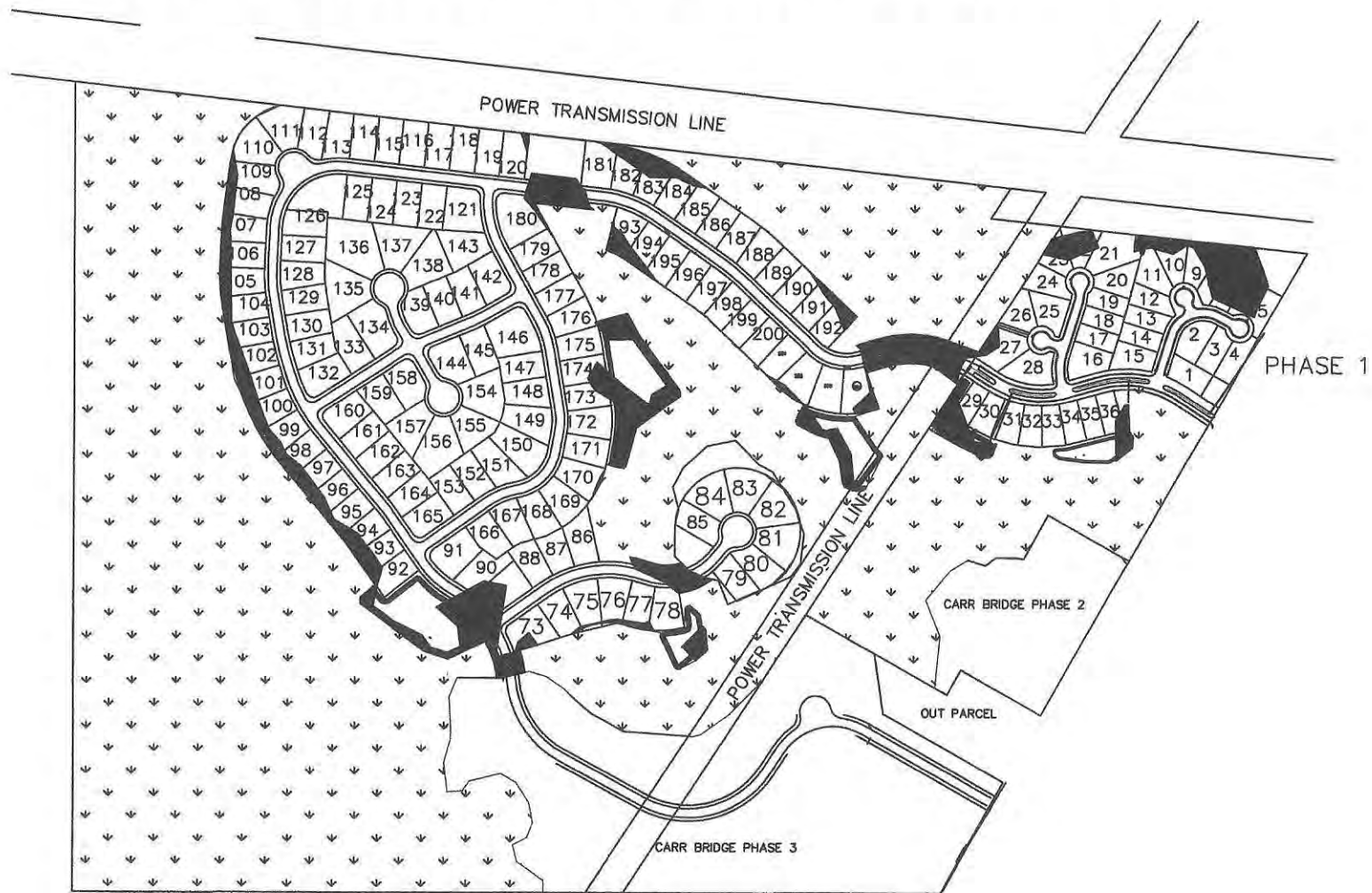
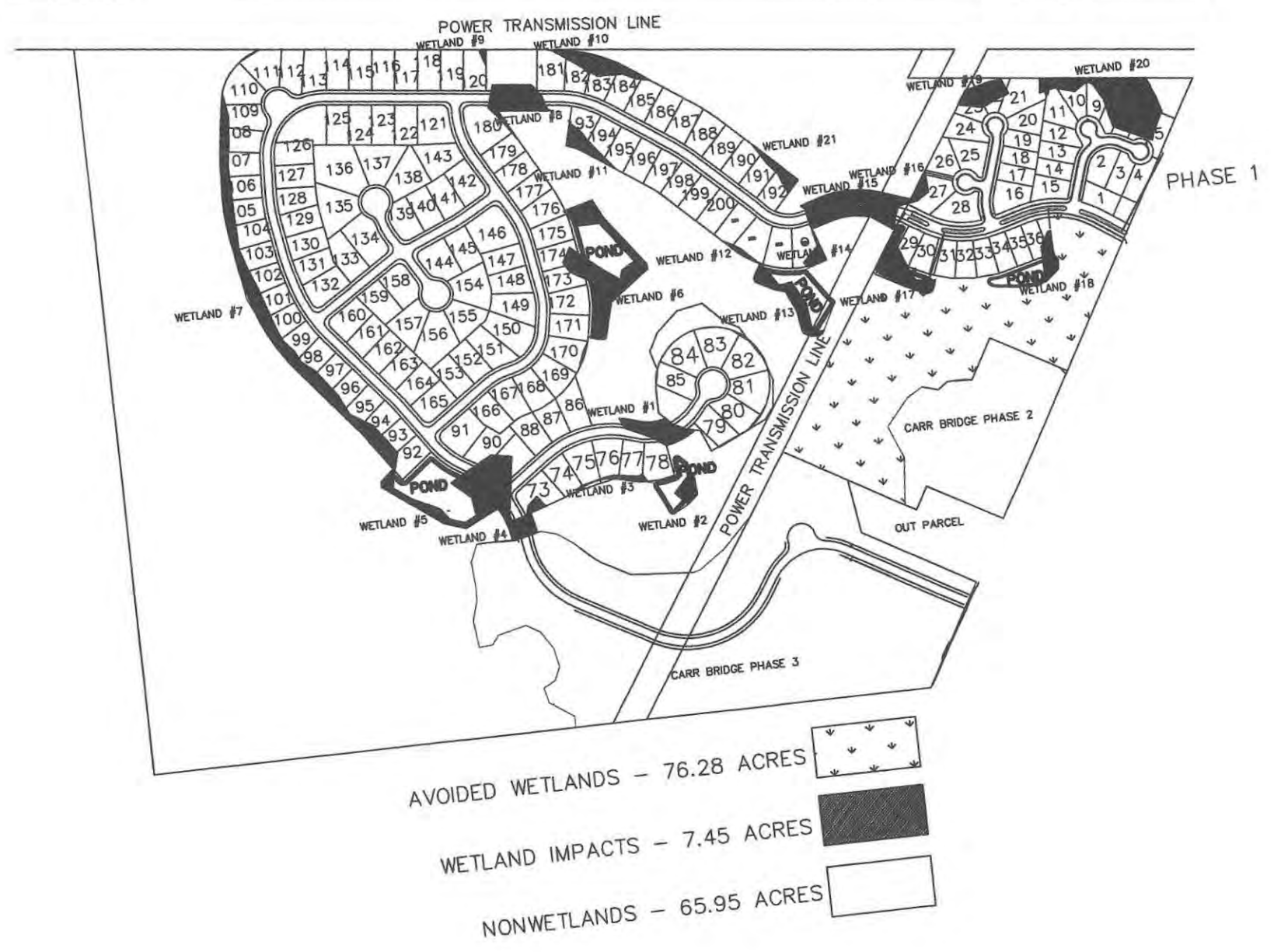
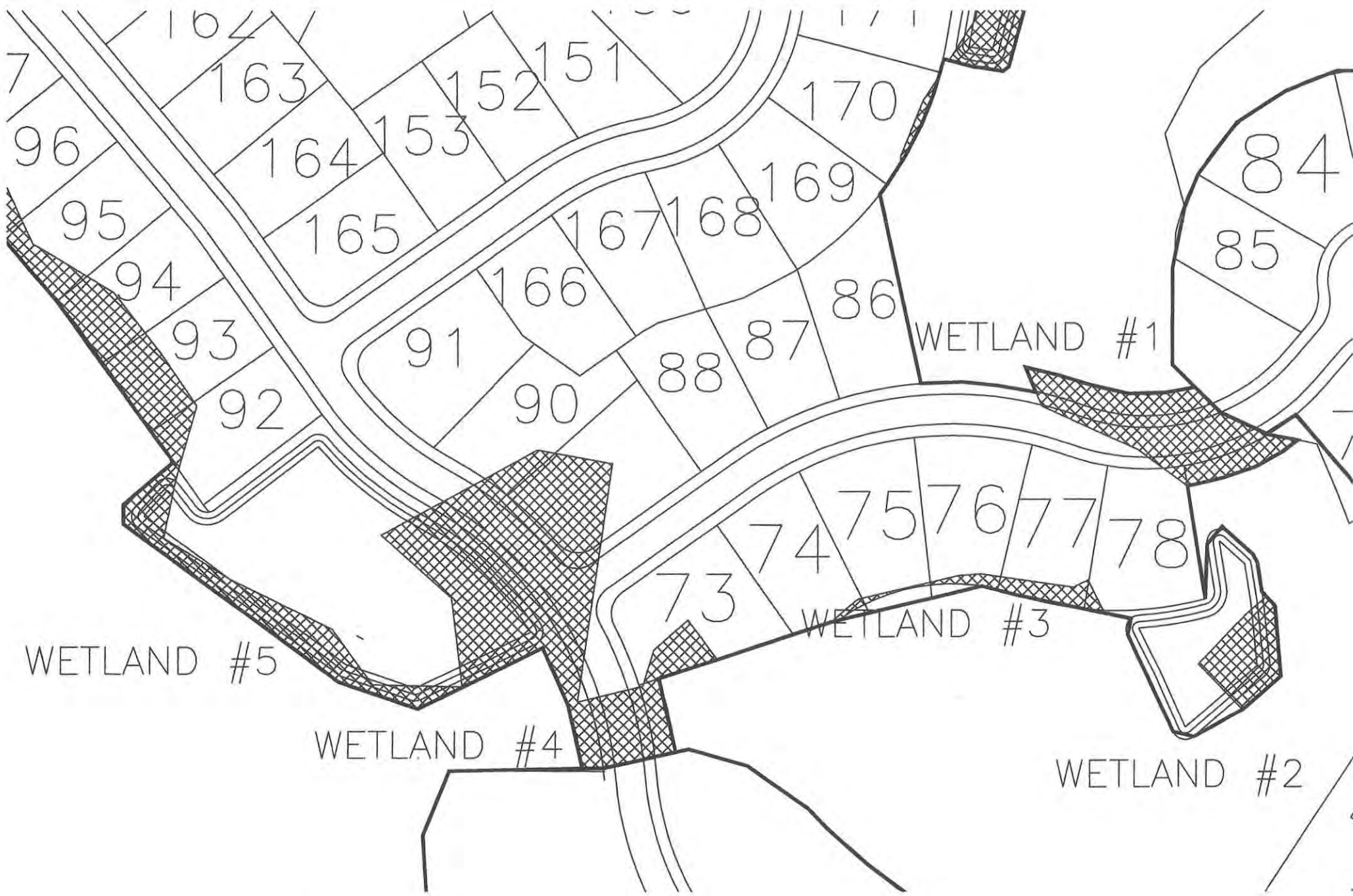


FIGURE 2. CARR BRIDGE SUBDIVISION PHASE 4 PROJECT LAYOUT
 HARRISON COUNTY, DIBERVILLE, MISSISSIPPI





WETLAND #5

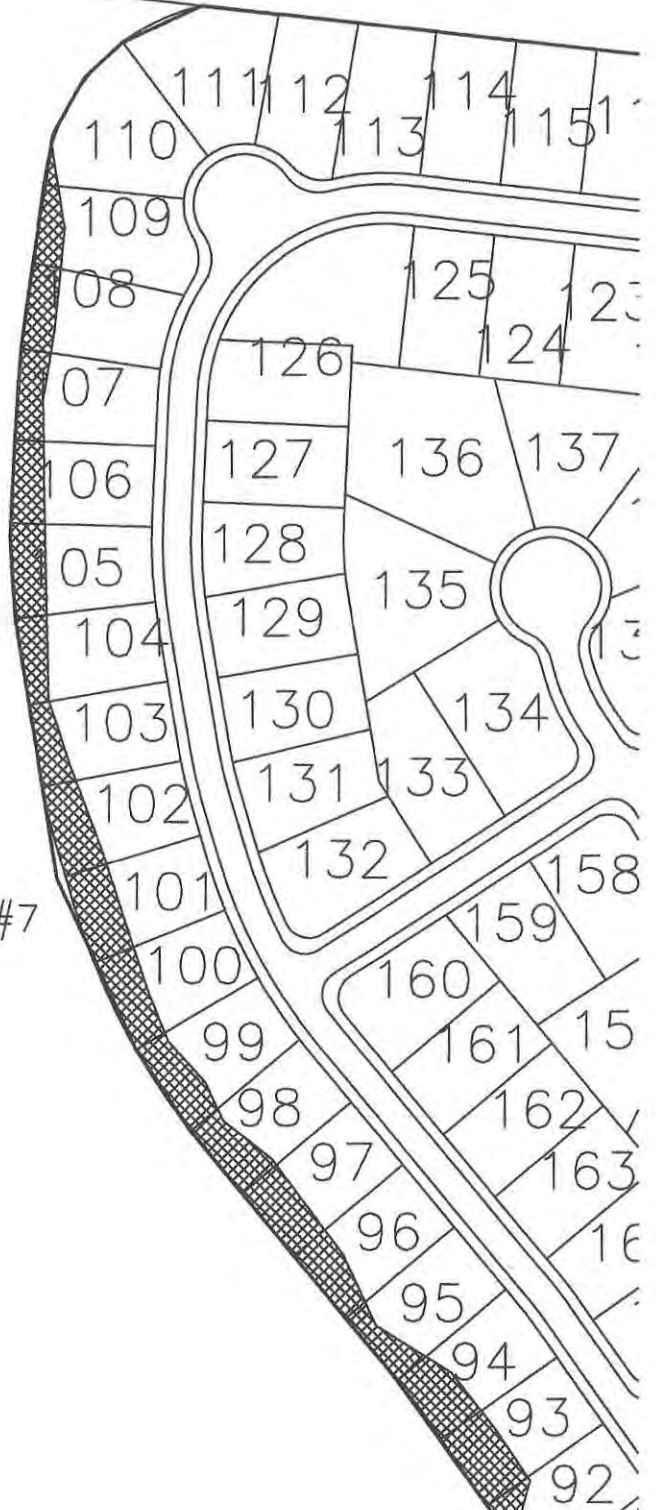
WETLAND #4

WETLAND #3

WETLAND #1

WETLAND #2

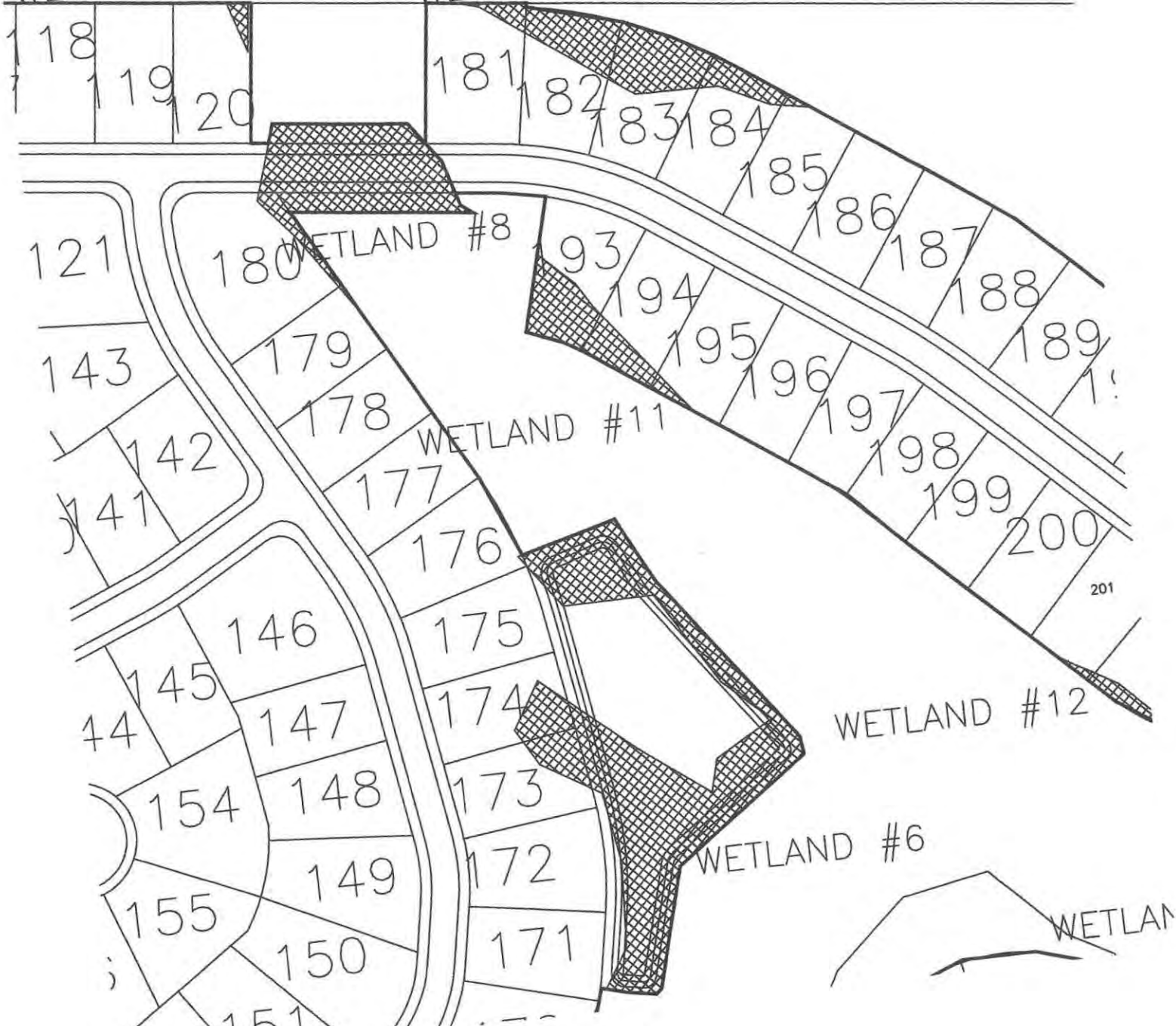
WETLAND #7



POWER TRANSMISSION LINE

WETLAND #9

WETLAND #10



118
119
120

181
182
183
184

121

180

WETLAND #8

193

185

186

187

188

189

143

179

178

WETLAND #11

194

195

196

197

198

199

200

142

141

177

176

175

201

144

146

175

WETLAND #12

145

147

174

WETLAND #6

154

148

173

WETLAN

155

149

172

150

171

151

170

