

JOINT PUBLIC NOTICE

14 February 2022

United States Army
Corps of Engineers
New Orleans District
Regulatory Division (RG-E)
7400 Leake Avenue
New Orleans, Louisiana 70118

(504) 862-2279
angelle.v.greer@usace.army.mil
Project Manager
Angelle Greer
Permit Application Number
MVN-2004-03421-EG

State of Louisiana
Department of Environmental Quality
ATTN: Water Quality Certifications
Post Office Box 4313
Baton Rouge, Louisiana 70821-4313

(225) 219-3225
Project Manager
Elizabeth Hill
WQC Application Number
WQC 220204-01

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 [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).

COMMERCIAL DEVELOPMENT IN ST. TAMMANY PARISH

NAME OF APPLICANT: The Azby Fund, c/o Shelby LaSalle, Jr. LLC Consulting, Attn: Shelby LaSalle, Jr., 1580 W. Causeway Approach, Suite 2, Mandeville, LA 70471

LOCATION OF WORK: At approximately Latitude: 30.397694, Longitude: -90.002852, off of LA Highway 1088 near the intersection of Interstate-12, in Mandeville, Louisiana, in St. Tammany Parish, as shown on the enclosed drawings.

Hydrologic Unit Code: 08090201 (Lower Mississippi- Lake Pontchartrain)

CHARACTER OF WORK: Placement of approximately 348,000-cubic yards of native earthen material, approximately 496,000-cubic yards of hauled-in earthen material, and approximately

90,000-cubic yards of concrete to facilitate the construction of a commercial development to include buildings, driveways, parking areas, and appurtenant structures. The project site was previously permitted as a mixed use residential/commercial development in 2006 under DA permit MVN-2004-03421, however all work was not completed on the site. The site has been cleared, graded, partially excavated, and partially filled as outlined in the 2006 permit authorization, however, the applicant is applying for a change-in-use to install commercial structures in lieu of residential structures. Compensation for unavoidable project-related impacts to approximately 160-acres of jurisdictional wetlands has been satisfied under the original authorization through the purchase of wetland credits from a Corps' approved mitigation bank within the appropriate watershed, and no additional wetland impacts outside of the originally authorized project area are currently proposed.

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 Division. 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 Branch 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 Section 10/404 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 any 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 New Orleans District has determined that the project footprint is located in an area that may be known to be utilized by the West Indian Manatee, the Red-cockaded Woodpecker, the Gopher Tortoise, and Louisiana Quillwort. It has been determined that the activity will have no effect on the West Indian Manatee, the Red-cockaded Woodpecker, the Gopher Tortoise, or Louisiana Quillwort 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.

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.

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 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.

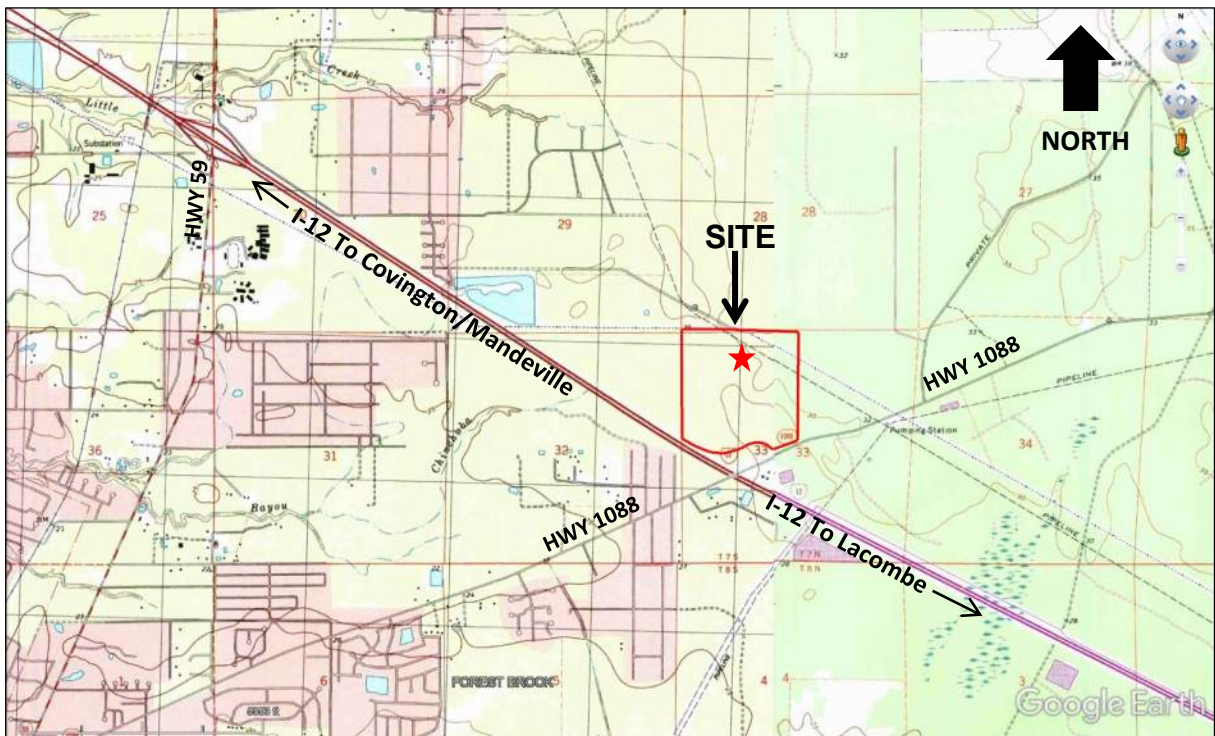
You are requested to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

Michael V. Farabee
Chief, Eastern Evaluation Branch

Vicinity Map



Scale = 2776'



Wadsworth Subdivision at Highway 1088

Containing Approximately 160 Acres

Located in Section 33 - T7S - R12E,

St. Tammany Parish, LA

30 ° 23' 51" N

90 ° 00' 10" W



**Wadsworth Subdivision at Highway 1088
Containing Approximately 160 Acres
Located in Section 33 - T7S - R12E,
St. Tammany Parish, LA**

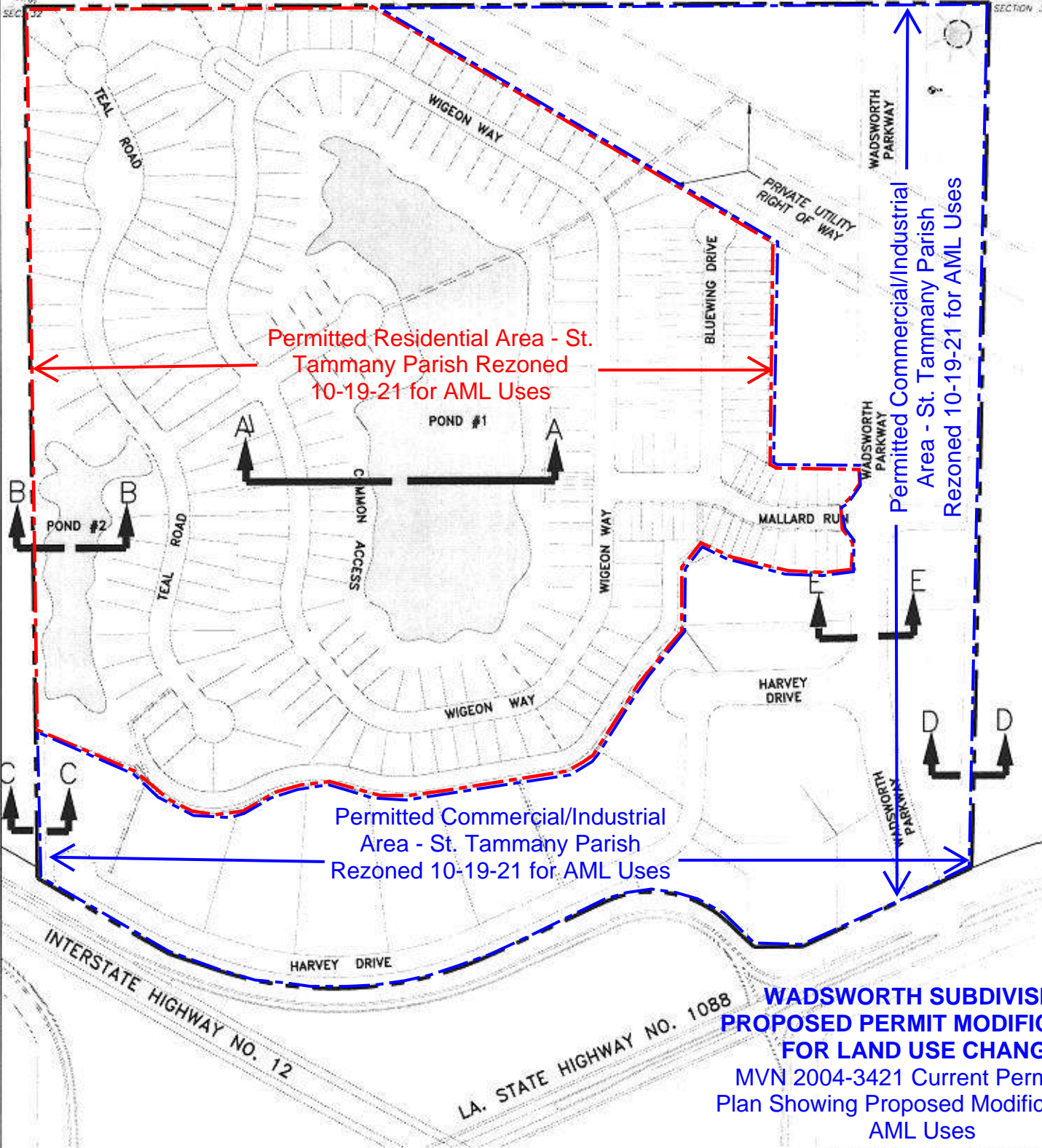
**30 ° 23' 51" N
90 ° 00' 10" W**

WADSWORTH
SECTION 33, TOWNSHIP 7 SOUTH, RANGE 12 EAST
ST. TAMMANY PARISH, LA.
MAY 1, 2013

N.T.S.

SECTION 24
SECTION 33

SECTION 28
SECTION 33



Permitted Residential Area - St. Tammany Parish Rezoned 10-19-21 for AML Uses

Permitted Commercial/Industrial Area - St. Tammany Parish Rezoned 10-19-21 for AML Uses

Permitted Commercial/Industrial Area - St. Tammany Parish Rezoned 10-19-21 for AML Uses

**WADSWORTH SUBDIVISION
PROPOSED PERMIT MODIFICATION
FOR LAND USE CHANGE**
MVN 2004-3421 Current Permit Site
Plan Showing Proposed Modification for
AML Uses

EXHIBIT 7 - CROSS SECTION
LOCATIONS
MAY 6, 2013

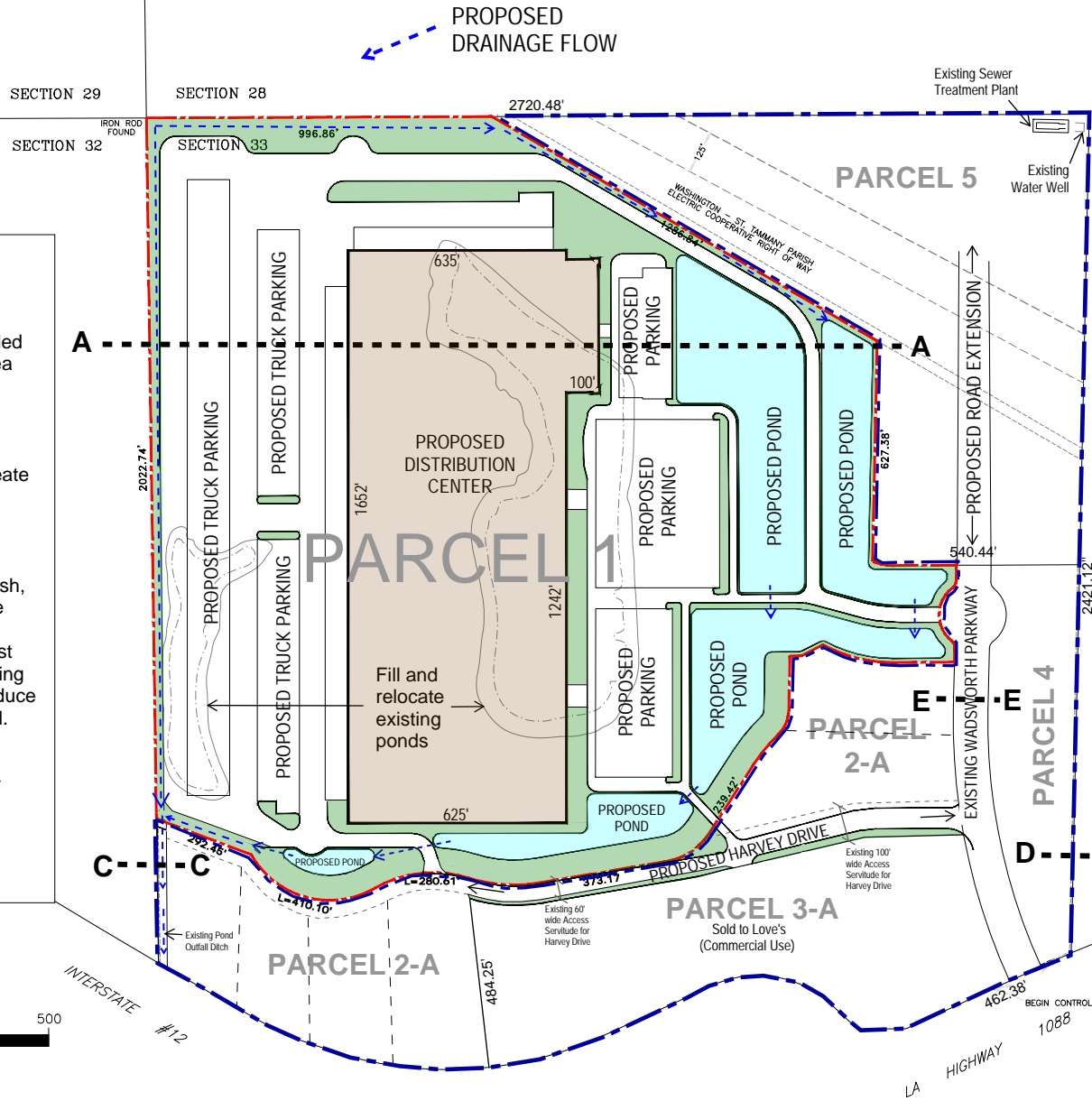
LEGEND

 STORMWATER
DETENTION PONDS

Red and Blue notes and
boundaries added 2022 by Azby

REVISED
JULY 7, 2013





**PARCEL 1
Modification Project Area**



92.3 acres, formerly residential, now zoned as of October 19, 2021 for Advanced Manufacturing and Logistics (AML) District Land Use - More compatible with adjacent allowed uses on Parcels 2-A, 3-A, 4 & 5.

**PARCELS 2-A, 3-A, 4 and 5
Modification Project Area**



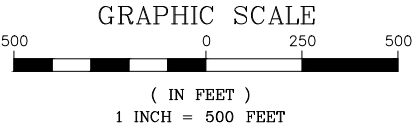
67.7 acres, formerly commercial/industrial, now zoned as of October 19, 2021 for Advanced Manufacturing and Logistics (AML) District Land Use includes lot configuration and road location changes for Lots 2-A and 3-A. Note: Uses similar to previous uses allowed

Typical Fill Quantities
 +/- 340,000 cy clean earthen fill
 +/- 90,000 cy concrete
 +/- 156,000 cy onsite soil fill graded on original project area

Typical Excavation Quantities
 +/- 192,000 cy onsite soils
 +/- 156,000 cy onsite soils to create original ponds

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 onsite and available as per utilities service agreement with St. Tammany Parish.



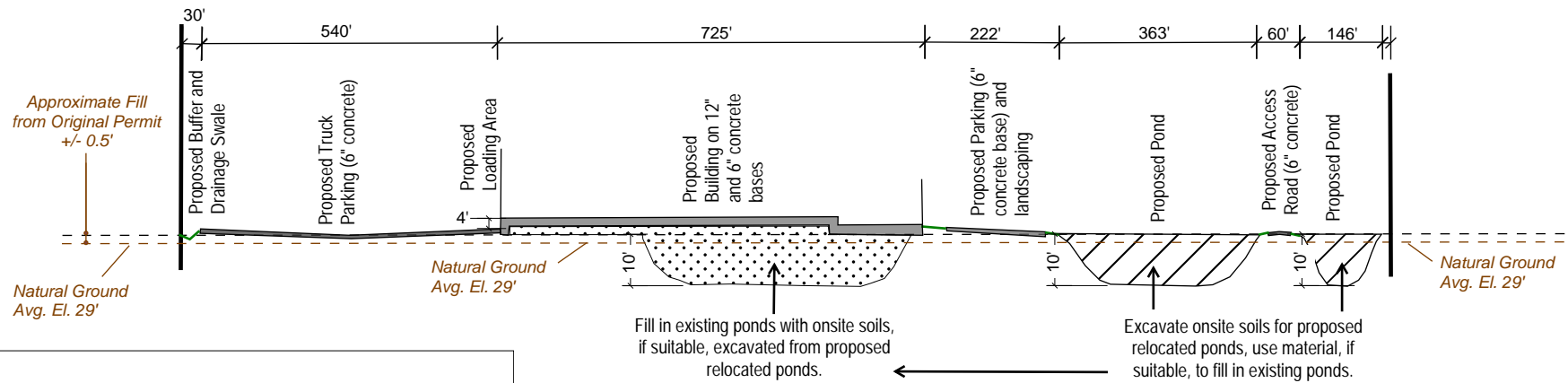
For Permitting Use Only: This document not to be used for construction, bidding, recordation, conveyance or sales.

DATE: 01-19-21
SCALE: 1" = 500'

DRAWING NO.:
DRAWN BY:
CHECKED BY:

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING • ENVIRONMENTAL
 1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com
 Phone: 985-649-0075 Fax: 985-649-0154

**Wadsworth Subdivision MVN 2004-3421
 Proposed Modification**
 Containing Approximately 160 Acres
 Located in Section 33 - T7S - R12E
 St. Tammany Parish, LA



Typical Fill Quantities

- +/- 340,000 cy clean earthen fill
- +/- 90,000 cy concrete
- +/- 156,000 cy onsite soil fill graded on original project area

Typical Excavation Quantities

- +/- 192,000 cy onsite soils
- +/- 156,000 cy onsite soils to create original ponds

TYPICAL PROFILE A-A
Not To Scale

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 onsite and available as per utilities service agreement with St. Tammany Parish.

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

DATE:	12-29-21
SCALE:	NTS

DRAWING NO.:	
DRAWN BY:	BBZ
CHECKED BY:	

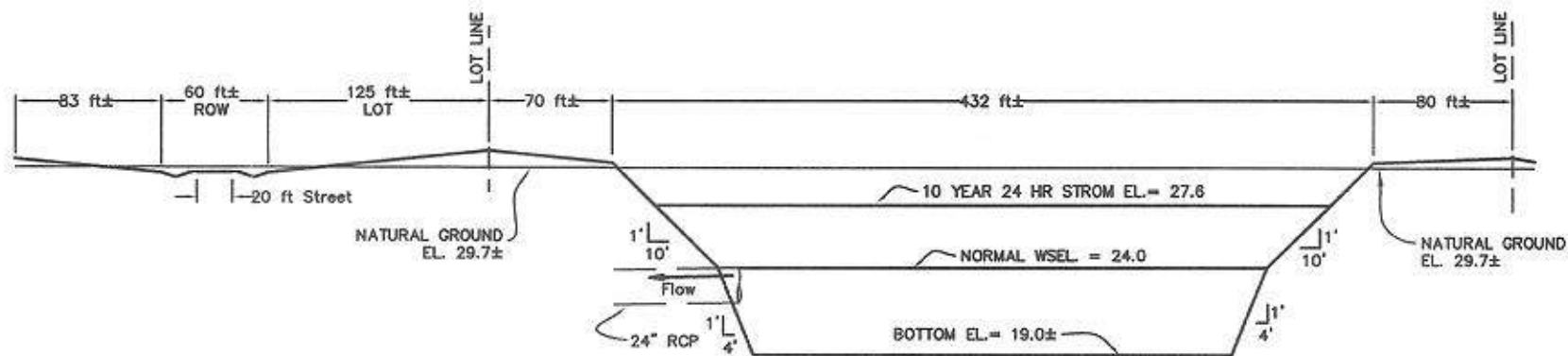
J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING ENVIRONMENTAL

1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com
 Phone: 985-649-0075 Fax: 985-649-0154

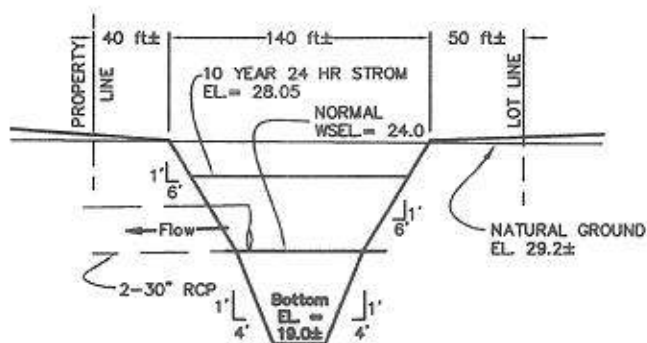
TYPICAL PROFILE DISTRIBUTION CENTER
 Parcel 1, Wadsworth S/D
 Containing 92.3 Acres Located in Section 33 - T7S - R12 E
 St. Tammany Parish, LA

WADSWORTH

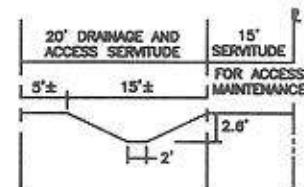
SECTION 33, TOWNSHIP 7 SOUTH, RANGE 12 EAST
ST. TAMMANY PARISH, LA.
MAY 20, 2004



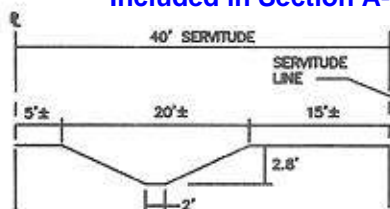
Guide for New Typical Large Pond Detail Included in Section A-A



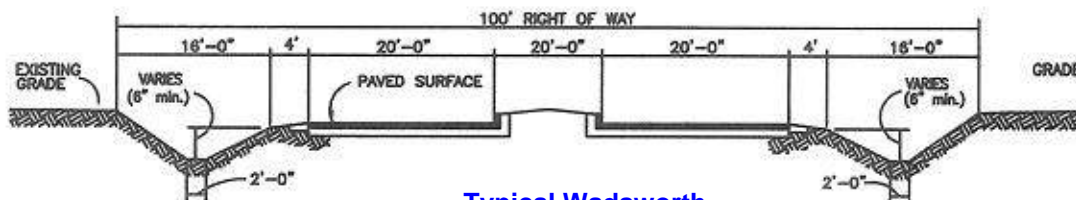
Guide for New Typical Small Pond Detail formerly B-B Included in Section A-A



Typical Drainage Servitude Section D-D



Typical Drainage Outfall Servitude Section C-C



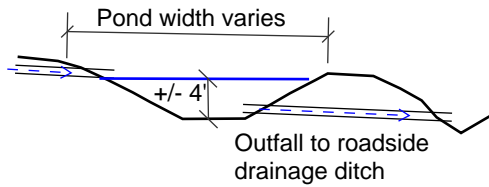
Typical Wadsworth Boulevard Section E-E

Notes in blue added by Azby 2022

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CROSS SECTIONS
EXHIBIT NO.4

T.A.C. © 1/2005 401/0083 Woodworth/Wadsworth Permit/VL_Permit Exhibit/Draw/LAYOUT: Exhibit 4 Jan 21, 2011 - 4:54PM



Typical Dry Pond Profile G-G
NTS

Typical Lot Fill Quantities

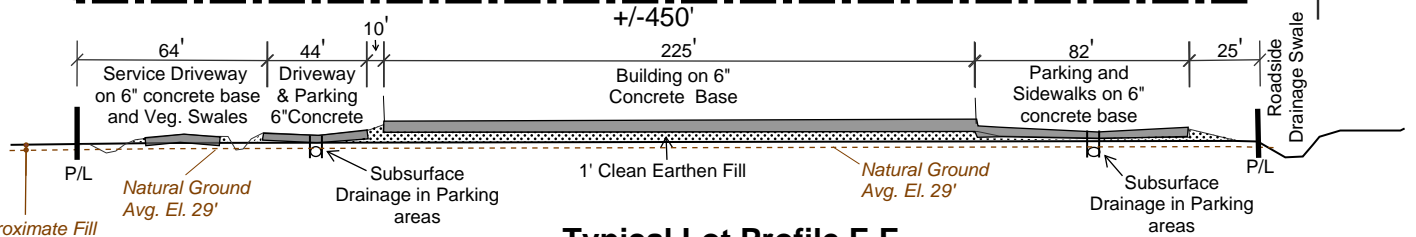
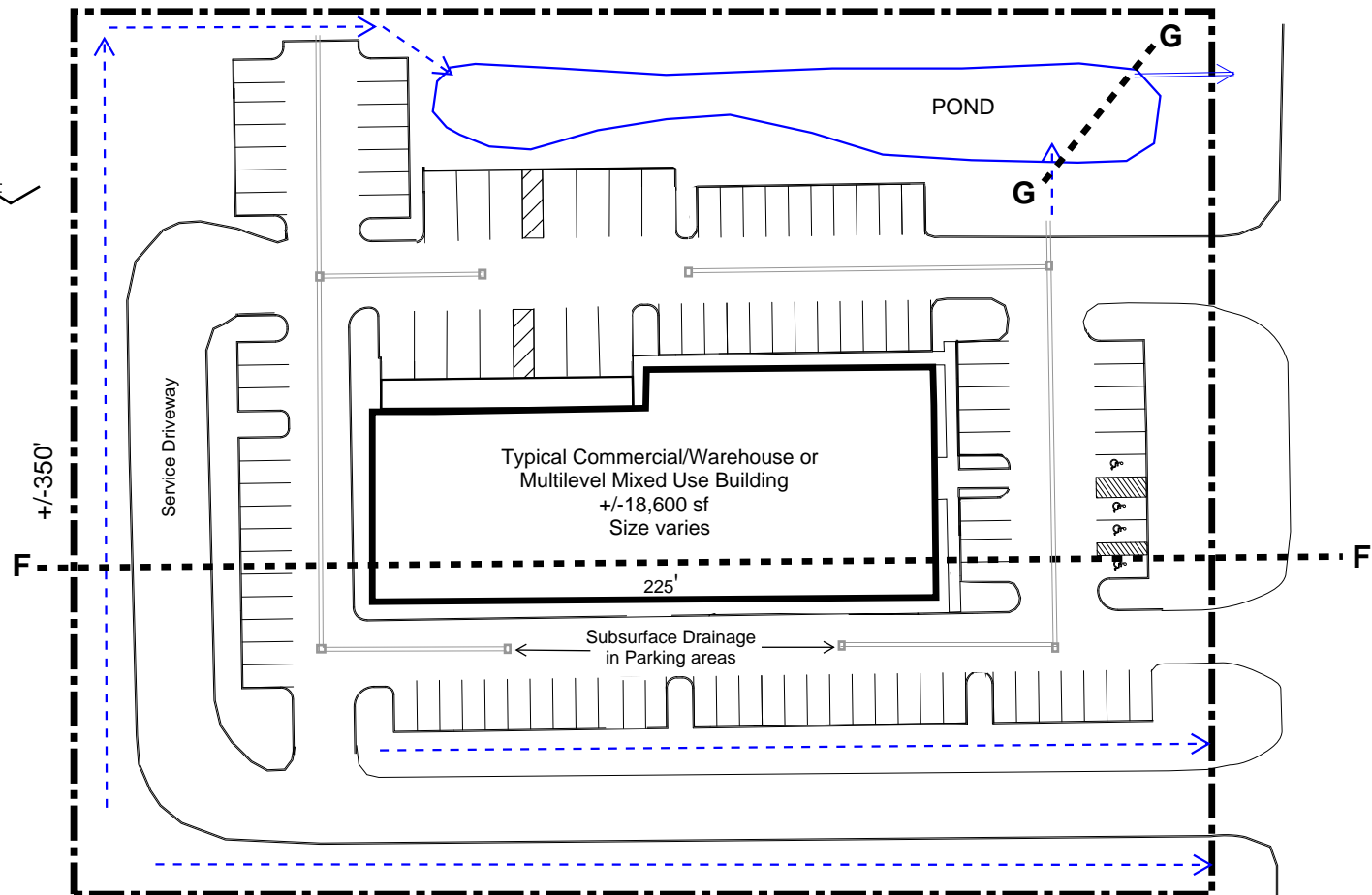
+/- 2100 cy clean earthen fill
+/- 1700 cy concrete

Typical Lot Excavation Quantities

+/- 1140 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 onsite and available as per utilities service agreement with St. Tammany Parish.



Typical Lot Profile F-F
NTS

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

Approximate Fill from Original Permit +/- 0.5'

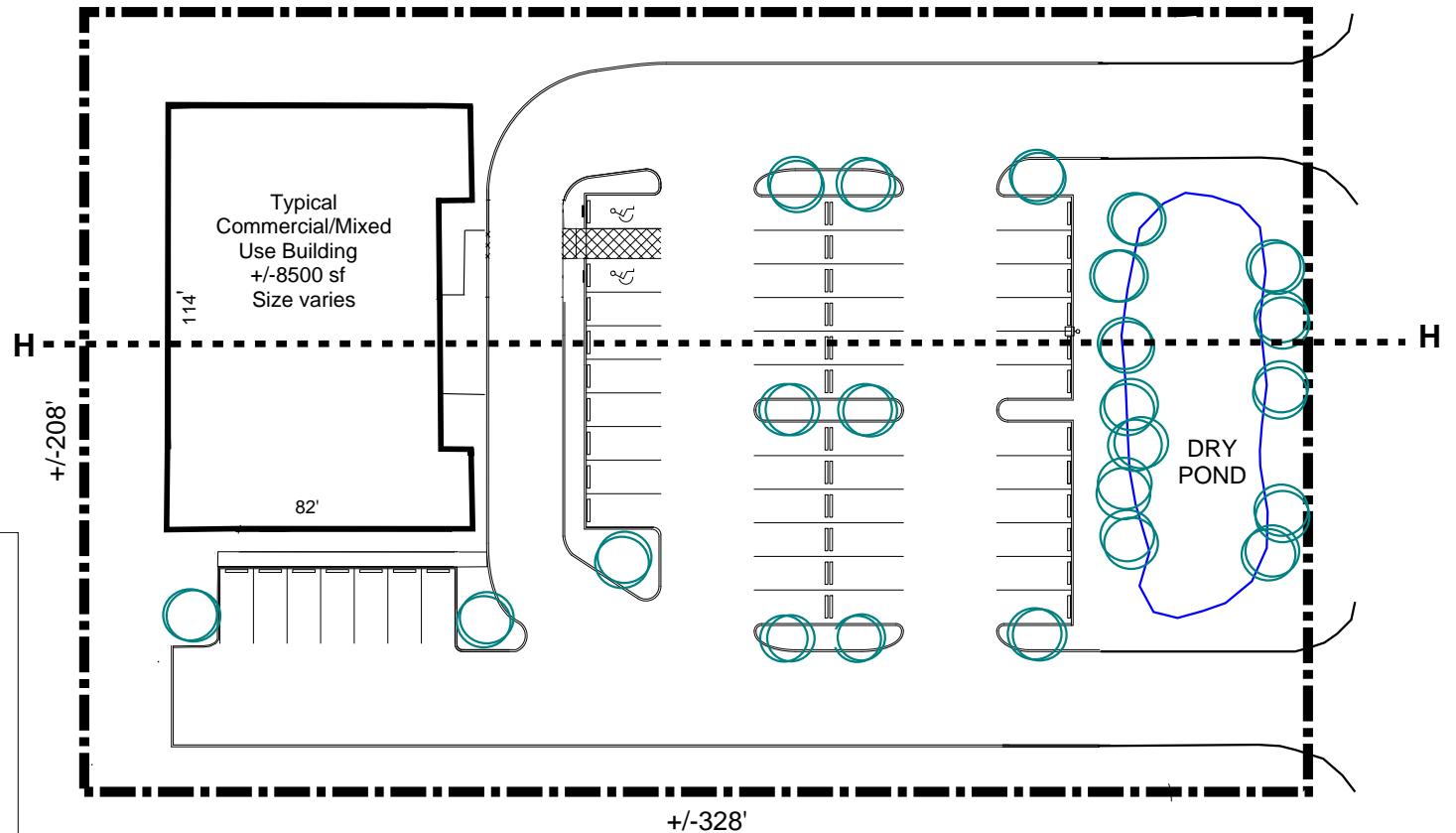
DATE:	01-19-22
SCALE:	NTS

DRAWING NO.:	
DRAWN BY:	BBZ
CHECKED BY:	

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

Typical Plan and Profile 1 - AML Uses
for Parcels 2-A, 3-A, 4 and 5
Wadsworth Subdivision



Typical Lot Fill Quantities

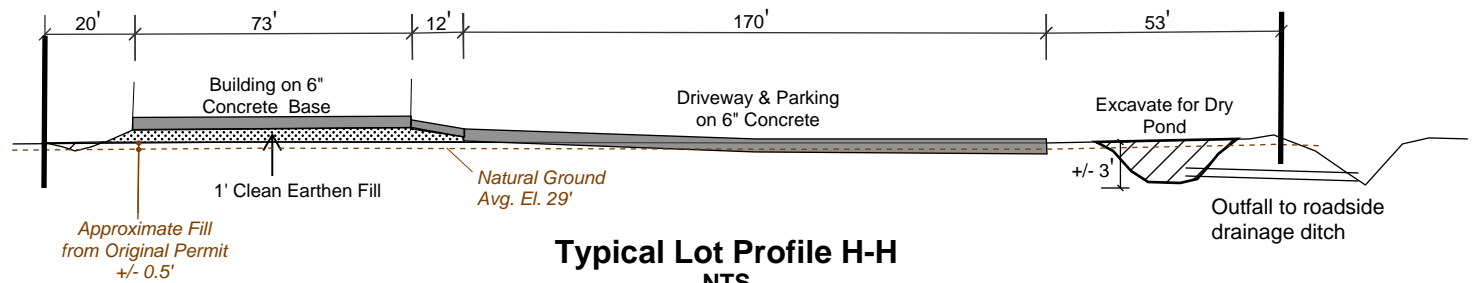
+/- 973 cy clean earthen fill
 +/- 816 cy concrete

Typical Lot Excavation Quantities

+/-322 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 onsite and available as per utilities service agreement with St. Tammany Parish.



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DATE:
01-19-22

DRAWING NO.:

DRAWN BY:

BBZ

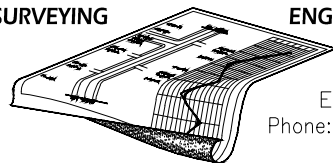
CHECKED BY:

SCALE:
NTS

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

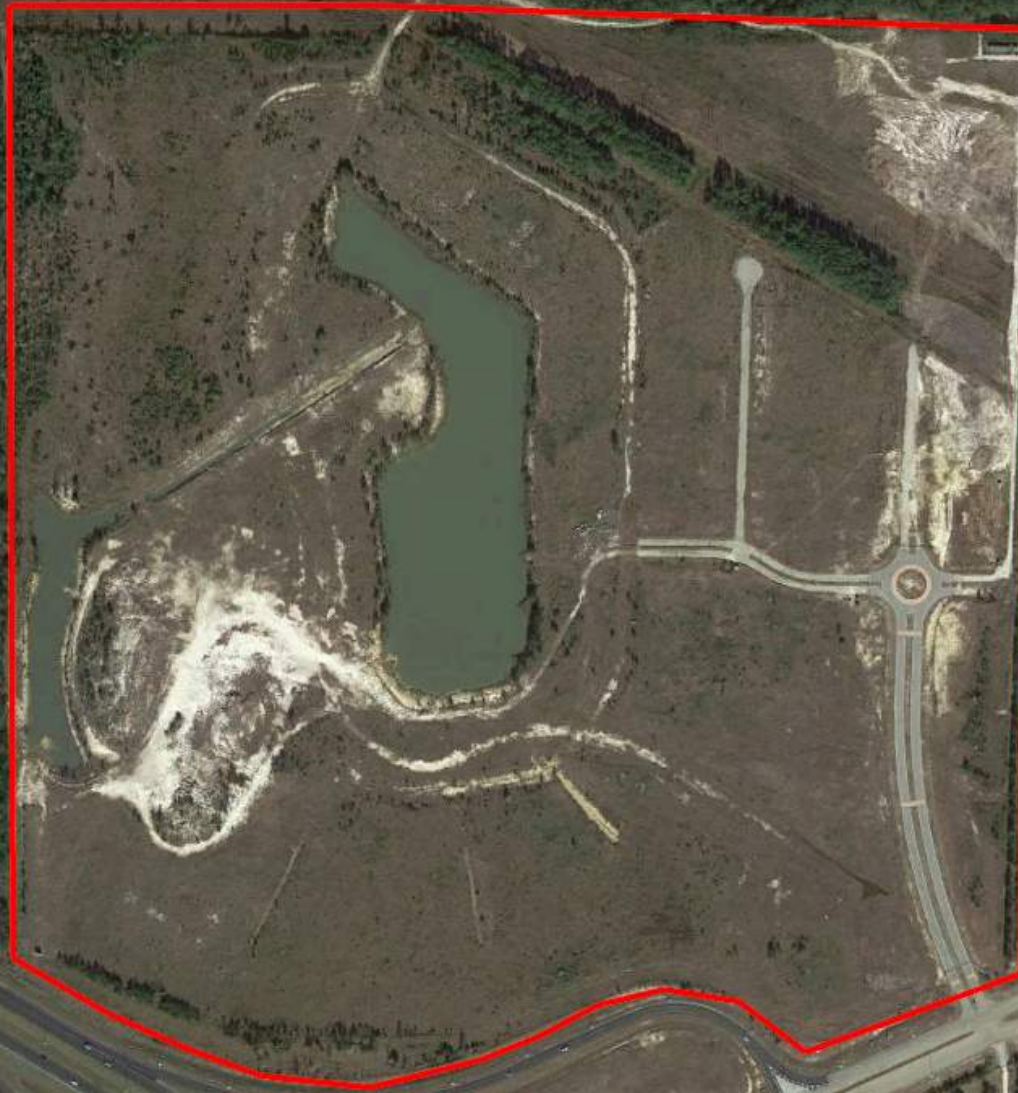


1805 Shortcut Highway
 Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

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

Typical Plan and Profile 2 - AML Uses
 for Parcels 2-A, 3-A, 4 and 5
 Wadsworth Subdivision



Existing Site Conditions:

Site cleared, filled and graded. Ponds and temporary drainage ditches constructed. Wadsworth Parkway fully constructed to traffic circle. Road bases and partial roads and utilities installed. Wastewater treatment plant and water well constructed onsite. All wetlands utilized in original permit.

DATE:
01-19-22

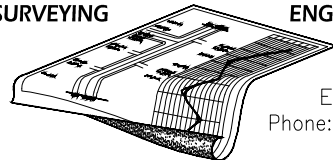
DRAWING NO.:
DRAWN BY:

SCALE:
NTS

CHECKED BY:

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL



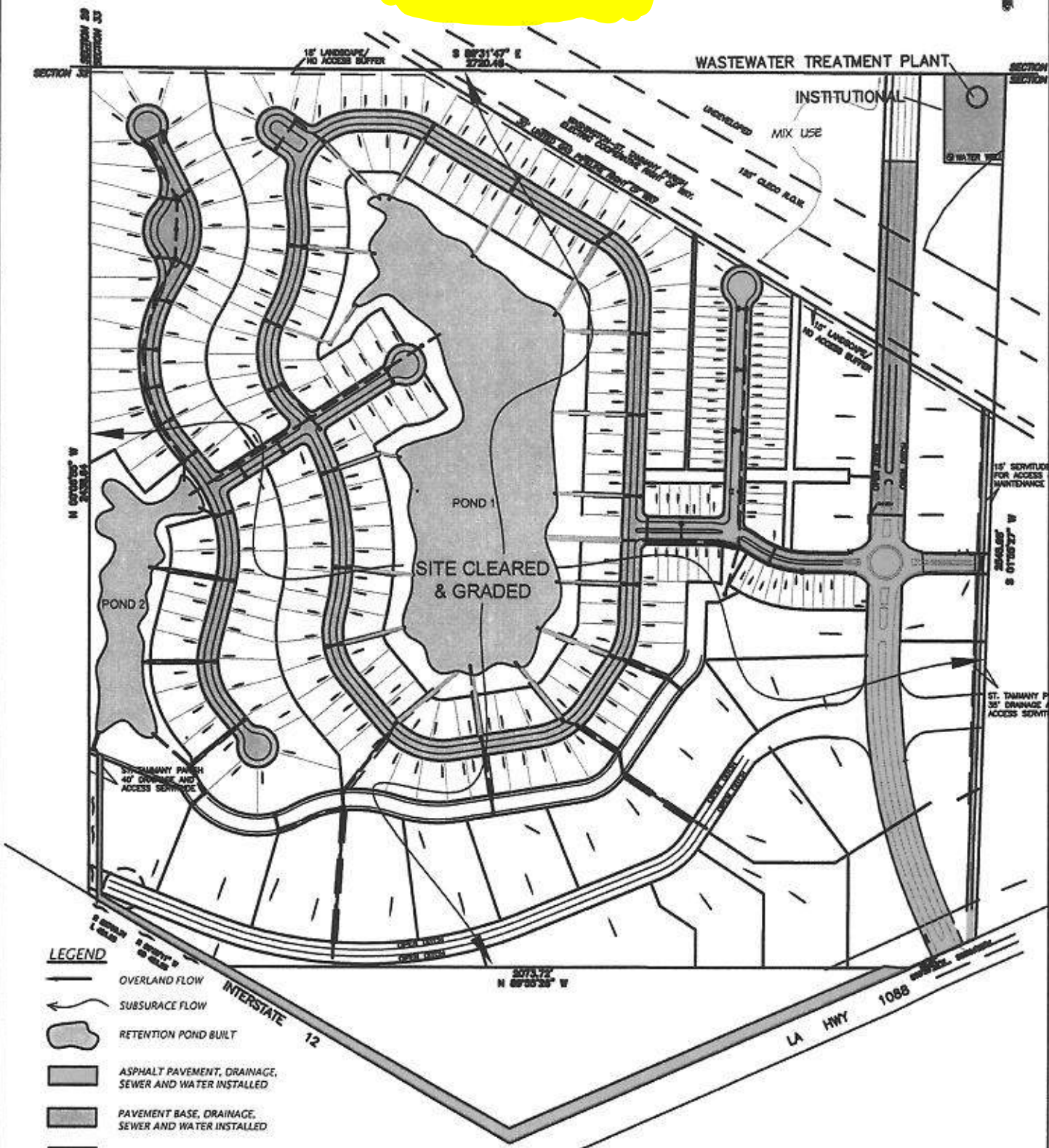
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

**WADSWORTH S/D
EXISTING SITE CONDITIONS**

MVN 2004-3421
Containing Approximately 160 acres
Located in Section 33 - T7S-R12E
St. Tammany Parish, LA

WADSWORTH
A TRADITIONAL NEIGHBORHOOD EXPERIENCE
SECTION 33, TOWNSHIP 7 SOUTH, RANGE 12 EAST
ST. TAMMANY PARISH, LA.

MAY 20, 2004
REVISED JANUARY 24, 2011



LEGEND

- OVERLAND FLOW
- SUBSURFACE FLOW
- RETENTION POND BUILT
- ASPHALT PAVEMENT, DRAINAGE, SEWER AND WATER INSTALLED
- PAVEMENT BASE, DRAINAGE, SEWER AND WATER INSTALLED
- WASTEWATER TREATMENT PLANT AND WATER WELL UNDER CONSTRUCTION



DRAINAGE MAP
EXHIBIT NO.2

KREBS, LaSALLE, LeMIEUX CONSULTANTS, INC.
ENGINEERING · PLANNING · SURVEYING · HYDROLOGY · ENVIRONMENTAL

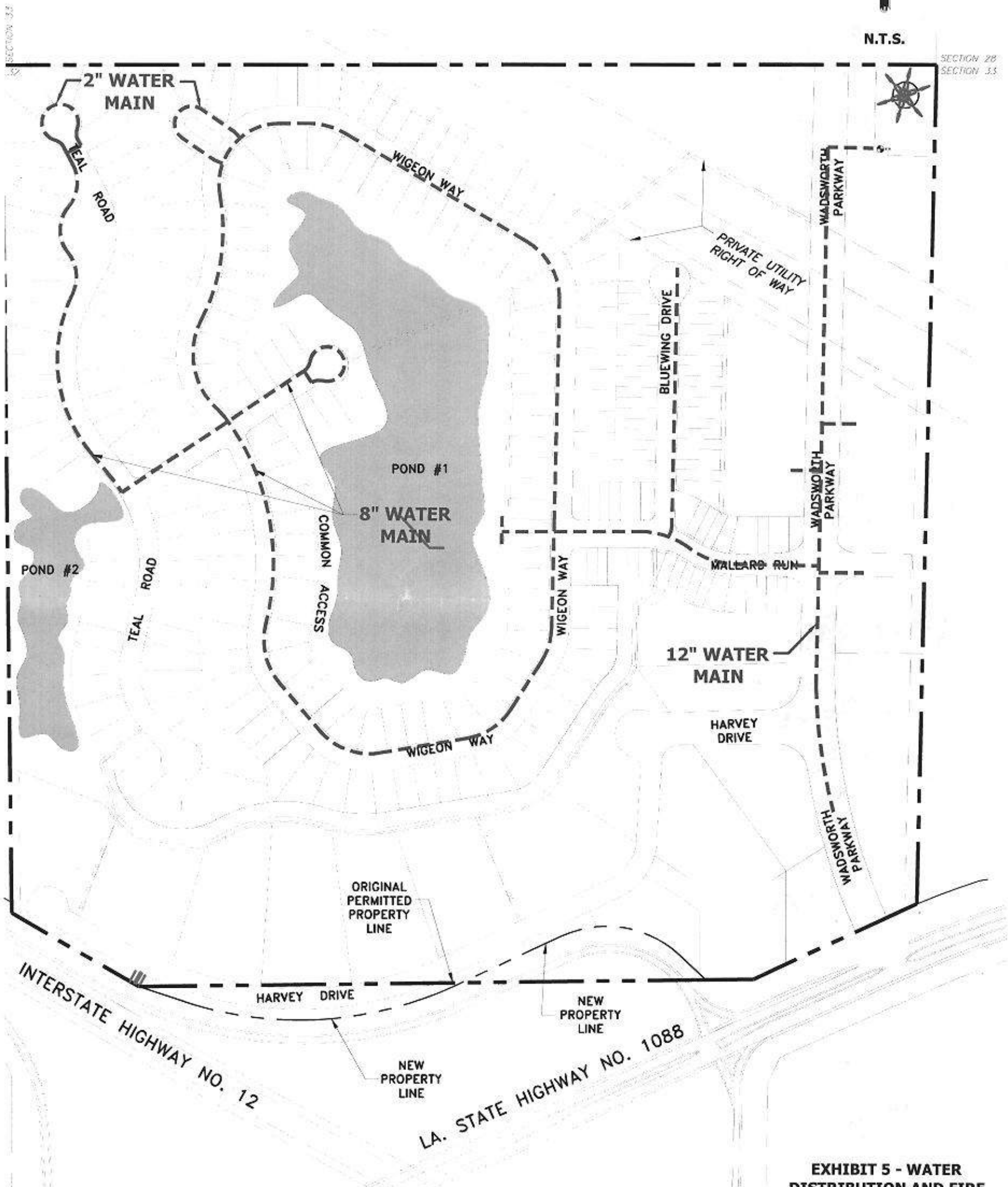
T.A.C. 61-0805, 601-0083 Wadsworth\Wadsworth\Permit COE 1-24-2011\WLM_Permit Exhibit_2\DR201004.dwg\AUTOCAD Exhibit 2 Feb 04, 2011 - 2:27PM

WADSWORTH
SECTION 33, TOWNSHIP 7 SOUTH, RANGE 12 EAST
ST. TAMMANY PARISH, LA.
MAY 1, 2013



N.T.S.

SECTION 28
SECTION 33



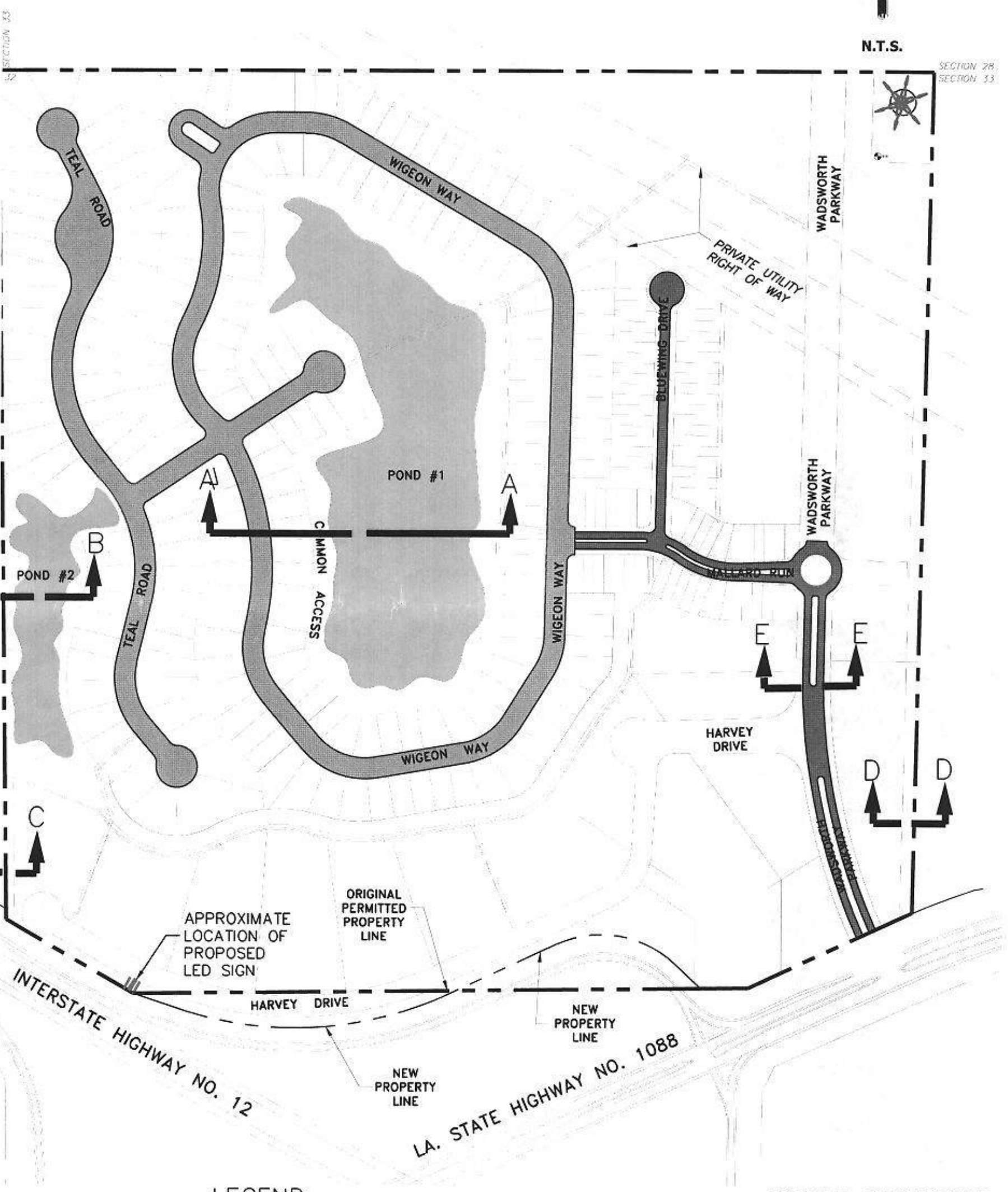
----- COMPLETED WATER MAIN

**EXHIBIT 5 - WATER
DISTRIBUTION AND FIRE
PROTECTION SYSTEM**

MAY 6, 2013



WADSWORTH
 SECTION 33, TOWNSHIP 7 SOUTH, RANGE 12 EAST
 ST. TAMMANY PARISH, LA.
 MAY 1, 2013



LEGEND




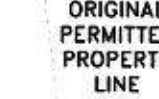
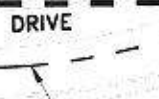
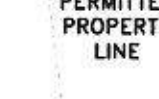
-  COMPLETED STORMWATER DETENTION PONDS
-  SUBSTANTIALLY COMPLETED ASPHALT STREET
-  SUBSTANTIALLY COMPLETED BASE FOR PERMITTED STREETS
-  ORIGINAL PERMITTED PROPERTY LINE
-  NEW PROPERTY LINE
-  APPROXIMATE LOCATION OF PROPOSED LED SIGN

EXHIBIT 7 - CROSS SECTION LOCATIONS
MAY 6, 2013



2016 Final Subdivision Plat showing existing utility and drainage easements, existing and proposed road sections typical ditch sections. Not included in this plan is the resubdivision of Parcels 2 and 3 into Parcels 2-A and 3-A that took place in March of 2021.

