

JOINT PUBLIC NOTICE

October 21, 2019

United States Army
Corps of Engineers
New Orleans District
Regulatory Branch (ODR-E)
7400 Leake Avenue
New Orleans, Louisiana 70118

State of Louisiana
Department of Environmental Quality
ATTN: Water Quality Certifications
Post Office Box 4313
Baton Rouge, Louisiana 70821-4313

(504) 862-2041

(225) 219-3225

Benjamin.C.Sherman@usace.army.mil

Project Manager
Benjamin Sherman
Permit Application Number
MVN 2016-00818 ES

Project Manager
Elizabeth Hill
WQC Application Number
WQC 191016-01

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).

Application has also been made to the Louisiana Department of Environmental Quality, Water Quality Certifications, for a Water Quality Certification (WQC) in accordance with statutory authority contained in LRS30:2047 A(3), and provisions of Section 401 of the Clean Water Act (P.L.95-17).

Bellevue Estates Residential Subdivision, in Mandeville, Louisiana, in St. Tammany Parish

NAME OF APPLICANT: Bellevue Estates 59, LLC. c/o Hydrik Biological Surveys Inc., Attn: Thomas Brown, P.O. Box 94, Covington, LA 70434

LOCATION OF WORK: Project site is located on Hoffman Rd, Mandeville, Louisiana, in St. Tammany Parish, Louisiana, as shown on the attached drawings.

Hydrologic Unit Code: 08090201– Liberty Bayou-Tchefuncta Location: Latitude: 30.449738
Longitude: -90.040446

CHARACTER OF WORK: The applicant proposes to clear, grade, excavate and deposit fill, for the construction of an 88 lot residential subdivision and associated detention ponds. Work would include access roads, driveways, appurtenant utilities, house pads, and drainage features. Project implementation requires approximately 21,516 cubic yards of sandy clay fill and 7,369 cubic yards of concrete. Approximately 10.95 acres of jurisdictional wetlands would be directly impacted by the proposed activities. The applicant has proposed the use of an approved compensatory mitigation bank to offset any unavoidable impacts to jurisdictional wetlands.

The comment period for the Department of the Army Permit and the Louisiana Department of Environmental Quality WQC 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/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. 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 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 at this time. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. Issuance of this public notice solicits input from the State Archeologist and State Historic Preservation Officer regarding potential impacts to cultural resources.

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.

The New Orleans District has determined that the proposed project will not affect any endangered species based on the Standard Local Operating Procedure for Endangered Species of Louisiana (SLOPES), dated October 22, 2014, between the U.S. Army Corps of Engineers and U.S. 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** 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.

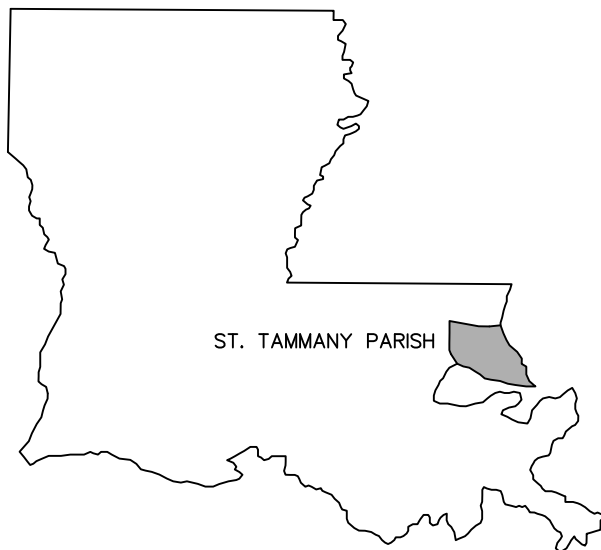
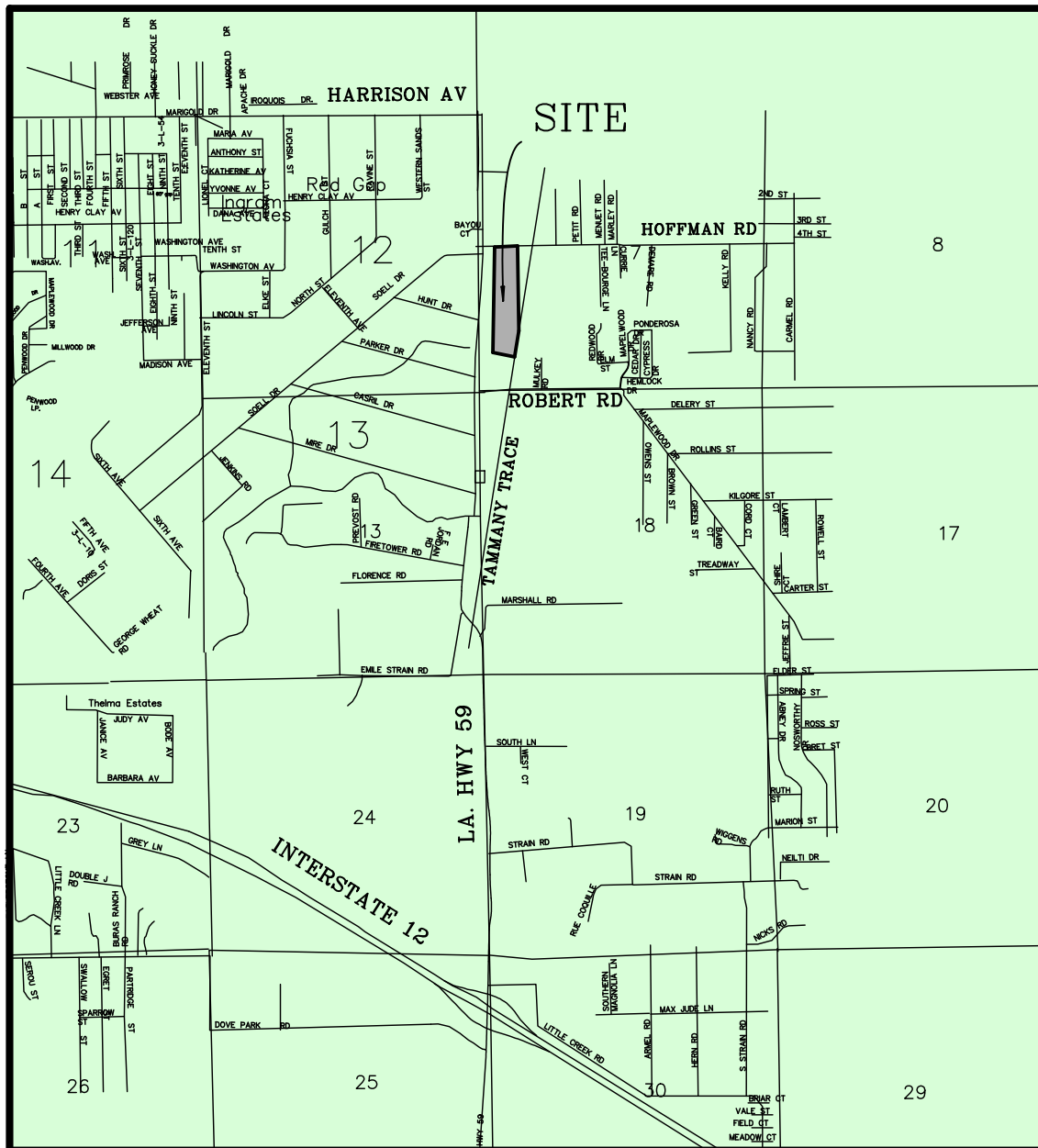
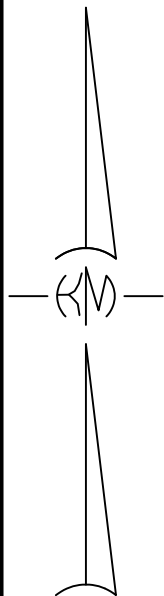
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not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

Michael V. Farabee
Chief, Eastern Evaluation Section

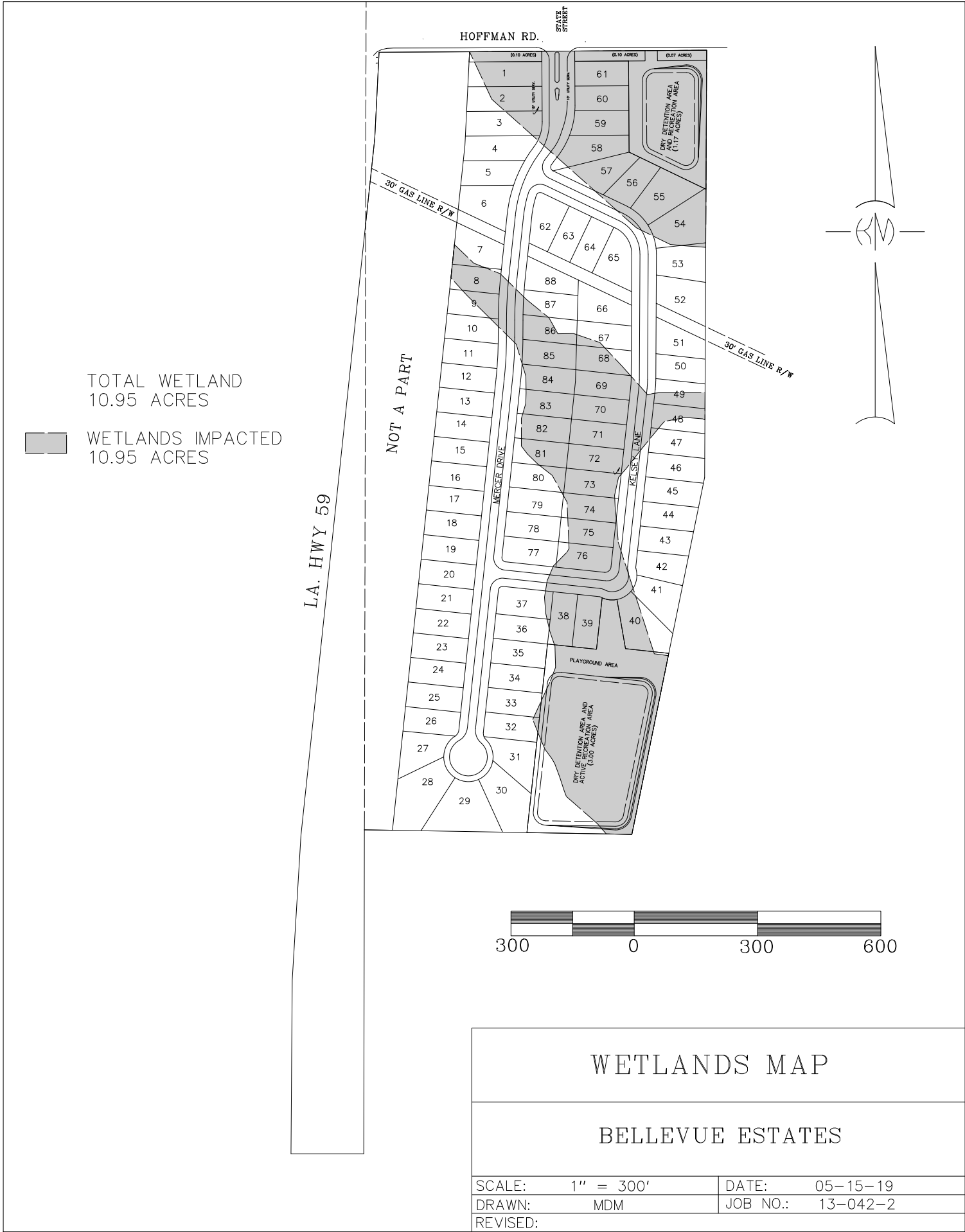
Enclosure



VICINITY MAP

BELLEVUE ESTATES
SECTION 7, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

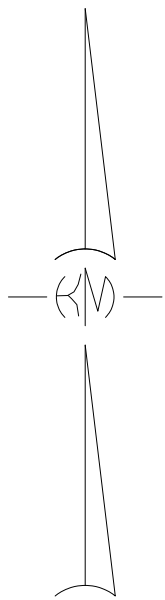
SCALE:	N.T.S.	DATE:	05-15-19
DRAWN:	MDM	JOB NO.:	13-042-1
REVISED:			



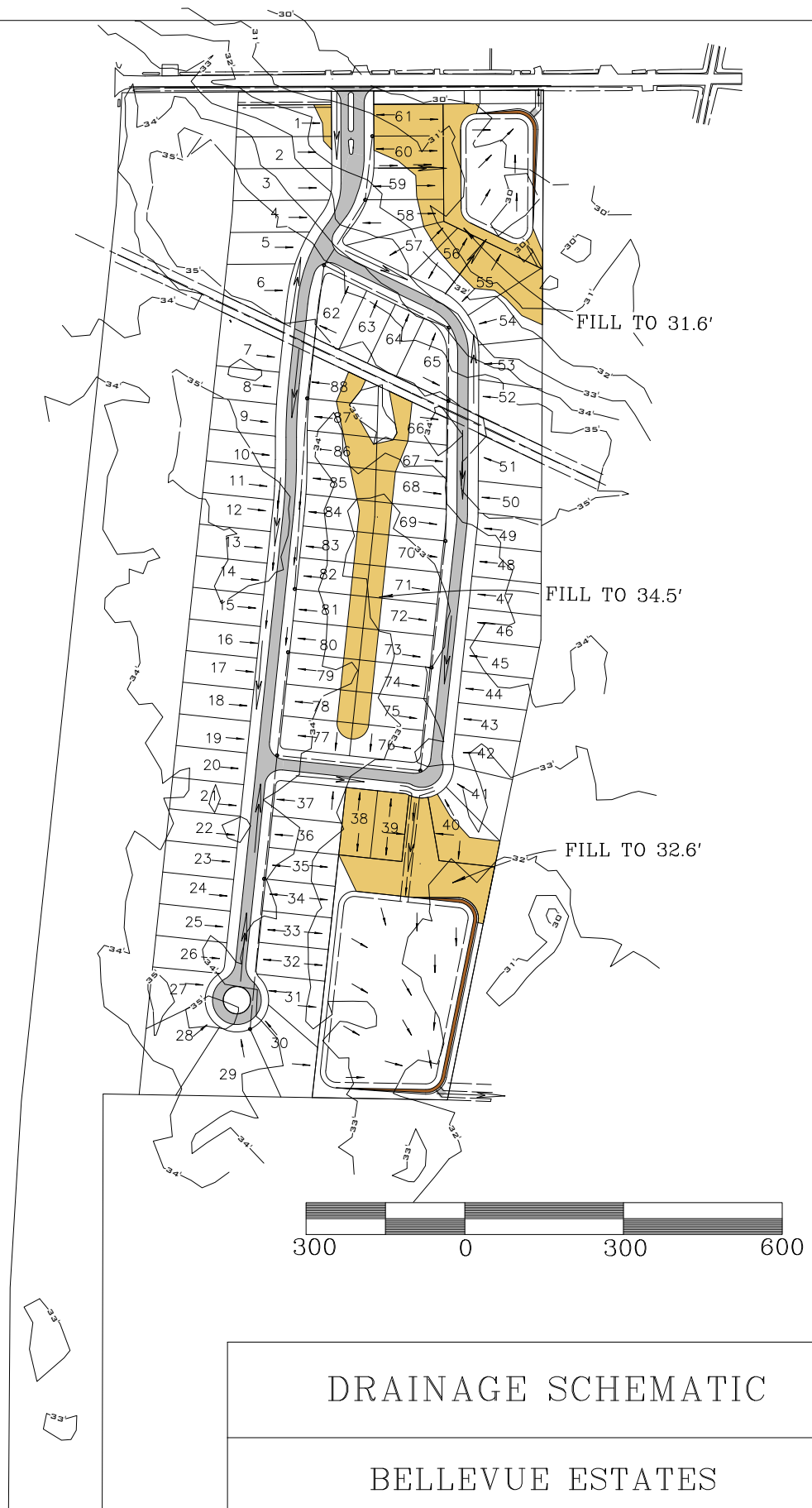
WETLANDS MAP

BELLEVUE ESTATES

SCALE:	1" = 300'	DATE:	05-15-19
DRAWN:	MDM	JOB NO.:	13-042-2
REVISED:			



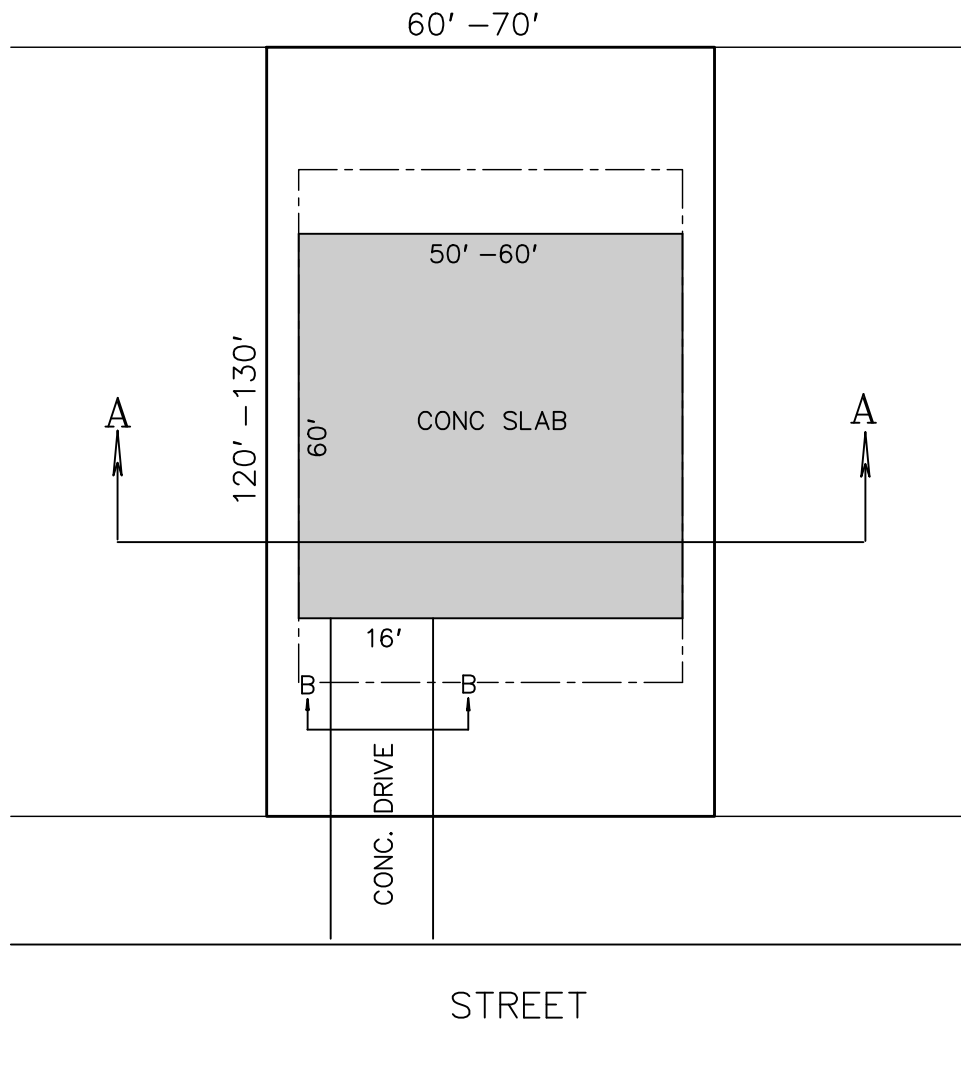
FILL AREA = 3.35 ACRES
FILL VOLUME
@ 1.0' AVG. = 5400 cu. yd.



DRAINAGE SCHEMATIC

BELLEVUE ESTATES

SCALE:	1" = 300	DATE:	05-15-19
DRAWN:	MDM	JOB NO.:	13-042-3
REVISED:			



QUANTITIES

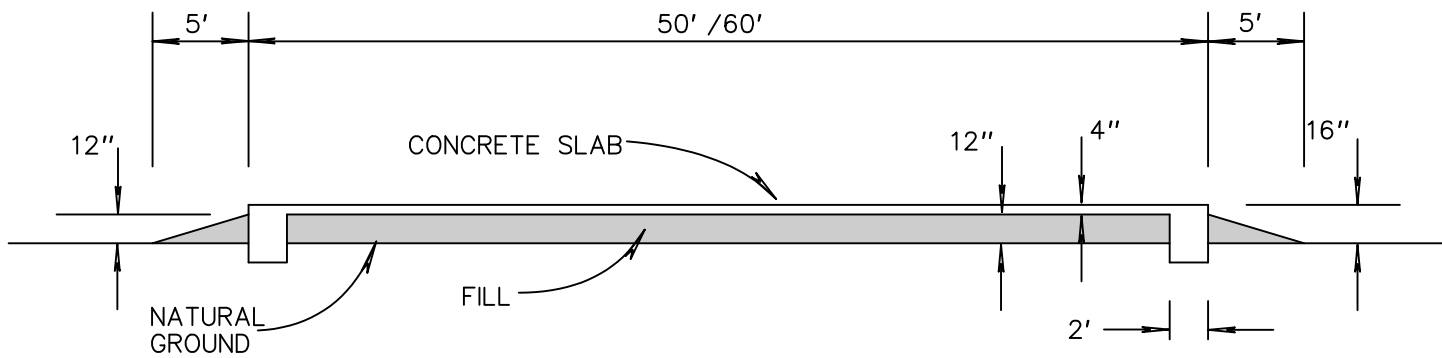
FILL = 151 cu. yd./LOT
 88 LOTS = 13288 cu. yd.

CONCRETE = 74 cu. yd./LOT
 88 LOTS = 6512 cu. yd.

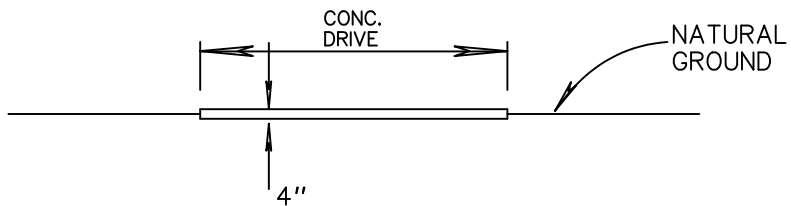
TYPICAL FILL FOR LOT PLAN VIEW

BELLEVUE ESTATES

SCALE:	1" = 30'	DATE:	05-15-19
DRAWN:	MDM	JOB NO.:	13-042-4
REVISED:			



SECTION A-A

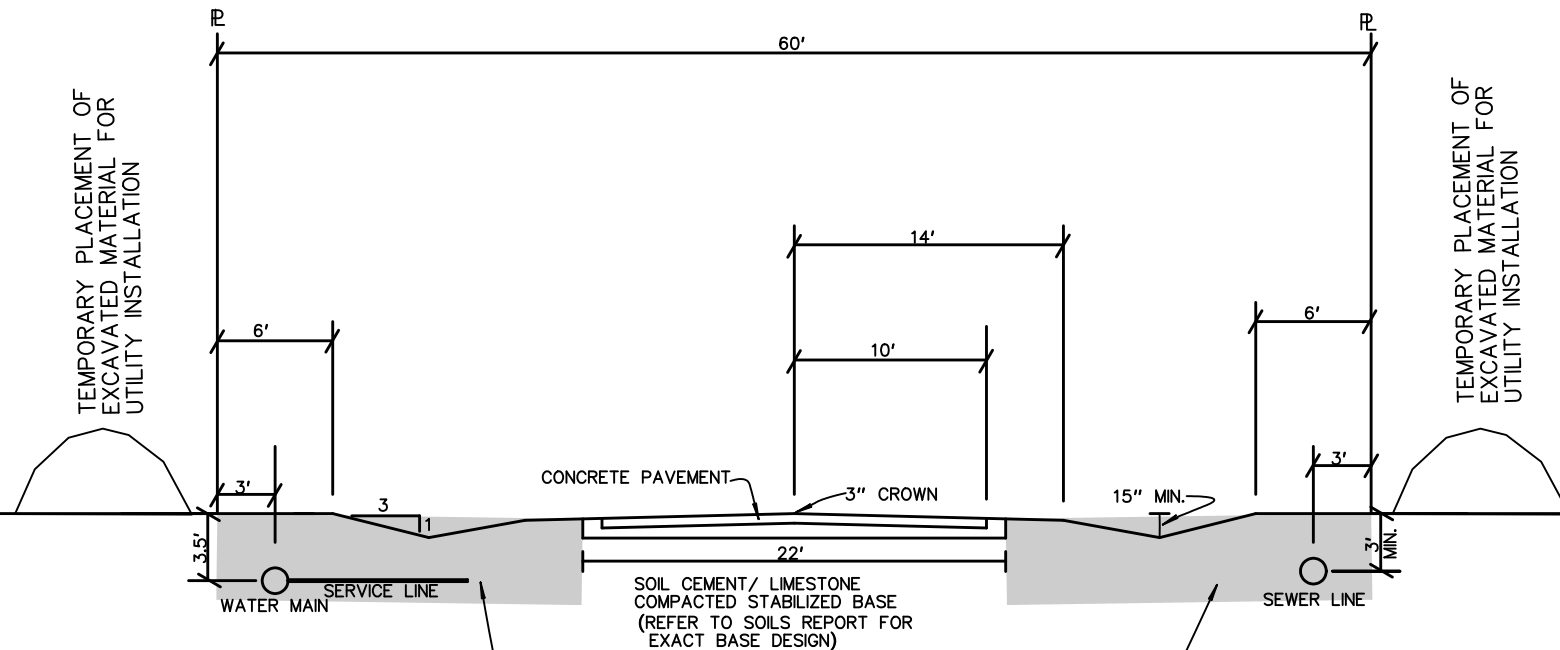


SECTION B-B

SECTION VIEW TYPICAL LOT

BELLEVUE ESTATES

SCALE: 1" = 10'	DATE: 05-15-19
DRAWN: MDM	JOB NO.: 13-042-5
REVISED:	



TYPICAL STREET SECTION

SCALE 1"=10'

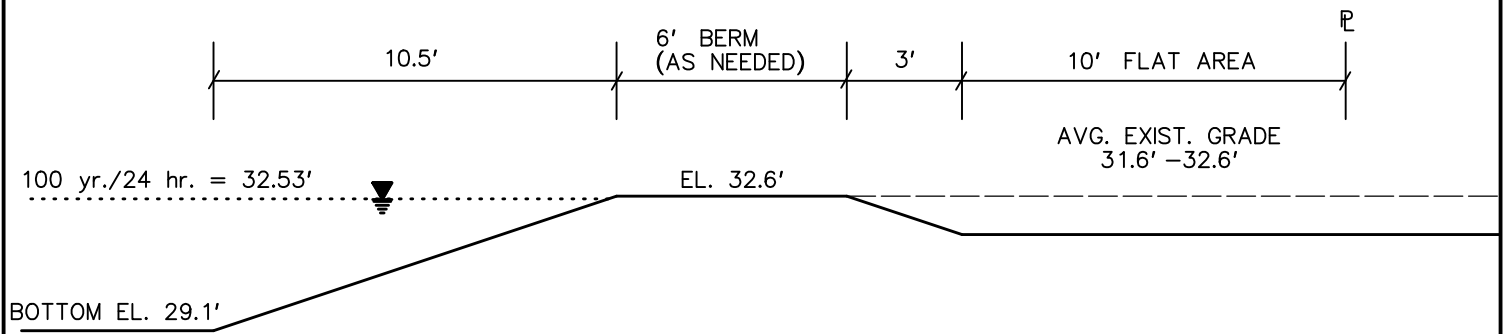
AREA OF POTENTIAL EXCAVATION
FOR UTILITY INSTALLATION

QUANTITIES

CONCRETE	= 857 cu. yd.
BASE	= 2828 cu. yd.
DITCH EXCAVATION	= 1458 cu. yd.
UTILITY EXCAVATION	= 6067 cu. yd.

TYPICAL STREET SECTION

SCALE	MDM	DATE	05-15-19
DRAWN	1" = 10'	JOB NO.	13-042-6
REVISIONS			



TYPICAL POND SECTION

SCALE 1" = 5'

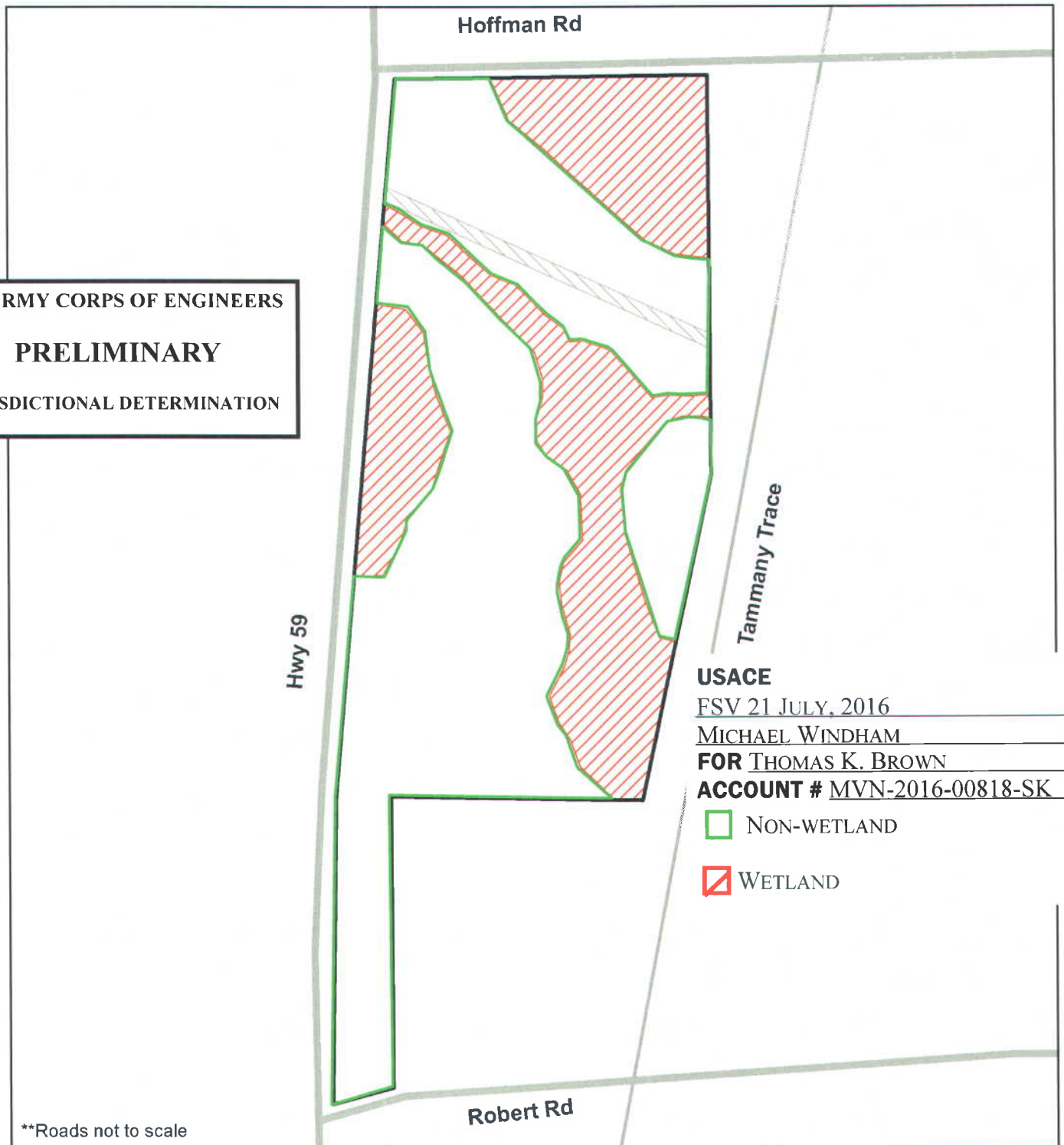
TYPICAL POND SECTION

BELLEVUE ESTATES

SCALE:	1" = 5'	DATE:	09-05-19
DRAWN:	DRJ	JOB NO.:	
REVISED:			

+/- 39.5 Acres on Hwy 59
Mr. Robert Caplan

U.S. ARMY CORPS OF ENGINEERS
PRELIMINARY
JURISDICTIONAL DETERMINATION



USACE

FSV 21 JULY, 2016

MICHAEL WINDHAM

FOR THOMAS K. BROWN

ACCOUNT # MVN-2016-00818-SK

□ NON-WETLAND

▨ WETLAND

**Roads not to scale

Biological Surveys, Inc.
P.O. Box 94
Covington, LA 70433
Date: June 13, 2016

**Note this is NOT a boundary survey
and should not be utilized as one.

Legend

- Boundary
- ▨ Wetlands ±13.25 acres
- ▨ Cleared ROW

0 250 500 1,000 Feet

