

JOINT PUBLIC NOTICE

April 23, 2018

United States Army
Corps of Engineers
New Orleans District
Regulatory Branch, OD-SE
Room 280
7400 Leake Avenue
New Orleans, Louisiana 70118

(504) 862-1564

Stephanie.L.Castaing@usace.army.mil

Project Manager
Stephanie Castaing
Permit Application Number
MVN-2018-0314-EPP

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 180409-02

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 ST. TAMMANY PARISH

NAME OF APPLICANT: Southern Lifestyle Development, c/o Hydrik Wetlands Consultants, 2323 Highway 190 East, Suite 2, Hammond, Louisiana.

LOCATION OF WORK: Project site is located off of Louisiana Highway 1077, north of Louisiana Highway 190, in Covington, Louisiana, in St. Tammany Parish, as shown on the attached drawings.

Latitude: 30.508458 Longitude: -90.205444

Hydrologic Unit Codes: 08070205 Lower Mississippi – Lake Maurepas.

CHARACTER OF WORK: Clear, grade, excavate, and fill to construct a residential/commercial development. The project will include 436-residential lots, 2-commercial lots and associated utilities, 2-detention ponds, 4-dry detention areas, roadways, and drainage infrastructure. The applicant proposed to contract with an approved mitigation bank in order to offset the adverse impact to jurisdictional wetlands.

The proposed 157.3 acre parcel was originally part of a larger project (MVN-2006-2971-EPP) that had been mitigated and authorized and recently sold by the previous permittee. The current design will directly impact 20.5 acres of jurisdictional wetlands. Previously 15.89 acres had been compensated for and; therefore, an additional 4.65 acres of jurisdictional wetlands previously avoided will be impacted by the proposed project design.

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 proposed activity will have no effect on the listed endangered Dusky Gopher Frog (*Rana sevososa*) and threatened Gopher Tortoise (*Gopherus Polyphemus*) based on the Standard Local Operating Procedure for Endangered Species of Louisiana (SLOPES), dated October 22, 2014, between the U.S. Army Corps of Engineers and U.S. Fish and Wildlife Service, Ecological Services Office.

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.

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 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, 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.

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

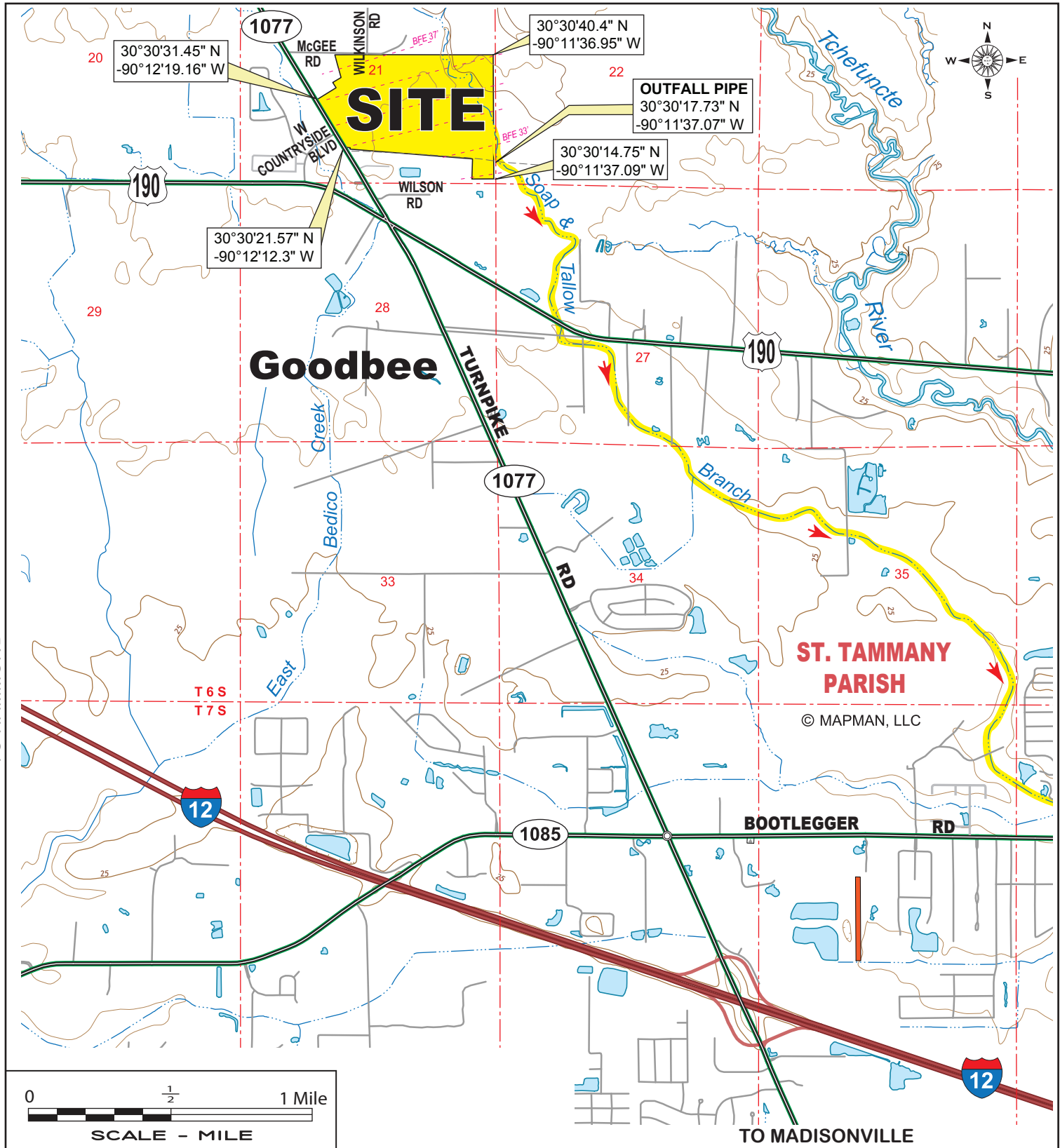
TO FOLSOM

TO HAMMOND

TO HAMMOND

TO COVINGTON

TO COVINGTON



SITE VICINITY

PROVIDENCE PARKS
 SECTION 21, T6S-R10E
 ST. TAMMANY PARISH, LA

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

APPLICANT: SOUTHERN LIFESTYLES DEVELOPMENT COMPANY

- = PROVIDENCE PARKS SITE
- = DRAINAGE DISCHARGE DIRECTION

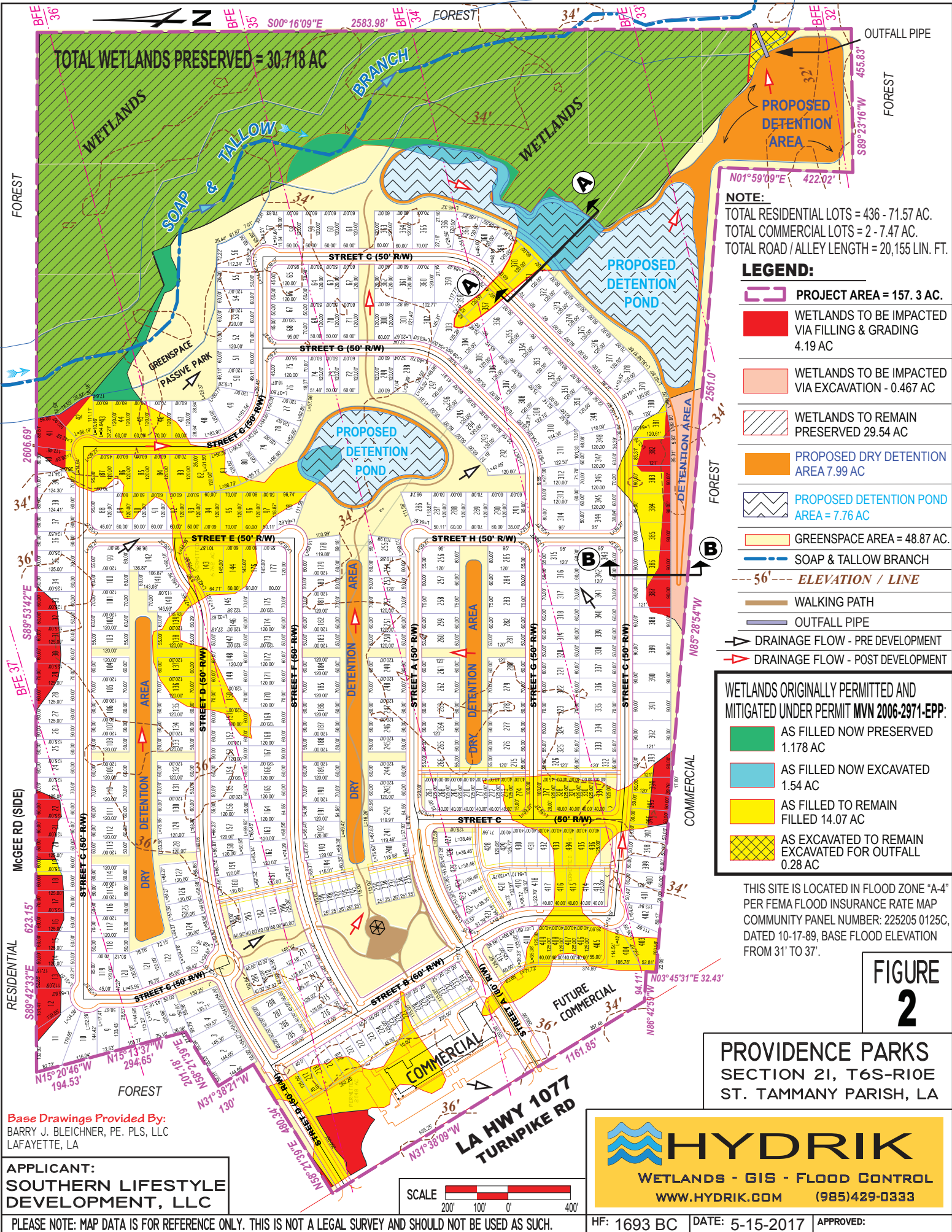
FIGURE
1

SITE COORDINATES
 30°30'30.45" N, -90°12'19.6" W

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

HF: 1693 BC DATE: 5-15-2017

APPROVED:



NOTE:
 TOTAL RESIDENTIAL LOTS = 436 - 71.57 AC.
 TOTAL COMMERCIAL LOTS = 2 - 7.47 AC.
 TOTAL ROAD / ALLEY LENGTH = 20,155 LIN. FT.

- LEGEND:**
- PROJECT AREA = 157.3 AC.
 - WETLANDS TO BE IMPACTED VIA FILLING & GRADING 4.19 AC
 - WETLANDS TO BE IMPACTED VIA EXCAVATION - 0.467 AC
 - WETLANDS TO REMAIN PRESERVED 29.54 AC
 - PROPOSED DRY DETENTION AREA 7.99 AC
 - PROPOSED DETENTION POND AREA = 7.76 AC
 - GREENSPACE AREA = 48.87 AC.
 - SOAP & TALLOW BRANCH
 - 56' ELEVATION / LINE
 - WALKING PATH
 - OUTFALL PIPE
 - DRAINAGE FLOW - PRE DEVELOPMENT
 - DRAINAGE FLOW - POST DEVELOPMENT

WETLANDS ORIGINALLY PERMITTED AND MITIGATED UNDER PERMIT MVN 2006-2971-EPP:

- AS FILLED NOW PRESERVED 1.178 AC
- AS FILLED NOW EXCAVATED 1.54 AC
- AS FILLED TO REMAIN FILLED 14.07 AC
- AS EXCAVATED TO REMAIN EXCAVATED FOR OUTFALL 0.28 AC

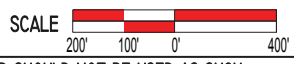
THIS SITE IS LOCATED IN FLOOD ZONE "A-4" PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 225205 0125C, DATED 10-17-89, BASE FLOOD ELEVATION FROM 31' TO 37'.

FIGURE 2

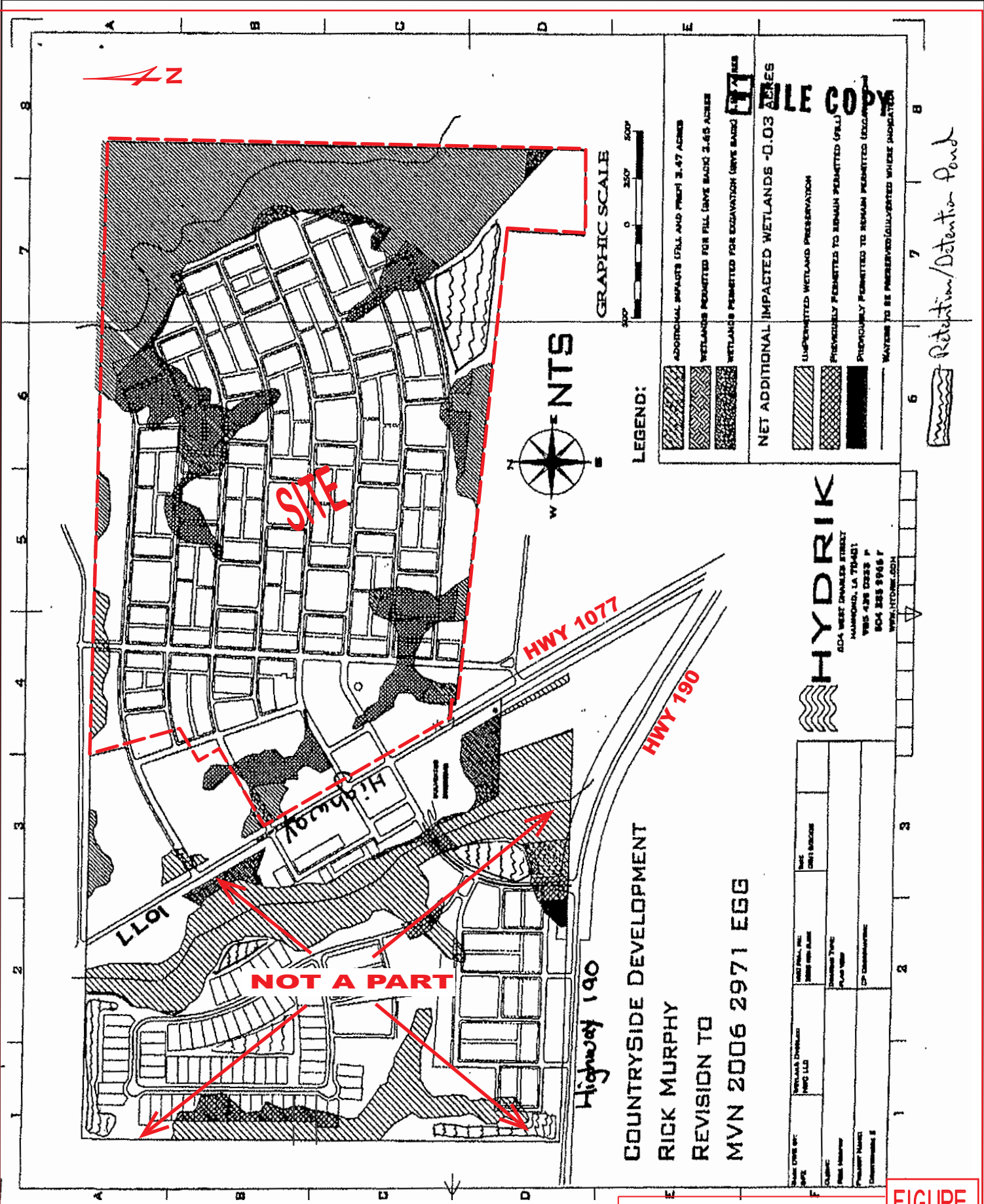
PROVIDENCE PARKS SECTION 21, T6S-R10E ST. TAMMANY PARISH, LA

Base Drawings Provided By:
 BARRY J. BLEICHNER, PE, PLS, LLC
 LAFAYETTE, LA

APPLICANT:
 SOUTHERN LIFESTYLE DEVELOPMENT, LLC



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



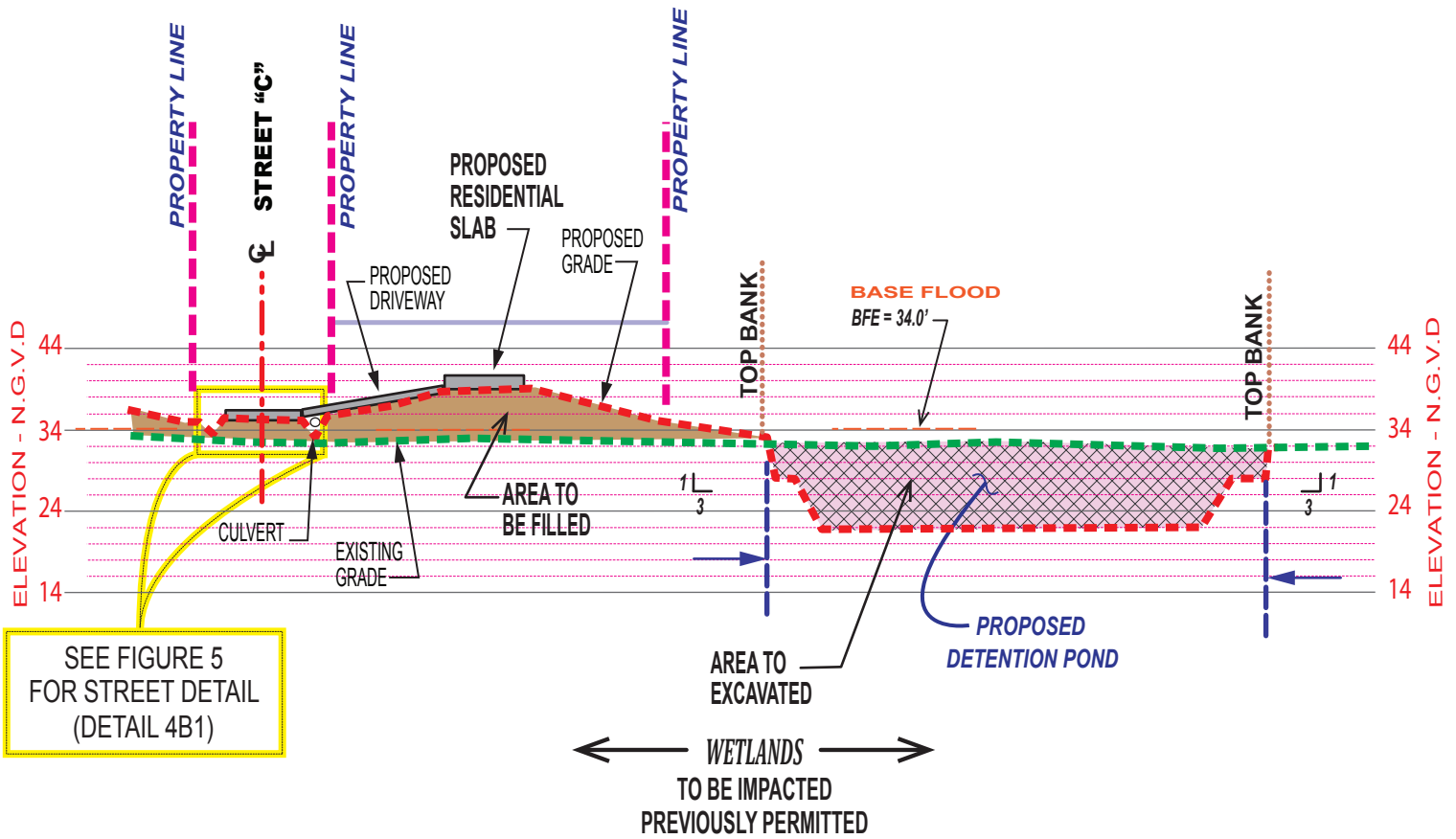
LEGEND:
PROJECT BOUNDARY
 157.3 ACRES

COPY OF LINE WORK OF ORIGINAL APPROVED PERMIT

PROVIDENCE PARKS
 SECTION 21, T6S-R10E
 ST. TAMMANY PARISH, LA

FIGURE 3

APPLICANT: SOUTHERN LIFESTYLE DEVELOPMENT, LLC HF: 1693 BC

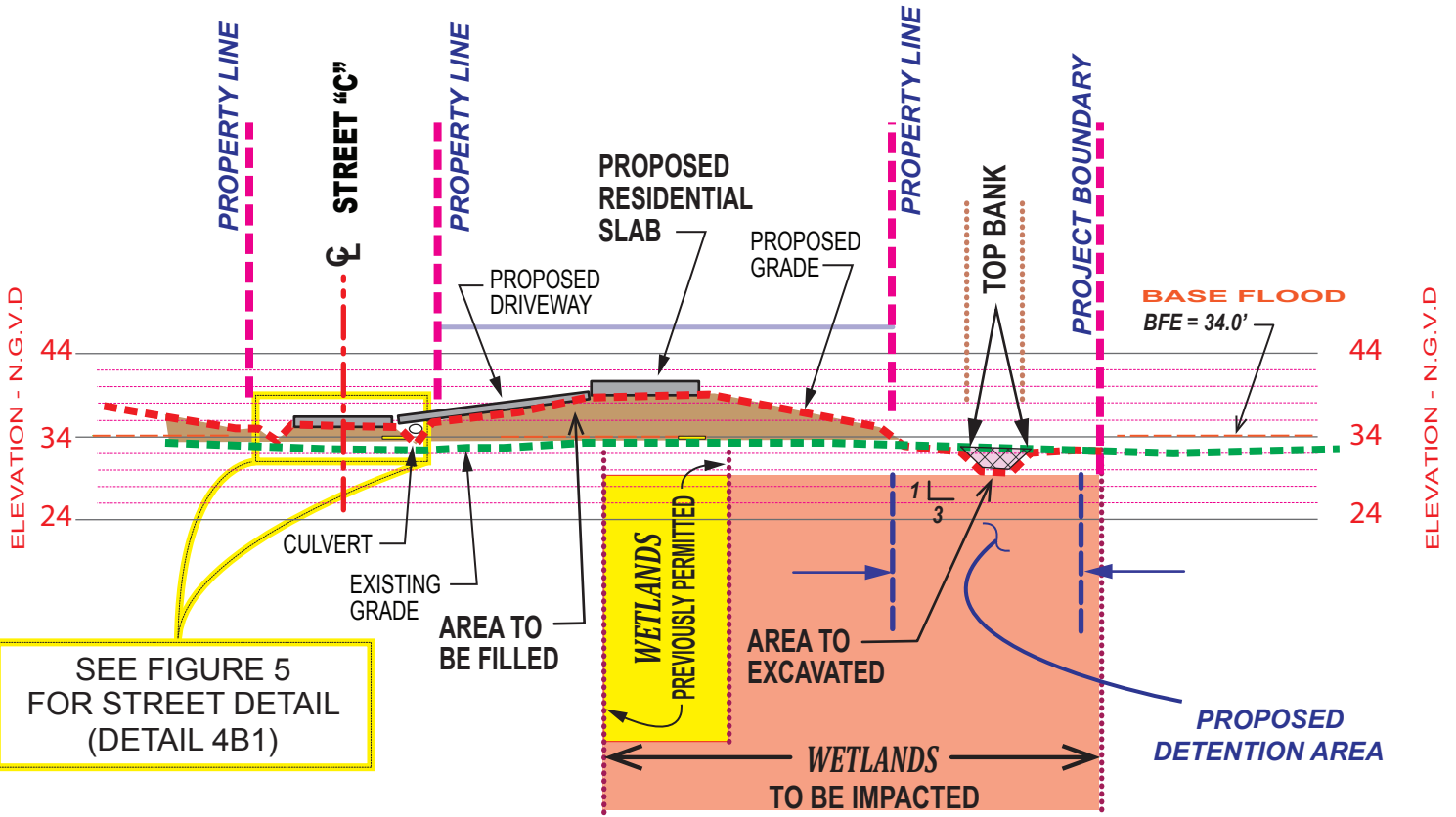


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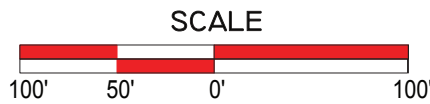
PROVIDENCE PARKS
SECTION 21, T6S-R10E
ST. TAMMANY PARISH, LA

APPLICANT:
SOUTHERN LIFESTYLE
DEVELOPMENT COMPANY





FIGURE
4A



**SECTION B-B
PROFILE VIEW**



LEGEND:

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

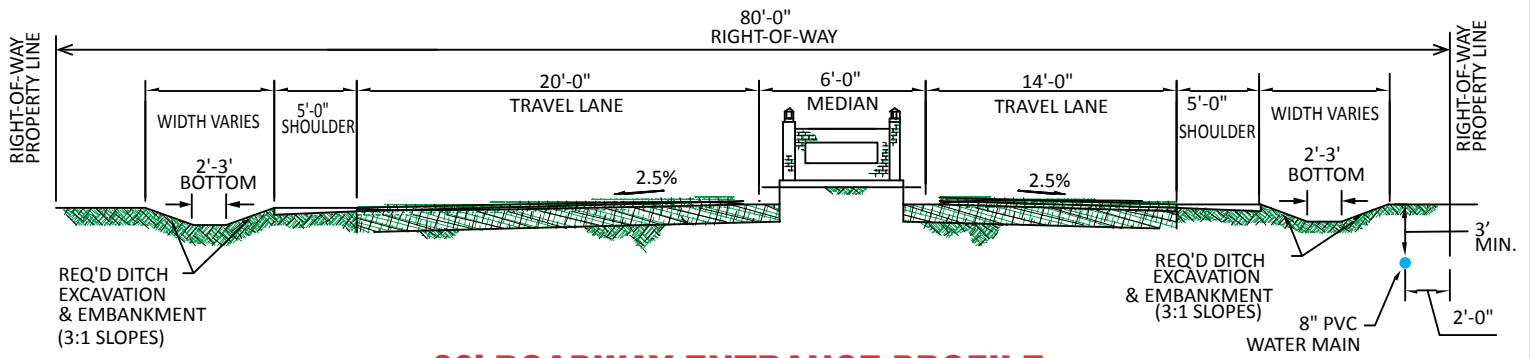


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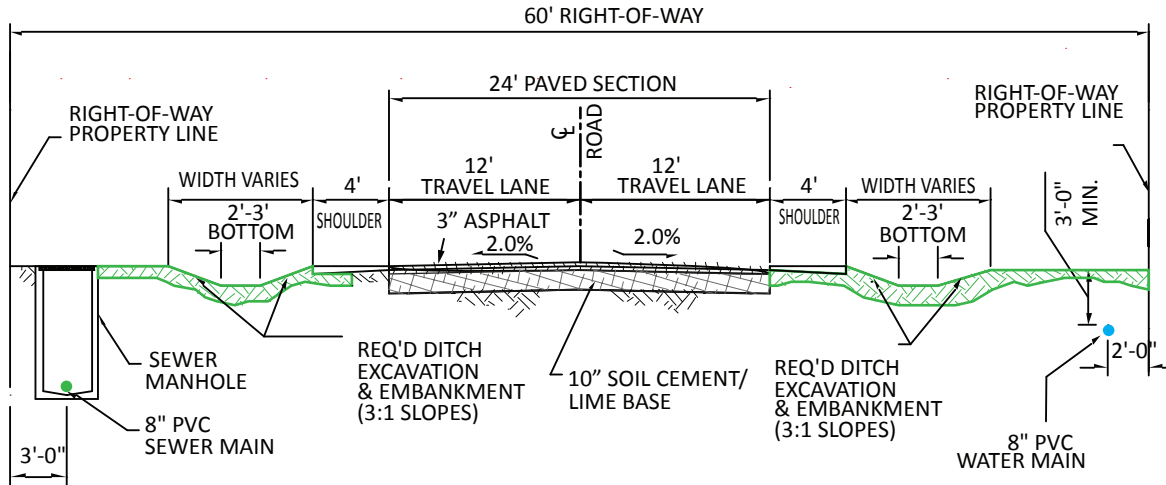
APPLICANT:
**SOUTHERN LIFESTYLE
DEVELOPMENT COMPANY**

**FIGURE
4B**



80' ROADWAY ENTRANCE PROFILE

NOT TO SCALE



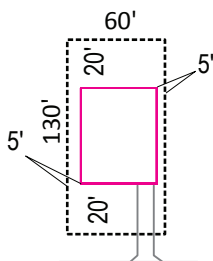
DETAIL 4B1

60' TYPICAL ROADWAY PROFILE

4B1

4B1

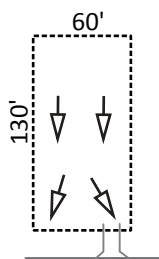
NOT TO SCALE



STREET

TYPICAL LOT LAYOUT

NOT TO SCALE
LOT DIMENSIONS VARIES



STREET

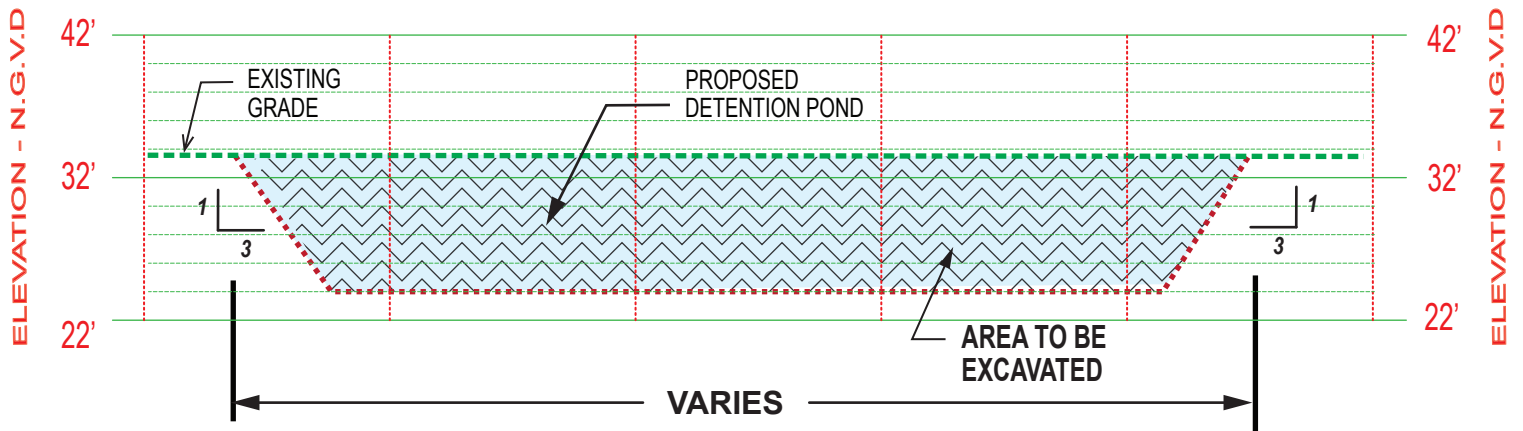
TYPICAL LOT DRAINAGE

NOT TO SCALE
LOT DIMENSIONS VARIES

PROVIDENCE PARKS
SECTION 21, T6S-R10E
ST. TAMMANY PARISH, LA

APPLICANT:
SOUTHERN LIFESTYLE
DEVELOPMENT COMPANY

FIGURE
5






TYPICAL DETENTION POND

TYPICAL SECTION

NOT TO SCALE

LEGEND:

-  AREA TO BE EXCAVATED
-  PROPOSED GRADE
-  EXISTING GRADE

NOTE:

- AMOUNTS TO BE EXCAVATED FOR DETENTION AREAS:
- DRY DETENTION AREAS = 3,857 CU. YDS.
- DETENTION PONDS = 22,300 CU. YDS.



PROVIDENCE PARKS
SECTION 21, T6S-R10E
ST. TAMMANY PARISH, LA

FIGURE
6

APPLICANT:
SOUTHERN LIFESTYLE
DEVELOPMENT COMPANY