

PUBLIC NOTICE

February 7, 2022

United States Army Corps of Engineers
New Orleans District
Regulatory Division
7400 Leake Avenue
New Orleans, Louisiana 70118

(504) 862-2675
Project Manager
Jamie Crowe
Jamie.M.Crowe@usace.army.mil
Permit Application Number
MVN 2015-01918 CO

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the U.S. 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).

MODIFICATION AND TIME EXTENSION COVERING THE EXPANSION OF A MIXED USE DEVELOPMENT, IN ASCENSION PARISH

NAME OF APPLICANT: Southern Lifestyle Development Co., c/o Hydrik Wetlands Consultants, 2323 Hwy 190 East Suite 2, Hammond, LA, 70401

LOCATION OF WORK: Within the Lake Pontchartrain Basin, in the Lake Maurepas hydrologic unit (HUC 08070204), adjacent to and west of Louisiana Highway 44, approximately 0.4 mile south of its intersection with Interstate 10, near Gonzales, Louisiana, in Ascension Parish, as shown in the enclosed drawings.

CHARACTER OF WORK: The applicant has requested a modification and time extension to clear, grade, and fill a 193.43-acre tract to construct phases 2-4 of Conway Plantation. The additional phases will result in an additional 593 residential lots and five additional detention ponds, which will have a total surface area of 25 acres. Approximately 386,9354 cubic yards of material will be excavated and spread on site. Approximately 0.11 acre of jurisdictional wetlands will be filled and 0.45 acre of wetlands will be converted to open water via excavation. Approximately 1,989 linear feet of a jurisdictional water will be relocated on site. Approximately 5,900 linear feet of jurisdictional waters will be impacted by the proposed activity.

The applicant has designed the project to avoid and minimize direct and secondary adverse impacts to the maximum extent practicable. To compensate for unavoidable wetland impacts, the applicant has agreed to purchase mitigation credits from a Corps approved mitigation bank located within the basin of impact.

The comment period for the Department of the Army Permit will close **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 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: Central Evaluation Branch.**

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 U.S. 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 U.S. 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 State Historic Preservation Officer.

Our initial finding is that the proposed work would not affect any species, nor affect any habitat designated as critical to the survival and recovery of such species, listed as

endangered by the U.S. Department of Commerce.

Our initial finding is that the proposed work would not affect any species, nor affect any habitat designated as critical to the survival and recovery of such species, listed as endangered by the U.S. Department of Interior. These determinations are based on Information & Planning Consultation for Endangered Species in Louisiana (IPaC) agreement dated January 27, 2020 between the US Army Corps of Engineers, New Orleans District and US Fish and Wildlife Service, Ecological Services Office.

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 n/a 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.

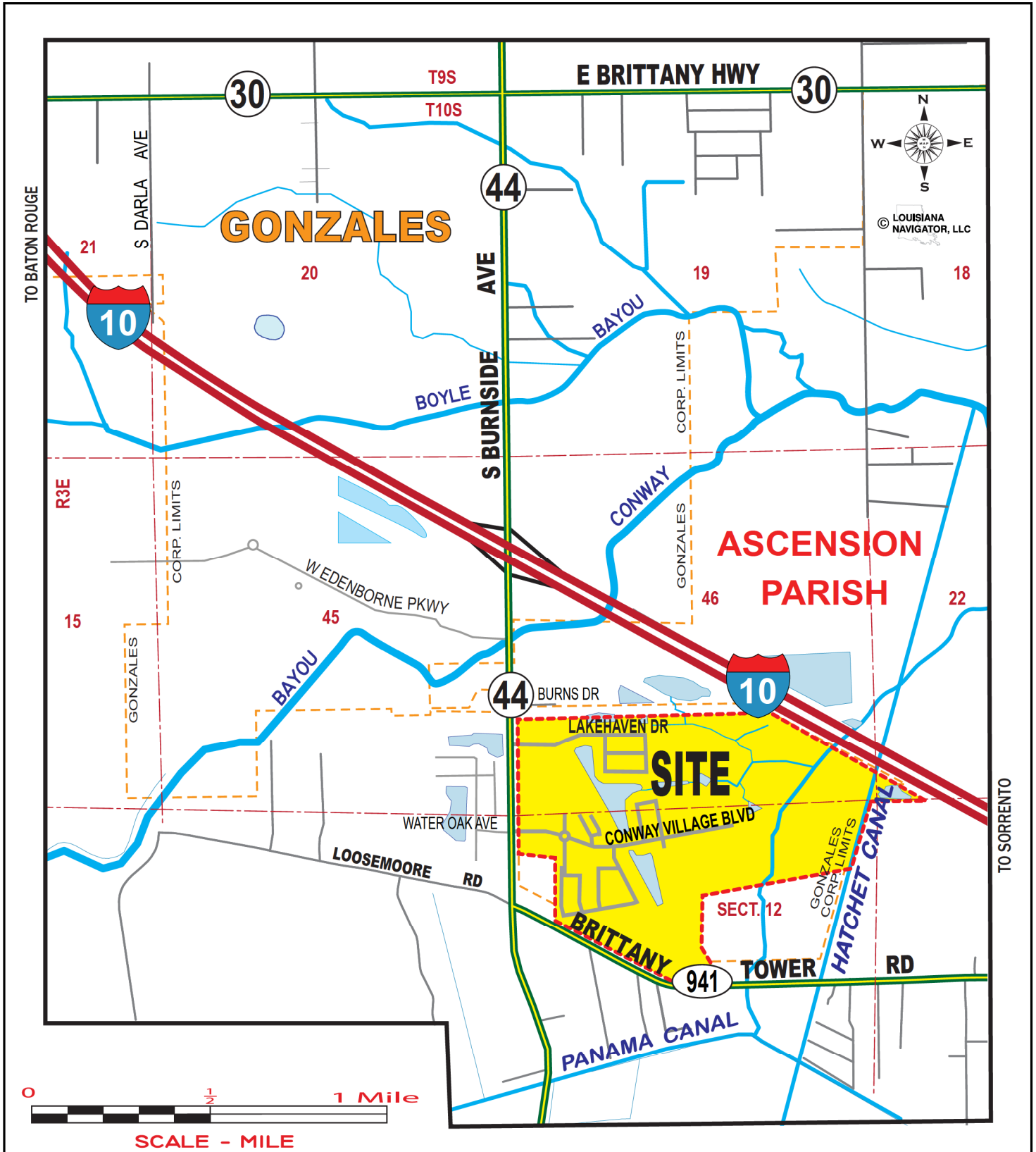
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable 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.

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for: John M. Herman
Chief, Central Evaluation Branch
Regulatory Division

Enclosure



VICINITY **CONWAY PLANTATION**
CITY OF GONZALES
SECTIONS 12 & 45, T10S-R3E
ASCENSION PARISH, LA

APPLICANT: **SOUTHERN LIFESTYLE DEVELOPMENT**

SITE COORDINATES

SITE CENTER: 30.18167 N, -90.92201 W

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



HYDRIK

WETLANDS - GIS CONSULTING
WWW.HYDRIK.COM (985)429-0333

LEGEND

[Yellow Dashed Box] = PROJECT SITE

FIGURE
1

HF: 20105C

DATE 10-05-2020

APPROVED:

PERMIT NO. MVN-2015-01918-CO

LA HWY 941 - BRITANNY TOWER RD

PH 4

LA HWY 44

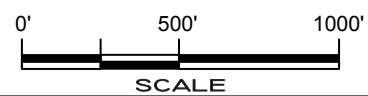
2059.55'

N00°45'09"W

NOTE:
SEE FIGURE 2 FOR PROPOSED DESIGN FOR PHASES 2 & 3

EXISTING DRAINAGE FEATURES WITH SITE IMPROVEMENTS

- LEGEND:**
- WETLANDS
 - NON-WETLAND WATERS
 - EXISTING CULVERT
 - PHASE LINE
 - AREA FILLED AND CONVERTED, WORK COMPLETED UNDER EXISTING PERMIT.
 - AREA OF NEW WORK PROPOSED
 - DRAINAGE FLOW: PRE-CONSTRUCTION



SOUTHERN LIFESTYLE DEVELOPMENT
CONWAY PLANTATION
MIXED USE DEVELOPMENT
CITY OF GONZALES
SECTIONS 12 & 46, T10S-R3E - ASCENSION PARISH, LA

FILLED
CONVERTED
PHASE 1

PH 1B
COMPLETED

PH 1A
COMPLETED

PH 1
COMPLETED

PH 2
SITE
WORK
COMPLETED

PH 3

PH 3A

INTERSTATE 10

EXISTING
FEATURES
FIGURE
1B

PROPOSED PROJECT DATA

FUTURE PHASES AREA = 193.43 AC.
FUTURE RESIDENTIAL LOTS = 593
DETENTION POND AREAS (5) = 25 ACRES
-TOTAL VOLUME FILL MATERIAL CLEAN SILT
FILL FROM ON SITE EXCAVATION:
386,935 CU. YDS.

PROJECT DATA - COMPLETED -

AREA FILLED/CONVERTED: 156.57 AC.
RESIDENTIAL LOTS: 233
COMMERCIAL TRACTS: 7 SITES
MULTI-FAMILY: 20 BLDG. SITES
STUDIO / LOFT SITES: 23

THIS SITE IS LOCATED IN
FLOOD ZONES "AE" & "X"
FEMA FLOOD INSURANCE
RATE MAP PANEL NO.
225005C 0120E, DATED
8-16-2007 AND LOMR
EFF. 9-2-2019
B.F.E. = 7.8'

LEGEND:

--- SITE BOUNDARY (TOTAL 350 ACRES)

PHASE 1 - AREA FILLED & CONVERTED
(A/K/A: PHASES 1, 1A & 1B)

TOTAL WETLANDS = 5.17 ACRES

WETLANDS PREVIOUSLY FILLED/GRADED
PERMITTED MVN-2015-01918-CO: 4.22 AC.

NEW WETLANDS IMPACTS:

WETLANDS TO BE IMPACTED
VIA FILL / GRADING: 0.11 ACRE

WETLANDS TO BE IMPACTED
VIA EXCAVATION: 0.45 ACRE

WETLANDS AVOIDED: 0.39 ACRE

NON-WETLAND WATERS:

WATERS FILLED/EXCAVATED - PERMITTED
UNDER PHASE 1: 9678 LIN. FT

TO BE MODIFIED/RELOCATED:
1989 LIN. FT / 0.90 AC

LOCATION OF REROUTED DRAIN
1935 LIN. FT / 1.11 AC

TO BE EXCAVATED: 1132 LIN. FT / 0.33 AC

TO BE FILLED: 4768 LIN. FT / 1.03 AC

TO BE AVOIDED: 3609 LIN. FT / 1.54 AC

FLOOD ZONE / TRANSITION LINE

ELEVATION / CONTOUR

DRAIN FLOW: POST-CONSTRUCTION

POND OUTFALL PIPE (TYP. 24")

SUB-SURFACE DRAIN PIPE / OUTFALL

0' 500' 1000'
SCALE

SOUTHERN LIFESTYLE
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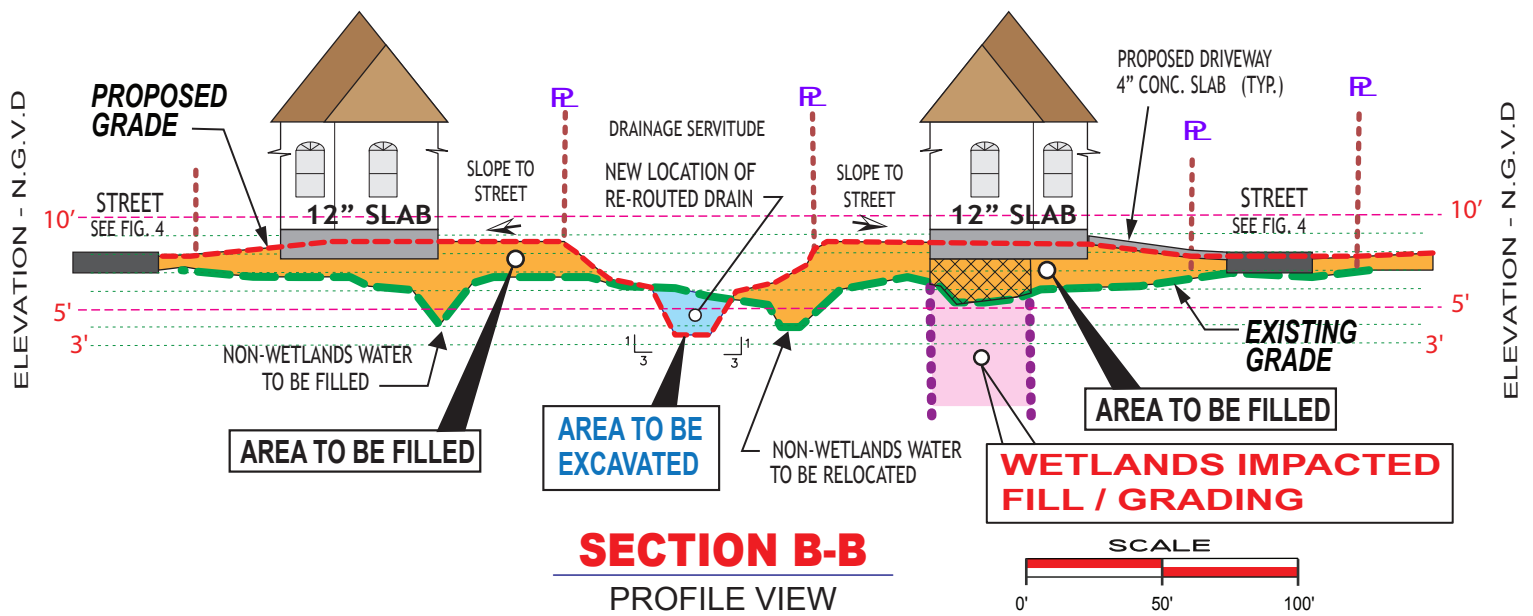
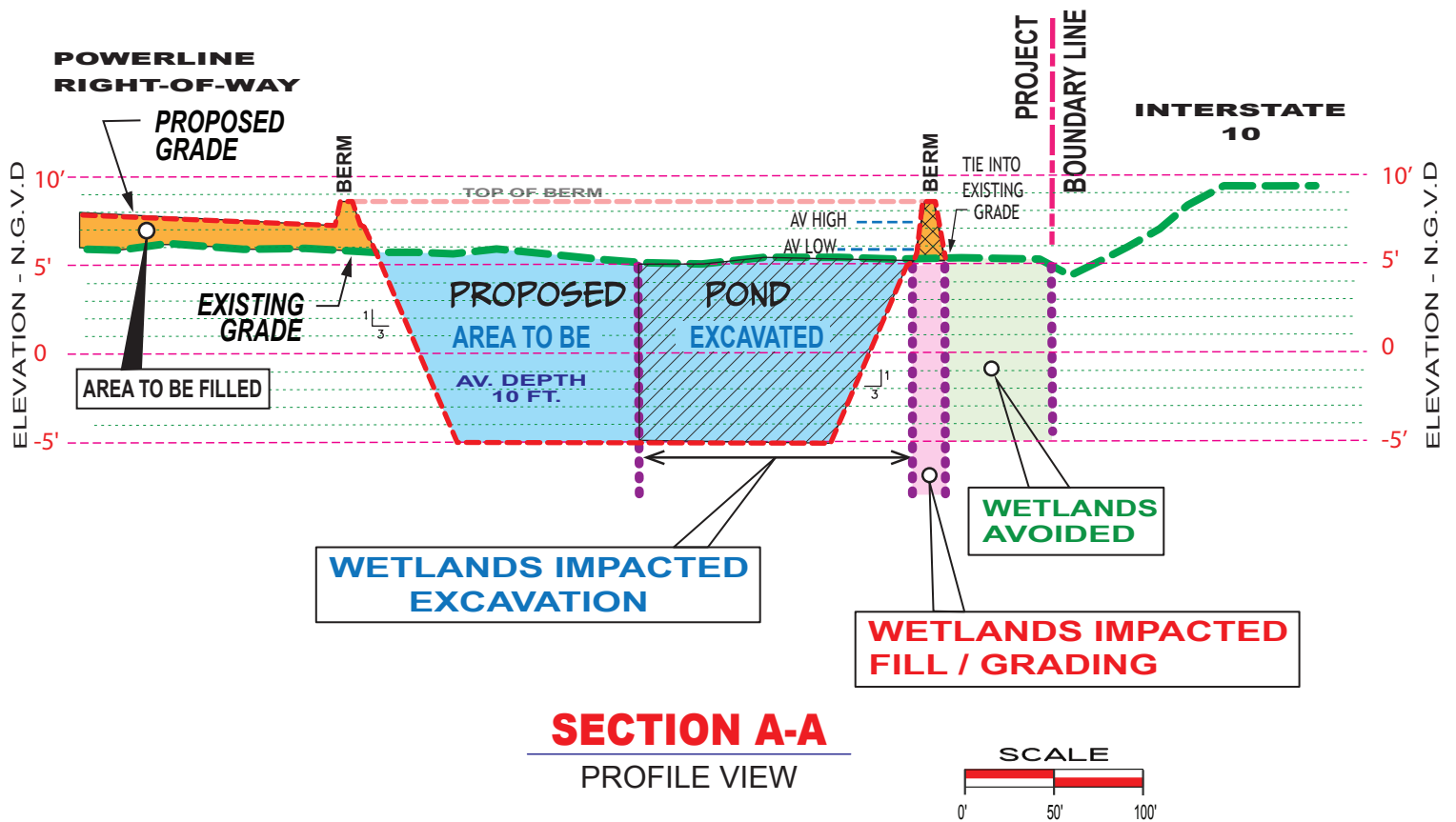
DATE: 10/21/20, 12/20/20
10/22/2021

APPROVED:

FIGURE
2

PERMIT NO. MVN-2015-01918-CO





LEGEND:

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED CONCRETE
- AREA TO BE FILLED
- WETLANDS TO BE FILLED
- AREA TO BE EXCAVATED
- WETLANDS TO BE EXCAVATED

EXISTING 20 FT WIDE
NON-WETLANDS WATER
TO BE RELOCATED
AV. DEPTH 2.5'
BTM. WIDTH: 5 FT

NEW LOCATION OF
RE-ROUTED DRAIN
25 FT WIDE @ TOP BANKS
AV. DEPTH 3'
BTM. WIDTH: 7 FT

APPLICANT: **SOUTHERN LIFESTYLE
DEVELOPMENT**

CONWAY PLANTATION
MIXED USE DEVELOPMENT
CITY OF GONZALES
SECTIONS 12 & 46, T10S-R3E - ASCENSION PARISH, LA

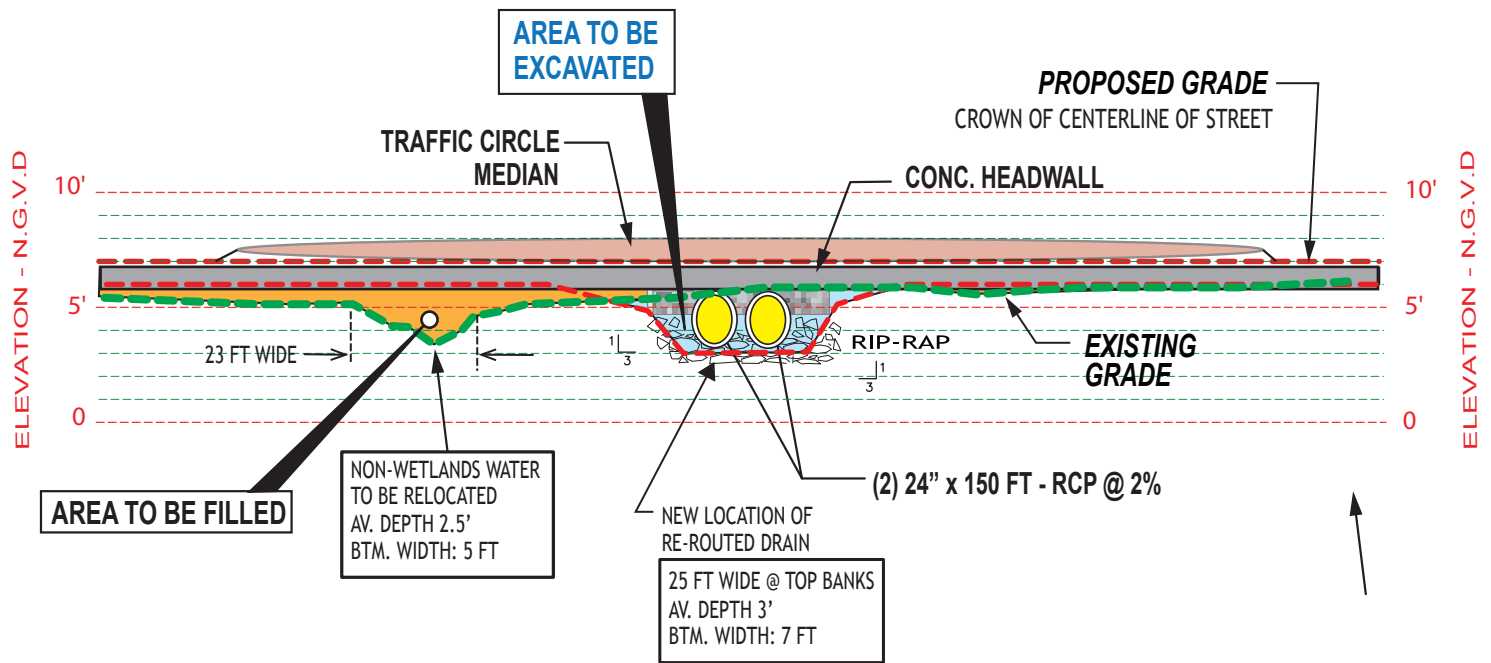
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WETLANDS - GIS CONSULTING
WWW.HYDRİK.COM (985)429-0333

FIGURE
3

HF: 20105C

DATE: 10/21/20, 10/19/21

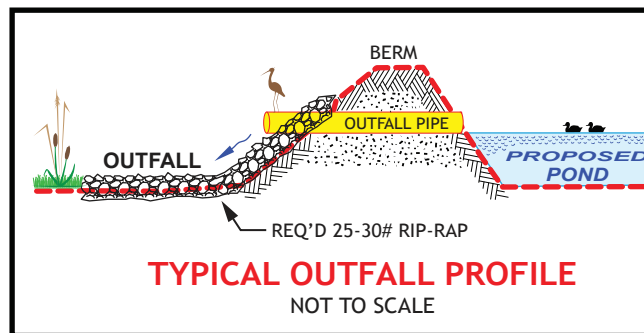
APPROVED:



SECTION C-C

PROPOSED STREET CROSSING PROFILE LOOKING EAST AT TRAFFIC CIRCLE

NOT TO SCALE



LEGEND:

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED CONCRETE
- AREA TO BE FILLED
- AREA TO BE EXCAVATED

APPLICANT: SOUTHERN LIFESTYLE
DEVELOPMENT

PROFILE SECTION C-C

CONWAY PLANTATION
MIXED USE DEVELOPMENT
CITY OF GONZALES
SECTIONS 12 & 46, T10S-R3E - ASCENSION PARISH, LA

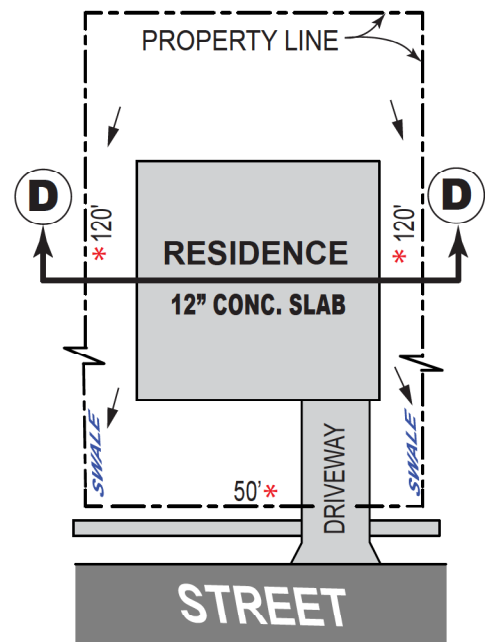
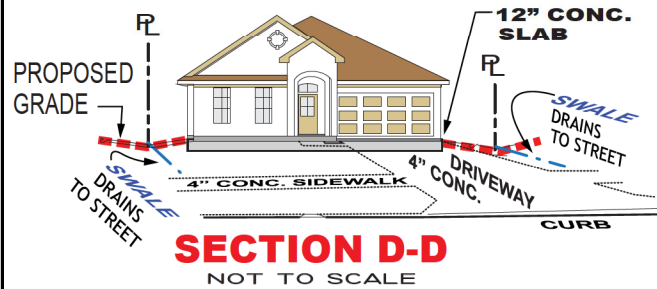
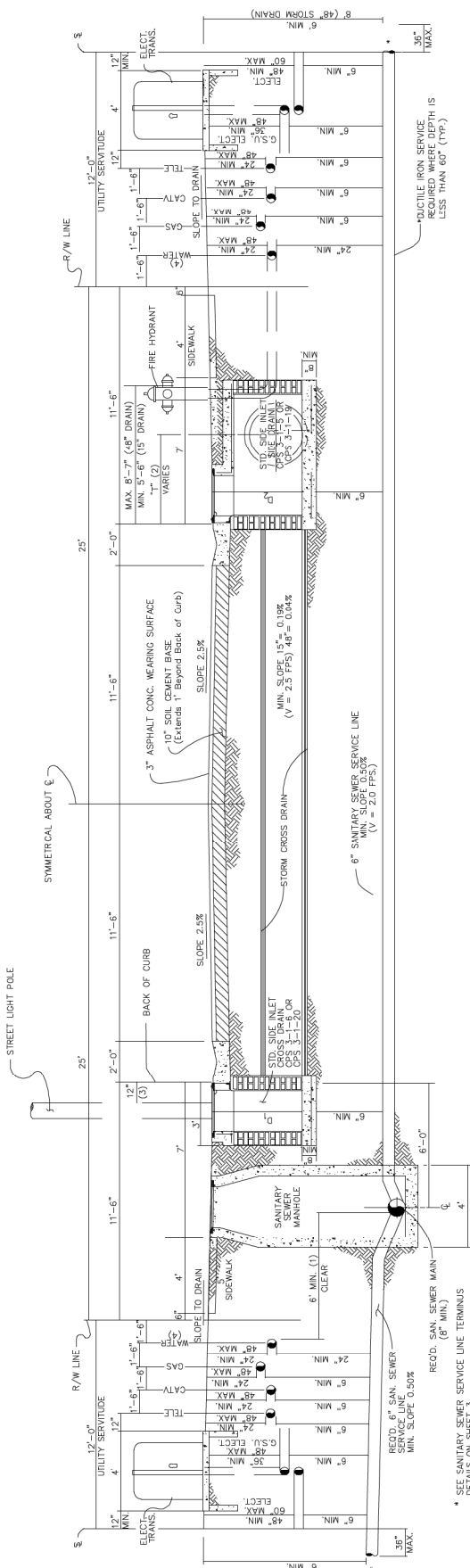


FIGURE
3A

HF: 20105C

DATE 10/21/20, 10/22/21

APPROVED:



APPROVED: