



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
Bobby Pidgeon
The Pidgeon Company

Published: May 29, 2025
Expires: June 27, 2025

**Memphis District
Permit Application No. MVM-2024-094**

TO WHOM IT MAY CONCERN: The Memphis District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army Permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) and Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403). The purpose of this public notice is to solicit comments from the public regarding the work described below:

APPLICANT: Bobby Pidgeon
The Pidgeon Company
328 East Main Avenue
Moscow, Tennessee 38240

AGENT: Josh Rowe
Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way
Suite 101
Knoxville, Tennessee 37920

PURPOSE: The purpose of this notice is to inform the public of the proposed Pidgeon Mitigation Bank that would generate credits that could be used to meet compensatory mitigation requirements for permits issued under Section 404 of the Clean Water Act (CWA) or Section 10 of the Rivers and Harbors Act of 1899. The following is a summary of the prospectus for this project; the full prospectus can be downloaded and/or viewed from the Regulatory In-lieu fee and Banking Information Tracking System (RIBITS) at:

https://ribits.ops.usace.army.mil/ords/f?p=107:278:11910348401850:::278:P278_BANK_ID:6836 Please contact the Memphis District for further information (see contact information on page 4).

WATERWAY AND LOCATION: The Bank site is located in Fayette County, Tennessee, approximately 5 miles southeast of Moscow and 50 miles east of Memphis, Tennessee. Access to the site is located on TN-57 at 35.054621, -89.322155 (Figure 1).

SPONSOR QUALIFICATIONS: The Pidgeon Mitigation Bank is owned by The Pidgeon Company and will be the Bank Sponsor. The principal manager of the Pidgeon Company is Bobby Pidgeon. The Pidgeon Company has no prior experience in

mitigation bank development; therefore, the Sponsor has contracted Civil & Environmental Consultants, Inc. (CEC) to assist them with the development of the Bank. CEC has over 30 years of experience in CWA Section 404 permitting and mitigation.

EXISTING CONDITIONS: The existing conditions as described by the sponsor are as follows: The Bank lies within a primarily rural watershed that consists of mostly row crop and cattle grazing activities with small areas of low density residential, commercial, and industrial land; however, the contributing watershed for the Bank is dominated by low density residential and agricultural land with a moderate patchwork of forested land. Primarily, agricultural practices have contributed to the degradation of streams and wetlands within the watershed through increased peak runoff, channelization, erosion, siltation, nutrient overloading, and loss of productive habitat.

The Wolf River has experienced increased erosion and sedimentation as a result of these changes in its natural watershed conditions. Poor overall watershed conditions and lack of vertical and lateral stability and riparian vegetation provide opportunities for restoring stream and wetland functions and establishing a mitigation bank. (Figures 2-5)

PROJECT PURPOSE/GOALS AND OBJECTIVES: The primary goal of the Bank is to improve ecological functions and values within the local Wolf River and adjacent watersheds within the proposed service areas by restoring a self-sustaining stream and wetland ecosystem that provides water quality benefits within the local watershed and downstream. An additional goal of the Bank is to provide functional lift capable of restoring natural channel hydrology, hydraulic, geomorphic, physiochemical, and biological characteristics of stream resources onsite.

The Bank will consist of enhancement, re-establishment/restoration, and preservation of approximately 356 acres of wetlands, preservation of approximately 12,000 feet of the Wolf River (8,300 feet right bank only), and the restoration and re-establishment of approximately 5,265 linear feet of unnamed tributaries to the Wolf River using natural channel design techniques. This includes approximately 4,065 linear feet of intermittent/perennial stream and 1,170 feet ephemeral stream being restored and re-established implementing Priority I and Priority III restoration approaches. (Figures 6-8)

Basic: The basic purpose is the creation, preservation, enhancement, or re-establishment of streams and wetlands to generate wetland credits under Sections 404 and 401 of the CWA.

Overall: The overall purpose is to preserve, enhance, or re-establish/restore approximately 356 acres of wetlands and to preserve or re-establish/restore approximately 17,265 linear feet of stream, generating approximately 112 wetland and 5,299 functional feet stream mitigation credits to provide for sale to the public to offset impacts permitted under Sections 404 and 401 of the CWA. (Figures 7&8)

SERVICE AREA: The Bank will focus on the restoration, re-establishment, and preservation of stream and wetland resources within the 8-Digit HUC 08010210 (Wolf River). The Wolf River watershed will be the primary service area of the Bank.

Secondary service areas include adjacent HUC-8s: 08010100 (Lower Mississippi River), 08010209 (Loosahatchie), and 08010211 (Nonconnah Creek). (Figure 1)

PROPOSED OWNERSHIP AND LONG-TERM MANAGEMENT: The Owner (i.e., Bank Sponsor) for the proposed Bank and the proposed long-term manager is The Pidgeon Company. An endowment fund will be established by the Bank Sponsor through mitigation credit sales to provide revenue for the long-term stewardship of the land. An endowment fund will be established, funded by mitigation credit sales, to cover costs associated with the long-term care of the site.

PROPOSED WORK: The applicant requests authorization to develop a Mitigation Banking Instrument that would allow the development of wetland and stream re-establishment/restoration, enhancement, and preservation. Restoration of unnamed tributaries to the Wolf River will consist of re-establishing natural channel dimensions, pattern, and profile, and will allow geomorphological characteristics to naturally develop. Instream wood and rock structures will be introduced to provide vertical and lateral stability and provide instream habitat. Establishing floodplain connectivity will provide flood relief and reduce flow velocities. Providing floodplain connectivity, increasing re-oxygenation zones and reducing siltation effects will increase overall water quality of the respective streams, which drain directly to the Wolf River. Planting live stakes and establishing riparian buffers will provide riparian habitat and shade, which reduces water temperatures and also improves water quality. Replacing adjacent agricultural practices with restored wetlands will also reduce nutrient loading and stream eutrophication. The detailed design of the restoration reaches will be based on reference channel morphology data and hydraulic geometry data from applicable TDEC regional curves. (Figures 7&8)

CULTURAL RESOURCES: The Corps is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government Agencies with respect to historic resources. Our final determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, federally recognized tribes and other interested parties.

ENDANGERED SPECIES: The Corps has performed an initial review of the application, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur in the vicinity of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project may affect species and critical habitat listed below. No other ESA-listed species or critical habitat will be affected by the proposed action.

There are three endangered, or candidate species that are known to have a distribution that includes the proposed project area and are potentially present in the action area: the Federally Endangered Northern Long-eared Bat (*Myotis septentrionalis*); the

Proposed for Listing as Threatened Alligator Snapping Turtle (*Macrochelys temminckii*); and the Proposed for Listing as Threatened Monarch Butterfly (*Danaus Plexippus*). Pursuant to Section 7 ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402.

This notice serves as request to the U.S. Fish and Wildlife Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

NAVIGATION: The proposed structure or activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has been verified by Corps personnel.

EVALUATION: 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 benefits, 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 cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical 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, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

COMMENTS: The Corps 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 to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general

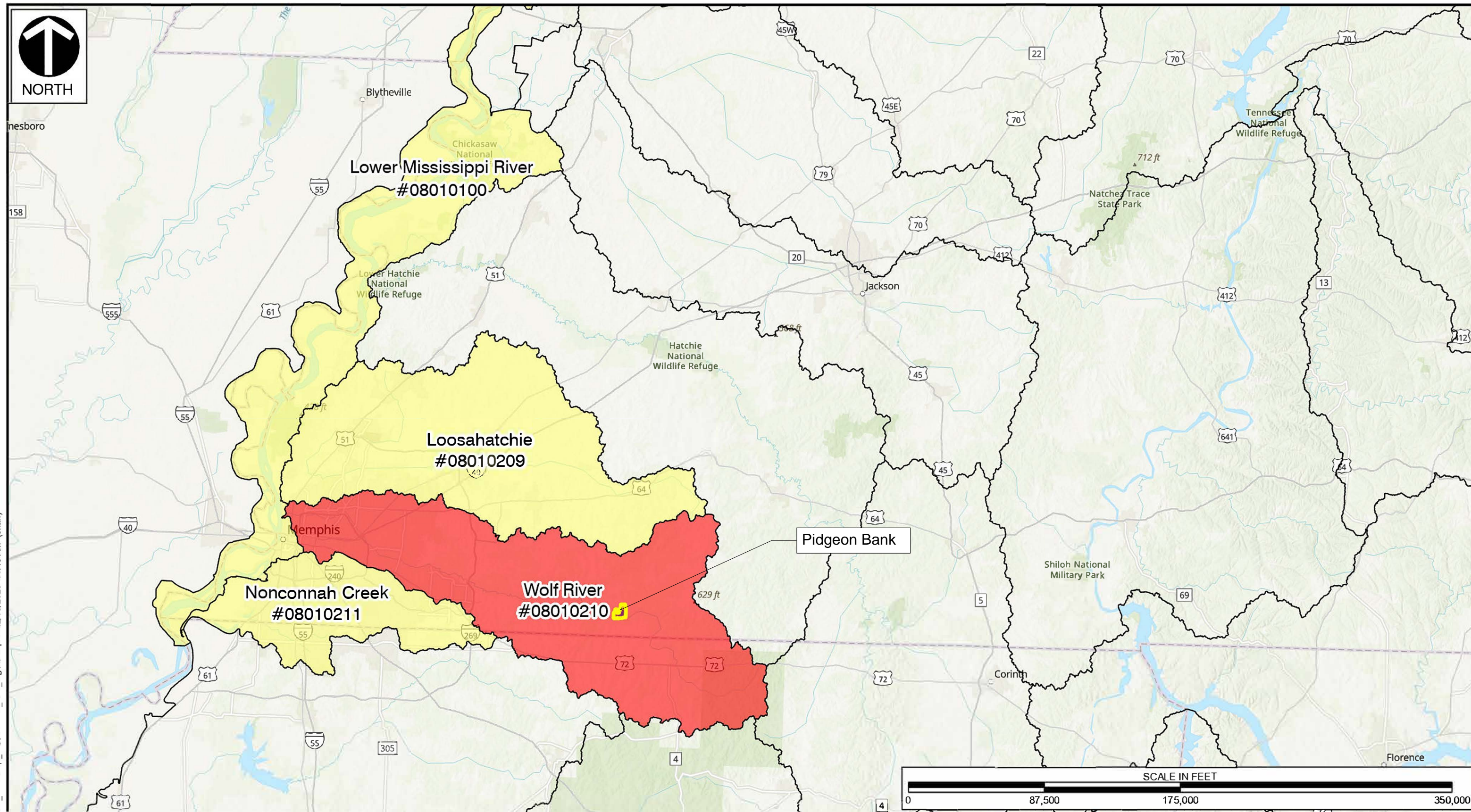
environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Memphis District will receive written comments on the proposed work, as outlined above, until June 27, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Damon McDermott at robert.d.mcdermott@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Memphis District, Attention: Damon McDermott, 167 North Main Street Room B-202 Memphis, Tennessee 38103. Please refer to the permit application number in your comments.





Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.



NORTH



LEGEND

-  Study Boundary
 Primary Service Area
 Secondary Service Area
 HUC 8 Watersheds



Civil & Environmental Consultants, Inc.

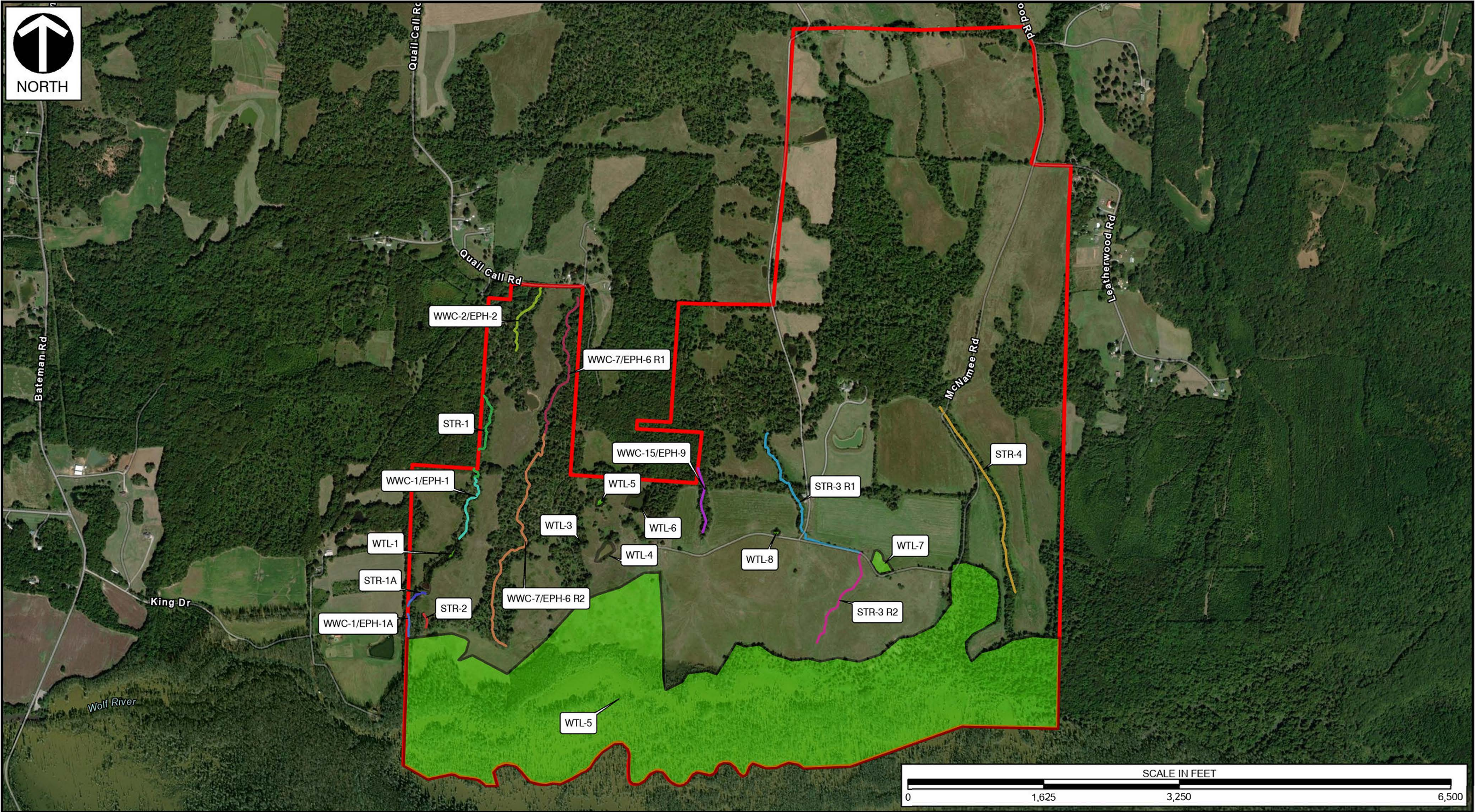
2704 Cherokee Farm Way, Suite 101 • Knoxville, TN 37920
(865) 977-9997 • (844) 828-7979 • fax: (865) 977-9919
www.cecinc.com

THE PIDGEON COMPANY
MITIGATION PROSPECTUS
MOSCOW, FAYETTE COUNTY, TENNESSEE

SERVICE AREA MAP

DRAWN BY:	CGK	CHECKED BY:	DRS	APPROVED BY:	GSB	FIGURE NO.
DATE:	1/29/2024	SCALE:	1:700,000	PROJECT NO:	327-634	

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*Hand Signature on file



LEGEND			
	Study Boundary		STR-3 R1
	Wetland		STR-3 R2
	STR-1		STR-4
	STR-1A		WWC-1/EPH-1
	STR-2		WWC-1/EPH-1A
	WWC-15/EPH-9		WWC-2/EPH-2
	WWC-7/EPH-6 R1		WWC-7/EPH-6 R2



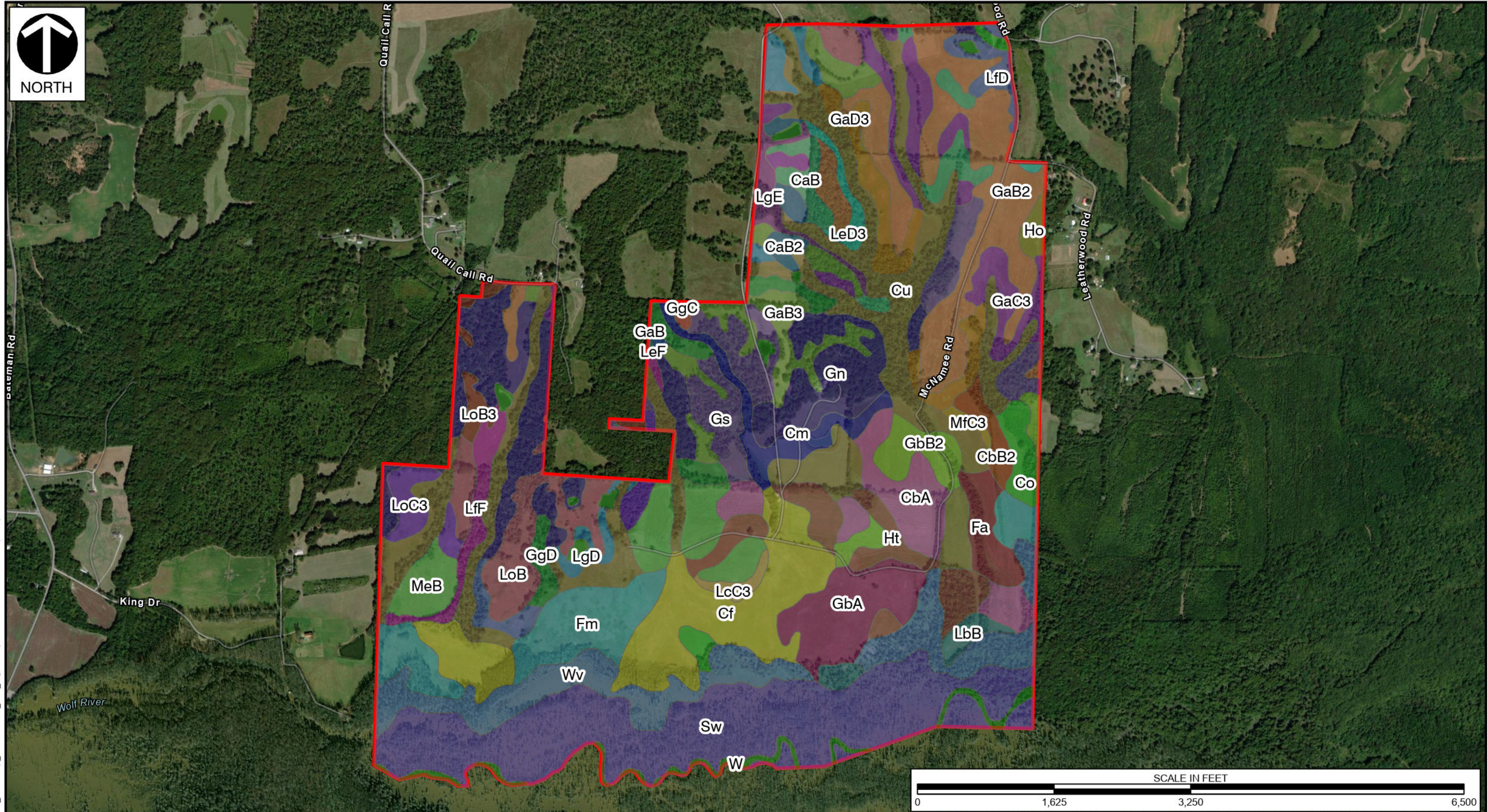
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DATE:	1/29/2024	SCALE:	1:13,000

THE PIDGEON COMPANY MITIGATION PROSPECTUS MOSCOW, FAYETTE COUNTY, TENNESSEE	
BASELINE ECOLOGICAL ASSESSMENT MAP	
APPROVED BY:	GSB
PROJECT NO:	327-634
FIGURE NO:	2

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*Hand Signature on file



LEGEND			
	Study Boundary		Falaya silt loam (Fm)
	Calloway silt loam 0-2% slopes (CbA)		Grenada silt loam (GaB)
	Calloway silt loam 2-5% slopes (CbB)		Grenada silt loam 2-5% slopes severely eroded (GaB3)
	Calloway silt loam 2-5% slopes, eroded (CbB2)		Grenada silt loam 5-8% severely eroded (GaC3)
	Calloway silt loam 2-5% slopes, moderately eroded (CaB2)		Grenada silt loam 8-12% slopes severely eroded (GaD3)
	Collins fine sandy loam, local alluvium (Cm)		Grenada silt loam eroded (GaB2)
	Collins fine sandy loam (Cf)		Grenada silt loam terrace 0-2% slopes (GbA)
	Collins silt loam 0-2% slopes (Co)		Grenada silt loam terrace 2-5 % slopes (GbB2)
	Collins silt loam 0-2% slopes, occasionally flooded (Cu)		Grenada-Gullied land complex 5-8% slopes (GgC)
	Falaya fine sandy loam (Fa)		Grenada-Gullied land complex 8-12% slopes (GgD)
	Gullied land sandy (Gn)		Lexington silt loam (LbB)
	Gullied land silty (Gs)		Lexington silty clay loam (LcC3)
	Henry overwash (Ho)		Lexington-Ruston Gullied land complex 12-30% slopes (LfF)
	Henry terrace (Ht)		Lexington-Ruston Gullied land complex 8-12% slope (LfD)
	Loring silt loam 2-5% (LoB)		Lexington-Ruston complex 12-30% slope (LeF)
	Loring silt loam 2-5% slopes severely eroded (LoB3)		Lexington-Ruston complex 8-12% slopes (LeD3)
	Loring silt loam 5-8% slopes severely eroded (LoC3)		
	Loring-Gullied land complex 12-20% slope (LgE)		
	Loring-Gullied land complex 5-12% slopes		
	Memphis silt loam (MeB)		
	Memphis silty clay loam (MfC3)		
	Swamp (Rosebloom ponded) (Sw)		
	Water (W)		
	Waverly (Wv)		



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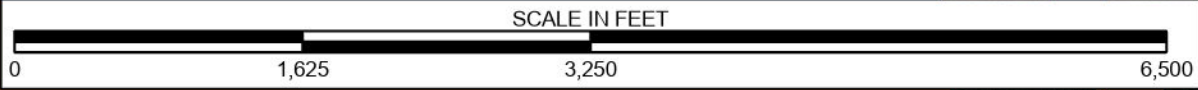
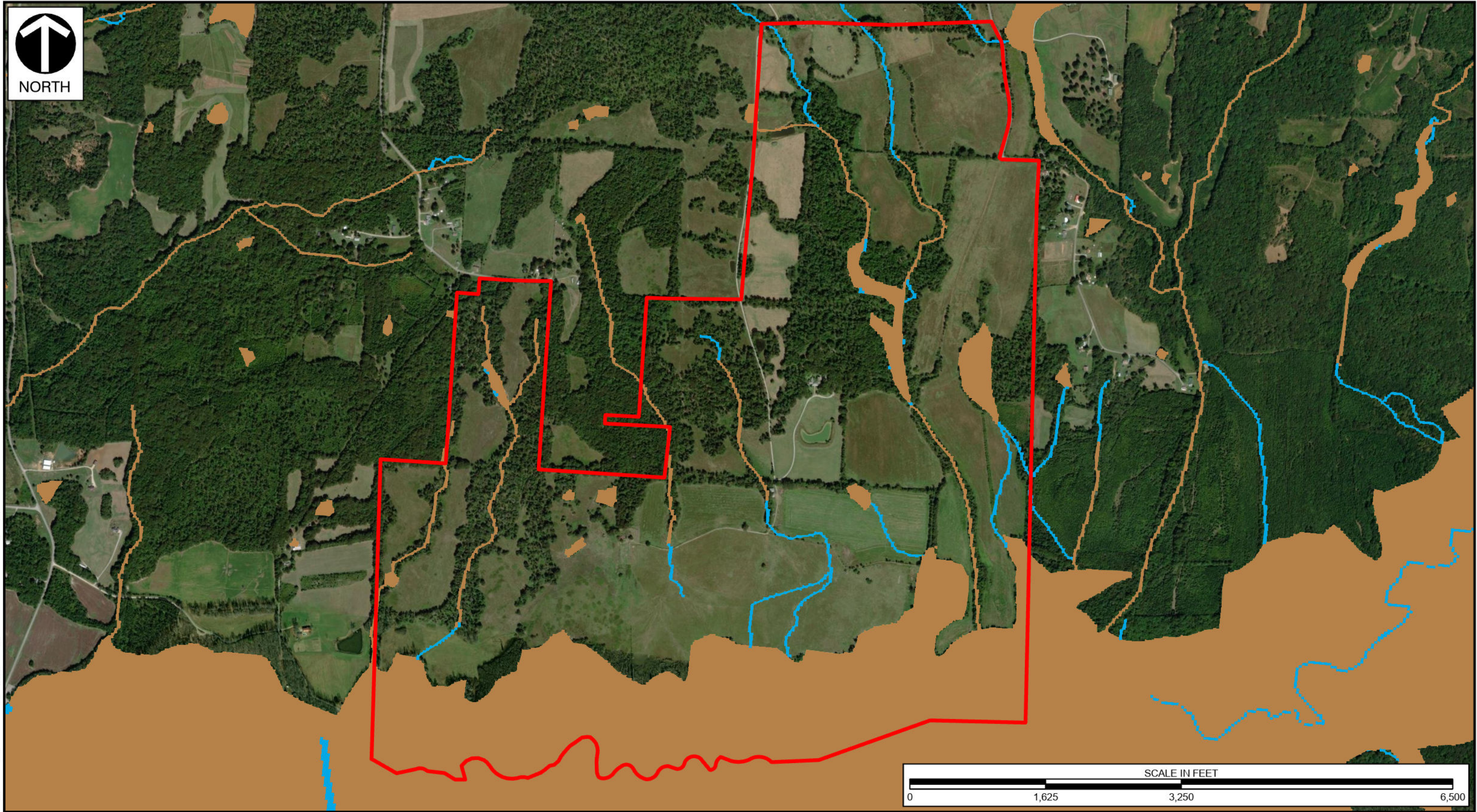
THE PIDGEON COMPANY
MITIGATION PROSPECTUS
MOSCOW, FAYETTE COUNTY, TENNESSEE


NRCS SOIL MAP

APPROVED BY:	GSB	FIGURE NO:	3
PROJECT NO:	327-634		

*Hand Signature on file

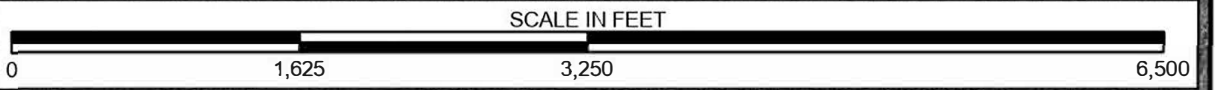
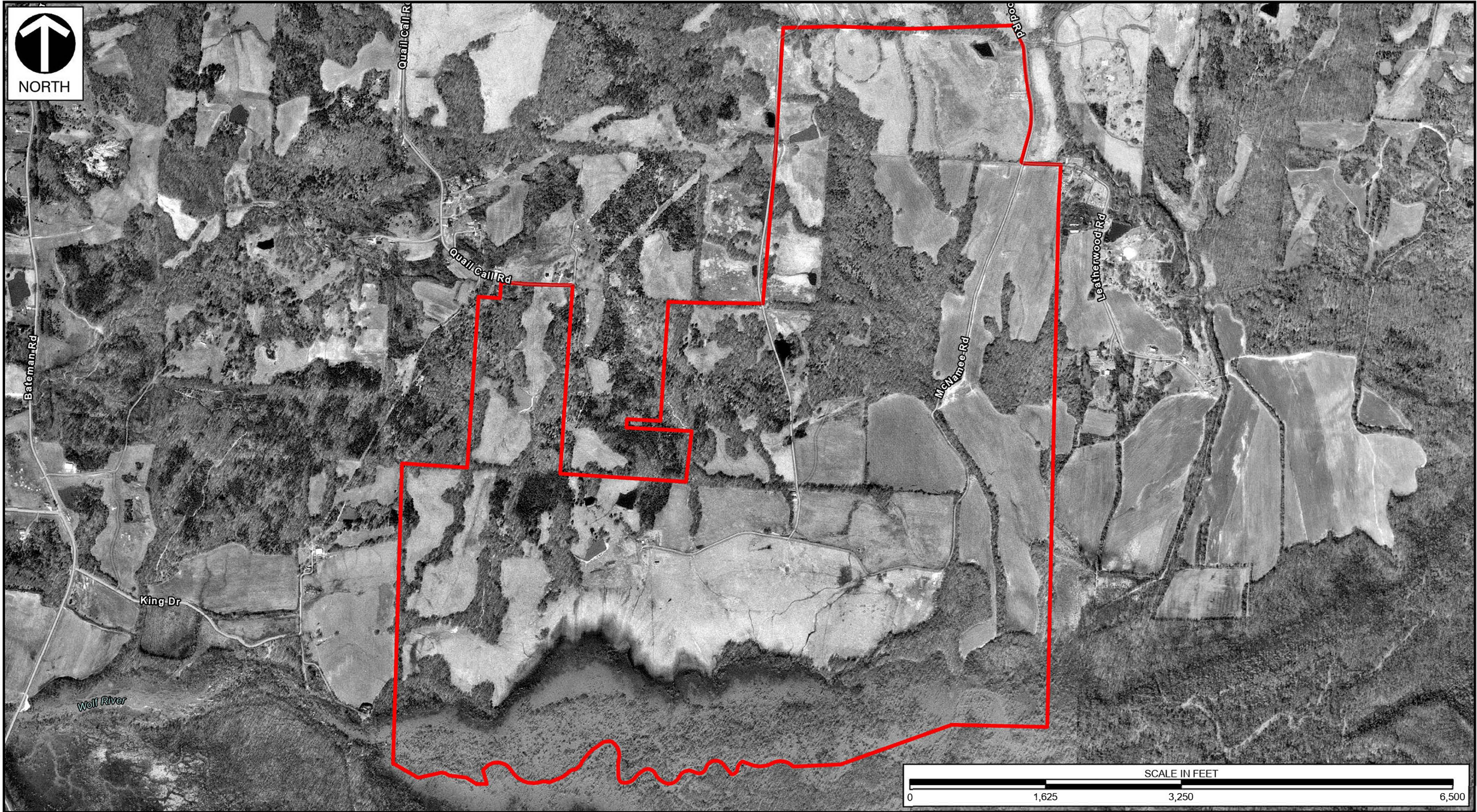
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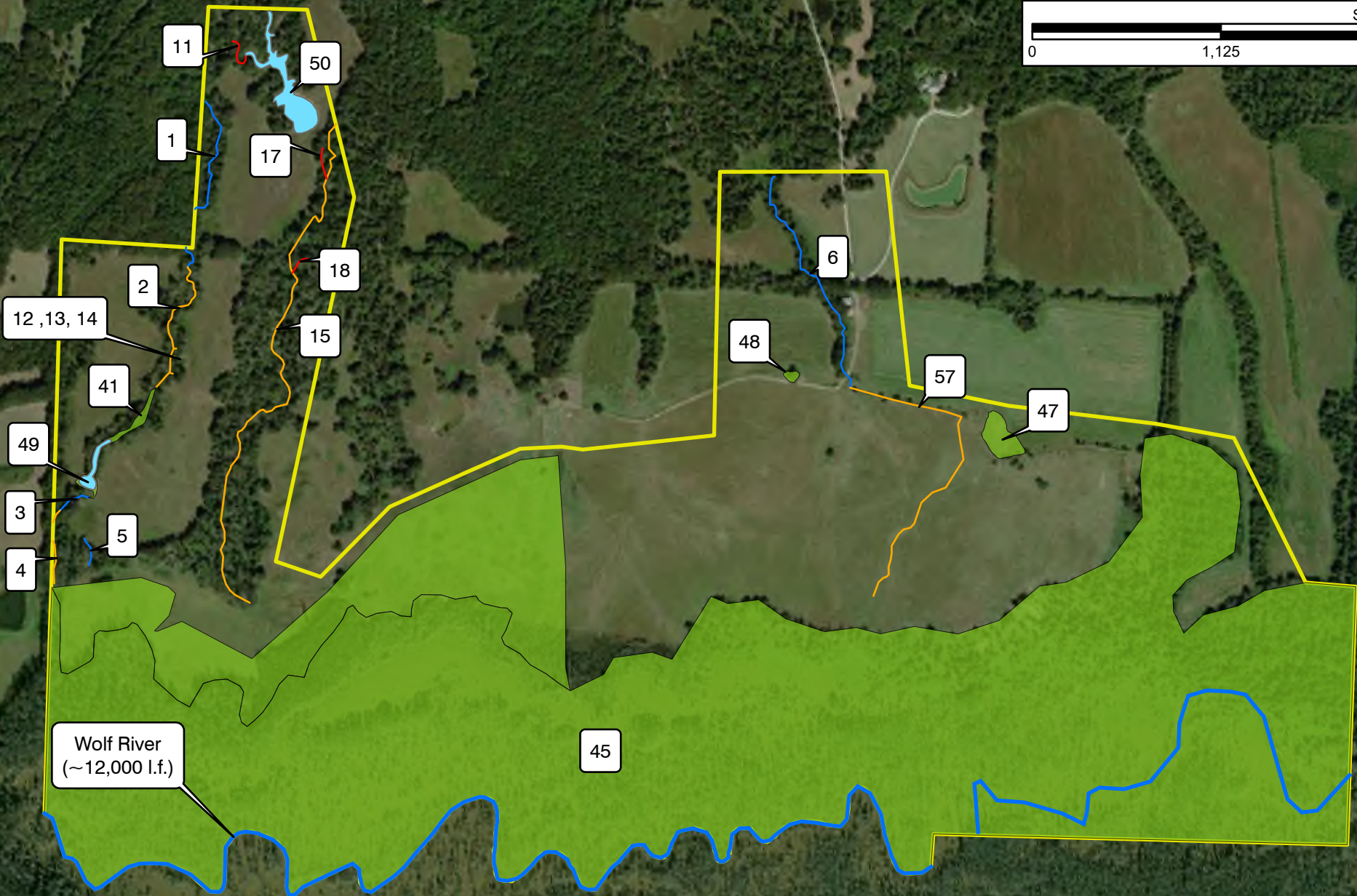
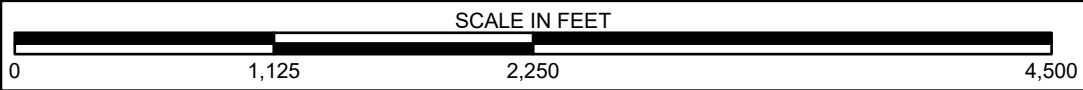
LEGEND		<div></div> <div>Civil & Environmental Consultants, Inc.</div> <div>2704 Cherokee Farm Way, Suite 101 · Knoxville, TN 37920</div> <div>(865) 977-9997 · (844) 828-7979 · fax: (865) 977-9919</div> <div>www.cecinc.com</div>		THE PIDGEON COMPANY MITIGATION PROSPECTUS MOSCOW, FAYETTE COUNTY, TENNESSEE	
<div><div></div></div> Study Boundary	<div><div></div></div> Palustrine			NATIONAL WETLAND INVENTORY MAP	
<div><div></div></div> Riverine		DRAWN BY: CGK	CHECKED BY: DRS	APPROVED BY: GSB	FIGURE NO: 4
		DATE: 1/29/2024	SCALE: 1:13,000	PROJECT NO: 327-634	

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*Hand Signature on file



LEGEND  Study Boundary	 Civil & Environmental Consultants, Inc. 2704 Cherokee Farm Way, Suite 101 · Knoxville, TN 37920 (865) 977-9997 · (844) 828-7979 · fax: (865) 977-9919 www.cecinc.com	THE PIDGEON COMPANY MITIGATION PROSPECTUS MOSCOW, FAYETTE COUNTY, TENNESSEE
	DRAWN BY: CGK DATE: 1/29/2024	APPROVED BY: GSB PROJECT NO: 327-634
	CHECKED BY: DRS SCALE: 1:13,000	FIGURE NO: 5



Feature Name (Map #)	Start	End	(l.f.)	Feature Name (Map #)	Start	End	(l.f.)	Feature Name (Map #)	Coordinates	Acres
STR-1 (1)	35.0384052 -89.3328008	35.0356774 -89.3330484	1,253	WWC-4/EPH-3 (12)	35.03434 -89.3332139	35.03433 -89.33327	17	WTL-1 (41)	35.0320804 -89.3351225	0.45
WWC-1/EPH-1 (2)	35.0356774 -89.3330484	35.0336905 -89.3335922	885	WWC-5/EPH-4 (13)	35.0342 -89.3332346	35.03421 -89.3333245	27	WTL-5 (45)	35.032014 -89.3279845	282.63
STR-1A (3)	35.0318497 -89.3348651	35.0316234 -89.3354173	202	WWC-6/EPH-5 (14)	35.03393 -89.3332669	35.03394 -89.3333351	21	WTL-7 (47)	35.0333861 -89.3171306	0.967
WWC-1/EPH-1A (4)	35.0316234 -89.3354173	35.0304239 -89.3354867	458	WWC-7/EPH-6 (15)	35.04175 -89.3291947	35.03022 -89.331582	3,462	WTL-8 (48)	35.0342076 -89.3209538	0.105
STR-2 (5)	35.0311737 -89.334921	35.0307371 -89.3348067	175	WWC-9/UDF-3 (17)	35.03771 -89.3304433	35.0372 -89.3303346	188	Pond-1 (49)	35.0320968 -89.3348788	0.297
STR-3 (6)	35.0374983 -89.3214197	35.034123 -89.319749	1,500	WWC-10/UDF-4 (18)	35.03589 -89.3306701	35.03565 -89.3309588	130	Pond-2 (50)	35.0386001 -89.3311055	1.501
WWC-3/UDF-1 (11)	35.0394094 -89.3323073	35.0391792 -89.3320319	239	WWC-33/EPH-20 (57)	35.03412 -89.319749	35.03285 -89.3175437	1989			

LEGEND

- Conservation Easement
- Features Within Conservation Easement
- Wetlands
- Pond
- Intermittent/Perennial Stream
- Wet Weather Conveyance/Ephemeral
- Wet Weather Conveyance



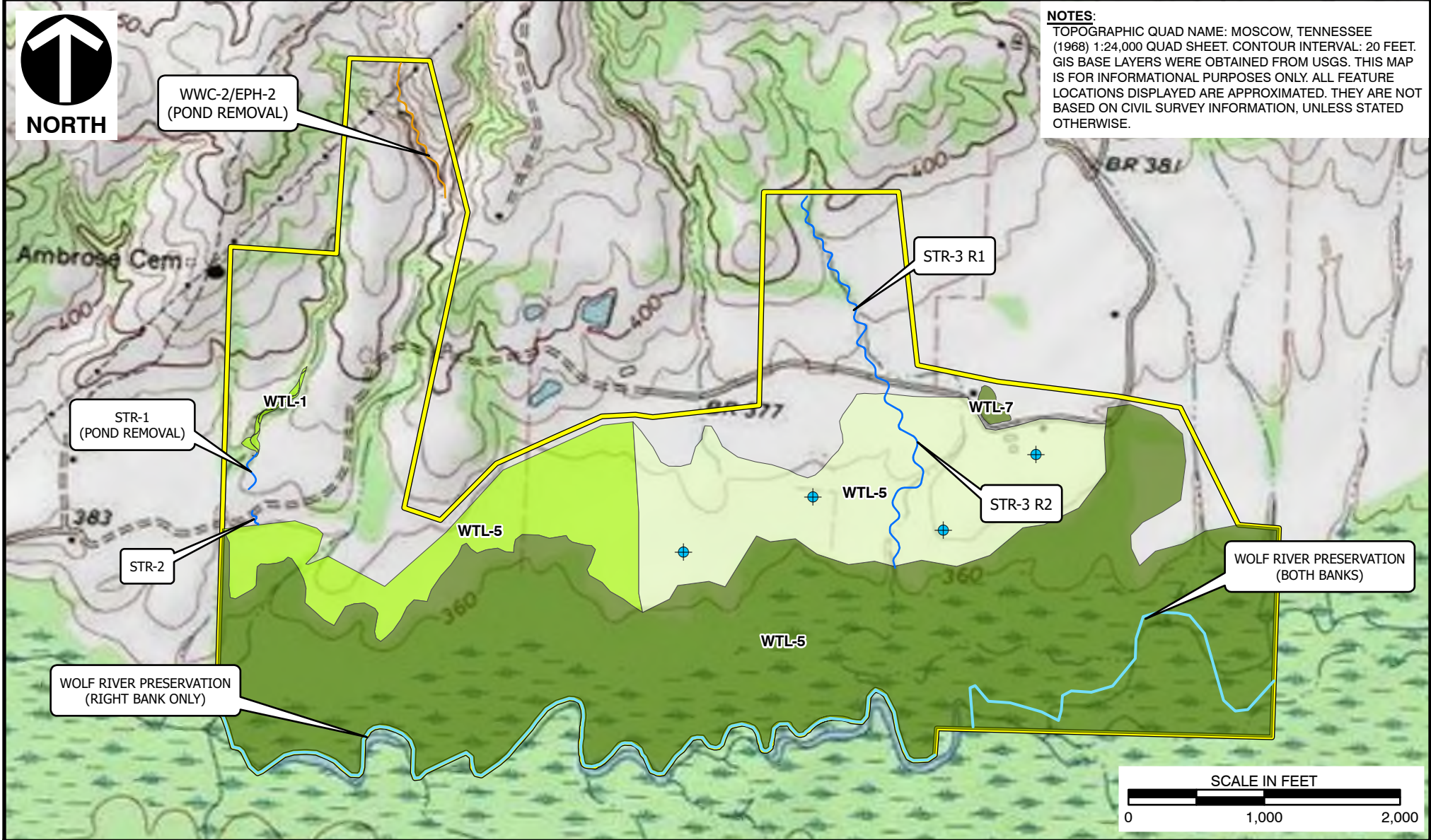
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DATE:	4/25/2025	SCALE:	1:9,000	PROJECT NO:	327-634	6

THE PIDGEON COMPANY
DRAFT PROSPECTUS
MOSCOW, FAYETTE COUNTY, TENNESSEE

EXISTING AQUATIC RESOURCES MAP
(CONSERVATION EASEMENT)

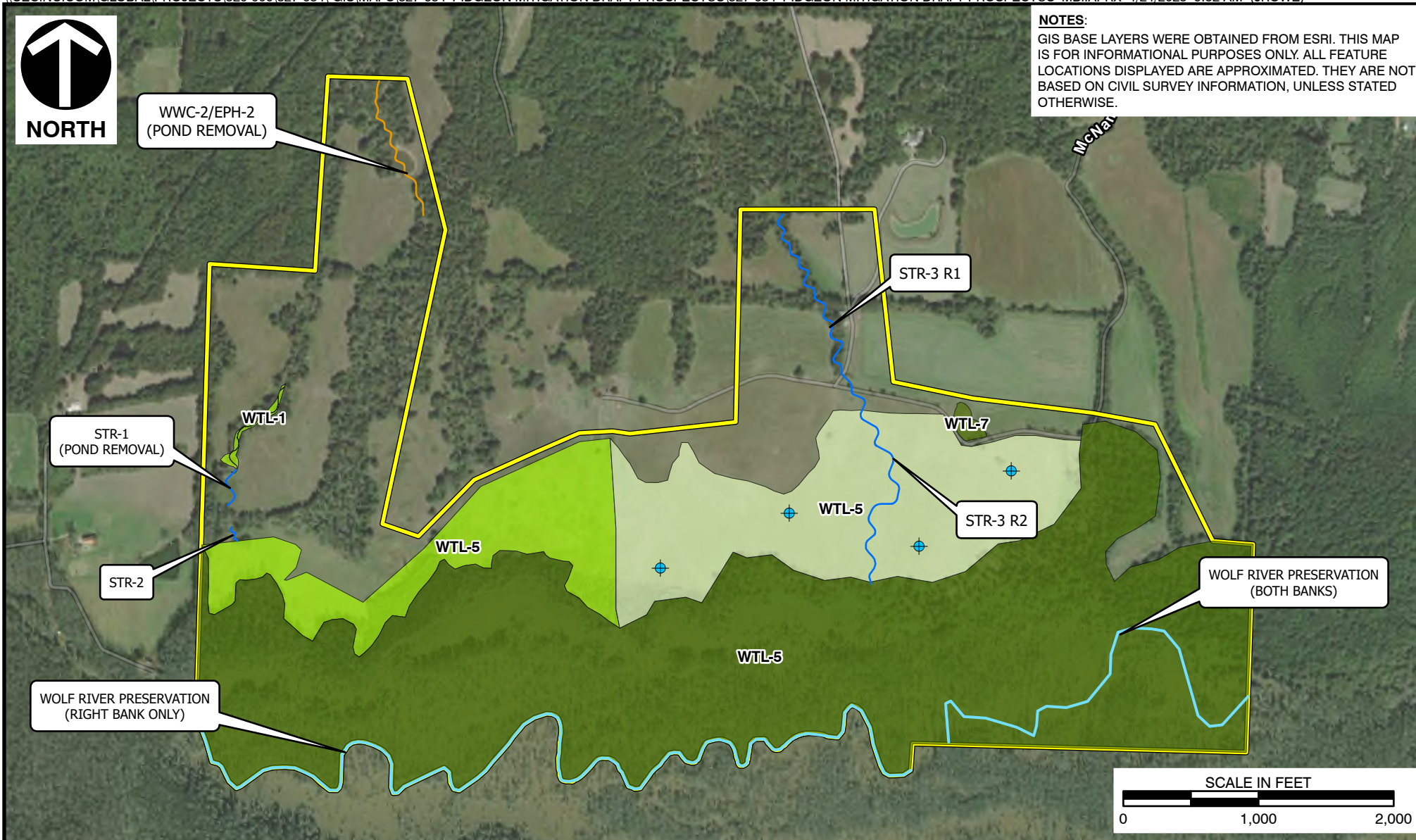
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LEGEND	
	PROPOSED MONITORING WELL LOCATIONS
	PROPOSED STREAM RESTORATION
	PROPOSED EPHEMERAL STREAM RESTORATION
	STREAM PRESERVATION
	PROPOSED WETLAND ENHANCEMENT
	PROPOSED WETLAND PRESERVATION
	PROPOSED WETLAND RE-ESTABLISHMENT
	CONSERVATION EASEMENT

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DRAWN BY:	JPR	CHECKED BY:
DATE:	4/24/2025	SCALE:

THE PIDGEON BANK MITIGATION PROSPECTUS - UPDATED MOSCOW, FAYETTE COUNTY, TENNESSEE	
TOPOGRAPHIC MITIGATION CONCEPT	
APPROVED BY:	GSB
PROJECT NO:	327-634
FIGURE NO:	7



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THE PIDGEON BANK
MITIGATION PROSPECTUS - UPDATED
MOSCOW, FAYETTE COUNTY, TENNESSEE

AERIAL MITIGATION CONCEPT - UPDATED

DRAWN BY:	JPR	CHECKED BY:	GSB	APPROVED BY:	GSB	FIGURE NO:
DATE:	4/24/2025	SCALE:	1" = 1,000'	PROJECT NO:	327-634	8