



**US Army Corps
of Engineers**

Vicksburg District

4155 Clay Street

Vicksburg, MS 39183-3435

www.mvk.usace.army.mil



Public Notice

APPLICATION NO.:	MVK-2021-491
EVALUATOR:	Ms. Tarmiko Graham
PHONE NO.:	(601) 631-5540
E-MAIL:	Tarmiko.V.Graham@usace.army.mi
DATE:	October 05, 2022
EXPIRATION DATE:	October 25, 2022

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-RD, and the Mississippi Department of Environmental Quality at Post Office Box 2261, Jackson, Mississippi 39225-2261, and must reach these offices by the cited expiration date.

The Clean Water Act (CWA) Section 401 Certification Rule (Certification Rule, 40 CFR 121), effective September 11, 2020, requires certification for any license or permit that authorizes an activity that may result in a discharge. The scope of a CWA Section 401 certification is limited to assuring that a discharge from a Federally licensed or permitted activity will comply with water quality requirements. The applicant is responsible for requesting certification and providing required information to the certifying agency. As of the date of this public notice, the applicant has not submitted a certification request to the Mississippi Department of Environmental Quality (certifying authority). In accordance with Certification Rule part 121.6, once the applicant submits a certification request the Corps of Engineers will notify the certifying agency of the reasonable period of time for them to act upon the certification.

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

Name of Applicant:
Mr. Barry Bridgforth
Laney Funderburk Family, L. P.
3606 Bridgforth Road
Olive Branch, Mississippi 38654

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

Location of Work: Section 5, T2S- R6W, Latitude 34.936617, Longitude -89.859787, within the Coldwater Drainage Basin (8-digit USGS HUC 08030204), DeSoto 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 of the United States for the purpose of constructing a logistics/distribution facility within the Olive Branch Logistics Center.

The purpose of the project is to build a new logistics/distribution facility in Olive Branch, Mississippi. The project is needed to accommodate the increased demand for the transload of commodities and the transportation to local businesses. Logistics is an important element of the supply chain that helps increase the sales and profits of businesses that deal with the production, shipment, warehousing, and delivery of products.

The logistics/distribution facility would include the construction of one warehouse building, associated parking lots, truck courts, and an access road. The building would be approximately 446,880 square feet (1,064' x 420'). Areas of the site to be paved would consist of parking lots, truck courts, and an access road. The truck courts are designed as being (2) 185 ft. long along the north and south sides of the building. The access road would enter the property from the northeast corner via an existing development and similar logistics/distribution facility. Access to the facility is granted via Nail Road, located to the east of the project site. The project is considered part of the existing Olive Branch.

The project as proposed would impact:

- 27.73 acres of scrub/shrub wetland fill associated with construction of the building foundation and site grading for the building pad and attendant features.
- 152.66 linear feet (0.01 acres) of an ephemeral stream fill associated with the construction of the building foundation and site grading for the building pad and attendant features.
- 1,886.54 linear feet (0.16 acres) of an intermittent stream fill associated with the construction of the building foundation and site grading for the building pad and attendant features.

Approximately 45,012 cubic yards of fill material would be placed into the jurisdictional areas. The applicant proposes to satisfy compensatory mitigation requirements through permittee responsible mitigation (See enclosed drawings).

Vegetative components within the scrub-shrub wetlands include American sycamore (*Platanus occidentalis*), black willow (*Salix nigra*), sweetgum (*Liquidambar styraciflua*), goldenrod (*Solidago spp.*), rush (*Juncus spp.*), southern dewberry (*Rubus trivialis*), box elder (*Acer negundo*), wool grass (*Scirpus cyperinus*), eastern baccharis (*Baccharis halimifolia*), smartweed (*Polygonum spp.*), bushy bluestem (*Andropogon glomeratus*), broom sedge (*Andropogon virginicus*), Chinese privet (*Ligustrum sinense*), green ash (*Fraxinus pennsylvanica*), sugarberry (*Celtis aevigata*), bald cypress (*Taxodium distichum*), giant cane (*Arundinaria gigantea*), giant plume grass (*Saccharum giganteum*), swamp chestnut oak (*Quercus michauxii*), and cattail (*Typha latifolia*).

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 permit area is likely to yield resources eligible for inclusion in the National Register of historic places. An investigation for the presence of potentially eligible historic properties is justified.

Endangered Species: Threatened and Endangered Species for this area include the Northern Long-eared Bat and the Wood Stork. Utilizing the Standard Local Operating Procedure for Endangered Species (SLOPES) as signed on June 28, 2017, between the U.S. Army Corps of Engineers, Vicksburg District and the U.S. Fish and Wildlife Service, the Corps has determined that the proposed activity may affect these species or their habitats.

Floodplain: In accordance with 44 CFR Part 60 (Floodplain Management and Use), participating communities are required to review all proposed development to determine if a floodplain development permit is required. Floodplain

administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements. The project is located within the 100-year floodplain.

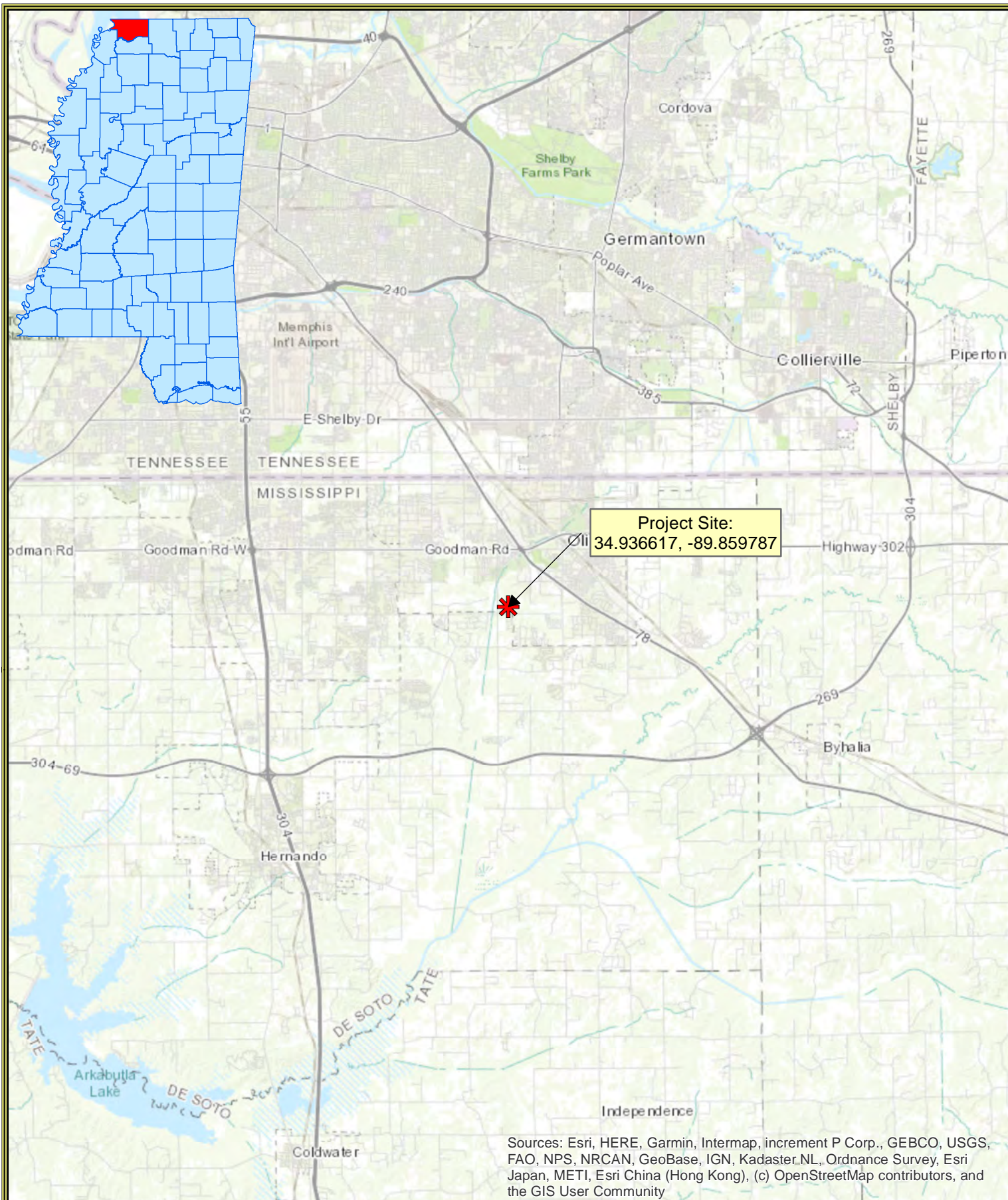
Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may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

Anthony R. Lobred
for Bryan Williamson
Chief, Permit and Evaluation Branch
Regulatory Division

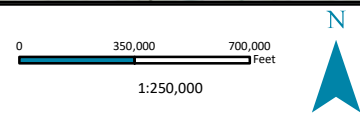


Project Site:
34.936617, -89.859787

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster.NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Funderburk Family, LP
Section 5, Township 2 South, Range 6 West
Desoto County, Mississippi



NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USGS 1982 Olive Branch (MS) Quad Basemap

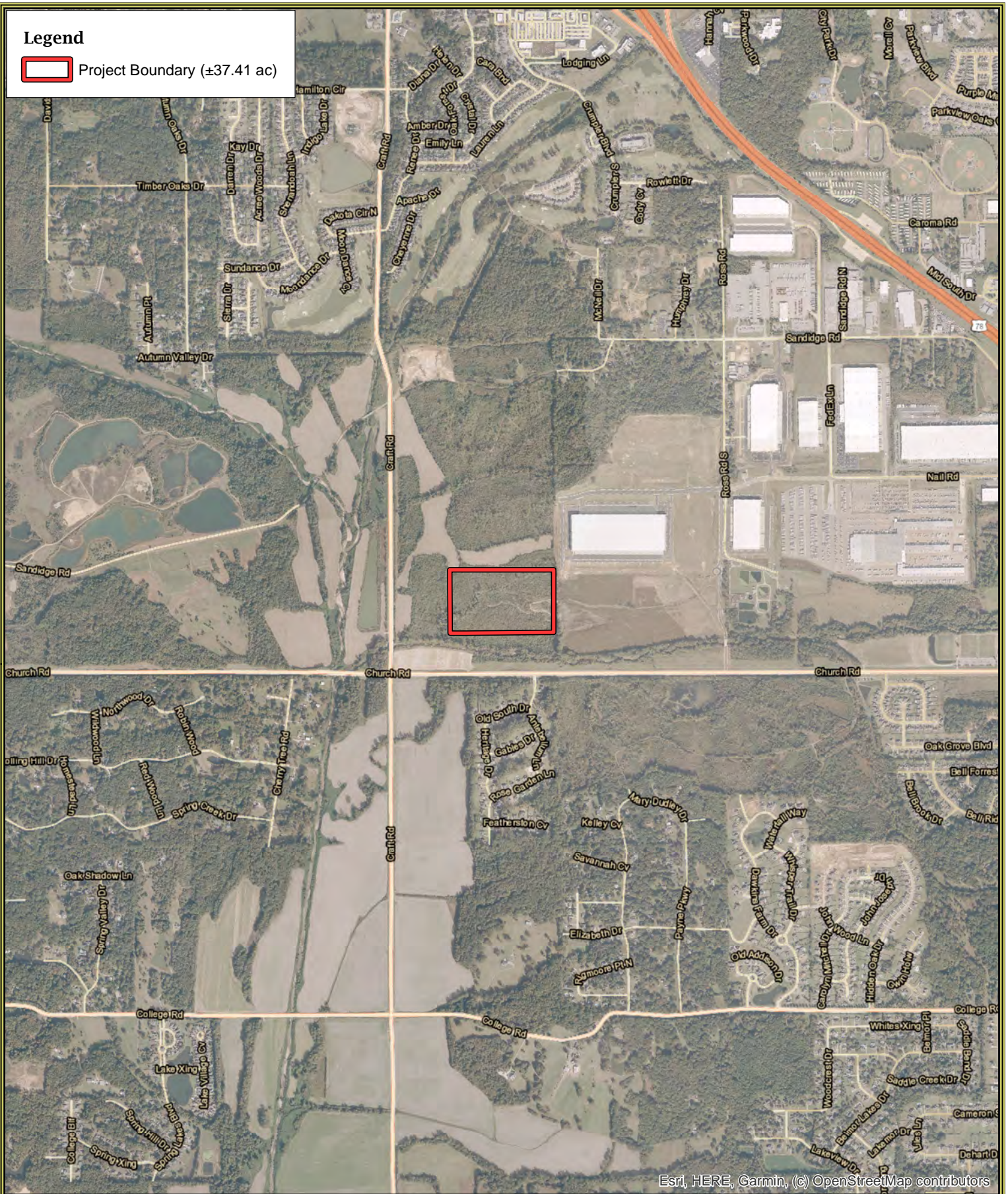
General Location Map

Date Created: 1/12/2022

Created by: PGH

Legend

 Project Boundary (±37.41 ac)



Esri, HERE, Garmin, (c) OpenStreetMap contributors

Funderburk Family, LP

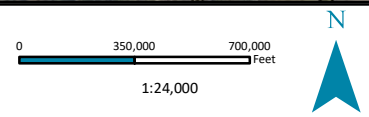
Section 5, Township 2 South, Range 6 West
Desoto County, Mississippi

[Site Location Map](#)



Date Created: 4/6/2022





Created by: PGH

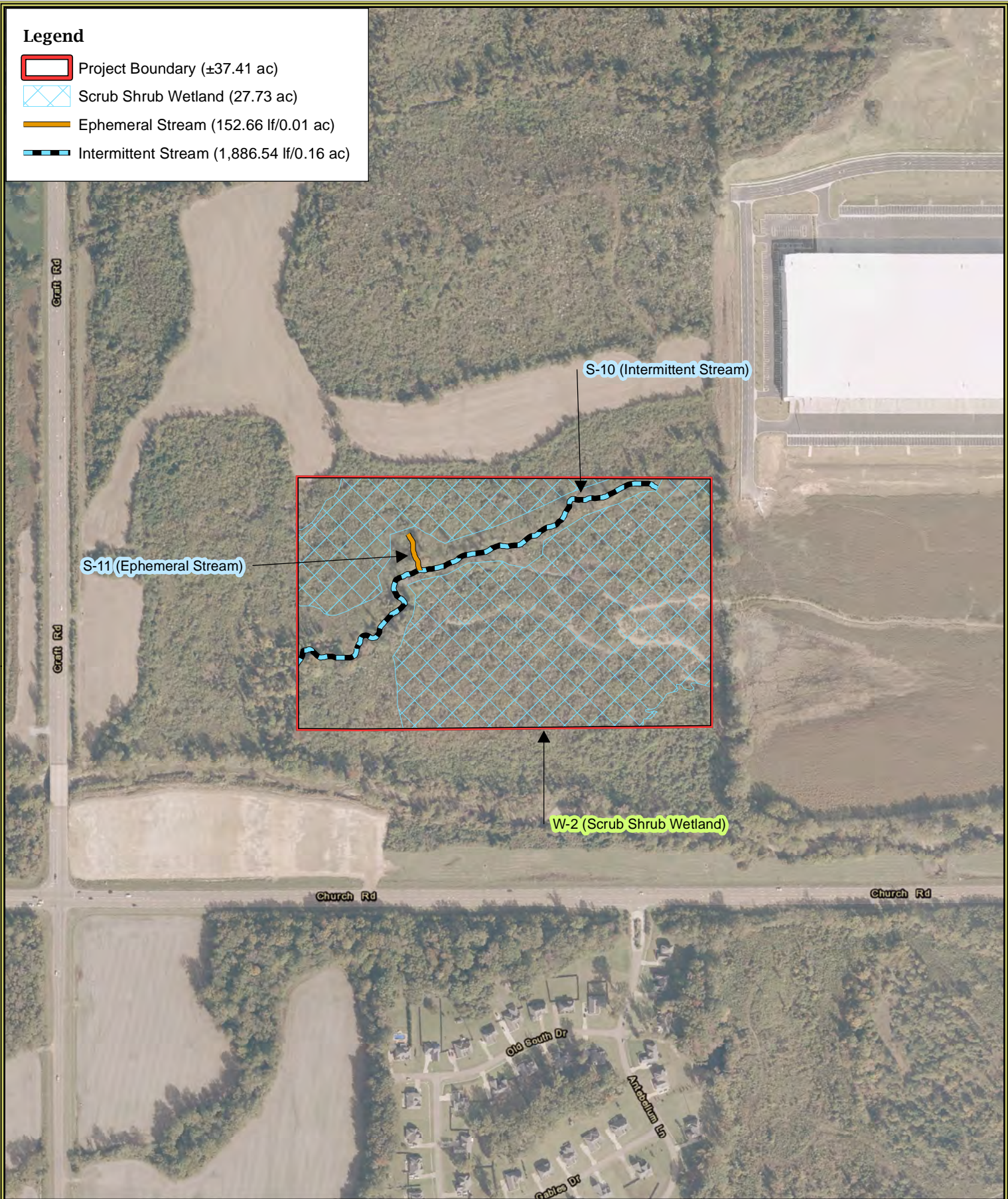


NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2021 Imagery Basemap

Legend

-  Project Boundary (±37.41 ac)
-  Scrub Shrub Wetland (27.73 ac)
-  Ephemeral Stream (152.66 lf/0.01 ac)
-  Intermittent Stream (1,886.54 lf/0.16 ac)



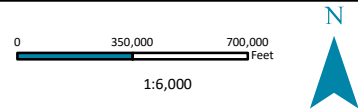
Date Created: 4/6/2022

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Section 5, Township 2 South, Range 6 West
Desoto County, Mississippi





Wetland Location Map

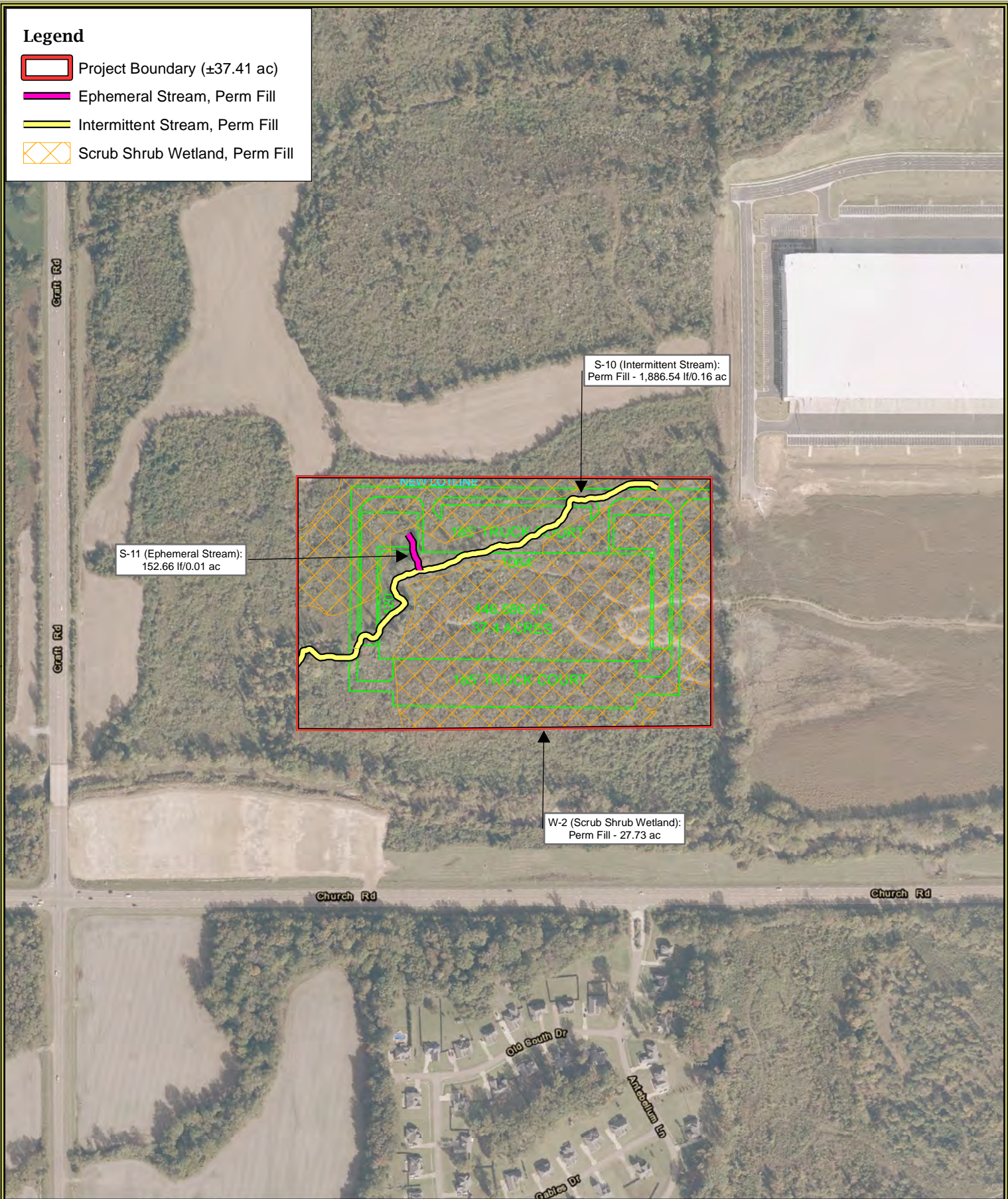


NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2021 Imagery Basemap

Legend

-  Project Boundary (±37.41 ac)
-  Ephemeral Stream, Perm Fill
-  Intermittent Stream, Perm Fill
-  Scrub Shrub Wetland, Perm Fill



S-11 (Ephemeral Stream):
152.66 lf/0.01 ac

S-10 (Intermittent Stream):
Perm Fill - 1,886.54 lf/0.16 ac


W-2 (Scrub Shrub Wetland):
Perm Fill - 27.73 ac



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Funderburk Family, LP
Section 5, Township 2 South, Range 6 West
Desoto County, Mississippi

0 350,000 700,000 Feet
1:6,000



NAD 1983 StatePlane Mississippi West FIPS 2302 Feet





USDA NAIP 2021 Imagery Basemap

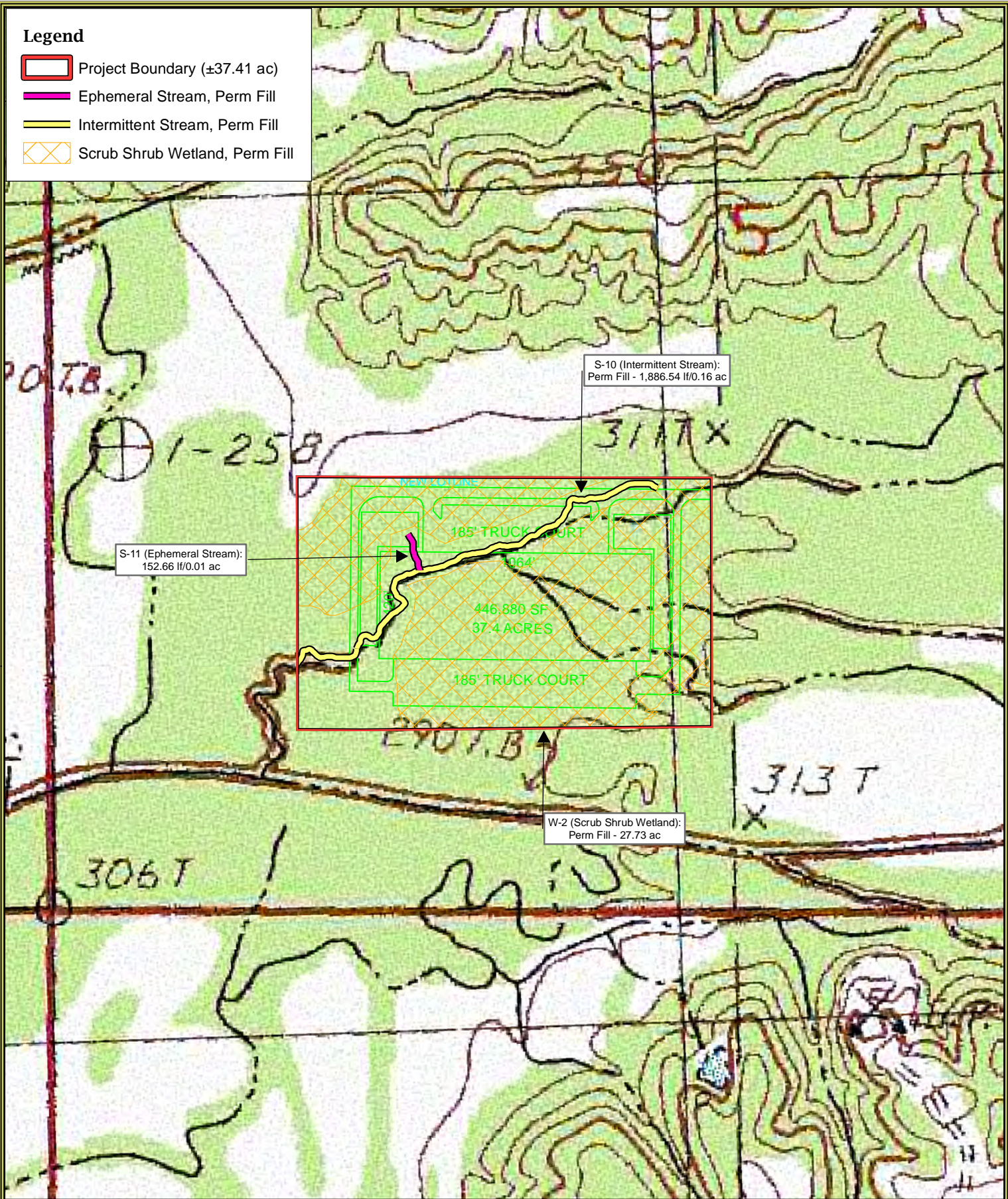
Date Created: 4/6/2022

Created by: PGH


Wetland Impact Map

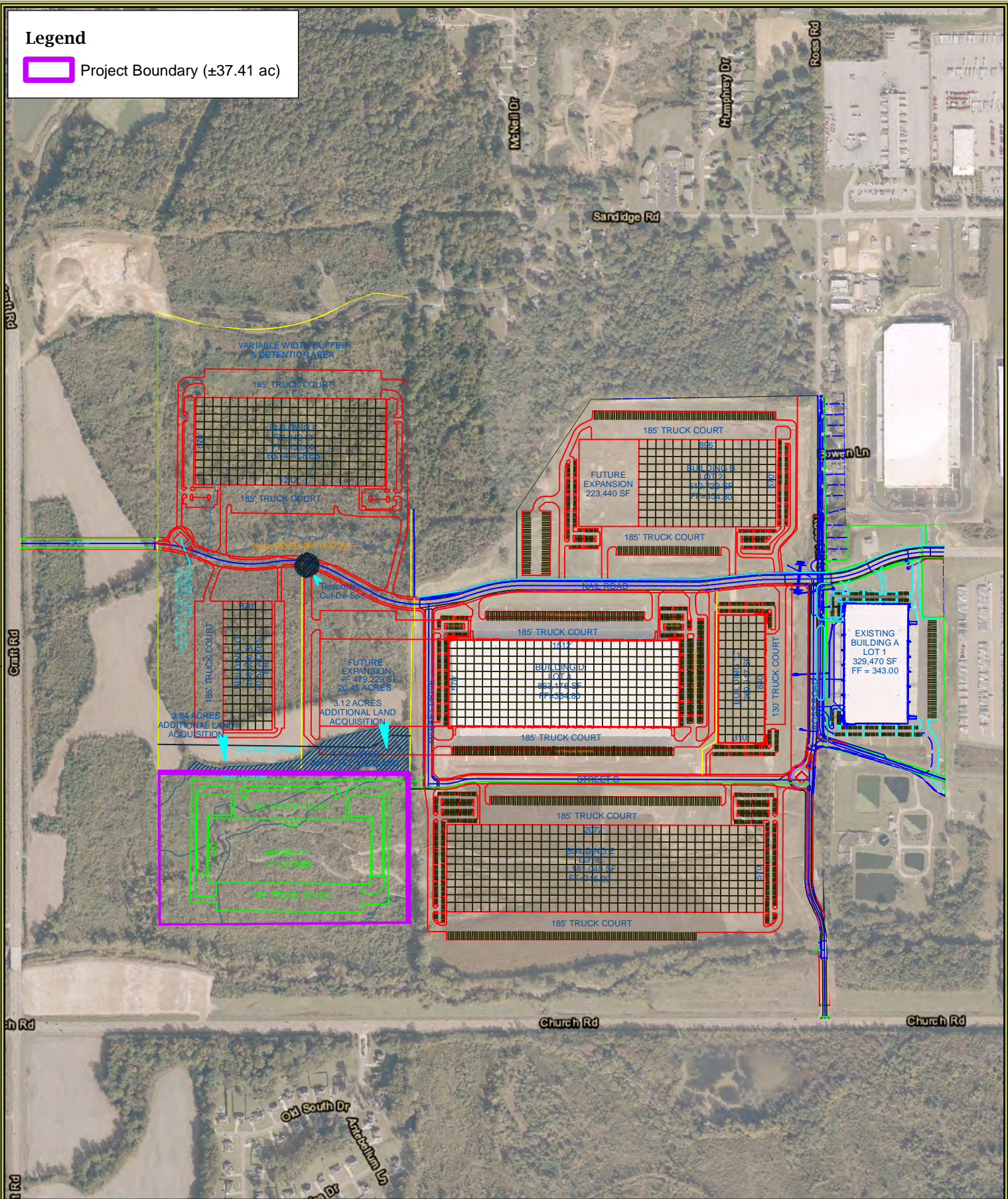
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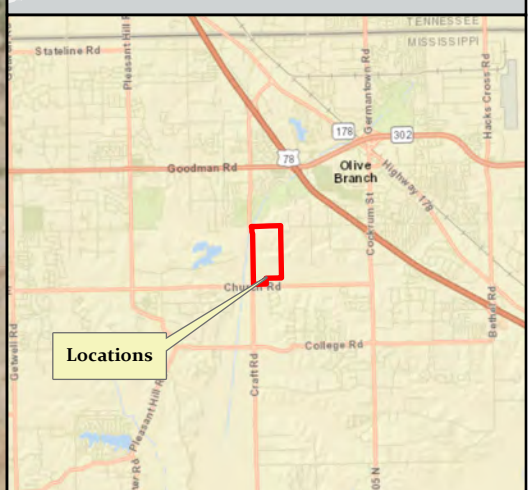
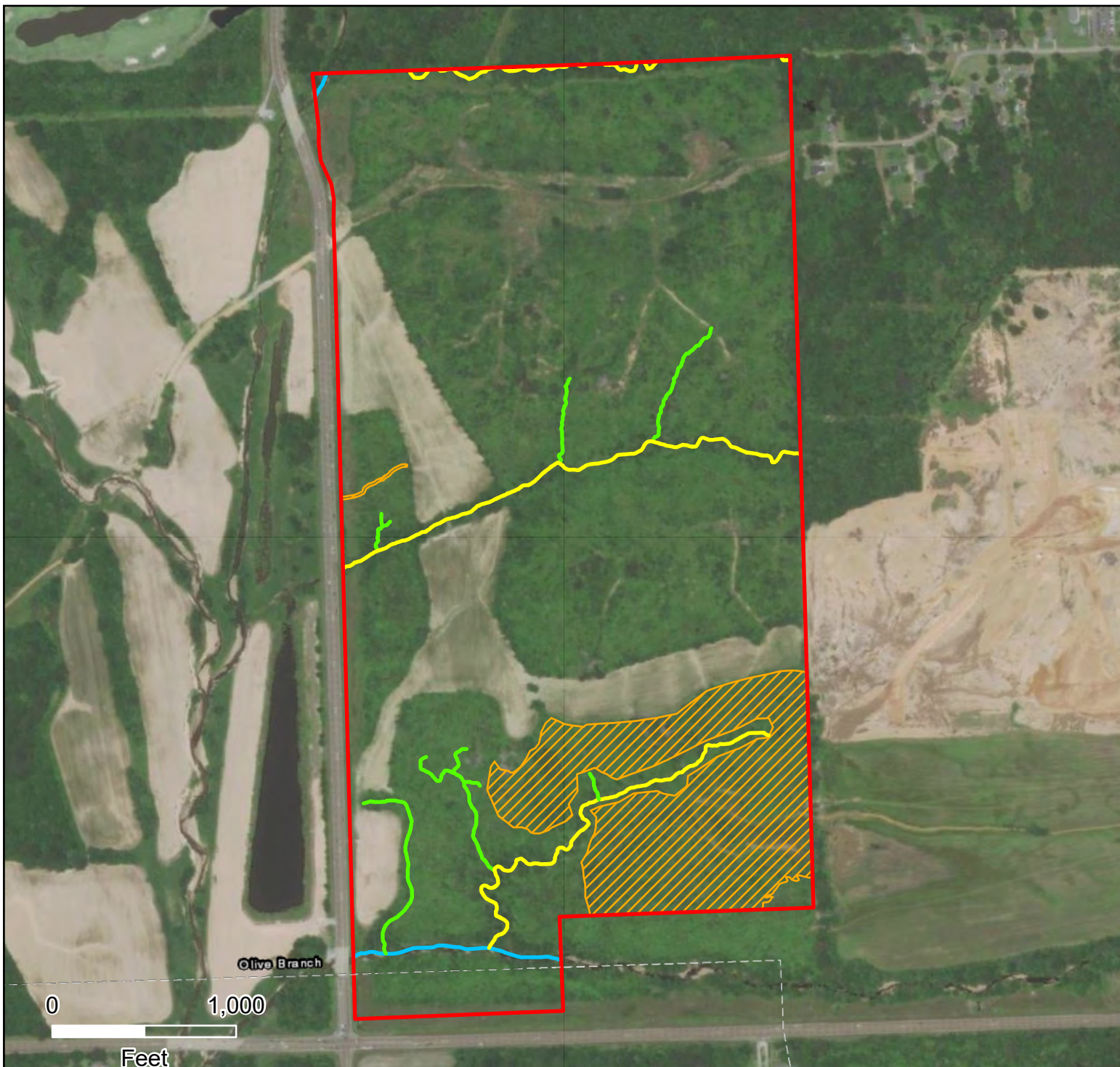
-  Project Boundary (±37.41 ac)
-  Ephemeral Stream, Perm Fill
-  Intermittent Stream, Perm Fill
-  Scrub Shrub Wetland, Perm Fill



Legend

 Project Boundary (±37.41 ac)






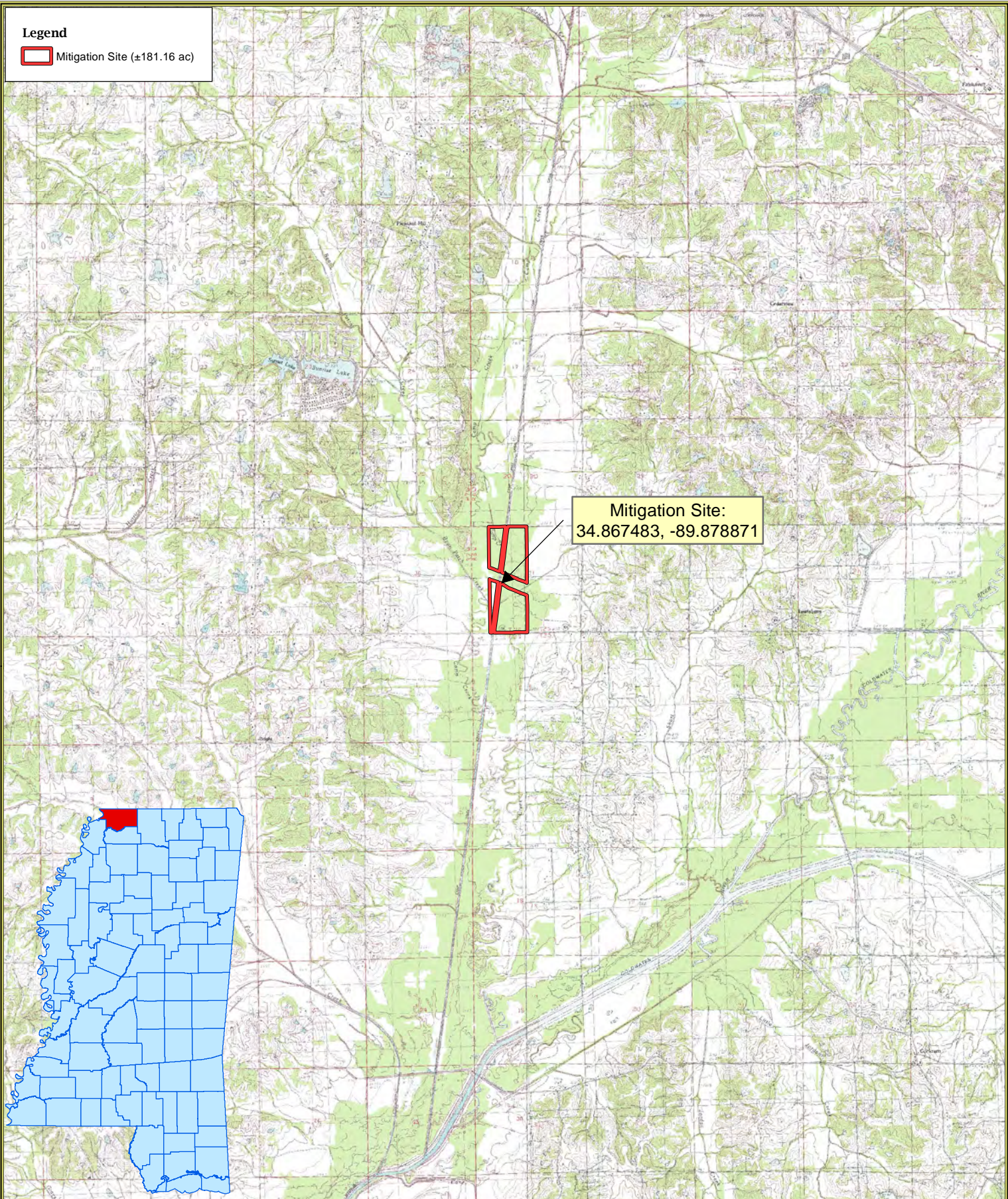
Legend

- Project Site
- Perennial Stream (1300.49 LF)
- Inter. Stream (6827.52 LF)
- Ephemeral Stream (4020.58 LF)
- Scrub Shrub (33.22 Ac.)

***There are jurisdictional wetlands and other waters of the U.S. within the project boundary; therefore, any activity involving the discharge of dredged or fill material requires a permit.**

Legend

 Mitigation Site (±181.16 ac)



Mitigation Site:
34.867483, -89.878871



Shannon Place

Section 31, Township 2 S, Range 6 W
Desoto County, Mississippi

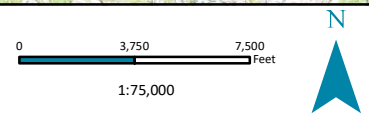
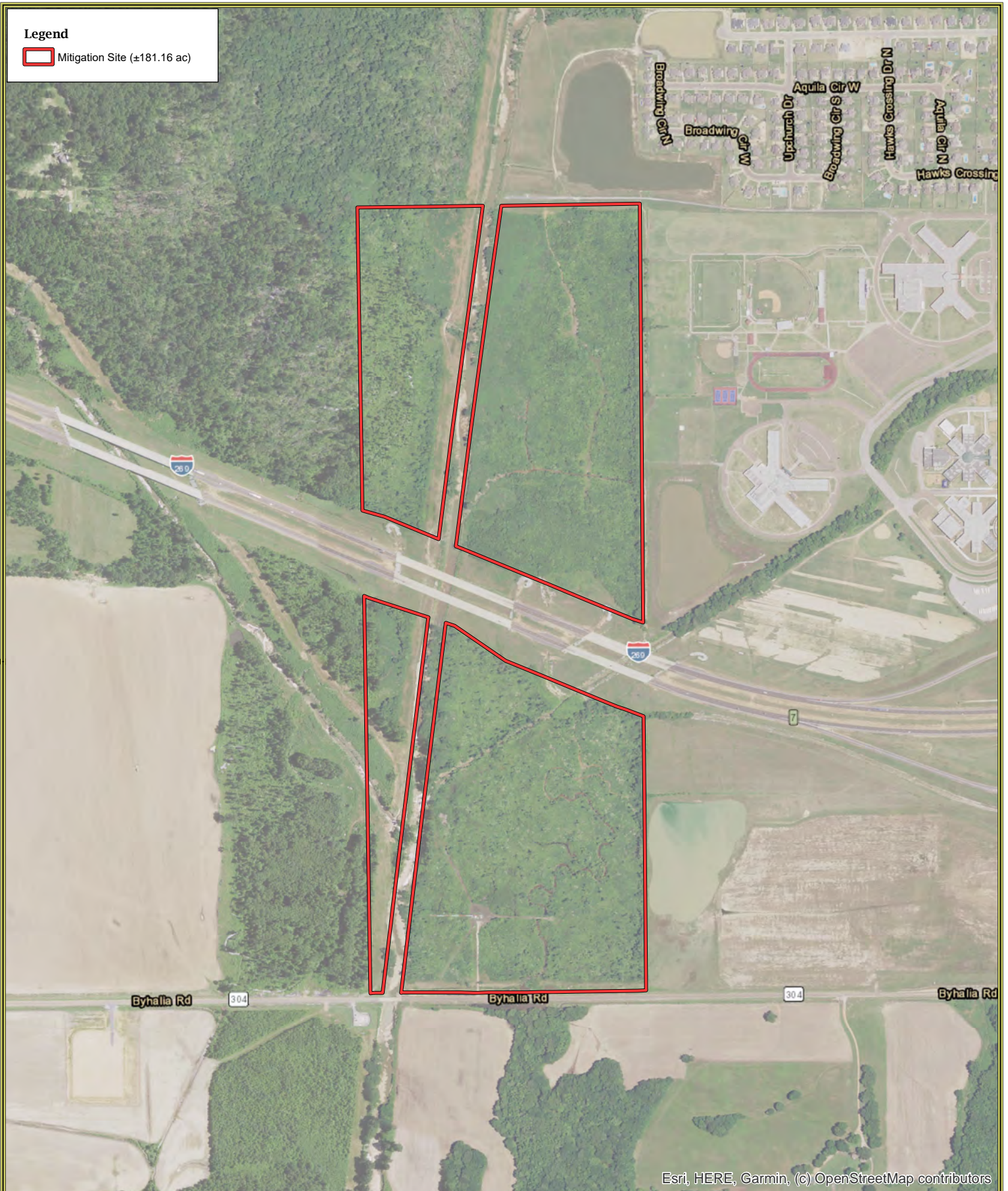


Figure 1 - Vicinity Location Map

NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

Legend

 Mitigation Site (±181.16 ac)



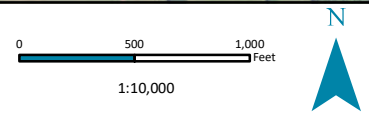
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Shannon Place

Section 31, Township 2 S, Range 6 W
Desoto County, Mississippi

Figure 3 - Site Location Map



NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2020 Imagery Basemap

Date Created: 1/14/2022


Created by: PGH


Legend


 Shannon Place (±181.16 ac)


Current Habitat:


 Cell Tower (1.02 ac)

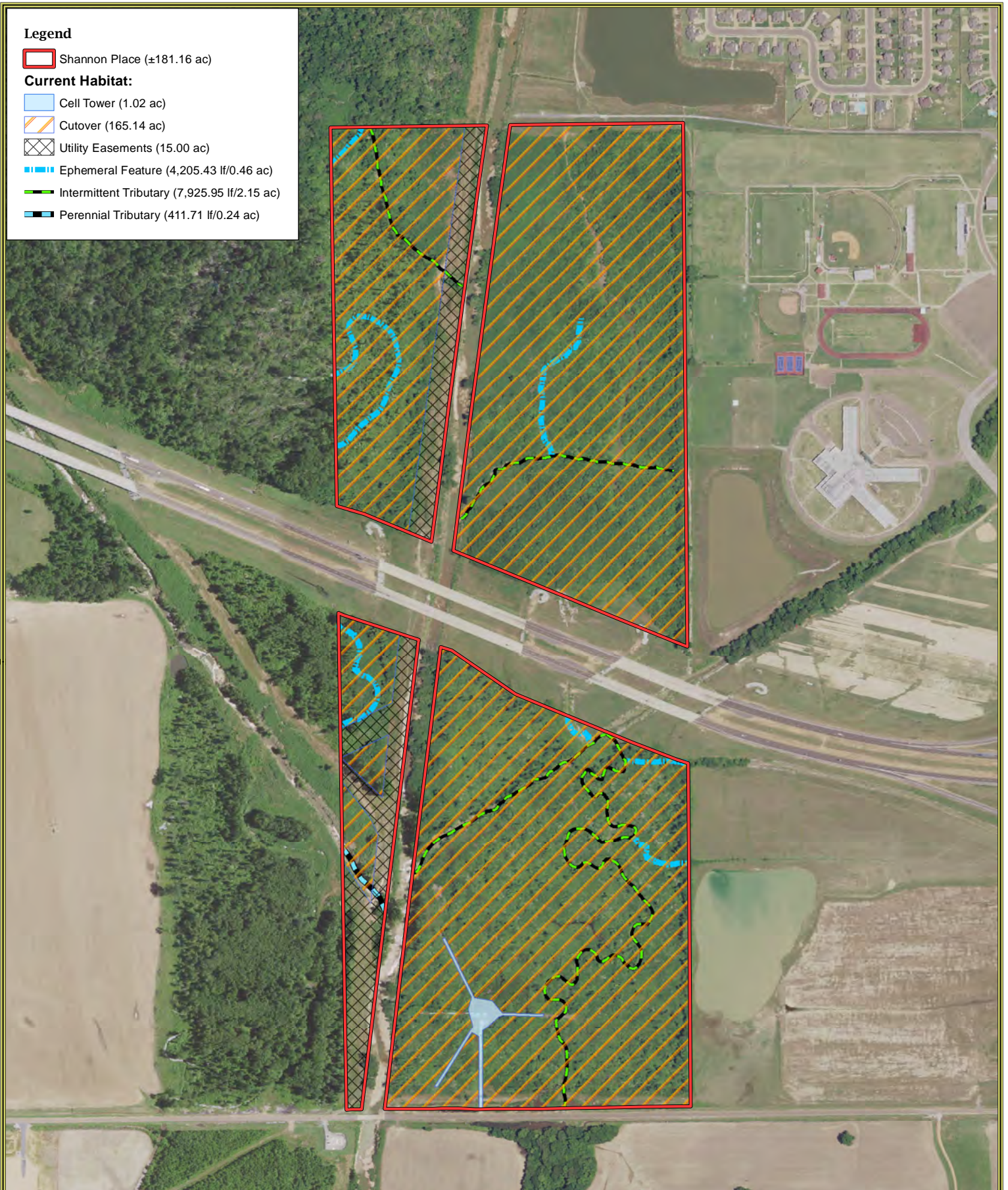
 Cutover (165.14 ac)

 Utility Easements (15.00 ac)

 Ephemeral Feature (4,205.43 lf/0.46 ac)

 Intermittent Tributary (7,925.95 lf/2.15 ac)

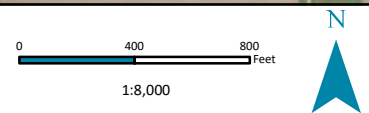
 Perennial Tributary (411.71 lf/0.24 ac)



Shannon Place

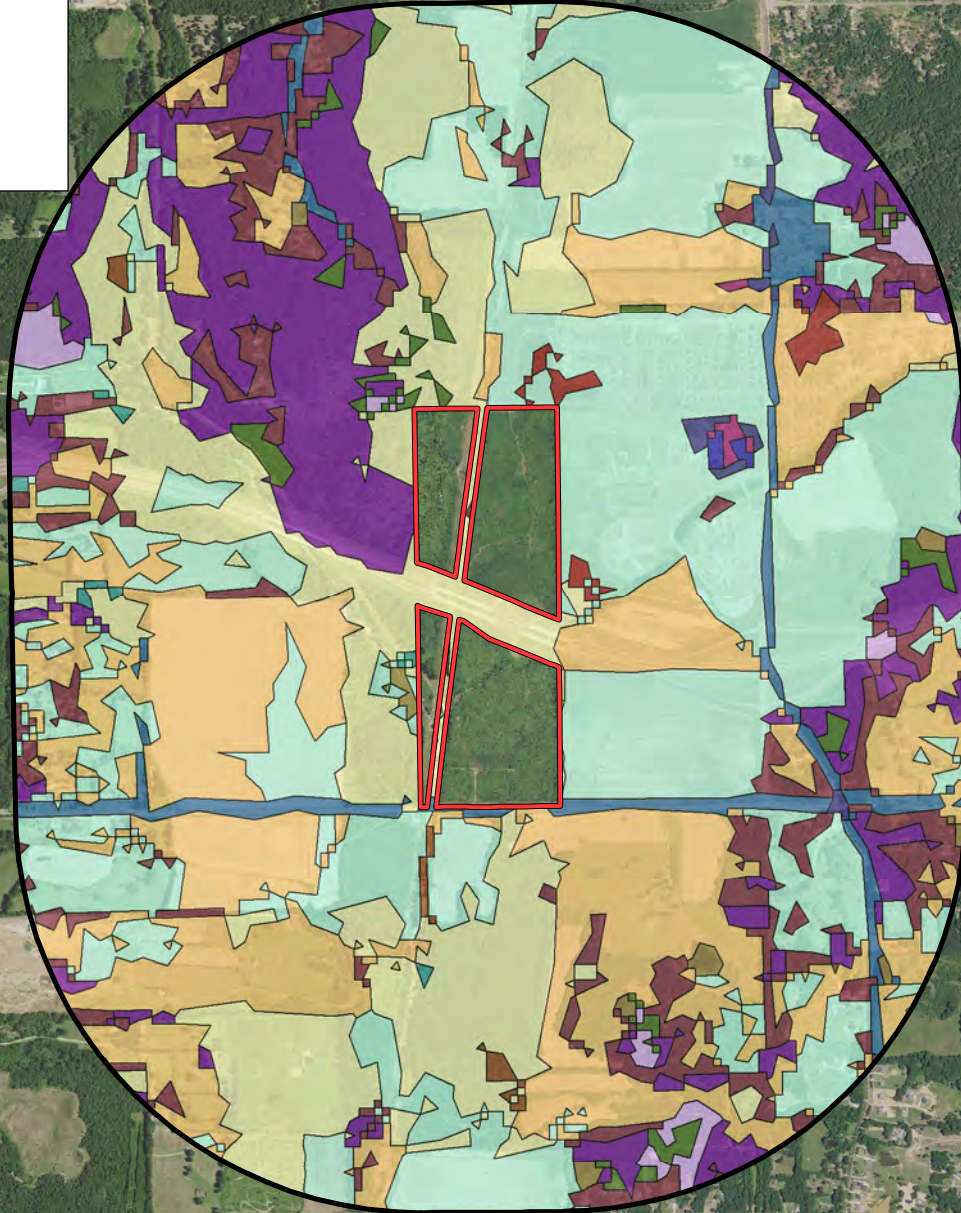
Section 31, Township 2 S, Range 6 W
Desoto County, Mississippi

Figure 4 - Current Habitat Map



Legend

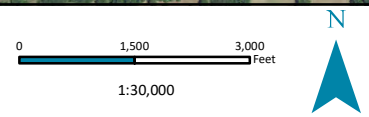
- Shannon Place (±181.16 ac)
- One Mile Buffer
- Barren Land (<1%)
- Cultivated Crops (32.17%)
- Deciduous Forest (11.46%)
- Developed, High Intensity (<1%)
- Developed, Low Intensity (<1%)
- Developed, Medium Intensity (<1%)
- Developed, Open Space (2.82%)
- Emergent Herbaceous Wetlands (<1%)
- Evergreen Forest (<1%)
- Hay/Pasture (25.35%)
- Herbaceous (<1%)
- Mixed Forest (>1%)
- Open Water (<1%)
- Shrub/Scrub (7.17%)
- Woody Wetlands (18.06%)



Shannon Place

Section 31, Township 2 S, Range 6 W
Desoto County, Mississippi

Figure 5 - Surrounding Land Use Map




NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

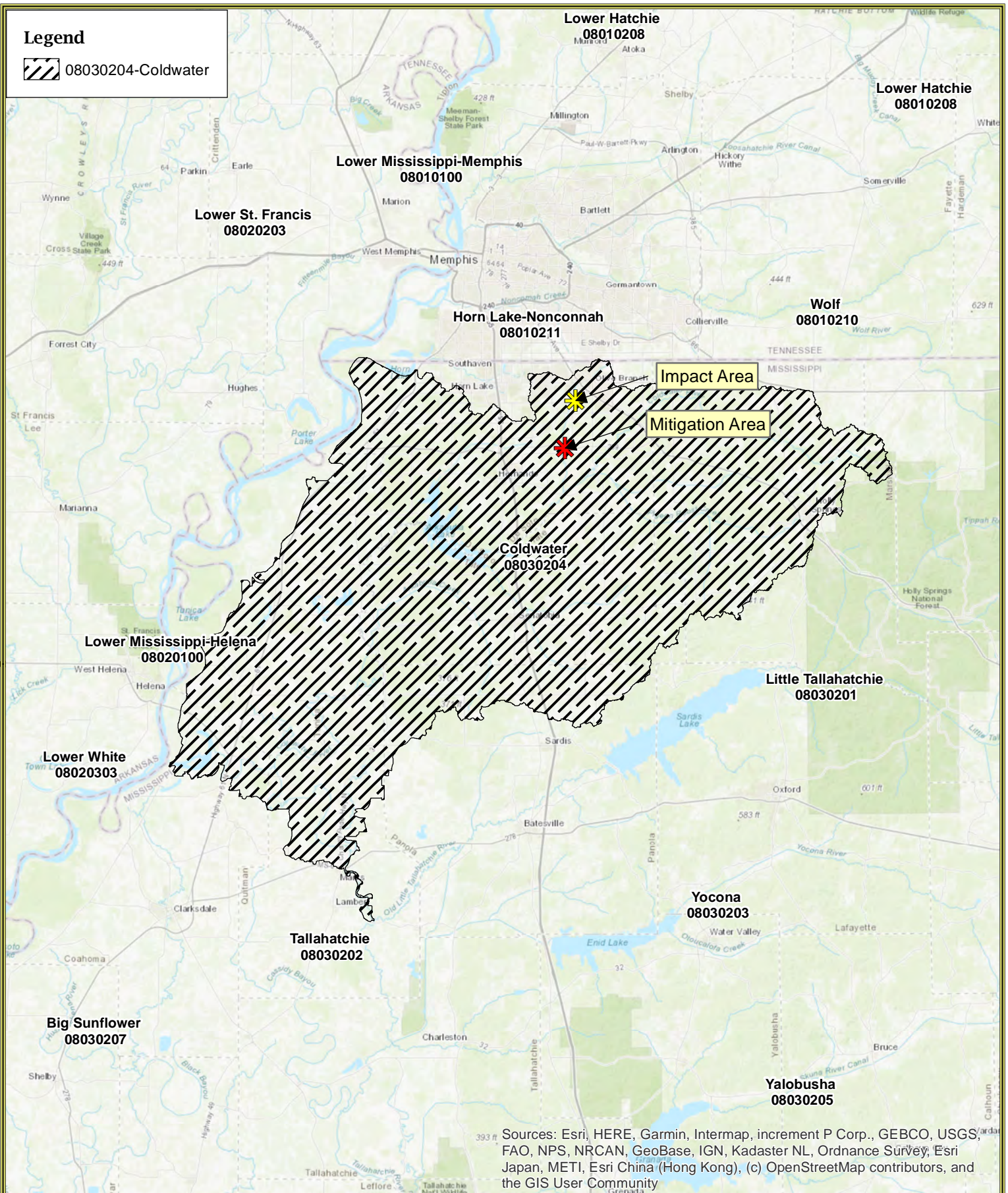
Date Created: 1/14/2022

Created by: PGH

USDA NAIP 2020 Imagery Basemap

Legend

 08030204-Coldwater



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community




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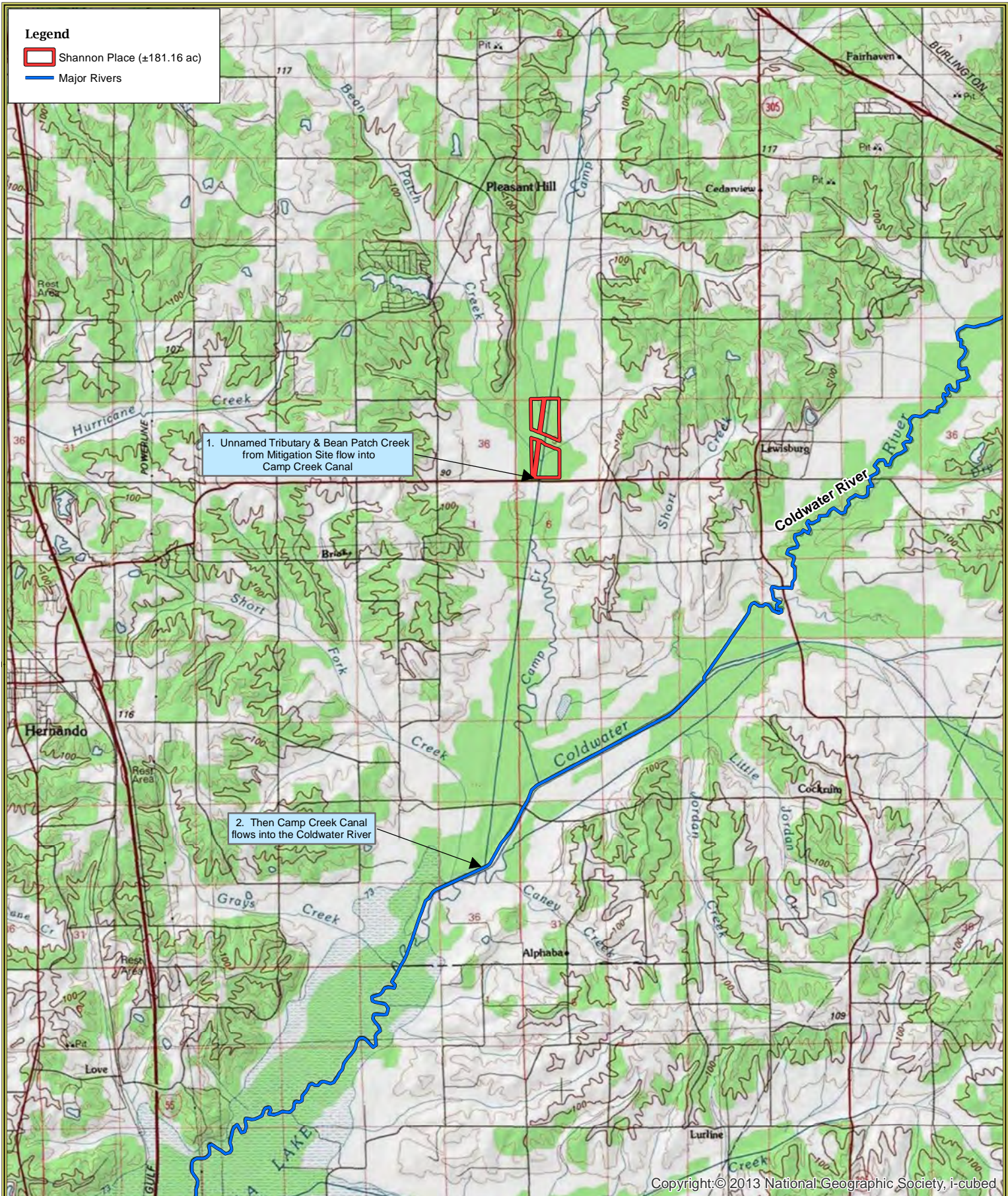
Shannon Place
Section 31, Township 2 S, Range 6 W
Desoto County, Mississippi

Figure 6 - Watershed Location Map

0 40,000 80,000 Feet
1:800,000



NAD 1983 StatePlane Mississippi West FIPS 2302 Feet
ESRI World Topographic Basemap



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Shannon Place
 Section 31, Township 2 S, Range 6 W
 Desoto County, Mississippi

Figure 7 - Hydrology Pattern Map

0 5,000 10,000
 Feet


1:100,000

N

NAD 1983 StatePlane Mississippi West FIPS 2302 Feet


ESRI World Topographic Basemap


Legend


 Mitigation Site (±181.16 ac)


 FIRM Panels


FEMA Flood Hazard Zones:


 1% Annual Chance Flood Hazard


 Regulatory Floodway

 Special Floodway

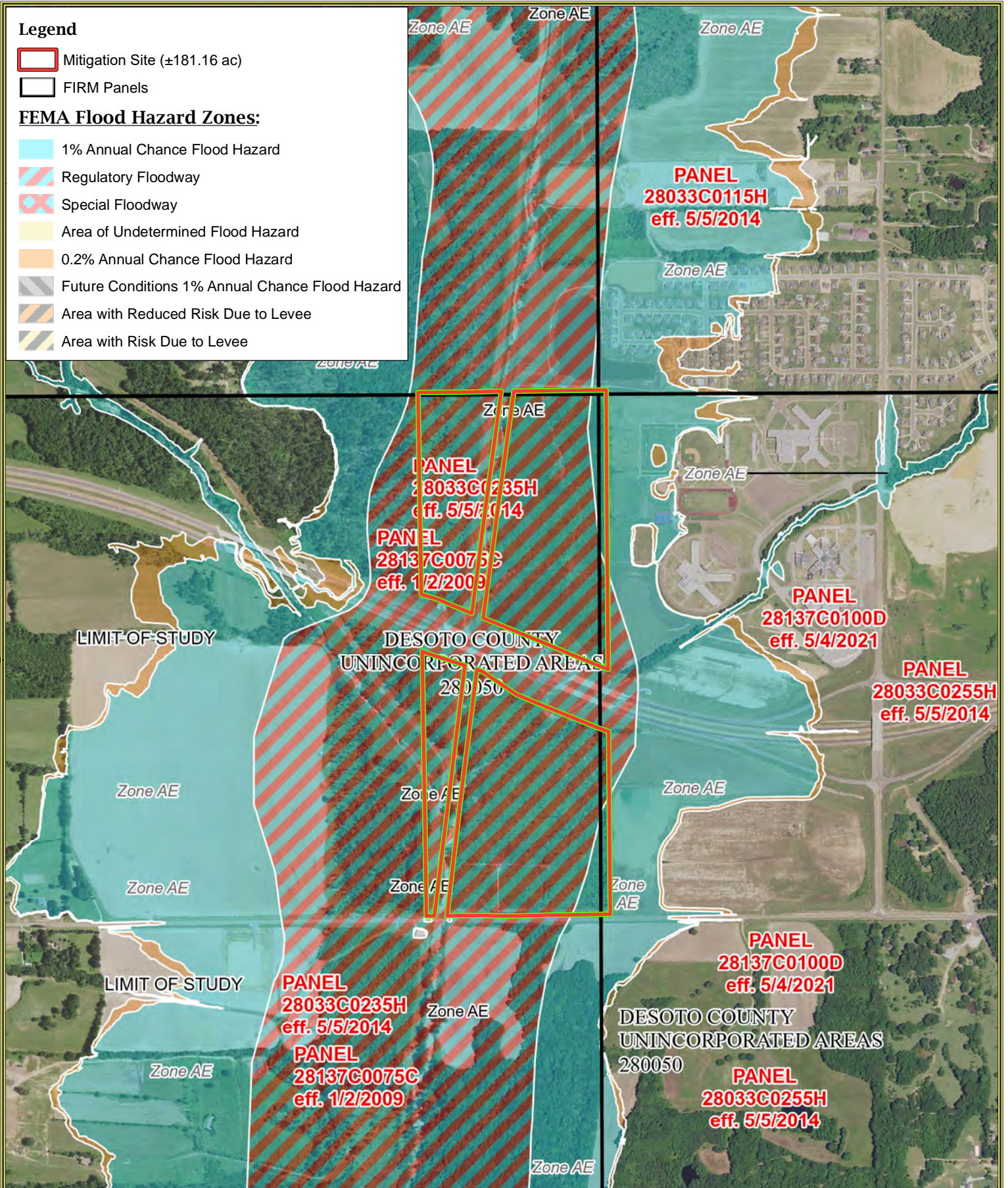
 Area of Undetermined Flood Hazard

 0.2% Annual Chance Flood Hazard

 Future Conditions 1% Annual Chance Flood Hazard

 Area with Reduced Risk Due to Levee

 Area with Risk Due to Levee



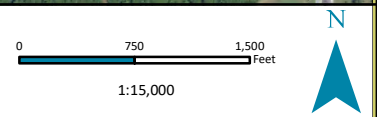
Date Created: 1/14/2022

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Shannon Place

Section 31, Township 2 S, Range 6 W
Desoto County, Mississippi

Figure 8 - FEMA Floodplain Map



NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2020 Imagery Basemap

Legend

- Shannon Place (±181.16 ac)
- Ch—Collins silty clay loam (adler) (4.1%)
- Fb—Falaya silty clay loam (arkabutla) (93.8%)
- W—Water (2.1%)



Shannon Place

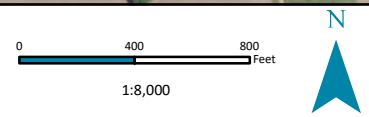
Section 31, Township 2 S, Range 6 W
Desoto County, Mississippi

Figure 9 - NRCS Soils Location Map



Date Created: 1/14/2022

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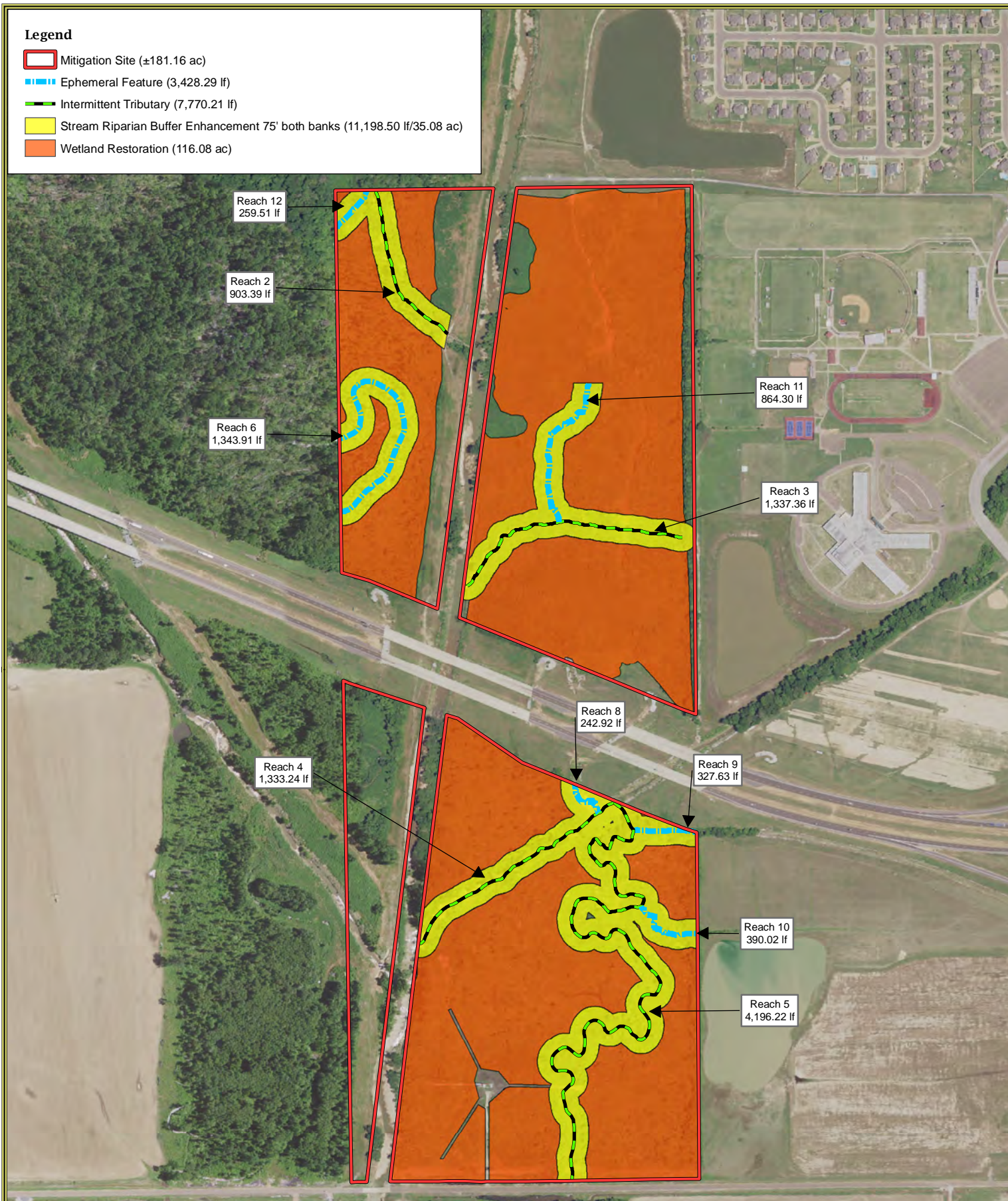


NAD 1983 StatePlane Mississippi West FIPS 2302 Feet



USDA NAIP 2020 Imagery Basemap

Legend

- Mitigation Site (± 181.16 ac)
- Ephemeral Feature (3,428.29 lf)
- Intermittent Tributary (7,770.21 lf)
- Stream Riparian Buffer Enhancement 75' both banks (11,198.50 lf/35.08 ac)
- Wetland Restoration (116.08 ac)



Legend

-  Shannon Place (±181.16 ac)
-  Planting Zone 1 (181.16 ac)



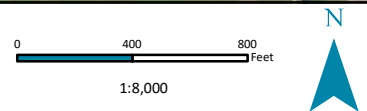
Date Created: 1/17/2022

Created by: PGH

Shannon Place

Section 31, Township 2 S, Range 6 W
Desoto County, Mississippi

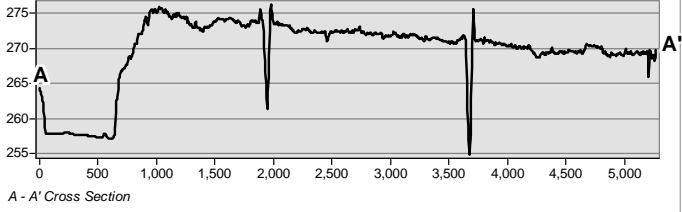
Figure 11 - Planting Zone Map



NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

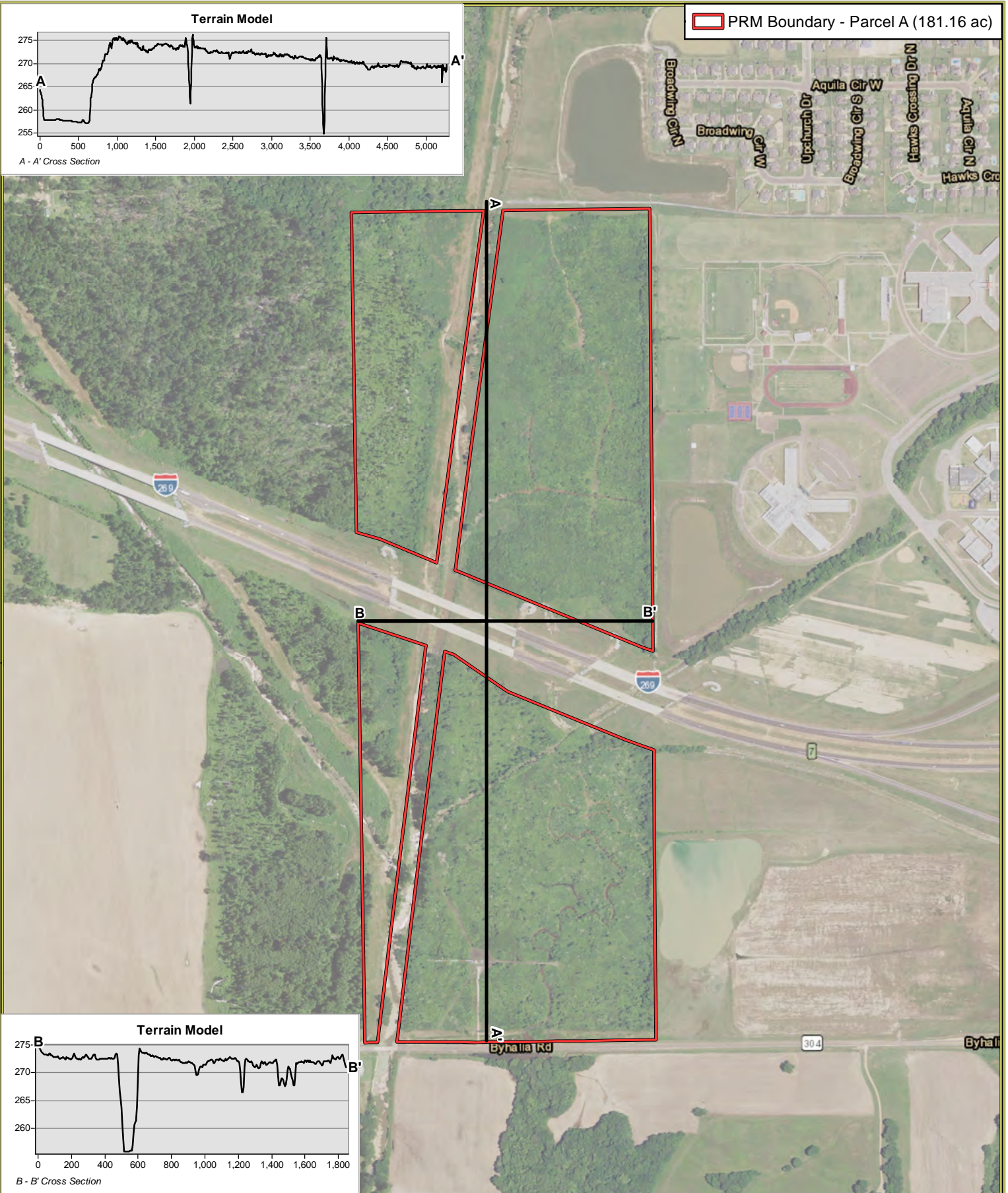
USDA NAIP 2020 Imagery Basemap

Terrain Model

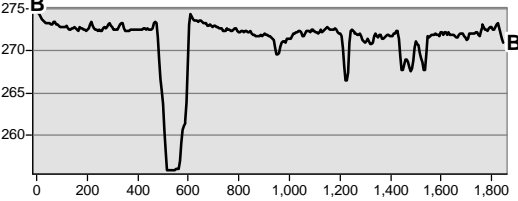


A - A' Cross Section

PRM Boundary - Parcel A (181.16 ac)



Terrain Model




B - B' Cross Section


Funderburk Family, LP
 Section 5, Township 2S, Range 6W
 Desoto County, Mississippi
Figure 12: Cross Section Map

0 475 950 Feet
 1:9,500
 NAD 1983 StatePlane Mississippi West FIPS 2302 Feet
 USDA NAIP 2020 Imagery Basemap

Legend

 Shannon Place (±181.16 ac)

 Flow Direction



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Shannon Place
Section 31, Township 2 S, Range 6 W
Desoto County, Mississippi

Figure 13 - Current Elevation Map

0 400 800 Feet

1:8,000



NAD 1983 StatePlane Mississippi West FIPS 2302 Feet
USDA NAIP 2020 Imagery Basemap

Legend

 Shannon Place (±181.16 ac)

 Monitoring Plots



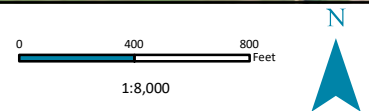
Date Created: 1/17/2022

Created by: PGH

Shannon Place


Section 31, Township 2 S, Range 6 W
Desoto County, Mississippi

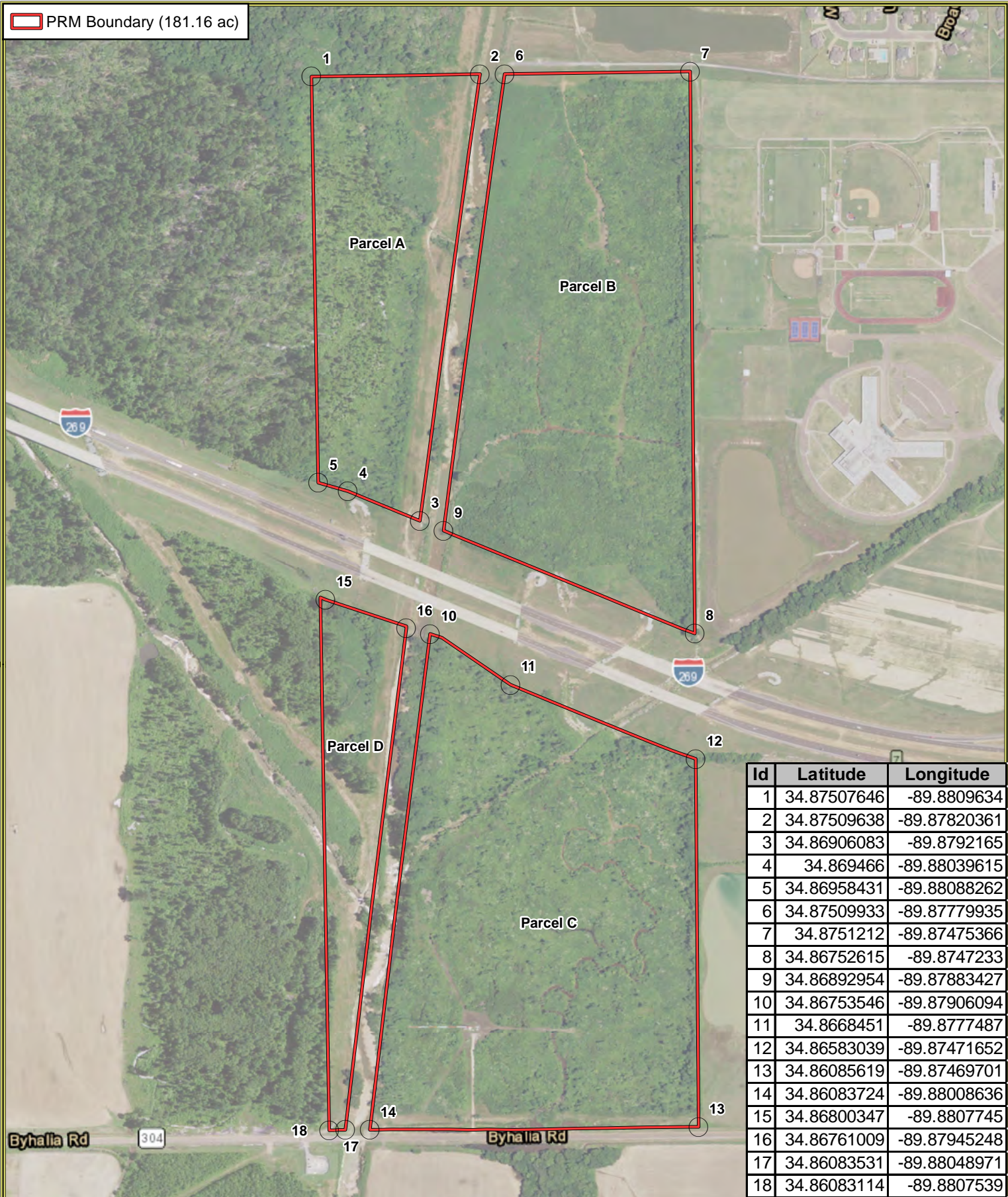
Figure 14 - Monitoring Plot Location Map



NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2020 Imagery Basemap

 PRM Boundary (181.16 ac)



Id	Latitude	Longitude
1	34.87507646	-89.8809634
2	34.87509638	-89.87820361
3	34.86906083	-89.8792165
4	34.869466	-89.88039615
5	34.86958431	-89.88088262
6	34.87509933	-89.87779935
7	34.8751212	-89.87475366
8	34.86752615	-89.8747233
9	34.86892954	-89.87883427
10	34.86753546	-89.87906094
11	34.8668451	-89.8777487
12	34.86583039	-89.87471652
13	34.86085619	-89.87469701
14	34.86083724	-89.88008636
15	34.86800347	-89.8807745
16	34.86761009	-89.87945248
17	34.86083531	-89.88048971
18	34.86083114	-89.8807539



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Funderburk Family, LP
Section 5, Township 2S, Range 6W
Desoto County, Mississippi
[Exhibit A](#)

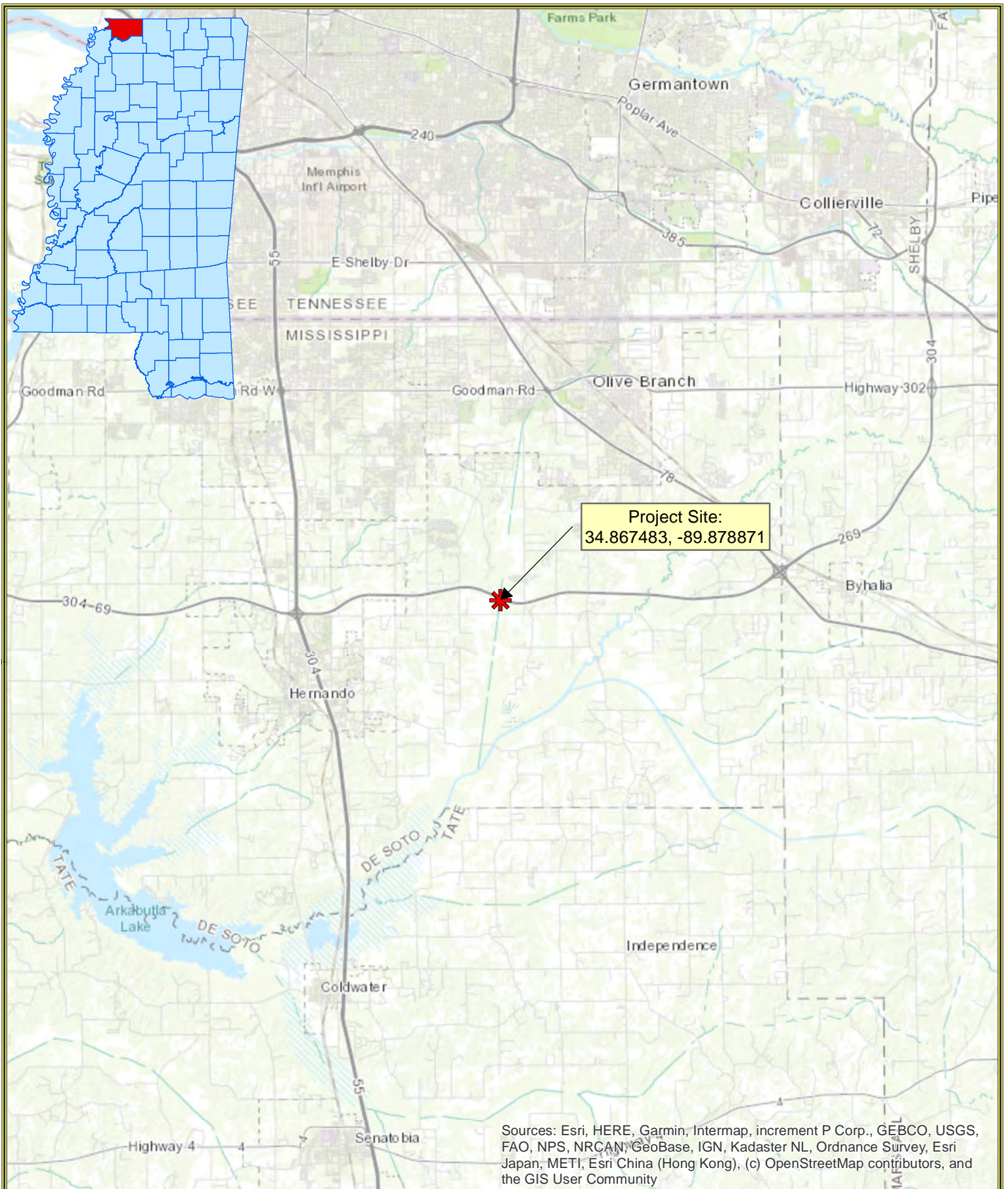
0 375 750
Feet

1:7,500

N

NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2020 Imagery Basemap



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



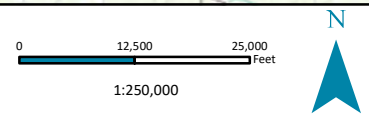
Date Created: 1/3/2022

Created by: PGH

Shannon Place

Section 31, Township 2 S, Range 6 W
Desoto County, Mississippi

General Location Map



NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USGS 1982 Hernando & Lewisburg (MS) Quad Basemaps

Legend

 Shannon Place (±181.16 ac)

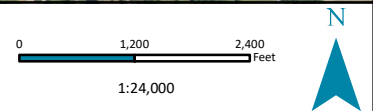


Esri, HERE, Garmin, (c) OpenStreetMap contributors



Shannon Place
Section 31, Township 2 S, Range 6 W
Desoto County, Mississippi

[Site Location Map](#)



NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

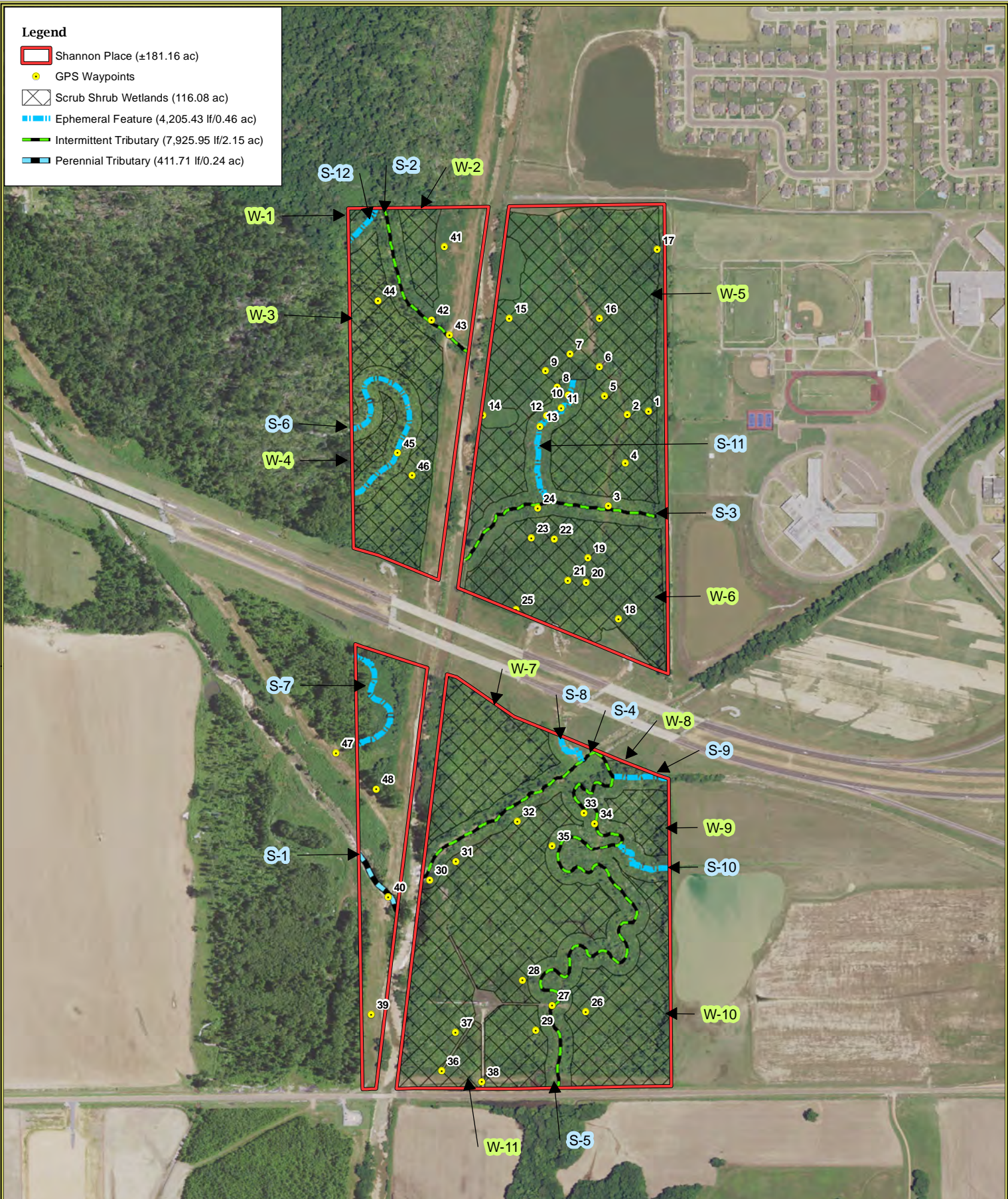
USDA NAIP 2020 Imagery Basemap


Date Created: 1/3/2022

Created by: PGH

Legend

- Shannon Place (±181.16 ac)
- GPS Waypoints
- Scrub Shrub Wetlands (116.08 ac)
- Ephemeral Feature (4,205.43 lf/0.46 ac)
- Intermittent Tributary (7,925.95 lf/2.15 ac)
- Perennial Tributary (411.71 lf/0.24 ac)



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Date Created: 1/13/2022 Created by: PGH

Shannon Place
Section 31, Township 2 S, Range 6 W
Desoto County, Mississippi
GPS/Wetland Location Map

N

0 455 910
Feet

1:9,000

NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2020 Imagery Basemap