



**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-2023-139 |
| EVALUATOR: | Mr. Jared Everitt |
| PHONE NO.: | (601) 631-7104 |
| E-MAIL: | Jared.H.Everitt@usace.army.mil |
| DATE: | June 22, 2023 |
| EXPIRATION DATE: | July 12, 2023 |

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District is considering an application for a Department of the Army Permit for the work described herein. Comments should be forwarded to the Vicksburg District, Attention: CEMVK-RD, 4155 East Clay Street, Vicksburg, Mississippi 39183-3435 and must reach this office 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. Gabriel Prado, Prado Vista Real Estate
PO Box 1612
Jackson, Mississippi 39215
gabrielp@praconglobalinvest.com

Name of Agent:
James A. Hall, Eng. Service
PO Box 180429
Richland, Mississippi 39218
jhall@engservice.com

Location of Work: The proposed project site is located in Section 18, T7N-R2E, Latitude 32.448606, Longitude -90.136226 within the Middle Pearl River Drainage Basin (8-digit USGS HUC 03180002), Madison County, Mississippi.

Description of Work: (See enclosed maps 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 aquatic resource sites for the purpose of constructing a mixed-use commercial development, also known as Prado Vista Development, within the city of Ridgeland, Madison County, Mississippi.

Prado Vista Development is proposing to construct a mixed-use commercial development, within the city limits of Ridgeland, Madison County, Mississippi. The proposed project is intended to provide additional office, lodging, residential, retail, and entertainment space for the city of Ridgeland and the Madison County community. In recent years, the area has seen an increase in demand for mixed-use commercial facilities that can provide needed office, retail, lodging, residential, and entertainment space for various businesses, commodities, and general public. The project site consists of approximately 77 acres and has existing road frontage on Colony Park Boulevard and Sunnybrook Road.

The Prado Vista Development site would include the construction of roadways, utilities, buildings, parking lots, houses, recreational amenities, and detention ponds needed to support the mixed-use development. In order to construct the aforementioned items, the site will need to be graded to achieve the design elevations for the proposed development as well as the filling of aquatic resources. Some existing surface drains will be converted to underground drainage through piping. Some aquatic resources will be impacted by impoundment for the construction of retention basins. Some aquatic resources will need to be excavated or filled by the onsite grading. The fill and grading is needed to achieve the project design elevations for retention basins and green space improvements.

The following is a breakdown of the identified aquatic resources found within the project site:

- Forested wetlands - .75 acres
- Scrub/Shrub wetlands - 1.03 acres
- Emergent wetlands - .57 acres
- Open water - .77 acres
- Ephemeral stream - 1,922 linear feet
- Intermittent stream - 1,774 linear feet

Approximately 1,922 linear feet of ephemeral stream and 1,262 linear feet of intermittent stream will be impacted by rerouting them into pipes underground. Approximately 261 linear feet of intermittent stream, .49 acres of forested wetland, .54 acres of scrub/shrub wetlands, .57 acres of emergent wetlands, and .3 acres of open water will be impacted by fill. Approximately 151 linear feet of intermittent stream, .26 acres of forested wetland, .48 acres of scrub/shrub wetlands, and .47 acres of open water will be impacted by impoundment. Approximately 9,300 cubic yards of clean material from on site would be placed in the aquatic resources.

The project seeks to minimize impacts by limiting road crossing, collocating road and utility crossings, and limiting fill impacts by situating detention basins and green-space areas in aquatic resources. For unavoidable impacts, the applicant proposes to purchase the required compensatory mitigation credits from a USACE Vicksburg District approved mitigation bank.

The majority of the proposed development site is currently in open pastureland. Primary hydrology indicators observed on site include saturation and oxidized rhizospheres along living roots. The dominant wetland vegetation within the project area consists of Chinese tallow (*Triadica sebifera*), soft rush (*Juncus effusus*), tall fescue (*Schedonorus arundinaceus*), and Cherokee sedge (*Carex cherokeensis*). Soil within the project area consists of Byram silt loam and Oaklimer silt loam.

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.

Copies of this public notice have been sent to the State Historic Preservation Officer, Federally Recognized Tribes, and other interested parties for comment on potential effects to historic properties that could result from the proposed activity.

Endangered Species: Threatened and Endangered Species for this area include the Wood stork, Northern long-eared bat, Gulf sturgeon, and Ringed map turtle. 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 and the Service's IPAC system, the Corps has determined that the proposed activity would have no effect on the Gulf sturgeon and Ringed map turtle and a may affect but not likely to adversely affect the Wood stork and Northern long-eared bat.

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 entire project site is located above 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.

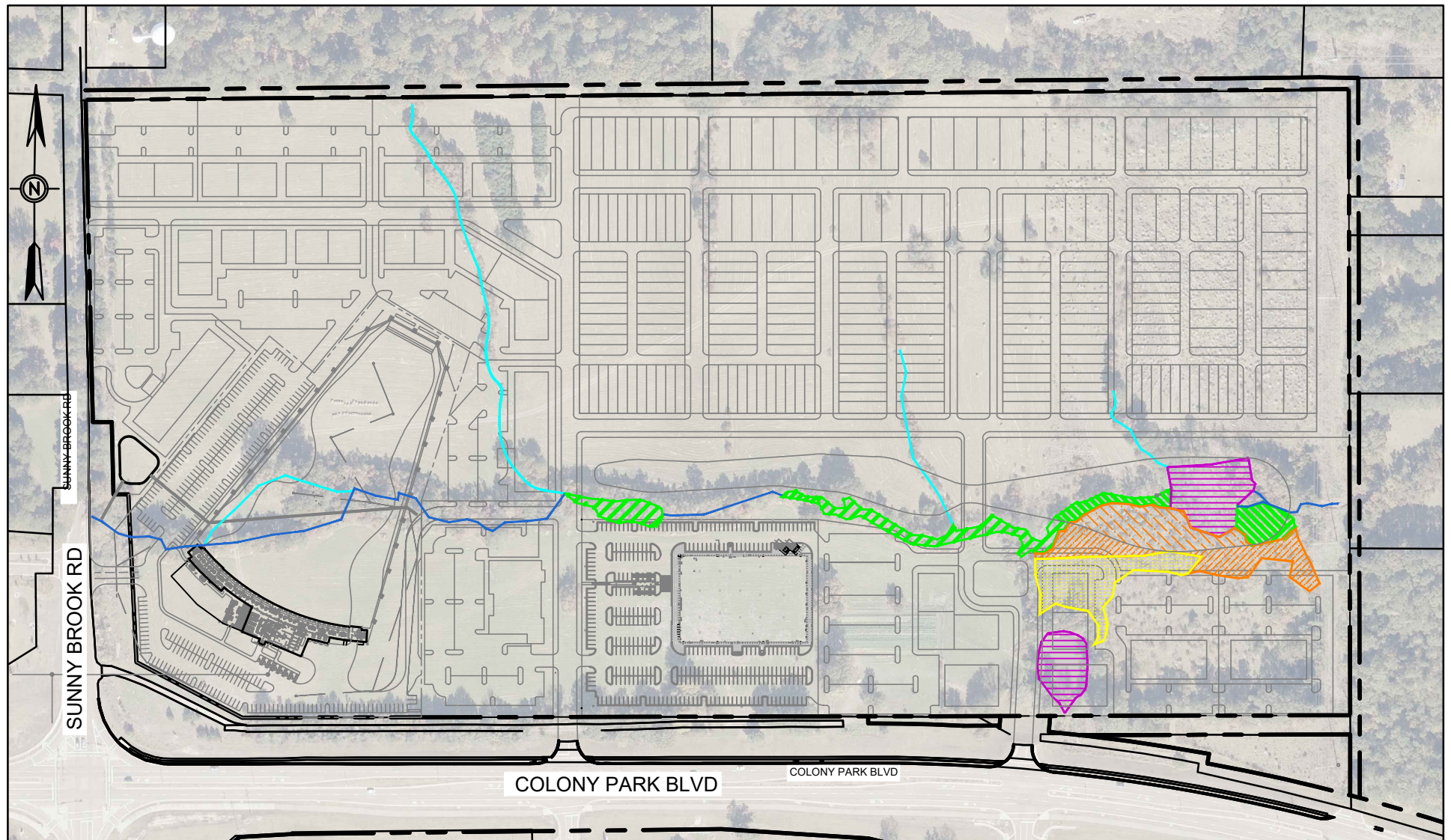
Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this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







For **Bryan Williamson**
Chief, Mississippi Branch
Regulatory Division

SITE LAYOUT MAP WITH WETLANDS

PAGE 1 OF 1 - SCALE: 1"=300'



LEGEND

-  Ephemeral Stream (~ 1,921 feet)
-  Intermittent Stream (~ 1,773 feet)
-  Open Water (~ 0.78 acres)
-  Emergent Wetlands (~ 0.54 acres)
-  Scrub-shrub Wetlands (~ 1.03 acres)
-  Palustrine Forested Wetland (~ 0.78 acres)



SUNNY BROOK RD

EX.SSMH
P=364.01
T=355.56
T=355.41

±1050 LF OF 42"
DIAMETER PIPE
REQUIRED FROM
INLET TO POND

PHASE 1
CONSTRUCTION
LIMITS

±372 LF EPHEMERAL
STREAM IMPACTED
0.16 ACRES
PIPED/FILLED

±1,141 LF
INTERMITTENT
STREAM IMPACTED

±0.15 ACRES
PALUSTRINE
FORESTED
WETLAND FILLED
(±990 CY)

±0.02 ACRES
PALUSTRINE FORESTED
WETLAND FILLED
(±90 CY)

PROPERTY
LIMITS

EPHEMERAL CHANNEL 1
±940 LF EPHEMERAL
STREAM IMPACTED
0.04 ACRES PIPED/FILLED

±261 LF
INTERMITTENT
STREAM FILLED

PROPOSED
WETPOND
LIMITS

WET POND

MATCH LINE

COLONY PARK BLVD

