

# JOINT PUBLIC NOTICE

October 27, 2014

United States Army  
Corps of Engineers  
New Orleans District  
Regulatory Branch  
Post Office Box 60267  
New Orleans, Louisiana 70160-0267

(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  
Jamie Phillippe  
WQC Application Number  
WQC GC 060629-02

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, 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 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 29.886847 North and Longitude 89.984719 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, driveways, and walking paths. Approximately 122,000 cubic yards of hauled in material will be deposited on site.

This project, MVN 2006-00857 EMM, was previously issued and expired 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.

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.

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

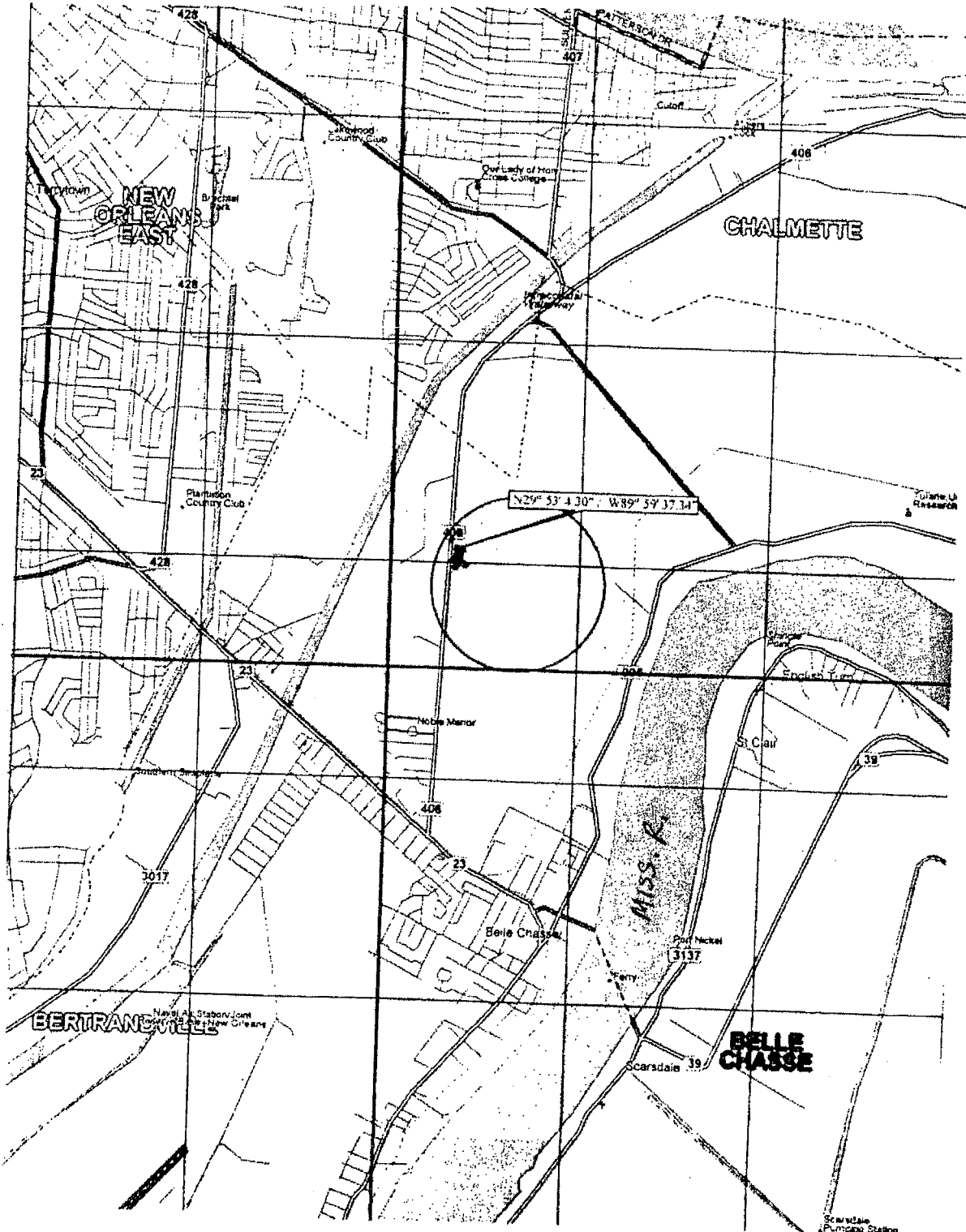
Enclosures

VICINITY MAP FOR CLASSIC PROPERTIES ± 207-ACRES

VICINITY MAP

SCALE: 1" = 4000'

0 4000'



± 207-ACRE PARCEL (6,7 & 8) IN PLAQUEMINES PARISH, LA.  
PROJECT LOCATION: SEC.1&2-T14S-R24E & SEC. 8 & 9-T14S-R25E  
LATITUDE: N29° 53' 4.30"/ LONGITUDE: W89° 59' 37.34"

J.V. BURKES & ASSOCIATES, INC.

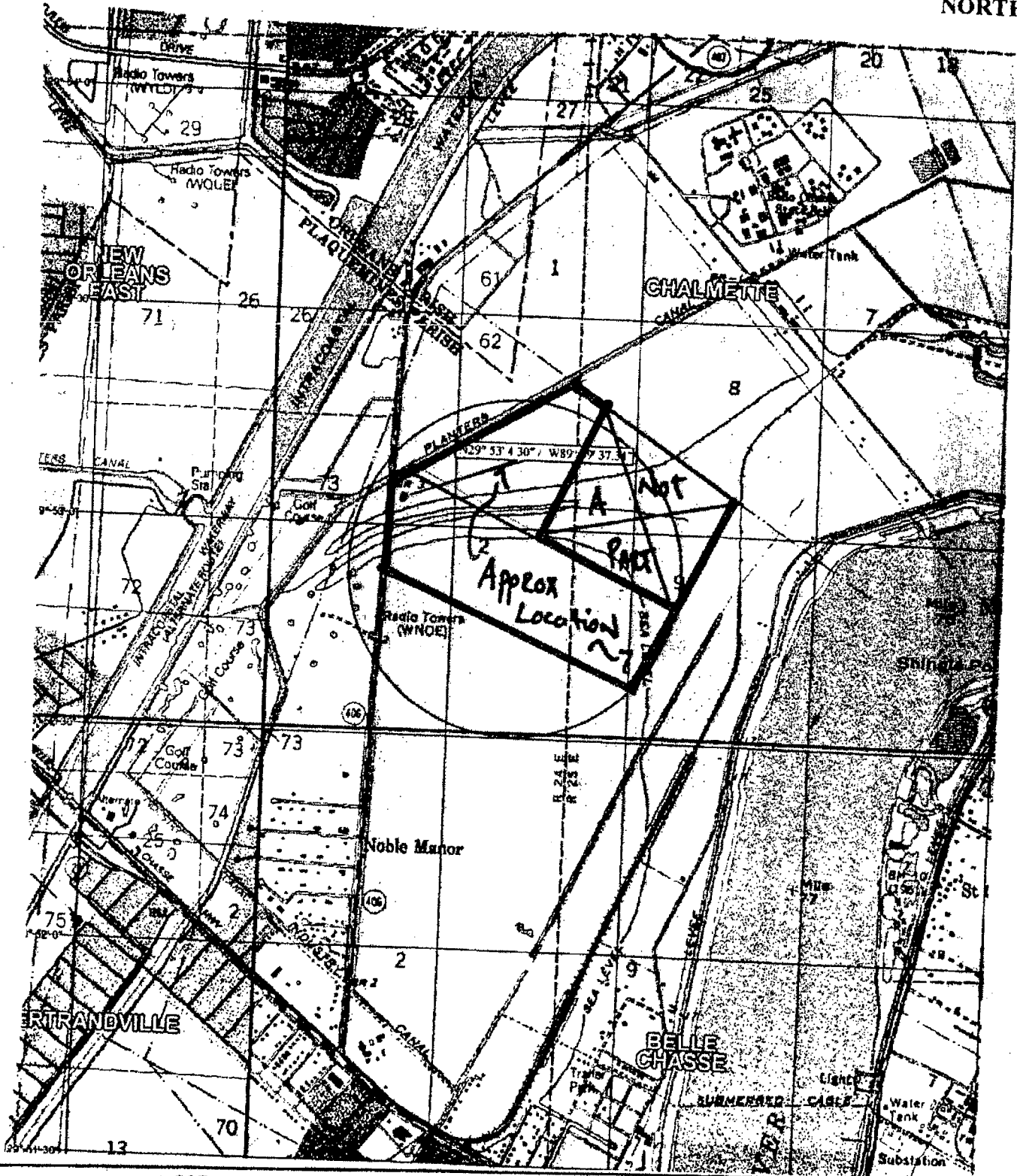
1805 HWY 190 EAST - FREMAUX AVE. SLIDELL, LA 70158 / (985) 610-0075 / FAX: (985) 610-0154

# VICINITY MAP FOR CLASSIC PROPERTIES ± 207-ACRES

## VICINITY MAP

SCALE: 1" = 2000'

0 2000'



**± 207-ACRE PARCEL (6,7 & 8) IN PLAQUEMINES PARISH, LA.**  
**PROJECT LOCATION: SEC.1&2-T14S-R24E & SEC. 8 & 9-T14S-R25E**  
**LATITUDE: N29° 53' 4.30\"/>**

J.V. BURKES & ASSOCIATES, INC.

1805 HWY 190 EAST - FREMAUX AVE. SLIDE 1.1. LA 70458 / (985) 630.0075 / FAX: (985) 630.0154

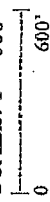
MVN-2006-857 REVISED April 5, 2007

**THE PARKS OF PLAQUEMINES SUBDIVISION - PHASE I**

A SUBDIVISION FOR CLASSIC HOMES:  
± 149-ACRE PARCEL / 290 LOTS  
LOCATED IN PLAQUEMINES PARISH, LA.  
SEC. 1 & 2, T14S, R24E,  
AND SEC. 8 & 9, R25E, T14S



**PLAN VIEW**  
SCALE: 1" = 600'



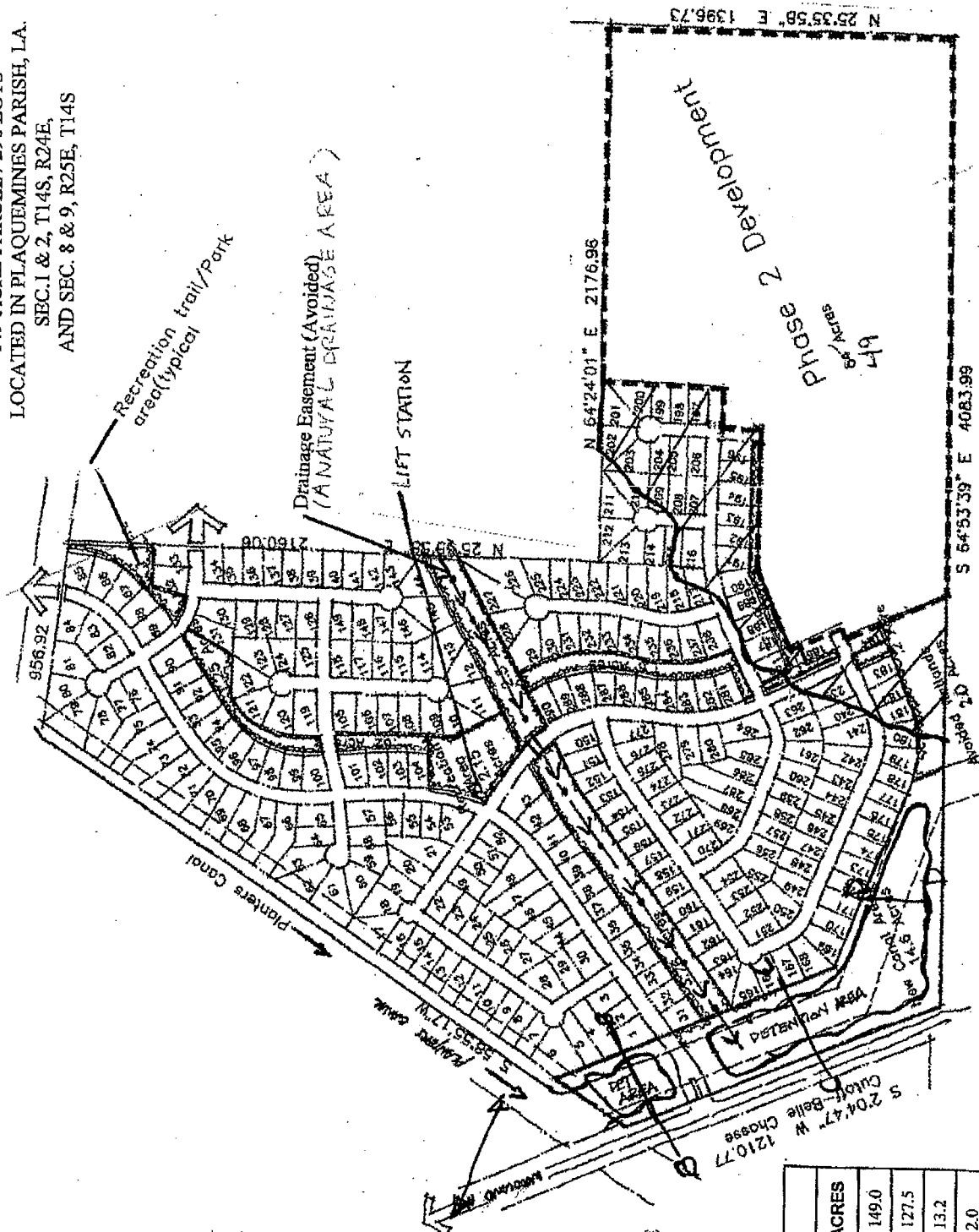
290 LOTS TO BE  
± 122,000 c.y. of sandy clay hauled in from a commercial source for use as base fill, road, homes and other site features.  
± 14,538 c.y. of concrete utilized for roads, homes and driveways.

SEWER PROVIDED BY N.O. SEWER & WATER BOARD  
NOTE: The detention area is a buffer existing based

WETLANDS TO BE UTILIZED FOR SUBDIVISION  
OTHER WATERS



SITE SUMMARY	
DATE: 12/01/05; REVISED 12/12/06	ACRES
TOTAL ACREAGE:	± 149.0
NON-WETLANDS:	± 127.5
WETLANDS IMPACTED	± 13.2
WETLANDS AVOIDED	± 2.0
OTHER WATERS AVOIDED	± 6.3

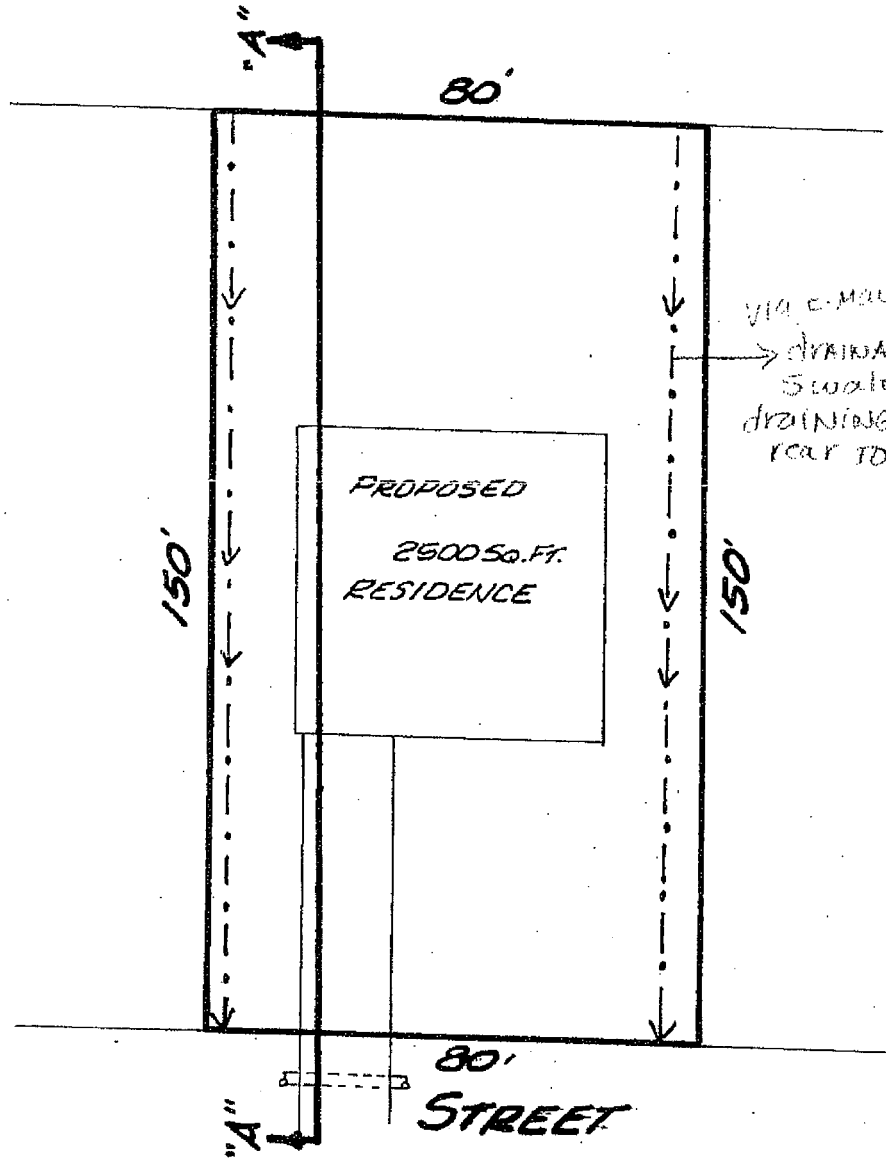
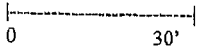


Phase 2 Development  
197.9 Acres

TYPICAL LOT FOR THE PARKS OF PLAQUEMINES SUBDIVISION

TYPICAL LOT

SCALE: 1" = 30'



via e-mail: 4/16/07  
DRAINAGE  
SWALES  
DRAINING FROM  
REAR TO FRONT

± 345 c.y. of sandy clay hauled in from a commercial source or from onsite (if suitable) for use as base fill for housepad (3'), driveway (2') and other site features.

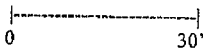
± 42 c.y. of concrete utilized for house slabs (4") and driveway (4").

CROSS SECTION FOR TYPICAL LOT: "A"- "A"

CROSS SECTION

VERTICAL: NTS

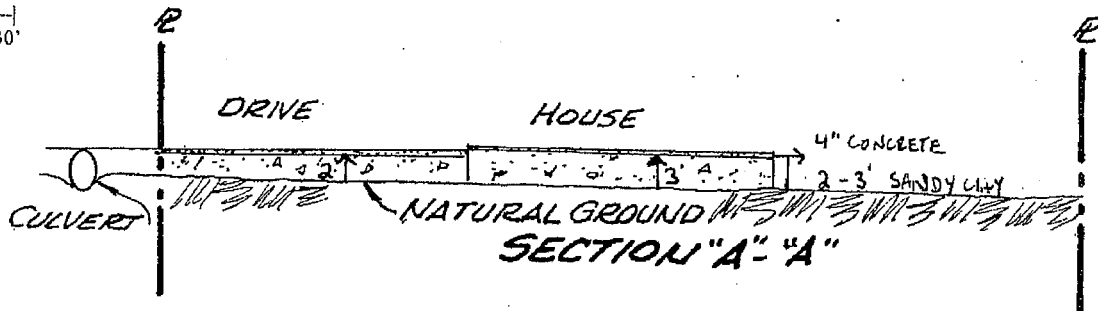
HORIZONTAL: 1" = 30'



CONCRETE



SANDY CLAY



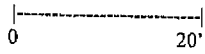
# THE PARKS OF PLAQUEMINES SUBDIVISION

A SUBDIVISION FOR CLASSIC HOMES:± 540-ACRE PARCEL LOCATED IN PLAQUEMINES PARISH, LA.  
SEC. 1, 2, 61 & 62, T14S, R24E, AND SEC. 8 & 9, R25E, T14S

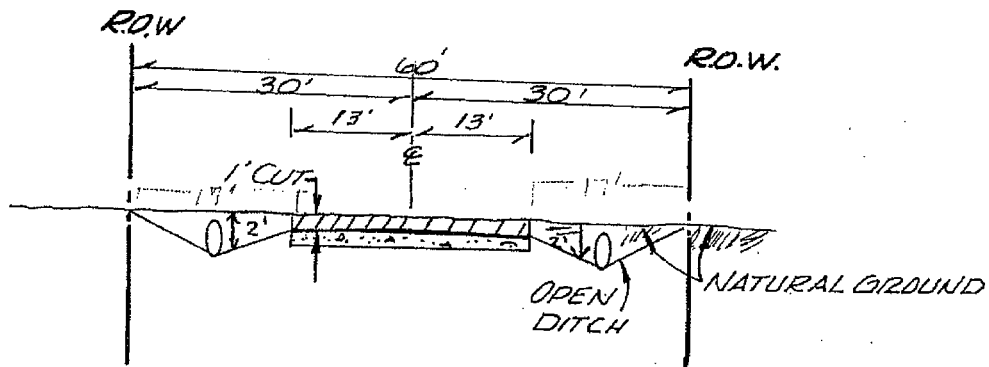
## CROSS SECTION

VERTICAL: NTS

HORIZONTAL: 1" = 20'



## TYPICAL STREET CROSS SECTION





APRIL 9, 2007

AVN-2006-857

# THE PARKS OF PLAQUEMINES SUBDIVISION

A SUBDIVISION FOR CLASSIC HOMES  
SEC. 1 & 2, T14S, R24E, AND SEC. 8 & 9, R25E, T14S

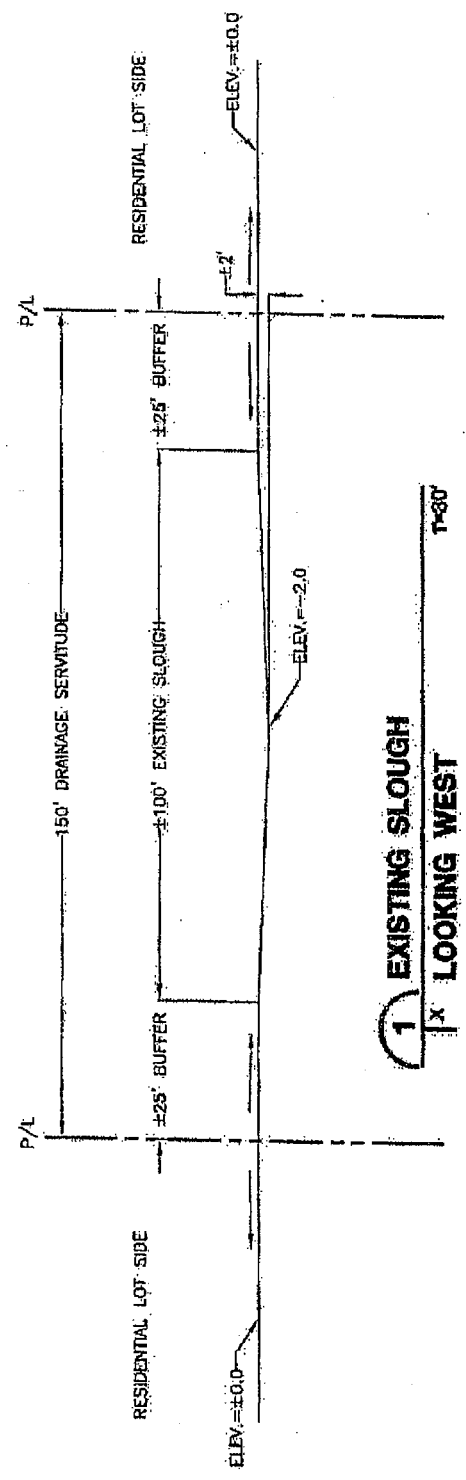
A SUBDIVISION FOR CLASSIC HOMES:  
± 149-ACRE PARCEL / 290 LOTS  
LOCATED IN PLAQUEMINES PARISH, LA,  
SEC. 1 & 2, T14S, R24E,  
AND SEC. 8 & 9, R25E, T14S

## CROSS SECTION

VERTICAL: NTS  
HORIZONTAL: 1"=30'



## CROSS SECTION E-E DRAINAGE EASEMENT



# THE PARKS OF PLAQUEMINES SUBDIVISION

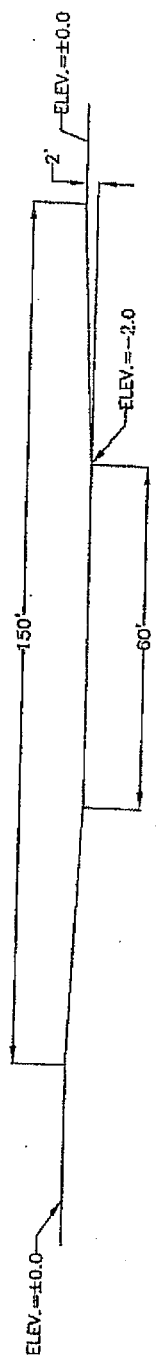
A SUBDIVISION FOR CLASSIC HOMES ± 207-ACRE PARCEL LOCATED IN PLAQUEMINES PARISH, LA.  
SEC. 1 & 2 T14S, R24E, AND SEC. 8 & 9, R25E, T14S

## CROSS SECTION

VERTICAL: NTS



## CROSS SECTION D-D



4 EXISTING SOUTHERN SWALE

1" = 30'

± 444.44 c. y of native material will be excavated for a drainage swale and used as base fill if suitable. Any excess material will be hauled off to a non-wetland or commercial site.

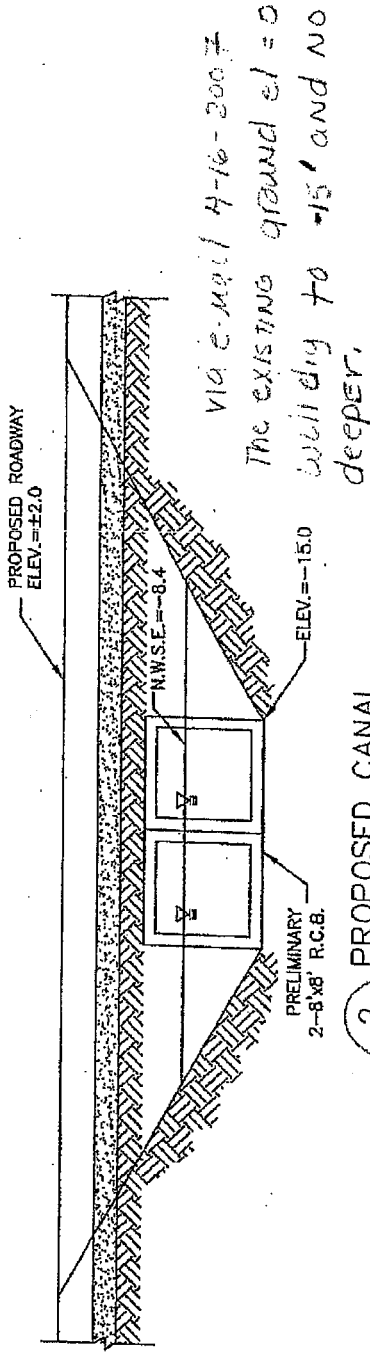
J.V. BURKES & ASSOCIATES, INC.  
1805 HWY 190 EAST FREMAUX AVE. SLIDELL, LA 70461 / (985) 649-0075 / FAX: (985) 649-0154

# THE PARKS OF PLAQUEMINES SUBDIVISION

A SUBDIVISION FOR CLASSIC HOMES ± 207-ACRE PARCEL LOCATED IN PLAQUEMINES PARISH, LA.  
SEC. 1 & 2 T14S, R24E, AND SEC. 8 & 9, R25E, T14S

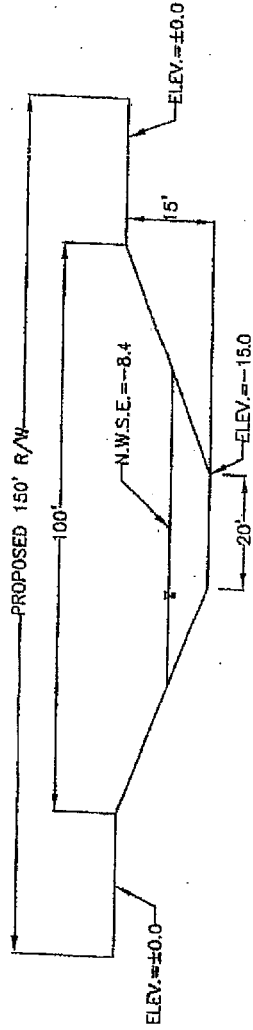
**CROSS SECTION**  
VERTICAL: NTS  
0

## CROSS SECTION B-B



2 PROPOSED CANAL  
1" = 15'  
LOOKING NORTH

## CROSS SECTION C-C



3 PROPOSED CANAL  
1" = 30'  
LOOKING NORTH

± 45,000.0 c. y of native material will be excavated for a canal and used as base fill if suitable. Any excess material will be hauled off to a non-wetland or commercial site.

**THE PARKS OF PLAQUEMINES SUBDIVISION** PAGE 10 OF 10  
A SUBDIVISION FOR CLASSIC HOMES: ± 207-ACRE PARCEL LOCATED IN PLAQUEMINES PARISH, LA.  
SEC. 1 & 2 T14S, R24E, AND SEC. 8 & 9, R25E, T14S

WALKING TRAIL CROSS SECTION

