



REPLY TO  
ATTENTION OF:

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

February 23, 2018

Mississippi Branch  
Regulatory Division

**JOINT PUBLIC NOTICE SAM-2016-01500-KMN  
U.S. ARMY CORPS OF ENGINEERS**

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

**MISSISSIPPI DEPARTMENT OF MARINE RESOURCES  
DMR-180123**

**PROPOSAL TO CONSTRUCT MIXED USE DEVELOPMENT, CASTINE POINT NORTH  
LONG BEACH, 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: Riecke and Associates  
17940 Painters Row  
Covington, Louisiana 70435**

**AGENT: Hydrik Consultants  
Attention: Mr. Michael Henry  
2323 Highway 190 East, Suite 2  
Hammond, Louisiana 70401**

**LOCATION: Latitude 30.3793° North, Longitude -89.1572° West, Section 2, Township 8 South, Range 12 West, Canal Number 2, Long Beach, Harrison County, Mississippi. The area is depicted on the Mississippi Gulfport Northwest Quadrangle, United States Geological Survey Topographic Map.**

**WORK: The applicant is requesting a permit to place fill material in 9.62 acres of wetlands for the construction of a mixed use development (Castine Point North). The approximately 118-acre site is bordered by 28<sup>th</sup> Street to the north and Klondyke Road to the east. The site contains approximately 47.85 acres of on-site wetlands and 2,986 linear feet of other waters of the United States. The proposed mixed use development would be comprised of approximately 39 residential lots, 4 commercial tracts, a medical/assisted living facility, and 10 multi-family apartment buildings associated roads, utilities, and 10 detention ponds.**

**EXISTING CONDITIONS:** The 118-acre site is currently forested. The site is bordered to the south by a residential development, forested areas to the west and north, and some residential, commercial, and recreational areas are located to the east. Canal Number 2 is located within the site and begins at the northeast corner at 28<sup>th</sup> Street and Klondyke Road and runs southwest through the site. An unnamed tributary to Canal Number 2 is located along the upper northeastern boundary of the proposed construction and runs the southwest where it intersects with Canal Number 2. Canal Number 2 drains southwest into Canal Number 3, which drains into Bayou Portage. A Preliminary Jurisdictional Determination was completed on a larger 140-acre tract which includes the 118-acre project site.

**PROJECT PURPOSE:** Construction of a mixed use development. (Castine Point North)

**HISTORY: SAM-2006-01552-TMZ:** On 26 September 2007 the applicant received a DA permit to discharge fill material into approximately 9.37 acres of jurisdictional wetlands for the purpose of constructing a single-family development on an adjacent parcel. The permit expired on 26 September 2012 prior to commencement of work.

**SAM-2015-00675-KMN:** Since the permit for the proposed project had expired the applicant completed a new application for the same project under SAM-2015-00675-KMN with minor changes. On 8 January 2016 the applicant received a DA permit to discharge fill material into 10.9 acres of jurisdictional wetlands for the purpose of constructing a single-family development on the adjacent parcel. The project was named Castine Point Subdivision and was located south of the current project site.

The applicant has stated that although the current proposal and existing development will tie together to allow access to both developments from Commission Road and Klondyke Road, the current project is not Phase 2 of the earlier permitted project.

**SAM-2016-01500-KMN: AVOIDANCE & MINIMIZATION:** As part of their avoidance measures, the applicant evaluated six different properties as possible locations for the proposed development. Once the applicant determined which site was most feasible for the proposed project, they evaluated 4 on-site alternatives regarding lot layouts and roadways. 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. 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 mixed use development. The project as proposed would not be considered a water dependent activity. Additional reviews will be performed by 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 (SHPO) 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 potential to cause effects”. **USACE will consult with the SHPO 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 would have “no effect” on listed endangered or threatened species.

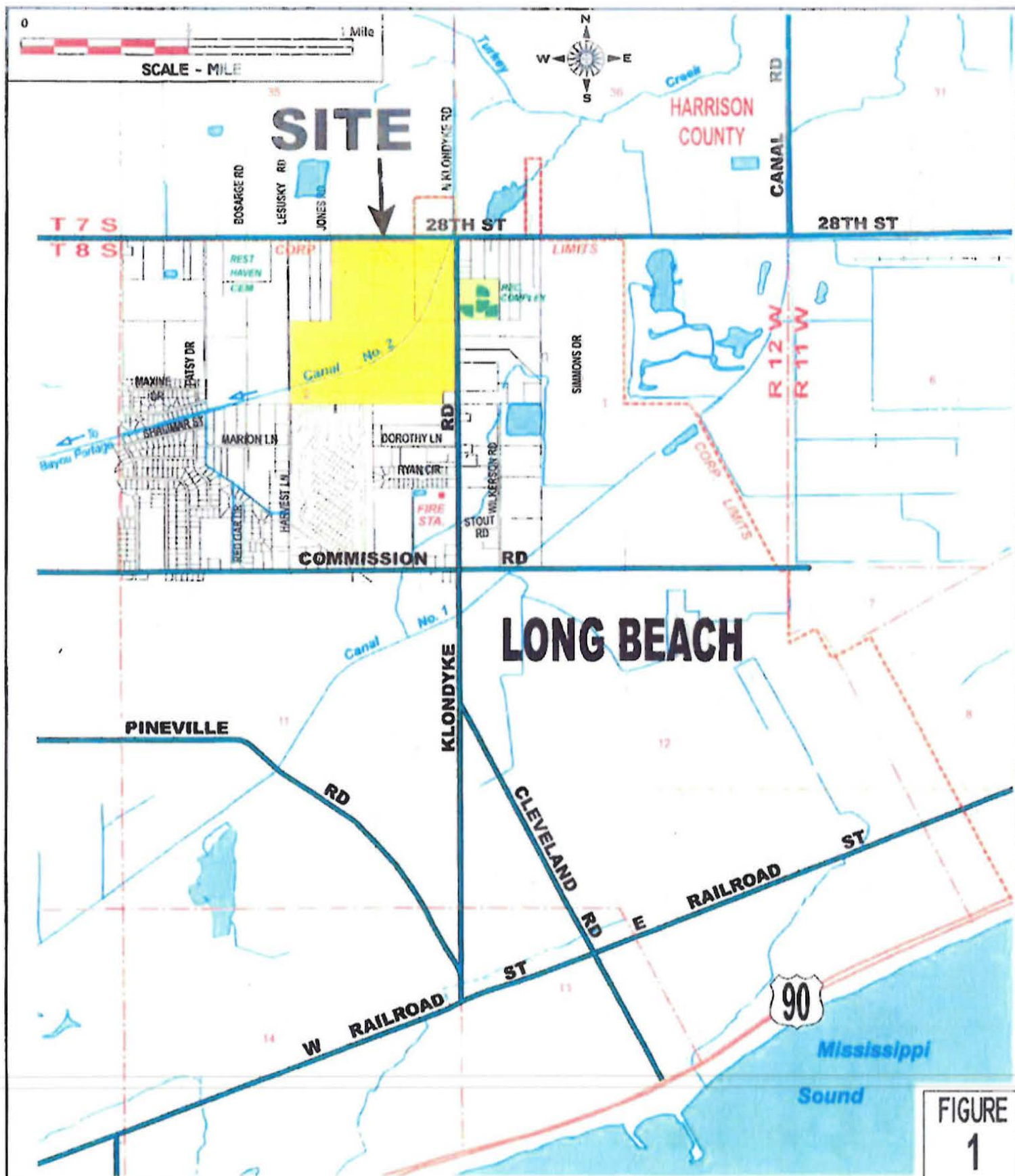
Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2016-01500-KMN**, and should be directed to the USACE, Mobile District, Attention: **Ms. Kaaren M. Neumann**, 1141 Bayview Avenue, Suite 101, Biloxi, Mississippi 39530, with a copy to the Mississippi Department of 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. Holland Lamier**, 1141 Bayview Avenue, Suite 101, Biloxi, Mississippi 39530, 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 application, **Ms. Neumann** at **kaaren.m.neumann@usace.army.mil**, or **(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](http://www.sam.usace.army.mil/rd/reg).

MOBILE DISTRICT  
U.S. Army Corps of Engineers

Enclosures



STINE POINTE  
SECTION 2, T8S-R12E  
CITY OF LONG BEACH  
HARRISON COUNTY, MISSISSIPPI  
**SITE COORDINATES**  
30°3793 N, -89°1572 W

**APPLICANT:**  
**RIECKE & ASSOCIATES**

**LEGEND**  
= PROPOSED DEVELOPMENT

**HYDRIK**  
WETLANDS - GIS - FLOOD CONTROL  
WWW.HYDRIK.COM (985)429-0333

HF: 1657C | DATE: 8-10-2017 | APPROVED:

SAM-2016-01500 - KMN  
DEPT. OF THE ARMY



NOTE:  
 (BASE DRAWINGS PROVIDED BY  
 RIECKE & ASSOCIATES  
 MANVELLE, LA

## PROJECT DATA

**PROJECT AREA = 118 ACRES**  
**TOTAL RESIDENTIAL LOTS = 39 (72 AC)**  
**TOTAL LENGTH OF ROADS ("A" & "B") = 2,303 LIN. FT.**  
**AVERAGE SIZE LOTS = 80' x 140'**  
**POND AREA (RESIDENTIAL) = 2.35 AC**  
**MULTI-FAMILY (Apts.) TRACT = 1 (13.5 AC)**  
**BLDG. FOOTPRINT AREA = 101,737 SQ. FT**  
**POND AREA (APTS.) = 0.52 AC**  
**TOTAL COMMERCIAL SITES = 4 (6.3 AC)**  
**BLDG. FOOTPRINT AREA = 49,791 SQ. FT**  
**MEDICAL FACILITY = 3 (26.2 AC)**  
**BLDG. FOOTPRINT AREA = 191,114 SQ. FT**  
**TOTAL LENGTH OF ROAD "C" = 2,034 LIN. FT.**  
**TOTAL POND AREA (MEDICAL) = 4.17 AC**

WILLIAM SPURLIN  
 19331 28TH ST  
 LONG BEACH, MS 39560

CITY OF LONG BEACH  
 P.O. BOX 929  
 LONG BEACH, MS 39560

FRED SKELTON, JR.  
 P.O. BOX 26214  
 BIRMINGHAM, AL 35260

MAINTENANCE  
 BLDG.

PROPOSED  
 OUTFALL PIPES  
 CONC. SPILLWAY  
 & WEIR

30°22'37"05" N  
 89°09'42"41" W

To Bayou Portage

RESIDENTIAL

N HARVEST LN

WETLANDS

PROPOSED POND 2.35 AC

WETLANDS

PROPOSED DETENTION POND = 2.35 AC

VOLUME TO BE EXCAVATED = 34,278 CU YDS

OTHER WATERS OF THE U.S.

TO REMAIN UNDISTURBED

= 5,084 LIN. FT / 1.8 AC

PROPOSED BUILDING

PROPOSED DETENTION POND = 2.35 AC

VOLUME TO BE EXCAVATED = 34,278 CU YDS

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TO REMAIN UNDISTURBED

= 5,084 LIN. FT / 1.8 AC

PROPOSED BUILDING

28TH ST 889°42'42"E 704.62'

ST

30°23'01"18" N  
 89°09'27"19" W

CORP LIMITS

NOT-A-PART

OTHER WATERS OF THE U.S.  
 TO REMAIN UNDISTURBED

PROPOSED  
 MEDICAL  
 OFFICE  
 COMPLEX

WETLANDS

15' x 80' RCP  
 (TYP.)

PROPOSED 20' ROADWAY  
 SEE FIG. 8

WETLANDS

WETLANDS

WETLANDS

WETLANDS

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## LEGEND:

--- PROJECT BOUNDARY (118 ACRES)

TOTAL WETLANDS = 47.85 ACRES

WETLANDS NOT TO BE IMPACTED  
 (38.23 ACRES)

WETLANDS TO BE IMPACTED  
 VIA FILLING & GRADING (9.62 ACRES)

OTHER WATERS OF THE U.S.

TO REMAIN UNDISTURBED  
 = 5,084 LIN. FT / 1.8 AC

PROPOSED BUILDING

PROPOSED DETENTION POND = 2.35 AC  
 VOLUME TO BE EXCAVATED = 34,278 CU YDS

FLOOD ZONE / TRANSITION LINE

ELEVATION / LINE

DRAINAGE FLOW PRE-DEVELOPMENT

DRAINAGE FLOW POST DEVELOPMENT

4FT CONC. SIDEWALK

CONC. SIDEWALK IMPACT THRU  
 WETLANDS = 647 LIN. FT / 0.06 AC

SERVITUDE LINE

EXISTING DIRT ROAD BED

15' x 80' CULVERT \*\*

SCALE 200' 100' 0' 200'

\*\* NOTE:  
 15' x 80' CULVERTS TO BE PLACED 100' APART  
 UNDER ROADWAY IMPACT THRU WETLANDS.

THIS SITE IS LOCATED IN FLOOD ZONES X & A2  
 PER FEMA FLOOD INSURANCE RATE MAP  
 IN NUMBERS 28047C 0243G AND 28047C 0244G  
 DATED 8/14/2006 BASE FLOOD ELEV. = 23.8

FIGURE  
 2

CASTINE POINTE  
 SECTION 2, T8S-R12E  
 CITY OF LONG BEACH  
 HARRISON COUNTY, MISSISSIPPI

APPLICANT:  
**RIECKE & ASSOCIATES**

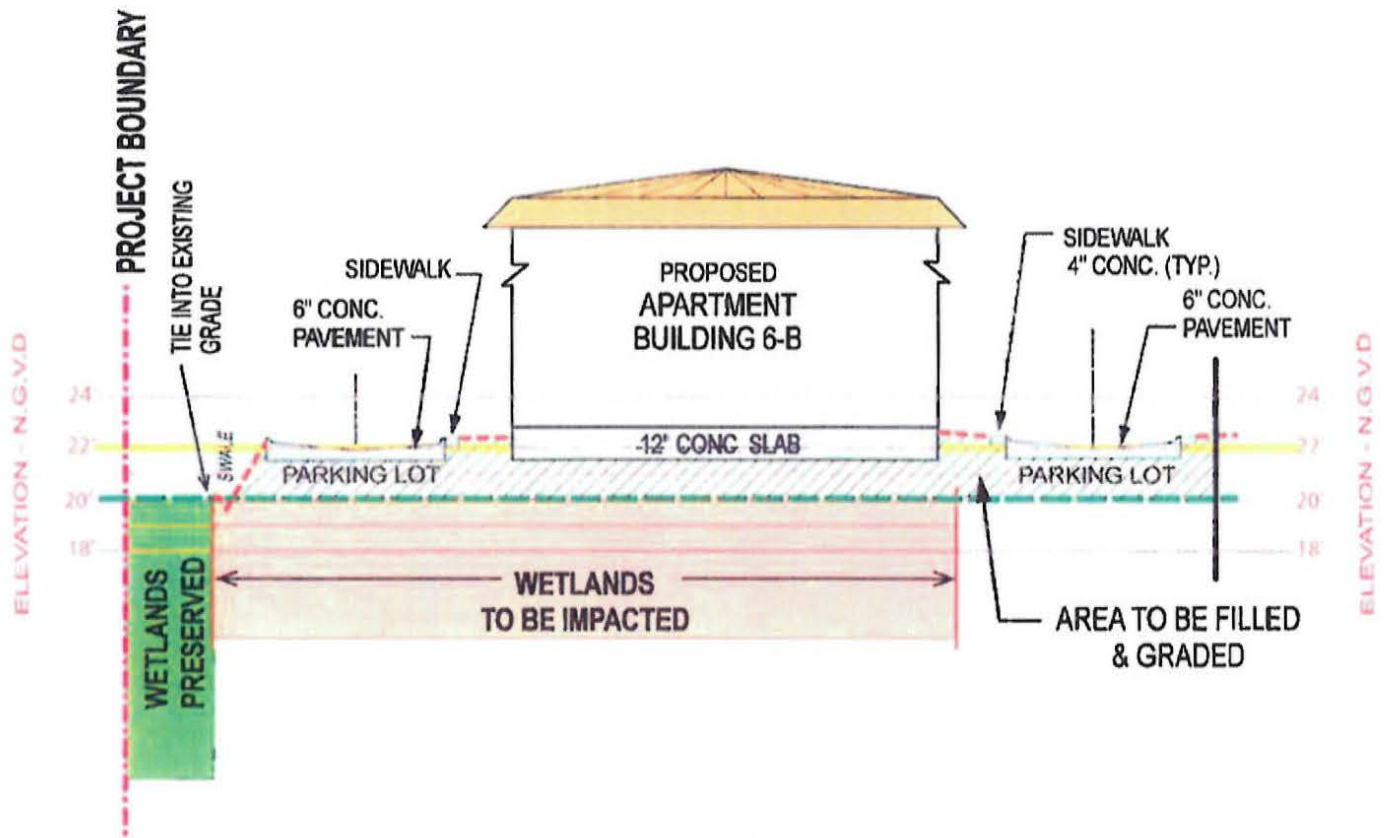
**HYDRIK**  
 WETLANDS - GIS - FLOOD CONTROL  
 WWW.HYDRIK.COM (985)429-0333

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

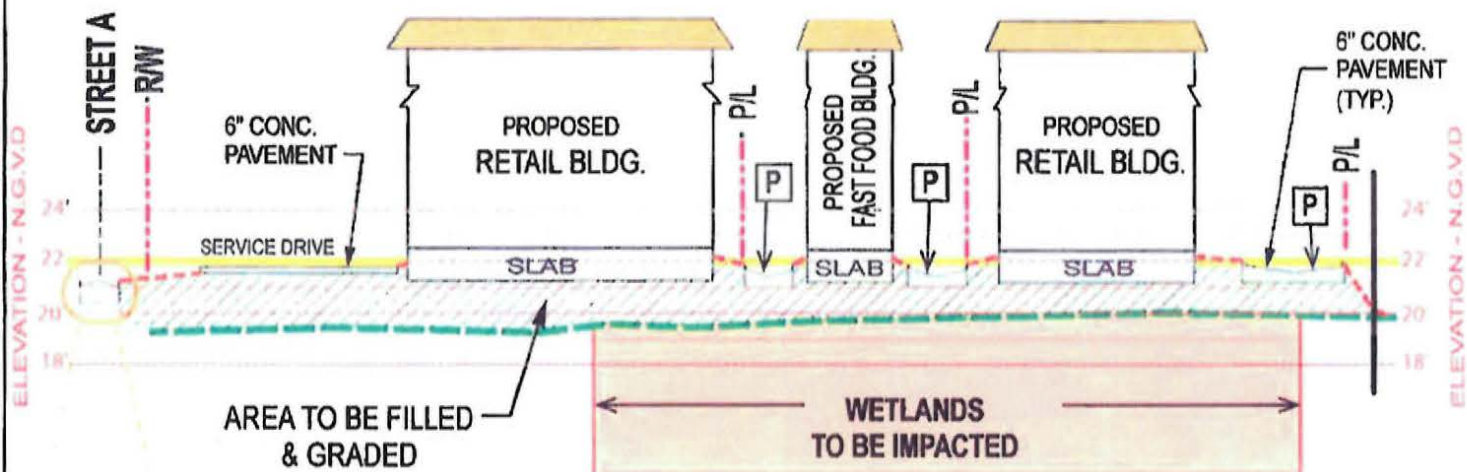
HF: 1657C DATE: 8-10-2017 APPROVED: 10-10-2017

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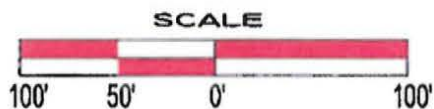
**FIGURE**  
**3**



SEE FIGURE 5  
FOR STREET DETAIL

### SECTION B-B

#### PROFILE VIEW



#### LEGEND:

- EXISTING GRADE
- PROPOSED GRADE
- AREA TO BE FILLED / GRADED
- PROPOSED CONCRETE
- BASE FLOOD = 22.0'
- P CONCRETE PARKING LOT

FIGURE  
4

SECTION B-B PROFILE

APPLICANT:  
**RIECKE & ASSOCIATES**

**CASTINE POINTE**  
SECTION 2, T8S-R12E  
CITY OF LONG BEACH  
HARRISON COUNTY, MISSISSIPPI

**HYDRIK**  
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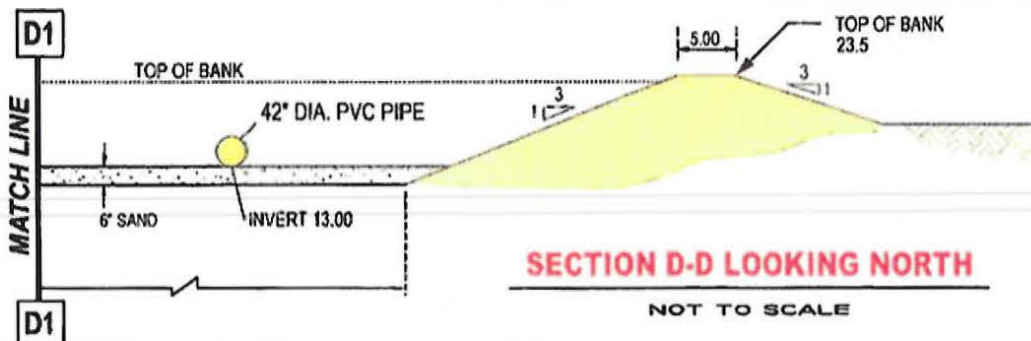
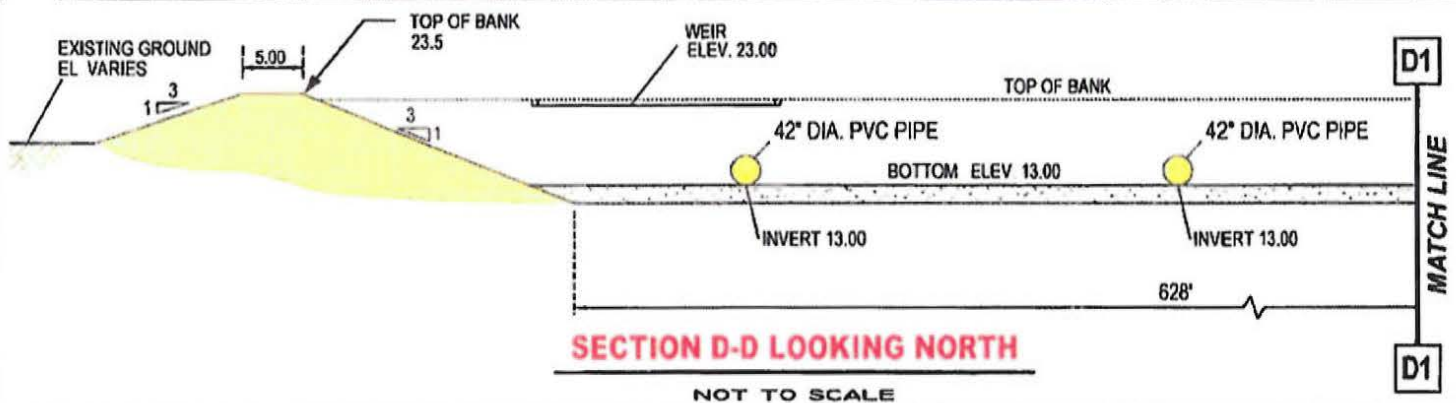
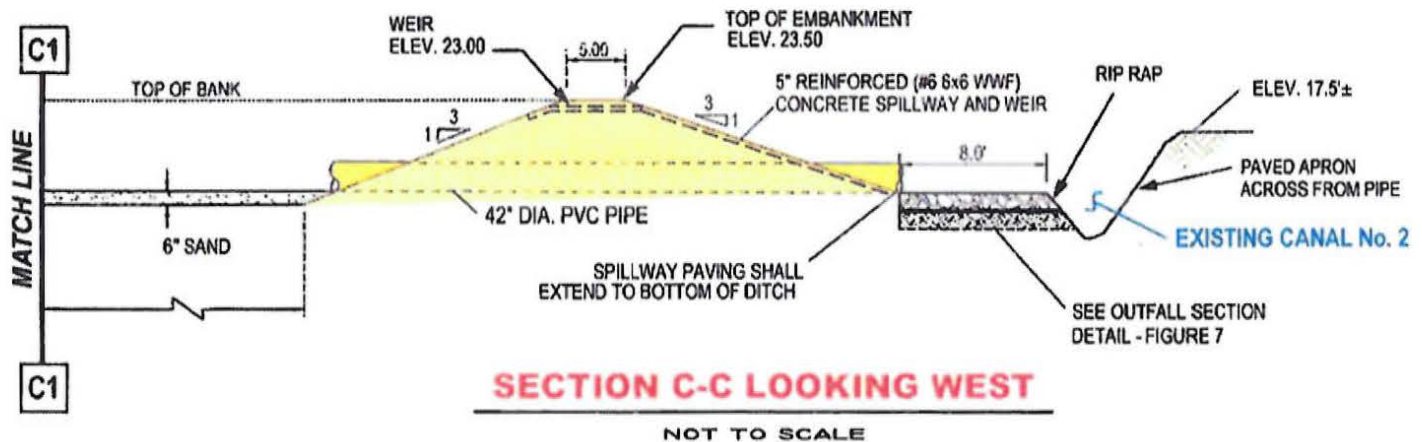
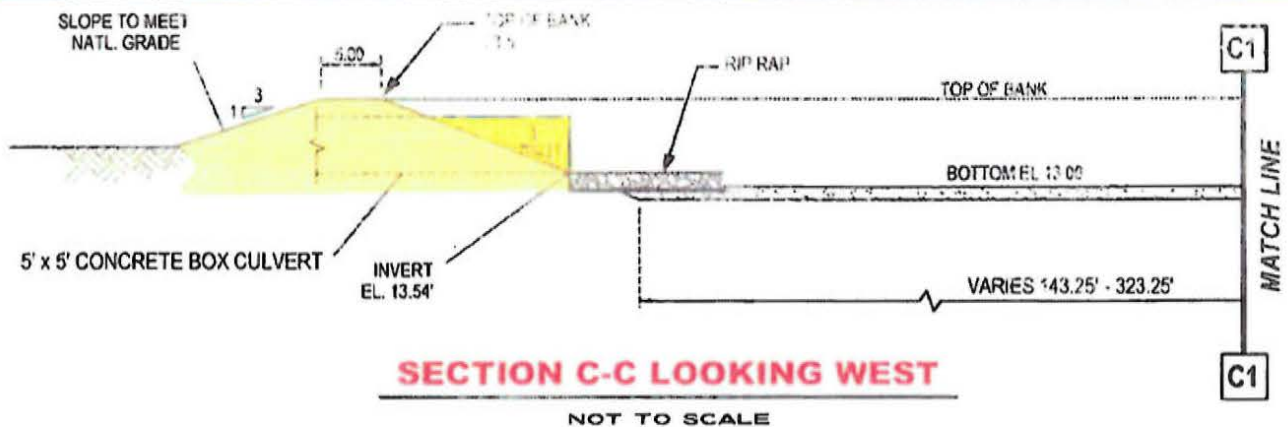
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DATE: 8-10-2017

APPROVED:







**FIGURE 6**

## POND PROFILE VIEWS

**CASTINE POINTE**  
SECTION 2, T8S-R12E  
HARRISON COUNTY, MISSISSIPPI

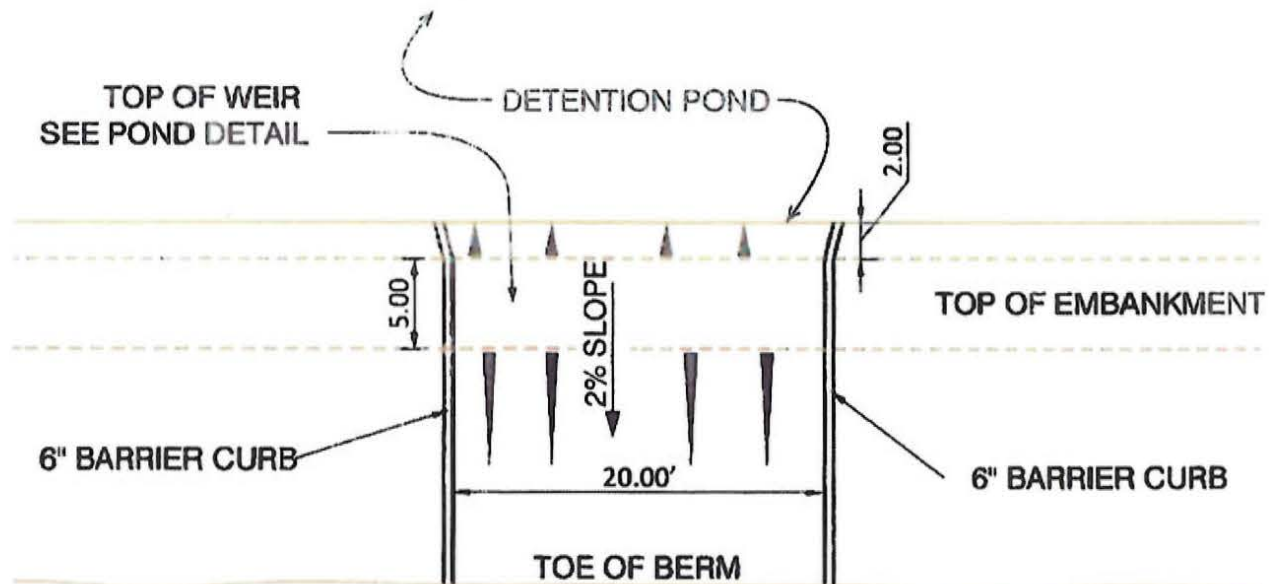
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1657C DATE: 8-10-2017 APPROVED:

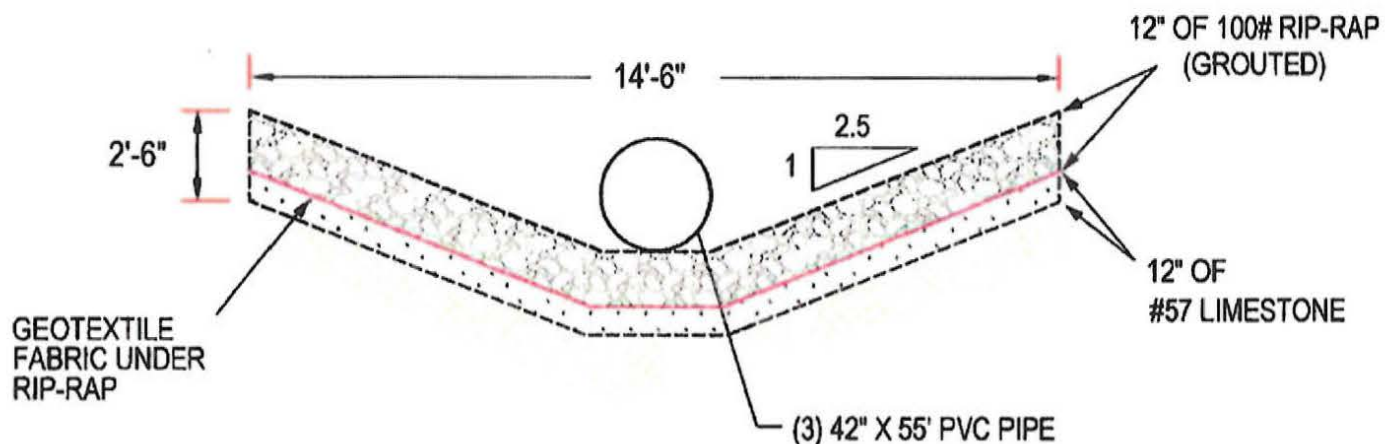
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### TYPICAL WEIR

NOT TO SCALE



### DETENTION POND OUTFALL

NOT TO SCALE

FIGURE  
7

#### DETENTION POND OUTFALL PROFILES

**CASTINE POINTE**  
SECTION 2, T8S-R12E  
HARRISON COUNTY, MISSISSIPPI

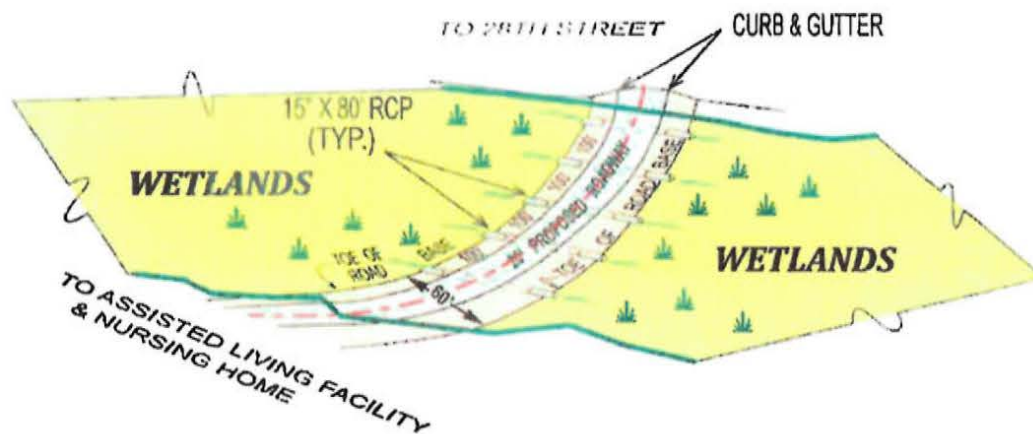
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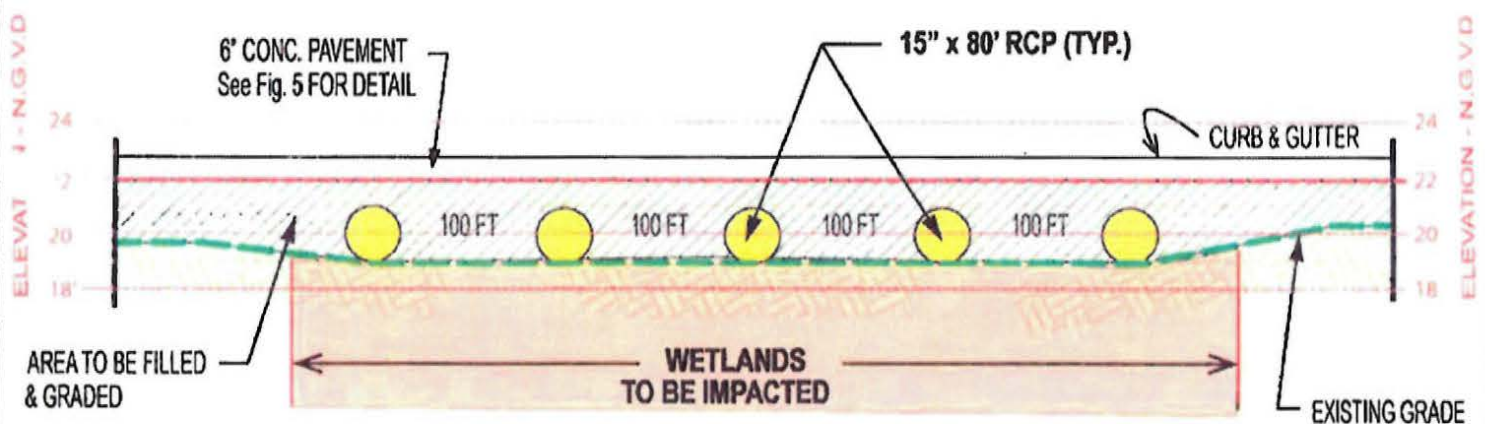
1657C DATE: 8-10-2017 APPROVED:





## WETLANDS ROADWAY CROSSING - PLAN

NOT TO SCALE



## WETLANDS ROADWAY CROSSING - PROFILE

NOT TO SCALE

### WETLANDS CROSSING DATA

AREA OF IMPACT = 29,557 SQ. FT. / 0.68 AC  
 LENGTH = 490 LIN. FT  
 WIDTH = 60 FT  
 VOLUME OF MATERIAL TO BE REMOVED = 1,089 CU. YDS  
 VOLUME OF MATERIAL TO BE FILLED / COMPACTED = 1,633 CU. YDS

### LEGEND:

- EXISTING GRADE
- PROPOSED GRADE
- AREA TO BE FILLED / GRADED
- PROPOSED CONCRETE

FIGURE  
8

### WETLANDS ROADWAY CROSSING PROFILE

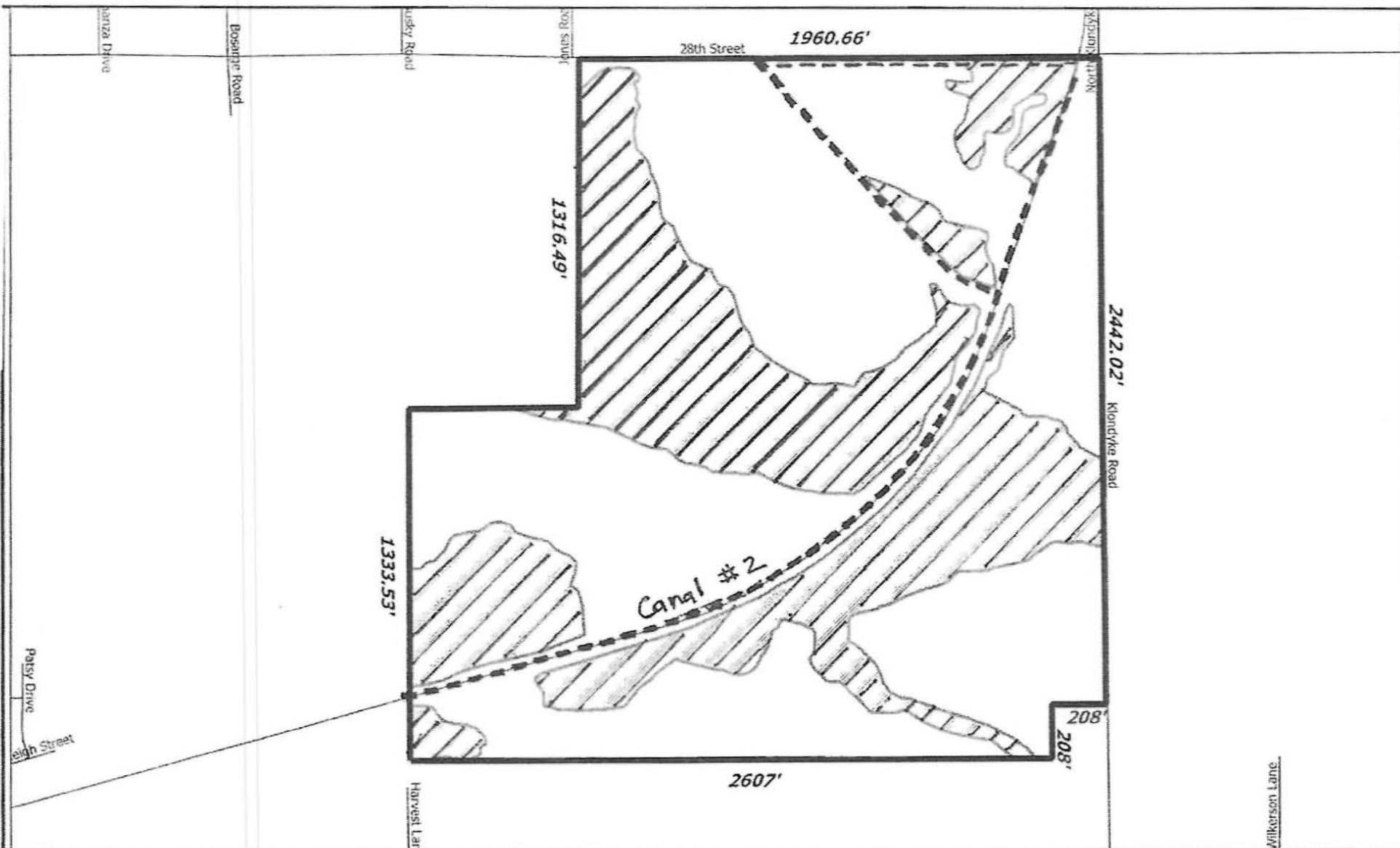
CASTINE POINTE  
 SECTION 2, T8S-R12E  
 HARRISON COUNTY, MISSISSIPPI

APPLICANT:  
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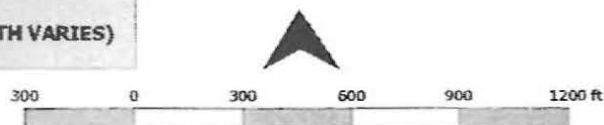
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**Legend**

- COMPOSITE BOUNDARY ~140 ACRES
- WETLANDS 53.15 acres
- OTHER WATERS 6411.54 LINEAR FEET (WIDTH VARIES)



PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH

# WETLAND DELINEATION

RIECKE AND ASSOCIATES  
140 ACRES  
LONG BEACH, MS

FIGURE  
5R2

HF:1657B

DATE:031617

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2329 Hwy 190 East Suite 2  
Hammond, LA 70401  
985 429 0332