US Army Corps of Engineers
Vicksburg District
4155 Clay Street
Vicksburg, MS 39183-3435
www.mvk.usace.army.mil

Public Notice

APPLICATION NO.:	TVG-MVK-2015-233
EVALUATOR:	Ms. Tarmiko Graham
PHONE NO.:	(601) 631-5540
FAX NO.:	(601) 631-5459
E-MAIL:	Tarmiko.V.Graham@usace.army.mil
DATE:	August 7, 2015
EXPIRATION DATE:	August 28, 2015

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 at the above address, 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. Buck Covington
Parkway Development, Incorporated
385-B Highland Colony Parkway
Suite 404
Ridgeland, Mississippi 39157

Name of Agent:
Mr. Brock Maples
Granberry-Travis Consulting Firm
103 Christian Drive Suite C
Brandon, Mississippi 39042

Location of Work: Section 32, T8N-R2E, latitude 32.4889 N, longitude--90.1230 W, within the Bear Creek drainage basin (HUC 08060202), Madison 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 to conduct regulated activities in jurisdictional wetlands in Madison County, Mississippi. The applicant's stated purpose is to provide additional parking for the Sorrento Office Complex on the Galleria Parkway.

The proposed project would involve the expansion of the existing parking lots to include an additional 661 parking spaces and a 0.51 acre detention pond. The current parking shortage has lead to over-crowding and limits the number of tenants and customers served at this location. The total amount of wetlands located within the proposed project is 6.83 acres. The applicant proposes to impact 4.51 acres of wetlands for the new parking spaces and 0.51 acre for the detention pond. Approximately 24,820 cubic yards of fill material would be placed in the jurisdictional areas. A total of 1.81 acres of wetlands would be avoided.

Vegetation growing in the wetland area includes Tree Stratum: *Quercus falcata, Quercus nigra, Quercus michauxii, Fraxinus pennsylvanica, Carya aquatic and Platanus occidentalis;* Sapling/Shrub Stratum*: Ligustrum sinense and Arundinaria tecta;* Herb Stratum*: Pestemon digitalis, Trifolium repens, Podophyllum peltatum;* Woody Vine Stratum*: Smilax rotundifiolia, Toxicodendron radicans.* Soils within the project site consist of Ariel silt loam and Oaklimeter silt loam, both are prime farmland if protected from flooding or not frequently flooded during the growing season.

The applicant has proposed to mitigate for the unavoidable loss of wetland impacts by purchasing credits from an approved mitigation bank within the same 8-digit HUC unit 08060202.

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. The proposed work and/or structures are of such limited nature and scope that little likelihood exists for the proposed project to impinge upon a historic property, even if present within the

affected area. In a letter dated 20 March 2015, the Mississippi Department of Archive and History (MDAH) stated that no cultural resources are likely to be affected. Therefore, MDAH has no objection with the proposed undertaking.

Endangered Species: In a letter dated 23 February 2015, the Fish and Wildlife Service (FWS) stated that the proposed project would have "No Effect" on federally listed species or their habitats. No further coordination under the ESA is required with the FWS unless there are changes in the scope or location of the proposed project.

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.

<u>Notification of Final Permit Actions</u>: 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/Missions/Regulatory.aspx, and click on ORM Permit Decisions under Program Links.

Thomas A. McCabe

Thomas A. McCabe
Acting Chief, Evaluation Section
Regulatory Branch

Sorrento Parking Lot Expansion, Madison County, MS

0 500 1,000
Feet

Legend

Project and Wetland Boundary

Enclosure 1 Site is Jurisdictional

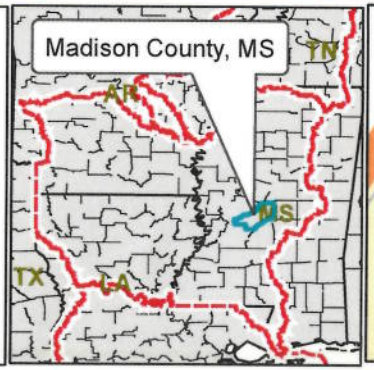
Wednesday, August 05, 2015

MVK-2015-233

Proposed Parking Lot Site
By Granberry-Travis
ConsultingEngineers
Madison County, MS

Preliminary Jurisdictional Determination

Aerial Imagery: NAIP 2014
Map By Jared Everitt



US Army Corps of Engineers.

Regulatory Branch

Enforcement Section

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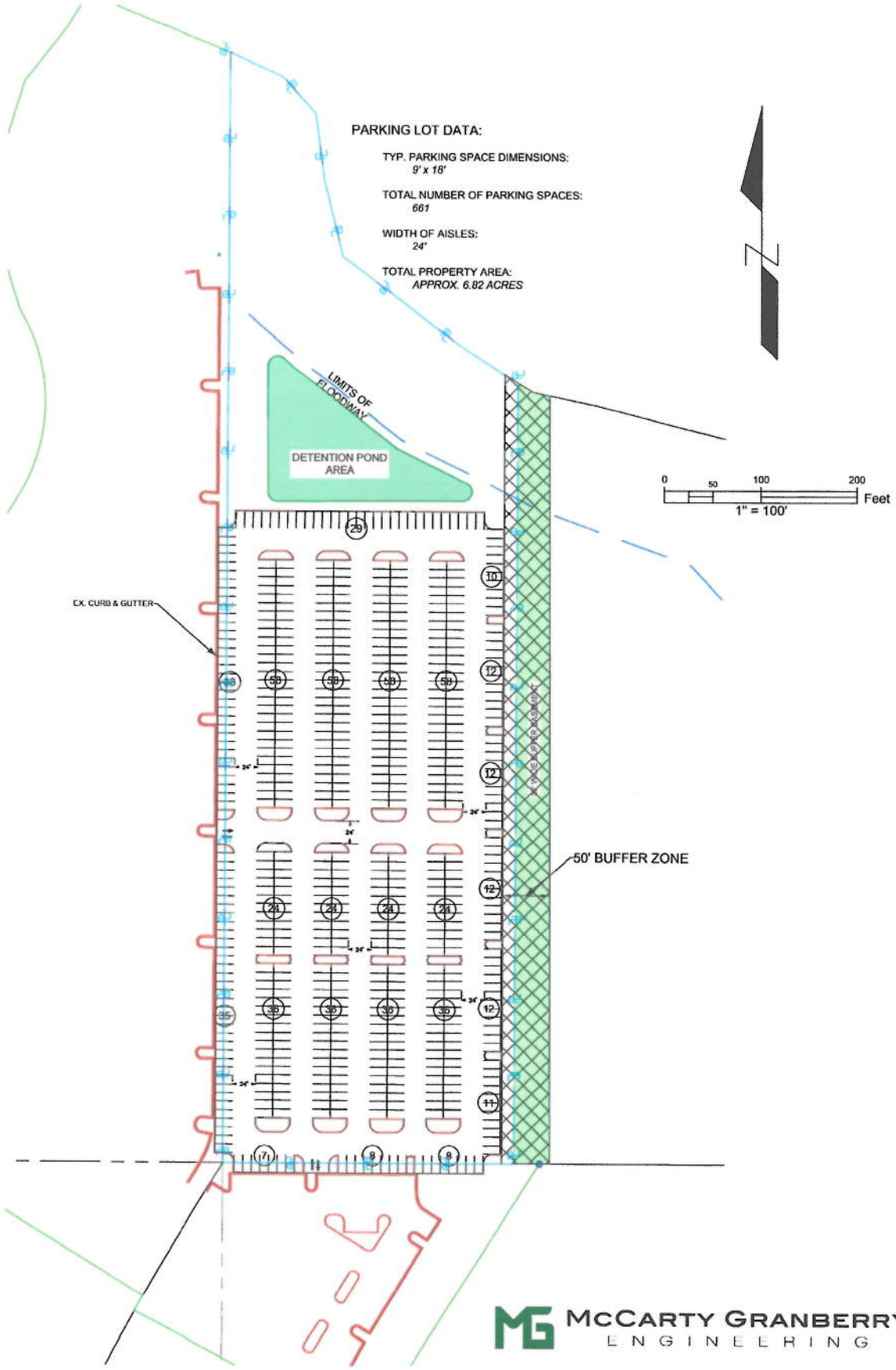
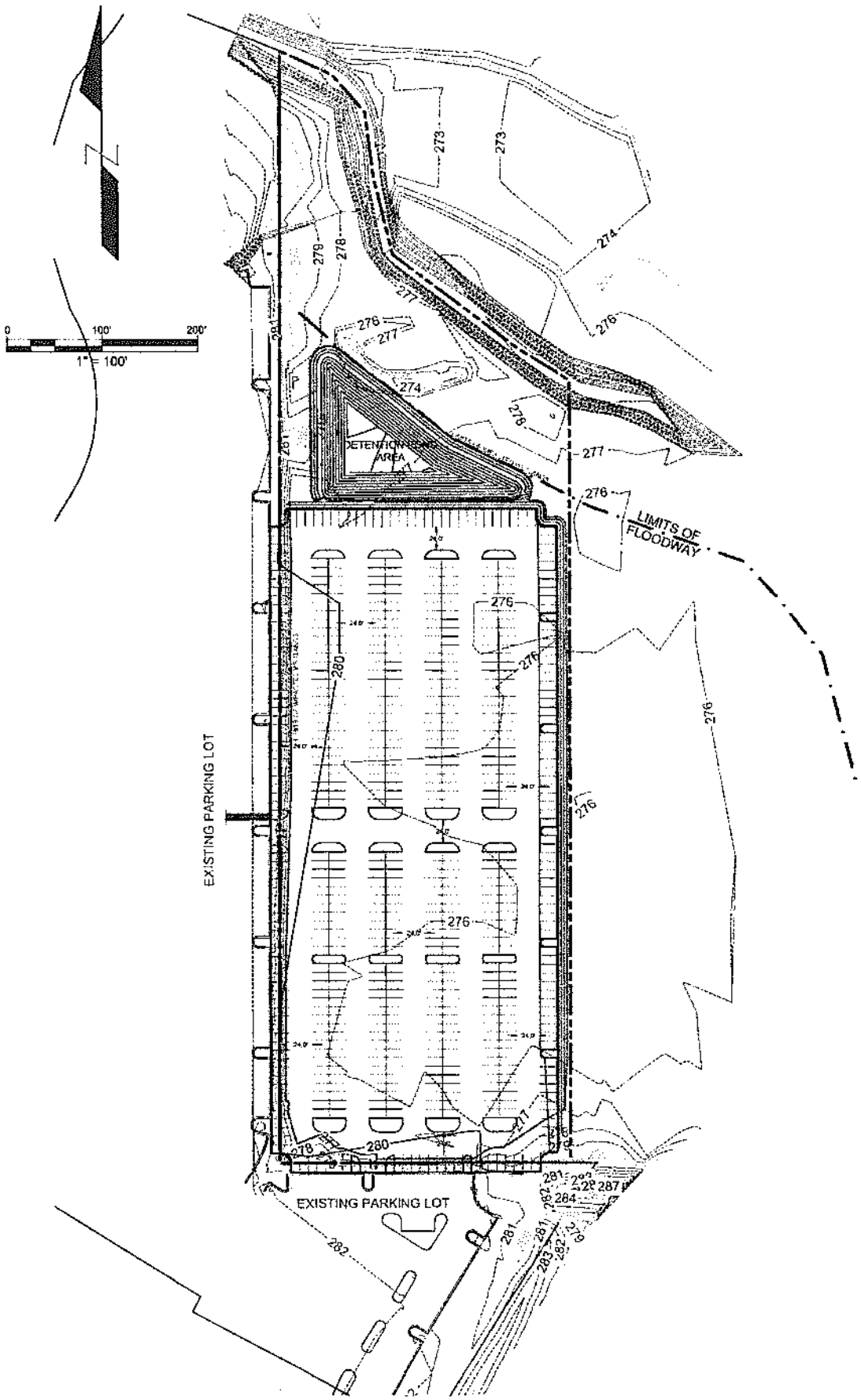


McCARTY GRANBERRY
ENGINEERING

CEMVK-OD-FE TVG-MVK-2015-233

PARKWAY DEVELOPMENT, INC.



CEMVK-OD-FE TVG-MVK-2015-233

PARKWAY DEVELOPMENT, INC.