



LOUISIANA NATURAL AND SCENIC RIVERS SYSTEM

PERMIT APPLICATION

Permit # 954 (Assigned by Department)

The Louisiana Department of Wildlife and Fisheries' Scenic Rivers program is authorized by LRS title 56, Chapter 9 Part II. This law requires permits authorizing activities in or affecting rivers that have been designated by the Louisiana Legislature as Natural and Scenic. Information provided on this form will be used in evaluating the application for a permit. Information in this application is made a matter of public record through issuance of a public notice. Disclosure of the information requested is voluntary, however, the data requested are necessary in order to communicate with the applicant and to evaluate the permit application. If necessary information is not provided, the permit application cannot be processed nor can a permit be issued.

APPLICANT INFORMATION

Table with 2 columns: Applicant Information and Agent Information. Rows include Name of Applicant, Address, City, State, Zip, and Phone.

DESCRIPTION OF THE PROPOSED ACTIVITY

Brief summary of the description and purpose of the proposed activity (details to be attached as a separate document). Blanket permit for Cocodrie bend subdivision 25 lot development to include homes and boat docks.

Is any portion of the activity complete? YES or NO (If yes, indicate month and year of completion) 6 homes, 4 docks, 2 boat ramps being in 2008

LOCATION OF PROPOSED ACTIVITY

Table with 3 columns: Location Details, Parish, and Names, Addresses, Phone Numbers of Adjacent Property Owners. Rows include Stream Name, Parish, Section, Township, Range, and Latitude/Longitude.

ENVIRONMENTAL ASSESSMENT

Must be a separate document. See the attached instruction sheet for completing the assessment.

CONFIRMATION OF INFORMATION ACCURACY

Application is hereby made for a Scenic River Permit to authorize the activities described herein. I certify that I am familiar with the information contained in this application and that, to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities, or I am acting as the duly authorized agent of the applicant.

Handwritten signatures of C. Simpson and Timothy L. Yelding

Nov 29 2015 Date



State of Louisiana

BOBBY JINDAL
GOVERNOR

DEPARTMENT OF WILDLIFE AND FISHERIES

ROBERT J. BARHAM
SECRETARY

Dear Scenic River Permit Applicant:

Please review and concur on the following statement regarding the issuance of permits by the Louisiana Department of Wildlife and Fisheries. This agreement must be signed and returned before a Scenic River Permit can be issued.

"I have been advised and do understand that by applying for and accepting a Scenic Rivers permit issued by the Louisiana Department of Wildlife and Fisheries, I am being allowed to engage in an activity which would otherwise be prohibited by law or for which a permit is required. I understand that the permit is not a license and confers no property right upon me. I specifically agree to abide by all State and Federal fish and wildlife laws and regulations, and all State and Federal laws and regulations which relate to this permit or the permitted activity, and by all other terms and conditions of this permit. I understand that the permit for which I am applying may be suspended, annulled, withdrawn or revoked and that I may be assessed civil penalties, all in accordance with the provision of the Louisiana Administrative Procedure Act, and that I may be denied future permits as a consequence of my failure to fully and completely comply with the terms and conditions of the permit, as well as other laws and regulations pertinent thereto. If served with or notified of a cease and desist order signed by the Scenic Rivers Administrator, I agree to immediately and without delay cease all activities and operations which relate to the permitted activity or which are impacting the Scenic River, until such time as the matter can be resolved in an adjudicatory hearing pursuant to the Louisiana Administrative Procedure Act. I understand and agree that any permit issued to me by the Louisiana Department of Wildlife and Fisheries is in the nature of a privilege which is being voluntarily extended to me by the Department and the failure on my part to cooperate with the Department can result in the loss of the privilege conferred and the denial of future requests for permits. By accepting this permit, I evidence my agreement to be bound by all conditions and stipulations set forth herein."


Authorized Signature

Nov 29 2015
Date

REV 12/7/98

Cocodrie Bend Subdivision is located on the West bank of Cocodrie Bayou and East of Kemp Landing Road 4.5 miles East of Monterey, LA in Concordia Parish. Cocodrie Bayou is designated as a Louisiana Scenic Stream.

Cocodrie Bend Subdivision began development around 2006 see attached photos and plat maps. In April 2009 the developers were issued Scenic River Permit SRP #750 to construct a boat ramp for the development.

The homeowners of Cocodrie Bend Subdivision are applying for a blanket permit to construct homes and private walkways and boat docks in order to access the bayou, as is typical of river/bayou frontage development in the area. No home construction is planned within 100 feet from the natural low water level of Cocodrie Bayou as depicted on the attached survey plat. All walkways and docks will meet or exceed existing Parish ordinances.

Environmental Assessment

1. Existing Land Use

Much of the adjacent property has been in residential use since the 1970's. The proposed project is similar to numerous other residential developments along Cocodrie Bayou.

2. Wilderness Qualities

Currently, the subject site is bordered by residential homes to the North and south, farm land to the West, and a large private woodland across the bayou to the East.

The site is used by wildlife as a corridor to the farm land and will not be impacted.

3. Scenic Values

As seen on the attached aerial photo many of the home sites were once farmland with trees bordering the bayou. Clear cutting will not be covered under this permit within 100ft from the scenic stream. However underbrush, understory, non indigenous trees, and or hazardous trees may be removed, the proposed project will take little scenic value away from the adjacent bayou as no home construction activities will take place within 100 feet of the scenic streams.

4. Ecological Regimes

The proposed project should have very little impact on the ecology of the adjacent scenic streams. No home construction related activities will take place within 100 feet of the scenic streams. Additionally, most wetland areas adjacent to the scenic streams are being preserved.

5. Recreational Use/ Opportunities

Additional recreational use or opportunities will be created by the proposed project, many of our lot owners are avid boaters, kayaker, and canoeist.

6. Aesthetic Values

Aesthetic values should not be degraded for the same reasons as listed in number 3 above.

7. Fish and Other Aquatic Life

Fish and aquatic life will not be impacted by the proposed project. No home construction will take place within 100ft from the natural low water mark. Furthermore, Best Management Practices (BMPs) will be utilized to reduce runoff and limit the

amount of siltation reaching the scenic streams.

8. Wildlife

Some wildlife habitat will be impacted by the proposed project, however, the 100 foot buffer along the scenic streams will remain wildlife habitat.

9. Historical and Archaeological Resources

No historical or archaeological resources are known to occur on the property.

10. Geological Resources

No geological resources adjacent to the scenic streams will be changed by the proposed project.

11. Botanical Resources

No botanical elements adjacent to the scenic streams will be disturbed. These buffer areas will remain natural.

12. Water Quality and Quantity

As stated in number 7 above, BMPs will be utilized to reduce runoff and siltation as much as possible. First and foremost, all bare soils will be vegetated immediately after exposure during the construction process.

13. Hydrologic Features

There should be no major impacts on the hydrology of the project area.

14. Cultural Resources

There are no known cultural resources associated with this project.

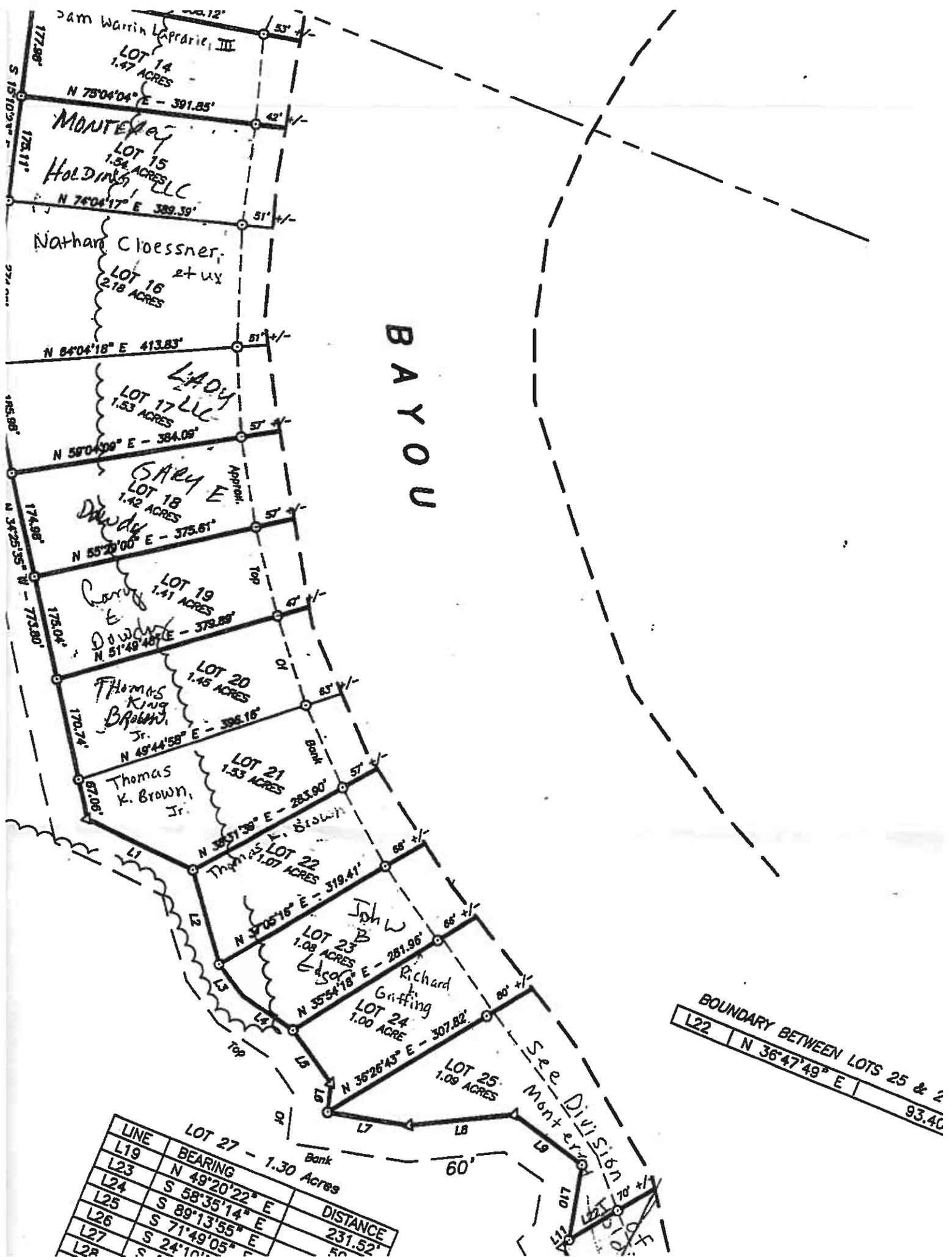
15. Economic Impact of Project

This project will provide numerous construction jobs, and will add to the Concordia Parish tax base.



SRP #750

Cocodrie Bend
31deg26min55secN
91deg38min43secW



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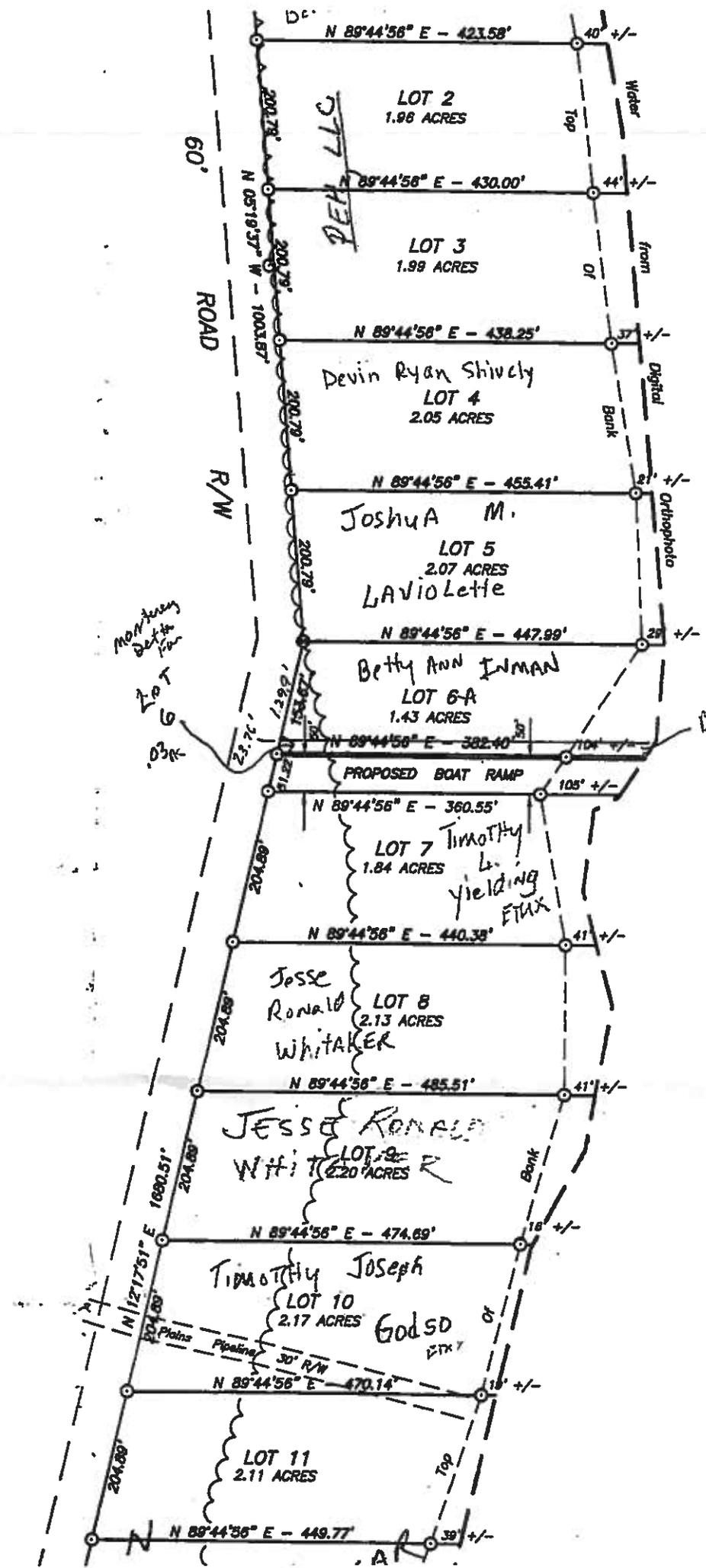
BOUNDARY BETWEEN LOTS 25 & 2
 L22 | N 36°47'48" E | 93.40

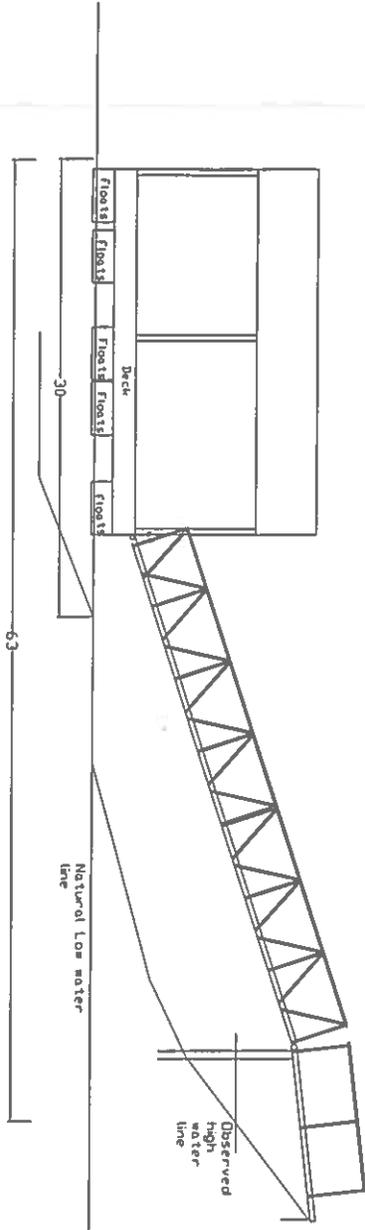
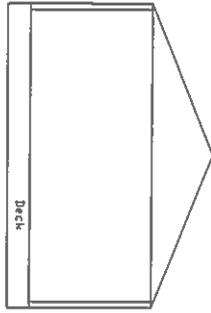
LINE	BEARING	DISTANCE
L19	N 49°20'22" E	231.52'
L23	S 58°35'14" E	50'
L24	S 89°13'55" E	50'
L25	S 71°49'05" E	50'
L26	S 24°10'00" E	50'
L27	S 24°10'00" E	50'
L28	S 24°10'00" E	50'

LOT 27 - 1.30 Acres
 Bank

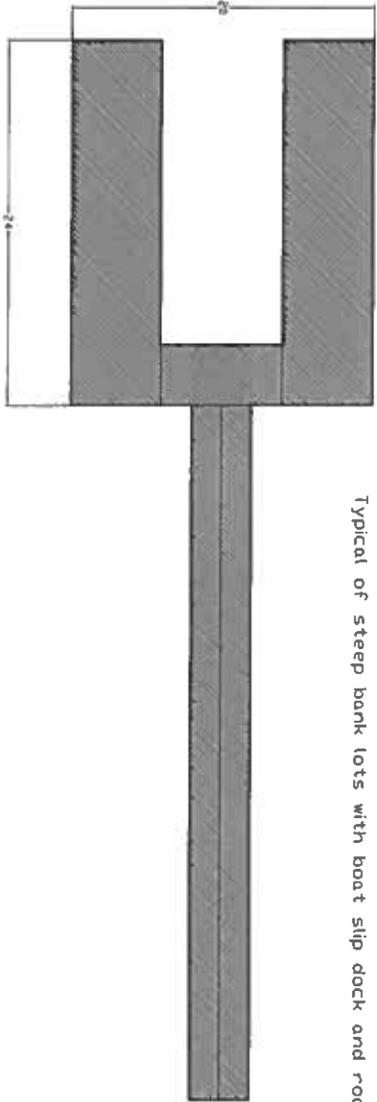
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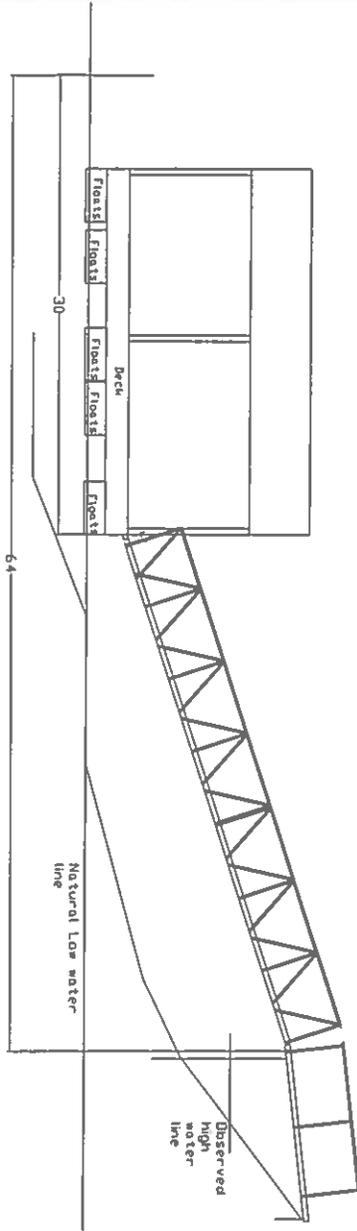
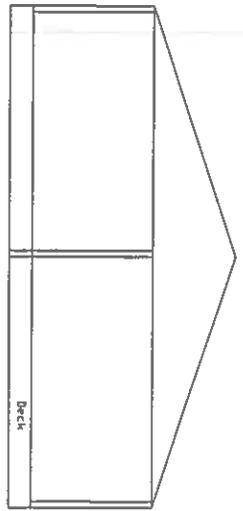
COCODRIE



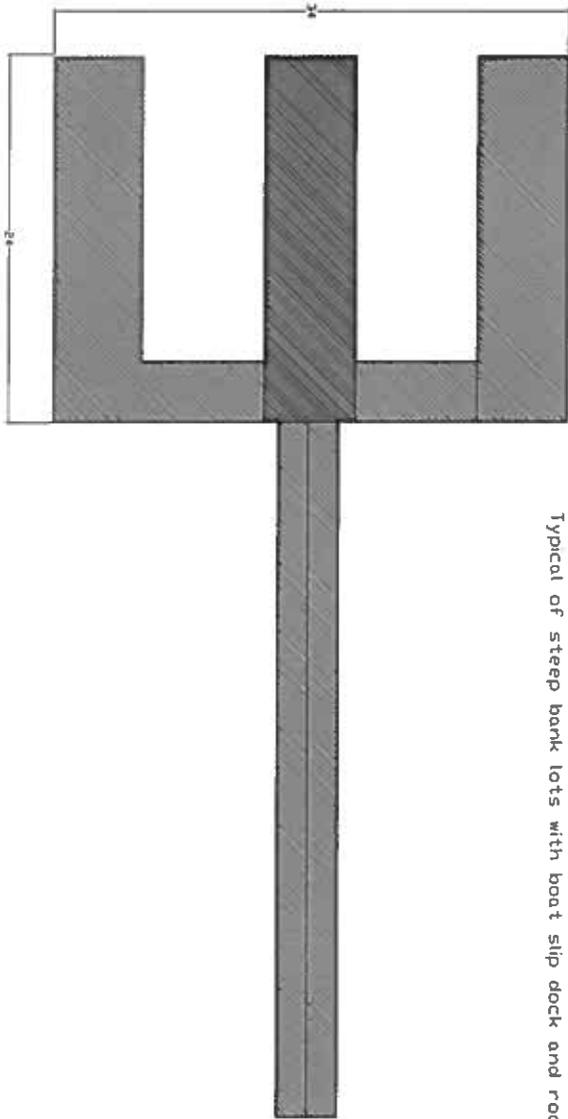


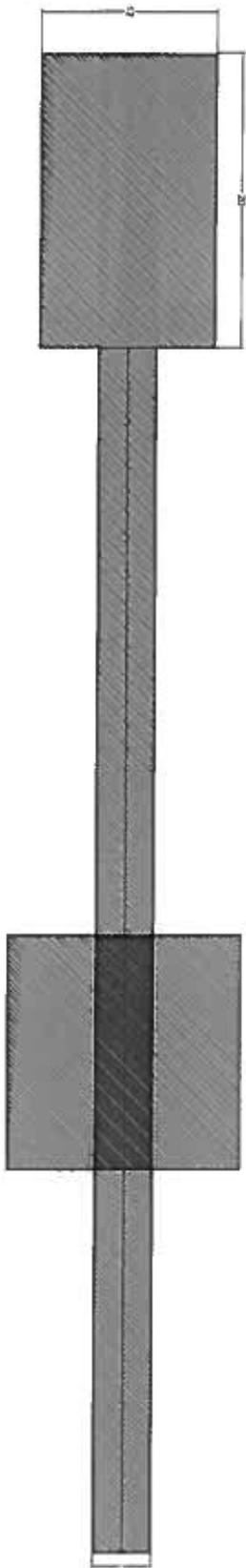
Typical of steep bank lots with boat slip dock and roofs



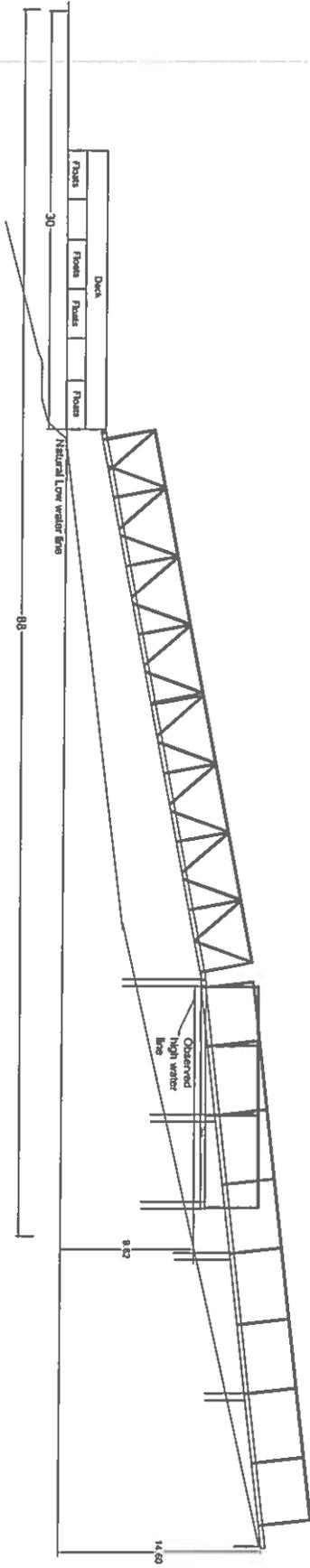


Typical of steep bank lots with boat slip dock and roofs





Typical of stepped bank at lot #7 Cocodile Bend Subdivision



MEMORANDUM:

TO: Jennifer Riddle, Accounting Section

FROM: Chris Davis, Biologist DCL A *CD*
Environmental Investigations

SUBJECT: Scenic River Deposit
Scenic River Permit #954

DATE: February 2, 2016

Please find attached check totaling \$100.00 for scenic river application fees to be deposited into the Scenic River Fund 5131640-5134020. Thanks!

Attachments

TIMOTHY L YIELDING ALICIA M YIELDING 106 WHITAKER LANDING RD MONTEREY, LA 71354		1089 85-108/553 09
Date <u>12-17-15</u>		
Pay to the Order of <u>LDWF Scenic Rivers Program</u>	\$ <u>100⁰⁰</u>	
<u>One hundred & ⁰⁰/₁₀₀</u>	Dollars	 Security Features Details on Back.
 UMB United Mississippi Bank	SRP # 954	
For <u>Cocodrie Bend Subdivision</u>	<u>Tim Yielding</u>	
⑆065301883⑆ 27002873001089		

