

JOINT PUBLIC NOTICE

29 July 2019

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

(504) 862-2279
angelle.v.greer@usace.army.mil
Project Manager
Angelle Greer
Permit Application Number
MVN-2019-00696-EG

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

(225) 219-3225
Project Manager
Elizabeth Hill
WQC Application Number
WQC 190723-02

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).

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).

RESIDENTIAL AND COMMERCIAL DEVELOPMENT IN TANGIPAHOA PARISH

NAME OF APPLICANT: Fairhope Development, LLC, c/o Hydrik Wetland Consultants, Attn: Michael Henry, 2323 Highway 190 East, Suite 2, Hammond, LA 70401

LOCATION OF WORK: At approximately Latitude: 30.442122, Longitude: -90.307194, in Ponchatoula, in Tangipahoa Parish, Louisiana, as shown on the enclosed drawings.
Hydrologic Unit Code: 08070205 (Lake Maurepas-Tangipahoa)

CHARACTER OF WORK: Placement of fill material to facilitate construction of a 445-acre residential development and 4.9-acre commercial lot in southern Tangipahoa Parish. Approximately 650,095-cubic yards of native earthen material and 100,000-cubic yards of concrete would be placed for construction of home sites, roads, drainage features, utility lines, and appurtenant structures. The

applicant proposes to compensate for unavoidable project-related impacts to 12.338-acres of jurisdictional wetlands through the purchase of wetland credits from a Corps' approved mitigation bank within the appropriate watershed.

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 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.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would not result in the destruction or alteration of EFH utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would have no 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

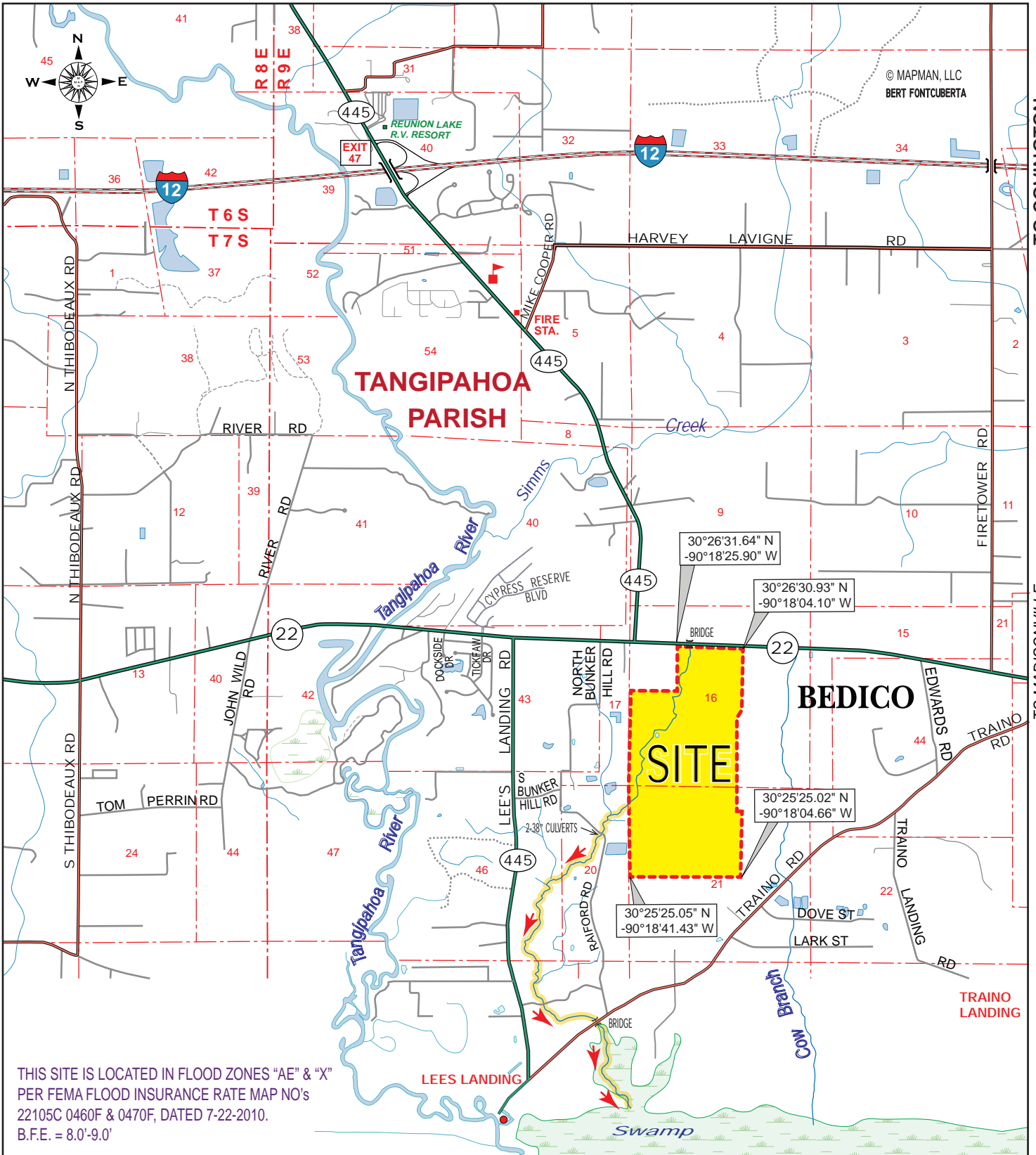
TO ROBERT

TO HAMMOND

TO COVINGTON

TO PONCHATOLA

TO MADISONVILLE



THIS SITE IS LOCATED IN FLOOD ZONES "AE" & "X"
 PER FEMA FLOOD INSURANCE RATE MAP NO's
 22105C 0460F & 0470F, DATED 7-22-2010.
 B.F.E. = 8.0'-9.0'

SITE VICINITY
FAIRHOPE
 SECTIONS 16 & 21, T7S-R9E
 TANGIPAHOA PARISH, LA

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

APPLICANT:
FAIRHOPE DEVELOPMENT, LLC

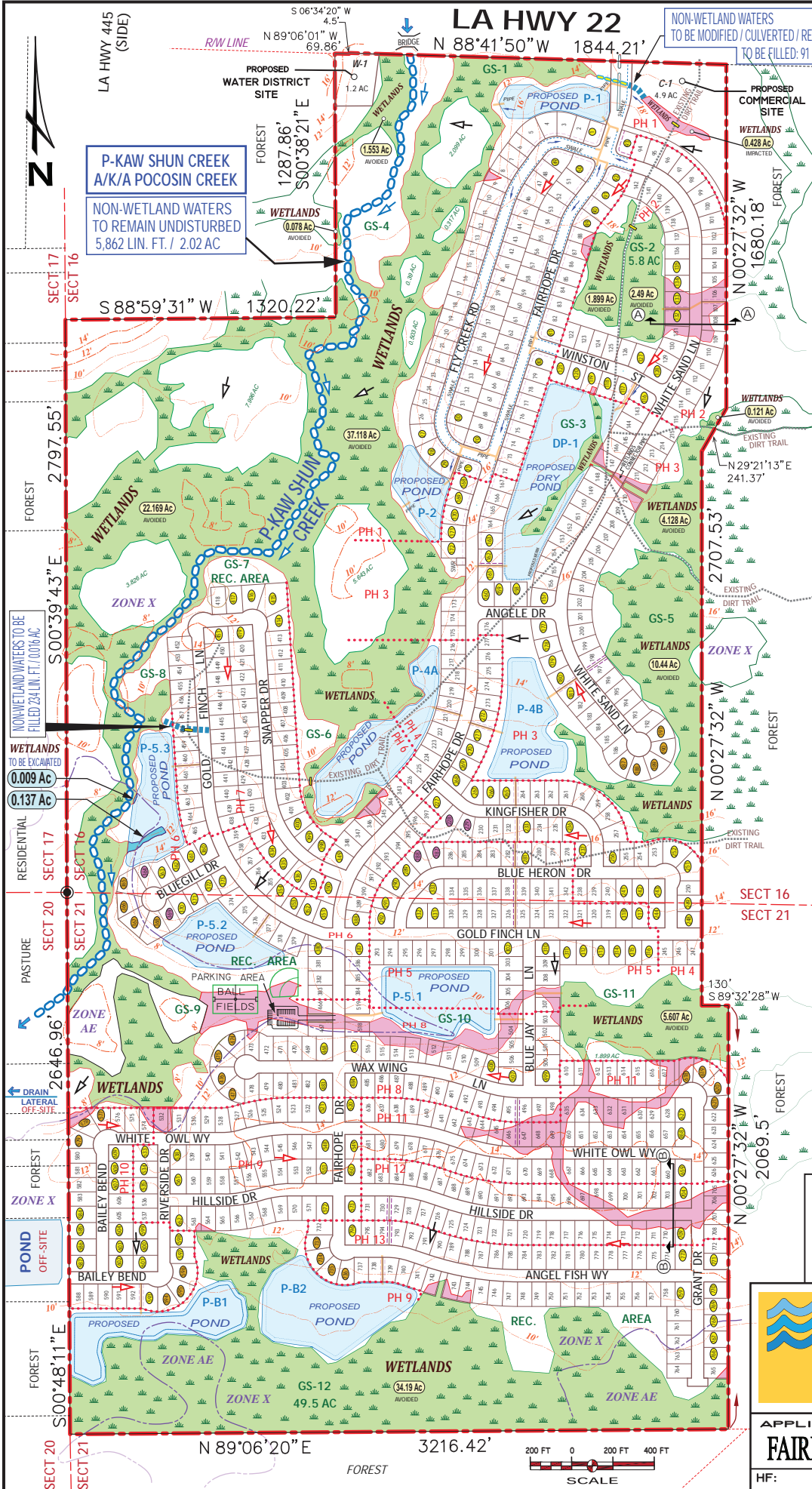
LEGEND

- = PROJECT SITE
- ➔ = DRAINAGE DISCHARGE

FIGURE
1

SITE COORDINATES
 30.43282 N, -90.302834 W

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH. HF: 1920 C DATE 5-15-2019 APPROVED:



PROJECT DATA

PROJECT AREA = 450 ACRES
 TOTAL WETLANDS = 130.20 AC
 TOTAL RESIDENTIAL LOTS = 796
 GREENSPACE AREA = 233 AC
 1 - COMMERCIAL TRACT (C-1) = (4.9 AC)
 1 - MISC. TRACT FOR WATER DIST. (W-1) = 1.2 AC
 TOTAL LENGTH OF STREETS = 35,000 LIN. FT.
 DETENTION POND AREAS (10) = 34.80 ACRES
 -650,095 CU. YDS. TO BE EXCAVATED & DISPERSED ON SITE.

LEGEND:

- SITE BOUNDARY (450 ACRES)
- TOTAL WETLANDS = 133.754 ACRES**
- WETLANDS TO BE IMPACTED VIA FILL / GRADING: 12.192 AC.
- WETLANDS TO BE IMPACTED VIA EXCAVATION: 0.146 AC.
- WETLANDS AVOIDED: 121.416 AC.
- NON-WETLAND WATERS**
- NOT TO BE IMPACTED - P-KAW SHUN CREEK 5,862 LIN. FT / 2.02 AC
- TO BE IMPACTED / FILLED / GRADED: 325 LIN. FT / 0.028 AC
- TO BE MODIFIED / RE-ROUTED / CULVERTED: 171 LIN. FT / 0.024 AC
- 10' ELEVATION / CONTOUR
- DRAINAGE FLOW: PRE-CONSTRUCTION
- DRAINAGE FLOW: POST CONSTRUCTION
- ZONE X FLOOD ZONE / TRANSITION LINE
- ZONE AE FLOOD ZONE / TRANSITION LINE
- PROPOSED DETENTION POND
- PROPOSED DRY DETENTION POND
- EXISTING CULVERT
- PROPOSED DRAIN PIPE
- PROPOSED SWALE
- PHASE / FILING LINE
- EXISTING DIRT TRAIL

LOT SIZE {
 80' WIDE LOT (9,600 SQ. FT. - AV.)
 NO SYMBOL OR: 70' WIDE LOT (8,400 SQ. FT.)
 60' WIDE LOT (8,400 SQ. FT.)

FAIRHOPE

SECTIONS 16 & 21, T7S-R9E
TANGIPAHOA PARISH, LA

HYDRİK

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

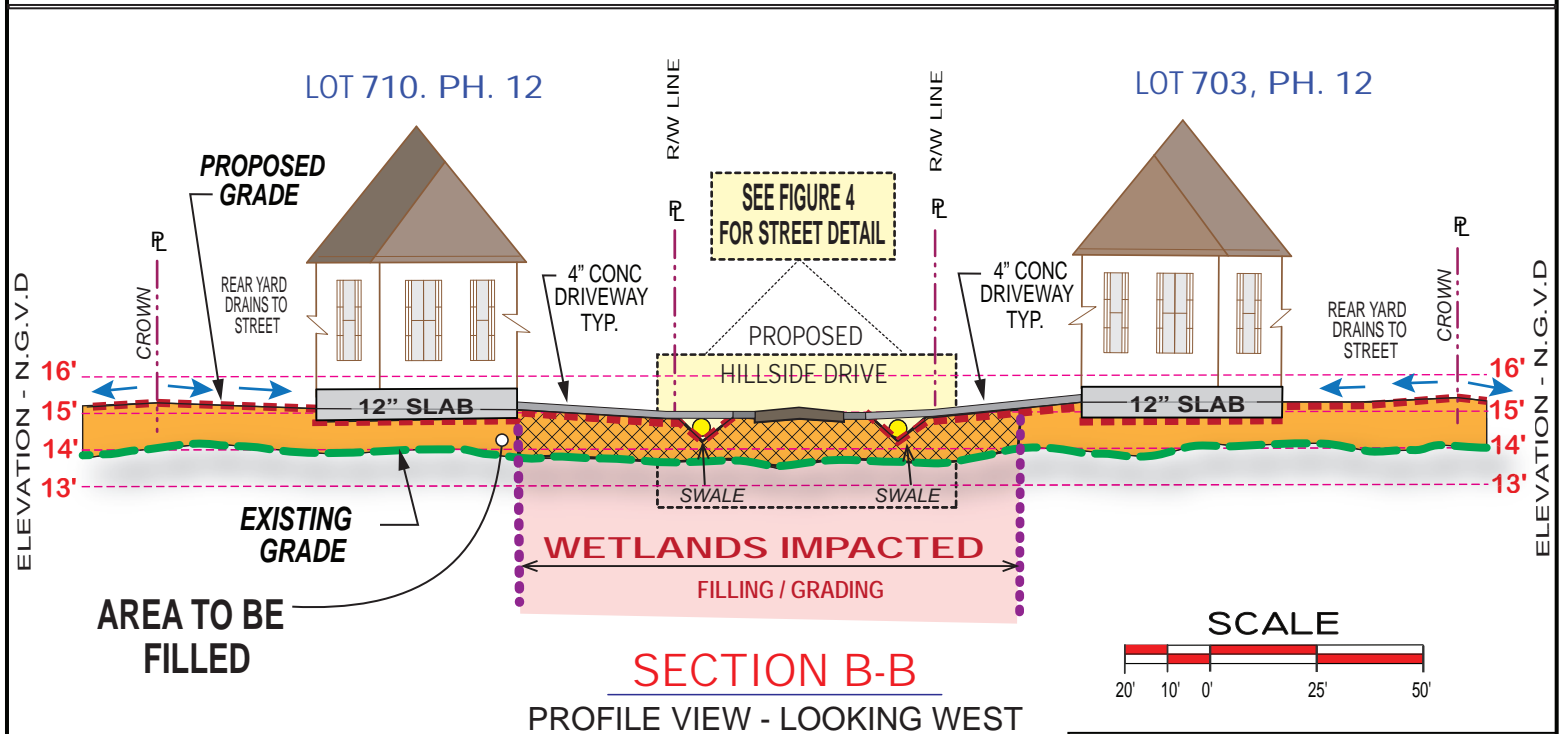
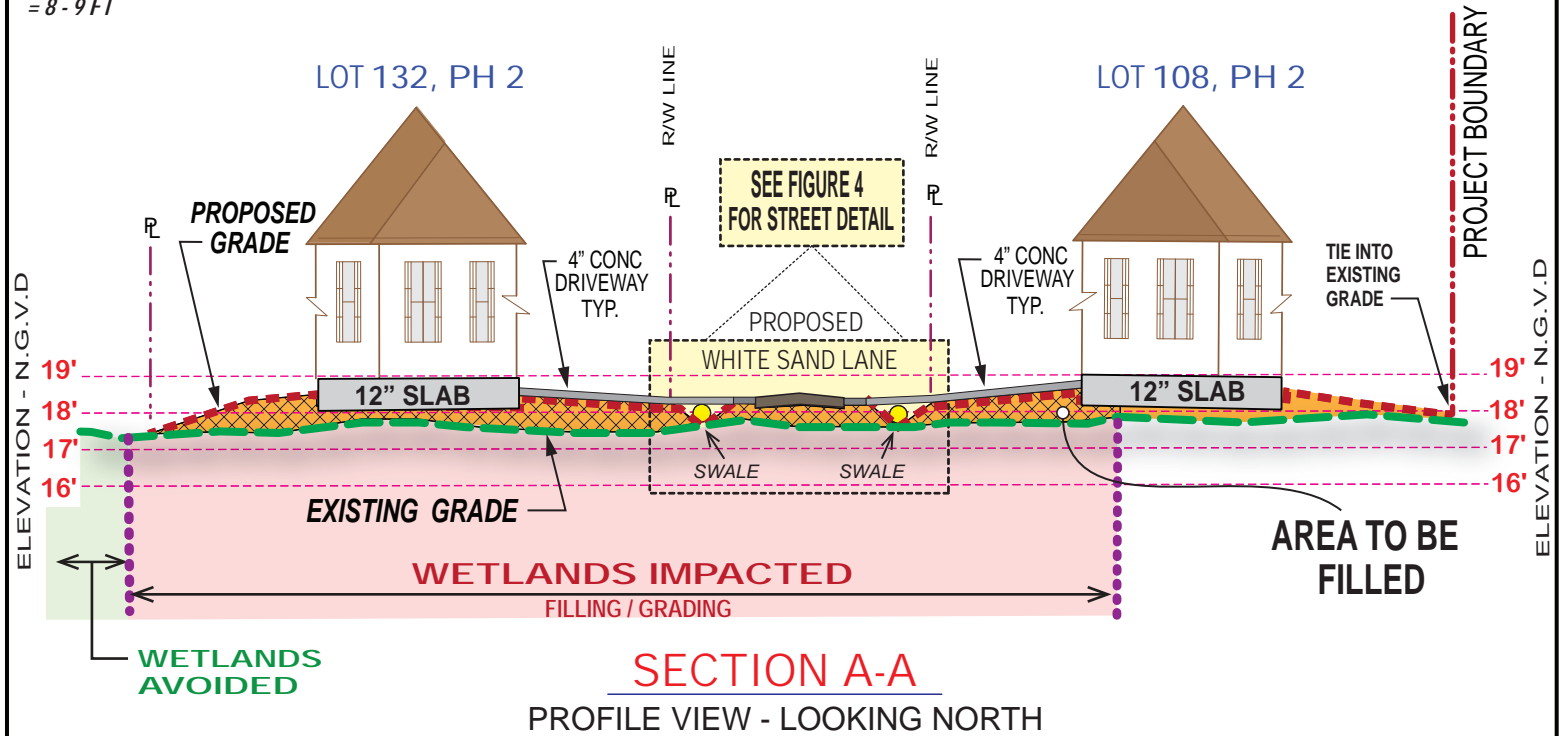
APPLICANT:		
FAIRHOPE DEVELOPMENT, LLC		
HF: 1920 C	DATE: 5/15/19, 6/04/19, 6/21/19	APPROVED:

FIGURE 2

BASE DRAWINGS PROVIDED BY: SIGMA CONSULTING GROUP, INC., BATON ROUGE, LA
PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

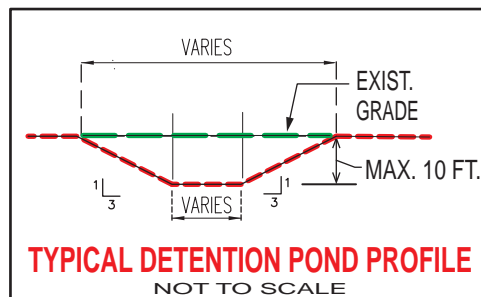
J.D. ACCT NO. MW-2017-00796-SY

BASE FLOOD
= 8-9 FT



LEGEND:

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



FAIRHOPE
SECTIONS 16 & 21, T7S-R9E
TANGIPAHOA PARISH, LA

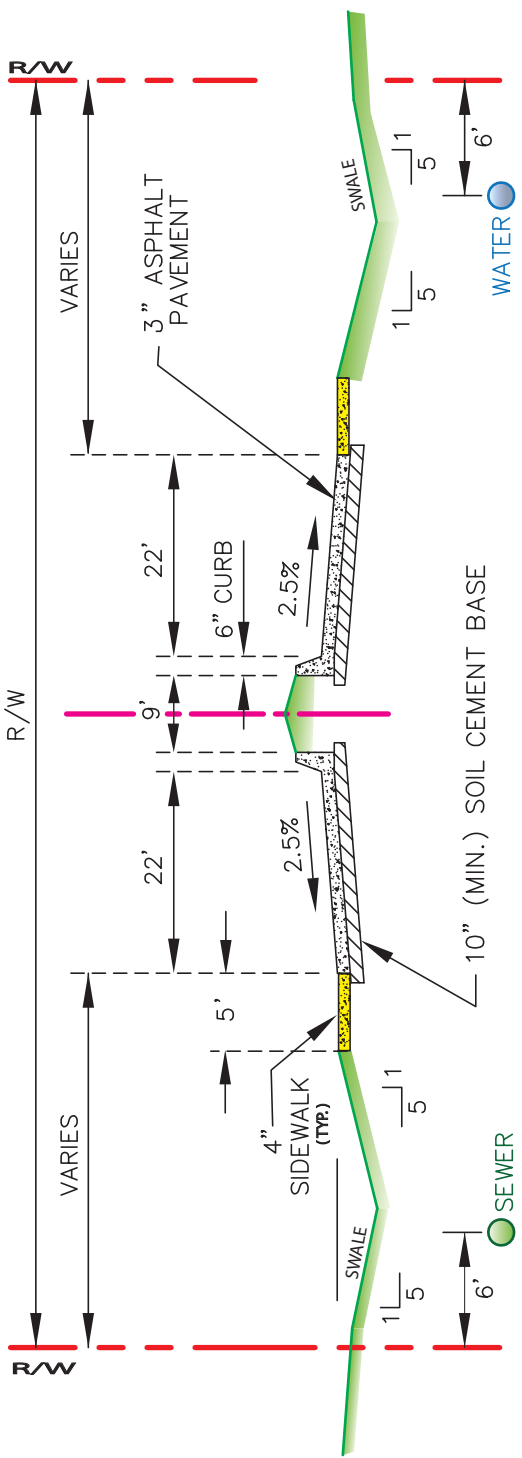
HYDRIK
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WWW.HYDRIK.COM (985)429-0333

APPLICANT:
FAIRHOPE DEVELOPMENT, LLC

HF: 1920 C	DATE: 5-15-2019	APPROVED:
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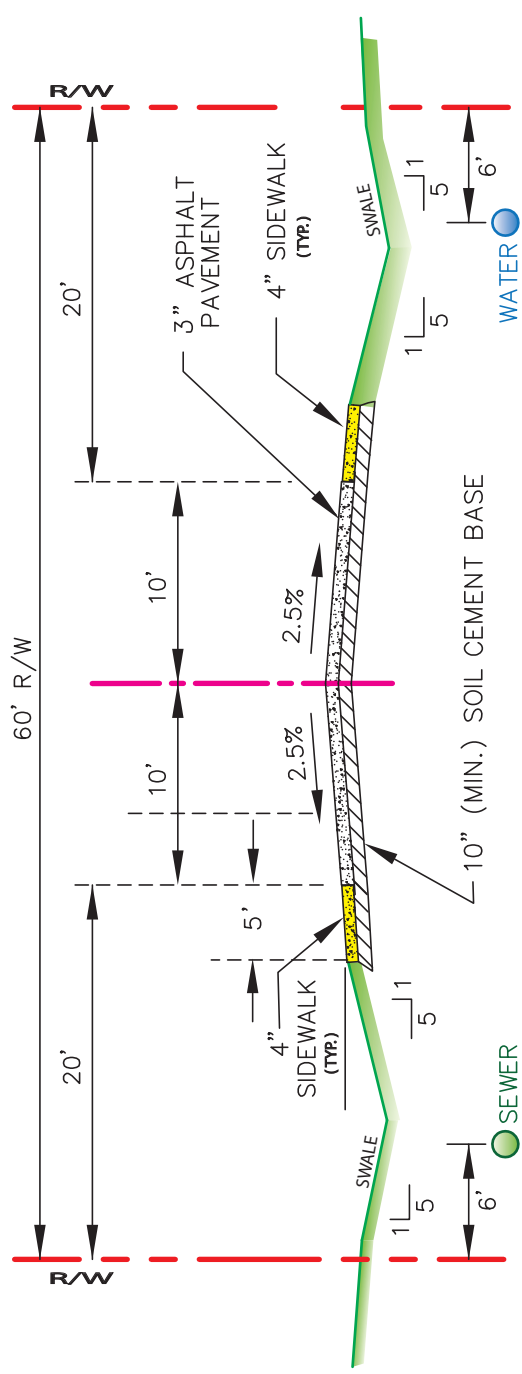
FIGURE
3

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TYPICAL BOULEVARD ENTRANCE SECTION

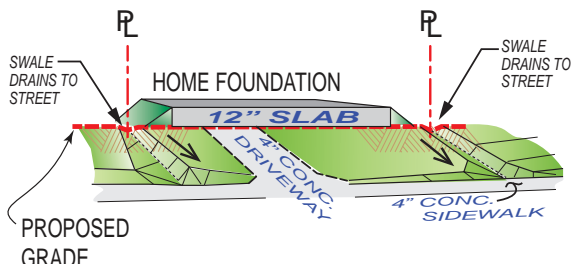
SCALE: N.T.S.



TYPICAL 60' STREET SECTION

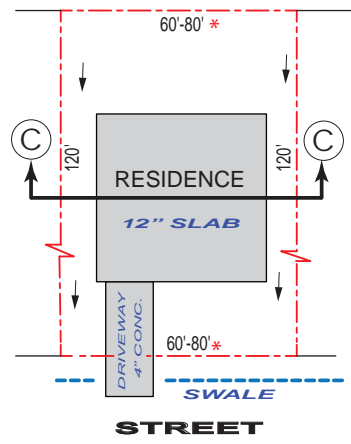
SCALE: N.T.S.

TOTAL STREET LENGTH: 35,000 L.F.



SECTION C-C
NOT TO SCALE

* = DISTANCE VARIES



FAIRHOPE
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APPLICANT:
FAIRHOPE DEVELOPMENT, LLC

HF: 1920 C	DATE: 5-15-2019	APPROVED:
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FIGURE
4

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