

JOINT PUBLIC NOTICE

March 21, 2022

United States Army Corps of Engineers
New Orleans District
Regulatory Division
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

Project Manager:
Zachary Steinkoenig
(504) 862-1288
Zachary.j.steinkoenig@usace.army.mil
Application #: MVN 2017-00611-CF

Certification Analyst:
Elizabeth Hill
(225) 219-3225
WQC Application Number:
WQC 220308-03

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the US Army Corps of Engineers pursuant to), [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 for a Water Quality Certification (WQC) in accordance with statutory authority contained in LRS 30:2074 A(3) and provisions of Section 401 of the Clean Water Act (P.L. 95-17).

PROPOSED PATRIOTS'S POINTE MULTI-USE DEVELOPMENT in LIVINGSTON PARISH

NAME OF APPLICANT: PATRIOTS DEVELOPMENT LLC, c/o Michael Henry, 2323 Hwy 190 E, Suite 2, Hammond, LA 70401.

LOCATION OF WORK: Along LA Hwy 16, Latitude 30.579121, Longitude -90.959761, Watson, Louisiana, in Livingston Parish, within the Lake Pontchartrain Basin in hydrologic unit (HUC 08070202), as shown on the attached drawings.

CHARACTER OF WORK: The applicant has requested a Department of the Army authorization to clear, grade, excavate and deposit fill and/or aggregate material to construct and maintain a multi-use development (Patriots Pointe) to include single-family lots, townhome units, commercial lots, parking lots, utilities and drainage infrastructure. Approximately 11,342 cubic yards silt material will be excavated to construct the pond and used for fill on site. The proposed project is situated on an approximately 44-acre tract that has been determined to be forested wetlands. The entire tract will be utilized to construct the multi-use development. The proposed project is expected to impact 3.80 acres of wetlands. It is anticipated that the proposed action

would have minimal impact on adjacent wetlands.

The applicant claims that potential minimization will be addressed post notice and mitigation will be purchased at an approved bank within the Pontchartrain Basin.

The comment period for the Department of Army Permit and the Louisiana Department of Environmental Quality WQC will close in **20 days** (from the date of this joint public notice. This public notice is also available for review online at <https://go.usa.gov/xennJ>. 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 and/or comments concerning the subject permit application must reference the applicant's name and the Permit Application Number and preferably emailed to the Corps of Engineers project manager listed above or forwarded to the Corps of Engineers at the address above, **ATTENTION: REGULATORY DIVISION, RGC, Zachary Steinkoeniq.** 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 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.

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. Copies of this notice are being sent to the State Archeologist and State Historic Preservation Officer regarding potential impacts to cultural resources.

Our initial finding is that the proposed work is to Not Effect any species as endangered by the U.S. Departments of Interior or Commerce, affect any habitat designated as critical to the survival and recovery of any endangered species. Utilizing the Information Planning and Consultation (IPaC) procedure 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, the Corps has determined that the proposed activity would have no effect to any listed species.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal may result in the destruction, alteration and/or disturbance 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.

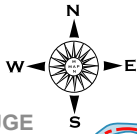
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not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

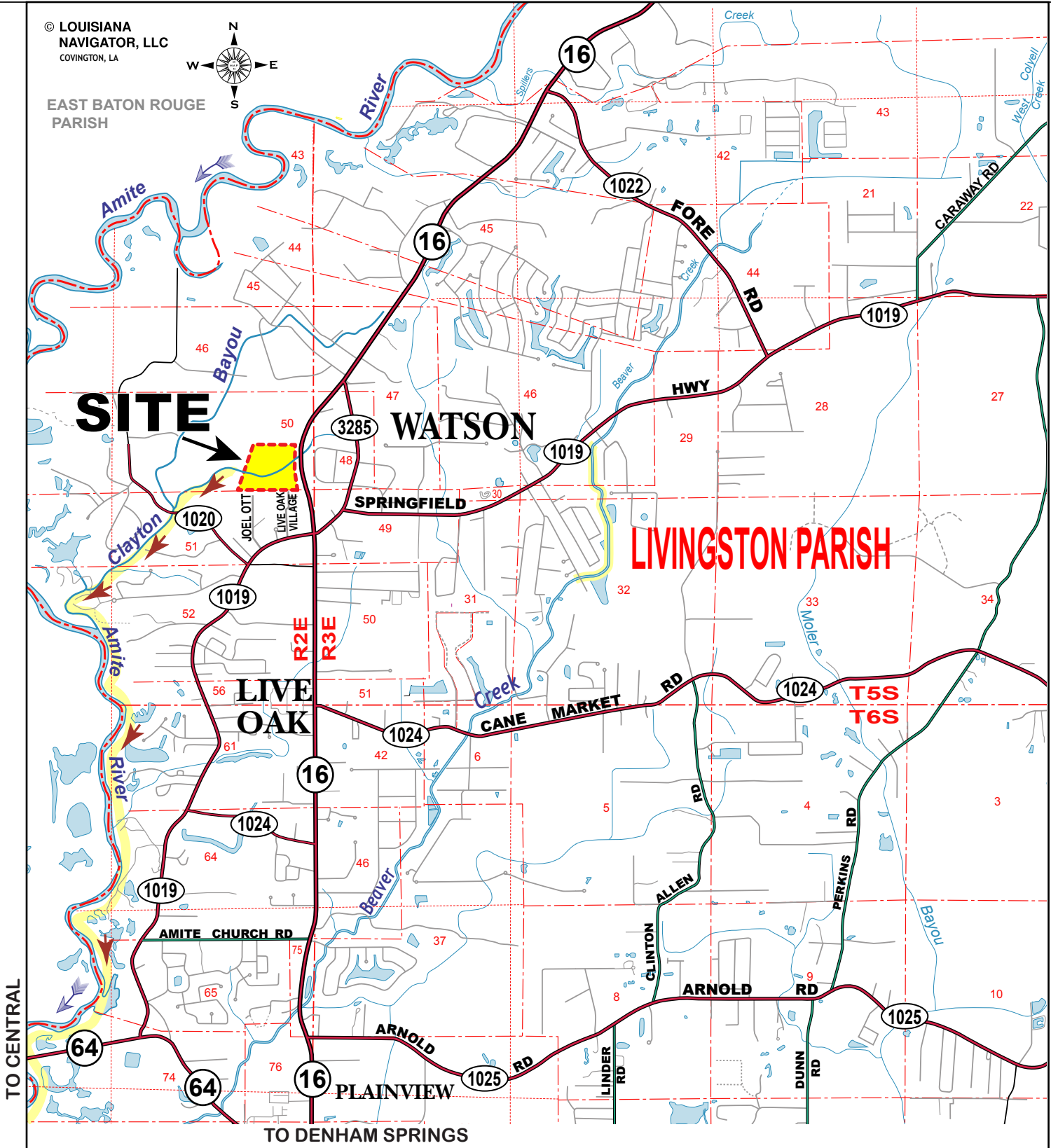
requested to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

JOHN M. HERMAN
Chief, Central Evaluation Branch
Regulatory Division

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COVINGTON, LA



EAST BATON ROUGE PARISH



TO CENTRAL

TO DENHAM SPRINGS

SITE VICINITY

Patriots Pointe

MIXED - USE DEVELOPMENT
SECTION 50, T5S-R2E
LIVINGSTON PARISH, LA



HYDRIK

WWW.HYDRIK.COM

APPLICANT:

PATRIOT'S POINTE DEVELOPMENT, LLC

SITE COORDINATES

30.579121 N, -90.959761 W



LEGEND

- = PROJECT SITE
- = DRAINAGE DISCHARGE

FIGURE

1

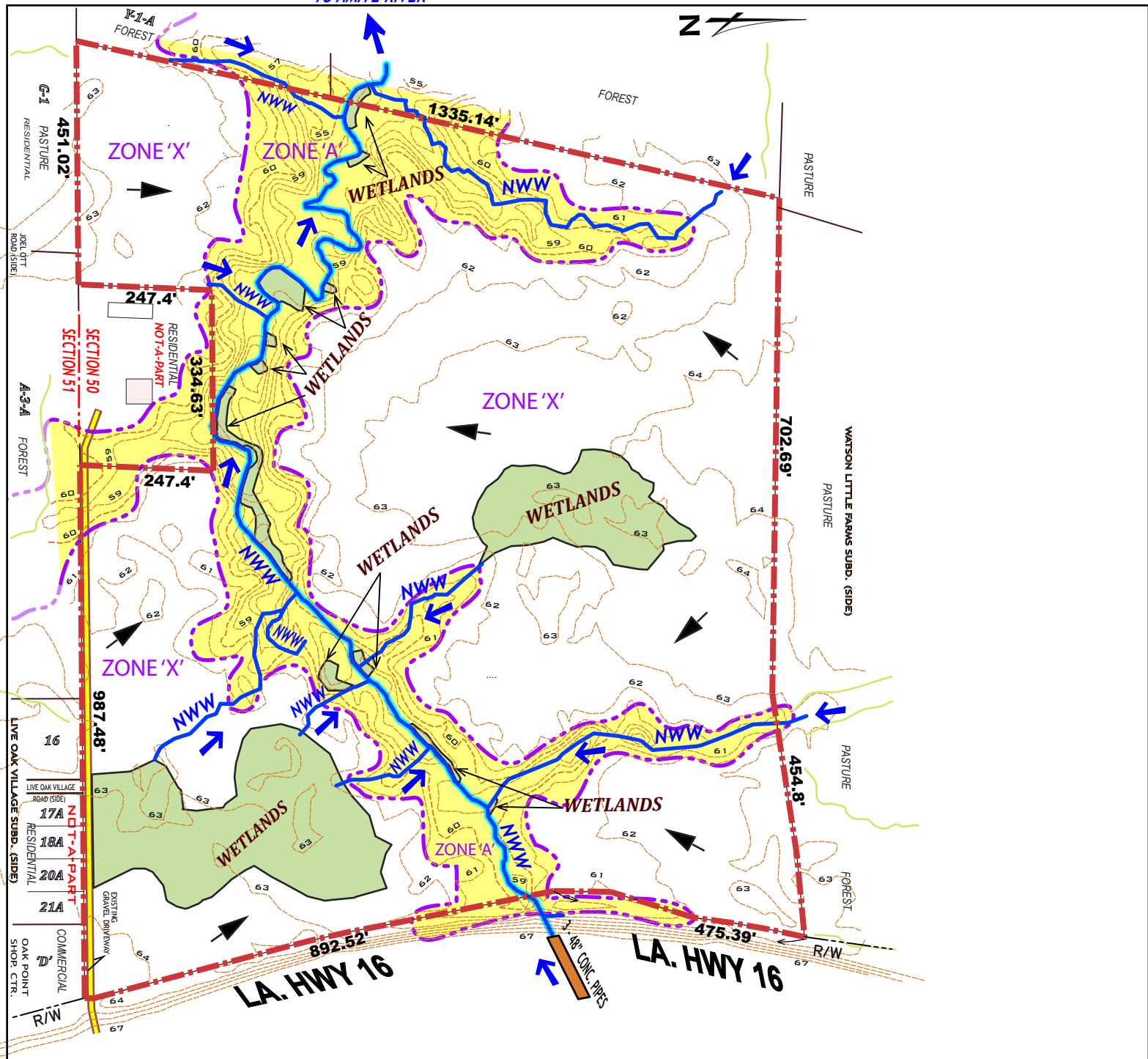
PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY.
THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

HF: 21138 C

DATE 1-4-2022

APPROVED:

ACCT NO. MVN-2017-00611-SY



LEGEND:

- PROJECT BOUNDARY (44 ACRES)
- WETLANDS WETLANDS: 3.80 ACRES
- NON-WETLAND WATERS NON-WETLAND WATERS AVOIDED: 7,000 LIN. FT
- ← EXISTING DRAINAGE FLOW
- FLOOD ZONE / TRANSITION LINE

THIS SITE IS LOCATED IN FLOOD ZONES "A" & "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER: 22063C 0125E (4/03/12)

EXISTING DRAINAGE FEATURES

MIXED - USE DEVELOPMENT

ADDITIONAL EXISTING IMPROVEMENTS WITHIN THIS SITE ARE NOT SHOWN HEREON.

PATRIOTS POINTE

SECTION 50, T5S-R2E
LIVINGSTON PARISH, LA

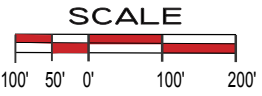


FIGURE 1A

APPLICANT: PATRIOT'S POINTE DEVELOPMENT, LLC

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

HF: 21138 C

DATE 2-4-2022

APPROVED:

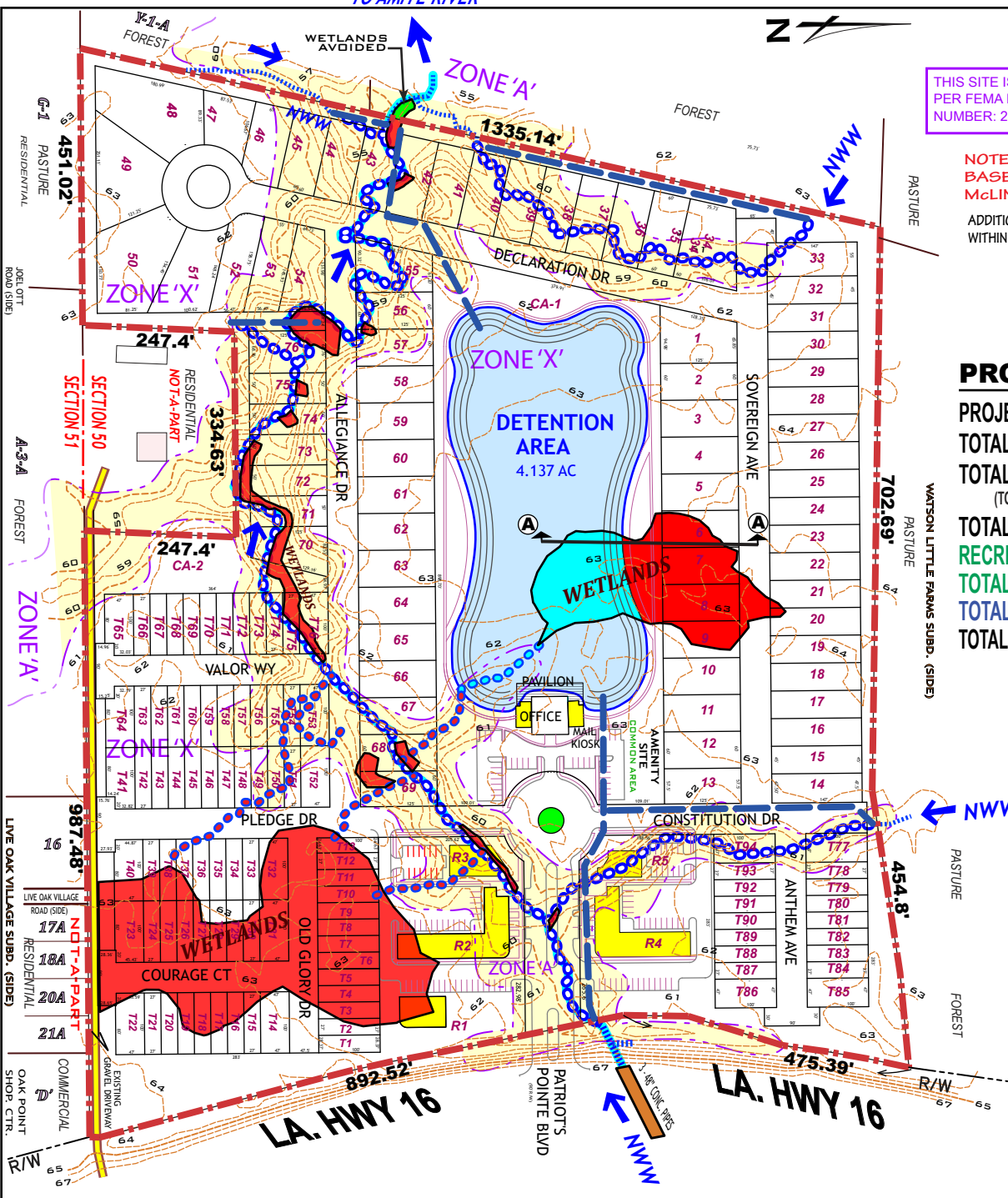
ACC'T NO. MVN-2017-00611-SY



THIS SITE IS LOCATED IN FLOOD ZONES "A" & "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER: 22063C 0125E (4/03/12)

NOTE:
 BASE DRAWINGS PROVIDED BY:
 McLIN-TAYLOR, INC., LIVINGSTON, LA.
 ADDITIONAL EXISTING IMPROVEMENTS
 WITHIN THIS SITE ARE NOT SHOWN HEREON.

PROJECT DATA
 PROJECT AREA = 44 ACRES
 TOTAL RESIDENTIAL LOTS = 76
 TOTAL TOWNHOME UNITS = 94
 (TOTAL: 9 BUILDINGS, 6,517 ACRES)
 TOTAL COMMERCIAL LOTS: 5
 RECREATIONAL SPACE = 6.634 ACRES
 TOTAL GREENSPACE = 7.608 ACRES
 TOTAL POND AREA = 4.137 AC.
 TOTAL LENGTH OF STREETS: 6,524 LIN. FT.



LEGEND:

- PROJECT BOUNDARY (44 ACRES)
- TOTAL WETLANDS = 3.80 ACRES**
- WETLANDS WETLANDS IMPACTED VIA FILLING / GRADING: 3.315 ACRES
- WETLANDS WETLANDS IMPACTED VIA EXCAVATION: 0.485 ACRES
- EXISTING ELEVATION / CONTOUR
- DRAINAGE FLOW: POST CONSTRUCTION
- NON-WETLAND WATERS
- NON-WETLAND WATERS AVOIDED: 30 LIN. FT / 0.001 AC.
- NON-WETLAND WATERS FILLED / GRADED: 1,294 LIN. FT / 0.722 AC.
- NON-WETLAND WATERS EXCAVATED: 160 LIN. FT / 0.02 AC.
- NON-WETLAND WATERS TO BE MODIFIED/ RELOCATED: 3,769 LIN. FT / 1.225 AC.
- NEW LOCATION RE-ROUTED DRAIN: 3,289 LIN. FT. / 0.476 AC. (Pond Not Factored)
- PROPOSED POND: 0.50 AC, 11,342 Cu. Yds. CLEAN SILT FROM ON-SITE EXCAVATION
- PROPOSED BUILDING

PATRIOTS POINTE

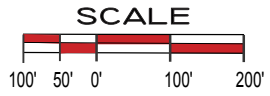


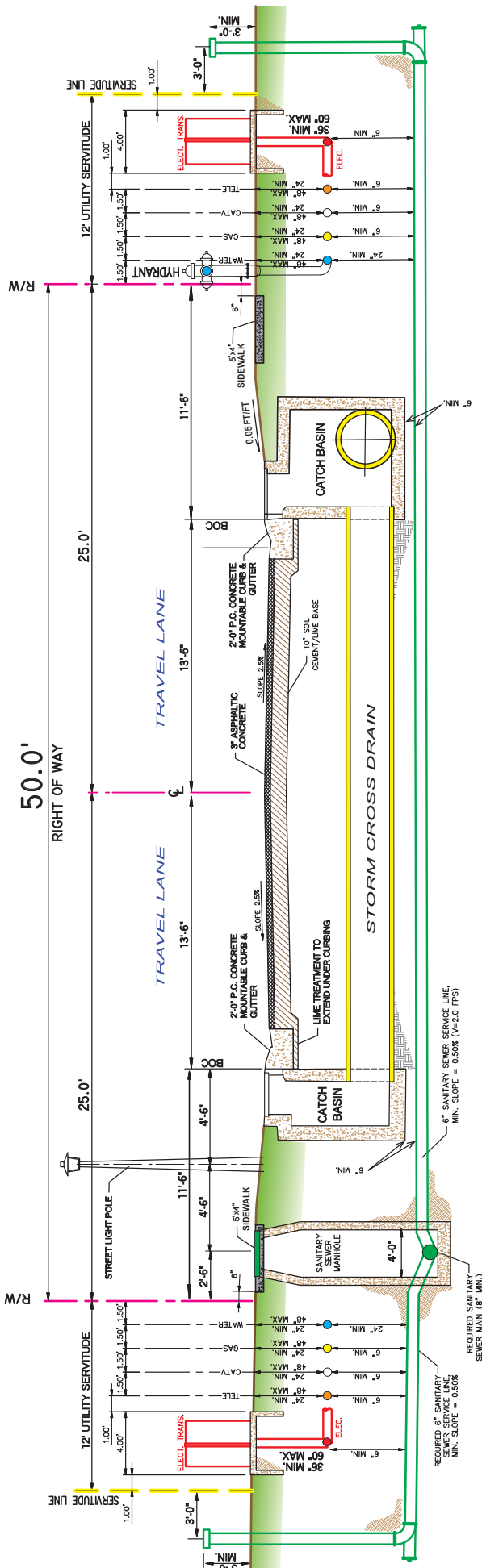
FIGURE 2

APPLICANT: PATRIOT'S POINTE DEVELOPMENT, LLC

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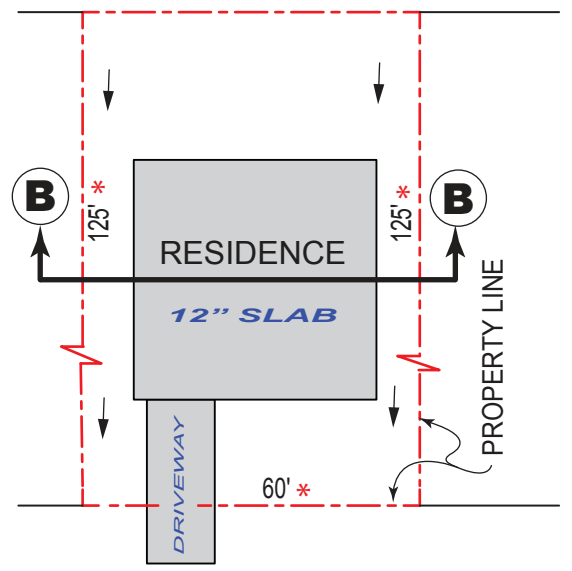
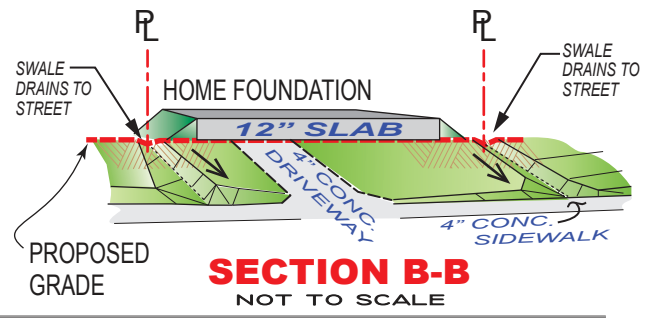
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TYPICAL 50' STREET SECTION

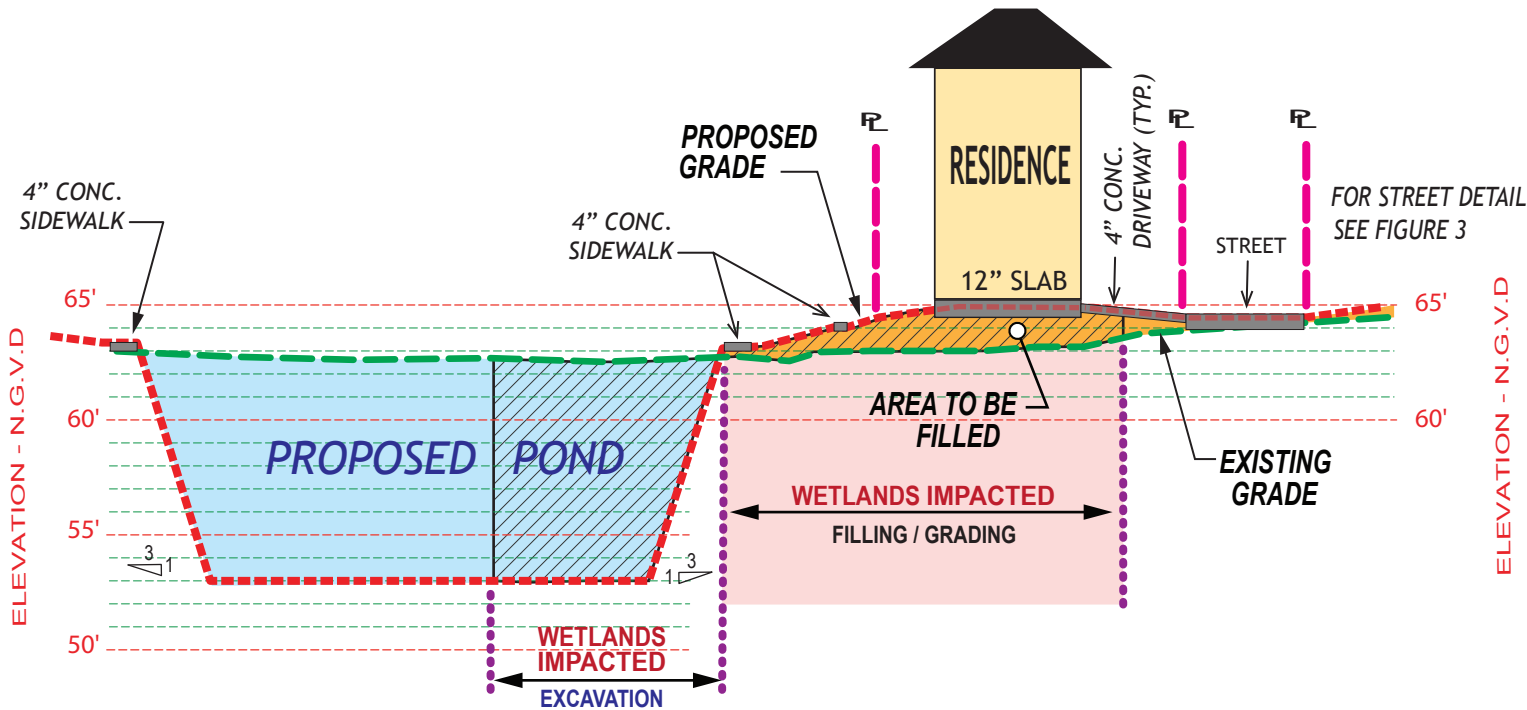
SCALE: N.T.S.



TYPICAL LOT LAYOUT

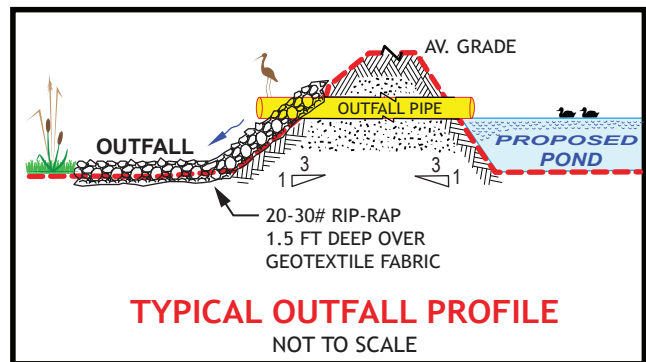
NOT TO SCALE
* NOTE: LOT DIMENSION VARIES

APPLICANT: PATRIOT'S POINT DEVELOPMENT, LLC		
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PATRIOTS POINT SECTION 50, T5S-R2E LIVINGSTON PARISH, LA		FIGURE 3
HF: 21138 C	DATE: 2-4-2022	APPROVED:



SECTION A-A

PROFILE VIEW - LOOKING WEST



CROSS SECTION A-A

LEGEND:

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

APPLICANT: PATRIOT'S POINT DEVELOPMENT, LLC		
 WWW.HYDRIK.COM		
PATRIOTS POINT SECTION 50, T5S-R2E LIVINGSTON PARISH, LA		FIGURE 4
HF: 21138 C	DATE: 2-4-2022	APPROVED: