



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

September 19, 2022

Project Manager:
Stephanie Castaing
(504) 862-1564
Stephanie.L.Castaing@usace.army.mil

Permit Application Number: MVN-2021-00435-EPP

PUBLIC NOTICE

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).

SINGLE-FAMILY RESIDENTIAL DEVELOPMENT IN ST. TAMMANY PARISH

NAME OF APPLICANT: D.R. Horton, c/o Hydrik Wetlands Consultants, Attn: Michael Henry, 2323 Highway 190, Suite 2, Hammond, Louisiana 70401 or mike@hydrik.com

LOCATION OF WORK: At approximately Latitude: 30.31021, Longitude: -89.86569, off Highway 190 at Honeybee Road, in Slidell, Louisiana, in St. Tammany Parish, as shown on the enclosed drawings.

Hydrologic Unit Code: 08090201 (Liberty Bayou-Tchfuncta River)

CHARACTER OF WORK: Clear, grade, excavate and fill for a single-family residential development-Honeybee Subdivision. The project will include 1,005 residential lots, ponds, roadways, associated utilities, and drainage infrastructure. The project as proposed would directly impact approximately 182.9 acres of wetlands and/or waterbottoms. The applicant proposed to contract with an approved mitigation bank to offset the adverse impact to jurisdictional wetlands.

The comment period for the Department of the Army Permit will close **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 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 can be 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, RGE, Stephanie Castaing. This public notice is also available for review online at <https://go.usa.gov/xennJ>. Individuals or parties may also request an extension of time in which to comment on the proposed work by mail or preferably by emailing the specified project manager listed above. Any request for an extension of time to comment 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 and inclusive of the initial comment period and 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 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 has determined that additional information is required for NHPA compliance review. 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 activity will have no effect on the threatened Gopher Tortoise and the endangered Red-cockaded Woodpecker, based on 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.

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 Commerce, nor affect any habitat designated as critical to the survival and recovery of such 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 0.0 acres of EFH utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would have no 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.

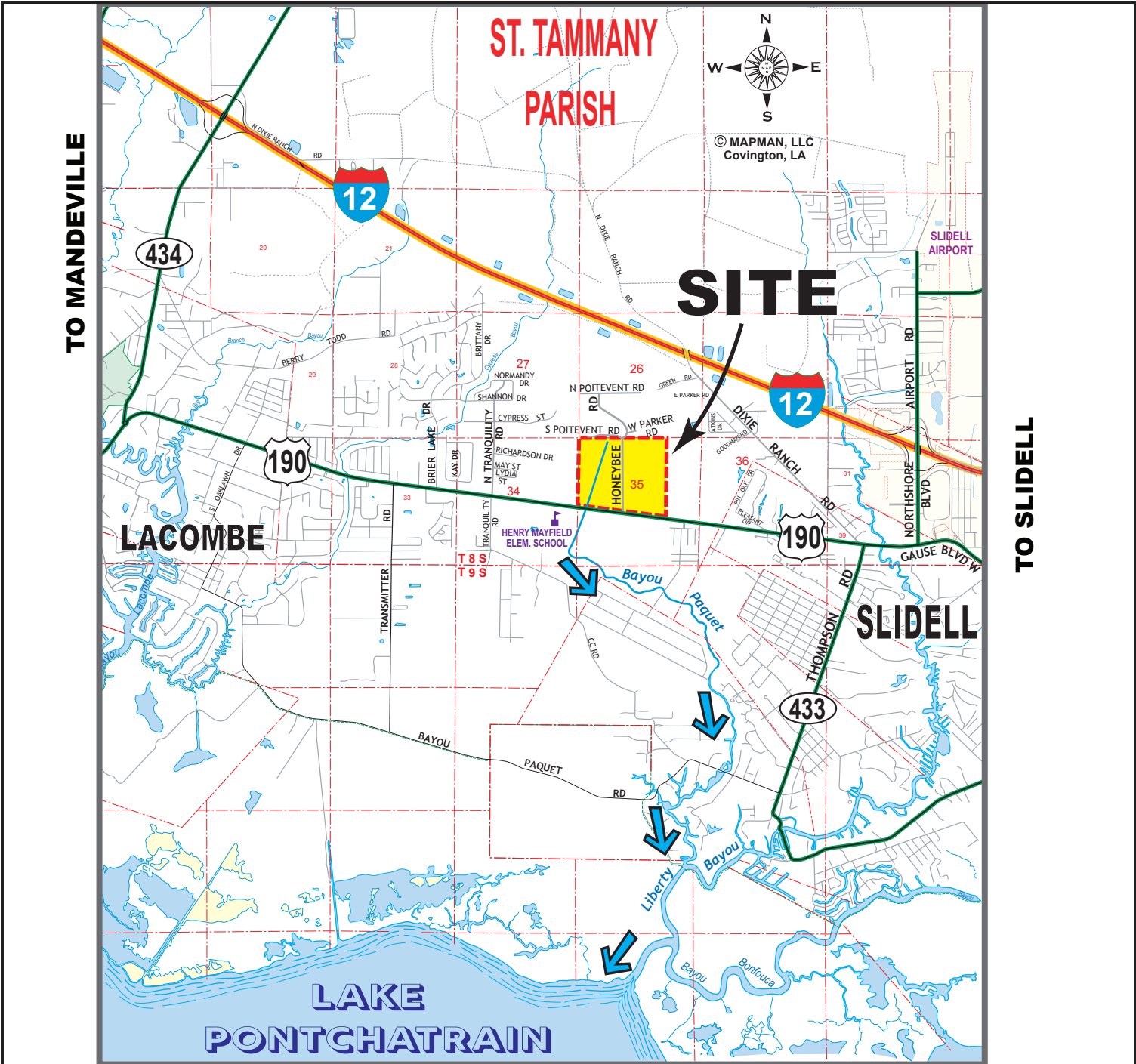
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not 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.

Brad P. LaBorde
Chief, Eastern Evaluation Branch



SITE VICINITY

HONEY BEE SUBDIVISION
 SLIDELL, LOUISIANA
 SECTION 35, T8S-R13E
 ST. TAMMANY PARISH

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

APPLICANT:

D.R. HORTON, INC. - GULF COAST

LEGEND

= PROJECT LOCATION

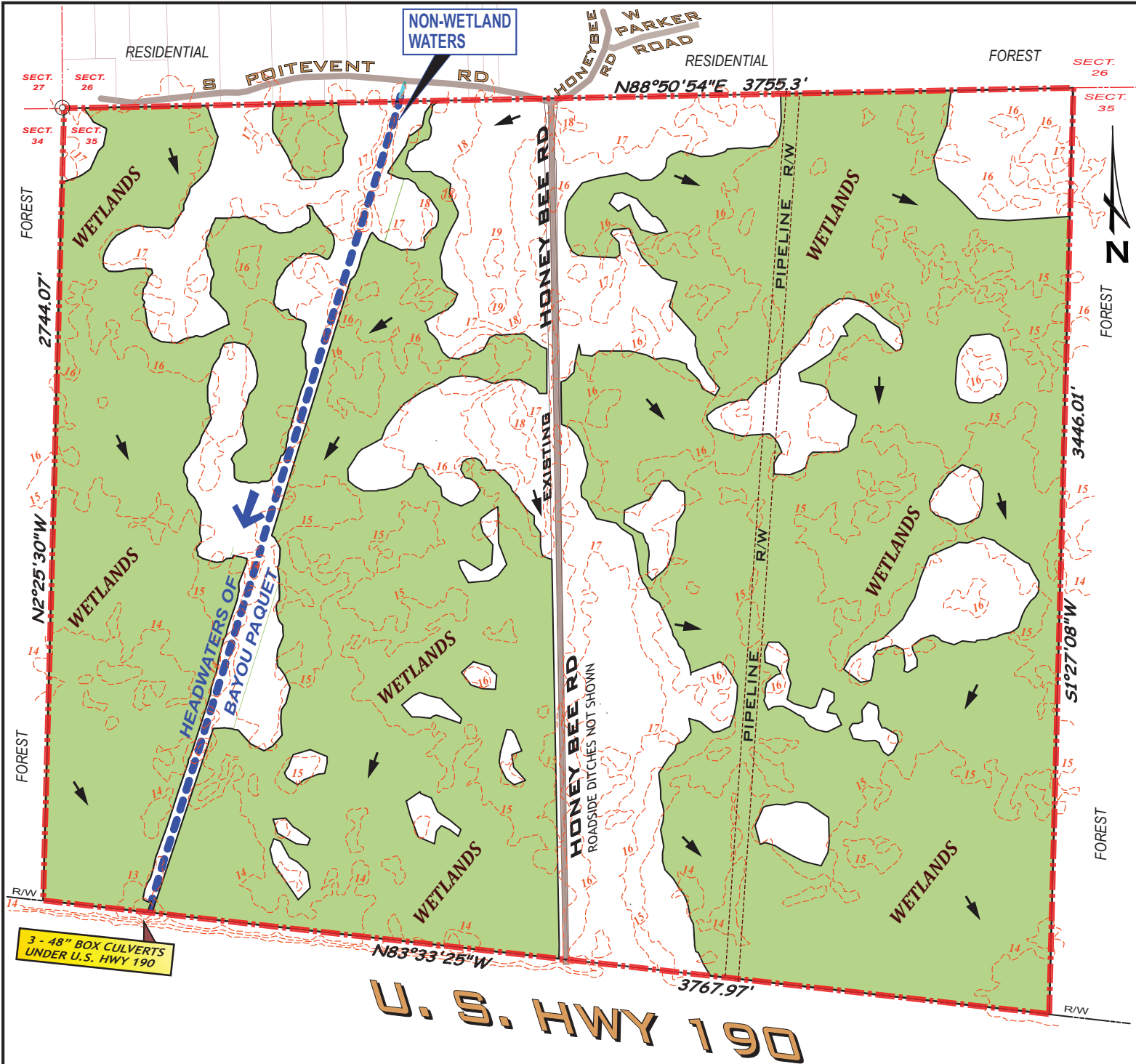
= DRAINAGE DISCHARGE DIRECTION

FIGURE

SITE COORDINATES:
 30.31021 N, -89.86569 W

1

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH. HF: 21011 BC DATE: 3-01-2021 APPROVED:

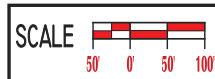


EXISTING DRAINAGE FEATURES

LEGEND:

- SITE BOUNDARY
- PS WETLANDS: 191.04 AC.
- NON-WETLAND WATERS
- BAYOU PAQUET - 3,126 LIN. FT / 0.131 AC.
- ▶ DRAINAGE FLOW: PRE-CONSTRUCTION
- 1' ELEVATION / CONTOUR

NOTE:
EXISTING ROADSIDE DITCHES ALONG HONEYBEE ROAD ARE NOT SHOWN HEREON AS THEY ARE NOT-A-PART OF THIS SITE.



THIS SITE IS LOCATED IN FLOOD ZONE "C" PER FEMA FLOOD INSURANCE RATE MAP NUMBERS: 225205 0405C (10/17/89), 225205 0415C (4/02/91)

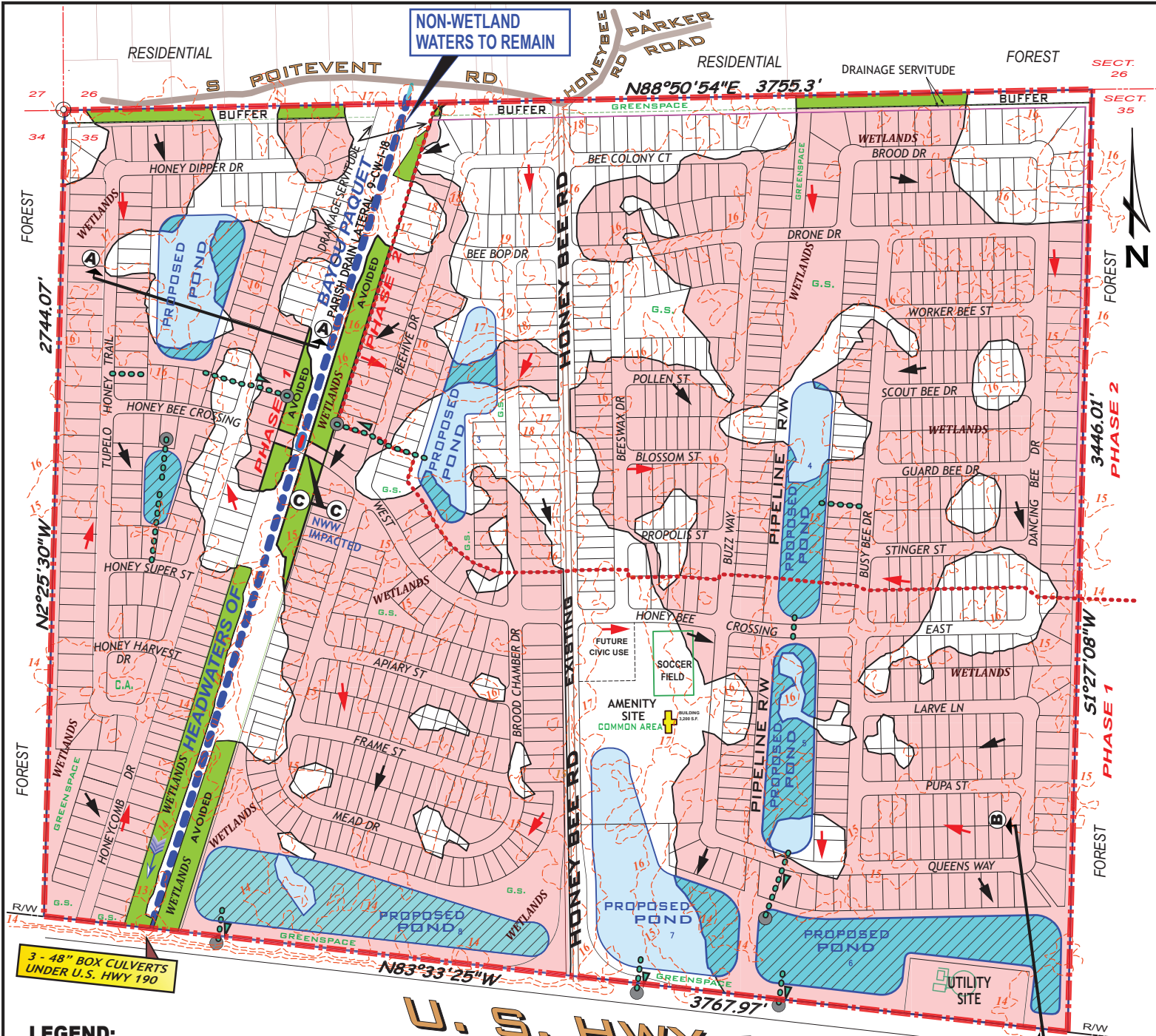
APPLICANT:
D.R. HORTON, INC. - GULF COAST

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

HONEY BEE SUBDIVISION
SLIDELL, LOUISIANA
SECTION 35, T8S-R13E
ST. TAMMANY PARISH

FIGURE 1A

HF: 21011 BC DATE: 11/26/21 APPROVED:



LEGEND:

- SITE BOUNDARY
- TOTAL WETLANDS = 191.04 AC.**
- PS WETLANDS TO BE IMPACTED VIA FILL / GRADING: 165.05 AC.
- PS WETLANDS TO BE IMPACTED VIA EXCAVATION: 17.90 AC.
- PS WETLANDS AVOIDED: 8.09 AC.
- NON-WETLAND WATERS**
- IMPACTED - BAYOU PAQUET CROSSING 50 LIN. FT / 0.026 AC.
- AVOIDED - 3,126 LIN. FT / 0.131 AC. - BAYOU PAQUET
- PROPOSED DETENTION POND
- DRAINAGE FLOW: PRE-CONSTRUCTION
- DRAINAGE FLOW: POST CONSTRUCTION
- DET. POND OUTFALL W/ RIP-RAP
- 1' ELEVATION / CONTOUR

NOTE:
 BASE DRAWINGS PROVIDED BY:
 DUPLANTIS DESIGN GROUP, PC
 COVINGTON, LA.

NOTE:
 EXISTING HONEY BEE RD
 AREA= 2.84 ACRES.

PROJECT DATA

- PROJECT AREA = 275.34 ACRES
- TOTAL RESIDENTIAL LOTS = 1005
- TOTAL GREENSPACE AREA = 79.72 AC.
- AMENITY PARCEL = 4.24 AC.
- TOTAL POND AREA = 23.40 AC.
- UTILITY SITE AREA = 2.50 AC.
- TOTAL VOLUME OF FILL MATERIAL OF CLEAN SILT FILL FROM ON SITE EXCAVATION:
 - 320,795 CU. YDS.
- SEE FIG. 2A FOR LOT SIZE DATA



THIS SITE IS LOCATED IN FLOOD ZONE "C"
 PER FEMA FLOOD INSURANCE RATE MAP
 NUMBERS: 225205 0405C (10/17/89),
 225205 0415C (4/02/91)

APPLICANT:
D.R. HORTON, INC. - GULF COAST

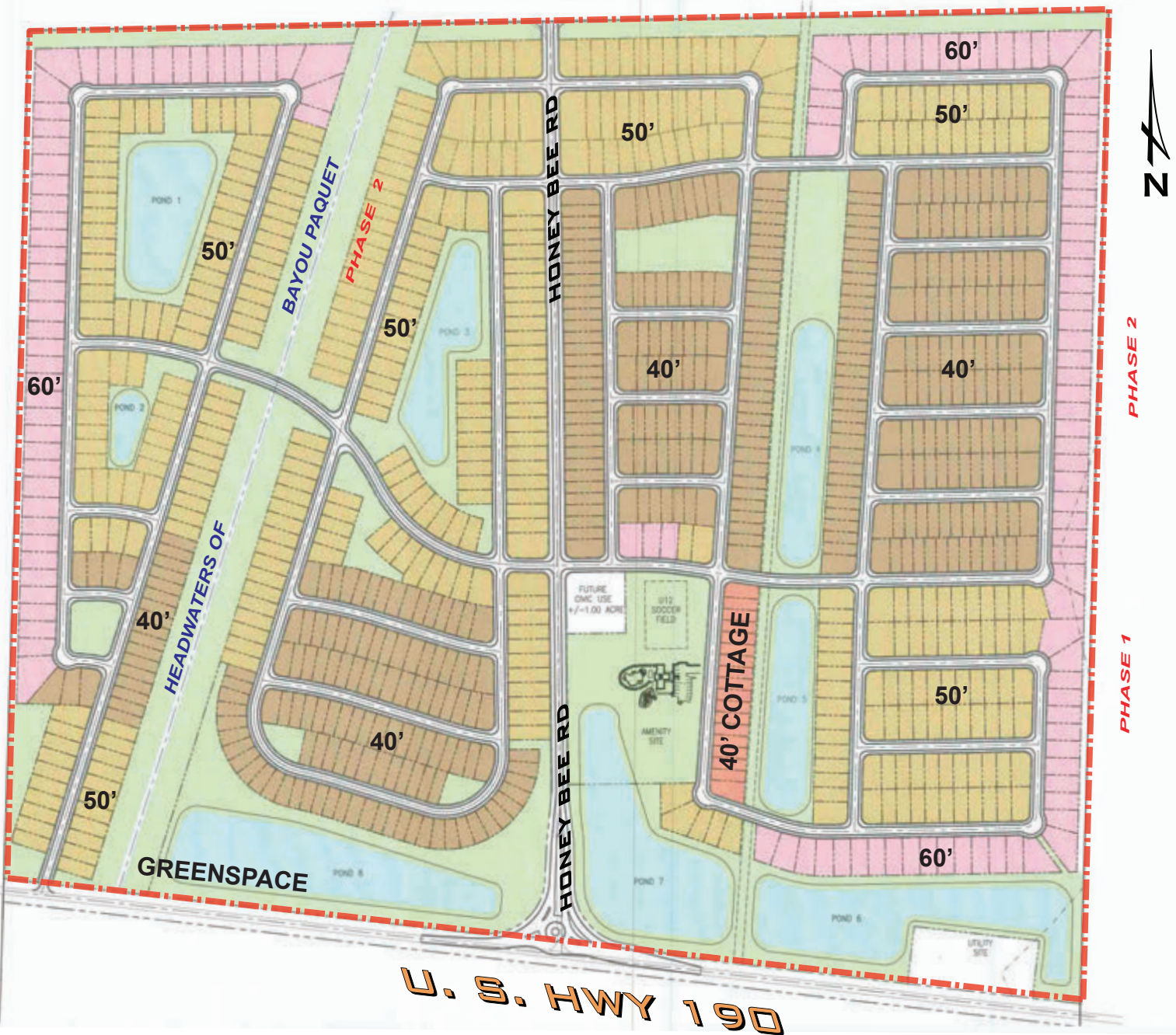
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HONEY BEE SUBDIVISION

SLIDELL, LOUISIANA
 SECTION 35, T8S-R13E
 ST. TAMMANY PARISH

FIGURE 2

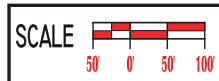
HF: 21011 BC DATE: 3/1/21, 4/28/21 APPROVED:
 7/8/21, 8/25/21



LOT SIZE KEY MAP

COLORING REFERENCED ABOVE:

- 40' x 120' LOTS
- 50' x 120' LOTS
- 60' x 120' LOTS
- 40' x 120' COTTAGE STYLE HOME



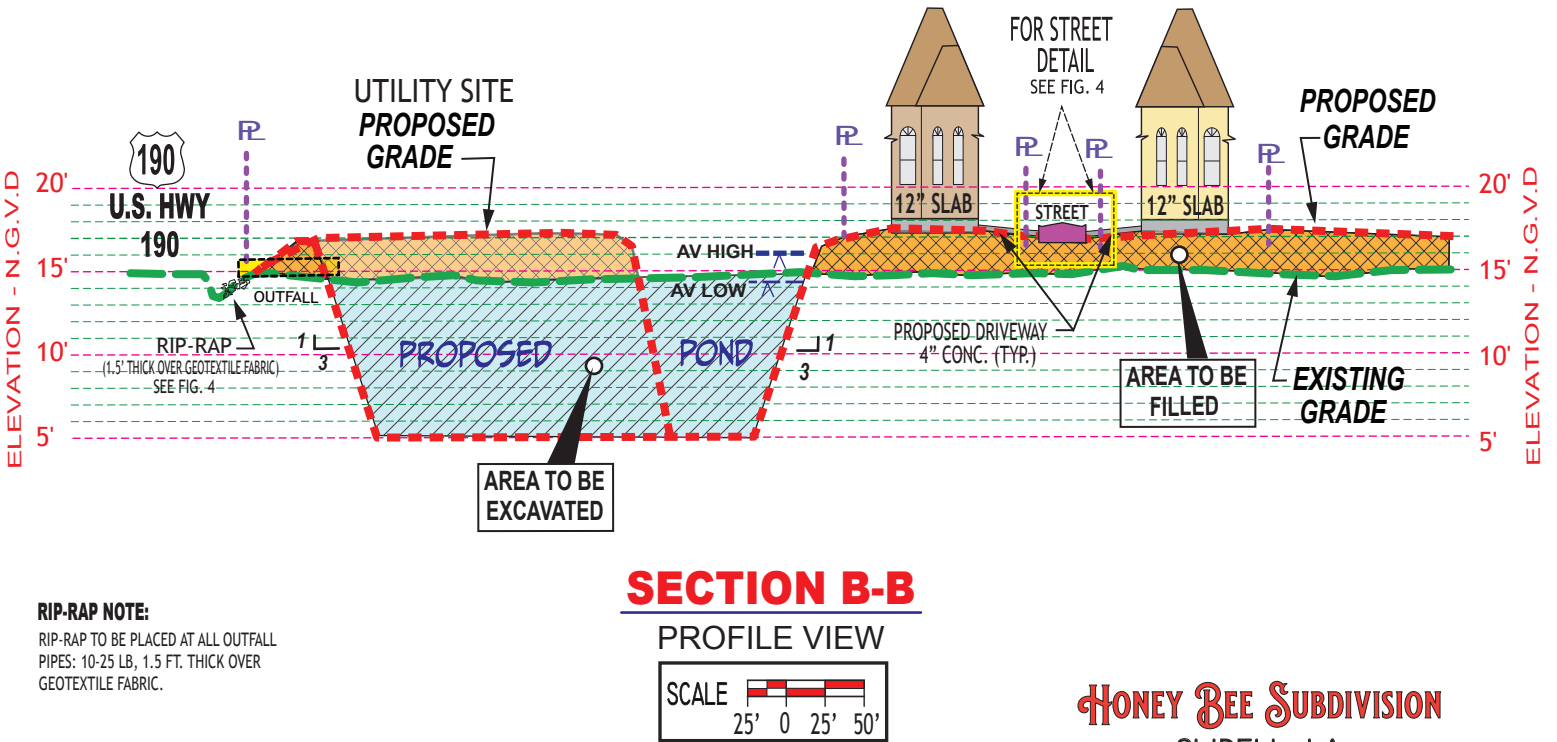
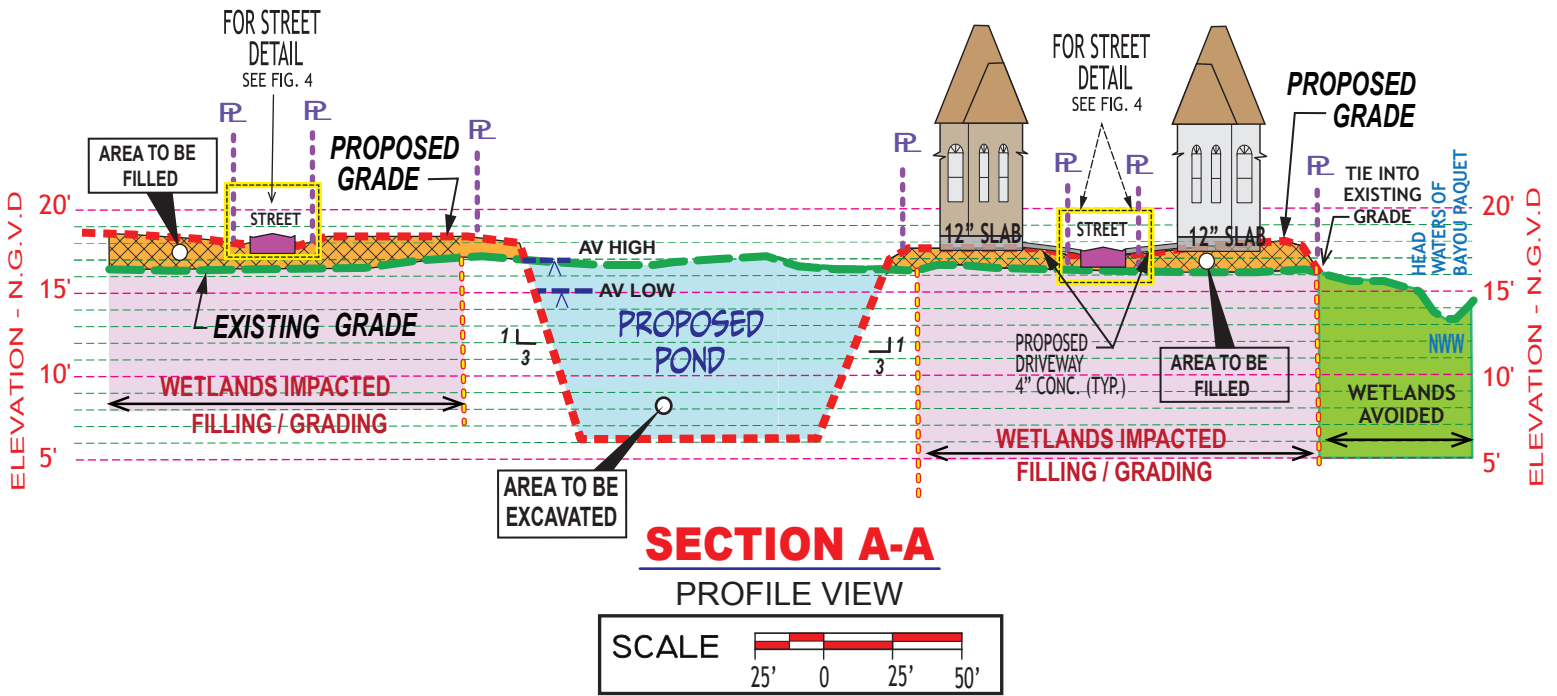
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HONEY BEE SUBDIVISION
SLIDELL, LOUISIANA
SECTION 35, T8S-R13E
ST. TAMMANY PARISH

FIGURE
2A

HF: 21011 BC DATE: 8/24/2021 APPROVED:



RIP-RAP NOTE:
RIP-RAP TO BE PLACED AT ALL OUTFALL
PIPES: 10-25 LB, 1.5 FT. THICK OVER
GEOTEXTILE FABRIC.

LEGEND:

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

HONEY BEE SUBDIVISION
SLIDELL, LA

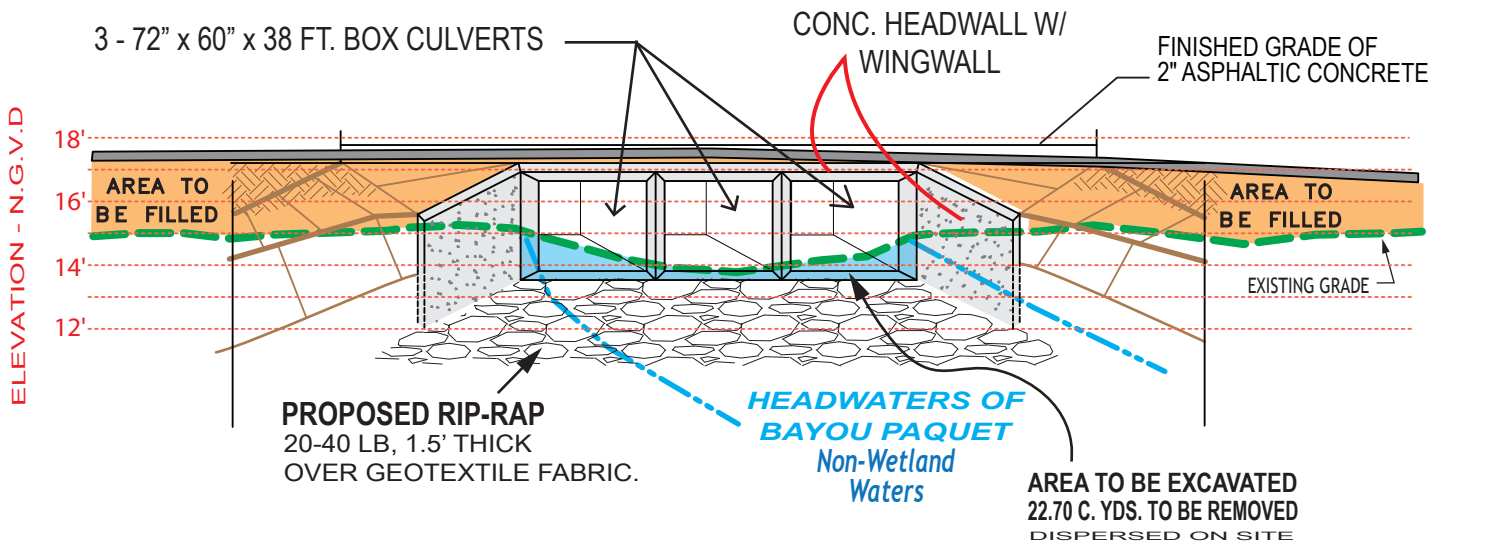
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HONEY BEE SUBD.
SECTION 35, T8S-R13E
ST. TAMMANY PARISH, LA

FIGURE
3

HF:21011 BC DATE 3/01/21 8/25/21 APPROVED:



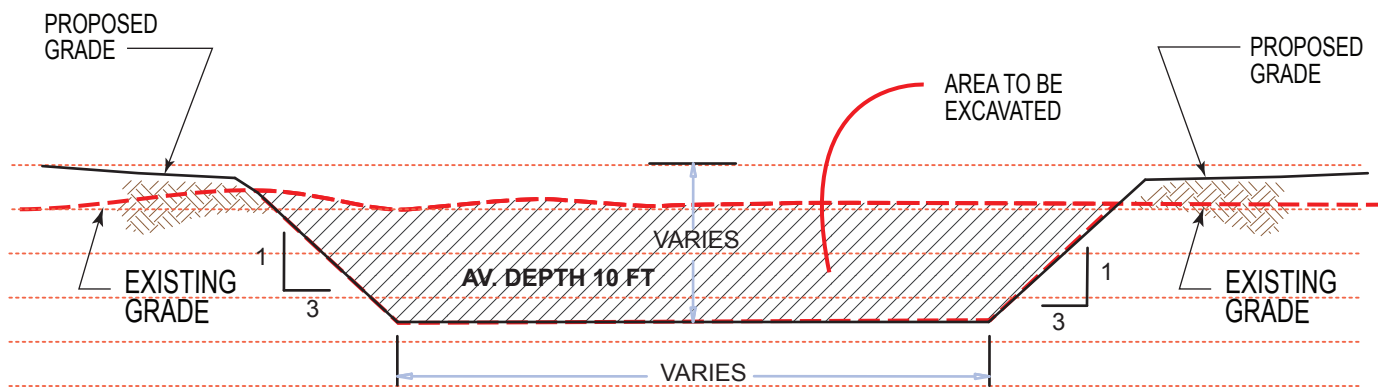
SECTION C-C

BOX CULVERT - BAYOU PAQUET STREET CROSSING

PROFILE VIEW
NOT TO SCALE

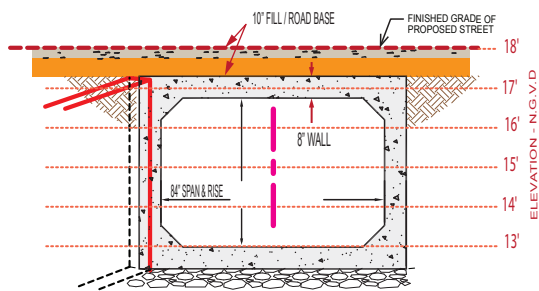
RIP-RAP NOTE:

20-40 LB RIP-RAP TO BE PLACED
1.5 FT. THICK OVER GEOTEXTILE FABRIC.



TYPICAL DETENTION POND SECTION

PROFILE VIEW
NOT TO SCALE



TYPICAL CONCRETE BOX CULVERT DETAIL
NOT TO SCALE

HONEY BEE SUBDIVISION
SLIDELL, LA

APPLICANT:

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HONEY BEE SUBD.
SECTION 35, T8S-R13E
ST. TAMMANY PARISH, LA

FIGURE
3A

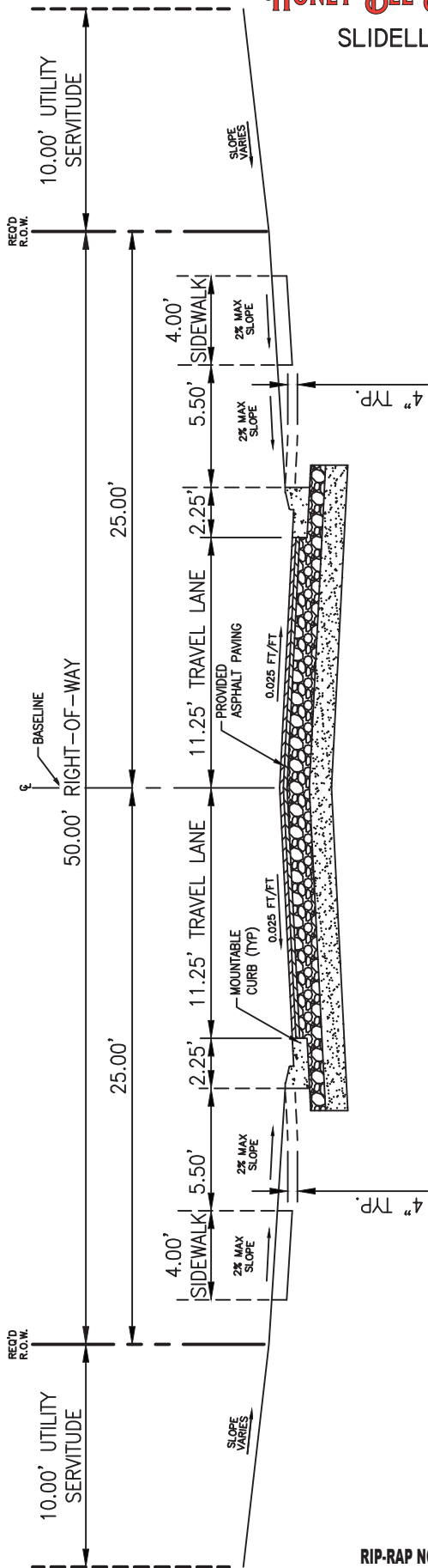
HF:21011 BC

DATE 3-01-2021

APPROVED:

HONEY BEE SUBDIVISION

SLIDELL, LA

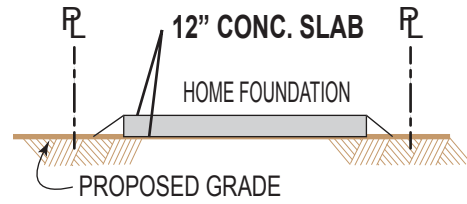


50' ROW TYPICAL SECTION

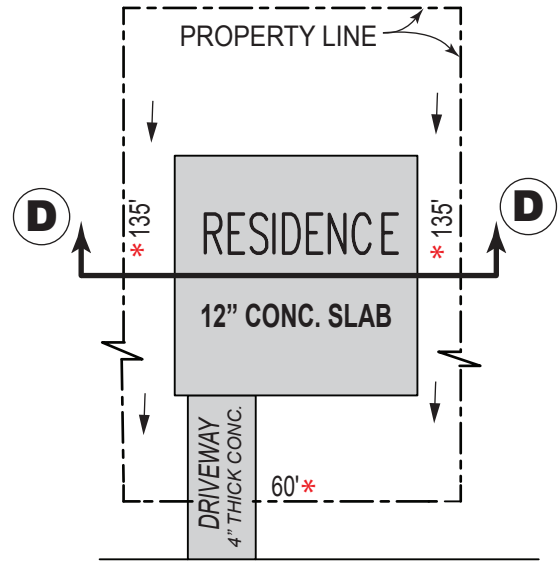
NOT TO SCALE

RIP-RAP NOTE:

RIP-RAP TO BE PLACED AT ALL OUTFALL PIPES: 10-25 LB, 1.5 FT. THICK OVER GEOTEXTILE FABRIC.



SECTION D-D

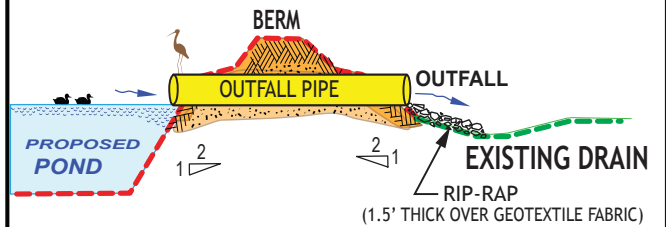


STREET

TYPICAL LOT LAYOUT

NOT TO SCALE

* NOTE: LOT DEMINSION VARIES



POND OUTFALL PROFILE

NOT TO SCALE

APPLICANT:

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HONEY BEE SUBD.
SECTION 35, T8S-RI3E
ST. TAMMANY PARISH, LA

FIGURE
4