

JOINT PUBLIC NOTICE

18 March 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
ATTN: Water Quality Certifications
Post Office Box 4313
Baton Rouge, Louisiana 70821-4313

(504) 862-2045
jennifer.e.burkett@usace.army.mil
Project Manager
Jennifer Burkett
Permit Application Number
MVN 2019-0069 EBB

(225) 219-3225
Project Manager
Elizabeth Hill
WQC Application Number
WQC 190301-01

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 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).

HIGH-RISE CONDOMINIUM BUILDING IN ORLEANS PARISH

NAME OF APPLICANT: Oceana USA, LLC c/o Morphy Makofsky, Inc., Attention: Jonathan Sofranko at 336 North Jefferson Davis Parkway, New Orleans, Louisiana 70119.

LOCATION OF WORK: On New Basin Canal, off of Lake Pontchartrain, on South Roadway Street, New Orleans, in Orleans Parish, Louisiana, as shown on the attached drawings.

HUC: 08090202 - Lake Pontchartrain Latitude: 30.024825, Longitude: -90.114089

CHARACTER OF WORK: To remove an existing 0.04-acre boat dock and install and maintain 800 cubic yards of fill to construct a 68' x 165' x 170' condominium high-rise building with approximately 54 residential units and appurtenances, requiring fill of 0.20 acres of non-vegetated waterbottom. The structure will extend approximately 57 feet into the New Basin Canal, which is about 170 feet wide at this location. No wetland impacts are required for project implementation; no compensatory mitigation is anticipated at this time.

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. 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 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 aware that the New Canal Lighthouse, which is listed on the National Register of Historic Places, is located near the proposed work. We are currently in the process of evaluating the potential effects of the proposed project to this historic site. The New Orleans District is unaware of any other 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.

Our initial finding is that the proposed work would neither affect 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 such species.

Based on the Standard Local Operating Procedure for Endangered Species (SLOPES) in Louisiana, as signed on October 22, 2014, between the U.S. Army Corps of Engineers, New Orleans and the U.S. Fish and Wildlife Service, it has been determined that the proposed activity is “not likely to adversely affect” the West Indian manatee (*Trichechus manatus*), listed as endangered by the U.S. Department of Interior. If this permit is issued, the permittee will be required to follow the Standard Manatee Conditions for In-Water Activities

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 0.20 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 before a permit is issued.

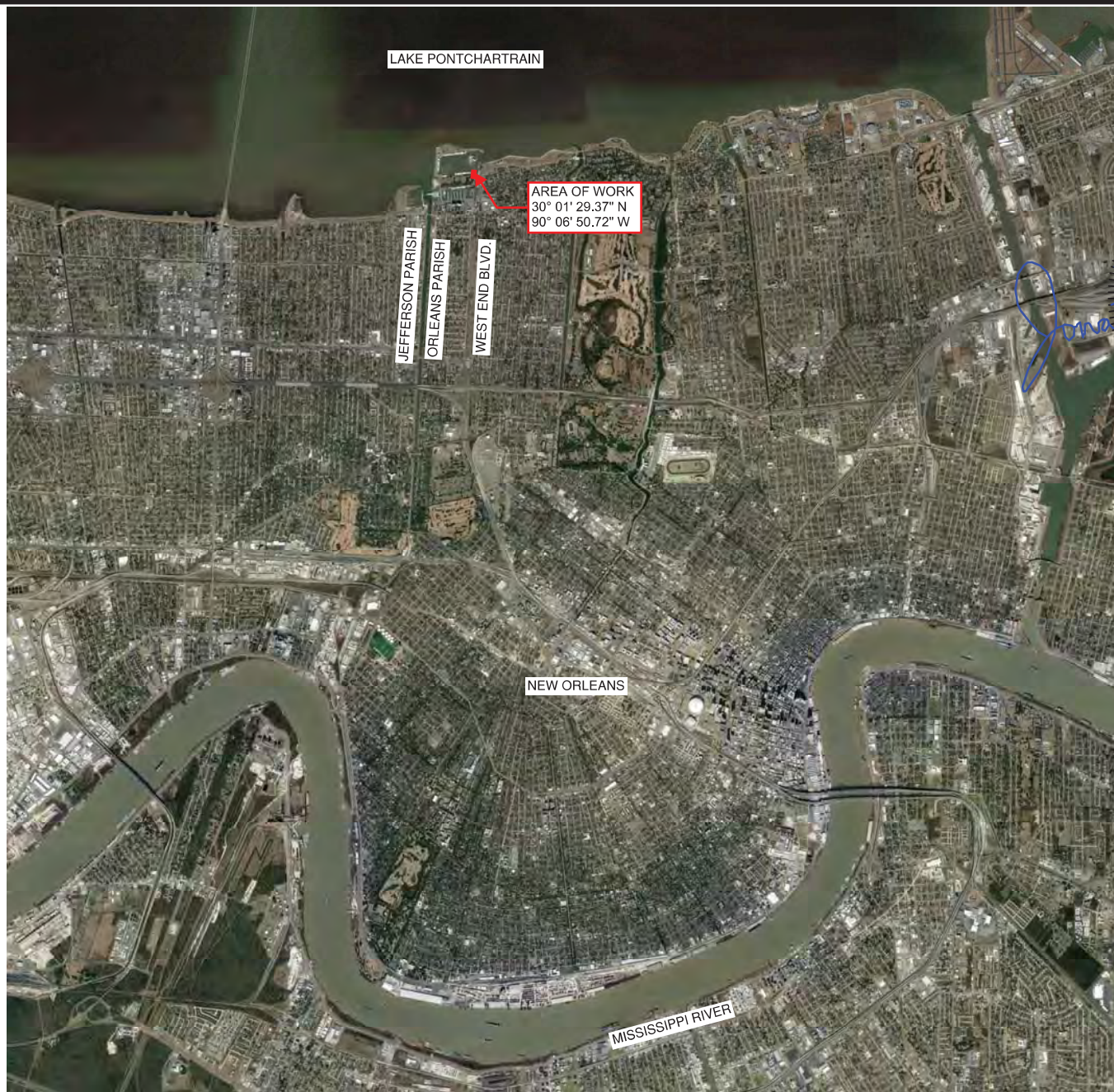
The applicant has certified that the proposed activity described in the application complies with and will be conducted in a manner that is consistent with the Louisiana Coastal Resources Program. The Department of the Army permit will not be issued unless the applicant received approval or a waiver 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 Section

Enclosure



VICINITY MAP

N.T.S.



**MORPHY
MAKOFSKY
INCORPORATED**
(504) 488-1317
JOB NO. 18-132

FOUNDATION WORK
for OCEANA CONDOMINIUMS
South Roadway Street, New Orleans, LA 70124

Drawn by:
GJE

Scale:
AS NOTED

1

Checked by:
HSB

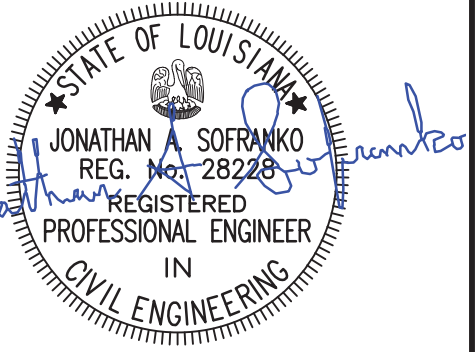
Date:
12.04.18

OF 6



THE SITE FOR PROPOSED
OCEANA RESIDENTIAL TOWER
30° 01' 29.37" N
90° 06' 50.72" W

PEAK OF LEVEE



VICINITY PLAN

1"=500'



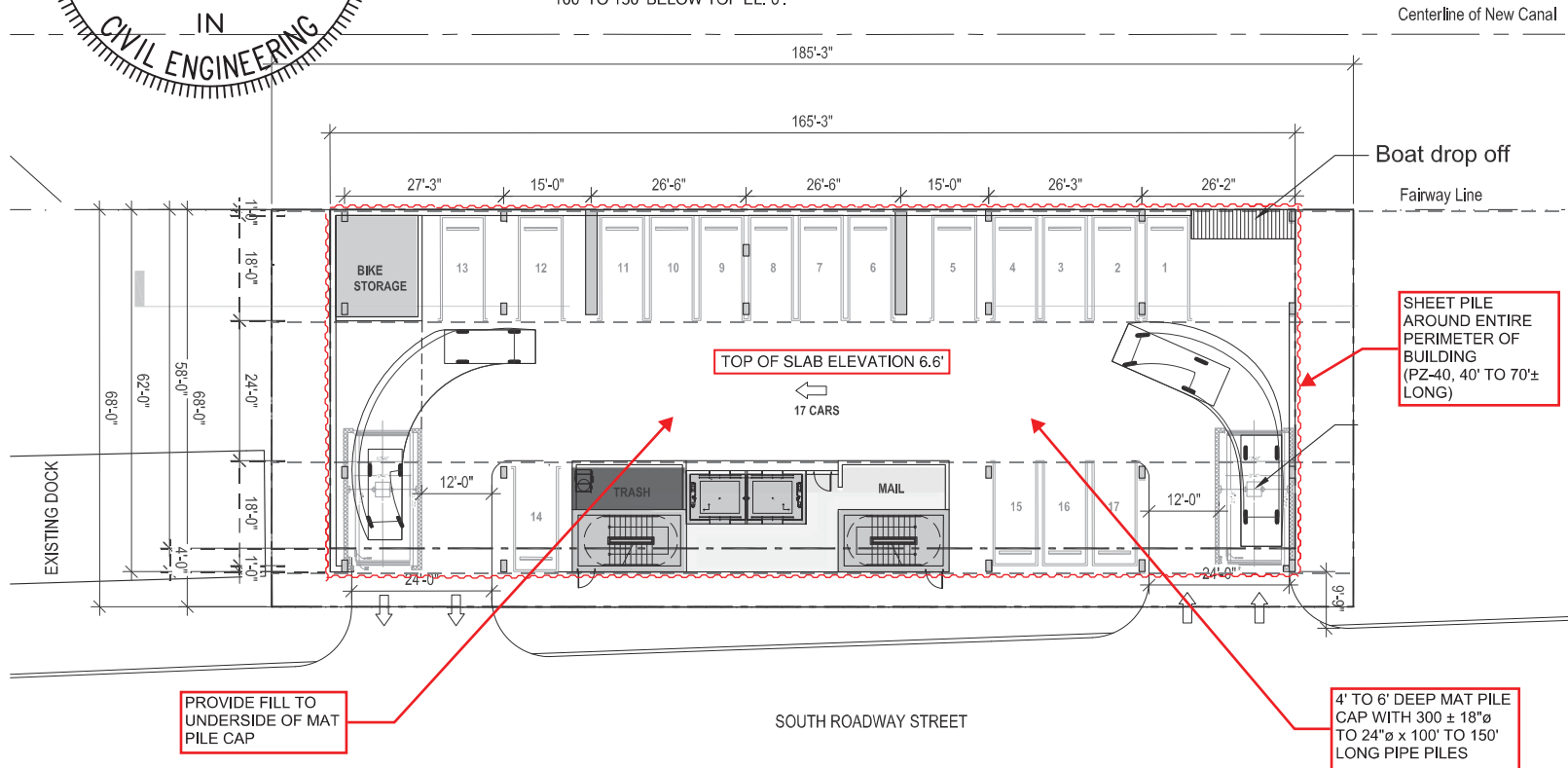
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Drawn by: GJE	Scale: AS NOTED	2 OF 6
Checked by: HSB	Date: 12.04.18	



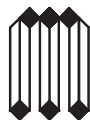
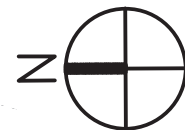
- QUANTITIES FOR JOINT PERMIT REVIEW:
1. FILL: 800 CUBIC YARDS STRUCTURAL FILL
 2. REINFORCED CONCRETE MAT PILE CAP: 2,493 CUBIC YARDS
165' L x 68' W x 6' D
 3. SHEET PILES: 283± UNITS, PZ-40, INSTALLED TO A DEPTH OF 40' TO 70'± BELOW TOP OF SLAB ELEVATION, AROUND THE PERIMETER OF THE FOUNDATION.
 4. PIPE PILES: 300± UNITS, 18"Ø TO 24"Ø, DRIVEN TO DEPTHS OF 100' TO 150' BELOW TOP EL. 0'.



PLAN NOTE: GROUND FLOOR PLAN INDICATED ON THIS SHEET IS PRELIMINARY AND SUBJECT TO CHANGE.

GROUND LEVEL PLAN

1/32"=1'-0"



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3

OF 6

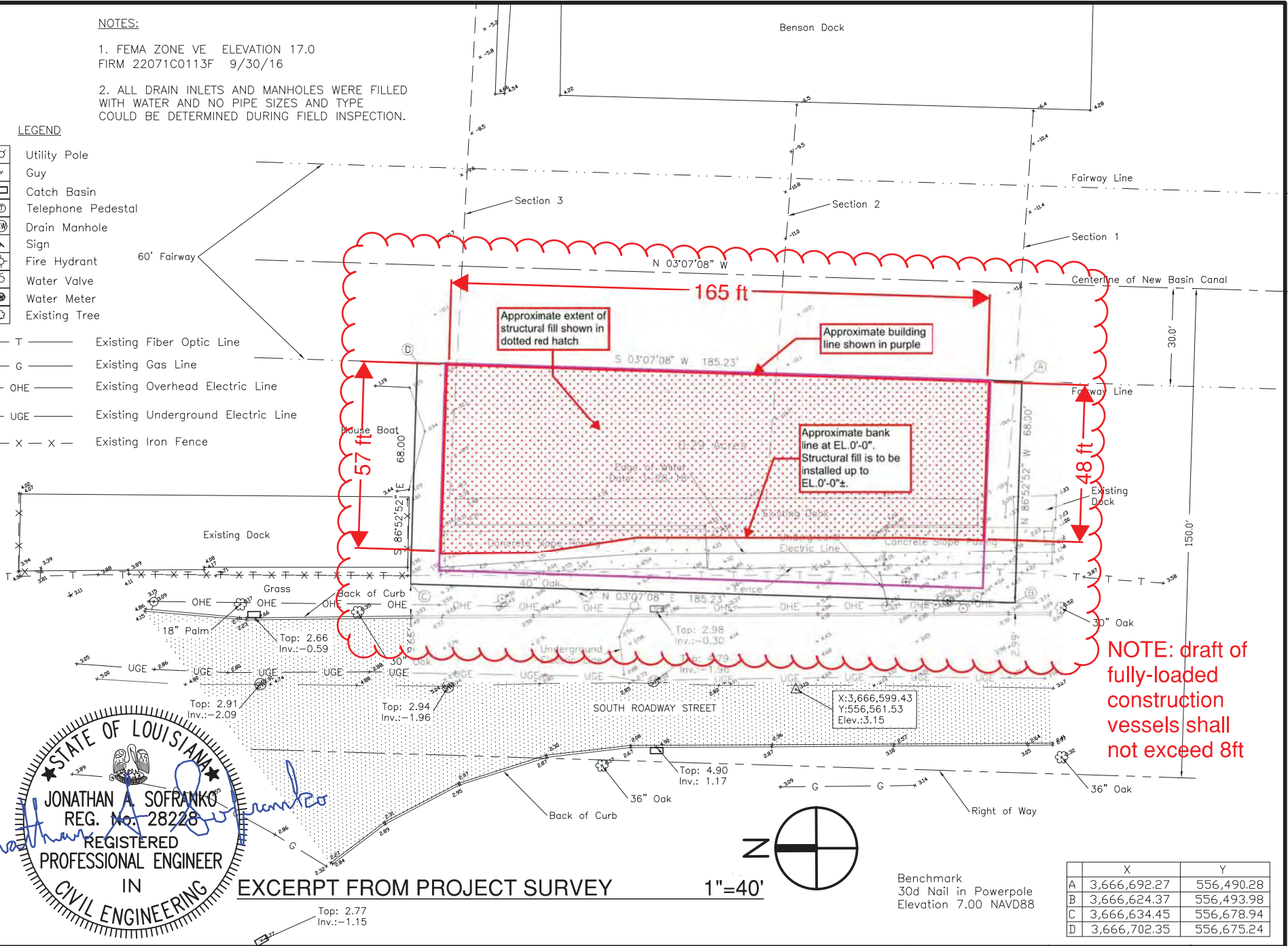
NOTES:

1. FEMA ZONE VE ELEVATION 17.0
FIRM 22071C0113F 9/30/16
2. ALL DRAIN INLETS AND MANHOLES WERE FILLED WITH WATER AND NO PIPE SIZES AND TYPE COULD BE DETERMINED DURING FIELD INSPECTION.

LEGEND

- Utility Pole
- Guy
- Catch Basin
- Telephone Pedestal
- Drain Manhole
- Sign
- Fire Hydrant
- Water Valve
- Water Meter
- Existing Tree

- T — Existing Fiber Optic Line
- G — Existing Gas Line
- OHE — Existing Overhead Electric Line
- UGE — Existing Underground Electric Line
- X — X — X — Existing Iron Fence



NOTE: draft of fully-loaded construction vessels shall not exceed 8ft

STATE OF LOUISIANA

JONATHAN A. SOFRANKO
 REG. No. 28228
 REGISTERED PROFESSIONAL ENGINEER
 IN
 CIVIL ENGINEERING

EXCERPT FROM PROJECT SURVEY

1"=40'

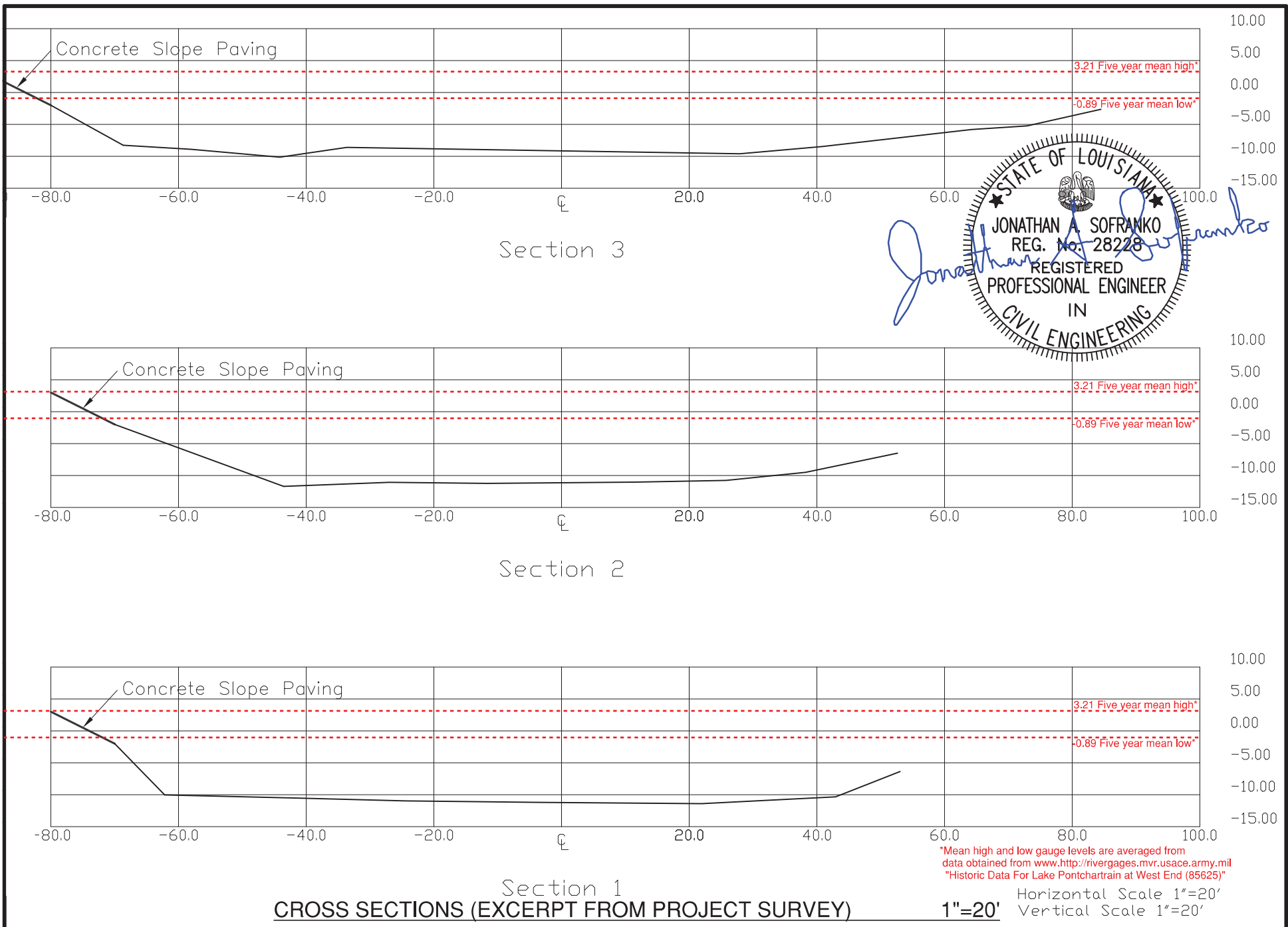
Benchmark
 30d Nail in Powerpole
 Elevation 7.00 NAVD88

	X	Y
A	3,666,692.27	556,490.28
B	3,666,624.37	556,493.98
C	3,666,634.45	556,678.94
D	3,666,702.35	556,675.24

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Checked by: HSB	Date: 12.04.18	



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5

Checked by:
HSB

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12.04.18

OF 6

Scale: AS NOTED

Date: 12.04.18

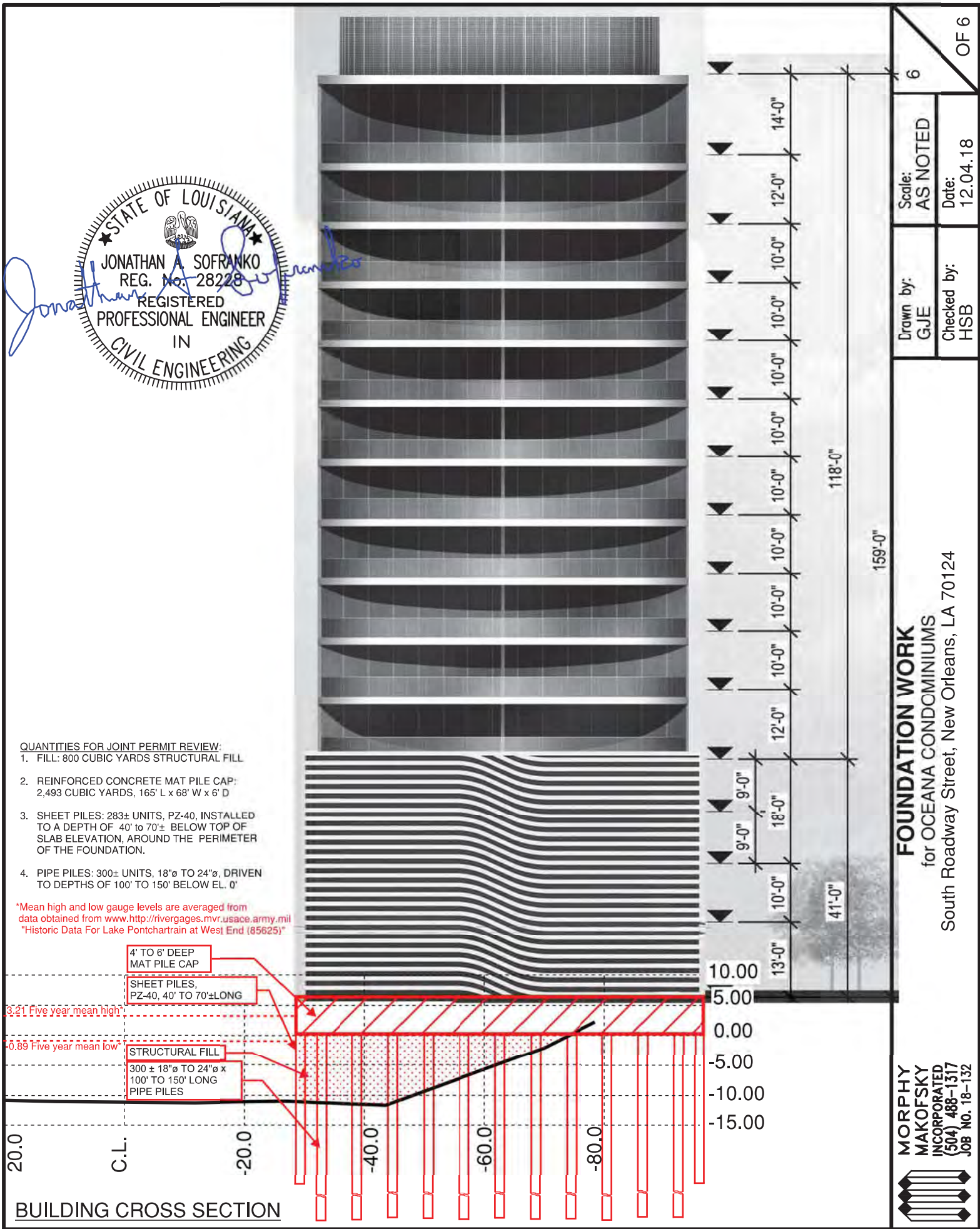
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 - PIPE PILES: 300± UNITS, 18"ø TO 24"ø, DRIVEN TO DEPTHS OF 100' TO 150' BELOW EL. 0'

*Mean high and low gauge levels are averaged from data obtained from [www.http://rivergages.mvr.usace.army.mil](http://rivergages.mvr.usace.army.mil) "Historic Data For Lake Pontchartrain at West End (85625)"

- 4' TO 6' DEEP MAT PILE CAP
- SHEET PILES, PZ-40, 40' TO 70'±LONG
- STRUCTURAL FILL
- 300 ± 18"ø TO 24"ø x 100' TO 150' LONG PIPE PILES

3.21 Five year mean high
-0.89 Five year mean low

BUILDING CROSS SECTION