

# JOINT PUBLIC NOTICE

March 25, 2019

United States Army  
Corps of Engineers  
New Orleans District  
Regulatory Branch  
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

(504) 862-1217  
Project Manager  
Kenny Blanke  
[Kenneth.G.Blanke@usace.army.mil](mailto:Kenneth.G.Blanke@usace.army.mil)  
MVN 2016-00125-CQ

(225) 219-3225  
Project Manager  
Ms. Elizabeth Hill  
WQC Application Number  
WQC 190313-03

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).

Application has also been made to the Louisiana Department of Environmental Quality, Office of Environmental Services, for a Water Quality Certification (WQC) in accordance with statutory authority contained in LRS30:2074 A(3), and provisions of Section 401 of the Clean Water Act (P.L.95-17).

## **MIXED USE DEVELOPMENT IN EAST BATON ROUGE PARISH**

**NAME OF APPLICANT:** East Baton Rouge Redevelopment Authority, c/o Natural Resource Professionals, LLC, Attn: Alissa Berthelot, 10621 North Oak Hills Pkwy, Suite A, Baton Rouge, Louisiana 70810.

**LOCATION OF WORK:** Located on an approximate 62.6-acre site, in Section 79, Township 7 South, Range 1 East, along and west of Ardenwood Drive, near Baton Rouge, Louisiana, located in East Baton Rouge Parish, as shown on the enclosed drawings (Latitude 30.463611 N Longitude -91.1311389 W). This project is located in the Pontchartrain Basin (Amite River HUC 08070202).

**CHARACTER OF WORK:** The applicant is requesting a Department of the Army permit authorization to clear, grade, excavate, place and maintain fill material for the construction of a mixed use (residential, commercial, and recreational) development (Ardendale Development), near Baton Rouge, Louisiana, within East Baton Rouge Parish. The proposed development would include approximately 33 acres dedicated to commercial / residential developments, 15 acres for roadways and parking areas, and 14.5 acres dedicated to recreational and green space areas. Approximately 4,175 cubic yards of clean earthen fill material would be placed as fill in potentially jurisdictional areas during project construction. Approximately 6.9 acres of potentially jurisdictional forested wetlands would be directly impacted as a result of project implementation. Approximately 0.9 acre of jurisdictional Other Waters of the United States (OWOUS) would be filled and directly impacted as a result of project implementation. The applicant has claimed that the project has been designed to avoid and minimize direct and secondary adverse wetland impacts to the maximum extent practicable. The applicant has

proposed a modified project footprint located to the west of North Ardendale Road only. The originally proposed project impacted an additional 30.1 acres of wetlands. The applicant is proposing to utilize best management practices during and after the construction phase of the project. The applicant is proposing to compensate for the unavoidable impact by purchasing mitigation credits from an approved mitigation bank. The applicant has proposed a reduction of jurisdictional wetland area on an expired jurisdictional determination and is requesting that the determination be modified based on hydrology modelling that the applicant has conducted onsite. A pending jurisdictional determination modification is being processed by the Corps' Surveillance and Enforcement Section.

The comment period for the Department of Army Permit and the Louisiana Department of Environmental Quality will close in **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**. 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. 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 US 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 US 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. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. Copies of this notice are being sent to the State Archeologist and State Historic Preservation Officer.

Our initial finding is that the proposed work would neither affect any species listed as endangered by the U.S. Departments of Interior or Commerce, nor affect any habitat designated as critical to the survival and recovery of any endangered species. Utilizing Standard Local Operating Procedure for Endangered Species in Louisiana (SLOPES), dated October 22, 2014, between the U.S. Army Corps of Engineers, New Orleans and U.S. Fish and Wildlife Service, Ecological Services Office, the Corps has determined that the proposed activity would have no effect on any listed species.

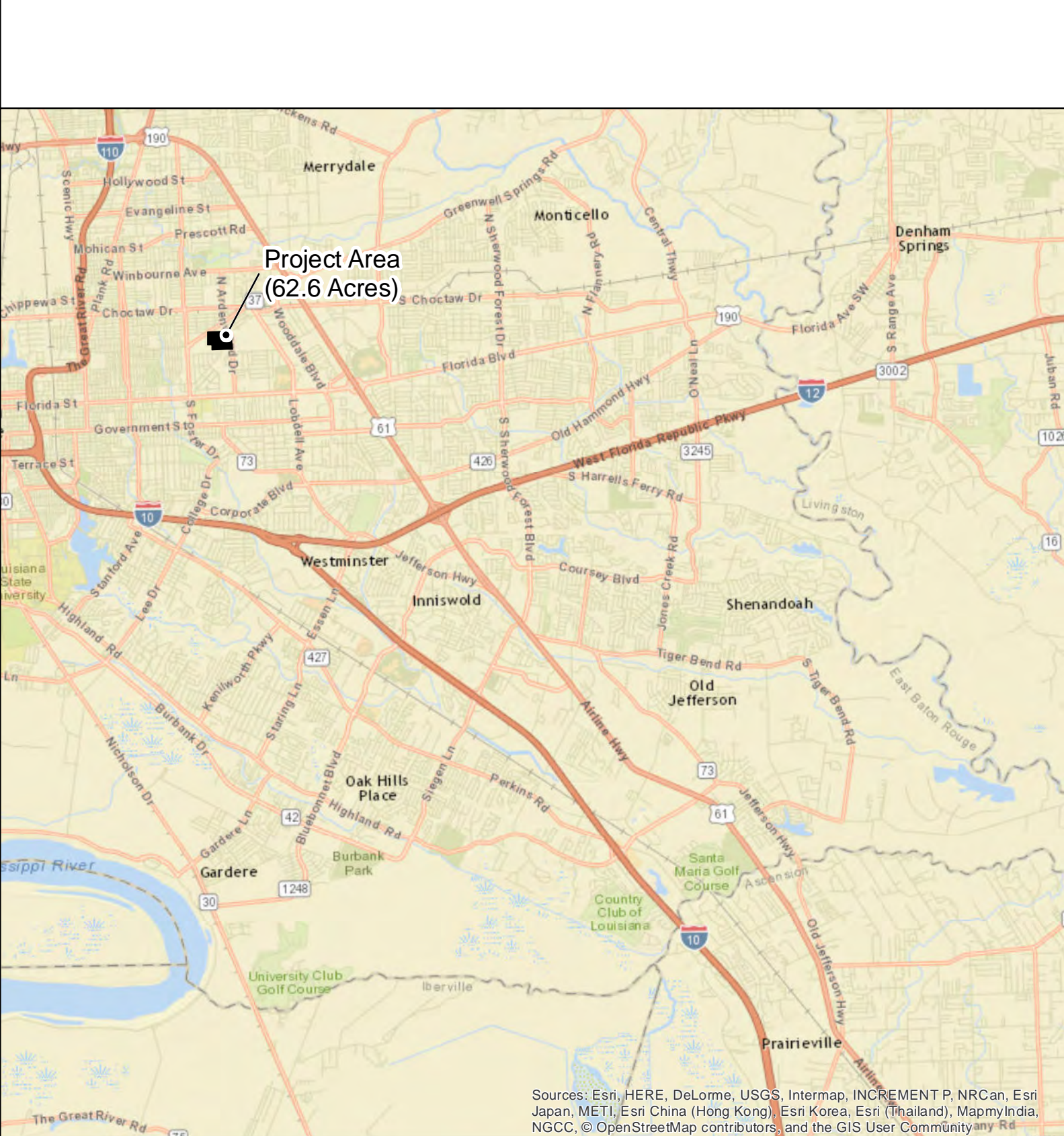
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of 0 acres of EFH utilized by various life stages of red drum and penaeid shrimp. Our 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 Department of Environmental Quality, Office of Environmental Services, 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.


JOHN M. HERMAN  
Chief, Central Evaluation Section  
Regulatory Branch

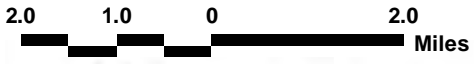
Enclosure



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

**Legend**

 Project Location (62.6 Acres)



**Map Notes:**

1. The boundary shown is based on the boundary survey provided by the client.
2. Map projected to NAD83 UTM Zone 15.

**EBR Redevelopment Authority**

**Baton Rouge, LA**

**ARDENDALE DEVELOPMENT  
VICINITY MAP**

**EAST BATON ROUGE PARISH, LA**

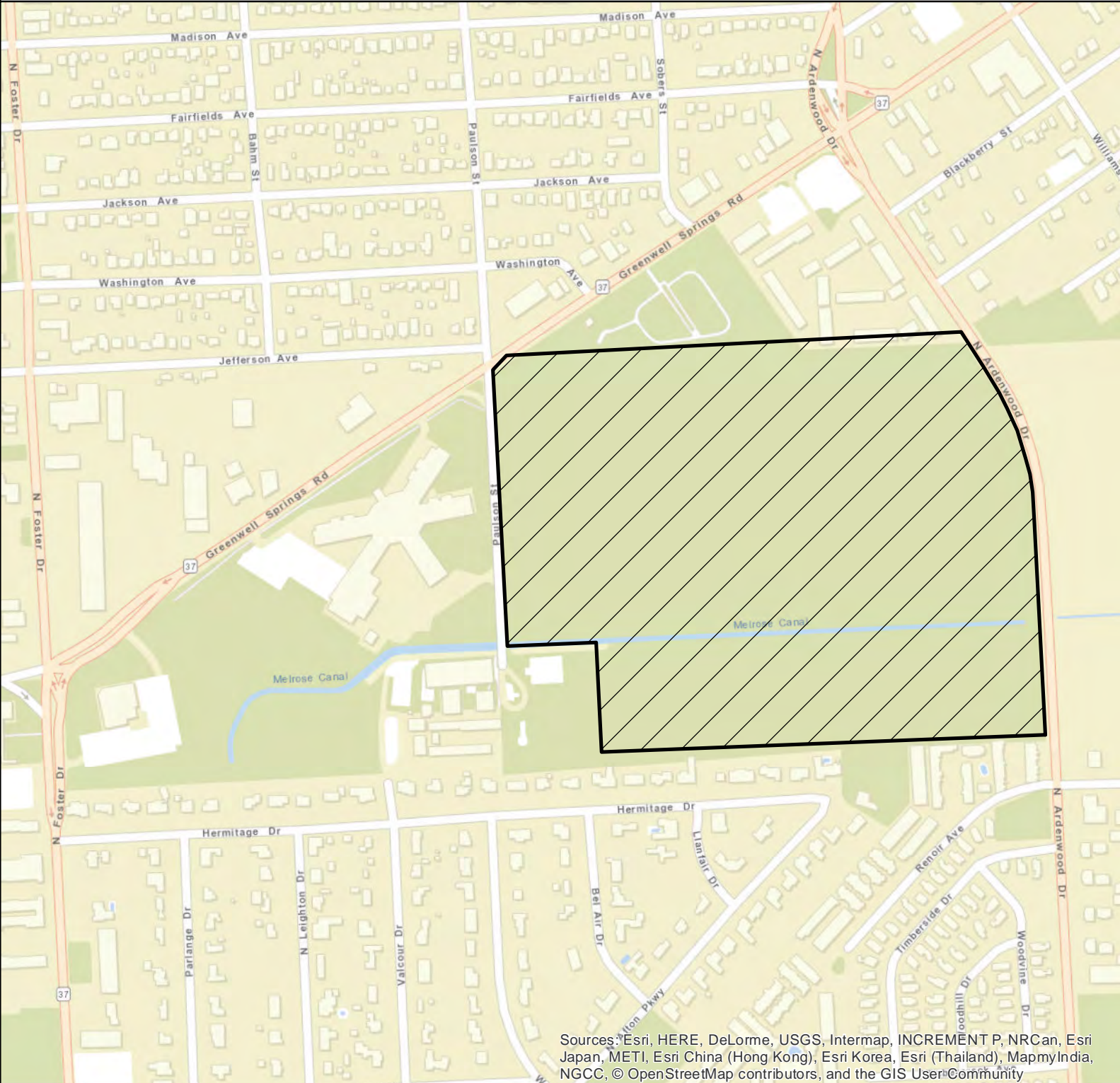
Created : AGB/ArcView

Approved : SPN

Date : 08/22/2017

Map No. :

**FIGURE 1**



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

**Legend**

 Project Location (62.6 Acres)



**Map Notes:**

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2. Map projected to NAD83 UTM Zone 15.

**EBR Redevelopment Authority**

**Baton Rouge, LA**

**ARDENDALE DEVELOPMENT  
SITE MAP  
EAST BATON ROUGE PARISH, LA**

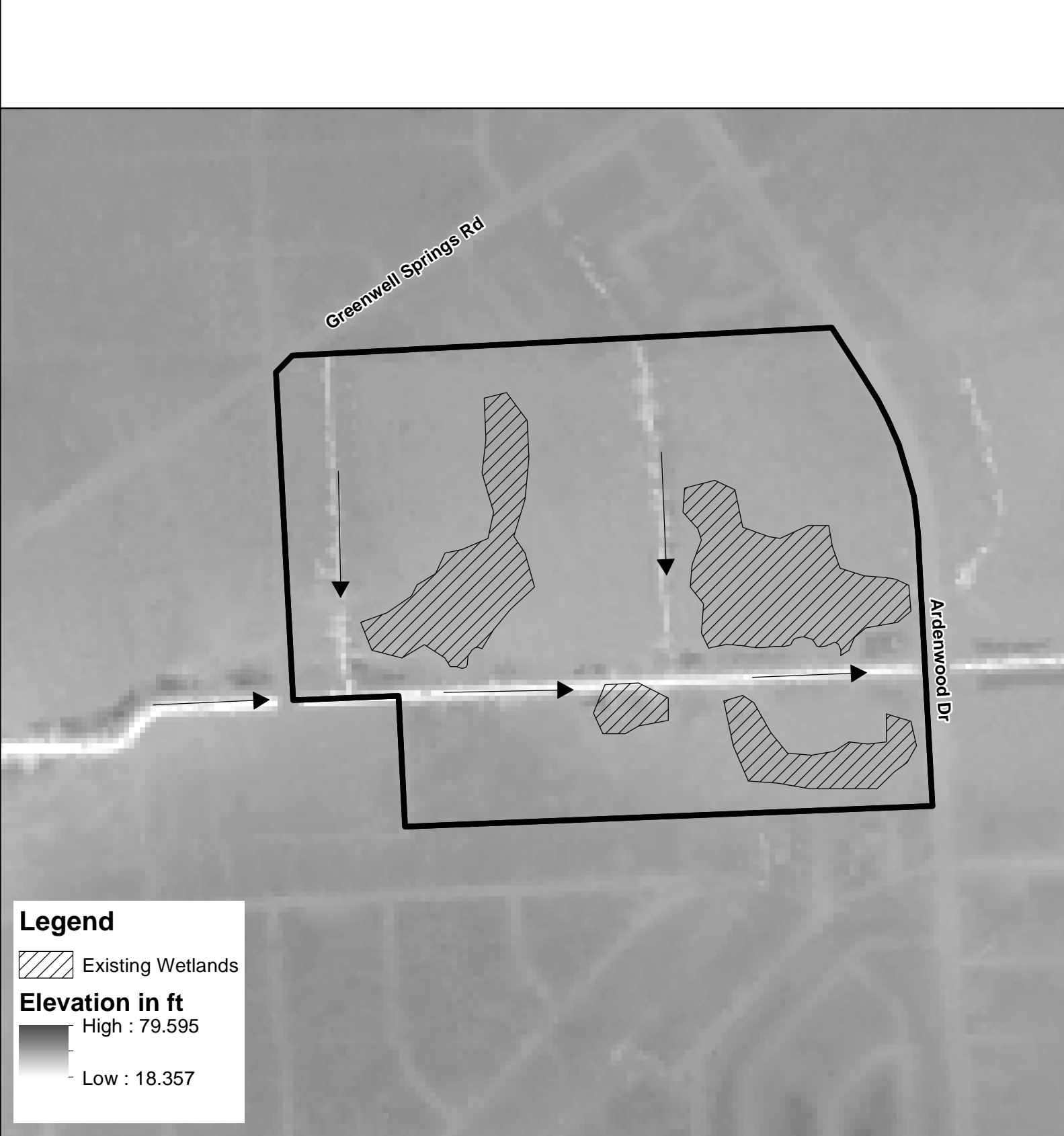
Created : AGB/ArcView

Approved : SPN

Date : 08/22/2017

Map No. :


**FIGURE 2**



**Legend**

 Existing Wetlands

**Elevation in ft**

 High : 79.595  
Low : 18.357

**Legend**

 Project Location (62.6 Acres)

 Existing Wetlands

 Existing Drainage Flow

**Map Notes:**

1. The boundary shown is based on the boundary survey provided by the client.
2. Map projected to NAD83 UTM Zone 15.



**EBR Redevelopment Authority**

**Baton Rouge, LA**

**ARDENDALE DEVELOPMENT  
LIDAR MAP  
EAST BATON ROUGE PARISH, LA**

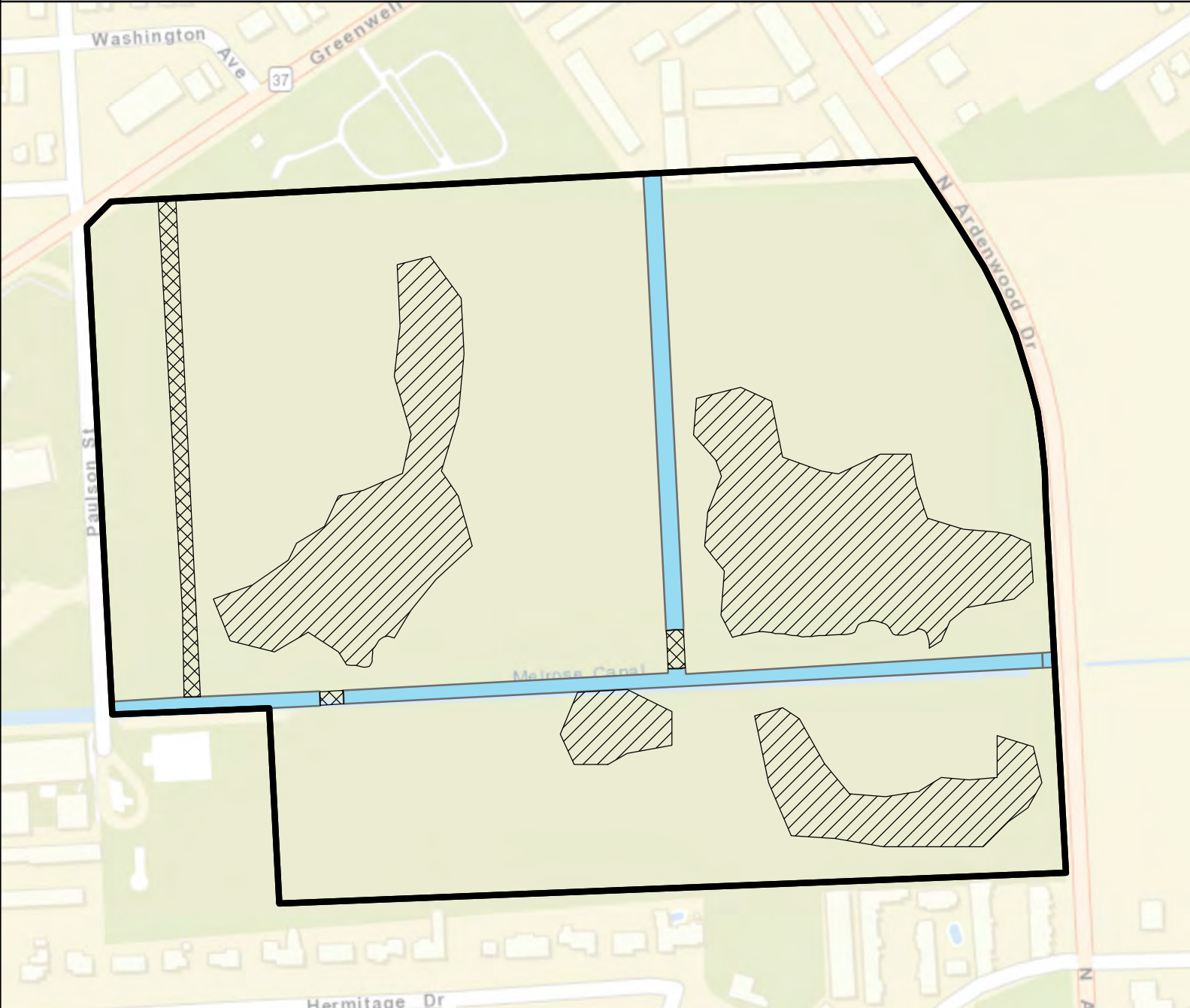
Created : AGB/ArcView





Approved : SPN

Date : 03/22/2018

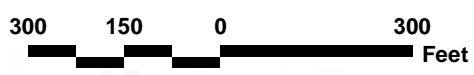
Map No. :

**FIGURE 3**



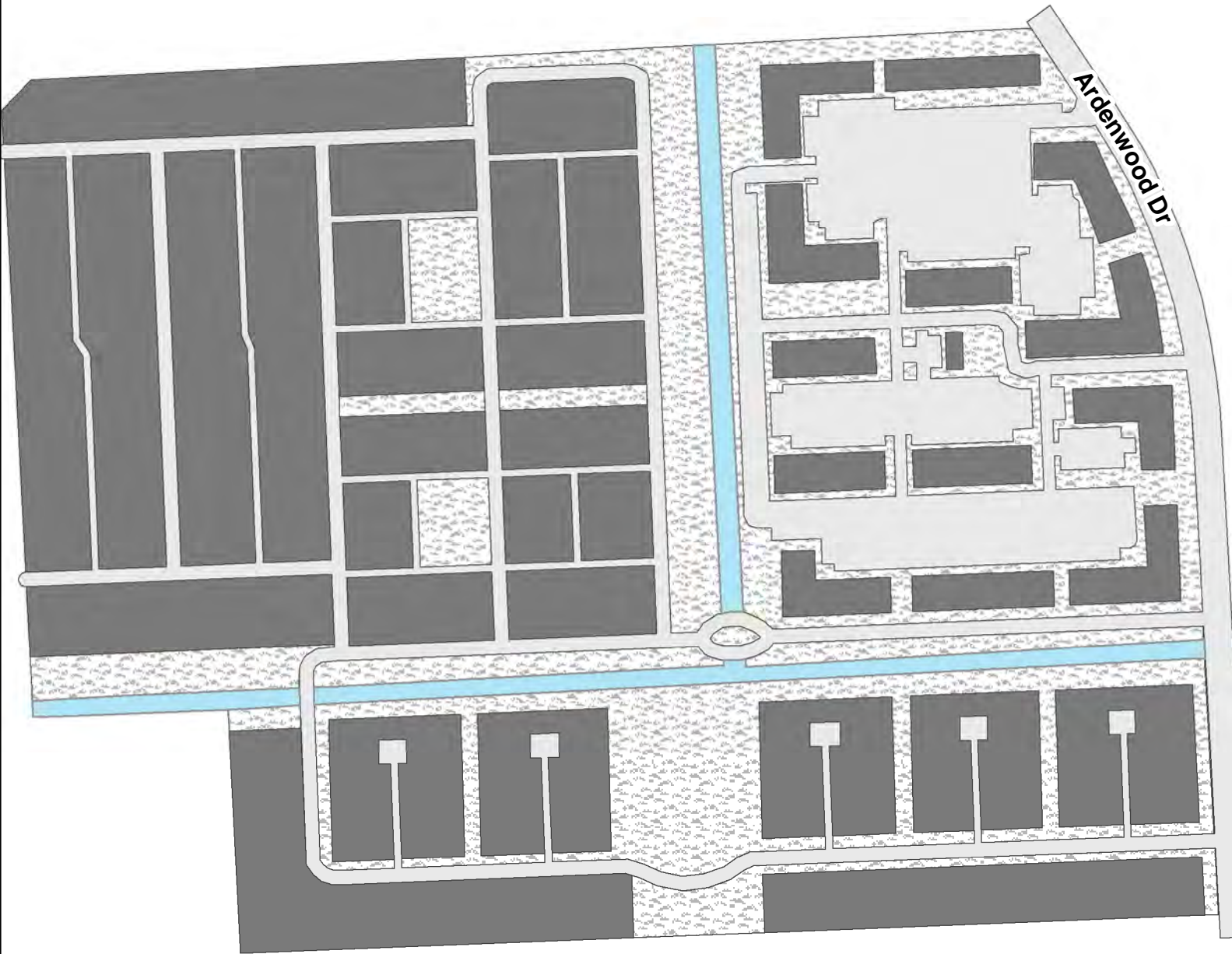
- Legend**
-  Project Location (62.6 Acres)
  -  62% Mixed Wetlands to be Impacted (6.9 acres)
  -  Other Waters to be Impacted (0.9 acres)
  -  Other Waters to be Avoided (2.1 acres)

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community







- Map Notes:**
1. The boundary shown is based on the boundary survey provided by the client.
  2. Map projected to NAD83 UTM Zone 15.

<b>EBR Redevelopment Authority</b>	
<b>Baton Rouge, LA</b>	
<b>ARDENDALE DEVELOPMENT WETLAND MAP EAST BATON ROUGE PARISH, LA</b>	
Created :	AGB/ArcView
Approved :	SPN
Date :	03/22/2018
Map No. :	<b>FIGURE 4</b>

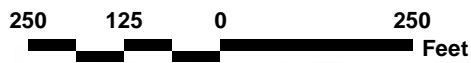


**Legend**

-  Residential/Commercial (33 acres)
-  Roadways/Parking Lots (15 acres)
-  Greenspace (14.5 acres)
-  Waterways

**Map Notes:**

1. The boundary shown is based on the boundary survey provided by the client.
2. Map projected to NAD83 UTM Zone 15.



**EBR Redevelopment Authority**

**Baton Rouge, LA**

**ARDENDALE DEVELOPMENT  
SITE MAP  
EAST BATON ROUGE PARISH, LA**

Created : AGB/ArcView

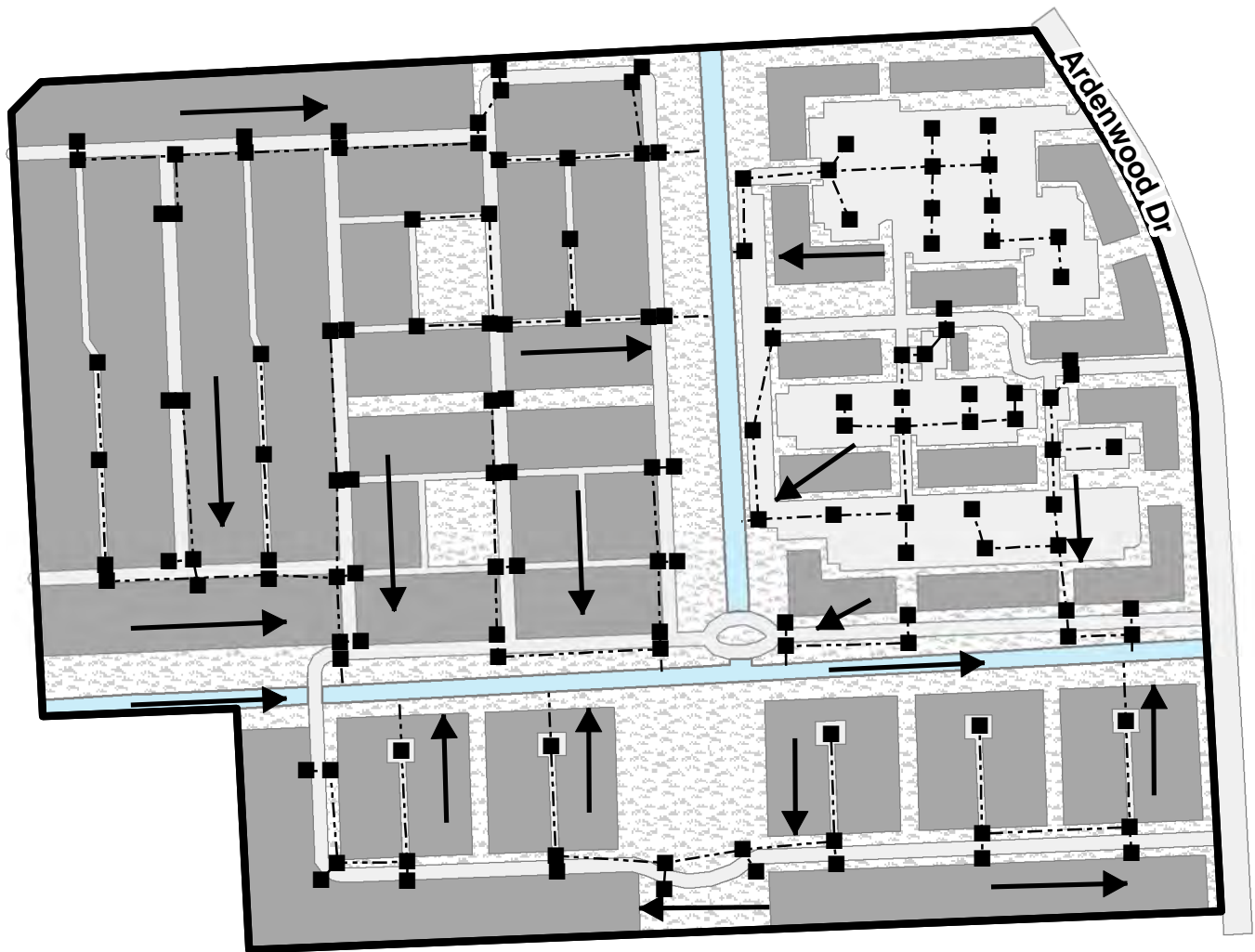
Approved : SPN

Date : 03/22/2018









Map No. :

**FIGURE 5**





**Legend**

-  Project Location (62.6 Acres)
-  Residential/Commercial (33 acres)
-  Roadways/Parking Lots (15 acres)
-  Greenspace (14.5 acres)
-  Waterways
-  Proposed Drainage Pipe
-  Post-construction Drainage flow
-  Proposed Drainage Manhole



**Map Notes:**

1. The boundary shown is based on the boundary survey provided by the client.
2. Map projected to NAD83 UTM Zone 15.

**EBR Redevelopment Authority**

**Baton Rouge, LA**

**ARDENDALE DEVELOPMENT  
DRAINAGE PLAN  
EAST BATON ROUGE PARISH, LA**

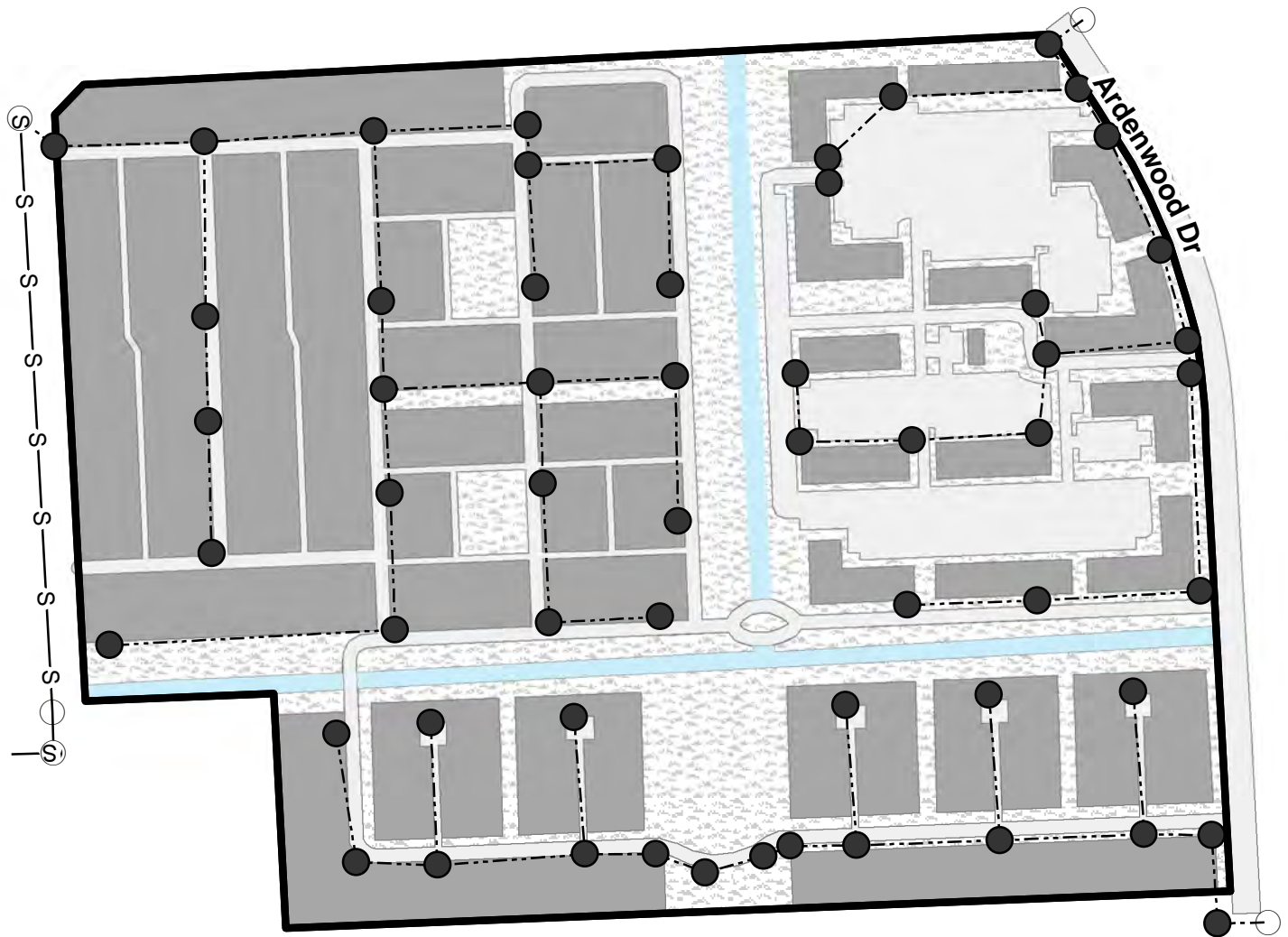
Created : AGB/ArcView

Approved : SPN










Date : 03/22/2018

Map No. :

**FIGURE 6**



**Legend**

-  Project Location (62.6 Acres)
-  Residential/Commercial (33 acres)
-  Roadways/Parking Lots (15 acres)
-  Greenspace (14.5 acres)
-  Drainageways
-  Proposed Sewer Lines
-  Existing Sewer Lines
-  Proposed Sewer Manhole
-  Existing Sewer Manhole



**EBR Redevelopment Authority**

**Baton Rouge, LA**

**ARDENDALE DEVELOPMENT  
SEWER DRAINAGE PLAN  
EAST BATON ROUGE PARISH, LA**

Created : AGB/ArcView

Approved : SPN

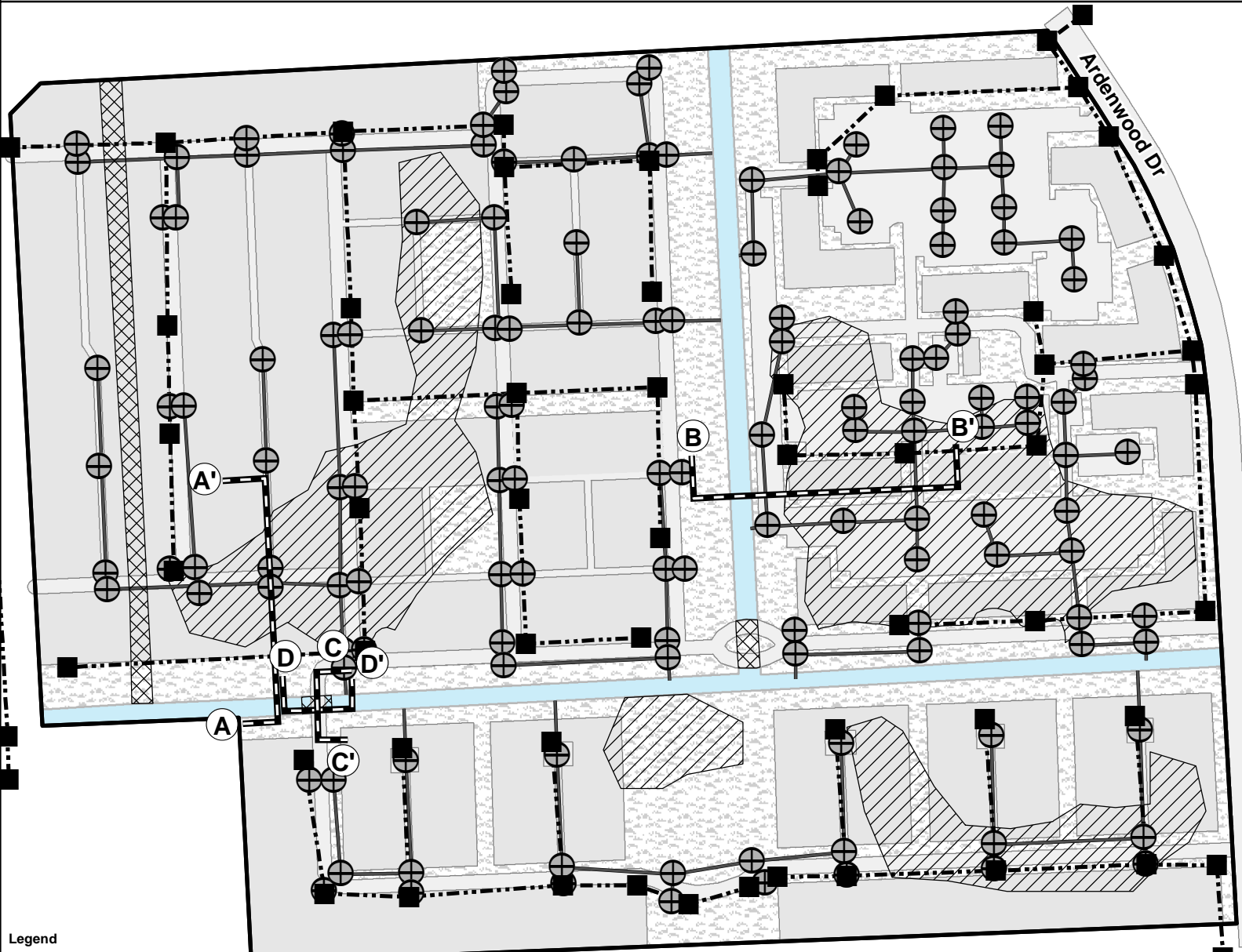
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Map No. :

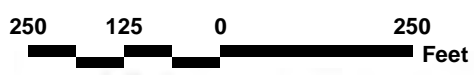
**FIGURE 7**

**Map Notes:**

1. The boundary shown is based on the boundary survey provided by the client.
2. Map projected to NAD83 UTM Zone 15.

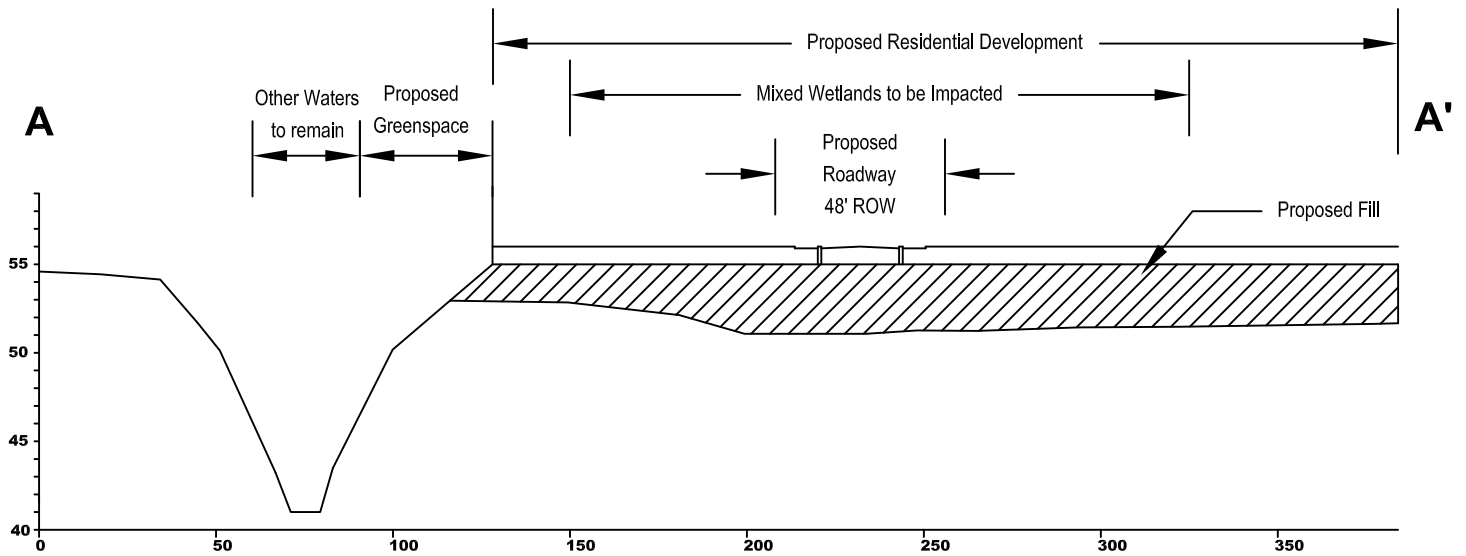


- Legend**
- Project Location (62.6 Acres)
  - Other Waters to be Impacted (0.9 acres)
  - Residential/Commercial (33 acres)
  - Roadways/Parking Lots (15 acres)
  - Greenspace (14.5 acres)
  - Waterways
  - Sewer Lines
  - 62% Mixed Wetlands to be Impacted (6.9 acres)
  - Drainage
  - Cross Section Lines
  - Sewer Manholes
  - Drainage Points

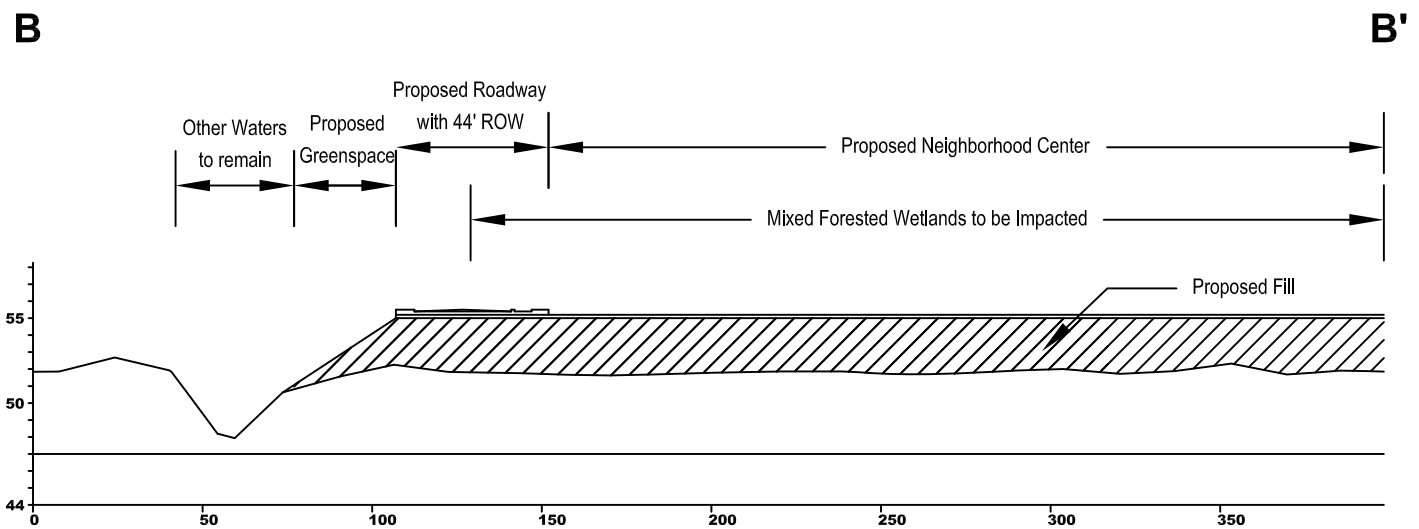


**Map Notes:**  
 1. The boundary shown is based on the boundary survey provided by the client.  
 2. Map projected to NAD83 UTM Zone 15.

<b>EBR Redevelopment Authority</b>	
<b>Baton Rouge, LA</b>	
<b>ARDENDALE DEVELOPMENT CROSS SECTION MAP EAST BATON ROUGE PARISH, LA</b>	
Created :	AGB/ArcView
Approved :	SPN
Date :	03/22/2018
Map No. :	<b>FIGURE 8</b>



**Section A - A' Typical Residential Development  
5:1 Vertical Exaggeration**



**Section B-B' Typical Neighborhood Center  
5:1 Vertical Exaggeration**

1. See Figures 11 & 12 for additional roadway and drainage details



EBR Redevelopment Authority

Baton Rouge, LA  
ARDENDALE DEVELOPMENT  
CROSS SECTION A & B  
EAST BATON ROUGE PARISH, LA

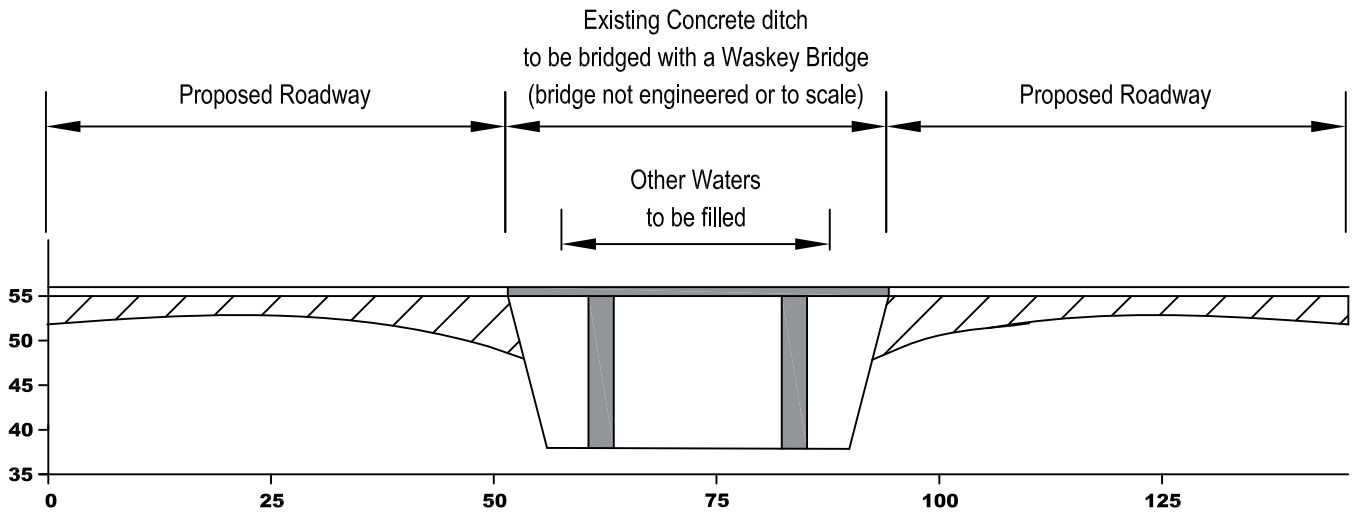
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Approved: SPN

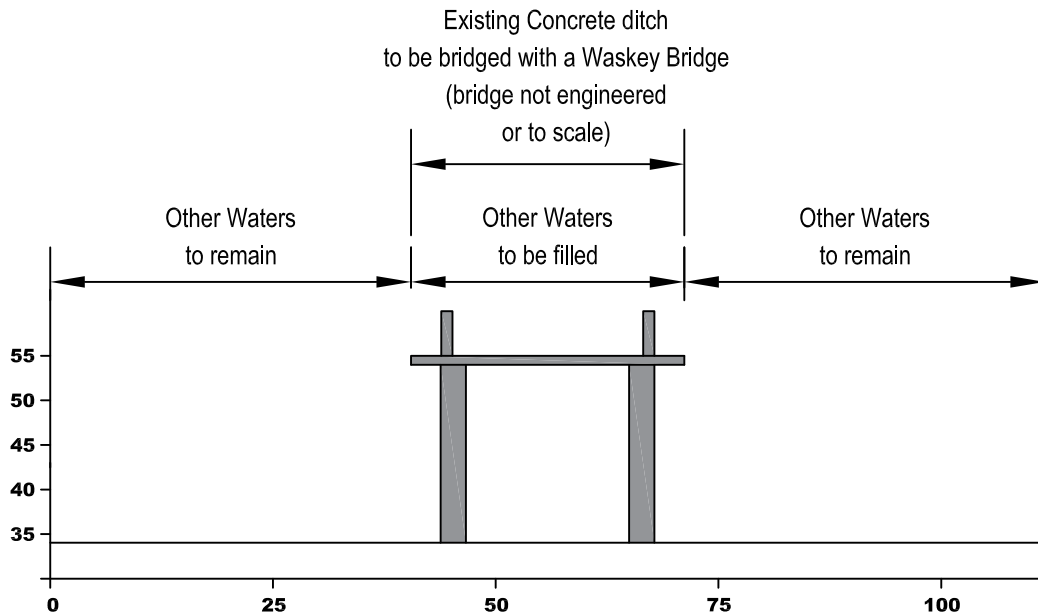
Date: 03/16/2018

Map No.:

FIGURE 9



**Section C-C' Typical Neighborhood Center  
5:1 Vertical Exaggeration**



**Section D-D' Typical Neighborhood Center  
5:1 Vertical Exaggeration**

1. See Figures 11 & 12 for additional roadway and drainage details
2. Bridge cross section not engineered, do not use these plans for construction.



EBR Redevelopment Authority

Baton Rouge, LA

ARDENDALE DEVELOPMENT

CROSS SECTION C & D

EAST BATON ROUGE PARISH, LA

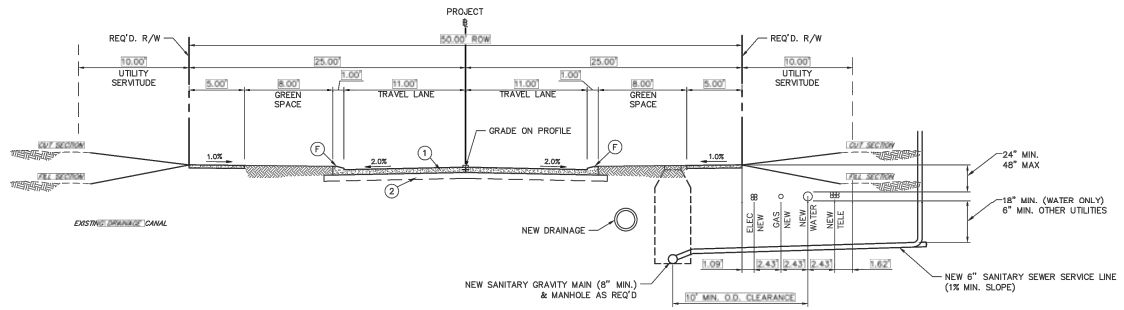
Created: AGB

Approved: SPN

Date: 03/16/2018

Map No.:

FIGURE 10



TYPICAL FINISHED SECTION - FINISHED GRADE (NS-50-22)

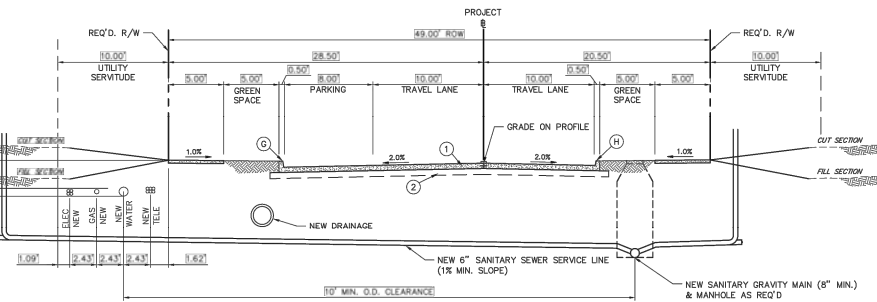
F = GRADE ON PROFILE + 0.113'

LEGEND CONCRETE OPTION "A"

- 1 PORTLAND CEMENT CONCRETE PAVEMENT
- 2 STONE BASE

LEGEND ASPHALT OPTION "B"

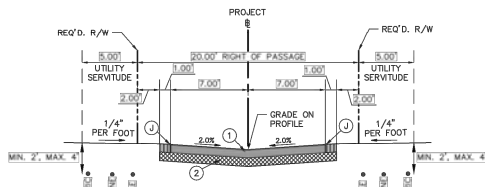
- 1 ASPHALT PAVEMENT
- 2 BASE COURSE



TYPICAL FINISHED SECTION - FINISHED GRADE (MS-49-28)

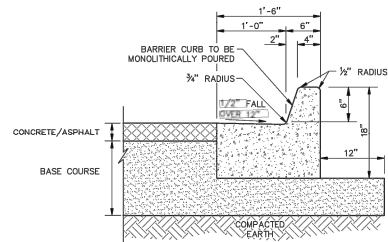
C = GRADE ON PROFILE + 0.14'

H = GRADE ON PROFILE + 0.30'



TYPICAL FINISHED SECTION - FINISHED GRADE (ALLEY 20-10)

J = GRADE ON PROFILE + 0.14'



1 DETAIL - CURB AND SECTION

SCALE: N.T.S.

NOTE: EXTEND SOIL CEMENT TREATMENT MIN. 1' BEYOND BACK OF CURB

STREET NAME BRACE HOLDER  
STREET NAME PLACE HOLDER

Prepared by Stantec



EBR Redevelopment Authority

Baton Rouge, LA  
ARDENDALE DEVELOPMENT  
ROADWAY DETAILS  
EAST BATON ROUGE PARISH, LA

Created: AGB

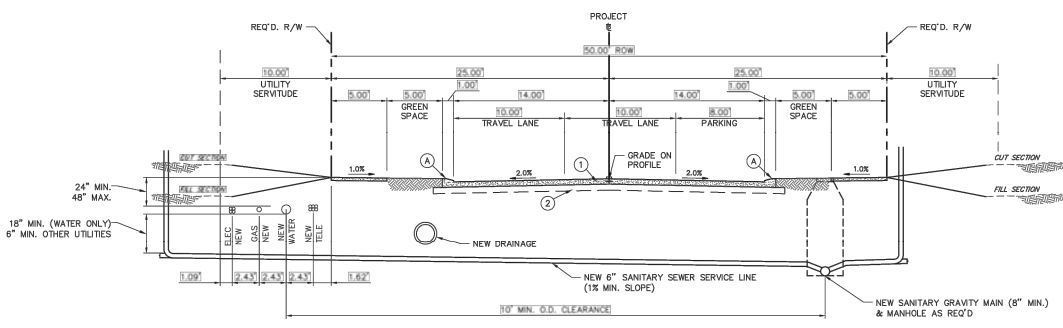
Approved: SPN

Date: 03/16/2018

Map No.:

FIGURE 11

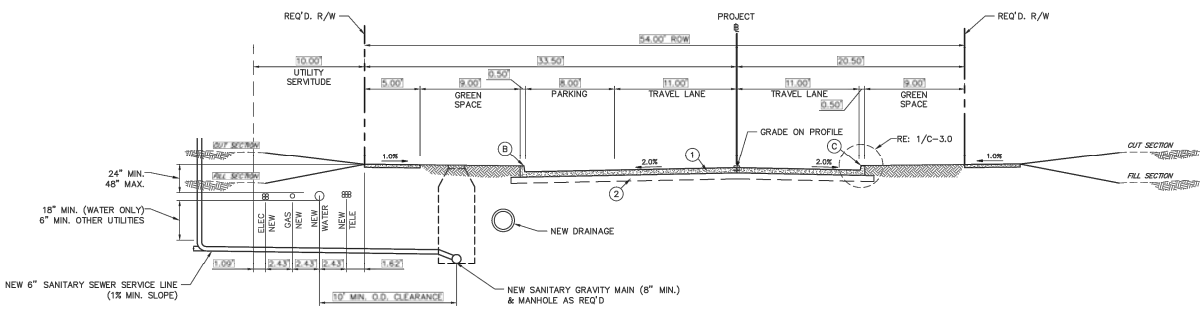
STREET NAME PLACE HOLDER



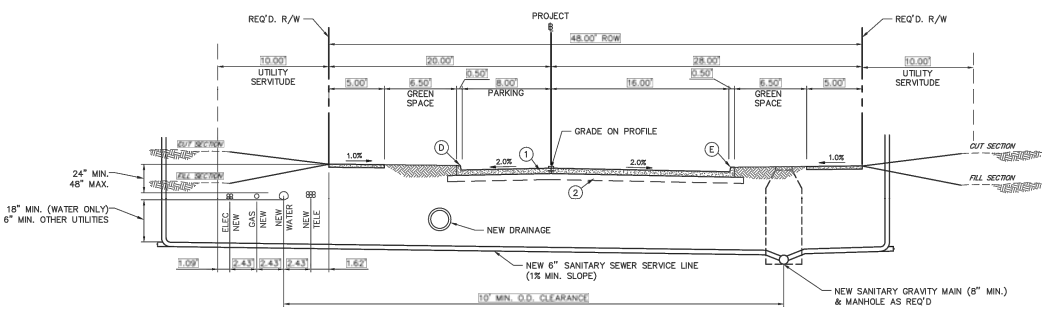
**TYPICAL FINISHED SECTION – FINISHED GRADE (LS-50-28)**  
 (A) = GRADE ON PROFILE + 0.053'

- LEGEND CONCRETE OPTION "A"**
- ① PORTLAND CEMENT CONCRETE PAVEMENT
  - ② STONE BASE

- LEGEND ASPHALT OPTION "B"**
- ① ASPHALT PAVEMENT
  - ② BASE COURSE



**TYPICAL FINISHED SECTION – FINISHED GRADE (PD-54-30)**  
 (B) = GRADE ON PROFILE + 0.12'  
 (C) = GRADE ON PROFILE + 0.28'



**TYPICAL FINISHED SECTION – FINISHED GRADE (NS-48-24)**  
 (D) = GRADE ON PROFILE + 0.34'  
 (E) = GRADE ON PROFILE + 0.18'

Prepared by Stantec



EBR Redevelopment Authority

Baton Rouge, LA  
 ARDENDALE DEVELOPMENT  
 ROADWAY DETAILS  
 EAST BATON ROUGE PARISH, LA

Created: AGB  
 Approved: SPN  
 Date: 03/16/2018  
 Map No.:

FIGURE 12