



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

REPLY TO  
ATTENTION OF:

**CESAM-RD-M**  
**PUBLIC NOTICE NO. SAM-2017-00919-KMN**

**September 15, 2017**

**JOINT PUBLIC NOTICE**  
**U.S. ARMY CORPS OF ENGINEERS**  
**MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY**  
**OFFICE OF POLLUTION CONTROL**

**MISSISSIPPI DEPARTMENT OF MARINE RESOURCES**  
**DMR-180035**

**PROPOSAL TO CONSTRUCT BELLE FONTAINE SUBDIVISION,**  
**OCEAN SPRINGS, 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. Please communicate this information to interested parties.

**APPLICANT: Mr. Fred Moran**  
**712 Washington Avenue**  
**Ocean Springs, Mississippi 39564**

**AGENT: Mr. Dana R. Sanders, Jr.**  
**7129 East Central Park Drive**  
**Moss Point, Mississippi 39562**

**WATERWAY: Graveline Bayou, Section 6, Township 8 South, Range 7 West, Ocean Springs, Jackson County, Mississippi (Latitude 30.3797° North, Longitude -88.7217° West). The area is depicted on the MS-GAUTIER NORTH Quadrangle, United States Geological Survey Topographic Map, Hydrologic Unit Code 03170009.**

**WORK: The applicant is requesting a DA Permit for permanent impacts to 27.61 acre of jurisdictional wetlands for the construction of a residential subdivision (Belle Fontaine Subdivision). The applicant is proposing to build 82 residential home lots on a 31.12 acre site. The 31.12 acre site contains approximately 27.61 acres of pine savannah wetlands. Wetlands on the site drain to the southeast into Graveline Bayou which flows southeastward into the Mississippi Sound. The proposed project would consist of access roads originating from Belle Fontaine Road and Fountainbleau Road, internal streets, utilities, curbs, and a detention pond.**

**EXISTING CONDITIONS:** The 31.12 acre site is undeveloped and vegetated with sparse trees and dense shrub stratum. The site is located at the southwest corner of Belle Fontaine Road and Fountainbleau Road. Graveline Bayou is located southeast of the project site. The site is located approximately 1.50 miles south of Highway 90. The site is bordered to the east by Belle Fontaine Road, to the north by Fountainblue Road, and to the west and south by Oakleigh Circle.

**PROJECT PURPOSE:** Development of a single family residential subdivision.

**AVOIDANCE & MINIMIZATION:** As part of their avoidance measures, the applicant evaluated four different properties as possible locations for the proposed development. The applicant considered several on-site alternatives regarding lot layouts. The applicant is proposing to impact all wetlands located on the project site. During construction the applicant proposes minimization of wetland impacts through use of best management practices to ensure that additional wetlands outside the project footprint not be affected. The U.S. Army Corps of Engineers (USACE) has not verified the adequacy of the applicant's avoidance and minimization at this time.

**MITIGATION:** The applicant proposes to mitigate for unavoidable impacts to jurisdictional wetlands through the purchase of mitigation credits from a wetlands mitigation bank approved by the Mobile District, USACE. USACE has not verified the adequacy of this mitigation proposal at this time.

**USACE initially determined the basic project purpose is construction of a single family residential subdivision. The project as proposed would not be considered a water dependent activity. Additional reviews will be performed by the U.S. Army Corps of Engineers (USACE) and cooperating agencies.**

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 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 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, 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.

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 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.

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. We are seeking comment from the State Historic Preservation Officer regarding the existence or the potential for existence of significant cultural and historic properties within the permit area. In accordance with Appendix C of 33 CFR Part 325, USACE has determined that the project as proposed would have "no effect". In a letter dated August 23, 2017, the Mississippi Department of Archives and History (Project Log #08-069-17) stated that no cultural resources are likely to be affected by the proposed project. **The U.S. Army Corps of Engineers (USACE) will consult with the State Historic Preservation Officer to make a final determination based upon this review 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.**

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 "may affect, but is not likely to adversely affect" the Mississippi Sandhill Crane (*Grus Canadensis pulla*) as the project site is located in the Mississippi Sandhill Crane Consultation Zone. The applicant stated that site reconnaissance was conducted in July 2017, to assess on-site habitat types. Site reconnaissance indicated that suitable habitat does not currently exist on-site for any of

the species listed for Jackson County and no evidence of those species was found during on-site investigations. The proposed activity should have "no effect" on the remainder of endangered or threatened species listed for Jackson County.

Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2017-00919-KMN** and should be directed to USACE, Mobile District, Regulatory Division, Attention: **Ms. Kaaren M. Neumann**, 1141 Bayview Avenue, Suite 101, Biloxi, Mississippi 39530, Attention: USACE Biloxi field Office, 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 and the Mississippi Department of Marine Resources, Attention: **Ms. Jennifer Wilder**, 1141 Bayview Avenue, Suite 101, Biloxi, Mississippi 39530.

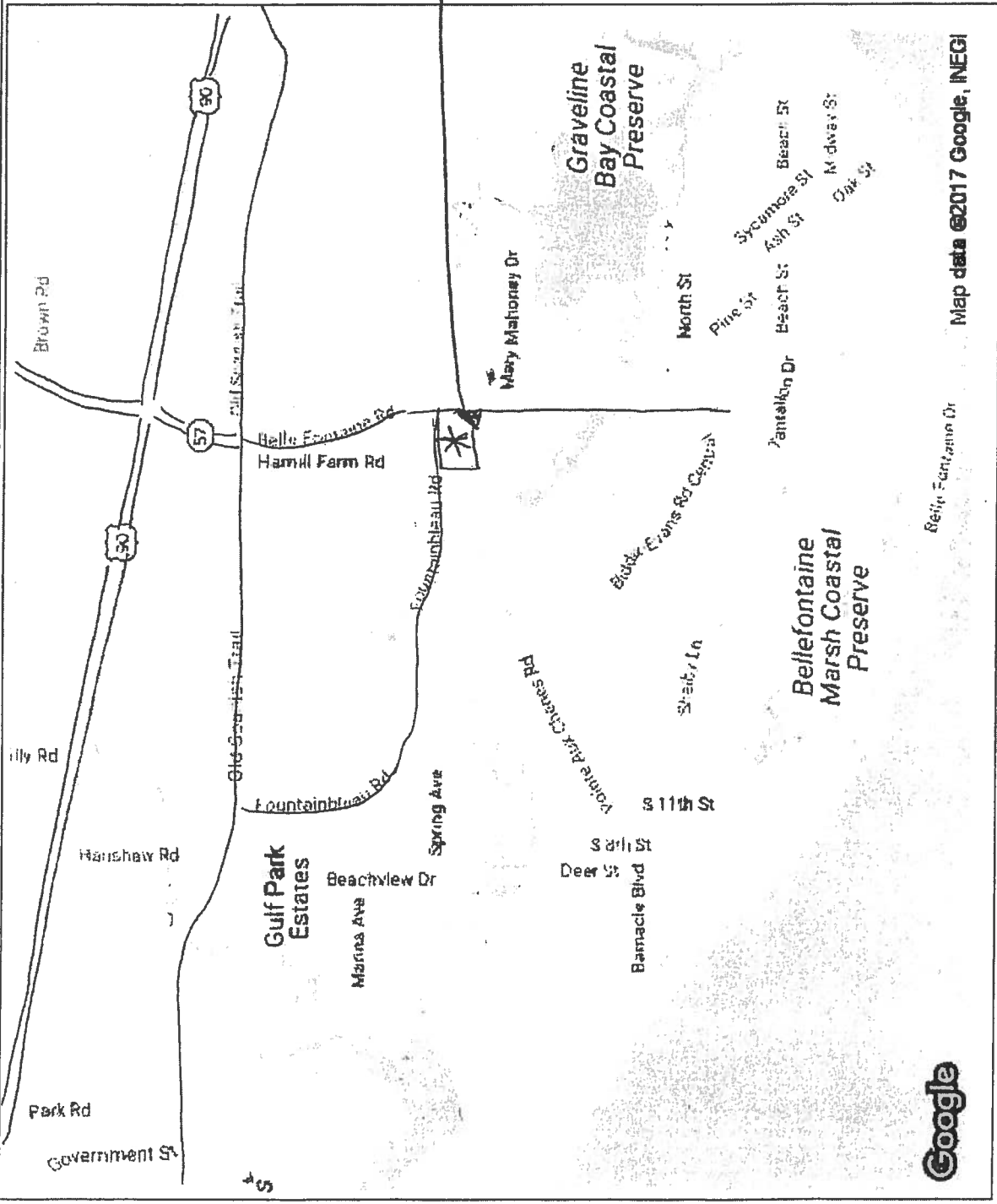
**All Comments should be received no later than 30 days from the date of this Public Notice.** If you have any questions concerning this publication, you may contact the project manager at (228) 523-4024 or email at [kaaren.m.neumann@usace.army.mil](mailto:kaaren.m.neumann@usace.army.mil). Please refer 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](http://www.sam.usace.army.mil/Mission/Regulatory.aspx).

MOBILE DISTRICT  
U.S. Army Corps of Engineers

Enclosures

Site



Map data ©2017 Google, INEGI

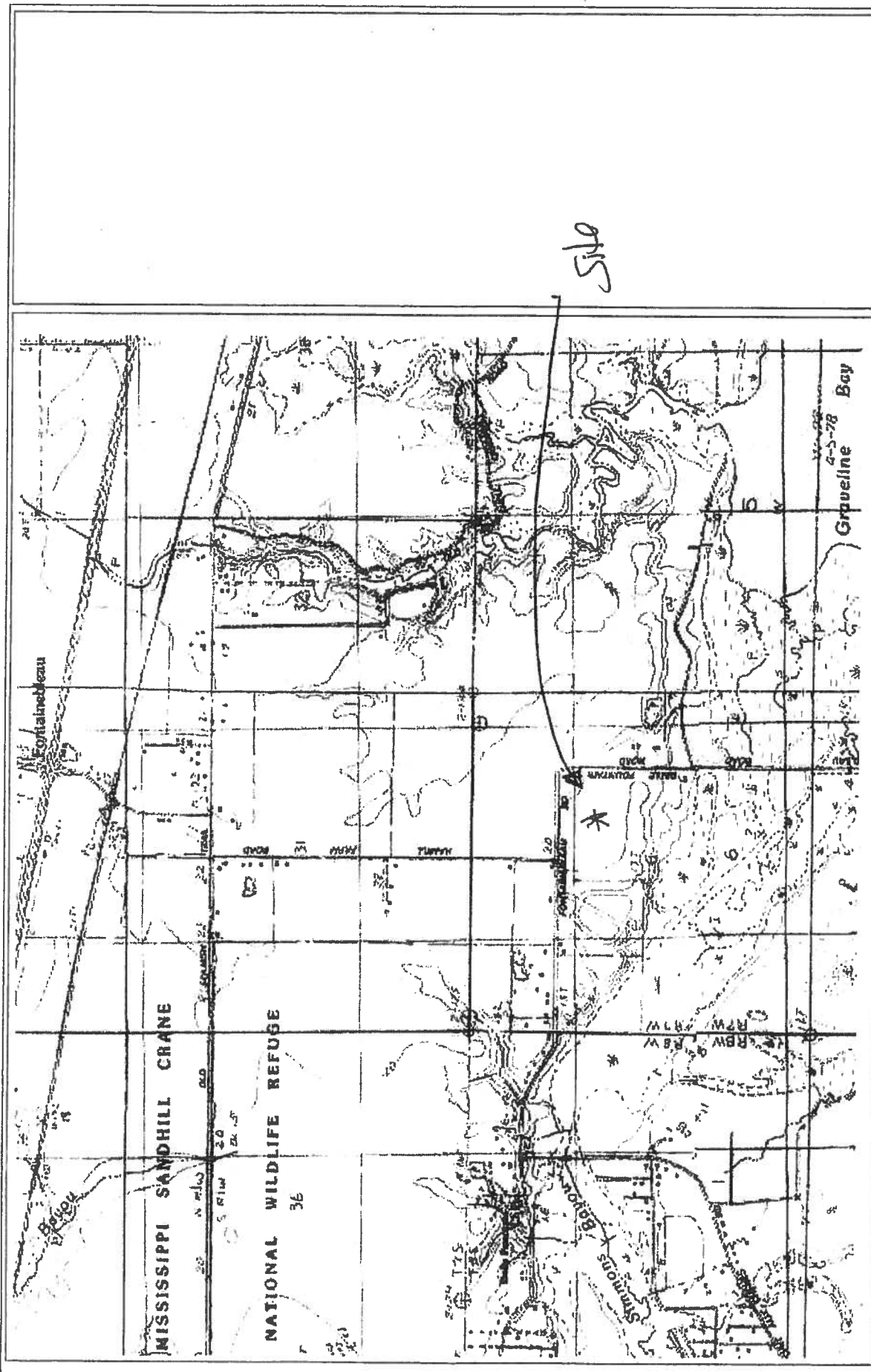


**SAM-2017-00919-KMN**

Fred Moran  
 Southwest Corner of Belle Fountaine Road and Fountainbleau Road  
 Ocean Springs, Mississippi

0 500 1000 1500m

Date Printed: 09.11.2017 Map Scale: 1:54168



SAM-2017-00919-KMN

Fred Moran  
 Southwest Corner of Belle Fontaine Road and Fountainbleau Road  
 Ocean Springs, Mississippi



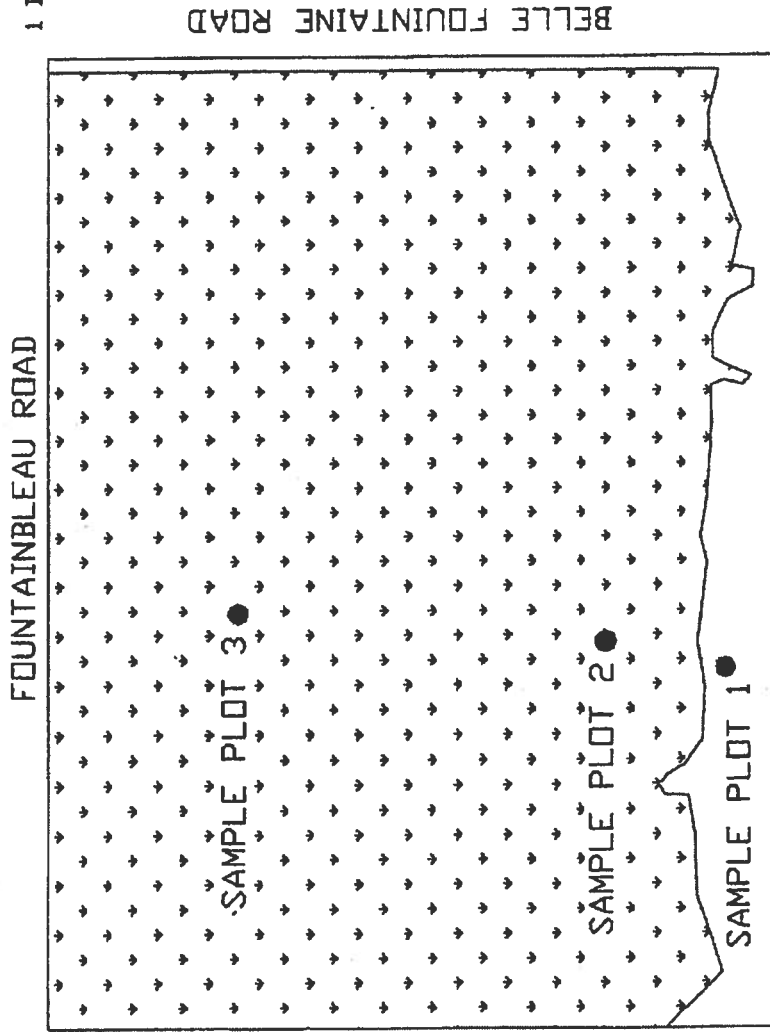
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WETLAND DELINEATION FOR MORAN 34 ACRE TRACT  
OCEAN SPRINGS, JACKSON COUNTY, MS



1 INCH = 250 FEET

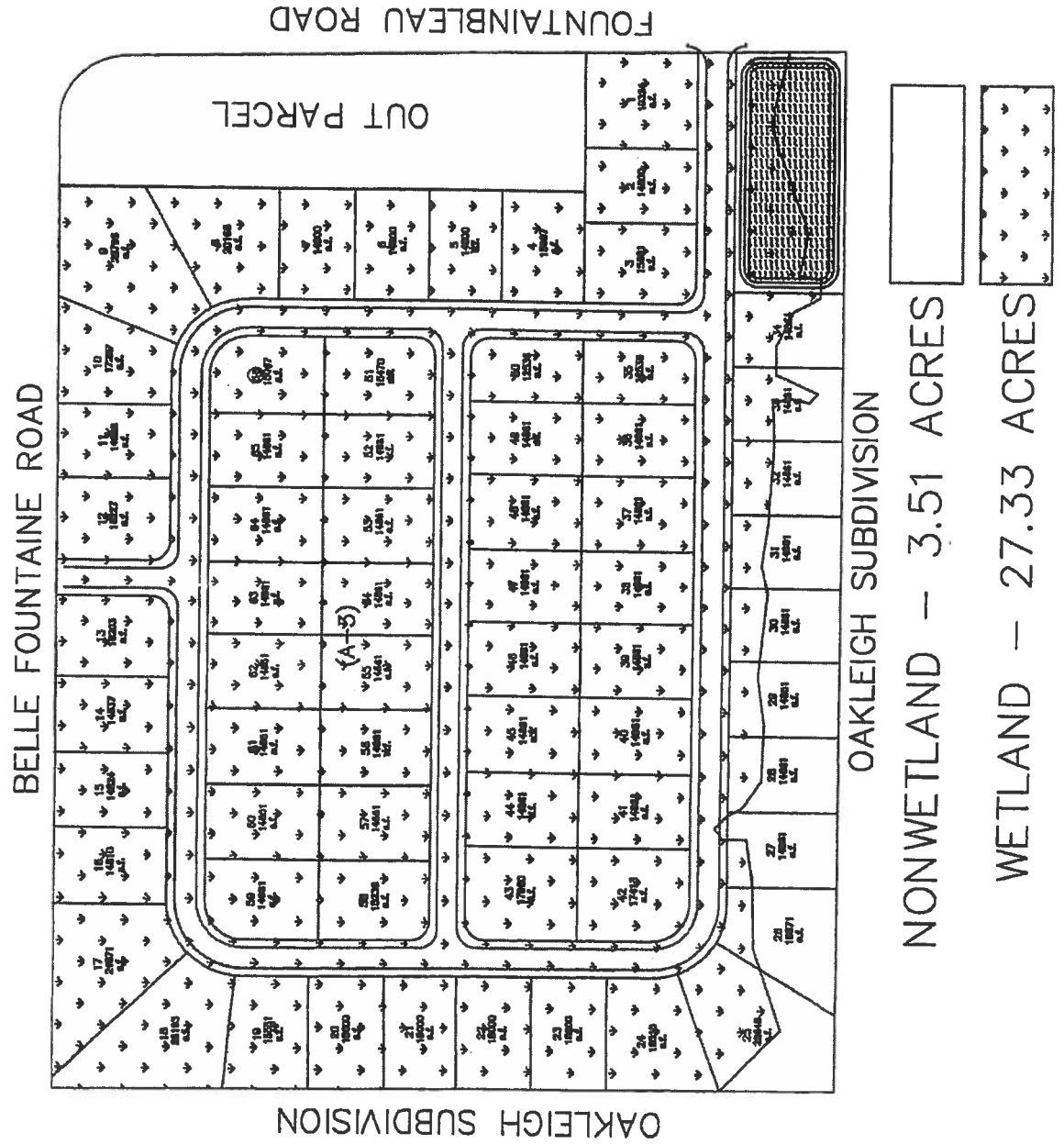


NONWETLAND - 3.51 ACRES

WETLANDS - 30.48 ACRES

DELINEATION BY DANA SANDERS JR. 1/11/17

FIGURE 2. BELLE FOUNTAINE SUBDIVISION LAYOUT  
 OCEAN SPRINGS, JACKSON COUNTY, MS



OAKLEIGH SUBDIVISION

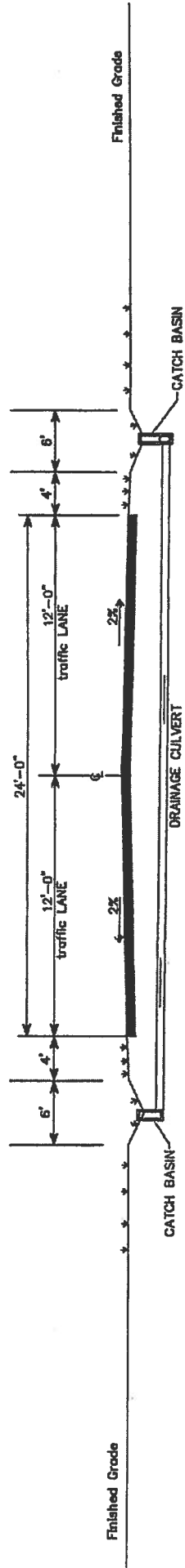
OAKLEIGH SUBDIVISION

NONWETLAND - 3.51 ACRES

WETLAND - 27.33 ACRES



FIGURE 3. CROSS SECTION FOR WETLAND IMPACTS  
BELLE FOUNTAINE SUBDIVISION, JACKSON COUNTY, MS



DEPARTMENT OF THE ARMY  
U.S. ARMY ENGINEER DISTRICT, MOBILE  
BILOXI FIELD OFFICE  
1141 BAYVIEW AVENUE  
BILOXI, MISSISSIPPI 39530  
OFFICIAL BUSINESS  
CESAM-RD-M

**KMN**

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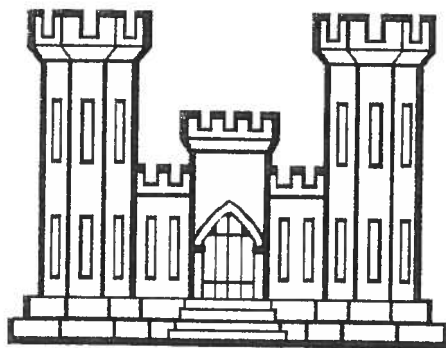
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**U.S. ARMY CORPS  
OF ENGINEERS  
MOBILE DISTRICT**