

JOINT PUBLIC NOTICE

November 16, 2015

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
Water Quality Certifications Section
Post Office Box 4313
Baton Rouge, Louisiana 70821-4313

(504) 862-1217
Project Manager
Kenny Blanke
Kenneth.G.Blanke@usace.army.mil
MVN 2015-1598-CQ

(225) 219-3225
Project Manager
Ms. Elizabeth Hill
WQC Application Number
WQC 151109-01

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, Office of Environmental Services, for a Water Quality Certification (WQC) in accordance with statutory authority contained in LRS30:2074 A(3), and provisions of Section 401 of the Clean Water Act (P.L.95-17).

MIXED USE DEVELOPMENT IN EAST BATON ROUGE PARISH

NAME OF APPLICANT: Southern Lifestyles Development Company, c/o Matrix New World Engineering, Inc., Attn: Charles Jones, 4451 Bluebonnet Blvd., Suite E, Baton Rouge, Louisiana 70809.

LOCATION OF WORK: Located along an approximate 135-acre site, in Sections 68 & 69, Township 6 South, Range 2 East, located on and west of Sullivan Road, approximately 7 miles north of the intersection of Interstate 12 and O'Neal Lane, near Central, Louisiana, in EAST BATON ROUGE Parish, as shown on the enclosed drawings (Latitude 30.541507 N Longitude -91.024026 W). This project is located in USGS Hydrologic Unit Code (HUC) 08070202- Amite River HUC.

CHARACTER OF WORK: Clear, grade, excavate, place and maintain fill material for the construction of a mixed use development (The Settlement on Shoe Creek). The proposed housing portion of the project would include approximately 135 acres of residential housing ranging from cottages and condominiums to apartment and estate homes. Approximately 2.3 acres (100,000 square feet) of the development will be utilized for commercial retail, restaurants, and commercial development space. The project purpose is to provide housing, retail, and office space within the City of Central. The development will contain pertinent housing units, roads, infrastructure, commercial buildings, offices, stormwater ponds, and green space. Approximately 32.4 acres of jurisdictional forested wetlands would be impacted as a result of project implementation. Approximately 0.86 acre of jurisdictional wetlands would be avoided. Approximately 3,451 linear feet of Other Waters of the United States (unnamed drainage ditch) would be impacted as a result of project implementation. Approximately 52,650

cubic yards of onsite earthen material and 12,505 cubic yards of hauled in material (concrete and asphalt material) would be placed as fill on the project site. The applicant is proposing to utilize erosion control methods (BMPs) during and after the construction phase of the project such as silt fencing, hay bales, seeding, sediment check dams, etc., to help prevent erosion and degradation of water quality. The applicant has claimed that the project has been designed to avoid and minimize impacts as much as possible. The applicant is proposing to compensate for the unavoidable impact by purchasing mitigation credits from an approved mitigation bank.

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 to the project manager or clicking on the project manager's name on the public notice grid on the web page. 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. 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.

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.

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 NA 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.

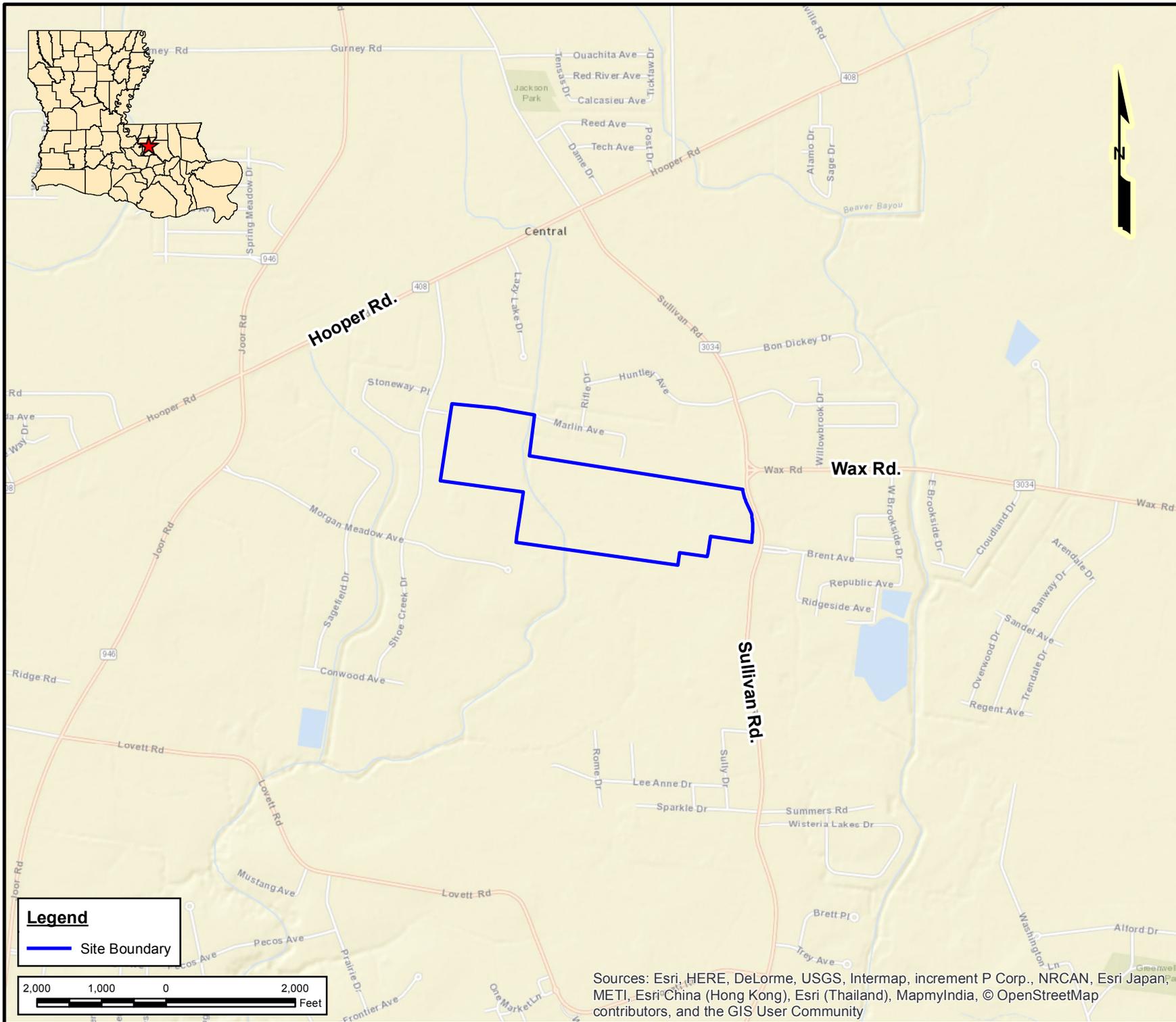
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not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

Enclosure



APPROVED BY:
CEJ

DATE:
9/30/2015

MATRIXNEWORLD
Engineering Progress

Vicinity Map
Section 404 Permit Application

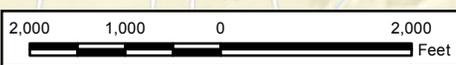
Southern Lifestyles Development Company
The Settlement on Shoe Creek
East Baton Rouge Parish, Louisiana

DRAWING NO.:
15-575-A005

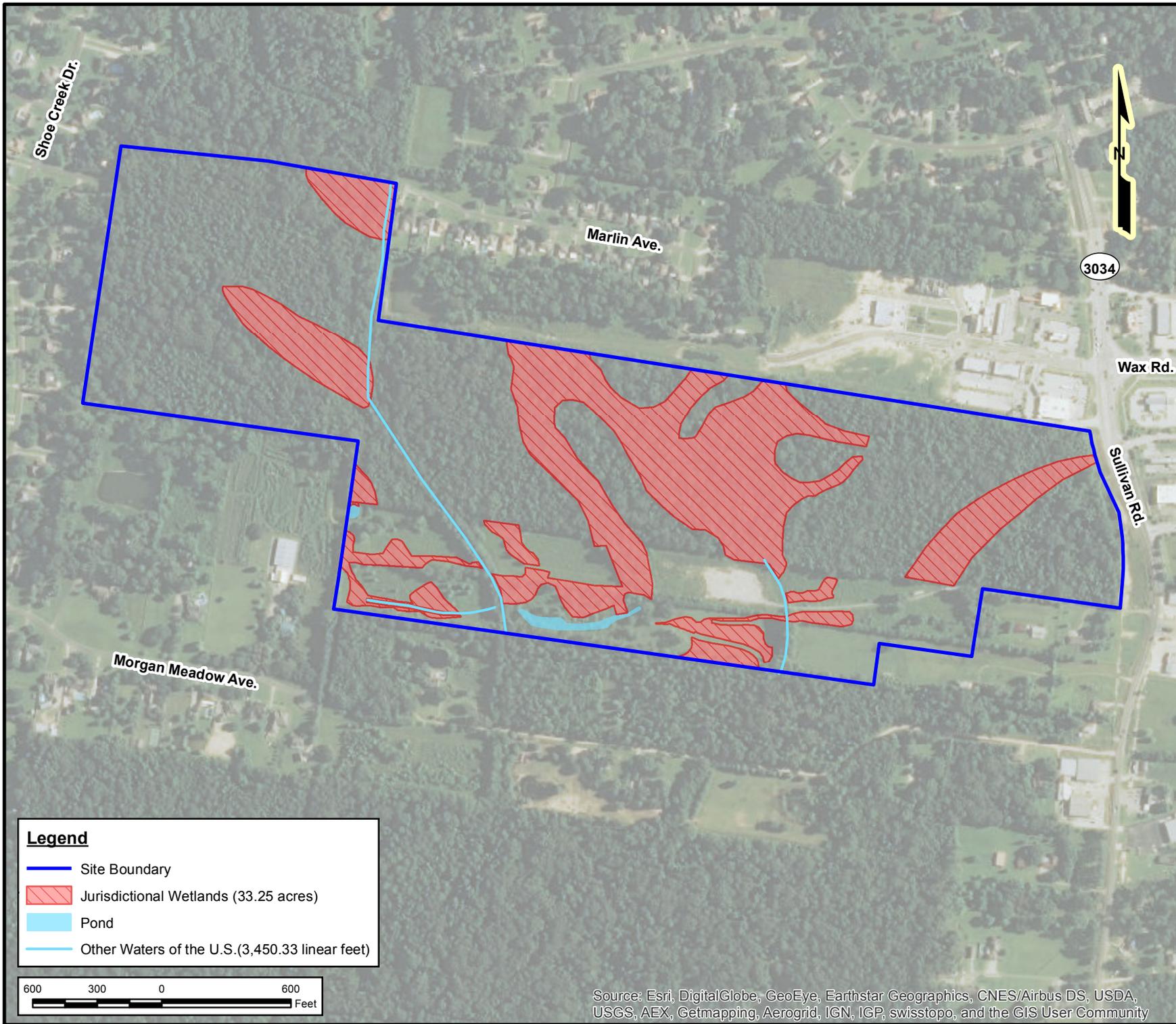
SCALE:
1:24,000
1 inch = 2,000 feet

FIGURE No.:
1

Legend
— Site Boundary



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



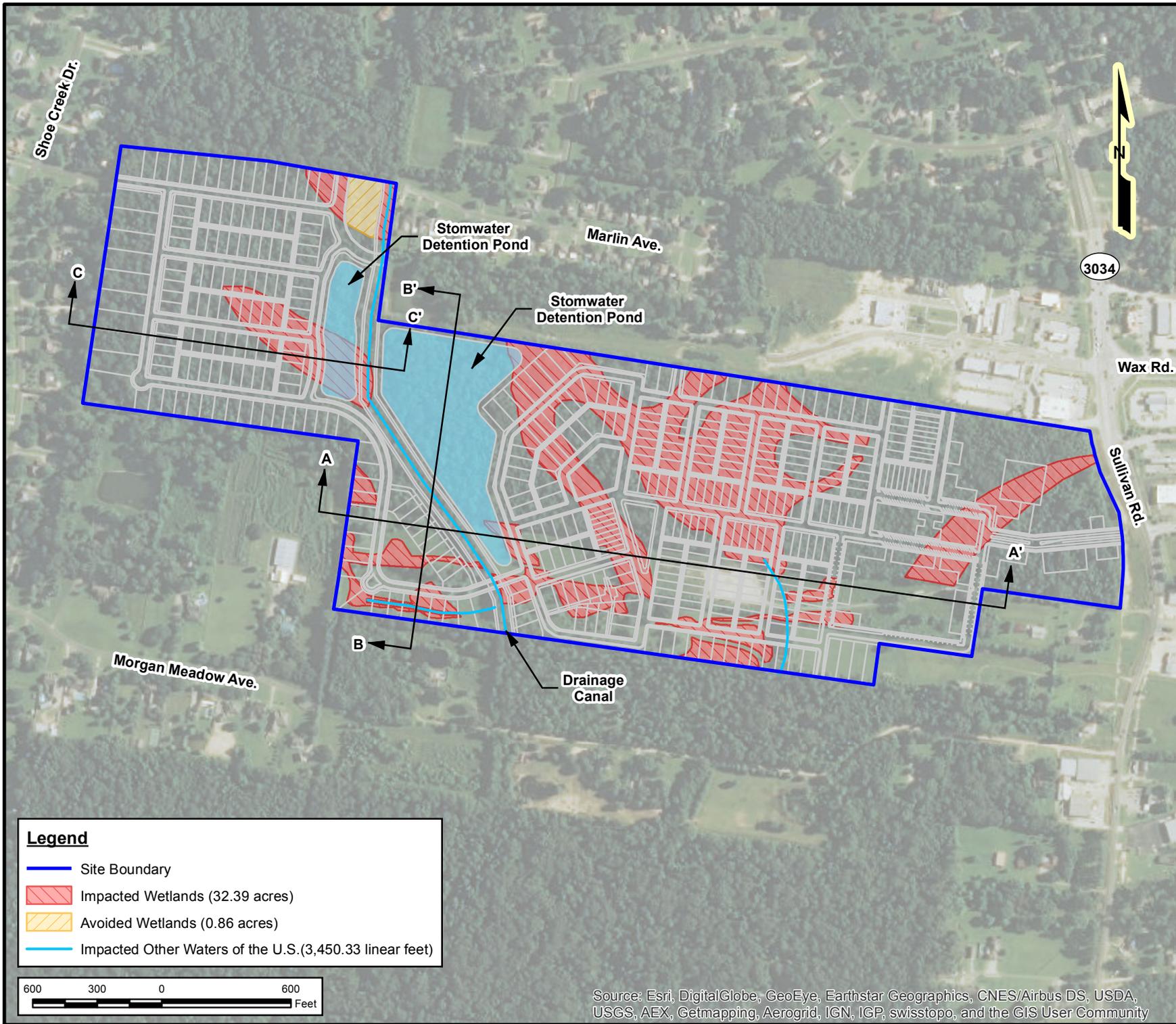
Legend

- Site Boundary
- ▨ Jurisdictional Wetlands (33.25 acres)
- Pond
- Other Waters of the U.S. (3,450.33 linear feet)



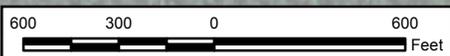
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

APPROVED BY: CEJ	DATE: 9/29/2015
MATRIX NEWORLD <small>Engineering Progress</small>	
Existing Site Plan Section 404 Permit Application Southern Lifestyles Development Company The Settlement on Shoe Creek East Baton Rouge Parish, Louisiana	
DRAWING NO.: 15-575-A003	
SCALE: 1:7,200 1 inch = 600 feet	
FIGURE No.: 2	



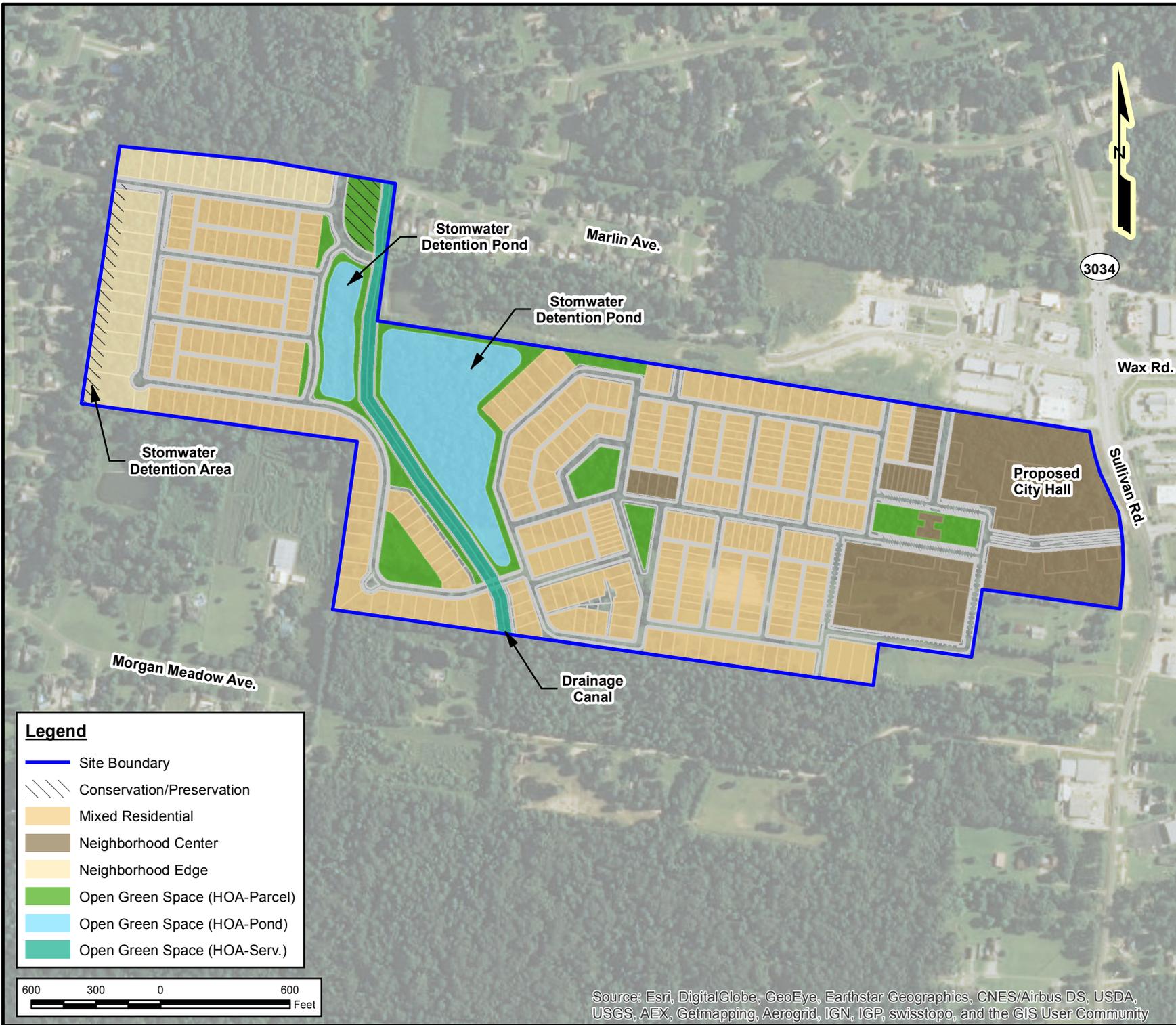
Legend

- Site Boundary
- ▨ Impacted Wetlands (32.39 acres)
- ▨ Avoided Wetlands (0.86 acres)
- Impacted Other Waters of the U.S. (3,450.33 linear feet)



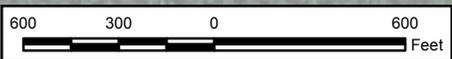
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

APPROVED BY: CEJ	DATE: 9/30/2015
MATRIX NEWORLD <small>Engineering Progress</small>	
Proposed Site Plan Section 404 Permit Application Southern Lifestyles Development Company The Settlement on Shoe Creek East Baton Rouge Parish, Louisiana	
DRAWING NO.: 15-575-A004	
SCALE: 1:7,200 1 inch = 600 feet	
FIGURE No.: 3	



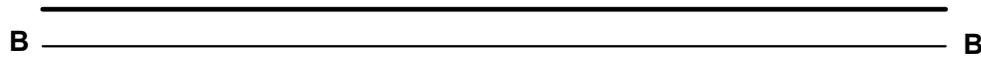
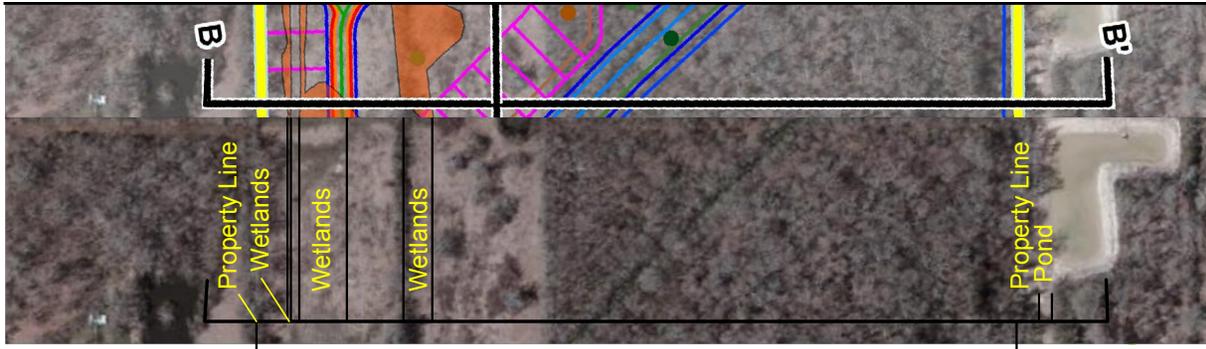
Legend

- Site Boundary
- Conservation/Preservation
- Mixed Residential
- Neighborhood Center
- Neighborhood Edge
- Open Green Space (HOA-Parcel)
- Open Green Space (HOA-Pond)
- Open Green Space (HOA-Serv.)

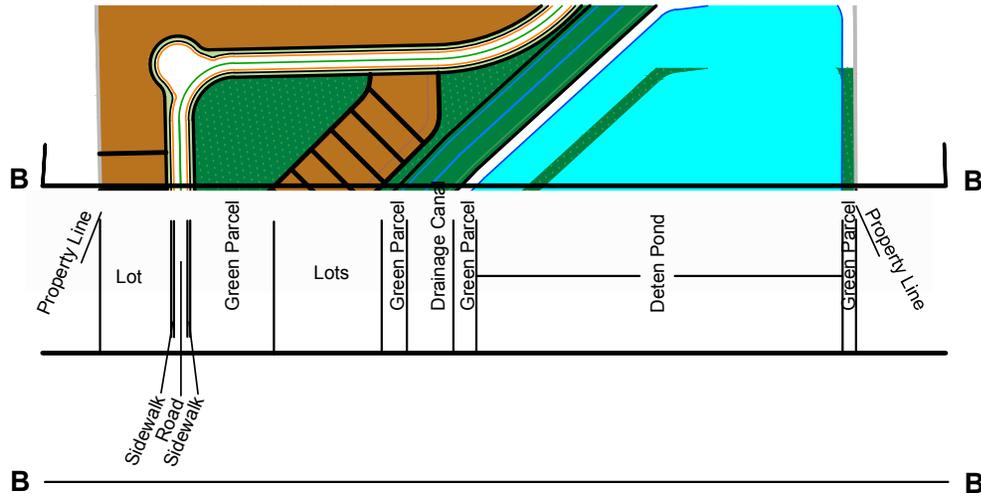


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

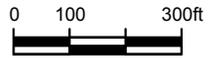
APPROVED BY: CEJ	DATE: 9/30/2015
	
Land Use Map Section 404 Permit Application	Southern Lifestyles Development Company The Settlement on Shoe Creek East Baton Rouge Parish, Louisiana
DRAWING NO.: 15-575-A006	
SCALE: 1:7,200 1 inch = 600 feet	
FIGURE No.: 4	



Pre-Construction Cross Section



Post-Construction Cross Section



Horizontal Scale

Vertical - Not To Scale

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CEJ

DATE:

9/30/2015

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Engineering Progress

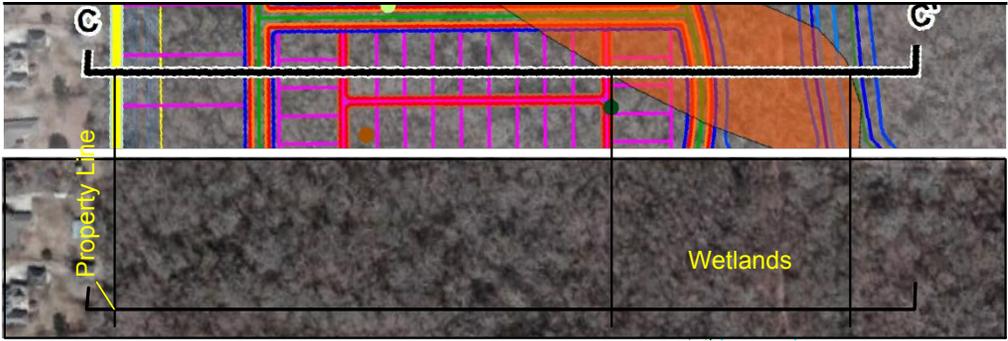
Cross Section B-B'
Section 404 Permit Application

Southern Lifestyles Development Company
The Settlement on Shoe Creek
East Baton Rouge Parish, Louisiana

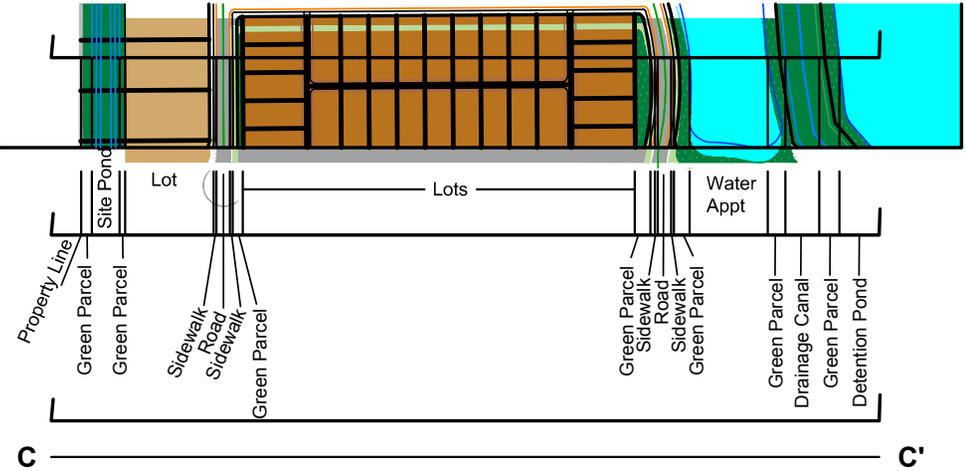
DRAWING NO.:
15-575-A008

FIGURE No.:

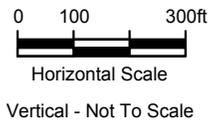
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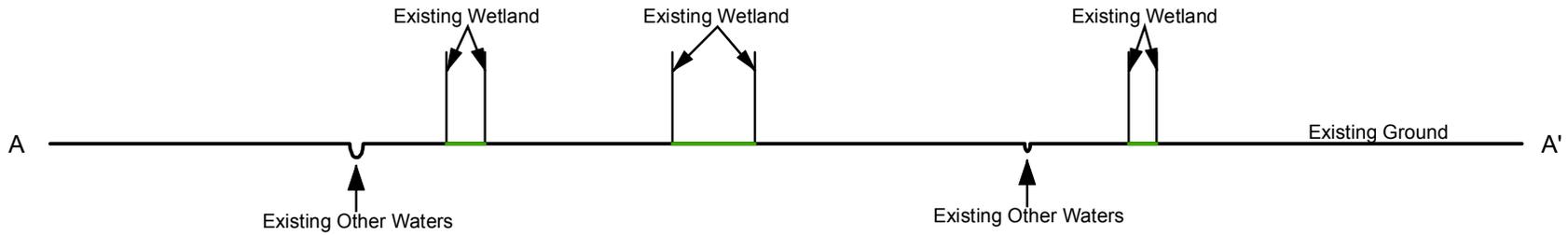
Pre-Construction Cross Section



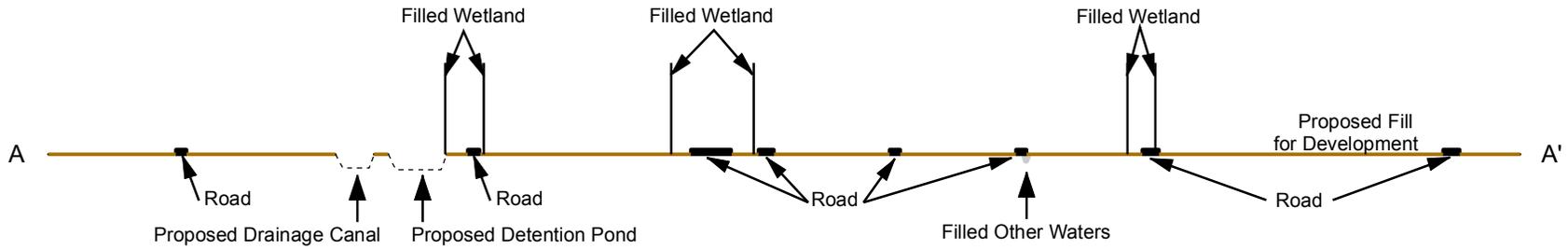
Post-Construction Cross Section



APPROVED BY: CEJ	DATE: 9/30/2015
MATRIX NEW WORLD <small>Engineering Progress</small>	
Cross Section C-C' Section 404 Permit Application	Southern Lifestyles Development Company The Settlement on Shoe Creek East Baton Rouge Parish, Louisiana
DRAWING NO.: 15-575-A009	
FIGURE No.: 5	



Pre-Construction Profile



Post-Construction Profile

DRAWN BY:
CET

DATE:
10/20/2015

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Engineering Progress

Cross Section A-A' Profile
Section 404 Permit Application

Southern Lifestyles Development Company
The Settlement on Shoe Creek
East Baton Rouge Parish, Louisiana

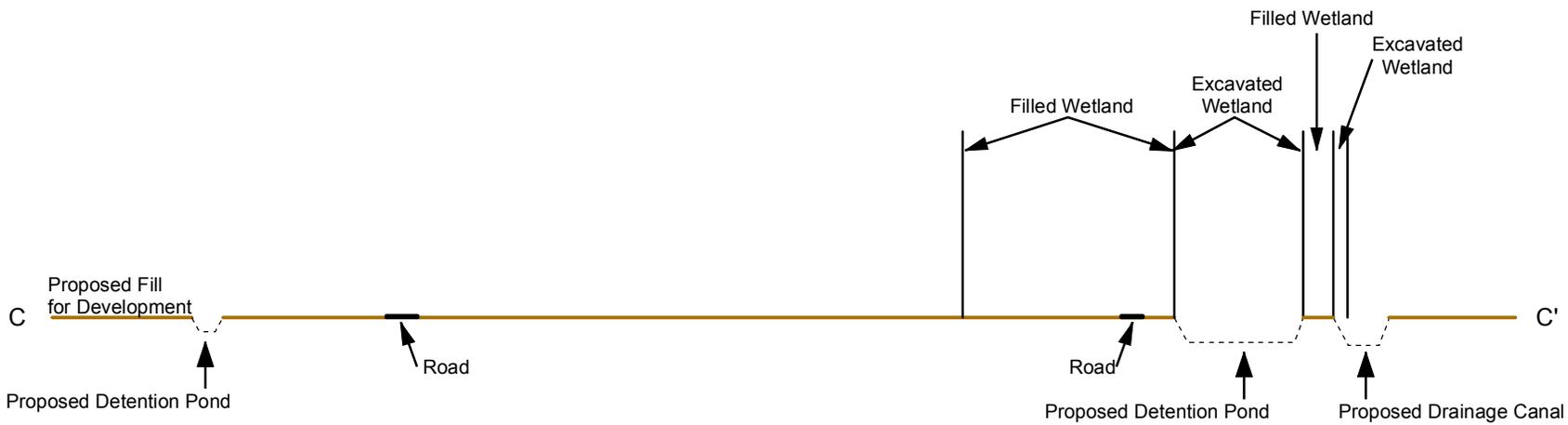
DRAWING NO.:
15-575-A010

NOT TO SCALE

FIGURE No.:
5a



Pre-Construction Profile



Post-Construction Profile

DRAWN BY:
CET

DATE:
10/20/2015

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Engineering Progress

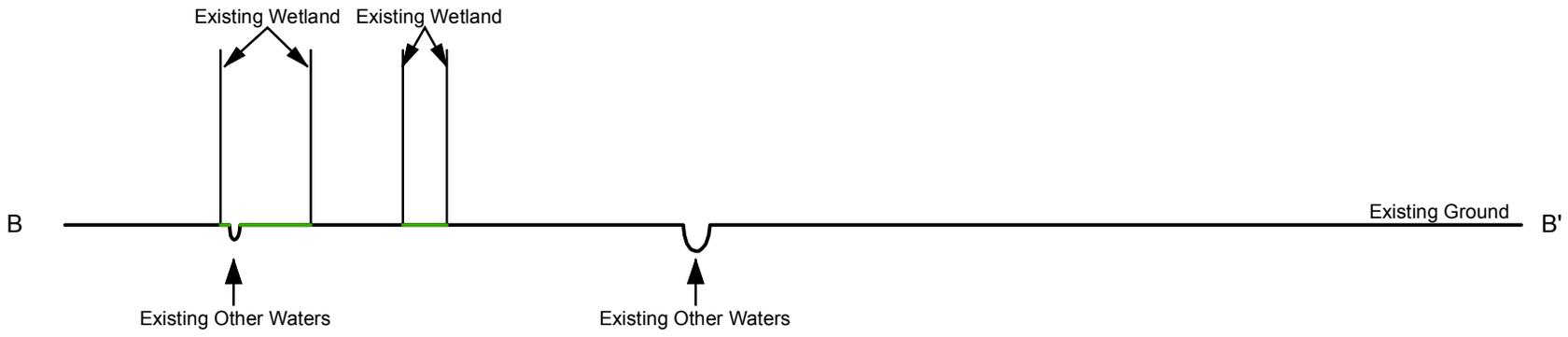
Cross Section C-C' Profile
Section 404 Permit Application

Southern Lifestyles Development Company
The Settlement on Shoe Creek
East Baton Rouge Parish, Louisiana

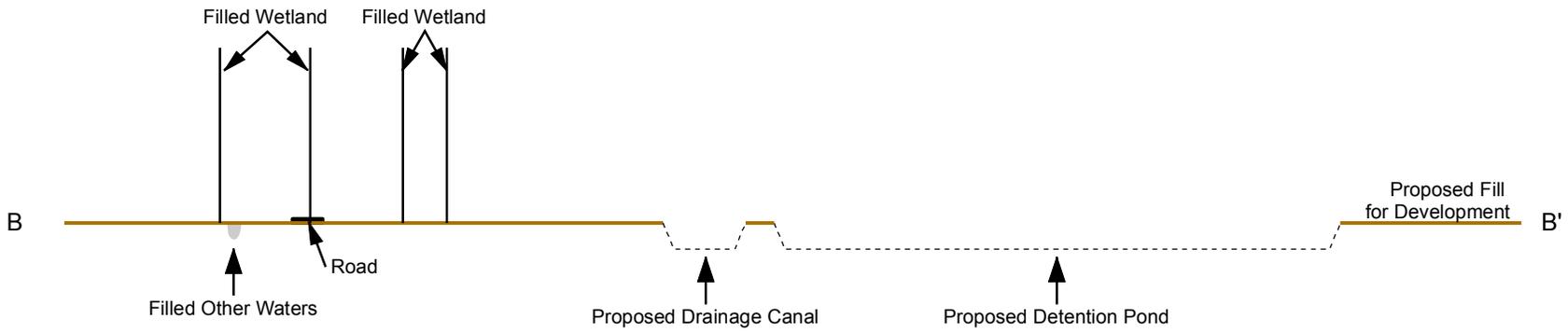
DRAWING NO.:
15-575-A012

NOT TO SCALE

FIGURE No.:
7a



Pre-Construction Profile



Post-Construction Profile

DRAWN BY:
CET

DATE:
10/20/2015

MATRIXNEWORLD
Engineering Progress

Cross Section B-B' Profile
Section 404 Permit Application

Southern Lifestyles Development Company
The Settlement on Shoe Creek
East Baton Rouge Parish, Louisiana

DRAWING NO.:
15-575-A011

NOT TO SCALE

FIGURE No.:
6a