



**US Army Corps
of Engineers**

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



Public Notice

APPLICATION NO.:	<u>MVK-2017-879</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>March 28, 2018</u>
EXPIRATION DATE:	<u>April 18, 2018</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 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. Scott May
S&S Builders of MS, Incorporated
1940 Florence-Byram Road
Florence, Mississippi 39073

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

Location of Work: Section 24, T4N, R1E, Latitude 32.170156, Longitude -90.152674, within 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 waters of the United States for the development of approximately 37 single-family housing lots. The purpose is to help meet the demand for single-family housing within the Florence and rural Rankin County area.

For the proposed development, the lots would range in size from 1.95 acres to 4.00 acres. The proposed project would also include the construction of interior roads/streets and utilities as part of the planned development activities. The planned interior road will include a 30-foot wide road with open road side drainage ditches within a 60-foot right-of-way. The road side ditches will facilitate stormwater runoff through the development in a northwest to southeast direction. As part of the interior road design, a section of ephemeral stream channels would be filled and rerouted, providing adequate conveyance of water through the proposed culverts while maintaining stormwater flow within the property.

Three 105-foot x 48-foot RCP culverts with concrete headwalls would be constructed in a way that retains adequate stream conveyance and connectivity for the upstream and downstream segments. To facilitate runoff from off site, a stormwater retention basin would be constructed in the southeast portion of the property with clay-lined, impervious material. The retention basin would be constructed in upland habitat and would avoid any adverse impacts to areas considered wetlands or Other Waters of the U.S. The purpose of the retention basin is to maintain stormwater quantities currently flowing through the site in accordance with county requirements.

The vegetative communities within the project area are vasey grass, bushy blue stem, juncus, smartweed, goldenrod, sedge, trumpet creeper, and blackberry. Soils within the project site consists of Oaklimeter silt loam, and Smithdale-Providence complex.

Approximately 0.18-acre of scrub/shrub wetlands and approximately 0.02-acre of emergent wetlands would be permanently impacted by the proposed project. Approximately 272.53 linear feet of ephemeral stream would be impacted by 9 culverts, and 180.32 linear feet of intermittent stream would be impacted by 6 culverts. The proposed project would also permanently fill 458.71 linear feet of ephemeral stream, with approximately 583.19 linear feet of ephemeral stream being rerouted. The remaining jurisdictional areas will be avoided.

The applicant proposes to mitigate for the unavoidable loss of jurisdictional impacts through the purchase of credits from a USACE approved mitigation bank that services 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, 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. Currently this office is coordinating with the State Historic Preservation Officer, Federally-recognized Tribes, and other interested parties regarding potential effects to historic properties that could result from the proposed activity.

Endangered Species: Based on 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, it has been determined that the proposed activity will have no effect on the Wood Stork and a may affect, but take not prohibited under 4(d) Rule on 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. 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

MVK-2017-879



Legend

 Property_Boundary

Streams


 Ephemeral (3,823.93 LF)

 Intermittent (1,218.6 LF)

WET_TYPE

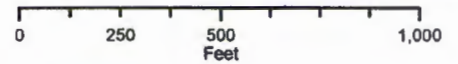
 Emergent 1.2 Acres

 Stock Pond - (Non-Jurisdictional)

 Scrub/Shrub 1.3 Acres

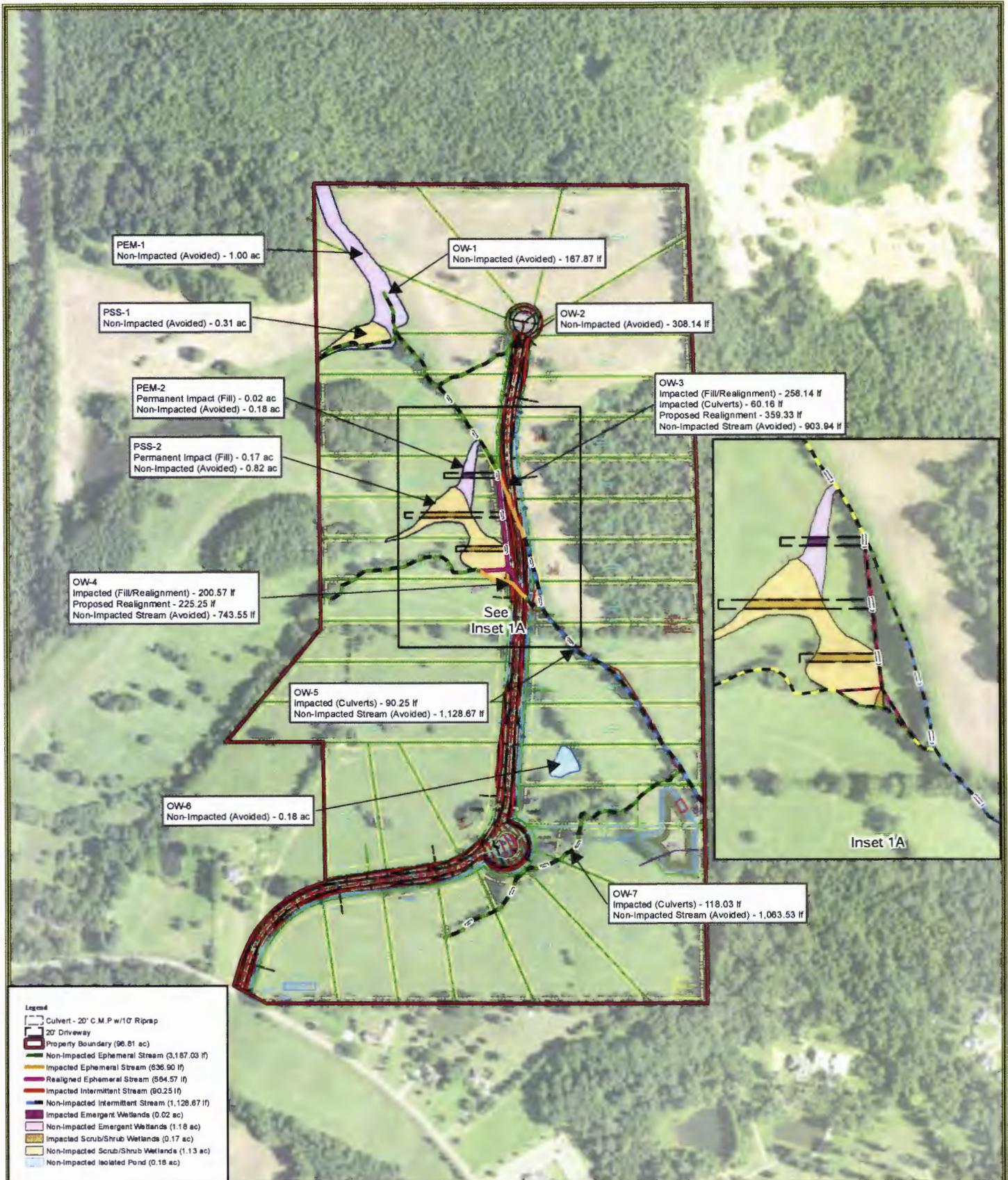
Preliminary / Approved Jurisdictional Determination

S&S Builders of MS, Inc.
Driftwood Property
Rankin County, Mississippi



Prepared by:
Bert Turcotte

Enclosure 1



HEADWATERS INC.
 ANIMAL RESOURCES CONSULTING
 WWW.HEADWATERS-INC.COM

Date Created: 11/6/2017 Created by: JDL

S&S Builders of MS, Inc.
Driftwood
 Sec. 24 - T 4N - R 1E
 Rankin County, Mississippi
Wetland Impact Map

0 275 550
 Feet

1:5,500

NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2016 Imagery Basemap

