



**US Army Corps
of Engineers**

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



Public Notice

APPLICATION NO.:	MVK-2022-932
EVALUATOR:	Mr. Jared Everitt
PHONE NO.:	(601) 631-7104
E-MAIL:	Jared.H.Everitt@usace.army.mil
DATE:	May 2, 2023
EXPIRATION DATE:	May 22, 2023

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District is considering an application for a Department of the Army Permit for the work described herein. Comments should be forwarded to the Vicksburg District, Attention: CEMVK-RD, 4155 East Clay Street, Vicksburg Mississippi 39183-3435 and must reach this office by the cited expiration date.

The Clean Water Act (CWA) Section 401 Certification Rule (Certification Rule, 40 CFR 121), effective September 11, 2020, requires certification for any license or permit that authorizes an activity that may result in a discharge. The scope of a CWA Section 401 certification is limited to assuring that a discharge from a Federally licensed or permitted activity will comply with water quality requirements. The applicant is responsible for requesting certification and providing required information to the certifying agency. As of the date of this public notice, the applicant has not submitted a certification request to the Mississippi Department of Environmental Quality (certifying authority). In accordance with Certification Rule part 121.6, once the applicant submits a certification request the Corps of Engineers will notify the certifying agency of the reasonable period of time for them to act upon the certification.

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. Jeffrey C. Cromwell
CAMLE, LLC
Post Office Box 2836
Ridgeland, Mississippi 39158
clay@headwaters-inc.com

Location of Work: The proposed project site is located in Sections 29 and 32, T8N-R2E, Latitude 32.503547, Longitude -90.108988 within the Lower Mississippi Drainage Basin (8-digit USGS HUC 08060202), Madison County, Mississippi.

Description of Work: (See enclosed maps 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 waters of the U.S. for the purpose of constructing a mixed-use commercial development, also known as Parkway East Development, within the city of Gluckstadt, Madison County, Mississippi.

Parkway East Development is proposing to construct a mixed-use commercial development, within the city limits of Gluckstadt, Madison County, Mississippi. The proposed project is intended to provide additional office, retail, and commercial space for the city of Gluckstadt and the Madison County community. In recent years, the area has seen an increase in demand for mixed-use commercial facilities that can provide needed office, retail, and commercial space for various businesses and commodities. The project site consists of approximately 21.44 acres and has existing road frontage on Parkway East along the North boundary of the project site.

The Parkway East Development site would include the construction of ten commercial lots that vary in size from 1.13 acres to 1.67 acres, one primary interior road for entry and exit access, and two secondary cul-de-sac roads that branch off the primary road. Two office buildings and associated amenities are currently proposed as part of the development. Lot 7 will include the construction of one 8,000 square foot office building. Amenities for this lot include an enclosed storage building, utilities, and parking. Lot 8 will include the construction of one 7,500 square foot commercial building. Amenities for lot 8 include utilities and parking. Finished foundations for the proposed buildings will be at 2 feet above base flood elevation.

Other phases of construction would include paved road right-of-way with curb and gutter, utilities, storm water features, and other desirable amenities. Underground drainage will be constructed along the road right-of-way generally conveying surface water runoff to the south within one open water retention basin. The open water retention basin is located along the south boundary of the property designed as an open water feature and amenity for the development site. Access to the open water feature will be granted from the interior roads and adjacent lots to utilize walking trails and associated green spaces. The utilities will be provided by the Bear Creek Water Association (water), Entergy (electricity), Atmos (gas), and AT&T (phone). Utilities will be installed parallel to the main access road within the 50-foot right-of-way. Utilities will be

available for each lot with access from the access road. Lot owners will extend utilities as required from the planned access road to their project site.

The open water retention basin will be designed and constructed to support the stormwater management requirements for the planned Parkway East Development. The open water retention basin is considered offline from adjacent waters of the U.S. and will be integrated with the subsurface storm water infrastructure. Surface water would be expected to flow within the lots, streets, curb and gutter and into the open water retention basin. Surface water would be detained and treated in accordance with the city of Gluckstadt and the Mississippi Department of Environmental Quality's (MDEQ) specific design criteria.

The following is a breakdown of the identified aquatic habitats found within the project site:

- Forested wetlands 2.09 acres
- Open water 1.11 acres

Approximately 2.09 acres of forested wetlands and 1.11 acres of open water would be impacted through the proposed development of the subject property. Approximately 20,000 cubic yards of silty clay material would be placed in the jurisdictional areas.

The Applicant proposes to purchase the required compensatory mitigation credits from a USACE Vicksburg District approved mitigation bank.

The majority of the proposed development site is currently forested. Primary hydrology indicators observed within the forested wetlands include saturation, water-stained leaves, crawfish burrows, oxidized rhizospheres along living roots, and drainage patterns. The forested wetland vegetation within the project area consists of willow oak (*Quercus phellos*), green ash (*Fraxinus pennsylvanica*), swamp chestnut oak (*Quercus michauxii*), Chinese privet (*Ligustrum sinense*), sweetgum (*Liquidambar styraciflua*), American elm (*Ulmus americana*), and woodoats (*Chasmanthium sessiliflorum*). Soil within the project area consists of Ariel silt loam and Grenada silt 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 permit area is composed (entirely) of low-lying wetlands with no existing or subsided natural levee landforms; and therefore, has a very low potential for yielding unidentified cultural deposits that may be eligible for the National Register of Historic Places. Copies of this public notice have been sent to the State Historic Preservation Officer, Federally Recognized Tribes, and other interested parties for comment on potential effects to historic properties that could result from the proposed activity.

Endangered Species: Threatened and Endangered Species for this area include the Wood stork and 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 and the Service's IPAC system, the Corps has determined that the proposed activity would have no effect on the Wood stork and may affect but not likely to adversely affect 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 entire project site is located within the 100-year floodplain. Finished foundations for the proposed buildings will be at 2 feet above base flood elevation.

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.

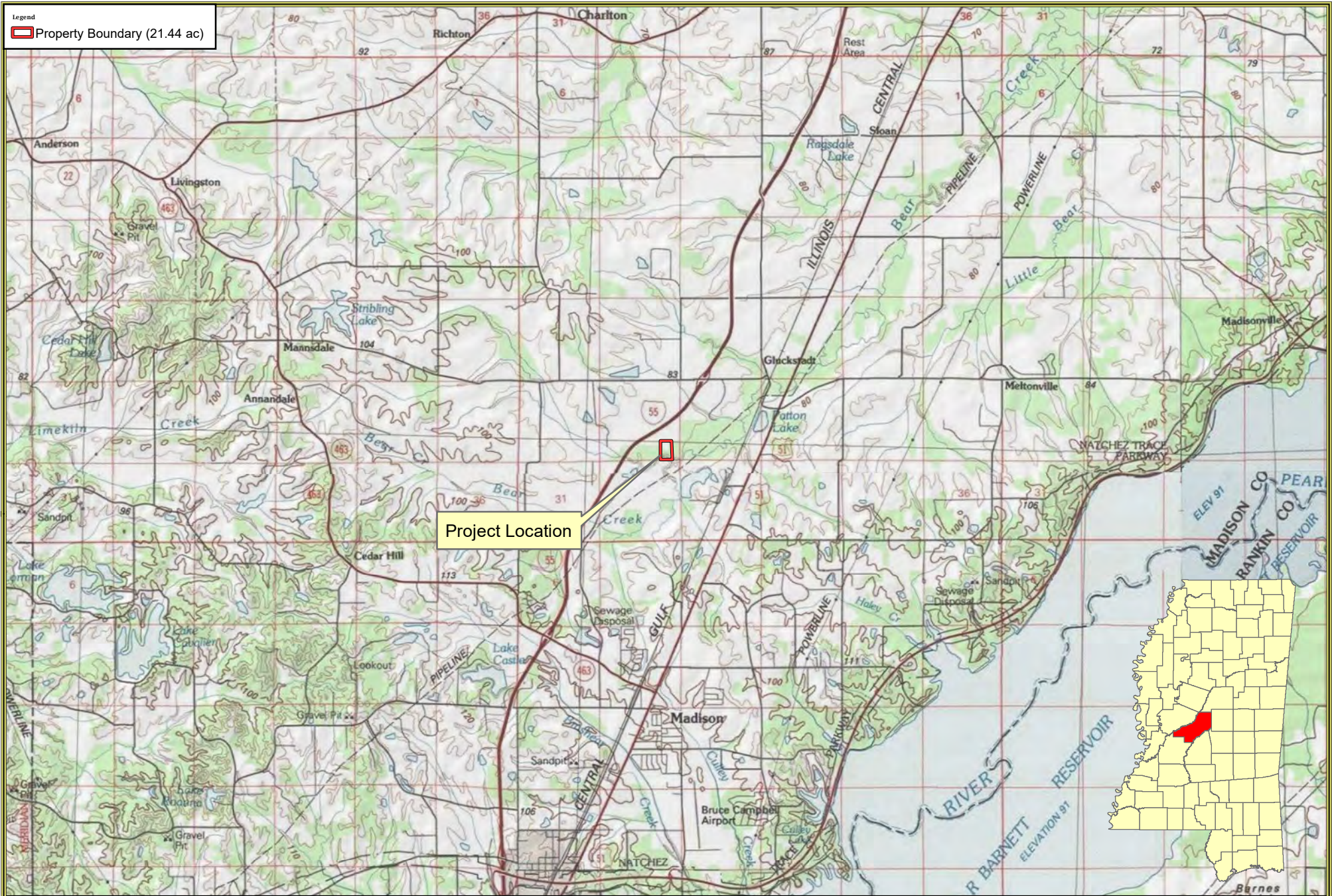
Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this

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>.

Bryan Williamson
Chief, Mississippi Branch
Regulatory Division



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NATURAL RESOURCES CONSULTING
WWW.HEADWATERS-INC.COM

Date Created: 3/16/2023	Created by: JDL
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Parkway East Development

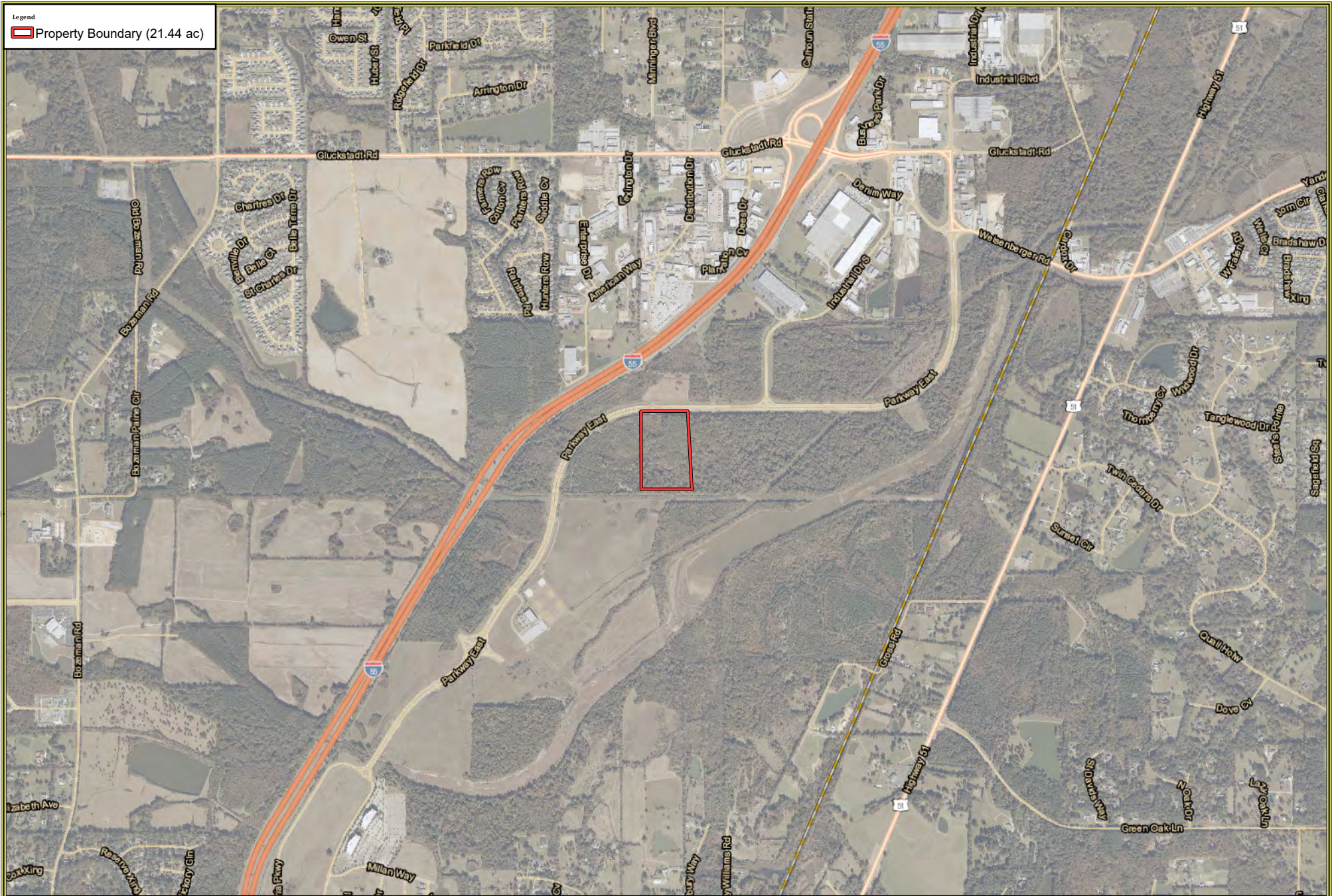
Sec. 29 & 32 - T 8N - R 2E
Madison County, Mississippi


[General Location Map](#)

0 5,000 10,000 Feet
1:100,000

NAD 1983 StatePlane Mississippi West FIPS 2302 Feet
USGS Canton (MS) Topographic Basemap

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Parkway East Development


Sec. 29 & 32 - T 8N - R 2E
Madison County, Mississippi
[Site Location Map](#)

0 1,200 2,400 Feet
1:24,000

NAD 1983 StatePlane Mississippi West FIPS 2302 Feet
USDA NAIP 2021 Imagery Basemap



Legend

 Property Boundary (21.44 ac)



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Parkway East Development

Sec. 29 & 32 - T 8N - R 2E
Madison County, Mississippi

[Site Location Map](#)

0 175 350
Feet

1:3,500

N

NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2021 Imagery Basemap



Legend

- Property Boundary (21.44 ac)
- Forested Wetlands (2.09 ac)
- Open Water Slough (1.11 ac)



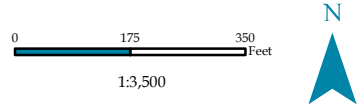
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Parkway East Development

Sec. 29 & 32 - T 8N - R 2E
Madison County, Mississippi

[Wetland Location Map](#)






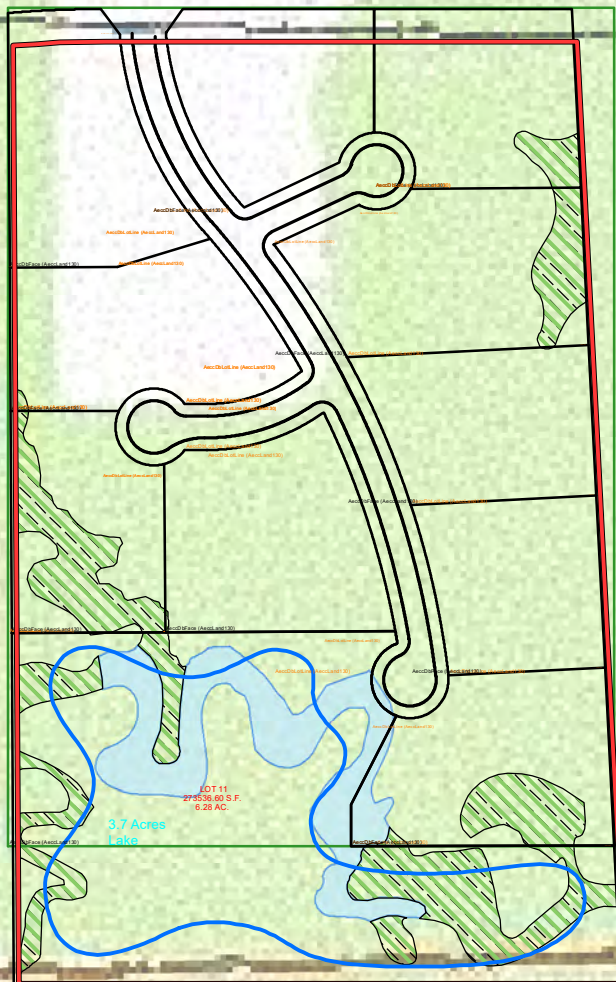
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
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USDA NAIP 2021 Imagery Basemap

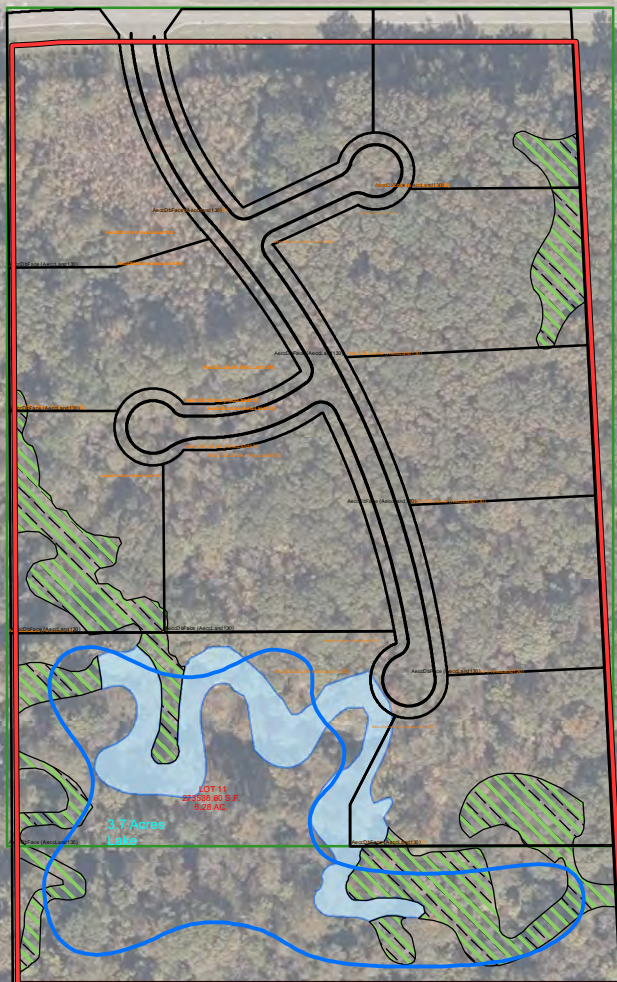
Legend

-  Property Boundary
-  Forested Wetland - Fill (2.09 ac)
-  Open Water Slough - Fill (1.11 ac)



Legend

-  Property Boundary
-  Forested Wetland - Fill (2.09 ac)
-  Open Water Slough - Fill (1.11 ac)



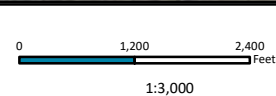
Date Created: 3/27/2023

Created by: PGH

Parkway East Development

Sections 29 & 32, Township 8 North, Range 2 East
Madison County, Mississippi

Planned Impact Map

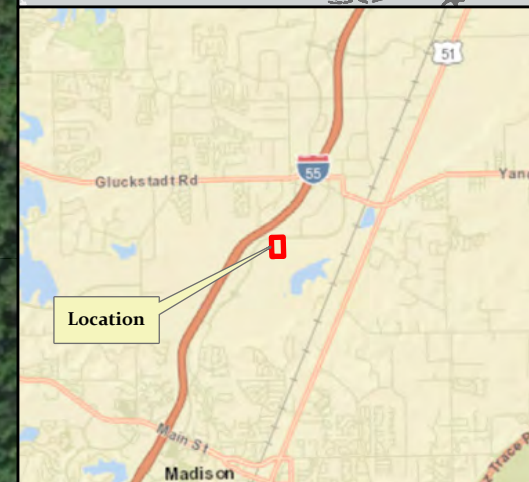
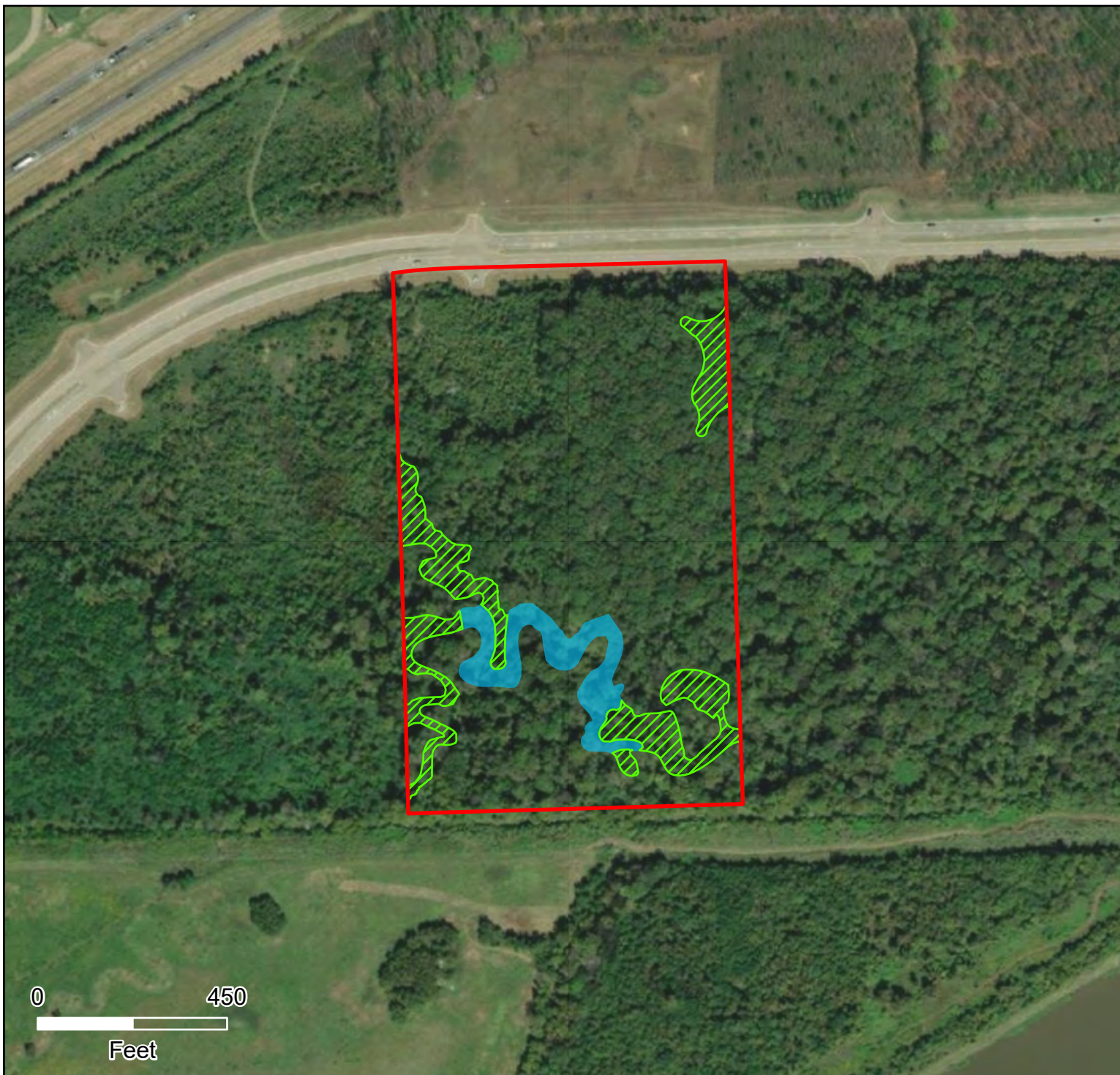


NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2021 Imagery Basemap







Legend

- Property Boundary
- Forested Wetlands (2.43 Ac.)
- Open Water Feature (1.11 Ac.)

*There are jurisdictional wetlands and other waters within the project boundary; therefore, any work involving the discharge of dredged or fill material within said waters requires a permit.



MVK-2022-932
Parkway East Tract 4: JD Request

Preliminary JD

12 January 2023
Bryton Hixson

