



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

August 21, 2023

Regulatory Division  
Eastern Evaluation Branch

Project Manager:  
Carrie Schott  
(504) 862-1153  
Carrie.G.Schott@usace.army.mil

Application #: MVN-2022-00476-ECS

**PUBLIC NOTICE**

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the U.S. Army Corps of Engineers 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).

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN ST.TAMMANY PARISH**

**NAME OF APPLICANT:** STOA Group, c/o: Hydrik Wetlands Consultants, Mr. Michael Henry, 2323 Highway 190 East, Suite 2, Hammond, Louisiana 70401.

**LOCATION OF WORK:** Located northerly of McKinney Road, Slidell, in St. Tammany Parish, Louisiana, (lat. 30.275742, long. -89.757675), as shown within the attached drawings. (Hydrologic Unit Code 080902010307, Salt Bayou Watershed).

**CHARACTER OF WORK:** The proposed project includes the clearing, grading, excavating, and depositing fill for the construction of a 11.43-acres multi-family apartment complex. The project purpose is to provide luxury apartment living in a high demand area. The project as proposed would directly impact 8.18 acres (permanently) of jurisdictional wetlands.

**MITIGATION:** The applicant proposed to contract with an approved mitigation bank in order to offset the adverse impact to jurisdictional wetlands, should a DA permit be issued.

The comment period on the requested Department of the Army Permit will close 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, RGE, Carrie Schott.** 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 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 the U.S. Army Corps of Engineers, New Orleans and the U.S. Fish and Wildlife Service, it has been determined that the project 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 may result in the destruction, alteration, and/or disturbance of 0 acre 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.

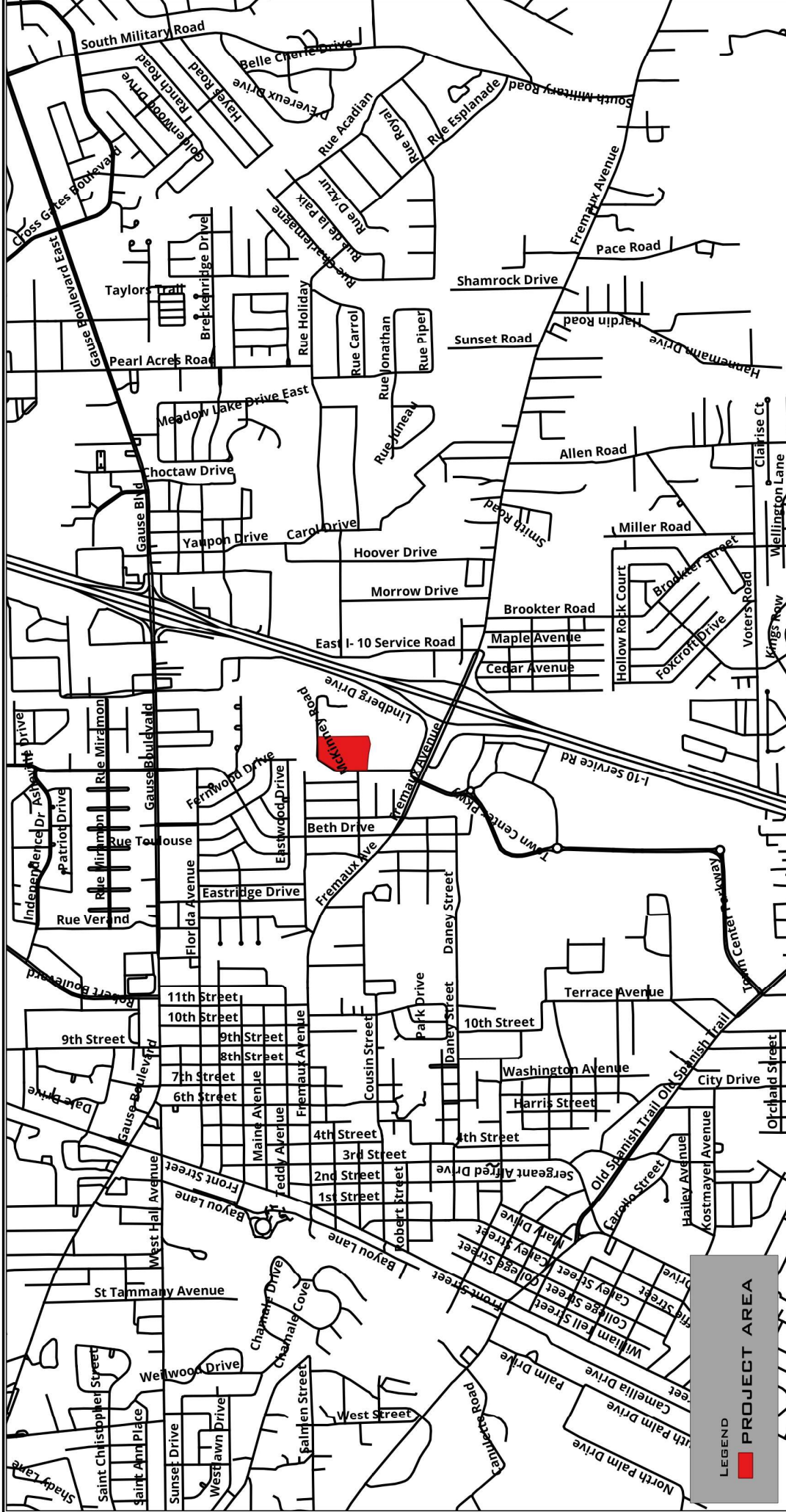
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not 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.

Brad LaBorde  
Chief, Eastern Branch  
Regulatory Division

Enclosures



# STOA

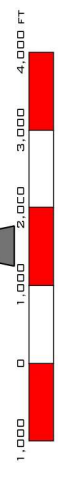
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FIGURE 1

HF:23142ABC

DATE:061023

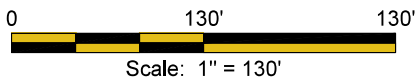


LEGEND  
■ PROJECT AREA

~ 11.43 ACRES  
 SLIDELL, LA  
 ST. TAMMANY PARISH  
 LSP FIPS 1702 NAD 83  
 SITE CENTER: 30.27569 , -89.75776

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





**LEGEND**

PROJECT AREA (11.43 Acres)



JURISDICTIONAL WETLANDS (8.09 ACRES)



PRE DEVELOPMENT DRAINAGE FLOW



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

HF: <b>23141abc</b>	DATE: <b>2023.06.10</b>	APPROVED: 
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Applicant: **STOA**

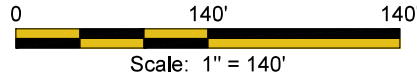
**The Waters At Slidell**  
**PRE DEVELOPMENT DRAINAGE PATTERN**  
Section 11, T9S-R14E  
St. Tammany Parish, Louisiana

**FIGURE**  
**2**

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

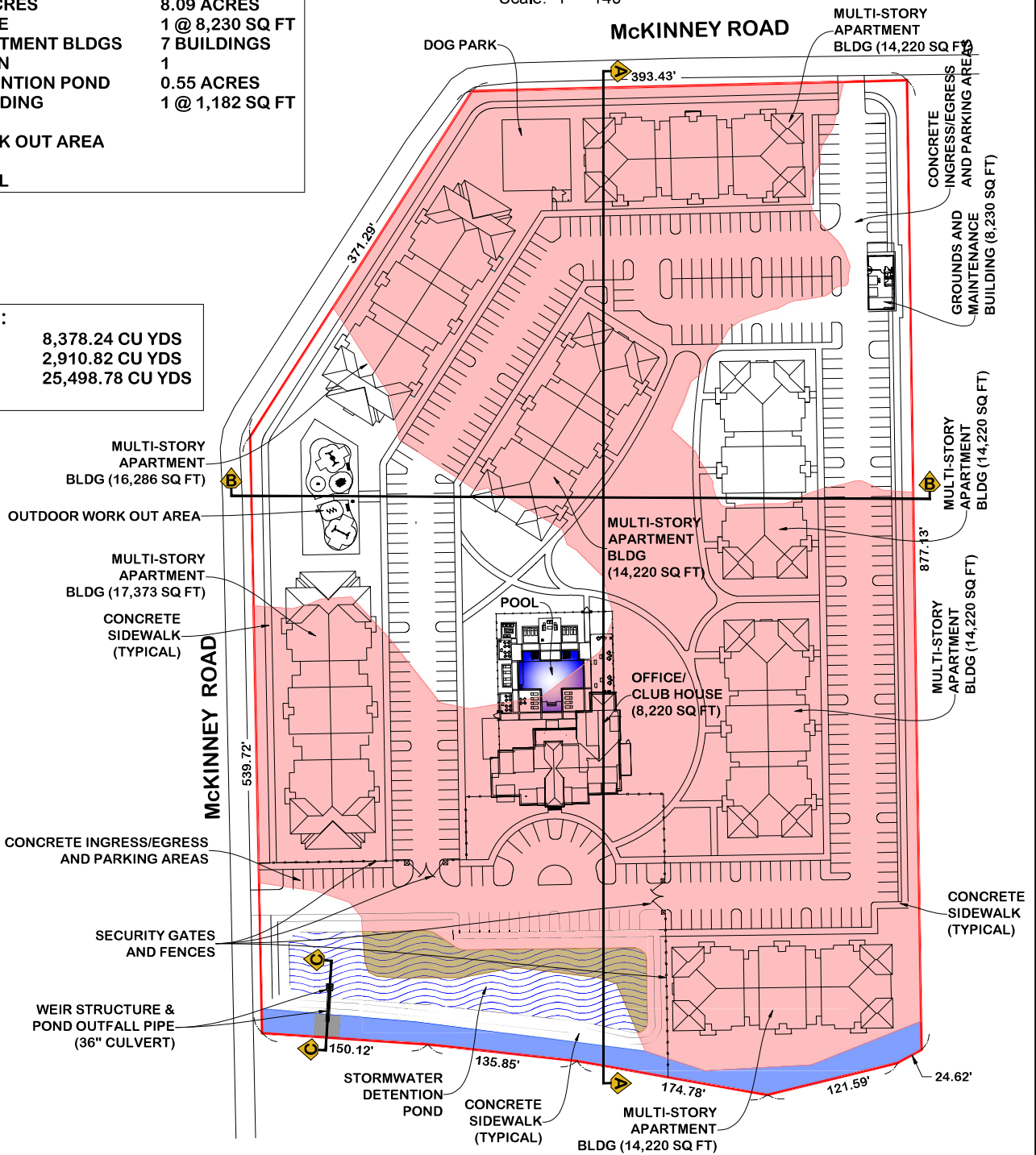
**PROJECT DATA**

PROJECT AREA 11.43 ACRES  
 TOTAL WETLAND ACRES 8.09 ACRES  
 OFFICE/CLUB HOUSE 1 @ 8,230 SQ FT  
 MULTI FAMILY APARTMENT BLDGS 7 BUILDINGS  
 SEWER LIFT STATION 1  
 STORMWATER DETENTION POND 0.55 ACRES  
 MAINTENANCE BUILDING 1 @ 1,182 SQ FT  
 OTHER FACILITIES:  
 OUTDOOR WORK OUT AREA  
 DOG PARK  
 SWIMMING POOL



**FILL QUANTITIES:**

CONCRETE 8,378.24 CU YDS  
 SOIL CEMENT BASE 2,910.82 CU YDS  
 EARTHEN MATERIAL 25,498.78 CU YDS



**LEGEND**

- Project Area (11.43 Acres)
- Wetlands To Be Filled (7.90 Acres)
- Wetlands To Be Excavated (0.19 Acres)
- Non-Wetland Waters To Be Impacted By Construction (0.01 Acres)
- Non-Wetland Waters To Be Filled (0.26 Acres)

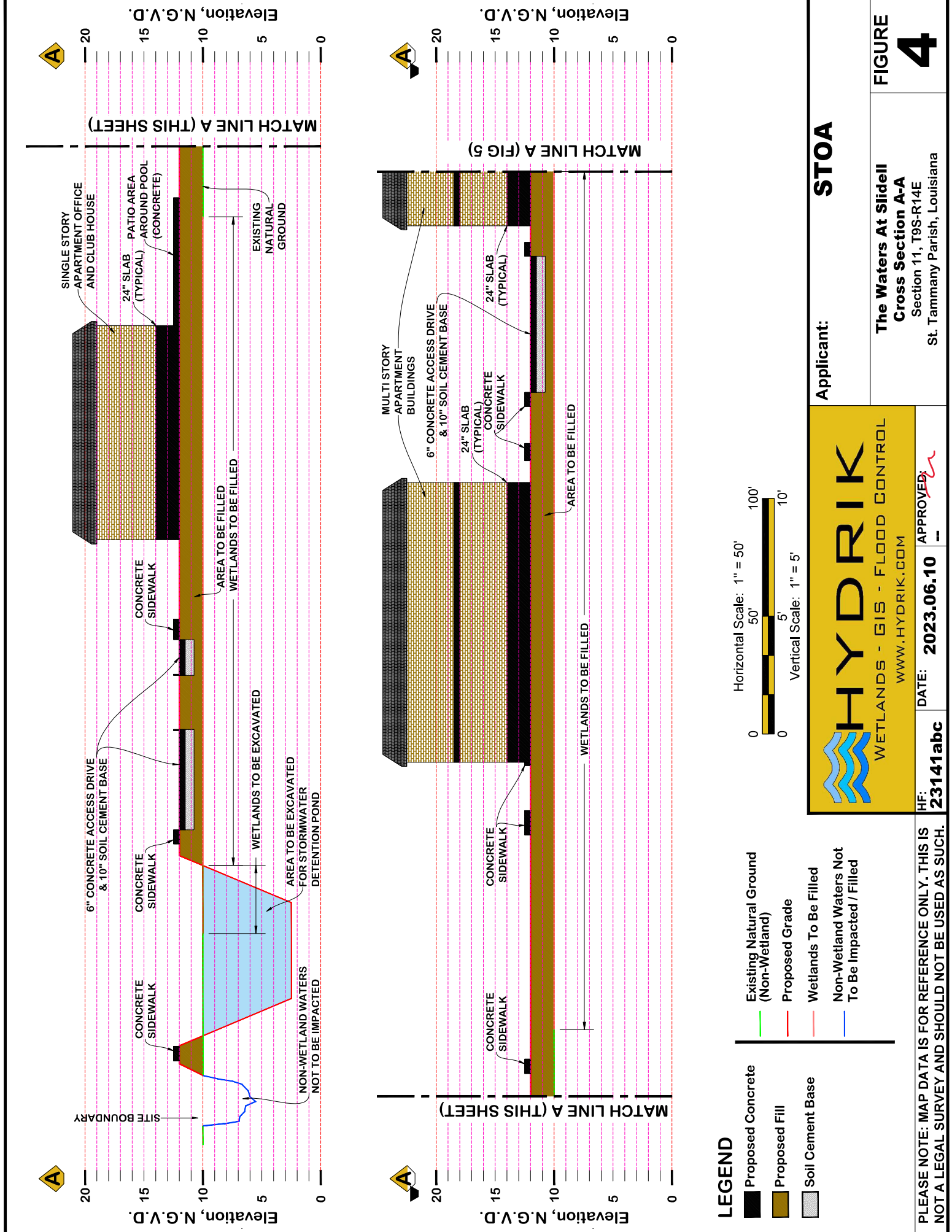
HF: **23141abc** DATE: **2023.06.10** APPROVED:

Applicant: **STOA**

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**The Waters At Slidell Development Plan**  
 Section 11, T9S-R14E  
 St. Tammany Parish, Louisiana

FIGURE 3



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

Applicant:

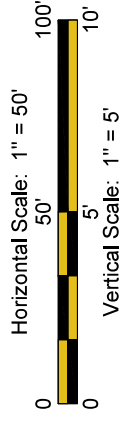
**STOA**

**The Waters At Sldell**  
**Cross Section A-A**  
 Section 11, T9S-R14E  
 St. Tammany Parish, Louisiana

**FIGURE 4**

**LEGEND**

- Proposed Concrete
- Proposed Fill
- Soil Cement Base
- Existing Natural Ground (Non-Wetland)
- Proposed Grade
- Wetlands To Be Filled
- Non-Wetland Waters Not To Be Impacted / Filled



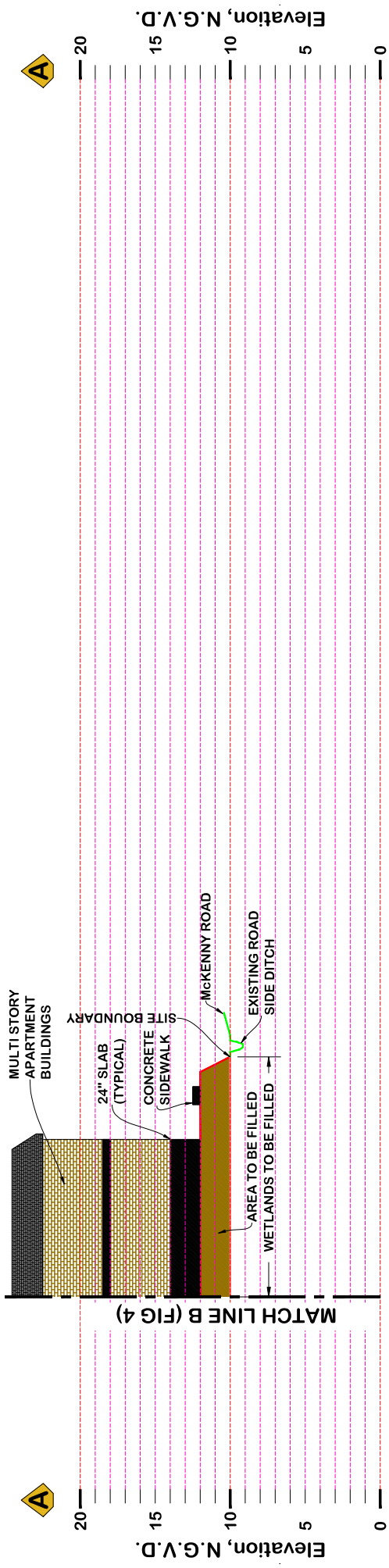
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HF: **23141abc**

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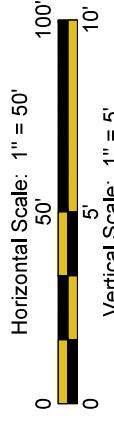
APPROVED:

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**LEGEND**

- Proposed Concrete
- Proposed Fill
- Soil Cement Base
- Existing Natural Ground (Non-Wetland)
- Proposed Grade
- Wetlands To Be filled
- Non-Wetland Waters Not To Be Impacted
- Non-Wetland Waters Not To Be Impacted / Filled



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

Applicant:

**STOA**

**The Waters At Sirdell**  
**Cross Section A-A**  
 Section 11, T9S-R14E  
 St. Tammany Parish, Louisiana

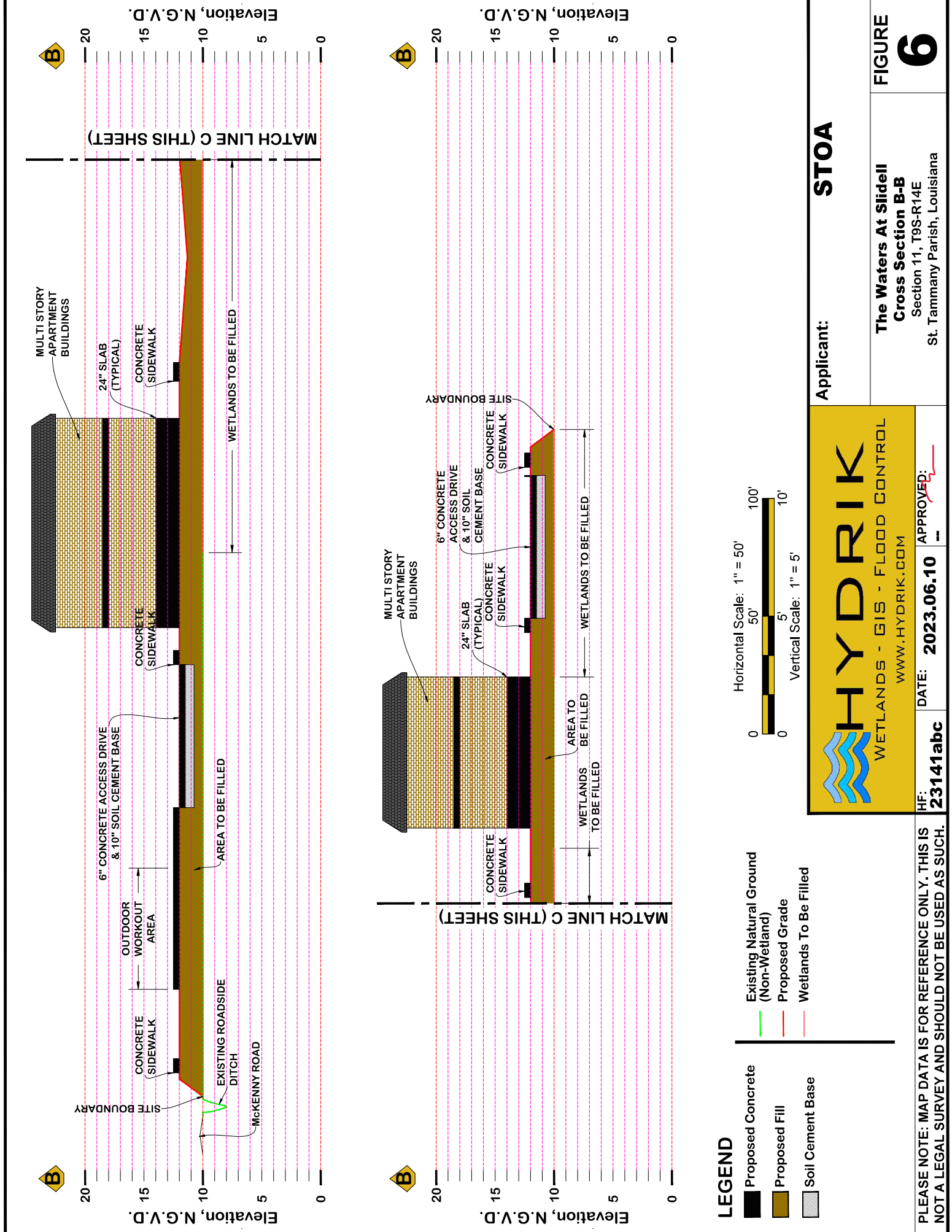
**FIGURE 5**

HF: **23141abc**

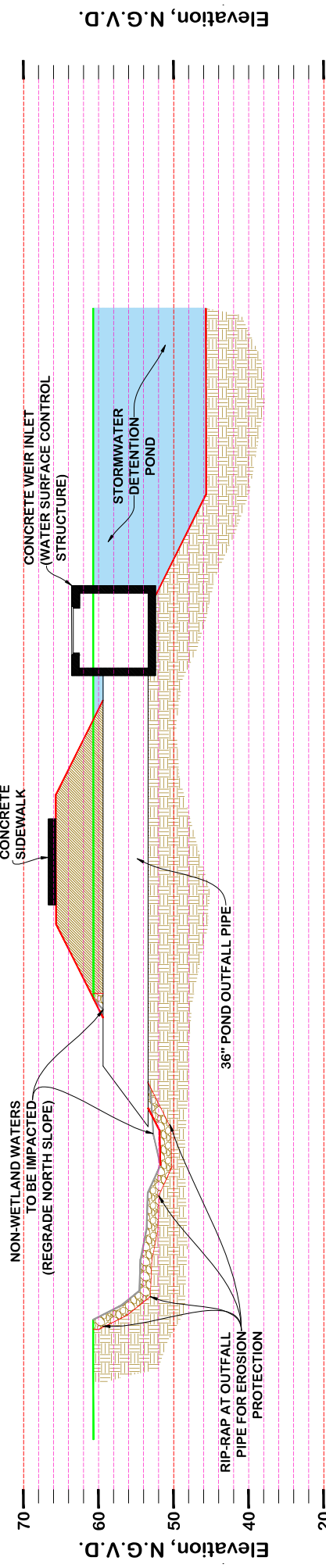
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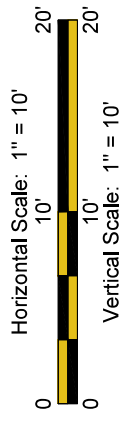
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Elevation, N.G.V.D.

**LEGEND**

- Proposed Concrete
- Proposed Fill
- Undisturbed Ground
- Area To Be Excavated (Stormwater Detention Pond)
- Existing Natural Ground (Non-Wetland)
- Non-Wetland Waters To Be Impacted



**HYDRIK**  
WETLANDS - GIS - FLOOD CONTROL  
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**Applicant:** **STOA**

**The Waters At Sldell**  
**Cross Section C-C**  
Section 11, T9S-R14E  
St. Tammany Parish, Louisiana

**FIGURE**  
**7**

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APPROVED: