



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

December 6, 2021

Regulatory Division
Central Evaluation Branch

Project Manager
S. Gail Gainey
(504) 862-1545
Sandra.g.gainey@usace.army.mil

SUBJECT: MVN-2021-00884-CG

PUBLIC NOTICE

Interested parties are hereby notified that an application has been received by the District engineer for a Department of the Army permit to authorize the following 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).

PROPOSED RESIDENTIAL SUBDIVISION DEVELOPMENT IN EAST BATON ROUGE PARISH

NAME OF APPLICANT: Lancaster Development, c/o Hydrik Wetlands Consultants, Attn: Mike Henry, 2323 Hwy 190 East, Suite 2, Hammond, LA 70401.

LOCATION OF WORK: Tract of land in Section 76, Township 8 South, Range 1 East, on and east of Burbank Drive in Baton Rouge, Louisiana, in East Baton Rouge Parish, within the Pontchartrain Basin in hydrologic unit (HUC 08070202), as shown on the attached drawings (Latitude 30.370083 N, Longitude -91.135108 W).

CHARACTER OF WORK: The applicant has requested Department of the Army authorization to clear, grade, excavate and deposit fill and/or aggregate material to construct and maintain a 56-lot residential duplex subdivision (Maple Cove) to include 28 building units, greenspace, roadways, and drainage infrastructure. Approximately 65,351 cubic yards of silt fill material would be excavated and redistributed on site achieve required grade elevation requirements. The proposed project is situated on an approximately 11.14-acre tract that has been determined to be forested wetlands. A Preliminary analysis has determined that the proposed project would directly impact all of the wetlands onsite and 0.18 acre of waters of the US.

The applicant proposes to avoid additional direct impacts and minimize secondary impacts to off-site aquatic resources by utilizing best management practices for erosion and siltation control during and after the construction phase of the project and by disposing of all removed fill and vegetation not approved as fill material to an off-site, non-jurisdictional location. If authorized, the project will receive approval from all appropriate local drainage authorities and sewerage agencies. As compensation for unavoidable wetland impacts, the applicant proposes to use a Corps approved

mitigation bank within the watershed of impact in accordance with the 2008 Federal Compensatory Mitigation Rule.

The comment period for the Department of Army will close in **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 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, RGC, S. Gail Gainey**. 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.

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. Copies of this notice are made available to the State Archeologist and the State Historic Preservation Officer.

Our initial finding is that the proposed work would neither affect any species listed as endangered by the U.S. Departments of Interior or Commerce, nor affect any habitat designated as critical to the survival and recovery of any endangered species.

Our initial finding is that the proposed work would not affect any species, nor affect any habitat designated as critical to the survival and recovery of such species, listed as endangered by the U.S. Department of Interior. Utilizing the Information & Planning Consultation for Endangered Species in Louisiana protocol, 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 listed species.

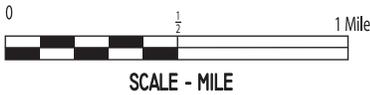
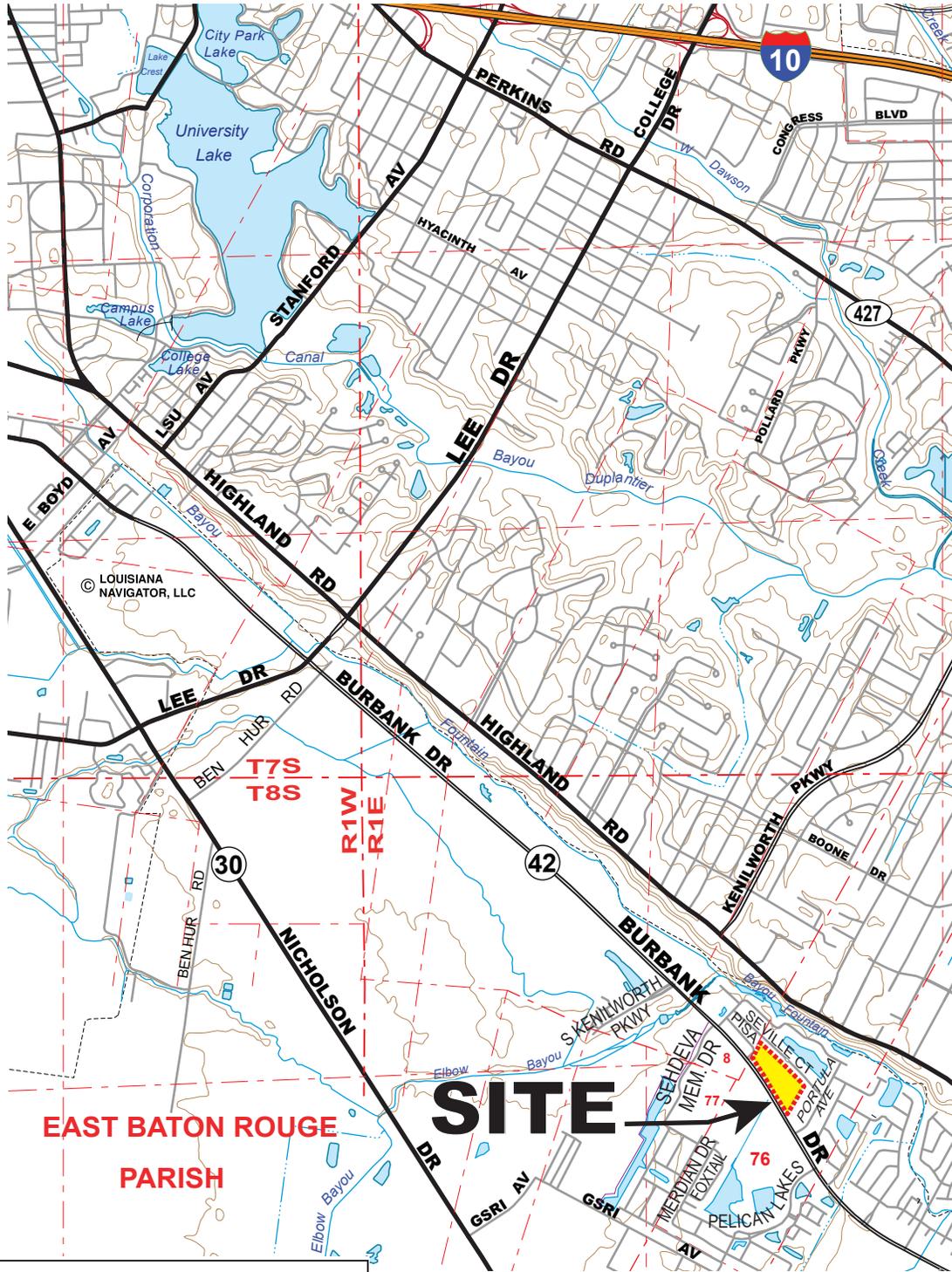
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of NA acres of EFH utilized by various life stages of red drum and penaeid shrimp. Our 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, Office of Environmental Services, 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.

JOHN M. HERMAN
Chief, Central Evaluation Branch
Regulatory Division

Enclosures



THIS SITE IS LOCATED IN FLOOD ZONE "AE"
 PER FEMA FLOOD INSURANCE RATE MAP
 No: 22033C0310E, DATED 5/02/08; BFE: 19 FT.

SITE VICINITY

LANCASTER DEVELOPMENT



Maple Cove
 SECTION 76, T8S-RIE
 EAST BATON ROUGE PARISH, LA

HYDRIK
 WETLANDS - GIS CONSULTING
 WWW.HYDRIK.COM (985)429-0333

LEGEND:

= PROPOSED DEVELOPMENT

FIGURE
1

SITE COORDINATES
30.370083 - N, -91.135108 - W

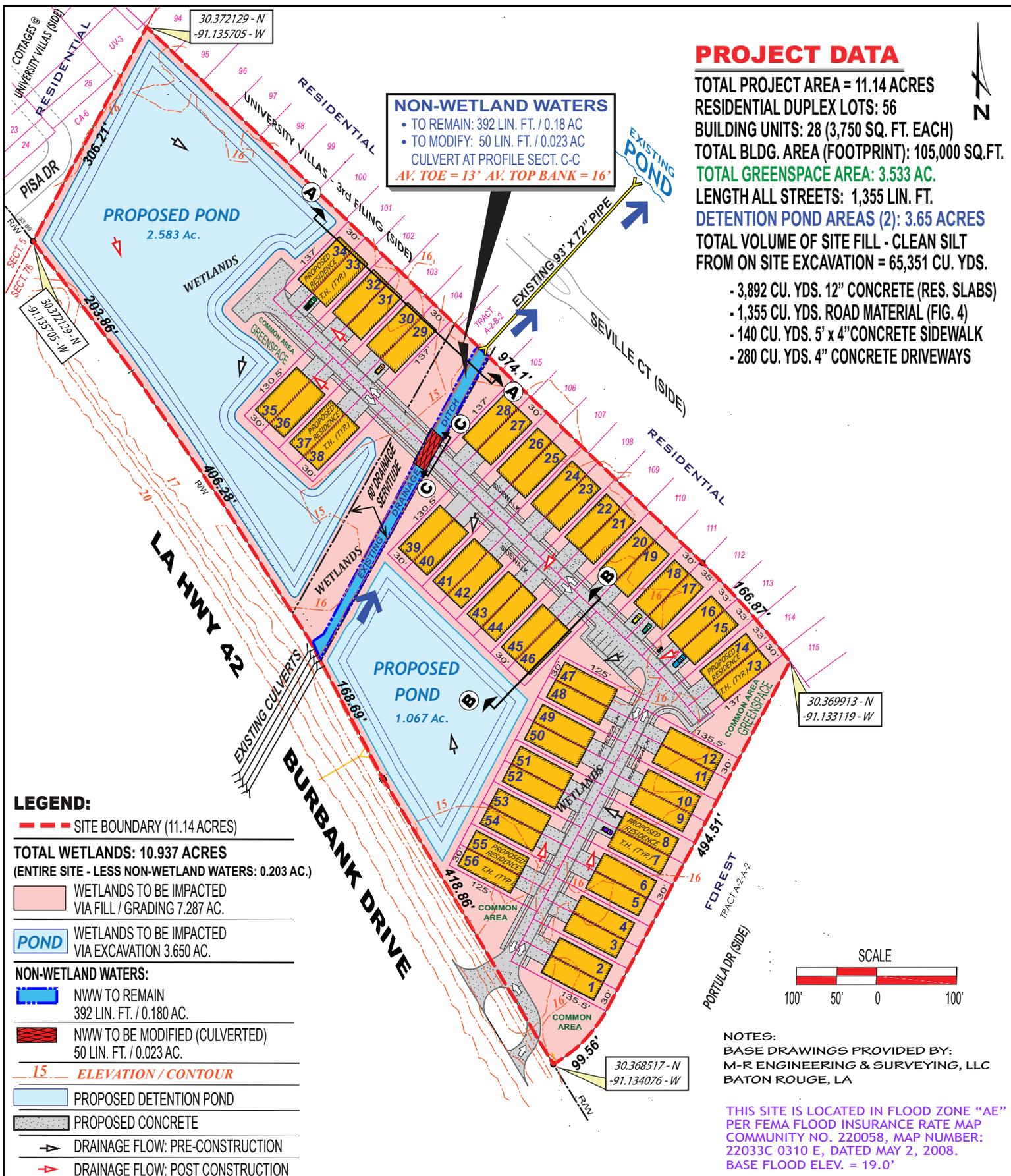
TRACT A-2-A-1

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

HF: 21072 BC

DATE: 7/30/2021

APPROVED:



PROJECT DATA

TOTAL PROJECT AREA = 11.14 ACRES
 RESIDENTIAL DUPLEX LOTS: 56
 BUILDING UNITS: 28 (3,750 SQ. FT. EACH)
 TOTAL BLDG. AREA (FOOTPRINT): 105,000 SQ.FT.
 TOTAL GREENSPACE AREA: 3.533 AC.
 LENGTH ALL STREETS: 1,355 LIN. FT.
 DETENTION POND AREAS (2): 3.65 ACRES
 TOTAL VOLUME OF SITE FILL - CLEAN SILT FROM ON SITE EXCAVATION = 65,351 CU. YDS.

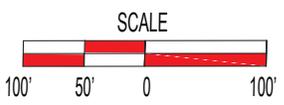
- 3,892 CU. YDS. 12" CONCRETE (RES. SLABS)
- 1,355 CU. YDS. ROAD MATERIAL (FIG. 4)
- 140 CU. YDS. 5' x 4" CONCRETE SIDEWALK
- 280 CU. YDS. 4" CONCRETE DRIVEWAYS

NON-WETLAND WATERS

- TO REMAIN: 392 LIN. FT. / 0.18 AC
- TO MODIFY: 50 LIN. FT. / 0.023 AC

CULVERT AT PROFILE SECT. C-C
 AV. TOE = 13' AV. TOP BANK = 16'

- LEGEND:**
- SITE BOUNDARY (11.14 ACRES)
 - TOTAL WETLANDS: 10.937 ACRES
(ENTIRE SITE - LESS NON-WETLAND WATERS: 0.203 AC.)
 - WETLANDS TO BE IMPACTED VIA FILL / GRADING 7.287 AC.
 - POND** WETLANDS TO BE IMPACTED VIA EXCAVATION 3.650 AC.
 - NON-WETLAND WATERS:**
 - NWW TO REMAIN 392 LIN. FT. / 0.180 AC.
 - NWW TO BE MODIFIED (CULVERTED) 50 LIN. FT. / 0.023 AC.
 - 15' ELEVATION / CONTOUR
 - PROPOSED DETENTION POND
 - PROPOSED CONCRETE
 - DRAINAGE FLOW: PRE-CONSTRUCTION
 - DRAINAGE FLOW: POST CONSTRUCTION



NOTES:
 BASE DRAWINGS PROVIDED BY:
 M-R ENGINEERING & SURVEYING, LLC
 BATON ROUGE, LA

THIS SITE IS LOCATED IN FLOOD ZONE "AE"
 PER FEMA FLOOD INSURANCE RATE MAP
 COMMUNITY NO. 220058, MAP NUMBER:
 22033C 0310 E, DATED MAY 2, 2008.
 BASE FLOOD ELEV. = 19.0'

APPLICANT: **LANCASTER DEVELOPMENT**

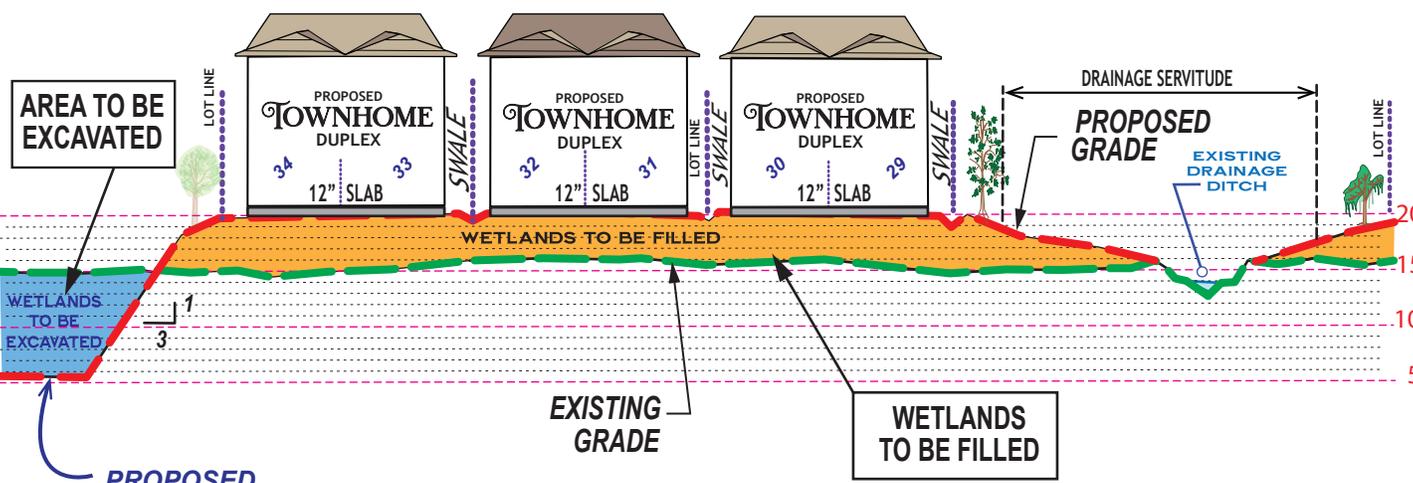
Maple Cove
 SECTION 76, T8S-RIE
 EAST BATON ROUGE PARISH, LA

HYDRIK
 WETLANDS - GIS CONSULTING
 WWW.HYDRIK.COM (985)429-0333

FIGURE 2

ELEVATION - N.G.V.D

ELEVATION - N.G.V.D

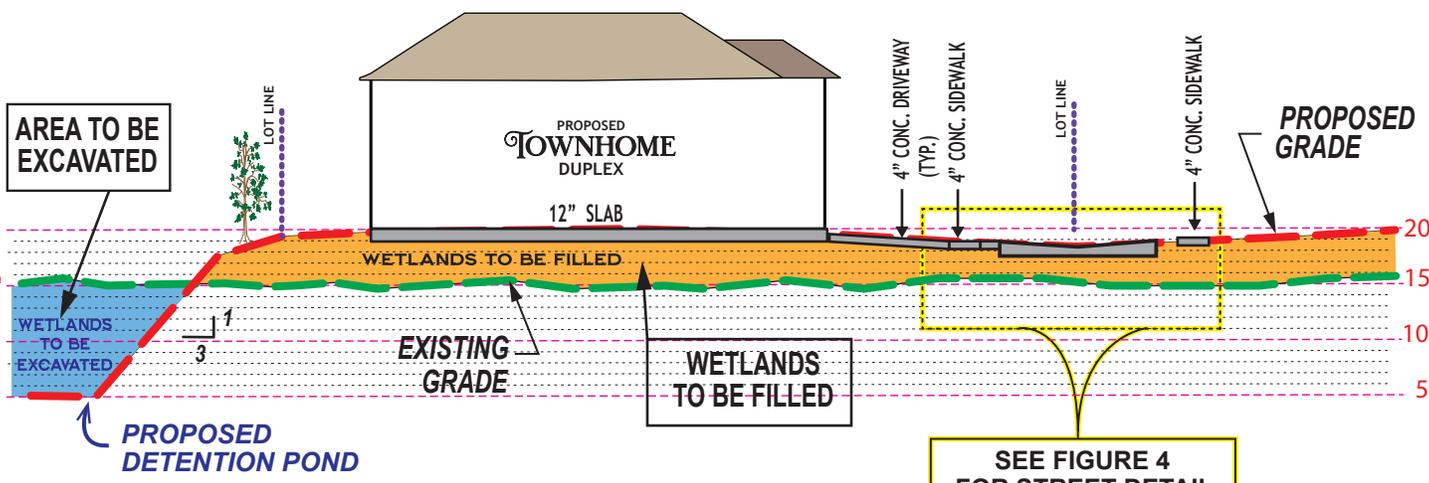


SECTION A-A
PROFILE VIEW

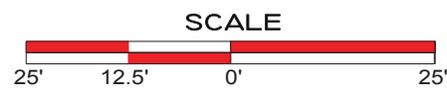


ELEVATION - N.G.V.D

ELEVATION - N.G.V.D



SECTION B-B
PROFILE VIEW



LEGEND:

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED CONCRETE
- WETLANDS IMPACTED VIA EXCAVATION
- WETLANDS IMPACTED VIA FILLING / GRADING
- LOT LINE

APPLICANT:
LANCASTER DEVELOPMENT

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Maple Cove
SECTION 76, T8S-RIE
EAST BATON ROUGE PARISH, LA

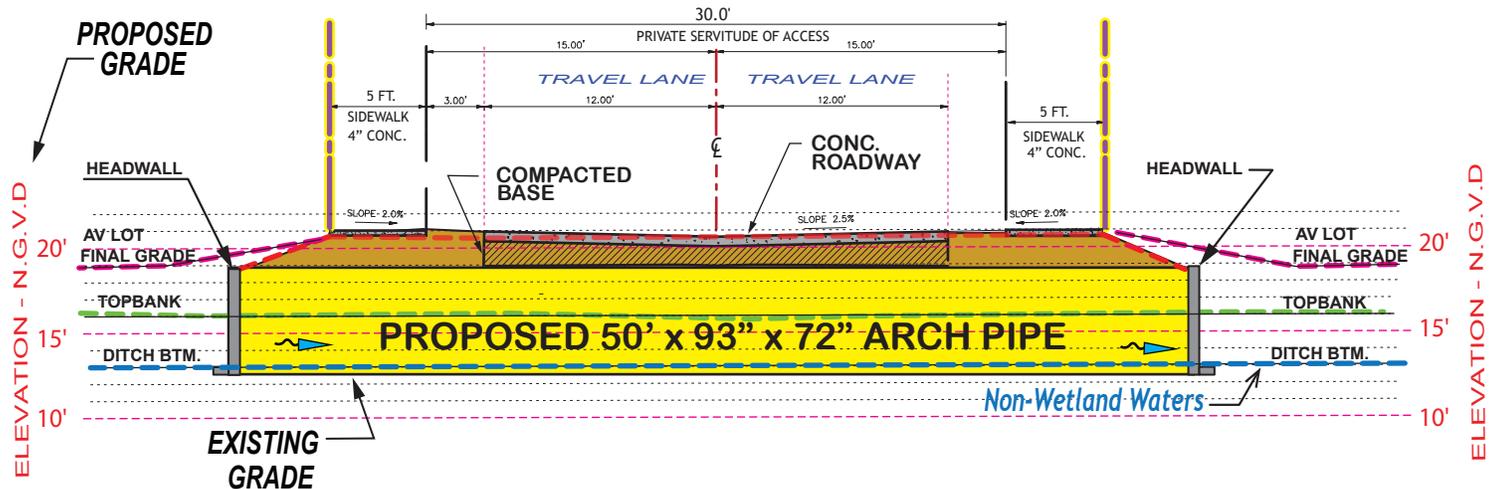
FIGURE 3

TRACT A-2-A-1

HF: 21072 C

DATE 8-04-2021

APPROVED:



SECTION C-C

PROPOSED PROFILE VIEW DITCH CROSSING

NOT TO SCALE

LEGEND:

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED CONCRETE
- PROPOSED 50' x 93" x 72" ARCH CULVERT
- NWW IMPACTED VIA FILLING / GRADING

APPLICANT:

LANCASTER DEVELOPMENT



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WWW.HYDRIK.COM (985)429-0333



Maple Cove

SECTION 76, T8S-RIE
EAST BATON ROUGE PARISH, LA

FIGURE

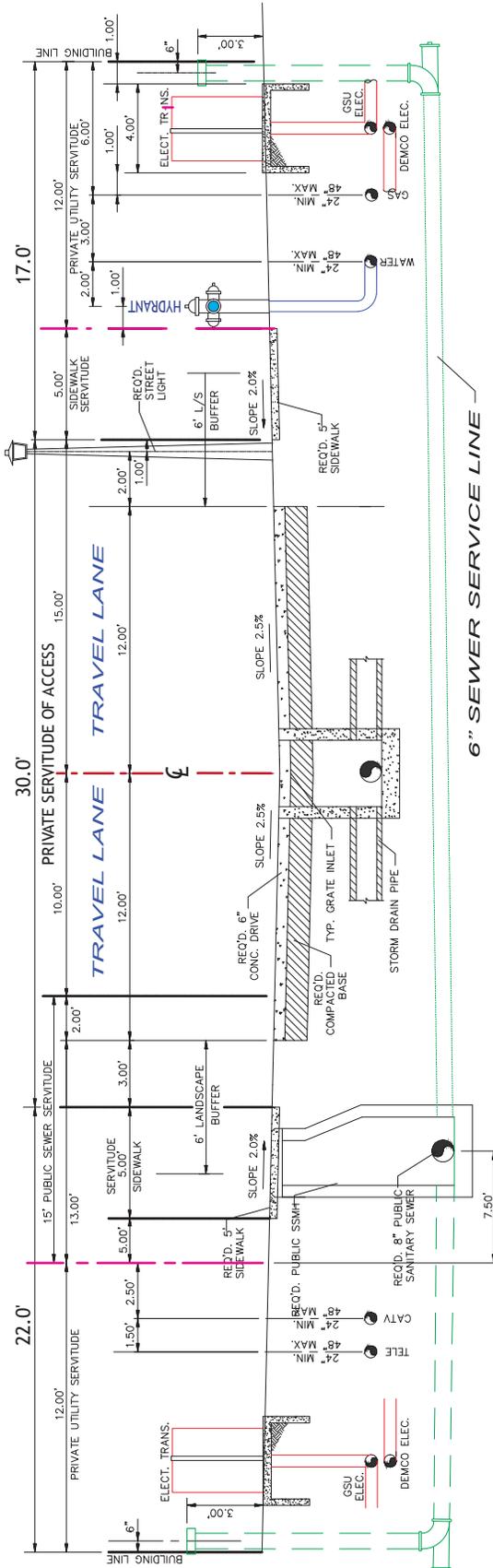
3A

TRACT A-2-A-1

HF: 21072 C

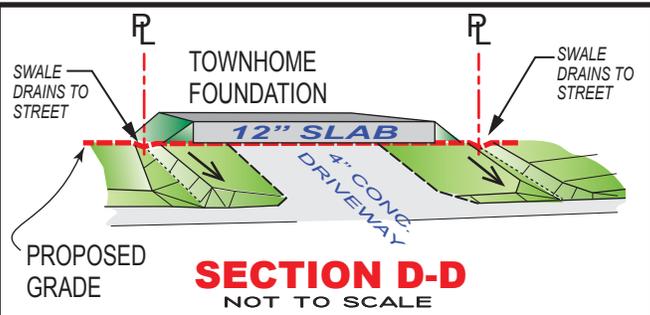
DATE 8-04-2021

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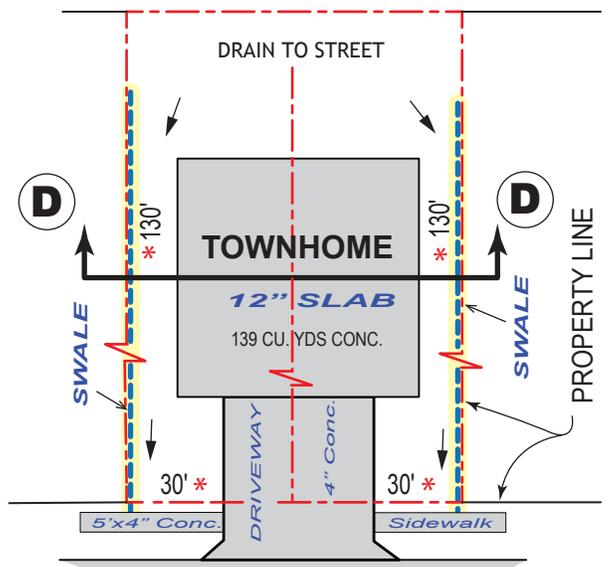


TRACT A-2-A-1

TYPICAL 50' PRIVATE STREET
NOT TO SCALE

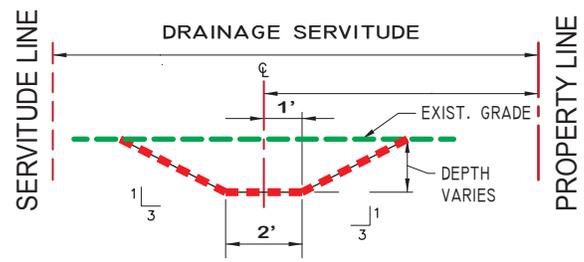


PROPOSED GRADE
SECTION D-D
NOT TO SCALE



TYPICAL LOT LAYOUT

NOT TO SCALE
* NOTE: LOT DIMENSION VARIES



TYPICAL SWALE / DITCH

NOT TO SCALE

TYPICAL STREET / LOT DETAILS

APPLICANT:
LANCASTER DEVELOPMENT

Maple Cove
SECTION 76, T8S-RIE
EAST BATON ROUGE PARISH, LA

FIGURE 4