

# JOINT PUBLIC NOTICE

SEPTEMBER 23, 2019

United States Army  
Corps of Engineers  
New Orleans District  
Attn: Regulatory Branch  
7400 Leake Ave.  
New Orleans, Louisiana 70118-3651

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

Project Manager:  
Bobby Quebedeaux  
(504) 862-2224  
bobby.d.quebedeaux@usace.army.mil  
Application #: MVN-2019-0032-WJJ

Project Manager:  
Elizabeth Hill  
(225) 219-3225  
WQC Application Number:  
WQC 190916-02

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).

The application has also been mailed to the Louisiana Department of Environmental Quality, for a Water Quality Certification (WQC) in accordance with statutory authority contained in Louisiana Revised Statute 30:2074 A(3), and provisions of Section 401 of the Clean Water Act (P.L. 95-17).

## MIXED-USE COMMERCIAL & RESIDENTIAL DEVELOPMENT IN VERMILION PARISH

**NAME OF APPLICANT:** Southern Lifestyle Development, c/o: Hydrik Wetlands Consultants, Attn: Michael Henry, 2323 Hwy 190 East, Suite 2, Hammond, Louisiana 70401

**LOCATION OF WORK:** Located at Hwy 167 in Maurice, Louisiana, in Vermilion Parish, (30.088354, -92.128961), as shown within the attached drawings. (Hydrologic Unit Code 08080103, Vermilion River Watershed)

**CHARACTER OF WORK:** Clear, grade, excavate and fill (approximately 39,050 cubic yards of earthen material) on an 80 acre site (to construct a mixed-use commercial and residential development), to supply necessary housing and commercial/retail needs for the public. Project implementation would impact 18.37 acres of bottomland hardwoods wetlands. If a Department of the Army permit is warranted, the applicant has proposed to mitigate any unavoidable wetlands impacts at an approved and acceptable mitigation bank within the N.O. District.

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 submitted 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 forwarded to the Corps of Engineers at the address above, **ATTENTION: REGULATORY BRANCH.** **Individuals or parties may request an extension of time in which to comment on the proposed work by writing, faxing, 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.** 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.

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 public 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 would neither affect any species listed as endangered by the U.S. Departments of Interior or Commerce, nor affect any habitat designated as critical to the survival and recovery of any endangered species. 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 the project 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 or alteration 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.

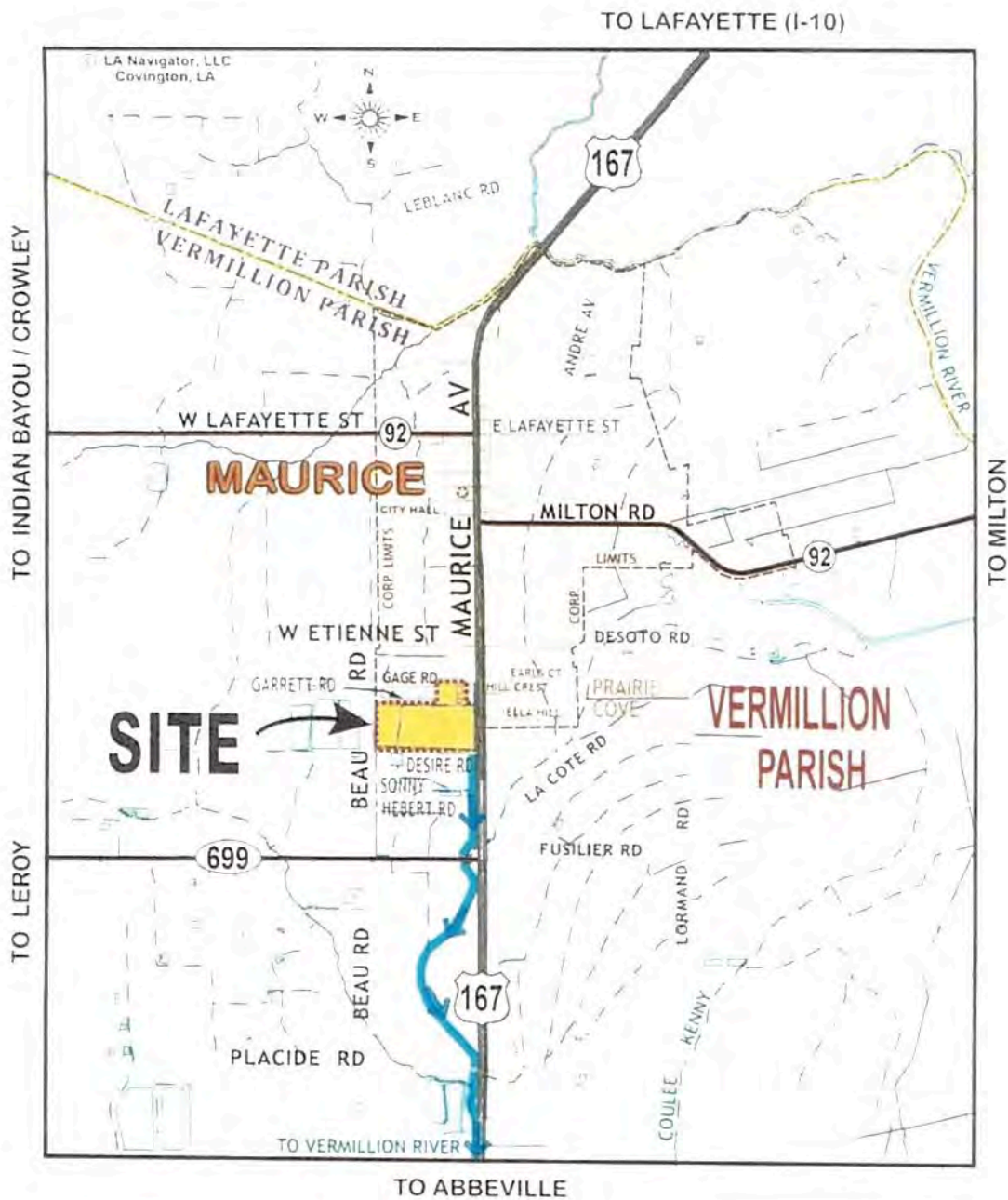
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable water quality standards will be required from the Department of Environmental Quality, before a Department of the Army 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 invited to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

Darrell S. Barbara  
Chief, Western Evaluation Section  
Regulatory Branch

Enclosure

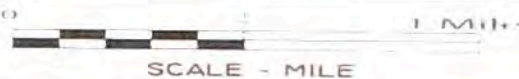


**LEGEND**

-  = PROJECT SITE
-  = DRAINAGE DISCHARGE

SITE COORDINATES - CENTER  
30.08847N, -92.12882W

**PICARD FARMS**

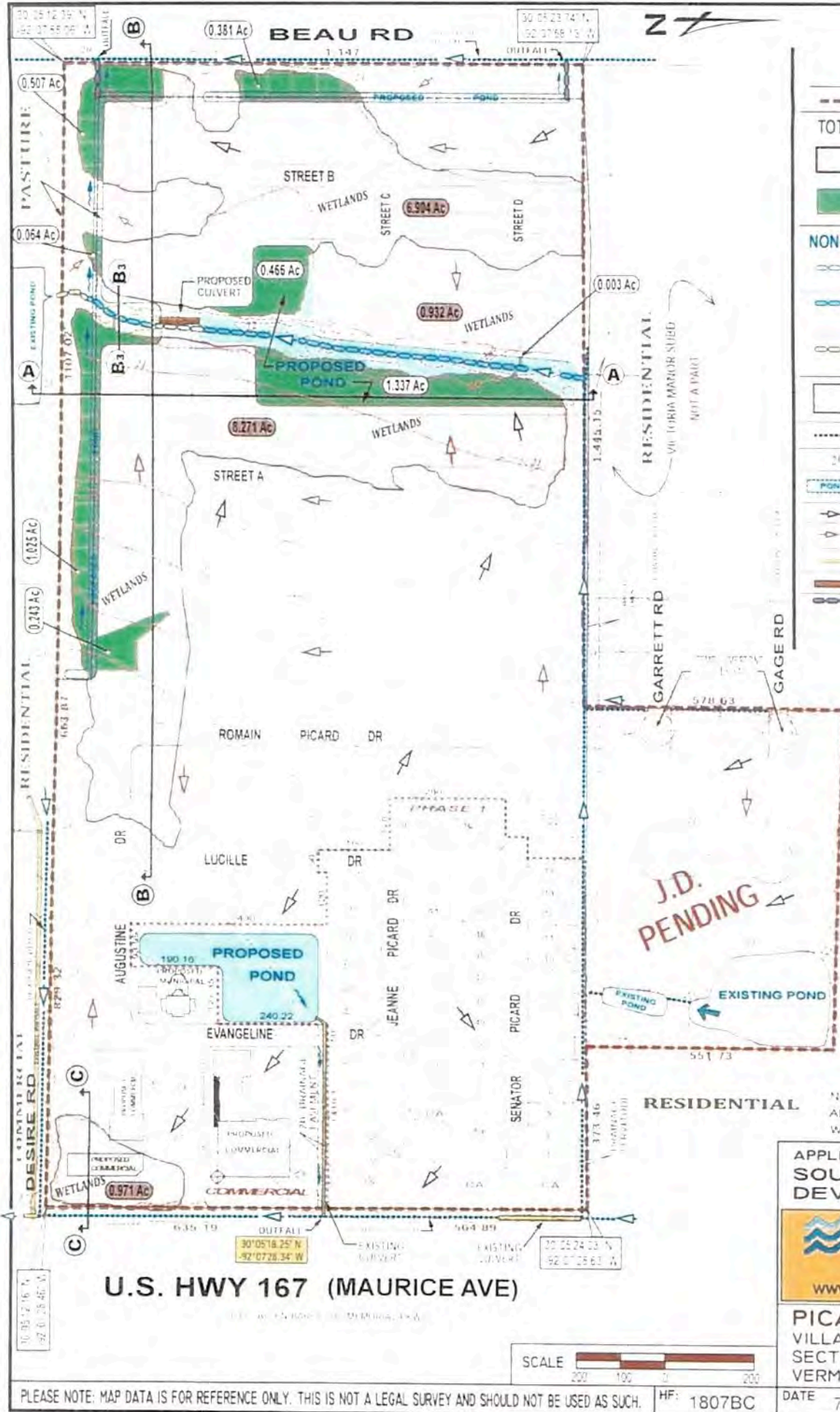


APPLICANT  
**SOUTHERN LIFESTYLE  
DEVELOPMENT, LLC**

**PICARD FARMS**  
VILLAGE OF MAURICE  
SECTION 14, T11S-R3E  
VERMILLION PARISH, LA

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

**FIGURE  
1**



**LEGEND:**

- SITE BOUNDARY - 10/10/10
- TOTAL WETLANDS = 21.104 AC.
- WETLAND IMPACTED BY GRADE (17.078 Ac)
- WETLANDS IMPACTED BY EXCAVATION UNDER FLOOD (4.026 Ac)
- NON-WETLANDS**
- TO BE IMPACTED - COVERED (80 LIN. FT. - 10/19/10)
- TO BE IMPACTED - EXCAVATED FOR POND (126 LIN. FT. - 1/28/11)
- TO BE IMPACTED - GRADED (80 LIN. FT. - 10/19/10)
- J.D. PENDING FOR THIS AREA
- EXISTING DRAINAGE DITCH
- 20' ELEVATION CONTOUR
- PROPOSED POND - TOTAL 5.60 ACRES
- DRAINAGE FLOW - PRE-CONSTRUCTION
- DRAINAGE FLOW - POST-CONSTRUCTION
- EXISTING CULVERT
- PROPOSED CULVERT
- PROPOSED OUTFALL

**PROJECT DATA**

PROJECT AREA: 80 ACRES  
 RESIDENTIAL LOTS: 297  
 COMMERCIAL AREA: 7.0 AC  
 COMMON AREAS: 17.5 ACRES  
 LENGTH ALL STREETS: 11,121 LIN. FT.  
 COMMERCIAL BUILDINGS TOTAL FOOTPRINT AREA: 60,350 SQ. FT.  
 TOTAL VOLUME OF CLEAN FILL TO BE PLACED IN WETLANDS: 38,050 CU. YDS.  
 TOTAL VOLUME OF MATERIAL TO BE EXCAVATED FROM WETLANDS: 28,573 CU. YDS. & DISPERSED ON SITE  
 TOTAL VOLUME OF CONCRETE TO BE PLACED IN WETLANDS: 6,849 CU. YDS. (INCLUDES SLABS & ROADWAYS)  
 DETENTION POND AREAS: 5.60 ACRES  
 TOTAL OF 53,998 CU. YDS. TO BE EXCAVATED & DISPERSED ON SITE (IF 53,285 YDS FROM WETLAND AREAS, 713 YDS FROM OTHER AREAS)

THIS PLAN IS THE PROPERTY OF HYDRIK AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

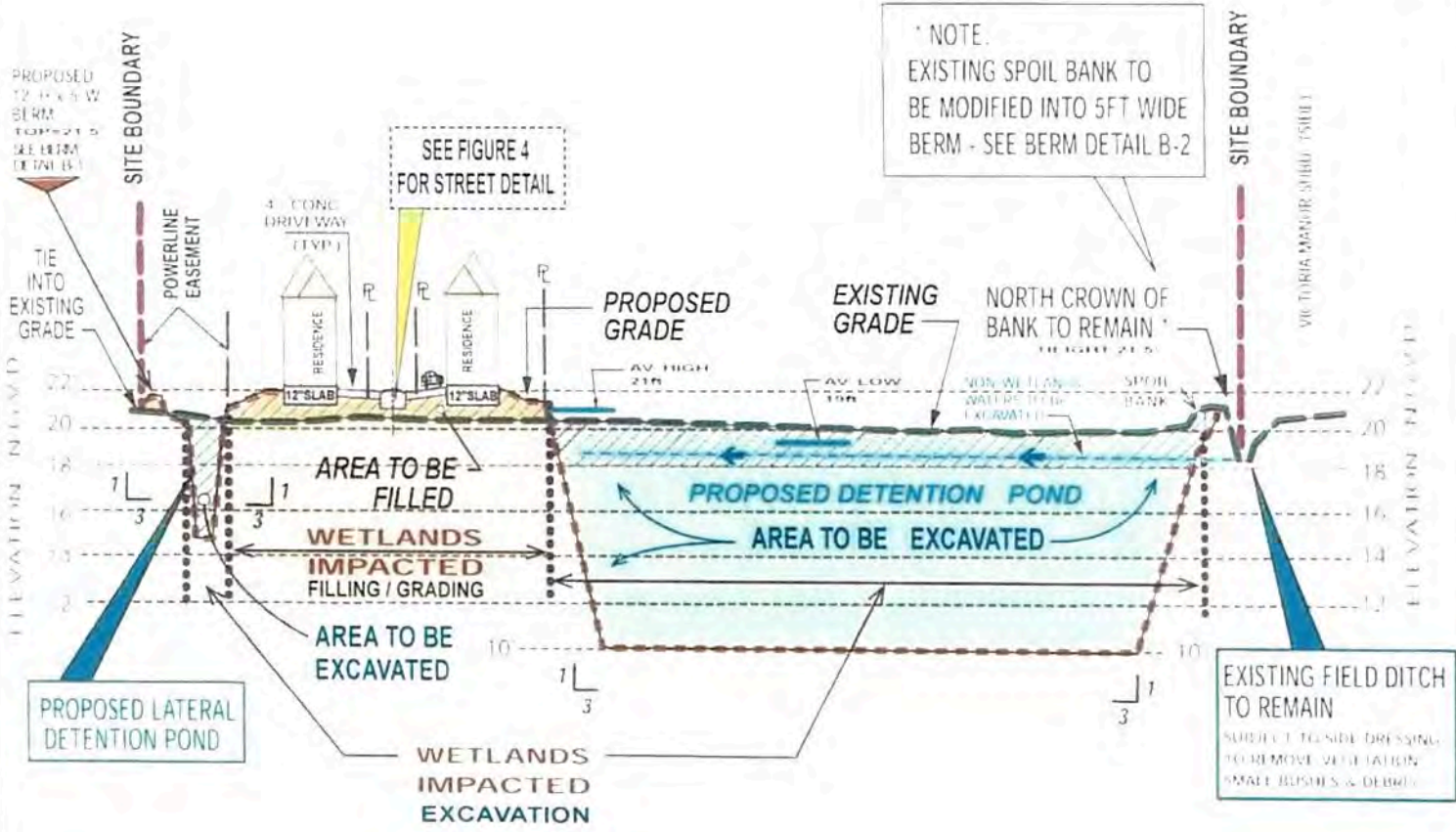
NOTE: ADDITIONAL EXISTING IMPROVEMENTS WITHIN THIS SITE ARE NOT SHOWN HEREON.

APPLICANT:  
**SOUTHERN LIFESTYLE DEVELOPMENT, LLC**

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

**PICARD FARMS**  
 VILLAGE OF MAURICE  
 SECTION 14, T11S-R3E  
 VERMILLION PARISH, LA

**FIGURE 2**



**SECTION A-A**

PROFILE VIEW - LOOKING WEST



**LEGEND:**

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED CONCRETE
- PROPOSED DETENTION POND
- WETLANDS TO BE EXCAVATED
- AREA TO BE FILLED
- WETLANDS TO BE FILLED

APPLICANT:  
SOUTHERN LIFESTYLE  
DEVELOPMENT, LLC



PICARD FARMS  
VILLAGE OF MAURICE  
SECTION 14, T11S-R3E  
VERMILLION PARISH, LA

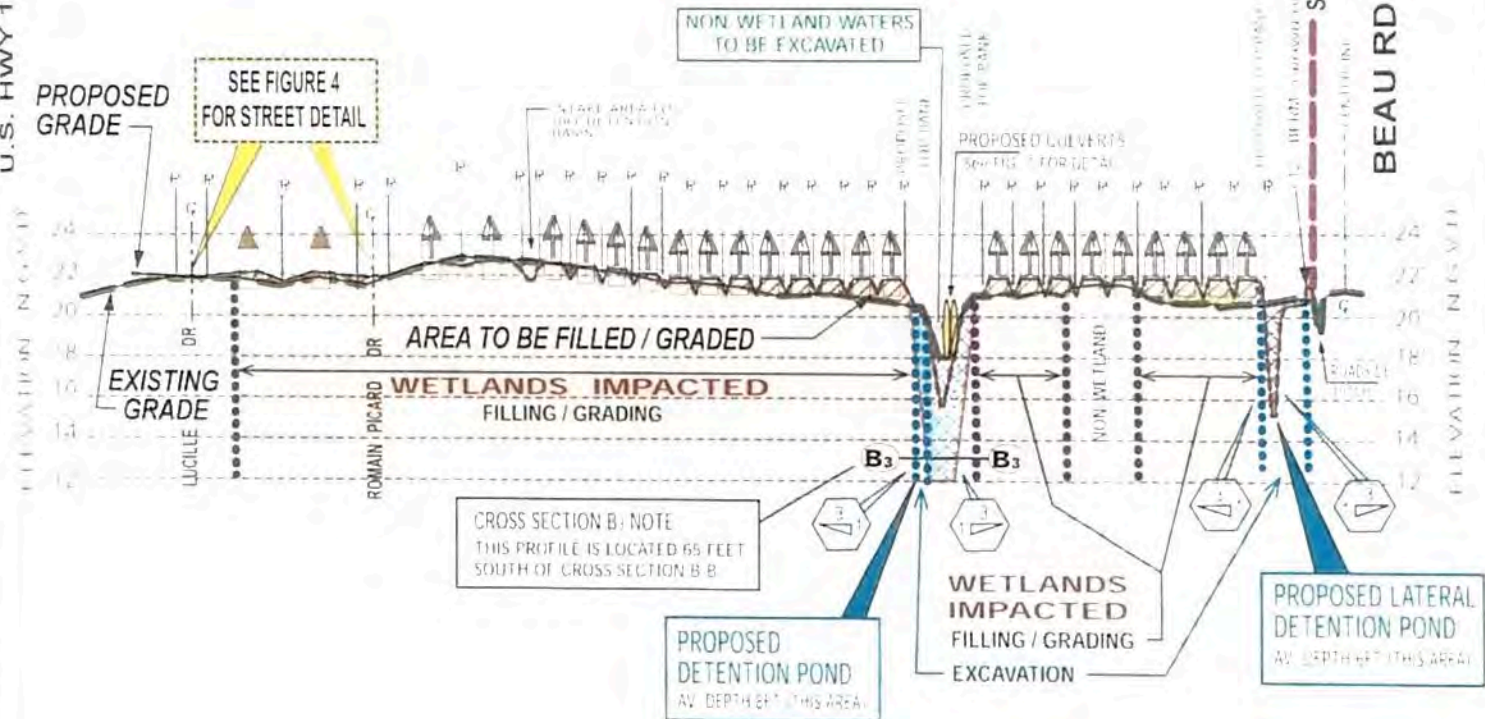
**FIGURE  
3A**

HF: 1807BC

DATE 7-18-19

APPROVED:

U.S. HWY 167 (SIDE)



**SECTIONS B-B & B<sub>3</sub>-B<sub>3</sub>**  
 PROFILE VIEW - LOOKING SOUTH



**LEGEND:**

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED SINGLE FAMILY RESIDENCE  
12' CONCRETE SLAB (TYPICAL)
- PROPOSED CONCRETE
- PROPOSED DETENTION POND
- PROPOSED DETENTION POND
- AREA TO BE FILLED
- WETLANDS TO BE FILLED

APPLICANT:  
 SOUTHERN LIFESTYLE  
 DEVELOPMENT, LLC

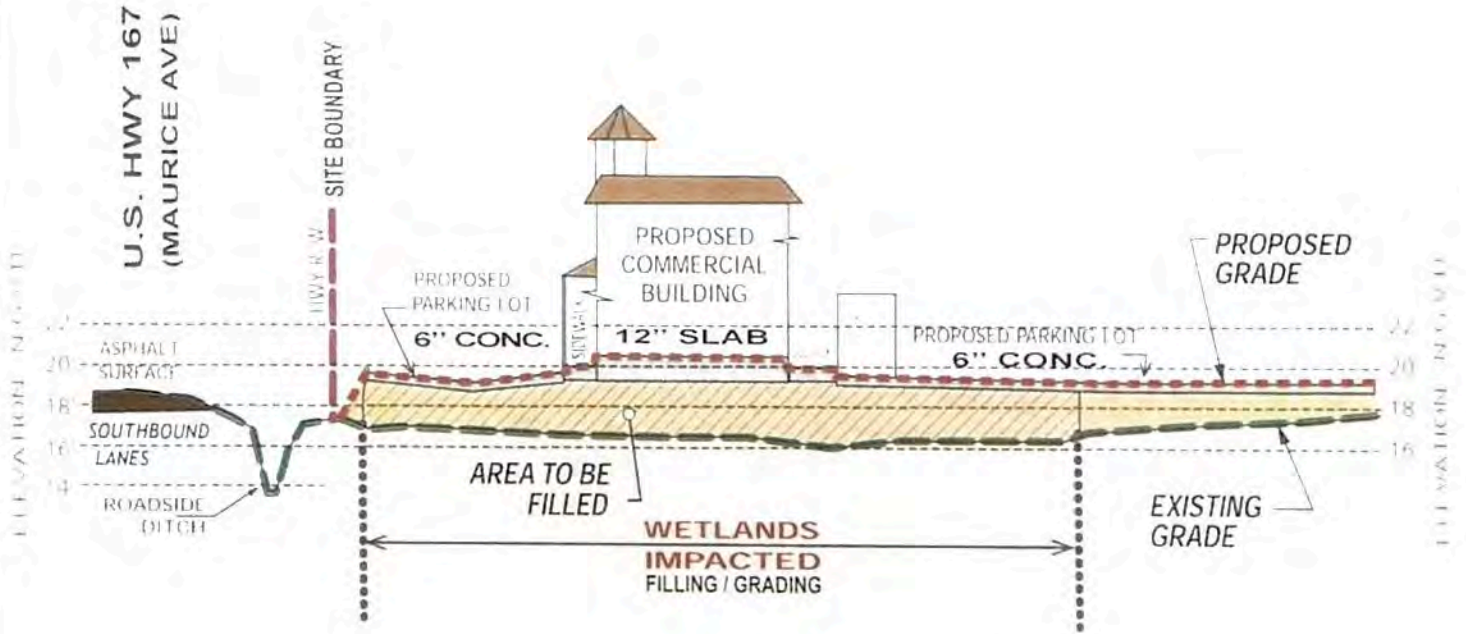
PICARD FARMS  
 VILLAGE OF MAURICE  
 SECTION 14, T11S-R3E  
 VERMILION PARISH, LA

**FIGURE  
 3B**

HF: 1807BC

DATE 7-18-19

APPROVED:



### SECTION C-C

PROFILE VIEW - LOOKING SOUTH

SCALE



**LEGEND:**

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED CONCRETE
- AREA TO BE FILLED
- WETLANDS TO BE FILLED

APPLICANT:  
SOUTHERN LIFESTYLE  
DEVELOPMENT, LLC

PICARD FARMS  
VILLAGE OF MAURICE  
SECTION 14, T11S-R3E  
VERMILION PARISH, LA

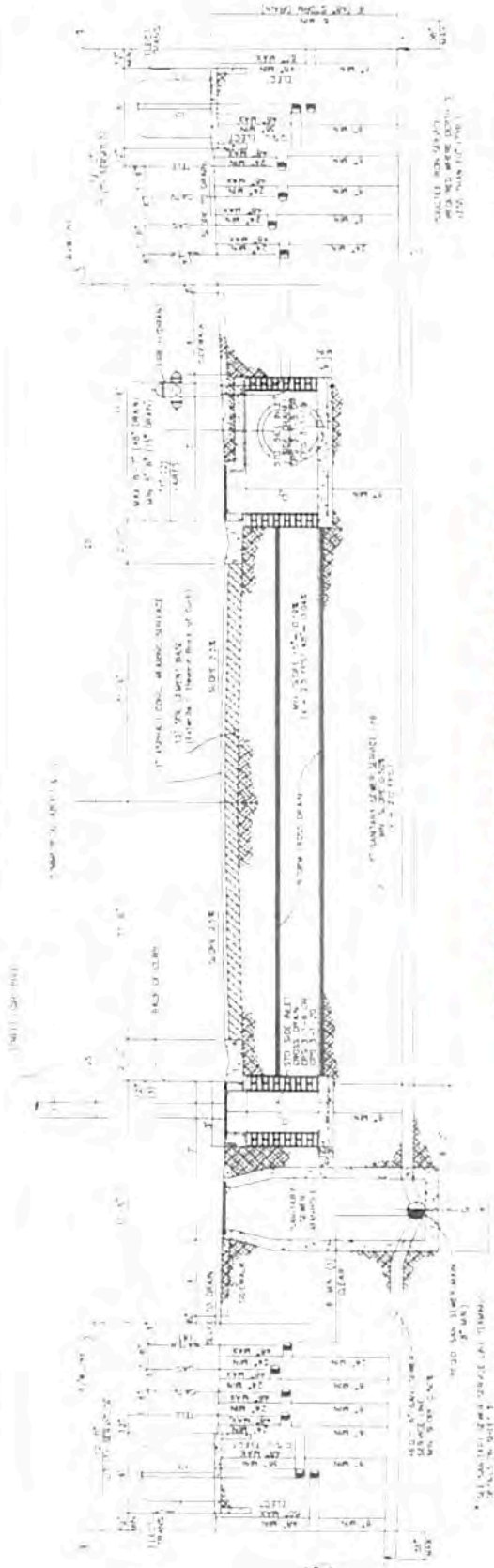
FIGURE  
3C

HF: 1807BC

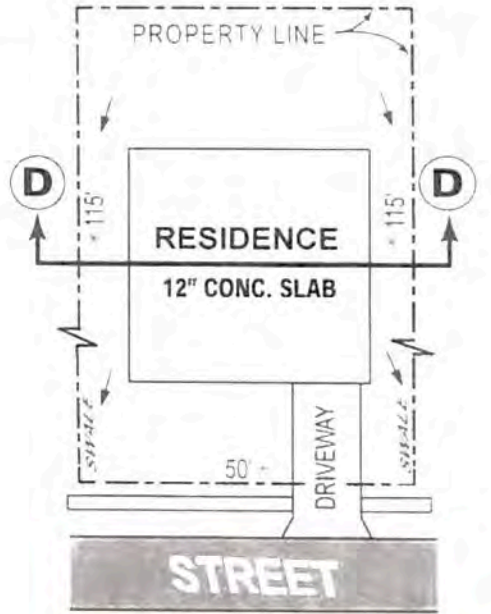
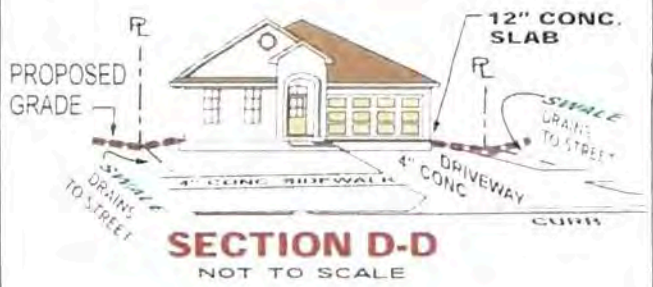
DATE 7-18-19

APPROVED:





**TYPICAL STREET SECTION  
(50 FT R/W WITH CURB & GUTTER)**  
NOT TO SCALE



**TYPICAL LOT LAYOUT**  
NOT TO SCALE  
\* NOTE: LOT DIMENSION VARIES

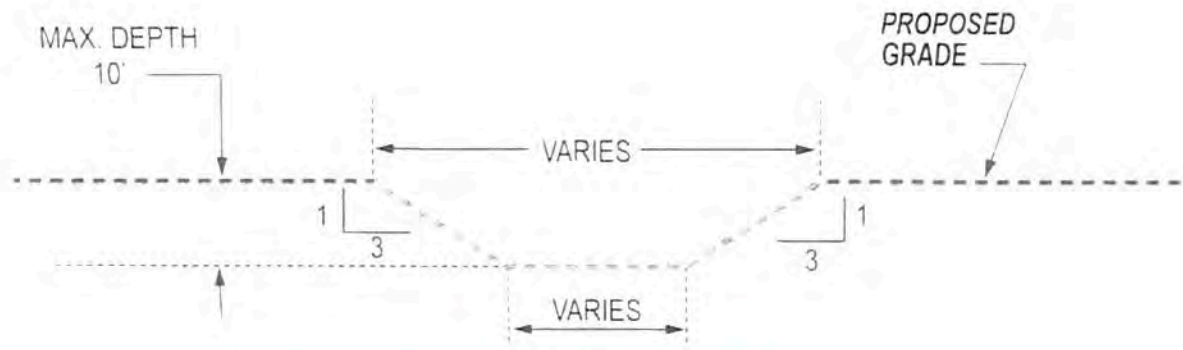
**TYPICAL STREET / LOT PROFILE**

APPLICANT: SOUTHERN LIFESTYLE DEVELOPMENT COMPANY

PICARD FARMS VILLAGE OF MAURICE SECTION 14, T11S-R3E VERMILLION PARISH, LA

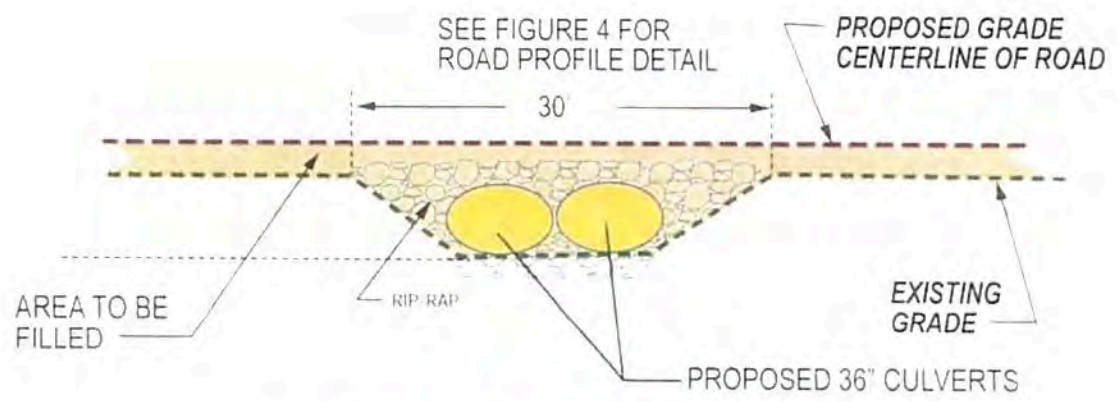
**HYDRİK**  
WETLANDS - GIS MAPPING  
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FIGURE  
**4**



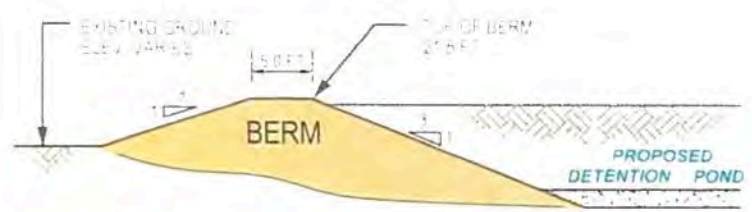
**TYPICAL DETENTION POND PROFILE**

NOT TO SCALE



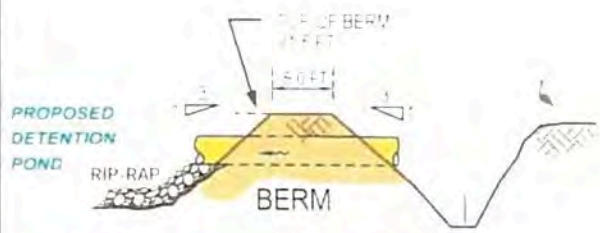
**DITCH CROSSING PROFILE**

NOT TO SCALE



**BERM PROFILE VIEW B-1**

NOT TO SCALE



**BERM PROFILE VIEW B-2**

NOT TO SCALE

**LEGEND:**

- PROPOSED GRADE
- AREA TO BE EXCAVATED
- AREA TO BE FILLED

APPLICANT:  
SOUTHERN LIFESTYLE  
DEVELOPMENT, LLC

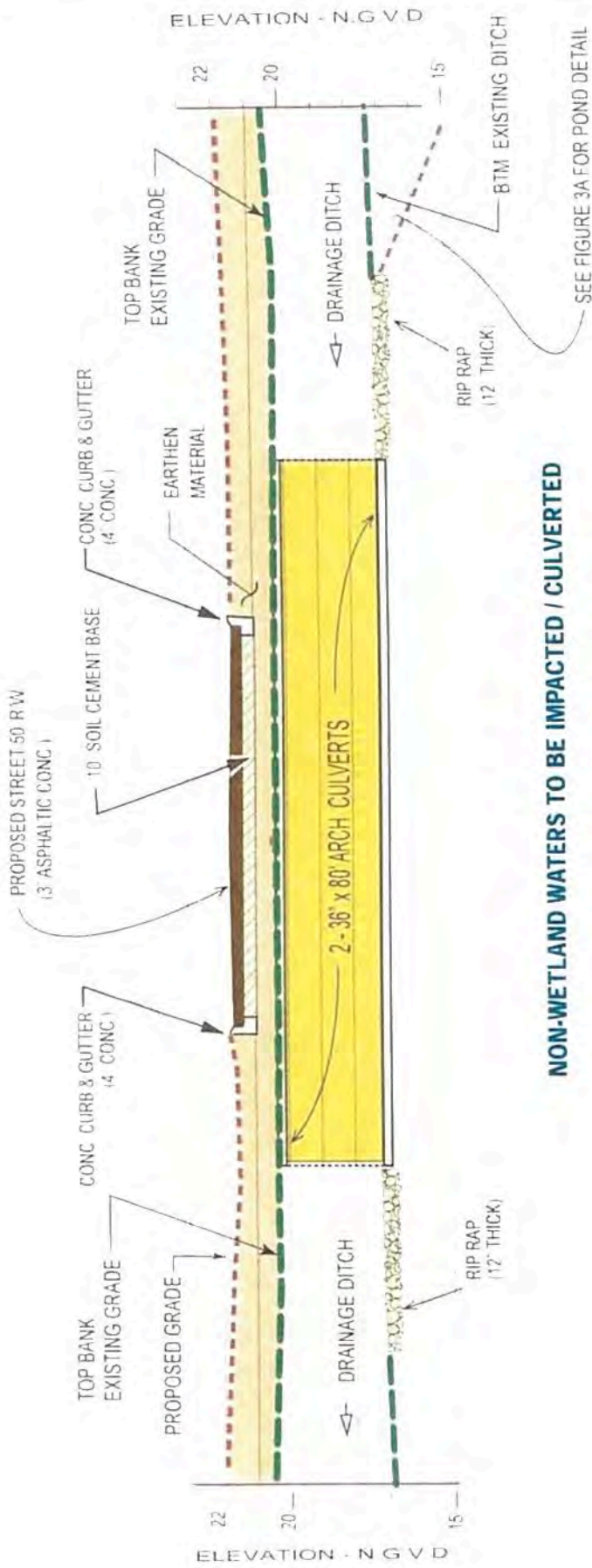
PICARD FARMS  
VILLAGE OF MAURICE  
SECTION 14, T11S-R3E  
VERMILLION PARISH, LA

**FIGURE  
5**

HF: 1807BC

DATE 7-18-19

APPROVED:



**NON-WETLAND WATERS TO BE IMPACTED / CULVERTED**

**STREET / CULVERT CROSSING PROFILE**



**LEGEND:**

- EXISTING GRADE
- PROPOSED GRADE
- SOIL CEMENT TREATED BASE
- FILLED AREA / EARTHEN MATERIAL
- CONCRETE
- ASPHALTIC CONCRETE
- 10LB RIP RAP

**STREET / CULVERT CROSSING  
NON-WETLAND WATERS**

PICARD FARMS  
VILLAGE OF MAURICE  
SECTION 14, T11S-R3E  
VERMILLION PARISH, LA



APPLICANT:  
**SOUTHERN LIFESTYLE  
DEVELOPMENT COMPANY**

**FIGURE  
6**