



**US Army Corps
of Engineers**

Vicksburg District
4155 Clay Street
Vicksburg, MS 39183-3435
www.mvk.usace.army.mil



Public Notice

APPLICATION NO.:	MVK-2019-619
EVALUATOR:	Ms. Kristi Hall
PHONE NO.:	(601) 631-7528
E-MAIL:	Kristina.W.Hall@usace.army.mil
DATE:	May 19, 2020
EXPIRATION DATE:	June 9, 2020

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District is considering an application for a Department of the Army permit for the work described herein. Comments should be forwarded to the Vicksburg District, Attention: CEMVK-OD-F, 4155 Clay Street, Vicksburg, Mississippi 39183-3435.

Application also has been made to the Louisiana Department of Environmental Quality, Office of Environmental Services for a Water Quality Certification in accordance with La. R.S. 30.2074(A)(93), and Section 401 of the Clean Water Act (P.L. 95-217). Additional information is on file with the above office, and may be inspected at any time between 8:00 a.m. and 4:30 p.m. weekdays. Copies may be obtained upon payment of cost of copying. Comments concerning the application can be filed with the Office of Environmental Services within 20 days of this notice to the following address: Office of Environmental Services, Post Office Box 4313, Baton Rouge, Louisiana 70821-4313.

Law Requiring a Permit Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged and / or fill material into waters of the United States.

Name of Applicant:

Mr. Brandon Dodson
DAGR, LLC
Post Office Box 494
Greenwell Springs, Louisiana 70739

Name of Agent:

Mr. Michael Henry
Hydrik Wetlands Consultants
2323 Highway East, Suite 2
Hammond, Louisiana 70401

Location of Work: Section 31, T8S- R15E, Latitude 30.3052, Longitude -89.7302, within Gum Bayou watershed part of the Pearl River Drainage Basin (8-digit USGS HUC 03180004), Slidell, St. Tammany Parish, Louisiana.

Description of Work: (See enclosed map and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying for a Department of the Army permit to conduct regulated activities in jurisdictional wetlands for the purpose of constructing an affordable single family residential development in the Slidell, Louisiana area. The 58.9-acre development would include 229 residential lots, 8,480 linear feet of paved roads, 15.2 acres of green space, walking path, playground, newly constructed pond (1.0 acre pond) and other attendant features. Proposed work would include fill of 0.9 acres of wetlands, impoundment of 0.6 acres of wetlands, fill of 220 linear feet of stream, and re-routing of 814 linear feet of stream.

The project area is located near the intersection of Interstates 10, 12 and 59 in Slidell, Louisiana. A 6.5-acre pond near the center of the property was created as a borrow pit associated with interstate construction. A 2.0-acre cemetery is currently found on a connected peninsula in the existing pond, this cemetery is not part of the residential development. Wetlands found within the subject property are described as mixed pine flatwoods, dominant vegetation includes Tupelo gum, Chinese tallow, sweetbay magnolia, red maple, redbay, and sweetgum. Soils within the project area are Myatt fine sandy loam and Abita silt loam, both considered partially hydric by the Natural Resource Conservation Service (NRCS).

The applicant proposes to mitigate for the unavoidable loss of jurisdictional impacts through the purchase of credits from a commercial mitigation bank that services the project area.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

State Water Quality Permit: The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

Cultural Resources: The Regulatory Archaeologist has reviewed the latest published version of the National Register of Historic Places, state lists of properties determined eligible, and other sources of information. The following is current knowledge of the presence or absence of historic properties and the

effects of the proposed undertaking upon these properties. The permit area is likely to yield resources eligible for inclusion in the National Register of Historic Places. An investigation for the presence of potentially eligible historic properties is justified.

Endangered Species: Based on the Standard Local Operating Procedure for Endangered Species (SLOPES) as signed on December 1, 2014 between the U.S. Army Corps of Engineers, Vicksburg District and the U.S. Fish and Wildlife Service, it has been determined that the proposed activity will not effect the following species: West Indian manatee, red-cockaded woodpecker, and gopher tortoise.

Floodplain: In accordance with 44 CFR Part 60 (Floodplain Management and Use), participating communities are required to review all proposed development to determine if a floodplain development permit is required. Floodplain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements. The project is partially located within the 100 year floodplain.

Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/Missions/Regulatory.aspx>.

Thomas A. McCabe
Chief, Evaluation Section
Regulatory Branch

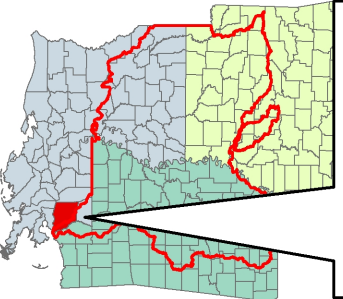
Approx. Project Coordinates
30.30520°, -89.73017°



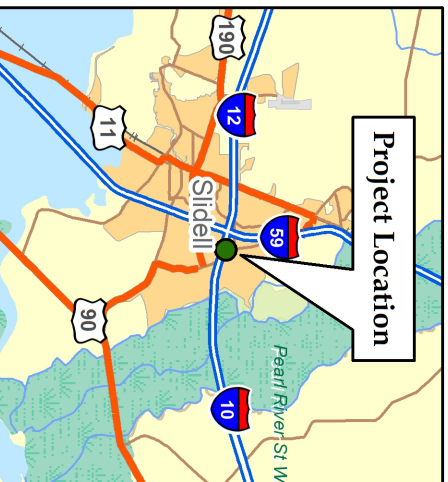
Legend

- Project Boundary
- Jurisdictional Waters
- Mix PFO/PSS Wetlands | 1.73 ac
- Stream | 1262.16 lf
- Open Water/Pit | 7.89 ac

St. Tammany Parish



Project Location



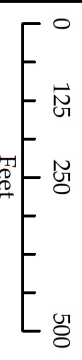
MVK-2019-619

Project:
DAGR LLC
Residential Development Project
Location:
Section 31, T8S-R15E
Haaswood Quadrangle
St. Tammany Parish, LA

**Preliminary
Jurisdictional
Determination**



**Regulatory Branch
Enforcement Section**

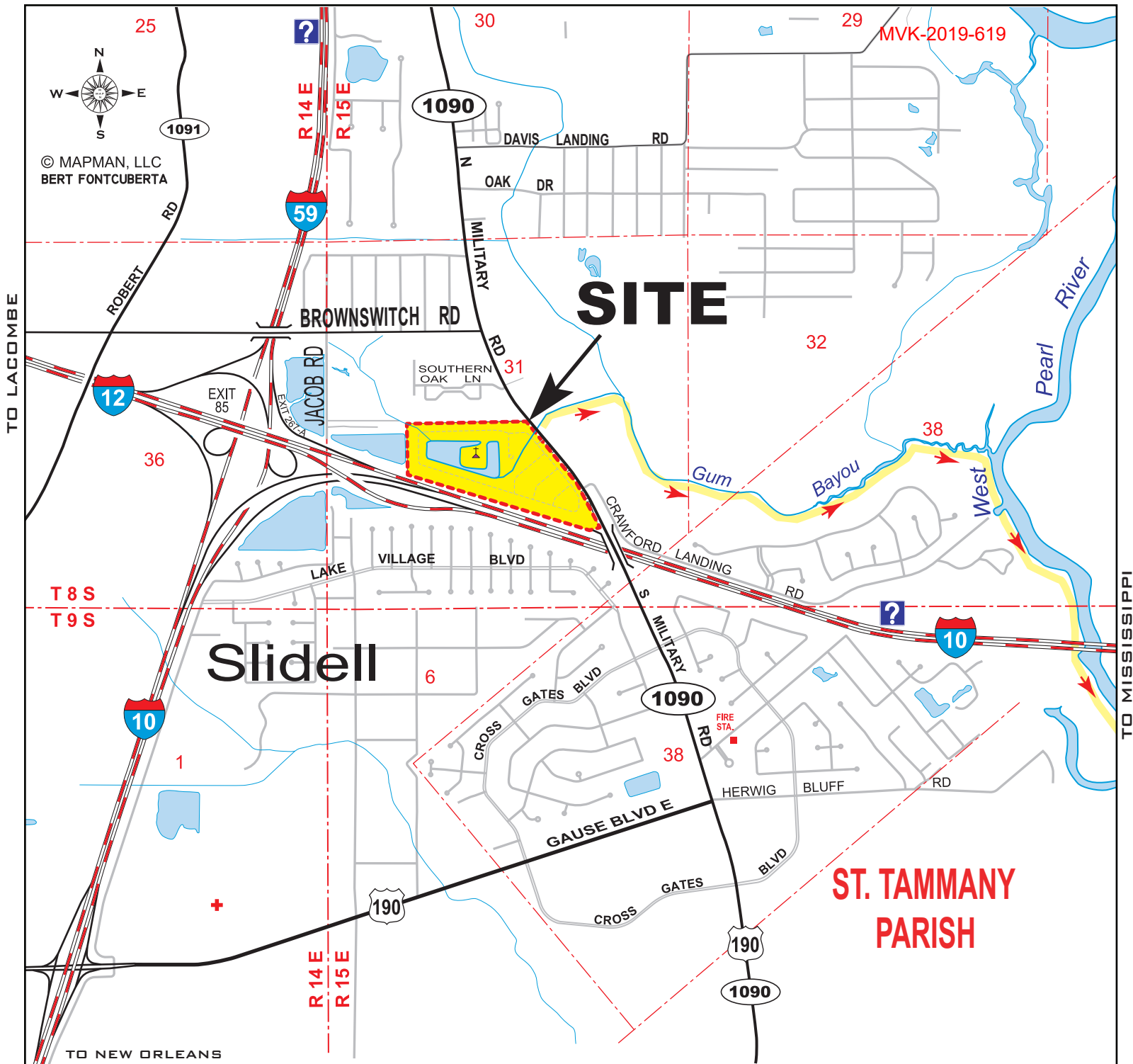


Enclosure 1

1:3,750

Prepared by: Eli L. Polzer
August 30, 2019

Service Layer Credits: Esri,
HERE, Garmin, (c)
OpenStreetMap



SITE COORDINATES:

30.30520 N, -89.73017 W

0 1/2 1 Mile
SCALE - MILE

LEGEND



= PROJECT SITE



= DRAINAGE DISCHARGE

MILITARY RIDGESECTION 31, T8S-R15E (SLIDELL)
ST. TAMMANY PARISH, LAAPPLICANT: **DAGR, LLC**

ID. NO. MVK-2019-619



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: 1957 BC

DATE 4/06/2020

APPROVED:

PROJECT DATA

PROJECT AREA = 58.91 ACRES
 TOTAL RESIDENTIAL LOTS = 229
 TOTAL LENGTH OF STREETS = 8,480 LIN. FT.
 TOTAL GREENSPACE AREA = 15.19 ACRES
 CEMETERY AREA = 2.0 AC. **NOT-A-PART**
 EXISTING LAKE AREA = 6.46 ACRE
 -DEPTH UNKNOWN /
 FORMER BORROW PIT FOR I-12.

JACOB RD (SIDE)
 MVK-2019-619

LEGEND:

- SITE BOUNDARY (58.91 ACRES)
- TOTAL WETLANDS = 1.699 ACRES**
- WETLANDS** WETLANDS AVOIDED = 0.237 AC.
- WETLANDS** WETLANDS TO BE IMPACTED VIA FILL / GRADING = 0.917 AC.
- WETLANDS** WETLANDS TO BE IMPACTED VIA EXCAVATION = 0.545 AC.
- **ELEVATION / CONTOUR**
- DRAINAGE FLOW: PRE-CONSTR.
- DRAINAGE FLOW: POST CONSTR.
- FLOOD ZONE / TRANSITION LINE**
- TOP BANK
- EXISTING CEMETERY (NOT-A-PART)
- NON-WETLAND WATERS:**
- ▲ TO BE IMPACTED- FILLED
220 LIN. FT / 0.020 AC.
- TO BE MODIFIED - REROUTED
841 LIN. FT / 0.067 AC.
- NEW RE-ROUTED DRAIN
935 LIN. FT / 0.108 AC.
- PROPOSED DRAIN 380 LIN. FT.
- EXISTING LAKE: 6.46 ACRES
- PROPOSED POND - 1.03 AC
- PROPOSED PARKING AREA
- PROPOSED GAZEBO
- 3- 36" CULVERTS TO BE PLACED
SEE FIGURE 3

VOLUME PLACED IN WETLANDS:

CLEAN FILL: 11,646 C. YDS.
 CLAY FILL: 1,828 C. YDS.

VOLUME EXCAVATED WETLANDS:

7,822 C. YDS. TO BE DISPERSED ON SITE (POND TOTAL = 11,662 C.YDS.)

NOTE:
 BASE DRAWINGS PROVIDED BY:
 J.V. BURKES & ASSOCIATES, INC.
 SLIDELL, LA 1-16-2020

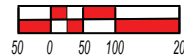
NOTE:
 ADDITIONAL EXISTING IMPROVEMENTS
 WITHIN THIS SITE ARE NOT SHOWN HEREON.

INTERSTATE No. 10

LA HWY No. 1090
 N MILITARY RD

THIS SITE IS LOCATED IN
 FLOOD ZONES "A4" & "C", BFE = 12'

SCALE



APPLICANT: **DAGR, LLC** ID. NO. MVK-2019-619
 SITE: **MILITARY RIDGE**
 SECTION 31, T8S-R15E (SLIDELL)
 ST. TAMMANY PARISH, LA

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 WWW.HYDRIK.COM (985)429-0333

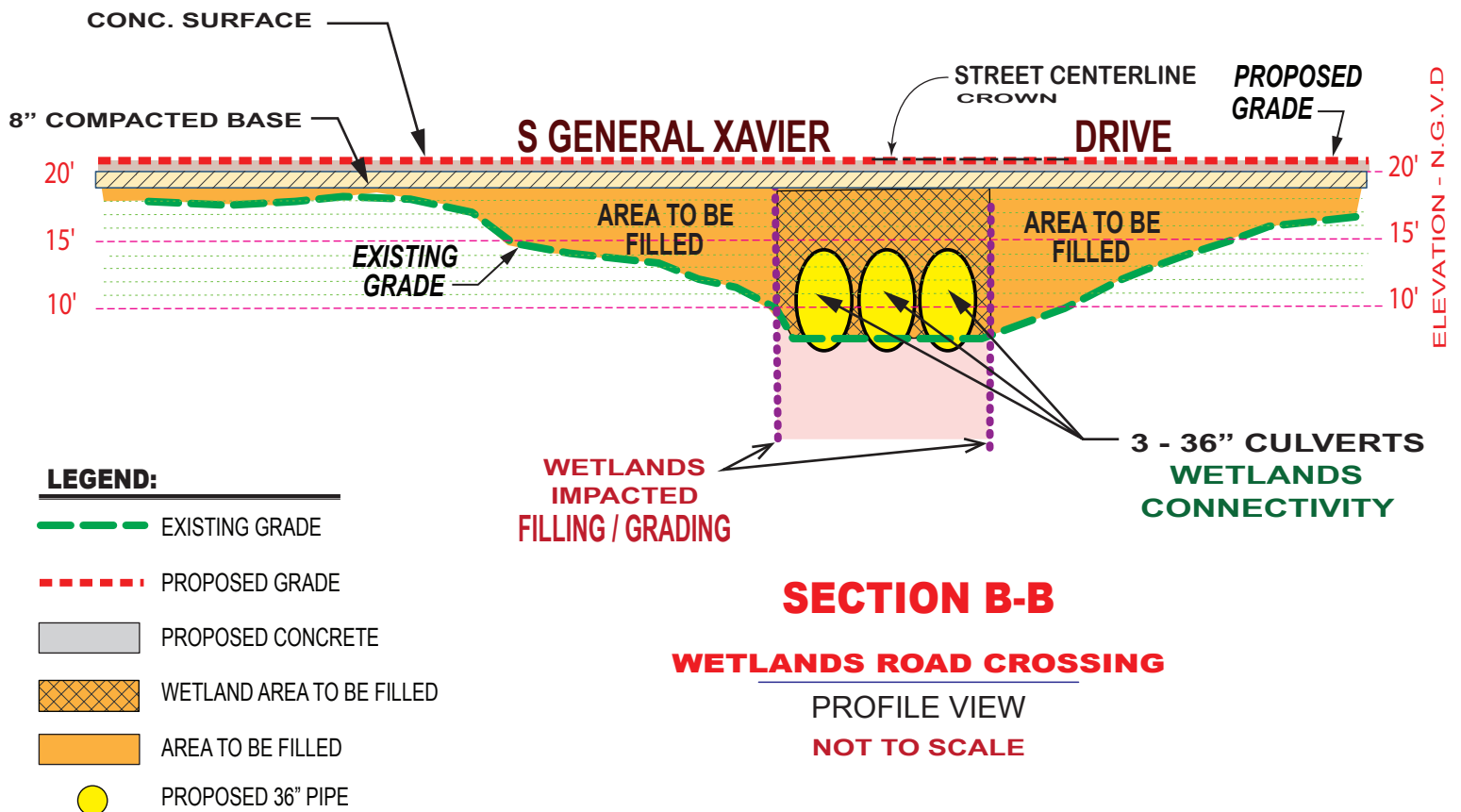
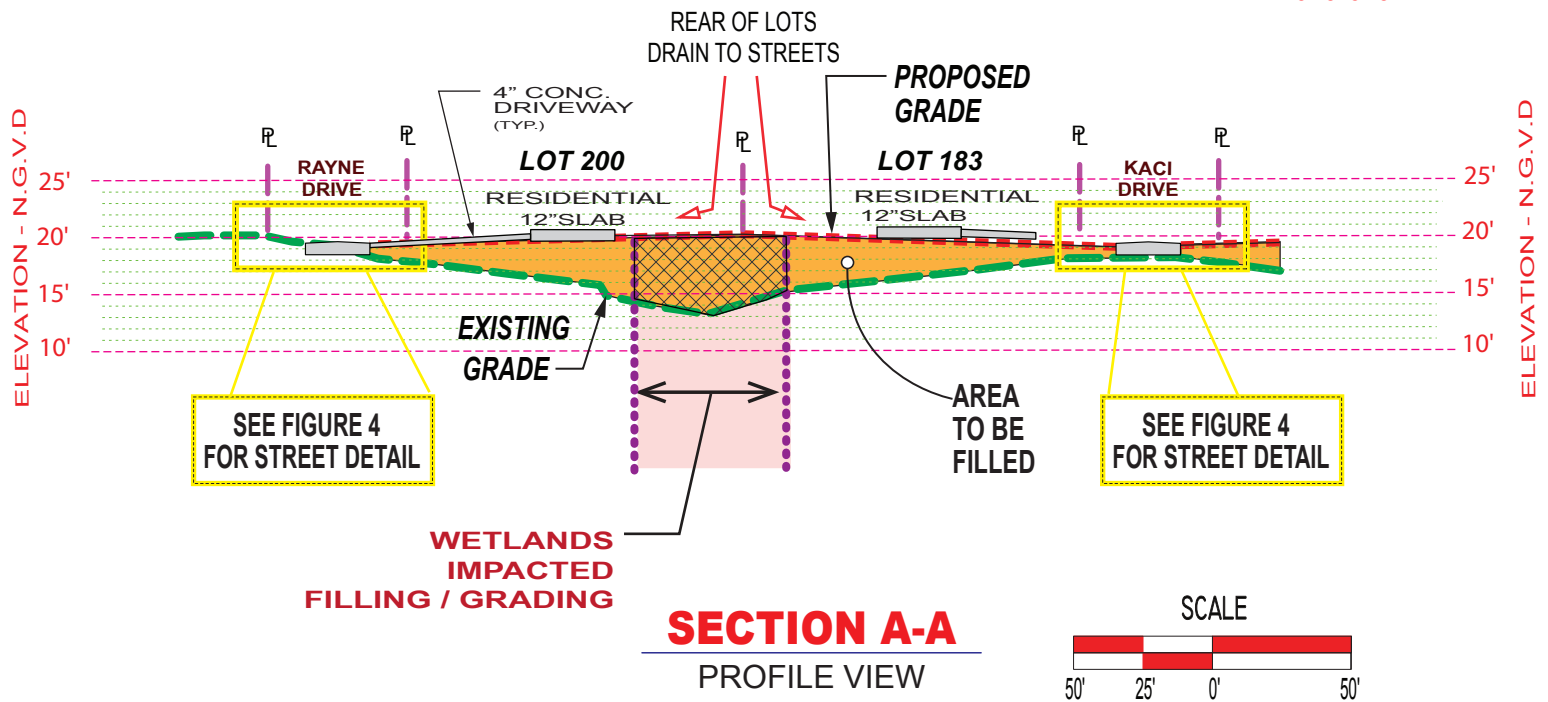
FIGURE
2

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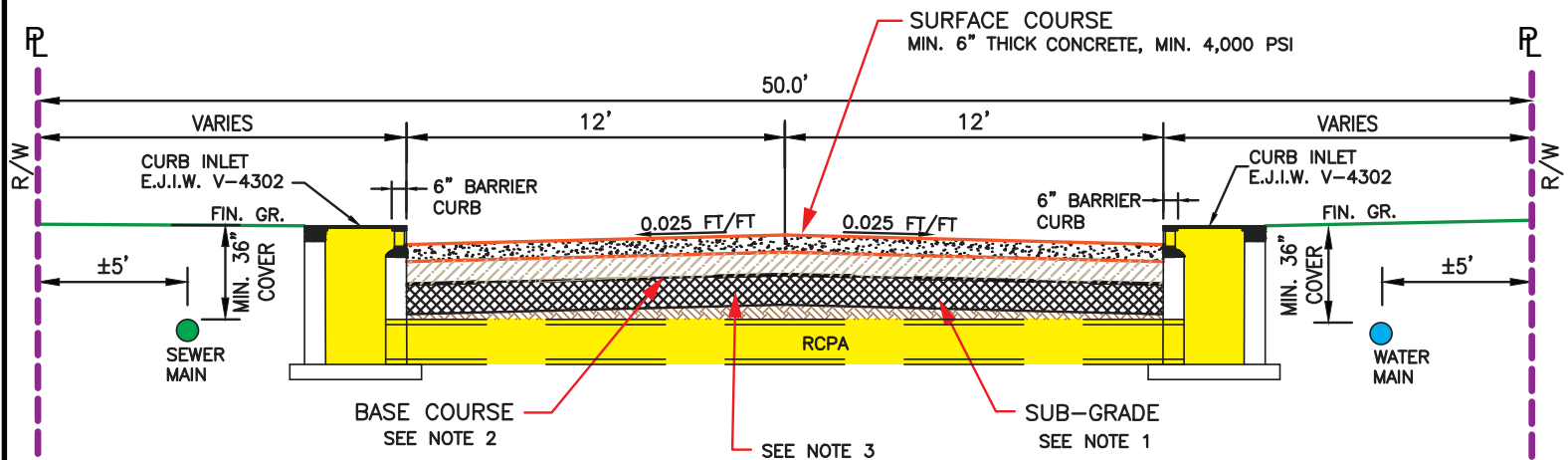


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FIGURE
3



TYPICAL STREET PROFILE

NOT TO SCALE

1. PROOF ROLL WITH TRACKED VEHICLE EXERTING BETWEEN 10 & 15 PSI EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT BOTH SIDES.
2. MIN. 8" OF A-3 OR A-2-4 BASE COMPACTED TO A MIN. OF 95% OF IT'S MAXIMUM DRY DENSITY NEAR $\pm 2\%$ OPTIMUM WATER CONTENT IN ACCORDANCE WITH ASTM D1557 OR TYPE 2 ACCEPTABLE MATERIAL ALTERNATE.
3. NON-WOVEN FABRIC INDUSTRIAL FABRICS GT-180

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FIGURE
4

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