



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:
Neil Gauthier
(504) 862-1301
Neil.T.Gauthier@USACE.army.mil

Application #: MVN-2023-01183-CM

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: [] 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), and/or [] Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. Section 408)

PROPOSED EXPANSION OF A RESIDENTIAL SUBDIVISION (UNIVERSITY CLUB PLANTATION) IN EAST BATON ROUGE PARISH

NAME OF APPLICANT: University Club Plantation, LLC, c/o: CSRS, LLC, attn.: Mr. Elliott Boudreaux, 8555 United Plaza Blvd., Baton Rouge, Louisiana 70809.

LOCATION OF WORK: Located near the intersection of Bluebonnet Blvd. and Nicholson Dr. (30.331876, -91.115394) in Baton Rouge Louisiana, in East Baton Rouge Parish as shown within the attached drawings. (Hydrologic Unit Code 08070202, Amite Watershed).

CHARACTER OF WORK: The applicant has requested Department of Army authorization to clear, grade, excavate, and deposit fill to expand an existing subdivision (University Club Plantation) by installing additional infrastructure with drainage features and constructing 113 single family homes. The project is divided into the 12th and 13th filings, which together include two tracts with 97.6 acres of development and 75.5 acres of forested wetlands. All wetlands onsite are proposed to be permanently impacted by the project. Additionally, approximately 4,250 linear feet of jurisdictional Non-Wetland Waters (NWW) onsite will be permanently impacted. Four detention ponds will be included in construction as drainage adjustments for this project. Approximately 154,500 cubic yards of concrete, aggregate, and fill material from onsite will be deposited to complete the project.

MITIGATION: The applicant states the proposed project was designed to avoid and minimize direct and secondary adverse impacts to the maximum extent practicable. To compensate for unavoidable wetland impacts, the applicant proposes to use a CEMVN approved mitigation bank within the watershed of impact.

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 CEMVN's project manager listed above or forwarded to the CEMVN at the address above, **ATTENTION: REGULATORY DIVISION, RGC, Neil Gauthier**. 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 CEMVN and U.S. Fish and Wildlife Service, Ecological Services Office (USFWS), CEMVN has determined that the proposed project footprint is located in habitat known to be utilized by the Tricolored Bat (*Perimyotis subflavus*) and the Alligator Snapping Turtle (*Macrochelys temminckii*) both proposed species. CEMVN has determined that the proposed project would have No Effect to the Alligator Snapping Turtle based on scope of work and habitat onsite and May Affect the Louisiana Tricolored Bat. Informal consultation with the U.S. Fish and Wildlife Service has been initiated.

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.

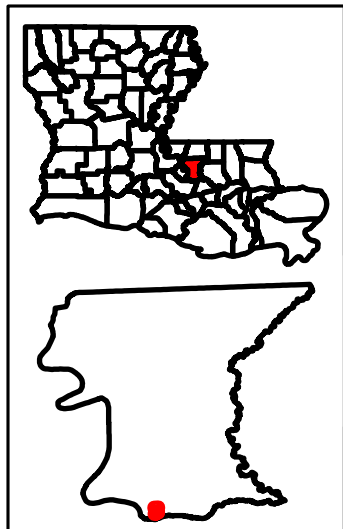
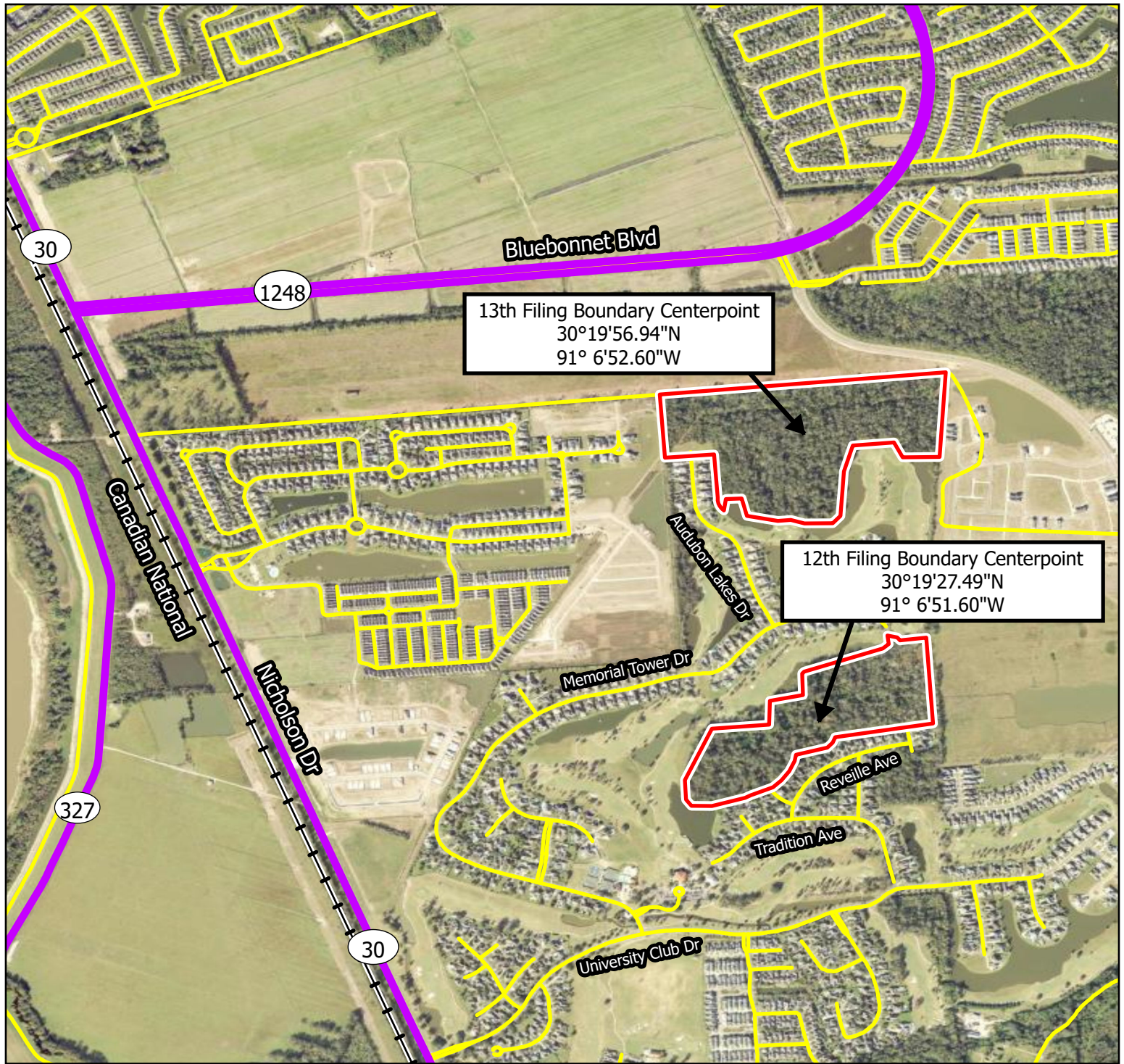
Any person may request, (preferably by email to the project manager, or in writing), within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

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.

Sincerely,

John M. Herman
Chief, Central Evaluation Branch
Regulatory Division

Enclosure




University Club Plantation 12th & 13th Filings East Baton Rouge Parish, Louisiana

Vicinity Map

- | | |
|---|---|
| — 12th Filing Boundary
(±40 ac.) | — State Highway |
| — 13th Filing Boundary
(±60 ac.) | — Local Roads |
| | —+— Railroad |

General Notes:
 1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
 2. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property.
 Except for information furnished by the client or their representative.
 3. Transportation data from 2023 TIGER datasets via U.S. Census Bureau at <https://www.census.gov/geographies/mapping-files/time-series/geo/tiger-line-file.html>.
 4. Aerial imagery is compiled from multiple different sources to create one cohesive image and may not reflect current ground conditions.



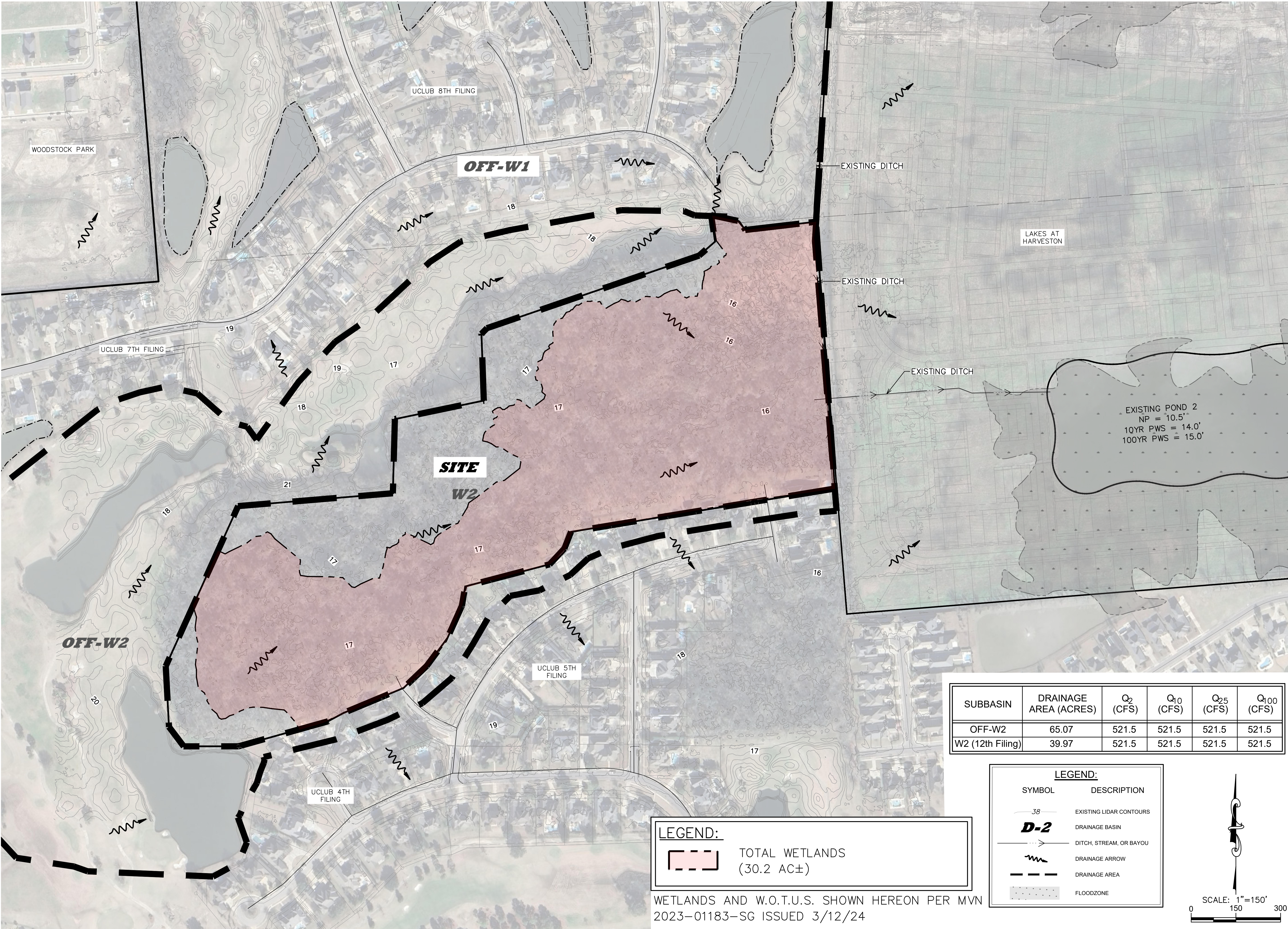
CSRS

0 1,000 2,000
Feet

Date:	5/28/2024
Project Number:	223059
Drawn By:	BMS
Checked By:	EEB

Figure 1

P:\223059\Permits\USAGE\Technical Drawings\ Existing Drainage layout.dwg Jun 07, 2024 -- 8:42am



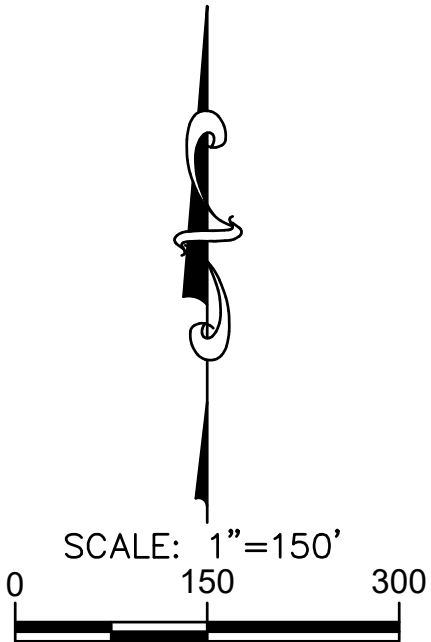
LEGEND:

TOTAL WETLANDS
(30.2 AC±)

WETLANDS AND W.O.T.U.S. SHOWN HEREON PER MVN
2023-01183-SG ISSUED 3/12/24

SUBBASIN	DRAINAGE AREA (ACRES)	Q ₂ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
OFF-W2	65.07	521.5	521.5	521.5	521.5
W2 (12th Filing)	39.97	521.5	521.5	521.5	521.5

LEGEND:	
SYMBOL	DESCRIPTION
	EXISTING LIDAR CONTOURS
	DRAINAGE BASIN
	DITCH, STREAM, OR BAYOU
	DRAINAGE ARROW
	DRAINAGE AREA
	FLOODZONE



Project:

University Club
Plantation
(12th and 13th Filings)

Client:

Revisions:

#	Date	Description

Key Plan:

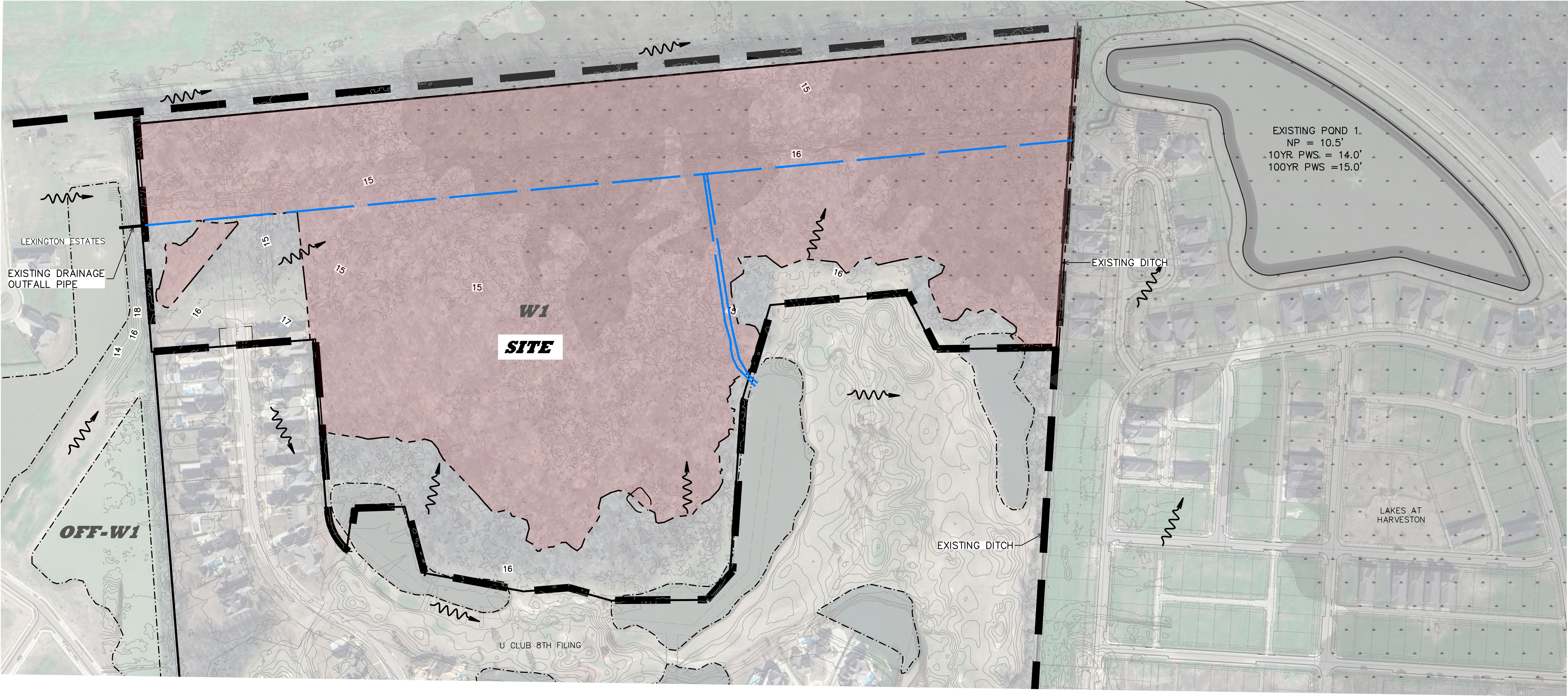
Sheet Title:

Existing Drainage Area
Map - 12th Filing

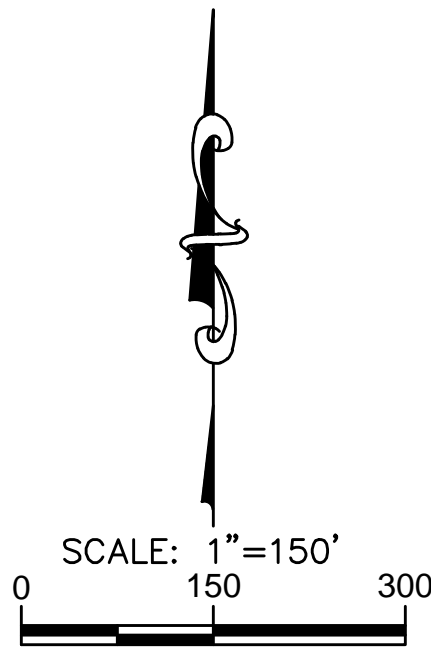
Date:	June 2024
Project Number:	223059
Drawn By:	TCCG
Checked By:	JAY
Sheet:	

Figure 2

P:\223059\Permits\USACE\Technical Drawings\ Existing Drainage layout.dwg Jun 07, 2024 -- 8:47am



SUBBASIN	DRAINAGE AREA (ACRES)	Q ₂ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
OFF-W1	437.99	170.55	170.55	171.3	171.3
W1 (13th Filing)	52.88	117.8	117.8	117.8	117.8



LEGEND:

TOTAL WETLANDS (46.2 AC±)

TOTAL JURISDICTIONAL WATERS OF THE U.S. (4,250 L.F.±)

WETLANDS AND W.O.T.U.S. SHOWN HEREON PER MVN 2023-01183-SG ISSUED 3/12/24

LEGEND:

SYMBOL	DESCRIPTION
	EXISTING LIDAR CONTOURS
	DRAINAGE BASIN
	DITCH, STREAM, OR BAYOU
	DRAINAGE ARROW
	DRAINAGE AREA
	FLOODZONE

Project:

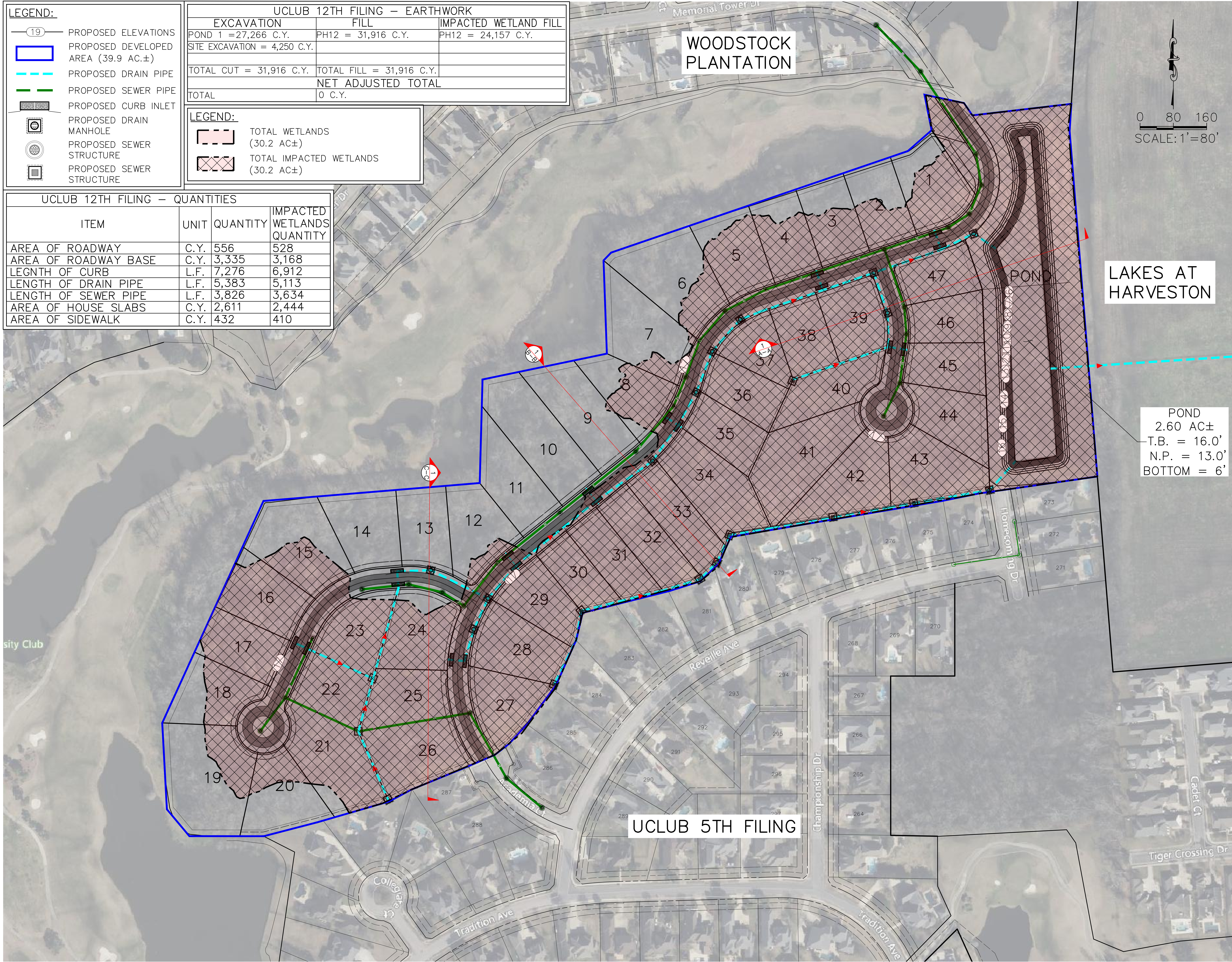
University Club
Plantation
(12th and 13th Filings)

Client:

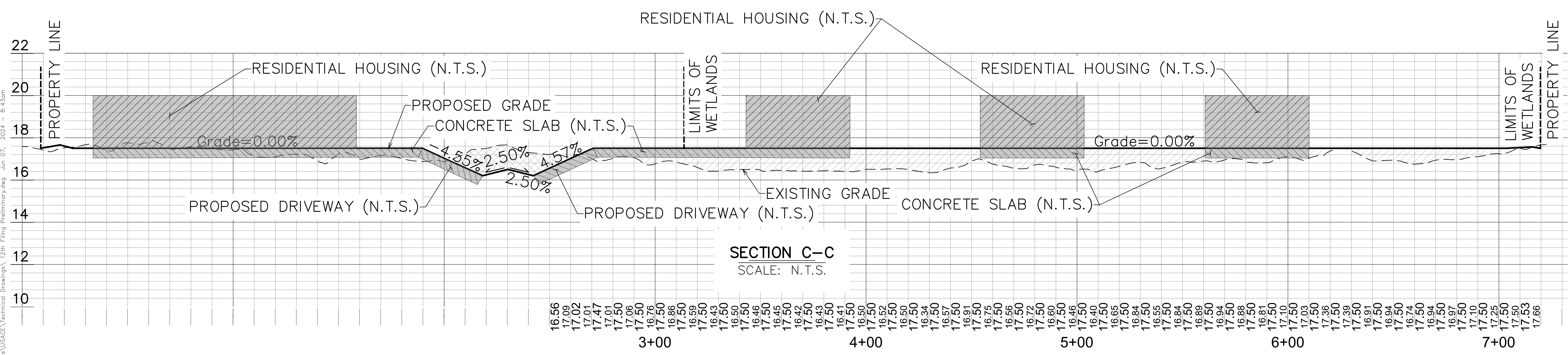
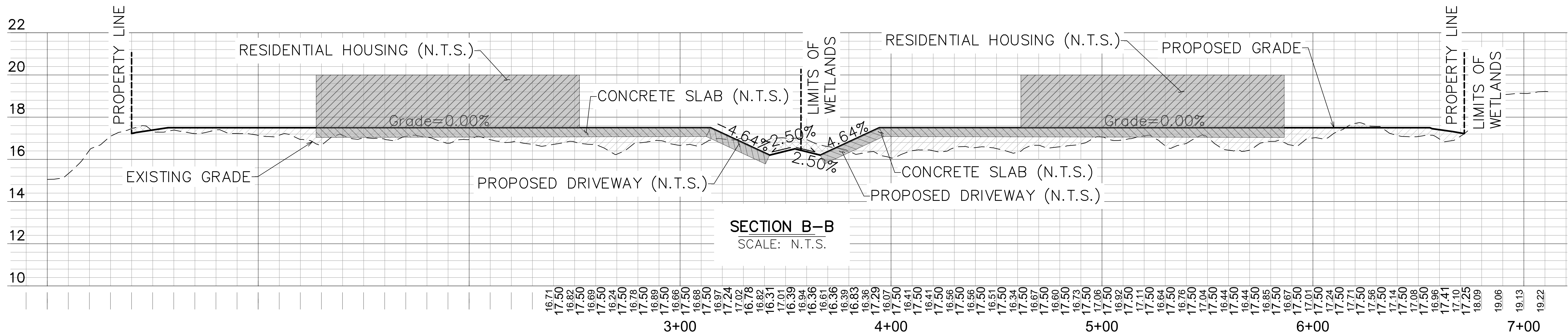
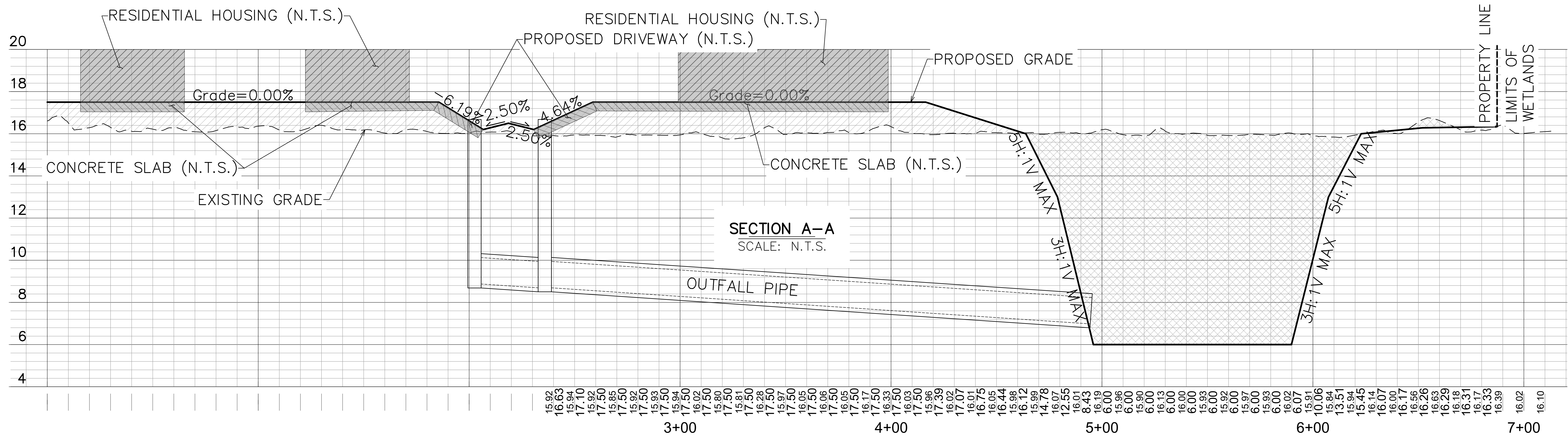
Revisions:		
#	Date	Description
Key Plan:		

Sheet Title:	
Existing Drainage Area Map - 13th Filing	
Date:	June 2024
Project Number:	223059
Drawn By:	TCCG
Checked By:	JAY
Sheet:	

Figure 3



Revisions:		
#	Date	Description



Project:
University Club
Plantation
(12th and 13th Filings)

Client:
University Club
Plantation, L.L.C.

PRELIMINARY WORK
THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR BASIS FOR THE ISSUANCE OF A PERMIT.

Revisions:		
#	Date	Description
Key Plan:		

Sheet Title:
Proposed Cross Section
Exhibit (12th Filing)

Date: APRIL 2024

Project Number: 223059

Drawn By: BJB

Checked By: JAY

Sheet:

Figure 5

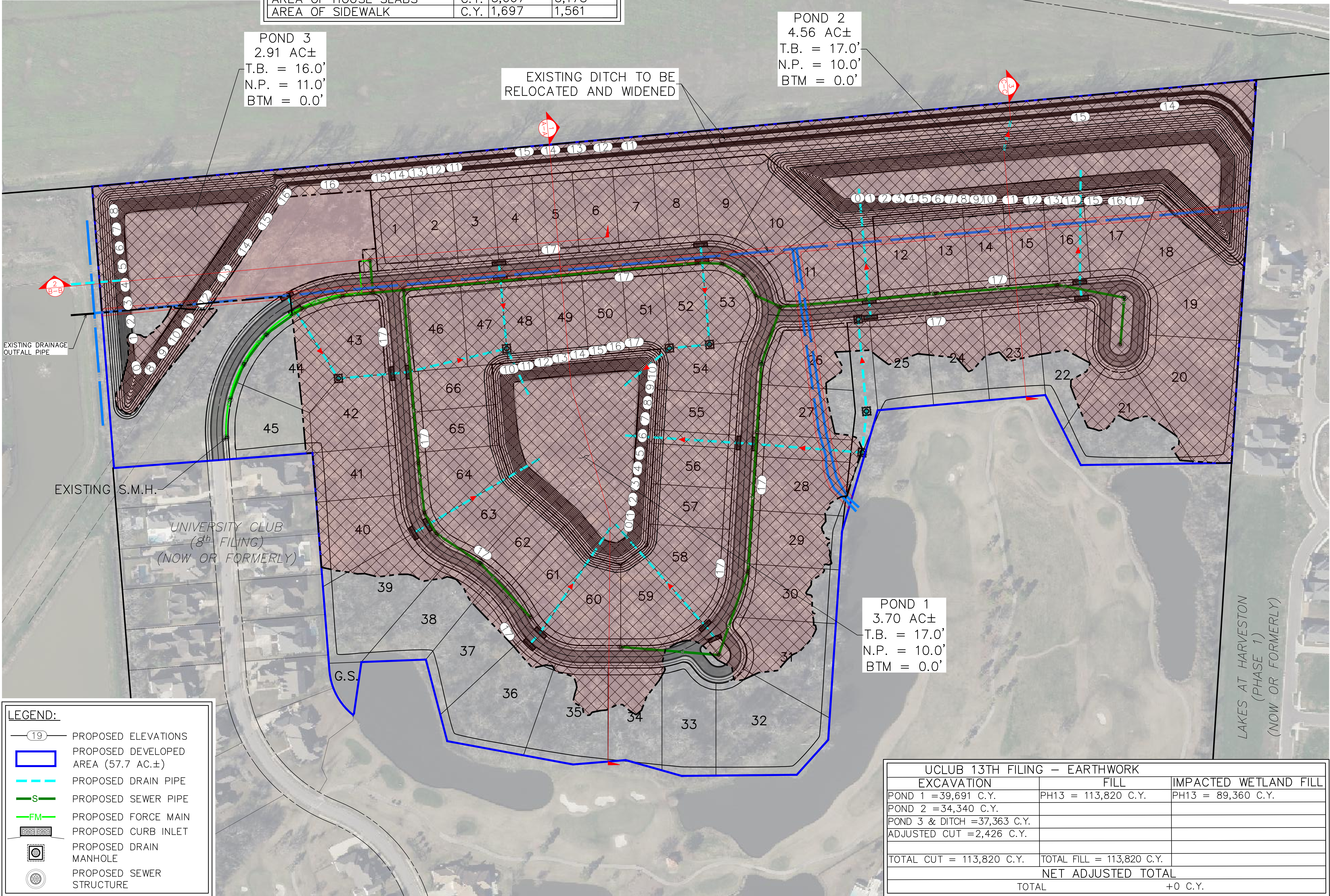
LEGEND:

- TOTAL WETLANDS (46.2 AC±)
- TOTAL IMPACTED WETLANDS (45.3 AC±)
- TOTAL JURISDICTIONAL WATERS OF THE U.S. (4,250 L.F.±)
- TOTAL IMPACTED JURISDICTIONAL WATERS OF THE U.S. (3,730 L.F.±)

UCLUB 13TH FILING – QUANTITIES			
ITEM	UNIT	QUANTITY	IMPACTED WETLANDS QUANTITY
AREA OF ROADWAY	C.Y.	804	739
AREA OF ROADWAY BASE	C.Y.	4,824	4,438
LEGNTH OF CURB	L.F.	9,440	8,684
LENGTH OF DRAIN PIPE	L.F.	3,920	3,606
LENGTH OF SEWER PIPE	L.F.	4,120	3,790
LENGTH OF FORCE MAIN	L.F.	590	200
AREA OF HOUSE SLABS	C.Y.	3,667	3,178
AREA OF SIDEWALK	C.Y.	1,697	1,561

University Club
Plantation
(12th and 13th Filings)

University Club
Plantation, L.L.C.



LEGEND:

- PROPOSED ELEVATIONS
- PROPOSED DEVELOPED AREA (57.7 AC.±)
- PROPOSED DRAIN PIPE
- PROPOSED SEWER PIPE
- PROPOSED FORCE MAIN
- PROPOSED CURB INLET
- PROPOSED DRAIN MANHOLE
- PROPOSED SEWER STRUCTURE

UCLUB 13TH FILING – EARTHWORK		
EXCAVATION	FILL	IMPACTED WETLAND FILL
POND 1 =39,691 C.Y.	PH13 = 113,820 C.Y.	PH13 = 89,360 C.Y.
POND 2 =34,340 C.Y.		
POND 3 & DITCH =37,363 C.Y.		
ADJUSTED CUT =2,426 C.Y.		
TOTAL CUT = 113,820 C.Y.	TOTAL FILL = 113,820 C.Y.	
NET ADJUSTED TOTAL		
TOTAL		+0 C.Y.

PRELIMINARY WORK
THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR BASIS FOR THE ISSUANCE OF A PERMIT.

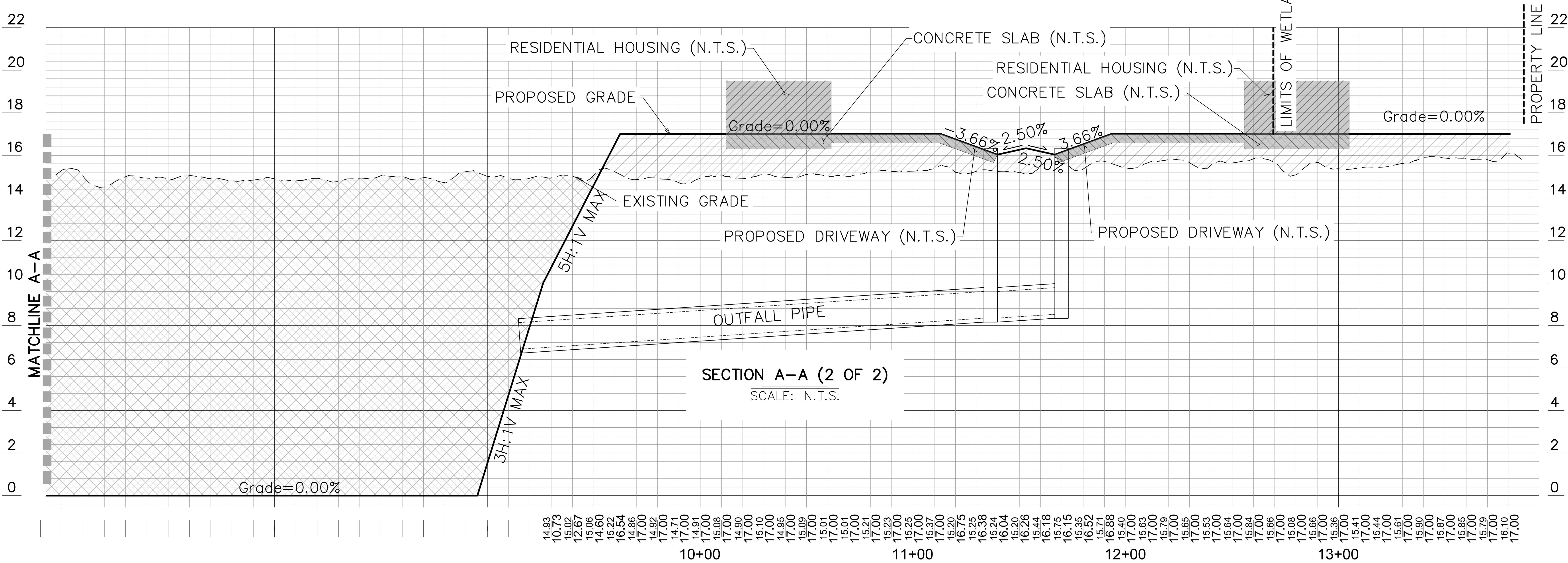
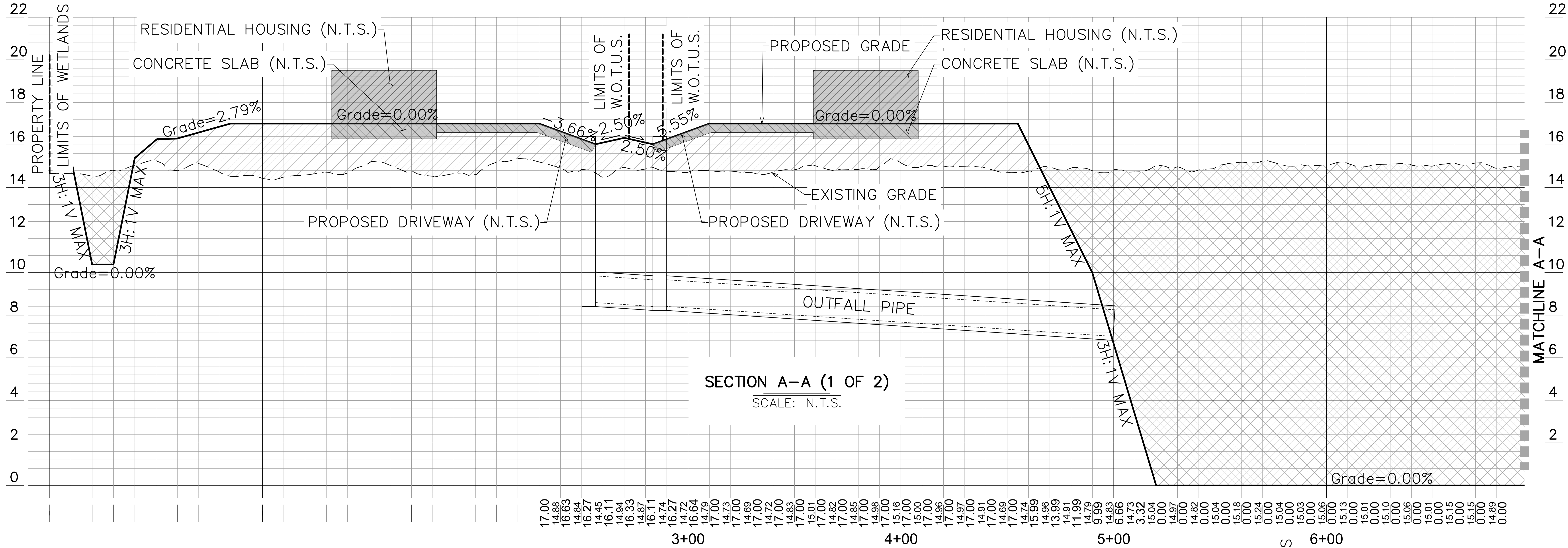
Revisions:		
#	Date	Description
Key Plan:		

Proposed Site Layout
Exhibit (13th Filing)

Date: APRIL 2024
Project Number: 223059
Drawn By: BJB
Checked By: JAY
Sheet:

Figure 6

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Project:
University Club
Plantation
(12th and 13th Filings)

Client:
University Club
Plantation, L.L.C.

PRELIMINARY WORK
THESE PLANS ARE NOT TO BE USED FOR:
CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE,
SALES, OR BASIS FOR THE ISSUANCE OF A PERMIT.

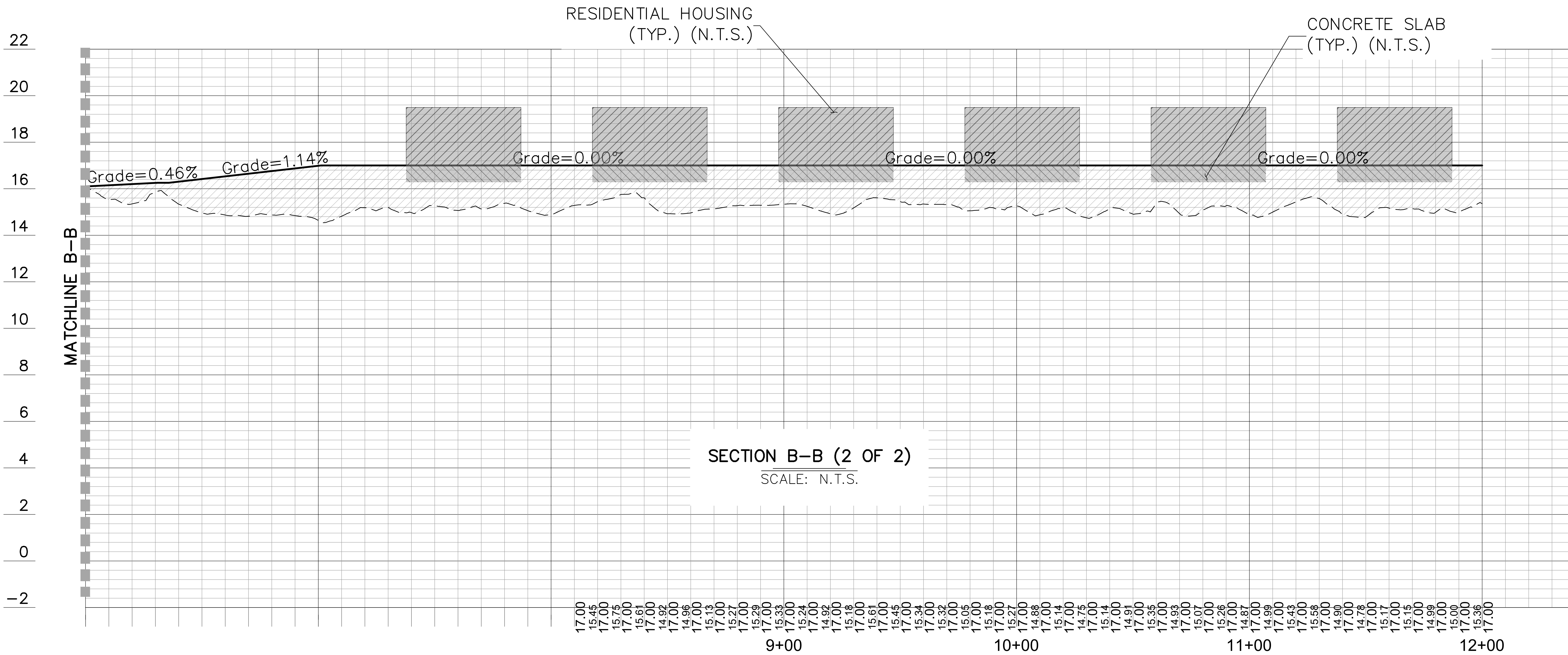
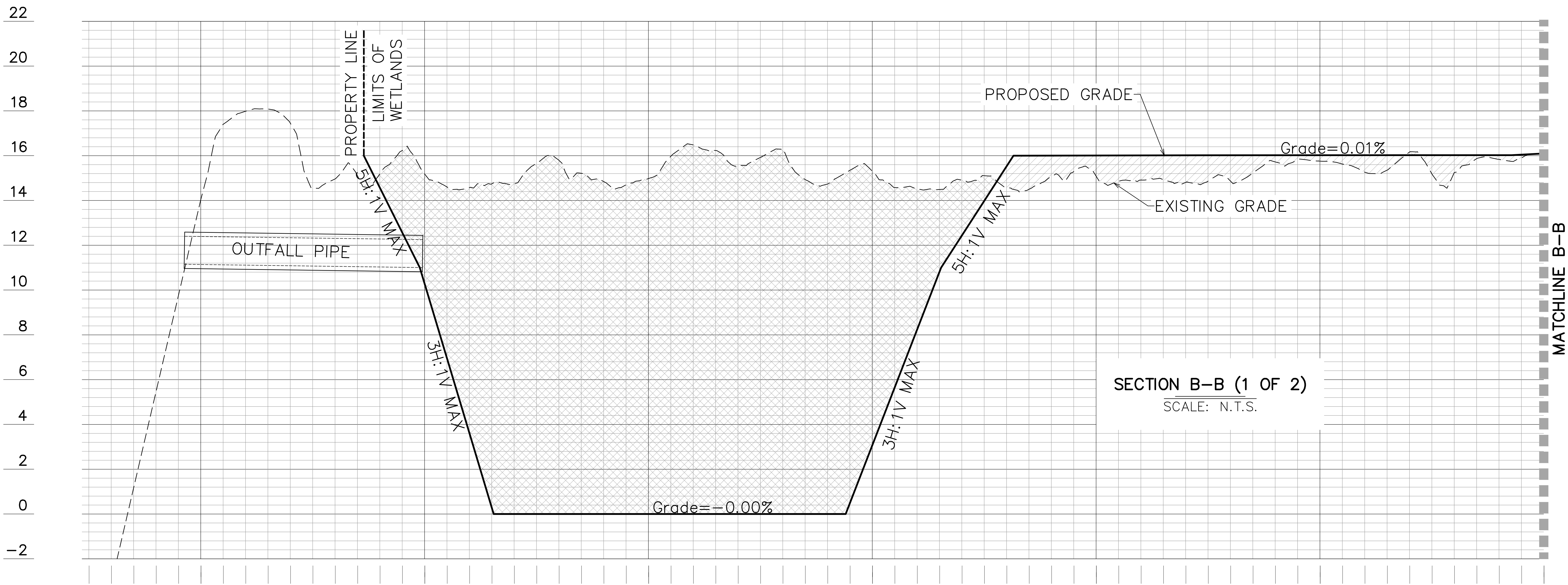
Revisions:		
#	Date	Description
Key Plan:		

Sheet Title:
Proposed Cross Section
Exhibit (13th Filing)

Date: APRIL 2024
Project Number: 223059
Drawn By: BJB
Checked By: JAY
Sheet:

Figure 7

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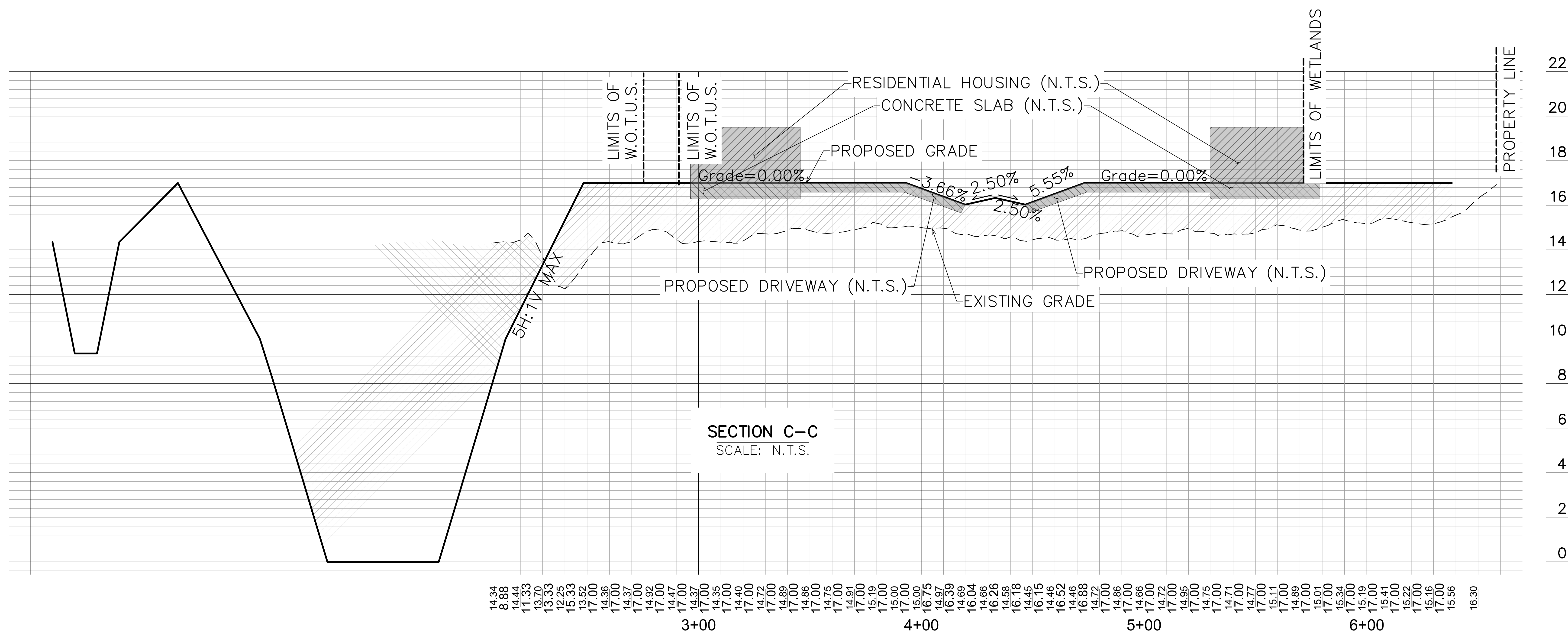
Revisions:		
#	Date	Description

Project:

University Club
Plantation
(12th and 13th Filings)

Client:

University Club
Plantation, L.L.C.



PRELIMINARY WORK

Revisions:

#	Date	Description

Key Plan:

Sheet Title:

Proposed Cross Section
Exhibit (13th Filing)

Date: APRIL 2024

Project Number: 223059

Drawn By:	BJB
Checked By:	JAY

Sheet:

Figure 9

Revisions:

Key Plan:

Sheet Title:

Sheet:

Attachment A – Quantity Calculations

UNIVERSITY CLUB 12TH & 13TH FILINGS

12 th Filing Cubic Yard Calculations (Jurisdictional Impacts)			
<i>Item</i>	<i>Type</i>	<i>Unit</i>	<i>Impacted Quantity</i>
Pond 1	Excavation	Cubic Yards	27,266
Site Earthwork	Excavation	Cubic Yards	4,250
Total Impacted Excavation		Cubic Yards	28,407
Site Earthwork	Fill	Cubic Yards	24,157
Roadway	Fill	Cubic Yards	528
Roadway Base	Fill	Cubic Yards	3,168
House Slabs (concrete)	Fill	Cubic Yards	2,444
Concrete Sidewalk	Fill	Cubic Yards	410
Total Impacted Fill		Cubic Yards	30,707
Other Impacted Calculations (included in total fill quantities above)			
Curb	Fill	Linear Feet	6,912
Drainage Pipe	Fill	Linear Feet	5,113
Sewer Pipe	Fill	Linear Feet	3,634

13 th Filing Cubic Yard Calculations (Jurisdictional Impacts)			
<i>Item</i>	<i>Type</i>	<i>Unit</i>	<i>Impacted Quantity</i>
Pond 1	Excavation	Cubic Yards	39,691
Pond 2	Excavation	Cubic Yards	34,340
Pond 3	Excavation	Cubic Yards	37,363
Site Earthwork	Excavation	Cubic Yards	2,426
Total Impacted Excavation		Cubic Yards	113,820
Site Earthwork	Fill	Cubic Yards	113,820
Roadway	Fill	Cubic Yards	739
Roadway Base	Fill	Cubic Yards	4,438
House Slabs (concrete)	Fill	Cubic Yards	3,178
Concrete Sidewalk	Fill	Cubic Yards	1,561
Total Impacted Fill		Cubic Yards	123,736
Other Impacted Calculations (included in total fill quantities above)			
Curb	Fill	Linear Feet	8,684
Drainage Pipe	Fill	Linear Feet	3,606
Sewer Pipe	Fill	Linear Feet	3,790