



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT
7400 LEAKE AVENUE
NEW ORLEANS LA 70118-3651

November 28, 2022

Regulatory Division
Eastern Evaluation Branch

Project Manager:
Scott Kennedy
(504) 862-2259
Scott.N.Kennedy@usace.army.mil
Application #: MVN-2022-01039-EMM

PUBLIC NOTICE

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), and/or [] Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. Section 408)

CLEAR, GRADE, EXCAVATE, AND DEPOSIT FILL TO CONSTRUCT A REGIONAL DISTRIBUTION FACILITY AND ASSOCIATED FEATURES IN SAINT TAMMANY PARISH

NAME OF APPLICANT: Crosby Development Company, LLC, c/o J.V. Burkes & Associates, Inc., 1805 Shortcut Highway, Slidell, Louisiana 70458.

LOCATION OF WORK: Project site consist of two parcels, an approximate 111.5 acre parcel north of I-12 and a 44.4 acre parcel located south of I-12, Near Covington, Louisiana, in Saint Tammany Parish, as shown on the attached drawings.

Hydrologic Unit Code: 08090201: Liberty Bayou – Tchefuncte River
Latitude: 30.399228 Longitude: -90.010603

CHARACTER OF WORK: Clear, grade, excavate, and fill to construct a regional distribution facility and associated features. The project would include parking areas, loadings zones, access roads, associated utilities, and drainage infrastructure. The project as proposed would directly impact approximately 89.2 acres of jurisdictional wetlands and an additional 35.2 acres of jurisdictional wetlands are to be converted to a wetland buffer and detention area. The applicant has proposed to compensate for any unavoidable impacts to jurisdictional wetlands by utilizing a Corps approved mitigation bank within the watershed.

The comment period on the requested 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 request, and must be submitted so as to be received before or by the last day of the comment period. Letters and/or comments concerning the subject permit application must reference the Applicant's Name and the Permit Application Number and can be preferably emailed to the Corps of Engineer's project manager listed above or forwarded to the Corps of Engineers at the address above, ATTENTION: REGULATORY DIVISION, RGE, Scott Kennedy. Individuals or parties may also request an extension of time in which to comment on the proposed work by mail or preferably by emailing the specified project manager listed above. Any request for an extension of time to comment 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 requester will be promptly notified of the decision to grant or deny the request. If granted, the time extension will be continuous and inclusive of the initial comment period and will not exceed a total of 30 calendar days. This public notice is also available for review online at <https://go.usa.gov/xennJ>

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 presently unaware of properties listed on the National Register of Historic Places at or near the proposed work but is pending further review in accordance with the National Historic Preservation Act. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. As deemed necessary, copies of this public notice will be sent to the State Archeologist, State Historic Preservation Officer, and federally listed tribes regarding potential impacts to cultural resources.

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.

The New Orleans District has determined that the activity will have no effect on the Gopher Tortoise (*Gopherus polyphemus*) and the Louisiana Quillwort (*Isoetes louisianensis*), 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. Additional information is required to make a determination on the Red-cockaded woodpecker (*Picoides borealis*).

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 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 LA Department of Environmental Quality before a Department of the Army permit is issued.

Any person may request, (preferably by email to the project manager, or 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 invited to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

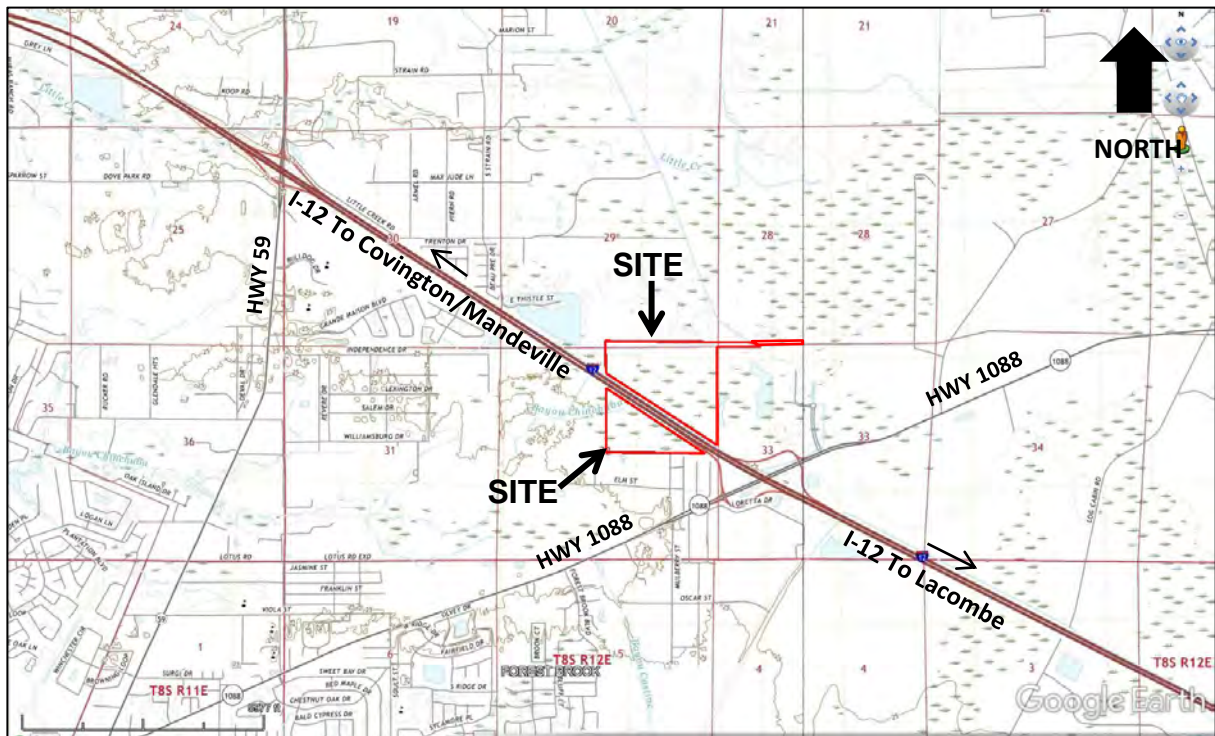
Brad LaBorde
Chief, Eastern Evaluation Branch
Regulatory Division

Enclosures

Vicinity Map



Scale = 2988'



**An Approximately 111.5 Acre Parcel North of I-12
and 44.4 Acre Parcel South of I-12 at Highway 1088**

**Located in Section 28, 29 and 32 - T7S - R12E,
St. Tammany Parish, LA**

North Site

30 ° 23' 57.22" N
90 ° 00' 38.17" W

South Site

30 ° 23' 44.63" N
90 ° 00' 46.63" W

Total Project Area 155.9 Acres



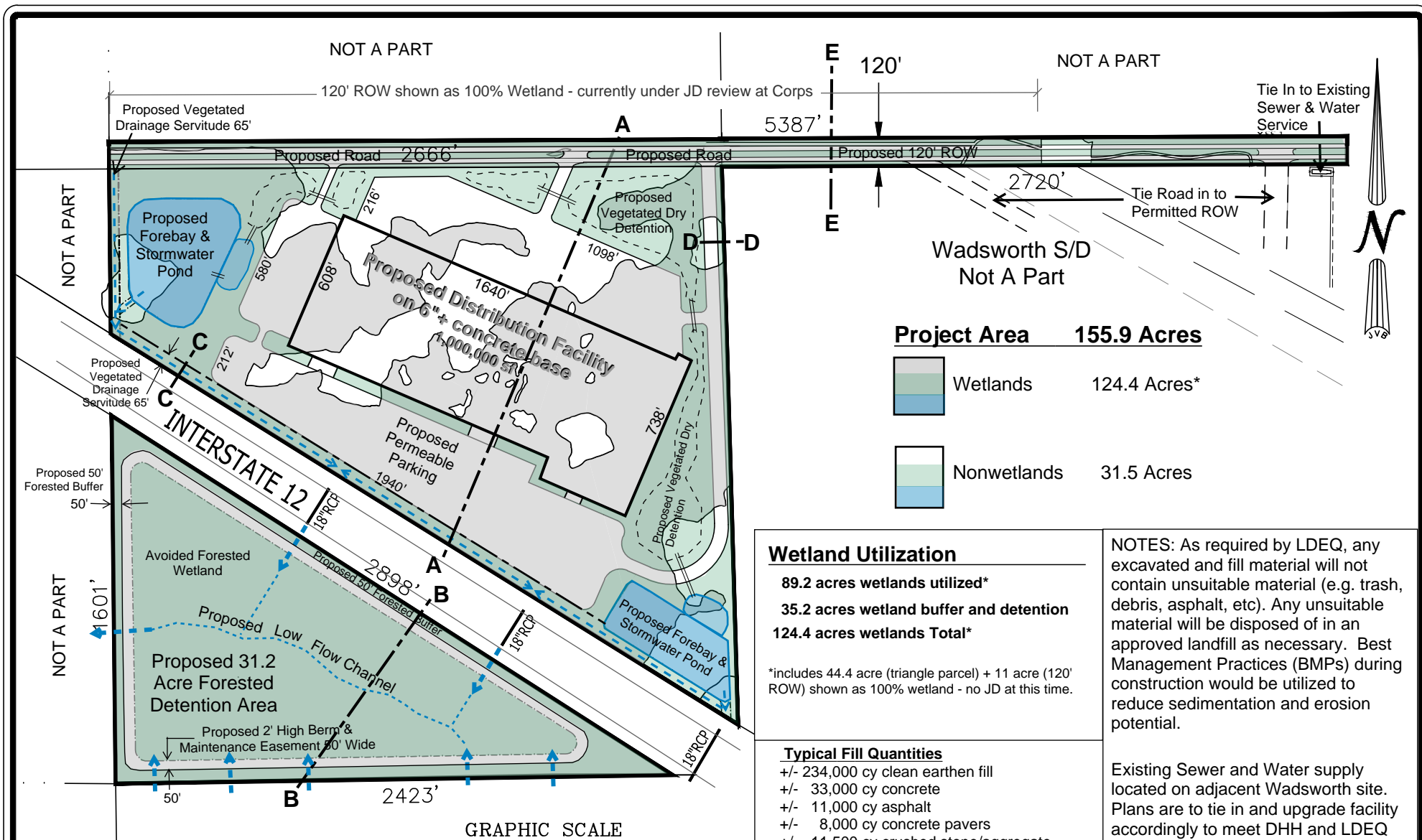
**An Approximately 111.5 Acre Parcel North of I-12
and 44.4 Acre Parcel South of I-12 at Highway 1088
Located in Section 28, 29 and 32 - T7S - R12E,
St. Tammany Parish, LA**



North Site

30 ° 23' 57.22" N
90 ° 00' 38.17" W

South Site

30 ° 23' 44.63" N
90 ° 00' 46.63" W



| | |
|---|--------------------|
| Project Area | 155.9 Acres |
|  Wetlands | 124.4 Acres* |
|  Nonwetlands | 31.5 Acres |

Wetland Utilization

89.2 acres wetlands utilized*

35.2 acres wetland buffer and detention

124.4 acres wetlands Total*

*includes 44.4 acre (triangle parcel) + 11 acre (120' ROW) shown as 100% wetland - no JD at this time.

Typical Fill Quantities

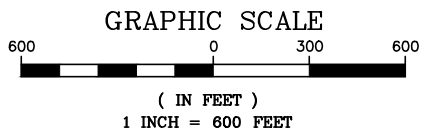
- +/- 234,000 cy clean earthen fill
- +/- 33,000 cy concrete
- +/- 11,000 cy asphalt
- +/- 8,000 cy concrete pavers
- +/- 11,500 cy crushed stone/aggregate

Typical Excavation Quantities

- +/-172,000 cy onsite soils

NOTES: As required by LDEQ, any excavated and fill material will not contain unsuitable material (e.g. trash, debris, asphalt, etc). Any unsuitable material will be disposed of in an approved landfill as necessary. Best Management Practices (BMPs) during construction would be utilized to reduce sedimentation and erosion potential.

Existing Sewer and Water supply located on adjacent Wadsworth site. Plans are to tie in and upgrade facility accordingly to meet DHH and LDEQ requirements for this site.



For Permitting Use Only: This document not to be used for construction, bidding, recordation, conveyance or sales.

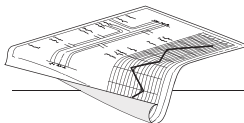
DATE:
08-02-2022
10-02-2022 Revised

SCALE:
1" = 600'

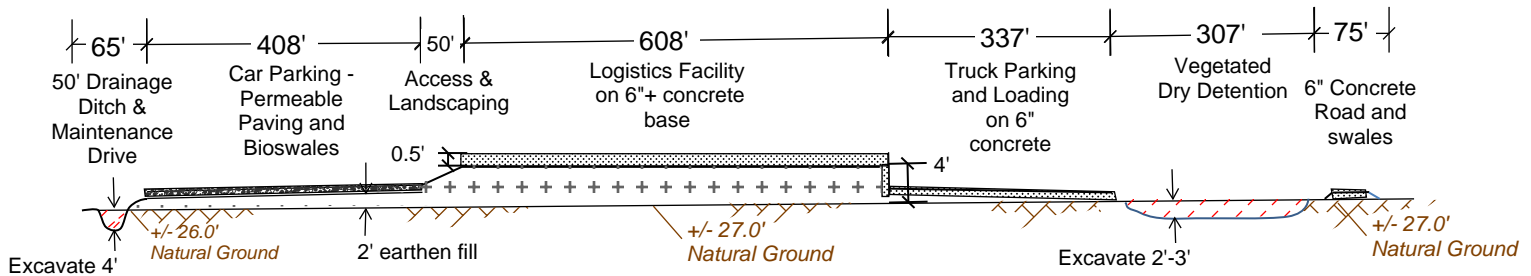
***Wetland Notes:**
Property south of the interstate (+/- 44.4 acres) has not been verified for wetlands and is assumed for purposes of this application to be 100% wetland - currently being delineated. Remainder of site has been delineated. The western 3986' of the 120' ROW is in review at the Corps now except the east 1360' which has a JD. The Corps requested that areas without a JD to be shown as 100% wetland for this application until the JD review is completed.

J.V. Burkes & Associates
Engineering ♦ Surveying ♦ Planning ♦ Environmental

1805 Shortcut Highway
Siddell, LA 70458
Phone: (985) 649-0075
Fax: (985) 649-0154
www.jvburkes.com



OVERALL SITE PLAN
LA 1088 Logistics Park
Located in
Secs, 28, 29, & 32 T7S - R12E
St. Tammany Parish, LA



Typical Profile Logistics Facility A-A
NTS

Site Acreage

124.4 acres Wetland*
 31.5 acres Non-Wetland
 155.9 acres Total Site Acreage

*see note on overall site plan

Total Project Typical Fill Quantities

+/- 234,000 cy clean earthen fill
 +/- 33,000 cy concrete
 +/- 11,000 cy asphalt
 +/- 8,000 cy concrete pavers
 +/- 11,500 cy crushed stone/aggregate

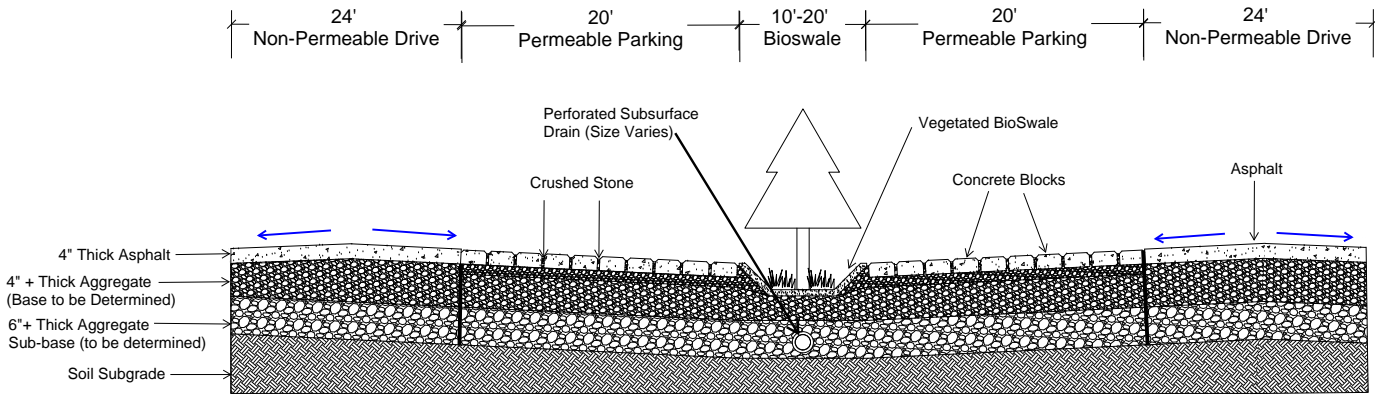
Total Project Typical Excavation Quantities

+/-172,000 cy onsite soils

Wetland Utilization

89.2 acres wetlands utilized*
 35.2 acres forested buffer and detention
 124.4 acres wetlands Total*

*includes 44.4 acre (triangle parcel) + 11 acre (120' ROW) shown as 100% wetland - no JD at this time.



Typical Permeable Parking For Cars Profile
NTS

NOTES: As required by LDEQ, any excavated and fill material will not contain unsuitable material (e.g. trash, debris, asphalt, etc). Any unsuitable material will be disposed of in an approved landfill as necessary. Best Management Practices (BMPs) during construction would be utilized to reduce sedimentation and erosion potential.

Existing Sewer and Water supply located on adjacent Wadsworth site. Plans are to tie in and upgrade facility accordingly to meet DHH and LDEQ requirements for this site.

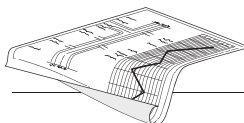
SCALE: Not To Scale

DATE: 08-02-22 Calcs updated 10-2-22

For Permitting Use Only: This document not to be used for construction, bidding, recordation, conveyance or sales.

J.V. Burkes & Associates

Engineering ♦ Surveying ♦ Planning ♦ Environmental



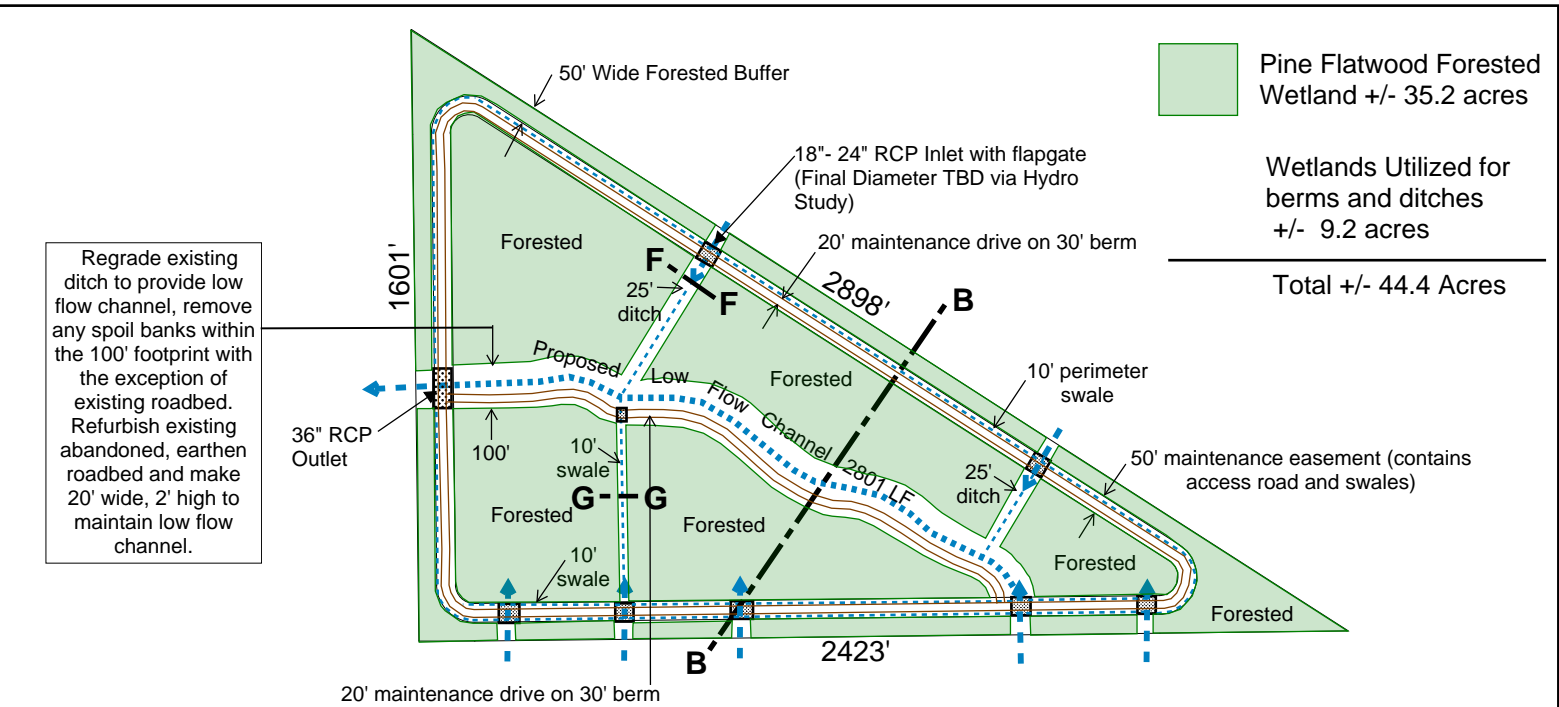
1805 Shortcut Highway
 Slidell, LA 70458

Phone: (985) 649-0075
 Fax: (985) 649-0154

www.jvburkes.com

Typical Distribution Facility Profile & Permeable Parking Profile

LA 1088 Logistics Park
Sec. 28,29, & 32 - T&S - R12E st.
Tammany Parish, LA



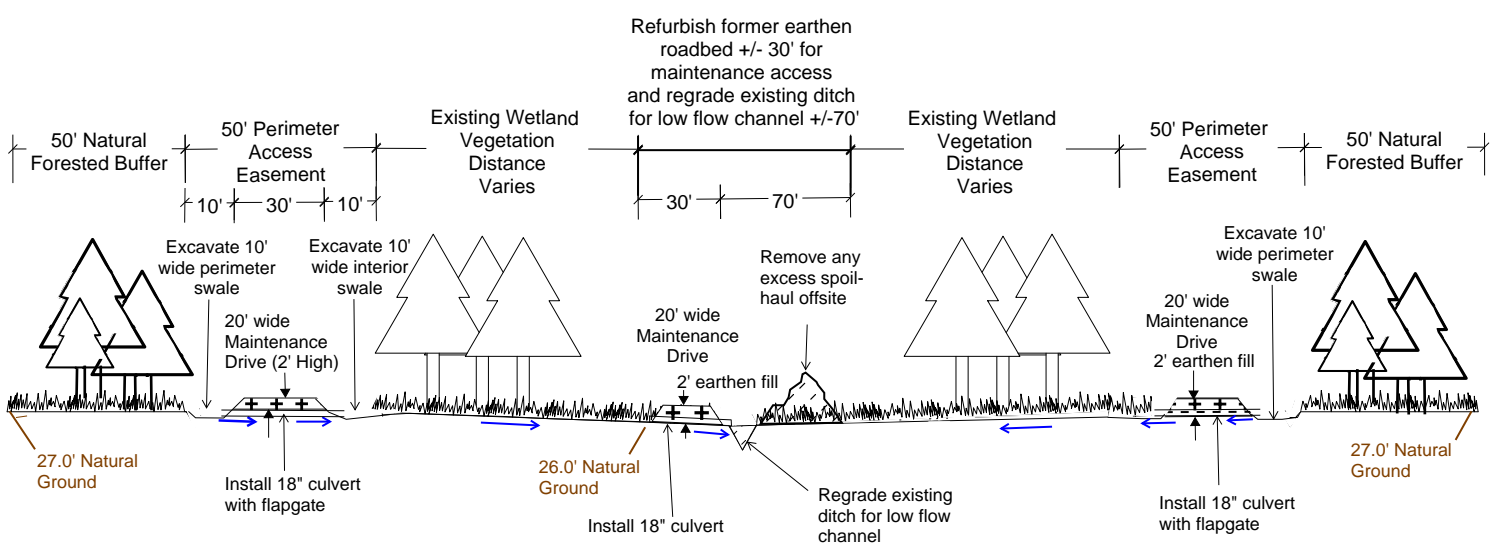
Regrade existing ditch to provide low flow channel, remove any spoil banks within the 100' footprint with the exception of existing roadbed. Refurbish existing abandoned, earthen roadbed and make 20' wide, 2' high to maintain low flow channel.

Pine Flatwood Forested Wetland +/- 35.2 acres

Wetlands Utilized for berms and ditches +/- 9.2 acres

Total +/- 44.4 Acres

Typical Detail Wetland Stormwater Storage NTS



Typical Profile Wetland Stormwater Storage B-B NTS

Total Project Typical Fill Quantities
 +/- 234,000 cy clean earthen fill
 +/- 33,000 cy concrete
 +/- 11,000 cy asphalt
 +/- 8,000 cy concrete pavers
 +/- 11,500 cy crushed stone/aggregate

Total Project Typical Excavation Quantities
 +/-172,000 cy onsite soils

NOTES: As required by LDEQ, any excavated and fill material will not contain unsuitable material (e.g. trash, debris, asphalt, etc). Any unsuitable material will be disposed of in an approved landfill as necessary. Best Management Practices (BMPs) during construction would be utilized to reduce sedimentation and erosion potential.

SCALE: Not To Scale

DATE: 08-02-22 Wetland Breakdown 10-2-22

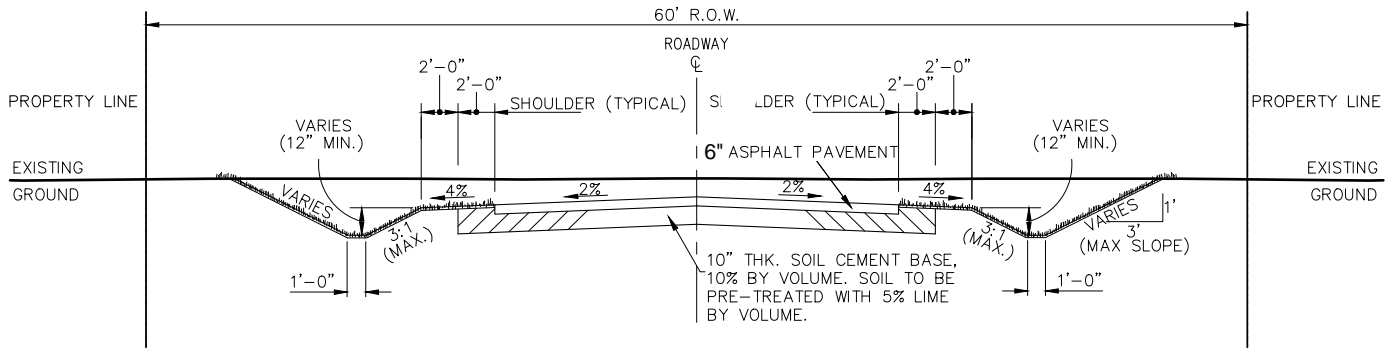
For Permitting Use Only: This document not to be used for construction, bidding, recordation, conveyance or sales.

J.V. Burkes & Associates
 Engineering ♦ Surveying ♦ Planning ♦ Environmental

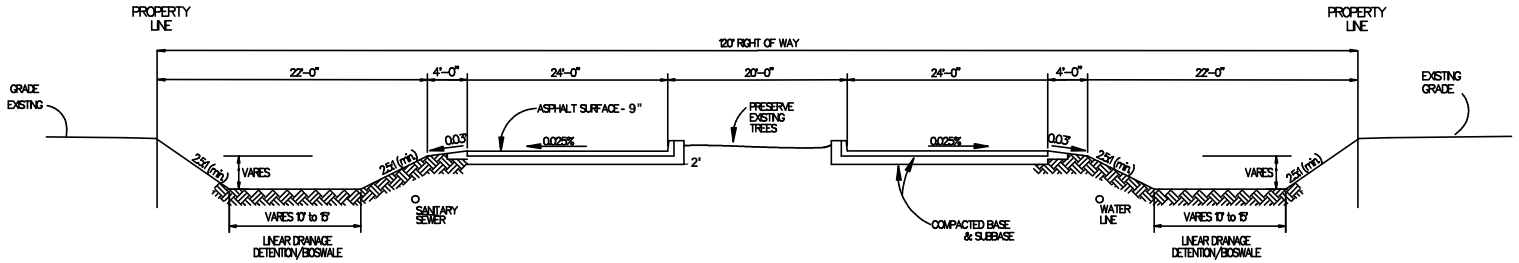
1805 Shortcut Highway
 Slidell, LA 70458

Phone: (985) 649-0075
 Fax: (985) 649-0154
 www.jvburkes.com

Wetland Stormwater Storage Detail and Typical Profile
LA 1088 Logistics Park
Sec. 28,29, & 32 - T&S - R12E st.
Tammany Parish, LA



**Typical Asphalt Driveway and Internal Road ROW Profile C-C
NTS**



**Typical 120' Road ROW Profile D-D
NTS**

Total Project Typical Fill Quantities

- +/- 234,000 cy clean earthen fill
- +/- 33,000 cy concrete
- +/- 11,000 cy asphalt
- +/- 8,000 cy concrete pavers
- +/- 11,500 cy crushed stone/aggregate

Total Project Typical Excavation Quantities

- +/-172,000 cy onsite soils

NOTES: As required by LDEQ, any excavated and fill material will not contain unsuitable material (e.g. trash, debris, asphalt, etc). Any unsuitable material will be disposed of in an approved landfill as necessary. Best Management Practices (BMPs) during construction would be utilized to reduce sedimentation and erosion potential.

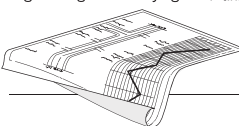
SCALE: Not To Scale

DATE: 08-02-22

For Permitting Use Only: This document not to be used for construction, bidding, recordation, conveyance or sales.

J.V. Burkes & Associates

Engineering ♦ Surveying ♦ Planning ♦ Environmental



1805 Shortcut Highway
Slidell, LA 70458

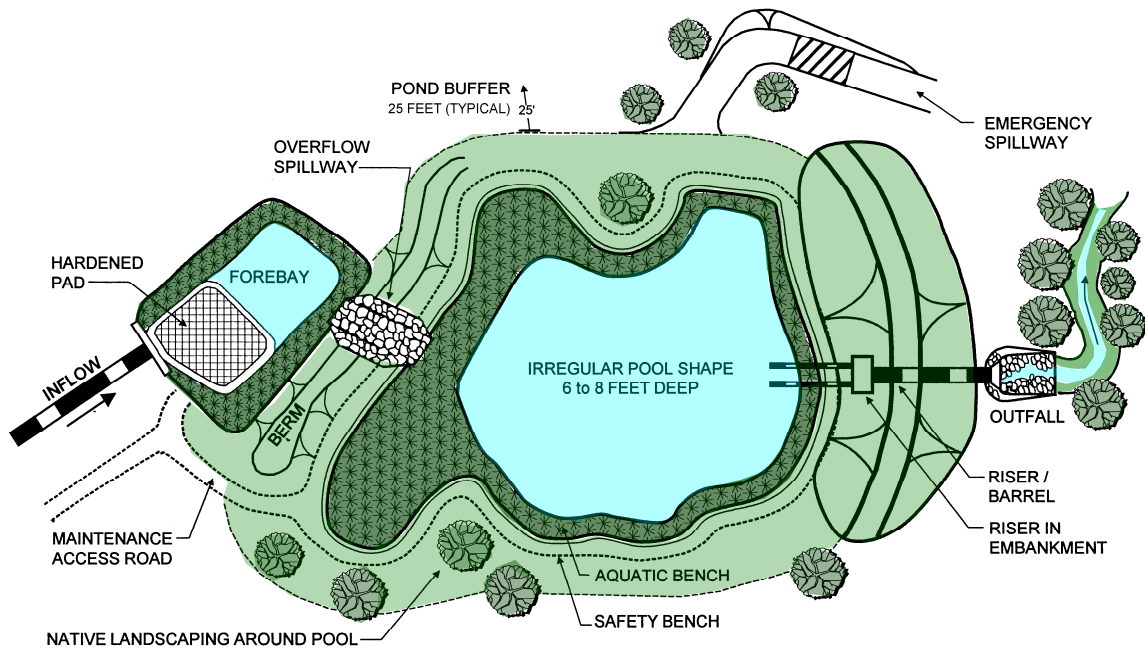
Phone: (985) 649-0075

Fax: (985) 649-0154

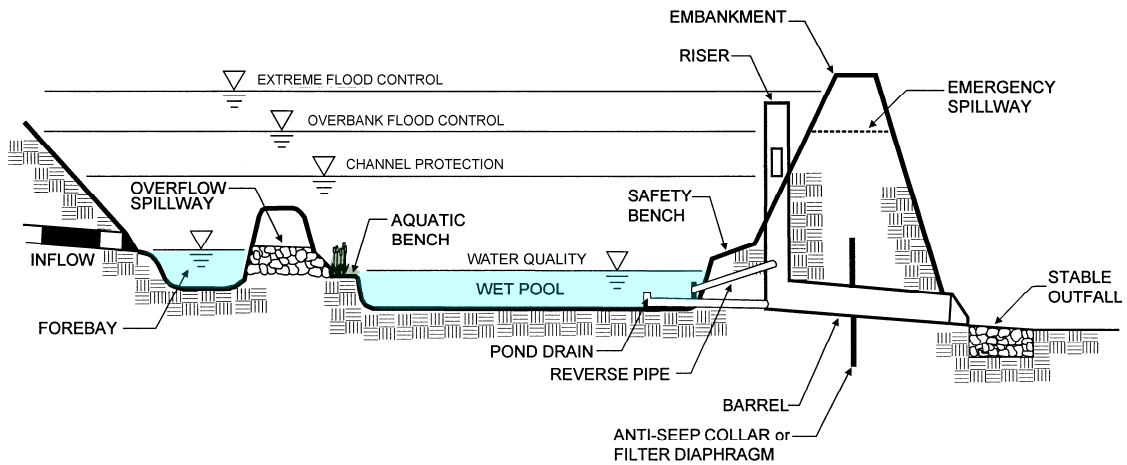
www.jvburkes.com

**Typical Paving Profiles
Driveways & Roads**

**LA 1088 Logistics Park
Sec. 28,29, & 32 - T&S - R12E st.
Tammany Parish, LA**



PLAN VIEW



PROFILE

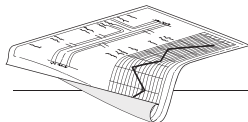
SCALE: NTS

DATE: 08-02-22

For Permitting Use Only: This document not to be used for construction, bidding, recordation, conveyance or sales.

J.V. Burkes & Associates

Engineering ♦ Surveying ♦ Planning ♦ Environmental



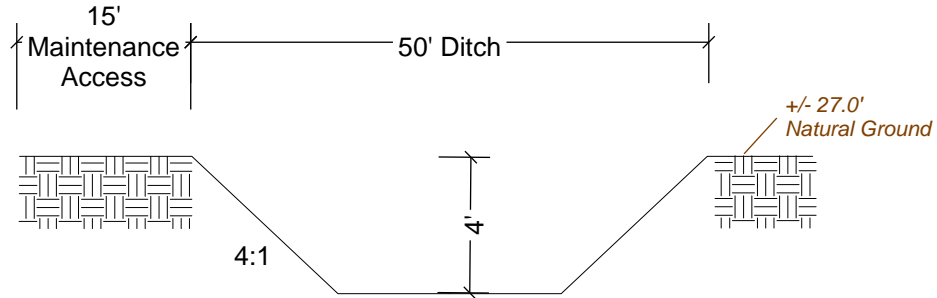
1805 Shortcut Highway
Slidell, LA 70458

Phone: (985) 649-0075
Fax: (985) 649-0154

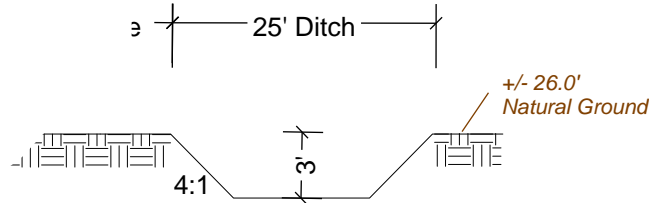
www.jvburkes.com

Typical Stormwater Forebay and Wet Pond Detail and Profile Guide

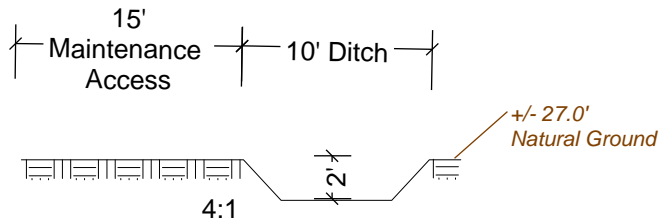
**LA 1088 Logistics Park
Sec. 28,29, & 32 - T&S - R12E st.
Tammany Parish, LA**



Typical 65' Drainage Servitude - 50' Vegetated Drainage Ditch Profile E-E
NTS



Typical 25' Vegetated Internal Drainage Ditch Profile F-F
NTS



Typical 10' Vegetated Drainage Ditch Profile G-G
NTS

Total Project Typical Fill Quantities

- +/- 234,000 cy clean earthen fill
- +/- 33,000 cy concrete
- +/- 11,000 cy asphalt
- +/- 8,000 cy concrete pavers
- +/- 11,500 cy crushed stone/aggregate

Total Project Typical Excavation Quantities

+/- 172,000 cy onsite soils

NOTES: As required by LDEQ, any excavated and fill material will not contain unsuitable material (e.g. trash, debris, asphalt, etc). Any unsuitable material will be disposed of in an approved landfill as necessary. Best Management Practices (BMPs) during construction would be utilized to reduce sedimentation and erosion potential.

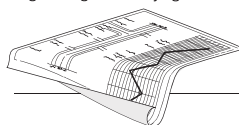
SCALE: Not To Scale

DATE: 08-02-22

For Permitting Use Only: This document not to be used for construction, bidding, recordation, conveyance or sales.

J.V. Burkes & Associates

Engineering ♦ Surveying ♦ Planning ♦ Environmental



1805 Shortcut Highway
Slidell, LA 70458

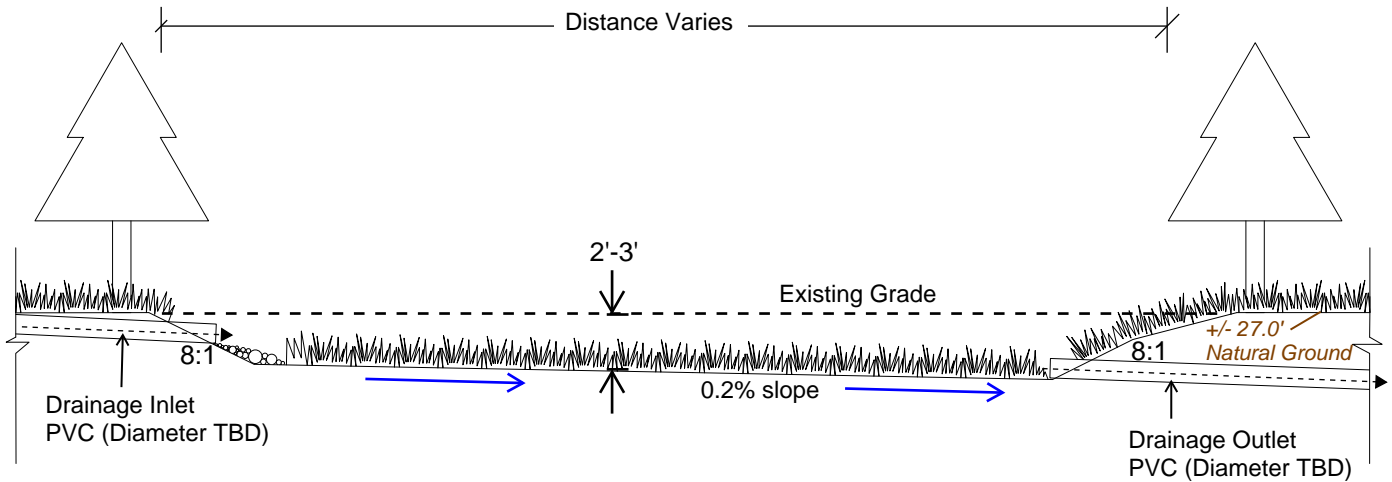
Phone: (985) 649-0075

Fax: (985) 649-0154

www.jvburkes.com

Typical Stormwater Vegetated Drainage Swale/Ditch Profiles

**LA 1088 Logistics Park
Sec. 28,29, & 32 - T&S - R12E st.
Tammany Parish, LA**



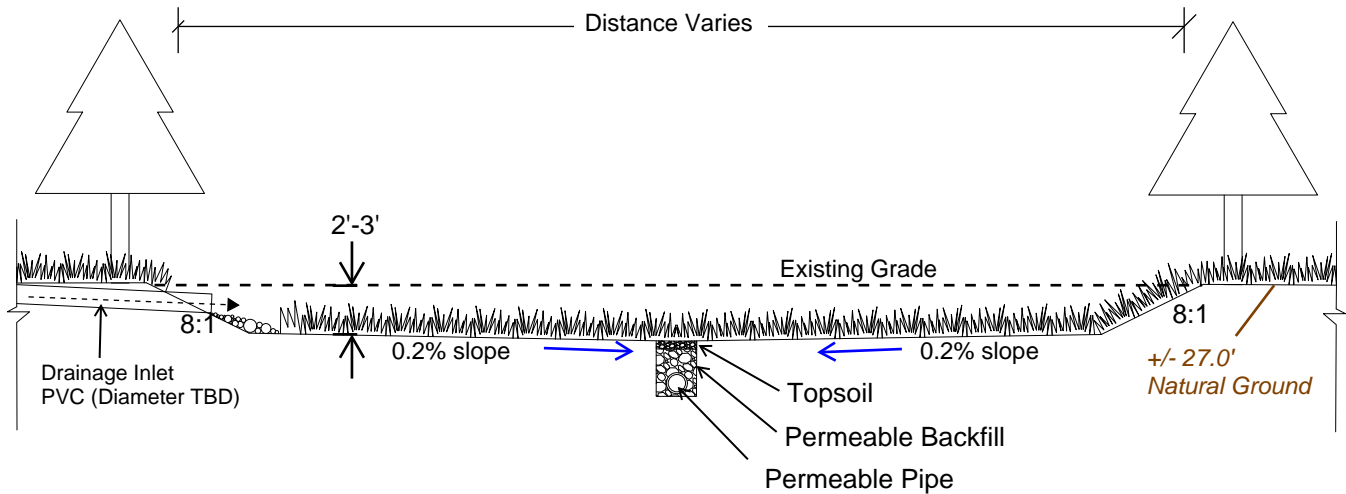
Typical Vegetated Dry Detention Pond with Drainage Pipe Outfall Profile
NTS

Total Project Typical Fill Quantities

- +/- 234,000 cy clean earthen fill
- +/- 33,000 cy concrete
- +/- 11,000 cy asphalt
- +/- 8,000 cy concrete pavers
- +/- 11,500 cy crushed stone/aggregate

Total Project Typical Excavation Quantities

- +/-172,000 cy onsite soils



Typical Vegetated Dry Detention Pond with Subsurface Outfall Profile
NTS

NOTES: As required by LDEQ, any excavated and fill material will not contain unsuitable material (e.g. trash, debris, asphalt, etc). Any unsuitable material will be disposed of in an approved landfill as necessary. Best Management Practices (BMPs) during construction would be utilized to reduce sedimentation and erosion potential.

SCALE: NTS

DATE: 08-02-22

For Permitting Use Only: This document not to be used for construction, bidding, recordation, conveyance or sales.

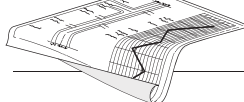
J.V. Burkes & Associates

Engineering ♦ Surveying ♦ Planning ♦ Environmental

1805 Shortcut Highway
Slidell, LA 70458

Phone: (985) 649-0075
Fax: (985) 649-0154

www.jvburkes.com



Typical Stormwater Vegetated Dry Detention Profiles

**LA 1088 Logistics Park
Sec. 28,29, & 32 - T&S - R12E st.
Tammany Parish, LA**