



**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-2023-00318</u>
EVALUATOR:	<u>Mr. Michael Maaninen</u>
PHONE NO.:	<u>(601) 953-9350</u>
E-MAIL:	<u>Michael.A.Maaninen@usace.army.mil</u>
DATE:	<u>December 10, 2024</u>
EXPIRATION DATE:	<u>January 9, 2025</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-RD, and the Mississippi Department of Environmental Quality at Post Office Box 2261, Jackson, Mississippi 39225-2261, and must reach these offices by the cited expiration date.

The Clean Water Act (CWA) Section 401 Water Quality Certification Improvement Rule (Certification Improvement Rule, 40 CFR 121), effective November 27, 2023, requires certification for any license or permit that authorizes an activity that has the potential to 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 Improvement Rule, once the applicant submits a certification request, the U.S. Army Corps of Engineers and the certifying authority will jointly establish the reasonable period of time for the certifying authority to act upon the certification request.

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. Jeff Webb
Reservoir North, LLC
P.O. Box 452
Carthage, Mississippi 39051

Name of Agent:
Mr. J. Clay Cromwell
Headwaters inc.
307 Highland Park Cove
Ridgeland, Mississippi 39157

Location of Work: The proposed project site is located in Section 16, T1S-R8E, Latitude 32.501356, Longitude -89.928330, Highway 43, Goshen Springs, Rankin 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 The Preserve, a single-family home residential development in Goshen Springs, Mississippi.

The residential development would include the construction thirty-two (32) residential house lots. Each house lot would average approximately 8,000 sq ft. The proposed project would also include the construction of interior roads, buried culverts, and utilities.

Approximately 6.1 acres of scrub shrub wetlands, and 0.54 acres bottomland hardwoods wetlands would be impacted on the approximately 14.24-acre site by the proposed project. To off-set the unavoidable impacts, the applicant proposes to purchase compensatory mitigation credits from an approved mitigation bank.

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 Project Manager is reviewing the proposed permit area/area of potential effect for potential impacts to Historic Properties under Section 106 of the National Historic Preservation Act. If it is determined there is a potential for effect to listed sites or sites eligible for listing in the

National Register of Historic Places, consultation will be initiated with the SHPO and Native American Tribes.

Endangered Species: Threatened and Endangered Species for this area include the Ringed Map Turtle. 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, the Corps has determined that the proposed activity would have no affect the Ringed Map Turtle.

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.

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/Deputy
Regulatory Division**

ATTACHMENT A

General Location Map

U.S.G.S. Shoccoe/Goshen Springs, Mississippi Quadrangle Site Maps

2023 USDA NAIP Color Photograph Site Map

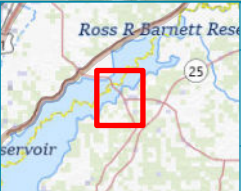
Site Layout Design

 Phase 2 Boundary (±14.24 ac)



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

BASEMAP: USDA NAIP 2023 Imagery Basemap
SPATIAL REF: NAD 1983 2011 StatePlane Mississippi West FIPS 2302 F U S
DATE: 11/5/2024
CREATOR: JDL
PROJECT #:



Site Location Map

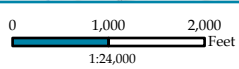
The Preserve

Sec. 16 - T 1S - R 8E

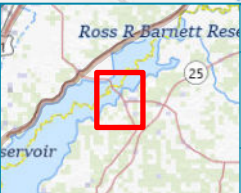
Rankin County, Mississippi



Phase 2 Boundary (±14.24 ac)



BASEMAP: USCS Shoccoe/Goshen Springs (MS) Quad Basemap
 SPATIAL REF: NAD 1983 2011 StatePlane Mississippi West FIPS 2302 FT US
 DATE: 10/16/2024
 CREATOR: JDL
 PROJECT #:




Site Location Map

The Preserve

Sec. 16 - T 1S - R 8E

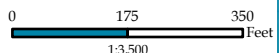
Rankin County, Mississippi



 Phase 2 Boundary (±14.24 ac)

Trading Post

Highway 43 N



Site Location Map

The Preserve

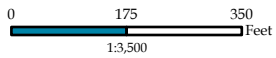
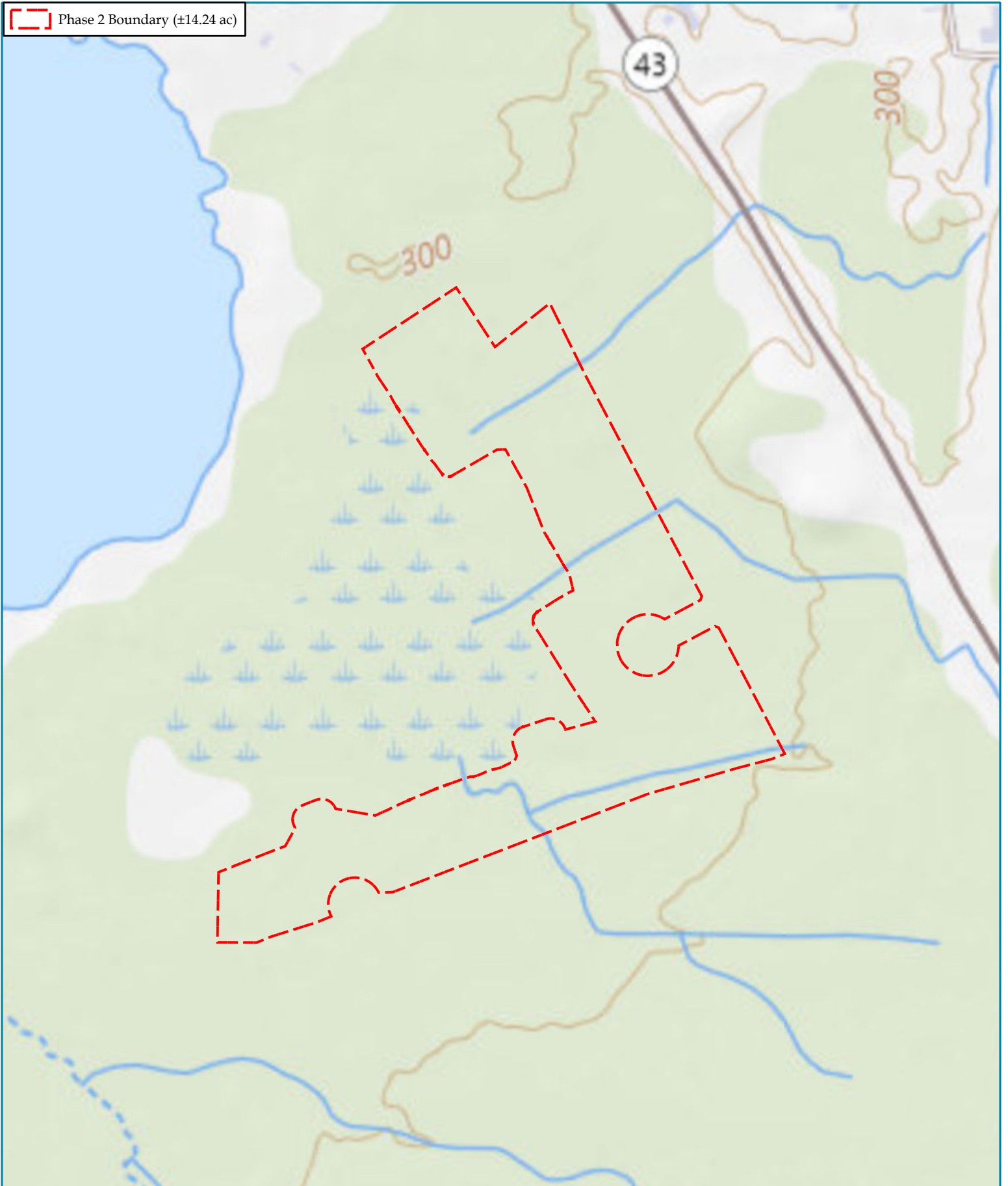


BASEMAP:	USDA NAIP 2023 Imagery Basemap
SPATIAL REF:	NAD 1983 2011 StatePlane Mississippi West FIPS 2302 Ft US
DATE:	11/5/2024
CREATOR:	JDL
PROJECT #:	

Sec. 16 - T 1S - R 8E

Rankin County, Mississippi

 Phase 2 Boundary (±14.24 ac)



BASEMAP:	USGS Shoccoe/Goshen Springs (MS) Quad Basemap
SPATIAL REF:	NAD 1983 2011 StatePlane Mississippi West FIPS 2302 Ft US
DATE:	11/5/2024
CREATOR:	JDL
PROJECT #:	



Site Location Map




The Preserve

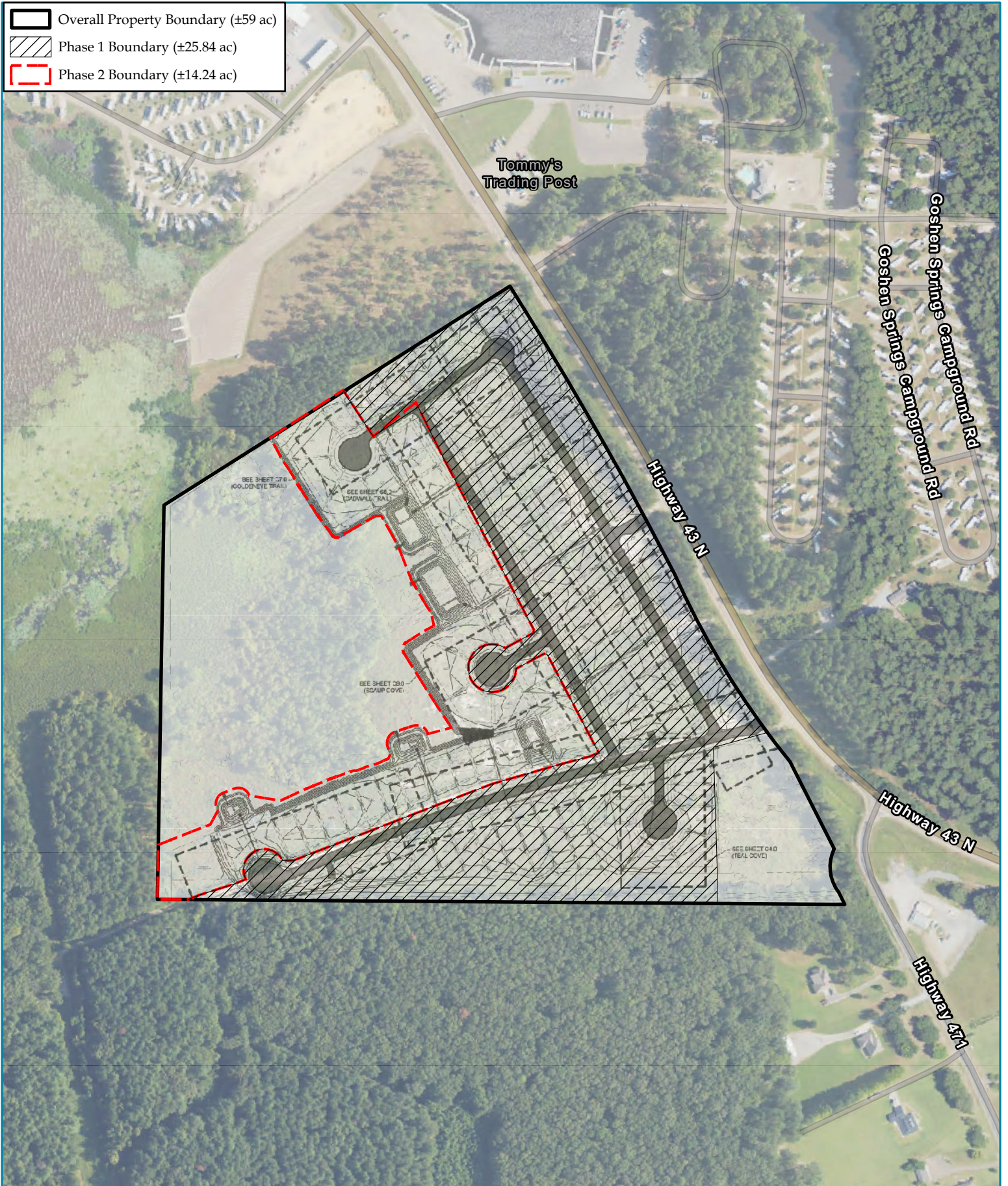
Sec. 16 - T 1S - R 8E


Rankin County, Mississippi



HEADWATERS
www.headwaters-inc.com

-  Overall Property Boundary (±59 ac)
-  Phase 1 Boundary (±25.84 ac)
-  Phase 2 Boundary (±14.24 ac)



	0 225 450
	1:4,500
BASEMAP:	USDA NAIP 2023 Imagery Basemap
SPATIAL REF:	NAD 1983 2011 StatePlane Mississippi West FIPS 2302 Ft US
DATE:	11/5/2024
CREATOR:	JDL
PROJECT #:	



Wetland Impact Map	
The Preserve	
Sec. 16 - T 1S - R 8E	Rankin County, Mississippi






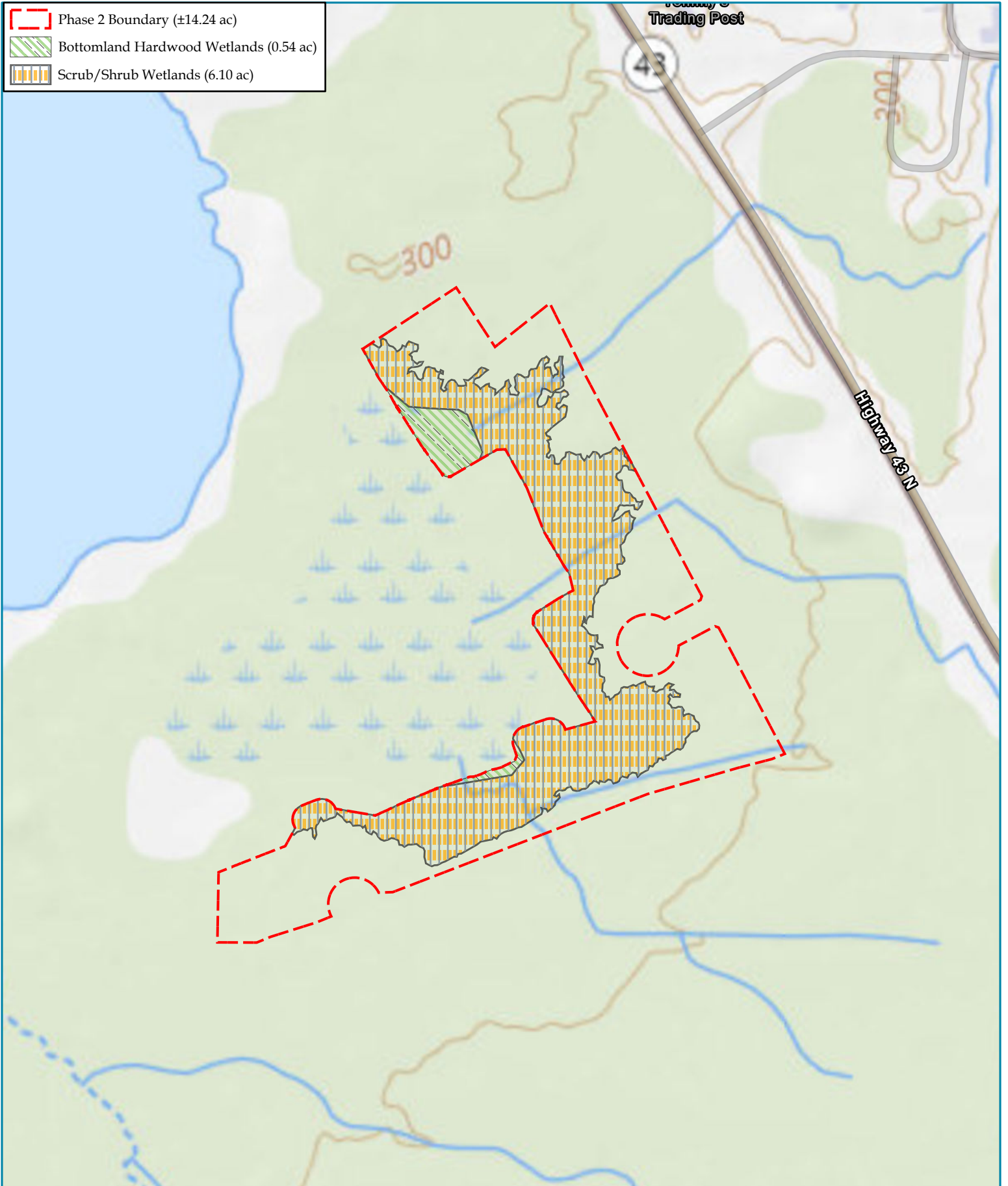
HEADWATERS
www.headwaters-inc.com


ATTACHMENT B

U.S.G.S. Quadrangle Map and 2023 USDA NAIP Color Photograph depicting wetlands,
"other waters"

Wetland Impact Maps

-  Phase 2 Boundary (±14.24 ac)
-  Bottomland Hardwood Wetlands (0.54 ac)
-  Scrub/Shrub Wetlands (6.10 ac)






	0 175 350 Feet 1:3,500
BASEMAP:	USGS Shoccoe/Goshen Springs (MS) Quad Basemap
SPATIAL REF:	NAD 1983 2011 StatePlane Mississippi West FIPS 2302 Ft US
DATE:	11/5/2024
CREATOR:	JDL
PROJECT #:	

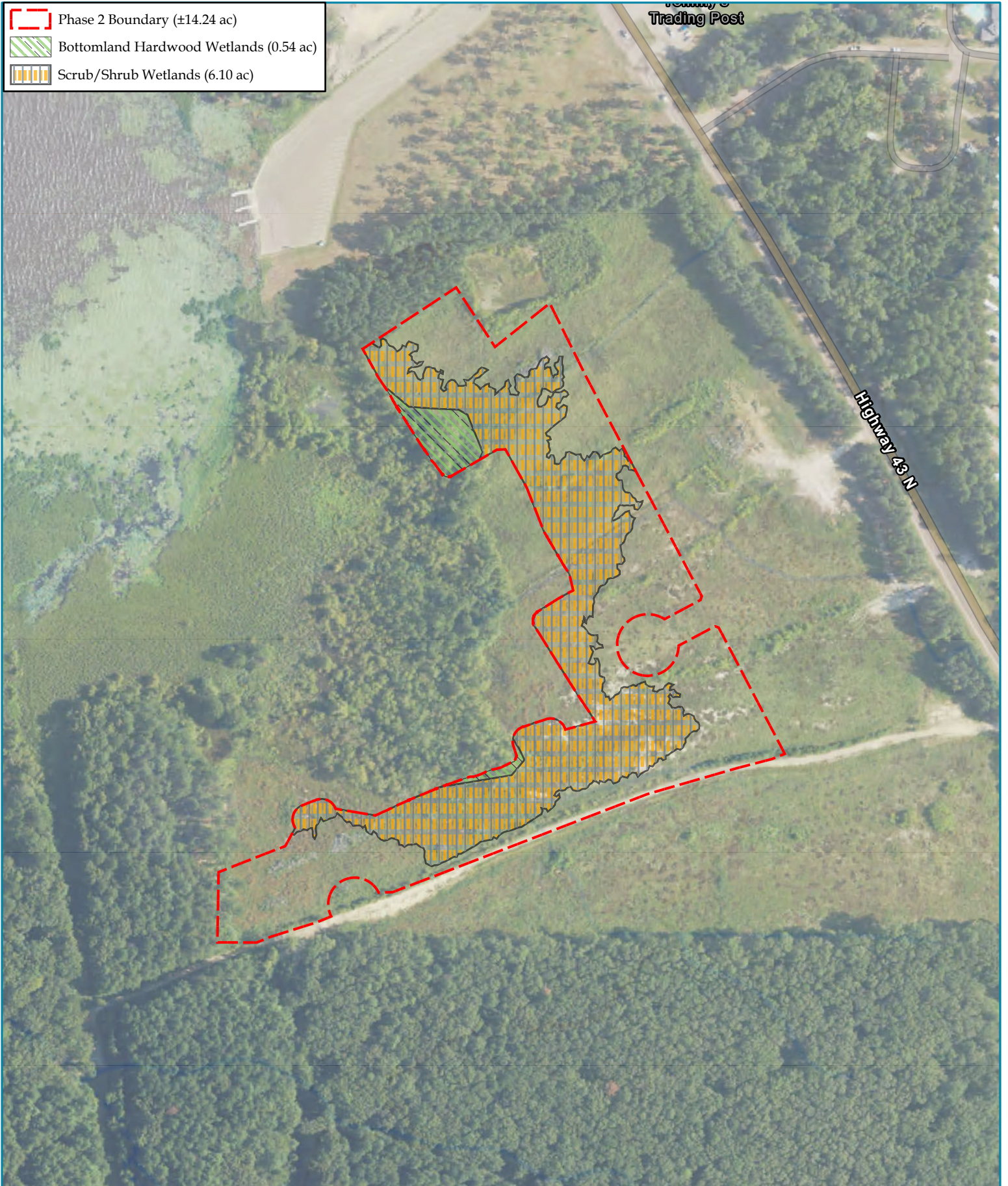



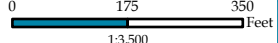
Wetland Location Map	
The Preserve	
Sec. 16 - T 1S - R 8E	Rankin County, Mississippi



HEADWATERS
www.headwaters-inc.com

	Phase 2 Boundary (±14.24 ac)
	Bottomland Hardwood Wetlands (0.54 ac)
	Scrub/Shrub Wetlands (6.10 ac)






  1:3,500	BASEMAP:	USDA NAIP 2023 Imagery Basemap
	SPATIAL REF:	NAD 1983 2011 StatePlane Mississippi West FIPS 2302 Feet
	DATE:	11/5/2024
	CREATOR:	JDL
	PROJECT #:	

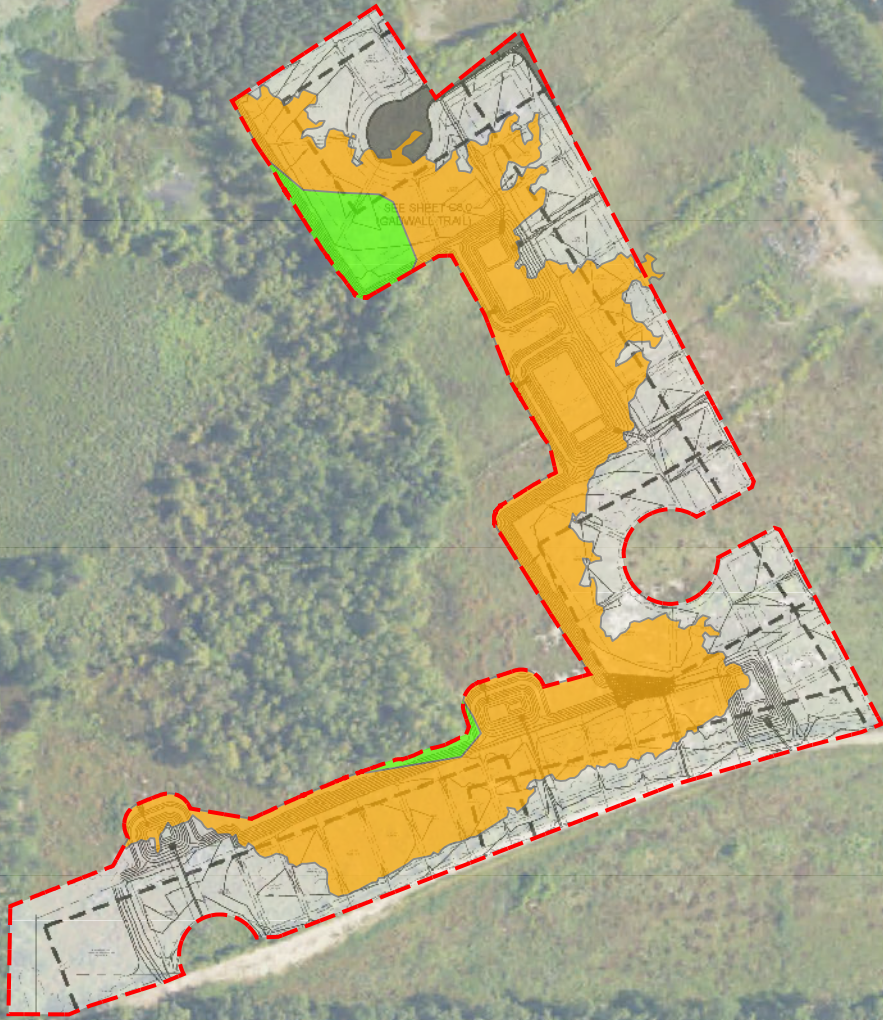


Wetland Location Map	
The Preserve	
Sec. 16 - T 1S - R 8E	Rankin County, Mississippi



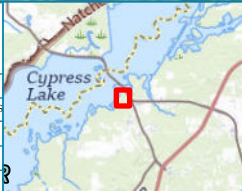
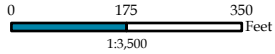
HEADWATERS
www.headwaters-inc.com

-  Phase 2 Boundary (±14.24 ac)
-  Impacted Bottomland Hardwood Wetlands (0.54 ac)
-  Impacted Scrub/Shrub Wetlands (6.10 ac)



Trading Post

Highway 49 N



Wetland Impact Map

The Preserve



BASEMAP:	USDA NAIP 2023 Imagery Basemap
SPATIAL REF:	NAD 1983 2011 StatePlane Mississippi West FIPS 2302 Ft US
DATE:	11/5/2024
CREATOR:	JDL
PROJECT #:	

Sec. 16 - T 1S - R 8E

Rankin County, Mississippi