



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

August 19, 2024

Regulatory Division  
Central Evaluation Branch

Project Manager:  
Zach Steinkoenig  
(504) 862-1288  
Zachary.j.steinkoenig@usace.army.mil

Application #: MVN-2018-01229-CF

## **PUBLIC NOTICE**

Interested parties are hereby notified that a permit application has been received by the U.S. Army Corps of Engineers (USACE), New Orleans District (CEMVN) pursuant to: [ X ] Section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344).

### **PROPOSED ZACHARY TRAILS RESIDENTIAL DEVELOPMENT in EAST BATON ROUGE PARISH**

**NAME OF APPLICANT:** DR Horton Inc, c/o: Hydrik, attn.: Michael Henry, 2323 Hwy 190 E, Suite 2, Hammond, LA 70401

**LOCATION OF WORK:** Located along LA Hwy 964 in Zachary, Louisiana, within East Baton Rouge Parish, Latitude 30.671268, Longitude -91.199679., HUC (08070201) – Bayou Sara-Thompson Creek, within the Mississippi River Basin.

**CHARACTER OF WORK:** The applicant has requested Department of Army authorization to modify a previously issued permit and permanently impact an additional 13.17 acres of wetlands and 1.06 acres of non-wetland waters to construct the Zachary Trails Residential Development to include lots, roads, detention ponds, and other drainage infrastructure. The proposed development will run adjacent to both Flancher Road and LA Hwy 964. The applicant has already impacted 0.35 of an acre of wetlands and 0.36 of an acre of non-wetland waters from the original permit authorization. Impacts to adjacent wetlands and waters are expected to be minimal with required best management practices (BMPs) to reduce runoff and erosion. The applicant's proposed design avoids 25.51 acres of wetlands and 1.32 acres of non-wetland waters.

**MITIGATION:** The applicant proposed to mitigate at an approved bottomland hardwood bank within the watershed.

The comment period for the requested Department of 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 CEMVN's project manager listed above or forwarded to the CEMVN at the address above, **ATTENTION: REGULATORY DIVISION, RGC, Zach Steinkoenig**. 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>

### **USACE 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.

CEMVN is soliciting comments from area residents, 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 CEMVN 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 communities with environmental justice concerns, 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. Further, all factors that may be relevant to the proposal will be considered, including the potential cumulative effects associated with the proposed project.

CEMVN 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 would have no effect on 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 any such species.

Based on the Information Planning and Consultation (IPaC) tool for Endangered Species in Louisiana, as signed on January 27, 2020, between the CEMVN and the U.S. Fish and Wildlife Service, Ecological Services Office (USFWS), it has been determined that the proposed project would have no effect to any species listed as threatened or endangered by the USFWS, nor affect any habitat designated as critical to the survival and recovery of any 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 may result in the destruction, alteration, and/or disturbance of 0 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 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.

Sincerely,

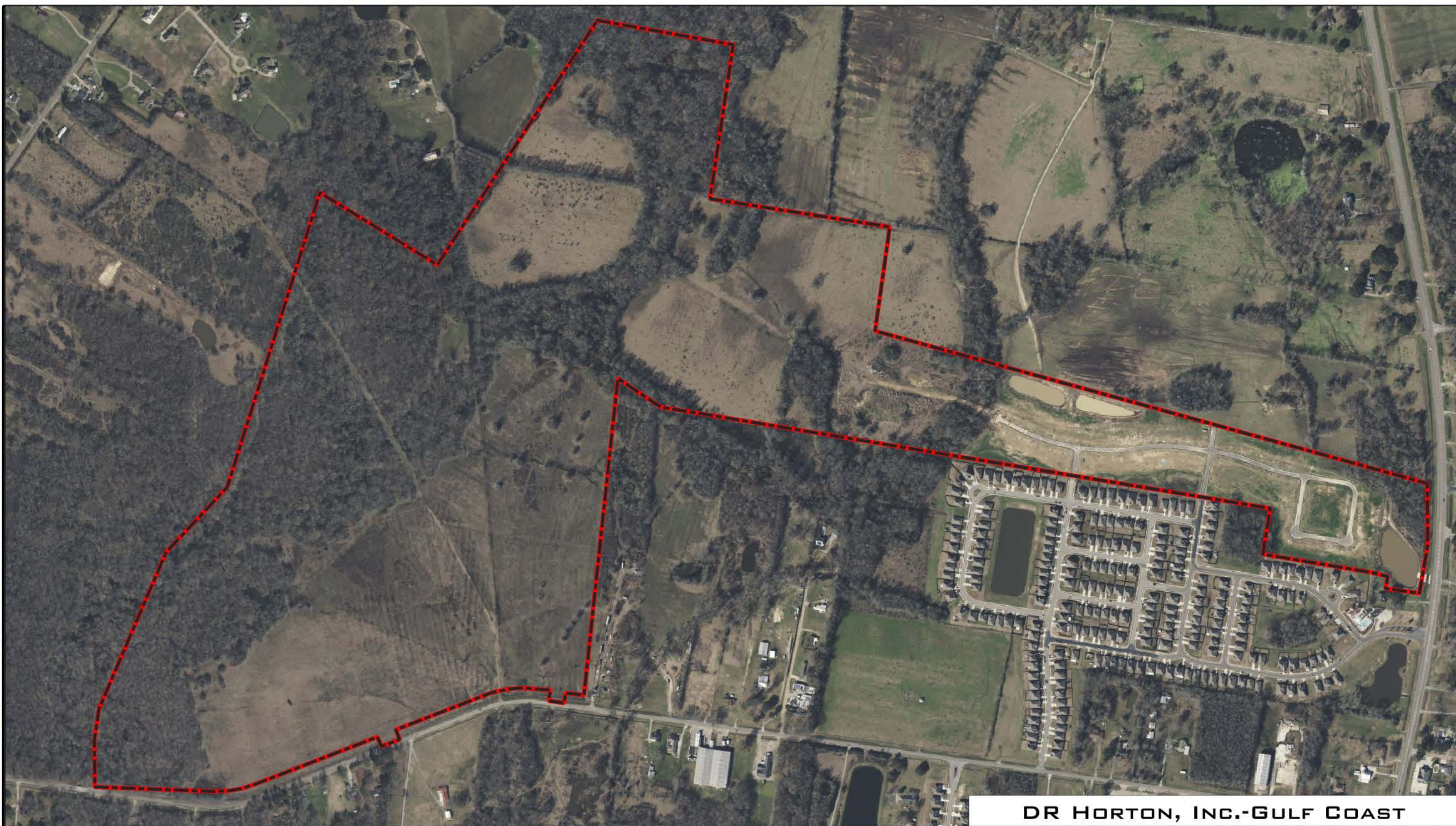
John M. Herman  
Chief, Central Evaluation Branch  
Regulatory Division

Enclosure

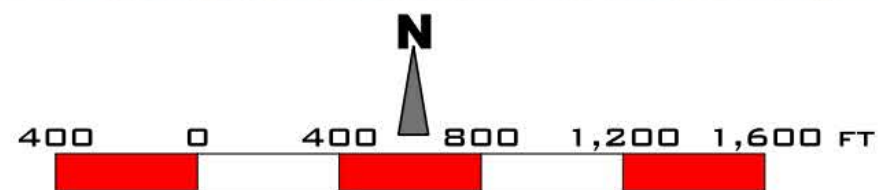








~313.37 ACRES  
ZACHARY, LA  
EBR PARISH  
NAD 83, LA SOUTH (USFT) EPSG:3452  
30.67265 , -91.20294



DR HORTON, INC.-GULF COAST

RGB

FIGURE 2

HF:23197c

DATE: 061224

 HYDRIK

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY OR CORPS APPROVED JD AND SHOULD NOT BE USED AS SUCH





0 800' 1,600'  
Scale: 1" = 800'

## LEGEND

Project Area (313.37 Acres)

### PROPOSED NEW IMPACTS (2024 PERMIT MODIFICATIONS)

--- Non-Wetland Waters To Be Excavated (0.41 Acres)

--- Non-Wetland Waters To Be Filled (0.65 Acres)

Wetlands To Be Excavated (3.98 Acres)

Wetlands To Be Filled (9.19 Acres)

Wetlands To Be Avoided (25.51 Acres)

--- Non-Wetland Waters To Be Avoided (1.32 Acres)

### ADJUSTED IMPACTS FROM PREVIOUS PERMIT

--- Non-Wetland Waters To Remain Filled (0.17 Acres)

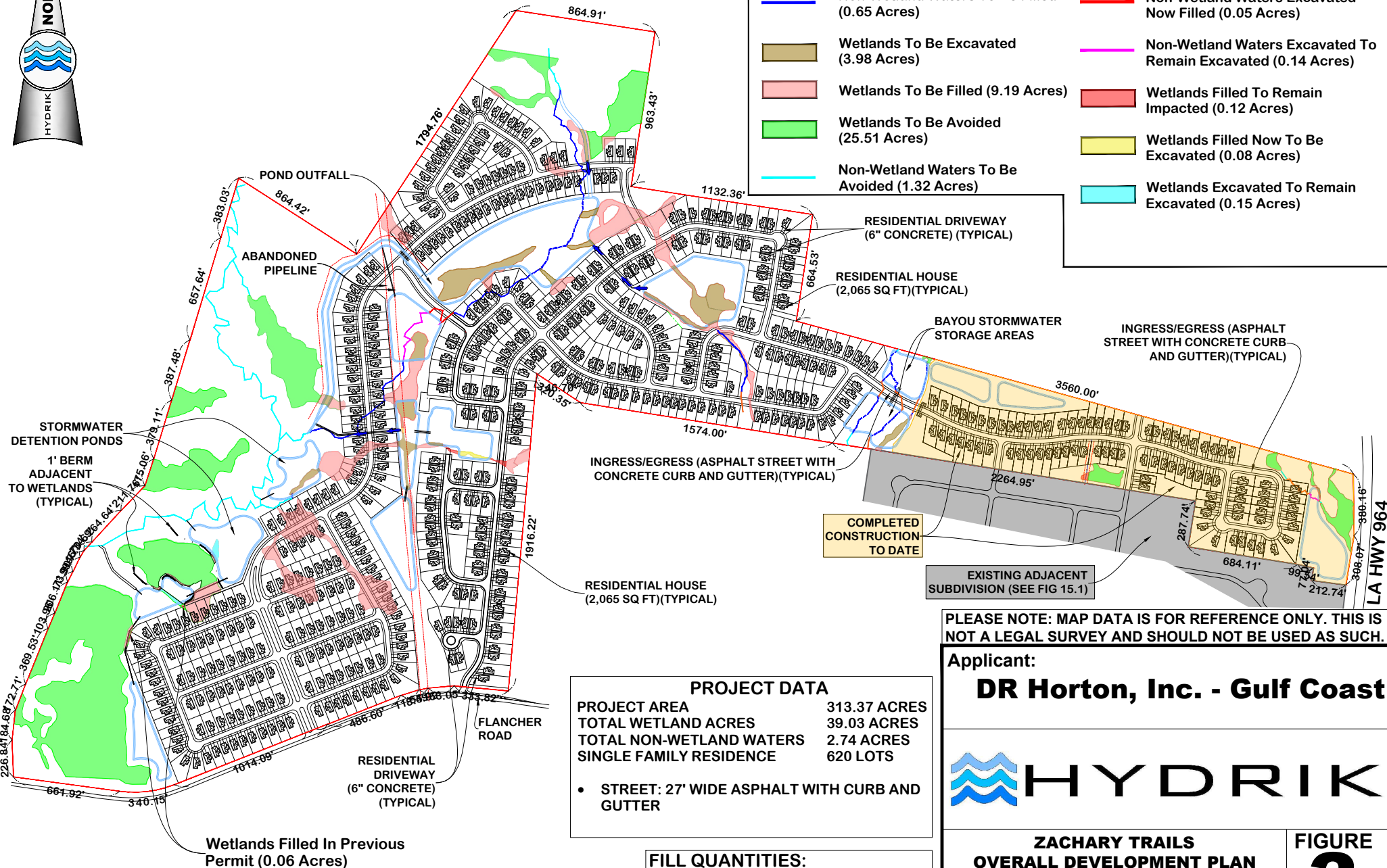
--- Non-Wetland Waters Excavated Now Filled (0.05 Acres)

--- Non-Wetland Waters Excavated To Remain Excavated (0.14 Acres)

Wetlands Filled To Remain Impacted (0.12 Acres)

Wetlands Filled Now To Be Excavated (0.08 Acres)

Wetlands Excavated To Remain Excavated (0.15 Acres)



### PROJECT DATA

PROJECT AREA	313.37 ACRES
TOTAL WETLAND ACRES	39.03 ACRES
TOTAL NON-WETLAND WATERS	2.74 ACRES
SINGLE FAMILY RESIDENCE	620 LOTS

- STREET: 27' WIDE ASPHALT WITH CURB AND GUTTER

### FILL QUANTITIES:

CONCRETE	1,410.79 CU YDS
SOIL CEMENT BASE	420.18 CU YDS
ASPHALT	105.04 CU YDS
EARTHEN MATERIAL	6,352.70 CU YDS

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

Applicant:

**DR Horton, Inc. - Gulf Coast**



**ZACHARY TRAILS**  
**OVERALL DEVELOPMENT PLAN**  
Sections 27, 28, 61 & 68, T4S, R1W  
East Baton Rouge Parish, Louisiana

**FIGURE**  
**3**

HF:  
**23197c**

DATE:  
**2024.07.30**

APPROVED:  
--

Applicant:  
**DR Horton, Inc. - Gulf Coast**



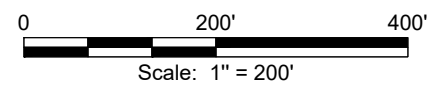
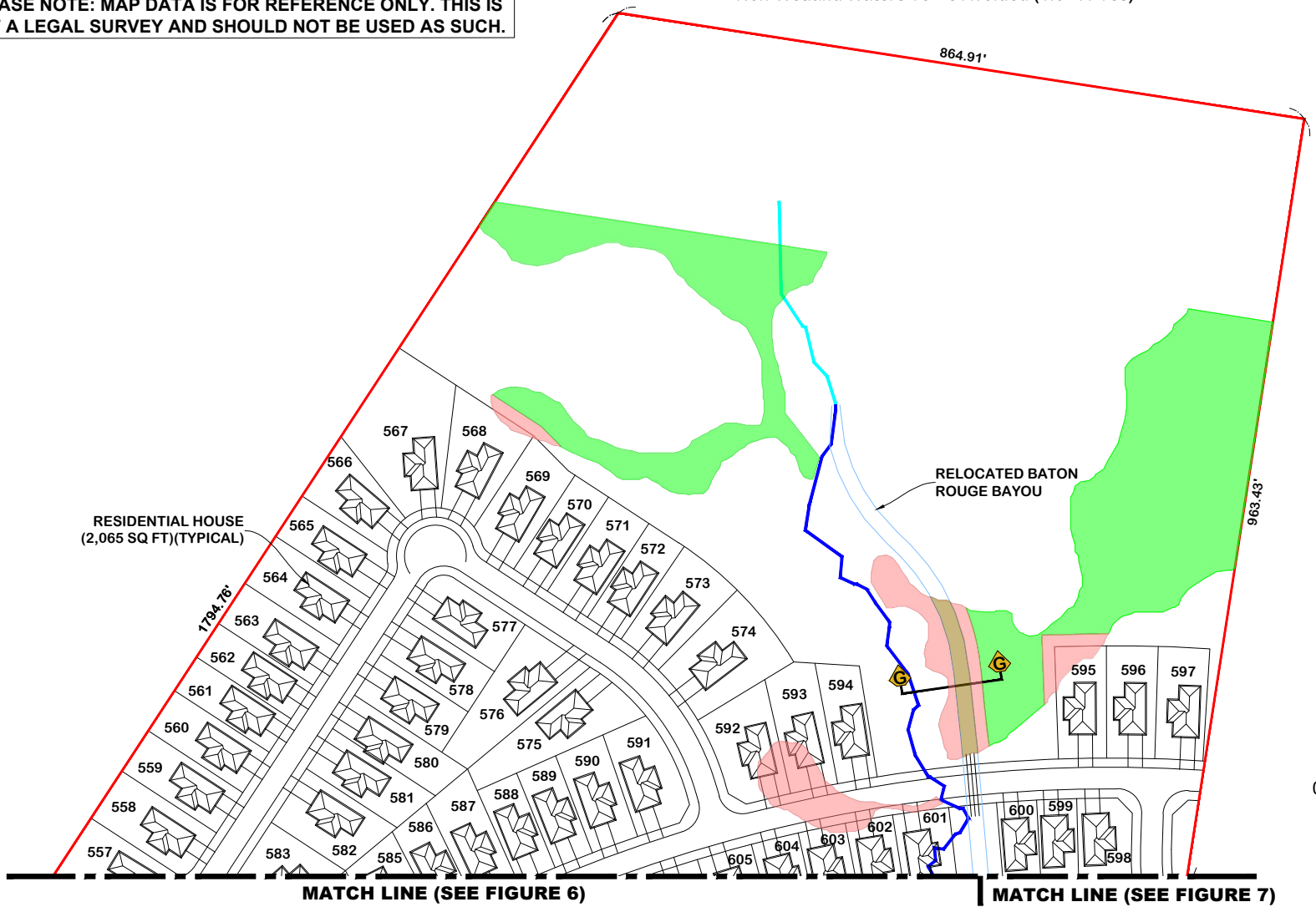
**ZACHARY TRAILS  
DETAILED DEVELOPMENT PLAN**  
Sections 27, 28, 61 & 68, T4S, R1W  
East Baton Rouge Parish, Louisiana

**FIGURE  
4**

HF: **23197c**      DATE: **2024.06.30**      APPROVED:   
PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

**LEGEND**

- |   |   |
|---|---|
| Project Area (313.37 Acres)                             | <i>ADJUSTED IMPACTS FROM PREVIOUS PERMIT</i>                  |
| <i>PROPOSED NEW IMPACTS (2024 PERMIT MODIFICATIONS)</i> | Non-Wetland Waters To Remain Filled (0.17 Acres)              |
| Non-Wetland Waters To Be Excavated (0.41 Acres)         | Non-Wetland Waters Excavated Now Filled (0.05 Acres)          |
| Non-Wetland Waters To Be Filled (0.65 Acres)            | Non-Wetland Waters Excavated To Remain Excavated (0.14 Acres) |
| Wetlands To Be Excavated (3.98 Acres)                   | Wetlands Filled To Remain Impacted (0.12 Acres)               |
| Wetlands To Be Filled (9.19 Acres)                      | Wetlands Filled Now To Be Excavated (0.08 Acres)              |
| Wetlands To Be Avoided (25.51 Acres)                    | Wetlands Excavated To Remain Excavated (0.15 Acres)           |
| Non-Wetland Waters To Be Avoided (1.32 Acres)           |   |







MATCH LINE (SEE FIGURE 11)

INGRESS/EGRESS (ASPHALT STREET WITH CONCRETE CURB AND GUTTER)(TYPICAL)

RELOCATED BATON ROUGE BAYOU

RESIDENTIAL HOUSE (2,065 SQ FT)(TYPICAL)

POND OUTFALL PIPE

STORMWATER DETENTION POND

1' DEEP SWALE TO MAINTAIN WETLAND CONNECTIVITY

MATCH LINE (SEE FIGURE 12)

## LEGEND

Project Area (313.37 Acres)

*PROPOSED NEW IMPACTS (2024 PERMIT MODIFICATIONS)*

Non-Wetland Waters To Be Excavated (0.41 Acres)

Non-Wetland Waters To Be Filled (0.65 Acres)

Wetlands To Be Excavated (3.98 Acres)

Wetlands To Be Filled (9.19 Acres)

Wetlands To Be Avoided (25.51 Acres)

Non-Wetland Waters To Be Avoided (1.32 Acres)

*ADJUSTED IMPACTS FROM PREVIOUS PERMIT*

Non-Wetland Waters To Remain Filled (0.17 Acres)

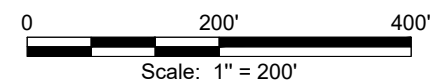
Non-Wetland Waters Excavated Now Filled (0.05 Acres)

Non-Wetland Waters Excavated To Remain Excavated (0.14 Acres)

Wetlands Filled To Remain Impacted (0.12 Acres)

Wetlands Filled Now To Be Excavated (0.08 Acres)

Wetlands Excavated To Remain Excavated (0.15 Acres)



PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

Applicant:

**DR Horton, Inc. - Gulf Coast**



**ZACHARY TRAILS  
DETAILED DEVELOPMENT PLAN**  
Sections 27, 28, 61 & 68, T4S, R1W  
East Baton Rouge Parish, Louisiana

**FIGURE  
5**

HF:  
**23197c**

DATE:  
**2024.06.30**

APPROVED:



MATCH LINE (SEE FIGURE 4)

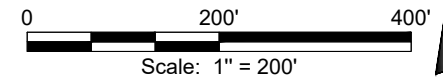
MATCH LINE (SEE FIGURE 5)

MATCH LINE (SEE FIGURE 7)

MATCH LINE (SEE FIGURE 13)

## LEGEND

- Project Area (313.37 Acres)
- PROPOSED NEW IMPACTS (2024 PERMIT MODIFICATIONS)**
- Non-Wetland Waters To Be Excavated (0.41 Acres)
- Non-Wetland Waters To Be Filled (0.65 Acres)
- Wetlands To Be Excavated (3.98 Acres)
- Wetlands To Be Filled (9.19 Acres)
- Wetlands To Be Avoided (25.51 Acres)
- Non-Wetland Waters To Be Avoided (1.32 Acres)
- ADJUSTED IMPACTS FROM PREVIOUS PERMIT**
- Non-Wetland Waters To Remain Filled (0.17 Acres)
- Non-Wetland Waters Excavated Now Filled (0.05 Acres)
- Non-Wetland Waters Excavated To Remain Excavated (0.14 Acres)
- Wetlands Filled To Remain Impacted (0.12 Acres)
- Wetlands Filled Now To Be Excavated (0.08 Acres)
- Wetlands Excavated To Remain Excavated (0.15 Acres)



PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

Applicant:

**DR Horton, Inc. - Gulf Coast**



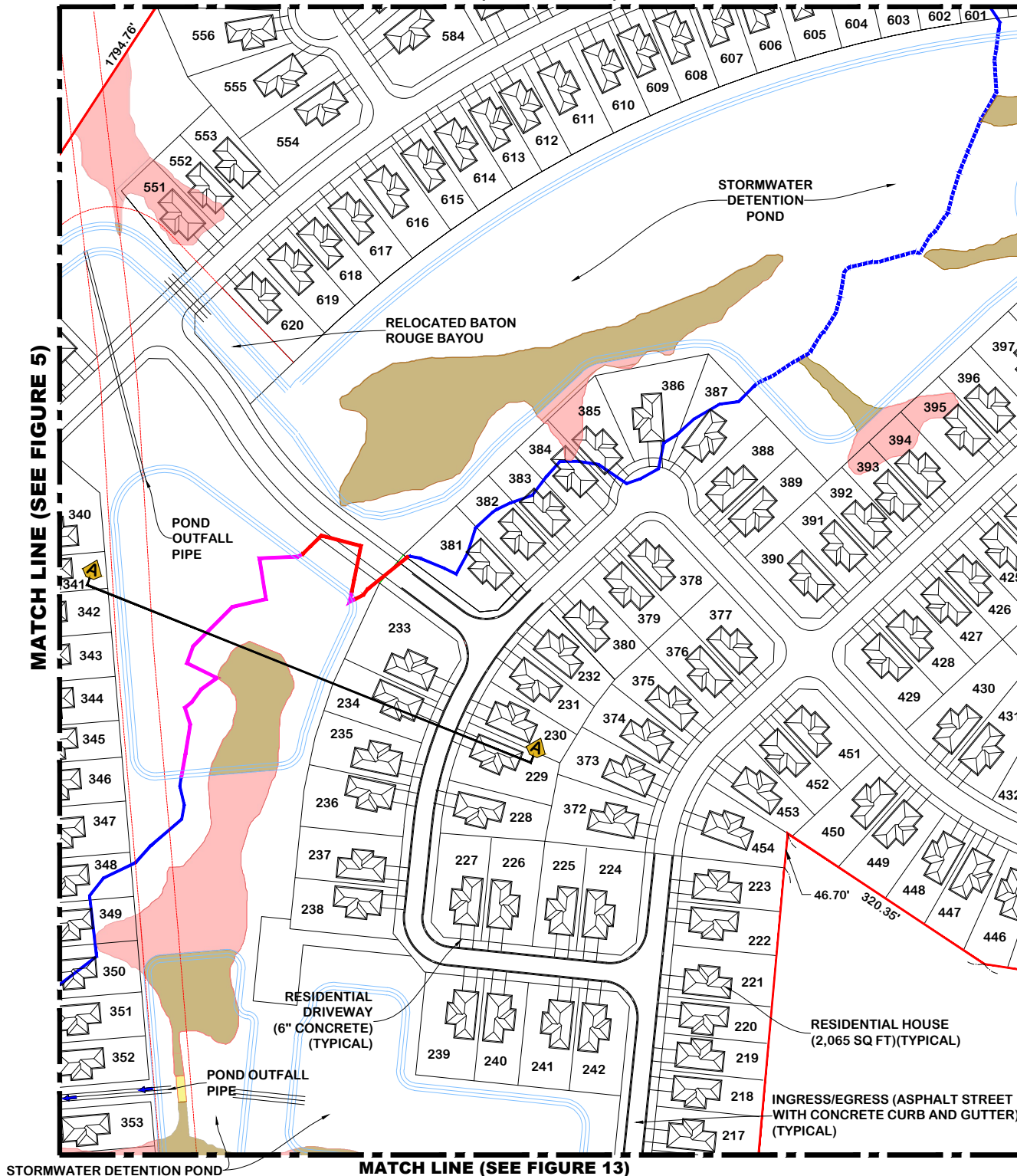
**ZACHARY TRAILS  
DETAILED DEVELOPMENT PLAN**  
Sections 27, 28, 61 & 68, T4S, R1W  
East Baton Rouge Parish, Louisiana

**FIGURE  
6**

HF:  
**23197c**

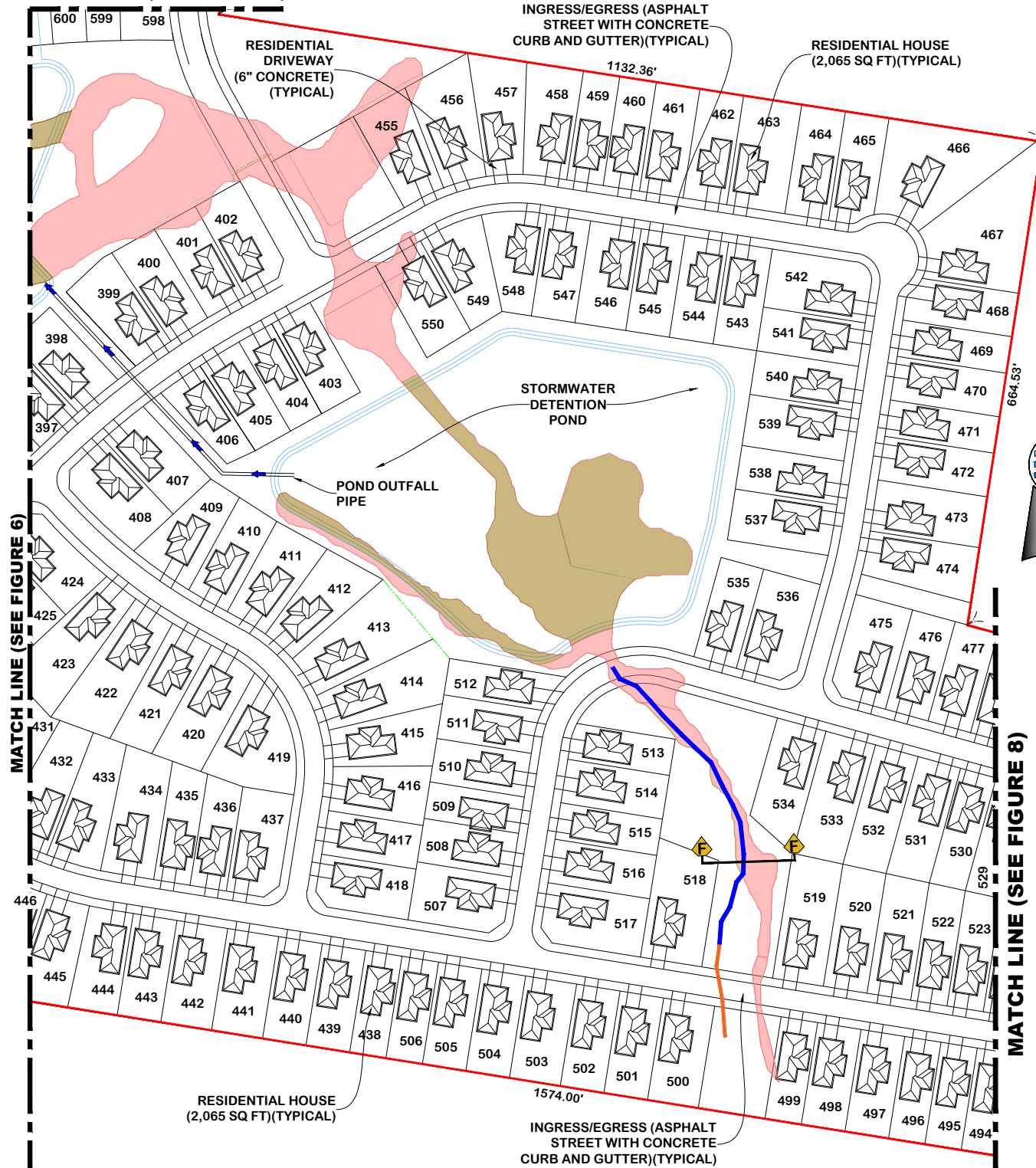
DATE:  
**2024.06.30**

APPROVED:  
--





MATCH LINE (SEE FIGURE 4)



## LEGEND

- Project Area (313.37 Acres)
- PROPOSED NEW IMPACTS (2024 PERMIT MODIFICATIONS)**
- Non-Wetland Waters To Be Excavated (0.41 Acres)
- Non-Wetland Waters To Be Filled (0.65 Acres)
- Wetlands To Be Excavated (3.98 Acres)
- Wetlands To Be Filled (9.19 Acres)
- Wetlands To Be Avoided (25.51 Acres)
- Non-Wetland Waters To Be Avoided (1.32 Acres)
- ADJUSTED IMPACTS FROM PREVIOUS PERMIT**
- Non-Wetland Waters To Remain Filled (0.17 Acres)
- Non-Wetland Waters Excavated Now Filled (0.05 Acres)
- Non-Wetland Waters Excavated To Remain Excavated (0.14 Acres)
- Wetlands Filled To Remain Impacted (0.12 Acres)
- Wetlands Filled Now To Be Excavated (0.08 Acres)
- Wetlands Excavated To Remain Excavated (0.15 Acres)



0 200' 400'  
Scale: 1" = 200'

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

Applicant:

**DR Horton, Inc. - Gulf Coast**



**ZACHARY TRAILS  
DETAILED DEVELOPMENT PLAN**  
Sections 27, 28, 61 & 68, T4S, R1W  
East Baton Rouge Parish, Louisiana

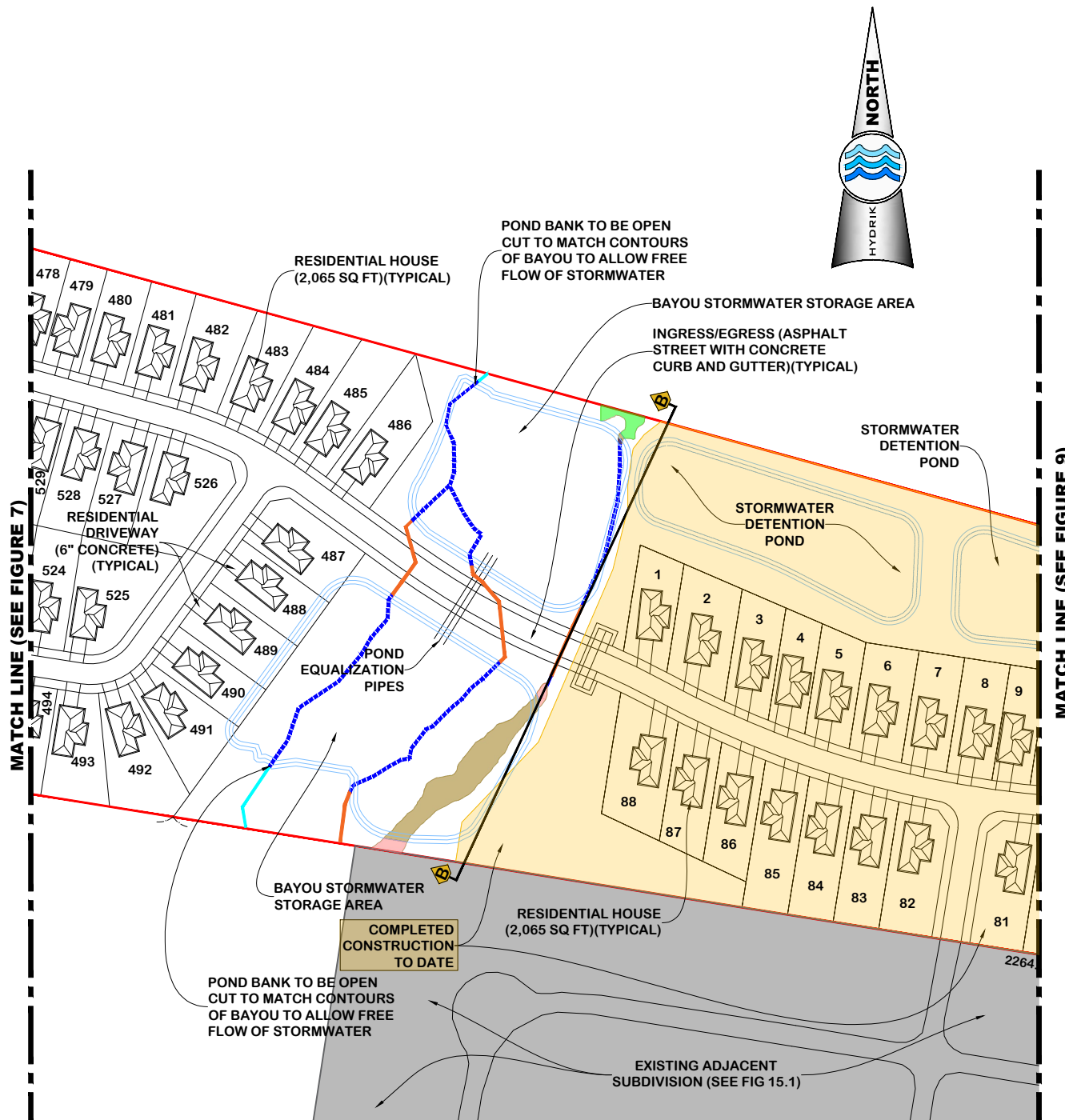
**FIGURE  
7**

HF:  
**23197c**

DATE:  
**2024.06.30**

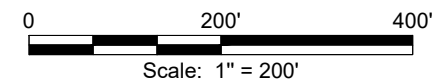
APPROVED:  
--





## LEGEND

- Project Area (313.37 Acres)**
- PROPOSED NEW IMPACTS (2024 PERMIT MODIFICATIONS)**
- Non-Wetland Waters To Be Excavated (0.41 Acres)
  - Non-Wetland Waters To Be Filled (0.65 Acres)
  - Wetlands To Be Excavated (3.98 Acres)
  - Wetlands To Be Filled (9.19 Acres)
  - Wetlands To Be Avoided (25.51 Acres)
  - Non-Wetland Waters To Be Avoided (1.32 Acres)
- ADJUSTED IMPACTS FROM PREVIOUS PERMIT**
- Non-Wetland Waters To Remain Filled (0.17 Acres)
  - Non-Wetland Waters Excavated Now Filled (0.05 Acres)
  - Non-Wetland Waters Excavated To Remain Excavated (0.14 Acres)
  - Wetlands Filled To Remain Impacted (0.12 Acres)
  - Wetlands Filled Now To Be Excavated (0.08 Acres)
  - Wetlands Excavated To Remain Excavated (0.15 Acres)



PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

Applicant:

**DR Horton, Inc. - Gulf Coast**



**ZACHARY TRAILS  
DETAILED DEVELOPMENT PLAN**  
Sections 27, 28, 61 & 68, T4S, R1W  
East Baton Rouge Parish, Louisiana

**FIGURE  
8**

HF:  
**23197c**

DATE:  
**2024.07.30**

APPROVED:  
--

MATCH LINE (SEE FIGURE 8)

MATCH LINE (SEE FIGURE 10)

3560.00'

95'

287.74'

STORMWATER DETENTION POND

INGRESS/EGRESS (ASPHALT STREET WITH CONCRETE CURB AND GUTTER)(TYPICAL)

RESIDENTIAL HOUSE (2,065 SQ FT)(TYPICAL)

RESIDENTIAL DRIVEWAY (6" CONCRETE) (TYPICAL)

EXISTING ADJACENT SUBDIVISION (SEE FIG 15.1)

RESIDENTIAL HOUSE (2,065 SQ FT)(TYPICAL)

COMPLETED CONSTRUCTION TO DATE

10 11 12 13 14 15 16 17 18 19 20 21

22 23 24 25 26 27 28 29 30

80 79 78 77 76 75 74 73 72 71 70 69

66 65 64 63 62 61 60 59 58

57 56 55 54 53

67 68



## LEGEND

Project Area (313.37 Acres)

### PROPOSED NEW IMPACTS (2024 PERMIT MODIFICATIONS)

Non-Wetland Waters To Be Excavated (0.41 Acres)

Non-Wetland Waters To Be Filled (0.65 Acres)

Wetlands To Be Excavated (3.98 Acres)

Wetlands To Be Filled (9.19 Acres)

Wetlands To Be Avoided (25.51 Acres)

Non-Wetland Waters To Be Avoided (1.32 Acres)

### ADJUSTED IMPACTS FROM PREVIOUS PERMIT

Non-Wetland Waters To Remain Filled (0.17 Acres)

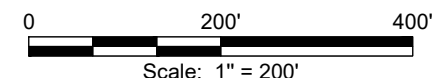
Non-Wetland Waters Excavated Now Filled (0.05 Acres)

Non-Wetland Waters Excavated To Remain Excavated (0.14 Acres)

Wetlands Filled To Remain Impacted (0.12 Acres)

Wetlands Filled Now To Be Excavated (0.08 Acres)

Wetlands Excavated To Remain Excavated (0.15 Acres)



PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

Applicant:

**DR Horton, Inc. - Gulf Coast**



**ZACHARY TRAILS  
DETAILED DEVELOPMENT PLAN**  
Sections 27, 28, 61 & 68, T4S, R1W  
East Baton Rouge Parish, Louisiana

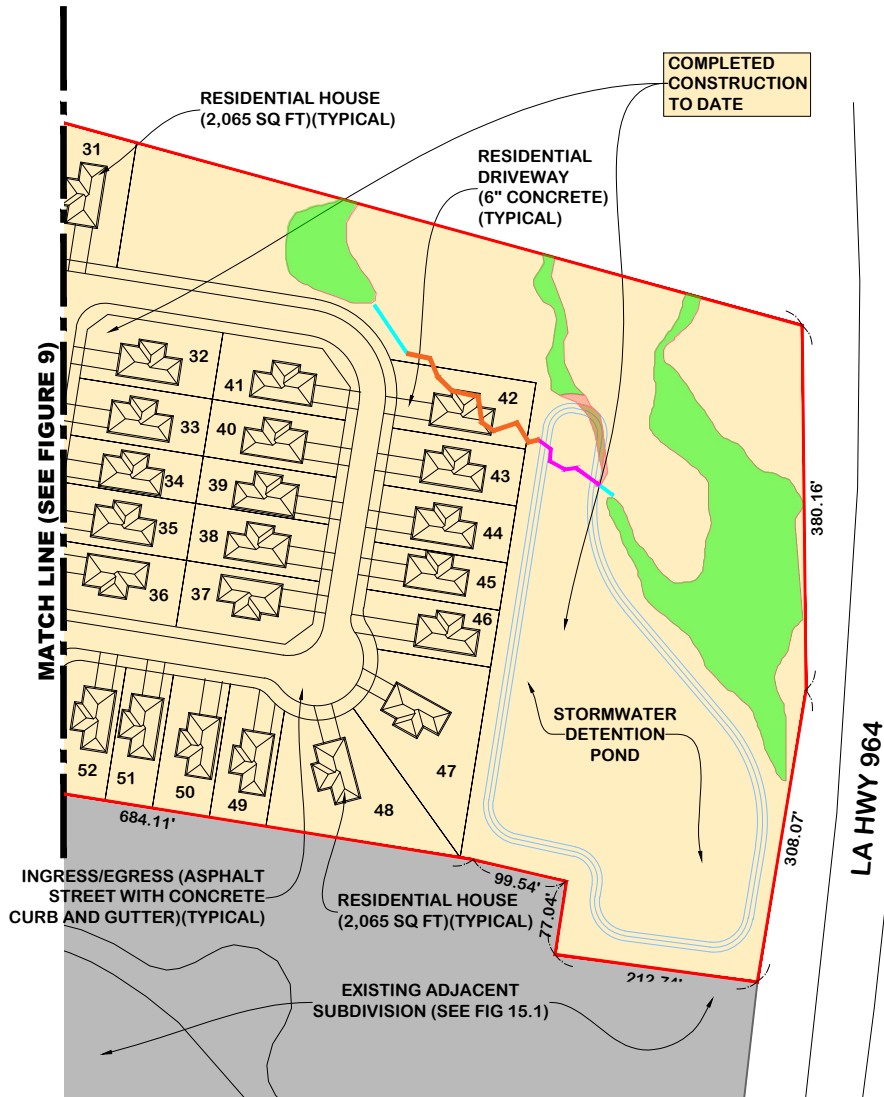
**FIGURE  
9**

HF:  
**23197c**

DATE:  
**2024.07.30**

APPROVED:  
--





## LEGEND

  Project Area (313.37 Acres)

### PROPOSED NEW IMPACTS (2024 PERMIT MODIFICATIONS)

  Non-Wetland Waters To Be Excavated (0.41 Acres)

  Non-Wetland Waters To Be Filled (0.65 Acres)

Wetlands To Be Excavated (3.98 Acres)

Wetlands To Be Filled (9.19 Acres)

Wetlands To Be Avoided (25.51 Acres)

  Non-Wetland Waters To Be Avoided (1.32 Acres)

### ADJUSTED IMPACTS FROM PREVIOUS PERMIT

  Non-Wetland Waters To Remain Filled (0.17 Acres)

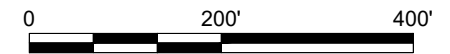
  Non-Wetland Waters Excavated Now Filled (0.05 Acres)

  Non-Wetland Waters Excavated To Remain Excavated (0.14 Acres)

Wetlands Filled To Remain Impacted (0.12 Acres)

Wetlands Filled Now To Be Excavated (0.08 Acres)

Wetlands Excavated To Remain Excavated (0.15 Acres)



Scale: 1" = 200'

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

Applicant:

**DR Horton, Inc. - Gulf Coast**



**ZACHARY TRAILS  
DETAILED DEVELOPMENT PLAN**  
Sections 27, 28, 61 & 68, T4S, R1W  
East Baton Rouge Parish, Louisiana

**FIGURE  
10**

HF:  
**23197c**

DATE:  
**2024.07.30**

APPROVED:  
--

## LEGEND

Project Area (313.37 Acres)

### PROPOSED NEW IMPACTS (2024 PERMIT MODIFICATIONS)

Non-Wetland Waters To Be Excavated (0.41 Acres)

Non-Wetland Waters To Be Filled (0.65 Acres)

Wetlands To Be Excavated (3.98 Acres)

Wetlands To Be Filled (9.19 Acres)

Wetlands To Be Avoided (25.51 Acres)

Non-Wetland Waters To Be Avoided (1.32 Acres)

### ADJUSTED IMPACTS FROM PREVIOUS PERMIT

Non-Wetland Waters To Remain Filled (0.17 Acres)

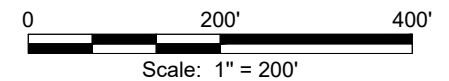
Non-Wetland Waters Excavated Now Filled (0.05 Acres)

Non-Wetland Waters Excavated To Remain Excavated (0.14 Acres)

Wetlands Filled To Remain Impacted (0.12 Acres)

Wetlands Filled Now To Be Excavated (0.08 Acres)

Wetlands Excavated To Remain Excavated (0.15 Acres)



PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

Applicant:

**DR Horton, Inc. - Gulf Coast**

 **HYDRİK**

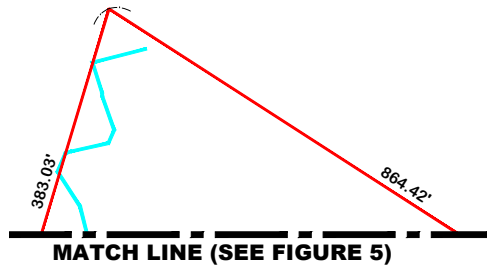
**ZACHARY TRAILS  
DETAILED DEVELOPMENT PLAN**  
Sections 27, 28, 61 & 68, T4S, R1W  
East Baton Rouge Parish, Louisiana

**FIGURE  
11**

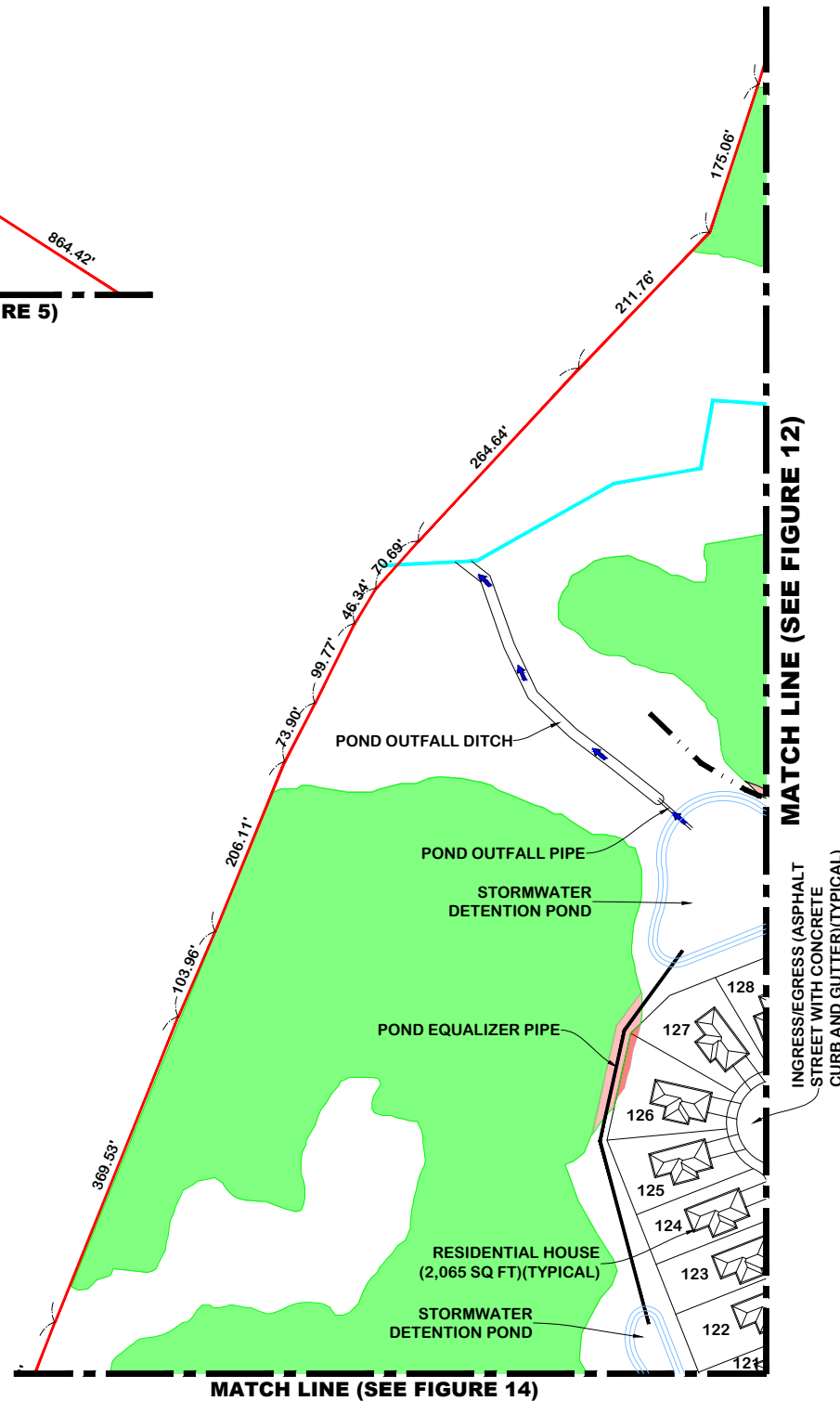
HF:  
**23197c**

DATE:  
**2024.06.30**

APPROVED:  
--



MATCH LINE (SEE FIGURE 5)



MATCH LINE (SEE FIGURE 14)

MATCH LINE (SEE FIGURE 12)





MATCH LINE (SEE FIGURE 5)

1' DEEP SWALE TO MAINTAIN  
WETLAND CONNECTIVITY

STORMWATER  
DETENTION  
POND

POND OUTFALL PIPE

POND  
OUTFALL  
PIPE

RESIDENTIAL HOUSE  
(2,065 SQ FT)(TYPICAL)

1' BERM ADJACENT  
TO WETLANDS  
(TYPICAL)

STORMWATER  
DETENTION POND

POND EQUALIZER PIPE


1' BERM ADJACENT  
TO WETLANDS  
(TYPICAL)

INGRESS/EGRESS (ASPHALT STREET WITH  
CONCRETE CURB AND GUTTER)(TYPICAL)


## LEGEND

 Project Area (313.37 Acres)

*PROPOSED NEW IMPACTS (2024 PERMIT  
MODIFICATIONS)*

 Non-Wetland Waters To Be Excavated  
(0.41 Acres)

 Non-Wetland Waters To Be Filled (0.65 Acres)

 Wetlands To Be Excavated (3.98 Acres)

 Wetlands To Be Filled (9.19 Acres)


 Wetlands To Be Avoided (25.51 Acres)

 Non-Wetland Waters To Be Avoided (1.32 Acres)

*ADJUSTED IMPACTS FROM PREVIOUS PERMIT*


 Non-Wetland Waters To Remain Filled (0.17 Acres)

 Non-Wetland Waters Excavated Now Filled  
(0.05 Acres)

 Non-Wetland Waters Excavated To Remain  
Excavated (0.14 Acres)

 Wetlands Filled To Remain Impacted (0.12 Acres)

 Wetlands Filled Now To Be Excavated (0.08 Acres)

 Wetlands Excavated To Remain Excavated  
(0.15 Acres)

0 200' 400'  
Scale: 1" = 200'



PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS  
NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

Applicant:

**DR Horton, Inc. - Gulf Coast**



**ZACHARY TRAILS  
DETAILED DEVELOPMENT PLAN**  
Sections 27, 28, 61 & 68, T4S, R1W  
East Baton Rouge Parish, Louisiana

**FIGURE  
12**

HF:  
**23197c**

DATE:  
**2024.06.30**

APPROVED:  
--

STORMWATER DETENTION POND

MATCH LINE (SEE FIGURE 6)

STORMWATER DETENTION POND

## LEGEND

Project Area (313.37 Acres)

PROPOSED NEW IMPACTS (2024 PERMIT MODIFICATIONS)

Non-Wetland Waters To Be Excavated (0.41 Acres)

Non-Wetland Waters To Be Filled (0.65 Acres)

Wetlands To Be Excavated (3.98 Acres)

Wetlands To Be Filled (9.19 Acres)

Wetlands To Be Avoided (25.51 Acres)

Non-Wetland Waters To Be Avoided (1.32 Acres)

ADJUSTED IMPACTS FROM PREVIOUS PERMIT

Non-Wetland Waters To Remain Filled (0.17 Acres)

Non-Wetland Waters Excavated Now Filled (0.05 Acres)

Non-Wetland Waters Excavated To Remain Excavated (0.14 Acres)

Wetlands Filled To Remain Impacted (0.12 Acres)

Wetlands Filled Now To Be Excavated (0.08 Acres)

Wetlands Excavated To Remain Excavated (0.15 Acres)

0 200' 400'  
Scale: 1" = 200'

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

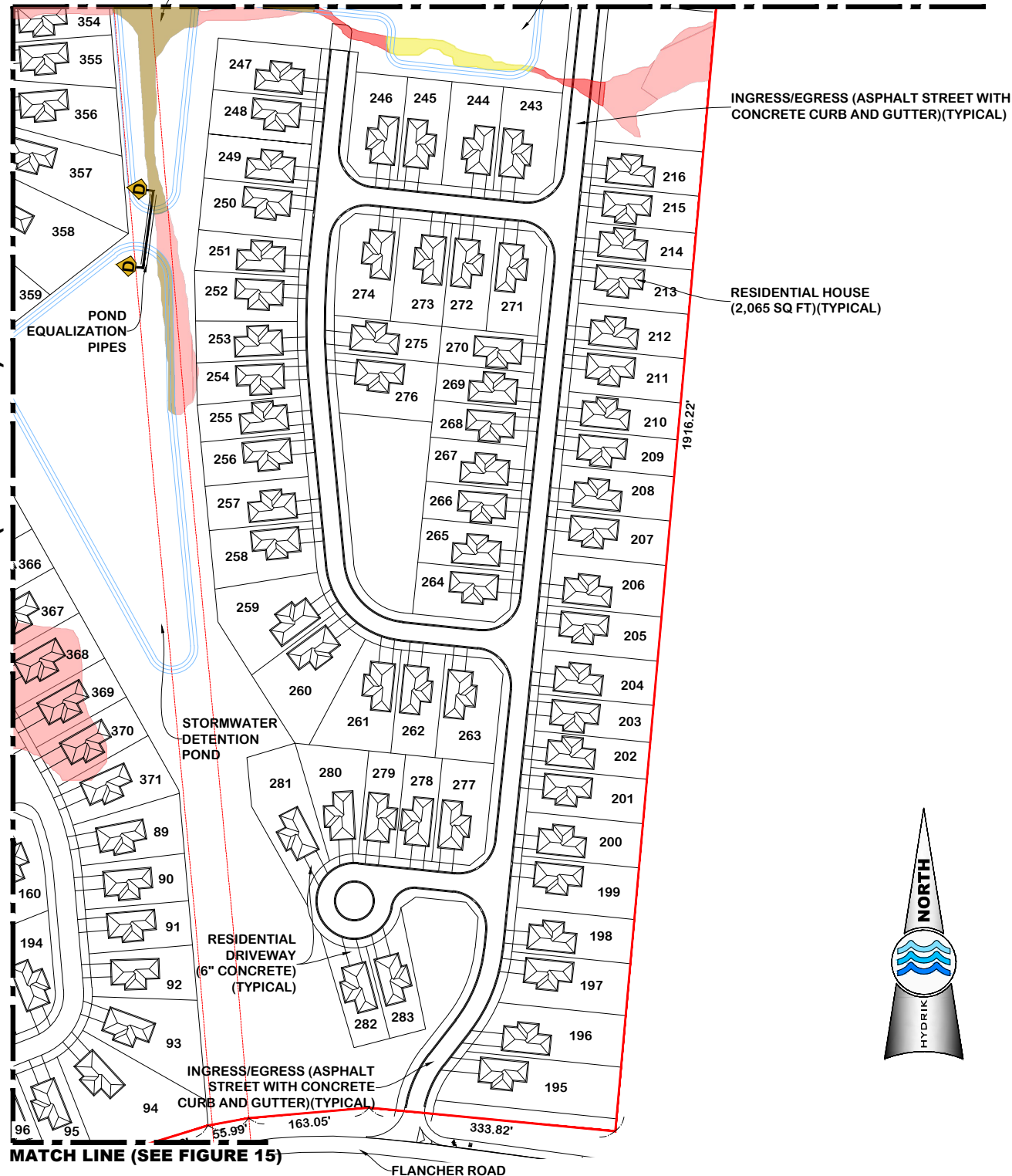
Applicant:

DR Horton, Inc. - Gulf Coast

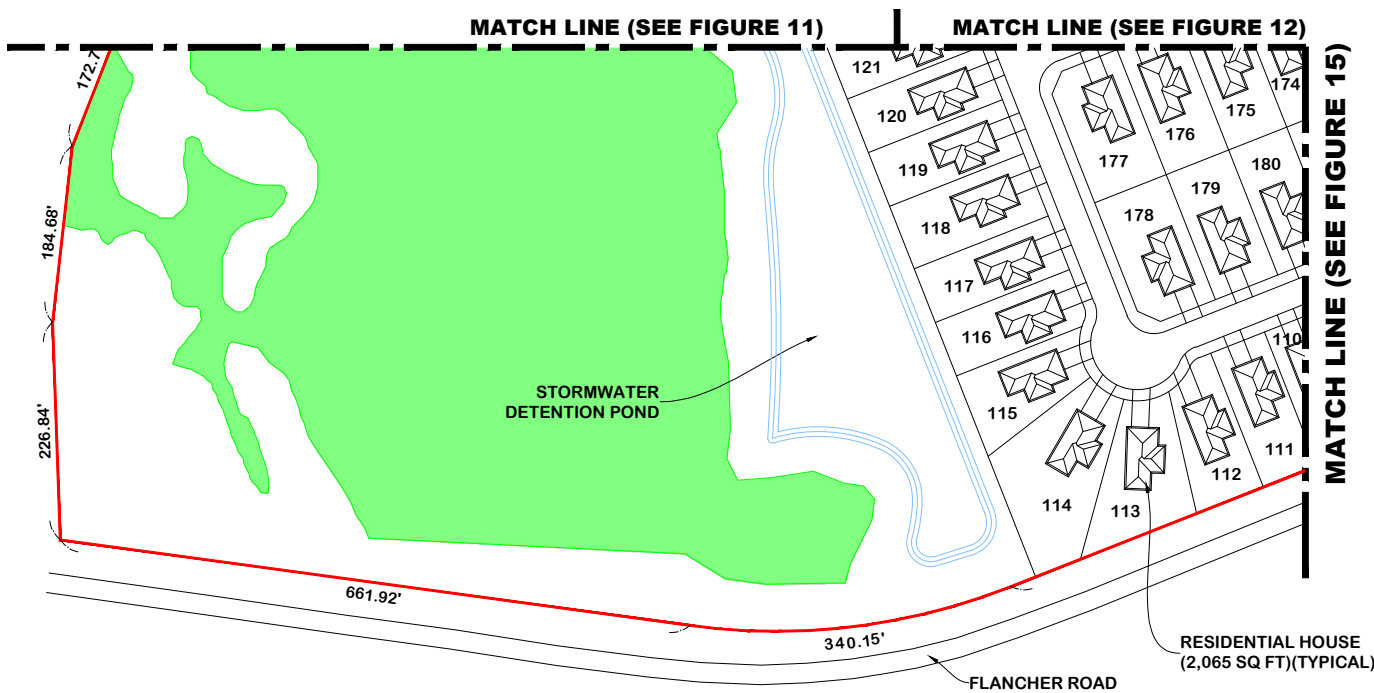
HYDRIK

ZACHARY TRAILS  
DETAILED DEVELOPMENT PLAN  
Sections 27, 28, 61 & 68, T4S, R1W  
East Baton Rouge Parish, LouisianaFIGURE  
13HF:  
23197cDATE:  
2024.06.30APPROVED:  
--

MATCH LINE (SEE FIGURE 5)

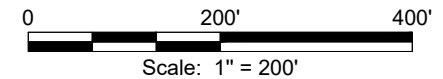






## LEGEND

- Project Area (313.37 Acres)
- PROPOSED NEW IMPACTS (2024 PERMIT MODIFICATIONS)**
- Non-Wetland Waters To Be Excavated (0.41 Acres)
- Non-Wetland Waters To Be Filled (0.65 Acres)
- Wetlands To Be Excavated (3.98 Acres)
- Wetlands To Be Filled (9.19 Acres)
- Wetlands To Be Avoided (25.51 Acres)
- Non-Wetland Waters To Be Avoided (1.32 Acres)
- ADJUSTED IMPACTS FROM PREVIOUS PERMIT**
- Non-Wetland Waters To Remain Filled (0.17 Acres)
- Non-Wetland Waters Excavated Now Filled (0.05 Acres)
- Non-Wetland Waters Excavated To Remain Excavated (0.14 Acres)
- Wetlands Filled To Remain Impacted (0.12 Acres)
- Wetlands Filled Now To Be Excavated (0.08 Acres)
- Wetlands Excavated To Remain Excavated (0.15 Acres)



PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

Applicant:

**DR Horton, Inc. - Gulf Coast**




**ZACHARY TRAILS  
DETAILED DEVELOPMENT PLAN**  
Sections 27, 28, 61 & 68, T4S, R1W  
East Baton Rouge Parish, Louisiana

**FIGURE  
14**

HF:  
**23197c**

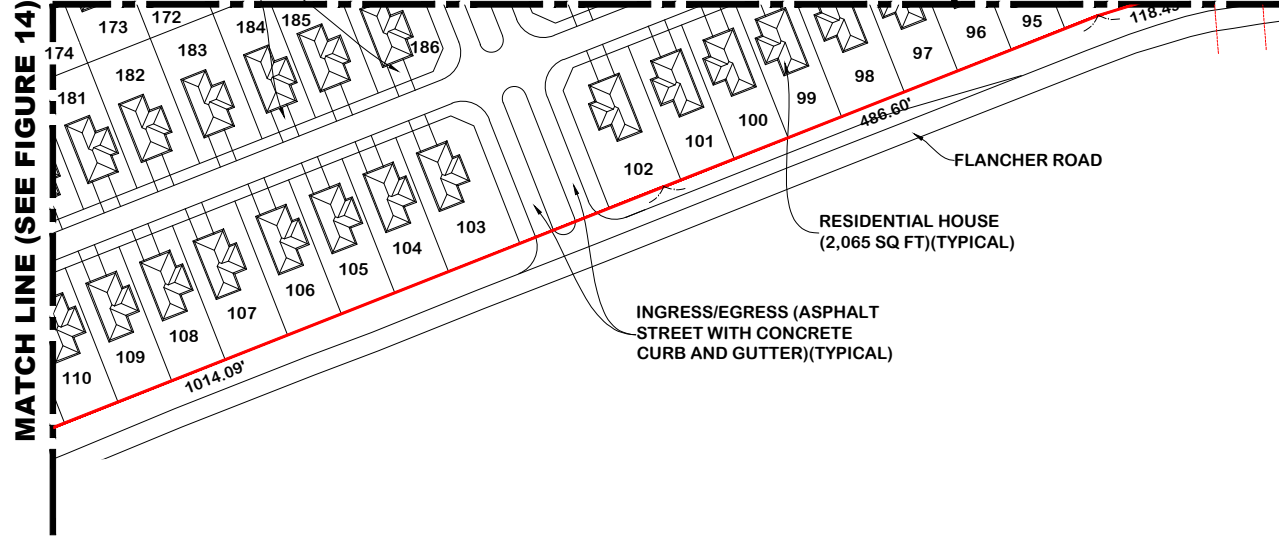
DATE:  
**2024.06.30**

APPROVED:   
--

RESIDENTIAL DRIVEWAY  
(6" CONCRETE) (TYPICAL)

MATCH LINE (SEE FIGURE 12)

MATCH LINE (SEE FIGURE 13)



## LEGEND

Project Area (313.37 Acres)

### PROPOSED NEW IMPACTS (2024 PERMIT MODIFICATIONS)

Non-Wetland Waters To Be Excavated (0.41 Acres)

Non-Wetland Waters To Be Filled (0.65 Acres)

Wetlands To Be Excavated (3.98 Acres)

Wetlands To Be Filled (9.19 Acres)

Wetlands To Be Avoided (25.51 Acres)

Non-Wetland Waters To Be Avoided (1.32 Acres)

### ADJUSTED IMPACTS FROM PREVIOUS PERMIT

Non-Wetland Waters To Remain Filled (0.17 Acres)

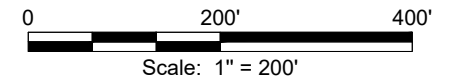
Non-Wetland Waters Excavated Now Filled (0.05 Acres)

Non-Wetland Waters Excavated To Remain Excavated (0.14 Acres)

Wetlands Filled To Remain Impacted (0.12 Acres)

Wetlands Filled Now To Be Excavated (0.08 Acres)

Wetlands Excavated To Remain Excavated (0.15 Acres)



PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

Applicant:

**DR Horton, Inc. - Gulf Coast**



**ZACHARY TRAILS  
DETAILED DEVELOPMENT PLAN**  
Sections 27, 28, 61 & 68, T4S, R1W  
East Baton Rouge Parish, Louisiana

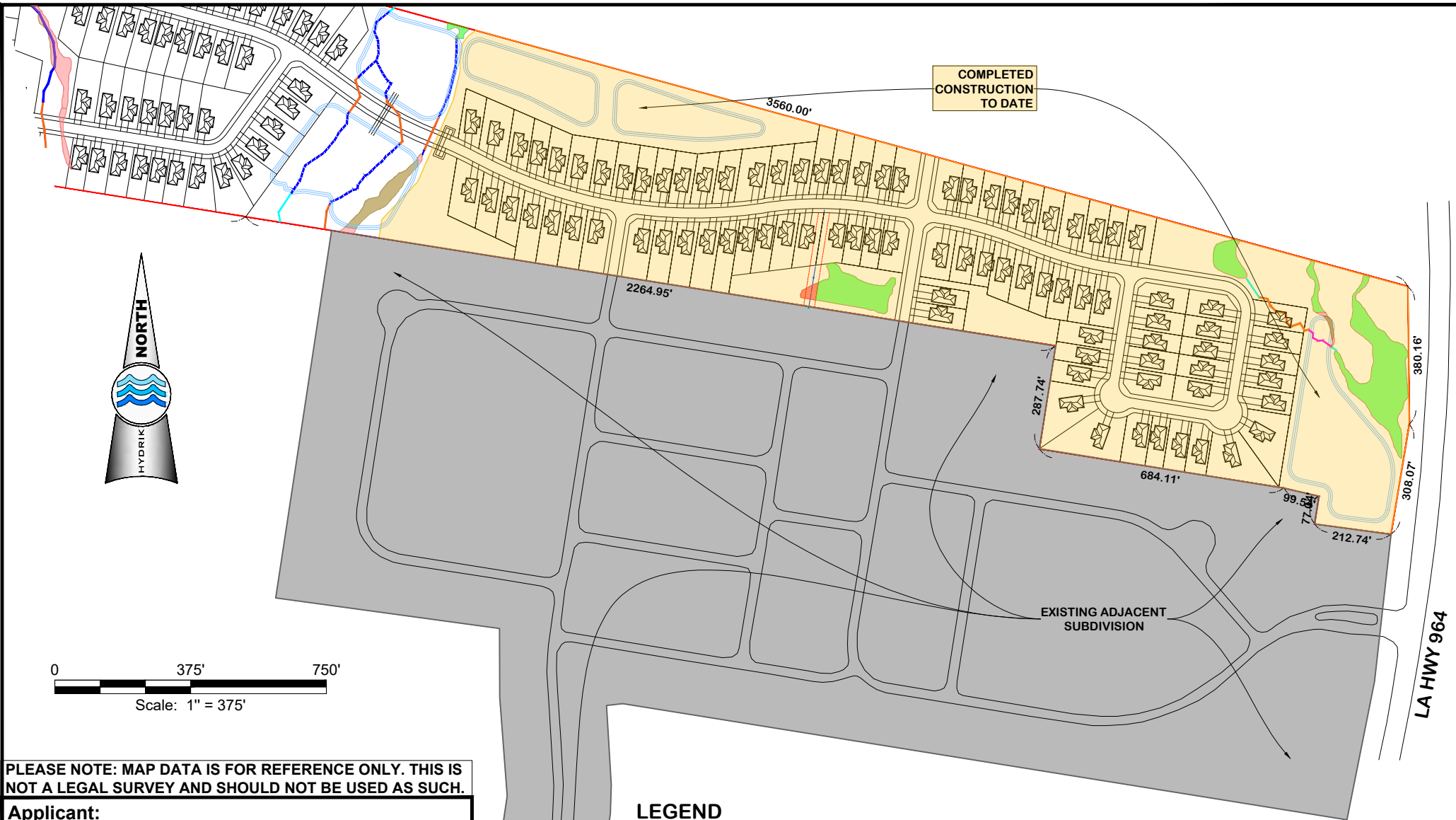
**FIGURE  
15**

HF:  
**23197c**

DATE:  
**2024.06.30**

APPROVED:  
--





PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

Applicant:  
**DR Horton, Inc. - Gulf Coast**



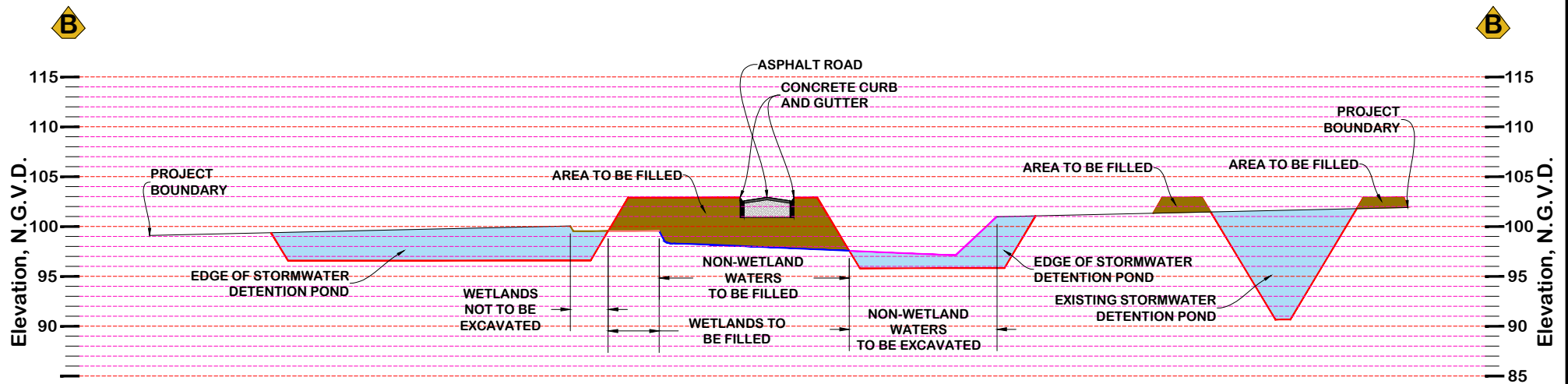
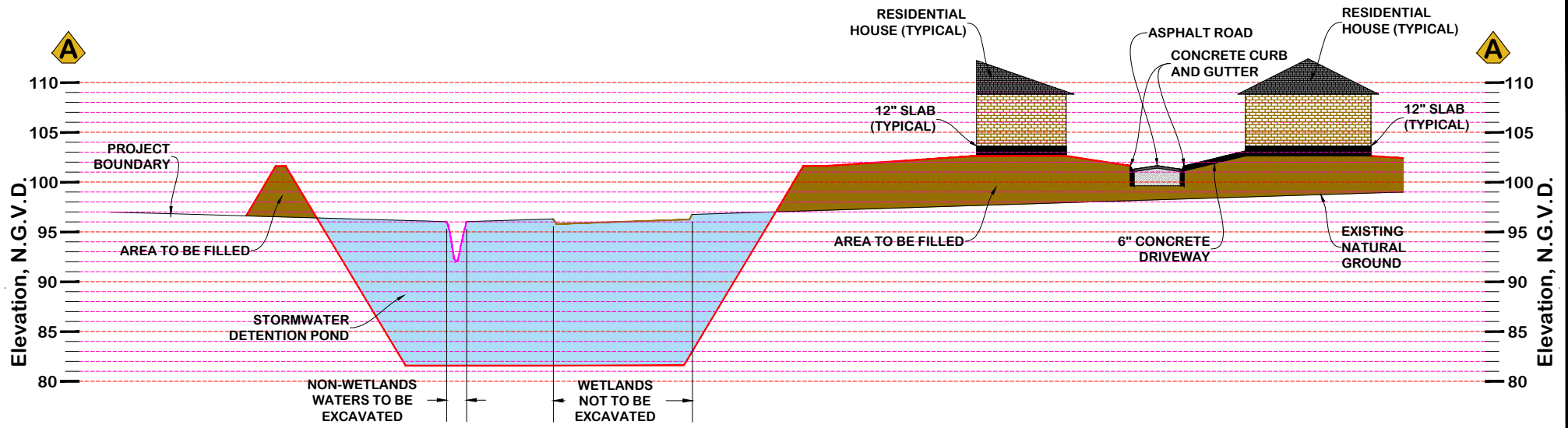
**ZACHARY TRAILS  
COMPLETED CONSTRUCTION &  
EXISTING ADJACENT  
SUBDIVISION**  
Sections 27, 28, 61 & 68, T4S, R1W  
East Baton Rouge Parish, Louisiana

**FIGURE  
15.1**

HF: **23197c** DATE: **2024.07.30** APPROVED:

**LEGEND**

- |   |   |
|---|---|
| Project Area (313.37 Acres)                             | <b>ADJUSTED IMPACTS FROM PREVIOUS PERMIT</b>                  |
| <b>PROPOSED NEW IMPACTS (2024 PERMIT MODIFICATIONS)</b> | Non-Wetland Waters To Remain Filled (0.17 Acres)              |
| Non-Wetland Waters To Be Excavated (0.41 Acres)         | Non-Wetland Waters Excavated Now Filled (0.05 Acres)          |
| Non-Wetland Waters To Be Filled (0.65 Acres)            | Non-Wetland Waters Excavated To Remain Excavated (0.14 Acres) |
| Wetlands To Be Excavated (3.98 Acres)                   | Wetlands Filled To Remain Impacted (0.12 Acres)               |
| Wetlands To Be Filled (9.19 Acres)                      | Wetlands Filled Now To Be Excavated (0.08 Acres)              |
| Wetlands To Be Avoided (25.51 Acres)                    | Wetlands Excavated To Remain Excavated (0.15 Acres)           |
| Non-Wetland Waters To Be Avoided (1.32 Acres)           |   |



## LEGEND

- Proposed Concrete
- Soil Cement Base
- Proposed Fill
- Asphaltic Concrete
- Area Of Excavation

- Existing Natural Ground (Non-Wetland)
- Existing Wetlands Not To Be Impacted
- Proposed Grade
- Non-Wetland Waters To Be Avoided
- Wetlands To Be Filled
- Non-Wetland Waters To Be Filled
- Non-Wetland Waters To Be Excavated

Horizontal Scale: 1" = 75'

0 75' 150'

0 20' 40'

Vertical Scale: 1" = 20'



HF:  
**23197c**

DATE:  
**2024.06.30**

APPROVED:  
--

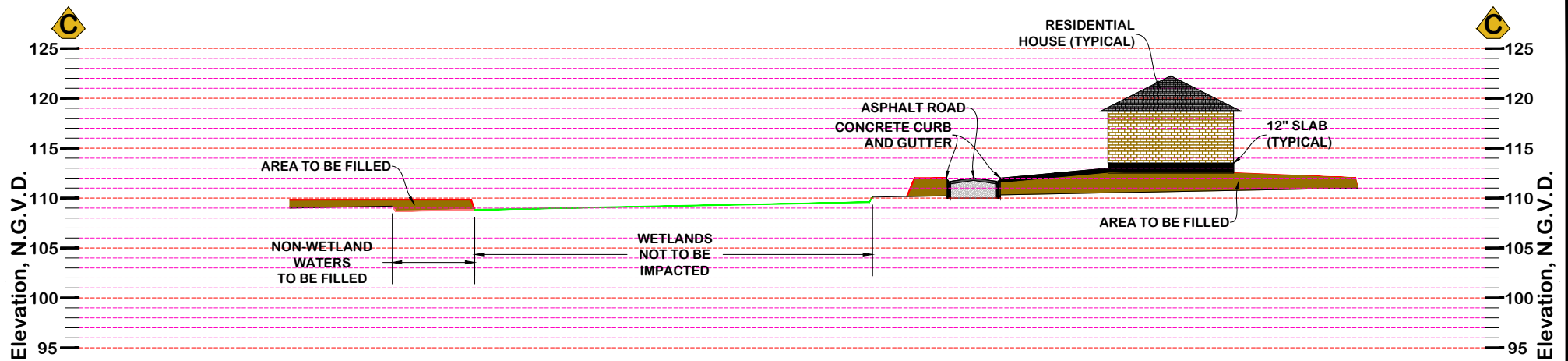
Applicant:

**DR Horton, Inc. - Gulf Coast**

**ZACHARY TRAILS**  
**CROSS SECTIONS A-A & B-B**  
Sections 27, 28, 61 & 68, T4S, R1W  
East Baton Rouge Parish, Louisiana

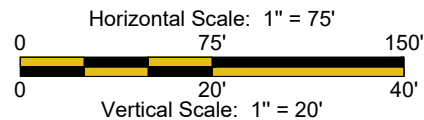
**FIGURE**  
**16**





## LEGEND

- Proposed Concrete
- Soil Cement Base
- Proposed Fill
- Asphaltic Concrete
- Area Of Excavation
- Existing Natural Ground (Non-Wetland)
- Existing Wetlands Not To Be Impacted
- Proposed Grade
- Non-Wetland Waters To Be Avoided
- Wetlands To Be Filled
- Non-Wetland Waters To Be Filled
- Non-Wetland Waters To Be Excavated



HF:  
**23197c**

DATE:  
**2024.06.30**

APPROVED:

Applicant:

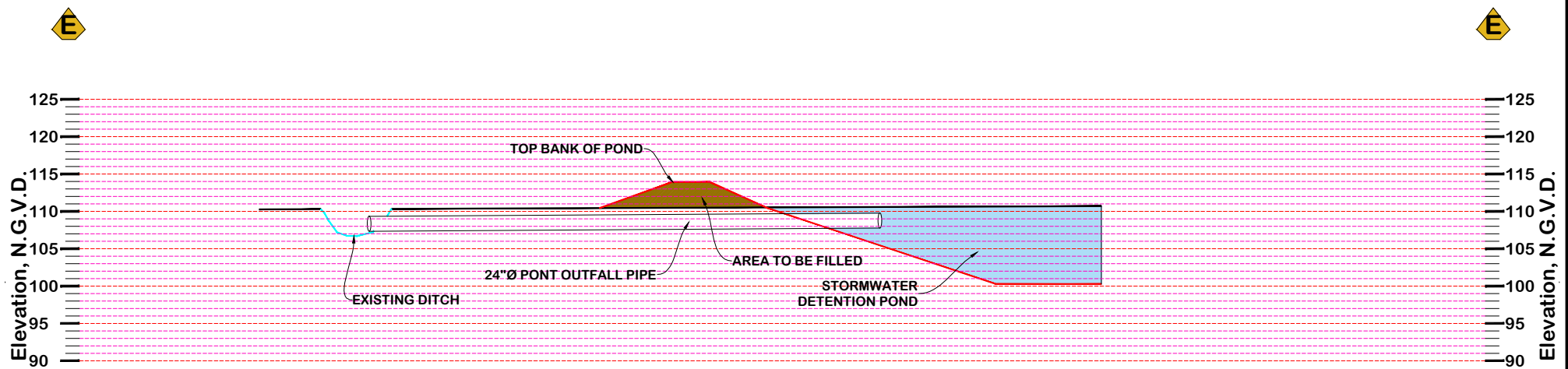
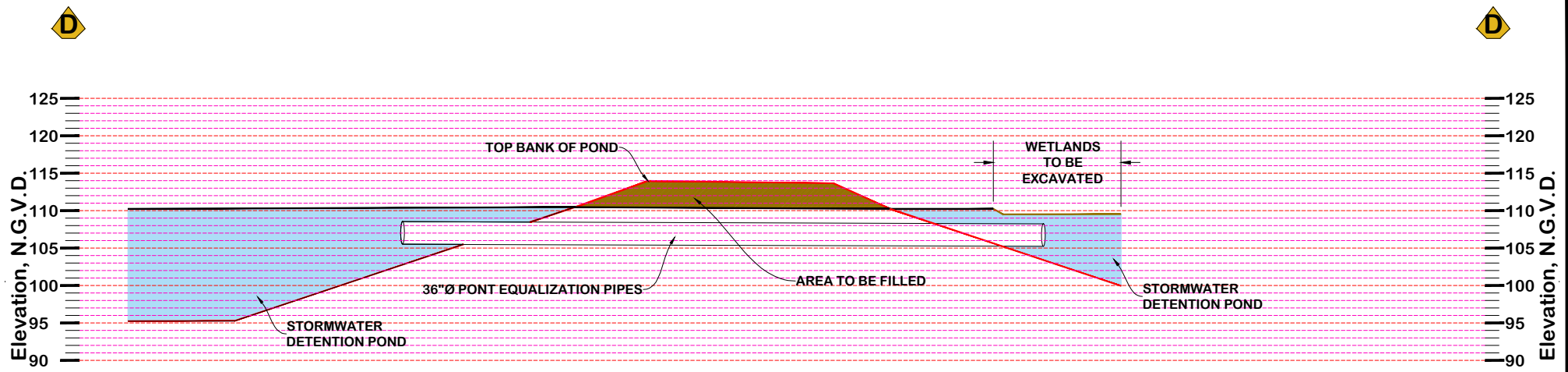
**DR Horton, Inc. - Gulf Coast**

**ZACHARY TRAILS  
CROSS SECTION C-C**

Sections 27, 28, 61 & 68, T4S, R1W  
East Baton Rouge Parish, Louisiana

FIGURE

**17**



# LEGEND

- Proposed Fill
- Area Of Excavation
- Existing Natural Ground (Non-Wetland)
- Proposed Grade
- Non-Wetland Waters To Be Avoided

Horizontal Scale: 1" = 20'

0 20' 40'

Vertical Scale: 1" = 20'

0 20' 40'



HF:  
23197c

DATE:  
2024.06.30

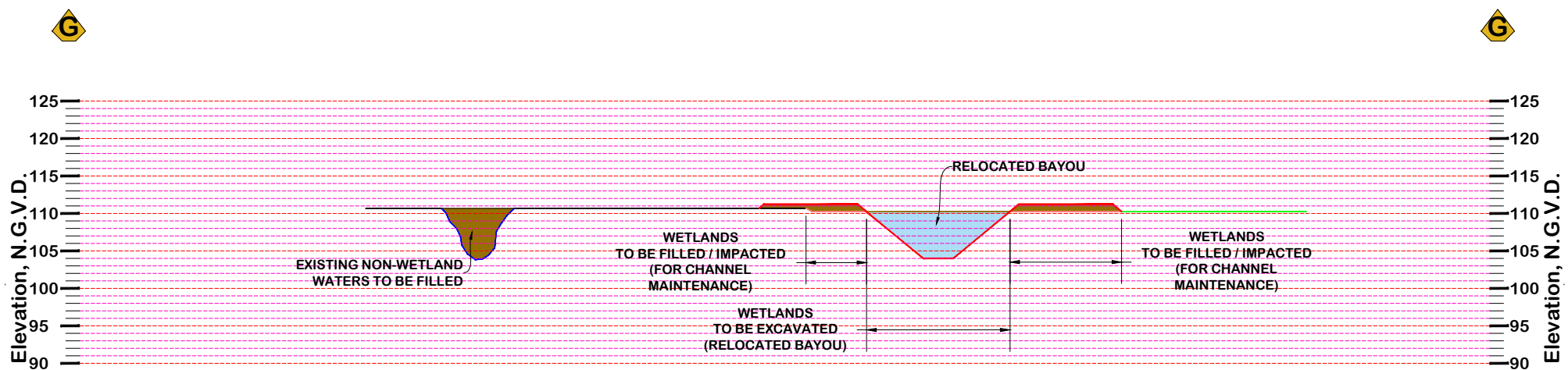
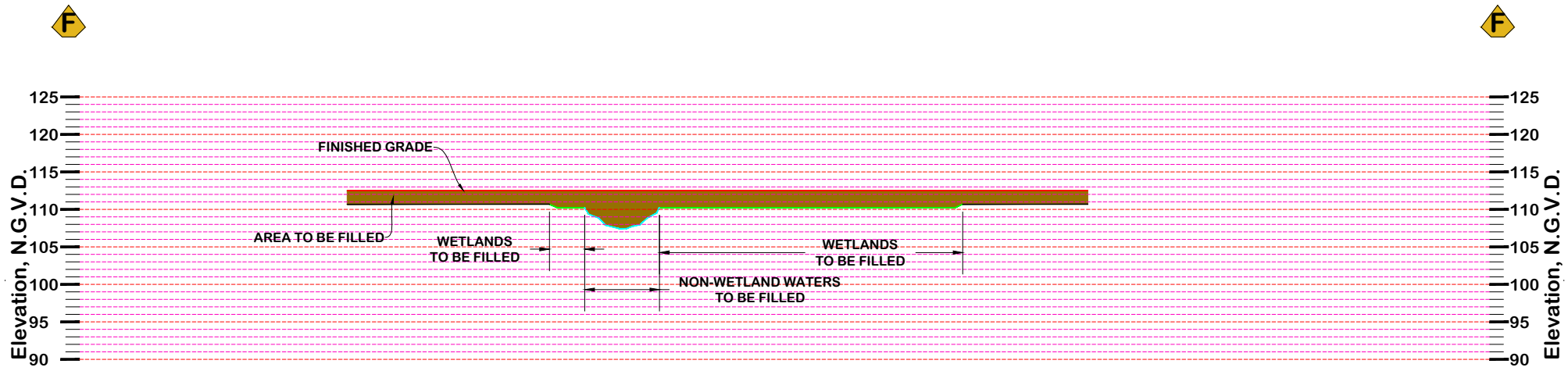
APPROVED:

Applicant:  
**DR Horton, Inc. - Gulf Coast**

**ZACHARY TRAILS**  
**CROSS SECTION D-D & E-E**  
Sections 27, 28, 61 & 68, T4S, R1W  
East Baton Rouge Parish, Louisiana

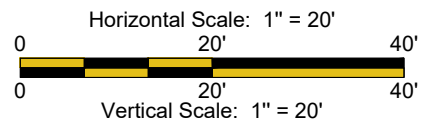
**FIGURE**  
**18**





# LEGEND

- Proposed Fill
- Existing Natural Ground (Non-Wetland)
- Proposed Grade
- Non-Wetland Waters To Be Avoided
- Existing Wetlands Not To Be Impacted
- Wetlands To Be Filled



			<b>Applicant:</b> <b>DR Horton, Inc. - Gulf Coast</b>	
			<b>ZACHARY TRAILS</b> <b>CROSS SECTIONS F-F &amp; G-G</b> Sections 27, 28, 61 & 68, T4S, R1W East Baton Rouge Parish, Louisiana	
<b>HF:</b> <b>23197c</b>	<b>DATE:</b> <b>2024.06.30</b>	<b>APPROVED:</b> 	<b>FIGURE</b> <b>19</b>	