

# JOINT PUBLIC NOTICE

22 April 2019

United States Army  
Corps of Engineers  
New Orleans District  
Regulatory Branch (ODR-E)  
7400 Leake Avenue  
New Orleans, Louisiana 70118

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

(504) 862-2279  
[angelle.v.greer@usace.army.mil](mailto:angelle.v.greer@usace.army.mil)  
Project Manager  
Angelle Greer  
Permit Application Number  
MVN-2016-00676-1-EG

(225) 219-3225  
Project Manager  
Elizabeth Hill  
WQC Application Number  
WQC 190422-01

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, Water Quality Certifications, 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).

## **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT in ST. TAMMANY PARISH**

**NAME OF APPLICANT:** MCINT, LLC C/O Biological Surveys, Inc., Attention: Thomas K. Brown, P.O. Box 94, Covington, LA 70434

**LOCATION OF WORK:** East of Sout Street, near Joans Street, in Mandeville, in St. Tammany Parish, Louisiana, as shown on the enclosed drawings.

Location: Latitude: 30.371041, Longitude: -90.038535

Hydrologic Unit Code: 08090201 (Liberty Bayou- Tchefuncte)

**CHARACTER OF WORK:** To place approximately 10,898-cubic yards of hauled-in topsoil and approximately 6,047-cubic yards of concrete to facilitate the construction of an approximate 20-acre

single-family residential development. The development will include 61 single-family home sites, roadways, drainage improvements, a retention pond, and other appurtenant structures as shown on the enclosed drawings. Project-related impacts would occur to approximately 11.90-acres of jurisdictional wetlands. The applicant has proposed the purchase of credits from an approved mitigation bank within the same watershed to compensate unavoidable impacts.

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**. **Similar 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.**

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.

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.

The New Orleans District has determined that the project footprint is located in an area known to be utilized by the Gopher Tortoise. It has been determined that the activity will have no effect on the Gopher Tortoise based on the 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.

Our initial finding is that the proposed work is Not Likely to Adversely Affect any species listed as endangered, nor affect any habitat designated as critical to the survival and recovery of those species listed by the U.S. Department of Commerce.

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 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, Water Quality Certifications, before a permit is issued.

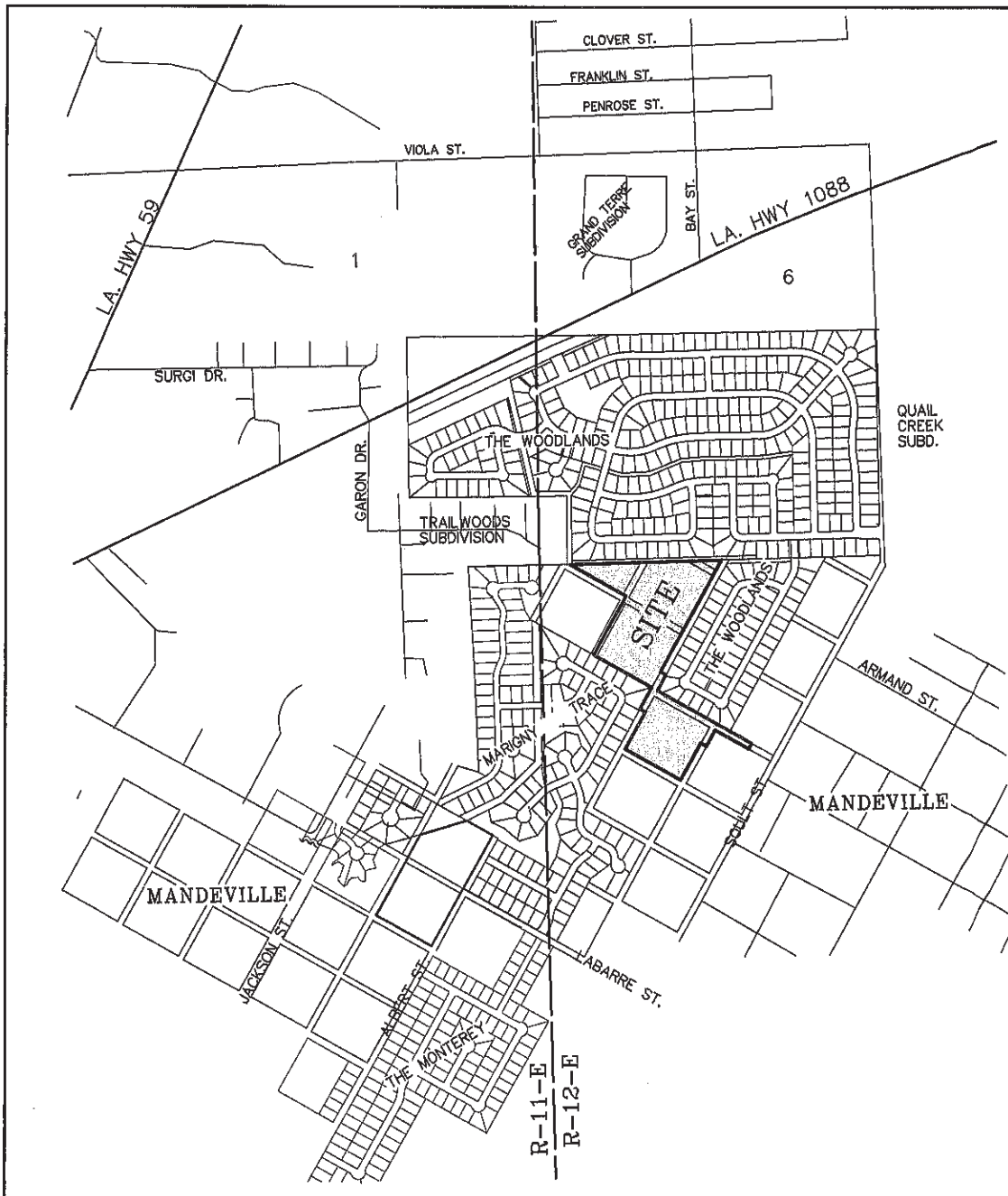
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

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

Michael V. Farabee  
Chief, Eastern Evaluation Section

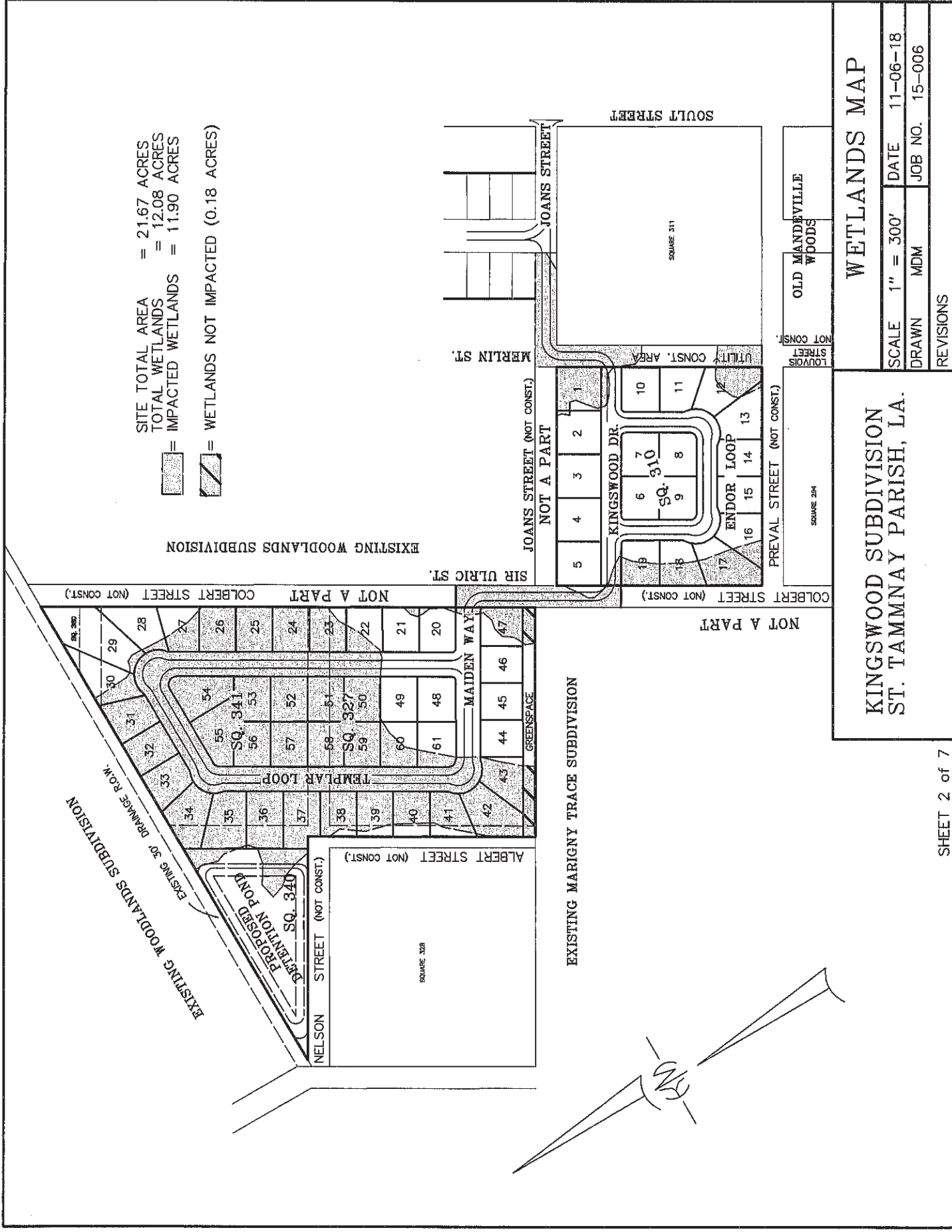
Enclosure



VICINITY MAP  
N.T.S.

KINGSWOOD SUBDIVISION ST. TAMMANY PARISH, LA.	
SCALE:	N.T.S.
DATE:	11-12-18
DRAWN:	MDM
JOB NO.:	15-006
REVISED:	

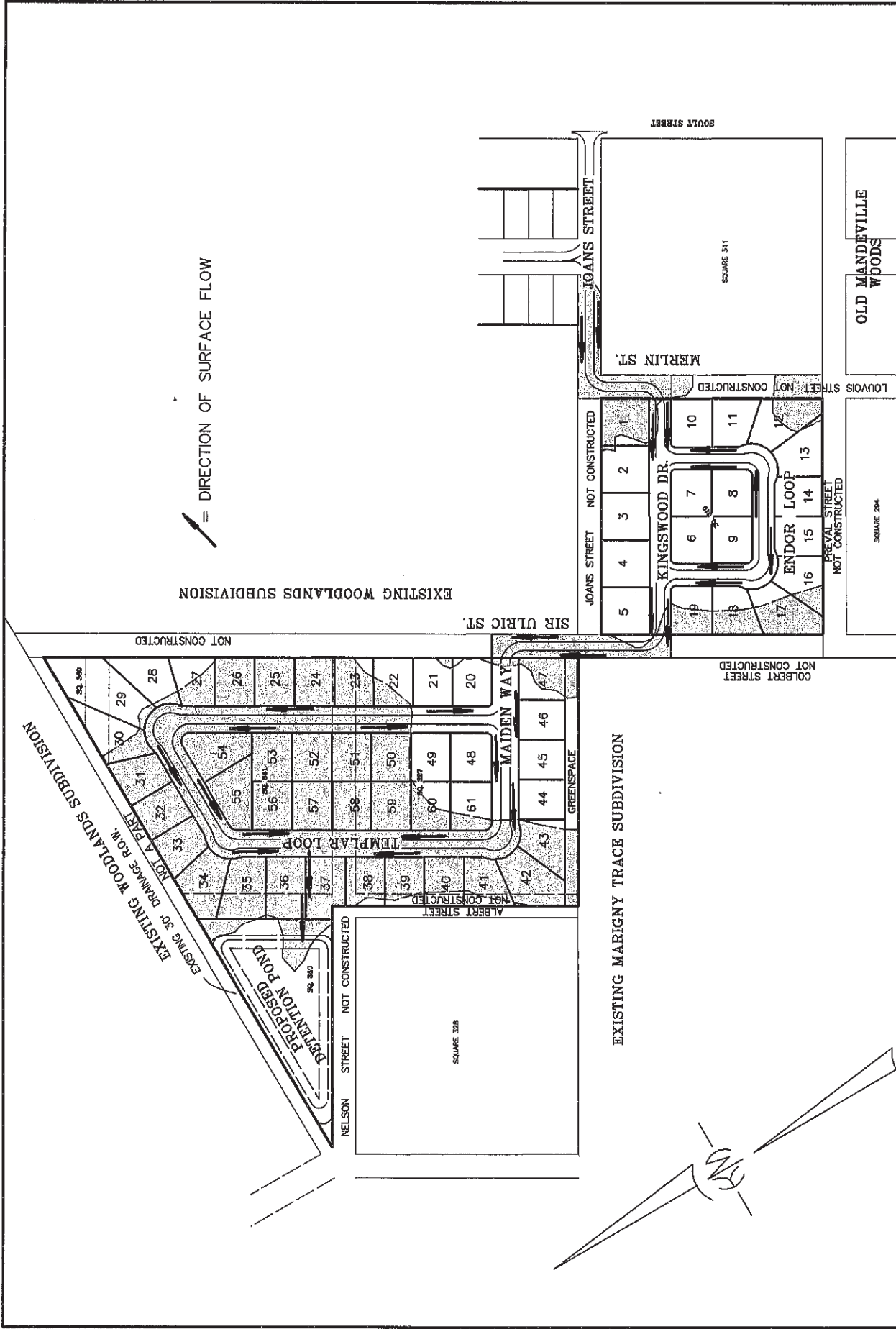
SITE TOTAL AREA = 21.67 ACRES  
 TOTAL WETLANDS = 12.08 ACRES  
 IMPACTED WETLANDS = 11.90 ACRES  
 [Hatched Box] = WETLANDS NOT IMPACTED (0.18 ACRES)



WETLANDS MAP

KINGSWOOD SUBDIVISION  
ST. TAMMAY PARISH, LA.

SCALE 1" = 300'	DATE 11-06-18
DRAWN MDM	JOB NO. 15-006
REVISIONS	

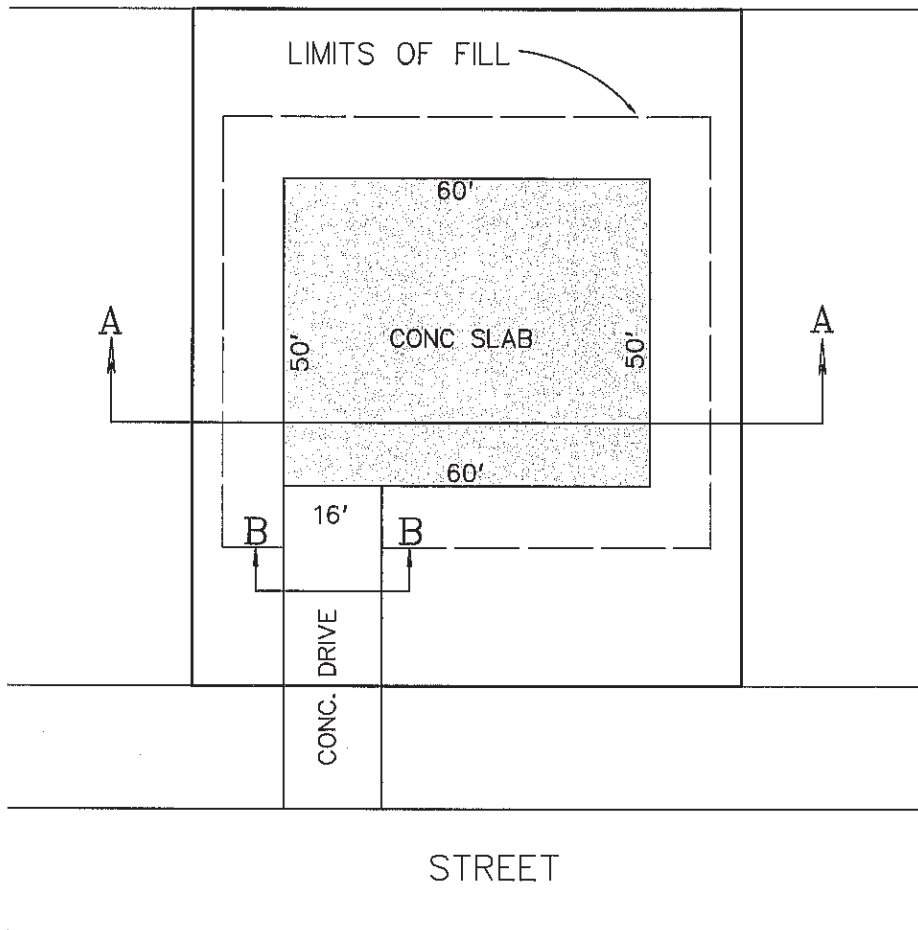


**DRAINAGE SCHEMATIC**

SCALE 1" = 300'    DATE 11-06-18  
 DRAWN MDM    JOB NO. 15-006

REVISIONS

**KINGSWOOD SUBDIVISION  
 ST. TAMMAY PARISH, LA.**



**QUANTITIES**

FILL = 151 cu. yd./LOT

CONCRETE = 74 cu. yd./LOT

EXCAVATION = 100 cu. yd./LOT  
(MUCK OUT)

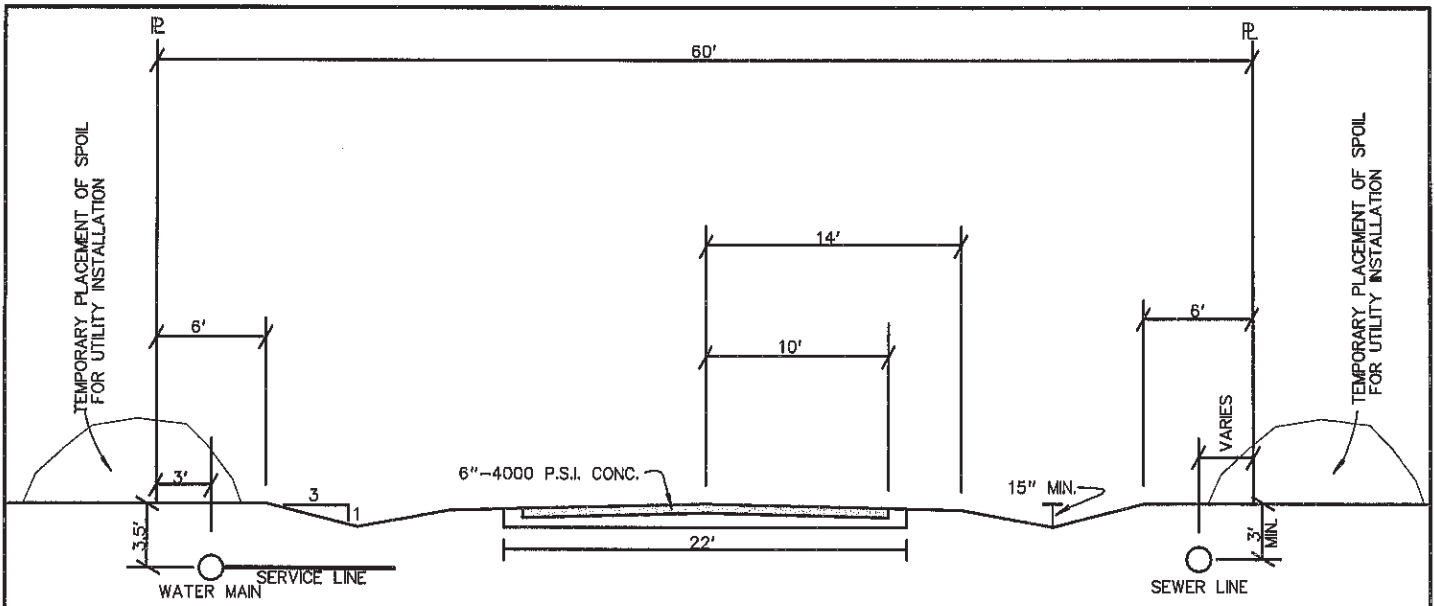
**TYPICAL FILL FOR A LOT  
PLAN VIEW**

**KINGSWOOD SUBDIVISION  
ST. TAMMANY PARISH, LA.**

SCALE: 1" = 30'	DATE: 11-06-18
DRAWN: MDM	JOB NO.: 15-006
REVISED:	

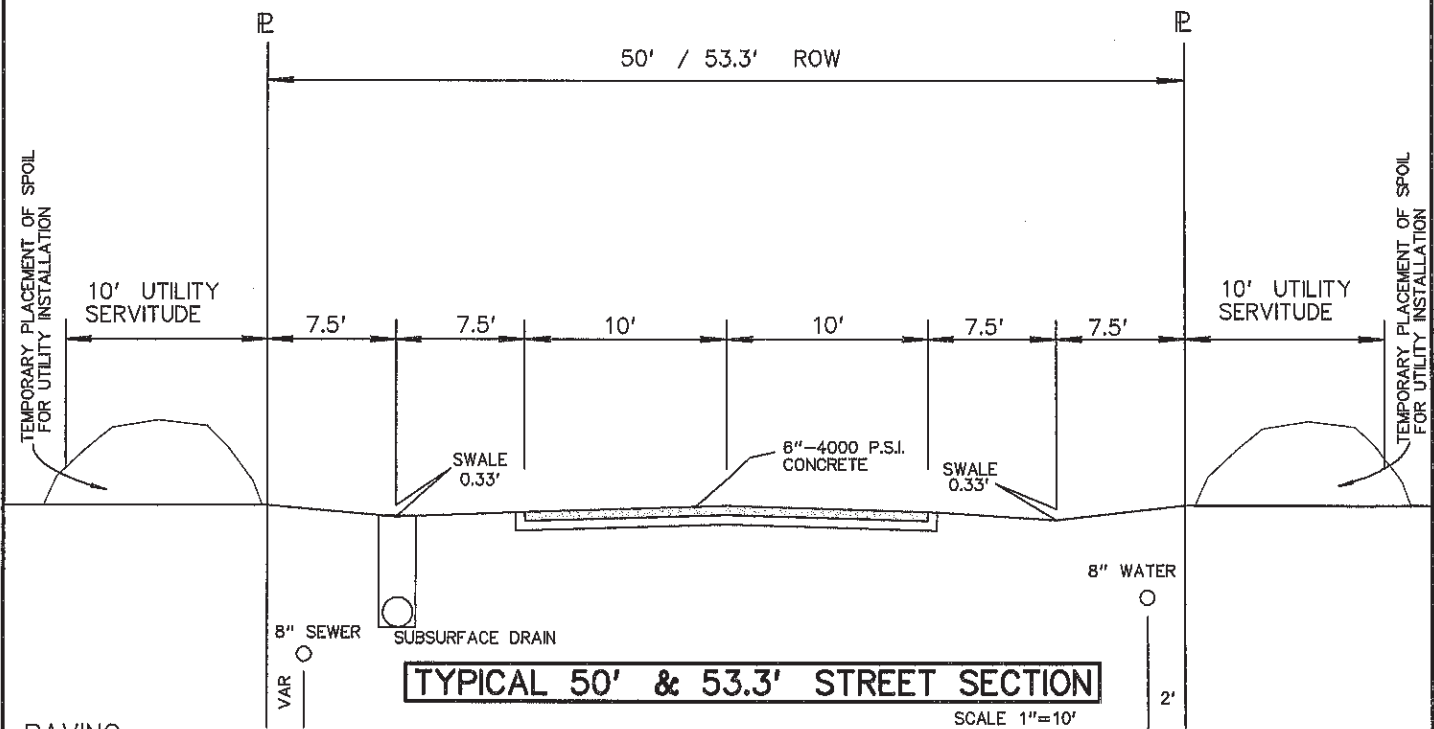






**TYPICAL 60' STREET SECTION**

SCALE 1"=10'



**TYPICAL 50' & 53.3' STREET SECTION**

SCALE 1"=10'

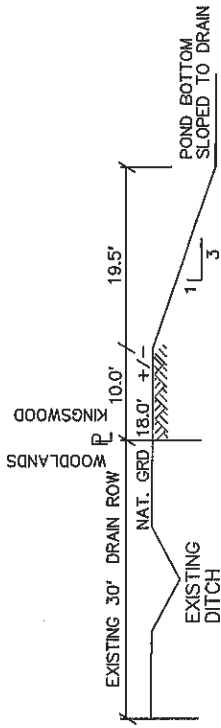
PAVING  
 CONCRETE = 41,400 cu. ft.  
 BASE PREP = 45,540 cu. ft.

UTILITIES  
 TEMPORARY EXCAVATE  
 AND REPLACE = 107640 cu. ft.

DRAINAGE  
 CULVERTS (EXCAV.) = 12,480 cu. ft.  
 DITCHES/SWALES = 99,360 cu. ft.

ALL EXCESS SPOIL TO BE HAULED  
 TO A NON-WETLANDS AREA

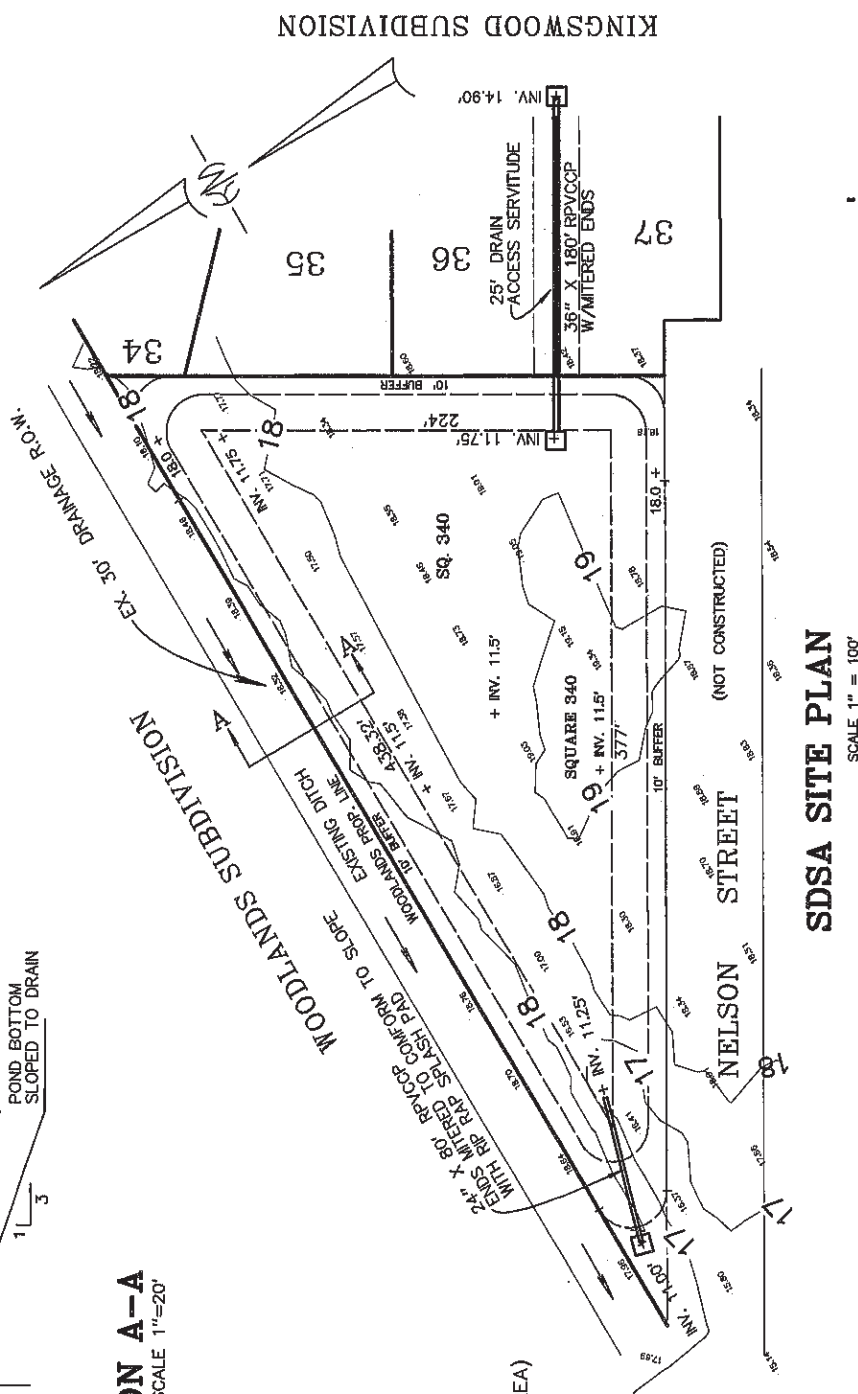
KINGSWOOD SUBDIVISION ST. TAMMANY PARISH LA.	
<b>TYPICAL STREET SECTION</b>	
SCALE: N.T.S.	DATE: 11-06-18
DRAWN: MDM	JOB NO.: 15-006
REVISED:	



**SECTION A-A**  
SCALE 1"=20'

**EXCAVATION VOLUME**  
50,911 cu. yd.  
(ALL EXCAVATED MATERIAL TO BE  
HAULED TO A NON-WETLANDS AREA)

**STORM WATER DETENTION AREA**  
STORAGE 7.77 AC-FT  
TOP AREA-1.42 AC  
BOT. AREA-0.97 AC.



**SDSA SITE PLAN**  
SCALE 1" = 100'

**DETENTION POND  
PLAN AND DETAILS**

SCALE	AS NOTED	DATE	11-14-18
DRAWN	DRJ	JOB NO.	15-006
REVISIONS			

**KINGSWOOD SUBDIVISION  
ST. TAMMANY PARISH, L.A.**