



**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-2021-500</u>
EVALUATOR:	<u>Ms. Tarmiko Graham</u>
PHONE NO.:	<u>(601) 631-5540</u>
E-MAIL:	<u>Tarmiko.V.Graham@usace.army.mil</u>
DATE:	<u>March 29, 2022</u>
EXPIRATION DATE:	<u>April 18, 2022</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.

**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. Jack Phillips  
Springwood, LLC  
Post Office Box 116  
Holly Bluff, Mississippi 39088

**Name of Agent:**  
Mr. Ryan Odom  
Headwaters, Incorporated  
Post Office 2836  
Ridgeland, Mississippi 39158

**Location of Work:** Sections 6 and 31, T7 and 8N- R1 and 1E, Latitude 32.491403, Longitude -90.238407, within the Lower Big Black Drainage Basin (8-digit USGS HUC 08060202), Madison County, Mississippi.

**Description of Work:** (See enclosed map 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 a single-family residential development in Madison County, Mississippi.

Springwood, LLC proposes to develop a single-family residential development consisting of twenty-one (21) large estate-style lots, with lot sizes ranging from 7-28 acres each. The proposed development would include the construction of a single roadway transecting the central portion of the subject property, providing access to each proposed estate lot.

The applicant also proposes to construct a large open water lake within the northwest portion of the subject property along the backside of several of the proposed estate lots. The proposed lake would consist of approximately 32.6 acres at proposed normal pool. The proposed construction of the lake would result in approximately 984 linear feet (lf) (+/- 230 lf. fill for levee construction & +/- 754 lf. of impound/flood for lake construction) of unavoidable permanent impacts to an intermittent stream and approximately 4,913 lf of permanent impacts to ephemeral streams. All other jurisdictional features would be avoided during proposed site development activities.

Approximately 1.7 acres of emergent wetlands, approximately 984 lf of an intermittent stream channel, and approximately 4,913 lf of ephemeral streams would be impacted through the proposed development of the subject property. Approximately 1,000 cubic yards of silty clay material would be placed in the jurisdictional areas. To off-set these unavoidable impacts, the applicant proposes to purchase compensatory mitigation credits from an approved mitigation bank. The applicant also plans to implement preservation efforts of the upland riparian zones that protect portions of the remaining perennial and intermittent stream resources ("Waters of the U.S.") on the project site as part of the overall compensatory mitigation plan.

The dominant vegetation within the project consists of dominant vegetative components within the forested wetland include American elm (*Ulmus americana*), red maple (*Acer rubrum*), green ash (*Fraxinus pennsylvanica*), American sycamore (*Platanus occidentalis*), water oak (*Quercus nigra*), black willow (*Salix nigra*), sweet-gum (*Liquidambar styraciflua*), sedges (*Carex spp.*), netted chain fern (*Woodwardia areolata*), *Ludwigia spp.*, switch cane (*Arundinaria tecta*), butterweed (*Packera glabella*), and smartweed (*Perscaria spp.*). Soil within the project area consists Riedtown silt loam and Loring silt loam.

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, 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. The permit area is composed (entirely) of low-lying wetlands with no existing or subsided natural levee landforms: and therefore, has a very low potential for yielding unidentified cultural deposits that may be eligible for the National Register of Historic Places.

**Endangered Species:** Threatened and Endangered Species for this area include the Northern Long-eared Bat and the Wood Stork. 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 effect on these species or their habitats.

**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. The project is not located within the 100-year floodplain.

**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.

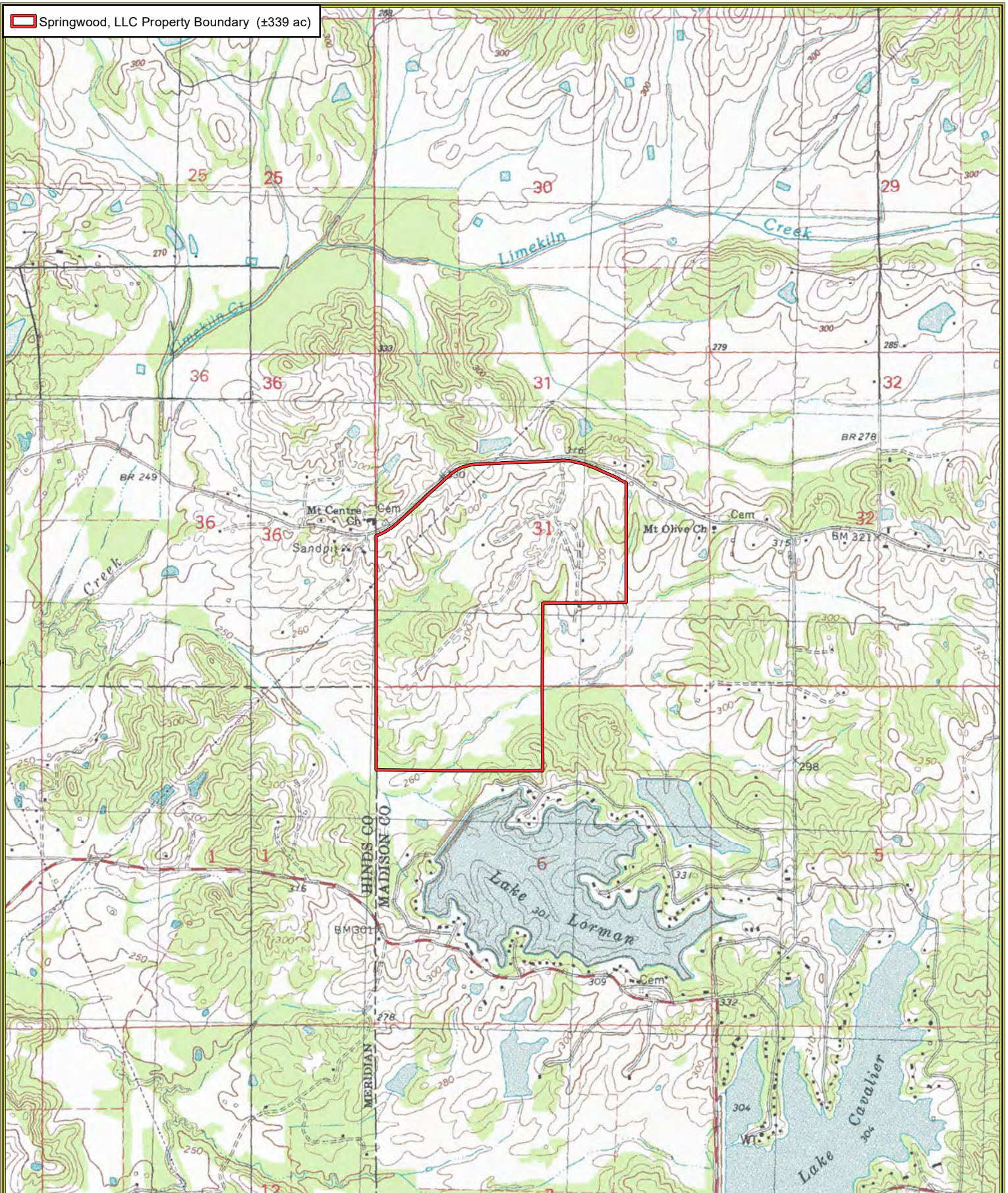
**Notification of Final Permit Actions:** Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/Missions/Regulatory.aspx>.

*Anthony R. Lobred*

for **Jennifer G. Brown**  
Team Lead, Permit and Evaluation Branch  
Regulatory Division



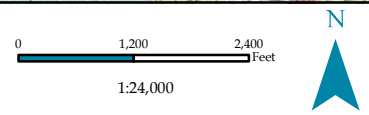
Springwood, LLC Property Boundary (±339 ac)



### Springwood, LLC

Sec. 6 - T 7N - R 1E/Sec. 31 - T 8N - R 1E  
Madison County, Mississippi

### Site Location Map



NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

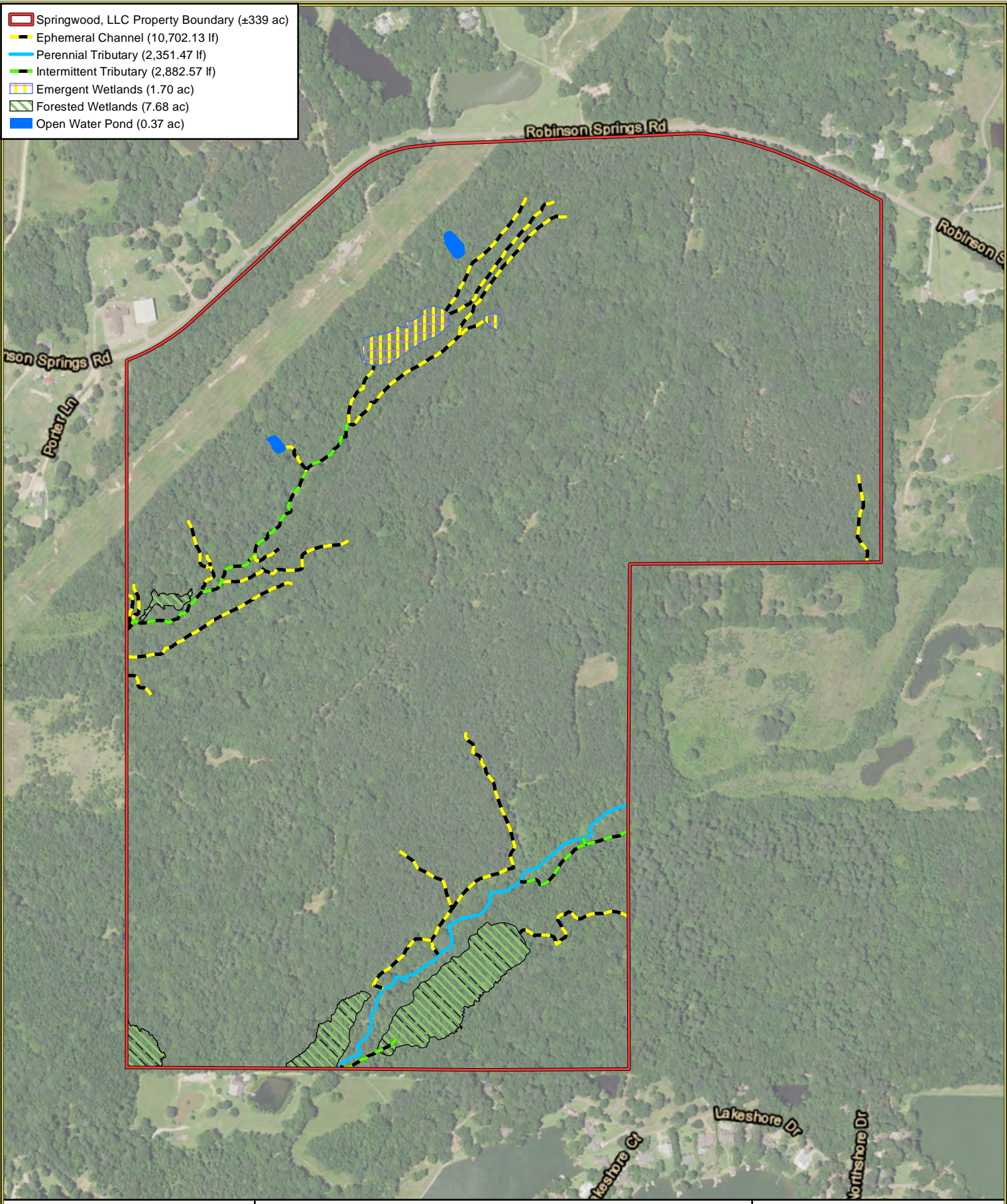
USGS RIDGELAND (MS) Quad

Date Created: 8/2/2021

Created by: JDL



- Springwood, LLC Property Boundary (±339 ac)
- Ephemeral Channel (10,702.13 lf)
- Perennial Tributary (2,351.47 lf)
- Intermittent Tributary (2,882.57 lf)
- Emergent Wetlands (1.70 ac)
- Forested Wetlands (7.68 ac)
- Open Water Pond (0.37 ac)




Date Created: 2/15/2022

Created by: JDL

**Springwood, LLC**  
 Sec. 6 - T7N - R1E/Sec. 31 - T8N - R1E  
 Madison County, Mississippi  
 "Waters of the U.S." Location Map

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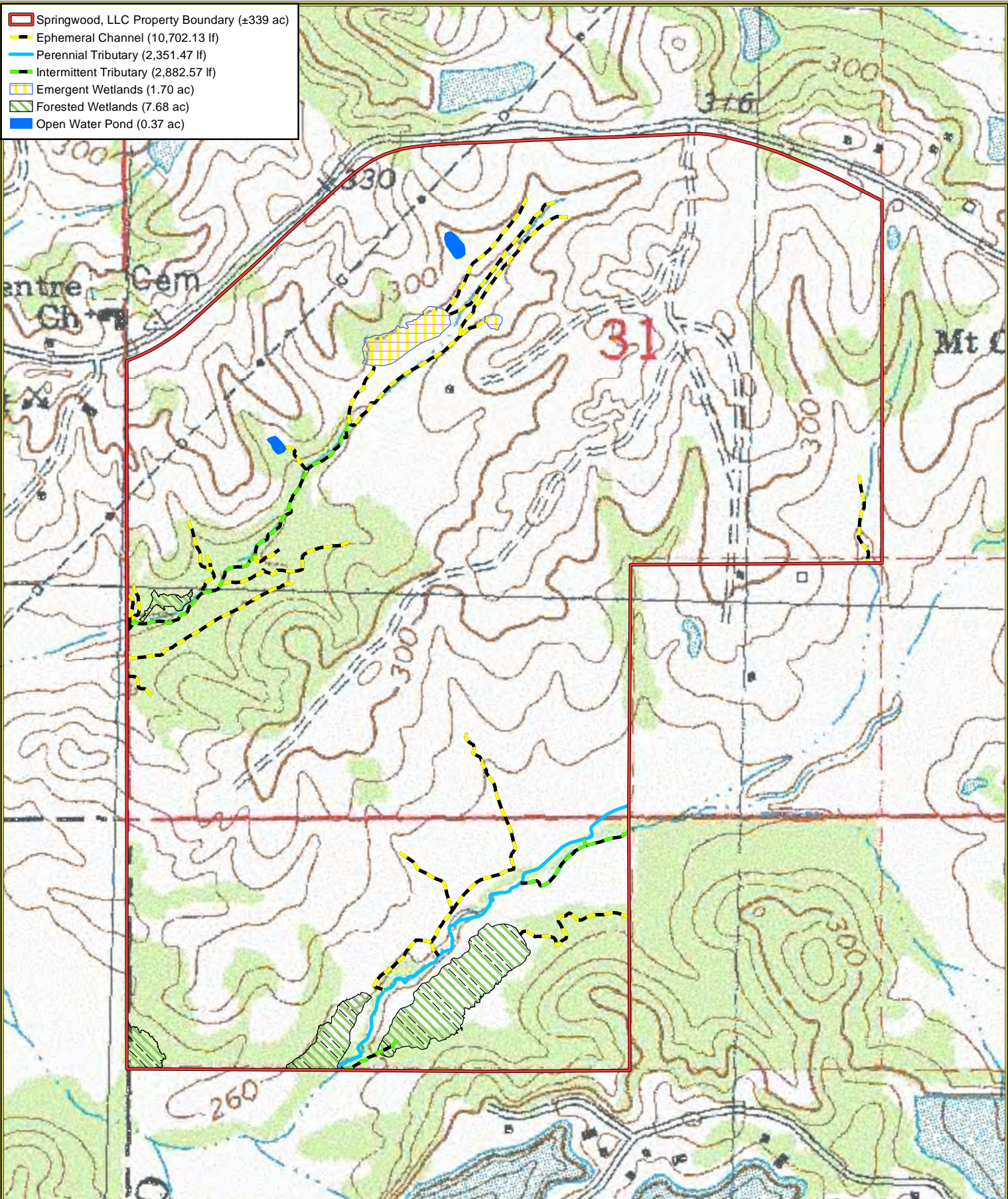
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NAD 1983 2011 StatePlane Mississippi West FIPS 2302 Ft US

USDA NAIP 2020 Imagery Basemap



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 **HEADWATERS** INC.  
NATURAL RESOURCES CONSULTING  
[WWW.HEADWATERS-INC.COM](http://WWW.HEADWATERS-INC.COM)

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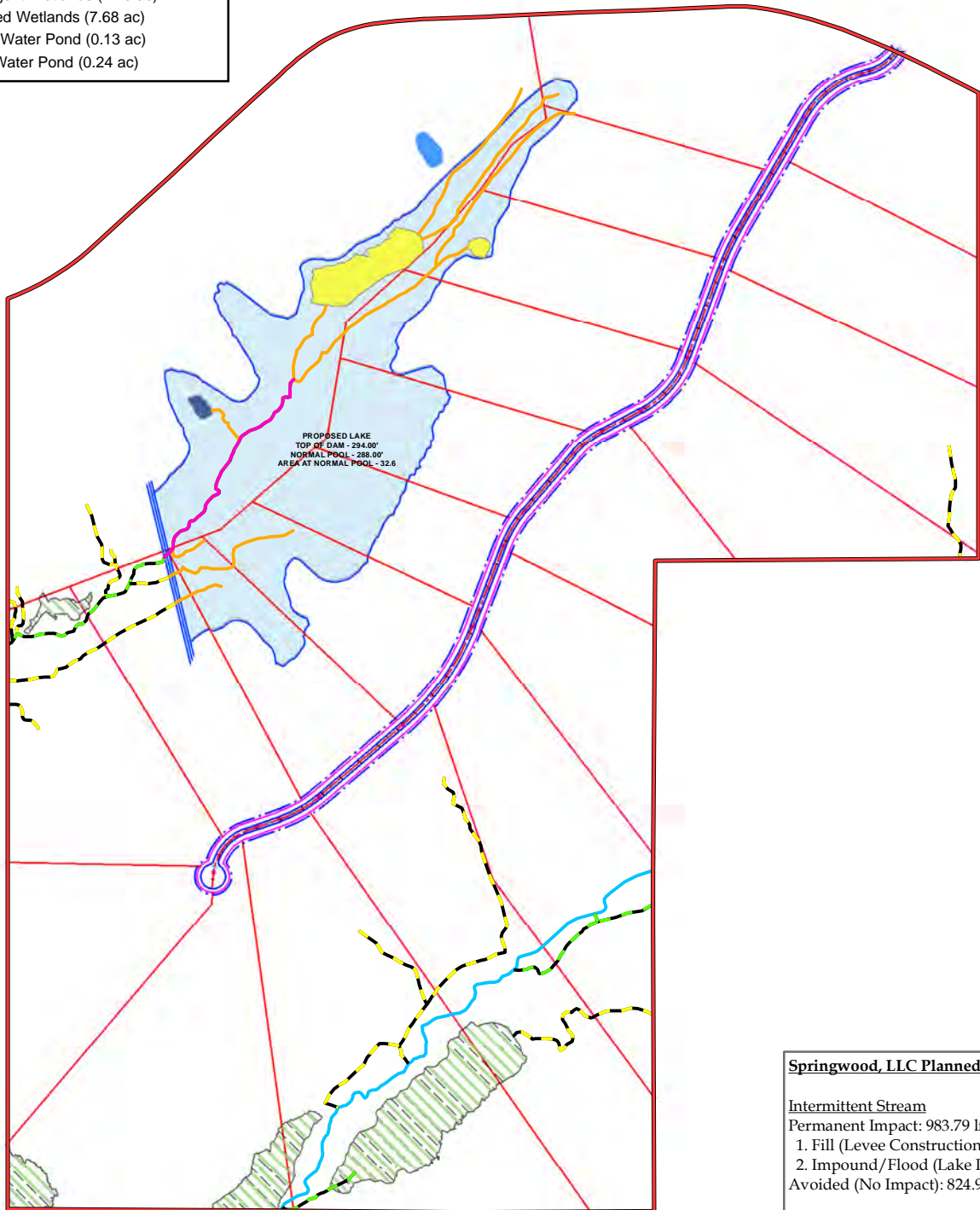
NAD 1983 2011 StatePlane Mississippi West FIPS 2302 Ft US

USGS Jackson (MS) Quad

Date Created: 2/15/2022      Created by: JDL



- Springwood, LLC Property Boundary (±339 ac)
- Impacted Intermittent Tributary (983.79 lf)
- Avoided Intermittent Tributary (1,898.78 lf)
- Impacted Ephemeral Channel (4,913.20 lf)
- Avoided Ephemeral Channel (5,788.93 lf)
- Avoided Perennial Tributary (2,351.47 lf)
- Impacted Emergent Wetlands (1.70 ac)
- Avoided Forested Wetlands (7.68 ac)
- Impacted Open Water Pond (0.13 ac)
- Avoided Open Water Pond (0.24 ac)



**Springwood, LLC Planned Impacts**

Intermittent Stream  
 Permanent Impact: 983.79 lf  
 1. Fill (Levee Construction) - 230 lf  
 2. Impound/Flood (Lake Impoundment) - 754 lf  
 Avoided (No Impact): 824.97

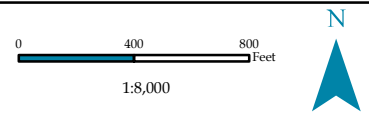
Ephemeral Stream  
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Emergent Wetlands  
 Permanent Impact: 1.70 ac

Open Water Pond  
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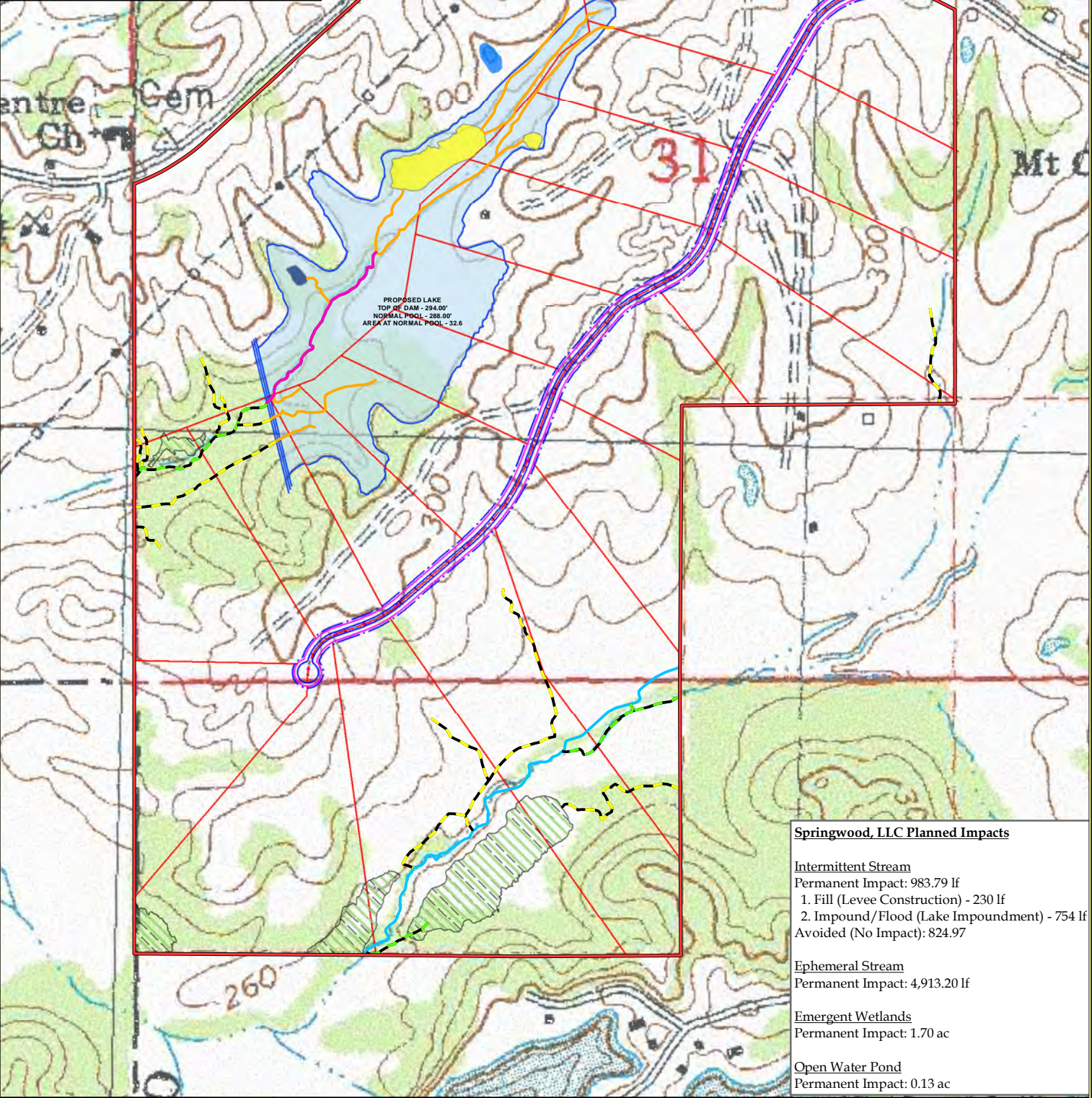
**Springwood, LLC**  
 Sec. 6 - T7N - R1E/Sec. 31 - T8N - R1E  
 Madison County, Mississippi  
**"Waters of the U.S." Impact Map**



NAD 1983 2011 StatePlane Mississippi West FIPS 2302 Ft US



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Date Created: 2/4/2022      Created by: JDL

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 Sec. 6 - T7N - R1E/Sec. 31 - T8N - R1E  
 Madison County, Mississippi  
**"Waters of the U.S." Impact Map**

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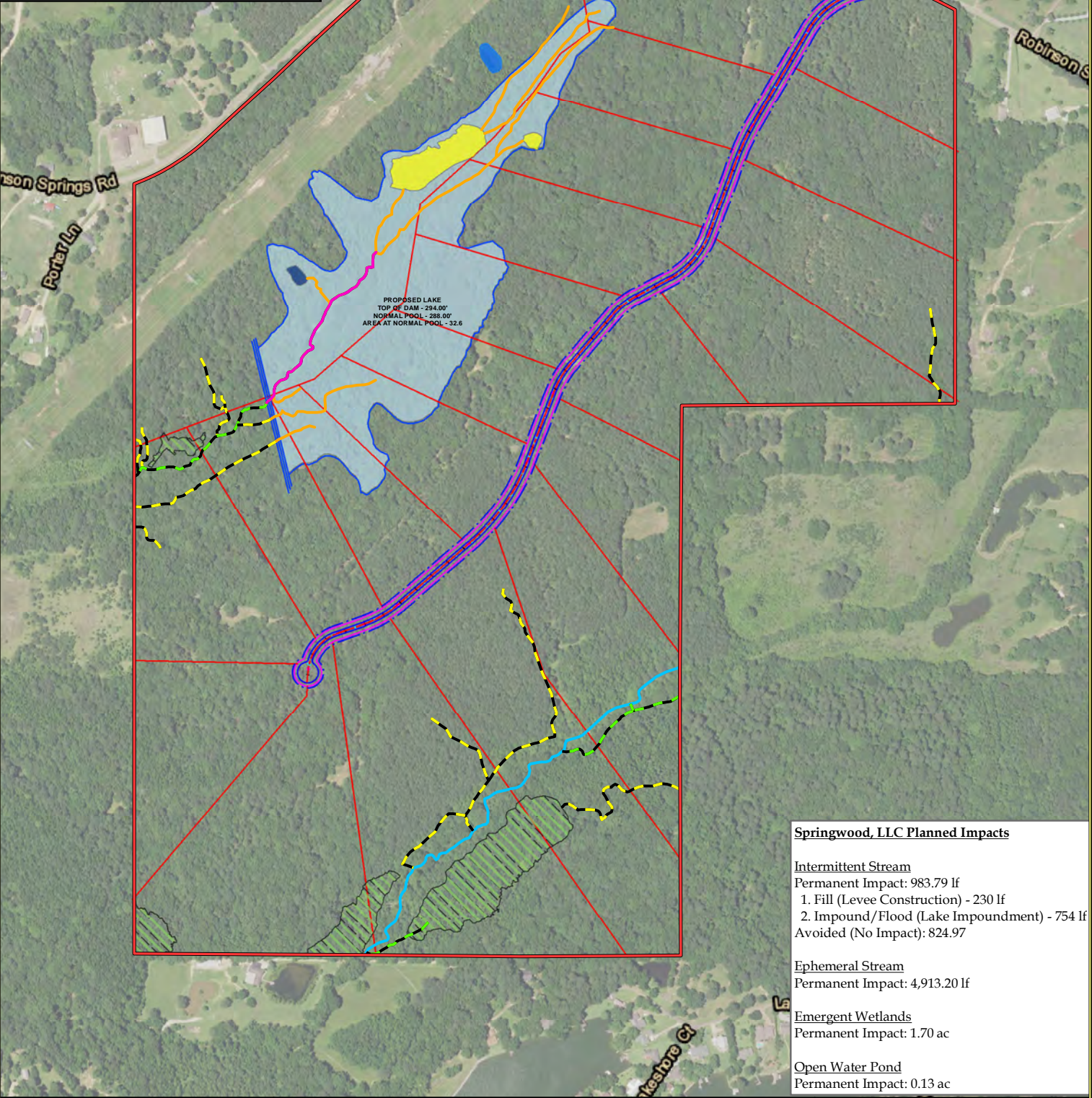
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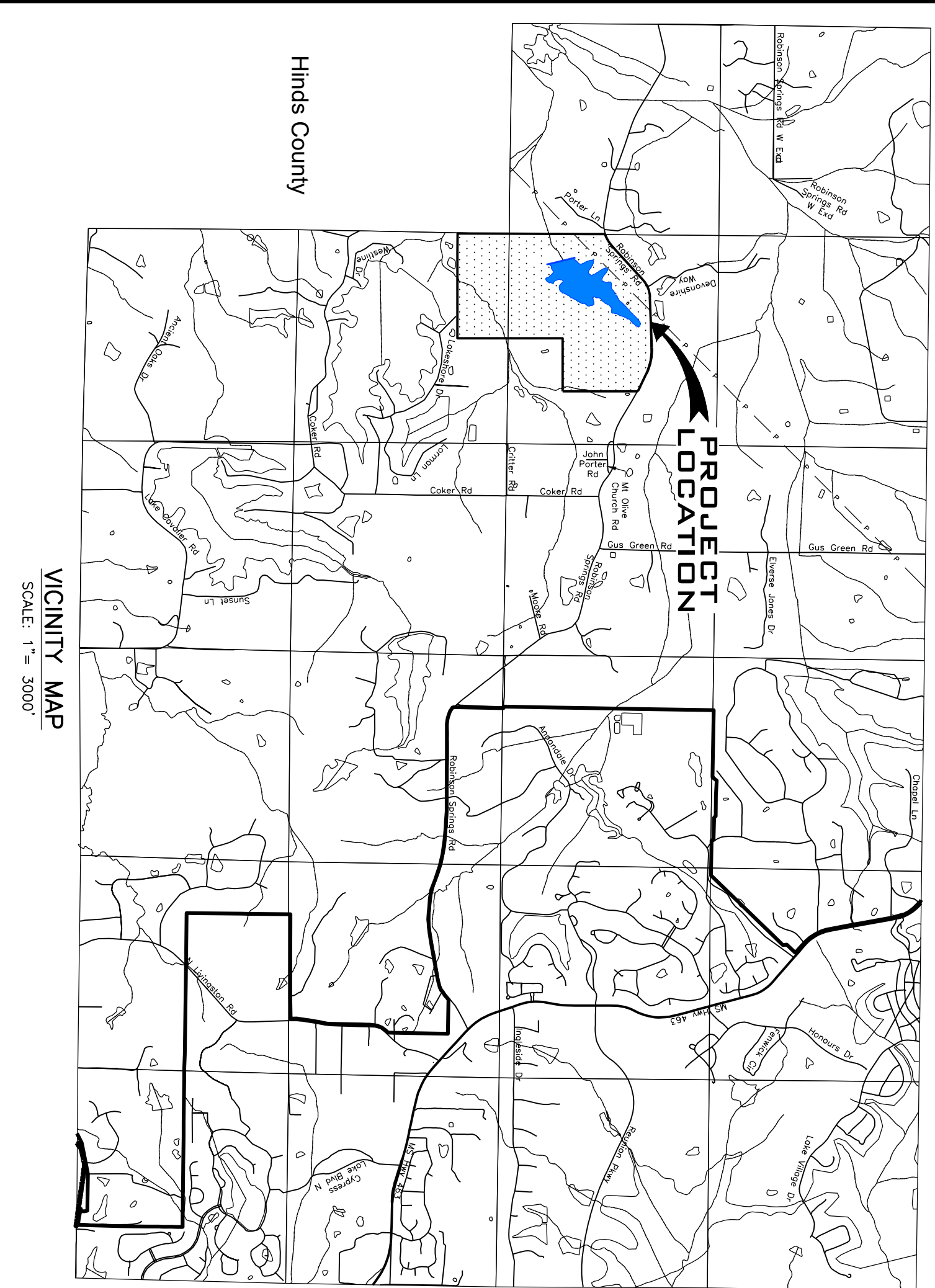
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NAD 1983 2011 StatePlane Mississippi West FIPS 2302 Ft US

USDA NAIP 2020 Imagery Basemap





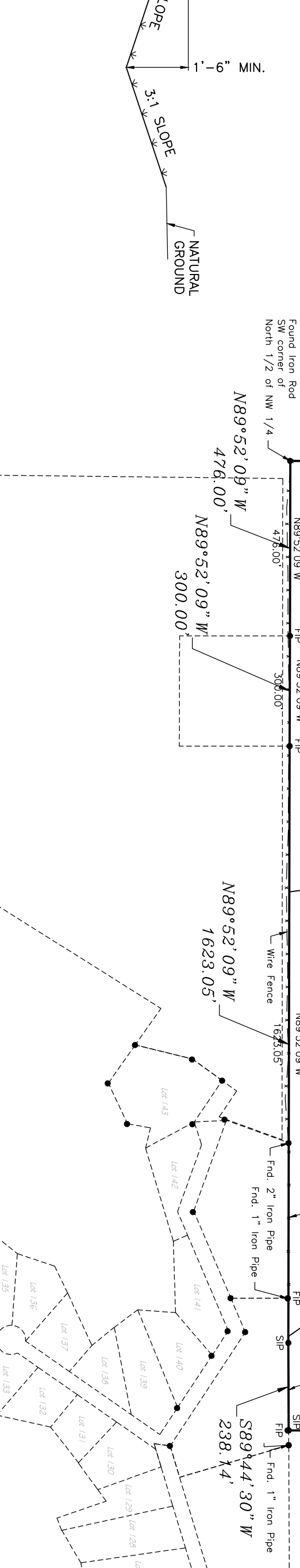
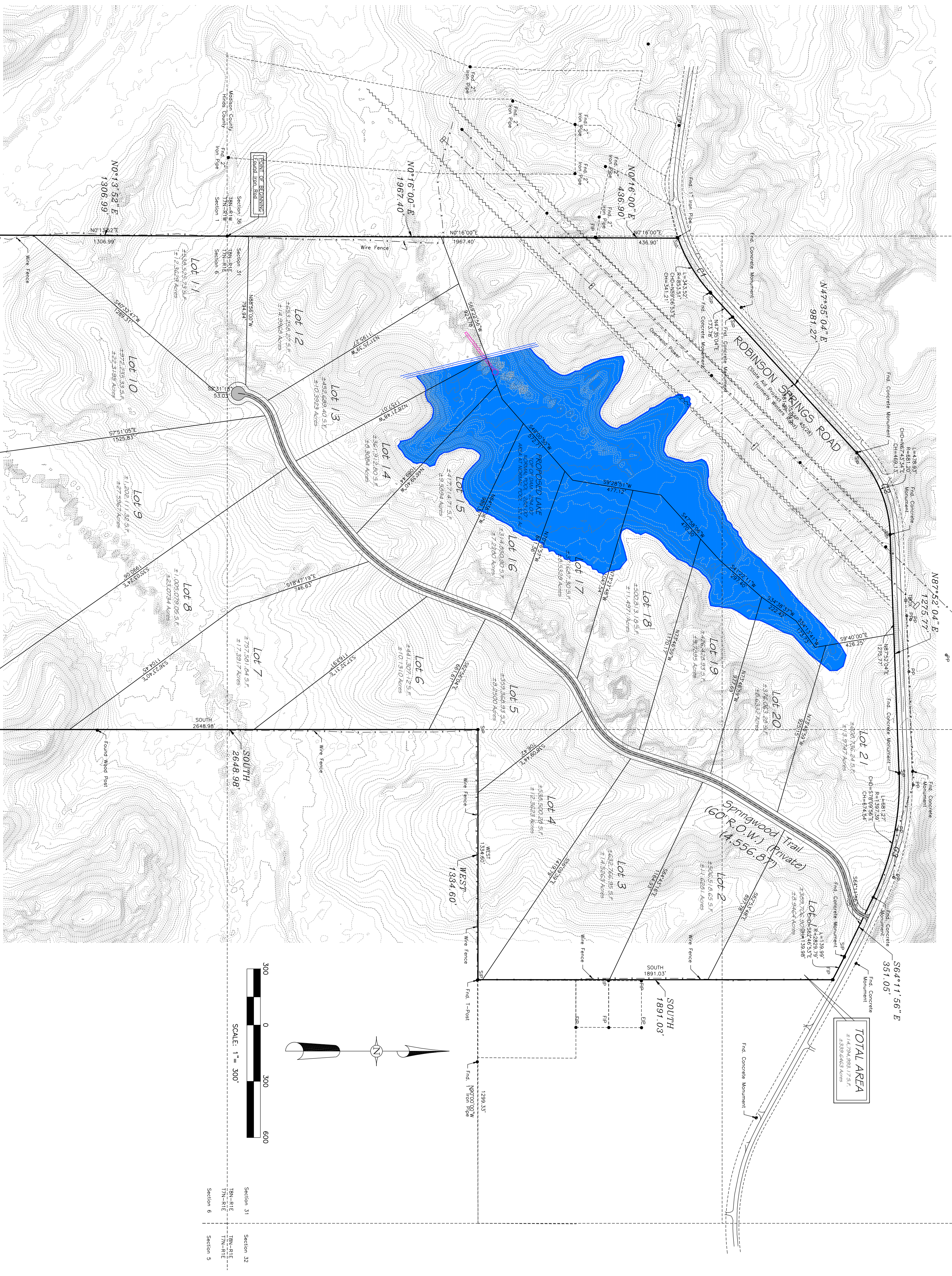
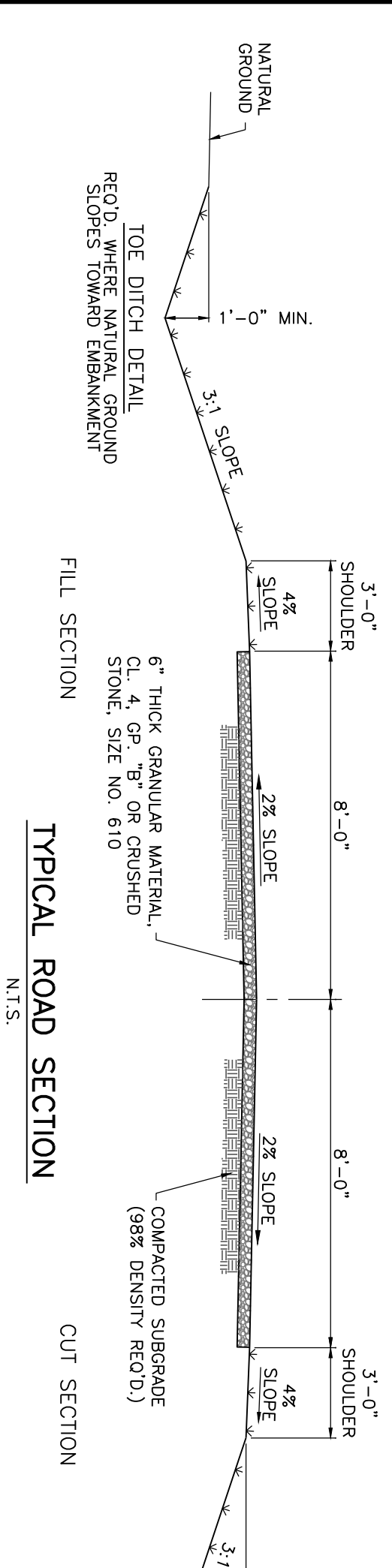
SURVEYOR'S CERTIFICATE OF COMPLIANCE  
 STATE OF MISSISSIPPI COUNTY OF MADISON  
 I, RONALD C. MCMASTER, JR., PROFESSIONAL ENGINEER AND SURVEYOR, DO HEREBY CERTIFY THAT THE MONUMENTS AND MARKERS SHOWN HEREON ARE IN PLACE ON THE GROUND AND THE PLAT AND PLAN ACCURACLY DESIGNATED IN THE SUBDIVISION REGULATIONS FOR MADISON COUNTY, MISSISSIPPI.  
 WITNESS MY SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

RONALD C. MCMASTER, JR., PROFESSIONAL ENGINEER AND SURVEYOR

**NOTES:**

THE TOTAL AREA FOR THIS PARCEL IS ±339,646.83 ACRES.  
 THIS PARCEL OF LAND IS SITUATED IN FLOOD ZONE X-OTHER AREAS, DEFINED AS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAN, DATED MARCH 17, 2010.  
 CONTRACTOR SHALL MAKE DEEPER EFFORT TO KEEP EXISTING PUBLIC ROADS FREE AND CLEAR OF DEBRIS DURING CONSTRUCTION.  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS FOR MADISON COUNTY, MS.  
 CONTRACTOR SHALL CONTACT MISSISSIPPI ONE CALL SYSTEM TO LOCATE ALL UTILITIES AND MARKERS PRIOR TO CONSTRUCTION.  
 ALL UTILITIES ARE MEASURED TO THE EDGE OF GRAVEL.  
 ALL EXISTING IMPROVEMENTS (STRUCTURES, FENCES, SERVICE UTILITIES, PONES, TREES, BRUSH ETC.) TO BE REMOVED PRIOR TO CONSTRUCTION.  
 DATE OF SURVEY: JUNE 7, 2021  
 BEARINGS BASED ON SURVEY GRADE GPS OBSERVATIONS TAKEN MAY 13, 2021 (GEOCENTRIC NORTH)

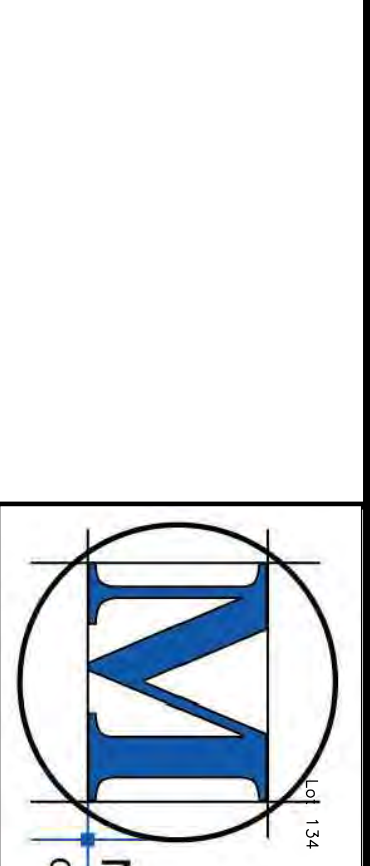
**OWNER:**  
 SPRINGWOOD, LLC  
 P.O. BOX 116  
 HOLLY BLUFF, MS  
 39098



#	Date	Revisions	By	App'd

Project No.	Drawn By	Checked By
M-2848	K.S.P.	R.C.M.
Date	Scale	
07/27/2021	SEE ABOVE	

**SPRINGWOOD  
 MADISON COUNTY, MS**

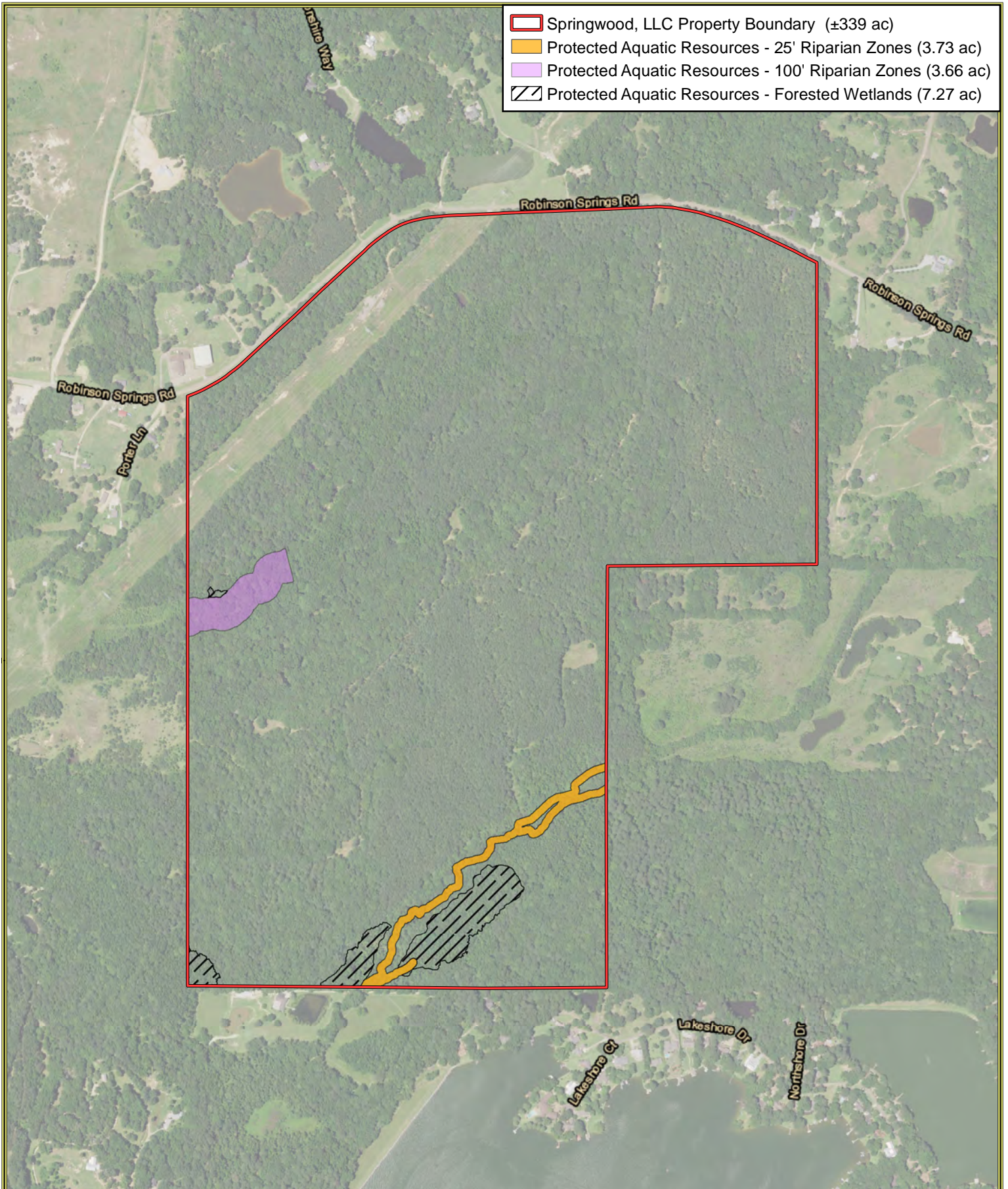


**MCMaster & Associates, Inc.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 212 WATERFORD SQUARE  
 SUITE 300  
 MADISON, MS 39110  
 601.605.1090

**NOT FOR  
 CONSTRUCTION**

**PRELIMINARY  
 PLAT  
 1**





- Springwood, LLC Property Boundary (±339 ac)
- Protected Aquatic Resources - 25' Riparian Zones (3.73 ac)
- Protected Aquatic Resources - 100' Riparian Zones (3.66 ac)
- Protected Aquatic Resources - Forested Wetlands (7.27 ac)



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Date Created: 1/25/2022      Created by: JDL

**Springwood, LLC**  
 Sec. 6 - T 7N - R 1E/Sec. 31 - T 8N - R 1E  
 Madison County, Mississippi  
**Proposed Mitigation Plan Map**

N

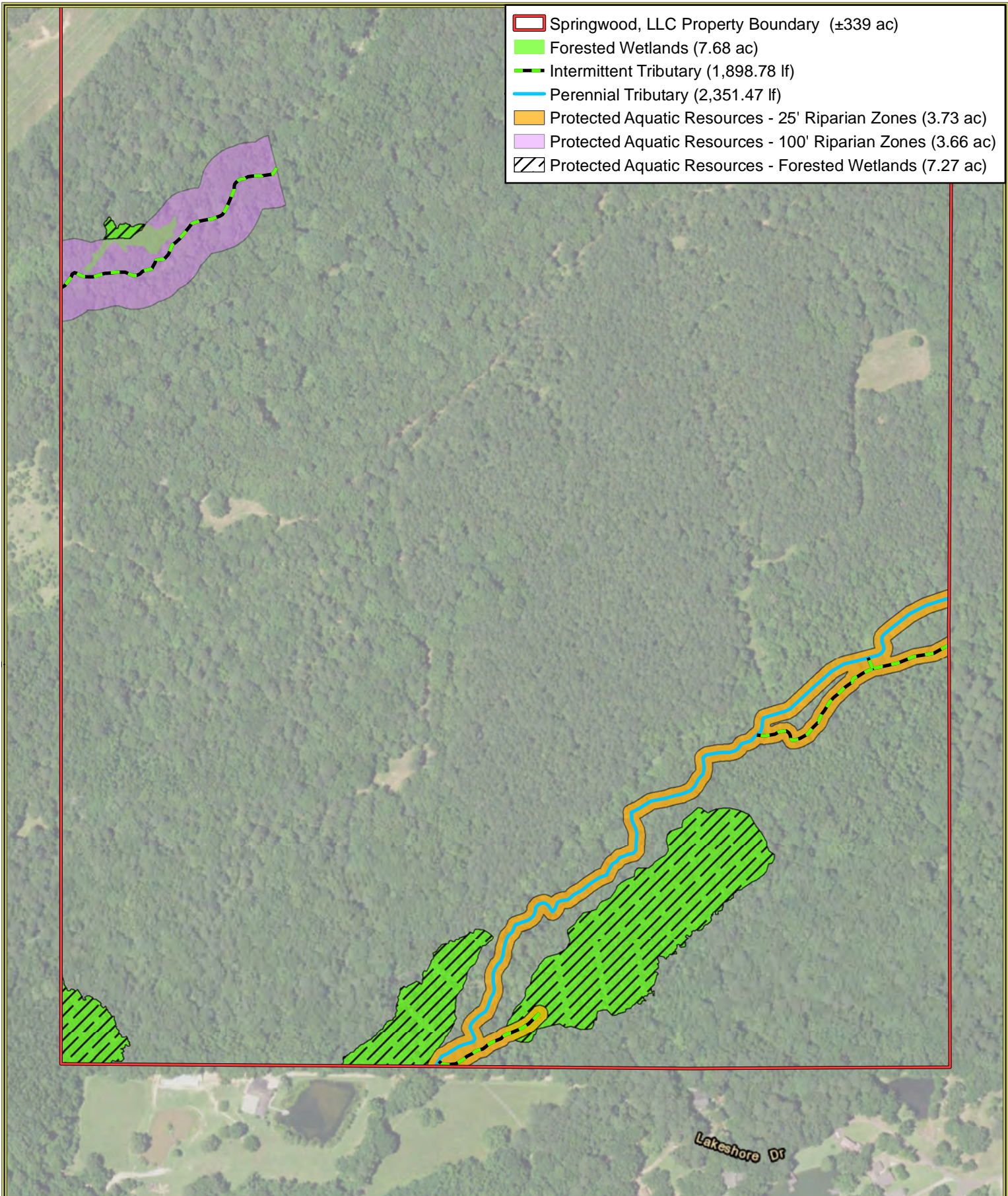
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 Feet

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NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2020 Imagery Basemap






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 Sec. 6 - T 7N - R 1E/Sec. 31 - T 8N - R 1E  
 Madison County, Mississippi  
**Proposed Mitigation Plan Map**

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 Feet  
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 NAD 1983 StatePlane Mississippi West FIPS 2302 Feet  
 USDA NAIP 2020 Imagery Basemap



