



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

October 4, 2021

Regulatory Division
Central Evaluation Branch

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

SUBJECT: MVN-2013-02500-CQ

PUBLIC NOTICE

Interested parties are hereby notified that an application has been received by the District engineer for a Department of the Army permit to authorize the following 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).

RESIDENTIAL SUBDIVISION DEVELOPMENT NEAR CENTRAL IN EAST BATON ROUGE PARISH

NAME OF APPLICANT: Tower Capital, c/o Hydrik Wetlands Consultants, Attn: Mike Henry, 2323 Hwy 190 East, Suite 2, Hammond, LA 70401.

LOCATION OF WORK: In an approximate 102.48-acre site located south and west of Lovett Road, in Sections 41 & 71, Township 6 South, Range 2 East, near Central, Louisiana, in East Baton Rouge Parish, within the Pontchartrain Basin in hydrologic unit (HUC 08070202), as shown on the attached drawings (Latitude 30.518232 N, Longitude -91.044093 W).

CHARACTER OF WORK: The applicant has requested Department of the Army authorization to clear, grade, excavate and deposit fill to construct and maintain an approximate 261-lot residential subdivision (Villages at Magnolia Square) to include infrastructure, greenspace, onsite detention ponds, utilities and drainage infrastructure. Approximately 207,815 cubic yards of clean silt fill and clay from onsite excavation would be placed as fill material in jurisdictional areas. The proposed project is situated on an approximate 102.48-acre tract that has been determined to contain approximately 9.53 acres of jurisdictional forested wetlands. Of this, approximately 4.75 acres would be directly impacted as a result of project implementation. Approximately 0.077 acre of jurisdictional Other Waters of the US would be filled, and 0.257 acre of Other Waters of the US would be relocated / modified as a result of project implementation. The applicant proposes to avoid additional direct impacts and minimize secondary impacts (to wetlands) to the maximum extent practicable by avoiding approximately 4.78 acres of jurisdictional wetlands and has proposed to utilize best management practices for erosion and siltation control during and after the construction phase of the project. If authorized, the project will receive approval from all appropriate local drainage authorities

and sewerage agencies. As compensation for unavoidable wetland impacts, the applicant proposes to use a Corps approved mitigation bank within the watershed of impact.

The comment period for the Department of Army will close in **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 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 DIVISION, REG-C, Kenny Blanke**. 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 Branch 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.

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 made available to the State Archeologist and the 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.

Utilizing the Information & Planning Consultation for Endangered Species in Louisiana (IPaC), dated January 27, 2020, 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 will have no effect on any known species.

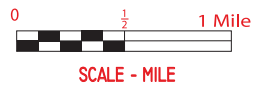
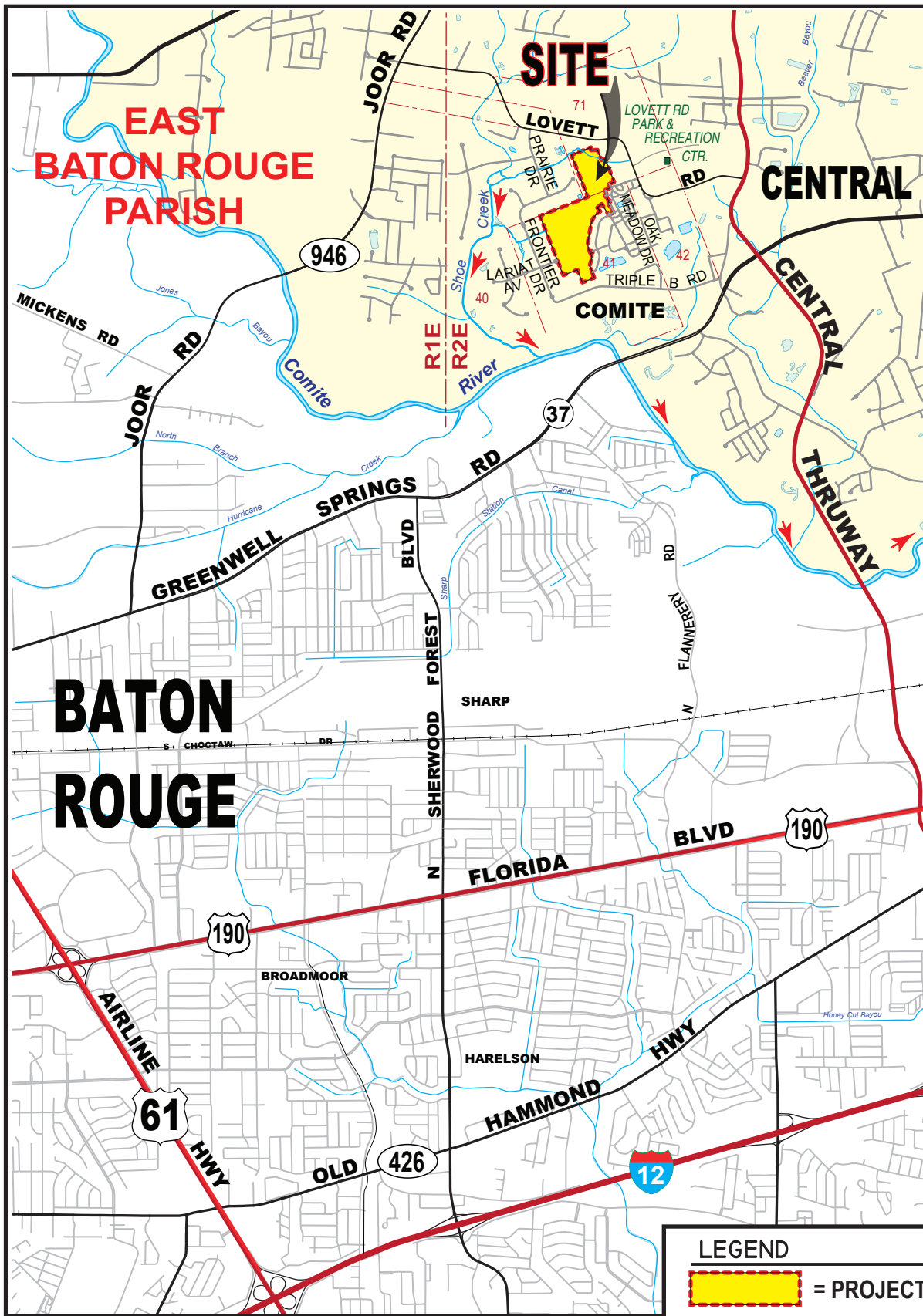
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of NA acres of EFH utilized by various life stages of red drum and penaeid shrimp. Our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

Enclosures



SITE COORDINATES
30.518232 N, -91.044093 W

- LEGEND**
- = PROJECT LOCATION
 - = DRAINAGE DISCHARGE

APPLICANT: **TOWER CAPITAL CORPORATION**
VILLAGE AT MAGNOLIA SQUARE (WEST)
 CITY OF CENTRAL
 SECTIONS 41 & 71, T6S-R2E
 EAST BATON ROUGE PARISH, LA

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

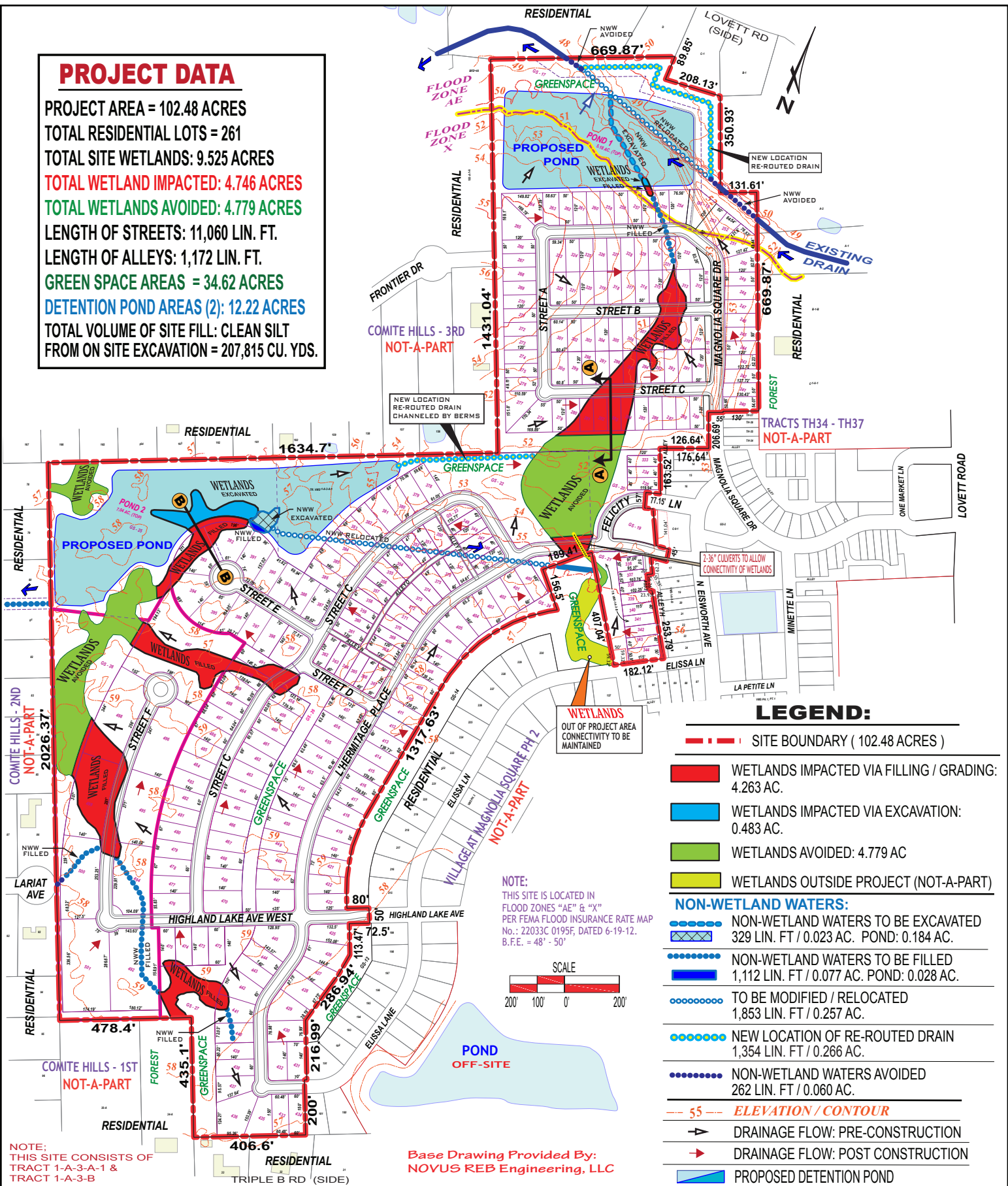
FIGURE
1

HF: 21039 C DATE: 4-20-2021 APPROVED:

MVN-2013-02500-1-SL

PROJECT DATA

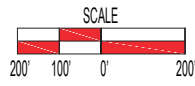
PROJECT AREA = 102.48 ACRES
 TOTAL RESIDENTIAL LOTS = 261
 TOTAL SITE WETLANDS: 9.525 ACRES
TOTAL WETLAND IMPACTED: 4.746 ACRES
 TOTAL WETLANDS AVOIDED: 4.779 ACRES
 LENGTH OF STREETS: 11,060 LIN. FT.
 LENGTH OF ALLEYS: 1,172 LIN. FT.
 GREEN SPACE AREAS = 34.62 ACRES
 DETENTION POND AREAS (2): 12.22 ACRES
 TOTAL VOLUME OF SITE FILL: CLEAN SILT
 FROM ON SITE EXCAVATION = 207,815 CU. YDS.



LEGEND:

- SITE BOUNDARY (102.48 ACRES)
- WETLANDS IMPACTED VIA FILLING / GRADING: 4.263 AC.
- WETLANDS IMPACTED VIA EXCAVATION: 0.483 AC.
- WETLANDS AVOIDED: 4.779 AC
- WETLANDS OUTSIDE PROJECT (NOT-A-PART)
- NON-WETLAND WATERS:**
- NON-WETLAND WATERS TO BE EXCAVATED 329 LIN. FT / 0.023 AC. POND: 0.184 AC.
- NON-WETLAND WATERS TO BE FILLED 1,112 LIN. FT / 0.077 AC. POND: 0.028 AC.
- TO BE MODIFIED / RELOCATED 1,853 LIN. FT / 0.257 AC.
- NEW LOCATION OF RE-ROUTED DRAIN 1,354 LIN. FT / 0.266 AC.
- NON-WETLAND WATERS AVOIDED 262 LIN. FT / 0.060 AC.
- ELEVATION / CONTOUR**
- DRAINAGE FLOW: PRE-CONSTRUCTION
- DRAINAGE FLOW: POST CONSTRUCTION
- PROPOSED DETENTION POND

NOTE:
 THIS SITE IS LOCATED IN
 FLOOD ZONES "AE" & "X"
 PER FEMA FLOOD INSURANCE RATE MAP
 No.: 22033C 0195F, DATED 6-19-12.
 B.F.E. = 48' - 50'



Base Drawing Provided By:
 NOVUS REB Engineering, LLC

NOTE:
 THIS SITE CONSISTS OF
 TRACT 1-A-3-A-1 &
 TRACT 1-A-3-B

APPLICANT: **TOWER CAPITAL CORPORATION**
VILLAGE AT MAGNOLIA SQUARE (WEST)
 CITY OF CENTRAL
 EAST BATON ROUGE PARISH, LA

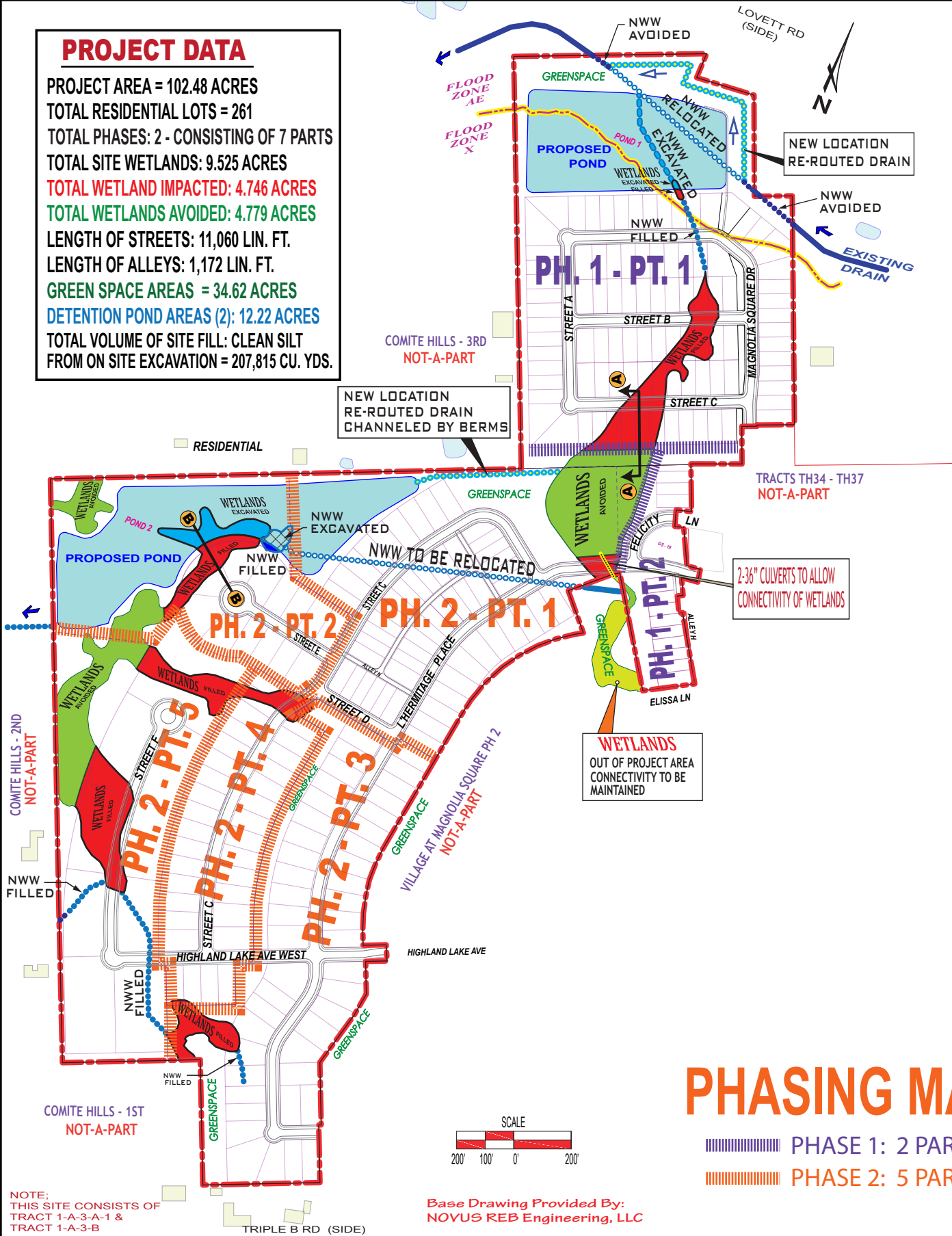
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FIGURE
2

MVN-2013-02500-1-SL

PROJECT DATA

PROJECT AREA = 102.48 ACRES
 TOTAL RESIDENTIAL LOTS = 261
 TOTAL PHASES: 2 - CONSISTING OF 7 PARTS
 TOTAL SITE WETLANDS: 9.525 ACRES
 TOTAL WETLAND IMPACTED: 4.746 ACRES
 TOTAL WETLANDS AVOIDED: 4.779 ACRES
 LENGTH OF STREETS: 11,060 LIN. FT.
 LENGTH OF ALLEYS: 1,172 LIN. FT.
 GREEN SPACE AREAS = 34.62 ACRES
 DETENTION POND AREAS (2): 12.22 ACRES
 TOTAL VOLUME OF SITE FILL: CLEAN SILT
 FROM ON SITE EXCAVATION = 207,815 CU. YDS.



PHASING MAP

- - - - - PHASE 1: 2 PARTS
- - - - - PHASE 2: 5 PARTS

Base Drawing Provided By:
NOVUS REB Engineering, LLC

NOTE:
THIS SITE CONSISTS OF
TRACT 1-A-3-A-1 &
TRACT 1-A-3-B

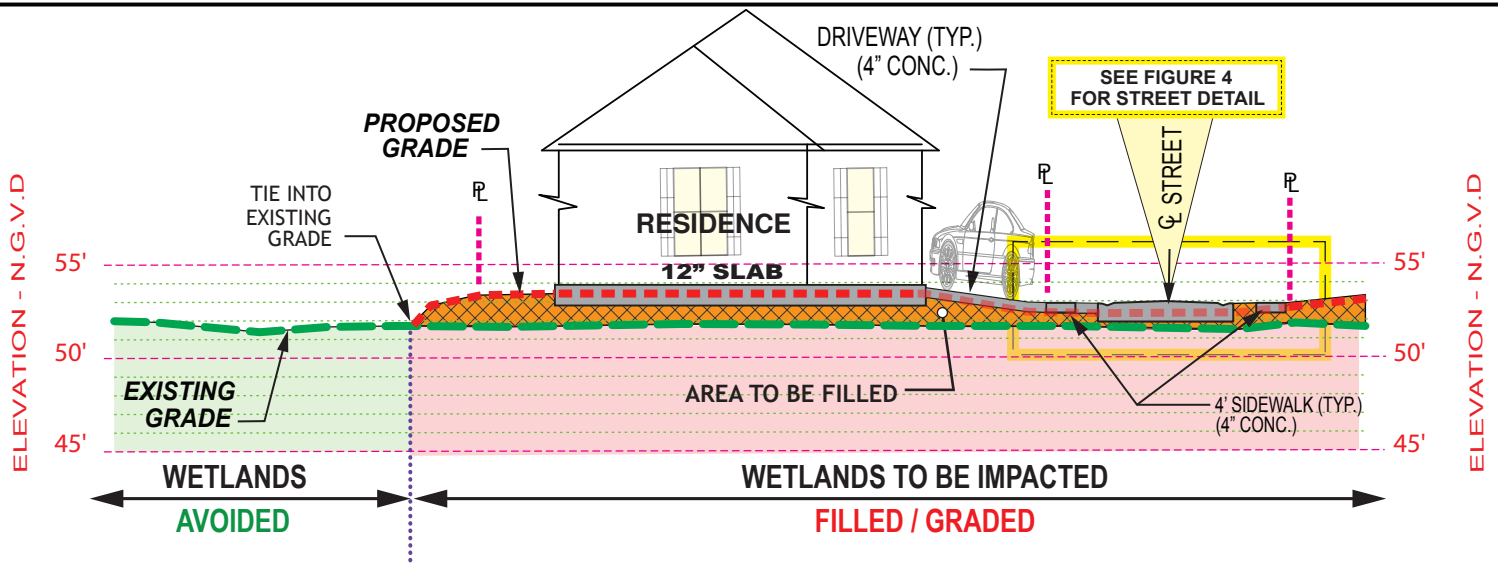
APPLICANT: **TOWER CAPITAL CORPORATION**
VILLAGE AT MAGNOLIA SQUARE (WEST)
 CITY OF CENTRAL
 EAST BATON ROUGE PARISH, LA

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FIGURE
2A

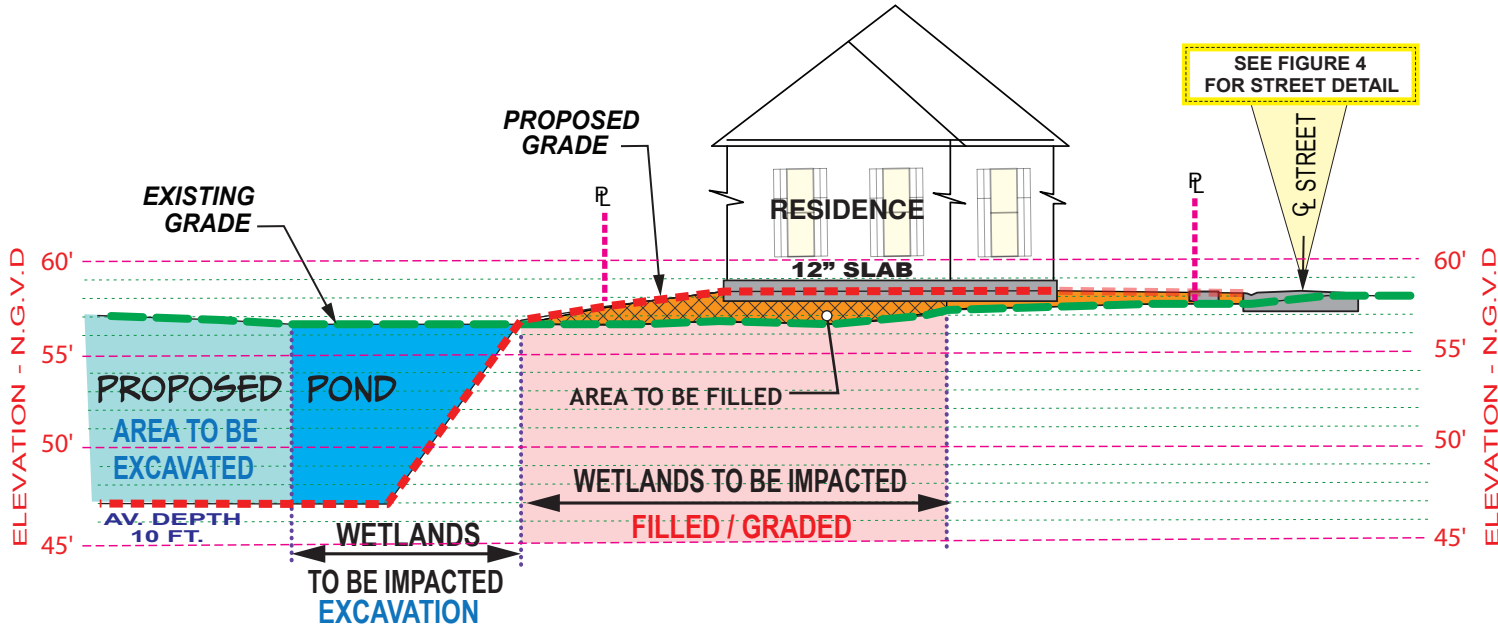
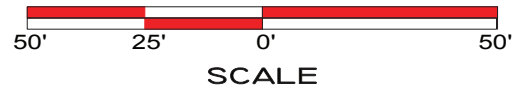
PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH. HF: 21039 C DATE 4-20-2021 APPROVED:

MVN-2013-02500-1-SL



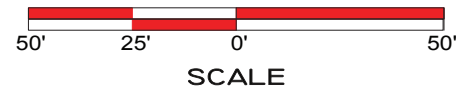
SECTION A-A

PROFILE VIEW



SECTION B-B

PROFILE VIEW



LEGEND:

- EXISTING GRADE
- PROPOSED GRADE
- AREA TO BE FILLED
- WETLANDS IMPACTED VIA FILLING / GRADING
- AREA TO BE EXCAVATED
- WETLANDS IMPACTED VIA EXCAVATION
- PROPOSED CONCRETE

APPLICANT
TOWER CAPITAL CORPORATION

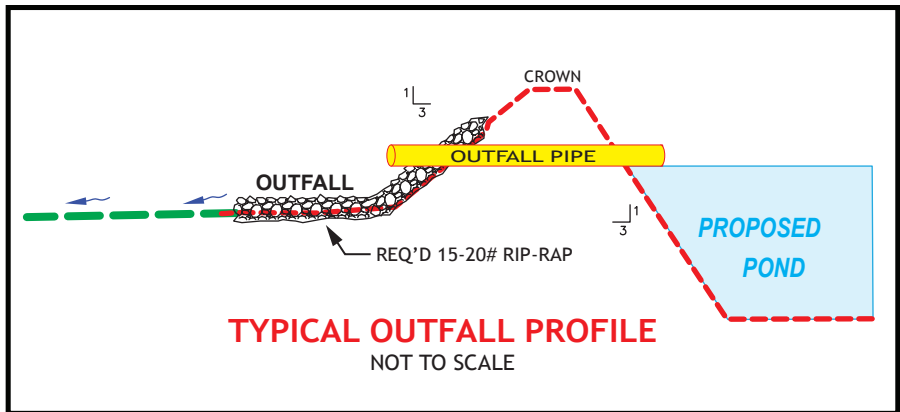
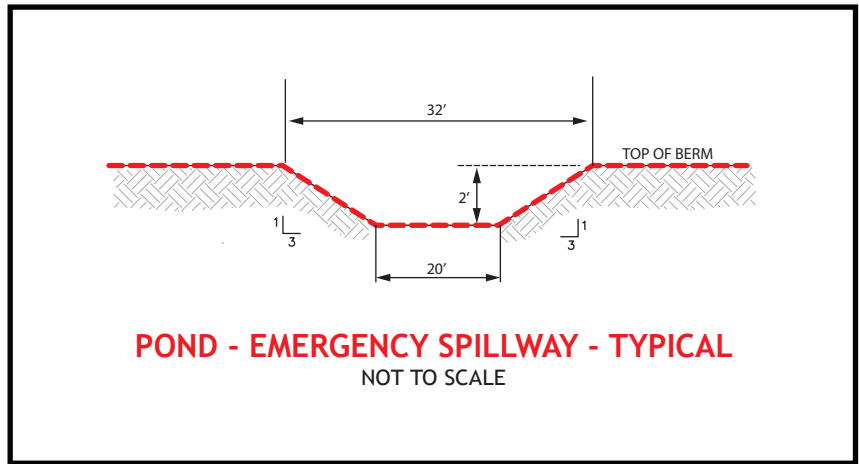
VILLAGE AT MAGNOLIA SQUARE (WEST)
CITY OF CENTRAL
EAST BATON ROUGE PARISH, LA

FIGURE
3

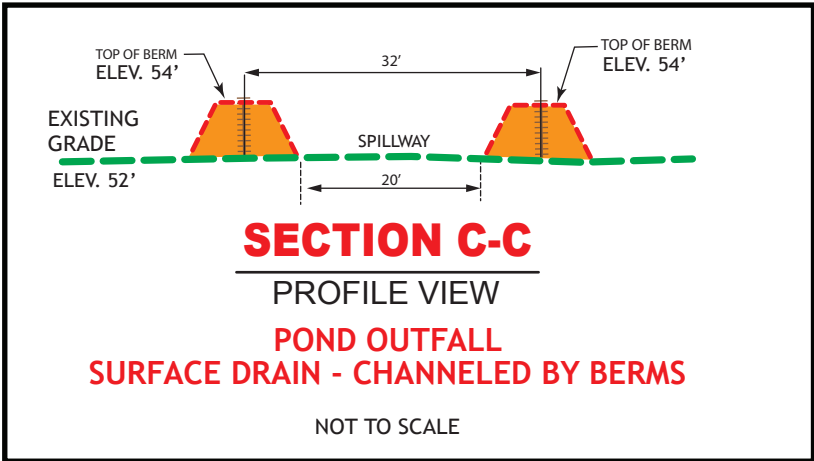
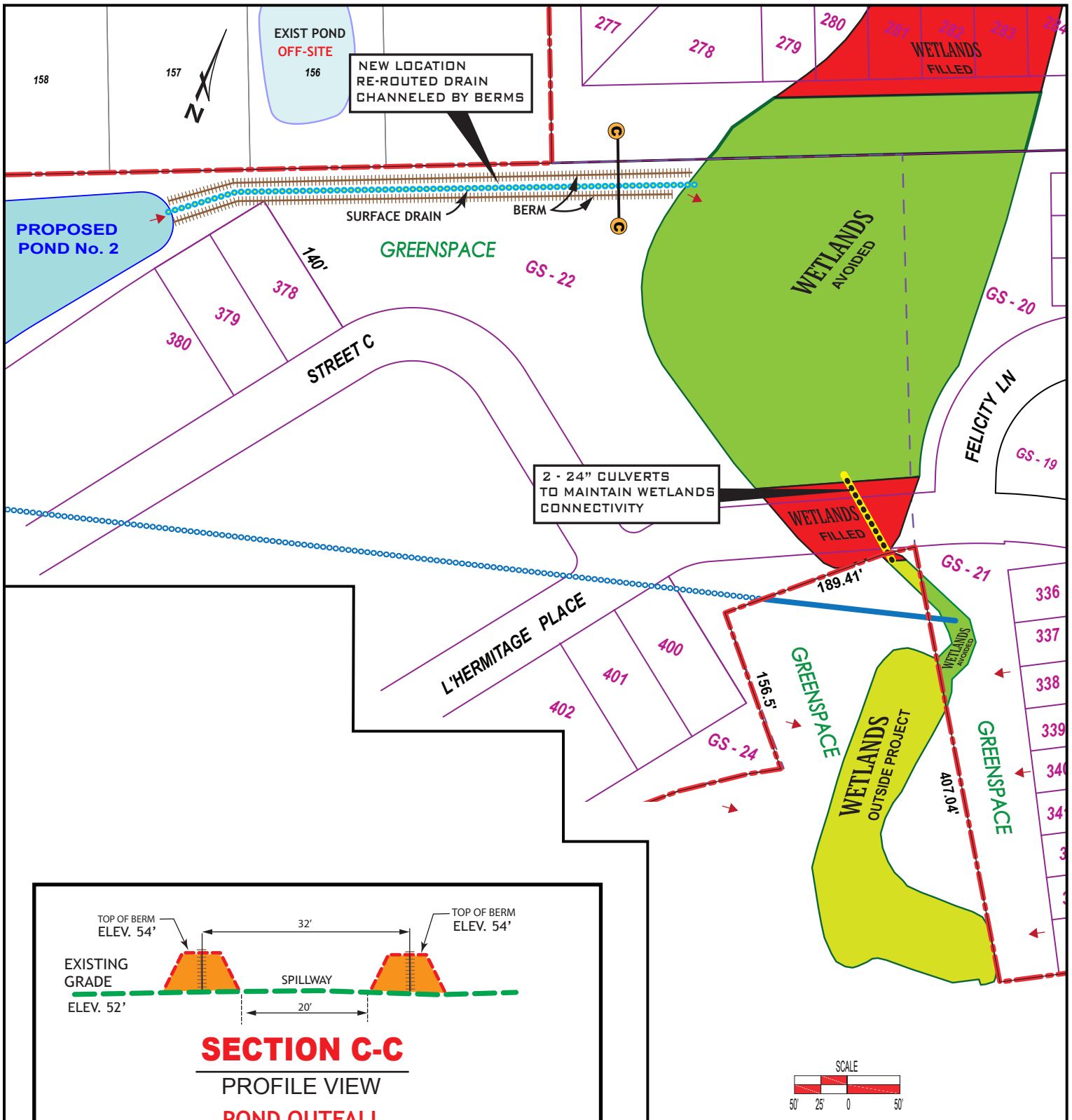


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| APPLICANT | TOWER CAPITAL CORPORATION | |
| VILLAGE AT MAGNOLIA SQUARE (WEST) | FIGURE | 3A |
| CITY OF CENTRAL EAST BATON ROUGE PARISH, LA | HYDRIK WETLANDS - GIS CONSULTING WWW.HYDRIK.COM (985)429-0333 | |



APPLICANT TOWER CAPITAL CORPORATION

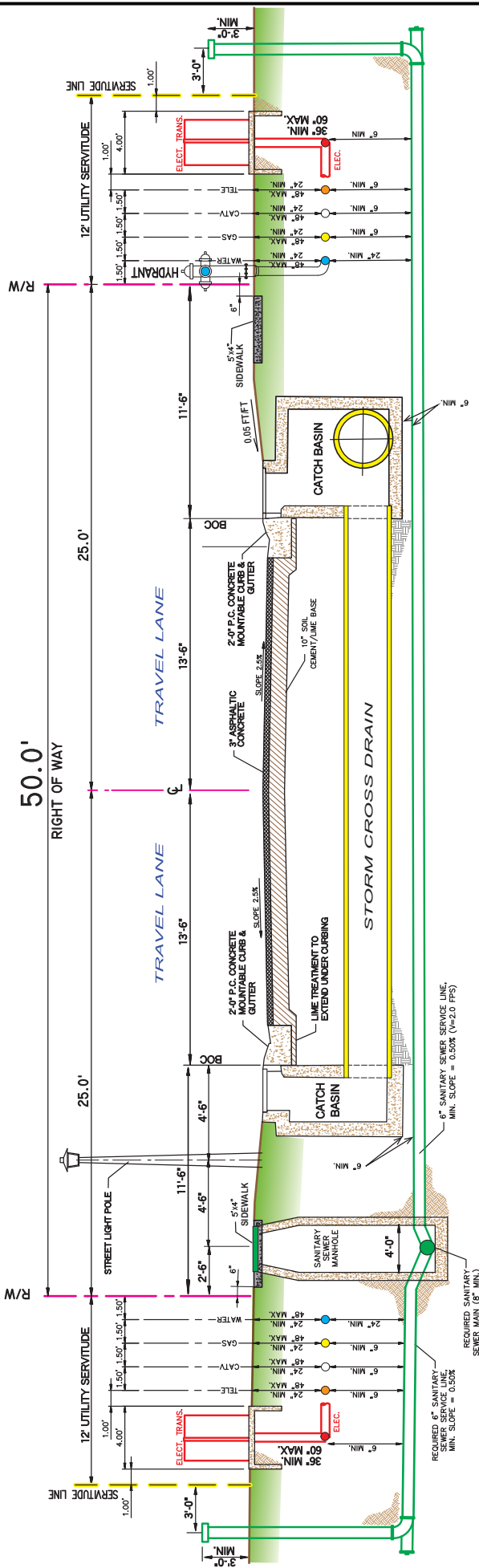
VILLAGE AT MAGNOLIA SQUARE (WEST)
CITY OF CENTRAL
EAST BATON ROUGE PARISH, LA

FIGURE
3B

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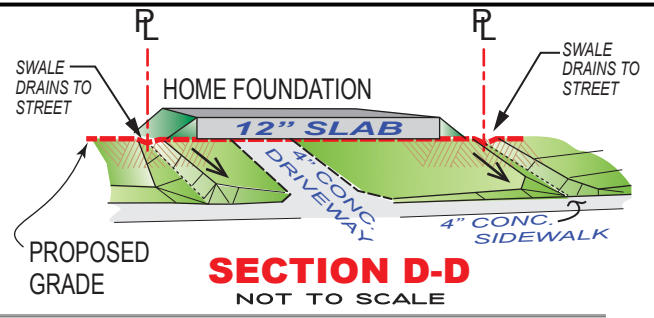
HF: 21039 C DATE: 4-20-2021 APPROVED:

WETLANDS CONNECTIVITY

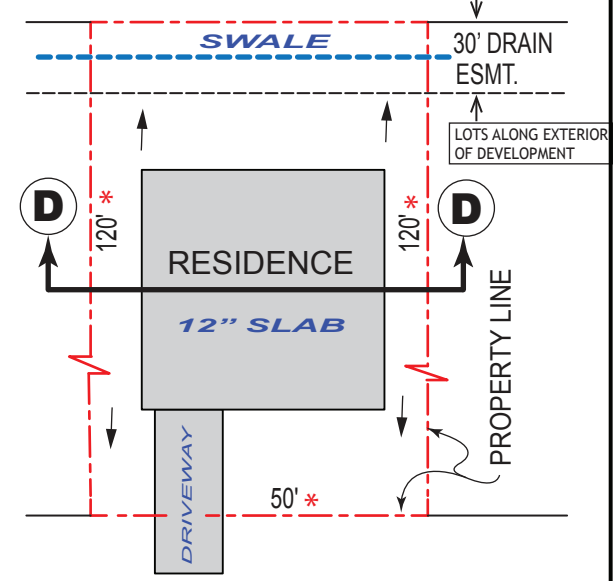


TYPICAL 50' STREET SECTION

SCALE: N.T.S.



SECTION D-D
NOT TO SCALE



TYPICAL LOT LAYOUT

NOT TO SCALE

* NOTE: LOT DIMENSION VARIES

| | |
|--|-----------------|
| APPLICANT TOWER CAPITAL CORPORATION | |
| VILLAGE AT MAGNOLIA SQUARE (WEST) | FIGURE 4 |
| CITY OF CENTRAL EAST BATON ROUGE PARISH, LA | |

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