

JOINT PUBLIC NOTICE

January 11, 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 2015-02179-CG

(225) 219-3225
Project Manager
Elizabeth Hill
WQC Application Number
WQC #160104-02

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.

CONSTRUCTION OF A RESIDENTIAL SUBDIVISION IN LIVINGSTON PARISH

NAME OF APPLICANT: Hidden Lakes Properties, LLC, c/o D&S Environmental Services, Inc., PO Box 510 French Settlement, Louisiana 70733.

LOCATION OF WORK: On and south of Brown Road, just east of Louisiana Highway 16, Section 26, T7S-R3E, in Denham Springs, Louisiana, Livingston Parish, within the Amite River Watershed in hydrologic unit (HUC 08070202), as shown on the attached drawings.

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 a residential subdivision (Hidden Lakes Subdivision) to include 316 lots with houses, driveways and green spaces to accommodate each residence, common green space areas, associated roadways, utilities and drainage infrastructure. Approximately 11,957.07 cubic yards of earthen material and 694.40 cubic yards of construction fill material would be hauled in and deposited to achieve required grade elevation requirements. The proposed project is situated on approximately 121.84 acres and includes approximately 2.79 acres of jurisdictional Waters of the US. Of this, approximately 2.44 acres would be impacted by the construction of the subdivision. The remainder of the waters will be left in their natural state. It is anticipated that the proposed action would have minimal impact on adjacent wetlands. A preliminary analysis has determined no wetlands to be present at the project site.

The applicant has designed the project to avoid and minimize direct and secondary adverse impacts to the maximum extent practicable. Any further reduction in the proposed

development would be cost prohibitive and therefore, deem the project impracticable. As compensation for unavoidable impacts to jurisdictional waters, the applicant proposes a drainage plan to ensure hydrological flow to maintain drainage on the site as well as for upstream/downstream properties.

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.

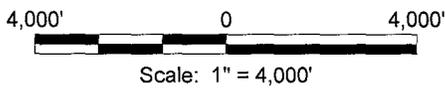
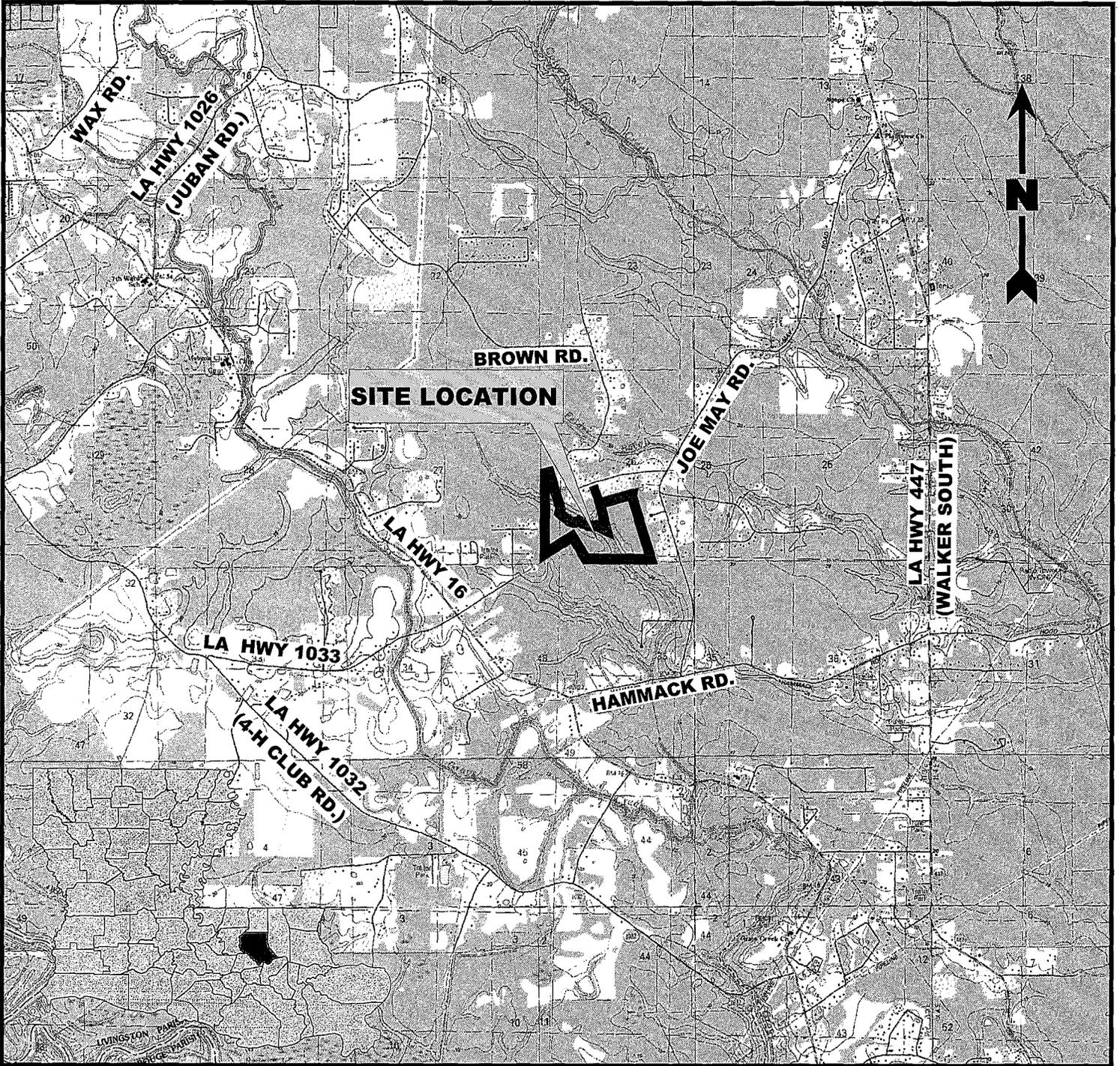
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of up to 0 acres of EFH utilized by various life stages of red drum and penaeid shrimp. 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



Notes

Property is located in Section 26, T-7-S, R-3-E
 Latitude: 30°24'12.94"N Longitude: 90°53'07.26"W

Reference

Base map comprised of U.S.G.S. 7.5 minute topographic maps "Denham Springs, LA" and "Walker, LA).

Hidden Lakes Properties, L.L.C.

Hidden Lakes Subdivision

Vicinity Map

Livingston Parish, Louisiana



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ENVIRONMENTAL SERVICES, INC.



Project No.: 26-2015-DOA

Date: 10-1-2015

Figure No.: 1

Total Proposed Fill

Approximately 11,975.07 Cubic Yards of Earthen Material.
 Approximately 411.62 Cubic Yards of Soil Cement Treated Base.
 Approximately 236.37 Cubic Yards of Concrete.
 Approximately 46.41 Cubic Yards of Asphalt.

Legend

- Property Boundary (121.84 Acres)
-  Non-Wetlands (119.05 Acres)
- Total Other Waters Of The U.S. (2.79 Acres)
 -  Other Waters Of The U.S. To Be Excavated (1.14 Acres)
 -  Other Waters Of The U.S. To Be Filled (1.21 Acres)
 -  Other Waters Of The U.S. To Be Impacted By Construction Activities (0.09 Acres)
 -  Other Waters Of The U.S. Not To Be Impacted (0.35 Acres)

Hidden Lakes Properties, L.L.C.

Hidden Lakes Subdivision

Overall Proposed Plan View

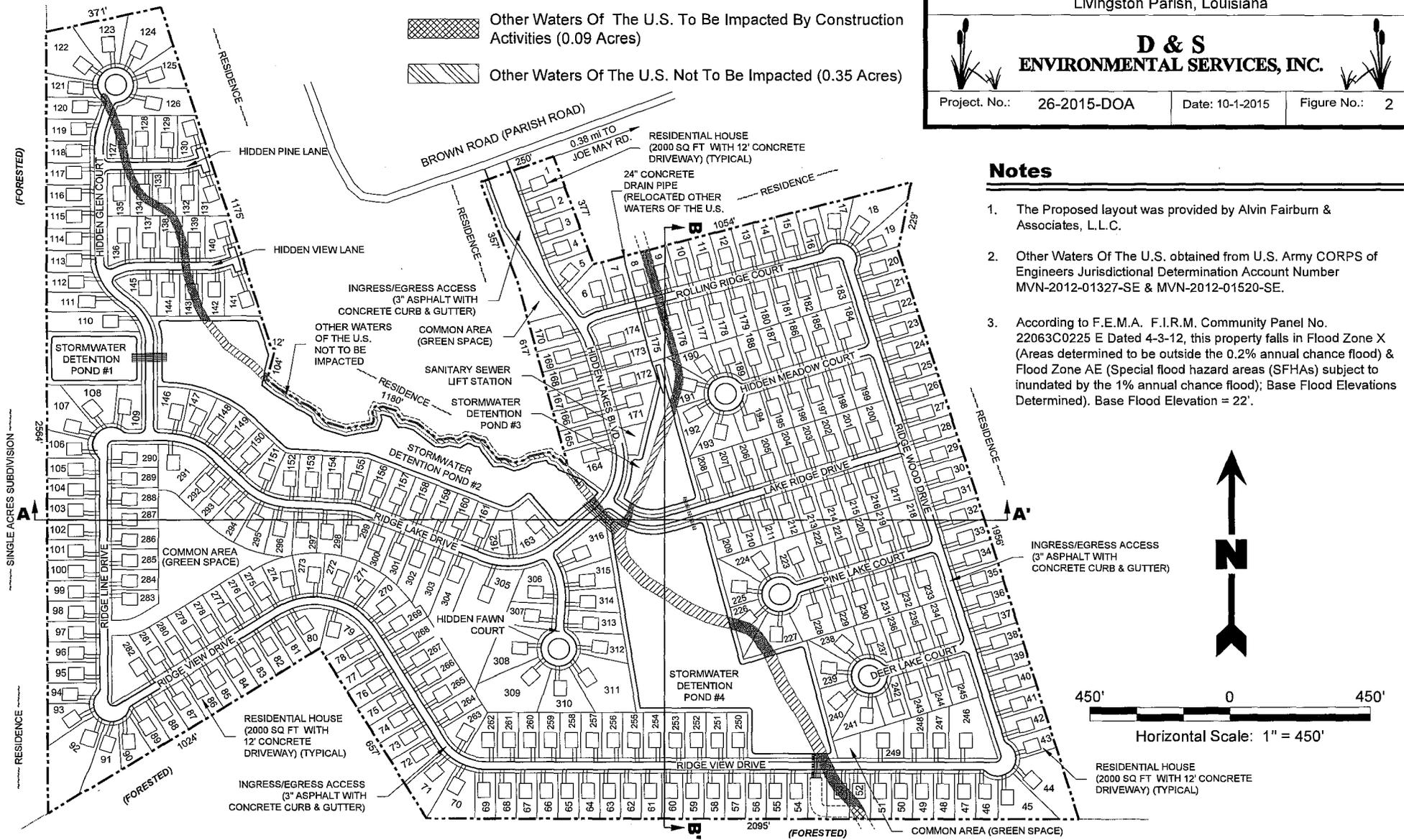
Livingston Parish, Louisiana



Project No.: 26-2015-DOA Date: 10-1-2015 Figure No.: 2

Notes

1. The Proposed layout was provided by Alvin Fairburn & Associates, L.L.C.
2. Other Waters Of The U.S. obtained from U.S. Army CORPS of Engineers Jurisdictional Determination Account Number MVN-2012-01327-SE & MVN-2012-01520-SE.
3. According to F.E.M.A. F.I.R.M. Community Panel No. 22063C0225 E Dated 4-3-12, this property falls in Flood Zone X (Areas determined to be outside the 0.2% annual chance flood) & Flood Zone AE (Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood); Base Flood Elevations Determined). Base Flood Elevation = 22'.



Hidden Lakes Properties, L.L.C.

Hidden Lakes Subdivision

Proposed Plan View

Livingston Parish, Louisiana

D & S ENVIRONMENTAL SERVICES, INC.

Project No.:
26-2015-DOA

Date:
10-1-2015

Figure No.: 3

Notes

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Legend

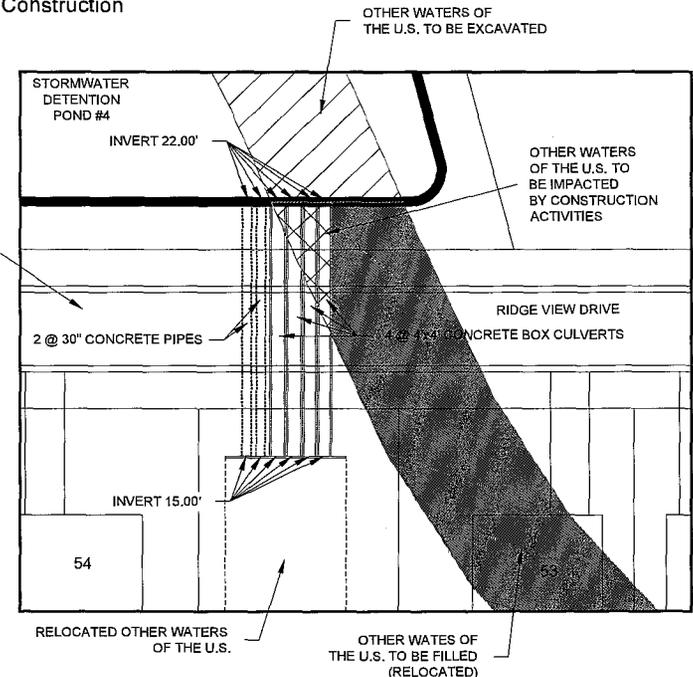
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INGRESS/EGRESS ACCESS
(3" ASPHALT WITH
CONCRETE CURB & GUTTER)

OTHER WATERS OF
THE U.S. TO BE FILLED

OTHER WATERS OF
THE U.S. TO BE EXCAVATED

INGRESS/EGRESS ACCESS
(3" ASPHALT WITH
CONCRETE CURB & GUTTER)

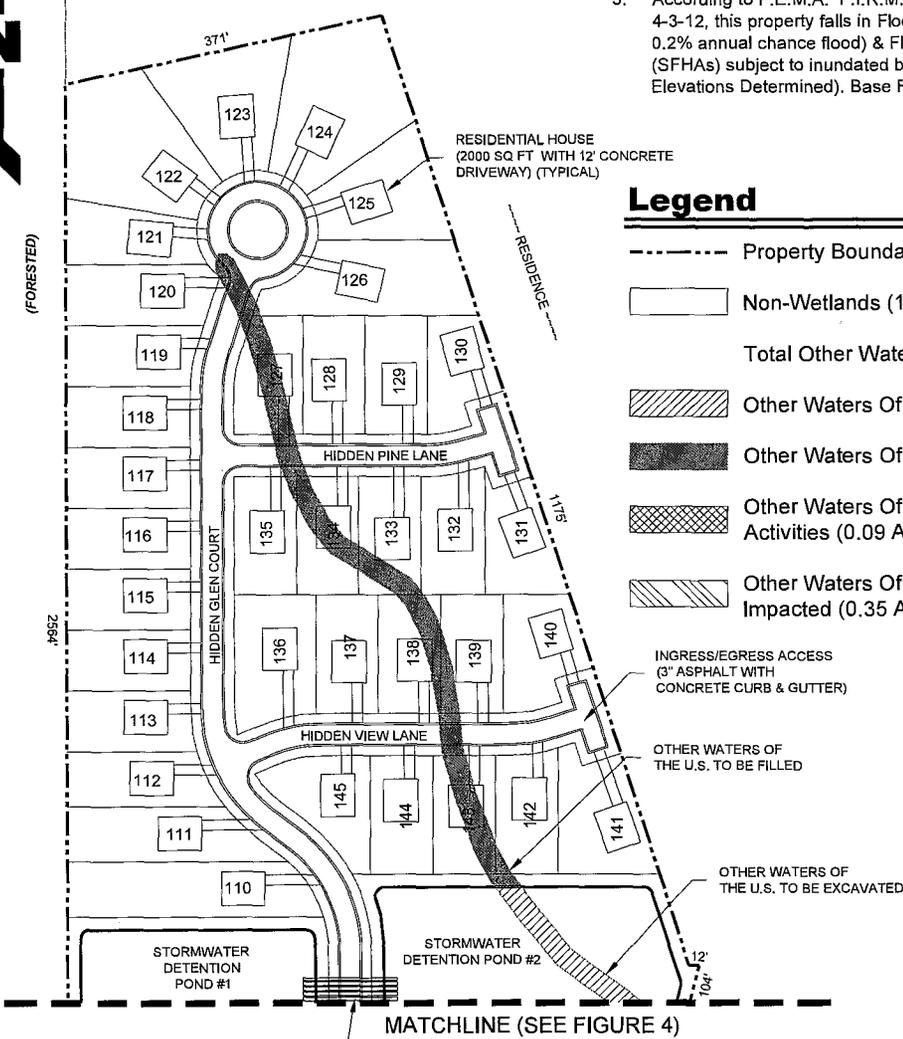


STORMWATER DETENTION POND #4 OUTFALL PIPES

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225' 0 225'
Horizontal Scale: 1" = 225'



DRAINAGE PIPES CONNECTING
DETENTION PONDS
(1 @ 30" METAL PIPE &
4 @ 48" CONCRETE PIPES)
(SEE FIG. 7)

Hidden Lakes Properties, L.L.C.

Hidden Lakes Subdivision

Proposed Plan View

Livingston Parish, Louisiana

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Project No.:
26-2015-DOA

Date:
10-1-2015

Figure No.: 4

Notes

SEE FIGURE 2

RESIDENTIAL HOUSE
(2000 SQ FT WITH 12' CONCRETE
DRIVEWAY) (TYPICAL)

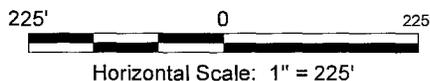
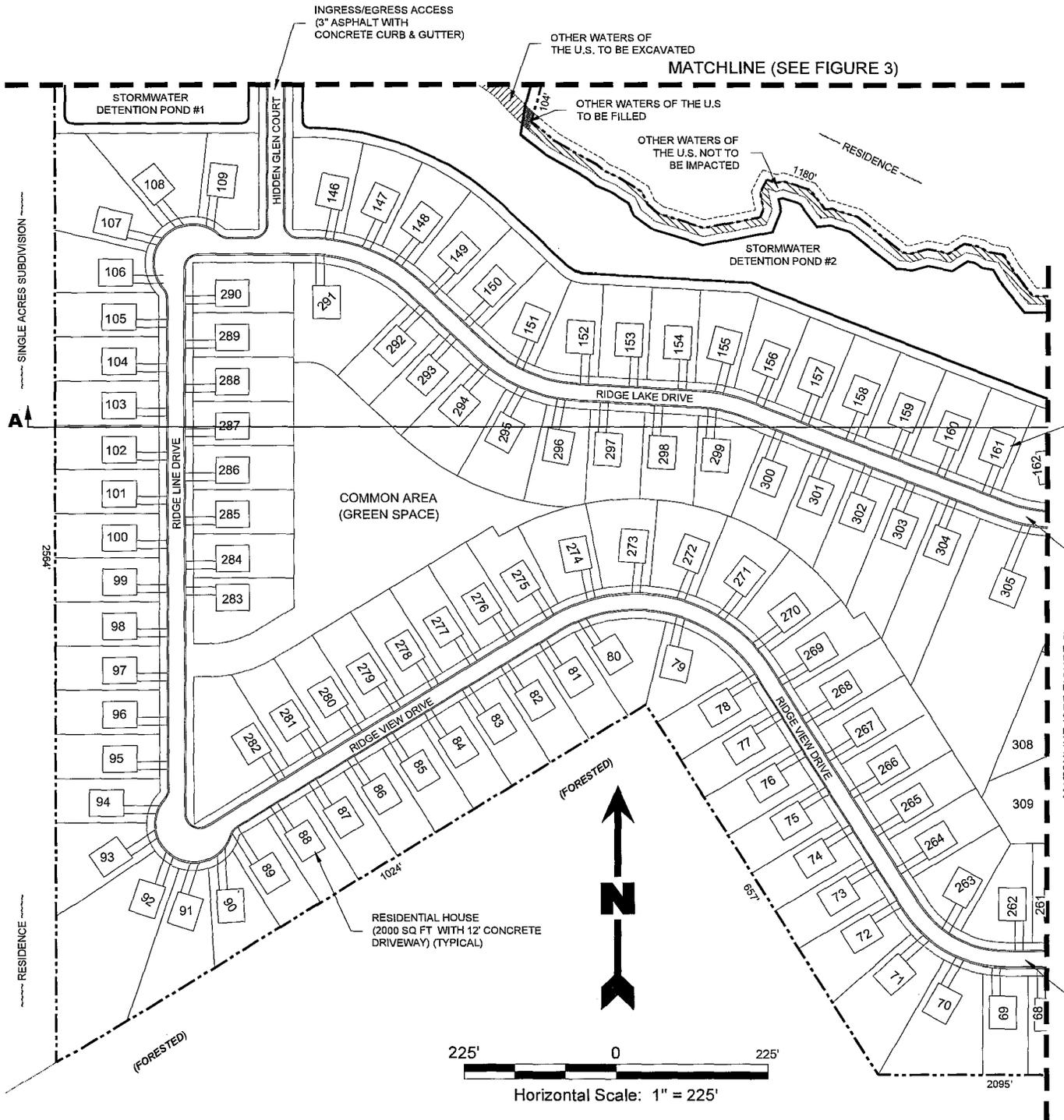
INGRESS/EGRESS ACCESS
(3" ASPHALT WITH
CONCRETE CURB & GUTTER)

Legend

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Total Proposed Fill

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SEE FIGURE 2



Hidden Lakes Properties, L.L.C.

Hidden Lakes Subdivision

Proposed Plan View

Livingston Parish, Louisiana

D & S ENVIRONMENTAL SERVICES, INC.

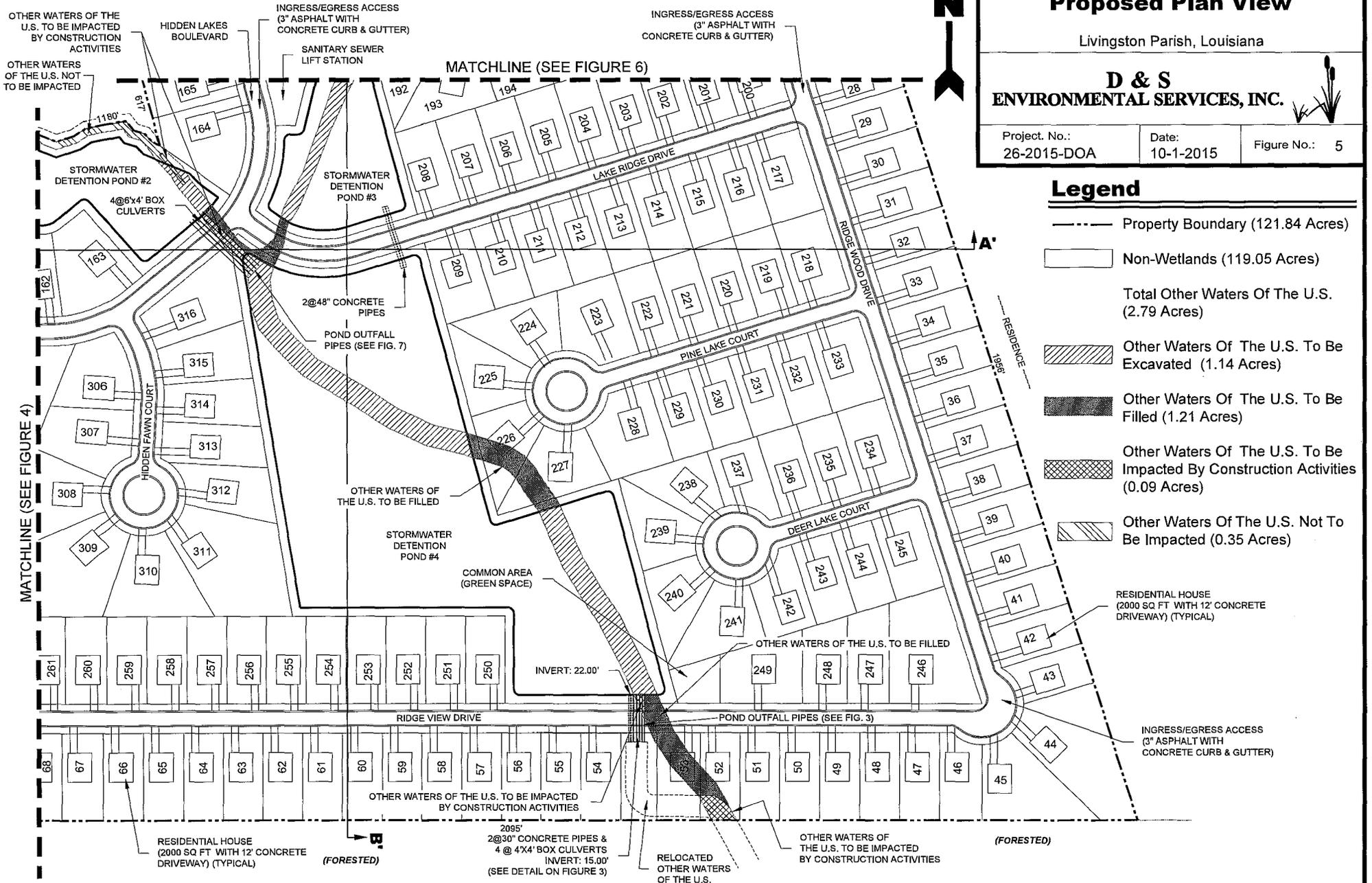
Project No.:
26-2015-DOA

Date:
10-1-2015

Figure No.: 5

Legend

- Property Boundary (121.84 Acres)
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Legend

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Hidden Lakes Properties, L.L.C.

Hidden Lakes Subdivision

Proposed Plan View

Livingston Parish, Louisiana



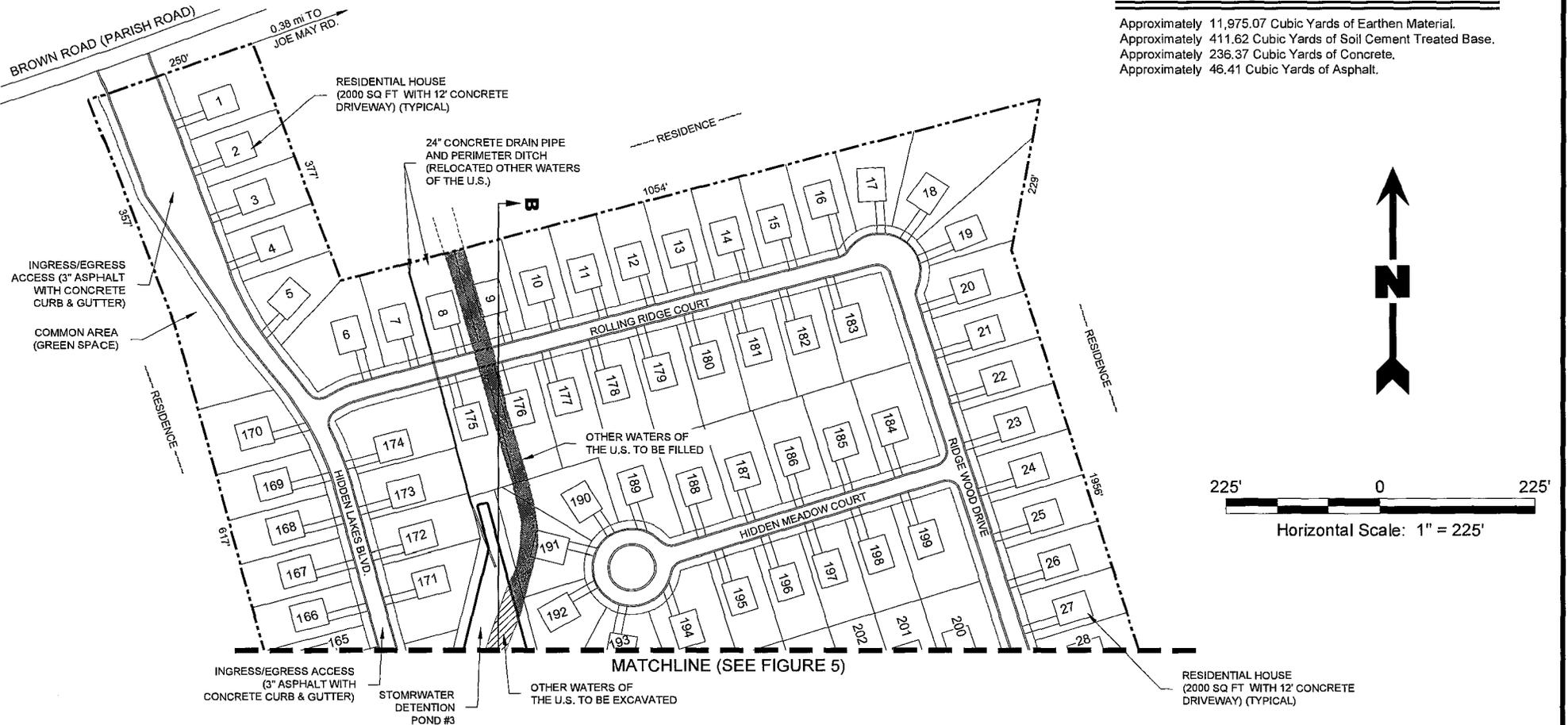
D & S ENVIRONMENTAL SERVICES, INC.



Project No.: 26-2015-DOA

Date: 10-1-2015

Figure No.: 6



Total Proposed Fill

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Hidden Lakes Properties, L.L.C.

Hidden Lakes Subdivision

**Interconnecting Stormwater
Detention Pond Details**

Livingston Parish, Louisiana



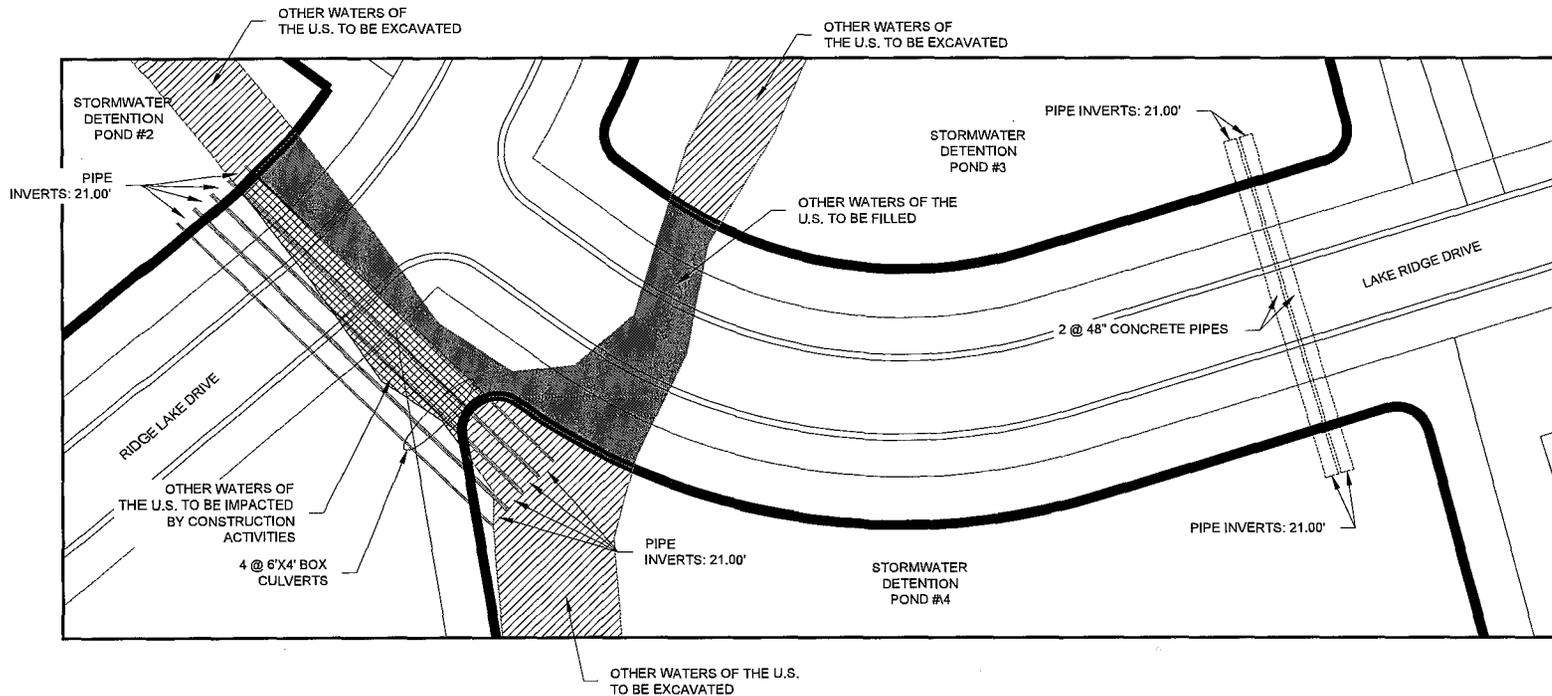
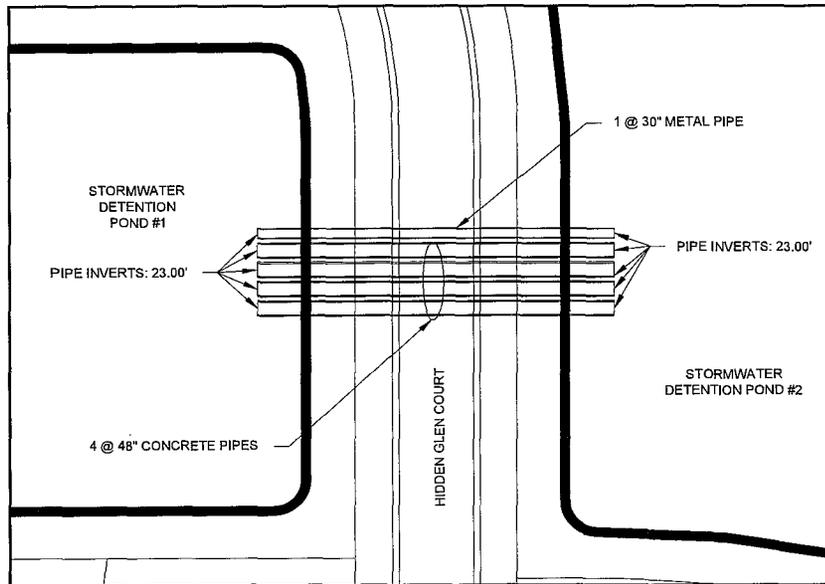
**D & S
ENVIRONMENTAL SERVICES, INC.**

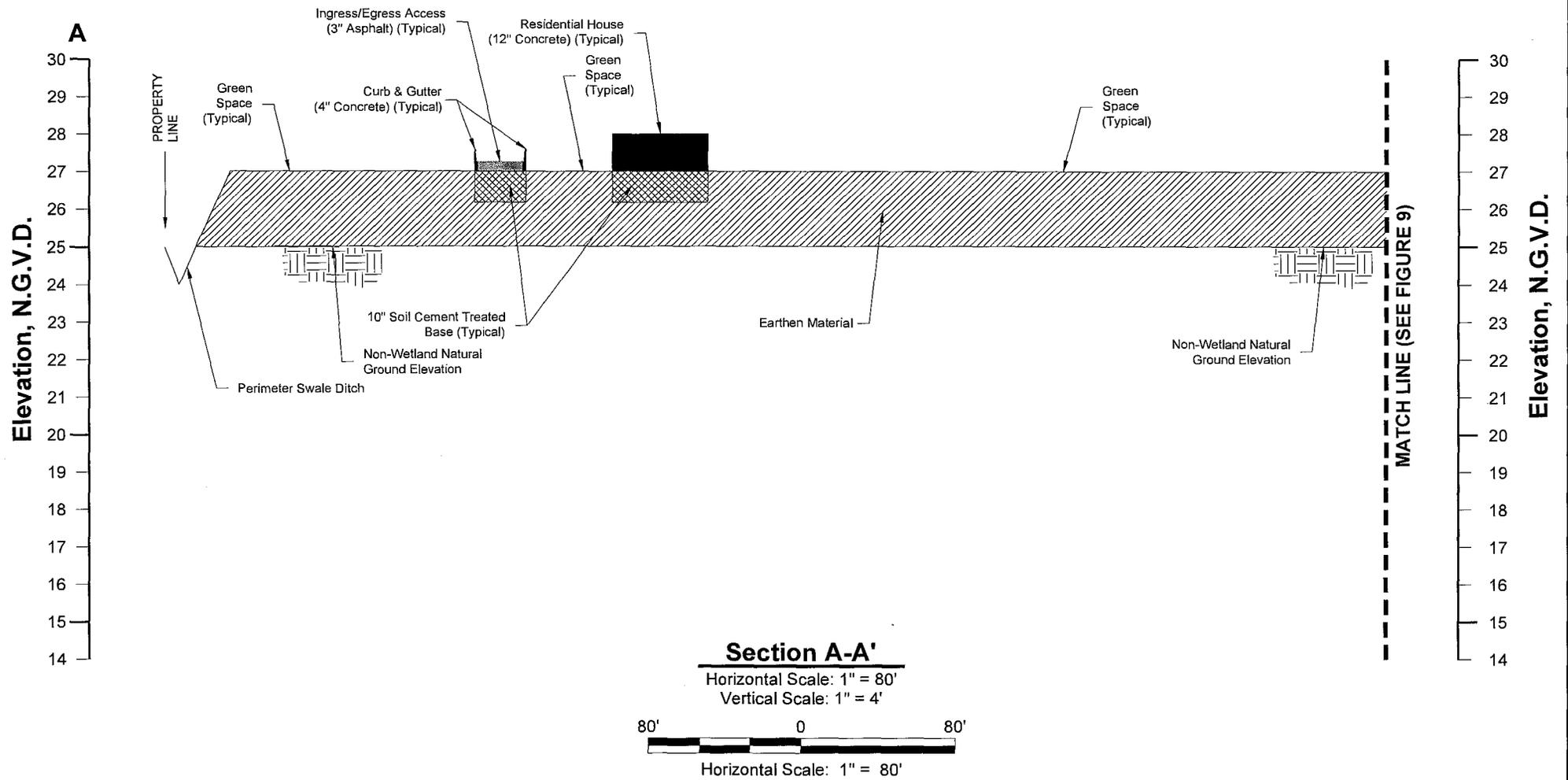


Project No.: 26-2015-DOA

Date: 10-1-2015

Figure No.: 7





Notes

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4. Non-wetland ground elevations average 25'0" N.G.V.D. Elevation data was obtained from topographic data provided by Alvin Fairburn and Associates, L.L.C.

Legend

-  Earthen Material
-  Soil Cement Treated Base
-  Concrete
-  Asphalt

Hidden Lakes Properties, L.L.C.

Hidden Lakes Subdivision

Section View A-A'

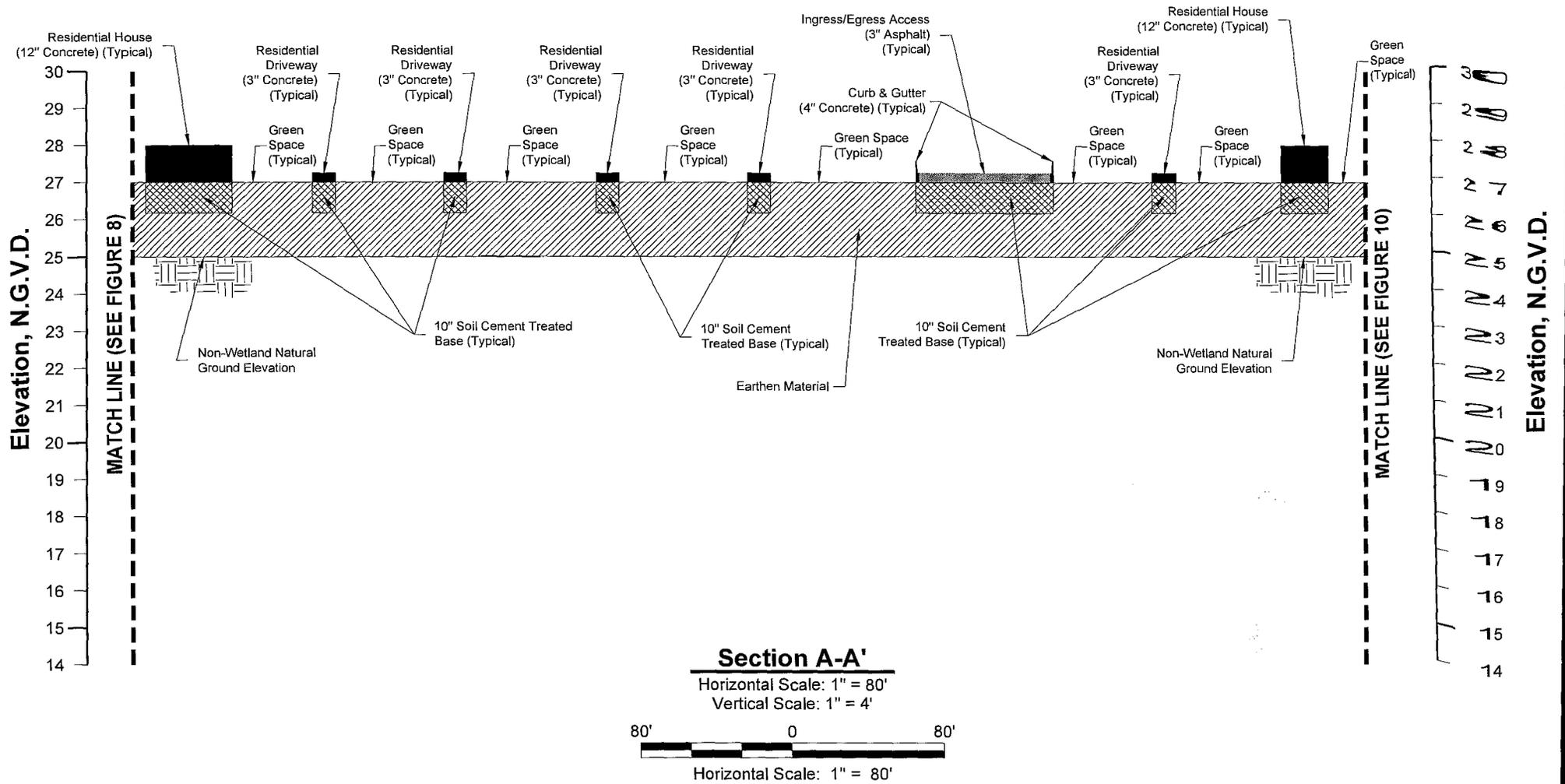
Livingston Parish, Louisiana

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 ENVIRONMENTAL SERVICES, INC.

Project. No.: 26-2015-DOA

Date: 10-1-2015

Figure No.: 8



- Notes**
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Legend

-  Earthen Material
-  Soil Cement Treated Base
-  Concrete
-  Asphalt

Hidden Lakes Properties, L.L.C.

Hidden Lakes Subdivision

Section View A-A'
(Continued)

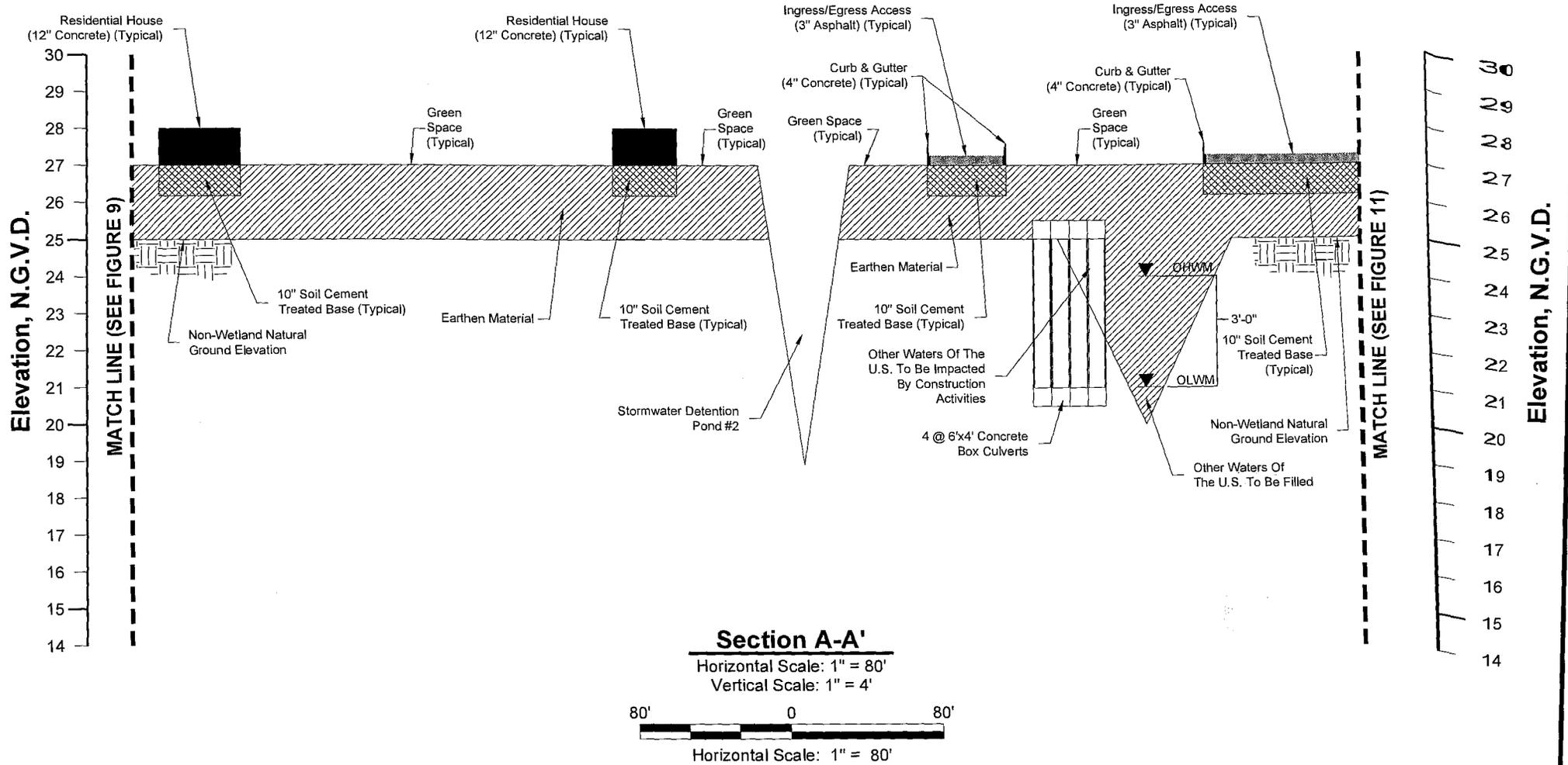
Livingston Parish, Louisiana

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ENVIRONMENTAL SERVICES, INC.

Project No.: 26-2015-DOA

Date: 10-1-2015

Figure No.: 9



Notes

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Legend

-  Earthen Material
-  Soil Cement Treated Base
-  Concrete
-  Asphalt
-  OHWM Ordinary High Water Mark
-  OLWM Ordinary Low Water Mark

Hidden Lakes Properties, L.L.C.

Hidden Lakes Subdivision

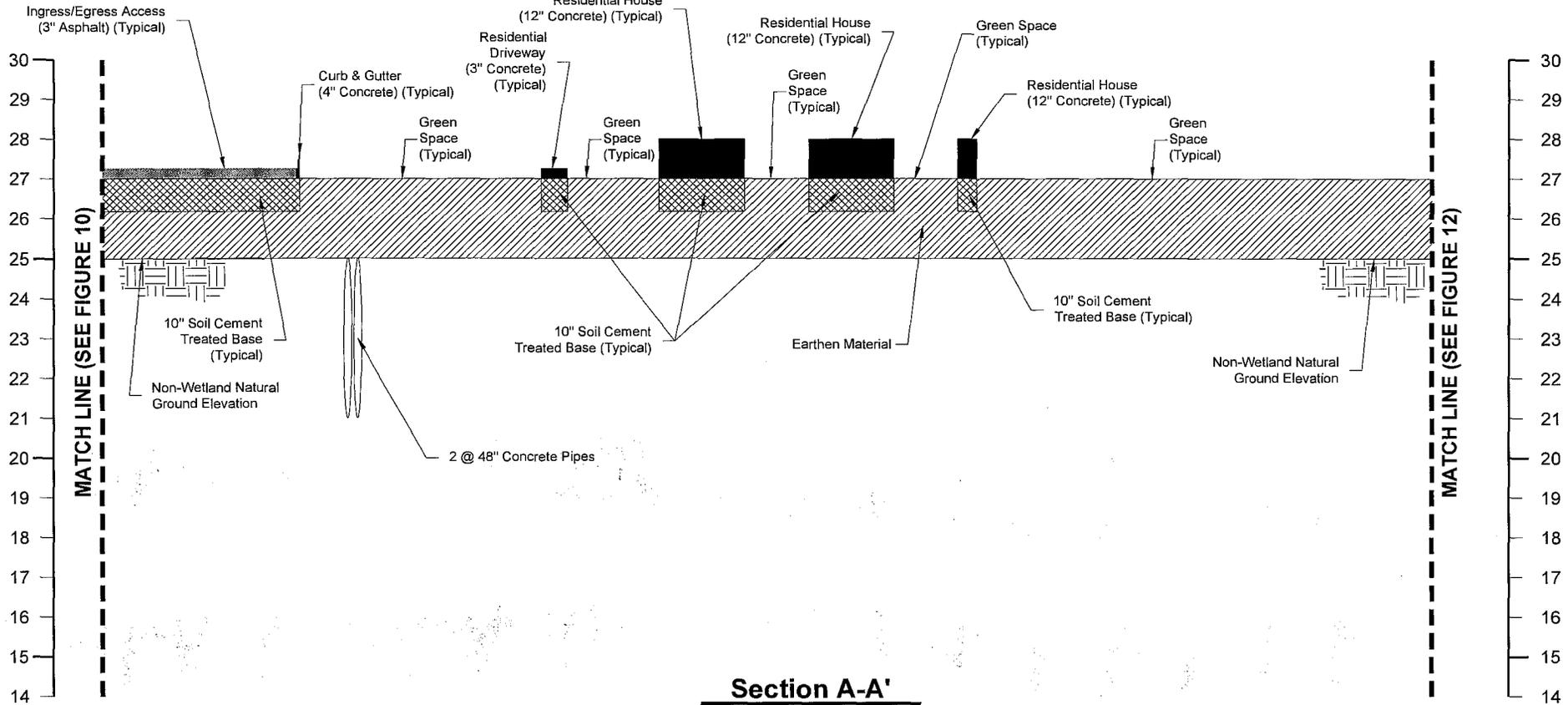
Section View A-A' (Continued)

Livingston Parish, Louisiana

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Project No.: 10-1-2015 Date: 04-25-2015 Figure No.: 10

Elevation, N.G.V.D.



Elevation, N.G.V.D.

Section A-A'

Horizontal Scale: 1" = 80'
Vertical Scale: 1" = 4'



Horizontal Scale: 1" = 80'

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Legend

-  Earthen Material
-  Soil Cement Treated Base
-  Concrete
-  Asphalt

Hidden Lakes Properties, L.L.C.

Hidden Lakes Subdivision

**Section View A-A'
(Continued)**

Livingston Parish, Louisiana



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ENVIRONMENTAL SERVICES, INC.**

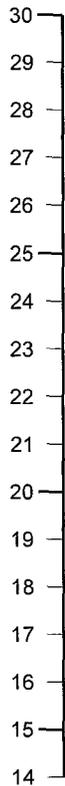


Project No.: 26-2015-DOA

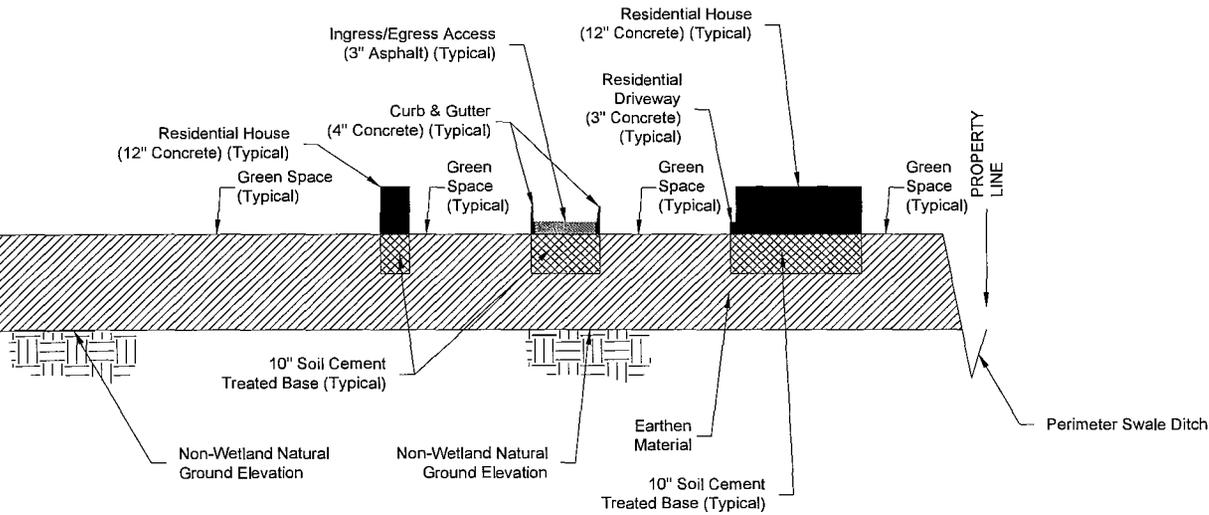
Date: 10-1-2015

Figure No.: 11

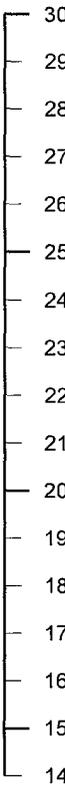
Elevation, N.G.V.D.



MATCH LINE (SEE FIGURE 11)



MATCH LINE (SEE FIGURE 13)



Elevation, N.G.V.D.

Section A-A'

Horizontal Scale: 1" = 80'
Vertical Scale: 1" = 4'



Horizontal Scale: 1" = 80'

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Legend

-  Earthen Material
-  Soil Cement Treated Base
-  Concrete
-  Asphalt

Hidden Lakes Properties, L.L.C.

Hidden Lakes Subdivision

Section View A-A'
(Continued)

Livingston Parish, Louisiana



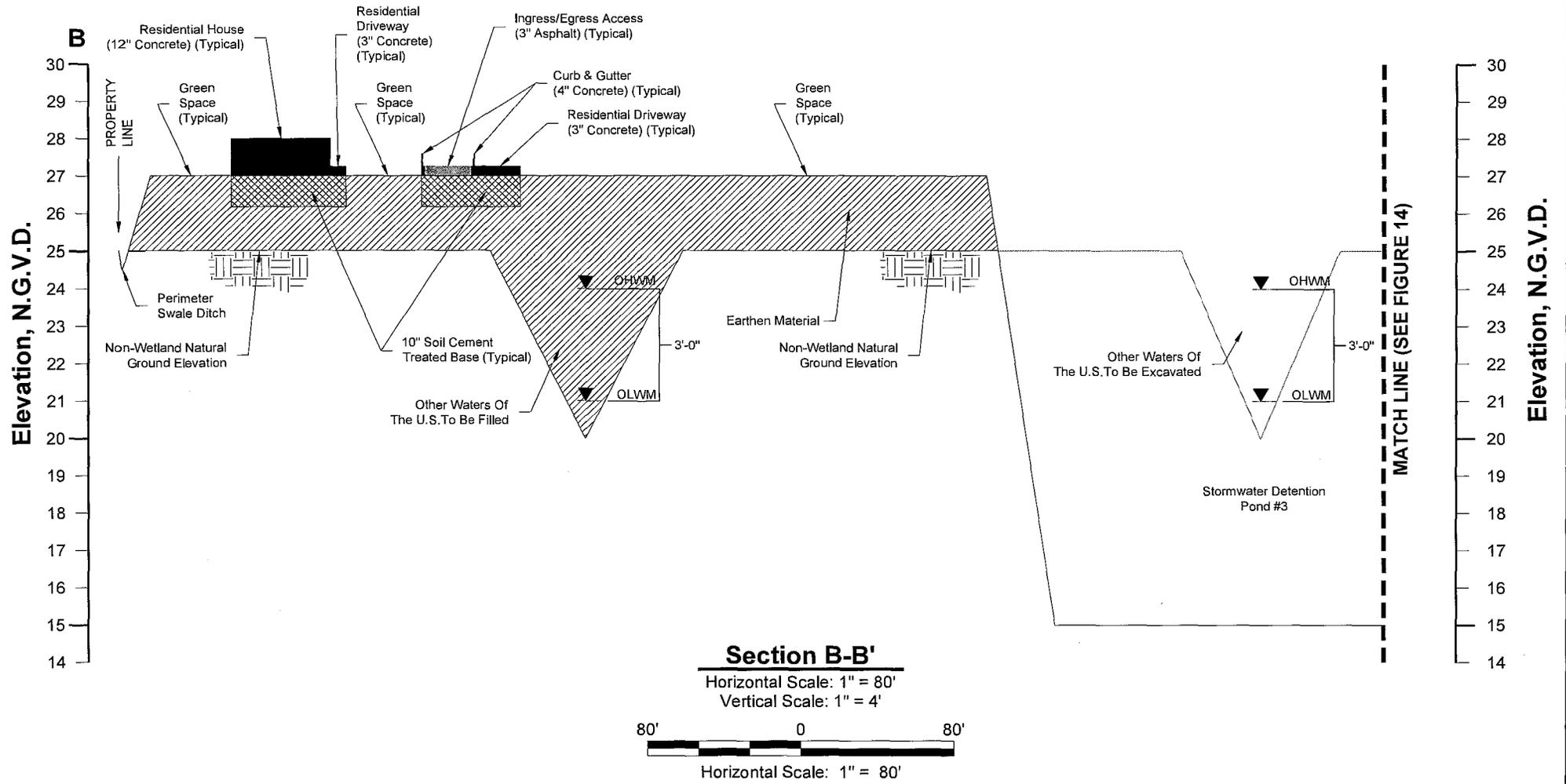
D & S
ENVIRONMENTAL SERVICES, INC.



Project No.: 26-2015-DOA

Date: 10-1-2015

Figure No.: 12



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Legend

-  Earthen Material
-  Soil Cement Treated Base
-  Concrete
-  Asphalt
-  OHWM Ordinary High Water Mark
-  OLWM Ordinary Low Water Mark

Hidden Lakes Properties, L.L.C.

Hidden Lakes Subdivision

Section View B-B'

Livingston Parish, Louisiana

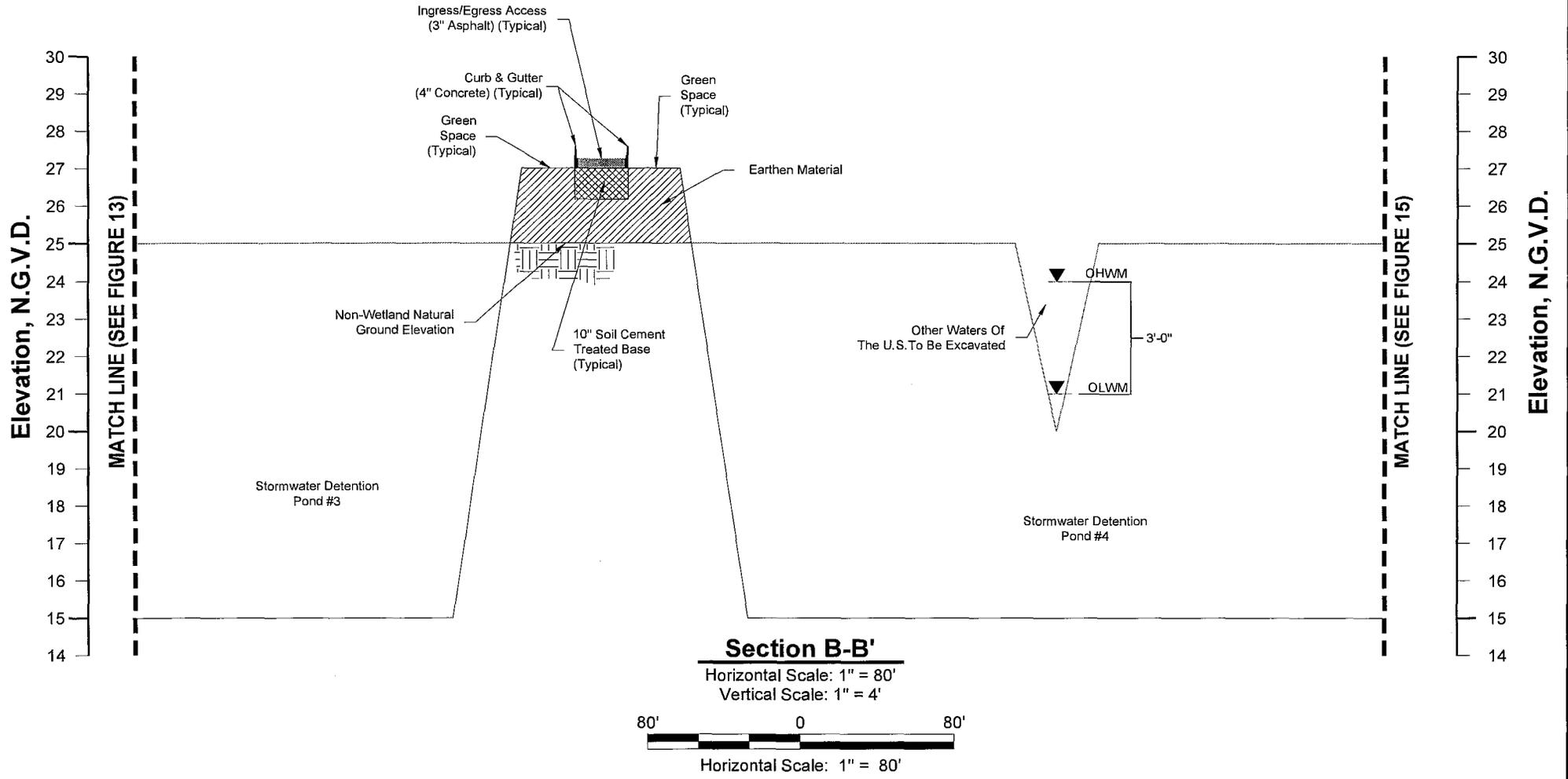


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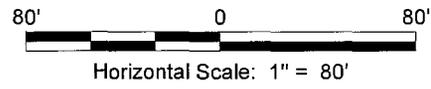
Elevation, N.G.V.D.

Elevation, N.G.V.D.



Section B-B'

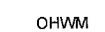
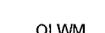
Horizontal Scale: 1" = 80'
Vertical Scale: 1" = 4'



Notes

1. The proposed layout was provided by Alvin Fairburn and Associates, L.L.C.
2. Other Waters Of The U.S. obtained from U.S. Army CORPS of Engineers Jurisdictional Determination Account Numbers MVN-2012-01327-SE & MVN-2012-01520-SE.
3. According to F.E.M.A. F.I.R.M. Community Panel No. 22063C0225 E Dated 4-3-12, this property falls in Flood Zone X (Areas determined to be outside the 0.2% annual chance flood) & Flood Zone AE (Special flood hazard areas (SFHAs) subject to inundated by the 1% annual chance flood); Base Flood Elevations Determined). Base Flood Elevation = 22'.
4. Non-wetland ground elevations average 25'0" N.G.V.D. Elevation data was obtained from topographic data provided by Alvin Fairburn and Associates, L.L.C.

Legend

-  Earthen Material
-  Soil Cement Treated Base
-  Concrete
-  Asphalt
-  OHWM Ordinary High Water Mark
-  OLWM Ordinary Low Water Mark

Hidden Lakes Properties, L.L.C.

Hidden Lakes Subdivision

**Section View B-B'
(Continued)**

Livingston Parish, Louisiana

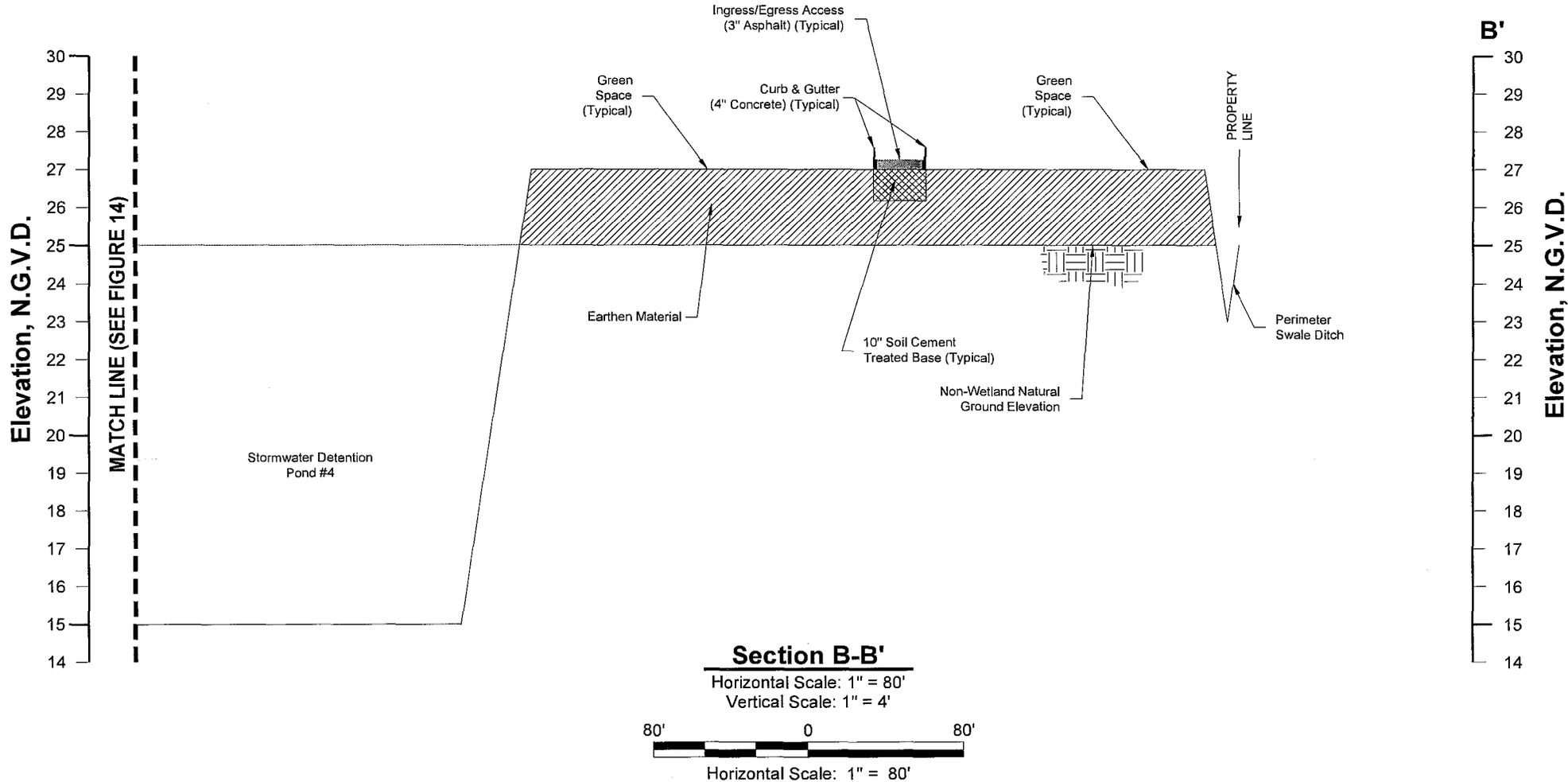


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Elevation, N.G.V.D.

Elevation, N.G.V.D.



Section B-B'

Horizontal Scale: 1" = 80'
Vertical Scale: 1" = 4'



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Legend

-  Earthen Material
-  Soil Cement Treated Base
-  Concrete
-  Asphalt

Hidden Lakes Properties, L.L.C.

Hidden Lakes Subdivision

**Section View B-B'
(Continued)**

Livingston Parish, Louisiana

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