



**US Army Corps
of Engineers**

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



Public Notice

APPLICATION NO.:	MVK-2017-751
EVALUATOR:	Mr. Andy Sanderson
PHONE NO.:	(601) 631-5083
E-MAIL:	Andy.Sanderson@usace.army.mil
DATE:	March 7, 2018
EXPIRATION DATE:	March 27, 2018

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 and / or fill material into waters of the United States.

Name of Applicant:
Mr. Greg Moore
Interiors and Beyond Construction
Group
Post Office Box 13567
Jackson, Mississippi 39236

Location of Work: Section 7, T5N-R4E, Latitude 32.2832, Longitude -89.9299, in the Richland Creek watershed within the Middle Pearl-Strong Drainage Basin (8-digit USGS HUC 03180002), Rankin 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 into jurisdictional wetlands and streams for the construction of a mixed-use industrial/retail development for the manufacture and sale of industrial pipe and pipe fitting supplies. The proposed development would consist of two buildings and associated roads and parking, along with one stormwater pond. The buildings would be approximately 80,000 and 60,000 square feet. Total discharge of fill into wetlands and streams would be approximately 80 cubic yards of clean earthen material.

Approximately 395 linear feet of intermittent stream would be rerouted resulting in approximately 490 linear feet of new stream channel. Approximately 42 linear feet of ephemeral stream and approximately 0.20 acre of scrub shrub wetland would be inundated to construct the stormwater pond.

The vegetative communities within the project area are dominated by netted chain fern, red maple, black willow, American sycamore, water oak, groundsel tree, lamp rush, globe flat sedge, saw-tooth blackberry, and Carex spp. Soil within the project site is dominated by Smithdale-Providence with a hydric component percentage rating of 10 by the Natural Resource Conservation Service (NRCS).

The applicant proposes to mitigate for the unavoidable loss of jurisdictional impacts through the purchase of credits from an approved mitigation bank whose service area includes the same 8-digit HUC code, 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: Currently this office is coordinating with the State Historic Preservation Officer, Federally-recognized Tribes, and other interested parties regarding potential effects to historic properties that could result from the proposed activity.

Endangered Species: 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 (Corps) and the U.S. Fish and Wildlife Service, the corps has determined that the proposed activity may affect the Northern long-eared bat, but any resulting incidental take of this species is not prohibited by the final 4(d) rule. Utilizing SLOPES, the Corps also found there would be no effect on the wood stork. This proposal is being coordinated with the U.S. Fish and Wildlife Service, and any comments regarding endangered species or their critical habitat would be addressed in our evaluation of the described work.

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 proposed project site is not 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>.

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

MVK-2017-751



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Preliminary Jurisdictional Determination








US Army Corps
of Engineers



Pelahatchie Commercial Property
Highway 80 Property
Rankin County, Mississippi

Legend

-  Property Boundary
-  Forested (0.01 Ac.)
-  Ephemeral (118.38 LF)
-  Intermittent (2462.95 LF)
-  Scrub/Shrub (0.2 Ac.)

Prepared by:
Bert Turcotte

Enclosure 1

Custom Soil Resource Report Soil Map



Map Scale: 1:4,800 if printed on A portrait (8.5" x 11") sheet.

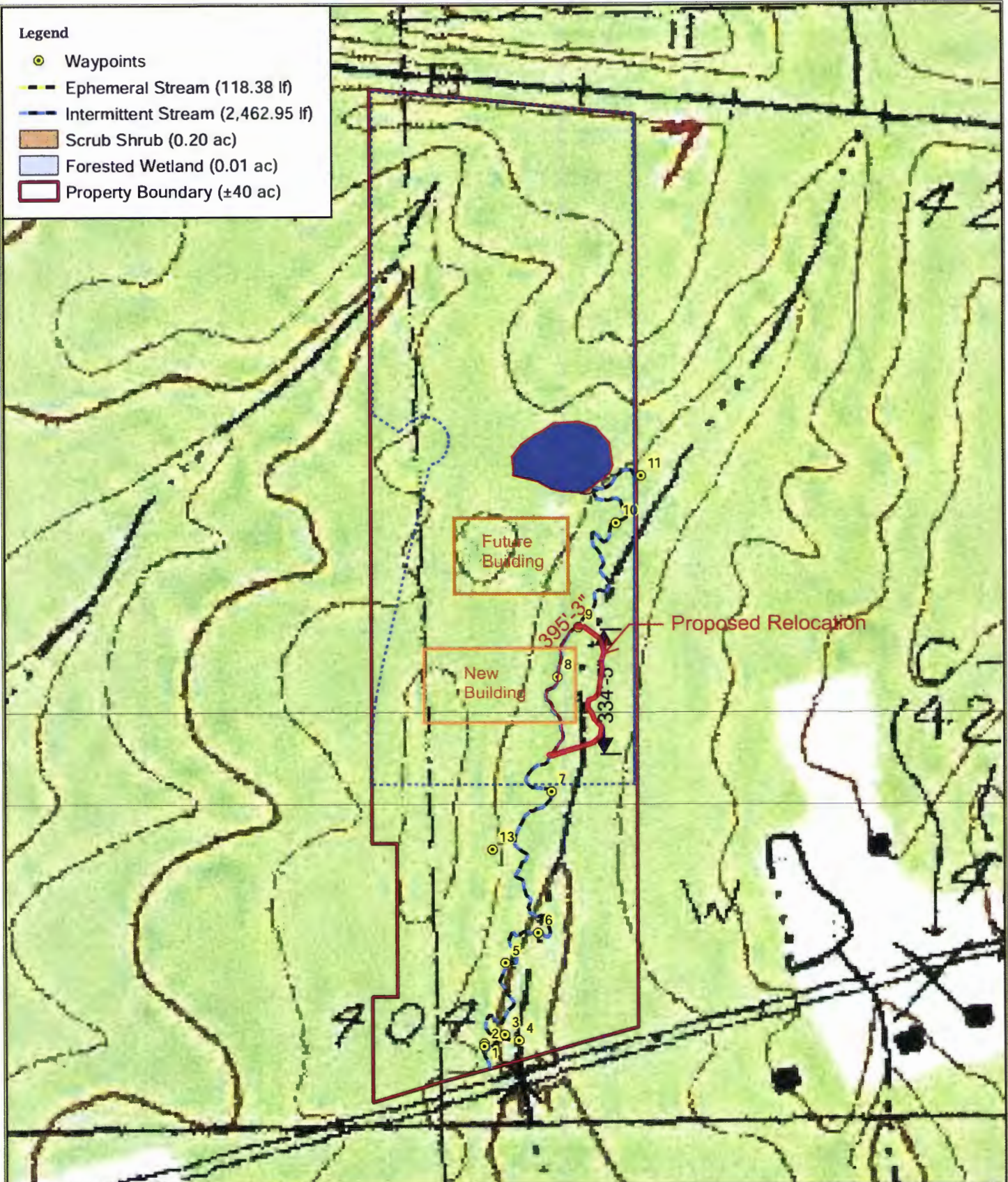
0 50 100 200 300 Meters

0 200 400 800 1200 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

Legend

- Waypoints
- Ephemeral Stream (118.38 lf)
- Intermittent Stream (2,462.95 lf)
- Scrub Shrub (0.20 ac)
- Forested Wetland (0.01 ac)
- Property Boundary (±40 ac)



Pelahatchie Commercial Property.
Highway 80 Property
Sec. 7 - T 5 N - R 4E
Rankin County, Mississippi
GPS/Wetland Location Map

