

# JOINT PUBLIC NOTICE

July 31, 2017

United States Army Corps of Engineers  
New Orleans District  
Regulatory Branch  
7400 Leake Avenue  
New Orleans, Louisiana 701118

(504) 862-1301  
Project Manager  
Neil T. Gauthier  
[Neil.T.Gauthier@usace.army.mil](mailto:Neil.T.Gauthier@usace.army.mil)  
MVN 2010-00430-CM

State of Louisiana  
Department of Environmental Quality  
Office of Environmental Services  
Post Office Box 4313  
Baton Rouge, Louisiana 70821-4313

(225) 219-3225  
Project Manager  
Elizabeth Hill  
WQC Application Number  
WQC 170727-01

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the US 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 LRS 30:2074 A(3) and provisions of Section 401 of the Clean Water Act.

## **CONSTRUCTION OF A RESIDENTIAL SUBDIVISION (ISABELLA LAKES) IN LIVINGSTON PARISH**

**NAME OF APPLICANT:** Rockhurst, LLC, c/o Hydrik Wetlands Consultants, Attn: Mike Henry, 2323 Hwy 190 East, Suite 2, Hammond, Louisiana 70401.

**LOCATION OF WORK:** Within Dumplin Creek, Section 24, T6S-R3E, at the intersection of Walker North Road and Corbin Avenue, in Walker, Louisiana, in Livingston Parish, within the Lake Pontchartrain Basin in hydrologic unit (HUC 08070202), as shown on the attached drawings.

The work described below was partially completed prior to obtaining a Department of the Army permit and was in violation of Section 301 of the Clean Water Act. All legal issues concerning the unauthorized work have since been deferred.

**CHARACTER OF WORK:** The applicant has requested Department of the Army authorization to resolve an unauthorized activity which included work to clear, grade, excavate and deposit fill for the re-route of Dumplin Creek and the construction and maintenance of a 111 lot residential subdivision (Isabella Lakes) with appurtenances and utility infrastructure. The subdivision will include homes, driveways, greenspace, sidewalks, three (3) storm water detention ponds, and ingress egress. Approximately 15,000 cubic yards of earthen native material has been excavated and re-deposited on site

to achieve required grade elevation requirements. The proposed project is situated on an approximate 37-acre tract that has been determined to contain approximately 10.55 acres of forested wetlands and 0.31 of an acre of other waters of the US. All 10.55 acres of forested wetlands and 0.31 of an acre of other waters of the US would be used in construction of the subdivision.

It has been determined that the proposed project has already directly impacted approximately 10.55 acres of forested wetlands and 0.31 of an acre of other waters of the US.

The applicant stated that they have designed the project to avoid and minimize direct and secondary adverse impacts to the maximum extent practicable. Any further reduction would limit usage of the property and, therefore deem the project impracticable. As compensation for unavoidable wetland impacts, the applicant proposes to mitigate in-kind wetland credits from a Corps approved mitigation bank located in the basin of impact.

The applicant may be required to fully or partially restore the site to pre-project conditions if issuance of a permit is determined to be contrary to the public interest.

The comment period for the Department of Army will close in **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 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 US 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 US 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. Copies of this notice are being sent to the State Archeologist and State Historic Preservation Officer.

Our initial finding is that the proposed work would not affect any species, nor affect any habitat designated as critical to the survival and recovery of such species, listed as endangered by the U.S. Department of Commerce.

Our initial finding is that the proposed work would not affect any species, nor affect any habitat designated as critical to the survival and recovery of such species, listed as endangered by the U.S. Department of Interior. 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.

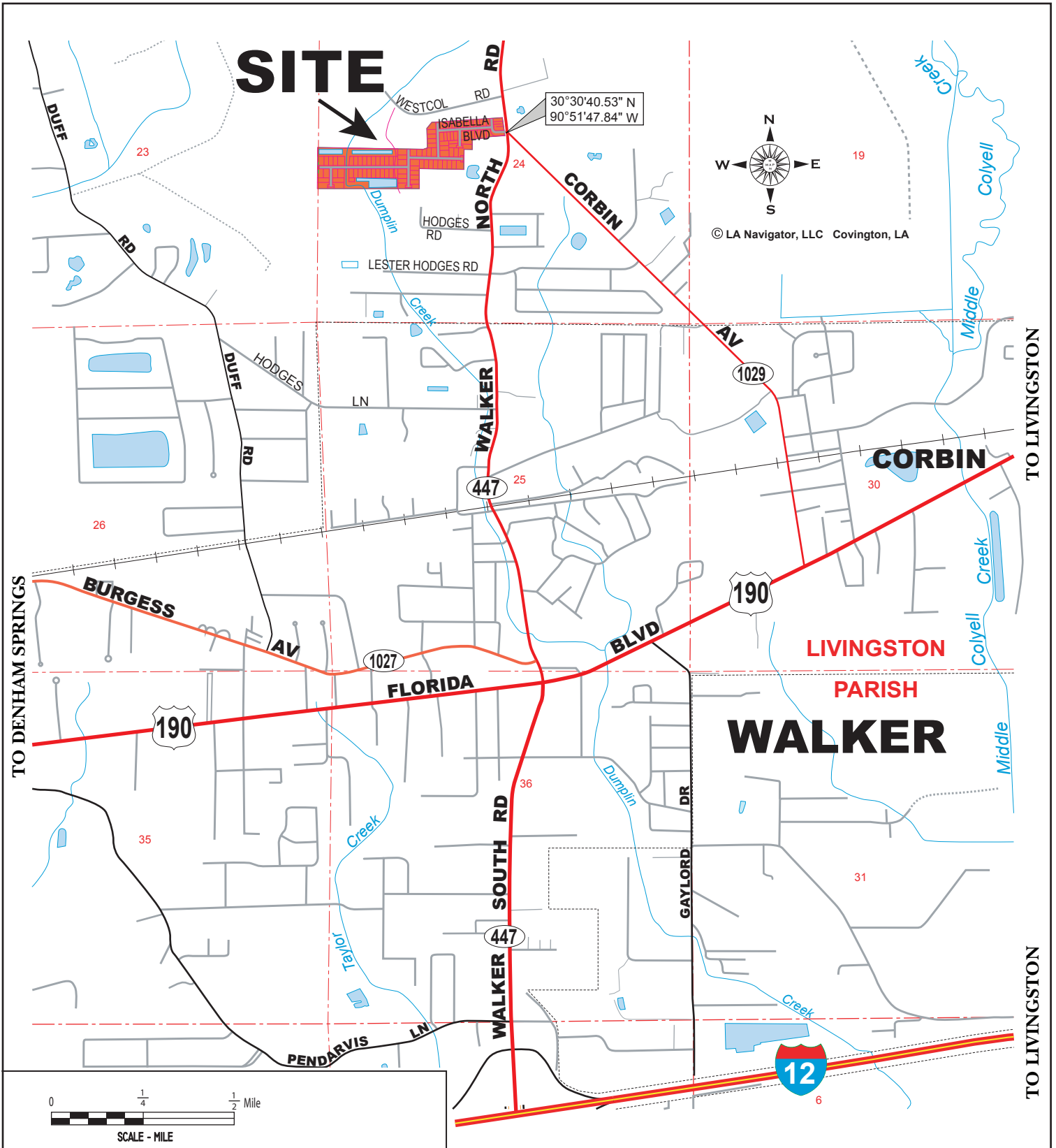
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of up to 0 acres of EFH utilized by various life stages of red drum and penaeid shrimp. 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, Office of Environmental Services before a permit is issued.

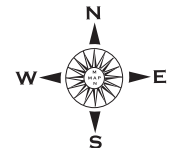
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. You are requested to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

For JOHN M. HERMAN  
Chief, Central Evaluation Section  
Regulatory Branch



# SITE

30°30'40.53" N  
90°51'47.84" W



© LA Navigator, LLC Covington, LA

**SITE VICINITY**  
**ISABELLA LAKES**  
 SECTION 24, T6S-R3E  
 LIVINGSTON PARISH, LA

**HYDRİK**  
 WETLANDS - GIS - FLOOD CONTROL  
 WWW.HYDRİK.COM (985)429-0333

**APPLICANT:**  
**ROCKHURST, LLC**

**LEGEND**  
 = PROPOSED DEVELOPMENT

**FIGURE**  
**1**

**SITE COORDINATES**  
 30°51'00.64" N, -91°86'76.82" W

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY.  
 THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

HF: 1695C    DATE: 3-02-2017    APPROVED:

# LA HWY 447 WALKER RD NORTH



## LEGEND:

- 14 PROPERTY OWNER

---

- ELEVATION / LINE**

---

- FLOOD ZONE /**  
 **TRANSITION LINE**

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- CULVERT, PIPE, AMOUNT & SIZE  
 INDICATED ON DRAINAGE PLAN

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- SWALE

---

- DEVELOPMENT BOUNDARY

---

- SERVIDE LINE

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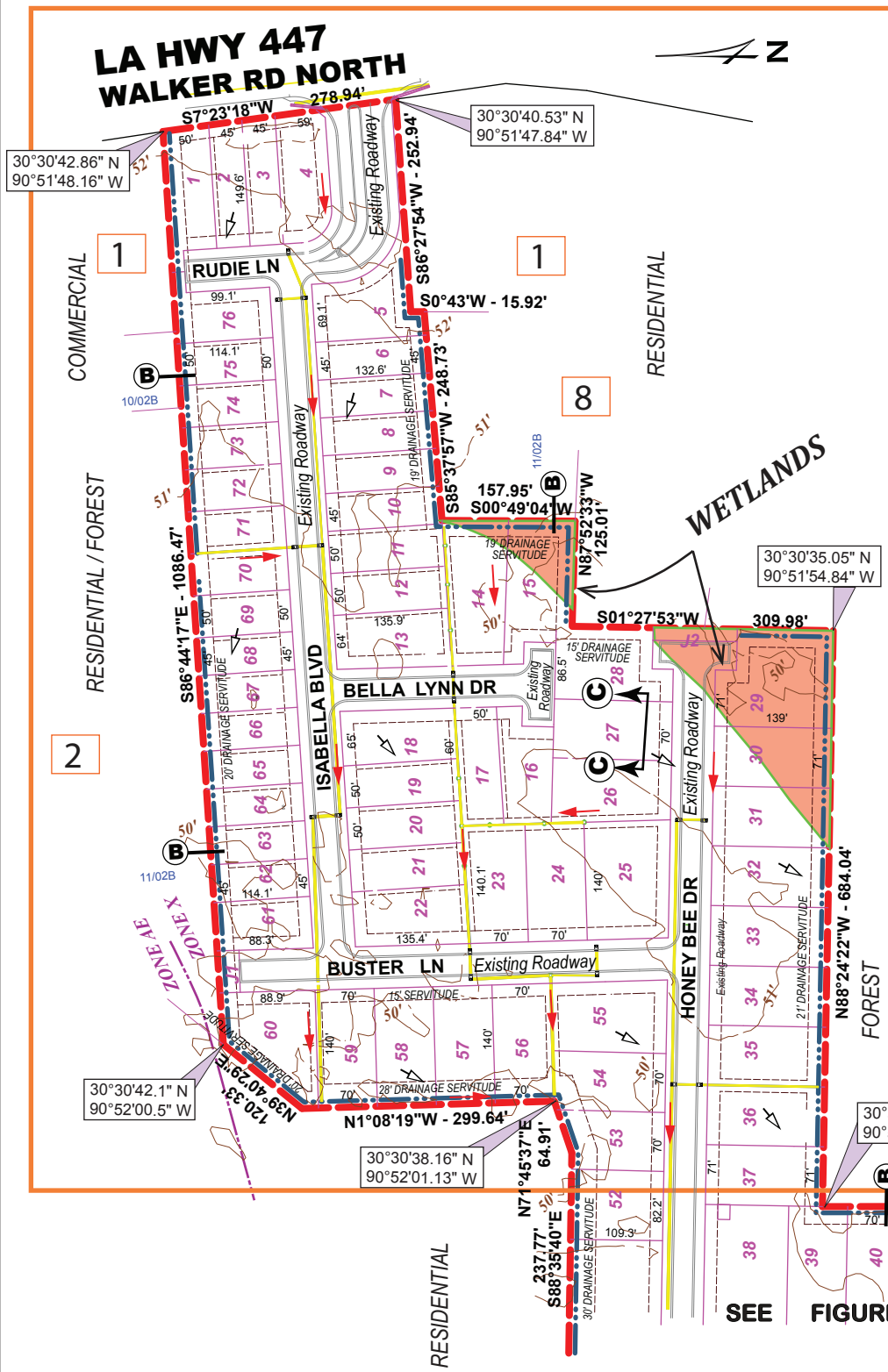
- DRAINAGE FLOW  
PRE DEVELOPMENT

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- DRAINAGE FLOW  
POST DEVELOPMENT

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- WETLANDS IMPACTED  
VIA FILL / GRADING



SEE FIGURE 2B

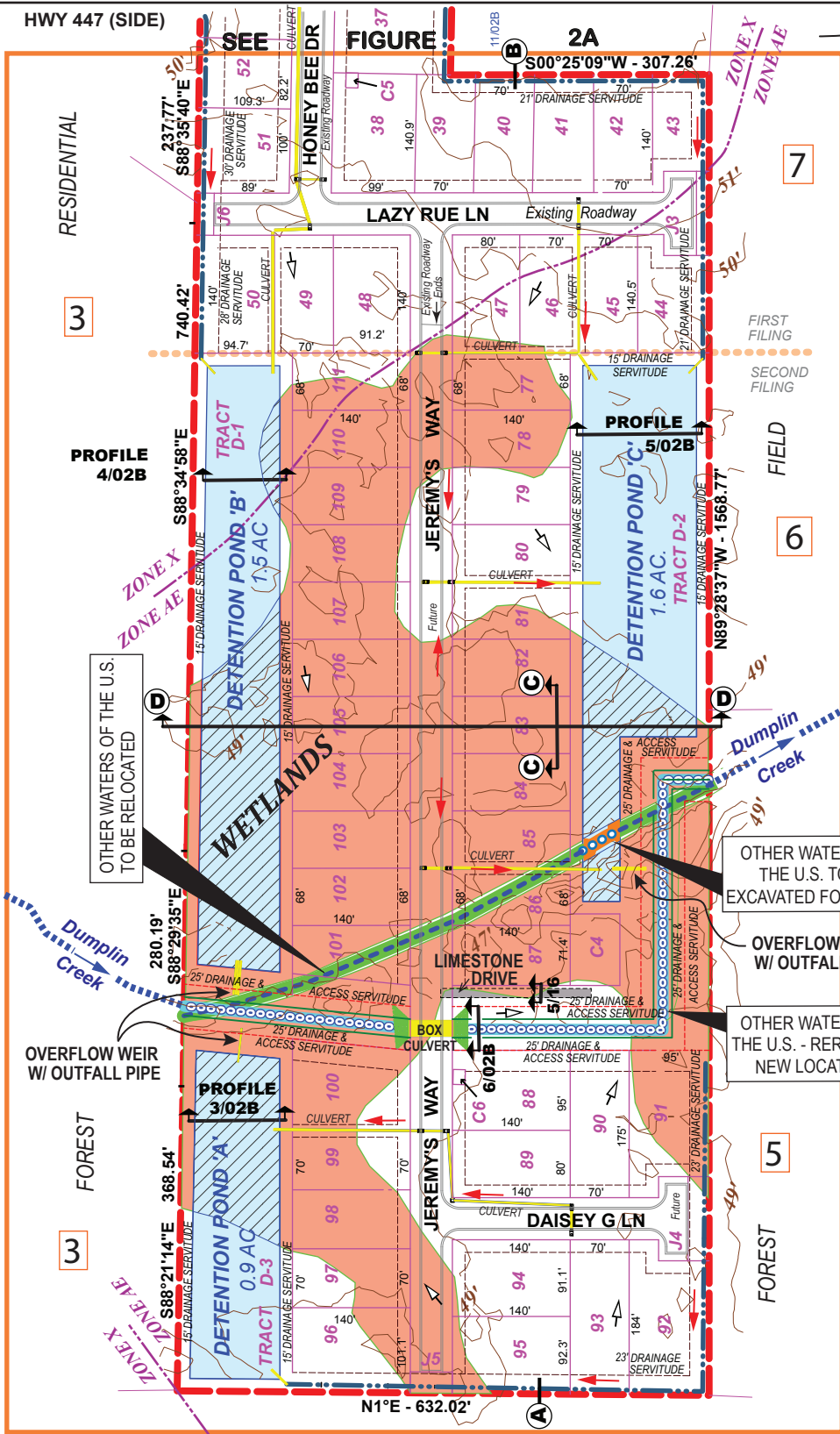
**HYDRİK**  
WETLANDS - GIS - FLOOD CONTROL  
WWW.HYDRİK.COM (985)429-0333

ISABELLA LAKES SECTION 24, T6S-R3E LIVINGSTON PARISH, LA		FIGURE 2A
APPLICANT: ROCKHURST, LLC		
HF: 1695C	DATE 3-02-2017	APPROVED:





















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HWY 447 (SIDE)



**LEGEND:**

-  **PROFILE W/ REF. NUMBER**
-  **PROPERTY OWNER**
-  **ELEVATION / LINE**
-  **FLOOD ZONE / TRANSITION LINE**
-  **CULVERT, PIPE, AMOUNT & SIZE INDICATED ON DRAINAGE PLAN**
-  **10 FT LIMESTONE DRIVE TO TRACT C4= 175 LIN. FT.**
-  **SWALE - TOTAL = 4800 LIN. FT.**
-  **DEVELOPMENT BOUNDARY**
-  **SERVITUDE LINE**
-  **PHASE (FILING) LINE**
-  **DRAINAGE FLOW PRE DEVELOPMENT**
-  **DRAINAGE FLOW POST DEVELOPMENT**
-  **WETLANDS IMPACTED VIA EXCAVATION 2.039 ACRES**
-  **WETLANDS IMPACTED VIA FILL / GRADING**
-  **PROPOSED DETENTION POND**
-  **OTHER WATERS OF THE U.S. TO BE FILLED / RELOCATED = 488.95 LIN. FT. / 0.224 AC**
-  **TO BE REROUTED / IMPROVED WITHIN EXISTING BASIN = 145 LIN. FT. / 0.066 AC**
-  **OTHER WATERS OF THE U.S. TO BE EXCAVATED = 50 LIN. FT. / 0.023 AC**
-  **OTHER WATERS OF THE U.S. NEW LOCATION (REROUTE) OF DUMPLIN CREEK = 905 LIN. FT. / 0.457 AC**
-  **EXISTING CREEK**

OTHER WATERS OF THE U.S. TO BE RELOCATED

OTHER WATERS OF THE U.S. TO BE EXCAVATED FOR POND

OVERFLOW WEIR W/ OUTFALL PIPE

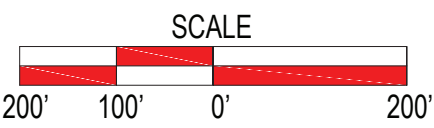
OTHER WATERS OF THE U.S. - REROUTED NEW LOCATION

OVERFLOW WEIR W/ OUTFALL PIPE

FOREST

FOREST

FOREST



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 WETLANDS - GIS - FLOOD CONTROL  
 WWW.HYDRIK.COM (985)429-0333

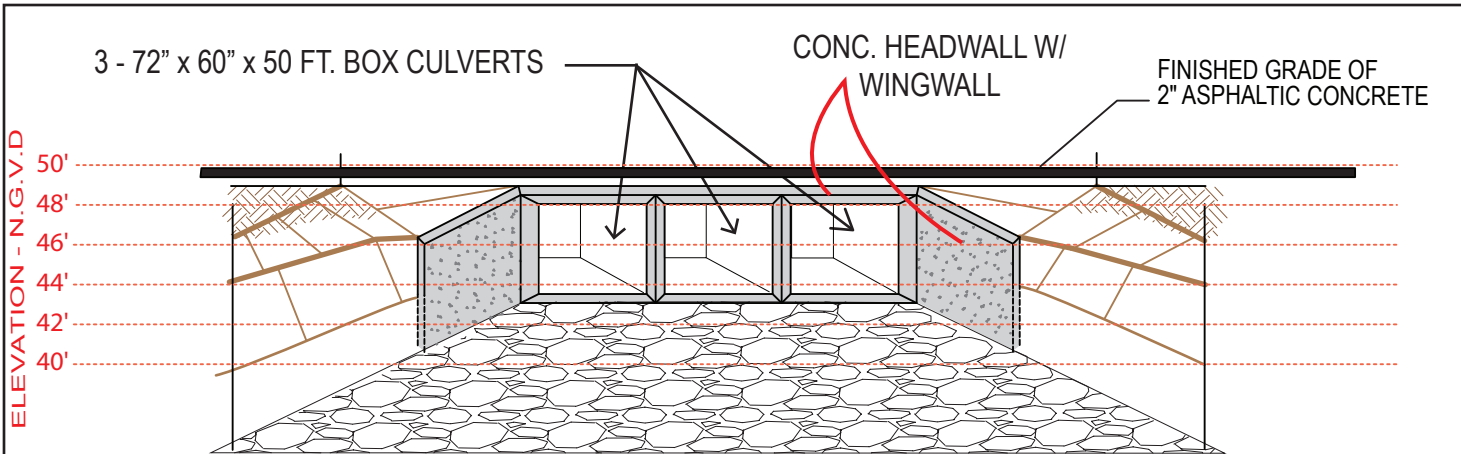
**ISABELLA LAKES**  
 SECTION 24, T6S-R3E  
 LIVINGSTON PARISH, LA

FIGURE  
2B

APPLICANT:  
**ROCKHURST, LLC**

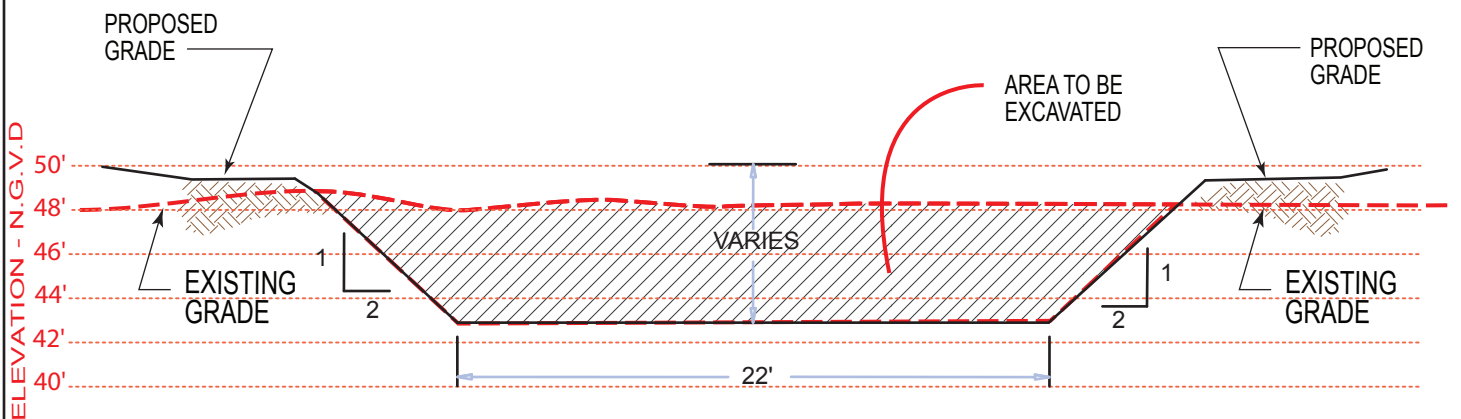
HF: 1695C    DATE 3-02-2017    APPROVED:

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## BOX CULVERT - DUMPLIN CREEK STREET CROSSING

PROFILE VIEW  
NOT TO SCALE



## DUMPLIN CREEK SECTION

6  
02B

PROFILE VIEW  
NOT TO SCALE

### LEGEND:

 AREA TO BE EXCAVATED

 **HYDRIK**  
WETLANDS - GIS - FLOOD CONTROL  
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ISABELLA LAKES  
SECTION 24, T6S-R3E  
LIVINGSTON PARISH, LA

FIGURE  
3

APPLICANT:  
ROCKHURST, LLC

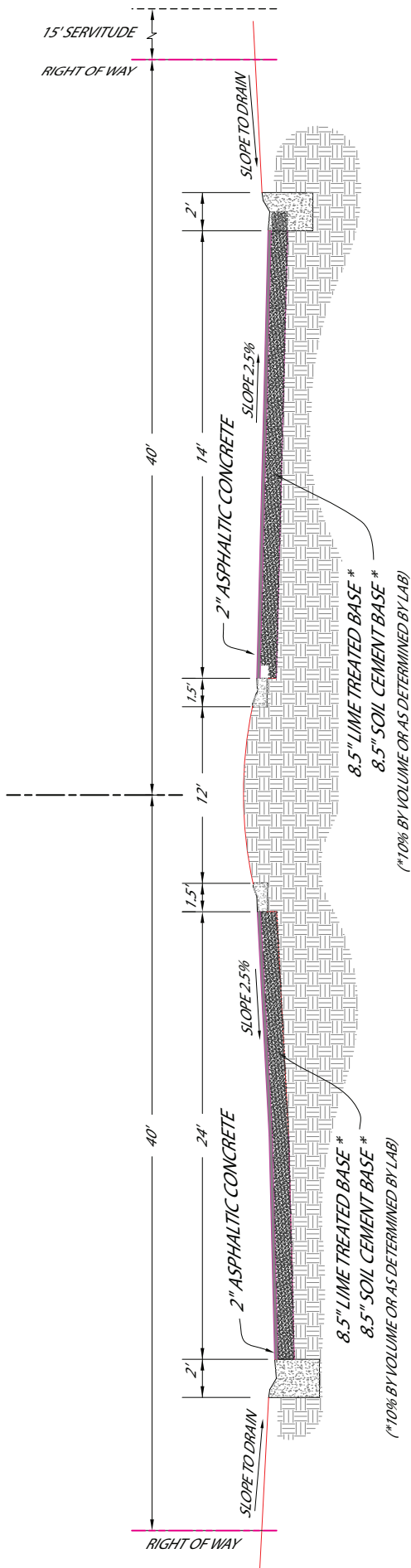
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DATE 3-02-2017

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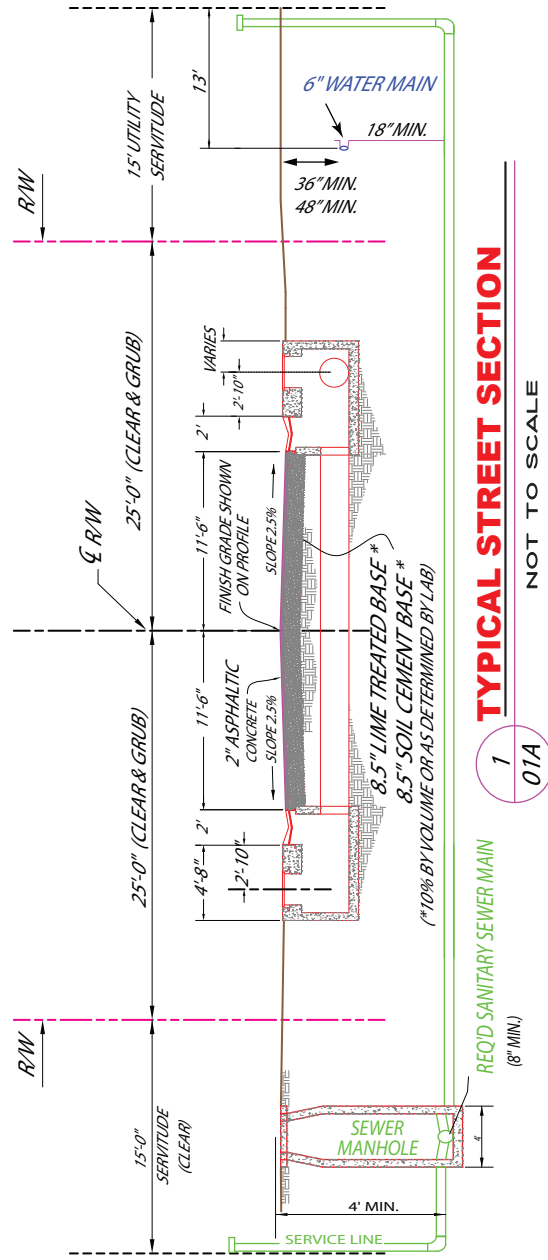


**2 TYPICAL BOULEVARD SECTION**

NOT TO SCALE

2  
01A

BASE DRAWINGS PROVIDED BY:  
ALVIN FAIRBURN & ASSOC., INC.  
LIVINGSTON, LA



**1 TYPICAL STREET SECTION**

NOT TO SCALE

1  
01A

**STREET PROFILE DETAIL**

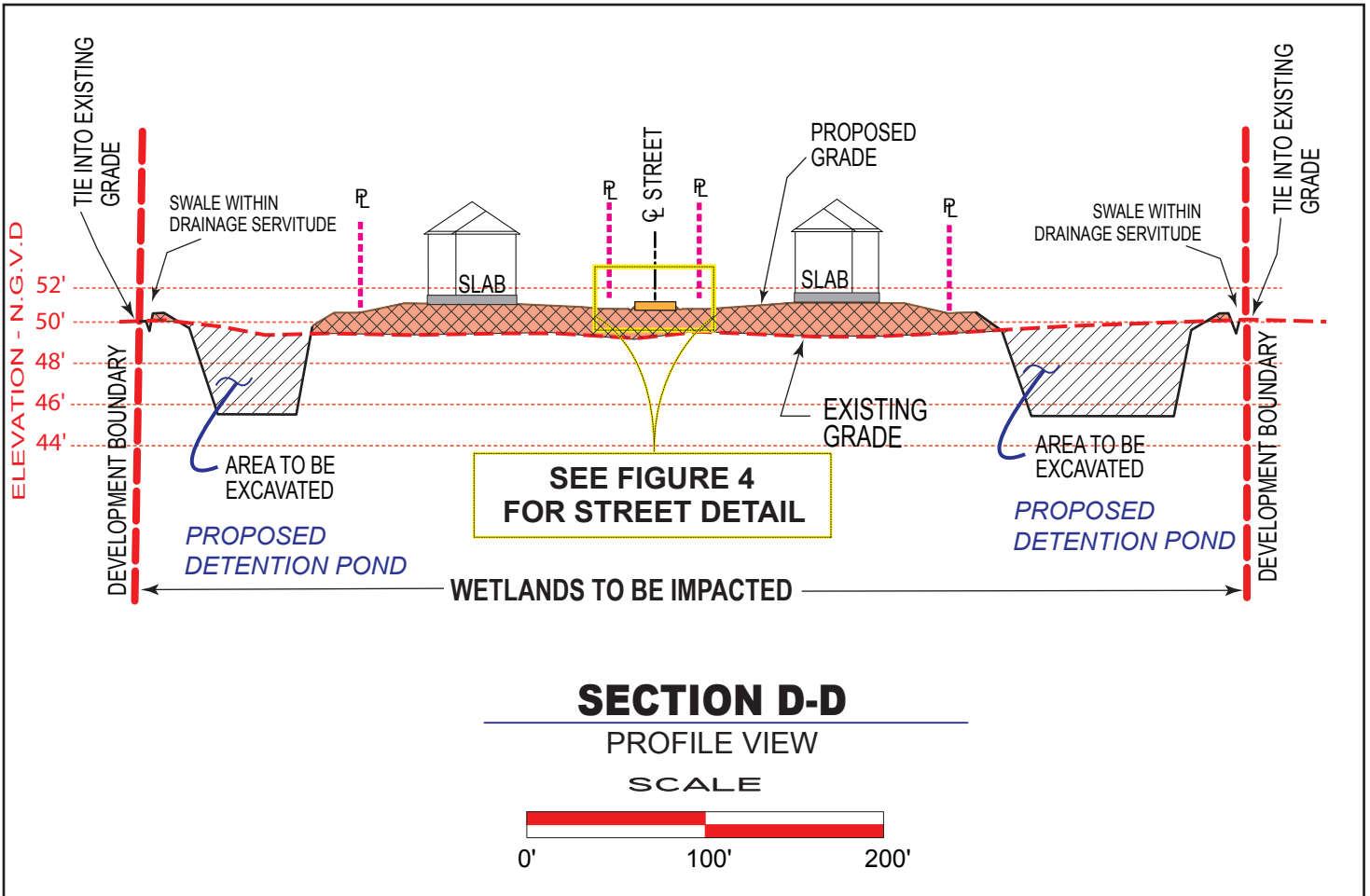
DEVELOPMENT:  
ISABELLA LAKES  
SECTION 24, T6S-R3E  
LIVINGSTON PARISH, LA

**HYDRIK**  
WETLANDS - GIS - FLOOD CONTROL  
WWW.HYDRIK.COM (985)429-0333

APPLICANT:  
ROCKHURST, LLC

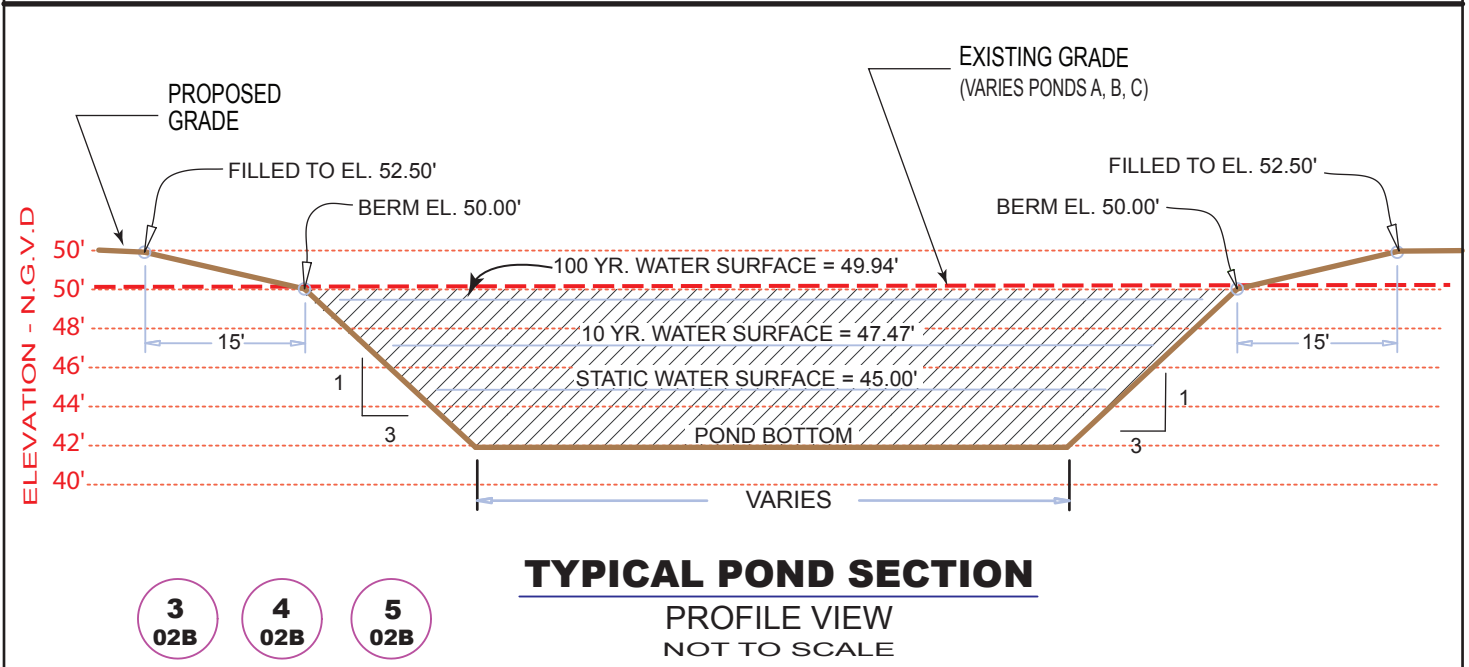
FIGURE  
4

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**SECTION D-D**  
PROFILE VIEW

SCALE



**TYPICAL POND SECTION**

PROFILE VIEW  
NOT TO SCALE

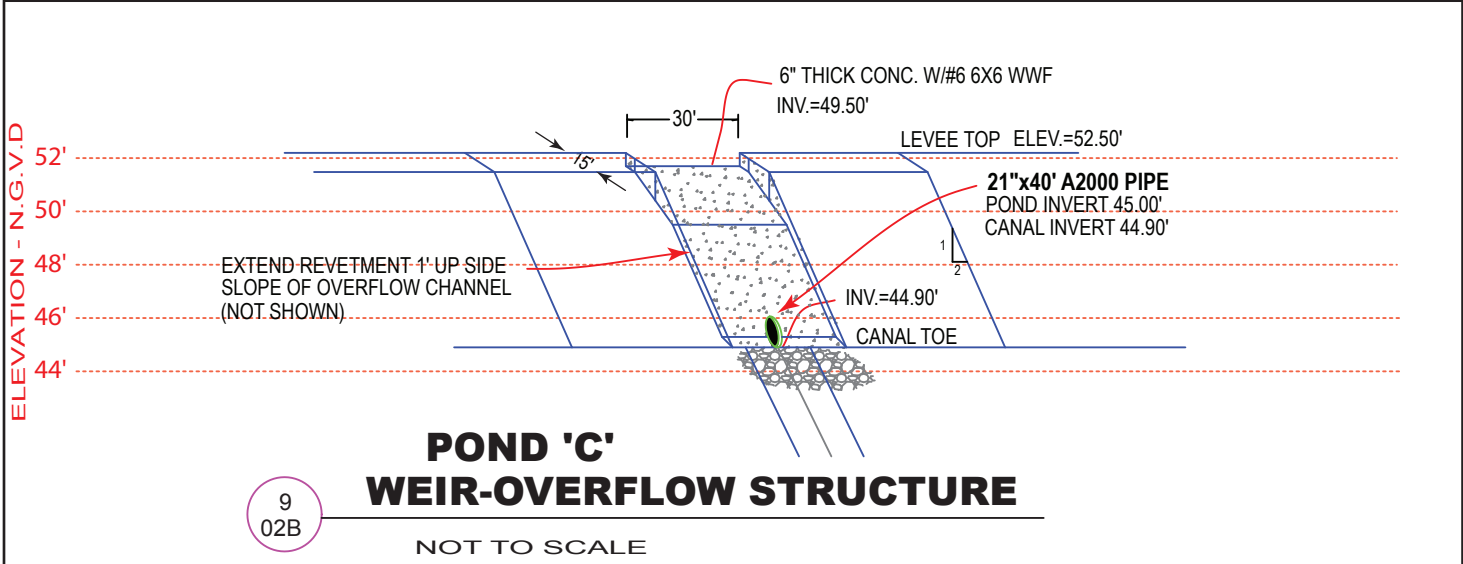
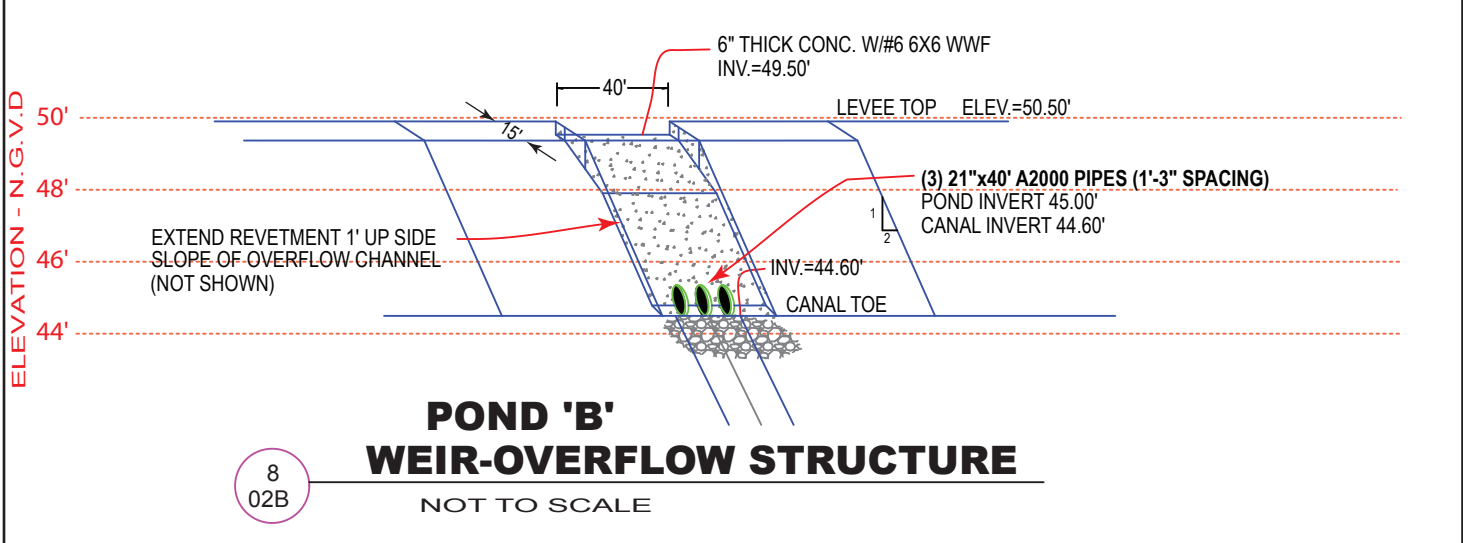
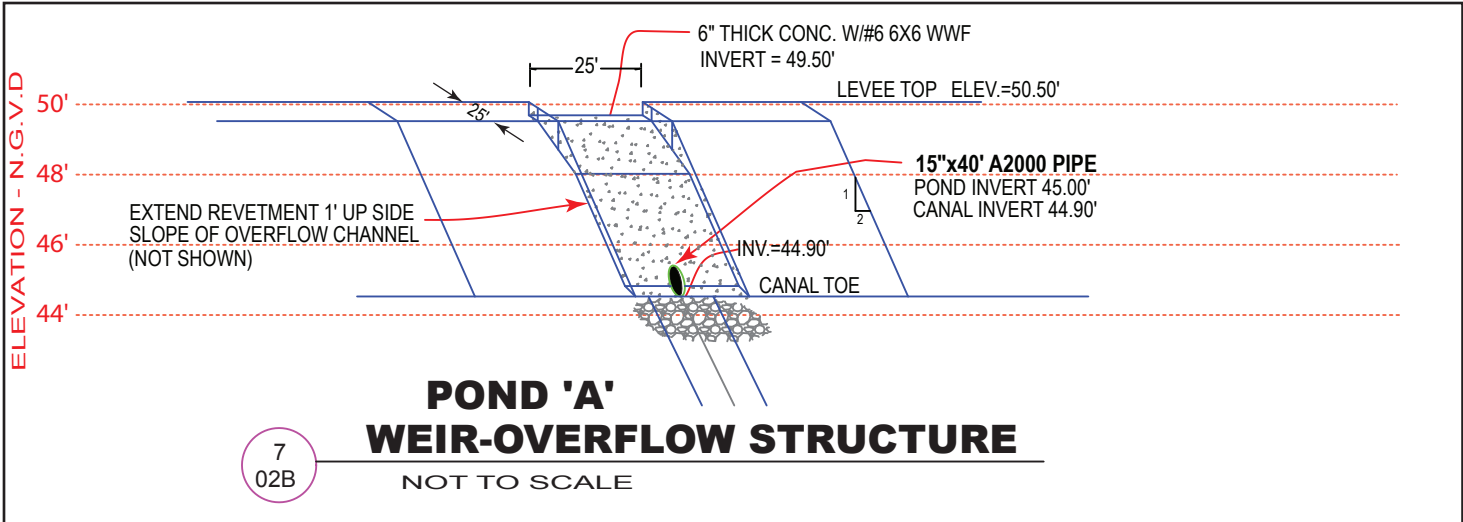
**LEGEND:**

- WETLANDS TO BE FILLED
- PROPOSED CONCRETE
- AREA TO BE EXCAVATED

**HYDRIK**  
WETLANDS - GIS - FLOOD CONTROL  
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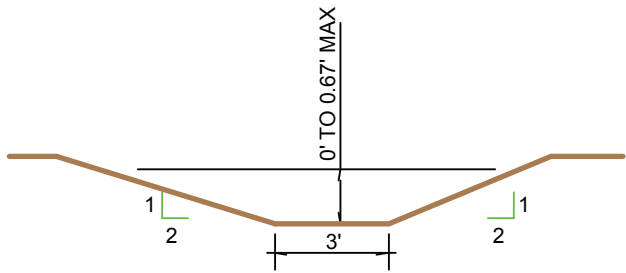
ISABELLA LAKES SECTION 24, T6S-R3E LIVINGSTON PARISH, LA		<b>FIGURE</b> <b>5</b>
APPLICANT: <b>ROCKHURST, LLC</b>		
HF: 1695C	DATE 3-02-2017	APPROVED:

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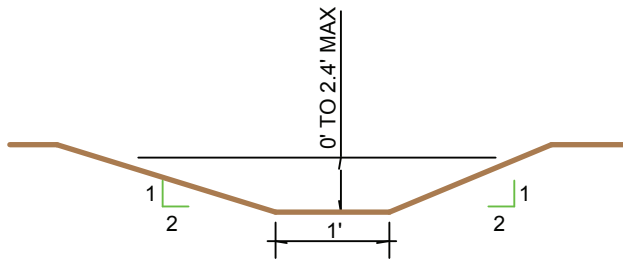


 <b>HYDRIK</b> WETLANDS - GIS - FLOOD CONTROL WWW.HYDRIK.COM (985)429-0333		<b>FIGURE</b>  <b>6</b>
ISABELLA LAKES SECTION 24, T6S-R3E LIVINGSTON PARISH, LA		
APPLICANT: <b>ROCKHURST, LLC</b>		
HF: 1695C	DATE: 3-02-2017	APPROVED:

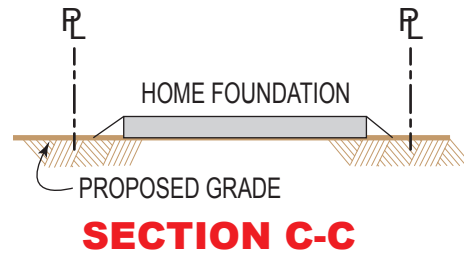
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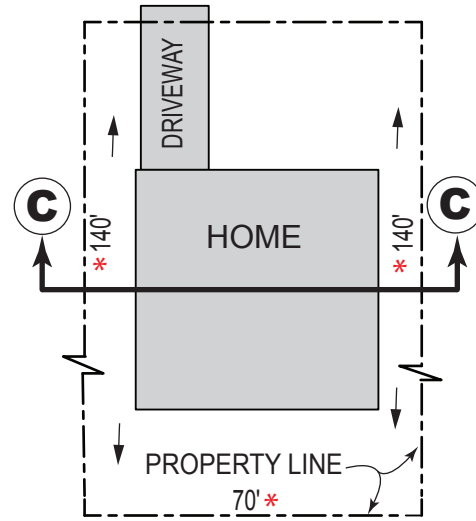
**10**  
**02B** **SWALE "A" SECTION**  
NOT TO SCALE



**11**  
**02B** **DITCH "B" SECTION**  
NOT TO SCALE



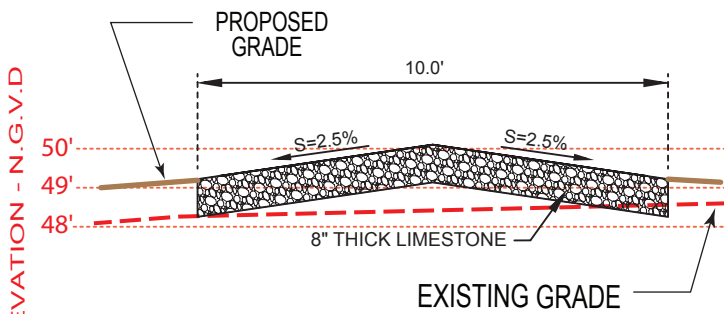
**SECTION C-C**



**TYPICAL LOT LAYOUT**

NOT TO SCALE

\* NOTE: LOT DIMENSION VARIES



**5**  
**16** **LIMESTONE DRIVE**  
NOT TO SCALE

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WETLANDS - GIS - FLOOD CONTROL  
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ISABELLA LAKES  
SECTION 24, T6S-R3E  
LIVINGSTON PARISH, LA  
APPLICANT:  
ROCKHURST, LLC

**FIGURE**  
**7**

HF: 1695C DATE 3-02-2017 APPROVED:

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