

**JOINT APPLICATION AND NOTIFICATION  
 U.S. ARMY CORPS OF ENGINEERS  
 MISSISSIPPI DEPARTMENT OF MARINE RESOURCES  
 MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL  
 QUALITY/OFFICE OF POLLUTION CONTROL**

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Applicant: C&G Holdings - [REDACTED]

Mailing Address: [REDACTED]

Phone Number: [REDACTED]  
Email Address: [REDACTED]

Agent: Ecological Asset Management, LLC - Mitch Tinsley

Mailing Address: [REDACTED]

Phone Number: [REDACTED]

Email Address: [REDACTED]

Date Submitted:

07/21/2022

DMR Permit Number:  
DMR22-000486

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**Historic DMR Permit Numbers:**

DMR22-000486

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**DMR File Number:**

22-000432

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**Project Location:**

1010M-01-013.001  
0 COWAN RD  
Gulfport, MS  
Harrison County

Latitude: 30.394  
Longitude: -89.0268

Do you still need to enter a Project Location?  
How will you identify the project location:

## Project Information:

Project Name or Title: Gulf Grove Subdivision

Project Description: The applicant proposes to fill a total of +/- 2.88 acres of low quality jurisdictional wetlands to construct a single family residential subdivision. The subdivision design proposed would support 75 units and the design, layout as well as the locations and sizes of the proposed homes and infrastructure have been specifically designed to avoid as much jurisdictional wetlands as possible and reduce the needed impact areas to only what will support the minimal requirements needed to support the development. The impacts to jurisdictional wetlands requested will support the needed construction for roads, utilities and building pads. Due to a high demand of single family housing units in this area and also along the Mississippi Gulf Coast, a steady growth of new construction homes continues to be desired. This needed subdivision will provide support for the economic expansion within the general North Gulfport and Harrison County areas. As more families are drawn into these areas, they provide a larger labor force, as well as a larger consumer base, which also benefits the city and county revenues. Ecological Asset Management, LLC (EAM) staff biologists with expertise in threatened and endangered (T&E) species surveys conducted a field investigation to identify the presence of Threatened and/or Endangered Species and the existence of potential habitats on the subject property. Prior to the field investigation that took place in December 2021, EAM biologists reviewed the U.S. Fish and Wildlife Services (USFWS) latest list of T&E species and the Mississippi Department of Wildlife and Fisheries Natural Heritage Programs Data Base within Harrison County, Mississippi. It was determined through in-house research and the field visits on February 7, 2022, that of the species listed as T&E species in Harrison County, MS, none occur on habitat contained of the subject property.

Project Purpose and Need: The purpose of this project is to construct a single-family residential subdivision in an area with increasing demand for single-family residences.

Intended Use: Commercial

Will the Proposed Project have a Public Benefit?: Yes

Increased tax base:  
 Increased employment:  
 National security benefits:  
 Improved habitat:  
 Other:

Does Project area contain any marsh Vegetation?: No

What measures will be taken to reduce detrimental off-site effects to the Coastal Wetlands during and after the proposed activity?: Best Management Practices

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### Impact Information:

**Number of Impact Types**

**01**

**Impact Type:**

**Wetland Fill**

Permanent or Temporary?

Permanent

Specific Purpose of Fill (Wetland Fill)

Improve project area to construct roads, utility easement, single family building pad areas.

Acreage/Square Footage or Linear Feet (Wetland Fill)

2.88

Specify Unit of Measurement (Wetland Fill)

01. Acreage

Cubic Yards of Fill

13,000

Material (Wetland Fill)

Fill Material Type (Wetland Fill) Sandy Clay

Habitat Type (Wetland Fill) 02. Bottomland Hardwood

Mitigation Type(Wetland Fill) 01. Credit Purchase

Is this a component of a larger project? No

Is any portion of this impact complete? No

### **Additional information relating to the proposed activity**

Have any other federal, state, or local agencies issued permits or other types of approvals for the proposed project?: No

Have any other federal, state, or local agencies denied approval for the proposed project?: No

### **Project Schedule**

Do you know the Proposed Start Date? Yes  
01/01/2023

Do you know the Proposed Completion Date? Yes  
01/01/2024

Do you know the Estimated Cost of the Project? Yes

\$1,500,000.00

**Adjacent Property Owners:**

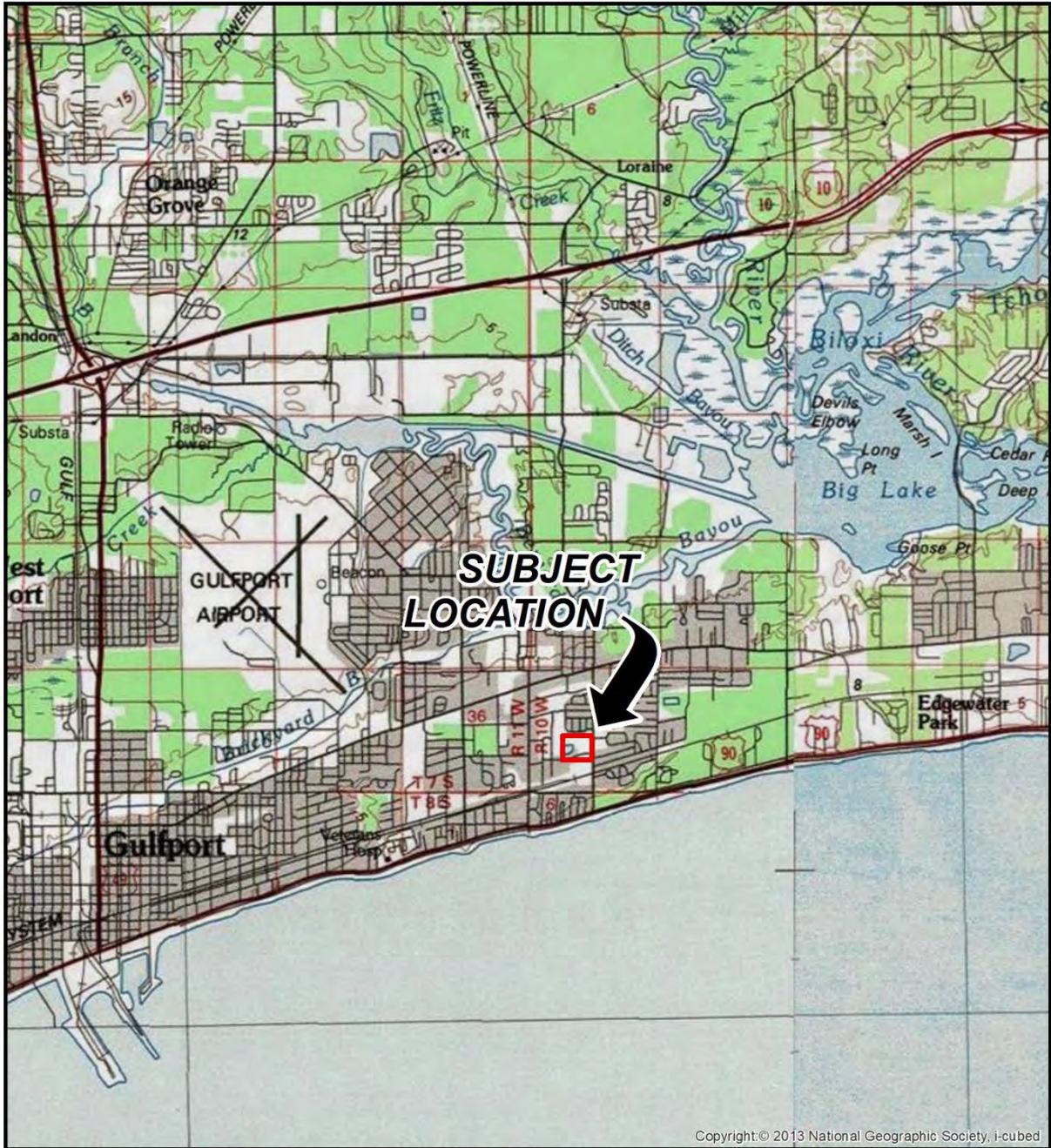
**Application Certified by:** Mitch Tinsley

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**Attachment “A”**  
**PERMIT DRAWINGS**

**Gulf Grove Subdivision**

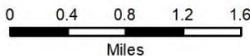
*Section 19, T-7-S, R-10-W*  
**Gulfport, Harrison County, MS**



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**FIGURE 1**

Purpose: Permit Drawing  
 Base Map: ESRI USA Topo Maps  
 Source: USGS, NGS, i-cubed  
 Map Date: June 16, 2022



**PROJECT LOCATION  
 MAP**



**ECOLOGICAL  
 ASSET  
 MANAGEMENT, LLC**

**Permit Drawing for  
 Gulf Grove Subdivision  
 Project Area**

Location: Gulfport MS  
 Portion of Section 31;  
 Township-7-South; Range-10-West  
 County: Harrison County, MS

Figure 1. Project Location

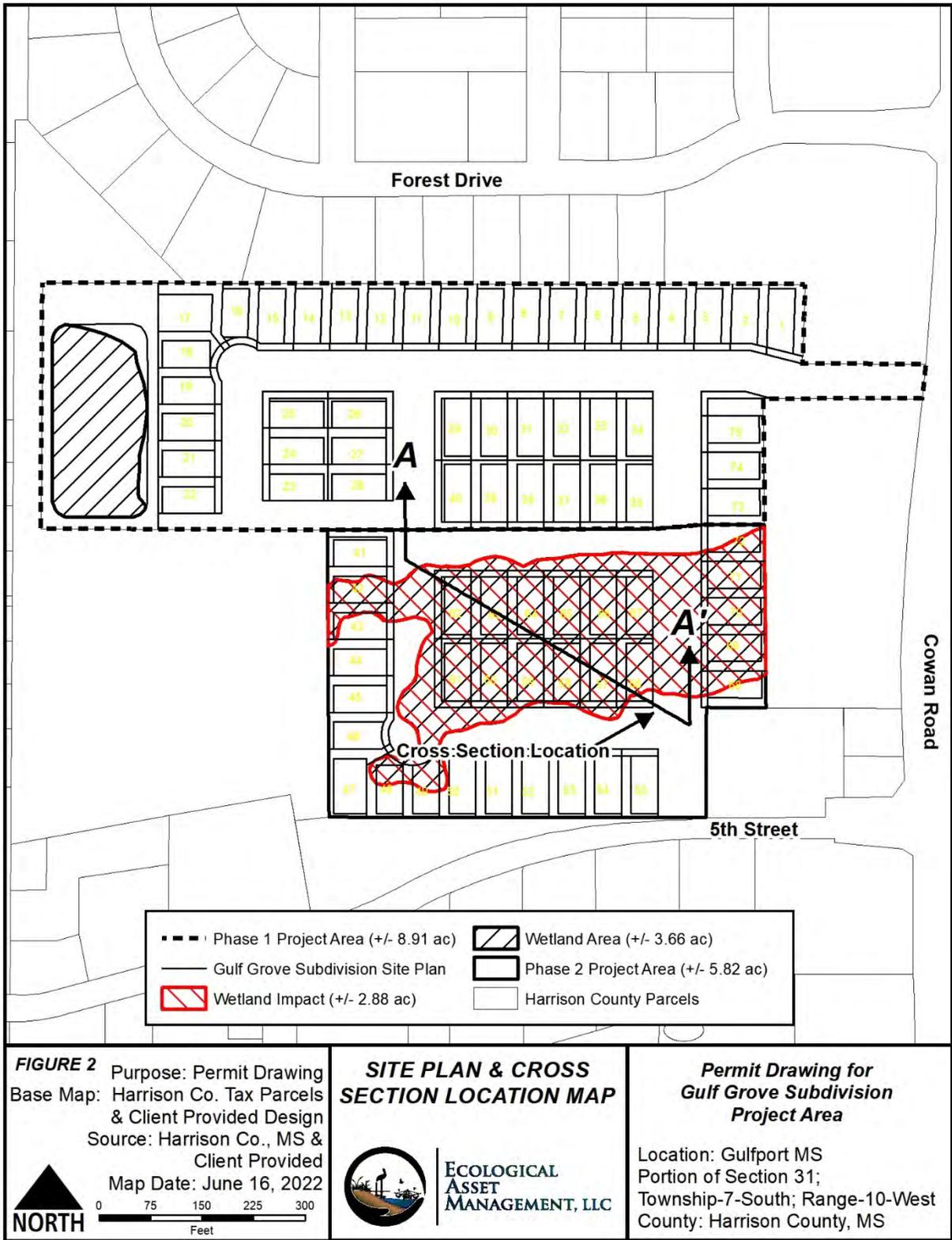
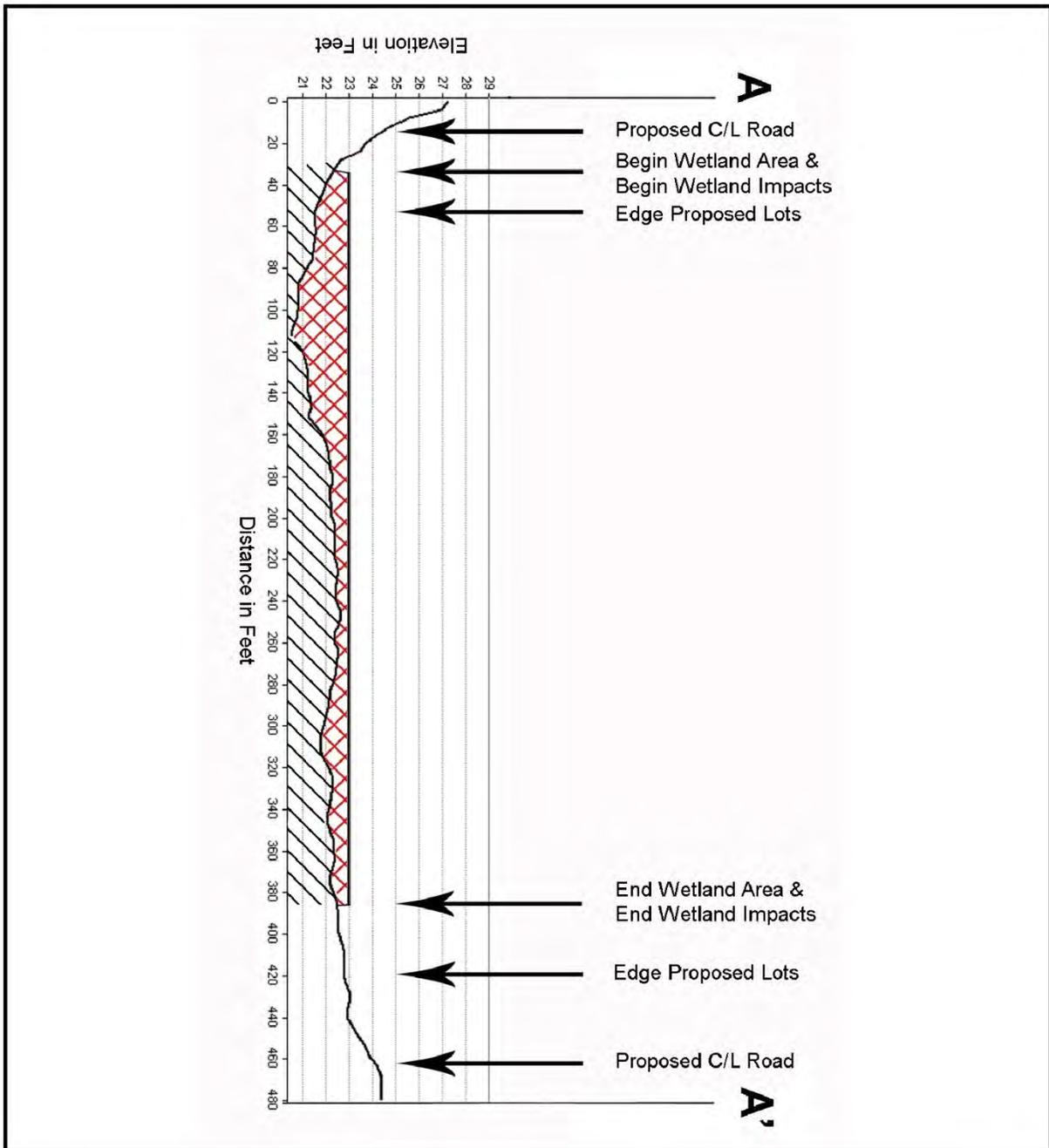


Figure 2. Proposed Site Plan & Cross Section Location



**FIGURE 3**

Purpose: Permit Drawing  
 Base Map: USGS (2014) LiDAR  
 Digital Elevation Model  
 Source: MARIS & EAM  
 Map Date: June 16, 2022  
**SCALE: As Shown**

**TYPICAL CROSS SECTION DRAWING**

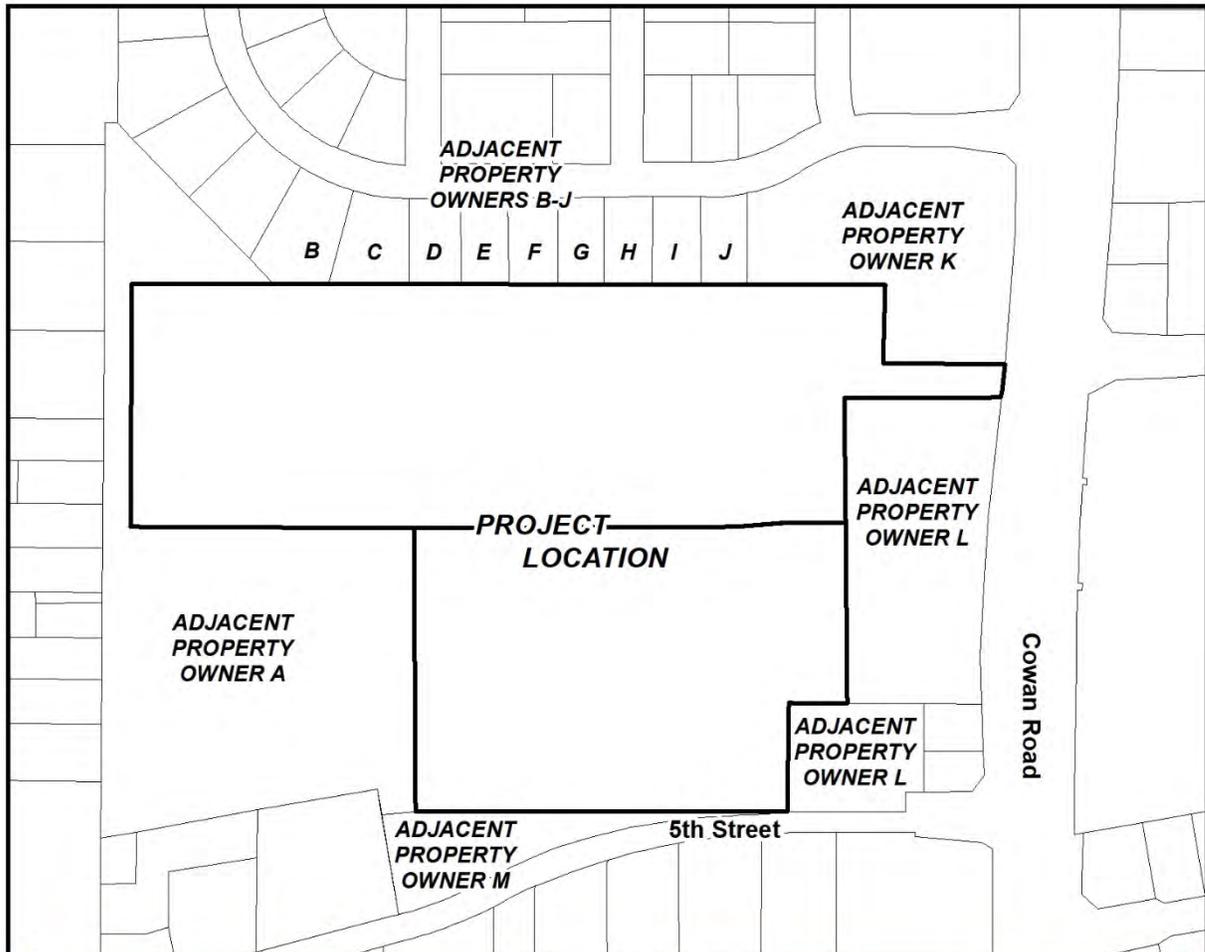


**ECOLOGICAL  
 ASSET  
 MANAGEMENT, LLC**

**Permit Drawing for  
 Gulf Grove Subdivision  
 Project Area**

Location: Gulfport MS  
 Portion of Section 31;  
 Township-7-South; Range-10-West  
 County: Harrison County, MS

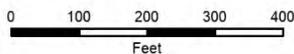
Figure 3. Typical Cross Section Drawing



Gulf Grove - Adjacent Land Owners Detail Table				
ID	GISP ID	Name	Address	City, State, Zip
A	1010M-01-012.000	CITY OF GULFPORT	N/A	N/A
B	1010M-01-010.000	SMITH MONIQUE & FREDERICK	4306 NORTH SHALLOWFORD RD APT 2319	ATLANTA GA30341
C	1010M-01-009.000	ROBINSON CAROLYN B	1303 FOREST DR	GULFPORT MS39501
D	1010M-01-008.000	WELCH ROBERT J & MINNIE H	1305 FOREST DR	GULFPORT MS39507
E	1010M-01-007.000	DAUGHERTY ANNA LEE STRONG	1307 FOREST DR	GULFPORT MS39501
F	1010M-01-006.000	PRIMUS SARAH E	1309 FOREST DR	GULFPORT MS39502
G	1010M-01-005.000	BOSS RUBY	1311 FOREST DR	GULFPORT MS39507
H	1010M-01-004.000	ZANDERS KATHERINE A/K/A	1313 FOREST DR	GULFPORT MS39507
I	1010M-01-003.000	LOMBARD DIONNE	1315 FOREST DRIVE	GULFPORT MS39503
J	1010M-01-002.000	CARR LATOYA	1317 FORREST DR	GULFPORT MS39507
K	1010M-01-001.000	COWAN ROAD BAPTIST CHURCH OF GPT	P O BOX 7195	GULFPORT MS39506
L	1010M-01-013.000	SLIDE RULE LLC	139 BAYOU CIRCLE	GULFPORT MS 39507
M	1010M-01-016.000	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT MS 39507

**FIGURE 4**

Purpose: Permit Drawing  
 Base Map: Harrison Co. Tax Parcels  
 Source: Harrison County, MS  
 Map Date: June 16, 2022



**ADJACENT PROPERTY  
 OWNER MAP &  
 DETAIL TABLE**



**ECOLOGICAL  
 ASSET  
 MANAGEMENT, LLC**

**Permit Drawing for  
 Gulf Grove Subdivision  
 Project Area**

Location: Gulfport MS  
 Portion of Section 31;  
 Township-7-South; Range-10-West  
 County: Harrison County, MS

Figure 4: Adjacent Landowner Map & Table

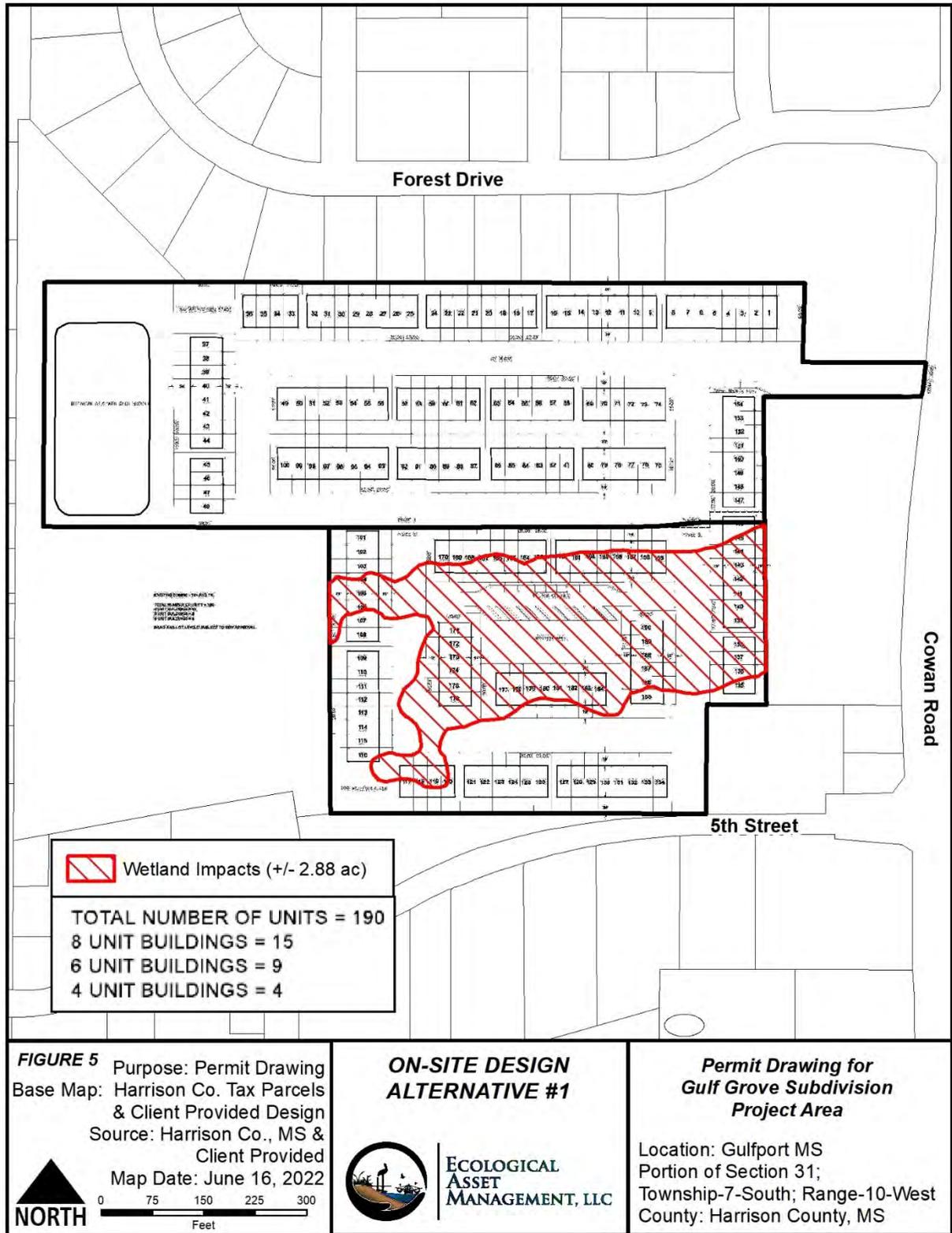


Figure 5: On-Site Design Alternative #1

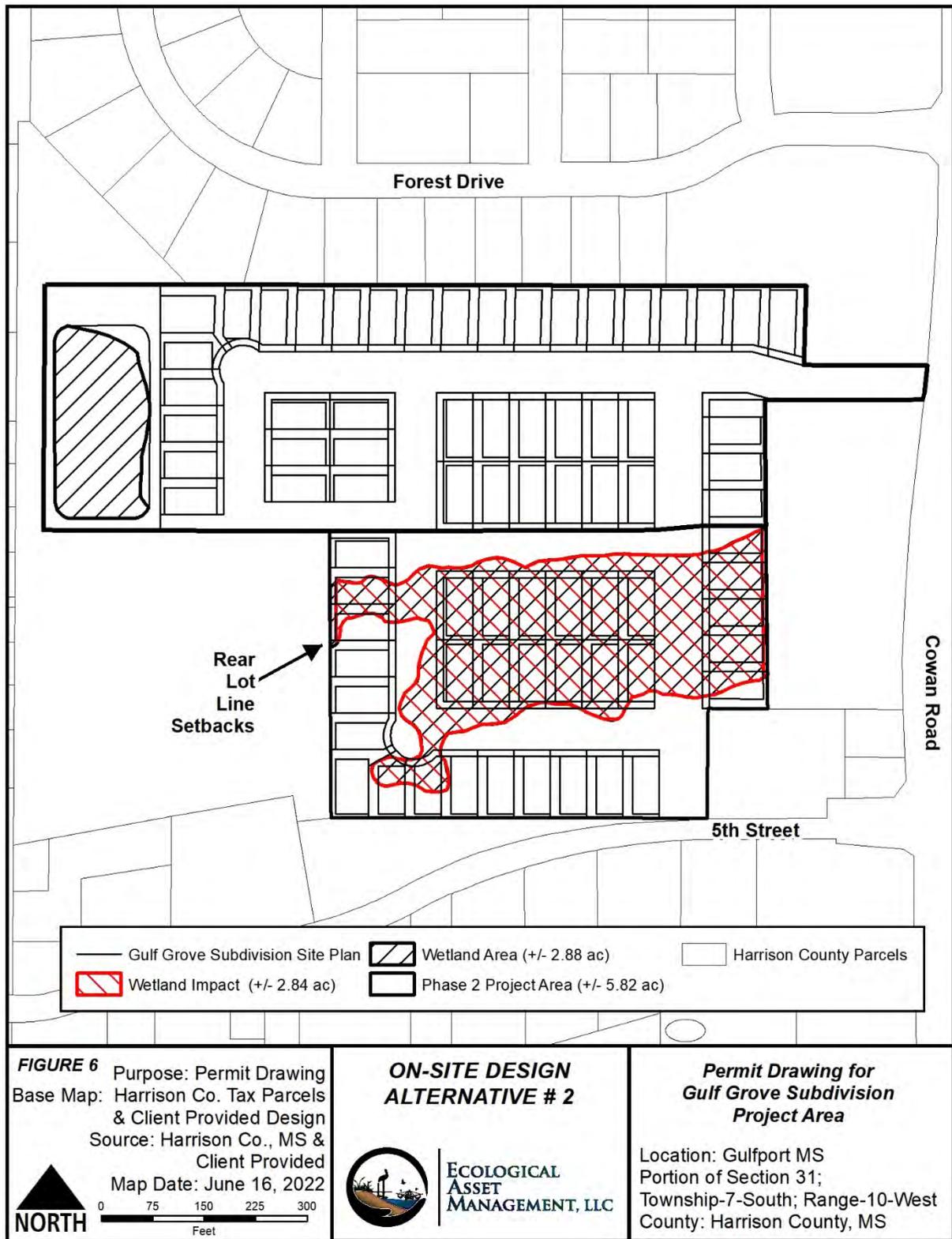


Figure 6: On-Site Design Alternative #2

**Attachment “B”**  
**AGENT AUTHORIZATION**

**Gulf Grove Subdivision**

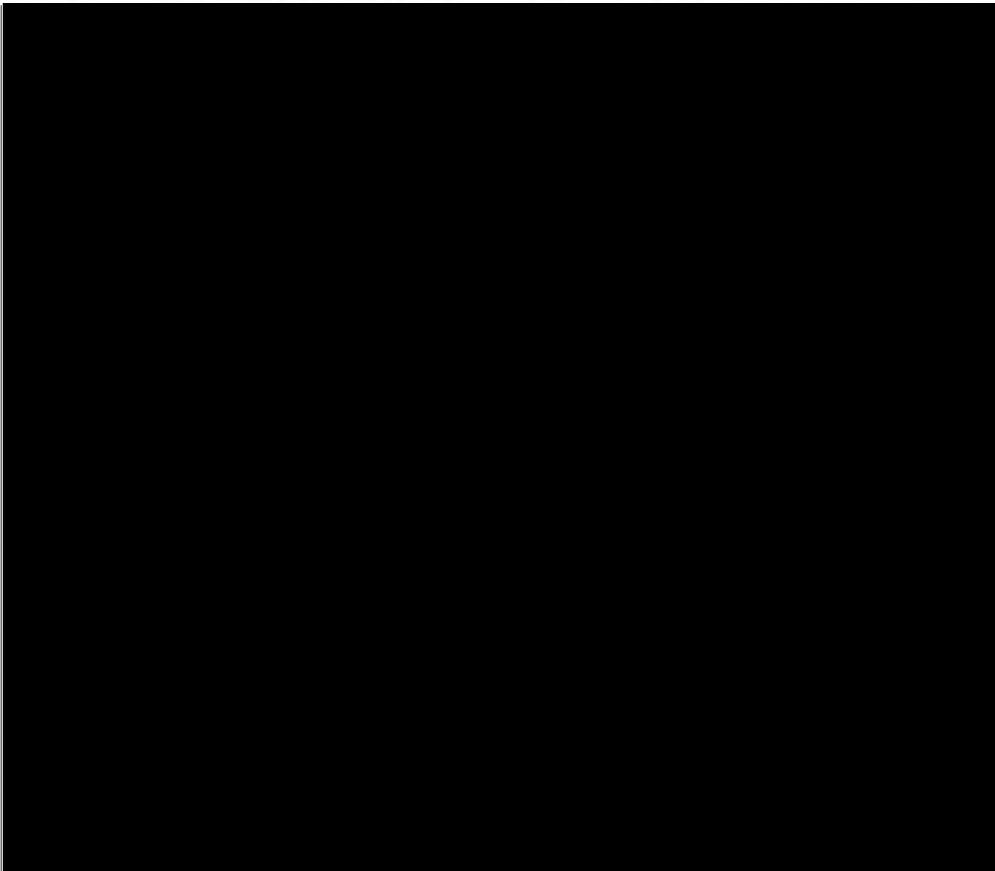
*Section 31, T-7-S, R-10-W*  
**Gulfport, Harrison County, MS**



## MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

### Agent Authorization

I authorize the person(s) and/or company listed below to act as my agent regarding the proposed project as described in the Joint Application and Notification at the location listed below:



West

07

Figure B-1: Signed Agent Authorization

**Attachment “C”**

**ENVIRONMENTAL ASSESSMENT**

**Gulf Grove Subdivision**

*Section 31, T-7-S, R-10-W*  
**Gulfport, Harrison County, MS**

# **Environmental Assessment**

## **Project Description**

The project consists of the construction of a single-family residential subdivision on a +/- 14.85-acre project area in Gulfport, MS. The subject property is more specifically located in Section 31, Township-7-South, Range-10-West (Figure 1), Gulfport, Harrison County, MS.

In September 2007, a project that was authorized within a portion of the subject property was issued a permit to construct a 100 unit apartment complex and two retail outlets in the corporate limits of Gulfport, Harrison Mississippi. Permit SAM-2006-02729-JAM authorized impacts to low-quality jurisdictional wetlands in the form of 3.94 acres of fill and an additional 1.5 acres for an on-site detention pond. Mitigation efforts for said permit consisted of credit purchase; a total of 7.88 credits were purchased to offset the 3.94 acres of wetland impact at a 2:1 ratio.

The proposed residential development is being planned in a rapidly growing area of the Mississippi Gulf Coast. The project will entail land clearing and the permanent filling of +/- 2.88 acres of low-quality jurisdictional wetlands. The filling of the property will require +/- 13,000 cubic yards of sandy clay material sourced from a state-authorized mining pit (ID: MSR321437). The project will provide additional single-family residences to meet the needs of a rapidly growing area in the corporate limits of Gulfport, Mississippi. Best management practices will be employed to ensure that the fill material will not contaminate surrounding wetlands and/or other waters of the U.S.

## **Purpose and Need for Project**

The purpose of the project is to develop a single-family residential subdivision outside of the storm surge hazard locations (NOAA) to provide needed housing in a rapidly growing market. The project, as proposed, allows for the construction of all improvements necessary for the development of a 75-lot residential subdivision zoned by the City of Gulfport as a combination of Limited Commercial Zone (T4L) and Commercial Zone (T4+). The project area is currently in the process of being rezoned to Single Family Residential (Low Density) (R-1-7.5). There is high demand for housing in desirable areas such as the subject location.

The proposed project location is situated 350 feet from the Cowan Lorraine traffic corridor that connects Highway 90 to Interstate 10. In recent years, this corridor has been experiencing a sharp increase in both commercial and residential development. This site is located along the southern portion of Cowan Road with opportunities for work in the nearby industrial parks located directly north as well the newly erected commercial store fronts, healthcare offices and restaurants that can be found less than a mile from the project area. Additionally, the proposed subdivision would be located within 2 miles of Anniston Avenue Elementary, Bayou View Elementary and Middle School and Gulfport High School. These schools are highly ranked within the Gulfport School District, which is recognized as a SACS/CASI Quality School District and top 10 districts within the state.

## Alternatives

Identified project and project alternatives include: (1) construction of proposed 75-lot single-family residential subdivision, (2) construction of an 18-building multi-family housing complex, (3) construction of a 75-lot subdivision with less impact, (4) alternative sites and (5) the no-build alternative.

- (1) The project, as proposed, provides the minimal buildable lots required to develop an economically feasible project that can suit the housing needs for the proposed area. The project as proposed will produce the revenue required for the necessary infrastructural improvements while maintaining an adequate profit margin for the applicant. (See Fig. 2)
- (2) An alternative design was considered that included the construction of an 18-building multi-family housing complex. This alternative does not reduce wetland impacts. The purpose of the project is to construct a single-family residential subdivision, so this design does not satisfy the purpose and need of the project. (See Fig. 5)
- (3) This alternative reduces impacts on the site's wetlands by +/- 0.04 acres. Though this design minimizes impact, it does not support the minimum setback requirements to support the proposed residence and appurtenances. The project design and layout have been specifically designed to adhere to the current setbacks and square footage requirements by the City of Gulfport planning and zoning commission. (See Fig. 6)
- (4) Alternative sites for the project were investigated. The description of the sites and the reason they were not selected over the proposed location can be found in Appendix C-1 – Alternative Site Analysis.
- (5) The no build alternative is undesirable because it would not satisfy the purpose and need for the project and would make the applicant unable to earn potential income.

## Affected Environment

### Site Analysis

The project area consists of a mixed forested/shrub upland vegetative community and a freshwater forested/shrub wetland vegetative community.

### Vegetation

The subject property contains a mixed forested/shrub upland vegetative community and a freshwater forested/shrub wetland vegetative community.

The mixed forested/shrub upland vegetative community is dominated by *Quercus nigra* (Water Oak), *Quercus virginiana* (Southern Live Oak), *Ilex vomitoria* (Yaupon), *Pinus elliottii* (Slash Pine), *Ligustrum sinense* (Chinese Privet), *Morella cerifera* (Wax Myrtle), *Solidago sempervirens* (Seaside Goldenrod) and *Lygodium japonicum* (Japanese Climbing-fern).

The freshwater forested/shrub wetland vegetative community is dominated by *Quercus nigra* (Water Oak), *Magnolia virginiana* (Sweetbay Magnolia), *Osmunda cinnamomea* (Cinnamon Fern),

*Woodwardia areolata* (Netted Chainfern), *Nyssa sylvatica* (Black Tupelo) and *Ilex coriacea* (Gallberry).

### **Wetlands**

A wetland delineation and Wetland Rapid Assessment Procedure (WRAP) were completed by Ecological Asset Management, LLC and are included in this submittal. The results of the study determined that the site contains +/- 3.66 acres of federally regulated wetlands of low quality.

### **Water Quality**

The local hydrology was investigated extensively throughout the project area. It was determined that the natural hydrology has not been recently altered. Within the southern wetland system, drainage is primarily driven westward by topography. The project area receives drainage inputs via sheet flow from adjacent parcels, as well as from a small (+/- 1 ft) culvert located along the eastern property line. The on-site wetland system remains connected to adjacent wetlands in the northwestern corner of the project area.

Within the northern portion of the subject area, most drainage is directed westward by elevation and a storm water system that remains from previous site improvements. This drainage is directed into a retention pond in the western portion of the project area.

### **Cultural Resources**

To comply with Section 106 of the National Historic Preservation Act and 36 CFR Part 800 a request for a Cultural Resources Assessment was made to the Mississippi Department of Archives and History (MDAH) on March 15, 2022. A response received on March 23, 2022 (Figure C-2), stated that due to the topography of the area, a cultural resource survey will need to be performed on the entirety of the project area. A CRS Phase 1 survey was performed on potential area of impact on May 11, 2022, by TerraXplorations. Their findings suggested that no cultural resources are likely to be affected on the subject property due to the proposed development. The results of that survey and report are pending review and concurrence by USACE & Mississippi Department of Archives and History (MDAH).

### **Threatened and Endangered Species**

Based on the field survey conducted by EAM personnel, it was determined that of the vulnerable species noted in Table 1, only the following three species could persist within the geographical region: *Gopherus polyphemus* (Gopher Tortoise), *Pituophis melanoleucus lodingi* (Black Pine Snake) and *Picoides borealis* (Red-cockaded Woodpecker). Ecological Asset Management, LLC biologists with expertise in T&E species surveys conducted an extensive field investigation using a sub-meter Global Positioning System (GPS) to delineate any potential habitat and to identify any threatened individuals or populations. This field survey was conducted on February 7, 2022.

Upon completion of the field survey, it was determined that no known species listed as threatened and/or endangered will be impacted by the proposed project, nor is the habitat within the range of the proposed development suitable for any of the county's vulnerable species.

Common Name	Scientific Name	Type	Status
Alabama Red-bellied Turtle	<i>Pseudemys alabamensis</i>	Reptile	Endangered
Gopher Tortoise	<i>Gopherus polyphemus</i>	Reptile	Threatened
Black Pinesnake	<i>Pituophis melanoleucus lodingi</i>	Reptile	Threatened
Leatherback Sea Turtle	<i>Dermochelys coriacea</i>	Reptile	Endangered
Kemp's Ridley Sea Turtle	<i>Lepidochelys kempii</i>	Reptile	Endangered
Hawksbill Sea Turtle	<i>Eretmochelys imbricata</i>	Reptile	Endangered
Loggerhead Sea Turtle	<i>Caretta caretta</i>	Reptile	Threatened
Dusky Gopher Frog	<i>Rana sevosia</i>	Amphibian	Endangered
Red-cockaded Woodpecker	<i>Picoides borealis</i>	Bird	Endangered
Piping Plover	<i>Charadrius melodus</i>	Bird	Threatened
Red Knot	<i>Calidris canutus rufa</i>	Bird	Threatened
Wood Stork	<i>Mycteria americana</i>	Bird	Threatened
Eastern Black Rail	<i>Laterallus jamaicensis ssp. jamaicensis</i>	Bird	Threatened
Gulf Sturgeon	<i>Acipenser oxyrinchus desotoi</i>	Fish	Threatened
West Indian Manatee	<i>Trichechus manatus</i>	Mammal	Threatened
Louisiana Quillwort	<i>Isoetes louisianensis</i>	Plant	Endangered

**Table 1:** Threatened and Endangered Species of Harrison County, MS as of June 29, 2022. Source: U.S. Fish and Wildlife Service: Information for Planning and Consultation.

### Wildlife and Fisheries

The project area consists of a mixed forested/shrub upland vegetative community and a freshwater forested/shrub wetland vegetative community.

### Socio-Economics

The subject property is currently zoned as a combination of Limited Commercial Zone (T4L) and Commercial Zone (T4+). Currently, except for property taxes, the property is not generating any revenues for the City of Gulfport.

## **Environmental Consequences**

### **Wetland Impacts**

The project will require the filling of +/- 2.88 acres of low-quality jurisdictional wetlands. Any impacts to these wetlands will be compensated for by the purchase of offsite wetland mitigation credits from an approved mitigation site.

As proposed, a +/- 0.78 acre wetland area in the northwestern portion of the project area will not be impacted. Rather, this area will serve as retention.

### **Water Quality**

No degradation of water quality chemistry is expected to result from the presence of the proposed project. The stabilization of the upland area will decrease the amount of silt run-off from the adjacent uplands.

### **Cultural Resources**

The project does not anticipate any adverse effects on cultural resources within the project area. If artifacts or archaeological features are encountered during projects activities, all activities shall cease and the USACE, Mobile District and MDAH will be consulted with immediately.

### **Threatened and Endangered Species**

The project will have no known adverse effects on species listed as threatened or endangered by the U.S. Fish and Wildlife Service.

### **Wildlife and Fisheries**

The project area consists of a small, isolated forested/shrub community that is surrounded by residential and commercial development. The property lacks any wildlife corridors to off-site, undeveloped areas. Therefore, the property provides minimal habitat value for wildlife such as fur-bearing animals and avian species. It has been determined that the proposed development will not lead to any notable impacts to any animal populations that may persist within the project area.

### **Socio-Economics**

The socio-economic impacts of the proposed subdivision would be positive. Residents of The City of Gulfport and the MS Gulf Coast would most likely fill additional employment opportunities created by the developmental phases of this project. Building materials would likely be obtained from local building supply stores. The City of Gulfport will benefit from ad valorem taxes generated from the new subdivision, as well as an increase in property value taxes.

## Works Cited

Ecological Asset Management, LLC

2022. +/-5.95 -Acre Cowan Multifamily Project Area, Gulfport, Harrison County, MS.

Ecological Asset Management, LLC

2022. +/-8.9 -Acre Cowan Multifamily Project Area, Gulfport, Harrison County, MS.

NOAA/NWS/NHC Storm Surge Unit

*Story map Series*. National Storm Surge Hazard Maps.

<https://noaa.maps.arcgis.com/apps/MapSeries/index.html?appid=d9ed7904dbec441a9c4dd7b277935fad&entry=1>, Electronic map accessed: March 2, 2022.

U.S. Fish & Wildlife Service: Information for Planning and Consultation

2022. *IPaC Resource List*.

<https://ipac.ecosphere.fws.gov/location/CWPNCLIH5VEBJGXB7CMZO2VEO4/resources>,

Electronic document accessed: June 29, 2022.

## **Appendix C-1**

### **Alternative Site Analysis and Map For Environmental Assessment**

#### **Gulf Grove Subdivision**

*Section 31, T-7-S, R-10-W*  
**Gulfport, Harrison County, MS**

## Alternative Off-Site Analysis

The applicant’s agents utilized the Mississippi Gulf Coast Realtor Multiple Listing Service (MLS) to locate available potential alternative sites. Ecological Asset Management, LLC (EAM), then analyzed the potential environmental impacts as well as the economic feasibility associated with each potential alternative. Key parameters used in the scoping process that were investigated, include but were not limited to: size (10-20 acres), within the corporate limits of the city of Gulfport, access to primary traffic corridors and road frontage. Currently marketed land/unimproved property sites were analyzed, and those alternative sites are discussed here. The National Wetland Inventory (NWI), the Web Soil Survey (WSS), Google Earth, LiDAR imagery, as well as professional judgements were utilized to analyze the environmental settings associated with each alternate site for the proposed project and to make estimates for wetland acreage.

A summary describing each alternative site and the criteria for not selecting each site is listed and the highest qualifying site (A) is also detailed with the provided mapping data, are as follows:

Site	Zoning	Size	Location	LEDPA	Cost
Proposed	No	Yes	Yes	Yes	Yes
Alternative “A”	Yes	Yes	Yes	No	Yes
Alternative “B”	Yes	Yes	No	No	No
Alternative “C”	No	Yes	Yes	No	No

Assessment analysis of proposed and alternative sites. Zoning indicates whether the site is currently zoned for the project type. Size indicates whether the site fits the project size requirements. Location indicates whether the property is within a desirable distance (0-1 mi) from primary traffic corridors. The Least Environmentally Damaging Practicable Alternative (LEDPA) is determined based on potential impacts on wetland, open water and habitat corridors. Cost indicates whether the site is financially viable based on cost of property, cost to develop and cost of permitting.

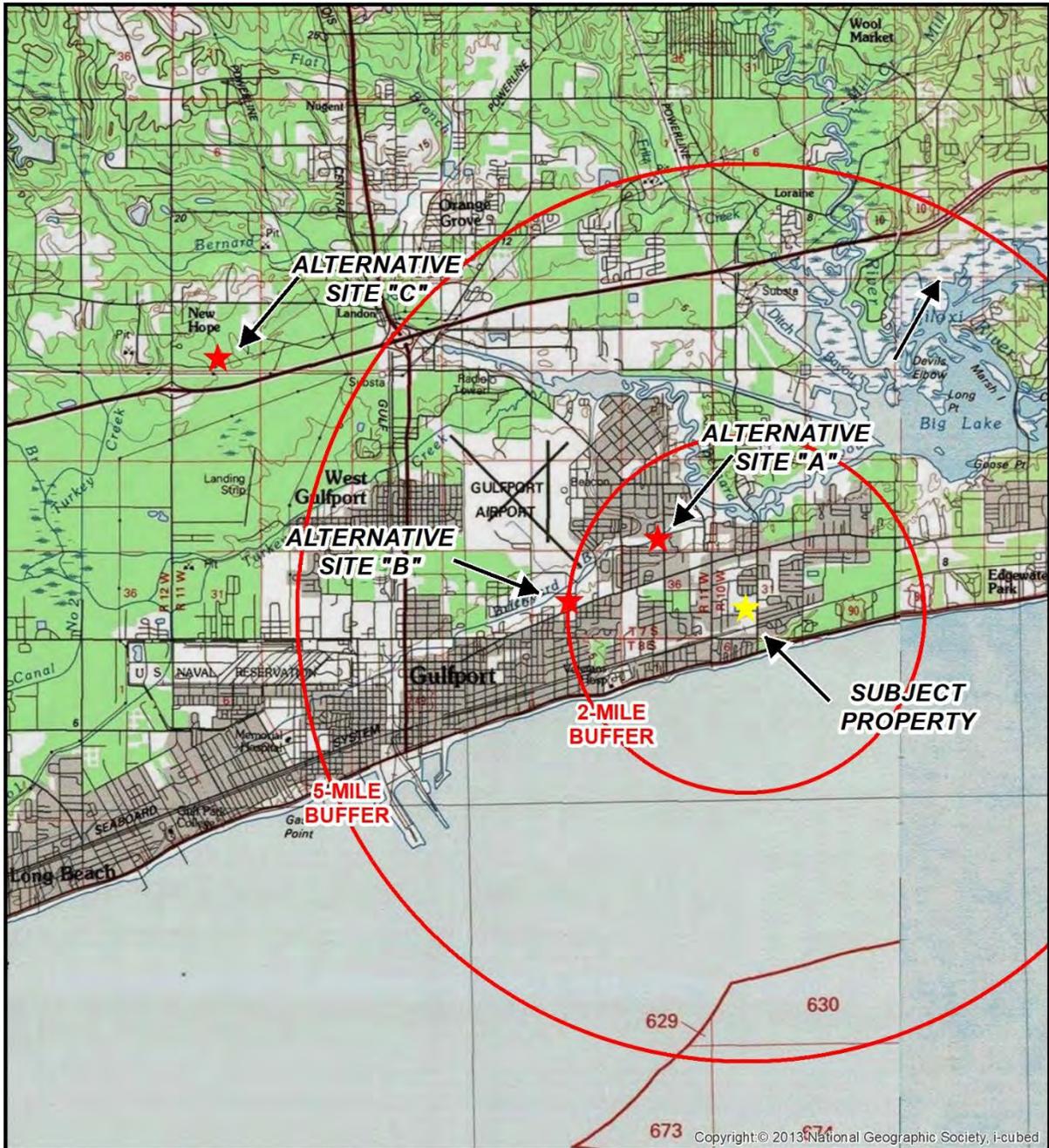
### Proposed Site

The proposed site is located on 5th Street in Gulfport, MS. The site is 14.85 acres, undeveloped and zoned as a combination of Limited Commercial Zone (T4L) and Commercial Zone (T4+). This site is currently in the process of being rezoned to Single Family Residential (Low Density) (R-1-7.5).

**Location:** The parcel is situated 350 ft from the Cowan Lorraine traffic corridor. The proposed site is situated 1.1 miles from Anniston Avenue Elementary. Additionally, the proposed subdivision would be within 1 miles of Rouse’s Market. The location of this site also provides ease of access to facilities and leisure areas.

**Environment:** The proposed site location contains 3.66 acres of jurisdictional wetlands. The site is surrounded by single-family residential and commercial development and, therefore, does not maintain valuable habitat corridors. The site is not adjacent to traditional navigable waters (TNW) nor is it tidally influenced.

**Cost:** The site is currently owned by the prospect developer. The need for site clearing, mitigation and purchase/transport of fill material contributes to the cost to develop the subject property.



**FIGURE C-1**  
 Purpose: Permit Drawing  
 Base Map: Harrison Co. Tax  
 Parcels & ESRI USA Topo Maps  
 Source: Harrison Co. MS, USGS,  
 NGS, i-cubed  
 Map Date: June 16, 2022

**NORTH**

0 0.5 1 1.5 2  
 Miles

**OFF-SITE ALTERNATIVE  
 LOCATION MAP**



**ECOLOGICAL  
 ASSET  
 MANAGEMENT, LLC**

**Permit Drawing for  
 Gulf Grove Subdivision  
 Project Area**

Location: Gulfport MS  
 Portion of Section 31;  
 Township-7-South; Range-10-West  
 County: Harrison County, MS

Figure C-1: Off-Site Alternative Location Map

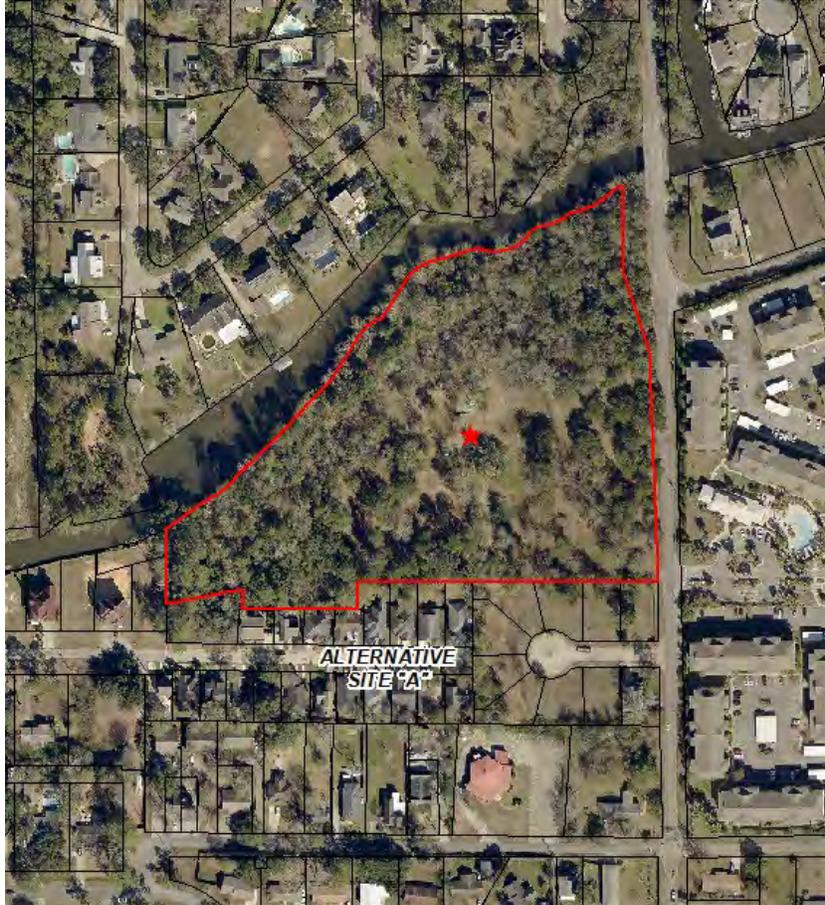


Figure C-1A: Alternative Site “A” Map

### **Alternative Site “A”**

Site “A” (PIDN: 0910G-02-008.000) is located on Courthouse Road in Gulfport, MS. The site is 10.32 acres, undeveloped and zoned as Single-Family Residential (Low Density) (R-1-7.5).

**Location:** The parcel is situated 1.1 miles from the Cowan Lorraine traffic corridor. The site is situated 0.8 miles from Pass Road Elementary. Additionally, this site would be within 0.7 miles of Froogel’s Cost+ Foods and within 0.4 miles of Exxon. The location of this site provides ease of access to facilities and leisure areas. This property is less than a mile from the Gulfport-Biloxi International Airport (GPT).

**Environment:** The proposed site location appears to contain +/- 6 acres of jurisdictional wetlands. The site is partially surrounded by residential development, but it maintains a valuable habitat corridor that is contiguous with Brickyard Bayou. The site is adjacent to traditional navigable waters (Brickyard Bayou).

**Cost:** The site is currently listed for \$499,000 (\$48,300 per acre). The need for site clearing, mitigation and purchase/transport of fill material contributes to the cost to develop the subject property.



Figure C-1B: Alternative Site “B” Map

### **Alternative Site “B”**

Site “B” is located on Pass Road in Gulfport, MS (PIDN: 0910M-01-001.000). The site is 15 acres, undeveloped and zoned as Single-Family Residential (Medium Density) (R-2).

**Location:** The parcel is situated 2 miles from the 25<sup>th</sup> Avenue traffic corridor. The proposed site is situated 0.7 miles from Central Elementary and 1.5 miles from Gulfport High School. Additionally, the proposed subdivision would be within 3 miles of multiple grocery and convenience stores. The location of this site also provides ease of access to facilities and leisure areas. This property is adjacent to the Gulfport-Biloxi International Airport (GPT).

**Environment:** The proposed site location appears to contain +/- 3 acres of wetlands. The site is mostly surrounded by commercial development, but it does maintain a natural habitat buffer that is contiguous with Brickyard Bayou. The site is adjacent to traditional navigable waters (Brickyard Bayou).

**Cost:** The site is currently listed for \$803,750 (\$53,500 per acre). The need for site mitigation and purchase/transport of fill material contributes to the cost to develop the subject property.



Figure C-1C: Alternative Site “C” Map

### Alternative Site “C”

Site “C” is located on 16<sup>th</sup> Street in Gulfport, MS (PIDN: 0709F-01-001.002). The site is 18.1 acres, undeveloped and zoned as Neighborhood Commercial (C-1). Rezoning would be required to achieve the product desired by the developer.

**Location:** The parcel is situated 0.8 miles from the Canal Road traffic corridor. The site is situated 4.2 miles from Orange Grove Elementary. Additionally, this site would be within 3.6 miles of Walmart Neighborhood Market. The location of this site provides ease of access to facilities and leisure areas, and it is next to Gulfport Sportsplex and Gulf Islands Waterpark.

**Environment:** This site location appears to contain +/- 16 acres of jurisdictional wetlands. The site is partially surrounded by commercial development, but it maintains a valuable habitat corridor that leads to Bernard Bayou. The site is not adjacent to traditional navigable waters (TNW) nor is it tidally influenced.

**Cost:** The site is currently listed for \$2,200,000 (\$137,500 per acre). The need for site clearing, mitigation and purchase/transport of fill material contributes to the cost to develop the subject property.

## **Appendix C-2**

### **MDAH Letter for Cultural Resource Survey Assessment Response**

#### **Gulf Grove Subdivision**

*Section 31, T-7-S, R-10-W*  
**Gulfport, Harrison County, MS**

March 23, 2022

Mr. Mitch Tinsley  
Ecological Asset Management, LLC  
803 Highway 90  
Bay St. Louis, Mississippi 39520

RE: Proposed Fill of 2.75 Acres of Low Quality Wetlands for the Construction of an Apartment Complex, Cowan Road and 5th Street, Gulfport, by G&B Homes, LLC, (USACE) MDAH Project Log #03-130-22, Harrison County

Dear Mr. Tinsley:

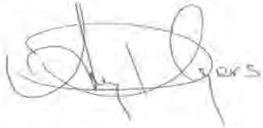
We have reviewed your March 15, 2022, request for a cultural resources assessment, for the above referenced project in accordance with our responsibilities under Section 106 of the National Historic Preservation Act and 36 CFR Part 800.

After review, due to the topography of the area and the presence of recorded archaeological sites in close proximity to the project area, it is our determination that a cultural resources survey must be performed by a professional archaeologist. The resulting report should reference the project log number above on the title page.

A list of individuals who have represented themselves as being willing and qualified to do archaeological survey work in Mississippi will be furnished upon request. A copy of this letter should be made available to the contracting archaeologist(s).

If you have any questions, please do not hesitate to call us at (601) 576-6940.

Sincerely,



Amy D. Myers  
Review and Compliance Assistant

FOR: Katie Blount  
State Historic Preservation Officer

## **Appendix C-3**

# **Wetland Rapid Assessment Procedure (WRAP) For Environmental Assessment**

## **Gulf Grove Subdivision**

*Section 31, T-7-S, R-10-W*  
**Gulfport, Harrison County, MS**

PROPOSED  
 EXISTING CONDITIONS

## WETLAND RAPID ASSESSMENT PROCEDURE

COUNTY: Harrison PROJECT: \_\_\_\_\_ DATE: 5-Jul-22 REVIEWER: D. Bartlett and R. Ellis FLUCCS CODE: \_\_\_\_\_  
 APP. #: \_\_\_\_\_ Gulf Grove Subdivision WETLAND TYPE:  FORESTED  Non-Forested

LAND USE CATEGORY	WETLAND AREA	SECONDARY IMPACTS	MELALEUCA INVASION >50%
Single Family Residential	2.88 ACRES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES %= _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
	2.88 ACRES OF IMPACT	ACRES	

WILD LIFE UTILIZATION 1

WETLAND CANOPY 1.5

WETLAND GROUND COVER 1

HABITAT SUPPORT / BUFFER 0.9

BUFFER TYPE	SCORE	% AREA	SUB TOTAL
Low intensity commercial	0.5	20	0.1
Single-family residential	1	40	0.4
Platted subdivision (undeveloped)	1	40	0.4
			0
			0

### WRAP SCORE

32.78%

FIELD HYDROLOGY 0.5

WATER QUALITY INPUT & TREATMENT 1

LAND USE CATEGORY	SCORE	% AREA	SUB TOTAL
Single-family residential	1.5	80	1.2
Low intensity commercial	2	20	0.4
			0
			0
			0
<b>LU TOTAL</b>			<b>1.6</b>

PRETREATMENT CATEGORY	SCORE	% AREA	SUB TOTAL
no treatment	0	80	0
combo. grass swales with dry detention	2	20	0.4
			0
			0
			0
<b>PT TOTAL</b>			<b>0.4</b>

**WILDLIFE UTILIZATION**  
 Limited amounts of upland food sources are present within the area's immediate vicinity. The site is completely surrounded by residential and commercial development and is subject to disturbance. Adequate protective cover for wildlife.

---

**WETLAND CANOPY**  
 Wetland overstory/shrub canopy is providing habitat support. Large amounts (+/- 50%) of undesirable tree or shrub species. Few snags present.

---

**WETLAND GROUND COVER**  
 Ground cover exhibits large amounts of undesirable species. The vegetative groundcover does not appear to be subject to frequent disturbance.

---

**HABITAT SUPPORT/BUFFER**  
 The property is surrounded by single-family residential subdivisions and commercial property. There are no undeveloped wildlife corridors.

---

**FIELD HYDROLOGY**  
 Notable amounts of evidence of upland plants encroaching into wetland areas were observed. Plant communities are healthy, although there may be some signs of improper hydrology. The site's surface has been subject to disturbance from large equipment. The site is rutted and its surface is undulating.

---

**WQ INPUT & TREATMENT**  
 The subject wetland receives surface water runoff from its adjacent developments. A dry detention pond exists to the east of the subject property.

Figure C-3: West Pass Station Wetland Rapid Assessment Procedure (WRAP)