



US Army Corps
of Engineers
Memphis District

Public Notice

REPLY TO ATTN: Mitch Elcan
U.S. Army Corps of Engineers
167 North Main Street, Room B-202
Memphis, Tennessee 38103-1894
Telephone: (901) 544-0737
Fax (901) 544-0211
Email: James.M.Elcan@usace.army.mil
POSTMASTER PLEASE POST UNTIL:

PUBLIC NOTICE NO:
MVM-2019-035-JME

PUBLIC NOTICE DATE:
February 21, 2019

EXPIRATION DATE:
March 23, 2019

Public Notice Corps of Engineers

AUTHORITY: Pursuant to 33 CFR 332.8(d)(4) (Mitigation banks and in-lieu fee programs, public review and comment), this notice announces a prospectus submitted for the development of the Rossville Farm Mitigation Bank.

BANK SPONSOR: The Pictsweet Company
P.O. Box 119
Bells, Tennessee 38006

AGENT: Civil & Environmental Consultants, Inc.
Attn: Jeffrey Duke, Senior Principal
325 Seaboard Lane, Suite 170
Franklin, Tennessee 37067

LOCATION: The proposed Rossville Farm Mitigation Bank (hereafter referred to as "Bank") is proposed for establishment on 842 acres of primarily agricultural land in the floodplain of the Wolf River just northwest of Rossville, Fayette County, Tennessee. The approximate center coordinate of the site is latitude 35.0535°N and longitude -89.5661°W. A location map based on the Rossville, Tennessee, USGS topographic quadrangle is shown on Figure 1.

PURPOSE: The purpose of this notice is to inform the public of the proposed development of a combined stream and wetland mitigation bank that would generate credits that could be used to meet compensatory mitigation requirements for future permits issued under Section 404 of the Clean Water Act (CWA) for the deposition of dredged or fill material into waters of the United States. The following is a summary of the prospectus for this project.

OBJECTIVES: The sponsor's objective is to improve overall ecological function and values within the Wolf River and Hurricane Creek watersheds by restoring a healthy and self-sustaining aquatic environment that provides water quality benefits within the local watershed and downstream. To achieve this objective, the sponsor proposes to restore, enhance and/or preserve approximately 573 acres of bottomland hardwoods and restore, re-establish, enhance and preserve approximately 32,615 linear feet of the Wolf River and its unnamed tributaries using natural channel design techniques. The Bank Sponsor's conceptual mitigation plan is shown on Figure 2.

ESTABLISHMENT AND OPERATION OF THE PROPOSED BANK: The Bank Sponsor is proposing to establish the Bank by: (1) restoring natural channel dimensions, plan, and profile within unnamed tributaries on the property with the specific objectives of improving floodplain connectivity, bedform diversity, lateral stability, riparian vegetation buffer width, and protect and restore natural channel geomorphology to improve water quality; (2) protect an existing stream channel from future alteration through preservation; (3) provide in-stream habitat by introducing grade control structures, toe protection, and other structures such as log cross-vanes, root wads, J-hooks, and other bioengineering techniques; (4) restoring bottomland hardwoods on the site by filling and plugging existing drainage ditches, removing and manipulating diversion berms, establishing microtopographic relief and planting native bottomland hardwood seedlings; and (5) providing an endowment fund upon Bank closure for protection and maintenance of the site consistent with a Conservation Easement.

As proposed, the Bank would restore approximately 15,987 feet, establish 9,745 feet, enhance 1,683 feet, buffer enhancement of 4,071 feet, and preserve 1,129 feet of existing stream on the property. The Bank Sponsor will use the Tennessee Stream Quantification Tool and Tennessee Debit Tool or other acceptable stream assessment methodology to determine stream credits being generated by the project. The Bank would generate a total of 316 credits (1:1 ratio) through restoration, 22 credits (3:1 ratio) through enhancement and 19 credits (10:1 ratio) through preservation of wetland on the property.

The proposed Credit Release Schedule is defined with performance standards thresholds during the establishment period and is as follows:

- (a) Release 1 - 20% release of the total credits expected upon signed approval of the Final Instrument, proof of property ownership, title report, and title insurance policy, a copy of the signed, approved, and recorded Conservation Easement, secured construction financial assurances,

that the Bank Sponsor has obtained all permits, authorizations, and other approvals necessary to construct, operate, and maintain the Bank, including but not limited to those of any IRT agency;

- (b) Release 2 - 20% release after completion of site modifications and planting and USACE approval of As-Built Plan;
- (c) Release 3 - Submittal of Year 1 Monitoring Report, No credit release at this point;
- (d) Release 4 - 15% release upon meeting performance standards in Year 2 Monitoring Report, monitoring and adaptive management financial assurances are fully funded;
- (e) Release 5 - Submittal of Year 3 Monitoring Report, No credit release at this point;
- (f) Release 6 - 20% release upon meeting Performance Standards in Year 4 Monitoring Report;
- (g) Release 7 - Submittal of Year 5 Monitoring Report; No credit release at this point;
- (h) Release 8 - Submittal of Year 6 Monitoring Report Required, No credit release at this point;
- (i) Release 9 - 25% release upon completion of any required remedial actions, final performance standards have been met in Year 7 Monitoring Report, Bank Sponsor has funded 100% of the long-term management fund amount and Bank Sponsor submits a waters of the U.S. jurisdictional delineation for the Bank Property.

PROPOSED GEOGRAPHIC SERVICE AREA: The proposed primary geographic service area (GSA) for the Bank consists of the Wolf River 8-digit Hydrologic Unit Code (HUC) 08010210. Secondary service areas proposed include the adjacent Loosahatchie HUC 08010209, Horn Lake-Nonconnah HUC 08010211, and the Lower Mississippi-Memphis HUC 08010100 within the State of Tennessee.

NEED FOR AND TECHNICAL FEASIBILITY OF THE PROPOSED BANK: In response to the State of Tennessee Department of General Services Request for Proposals for Sale of Stream & Wetland Mitigation Credits, RFP # 40100-08518, the Bank Sponsor submitted the Rossville Farm Mitigation Bank as a site for consideration under the RFP. The RFP was advertised on behalf of the Tennessee Department of Transportation (TDOT) due to their statewide need for mitigation credits. After review of the proposal submitted by the Bank Sponsor, they were awarded a contract by the State of Tennessee, Department of Transportation for the delivery of 8,000 stream mitigation credits with an option to extend the contract to purchase additional stream and wetland credits as needed.

PROPOSED OWNERSHIP ARRANGEMENTS: The site is comprised of three Fayette County, Tennessee, parcels by numbers 165 008.00 (71 acres), 165 009.01 (19.59 acres), and 165 009.00 (751.63 acres). The Bank Sponsor owns the properties fee simple, including all mineral rights.

QUALIFICATIONS OF SPONSORS: Civil & Environmental Consultants, Inc. (CEC), agent on behalf of the Bank Sponsor, has designed and permitted more than 50 stream and wetland permittee-responsible mitigation sites in Tennessee and throughout the Southeast. CEC has also developed three stream mitigation banks and six wetland mitigation banks in Tennessee, Alabama, and Mississippi. CEC's Senior Principal has more than 27 years of experience in wetland and stream restoration and mitigation and is the lead for the stream and wetland design and implementation of the Bank.

ECOLOGICAL SUITABILITY OF THE SITE: The proposed bank site lies within the Wolf River watershed which consists of a variety of land uses ranging from high-density residential, commercial, and industrial to low-density residential and agricultural. The contributing watershed for the Bank is dominated by low-density residential and agricultural land with some industrial areas and sparse forested land. The Bank property lies immediately adjacent to the south bank of the Wolf River and is currently comprised of mostly agricultural land. Approximately 254.08 acres of existing palustrine forested wetlands with some small interspersed areas of palustrine emergent wetlands are located on-site. Existing forested wetlands are dominated by black willow (*Salix nigra*), sweetgum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), river birch (*Betula nigra*), overcup oak (*Quercus lyrata*) and bald cypress (*Taxodium distichum*). Wide-spread urbanization and agricultural practices have contributed to the degradation of streams within the watershed through increased peak runoff, channelization, siltation, nutrient overloading, and loss of productive habitat. Approximately 65.17 acres of the existing wetlands were historically clear-cut and ditched in attempts to drain and convert to agricultural land; however, these areas remained too wet to farm and have since established secondary growth trees and shrubs. The Wolf River has experienced increased erosion and sedimentation as a result of the above-mentioned land uses in relation to its natural watershed condition. The unnamed tributaries onsite have been demolished and/or channelized extensively throughout the project site to expedite drainage for agricultural purposes. Poor overall watershed conditions and a lack of vertical and lateral stability and riparian vegetation of the site make it a suitable candidate for mitigation. There is 65 acres of previously established wetland mitigation along the west property boundary that is owned by the Bank Sponsor and currently protected by a restrictive covenant. This area was previously restored to bottomland hardwoods and is excluded from the current Bank effort.

Soils: The soils on the site are predominately mapped as Waverly silt loam (Wv). Waverly silt loam occurs in floodplain areas with slopes that are generally 0 to 2 percent with frequent flooding for long duration. The soil is poorly drained and described as having a depth to saturation of between 6-12 inches. This soil series is classified as "hydric" by the Natural Resources Conservation Service in Fayette County, Tennessee. Other soils present on the site include mostly Henry silt loam (Ht) and Falaya silt loam (Fm) with occurrences of Calloway silt loam (CbA and CbB), Collins silt loam (Co) and Grenada silt loam (GbA and GbB). The soils map for the property is shown as Figure 3

Hydrology: The topography of the site is mostly flat with a slight fall towards the Wolf River. Drainage ditches on the property flow in a west to northwest direction and ultimately converge just west of the northwest corner of the property before draining to the Wolf River. There are three natural springs that have been identified on the site. The first spring (SPG-1) is located on the southern portion of the property and the remaining two springs (SPG-2 and SPG-3) are located near the eastern property boundary (Figure 4). Each of these springs provides a continual source of hydrology directly to existing

wetlands and to streams further down gradient. The vast majority of the property is located within a Federal Emergency Management Agency (FEMA) Flood Hazard Zone with the approximate upper northern half of the property being located within the floodway. The southern half of the property is mapped by FEMA as mostly being located within the 1% annual chance flood hazard zone and portions located within the 0.2% annual chance flood hazard zone (Figure 5). Based on personal conversations with the farm manager, the northern portion of the site routinely floods and flooded as recently as January 2019. The entire farm floods but the southern portion floods with less frequency.

There are also numerous drainage ditches constructed in the 1950s and 1960s to actively drain the farm. Two perimeter drainage ditches have been constructed that effectively bypass all off-site sources of hydrology. One drainage feature is located along the eastern boundary and flows from south to north towards the Wolf River. This drainage ditch captures all the flow from the southeast from two existing streams. A second perimeter drainage ditch is located along the southern boundary and flows to the west until it reaches the southwestern boundary and then turns due north to drain into the Wolf River. This drainage ditch captures flow from at least three streams. The natural hydrology patterns from this off-site water will be re-established through the restoration of several tributaries. The internal constructed drainage ditch network is also extensive and further served to drain the spring flow and high ground water table off the farm to enhance the agricultural operation.

Vegetation: The areas proposed for wetland and stream restoration are currently used for mostly agricultural production. Common vegetation present in the agricultural areas, as noted outside the farming season, include hairy buttercup (*Ranunculus sardous*), purple dead-nettle (*Lamium purpureum*), Carolina geranium (*Geranium carolinianum*), and annual meadow grass (*Poa annua*). Vegetation common within the existing forested wetlands on the site include black willow (*Salix nigra*), sweetgum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), river birch (*Betula nigra*), overcup oak (*Quercus lyrata*) and bald cypress (*Taxodium distichum*). Very thin to virtually non-existent riparian areas are present alongside the majority of the existing drainages.

PROSPECTUS: The complete prospectus for the proposed wetland mitigation bank is available online at <https://www.mvm.usace.army.mil/About/Offices/Regulatory/Public-Notices/> and in the Memphis District office. For those who do not have access to the internet, please contact Mitch Elcan at (901) 544-0737 if you wish to schedule an appointment to review this prospectus at the Memphis District office.

ENDANGERED SPECIES: A review of the U.S. Fish and Wildlife Service (USFWS) website, <http://ecos.fws.gov/ipac>, identified the following species that are known to or believed to occur in Fayette County, Tennessee: Indiana bat (*Myotis sodalis*) and northern long-eared bat (*Myotis septentrionalis*). This project is being coordinated with USFWS. 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, Federally-recognized Tribes, and the public in response to this public notice and we may conduct or require a survey of the project area.

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 flood plain development permit is required. Floodplain administrators should review the proposed public notice and apprise this office of any floodplain development permit requirements.

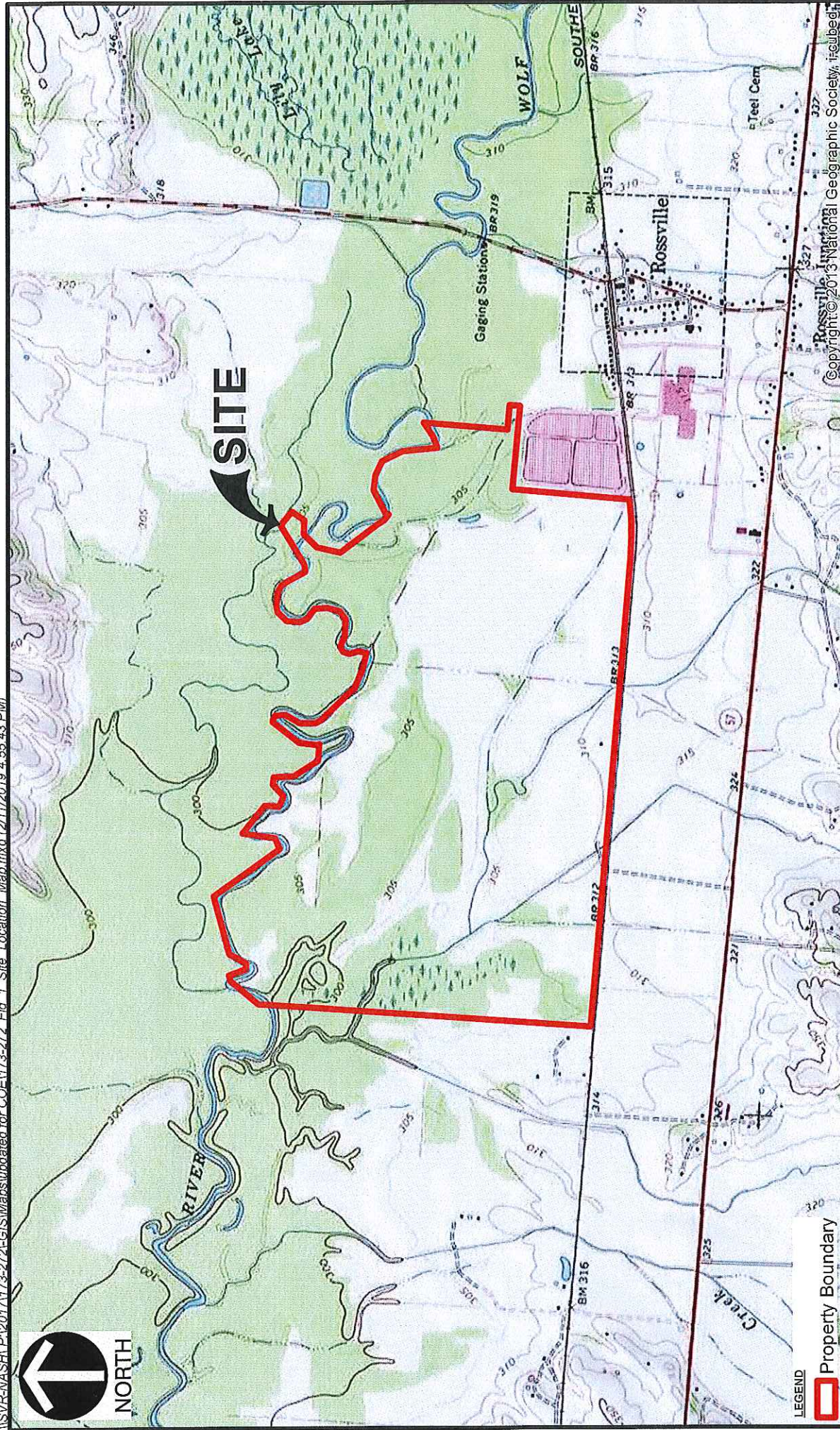
COMMENTS OR REQUEST FOR ADDITIONAL INFORMATION: If you wish to obtain additional information or to submit comments on this project, please contact Mitch Elcan at the U.S. Army Corps of Engineers, 167 North Main Street, Room B-202, Memphis, Tennessee 38103-1894, telephone (901) 544-0737. Copies of all comments, including the names and address of commenters, may be provided to the bank sponsor for consideration and response prior to a decision by the Corps.

Comments should be received by expiration date shown on Page 1.



Gregg Williams
Chief
Regulatory Branch

Attachments



Civil & Environmental Consultants, Inc.

325 Seaboard Lane Suite 270 Franklin, TN 37067

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www.cecinc.com

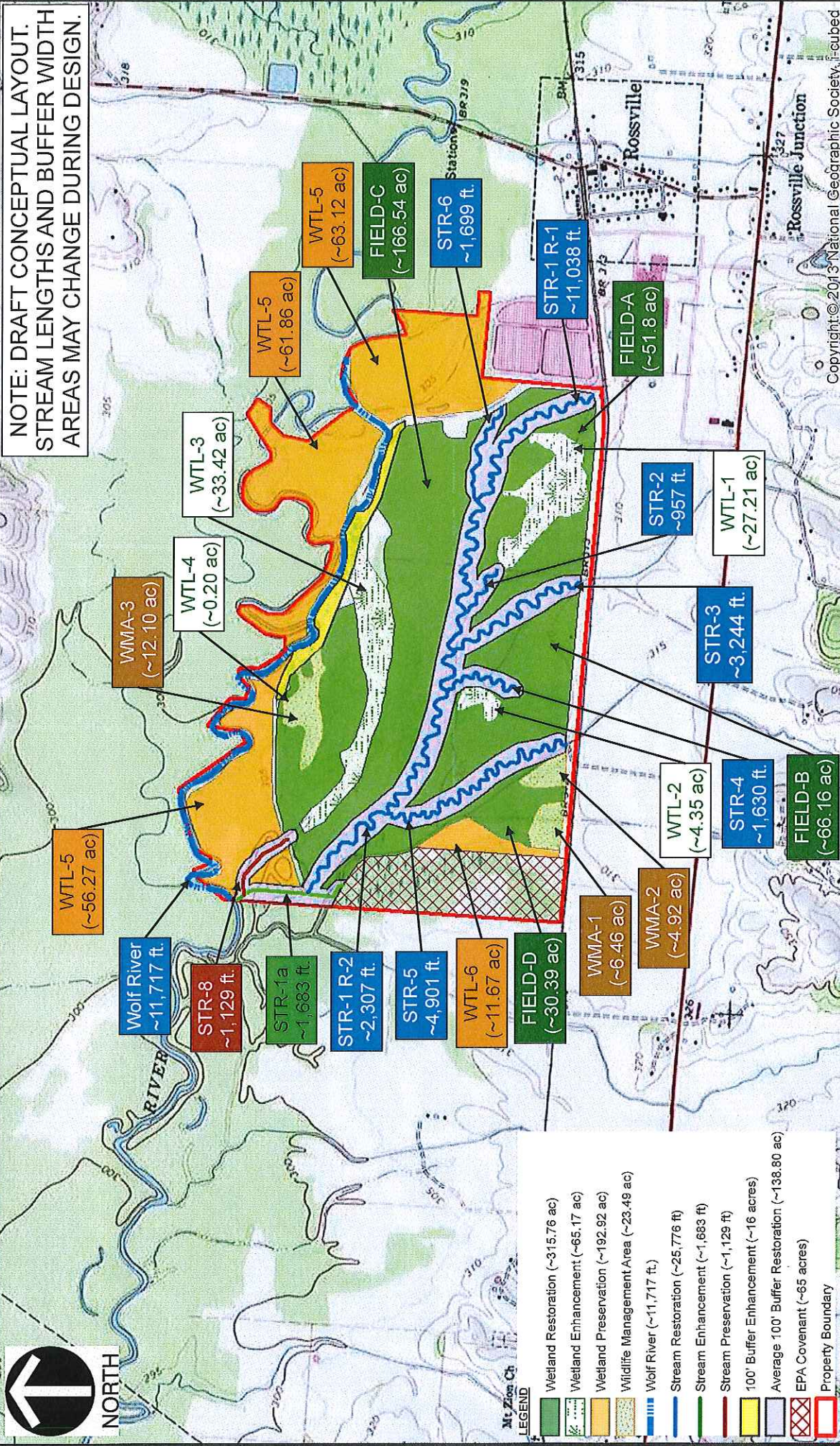
THE PICTSWEET COMPANY
ROSSVILLE FARM

MITIGATION BANK PROSPECTUS
ROSSVILLE, FAYETTE COUNTY, TN

SITE LOCATION MAP

DRAWN BY:	CAD	CHECKED BY:	BCL	APPROVED BY: *Hand signature on file	JTD	FIGURE NO:
	2/11/2019	SCALE:	1" = 2,000'			
DATE:				PROJECT NO:	173-272	1

NOTE: DRAFT CONCEPTUAL LAYOUT.
STREAM LENGTHS AND BUFFER WIDTH
AREAS MAY CHANGE DURING DESIGN.



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REFERENCE

USGS TOPOGRAPHIC MAP/ARCGIS MAP SERVICE:
[HTTP://GTO.ARCGISONLINE.COM/MAPS/](http://gto.arcgisonline.com/maps/)
 USA_TOPO_MAPS,
 ACCESSED 2/11/2019

THE PICTSWEET COMPANY
ROSSVILLE FARM

MITIGATION BANK PROSPECTUS
ROSSVILLE, FAYETTE COUNTY, TN

CONCEPTUAL MITIGATION TOPOGRAPHIC MAP

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PROJECT NO: 173-272

2



LEGEND

- Property Boundary
- Water (W)
- Calloway Silt Loam (CbA)
- Calloway Silt Loam (CbB)
- Collins Silt Loam (Co)
- Grenada Silt Loam (GbA)
- Grenada Silt Loam (GbB)
- Falaya Silt Loam (Fm) - Hydric Inclusion
- Henry Silt Loam (Ht) - Hydric
- Waverly Silt Loam (Wv) - Hydric

SCALE IN FEET



REFERENCE

DOT AERIAL IMAGERY
GO TO ARCGIS ON TNMAP.TN.GOV/BASEMAPS/IMAGERY
ACCESSSED 1/15/2019
U.S.D.A., N.R.C.S.
SOIL SURVEY GEOGRAPHIC (SSURGO) DATABASE FOR
FAYETTE COUNTY, TN



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DRAWN BY:
DATE:

CAD
2/11/2019

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SCALE: 1" = 1,250'

APPROVED BY: *Hand signature
PROJECT NO: 173-272

FIGURE NO: 3

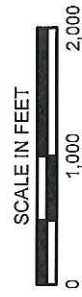
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ROSSVILLE, FAYETTE COUNTY, TN

NRCS SOILS MAP



LEGEND

- Spring
- Drainage Ditch
- Stream
- EPA Covenant
- Property Boundary
- Wetland



REFERENCE
 ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
[HTTP://GTO.ARCGIS.COM/MAPS/](http://gto.arcgis.com/maps/)
 WORLD_IMAGERY
 ACCESSED 2/11/2019, IMAGERY DATE: 2004.



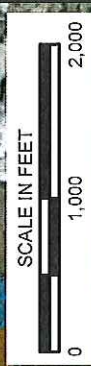
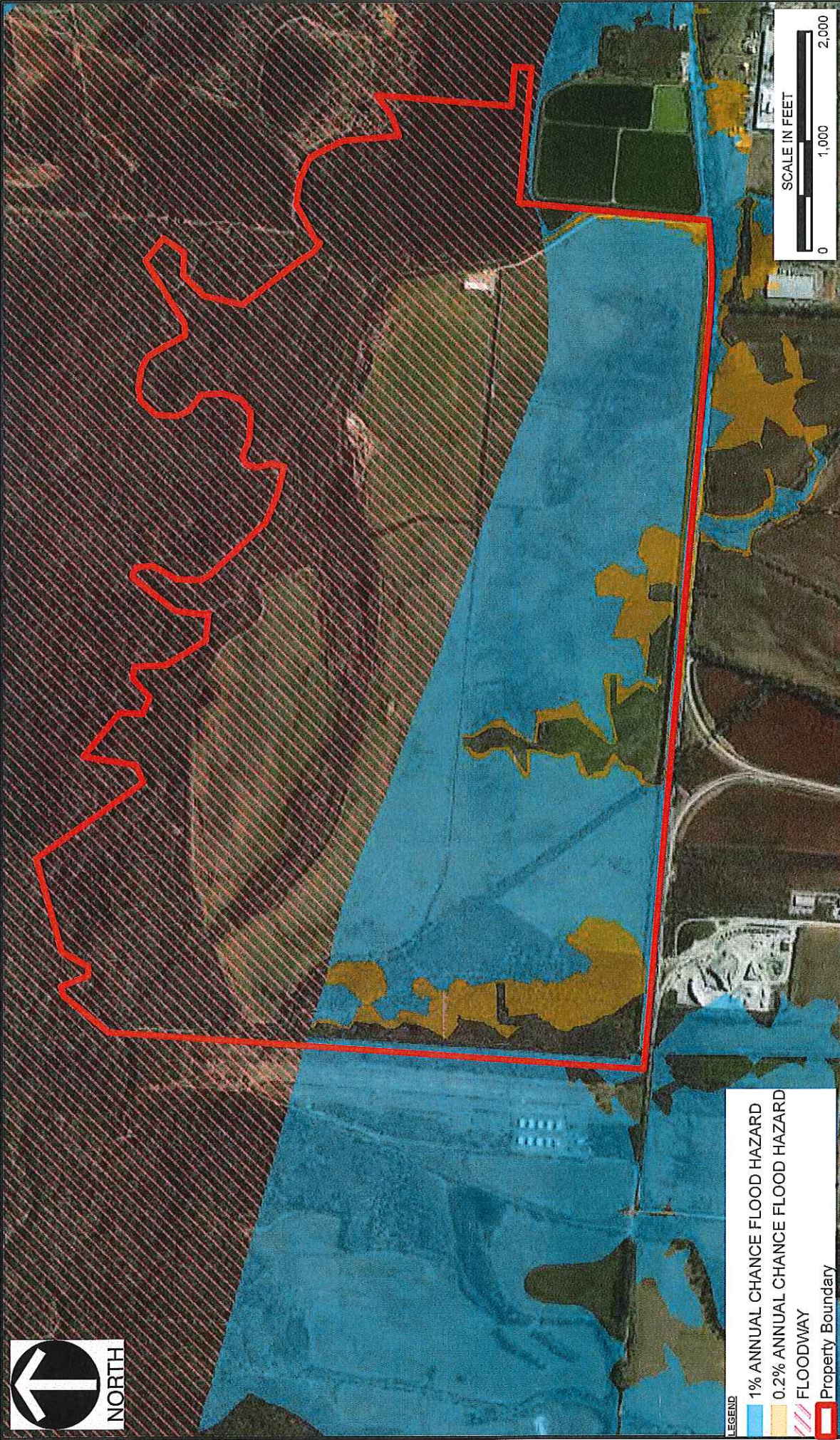
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DATE:	2/11/2019	SCALE:	1" = 1,500'

THE PICTSWEET COMPANY
 ROSSVILLE FARM
 MITIGATION BANK PROSPECTUS
 ROSSVILLE, FAYETTE COUNTY, TN

EXISTING AQUATIC RESOURCES MAP

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PROJECT NO:	173-272		4



- LEGEND**
- 1% ANNUAL CHANCE FLOOD HAZARD
 - 0.2% ANNUAL CHANCE FLOOD HAZARD
 - FLOODWAY
 - Property Boundary

REFERENCE

ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
HTTP://GOTO.ARCGISONLINE.COM/MAPS/
WORLD IMAGERY,
ACCESSED 2/11/2019, IMAGERY DATE: 2004.

TDOT AERIAL IMAGERY
GO TO ARCGIS ON TNMAP.TN.GOV/BASEMAPS/IMAGERY
ACCESSED 1/15/2019
FEMA FLOOD HAZARD LAYER
DATED: 02-24-2017
ACCESSED: 1/15/2019



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MITIGATION BANK PROSPECTUS
ROSSVILLE, FAYETTE COUNTY, TN

FEMA FLOODPLAIN MAP

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DATE:	2/11/2019	SCALE:	1" = 1,250'	PROJECT NO:	173-272		5