



**US Army Corps  
of Engineers**

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



# Public Notice

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APPLICATION NO.:	MVK-2018-781
EVALUATOR:	Mr. Andy Sanderson
PHONE NO.:	(601) 631-5083
E-MAIL:	Andy.Sanderson@usace.army.mil
DATE:	September 4, 2019
EXPIRATION DATE:	September 24, 2019

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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, 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.

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. Sam Astrahan  
Americap Investments, LLC  
106-127 665 South Pear Orchard  
Ridgeland, Mississippi 39157

Name of Agent:  
Mr. Bart Pittman  
Pittman Environmental Services, LLC  
Post Office Box 1926  
Purvis, Mississippi 39475

Location of Work: Section 28, T6N-R2E, Latitude 32.3306N, Longitude -90.1165°W, within the Hog Creek-Pearl River Watershed in the Middle Pearl-Strong River 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 to conduct regulated activities within jurisdictional wetlands in order to construct a buildable area for future commercial or industrial development and included parking area in

Flowood, Rankin County, Mississippi. The proposed development would include the development (clearing, filling, concrete) of approximately 55,000 square feet. Approximately 33,000 square feet would be designated for parking and the remaining 22,000 square feet would be for building construction. The proposed development would be surrounded by existing developments and have road frontage on MS Highway 25. The stated purpose is to develop the property for commercial use.

The total project site is approximately 3.88 acres in size containing approximately 2.2 acres of jurisdictional wetlands. The proposed project would result in the filling of approximately 1.35 acres of wetlands. Two pipes would be used to maintain existing hydrologic flow through the developed portion of the site to the remaining wetlands on site. Approximately 40,000 cubic yards of earthen fill material would be placed within the wetlands.

The vegetative communities within the project area are dominated by bald cypress (*Taxodium distichum*), black willow (*Salix nigra*), and Tupelo gum (*Nyssa aquatic*). Soil within the project site consists primarily of Tippe silt loam and Guyton silt loam with NRCS hydric component percentage ratings of 5 and 93 respectively.

The applicant proposes to mitigate for the unavoidable loss of jurisdictional impacts through the purchase of credits from a USACE approved mitigation bank that services the project area.

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: The permit area has been so extensively modified that little likelihood exists for the proposed project to impinge upon a historic property, even if present within the affected area.

**Endangered Species:** Threatened and Endangered Species for this area include the ringed map turtle, wood stork, Gulf sturgeon, and Northern long-eared bat. 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 would have no effect on the ringed map turtle or Gulf sturgeon, and may affect but is not likely to adversely affect the wood stork. The project may affect the Northern long-eared bat, but any resulting incidental take is not prohibited by the final 4(d) rule. 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.

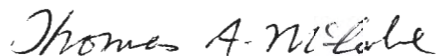
**Floodplain:** In accordance with 44 CFR Part 60 (Floodplain Management and Use), participating communities are required to review all proposed development to determine if a floodplain development permit is required. Floodplain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements. The project is 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.

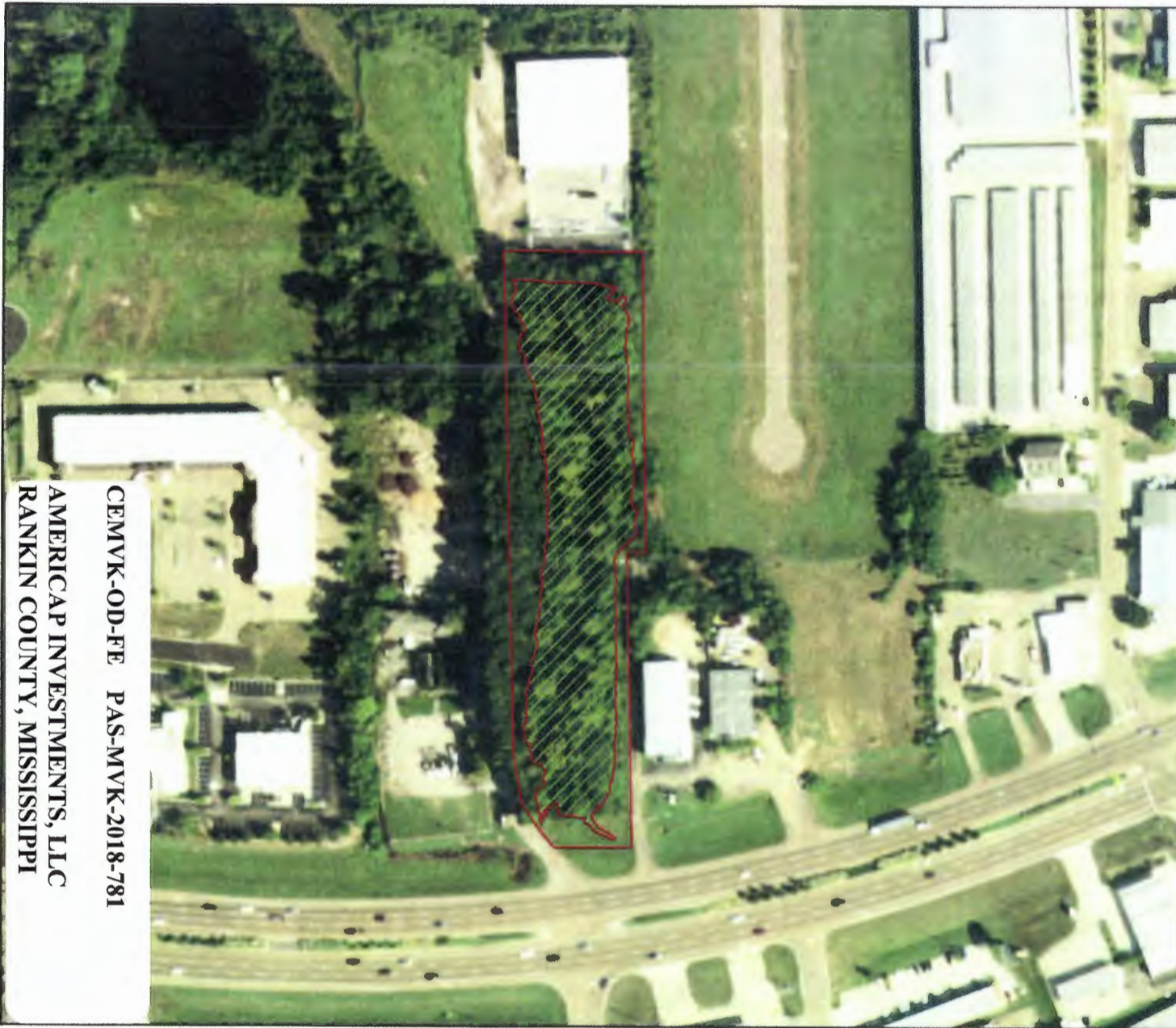
**Opportunity for a Public Hearing:** Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on 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  
Chief, Evaluation Section  
Regulatory Branch**



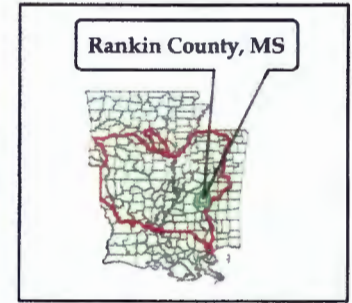


CEMVK-OD-FE PAS-MVK-2018-781  
 AMERICAP INVESTMENTS, LLC  
 RANKIN COUNTY, MISSISSIPPI

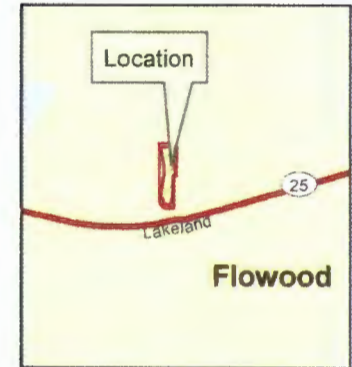


Environ 1

**Legend**

-  Forested Wetlands (2.2 Acres)
-  Property Boundary



28 January 2019  
**MVK-2018-781**  
 Charnel James  
 Golden Bridge R&D  
 Sam Astrahan Property  
 Rankin County, MS  
**Preliminary  
 Jurisdictional Determination**  
 Jeremy Stokes

**US Army Corps  
 of Engineers.**













**Regulatory Branch**  
 Enforcement Section

0 130 260  
 Feet

1:2,500

CEMVK-OD-FE PAS-MVK-2018-781  
 AMERICAP INVESTMENTS, LLC  
 RANKIN COUNTY, MISSISSIPPI

**LEGEND**

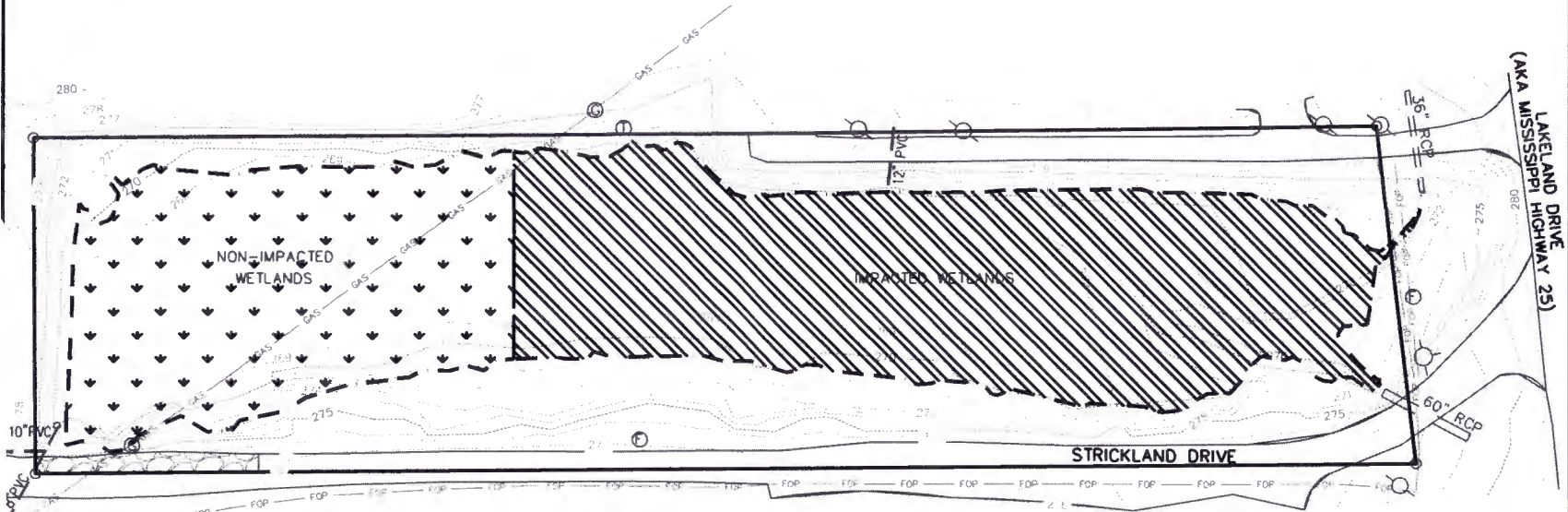
- |   |                           |   |                                |
|---|---------------------------|---|--------------------------------|
|  | EXISTING ASPHALT          |  | POWER POLE                     |
|  | EXISTING GRAVEL           |  | FIRE HYDRANT                   |
|  | IMPACTED WETLAND AREA     |  | GAS LINE MARKER                |
|  | NON-IMPACTED WETLAND AREA |  | FIBER OPTIC MARKER             |
|   |                           |  | UNDERGROUND TELEPHONE MARKER   |
|   |                           |  | USACE WETLAND BOUNDARY         |
|   |                           |  | EXISTING GAS LINE              |
|   |                           |  | EXISTING FIBER OPTIC LINE      |
|   |                           |   | EXISTING CULVERT SIZE AND TYPE |



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft.



**NOTES:**

1. WETLAND INFORMATION IS SCALED FROM EXHIBIT FROM US ARMY CORPS OF ENGINEERS REGULATORY BRANCH. EXHIBIT NO: MVK-2018-781, DATED 28 JANUARY 2019.

ACREAGE TABLE

TOTAL ACREAGE:	3.88 AC. +/-
TOTAL WETLAND ACREAGE:	2.20 AC. +/-
WETLAND ACREAGE NON-IMPACTED:	0.85 AC. +/-
TOTAL WETLAND ACREAGE IMPACTED:	1.35 AC. +/-

**EXISTING SITE EXHIBIT  
FOR  
AMERICAP**

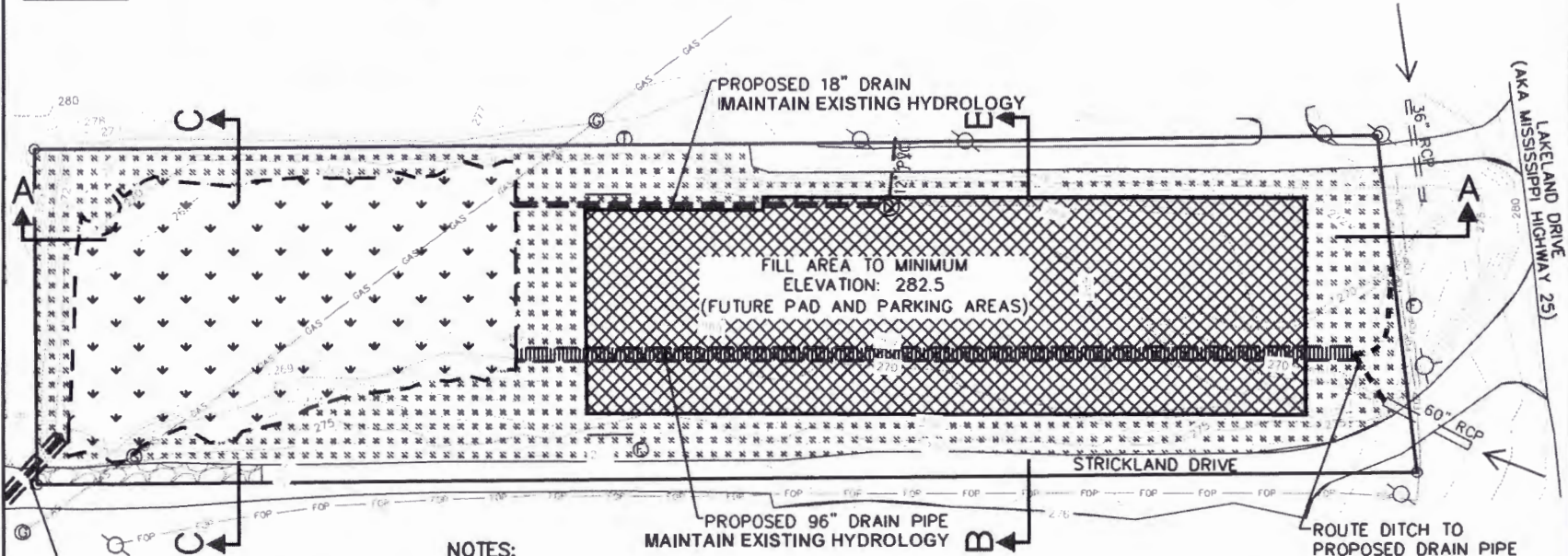
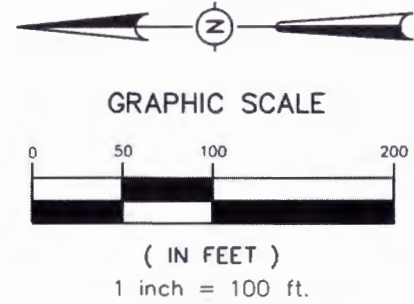
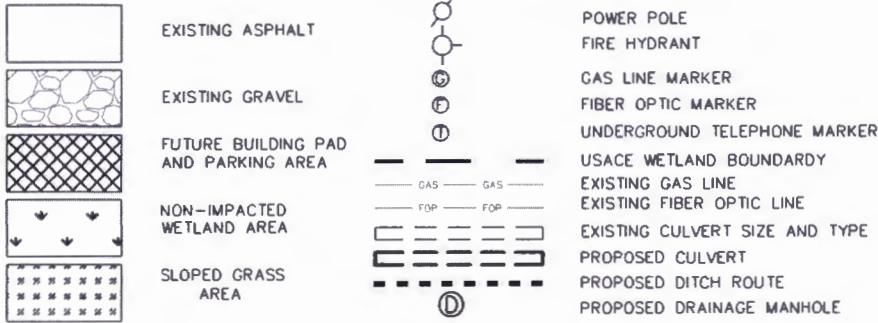
NORTHEAST INTERSECTION OF  
 LAKELAND DRIVE & STRICKLAND DRIVE  
 LOT 6, SECTION 29,  
 TOWNSHIP 6 NORTH, RANGE 2 EAST  
 CITY OF FLOWOOD, RANKIN COUNTY, MISSISSIPPI

**H D LANG AND ASSOCIATES, INC.**  
 ENGINEERS / LAND SURVEYORS  
 POST OFFICE BOX 16085  
 JACKSON, MISSISSIPPI 39236-6085  
 (601) 362-4886

JOB NO. 19-011  
 SCALE: 1"= 100'  
 JUNE 28, 2019



**LEGEND**



**NOTES:**

1. WETLAND INFORMATION IS SCALED FROM EXHIBIT FROM US ARMY CORPS OF ENGINEERS REGULATORY BRANCH. EXHIBIT NO: MVK-2018-781, DATED 28 JANUARY 2019.
2. A DRIVEWAY ENTRANCE WILL BE LOCATED ALONG STRICKLAND DRIVE FOR ACCESS TO THE SITE.

PROPOSED DBL. 48" DRAIN PIPE  
DOWNSTREAM DITCH TO BE  
RE-GRADED TO DRAIN

TABLE

TOTAL ACREAGE:	3.88 AC. +/-
TOTAL WETLAND ACREAGE:	2.20 AC. +/-
WETLAND ACREAGE NON-IMPACTED:	0.85 AC. +/-
TOTAL WETLAND ACREAGE IMPACTED:	1.35 AC. +/-
APPROXIMATE FILL VOLUME:	40,000 CY

**SITE PLAN EXHIBIT FOR AMERICAP**

NORTHEAST INTERSECTION OF  
LAKELAND DRIVE & STRICKLAND DRIVE  
LOT 6, SECTION 29,  
TOWNSHIP 6 NORTH, RANGE 2 EAST  
CITY OF FLOWOOD, RANKIN COUNTY, MISSISSIPPI

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**CEMVK-OD-FE PAS-MVK-2018-781**  
**AMERICAP INVESTMENTS, LLC**  
**RANKIN COUNTY, MISSISSIPPI**

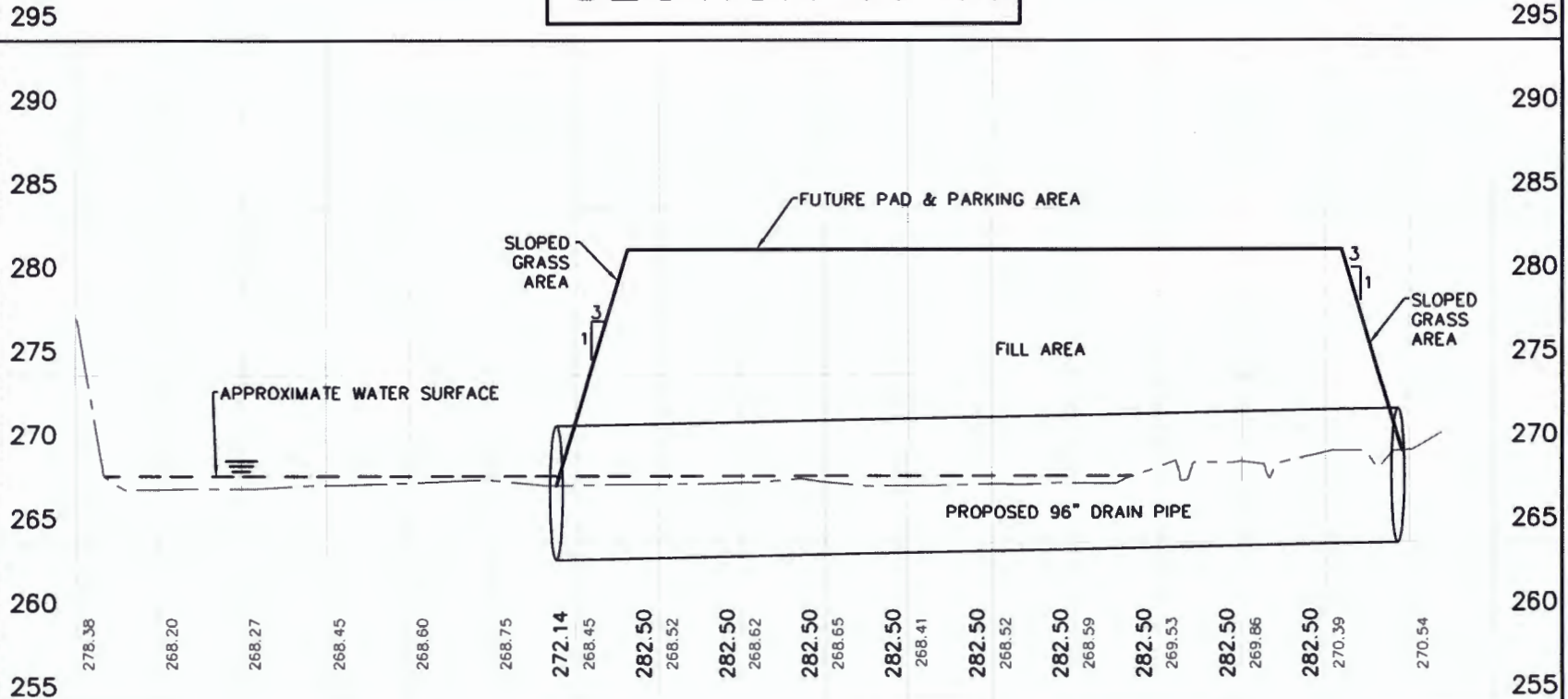
**LEGEND**

-  EXISTING GRADE
-  PROPOSED FINISH GRADE
-  WATER SURFACE ELEVATION



( IN FEET )  
1 inch = 100 ft.

**SECTION A-A**



295 290 285 280 275 270 265 260 255

1+00 1+50 2+00 2+50 3+00 3+50 4+00 4+50 5+00 5+50 6+00 6+50 7+00 7+50 8+00 8+50 9+00 9+50

**NOTES:**

1. EXISTING GROUND BELOW WATER SURFACE DEPTH MAY BE DEEPER THAN SHOWN.

**SITE SECTIONS A-A  
FOR  
AMERICAP**

NORTHEAST INTERSECTION OF  
LAKELAND DRIVE & STRICKLAND DRIVE  
LOT 6, SECTION 29,  
TOWNSHIP 6 NORTH, RANGE 2 EAST  
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JOB NO. 19-011  
SCALE: HORIZ. 1"=100'/VERT. 1"=10'  
JUNE 28, 2019

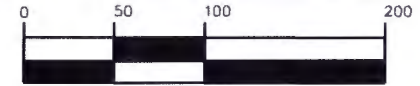
CEMVK-OD-FE PAS-MVK-2018-781

AMERICAP INVESTMENTS, LLC  
RANKIN COUNTY, MISSISSIPPI



**LEGEND**

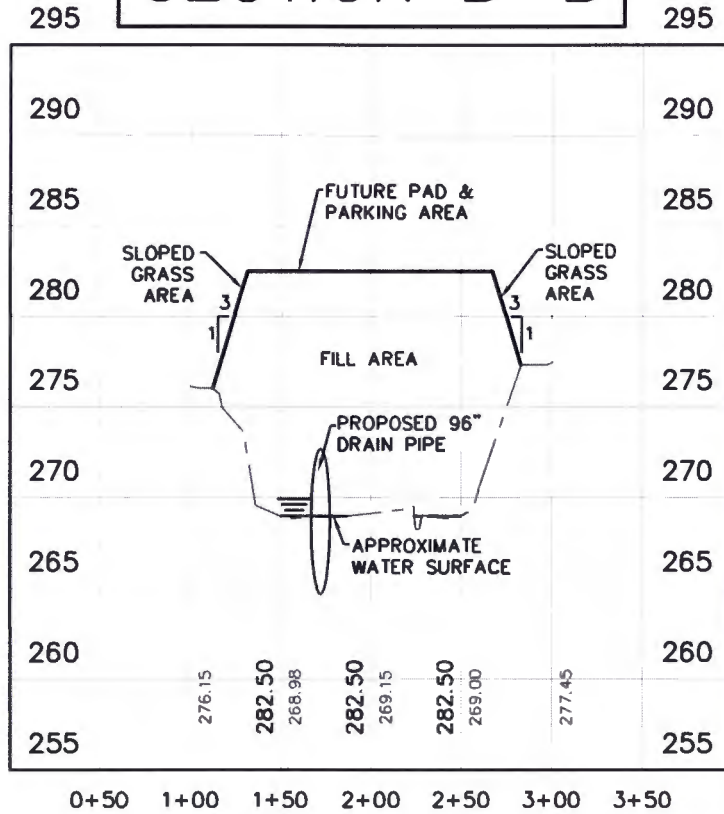
- EXISTING GRADE
- ===== PROPOSED FINISH GRADE
- WATER SURFACE ELEVATION



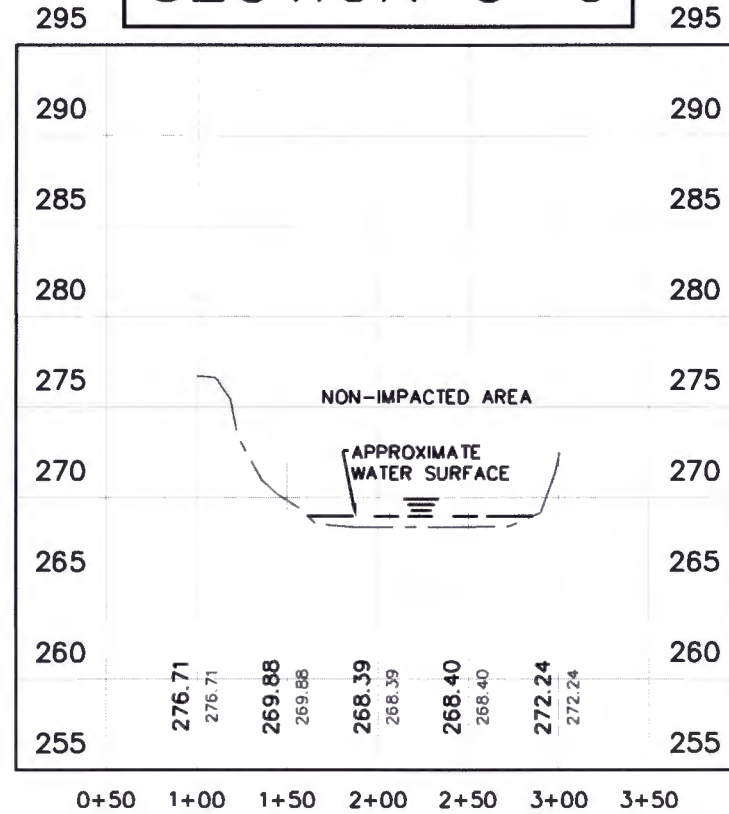
( IN FEET )

1 inch = 100 ft.

**SECTION B-B**



**SECTION C-C**



**NOTES:**

1. EXISTING GROUND BELOW WATER SURFACE DEPTH MAY BE DEEPER THAN SHOWN.

**SITE SECTIONS B-B & C-C FOR**

**AMERICAP**

NORTHEAST INTERSECTION OF  
 LAKELAND DRIVE & STRICKLAND DRIVE  
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 CITY OF FLOWOOD, RANKIN COUNTY, MISSISSIPPI

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