

JOINT PUBLIC NOTICE

September 7, 2020

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:
Johnny Duplantis
(504) 862-2548
Johnny.j.duplantis@usace.army.mil
Application #: MVN-2020-00597-WPP

Project Manager:
Elizabeth Hill
(225) 219-3225
WQC Application Number:
WQC #: 200901-01

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).

PROPOSED MIXED USE DEVOPMENT SITE IN VERMILLION PARISH

NAME OF APPLICANT: Cottage Developers, c/o: Hydrik Wetlands Consultants, 2323 Highway 190 East, Suite 2, Hammond, Louisiana 70401.

LOCATION OF WORK: The project is centered at Longitude 30.11102, Latitude -92.12050, located on the Northeast corner of Maurice Avenue and East Lafayette Street, near the City of Maurice, in Vermillion Parish, Louisiana, as shown within the attached drawings.

CHARACTER OF WORK: The proposed activity involves clearing, grading, site preparation, and construction associated with the development of a 60 acre mixed use development site. The proposed mixed use site would consist of 245 residential lots, commercial lots, greenspace areas, associated street and utility infrastructure, and water detention areas. The proposed project would impact 12.41 acres of jurisdictional wetlands due to construction activities, therefore the applicant proposes to acquire in-kind credits from an approved mitigation bank to offset any unavoidable losses to wetland functions caused by project implementation, should a DA permit be issued.

The comment period on 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 and/or comments concerning the subject Corps of Engineers

permit application must reference the applicant's name and the Permit Application Number, and be emailed to the USACE project manager or 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 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 state Water Quality Certification must reference the applicant's name and the WQC Application number and be mailed to the LDEQ at the address above.

The application for this proposed project is on file with the LDEQ 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 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 Information and Planning Consultation for Endangered Species in Louisiana (IPaC), as signed January 27, 2020, between the U.S. Army Corps of Engineers, New Orleans and the U.S. Fish and Wildlife Service.

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, alteration, and/or disturbance 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.

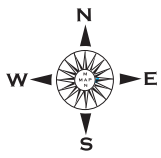
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable water quality standards will be required from the LDEQ, 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.

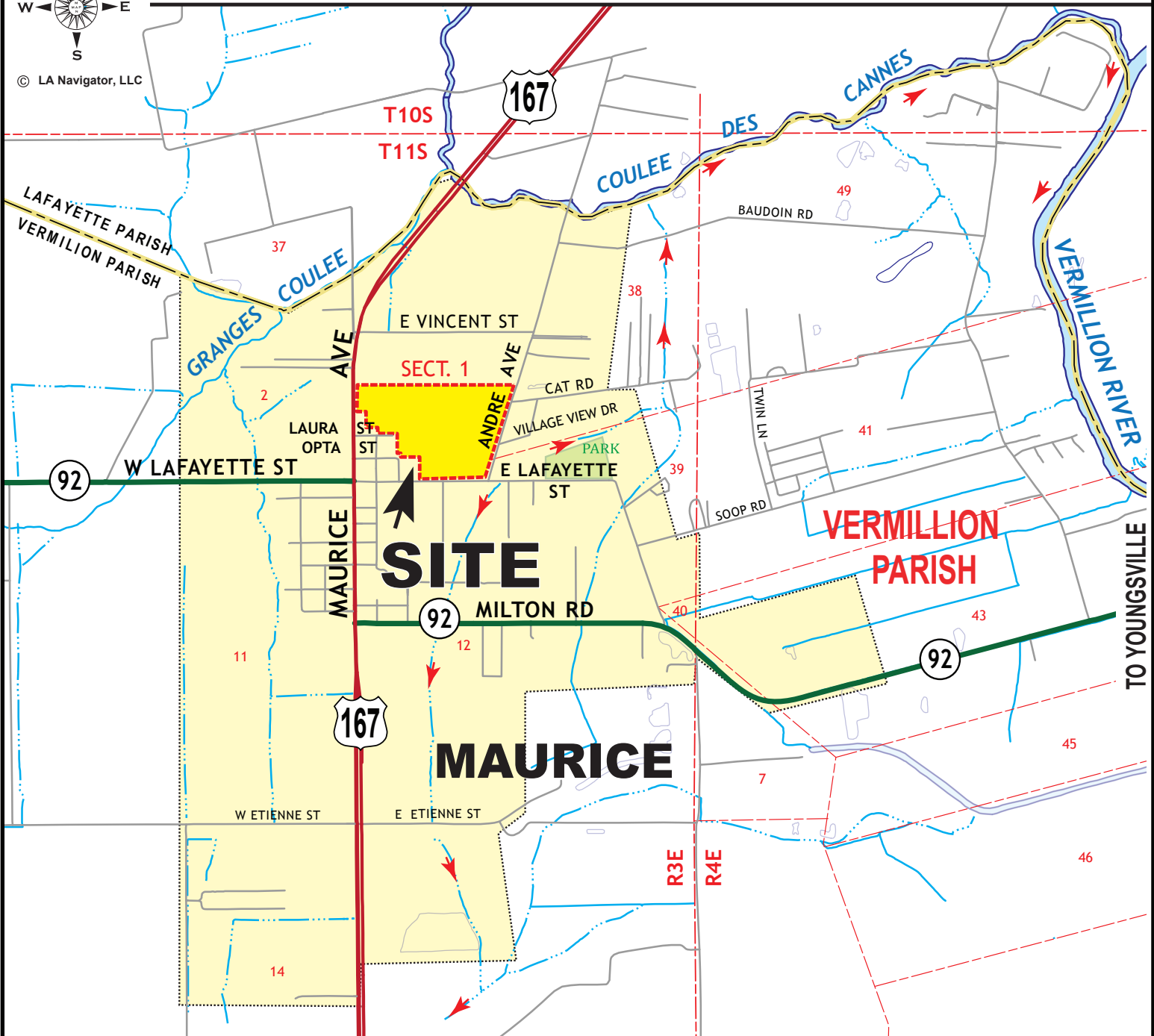
Darrell S. Barbara
Chief, Western Evaluation Section
Regulatory Branch

Enclosure



© LA Navigator, LLC

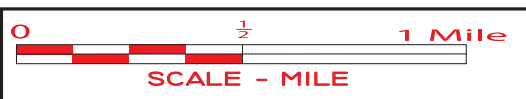
TO LAFAYETTE



TO ABBEVILLE

SITE COORDINATES:

30.11102 N, -92.12050 W



SCALE - MILE

LEGEND:

- = PROJECT LOCATION
- = DRAINAGE DISCHARGE

APPLICANT: COTTAGE DEVELOPERS, LLC

HUDSON YARDS
VILLAGE OF MAURICE
SECT. 1, T11S-R3E, VERMILLION PARISH, LA

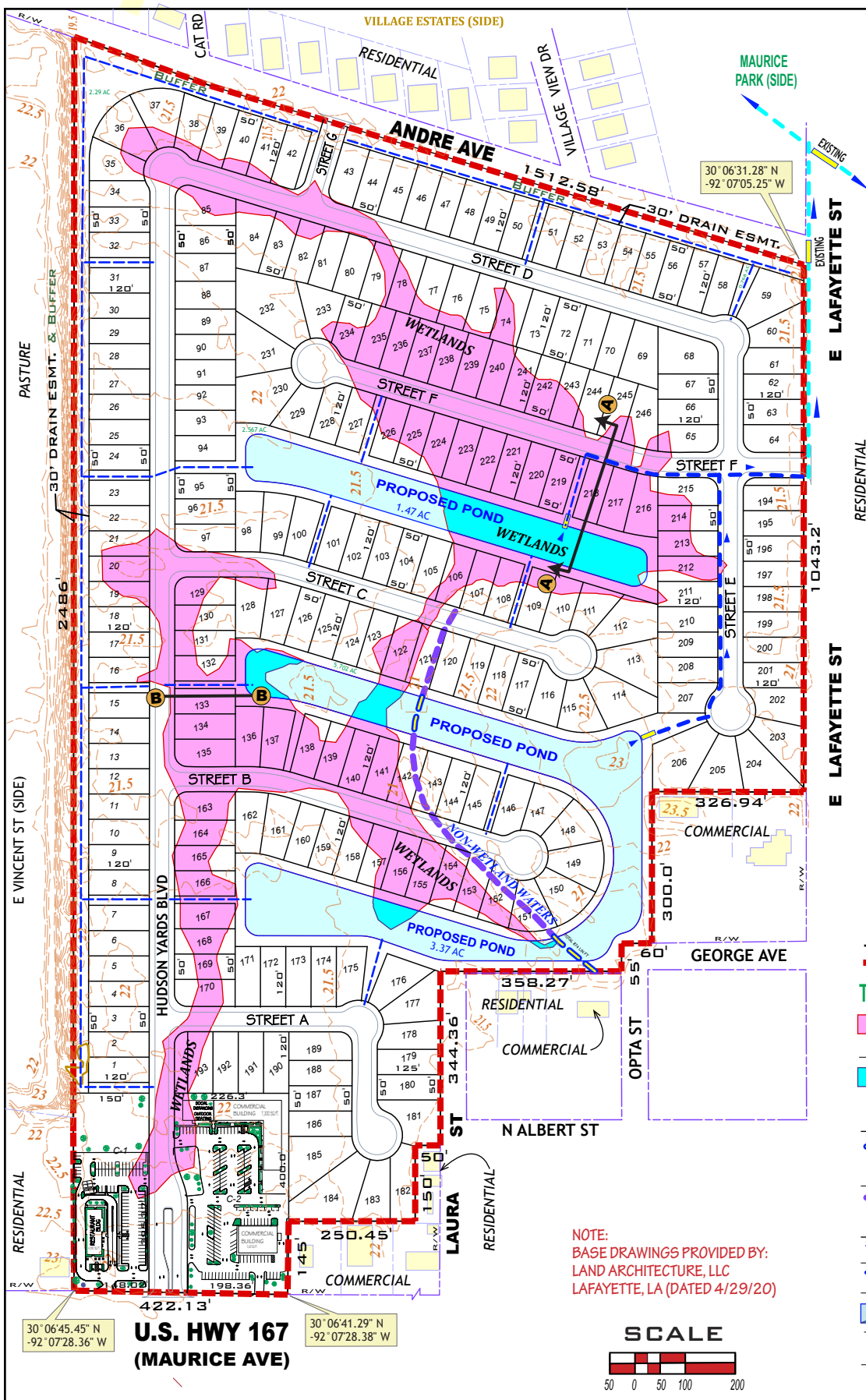
HYDRIK
WETLANDS - GIS CONSULTING
WWW.HYDRIK.COM (985)429-0333

FIGURE
1

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

HF: 2036 BC DATE 5-22-2020

APPROVED:



PROJECT DATA

PROJECT AREA = 60 ACRES
 RESIDENTIAL LOTS: 246
 COMMERCIAL TRACTS (2): 3.08 AC.
 - TOTAL FOOTPRINT OF BUILDINGS: 17,200 SQ. FT.
 GREENSPACE AREAS (4): 11.330 AC.
 LENGTH ALL STREETS: 6,786 LIN. FT.
 TOTAL VOLUME 12" CONC. ROADWAYS
 - 5,529 CU. YDS.
 TOTAL VOLUME OF FILL:
 (SILT FILL FROM ON SITE EXCAVATION):
 - 47,400 CU. YDS.
 DETENTION POND AREAS (2): 4.84 ACRES

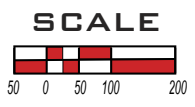
THIS SITE IS LOCATED IN FLOOD ZONE "X"
 PER FEMA FLOOD INSURANCE RATE MAP
 NUMBER: 22113C 0225F, DATED 1-19-2011.

NOTE:
 COMMERCIAL BUILDINGS SHOWN HEREON
 ARE NOT FINAL AND ARE SUBJECT TO CHANGE.

LEGEND:

- PROJECT BOUNDARY (60 AC.)
- TOTAL HERBACEOUS WETLANDS: 12.41 AC.
- WETLANDS IMPACTED VIA:
FILLING / GRADING: 12.096 ACRES
- WETLANDS IMPACTED VIA:
EXCAVATION: 0.314 ACRES
- NON-WETLAND WATERS TO BE IMPACTED/
EXCAVATED: 150 LIN. FT. / 0.034 AC
- NON-WETLAND WATERS TO BE IMPACTED/
FILLED GRADED: 725 LIN. FT. / 0.166 AC
- PROPOSED DRAIN
- PROPOSED POND OUTFALL
- PROPOSED DETENTION POND
- CULVERT
- 21 - ELEVATION / CONTOUR

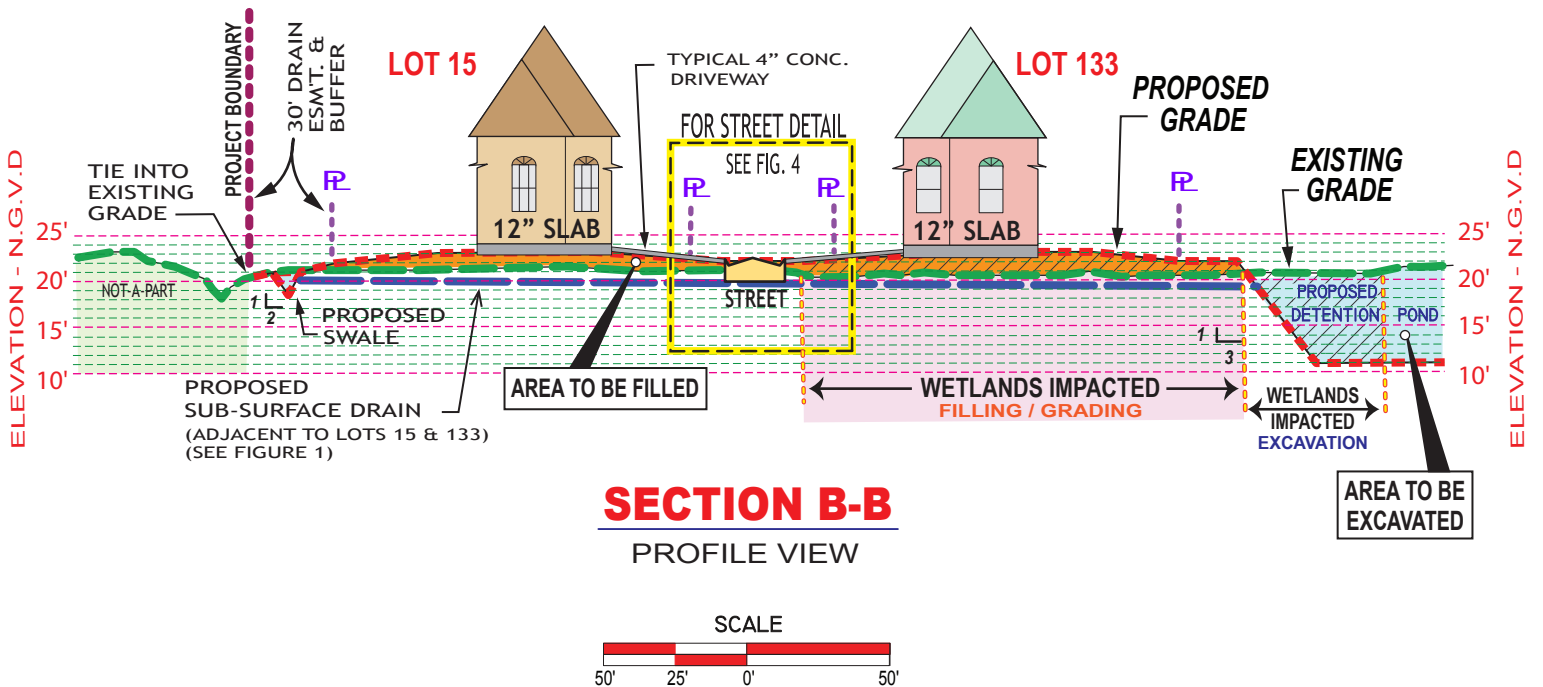
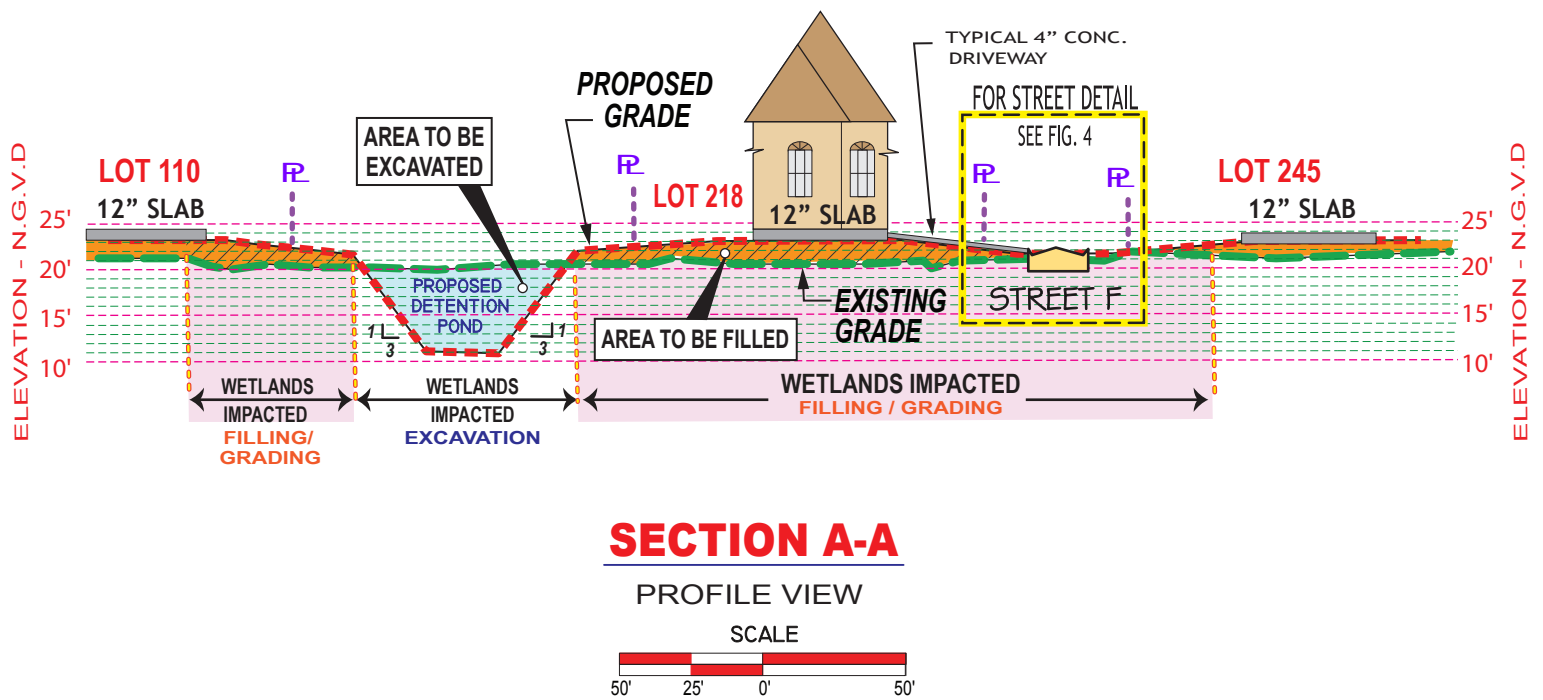
NOTE:
 BASE DRAWINGS PROVIDED BY:
 LAND ARCHITECTURE, LLC
 LAFAYETTE, LA (DATED 4/29/20)



APPLICANT: **COTTAGE DEVELOPERS, LLC**
HUDSON YARDS
VILLAGE OF MAURICE
SECT. 1, T11S-R3E, VERMILION PARISH, LA

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

FIGURE
2



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:
COTTAGE DEVELOPERS, LLC



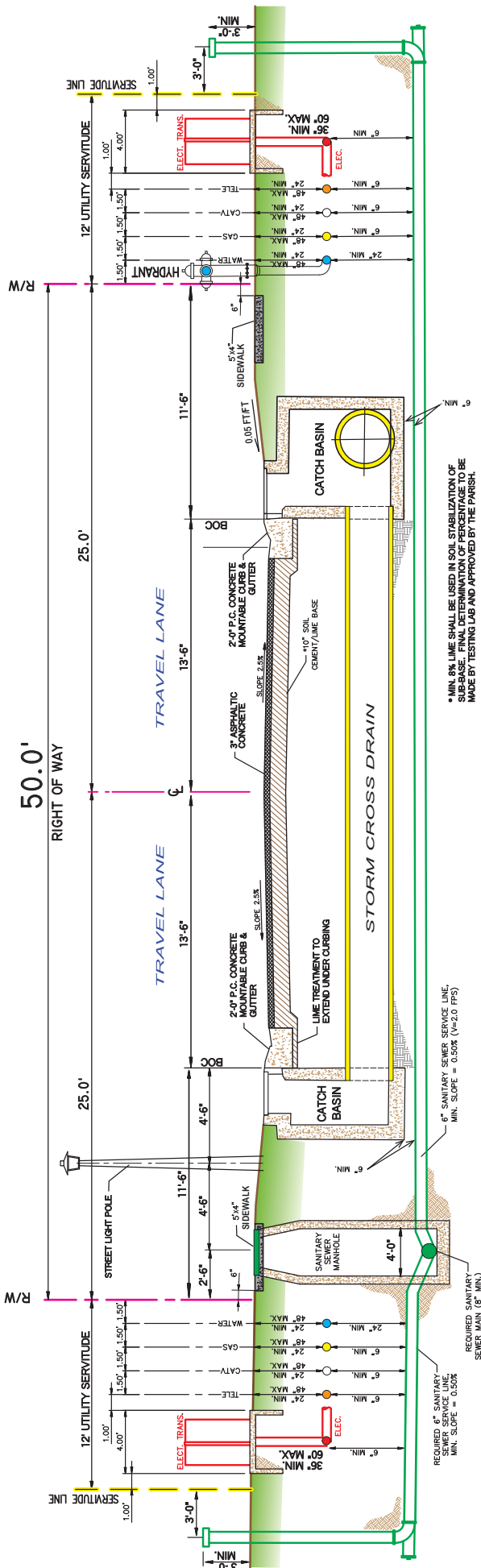
**HUDSON YARDS
VILLAGE OF MAURICE
SECTION 1, T11S-R3E
VERMILLION PARISH, LA**

**FIGURE
3**

HF:
2036 BC

DATE:
5-22-2020

APPROVED:

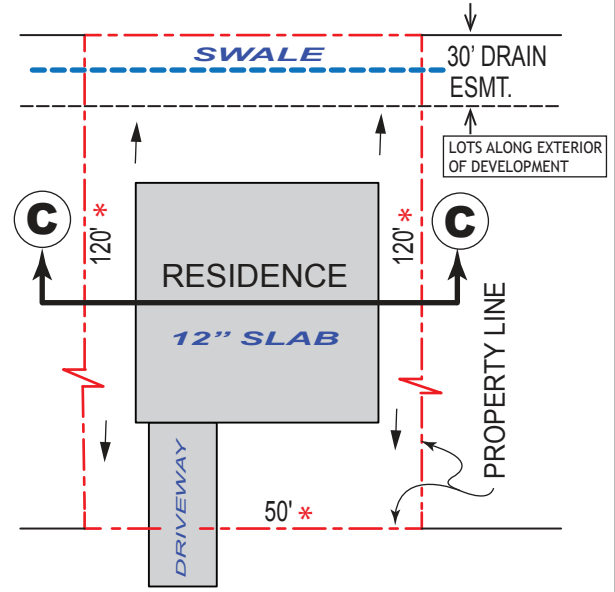
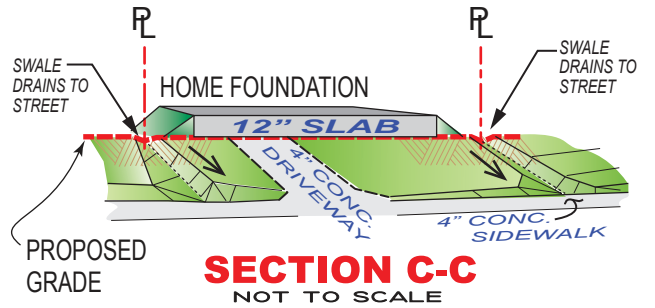


* MIN. 8% LIME SHALL BE USED IN SOIL STABILIZATION OF SUB-BASE. FINAL DETERMINATION OF PERCENTAGE TO BE MADE BY TESTING LAB AND APPROVED BY THE PARISH.

REQUIRED 6" SANITARY SEWER SERVICE LINE, MIN. SLOPE = 0.50% (N=2.0 FPS)
 REQUIRED 8" SANITARY SEWER MAIN (8" MIN.) MIN. SLOPE = 0.50%

TYPICAL 50' STREET SECTION

SCALE: N.T.S.



TYPICAL LOT LAYOUT

NOT TO SCALE

* NOTE: LOT DIMENSION VARIES

APPLICANT:
COTTAGE DEVELOPERS, LLC



**HUDSON YARDS
 VILLAGE OF MAURICE
 SECTION 1, T11S-R3E
 VERMILION PARISH, LA**

**FIGURE
 4**

HF:
 2036 BC

DATE:
 5-22-2020

APPROVED: