



**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.: | <u>MVK-2017-381</u> |
| EVALUATOR: | <u>Ms. Samantha Thompson</u> |
| PHONE NO.: | <u>(601) 631-5478</u> |
| E-MAIL: | <u>Samantha.H.Thompson@usace.army.mil</u> |
| DATE: | <u>January 24, 2022</u> |
| EXPIRATION DATE: | <u>February 14, 2022</u> |

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.

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. Robbie Pierce
Mellomeade Development, LLC
812 Cotton Creek Trail
Brandon, Mississippi 39047

Name of Agent:
Mr. Ryan Odom
Headwaters, Incorporated
Post Office 2836
Ridgeland, Mississippi 39158

Location of Work: Sections 13, T6N- R3E, Latitude 32.366857, Longitude -89.940677, 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 to conduct regulated activities in jurisdictional wetlands and streams for purposes of constructing Phase III of the Mellomeade Residential Development located within an unincorporated portion of Rankin County, MS.

The proposed project would be completed within an approximate 200-acre parcel and would include the construction of approximately 81 single-family residential housing lots as part of the planned development. The proposed lot size would range from 2-3 acres in size. The proposed project would also include the construction of interior roads/streets and utilities. The planned roads would be constructed within a typical 60-foot right-of-way, which includes the travel lanes, road shoulder, open cut drainage features, and utility easements. The roads would include typical open-cut road-side drainage features to facilitate storm water runoff generally through the subdivision.

Additionally, as a part of the planned residential development, one storm water detention pond, totaling approximately 5.50 acres, would be utilized in the western portions of the property to detain and treat surface water within the property. Storm water would be conveyed via overland flows and natural topographic relief across the property. Storm water flows would further be conveyed through the open-cut roadside drainage ditches and directed towards the storm water detention pond. The storm water detention pond is designed to manage storm water runoff from the development maintaining storm water quality and flow rates within the site. The detention pond would be positioned within the natural low-lying areas to capture storm water runoff and reduce the potential for non-point source pollution off the property. As a part of the construction activities, the detention basin would be cleared and maintained as open grassed area. Given this, many of the wetland qualities currently present are expected to be maintained as a part of the site development plans.

Approximately 158.0 linear feet of intermittent stream would be impacted by the installation of two road crossings. Approximately 7.39 acres of forested wetlands and approximately 353.70 linear feet of ephemeral stream would be filled as part of the planned project. The applicant proposes to purchase compensatory mitigation credits from an approved mitigation bank which services the project's 8-digit HUC service area.

The dominant vegetation within the project consists of trumpet creeper, swamp smartweed, spiderwort, lizard's tail, redvine, switch cane, soft rush, marsh flat sedge, yellow nutsedge, green ash regen, verbena, coffeeweed, sweetgum, water oak, willow oak, red maple, green ash, cherrybark oak, Chinese tallow tree, American elm, black willow, American sycamore, privet, soft rush, foxtail grass, marsh flat sedge, and yellow nutsedge. Soils within the project area consist predominantly of Kipling silt loam, Pelahatchie silt loam, and Urbo silty clay 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 proposed work and/or structures are of such limited nature and scope 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 Wood Stork and the 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 Wood stork and may affect the Northern long-eared bat; however, this project complies with the final 4(d) rule with incidental take covered by the U.S. Fish and Wildlife Service's Intra-Service Biological Opinion for the final 4(d) rule for the 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 project is not 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.

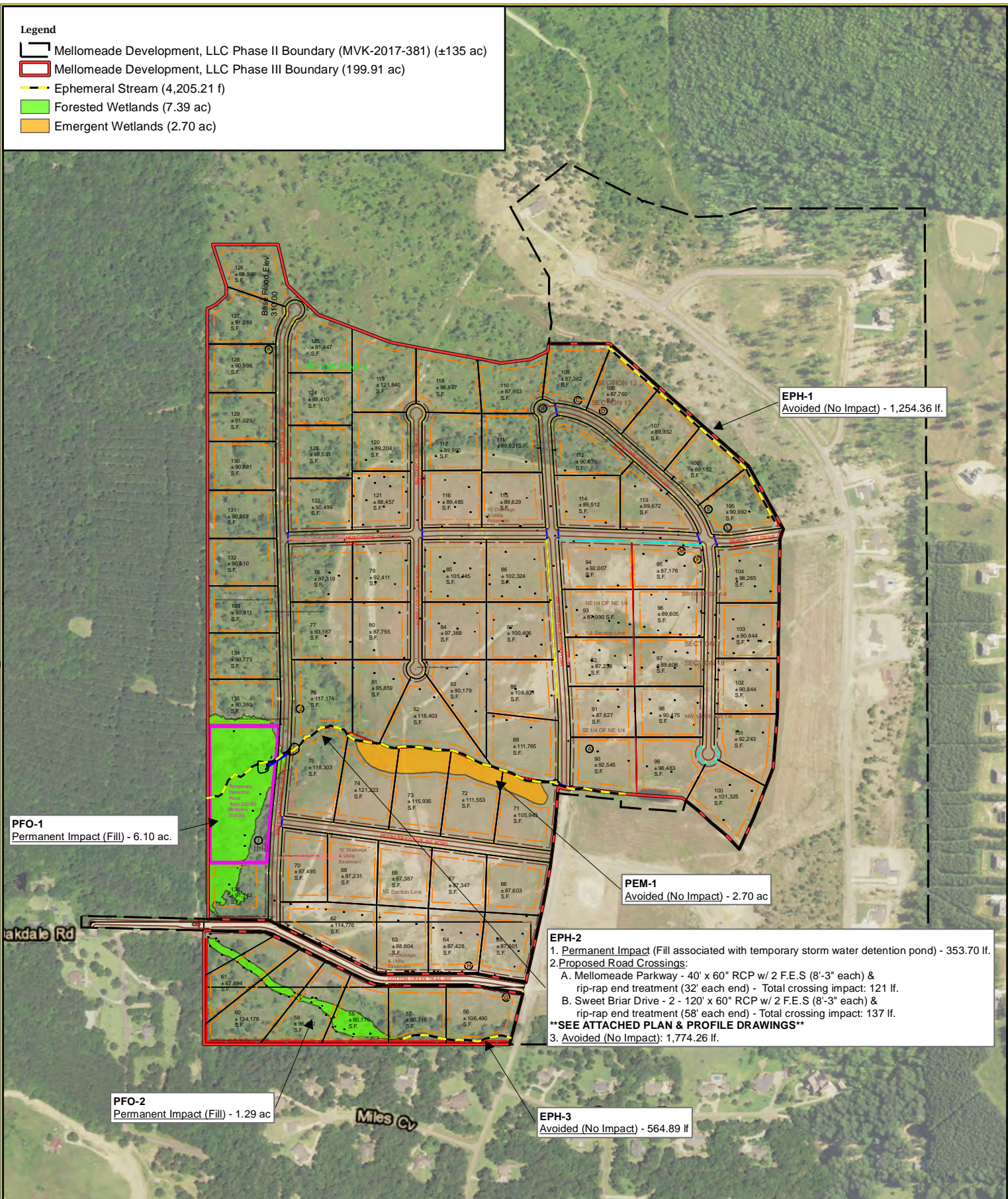
Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/Missions/Regulatory.aspx>.

Jennifer G. Brown

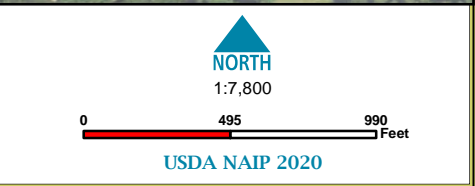
**Jennifer G. Brown
Team Lead, Permit and Evaluation Branch
Regulatory Division**

Legend

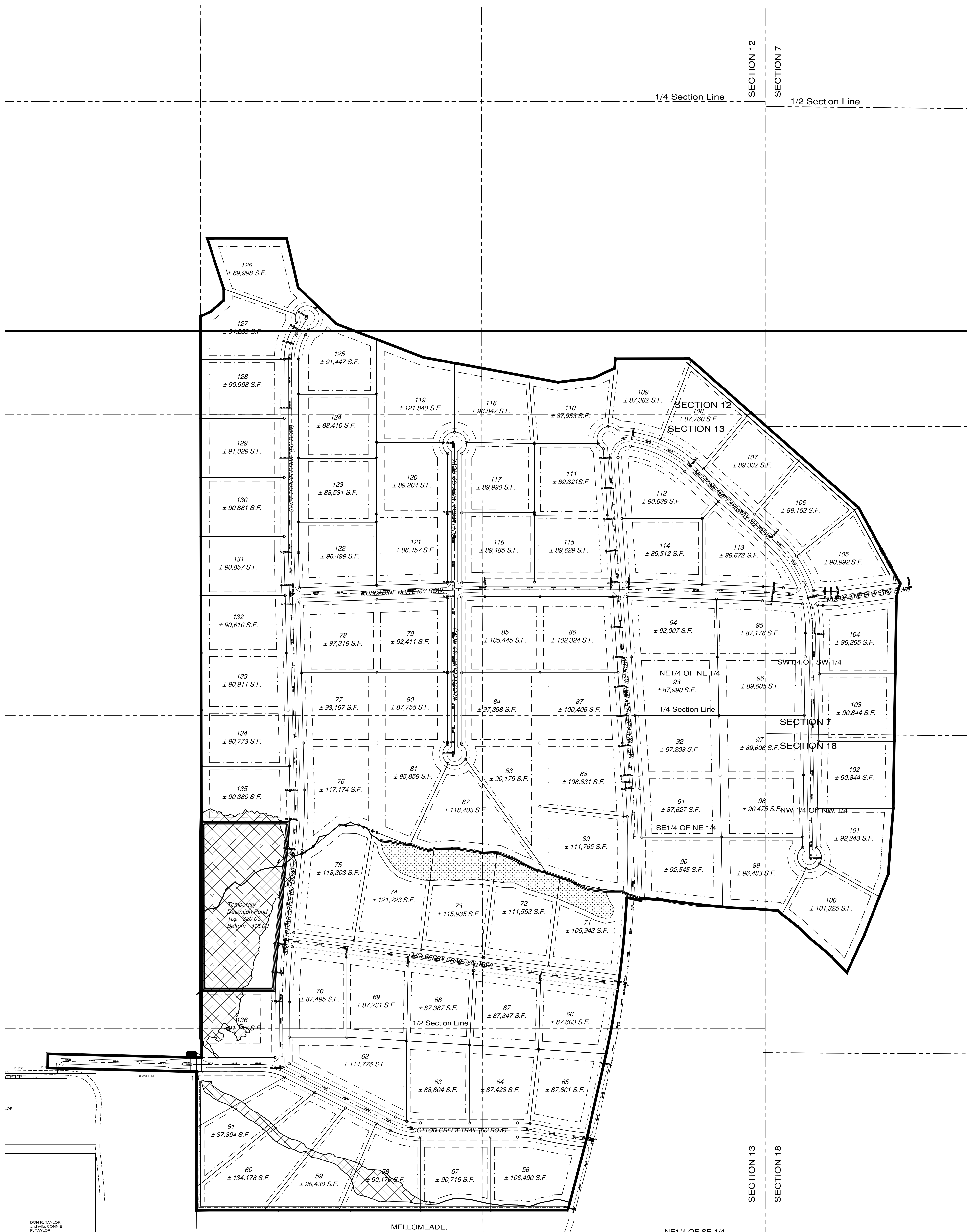
-  Mellomeade Development, LLC Phase II Boundary (MVK-2017-381) (±135 ac)
-  Mellomeade Development, LLC Phase III Boundary (199.91 ac)
-  Ephemeral Stream (4,205.21 ft)
-  Forested Wetlands (7.39 ac)
-  Emergent Wetlands (2.70 ac)



Mellomeade Development, LLC
Proposed Phase III Residential Development
 Sec. 12 & 13 - T6N - R3E/Sec. 7 & 18 - T6N - R4E
 Rankin County, Mississippi
Wetland Impact Map



GEOMETRIC LAYOUT MELLOMEADE, PHASE 3 ± 203.12 Acres



CURVE DATA

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|---|---|--|--|--|--|---|
| (A) Δ=11°41'20" R=4025.00 FT L=821.15 FT T=412.80 FT CH=N03°18'E CL=819.72 FT | (B) Δ=102°12'53" R=75.00 FT L=133.80 FT T=92.97 FT CH=N47°18'57"E CL=116.75 FT | (C) Δ=32°57'43" R=475.00 FT L=273.27 FT T=146.53 FT CH=S65°05'45"E CL=269.51 FT | (D) Δ=32°57'43" R=475.00 FT L=273.27 FT T=146.53 FT CH=S65°05'45"E CL=269.51 FT | (E) Δ=32°24'54" R=530.45 FT L=300.10 FT T=154.19 FT CH=S32°13'19"E CL=152.47 FT | (F) Δ=16°41'55" R=1525.00 FT L=153.01 FT T=77.05 FT CH=S72°29'32"E CL=152.47 FT | (G) Δ=8°13'19" R=1525.00 FT L=1218.84 FT T=109.61 FT CH=S81°16'21"E CL=218.65 FT |
| (H) Δ=12°50'19" R=475.00 FT L=106.44 FT T=53.44 FT CH=S83°34'51"E CL=106.21 FT | (I) Δ=5°34'51" R=2477.43 FT L=241.31 FT T=120.75 FT CH=N3°04'32"E CL=241.21 FT | (J) Δ=7°07'56" R=2025.59 FT L=225.33 FT T=126.24 FT CH=N2°09'48"E CL=251.98 FT | (K) Δ=31°45'09" R=225.33 FT L=124.87 FT T=64.08 FT CH=N15°53'52"E CL=123.28 FT | (L) Δ=12°39'18" R=275.00 FT L=60.74 FT T=30.49 FT CH=N88°48'36"E CL=60.62 FT | (M) Δ=3°18'20" R=1475.00 FT L=85.10 FT T=42.56 FT CH=S86°30'55"E CL=85.09 FT | (N) Δ=91°25'29" R=24.00 FT L=38.38 FT T=24.60 FT CH=N45°42'45"E CL=34.36 FT |

