



REPLY TO
ATTENTION OF:

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

CESAM RD-M
PUBLIC NOTICE NO. SAM-2020-00136-PAH

February 11, 2020

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

**WETLAND FILL FOR THE CONSTRUCTION OF A MULTI-FAMILY HOUSING
DEVELOPMENT, LATIMER, JACKSON 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 (33 USC 1344). Please communicate this information to interested parties.

APPLICANT: A1 Development, LLC
Attention: Noah Saunders
Post Office Box 7668
D'Iberville, Mississippi 39540

AGENT: Mr. Dana Sanders
19032 Old Port Gibson Road
Utica, Mississippi 39175

LOCATION: In wetlands directly associated with the Back Bay of Biloxi, off Cook Road, Section 3, Township 7 South, Range 9 West, Latimer, Jackson County, Mississippi.

WORK: The applicant proposes to fill 15.00 acres of wetlands for the development and construction of a multi-family apartment complex. As proposed, the project would contain 13 multi-level buildings housing 24 residences each. In addition, the project contains a clubhouse with pool, road, and locations for parking. The project proposes a large detention pond which is situated on the interior of the project fronting the buildings. The project would connect the newly constructed Cook Road to the south and also join the existing Cook Road to the north allowing for a thruway design.

EXISTING CONDITIONS: The proposed project property is located south of Cook Road, north of the newly proposed Cook Road connector project and a Mississippi Power Transmission Line right of way. The applicant has indicated that the parcel to be developed has 100 percent canopy of hardwood/pine with a dense understory of sapling/shrub.

PROJECT PURPOSE: The purpose of the project is the creation of a multi-family apartment complex.

The U.S. Army Corps of Engineers (USACE) initially determined the basic project purpose is for construction of an apartment complex and is considered a non-water dependent activity.

MITIGATION: The applicant is proposing mitigation for impacts to wetland areas through the purchase of an appropriate number of wetland mitigation credits from an approved wetlands mitigation bank.

Final compensatory mitigation will be evaluated by the USACE and cooperating resource agencies throughout the review process for the proposed project.

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 applied for coastal zone consistency from the State of Mississippi Department of Marine Resources in accordance with Section 57-15-6 of the Mississippi Code Annotated.

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by the USACE 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, protected species, 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 USACE 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 U.S. Army Corps of Engineers (USACE) 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 for consideration of this application. Requests for public hearings shall state with particularity, the reasons for holding a public hearing.

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 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 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. 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 general public regarding the existence or the potential for existence of significant cultural and historic properties which may be affected by the work.

The proposed project site lies within the range of several federally listed species. At least one listed species have been observed on the site, or in the vicinity. The project will be coordinated through officials of the U.S. Fish and Wildlife Service regarding any possible impacts to listed species.

Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2020-00136-PAH** and should be directed to the District Engineer, U.S. Army Engineer District, Mississippi Branch, Attention: Mr. Philip Hegji, Post Office Box 2288, Mobile, Alabama 36628-0001, with a copy to the Mississippi Department of Environmental Quality, Office of Pollution Control, Attention: Ms. Florance Bass Post

Office Box 2261, Jackson, Mississippi 39225 and the Mississippi Department of Marine Resources, **Attention: Mr. Matt Murphy**, 1141 Bayview Avenue, Suite 501, Biloxi, Mississippi 39530.

All 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 at (251) 690-3222, or email at **philip.a.hegji@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/Mission/Regulatory.aspx.



MOBILE DISTRICT
U.S. Army Corps of Engineers

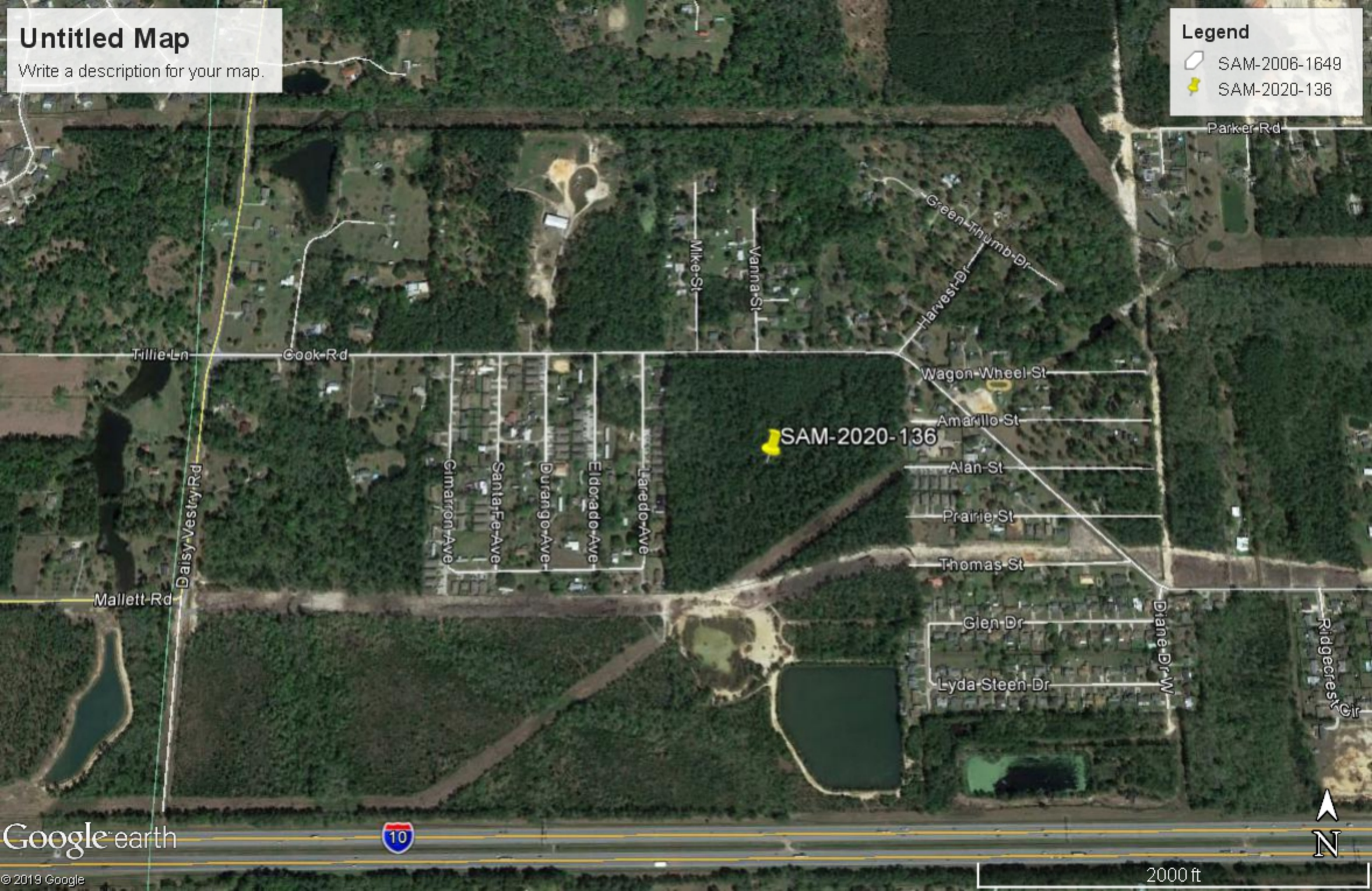
Enclosures

Untitled Map

Write a description for your map.

Legend

-  SAM-2006-1649
-  SAM-2020-136



SAM-2020-136



FIGURE 2. PROJECT LAYOUT FOR COOK ROAD DEVELOPMENT
PROJECT, LATIMER, JACKSON COUNTY MISSISSIPPI

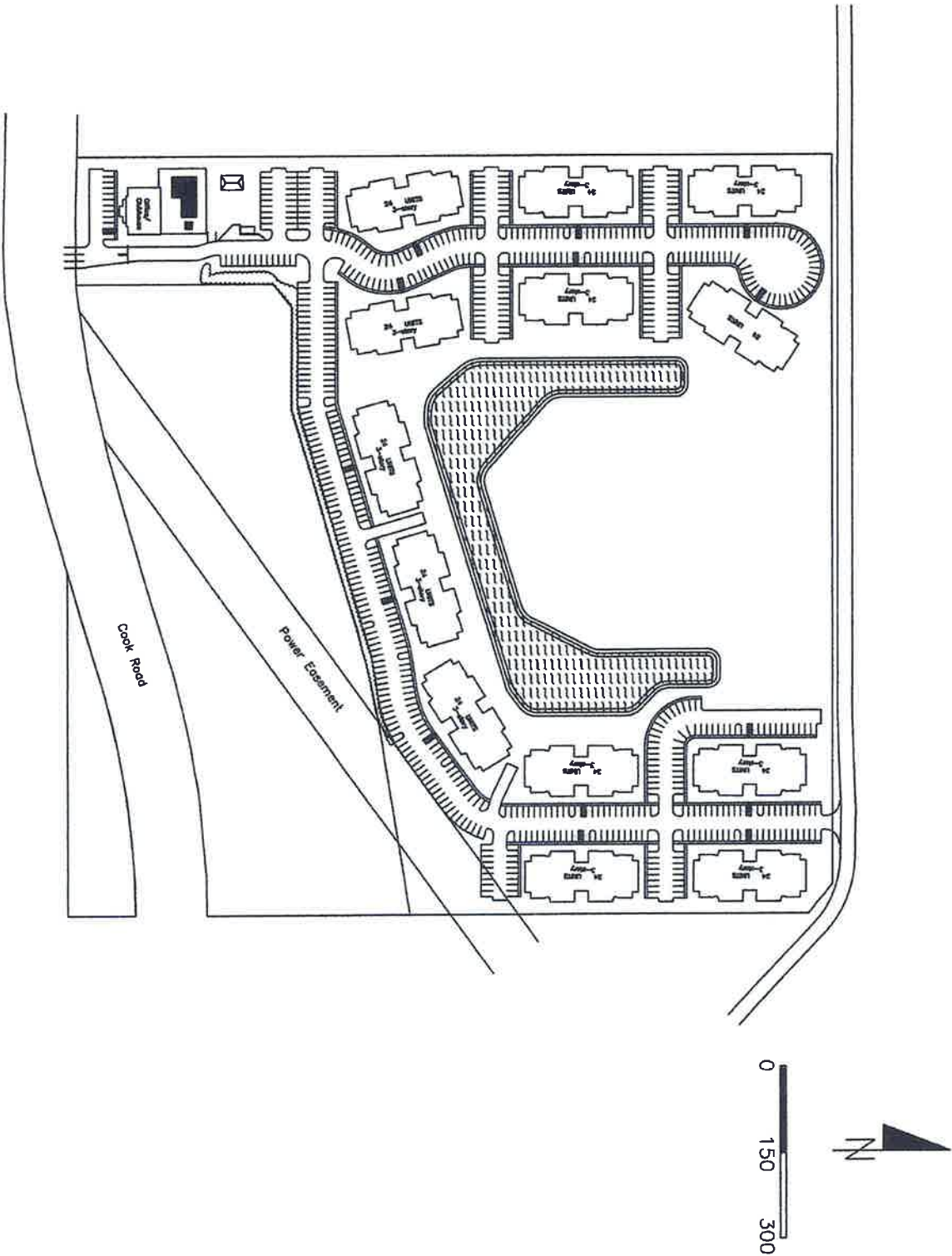


FIGURE 3. PROJECT LAYOUT FOR COOK ROAD DEVELOPMENT
PROJECT, LATIMER, JACKSON COUNTY MISSISSIPPI

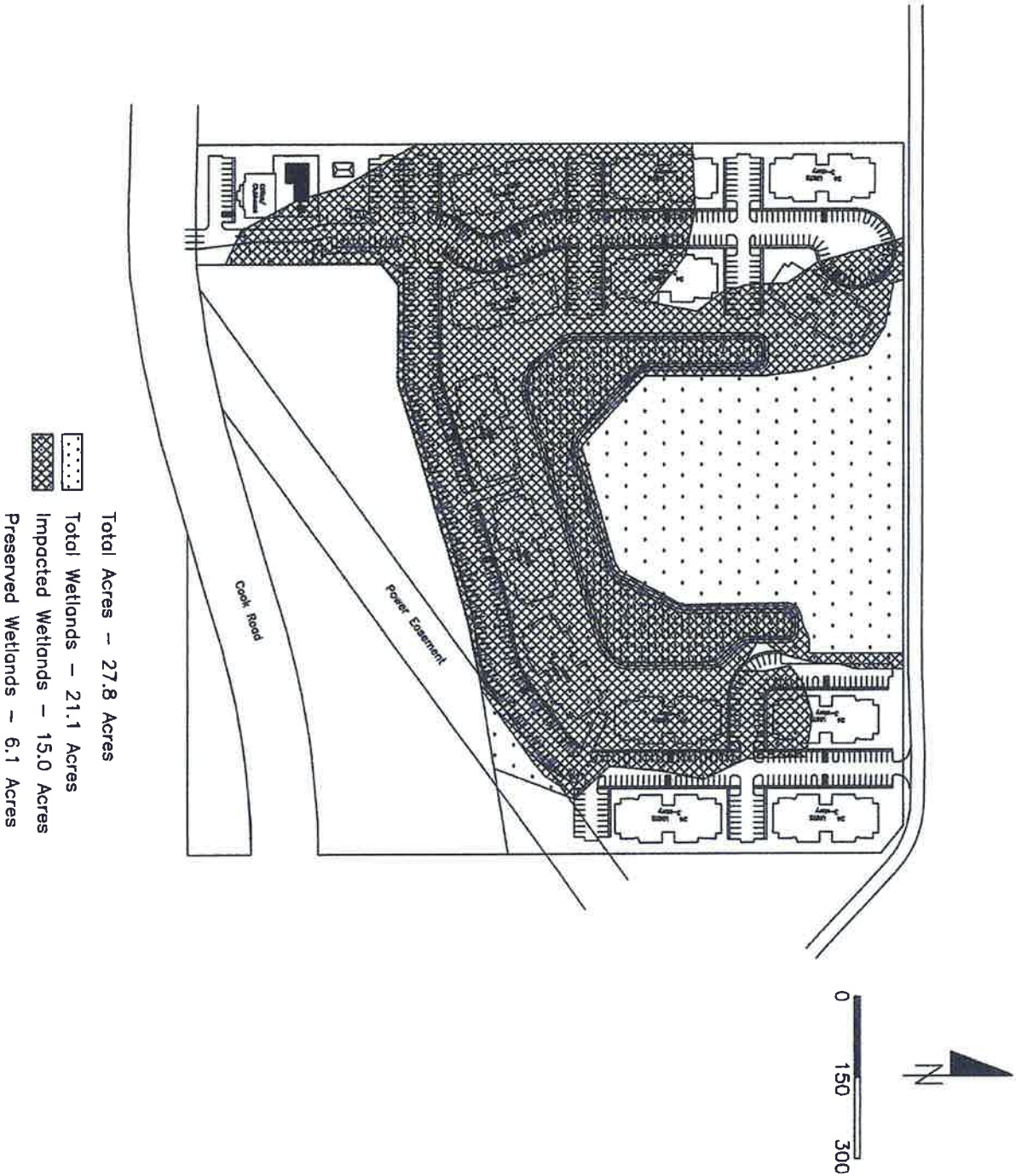


FIGURE 4. CROSS-SECTION OF PROPOSED DETENTION BASIN

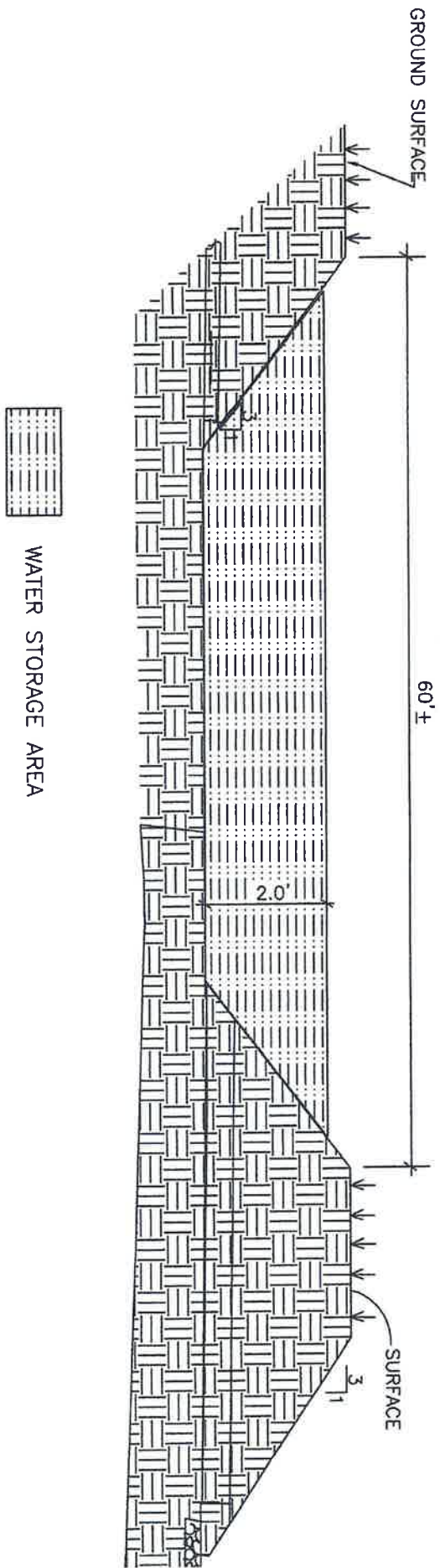


FIGURE 5. CROSS SECTION FOR ROAD CROSSING
COOK ROAD DEVELOPMENT, JACKSON COUNTY, MS

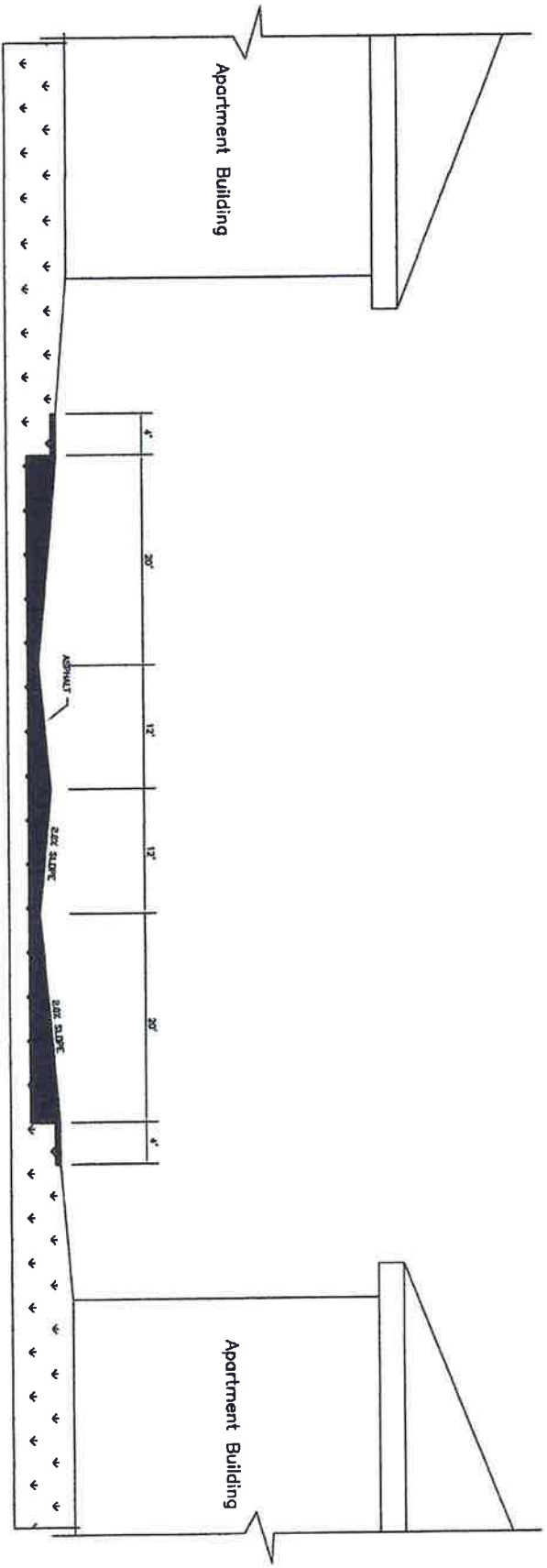


FIGURE 6. CROSS-SECTION OF TYPICAL LOT IN WETLANDS
(VERTICAL SCALE IN FEET ABOVE GROUND SURFACE)

