



**US Army Corps
of Engineers**

Vicksburg District
4155 Clay Street
Vicksburg, MS 39183-3435
www.mvk.usace.army.mil



Public Notice

APPLICATION NO.:	CPM-MVK-2013-277
EVALUATOR:	Ms. Charlene Mosley
PHONE NO.:	(601) 631-5264
FAX NO.:	(601) 631-5459
E-MAIL:	Charlene.P.Mosley@usace.army.mil
DATE:	August 14, 2014
EXPIRATION DATE:	September 3, 2014

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District and the Mississippi Department of Environmental Quality are considering an application for a Department of the Army Permit and State Water Quality Certification for the work described herein. Comments should be forwarded to the Vicksburg District, Attention: CEMVK-OD-F, and the Mississippi Department of Environmental Quality at Post Office Box 10385, Jackson, Mississippi 39289-0385, and must reach these offices by the cited expiration date.

Law Requiring a Permit: Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged or fill material into waters of the United States.

Name of Applicant:
Mr. Richard Rula
Post Office Box 879
Florence, Mississippi 39073

Name of Agent:
Mr. Jeffrey Clay Cromwell
Headwaters, Incorporated
Post Office Box 2836
Ridgeland, Mississippi 39158

Location of Work: Section 32, T6N-R2E, latitude 32.32013N, longitude -90.12157W, within the Pearl River drainage basin, Rankin County, Mississippi.

Description of Work: (See enclosed map and drawings.) The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying for a Department of the Army permit for the discharge of dredged and/or fill material associated with the construction of a retail and commercial development in Flowood, Rankin County, Mississippi.

The proposed commercial development would be constructed on a 4.168-acre parcel of land located along the south boundary of Mississippi Highway 468 and Mississippi Highway 477 (East Rankin Parkway). The development would include a 30,460-square foot commercial office suite building, along with a 68,384-square foot parking lot, and associated roads/streets. Existing utilities would be utilized from Highway 468, along the northern boundary of the project area.

The proposed commercial development would include the construction of one storm water detention pond located at the west end of the development within uplands. The detention pond would provide the required storm water storage and treatment for the planned development.

Approximately 3.17 acres of forested wetlands are located on the property. Approximately 2.50 acres of forested wetlands would be impacted by the proposed project. Approximately 10,000 cubic yards of silty clay loam would be used as fill material obtained from an approved borrow area in proximity of the project. The applicant proposes to mitigate by purchasing credits from an approved mitigation bank.

The vegetation at the project site consists of Willow oak, Rock elm, Green ash, Persimmon, Button bush, Loblolly pine, Blackberry, Palmetto palm, Rush, and Red maple. Hydric soils within the project site consist of Kirkville fine sandy loam and Kirkville sandy loam.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment, and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

State Water Quality Permit: The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

Cultural Resources: The Regulatory Archaeologist has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible, and other sources of information. The following is current knowledge of the presence or absence of historic properties and the effects of the proposed undertaking upon these properties: An historic properties investigation has been conducted within the permit area. No sites determined eligible for or listed on the National Register of Historic Places are within the

permit area or affected area. Copies of this public notice have been sent to the State Historic Preservation Officer, Federally Recognized Tribes, and other interested parties for comment on potential effects to historic properties that could result that could result from the proposed activity.

Endangered Species: Our initial finding is that the proposed work would not affect the following endangered species or their critical habitats: Louisiana black bear, Ringed map turtle, and Gulf sturgeon. This proposal is being coordinated with the U.S. Fish and Wildlife Service, and any comments regarding endangered species or their critical habitat will be addressed in our evaluation of the described work.

Flood Plain: In accordance with 44 CFR Part 60 (Flood Plain Management and Use), participating communities are required to review all proposed development to determine if a flood plain development permit is required. Flood plain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements.

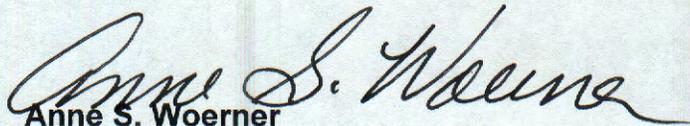
Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this

notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/offices/od/odf/main.asp>, or go directly to the Final Permit Actions web page at [http://www.mvk.usace.army.mil/offices/od/odf/PubNotice/Monthly Notice/pnmain.asp](http://www.mvk.usace.army.mil/offices/od/odf/PubNotice/MonthlyNotice/pnmain.asp).



Anne S. Woerner
Chief, Evaluation Section
Regulatory Branch

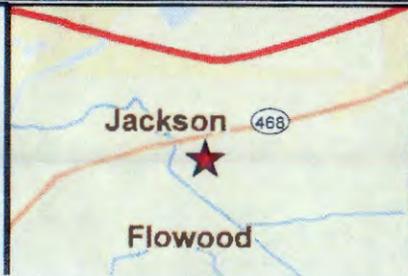


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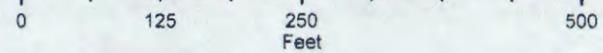
Source: Esri, DigitalGlobe, GeoEye, i-ubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Legend

-  ForestedWetlands (3.17 Acres)
-  Property Boundary
-  Uplands (1.66 Acres)
-  HWY 468 Widening (Previously Authorized)
-  West Rankin Parkway (Previously Authorized)



Flowood Drive Property
 Land Development Project
 Rankin County, Mississippi

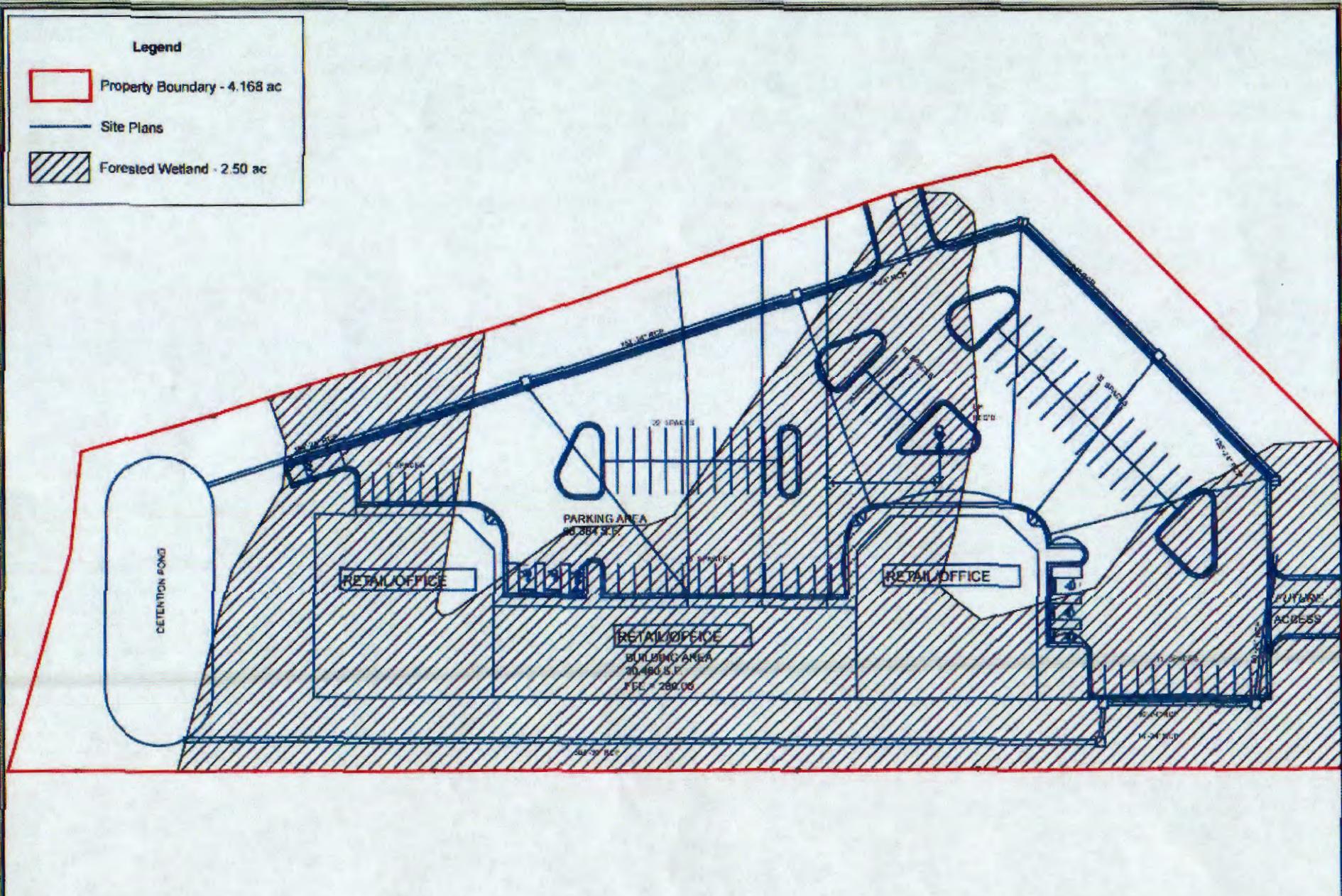


**Preliminary
 Jurisdictional Determination**

Bert Harcotte



Enclosure 1



Richard Rula
Flowood Drive Property
Rankin County, Mississippi
Wetland Location Map

CEMVK-OD-FE CPM-MVK-2013-277

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MR. RICHARD RULA



NO. DATE		BY APPR		REVISIONS	DATE	SCALE	DATE	PROJECT NO.
				MCMAS		RICHARD RULA		CEMVK-OD-FE CPM-MVK-2013-277

CEMVK-OD-FE CPM-MVK-2013-277

MR. RICHARD RULA