



**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-2015-429
EVALUATOR:	Ms. Tarmiko Graham
PHONE NO.:	(601) 631-5540
E-MAIL:	Tarmiko.V.Graham@usace.army.mil
DATE:	November 17, 2016
EXPIRATION DATE:	December 7, 2016

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 2261, Jackson, Mississippi, 39225, 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. David Blackburn
The Summit at Oxford Commons, LLC
2088 Old Taylor Road
Oxford, Mississippi 38655

Name of Agent:
Mr. Daniel Cullen
Headwaters, Incorporated
Post Office Box 3658
Tupelo, Mississippi 38803

Location of Work: Section 14, 15 & 22, T8S-R3W, latitude 34.3798 N, longitude -89.4948 W, within the Yazoo River drainage basin, Yokona watershed (HUC 08030203), Lafayette 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 a commercial development.

This proposed project was revised and resubmitted to our office on November 4, 2016. A public notice was issued on November 10-30, 2015. Below is the following revised information to reflect the revision of the new application.

The purpose of the proposed project is to provide needed retail shopping on the eastern portion of Oxford to serve the local existing and new residential population while reducing congestion on the western portion of Oxford.

The Summit at Oxford Commons, LLC is proposing to construct a commercial development and utility extension. The project would consist of approximately 126,000 square feet of commercial retail space with three (3) primary buildings and four (4) out parcels for sale with attendant features including parking lots, associated drives, and a storm water management facility.

The proposed project would impact 0.02 acre of forested wetlands, 816.21 linear feet of an ephemeral stream and 1,943.29 linear feet of an intermittent stream. Approximately 9,750.62 cubic yards of clean earthen fill material would be discharged in the impacted areas.

Vegetation growing in the wetland area includes: American sycamore (*Platanus occidentalis*), Sweet gum (*Liquidambar styraciflua*), Red maple (*Acer rubrum*), and Trumpet creeper (*Campsis radicans*). Majority of the site is Smithdale-Udorthenths Complex Soils, in which 0.05 acre of soils are under hydric conditions.

The placement of dredged and/or fill material in waters of the United States, requires a Department of the Army Permit.

The applicant has proposed to mitigate for the unavoidable loss of wetland impacts by purchasing credits from an approved mitigation bank servicing the same 8-digit HUC 08030203 and through permittee-responsible mitigation.

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: 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 September 9, 2016, the Fish and Wildlife Service (FWS) determined that the proposed project will have “No Effect” on federally listed species or their habitats. No further consultation 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.

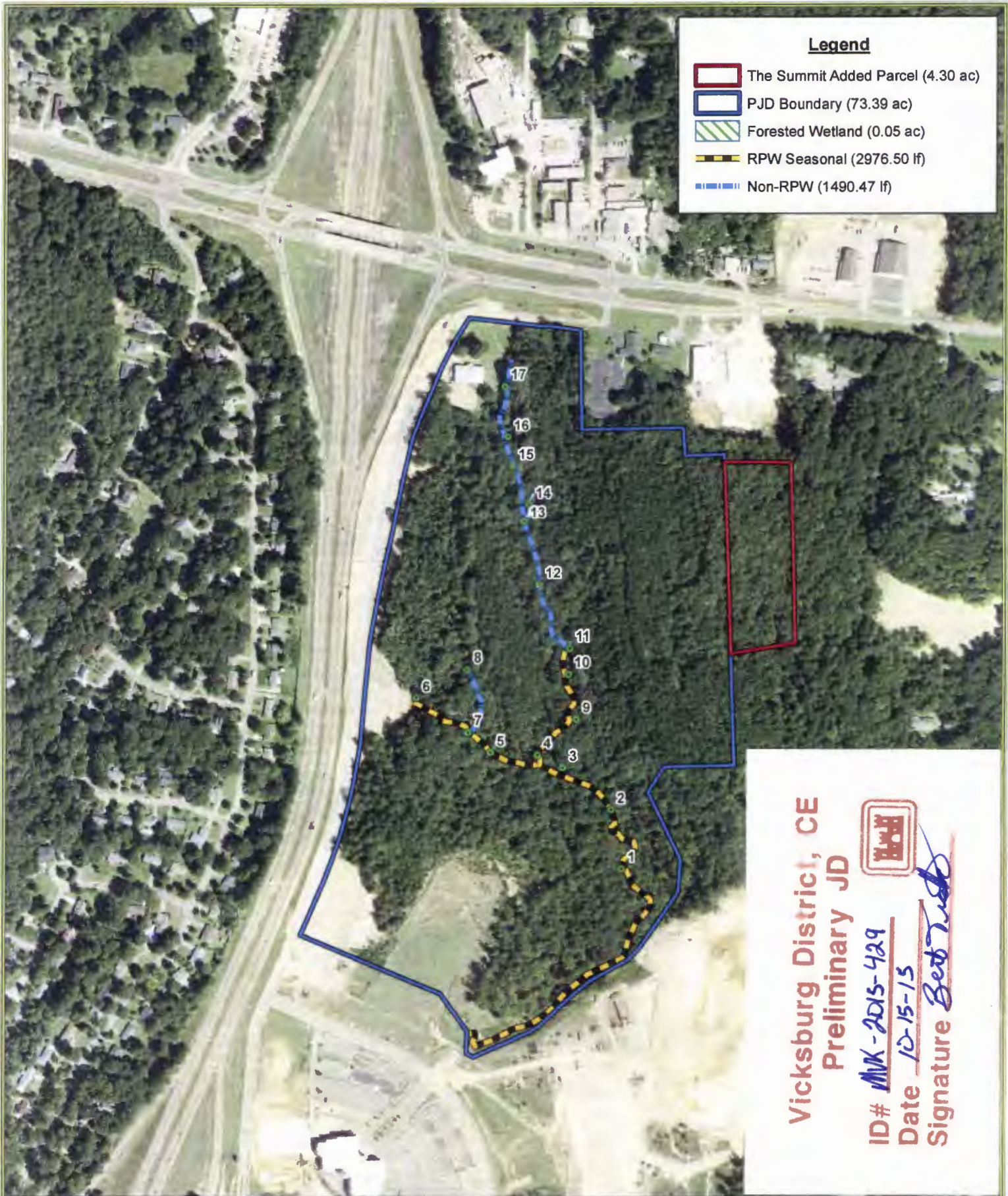
Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine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

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>.

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



Legend

-  The Summit Added Parcel (4.30 ac)
-  PJD Boundary (73.39 ac)
-  Forested Wetland (0.05 ac)
-  RPW Seasonal (2976.50 lf)
-  Non-RPW (1490.47 lf)

Vicksburg District, CE
 Preliminary JD
 ID# MNK-2015-429
 Date 10-15-15
 Signature *Beth Tish*



The Summit at Oxford Commons

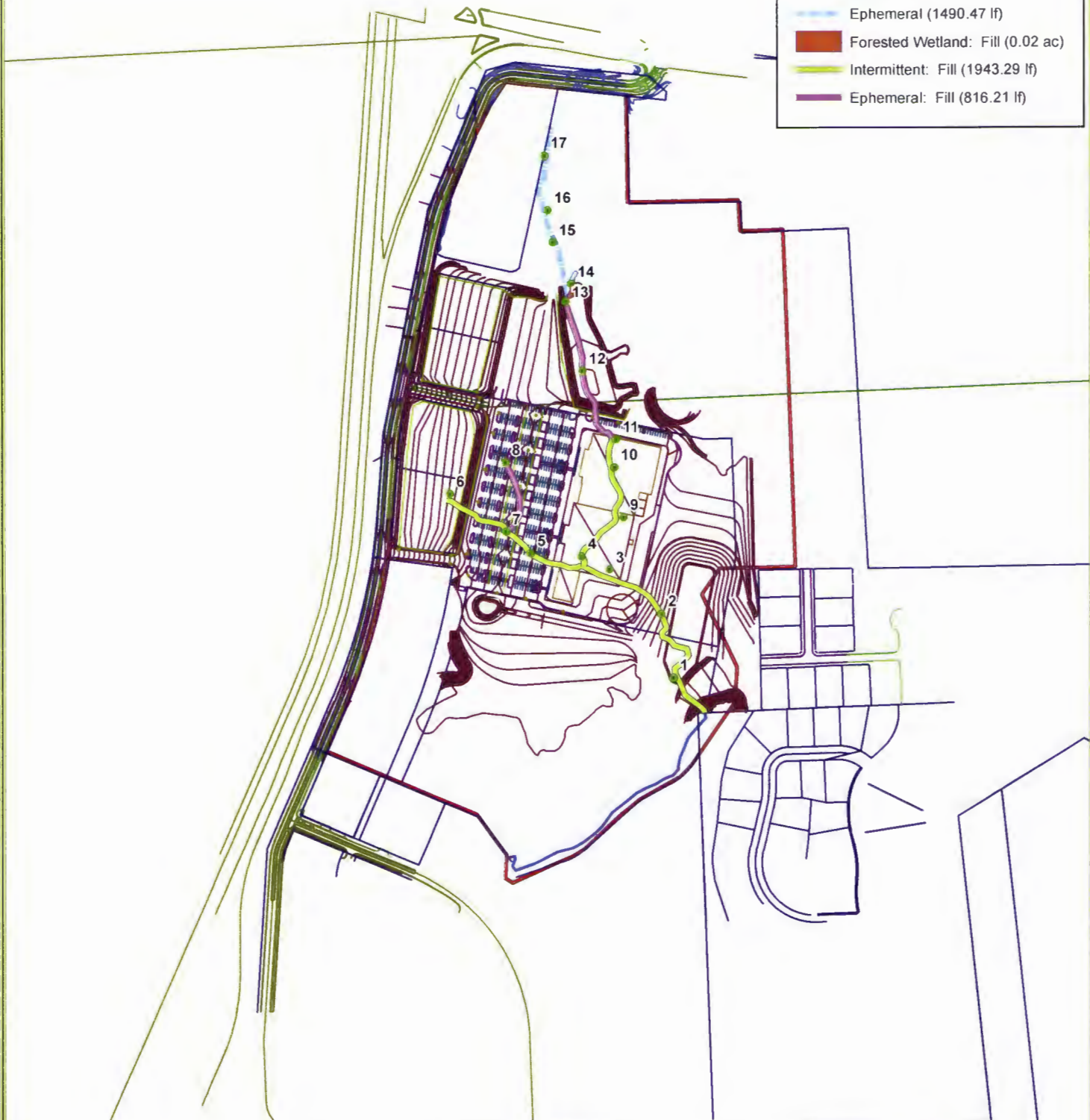
S 14, 15 & 22, T 8 S, R 3 W
 Lafayette County, Mississippi

GPS/Wetland Location Map



Legend

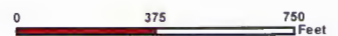
- GPS Waypoints
- ▭ PJD Boundary (73.39 ac)
- ▨ Forested Wetland (0.05 ac)
- Intermittent (2976.50 lf)
- Ephemeral (1490.47 lf)
- ▭ Forested Wetland: Fill (0.02 ac)
- Intermittent: Fill (1943.29 lf)
- Ephemeral: Fill (816.21 lf)



The Summit at Oxford Commons

S 15 & 22, T 8 S, R 3 W
Lafayette County, Mississippi

Wetland Impact Map





NAME: [REDACTED]
 ADDRESS: [REDACTED]
 PHONE: [REDACTED]
 FAX: [REDACTED]

REVISIONS:

NO.	DATE	DESCRIPTION



**GRADING PLAN
 FOR
 THE SUMMIT
 AT OXFORD COMMONS**

NO.	DATE	DESCRIPTION

(V.I.P.)
 3.0

ALL DIMENSIONS
 UNLESS OTHERWISE
 SPECIFIED SHALL BE
 IN FEET AND INCHES
 (1" = 10')

