



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

July 3, 2023

Regulatory Division

Eastern Evaluation Branch

Project Manager:  
Scott Kennedy  
(504) 862-2259  
[Scott.N.Kennedy@usace.army.mil](mailto:Scott.N.Kennedy@usace.army.mil)

Application #: MVN 2015-00907 EMM

## **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).

### **RESIDENTIAL DEVELOPMENT IN SAINT TAMMANY PARISH**

**NAME OF APPLICANT:** River Park Estates, LLC, c/o David Brunet, 230 Queen Ann Drive, Slidell, Louisiana 70460.

**LOCATION OF WORK:** Sections 18, Township 6 South, Range 11 East, in Covington, Louisiana, in Saint Tammany Parish, as shown on the attached drawings.

Hydrologic Unit Code: 08090201: Lower Mississippi – Liberty Bayou - Tchefuncta  
Latitude: 30.523988 Longitude: -90.130466

**CHARACTER OF WORK:** The proposed project is to develop a residential subdivision. The proposed work will be accomplished by clearing, grading, excavating, and depositing fill to install and maintain homesites, roadways, ponds, and associated appurtenances. The site is approximately 134.8 acres and the project as proposed would directly impact approximately 8.6 acres of jurisdictional wetlands and 2.9 acres of non-jurisdictional wetlands. Approximately 23.0 acres of jurisdictional wetlands are to be avoided.

**MITIGATION:** The applicant proposes to avoid direct impacts and minimize secondary impacts (to wetlands) to the maximum extent practicable. The applicant has proposed to compensate for any unavoidable impacts to jurisdictional wetlands by utilizing a Corps approved mitigation bank within the watershed.

The comment period for the 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 preferably emailed to the Corps of Engineers project manager listed above or forwarded to the Corps of Engineers at the address above, **ATTENTION: REGULATORY DIVISION, RGE, Mr. Scott Kennedy**. Individuals or parties may also request an extension of time in which to comment on the proposed work by mail or preferably by e-mailing the specified Project Manager listed above. Any request for an extension of time 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 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. 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 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 this public notice solicits input from the State Archeologist and State Historic Preservation Officer regarding potential impacts to cultural resources.

It has been determined that the proposed activities have No Effect on the Gopher Tortoise (*Gopherus polyphemus*) or the Red-cockaded Woodpecker (*Picoides borealis*) and are Not Likely to Adversely Affect the Louisiana Quillwort (*Isoetes louisianensis*) based on the Information & Planning Consultation for Endangered Species in Louisiana (IPaC), dated January 27, 2020 between the U.S. Army Corps of Engineers, New Orleans and U.S. Fish and Wildlife Service, Ecological Services Office.

Our initial finding is that the proposed work is Not Likely to Adversely Affect any species listed as endangered by the U.S. Departments of Commerce, nor affect any habitat designated as critical to the survival and recovery of such species.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal is not expected to result in the destruction, alteration, and/or disturbance of **0.0 acres** of EFH utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would have no 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.

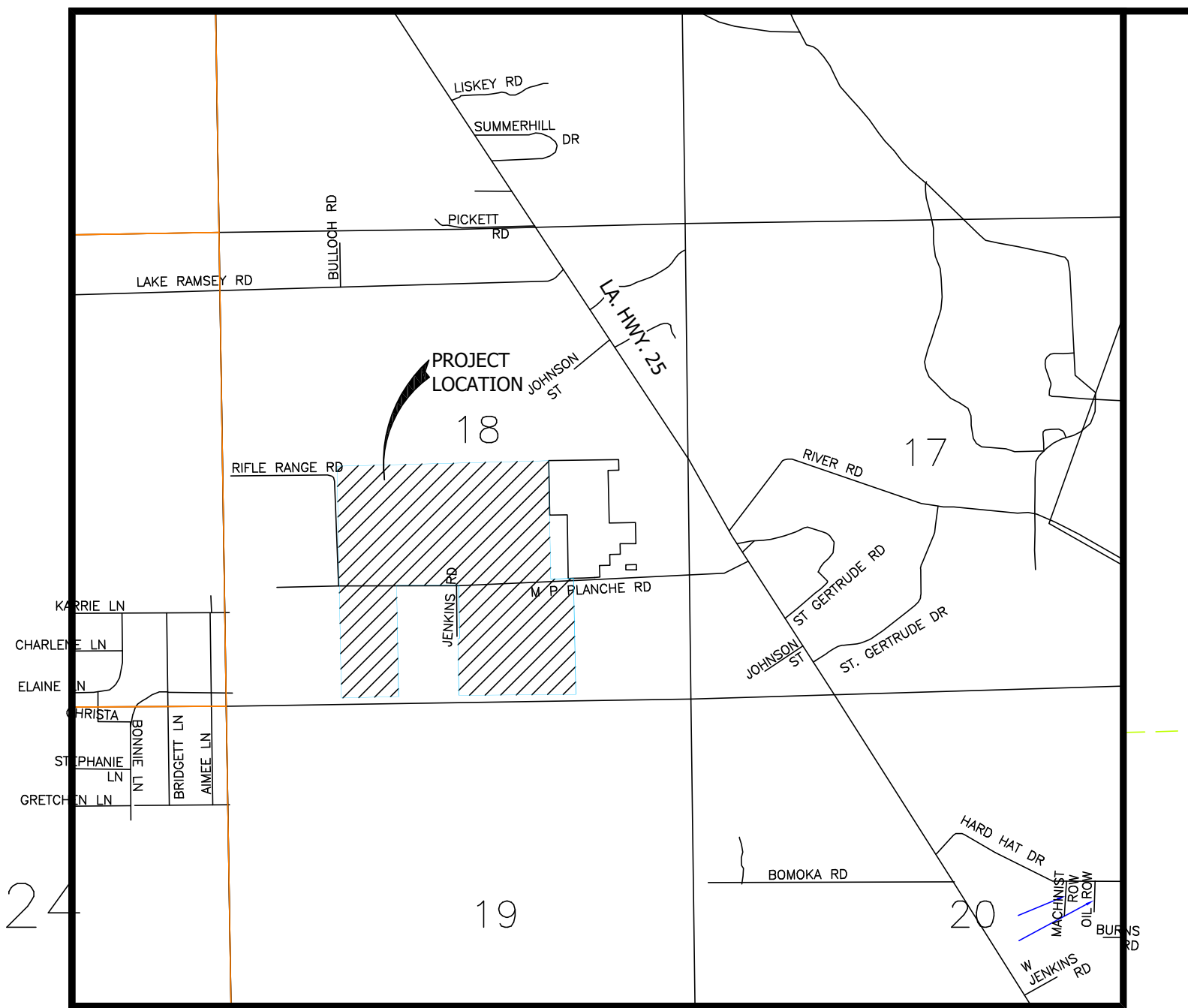
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. **Also, a certification that the proposed activity will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

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 P. LaBorde  
Chief, Eastern Evaluation Branch  
Regulatory Division

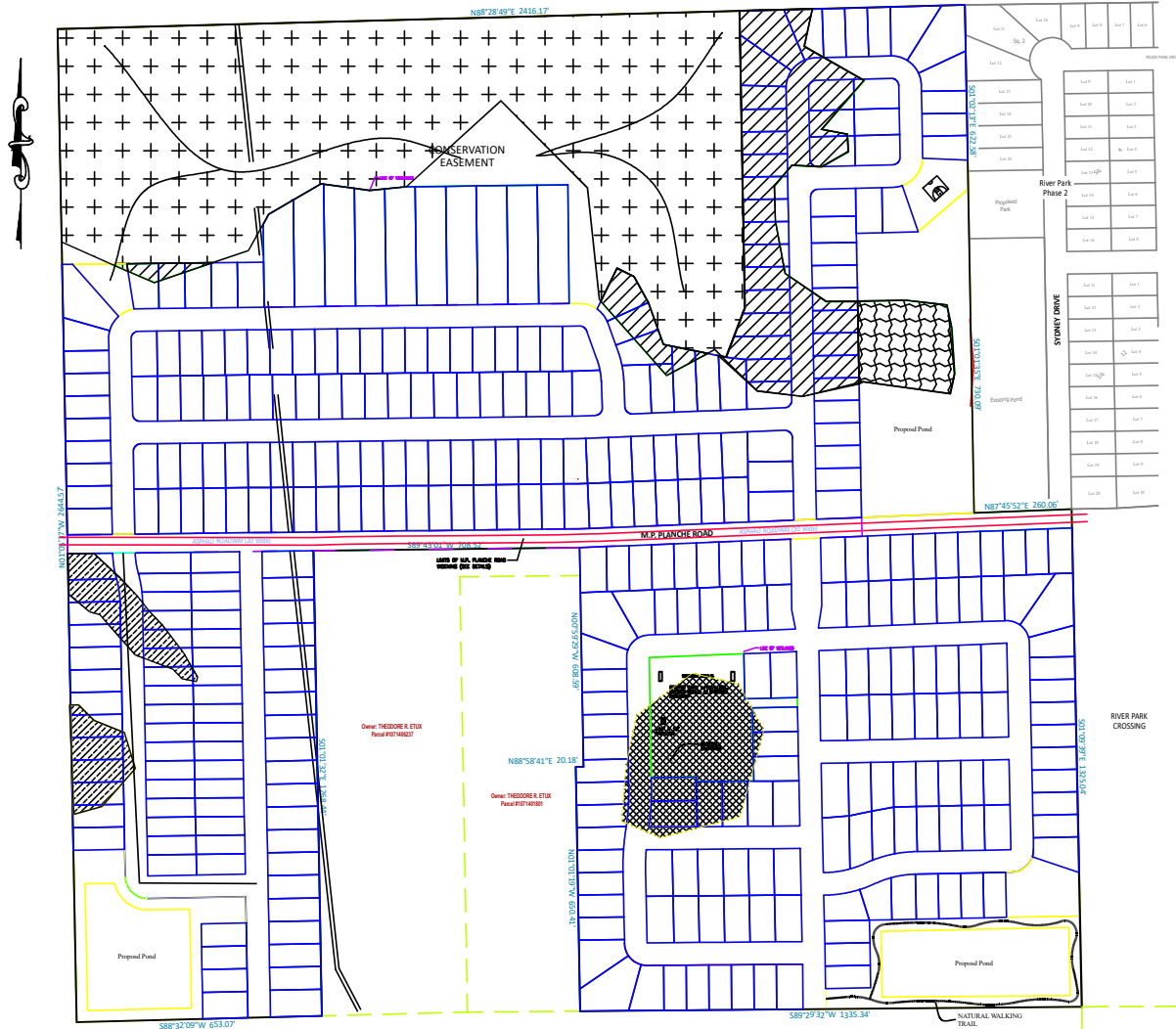
Enclosure








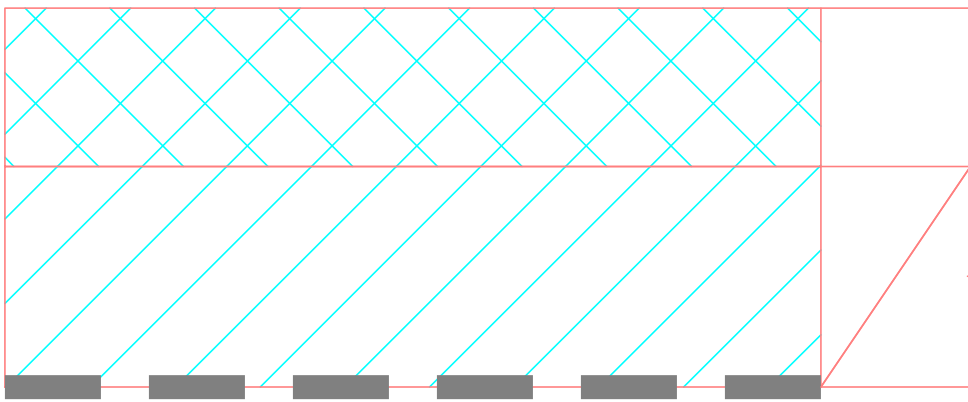
VICINITY MAP

# PLANNED UNIT DEVELOPMENT (PUD) RIVER PARK ESTATES, PHASE 3

Located in Section 18, Township 6 South,  
Range 11 East, St. Tammany Parish, Louisiana



-  Excavated Wetlands (1.3 Acres)  
(Jurisdictional)
-  Avoided Wetlands (23.0 Acres)  
(Jurisdictional)
-  Filled Wetlands (5.7 Acres)  
(Jurisdictional)
-  Impacted Wetlands (1.6 Acres)  
(Non-Jurisdictional)
-  Impacted Wetlands (2.9 Acres)  
(Non-Jurisdictional)



3.5" HOT MIX ASPHALTIC SURFACE COURSE AS PER GEOTECHNICAL REPORT (EUSTIS ENGINEERING 11/25/19).

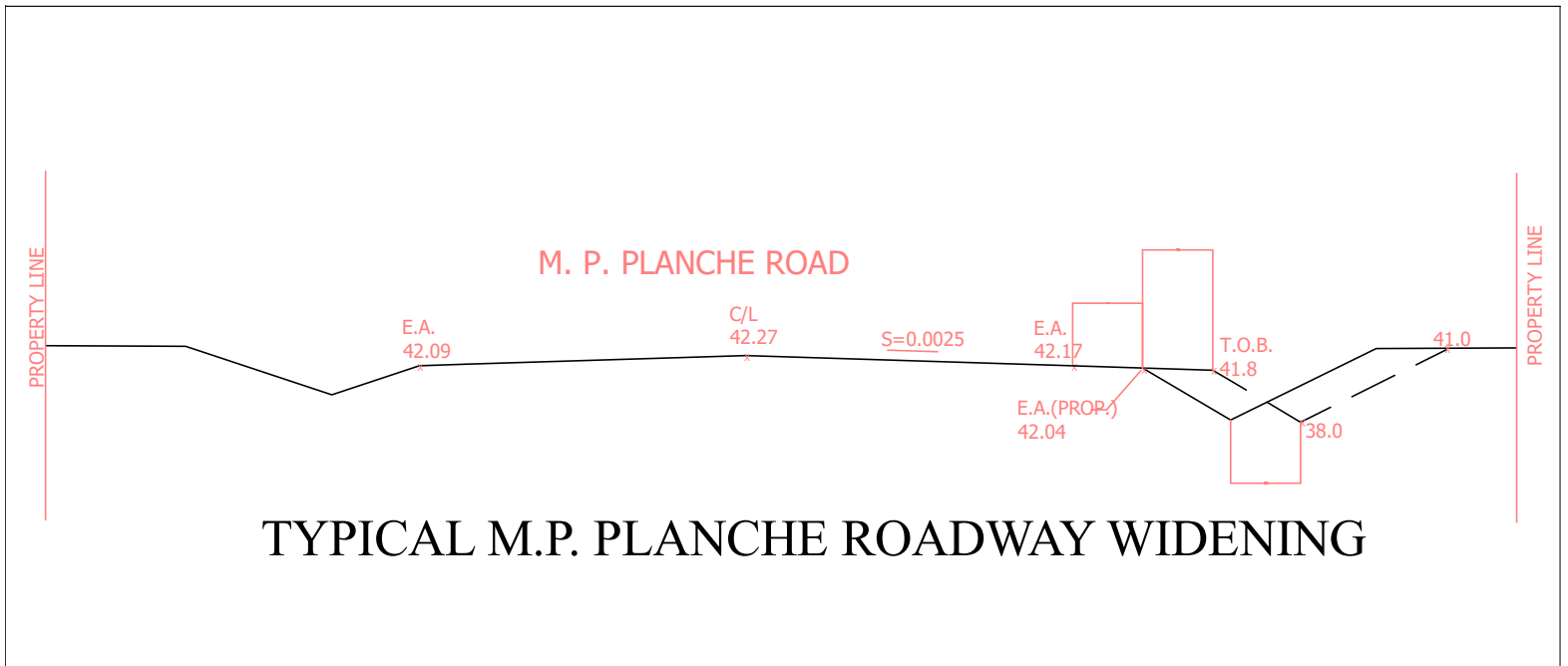
12" MIN. TYPE II BASE COURSE COMPACTED TO AT LEAST 95% MAX. DRY DENSITY

US 180 NW GEOTEXTILE (OR EQUAL)

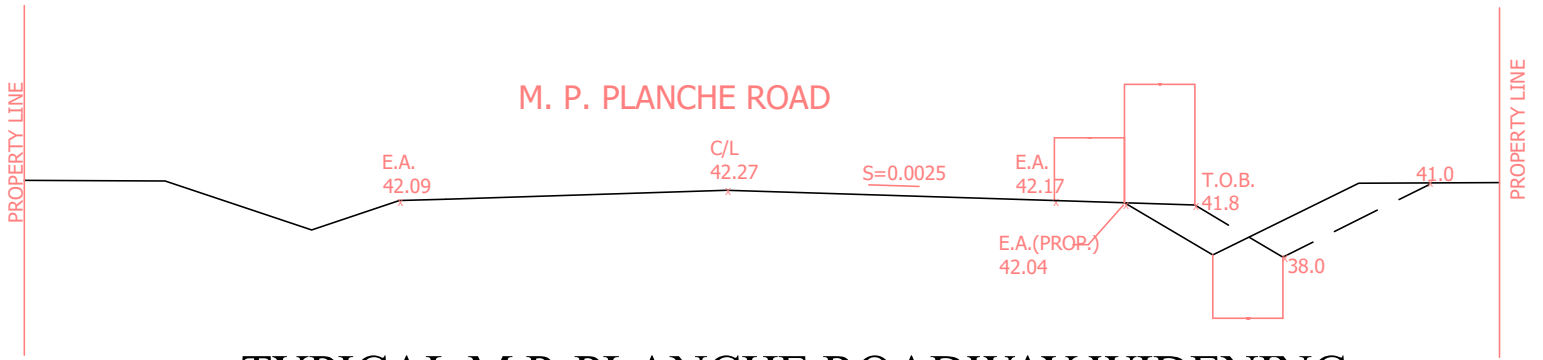
STABILIZED SUBGRADE OR ROADWAY FILL AS NEEDED. SEE SHEET D-1 ROADWAY FILL NOTE.

## PAVING & SHOULDER SECTION

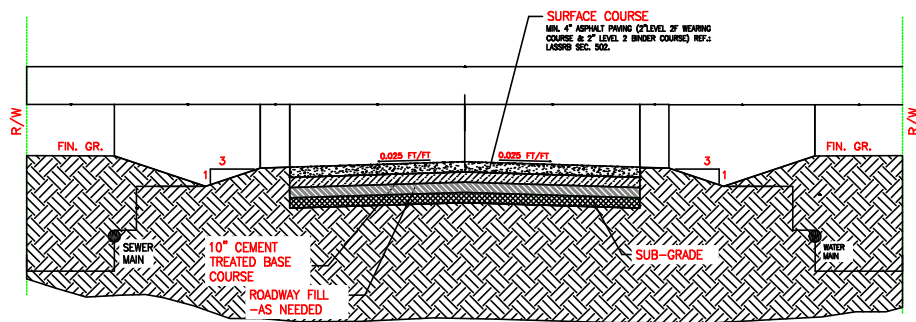
NOT TO SCALE



## TYPICAL M.P. PLANCHE ROADWAY WIDENING



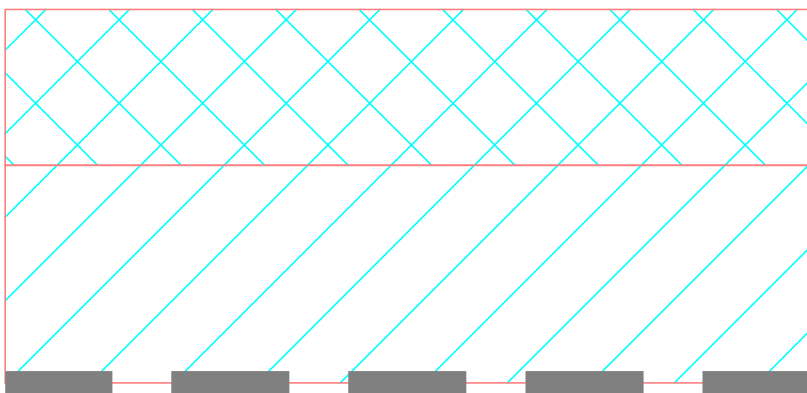
## TYPICAL M.P. PLANCHE ROADWAY WIDENING



## TYPICAL ROADWAY SECTION

NOT TO SCALE





3.5" HOT MIX ASPHALTIC SURFACE COURSE AS PER GEOTECHNICAL REPORT (EUSTIS ENGINEERING 11/25/19).

12" MIN. TYPE II BASE COURSE COMPACTED TO AT LEAST 95% MAX. DRY DENSITY

US 180 NW GEOTEXTILE (OR EQUAL)

STABILIZED SUBGRADE OR ROADWAY FILL AS NEEDED. SEE SHEET D-1 ROADWAY FILL NOTE.

# PAVING & SHOULDER SECTION

NOT TO SCALE