



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

September 2, 2024

Regulatory Division
Eastern Evaluation Branch

Project Manager:
Hannah Plaisance
(504) 862-2521
Hannah.n.plaisance@usace.army.mil

Application #: MVN-2015-02269-EHP

PUBLIC NOTICE

Interested parties are hereby notified that a permit application has been received by the U.S. Army Corps of Engineers (USACE), New Orleans District (CEMVN) 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).

CONSTRUCTION FOR LIBERTY POINTE RESIDENTIAL DEVELOPMENT IN ST. TAMMANY PARISH, LA

NAME OF APPLICANT: Due North Development-CDL, LLC c/o: HYDRIK Wetland Consultants, LLC. Attn: Michael Henry, 2323 La. Hwy 190 East Suite 2 Hammond, LA 70401.

LOCATION OF WORK: The site is located East of Airport Road and North of Interstate 12 in Sections 30 and 37, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana (Latitude: 30.31696, Longitude: -89.82323), as shown within the attached drawings. (Hydrologic Unit Code 08090201, Liberty Bayou – Bayou Bonfouca Watershed).

CHARACTER OF WORK: The proposed project would involve clearing, grading, site prep and construction activities for construction of the Liberty Pointe Residential development. Work would take place within 58.3 acres and consist of 181 residential lots, an expanded detention pond (Capturing existing pond area), utility infrastructure, drainage improvements, and other appurtenant structures. The proposed project would permanently impact approximately 21.35 acres of jurisdictional wetlands.

MITIGATION: The applicant proposes to use a Corps approved mitigation bank within the watershed of impact to compensate for unavoidable impacts to jurisdictional wetlands.

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 CEMVN project manager listed above or forwarded to CEMVN at the address above,

ATTENTION: REGULATORY DIVISION, RGE, Hannah Plaisance. 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>

USACE 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.

CEMVN is soliciting comments from area residents, 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 CEMVN 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 communities with environmental justice concerns, 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.

CEMVN is presently unaware of properties listed on the National Register of Historic Places at or near the proposed work but is pending further review in accordance with the National Historic Preservation Act. 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 CEMVN and the U.S. Fish and Wildlife Service, Ecological Services Office (USFWS), it has been determined that the proposed project would have no effect to any species listed as threatened or endangered by USFWS, nor affect any habitat designated as critical to the survival and recovery of any 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 may result in the destruction, alteration, and/or disturbance of 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 applicable water quality standards will be required from the LA Department of Environmental Quality before a Department of the Army permit is issued.

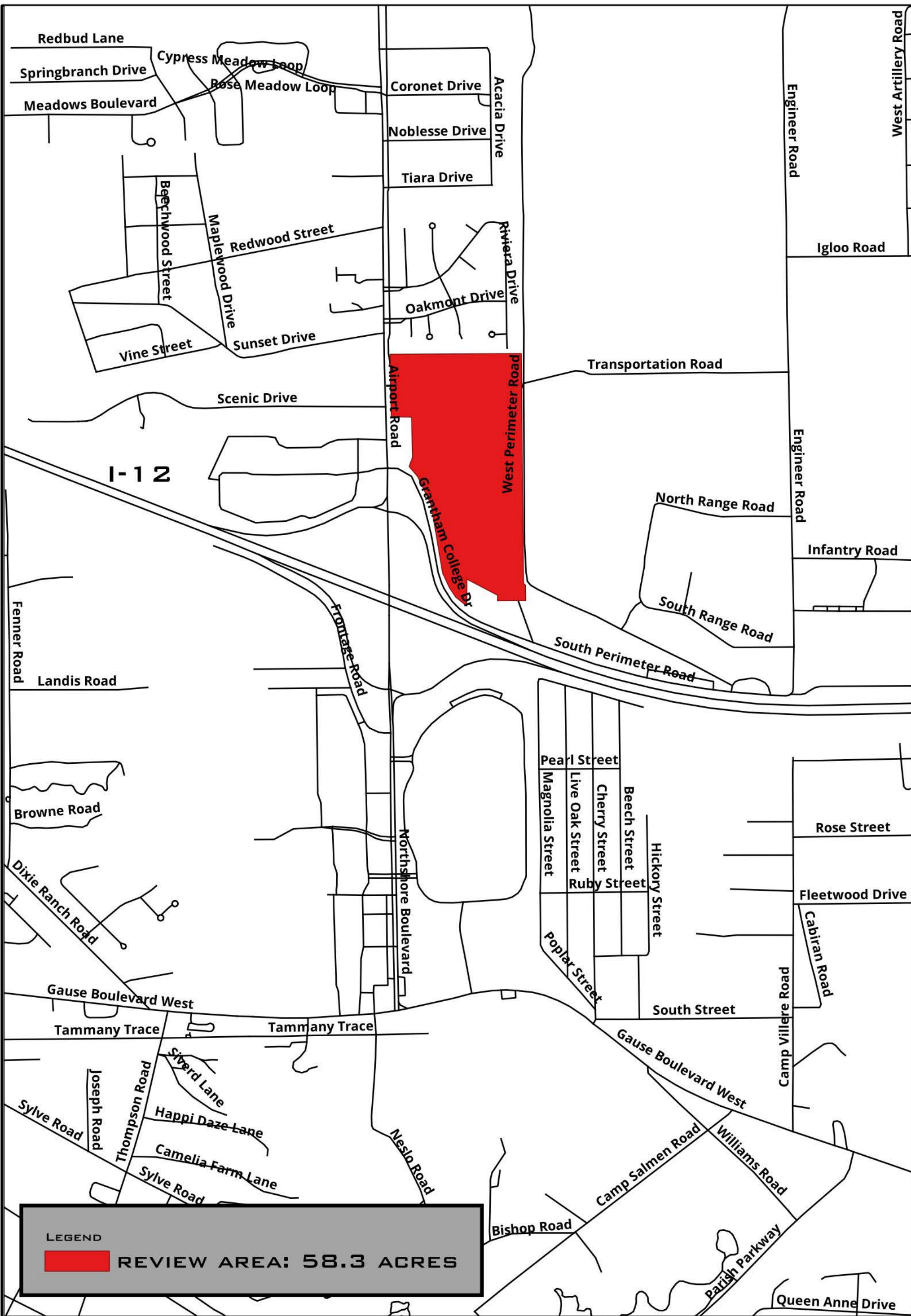
Any person may request, (preferably by email to the project manager, or in writing), within the comment period specified in this notice, that a public hearing be held to

consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

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

Enclosures



58.3 ACRES
MATT BOWERS
ST.TAMMANY PARISH
SLIDELL, LA

N

500 0 500 1,000 1,500 2,000 FT

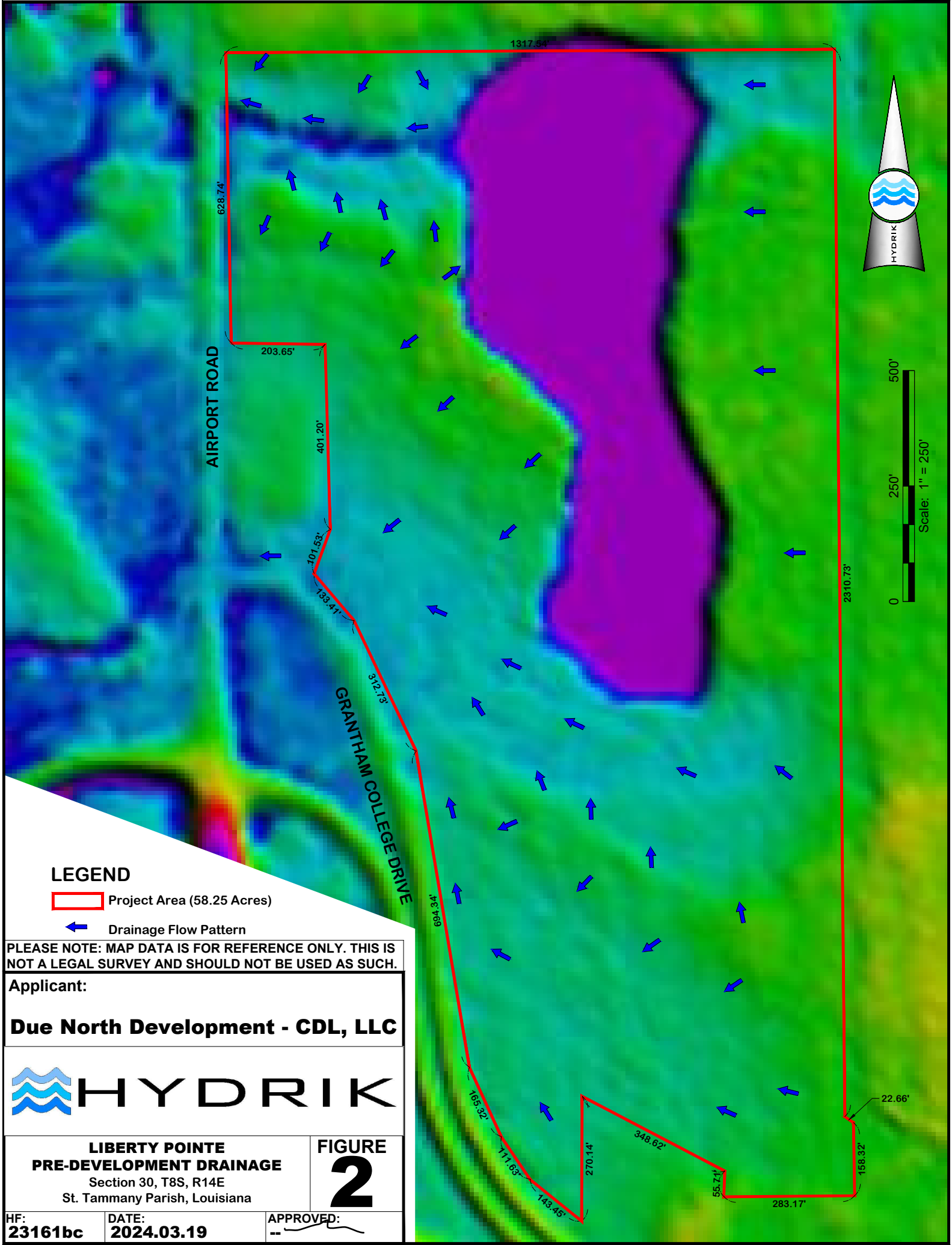
PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH

VICINITY



FIGURE 1
HF:23161B
DATE:08 04 23

LSP FIPS 1702 NAD 83
30.31696 , -89.82323

HYDRIK
WETLANDS • GIS • FLOOD CONTROL
WWW.HYDRIK.COM



LEGEND

-  Project Area (58.25 Acres)
-  Drainage Flow Pattern

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

Applicant:
Due North Development - CDL, LLC



**LIBERTY POINTE
PRE-DEVELOPMENT DRAINAGE**
Section 30, T8S, R14E
St. Tammany Parish, Louisiana

**FIGURE
2**

HF: 23161bc	DATE: 2024.03.19	APPROVED: 
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CONCRETE DRIVEWAY

INGRESS/EGRESS ACCESS
ROAD (ASPHALT STREET
WITH CONCRETE CURB
& GUTTER)

AIRPORT ROAD

RESIDENTIAL HOUSE
(2065 SQ FT)(TYPICAL)

GRANTHAM COLLEGE DRIVE

STORMWATER
DETENTION
POND

SANITARY SEWER
PUMP STATION

INGRESS/EGRESS ACCESS ROAD (ASPHALT
STREET WITH CONCRETE CURB & GUTTER)

PROJECT DATA

PROJECT AREA 58.25 ACRES
TOTAL WETLAND ACRES 21.35 ACRES
TOTAL NON-WETLAND WATERS 11.14 ACRES
PROPOSED SINGLE FAMILY RESIDENCE 181 LOTS
• STREET: 27' WIDE ASPHALT WITH CURB AND GUTTER

LEGEND

- Project Area (58.25 Acres)
- Wetlands To Be Filled (18.62 Acres)
- Wetlands To Be Excavated (2.73 Acres)
- Non-Wetland Waters To Be Filled (0.01 Acres)
- Non-Wetland Waters To Be Excavated (11.13 Acres)
- Expanded Pond Boundary

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS
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Applicant:

Due North Development - CDL, LLC



**LIBERTY POINTE
DEVELOPMENT PLAN**

Section 30, T8S, R14E
St. Tammany Parish, Louisiana

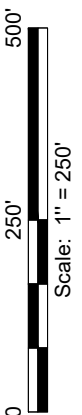
**FIGURE
3**

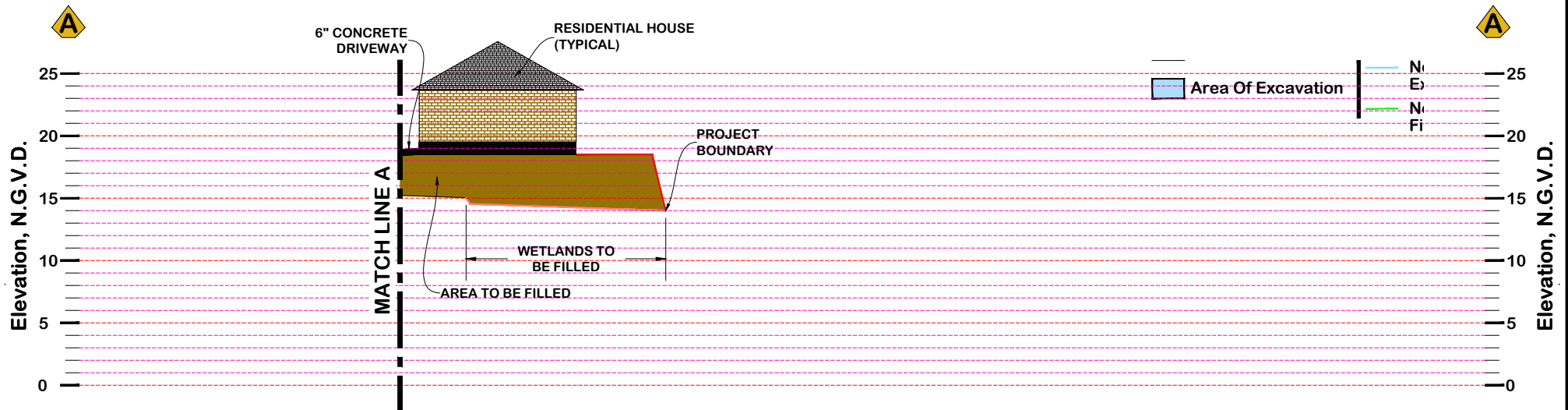
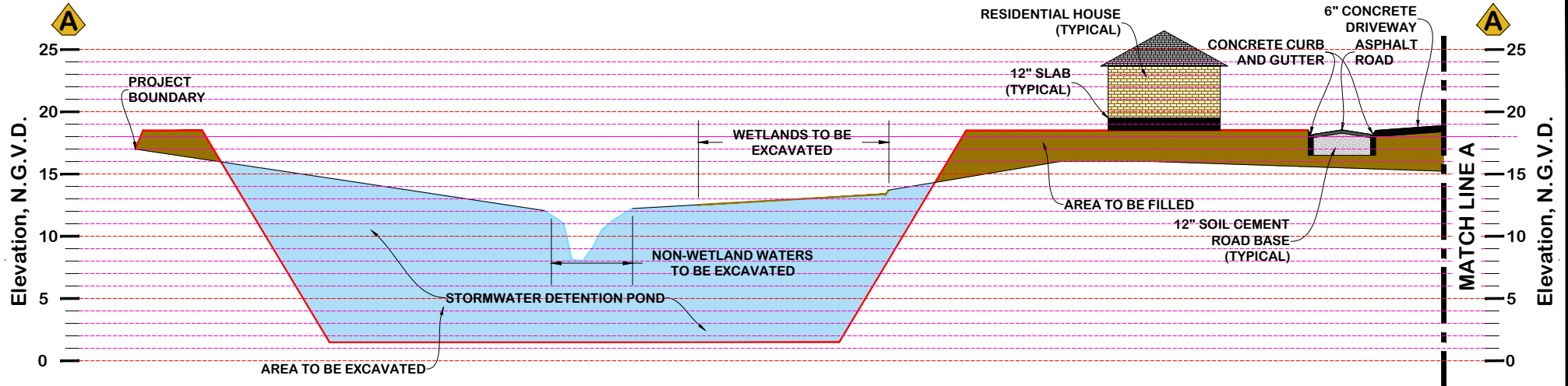
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DATE:
2024.07.02 (Rev)

APPROVED:
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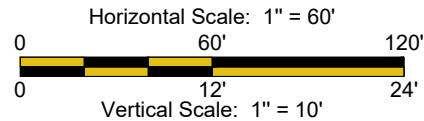
FILL QUANTITIES:
CONCRETE 5,735.89 CU YDS
SOIL CEMENT BASE 3,684.67 CU YDS
ASPHALT 912.83 CU YDS
EARTHEN MATERIAL 42,942.90 CU YDS





LEGEND

- Proposed Concrete
- Soil Cement Base
- Proposed Fill
- Asphaltic Concrete
- Area Of Excavation
- Existing Natural Ground (Non-Wetland)
- Proposed Grade
- Wetlands To Be Filled
- Wetlands To Be Excavated
- Non-Wetland Waters To Be Excavated
- Non-Wetland Waters To Be Filled

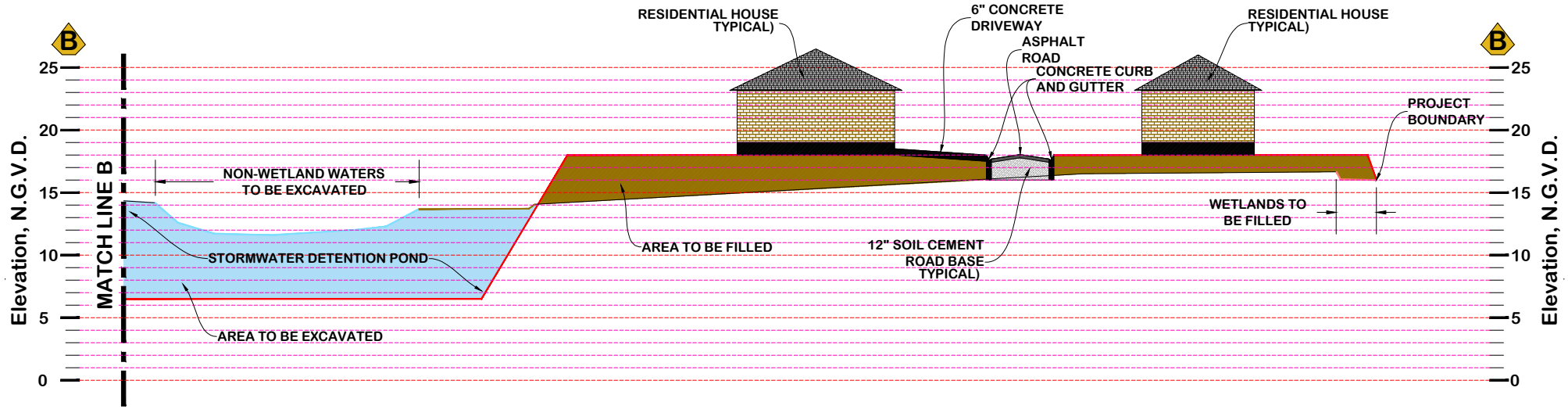
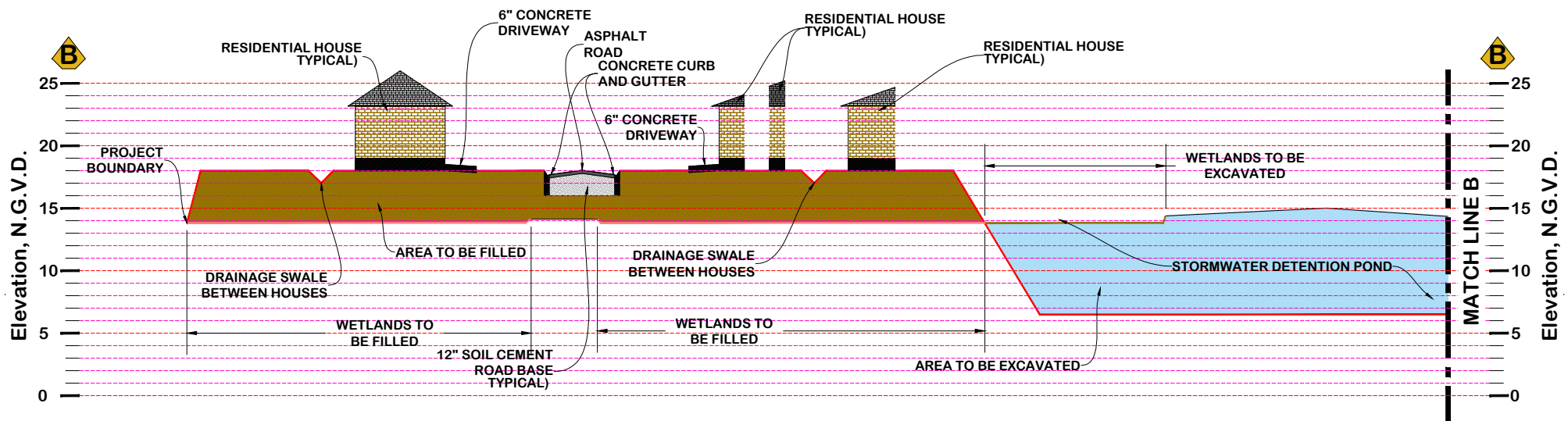


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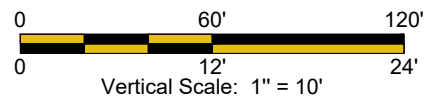
Applicant:
Due North Development - CDL, LLC

LIBERTY POINTE SECTION A-A
 Section 30, T8S, R14E
 St. Tammany Parish, Louisiana

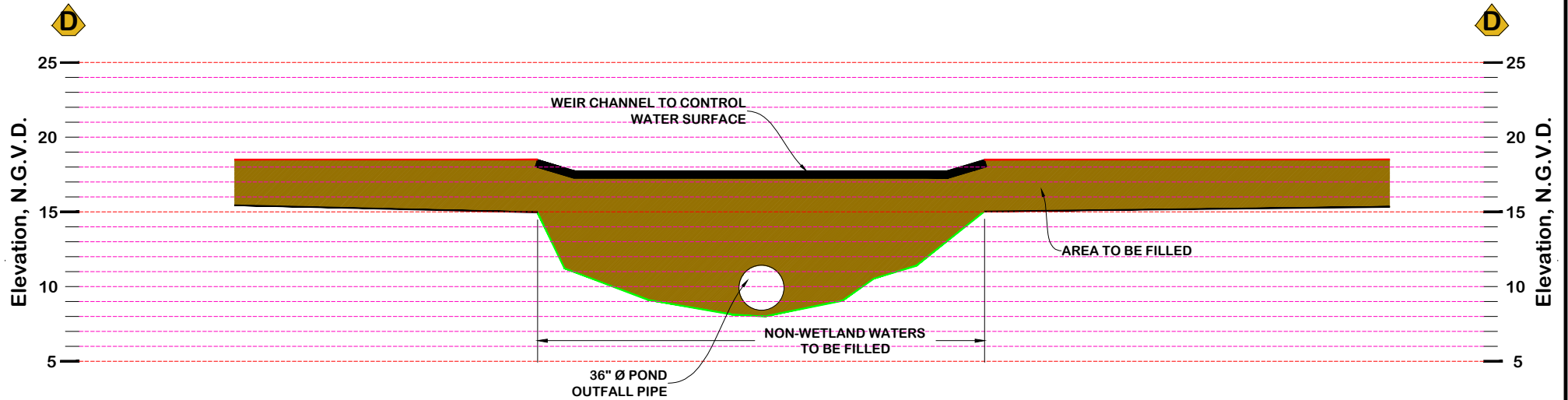
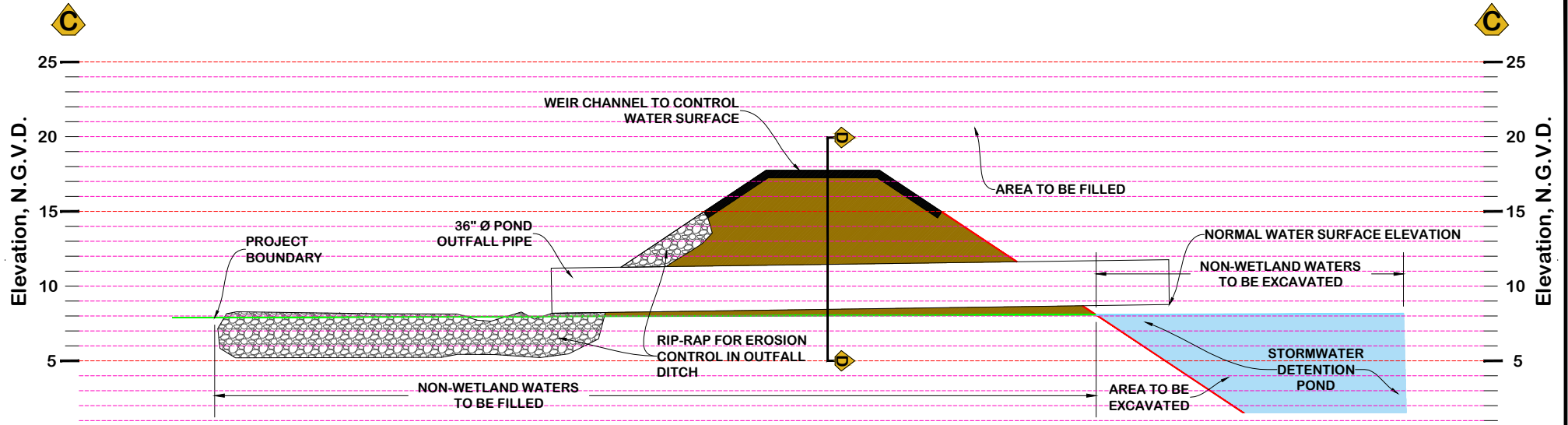
FIGURE 4



- LEGEND**
- Proposed Concrete
 - Soil Cement Base
 - Proposed Fill
 - Asphaltic Concrete
 - Area Of Excavation
 - Existing Natural Ground (Non-Wetland)
 - Proposed Grade
 - Wetlands To Be Filled
 - Wetlands To Be Excavated
 - Non-Wetland Waters To Be Excavated
 - Non-Wetland Waters To Be Filled

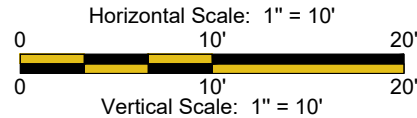


			Applicant: Due North Development - CDL, LLC	
			LIBERTY POINTE SECTION B-B Section 30, T8S, R14E St. Tammany Parish, Louisiana	
HF: 23161bc	DATE: 2024.07.02 (Rev)	APPROVED: 	FIGURE 5	



LEGEND

- Proposed Concrete
- Soil Cement Base
- Proposed Fill
- Asphaltic Concrete
- Area Of Excavation
- Existing Natural Ground (Non-Wetland)
- Proposed Grade
- Wetlands To Be Filled
- Wetlands To Be Excavated
- Non-Wetland Waters To Be Excavated
- Non-Wetland Waters To Be Filled



HF:
23161bc

DATE:
2024.07.02 (Rev)

APPROVED:

Applicant:

Due North Development - CDL, LLC

**LIBERTY POINTE
SECTIONS C-C & D-D**

Section 30, T8S, R14E
St. Tammany Parish, Louisiana

FIGURE

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