

JOINT PUBLIC NOTICE

September 30, 2013

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
Post Office Box 4313
Baton Rouge, Louisiana 70821-4313

(504) 862-1217
Project Manager
Kenny Blanke
Kenneth.G.Blanke@usace.army.mil
MVN 2013-0678-CQ

(225) 219-3225
Project Manager
Jamie Phillippe
WQC Application Number
WQC# 130913-03

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.

PROPOSED RESIDENTIAL SUBDIVISION NEAR JUBAN ROAD/INTERSTATE 12 INTERCHANGE IN LIVINGSTON PARISH

NAME OF APPLICANT: SELA GARDENS, LLC, c/o Headwaters, Inc., Attn: Mr. J. Clay Cromwell, Post Office Box 820188, Vicksburg, Mississippi 39182.

LOCATION OF WORK: Located at approximate address 10481 Cassle Road, near Denham Springs, Louisiana, in LIVINGSTON PARISH, 30.47111 N and -90.91194 W, as shown on the enclosed drawings. This project is located in USGS Hydrologic Unit Code (HUC) 08070202- Amite River.

CHARACTER OF WORK: The applicant is requesting a Department of the Army permit to clear, excavate, dredge, grub, place and maintain fill material for the construction of an approximate 129-lot single-family residential development (Sela Gardens Subdivision). The project area totals approximately 45.7 acres; of which, approximately 17.06 acres are subject to the US Army Corps of Engineers' jurisdiction. The applicant is proposing appurtenant structures such as: concrete access roads, sidewalks, curb & gutter drainage, detention ponds, and subsurface utilities. The applicant is also proposing drainage improvements to the site including the installation and maintenance of subsurface drains along the proposed interior lots and access roads. The subsurface drains would outfall to proposed detention ponds. Approximately 3,825 cubic yards of native material would be excavated from jurisdictional areas during residential lot and road construction. Approximately 41,573 cubic yards of native material would be excavated in jurisdictional

areas for the proposed detention ponds. Approximately 15,300 cubic yards of native material would be placed as fill material in jurisdictional wetlands as a result of project implementation and approximately 451 cubic yards of native material would be placed in "Other Waters of the United States" during the proposed rerouting of existing drains to the proposed drainage servitudes associated with this project. All residual excavated material would be placed onsite in upland areas. Approximately 1,041 cubic yards of hauled in construction materials (roadway base material, asphalt, and concrete) are proposed to be placed as fill material in jurisdictional areas. Approximately 8.36 acres of jurisdictional forested wetlands and approximately 0.18 acre of jurisdictional Other Waters of the US would be directly impacted by project implementation. Approximately 8.7 acres of jurisdictional wetlands would be avoided and not directly impacted by project implementation. The applicant is proposing to utilize erosion control measures (e.g., silt fences or hay bales) during construction and re-vegetation of exposed soils will be performed to minimize secondary impacts associated with erosion and runoff into offsite drains and adjacent avoided wetlands. The applicant has designed the project to avoid and minimize direct and secondary adverse impacts to the maximum extent practicable. As compensation for unavoidable wetland impacts, the applicant is proposing to purchase appropriate credits from a Corps approved mitigation bank.

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. 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 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.

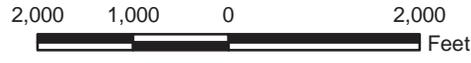
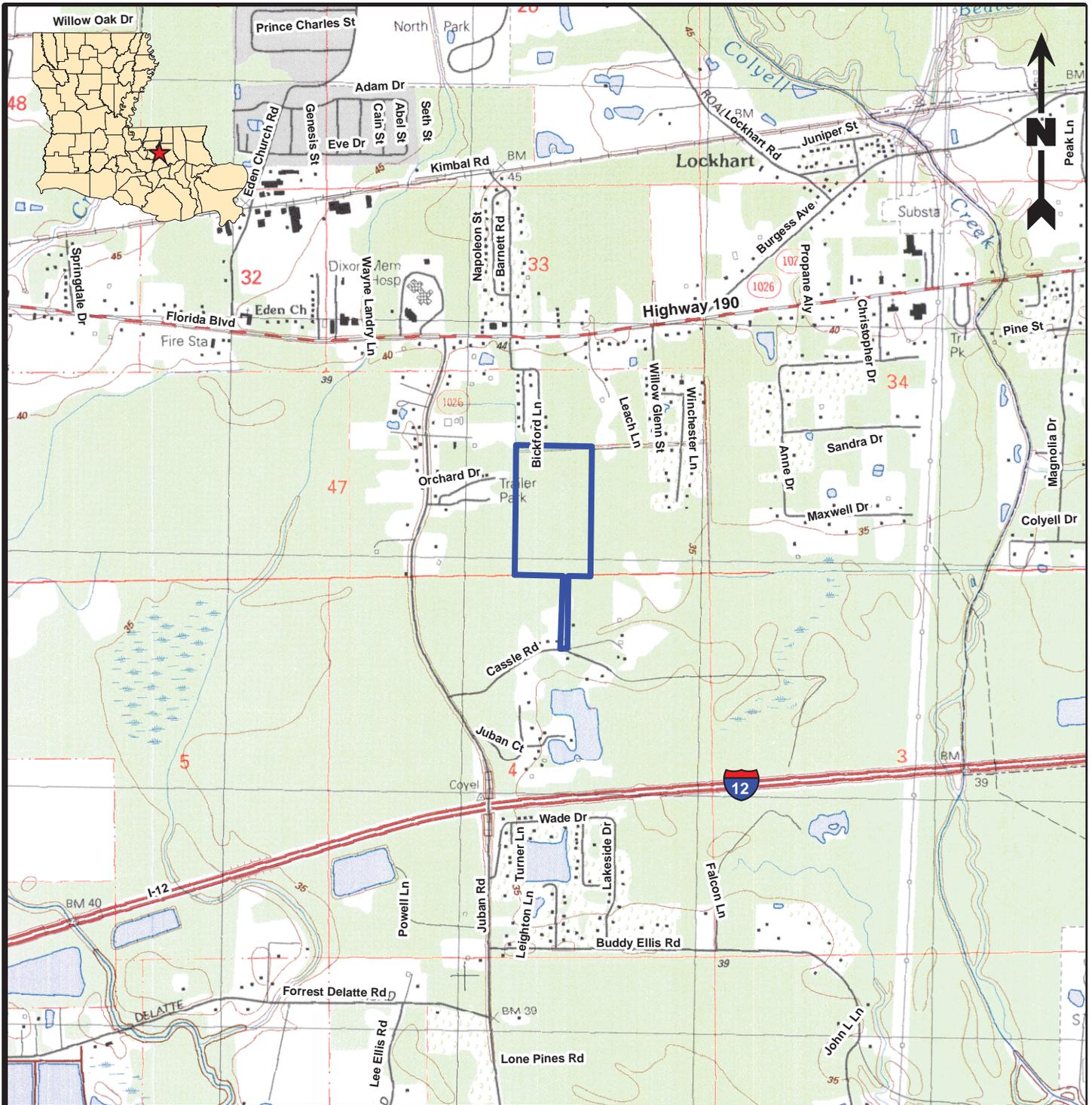
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of up to n/a acres of EFH utilized by various life stages of red drum and penaeid shrimp.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



Legend

 Property Boundary (45.7 Acres)

Reference

Base map comprised of U.S.G.S. 7.5 minute topographic map, "Denham Springs, LA" dated 1991.

Site Location Map
 Sela Gardens - 45.7 Acre Tract
 Department of the Army Permit Application
 Section 47, T-6-S, R-3-E and Section 4, T-7-S, R-3-E
 Livingston Parish, Louisiana

Sela Gardens, LLC
 Brandon, Mississippi

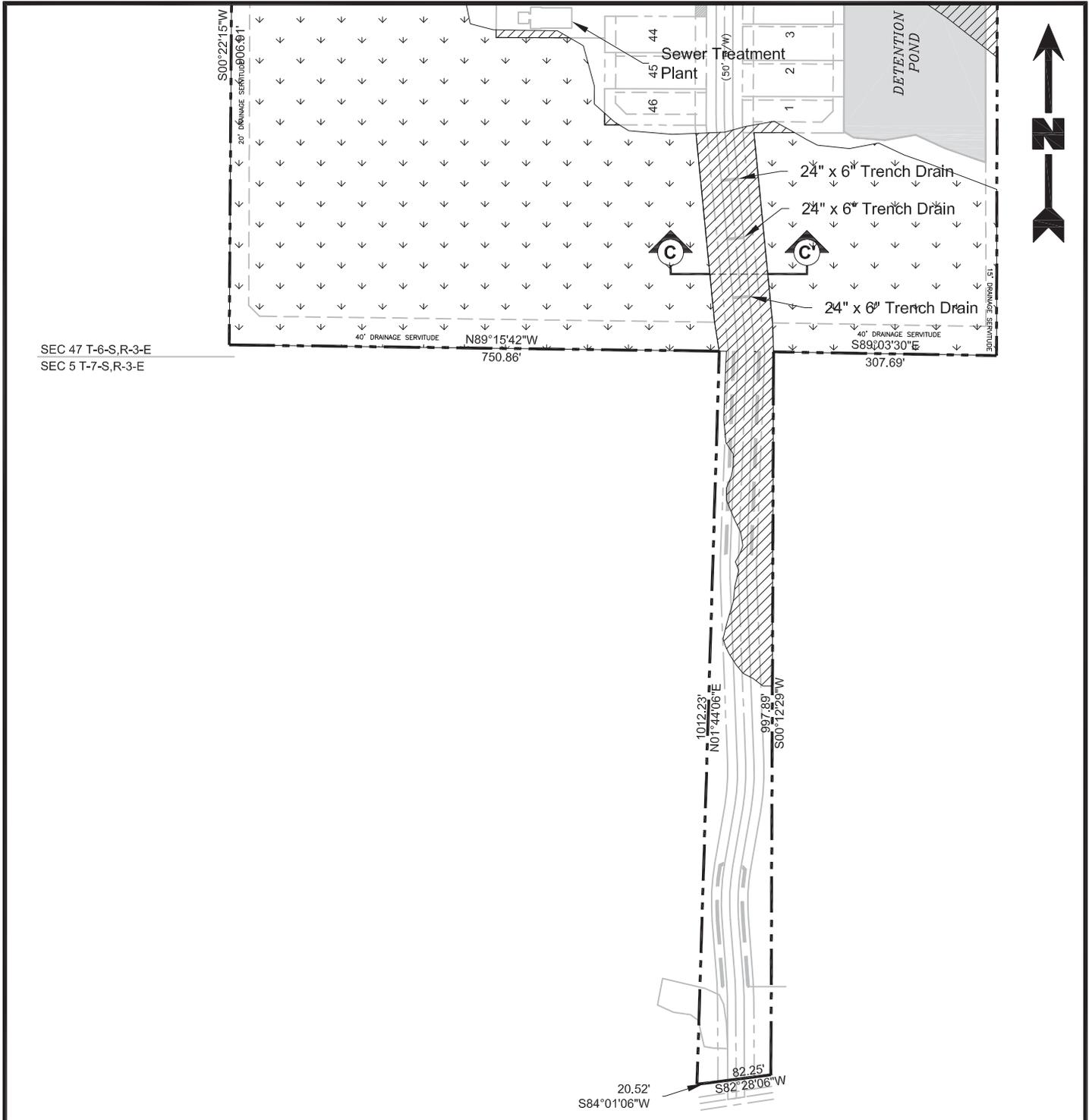


Legend

Sela Gardens (43.3 ac)

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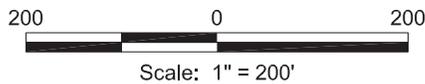




SEC 47 T-6-S,R-3-E
 SEC 5 T-7-S,R-3-E

Legend

-  Property Boundary (45.70 Acres)
-  Total Jurisdictional Wetlands (17.06 Acres)
-  Jurisdictional Wetlands to be Cleared, Graded, Excavated and/or Filled (8.36 acres)
-  Jurisdictional Wetlands Retained (8.70 Acres)
-  Total Other Waters of the U.S. (0.18 Acre)
-  Other Waters of the U.S. to be Graded and/or Filled (0.18 Acre)

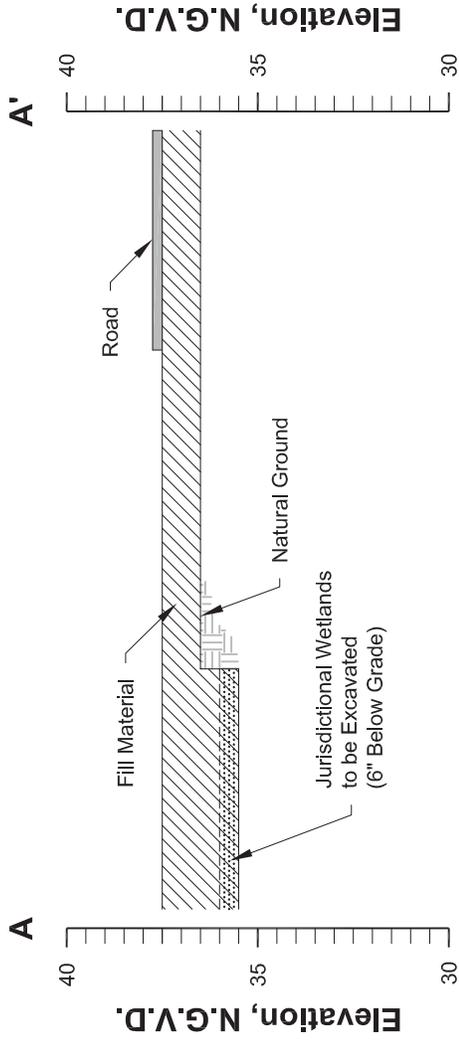


Site Plan (2 of 2)

Sela Gardens - 45.7 Acre Tract
 Department of the Army Permit Application
 Section 47, T-6-S, R-3-E and Section 4, T-7-S, R-3-E

Sela Gardens, LLC
 Livingston Parish, Louisiana

Figure 4 of 13



Section A-A'
 Horizontal Scale: 1" = 20'
 Vertical Scale: 1" = 5'

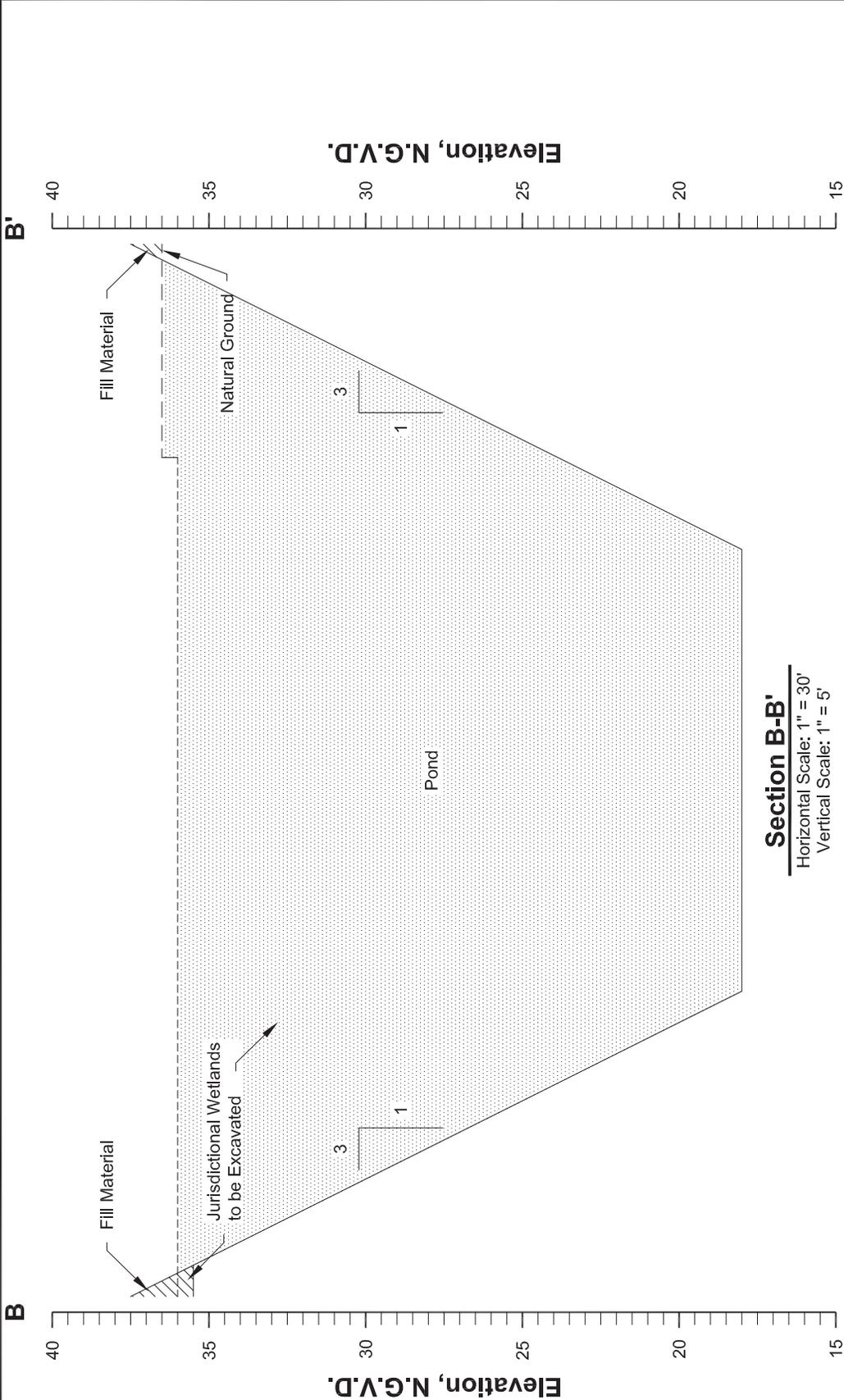
Legend

-  Native Soil to be Excavated from Wetland Areas for Lots/Roads
 (Approximately 3,825 cu.yds.)
-  Native Soil to be Redeeposited
 (Approximately 15,300 cu.yds.)

Cross Section A-A'

Sela Gardens - 45.7 Acre Tract
 Department of the Army Permit Application
 Section 47, T-6-S, R-3-E and Section 4, T-7-S, R-3-E

Sela Gardens, LLC
 Livingston Parish, Louisiana



Section B-B'
 Horizontal Scale: 1" = 30'
 Vertical Scale: 1" = 5'

Cross Section B-B'

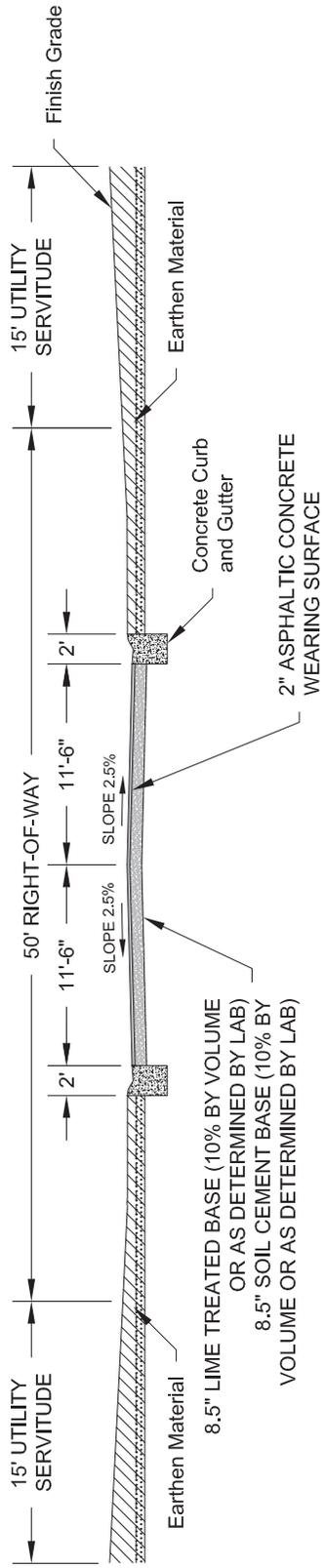
Sela Gardens - 45.7 Acre Tract
 Department of the Army Permit Application
 Section 47, T-6-S, R-3-E and Section 4, T-7-S, R-3-E

Sela Gardens, LLC
 Livingston Parish, Louisiana

Note:

Approximately 41,573 cu yds of earthen material will be excavated within wetlands for detention ponds.

Figure 6 of 13



Section C-C'

Not to Scale

Note:

Approximately 15,300 cu yds of Earthen Material, 591 cu yds Roadway Base, 306 cu yds Concrete, and 139 cu yds Asphalt Deposited in Wetlands to Construct Roads/Infrastructure.

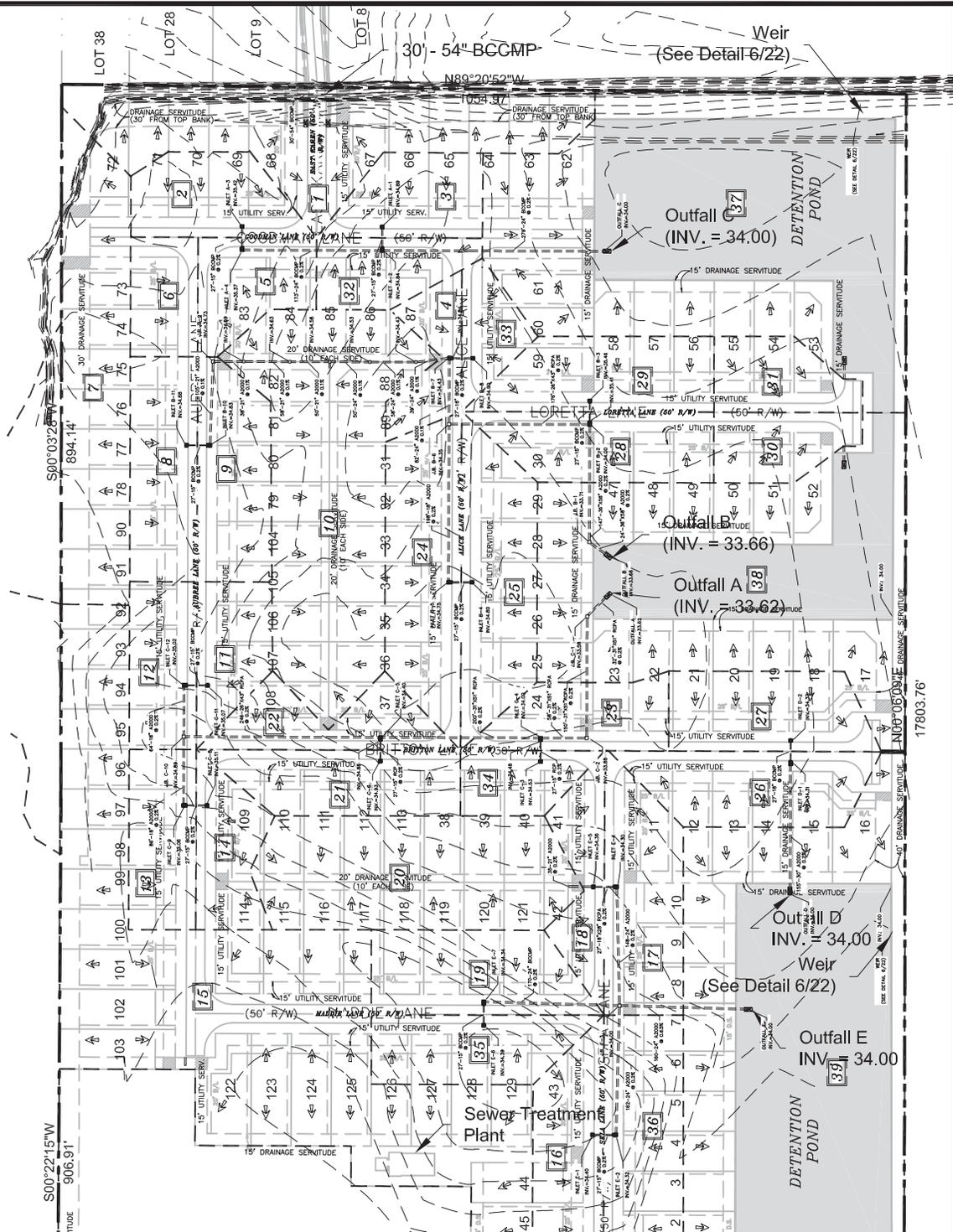
Cross Section C-C'

Sela Gardens - 45.7 Acre Tract
 Department of the Army Permit Application
 Section 47, T-6-S, R-3-E and Section 4, T-7-S, R-3-E

Sela Gardens, LLC
 Livingston Parish, Louisiana



DRAINAGE AREAS		
AREA NUMBER	ACRES	Q (cfs)
1	2.42	5.91
2	0.45	1.10
3	0.41	1.00
4	0.34	0.84
5	0.38	0.93
6	0.29	0.71
7	1.15	2.81
8	0.54	1.32
9	0.55	1.34
10	1.78	4.35
11	0.35	0.86
12	0.40	0.98
13	0.43	1.05
14	0.36	0.88
15	3.72	9.09
16	0.55	1.34
17	0.64	1.57
18	0.33	0.81
19	0.62	1.51
20	1.24	3.03
21	0.53	1.30
22	0.41	1.00
23	0.42	1.03
24	0.77	1.88
25	0.73	1.78
26	0.59	1.44
27	0.56	1.37
28	0.54	1.32
29	0.58	1.42
30	0.32	0.78
31	0.34	0.83
32	0.34	0.83
33	0.23	0.57
34	0.27	0.66
35	0.49	1.20
36	0.73	1.77
37	3.59	8.97
38	2.82	7.05
39	3.80	9.51
40	9.74	20.88



Legend

- Property Boundary (45.70 Acres)
- Drainage Pipe
- Drainage Broken Line
- Flow Arrow

Drainage Layout (1 of 2)

Sela Gardens - 45.7 Acre Tract
 Department of the Army Permit Application
 Section 47, T-6-S, R-3-E and Section 4, T-7-S, R-3-E

Sela Gardens, LLC
 Livingston Parish, Louisiana

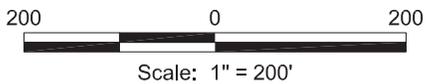
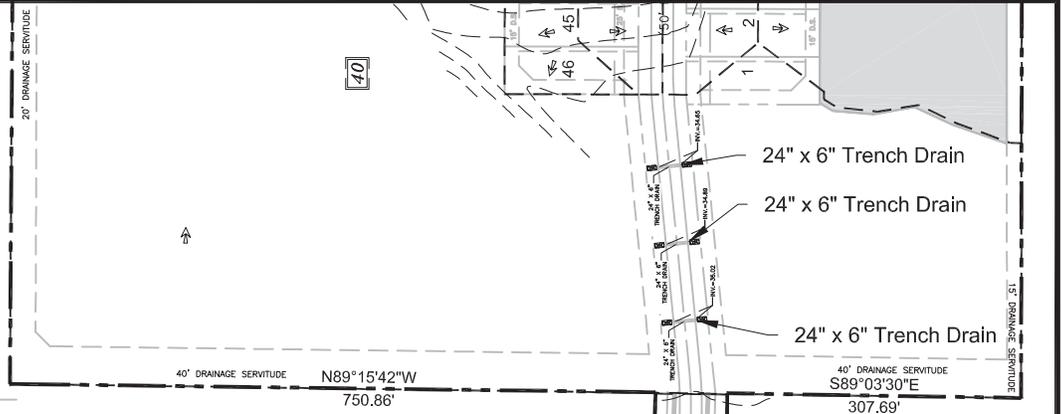


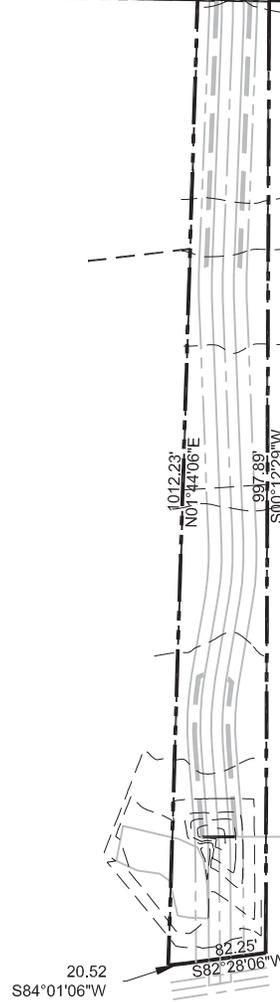
Figure 8 of 13



SEC 47 T-6-S,R-3-E
SEC 5 T-7-S,R-3-E

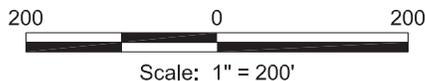


DRAINAGE AREAS					
AREA NUMBER	ACRES	Q (cfs)	AREA NUMBER	ACRES	Q (cfs)
1	2.42	5.91	21	0.53	1.30
2	0.45	1.10	22	0.41	1.00
3	0.41	1.00	23	0.42	1.03
4	0.34	0.84	24	0.77	1.88
5	0.38	0.93	25	0.73	1.78
6	0.29	0.71	26	0.59	1.44
7	1.15	2.81	27	0.56	1.37
8	0.54	1.32	28	0.54	1.32
9	0.55	1.34	29	0.58	1.42
10	1.78	4.35	30	0.32	0.78
11	0.35	0.86	31	0.34	0.83
12	0.40	0.98	32	0.34	0.83
13	0.43	1.05	33	0.23	0.57
14	0.36	0.88	34	0.27	0.66
15	3.72	9.09	35	0.49	1.20
16	0.55	1.34	36	0.73	1.77
17	0.64	1.57	37	3.59	
18	0.33	0.81	38	2.82	
19	0.62	1.51	39	3.80	
20	1.24	3.03	40	9.74	20.88



Legend

- Property Boundary (45.70 Acres)
- Drainage Pipe
- Drainage Broken Line
- Flow Arrow

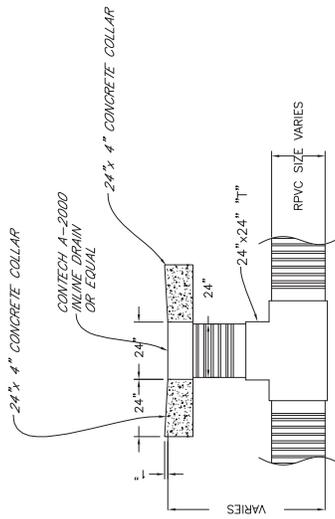


Drainage Layout (1 of 2)

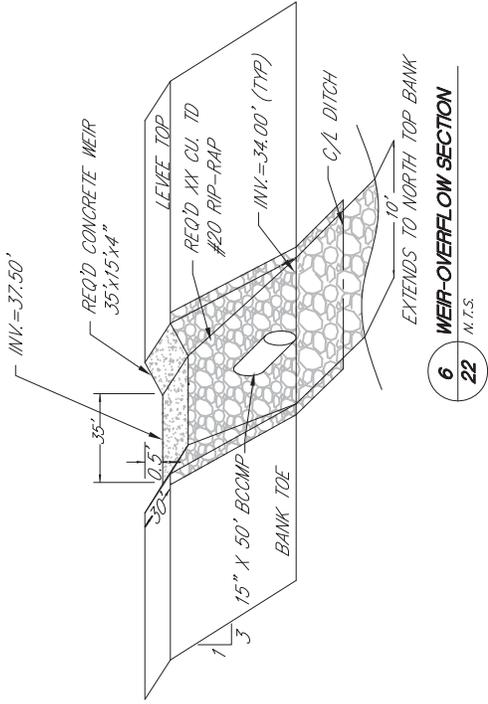
Sela Gardens - 45.7 Acre Tract
Department of the Army Permit Application
Section 47, T-6-S, R-3-E and Section 4, T-7-S, R-3-E

Sela Gardens, LLC
Livingston Parish, Louisiana

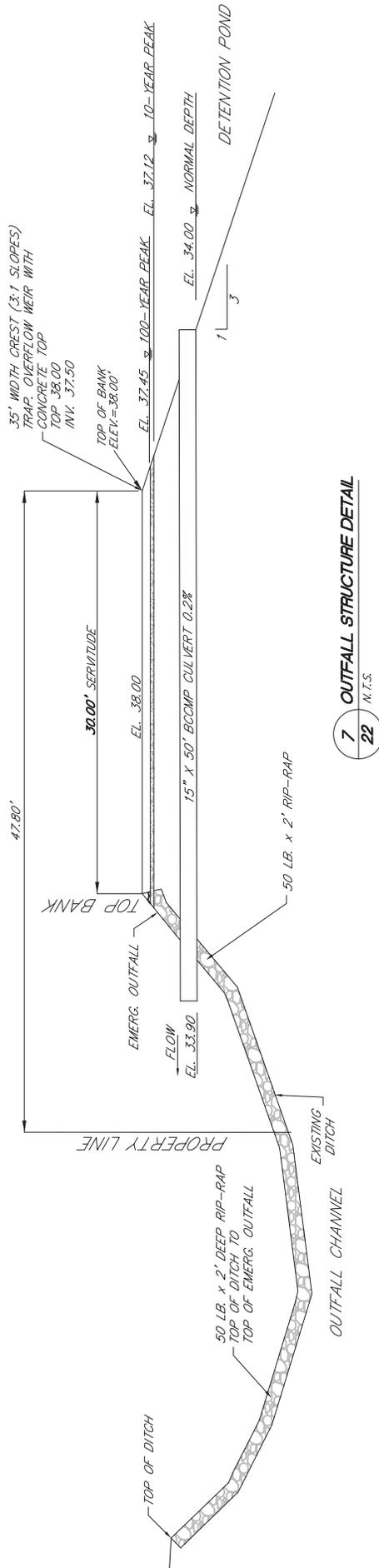
Figure 9 of 13



5 REAR YARD DRAIN
22 N.T.S.



6 WEIR-OVERFLOW SECTION
22 N.T.S.



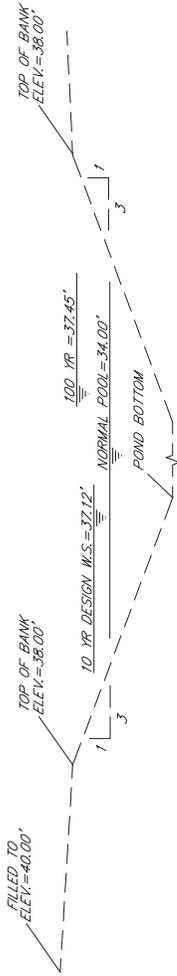
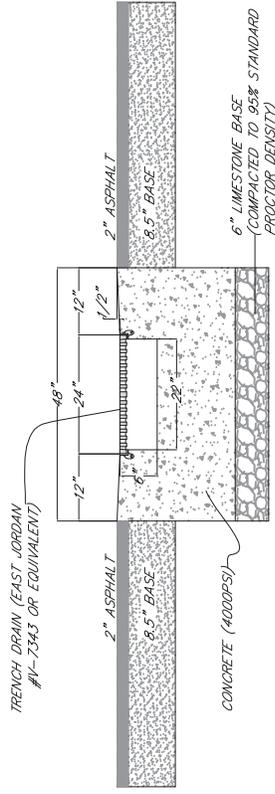
7 OUTFALL STRUCTURE DETAIL
22 N.T.S.

Details (2 of 3)

Sela Gardens - 45.7 Acre Tract
Department of the Army Permit Application
Section 47, T-6-S, R-3-E and Section 4, T-7-S, R-3-E

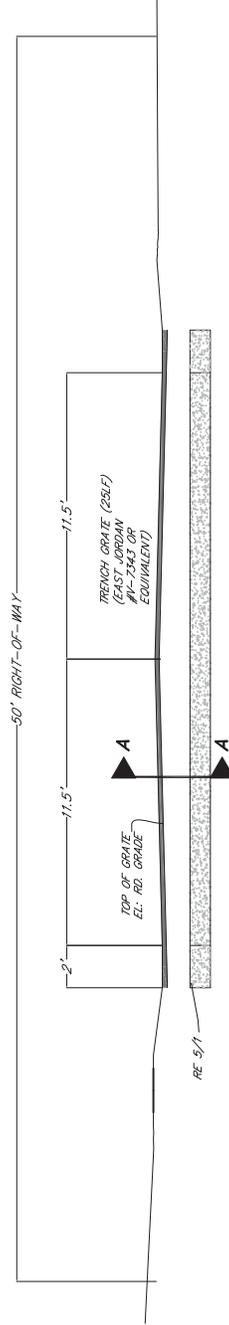
Sela Gardens, LLC
Livingston Parish, Louisiana

Typical Sections
Figure 11 of 13



8 POND SECTION
22 N.T.S.

10 SECTION A-A
22 SCALE: N.T.S.



9 TYPICAL SECTION AT TRENCH DRAIN
22 SCALE: N.T.S.

Details (3 of 3)

Sela Gardens - 45.7 Acre Tract
Department of the Army Permit Application
Section 47, T-6-S, R-3-E and Section 4, T-7-S, R-3-E

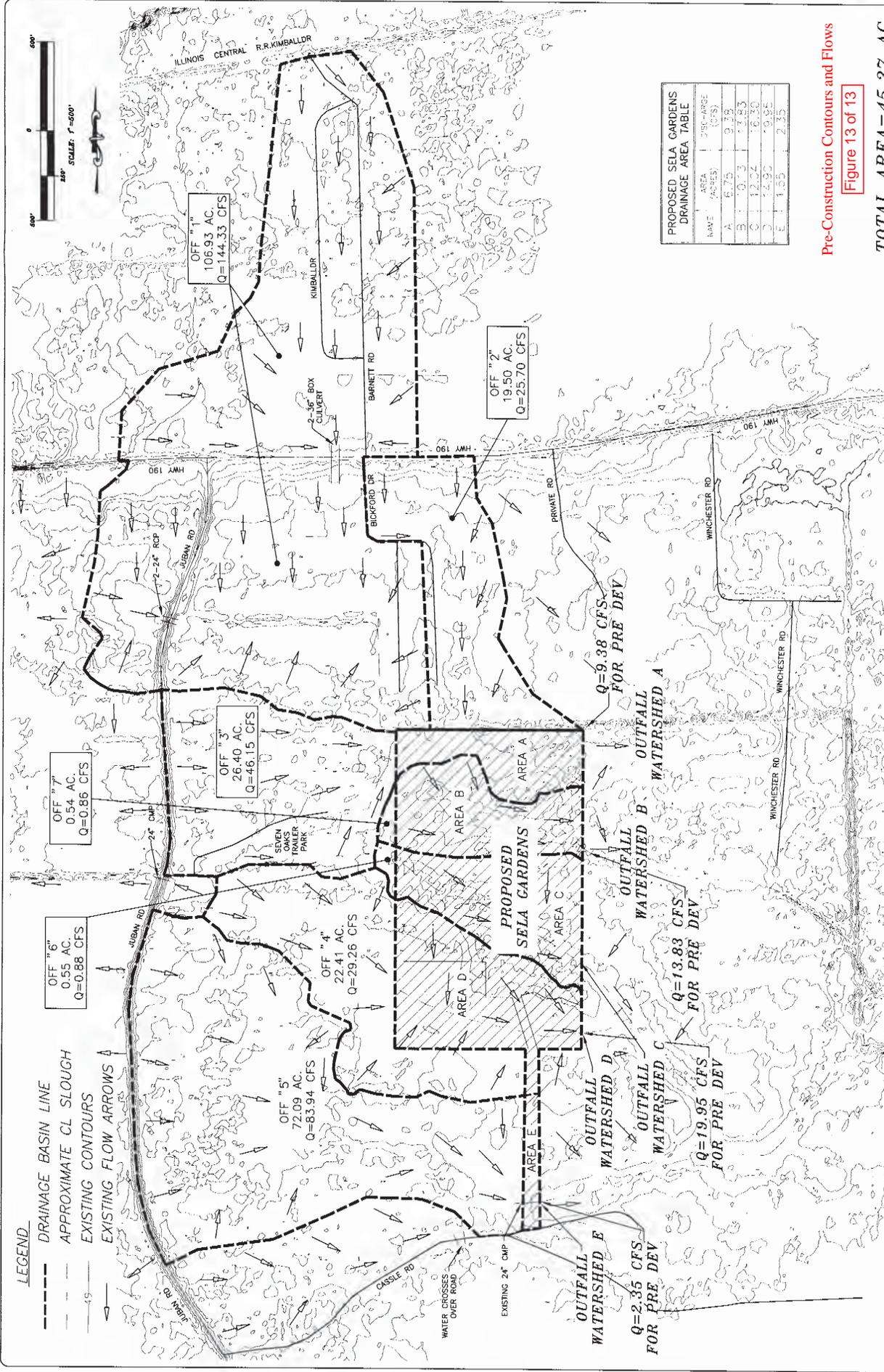
Sela Gardens, LLC
Livingston Parish, Louisiana

Figure 12 of 13

REVISIONS

SELA GARDENS
DRAINAGE IMPACT STUDY
LOCATED IN SECTIONS 47, T6S-R3E, G1D.
LIVINGSTON PARISH, LOUISIANA

DATE	08/24/06
PROJECT	A070550
EXHIBIT	4



NAME	AREA (ACRES)	DRAINAGE (CFS)
A	6.75	9.38
B	0.9	13.83
C	12.04	19.95
D	14.95	83.94
E	1.65	2.35

Pre-Construction Contours and Flows
Figure 13 of 13

TOTAL AREA=45.37 AC
TOTAL Q= 61.81 CFS
1.36 CFS/ACRE

PRE-DEVELOPMENT WATERSHED
Scale: 1" = 500'