



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

July 4, 2022

Regulatory Division  
Central Evaluation Branch

Project Manager  
Kenny Blanke  
(504) 862-1217  
Kenneth.G.Blanke@usace.army.mil

SUBJECT: MVN-2022-00126-CQ

### **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).

### **RESIDENTIAL SUBDIVISION DEVELOPMENT NEAR DENHAM SPRINGS IN LIVINGSTON 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:** In an approximate 68.7-acre site located along and south of US Hwy. 190 (Florida Blvd.), in Sections 32&37, Township 6 South, Range 3 East, near Denham Springs, Louisiana, in Livingston Parish, within the Pontchartrain Basin in hydrologic unit (HUC 08070202), as shown on the attached drawings (Latitude 30.47782 N, Longitude -90.92632 W).

**CHARACTER OF WORK:** The applicant has requested Department of the Army authorization to clear, grade, excavate and deposit fill to construct and maintain an approximate 224-lot residential subdivision (Eden Cove Subdivision) to include 7 commercial and common area lots, infrastructure, greenspace, 2 onsite detention ponds, utilities and drainage infrastructure. Approximately 188,980 cubic yards of clean silt fill from onsite excavation would be placed as fill material in jurisdictional areas. The proposed project is situated on an approximate 68.7-acre tract that has been determined to contain approximately 14.47 acres of jurisdictional forested wetlands. Approximately 13.98 acres of jurisdictional wetlands would be directly impacted as a result of project implementation from fill placement and excavation activities associated with the detention pond construction. Approximately 0.49 acre of jurisdictional wetlands would be avoided and not directly impacted as a result of project implementation. Approximately 0.036 acre of jurisdictional Other Waters of the US (OWOUS) would be directly impacted, 0.05 acre of OWOUS would be re-located, and 0.16 acre of OWOUS would be avoided and not directly impacted. The applicant proposes to utilize best management practices for erosion and siltation control during and after the construction phase of the project. If authorized, the project will receive approval from all appropriate local drainage authorities and sewerage agencies.

The applicant claims that the proposed project has been designed to avoid and minimize direct and secondary adverse impacts to the maximum extent practicable and has proposed to avoid approximately 0.49 acre of forested wetlands located near Dixon Creek and is currently considering minimization options. As compensation for unavoidable wetland impacts, the applicant proposes to use a Corps approved mitigation bank within the watershed of impact.

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 preferably emailed to the Corps of Engineers project manager listed above or mailed to the Corps of Engineers at the address above, **ATTENTION: REGULATORY DIVISION, RGC, Kenny Blanke**. 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 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 Commerce.

Utilizing 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, the Corps has determined that the proposed activity will have no effect on any known species.

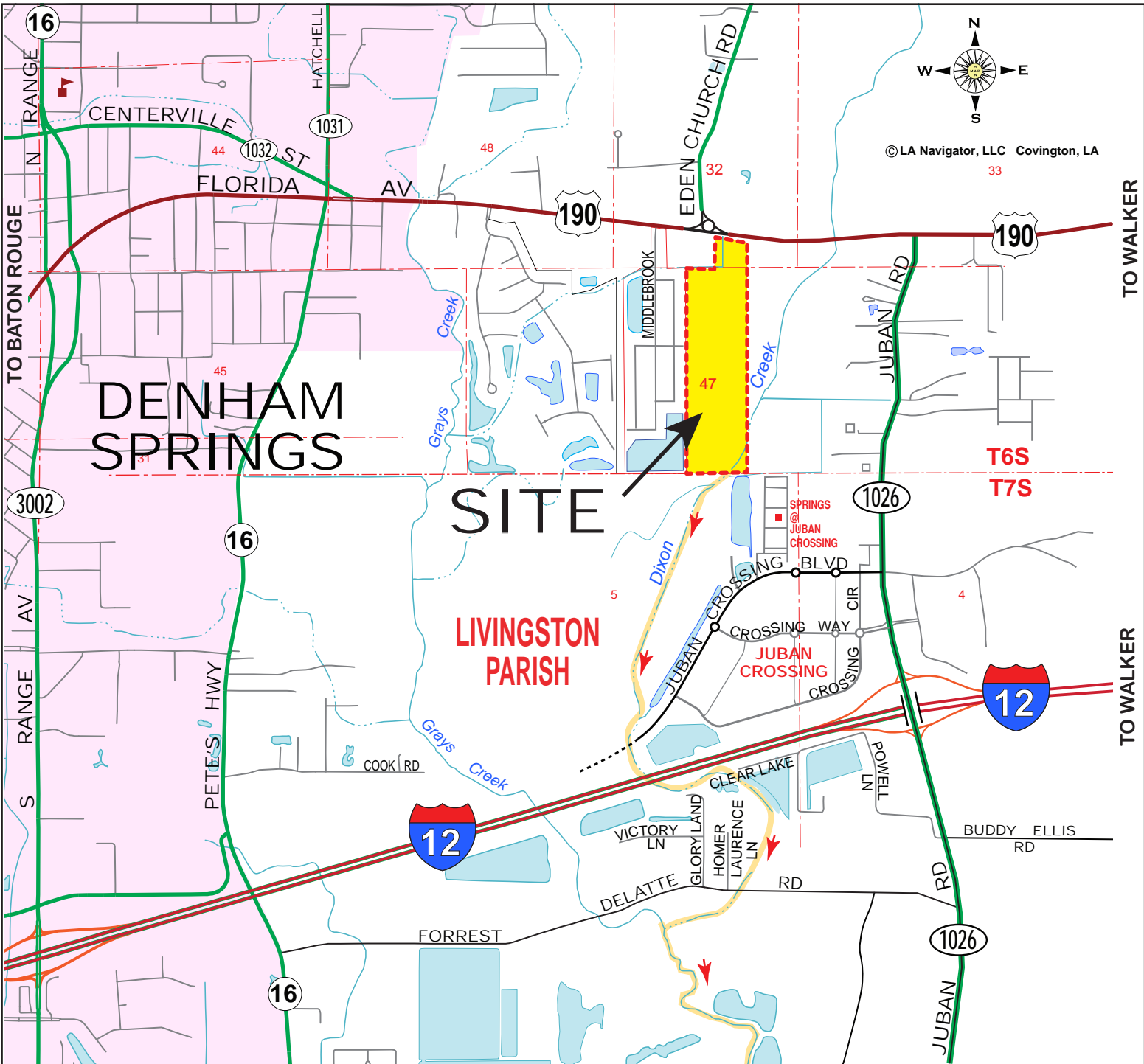
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of NA acres of EFH utilized by various life stages of red drum and penaeid shrimp. Our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

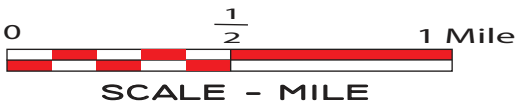
JOHN M. HERMAN  
Chief, Central Evaluation Branch  
Regulatory Division

Enclosures



**LEGEND:**

-  = PROJECT SITE
-  = DRAINAGE DISCHARGE



SITE COORDINATES

30.47782 N, -90.92632 W



**HYDRIK**

WWW.HYDRIK.COM

**EDEN GROVE**

SECTIONS 32 & 47, T6S-R3E  
LIVINGSTON PARISH, LA

FIGURE

1

APPLICANT:

**LANCASTER DEVELOPMENT**

HF: 21120 BC

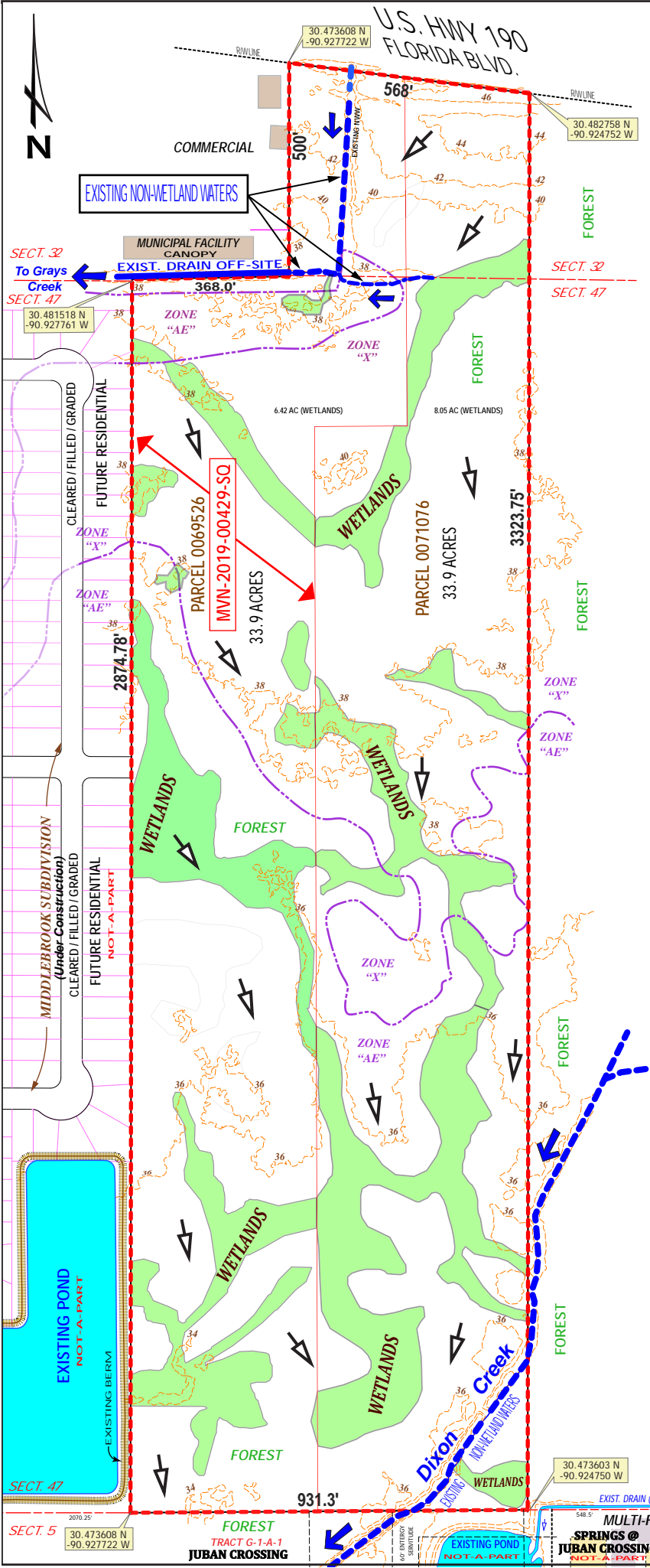
DATE: 11/19/21

APPROVED:

U.S. HWY 190  
FLORIDA BLVD.

LEGEND:

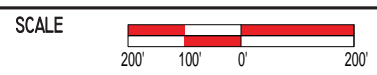
- - - PROJECT BOUNDARY (68.70 ACRES)
- WETLANDS = 14.47 ACRES
- \* WETLAND HABITAT TYPE FOR ALL WETLANDS = MIXED PINE FLATWOODS
- NON-WETLANDS WATERS**
- - - EXISTING NON-WETLAND WATERS
- EXISTING ADJACENT POND (NOT-A-PART)
- - - FLOOD ZONE / TRANSITION LINE  
- - - ZONE AE  
- - - ZONE X
- - - 39' ELEVATION / CONTOUR LINE
- ↙ EXISTING DRAINAGE FLOW



# EXISTING DRAINAGE FEATURES

THIS SITE IS LOCATED IN FLOOD ZONES "X" & "AE"  
PER FEMA FLOOD INSURANCE RATE MAP  
NUMBER: 22063C 0210E, DATED 4-03-2012.  
BASE FLOOD ELEV. = 38 - 39'

FIGURE  
1A



**EDEN GROVE**  
SECTIONS 32 & 47, T6S-R3E  
LIVINGSTON PARISH, LA

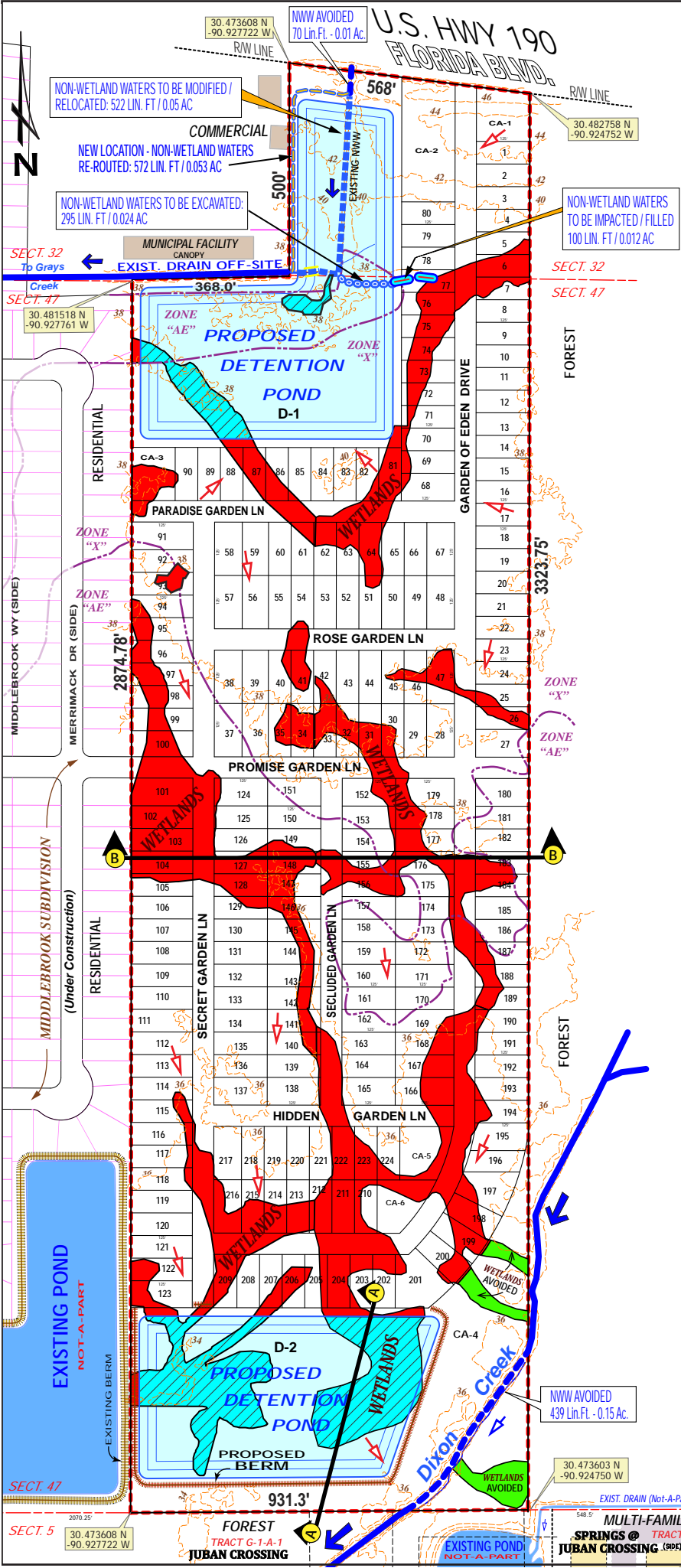
APPLICANT: **LANCASTER DEVELOPMENT**

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

**HYDRIK**  
WWW.HYDRIK.COM

HF: 21120 BC    DATE: 11/19/21    APPROVED:

U.S. HWY 190  
FLORIDA BLVD.



**LEGEND:**

**--- PROJECT BOUNDARY (68.70 ACRES)**  
**TOTAL WETLANDS = 14.47 ACRES**  
 \* WETLAND HABITAT TYPE FOR ALL WETLANDS = MIXED PINE FLATWOODS

- WETLANDS TO BE IMPACTED VIA - FILLING & GRADING ( 11.094 ACRES)
- WETLANDS TO BE IMPACTED VIA - EXCAVATION ( 2.886 ACRES)
- WETLANDS AVOIDED: 0.49 ACRE

**NON-WETLANDS WATERS**

- IMPACTED / FILLED - GRADED: = 100 LIN. FT / 0.012 ACRE
- IMPACTED / MODIFIED / RELOCATED = 522 LIN. FT / 0.05 ACRE
- IMPACTED VIA EXCAVATION = 295 LIN. FT / 0.024 ACRE
- AVOIDED: 517 LIN. FT / 0.16 ACRE
- NEW LOCATION RE-ROUTED DRAIN = 572 LIN. FT / 0.07 ACRE
- PROPOSED DETENTION PONDS = 12.63 AC
- FLOOD ZONE / TRANSITION LINE
- ELEVATION / CONTOUR LINE
- DRAINAGE FLOW POST DEVELOPMENT

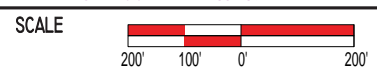
**PROJECT DATA**

PROJECT AREA = 68.70 ACRES  
 TOTAL RESIDENTIAL LOTS = 224  
 TOTAL MISC. TRACTS = 7  
 TOTAL LENGTH OF STREETS = 7,604 LIN. FT.  
 POND AREAS = 12.63 ACRES  
 TOTAL VOLUME OF SITE FILL - CLEAN SILT FROM ON-SITE EXCAVATION: 188,980 CU. YDS.

**WEST HALF OF SITE: ACCOUNT No. MVN-2019-00429-SQ**

THIS SITE IS LOCATED IN FLOOD ZONES "X" & "AE"  
 PER FEMA FLOOD INSURANCE RATE MAP  
 NUMBER: 22063C 0210E, DATED 4-03-2012.  
 BASE FLOOD ELEV. = 38 - 39'

**FIGURE 2**

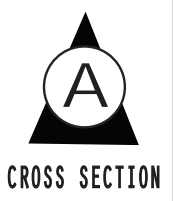
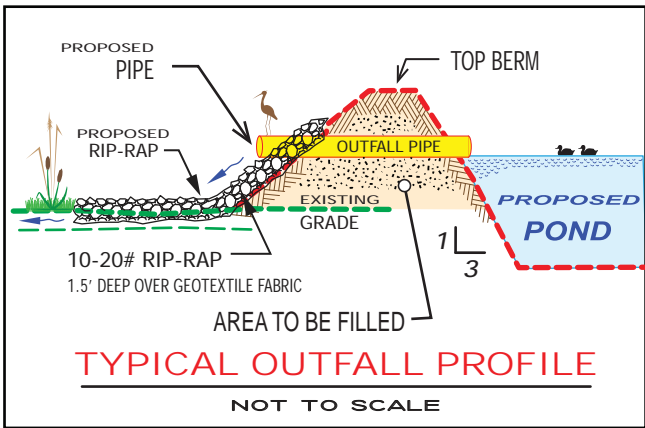
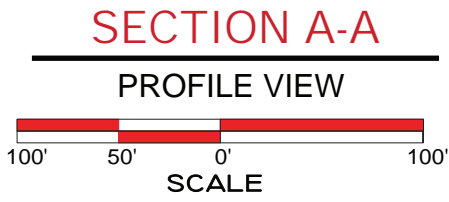
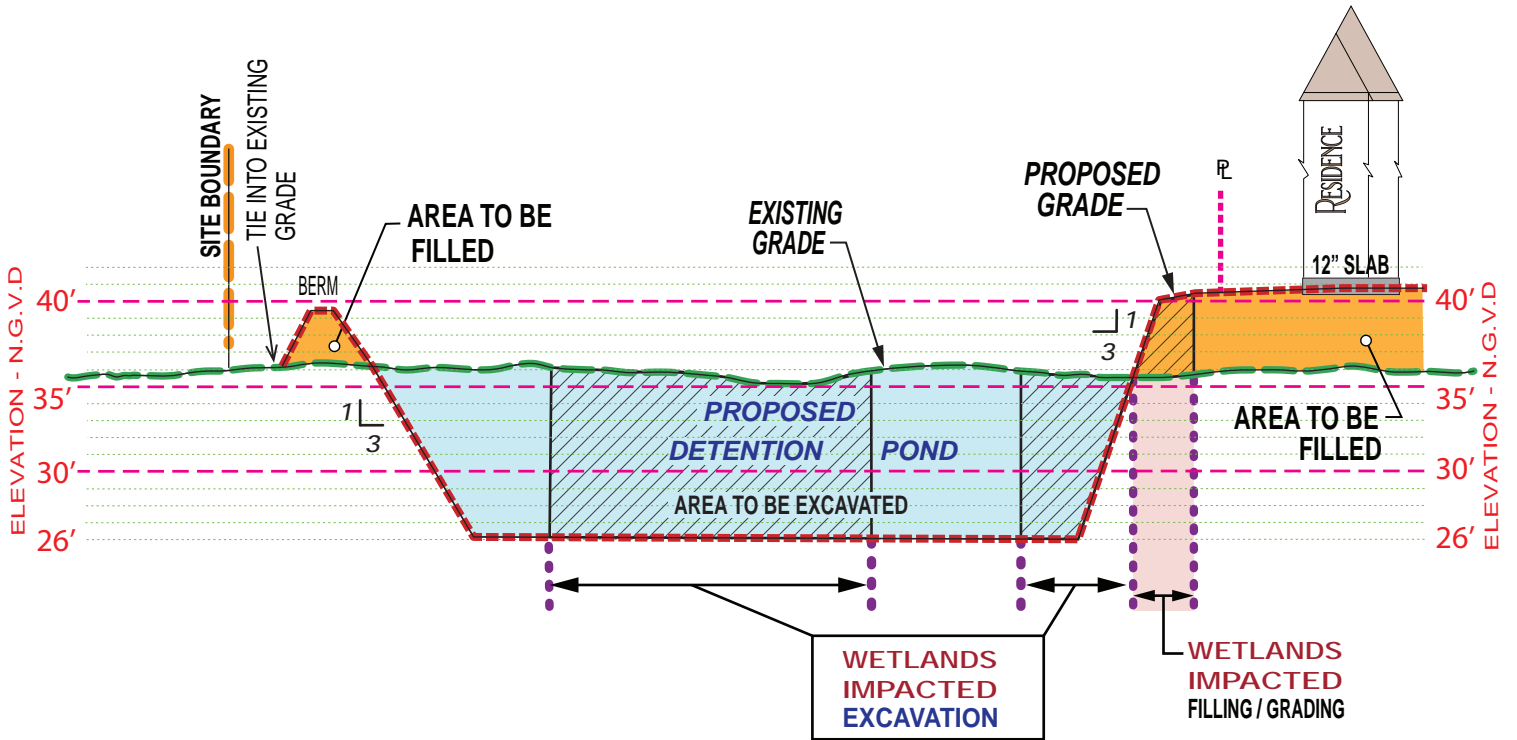


**EDEN GROVE**  
 SECTIONS 32 & 47, T6S-R3E  
 LIVINGSTON PARISH, LA

APPLICANT: **LANCASTER DEVELOPMENT**

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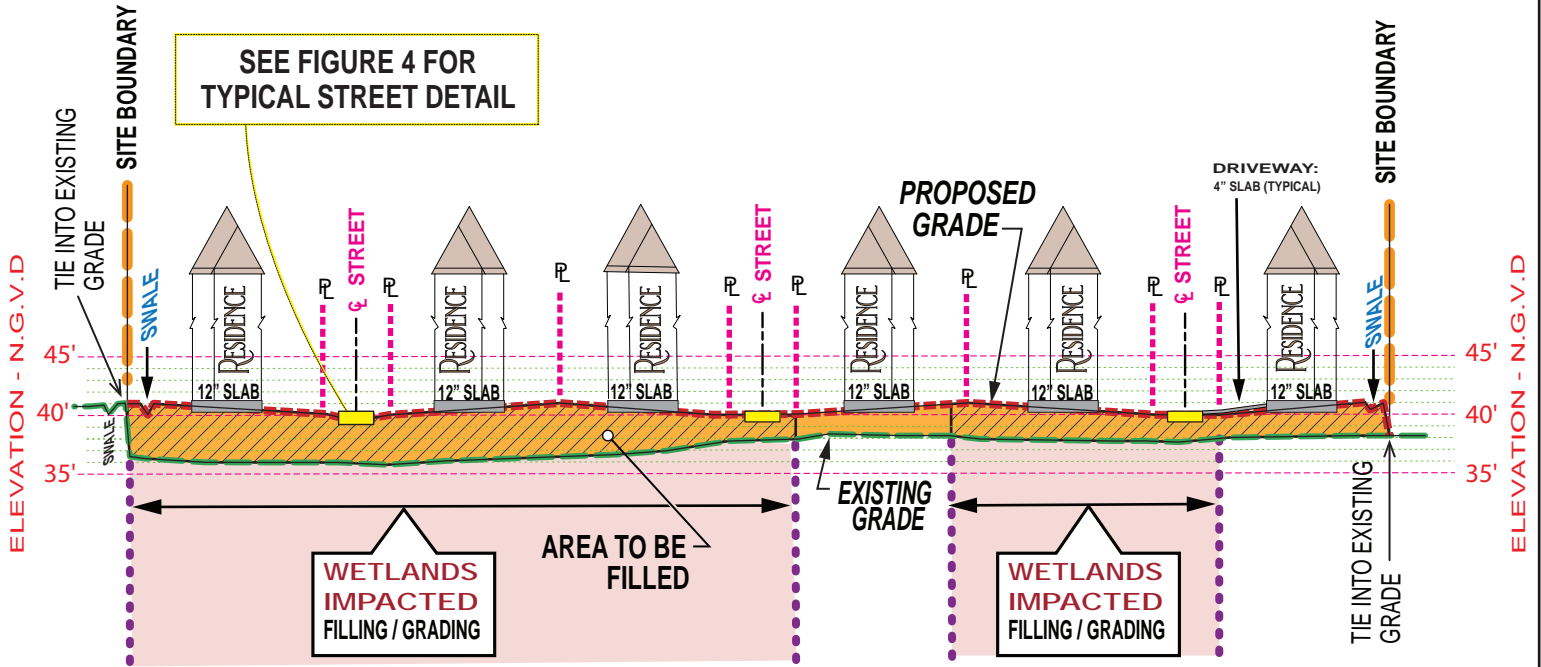
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**FIGURE 3A**

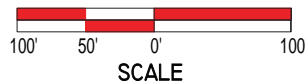
- LEGEND:**
- EXISTING GRADE
  - PROPOSED GRADE
  - PROPOSED CONC. STREET
  - PROPOSED CONCRETE
  - AREA TO BE FILLED
  - AREA TO BE EXCAVATED
  - WETLANDS IMPACTED VIA FILL / GRADING
  - WETLANDS TO BE EXCAVATED

<b>CROSS SECTION</b>	<b>FIGURE 3A</b>
<b>EDEN GROVE</b> SECTIONS 32 & 47, T6S-R3E LIVINGSTON PARISH, LA	
APPLICANT: <b>LANCASTER DEVELOPMENT</b>	
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 <a href="http://WWW.HYDRIK.COM">WWW.HYDRIK.COM</a>	
HF: 21120 BC	DATE: 11/19/21
APPROVED:	



## SECTION B-B

PROFILE VIEW



CROSS SECTION

FIGURE  
3B

CROSS SECTION

**EDEN GROVE**

SECTIONS 32 & 47, T6S-R3E  
LIVINGSTON PARISH, LA

APPLICANT: **LANCASTER DEVELOPMENT**

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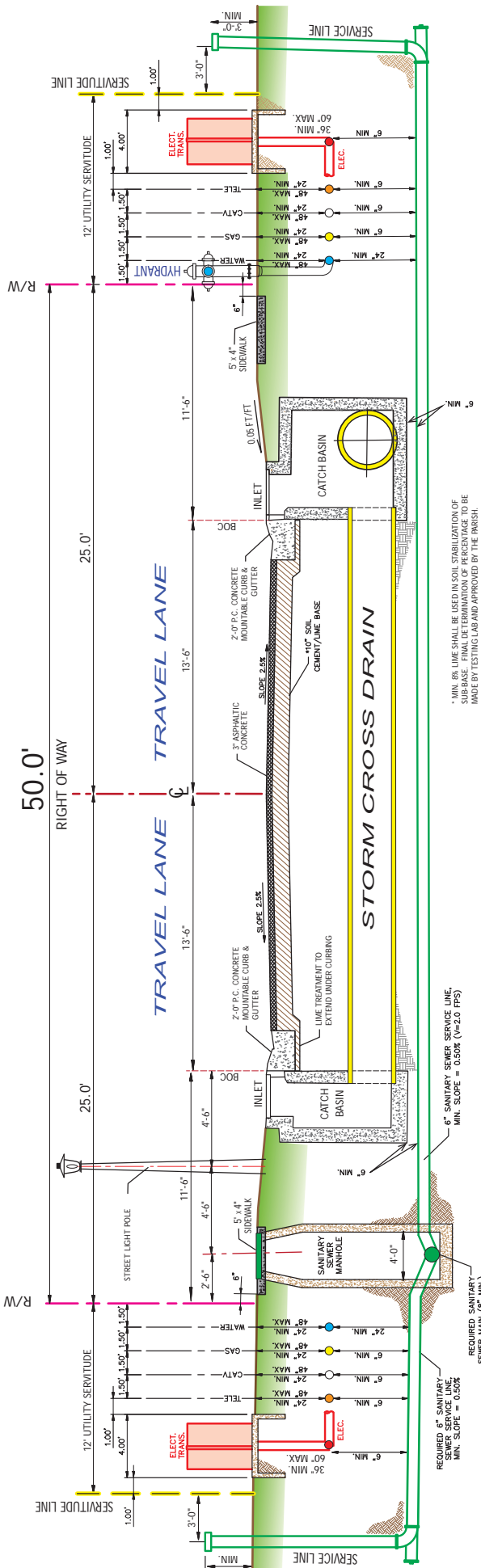
DATE: 11/19/21

APPROVED:

LEGEND:

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED CONC. STREET
- PROPOSED CONCRETE
- AREA TO BE FILLED
- AREA TO BE EXCAVATED
- WETLANDS IMPACTED VIA FILL / GRADING
- WETLANDS TO BE EXCAVATED



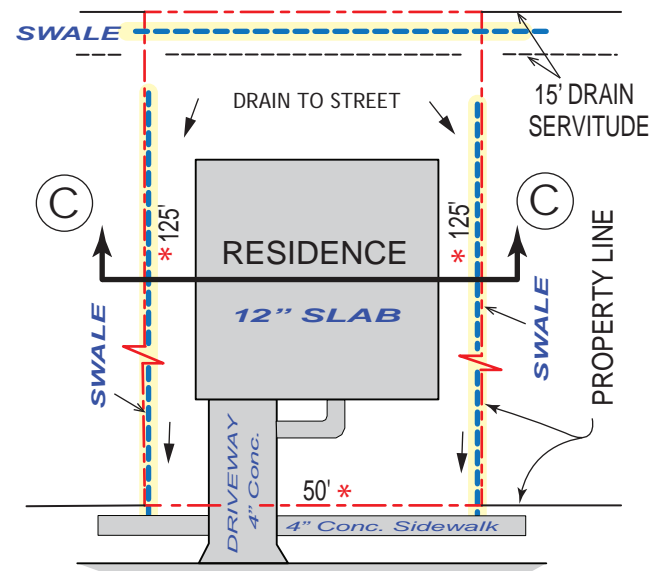
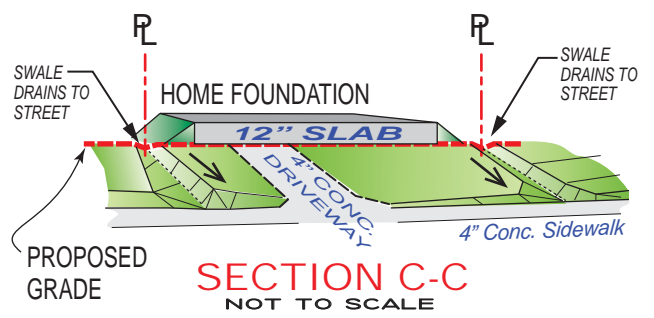


\* MIN. 8% SLOPE SHALL BE USED IN SOIL STABILIZATION OF SWALES. THIS SHALL BE MADE BY TESTING LAB AND APPROVED BY THE ENGINEER.

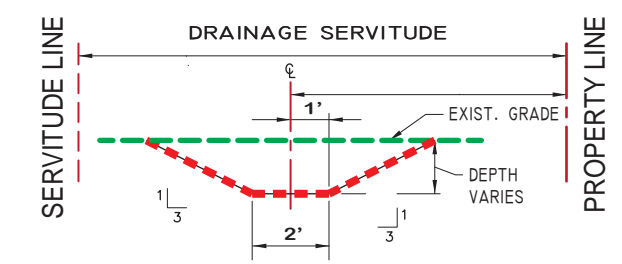
REQUIRED 6" SANITARY SEWER SERVICE LINE. MIN. SLOPE = 0.50% (V=2.0 FPS).

REQUIRED 6" SANITARY SEWER SERVICE LINE. MIN. SLOPE = 0.50%.

**TYPICAL 50' STREET SECTION**  
NOT TO SCALE



**TYPICAL LOT LAYOUT**  
NOT TO SCALE  
\* NOTE: LOT DIMENSION VARIES



**TYPICAL REAR YARD SWALE / DITCH**  
NOT TO SCALE

**FIGURE 4**

**TYPICAL STREET / LOT DETAILS**

**EDEN GROVE**  
SECTIONS 32 & 47, T6S-R3E  
LIVINGSTON PARISH, LA

APPLICANT: **LANCASTER DEVELOPMENT**

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