



**US Army Corps
of Engineers.**

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



Public Notice

APPLICATION NO.:	MVK-2018-793
EVALUATOR:	Ms. Samantha Thompson
PHONE NO.:	(601) 631-5478
E-MAIL:	Samantha.H.Thompson@usace.army.mil
DATE:	March 21, 2019
EXPIRATION DATE:	April 10, 2019

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 39226-2261, 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 and / or fill material into waters of the United States.

Name of Applicant:
Mr. Gil Ryan
GMR Camp Creek II, LLC
9445 Highway 194
Oakland, Tennessee 38060

Name of Agent:
Mr. Tim Brophy
Brophy-Heineke & Associates, Incorporated
2978 Shelby Street
Bartlett, Tennessee 38134

Location of Work: Section 25, T1S, R6W, Latitude 34.96389, Longitude – 89.84582, within Yazoo 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 commercial development of the Bridges of Camp Creek.

The development would require the filling and culverting of two intermittent channels, excavation along the banks of Camp Creek, and construction of three bridges which would provide access to the development from Camp Creek Boulevard. The western intermittent channel would be placed into a 6-foot by 12-foot wide culvert and the eastern intermittent channel would be placed into a 10-foot by 14-foot wide culvert to convey the drainage and fill the existing location. The excavation along the banks would consist of approximately 45,000 cubic yards of material excavated from the banks of Camp Creek, so that the project adheres to FEMA regulations that require no increase in base flood elevation. The excavated material would be used to provide fill material for the site. The three bridges would each be between 85-feet and 90-feet wide, providing safe access for both vehicular and pedestrian traffic.

The vegetative communities within the project area are dominated by American sweetgum, black willow, cattail, camphorweed, and Frank's sedge. Soils within the project site consist of Collins silt loam.

Approximately 0.085 acre of wetlands and 889.79 linear feet of intermittent stream would be permanently impacted by the project.

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

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. A historic properties investigation has been conducted within the permit area. No sites determined eligible for or listed on the National Register of Historic Places are within the permit area or affected area.

Endangered Species: Our initial finding is that the proposed project may affect, but not likely to adversely affect the wood stork and northern long eared bat, but that any resulting incidental take of the northern long eared bat is not prohibited by the final 4(d) rule utilizing the Standard Local Operating Procedure for Endangered Species (SLOPES) as signed on June 6, 2017 between the U.S. Army Corps of Engineers, Vicksburg District and the U.S. Fish and Wildlife Service.

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. Portions of the project are located within the 100 year floodplain.

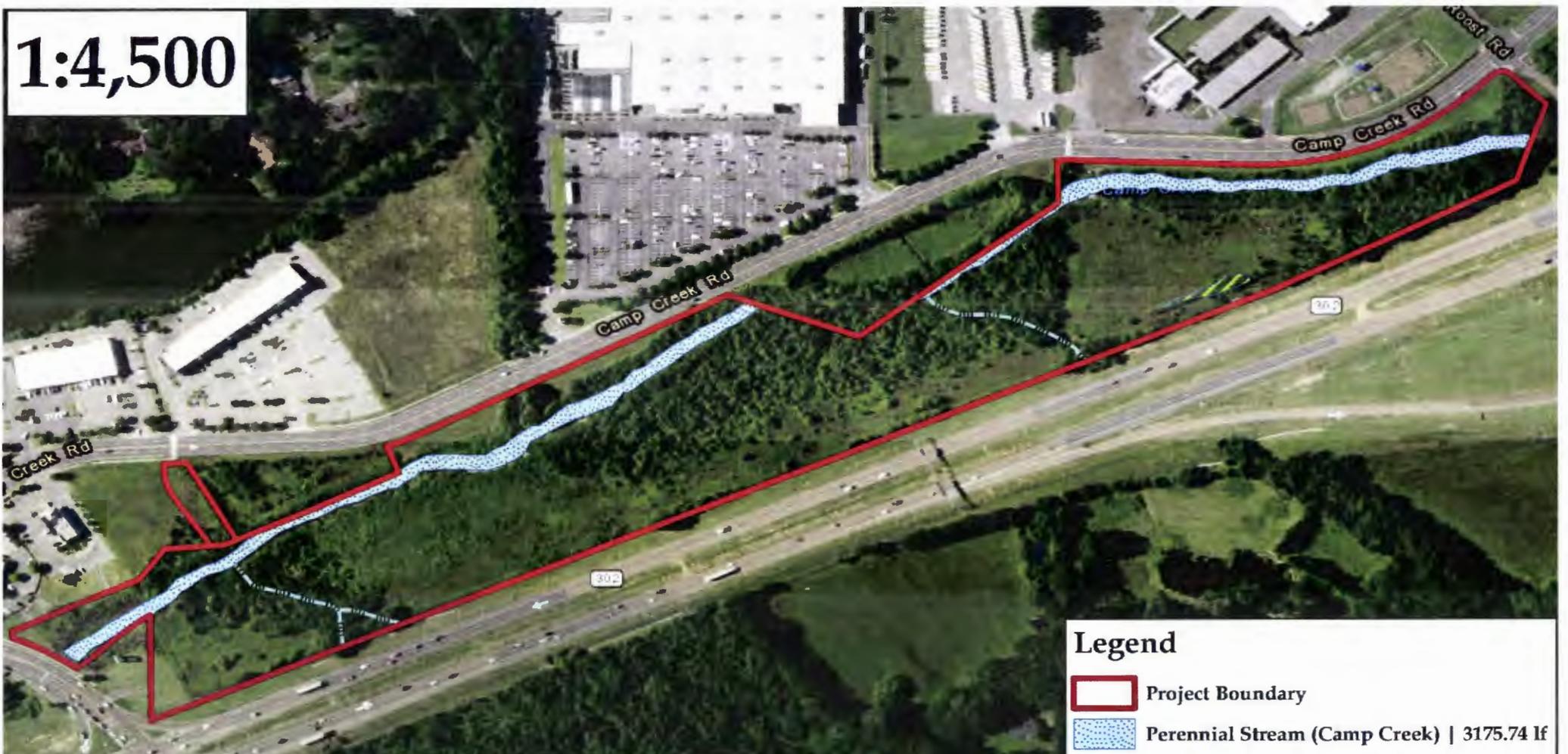
Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may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

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



1:4,500

Legend

-  Project Boundary
-  Perennial Stream (Camp Creek) | 3175.74 lf
-  Intermittent Stream | 889.79 lf
-  Wetland | 0.085 ac

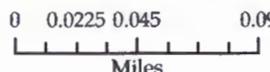
THERE ARE JURISDICTIONAL WATERS OF THE U.S. IDENTIFIED WITHIN THE PROPOSED PROJECT BOUNDARY, THUS A PERMIT IS REQUIRED



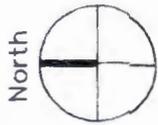
February 22, 2019
MVK-2018-793
 Project:
 GMR Camp Creek II, LLC
 The Bridges of Camp Creek Project
 Location:
 Section 28, T1S-R6W
 Olive Branch Quadrangle
 DeSoto County, MS
 Aerial Imagery:
 ESRI World Imagery
**Preliminary
 Jurisdictional Determination**



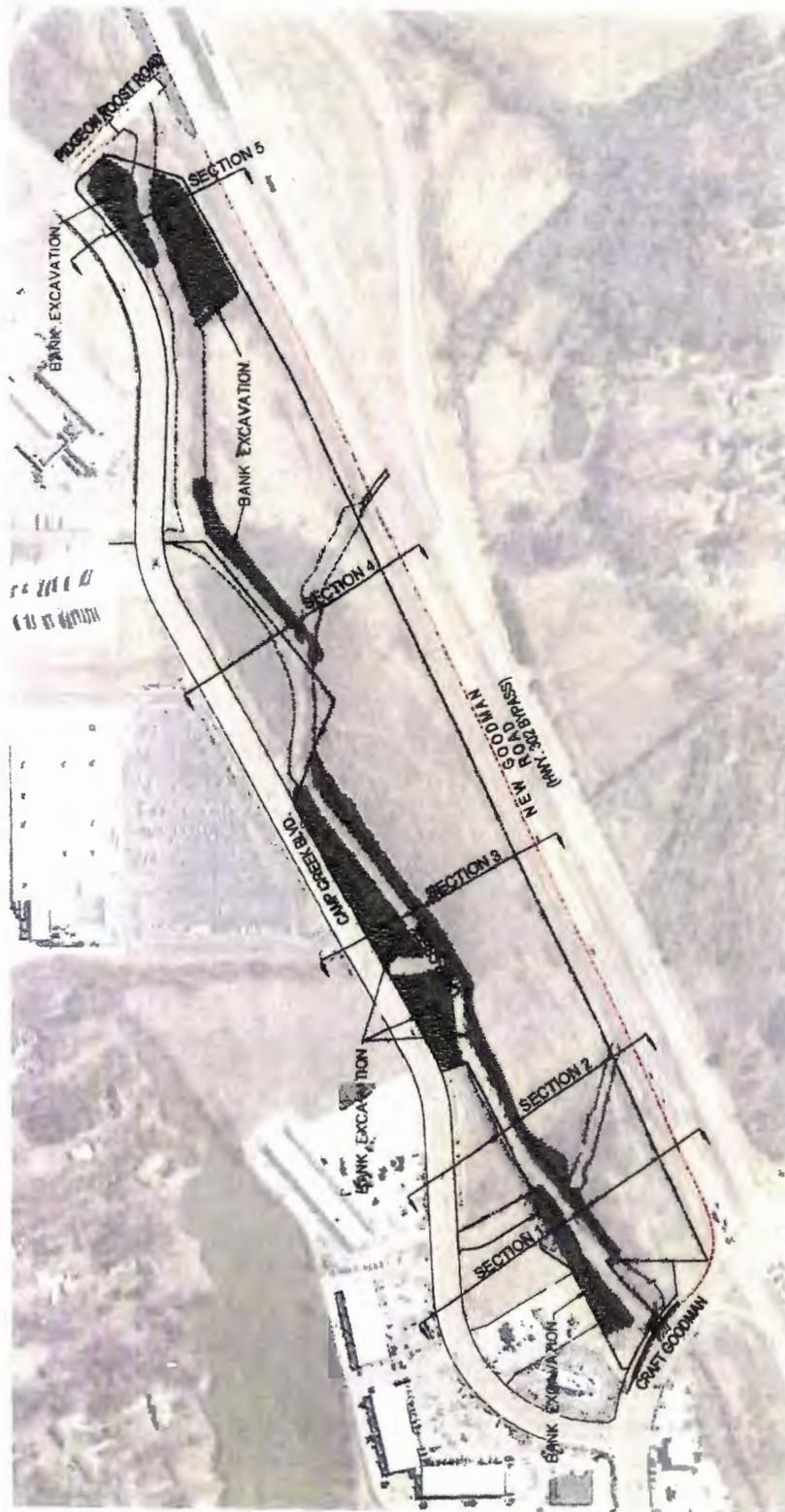

Regulatory Branch
 Enforcement Section



Prepared by: Eli L. Polzer
Enclosure 1



300 0 300
GRAPHIC SCALE IN FEET
SCALE: 1"=300'



BANK BENCHING PROJECT

TYPICAL CROSS SECTIONS

The Bridges of Camp Creek Olive Branch, Mississippi



0 100' 200'

NORTH

GRAPHIC SCALE 1"=200'

Landings feature no representation of vegetation. This site plan is for informational purposes only and is not intended to be used for any other purpose without the written consent of the developer.

PROPERTY SOLUTIONS

Ryan
COMMERCIAL PROPERTIES
Commercial Real Estate Services & Development
10000 Highway 51, Olive Branch, MS 38654
901.400.2026 FAX 901.400.1948

September 10, 2018
Conceptual Site Plan
The Bridges of Camp Creek
OLIVE BRANCH, MISSISSIPPI