



**US Army Corps
of Engineers**

Vicksburg District
4155 Clay Street
Vicksburg, MS 39183-3435



Public Notice

APPLICATION NO.: MVK-2003-1355
EVALUATOR: Anne Woerner
PHONE NO.: (601) 631-5298
FAX NO.: (601) 631-5459
E-MAIL: Regulatory@mvk02.usace.army.mil
DATE: October 1, 2004
EXPIRATION DATE: October 22, 2004

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District, and the Louisiana Department of Environmental Quality, Office of Environmental Services are considering an application for a Department of the Army permit and State water quality certification for the work described herein. A water quality certification is required in accordance with statutory authority contained in the LRS 30:2074 A(3) and provisions of the Clean Water Act. Comments should be forwarded to the Vicksburg District, ATTN: CEMVK-OD-F, at the above address and the Louisiana Department of Environmental Quality, Office of Environmental Services, Post Office Box 4313, Baton Rouge, LA 70821-4313. The Louisiana Department of Environmental Quality has a copy of the application on file in their office in Baton Rouge and may be inspected at any time between 8:00 a.m. and 4:30 p.m. weekdays. Copies may be obtained from the Louisiana Department of Environmental Quality upon payment of cost of printing. The Louisiana Department of Environmental Quality will make a final decision on the water quality certification pertaining to this application within 30 days after expiration of this notice.

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:

Name of Agent:

Mr. Steve Bryan
The Bryan Company
779 Avery Blvd. North
Ridgeland, MS 39157

Ms. Anna W. Schoonover
Solutions, INC.
Post Office Box 820127
Vicksburg, MS 39182-0127

Location of Work: Section 29, T18N-R3E, latitude N 32° 30' 53.8", Longitude W 92° 11' 5.6", within the Ouachita River drainage basin, Ouachita Parish, Louisiana.

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 place fill into wetlands and other waters of the United States to develop, construct and maintain a 254-unit apartment complex and a commercial area along US Highway 80 in West Monroe, Ouachita Parish, Louisiana.

The proposed project would include construction of roadways, apartment slabs, parking lots, a clubhouse, and a retention pond. The proposed drainage system would be subsurface and would consist of an 8-foot by 8-foot concrete culvert running north to south and a 3-foot diameter concrete culvert running east to west.

The proposed project area is comprised of 29.2 acres and would adversely impact approximately 7.14 acres of wetlands and approximately 0.46 acres of other waters. Two intermittent streams measuring 1,198 linear feet and 1,330 linear feet would be culverted and filled. The construction of the roadways, parking lots, and building slabs would require approximately 6,175 cubic yards of fill in wetlands. The retention pond would be approximately 0.4 acres with approximately 0.2 acre of wetlands excavated to a depth of 8 feet.

The project site is comprised of primarily two vegetative communities: dense shrub and open field. Dominant species in the wetland areas include soft rush, rubus spp., Andropogon spp., Eupatorium spp., black willow, and Chinese tallow. Hydric soils in the area are Ruston fine sandy loam and Guyton-Rosebloom complex.

The purpose of the project is to provide housing and to provide commercial/retail space along US Highway 80.

The placement of dredged and/or fill material in waters of the United States associated with the mechanized land clearing and placement of fill material 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: An initial review indicates that the proposed project would not affect any of the sites in St. Tammany Parish, Louisiana in the National Register of Historic Places. Copies of this notice have been sent to the State Historic Preservation Officer, Federally Recognized Tribes, the Corps archaeologists, and other interested parties for comment on potential effects to cultural resources that could result from this activity.

Endangered Species: Our initial finding is that the proposed work would not 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.

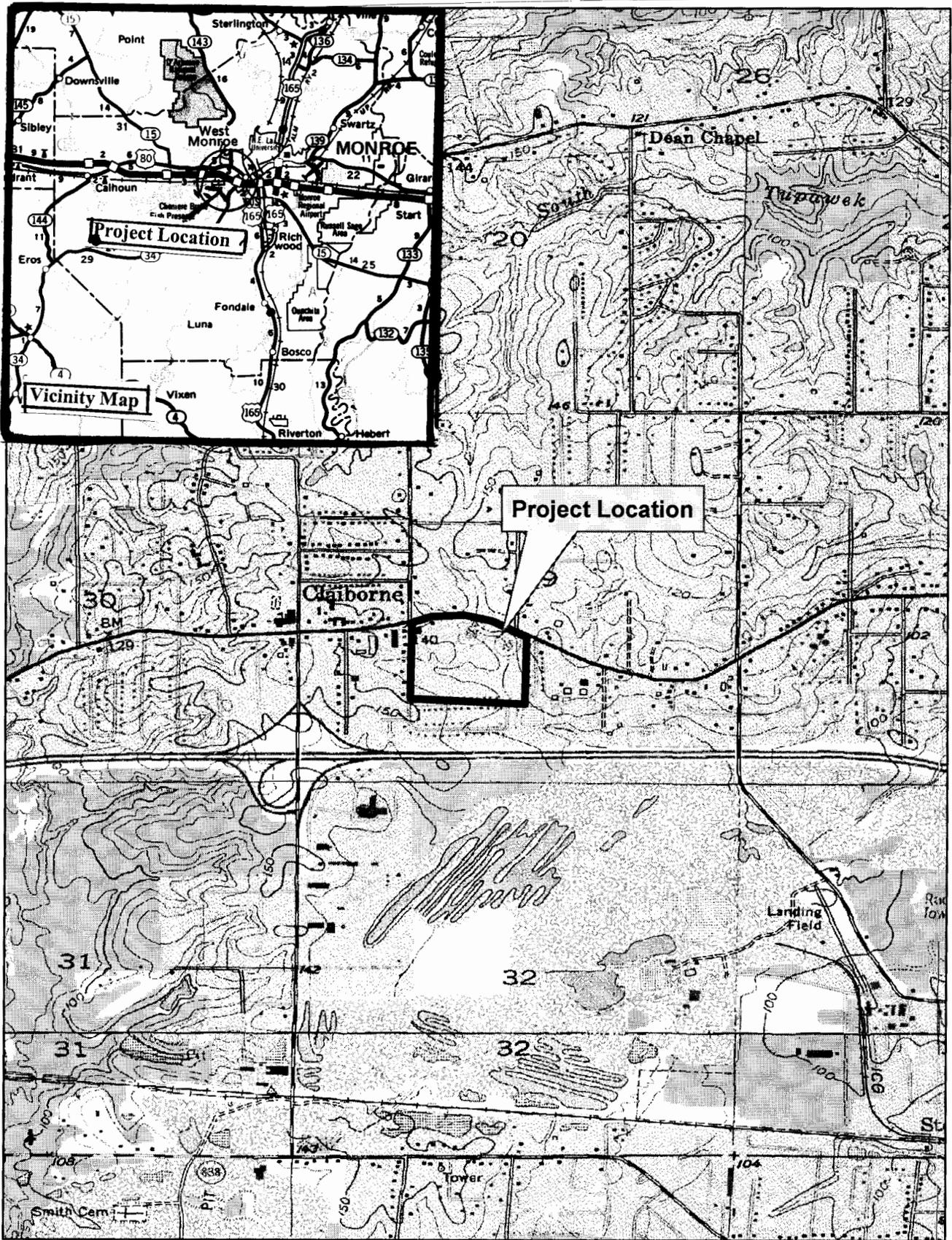
Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine 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/offices/od/odf/main.asp>, or go directly to the Final Permit Actions web page at <http://www.mvk.usace.army.mil/offices/od/odf/PubNotice/MonthlyNotice/pnmain.asp>.

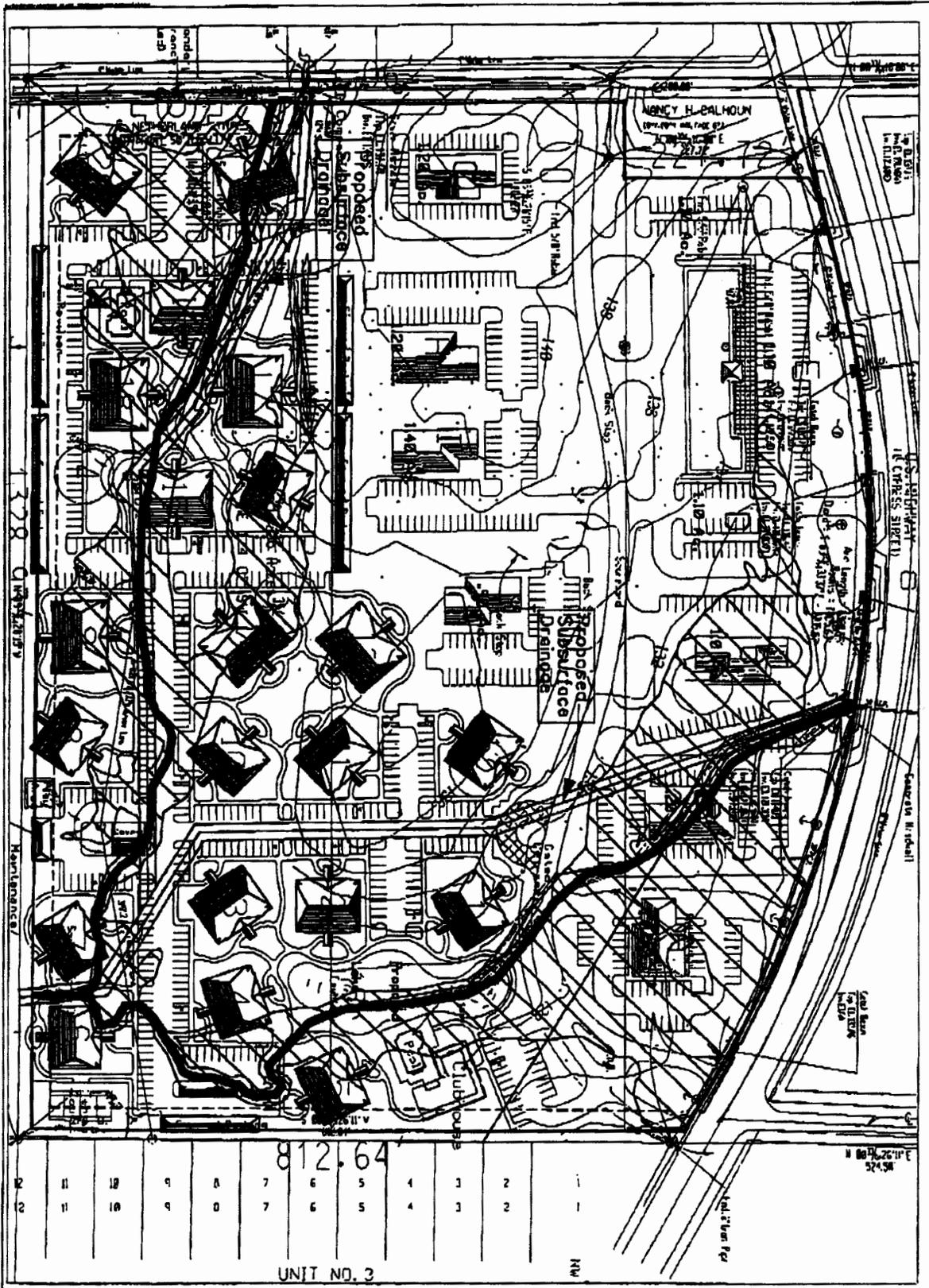
W. Harold Lee
Team Leader
Evaluation Section

ASHFORD PLACE APARTMENTS



CEMVK-OD-FE ASW-MVK-2003-1355
(RAMS# 200313970)

THE BRYAN COMPANY



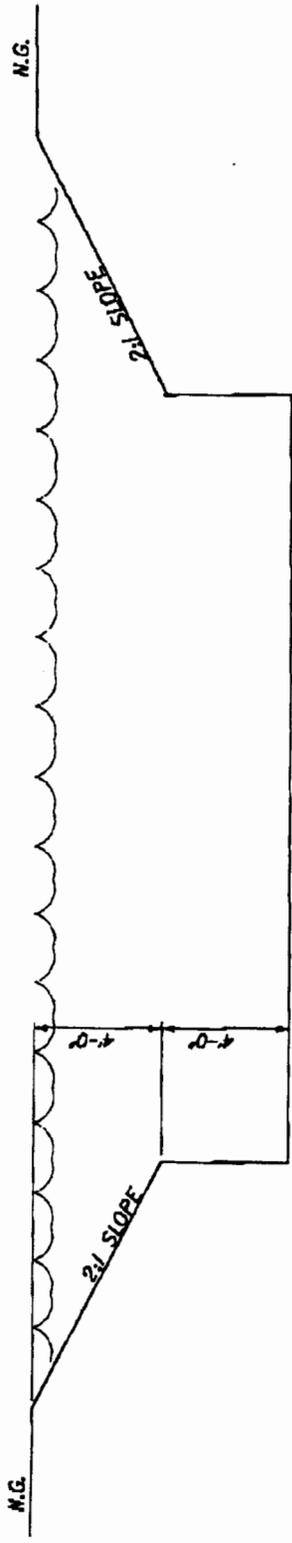
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THE BRYAN COMPANY
 ASHFORD PLACE
 OURCHITA PARISH, LOUISIANA

CEMVK-OD-FE ASW-MVK-2003-1355
 (RAMS# 200313970)

DENMON
 ENGINEERING

THE BRYAN COMPANY

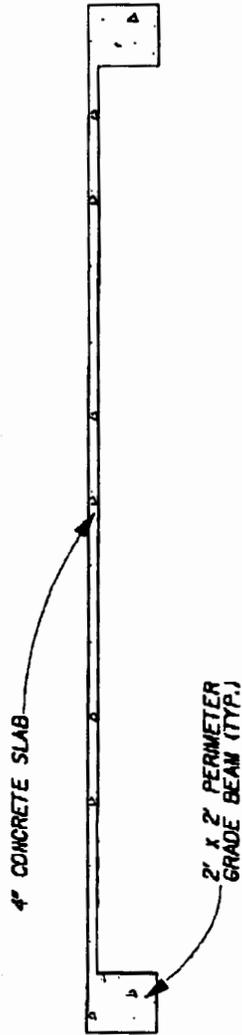


1 TYPICAL RETENTION POND CROSS-SECTION
 08-04-04 SCALE: N.T.S.

PREPARED FOR:
 THE BRYAN COMPANY
ASHFORD PLACE APARTMENTS
 TYPICAL RETENTION POND CROSS-SECTION

PREPARED BY:
FE
DENMON
ENGINEERING
 Engineers and Surveyors
 P.O. Box 5050
 Monroe, LA 71211-5150
 Phone: 318-388-1422
 FAX: 318-361-5038

ESTIMATED FILL QUANTITIES IN WELLAND SEALS:
 650 C.Y. SOIL
 500 C.Y. CONCRETE

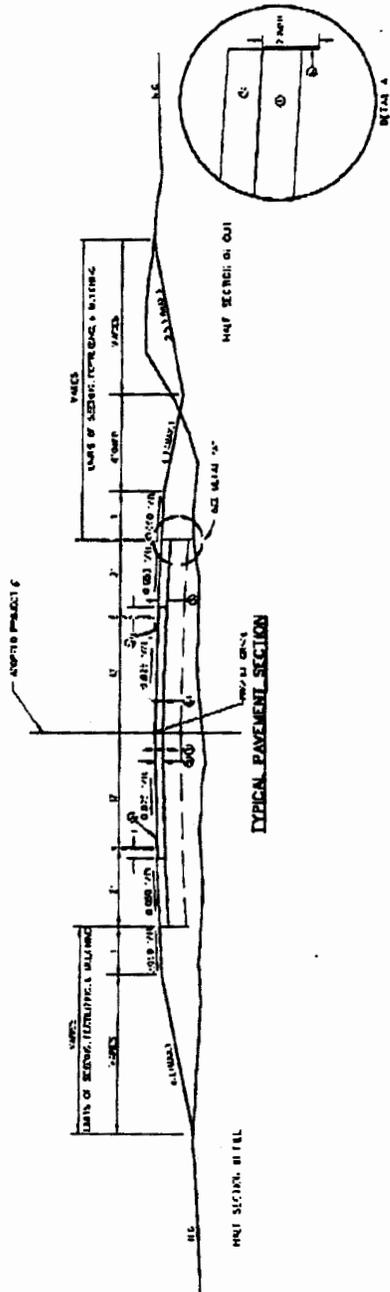


TYPICAL SLAB ON GROUND CONSTRUCTION
 4" CONCRETE SLAB (5000 P.S.I.) REINFORCED WITH
 #3 AT 8" O/C EACH WAY ON 6" ML POLYETHYLENE
 VAPOR BARRIER ON 4" SAND FILL.

1 TYPICAL BUILDING SLAB
 08-04-04 SCALE: N.T.S.

PREPARED BY:
DE
DENMON
ENGINEERING
 ENGINEERS AND SURVEYORS
 P.O. Box 8480
 Metairie, LA 70001-8480
 Phone: 516-886-1422
 FAX: 516-361-8026

PREPARED FOR:
 THE BRYAN COMPANY
ASHFORD PLACE APARTMENTS
 TYPICAL BUILDING SLAB CROSS-SECTION



ESTIMATED EMBODIMENTS IN WETLAND AREAS:
 ROADWAY - 1800 C.Y. SOIL
 - 225 C.Y. ASPHALT
 PARKING LOTS - 2000 C.Y. SOIL
 - 1000 C.Y. ASPHALT

- LEGEND**
1. 500001 3" ASPHALTIC CONCRETE WEARING COURSE (TYPE 3)
 2. 300001 CLASS 1 BASE COURSE (18.5" CRUSHED STONE)
 3. 400001 1/2" AGGREGATE SURFACE COURSE (NET SECTION)
 4. RESERVED
 5. RESERVED
 6. GEOTEXTILE FABRIC

1 TYPICAL ROADWAY & PARKING SECTION SCALE: M.T.S.

PREPARED BY:
DENMON
ENGINEERING
 Engineers and Surveyors
 P.O. Box 2400
 Metairie, LA 70001-0400
 Phone: 515-888-1422
 FAX: 515-881-0080

PREPARED FOR:
 THE BRYAN COMPANY
ASHFORD PLACE APARTMENTS
 TYPICAL ROADWAY/PARKING CROSS-SECTION

CEMVK-OD-FE ASW-MVK-2003-1355
 (RAMS# 200313970)

THE BRYAN COMPANY



Vicinity Map

GENERAL INFORMATION	
Project No.	2003-1355
Client	THE BRYAN COMPANY
Map Scale	1" = 100'
Map Date	10/20/03
MATERIALS INFORMATION	
Map Projection	UTM
Map Datum	NAD 83
Map Units	Feet

CEMVK-OD-FE



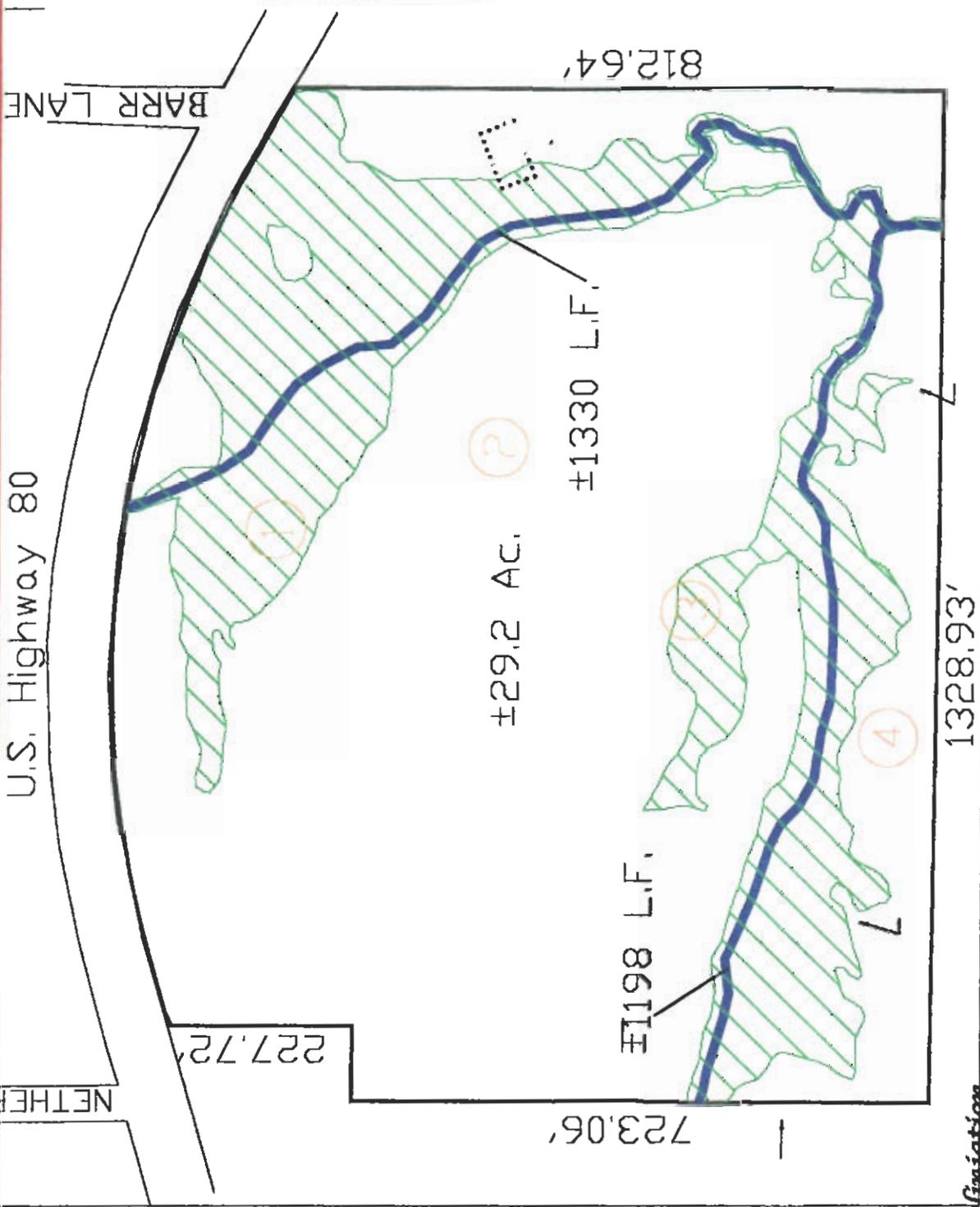
ASW-MVK-2003-1355
(RAMS# 200313970)

THE BRYAN COMPANY

Wetlands Definition
shford Place
West Monroe, Louisiana

THE BRYAN COMPANY
Engineering & Construction Professionals

The Science of Wetlands Assessment
TWD Planning Group
www.twdplanning.com



U.S. Highway 80

BARR LANE

NETHER

227.72'

±29.2 AC.

±1330 L.F.

±1198 L.F.

723.06'

1328.93'

812.64'

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