

PUBLIC NOTICE

18 April 2022

United States Army
Corps of Engineers
New Orleans District
Regulatory Division (RGE)
7400 Leake Avenue
New Orleans, Louisiana 70118

Permit Application Number:
MVN-2019-00176-EG
Project Manager:
Angelle Greer
(504) 862-2279
angelle.v.greer@usace.army.mil

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).

RESIDENTIAL DEVELOPMENT IN ST. TAMMANY PARISH

NAME OF APPLICANT: TCE Properties, LLC, c/o Biological Surveys, Inc., Attention: Thomas Brown, P.O. Box 94, Covington, Louisiana 70434, or tbrown52@bellsouth.net

LOCATION OF WORK: At approximately Latitude: 30.429487, Longitude: -90.147367, off of Pinecrest Dr. near Tchefuncta Club Estates (Phase 3), in Covington, Louisiana, in St. Tammany Parish, as shown on the enclosed drawings.
Hydrologic Unit Code: 08090201 (Lake Pontchartrain- Liberty Bayou- Tchefuncta)

CHARACTER OF WORK: Clear, grade, and place approximately 23,000-cubic yards of native earthen material, approximately 19,320-cubic yards of hauled-in earthen material, and approximately 3,680-cubic yards of concrete/asphalt to facilitate the construction of a residential development (Tchefuncta Club Estates Phase 3B) to include 69 residential lots, associated roadways, utilities, drainage features, and appurtenant structures. The applicant proposes to compensate for unavoidable project-related impacts to 13.22-acres of jurisdictional wetlands through the purchase of wetland credits from a Corps' approved mitigation bank within the appropriate 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 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 DIVISION (RGE, Angelle Greer)**, or may be preferably emailed to angelle.v.greer@usace.army.mil.

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 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.

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 any 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.

The New Orleans District has determined that the project footprint is located in an area that may be known to be utilized by the West Indian Manatee, the Red-Cockaded Woodpecker, the Gopher Tortoise, and the Louisiana Quillwort. It has been determined that the activity will have no effect on the West Indian Manatee, the Red-Cockaded Woodpecker, the Gopher Tortoise, or the Louisiana Quillwort 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 or alteration 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.

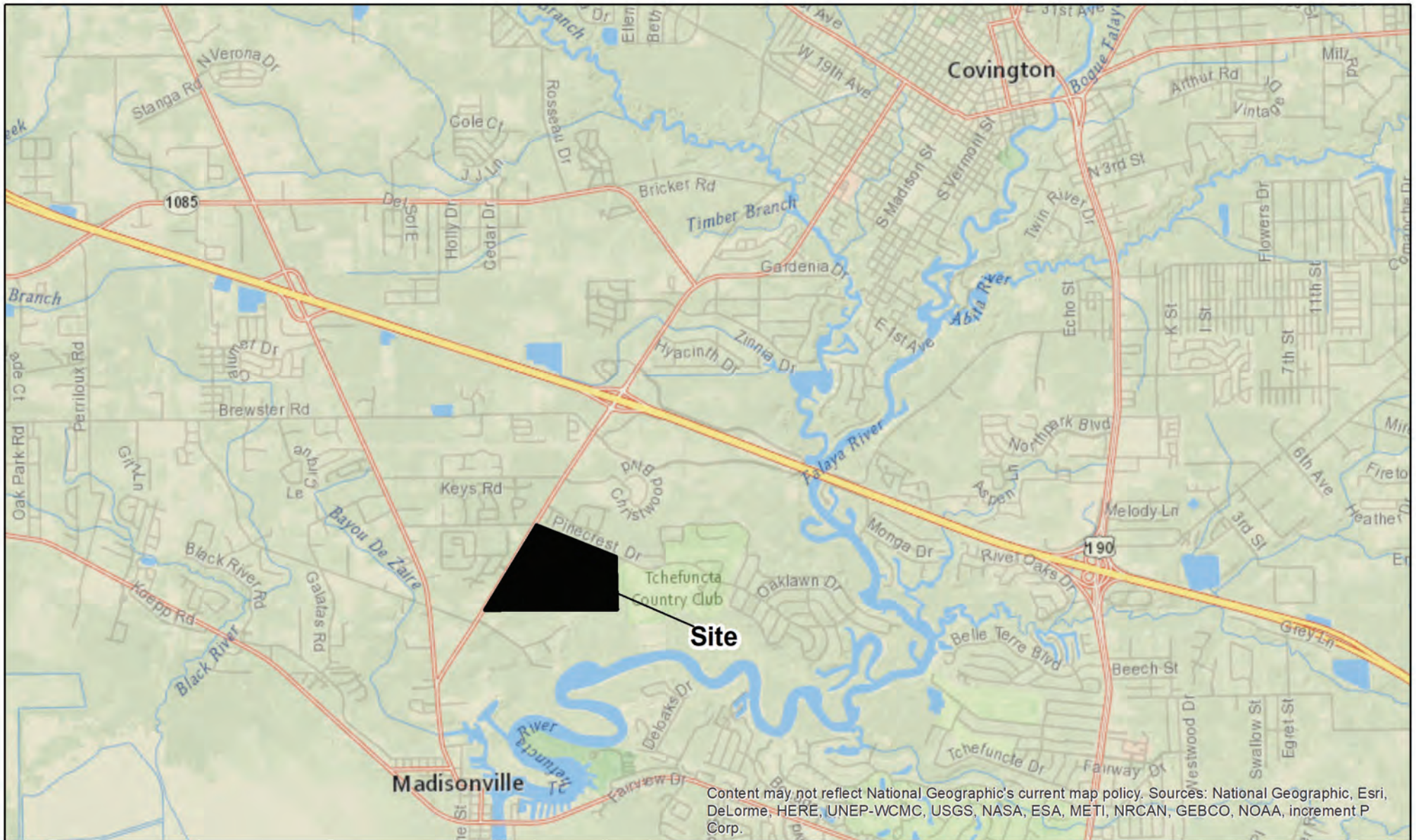
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not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

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.

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.

Michael V. Farabee
Chief, Eastern Evaluation Branch

Figure 1. Vicinity Map



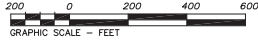
Content may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

Biological Surveys, Inc.
P.O. Box 94
Covington, LA 70434
Date: January 17, 2019

**+/- 240 Acres South of Pinecrest Dr.
Section 41, T7S-R10E
Covington, St. Tammany Parish
Tchefuncte Club Estates**



BASE BEARING: GPS - C46NET - RTN (LOUISIANA SOUTH ZONE - NAD 83)
 FLOOD ZONE: "A13" "B" "C" BASE FLOOD ELEVATION: 3.0' A.N.A.
 F.E.M.A. F.I.R.M. PANEL NO. 228205 0220 C DATE: 4/02/91



DRAWN BY: LAM
 CHECKED BY: N/A
 TECHNICIAN: Z.V.
 CHECKED BY:

REFERENCE MAP:

1. PLAT PREPARED FOR TCHEFUNCTA COUNTRY CLUB SHOWING
 A PARCEL OF LAND LOCATED IN SECTION 41, T-7-S, R-10-E &
 SECTION 52, T-7-S, R-11-E
 BY JOHN C. CUMMINGS, P.L.S. DATED 4-25-2019.

REFERENCE BENCHMARK: GPS-C46NET-RTN (NAVD 88)

PHASE 3B ACREAGE = 77.41 ACRES

TOTAL UNIMPACTED WETLANDS = 65.28 ACRES

TOTAL IMPACTED WATERS = 2,089 LF

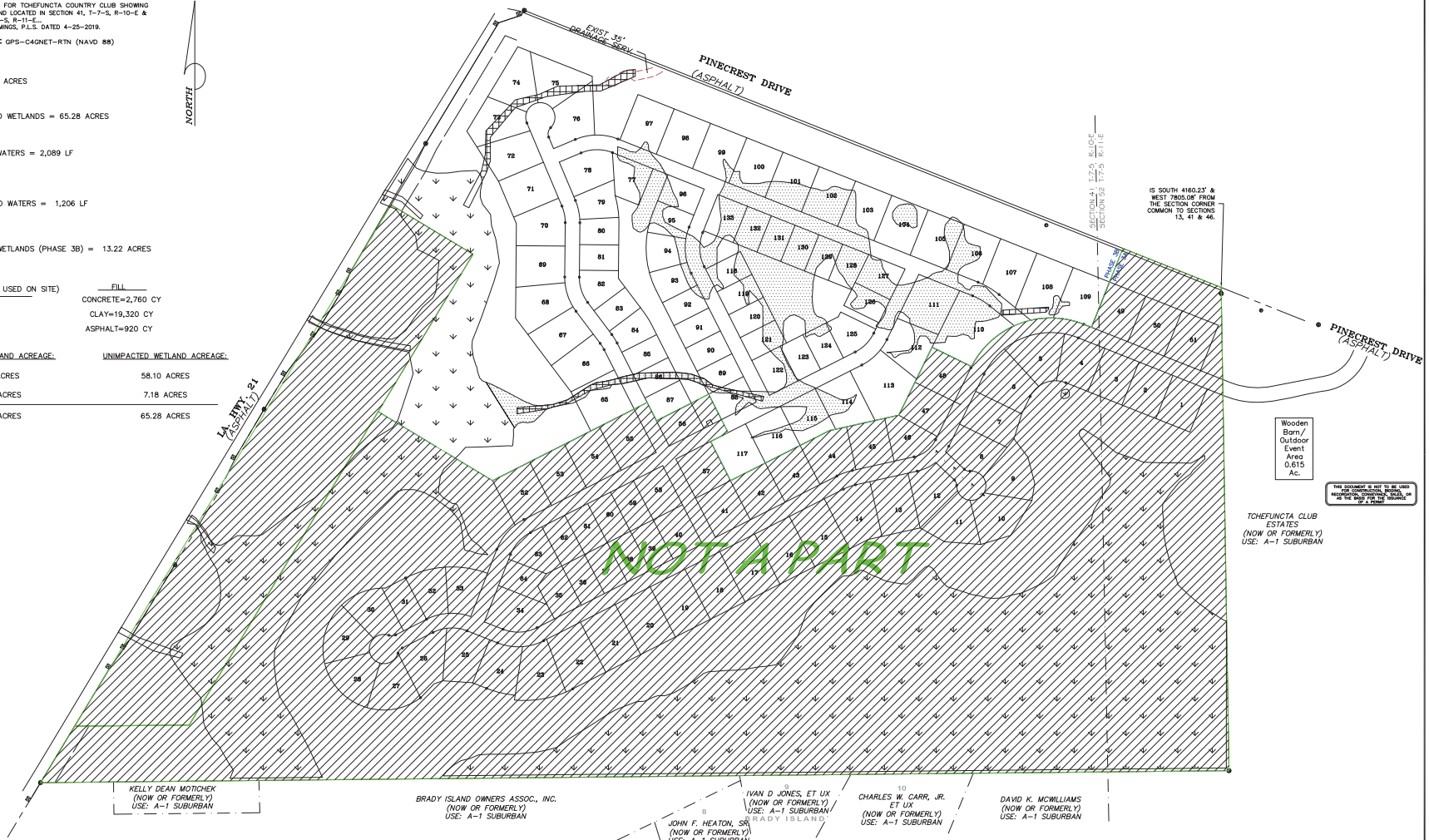
TOTAL UNIMPACTED WATERS = 1,206 LF

TOTAL IMPACTED WETLANDS (PHASE 3B) = 13.22 ACRES

APPROXIMATE EXCAVATION (TO BE USED ON SITE)
 23,000 CY

FILL
 CONCRETE=2,760 CY
 CLAY=19,320 CY
 ASPHALT=920 CY

PHASE:	IMPACTED WETLAND ACREAGE:	UNIMPACTED WETLAND ACREAGE:
3A	0.00 ACRES	58.10 ACRES
3B	13.22 ACRES	7.18 ACRES
TOTAL	13.22 ACRES	65.28 ACRES



NOTE:
 THIS MAP REPRESENTS A PRELIMINARY CONCEPTUAL PLAN ONLY, AND IS NOT
 INTENDED TO REPRESENT AN ACTUAL SUBDIVISION OF LAND AS DEFINED BY
 LOUISIANA REVISED STATUTES 33:5051 ET. SEQ.. DIMENSIONS AS SHOWN
 ARE SCALED AND APPROXIMATE ONLY, AND ARE SUBJECT TO CHANGE.
 SERVITUDE LOCATIONS AND SIZES SHOWN ON THIS PLAN ARE SUBJECT TO
 CHANGE AS NECESSARY IN ORDER TO ACCOMMODATE UTILITY COMPANIES AND
 DRAINAGE DESIGN.

THIS SURVEY WAS PREPARED AT THE REQUEST
 AND FOR THE EXCLUSIVE USE OF:

TCE PROPERTIES, LLC

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE
 ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT
 SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA
 AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS,
 EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.



THIS DOCUMENT IS NOT TO BE USED
 FOR CONSTRUCTION PURPOSES, OR
 AS PART OF ANY OTHER RECORDING
 OF A PERMIT

DATE: FEBRUARY 11, 2022

**SITE PLAN
 OF
 TCHEFUNCTA CLUB ESTATES
 Phase 3B**

LOCATED IN SECTION 41, T 7 S-R 10 E & SECTION 52, T 7 S-R 11 E
 GREENSBURG LAND DISTRICT
 ST. TAMMANY PARISH, LOUISIANA
 FOR TCE PROPERTIES, LLC
 CONTACT: CHARLES BARNETT
 2 PINECREST DRIVE
 COVINGTON, LA 70433
 (985) 351-4814

**TCHEFUNCTA CLUB ESTATES
 CONSTRUCTION PLANS
 PHASE 3B WETLAND PLANS**

TCHEFUNCTA CLUB ESTATES
 LOCATED IN SECTION 41, T7S-R10E & 52, T7S-R11E
 GREENSBURG LAND DISTRICT
 ST. TAMMANY PARISH
 LOUISIANA



McIn Taylor, Inc.
 Engineering and Land Surveying
 2839B POST ROAD
 METairie, LA 70004 (225) 886-1444



DRAWN BY: WLT
 DESIGNED BY: RMC
 CHECKED BY: WLT
 DATE: 02/14/2022

REVISIONS

1	02/25/2022
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JOB NO.: 2192161

SHEET NO.: 1

X:\UP-19\2192161-TCHEFUNCTA CLUB ESTATES PHASE 3B\WETLAND PERMIT DRAWINGS\PHASE 3B_V - SITE PLAN_1.PHASE 3B.DWG FEB-11-2022 REV

REFERENCE MAP:

1. PLAT PREPARED FOR TCHEFUNCTA CLUB SHOWING A PARCEL OF LAND LOCATED IN SECTION 41, T-7-S, R-10-E & SECTION 52, T-7-S, R-11-E.
BY JOHN C. CUMMINGS, P.L.S. DATED 4-25-2019.



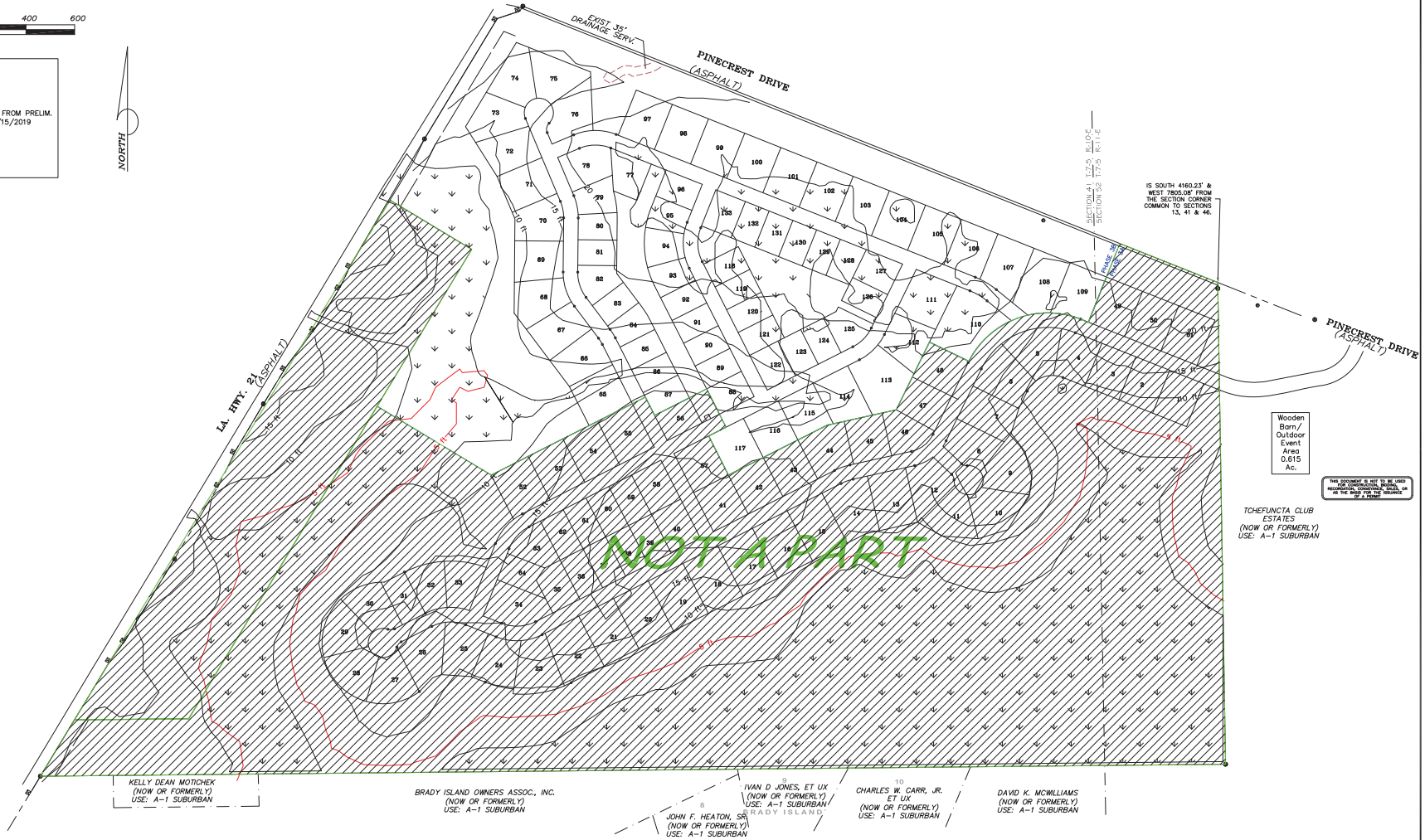
LEGEND

CONTOUR

WETLANDS FROM PRELIM. J.D. OF 3/15/2019



REFERENCE BENCHMARK: GPS-C4GNET-RTN (NAVD 88)



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TCE PROPERTIES, LLC

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DATE: FEBRUARY 11, 2022

**ELEVATION PLAN
OF
TCHEFUNCTA CLUB ESTATES
Phase 3B**

LOCATED IN SECTION 41, T 7 S-R 10 E & SECTION 52, T 7 S-R 11 E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA
FOR TCE PROPERTIES, LLC
CONTACT: CHARLES BARNETT
2 PINECREST DRIVE
COVINGTON, LA 70433
(985) 351-4814

**TCHEFUNCTA CLUB ESTATES
CONSTRUCTION PLANS
PHASE 3B WETLAND PLANS**

TCHEFUNCTA CLUB ESTATES
LOCATED IN SECTION 41, T7S-R10E & 52, T7S-R11E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH
LOUISIANA



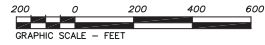
McLin Taylor, Inc.
Engineering and Land Surveying
28939 FROST ROAD, METairie, LA 70004 (225) 886-1444
ELEVATION PLAN, PHASE 3B, FEB-11-2022 D



DRAWN BY	WLT
DESIGNED BY	EMMC
CHECKED BY	WLT
DATE	10/14/2020
REVISIONS	
1	02/25/2021
JOB NO.	2192161
SHEET NO.	2

REFERENCE MAP:

1. PLAT PREPARED FOR TCHEFUNCTA COUNTRY CLUB SHOWING A PARCEL OF LAND LOCATED IN SECTION 41, T-7-S, R-10-E & SECTION 52, T-7-S, R-11-E, BY JOHN C. CUMMINGS, P.L.S. DATED 4-25-2019.

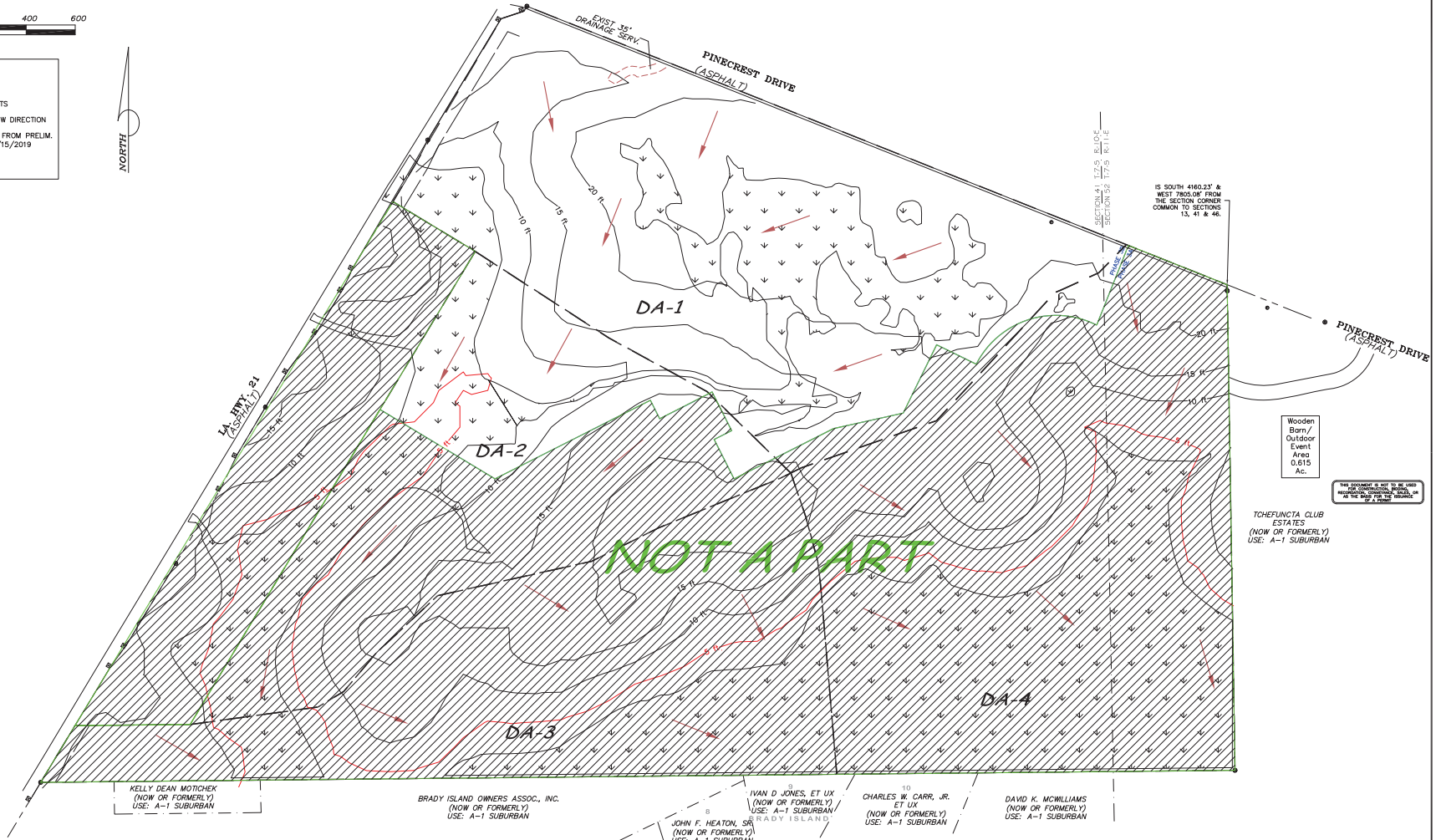


LEGEND

- CONTOUR
- DRAIN LIMITS
- SHEET FLOW DIRECTION
- WETLANDS FROM PRELIM. J.D. OF 3/15/2019



REFERENCE BENCHMARK: GPS-C4GNET-RTN (NAVD 88)



NOT A PART

Wooden Barn/
Outdoor Event
Area
0.615
Ac.

TCHEFUNCTA CLUB
ESTATES
(NOW OR FORMERLY)
USE: A-1 SUBURBAN

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DATE: FEBRUARY 11, 2022

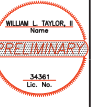
PRE DEVELOPMENT PLAN

OF TCHEFUNCTA CLUB ESTATES Phase 3B

LOCATED IN SECTION 41, T 7 S-R 10 E & SECTION 52, T 7 S-R 11 E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA
FOR TCE PROPERTIES, LLC
CONTACT: CHARLES BARNETT
2 PINECREST DRIVE
COVINGTON, LA 70433
(985) 351-4814

**TCHEFUNCTA CLUB ESTATES
CONSTRUCTION PLANS
PHASE 3B WETLAND PLANS**

TCHEFUNCTA CLUB ESTATES
LOCATED IN SECTION 41, T7S-R10E & 52, T7S-R11E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH
LOUISIANA



McLin Taylor, Inc.
Engineering and Land Surveying
28338 FROST ROAD, METairie, LA 70754 (225) 886-1444
PRELIMINARY
DATE: 02/11/22



DRAWN BY: WLT
CHECKED BY: RMC
DATE: 02/14/2020

NO.	DATE
1	02/25/2021

JOB NO.: 2192161

SHEET NO.: 3

X:\UP-19\2192161-TCHEFUNCTA CLUB ESTATES PHASE 3B\WETLAND PERMIT DRAWINGS\PHASE 3B\3 - PRE_D_PHASE 3B.WPG 2022 FEB 11 2022 09:41

REFERENCE MAP:

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BY JOHN C. CUMMINGS, P.L.S. DATED 4-25-2019.

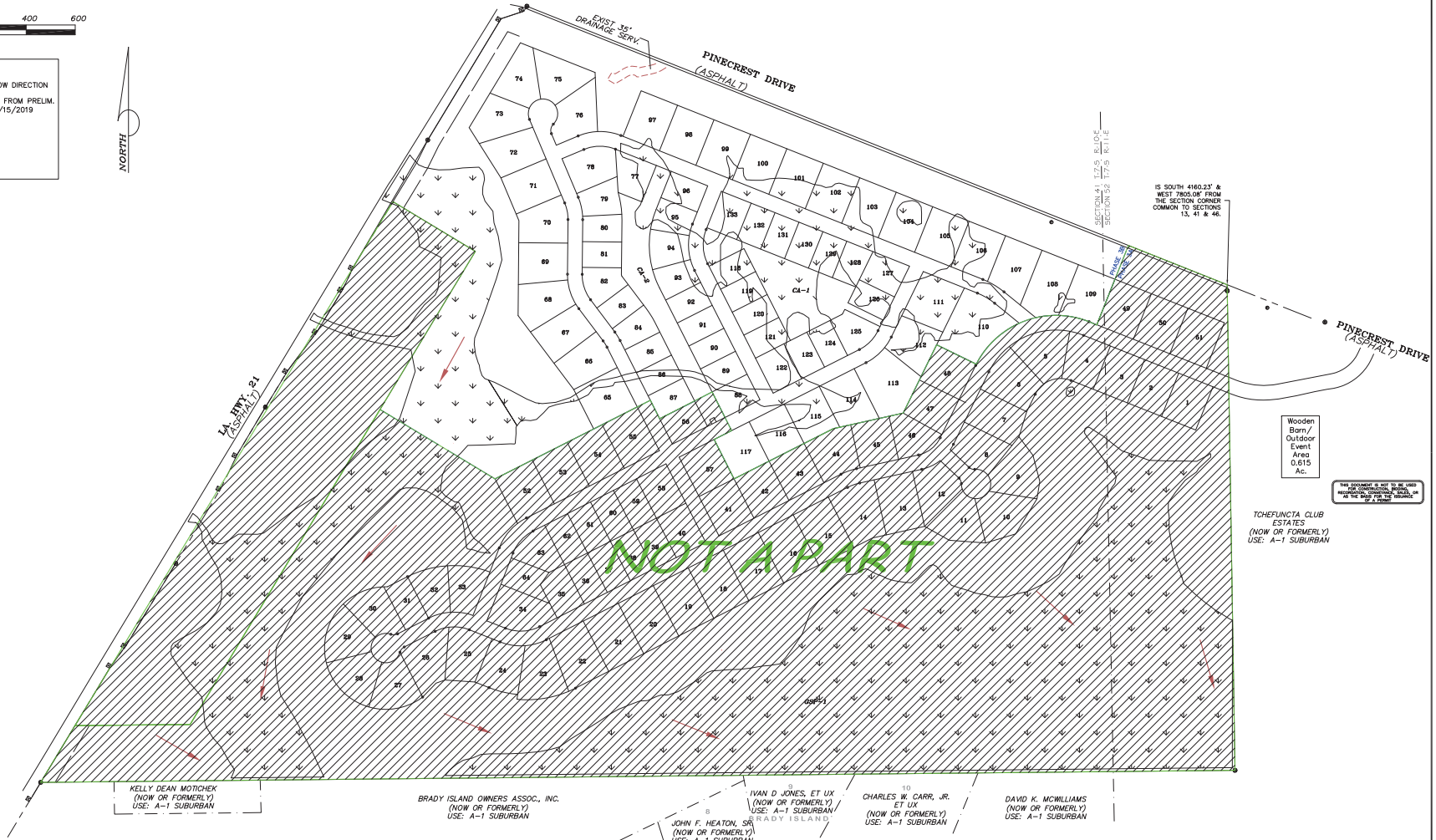


LEGEND

- SHEET FLOW DIRECTION
- WETLANDS FROM PRELIM. J.D. OF 3/15/2019



REFERENCE BENCHMARK: GPS-C4GN2-RTN (NAVD 88)



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TCE PROPERTIES, LLC

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DATE: FEBRUARY 11, 2022

POST DEVELOPMENT PLAN OF TCHEFUNCTA CLUB ESTATES Phase 3B

LOCATED IN SECTION 41, T 7 S-R 10 E & SECTION 52, T 7 S-R 11 E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA
FOR TCE PROPERTIES, LLC
CONTACT: CHARLES BARNETT
2 PINECREST DRIVE
COVINGTON, LA 70433
(985) 351-4814

TCHEFUNCTA CLUB ESTATES CONSTRUCTION PLANS PHASE 3B WETLAND PLANS

TCHEFUNCTA CLUB ESTATES
LOCATED IN SECTION 41, T7S-R10E & 52, T7S-R11E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH
LOUISIANA



McIn Taylor, Inc.
Engineering and Land Surveying
28338 FROST ROAD, METairie, LA 70002 (225) 886-1444
POST OFFICE BOX 111, 2022 DEN

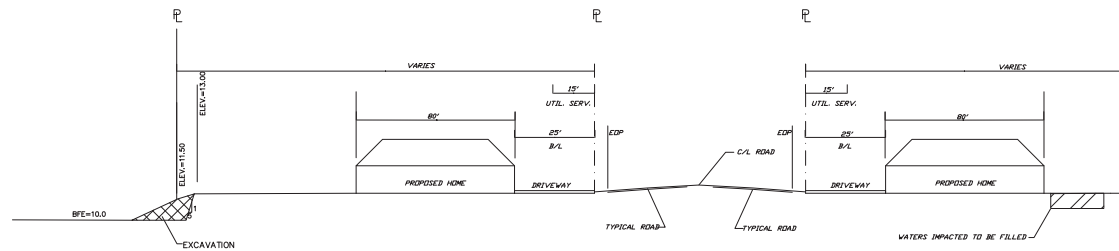


DRAWN BY: WLT
DESIGNED BY: RMC
CHECKED BY: WLT
DATE: 02/14/2022

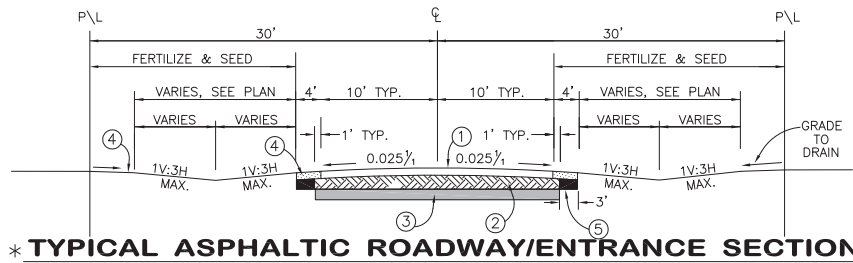
REV	DATE	DESCRIPTION
1	02/25/2021	

JOB NO.: 2192161

SHEET NO.: 4



PROPOSED TYPICAL SECTION
N.T.S.



*** TYPICAL ASPHALTIC ROADWAY/ENTRANCE SECTION**

NOT TO SCALE

LEGEND: FOR ASPHALT PAVING

- ① 4" (MIN.) ASPHALT PAVEMENT
- ② 8" (MIN.) CLASS II BASE COURSE
- ③ 12" (MIN.) A-4 OR BETTER SUB-BASE STRUCTURAL FILL
- ④ NATURE SOIL SHOULDER SURFACE
- ⑤ 6" MIN. SHOULDER BACKFILL MATERIAL, COMPACTED TO 92% OF ITS STANDARD PROCTOR DENSITY. MATERIAL TO BE IN COMPLIANCE WITH THE APPLICABLE SECTION OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, AND LATEST REVISIONS THERETO.

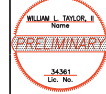
BASE PREPARATION AND PAVING NOTES:

1. ALL WORK AND MATERIAL TO BE IN COMPLIANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION, & ST. TAMMANY PARISH ORDINANCE #499 UNLESS OTHERWISE NOTED.
2. EXISTING TOP SOIL IN PROPOSED ROAD BED TO BE EXCAVATED AND REMOVED AS NECESSARY FOR FINAL GRADE.
3. PROOFROLL AND STABILIZE SUBGRADE.

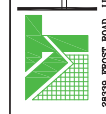
* THIS TYPICAL SECTION REPRESENTS THE MINIMUM; HOWEVER UPON APPROVAL OF PRELIMINARY PLANS A GEOTECHNICAL INVESTIGATION, INCLUDING A PAVEMENT DESIGN, SHALL BE CONDUCTED.

DATE: FEBRUARY 11, 2022

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, OR FOR ANY OTHER PURPOSE, WITHOUT THE WRITTEN PERMISSION OF TCE PROPERTIES, LLC.



McLin Taylor, Inc.
Engineering and Land Surveying
28838 FROST ROAD, LAKE CHARLES, LA 70654 (228) 688-1444



TYPICAL SECTIONS
OF
TCHFUNCTA CLUB ESTATES
Phase 3B
LOCATED IN SECTION 41, T 7 S-R 10 E & SECTION 52, T 7 S-R 11 E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA
FOR TCE PROPERTIES, LLC
CONTACT: CHARLES BARNETT
2 PINECREST DRIVE
COVINGTON, LA 70433
(985) 351-4814

TCHFUNCTA CLUB ESTATES
CONSTRUCTION PLANS
PHASE 3B WETLAND PLANS

TCHFUNCTA CLUB ESTATES
LOCATED IN SECTION 41, T7S-R10E & 52, T7S-R11E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH
LOUISIANA

DESIGN BY	WLT
DRAWN BY	EMMC
CHECKED BY	WLT
DATE	12/14/2020

REVISIONS	
1	02/25/2021

JOB NO. 2192161
SHEET NO.

5

X:\UP-19\2192161-TCHFUNCTA CLUB ESTATES PHASE 3B\WETLAND PERMIT DRAWINGS\PHASE 3B\3 - TYPICAL SECTIONS.DWG FEB-11-2022 DCN