



**US Army Corps
of Engineers**

Vicksburg District
4155 Clay Street
Vicksburg, MS 39183-3435
www.mvk.usace.army.mil



Public Notice

APPLICATION NO.:	RVH-MVK-2004-164
EVALUATOR:	Mr. Randy Holder
PHONE NO.:	(601) 631-5588
FAX NO.:	(601) 631-5459
E-MAIL:	Randy.V.Holder@usace.army.mil
DATE:	March 19, 2014
EXPIRATION DATE:	April 08, 2014

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-OD-F, and the Mississippi Department of Environmental Quality at Post Office Box 10385, Jackson, Mississippi 39289-0385, and must reach these offices by the cited expiration date.

Law Requiring a Permit: Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged or fill material into waters of the United States.

Name of Applicant:
Mr. Ken Primos
Klaas Partners, LLC
212 Waterford Square
Suite 300
Madison, Mississippi 39910

Name of Agent:
Mr. Jeffrey Cromwell
Headwaters, Inc
P.O. Box 2836
Ridgeland, Mississippi 39158-2836

Location of Work: Sections 3 & 10, T7N-R2E, within the Pearl River drainage basin, Madison County, Mississippi.

Description of Work: (See enclosed map and drawings.)

The following description 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 for the discharge of dredged and or fill material associated with the expansion of a residential development in Madison County, Mississippi.

The planned development activities would include the construction of 126 single-family residential house lots. The proposed lot size would average approximately 21,780 square feet or 0.5 acre as a part of the planned development, approximately 41.2 acres of green space would be incorporated throughout the project area. The proposed project would also include the construction of interior roads/streets and utilities as a part of the planned development activities. The planned roads would include a 31-foot travel width and would be constructed within a 50-foot right-of-way. The roads would include a curb and gutter underground drainage system to facilitate storm water runoff into two planned retention lakes, totaling approximately 11.6 acres. The retention lakes would be located in the central portion of the property. The detention basins would be designed to manage storm water runoff from the development, maintaining base flood elevations of the adjacent water bodies. Storm water runoff stored within the planned retention lakes would be treated and released into the adjacent drainage feature. Generally, storm water runoff flows across the site in a northeast direction.

Approximately 0.17 acre of forested wetlands, 53.23 linear feet of an intermittent stream, and 2,466 linear feet of an ephemeral stream would be impacted by the proposed project. Approximately 2,000 cubic yards of silty clay loam fill material would be used for this proposed project. The applicant proposes to mitigate by purchasing credits from an approved mitigation bank.

The soil types present are Riedtown Silt Loam and Byram Silt Loam, both classified as hydric. Vegetation consists of Green ash, Red oak, Sweetgum, Water elm, Red maple, Ash-leaved maple, and Chinese tallow tree.

The placement of dredged and/or fill material in waters, including wetlands, of the United States, requires a Department of the Army Permit.

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 Archaeologist has reviewed the latest published version of the National Register of Historic Places, state lists of properties determined eligible, and other sources of information.

The following is current knowledge of the presence or absence of historic properties and the effects of the proposed undertaking upon these properties: No known historic properties exist in the proposed permit area. Copies of the public notice have been sent to Federally recognized Tribes and other interested parties for comment on potential effects to historic properties that could result from the proposed activity.

Endangered Species: Our initial finding is that the proposed work would not likely adversely affect any endangered species or their critical habitat. This proposal is being coordinated with the U.S. Fish and Wildlife Service, and any comments regarding endangered species or their critical habitat will be addressed in our evaluation of the described work.

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 development described in this public notice and apprise this office of any flood plain development permit requirements.

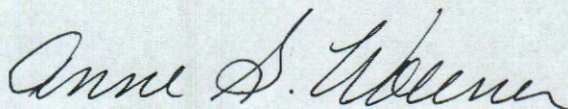
Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may 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.

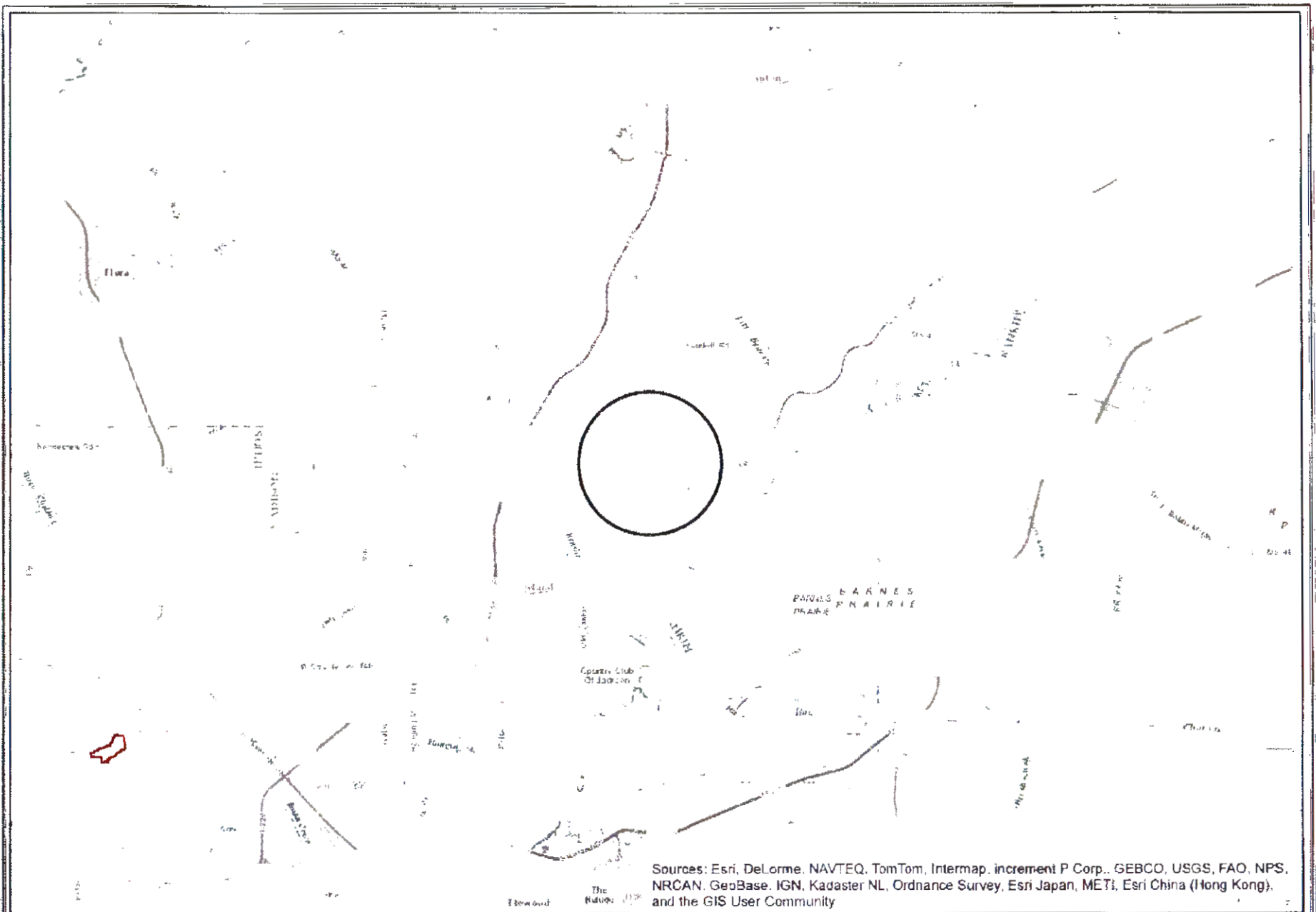
Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this 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>, and click on ORM Permit Decisions under Program Links.



Anne S. Woerner
Chief, Evaluation Section
Regulatory Branch



U.S.G.S. Madison, MS

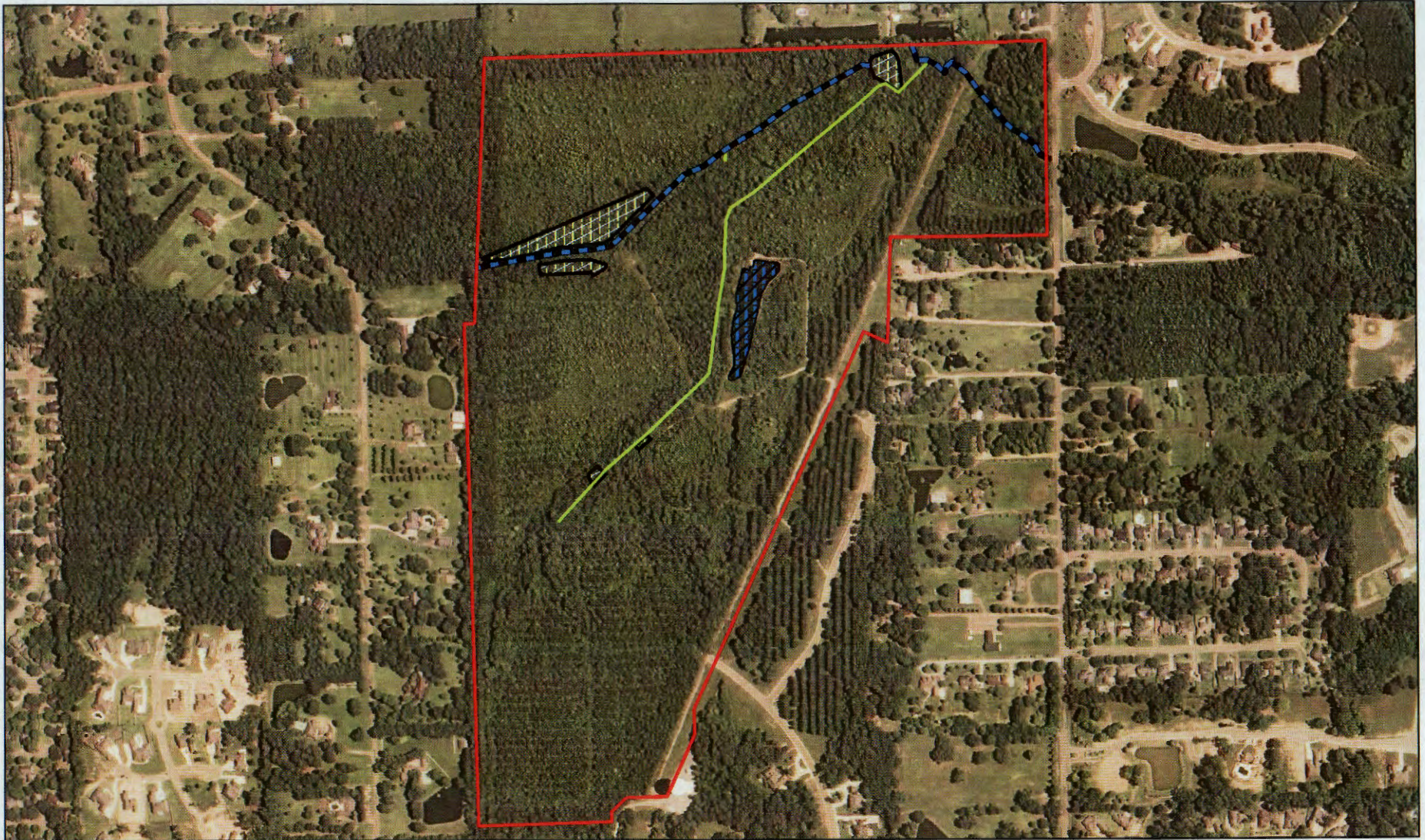
**Klaas Plantation
Madison County, Mississippi**

General Location Map



9/26/2013 - AS

Klaas Plantation



Legend

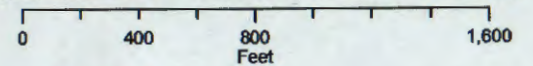
- Klaas Boundary
- RPW_Seasonal- 2,935.93 L.F.
- NonRPW- 2,895.38 L.F.
- ForestedWetland- 2.47 Acres
- Borrow Area- 1.31 Acres

MVK-2004-164

Headwaters Inc.
Klaas Plantation
Madison County, Mississippi

**Preliminary
Jurisdictional Determination**

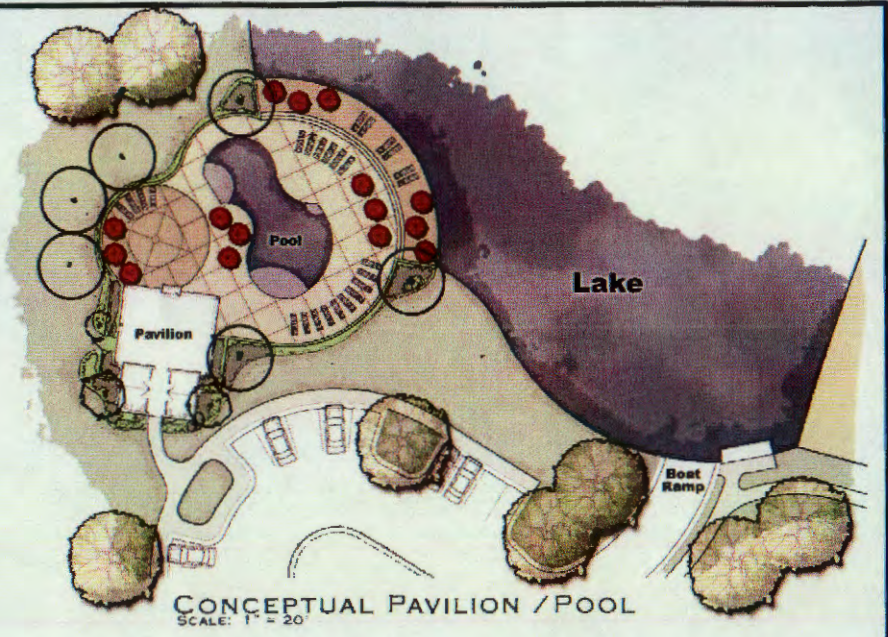
Bert Turcotte



US Army Corps
of Engineers.



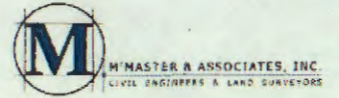
Enclosure 1



DEVELOPMENT SUMMARY

- EXPANSION - 131 ACRES
- LOT SIZE - 21,780 S.F. (.5 ACRE AVERAGE)
- NUMBER OF LOTS - +/- 126
- GREENSPACE - +/- 41.2 ACRES (NOT INCLUDING LAKES)
- LAKES - +/- 11.6 ACRES
- COMMUNITY PAVILION & POOL

THE MASTER PLAN HAS BEEN PREPARED FOR THE PURPOSE OF ILLUSTRATING THE GENERAL CONCEPT OF THE DEVELOPMENT. THE DEVELOPER RESERVES THE RIGHT TO ALTER OR VARY THE USES AND LOCATIONS ILLUSTRATED ON THIS PLAN WITHOUT NOTICE. ALL MEASUREMENTS AND DIMENSIONS FROM ANY APPROVAL.



CONCEPTUAL MASTER PLAN
KLAAS PLANTATION
EXPANSION

