



**US Army Corps
of Engineers**

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



Public Notice

APPLICATION NO.:	<u>CPM-MVK-2014-92</u>
EVALUATOR:	<u>Ms. Charlene Mosley</u>
PHONE NO.:	<u>(601) 631-5264</u>
FAX NO.:	<u>(601) 631-5459</u>
E-MAIL:	<u>Charlene.P.Mosley@usace.army.mil</u>
DATE:	<u>August 5, 2014</u>
EXPIRATION DATE:	<u>August 26, 2014</u>

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District and the Louisiana Department of Environmental Quality (LADEQ), 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 Louisiana Revised Statutes of 1950, Title 30, Chapter 11, Part IV, Section 2074 A (93) and provisions of Section 401 of the Clean Water Act (P.L. 95 217). Comments should be forwarded to the Vicksburg District, Attention: CEMVK-OD-F, at the above address, and must reach this office by the cited expiration date. Also, comments concerning the application can be filed with the LADEQ, 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.

The Louisiana Department of Environmental Quality has additional information on file in their office in Baton Rouge which 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.

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:
Standard Enterprises
3104 Breard Street
Monroe, Louisiana 71201

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

Location of Work: Section 9, T17N-R4E, latitude 32.4751N, longitude -92.0706W within the Boeuf drainage basin, in 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 for the discharge of dredged and/or fill material into wetlands associated with the mechanized land clearing and development of a residential area in Ouachita Parish, Louisiana. The applicant's stated purpose is to provide low income housing in a location as pre-defined by Louisiana's Housing Corporation (LHC).

The proposed Pleasant Trinity Estates (PT) would be constructed on a 16-acre parcel of land. The development would be comprised of approximately 50 single-family residential house lots, associated roads/streets, and utilities as a planned residential development. All 50 homes, infrastructure, and drainage will be built at the same time. The road would consist of curb and gutter with asphalt driving surface and underground drainage. The utilities, primarily electric, would be aerial service to each home. The development would have green space and park areas for use by the residents. The project would consist of a minimum lot size of 13,600 square feet (0.08 acre).

The total amount of wetlands impacted by the project would be approximately 9.4 acres of scrub-shrub wetlands. Approximately 10,000 cubic yards of clean silt fill and 8,000 cubic yards of concrete would be used as fill for the development. The applicant has proposed to mitigate for the unavoidable loss of wetland functions and values by purchasing credits from an approved mitigation bank.

Vegetation growing in the wetland area includes Bushy bluestem, Yellowledge bluestem, Chinese privet, American sweet gum, and Rattlebush. Hydric soil within this project consists of Alligator Clay.

The placement of dredged and/or fill material in waters of the United States associated with the mechanized land clearing and commercial development 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: The permit area is composed 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. Copies of the public notice have been sent to the Louisiana State Historic Preservation Office, 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 affect the following endangered species or their critical habitats: Louisiana black bear and Red-cockaded woodpecker. This proposal is being coordinated with the U.S. Fish and Wildlife Service, and any comments regarding endangered species or their critical habitat would 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.

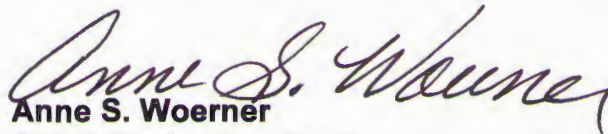
Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may 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/Monthly Notice/pnmain.asp](http://www.mvk.usace.army.mil/offices/od/odf/PubNotice/MonthlyNotice/pnmain.asp).



Anne S. Woerner
Chief, Evaluation Section
Regulatory Branch

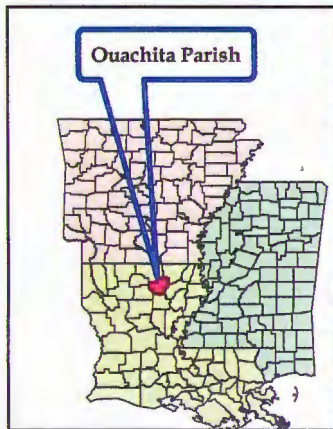


Legend

Site Classification

	Impacted Wetland/9.40ac
	Non-Impact Wetland/2.42ac
	Upland/3.43ac
	Non-Impact Wet Drain
	Other Waters/0.95ac

**Approx. Project Coordinates:
32.2102 -91.6713**



**August 1, 2014
MVK-2014-92**

Applicant:
Standard Enterprises

Proposed Work:
Residential Development

Location:
Sections 9, T17N-R4E
Monroe South, Quadrangle
Ouachita Parish, LA

Map Background:
NAIP Aerial Imagery (2004)

**Preliminary
Jurisdictional Determination**

Prepared by:
Robert G. Ulmer, Jr.

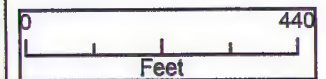


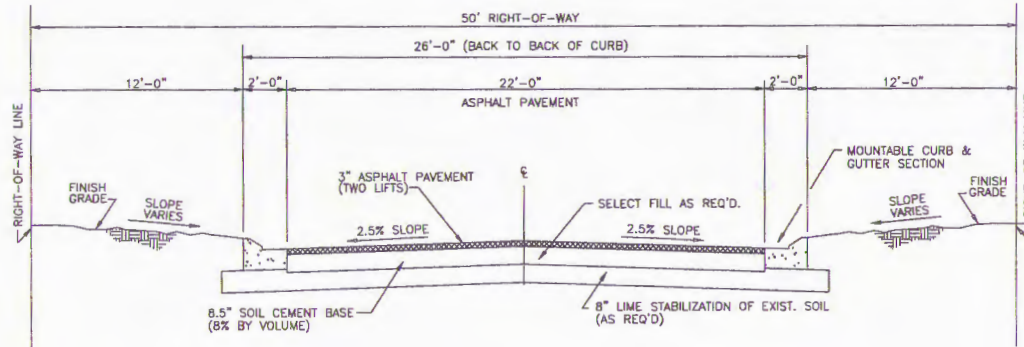
**US Army Corps
of Engineers.**



Regulatory Branch

Enforcement Section

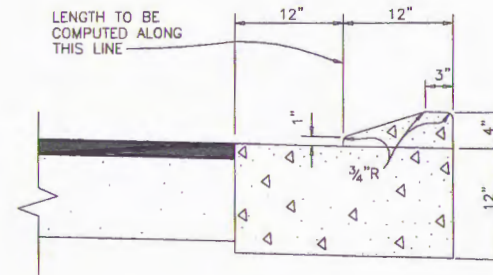




TYPICAL FINISHED SECTION

GENERAL NOTES:

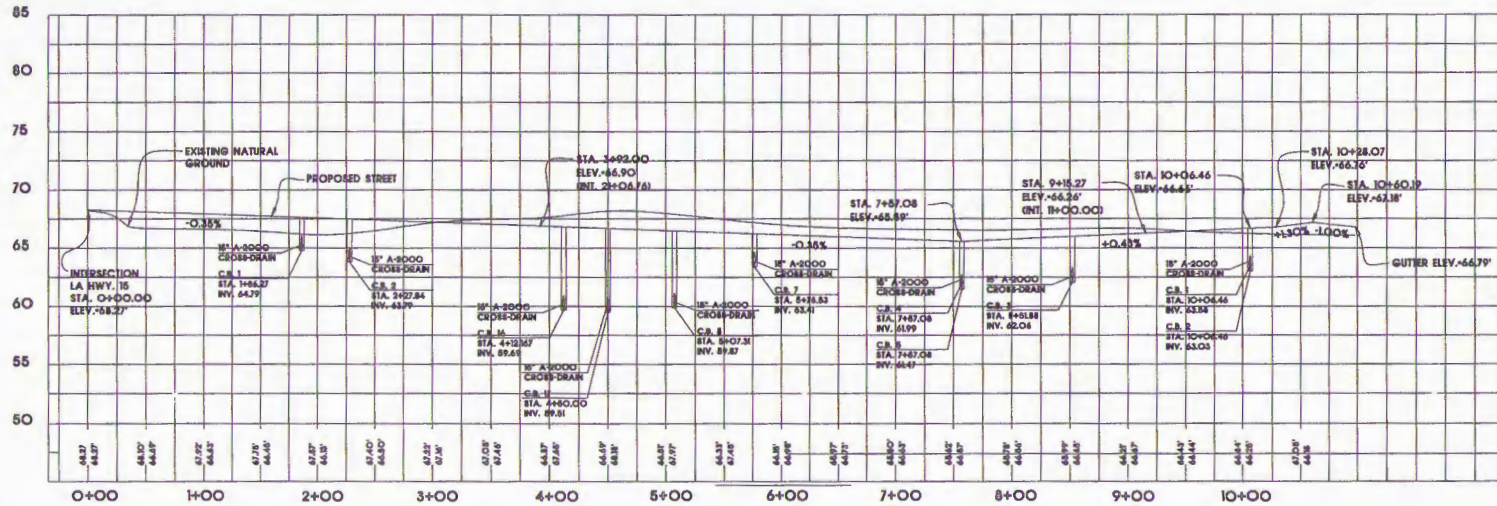
1. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE DURING CONSTRUCTION OF THIS PROJECT.
2. EROSION CONTROL TO BE MAINTAINED DURING CONSTRUCTION.
3. SILT FENCING, BALED HAY ETC. TO BE USED AROUND CATCH BASINS DURING CONSTRUCTION.
4. ANY "SOFT" EARTHWORK MATERIAL FOUND UNDER PROPOSED ROADWAY SITE TO BE REMOVED, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO 95% MAXIMUM DENSITY.
5. EMBANKMENT UNDER PROPOSED BUILDINGS TO BE COMPACTED TO 95% MAXIMUM DENSITY.
6. TRAFFIC CONTROL SHALL BE CONDUCTED IN A MANNER SET FORTH IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.



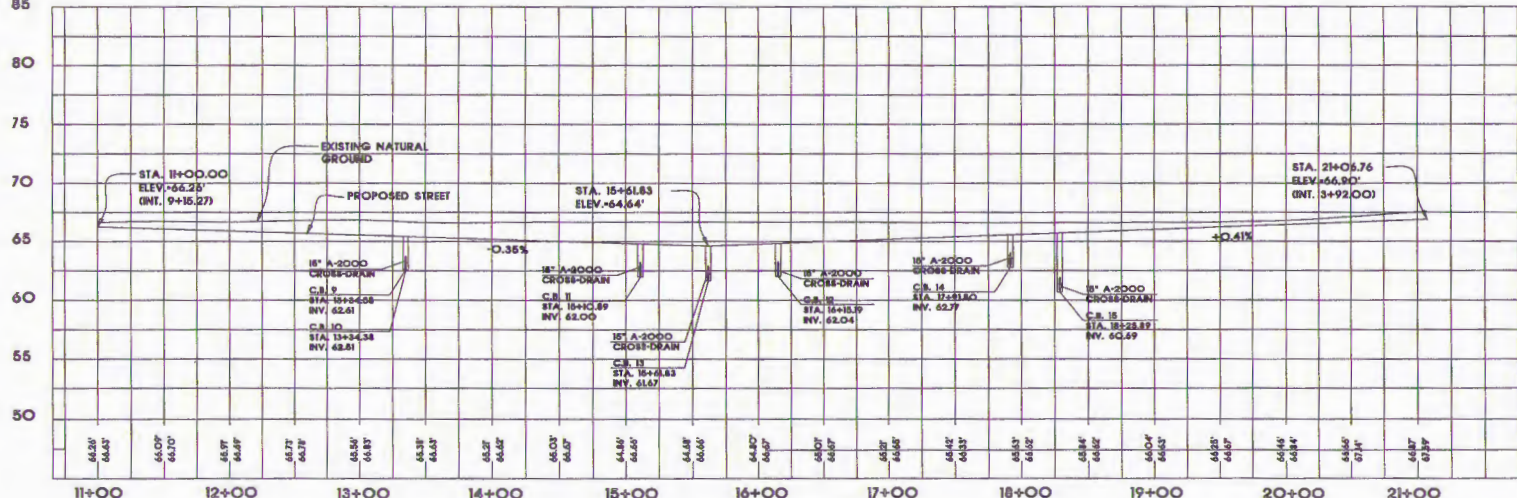
CURB & GUTTER
DETAIL

SHEET NUMBER		6	
QUANTITY		1 SET	
DRAWING NUMBER		13E153	
DATE		02-07-08	
BY		J. D. 1.4	
CHECKED BY		J. D. 1.4	
DESIGNED BY		J. D. 1.4	
APPROVED BY		J. D. 1.4	
PROJECT DESCRIPTION		PLEASANT TRINITY ESTATES	
LOCATION		WINNBERG ROAD MONROE, LOUISIANA	
DATE		02-07-08	
SCALE		AS SHOWN	
PROJECT NUMBER		318-357-5335	
PROJECT ADDRESS		214 EDWIN CIRCLE SUITE 1 WEST MONROE, LOUISIANA 71292	
PROJECT PHONE		318-357-5335	
PROJECT FAX			
PROJECT EMAIL			

TILLMAN DRIVE



WELTON WILEY CIRCLE

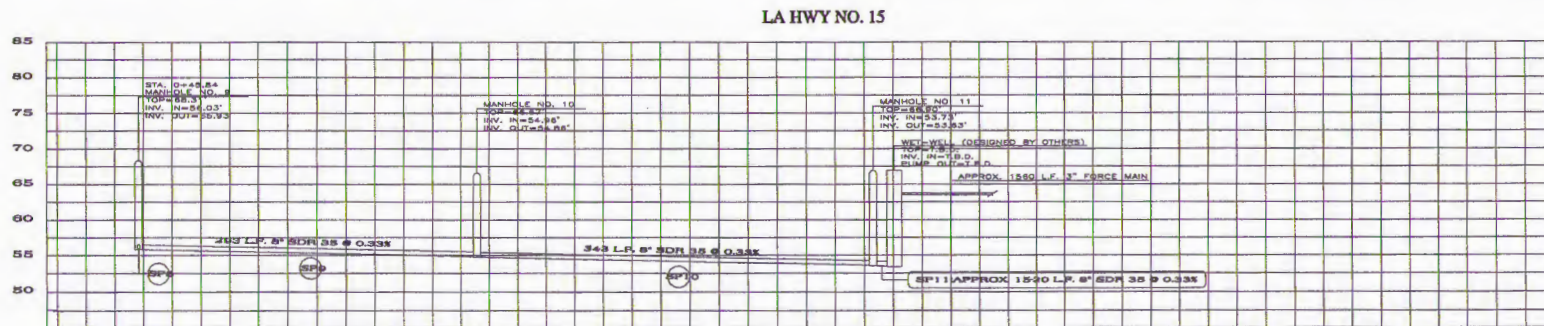
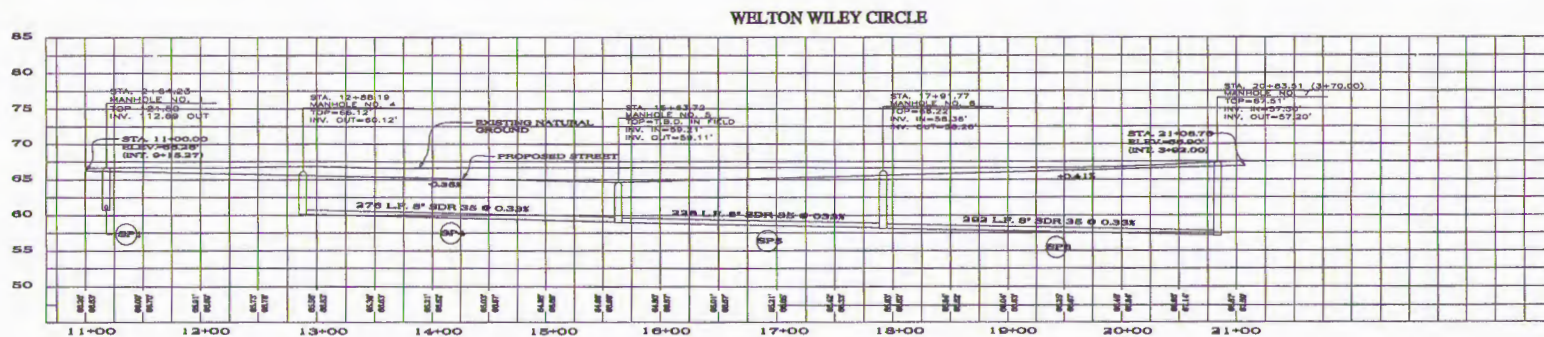
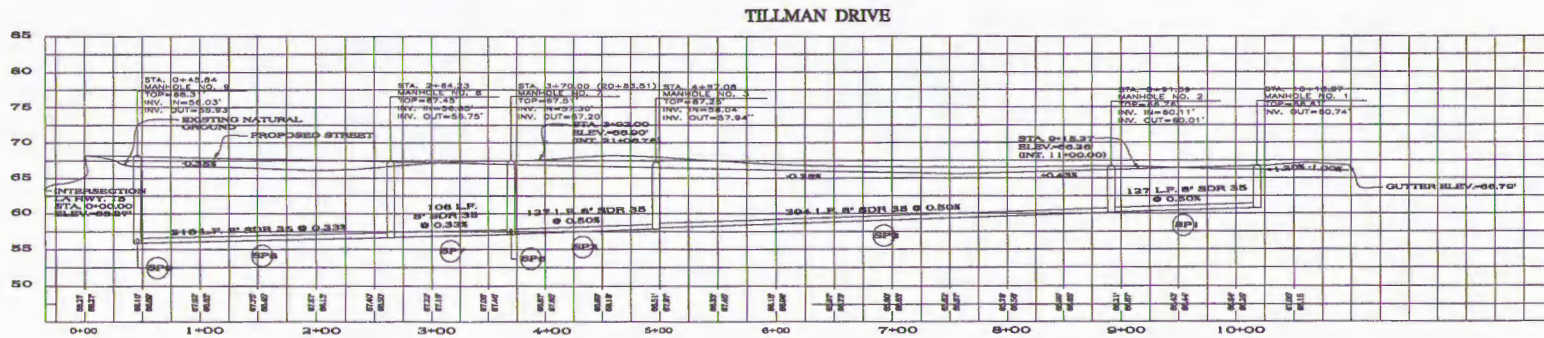


DATE	NO.	BY	PROJECT	SCALE	SHEET
			PLEASANT TRINITY	AS SHOWN	9

STREET PROFILES
 PLEASANT TRINITY
 WINNBERG ROAD
 MONROE, LOUISIANA

CEMVK-OD-FE CPM-MVK-2014-92

PLEASANT TRINITY ESTATES
 MONROE, LA

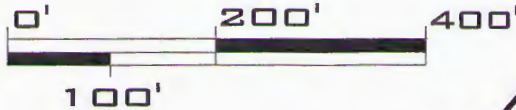


DATE NUMBER		11	
DESIGNED	BY	CHECKED	BY
	DATE		DATE
DRAWN	BY	CHECKED	BY
	DATE		DATE
PROJECT DESCRIPTION			
NO. DATE			
SEWER PROFILES PLEASANT TRINITY WINNSBORO ROAD MONROE, LOUISIANA			

CEMVK-OD-FE CPM-MVK-2014-92

PLEASANT TRINITY ESTATES
MONROE, LA

STANDARD ENTERPRISES
 PLEASANT TRINITY ESTATES
 MONROE, LA
 ~16 ACRES
 SECTION 404 PERMIT

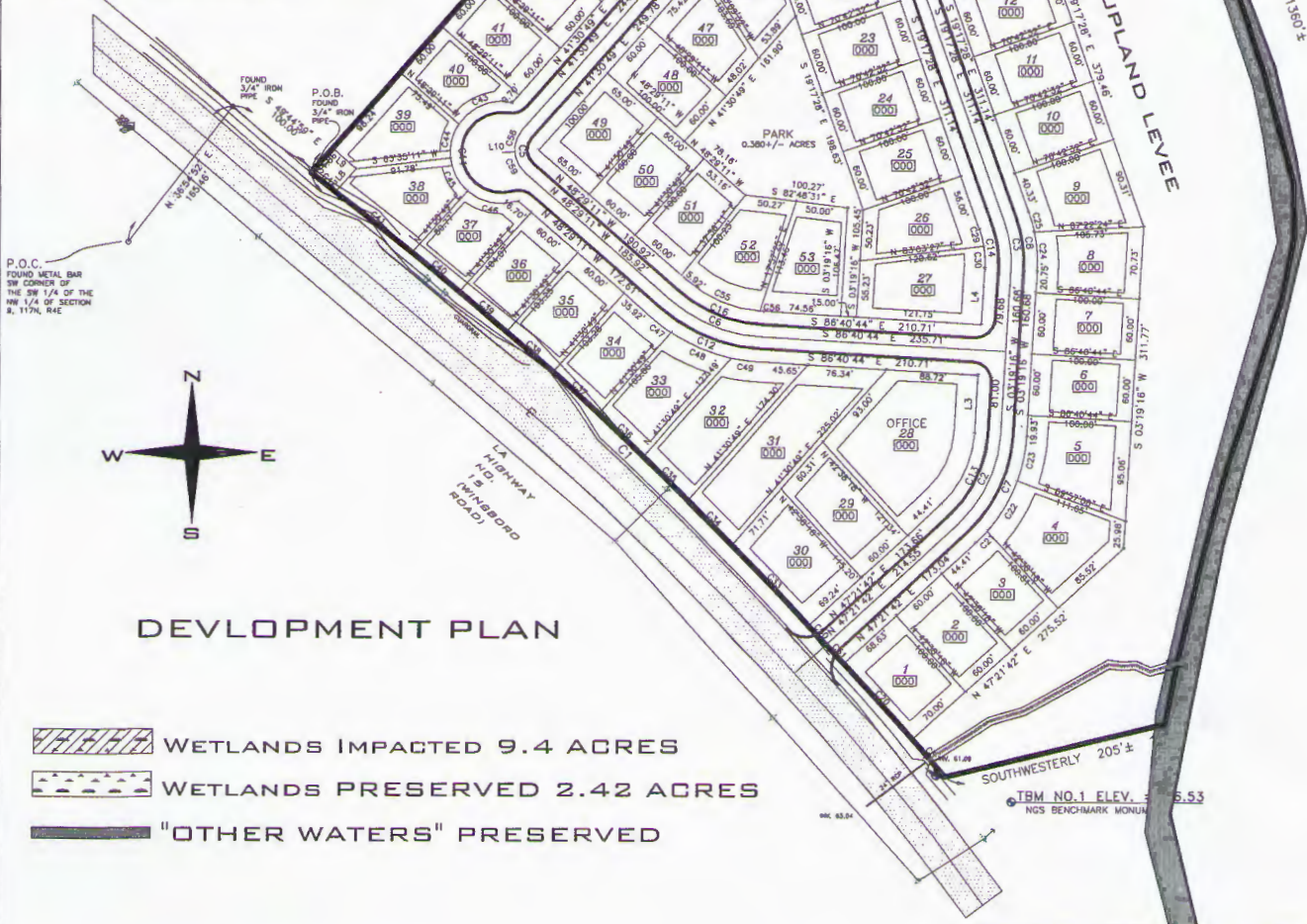


SITE NOTES:

1. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, FERTILIZED, MULCHED, AND/OR SOODED AS REQUIRED TO EFFECTIVELY PREVENT SOIL EROSION.
2. ALL LIFTS SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE STANDARD PROCTOR DENSITY (ASTM D-698) WITH SUITABLE FILL MATERIAL ACCEPTABLE TO TESTING LABORATORY. MAXIMUM LOOSE LIFT TO BE 8".
3. THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE CITY AND/OR THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
4. CONTRACTOR TO VERIFY LAYOUT WITH ENGINEER PRIOR TO FORMING OF BUILDINGS, WALKS AND STREETS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ALL REQUIRED FORMS AND DOCUMENTS TO PROVIDE NOTICE OF INTENT AS REQUIRED UNDER THE LOUISIANA POLLUTANT DISCHARGE ELIMINATION SYSTEM, PERMIT NO. LAR200000. THE OWNER WILL PROVIDE A STORM WATER POLLUTION PREVENTION PLAN PRIOR TO THE START OF CONSTRUCTION.
6. LOUISIANA LAW REQUIRES A MINIMUM OF 48 HOURS NOTICE TO UNDERGROUND UTILITY OWNERS BEFORE YOU PERFORM ANY DIGGING OR DEMOLITION AS REQUIRED BY THE "LOUISIANA UNDERGROUND UTILITIES AND FACILITIES DAMAGE PREVENTION LAW". CONTRACTORS SHALL NOTIFY LOUISIANA ONE CALL AT 1800-272-3020.
7. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES AND/OR HAYBALES WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED. IT SHALL BE DONE AS SOON AS POSSIBLE AND BEFORE THE NEXT STORM EVENT.
8. THE CONTRACTOR SHALL NOT ENTER UPON, NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS.

FLOOD ZONE DATA:

BASED ON FIRM FLOOD INSURANCE RATE MAP NO. 22073C0075 E (MARCH 15, 1994), FOR QUACHITA PARISH, LOUISIANA AND INCORPORATED AREAS, THE PROPERTY LIES IN ZONE X-SHADED, WHICH IS DETERMINED TO BE AREAS OF 100-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 100-YEAR FLOOD.



DEVELOPMENT PLAN

- WETLANDS IMPACTED 9.4 ACRES
- WETLANDS PRESERVED 2.42 ACRES
- "OTHER WATERS" PRESERVED

SURVEY AND SITE DESIGNS:



DELINEATION AND 404 PERMITTING:
HYDRII
 WETLAND AND GIS CONSULTANTS
 WWW.HYDRII.COM

STANDARD ENTERPRISES PLEASANT TRINITY ESTATES MONROE, LA ~16 ACRES	
FILE: 1406C	DATE: 050114

**PLEASANT TRINITY ESTATES
 MONROE, LA**

CEMVK-OD-FE CPM-MVK-2014-92

STANDARD ENTERPRISES
 PLEASANT TRINITY ESTATES
 MONROE, LA
 ~16 ACRES
 SECTION 404 PERMIT



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WETLAND IMPACT DEVELOPMENT OVERLAY

- WETLANDS IMPACTED 9.4 ACRES
- WETLANDS PRESERVED 2.42 ACRES
- "OTHER WATERS" PRESERVED

SURVEY AND SITE DESIGNS:



STANDARD ENTERPRISES PLEASANT TRINITY ESTATES MONROE, LA ~16 ACRES	
FILE: 1406C	DATE: 050114

CEMVK-OD-FE CPM-MVK-2014-92

**PLEASANT TRINITY ESTATES
 MONROE, LA**