



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT
7400 LEAKE AVENUE
NEW ORLEANS LA 70118-3651

November 13, 2023

Regulatory Branch
Eastern Evaluation Branch

Project Manager:
Stephanie Castaing
(504) 862-1564
Stephanie.L.Castaing@usace.army.mil

Application #: MVN-2008-02224-EPP

PUBLIC NOTICE

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), and/or [] Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. Section 408)

TIME EXTENSION FOR TAMANEND MIX-USE DEVELOPMENT IN ST. TAMMANY PARISH

NAME OF APPLICANT: Weyerhaeuser NR, c/o Hydrik Wetlands Consultants, 2323 Highway 190 East, Suite 2, Hammond, Louisiana 70401 or mike@hydrik.com

LOCATION OF WORK: At approximately Latitude: 30.378186, Longitude: -89.891251, located within an 848 tract of land, north of Interstate 12 on Louisiana Highway 434, near Slidell, Louisiana, in St. Tammany Parish, as shown on the enclosed drawings. (Hydrologic Unit Code 08090201 Liberty Bayou-Tchefuncta).

CHARACTER OF WORK: Clear, grade, excavate, and fill for culverted road crossings, residential apartment complex, drainage infrastructure, and detentions ponds, associated with the Tamanend mix-use development. The project as proposed would directly impact approximately 5.42-acres of jurisdictional wetlands.

MITIGATION: Compensatory mitigation was previously assessed, and credits purchased at an approved mitigation bank to offset the adverse impact to jurisdictional wetlands. Should additional mitigation be required, the applicant shall purchase credits from a mitigation bank located within the watershed of impact.

The comment period on the requested Department of the Army Permit will close 20 days from the date of this 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 request, and must be submitted so as to be received before or by the last day of the comment period. Letters and/or comments concerning the subject permit application must reference the Applicant's Name and the Permit Application Number and can be preferably emailed to the Corps of Engineer's project manager listed above or forwarded to the Corps of Engineers at the address above, **ATTENTION: REGULATORY DIVISION, RGE, Stephanie Castaing.** Individuals or parties may also request an extension of time in which to comment on the proposed work by mail or preferably by emailing the specified project manager listed above. Any request for an extension of time to comment 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 Branch Chief will review the request and the requester will be promptly notified of the decision to grant or deny the request. If granted, the time extension will be continuous and inclusive of the initial comment period and will not exceed a total of 30 calendar days. This public notice is also available for review online at <https://go.usa.gov/xennJ>

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. Further, all factors that may be relevant to the proposal will be considered, including the potential cumulative effects associated with the proposed project.

The New Orleans District is presently unaware of properties listed on the National Register of Historic Places at or near the proposed work but is pending further review in accordance with the National Historic Preservation Act. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. As deemed necessary, copies of this public notice will be sent to the State Archeologist, State Historic Preservation Officer, and federally listed tribes regarding potential impacts to cultural resources.

The New Orleans District has determined that the activity will have no effect on the Gopher Tortoise and the Red-cockaded Woodpecker, based on the Information Planning and Consultation (IPaC) tool for Endangered Species in Louisiana, as signed on January 27, 2020, between the U.S. Army Corps of Engineers, New Orleans and the U.S. 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 is not expected to result in the destruction or alteration 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.

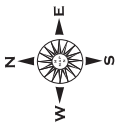
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not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

Any person may request, (preferably by email to the project manager, or 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 invited to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

Brad P. LaBorde
Chief, Eastern Evaluation Branch
Regulatory Division

Enclosures



ST. TAMMANY PARISH



TAMANEND DEVELOPMENT
SECTIONS 3,4,5 & 9, T8S-R13E
ST. TAMMANY PARISH, LA

APPLICANT:
WEYERHAEUSER
REAL ESTATE DEVELOPMENT COMPANY

**FIGURE
1A**



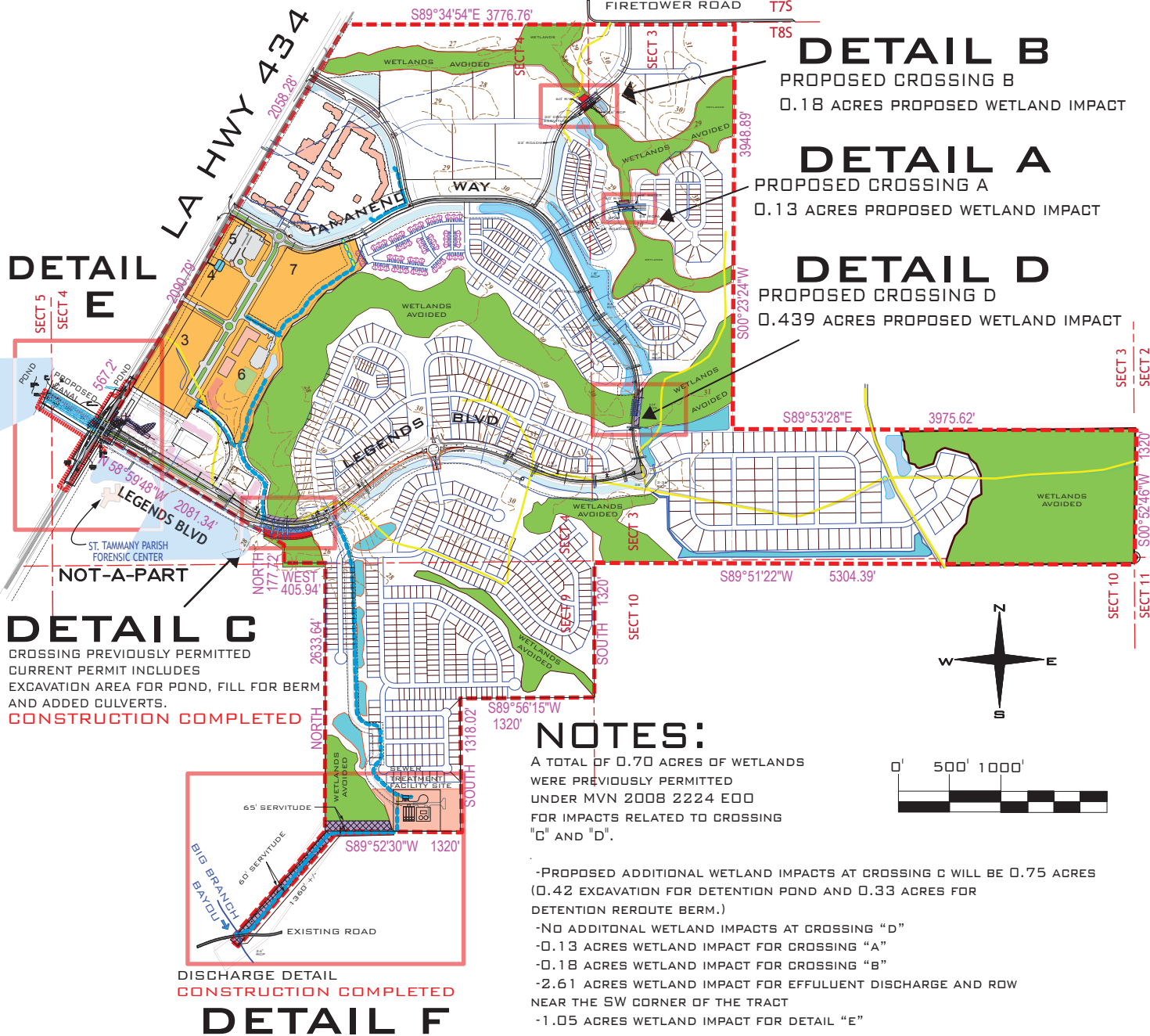
HYDRIK

WETLANDS - GIS MAPPING
WWW.HYDRIK.COM (985)429-0333

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

HF: 1922 C DATE: 5-20-2019 APPROVED:

WREDCO
LA.HWY 434
MVN 2008 2224 E00



- WETLAND IMPACTS PREVIOUSLY PERMITTED 0.70 ACRES
- PROPOSED ADDITIONAL WETLAND IMPACTS (FILL FOR ROAD CROSSINGS "A" AND "B," BERM NEAR CROSSING "C", EFFLUENT LINE/ROW NEAR SW CORNER), PARISH DRAINAGE IMPROVEMENTS AND PROPOSED APARTMENT COMPLEX 4.3 ACRES
- PROPOSED ADDITIONAL WETLAND IMPACTS EXCAVATION FOR DETENTION POND NEAR CROSSING "C" 0.42 ACRES
- DETENTION PONDS

SEE DETAIL "E" FOR WATERS IMPACTS

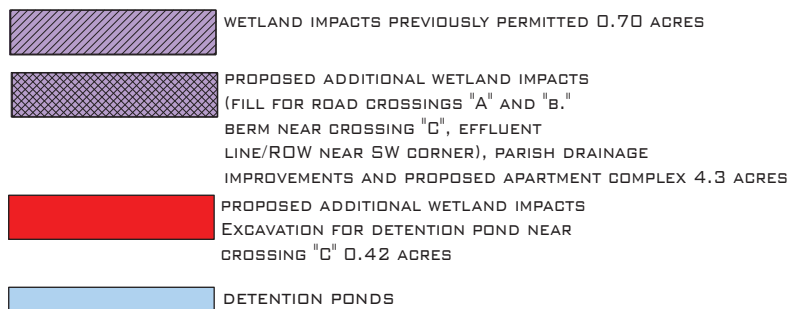
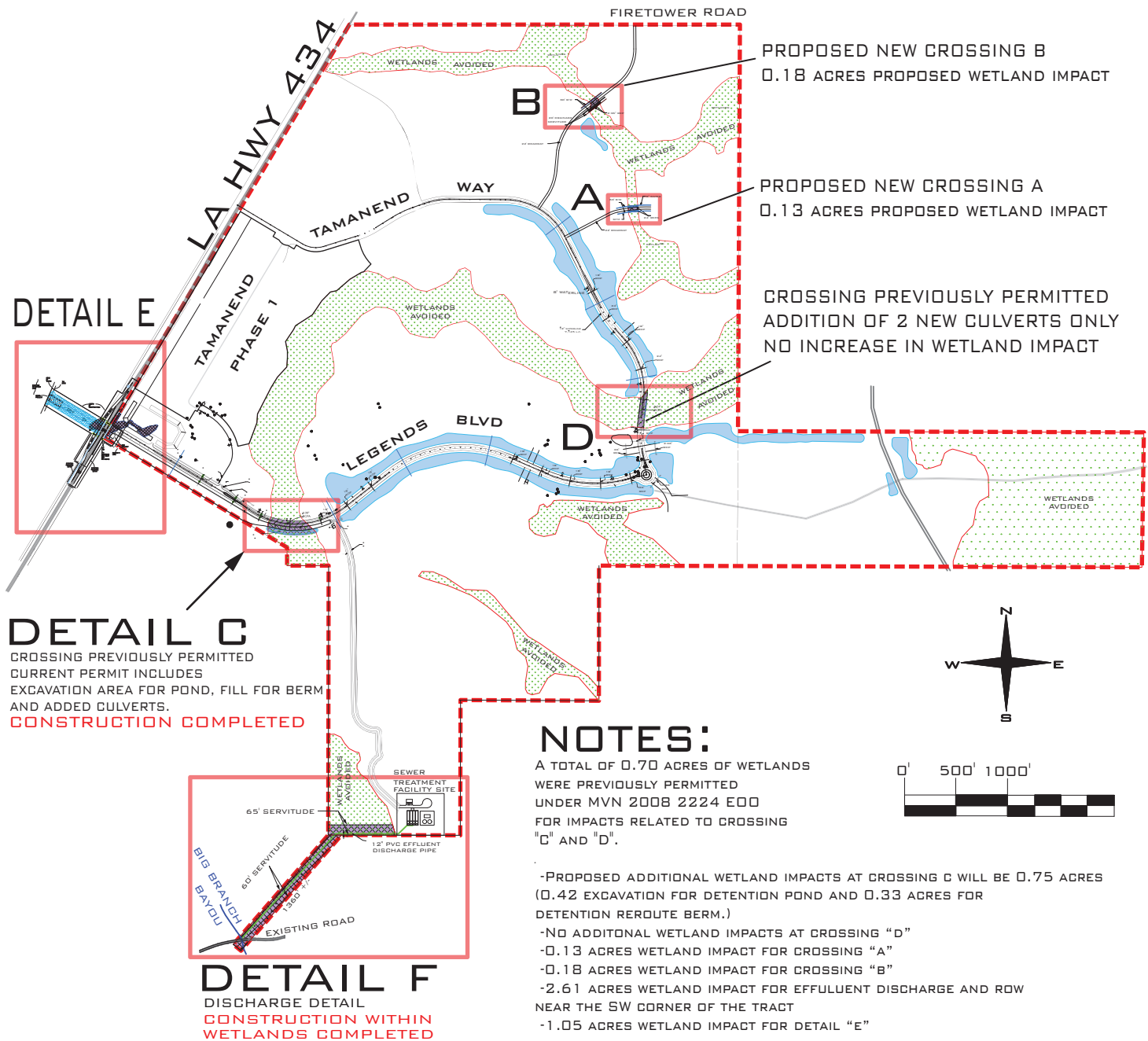
HYDRIK
WETLANDS - GIS MAPPING
WWW.HYDRIK.COM (985)429-0333

WREDCO
ST.TAMMANY PARISH, LA
~856.26 ACRES

FILE: 1347BC	DATE: 05 06 2014
FIGURE: 404 PLAN	REV: 06 04 2019
DRAWING: PV WITH PAR ADDS	APPROVED:

FIGURE
2

WREDCO
LA.HWY 434
MVN 2008 2224 EOO
PERMIT MODIFICATION REQUEST



SEE DETAIL "E" FOR WATERS IMPACTS

PERMIT EXTENSION: PERMIT NO. MVN-2008-2224-EOO

HYDRIK
WETLANDS - GIS MAPPING
WWW.HYDRIK.COM (985)429-0333

WREDCO
ST.TAMMANY PARISH, LA
~856.26 ACRES

FILE: 1347BC	DATE: 05 06 2014
FIGURE: 404 PLAN	REV: 06 04 2019
DRAWING: PV WITH PAR ADDS	APPROVED:

FIGURE
2A
DETAIL 'E'

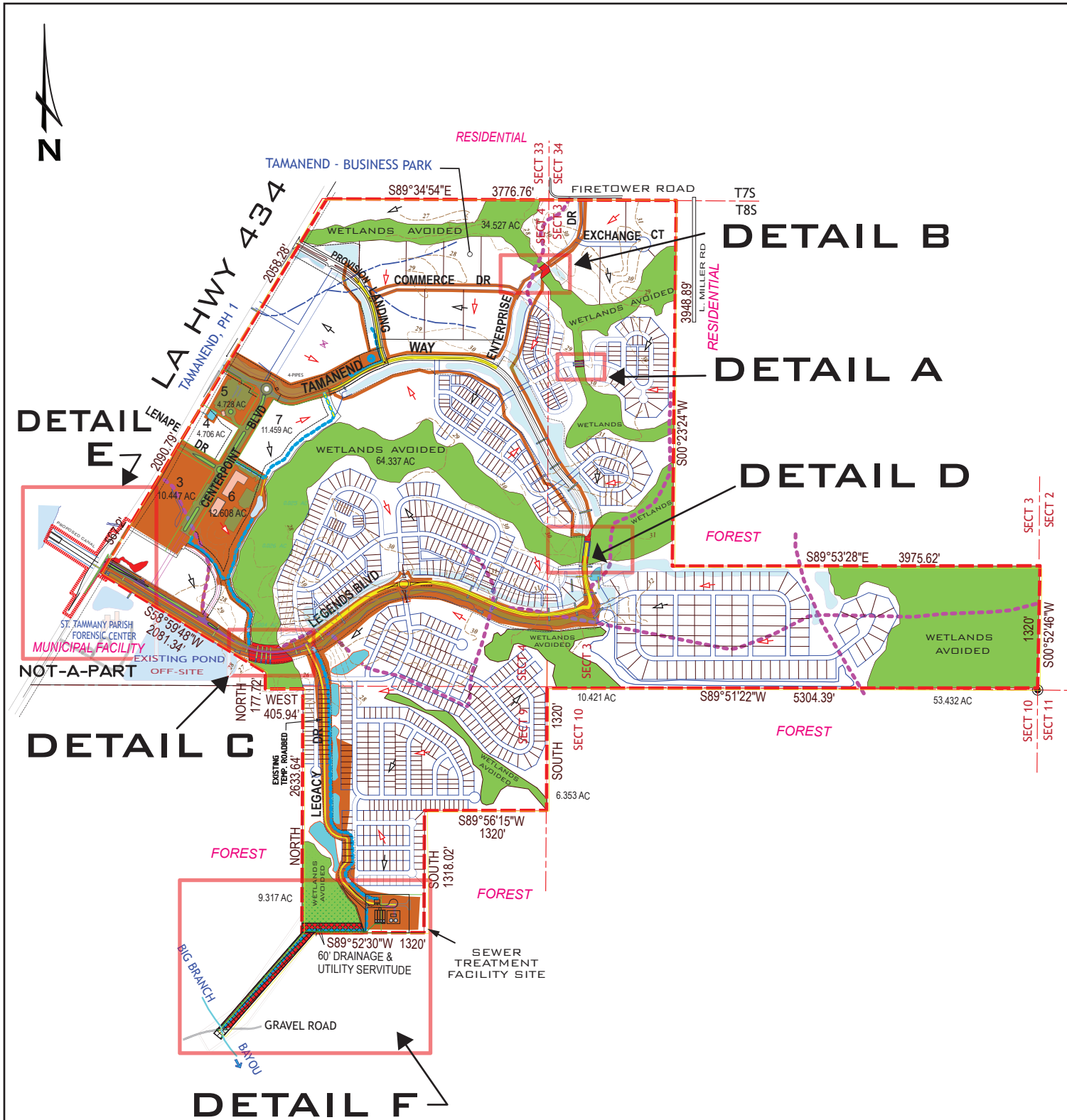
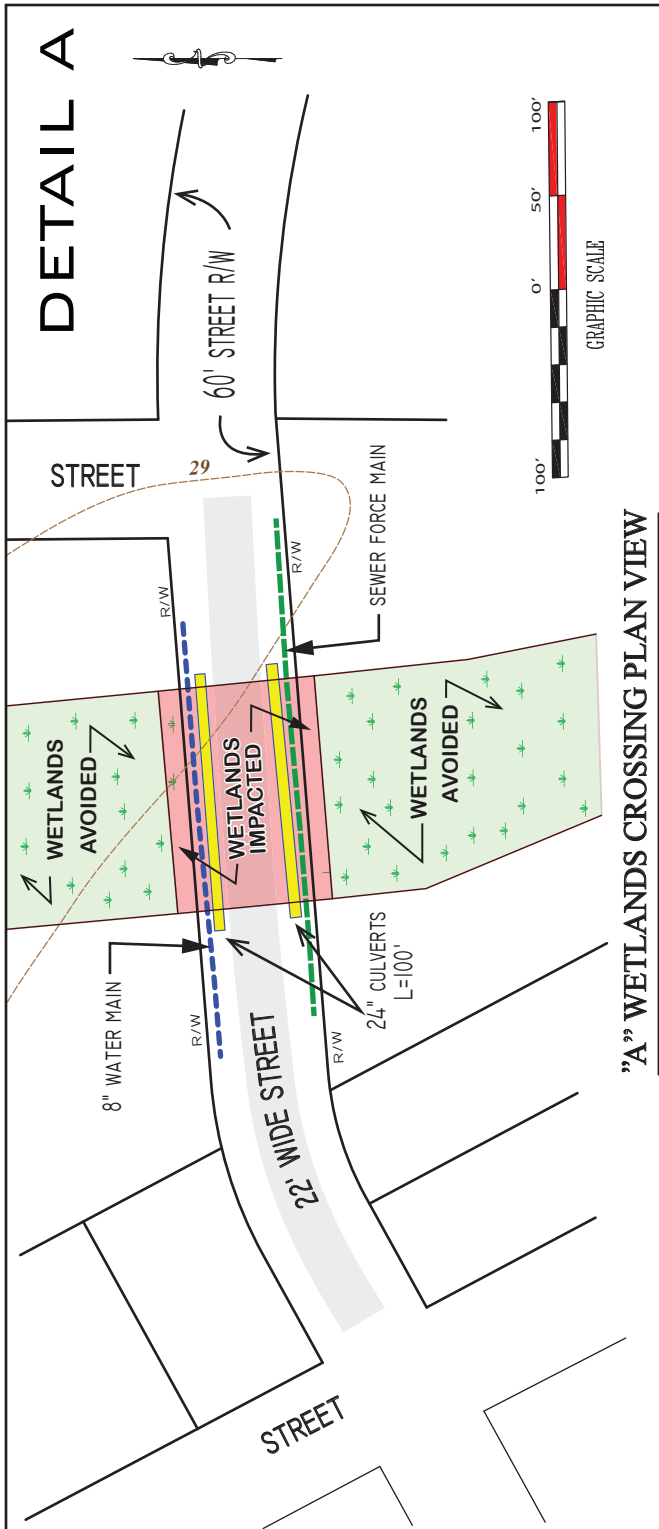
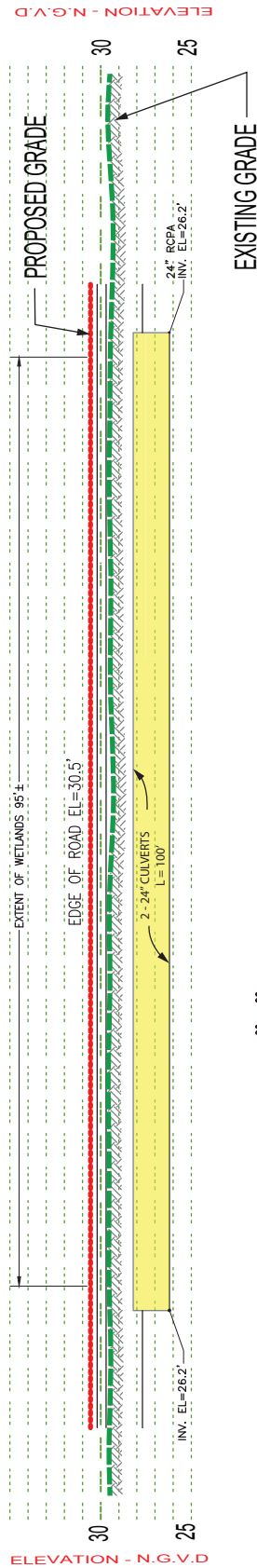


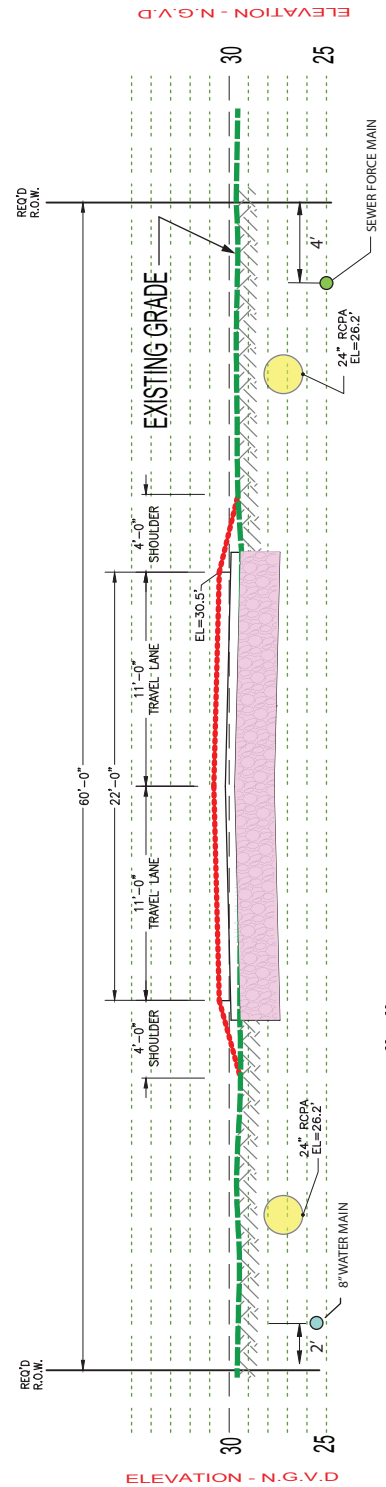
FIGURE
2B



"A" WETLANDS CROSSING PLAN VIEW



"A" WETLANDS CROSSING PROFILE VIEW



"A" WETLANDS CROSSING SECTION VIEW

IMPACTS THIS CROSSING:

0.13 ACRES PROPOSED WETLAND IMPACT
VOLUME OF FILL TO BE PLACED IN WETLANDS: 211 CU. YDS.

PERMIT EXTENSION
PERMIT NO. MVN-2008-2224-EOO

TAMANEND DEVELOPMENT
SECTIONS 3,4,5 & 9, T8S-R13E
ST. TAMMANY PARISH, LA

APPLICANT:
WEYERHAEUSER
REAL ESTATE DEVELOPMENT COMPANY

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY.
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DETAIL A

FIGURE
3A



HYDRIK

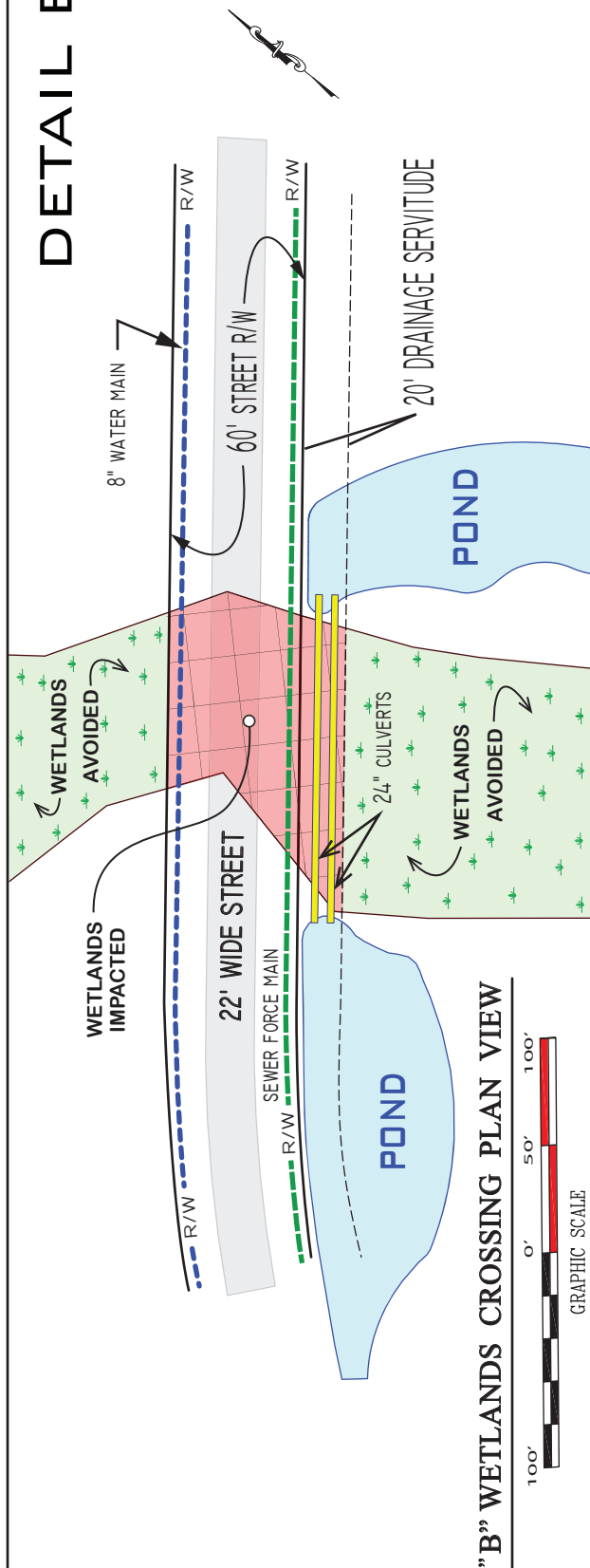
WETLANDS - GIS MAPPING
WWW.HYDRIK.COM (985)429-0333

HF: 1922 C

DATE: 4-20-2019

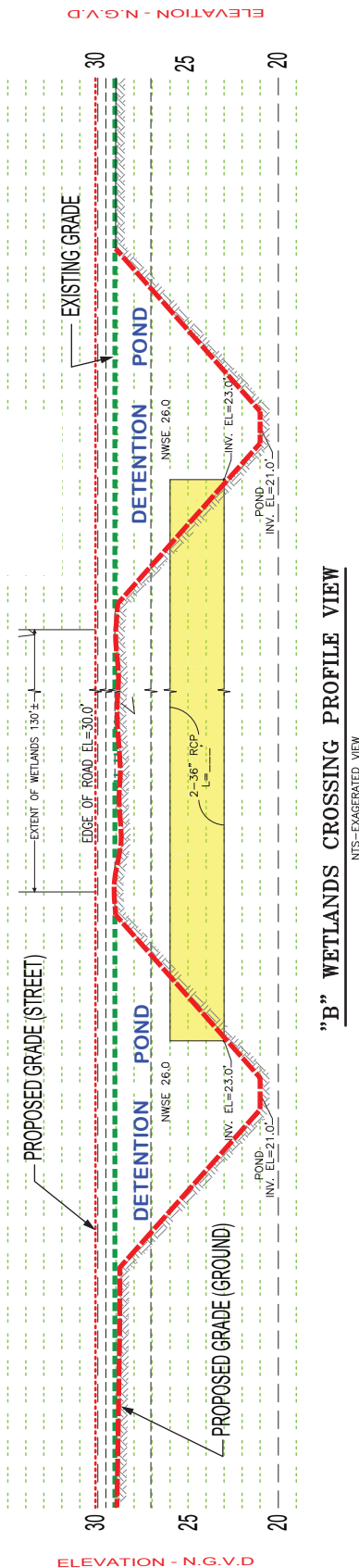
APPROVED:

DETAIL B



IMPACTS THIS CROSSING:

0.18 ACRES PROPOSED WETLAND IMPACT
VOLUME OF FILL TO BE PLACED IN WETLANDS: 225 CU. YDS.



DETAIL B

FIGURE
3B

TAMANEND DEVELOPMENT
SECTIONS 3,4,5 & 9, T8S-R13E
ST. TAMMANY PARISH, LA

APPLICANT:
WEYERHAEUSER
REAL ESTATE DEVELOPMENT COMPANY

HYDRIK
WETLANDS - GIS MAPPING
WWW.HYDRIK.COM (985)429-0333

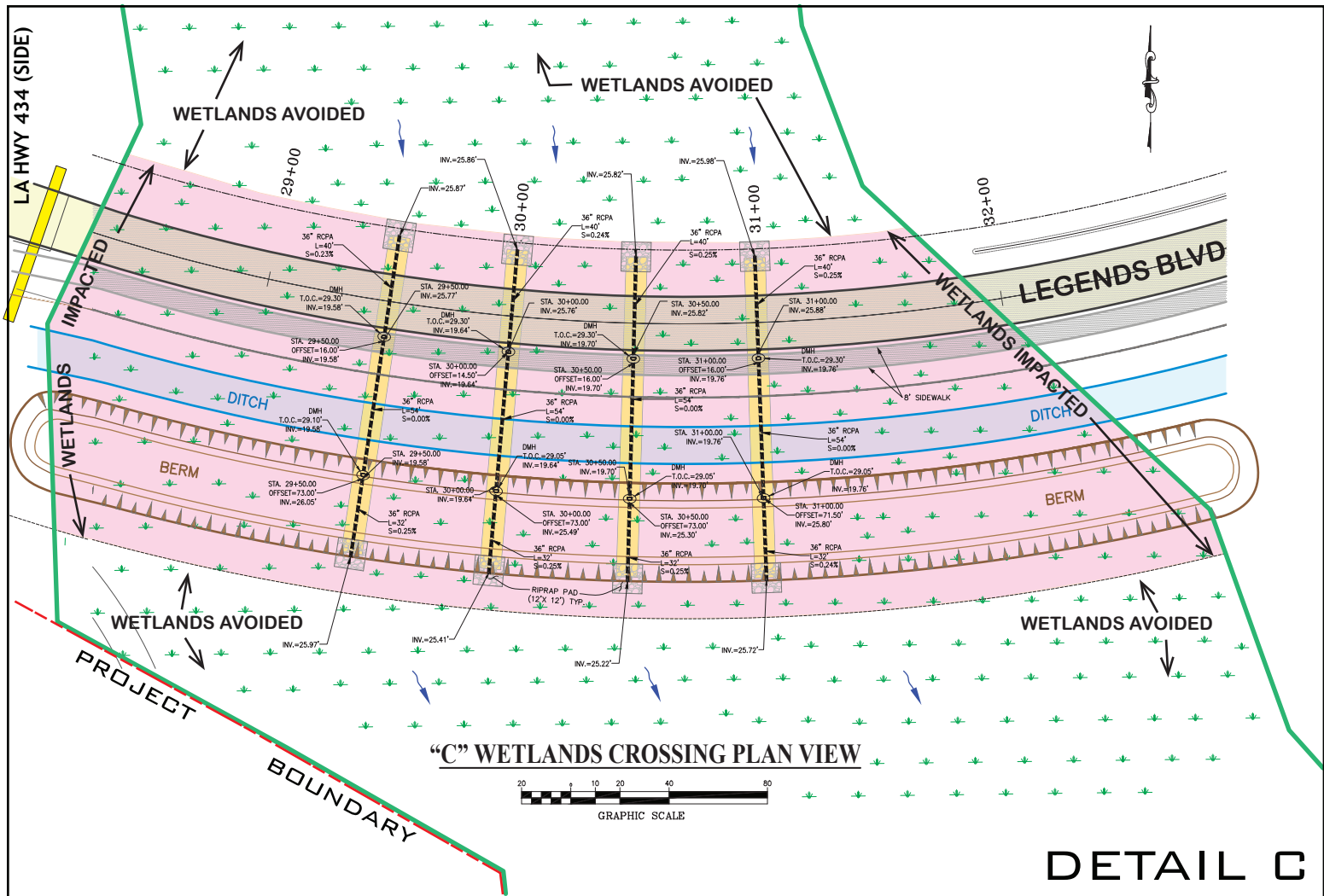
PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY.
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HF: 1922 C

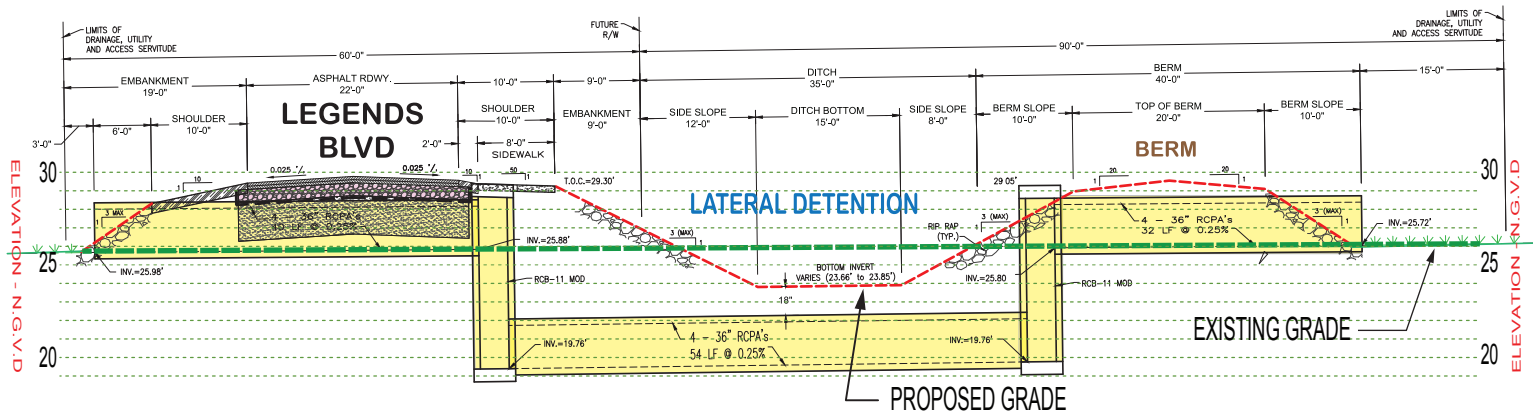
DATE: 4-20-2019

APPROVED:

"B" WETLANDS CROSSING SECTION VIEW
NTS



DETAIL C



IMPACTS THIS CROSSING:

1.01 ACRES WETLAND IMPACT
 VOLUME OF FILL PLACED IN WETLANDS 2,869 CU. YDS.
 VOLUME TO BE EXCAVATED FROM WETLANDS 474 CU. YDS.
 DISPERSED ON SITE

"C" WETLANDS CROSSING SECTION VIEW

STA. 31+00 LOOKING EAST



PERMIT EXTENSION

PERMIT NO. MVN-2008-2224-EOO

APPLICANT: WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY

TAMANEND DEVELOPMENT
 SECTIONS 3,4,5 & 9, T8S-R13E
 ST. TAMMANY PARISH, LA

HYDRIK
 WETLANDS - GIS MAPPING
 WWW.HYDRIK.COM (985)429-0333

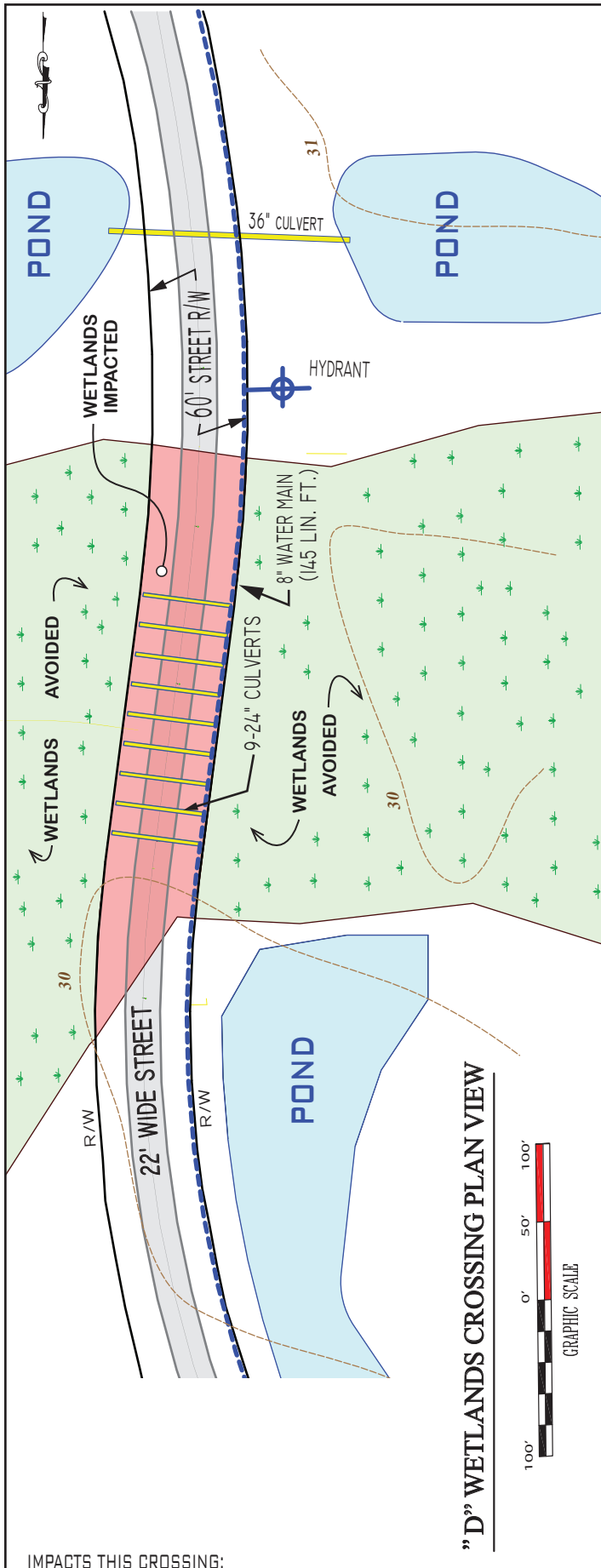
FIGURE
3C

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

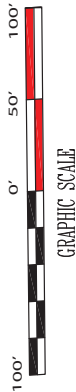
HF: 1922 C

DATE 5/20/2019

APPROVED:



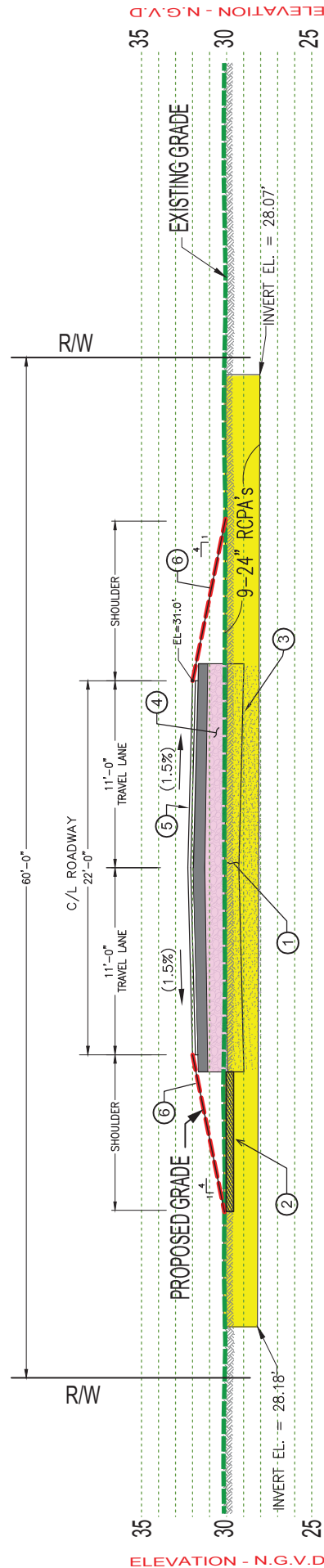
"D" WETLANDS CROSSING PLAN VIEW



IMPACTS THIS CROSSING:

0.439 ACRES PROPOSED WETLAND IMPACT
VOLUME OF FILL TO BE PLACED IN WETLANDS: 1,167 CU. YDS.

PERMIT EXTENSION
PERMIT NO. MVN-2008-2224-E00 **DETAIL D**



"D" WETLANDS CROSSING SECTION VIEW

TAMANEND DEVELOPMENT
SECTIONS 3,4,5 & 9, T8S-R13E
ST. TAMMANY PARISH, LA

BASE DATA BY:
RICHARD C. LAMBERT
CONSULTANTS, L.L.C.
521 N. Causeway Blvd.
Mandeville, LA 70448

DETAIL D

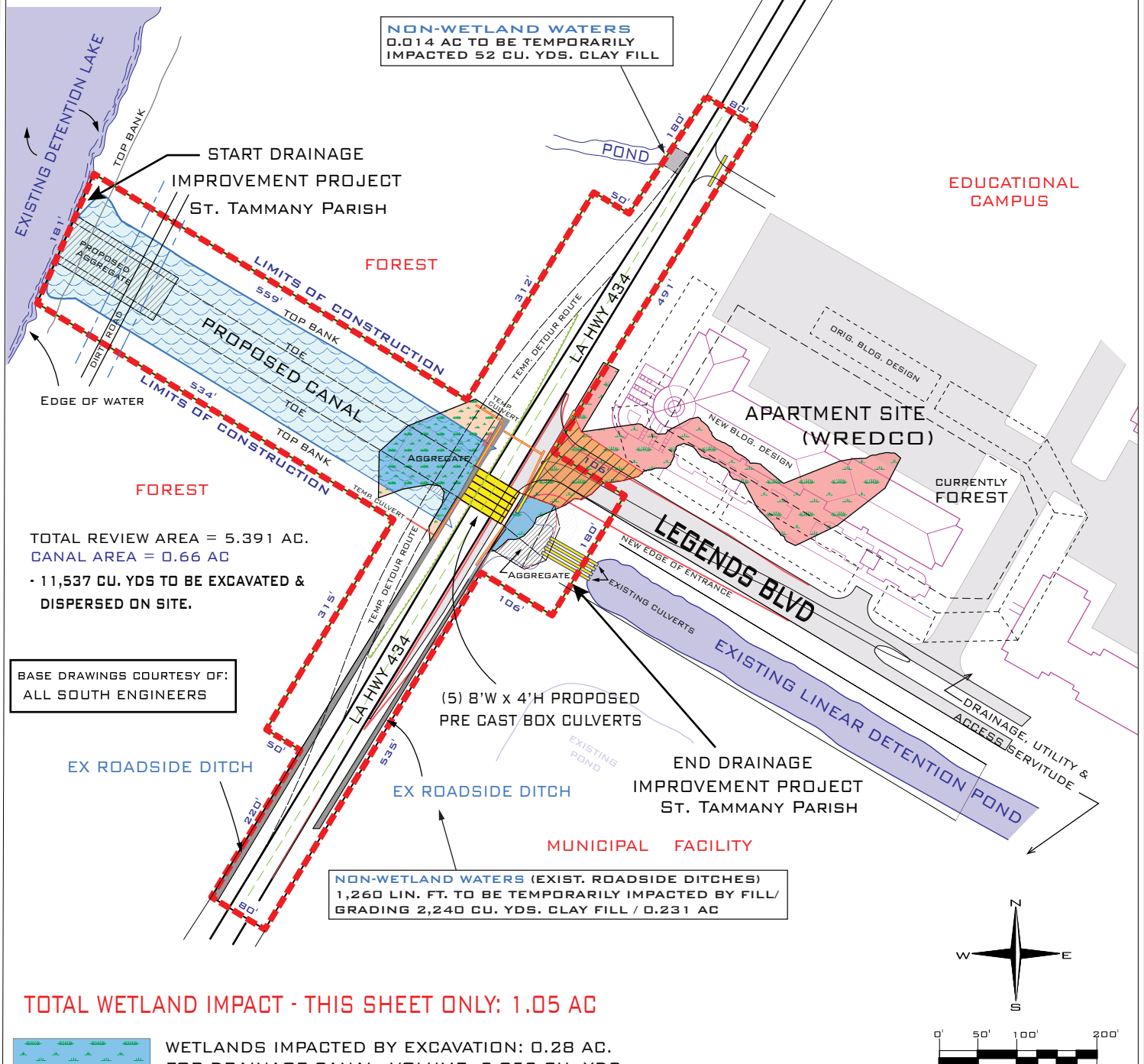
- LEGEND**
- ① UNDERCUT, COMPACT 24" SAND BASE
 - ② STRIP TOP SOIL 6"
 - ③ GEO-GRID AND GEO-TEXTILE FABRIC
 - ④ 12" (MIN.) LIMESTONE BASE
 - ⑤ 8" PCC PAVEMENT
 - ⑥ COMPACTED EMBANKMENT, CLAY FILL

HYDRIK
WETLANDS - GIS MAPPING
WWW.HYDRIK.COM (985)429-0333

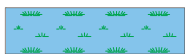
FIGURE 3D

TAMANEND DEVELOPMENT
WETLAND ROAD CROSSINGS

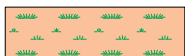
APPLICANT:
WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY



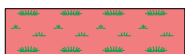
TOTAL WETLAND IMPACT - THIS SHEET ONLY: 1.05 AC



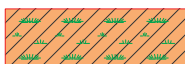
WETLANDS IMPACTED BY EXCAVATION: 0.28 AC.
FOR DRAINAGE CANAL, VOLUME: 2,053 CU. YDS.



WETLANDS IMPACTED BY FILL/ GRADING: 0.06 AC.
FOR DRAINAGE CANAL, SIDE DRESS (33 CU. YDS)



WETLANDS IMPACTED BY FILL/ GRADING: 0.51 AC.
APARTMENT AREA 03, VOL: 1,363 CU. YDS.



WETLANDS IMPACTED FILL/GRADING: 0.20 AC.
CONSTRUCTION COMPLETED WITHIN THIS AREA
FOR LEGENDS BLVD, VOLUME: 770 CU. YDS



"NON-WETLAND WATERS" TO BE IMPACTED
PRIMARY & SECONDARY. SOME IMPACTS
WILL BE TEMPORARY
TOTAL AREA: 0.245 AC AREA / 2,292 CU. YDS. FILL

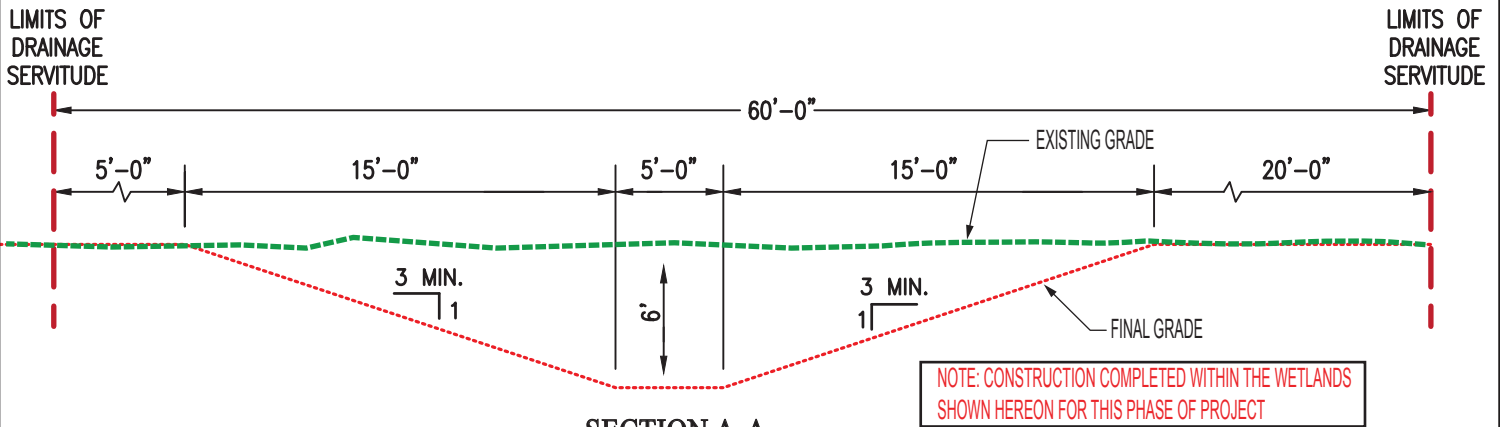


WETLANDS - GIS MAPPING
WWW.HYDRIK.COM (985)429-0333

WREDCO ST.TAMMANY PARISH, LA ~856.26 ACRES	
FILE: 13478C / 1922C	DATE: 05 06 2014
FIGURE: 3E	REV: 06 03 2019
DRAWING: DETE	APPROVED:

FIGURE
3E
DETAIL 'E'

DETAIL F



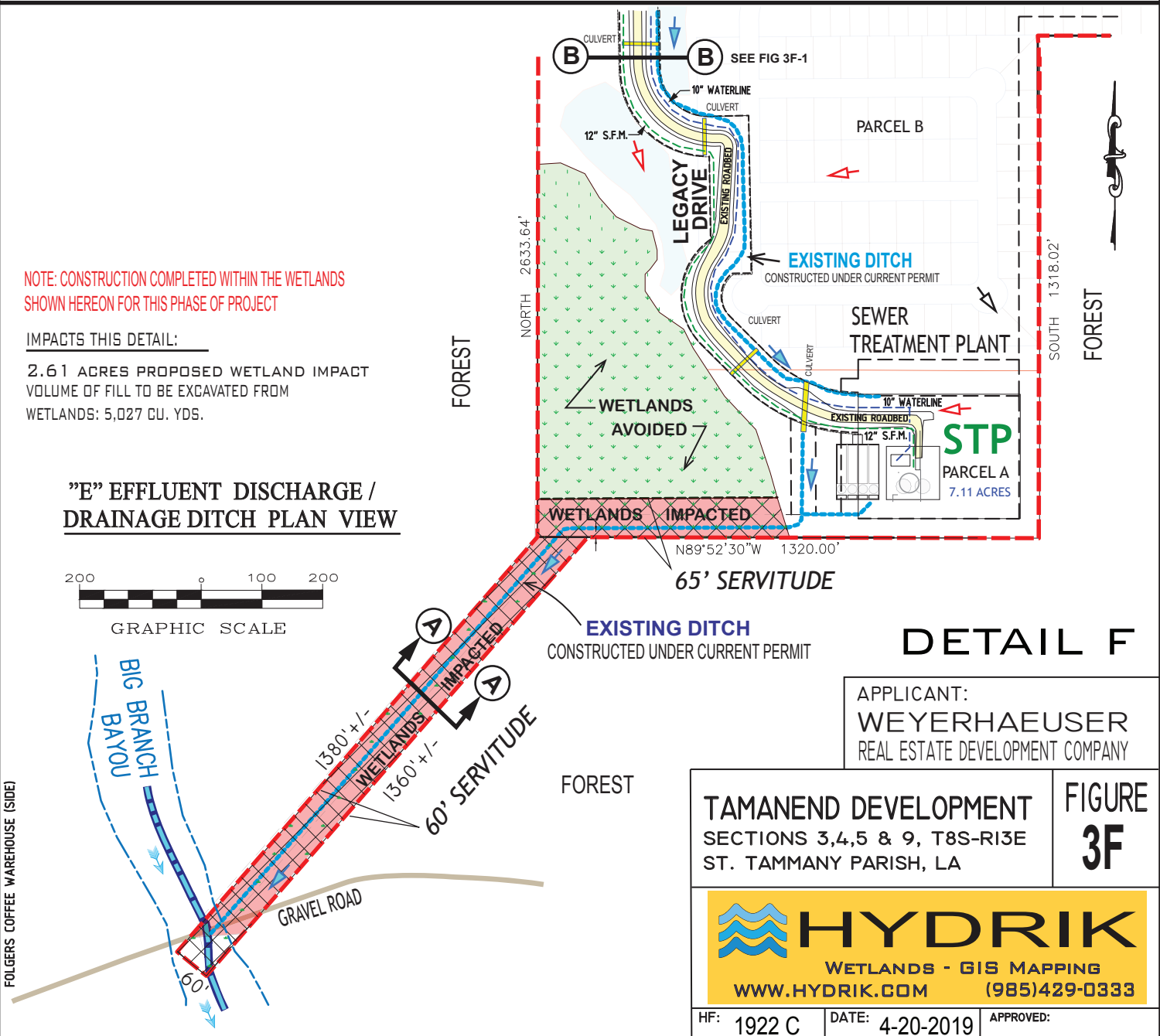
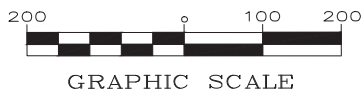
SECTION A-A
"E" EFFLUENT DISCHARGE / DRAINAGE DITCH PROFILE VIEW
SCALE : N.T.S.

NOTE: CONSTRUCTION COMPLETED WITHIN THE WETLANDS SHOWN HEREON FOR THIS PHASE OF PROJECT

IMPACTS THIS DETAIL:

2.61 ACRES PROPOSED WETLAND IMPACT
VOLUME OF FILL TO BE EXCAVATED FROM
WETLANDS: 5,027 CU. YDS.

"E" EFFLUENT DISCHARGE / DRAINAGE DITCH PLAN VIEW



DETAIL F

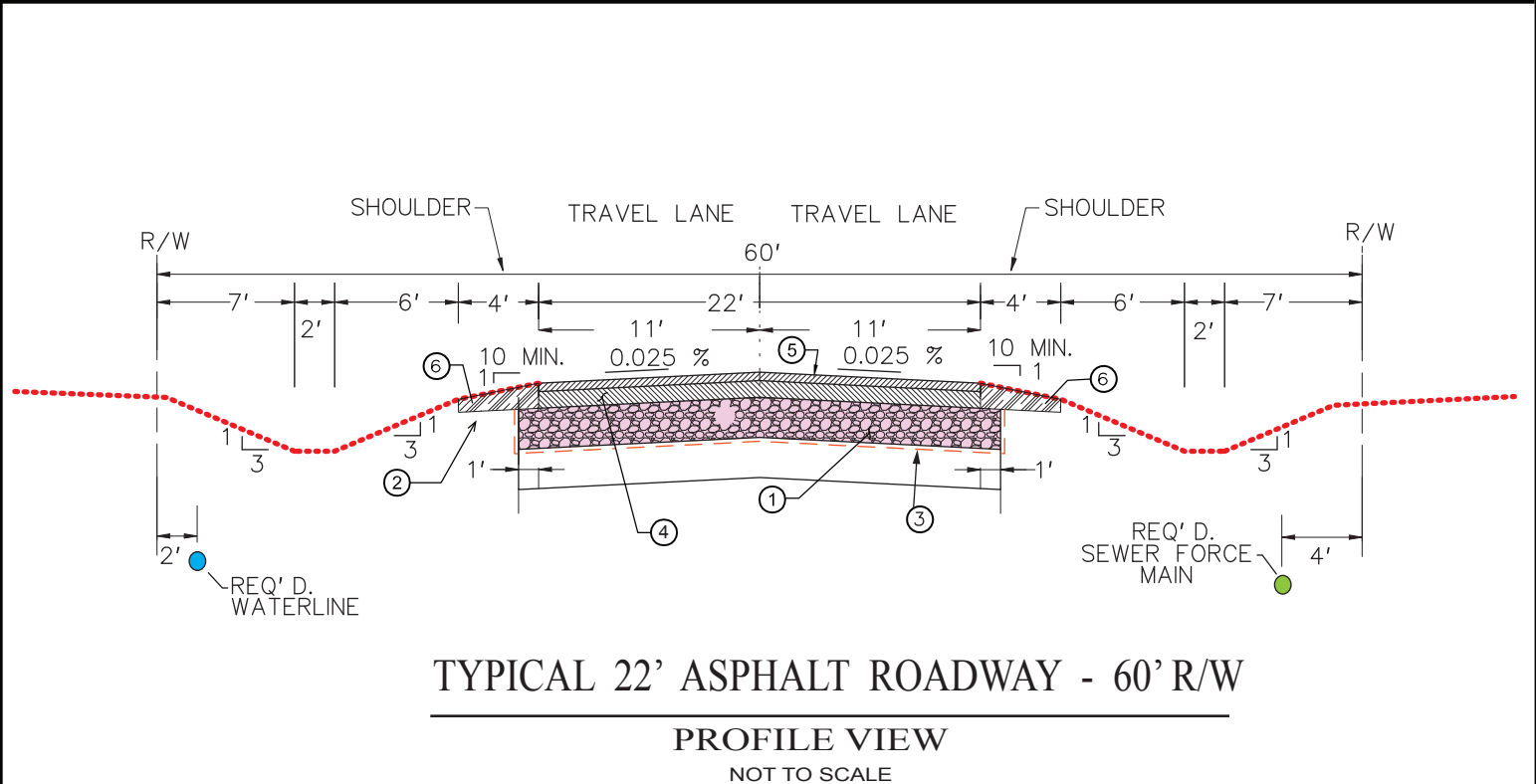
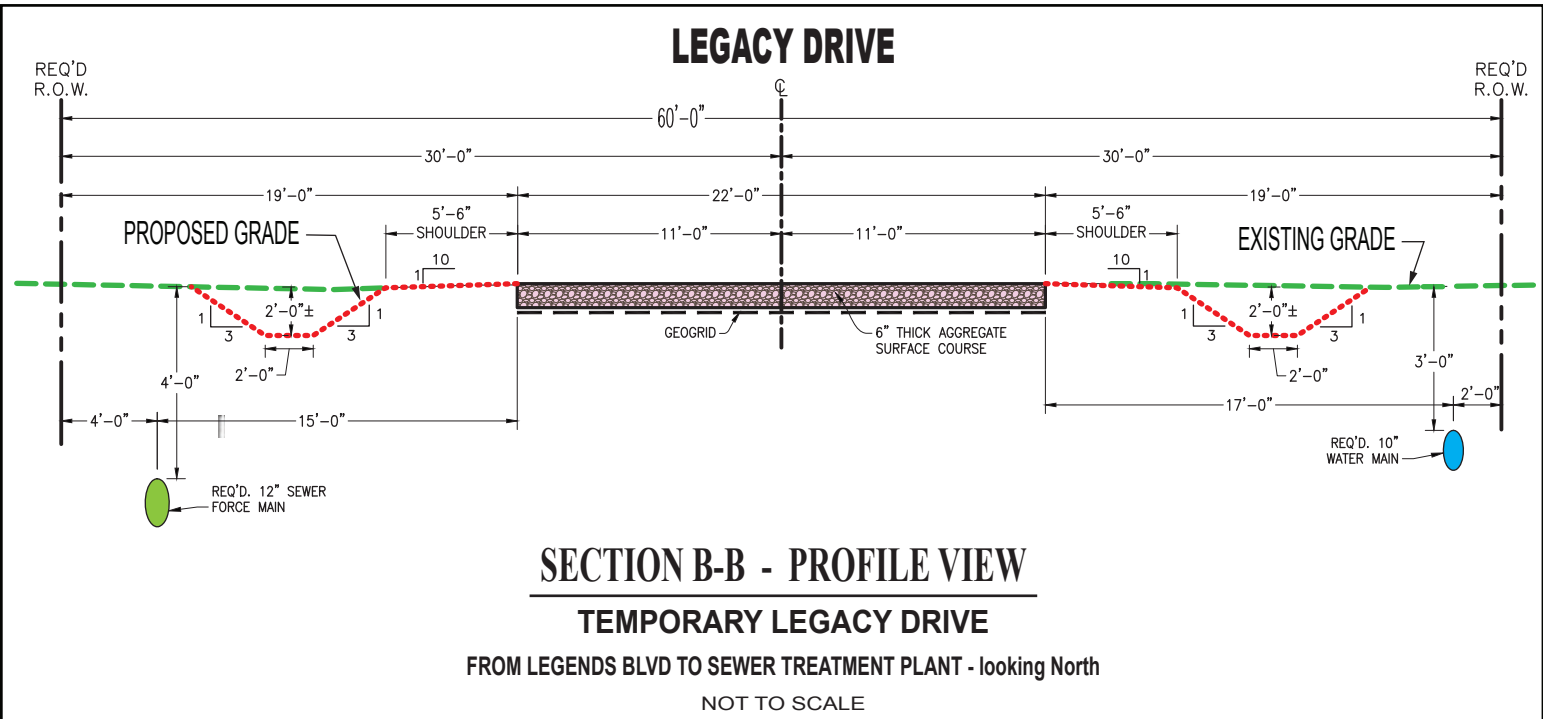
APPLICANT:
WEYERHAEUSER
REAL ESTATE DEVELOPMENT COMPANY

TAMANEND DEVELOPMENT
SECTIONS 3,4,5 & 9, T8S-R13E
ST. TAMMANY PARISH, LA

FIGURE
3F

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WETLANDS - GIS MAPPING
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HF: 1922 C DATE: 4-20-2019 APPROVED:



LEGEND

- | | |
|-----------------------------------|-----------------------------------|
| ① UNDERCUT, COMPACT 24" SAND BASE | ④ 12" (MIN.) LIMESTONE BASE |
| ② STRIP TOP SOIL 6" | ⑤ 8" PCC PAVEMENT |
| ③ GEO-GRID AND GEO-TEXTILE FABRIC | ⑥ COMPACTED EMBANKMENT, CLAY FILL |

BASE DATA BY:

RICHARD C. LAMBERT
 CONSULTANTS, L.L.C.
 521 N. Causeway Blvd
 Mandeville, LA 70448

APPLICANT: WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY

TAMANEND DEVELOPMENT
 SECTIONS 3,4,5 & 9, T8S-R13E
 ST. TAMMANY PARISH, LA

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 WETLANDS - GIS MAPPING
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FIGURE
3F-1

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HF: 1922 C

DATE 5/20/2019

APPROVED:

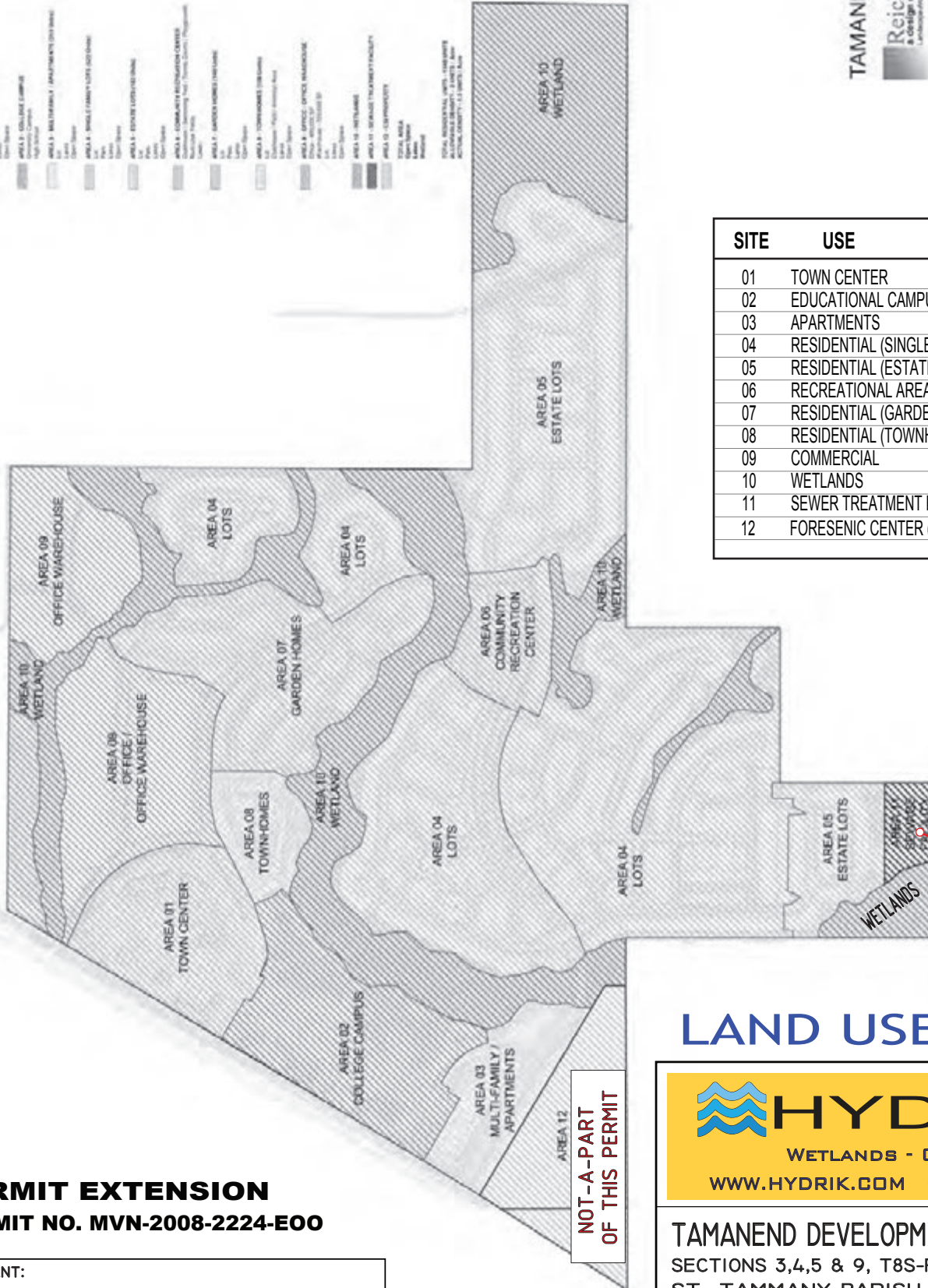
ACRES	PERCENTAGE
41.5	8.0%
53.5	10.5%
23.7	4.7%
234.3	46.5%
113.24	22.5%
20.06	4.0%
57.23	11.3%
15.9	3.1%
102.65	20.3%
179	35.5%
7.12	1.4%
-40	-7.9%
199	39.5%
80	15.9%
102.65	20.3%
179	35.5%
7.12	1.4%
-40	-7.9%

AREA	ACRES	PERCENTAGE
AREA 01 TOWN CENTER	41.5	8.0%
AREA 02 COLLEGE CAMPUS	53.5	10.5%
AREA 03 MULTIFAMILY / APARTMENTS	23.7	4.7%
AREA 04 SINGLE FAMILY LOTS	234.3	46.5%
AREA 05 RECREATIONAL AREA	113.24	22.5%
AREA 06 GARDEN HOMES	20.06	4.0%
AREA 07 OFFICE / OFFICE WAREHOUSE	57.23	11.3%
AREA 08 TOWNHOMES	15.9	3.1%
AREA 09 COMMERCIAL	102.65	20.3%
AREA 10 WETLANDS	179	35.5%
AREA 11 SEWER TREATMENT FACILITY	7.12	1.4%
AREA 12 FORENSIC CENTER	-40	-7.9%
TOTAL AREA	199	39.5%
TOTAL WETLANDS	179	35.5%
TOTAL FORENSIC CENTER	-40	-7.9%

TAMANEND

Reich Associates
a design collaborative
Landscape Architecture • Urban Planning • Urban Design • Sustainable Design

SITE	USE	ACRES
01	TOWN CENTER	41.5
02	EDUCATIONAL CAMPUS	53.5
03	APARTMENTS	23.7
04	RESIDENTIAL (SINGLE FAM.)	234.3
05	RESIDENTIAL (ESTATE SIZE)	113.24
06	RECREATIONAL AREA	20.06
07	RESIDENTIAL (GARDEN HOMES)	57.23
08	RESIDENTIAL (TOWNHOMES)	15.9
09	COMMERCIAL	102.65
10	WETLANDS	179
11	SEWER TREATMENT FACILITY	7.12
12	FORENSIC CENTER (NOT-A-PART)	-40



PERMIT EXTENSION

PERMIT NO. MVN-2008-2224-EOO

APPLICANT:
WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY

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

NOT-A-PART
OF THIS PERMIT

LAND USE AREA



WETLANDS - GIS MAPPING
WWW.HYDRIK.COM (985)429-0333

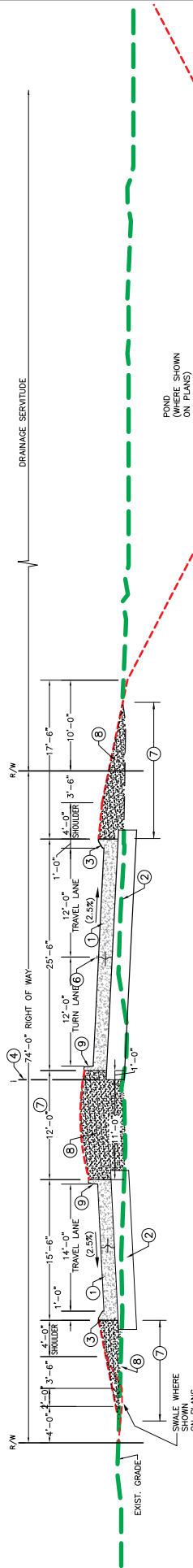
TAMANEND DEVELOPMENT
SECTIONS 3,4,5 & 9, T8S-R13E
ST. TAMMANY PARISH, LA

FIGURE
4

HF: 1922 C

DATE 5/20/2019

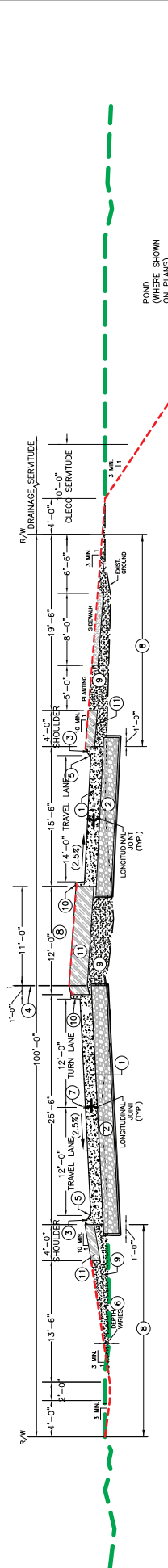
APPROVED:



TAMANEND WAY TYP. SECTION

LEGEND

- | | |
|--|--|
| 1 9" THICK P.C. CONCRETE PAVEMENT | 7 LIMITS OF HYDRO-SEEDING |
| 2 12" THICK CLASS 2 BASE COURSE WITH GEOTEXTILE FABRIC | 8 REQUIRED EMBANKMENT MATERIAL |
| 3 4" CONCRETE MOUNTABLE CURB | 9 6" CONCRETE BARRIER CURB |
| 4 STATION AND OFFSET LOCATIONS AS SHOWN ON GEOMETRIC PLANS | 10 SUITABLE PLASTIC MATERIAL OBTAINED FROM EXCAVATION WITH A MAXIMUM LIQUID LIMIT OF 70% AND SUBJECT TO APPROVAL BY THE PROJECT ENGINEER OR PLASTIC EMBANKMENT MATERIAL PROVIDED BY THE CONTRACTOR |
| 5 GENERAL EXCAVATION | |
| 6 REQUIRED PAVEMENT STRIPING | |



LEGENDS BLVD. TYP. SECTION

(LOOKING UP STATION)

TYPICAL ROADWAY SECTION SHOWN ABOVE SHALL BE USED FROM STATION 10+00 TO 14+60.

LEGEND

- | | |
|--|--|
| 1 8" THICK P.C. CONCRETE PAVEMENT | 8 LIMITS OF HYDRO-SEEDING |
| 2 10" THICK CLASS 2 BASE COURSE WITH GEOTEXTILE FABRIC | 9 REQUIRED EMBANKMENT MATERIAL |
| 3 4" CONCRETE MOUNTABLE CURB | 10 6" CONCRETE BARRIER CURB |
| 4 STATION AND OFFSET LOCATIONS AS SHOWN ON GEOMETRIC PLANS | 11 SUITABLE PLASTIC MATERIAL OBTAINED FROM EXCAVATION WITH A MAXIMUM LIQUID LIMIT OF 70% AND SUBJECT TO APPROVAL BY THE PROJECT ENGINEER OR PLASTIC EMBANKMENT MATERIAL PROVIDED BY THE CONTRACTOR |
| 5 PROFILE GRADE LINE AS SHOWN ON PROFILE | |
| 6 GENERAL EXCAVATION | |
| 7 REQUIRED PAVEMENT STRIPING | |

ROAD PROFILES

APPLICANT:
WEYERHAEUSER
REAL ESTATE DEVELOPMENT COMPANY

TAMANEND DEVELOPMENT
SECTIONS 3,4,5 & 9, T8S-R13E
ST. TAMMANY PARISH, LA

FIGURE
6



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PROJECT STUDY AREA

J.D. REVIEW AREA NOTE:

TOTAL REVIEW AREA OF J.D. = 858.78 AC.
WEST OF HWY 434= 3.22 AC.
SEWER DISCHARGE AREA. = 8.093 AC.
(60 FT SERVITUDE AREA= 1.838 AC.)

PHASE 1 DATA (RECORDED PLAN):

TOTAL AREA (Ph. 1) = 55.035 ACRES
TOTAL COMMERCIAL LOTS (Ph. 1) = 5
TOTAL LENGTH OF ALL STREETS (Ph. 1) = 2,160 LIN. FT.
DETENTION POND AREAS (2) PH. 1 ONLY = 0.586 AC.

BUSINESS PARK (FUTURE):

TOTAL AREA (Bus. Park) = 80.340 ACRES
TOTAL COMMERCIAL PARCELS (Bus. Park) = 13
TOTAL LENGTH OF ALL STREETS (Bus. Park) = 4,224 LIN. FT.
DETENTION POND AREAS (3) (Bus. Park) = 1.693 AC.

CONSTRUCTION TO-DATE

DRAINAGE DITCHES (CONSTR. TO-DATE): 9,756 LIN. FT / 2.24 AC.
DETENTION PONDS (CONSTR. TO-DATE): 4.354 AC

TOTAL LENGTH OF STREETS PRESENTLY CONSTRUCTED
(INCLUDES PH. 1) = 8,231 LIN. FT

DETAIL A - FIGURE 3A

0.13 ACRES PROPOSED WETLAND IMPACT (FILL)
VOLUME OF FILL TO BE PLACED IN WETLANDS: 211 CU. YDS.

DETAIL B - FIGURE 3B

0.18 ACRES PROPOSED WETLAND IMPACT (FILL)
VOLUME OF FILL TO BE PLACED IN WETLANDS: 225 CU. YDS.

DETAIL C - FIGURE 3C

1.01 ACRES WETLAND IMPACT (FILL 0.861 Ac. EXCAV. 0.15 Ac.)
VOLUME OF FILL PLACED IN WETLANDS 2,869 CU. YDS.
VOLUME TO BE EXCAVATED FROM WETLANDS 474 CU. YDS.
DISPERSED ON SITE

DETAIL D - FIGURE 3D

0.439 ACRES PROPOSED WETLAND IMPACT (FILL)
VOLUME OF FILL TO BE PLACED IN WETLANDS: 1,167 CU. YDS.

DETAIL E - FIGURE 3E

1.05 ACRES WETLAND IMPACT (FILL 0.77 Ac. EXCAV. 0.28 Ac.)
VOLUME OF FILL PLACED IN WETLANDS 2,166 CU. YDS.
VOLUME TO BE EXCAVATED FROM WETLANDS 2,053 CU. YDS.
DISPERSED ON SITE

DETAIL F - FIGURE 3F

2.61 ACRES WETLAND IMPACT (EXCAV. 2.61 Ac.)
VOLUME EXCAVATED FROM WETLANDS 5,027 CU. YDS.
DISPERSED ON SITE

PROJECT DATA

TOTAL AREA = 848 ACRES
TOTAL WETLANDS = 179 ACRES
TOTAL WETLANDS AVOIDED = 173.421 ACRES
TOTAL WETLANDS IMPACTED = 5.42 ACRES
WETLANDS EXCAVATED 3.04 AC.
TOTAL VOLUME WETLANDS EXCAVATED 5,259 C. YDS.
WETLANDS FILLED / GRADED 2.38 AC.
TOTAL VOLUME WETLANDS FILLED 6,638 C. YDS.
TOTAL RESIDENTIAL UNITS: 1,348
RESIDENTIAL LOTS = 1,060
APARTMENT UNITS = 288
TOTAL LENGTH OF ALL STREETS = 17,900 LIN. FT. +/-
TOTAL LENGTH OF STREETS PRESENTLY CONSTRUCTED = 8,231 LIN. FT.
(CONC. 4,667 LIN. FT; AGGREGATE 3,564 LIN. FT.)
TOTAL DETENTION PONDS: 28.132 AC.
PROPOSED CANAL (WEST OF HWY 434): 590 LIN. FT / AREA = 0.66 AC
11,537 CU. YDS TO BE EXCAVATED & DISPERSED ON SITE.

LAND USE:

MIXED USE (APARTMENT AREA): 3.64 ACRES
MIXED USE (SENIOR LIVING AREA): 9.51 ACRES
MULTI-FAMILY: 14.03 ACRES
RESIDENTIAL - VILLAS: 14.03 ACRES
COMMERCIAL: 135.375 ACRES
RECREATION AREA= 20.06 AC.

REFER TO FIGURE 7 FOR LOCATIONS

SITE	USE	ACRES
01	TOWN CENTER	41.5
02	EDUCATIONAL CAMPUS	53.5
03	APARTMENTS	23.7
04	RESIDENTIAL (SINGLE FAM.)	234.3
05	RESIDENTIAL (ESTATE SIZE)	113.24
06	RECREATIONAL AREA	20.06
07	RESIDENTIAL (GARDEN HOMES)	57.23
08	RESIDENTIAL (TOWNHOMES)	15.9
09	COMMERCIAL	102.65
10	WETLANDS	179
11	SEWER TREATMENT FACILITY	7.12
12	FORENSIC CENTER (NOT-A-PART)	-40

NOTE:

THIS PROJECT SITE IS LOCATED IN FLOOD ZONES A & C,
PER FEMA FLOOD INSURANCE RATE MAP NUMBERS:
225205 0275C & 0385C, EFF. DATE 10/17/1989.
(*NOTE: DISCHARGE AREA OUTSIDE OF THIS SITE IS ONLY
AREA THAT IS LOCATED IN FLOOD ZONE "A")

FIGURE
DATA

TAMANEND DEVELOPMENT
SECTIONS 3,4,5 & 9, T8S-R13E
ST. TAMMANY PARISH, LA

APPLICANT:
WEYERHAEUSER
REAL ESTATE DEVELOPMENT COMPANY



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

HF: 1922 C DATE: 5-20-2019 APPROVED:

PERMIT EXTENSION: PERMIT NO. MVN-2008-2224-EOO

Sheet 7