



LOUISIANA NATURAL AND SCENIC RIVERS SYSTEM

PERMIT APPLICATION

Permit # 1417 (Assigned by Department)

The Louisiana Department of Wildlife and Fisheries' Scenic Rivers program is authorized by LRS title 56, Chapter 8 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 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, Phone, and 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) CONSTRUCTION OF A ±2.28 ACRE DRY DETENTION POND ON PARCEL 4B OF MAISON DU LAC SUBDIVISION TO PROVIDE FILL MITIGATION FOR THE COMMERCIAL PORTION OF PARCEL 4B AS WELL AS TIMBERCREEK SUBDIVISION (SRP #1372). DISCHARGE TO TIMBER BRANCH WILL BE VIA OPEN DITCH IN A 40' WIDE SERVITUDE THROUGH THE 100' SCENIC STREAM BUFFER. Is any portion of the activity complete? YES or NO (If yes, indicate month and year of completion)

LOCATION OF PROPOSED ACTIVITY

Table with 2 columns: Field and Value. Fields include Stream Name, Address, City, State, Zip, Parish, Sec/Township/Range, and Latitude/Longitude.

ADJACENT LANDOWNERS

Table with 1 column: Names, Addresses, Phone Numbers of Adjacent Landowners. Lists MAISON DU LAC HOMEOWNERS ASSOCIATION, RONALD HAND, and ST. TAMMANY PARISH.

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 signature of Bruce Wainner

Signature

March 5, 2026

Date



March 5, 2026

LDWF Scenic Rivers Program  
Attn: Ms. Amelia Wolfe  
2000 Quail Drive, Room 432  
Baton Rouge, LA 70808

Subject: Louisiana Natural and Scenic Rivers System Permit Application  
Parcel 4B Pond  
Timber Branch  
Covington, LA  
All State Financial Company

Dear Ms. Wolfe,

The proposed project is located north of I-12 and west of LA-21 in Covington, and is bordered by Ochsner Blvd. to the west, Timber Branch to the south, a Parish wastewater treatment system to the north, and a wooded tract to the east. Parcel 4B totals  $\pm 7$  acres. The proposed project consists of a  $\pm 2.28$  acre dry detention pond and outfall to Timber Branch as shown on the attached plats. The purpose of the pond is to provide fill mitigation for the commercial portion of Parcel 4B (no immediate plans for development) as well as Timbercreek Estates (SRP #1372). A 100' buffer will be maintained along Timber Branch, with the exception of the outfall, which will require a 40' servitude to construct a 30' wide open ditch and 10' maintenance corridor through the buffer. A SWPPP will be implemented and BMPs will be maintained continuously throughout the construction of the project. Once constructed, the pond and any other bare soil areas will be seeded/sodded immediately to prevent erosion and sedimentation.

The project site has been previously permitted through the USACE, and is being submitted to St. Tammany Parish for review and approval.

The applicant was issued a compliance order (CO02062015) for Normandy Oaks and associated developments on February 10, 2015. Since then, an LDWF approved work plan has been implemented to reduce sediment runoff.

## Environmental Assessment

1. Existing Land Use

The site currently consists of an equipment area in the western portion of the property and wooded in the east. Surrounding land use is largely residential in nature.
2. Wilderness Qualities

This site is located in a heavily developed area of St. Tammany Parish with extensive residential and commercial development in the vicinity. It also fronts on a major roadway. The property offers no wilderness qualities.
3. Scenic Values

Much of the site will be cleared and developed. However, the proposed project will take little scenic value away from Timber Branch as no clearing or construction activities, with the exception of a single drainage outfall, will take place within 100 feet of the scenic stream.
4. Ecological Regimes

The proposed project should have very little impact on the ecology of the adjacent scenic stream. The only activity that will impact the stream itself is drain outfall. A SWPPP will be utilized to minimize turbid discharge to the greatest extent practicable.
5. Recreational Use/ Opportunities

No additional recreational use or opportunities will be created by the proposed project at this time, as no activity, with the exception of the drainage outfall, will take place within 100 feet of the scenic stream.
6. Aesthetic Values

Natural aesthetic values should not be significantly degraded for the same reasons as listed in number 3 above.
7. Fish and Other Aquatic Life

Fish and aquatic life should not be impacted by the proposed project. No activities, with the exception of the drainage outfall installation, will take place within 100 feet of the stream. Furthermore, Best Management Practices (BMPs) will be utilized to reduce runoff and limit the amount of siltation reaching the scenic stream.
8. Wildlife

Although portions of the site are currently wooded, the property contains very little wildlife habitat as the project is located in a heavily developed area of Covington. With the exception of the drainage outfall, the 100' no cut buffer along Timber Branch will be maintained as a travel corridor for any wildlife in the area.
9. Historical and Archaeological Resources

To our knowledge, 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

All botanical resources within the 100' no cut buffer will be maintained. No rare or protected plants are known to occur within the project footprint.

12. Water Quality and Quantity

As stated in number 7 above, BMPs will be utilized to reduce turbid runoff and siltation as much as possible. All bare soils will be seeded as soon as practicable during the construction process. Furthermore, per St. Tammany Parish ordinance, storm water will be managed in a way to decrease post development runoff by at least 25% from pre-developed conditions.

13. Hydrologic Features

There should be no negative impacts on the hydrology of the project area. Per St. Tammany Parish requirements, a project must be designed to reduce runoff by at least 25% post development. Additionally, the proposed pond will provide additional floodplain storage in the drainage basin.

14. Cultural Resources

There are no known cultural resources associated with this project.

15. Economic Impact of Project

This project will provide numerous full time jobs during construction.

If you have any questions or require additional information, please do not hesitate to call.

Sincerely,

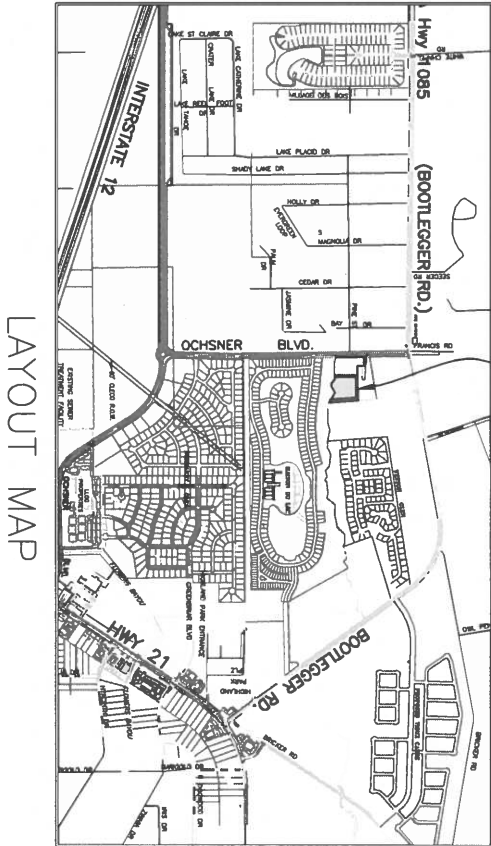
*Thomas K. Brown*

Thomas K. Brown

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	MASTER SITE PLAN
3	FRONTAGE LAYOUT PLAN
4	TYPICAL SECTIONS
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6	EROSION CONTROL
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PARCEL 4B POND  
 MAISON DU LAC SUBDIVISION  
 SITE WORK PLAN  
 ST. TAMMANY PARISH

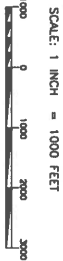


LAYOUT MAP

DATE	REVISION	BY

SCHEDULE OF REVISIONS

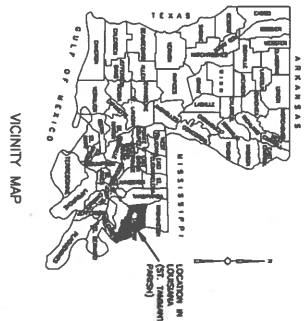
DATUM USED : NAD 1988  
 MAG. VAR. : N/A  
 CEQID : 12A  
 BEARINGS ARE : LA SOUTH (NAD 183)  
 TRANSIT BOOKS : N/A  
 LEVEL BOOKS : N/A



NOTE:  
 THE 2008 EDITION OF THE LOUISIANA DOTD  
 SPECIFICATIONS FOR HIGHWAYS AND  
 BRIDGES AS AMENDED BY THE PROJECT  
 SPECIFICATIONS, SHALL GOVERN ON THIS PROJECT

TYPE OF CONSTRUCTION :  
 CONSTRUCTION OF ADDITIONAL STORAGE IN FLOOD  
 PLAN AND FILLING AND GRADING OF THE  
 DEVELOPABLE FRONTAGE AREA OF PROPERTY.

REFERENCE BENCH MARKS:  
 TO BE PROVIDED AT TIME OF CONSTRUCTION.



RECOMMENDED FOR APPROVAL



ERIC N. WOODEN, P.E.  
 RICHARD C. LAMBERT CONSULTANTS, LLC

02/09/2016

DESIGNED	CHK

**RICHARD C. LAMBERT  
 CONSULTANTS, L.L.C.**  
 900 W. Causeway Approach  
 Mandeville, LA 70471  
 985-727-4440  
 Fax: 985-727-4447

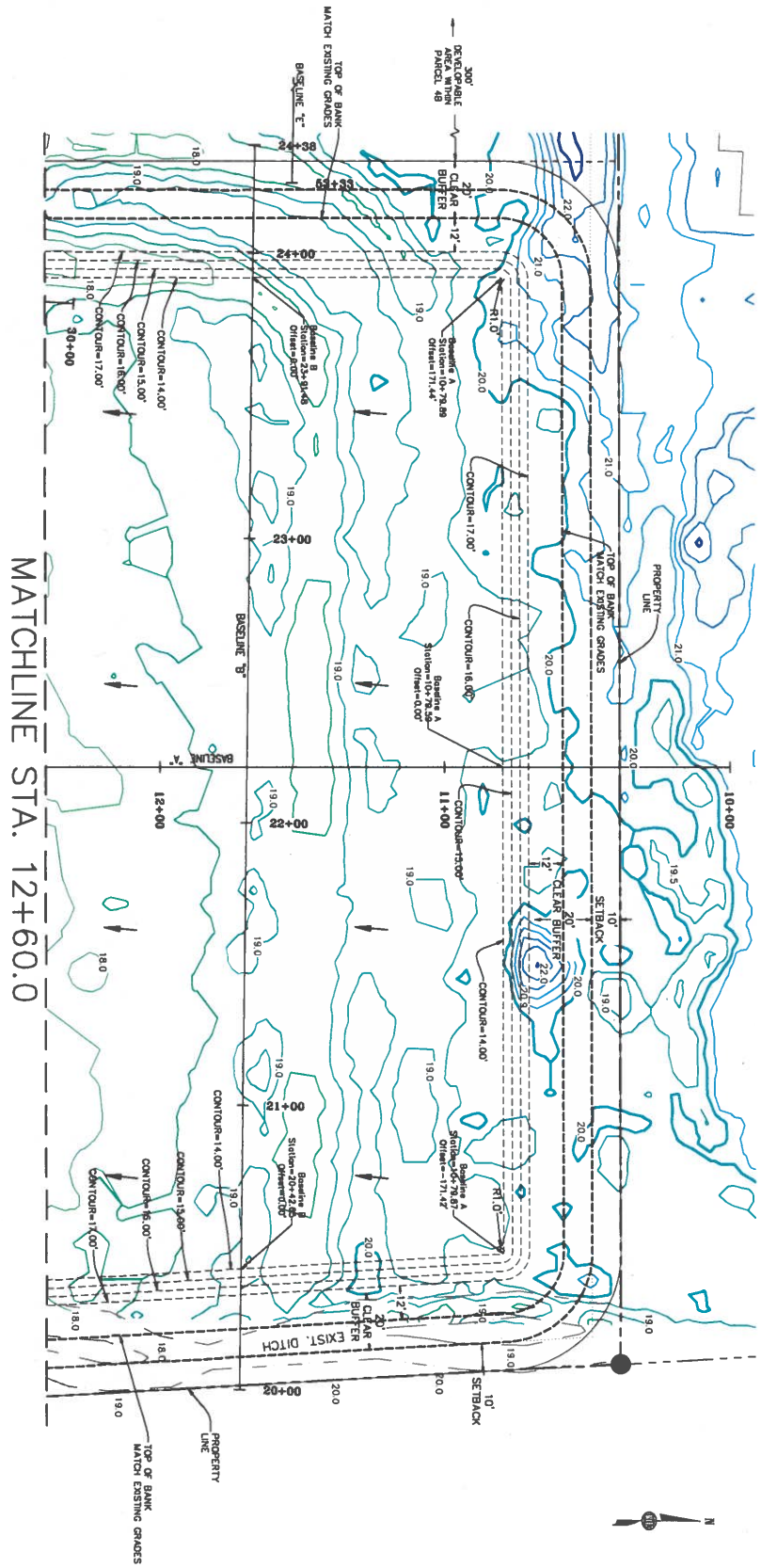


NO.	DATE	REVISION DESCRIPTION	BY	SHEET

TITLE SHEET  
 PARCEL 4B POND  
 Sheet Number: T

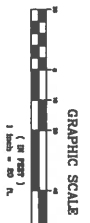






**NOTES:**

1. THE CLEAR BUFFER SHALL BE 20FT WIDE AND IT SHALL CONTAIN A 10FT WIDE FLAT SURFACE (2% CROSS SLOPE) TO BE USED FOR POND MAINTENANCE ACCESS.
2. THE SOUTHERN PORTION OF THE PROPERTY THAT ABUTS THE SCENIC RIVER BUFFER SHALL CONTAIN A 10FT NO CLEAR ZONE IN ADDITION TO THE 100FT SCENIC RIVER BUFFER. THIS SECTION IS TO REMAIN UNDISTURBED.
3. 20FT CLEAR BUFFER AROUND POND SHALL BE HYDROSEDED UPON COMPLETION. POND AND POND BANKS SHALL BE PLANTED/SEEDED IN ACCORDANCE WITH STPG REQUIREMENTS.
4. 100' SCENIC RIVER BUFFER SHALL REMAIN UNDISTURBED. NO WORK SHALL BE PERFORMED IN BUFFER OTHER THAN 40' WIDE DRAINAGE SERVITUDE THAT PROVIDES THE POND OUTFALL AND HAS BEEN PERMITTED THROUGH SCENIC RIVERS PERMIT.



MATCHLINE STA. 12+60.0

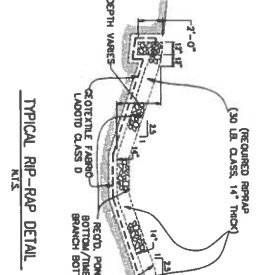
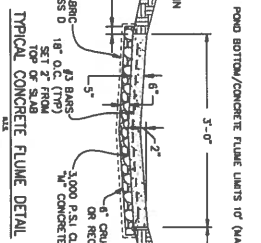
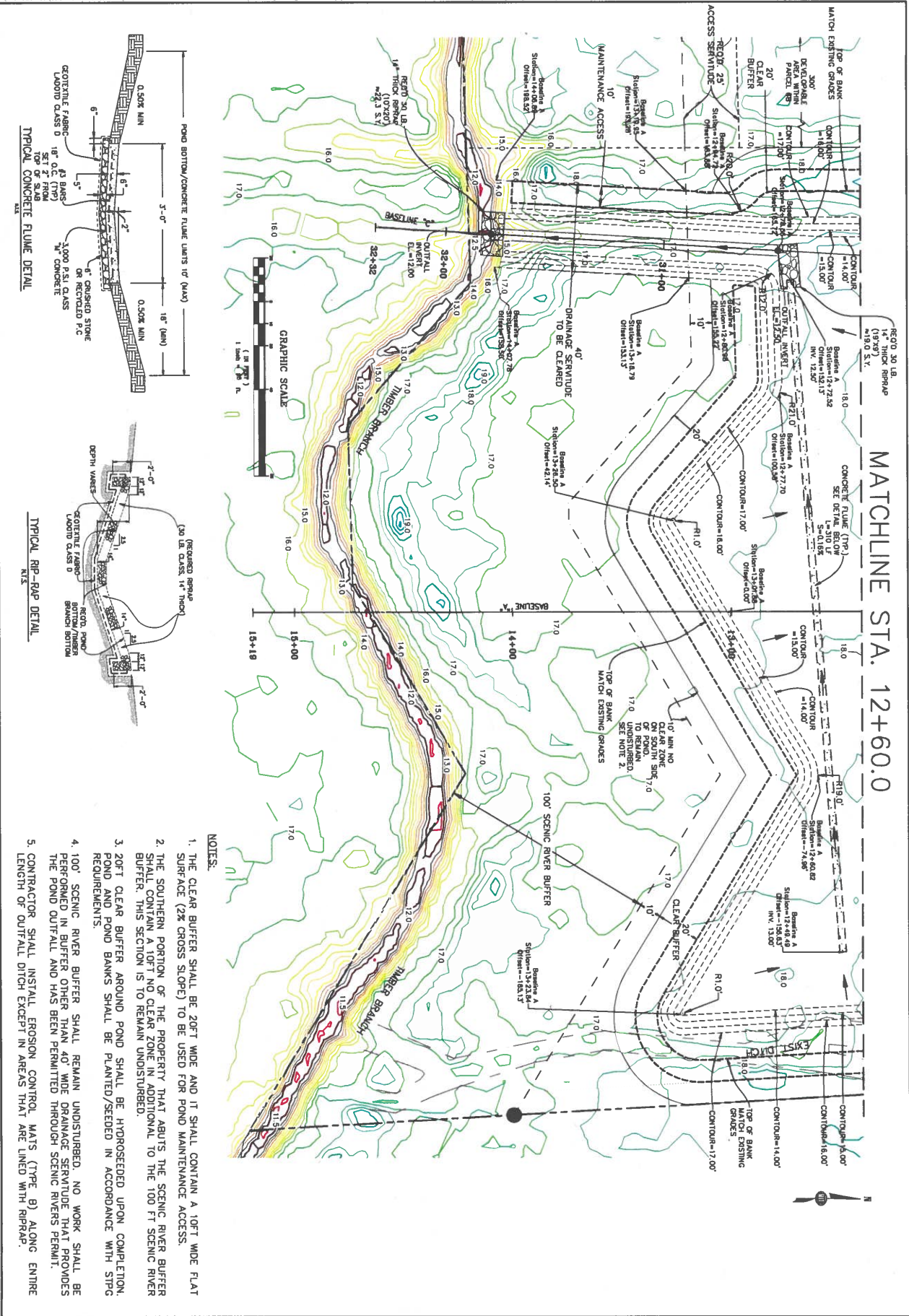
PROJECT NUMBER: 605-024-001  
 SHEET NUMBER: 3

POND LAYOUT PLAN		PARCEL 4B POND	
NO.	DATE	REVISION DESCRIPTION	

DESIGNED	CHK
CHECKED	F.Z.
CHECKED	F.Z.
DATE	02/09/24
BY	SHEET

**RICHARD C. LAMBERT**  
 CONSULTANTS, L.L.C.  
 900 W. Causeway Approach  
 Mandeville, LA 70471  
 985-727-4440  
 Fax: 985-727-4447





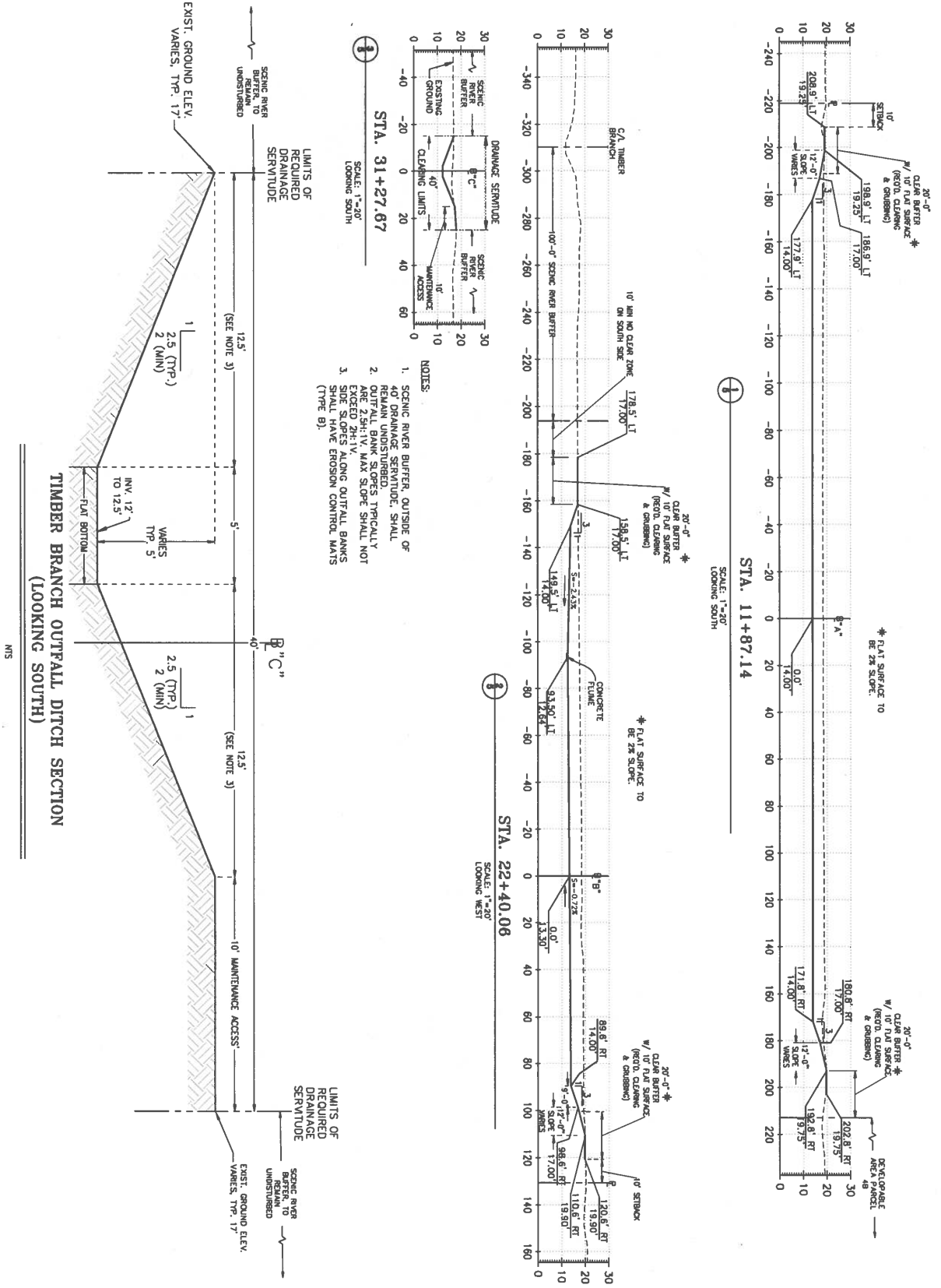
- NOTES:**
1. THE CLEAR BUFFER SHALL BE 20FT WIDE AND IT SHALL CONTAIN A 10FT WIDE FLAT SURFACE (2% CROSS SLOPE) TO BE USED FOR POND MAINTENANCE ACCESS.
  2. THE SOUTHERN PORTION OF THE PROPERTY THAT ABUTS THE SCENIC RIVER BUFFER SHALL CONTAIN A 10FT NO CLEAR ZONE IN ADDITIONAL TO THE 100 FT SCENIC RIVER BUFFER. THIS SECTION IS TO REMAIN UNDISTURBED.
  3. 20FT CLEAR BUFFER AROUND POND SHALL BE HYDROSEDED UPON COMPLETION. POND AND POND BANKS SHALL BE PLANTED/SEEDED IN ACCORDANCE WITH STRG REQUIREMENTS.
  4. 100' SCENIC RIVER BUFFER SHALL REMAIN UNDISTURBED. NO WORK SHALL BE PERFORMED IN BUFFER OTHER THAN 40' WIDE DRAINAGE SERVICITUDE THAT PROVIDES THE POND OUTFALL AND HAS BEEN PERMITTED THROUGH SCENIC RIVERS PERMIT.
  5. CONTRACTOR SHALL INSTALL EROSION CONTROL MATS (TYPE B) ALONG ENTIRE LENGTH OF OUTFALL DITCH EXCEPT IN AREAS THAT ARE LINED WITH RIPRAP.

**PROFESSIONAL SEAL**  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF MISSISSIPPI  
 No. 12345  
 605-024-001  
 4/10/2020  
 Sheet Number  
**4**

POND LAYOUT PLAN		PARCEL 48 POND		NO.	DATE	REVISION DESCRIPTION
DESIGNED	CHK					
CHECKED	F.I.Z.					
DETAILED	LSB					
CHECKED	F.I.Z.					
DATE	02/09/20					
BY	SHEX					

**RICHARD C. LAMBERT**  
 CONSULTANTS, L.L.C.  
 900 W. Cooney Approach  
 Metairie, LA 70007  
 985-727-4440  
 Fax: 985-727-4447





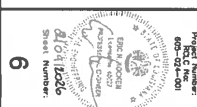
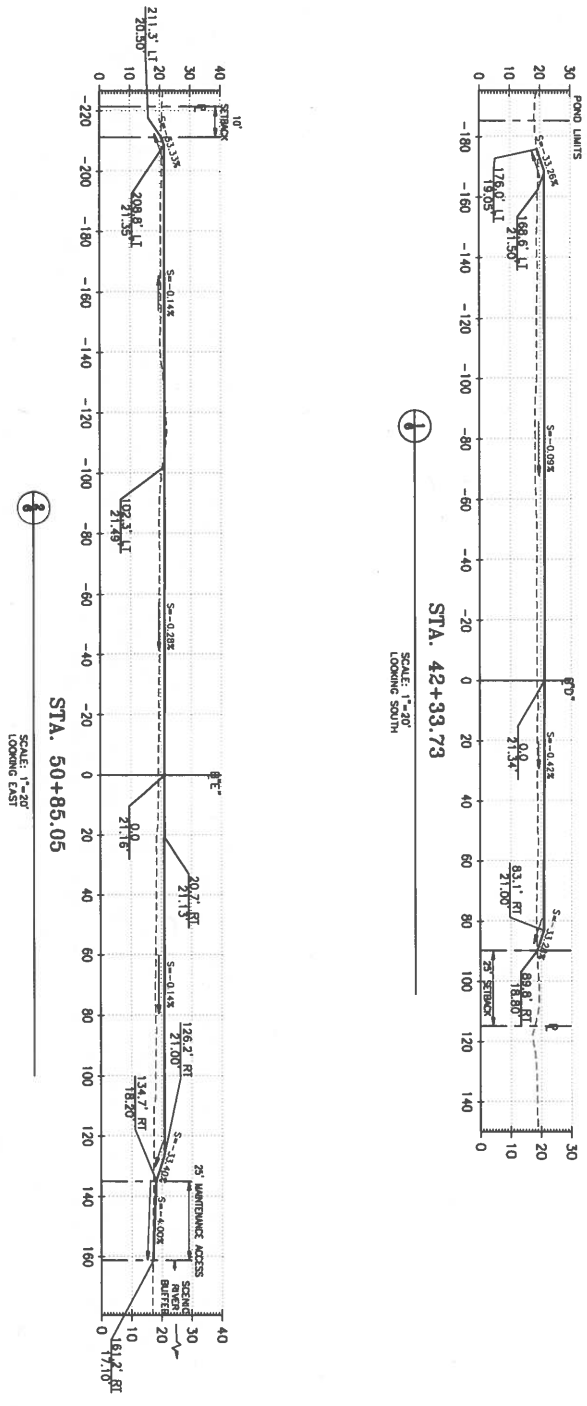
- NOTES:
1. SCENIC RIVER BUFFER, OUTSIDE OF 40' DRAINAGE SERVITUDE, SHALL REMAIN UNDISTURBED.
  2. OUTFALL BANK SLOPES TYPICALLY EXCEED 1:1. MAX SLOPE SHALL NOT BE SHARPER THAN 1:1. SLOPES SHALL HAVE EROSION CONTROL MATS (TYPE B).

PROJECT NUMBER: 1605-D24-001  
 SHEET NUMBER: 5

NO.	DATE	REVISION DESCRIPTION

**RICHARD C. LAMBERT CONSULTANTS, L.L.C.**  
 900 W. Causeway Approach  
 Mandeville, LA 70471  
 504-844-2222  
 Fax: 985-727-4447





**TYPICAL SECTIONS**  
 PARCEL 4B POND

NO.	DATE	REVISION DESCRIPTION	BY

**RICHARD C. LAMBERT**  
 CONSULTANTS, L.L.C.  
 900 W. Causeway Approach  
 Mandeville, LA 70471  
 855-727-4440  
 Fax: 855-727-4447







JEFF LANDRY  
GOVERNOR




TYLER M. BOSWORTH  
SECRETARY


PO BOX 98000 | BATON ROUGE LA | 70898

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

  
Date

REV. 5/23/25