

JOINT PUBLIC NOTICE

January 25, 2021

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

State of Louisiana
Department of Environmental Quality
Water Permits Division
Post Office Box 4313
Baton Rouge, Louisiana 70821-4313

Project Manager
Brad LaBorde
(504) 862-2225
Brad.LaBorde@usace.army.mil
Permit Application Number
MVN 2005-0033 EOO

Project Manager
Elizabeth Hill
(225) 219-3225
WQC Application Number
WQC 201208-03

Interested parties are hereby notified that a permit application has been received by the New Orleans District (MVN) 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).

Permit Modification and Time Extension for a Multi-Family Development in Tangipahoa Parish, Louisiana

Name of Applicant: Tucker Property Management, % Michael Henry, Hydrik Wetlands Consultants, 2323 Highway 190 East, Suite 2, Hammond, Louisiana 70401.

Location of Work: Off North Morrison Boulevard at 15015 Creeks Road and the existing "The Creeks" apartment complex, in Hammond, Louisiana.

Latitude: 30.52755, Longitude: -90.4826

Hydrologic Unit Code: 08070203 – Tickfaw

Character of Work: The applicant is requesting a permit modification and time extension to construct phase two of "The Creeks" apartment complex. The five-acre project area was previously cleared, filled, and graded with approximately half of the property currently in use. Phase two construction would include three additional apartment buildings and a detention pond requiring excavating and redistributing approximately 48,000 cubic yards of material on-site with placement of another 9,300 cubic yards of hauled-in fill and 2,100 cubic yards of concrete. All jurisdictional wetlands were reviewed and mitigated for with the previous authorization.

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.** 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.

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.

MVN 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.

The Information for Planning and Consultation for Endangered Species in Louisiana (IPaC) was utilized on January 19, 2021 to determine that the proposed activity “no effect” to the Threatened West Indian manatee and the Endangered Red-cockaded woodpecker and Gopher Tortoise.

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 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

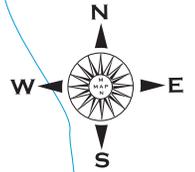
Enclosure

TANGIPAHOA

PARISH

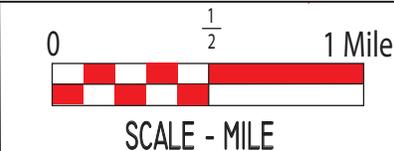
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SITE



SITE COORDINATES:
30.52755 N, -90.4826 W

THE CREEKS
APARTMENT COMPLEX
HAMMOND
SECTION 14, T6S-R7E
TANGIPAHOA PARISH, LA



APPLICANT:
THE CREEKS

LEGEND:

-  = PROJECT SITE
-  = DRAINAGE DISCHARGE



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

FIGURE
1

PROJECT DATA

PROJECT AREA = 20 ACRES
 PROPOSED APARTMENT BUILDINGS: 3
 EXISTING APARTMENT BUILDINGS: 17
 EXISTING OFFICE BUILDING: 1
 EXISTING LENGTH OF STREETS: 2,352 LIN. FT
 PROPOSED LENGTH OF STREET: 1,096 LIN. FT
 BUILDING (FOOTPRINT) AREA:
 EXISTING: 90,900 SQ. FT.
 PROPOSED: 24,180 SQ. FT.
 DETENTION POND (1) = 3.10 ACRES

LEGEND:

- SITE BOUNDARY (20 ACRES)
- WETLANDS PREVIOUSLY PERMITTED AS FILLED UNDER PERMIT NO. MVN-2005-00033-CM - 5 ACRES
- WETLANDS FILLED / CONVERTED UNDER PERMIT NO. MVN-2005-00033-CM 3.300 AC.
- WETLANDS PERMITTED AS FILLED NOT PART OF IMPACT FOOTPRINT: 0.264 AC
- PREVIOUSLY PERMITTED AS FILLED NOW EXCAVATED FOR POND: 1.436 AC.
- EXISTING SWALE TO REMAIN: 1,230 LIN. FT. / 0.2 AC.
- OUTFALL AREA
- NON-WETLAND WATER AVOIDED: YELLOW WATER RIVER CANAL 525 LIN. FT. / 0.40 AC.
- PROPOSED DETENTION POND AREA = 3.10 ACRES
- PROPOSED CONC. SURFACE
- PROPOSED RESIDENTIAL APARTMENT BLDG.
- EXISTING APARTMENT BUILDING
- 45 -- ELEVATION / CONTOUR

THIS SITE IS LOCATED IN FLOOD ZONES "AE" & "X" PER FEMA FLOOD INSURANCE RATE MAP NO: 220206C 0340F, DATED 7-22-2010; B.F.E. 45.7'



ACCT. No. MVN-2005-00033-CM

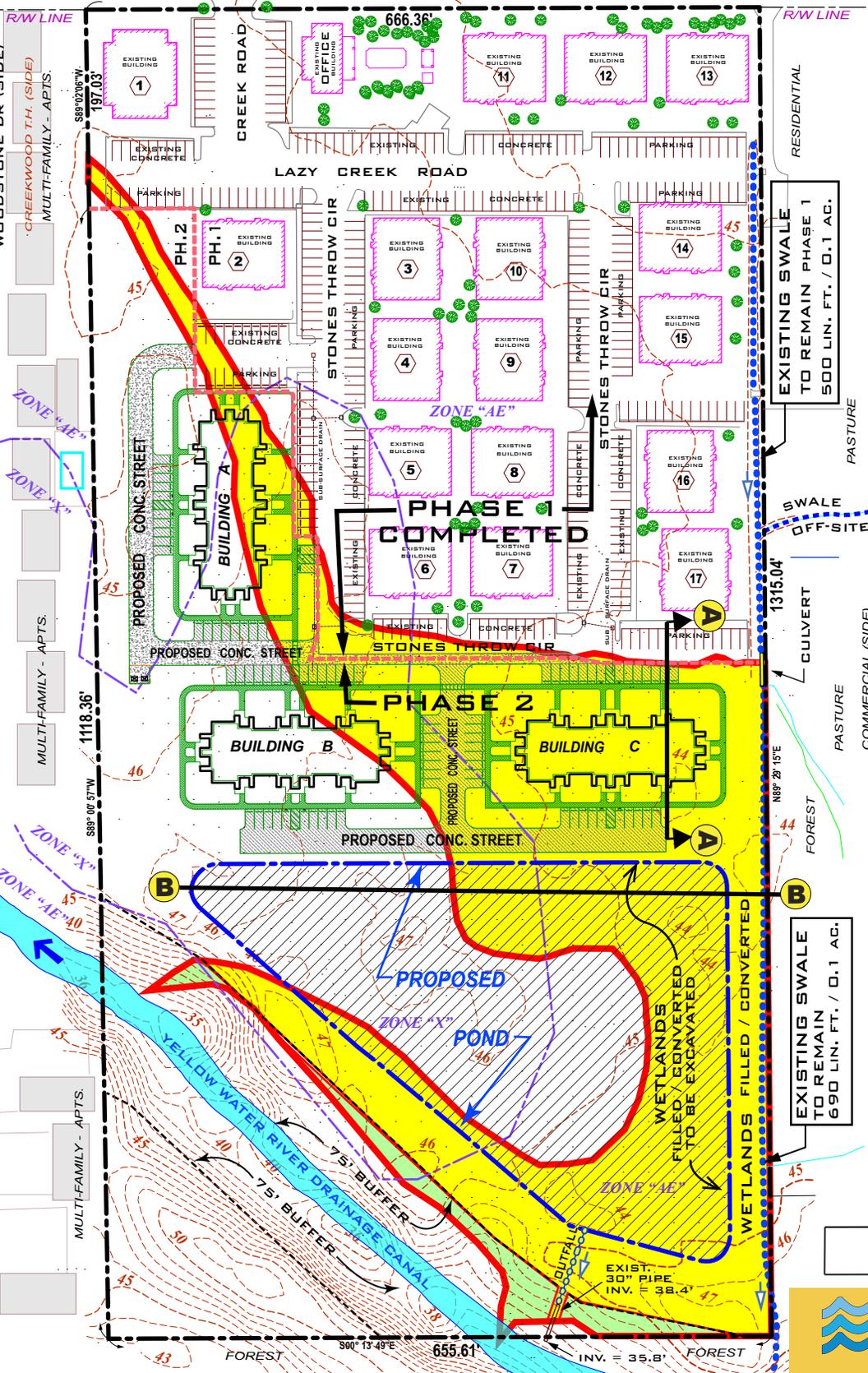
APPLICANT: CREEK APARTMENTS

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

THE CREEKS - PH. 2 FIGURE
 APARTMENT COMPLEX - HAMMOND
 SECTION 14, T6S-R7E
 TANGIPAOHA PARISH, LA

2

HF: 2011 BC DATE: 9-15-2020 APPROVED:



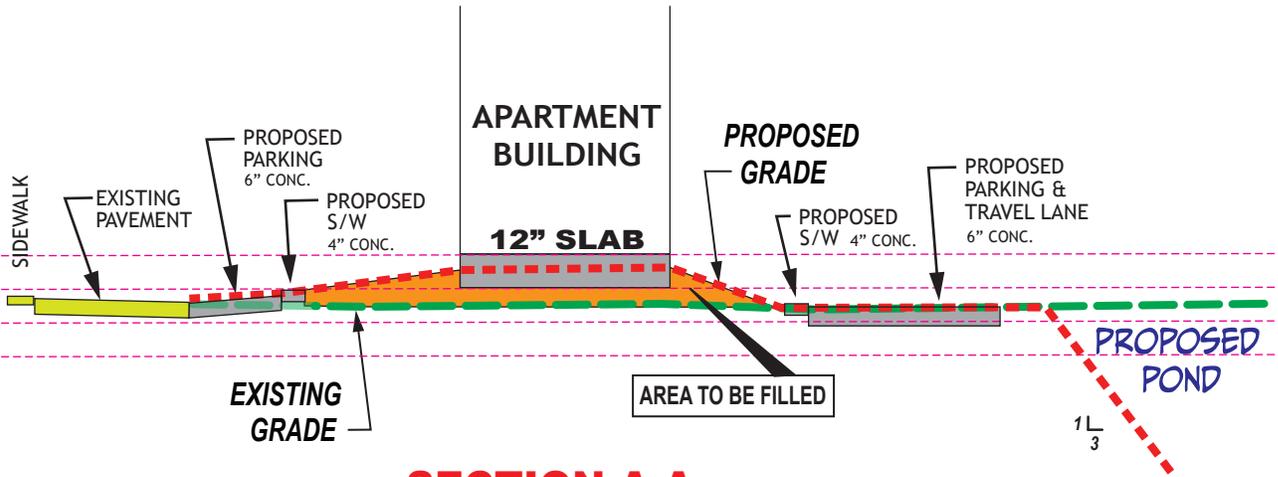
VOLUMES PROPOSED:
 12" CONC. BLDG. SLABS: 1,200 CU. YDS.
 6" CONC. STREETS: 446 CU. YDS.
 4" CONC. PARKING AREAS: 272 CU. YDS.
 4" CONC. SIDEWALKS: 111 CU. YDS.
 CLEAN FILL: 9,263 CU. YDS.
 CLEAN SILT FILL FROM ON SITE EXCAVATION:
 -47,674 CU. YDS.

NOTES:
 BASE DRAWINGS PROVIDED BY:
 DUPLANTIS DESIGN GROUP
 ADDITIONAL EXISTING IMPROVEMENTS
 WITHIN THIS SITE ARE NOT SHOWN HEREON.

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

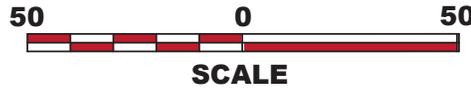
ELEVATION - N.G.V.D

ELEVATION - N.G.V.D



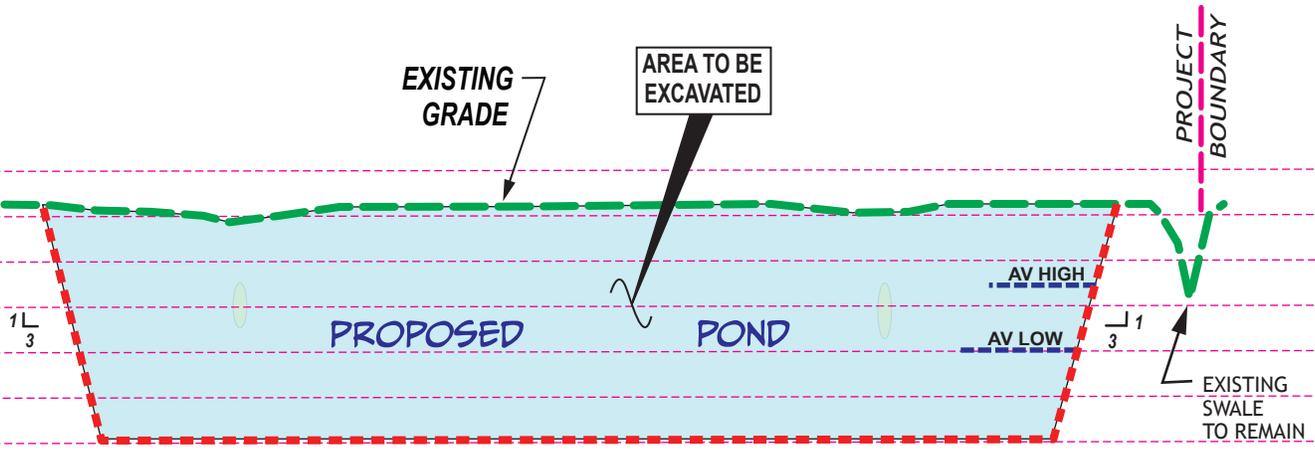
SECTION A-A

PROFILE VIEW



ELEVATION - N.G.V.D

ELEVATION - N.G.V.D



SECTION B-B

PROFILE VIEW



LEGEND:

- EXISTING GRADE
- PROPOSED GRADE
- AREA TO BE FILLED
- AREA TO BE EXCAVATED
- PROPOSED CONCRETE

APPLICANT: CREEK APARTMENTS



THE CREEKS - PH. 2 **FIGURE**
 APARTMENT COMPLEX - HAMMOND
 SECTION 14, T6S-R7E
 TANGIPAOHA PARISH, LA

3

HF: 2011 BC DATE: 9-15-2020 APPROVED: