

JOINT PUBLIC NOTICE

June 29, 2015

United States Army
Corps of Engineers
New Orleans District
Regulatory Branch
Post Office Box 60267
New Orleans, Louisiana 70160-0267

(504) 862-1564

Stephanie.L.Castaing@usace.army.mil

Project Manager
Stephanie Castaing
Permit Application Number
MVN 2015-0145-EPP

State of Louisiana
Department of Environmental Quality
ATTN: Water Quality Certifications
Post Office Box 4313
Baton Rouge, Louisiana 70821-4313

(225) 219-3225

Project Manager
Elizabeth Hill
WQC Application Number
WQC 150623-02

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the U.S. Army Corps of Engineers pursuant to: [X] Section 10 of the Rivers and Harbors Act of March 3, 1899 (30 Stat. 1151; 33 USC 403); and/or [X] Section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344).

Application has also been made to the Louisiana Department of Environmental Quality, Water Quality Certifications, for a Water Quality Certification (WQC) in accordance with statutory authority contained in LRS30:2047 A(3), and provisions of Section 401 of the Clean Water Act (P.L.95-17).

DREDGE AND CLEAR, GRADE, EXCAVATE, AND FILL FOR THE INSTALLATION OF A BULKHEAD, THREE BOATHOUSES, BOATSLIP, WATERLINE, AND ACCESS ROADWAY ASSOCIATED WITH PROPOSED CAMPSITES WITHIN BAYOU RIGAUD, IN JEFFERSON PARISH

NAME OF APPLICANT: Paige & Wesley Bland, c/o Melanie Gaspard, 344 Highway 3161, Cut Off, Louisiana 70345.

LOCATION OF WORK: The project site is north of the existing Tropical Landing Lane, Lots 14, 15, & 16, along Bayou Rigaud, in Grand Isle, Louisiana, in Jefferson Parish, as shown on the attached drawings.

Latitude: 29.24335/Longitude: -89.98578 Hydrologic Unit Codes: 08090301 East Central Louisiana Coastal.

The work described below was partially completed prior to obtaining a Department of Army permit and was in violation of Section 301 of the Clean Water Act. All legal issues concerning the unauthorized work have been deferred.

CHARACTER OF WORK: Dredge and clear, grade, excavate, and fill for the installation of 3-25' x 36' boathouses, boatslip, bulkhead, waterline, and extension of the existing Tropical Landing Lane associated with proposed campsites. The applicant previously cleared and graded a portion of the parcel shown as Lots 3-13 and since has restored this area to pre-project contours. Project implementation will require excavation and deposition of approximately 936 cubic yards of native material. Approximately 0.16 acre of waterbottoms and 0.27 acre of jurisdictional wetlands will be impacted by the proposed activities. The applicant has proposed that unavoidable impacts to wetlands as a result of the proposed project shall be mitigated at an approved mitigation bank.

The applicant may be required to fully or partially restore the project site to pre-project conditions, if issuance of a permit is determined to be contrary to the overall public interest.

The comment period for the Department of the Army Permit and the Louisiana Department of Environmental Quality WQC will close **20 days** from the date of this joint public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit and/or this WQC request and must be mailed so as to be received before or by the last day of the comment period. Letters concerning the Corps of Engineers permit application must reference the applicant's name and the Permit Application Number, and be mailed to the Corps of Engineers at the address above, **ATTENTION: REGULATORY BRANCH**. Similar letters concerning the Water Quality Certification must reference the applicant's name and the WQC Application number and be mailed to the Louisiana Department of Environmental Quality at the address above. Individuals or parties may request an extension of time in which to comment on the proposed work by writing or e-mailing the Corps of Engineers Project Manager listed above. Any request must be specific and substantively supportive of the requested extension, and received by this office prior to the end of the initial comment period. The Section Chief will review the request and the requestor will be promptly notified of the decision to grant or deny the request. If granted, the time extension will be continuous to the initial comment period and, inclusive of the initial comment period, will not exceed a total of 30 calendar days.

The application for this proposed project is on file with the Louisiana Department of Environmental Quality and may be examined during weekdays between 8:00 a.m. and 4:30 p.m. Copies may be obtained upon payment of costs of reproduction.

Corps of Engineers Permit Criteria

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The U.S. Army Corps of Engineers is soliciting comments from the public, federal, state, and local agencies and officials, Indian Tribes, and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to make, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The New Orleans District is unaware of properties listed on the National Register of Historic Places near the proposed work. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. Issuance of this public notice solicits input from the State Archeologist and State Historic Preservation Officer regarding potential impacts to cultural resources.

The New Orleans District has determined that the proposed project is located in waters known to be utilized by the endangered West Indian Manatee (*Trichechus manatus*) and determined that the proposed activity is not likely to adversely affect the species based on the Standard Local Operating Procedure for Endangered Species of Louisiana (SLOPES), dated October 22, 2014, between the U.S. Army Corps of Engineers and U.S. Fish and Wildlife Service, Ecological Services Office.

Our initial finding is that the proposed work would not affect any species, nor affect any habitat designated as critical to the survival and recovery of such species, listed as endangered by the U.S. Department of Commerce.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of 0.19 acre of EFH utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or federally managed fisheries in the Gulf of Mexico. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable water quality standards will be required from the Department of Environmental Quality, Water Quality Certifications, before a permit is issued.

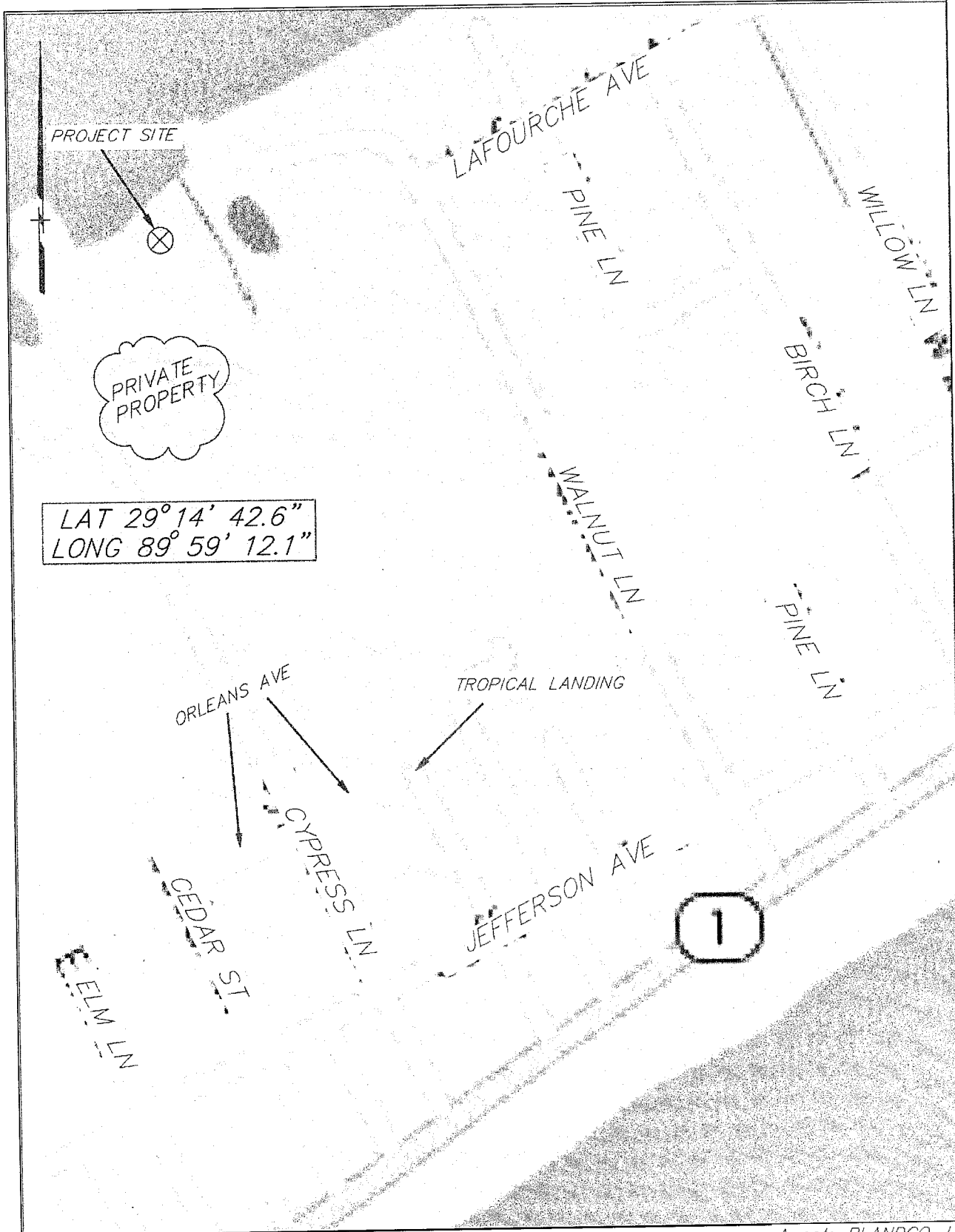
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

The applicant has certified that the proposed activity described in the application complies with and will be conducted in a manner that is consistent with the Louisiana Coastal Resources Program. The Department of the Army permit will not be issued unless the applicant received approval or a waiver of the Coastal Use Permit by the Department of Natural Resources.

You are requested to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

Michael V. Farabee
Chief, Eastern Evaluation Section

Enclosure



Applicant: Wesley & PAIGE BLAND
 WESLEY & PAIGE BLAND
 344 HIGHWAY 3161
 CUT OFF, LA 70345

VICINITY MAP
 Tropical Landing Subdivision
 Section 28, T22S-R24E

Agent: BLANDCO, L.L.C.
 Wesley Bland
 344 Highway 3161
 Cut Off, LA 70345

SHEET 1 OF 14
 REV. 1

Tropical Landing Subdivision
Section 28, 122S-R24E

Applicant: Tropical Landing
 Wesley & Paige Bland

344 Highway 3161
 Cut Off, LA 70345

Agent: BLANDCO, L.L.C.
 Wesley Bland
 344 Highway 3161
 Cut Off, LA 70345

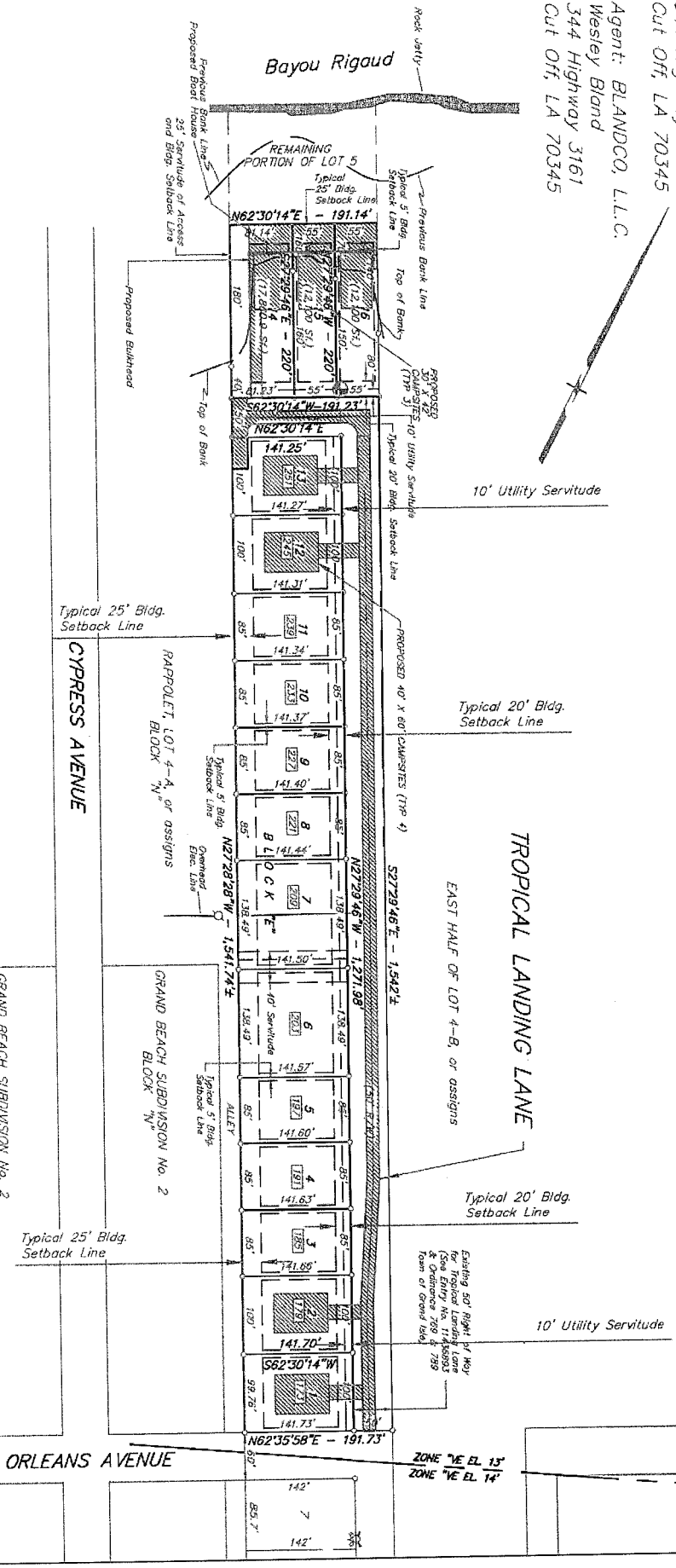
LAT 29°14' 42.6"
LONG 89°59' 12.1"

Approx. Scaled Location
 of the Preliminary 20'
 From Road Zone Line

SEE SHEET 8 FOR PROPOSED
 ROADWAY/WATERLINE PLAN TO
 BE CONSTRUCTED WITHIN THE 50' R/W

OVERALL PROPERTY SITE PLAN

SCALE: 1" = 200'



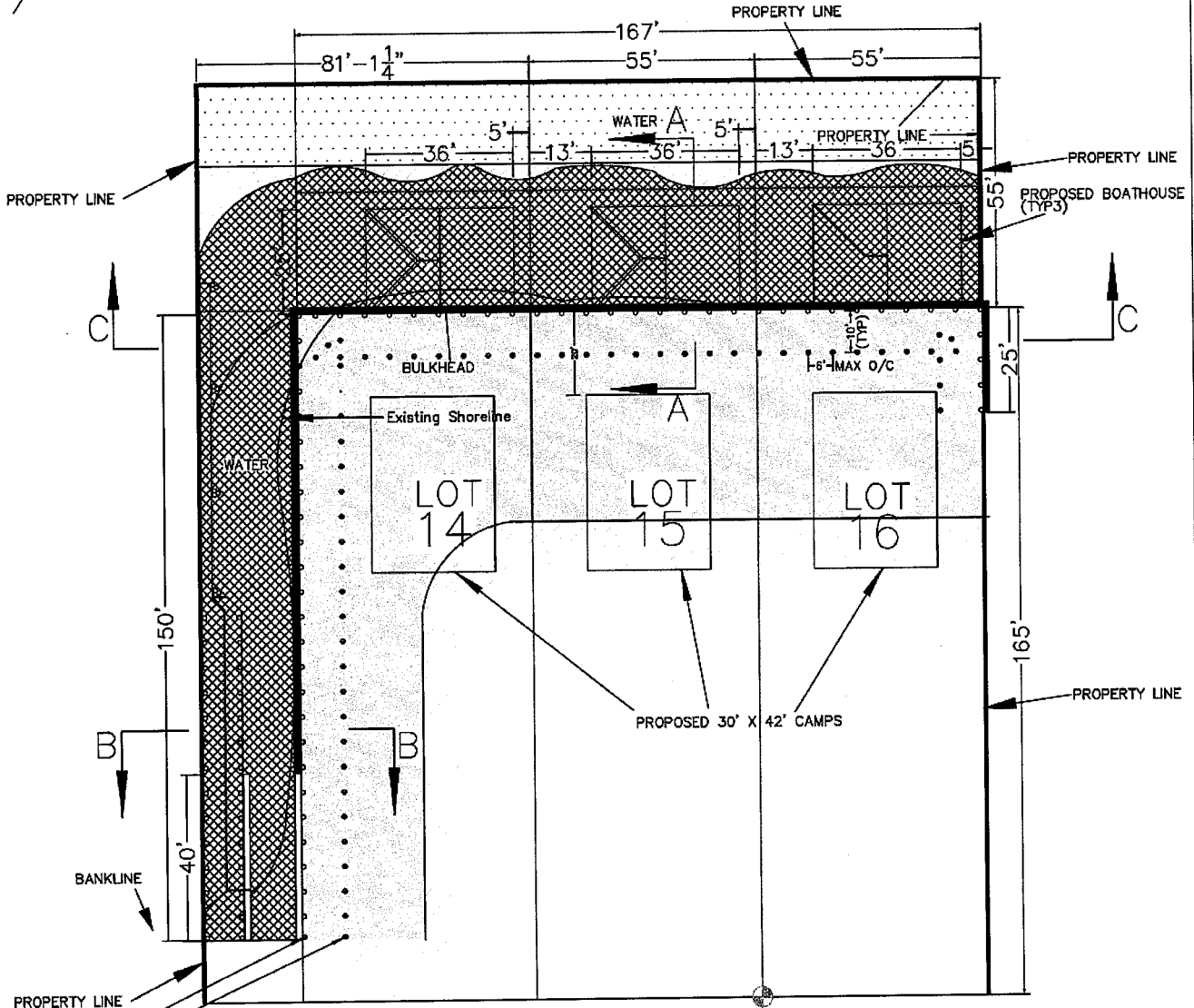
SHEET 2 OF 14
 REV. 2

Prepared by:
 Blandco, L.L.C.
 344 Highway 3161
 Cut Off, LA 70345
 (985)632-1171
 Email: builders@teamblandco.com

LAT 29° 14' 42.6"
LONG 89° 59' 12.1"

BAYOU RIGAUD

ROCK JETTY



20' EXISTING UA BATTERED SMALL TIMBER PILE TIE BACKS
20' EXISTING UA SMALL TIMBER PILE

SEE SHEET 12 & 13 FOR BOAT HOUSE LAYOUT

PROPOSED WORK LIMITS

EXISTING UA 12' LONG VINYL SHEET-PILES
PROPOSED 12' LONG VINYL SHEET-PILES

Tropical Landing Subdivision
Section 28, T22S-R24E

Proposed Fill Volume (Compacted)
25,260 FT³
936 YD³

Proposed Dredge Volume
25,260 FT³
936 YD³

Applicant: Tropical Landing
Wesley & Paige Bland
344 Highway 3161
Cut Off, LA 70345

Prepared by:
Blandco, L.L.C
344 Highway 3161
Cut Off, LA 70345
(985)632-1171
Email: BUILDERS@teamblandco.com

Agent: BLANDCO, L.L.C.
Wesley Bland
344 Highway 3161
Cut Off, LA 70345

PLAN VIEW

SCALE: 1" = 40'

SHEET 3 OF 14
REV. 3

Tropical Landing Subdivision
 Section 28, T22S-R24E

Agent: BLANDCO, L.L.C.
 Wesley Bland
 344 Highway 3161
 Cut Off, LA 70345

Applicant: Tropical Landing
 Wesley & Paige Bland
 344 Highway 3161
 Cut Off, LA 70345

Proposed Fill Area
 24 FT²
 27 YD²
 Proposed Dredge Material
 84 FT²
 9.3 YD²

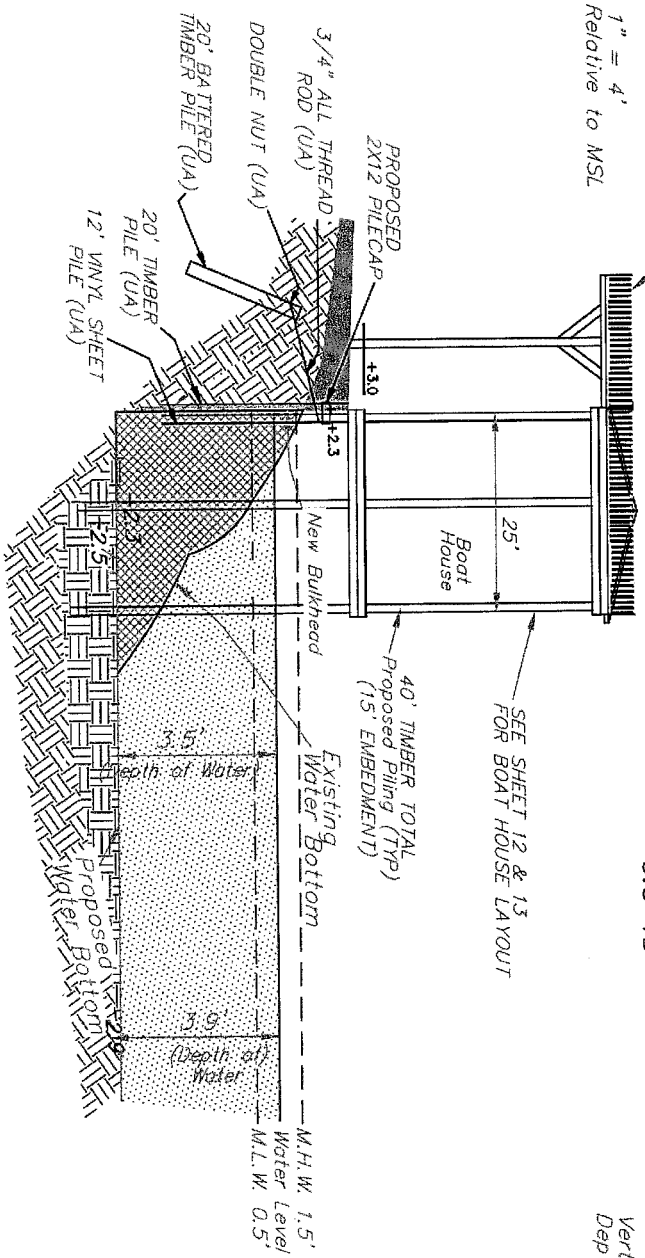
LAT = 29° 14' 42.6"
 LONG = 89° 59' 12.1"

Vertical Scale: 1" = 4'
 Depth in Feet Relative to MSL

Vertical Scale: 1" = 4'
 Depth in Feet Relative to MSL

6
—
—
—
4
—
—
—
2
—
—
—
0
—
—
—
-2
—
—
—
-4
—
—
—
-6

6
—
—
—
4
—
—
—
2
—
—
—
0
—
—
—
-2
—
—
—
-4
—
—
—
-6



CROSS SECTION VIEW
 Section A-A

SCALE: 1" = 20' Horiz.
 4' Vert.

GENERAL NOTES

1. As-built drawings and/or plats shall have written on them the date of completion of said activities and shall be submitted to the Louisiana Department of Natural Resources, Office of Coastal Management, P. O. Box 44487 Baton Rouge, LA 70804-4487 within 30 days following project completion.
2. All structures, facilities, well and pipelines/flowlines occurring in open water areas or in oilfield canals or slips shall be removed within 120 days of abandonment or the facilities for the herein permitted use unless prior written approval to leave such structures in place is received from the Office of Coastal Management. This condition does not preclude the necessity for revising the current permit or obtaining a separate Coastal Use Permit, should one be required.
3. Structures must also be marked/lighted in accordance with U. S. Coast Guard Regulations.
4. In order to ensure the safety of all parties, the permittee shall contact the Louisiana One Call System (1-800-272-3020) a minimum of 48 hours prior to the commencement of any excavation (digging, dredging, jetting, etc.) or demolition activity.

Prepared by:
 Blandco, L.L.C.
 344 Highway 3161
 Cut Off, LA 70345
 (985)632-1171
 Email: blunders@reamblandco.com

SHEET 4 OF 14
 REV. 2

Tropical Landing Subdivision
Section 28, T22S-R24E

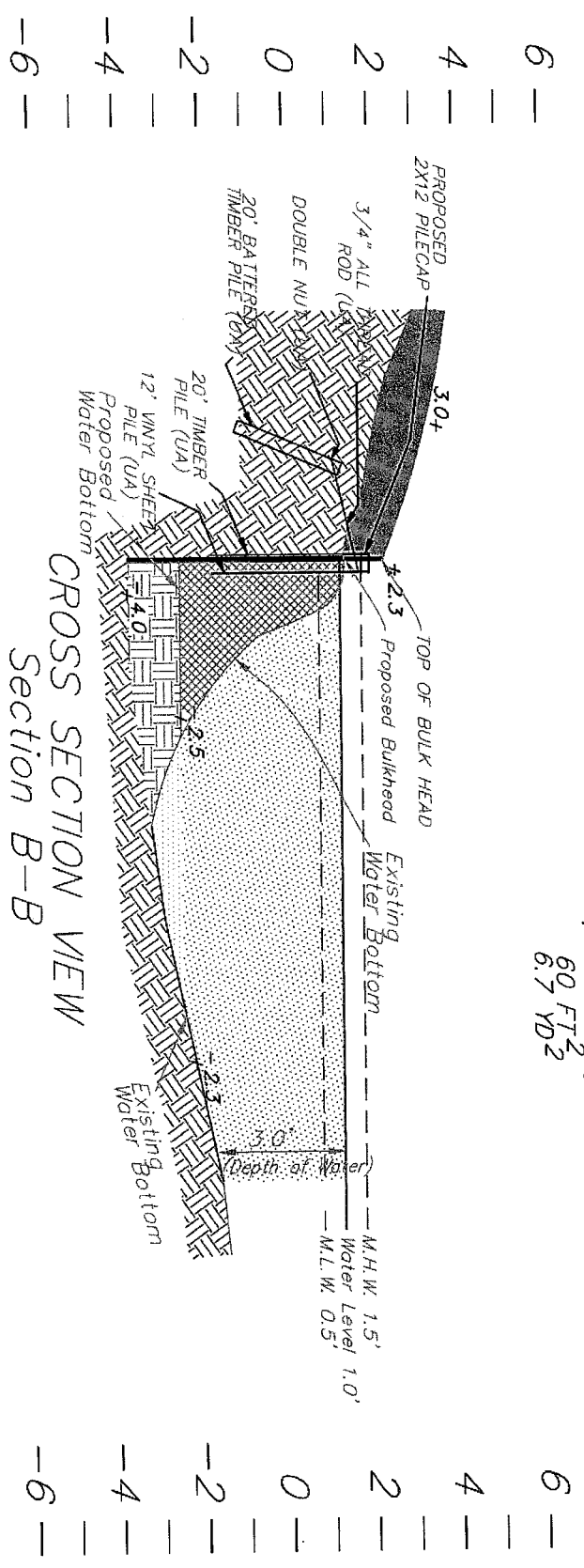
Applicant: Tropical Landing Agent: BLANDCO, L.L.C.
 Wesley & Paige Bland Wesley Bland
 344 Highway 3161 344 Highway 3161
 Cut Off, LA 70345 Cut Off, LA 70345

LAT = 29° 14' 42.6"
 LONG = 89° 59' 12.1"

Vertical Scale: 1" = 4'
 Depth in Feet Relative to MSL

Vertical Scale: 1" = 4'
 Depth in Feet Relative to MSL

Proposed Fill Area
 50 FT²
 5.6 YD²
 Proposed Dredge Material
 60 FT²
 6.7 YD²



CROSS SECTION B-B

SCALE: 1" = 20' Horiz.
 4' Vert.

GENERAL NOTES

1. As-built drawings and/or plats shall have written on them the date of completion of said activities and shall be submitted to the Louisiana Department of Natural Resources, Office of Coastal Management, P. O. Box 44487 Baton Rouge, LA 70804-4487 within 30 days following project completion.
2. All structures, facilities, well and pipelines/flowlines occurring in open water areas or in offfield canals or slips shall be removed within 120 days of abandonment or the facilities for the herein permitted use unless prior written approval to leave such structures in place is received from the Office of Coastal Management. This condition does not preclude the necessity for revising the current permit or obtaining a separate Coastal Use Permit, should one be required.
3. Structures must also be marked/lighted in accordance with U. S. Coast Guard Regulations.
4. In order to ensure the safety of all parties, the permittee shall contact the Louisiana One Call System (1-800-272-3020) a minimum of 48 hours prior to the commencement of any excavation (digging, dredging, jetting, etc.) or demolition activity.

Prepared by:
Blandco, L.L.C.
 344 Highway 3161
 Cut Off, LA 70345
 (985)632-1171
 Email: bullders@teamblandco.com

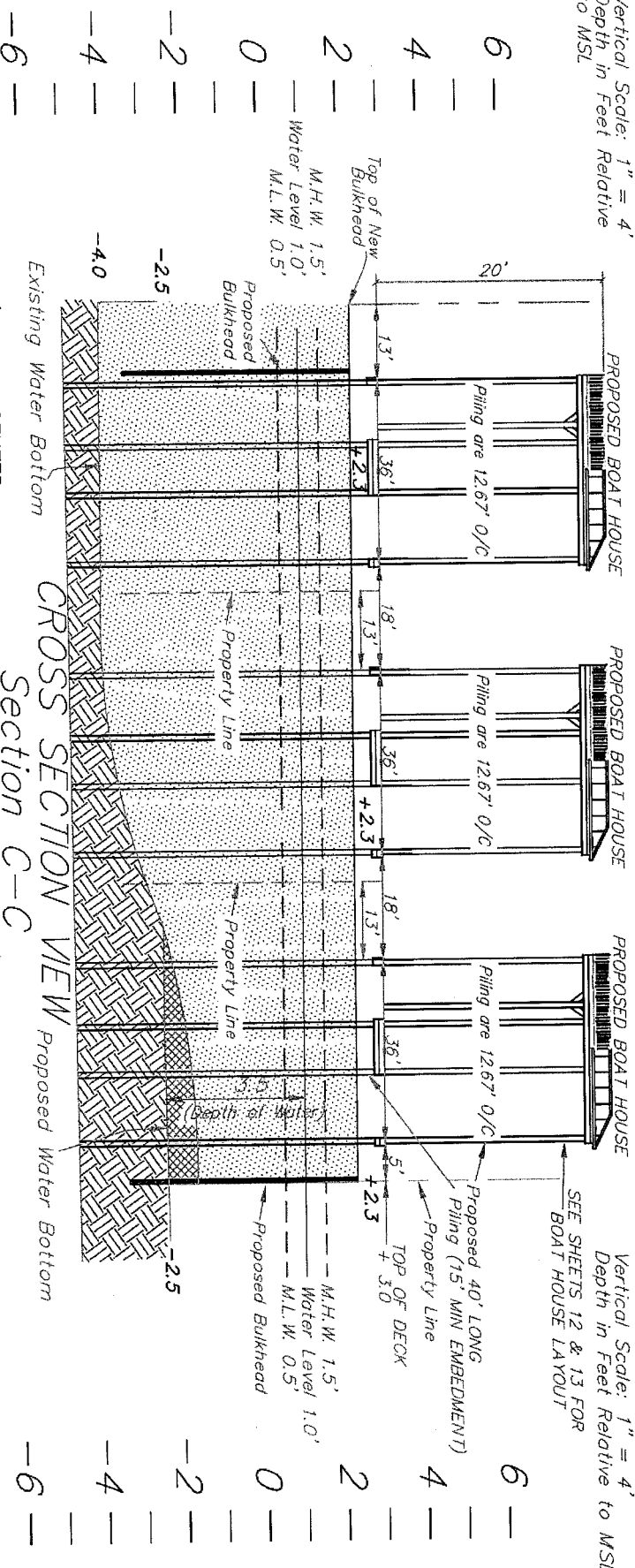
SHEET 5 OF 14
 REV. 2

Tropical Landing Subdivision
Section 28, T225-R24E

Applicant: Tropical Landing Agent: BLANDCO, L.L.C.
 Wesley & Poige Bland Wesley Bland
 344 Highway 3161 344 Highway 3161
 Cut Off, LA 70345 Cut Off, LA 70345

Proposed Dredge Material
 22.5 FT²
 2.5 YD²

LAT = 29° 14' 42.6"
 LONG = 89° 59' 12.1"



GENERAL NOTES

1. As-built drawings and/or plats shall have written on them the date of completion of said activities and shall be submitted to the Louisiana Department of Natural Resources, Office of Coastal Management, P. O. Box 44487 Baton Rouge, LA 70804-4487 within 30 days following project completion.
2. All structures, facilities, well and pipelines/flowlines occurring in open water areas or in oilfield canals or slips shall be removed within 120 days of abandonment or the facilities for the herein permitted use unless prior written approval to leave such structures in place is received from the Office of Coastal Management. This condition does not preclude the necessity for revising the current permit or obtaining a separate Coastal Use Permit; should one be required.
3. Structures must also be marked/lighted in accordance with U. S. Coast Guard Regulations.

4. In order to ensure the safety of all parties, the permittee shall contact the Louisiana One Call System (1-800-272-3020) a minimum of 48 hours prior to the commencement of any excavation (digging, dredging, jetting, etc.) or demolition activity.

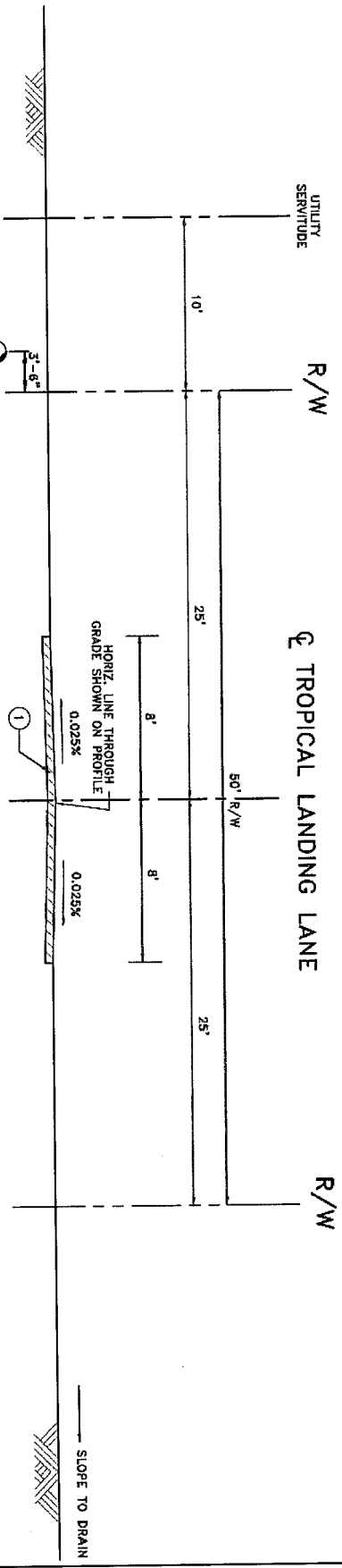
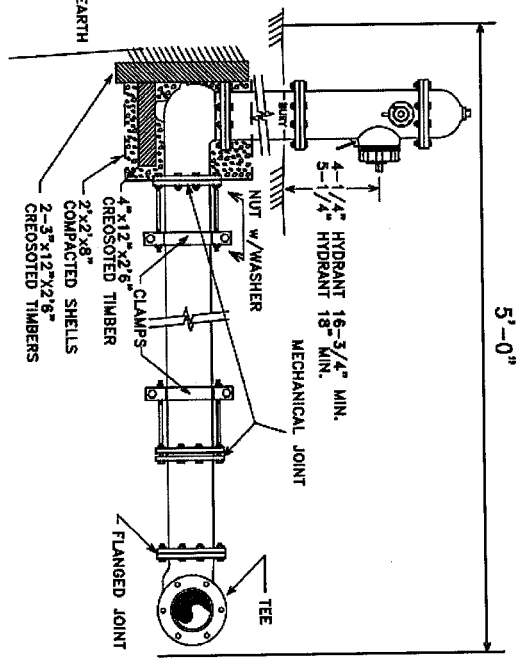
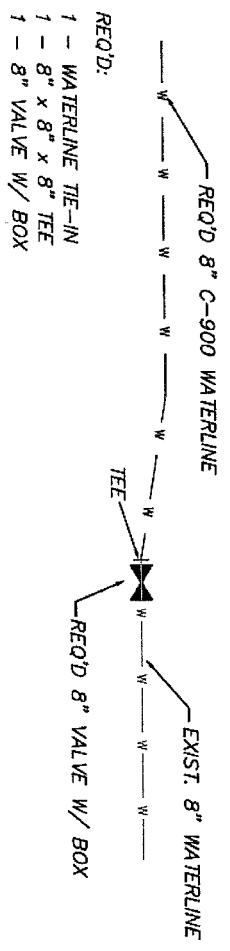
Prepared by:
Blandco, L.L.C.
 344 Highway 3161
 Cut Off, LA 70345
 (985)632-1171
 Email: bulders@teamblandco.com

SHEET 6 OF 14
 REV. 2

Tropical Landing Subdivision
 Section 28, T22S-R24E
 Applicant: Tropical Landing
 Wesley & Paige Bland
 344 Highway 3161
 Cut Off, LA 70345

Agent: BLANDCO, L.L.C.
 Wesley Bland
 344 Highway 3161
 Cut Off, LA 70345
 N.T.S.

WATERLINE DETAILS
 N.T.S.



① 6" 3000PSI CONCRETE
 1/4" ASPHALT MARK

REQ'D FIRE HYDRANT TYPICAL (4) PLACES
 1 - 6" DIA. x 6" DIA. (TEE)
 1 - 8" TEE HYDRANT (CONCRETE)

FINISHED SECTION
 ROAD M.S.

① 6" CONCRETE OR ASPHALT

Prepared by:
 Blandco, L.L.C.
 344 Highway 3161
 Cut Off, LA 70345
 (985) 632-1171
 Email: blunders@teamblandco.com

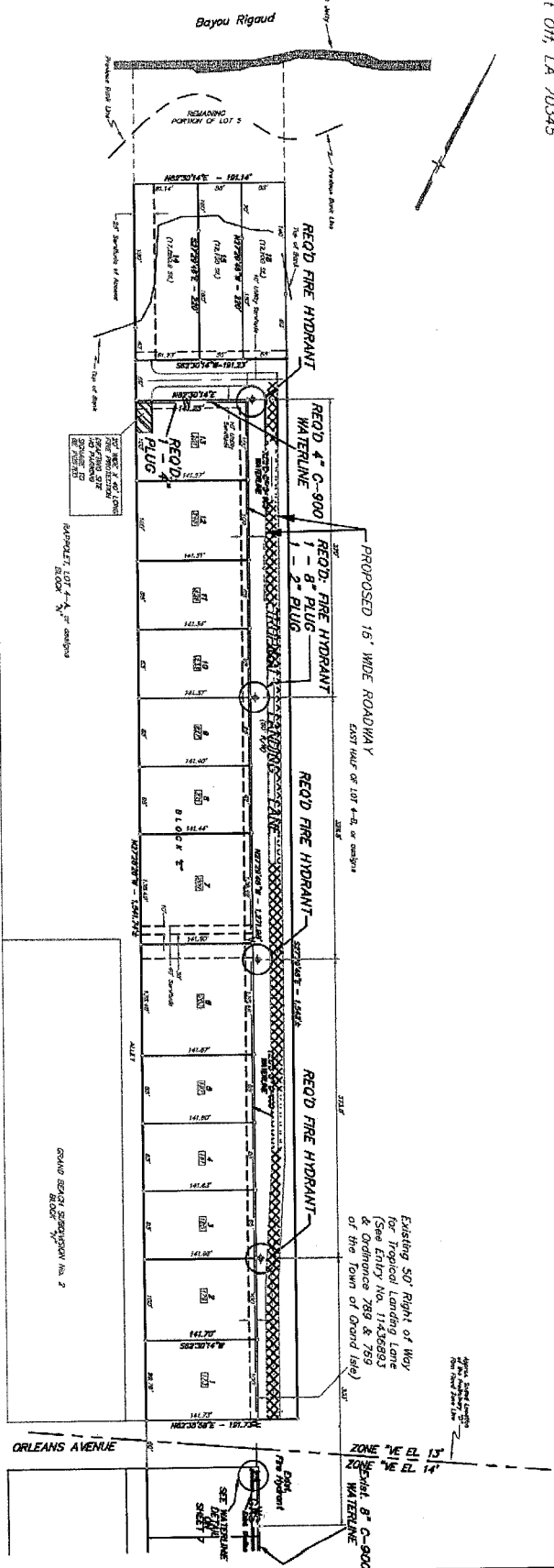
SHEET 7 OF 14

LAT = 29° 14' 42.6"
 LONG = 89° 59' 12.1"

Tropical Landing Subdivision
 Section 28, T22S-R24E
 Applicant: Tropical Landing
 Wesley & Paige Blaud
 344 Highway 3161
 Cut Off, LA 70345

Agent: BLANDCO, L.L.C.
 Wesley Blaud
 344 Highway 3161
 Cut Off, LA 70345

LAT = 29° 14' 42.6"
 LONG = 89° 59' 12.1"



PROPOSED ROADWAY/WATERLINE

SCALE: 1" = 200'

- REQ'D FIRE HYDRANT TYPICAL (4) PLACES:
 1 - 8" M.J. x 6" FLG. TEE
 1 - 6" FIRE HYDRANT (COMPLETE)

NOTE: 1412 L.F. 8" C-900 WATERLINE
 75 LF 4" C-900 WATERLINE

EXISTING 44' WIDE AGGREGATE
 ROADWAY CONSTRUCTED
 IN 04

GENERAL NOTES:
 ALL WORK PERFORMED MUST COMPLY WITH THE LATEST EDITION,
 LA D.O.T.D. LOUISIANA STANDARD SPECIFICATIONS FOR
 ROADS AND BRIDGES, THE LOUISIANA MANUAL FOR
 TRAFFIC CONTROL DEVICES AND THE LATEST EDITION OF GRAND ISLE CODES.
 IN CUT SECTIONS THE TOP 9" OF MATERIAL WILL BE SCARIFIED
 AND FILL SECTIONS TO MINIMUM OF 95% MAXIMUM DENSITY. FILL
 SECTIONS WILL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY.

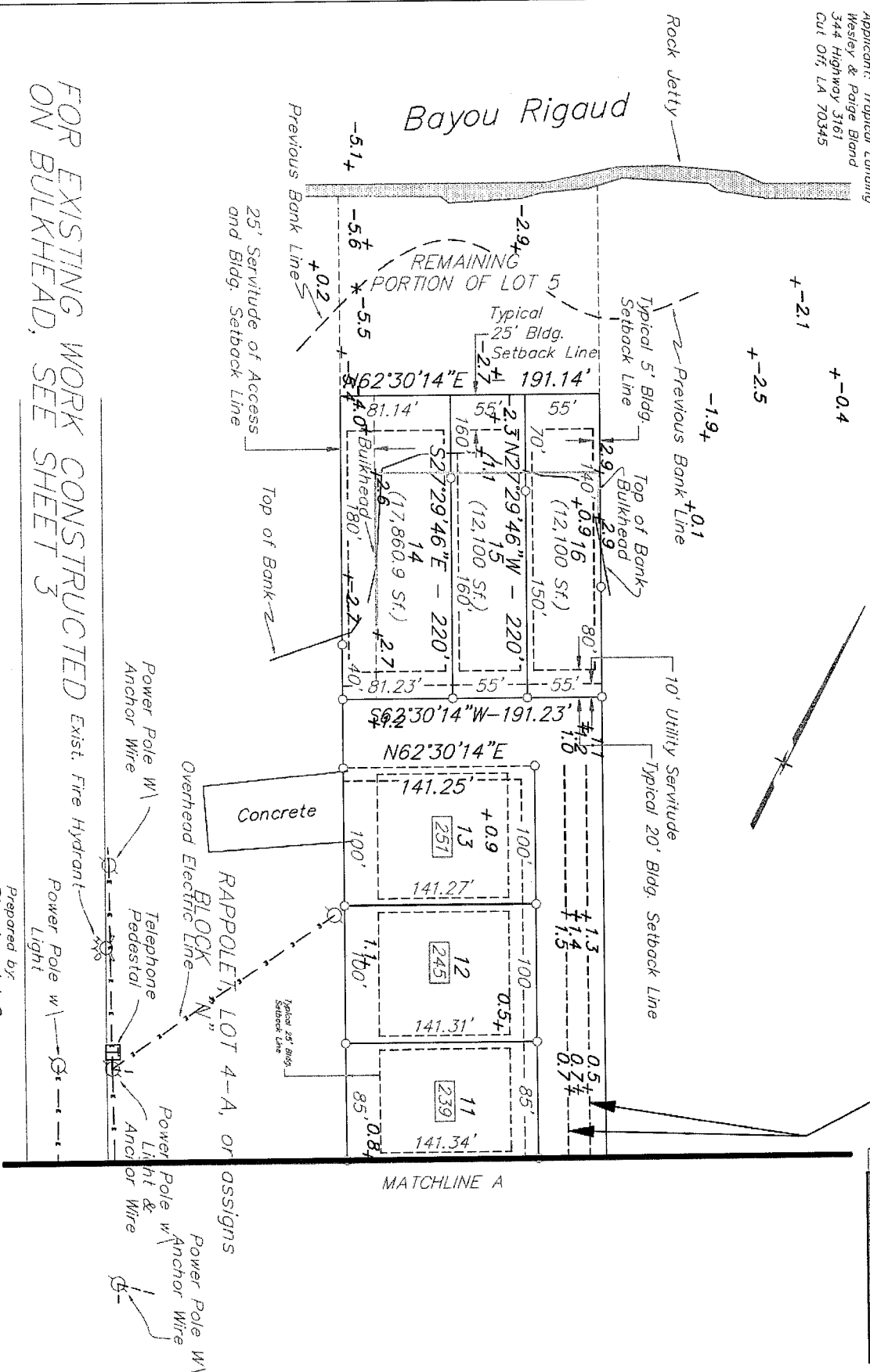
Prepared by:
 Blaudco, L.L.C.
 344 Highway 3161
 Cut Off, LA 70345
 (985)632-1171
 Email: builders@teamblaudco.com

SHEET 8 OF 14
 REV. 1

Tropical Landing Subdivision
 Section 28, T22S-R24E
 Applicant: Tropical Landing
 Wesley & Paige Bland
 344 Highway 3161
 Cut Off, LA 70345

EXISTING ±14' WIDE AGGREGATE
 ROADWAY UA

LAT = 29° 14' 42.6"
 LONG = 89° 59' 12.1"



FOR EXISTING WORK CONSTRUCTED
 ON BULKHEAD, SEE SHEET 3

EXISTING TOPO/ AS BUILT PLAN

Agent: BLANDCO, L.L.C.
 Wesley Bland
 344 Highway 3161
 Cut Off, LA 70345

SCALE: 1" = 100'

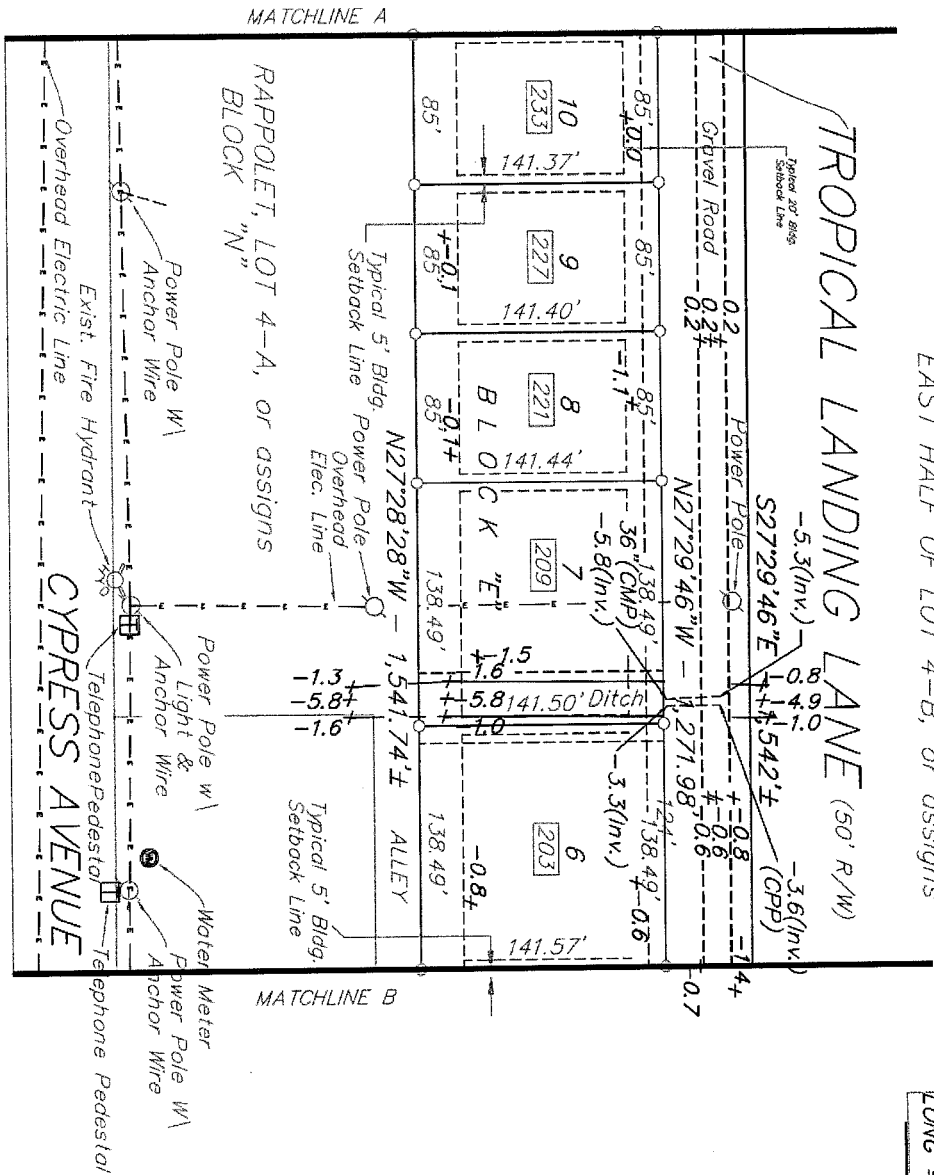
Prepared by:
 Blandco, L.L.C.
 344 Highway 3161
 Cut Off, LA 70345
 (985)632-1171
 Email: builders@freembrandco.com

SHEET 9 OF 14

Tropical Landing Subdivision
 Section 28, T22S-R24E
 Applicant: Tropical Landing
 Wesley & Paige Bland
 344 Highway 3161
 Cut Off, LA 70345

EAST HALF OF LOT 4-B, or assigns

LAT = 29° 14' 42.6"
 LONG = 89° 59' 12.1"



Prepared by
 Blandco, L.L.C
 344 Highway 3161
 Cut Off, LA 70345
 (985)632-1171
 Email: builders@kreamblandco.com
 Agent: BLANDCO, L.L.C.
 Wesley Bland
 344 Highway 3161
 Cut Off, LA 70345

GRAND BEACH SUBDIVISION No. 2
 BLOCK "K"
 EXISTING TOPO/ AS BUILT PLAN
 SCALE: 1" = 100'

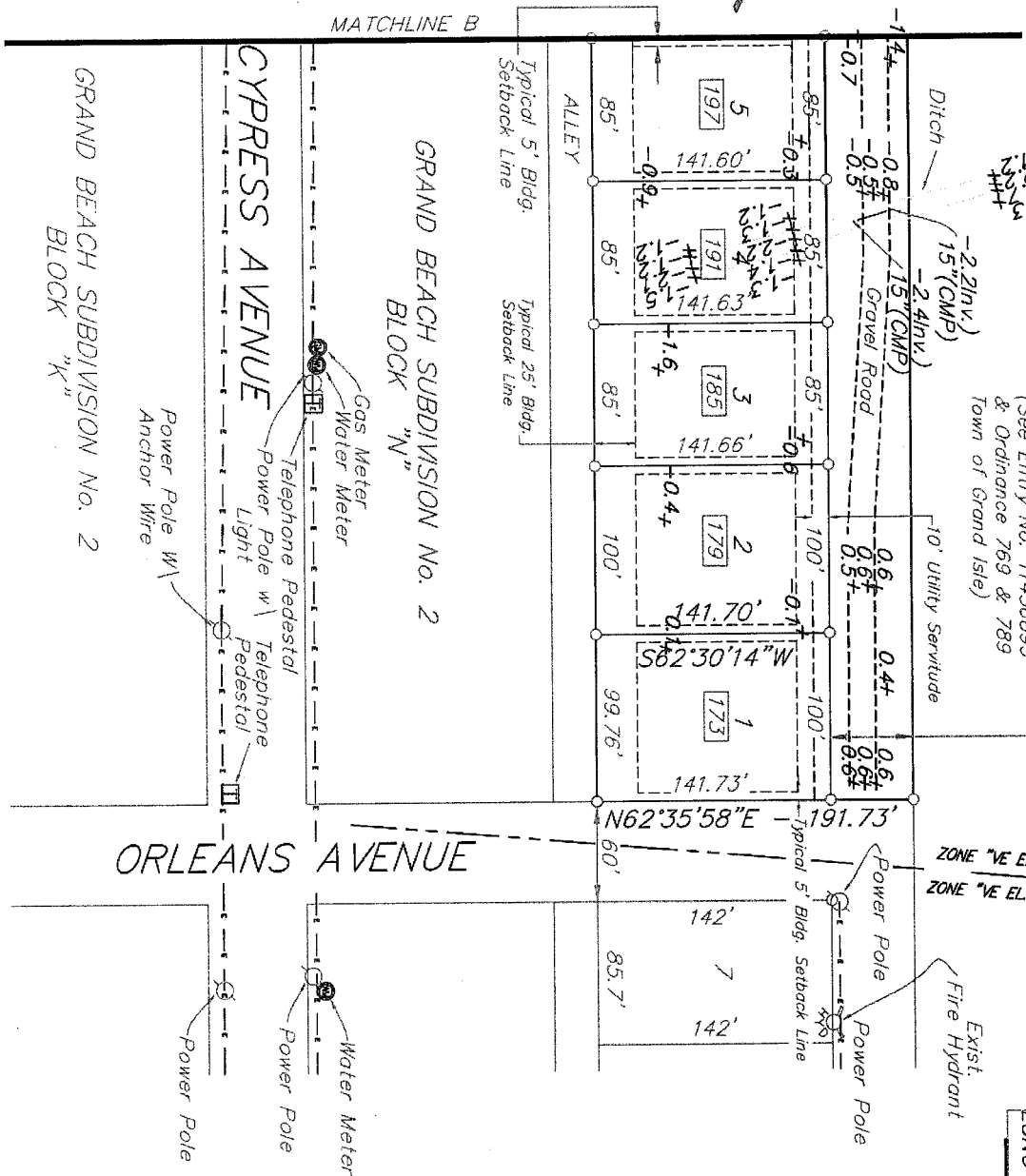
SHEET 10 OF 14

Tropical Landing Subdivision
Section 28, T22S-R24E

Applicant: Tropical Landing
 Wesley & Poige Brand
 344 Highway 3161
 Cut Off, LA 70345

Existing 50' Right of Way
 for Tropical Landing Lane
 (See Entry No. 11436893
 & Ordinance 769 & 789
 Town of Grand Isle)

LAT = 29° 14' 42.6"
 LONG = 89° 59' 12.1"



Prepared by:
Blanco, L.L.C
 344 Highway 3161
 Cut Off, LA 70345
 (985)652-1171
 Email: builders@teamblando.com
 Agent: BLANDCO, L.L.C.
 Wesley Brand
 344 Highway 3161
 Cut Off, LA 70345

EXISTING TOPO/ AS BUILT PLAN

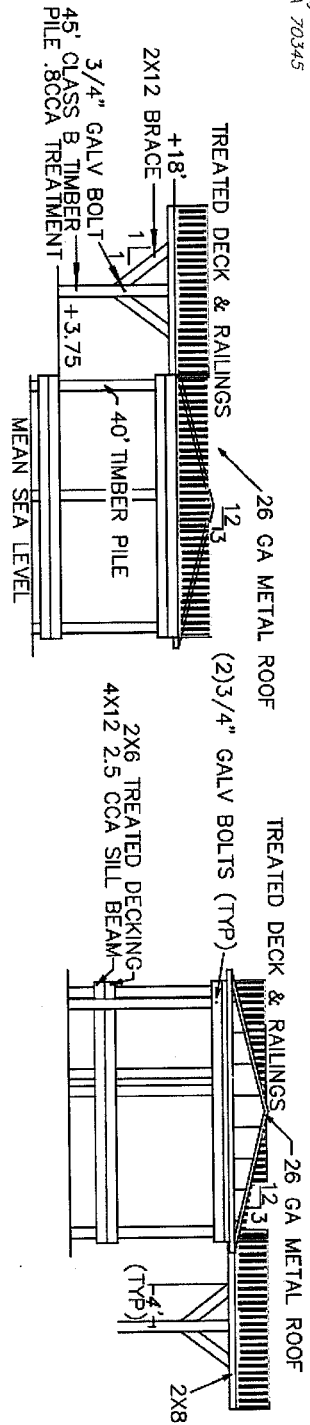
SCALE: 1" = 100'

SHEET 11 OF 14

Tropical Landing Subdivision
 Section 28, T22S-R24E
 Applicant: Tropical Landing
 Wesley & Paige Bland
 344 Highway 3161
 Cut Off, LA 70345

Agent: BLANDCO, L.L.C.
 Wesley Bland
 344 Highway 3161
 Cut Off, LA 70345

LAT = 29° 14' 42.6"
 LONG = 89° 59' 12.1"



REAR VIEW
 LOOKING NORTH

FRONT VIEW
 LOOKING SOUTH

LEFT VIEW
 LOOKING WEST

RIGHT VIEW
 LOOKING EAST

BOAT HOUSE ELEVATIONS

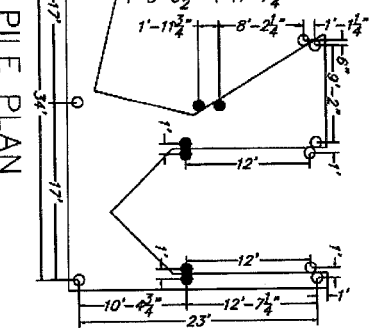
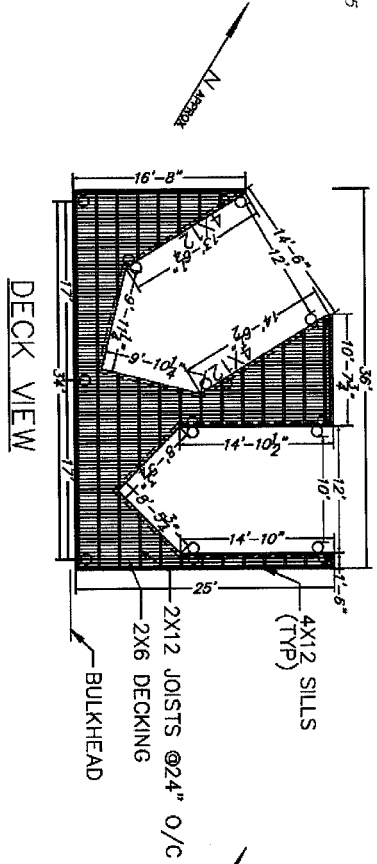
SCALE 1/16" = 1'

Prepared by:
 Blandco, L.L.C.
 344 Highway 3161
 Cut Off, LA 70345
 (985)633-1171
 Email: builders@teamblandco.com

| | | | |
|--------|----|----|----|
| SHEET | 12 | OF | 14 |
| REV. 1 | | | |

Tropical Landing Subdivision
 Section 28, T22S-R24E
 Applicant: Tropical Landing
 Wesley & Ponge Blaud
 344 Highway 3161
 Cut Off, LA 70345

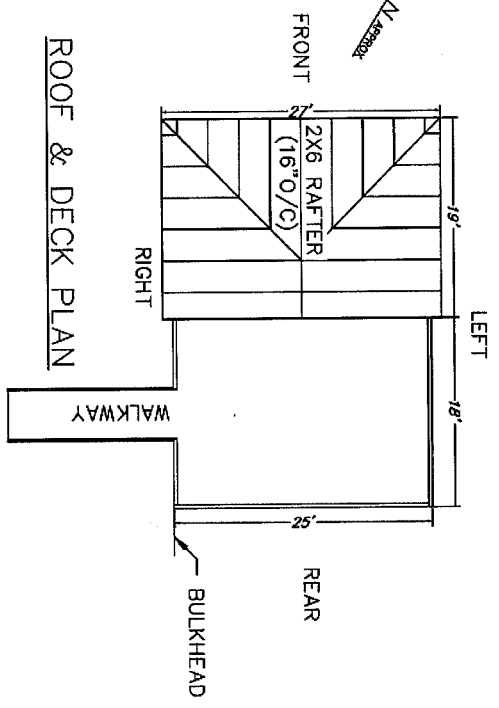
Agent: BLANDCO, L.L.C.
 Wesley Blaud
 344 Highway 3161
 Cut Off, LA 70345



LAT = 29° 14' 42.6"
 LONG = 89° 59' 12.1"

NOTE: ALL TIMBER TO BE SYP #2MIN
 W/.8CCA TREATMENT UNO

- 40' CLASS B TIMBER PILES
- W/.5CCA TREATMENT
- 30' CLASS B TIMBER PILES
- W/.2CCA TREATMENT



BOAT HOUSE PLANS

SCALE: 1/16" = 1'

Prepared by
 Blandco, L.L.C.
 344 Highway 3161
 Cut Off, LA 70345
 (985)633-1171
 Email: builders@teamblandco.com

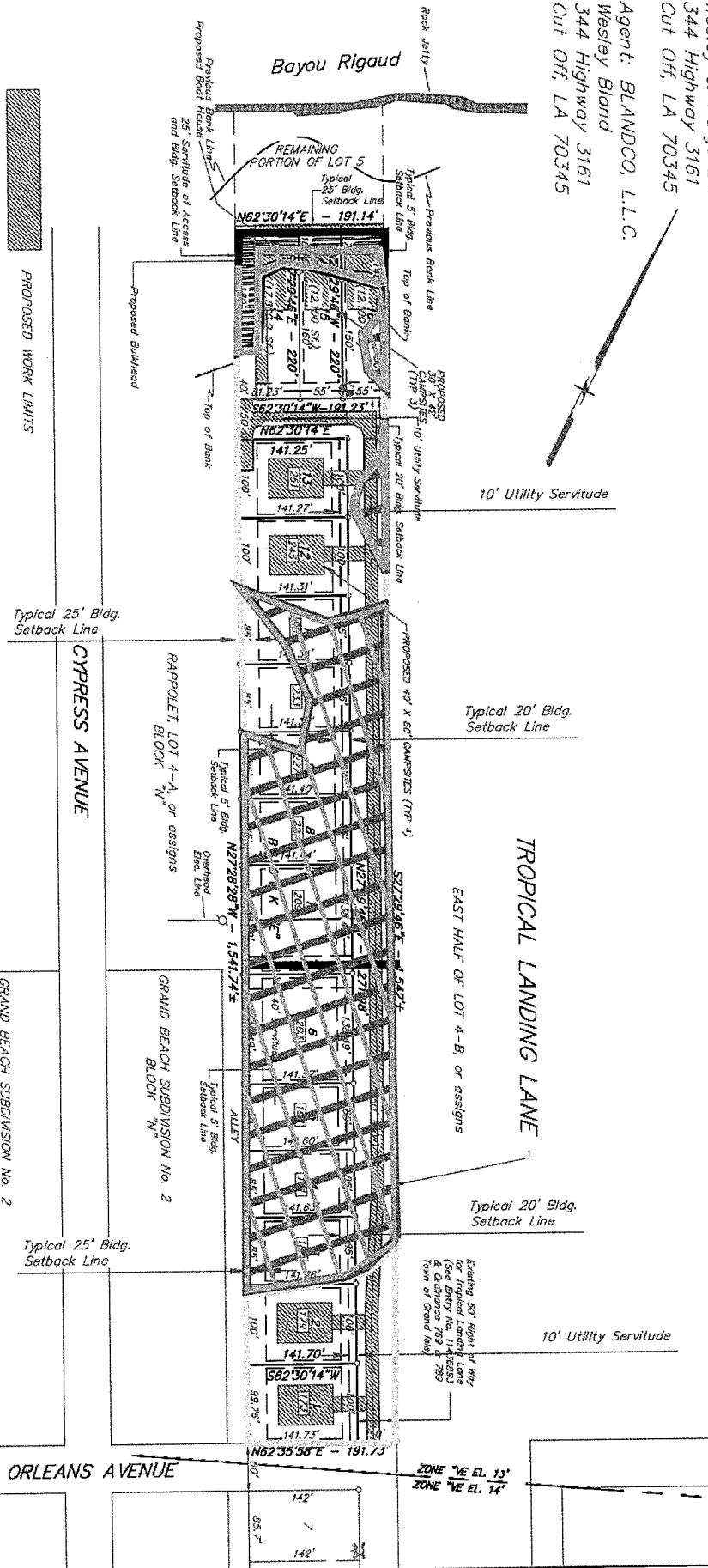
| | | | |
|--------|----|----|----|
| SHEET | 13 | OF | 14 |
| REV. 1 | | | |

Tropical Landing Subdivision
Section 28, 1225-R24E

Applicant: Tropical Landing
 Wesley & Paige Bland
 344 Highway 3161
 Cut Off, LA 70345

Agent: BLANDCO, L.L.C.
 Wesley Bland
 344 Highway 3161
 Cut Off, LA 70345

LAT 29°14'42.6"
LONG 89°59'12.1"



US ARMY CORPS OF ENGINEERS
PRELIMINARY JURISDICTIONAL DETERMINATION
ON OVERALL SITEMAP
SCALE: 1" = 200'

- NON-WETLAND
- WATER OF THE U.S. (404)
- WATER OF THE U.S. (10 & 404)
- UNAUTHORIZED ACTIVITIES
- WETLAND (404)

Prepared by:
Blandco, L.L.C.
 344 Highway 3161
 Cut Off, LA 70345
 (985)632-1171
 Email: builders@teamblandco.com

SHEET 14 OF 14

