



US Army Corps
of Engineers
Memphis District

Public Notice

FILE NUMBER: MVM 2014-488 (JME)

NOTICE DATE:
December 18, 2014

Attn: Postmaster,
Please Post Until **EXPIRATION DATE:**
⇒ **January 16, 2015**

Public Notice U.S. Army Corps of Engineers

AUTHORITY: Pursuant to 33 CFR 325, as published in the Federal Register dated November 13, 1986, this notice announces an application submitted for a Department of the Army permit under Section 404 of the Clean Water Act.

APPLICANT:

Mr. Curtis Wegener
Whitten Bend Investors, LP
4728 Spottswood Avenue, #207
Memphis, Tennessee 38117
(901) 683-6837

AGENT:

Ms. Margaret J. Lee
Brophy-Heineke & Associates, Inc.
2978 Shelby Street
Bartlett, Tennessee 38134
(901) 373-3289

PURPOSE: The applicant proposes to construct a distribution center, Glenn Farms Corporate Park, on a 36.5-acre parcel of property.

LOCATION: The project site is located south of the future extension of Shelby Drive and east of the Fayette County line in Piperton, Fayette County, Tennessee, with approximate center coordinates of N35.0183° / W-89.6411° as shown on Attachments 1 and 2.

DESCRIPTION OF WORK: The applicant proposes to construct a distribution center to meet growing demand for warehouse space along the Interstate 269 corridor (under construction). Construction of the distribution center would consist of a 490,000 sqft warehouse, 35,000 sqft of office annex, parking spaces and a post-construction storm water detention basin. A site plan depicting the proposed project layout is provided as Attachment 3.

One intermittent stream, approximately 1,000 linear feet in length, is located on the site. The applicant proposes to relocate 1,000 linear feet of the stream channel on the project site into a 1,240 linear foot channel to allow for the proposed development. The location of the existing and proposed stream channels is shown on Attachment 3. The deposition of fill material into waters of the U.S., including streams and wetlands, requires authorization from the U.S. Army Corps of Engineers. At this time, it is our preliminary jurisdictional determination that the subject stream is considered jurisdictional. No wetlands are present on the property.

AVOIDANCE/MINIMIZATION: According to the applicant, it is not practicable to develop the site without relocating the stream. The applicant submitted a detailed Practicable Alternatives Analysis and this information is being reviewed by our office for compliance with Section 404(b)(1) Guidelines. Compensatory stream mitigation for unavoidable impacts is described below.

MITIGATION: The applicant proposes to mitigate unavoidable impacts to 1,000 linear feet of stream with the establishment of a new stream channel approximately 1,240 linear feet in length on the project site. The applicant provided a Stream Mitigation Plan to include stream construction and stabilization details, proposed tree plantings, performance standards, monitoring plan, adaptive management/maintenance plan and site protection.

WATER QUALITY CERTIFICATION: The applicant should request water quality certification from the Tennessee Department of Environment and Conservation, Division of Water Pollution Control that the activity will comply with applicable requirements set forth in 33 U.S.C. and 1341(a)(1) of the Clean Water Act and all State laws and regulations promulgated pursuant thereto. This certification or evidence of this water quality certification or waiver of the right to certify must be submitted prior to the issuance of a Corps of Engineers permit. The Corps of Engineers' evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act.

ENDANGERED SPECIES: The Indiana bat (*Myotis sodalis*) is listed endangered by U.S. Fish and Wildlife Service in Fayette County. This application is being coordinated with the U.S. Fish and Wildlife Service. Any comments they may have regarding endangered or threatened wildlife or plants or their critical habitat will be considered in our evaluation of the described work.

CULTURAL RESOURCES: The Memphis District will evaluate information provided by the State Historic Preservation Officer and the public in response to this public notice and we may conduct, or require a survey of the project area.

FLOOD PLAIN: In accordance with 44 CFR Part 60 (Flood Plain Management and Use), participating communities are required to review all proposed development to determine if a flood plain development permit is required. Flood plain administrators should review the proposed public notice and notify this office of any flood plain development permit requirements.

PUBLIC INTEREST REVIEW: The purpose of this public notice is to advise all interested parties of the activities for which a permit is sought and to solicit comments and information necessary to evaluate the probable impact on the public interest.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the 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 project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project 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, considerations 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; Federally recognized 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.

PUBLIC HEARING: 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 a public hearing shall state, with particularity, the reason for holding a public hearing. The District Engineer will determine if the issues raised are substantial and whether a hearing is needed for making a decision. If a public hearing is held, it will be for the purpose of obtaining additional information that we could not otherwise obtain through a public notice process; not to inform the public about the specific details of the project in greater detail than what is found in this notice. This is not a Corps project. We are not a proponent nor are we an opponent of the project. We are merely the permitting authority of Section 404 and Section 10 permits required by our office.

COMMENTS: To request additional information or provide comments on this notice, please contact Mr. James M. Elcan using the information below:

U.S. Army Engineer District - Memphis
ATTN: James Elcan
167 N. Main Street, Room B-202
Memphis, Tennessee 38103-1894

E-mail: james.m.elcan@usace.army.mil
Phone: (901) 544-0737
Fax: (901) 544-0211

Comments may be sent via mail or E-mail. The Corps may provide copies of all comments, (including name & address of those providing comments) to the applicant for consideration and response prior to a decision. Comments must be received by the expiration date listed on page one of this notice.

For Final Individual Permits actions in the Memphis District, go to the following link: <http://geo.usace.army.mil/egis/f?p=340:2:0::NO:RP>. Using the Filter by District drop down box, select MVM-Memphis District, then select the year and month (information will populate in the table below). All pending individual permits can be located by selecting the "Pending IP" tab above. All of the environmental documents and statements of findings supporting issuance or denial of the permit decisions are available upon written request and where applicable, upon the payment of administrative fees. They are also available at the Memphis District, Regulatory Branch office for examination.



Gregg Williams
Chief, Regulatory Branch

Attachments





