



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

December 4, 2023

Regulatory Division  
Central Evaluation Branch

Project Manager:  
Jeremy Rodriguez  
(504) 862-1577  
Jeremy.D.Rodriguez@usace.army.mil

Application #: MVN-2022-00761-CR

## **PUBLIC NOTICE**

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the US Army Corps of Engineers pursuant to: [ ] Section 10 of the Rivers and Harbors Act of March 3, 1899 (30 Stat. 1151; 33 USC 403), [X] Section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344).

### **PROPOSED RESIDENTIAL DEVELOPMENT IN LIVINGSTON PARISH**

**NAME OF APPLICANT:** Ascension Properties, LLC, c/o Hydrik Wetland Consultants, LLC, 2323 U.S. Hwy 190 #2, Hammond, LA 70401.

**LOCATION OF WORK:** Located at an approximate address of 23350 4-H Club Rd, Denham Springs, LA 70726, (30.399558, -90.944406), in Livingston Parish, within the Mississippi River Basin in hydrologic unit (HUC 08070202), as shown on the attached drawings.

**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 "Deer Run" residential development to include homes, access roads, ponds, utilities, and drainage infrastructure. Approximately 485,000 cubic yards of silt material would be hauled in and deposited to achieve required grade elevation requirements. The proposed project is situated on an approximately 805-acre tract that has been determined to contain forested wetlands. Of this, approximately 670 acres would be used in construction of the facility. The remainder of the property will be left in its natural state. The extent of impact to adjacent wetlands is unknown at this time.

A Preliminary analysis has determined that the proposed project would directly impact 42.41 acres of wetlands.

**MITIGATION:** The applicant states that the proposed project has been designed to avoid and minimize direct and secondary adverse impacts to 11.48 acres of jurisdictional wetlands. The applicant states that the site preparation and grading is designed to meet

the city and parish engineer's required parameters. As compensation for unavoidable wetland impacts, the applicant proposes to purchase mitigation credits at an approved mitigation bank within the Pontchartrain Basin watershed.

The comment period for the requested Department of Army Permit 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 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 Corps of Engineer's project manager listed above or forwarded to the Corps of Engineers at the address above, **ATTENTION: REGULATORY DIVISION, RGC, Jeremy Rodriguez**. 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>

### **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. Further, all factors that may be relevant to the proposal will be considered, including the potential cumulative effects associated with the proposed project.

The New Orleans District is presently unaware of properties listed on the National Register of Historic Places 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 endangered species.

Based on the Information Planning and Consultation (IPaC) tool for Endangered Species in Louisiana, as signed on January 27, 2020, between the U.S. Army Corps of Engineers, New Orleans District (CEMVN) and the U.S. Fish and Wildlife Service, CEMVN has determined that the proposed project is located in an area which may be utilized by the red-cockaded woodpecker. CEMVN has requested a survey be completed to determine the presence of red-cockaded woodpecker at the project site to be coordinated with the U.S. Fish and Wildlife Service in order to avoid and minimize impacts to the 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 up to 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 Department of Environmental Quality before a permit is issued.

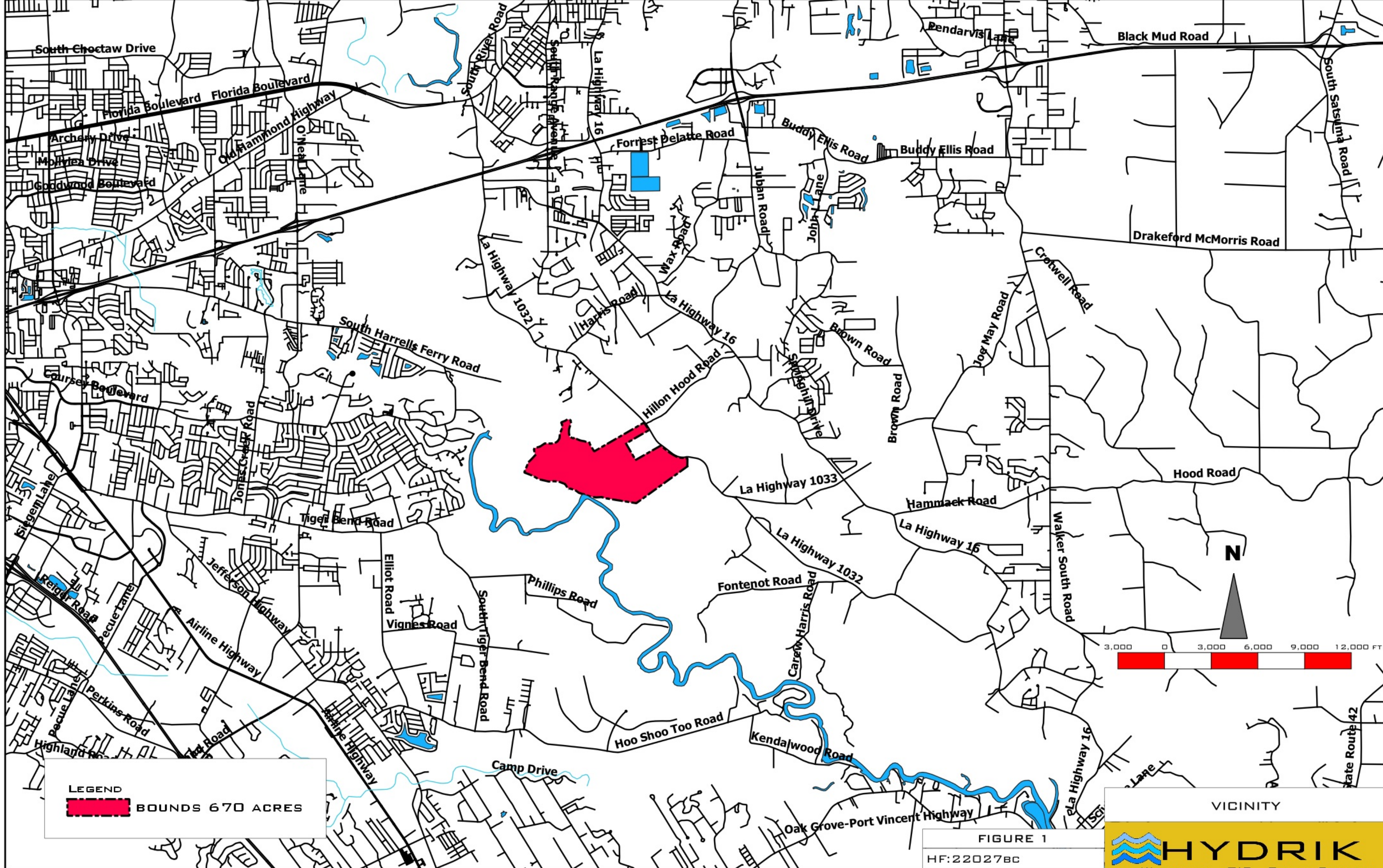
Any person may request, (preferably by email to the project manager, or in writing), within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

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

For     John M. Herman  
         Chief, Central Evaluation Branch  
         Regulatory Division

Enclosures





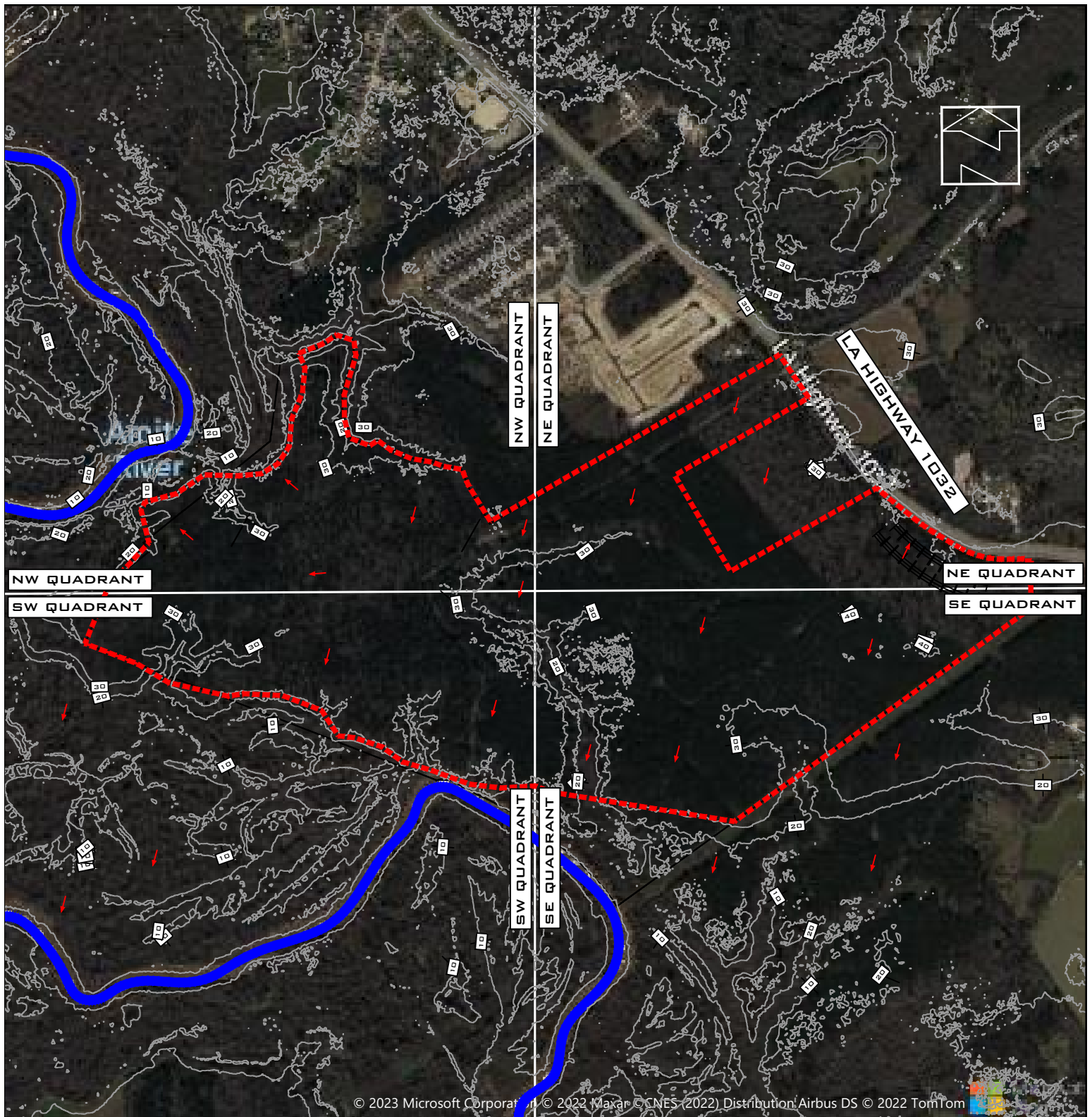
LEGEND  
BOUNDS 670 ACRES

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

FIGURE 1  
HF:22027BC  
DATE:120622

VICINITY  
**HYDRIK**  
WETLANDS - GIS - FLOOD CONTROL  
WWW.HYDRIK.COM



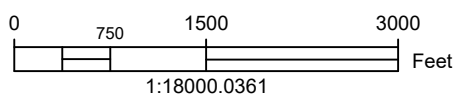


## LEGEND

PRE FLOWS  
PROJECT AREA



CONTOUR LINE — 30 —



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

APPLICANT: **ASCENSION  
PROPERTIES, LLC**

**HYDRIK**  
WETLANDS - GIS - FLOOD CONTROL  
WWW.HYDRIK.COM

**PRE DEVELOPMENT  
DRAINAGE PLAN**

**FIGURE**

**2**

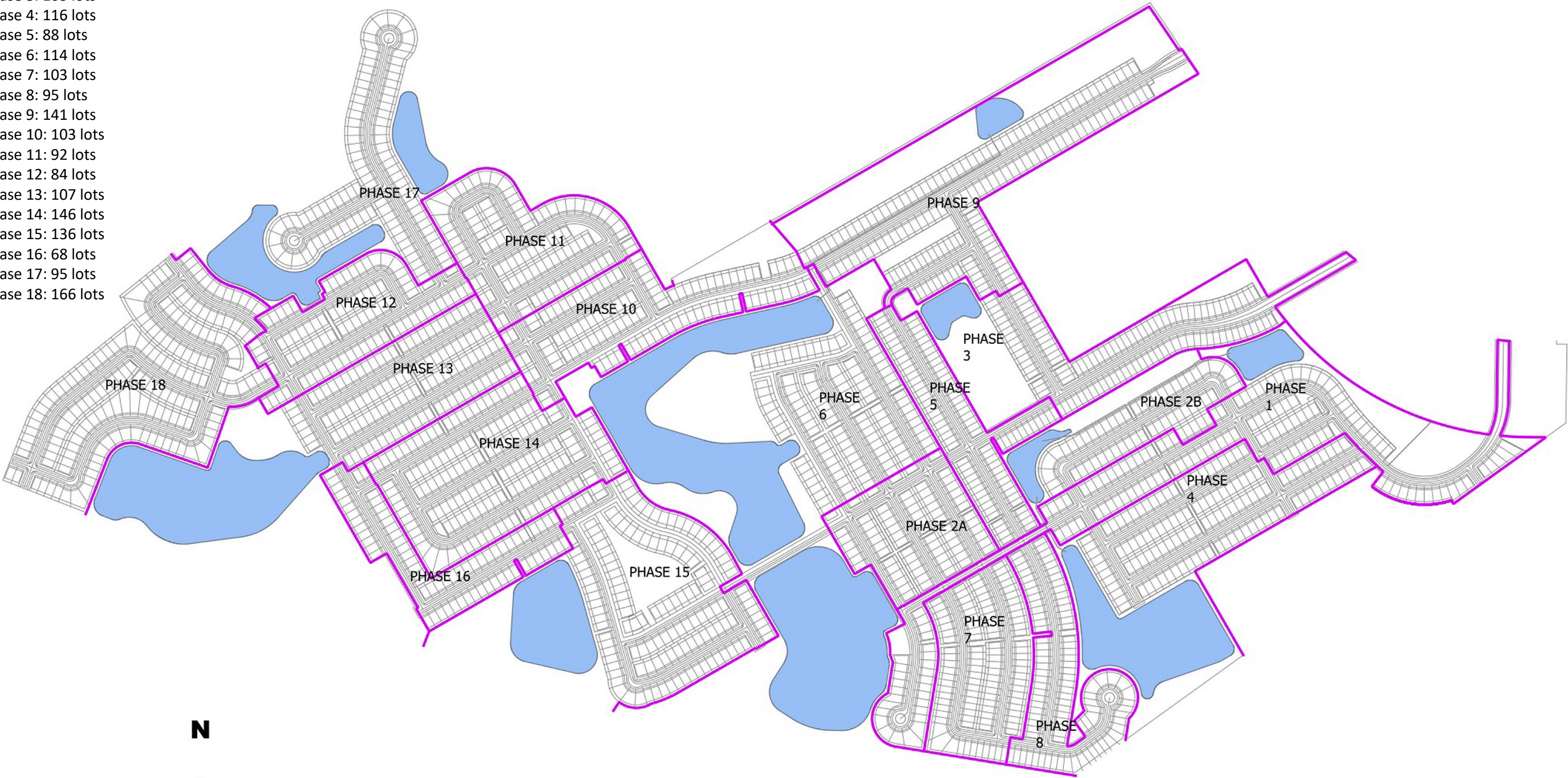
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22027BC

DATE:  
12 21 22

APPROVED:



- Phase 1: 138 lots
- Phase 2A: 72 lots
- Phase 2B: 56 lots
- Phase 3: 103 lots
- Phase 4: 116 lots
- Phase 5: 88 lots
- Phase 6: 114 lots
- Phase 7: 103 lots
- Phase 8: 95 lots
- Phase 9: 141 lots
- Phase 10: 103 lots
- Phase 11: 92 lots
- Phase 12: 84 lots
- Phase 13: 107 lots
- Phase 14: 146 lots
- Phase 15: 136 lots
- Phase 16: 68 lots
- Phase 17: 95 lots
- Phase 18: 166 lots



N



RESIDENTIAL PHASES



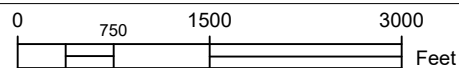
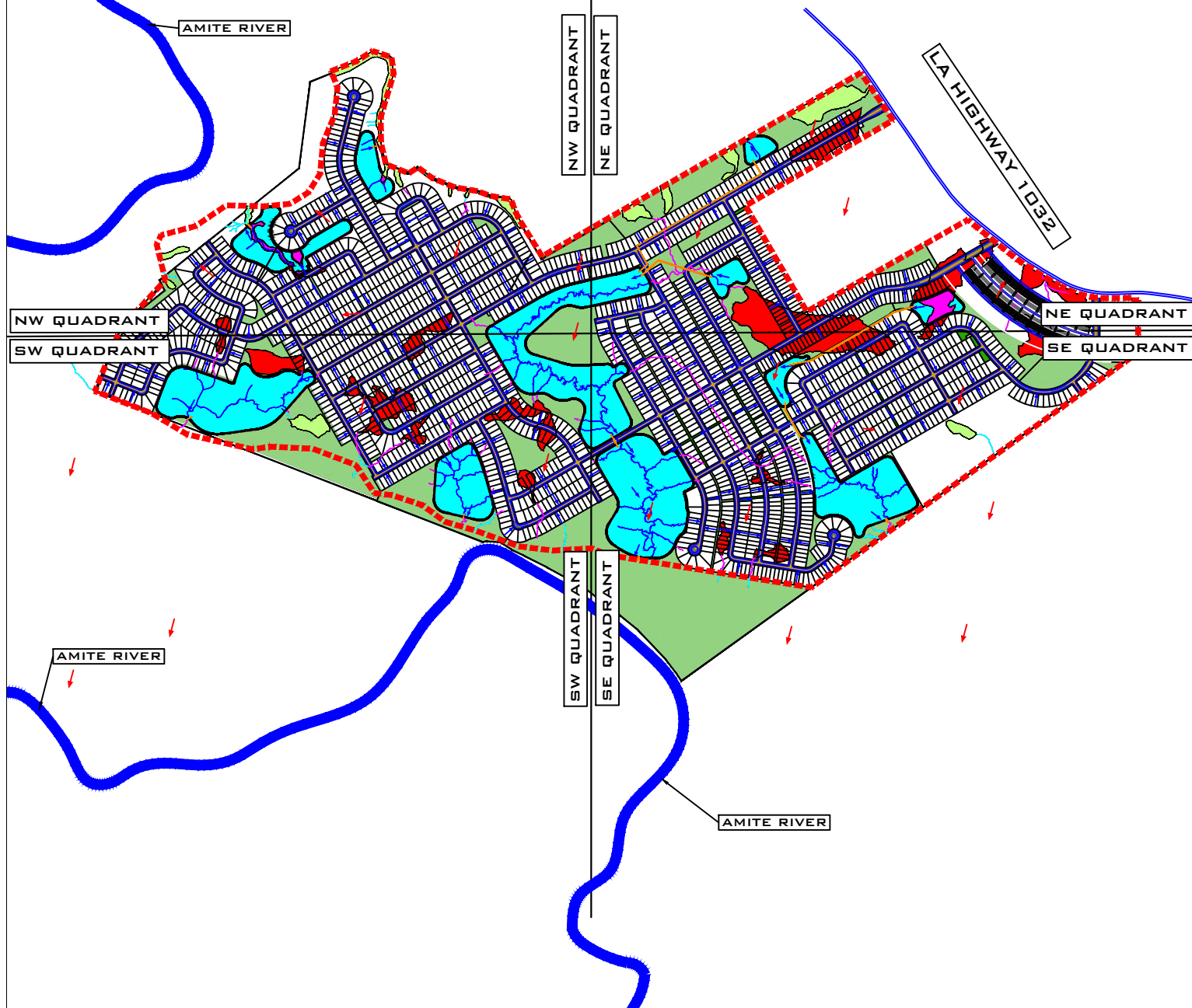
FIGURE 2B

HF:22027BC

DATE:120622

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## LEGEND

WETLANDS AVOIDED  
11.48 AC  
WETLANDS FILLED/GRADING  
39.44 AC  
WETLANDS EXCAVATED  
2.97 AC  
PROPOSED POND  
93.9 AC  
GREENSPACE  
PRE FLOWS  
POST FLOWS



NWWS AVOIDED  
3820 LF  
NWWS FILLED / MODIFIED  
12,741 LF  
NWWS EXCAVATED  
21,061 LF

PROPOSED PIPE  
PROPOSED BERM



APPLICANT: ASCENSION  
PROPERTIES, LLC



POST DEVELOPMENT  
PLAN

FIGURE

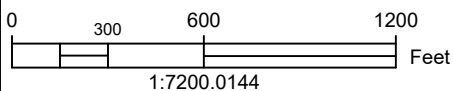
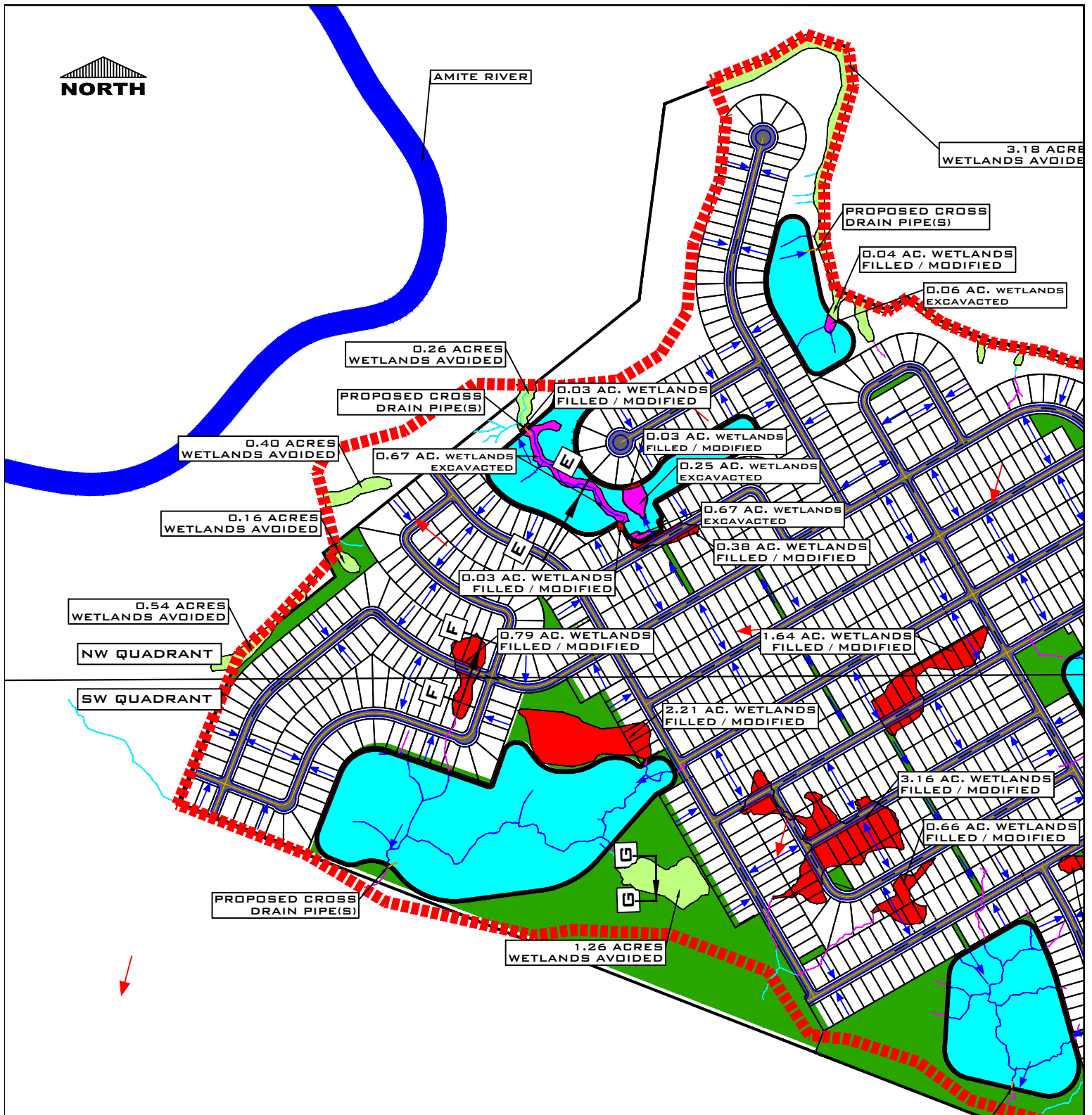
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HF:  
220278c

DATE:  
R112123

APPROVED:



## LEGEND

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GREENSPACE

PRE FLOWS

POST FLOWS



NWWS AVOIDED  
3820 LF  
NWWS FILLED / MODIFIED  
12,741 LF  
NWWS EXCAVATED  
21,061 LF

PROPOSED PIPE

PROPOSED BERM

APPLICANT: ASCENSION PROPERTIES, LLC



MATCHLINE 1

FIGURE

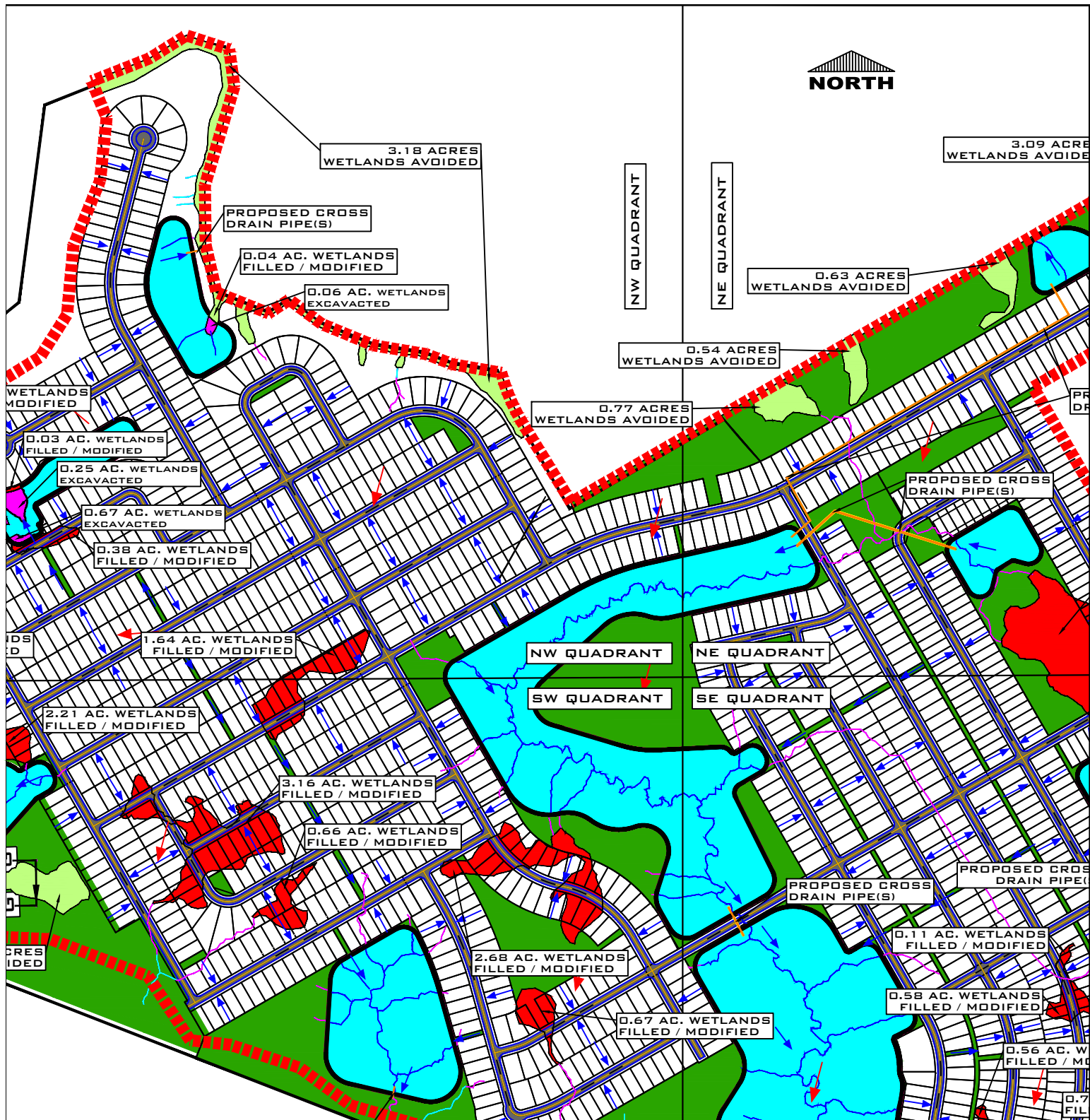
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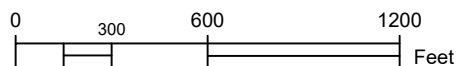
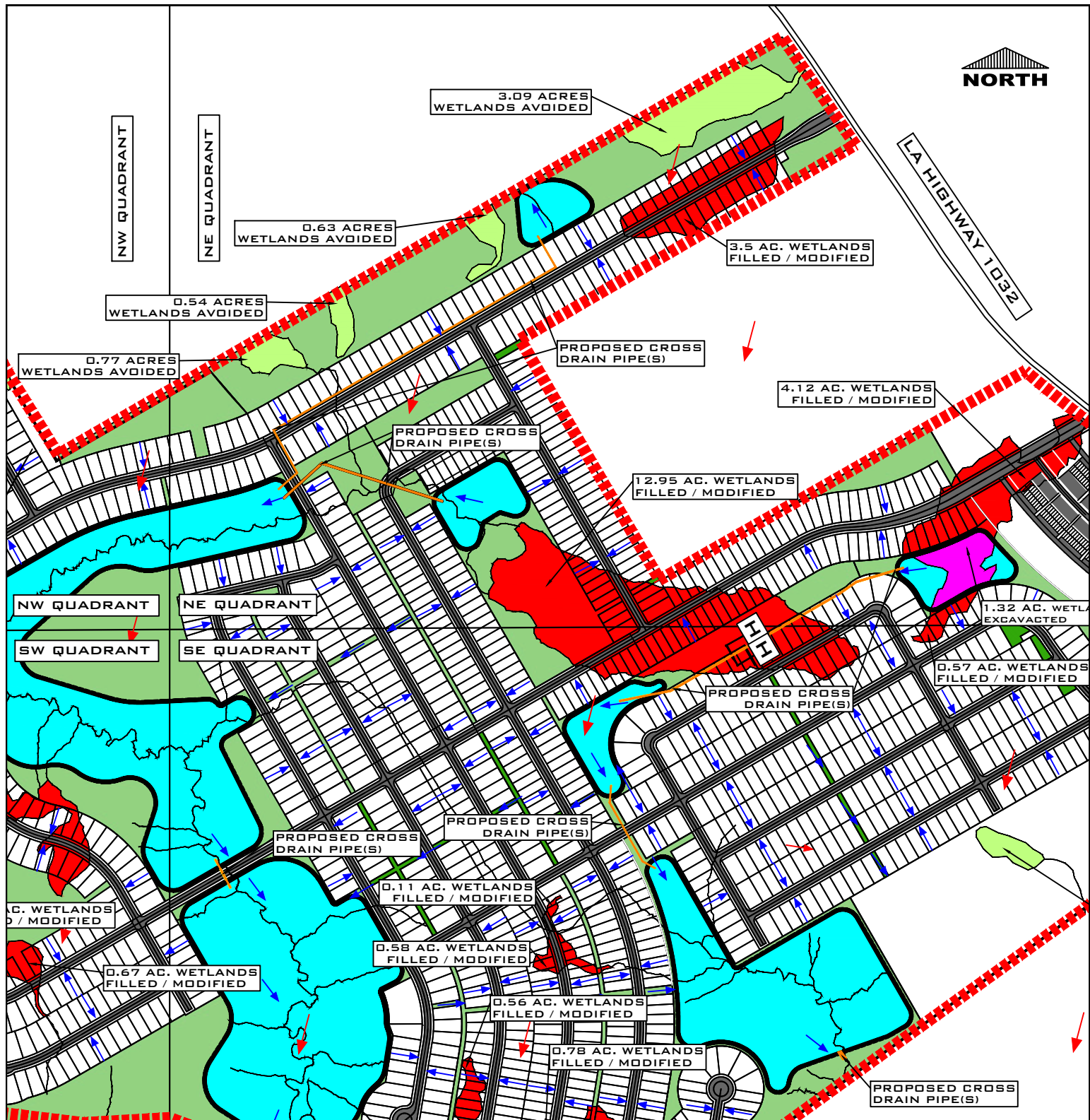
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DATE: R112123

APPROVED:







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GREENSPACE

PRE FLOWS  
POST FLOWS



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NWWS EXCAVATED  
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PROPOSED PIPE  
PROPOSED BERM



APPLICANT: **ASCENSION PROPERTIES, LLC**

**HYDRIK**  
WETLANDS - GIS - FLOOD CONTROL  
WWW.HYDRIK.COM

**MATCHLINE 3**

**FIGURE**

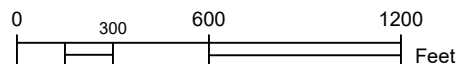
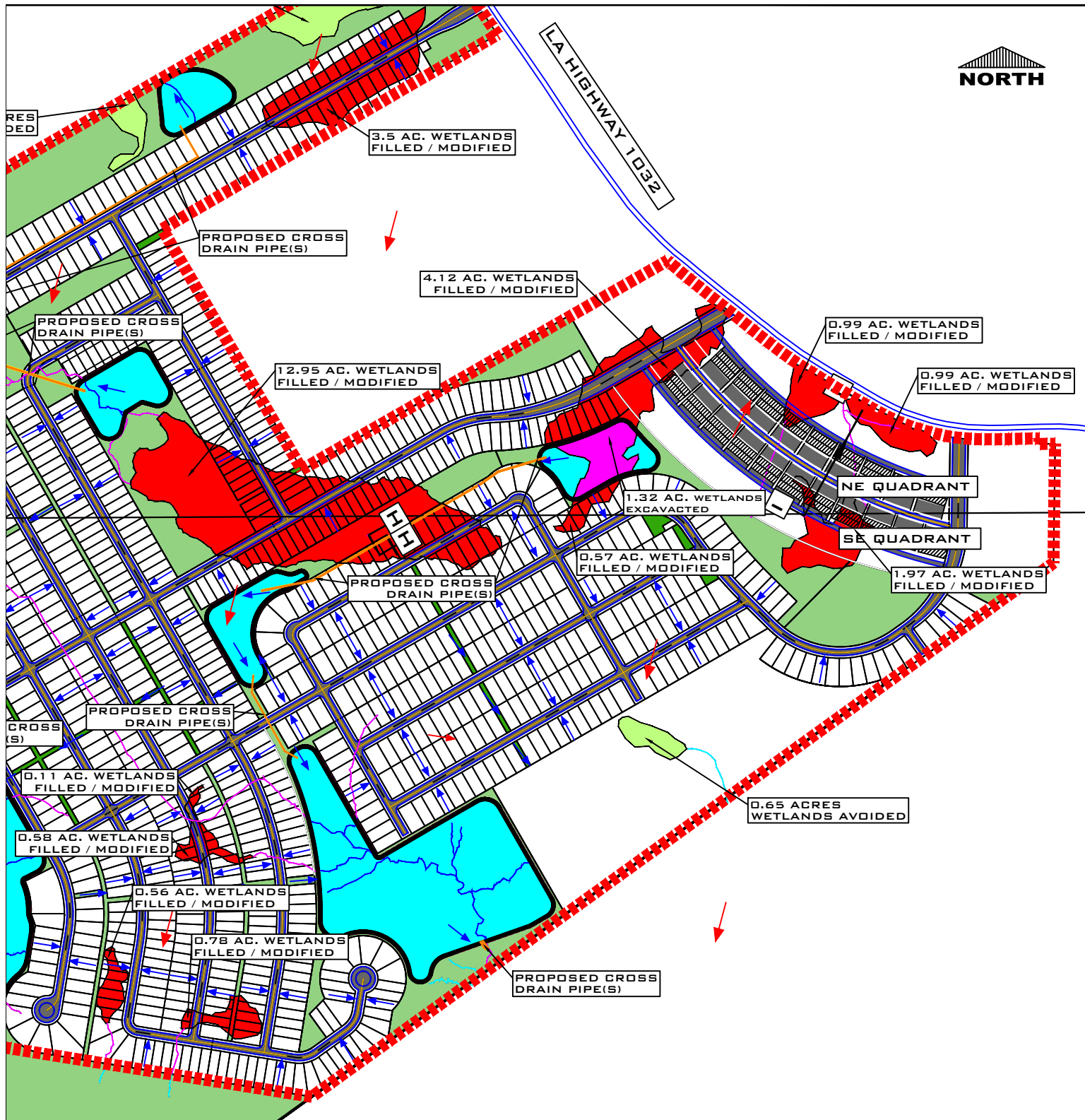
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HF: 22027bc

DATE: R112123

APPROVED:



## LEGEND

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PRE FLOWS  
POST FLOWS



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PROPOSED PIPE  
PROPOSED BERM

APPLICANT: ASCENSION PROPERTIES, LLC



MATCHLINE 4

FIGURE

7


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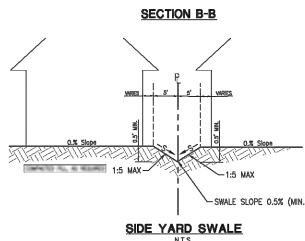
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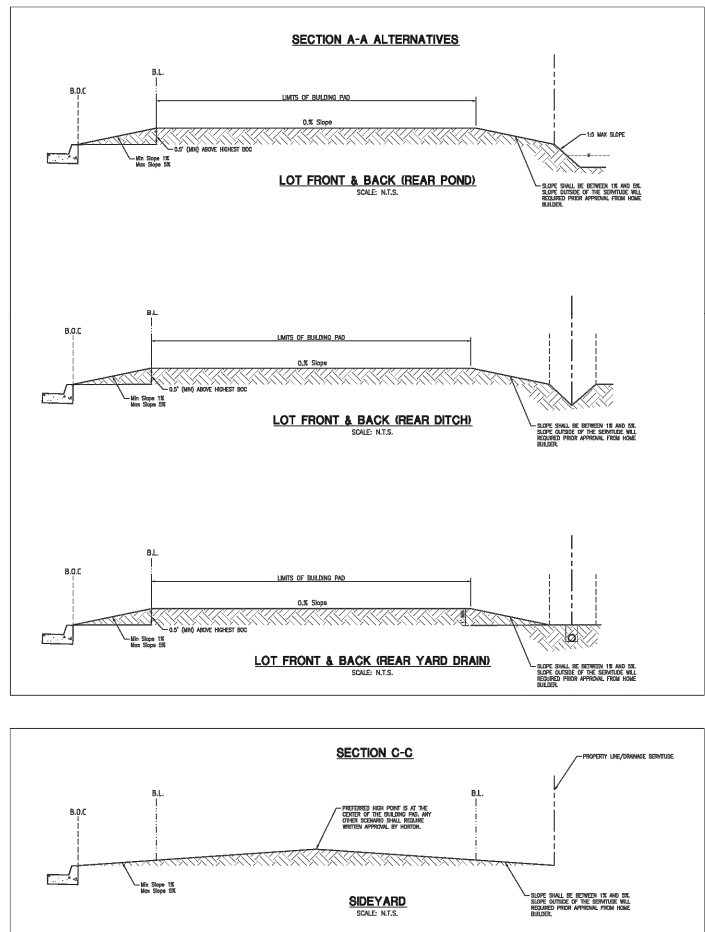


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**NOTES:**

- 1) LOTS SHALL BE FILLED AT BUILDING LINE TO 0.5' ABOVE B.O.D. OR 0.5' ABOVE S.F.Z., WHICHEVER IS GREATER. THIS DRAWING ASSUMES THE 0.5' ABOVE B.O.D. CRITERIA CONTROLS.
- 2) MINIMUM ELEVATION CHANGE BETWEEN LOTS IS 0.5' UNLESS APPROVED BY SR HORIZON.



**TYPICAL STREET SECTION  
(50 FT R/W WITH CURB & GUTTER)**

NOT TO SCALE

FOOT NOTES:

(1) MINIMUM CLEARANCE PER SEC. 12:015  
OF THE STATE BOARD OF HEALTH  
SANITARY CODE.

(2) 8" MIN. PIPE REQ'D. FOR FIRE PROTECTION



**APPLICANT:**

**ASCENSION  
PROPERTIES, LLC**

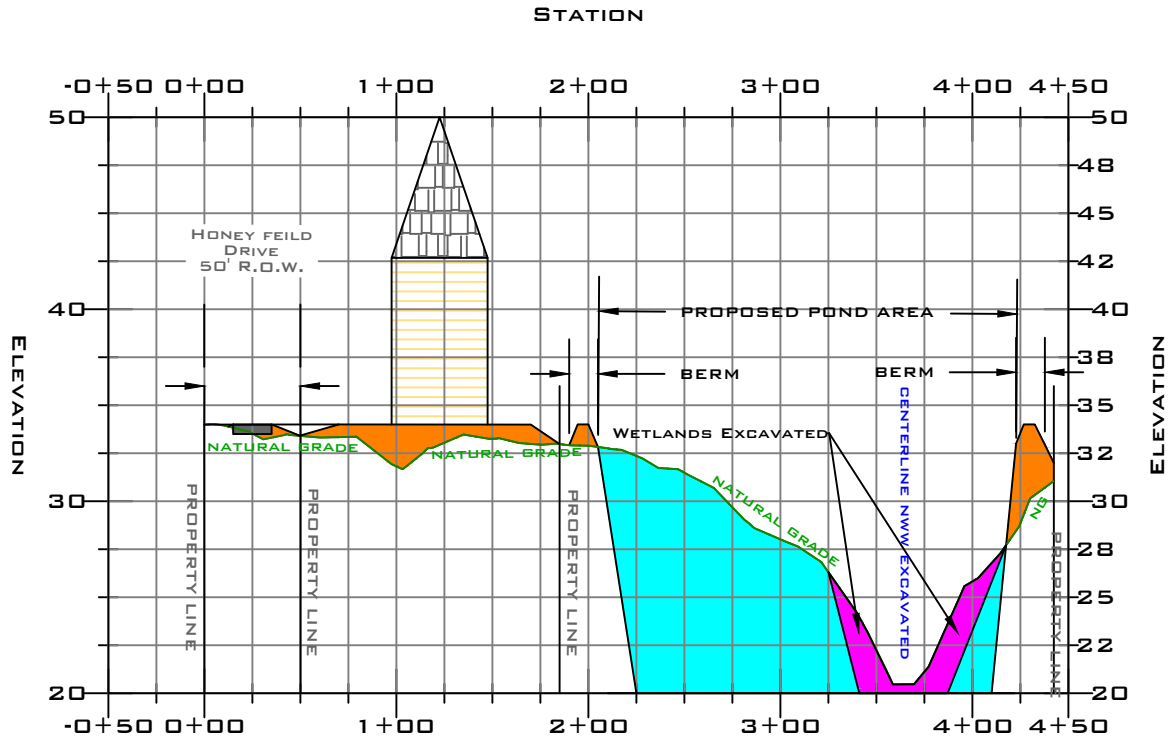
**FIGURE**  
**9**

HF:	22027BC
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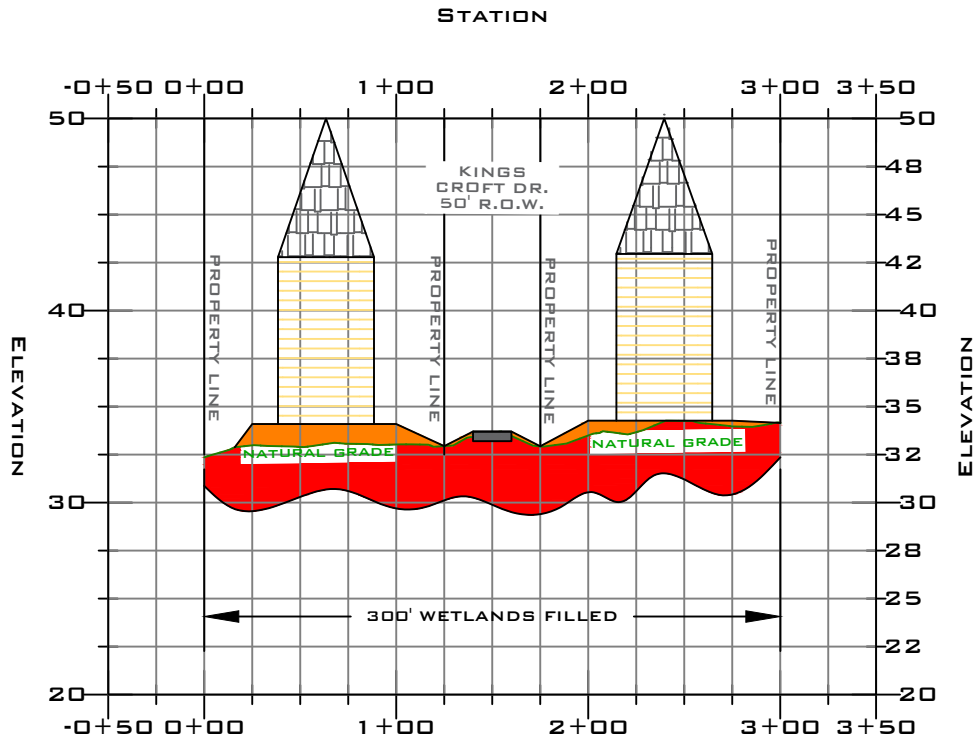
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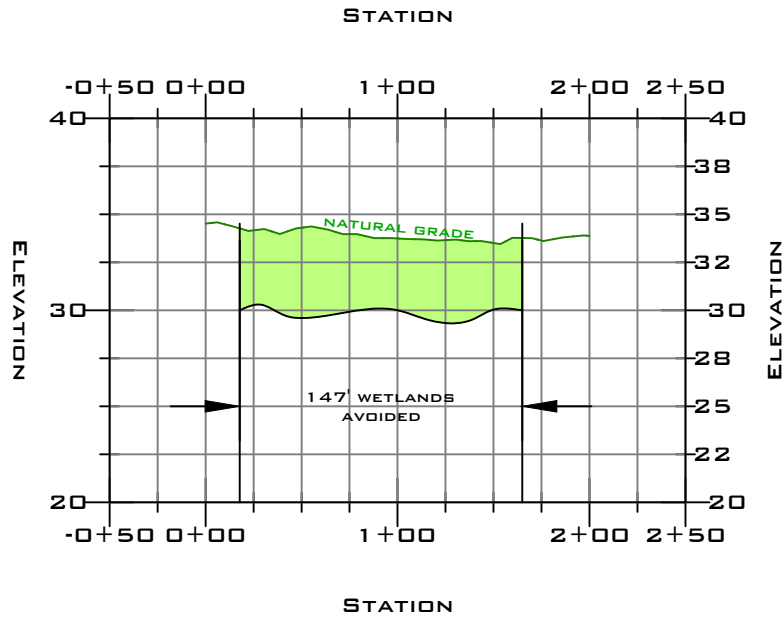
## E-E PROFILE



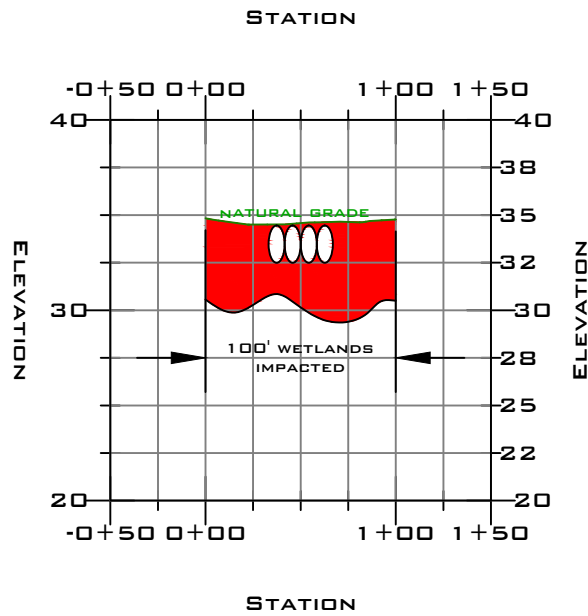
## F-F PROFILE



## G-G PROFILE



## H-H PROFILE



# I-I PROFILE

