



LOUISIANA NATURAL AND SCENIC RIVERS SYSTEM

PERMIT APPLICATION

Permit # 974 (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 is 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

Name of Applicant	Abita River Park, LLC	Name of Agent (if any)	
Address	401 Marina Oaks	Address	
City, State, Zip	Mandeville, LA 70471	City, State, Zip	
Phone	(985) 966-6294	Phone	
Email Address	buddy.coate@cbtec.com	Email Address	

DESCRIPTION OF THE PROPOSED ACTIVITY

Brief summary of the description and purpose of the proposed activity (details to be attached as a separate document)

The Developer, Abita River Park, LLC, owns 64 acres on the Abita River Located on Harrison Ave in Covington, Louisiana for the purpose of developing a residential subdivision named "ABITA RIVER PARK".

Is any portion of the activity complete? YES or NO (If yes, indicate month and year of completion)

LOCATION OF PROPOSED ACTIVITY

Stream Name	Abita River
Address	20037 Harrison Ave.
City, State, Zip	Covington, LA 70433
Parish	Saint Tammany
Sec/Township/Range	
Latitude/Longitude	30° 27' 35" N, 90° 04' 29" W

ADJACENT LANDOWNERS

Names, Addresses, Phone Numbers of Adjacent Landowners	
Jay, Martin	19505 Harrison Avenue Covington, LA 70833

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.

Buddy Coate, Agent
Signature

July 2, 2016
Date

Abita River Park, LLC
401 Marina Oaks
Mandeville, LA 70471
PH: (985) 966-6294

June 26, 2016

LDWF Scenic Rivers Program
2000 Quail Drive Run 432
Baton Rouge, LA 70808
PH: (225) 765-2642

RE: Scenic River Permit Application to develop residential Subdivision, Abita River.

Dear Madam or Sir,

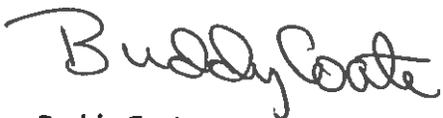
The applicant, Abita River Park, LLC submits this letter and the attached information as an application for a Scenic River Permit to develop a residential subdivision in Saint Tammany Parish on the Abita River. Enclosed please find the following application materials: - Scenic River Permit Application

- Application Information
- Vicinity Map, Aerial map, and Topographic Map
- Photo documentation of the Project site
- Signed Legal Agreement
- Permit Application Fee - Check for \$100

The recommended public notice language was submitted to the Advocate and the St. Tammany Farmer (which are the official state and parish journals, respectively) via email on Wednesday, June 29th. The public notice is anticipated to appear in the July 2nd issue of the Advocate, as well as the July 7th, July 14th, and the July 21st issues of the St. Tammany Farmer. Abita River Park will provide you with copies of the affidavits from the Advocate and the St. Tammany Farmer upon receipt.

Please do not hesitate to contact me at (985) 966-6294 or by e-mail at buddy.coate@cbtec.com with any questions regarding the proposed project or permit application.

Sincerely,



Buddy Coate
Manager/Member

Enclosures: As described above

SCENIC RIVER PERMIT APPLICATION

BY ABITA RIVER PARK, LLC ON JUNE 23, 2016

PROJECT DESCRIPTION

The Developer, Abita River Park, LLC, owns 64 acres on the Abita River Located on Harrison Ave in Covington, Louisiana for the purpose of developing a residential subdivision named "ABITA RIVER PARK". The project is approved by St. Tammany Parish Planning and Zoning Commission. The Engineering is complete and the Developer is currently applying for all applicable permits. The subdivision will feature 139 homes located on Harrison Ave, the south property boundary. The subdivision plan features a 16 acre "Conservancy/Park Area" along the North boundary which is the Abita River. The large park area will remain natural along the river for the residents to enjoy the large canvass of the existing trees and the wildlife. No improvements are planned or will be constructed on the Abita River with this development. The river portion of the property will remain in its current natural state. All homes will be slab on grade unless parish indicates otherwise. The excavation for the detention areas will be used for the required fill on the homesites. No fill in anticipated to be brought to site.

LIST OF PERMITS

The following is a list of permits/approvals for the project:

- St. Tammany Parish Approval: Already received.

- USACE 404 Wetlands Permit: Applied and in process.

- La DEQ Storm Water Discharge Permit: Applied and in process.

- St. Tammany Parish Land Clear Permit: Applied and in process;

- LDWR Scenic Rivers Permit: Applied and in process.

ENVIRONMENTAL ASSESSMENT (Existing Land Use)

No impact is expected. The Property is currently forest acreage with 3 residential homes located on the premises. The remainder is timber land. The areas surrounding the property are fully developed with Apartments on the North side of the Abita River, residential housing/subdivisions on the remaining boundaries. St. Tammany Parish Department of Development has stringent development guide lines to preserve the nature and character of St. Tammany Parish. Also, Parish Engineering requires a net reduction in storm water runoff by 25% to improve drainage into our waterways.

HISTORICAL/ARCHEOLOGICAL SITES

No impact is expected. There are no known or anticipated significant historical or archeological sites in the Project Area. The existing banks and greenbelt area provided by the approved plan of the subdivision will remain in its existing condition along the Abita River.

ECONOMIC IMPACT OF THE PROJECT

A positive impact is expected. The development of the property will have a positive economic impact for the State of Louisiana, the Parish of St. Tammany and the City of Covington. Local taxes, spending by consumers, trades, and professionals will all benefit from the Project. The plan provides for no impact on the Abita River since that boundary is part of a large greenbelt area to remain as an asset of the residents and to the citizens of St. Tammany Parish.

WILDERNESS/RURAL QUALITY

No impact is expected. The development plan leaves a sixteen acre conservancy and park area to keep the natural wildlife quality. The project is not expected to disturb or cause any changes to the wilderness or to rural qualities of the river.

SCENIC/AESTHETIC VALUE

No impact is expected. The Project protects the Scenic River with a 16 acre conservancy/park area in its natural condition. No improvements are planned on the scenic river.

RECREATIONAL USE/OPPORTUNITIES

No impact is expected. The Project provides for walking trails as provided by Parish Ordinance with only under brushing to clear the trail paths, no trees are expected to be removed unless dead and provide a safety issue.

ECOLOGICAL SYSTEMS PRESENT

No impact is expected. The Project Conservancy/Park Area consists of terrestrial and aquatic ecological systems. These systems will remain relatively in its current natural state.

FISH AND WILDLIFE IN THE AREA

No impact is expected. The Project provides for a Conservancy Area with only nature walking trails for area residents to enjoy the scenic river, fish and wildlife. No improvements are planned or being planned in the Nature Area other than the walking trails. No improvements are planned on the scenic river or its banks.

BOTANICAL ELEMENTS

No impact is expected. No work is planned in the 16 acre preserve area except for under brushed nature trails as mentioned earlier. No tree or vegetation will be cleared nor any site work in or near the scenic river.

GEOLOGICAL FEATURES

No impact is expected. The Project does not provide any plan to disturb the geology in and around the scenic river or its banks.

HYDROLOGIC FEATURES

No impact is expected. The Project does not provide any plan that would alter or disturb the existing hydrologic features of the scenic river.

WATER QUALITY/QUANTITY

No impact is expected. The Project will not result in any impacts to water quality or quantity. No work is planned that would alter the current existing conditions of the scenic river. Sanitary effluent discharge via gravity drainage to on site lift station to central collection lift station, Utility provider is Louisiana Utilities, Inc. All improvements must connect into the central water and sewer system.

STEPS TAKEN TO MINIMIZE POTENTIAL IMPACTS

The Project has an approved plan for best practices for the development of the subdivision. The Developer has applied for a Storm Water General Discharge Permit in compliance with La DEQ regulations and practices. The Conservancy Area provides for natural terrain well beyond the 100' scenic river buffer. The nearest storm water discharge point is approximately 330' across natural tree and vegetation terrain to the scenic river. Attached is the subdivision plan outlining the conservation area with proposed walking trail locations. Please note the walking trails do not encroach the 100ft scenic river buffer.

ALTERNATIVES

The Project Engineer and Planner provided the maximum green space and natural buffer available to protect the scenic river and banks as an asset to the residents and area neighbors who may enjoy the scenic woods and river. No improvements are planned in the 16 acre Conservancy/Park area and as mentioned earlier, the green belt goes beyond the 100' scenic river buffer.

COMPLIANCE HISTORY

To our knowledge, Abita River Park, LLC has never been cited for any violations of the Scenic Rivers Act and as the developer is complying with all government regulations, permits and procedures to the best of their ability.



State of Louisiana

BOBBY JINDAL
GOVERNOR

DEPARTMENT OF WILDLIFE AND FISHERIES

ROBERT J. BARHAM
SECRETARY

Dear Scenic River Permit Applicant:

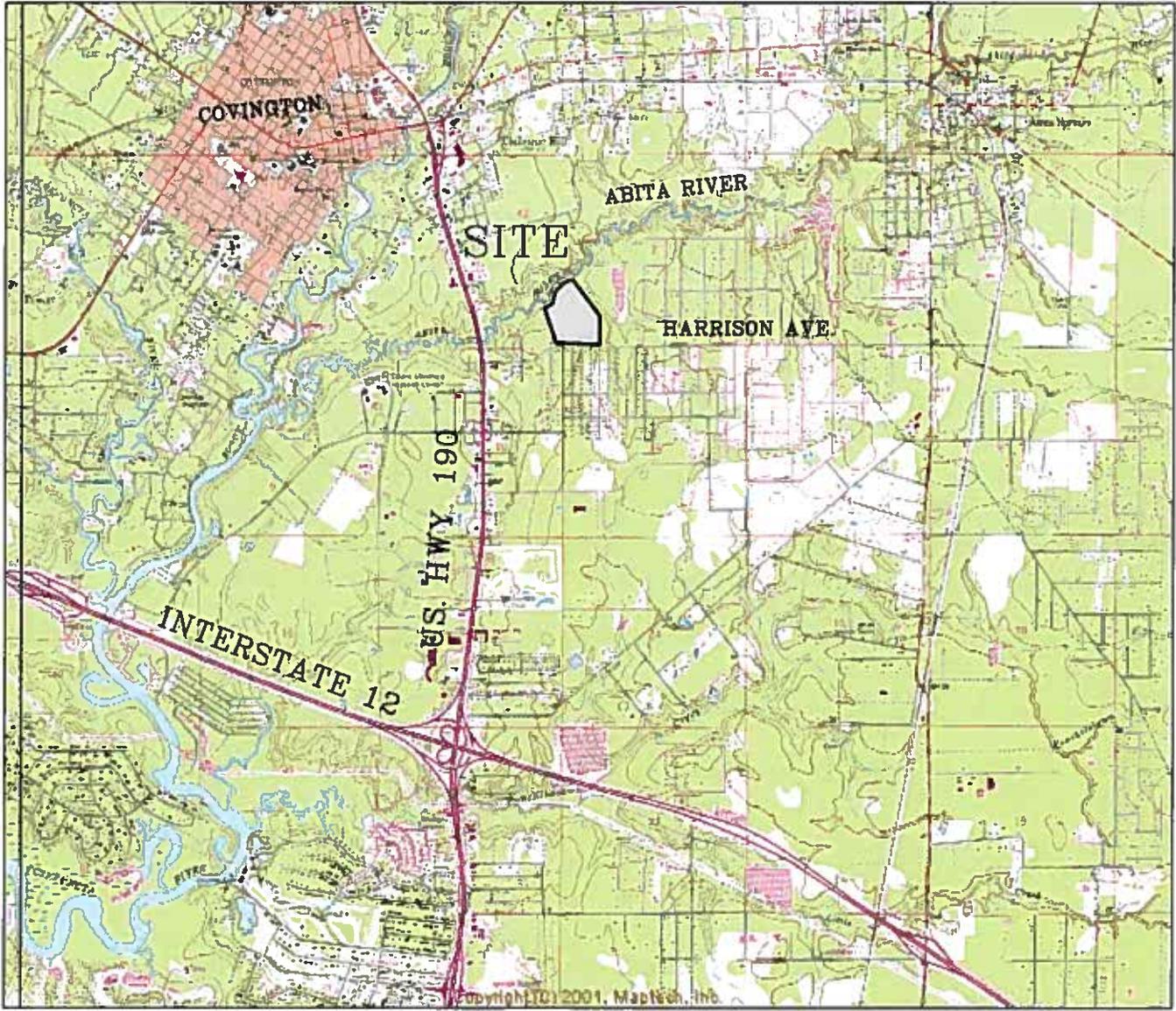
Please review and concur on the following statement regarding the issuance of permits by the Louisiana Department of Wildlife and Fisheries. This agreement must be signed and returned before a Scenic River Permit can be issued.

"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."

Buddy Coate, Agent
Authorized Signature

July 2, 2016
Date

REV. 12/7/98



ABITA RIVER PARK

VICINITY MAP

SCALE:	N.T.S.	DATE:	05-04-16
DRAWN:	DRJ	JOB NO.:	15-224
REVISED:			

PHOTOGRAPHIC LOG

<p>PROJECT NAME: Abita River Park</p>	<p>CITY: Covington PARISH: Saint Tammany STATE: Louisiana</p>
	
<p>PHOTOGRAPH ID: #1</p>	<p>PHOTOGRAPH ID: #1</p>
<p>FEATURE: Abita River</p>	<p>FEATURE: Abita River</p>
<p>DATE: June 10, 2016</p>	<p>DATE: June 10, 2016</p>
<p>COMMENTS: Photo of Abita River facing west toward the project side of the river.</p>	<p>COMMENTS: Photo of Abita River facing east toward the project side of the river.</p>