

# JOINT PUBLIC NOTICE

September 9, 2019

United States Army  
Corps of Engineers  
New Orleans District  
Regulatory Branch (ODR-E)  
7400 Leake Avenue  
New Orleans, Louisiana 70118

(504) 862-2041

[Benjamin.C.Sherman@usace.army.mil](mailto:Benjamin.C.Sherman@usace.army.mil)

Project Manager  
Benjamin Sherman  
Permit Application Number  
MVN 2018-01207 ES

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 190830-01

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: [X] 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 LRS30:2047 A(3), and provisions of Section 401 of the Clean Water Act (P.L.95-17).

## **Eco-Tourism Facility with Zip Lining in Laplace, in St. John the Baptist Parish**

**NAME OF APPLICANT:** RGI Lands LLC, c/o Biological Surveys, Inc., Attn: Thomas Brown, PO Box 94, Suite 2, Covington, LA 70434

**LOCATION OF WORK:** Project site is located at 326 Frenier Road, Laplace, Louisiana, in St. John the Baptist Parish, Louisiana, as shown on the attached drawings.

Hydrologic Unit Code: 08090204— Lake Maurepas Location: Latitude: 30.100374 Longitude: -90.42935

**CHARACTER OF WORK:** The applicant proposes to clear, grade, and deposit fill for the construction of eco-tourism facility with a sewer treatment facility, parking area, platforms, and zips lines. Project implementation requires approximately 1031 cubic yards of fill. Approximately .75 acres of jurisdictional wetlands would be directly impacted by the proposed activities. The applicant has proposed the use of an approved compensatory mitigation bank to offset any unavoidable impacts to jurisdictional wetlands.

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. 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 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 at this time. 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.

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.

The New Orleans District has determined that the proposed project will not affect any endangered species based on the Standard Local Operating Procedure for Endangered Species of Louisiana (SLOPES), dated October 22, 2014, between the U.S. Army Corps of Engineers and U.S. Fish and Wildlife Service, Ecological Services Office.

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 **.75** 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 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 V. Farabee  
Chief, Eastern Evaluation Section

Enclosure

CLIENT:  
PEAVINE SWAMP TOURS

PROJECT ADDRESS:  
111 PEAVINE ROAD  
LAPLACE, LA 70454

DRAWING NAME:  
VICINITY MAP

DATE: 07/18/19

PROJ. No: 19007

DRAWING BY: BA

SCALE: 12" = 1'-0"

DWG No:

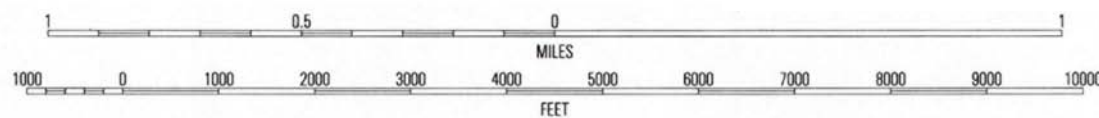
**W-00**



**PROJECT LOCATION:**

Latitude: 30° 06' 19"  
Longitude: -90° 25' 49"

State Plane (NAD83):  
Northing Easting  
584895.13 3566339.41



CLIENT:  
PEAVINE SWAMP TOURS

PROJECT ADDRESS:  
111 PEAVINE ROAD  
LAPLACE, LA 70454

DRAWING NAME:  
SITE PLAN

DATE: 07/18/19

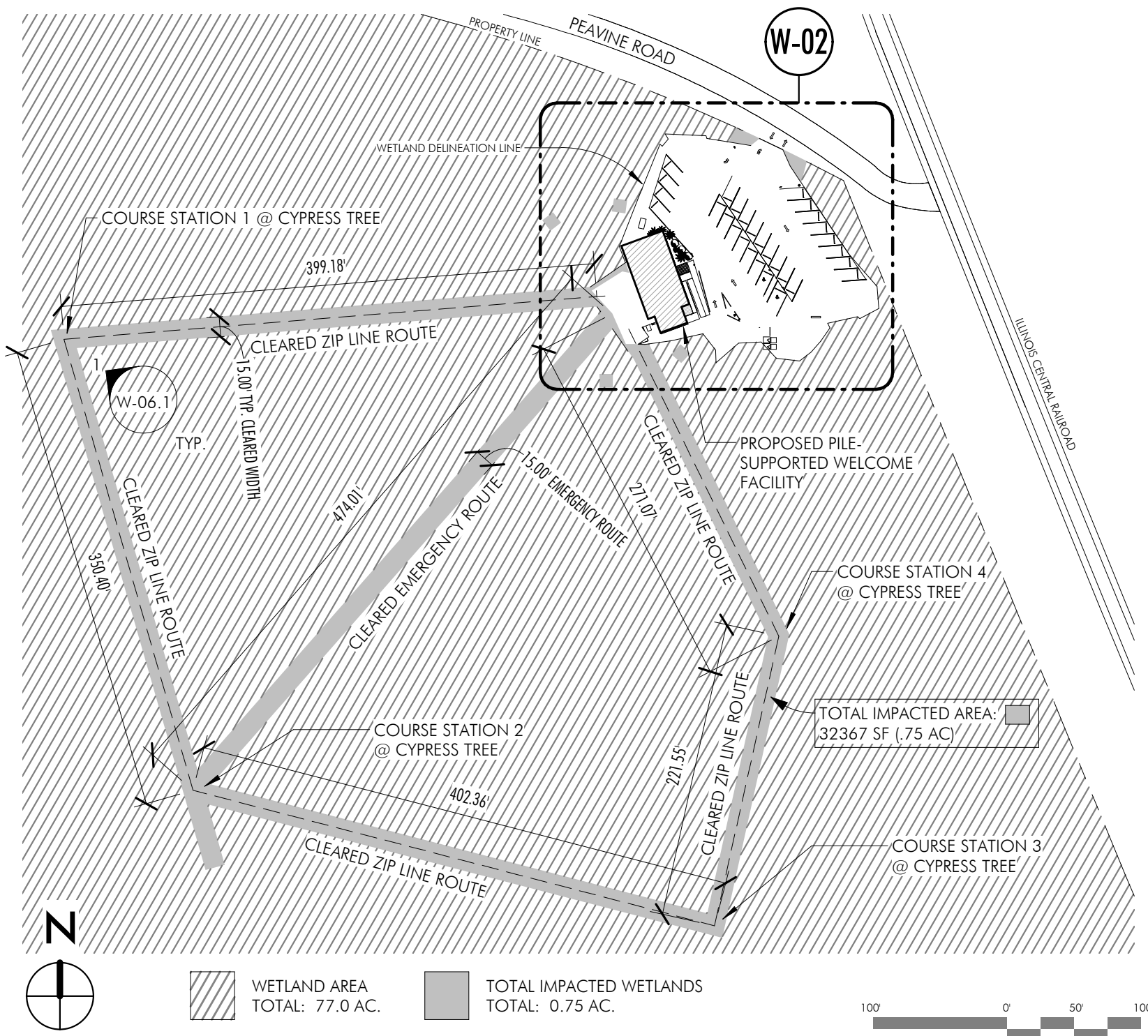
PROJ. No: 19007

DRAWING BY: BA

SCALE: As indicated

DWG No:

**W-01**





CLIENT:  
PEAVINE SWAMP TOURS

PROJECT ADDRESS:  
111 PEAVINE ROAD  
LAPLACE, LA 70454

DRAWING NAME:  
ENLARGED SITE PLAN

DATE: 07/18/19

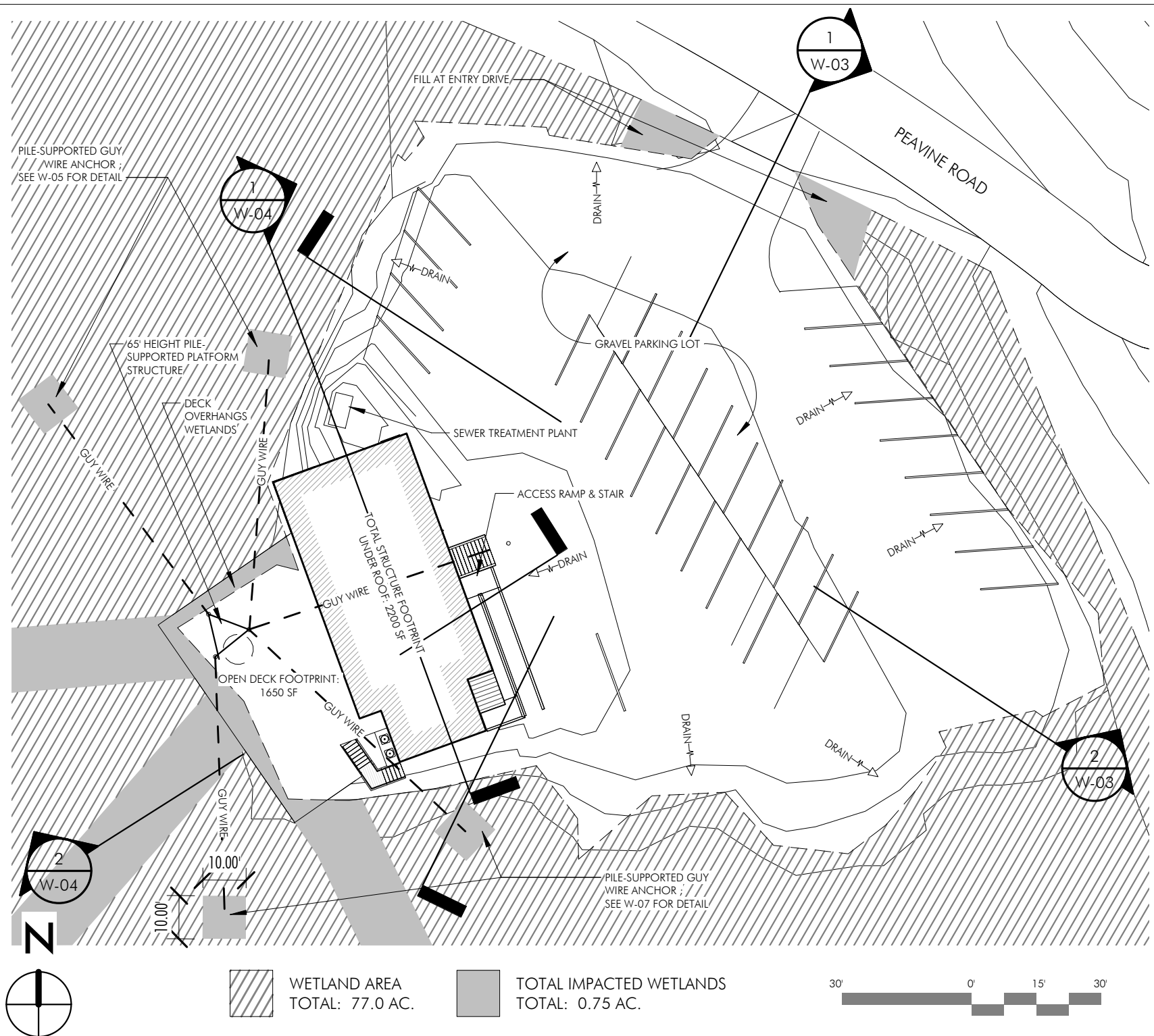
PROJ. No: 19007

DRAWING BY: BA

SCALE: As indicated

DWG No:

**W-02**



CLIENT:  
PEAVINE SWAMP TOURS

PROJECT ADDRESS:  
111 PEAVINE ROAD  
LAPLACE, LA 70454

DRAWING NAME:  
SITE SECTIONS

DATE: 07/18/19

PROJ. No: 19007

DRAWING BY: BA

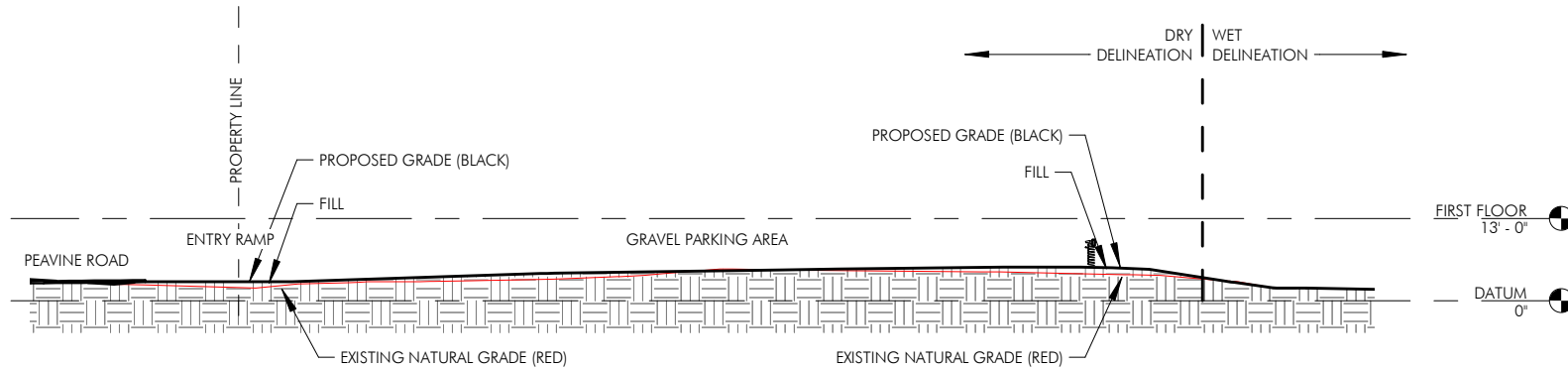
SCALE: 1" = 30'-0"

DWG No:

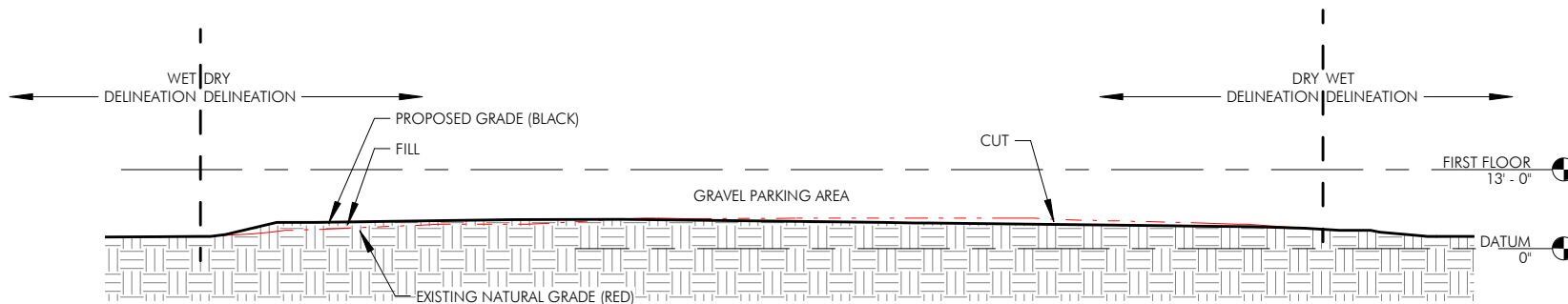
**W-03**

For Ramp Area of 938 sf only:  
Fill to be Brought in (18in on Average) is 1876 cf  
Gravel to be Brought in (12on Average) is 938 cf  
Cut to be Removed is 938 cf

For Parking Area Only Area of 16687 sf only:  
Fill to be brought in(6in on Average) is 8344 cf  
Gravel to be Brought in (12 in on Average) is 16687 cf  
Cut to be Removed is 16250 cf



**1 SITE SECTION #1**  
1" = 30'-0"



**2 SITE SECTION #2**  
1" = 30'-0"

CLIENT:  
PEAVINE SWAMP TOURS

PROJECT ADDRESS:  
111 PEAVINE ROAD  
LAPLACE, LA 70454

DRAWING NAME:  
BUILDING SECTIONS

DATE: 07/18/19

PROJ. No: 19007

DRAWING BY: BA

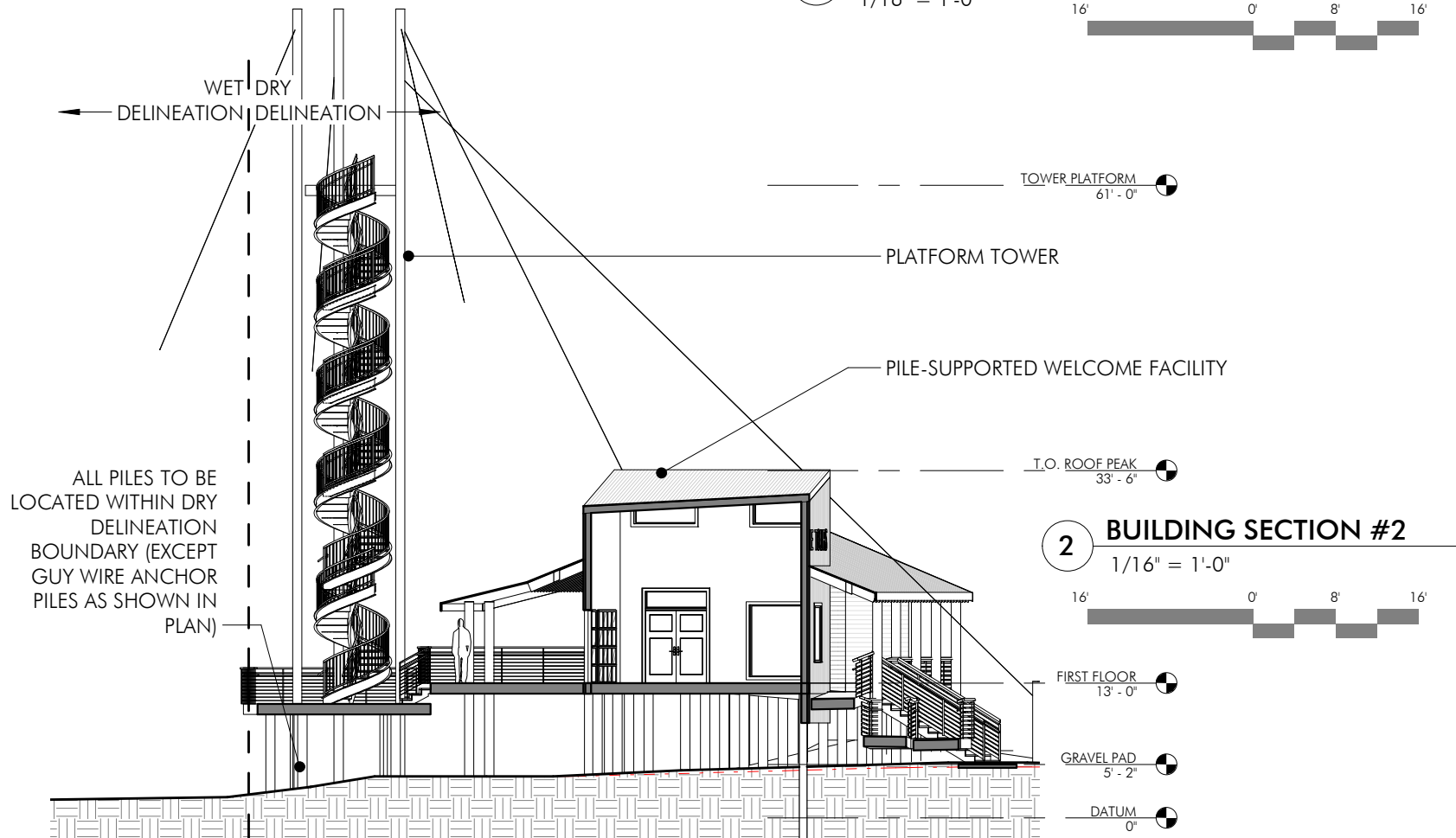
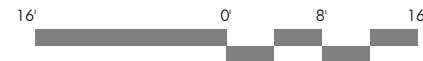
SCALE: 1/16" = 1'-0"

DWG No:

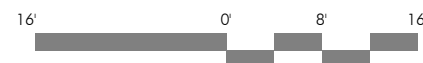
**W-04**



**1 BUILDING SECTION #1**  
1/16" = 1'-0"



**2 BUILDING SECTION #2**  
1/16" = 1'-0"





CLIENT:  
PEAVINE SWAMP TOURS

PROJECT ADDRESS:  
111 PEAVINE ROAD  
LAPLACE, LA 70454

DRAWING NAME:  
GUY WIRE ANCHOR POINT  
DETAIL

DATE: 07/18/19

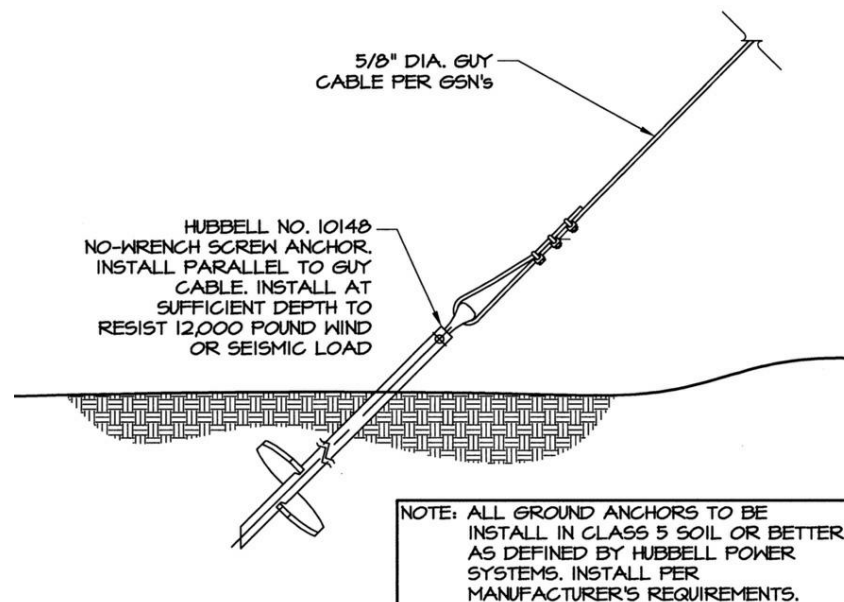
PROJ. No: 19007

DRAWING BY: BA

SCALE:

DWG No:

**W-05**



104 GROUND ANCHOR  
3/4" = 1'-0"

CLIENT:  
PEAVINE SWAMP TOURSPROJECT ADDRESS:  
111 PEAVINE ROAD  
LAPLACE, LA 70454DRAWING NAME:  
COURSE STATION TREE  
PLATFORM - 3D VIEW

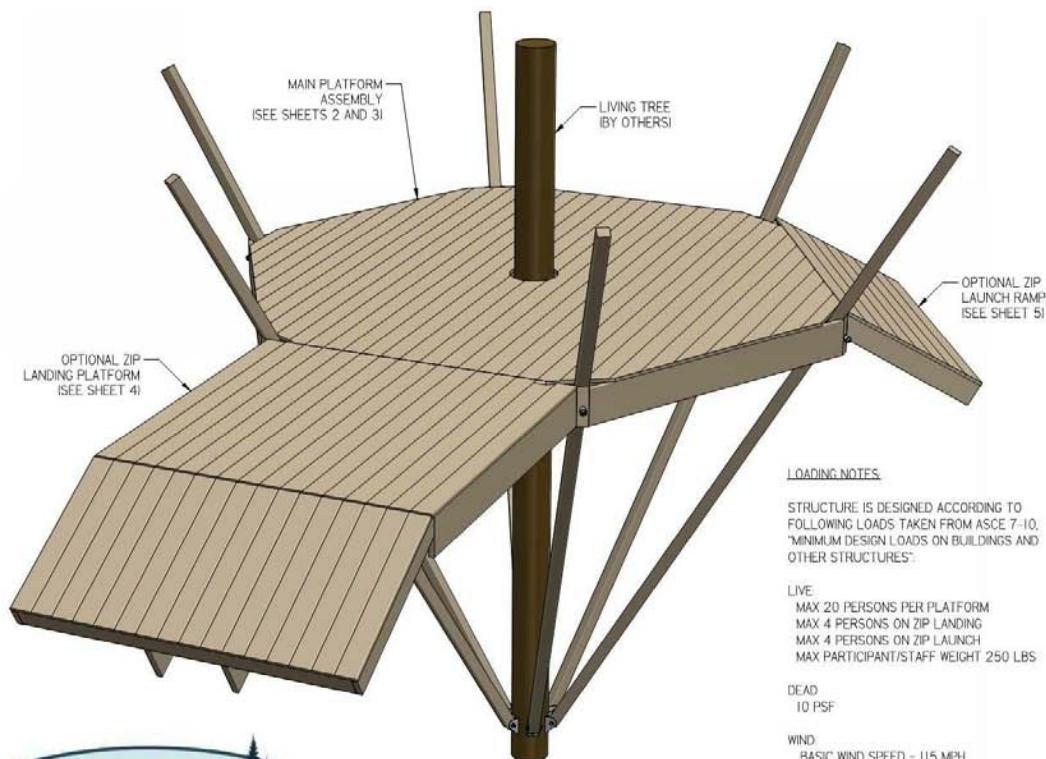
DATE: 07/18/19

PROJ. No: 19007

DRAWING BY: BA

SCALE: 12" = 1'-0"

DWG No:

**W-06.1**LOADING NOTES:

STRUCTURE IS DESIGNED ACCORDING TO FOLLOWING LOADS TAKEN FROM ASCE 7-10, "MINIMUM DESIGN LOADS ON BUILDINGS AND OTHER STRUCTURES":

LIVE:  
MAX 20 PERSONS PER PLATFORM  
MAX 4 PERSONS ON ZIP LANDING  
MAX 4 PERSONS ON ZIP LAUNCH  
MAX PARTICIPANT/STAFF WEIGHT 250 LBS

DEAD  
10 PSF

WIND:  
BASIC WIND SPEED = 115 MPH  
 $K_z = 1.0$   
 $K_{zt} = 1.0$   
 $K_d = 0.95$   
 $q_z = 32.2$  PSF

SEISMIC:  
 $C_s = 0.100$

## REVISIONS

REV	DESCRIPTION	DATE	APPROVED
-----	-------------	------	----------

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

2. ALL WORK SHALL CONFORM TO THE FOLLOWING STANDARDS:

2012 INTERNATIONAL BUILDING CODE  
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION  
AISC STEEL CONSTRUCTION MANUAL, 14TH EDITION

3. CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE EXTENT OF THE SCOPE OF WORK. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE CONSTRUCTION DOCUMENTS BEFORE PROCEEDING WITH THE WORK.

4. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE, AND PROCEDURE OF CONSTRUCTION AS REQUIRED.

5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORES AND BRACES REQUIRED TO SUPPORT ALL LOADS TO WHICH EXISTING STRUCTURES MAY BE SUBJECTED DURING CONSTRUCTION.

6. ALL DECK BOARDS SHALL BE FASTENED TO JOISTS USING #8 DECK SCREWS.

7. MATERIALS SHALL CONFORM TO THE FOLLOWING STANDARDS:

PLATE: ASTM A36  
PIPE: ASTM A53  
BOLTS: ASTM A307  
NUTS: ASTM A563  
WASHERS: ASTM F436  
DIMENSIONAL LUMBER: NO. 2 SOUTHERN PINE  
DECKING: 5/4 DECK BOARDS

DRAWING FOR  
REVIEW ONLY  
NOT ISSUED FOR  
CONSTRUCTION

## OVERVIEW &amp; NOTES

DIMENSIONS IN INCHES  
UNLESS NOTED OTHERWISE

TOLERANCES  
1 PL.  $\pm 0.1$   
2 PL.  $\pm 0.02$   
3 PL.  $\pm 0.005$   
ANGLE  $\pm 1^\circ$   
FRACTION  $\pm 1/16$

**DAVID J. HODGES, P.E.**

STRUCTURAL ENGINEERING &amp; SOFTWARE SOLUTIONS

83 Oakdale Path  
Dallas, Georgia 30157  
(404) 452-1364  
www.davehodges.com

## TREE PLATFORMS

DRAWN	DJH	DATE	06/28/19	DWG NO.	AEI-008-1	REV	1
CHECKED	DJH	DATE	06/30/19	SIZE	B	SCALE	NONE
				SHEET	1	OF	5



## LOCATION

FRENIER, LOUISIANA  
ST JOHN THE BAPTIST PARISH

CLIENT:  
PEAVINE SWAMP TOURSPROJECT ADDRESS:  
111 PEAVINE ROAD  
LAPLACE, LA 70454DRAWING NAME:  
COURSE STATION TREE  
PLATFORM - PLAN AND  
DETAILS

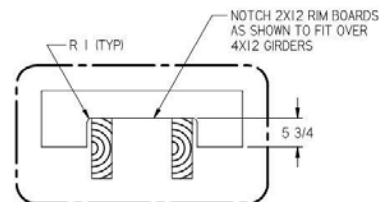
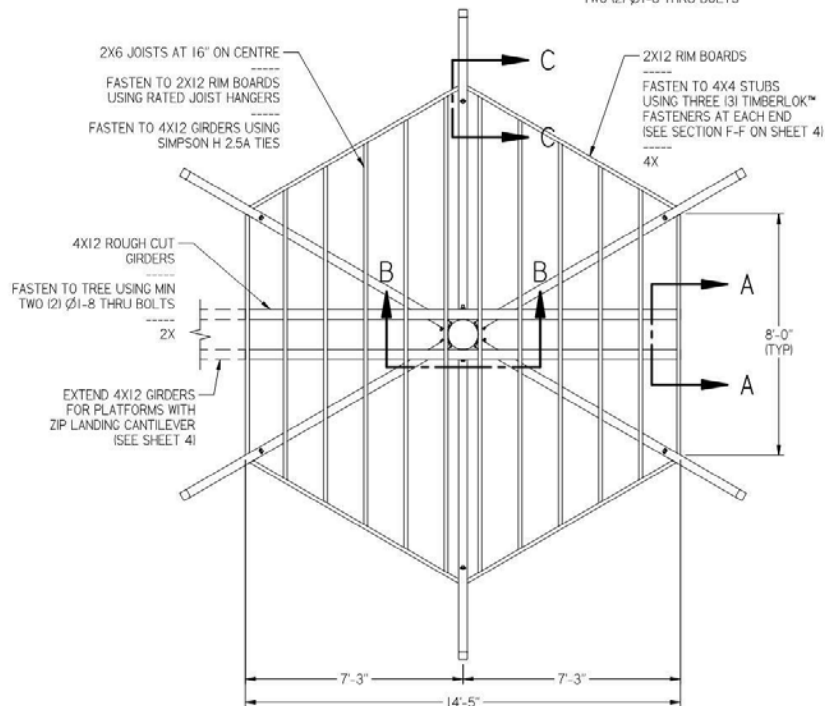
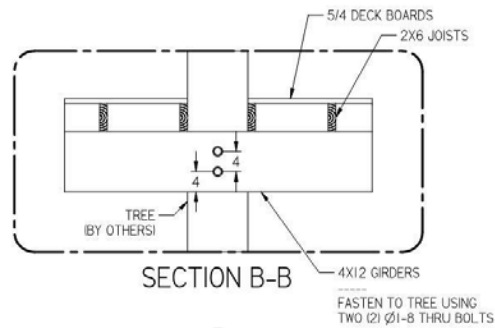
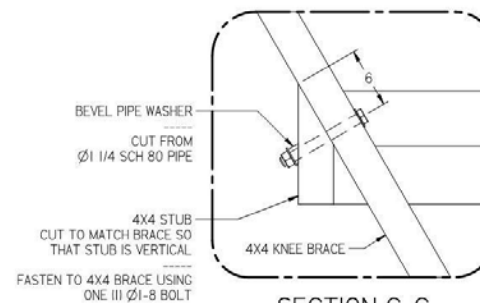
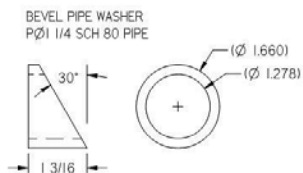
DATE: 07/18/19

PROJ. No: 19007

DRAWING BY: BA

SCALE:

DWG No:

**W-06.2**SECTION A-A  
TYP 2 PLSECTION C-C  
TYP 6 PLDRAWING FOR  
REVIEW ONLY  
NOT ISSUED FOR  
CONSTRUCTION

## PLAN VIEW &amp; FRAMING

DIMENSIONS IN INCHES  
UNLESS NOTED OTHERWISE  
TOLERANCES:  
1 PL. ±0.1  
2 PL. ±0.02  
3 PL. ±0.005  
ANGLE ±1°  
FRACTION ±1/16**DAVID J. HODGES, P.E.**  
www.davidhodgespe.com83 Oakdale Path  
Dallas, Georgia 30137  
(404) 452-1364  
www.davidhodgespe.com

## TREE PLATFORMS

DRAWN	DJH	DATE	06/28/19	DWG NO.	AEI-008-1	REV	I
CHECKED	DJH	DATE	06/30/19	SIZE	B	SCALE	NONE
				SHEET	2	OF	5

CLIENT:  
PEAVINE SWAMP TOURS

PROJECT ADDRESS:  
111 PEAVINE ROAD  
LAPLACE, LA 70454

DRAWING NAME:  
COURSE STATION TREE  
PLATFORM - ELEVATION

DATE: 07/18/19

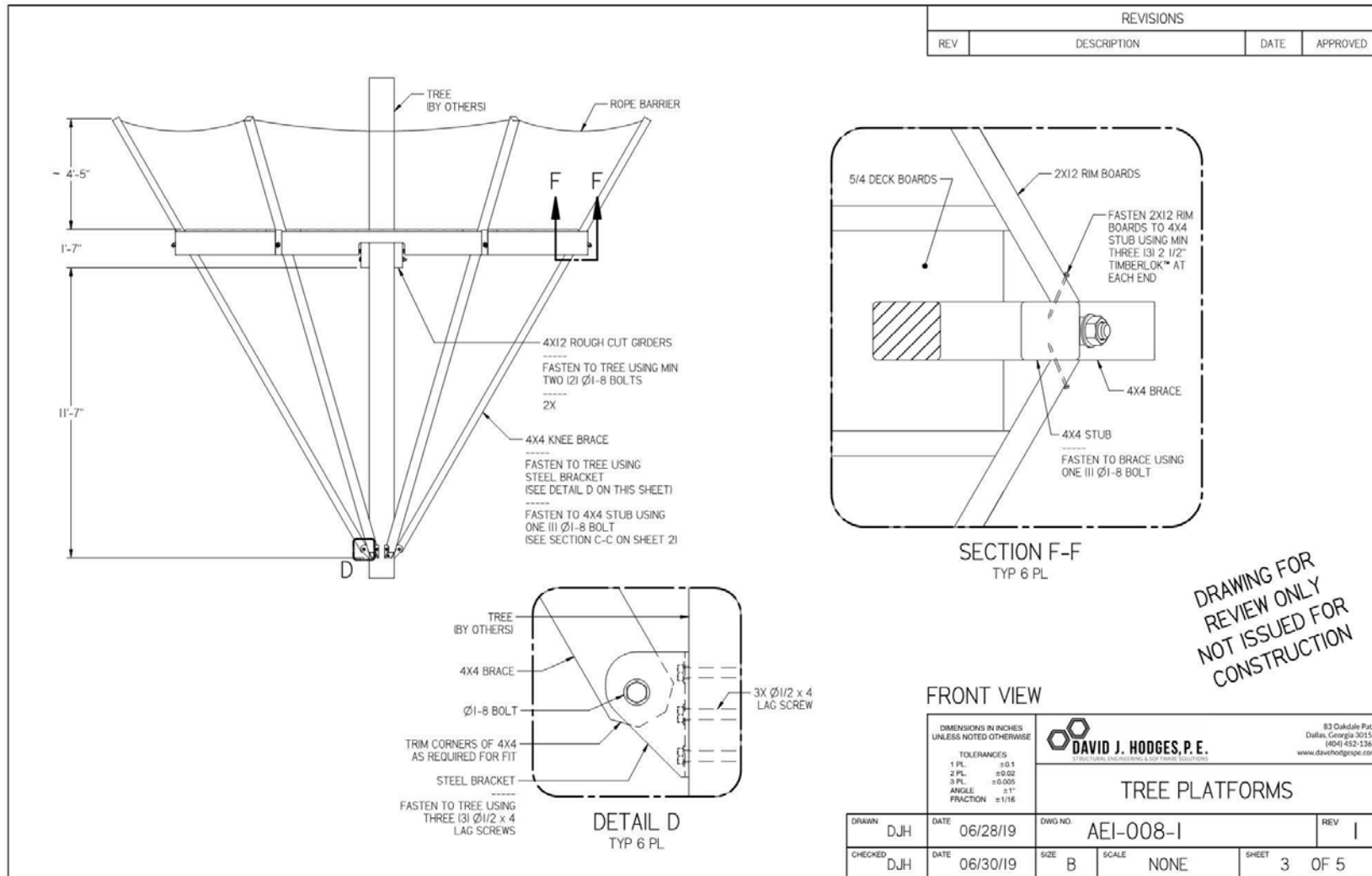
PROJ. No: 19007

DRAWING BY: BA

SCALE:

DWG No:

**W-06.3**



DRAWING FOR  
REVIEW ONLY  
NOT ISSUED FOR  
CONSTRUCTION

CLIENT:  
PEAVINE SWAMP TOURS

PROJECT ADDRESS:  
111 PEAVINE ROAD  
LAPLACE, LA 70454

DRAWING NAME:  
COURSE STATION TREE  
PLATFORM - PLAN AND  
DETAILS

DATE: 07/18/19

PROJ. No: 19007

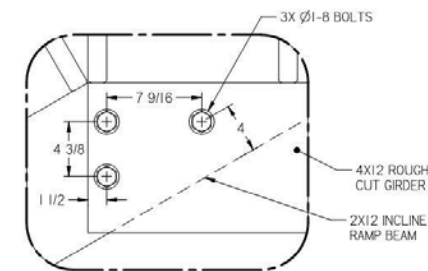
DRAWING BY: BA

SCALE:

DWG No:

**W-06.4**


REVISIONS			
REV	DESCRIPTION	DATE	APPROVED

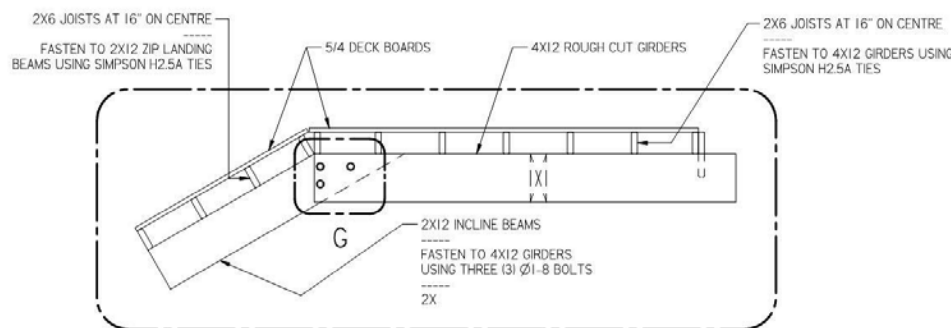
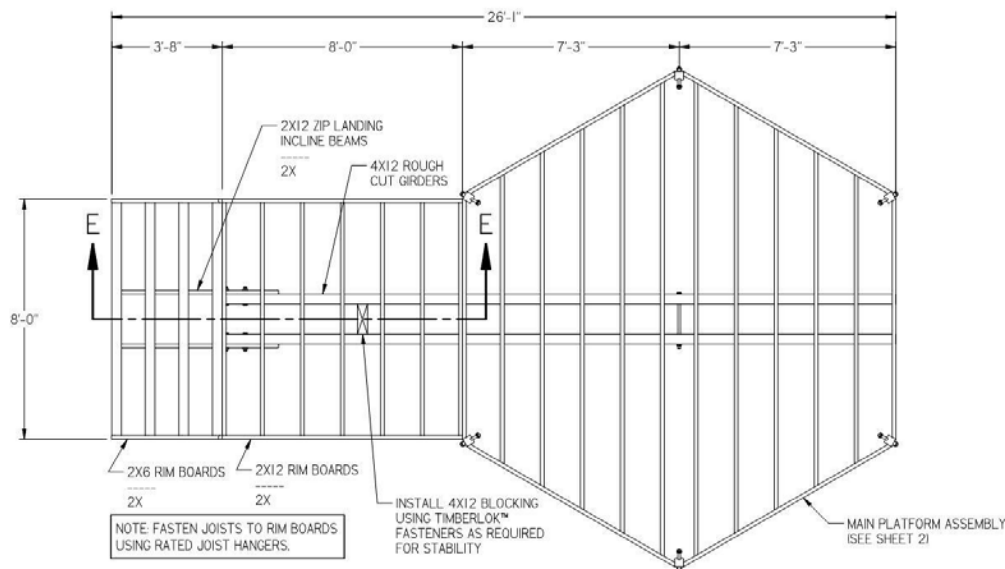


DETAIL G  
TYP 2 PL

DRAWING FOR  
REVIEW ONLY  
NOT ISSUED FOR  
CONSTRUCTION

### ZIP LANDING PLATFORM

DIMENSIONS IN INCHES UNLESS NOTED OTHERWISE		 <b>DAVID J. HODGES, P.E.</b> <small>3328 BANKS ST. NEW ORLEANS, LA 70119 504-814-3220 www.davehodgespe.com</small>		83 Oakdale Park Dallas, Georgia 30101 (404) 552-1311 www.davehodgespe.com		
TOLERANCES 1 PL. ±0.1 2 PL. ±0.02 3 PL. ±0.005 ANGLE ±1° FRACTION ±1/16		TREE PLATFORMS				
DATE	06/28/19	DWG NO.	AEI-008-1		REV	1
DATE	06/30/19	SIZE	B	SCALE	NONE	SHEET 4 OF 5



SECTION E-E  
TYP FOR BOTH SIDES

CLIENT:  
PEAVINE SWAMP TOURSPROJECT ADDRESS:  
111 PEAVINE ROAD  
LAPLACE, LA 70454DRAWING NAME:  
COURSE STATION TREE  
PLATFORM - PLAN AND  
DETAILS

DATE: 07/18/19

PROJ. No: 19007

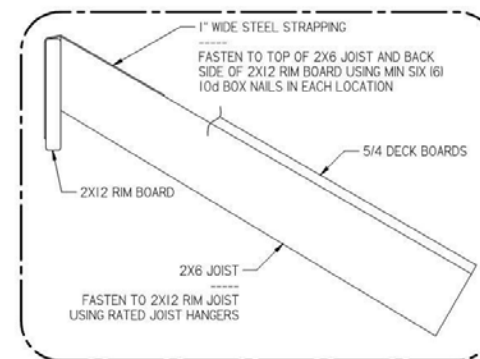
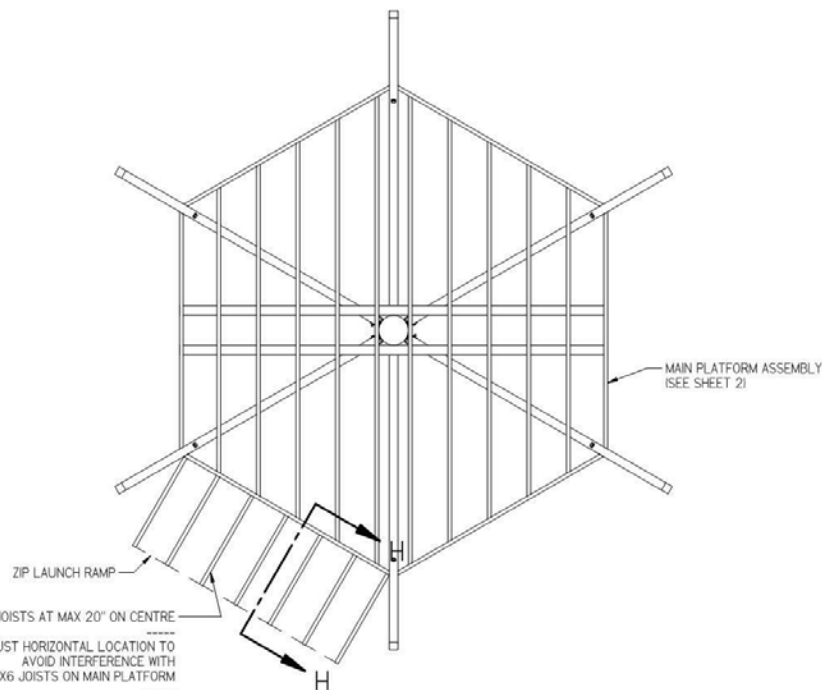
DRAWING BY: BA

SCALE:

DWG No:


**W-06.5**

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED



SECTION H-H

DRAWING FOR  
REVIEW ONLY  
NOT ISSUED FOR  
CONSTRUCTION

DIMENSIONS IN INCHES UNLESS NOTED OTHERWISE		 <b>DAVID J. HODGES, P. E.</b> <small>STRUCTURAL ENGINEERING &amp; ARCHITECTURAL DESIGN</small>		83 Oakdale Pl. Dallas, Georgia 30157 (404) 432-1364 www.davehodgespe.com	
TOLERANCES: 1 PL. ±0.1 2 PL. ±0.02 3 PL. ±0.005 ANGLE ±1° FRACTION ±1/16		<b>TREE PLATFORMS</b>			
DATE 06/28/19	DWG NO. AEI-008-I			REV I	
DATE 06/30/19	SIZE B	SCALE NONE		SHEET 5	OF 5