

JOINT PUBLIC NOTICE

July 13, 2015

United States Army
Corps of Engineers
New Orleans District
Regulatory Branch
Post Office Box 60267
New Orleans, Louisiana 70160-0267

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

(504) 862-1217
Project Manager
Kenny Blanke
Kenneth.G.Blanke@usace.army.mil
MVN 2015-1213-CQ

(225) 219-3225
Project Manager
Ms. Elizabeth Hill
WQC Application Number
WQC 150701-01

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).

Application has also been made to the Louisiana Department of Environmental Quality, Office of Environmental Services, for a Water Quality Certification (WQC) in accordance with statutory authority contained in LRS30:2074 A(3), and provisions of Section 401 of the Clean Water Act (P.L.95-17).

MULTI- FAMILY APARTMENT DEVELOPMENT IN LIVINGSTON PARISH

NAME OF APPLICANT: Kevin Keller, c/o D & S Environmental Services, Inc., Attn: David Temple, Post Office Box 510, French Settlement, Louisiana 70733.

LOCATION OF WORK: Located along an approximate 23.87-acre site, in Section 37, Township 7 South, Range 3 East, located on and west of Louisiana Highway 16 (Pete's Highway), approximately 0.11 mile north of the intersection of LA Hwy 16 and LA Hwy 3003 (Rushing Road), near Denham Springs, Louisiana, in LIVINGSTON Parish, as shown on the enclosed drawings (Latitude 30.460461 N Longitude -90.9508805 W). This project is located in USGS Hydrologic Unit Code (HUC) 08070202- Amite River HUC.

CHARACTER OF WORK: Clear, grade, excavate, place and maintain fill material for the construction of a multi-family apartment development. The development would include one office building and eleven apartment buildings which hold a total of approximately 264 units. The development would include pertinent parking, ingress/egress, sidewalks, and green space to accommodate the residents. One commercial retail building with packing and two stormwater detention ponds with appropriate outfalls would also be included. Approximately 5.65 acres of jurisdictional forested wetlands would be impacted (4.992 acres of wetlands filled and 0.658 acre of wetlands excavated) as a result of project implementation. Approximately 0.464 acre and 0.055 acre of Other Waters of the United States (OWOUS) would be impacted by fill material and excavation activities, respectively. Approximately 0.021 acre of OWOUS would be impacted by construction and 0.140 acre of OWOUS would be avoided. Approximately 52,625 cubic yards of native earthen material and 7,127 cubic yards of hauled in material (lime treated base, concrete, asphaltic concrete) would be placed as fill on the project site. The applicant is proposing to utilize erosion control methods (BMPs) during and after the construction phase of

the project such as silt fencing, hay bales, seeding, sediment check dams, etc., to help prevent erosion and degradation of water quality. The applicant has also stated that the project will receive appropriate approvals for sewage and drainage from the appropriate agencies. The applicant has claimed that the project has been designed to avoid and minimize impacts as much as possible. The applicant is proposing to compensate for the unavoidable impact by purchasing mitigation credits from an approved mitigation bank.

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**. Individuals or parties may request an extension of time in which to comment on the proposed work by writing to the project manager or clicking on the project manager's name on the public notice grid on the web page. 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 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.

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.

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. Utilizing 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, the Corps has determined that the proposed activity would have no effect on any listed 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.

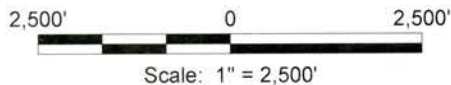
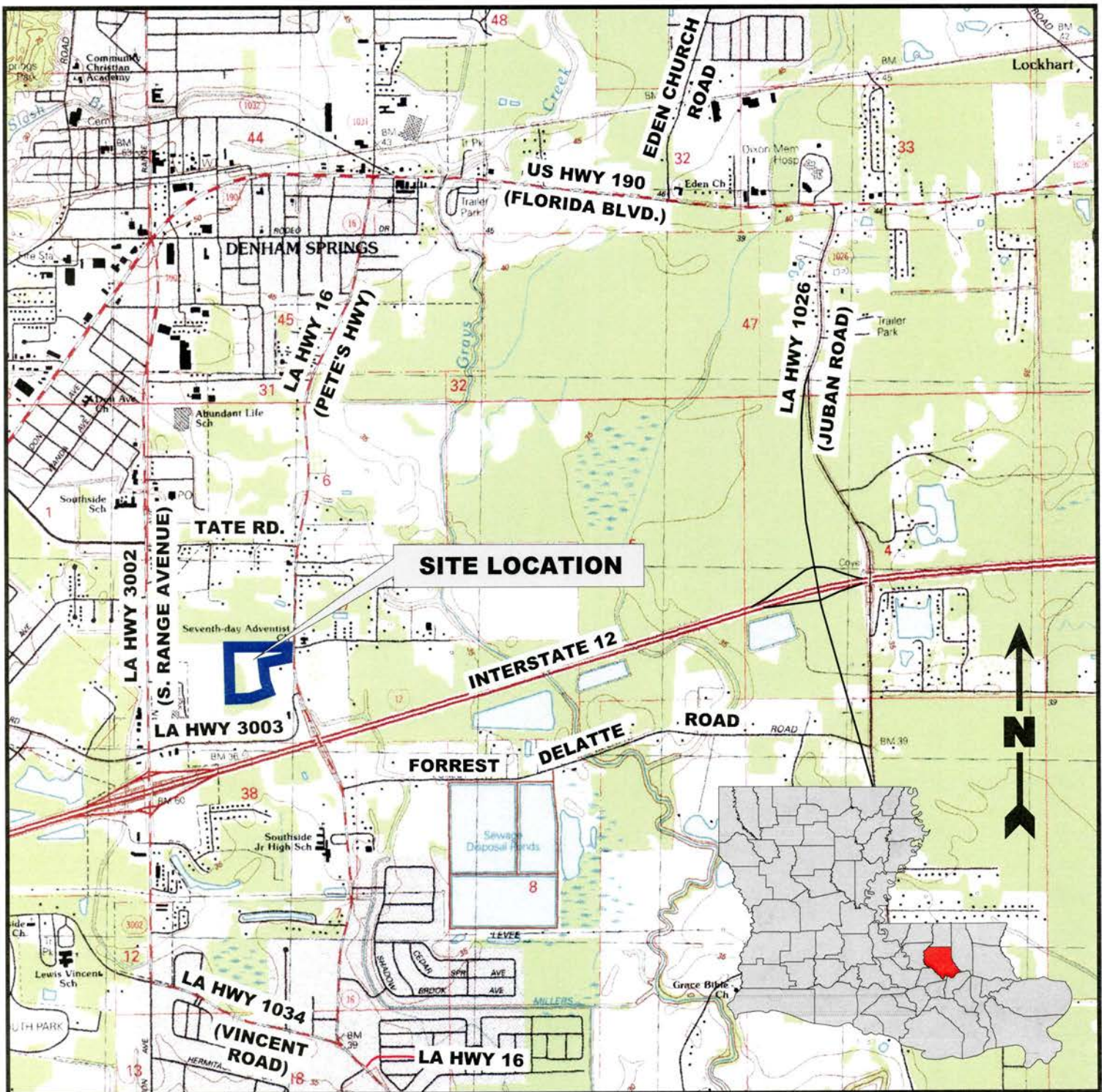
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not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

Enclosure



Notes

Property is located in Sections 37 T7S-R3E
 Latitude: 30°27'37.66"N Longitude: 90°57'03.17"W

Reference

Base map comprised of U.S.G.S. 7.5 minute topographic map "Denham Springs, LA".

Mr. Kevin Keller

Multi-Family Apartment Development

Vicinity Map

Livingston Parish, Louisiana

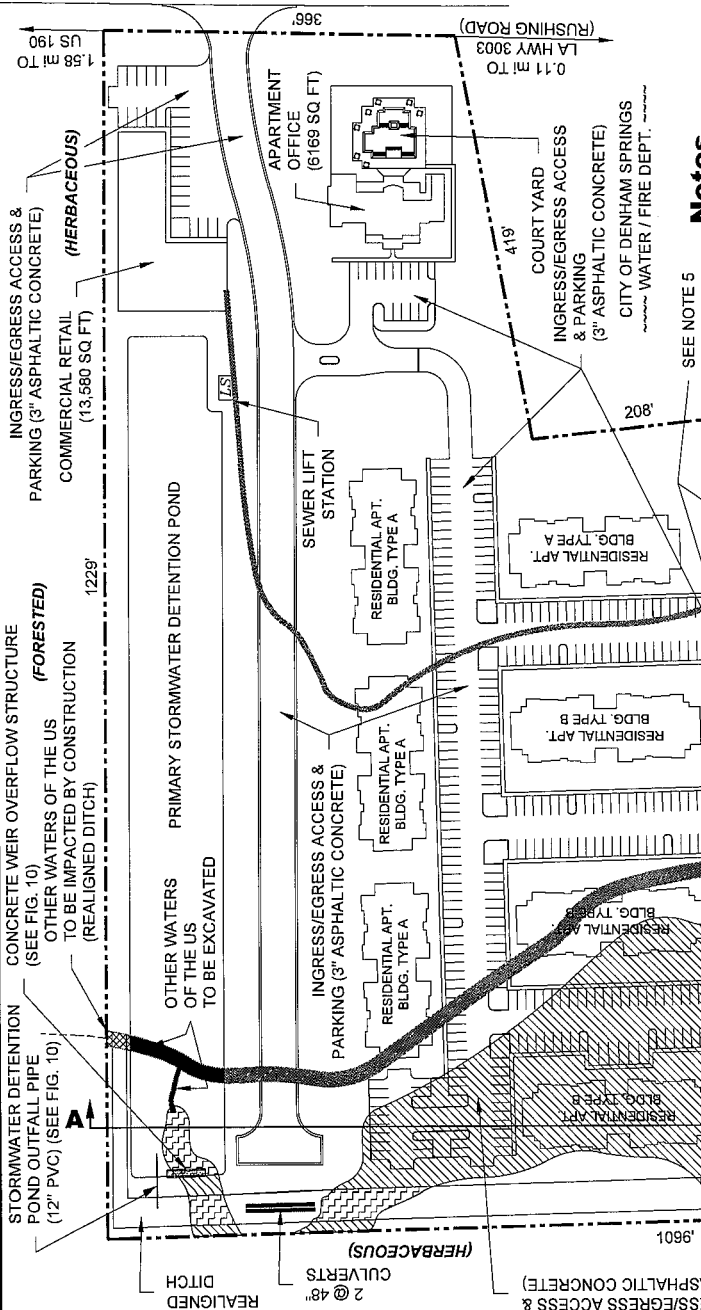


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Legend

- Property Boundary (23.870 Acres)
- Non-Wetlands (17.540 Acres)
- Total Jurisdictional Wetlands (5.650 Acres)
- Jurisdictional Wetlands To Be Filled (4.992 Acres)
- Jurisdictional Wetlands To Be Excavated (0.658 Acres)
- Total Other Waters Of The US (0.680 Acres)
- Other Waters Of The US To Be Filled (0.464 Acres)
- Other Waters Of The US To Be Excavated (0.055 Acres)
- Other Waters Of The US To Be Impacted By Construction (0.021 Acres)
- Other Waters Of The US Not To Be Impacted (0.140 Acres)



Notes

1. The Proposed layout was provided by Alvin Fairburn & Associates, L.L.C.
2. Jurisdictional Wetlands obtained from pending U.S. Army CORPS of Engineers Preliminary Jurisdictional Determination Account Number MVN-2015-519-ST.
3. According to F.E.M.A. F.I.R.M. Community Panel No. 22063C0205 E Dated 4-3-12, this property falls in Flood Zone AE (Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood; Base Flood Elevations Determined). Base Flood Elevation = 41'.
4. Wetland impacts by habitat type:
 - >Bottomland Hardwood = 5.65 Acres
 - >Type A = 10,570 square feet
 - >Type B = 11,456 square feet
5. Residential apartment building square footage by type:
 - >Type A = 10,570 square feet
 - >Type B = 11,456 square feet

Mr. Kevin Keller

Multi-Family Apartment Development

Proposed Plan View

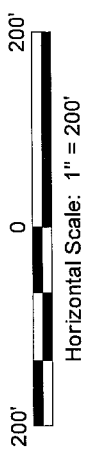
Livingston Parish, Louisiana

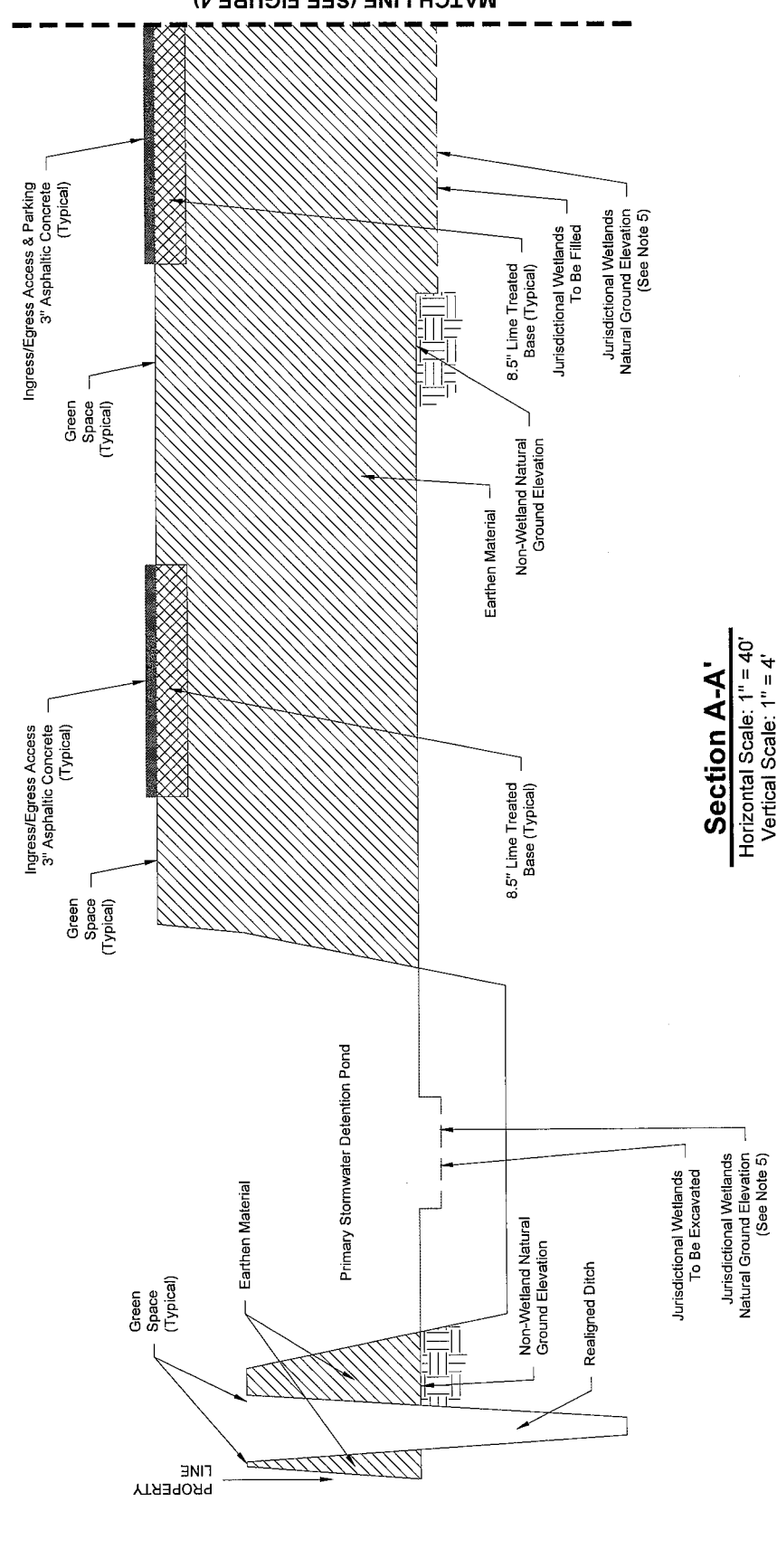
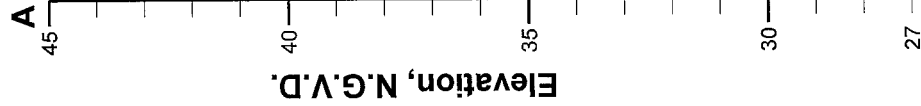
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Total Proposed Fill

- Approximately 52,624.66 Cubic Yards of Earthen Material.
- Approximately 3,588.32 Cubic Yards of Lime Treated Base.
- Approximately 2,657.12 Cubic Yards of Concrete.
- Approximately 880.97 Cubic Yards of Asphaltic Concrete.





Section A-A'
 Horizontal Scale: 1" = 40'
 Vertical Scale: 1" = 4'



Notes

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4. Non-wetland ground elevations average 350" N.G.V.D. Elevation data was obtained from topographic data provided by Alvin Fairburn and Associates, L.L.C.
5. Natural ground elevations in existing Jurisdictional Wetlands are approximately 6" lower than non-wetland ground elevations.

Legend

- Earthen Material
- Lime Treated Base
- Asphaltic Concrete

Mr. Kevin Keller
 Multi-Family Apartment Development

Section View A-A'

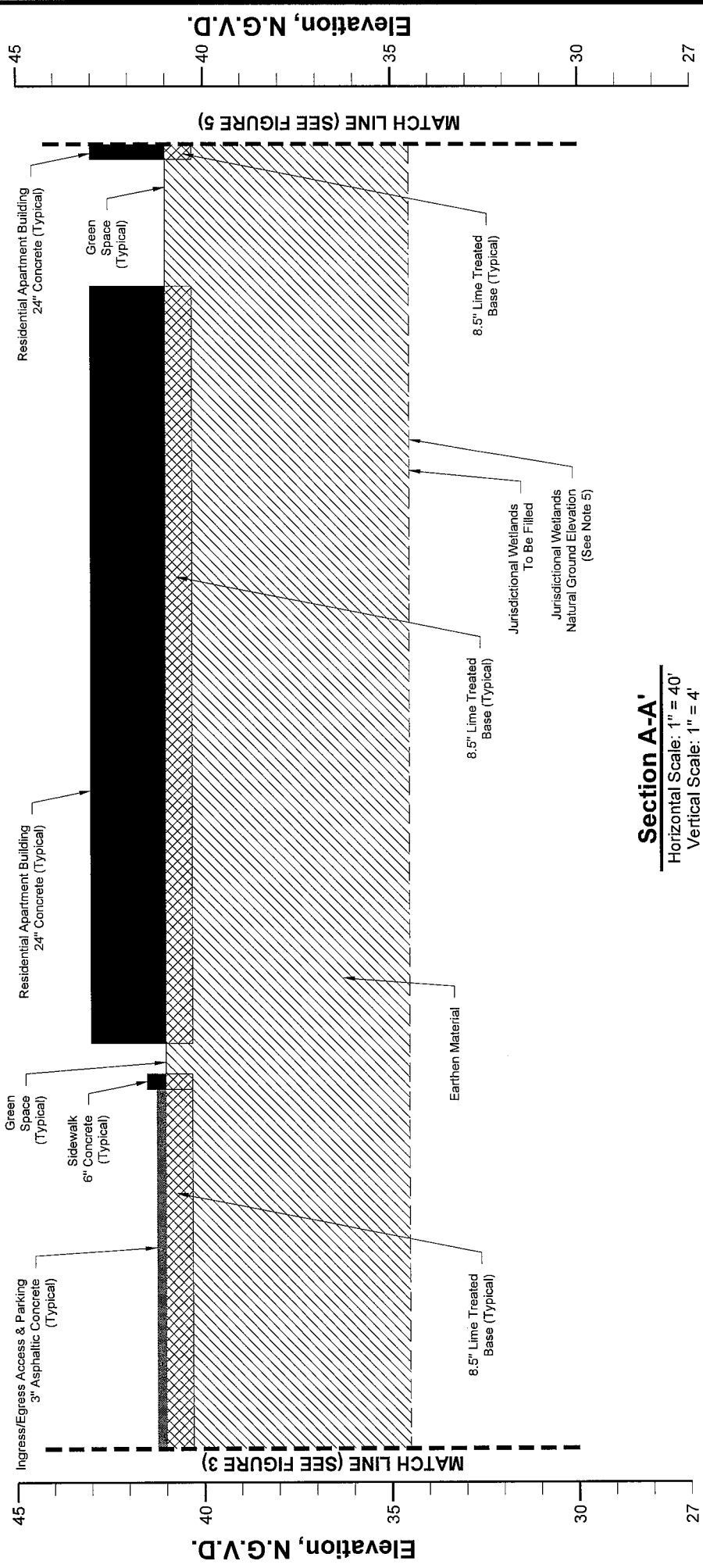
Livingston Parish, Louisiana



Project No.: 12-2015-DOA

Date: 05-11-2015

Figure No.: 3



Section A-A'
 Horizontal Scale: 1" = 40'
 Vertical Scale: 1" = 4'



Notes

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- Non-wetland ground elevations average 35'0" N.G.V.D. Elevation data was obtained from topographic data provided by Alvin Fairburn and Associates, L.L.C.
- Natural ground elevations in existing Jurisdictional Wetlands are approximately 6" lower than non-wetland ground elevations.

Legend

- Earthen Material
- Lime Treated Base
- Concrete
- Asphaltic Concrete

Mr. Kevin Keller

Multi-Family Apartment Development

Section View A-A'
 (Continued)

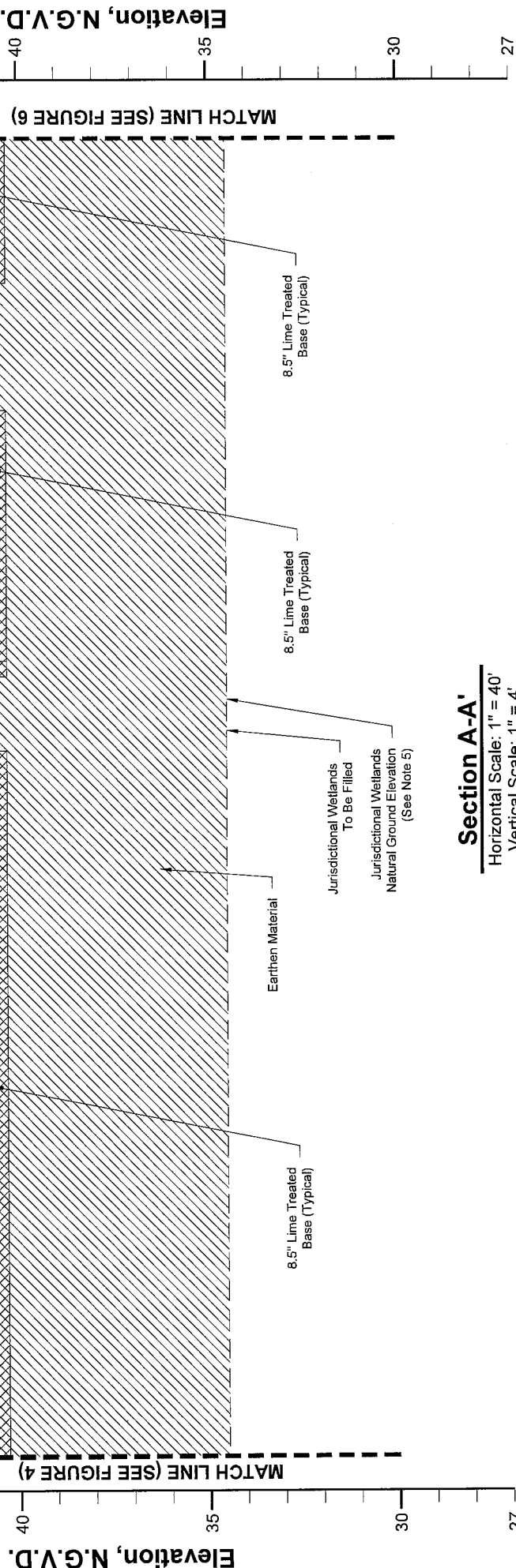
Livingston Parish, Louisiana



Project No.: 12-2015-DOA

Date: 05-11-2015

Figure No.: 4







Section A-A'
 Horizontal Scale: 1" = 40'
 Vertical Scale: 1" = 4'

Notes

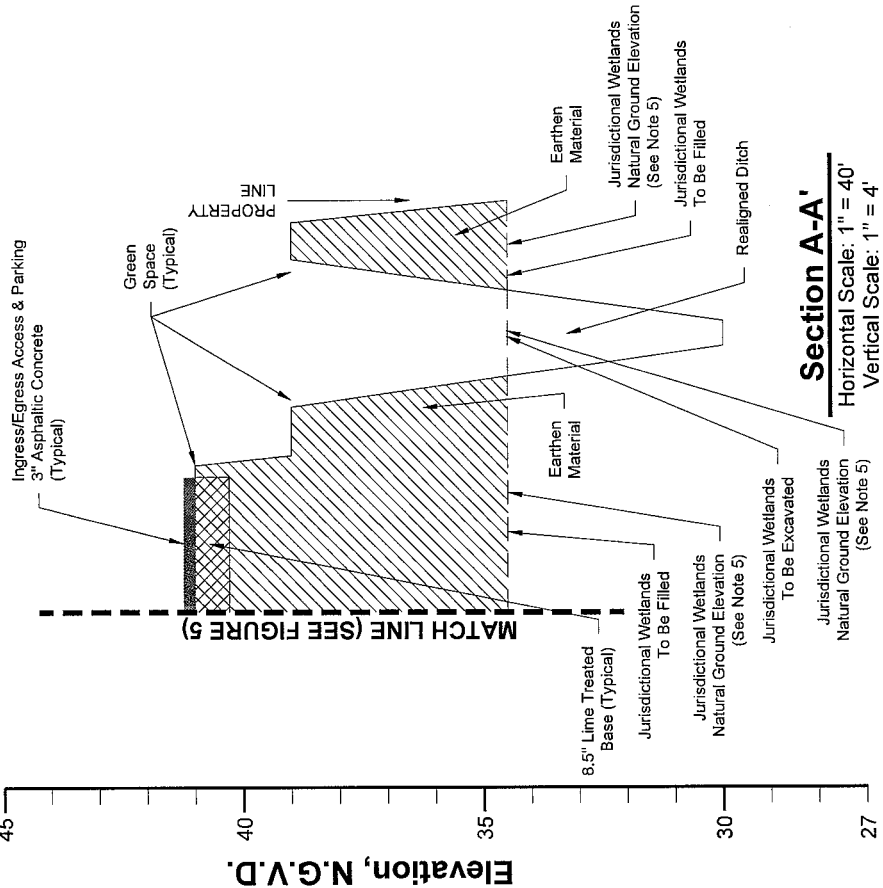
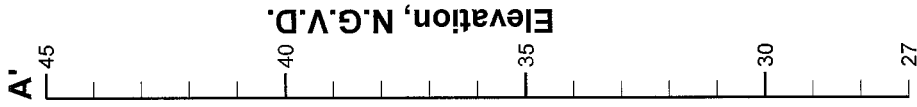
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Legend

-  Earthen Material
-  Lime Treated Base
-  Concrete
-  Asphaltic Concrete

Mr. Kevin Keller
 Multi-Family Apartment Development
Section View A-A'
(Continued)
 Livingston Parish, Louisiana

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Section A-A'
 Horizontal Scale: 1" = 40'
 Vertical Scale: 1" = 4'

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Legend

- Earthen Material
- Lime Treated Base
- Asphaltic Concrete

Mr. Kevin Keller

Multi-Family Apartment Development

Section View A-A'
 (Continued)

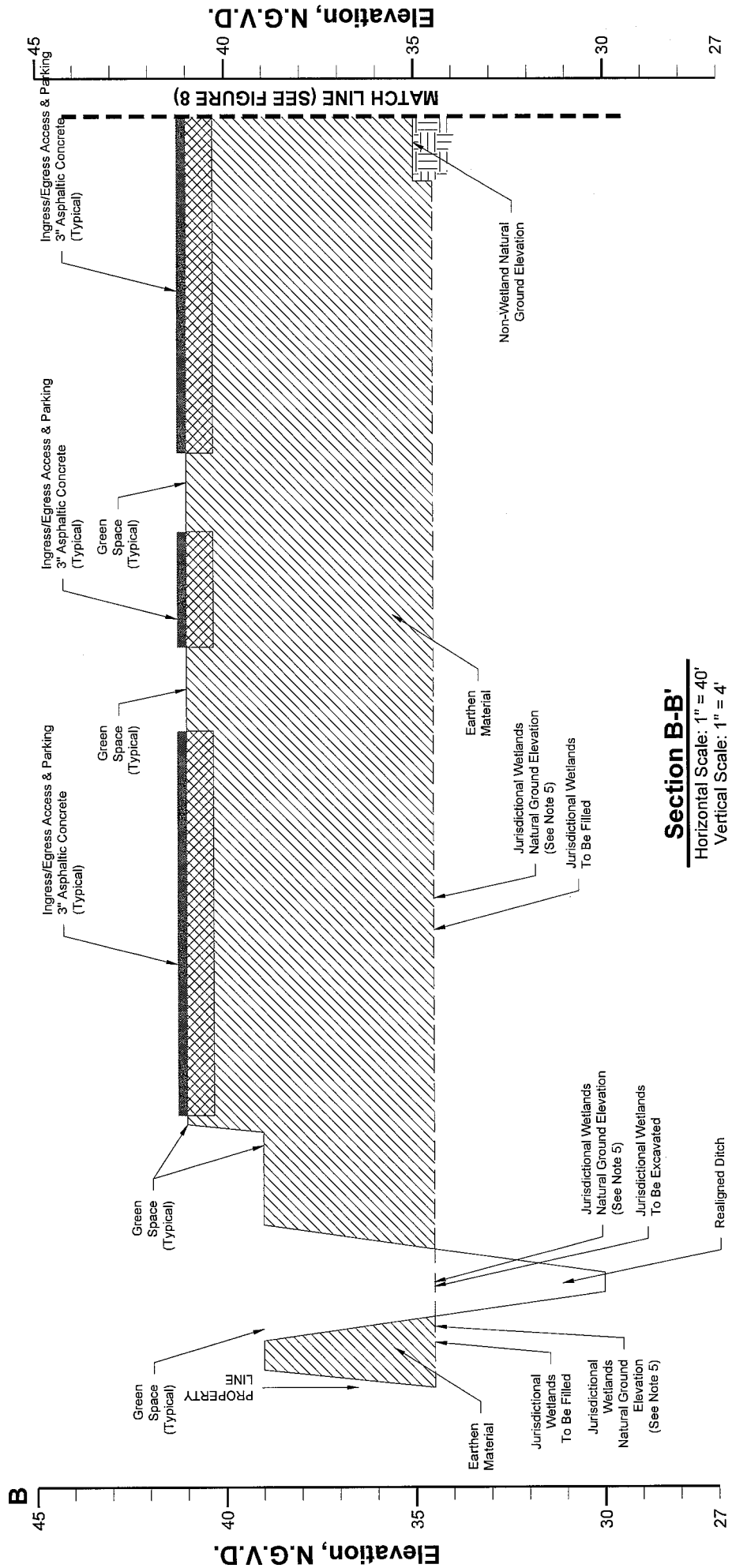
Livingston Parish, Louisiana

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Project No.: 12-2015-DOA

Date: 05-11-2015

Figure No.: 6



Mr. Kevin Keller
 Multi-Family Apartment Development
Section View B-B'
 Livingston Parish, Louisiana

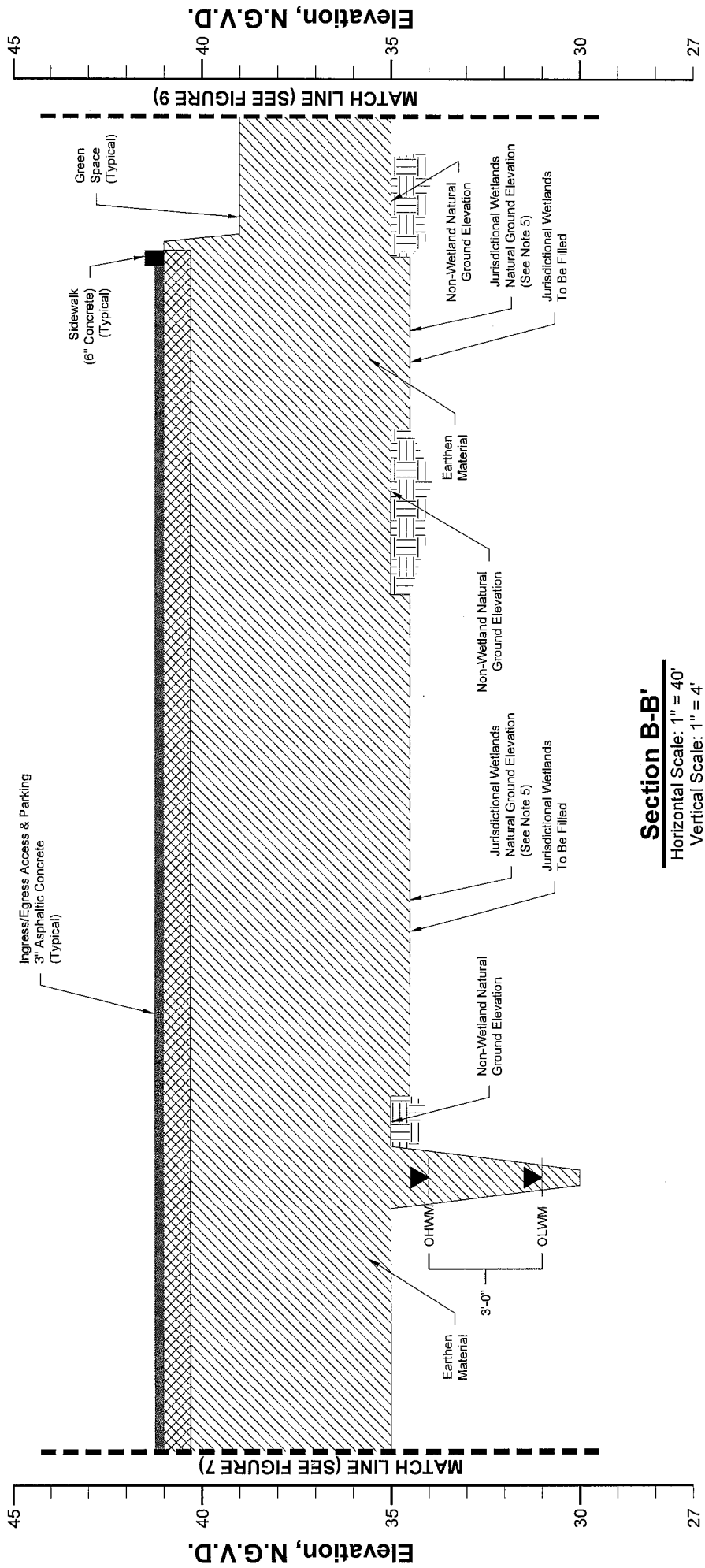
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Project No.: 12-2015-DOA Date: 05-11-2015 Figure No.: 7

Legend

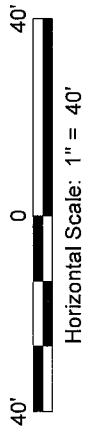
	Earthen Material
	Lime Treated Base
	Asphaltic Concrete

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Section B-B'

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Vertical Scale: 1" = 4'



Notes

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Legend

	Earthen Material
	Lime Treated Base
	Concrete
	Asphaltic Concrete
	OHWM
	OLLWM
	Ordinary High Water Mark
	Ordinary Low Water Mark

Mr. Kevin Keller

Multi-Family Apartment Development

Section View B-B' (Continued)

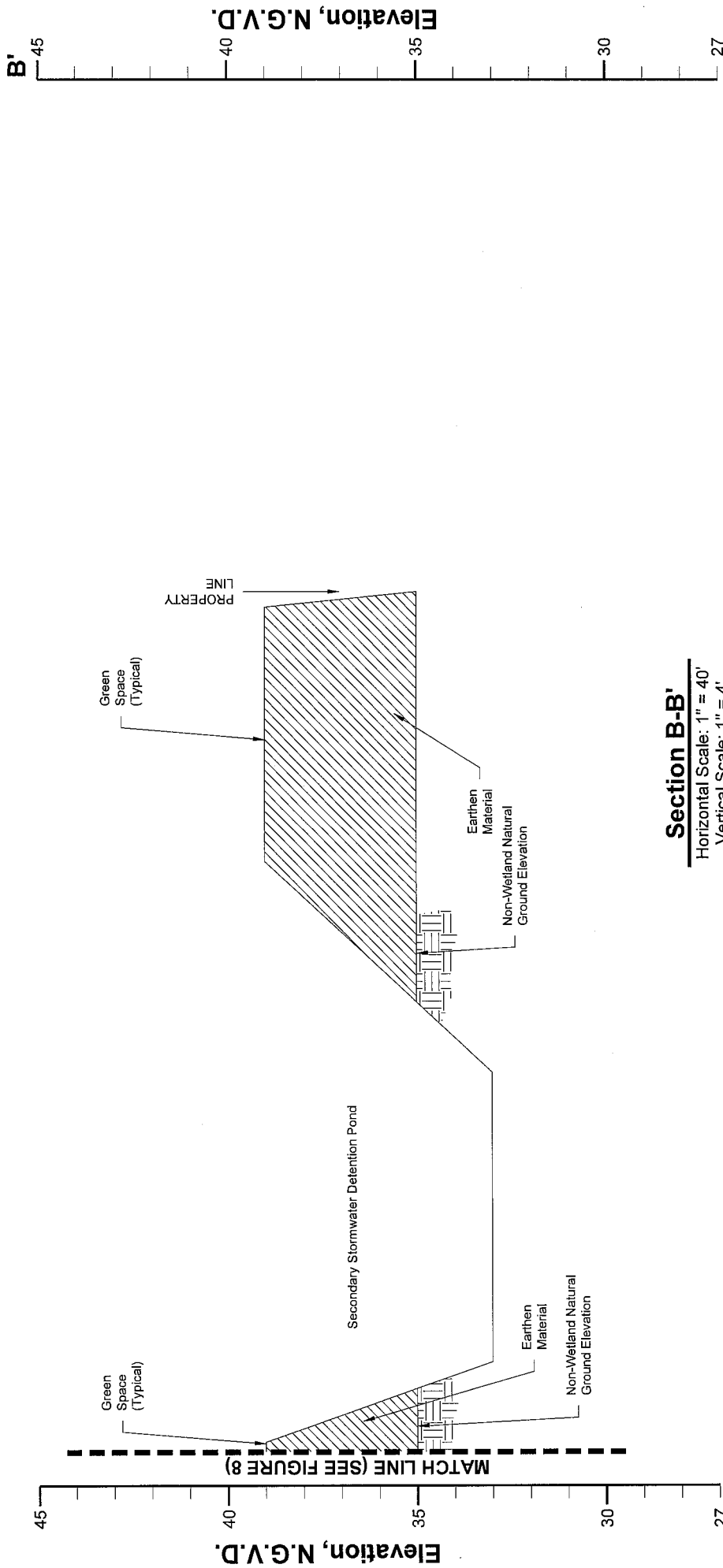
Livingston Parish, Louisiana

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Project No.: 12-2015-DOA

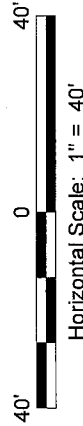
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Figure No.: 8



Section B-B'

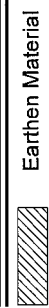
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Legend



Mr. Kevin Keller

Multi-Family Apartment Development

**Section View B-B'
(Continued)**

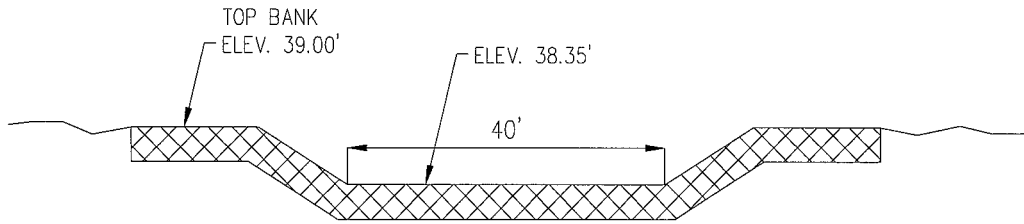
Livingston Parish, Louisiana

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Project No.: 12-2015-DOA

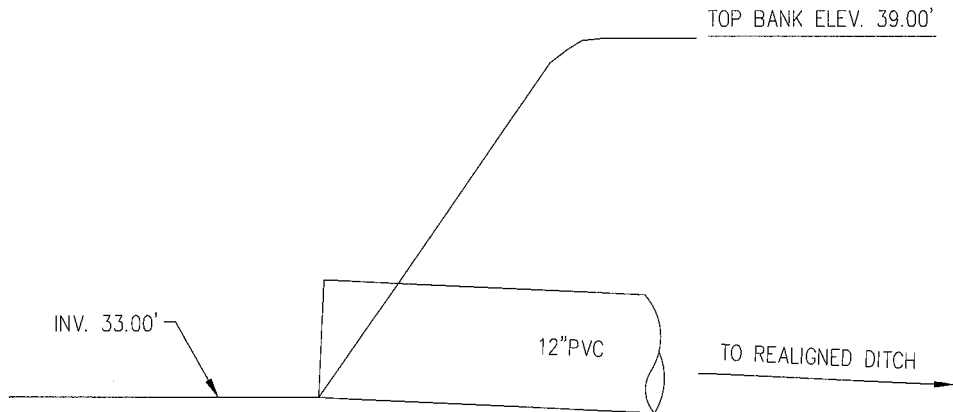
Date: 05-11-2015

Figure No.: 9



PRIMARY STORMWATER DETENTION POND OVERFLOW WEIR

N.T.S.



PRIMARY STORMWATER DETENTION POND OUTFALL PIPE

N.T.S.

Mr. Kevin Keller

Multi-Family Apartment Development

**PRIMARY STORMWATER
DETENTION POND
OUTFALL DETAIL**

Livingston Parish, Louisiana



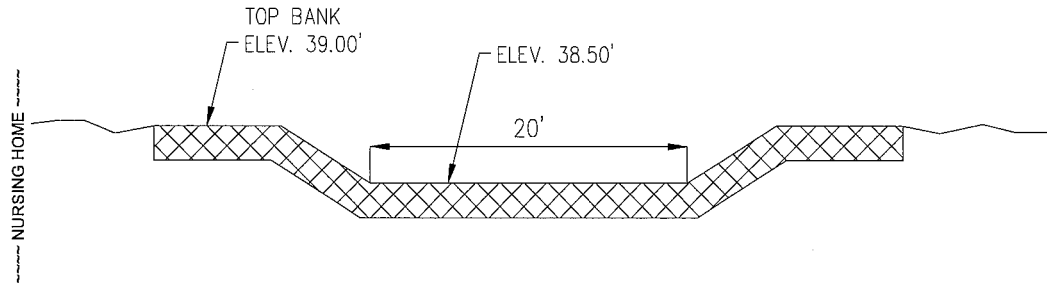
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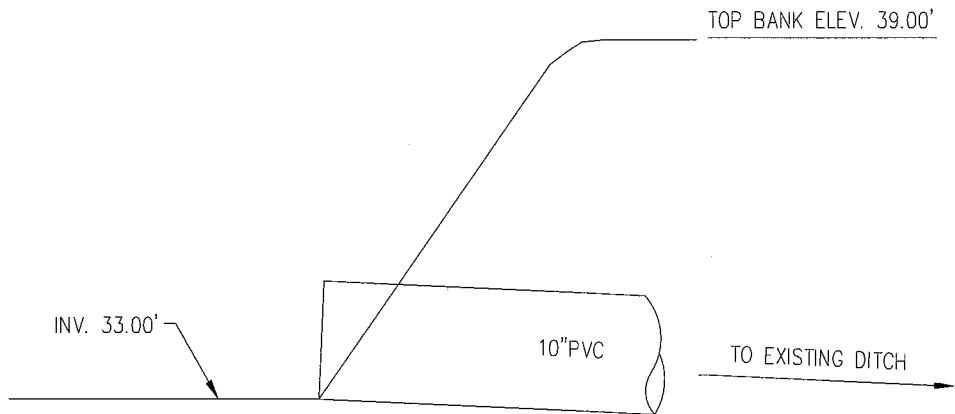
Date: 05-11-2015

Figure No.: 10



SECONDARY STORMWATER DETENTION POND OVERFLOW WEIR

N.T.S.



SECONDARY STORMWATER DETENTION POND OUTFALL PIPE

N.T.S.

Mr. Kevin Keller

Multi-Family Apartment Development

**SECONDARY STORMWATER
DETENTION POND
OUTFALL DETAIL**

Livingston Parish, Louisiana



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Figure No.: 11