

JOINT PUBLIC NOTICE

April 14, 2014

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

(504) 862-2225

Brad.LaBorde@usace.army.mil

Project Manager
Brad LaBorde
Permit Application Number
MVN 2014-0794 EOO

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

(225) 219-3225

Project Manager
Elizabeth Johnson
WQC Application Number
WQC 140409-02

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).

Single Family Residential Subdivision in Covington, LA

NAME OF APPLICANT: All State Financial Company, % Biological Surveys, Inc., Attn: Thomas Brown, Post Office Box 94, Covington, Louisiana 70433.

LOCATION OF WORK: An 81.2 acre tract adjacent to the Tchefuncte River and north of Interstate 12 at the Pinnacle Parkway, Covington/Madisonville exit, in Saint Tammany Parish, Louisiana, as shown on the enclosed drawings.

Latitude: 30.44694/Longitude: -90.12528, Hydrologic Unit Code: 08090201 – Liberty Bayou – Tchefuncte watershed

CHARACTER OF WORK: Clear, grade, excavate, and deposit fill for the construction of a 164 lot single family residential subdivision. Construction of the Estates at Watercross subdivision would include access roads, driveways, utilities, greenspace, and house pads. The project area contains 35.4 acres of jurisdictional wetlands, of which 6.9 acres would be directly impacted. The applicant proposes to offset the direct impacts by avoiding and preserving the remaining 28.5 acres of jurisdictional wetlands present on the site.

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**. **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 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. Issuance of this public notice solicits input from the State Archeologist and State Historic Preservation Officer regarding potential impacts to cultural resources.

The project site is potentially located in areas inhabited by the threatened Gopher Tortoise (*Gopherus polyphemus*) and endangered Red-Cockaded Woodpecker (RCW - *Picoides borealis*). Our initial finding is that the proposed work is Not Likely to Adversely Affect (NLAA) these species based on the following:

The gopher tortoise is associated with areas that have well drained, sand or gravel soils appropriate for burrow establishment, ample sunlight for nesting, and understory vegetation suitable for foraging. Gopher tortoises prefer open longleaf pine scrub oak communities that are thinned and

burned every few years and can be found in Washington, Tangipahoa, and St. Tammany Parishes. The project site consists of Abita silt loams, Guyton silt loams, and Arat silty clay loam, which are primarily wetland soils and not suitable habitat for this species. The thick understory within the project area restricts sunlight and no open areas where gopher tortoises are often observed are present.

RCWs inhabit open, park-like stands of mature pine trees containing little hardwood understory or midstory. RCWs excavate roost and nest cavities in large living pines (10 inches or greater in diameter at breast height). Foraging habitat is defined as pine and pine hardwood stands over 30 years of age that are located contiguous to and within one-half mile of the cluster. The project area is dominated with pine trees that appear to be less than 30 years of age. Due to fire suppression, the midstory and understory is very dense.

This NLAA determination is consistent with a February 22, 2006 letter by USFWS for a neighboring project (MVN-2005-3703-EFF). Concurrence for this determination is requested via an informal consultation with US Fish and Wildlife Service

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.

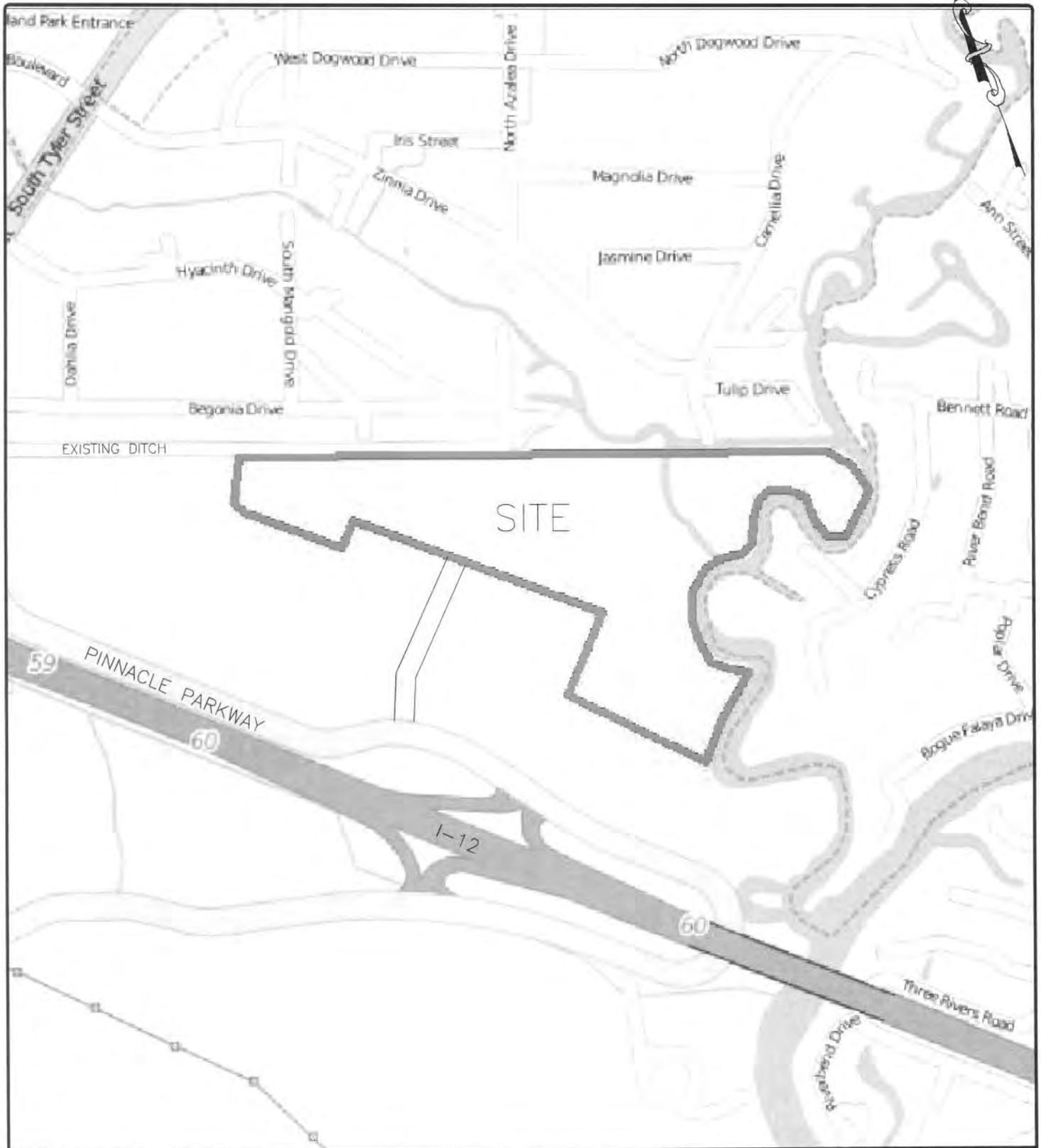
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

The applicant has certified that the proposed activity described in the application complies with and will be conducted in a manner that is consistent with the Louisiana Coastal Resources Program. The Department of the Army permit will not be issued unless the applicant received approval or a waiver of the Coastal Use Permit by the Department of Natural Resources.

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



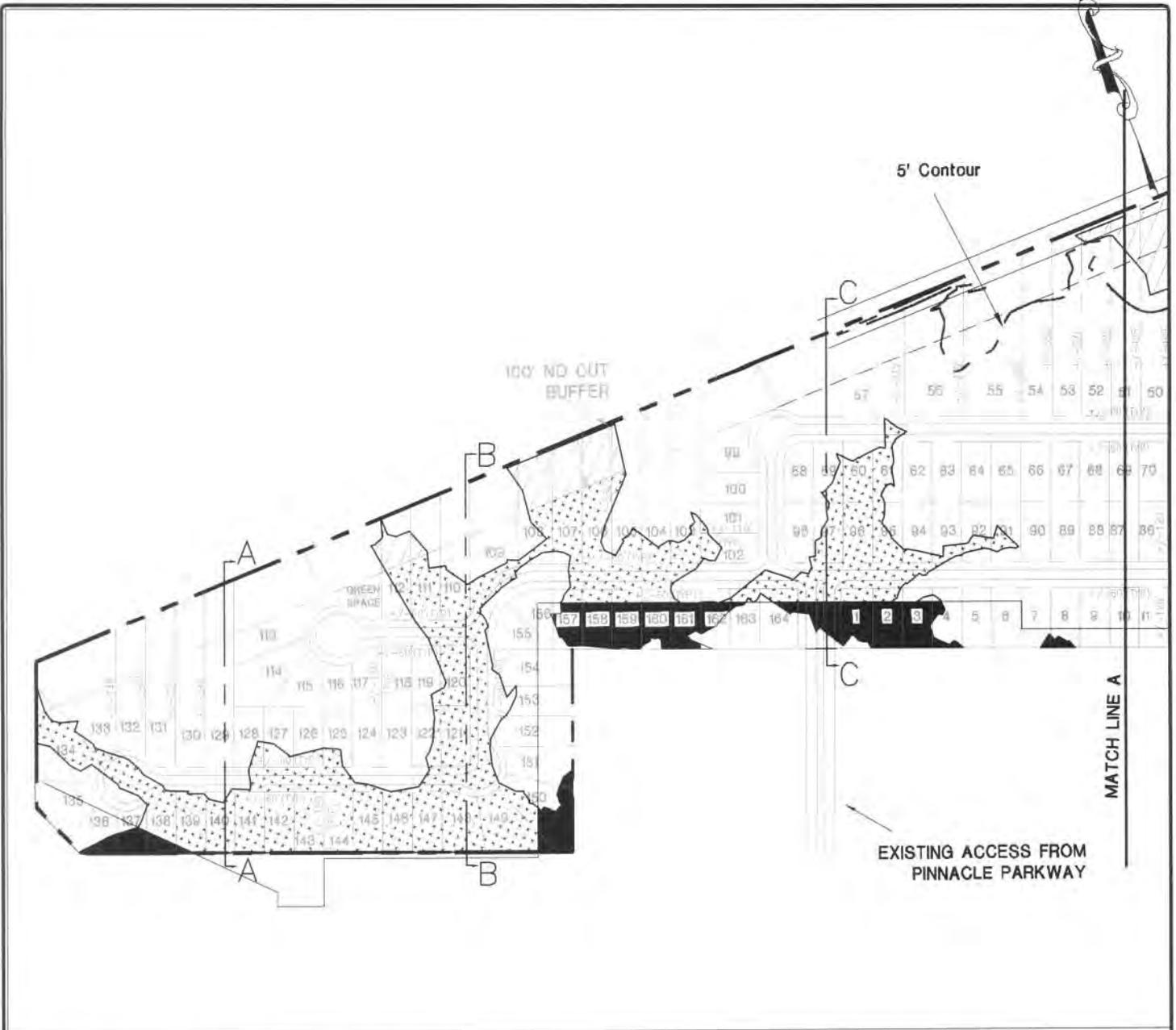
DUPLANTIS DESIGN GROUP, PC
 CIVIL ENGINEERING * ARCHITECTURE

34 LOUIS PRIMA DRIVE COVINGTON, LA 70433
 PHONE: 985.249.6180 \\ FAX: 985.249.6190

THIBODAUX \ COVINGTON \ HOUSTON \ BATON ROUGE \ HOUMA

1. VICINITY MAP
THE ESTATES AT WATERCROSS
SECTION 47, TOWNSHIP 7S, RANGE 11E
ST. TAMMANY PARISH, LA

DATE: 02-18-14



TOTAL PROJECT AREA - +/-81.15 AC.

SITE PLAN

 **WETLANDS TO REMAIN +/-28.55 AC.**

 **WETLANDS TO BE FILLED +/-6.89AC.**

 **WETLANDS PREVIOUSLY PERMITTED MVN-2005-3707-EFF**

SCALE IN FEET



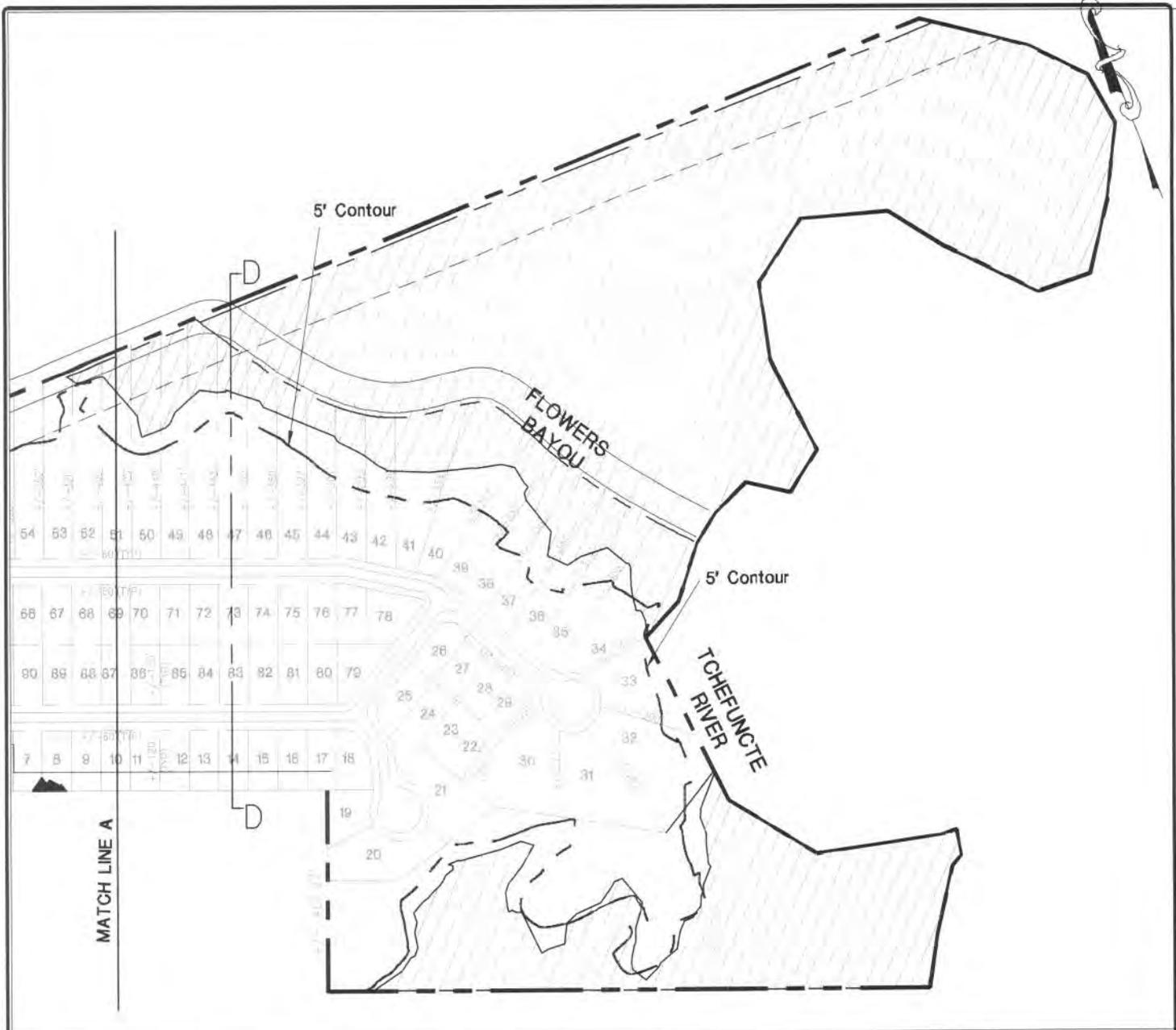
DDG
 WWW.DDGPC.COM
 THIBODAUX \ COVINGTON \ HOUSTON \ BATON ROUGE \ HOUMA

DUPLANTIS DESIGN GROUP, PC
 CIVIL ENGINEERING * ARCHITECTURE

34 LOUIS PRIMA DRIVE COVINGTON, LA 70433
 PHONE: 985.249.6180 \ FAX: 985.249.6190

2. SITE PLAN A
THE ESTATES AT WATERCROSS
SECTION 47, TOWNSHIP 7S, RANGE 11E
ST. TAMMANY PARISH, LA

DATE: 02-18-14

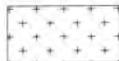


TOTAL PROJECT AREA +/-81.15 AC.

SITE PLAN



WETLANDS TO REMAIN +/-28.55 AC.



WETLANDS TO BE FILLED +/-6.89 AC.



WETLANDS PREVIOUSLY PERMITTED MVN-2005-3707-EFF

SCALE IN FEET



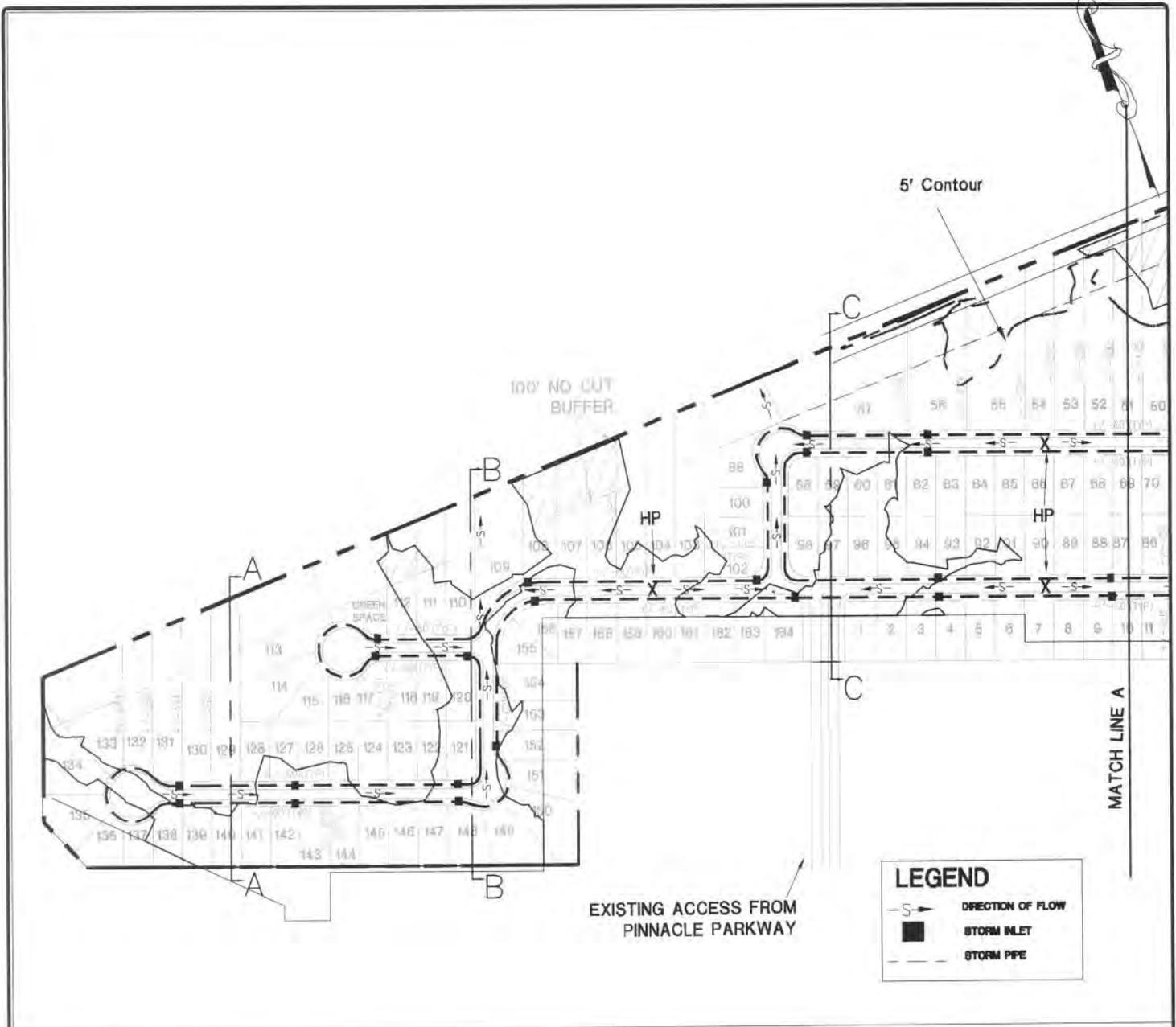
DUPLANTIS DESIGN GROUP, PC
CIVIL ENGINEERING * ARCHITECTURE

34 LOUIS PRIMA DRIVE COVINGTON, LA 70433
PHONE: 985.249.6180 \ FAX: 985.249.6190

THIBODAUX \ COVINGTON \ HOUSTON \ BATON ROUGE \ HOUMA

3. SITE PLAN B
THE ESTATES AT WATERCROSS
SECTION 47, TOWNSHIP 7S, RANGE 11E
ST. TAMMANY PARISH, LA

DATE: 02-18-14



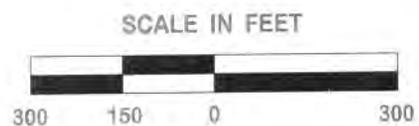
LEGEND

- DIRECTION OF FLOW
- STORM INLET
- STORM PIPE

TOTAL PROJECT AREA = +/-81.15 AC.

DRAINAGE PLAN

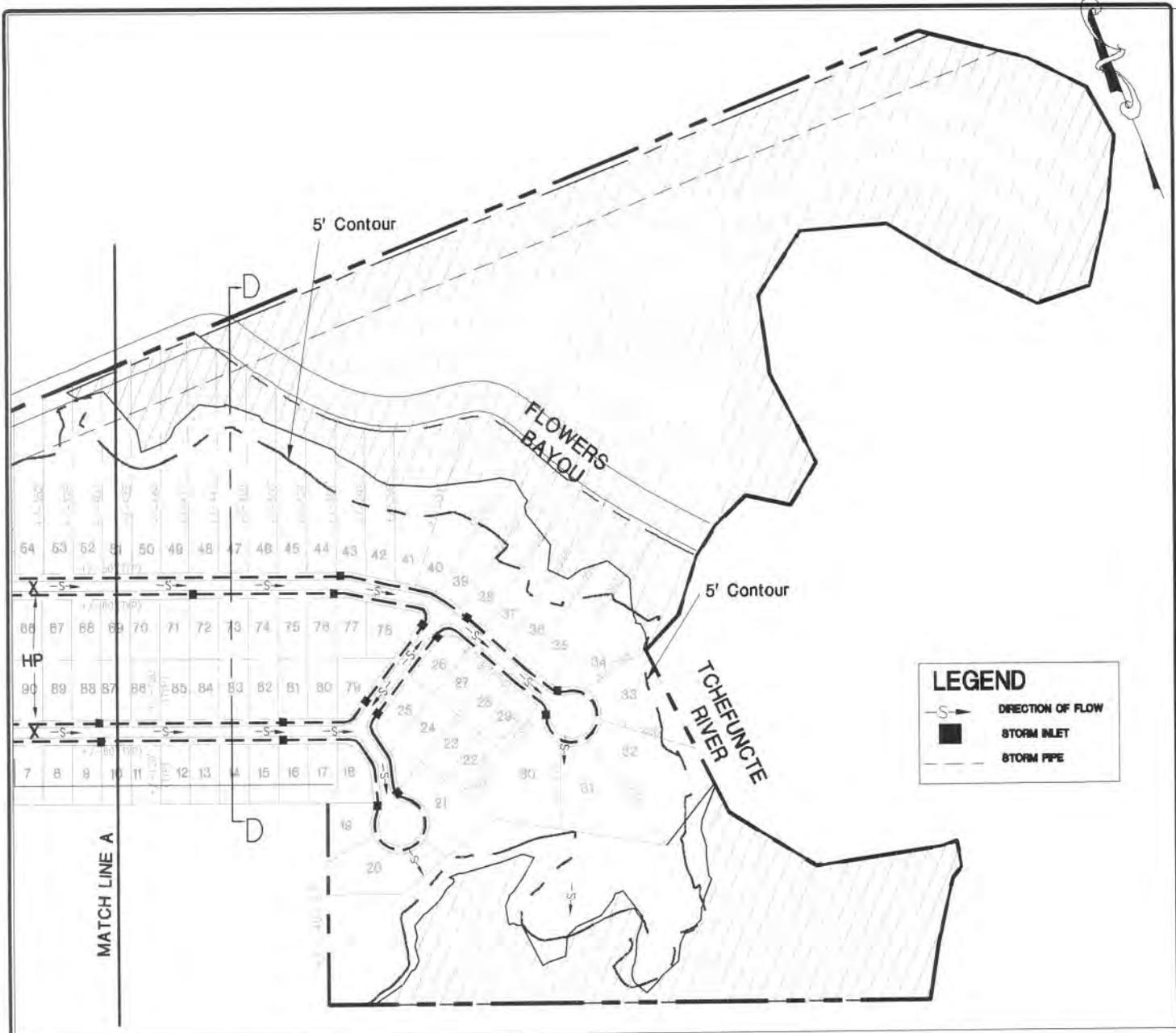
- WETLANDS TO REMAIN +/-28.55 AC.
- WETLANDS TO BE FILLED +/-6.89AC.



DDG DUPLANTIS DESIGN GROUP, PC
 CIVIL ENGINEERING * ARCHITECTURE
 34 LOUIS PRIMA DRIVE COVINGTON, LA 70433
 WWW.DDGPC.COM PHONE: 985.249.6180 \ FAX: 985.249.6190
 THIBODAUX \ COVINGTON \ HOUSTON \ BATON ROUGE \ HOUMA

**4. DRAINAGE PLAN A
 THE ESTATES AT WATERCROSS
 SECTION 47, TOWNSHIP 7S, RANGE 11E
 ST. TAMMANY PARISH, LA**

DATE: 02-18-14



TOTAL PROJECT AREA +/-81.15 AC.

 WETLANDS TO REMAIN +/-28.55 AC.

 WETLANDS TO BE FILLED +/-6.89 AC.

DRAINAGE PLAN

SCALE IN FEET



DDG
WWW.DDGPC.COM

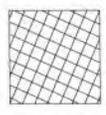
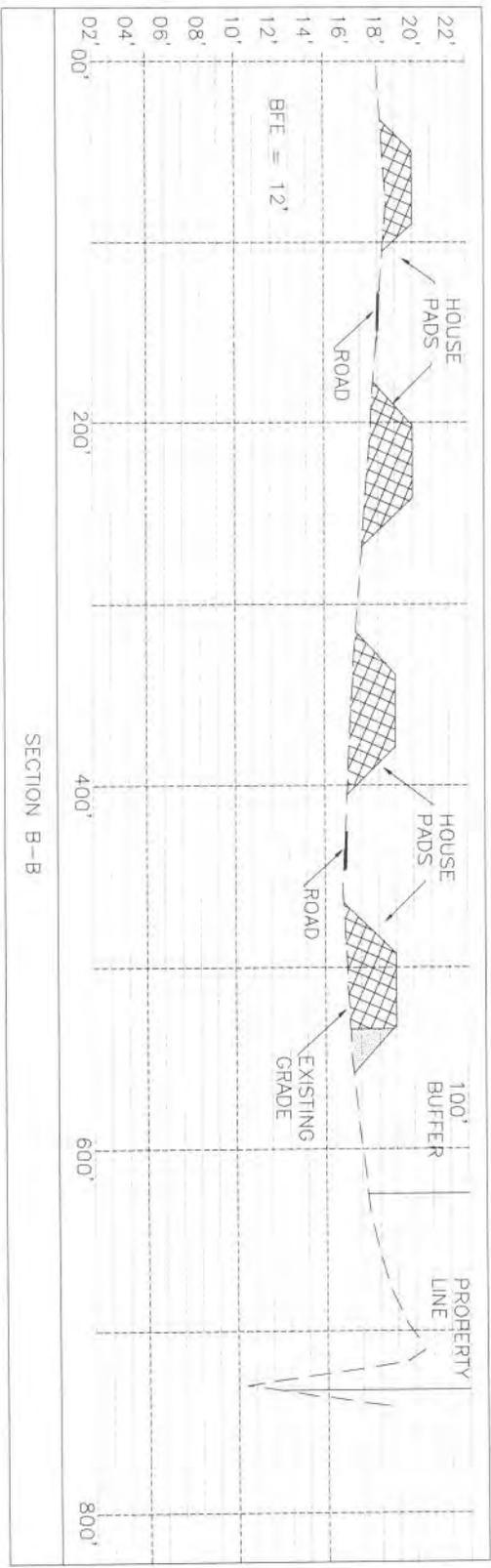
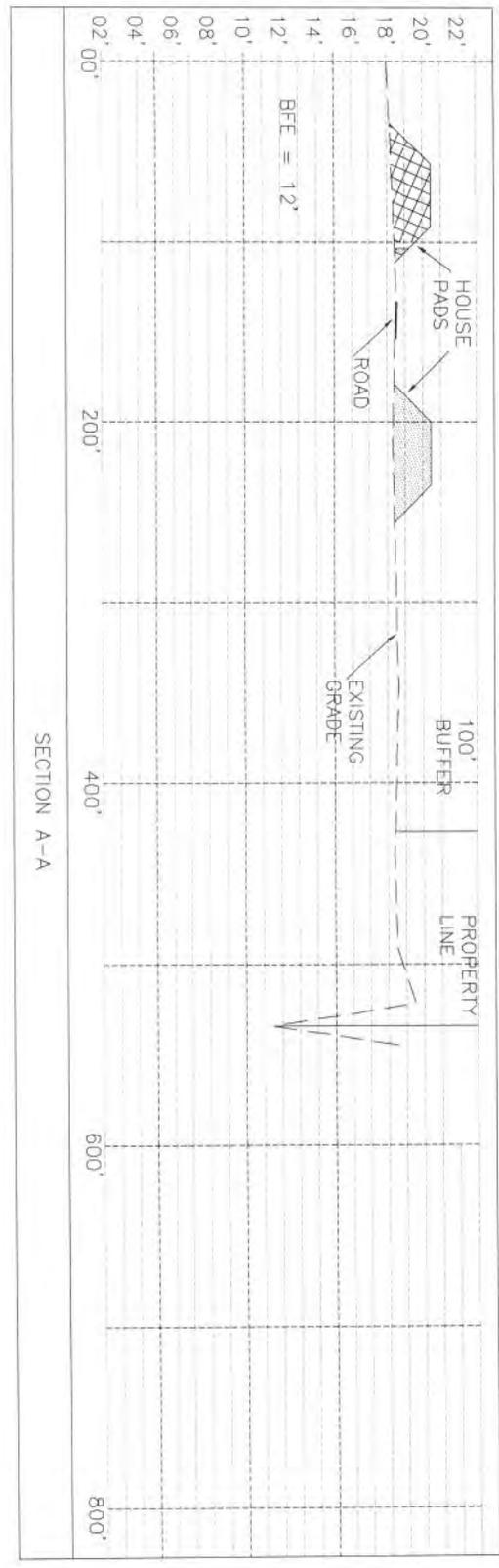
DUPLANTIS DESIGN GROUP, PC
CIVIL ENGINEERING * ARCHITECTURE

34 LOUIS PRIMA DRIVE COVINGTON, LA 70433
PHONE: 985.249.6180 || FAX: 985.249.6190

THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | HOUMA

5. DRAINAGE PLAN B
THE ESTATES AT WATERCROSS
SECTION 47, TOWNSHIP 7S, RANGE 11E
ST. TAMMANY PARISH, LA

DATE: 02-18-14



WETLANDS TO BE FILLED



NON-WETLANDS TO BE FILLED

TOTAL WETLAND FILL +/- 13,651 CUBIC YARDS

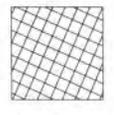
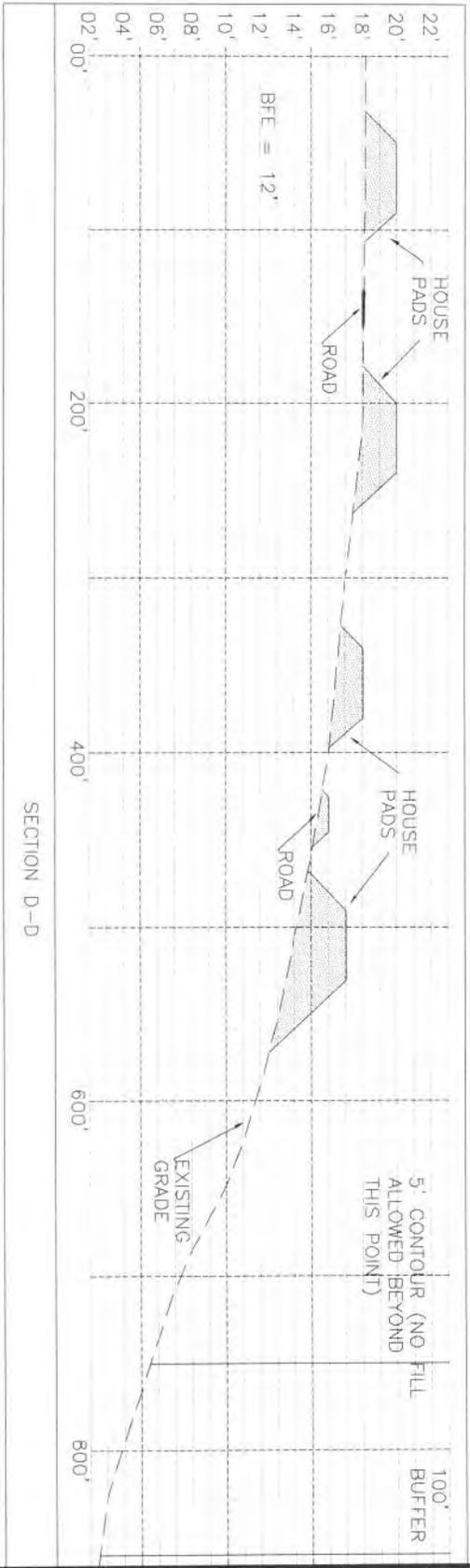
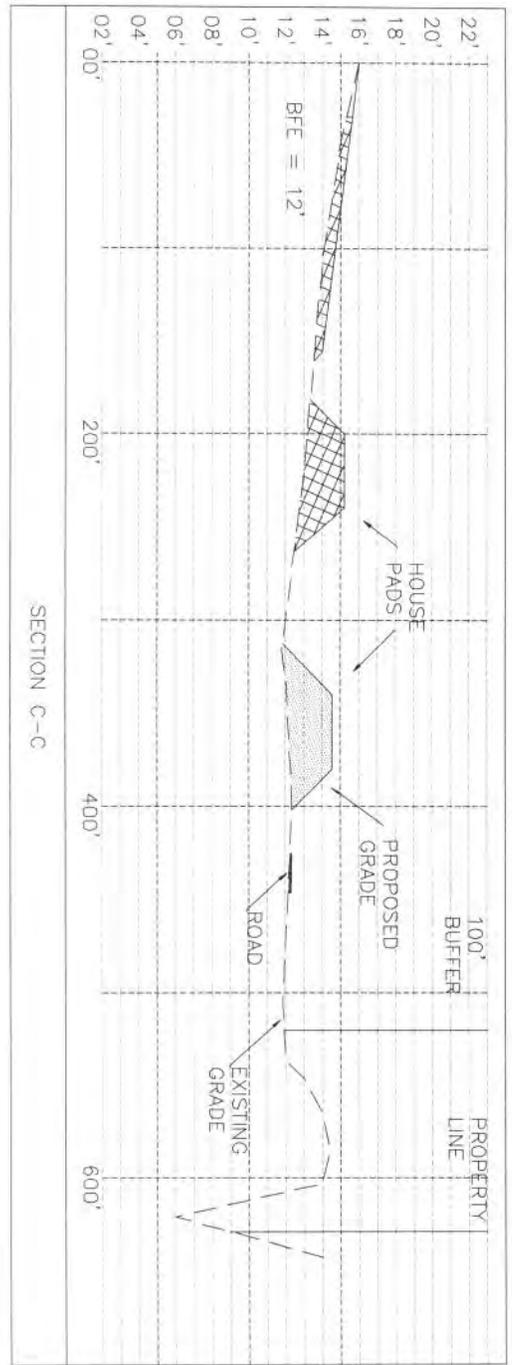


DUPLANTIS DESIGN GROUP, PC
 CIVIL ENGINEERING • ARCHITECTURE
 34 LOUIS PRIMA DRIVE COVINGTON, LA 70433
 PHONE: 985.249.6180 \\ FAX: 985.249.6190

6. X-SECTIONS
THE ESTATES AT WATERCROSS
SECTION 47, TOWNSHIP 7S, RANGE 11E
ST. TAMMANY PARISH, LA

THIBODAUX \ COVINGTON \ HOUSTON \ BATON ROUGE \ HOUMA

DATE: 02-18-14



WETLANDS TO BE FILLED



NON-WETLANDS TO BE FILLED

TOTAL WETLAND FILL +/- 13,651 CUBIC YARDS



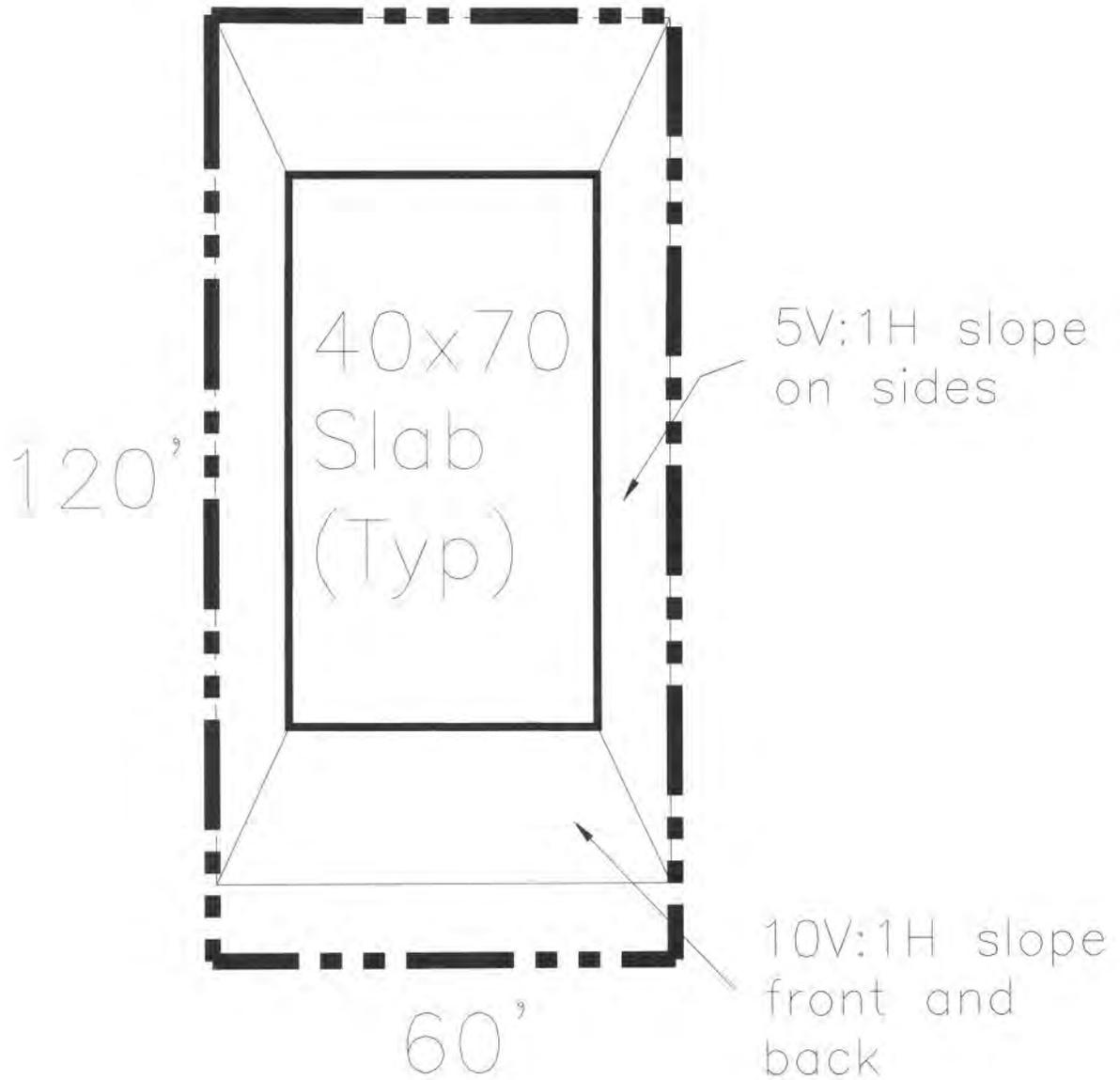
DUPLANTIS DESIGN GROUP, PC
 CIVIL ENGINEERING • ARCHITECTURE
 34 LOUIS PRIMA DRIVE COVINGTON, LA 70433
 PHONE: 985.249.6180 \\ FAX: 985.249.6190

7. X-SECTIONS
THE ESTATES AT WATERCROSS
SECTION 47, TOWNSHIP 7S, RANGE 11E
ST. TAMMANY PARISH, LA

THIBODAUX \ COVINGTON \ HOUSTON \ BATON ROUGE \ HOUMA

DATE: 02-18-14

TYPICAL LOT FILL



DUPLANTIS DESIGN GROUP, PC
CIVIL ENGINEERING * ARCHITECTURE

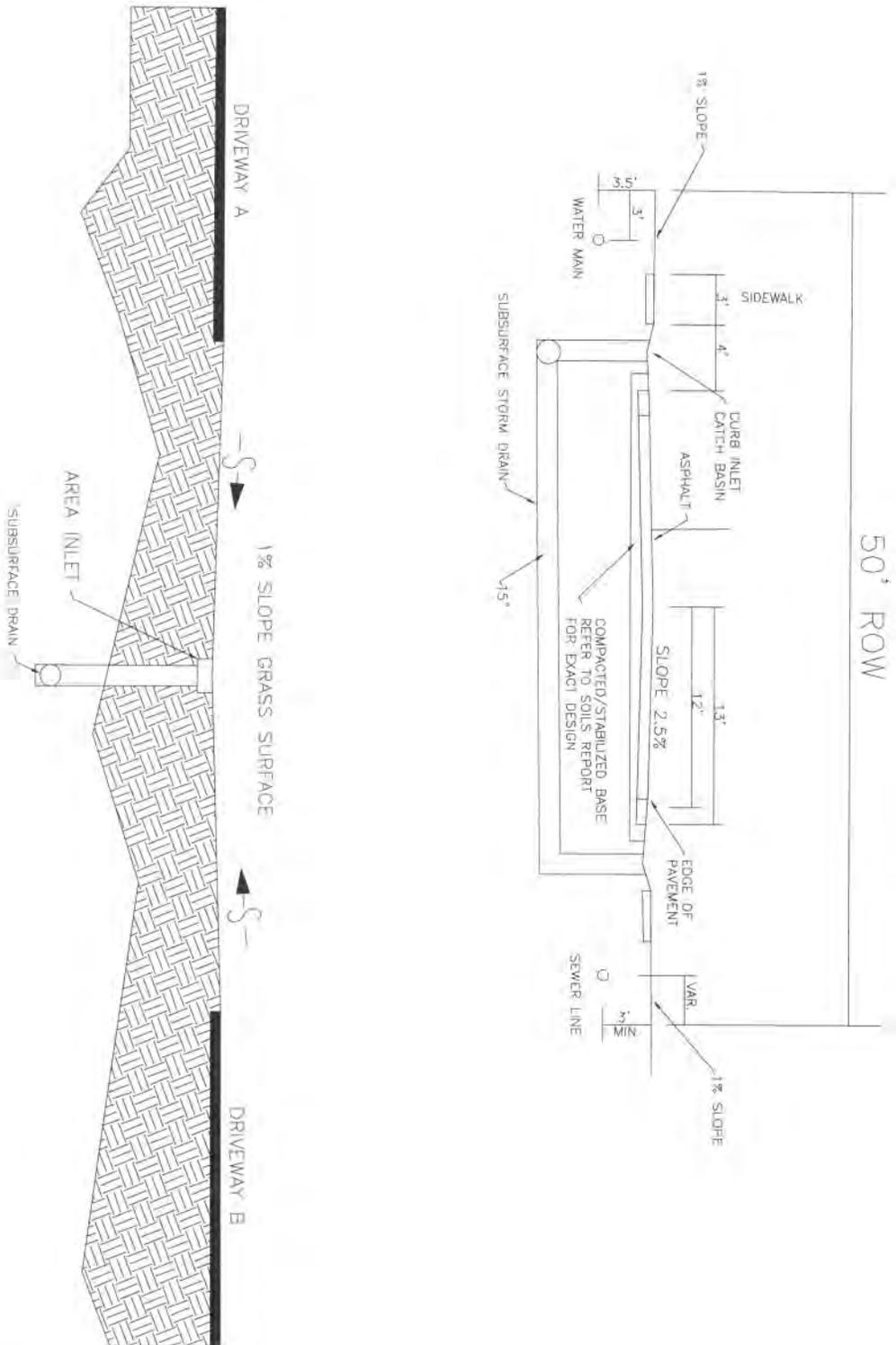
34 LOUIS PRIMA DRIVE COVINGTON, LA 70433
PHONE: 985.249.6180 \\ FAX: 985.249.6190

THIBODAUX \ COVINGTON \ HOUSTON \ BATON ROUGE \ HOUMA

8. TYPICAL LOT
THE ESTATES AT WATERCROSS
SECTION 47, TOWNSHIP 7S, RANGE 11E
ST. TAMMANY PARISH, LA

DATE: 02-18-14

STREET SECTION



DUPLANTIS DESIGN GROUP, PC
CIVIL ENGINEERING • ARCHITECTURE

34 LOUIS PRIMA DRIVE COVINGTON, LA 70433
PHONE: 985.249.6180 || FAX: 985.249.6190

WWW.DDGPC.COM

THIBODAUX \ COVINGTON \ HOUSTON \ BATON ROUGE \ HOUMA

9. TYPICAL STREET SECTION
THE ESTATES AT WAERCROSS
SECTION 47, TOWNSHIP 7S, RANGE 11E
ST. TAMMANY PARISH, LA

DATE: 02-18-14