

# JOINT PUBLIC NOTICE

September 4, 2018

United States Army Corps of Engineers  
New Orleans District  
Regulatory Branch  
7400 Leake Avenue  
New Orleans, Louisiana 70118

State of Louisiana  
Department of Environmental Quality  
Water Permits Division  
Post Office Box 4313  
Baton Rouge, Louisiana 70821-4313

(504) 862-2675  
Project Manager  
Jamie Crowe  
Jamie.M.Crowe@usace.army.mil  
Permit Application Number  
MVN 2017-01217 CO

(225) 219-3225  
Project Manager  
Elizabeth Hill  
WQC Application Number  
WQC 180823-02

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, Office of Environmental Services, 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).

## **RESIDENTIAL SUBDIVISION IN EAST BATON ROUGE PARISH**

**NAME OF APPLICANT:** Southern Lifestyle Development, c/o Hydrik Wetlands Consultants, 2323 Highway 190 East, Suite 2, Hammond, Louisiana 70401.

**LOCATION OF WORK:** Within the Lake Pontchartrain Basin, in the Bayou Liberty – Tchefuncte River hydrologic unit (HUC 08070201), located adjacent to and west of Louisiana Highway 964, approximately 0.75 miles north of its intersection with US Highway 61, in Zachary, Louisiana, in East Baton Rouge Parish.

**CHARACTER OF WORK:** The applicant has requested authorization to clear, grade, and fill a 200.26-acre site to allow for construction of a 692-lot residential subdivision, known as Templeton Ridge. Features will include 27,066 linear feet of roadways, drainage improvements, utility infrastructure, and 27.78 acres of green space. A total of 200,800 cubic yards of earthen fill and 100,000 cubic yards of concrete will be spread on site. The earthen fill will consist of native material excavated during construction of the 9.78-acre detention pond as well as additional hauled-in fill material. Approximately 14.21 acres of jurisdictional forested wetlands will be impacted by filling and grading activities, while 0.2 acre of wetlands will be impacted by excavation of the pond.

Approximately 4,308 linear feet of jurisdictional waters will be excavated for the detention pond. Approximately 1,921 linear feet of jurisdictional waters will be filled.

To minimize wetland impacts, the applicant has selected a site with a low percentage of wetland acreage. The overall site contains 17.4 acres of wetlands, or 11.5%. Additionally, three acres of wetlands will be avoided and incorporated into green space. As compensation for unavoidable wetland impacts the applicant proposes to purchase wetland credits from a Corps approved mitigation bank located in the watershed.

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**. The application for this proposed project is on file with the Louisiana Department of Environmental Quality and may be examined weekdays between 8:00 a.m. and 4:30 p.m. Copies may be obtained upon payment of costs of reproduction. 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. 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.

### **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. Copies of this notice are being sent to the State Archeologist and State Historic Preservation Officer.

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 work would neither affect any species listed as endangered by the U.S. Departments of Interior, nor affect any habitat designated as critical to the survival and recovery of any endangered species. This determination is 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, 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.

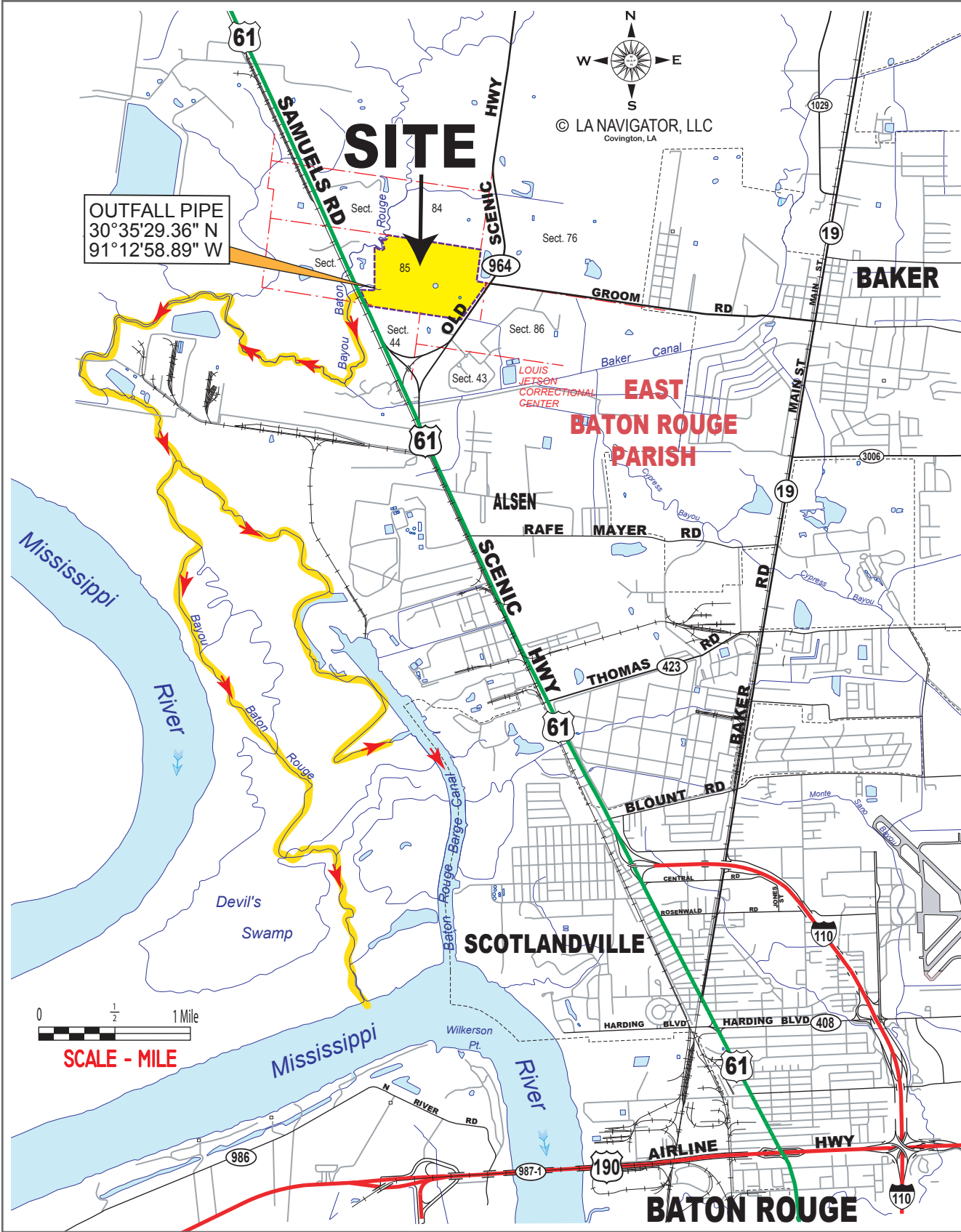
You are requested to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

John M. Herman  
Chief, Central Evaluation Section  
Regulatory Branch

Enclosure

TO PORT HUDSON

TO ZACHARY



OUTFALL PIPE  
 30°35'29.36" N  
 91°12'58.89" W

**SITE**

© LA NAVIGATOR, LLC  
 Covington, LA

**BAKER**

**EAST  
 BATON ROUGE  
 PARISH**

**ALSEN**

**RAFE MAYER RD**

**SCOTLANDVILLE**

**BATON ROUGE**

**FIGURE**

**1**

**TEMPLETON RIDGE**  
 SECTION 85, T6S-RIW  
 EAST BATON ROUGE PARISH, LA

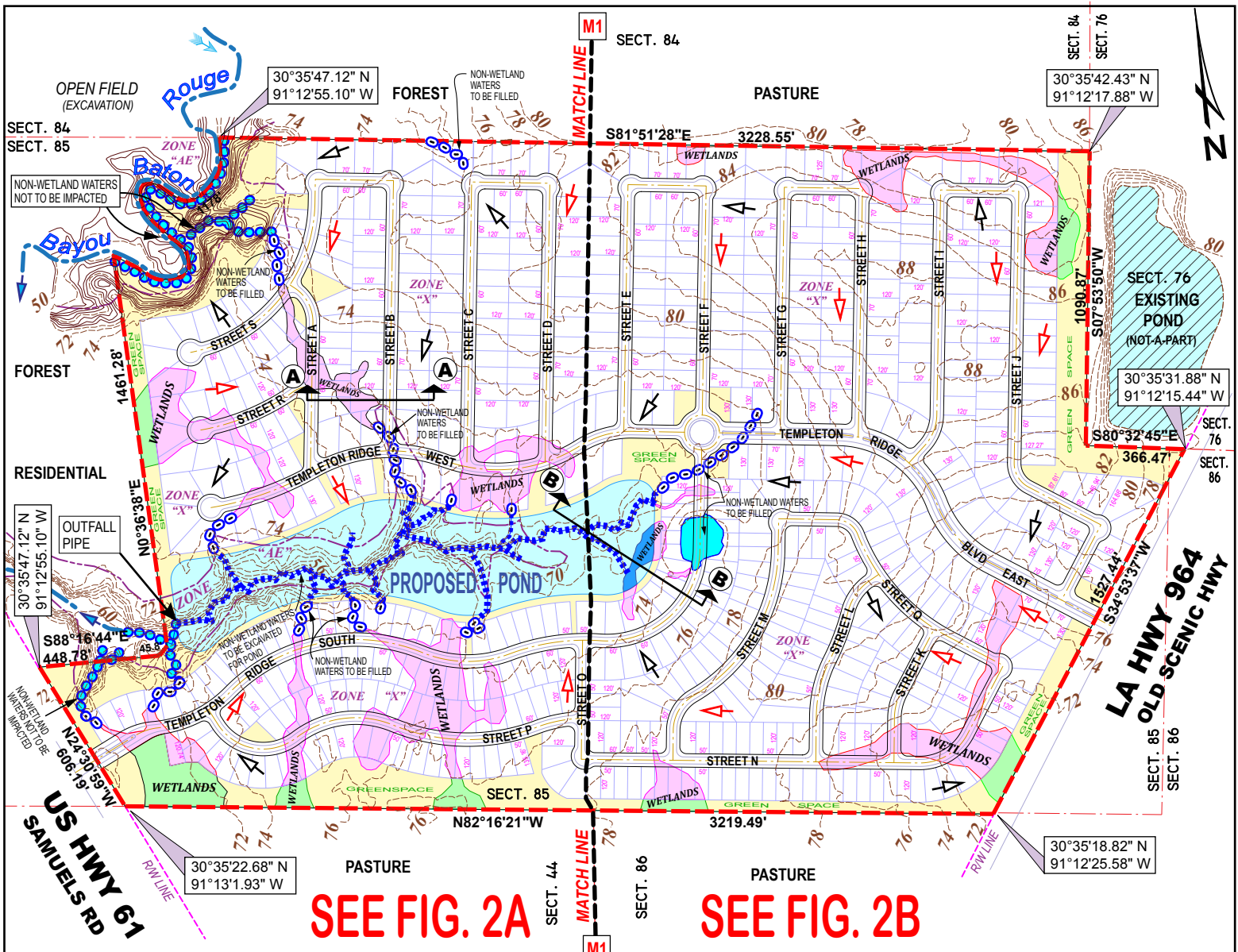
**SITE COORDINATES**  
 30.59262, -91.21133

**APPLICANT:**  
**SOUTHERN LIFESTYLES  
 DEVELOPMENT COMPANY**

**LEGEND**  
 = PROPOSED DEVELOPMENT  
 = DRAINAGE DISCHARGE

**HYDRIK**  
 WETLANDS - GIS - FLOOD CONTROL  
 WWW.HYDRIK.COM (985)429-0333

HF: 1788 BC | DATE: 11-24-2017 | APPROVED:



**SEE FIG. 2A**

**SEE FIG. 2B**

**LEGEND:**

- PROJECT BOUNDARY (200.26 ACRES)
- TOTAL WETLANDS = 17.41 ACRES**
- WETLANDS TO BE IMPACTED VIA - EXCAVATION (0.2 ACRE)
- WETLANDS TO BE IMPACTED VIA - FILLING & GRADING (14.21 ACRES)
- WETLANDS TO BE PRESERVED NON-IMPACTED (3.0 ACRES)
- ZONE "X" FLOOD ZONE / TRANSITION LINE
- ZONE "AE" FLOOD ZONE / TRANSITION LINE
- 25' - ELEVATION / LINE
- DRAINAGE FLOW PRE-DEVELOPMENT
- DRAINAGE FLOW POST DEVELOPMENT
- PROPOSED DETENTION POND = 9.78 AC  
VOLUME TO BE EXCAVATED = 135,676 CU. YDS.

- NON-WETLAND WATERS**
- NOT TO BE IMPACTED = 1,916 LIN. FT / 0.52 AC.
- TO BE EXCAVATED FOR POND = 4,308 LIN. FT / 0.40 AC.
- TO BE FILLED = 1,921 LIN. FT / 0.18 AC.
- EXISTING POND TO BE FILLED = 0.532 AC
- GREENSPACE AREA = 27.78 AC

**NOTE:**  
THIS SITE IS LOCATED IN FLOOD ZONES "AE" & "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER: 22033C 0155E, DATED 5-02-2008.

**PROJECT DATA**

PROJECT AREA = 200.26 ACRES

TOTAL RESIDENTIAL LOTS = 692

TOTAL GREENSPACE = 27.78 ACRES

DETENTION AREAS = 13.4 ACRES

ROADWAY LENGTH = 27,066 LIN. FT

**NOTE:**  
BASE DRAWINGS PROVIDED BY:  
LAND ARCHITECTURE  
LAFAYETTE, LA



**FIGURE**  
**2**

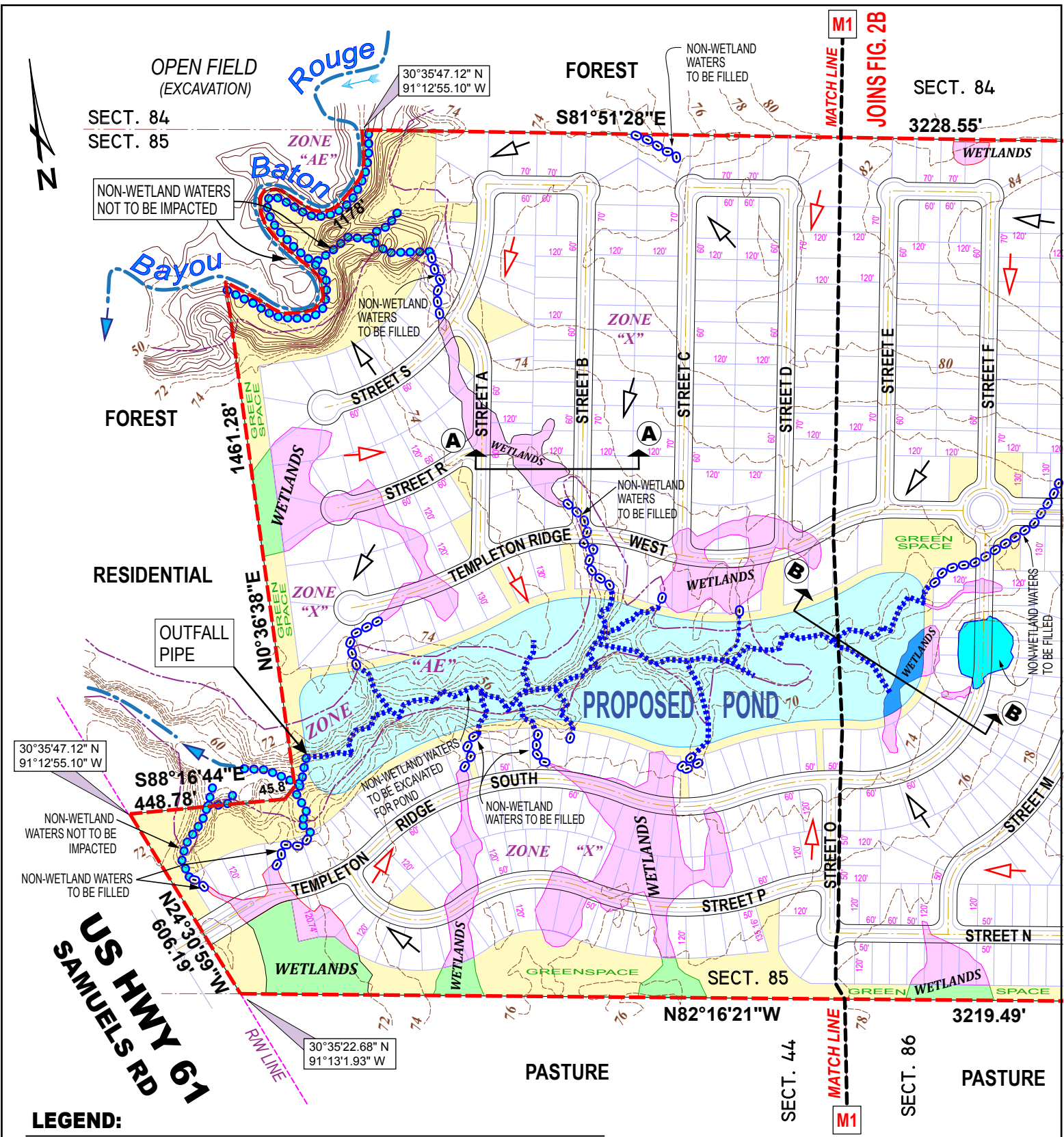
**TEMPLETON RIDGE**  
SECTION 85, T6S-RIW  
EAST BATON ROUGE PARISH, LA

**APPLICANT:**  
**SOUTHERN LIFESTYLES**  
**DEVELOPMENT COMPANY**

**HYDRIK**

WETLANDS - GIS - FLOOD CONTROL

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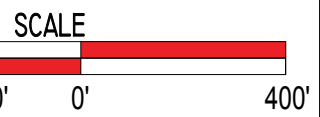


**M1**  
MATCH LINE  
JOINS FIG. 2B

**M1**  
MATCH LINE

SECT. 84  
3228.55'

3219.49'



**FIGURE 2A**

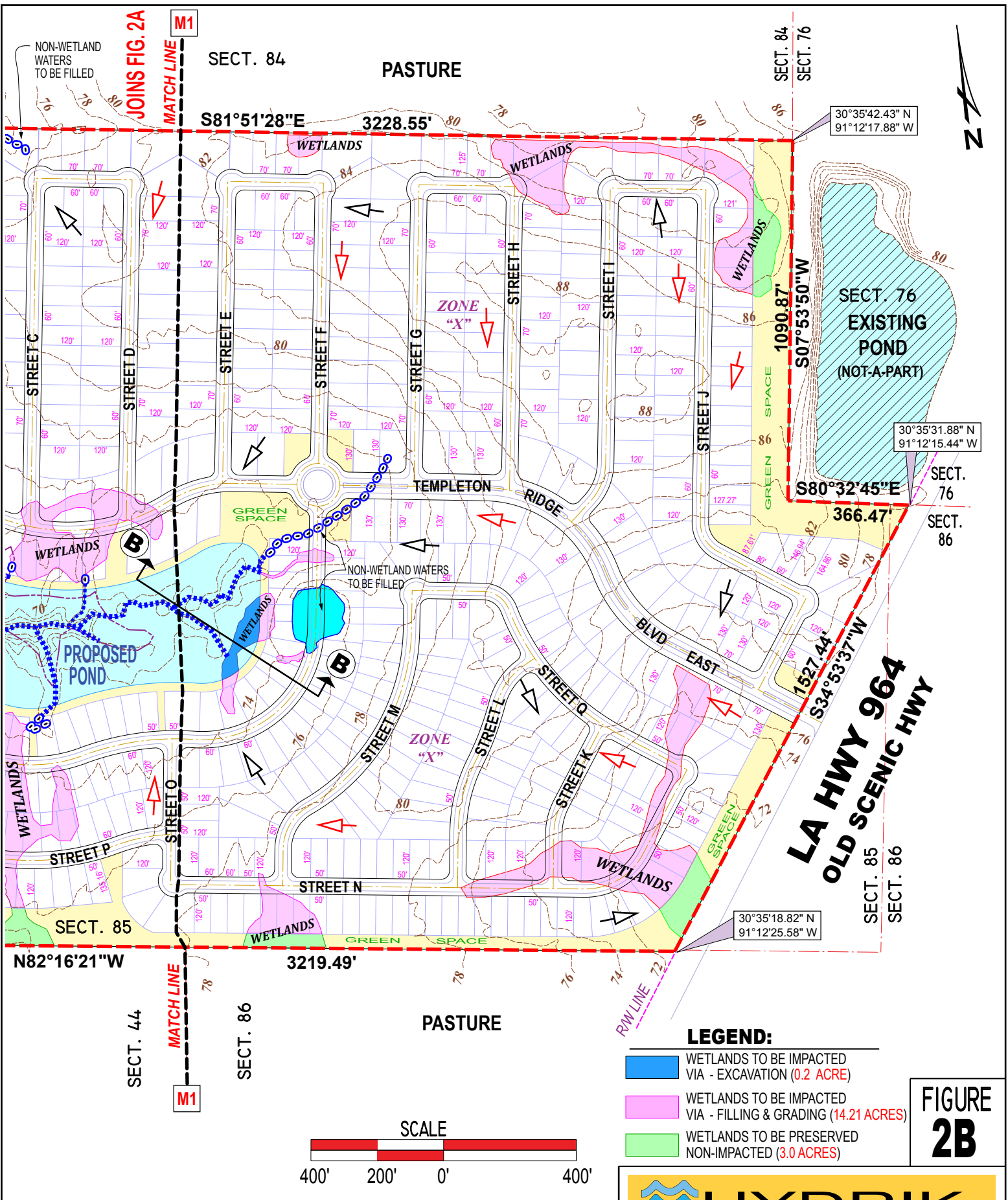
**LEGEND:**

- WETLANDS TO BE IMPACTED VIA - EXCAVATION (0.2 ACRE)
- WETLANDS TO BE IMPACTED VIA - FILLING & GRADING (14.21 ACRES)
- WETLANDS TO BE PRESERVED NON-IMPACTED (3.0 ACRES)
- NON-WETLAND WATERS NOT TO BE IMPACTED
- TO BE EXCAVATED FOR POND
- TO BE FILLED

**TEMPLETON RIDGE**  
SECTION 85, T6S-RIW  
EAST BATON ROUGE PARISH, LA

APPLICANT:  
**SOUTHERN LIFESTYLES**  
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**TEMPLETON RIDGE**  
 SECTION 85, T6S-RIW  
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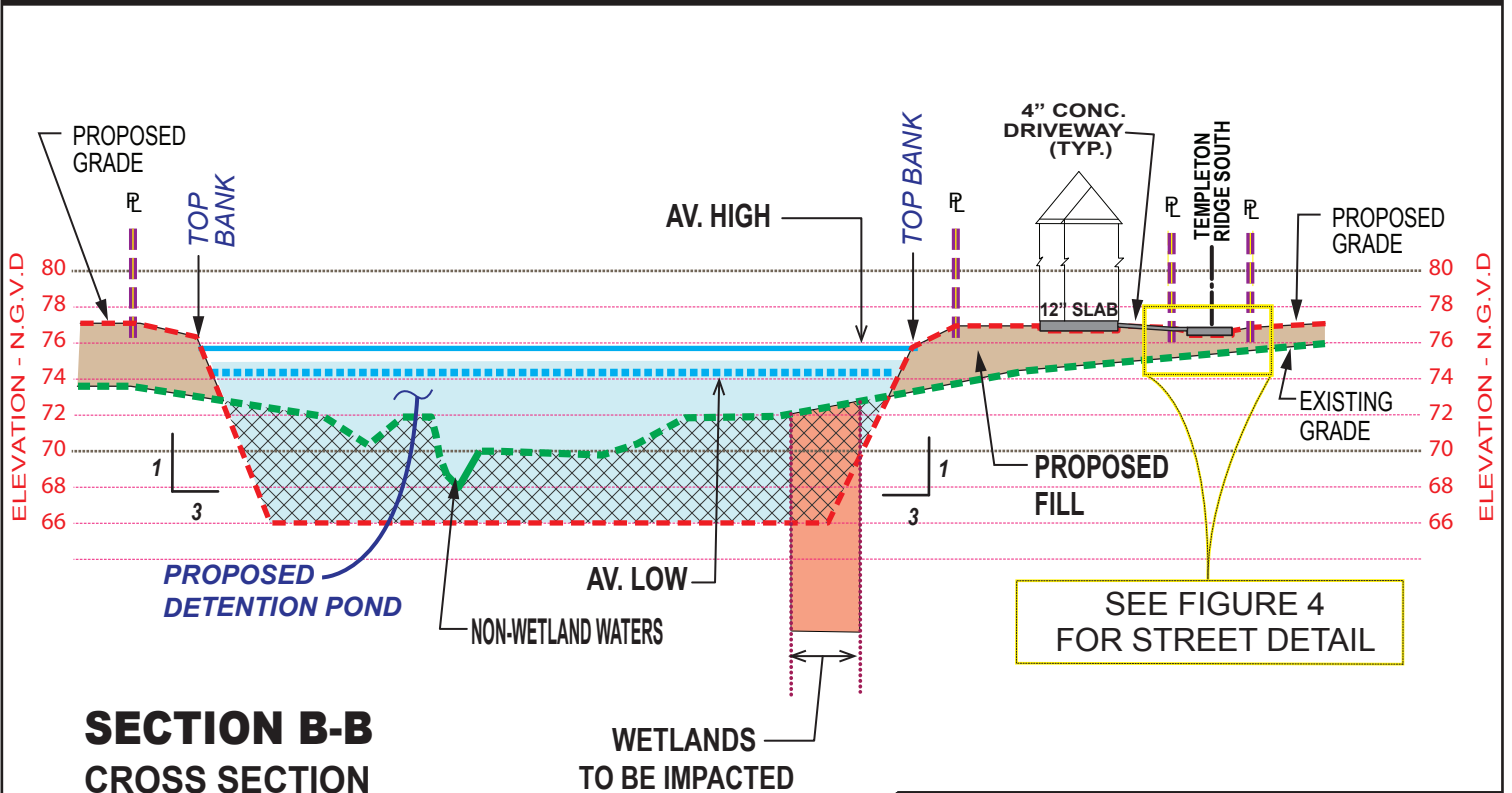
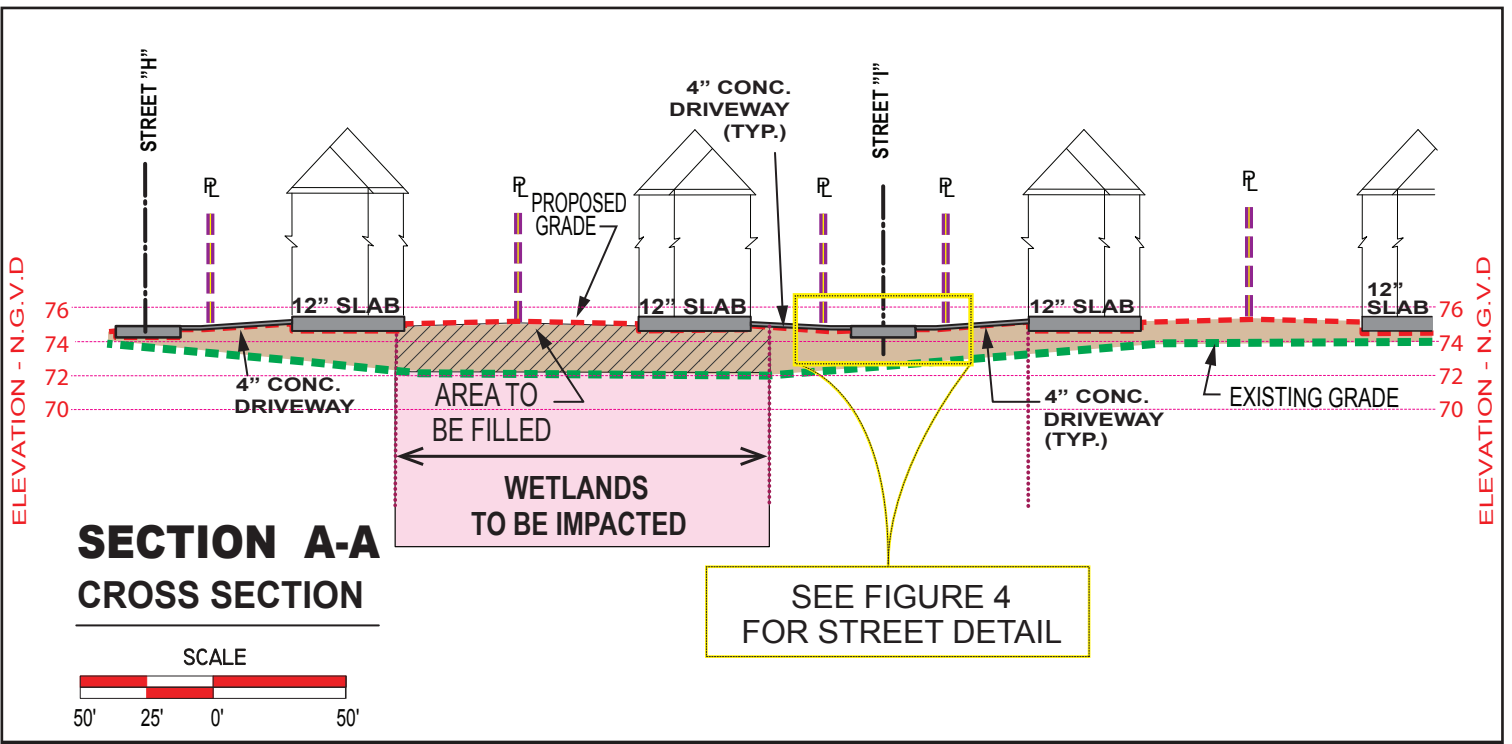
APPLICANT:  
**SOUTHERN LIFESTYLES**  
 DEVELOPMENT COMPANY

**HYDRIK**  
 WETLANDS - GIS - FLOOD CONTROL  
 WWW.HYDRIK.COM (985)429-0333

**FIGURE 2B**

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.





**LEGEND:**

- - - EXISTING GRADE
- - - PROPOSED GRADE
- AREA TO BE EXCAVATED
- PROPOSED FILL
- WETLANDS IMPACTED VIA FILLING / GRADING
- PROPOSED CONCRETE
- WETLANDS TO BE IMPACTED BY EXCAVATION FOR POND

APPLICANT:  
**SOUTHERN LIFESTYLES  
DEVELOPMENT COMPANY**



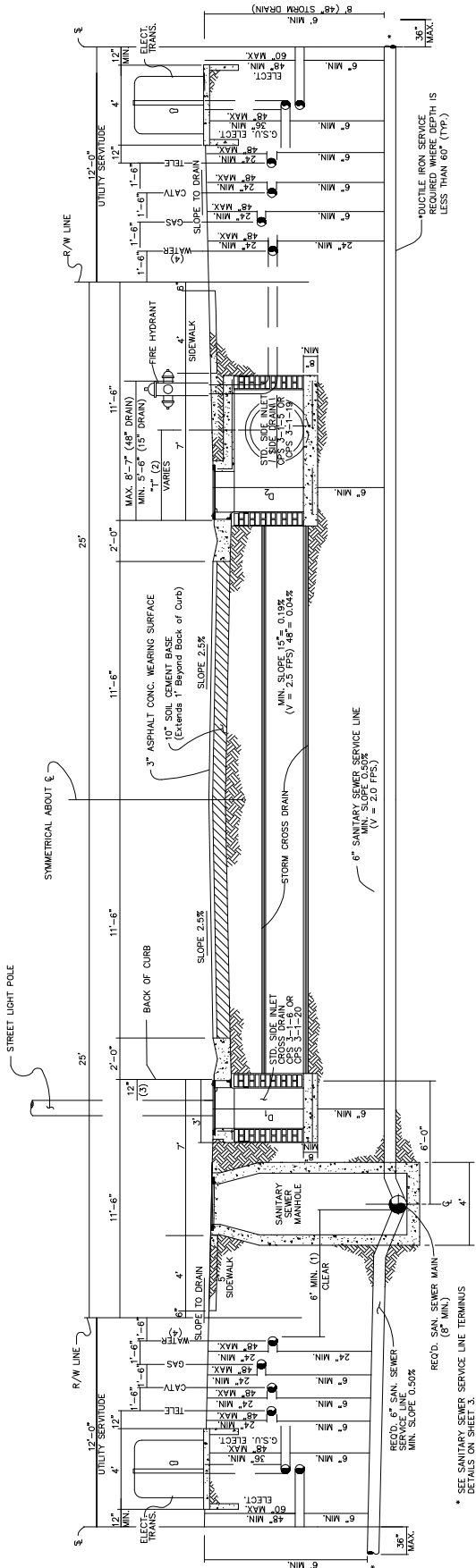
**TEMPLETON RIDGE**  
SECTION 85, T6S-RIW  
EAST BATON ROUGE PARISH, LA

**FIGURE  
3**

HF: 1788BC

DATE: 11-24-2017  
4-11-2018

APPROVED:

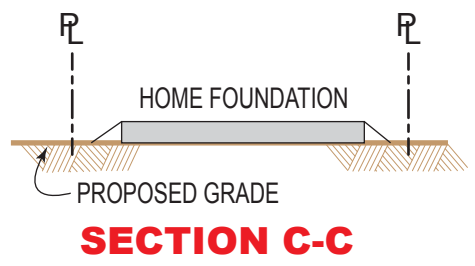


**TYPICAL STREET SECTION  
(50 FT RW WITH CURB & GUTTER)**

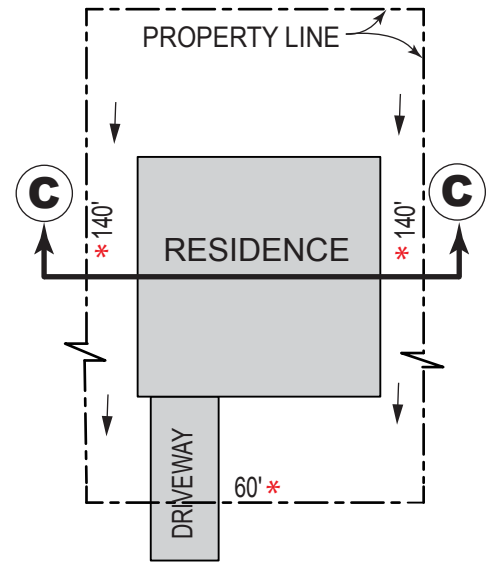
NOT TO SCALE

- EGOT NOTES:**
- (1) MINIMUM CLEARANCE PER SEC. 12:015 OF THE LA. CONSTITUTION AND LA. SANITARY CODE.
  - (2) 8" MIN. PIPE REQ'D. FOR FIRE PROTECTION

\* SEE SANITARY SEWER SERVICE LINE TERMINUS DETAILS ON SHEET 3.



**SECTION C-C**



**TYPICAL LOT LAYOUT**

NOT TO SCALE

\* NOTE: LOT DIMENSION VARIES

**TYPICAL STREET / LOT PROFILE**

APPLICANT: **SOUTHERN LIFESTYLES DEVELOPMENT COMPANY**

**TEMPLETON RIDGE**  
SECTION 85, T6S-RIW  
EAST BATON ROUGE PARISH, LA

FIGURE  
**4**