



**US Army Corps
of Engineers**

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



Public Notice

APPLICATION NO.:	MVK-2016-188
EVALUATOR:	Ms. Kristi Hall
PHONE NO.:	(601) 631-7528
FAX NO.:	(601) 631-5459
E-MAIL:	Kristi.W.Hall@usace.army.mil
DATE:	August 3, 2016
EXPIRATION DATE:	August 23, 2016

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. Justin Sevier
WiVi Development, LLC
1922 Chestnut Park Lane
Shreveport, Louisiana 71106

Name of Agent:
Mr. Michael Harris
H&T Environmental, Inc.
Post Office Box 239
Elysian Fields, Texas 75642

Location of Work: Section 7, T16N- R7W, Latitude 32.3865, Longitude -93.7366, within Wallace Bayou watershed, part of the Red River Drainage Basin (8-digit USGS HUC 11140206), Caddo 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 conduct regulated activities in jurisdictional wetlands for the purpose of constructing a residential development in two phases. The complete project would consist of approximately 219 lots ranging in size from 6,250 square feet to 19,840 square feet. Necessary infrastructure and stormwater detention basins are also proposed. Two commercial lots are also proposed along the northern boundary of the property.

The approximate 69-acre property contains 2.0 acres of forested wetlands, 0.7 acre of shrub-scrub wetlands, and a 1.4 acres non-jurisdictional borrow pit. Project plans propose to fill all jurisdictional areas on the property. Clean fill would be obtained from an offsite borrow area.

The vegetative communities within the project area are dominated by willow oak (*Quercus phellos*), overcut oak (*Quercus lyrata*), slippery elm (*Ulmus rubra*), river birch (*Betula nigra*), and water hickory (*Carya aquidica*) in forested wetlands, and loblolly pine (*Pinus taeda*), sweetgum (*Liquidambar styraciflua*) in shrub-scrub wetlands. Soil within the project site consists of Wrightsville-Timpson complex, Metcalf-Tipson complex, and Keithville very fine sandy loam. Only Wrightsville-Timpson complex is listed as having hydric soils.

The applicant proposes to mitigate for the unavoidable loss of jurisdictional impacts through a commercial mitigation bank.

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: Our initial finding is that the proposed work would not affect Earth fruit. Our initial finding for the Northern long-eared bat is that the project is not likely to adversely affect this species but will not result in prohibited incidental take pursuant to the final 4(d) rule. Based on 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, it has been determined that the proposed activity is not likely to adversely affect the following species: Pallid sturgeon, Interior least tern and Red-cockaded woodpecker.

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. This project is completely located outside the 100 year floodplain.

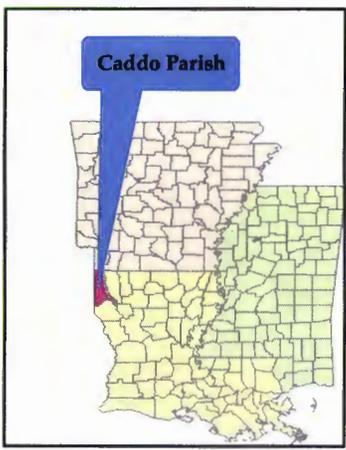
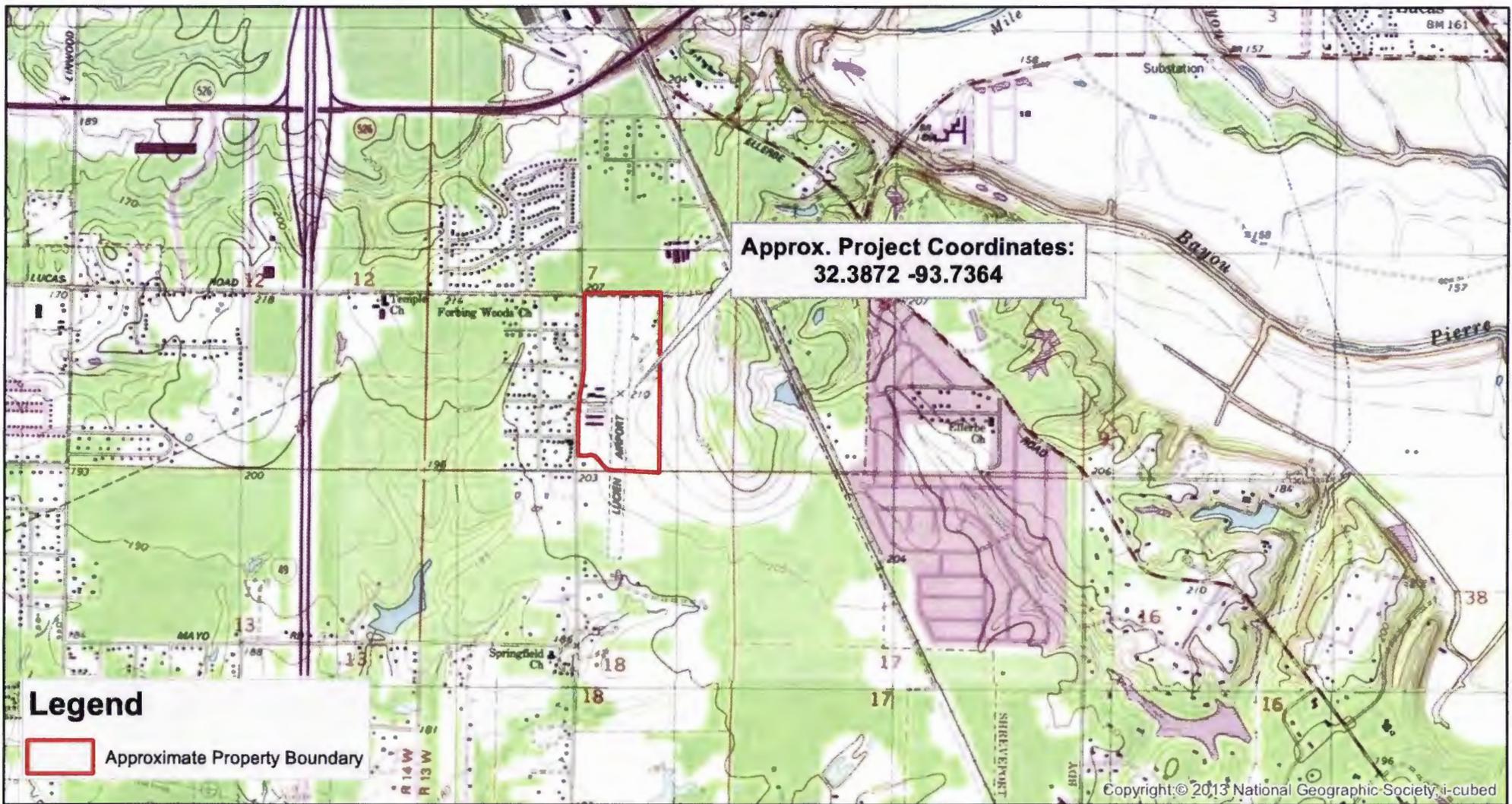
Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may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



June 13, 2016
MVK-2016-188
 Applicant:
 WiVi Development, LLC

Proposed Work:
 Residential Site Development

Location:
 Section 7, T16N-R7W
 Wallace Lake, Quadrangle
 Caddo Parish, LA

Map Background:
 NAIP Aerial (2010)
Preliminary
Jurisdictional Determination
 Prepared by:
 Robert G. Ulmer, Jr.

US Army Corps of Engineers.

Regulatory Branch

Enforcement Section

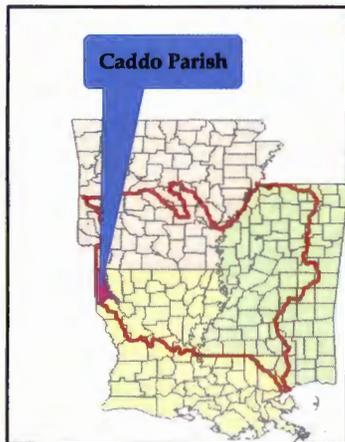
0 1,300 2,600
 Feet



Legend

-  Forested Wetlands = 2.0 acres
-  Shrub-scrub Wetlands = 0.7 acres
-  Other Waters = 1.4 acres
-  Approximate Property Boundary

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



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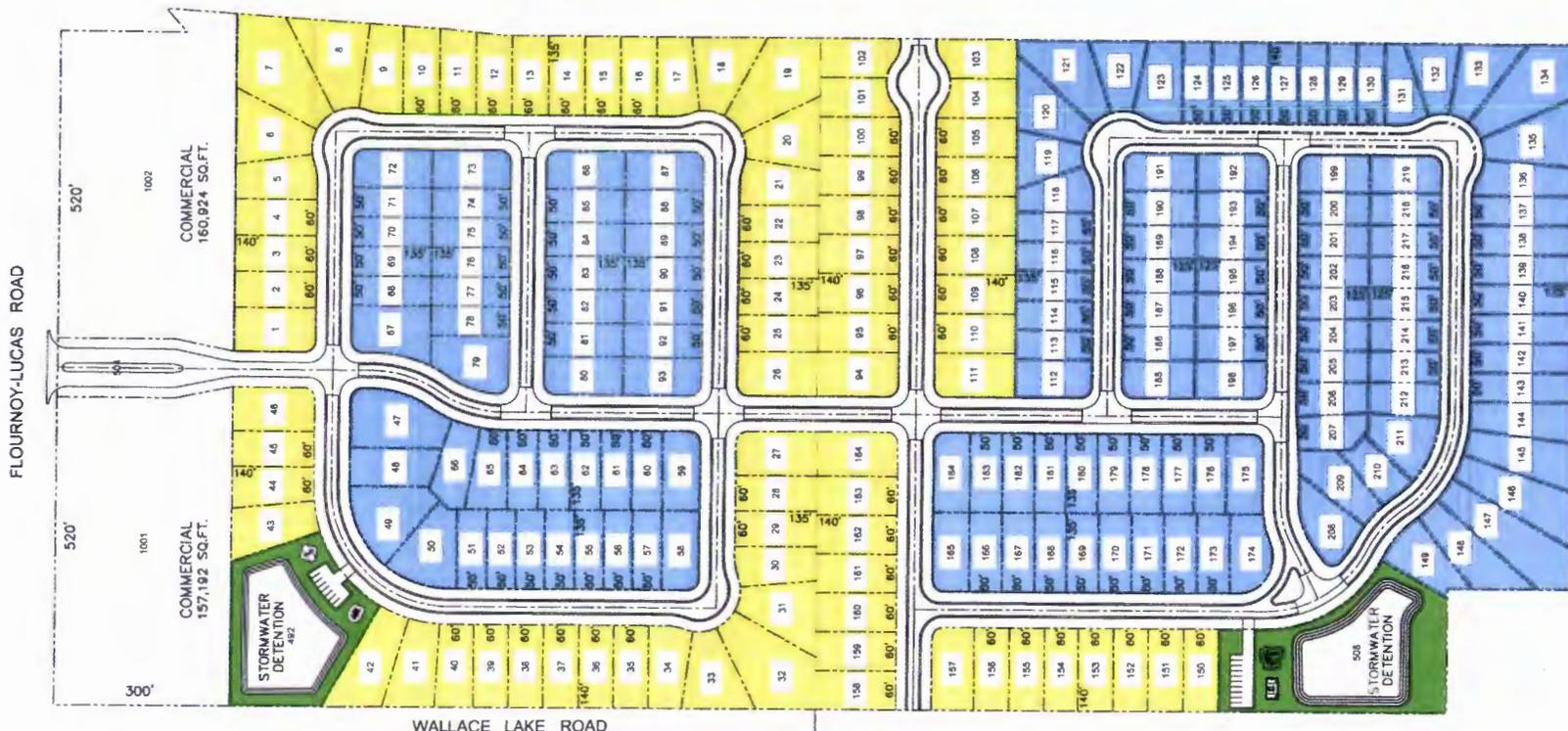
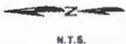



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Regulatory Branch

Enforcement Section

0 410 820
 Feet



Total Lots: 219
 ■ 60 ft Lots: 79
 ■ 50 ft Lots: 140

Total Lots: 93
 □ 60 ft Lots: 46
 ■ 50 ft Lots: 47

Total Lots: 126
 □ 60 ft Lots: 33
 ■ 50 ft Lots: 93

PHASE I
PHASE II

- NOTES:**
1. SMALLEST LOTS ARE 50' x 125' (6,250 SQ.FT.)
 2. LARGEST LOTS ARE 19,840 SQ.FT.
 3. ALL STREET RIGHT-OF-WAYS WILL BE PUBLIC.
 4. OFF-STREET PARKING WILL BE PROVIDED AT THE PLAYGROUND AREAS. PHASE I WILL HAVE 8 SPACES. PHASE II WILL HAVE 10 SPACES.
 5. SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF THE PUBLIC STREET. SIDEWALKS WILL BE INSTALLED WHEN A HOME IS CONSTRUCTED ON EACH LOT.

CEMVK-OD-FE MVK-2016-188

**MR. JUSTIN SEVIER
 WIVI DEVELOPMENT, LLC**

NO.	DATE	REVISIONS



650 Bayou de l'Est, Suite 2100
 Shreveport, LA 71202
 Phone: (504) 878-2044
 Fax: (504) 878-2050

PROPOSED RESIDENTIAL DEVELOPMENT
 SHREVEPORT, LOUISIANA
PROPOSED MASTERPLAN

PROJECT NO.
 151100-004
 DATE
 DECEMBER, 2015
 SHEET NO.
1
 151100-MASTERPLAN