

# JOINT PUBLIC NOTICE

March 26, 2018

U.S. Army Corps of Engineers  
New Orleans District  
Attn: Regulatory Branch  
7400 Leake Avenue  
New Orleans, LA 70118

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

Project Manager:  
Michael H. Herrmann  
(504) 862-1954/ (504) 862-2574 fax  
michael.h.herrmann@usace.army.mil  
Application # MVN-2015-00710-WLL

Project Manager:  
Elizabeth Hill  
(225) 219-3225  
WQC Application Number:  
WQC 180319-01

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: [X] Section 10 of the Rivers and Harbors Act of March 3, 1899 (30 Stat. 1151; 33 U.S.C. 403); and/or [X] Section 404 of the Clean Water Act (86 Stat. 816; 33 U.S.C. 1344).

Application has also been made to the Louisiana Department of Environmental Quality for a Water Quality Certification (WQC) in accordance with statutory authority contained in La. R.S. 30:2074(A)(3) and provisions of Section 401 of the Clean Water Act (P.L. 95-217; 33 U.S.C. 1341).

## **RESIDENTIAL SUBDIVISION DEVELOPMENT IN CALCASIEU PARISH, LOUISIANA**

**Name of Applicant:** Stream Family Limited Partnership, 2417 Shell Beach Dr., Lake Charles, LA 70601.

**Location of Work:** The project is located adjacent to Prien Lake and along Big Lake Road in Lake Charles, Louisiana within Calcasieu Parish, Louisiana, as shown on the attached drawings. (Lat 30.158, Long -93.2941) within the Calcasieu Watershed.

**Character of Work:** Clear, grade and place fill on a 315.4 acre tract of land to prepare site conditions to expand and develop the existing multi-use planned community and recreational areas of the Graywood Estates Subdivision. Fill operations will include depositing approximately 208,560 cubic yards of earthen material as foundation for the development. Project impacts will include filling approximately 123.2 acres of jurisdictional wetlands, which can be further viewed in the attached habitat impact plat.

Should issuance of a Department of the Army (DA) permit be warranted, the applicant proposes to compensate for all unavoidable project-related wetland impacts through the development of a 154.5 acre permittee responsible mitigation site, through the re-establishment of bottomland hardwoods on a tract of land formerly used in the production of agriculture, all within the project watershed.

The comment period for the Department of the Army (DA) permit application 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 DA permit and WQC request and must be mailed, so as to be received before or by the last day of the comment period. Letters concerning the DA permit application must reference the applicant's name and the DA Permit Number, and be mailed to the U.S. Army Corps of Engineers at the address above. Similar letters concerning the WQC must reference the applicant's name and the WQC 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 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 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 these being: 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 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. Based on the South Louisiana **Standard Local Operating Procedure for Endangered Species (SLOPES)**, as signed on October 22, 2014, between the U.S. Army Corps of Engineers, New Orleans and the U.S. Fish and Wildlife Service, it has been determined that .20 acre of fill is located in waters known to be utilized by the Western Indian Manatee and determined that the activity is not likely to adversely affect this species. If this permit modification/time extension is issued, the permittee will be required to follow the Standard Manatee Conditions for In-Water Activities.

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 **0.20** acres of possible EFH utilized by various life stages of red drum and penaeid shrimp. Other possible effects to EFH include a culverted, earthen road crossing across a tidal tributary connected to Prien Lake. 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 U.S. Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable water quality standards will be required from the Louisiana Department of Environmental Quality 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.

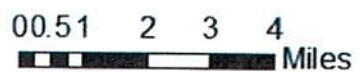
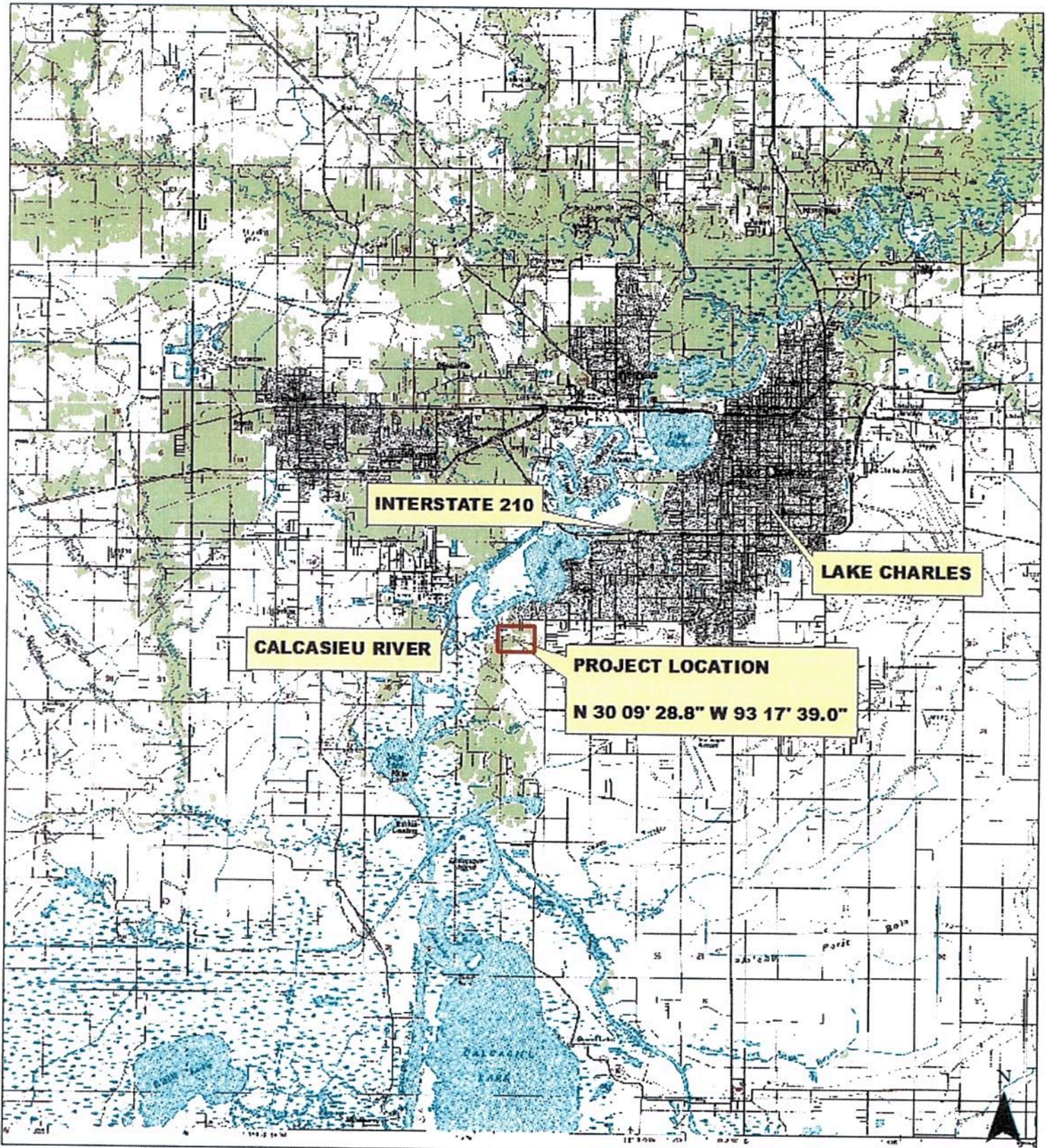
The applicant has certified that the proposed activity described in the application complies with and will be conducted in a manner that is consistent with the Louisiana Coastal Resources Program. The Department of the Army permit will not be issued unless the applicant received approval or a waiver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

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

Enclosure

Darrell S. Barbara  
Chief, Western Evaluation Section  
Regulatory Branch





Graywood North  
Vicinity Map



# Graywood North

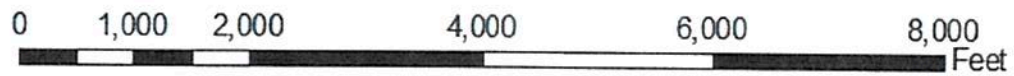
OLD CALCASIEU RIVER

CALCASIEU RIVER



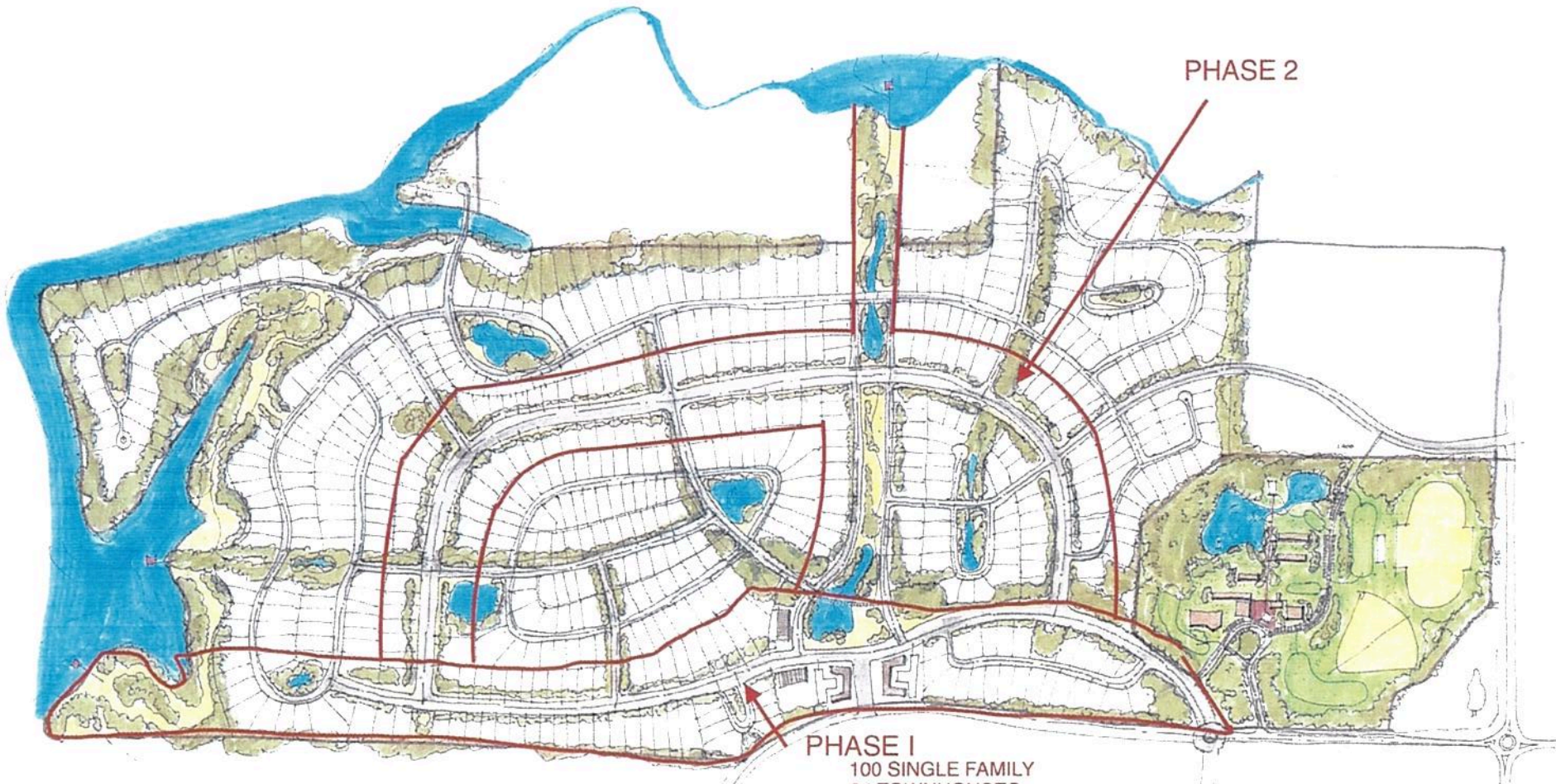
## Legend

- Phase 1 Permitted (57 Acres)
- Graywood North (+/- 360 Acres)



Please note all measurements are approximate.





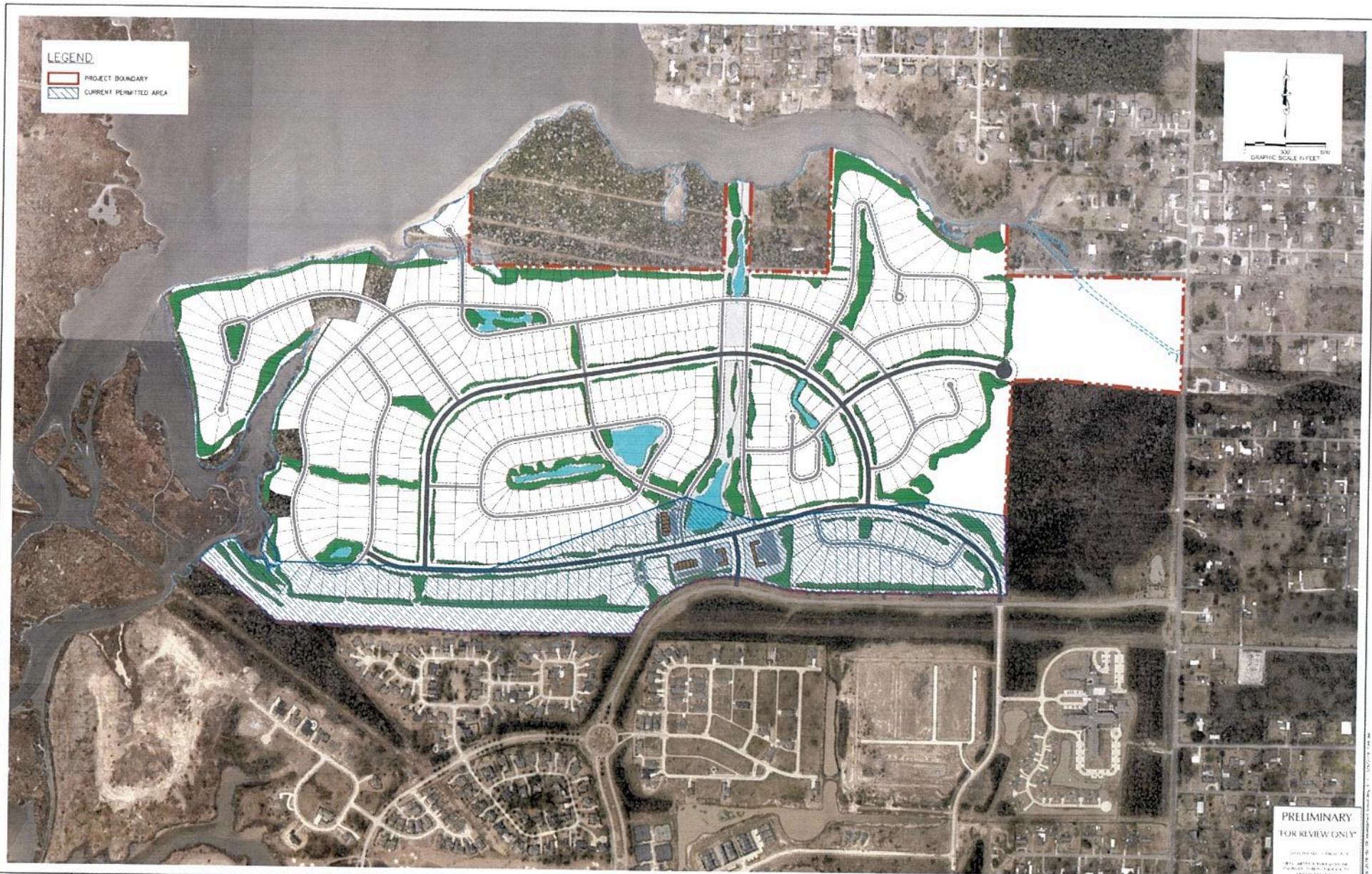
PHASE 2

PHASE I  
100 SINGLE FAMILY  
24 TOWNHOUSES  
15,000 SF COMMERCIAL

GRAYWOOD NORTH  
PRELIMINARY CONCEPT

ATKINS ARCHITECTS  
& ASSOCIATES





PRELIMINARY  
FOR REVIEW ONLY

DESIGNED BY	BDP
DRAWN BY	EA, DE, WA
CHECKED BY	BOK
APPROVED BY	BOK
LICENSE NO.	15634



**Meyer & Associates, Inc.**  
Consulting Engineers

600 City Service Hwy. - Sulphur, Louisiana 70663 (337) 625-8153 Fax: (337) 625-8453  
P.O. Box 2149 - Sulphur, Louisiana 70664 www.meyerassociates.com

GRAYWOOD, LLC

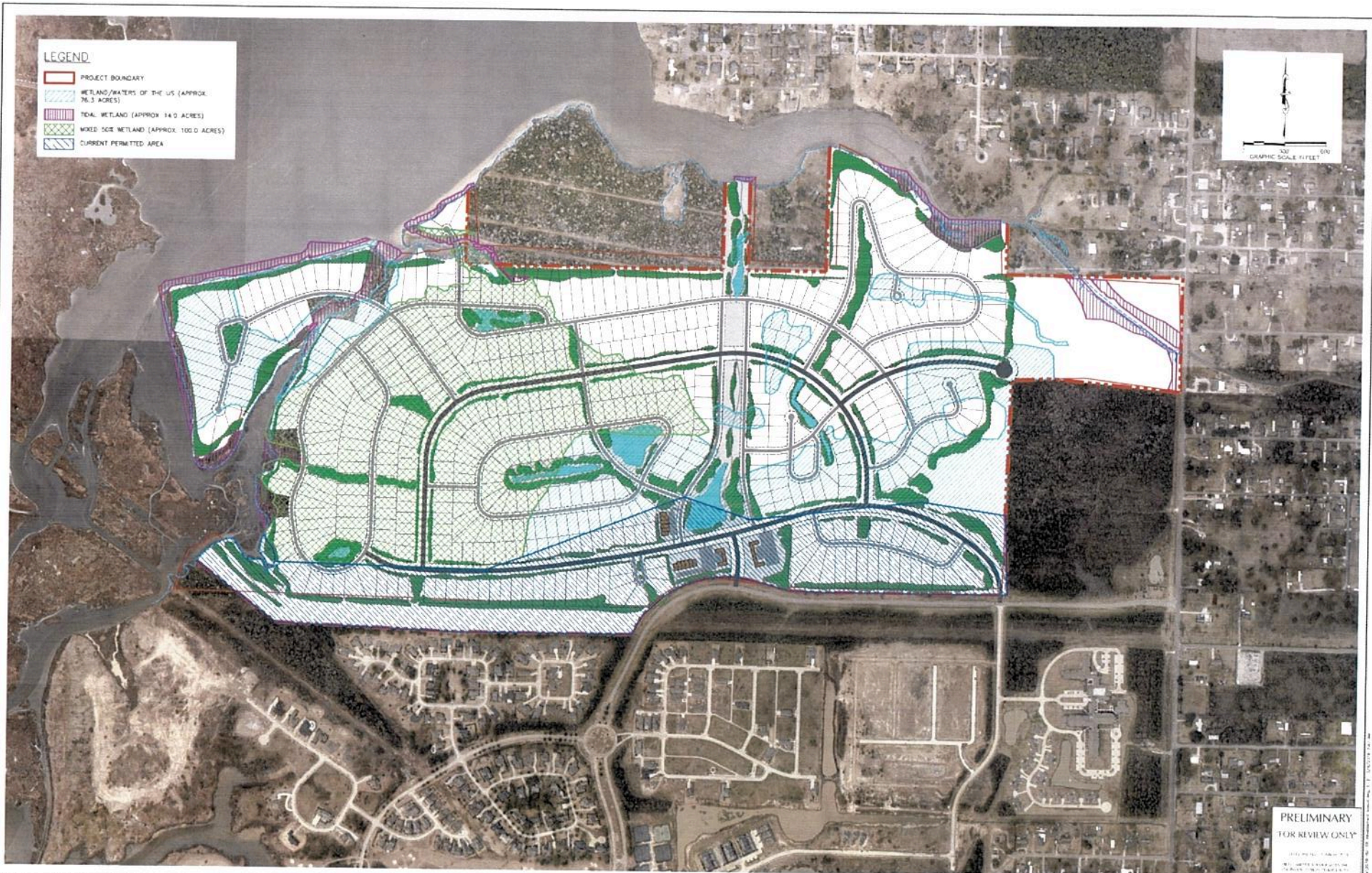
GRAYWOOD NORTH DEVELOPMENT STUDY

BY	REVISIONS	DATE

DEVELOPMENT LAYOUT
SCALE: 1" = 300'

PROJECT NO:	DATE:
B1-16019-B10	MARCH 2018
SHEET:	SPEC:
E-1	





PRELIMINARY  
FOR REVIEW ONLY

DESIGNED	BBP
DRAWN	EA, DS, WA
CHECKED	BNK
APPROVED	BNK
DATE	11/24



**Meyer & Associates, Inc.**  
Consulting Engineers  
600 Cities Service Hwy. - Sulphur, Louisiana 70663 (337) 625-8153 Fax: (337) 625-8453  
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GRAYWOOD, LLC

GRAYWOOD NORTH DEVELOPMENT STUDY

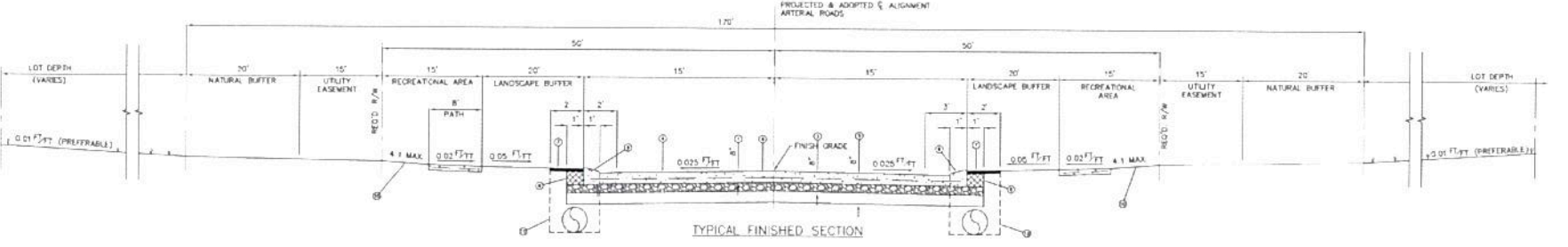
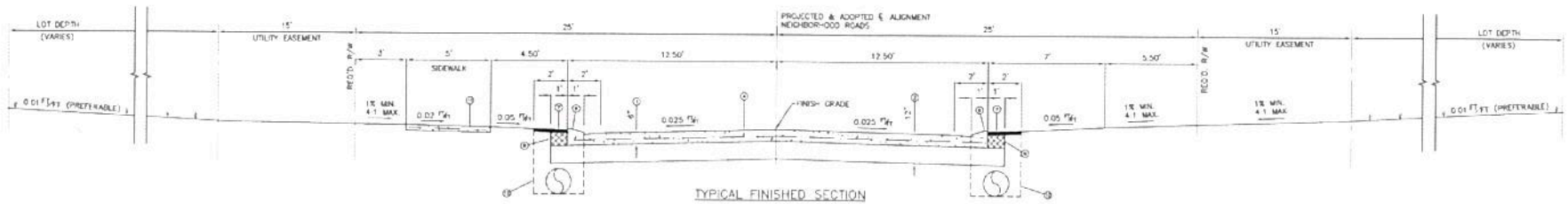
BY	REVISIONS	DATE

DEVELOPMENT LAYOUT  
WITH WETLAND

PROJECT NO.	DATE
BT-1619/B10	MARCH 2018
SCALE:	SHEET:
1" = 300'	E-2

DATE PLOTTED: 3/15/18 10:58 AM





**KEYED NOTES**

- ① PORTLAND CEMENT CONCRETE PAVEMENT (8" THICK ARTERIAL RD / 6" THICK NEIGHBORHOOD RD)
- ② REG'D LIME TREATED BASE COURSE (TYPE B) (12" THICK) (8% BY VOLUME)
- ③ CLASS II BASE COURSE (CRUSHED STONE OR RECYCLED POOP) (8" THICK)
- ④ WELDED WIRE FABRIC (W/F 6X6 - W4 CXX4.0) (PRECLUT SHEETS)
- ⑤ SUBGRADE (8" THICK) (LIME TREATMENT, TYPE 0, 8% BY VOLUME)
- ⑥ REG'D INTEGRAL CONCRETE CURB (MOUNTABLE TYPE) (CURB SHALL BE POURED MONOLITHIC WITH PAVEMENT UNLESS OTHERWISE APPROVED BY ENGINEER)
- ⑦ 2" STRIP OF SLAB SKEWING IS TO BE PLACED AT THE BACK OF CURB, AND AROUND CATCH BASIN
- ⑧ EMBANKMENT MATERIAL
- ⑨ ASPHALTIC PRIME COAT AS PER SPECIFICATIONS
- ⑩ RECREATIONAL PATH (CONCRETE OR STONE)
- ⑪ 5" CONCRETE SIDEWALK (4" THICK)
- ⑫ STORMWATER DRAINAGE SYSTEM

PRELIMINARY  
FOR REVIEW ONLY

DESIGNED BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]  
LICENSE NO. 15-24



**Meyer & Associates, Inc.**  
Consulting Engineers  
600 Citrus Service Hwy., Sulphur, Louisiana 70663 | 337.625-8153 Fax: 337.625-8453  
P.O. Box 2149 • Sulphur, Louisiana 70664 | www.meyerassociates.com

GRAYWOOD, LLC

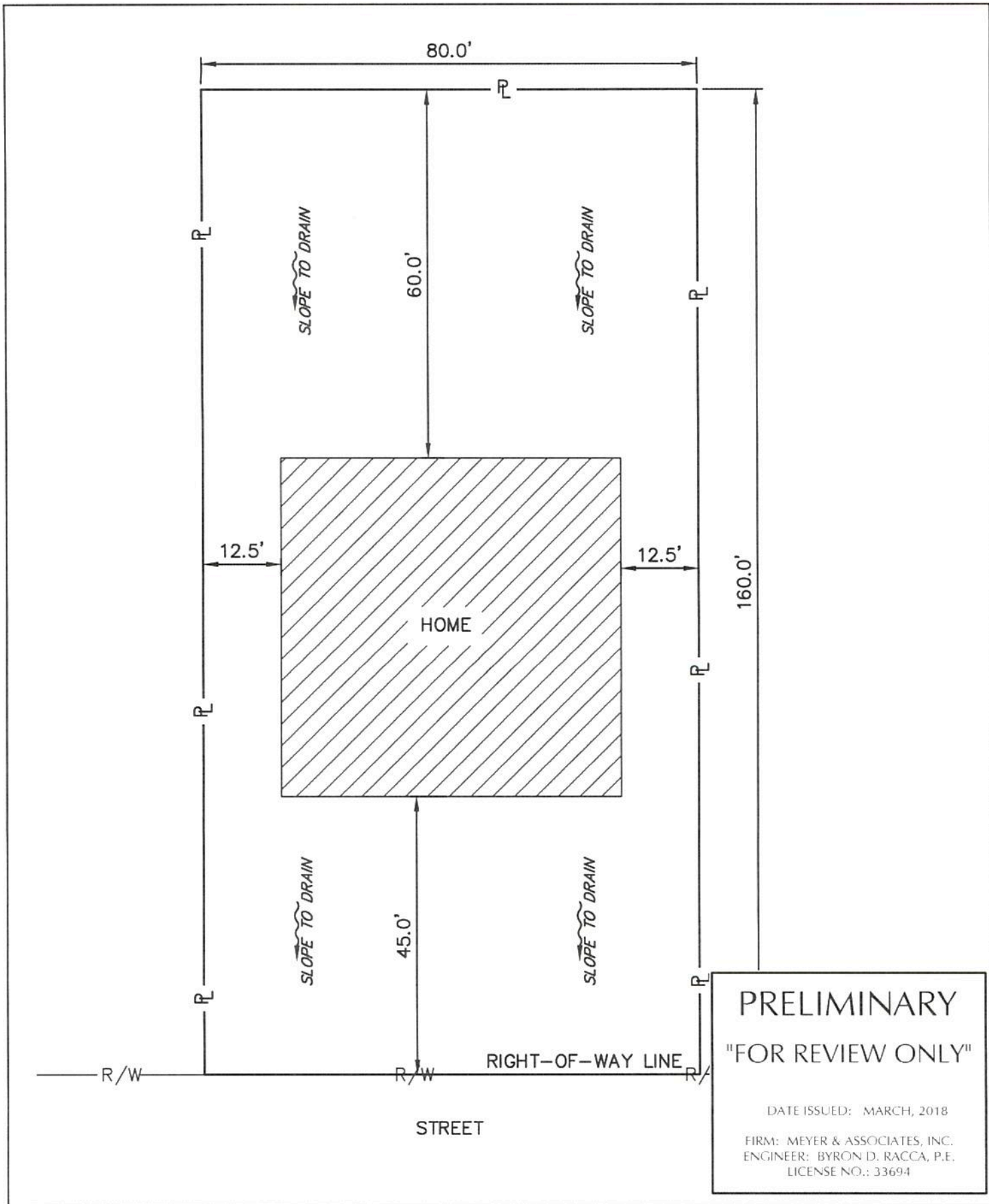
GRAYWOOD NORTH DEVELOPMENT STUDY

BY	REVISIONS	DATE

CONCEPTUAL TYPICAL SECTIONS

PROJECT NO.	DATE
B1-16019-B10	MARCH 2018
SCALE	SHEET
NONE	E-3





**PRELIMINARY**  
**"FOR REVIEW ONLY"**

DATE ISSUED: MARCH, 2018

FIRM: MEYER & ASSOCIATES, INC.  
 ENGINEER: BYRON D. RACCA, P.E.  
 LICENSE NO.: 33694

DESIGNED :	BDR
DRAWN :	EA, DS, MW
CHECKED :	BDR
APPROVED :	BDR
LICENSE NO. :	33694



**Meyer & Associates, Inc.**  
**Consulting Engineers**

600 Cities Service Hwy. - Sulphur, Louisiana 70663 (337)625-8353 Fax: (337)625-8453  
 P.O. Box 2149 - Sulphur, Louisiana 70664 www.meyerasociates.com

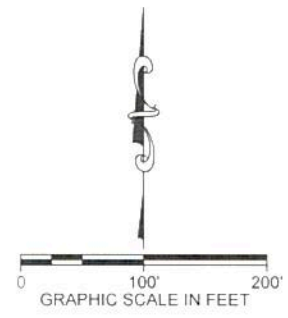
AVERAGE LOT LAYOUT  
 (SUBJECT TO REVISION)

PROJECT NO.	B1-16019-B10	DATE	MARCH, 2018
SCALE	1" = 20'	SHEET	E-4





**LEGEND**  
 ← DRAINAGE DIRECTION



**PRELIMINARY**  
**"FOR REVIEW ONLY"**

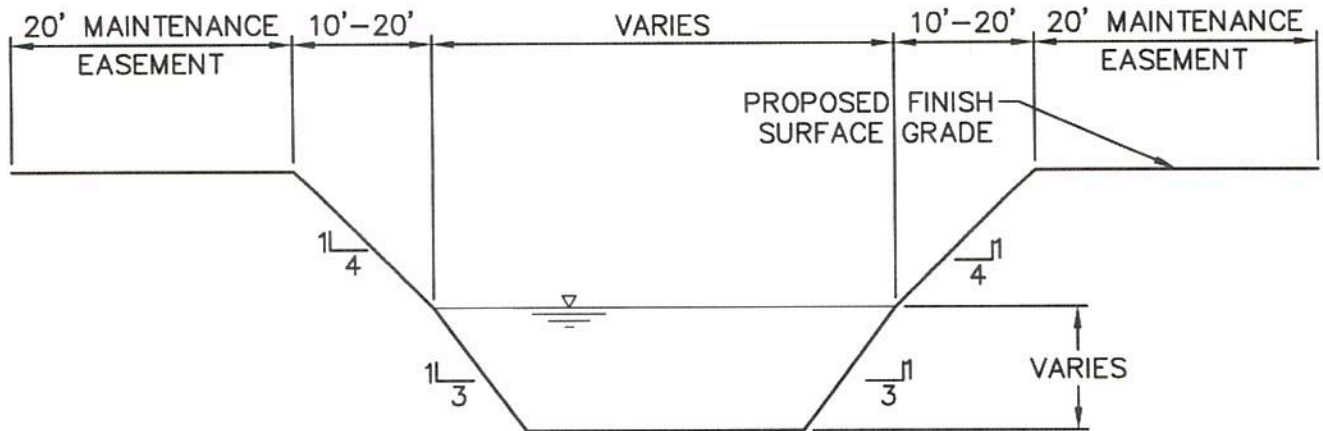
DATE ISSUED: MARCH, 2018  
 FIRM: MEYER & ASSOCIATES, INC.  
 ENGINEER: BYRON D. RACCA, P.E.  
 LICENSE NO.: 11694

GRAYWOOD, LLC	GRAYWOOD NORTH DEVELOPMENT STUDY	CONCEPTUAL NEIGHBORHOOD DRAINAGE PLAN
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DESIGNED : BOR	<p><b>Meyer &amp; Associates, Inc.</b>          Consulting Engineers</p> <p>600 Cities Service Hwy. - Sulphur, Louisiana 70663 (337) 625-8353 Fax: (337) 625-8453          P.O. Box 2149 - Sulphur, Louisiana 70664 www.meyerassociates.com</p>	PROJECT NO.	DATE
DRAWN : EA, OS, MN		B1-15019-B10	MARCH 2018
CHECKED : BOR		SCALE	SHEET
APPROVED : BOR		1" = 100'	E-5
LICENSE NO. : 33694		By	REVISIONS

P:\graywood\16019\B10\Drawings\Exhibits\2018-02-06 development layout.dwg, E-5 3/9/2018 7:47 AM





**PRELIMINARY**  
**"FOR REVIEW ONLY"**

DATE ISSUED: MARCH, 2018

FIRM: MEYER & ASSOCIATES, INC.  
 ENGINEER: BYRON D. RACCA, P.E.  
 LICENSE NO.: 33694

DESIGNED : BDR  
 DRAWN : EA, DS, MW  
 CHECKED : BDR  
 APPROVED : BDR  
 LICENSE NO. : 33694



**Meyer & Associates, Inc.**  
 Consulting Engineers

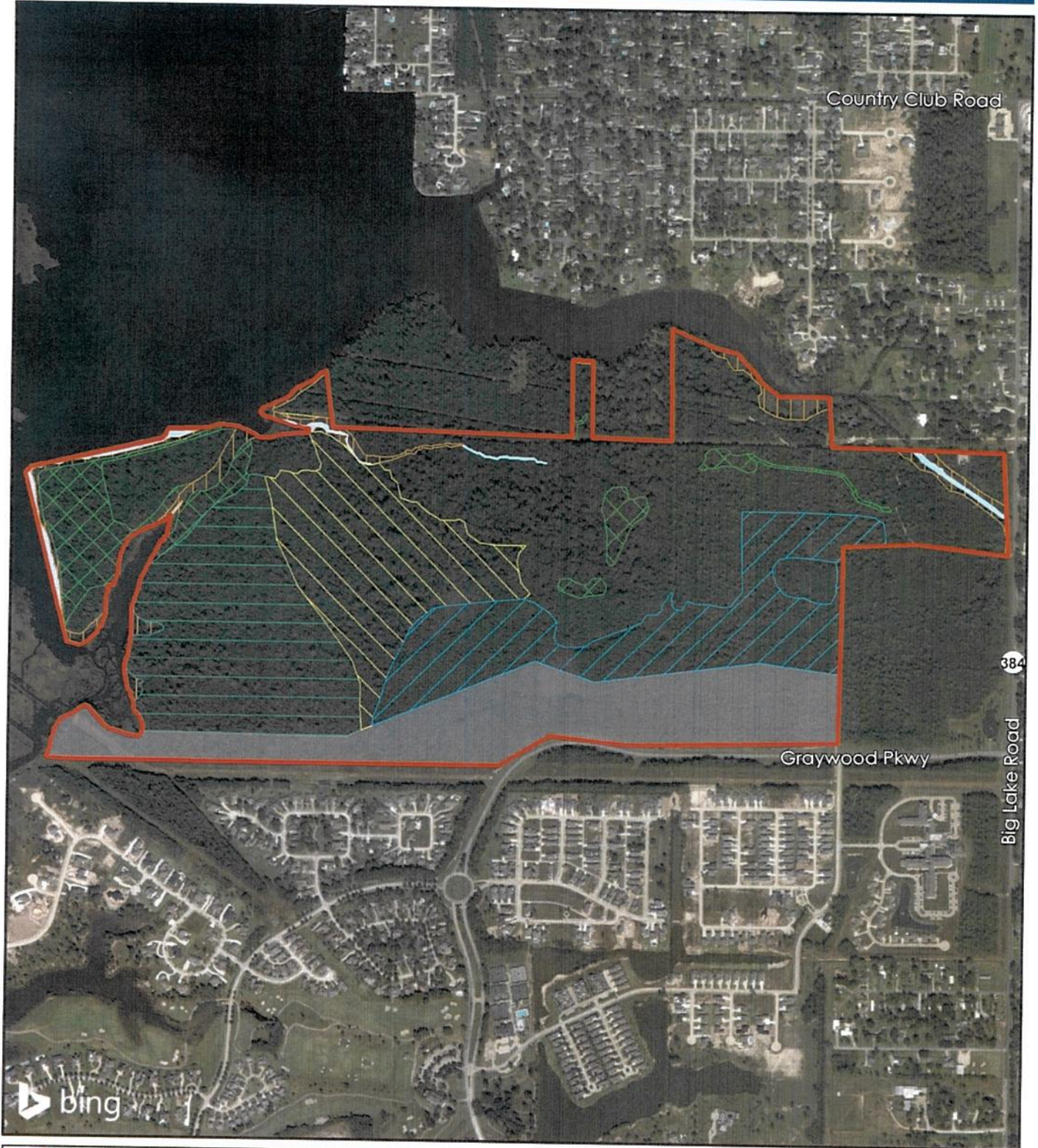
600 Cities Service Hwy. - Sulphur, Louisiana 70663 (337)625-8353 Fax: (337)625-8453  
 P.O. Box 2149 - Sulphur, Louisiana 70664 www.meyerassociates.com

AVERAGE POND  
 TYPICAL SECTION  
 (SUBJECT TO REVISION)

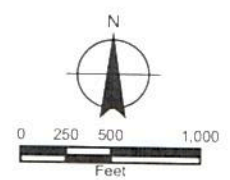
PROJECT NO. B1-16019-B10	DATE MARCH, 2018
SCALE NO SCALE	SHEET E-6



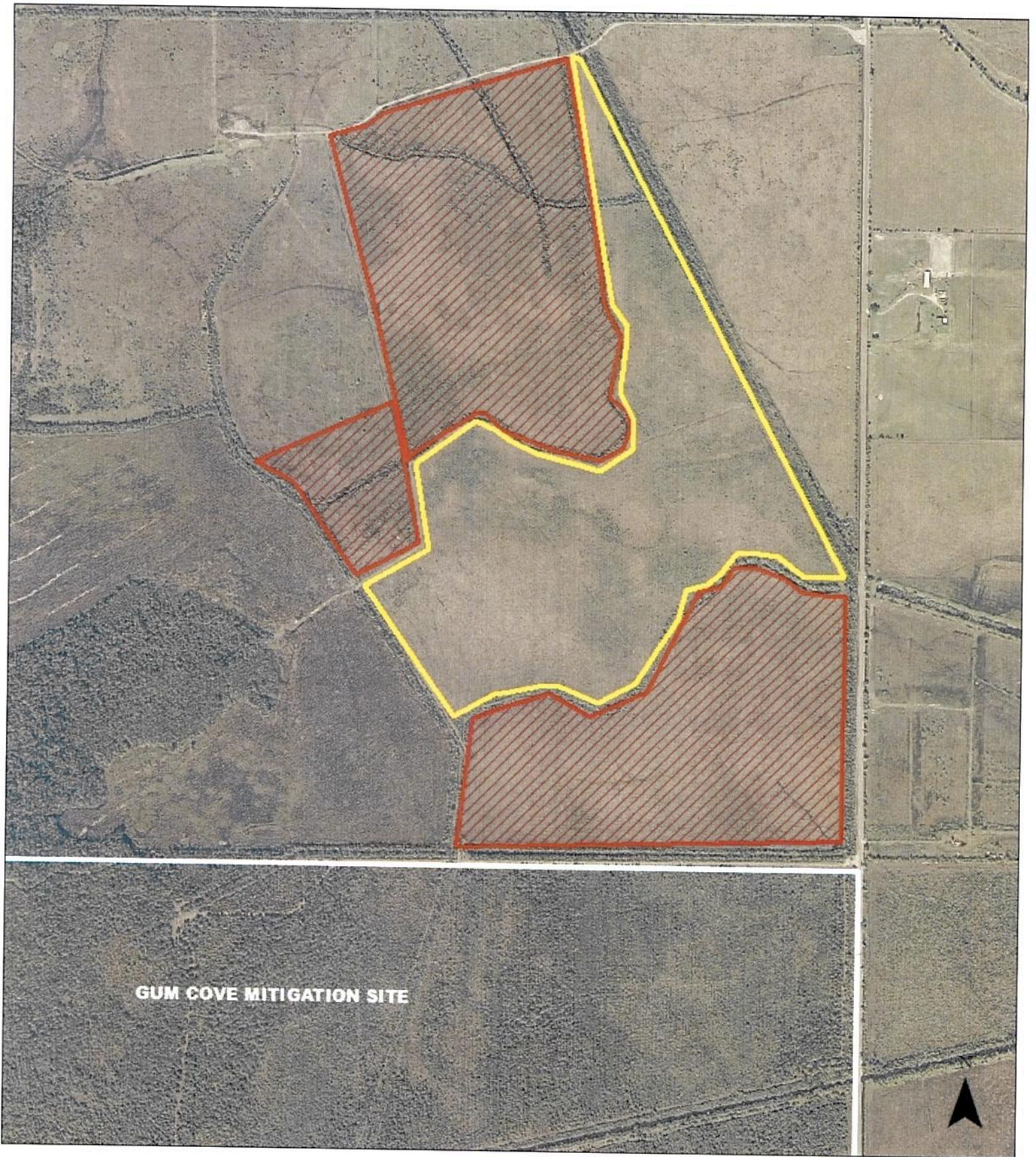
# Wetland Areas and Habitat Types Proposed Graywood North Subdivision, Calcasieu Parish, LA



- |   |  |
|---|--|
| Project Boundary  | 50% Wet, Secure - Bottomland Hardwood Wetland (approx. 22.2 wetland acres) |
| Degraded - Forested System with Average Absolute Cover of Greater than 50% Exotic Species (approx. 51.6 wetland acres)          | Tidal Wetland (approx. 12.3 wetland acres)                                 |
| 50% Wet, Degraded - Forested System with Average Absolute Cover of Greater than 50% Exotic Species (approx. 27.3 wetland acres) | Water (approx. 3.5 acres)  |
| Secure - Bottomland Hardwood Wetland (approx. 21.9 wetland acres)   | Permitted (approx. 59.3 acres)   |



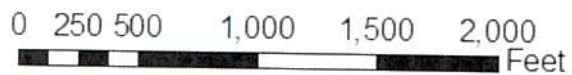




**GUM COVE MITIGATION SITE**

**Legend**

-  Graywood North PRM Bottomland Hardwood Re-establishment (154.5 acres)
-  Existing DOTD PRM Site



STREAM WETLAND SERVICES  
GRAYWOOD NORTH PRM SITE  
PLAN VIEW  
CALCASIEU PARISH, LA