



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

January 9, 2023

Regulatory Division  
Central Evaluation Branch

Project Manager  
S. Gail Gainey  
(504) 862-1545  
sandra.g.gainey@usace.army.mil  
Application Number: MVN-2022-00999-CG

## **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).

### **CONSTRUCTION OF A 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:** South of Honey Cut Bayou in Section 9, Township 7 South, Range 2 East, on and west of Highway 3245 (O'Neal Lane) just north of Interstate 12 near Denham Springs, Louisiana within East Baton Rouge Parish, in the Pontchartrain Basin in hydrologic unit (HUC 08070202), as shown on the attached drawings (Latitude 30.446454 N, Longitude -91.010619 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 residential subdivision (Willow Springs Townhome Development) to include 70 townhome buildings (140 units), roadways and sidewalks, greenspaces, utilities, and drainage infrastructure. Approximately 1,078 cubic yards of concrete will be hauled in and approx. 40,074 cubic yards of earthen material would be excavated on site and redistributed to achieve required grade elevation requirements. The proposed project is situated on an approximately 20-acre tract. A preliminary analysis has determined that the proposed project would directly impact approx. 2.6 acres of wetlands and approx. 0.339 acre of non-wetland waters; however, a wetland delineation verification is currently pending.

**MITIGATION:** The applicant proposes to avoid additional direct impacts and minimize secondary impacts by avoiding 0.37 acre of wetlands, by limiting all construction, staging,

and access to the footprint of the construction areas in the proposed activity, from non-jurisdictional areas or from existing or previously permitted roads and ROWs, 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.

As compensation for unavoidable wetland impacts, the applicant proposes to use a Corps approved mitigation bank within the watershed of impact.

If authorized, the project will receive approval from all appropriate local drainage authorities and sewerage agencies.

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 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 preferably emailed to the Corps of Engineers project manager listed above or forwarded 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. 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 utilizes the National Register of Historic Places to identify properties listed on or near the proposed work and is presently unaware of non-listed eligible properties near the project site. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. However, extent of impacts is undetermined at this time pending a National Historic Preservation Act compliance determination. As deemed necessary, copies of this notice are made available to the State Archeologist and the State Historic Preservation Officer, and federally recognized Native American 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 under their jurisdiction.

Utilizing the Information & Planning Consultation (IPaC) tool for Endangered Species in Louisiana protocol, 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 activity would have no effect to any species listed as endangered by the U.S. Fish and Wildlife Service, 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 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.

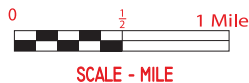
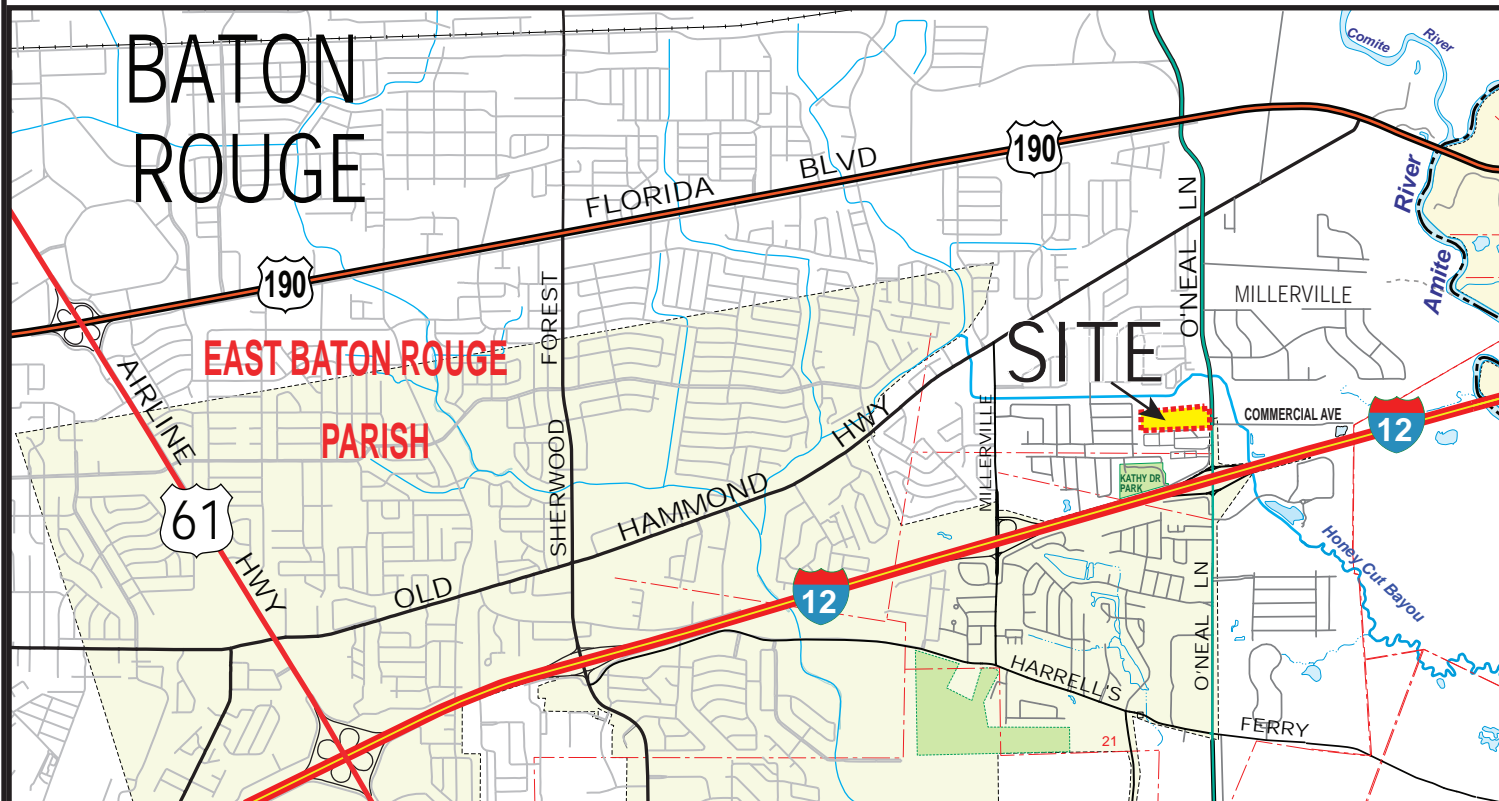
Any person may request, (preferably by email to the project manager, or in writing), within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for

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.

John M. Herman  
Chief, Central Evaluation Branch  
Regulatory Division

Enclosures



## SITE VICINITY

APPLICANT:

LANCASTER  
DEVELOPMENT, LLC

**WILLOW SPRINGS**  
SECTION 9, T7S-R2E  
BATON ROUGE  
EAST BATON ROUGE PARISH, LA

**HYDRIK**  
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## LEGEND

 = PROPOSED DEVELOPMENT

FIGURE  
**1**

SITE COORDINATES

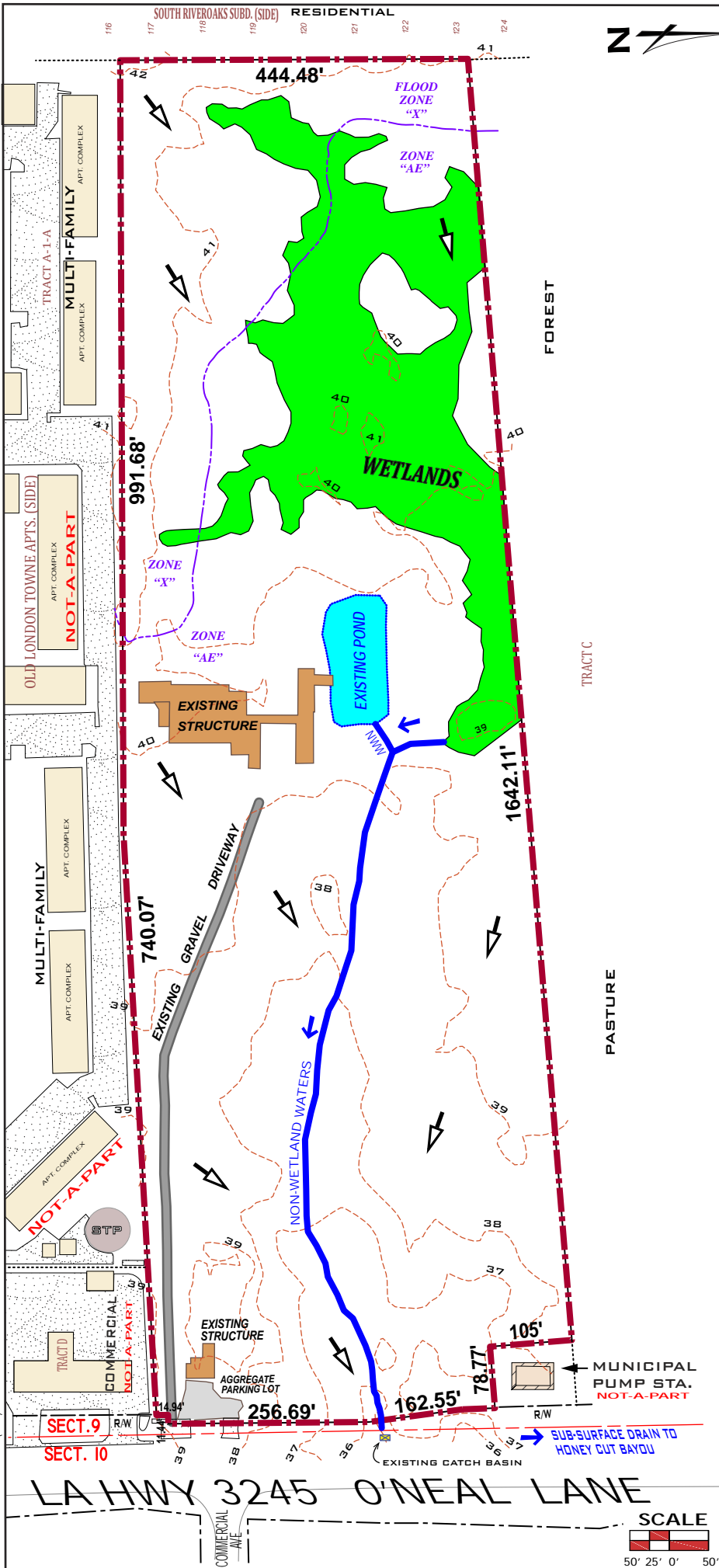
**30.446454° N, -91.010619° W**

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

HF: 22057 BC

DATE: 7-20-2022

APPROVED:



# EXISTING CONDITIONS & DRAINAGE FEATURES

## LEGEND:

- PROJECT BOUNDARY 19.81 ACRES
- WETLANDS WETLANDS AREA: 2.93 ACRES
- NON-WETLAND WATERS
  - NON-WETLAND WATERS (POND): 0.27 AC
  - NON-WETLAND WATERS: 1,012 LIN. FT / 0.069 AC.
- EXISTING DRAINAGE FLOW
- ELEVATION / CONTOUR
- FLOOD ZONE / TRANSITION LINE

**NOTE:**  
THIS SITE IS LOCATED IN FLOOD ZONES "AE" & "X"  
PER FEMA FLOOD INSURANCE RATE MAP  
No. 22033C 0260E, DATED 5-02-2008; B.F.E. = 40 FT.

APPLICANT: LANCASTER DEVELOPMENT, LLC



**HYDRIK**

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**WILLOW SPRINGS**  
SECTION 9, T7S-R2E  
BATON ROUGE  
EAST BATON ROUGE PARISH, LA

FIGURE  
**1A**

HF: 22065 C DATE: 6/21/2022 APPROVED:

RESIDENTIAL DEVELOPMENT



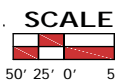
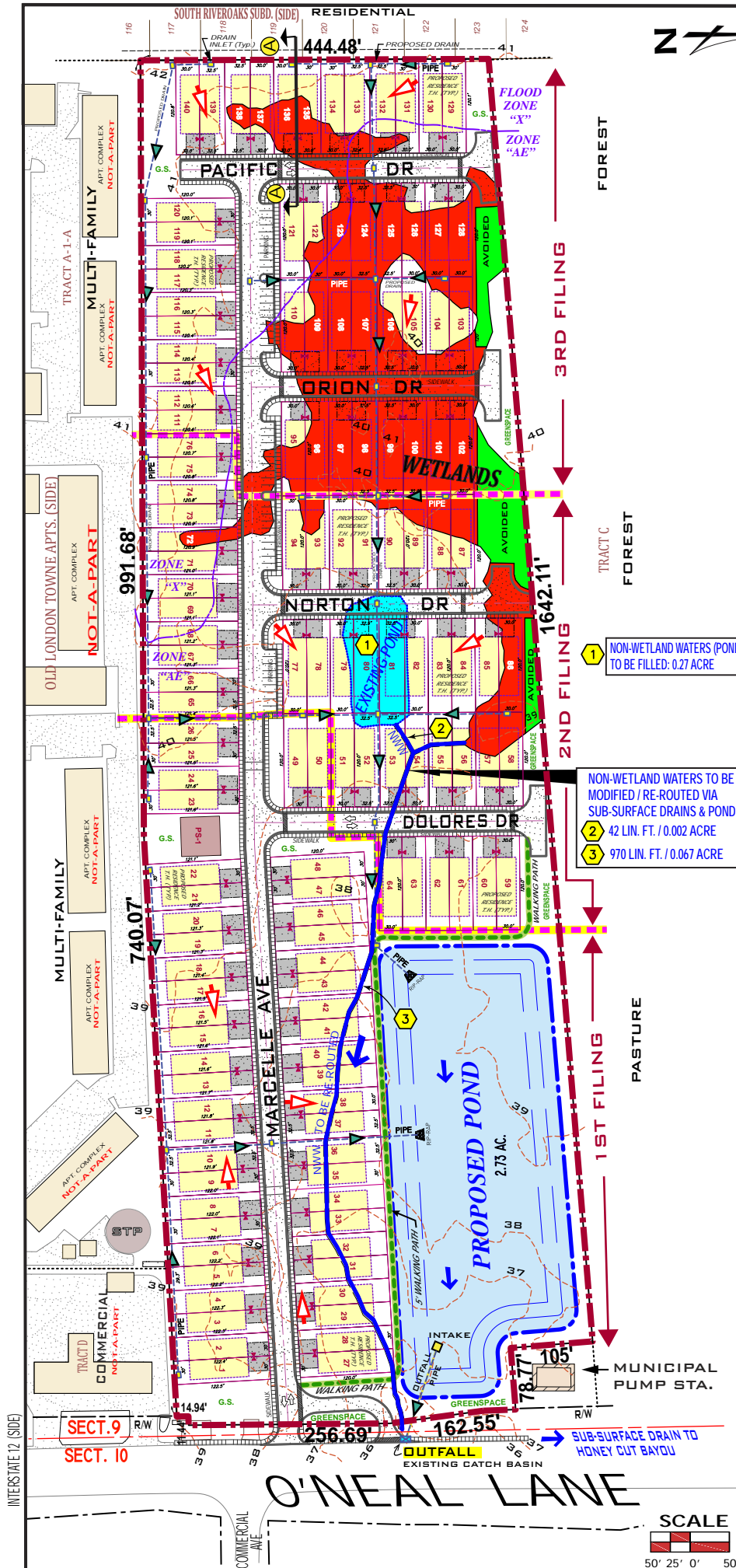
## PROJECT DATA

PROJECT AREA = 19.81 ACRES  
 TOTAL TOWNHOME BUILDINGS = 70 (3,750 SQ. FT. EACH)  
 - TOTAL FOOTPRINT ALL BUILDINGS: 262,500 SQ. FT.  
 TOTAL LOTS / UNITS = 140  
 - PHASE 1: 50 LOTS (+ PS-1)  
 - PHASE 2: 44 LOTS  
 - PHASE 3: 46 LOTS  
 UTILITY SITE "PS-1" = 1 / 0.05 ACRE  
 TOTAL GREENSPACE = 2.25 AC  
 TOTAL LENGTH OF STREETS = 3,153 LIN. FT.  
 TOTAL LENGTH OF SIDEWALKS = 5,985 LIN. FT.  
 DETENTION POND = 2.73 ACRES  
 - 42,074 CU. YDS. CLEAN SILT FROM ON SITE  
 EXCAVATION TO BE DISBURSED ON SITE.

NOTE:  
 BASE DRAWINGS PROVIDED BY:  
 MR ENGINEERING & SURVEYING, LLC.  
 BATON ROUGE, LA DATED 8-3-2022

## LEGEND:

	PROJECT BOUNDARY 19.81 ACRES
	WETLANDS WETLANDS IMPACTED VIA FILLING / GRADING: 2.557 AC.
	WETLANDS WETLANDS AVOIDED: 0.373 ACRE
	NON-WETLAND WATERS (POND) TO BE FILLED: 0.27 AC
	NON-WETLAND WATERS TO BE MODIFIED RE-ROUTED: 42 LIN. FT. / 0.002 ACRE
	NON-WETLAND WATERS TO BE MODIFIED/ RELOCATED: 970 LIN. FT. / 0.067 AC.
	POST CONSTRUCTION DRAINAGE FLOW
	PROPOSED TOWNHOME BUILDING
	PROPOSED DETENTION POND - BOTTOM ELEV: 26' - AV. LOW WATER ELEV: 32' - AV. HIGH WATER ELEV: 38'
	PHASE LINE (3 FILINGS)
	PROPOSED LATERAL SUB-SURFACE DRAIN
	PROPOSED 5 FT. CONC. SIDEWALK
	PROPOSED 5 FT. WALKING PATH - 1,013 LIN. FT.
	ELEVATION / CONTOUR
	ZONE X FLOOD ZONE / TRANSITION LINE ZONE AE
NOTE: THIS SITE IS LOCATED IN FLOOD ZONES "AE" & "X" PER FEMA FLOOD INSURANCE RATE MAP No. 22033C 0260E, DATED 5-02-2008; B.F.E. = 40 FT.	



APPLICANT: LANCASTER DEVELOPMENT, LLC

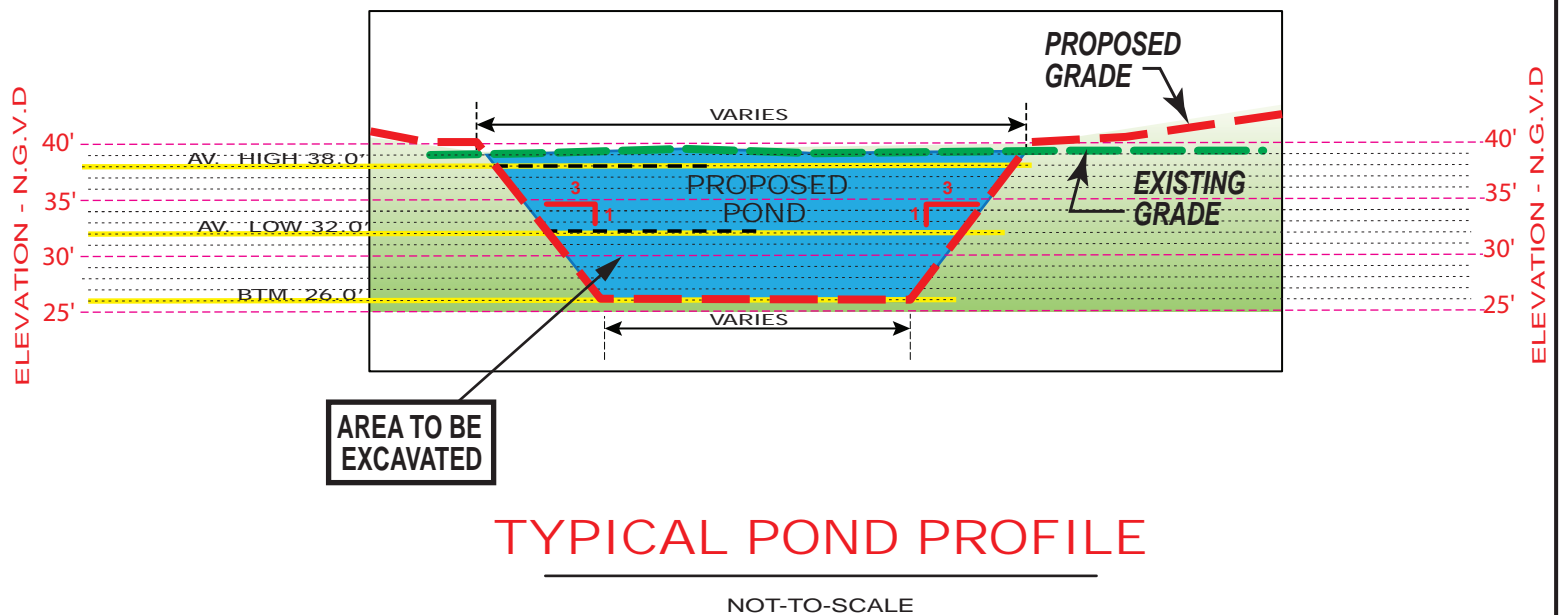
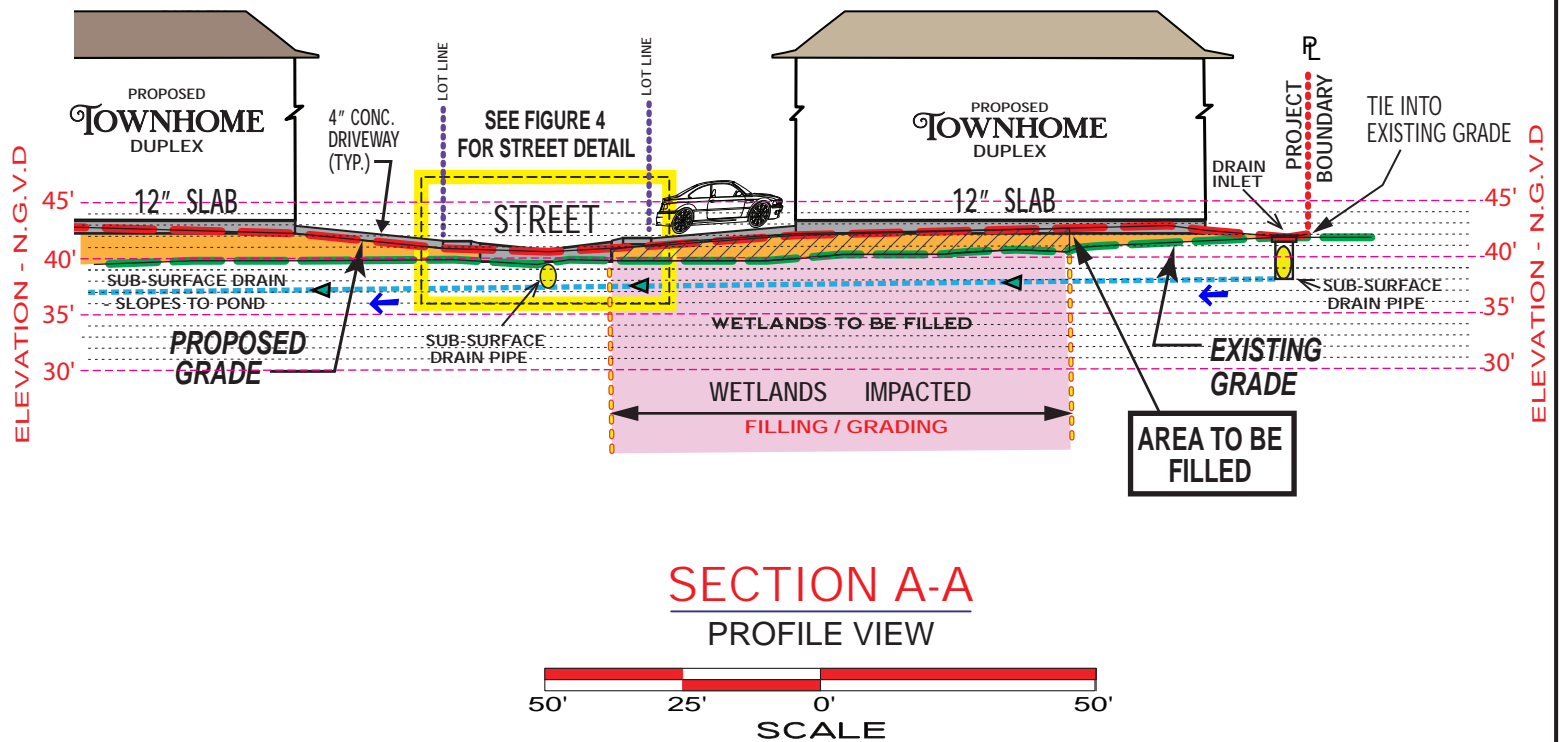
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**WILLOW SPRINGS**

SECTION 9, T7S-R2E  
 BATON ROUGE  
 EAST BATON ROUGE PARISH, LA

FIGURE 2

HF: 22065 C DATE: 6/21/22, 8/4, 30/2022 APPROVED:



LEGEND:

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED CONCRETE
- AREA TO BE EXCAVATED
- AREA TO BE FILLED / GRADED
- WETLANDS IMPACTED VIA FILLING / GRADING

APPLICANT: LANCASTER DEVELOPMENT, LLC



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**WILLOW SPRINGS**  
SECTION 9, T7S-R2E  
BATON ROUGE  
EAST BATON ROUGE PARISH, LA

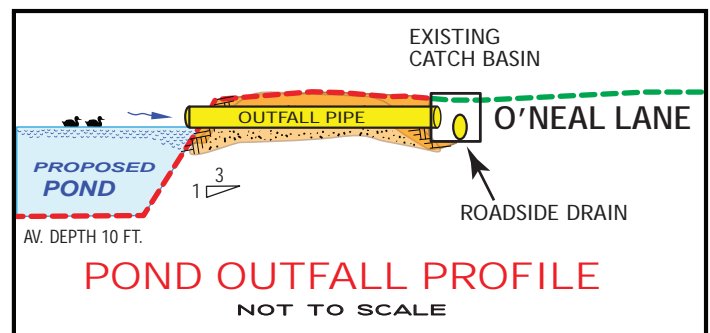
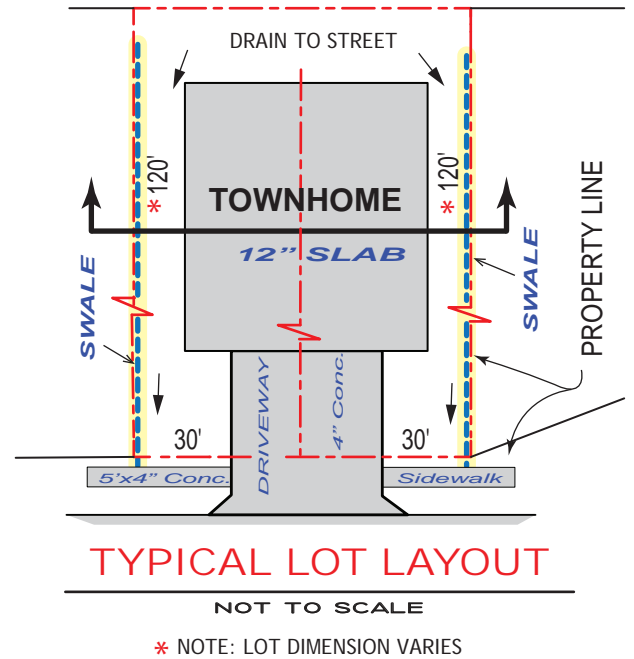
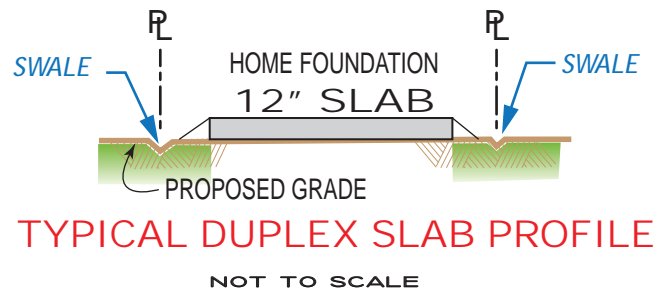
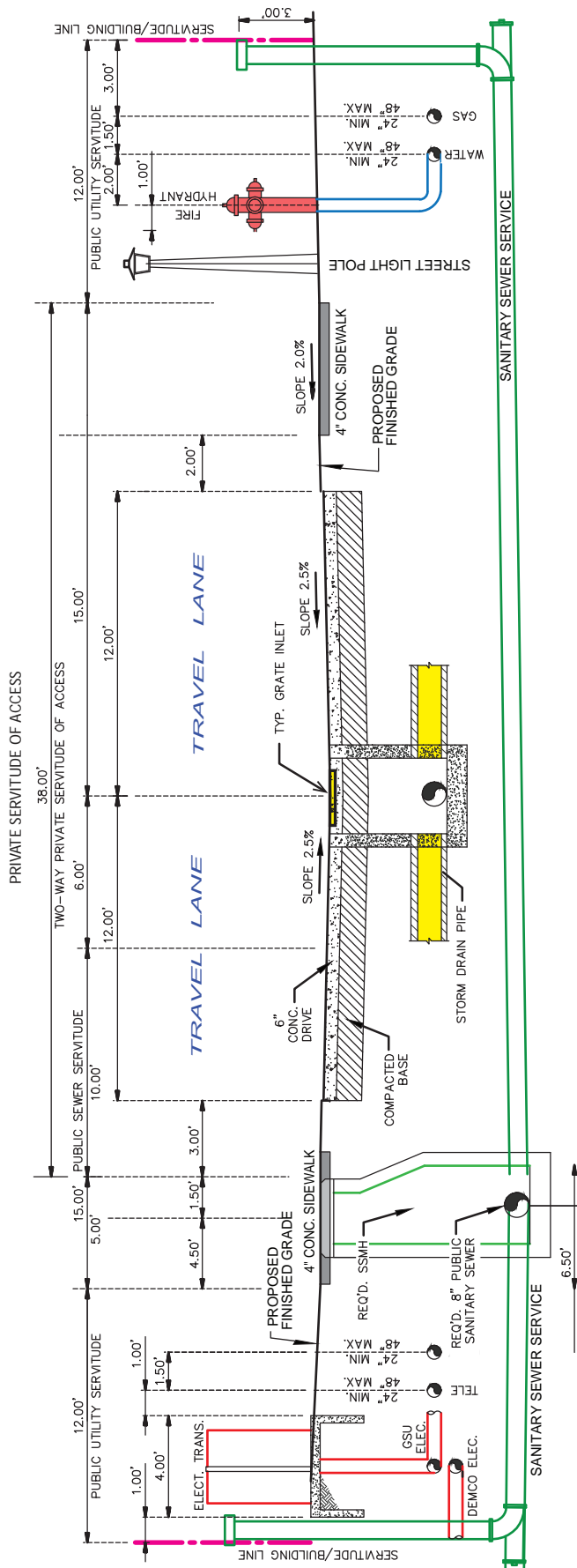
FIGURE  
**3**

HF: 22065 C

DATE: 6/21/22, 8/04/2022

APPROVED:

RESIDENTIAL DEVELOPMENT



APPLICANT: LANCASTER DEVELOPMENT, LLC

**WILLOW SPRINGS**  
 SECTION 9, T7S-R2E  
 BATON ROUGE  
 EAST BATON ROUGE PARISH, LA

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FIGURE  
**4**

HF: 22057 BC

DATE: 7/20/22, 8/4/22

APPROVED: