



September 18, 2026

Jeremy Burke
Zoning Administrator
City of Bay St. Louis
688 Highway 90
Bay St. Louis, MS 39520

RE: Webster Street Development – Parcel 149E-0-29-014.002

Dear Mr. Burke,

We have reviewed the resubmittal from Baird Engineering, Inc. that we received on September 1, 2026, for the proposed condominium development on Webster Street and have the following comments:

1. The submitted drainage plan complies with the Bay St. Louis Stormwater Ordinance, provided that no wetlands are present on the site.
2. The Wetlands Statement letter provided indicates that there are no wetlands on the site, and that the National Wetlands Inventory (NWI) was used to make that determination. The NWI mapper should only be used for planning purposes. It can be used as a tool to assist in determining if there might be wetlands on a site, but it cannot be used in lieu of a wetlands delineation. The NWI maps are developed by USFWS with remote sensing techniques, and the maps are not ground-truthed. Many wetland areas in coastal MS are not shown on the NWI maps, and these maps typically underestimate wetlands. Additionally, the NWI has the following disclaimer on their website: NWI data are developed using a biological definition of wetlands and may not be consistent with wetland boundaries established according to the federal regulatory definition of wetlands under the Clean Water Act. The data does not account for changes in the landscape that may have occurred after mapping. Data displayed on the Wetlands Mapper should not be interpreted as representing the presence, absence, or extent of wetlands that may be covered under one or more federal, state, Tribal, or local laws. If you are planning to conduct activities that could affect waters or wetlands, we recommend that you contact your local USACE regulatory office to ensure compliance with applicable federal wetland regulations: <https://regulatory.ops.usace.army.mil/offices>.



Accordingly, prior to final approval of the drainage plan, the Owner/Developer should provide an on-site wetland determination and, if wetlands are identified, a wetland delineation prepared by a qualified professional identifying the boundaries of wetlands and other potentially regulated waters within the project area. Any identified wetlands shall be shown on the site and drainage plans. If wetlands or other potentially regulated waters may be affected by the proposed development, the Owner/Developer shall provide documentation of coordination with the Mississippi Department of Marine Resources and/or United States Army Corps of Engineers, as applicable, identifying any required permits, authorizations, avoidance or mitigation requirements. The drainage plan shall be revised as necessary to incorporate those requirements.

Please let me know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Jason Chiniche, P.E.".

Jason Chiniche, P.E.
Principal Engineer