

# JOINT PUBLIC NOTICE

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  
ATTN: Water Quality Certifications  
Post Office Box 4313  
Baton Rouge, Louisiana 70821-4313

(504) 862-1301  
Project Manager  
Neil Gauthier  
Neil.T.Gauthier@usace.army.mil  
Permit Application Number  
MVN 2003-3989 CL

(225) 219-3225  
Project Manager  
Elizabeth Johnson  
WQC Application Number  
140611-01

JUL 14 2014

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  
 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, 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 CLEAR AND FILL FOR A SUBDIVISION IN EAST BATON ROUGE PARISH**

**NAME OF APPLICANT:** Cheval Point Corporation, Attn: David Hebert, 12234 East Sheraton Avenue, Baton Rouge, Louisiana 70815.

**LOCATION OF WORK:** Located along the West side of LA Highway 327, Sections 44 and 45, Township 8 South, Range 1 West, near Baton Rouge, Louisiana, in East Baton Rouge Parish, Lake Pontchartrain Basin, Hydrologic Unit Code 08070202, as shown on the enclosed drawings.

**CHARACTER OF WORK:** Clear, grade and install and maintain fill for the construction of a 172 lot single family residential subdivision. The subdivision will include a driveway and green space for each lot, two stormwater retention ponds with outfalls, 6 green space common areas, a sanitary sewer lift station and ingress/egress access drives. This work will require clearing and placement of a combined total of 4,071 cubic yards of earthen and concrete fill material, impacting 5.2 acres of jurisdictional wetlands. Additionally, 1.3 acres of Other Waters of the U.S. subject to Corps of Engineers jurisdiction will be filled for project implementation, as shown on the attached drawings.

The proposed work was originally advertised on public notice on September 10, 2012, and 4.4 acres of wetland impacts were proposed for development. After completion of the engineering review by USACE, it was determined that one of the proposed detention ponds must be located

further from the levee. This design modification will result in a 0.7 acre increase of proposed wetlands impacts.

An authorization was granted on October 21, 2004, to clear, grade and fill this site for the construction of a retirement community with appurtenant facilities. Impacts to 3.3 acres of jurisdictional wetlands and 1.2 acres of Others Waters of the U.S. were authorized. Wetland impacts were mitigated through the restoration of 3.7 acres of agricultural lands to bottomland hardwood forested wetlands. Wetland impacts that are currently proposed will be mitigated through the purchase of compensatory mitigation credits from a Corps 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 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. 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.

No properties listed on the National Register of Historic Places are near the proposed work. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. Copies of this notice are being sent to the State Archeologist and the State Historic Preservation Officer.

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.

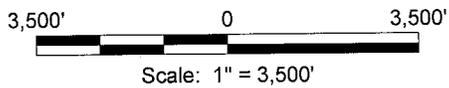
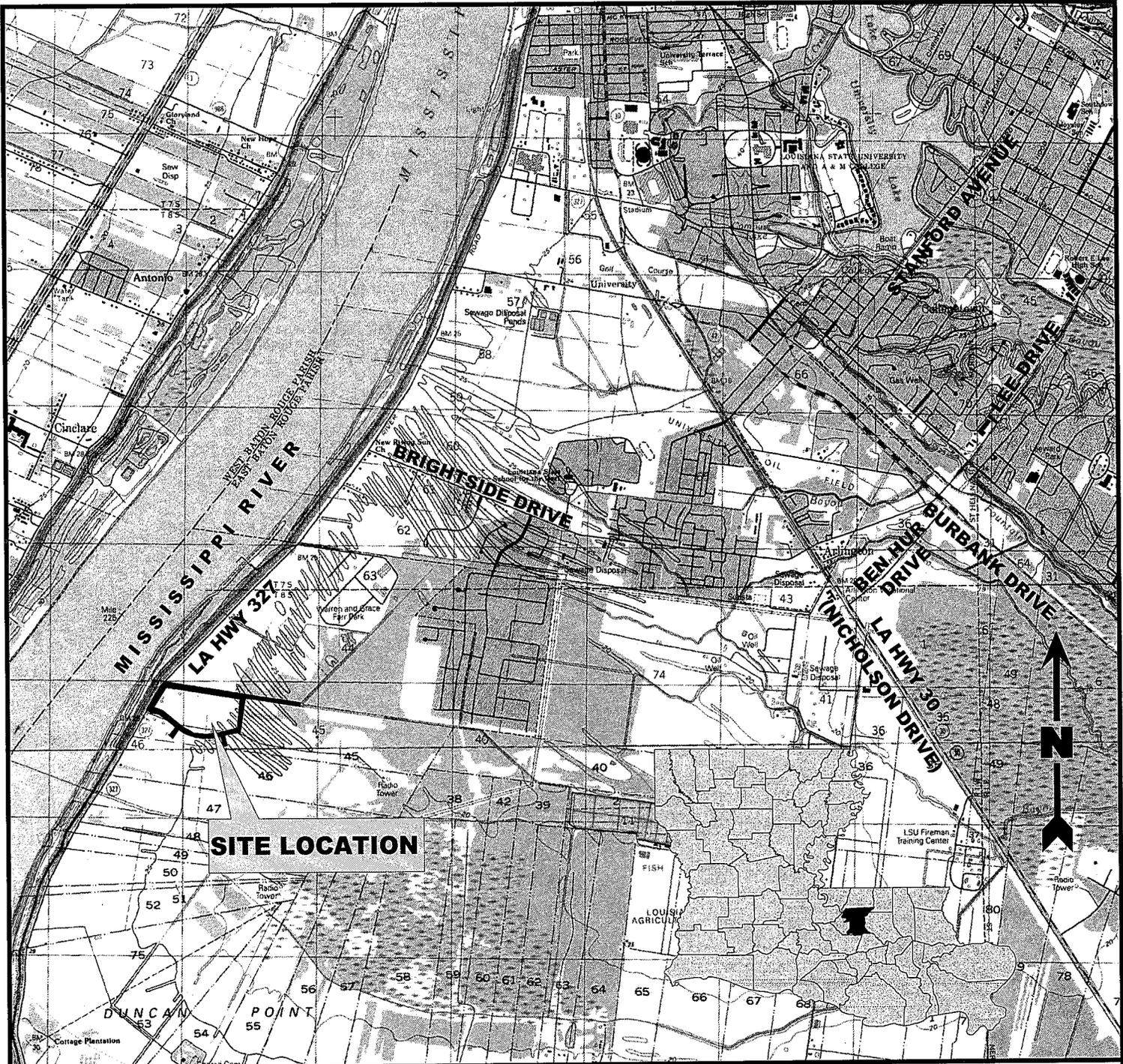
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable water quality standards will be required from the Department of Environmental Quality, 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

Enclosure



**Notes**

Property is located in Sections 44 and 45, T-8-S, R-1-W  
 Latitude: 30°22'38.23"N Longitude: 91°13'09.52"W

**Reference**

Base map comprised of U.S.G.S. 7.5 minute topographic maps "Baton Rouge West, LA," and "Plaquemine, LA".

**Cheval Point Corporation**

Cheval Point Subdivision

**Vicinity Map**

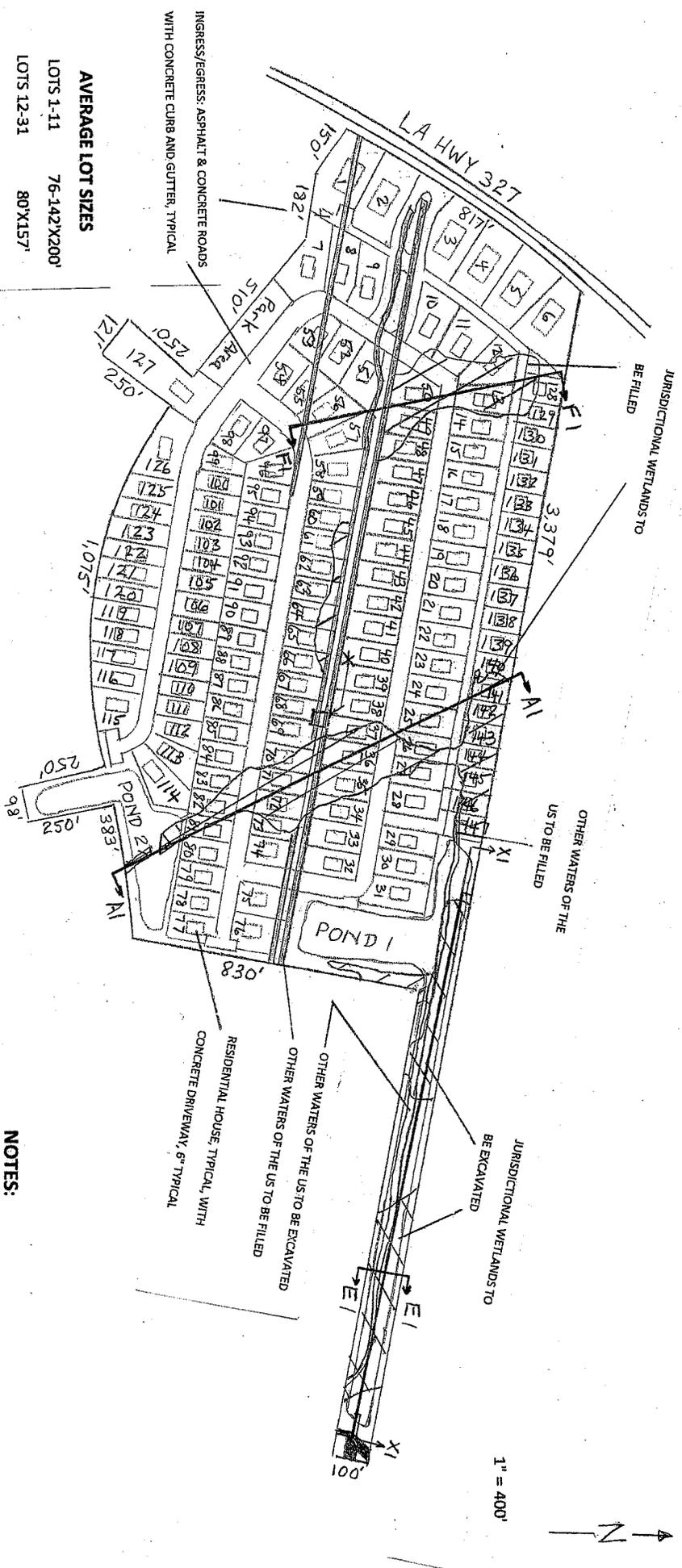
East Baton Rouge Parish, Louisiana

**D & S ENVIRONMENTAL SERVICES, INC.**

Project No.: 17-2012-DOA

Date: 06-25-2012

Figure No.: 1



**AVERAGE LOT SIZES**

LOTS 1-11	76'142"X200'
LOTS 12-31	80'X157'
LOTS 32-50	76'X150'
LOTS 51-53	80'X160'
LOTS 54-76	70'X145'
LOTS 77-98	70'X140'
LOTS 99-127	60'X140'
LOTS 128-147	65'X124'

**Cheval Point Corporation**  
**Cheval Point Subdivision**  
**Overall Proposed Plan View**  
 East Baton Rouge Parish, Louisiana  
 MVN-2003-03989-CL  
 2/20/2014 EXHIBIT 2 MANIFEST

**Total Proposed Fill**

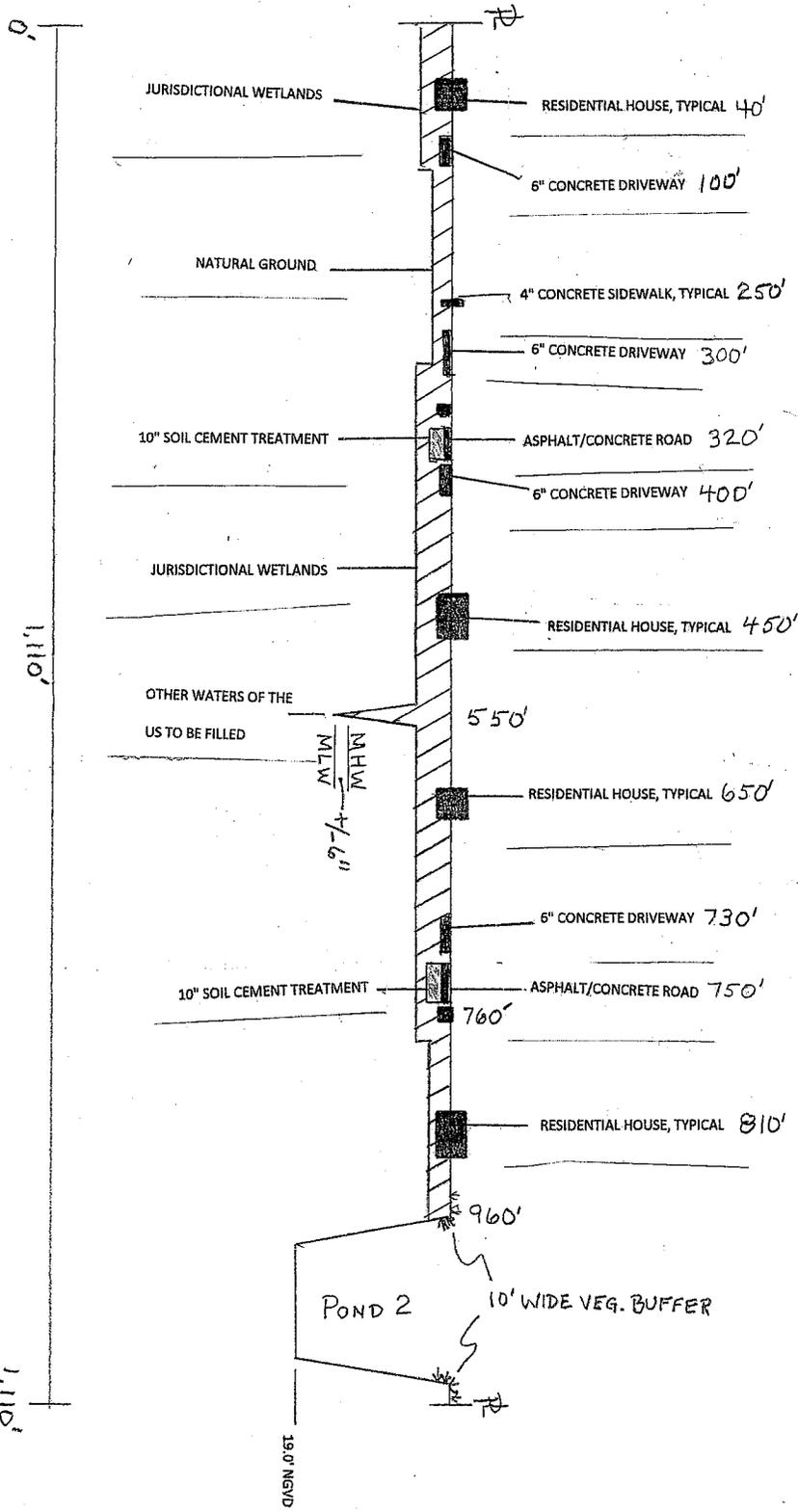
- Approx 965.56 cy earthen material
- Approx 453.19 cy soil cement treated base
- Approx 75.53 cy asphalt
- Approx 1,365.73 cy concrete

- NOTES:**
- VOID
  - According to FEMA Panel No's 22033C0240E and 22033C0305E, of 5/2/2008, this property falls in Flood Zone X

**Legend**

- Property Boundary (57.83 Acres)
- Non-wetlands (48.92 Acres)
- Total Jurisdictional wetlands (7.23 Acres)
- Jurisdictional wetlands to be filled (5.24 Acres)
- Jurisdictional wetlands to be excavated (1.99 Acres)
- Total Other Waters of the US (1.68 Acres)
- Other Waters of the US to be excavated (0.25 Acres)
- Other Waters of the US to be filled (1.32 Acres)
- Other Waters of the US not to be impacted (0.11 Acres)

**Cheval Point Corporation**  
**Cheval Point Subdivision**  
**Section A1-A1**  
 East Baton Rouge Parish, Louisiana  
 MVN-2003-03989-CL  
 3/20/2014, Figure 6 Modified



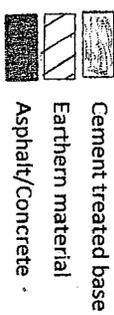
**NOTES:**

**1 VOID**

2. According to FEMA Panel No's 22033C0240E and 22033C0305E, of 5/2/2008, this property falls in Flood Zone X
3. Non-wetland natural ground surface elevations average 25' NGVD
4. Natural ground in jurisdictional wetlands are approx. 0.5' lower than natural ground elevations

**Total Proposed Fill**

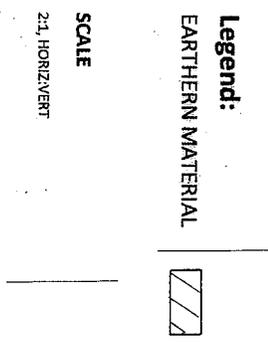
- Approx 965.56 cy earthen material
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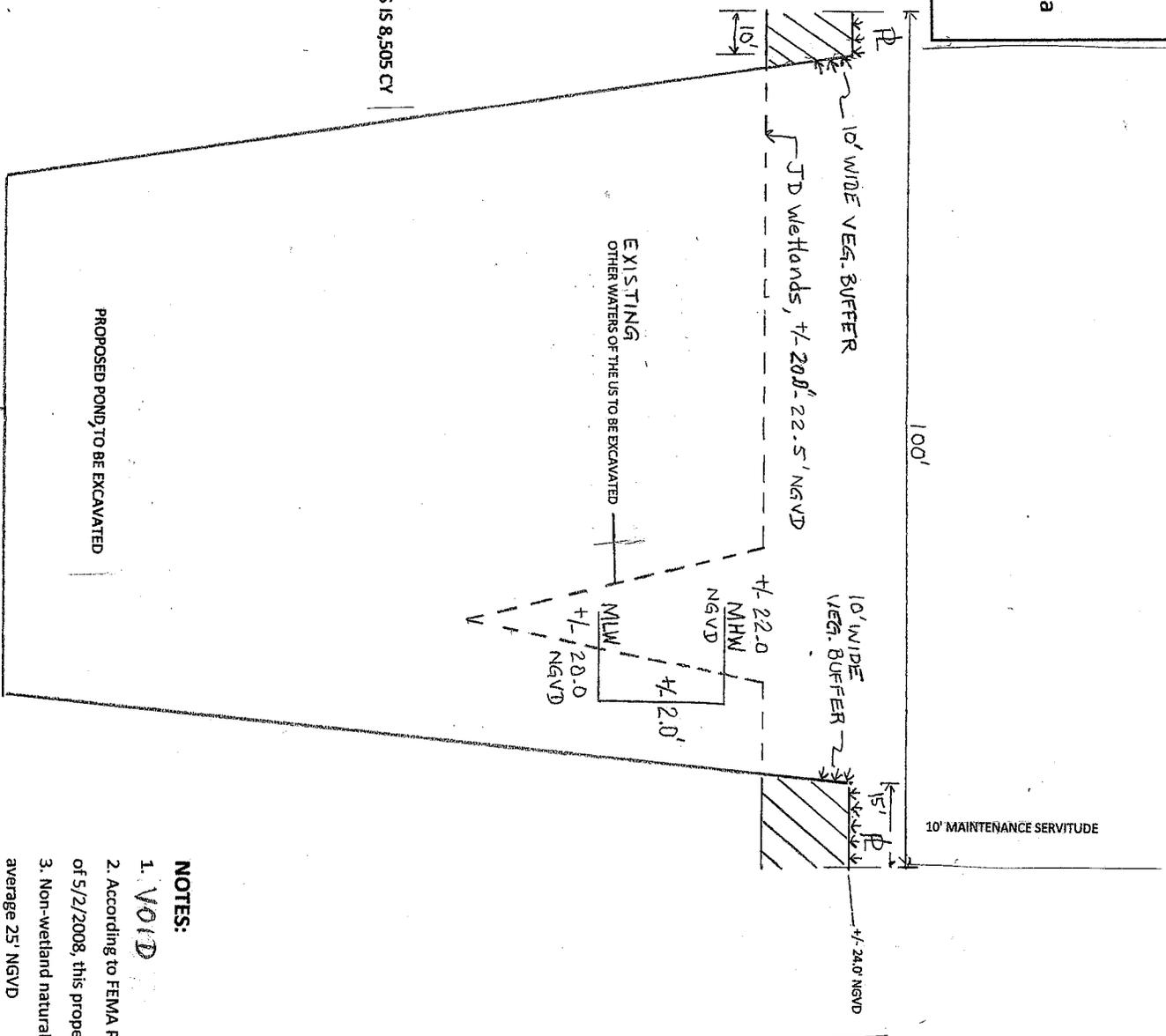
**Cheval Point Corporation**  
**Cheval Point Subdivision**

**Section E1-E1**  
 East Baton Rouge Parish, Louisiana

MMN-2003-03989-CL  
 3/20/2014, Figure 8 Modified

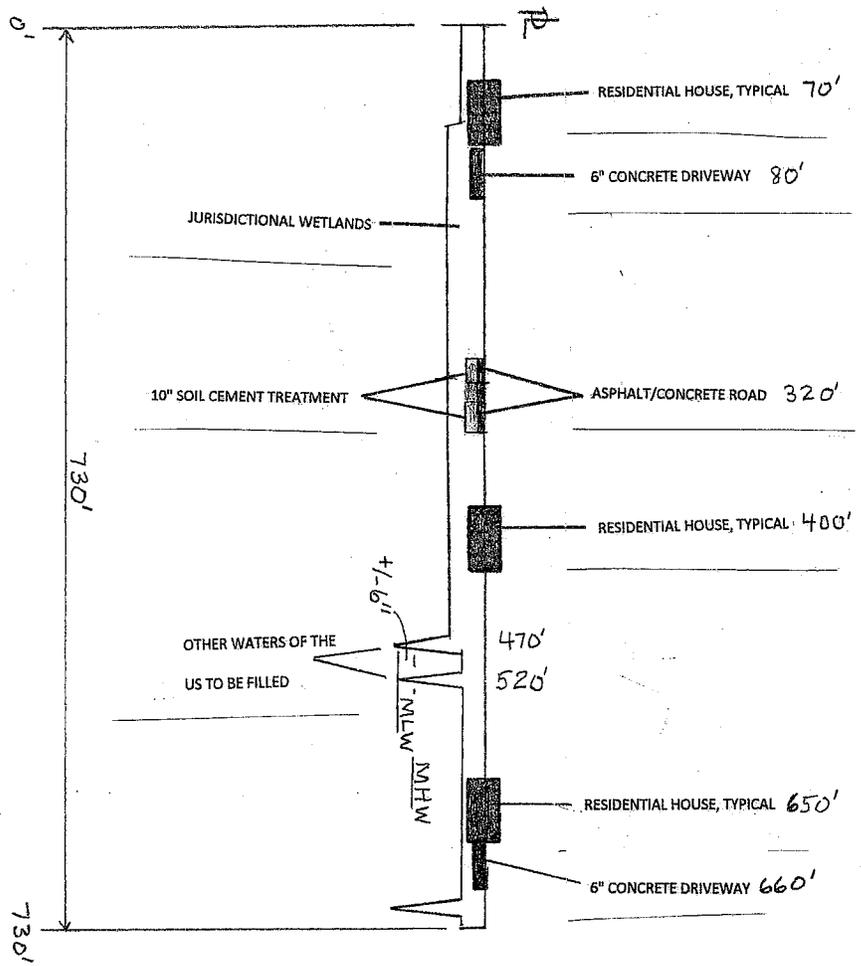


(CAVATED VOLUME IN JURISDICTIONAL WETLANDS IS 8,505 CY



- NOTES:**
1. VOID
  2. According to FEMA Panel No's 22033C0240E and 22033C0305E, of 5/2/2008, this property falls in Flood Zone X
  3. Non-wetland natural ground surface elevations average 25' NGVD
  4. Natural ground in jurisdictional wetlands are approx. 0.5' lower than natural ground elevations

**Cheval Point Corporation**  
**Cheval Point Subdivision**  
**Section F1-F1**  
 East Baton Rouge Parish, Louisiana  
 MVN-2003-03989-CL  
 3/20/2014, Figure 9 Modified



**NOTES:**

1. **VOID**
2. According to FEMA Panel No's 22033C0240E and 22033C0305E, of 5/2/2008, this property falls in Flood Zone X
3. Non-wetland natural ground surface elevations average 25' NGVD
4. Natural ground in jurisdictional wetlands are approx. 0.5' lower than natural ground elevations

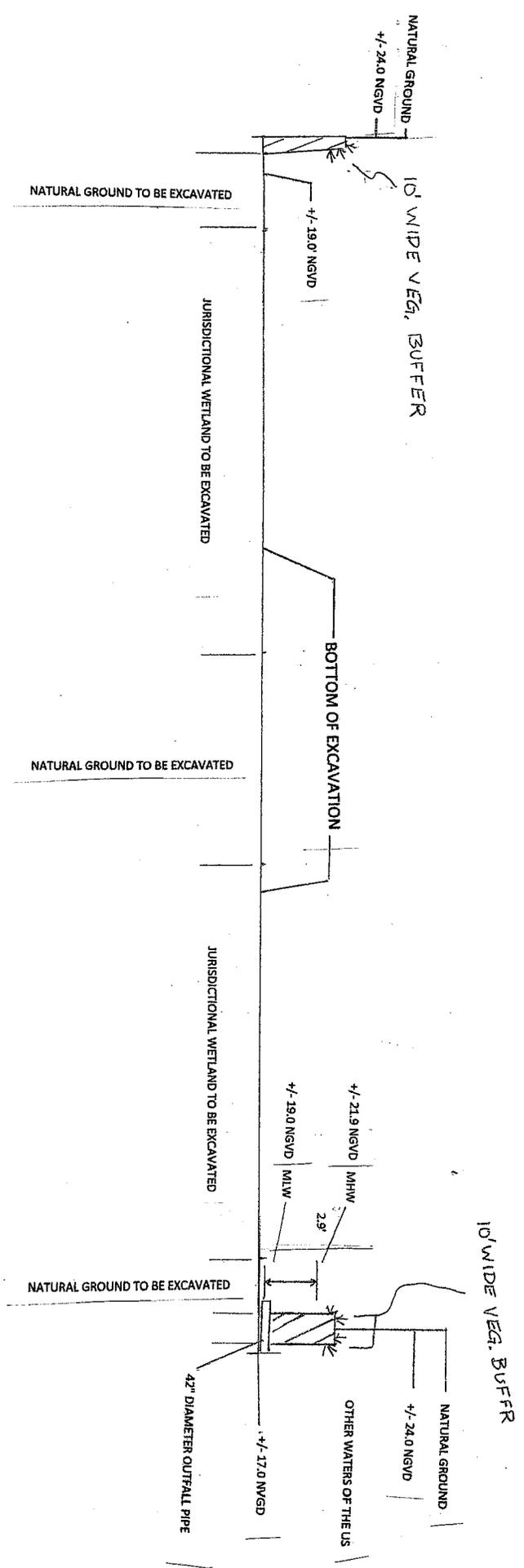
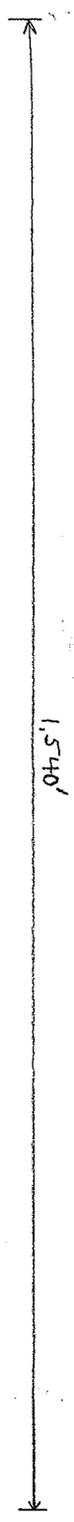


**Total Proposed Fill**

- Approx 965.56 cy earthen material
- Approx 453.19 cy soil cement treated base
- Approx 75.53 cy asphalt
- Approx 1,365.73 cy concrete

1" = 200', HORIZONTAL

EXCAVATED VOLUME IN JURISDICTIONAL WETLANDS IS 8,505 CY



**Cheval Point Corporation**  
**Cheval Point Subdivision**  
**Section X1-X1**  
 East Baton Rouge Parish, Louisiana  
 MVN-2003-03989-CL  
 3/20/2014, Figure 11

**NOTES:**

**1. VOID**

2. According to FEMA Panel No's 22033CO240E and 22033CO305E, of 5/2/2008, this property falls in Flood Zone X
3. Non-wetland natural ground surface elevations average 25' NGVD
4. Natural ground in jurisdictional wetlands are approx. 0.5' lower than natural ground elevations

**LEGEND:**

