



JOHN BEL EDWARDS
GOVERNOR

State of Louisiana
DEPARTMENT OF WILDLIFE AND FISHERIES

CHARLES J. MELANCON
SECRETARY

Louisiana Natural & Scenic River System
SCENIC RIVER PERMIT #933

Issue/Effective Date: March 31, 2016

Scenic River: Flower Bayou and Tchefuncte River

Recipient: All State Financial Co.
c/o Biological Surveys, Inc.
Attn: Thomas K. Brown
P. O. Box 94
Covington, LA 70434

Description: Construction of a 164 Lot Residential Subdivision

This permit is issued under authority of Part II of Chapter 8, Title 56 of the LRS of 1950 as amended and re-enacted regarding the Louisiana Natural & Scenic Rivers System and the administrative procedures pertaining to the management of watercourses designated as Scenic Rivers.

The permit is issued by the Administrator with the understanding that the permit holder, in implementation of the project, will proceed in compliance with the general and special conditions contained herein. The permit holder is expected to minimize adverse impacts to the structural and functional integrity of the natural systems and aesthetics associated with the Scenic River where the activity is occurring so as to preserve the fundamental character and purpose for which the System was established.

The Administrator assumes no responsibility and incurs no liability for injury or damage to persons or property caused by any act or omission of the permit holder or his agent in the permission granted by this permit. In addition to the Department of Wildlife & Fisheries, the application was given a full and thorough evaluation by the Louisiana Departments of Agriculture & Forestry; Culture, Recreation & Tourism; Environmental Quality; and the Office of State Planning and Budget. If during the review process objections were made to the proposed activity, those objections were either found to be insignificant or they have been included in the conditions of the permit.

This permit shall expire if the permitted activity has not begun within 18 months of the "Effective Date" indicated above. **Please be advised that a copy of this permit will be filed in the property records of St. Tammany Parish.**

The Permittee shall adhere to and comply with the following permit conditions:

General Conditions:

- 1) Adequate erosion/sediment control measures are to be taken during the implementation of this project to insure that no sediments or other construction/activity related debris are allowed to enter Flower Bayou and the Tchefuncte River. Individual lots shall remain vegetated / forested until or just prior (within 30 days) to commencement of residence construction.
- 2) Permittee will acquire all other federal, state, local, and municipal permits and permissions required for the permitted activity prior to commencement of work. Permittee has title to the property or permission from the landowner to implement the project.
- 3) If during project activity, any sensitive archaeological, biological or botanical element is encountered, activity will temporarily cease and the permit holder will contact the Administrator to determine the disposition of that element or artifact.
- 4) This project must be carried out in a manner consistent with the design that the applicant submitted during the permit process and as depicted in the attached "final plats" (dated April 30, 2015). Should significant physical modification to the project become necessary during implementation of the project or after its completion, the permit holder will submit a letter of explanation within one week of discovery to the Administrator to determine if another permit application will be required.
- 5) Any authorization issued under the authority of this permit may not be transferred to another party without prior notice to the Scenic Rivers Program Coordinator.
- 6) The permittee shall allow representatives of LDWF to make periodic inspections to ensure the activity is in accordance with the conditions of this permit.

Special Conditions:

- 1) The permittee shall post a copy of this Scenic Rives Permit in a conspicuous location at the site of the activity authorized by this permit during all phases of construction
- 2) The permittee shall ensure that all contractors, subcontractors, and workers are made fully aware of the limits of the work authorized by this permit and adhere to and comply with all conditions listed in this Scenic Rivers Permit. Non-compliance with permit terms and conditions may result in permit suspension or revocation, and all other remedies allowed by law
- 3) This permit does not authorize any activities or structures within 100 feet of the Flower Bayou mean low water mark ("MLW") or within 100 feet of the MLW of the Tchefuncte River. Any proposed activity within 100 feet of either stream's MLW will require a separate Scenic Rivers Permit from LDWF.
- 4) The permittee shall provide all individual lot owners a copy of this Scenic Rivers Permit.

- 5) The following conditions are applicable to the specific Scenic Stream referenced below. The survey plats, lot restrictions, lot setbacks and subdivision covenants shall be modified as appropriate to incorporate the following special conditions

Flower Bayou:

- a) There shall be no structures, except for elevated walkways and small (i.e., less than 125 square feet) boat docks, constructed within 100' feet of the mean low water mark. If an individual lot owner wishes to construct one of the aforementioned permissible structures, authorization is required through a separate Scenic Rivers permit application.
- b) A 100 foot wide forested buffer shall be maintained between the development and Flower Bayou. Individual lot owners shall not clear any native vegetation greater than 6" DBH (diameter at breast height) within 100 feet of the mean low water mark.

Tchefuncte River:

- a) There shall be no structures, except for elevated walkways, small to moderately sized (i.e., less than 800 square feet) boat houses, and boat docks constructed within 50' feet of the mean low water mark. If an individual lot owner wishes to construct one of the aforementioned permissible structures, authorization is required through a separate Scenic Rivers permit application.
- b) A 35 foot wide forested buffer shall be maintained between the development and the Tchefuncte River. Individual lot owners shall not clear any native vegetation greater than 6" DBH (diameter at breast height) within 35 feet of the mean low water mark.

If you need additional information, please contact Mr. Chris Davis, Scenic Rivers Coordinator, in the Baton Rouge Office at (225) 765-2642.



Charlie Melancon
Administrator

OWNER	DATE	BY
ALL STATE FINANCIAL CO.	4/27/19	...
CHECKED	SCALE	SHEET
4/29	1" = 100'	1 OF 1
DATE	BY	...
4/27/19

A PRELIMINARY PLAT OF THE ESTATES AT WATERCROSS
 SITUATED IN SECTION 47, T-7-S, R-11-E
 ST. TAMMANY PARISH, LOUISIANA.

ESTABLISHMENT OF BOUNDARIES

THESE BOUNDARIES HAVE BEEN ESTABLISHED BY THE SURVEYOR BY MEANS OF THE FOLLOWING DATA:

1. THE BOUNDARIES OF THE ESTATES AT WATERCROSS HAVE BEEN ESTABLISHED BY THE SURVEYOR BY MEANS OF THE FOLLOWING DATA:
2. THE BOUNDARIES OF THE ESTATES AT WATERCROSS HAVE BEEN ESTABLISHED BY THE SURVEYOR BY MEANS OF THE FOLLOWING DATA:
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9. THE BOUNDARIES OF THE ESTATES AT WATERCROSS HAVE BEEN ESTABLISHED BY THE SURVEYOR BY MEANS OF THE FOLLOWING DATA:
10. THE BOUNDARIES OF THE ESTATES AT WATERCROSS HAVE BEEN ESTABLISHED BY THE SURVEYOR BY MEANS OF THE FOLLOWING DATA:

THE ESTATES AT WATERCROSS - LEGAL DESCRIPTION

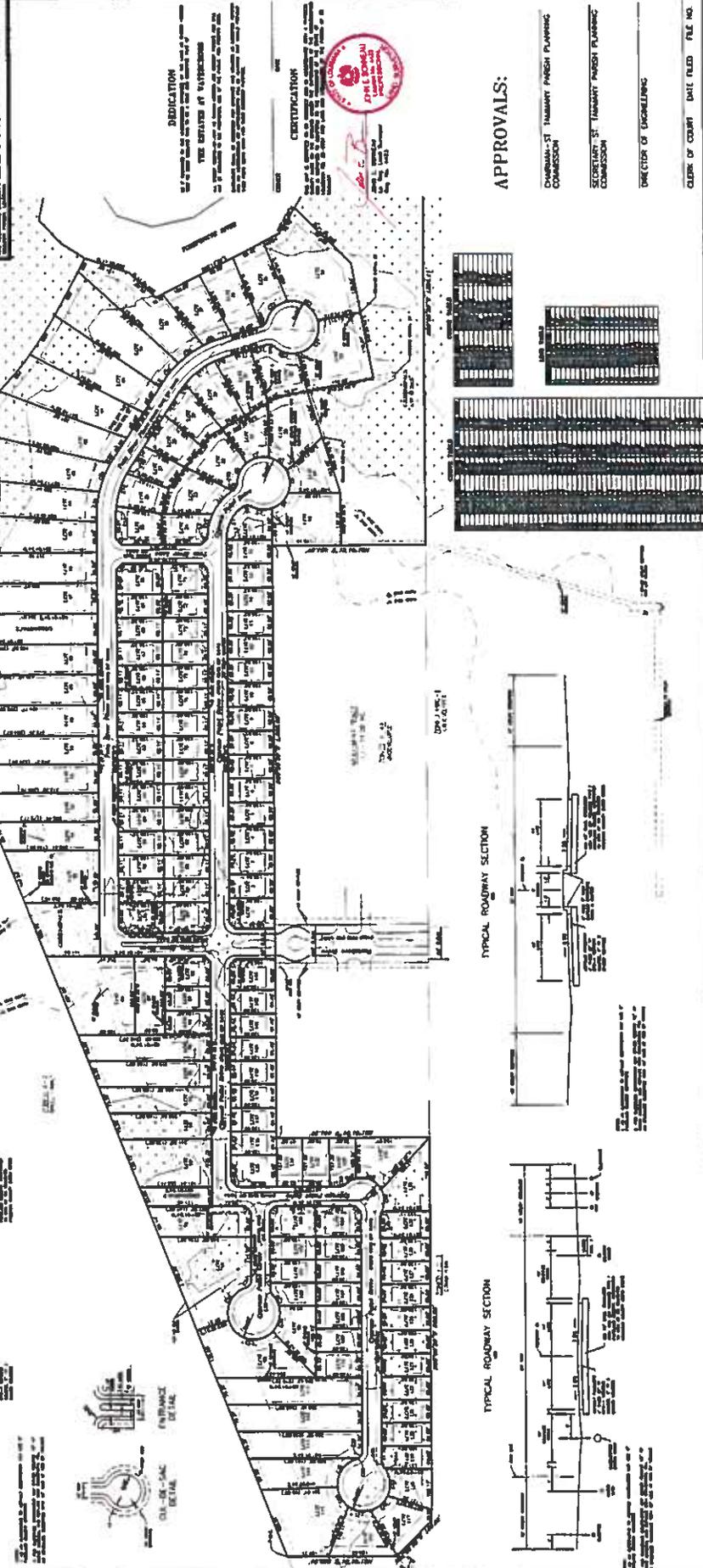
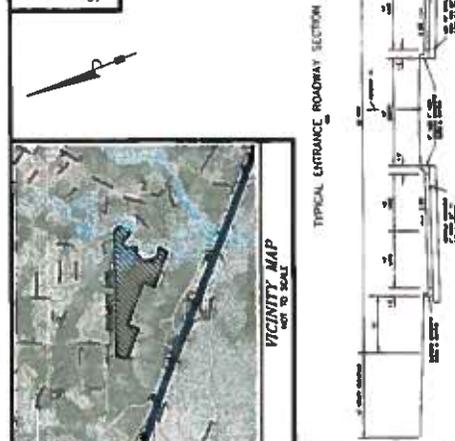
SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

SURVEYOR'S INFORMATION

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors - Geomatics
 1000 PINE BLVD., SUITE 100, MONROE, LA 70501
 (504) 335-1111

A PRELIMINARY PLAT OF THE ESTATES AT WATERCROSS SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

60.374 ACRES
 13,000 S.F. OF FRONT LOT AREA
 75' CURB OF FRONT LOT AREA
 50' FRONT YARD SETBACK
 10' SIDE YARD SETBACK
 5' REAR YARD SETBACK



APPROVALS:

COMMISSIONER, ST. TAMMANY PARISH PLANNING COMMISSION

SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION

DIRECTOR OF ENGINEERING

CLERK OF COURT DATE FILED FILE NO.

FINAL MATS
 C.V.
 3-31-16