

JOINT PUBLIC NOTICE

May 26, 2014

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

(504) 862-2225
Brad.LaBorde@usace.army.mil
Project Manager
Brad LaBorde
Permit Application Number
MVN 2008-2224 EOO

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 Johnson
WQC Application Number
WQC 140512-01

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, 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).

Permit Modification and Time Extension: **Multiple Use Development in Saint Tammany Parish, Louisiana**

NAME OF APPLICANT: WREDCO, % Hydrik Wetland Consultants, Attn: Mike Henry, 2323 highway 190 East, Suite 2, Hammond, Louisiana, 70401.

LOCATION OF WORK: An 848 acre tract of land north of Interstate 12 on Highway 434 and south of D'Antonio Road near Slidell, Louisiana, in Saint Tammany Parish, as shown on the enclosed drawings.

Latitude: 30.37623/Longitude: -89.90373, Hydrologic Unit Code: 08090201 – Liberty Bayou – Tchefuncte watershed

CHARACTER OF WORK: Clear, grade, excavate, and deposit fill for the construction of a multiple use development. The permit modification would impact an additional 6.6 acres of jurisdictional wetlands and include: culverted road crossings, a residential apartment development, a drainage canal, and an effluent discharge pipe/right-of-way. Approximately 5,000 cubic yards of material will be placed in wetlands via onsite pond/canal excavation. The applicant proposes to mitigate for wetland impacts by purchasing mitigation credits at 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**. **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 project site is potentially located in areas inhabited by the threatened Gopher Tortoise (*Gopherus polyphemus*) and endangered Red-Cockaded Woodpecker (RCW - *Picoides borealis*) protected by the Endangered Species Act. Our initial finding is that the proposed work is Not Likely to Adversely Affect (NLAA) these species. Additional surveys for these species may be required by U.S. Fish and Wildlife Service.

The gopher tortoise is associated with areas that have well drained, sand or gravel soils appropriate for burrow establishment, ample sunlight for nesting, and understory vegetation suitable for foraging. Gopher tortoises prefer open longleaf pine scrub oak communities that are thinned and burned every few years and can be found in Washington, Tangipahoa, and St. Tammany Parishes. Suitable soil types for gopher tortoises include Latonia and Bassfield (highly suitable), Cahaba, Ruston, and Smithdale (less suitable), and Abita, Malbis, Angie, and Prentiss (marginal). This site consists of Myatt fine sandy loams, Stough fine sandy loam, and Prentiss fine sandy loam. Portions of the project site offer a thick understory which restricts sunlight and open areas.

RCWs inhabit open, park-like stands of mature pine trees containing little hardwood understory or midstory. RCWs excavate roost and nest cavities in large living pines (10 inches or greater in diameter at breast height). Foraging habitat is defined as pine and pine hardwood stands over 30 years of age that are located contiguous to and within one-half mile of the cluster. The project area is dominated with pine trees that appear to be less than 30 years of age.

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 **N/A** 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

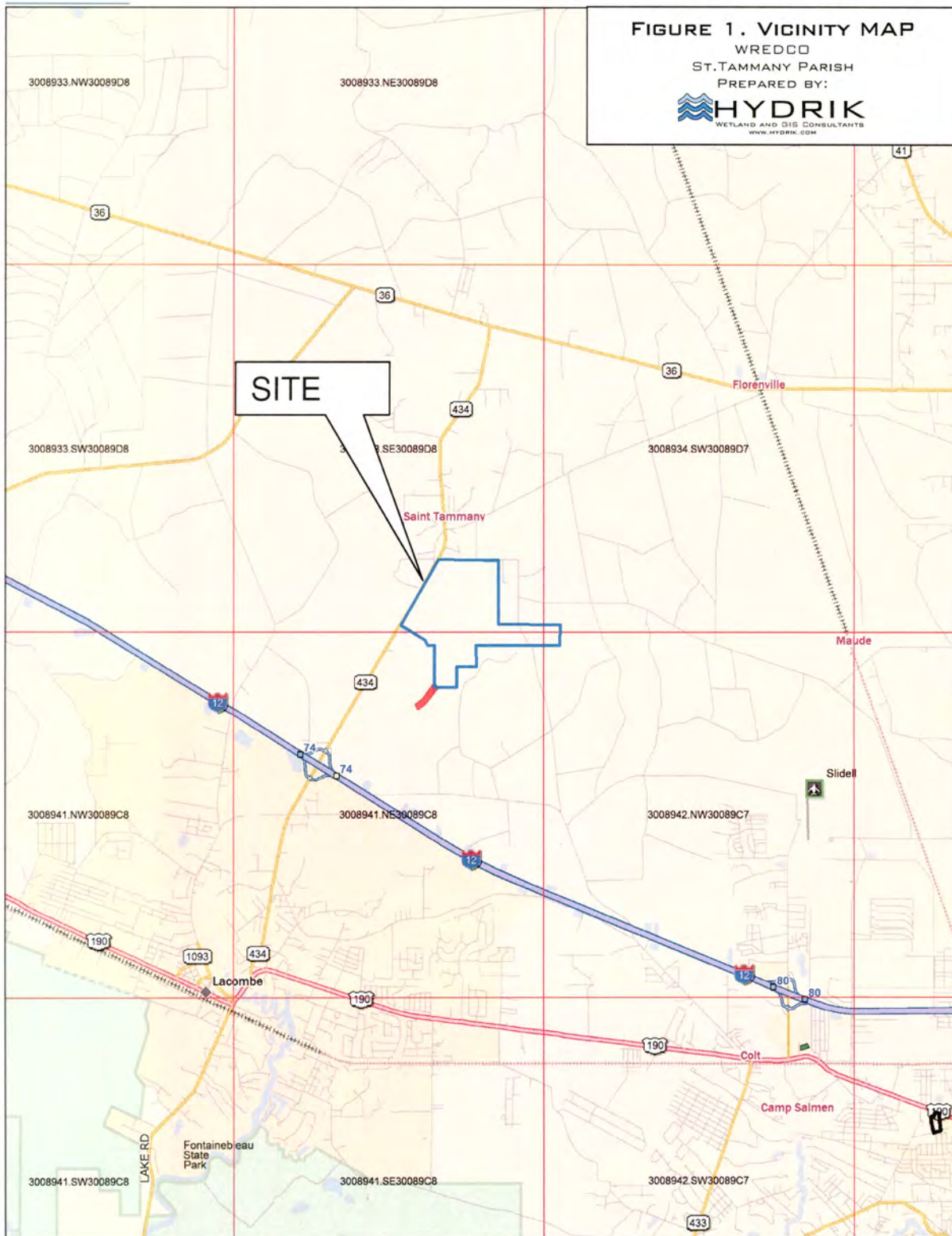
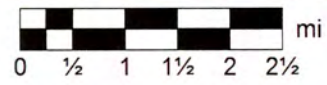


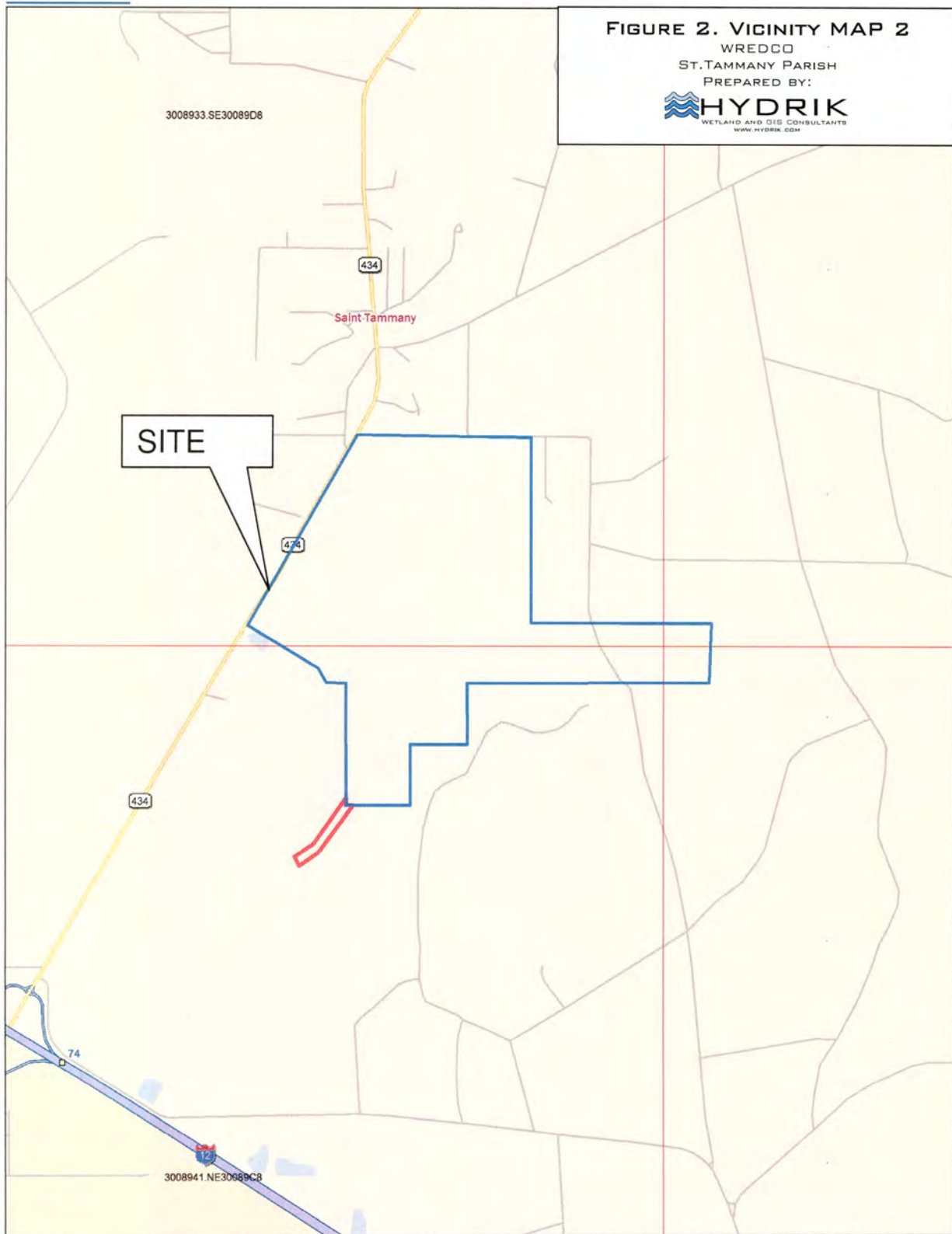
FIGURE 1. VICINITY MAP
WREDCO
ST. TAMMANY PARISH
PREPARED BY:
HYDRIK
WETLAND AND GIS CONSULTANTS
WWW.HYDRIK.COM



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FIGURE 2. VICINITY MAP 2

WREDDCO
ST. TAMMANY PARISH
PREPARED BY:



3008933 SE30089D8

434

Saint Tammany

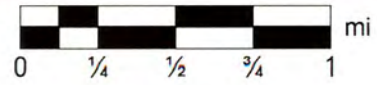
SITE

434

434

74

3008941 NE30689C8



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FIGURE 3. 2010 RGB

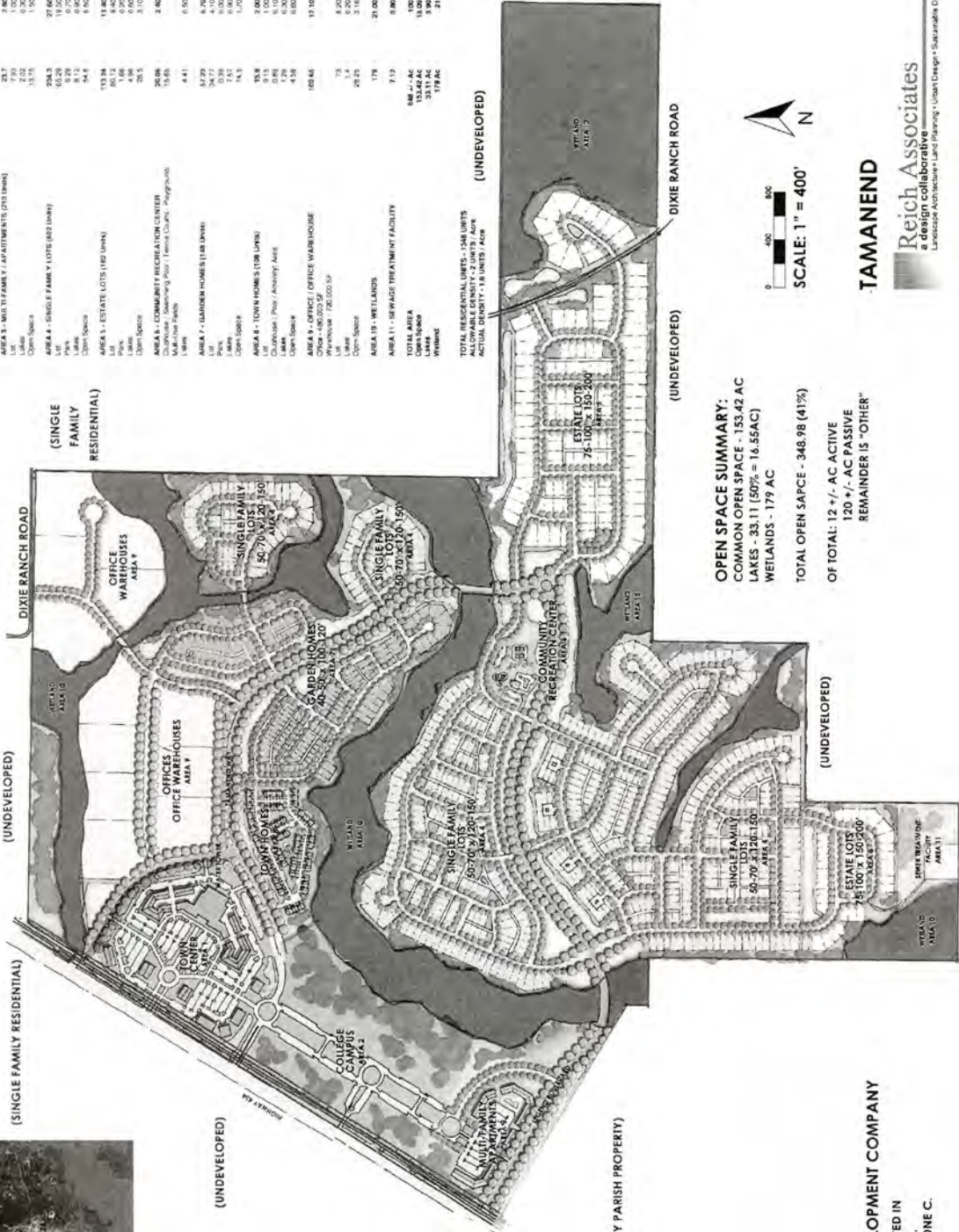
WREDCO
ST. TAMMANY PARISH
PREPARED BY:





VICINITY MAP

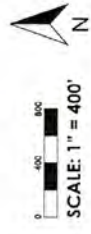
TOTAL LAND USE AREA	ACREAGE +/-	PERCENTAGE +/-
AREA 1 - TOWN CENTER (78 UNITS)	41.90	4.90%
Lot	29.51	3.1%
Commercial (2700 +/- 400,000 SF)	12.39	1.30%
Open Space	11.24	1.30%
AREA 2 - COLLEGE CAMPUS	13.2	1.50%
University Campus	41.34	4.80%
High School	11.48	1.40%
AREA 3 - MULTI-FAMILY / APARTMENTS (213 UNITS)	23.7	2.80%
Open Space	2.22	0.20%
Lot	13.17	1.50%
AREA 4 - SINGLE FAMILY LOTS (622 UNITS)	294.3	37.60%
Lot	63.28	7.50%
Lake	18.12	2.20%
Park	81.12	9.80%
Open Space	54.8	6.50%
AREA 5 - ESTATE LOTS (162 UNITS)	113.34	13.80%
Lot	11.2	1.40%
Park	1.68	0.20%
Open Space	4.86	0.60%
Lake	25.3	3.10%
AREA 6 - COMMUNITY RECREATION CENTER	26.08	3.20%
Multi-use Track	18.65	2.30%
Lake	4.41	0.50%
AREA 7 - GARDEN HOMES (148 UNITS)	57.29	6.90%
Park	17.7	2.20%
Open Space	33.58	4.10%
Lake	2.52	0.30%
Open Space	14.3	1.70%
AREA 8 - TOWN HOMES (108 UNITS)	55.8	6.80%
Clubhouse / Pool / Amenity Area	12.8	1.60%
Lake	4.28	0.50%
Open Space	4.28	0.50%
AREA 9 - OFFICE WAREHOUSE	102.63	12.50%
Warehouse (200,000 SF)	1.4	0.00%
Lot	1.4	0.00%
Open Space	29.25	3.60%
AREA 10 - WETLANDS	179	21.80%
AREA 11 - SEWAGE TREATMENT FACILITY	21.9	2.70%
TOTAL AREA	848.24 AC	100%
Developed	351.1 AC	39%
Wetland	179 AC	21%



OPEN SPACE SUMMARY:
 COMMON OPEN SPACE - 153.42 AC
 LAKES - 33.11 (50% = 16.55AC)
 WETLANDS - 179 AC

TOTAL OPEN SPACE - 348.98 (41%)

OF TOTAL: 12 +/- AC ACTIVE
 120 +/- AC PASSIVE
 REMAINDER IS "OTHER"



TAMANEND

Reich Associates
 a design collaborative

landscape architecture • land planning • urban design • sustainable design

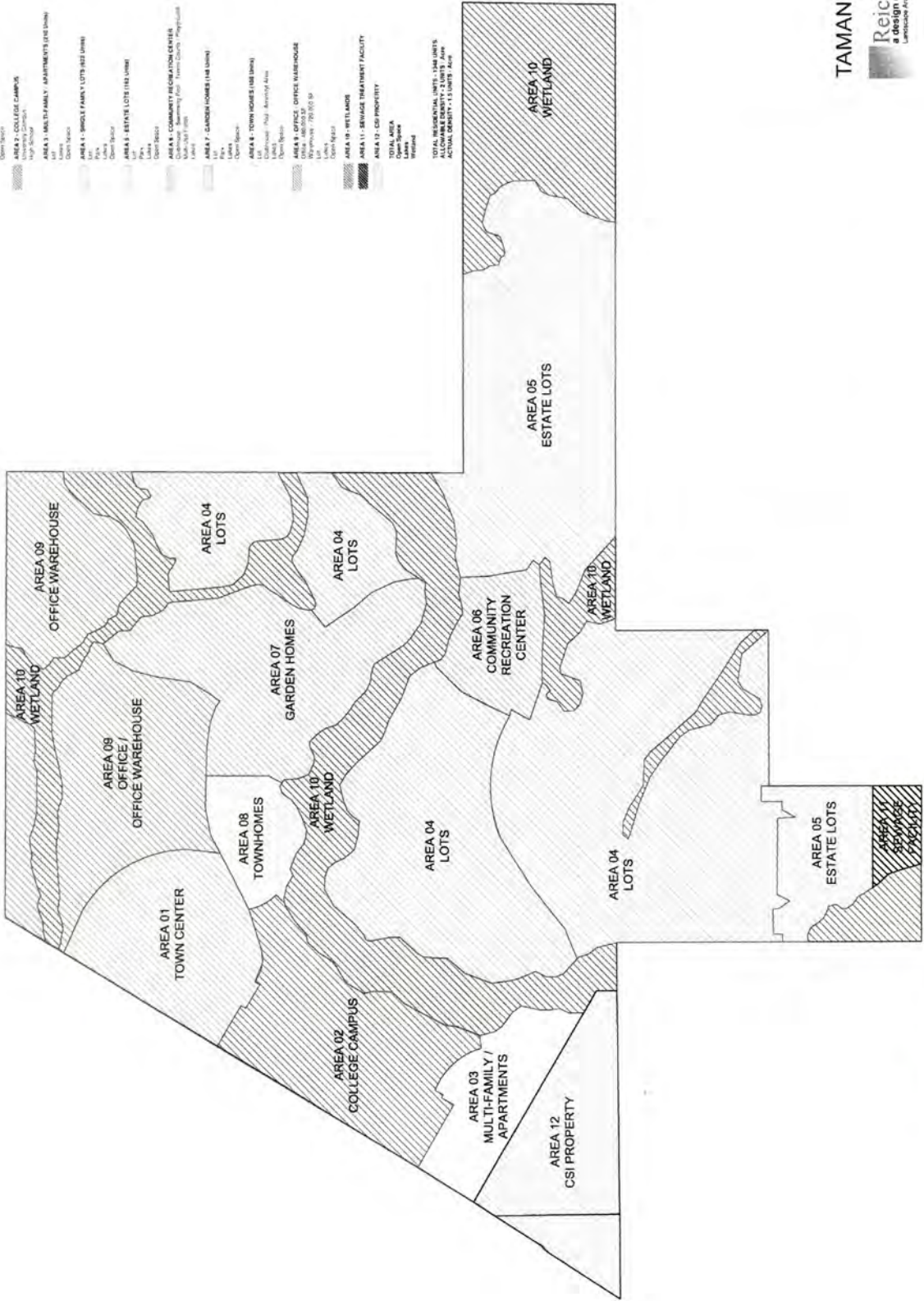
OWNER: WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY

TAMANEND: A 848.24 ACRE PORTION OF GROUND LOCATED IN SECTIONS 3, 4, & 9, T8S-R13E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA. LOCATED IN FLOOD ZONE C.

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ACREAGE	PERCENTAGE
41.50	4.8%
78.34	9.2%
11.24	1.3%
33.3	3.9%
11.44	1.3%
33.7	3.9%
7.80	0.9%
13.75	1.6%
24.3	2.8%
8.29	1.0%
9.17	1.1%
113.24	13.3%
18.72	2.2%
4.46	0.5%
24.9	2.9%
29.66	3.5%
4.41	0.5%
12.41	1.5%
24.77	2.9%
1.87	0.2%
14.5	1.7%
13.8	1.6%
4.88	0.6%
3.02	0.4%
1.58	0.2%
302.85	35.5%
73	8.7%
28.27	3.4%
179	21.0%
6.12	0.7%
46	5.5%
138.8	16.3%
153.87	18.1%
31.78	3.8%

- TOTAL LAND USE AREA**
- AREA 1 - TOWN CENTER (138 UNITS)
 - AREA 2 - COLLEGE CAMPUS
 - AREA 3 - MULTI-FAMILY / APARTMENTS (125 UNITS)
 - AREA 4 - SMALL FAMILY LOTS (162 UNITS)
 - AREA 5 - OFFICE WAREHOUSE
 - AREA 6 - COMMUNITY RECREATION CENTER
 - AREA 7 - GARDEN HOMES (148 UNITS)
 - AREA 8 - TOWN HOMES (108 UNITS)
 - AREA 9 - OFFICE WAREHOUSE
 - AREA 10 - WETLANDS
 - AREA 11 - SENIAGE TREATMENT FACILITY
 - AREA 12 - CSI PROPERTY

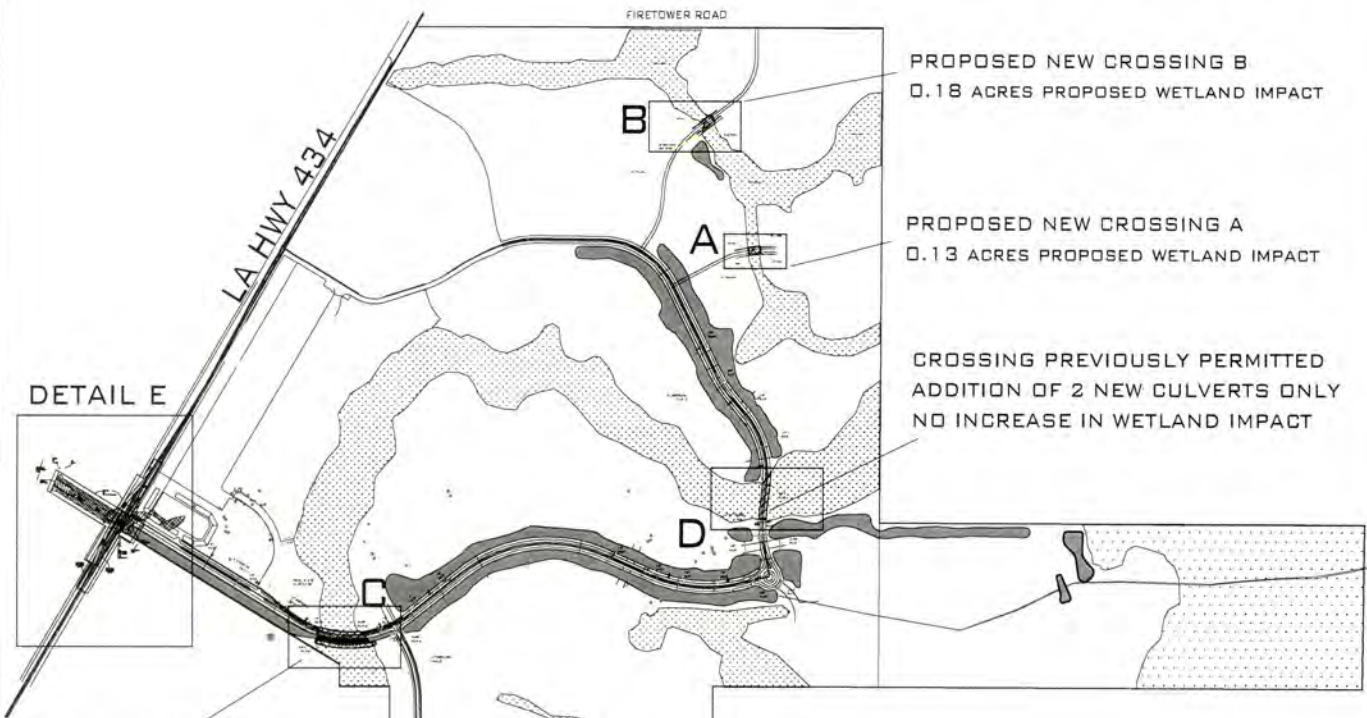


TAMANEND

Reich Associates
a design collaborative
Landscape Architecture • Land Planning • Urban Design • Sustainable Design

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5/21/14

**WREDCO
LA.HWY 434
MVN 2008 2224 E00
PERMIT MODIFICATION REQUEST**



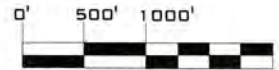
PROPOSED NEW CROSSING B
0.18 ACRES PROPOSED WETLAND IMPACT

PROPOSED NEW CROSSING A
0.13 ACRES PROPOSED WETLAND IMPACT

CROSSING PREVIOUSLY PERMITTED
ADDITION OF 2 NEW CULVERTS ONLY
NO INCREASE IN WETLAND IMPACT

DETAIL E

CROSSING PREVIOUSLY PERMITTED
CURRENT PERMIT INCLUDES
EXCAVATION AREA FOR POND, FILL FOR BERM,
AND ADDED CULVERTS.



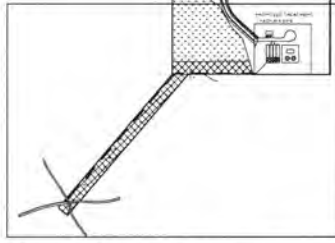
NOTES:

A TOTAL OF 0.70 ACRES OF WETLANDS
WERE PREVIOUSLY PERMITTED
UNDER MVN 2008 2224 E00
FOR IMPACTS RELATED TO CROSSINGS
'C' AND 'D'.

- PROPOSED ADDITIONAL WETLAND IMPACTS AT CROSSING 'C' WILL BE 0.75 ACRES.
(0.42 EXCAVATION FOR DETENTION POND AND 0.33 ACRES OF FILL FOR
DETENTION REROUTE BERM.)
- NO ADDITIONAL WETLAND IMPACTS AT CROSSING 'D'
- 0.13 ACRES WETLAND IMPACT FOR CROSSING 'A'
- 0.18 ACRES WETLAND IMPACT FOR CROSSING 'B'
- 4.5 ACRES WETLAND IMPACT FOR EFFLUENT DISCHARGE AND ROW
NEAR THE SW CORNER OF THE TRACT.
- 1.05 ACRES WETLAND IMPACT FOR DETAIL 'E'

TOTAL ADDITIONAL PROPOSED WETLAND IMPACTS: **6.6** ACRES

DISCHARGE DETAIL



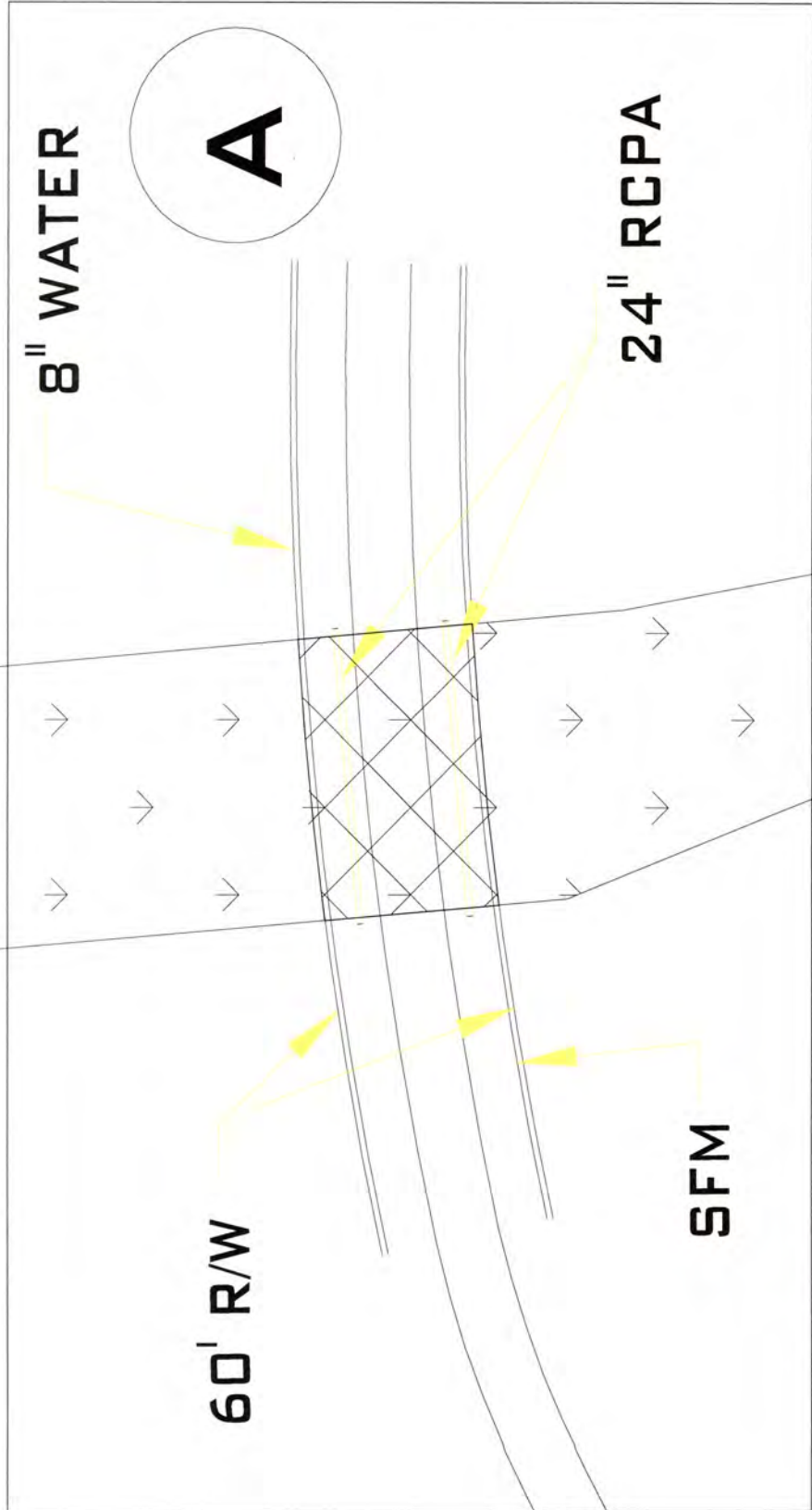
- WETLAND IMPACTS PREVIOUSLY PERMITTED 0.70 ACRES
- PROPOSED ADDITIONAL WETLAND IMPACTS
(FILL FOR ROAD CROSSINGS 'A' AND 'B',
BERM NEAR CROSSING 'C', EFFLUENT
LINE/ROW NEAR SW CORNER), PARISH DRAINAGE
IMPROVEMENTS AND PROPOSED APTMENT COMPLEX 6.19 ACRES
- PROPOSED ADDITIONAL WETLAND IMPACTS
EXCAVATION FOR DETENTION POND NEAR
CROSSING 'C' 0.42 ACRES
- DETENTION PONDS

SEE DETAIL "E" FOR WATERS IMPACTS

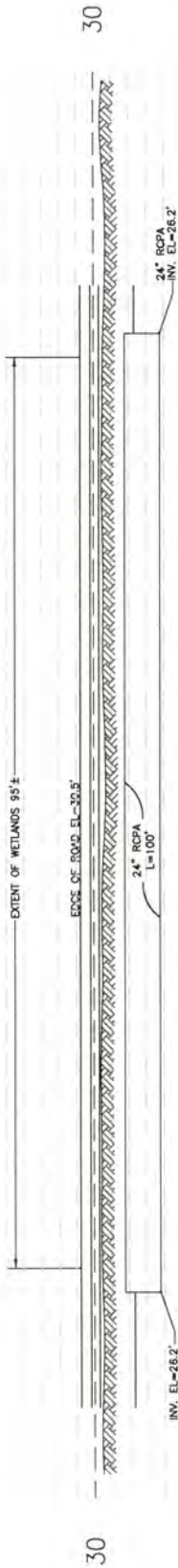


WREDCO	
ST.TAMMANY PARISH, LA	
~856.26 ACRES	
FILE: 1347bc	DATE: 05 06 14
FIGURE: 404 PLAN	REV :
DRAWING: PV WITH PAR ADDS	APPROVED: MJH

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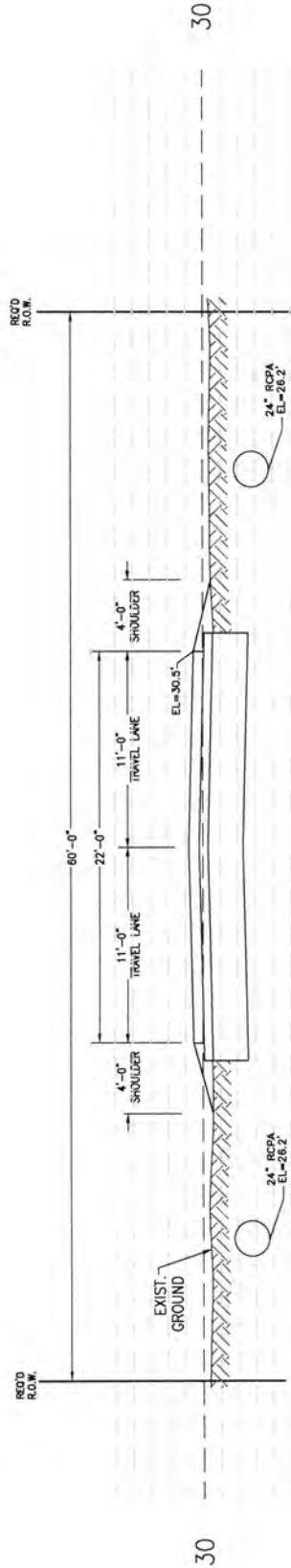


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"A" WETLANDS CROSSING PROFILE VIEW

NTS



"A" WETLANDS CROSSING SECTION VIEW

NTS

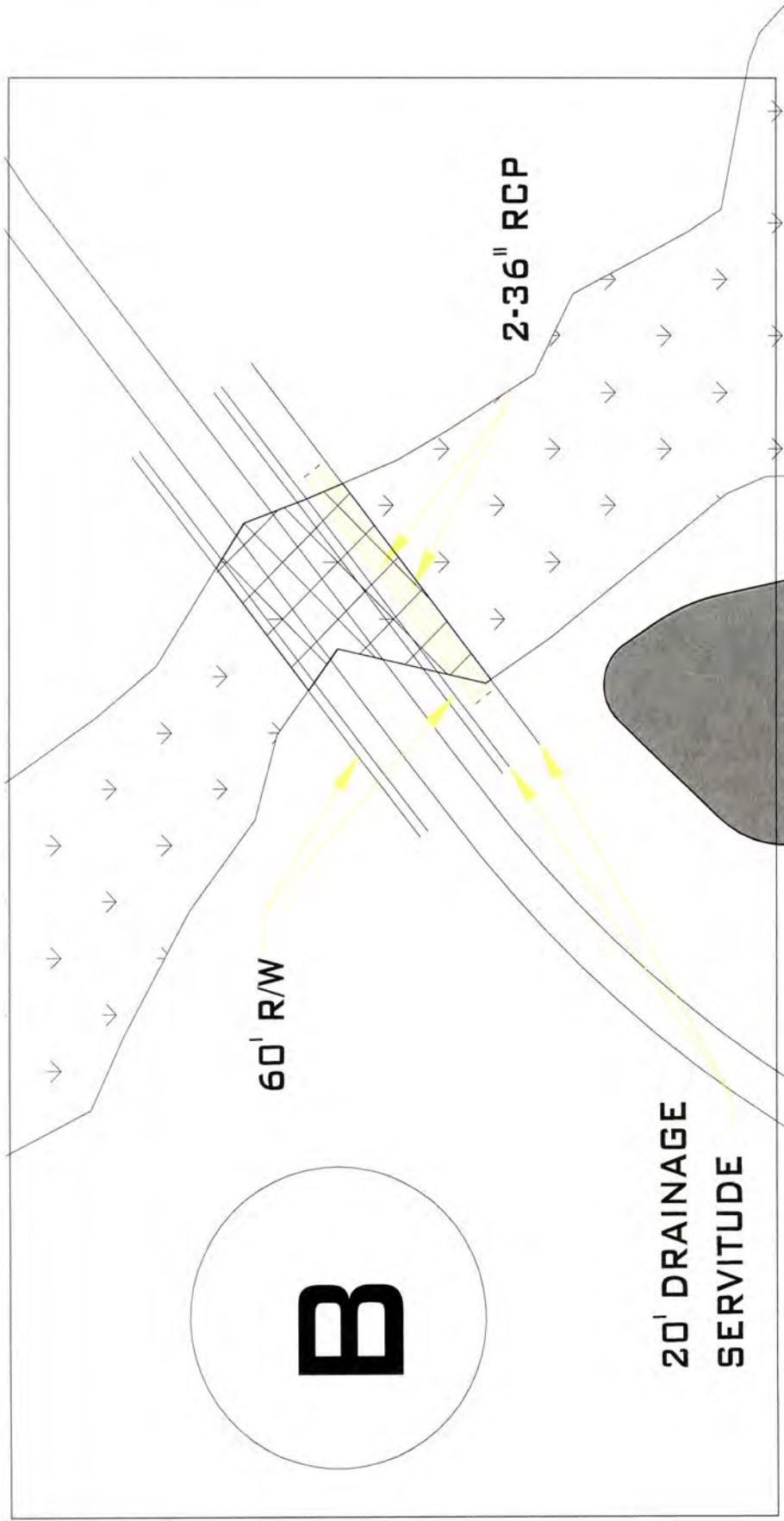
**PRELIMINARY
NOT FOR CONSTRUCTION**
1/22/14
Richard C. Lambert, P.E.
La. License No. 22167

TAMANEND			
WETLANDS ROAD CROSSINGS			
A, B, C & D			
ST. TAMMANY PARISH, LOUISIANA			
DATE: 1/22/14	DESIGNED BY: RCL	CHECKED BY: RCL	JOB NO: 71817
DRAWN BY: RCL	SCALE: NTS		DRAWING NO: 2

RICHARD C. LAMBERT
CONSULTANTS, L.L.C.
521 N. Causeway Blvd.
Mandeville, LA 70448
985-727-4440
Fax: 985-727-4447

RCL
1/22/14





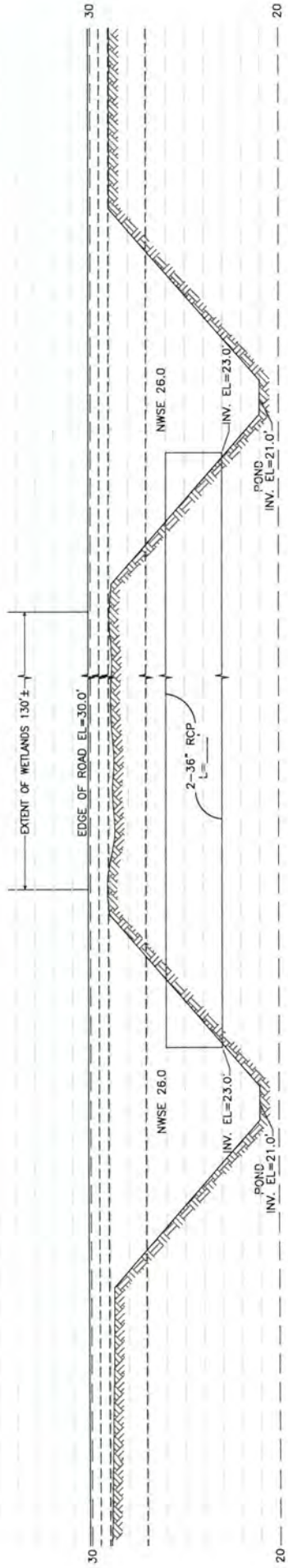
20' DRAINAGE
SERVITUDE

60' R/W

2-36" RCP

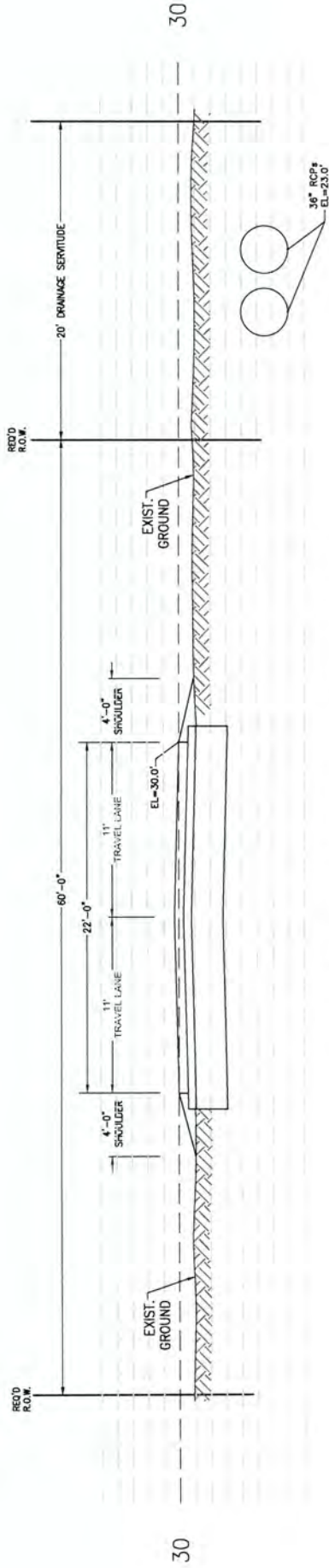
B

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"B" WETLANDS CROSSING PROFILE VIEW

NTS - EXAGGERATED VIEW



"B" WETLANDS CROSSING SECTION VIEW

NTS

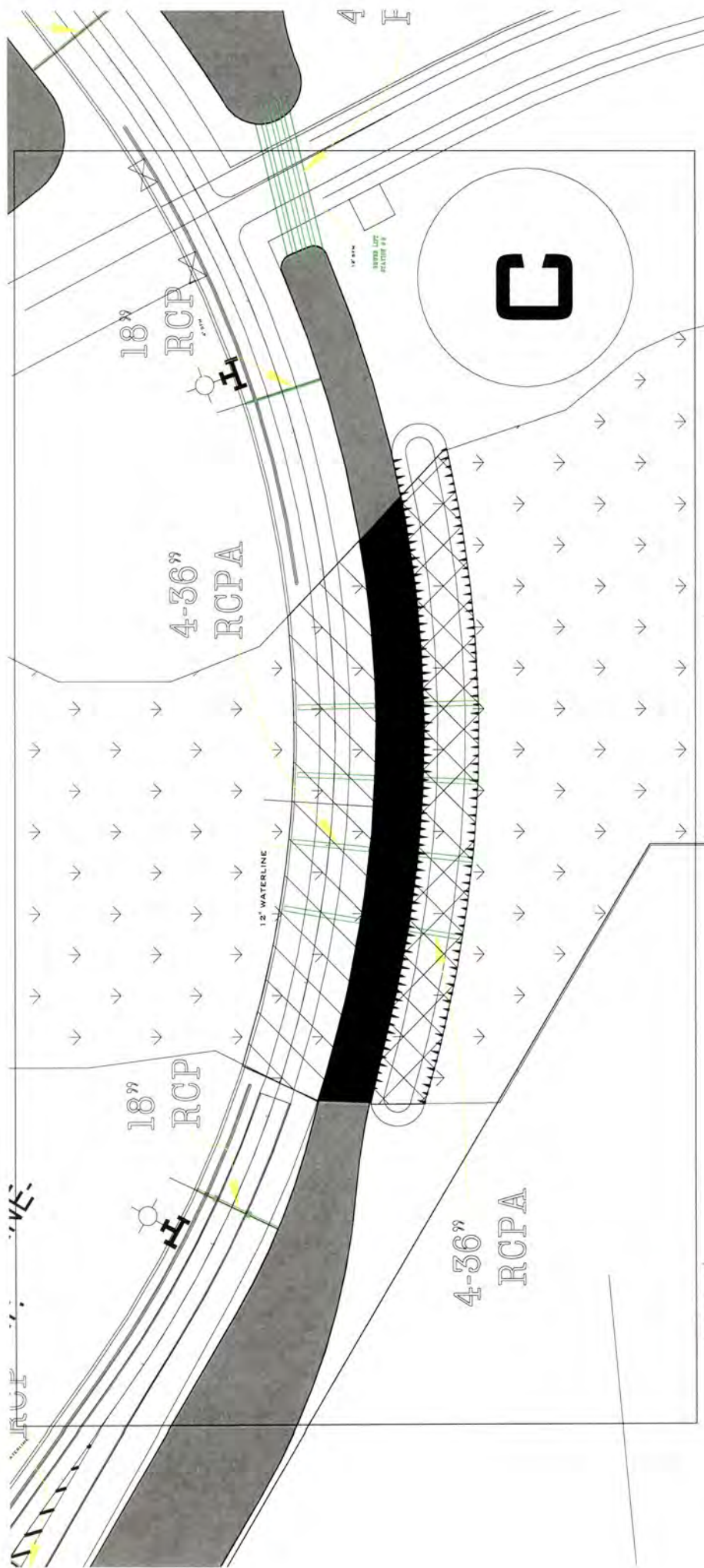
**PRELIMINARY
NOT FOR CONSTRUCTION**
1/22/14
Richard C. Lambert, P.E.
La. License No. 22167

TAMAINEND			
WETLANDS ROAD CROSSINGS			
A, B, C & D			
ST. TAMMANY PARISH, LOUISIANA			
DATE: 1/22/14	DESIGNED BY: JAMBY DT. MAP	JOB NO. 71517	DRAWING NO. 3
SCALE: NTS	PIZ	CHECKED BY: PZ	

RICHARD C. LAMBERT
CONSULTANTS, L.L.C.
521 N. Causeway Blvd.
Mandeville, LA 70448
985-271-1400
Fax: 985-727-4447

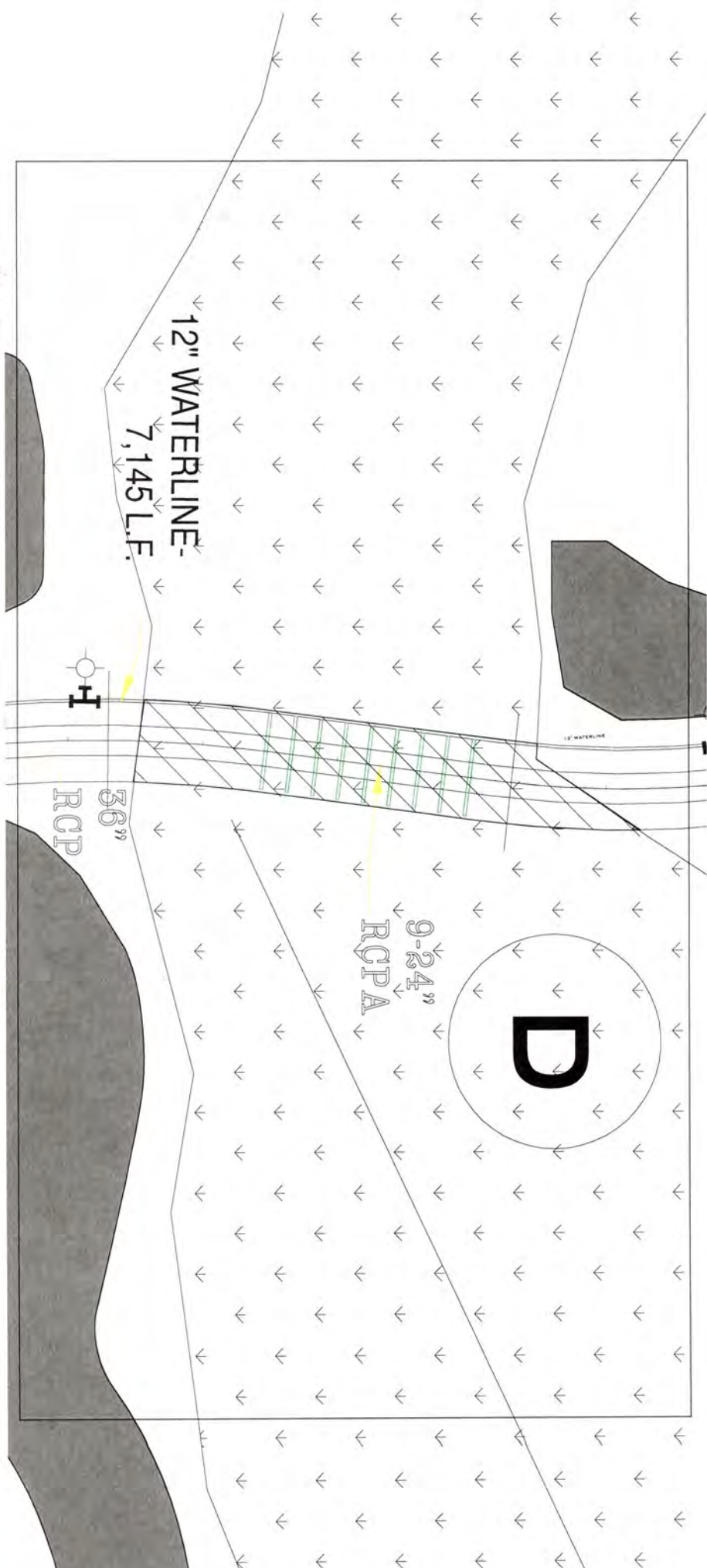
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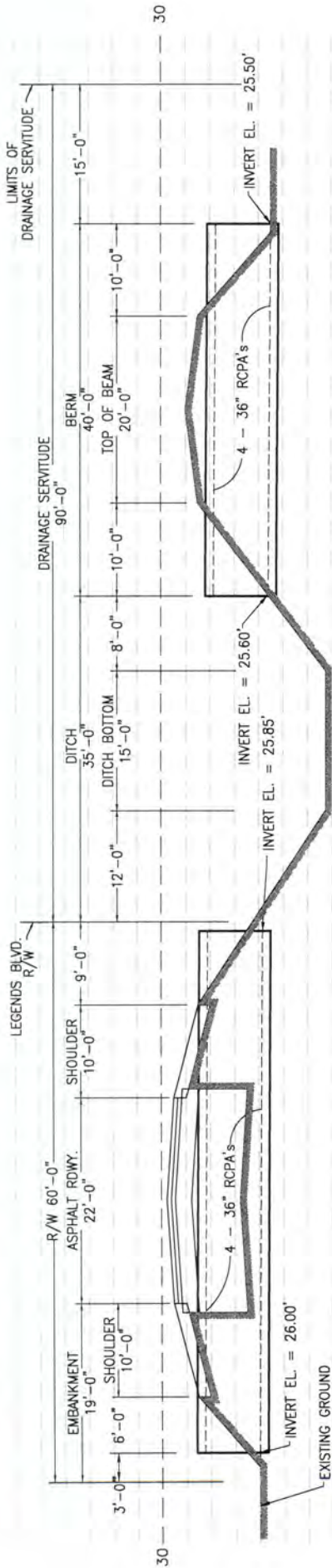
12" WATERLINE -
7,145 L.F.

36"
RCP

9-24"
RCPA

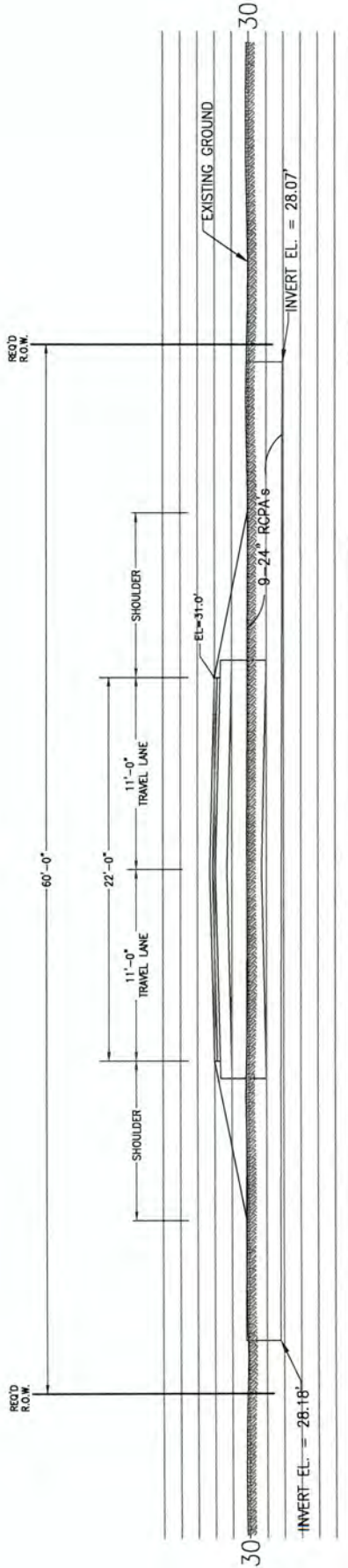
D





"C" WETLANDS CROSSING SECTION VIEW

NTS-EXAGGERATED VIEW



"D" WETLANDS CROSSING SECTION VIEW

NTS

PRELIMINARY
NOT FOR CONSTRUCTION
1/22/14
Richard C. Lambert, P.E.
La. License No. 22167

RICHARD C. LAMBERT
CONSULTANTS, L.L.C.
521 N. Causeway Blvd.
Mandeville, LA 70448
983-4444
Fax: 985-727-4447

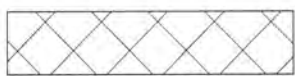
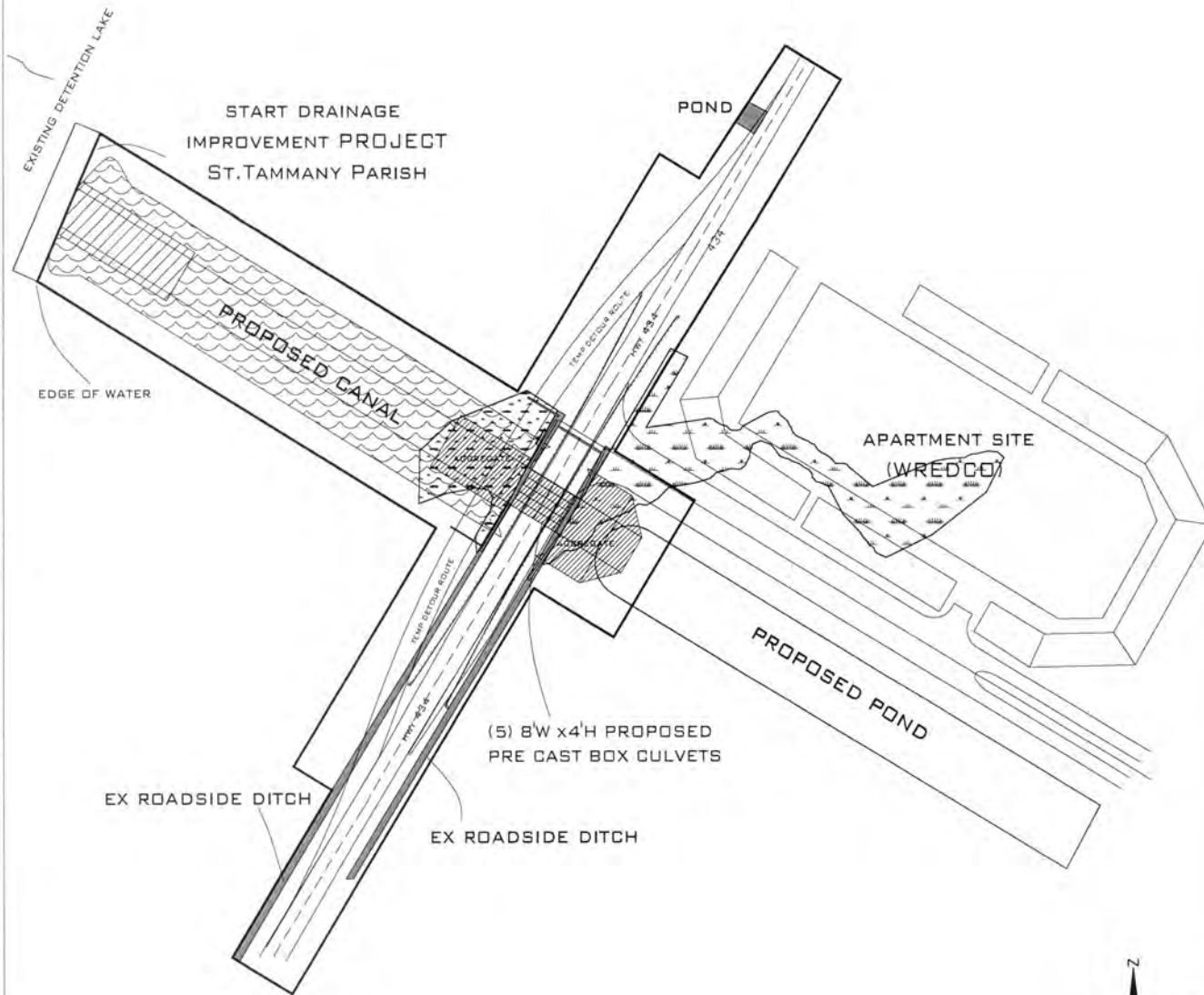


TAMAMEND			
WETLANDS ROAD CROSSINGS			
A, B, C & D			
ST. TAMMANY PARISH, LOUISIANA			
DATE: 1/22/14	DESIGNED BY: RML	JOB NO. 71317	DRAWING NO. 4
SCALE: NTS	CHECKED BY: PJE		

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WREDCO
 LA.HWY 434
 MVN 2008 2224 E00
 PERMIT MODIFICATION REQUEST

DETAIL E



PROPOSED ADDITIONAL WETLAND IMPACTS FOR PARISH DRAINAGE IMPROVEMENTS (FILL AND EXC) AND WREDCO APARTMENT COMPLEX (FILL) 1.05 ACRES



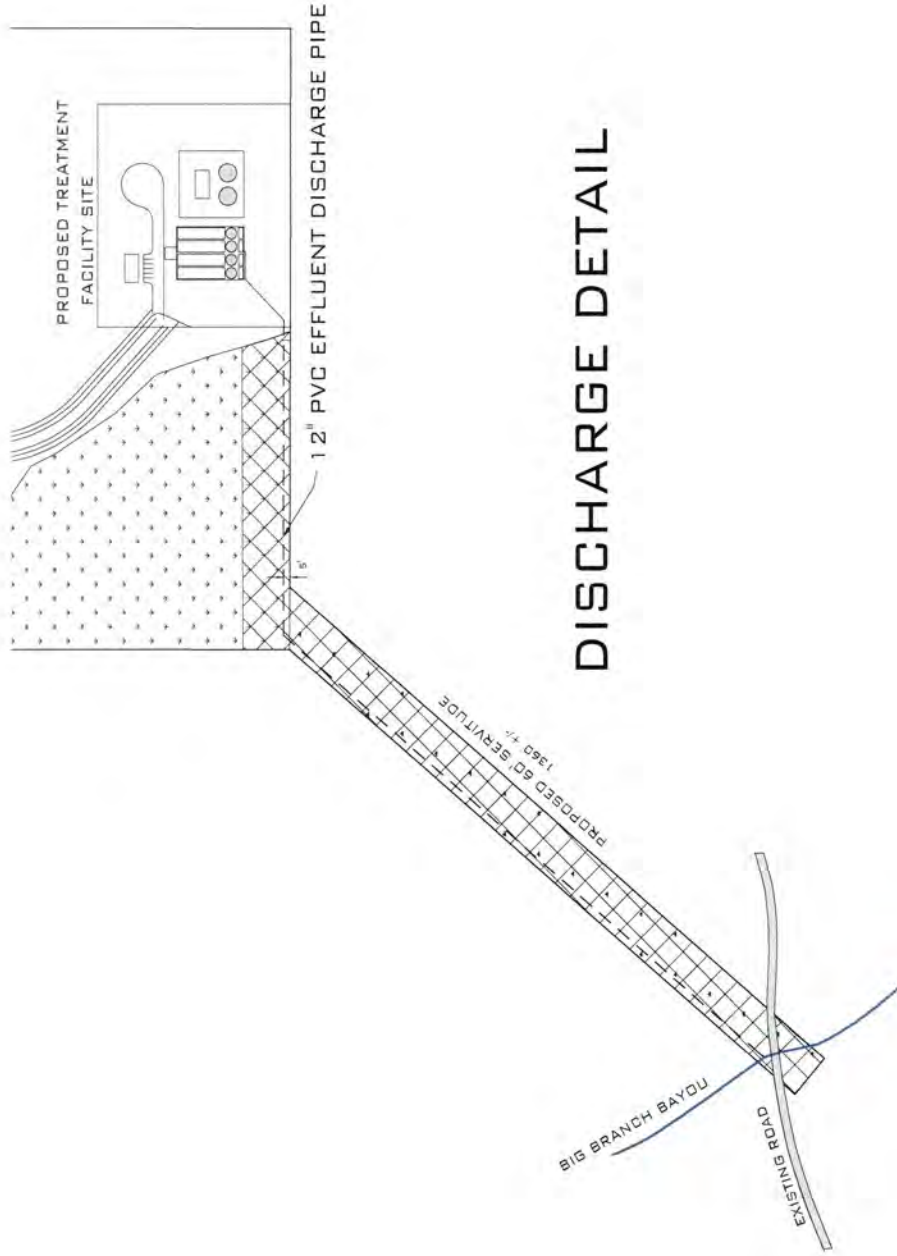
"OTHER WATERS" TO BE IMPACTED PRIMARY AND SECONDARY. SOME IMPACTS WILL BE TEMPORARY.



WREDCO ST. TAMMANY PARISH, LA ~856.26 ACRES	
FILE: 1347BC	DATE: 05 06 14
FIGURE: DETE	REV :
DRAWING: DETE	APPROVED: MJH

BASE DRAWINGS COURTESY OF:
 ALL SOUTH ENGINEERS

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DISCHARGE DETAIL

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5/21/14

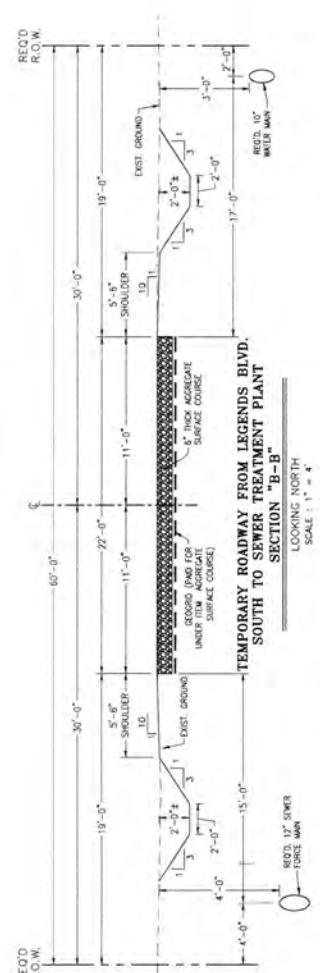
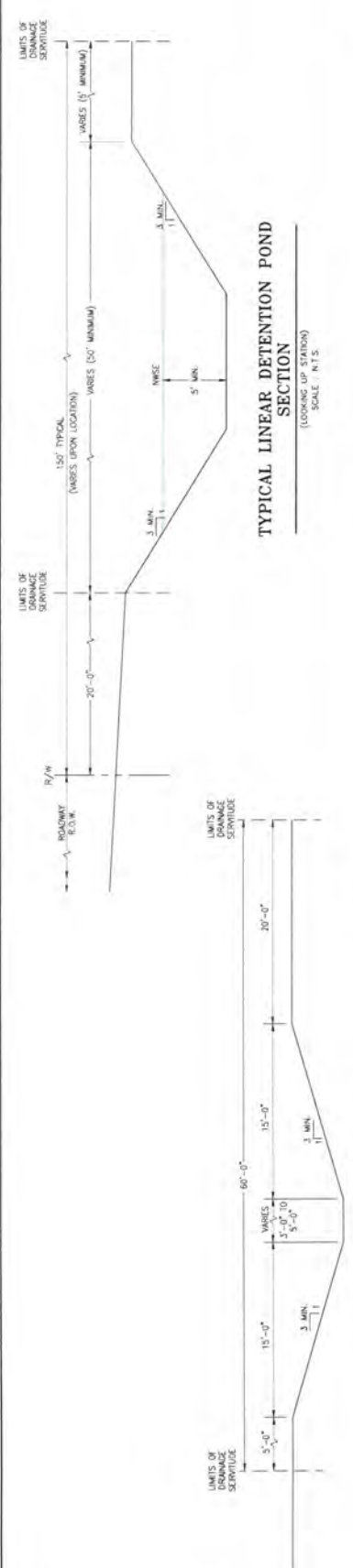


RICHARD C. LAMBERT CONSULTANTS, L.L.C.
 900 W Causeway Approach
 Metairie, LA 70071
 985-727-4440
 Fax: 985-727-4443

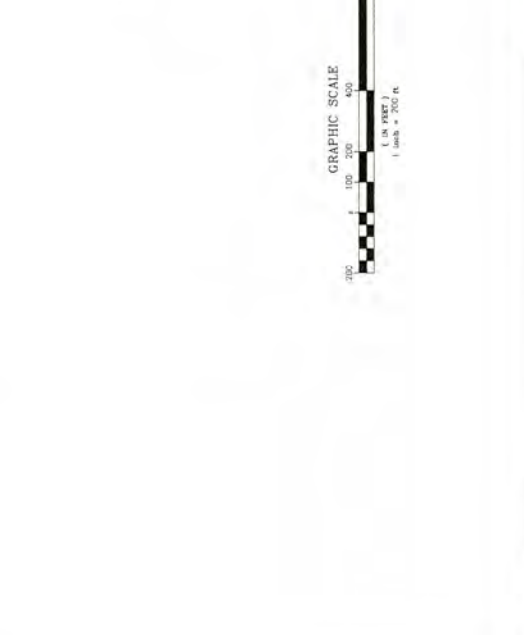
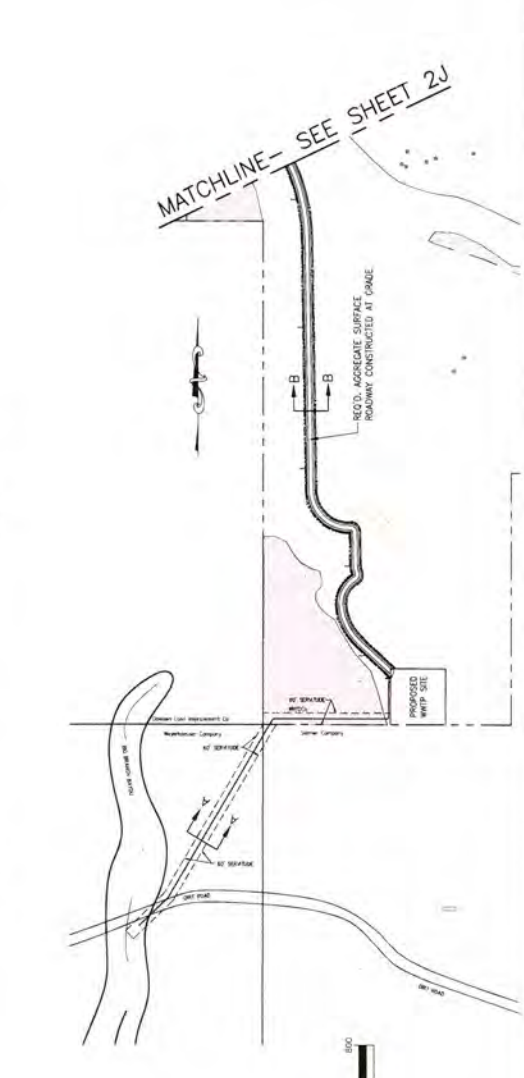
DESCRIPTION	DATE
DESIGNED	F.2
CHECKED	F.2
DRAWN	F.2
SCALE	AS SHOWN
SHEET	21

NO.	DATE	REVISION DESCRIPTION

MASTER DRAINAGE AND GRADING PLAN
 TAMAMEND WREDDO 434 DEVELOPMENT



proposed 60' scoured from discharge det. 1



Propose 5/21/14