



**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-2015-422
EVALUATOR:	Ms. Tarmiko Graham
PHONE NO.:	(601) 631-5540
FAX NO.:	(601) 631-5459
E-MAIL:	Tarmiko.V.Graham@usace.army.mil
DATE:	September 2, 2015
EXPIRATION DATE:	September 23, 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. Andrew Mattiace
Renaissance at Colony Park, LLC
125 South Congress Street
Suite 1800
Jackson, Mississippi 39201

Name of Agent:
Mr. Walt Dinkelacker
Headwaters Incorporated
Post Office Box 2836
Ridgeland, Mississippi 39158

Location of Work: Section 26, T7N-R1E, latitude 32.4244 N, longitude -90.1476 W, within the Middle Pearl-Strong drainage basin (HUC 03180002), 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 waters in order to construct a retail facility and a flood retention basin along Purple Creek in Ridgeland, Mississippi. The stated purpose of the project is to add to the continued economic growth and job creation within Central Mississippi.

The proposed retail project would consist of one (1) primary anchor tenant and five (5) additional tenants. The total project area would cover approximately 45 acres. The anchor tenant would be located in the southern portion of the development and include an approximately 150,000 square foot building with associated 650 parking spaces and utilities. The five (5) additional tenants would include a total of approximately 158,000 square foot of retail space with approximately 955 parking spaces.

A flood storage detention area would be excavated along the eastern portion of Purple Creek, a perennial stream channel. The detention area would serve as a flood retention basin facility. A weir would be placed at the downstream end of the project area well below the top bank elevations of Purple Creek that would provide for flow continuation at its current rate.

The proposed project would impact approximately 14.06 acres of forested wetlands, 1,796 linear feet of perennial stream, and 2,561 linear feet of intermittent stream. Approximately 3,500 cubic yards of fill material, free of contaminants, would be placed in the jurisdictional areas.

Vegetation growing in the wetland area includes: sycamore, sweetgum, American Elm, American Hornbeam, box elder, red maple, green ash, water oak, black willow, sweet pecan, and Chinese tallow. Soil within the project site consists of Riedtown silt loam, moderately well drained soil.

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 03180002.

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, state 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: No known historic properties exist in the proposed permit area. Copies of the public notice have been sent to Federally recognized Tribes and other interested parties for comment on potential effects to historic properties that could result from the proposed activity.

Endangered Species: In a letter dated 1 May 2015, the US Fish and Wildlife Service (USFWS) 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 USFWS 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.

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/Missions/Regulatory.aspx>, and click on ORM Permit Decisions under Program Links.

Thomas A. McCabe

**Thomas A. McCabe
Acting Chief, Evaluation Section
Regulatory Branch**



.egend

- Forested Wetland (14.06 Acres)
- Perennial Stream (1.03 Acres/1,796')
- Intermittent Stream (.37 Acre/2,561')
- Upland (29.54 Acres)

1:4,500



06 July 2015
MVK-2015-422
 Headwaters Inc.
 MattiaceProperties Inc.
 Project Santa Claus
 Madison County, MS
**Preliminary
 Jurisdictional Determination**
 Jeremy Stokes



**US Army Corps
of Engineers**

Regulatory Branch

Enforcement Section

0 237.5 475

Feet



- Legend**
- Project Boundary (345 ac)
 - RPW Seasonal (2561.30 / 110.385 ac)**
 - Excavate (21.22 / 110.005 ac)
 - Fill (2540.08 / 110.36 ac)
 - Purple Creek (1829.92 / 111.04 ac)**
 - Rip-rap/Channelization (369.57 / 110.21 ac)
 - Excavate (1331.32 / 110.76 ac)
 - No Impact (129.03 / 110.07 ac)
 - Forested Wetland (14.16 ac)**
 - Clear (0.22 ac)
 - Excavate (0.12 ac)
 - Fill (13.82 ac)

CEMVK-OD-FE TVG-MVK-2015-422

RENAISSANCE AT COLONY PARK

(IN FEET)

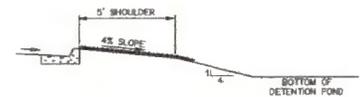


GRAPHIC SCALE

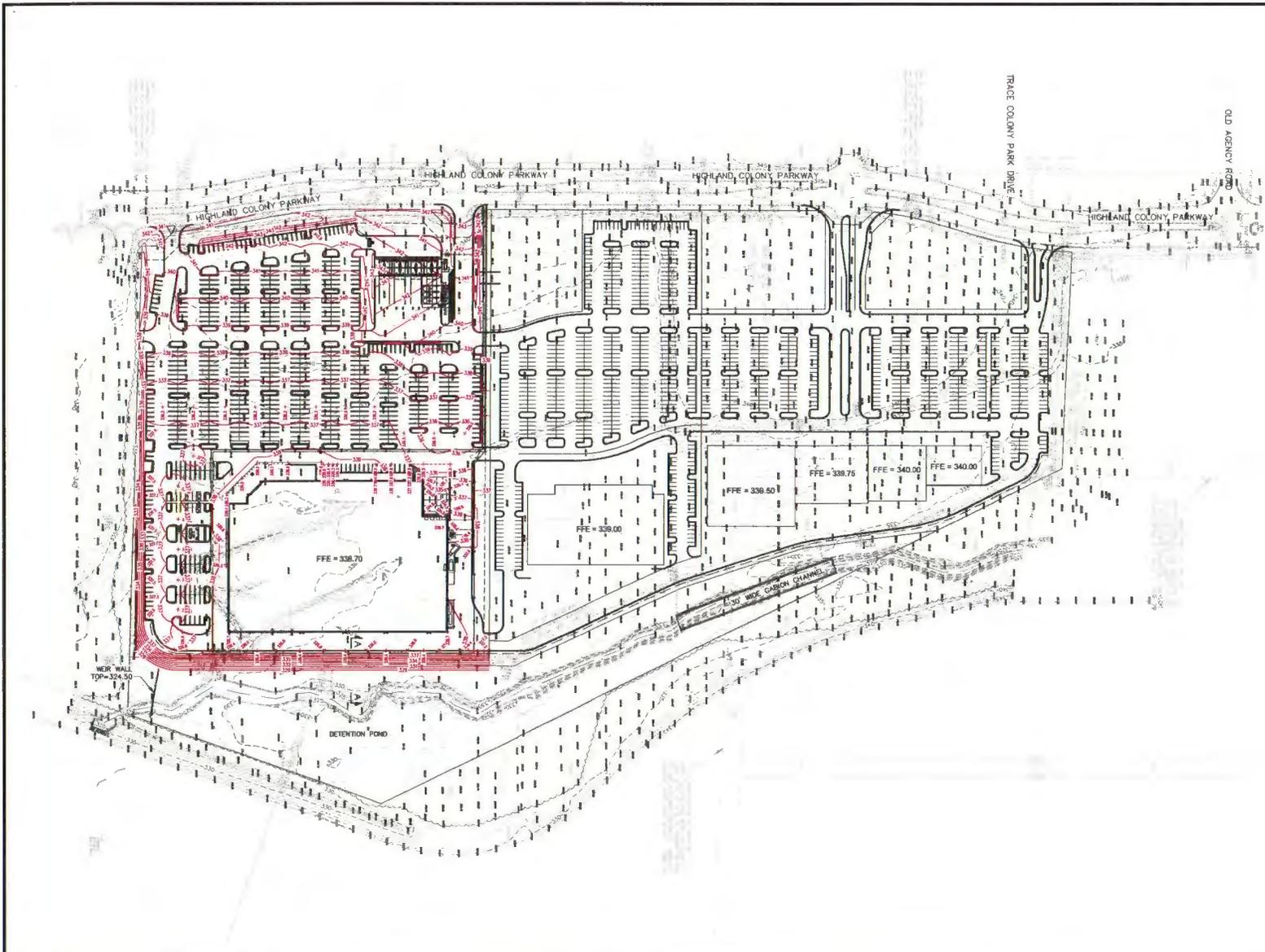


LEGEND

- - - - - 3.30 - - - - - EXISTING CONTOURS
- FINISHED CONTOURS
- PROPOSED BACK OF CURB



SECTION A-A
NOT TO SCALE



NOTICE TO DRAWING HOLDER

NEEL-SCHAFFER, INC., HEREINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE ENGINEER, SHALL BE AT THE USER'S SOLE RISK AND THE USER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS		
NO.	DATE	DESCRIPTION

DRAWING INFORMATION	
PROJECT NO.	MS 15465.001
FILENAME	25061-RoughGrading.dwg
SCALE	1" = 50'
DESIGNED BY	D.P.R. DATE: 07/20/15
DRAWN BY	G.B.B. DATE: 07/20/15
CHECKED BY	D.P.R. DATE: 07/20/15
DATE/SCALE	DATE: 07/20/15

PROJECT OWNER
PROJECT NAME
CITY, COUNTY, MISSISSIPPI

SEAL:



SITE ROUGH GRADING PLAN

CEMVK-OD-FE TVG-MVK-2015-422

RENAISSANCE AT COLONY PARK