

# JOINT PUBLIC NOTICE

August 10, 2020

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) 862-2041  
[Benjamin.C.Sherman@usace.army.mil](mailto:Benjamin.C.Sherman@usace.army.mil)  
Project Manager  
Benjamin Sherman  
Permit Application Number  
MVN 2010-02552-ES

(225) 219-3225  
Project Manager  
Elizabeth Hill  
WQC Application Number  
WQC 200803-01

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: [ ] 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).

## **Time Extension and Modification for a Mixed Use Development in, St. Tammany Parish, Louisiana**

**NAME OF APPLICANT:** All State Financial Company. c/o Thomas K. Brown, P.O. Box 94 Covington, LA 70434

**LOCATION OF WORK:** Project site is located on a 24.84 acre parcel north of I-12 on Ochsner Boulevard, in Covington, St. Tammany Parish, Louisiana, as shown on the attached drawings.

Latitude: 30.453803 Longitude: -90.149064 Hydrologic Unit Codes: 08090201 Liberty Bayou-Tchefuncta.

**CHARACTER OF WORK:** Time Extension and modification for clearing, grading, and depositing fill for the construction of access roads, parking lots, five building pads, a detention pond for an assisted living facility and commercial office space. Modification includes expansion of the detention pond by 4 acres for additional flood storage space. Approximately 16,820 cubic yards of fill and 3,367 cubic yards of concrete will be deposited which will impact 8.81 acres of jurisdictional wetlands. Compensatory mitigation for impacts to the 8.81 acres of jurisdictional wetlands was provided during the initial evaluation.

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.

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 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.

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 those species.

Utilizing Standard Local Operating Procedure for the Information and Planning and 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, the Corps has determined that the proposed activity would have no effect on any species listed as endangered by the U.S. Department of the Interior.

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 **N/A** 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, 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

# MVN-2010-2552-EOO

Renewal and Modification

## Legend

-  Approximate Pond Expansion
-  Approximate Permit Footprint

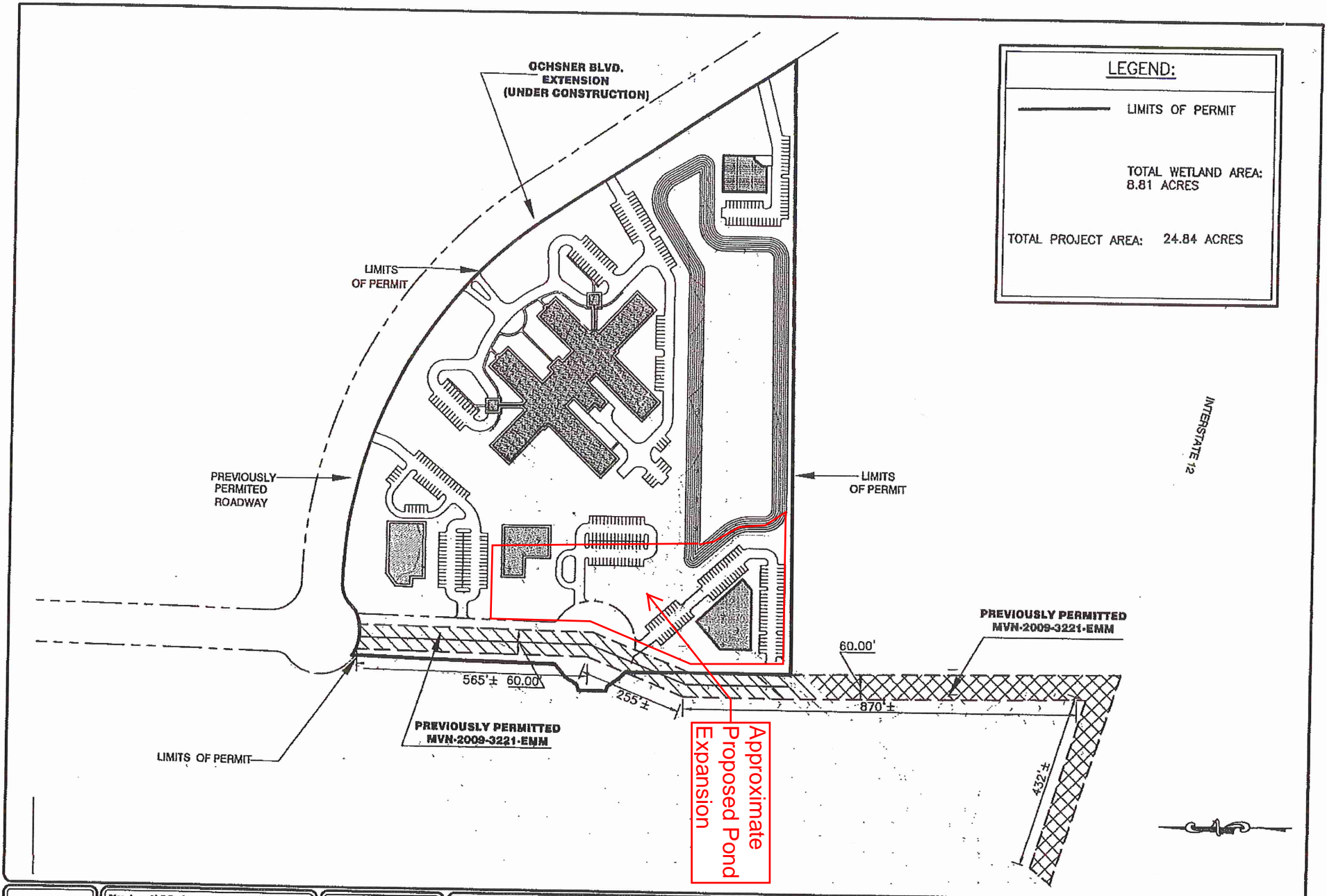
Google Earth

© 2020 Google

1000 ft



Earth Point




Approximate  
Proposed Pond  
Expansion

3

SHEET NO.

Planning • Civil Engineering • Landscape Architecture



KYLE ASSOCIATES, LLC

638 Village Lane N.E. • Marietta, GA 30067 • 770.271.9377

STAMP:

REVISIONS		
DATE	REMARKS	APP'D

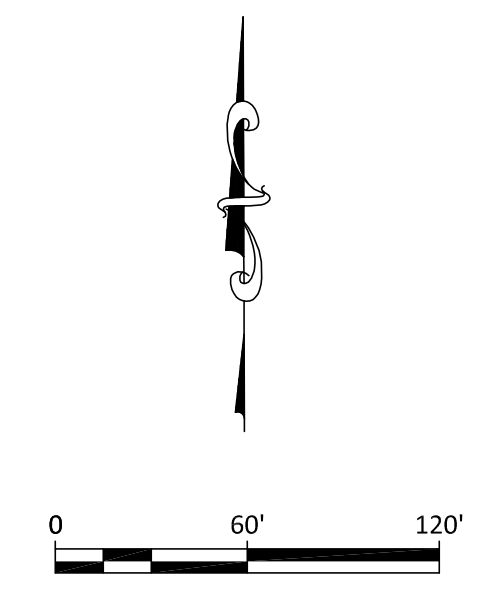
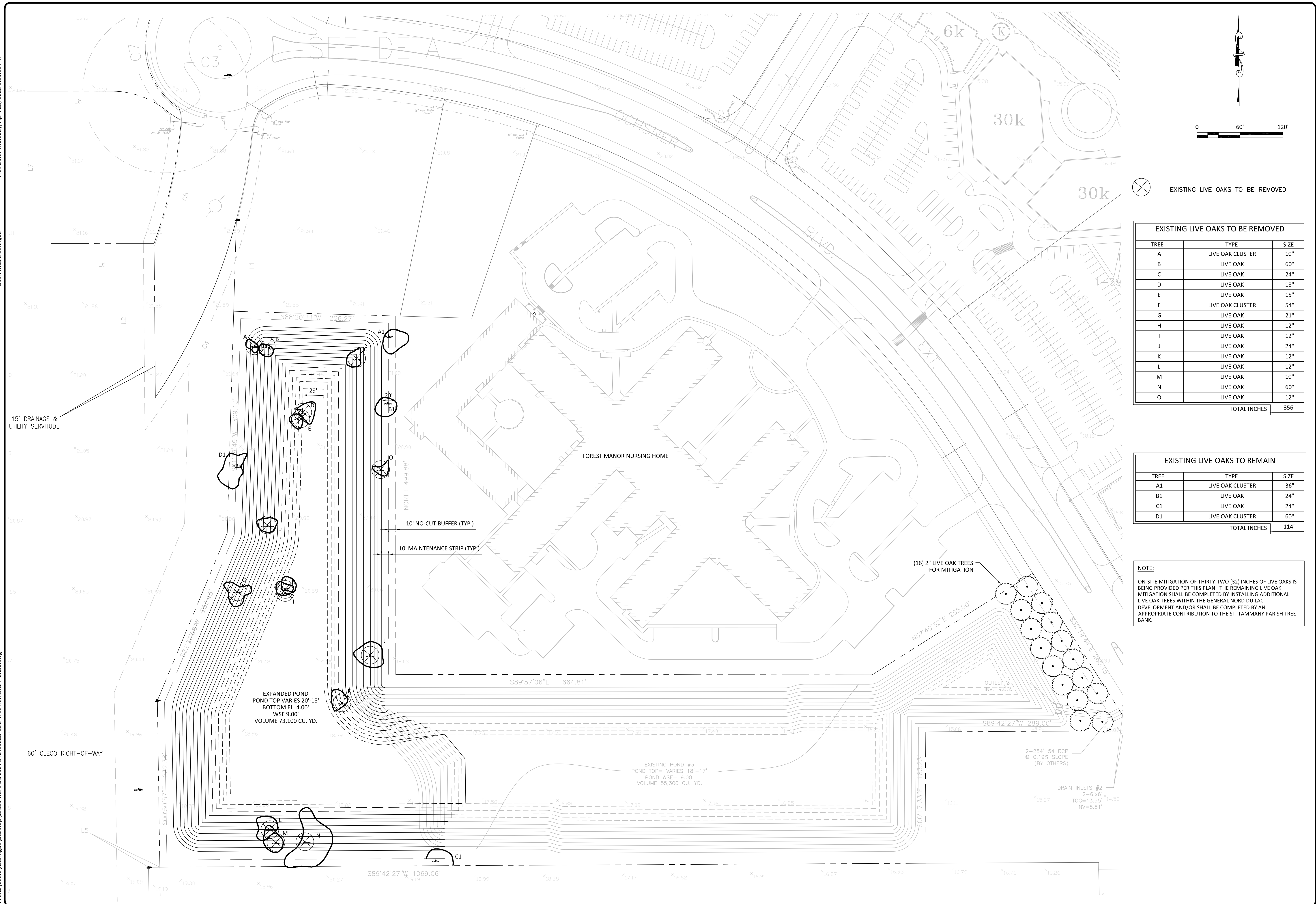
NOR DU LAC  
MIXED USE DEVELOPMENT

---

PROPOSED SITE PLAN

SCALE: (24x36) 1" = 75'	DESIGNED BY: -
SCALE: (8.5x11) 1" = 150'	DRAWN BY: -
DATE: AUG. 2010	CHECKED BY: -
	JOB NO. 40934

GARD FILE NAME:  
WETLAND EXHIBITS FOR 1



⊗ EXISTING LIVE OAKS TO BE REMOVED

EXISTING LIVE OAKS TO BE REMOVED		
TREE	TYPE	SIZE
A	LIVE OAK CLUSTER	10"
B	LIVE OAK	60"
C	LIVE OAK	24"
D	LIVE OAK	18"
E	LIVE OAK	15"
F	LIVE OAK CLUSTER	54"
G	LIVE OAK	21"
H	LIVE OAK	12"
I	LIVE OAK	12"
J	LIVE OAK	24"
K	LIVE OAK	12"
L	LIVE OAK	12"
M	LIVE OAK	10"
N	LIVE OAK	60"
O	LIVE OAK	12"
TOTAL INCHES		356"

EXISTING LIVE OAKS TO REMAIN		
TREE	TYPE	SIZE
A1	LIVE OAK CLUSTER	36"
B1	LIVE OAK	24"
C1	LIVE OAK	24"
D1	LIVE OAK CLUSTER	60"
TOTAL INCHES		114"

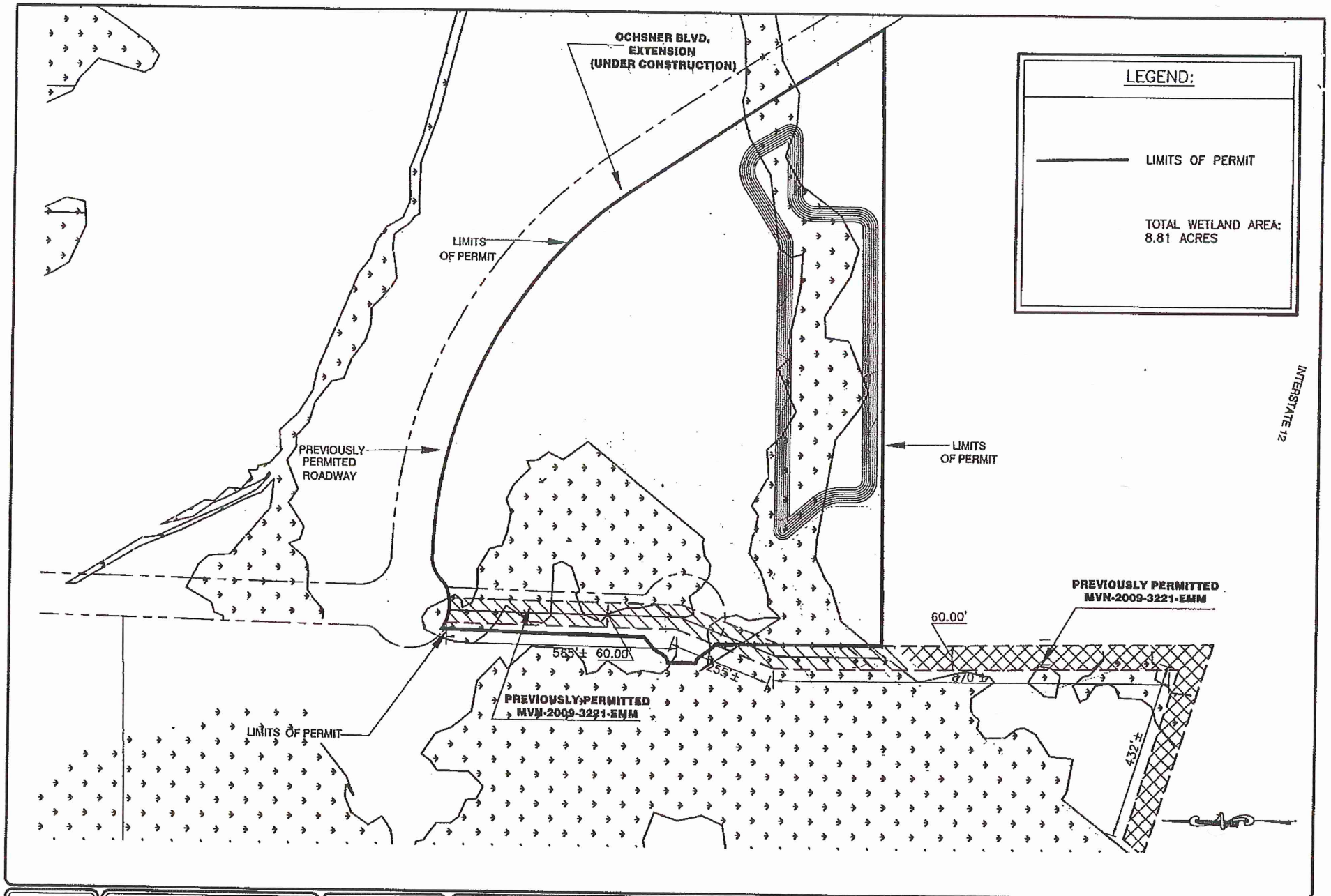
**NOTE:**  
ON-SITE MITIGATION OF THIRTY-TWO (32) INCHES OF LIVE OAKS IS BEING PROVIDED PER THIS PLAN. THE REMAINING LIVE OAK MITIGATION SHALL BE COMPLETED BY INSTALLING ADDITIONAL LIVE OAK TREES WITHIN THE GENERAL NORD DU LAC DEVELOPMENT AND/OR SHALL BE COMPLETED BY AN APPROPRIATE CONTRIBUTION TO THE ST. TAMMANY PARISH TREE BANK.

DESIGNED BY: JEP	DRAWN BY: NBZ	CHECKED BY: JEP	JOB NO. 19025
SCALE: (2:24) 1" = 60'	SCALE: (1:17) 1" = 120'	DATE: 01/02/20	

**NORD DU LAC  
DETENTION POND MODIFICATION  
LIVE OAK TREE REMOVAL PLAN**

NO.	DATE	REVISIONS	APPD
1	4.22.20	REVISED PER STP COMMENTS	JEP





STREET NO.  
1

Planning • Civil Engineering • Landscape Architecture



**KYLE ASSOCIATES, LLC**  
635 Village Lane N. • Metairie, LA 70071 • 504.727.9377

STAMP:

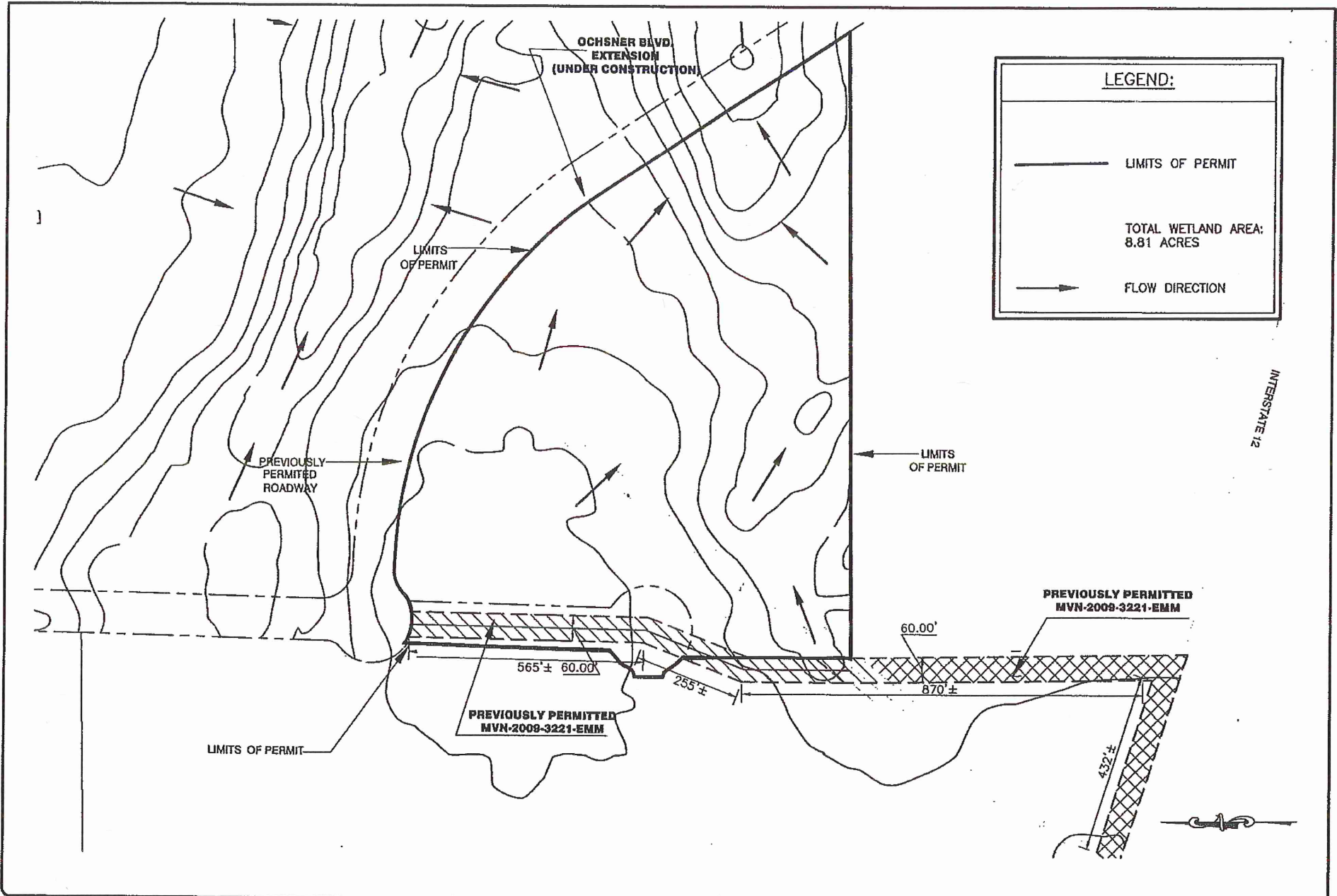
REVISIONS		
DATE:	REMARKS:	APP'D:

**NOR DU LAG**  
**MIXED USE DEVELOPMENT**

**WETLAND DELINEATION MAP**

SCALE: (24x36) 1" = 75'	DESIGNED BY: -
SCALE: (8.5x11) 1" = 150'	DRAWN BY: -
DATE: AUG. 2010	CHECKED BY: -
	JOB NO. 40934

COORD. FILE NAME:  
WETLAND EXHIBITS FOR



**LEGEND:**

— LIMITS OF PERMIT

— FLOW DIRECTION

TOTAL WETLAND AREA:  
8.81 ACRES

2  
SHEET NO.

Planning, Civil Engineering, Landscape Architecture

**KYLE ASSOCIATES, LLC**  
638 Village Lane N. • Mandeville, LA 70411 • 983.737.9377

STAMP:

REVISIONS		
DATE:	REMARKS:	APP'D

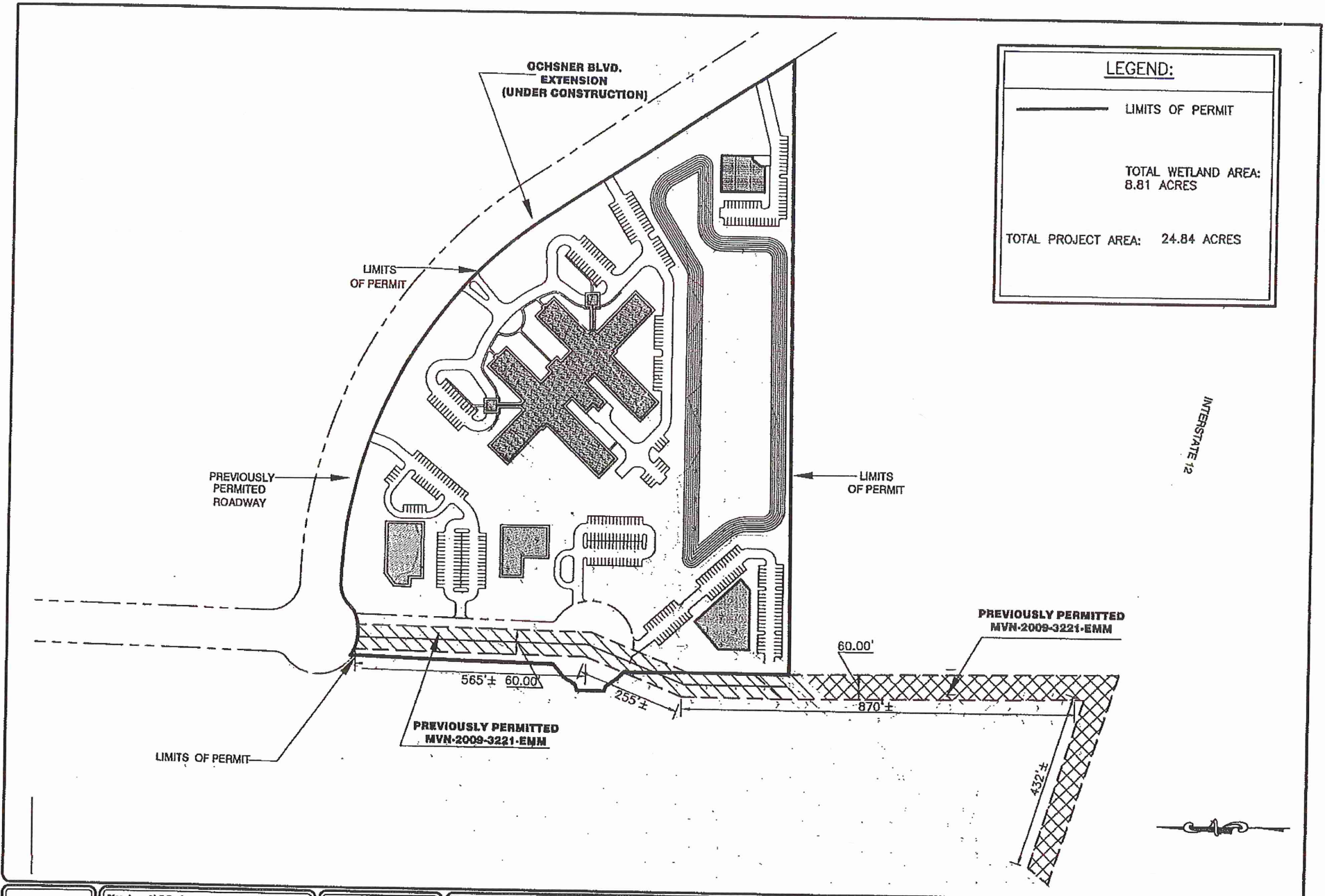
**NOR DU LAC  
MIXED USE DEVELOPMENT**

**EXISTING DRAINAGE**

SCALE: (24x36) 1" = 75'	DESIGNED BY: -
SCALE: (8.5x11) 1" = 150'	DRAWN BY: -
DATE: AUG. 2010	CHECKED BY: -
	JOB NO. 40934

GDD FILE NAME:  
WETLAND EXHIBITS FOR





3  
CON. SHEETS

Planning • Civil Engineering • Landscape Architecture



**KYLE ASSOCIATES, LLC**  
 638 Village Lane FL • Metairie, LA 70071 • 504.727.9277

STAMP:

REVISIONS		
DATE:	REMARKS:	APP'D

**NOR DU LAC  
 MIXED USE DEVELOPMENT**

**PROPOSED SITE PLAN**

SCALE: (24x36) 1" = 75'	DESIGNED BY: -
SCALE: (8.5x11) 1" = 150'	DRAWN BY: -
DATE: AUG. 2010	CHECKED BY: -
	JOB NO. 40934

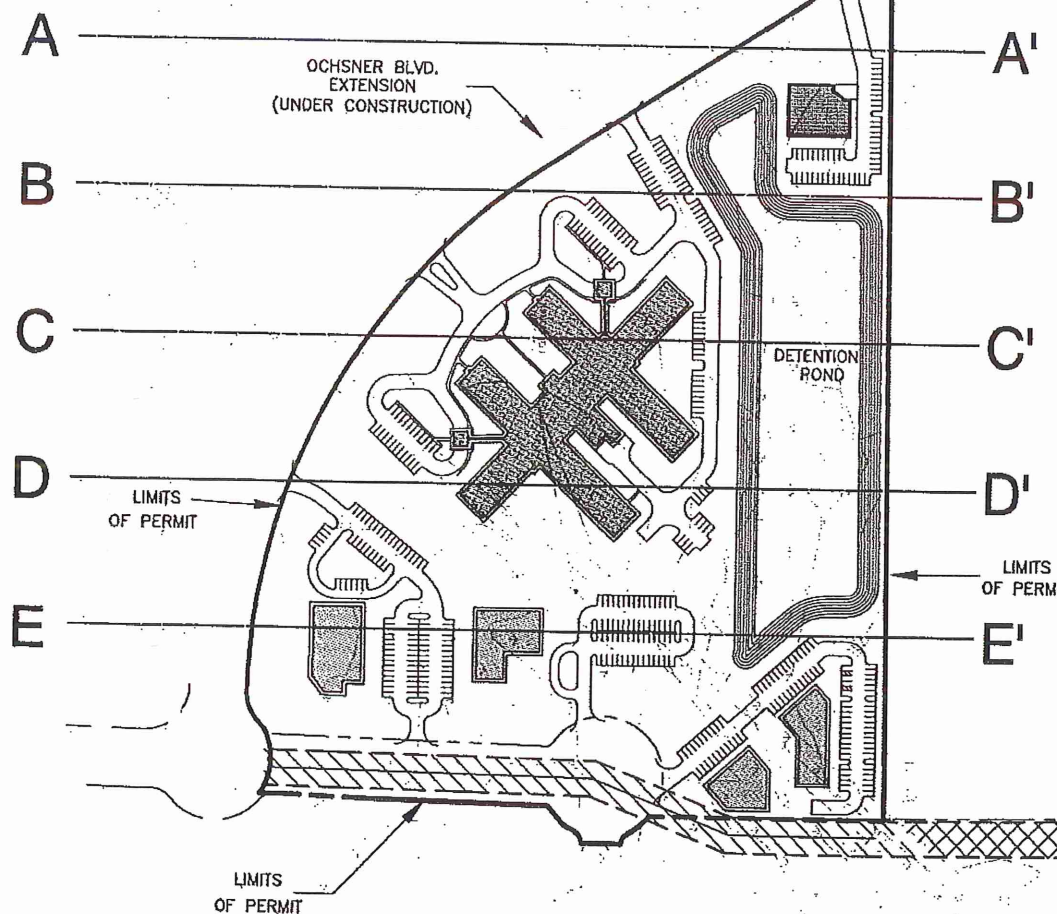
GRID FILE NAME:  
 WETLAND EXHIBITS FOR 1

**LEGEND:**

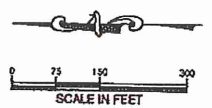
— LIMITS OF PERMIT

TOTAL WETLAND AREA:  
8.81 ACRES

A—A' SECTION NOMENCLATURE  
(250' INTERVALS)



INTERSTATE 12



4  
SHEET NO.

Planning • Civil Engineering • Landscape Architecture

**KYLE ASSOCIATES, LLC**  
636 Village Lane N • Mandeville, LA 70471 • 985.727.0277

STAMP

REVISIONS			
DATE	REMARKS		APP'D

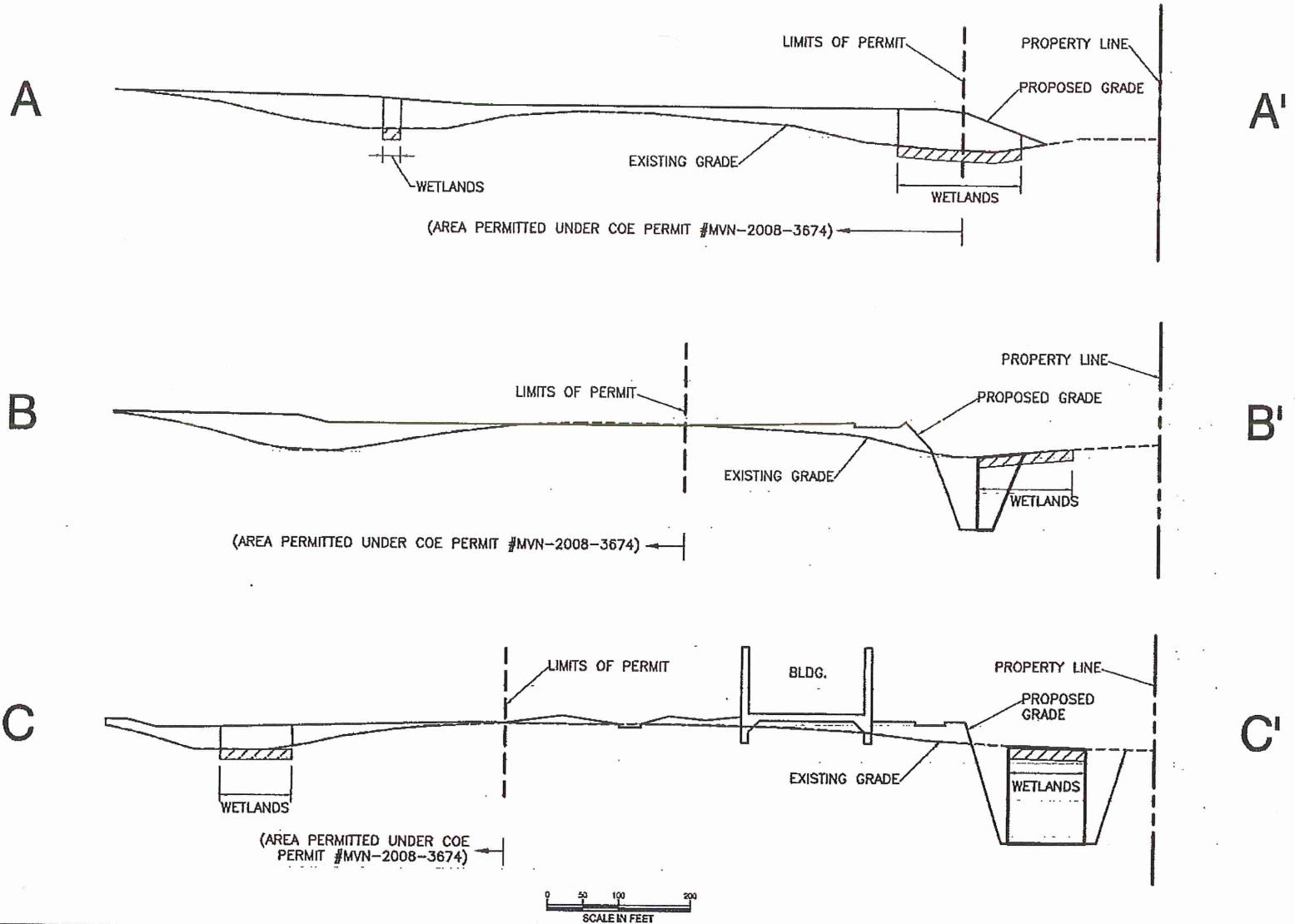
**NORD DU LAC  
MIXED USE DEVELOPMENT**

**SITE SECTIONS KEY MAP**

SCALE: (24"x36") NA	DESIGNED BY: FMK
SCALE: (8.5"x11") H=300'	DRAWN BY: TM/MM
DATE: JULY 2008	CHECKED BY: FMK
	JOB NO. 40703

GRID FILE NAME: 080803-SECTION.ADW

# SECTIONS



5

Planning • Civil Engineering • Landscape Architecture

KYLE ASSOCIATES, LLC

633 Village Lane N. • Mandeville, LA 70471 • 985.727.9277

STAMP

REVISIONS		
DATE	REMARKS	APP'D

NORD DU LAC  
MIXED USE DEVELOPMENT

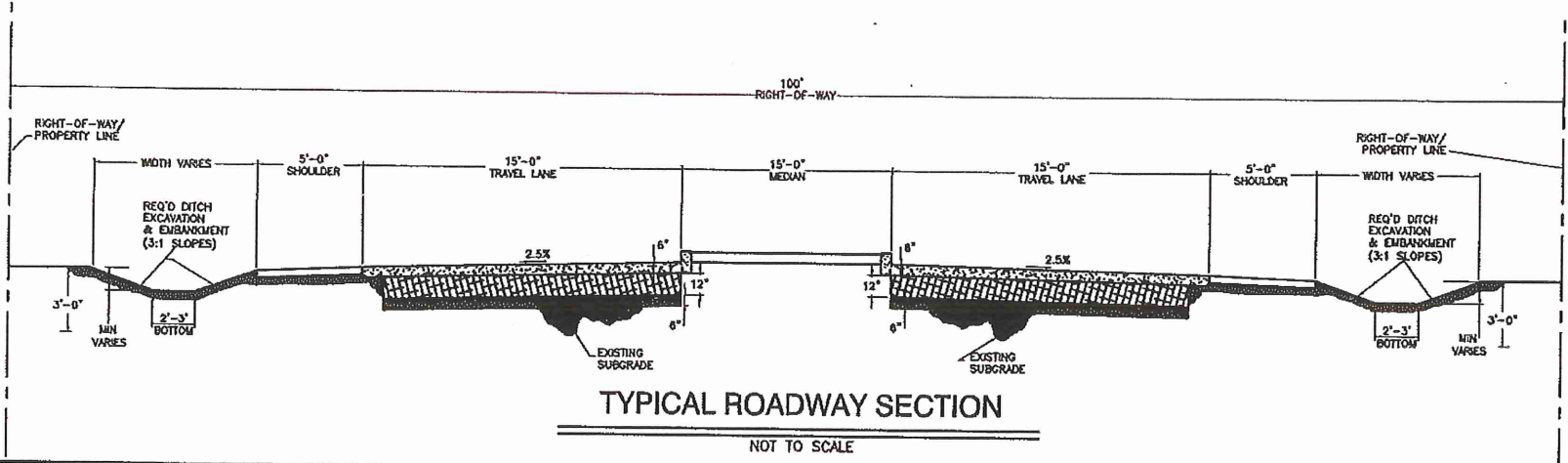
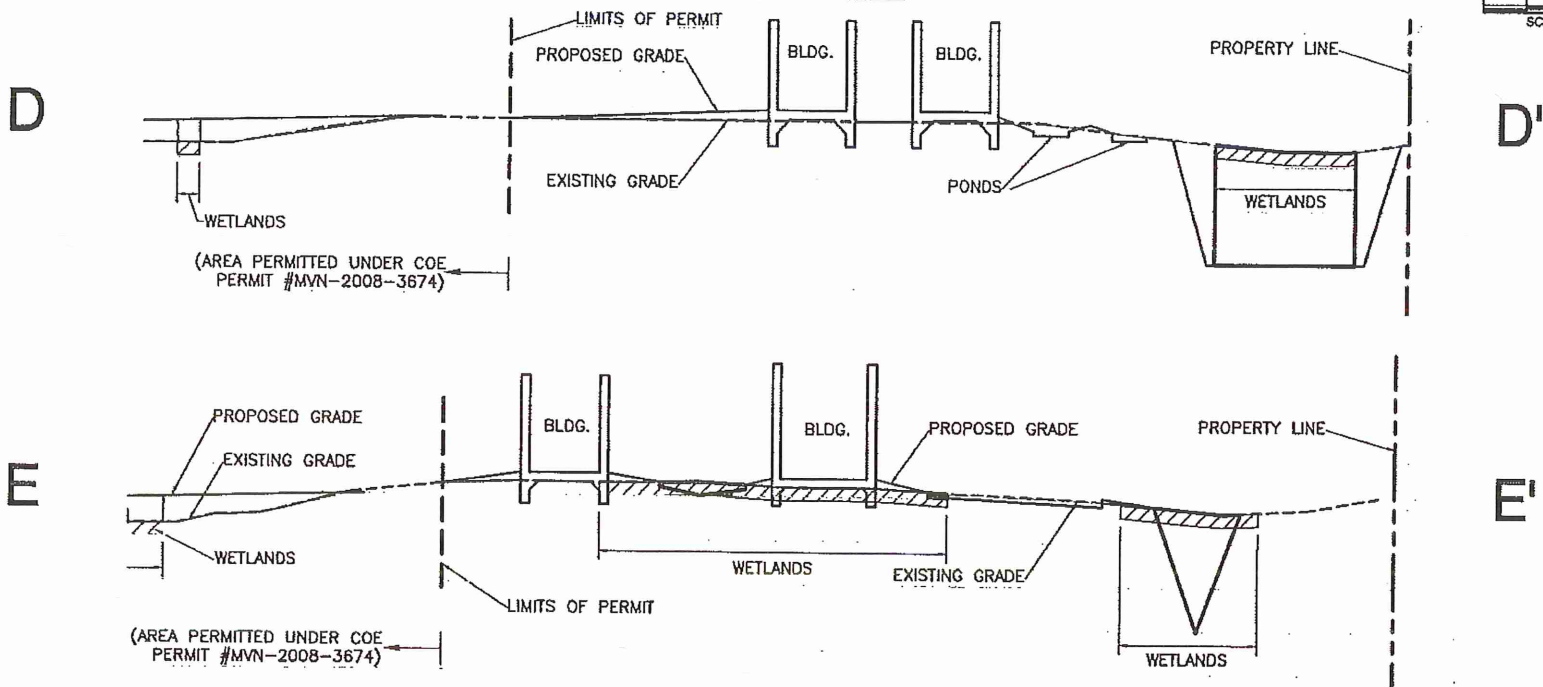
---

SECTIONS

SCALE: (24x36) NA	DESIGNED BY: FMK
SCALE: (8.5x11) H=200' V=20'	DRAWN BY: TM/MM
DATE: AUG 2010	CHECKED BY: FMK
	JOB NO. 40934

ROAD FILE NAME:  
40934.MS SECTION.dwg

# SECTIONS



9

SHEET NO.

Planning • Civil Engineering • Landscape Architecture

KYLE ASSOCIATES, LLC

638 Village Lane N. • Metairie, LA 70071 • 985.727.9177

STAMP

REVISIONS		
DATE	REMARKS	APP'D

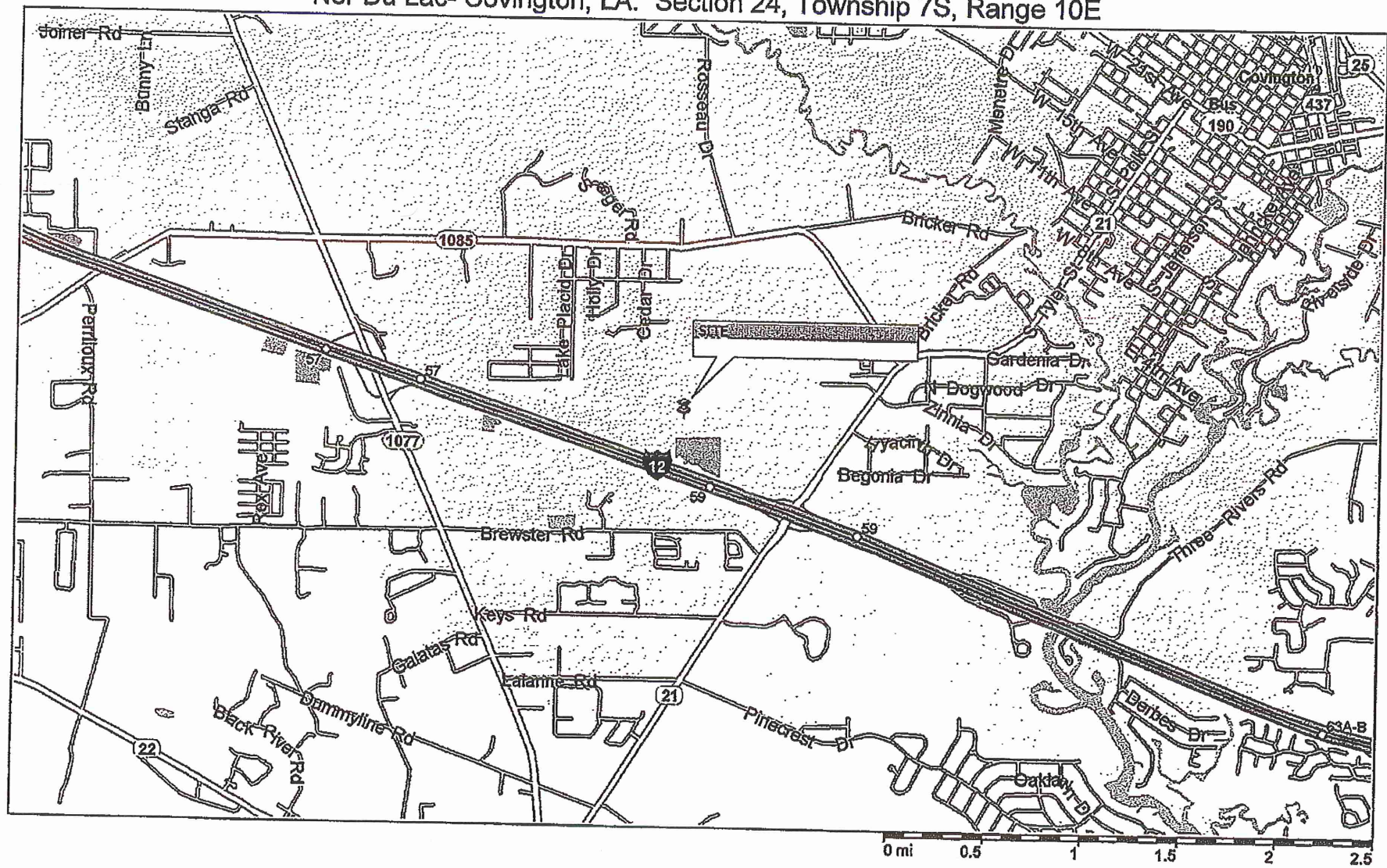
NORD DU LAC  
MIXED USE DEVELOPMENT

SECTIONS

SCALE: (24x36) NA	DESIGNED BY: FMK
SCALE: (8.5x11) H=200' V=20'	DRAWN BY: TM/MM
DATE: AUG 2010	CHECKED BY: FMK
	JOB NO. 40934

GRID FILE NAME:  
40934-MS-SECTION.dwg

Nor Du Lac- Covington, LA: Section 24, Township 7S, Range 10E



Copyright © 1998-2005 Microsoft Corp. and/or its suppliers. All rights reserved. <http://www.microsoft.com/streets/>  
© 2004 NAVTEQ. All rights reserved. This data includes information taken with permission from Canadian authorities © Her Majesty the Queen in Right of Canada. © Copyright 2004 by TeleAtlas North America, Inc. All rights reserved.

Sheet no. 7