



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

April 18, 2022

Regulatory Division
Central Evaluation Branch

Project Manager:
Kenny Blanke
(504) 862-1217
Kenneth.G.Blanke@usace.army.mil
Application #: MVN 2021-00655-CQ

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 SUBDIVISION DEVELOPMENT NEAR PRAIRIEVILLE in ASCENSION PARISH

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

LOCATION OF WORK: In an approximate 89.6-acre site located along and west of LA Highway 73, south of White Road, in Section 2, Township 9 South, Range 2 East, near Prairieville, Louisiana, in Ascension Parish, within the Pontchartrain Basin in hydrologic unit (HUC 08070202), as shown on the attached drawings (Latitude 30.29152 N, Longitude -90.98530 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 237-residential lot residential subdivision (Delaune Estates Residential Development) to include approximately, infrastructure, greenspace, onsite detention ponds, utilities and drainage infrastructure. Approximately 253,118 cubic yards of clean silt fill from onsite excavation and 15,500 cubic yards of hauled in material (concrete and asphalt) would be placed as fill material in jurisdictional areas. Approximately 12.68 acres of jurisdictional wetlands (wet pasture and forested wetlands) would be directly impacted as a result of project implementation. The applicant claims that the proposed project has been designed to avoid and minimize direct and secondary adverse impacts to the maximum extent practicable but is currently considering minimization options. The applicant is proposing 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. 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 Permit will close in **20 days** from the date of this joint 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 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, 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.

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.

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 being sent to the State Archeologist and State Historic Preservation Officer regarding potential impacts to cultural resources.

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.

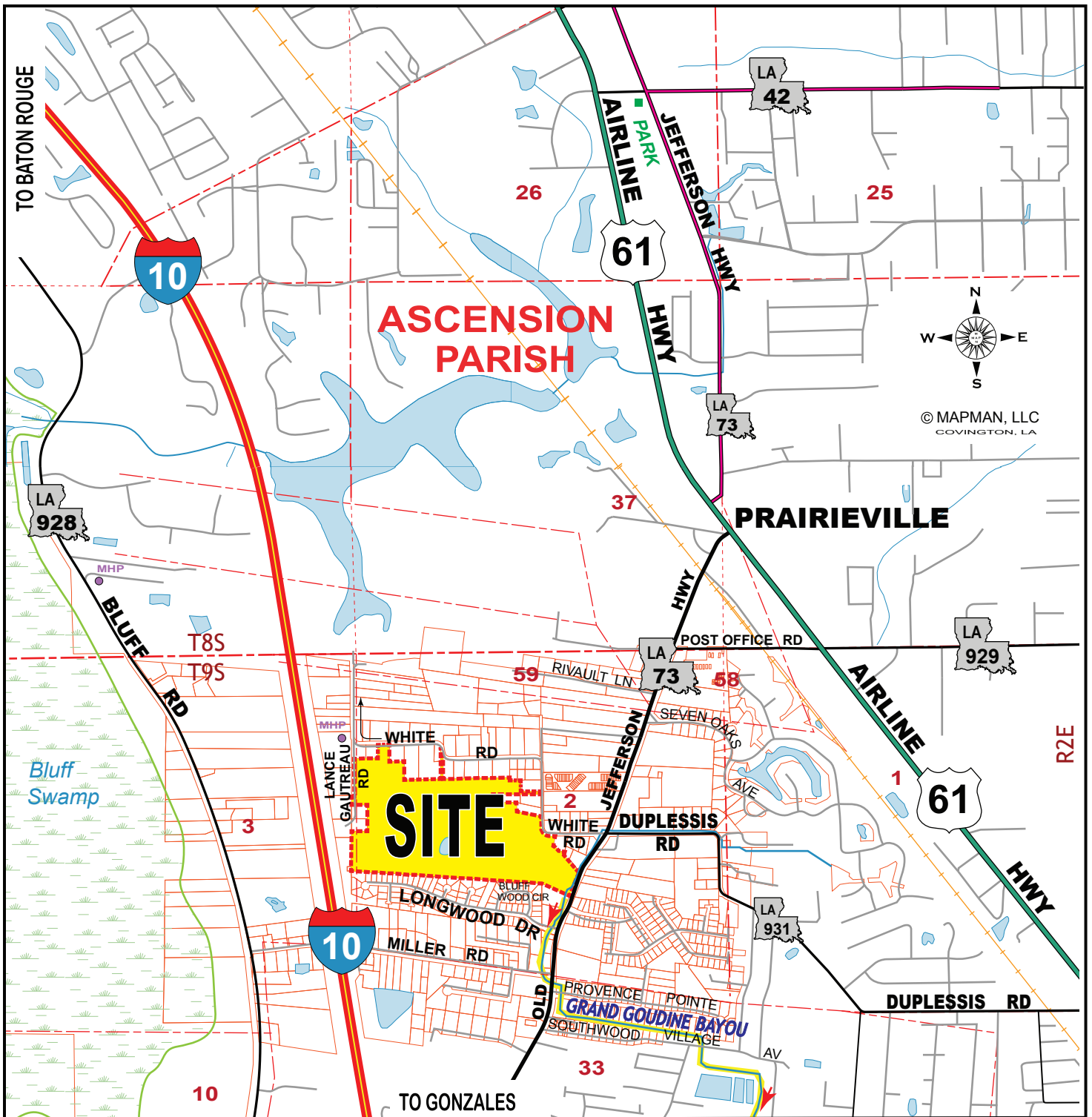
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of NA acres of EFH utilized by various life stages of red drum and penaeid shrimp. Our 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 water quality standards will be required from the Louisiana Department of Environmental Quality, Office of Environmental Services before a Department of the Army permit can be 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



SITE COORDINATES:
 30.29152 N, -90.98530 W

SCALE - MILE

SITE VICINITY

DELAUNE ESTATES
PRAIRIEVILLE
 SECTION 2, T9S-R2E
 ASCENSION PARISH, LA



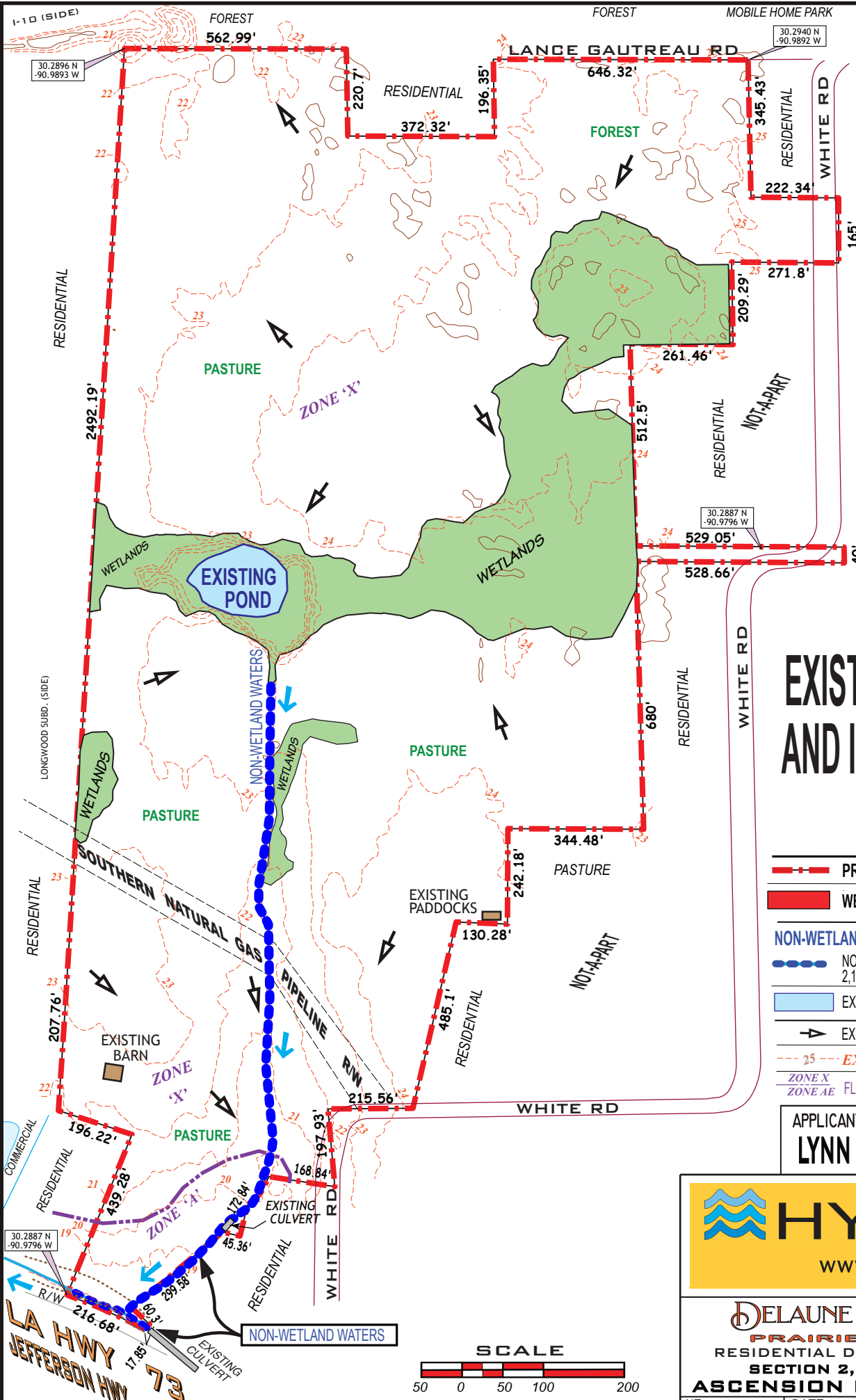
APPLICANT:
 LYNN LEVY LAND COMPANY

LEGEND

- = PROJECT SITE
- = DRAINAGE DISCHARGE

HF: 21035 BC DATE 9-30-2021 APPROVED:

FIGURE
1



NOTE:
 THIS SITE IS LOCATED IN FLOOD ZONES "A" & "X"
 PER FEMA FLOOD INSURANCE RATE MAP
 PANEL NO. 220005C 0040E, DATED 8-16-2007.
 BASE FLOOD ELEV. 21.0'

EXISTING DRAINAGE AND IMPROVEMENTS

LEGEND:

- PROJECT BOUNDARY 89.6 ACRES
- WETLANDS 12.68 ACRES
- NON-WETLAND WATERS**
- NON-WETLAND WATERS TO REMAIN: 2,144 LIN. FT. / 0.526 AC.
- EXISTING POND 0.76 ACRE
- ↘ EXISTING DRAINAGE FLOW
- 25 EXISTING ELEVATION / CONTOUR
- ZONE X FLOOD ZONE / TRANSITION LINE
- ZONE AE FLOOD ZONE / TRANSITION LINE

APPLICANT
LYNN LEVY LAND COMPANY

HYDRIK

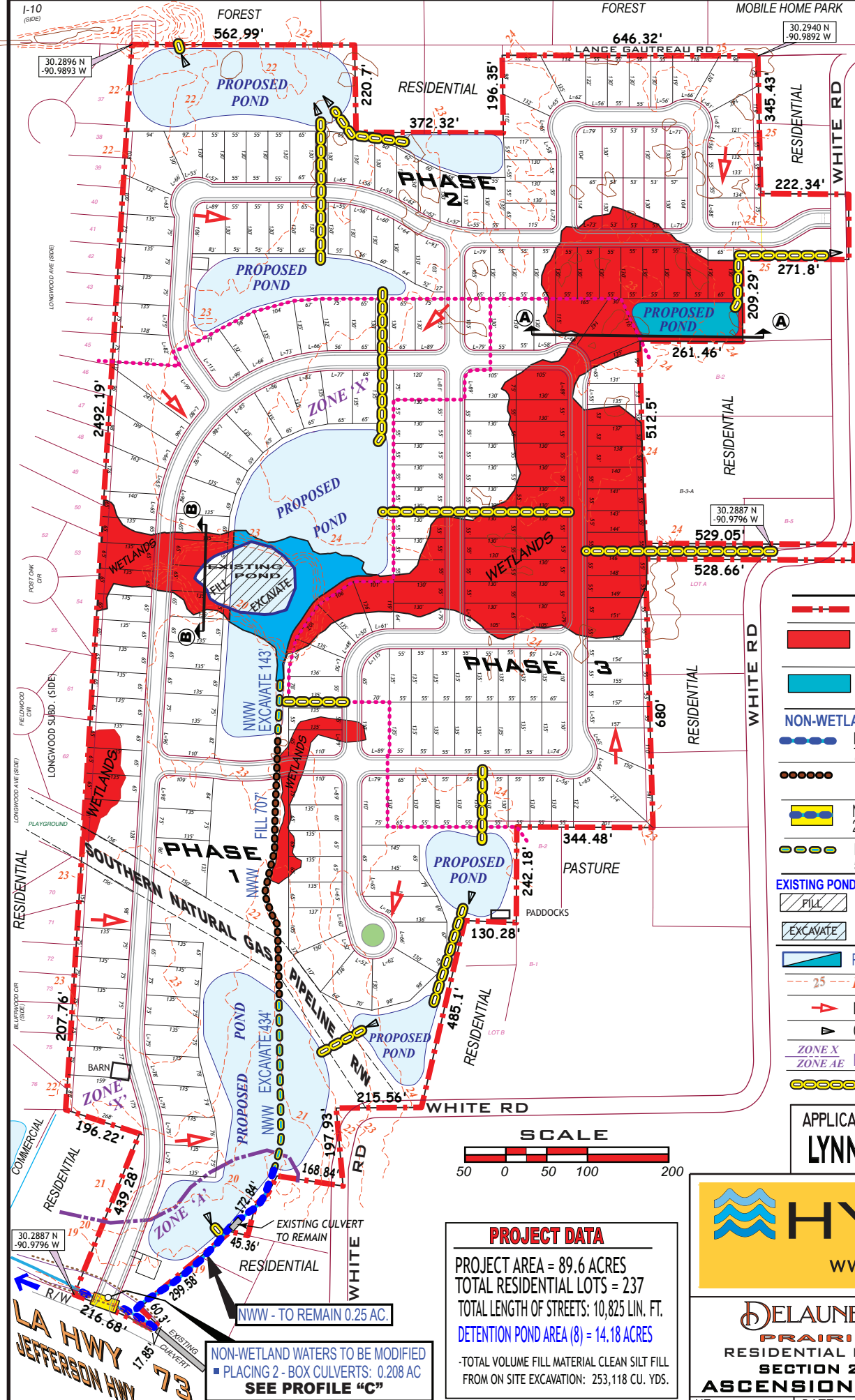
WWW.HYDRIK.COM

DELAUNE ESTATES
 PRAIRIEVILLE
 RESIDENTIAL DEVELOPMENT
 SECTION 2, T9S-R2E
 ASCENSION PARISH, LA

FIGURE 1A

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

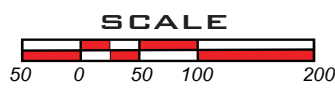
HF: 21035 BC DATE: 9/30/21, 3/29/22 APPROVED:



NOTE:
 THIS SITE IS LOCATED IN FLOOD ZONES "A" & "X"
 PER FEMA FLOOD INSURANCE RATE MAP
 PANEL NO. 220005C 0040E, DATED 8-16-2007.
 BASE FLOOD ELEV. 21.0'

LEGEND:

	PROJECT BOUNDARY 89.6 ACRES
	WETLANDS IMPACTED VIA FILLING/GRADING: 11.928 AC.
	WETLANDS IMPACTED VIA EXCAVATION: 0.752 AC.
NON-WETLAND WATERS	
	NON-WETLAND WATERS TO REMAIN: 780 LIN. FT. / 0.25 AC.
	NON-WETLAND WATERS TO FILL: 707 LIN. FT. / 0.130 AC.
	NON-WETLAND WATERS TO BE MODIFIED 2 BOX CULVERTS INSTALLED: 80 LIN. FT. / 0.04 AC.
	NON-WETLAND WATERS TO BE EXCAVATED: 577 LIN. FT. / 0.106 AC.
EXISTING POND	
	TO BE FILLED: 0.186 AC (Depth unknown)
	TO BE EXCAVATED: 0.572 AC (Depth unknown)
	PROPOSED DETENTION POND (8) 14.18 ACRES
	EXISTING ELEVATION / CONTOUR
	DRAINAGE FLOW: POST CONSTRUCTION
	OUTFALL
	ZONE X
	ZONE AE FLOOD ZONE / TRANSITION LINE
	PROPOSED SUB-SURFACE DRAIN



PROJECT DATA
 PROJECT AREA = 89.6 ACRES
 TOTAL RESIDENTIAL LOTS = 237
 TOTAL LENGTH OF STREETS: 10,825 LIN. FT.
 DETENTION POND AREA (8) = 14.18 ACRES
 -TOTAL VOLUME FILL MATERIAL CLEAN SILT FILL FROM ON SITE EXCAVATION: 253,118 CU. YDS.

NON-WETLAND WATERS TO BE MODIFIED
 ■ PLACING 2- BOX CULVERTS: 0.208 AC
 SEE PROFILE "C"

NWW - TO REMAIN 0.25 AC.

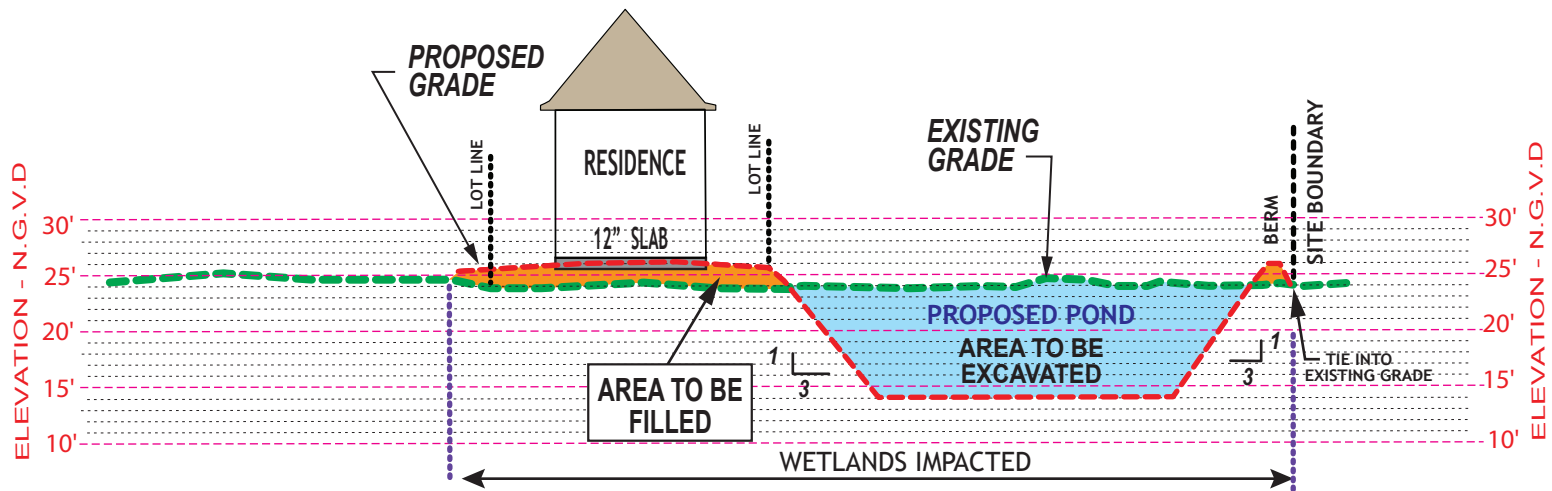
APPLICANT
LYNN LEVY LAND COMPANY



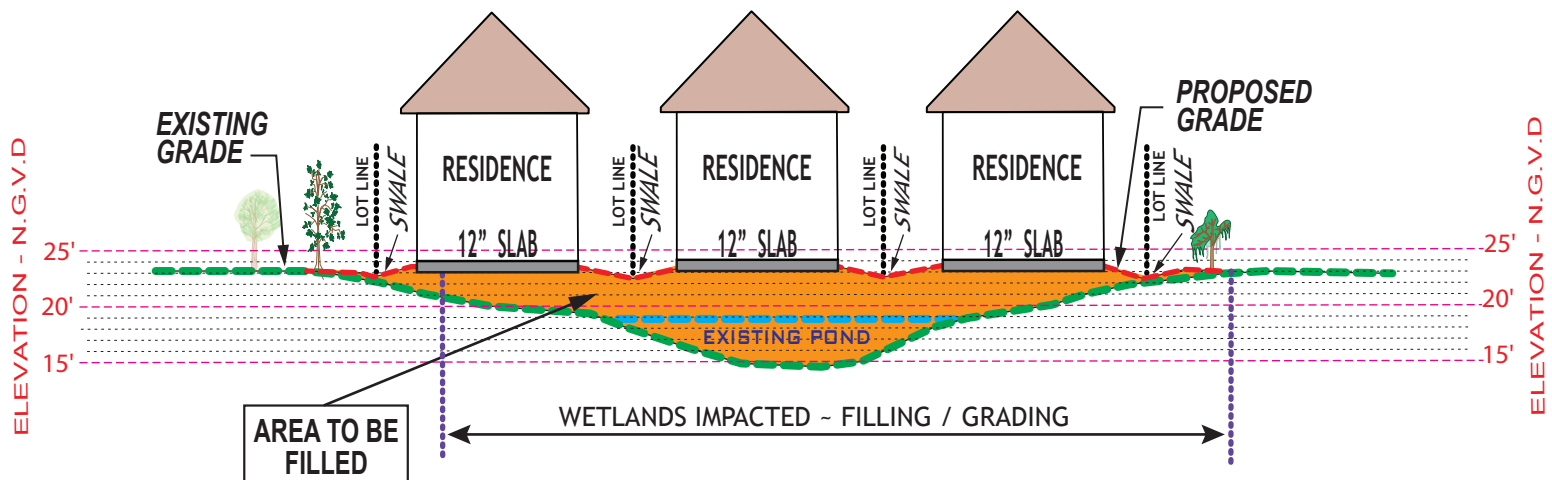
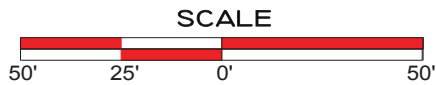
DELAUNE ESTATES
 PRAIRIEVILLE
 RESIDENTIAL DEVELOPMENT
 SECTION 2, T9S-R2E
 ASCENSION PARISH, LA

FIGURE 2

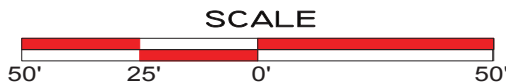
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SECTION A-A
PROFILE VIEW



SECTION B-B
PROFILE VIEW



EXISTING POND NOTE:
DEPTH OF EXISTING POND
IS UNKNOWN AT THIS TIME.

LEGEND:

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED CONCRETE
- AREA TO BE FILLED
- AREA TO BE EXCAVATED

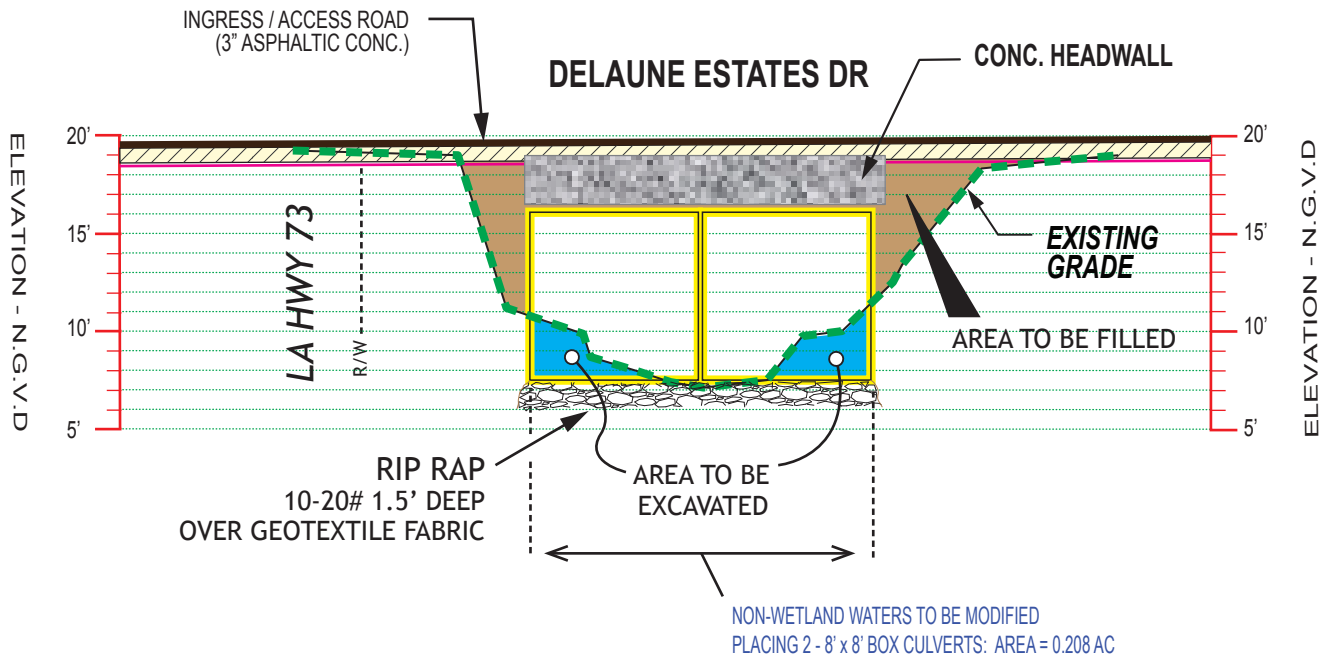
APPLICANT
LYNN LEVY LAND COMPANY



DELAUNE ESTATES
PRAIRIEVILLE
RESIDENTIAL DEVELOPMENT
SECTION 2, T98-R2E
ASCENSION PARISH, LA

FIGURE
3

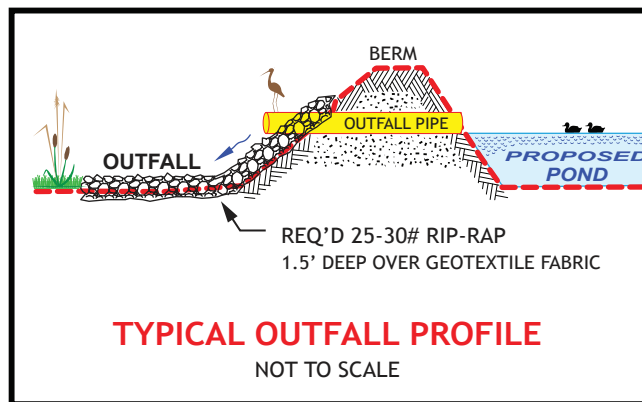
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SECTION C-C

PROPOSED STREET CROSSING PROFILE

NOT TO SCALE



LEGEND:

- EXISTING GRADE
- SOIL CEMENT TREATED BASE
- FILLED AREA / EARTHEN MATERIAL
- CONCRETE
- ASPHALTIC CONCRETE
- RIP RAP
- NWW EXCAVATED - 95 CU.YDS.
TO BE PLACED ON SITE.

APPLICANT

LYNN LEVY LAND COMPANY



HYDRIK

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DELAUNE ESTATES

PRAIRIEVILLE
RESIDENTIAL DEVELOPMENT

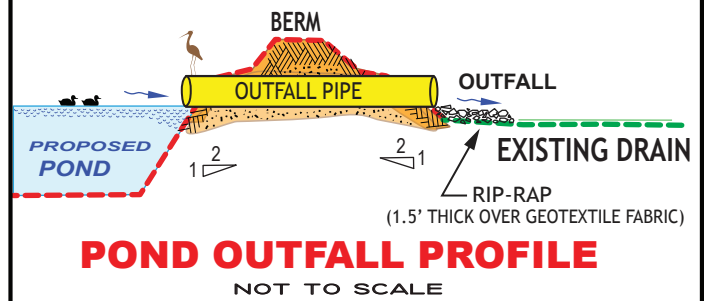
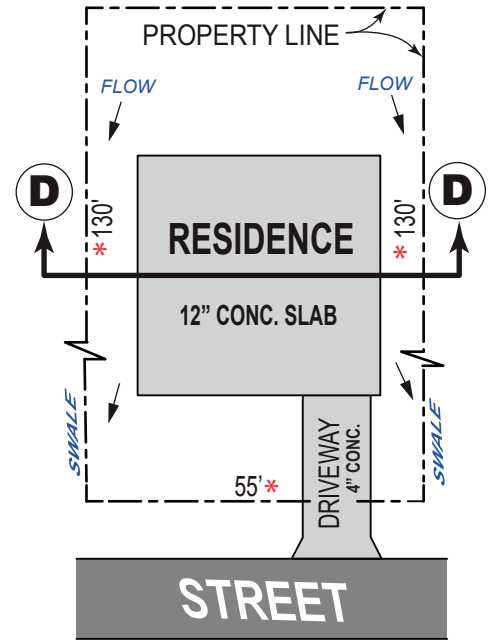
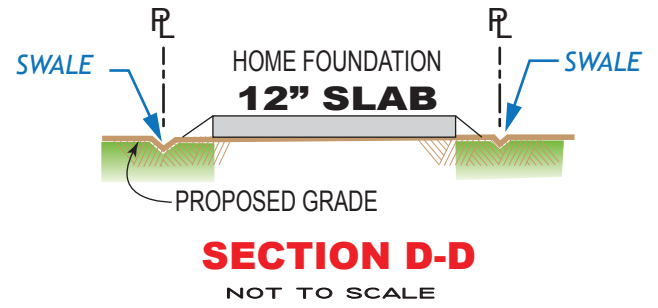
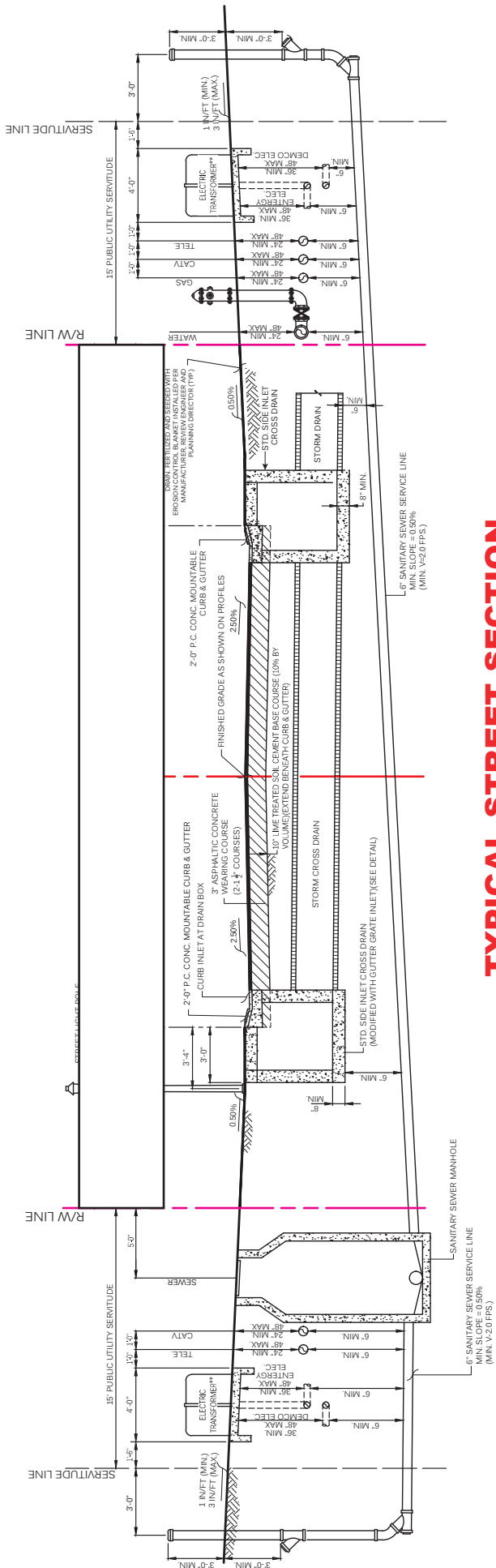
SECTION 2, T98-R2E
ASCENSION PARISH, LA

FIGURE
3A

HF: 21035 BC

DATE 9-30-2021

APPROVED:



APPLICANT

LYNN LEVY LAND COMPANY, LLC



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DELAUNE ESTATES

PRAIRIEVILLE

SECTION 2, T9S-R2E
ASCENSION PARISH, LA

FIGURE

4

HF: 21035 BC

DATE 9-30-2021

APPROVED:

RESIDENTIAL DEVELOPMENT