



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



Public Notice

APPLICATION NO.:	MVK-2017-231
EVALUATOR:	Ms. Samantha Claypool
PHONE NO.:	(601) 631-5478
E-MAIL:	Samantha.H.Claypool@usace.army.mil
DATE:	June 13, 2017
EXPIRATION DATE:	July 4, 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 at the above address, and the Mississippi Department of Environmental Quality at Post Office Box 2261, Jackson, Mississippi, 39225, 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. Scott May
S & S Builders of MS, LLC
540 White Oak Road
Florence, Mississippi 39073

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

Location of Work: Section 17, T8N-R2E, latitude 32.29641, longitude -89.99126, within the Pearl drainage basin, Middle Pearl-Strong watershed (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 for the discharge of dredged and/or fill material associated with a residential development. The purpose of the proposed project is to help meet the demand for single-family housing within the City of Brandon.

The applicant is proposing the construction of 68 single-family residential lots. The proposed lot size would average 14,590 square feet. As a part of the planned development, all required utilities, streets, curbs, storm drains, and landscaping would be implemented during construction. The total acreage of the planned development would include approximately 32.17 acres.

Storm water would be conveyed through the curb and gutter system into two off-line detention basins located within the west and south portions of the property. Each detention basin would be managed as a wet detention basin being designed as per the City of Brandon and the Mississippi Department of Environmental Quality recommended design criteria for storm water storage and treatment requirements. Storm water would be discharged into "other waters" of the U.S. located adjacent to the subject property.

Approximately 0.80 acres of forested wetlands would be graded and filled to facilitate the construction of the interior access roads and residential lots within the project property. To grant access across the unnamed intermittent stream, one culverted crossing would be constructed. The culverted crossing would include the placement of three 56 ft – 66 in reinforced concrete pipe (R.C.P.) with headwalls. To further stabilize the stream crossing, approximately 94 square yards of 200lb rip rap with filter fabric would be placed on the upstream and downstream opening of the culvert. The culvert configuration would be installed in a manner to maintain natural flows, sediment transport and aquatic life movement through the unnamed tributary of Terrapin Skin Creek.

The remaining approximately 933.18 linear feet of intermittent stream and 40.47 linear feet of perennial stream (Terrapin Skin Creek) would be avoided, minimizing impacts to the streams.

Summary of impacts:

The proposed project would impact 0.80 acres of forested wetlands and approximately 100 linear feet of an unnamed intermittent stream.

Vegetation growing in the wetland area includes: green ash (*Fraxinus pennsylvanica*), loblolly pine (*Pinus taeda*), water oak (*Quercus nigra*), willow oak (*Quercus phellos*), cherrybark oak (*Quercus pagoda*), black willow (*Salix nigra*), sweetgum (*Liquidambar styraciflua*), cherrybark oak (*Quercus pagoda*), American elm (*Ulmus americana*), American sycamore (*Platanus occidentalis*), buttonbush (*Cephalanthus occidentalis*), lizards tail (*Saururus cernuus*), Hydric soils within the project site consist of Oaklimer silt loam and Kipling silt loam.

The placement of dredged and/or fill material in waters of the United States, requires a Department of the Army Permit.

The applicant has proposed to mitigate for the unavoidable loss of wetland impacts by purchasing credits from an approved mitigation bank servicing the same 8-digit HUC: 03180002.

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: 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: It has been determined that the proposed activity may affect but is not likely to adversely affect the following species: Northern Long-eared Bat. Further coordination with the U.S. Fish and Wildlife Service will be conducted as part of the permit review process.

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.

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



CEMVK-OD-FE SHC-MVK-2017-231

MR. SCOTT MAY
S&S BUILDERS OF MS, LLC

- | | |
|---|---|
|  Forested Wetlands (0.8 Acre) |  Intermittent Stream (0.24 Acre, 1033.18 feet) |
|  Perennial Stream (0.01 Acre, 40.47 feet) |  Boundary |

1:4,000

Rankin County, MS



15 May 2017

MVK-2017-231

Headwaters for
Speers Creek, Phase IV
Rankin County, MS

Preliminary
Jurisdictional Determination

Jeremy Stokes

Location



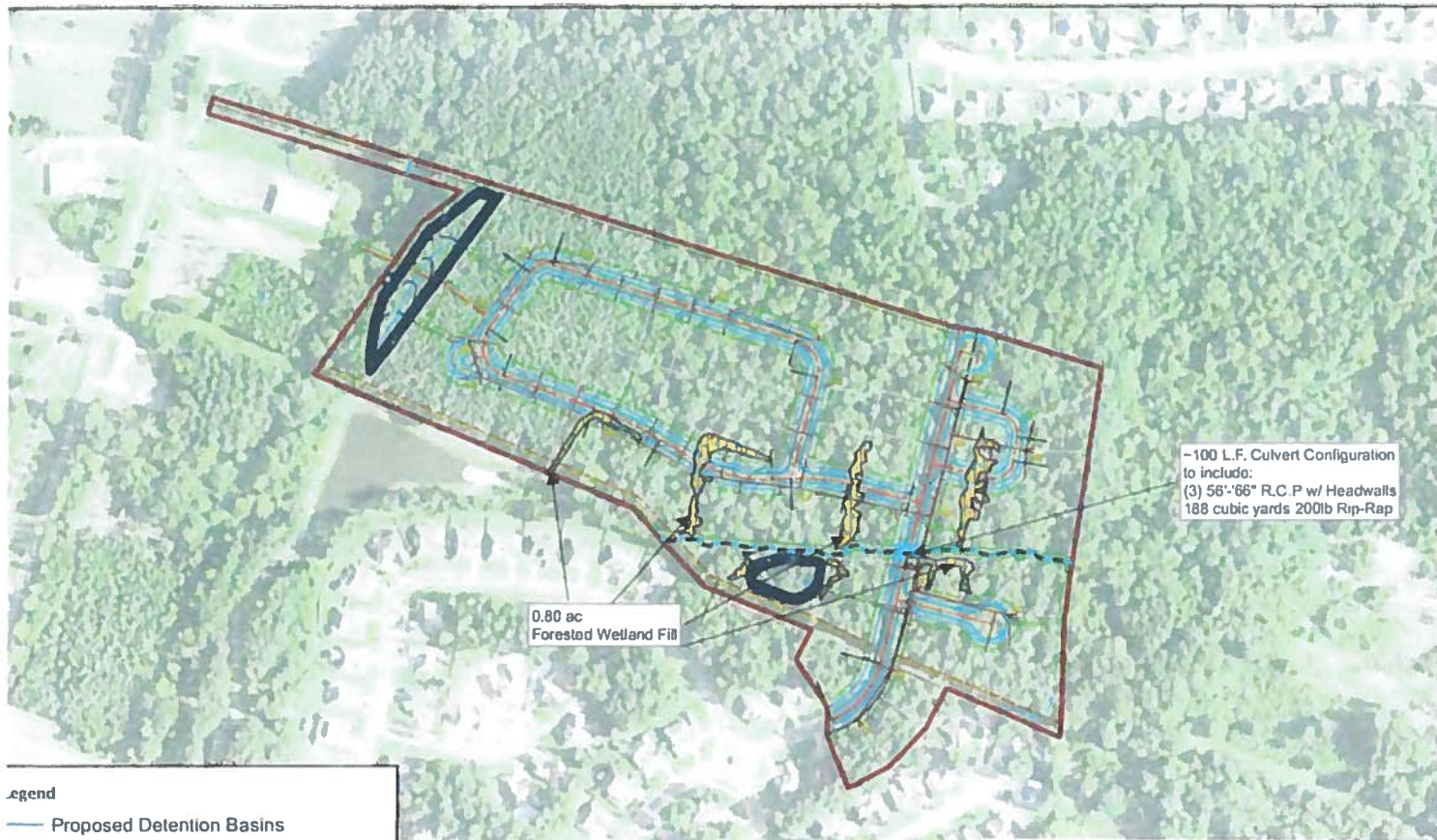
US Army Corps
of Engineers



Regulatory Branch

Enforcement Section

0 210 420
Feet



Legend

- Proposed Detention Basins
- Intermittent Stream (1,033.18 lf)
- Perennial Stream (40.47 lf)
- ▨ Impacted Forested Wetlands (0.80 ac)
- ▭ Property Boundary (32.17 ac)

CEMVK-OD-FE SHC-MVK-2017-231

MR. SCOTT MAY
S&S BUILDERS OF MS, LLC



S & S Builders of Mississippi
Speers Crossing, Phase IV
 Sec. 4 & 9 - T 5 N, R 3 E
 Rankin County, Mississippi
[Wetland Impact Map](#)

