



**US Army Corps
of Engineers**
Vicksburg District
4155 Clay Street
Vicksburg, MS 39183-3435
www.mvk.usace.army.mil



Public Notice

APPLICATION NO.:	CPM-MVK-2017-44
EVALUATOR:	Ms. Charlene Mosley
PHONE NO.:	(601) 631-5264
E-MAIL:	Charlene.P.Mosley@usace.army.mil
DATE:	February 23, 2017
EXPIRATION DATE:	March 16, 2017

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 10385, Jackson, Mississippi 39289-0385, 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:
Honorable Gary Rhoads
Mayor, City of Flowood
2101 Airport Road
Flowood, Mississippi 39232

Name of Agent:
Mr. J. Clay Cromwell
Headwaters, Incorporated
Post Office Box 2836
Ridgeland, Mississippi 39158

Location of Work: Section 33, T6N-R2E, latitude 32.3179N, longitude -90.0951W, within the Middle Pearl-Strong drainage basin (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 other waters of the United States. The applicant's stated purpose is to construct the City of Flowood Conference Center west of Mississippi Highway 475 and along the north and south sides of Refuge Boulevard to help meet the demand for commercial accommodations within the immediate area.

The proposed commercial development would be constructed on a 61.77-acre parcel of land. The development would include two primary structures: a nine story structure for a 201-key hotel and a single story conference center. The proposed hotel structure is a cast in place concrete frame on a deep foundation with a building area of 123,000 square feet (sf). The conference center would be a steel framed structure on a shallow foundation with a building area of 62,000 sf. The conference area would include a 10,000 sf ballroom; 6,800 sf of meeting rooms; 5,600 sf of pre-function area; a 4,000 sf chamber; and a 3,500 sf restaurant. The proposed project would include a total of 640 parking spaces (290 located at the front of the hotel and 350 located adjacent to the building on the north side).

A proposed access road including a four-lane with median road would be constructed extending from Medical Center Parkway and Highway 475 granting direct access to the northeast corner of the project site. A culvert would be installed over an existing ephemeral stream for the proposed access road. An 11-acre wet detention pond would be constructed to manage storm water runoff. An outlet structure for the wet detention pond would be located along the south boundary and would be a pipe configuration of six 36-inch HDPE outlet pipes. The pipe configuration would extend approximately 800 linear feet to the south where it would discharge into a reach of an existing drainage feature within the confines of the Refuge Golf Course. Associated utilities, curb and gutter, asphalt paving, earthen pond levee, and storm drainage installation would be constructed as a part of the planned facility.

Approximately 15.34 acres of bottomland hardwood wetlands, 5.28 acres of pine forested wetlands, and 1.71 acres of emergent wetlands would be impacted as a part of the planned development. Approximately 100 linear feet of an ephemeral stream would be culverted. Approximately 4.54 acres of bottomland hardwood wetlands and approximately 2.79 acres of pine forested wetlands would be avoided. Approximately 75,000 cubic yards of silt clay loam fill material would be used for the proposed project.

The vegetation at the project site consists of: Emergent area-*Juncus effusus* (common rush) and *Sabal minor* (dwarf palmetto). Bottomland Hardwood areas-*Quercus nigra* (water oak), *Quercus phellos* (willow oak), *Liquidambar styraciflua* (sweet gum), *Arundinaria tecta* (switch cane), *Ulmus Americana* (Almerican elm), and *Ilex decidua* (possumhaw). Pine Forested area-*Pinus taeda* (loblolly pine), *Liquidambar styraciflua* (sweet gum), and *Fraxinus pennsylvanica* (green ash).

Hydric soils within the project site consist of Urbo silt loam, Tippo silt loam, Guyton silt loam, Leverett silt loam, and Gillsbury silt loam. All of which have a depleted matrix.

The applicant has proposed to mitigate for the unavoidable loss of wetland impacts through on-site mitigation.

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: An 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. Copies of the public notice have been sent to Federally recognized Tribes and other interested parties for comment on potential effects to historic properties that could result from the proposed activity.

Endangered Species: Our initial finding is that the proposed work would have no effect on the following endangered species: Wood stork, Atlantic sturgeon, and Ringed map turtle.

Flood Plain: In accordance with 44 CFR Part 60 (Flood Plain Management and Use), participating communities are required to review all proposed development to determine if a flood plain development permit is required. Flood plain 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 completely 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>, and click on ORM Permit Decisions under Program Links.

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



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- Property_Boundary - 61.77 Ac.
- Ephemeral_Stream - 100 Ft.
- Excavated_Drainage_Ditch - 689.1 Ft.
- Pine_Forested_Wetlands - 8.07 Ac.
- Hardwood_Forested_Wetlands - 19.88 Ac.
- Emergent Wetlands - Cutover - 1.71 Ac.

February 16, 2017

**City of Flowood
Proposed Conference Center
Rankin County, MS**

MVK-2017-44

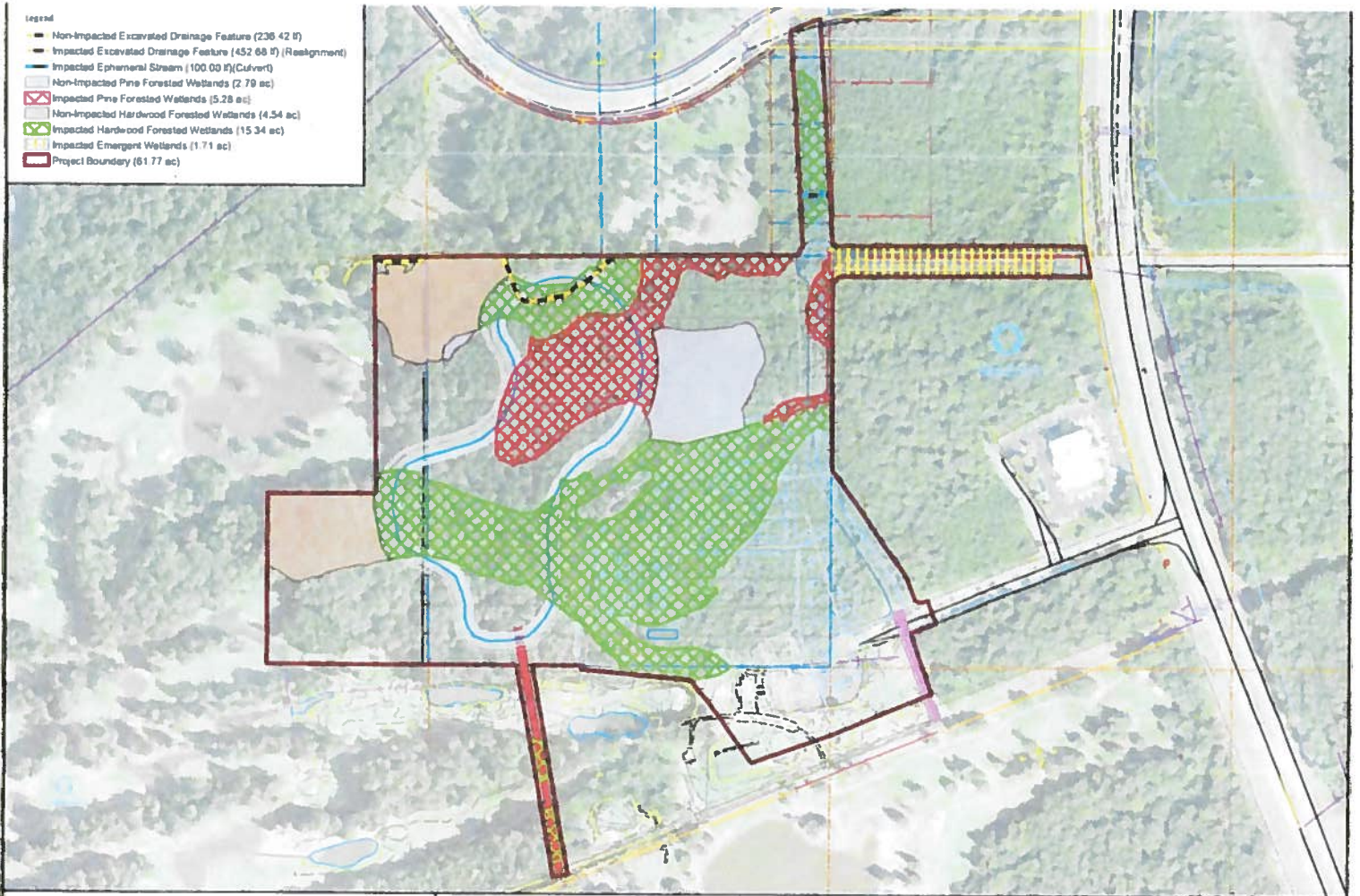


**US Army Corps
of Engineers.**



**Regulatory
Branch
Enforcement
Section**
Preliminary
Jurisdictional Determination

- Legend**
- Non-Impacted Excavated Drainage Feature (236.42 ft)
 - Impacted Excavated Drainage Feature (452.68 ft) (Realignment)
 - Impacted Ephemeral Stream (100.00 ft)(Culvert)
 - Non-Impacted Pine Forested Wetlands (2.79 ac)
 - Impacted Pine Forested Wetlands (5.28 ac)
 - Non-Impacted Hardwood Forested Wetlands (4.54 ac)
 - Impacted Hardwood Forested Wetlands (15.34 ac)
 - Impacted Emergent Wetlands (1.71 ac)
 - Project Boundary (61.77 ac)



City of Flowood
Proposed Conference Center Site
 Sec. 33 - T6N - R2E
 Rankin County, Mississippi
Wetland Impact Map



