



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT
7400 LEAKE AVE
NEW ORLEANS, LA 70118-3651

November 15, 2021

Regulatory Division
Central Evaluation Branch

Project Manager
Kenny Blanke
(504) 862-1217
Kenneth.G.Blanke@usace.army.mil

SUBJECT: MVN-2021-0041-CQ

PUBLIC NOTICE

Interested parties are hereby notified that an application has been received by the District engineer for a Department of the Army permit to authorize the following 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).

RESIDENTIAL SUBDIVISION DEVELOPMENT NEAR DENHAM SPRINGS IN LIVINGSTON PARISH

NAME OF APPLICANT: JBW Properties, c/o Hydrik Wetlands Consultants, Attn: Mike Henry, 2323 Hwy 190 East, Suite 2, Hammond, LA 70401.

LOCATION OF WORK: In an approximate 25.0-acre site located along and north of Lockhart Road (LA Hwy 1026), in Section 28, Township 6 South, Range 3 East, near Denham Springs, Louisiana, in Livingston Parish, within the Pontchartrain Basin in hydrologic unit (HUC 08070202), as shown on the attached drawings (Latitude 30.50076 N, Longitude -90.91655 W).

CHARACTER OF WORK: The applicant has requested Department of the Army authorization to clear, grade, excavate and deposit fill to construct and maintain an approximate 58-lot residential subdivision (The Lakes at Lockhart) to include infrastructure, greenspace, onsite detention pond, utilities and drainage infrastructure. Approximately 71,355 cubic yards of clean silt fill and clay from onsite excavation would be placed as fill material in jurisdictional areas. The proposed project is situated on an approximate 25.0-acre tract that has been determined to contain approximately 6.69 acres of jurisdictional forested wetlands. Of this, approximately 6.12 acres would be directly impacted as a result of project implementation. The applicant proposes to avoid additional direct impacts and minimize secondary impacts (to wetlands) to the maximum extent practicable by avoiding approximately 0.57 acres of jurisdictional wetlands and has proposed to utilize best management practices for erosion and siltation control during and after the construction phase of the project. If authorized, the project will receive approval from all appropriate local drainage authorities and sewerage agencies. As compensation for unavoidable wetland impacts, the applicant proposes to use a Corps approved mitigation bank within the watershed of impact.

The comment period for the Department of Army will close in **20 days** from the date of this 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 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 DIVISION, RGC, Kenny Blanke**. 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.

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 made available to the State Archeologist and the State Historic Preservation Officer.

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.

Utilizing the Information & Planning Consultation for Endangered Species in Louisiana (IPaC), dated January 27, 2020, between the U.S. Army Corps of Engineers, New Orleans and U.S. Fish and Wildlife Service, Ecological Services Office, the Corps has determined that the proposed activity will have no effect on any known species.

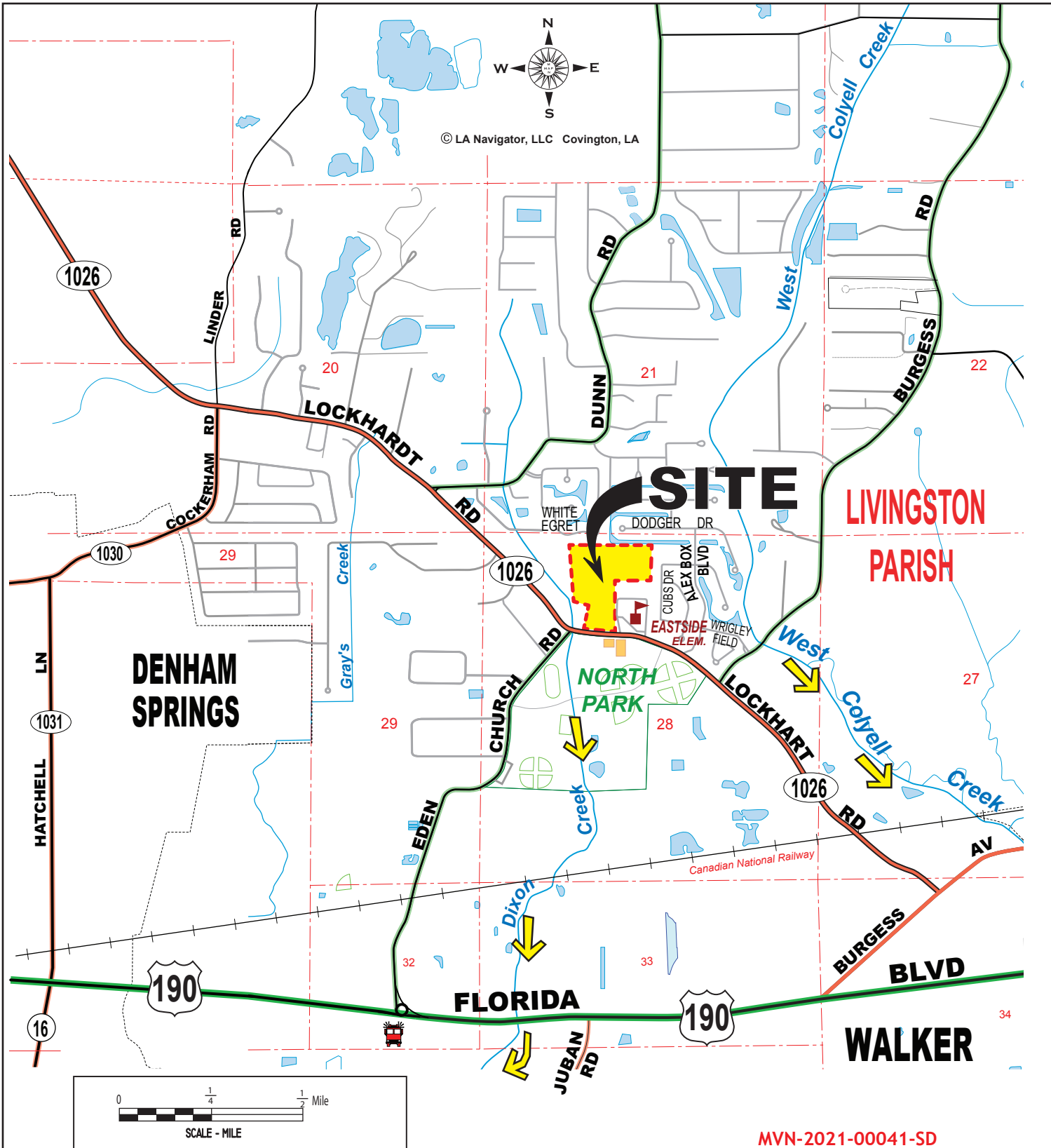
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of NA acres of EFH utilized by various life stages of red drum and penaeid shrimp. Our 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, Office of Environmental Services, 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. 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

Enclosures



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MVN-2021-00041-SD

SITE VICINITY
THE LAKES AT LOCKHART
 SECTION 28, T6S-R3E
 LIVINGSTON PARISH, LOUISIANA



HYDRIK
 WWW.HYDRIK.COM

APPLICANT:
JBW PROPERTIES, LLC



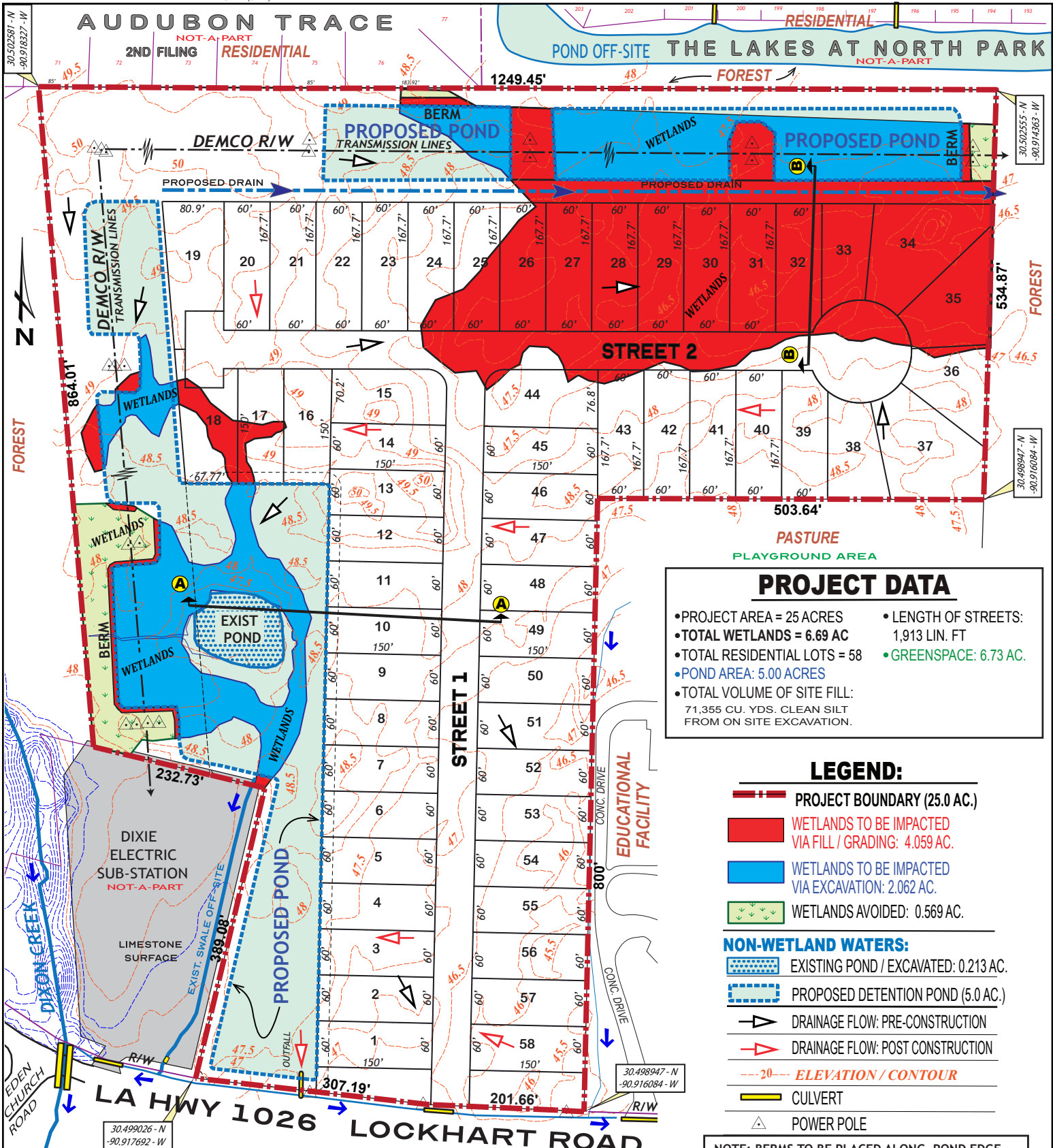
LEGEND
 = PROPOSED DEVELOPMENT
 = DRAINAGE DISCHARGE DIRECTION

FIGURE 1

SITE COORDINATES
 30.50076 N, -90.91655 W (OCZ)

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

HF: 20145 ABC DATE: 8-10-2021 APPROVED:



PROJECT DATA

- PROJECT AREA = 25 ACRES
- TOTAL WETLANDS = 6.69 AC
- TOTAL RESIDENTIAL LOTS = 58
- POND AREA: 5.00 ACRES
- TOTAL VOLUME OF SITE FILL: 71,355 CU. YDS. CLEAN SILT FROM ON SITE EXCAVATION.
- LENGTH OF STREETS: 1,913 LIN. FT
- GREENSPACE: 6.73 AC.

LEGEND:

- PROJECT BOUNDARY (25.0 AC.)
- WETLANDS TO BE IMPACTED VIA FILL / GRADING: 4.059 AC.
- WETLANDS TO BE IMPACTED VIA EXCAVATION: 2.062 AC.
- WETLANDS AVOIDED: 0.569 AC.

NON-WETLAND WATERS:

- EXISTING POND / EXCAVATED: 0.213 AC.
- PROPOSED DETENTION POND (5.0 AC.)
- DRAINAGE FLOW: PRE-CONSTRUCTION
- DRAINAGE FLOW: POST CONSTRUCTION
- ELEVATION / CONTOUR
- CULVERT
- POWER POLE

NOTE: BERMS TO BE PLACED ALONG POND EDGE ADJACENT TO WETLAND AREAS

THIS SITE IS LOCATED IN ZONES "A" & "AE" PER FEMA FLOOD INS. RATE MAP PANEL No. 22063C 0120E DATED APRIL 3, 2012. B.F.E. = 48' - 48.5'

TOP BANK	S.W.S.	Q(10) CFS	WS(10) FEET	Q(25) CFS	WS(25) FEET	Q(100) CFS	WS(100) FEET
48.00 FT.	45.00 FT.	19.00	46.64	26.22	47.00	37.47	47.55

NOTE: BASE DRAWINGS PROVIDED BY: McLIN TAYLOR, INC. LIVINGSTON, LA

APPLICANT: **JBW PROPERTIES, LLC**
THE LAKES AT LOCKHART
 SECTION 28, T6S-R3E
 LIVINGSTON PARISH, LOUISIANA

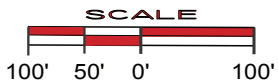
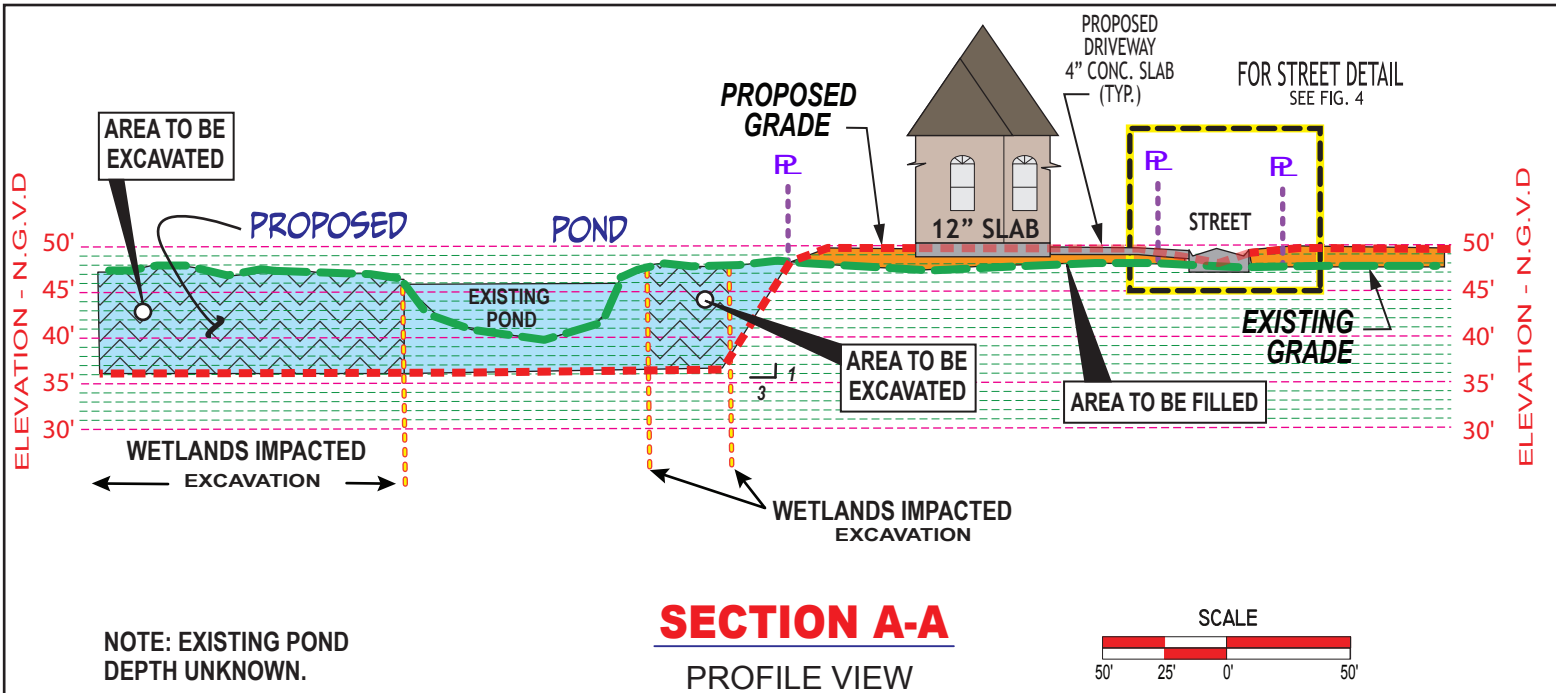


FIGURE 2

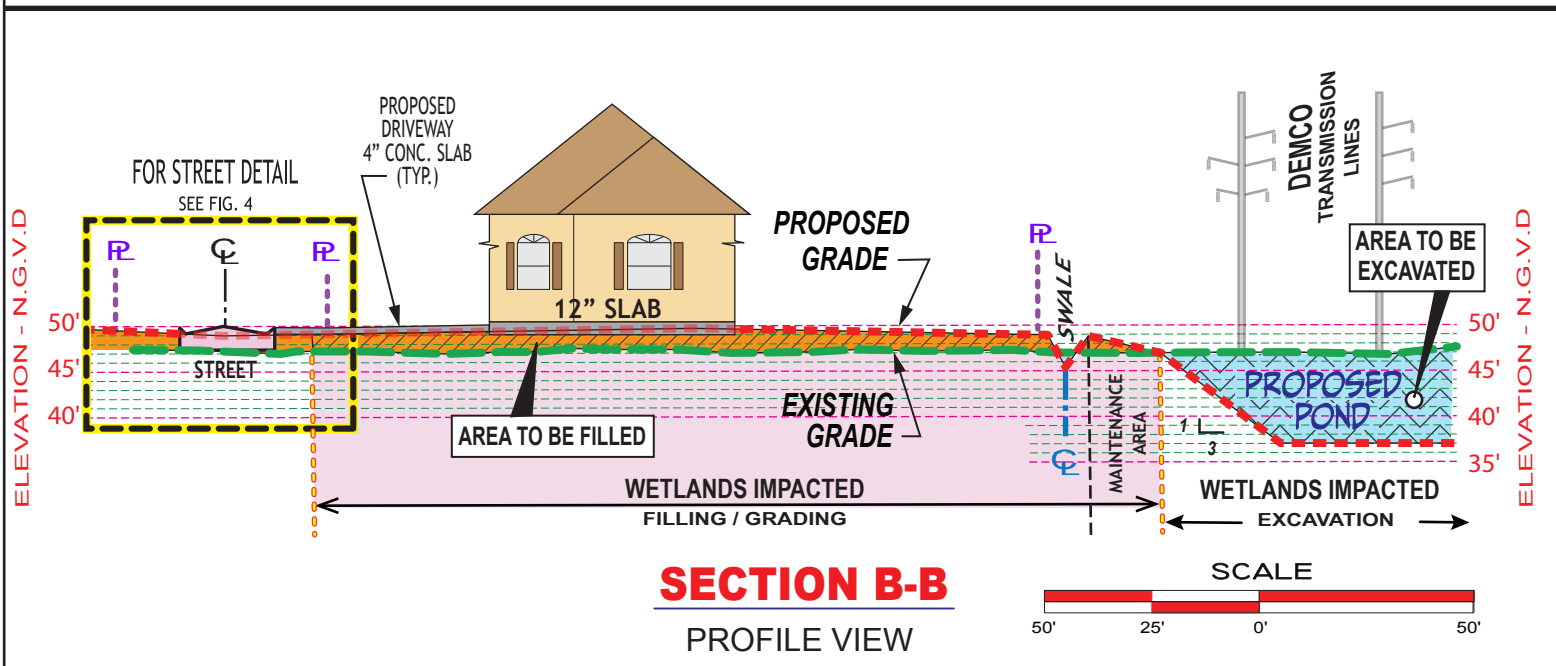
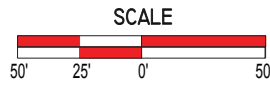
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NOTE: EXISTING POND DEPTH UNKNOWN.

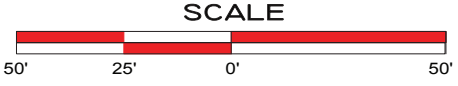
SECTION A-A

PROFILE VIEW



SECTION B-B

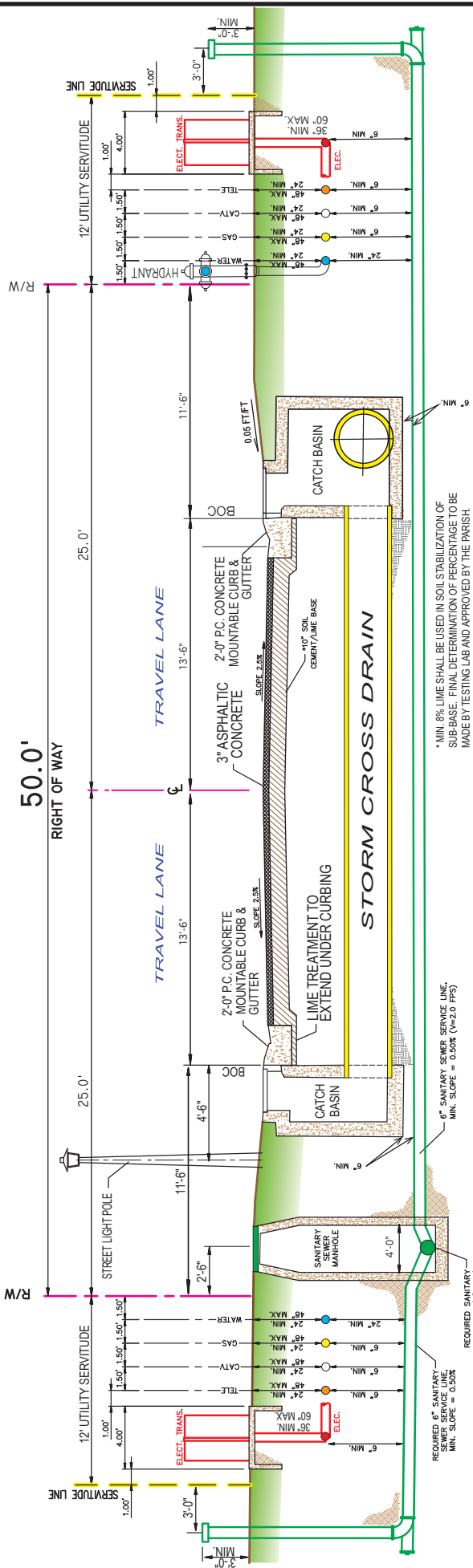
PROFILE VIEW



LEGEND:

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

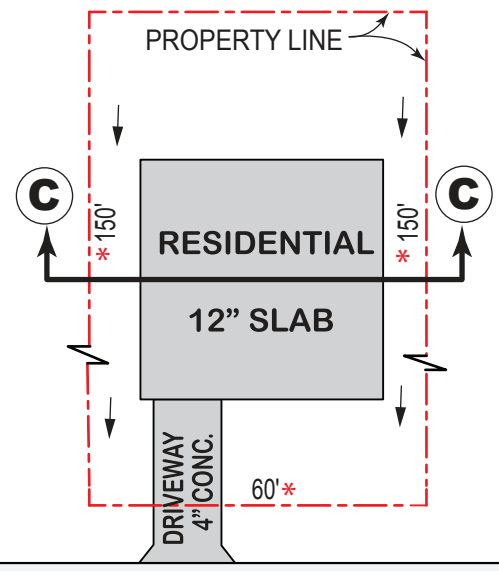
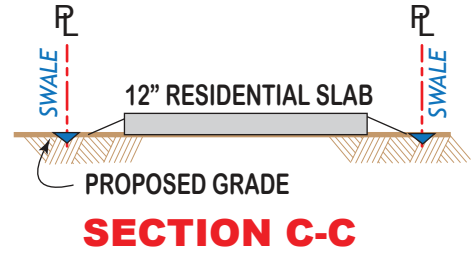
APPLICANT:		
JBW PROPERTIES, LLC		
WWW.HYDRIK.COM		
THE LAKES AT LOCKHART SECTION 28, T6S-R3E LIVINGSTON PARISH, LOUISIANA		FIGURE 3
HF: 20145 ABC	DATE: 8-10-2021	APPROVED:



TYPICAL 50' STREET SECTION

SCALE: N.T.S.

* MIN. 8% LIME SHALL BE USED IN SOIL STABILIZATION OF SUB-BASE. FINAL DETERMINATION OF PERCENTAGE TO BE MADE BY TESTING LAB AND APPROVED BY THE PARISH.



STREET

TYPICAL LOT LAYOUT
NOT TO SCALE

* NOTE: LOT DEMISSION VARIES
← = PROPOSED DRAINAGE FLOW

APPLICANT:

JBW PROPERTIES, LLC



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WWW.HYDRIK.COM

THE LAKES AT LOCKHART

SECTION 28, T6S-R3E
LIVINGSTON PARISH, LOUISIANA

FIGURE

4

HF: 20145 ABC

DATE: 8-10-2021

APPROVED:

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