



**US Army Corps
of Engineers**

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



Public Notice

APPLICATION NO.:	RHW-MVK-2012-1114
EVALUATOR:	Ms. Ramona Warren
PHONE NO.:	(601) 631-5441
FAX NO.:	(601) 631-5459
E-MAIL:	regulatory@usace.army.mil
DATE:	February 1, 2013
EXPIRATION DATE:	February 22, 2013

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. Huey Stockstill, Sr.
New South Land Development, LLC
Post Office Box 758
Picayune, Mississippi 39466

Name of Agent:
Mr. Jason Musgrove
Apex Environmental
Consultants, Incorporated
Madison, Mississippi 39110

Location of Work: Sections 22, 23 and 27, T6S-R17W, latitude 30°29'50.86" N, longitude -89°40'43.87" W, within the Second Alligator Branch and Bay Branch Drainage Basin, Pearl River, County, near Picayune, 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 to place dredged/fill material into other waters of the United States for the construction of phase II of a current residential development, condominiums, and entrance road in Pearl River County, Mississippi.

Phase 1 was constructed in the uplands and currently has 20 residential homes. The phase II project would involve the construction of approximately 471 residential lots that would be approximately 1/3 acre in size. A main entrance road would also be constructed from Highway 11, with associated streets, utilities, sanitary sewer and storm water drainage systems.

Phase II is 191.92 acres of which 5.9 acres are jurisdictional wetlands, which would be impacted by the proposed project. The proposed entrance road on highway 11 would be where most of the wetlands would be impacted. Box culverts would be used to cross the streams for the proposed entrance road. There is approximately 2,167.9 linear feet of others waters located on the project site, of which 128 linear feet (LF) of ephemeral streams would be impacted by fill.

Approximately 4,535 cubic yards fill material would be required for the proposed project construction. Clean material would be obtained from on-site, and off-site, if necessary.

The dominant vegetation communities on-site consist of hardwood/pine mix cut-over (predominantly hardwood persimmon, black gum, sweet gum, etc.); and pine flatwoods with hardwood regeneration and interspersed semi-open bogs. The soils on site consist of Bibby Sandy Loam; the Escambia Fine Sandy Loam, 0 to 2 percent slopes; the Poarch Loam, 0 to 2 percent slopes, and Smithton Sandy Loam. These soils are listed as hydric soil in Pearl River County, Mississippi on the National Hydric Soils list

The placement of dredged and/or fill material in other waters of the United States associated with the mechanized land clearing requires a Department of the Army Permit.

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: An initial review indicates that the proposed project would not affect any of the sites in Pearl River County, Mississippi, listed in the National Register of Historic Places. The Corps 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 notice have been sent to the State Historic Preservation Officer, Federally Recognized Tribes, the Corps Regulatory archaeologist, and other interested parties for comment on potential effects to cultural resources that could result from this activity.

Endangered Species: Our initial finding is that the proposed work would not affect any endangered species or their critical habitat. 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.

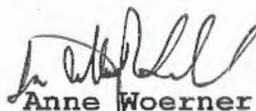
Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may 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.

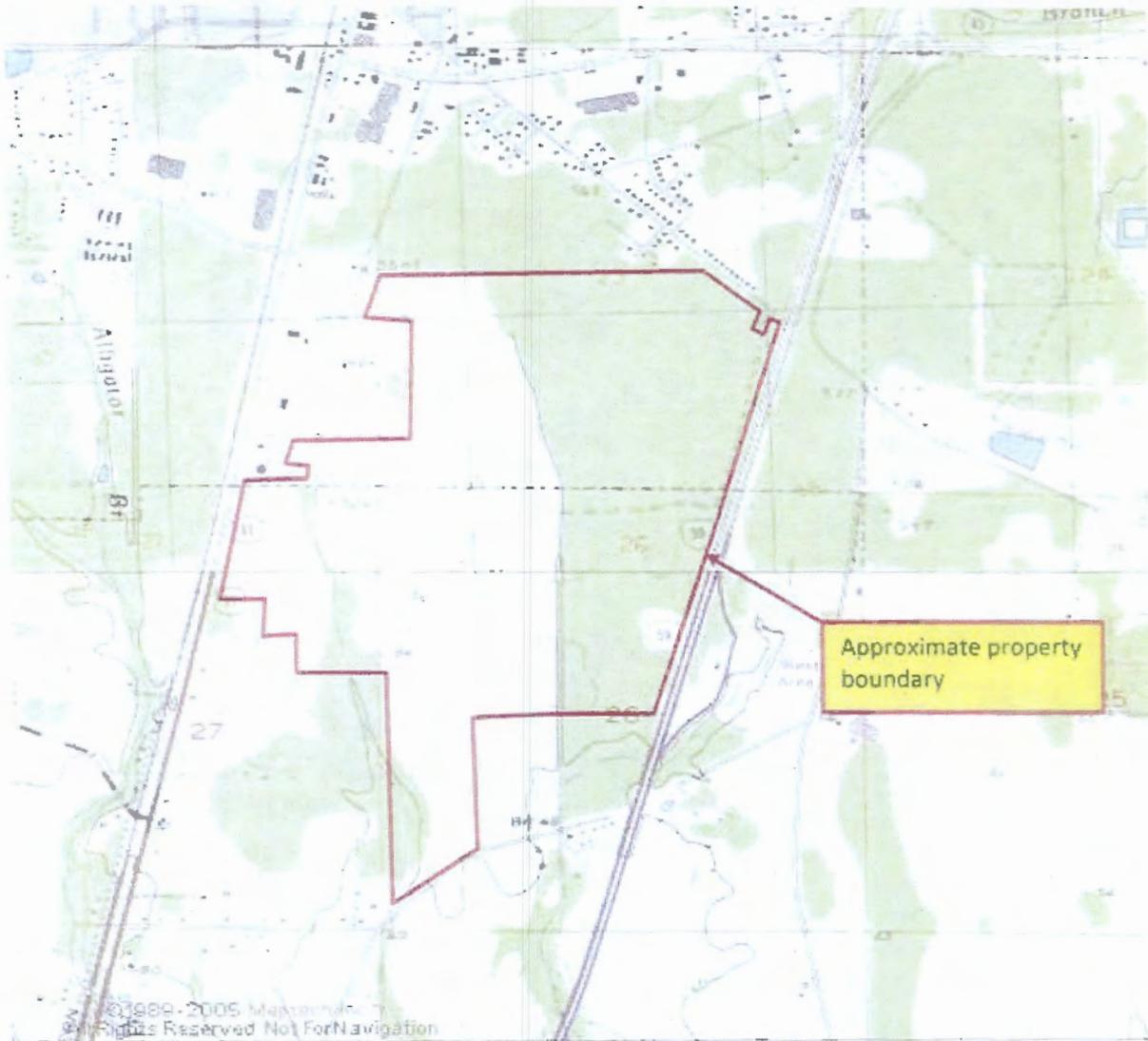
Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine 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/MonthlyNotice/pnmain.asp>.



Anne Woerner
Chief, Evaluation Section
Regulatory Branch



Topographic Map
 New South Land Development, LLC.
 Heritage Oaks Subdivision

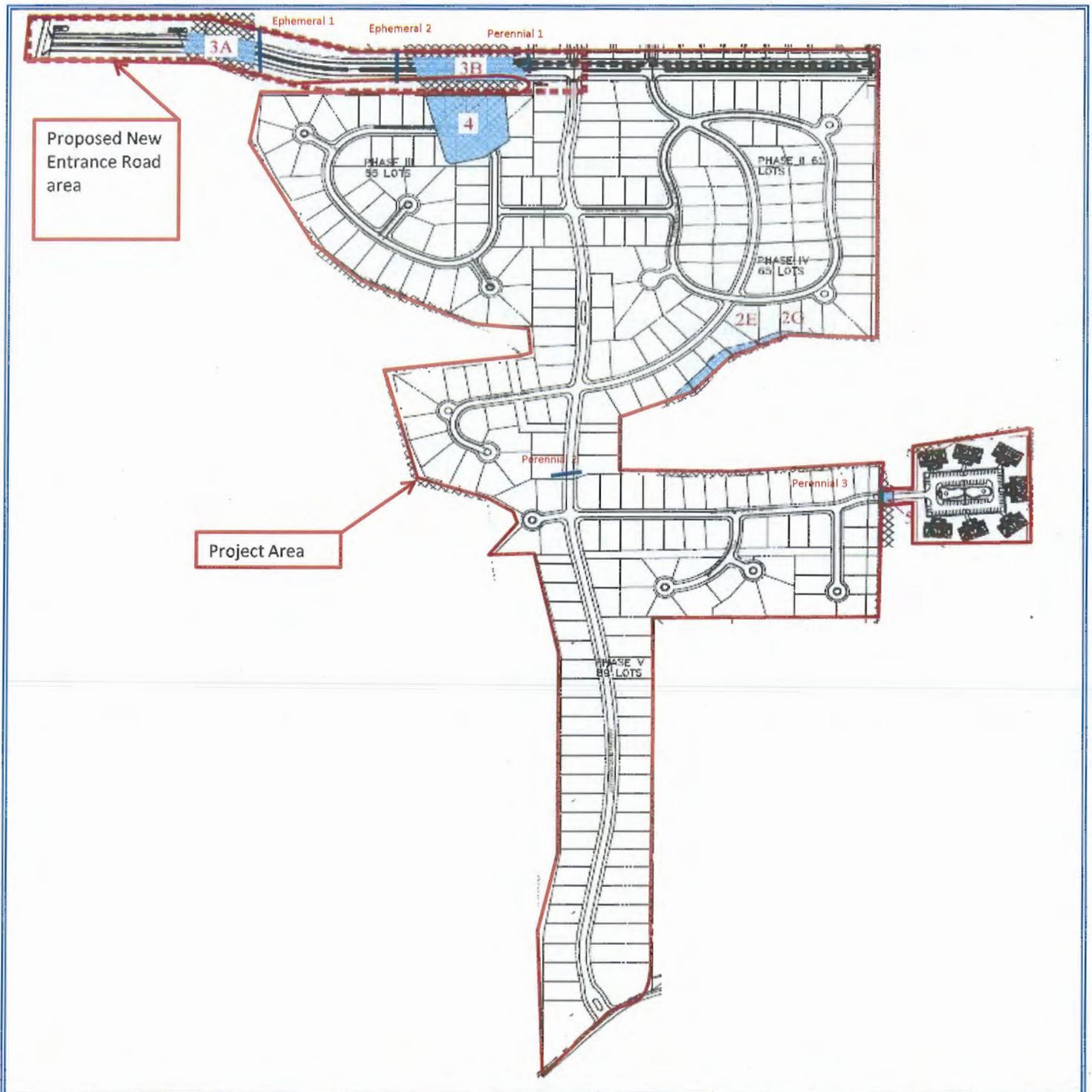
Reference :Maptech.com Nicholson 7.5 Minute
 Quad. Map

Date
 7/16/2012
 Scale
 NTS

Project #
 Robert E. Lee Blvd.



CEMVK-OD-FE RHW-MVK-2012-1114

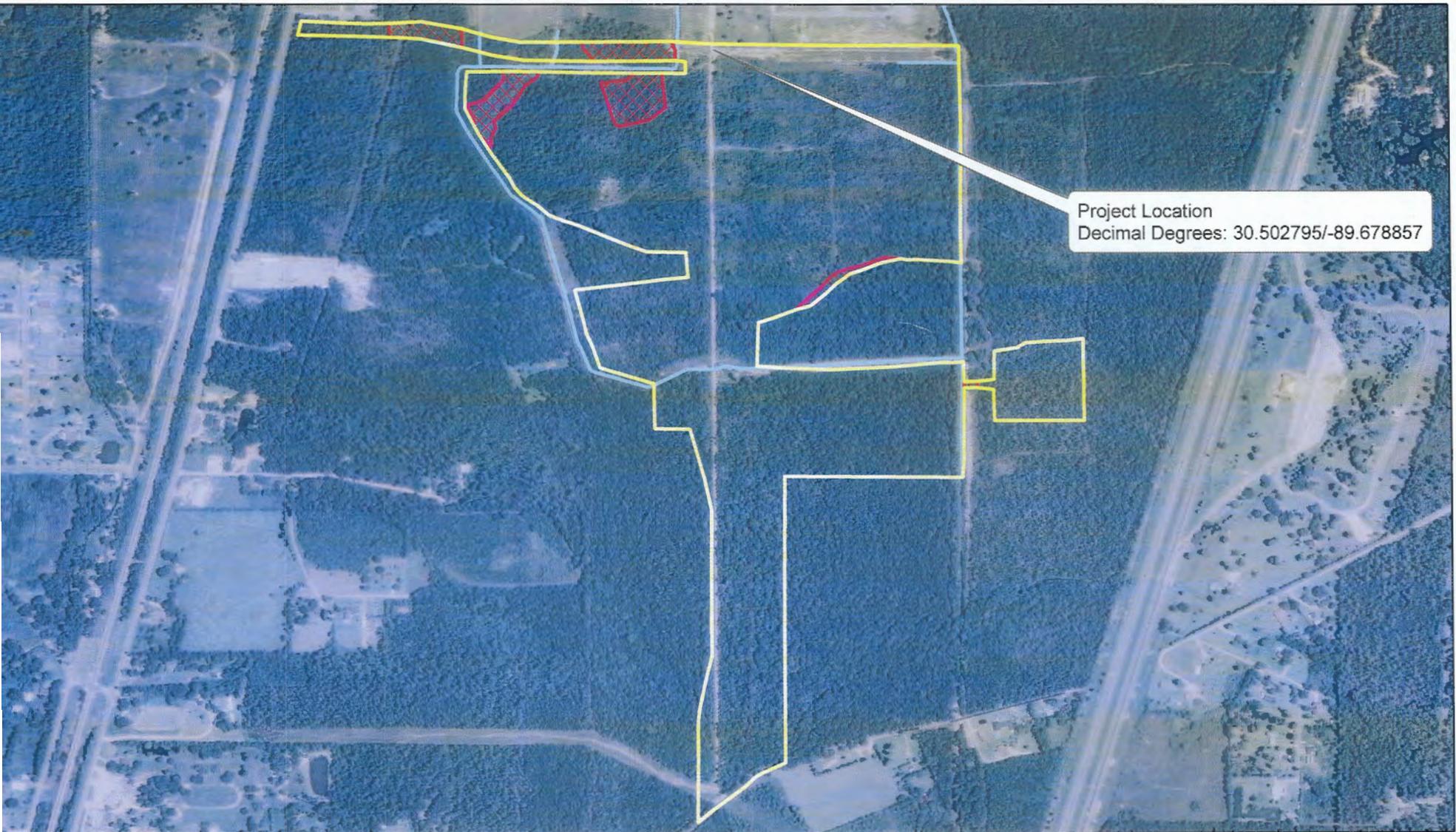


Topographic Map New South Land Development, LLC. Heritage Oaks Subdivision	Reference :Google Earth	Date 1/28/2013	Project # Robert E. Lee Blvd.
		Scale see map	

CEMVK-OD-FE RHW-MVK-2012-1114

NEW SOUTH LAND DEVELOPMENT

Heritage Oaks Subdivision, Pearl River County, MS



Project Location
 Decimal Degrees: 30.502795/-89.678857

1,250 2,500
 Feet

- Legend
- Work Area
 - Wetlands (~5.9 acres); Impacting (~5.9 acres)
 - Other Waters of the U.S. (~2,167.9 L.Ft.); Impacting (~128 L.Ft.)

January 31, 2013
MVK-2004-559
 New South Land Development LLC
 Propose The Next Phases
 Of Heritage Oaks Subdivision
 Project in Pearl River County, MS

Potential Impacts

Aerial Imagery: NAIP 2010
 Map By Jared Everitt

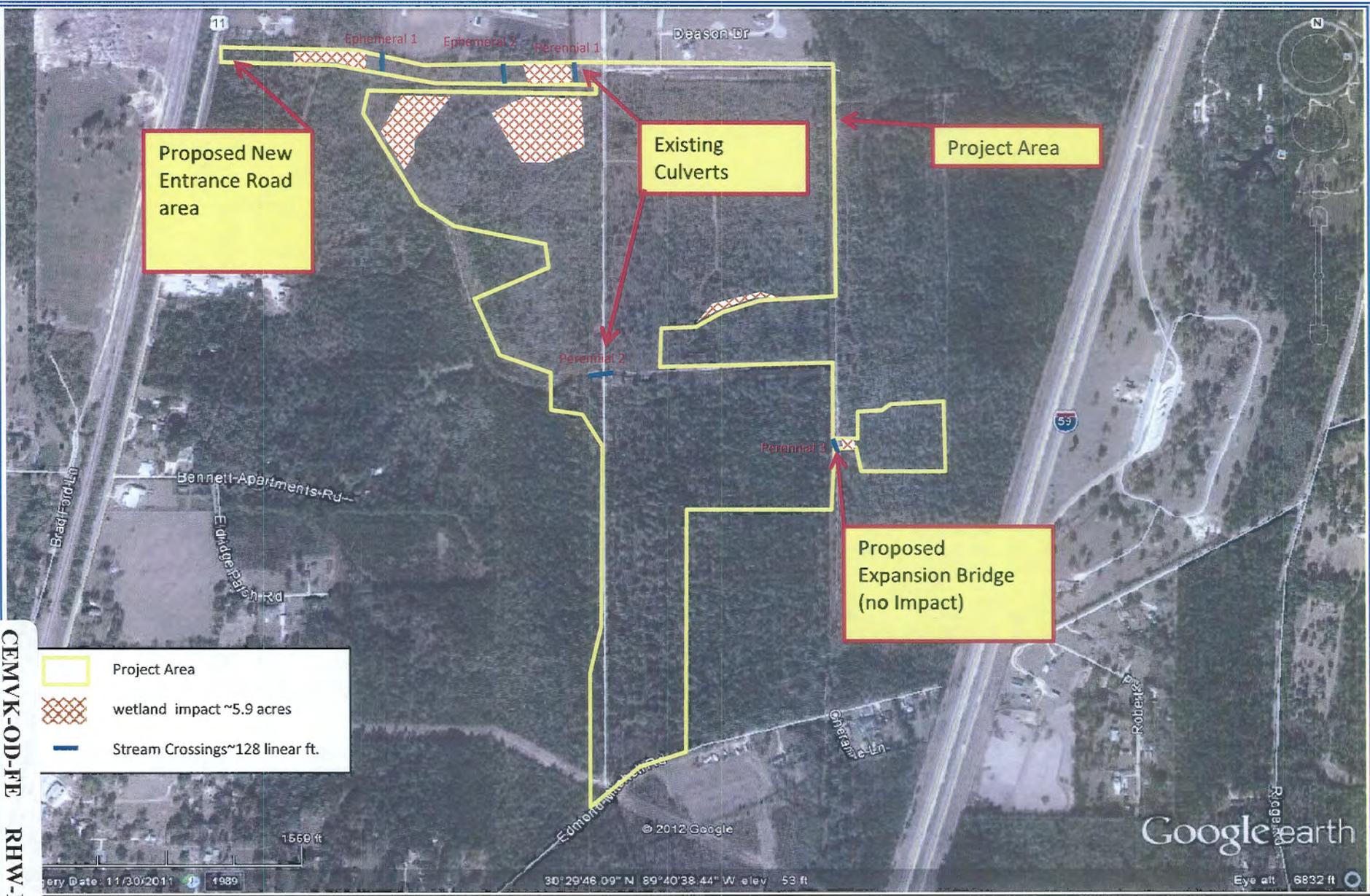
Pearl River County, MS



US Army Corps
 of Engineers®



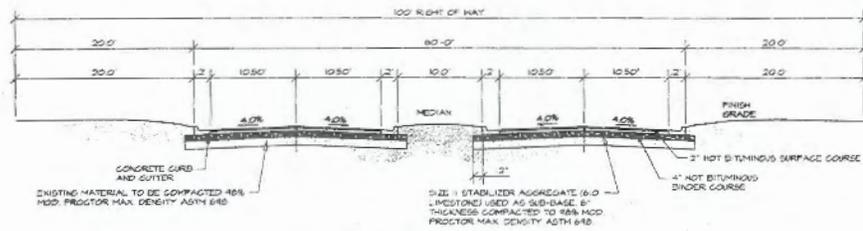
**Regulatory
 Branch
 Enforcement
 Section**



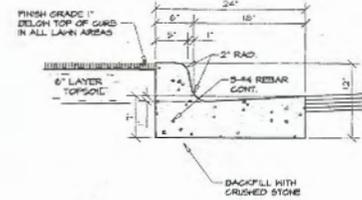
CEMVK-OD-FE RHW-MVK-2012-1114

<p>Topographic Map New South Land Development, LLC. Heritage Oaks Subdivion</p>	<p>Reference :Google Earth</p>	<p>Date 12/20/2012</p>	<p>Project # Robert E. Lee Blvd.</p>
		<p>Scale see map</p>	

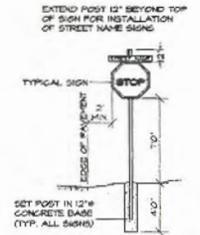
PAVEMENT DETAILS



STREET SECTION FOR BOULEVARD
N.T.S.



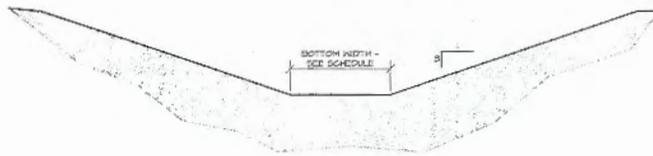
CURB & GUTTER DETAIL
N.T.S.



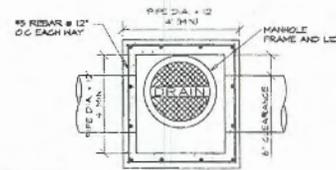
SIGN INSTALLATION
DETAIL
N.T.S.

DRAINAGE DETAILS

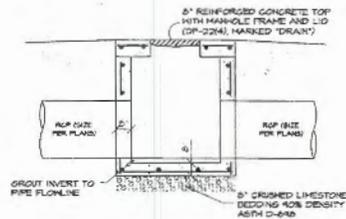
DITCH SCHEDULE			
DITCH	SLOPE	BOTTOM WIDTH	DEPTH
A	5:1	2.0'	2.0'
B	5:1	3.0'	2.0'
C	5:1	4.0'	2.0'
D	5:1	5.0'	2.0'
E	5:1	6.0'	2.0'
F	5:1	6.5'	2.0'
G	5:1	9.0'	2.0'
H	5:1	10.0'	2.0'



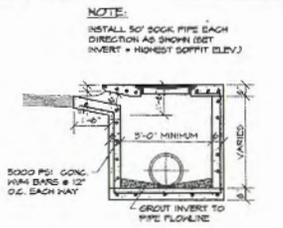
DITCH SECTION
N.T.S.



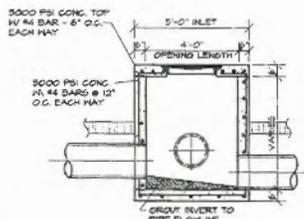
PLAN VIEW



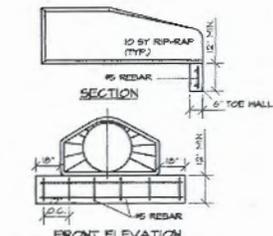
TYPICAL JUNCTION BOX DETAIL
N.T.S.



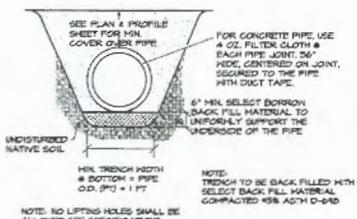
SECTION K-K



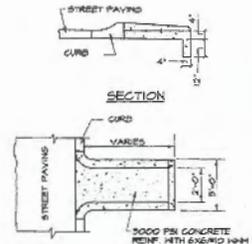
SECTION J-J



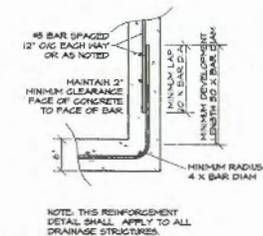
FES - TOE-WALL DETAIL
N.T.S.



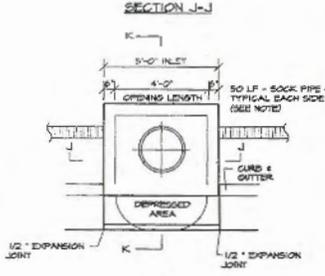
STORM DRAIN BEDDING DETAIL
N.T.S.



CONCRETE FLUME DETAIL
N.T.S.



TYPICAL CAST-IN-PLACE
CONCRETE SECTION
N.T.S.



PLAN
CURB INLET DETAIL
N.T.S.

DRAWN BY T.L.
CHECK BY A.L.H.
DATE 05-23-00
REV.

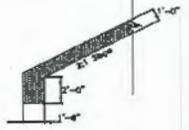
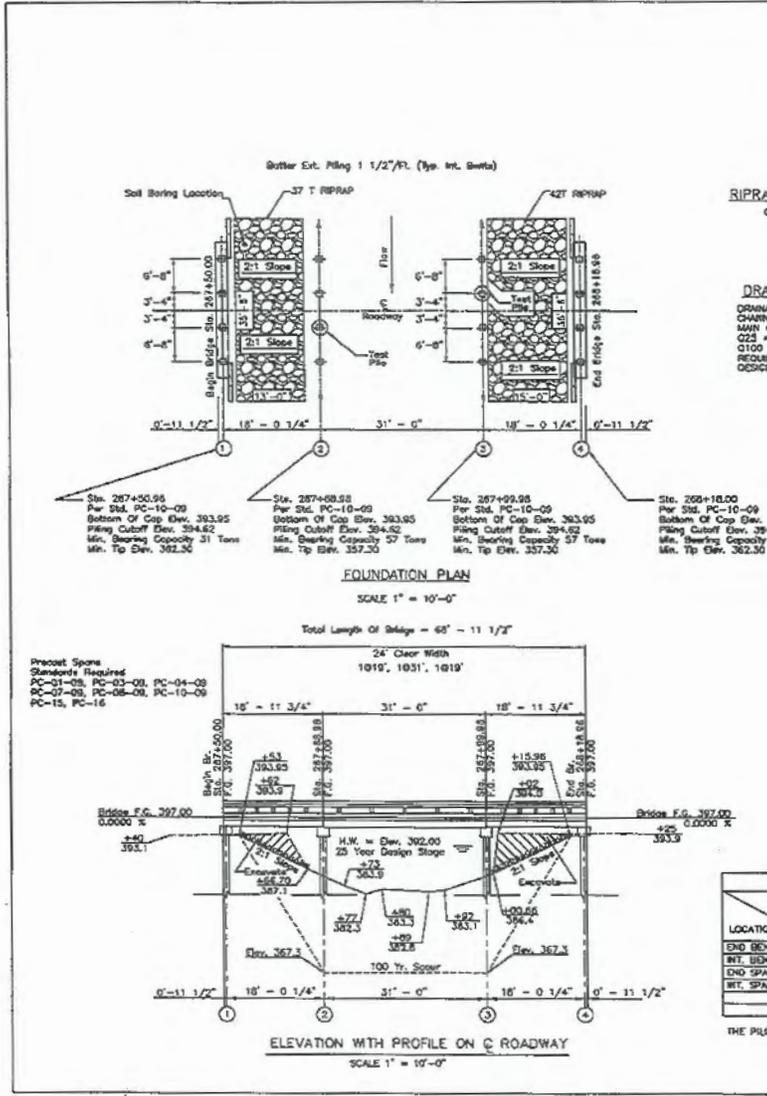
Sheet Title
CONSTRUCTION DETAILS

Project Title
PROPOSED BOULEVARD AT
HERITAGE OAKS SUBDIVISION
SOUTH HAUGH ROAD
PICAYUNE, MISSISSIPPI

HARRIS
ENGINEERS
INCORPORATED
2010 19th STREET SUITE 200
GULFPORT, MS 39501

Sheet
C4
of 6

NEW SOUTH LAND DEVELOPMENT
COMPANY, LLC
POST OFFICE BOX 758
PICAYUNE, MISSISSIPPI 39466



RIPRAP DETAIL AT TOE OF SLOPE
0.18 Ton Riprap Per Lin. Ft. Toward

DRAINAGE DESIGN DATA

DRAINAGE AREA	A = 3.50 SQ. MI.
CHANNEL SLOPE	S = 15.15 FT./MI.
MAIN CHANNEL LENGTH	L = 3.10 MI.
Q25	1518 C.F.S.
Q100	1771 C.F.S.
REQUIRED OPENING	303 SQ. FT.
DESIGN OPENING	340 SQ. FT.

DESIGN DATA:
SPECIFICATION: MISSISSIPPI UNPD Bridge Design Specifications, 4th Edition, 2007 through 2009
DESIGN LOADING: LR-83
Fy=60,000 p.s.i., Fcw=5,000 p.s.i., n=7

- GENERAL NOTES:**
- SPECIFICATIONS: MISSISSIPPI STANDARDS SPECIFICATIONS FOR STATE AID ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION.
 - NO UNAUTHORIZED CHANGE OF PLANS WILL BE PERMITTED.
 - CONCRETE SURFACES SHALL BE FINISHED IN ACCORDANCE WITH SECTION 5-804.03.19 OF THE SPECIFICATIONS.
 - TEST PILE DATA AND RECOMMENDED PILE LENGTHS SHALL BE SUBMITTED TO & APPROVED BY THE BRIDGE ENGINEER BEFORE DRIVING OF PILES.
 - TEST PILES SHALL BE DRIVEN AS PERMANENT PILES AT LOCATIONS SHOWN ON FOUNDATION PLAN AND WILL BE PAID FOR AS TEST PILES ONLY.
 - NO PAYMENT WILL BE ALLOWED FOR EXCAVATION INCIDENTAL TO CONSTRUCTION OF END BENTS OR PILE ENCASMENTS.
 - ALL WORK FOR WHICH NO PAY ITEMS ARE PROVIDED IN THE PROPOSAL WILL NOT BE PAID FOR DIRECTLY AND COMPENSATION THEREFORE WILL BE CONSIDERED INCLUDED IN THE PRICE AND PAYMENTS FOR 890 ITEMS.
 - TEST PILES SHALL BE DRIVEN TO A MINIMUM BEARING OF 62 TONS AND A MINIMUM TIP ELEVATION OF 302.30.
IF A TEST PILING DOES NOT ACHIEVE TEST PILE BEARING WITHIN TEN FEET BELOW SPECIFIED TEST PILE DRINKING TIP ELEVATION, THE BRIDGE ENGINEER SHALL BE NOTIFIED PRIOR TO ANY FURTHER TEST PILING BEING DRIVEN. AFTER REVIEW OF THE TEST PILE REPORT, THE BRIDGE ENGINEER WILL THEN DETERMINE WHETHER OR NOT TO REQUIRE A LOAD TEST. LOAD TESTS, WHEN REQUIRED, WILL BE PAID FOR AS SET FORTH IN THE CONTRACT DOCUMENTS FOR THIS PROJECT.

SEISMIC ZONE "I", SITE CLASS "D".
CONCRETE PILING EXPOSURE TO SOLUBLE SULFATES IS MODERATE.
MODIFY THIS NOTE AS REQUIRED BY CONDITIONS FOR NEGLIGIBLE, MODERATE/SEAWATER, OR SEVERE SULFATES PER 901-S-101.01

INCLUDE SUBSURFACE SOIL BORING LOG ON THIS SHEET OR ADD ANOTHER BRIDGE SHEET FOR THE BORING LOG

ESTIMATED BRIDGE QUANTITIES

LOCATION	10' SPAN	10' SPAN	10' SPAN	31' SPAN	31' SPAN	31' SPAN	CONC. CAP	CONC. CAP	BEAM TYPE	ABUT.	TEST PILE	18"	14"	LOOSE
	CUBS UNIT	3'-6" INT. UNIT	4'-6" INT. UNIT	CUBS UNIT	3'-6" INT. UNIT	4'-6" INT. UNIT	END UNIT	18' TO 31'	RAILING	WINGS	EACH	PILE HOLES	CONC. PILING	RIPPRAP (300#)
UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	LN. FT.	UNIT	UNIT	LN. FT.	LN. FT.	TONS
END BENTS							2.0				4.0	2.0		
INT. BENTS								2.0						300.0
END SPANS	4.0	8.0	2.0						76.0					
INT. SPANS				2.0	4.0	1.0			62.0					
TOTALS	4.0	8.0	2.0	2.0	4.0	1.0	2.0	2.0	138.0	4.0	2.0	100.0	880.0	79.0

THE PILING QUANTITIES ARE ESTIMATED ONLY AND SHALL NOT BE USED TO ESTIMATE LENGTH OF TEST PILE.