

AUDUBON TRACE OF ROBERT, LLC

5040 PIKE DR, METAIRIE, LA 70003 PH-504-889-9599 FAX-504-889-9586

September 15, 2007

TO: Adjacent Landowners

RE: Audubon Trace of Robert Subdivision
Corps of Engineers Permit MVN-2007-1849-EE

Dear Sir/Madam:

I am writing in regards to your concerns provided during the public commenting period for the above referenced project. The U.S. Army Corps of Engineers has requested that additional information be provided to you to address the major concerns.

The drainage for the subdivision was granted approval from the Consolidated Gravity Drainage District #1 of Tangipahoa Parish via a letter dated February 08, 2007 (attachment 1). This approval was based upon the engineering data provided by Bodin and Webb, Inc. The attached map provides a detailed diagram of the subdivision drainage (attachment 2). It should be noted that a drainage ditch will be constructed along the east and south boundaries of the property between Pecan Grove subdivision and Audubon Trace.

All runoff will be routed toward the ponds located in the northwest and southwest corners of the property that are within the legal boundary of Audubon Trace Subdivision thence out to the drainage along LA 445. Stormwater runoff will not be routed through Pecan Grove Subdivision. We have applied to DOTD for a permit to discharge to LA 445. (NOTE: the existing ditch shown along the eastern boundary does not supply any drainage to Audubon Trace Subdivision) The retention ponds are designed to reduce downstream flooding concerns by retaining excess stormwater.

Treated water from the sewer treatment plant will also be directed into the retention pond in the southeast corner but is not part of the sewer treatment process. The sewer treatment plant will adequately treat the sewer from the subdivision. As such, untreated water will not be allowed to accumulate in the retention pond. The design is simply to minimize the need for an additional drainage to LA 445.

The sewer treatment plant will be of a type that is Department of Environmental Quality (DEQ) approved which should alleviate odor and discharge concerns. The Department of Health and Hospitals has found that the plan specifications for the project have been "found to be in substantial conformity with applicable provisions of the Sanitary Code." Furthermore, DEQ has issued a Louisiana Pollutant Discharge Elimination System (LPDES) General Sanitary Class IV permit that authorizes discharge of treated sanitary

wastewater from the subdivision into Pole Bridge Branch, then into Washley Creek, then to the Tangipahoa River and out to Lake Pontchartrain. As such, all treated effluent will be flowing downstream and will not affect drinking water for the property owners.

Audubon Trace of Robert has received final approval from the Tangipahoa Parish Planning Commission. The subdivision will be highly restricted as noted on the enclosed copy of the restrictions and will have the same minimum square footage requirements as Pecan Grove Subdivision. The targeted range is for homes within the \$160,000 to \$180,000 range. Lot sizes region wide have decreased due to the market created after Hurricane Katrina. The costs associated with developing a subdivision has dramatically increased; therefore large lot sizes are not affordable, thus decreasing the demand.

A traffic study was conducted and presented to the Department of Transportation and Development (DOTD). To relief traffic and safety concerns, a turning lane leading from LA 445 and into Audubon Trace Subdivision will be constructed and conform to DOTD standards.

A review of the area was conducted to determine the existence of federally protected endangered or threatened wildlife species. The review determined that the property did not contain any federally protected species. The information has been forwarded to the U.S. Fish and Wildlife Service who makes the final determination concerning endangered or threatened species.

I encourage you to visit the subdivision website at www.audubontraceofrobert.com. You can locate additional information on this site. For your convenience the drainage plan and subdivision layout will be available for your review.

I appreciate the opportunity to provide you with the additional information.

Sincerely,



Steve Sibille
Developer/Member
Audubon Trace of Robert, LLC

Attachments

M. MARTIN
Administrator



GALOFARO
Vice-Treasurer

**CONSOLIDATED GRAVITY
DRAINAGE DISTRICT #1**

OF
TANGIPAHOA PARISH

P.O. BOX 31
HAMMOND, LA 70404

Office: (985) 542-4292 Fax: (985) 345-1821

District 4
CARLO S. BRUNO
President
P.O. Box 1274
Independence, LA 70443
(985) 878-4944

District 5
H.G. "BUDDY" RIDGEL
Vice President
17037 Ridgel Rd.
Tickfaw, LA 70466
(985) 542-4065

*Rec'd
2/13/07
Left copy
w/ Raynae*

February 08, 2007

**Mr. Bill Bodin
Bodin & Webb, Inc.
1024 South Cypress Street
Hammond, LA 70403**

RE: Audubon Trace of Robert

Dear Mr. Bodin:

This is to advise that CGDD1 granted conceptual approval to the drainage plans for Audubon Trace of Robert, at its meeting of February 07, 2007. The approval is conditioned on providing this office with a copy of LA DOTD's permit/approval letter allowing the discharge of stormwater from Audubon Trace of Robert into the ditch along the east side of LA 445.

Once the drainage works are complete, please submit a letter requesting an on-site inspection along with a set of as-built drawings.

As part of the approval process, you will need to present a copy of this letter along with one of the attached plats to the Tangipahoa Parish Planning Commission.

Respectfully,

**Clyde M. Martin
Administrator**

CMM:nlg

MEMBERS OF COMMISSION

District 2
JIS RICK
Highway 1054
LA 70456
748-6330

District 3
MICHAEL PETITTO
P.O. Box 613
Amite, LA 70422
(985) 748-4780

District 6
RONNIE BANKSTON
43229 Sweetpea Lane
Hammond, LA 70401
(225) 567-3976

District 7
LIONELL WELLS
1700 Mooney Ave.
Hammond, LA 70403
(985) 542-1499

District 8
CARLOS NOTARIANO
43327 Olive Branch Rd.
Hammond, LA 70403
(985) 345-3259

District 9
DEBBIE D. EDWARDS
39108 Keaghey Rd.
Ponchatoula, LA 70454
(985) 386-2125

District 10
BOBBY CORTEZ
42102 Jefferson Dr.
Hammond, LA 70403
(225) 294-6010



Kathleen Babineaux Blanco
GOVERNOR

STATE OF LOUISIANA
DEPARTMENT OF HEALTH AND HOSPITALS

January 26, 2007



Frederick P. Cerise, M.D., M.P.H.
SECRETARY

c/o Bill Bodin
Bodin and Webb, Inc.
1024 South Cypress Street
Hammond, LA. 70403

Re: Audubon Trace Subdivision
Water Distribution, Wastewater Collection & Treatment
For 90 S. F. Lots @ Wittie Lane & LA Hwy 445
Connected to Tangipahoa Water District Water Supply PWS_ID#1105008
2", 4" & 6" Class 160 PVC Water Distribution Line w/Hydrants & Appurtenances
8" SDR 35 PVC Collection Line w/Manholes
35,000 G. P. D. Extended Aeration Wastewater Treatment Plant
Gainey Concrete Products Model W. O. 350 w/Chlorine Contact Tank, Associated Piping & Appurtenances
Tangipahoa Parish
Permit # P07-09-105-005

Dear Mr. Bodin:

Plans and specifications of the above named project have been reviewed and found to be in substantial conformity with applicable provisions of the Sanitary Code. The design is, therefore, approved.

This approval refers to sanitary features of the design only, and is not to be taken as an approval of structural details, except insofar as they may affect sanitation.

This approval is given with the stipulation that Tangipahoa Water District will own, operate, and maintain this Water Distribution facility.

This approval is given with the stipulation that Audubon Trace of Robert, L. L. C. will own, operate, and maintain this Wastewater Collector & Treatment facility.

The plans and specifications are being sent to the Tangipahoa Parish Health Unit.

This approval is automatically canceled if construction of the project has not been started within two (2) years after the date of this letter.

Please be advised that it is the responsibility of the owner of the treatment system to obtain all necessary permits and rights-of-way for the treatment facility effluent to reach public waters. For discharges to State highway roadside ditches state law requires a permit that must be signed jointly by the Secretary of the Department of Health and Hospitals and the assistant Secretary of the Department of Transportation and Development, and this letter of approval for the above referenced plans does not necessarily imply that such a permit will be granted.

After completion of this project the person or organization responsible for the design of the project shall send to this office a statement certifying that construction was done in accordance with the plans approved by this office.

In the event that it is determined at some point in the future that a design error escaped our detection during our review of these plans and specifications, that oversight shall not relieve you, the applicant, of the responsibility for complete compliance with the requirements of the State Sanitary Code, specifically including correcting the violations inadvertently overlooked.

Sincerely,

Brian A. Mistich, P. E.
Region IX Engineer

ST.P LAT 30°-25'-50" N
LONG 90°-25'-50" W

xc: Mr. Merl Fagan, Region IX Sanitarian Regional Director
Mr. Tom Fagan, Tangipahoa Parish Sanitarian Director
Ms. Karen Irion, Chief Engineer, DHHOPH Engineering Services
Mr. Yan Fu Chao, Department of Environmental Quality

ENTRANCE
LAT. 30°-25'-57" N
Lg. 90°-25'-50" W



DEPARTMENT OF ENVIRONMENTAL QUALITY

KATHLEEN BABINEAUX BLANCO
GOVERNOR

SEP 04 2007

MIKE D. McDANIEL, Ph.D.
SECRETARY

CERTIFIED MAIL 7004 1160 0003 2557 9017
RETURN RECEIPT REQUESTED

AI No: 148670
Activity No: GEN20070001

Mr. Steven L. Sibille
Audubon Trace of Robert, LLC
6601 Veterans Blvd., Suite 26
Metairie, LA 70003

**RE: Louisiana Pollutant Discharge Elimination System (LPDES) General Sanitary Class IV permit
LAG570409**

Dear Mr. Sibille:

The Office of Environmental Services (Office) has received and reviewed your application for a discharge permit for your residential subdivision located at Wittie Lane and LA Hwy. 445 in Robert, Tangipahoa Parish. This facility has been determined eligible for coverage under our general permitting system. Therefore, pursuant to the Louisiana Environmental Quality Act (LA R.S. 30:2001, et seq.), the attached Louisiana Pollutant Discharge Elimination System general permit number LAG570409, has been issued authorizing

Audubon Trace of Robert, LLC
Wittie Lane and LA Hwy. 445
Robert, LA

Telephone Number: (504) 889-9599

to discharge treated sanitary wastewater totaling less than 100,000 gallons per day (GPD) maximum quantity from your facility into Pole Bridge Branch, thence into Washley Creek, thence into the Tangipahoa River in subsegment 040701 of the Lake Pontchartrain Basin. If at anytime the flow from your facility reaches or exceeds 100,000 GPD you are required to apply for a permit modification immediately. Please read the entire permit very carefully to ensure that you thoroughly understand the conditions of the permit.

To ensure that all correspondence regarding this facility is properly filed into the Department's Electronic Document Management System, you must reference your Agency Interest number AI 148670 and LPDES general permit authorization number LAG570409 on all future correspondence to this Department, including Discharge Monitoring Reports.

Your facility will be assessed an Annual Maintenance and Surveillance Fee in the amount of \$712.80, to be invoiced separately by the agency. Annual fee amounts are subject to adjustment at a later date by promulgation of changes in the Louisiana Administrative Code. Pursuant to LAC 33.IX.1309.I, LAC 33.IX.6509.A.1 and LAC 33.I.1701, you must pay any outstanding fees to the Department. Therefore, you are encouraged to verify your facility's fee status by contacting LDEQ's Office of Management and Finance, Financial Services Division at (225) 219-3863. Any outstanding fees must be remitted via a check to the Louisiana Department of Environmental Quality within thirty (30) days after the effective date of your permit. Failure to pay the full amount due in the manner and time prescribed could result in applicable enforcement actions as prescribed in the Environmental Quality Act, including, but not limited to revocation or suspension of the applicable permit, and/or a civil penalty against you.

ENVIRONMENTAL SERVICES

: PO BOX 4313, BATON ROUGE, LA 70821-4313
P:225-219-3181 F:225-219-3309
WWW.DEQ.LOUISIANA.GOV

LDEQ reserves the right to impose more stringent discharge limitations and/or additional restrictions in the future. Additional limitations and/or restrictions are based upon water quality studies and can indicate the need for advanced wastewater treatment. Water quality studies of similar dischargers and receiving water bodies have resulted in monthly average effluent limitations of 5mg/L CBOD₅ and 2 mg/L NH₃-N. Prior to upgrading or expanding this facility, the permittee should contact LDEQ to determine the status of the work being done to establish future effluent limitations and additional permit conditions.

The permittee shall be required to follow the Final Effluent Limitations and Monitoring Requirements in **Part I, Section B, Schedule A, Page 4 of 13**. The remainder of the schedules in Part I shall not apply to this facility.

In accordance with part II, Section N, Paragraph 8, monitoring results shall be reported on a Discharge Monitoring Report (DMR) per the schedule(s) specified. A copy of the form to be used is attached. Copies of DMRs should be sent to the Enforcement Division of the Office of Environmental Compliance and the LDEQ Capital Regional office at the addresses indicated on the attached list of current addresses.

For all sanitary treatment plants, the plans and specifications must be approved by the Department of Health and Hospitals, Office of Public Health, P.O. Box 4489, Baton Rouge, Louisiana 70821-4489, (225) 342-7395.

If you have any questions about the issuance of a general permit for this facility, please contact Ms. Ronda Burtch at the address on the first page of this letter or telephone (225) 219-3094.

Sincerely,



Tom Killeen, Environmental Scientist Manager
Municipal and General Water Permits Section

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Attachments (DMR, Permit Parts I-III and Appendices A-C, and Statement of Basis)

ec: Permit Compliance Unit
Office of Environmental Compliance

Public Health Chief Engineer
Department of Health and Hospitals
Office of Public Health

Gayle Denino
Office of Management and Finance

Ronda Burtch, ES
Permits Division

cc: IO-W

Louisiana Department of Environmental Quality (LDEQ)
Office of Environmental Services

STATEMENT OF BASIS

Louisiana Pollutant Discharge Elimination System (LPDES)
General Permit LAG570409

AI Number 148670
Activity Number GEN20070001

By: Ronda Burtch
August 20, 2007

I APPLICANT:

Company:

Audubon Trace of Robert, LLC
6601 Veterans Blvd., Suite 26
Metairie, LA 70003

Facility:

Audubon Trace of Robert, LLC
Wittie Lane and LA Hwy. 445
Robert, LA

Cognizant Official Telephone Number: (504) 889-9599

II PERMIT STATUS:

The Office of Environmental Services (Office) has received an application on August 10, 2007 for initial issuance of an LPDES permit. There are no prior Louisiana Water Discharge Permit System (LWDPS) or National Pollutant Discharge Elimination System (NPDES) issued permits.

Issuing LPDES General Permit:

Sanitary Class IV, treated sanitary wastewater totaling less than 100,000 gallons per day (GPD) maximum quantity

Final Effluent Limitations and Monitoring Requirements:

Part I, Section B, Schedule A, Page 4 of 13

III FACILITY INFORMATION

Facility Location:	Audubon Trace of Robert, LLC Wittie Lane and LA Hwy. 445 Robert, LA
Facility Type:	residential subdivision
Average Expected Flow:	90 Homes x 400 GPD = 36,000 GPD
Number of Outfalls:	1
Latitude:	+ 30° 32' 00" North
Longitude:	- 90° 20' 39" West

IV **OUTFALL INFORMATION**

Outfall 001:

Discharge Description: treated sanitary wastewater totaling less than 100,000 gallons per day (GPD) maximum quantity
Parish: Tangipahoa Parish
Outfall Flow: 36,000 GPD
Outfall Location: at the point of discharge from the sewage treatment plant
Discharge Route: Pole Bridge Branch, thence into Washley Creek, thence into the Tangipahoa River

LDEQ Subsegment Number: 040701
Effluent Limits Basis: Water Quality Regulations, LAC 33:IX.2515 and 2701 and the Statewide Sanitary Effluent Limitations Policy (SSELP)
Wastewater Treatment: 36,000 GPD extended aeration sewage treatment plant with chlorine contact

V **RECEIVING WATERS**

Basin: Lake Pontchartrain Basin
Subsegment number: 040701

The Designated Uses of this subsegment are as follows:

Primary Contact Recreation
Secondary Contact Recreation
Propagation of Fish and Wildlife
Outstanding Natural Resource Water

VI **HISTORY / COMMENTS**

A. Compliance History

1. WQMD: There are no open, appealed, or pending OEC enforcement actions as of August 18, 2007.
 2. EPA: There is no EPA enforcement history on file as of August 18, 2007.
- B. DMR Review: There are no DMRs on file as of August 18, 2007.
C. Inspections: There are no inspections on file as of August 18, 2007.
D. Fees: \$712.80
E. 303(d) Status: Subsegment 040701, Tangipahoa River - Mississippi State Line I-12 (Scenic), is listed on LDEQ's Final 2004 303(d) List as impaired for pathogen indicators and mercury. To date no TMDLs have been completed for this waterbody. A reopener clause will be established in the permit to allow for the requirement of more stringent effluent limitations and requirements as imposed by a TMDL. Until completion of TMDLs for the Lake Pontchartrain Basin, those suspected causes for impairment which are not directly attributed to the sanitary wastewater point source category have been eliminated in the formulation of effluent limitations and other requirements of this permit. Additionally, suspected causes of impairment which could be attributed to pollutants which were not determined to be discharged at a level which would cause, have the reasonable potential to cause or contribute to an excursion above any present state water quality standard were also eliminated.

Mercury

The mercury impairment listed for subsegment 040701 applies only to those waterbodies specifically identified in LDEQ's Final 2004 Integrated Report, and not to the entire subsegment unless so specified. Because the discharge from this facility is not directly into the Tangipahoa River, mercury will not be addressed in permit development.

Pathogen Indicators

To protect the receiving waterbody against high levels of pathogenic organisms, fecal coliform limitations have been established in the general permit.

F. Comments:

This facility should receive an LPDES General Permit Sanitary Class IV, because the treated sanitary wastewater flow is less than 100,000 GPD maximum quantity. The effluent limitations basis for this permit is the Water Quality Regulations, LAC 33:IX.2515 and 2701 and the Statewide Sanitary Effluent Limitations Policy (SSELP).