



JOHN BEL EDWARDS  
GOVERNOR

State of Louisiana  
DEPARTMENT OF WILDLIFE AND FISHERIES

CHARLES J. MELANCON  
SECRETARY

Louisiana Natural & Scenic River System  
**SCENIC RIVER PERMIT #954**

Issue/Effective Date: April 14, 2016

Scenic River: Bayou Cocodrie

Recipient: Cocodrie Bend Subdivision  
c/o Home Owners Association, Cocodrie Bend Subdivision  
Attn: Clifford Simpson or Tim Yielding  
112 Whitaker Landing Road  
Monterey, LA 71354

Description: Construction of a 25 Lot Residential Subdivision with Amenities

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 Concordia 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 Bayou Cocodrie. 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". 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.

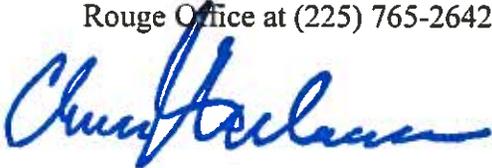
Special Conditions:

- 1) The permittee shall post a copy of this Scenic Rivers 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) The permittee shall provide all individual lot owners a copy of this Scenic Rivers Permit.
- 4) All structures built under the authorization and conditions of this permit shall be removed from the site upon abandonment of the facilities for the herein permitted use, or when these structures fall into a state of disrepair such that they can no longer function as intended. This condition does not

preclude the necessity for revising the current permit or obtaining a separate Scenic Rivers Permit, should one be required, for such removal activities.

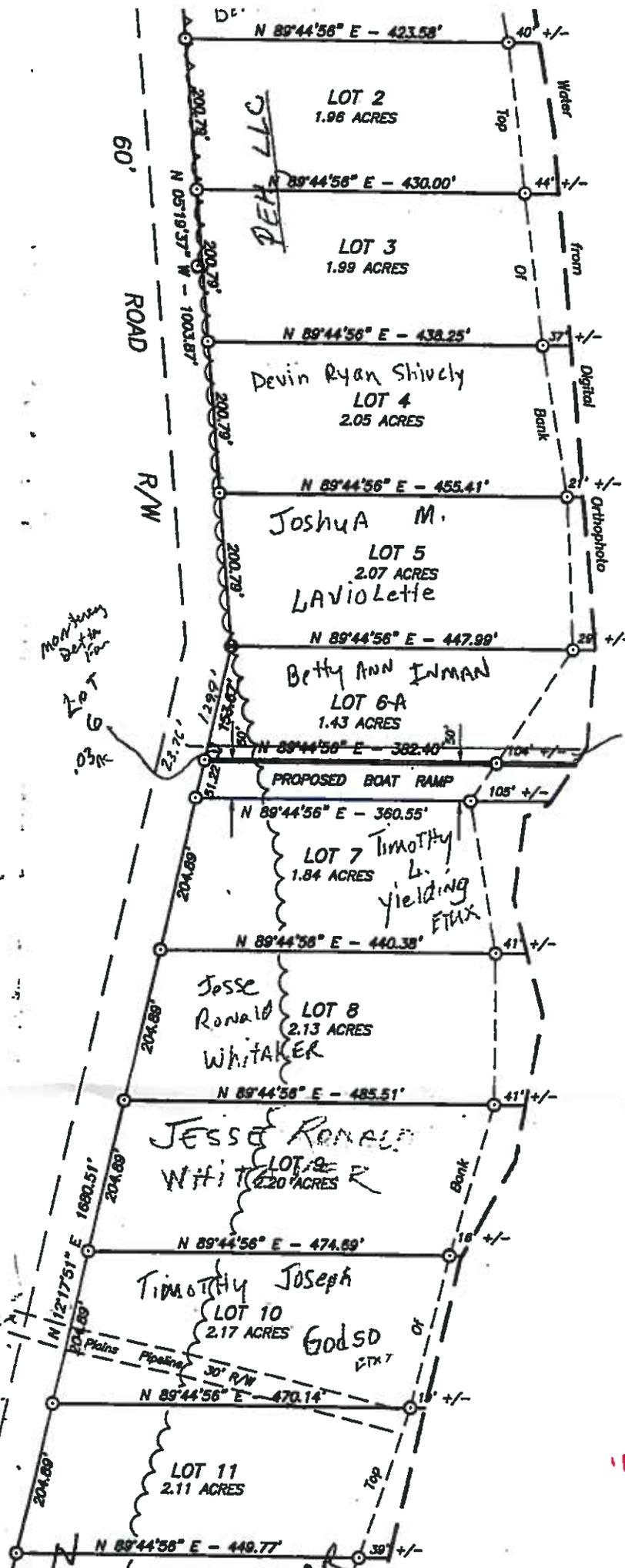
- 5) To ensure that any structure within Bayou Cocodrie is not a hazard to navigation, each individual lot owner shall light and mark their structure in accordance with U. S. Coast Guard lighting and marking requirements.
- 6) Permitted boat docks and boathouses must be constructed and shall remain as depicted in the "final plats". No future modifications shall occur without receiving prior authorization from LDWF. No enclosed rooms shall be constructed within or above the permitted boat docks or boathouses, and no sanitary facilities shall be installed.
- 7) Individual lot owners shall not clear any native vegetation greater than 4" DBH (diameter at breast height) within 100 feet of the mean low water mark of Bayou Cocodrie.
- 8) All habitable structures shall be constructed a minimum of 100 feet from the mean low water mark of Bayou Cocodrie.
- 9) Other than the aforementioned docks, boathouses, and walkways, this permit does not authorize the installation of any other bank line features (e.g., bulkhead, rip rap, bank line armoring, boat ramp, etc.) or other structures within 100 feet of the mean low water mark of Bayou Cocodrie. Any such proposed feature will require a separate Scenic Rivers permit application for LDWF staff to consider.
- 10) As proposed among the various boat dock or boathouse examples in the "final plats", the maximum size for a boathouse shall be 816 square feet, excluding the walkway footage. The maximum square footage for a boat dock shall be 240 square feet, excluding the walkway footage. There shall be no more than one single boat dock and one single boathouse sited at each individual lot.
- 11) To minimize protrusion into the waterway, all individual docks and boathouses shall be sited within 15 feet of the mean low water mark of Bayou Cocodrie.
- 12) Once riverward of the bank, walkways must run directly to the permitted docks and boathouses. Walkways shall be no more than 6 feet in width and shall not extend riverward of the permitted boat docks and boat houses.

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

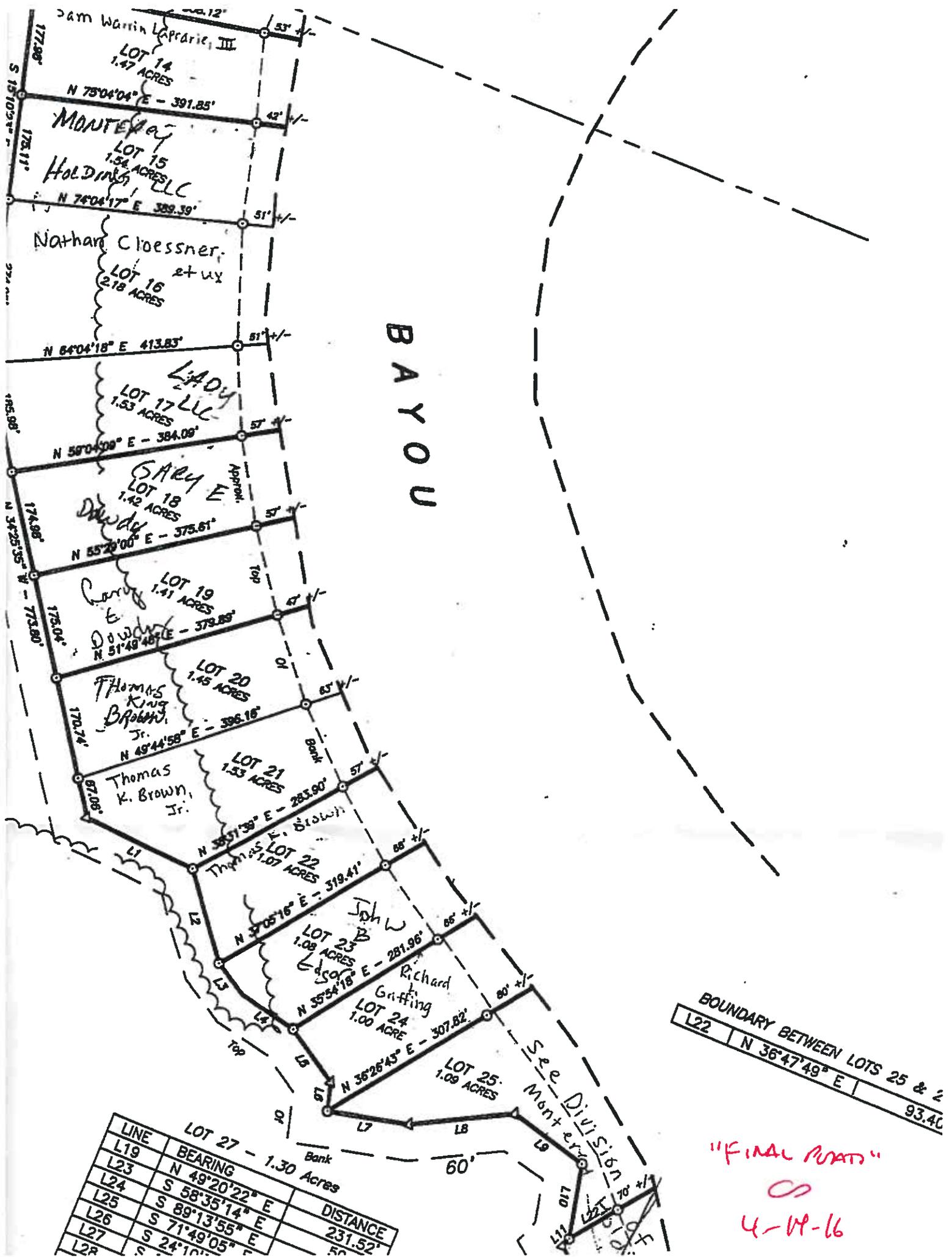
COCODRIE



Monetary  
Debit for  
Lot  
6  
03K

Balance of  
Lot 6 after  
Lot 6-A

"E/W/M N/A/T3"  
CO  
4-14-16

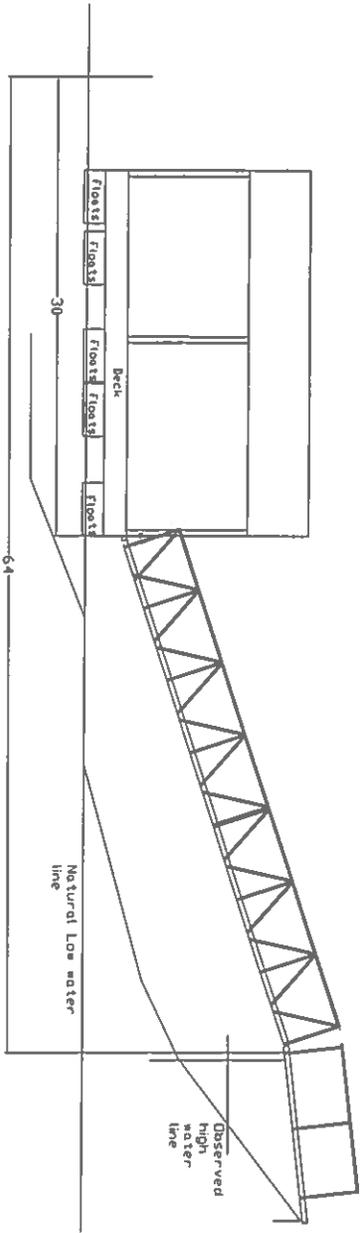
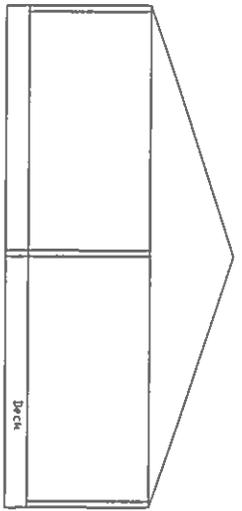


BAYOU

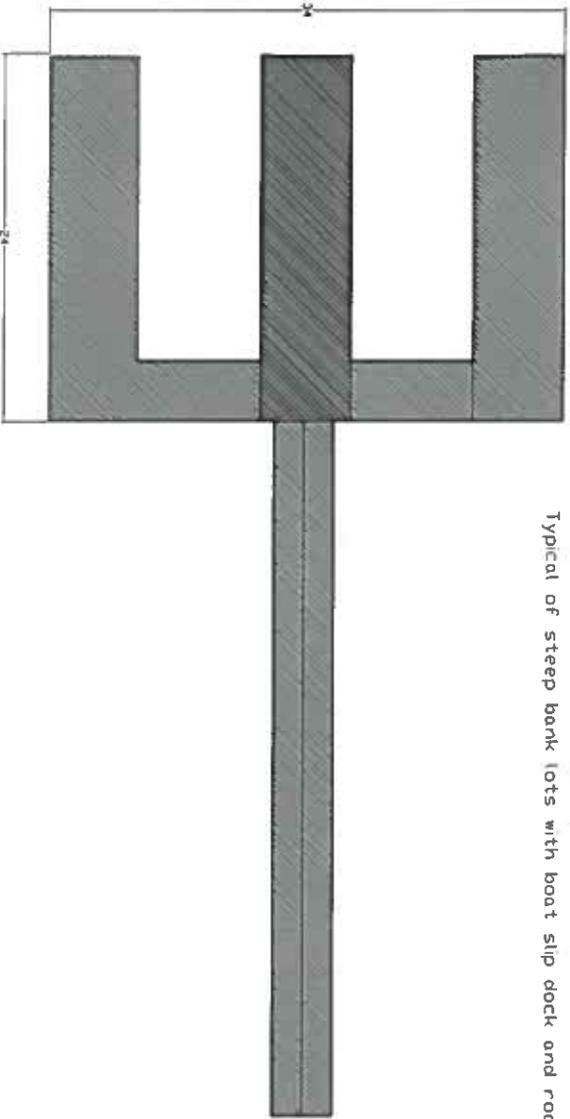
BOUNDARY BETWEEN LOTS 25 & 2  
 L22 N 36°47'49" E 93.40

LINE	BEARING	DISTANCE
L19	N 49°20'22" E	231.52'
L23	S 58°35'14" E	50'
L24	S 89°13'55" E	50'
L25	S 71°49'05" E	50'
L26	S 24°10'00" E	50'
L27	S 24°10'00" E	50'

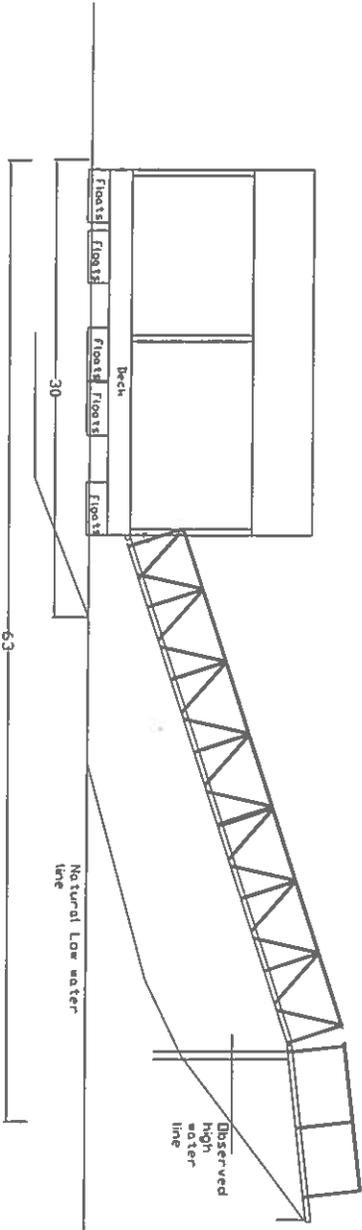
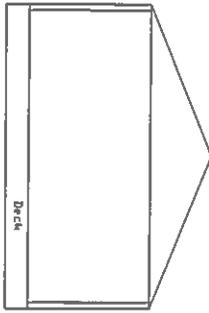
"FINAL PLATS"  
 4-14-16



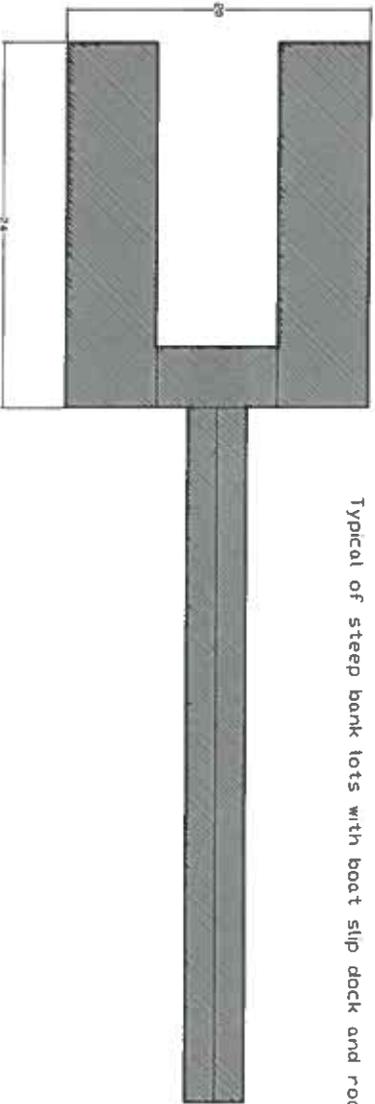
Typical of steep bank lots with boat slip dock and roofs



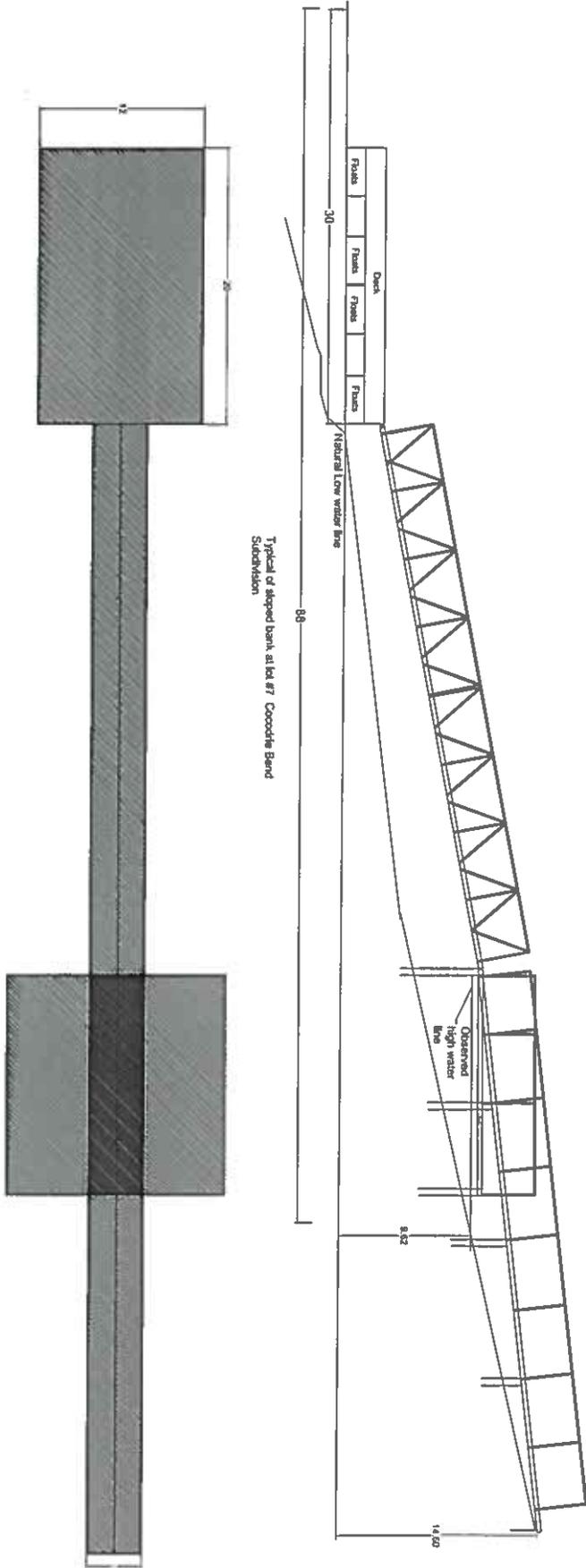
IF you want "S"  
4-14-16



Typical of steep bank lots with boat slip dock and roofs



“IFINAL PLAN”  
 4-14-16



Typical of stepped bank, at lot #7 Coocodie Bend Subdivision

"Frame RUMTS"  
 2  
 2-14-16