

JOINT PUBLIC NOTICE

June 17, 2019

United States Army
Corps of Engineers
New Orleans District
Regulatory Branch
7400 Leake Avenue
New Orleans, Louisiana 70118

(504) 862-2259
Project Manager
Scott N. Kennedy
scott.n.kennedy@usace.army.mil
Permit Application Number
MVN 2006-00857 EMM

State of Louisiana
Department of Environmental Quality
Attn: Water Quality Certifications
Post Office Box 4313
Baton Rouge, Louisiana 70821-4313

(225) 219-3225
Project Manager
Elizabeth Hill
WQC Application Number
WQC 190605-01

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, Water Quality Certifications, for a Water Quality Certification (WQC) in accordance with statutory authority contained in LRS 30:2074 A(3) and provisions of Section 401 of the Clean Water Act.

CLEAR, GRADE, AND FILL TO DEVELOP AN EXPANSION TO THE PARK OF PLAQUEMINES SUBDIVISION IN PLAQUEMINES PARISH

NAME OF APPLICANT: Parks of Plaquemines, LLC, c/o J.V. Burkes & Associates, 1805 Shortcut Highway, Slidell, Louisiana, 70433

LOCATION OF WORK: Located at Latitude 29.880928 North and Longitude -89.989797 West in Belle Chasse, Louisiana, in Plaquemines Parish, as shown on the attached drawings.

HUC: 08090301 East - Central Louisiana Coastal

CHARACTER OF WORK: Clear, excavate, grade, place fill to develop the Park of Plaquemines Parish subdivision with associated roads, utilities, house pads, and driveways. Approximately 31,075 cubic yards of material will be deposited on site. This expansion contains approximately 50.54 acres to be filled with native material, hauled in dirt, gravel, and concrete and approximately 19.96 of these acres are wetlands. The impacts are proposed to be mitigated for at an approved off-site mitigation bank.

This project, MVN 2006-00857 EMM, was previously issued as a subdivision. 16.5 acres of bottomland hardwoods were previously purchased at the Assumption Land Co., LLC to adequately compensate for the adverse impacts to 15.2 acres of wetland habitat.

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**. Similar 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. 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.

The application for this proposed project is on file with the Louisiana Department of Environmental Quality and may be examined 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 the public notice solicits input from the State Archeologist and State Historic Preservation Office regarding potential impacts to cultural resources.

The New Orleans District has determined that the proposed work would neither affect any species or critical habitat listed as endangered by the U.S. Department of Commerce.

Utilizing Standard Local Operating Procedure for Endangered Species in Louisiana (SLOPES), dated October 22, 2014, between the U.S. Army Corps of Engineers, New Orleans and U.S. Fish and Wildlife Service, Ecological Services Office, the Corps has determined that the proposed activity would have no effect on any listed 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 up to n/a 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 water quality standards will be required from the Department of Environmental Quality, Water Quality Certifications, 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.

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

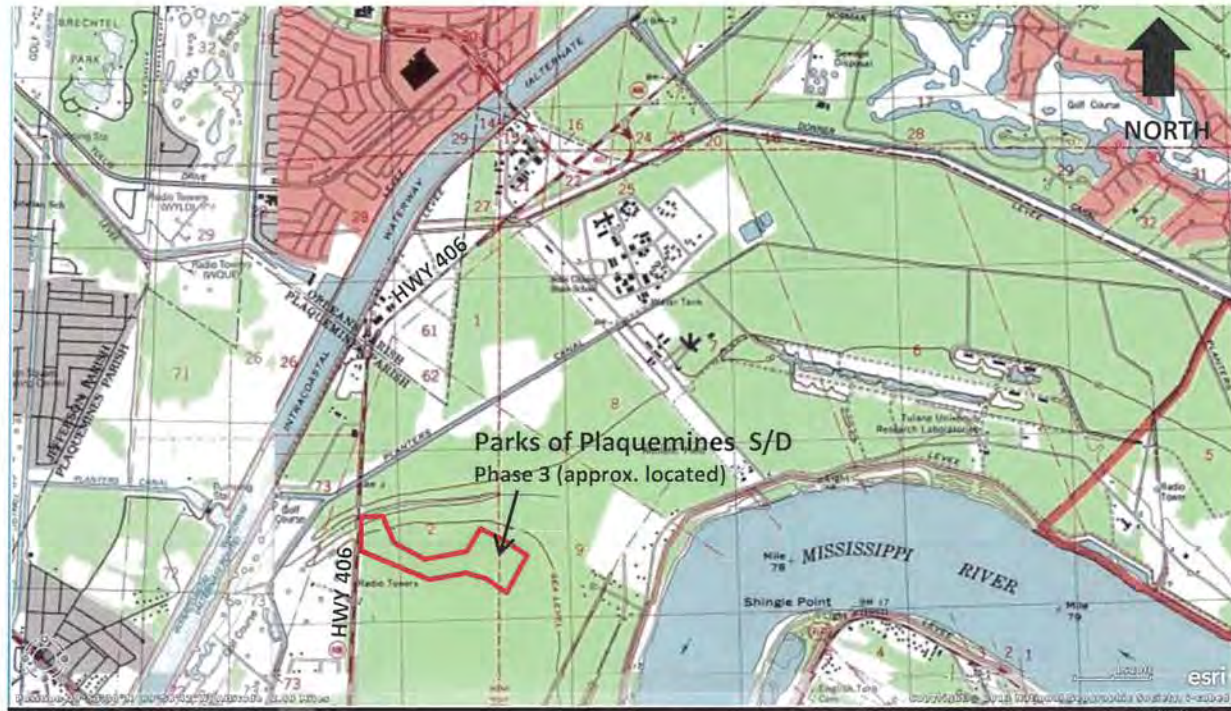
Michael Farabee
Chief, Eastern Evaluation Section

Enclosures

Vicinity Map



Scale = 1520'



Phase 3 - Parks of Plaquemines S/D

Containing Approximately 50.54 Acres

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

29 ° 52' 51.34" N

89 ° 59' 23.27" W



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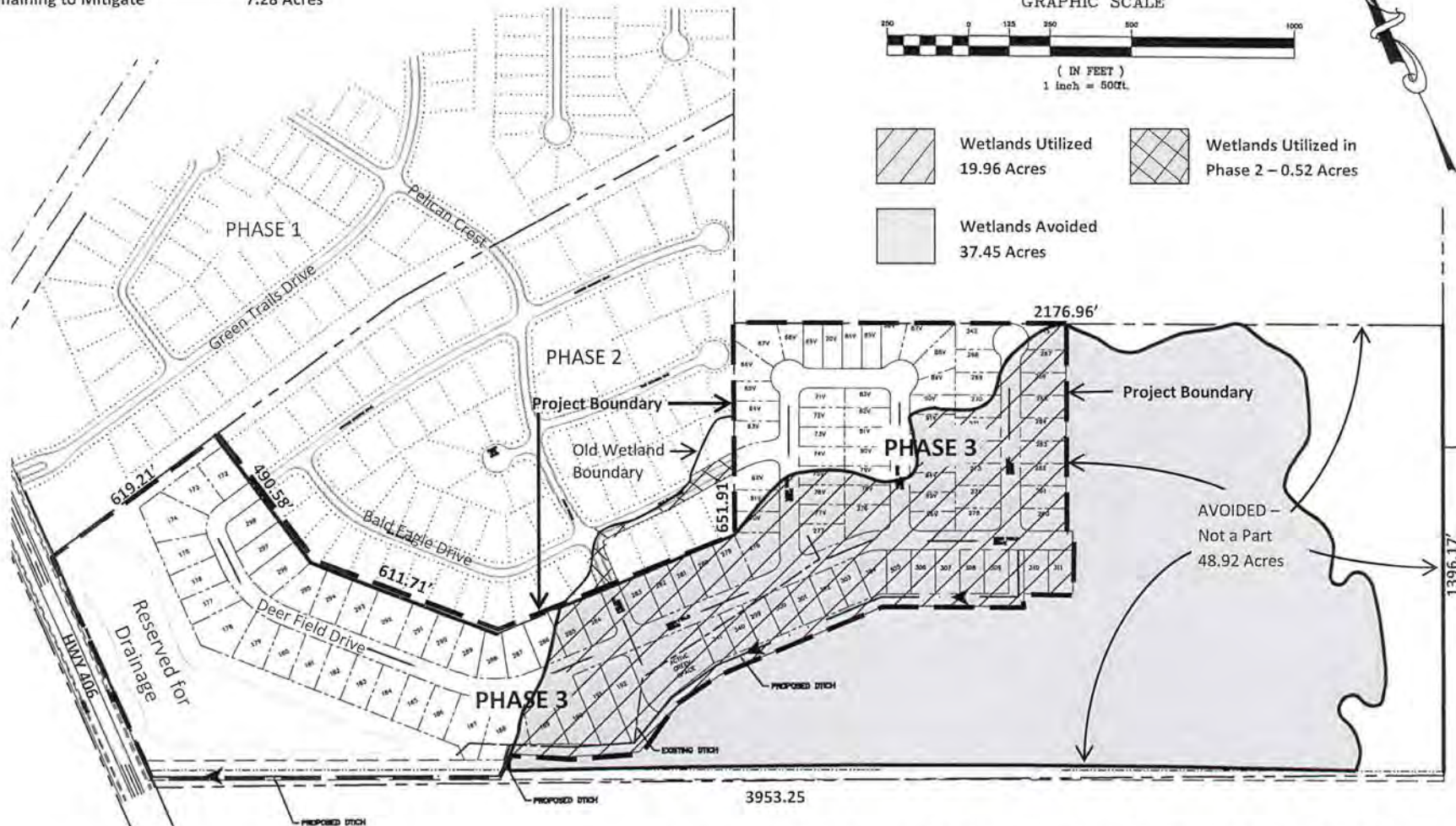
Phase 3 Acreage

Nonwetland Acreage	30.52 Acres
Wetland Acreage	19.96 Acres
Other Waters	00.06 Acres
Phase 3 Site Acreage	50.54 Acres

Nonwetland Acreage avoided	11.42 Acres
Wetland Acreage avoided	37.45 Acres
Total Acreage Avoided	48.92 Acres

Ph. 3 Wetland Acreage Impacted	19.96 Acres
Wetland Acreage used in Ph. 2	+0.52 Acres
Previously Mitigated	-13.20 Acres
Remaining to Mitigate	7.28 Acres

SITE PLAN - Parks of Plaquemines - PH 3 Proposed Modification of MVN 2006-857-EBB Located in Sec 2 - T14S- R24E & Sec 9 - T14S - R25E, Plaquemines Parish, LA



Note: For permitting only - This document is not to be used for construction, bidding, recordation, conveyance or sales.

Approximately 15,200 cy onsite soils to be excavated and utilized onsite to construct site features. Approximately 2,030 cy of asphalt and 4,045 cy of crushed stone to be hauled in for the proposed roads. Approximately 5000 cy of clean earthen fill material to be hauled in to prepare appropriate base for all lot features and road bases. Approximately 4800 cy of concrete to be used for homes and driveways. Best Management Practices during Construction would be utilized to prevent sedimentation and erosion potential.

SCALE: 1" = 500'
DATE: 04-10-19



Meyer Engineers, Ltd.
4937 Heart Street, Suite 1B - Metairie, Louisiana 70001
phone 504.885.8892, fax 504.887.5056
website: www.meyer-e-l.com

**SITE PLAN - Parks of Plaquemines - PH 3
Proposed Modification of MVN 2006-857-EBB
For Parks of Plaquemines, LLC**

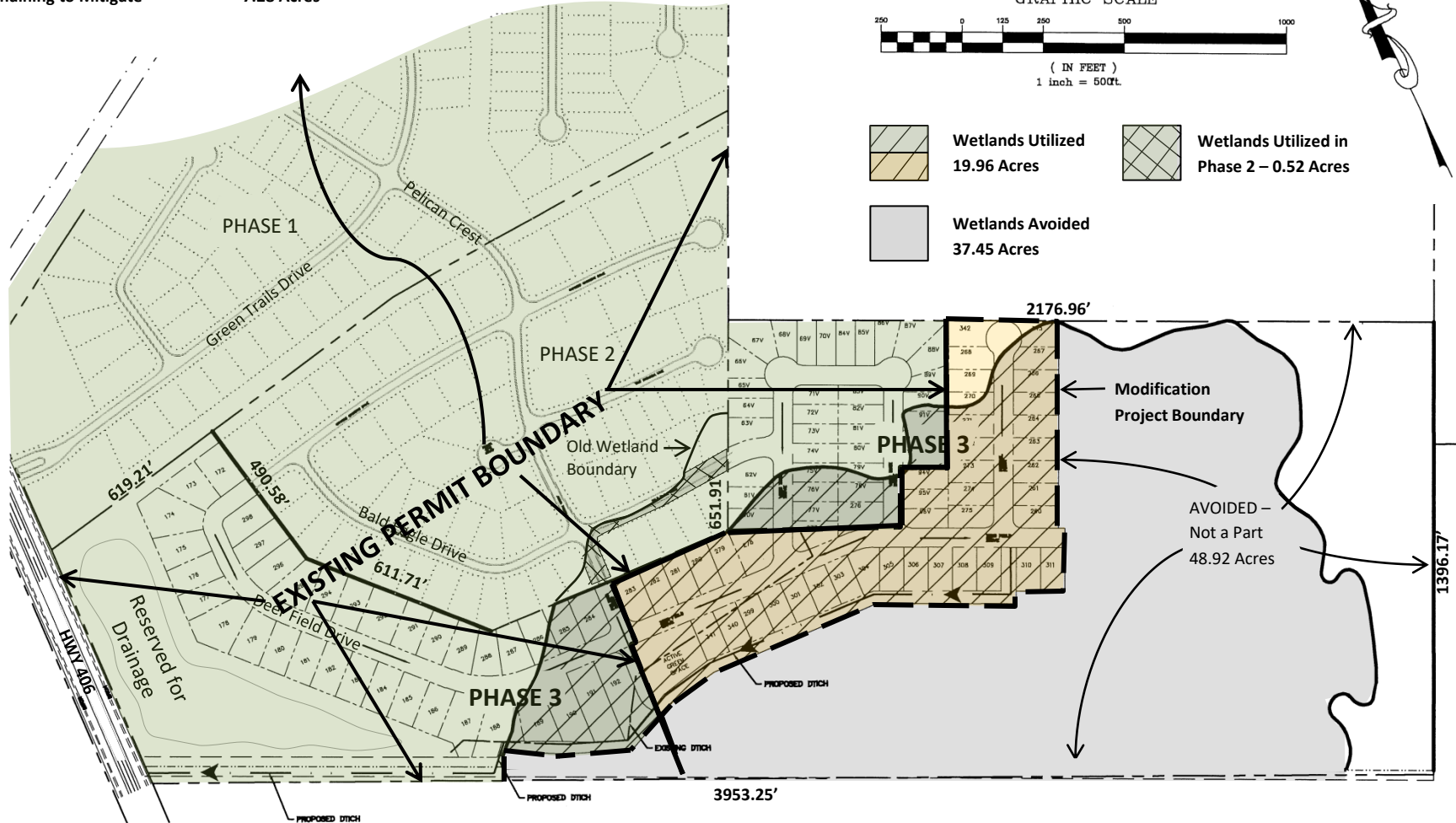
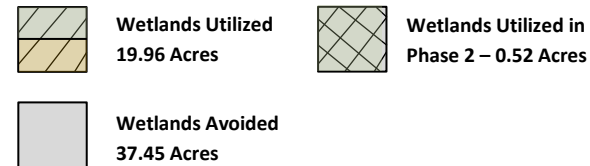
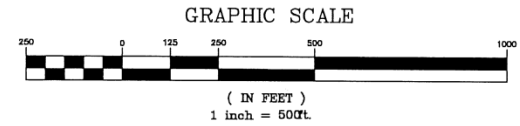
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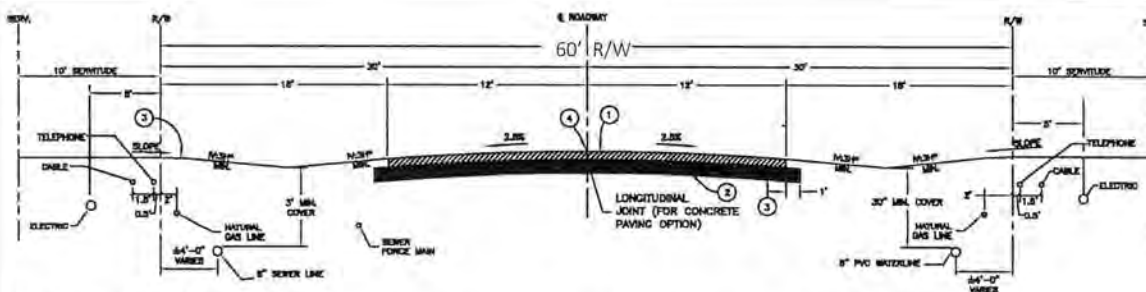
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DATE: 04-10-19
REV: 05-15-19



Meyer Engineers, Ltd.
4937 Hunt Street, Suite 1B, Metairie, Louisiana 70001
Phone: 504-885-9892, Fax: 504-887-5056
Website: www.meyer-engineers.com

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Proposed Modification of MVN 2006-857-EBB
For Parks of Plaquemines, LLC**

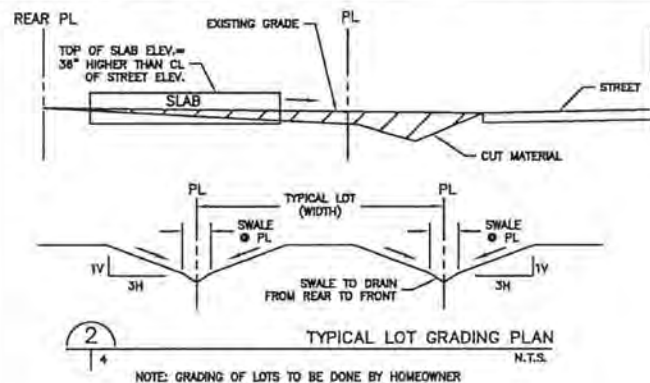


ROAD PROFILE

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

Typical Profiles - Parks of Plaquemines - PH 3
Proposed Modification of MVN 2006-857-EBB
Located in Sec 2 – T14S- R24E and
Sec 9 – T14S – R25E, Plaquemines Parish, LA

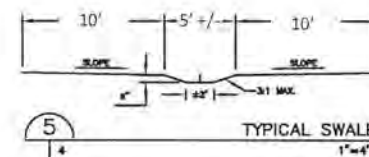
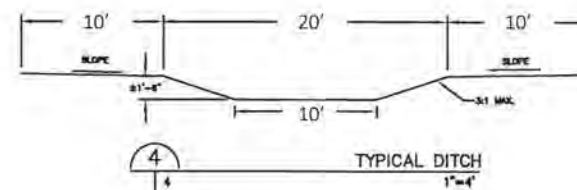
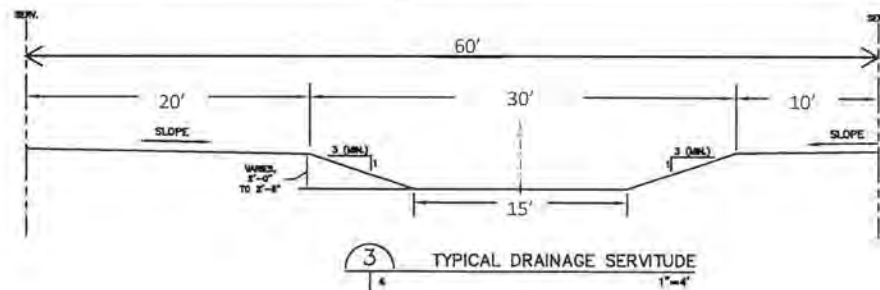
SCALE: NTS
DATE: 3-25-19



LOT PROFILES

Approximately 15,200 cy onsite soils to be excavated and utilized onsite to construct site features. Approximately 2,030 cy of asphalt and 4,045 cy of crushed stone to be hauled in for the proposed roads. Approximately 5000 cy of clean earthen fill material to be hauled in to prepare appropriate base for all lot features and road bases. Approximately 4800 cy of concrete to be used for homes and driveways. Best Management Practices during Construction would be utilized to prevent sedimentation and erosion potential.

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DRAINAGE PROFILES

Parks of Plaquemines – Phase 3 Typical Profiles
Proposed Modification of MVN 2006-857-EBB