



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT
7400 LEAKE AVENUE
NEW ORLEANS, LA 70118-3651

June 5, 2023

Regulatory Division
Eastern Evaluation Branch

Project Manager:
Carrie Schott
(504) 862-1153
Carrie.G.Schott@usace.army.mil

Application #: MVN-2006-00857-ECS

PUBLIC NOTICE

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), and/or [] Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. Section 408).

**PARKS OF PLAQUEMINES PHASE 4B SINGLE-FAMILY RESIDENTIAL
CONSTRUCTION IN PLAQUEMINES PARISH**

NAME OF APPLICANT: Parks of Plaquemines, LLC, c/o: J.V. Burkes & Associates, Inc., attn.: Ms. Barbara Zelenka, 1805 Shortcut Highway, Slidell, Louisiana 70458.

LOCATION OF WORK: Located in Section 1, Township 14S, Range 24E, in Plaquemines Parish, Louisiana, (lat. 29.883114, long. -89.983269), as shown within the attached drawings. (Hydrologic Unit Code 080903010404, Planters Watershed).

CHARACTER OF WORK: The proposed project is to construct 217 single-family residential dwellings into Phase 4B of the Parks of Plaquemines subdivision. Construction activities include the homesites, roads, recreation features, natural buffers, and infrastructure. The project as proposed would directly impact 56.63 acres (permanently) of bottomland hardwood wetlands and 2,454 linear feet of non-tidal waters.

MITIGATION: The applicant proposed to contract with an approved mitigation bank in order to offset the adverse impact to jurisdictional wetlands, should a DA permit be issued.

The comment period on the requested Department of the Army Permit will close 20 days from the date of this 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 request, and must be submitted so as to be received before or by the last day of the comment period. Letters and/or comments concerning the subject permit application must reference the Applicant's Name and the Permit Application Number and can be preferably emailed to the Corps of Engineer's

project manager listed above or forwarded to the Corps of Engineers at the address above, **ATTENTION: REGULATORY DIVISION, RGE, Carrie Schott**. Individuals or parties may also request an extension of time in which to comment on the proposed work by mail or preferably by emailing the specified project manager listed above. Any request for an extension of time to comment 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 Branch Chief will review the request and the requester will be promptly notified of the decision to grant or deny the request. If granted, the time extension will be continuous and inclusive of the initial comment period and will not exceed a total of 30 calendar days. This public notice is also available for review online at <https://go.usa.gov/xennJ>

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. Further, all factors that may be relevant to the proposal will be considered, including the potential cumulative effects associated with the proposed project.

The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. As deemed necessary, copies of this public notice will be sent to the State Archeologist, State Historic Preservation Officer, and federally listed tribes regarding potential impacts to cultural resources.

Our initial finding is that the proposed work would have no effect on any species listed as endangered by the U.S. Department of Commerce, nor affect any habitat designated as critical to the survival and recovery of any such species.

Based on the Information Planning and Consultation (IPaC) tool for Endangered Species in Louisiana, as signed on January 27, 2020, between the U.S. Army Corps of Engineers, New Orleans and the U.S. Fish and Wildlife Service, and the provided the determination of a “may affect, not likely to adversely affect (NLAA)” was concluded for the threatened West Indian Manatee.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal may result in the destruction, alteration, and/or disturbance of 0 acre 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 LA Department of Environmental Quality before a Department of the Army permit is issued.

Any person may request, (preferably by email to the project manager, or 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.

The applicant has certified that the proposed activity described in the application complies with and will be conducted in a manner that is consistent with the Louisiana Coastal Resources Program (Louisiana Coastal Zone Application P20230326). The Department of the Army permit will not be issued unless the applicant received approval or a waiver of the Coastal Use Permit by the Department of Natural Resources.

You are invited to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

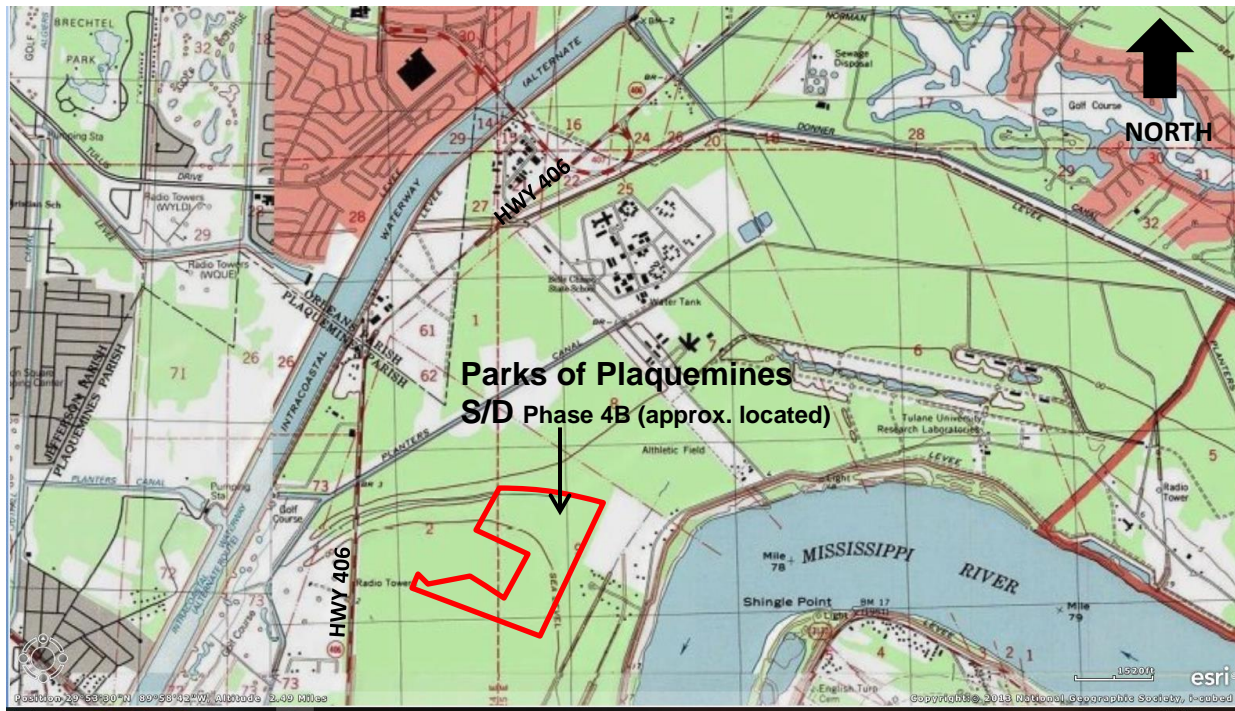
Brad LaBorde
Chief, Eastern Evaluation Branch
Regulatory Division

Enclosures

Vicinity Map



Scale = 1520'



Phase 4B - Parks of Plaquemines S/D

Containing Approximately 114.72 Acres

Located in Section 2- T14S - R24E and Section 9 - T14S - R25 E,

Plaquemines Parish, LA

29 ° 52' 59.21" N

89 ° 58' 59.77" W



Phase 4B- Parks of Plaquemines S/D

Containing Approximately 114.72 Acres

**Located in Section 2- T14S – R24E and Section 9 – T14S – R25 E,
Plaquemines Parish, LA**

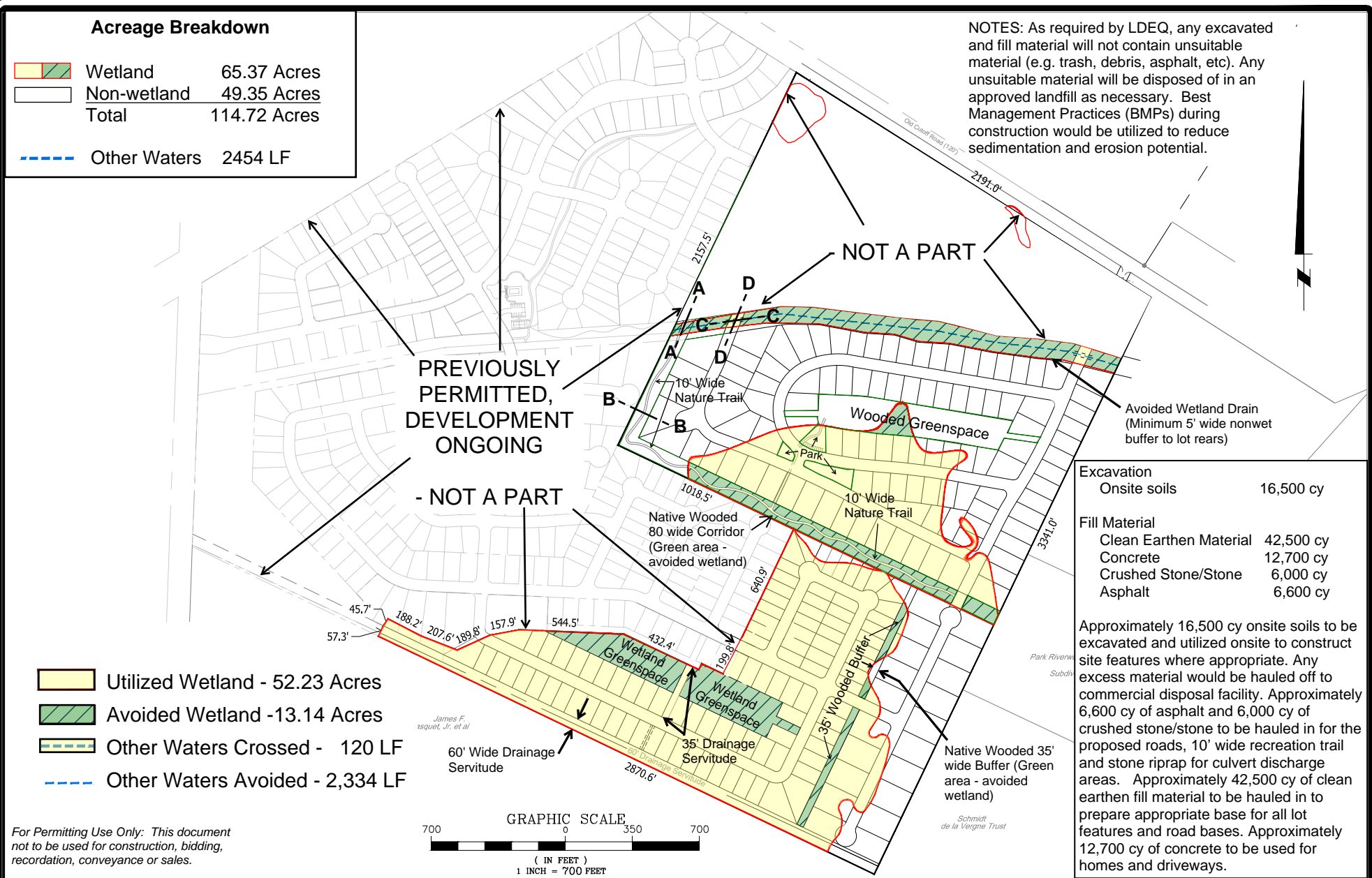
29 ° 52' 59.21" N

89 ° 58' 59.77" W

Acreeage Breakdown

	Wetland	65.37 Acres
	Non-wetland	49.35 Acres
	Total	114.72 Acres
	Other Waters	2454 LF

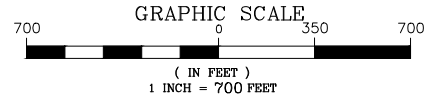
NOTES: As required by LDEQ, any excavated and fill material will not contain unsuitable material (e.g. trash, debris, asphalt, etc). Any unsuitable material will be disposed of in an approved landfill as necessary. Best Management Practices (BMPs) during construction would be utilized to reduce sedimentation and erosion potential.



Excavation	
Onsite soils	16,500 cy
Fill Material	
Clean Earthen Material	42,500 cy
Concrete	12,700 cy
Crushed Stone/Stone	6,000 cy
Asphalt	6,600 cy

Approximately 16,500 cy onsite soils to be excavated and utilized onsite to construct site features where appropriate. Any excess material would be hauled off to commercial disposal facility. Approximately 6,600 cy of asphalt and 6,000 cy of crushed stone/stone to be hauled in for the proposed roads, 10' wide recreation trail and stone riprap for culvert discharge areas. Approximately 42,500 cy of clean earthen fill material to be hauled in to prepare appropriate base for all lot features and road bases. Approximately 12,700 cy of concrete to be used for homes and driveways.

For Permitting Use Only: This document not to be used for construction, bidding, recordation, conveyance or sales.



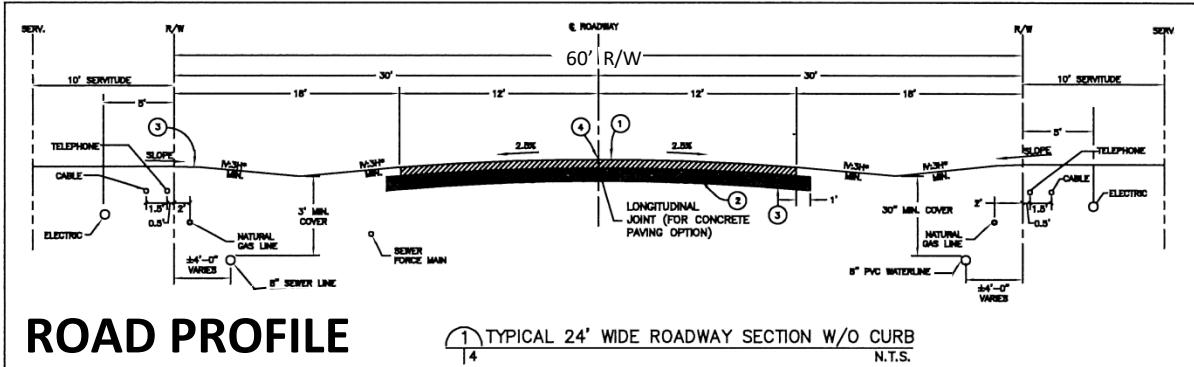
DATE: 02.15.2023
05-12-23 Sec 404 - Remove Area North of Drain, update calcs & notes
SCALE:
 1" = 700'

DRAWING NO.: 20220214
DRAWN BY: RMK
CHECKED BY: BBZ

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING • ENVIRONMENTAL
 1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com
 Phone: 985-649-0075 Fax: 985-649-0154

Parks of Plaquemines, Phase 4B
 Located in Sec 2 – T14S- R24E and
 Sec 9 – T14S – R25E,
 Plaquemines Parish, LA

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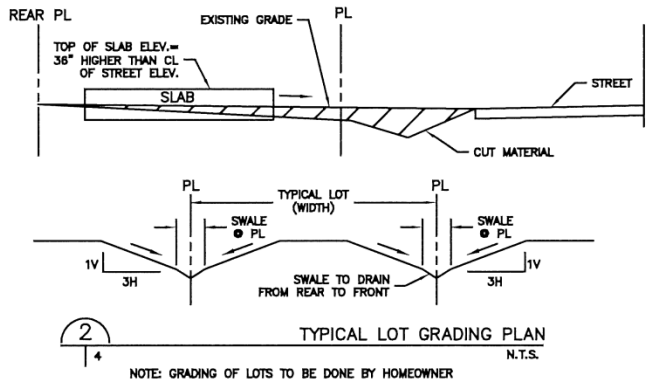
Typical Profiles Parks of Plaquemines - PH 4B Proposed Modification of MVN 2006-00857-EMM

Located in Sec 2 – T14S- R24E and
Sec 9 – T14S – R25E, Plaquemines
Parish, LA

SCALE: NTS
DATE: 02-23-23
05-12-23 - Sec 404 -
Updated calcs, notes

ROAD PROFILE

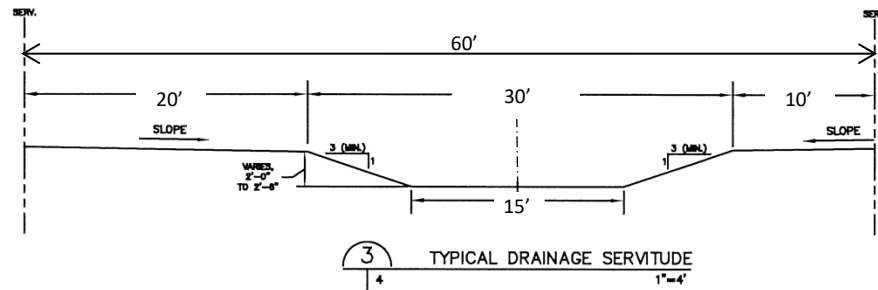
1
4 TYPICAL 24' WIDE ROADWAY SECTION W/O CURB
N.T.S.



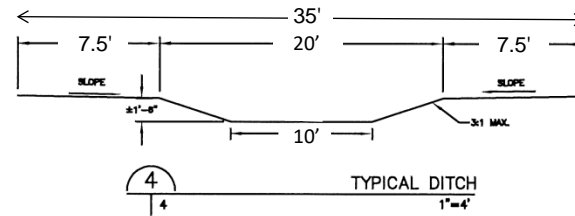
LOT PROFILES

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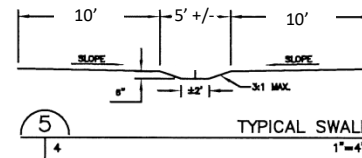
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3
4 TYPICAL DRAINAGE SERVITUDE
1"=4'



4
4 TYPICAL DITCH
1"=4'



5
4 TYPICAL SWALE
1"=4'

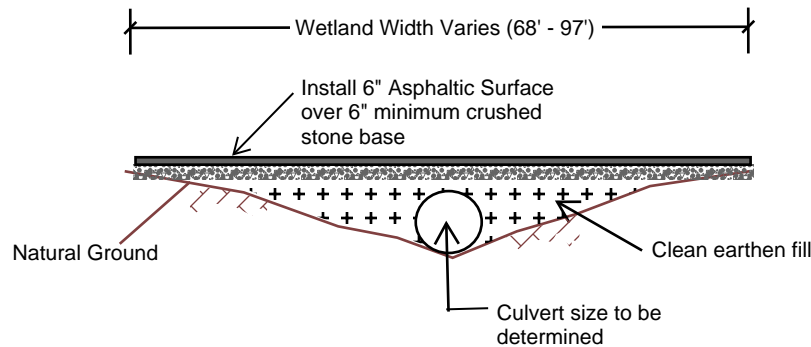
DRAINAGE PROFILES

Parks of Plaquemines – Phase 4 Typical Profiles

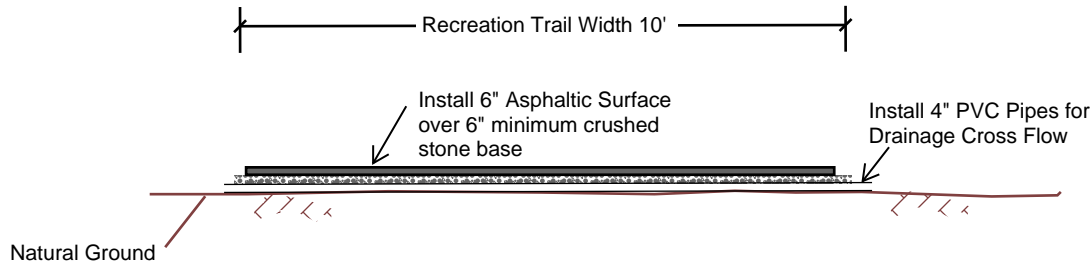
Proposed Modification of MVN 2006-00857-EMM

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Typical Recreation Trail Crossing at Wetland Drain Profile A-A
NTS



Typical Recreation Trail Profile B-B
NTS

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Utilized Wetland - 52.23 Acres
 Avoided Wetland -13.14 Acres
 Other Waters Crossed - 120 LF
 Other Waters Avoided - 2,334 LF

**Typical Profiles
 Parks of Plaquemines - PH 4 B
 Proposed Modification of
 MVN 2006-00857-EMM**

**Located in Sec 2 – T14S- R24E and
 Sec 9 – T14S – R25E, Plaquemines
 Parish, LA**

Excavation	
Onsite soils	16,500 cy
Fill Material	
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SCALE: NTS
 DATE: 02-23-23
 05-12-23 - Sec 404 -
 Updated calcs, notes

Parks of Plaquemines – Phase 4 Typical Profiles
 Proposed Modification of MVN 2006-00857-EMM

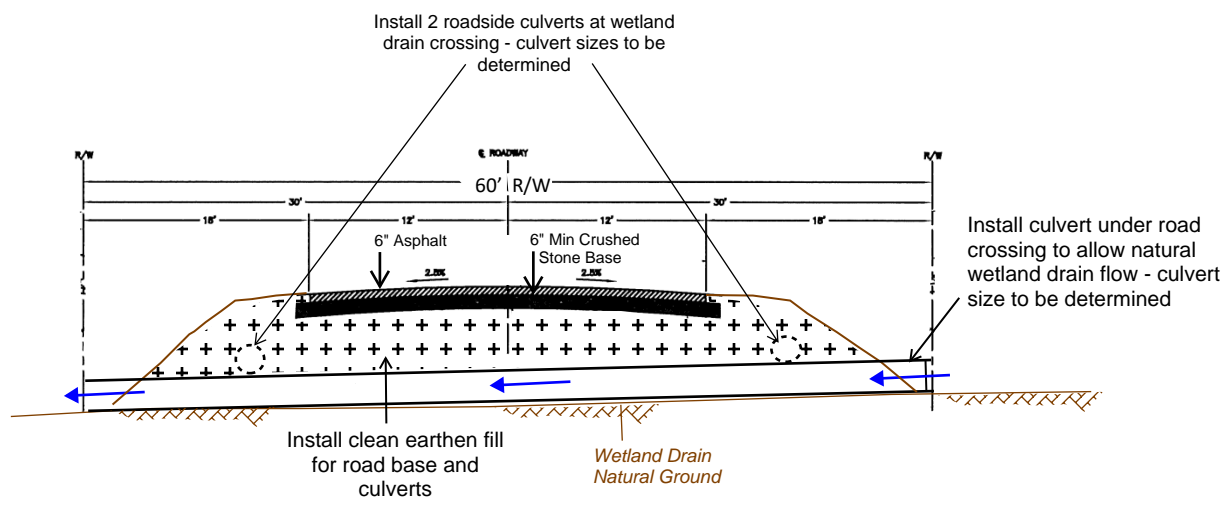
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SCALE: NTS
DATE: 05-12-23

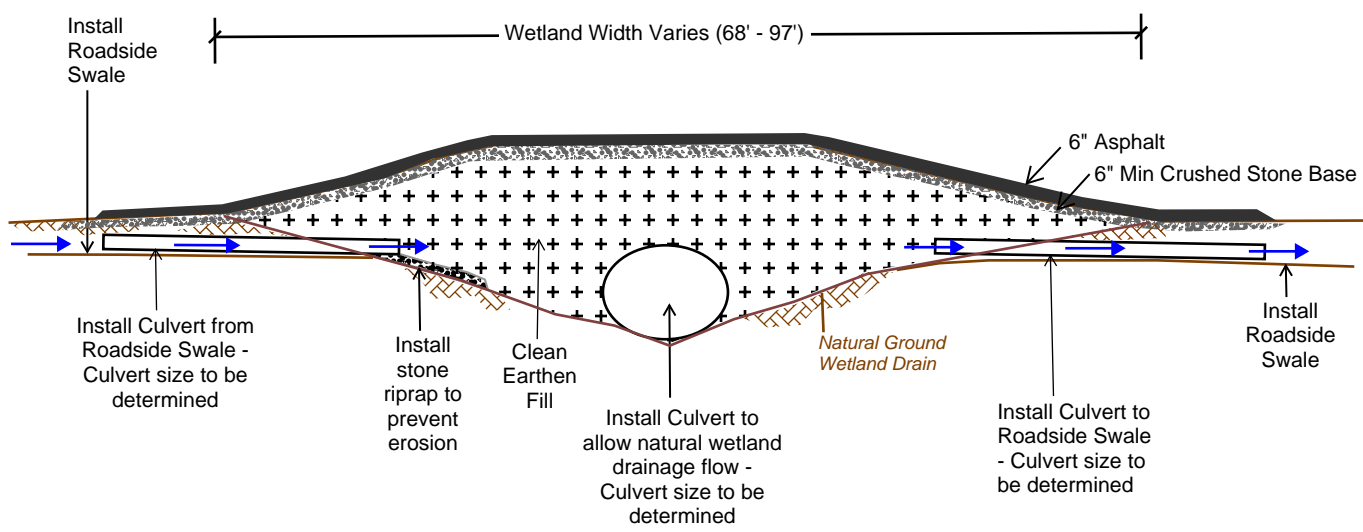
Parks of Plaquemines – Phase 4 Typical Profiles
Proposed Modification of MVN 2006-00857-EMM

**Typical Road Crossing and Culvert Profiles
Parks of Plaquemines
Phase 4B - Proposed
Modification of
MVN 2006-00857-EMM**

**Located in Sec 2-T14S-R24E
& Sec 9-T14S-R25E,
Plaquemines Parish, LA**



**Typical Road and Drainage Culvert Crossings at
Wetland Drain Profile C-C
NTS**



**Typical Road and Drainage Culvert Crossings at
Wetland Drain Profile D-D
NTS**

Excavation	
Onsite soils	16,500 cy
Fill Material	
Clean Earthen Material	42,500 cy
Concrete	12,700 cy
Crushed Stone/Stone	6,000 cy
Asphalt	6,600 cy

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