

# JOINT PUBLIC NOTICE

August 25, 2014

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](mailto:Kenneth.G.Blanke@usace.army.mil)  
MVN 2014-1722-CQ

(225) 219-3225  
Project Manager  
Ms. Elizabeth Johnson  
WQC Application Number  
WQC 140820-02

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).

## **RESIDENTIAL SUBDIVISION DEVELOPMENT NEAR GEISMAR, LOUISIANA IN ASCENSION PARISH**

**NAME OF APPLICANT:** Primus Development, LLC, c/o Benchmark Environmental Consultants, Inc., Attn: Edward Koch, 5307 East Mockingbird Lane, Suite 650, Dallas, Texas 75206.

**LOCATION OF WORK:** Located on an approximate 12.5-acre site, in Section 26, Township 9 South, Range 2 East, located approximately 0.45 mile east of the intersection of LA Highway 73 and Cornerview Road (LA Hwy. 429), near Geismar, Louisiana, in ASCENSION Parish, as shown on the enclosed drawings (Latitude 30.237639 N Longitude -90.981761 W). This project is located in USGS Hydrologic Unit Code (HUC) 08070204- Lake Maurepas HUC.

**CHARACTER OF WORK:** Clear, grade, excavate, place and maintain fill material for the construction of a 35-lot residential subdivision (New River Oaks Subdivision). The project will consist of the construction of 35 residential lots (with lot dimensions varying from 60' x 160' to 80' x 160') with pertinent houses, driveways, yard space to accommodate each residence, a playground area, one stormwater detention pond with outfall, sanitary sewage treatment plant, ingress/egress access, and other appurtenant structures. Approximately 2.4 acres of the 12.5-acre project area are subject to the Corps of Engineers' jurisdiction. Approximately 2.4 acres of jurisdictional forested wetlands would be directly impacted by fill placement and approximately 340 linear feet of jurisdictional Other Waters of the United States would be filled as a result of project implementation. Approximately 27,000 cubic yards of earthen fill material and approximately 3,000 cubic yards of hauled in material (asphalt, concrete, etc.) are to be utilized during project construction and placed as fill in jurisdictional areas. The applicant has stated that material excavated during the construction of the detention pond will be utilized as onsite fill

material along with additional parish certified offsite fill material. The application also states that the drainage and sewage for the proposed project will comply and receive approval from the appropriate parish and/or state 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.

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.

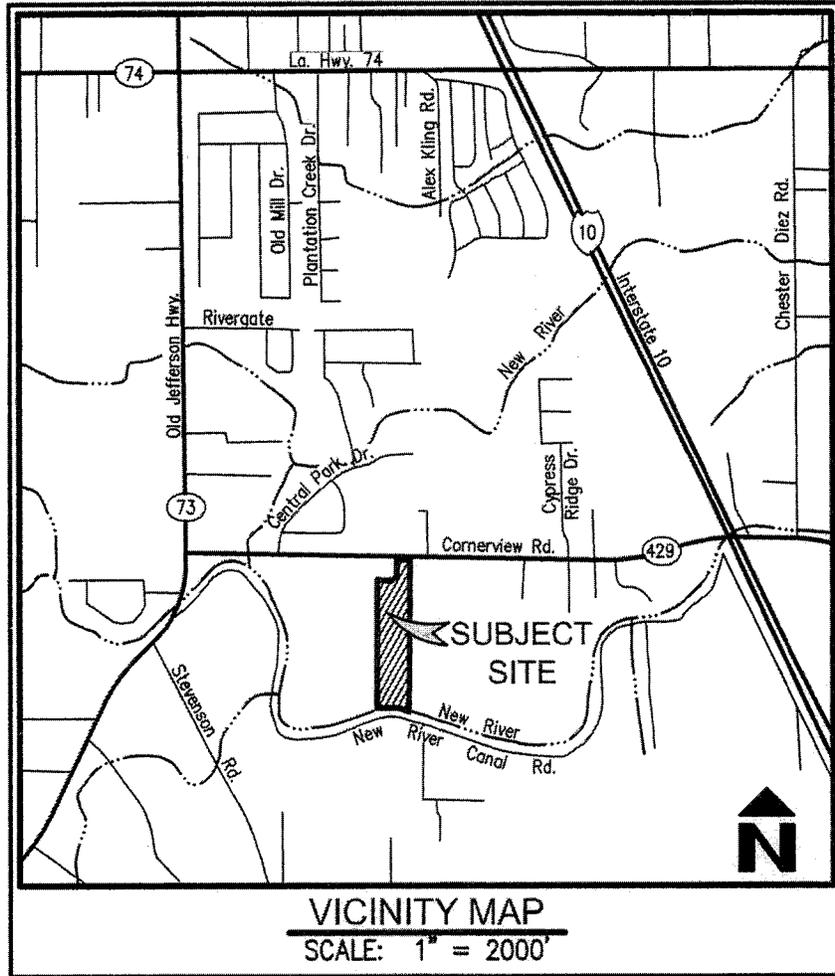
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not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



## NEW RIVER OAKS SUBDIVISION

LOCATED IN SECTION 26, TOWNSHIP 9 SOUTH, RANGE 2 EAST,  
SOUTHEASTERN LAND DISTRICT EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA



## BENCHMARK GROUP, L.L.C.

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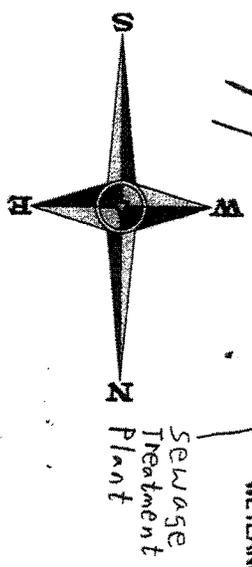
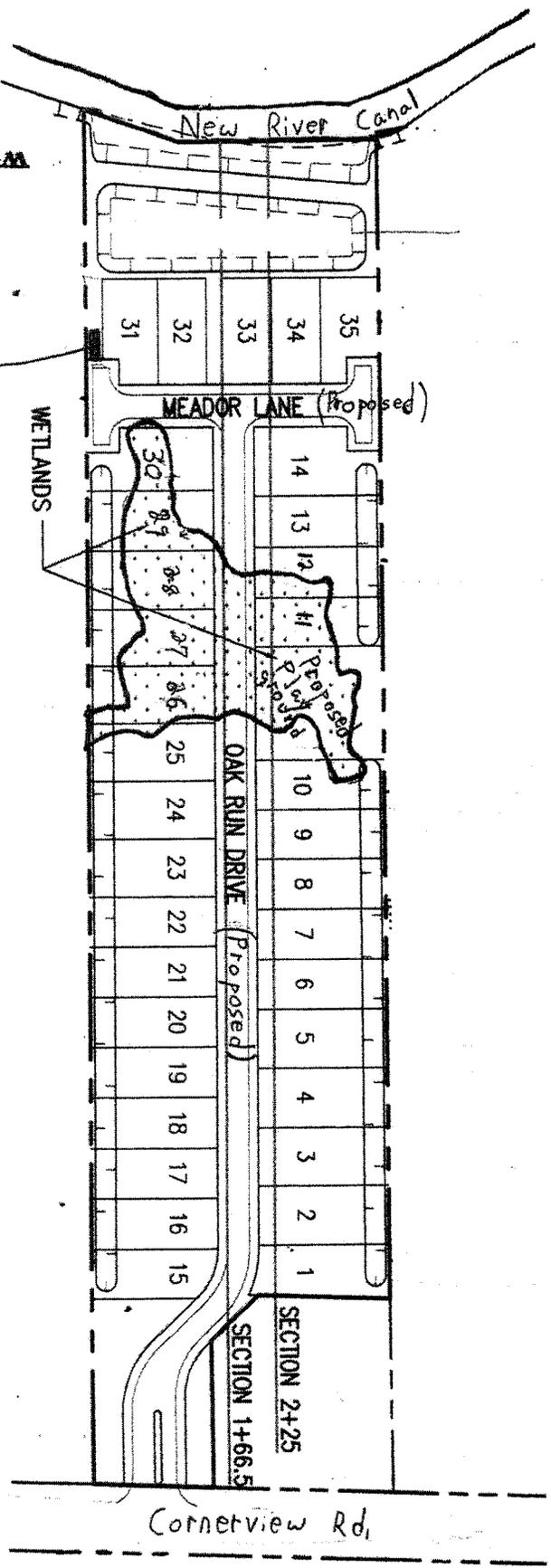
11328 PENNYWOOD AVENUE, BATON ROUGE, LOUISIANA 70809  
PHONE: 225.368.2475 - FAX: 225.368.2476 - WWW.BENCHMARKGROUPLLC.COM

PROJECT NO.: 14-029

FILE NAME: 14029\_WET\_01

DRAWN BY: RJR

DATE: 6/2014



# NEW RIVER OAKS SUBDIVISION

LOCATED IN SECTION 26, TOWNSHIP 9 SOUTH, RANGE 2 EAST,  
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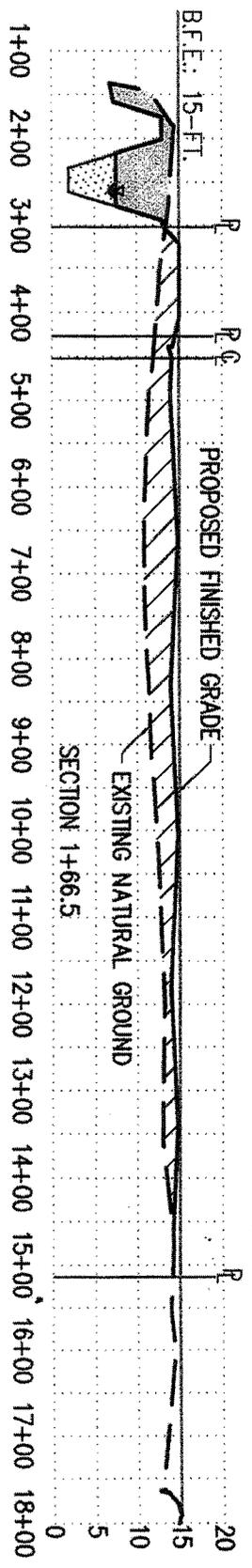
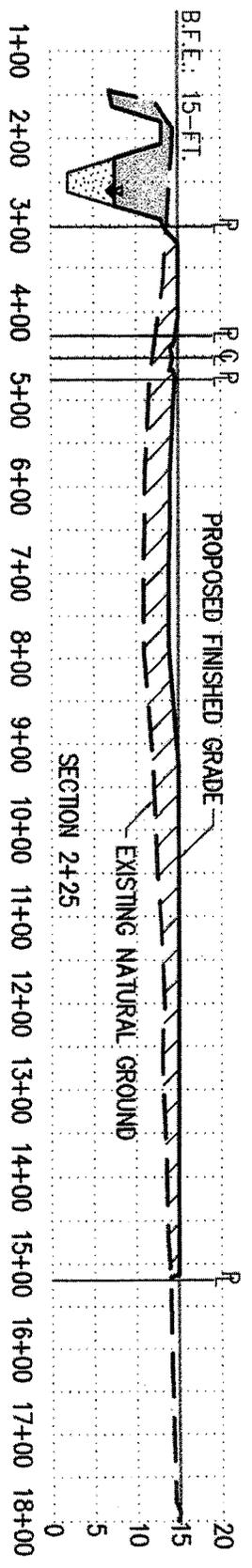
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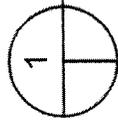
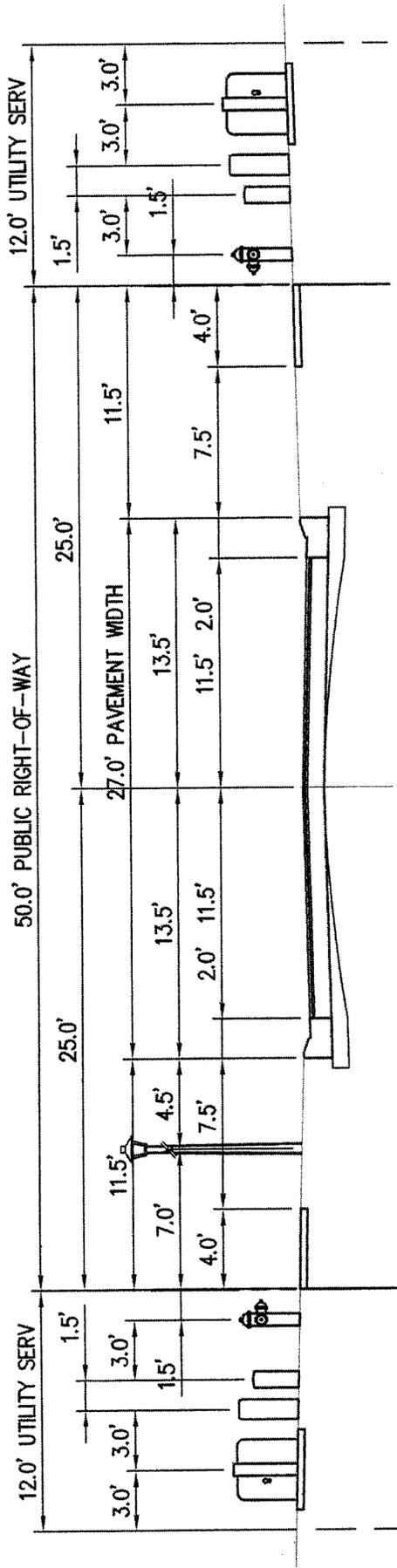
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**TYPICAL STREET SECTION**

(50-FT. PUBLIC RIGHT-OF-WAY) (12-FT. UTILITY SERVITUDE)  
 (27-FT. RESIDENTIAL STREET w/ 4-FT. SIDEWALK)  
 (\*SUBSURFACE UTILITIES OMITTED FOR CLARITY)

SCALE: 1" = 7'

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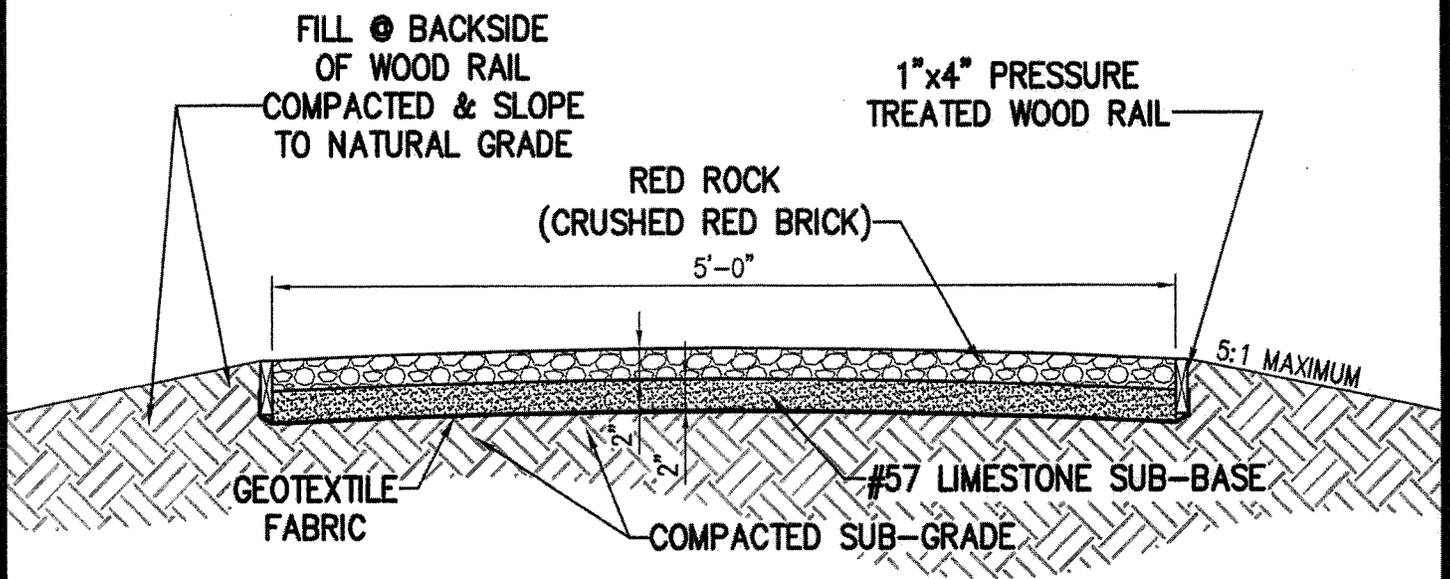
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FILE NAME: 14019\_WET\_05

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3 TYPICAL WALKING TRAIL DETAIL  
 (CRUSHED RED BRICK w/ LIMESTONE BASE) SCALE: 1" = 1'

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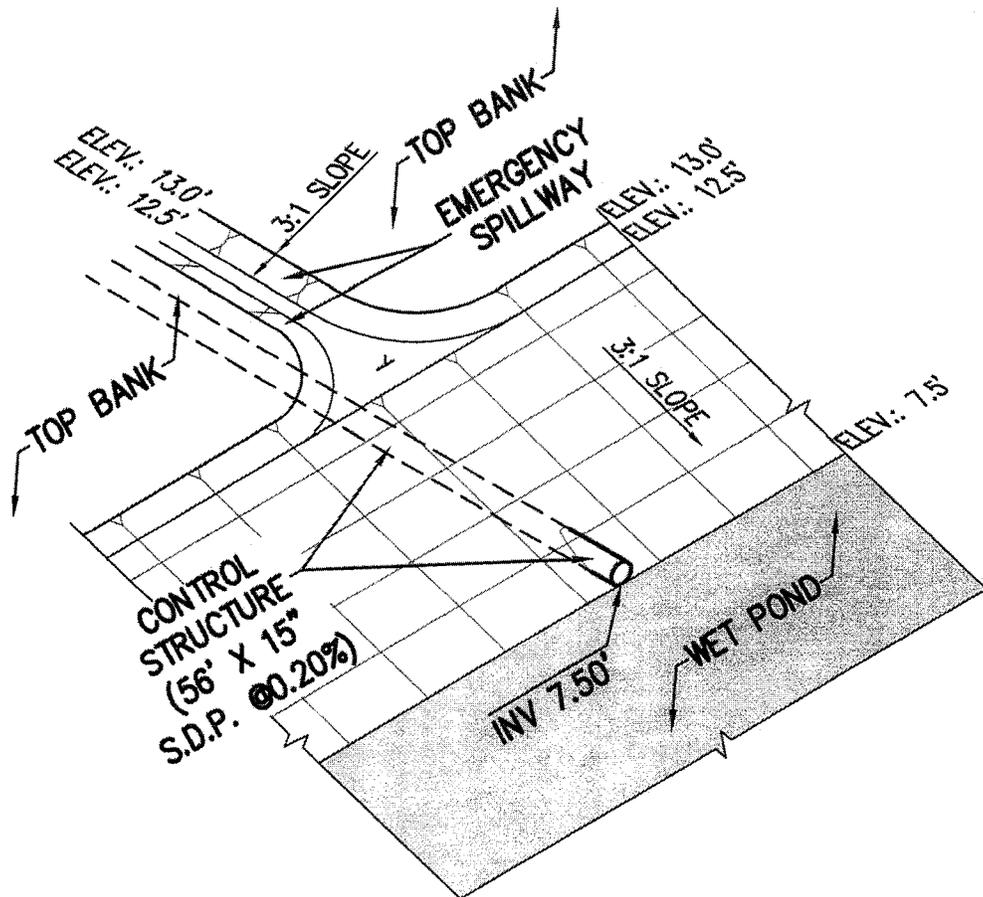
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2 DETENTION BASIN "A" CONTROL STRUCTURE  
 (15-IN. R.C.P. w/ WEIR EMERGENCY OVERFLOW) SCALE: 1" = 10'

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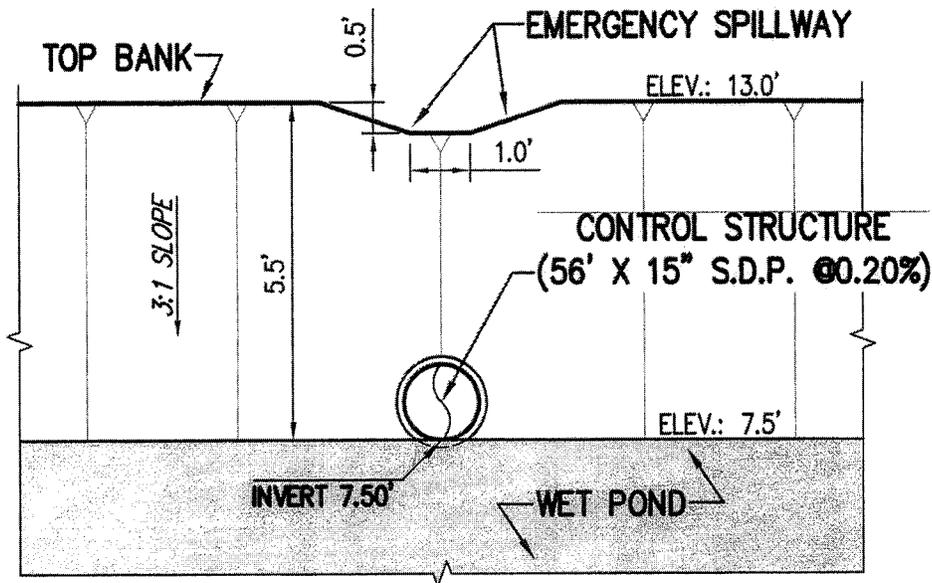
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1 DETENTION BASIN "A" CONTROL STRUCTURE  
 (PLAN VIEW) SCALE 1" = 3'

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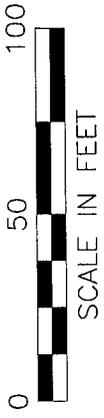
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NEW RIVER

BASELINE

ESTATE OF ALICE JACKSON

TRACT 2-F

15" x 56' RCP @ 0.20%  
(DETENTION POND CONTROL)

SECTION 2+25

PROPOSED 42" S.D.P.

SECTION 1+66.5

DETENTION BASIN

35

34

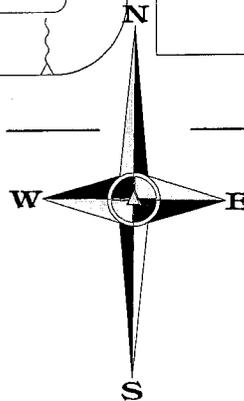
33

32

31

SECTION 0+00

LOT 5 - ERNEST L. STEPHENS



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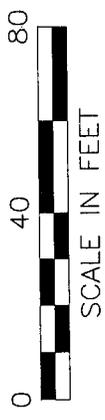
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LOT 5 - ERNEST L. STEPHENS

PROPOSED SEWER  
MANHOLE

PROPOSED SEWER  
LIFT STATION

PROPOSED SEWER  
TREATMENT PLANT  
(20,000 GPD)

PROPOSED TREATED  
EFFLUENT LINE

8" SEWER

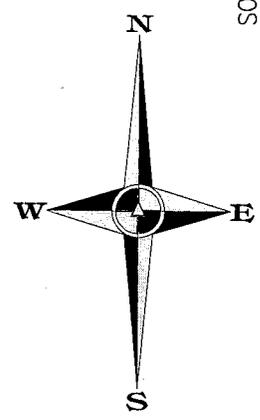
31

32

DETENTION BASIN

MEADOR LANE

NEW RIVER



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