



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, MOBILE DISTRICT
POST OFFICE BOX 2288
MOBILE, ALABAMA 36628-0001

CESAM-RD-N
PUBLIC NOTICE NO. SAM-2020-00133-JLB

November 2, 2021

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS (USACE)
AND
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL (MDEQ)

REQUEST FOR THE DISCHARGE OF FILL MATERIAL IN WATERS OF THE UNITED STATES ASSOCIATED WITH THE CONSTRUCTION OF A PARKING LOT FOR THE EXPANSION OF AN AUTOMOBILE DEALERSHIP, LEE COUNTY, MISSISSIPPI

TO WHOM IT MAY CONCERN:

This District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 USC 1344). Please communicate this information to interested parties.

APPLICANT: Mr. Joe Marshall, Manager
B 3983 REAR, LLC
3893 North Gloster Street
Tupelo, Mississippi 38804

Agent: Mr. Bart Pittman
Pittman Environmental Services, LLC
Post Office Box 1926
Purvis, Mississippi 39475

WATERWAY AND LOCATION: Wetlands and an unnamed tributary (UT) to Town Creek at an 8.64-acre property in Section 7, Township 9 South, Range 6 East at latitude 34.3127° North and longitude 88.7098° West in Tupelo, Lee County, Mississippi. The proposed project is found on the Tupelo, Mississippi Quadrangle, United States Geological Survey Topographic Map, and is located within the Town Creek (HUC 03160102) watershed.

PROPOSED WORK: The applicant proposes to fill 4.81 acres of scrub-shrub wetlands, 0.3-acre of pond/emergent wetland, and 250 linear feet of perennial stream associated with the planned expansion of the Barnes Crossing Hyundai automobile dealership. In addition to evaluating off-site alternative locations, the applicant undertook an extensive redesign process, including at least two revisions of the site layout, before arriving at the proposed final design that minimized and avoided aquatic resource impacts while still allowing the applicant to achieve the overall project purpose. Applicant information indicates that the

proposed final design would avoid impacts to approximately 64.5 percent of the on-site perennial stream channel and 29.5 percent of on-site wetlands respectively. Finally, Construction Best Management Practices Plan will be designed for the project, which would help in limiting downstream and secondary project effects. The applicant is proposing to purchase credits at a USACE approved mitigation bank for unavoidable aquatic resource impacts associated with this project. *(The USACE has not fully evaluated the adequacy of the proposed avoidance and minimization and compensatory mitigation).*

The Clean Water Act Section 401 Certification Rule (Certification Rule, 40 CFR 121) requires certification for any license or permit that authorizes an activity that may result in a discharge. The applicant is responsible for requesting certification and providing required information to the certifying agency. The applicant submitted request to the MDEQ for a Section 401 Water Quality Certification (WQC) pre-filing meeting on August 13, 2021. The WQC pre-filing meeting was held with MDEQ September 9, 2021. The applicant submitted request for Section 401 WQC to MDEQ October 14, 2021.

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by the U.S. Army Corps of Engineers can be based. For accuracy and completeness of the record, all data in support of or in opposition to the proposed work should be submitted in writing setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state with particularity, the reasons for holding a public hearing.

Evaluation of the probable impacts involving deposits of dredged or fill material into waters of the United States will include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

In accordance with Section 106 of the National Historic Preservation Act, and Appendix C of 33 CFR 325, the undertaking defined in this notice is being considered for the potential to affect historic properties. In accordance with Appendix C of 33 CFR 325, the Corps has determined the permit area consists of waters of the United States and immediately affected uplands. The National Register of Historic Places has been consulted and the NRHP indicates that both the Natchez Trace Parkway & Scenic Trail and the Tupelo Homestead Historic District are within one mile of the permit area. The Corps has made a preliminary determination that the proposed project would have no effect on historic properties.

However, we are seeking comment from the State Historic Preservation Officer, federally-recognized American Indian tribes, local historical societies, museums, universities, the National Park Service, and the general public regarding the existence or the potential for existence of significant cultural and historic properties which may be affected by the work. This action constitutes the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the project area.

A preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicated that if suitable habitat is available Price's Potato-bean (*Apios priceana*), Wood Stork (*Mycteria americana*), and Northern Long-eared Bat (*Myotis septentrionalis*) could occur within the action area. Available information indicates that the proposed activity most likely will have no effect on listed endangered or threatened species, or their critical habitat.

Correspondence concerning this Public Notice should refer to Public Notice Number SAM-2020-00133-JLB and should be directed to:

U.S. Army Engineer District, Mobile
Montgomery Field Office
Regulatory Division
Attention: Mr. James Cherry
Post Office Box 2288
Mobile, Alabama 36628-0001

with a copy to the:

State of Mississippi
Department of Environmental Quality
Post Office Box 2261
Jackson, Mississippi 39225

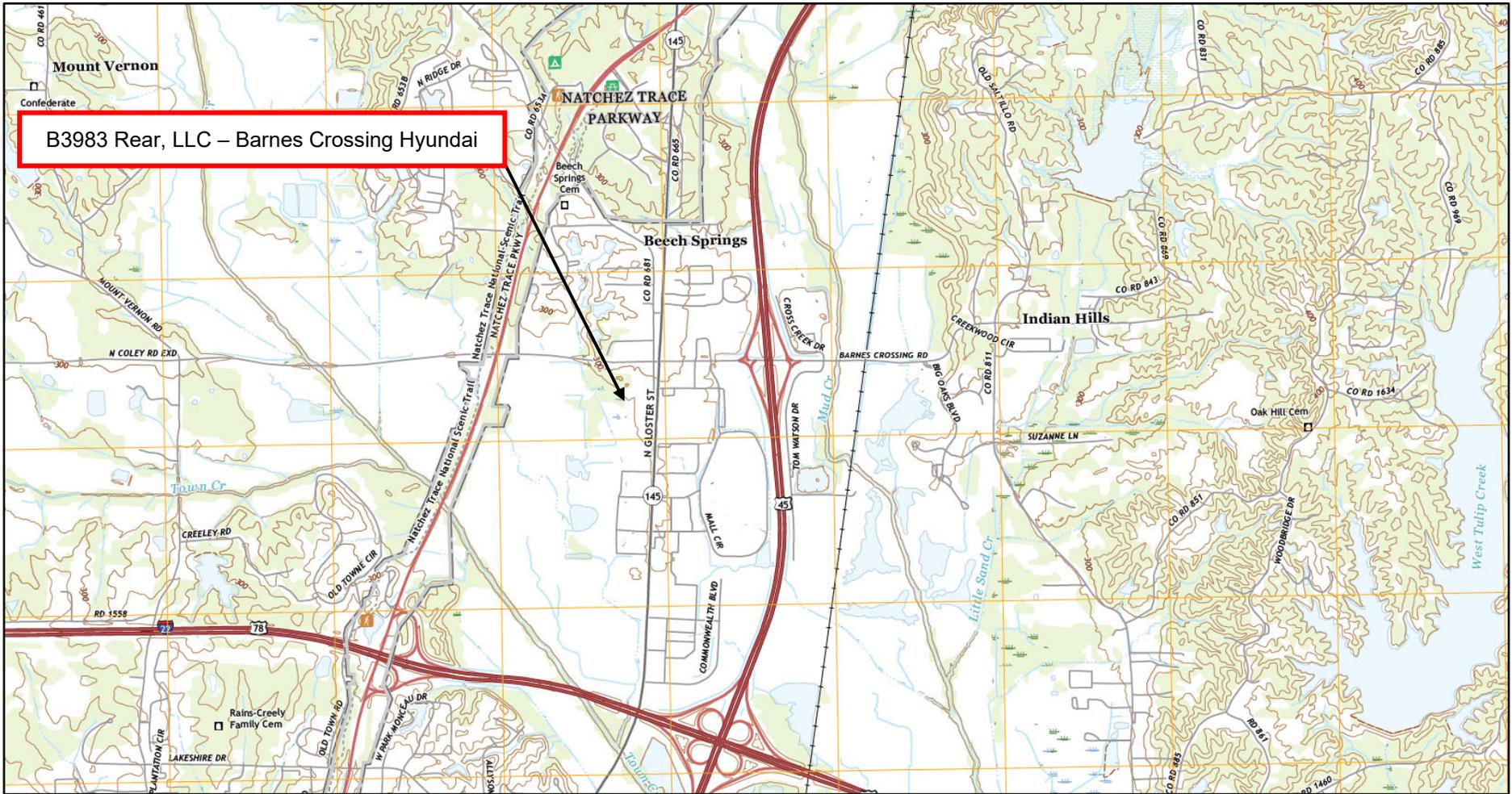
Comments should be received no later than **30 days** from the date of this Public Notice.

If you have any questions concerning this publication, you may contact the project manager for this application, **James Cherry (James.S.Cherry@usace.army.mil)**, phone **(334) 462-2611**. Please refer to the above Public Notice number.

For additional information about our Regulatory Program, please visit our website at: www.sam.usace.army.mil and please take a moment to complete our customer satisfaction survey while you're there. Your responses are appreciated and will allow us to improve our services.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Enclosures



Legend:

Source:
USGS – Tupelo, MS Quad Map

Drawn By: CHB

Date: 09/13/2021

Project No.: N/A

Checked By: BP

Scale: NTS

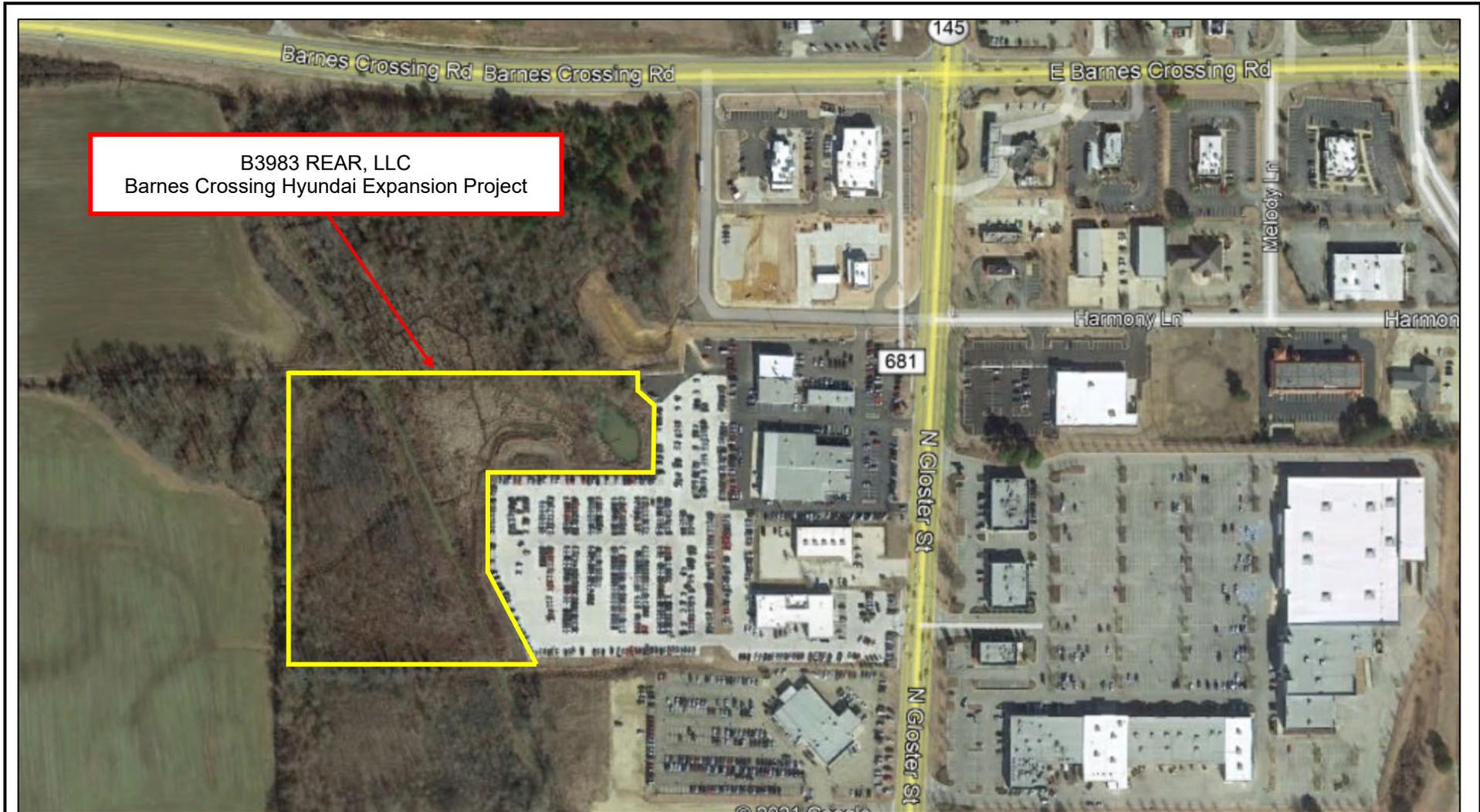
Drawing No.: N/A

B3983 REAR, LLC – Barnes Crossing Hyundai
3983 N. Gloster Street
Tupelo, MS 38804



P.O. Box 356
Sherman, Mississippi 38869
(662) 840-5945

Figure 1: Site Location Map



Legend:

Source:
 Google Earth
 Imagery Date: 02/04/2018

Drawn By: CHB

Checked By: BP

Date: 09/13/2021

Scale: NTS

Project No.: N/A

Drawing No.: N/A

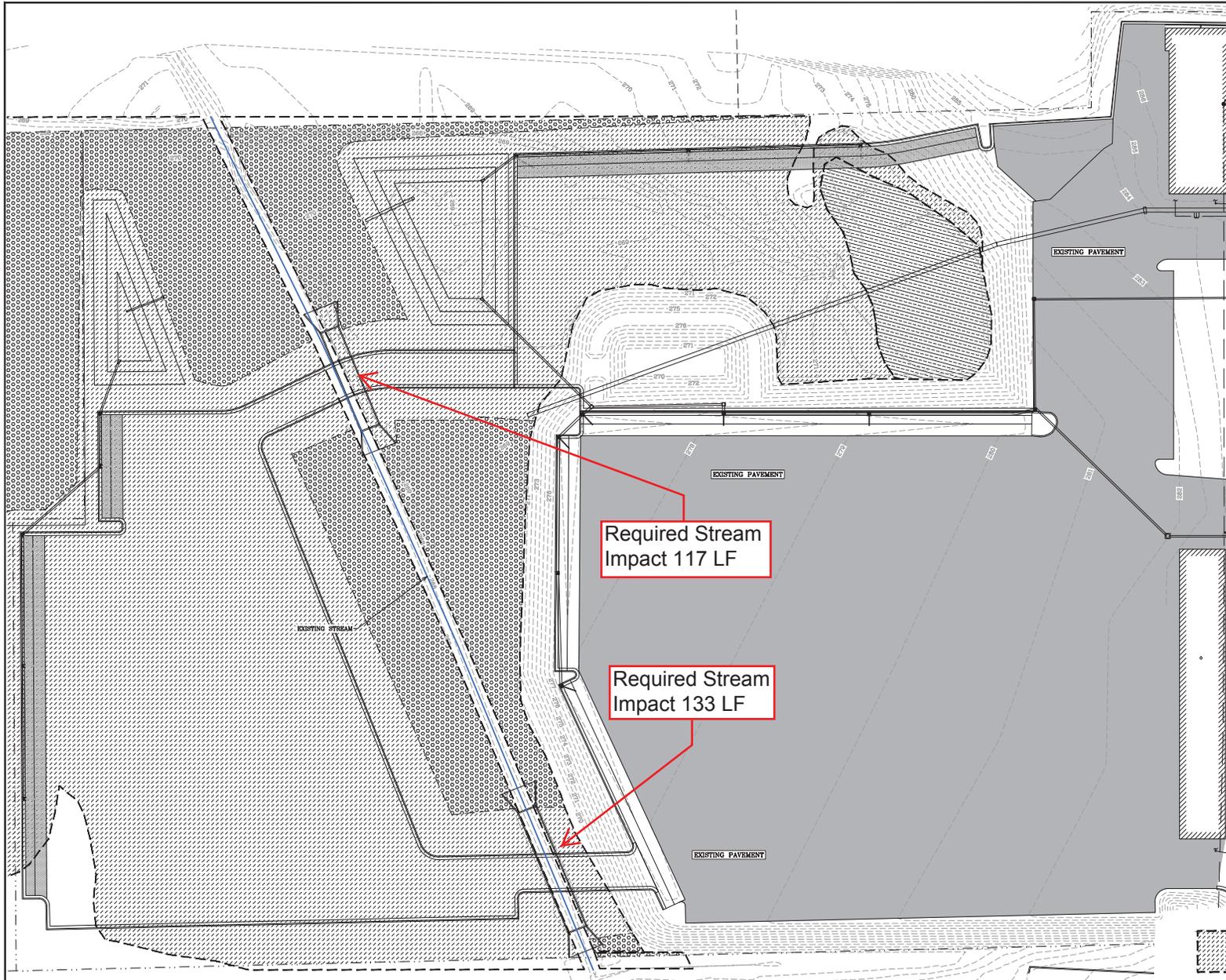
B3983 REAR, LLC – Barnes Crossing Hyundai
 3983 N. Gloster Street
 Tupelo, MS 38804



ENVIRONMENTAL COMPLIANCE & SAFETY, INC.

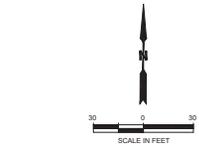
P.O. Box 356
 Sherman, Mississippi 38869
 (662) 840-5945

Figure 2: Aerial Map



ON-SITE ALTERNATIVE #3

SAM-2020-00133-JLB



- DRAINAGE NOTES**
- NOTE 1 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT TRENCHING OPERATIONS ARE CONDUCTED IN ACCORDANCE WITH ALL OSHA REGULATIONS AND ACCEPTED PRACTICES.
 - NOTE 2 - GUTTS INLET TOP AND FLOWLINE ELEVATIONS ARE SET BASED ON FIELD SURVEY. SOME FIELD MODIFICATIONS MAY BE REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY GRADES BEFORE COMMENCING DRAINAGE CONSTRUCTION.
 - NOTE 3 - SITE DRAINAGE SUBMITTALS SHALL BE APPROVED BEFORE COMMENCING CONSTRUCTION.
 - NOTE 4 - THE LOCATION OF ALL EXISTING STORM DRAINAGE IS BASED ON TOPOGRAPHIC DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION, GRADE, SIZE, AND TYPE OF EXISTING STORM DRAIN ITEMS PRIOR TO CONSTRUCTION.
 - NOTE 5 - ALL STORM DRAIN TO BE BEDDED AND BACKFILLED AS PER ASTM-12562.
 - NOTE 6 - ADDITIONAL STORM PIPE AND FITTINGS (TEES, BENDS, ETC.) MAY BE REQUIRED FOR STORM DRAINAGE AND CONNECTIONS. THESE FITTINGS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST.
 - NOTE 7 - POSITIVE DRAINAGE AWAY FROM BUILDING IS REQUIRED IN ALL AREAS. CONTRACTOR TO ENSURE FINAL GRADING AND PAVING MEET THIS REQUIREMENT.
 - NOTE 8 - THE FLOW LINE ELEVATIONS SHOWN WERE SET BASED ON TOPOGRAPHIC INFORMATION AND PROPOSED FINISH GRADES.
 - NOTE 9 - THE CONTRACTOR IS RESPONSIBLE FOR SAFELY MAINTAINING TRAFFIC AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
 - NOTE 10 - MINIMUM SLOPE FOR ROOF DRAINS SHALL BE 1:000.
 - NOTE 11 - ALL PIPE LENGTHS SHOWN ON THIS DRAWING ARE APPROXIMATIONS AND ARE INTENDED TO BE USED FOR ESTIMATING PURPOSES ONLY.

-  REQUIRED WETLAND IMPACTS, 4.81 ACRES
-  AVOIDED WETLAND 2.02 ACRES
-  REQUIRED POND IMPACTS, 0.30 ACRES



1324 N. VETERANS BLVD.
 TUPELO, MS 38884
 PHONE: 662.840.9063
 FAX: 662.840.9064
 180 MAGEE DRIVE
 PO BOX 811
 PONTIAC, MS 38863
 PHONE: 662.489.1325
 FAX: 662.489.1725
 www.es-i.com

PROJECT TITLE
**BARNES CROSSING HYUNDAI
 PARKING ADDITION**

OWNER
 JOE MARSHALL

LOCATION
 TUPELO, MS

REVISIONS	
NO.	DATE
1	
2	
3	
4	

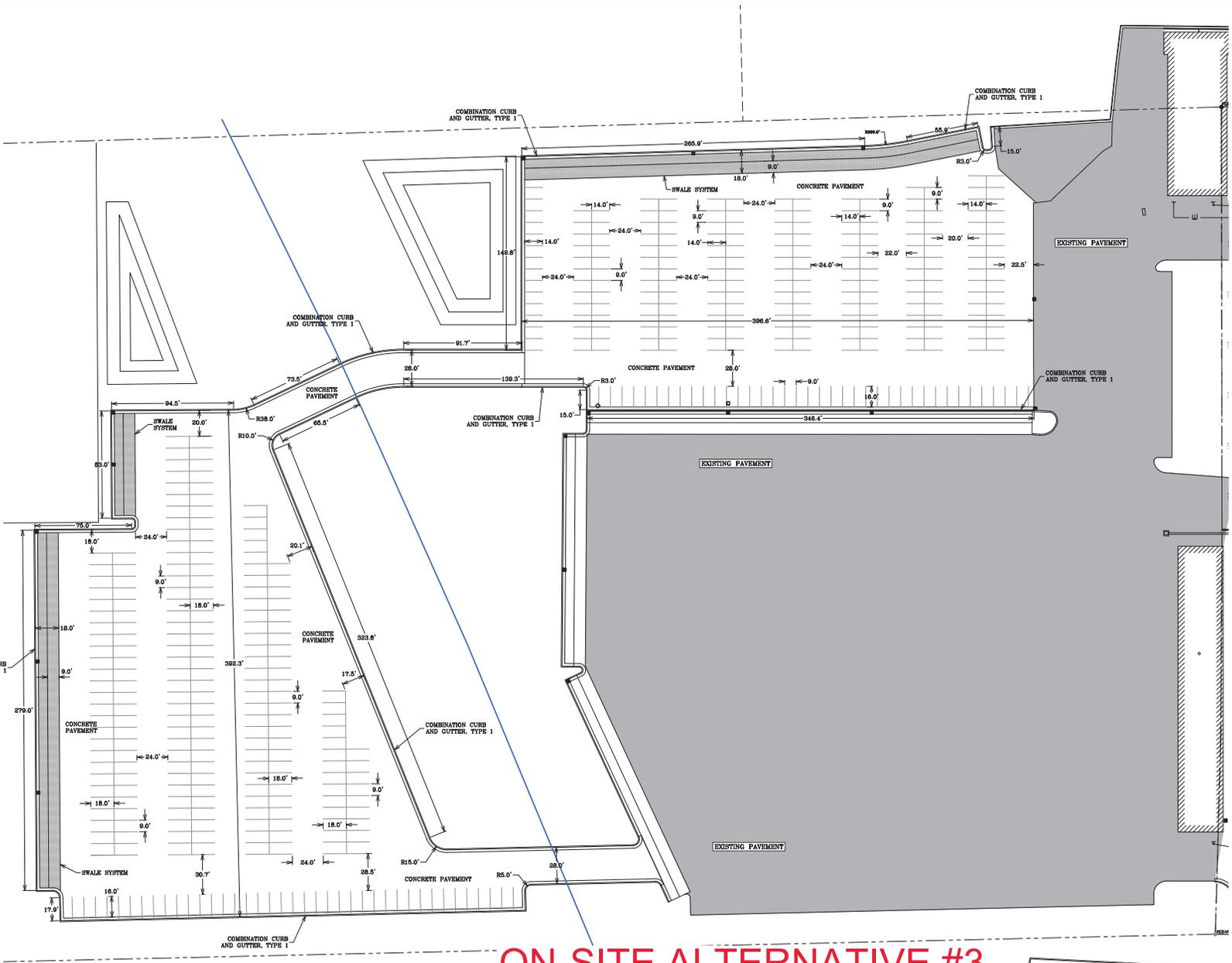
DWN. BY: []
 CDD BY: []
 ISSUE DATE: MAY 2021

T20-615

DRAINAGE PLAN

C3.4

REVISIONS	
NO.	DATE
1	
2	
3	
4	
5	



ON-SITE ALTERNATIVE #3

TOTAL ADDITIONAL PARLING SPACES = 440

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LAYOUT NOTES
 NOTE 1 - ALL DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE
 NOTE 2 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF PROPERTY LINE NOTIFICATION BEFORE COMMENCING CONSTRUCTION
 NOTE 3 - ALL REQUIRED PARKING LOT STRIPING SHALL BE 4" WHITE REFLECTORIZED PAINT.

