



**US Army Corps  
of Engineers**

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



# Public Notice

APPLICATION NO.:	MVK-2017-958
EVALUATOR:	Mr. Andy Sanderson
PHONE NO.:	(601) 631-5083
E-MAIL:	Andy.Sanderson@usace.army.mil
DATE:	July 25, 2018
EXPIRATION DATE:	August 14, 2018

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District is considering an application for a Department of the Army permit for the work described herein. Comments should be forwarded to the Vicksburg District, Attention: CEMVK-OD-F, 4155 Clay Street, Vicksburg, Mississippi 39183-3435.

Application also has been made to the Louisiana Department of Environmental Quality, Office of Environmental Services for a Water Quality Certification in accordance with La. R.S. 30.2074(A)(93), and Section 401 of the Clean Water Act (P.L. 95-217). Additional information is on file with the above office, and may be inspected at any time between 8:00 a.m. and 4:30 p.m. weekdays. Copies may be obtained upon payment of cost of copying. Comments concerning the application can be filed with the Office of Environmental Services within 20 days of this notice to the following address: Office of Environmental Services, Post Office Box 4313, Baton Rouge, Louisiana 70821-4313.

**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. David Strange  
Ferriday Housing, LP  
149 Concourse Boulevard  
Pearl, Mississippi 39208

**Name of Agent:**  
Mr. Michael Henry  
Hydrik Wetlands Consultants  
2323 Highway 190 East, Suite 2  
Hammond, Louisiana 70401

**Location of Work:** Section 21, T8N- R9E, Latitude 31.6512, Longitude -91.5542, within the Lake St John-Black Bayou Lake watershed in the Bayou Cocodrie Drainage Basin (8-digit USGS HUC: 08040306), Concordia 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 an after-the-fact Department of the Army permit for the discharge of dredged and/or fill material into jurisdictional wetlands for the purpose of constructing a low income single family housing development in Ferriday, Louisiana. The subdivision would consist of 44 total residential units, 1 community lot, 1 community building, an access road approximately 1,450 linear feet (lf) long x 50 feet wide, a 944 lf long drainage ditch, and other attendant features.

The project site is approximately 7.67 acres in size. Within the project area there are approximately 6.03 acres of jurisdictional wetlands, all of which have been filled for site preparation, grading, and construction. Total discharge of fill into jurisdictional wetlands was approximately 15,000 cubic yards of clean silt and 6,000 cubic yards of concrete.

The vegetative communities within the project area have been disturbed due to recent activities related to this after-the-fact permit application. Soil within the project site is dominated by Sharkey clay with a hydric rating of 93 percent.

The applicant proposes to mitigate for the unavoidable loss of unauthorized jurisdictional impacts through the purchase of credits from an USACE approved mitigation bank that services the project area.

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. The permit area has been so extensively modified that little likelihood exists for the proposed project to impinge upon a historic property, even if present within the affected area.

**Endangered Species:** Listed species for the project area include the Northern long-eared bat, fat pocketbook pearly mussel, pallid sturgeon, and interior least tern. Based on information provided by the applicant, our initial finding is that the proposed work would have no effect on the Northern long-eared bat or the fat pocketbook pearly mussel. Utilizing the Standard Local Operating Procedure for Endangered Species (SLOPES) as signed on December 1, 2014, 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 the pallid sturgeon or the interior least tern. 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.

**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 site is not 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.

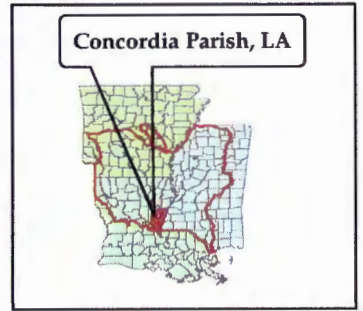
**Notification of Final Permit Actions:** Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/Missions/Regulatory.aspx>.

*Thomas A. McCabe*  
**Thomas A. McCabe**  
**Chief, Evaluation Section**  
**Regulatory Branch**



FERRIDAY HOUSING, LP

CEMVK-OD-FE MVK-2017-958



Concordia Parish, LA

26 June 2018  
MVK-2017-958

Hydrik Consultants  
Ferriday Housing LP  
Proposed Apartment Complex  
Unauthorized Activity  
Concordia Parish, LA  
**Warning Letter**  
**After-the-Fact**  
**Permit Request**

Jeremy Stokes





Location

West Ferriday

**Legend**

-  Project Boundary (7.6 Acres)
-  Wetland\_Impact (6.03 Acres)

1:2,500

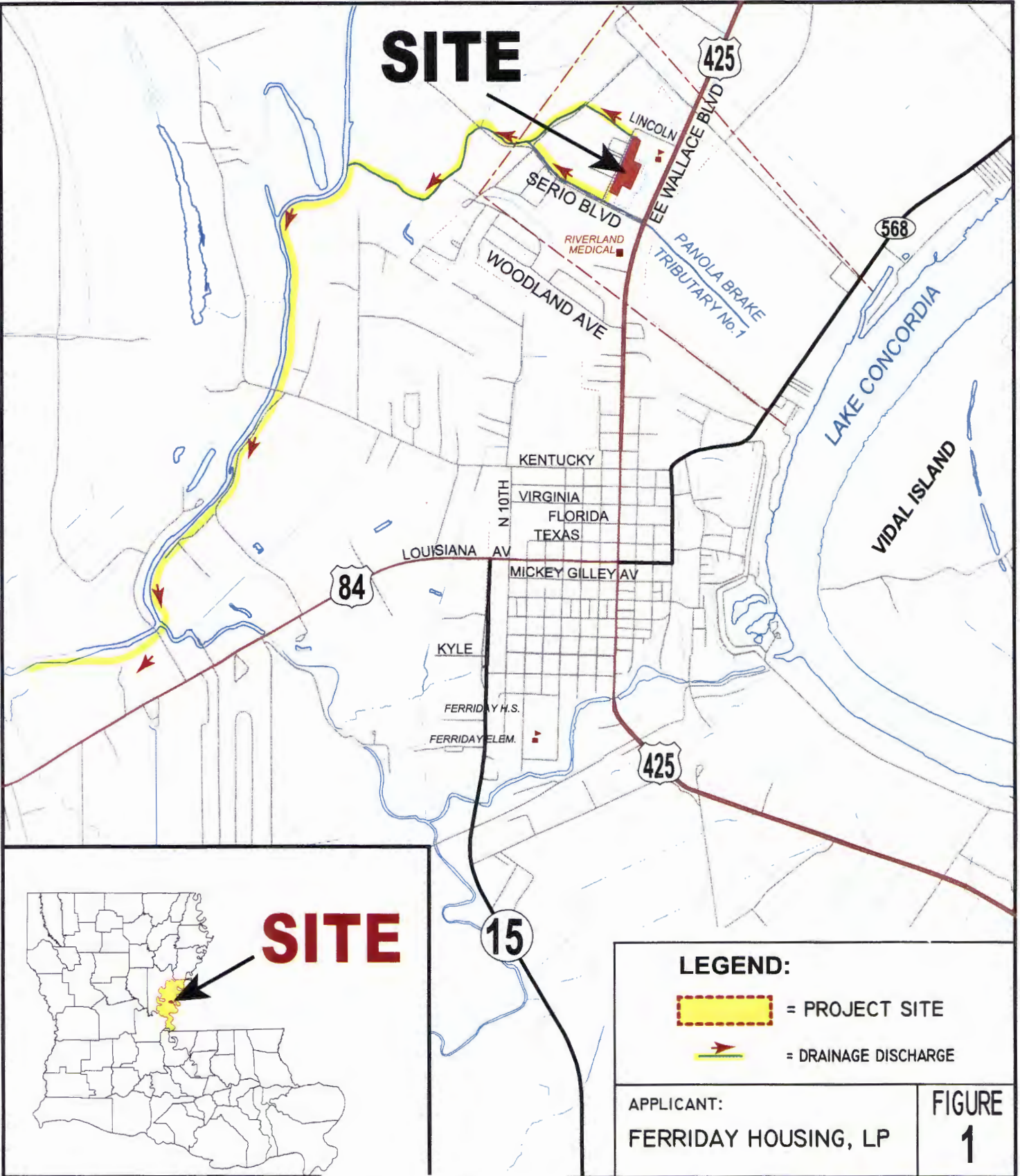
**US Army Corps of Engineers**

**Regulatory Branch**

Enforcement Section



0 120 240  
Feet

# SITE



# SITE

### LEGEND:

-  = PROJECT SITE
-  = DRAINAGE DISCHARGE

APPLICANT:  
FERRIDAY HOUSING, LP

FIGURE  
1

PROJECT:  
WESTLAKE SUBDIVISION  
SECTION 40, T8N-R9E  
CITY OF FERRIDAY  
CONCORDIA PARISH, LA

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FERRIDAY HOUSING, LP

**ORIK**  
LOOD CONTROL  
(985)429-0333

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY.  
THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

DATE: 18320

DATE: 4-10-2018

APPROVED:

THIS SITE IS LOCATED IN FLOOD ZONE "X"  
 PER FEMA FLOOD INSURANCE RATE MAP  
 NUMBER: 220053 0170B, DATED 6-02-1994.

**PROJECT DATA**

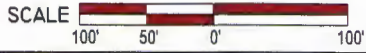
PROJECT AREA = 7.67 ACRES  
 TOTAL WETLANDS = 5.41 AC (ALL IMPACTED)  
 COMMUNITY LOT = 1  
 TOTAL RESIDENTIAL LOTS = 21  
 TOTAL RESIDENTIAL UNITS = 44 (64,708 SQ.FT\*)  
 COMMUNITY BUILDING = 1 (1,376 SQ. FT.\*)  
 LENGTH OF 50' WIDE STREET = 1,450 LIN. FT.  
 FINISHED FLOOR ELEV = 58.2'  
 NOTE: (\*) REFERS TO BUILDING FOOTPRINT

**LEGEND:**

- PROJECT BOUNDARY (7.67 ACRES)
- TOTAL WETLANDS = 5.431 ACRES  
 WETLANDS TO BE IMPACTED VIA - FILLING & GRADING (5.327AC)
- WETLANDS TO BE IMPACTED VIA - EXCAVATION FOR DITCHES 944 LIN. FT (0.104 AC)
- EXISTING DITCH / ADJACENT TO PROJECT, NOT-A-PART
- 25' ELEVATION / LINE
- ↖ DRAINAGE FLOW PRE-DEVELOPMENT
- ↖ DRAINAGE FLOW POST DEVELOPMENT
- SERVIDUTE LINE
- CULVERT - PROPOSED / 436 LIN. FT (Within Wetlands)
- CULVERT - EXISTING
- SWALE - PROPOSED

NOTE: 35# RIP-RAP TO BE PLACED AT OUTFALLS OF PROPOSED CULVERTS WITHIN THIS SITE.

Base Drawings Provided By:  
**BALLARD CLC, INC.**  
 ALEXANDRIA, LA



PROJECT:  
**WESTLAKE SUBD.**  
 SECTION 40, T8N-R7E  
 CITY OF FERRIDAY  
 CONCORDIA PARISH, LA

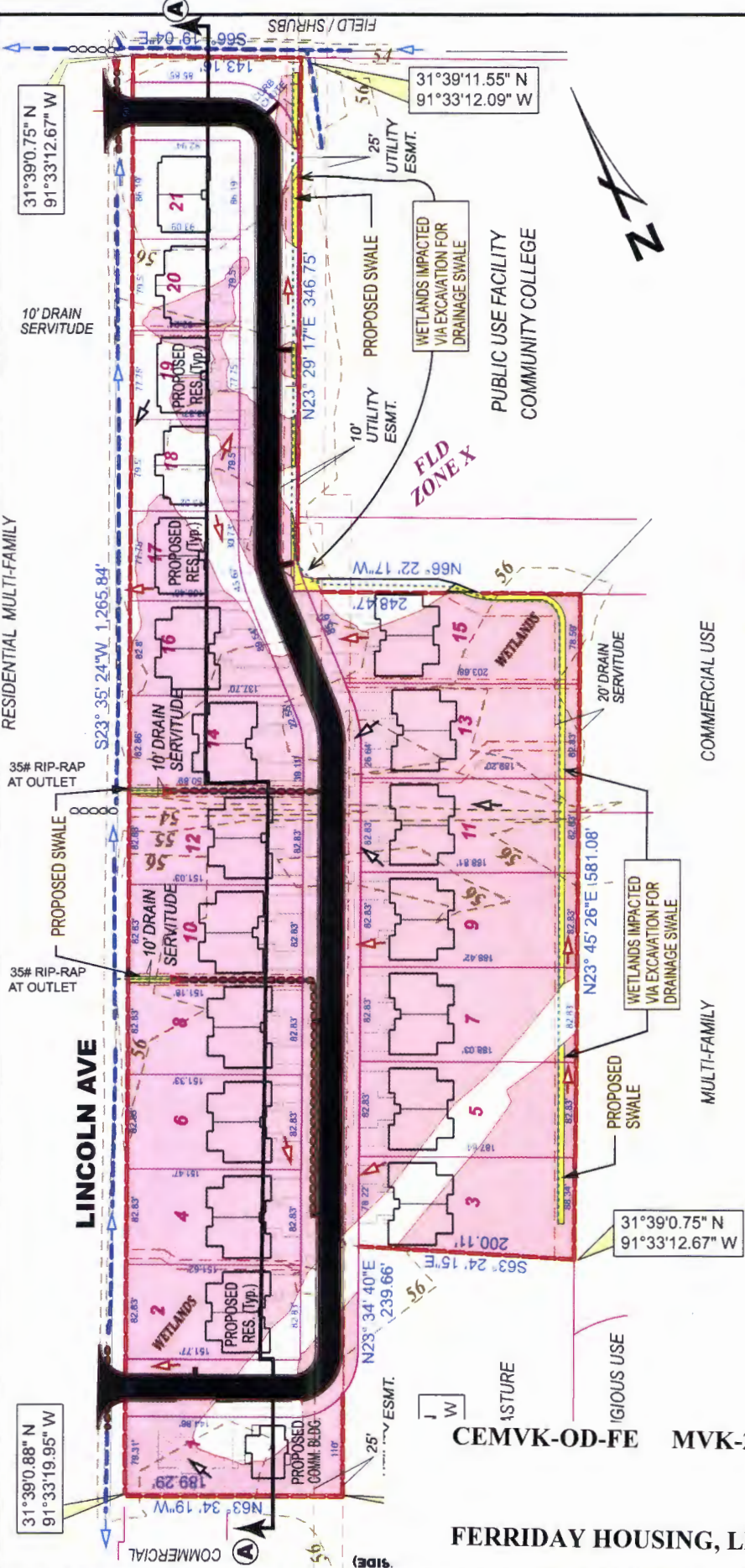
APPLICANT:  
**FERRIDAY HOUSING, LP**

FIGURE  
**2**



CEMVK-OD-FE MVK-2017-958

FERRIDAY HOUSING, LP

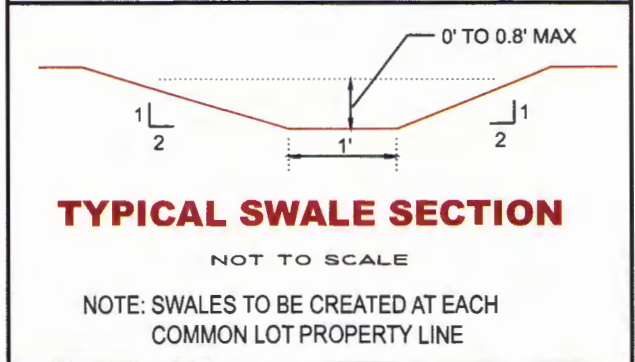
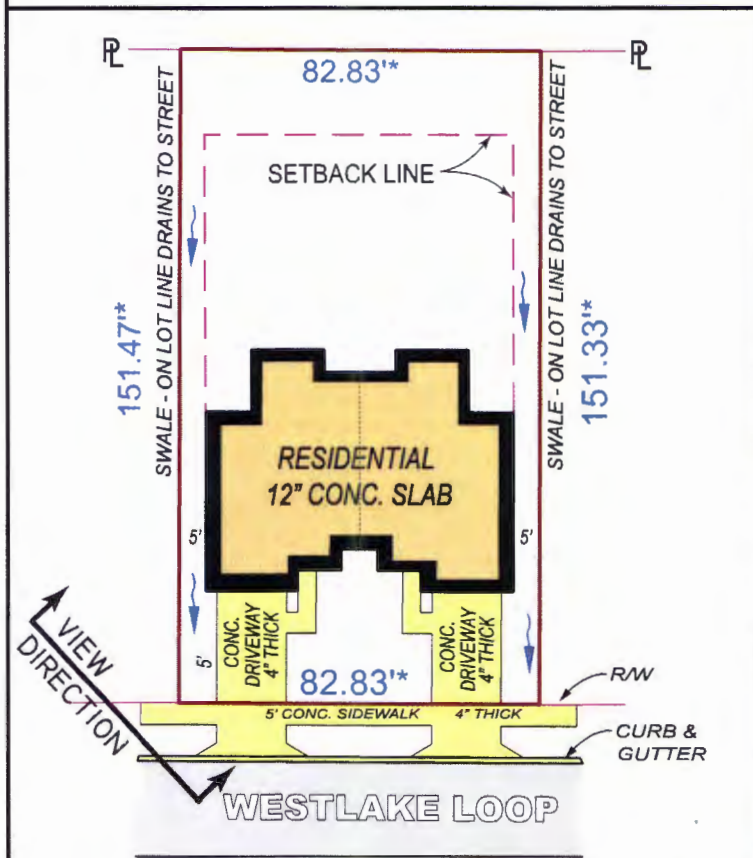
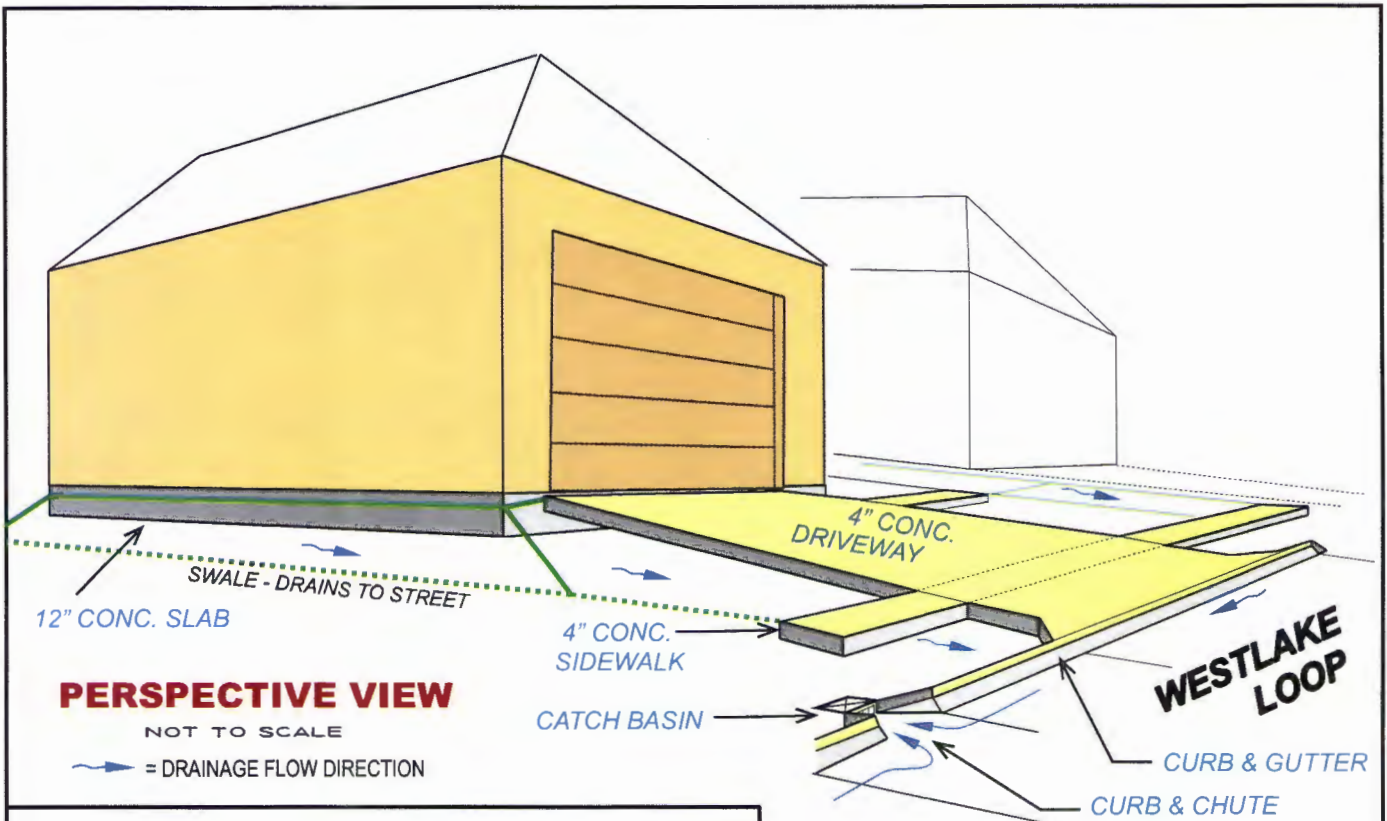


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HF: 1832 C

DATE: 4-18-2018

APPROVED:



**TYPICAL LOT LAYOUT WITH PERSPECTIVE VIEW**

DEVELOPMENT:  
**WESTLAKE SUBDIVISION**  
SECTION 40, T8N-R9E  
CITY OF FERRIDAY  
CONCORDIA PARISH, LA



**TYPICAL LOT**

NOT TO SCALE  
(\* NOTE: LOT DIMEN:  
= DRAINAGE FLO

CEMVK-OD-FE MVK-2017-958

FERRIDAY HOUSING, LP

FIGURE  
**5**

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HF: 1832 C

DATE: 4-18-2018

APPROVED: