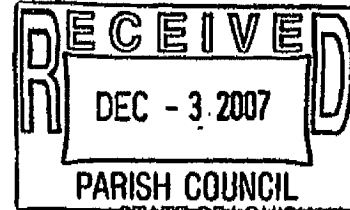


JOINT PUBLIC NOTICE

November 23, 2007



DEPARTMENT OF THE ARMY
NEW ORLEANS DISTRICT
CORPS OF ENGINEERS
REGULATORY FUNCTIONS BRANCH
P.O. BOX 60267
NEW ORLEANS, LA 70160

STATE OF LOUISIANA
DEPARTMENT OF ENVIRONMENTAL
QUALITY
OFFICE OF ENVIRONMENTAL
SERVICES
P.O. BOX 4313
BATON ROUGE, LA 70821-4313

STATE OF LOUISIANA
DEPARTMENT OF NATURAL
RESOURCES
COASTAL MANAGEMENT DIVISION
P.O. BOX 44487
BATON ROUGE, LA 70804-4487

Phone (504) 862- 2281

Fax (504) 862- 2117

Phone (225) 219-3469

Fax (225) 219-3156

Phone (225) 342-7943

Fax (225) 342-9439

Email gretchen.brown@la.gov

CORPS REVIEWER:

Angie Lacoste

DEQ REVIEWER:

Will Barlett

CMD REVIEWER:

Gretchen Brown

COE NUMBER:

MVN 2007- 1681 EKK

WQC NUMBER:

WB 071102- 01

CUP NUMBER:

P20070461

Interested parties are hereby notified that the Coastal Management Division of the Department of Natural Resources has received the following application for a Coastal Use Permit (CUP) in accordance with the State and Local Coastal Resources Management Act of 1978, as amended, (Louisiana R.S. 49, Sections 214.21-214.41), and the rules and regulations of the Coastal Resources Program.

Additionally, interested parties are hereby notified that applications have been received by the District Engineer for a Department of the Army permit to authorize the following pursuant to: [X] Section 404 of the Clean Water Act (86 Stat. 818; 33 USC 1344) and/or [X] Section 10 of the River and Harbor Act of 1899 (33 USC 403).

Application has also been made to the Louisiana Department of Environmental Quality, Office of Environmental Services for a Water Quality Certification in accordance with statutory authority contained in the Louisiana Revised Statutes of 1950, Title 30, Chapter 11, Part IV, Section 2074 A93) and Provisions of Section 401 of the Clean Water Act (P.O. 95-217).

The official date of the beginning of the public comment period for Coastal Use Permit and Water Quality Certification applications begins on the date of publication of the notice in the official state journal (The Advocate), in accordance with the Rules and Procedures for Coastal Use Permits, §723.C.5.c. The Coastal Management Division will inform interested parties of the exact date of publication on request.

*Habitat impacts are based on available in-house data and may not represent actual conditions. Field reconnaissance may be required verify extent of impacts.

Approximately .00 acres of Essential Fish Habitat (EFH) utilized by various life stages of red drum and penaeid shrimp would be altered or destroyed by this project. This information is provided to initiate federal consultation requirements pertaining to EFH under the Magnuson-Stevens Fishery Conservation and Management Act.

NAME: ESPERANZA INVESTMENTS, L.L.C.
c/o CIVIL & ENVIRONMENTAL CONSULTING ENGINEERS
P.O. BOX 1528
LULING, LA 70070
Attn: Julie Hebert

LOCATION: Saint Charles Parish, LA; Section 81 & 121 T13S R20E; Tract #12; Sugarland Parkway Extension Luling, 70070.
Lat 29° 55' 15.74" N / Long 90° 24' 8.85" W.

DESCRIPTION: Proposed commercial development to include 15 commercial lots with associated buildings, roads, driveways and parking areas as well as the dredging of an existing drainage servitude along the north and northwest border of the project site. Approximately 71,589 cubic yards of native material will be displaced by construction activities and an additional 45,947 cubic yards of concrete and 212,217 cubic yards of sand will be brought in for additional fill and construction activities. *Approximately 84 acres of forested wetlands may be impacted by the proposed project.

THE APPLICANT ~~MUST SECURE~~ A STATE COASTAL USE PERMIT PLUS A DEPARTMENT OF THE ARMY PERMIT OR A GENERAL PERMIT AUTHORIZATION FROM THE CORPS OF ENGINEERS. INDEPENDENT EVALUATIONS AND DECISIONS WILL BE MADE BY THE COASTAL MANAGEMENT DIVISION AND THE CORPS OF ENGINEERS.

State of Louisiana Coastal Use Permit Criteria

Plans for the proposed work are now on file and may be inspected at the Office of the Coastal Management Division, Department of Natural Resources, LaSalle Building, 617 North 3rd Street, Room 1048, Baton Rouge, LA. Written comments, including suggestions for modifications or objections to the proposed work and stating the reasons thereof, are being solicited from anyone having an interest in the matter. Comments to the State of Louisiana, Coastal Management Division must be received within 25 days of the date of official journal publication of this notice. Comments may be faxed to us at (225)342-9439 or may be emailed to us at the email address listed above. All comment letters should contain both the applicant's name and the appropriate application number and should be mailed to the Coastal Management Division, Louisiana Department of Natural Resources, P.O. Box 44487, Capitol Station, Baton Rouge, Louisiana 70804-4487.

The decision on whether or not to issue a Coastal Use Permit will be based on an evaluation of the probable impacts of the proposed activity in accordance with the state policies outlined in R.S. 49:214.22. The decision will reflect the national concern for both protection and utilization of important resources. The decision must be consistent with the state program and approved local programs for affected parishes and must represent an appropriate balancing of social, environmental and economic factors. All factors which may be relevant to the proposal will be considered; among these are flood and storm hazards, water quality, water supply, feasible alternative sites, drainage patterns, historical sites, economics, public and private benefits, coastal water dependency, impacts on natural features, compatibility with the natural and culture setting and the extent of long term benefits or adverse impacts.

Certification that the proposed activity will not violate applicable water and air quality laws, standards and regulations will be required before a permit is issued.

State of Louisiana Water Quality Certification Criteria

In accordance with the Joint Public Notice Agreement between Coastal Management Division and the Office of Water Resources, notice is hereby given that the applicant has applied to the Louisiana Department of Environmental Quality, Office of Environmental Services for a Water Quality Certification in accordance with statutory authority contained in the Louisiana Revised Statutes of 1950, Title 30, Chapter 11, Part IV, Section 2074 A(3) and provision of Section 401 of the Clean Water Act (P.L. 95-217).

Comments concerning this application can be filed with the Office of Environmental Services within ten days of this notice to the following address: Louisiana Department of Environmental Quality, Office of Environmental Services, P.O. Box 4313, Baton Rouge, Louisiana 70821-4313.

Additional information is on file with the above office, and may be inspected at any time between 8:00 a.m. and 4:30 p.m. weekdays. Copies may be obtained upon payment of cost of printing. A final decision on this application will be made within 60 days after publication of this notice.

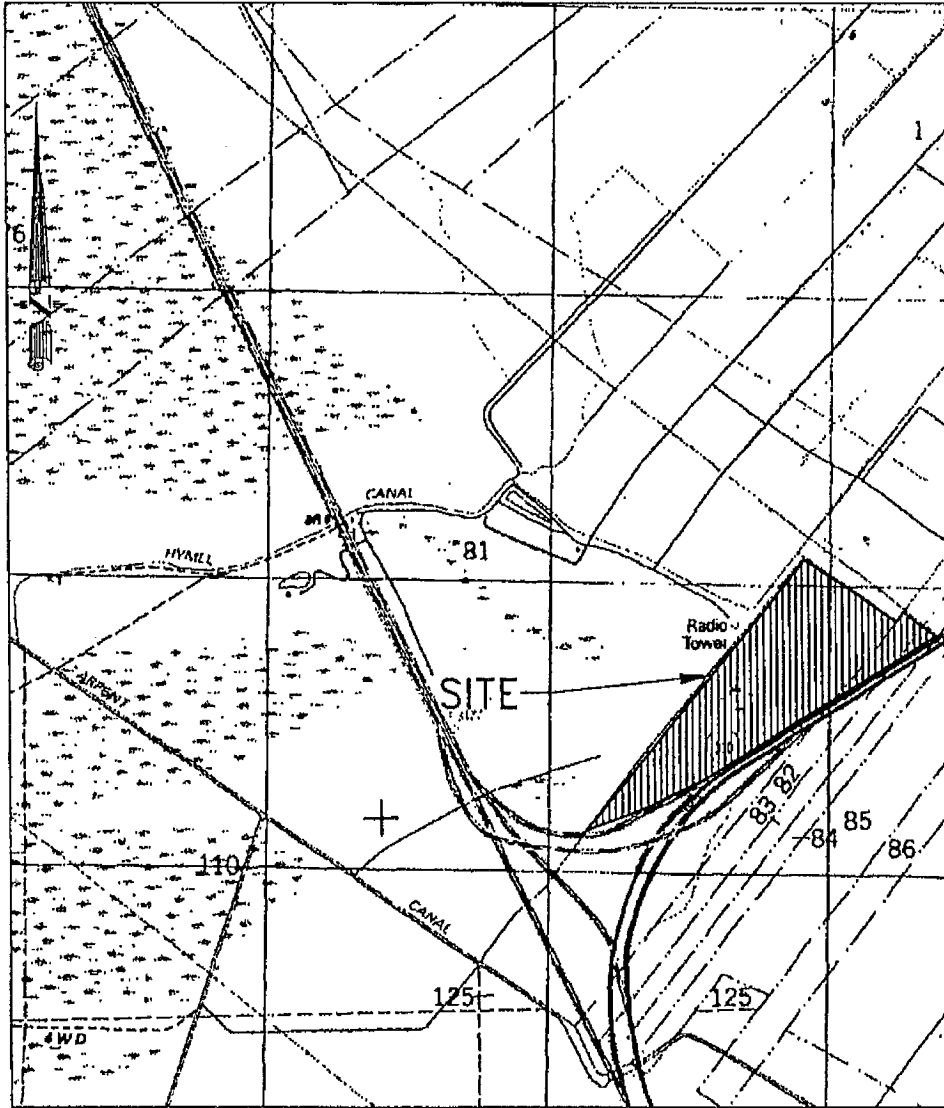
Corps of Engineers Federal Permit Criteria

The notice and notice policies of the Corps of Engineers - New Orleans District can be found on their web page at <http://www.mvn.usace.army.mil/ops/regulatory/publicnotices.asp>.

Public Hearings

Any person may request, in writing, within the comment period specified in this notice, that a State or Federal public hearing be held to consider this application. Request for public hearings shall state, with particularity, the reasons for holding a public hearing.

ESPERANZA INVESTMENTS, L.L.C. BUSINESS PARK EXPANSION



VICINITY MAP

SCALE: 1" = 2000'

Center of Property

Latitude: 29 55 15.74

Longitude: -90 24 8.85

NW Corner of Property

Latitude: 29 55 29.41

Longitude: -90 24 3.46

Southern Point of Property

Latitude: 29 54 58.71

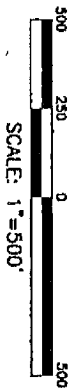
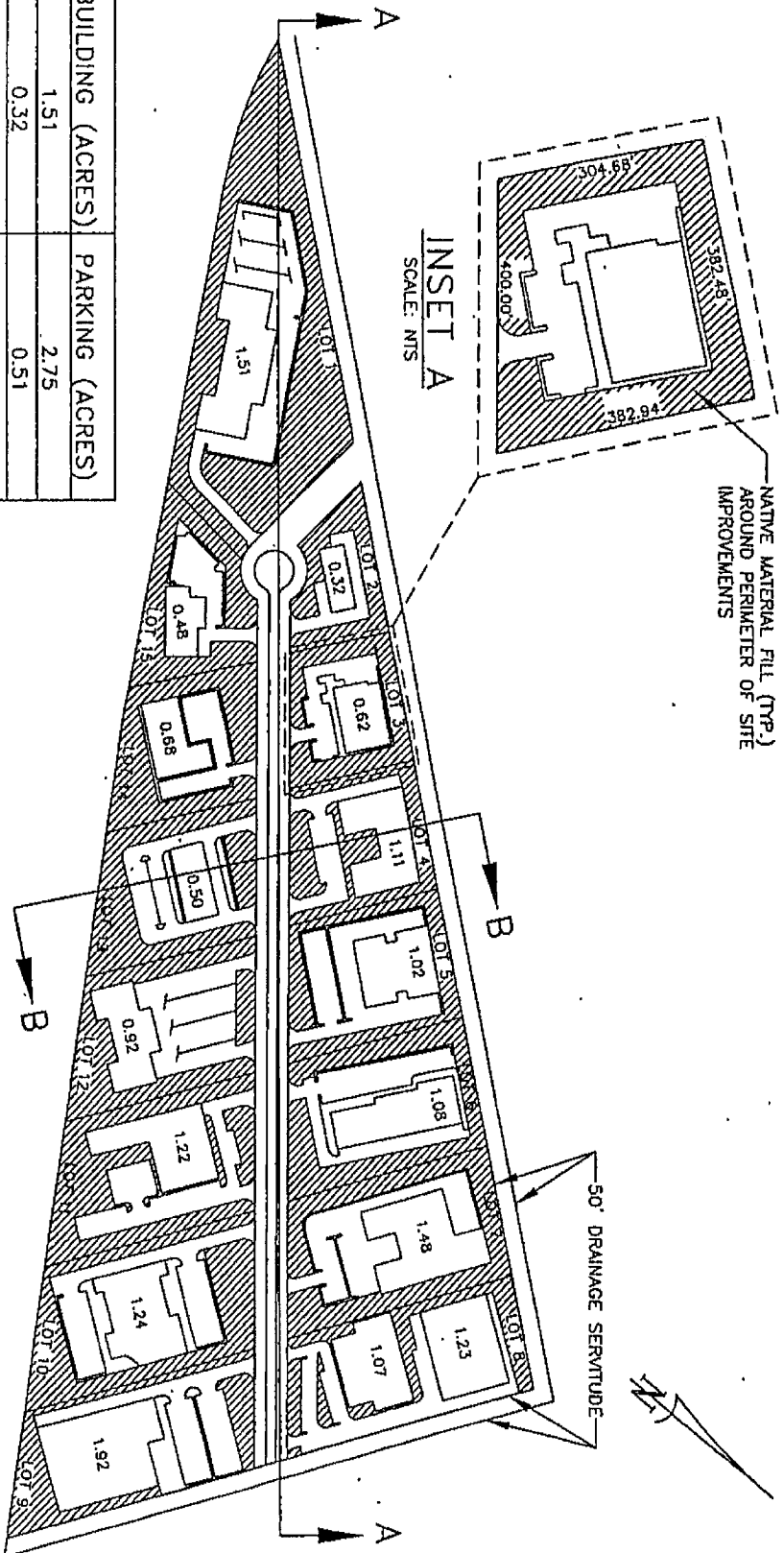
Longitude: -90 24 32.85

NE Corner of Property

Latitude: 29 55 20.16

Longitude: -90 23 47.45

LOT No.	BUILDING (ACRES)	PARKING (ACRES)
1	1.51	2.75
2	0.32	0.51
3	0.62	0.93
4	1.11	0.88
5	1.02	1.93
6	1.08	1.89
7	1.48	1.91
8	2.30	2.1
9	1.92	2.08
10	1.24	2.28
11	1.22	1.50
12	0.92	1.88
13	0.50	1.71
14	0.68	1.04
15	0.48	0.89
ROADWAY	2.04	N/A



TOTAL FILL: WETLANDS	122657 C.Y.
NON-WETLANDS	204429 C.Y.
CONCRETE	45947 C.Y.
SAND	212217 C.Y.
NATIVE MATERIAL FILL	71589 C.Y.

Call before you dig.

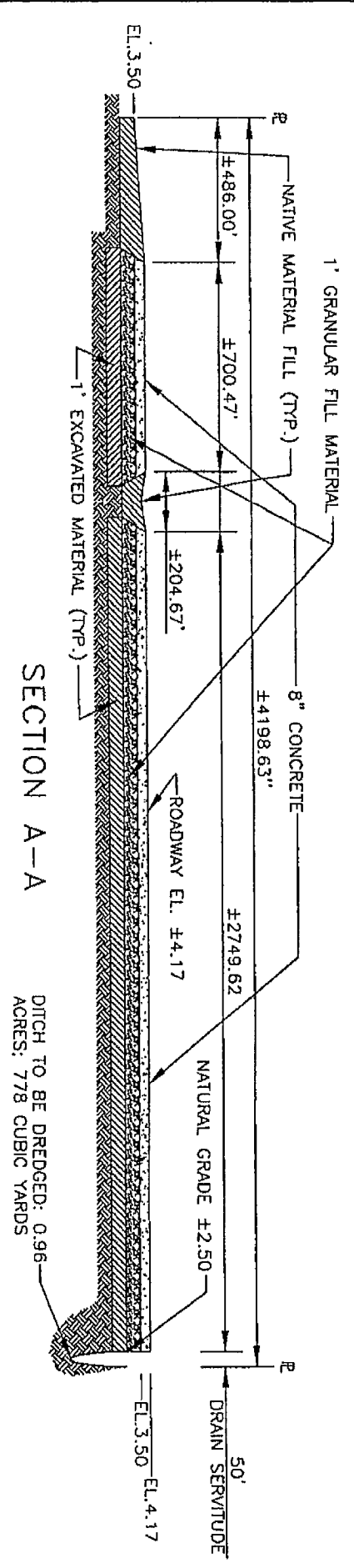
Note: Prior to excavation, the contractor will verify all utilities. If a service exists, notify the project engineer/contractor.

DATE	REVISIONS	NO.
7/19/07	REVISED TO ADD DRAINAGE SERVITUDE	
DATE	DESIGNED BY: D.J.H.	CHECKED BY: D.J.H.
DATE	DRAWN BY: E.S.	CHECKED BY: D.J.H.
DATE	70% SCALE	AS-SHOWN
DATE	DRIVING NO. 1 OF 4	

Esparanza Investments, L.L.C.
Business Park Expansion
 ST. CHARLES PARISH, LOUISIANA

DANNY J. HEBBERT, P.E.

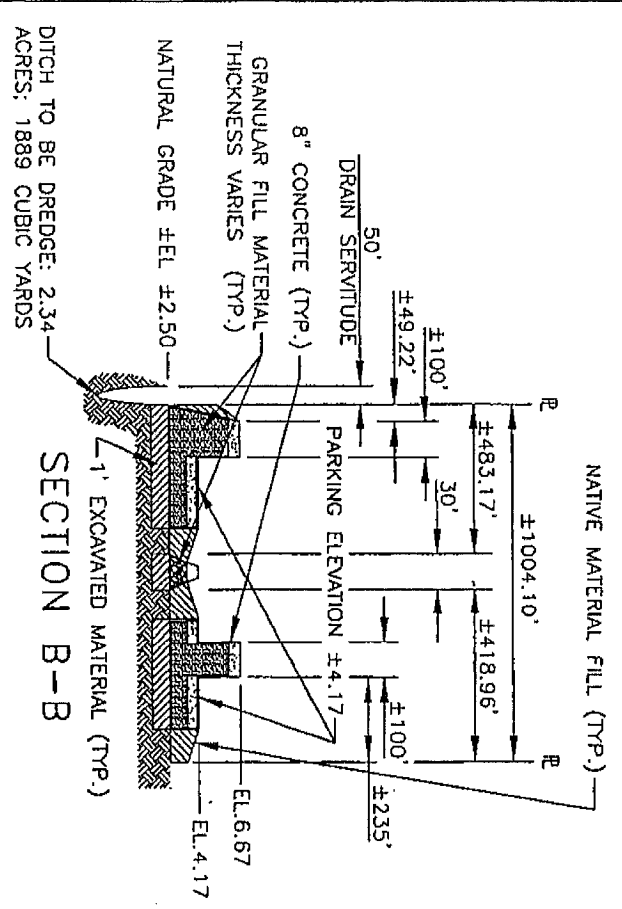
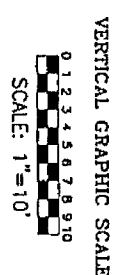
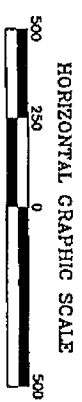
LICENSED CIVIL AND ENVIRONMENTAL ENGINEER
 P.O. BOX 1528 LULING, LOUISIANA 70070
 PHONE: (985) 785-2380 FAX: (985) 785-2385



SECTION A-A

DITCH TO BE DREDGED: 0.96 ACRES; 778 CUBIC YARDS

- CONCRETE
- GRANULAR FILL
- EXCAVATED MATERIAL
- NATIVE MATERIAL FILL



SECTION B-B

DITCH TO BE DREDGE: 2.34 ACRES; 1889 CUBIC YARDS

Call before you dig.
 Note: Prior to construction, the contractor will verify all utilities. If a conflict exists, notify the project engineer/architect.

Esparanza Investments, L.L.C.
 Business Park Expansion
 ST. CHARLES PARISH, LOUISIANA

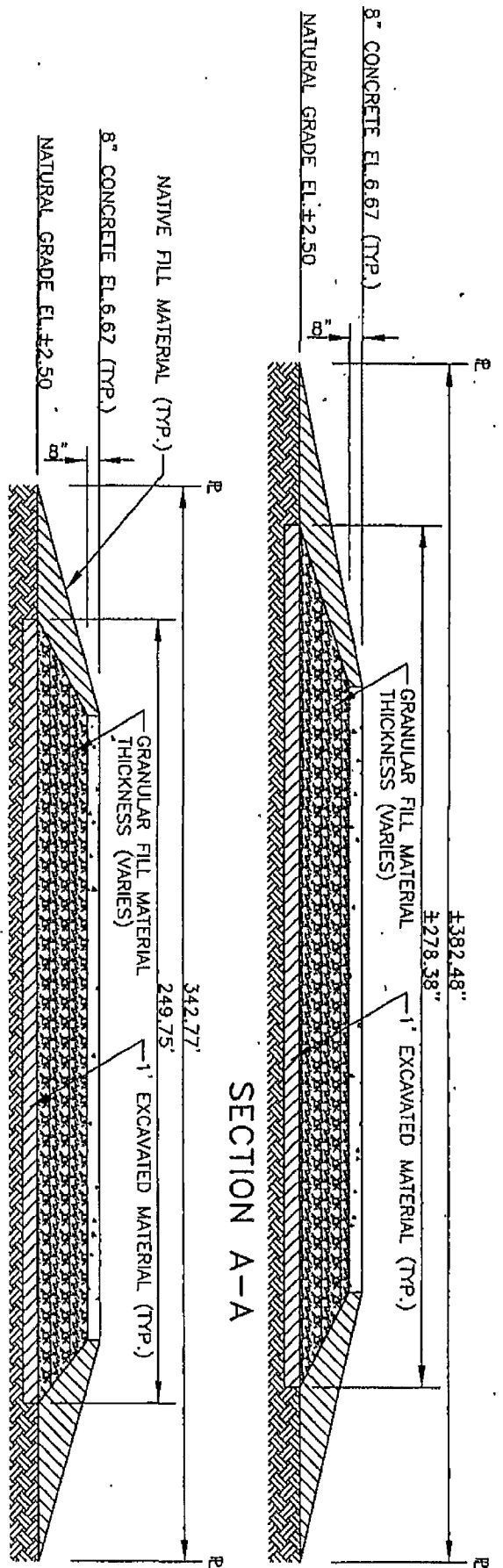
CROSS SECTIONS VIEW

DATE	REVISIONS
7/23/07	REVISED TO SHOW DRAINAGE QUANTITIES
7/19/07	REVISED TO ADD DRAINAGE SERVICITUDE

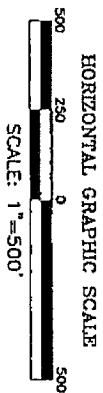
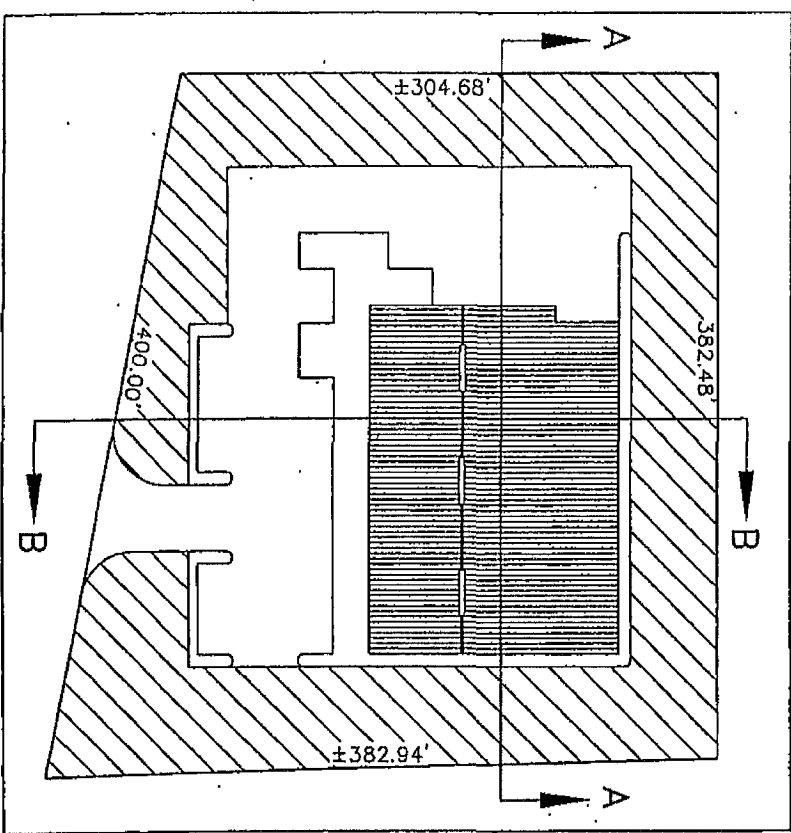
DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
4/23/07	D.J.H.	J.S.B.	D.J.H.	D.J.H.

DANNY J. HEBBERT, P.E.

LICENSED CIVIL AND ENVIRONMENTAL ENGINEER
 P.O. BOX 1528 LULING, LOUISIANA 70070
 PHONE: (985) 785-2380 FAX: (985) 785-2388



SECTION B-B



Call before you dig.

Note: Prior to construction, the contractor will verify all utilities. If a conflict exists, notify the project engineer/architect.

DATE	DESCRIPTION	NO.	REVISIONS

Esparanza Investments, L.L.C.
Business Park Expansion
 ST. CHARLES PARISH, LOUISIANA

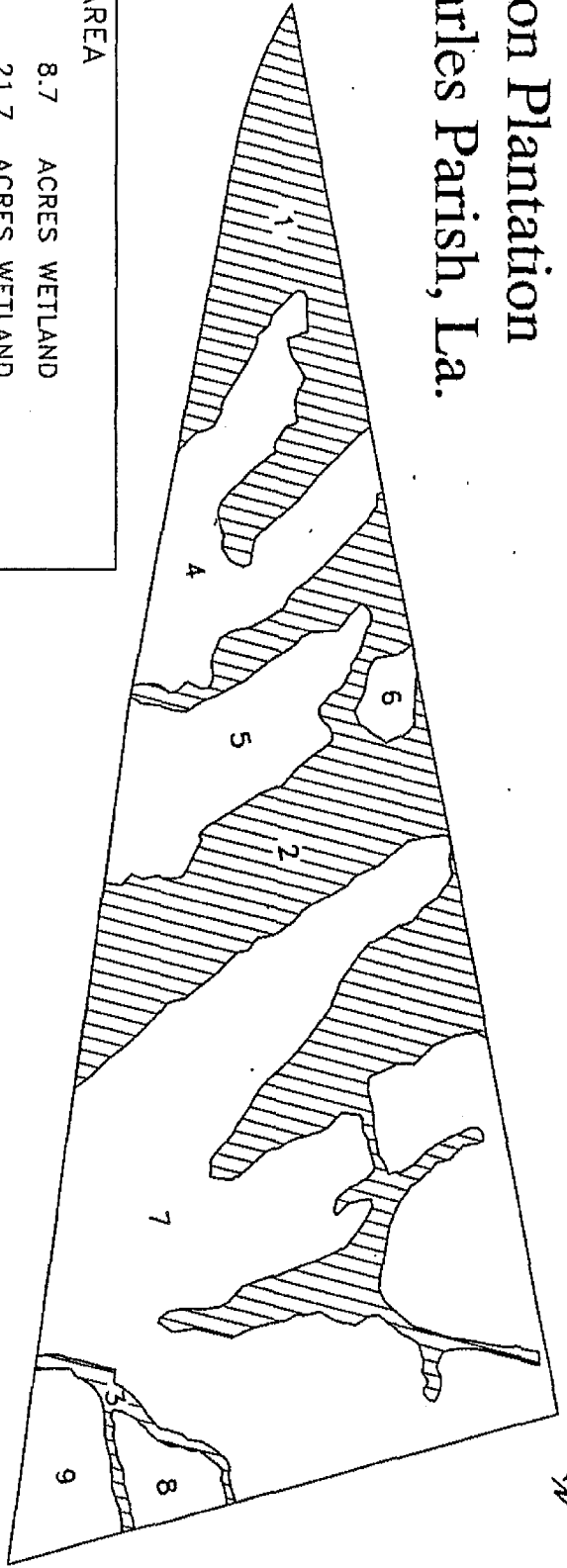
TYPICAL COMMERCIAL LOT

DANNY J. HEBERT, P.E.
 LICENSED CIVIL AND ENVIRONMENTAL ENGINEER
 P.O. BOX 1528 LUDLUM, LOUISIANA 70070
 PHONE: (985) 783-2380 FAX: (985) 785-2388

DESIGNED BY: D.J.M. CHECKED BY: D.J.M. APPROVED BY: D.J.M.

DATE: 4/03/07 PART SCALE: AS SHOWN DRAWING NO. 3 OF 4

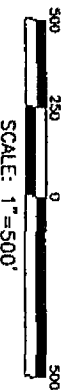
83.4 ac. Tract 12 Ashton Plantation St. Charles Parish, La.




WETLAND AREA	
AREA 1	8.7 ACRES WETLAND
AREA 2	21.7 ACRES WETLAND
AREA 3	0.90 ACRES WETLAND
31.3 ACRES TOTAL WETLAND	

NON WETLAND AREA	
AREA 4	7.33 ACRES NON-WETLAND
AREA 5	6.06 ACRES NON-WETLAND
AREA 6	0.80 ACRES NON-WETLAND
AREA 7	33.57 ACRES NON-WETLAND
AREA 8	1.46 ACRES NON-WETLAND
AREA 9	2.88 ACRES NON-WETLAND
52.1 ACRES TOTAL NON-WETLAND	

 WETLAND AREA



 **Call before you dig.**

Note: Prior to construction, the contractor will verify all utilities. If a conflict exists, notify the project engineer/architect.

DATE	DESCRIPTION	NO.

Esparanza Investments, L.I.C.
Business Park Expansion
ST. CHARLES PARISH, LOUISIANA

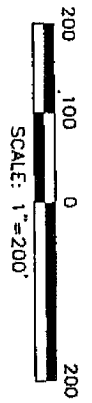
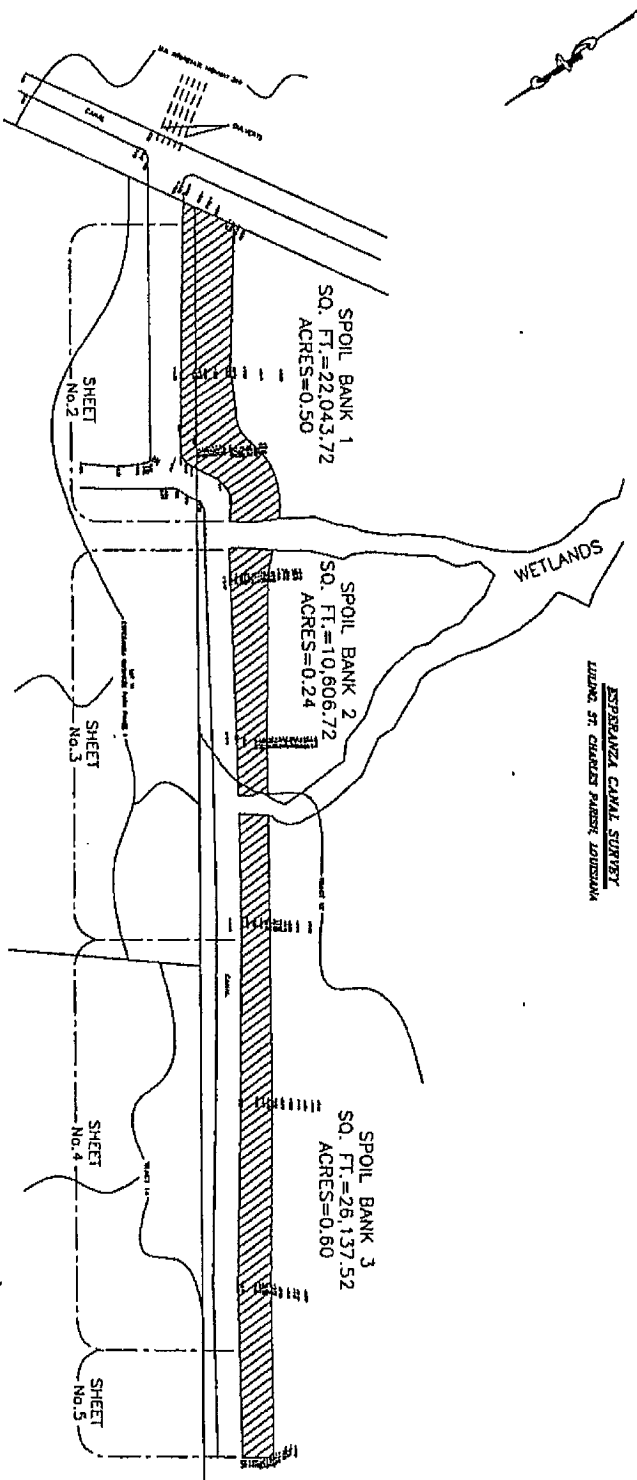
WETLAND AND NON-WETLAND ACREAGE

DANNY J. HEBBERT, P.E.
LICENSED CIVIL AND ENVIRONMENTAL ENGINEER
P.O. BOX 1528 LULING, LOUISIANA 70070
PHONE(985) 785-2380 FAX(985) 785-2388

DATE	PLOT SCALE	AS-SHOWN	DRAWING NO. + OF +
4/17/07	AS-SHOWN	AS-SHOWN	
DESIGNED BY: DJH	DRAWN BY: ISB	CHECKED BY: DJH	APPROVED BY: DJH

Ditch Dredge Calculations					
	Length (feet)	Width (feet)	Square Ft.	Acres	Dredged c.y.
North Ditch	1400	30	42000	0.96	778
West Ditch	3400	30	102000	2.34	1889

ESPERANZA CANAL SURVEY
LULING, ST. CHARLES PARISH, LOUISIANA



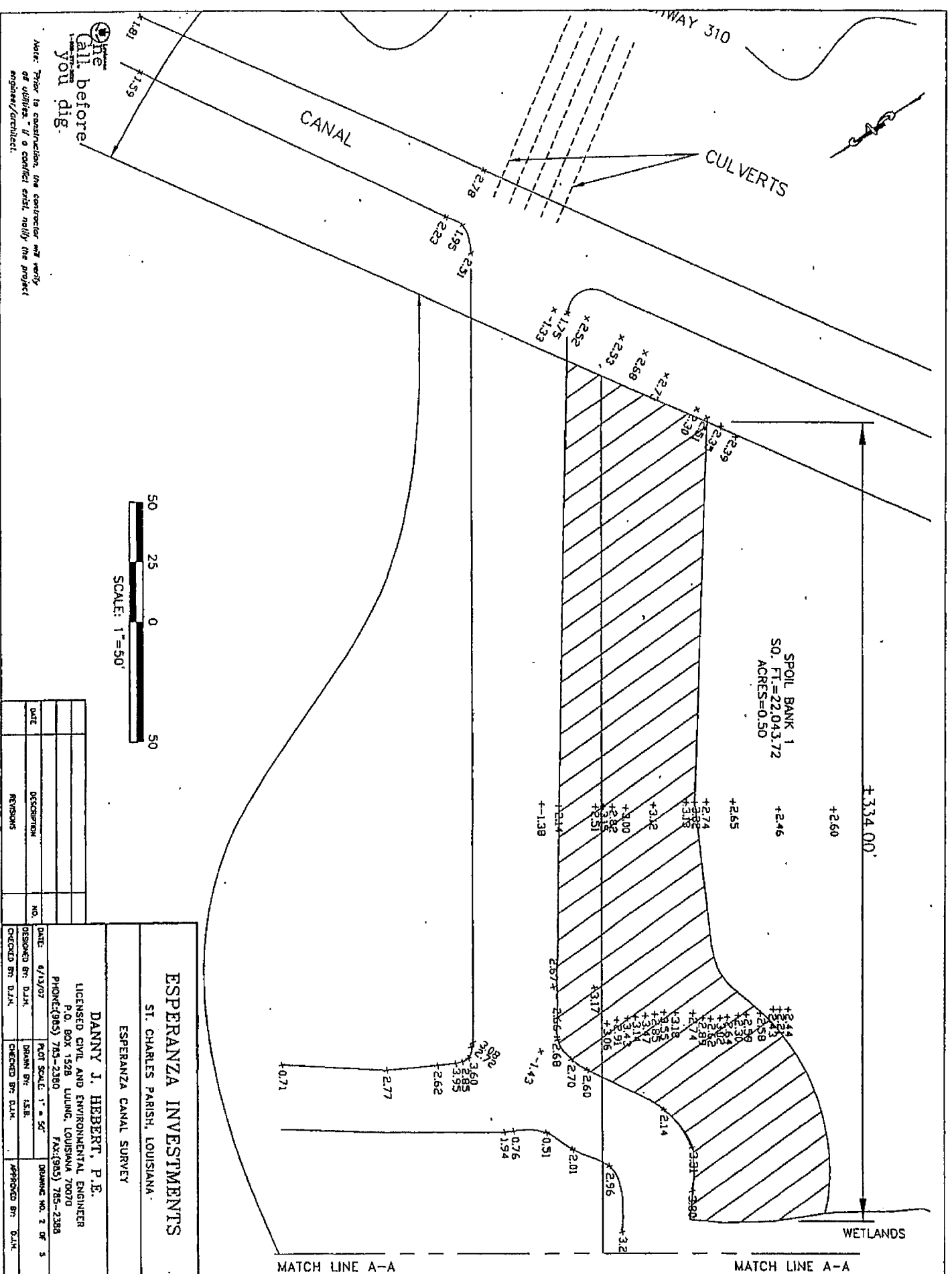
AREA	DREDGE VOLUME OF DITCH
SPOIL BANK 1	222 CUBIC YARDS
SPOIL BANK 2	167 CUBIC YARDS
SPOIL BANK 3	389 CUBIC YARDS

ESPERANZA INVESTMENTS
ST. CHARLES PARISH, LOUISIANA
ESPERANZA CANAL SURVEY
PREVIOUSLY DREDGED MATERIAL

DANNY J. HEBERT, P.E.
LICENSED CIVIL AND ENVIRONMENTAL ENGINEER
P.O. BOX 1528, LULING, LOUISIANA 70079
PHONE: (985) 785-2380 FAX: (985) 785-2389

DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	NO.
7/23/03	REVISED TO ADD CALCULATED VOLUME		6/13/07	FOOT SCALE: 1" = 200'	ISSUED NO. 1 OF 5
7/19/03	REVISED TO ADD SHEET NUMBERS		DRAWN BY: G.J.H.	CHECKED BY: G.J.H.	

Call before you dig.
Note: Prior to construction, the contractor will verify all subsurface conditions, notify the project engineer/architect.



Note: Prior to construction, the contractor will verify
 of utilities. If a conflict exists, notify the project
 engineer/architect.

DATE	DESCRIPTION	NO.	REVISIONS

ESPERANZA INVESTMENTS
 ST. CHARLES PARISH, LOUISIANA
 ESPERANZA CANAL SURVEY

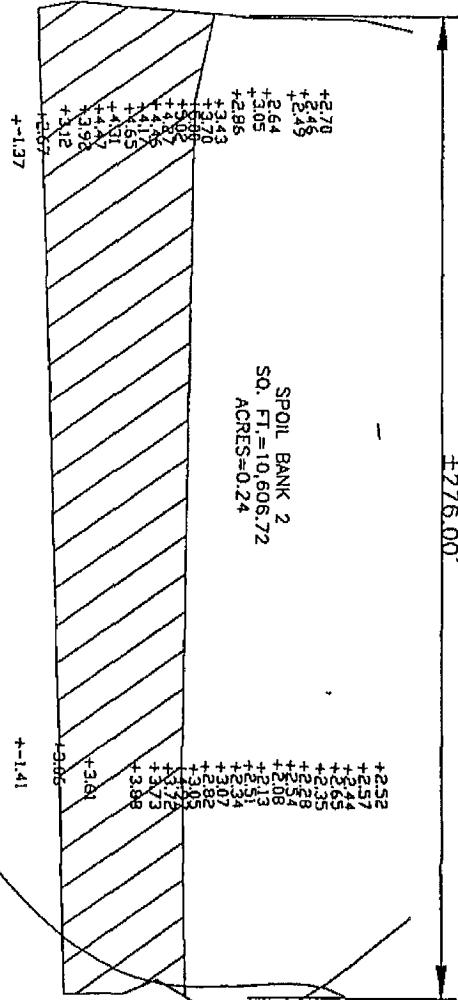
DANNY J. HEBBERT, P.E.
 LICENSED CIVIL AND ENVIRONMENTAL ENGINEER
 P.O. BOX 1528 LULING, LOUISIANA 70070
 PHONE: (985) 785-2380 FAX: (985) 785-2388

DATE: 6/19/07	PLAT SCALE: 1" = 50'	DRAWING NO. 2 OF 5
DESIGNED BY: DJH	DRAWN BY: L.S.B.	APPROVED BY: DJH
CHECKED BY: DJH		

MATCH LINE A-A

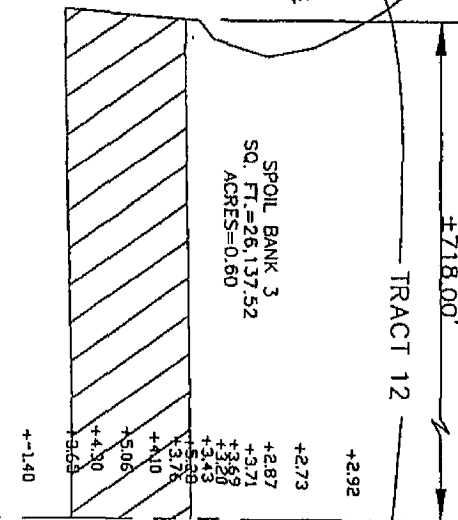
MATCH LINE A-A

WETLANDS

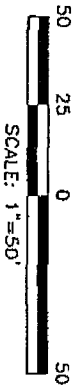


+276.00'

LOT 11
ESPERANZA BUSINESS PARK PHASE 1



+278.00'



Call before you dig.

Note: Prior to construction, the contractor will verify all utilities. If a conflict exists, notify the project engineer/architect.

DATE	DESCRIPTION	NO.	REVISIONS

ESPERANZA INVESTMENTS
ST. CHARLES PARISH, LOUISIANA
ESPERANZA CANAL SURVEY

DANNY J. HERBERT, P.E.
LICENSED CIVIL AND ENVIRONMENTAL ENGINEER
P.O. BOX 1528 LULING, LOUISIANA 70070
PHONE: (985) 785-2380 FAX: (985) 785-2388

DATE: 6/13/07
DESIGNED BY: D.J.H.
CHECKED BY: D.J.H.

PLAT SCALE: 1" = 50'
DRAWN BY: L.S.E.
CHECKED BY: D.J.H.

DRAWING NO. 3 OF 3
APPROVED BY: D.J.H.

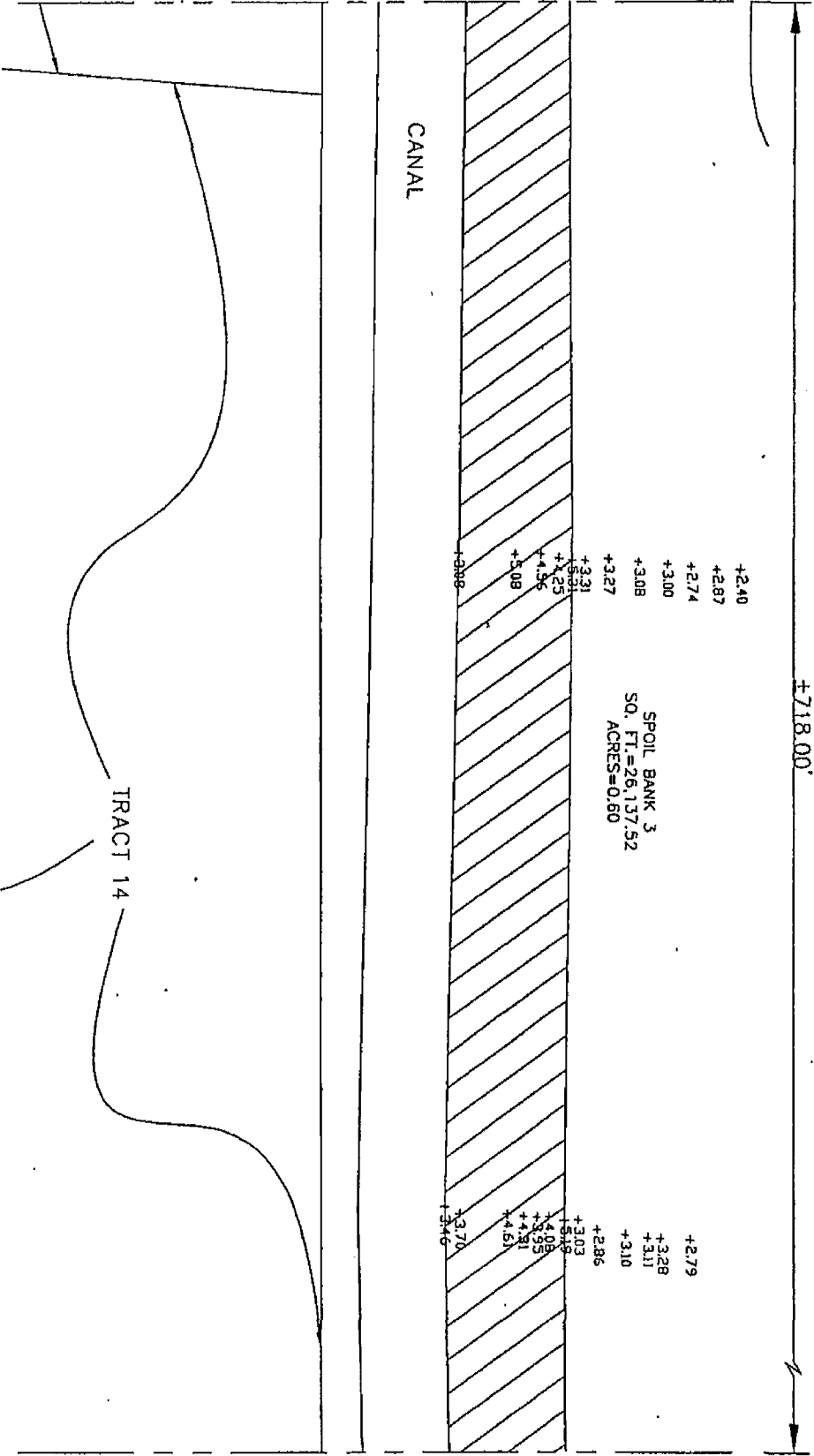
MATCH LINE B-B

MATCH LINE B-B



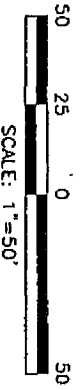
MATCH LINE B-B

MATCH LINE B-B



MATCH LINE C-C

MATCH LINE C-C



One
Call before
you dig.

Note: Prior to construction, the contractor will verify all utilities. If a conflict exists, notify the project engineer/architect.

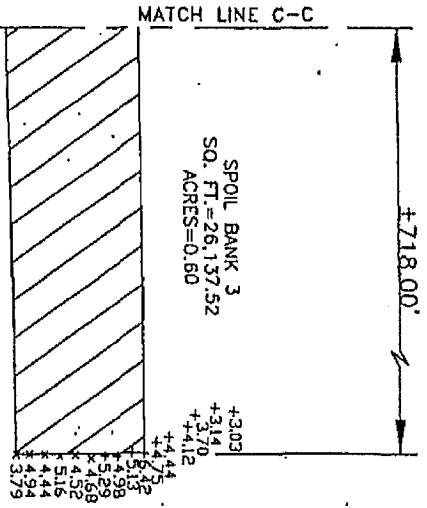
DATE	DESCRIPTION	NO.

ESPERANZA INVESTMENTS
ST. CHARLES PARISH, LOUISIANA

ESPERANZA CANAL SURVEY

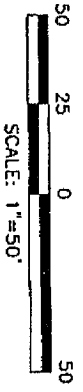
DANNY J. HEBERT, P.E.
LICENSED CIVIL AND ENVIRONMENTAL ENGINEER
P.O. BOX 1528 LULING, LOUISIANA 70070
PHONE:(985) 785-2380 FAX:(985) 785-2388

DATE: 8/15/07	PLT SCALE: 1" = 50'	DRAWING NO. 4 OF 5
DESIGNED BY: D.J.H.	DRAWN BY: J.E.B.	APPROVED BY: D.J.H.
CHECKED BY: D.J.H.	CHECKED BY: D.J.H.	



MATCH LINE C-C

MATCH LINE C-C



DATE	DESCRIPTION	NO.	REVISIONS

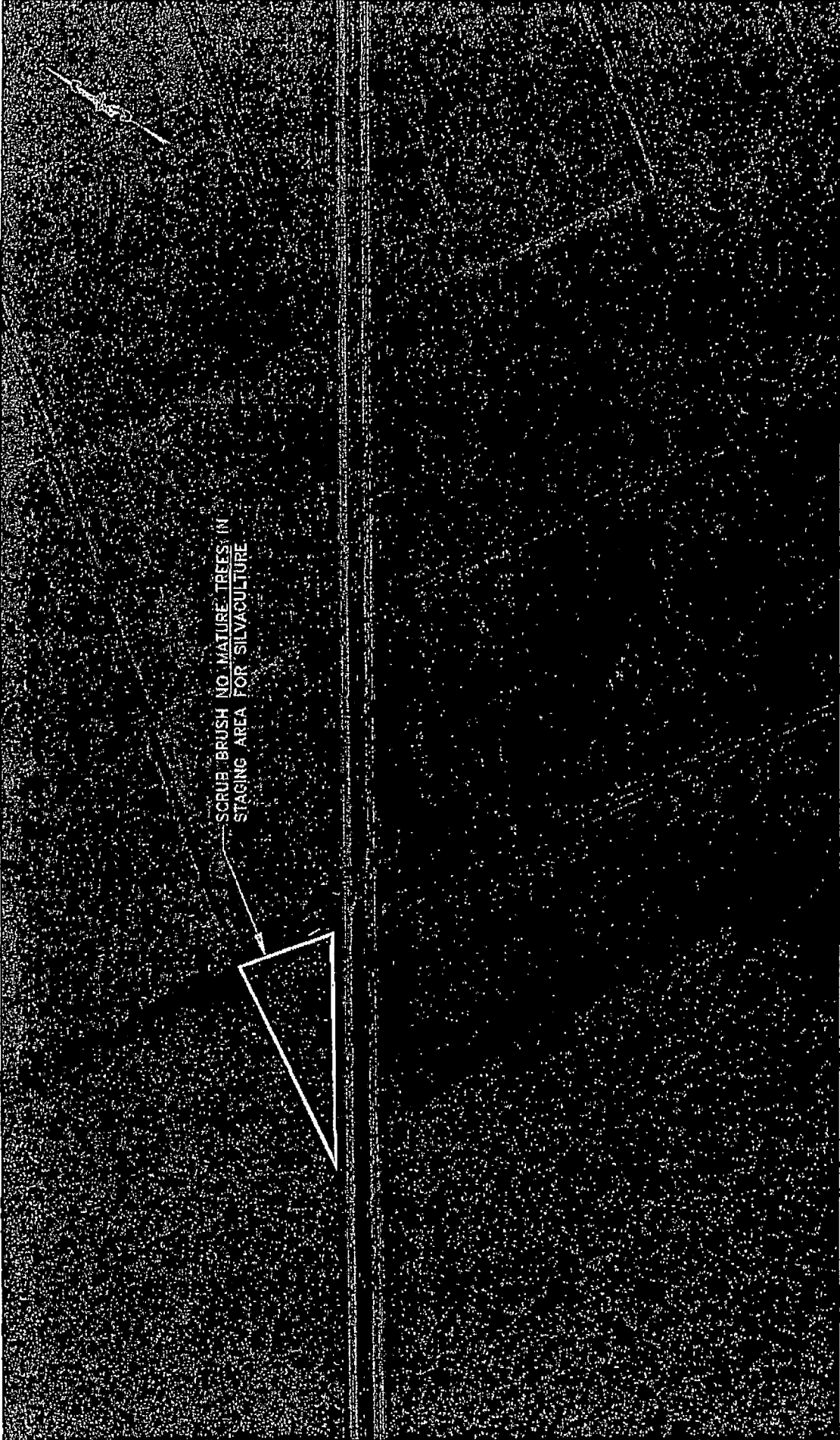
ESPERANZA INVESTMENTS
ST. CHARLES PARISH, LOUISIANA
ESPERANZA CANAL SURVEY

DANNY J. HEBERT, P.E.
LICENSED CIVIL AND ENVIRONMENTAL ENGINEER
P.O. BOX 1528 LULING, LOUISIANA 70070
PHONE: (985) 785-2380 FAX: (985) 785-2388

DATE: 8/13/07	PLAT SCALE: 1" = 50'	DRAWING NO.: 5 OF 5
DESIGNED BY: D.J.H.	DRAWN BY: L.S.B.	APPROVED BY: D.J.H.
CHECKED BY: D.J.H.	CHECKED BY: D.J.H.	

Call before you dig.

Note: Prior to construction, the contractor will verify all utilities. If a conflict exists, notify the project engineer/architect.



SCRUB BRUSH NO. MATURE TREES IN
STAGING AREA FOR SILVACULTURE

ESPERANZA INVESTMENTS
ST. CHARLES PARISH, LOUISIANA

AERIAL PHOTOGRAPHY

DANNY J. HEBBERT, P.E.

CIVIL AND ENVIRONMENTAL CONSULTING ENGINEERS
P.O. BOX 1528 LULING, LOUISIANA 70070
PHONE: (986) 785-2380 FAX: (986) 785-2388

DATE	7/21/97	PLAT SCALE	1" = 500'	DRAWING NO.	1 OF 1
DESIGNED BY	D.J.H.	DRAWN BY	E.S.B.	CHECKED BY	D.J.H.
CHECKED BY	D.J.H.			APPROVED BY	D.J.H.



NO.	DESCRIPTION	REMARKS

One Call before you dig.

Note: Prior to construction, the contractor will verify all utilities. If a conflict arises, notify the project engineer/architect.

83.4 ac.
 Tract 12
 Ashton Plantation
 St. Charles Parish, La.

USACE

EI 9-21-06

FOR BROWN

(#2006-3323-14)

☐ = WETLAND

☐ = NON-WETLAND

☐ = WATERS OF THE U.S./AOT

