

JOINT PUBLIC NOTICE

November 21, 2016

United States Army Corps of Engineers
New Orleans District
Regulatory Branch
Post Office Box 60267
New Orleans, Louisiana 70160-0267

State of Louisiana
Department of Environmental Quality
Office of Environmental Services
Post Office Box 4313
Baton Rouge, Louisiana 70821-4313

(504) 862-1545
Project Manager
S. Gail Gainey
Sandra.G.Gainey@usace.army.mil
MVN 2015-01845-CG

(225) 219-3225
Project Manager
Elizabeth Hill
WQC Application Number
WQC # 161102-01

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the US Army Corps of Engineers pursuant to: [] Section 10 of the Rivers and Harbors Act of March 3, 1899 (30 Stat. 1151; 33 USC 403); and/or [X] Section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344).

Application has also been made to the Louisiana Department of Environmental Quality, Office of Environmental Services, for a Water Quality Certification (WQC) in accordance with statutory authority contained in LRS 30:2074 A(3) and provisions of Section 401 of the Clean Water Act.

EXPANSION OF A RESIDENTIAL SUBDIVISION IN EAST BATON ROUGE PARISH

NAME OF APPLICANT: Hunt and Hunt Development, c/o CSRS, Inc., 6767 Perkins Road, Suite 200, Baton Rouge, Louisiana 70808.

LOCATION OF WORK: North of Cypress Bayou, Section 71, T4S-R1W, on and north of Rollins Road in Zachary, Louisiana, in East Baton Rouge Parish, within the Lower Mississippi- Lake Maurepas Basin in hydrologic unit (HUC 08070201), as shown on the attached drawings (Latitude 30.674072 N, Longitude -91.176320 W).

The work described below was partially completed prior to obtaining a Department of the Army permit and was in violation of Section 301 of the Clean Water Act. All legal issues concerning the unauthorized work have since been deferred.

CHARACTER OF WORK: The applicant has requested Department of the Army authorization to clear, grade, excavate and deposit fill and/or aggregate material to construct and maintain an expansion to an existing residential subdivision (Clairmont Subdivision) to include roadways, utilities, residential lots, a community green space and a storm-water management retention basin with concrete weir and spillway. The proposed project is situated on an approx. 102-acre tract and would impact approx. 2.8 acres of wetlands and approx. 1.1 acres of waters of the U.S. Approximately 0.49 acre of wetlands

and 0.50 acre of waters of the U.S. have been previously impacted and will be evaluated after the fact.

It is presumed that the applicant has designed the project to avoid and minimize direct and secondary adverse impacts to the maximum extent practicable. Any further reduction would limit usage of the property and, therefore function deeming the project impracticable. As compensation for unavoidable wetland impacts, the applicant proposes to mitigate in-kind wetland credits from a Corps approved mitigation bank located in the watershed

The applicant may be required to fully or partially restore the site to pre-project conditions if issuance of a permit is determined to be contrary to the public interest.

The comment period for the Department of Army will close in **20 days** from the date of this joint public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit and/or this WQC request and must be mailed so as to be received before or by the last day of the comment period. Letters concerning the Corps of Engineers permit application must reference the applicant's name and the Permit Application Number, and be mailed to the Corps of Engineers at the address above, **ATTENTION: REGULATORY BRANCH**. Similar letters concerning the Water Quality Certification must reference the applicant's name and the WQC application number and be mailed to the Louisiana Department of Environmental Quality at the address above. Individuals or parties may request an extension of time in which to comment on the proposed work by writing or e-mailing the Corps of Engineers Project Manager listed above. Any request must be specific and substantively supportive of the requested extension, and received by this office prior to the end of the initial comment period. The Section Chief will review the request and the requestor will be promptly notified of the decision to grant or deny the request. If granted, the time extension will be continuous to the initial comment period and, inclusive of the initial comment period, will not exceed a total of 30 calendar days.

The application for this proposed project is on file with the Louisiana Department of Environmental Quality and may be examined during weekdays between 8:00 a.m. and 4:30 p.m. Copies may be obtained upon payment of costs of reproduction.

Corps of Engineers Permit Criteria

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The US Army Corps of Engineers is soliciting comments from the public, federal, state, and local agencies and officials, Indian Tribes, and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the US Army Corps of Engineers to determine whether to make, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The New Orleans District is unaware of properties listed on the National Register of Historic Places near the proposed work. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. Copies of this notice are being sent to the State Archeologist and the State Historic Preservation Officer.

Our initial finding is that the proposed work would neither affect any species listed as endangered by the U.S. Departments of Interior or Commerce, nor affect any habitat designated as critical to the survival and recovery of any endangered species. Utilizing Standard Local Operating Procedure for Endangered Species in Louisiana (SLOPES), dated October 22, 2014, between the U.S. Army Corps of Engineers, New Orleans and U.S. Fish and Wildlife Service, Ecological Services Office, the Corps has determined that the proposed activity would have no effect on any listed species.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of up to n/a acres of EFH utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or federally managed fisheries in the Gulf of Mexico. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

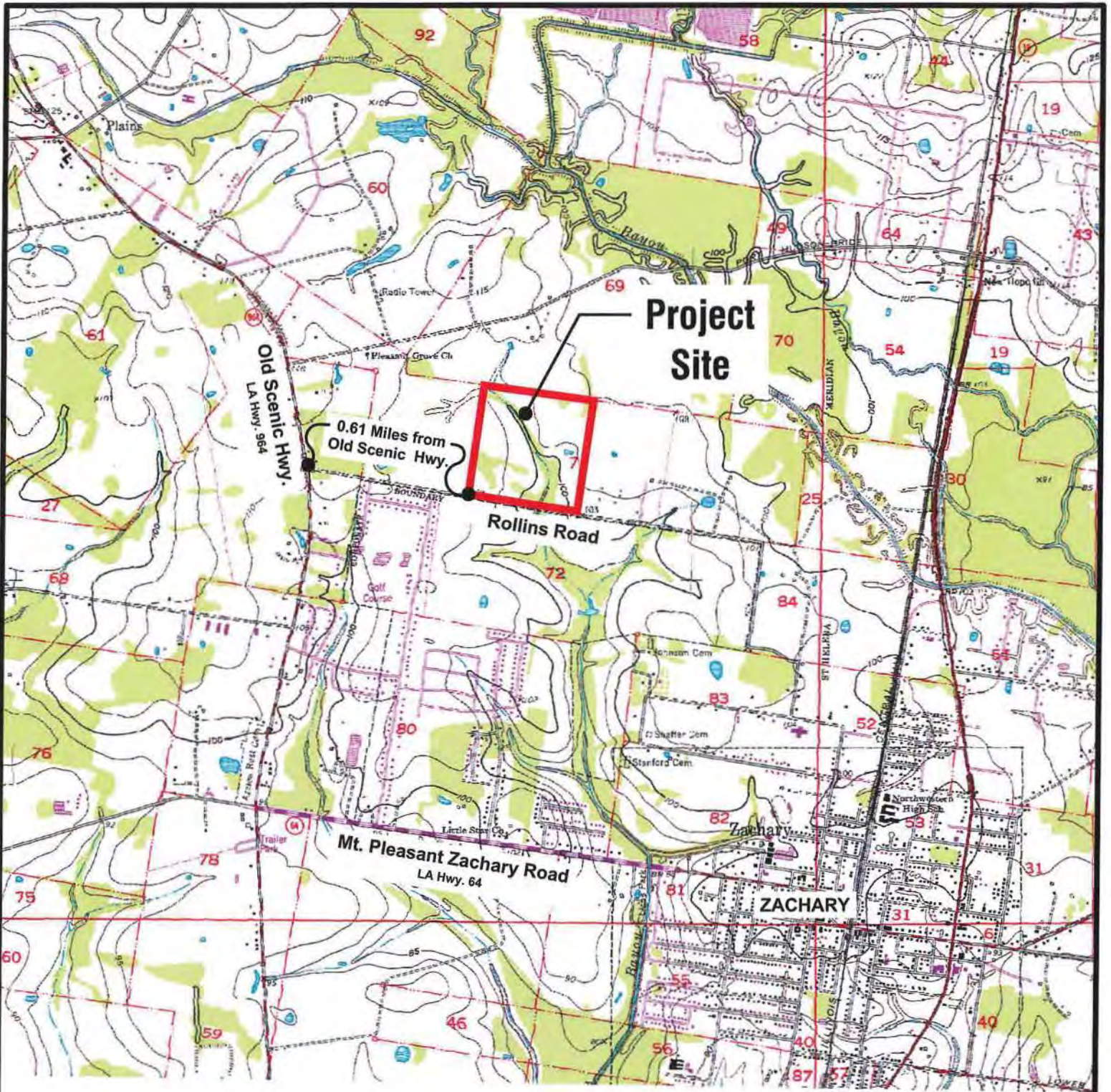
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate water quality standards will be required from the Department of Environmental Quality, Office of Environmental Services before a permit is issued.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. You are requested

to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

JOHN M. HERMAN
Chief, Central Evaluation Section
Regulatory Branch

Enclosures



Project Site

0.61 Miles from Old Scenic Hwy.

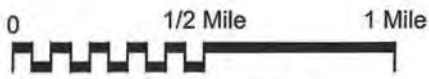
Rollins Road

Mt. Pleasant Zachary Road
LA Hwy. 64

ZACHARY



NORTH



SCALE: 1"=1/2 Mile (2,640')

Clairmont Residential Subdivision
Hunt and Hunt
Development, Inc.

Vicinity Map
City of Zachary, East Baton Rouge Parish, Louisiana

Reference:
Base Map Comprised of U.S.G.S 7.5 Minute Series Quad Map, "Zachary, LA"



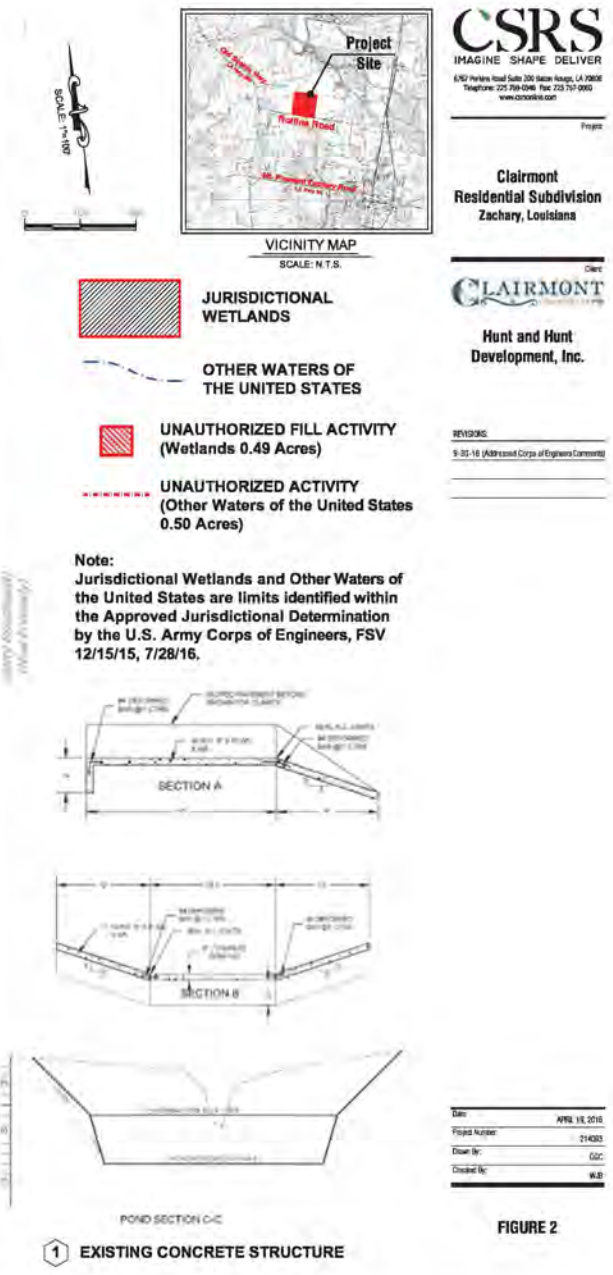
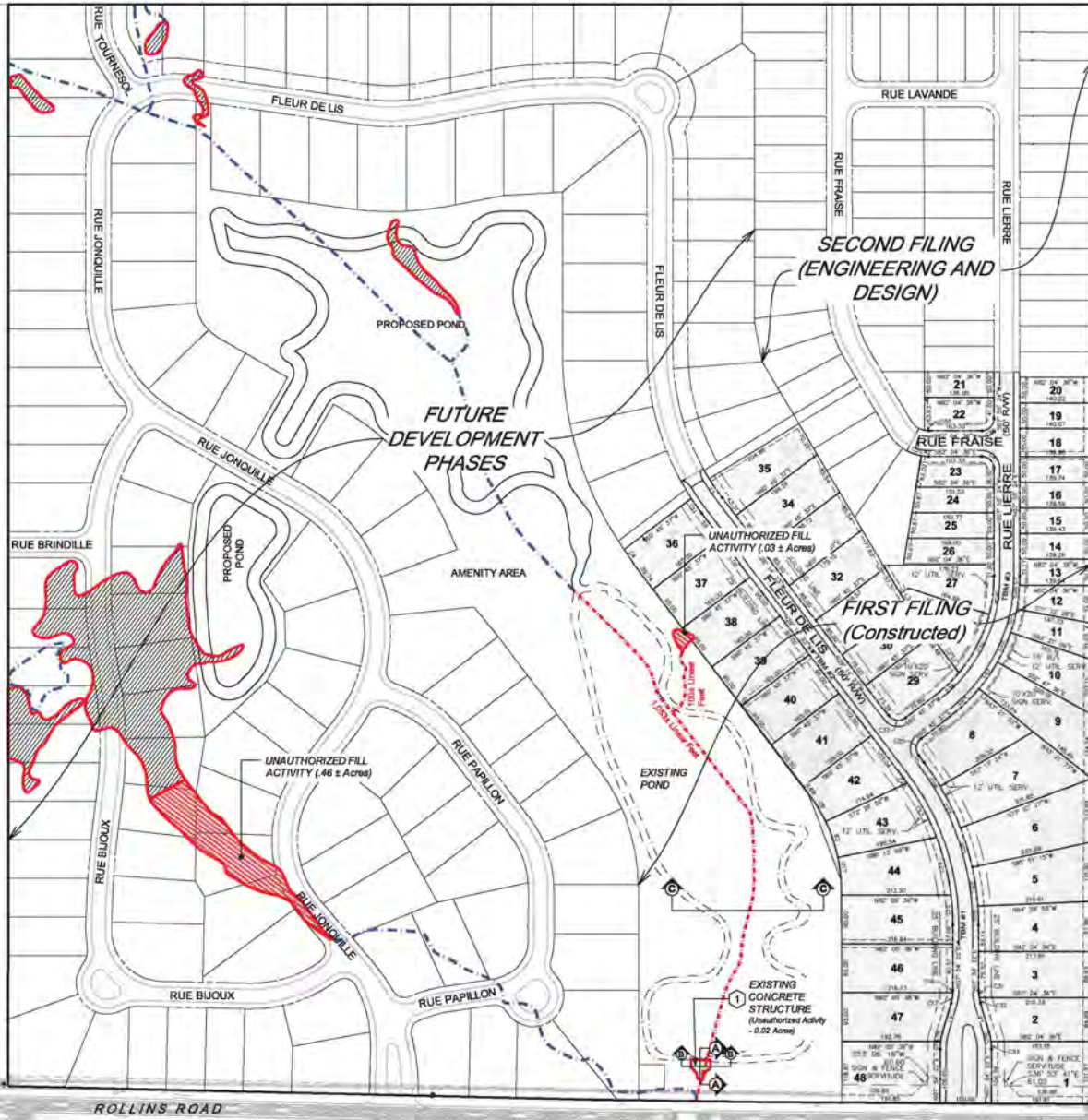
Drawn By: WJB
Checked By: TW
Approved By: TW
Date: April 20, 2016

Figure 1

(Hatch All, Hatch Colors)
(Hatch Patterns)

Lot # 1
Clairmont (MS)
New Orleans, LA

P:\174023\174023 - Engineering\Waterworks\214023 - Clairmont Wetland Subdivision Oct 27, 2016 - 8:10am





LEGEND

	PROPERTY BOUNDARY (XXX.XX ACRES)
	OTHER WATERS OF THE U.S.
	JURISDICTIONAL WETLANDS TO BE FILLED (2.65 ACRES)
	JURISDICTIONAL WETLANDS TO BE EXCAVATED (0.13 ACRES)
	OTHER WATERS OF THE U.S. TO BE FILLED
	OTHER WATERS OF THE U.S. TO BE EXCAVATED

TOTAL PROPOSED FILL

APPROXIMATELY 3,594 CUBIC YARDS OF EARTHEN MATERIAL.
 APPROXIMATELY 10,355 CUBIC YARDS OF SOIL CEMENT.
 APPROXIMATELY 2,071 CUBIC YARDS OF ASPHALT.

NOTES

1. THE PROPOSED LAYOUT IS SUBJECT TO CHANGE.
2. WETLANDS OBTAINED FROM U.S. ARMY CORPS OF ENGINEERS EXISTING JURISDICTIONAL DETERMINATION ACCOUNT NUMBER MVN-2008-03389-SK
3. EXCAVATED MATERIALS TO BE DISTRIBUTED ON SITE.
4. AVERAGE BASE FLOOD ELEVATION = 83'. ACCORDING TO F.E.M.A. F.I.R.M. COMMUNITY PANEL NO.22033 C 0045F DATED JUNE 19 2012. THIS PROPERTY FALLS IN FLOOD ZONE X.



OVERALL PROPOSED PLAN VIEW

SHEET NO.: 1

TITLE: CLAIRMONT RESIDENTIAL SUBDIVISION

CSRS PROJECT NO. 214093

DATE: 6/1/16

CITY OF ZACHARY

CSRS
 IMAGINE SHAPE DELIVER

6767 Perkins Road Suite 200 Baton Rouge, LA 70808
 Telephone: 225 769-0546 Fax: 225 767-0060
www.csronline.com



SCALE: 1"=400'

FIRST FILING
(CONSTRUCTED)

LEGEND

- PROPERTY BOUNDARY (102 ACRES)
- PHASE LINES
- ▨ CONSTRUCTED FIRST FILING

NOTES

1. THE PROPOSED LAYOUT IS SUBJECT TO CHANGE.



PHASING PLAN

SHEET NO.: 2

TITLE: CLAIRMONT RESIDENTIAL SUBDIVISION

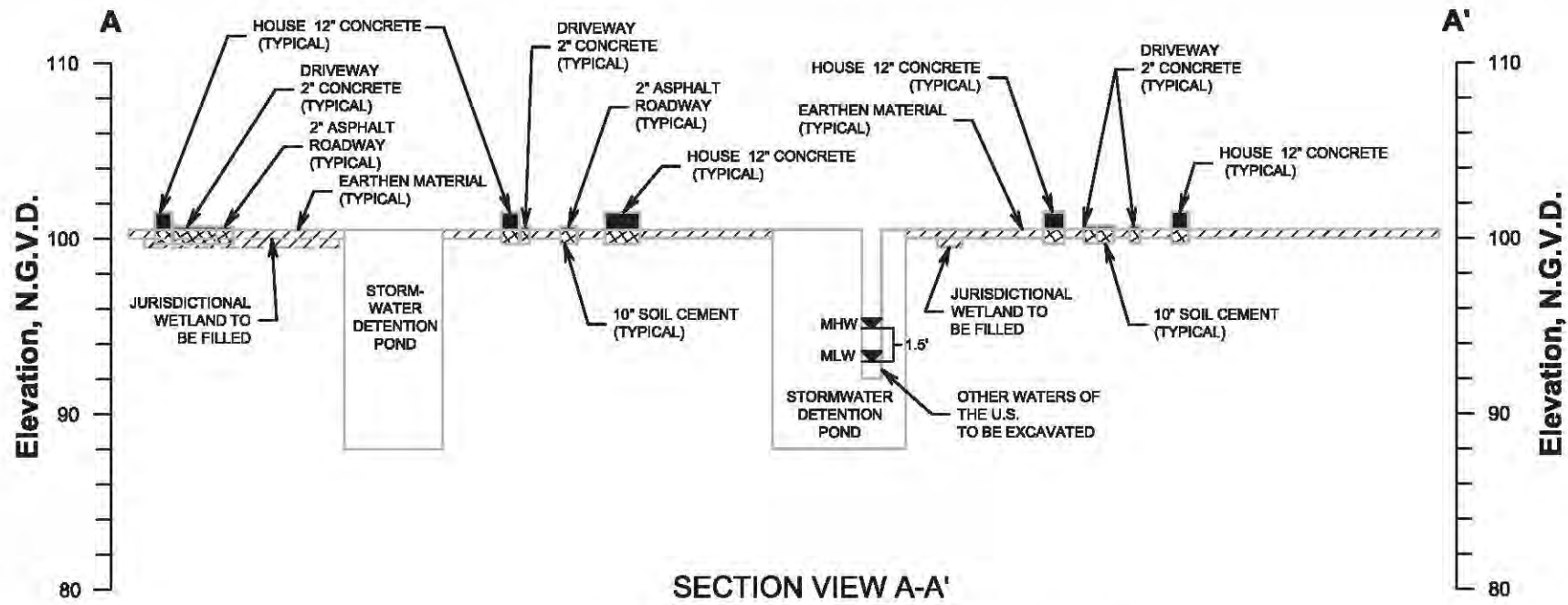
CSRS PROJECT NO. 214093

DATE: 6/1/16

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SECTION VIEW A-A'

HORIZONTAL SCALE: 1" = 275'
 VERTICAL SCALE: 1" = 10'

LEGEND

- JURISDICTIONAL WETLAND NATURAL GROUND ELEVATION
- ASPHALT
- ▨ SOIL CEMENT
- ▧ EARTHEN MATERIAL
- CONCRETE

NOTES

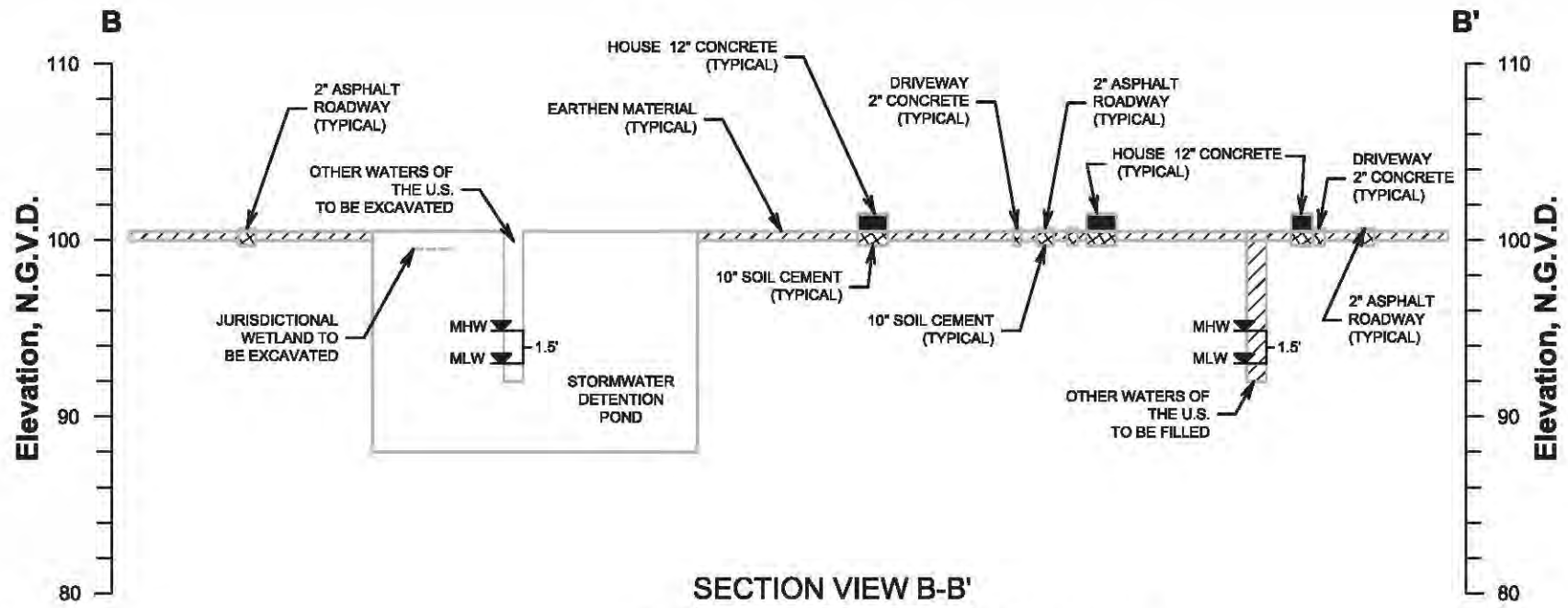
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4. AVERAGE BASE FLOOD ELEVATION = 93'. ACCORDING TO F.E.M.A. F.I.R.M. COMMUNITY PANEL NO.22033 C 0045F DATED JUNE 19 2012. THIS PROPERTY FALLS IN FLOOD ZONE X.
5. NON-WETLAND NATURAL GROUND ELEVATION AVERAGES 100' N.G.V.D. OBTAINED FROM USGS 7.5' TOPOGRAPHIC MAP, "ZACHARY, LA".
6. NATURAL GROUND IN EXISTING JURISDICTION WETLANDS ASSUMED TO BE APPROXIMATELY 6" LOWER THAN NON-WETLAND NATURAL GROUND ELEVATIONS.
7. MHW = MEAN HIGH WATER
MLW = MEAN LOW WATER

SECTION VIEW A-A'

SHEET NO.: 3
 TITLE: CLAIRMONT RESIDENTIAL SUBDIVISION
 CSRS PROJECT NO. 214093
 DATE: 6/1/16
 CITY OF ZACHARY



6767 Perkins Road Suite 200 Baton Rouge, LA 70808
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 www.csronline.com



SECTION VIEW B-B'

HORIZONTAL SCALE: 1" = 275'
 VERTICAL SCALE: 1" = 10'

LEGEND

- JURISDICTIONAL WETLAND NATURAL GROUND ELEVATION
- ASPHALT
- ▨ SOIL CEMENT
- ▩ EARTHEN MATERIAL
- CONCRETE

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MLW = MEAN LOW WATER

SECTION VIEW B-B'

SHEET NO.: 4
 TITLE: CLAIRMONT RESIDENTIAL SUBDIVISION
 CSRS PROJECT NO. 214093
 DATE: 6/1/16
 CITY OF ZACHARY

CSRS
 IMAGINE SHAPE DELIVER

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