

# JOINT PUBLIC NOTICE

December 11, 2017

United States Army  
Corps of Engineers  
New Orleans District  
Regulatory Branch, OD-SE  
7400 Leake Avenue  
New Orleans, Louisiana 70118

(504) 862-1564  
[Stephanie.L.Castaing@usace.army.mil](mailto: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).

## **MODIFICATION/TIME EXTENSION TO INCLUDE THE CONSTRUCTION OF ADDITIONAL CAMPS AND CAMPER COVERS, DECK, AND INSTALL ASSOCIATED UTILITIES AND DRAINAGE IN AND ALONG BAYOU RIGAUD IN JEFFERSON PARISH**

**NAME OF APPLICANT:** Paige & Wesley Bland and Thomas & Tina Armstrong, at 344 Highway 3161, Suite B, in Cut Off, Louisiana 70345.

**LOCATION OF WORK:** Project site is located within Bayou Rigaud and along Tropical Landing Lane, Lots 3 through 11, in Grand Isle, Louisiana, in Jefferson Parish, as shown on the attached drawings.

Latitude: 29.24335/Longitude: -89.98578 Hydrologic Unit Code: 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:** Install and maintain a 5' x 16' deck and piles, a 50' x 30' elevated camp with concrete pad and 42' x 16' driveway on Lots 7 and 8 and a 58' x 30' elevated camp with concrete pad and 36' x 16' driveway on Lot 3, a 42' x 32' concrete pad with camper cover and 42' x 16' driveway on Lots 4 through 6 and 9 through 11, and 15" culverts, waterline and sewer utilities to service the camps and camper cover areas. Work previously completed include: excavation for a drainage ditch located behind Lots 4 through 6 and excavation of another drainage ditch and culvert fronting Lots 7 through 13. Proposed project will directly impact approximately 0.46 acre of jurisdictional wetlands. The applicant has proposed to contract with an approved mitigation bank in order to offset the adverse impact to jurisdictional wetlands.

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 activity is not likely to adversely affect the West Indian Manatee (*Trichechus manatus*) 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 0.46 acres 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.

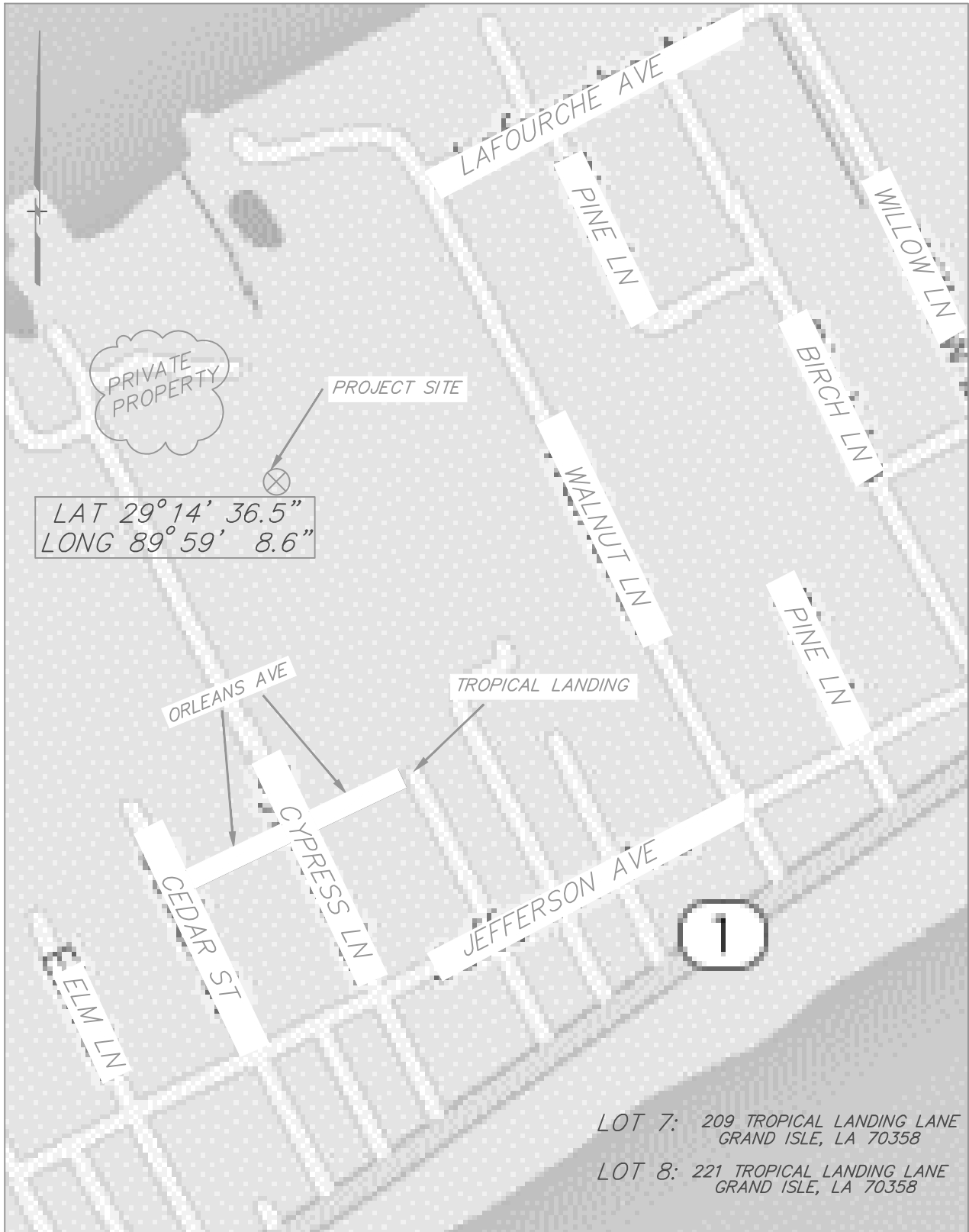
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

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.

For  
Michael V. Farabee  
Chief, Eastern Evaluation Section

Enclosure



LOT 7: 209 TROPICAL LANDING LANE  
GRAND ISLE, LA 70358

LOT 8: 221 TROPICAL LANDING LANE  
GRAND ISLE, LA 70358

Applicant: Wesley Bland  
344 HWY 3161- STE B  
CUT OFF, LA 70345

**VICINITY MAP**  
Tropical Landing Subdivision  
Lots 7 & 8 Wetland Units  
Section 28, T22S-R24E

Agent: BLANDCO, L.L.C.  
PO BOX 585  
LOCKPORT, LA 70374  
(985) 278-2881  
Email: Builders@teamblandco.com

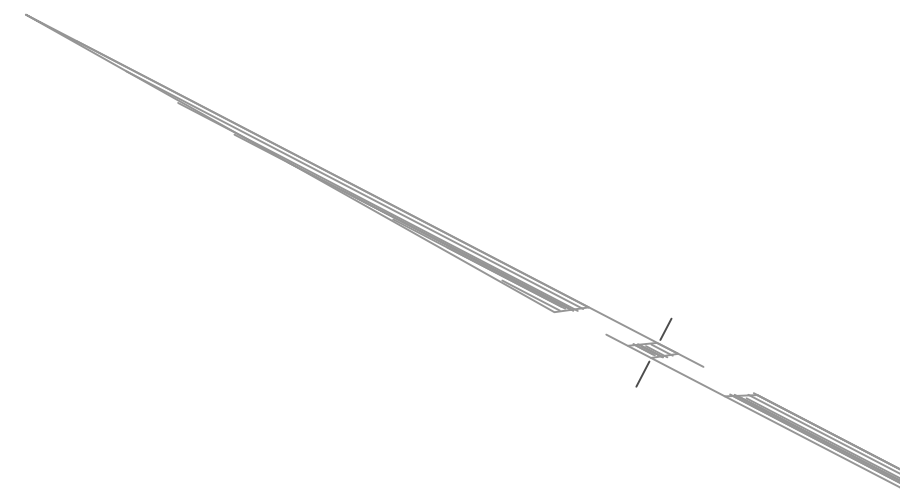
Tropical Landing Subdivision  
Section 28, T22S-R24E

Applicant: Wesley & Paige Bland  
& Thomas & Tina Armstrong

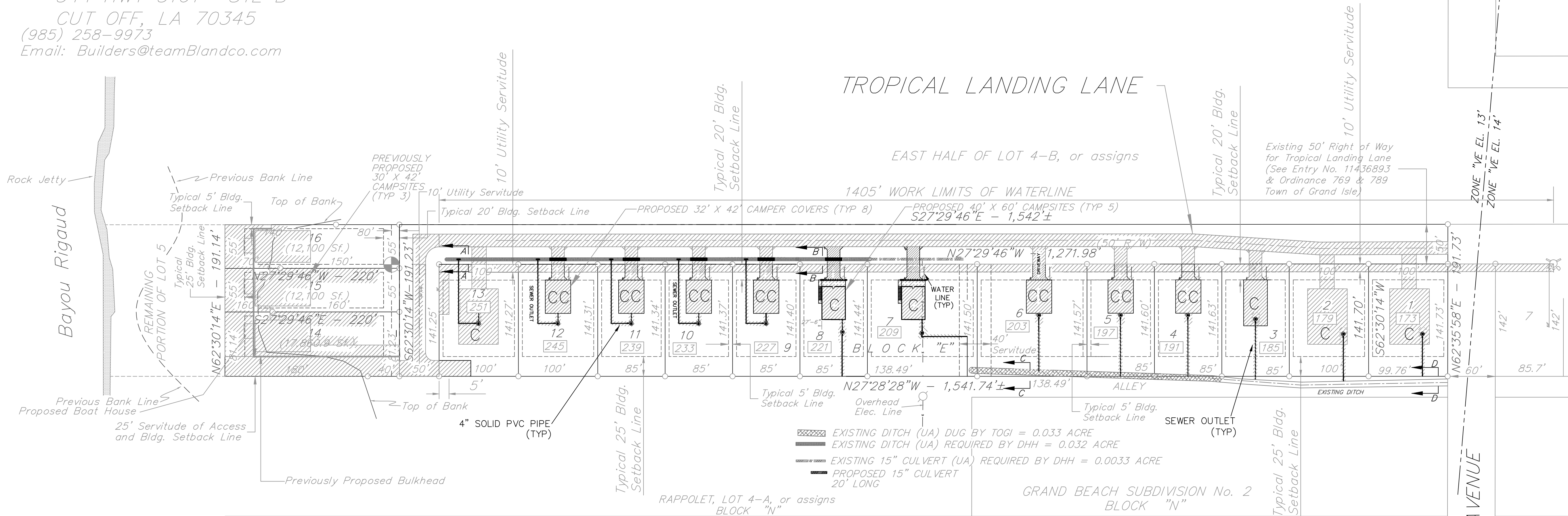
344 HWY 3161- STE B  
CUT OFF, LA 70345

Agent: BLANDCO, L.L.C.  
344 HWY 3161- STE B  
CUT OFF, LA 70345  
(985) 258-9973  
Email: Builders@teamblandco.com

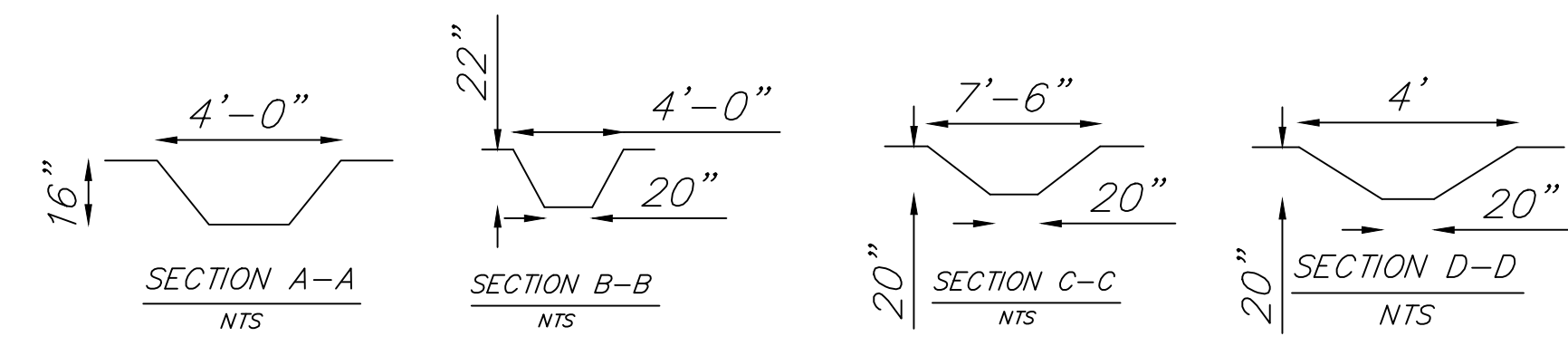
LAT 29°14' 42.6"  
LONG 89°59' 12.1"



Approx. Scaled Location  
of the Preliminary "D"  
Firm Flood Zone Line



- EXISTING DITCH (UA) DUG BY TOGI = 0.033 ACRE
- EXISTING DITCH (UA) REQUIRED BY DHH = 0.032 ACRE
- EXISTING 15" CULVERT (UA) REQUIRED BY DHH = 0.0033 ACRE
- PROPOSED 15" CULVERT 20' LONG



GRAND BEACH SUBDIVISION No. 2  
BLOCK "K"

C= PROPOSED CAMP  
CC=PROPOSED CAMPER COVER

• PROPOSED 500 GPD WWT PLANT

OVERALL PROPERTY SITE PLAN

SCALE: 1" = 200'

SEE SHEET 8 FOR PROPOSED  
ROADWAY/ WATERLINE PLAN TO  
BE CONSTRUCTED WITHIN THE 10' UTILITY  
SERVITUDE ADJACENT TO THE 50' R/W

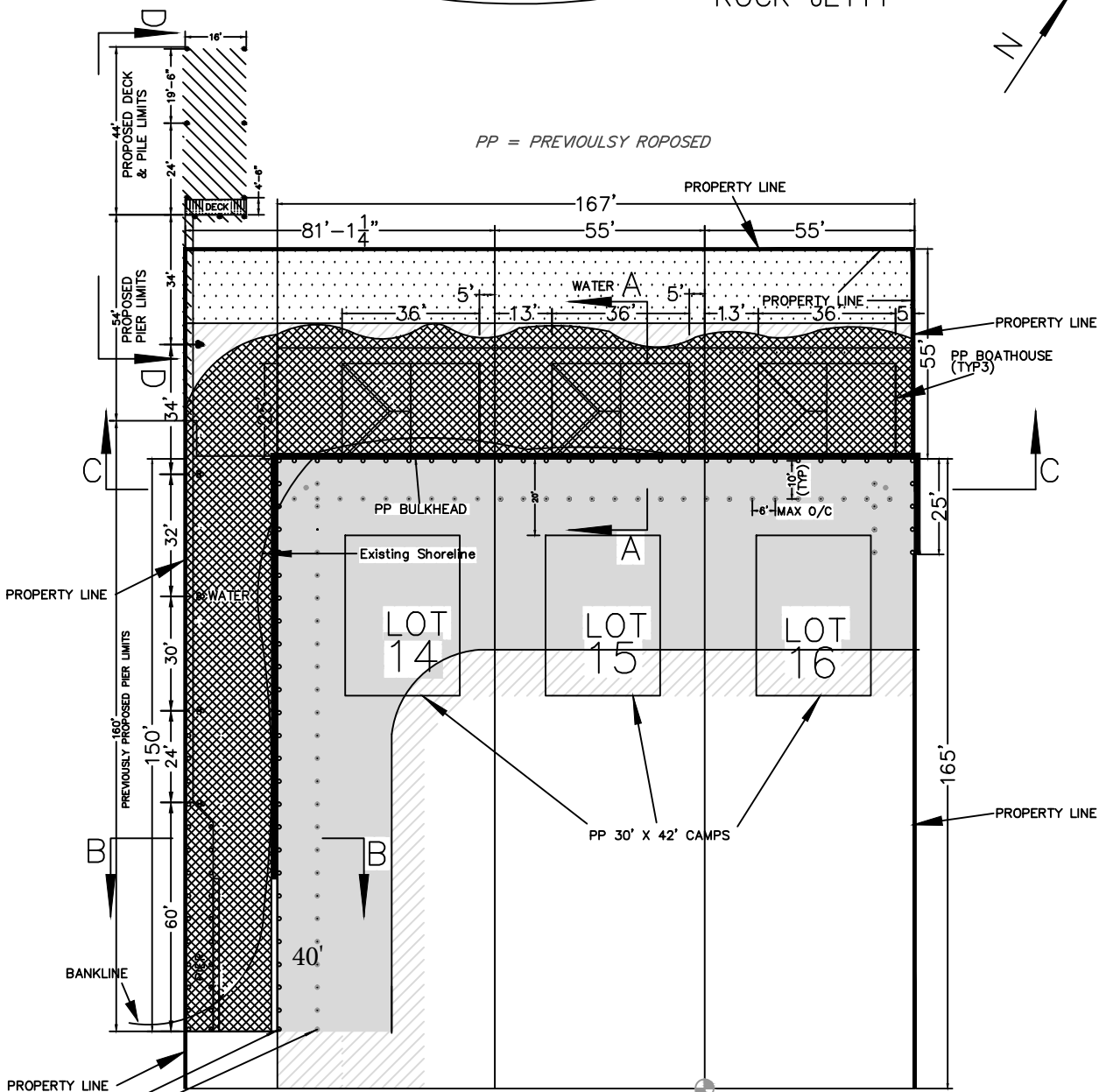
SHEET  
REV. 5 2

BAYOU RIGAUD

ROCK JETTY



PP = PREVIOUSLY PROPOSED



SEE SHEET 12 & 13 FOR BOAT HOUSE LAYOUT

- PP 20' EXISTING UA BATTERED SMALL TIMBER PILE TIE BACKS
- PP 20' EXISTING UA SMALL TIMBER PILE
- (12) PROPOSED TIMBER PILES (30'-40')

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

- PREVIOUSLY PROPOSED WORK LIMITS
- PROPOSED WORK LIMITS

- PP Fill Volume (Compacted)  
25,260 FT<sup>3</sup>  
936 YD<sup>3</sup>
- PP Dredge Volume  
25,260 FT<sup>3</sup>  
936 YD<sup>3</sup>

Tropical Landing Subdivision  
Section 28, T22S-R24E

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

Applicant: Wesley & Paige Bland  
& Thomas & Tina Armstrong  
344 HWY 3161- STE B  
CUT OFF, LA 70345

Agent: BLANDCO, L.L.C.  
344 HWY 3161- STE B  
CUT OFF, LA 70345  
(985) 258-9973  
Email: Builders@teamblandco.com

PLAN VIEW

SCALE: 1" = 40'

SHEET  
REV. 5 3

Tropical Landing Subdivision  
 Section 28, T22S-R24E  
 Applicant: Wesley & Paige Bland  
 & Thomas & Tina Armstrong  
 344 HWY 3161- STE B  
 CUT OFF, LA 70345

Agent: BLANDCO, L.L.C.  
 344 HWY 3161- STE B  
 CUT OFF, LA 70345  
 (985) 258-9973  
 Email: Builders@teamblandco.com

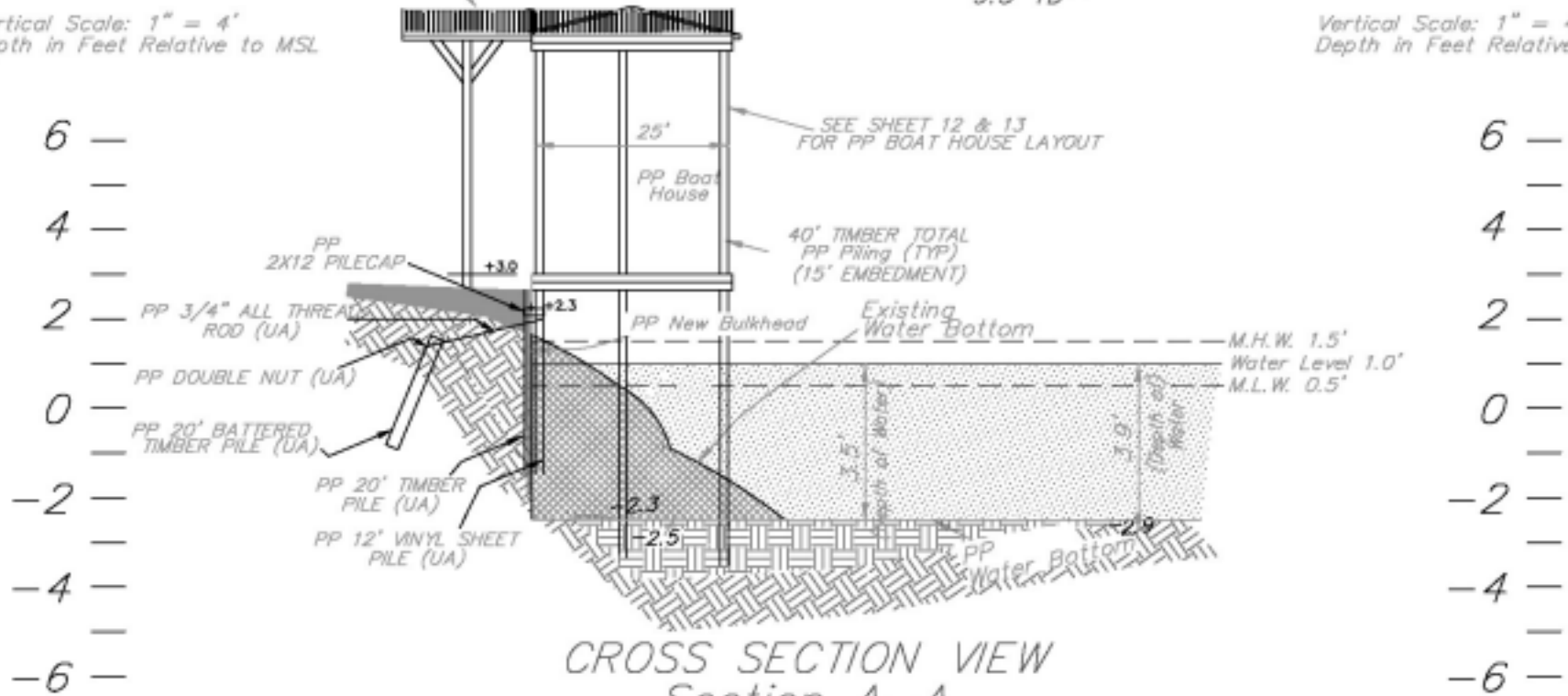
PP = PREVIOUSLY PROPOSED

■ PP Fill Area  
 24 FT<sup>2</sup>  
 2.7 YD<sup>2</sup>  
 ▨ PP Dredge Material  
 84 FT<sup>2</sup>  
 9.3 YD<sup>2</sup>

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



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.

SHEET  
 REV. 3 4

Tropical Landing Subdivision  
Section 28, T22S-R24E

Applicant: Wesley & Paige Bland  
& Thomas & Tina Armstrong

344 HWY 3161 - STE B  
CUT OFF, LA 70345

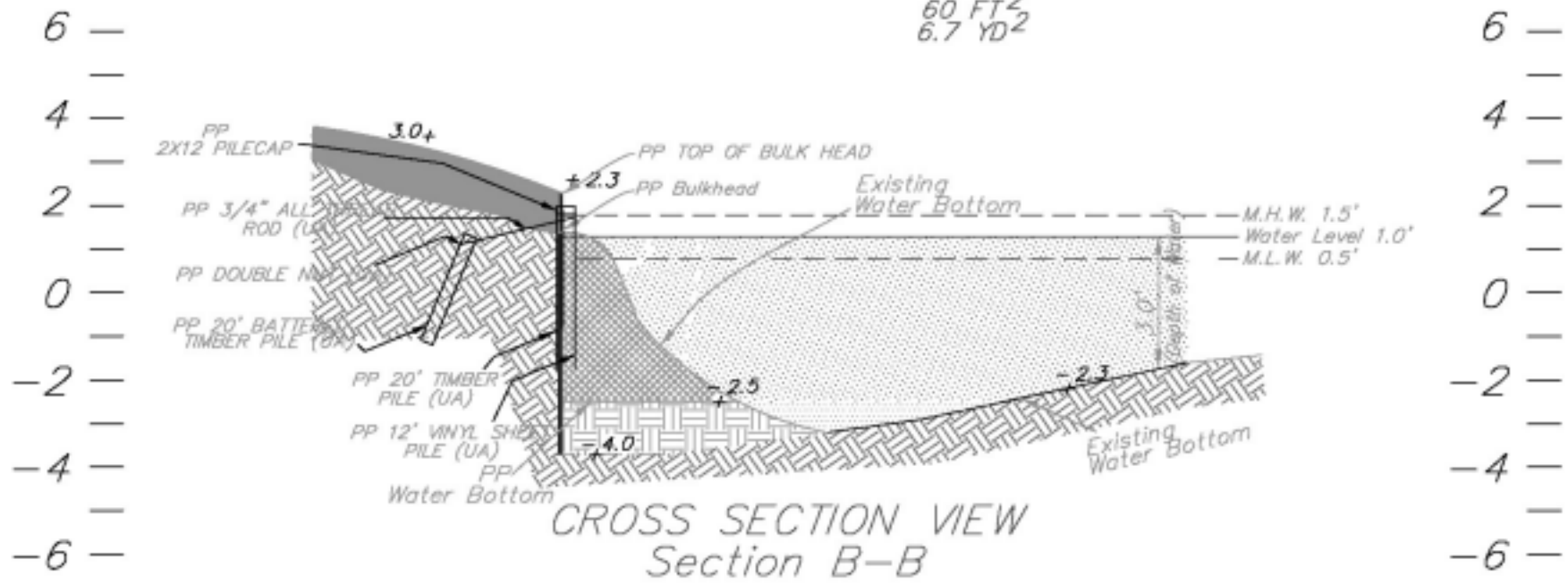
Agent: BLANDCO, L.L.C.  
344 HWY 3161 - STE B  
CUT OFF, LA 70345  
(985) 258-997  
Email: Builders@TeamBlandco.com

PP = PREVIOUSLY PROPOSED

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



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SHEET  
REV. 3 5



**Tropical Landing Subdivision  
Section 28, T22S-R24E**

Applicant: Wesley & Paige Bland  
& Thomas & Tina Armstrong  
344 HWY 3161- STE B  
CUT OFF, LA 70345

Agent: BLANDCO, L.L.C.  
344 HWY 3161- STE B  
CUT OFF, LA 70345  
(985) 258-9973  
Email: Builders@TeamBlandco.com

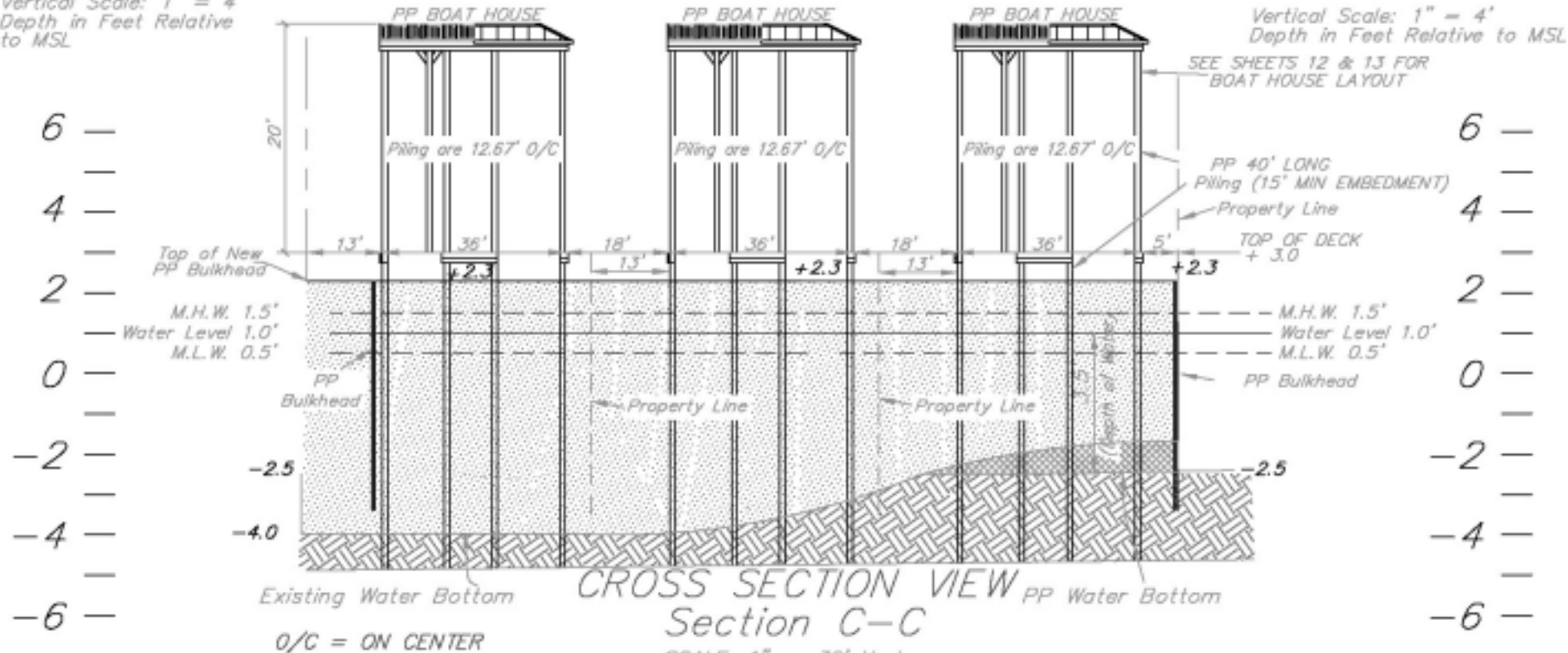
PP = PREVIOUSLY PROPOSED

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

PP Dredge Material  
22.5 FT<sup>2</sup>  
2.5 YD<sup>2</sup>

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

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



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SHEET  
REV. 3 6

Section 28, T22S-R24E

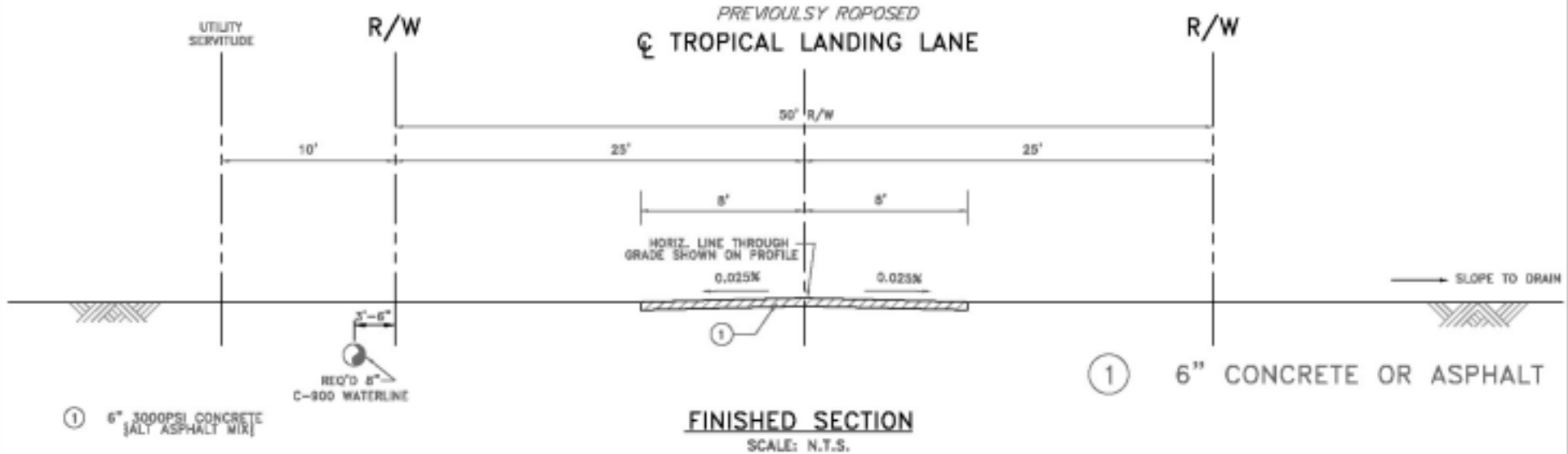
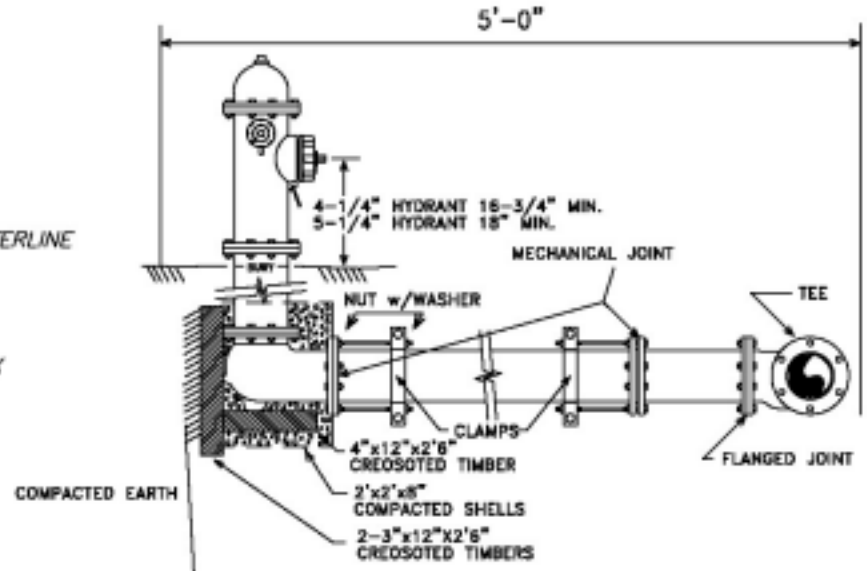
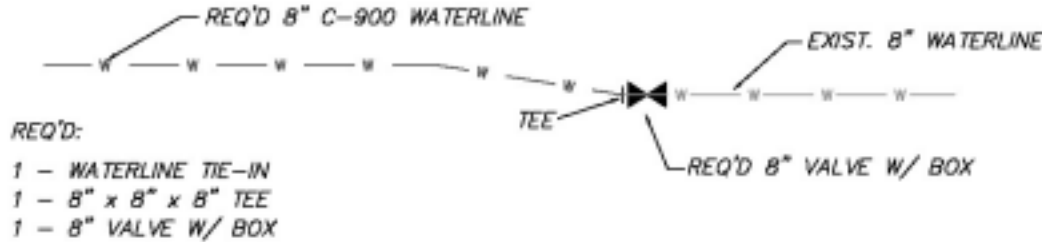
Applicant: Wesley & Paige Bland  
 & Thomas & The Armstrong  
 344 HWY 3101 - STE B  
 GUT GIT, LA 70345

Agent: BLANDCO, L.L.C.  
 344 HWY 3101 - STE B  
 GUT GIT, LA 70345  
 (504) 238-9273  
 Email: blandco@earthlink.net

PP = PREVIOUSLY Proposed

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

PP WATERLINE DETAILS  
 N.T.S.



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

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

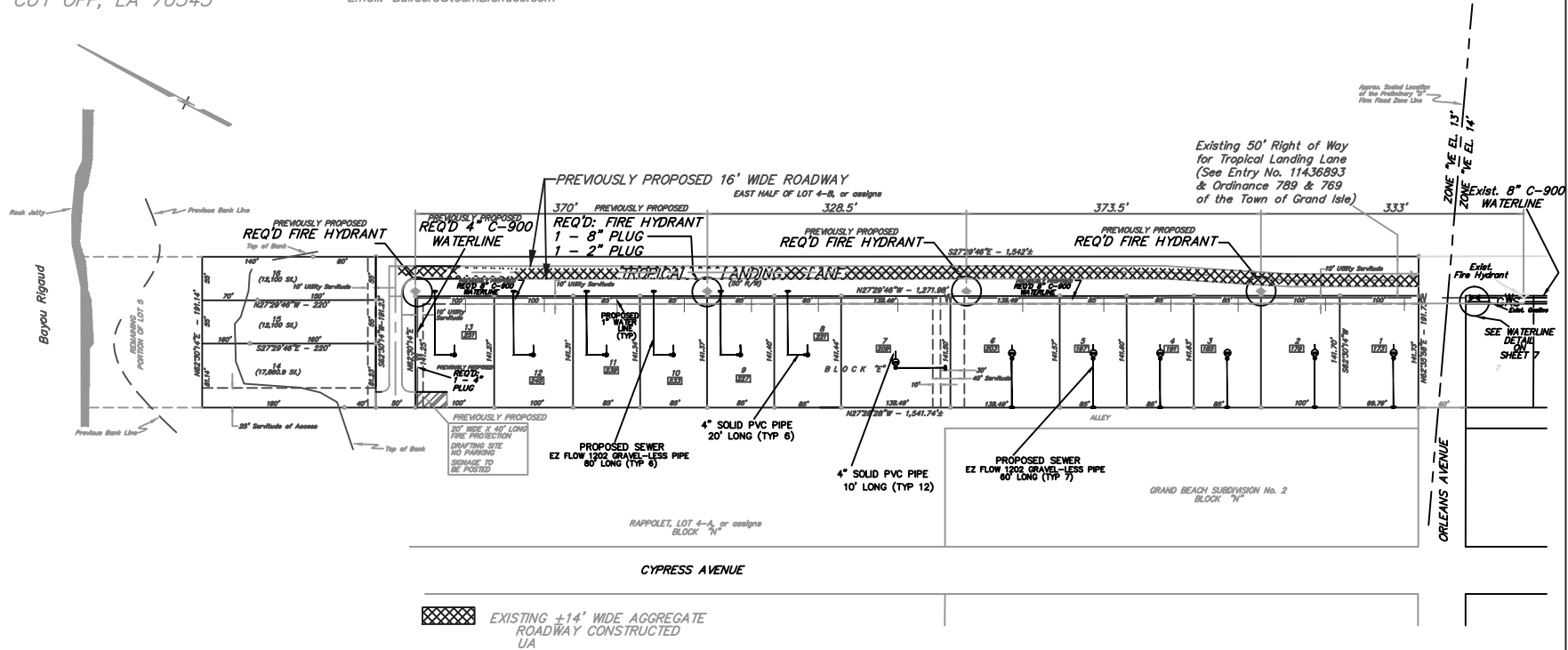
SHEET  
 REV. 1 7

Tropical Landing Subdivision  
Section 28, T22S-R24E

Applicant: Wesley & Paige Bland  
& Thomas & Tina Armstrong  
344 HWY 3161- STE B  
CUT OFF, LA 70345

Agent: BLANDCO, L.L.C.  
344 HWY 3161- STE B  
CUT OFF, LA 70345  
(985) 258-9973  
Email: Builders@teamblandco.com

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



PREVIOUSLY PROPOSED ROADWAY/  
WATERLINE & PROPOSED SEWER

SCALE: 1" = 200'

PROPOSED

NOTE: 215 L.F. 1" C-900 WATERLINE

- 13 - WATERLINE TIE-IN
- 13 - 8" x 8" x 1" TEE

240 LF 4" SCH 40 PVC SEWER LINE  
900 LF 4" EZ FLOW 1202 SEWER LINE  
- 13 BACK FLOW PREVENTION DEVICES  
#13 5' DIA BY 6' DEEP ATU

PREVIOUSLY PROPOSED

REQ'D FIRE HYDRANT TYPICAL (4) PLACES:

- 1 - 8" M.J. x 6" FLG. TEE
- 1 - 6" FIRE HYDRANT (COMPLETE)

PREVIOUSLY PROPOSED

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

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 OF UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST TOWN OF GRAND ISLE CODES.

IN CUT SECTIONS, THE TOP 6" OF MATERIAL WILL BE SCARIFIED AND COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY. FILL SECTIONS WILL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY.

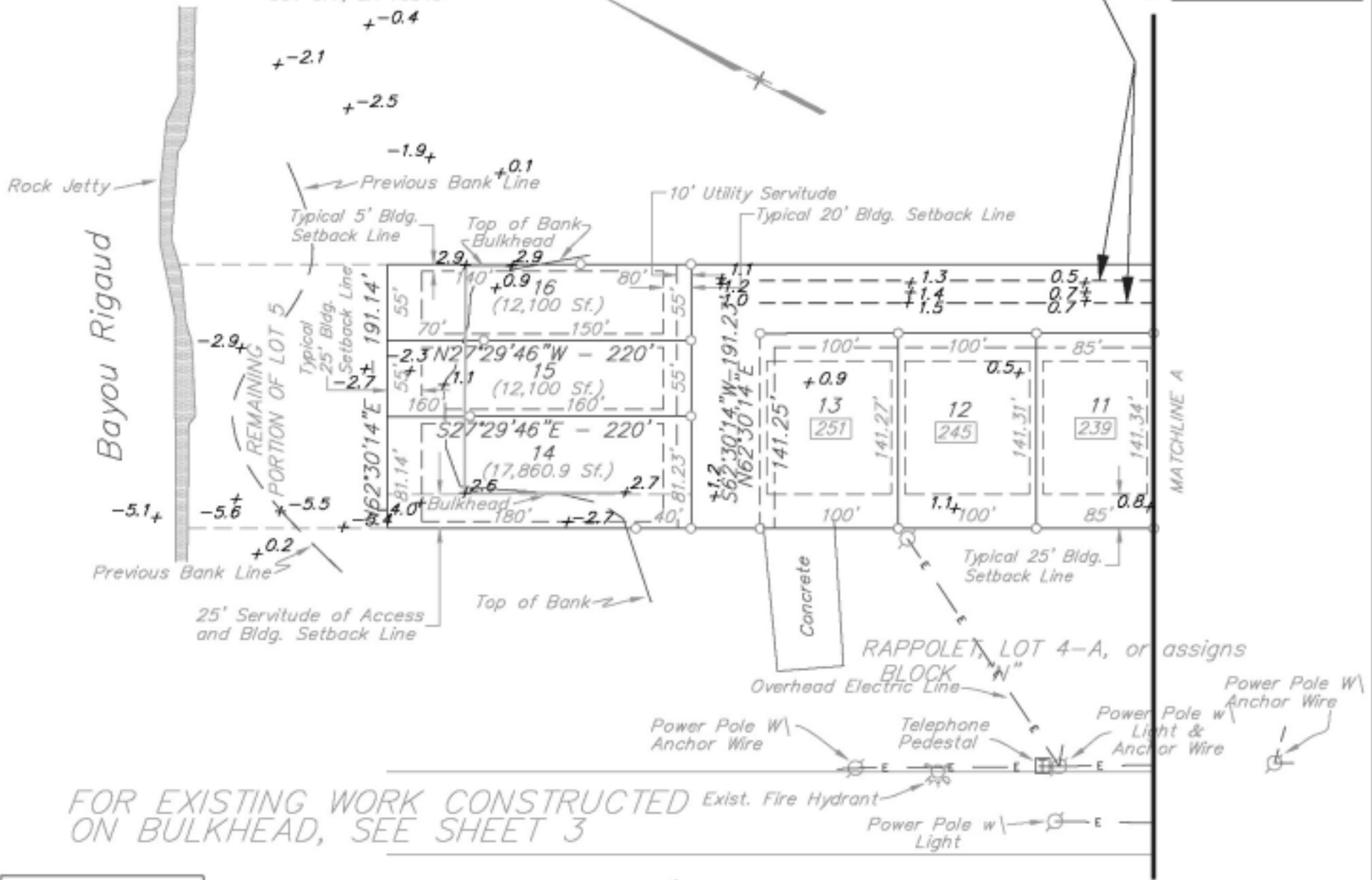
SHEET  
REV. 3 8

Tropical Landing Subdivision  
Section 28, T22S-R24E

Applicant: Wesley & Paige Bland  
& Thomas & Lisa Armstrong  
344 HWY 3101 - 51E B  
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

SCALE: 1" = 100'

Agent: BLANDCO, L.L.C.  
344 HWY 3101 - 51E B  
CUT OFF, LA 70345  
(985) 258-9977  
Email: Buildersdream@blandco.com

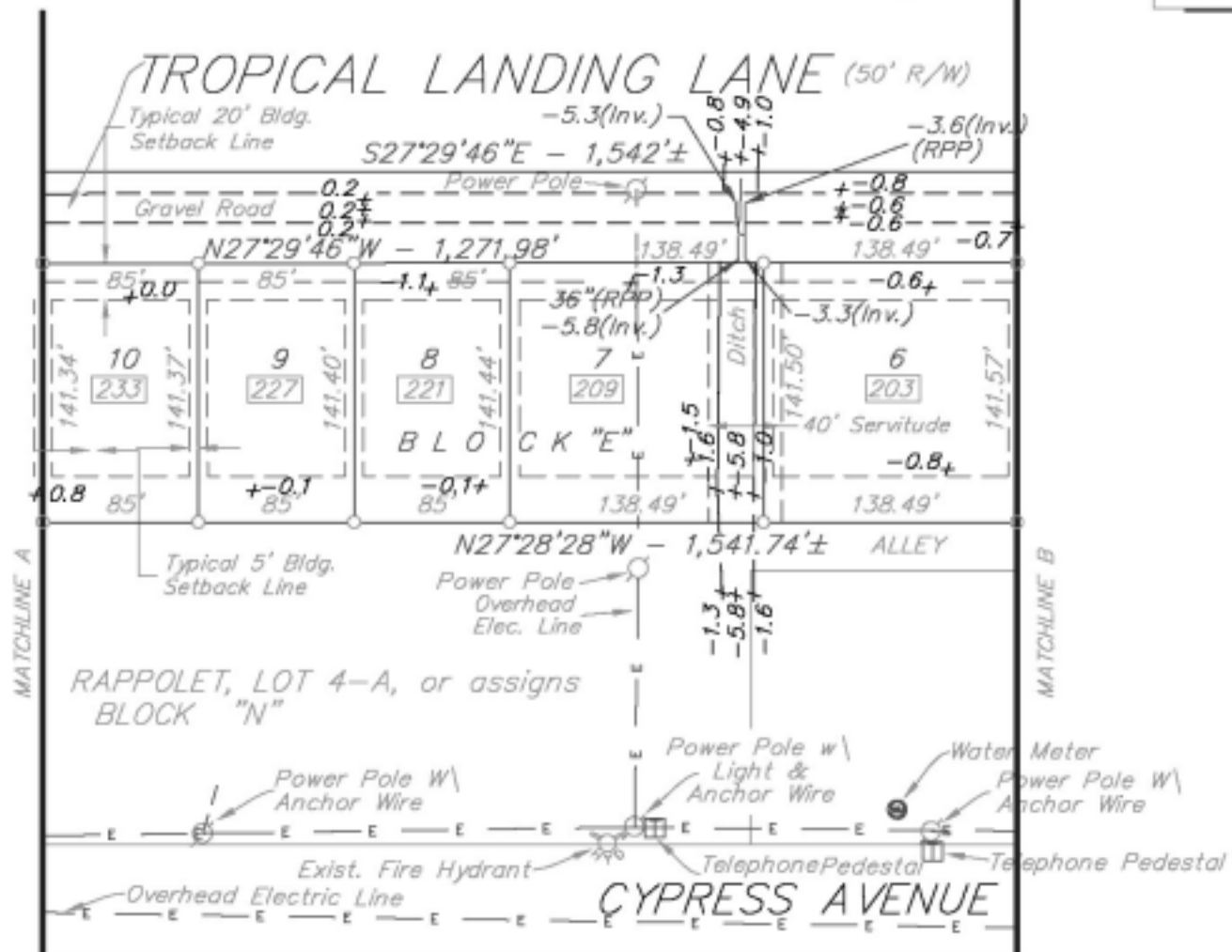
SHEET  
REV. 1 9

Tropical Landing Subdivision  
Section 28, T22S-R24E

Applicant: Wesley & Paige Bland  
& Thomas & Tina Armstrong  
344 HWY 3161- STE B  
CUT OFF, LA 70345

EAST HALF OF LOT 4-B, or assigns

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



RAPPOLET, LOT 4-A, or assigns  
BLOCK "N"

GRAND BEACH SUBDIVISION No. 2  
BLOCK "K"

EXISTING TOPO/ AS BUILT PLAN

SCALE: 1" = 100'

Agent: BLANDCO, L.L.C.  
344 HWY 3161- STE B  
CUT OFF, LA 70345  
(985) 258-9973  
Email: Builders@blandco.com

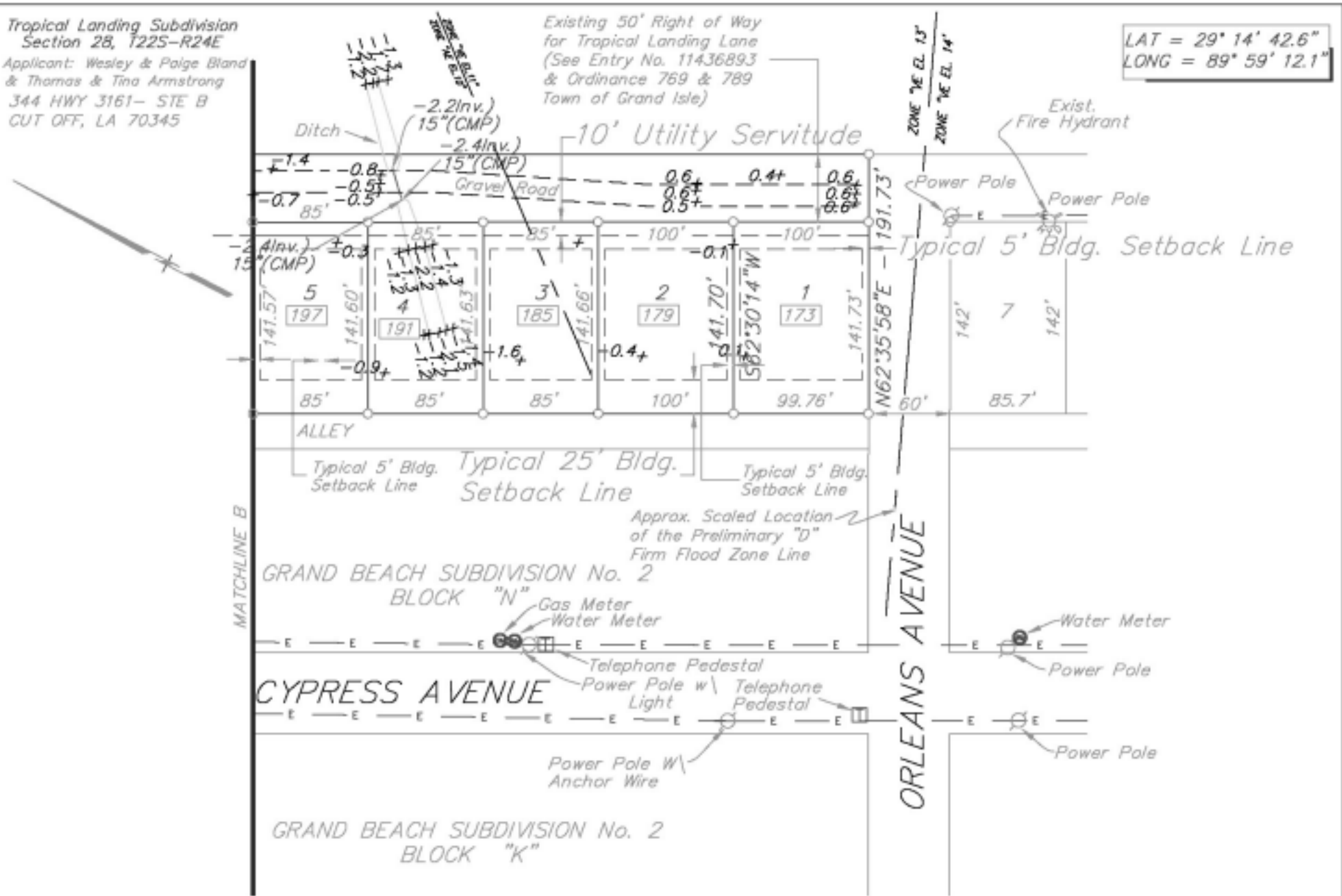
SHEET  
REV. 1 10

Tropical Landing Subdivision  
Section 28, T22S-R24E

Applicant: Wesley & Paige Bland  
& Thomas & Tina Armstrong  
344 HWY 3161- STE B  
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"



EXISTING TOPO/ AS BUILT PLAN  
SCALE: 1" = 100'

Agent: BLANDCO, L.L.C.  
344 HWY 3161- STE B  
CUT OFF, LA 70345  
(985) 258-9973  
Email: Builders@blandco.com

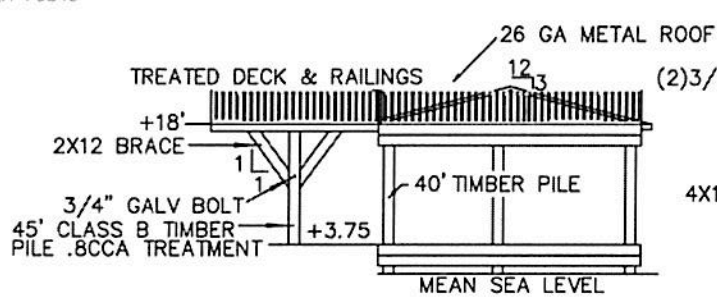
SHEET  
REV. 1 11

Tropical Landing Subdivision  
Section 28, T22S-R24E

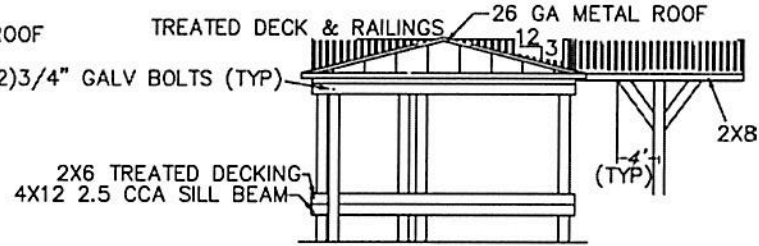
Agent: BLANDCO, L.L.C.  
344 Highway 3161 - STE B  
Cut Off, LA 70345

Applicant: Wesley & Paige Bland  
& Thomas & Tina Armstrong  
344 Highway 3161 - STE B  
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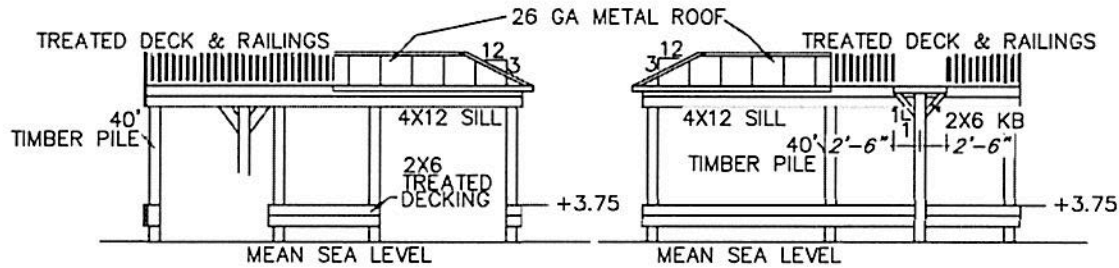
LAT = 29° 14' 42.6"  
LONG = 89° 59' 12.1"



REAR VIEW  
LOOKING NORTH



FRONT VIEW  
LOOKING SOUTH



LEFT VIEW  
LOOKING WEST

RIGHT VIEW  
LOOKING EAST

PREVIOUSLY PROPOSED  
BOAT HOUSE ELEVATIONS

SCALE 1/16" = 1'

Prepared by:  
Blandco, L.L.C.  
Email: builders@teamblandco.com

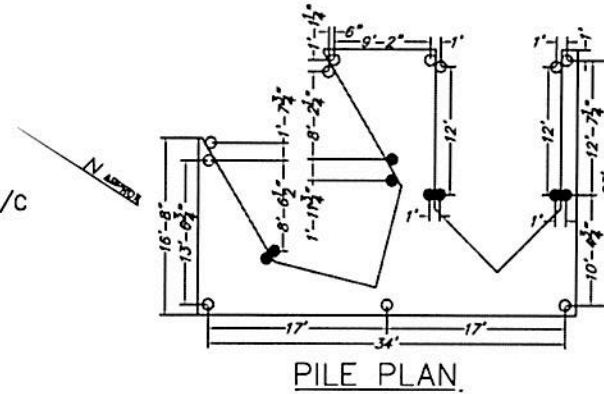
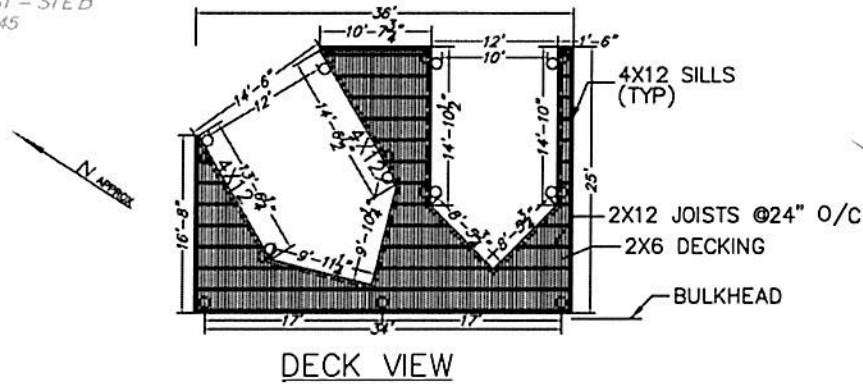
SHEET  
REV.2 12

Tropical Landing Subdivision  
Section 28, T22S-R24E

Applicant: Wesley & Paige Bland  
& Thomas & Tina Armstrong  
344 Highway 3161 - STE B  
Cut Off, LA 70345

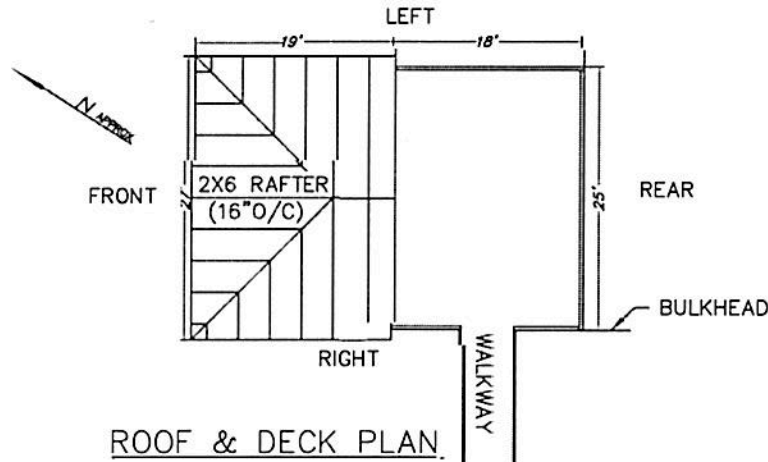
Agent: BLANDCO, L.L.C.  
344 Highway 3161 - STE B  
Cut Off, LA 70345

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 2.5CCA TREATMENT
- 30' CLASS B TIMBER PILES  
W 2.5CCA TREATMENT



PREVIOUSLY PROPOSED  
BOAT HOUSE PLANS

SCALE: 1/16" = 1'

Prepared by:  
Blandco, L.L.C.

Email: bulderst@teamblandco.com

SHEET 13 OF  
REV. 2



Page 14 left blank

Tropical Landing Subdivision  
Section 28, T22S-R24E

Applicant: Tropical Landing  
Wesley & Paige Bland

344 Highway 3161  
Cul DM, LA 70345

Agent: BLANCO, L.L.C.  
Wesley Bland  
344 Highway 3161  
Cul DM, LA 70345

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



OVERALL PROPERTY SITE PLAN  
NTS



US ARMYA CORPS OF ENGINEERS  
**PRELIMINARY**  
JURISDICTIONAL DETERMINATION

Prepared by:  
Blanco, L.L.C.  
344 Highway 3161  
Cul DM, LA 70345  
(865)612-1171  
Email: wblanco@blanco.com

SHEET 15 OF 15

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

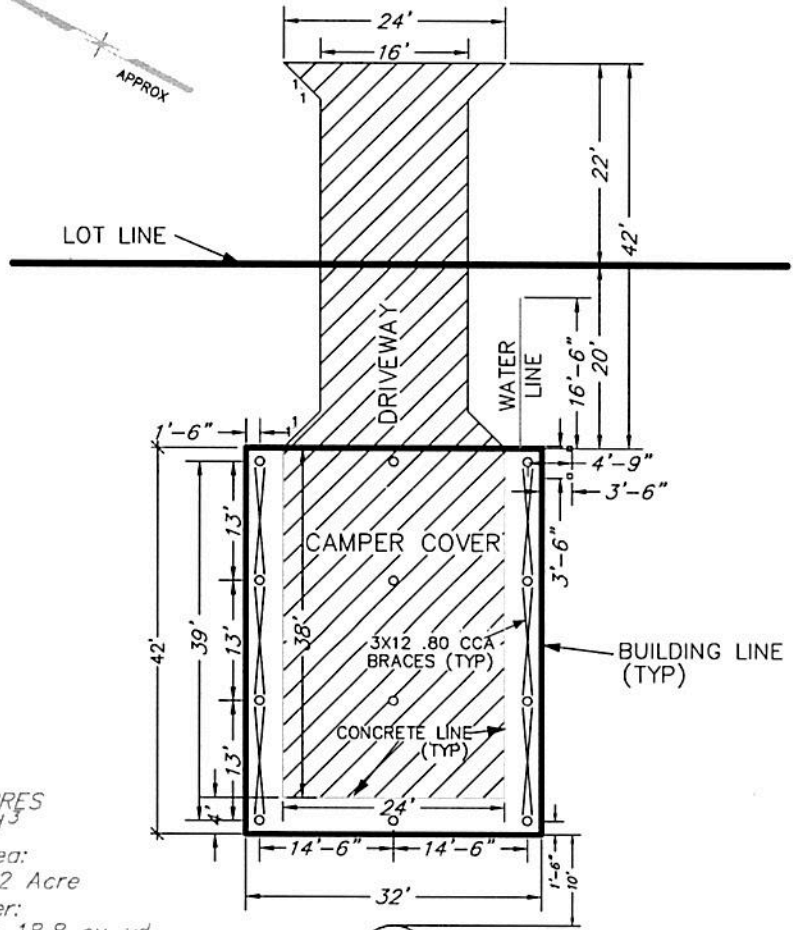
F.S.V., 28 JAN 2015 MVN-2015-00145-SA  
BY: Kyle Gordon BLAND, WESLEY

0 70 140 280 420 560 Feet




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

WETLAND UNITS:  
Total Impacted Area: 0.39 Acres



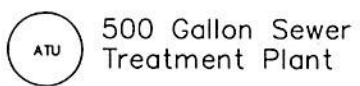
WETLAND UNITS:

-  Concrete Area
- Proposed 6X6 TIMBER POST  
16' LONG - 4
- Proposed 35' CLASS "B"  
TIMBER PILES - 12

PER EACH UNIT X 6 UNITS

Proposed Concrete Area:  
 $1600 \text{ FT}^2 \times 6 = 0.22 \text{ ACRES}$   
 $= 117 \text{ yd}^3$

Proposed water & sewer area:  
 $0.0018 \times 4 + 0.0023 \times 2 = 0.012 \text{ Acre}$   
Excavation for water & sewer:  
 $2.9 \text{ cu yd} \times 4 + 3.6 \text{ cu yd} \times 2 = 18.8 \text{ cu yd}$



PROPOSED  
PLAN VIEW CAMPER COVER @ EACH LOT

SCALE: 1" = 20'

Agent: BLANDCO, L.L.C.  
344 HWY 3161- STE B  
CUT OFF, LA 70345  
(985) 258-9573  
Email: Builders@teamblandco.com

Applicant: Wesley & Paige Bland  
& Thomas & Tina Armstrong  
344 HWY 3161- STE B  
CUT OFF, LA 70345

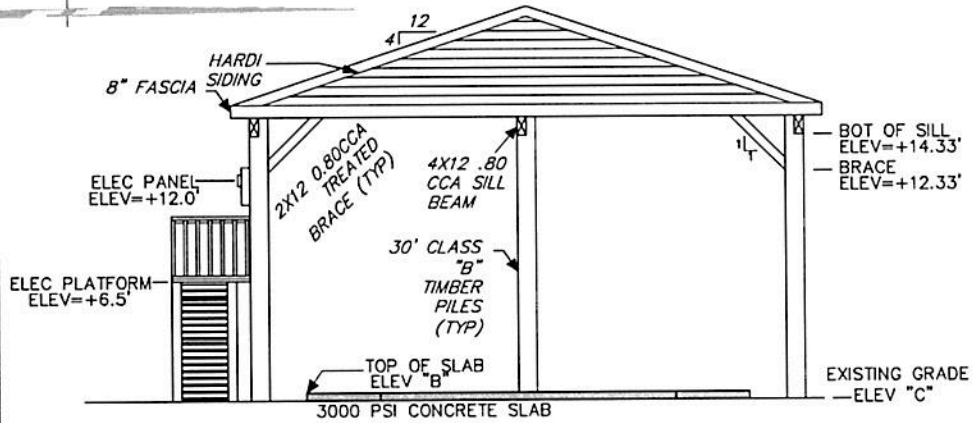
BLOCK "E"  
Tropical Landing Subdivision  
Lots 4-6 & 9-11 Wetland Units  
Section 28, T22S-R24E

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

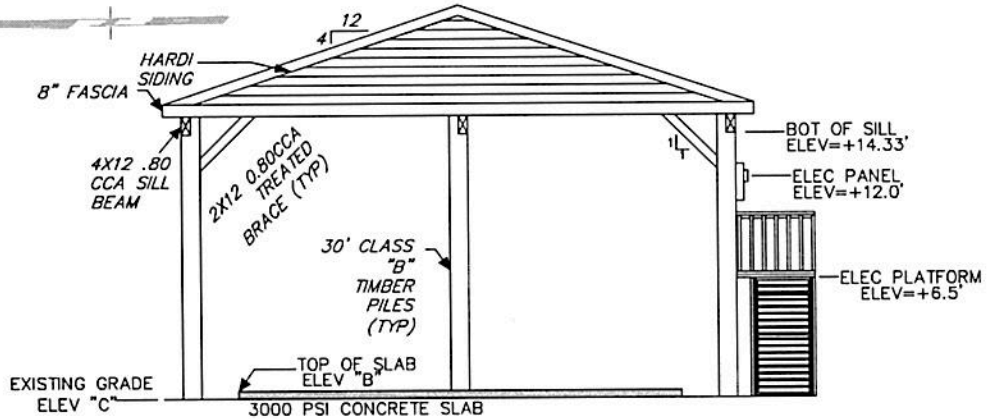
WETLAND UNITS:  
 Total Impacted Area: 0.39 Acres

WETLAND UNITS:

LOT:	ELEVATIONS:	
	"B"	"C"
4:	-1.0	-1.25
5:	-0.25	-0.6
6:	-0.33	-0.7
9:	+0.33	+0.0
10:	+0.33	+0.0
11:	+1.0	+0.8



FRONT VIEW



REAR VIEW

PROPOSED CAMPER COVER ELEVATION VIEWS

WETLAND UNITS:

Proposed Concrete Fill Area:  
 1600 FT<sup>2</sup> X 6 = 1067 yd<sup>2</sup>

SCALE: 1" = 10'

WETLAND UNITS:

Proposed water & sewer area:  
 0.0018 X 4 + 0.0023 X 2 = 0.012 Acre

Excavation for water & sewer:  
 2.9 cu yd X 4 + 3.6 cu yd X 2 = 18.8 cu yd

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. 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.

BLOCK "E"

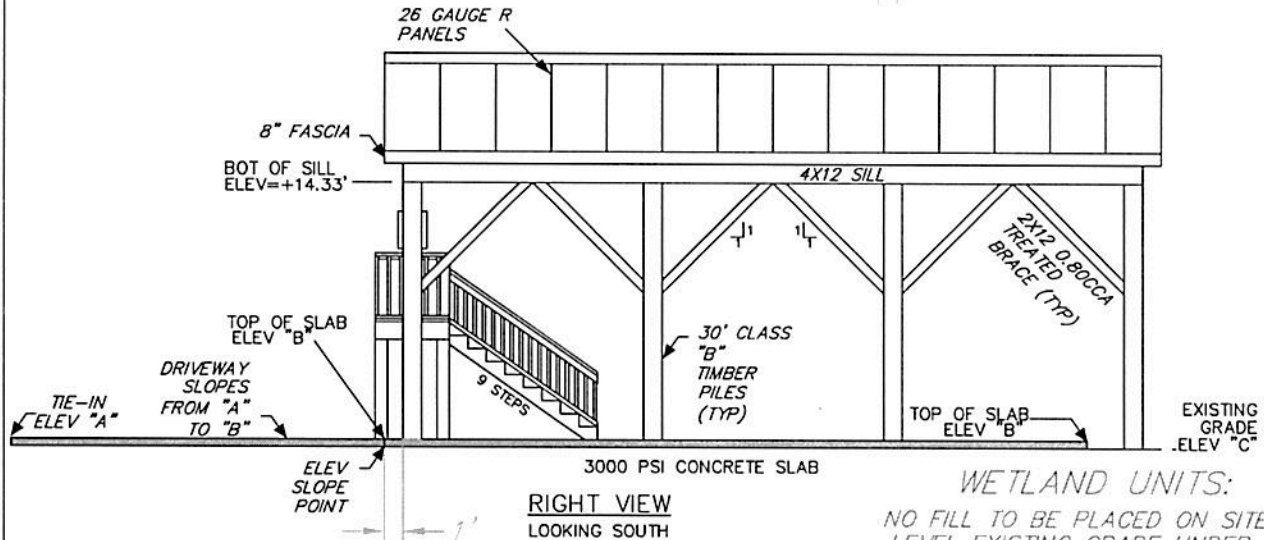
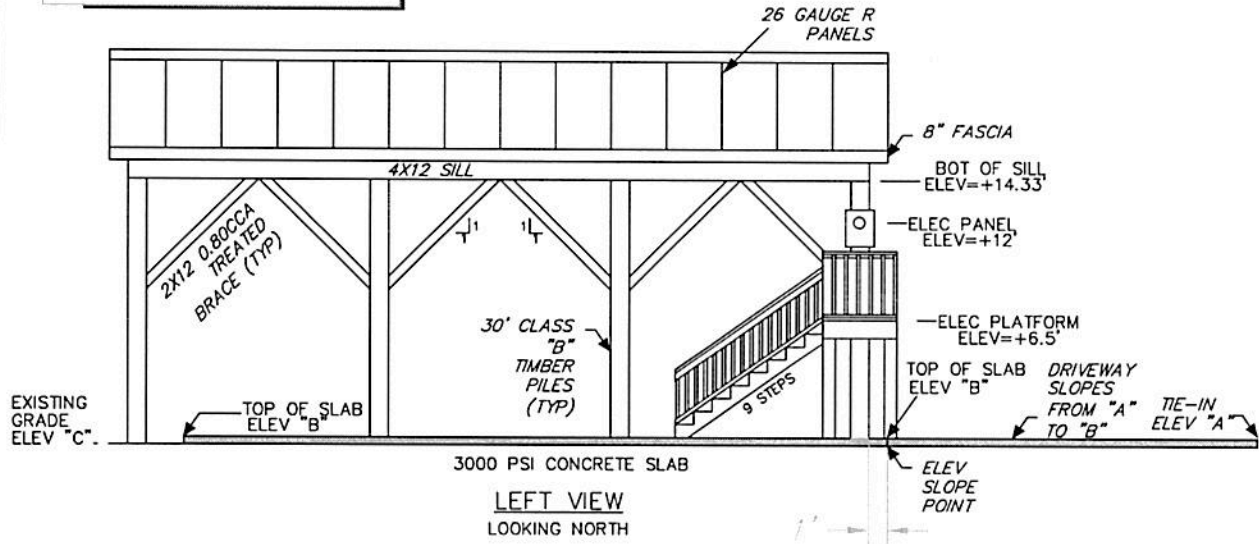
Applicant: Wesley & Paige Bland Tropical Landing Subdivision  
 & Thomas & Tina Armstrong Lots 4-6 & 9-11 Wetland Units  
 344 HWY 3161- STE B  
 CUT OFF, LA 70345

Agent: BLANDCO, L.L.C.  
 344 HWY 3161- STE B  
 CUT OFF, LA 70345  
 (855) 258-9973  
 Email: Builders@TeamBlandco.com



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

WETLAND UNITS:  
 Total Impacted Area: 0.39 Acres



PROPOSED CAMPER COVER ELEVATION VIEWS

SCALE: 1" = 10'

WETLAND UNITS:  
 NO FILL TO BE PLACED ON SITE,  
 LEVEL EXISTING GRADE UNDER  
 PROPOSED SLAB

WETLAND UNITS:

- Proposed Concrete Fill Area:  
 $1600 \text{ FT}^2 \times 6' = 1067 \text{ yd}^3$
- Proposed water & sewer area:  
 $0.0018 \times 4 + 0.0023 \times 2 = 0.012 \text{ Acre}$
- Excavation for water & sewer:  
 $2.9 \text{ cu yd} \times 4 + 3.6 \text{ cu yd} \times 2 = 18.8 \text{ cu yd}$

Agent: BLANDCO, L.L.C.  
 344 HWY 3161- STE B  
 CUT OFF, LA 70345  
 (985) 258-9973  
 Email: Builders@teamBlandco.com

Applicant: Wesley & Paige Bland  
 & Thomas & Tina Armstrong  
 344 HWY 3161- STE B  
 CUT OFF, LA 70345

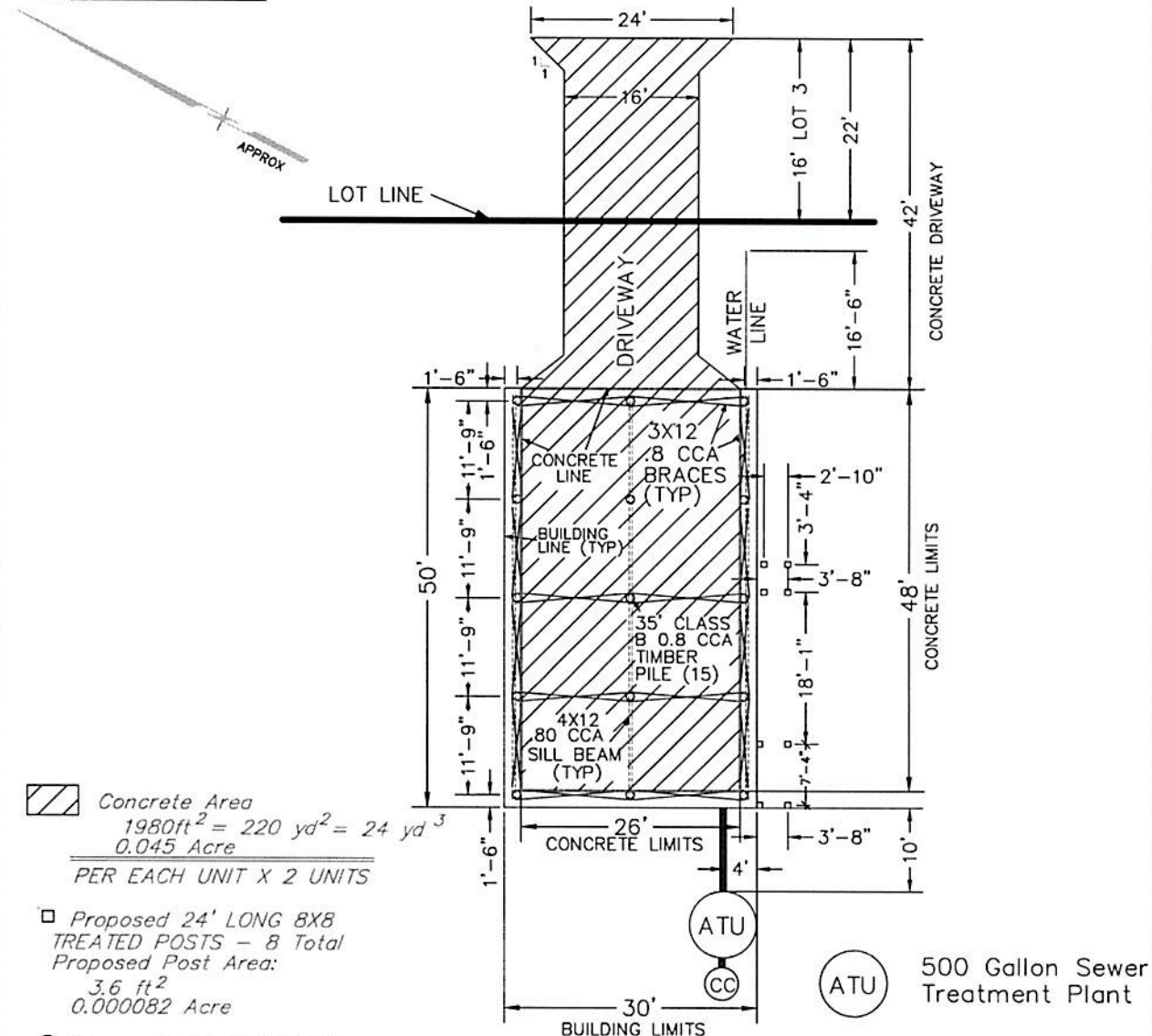
BLOCK "E"  
 Tropical Landing Subdivision  
 Lots 4-6 & 9-11 Wetland Units  
 Section 28, T22S-R24E


LOT:	ELEVATIONS:		
	"A"	"B"	"C"
4:	+0.25	-1.0	-1.25
5:	+0.08	-0.25	-0.6
6:	+0.08	-0.33	-0.7
9:	+0.08	+0.33	+0.0
10:	+0.08	+0.33	+0.0
11:	+0.25	+1.0	+0.8


REV. 1 SHEET 18


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

Total Impacted Area: 0.39 Acres



 Concrete Area  
 $1980\text{ft}^2 = 220\text{yd}^2 = 24\text{yd}^3$   
 0.045 Acre  
 PER EACH UNIT X 2 UNITS

 Proposed 24' LONG 8X8 TREATED POSTS - 8 Total  
 Proposed Post Area:  
 $3.6\text{ft}^2$   
 0.000082 Acre

 Proposed 35' CLASS "B" TIMBER PILES - 15 Total  
 Proposed Pile Area:  
 $11.8\text{ft}^2$   
 0.00027 Acre  
 PER EACH UNIT X 2 UNITS

PROPOSED  
 PLAN VIEW CAMP @ LOTS 7&8

SCALE: 1" = 20'

Proposed water & sewer area:  
 $0.0018 \times 4 + 0.0023 \times 3 = 0.014\text{ Acre}$   
 Excavation for water & sewer:  
 $2.9\text{ cu yd} \times 4 + 3.6\text{ cu yd} \times 3 = 22.4\text{ cu yd}$

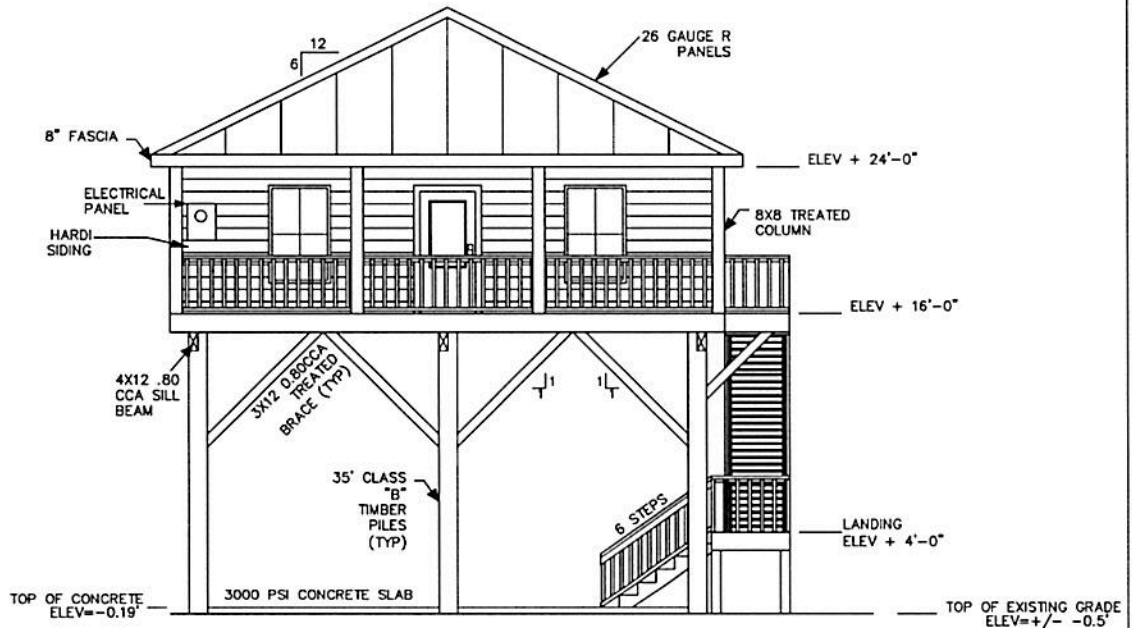
Agent: BLANDCO, L.L.C.  
 344 HWY 3161- STE B  
 CUT OFF, LA 70345  
 (985) 258-9973  
 Email: Builders@teamBlandco.com

Applicant: Wesley & Paige Bland  
 & Thomas & Tina Armstrong  
 344 HWY 3161- STE B  
 CUT OFF, LA 70345  
 Tropical Landing Subdivision  
 Lots 7 & 8 Wetland Units  
 Section 28, T22S-R24E

REV. 1 SHEET 19

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

Total Impacted Area: 0.39 Acres



PER EACH UNIT X 2 UNITS

**PROPOSED CAMP FRONT ELEVATION VIEW**

SCALE: 1" = 10'

**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 ponds 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.

Tropical Landing Subdivision  
 Lot 7 & 8 Wetland Units  
 Section 28, T22S-R24E

Agent: BLANDCO, L.L.C.  
 344 HWY 3161- STE B  
 CUT OFF, LA 70345  
 (985) 258-5923  
 Email: Builders@teamblandco.com

Applicant: Wesley & Paige Bland  
 & Thomas & Tina Armstrong

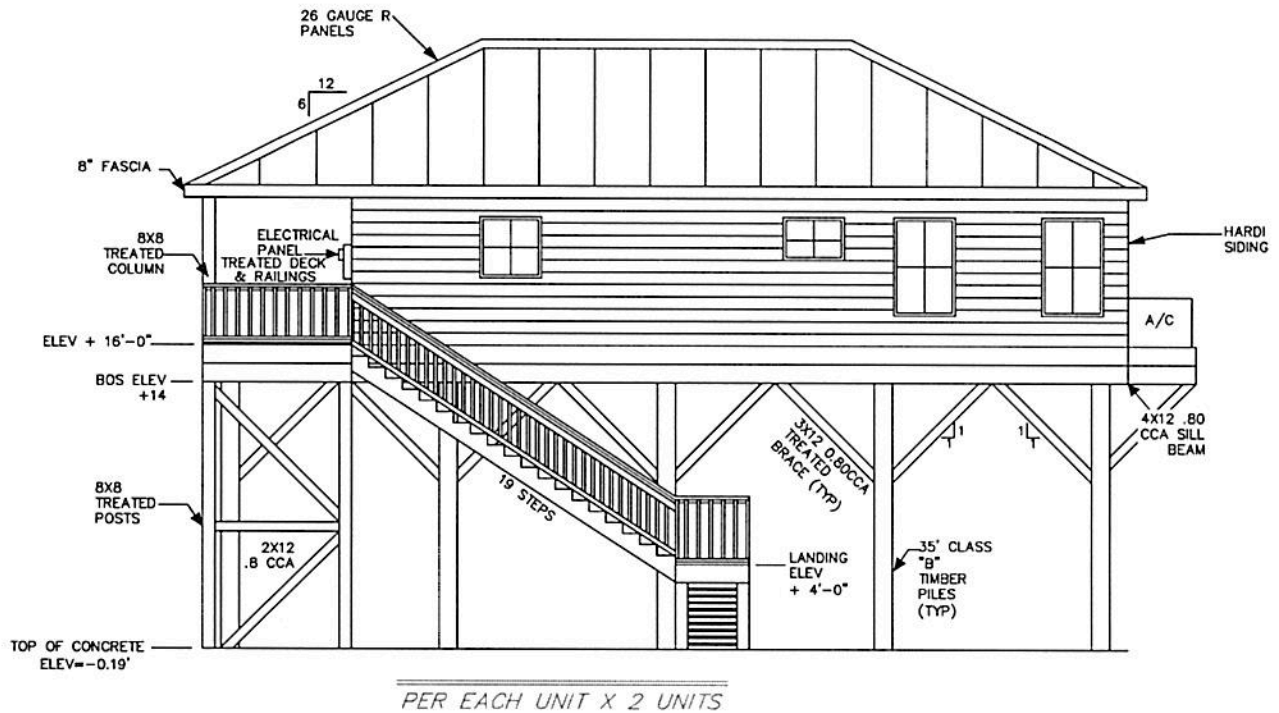
344 HWY 3161- STE B  
 CUT OFF, LA 70345

REV. 1 SHEET 20



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

Total Impacted Area: 0.39 Acres



**PROPOSED CAMP SIDE ELEVATION VIEW**  
 SCALE: 1" = 10'

**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.

Applicant: Wesley & Paige Bland  
 & Thomas & Tina Armstrong  
 344 HWY 3161- STE B  
 CUT OFF, LA 70345

Tropical Landing Subdivision  
 Lot 7 & 8 Wetland Units  
 Section 28, T22S-R24E


Agent: BLANDCO, L.L.C.  
 344 HWY 3161- STE B  
 CUT OFF, LA 70345  
 (225) 258-3973  
 Email: Builders@teamblandco.com



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

WETLAND UNITS:  
Total Impacted Area: 0.39 Acres

WETLAND UNITS:

 Concrete Area  
2351ft<sup>2</sup> = 261 yd<sup>2</sup> = 29 yd<sup>3</sup>  
0.054 Acre

□ Proposed 24' LONG 8X8 TREATED POSTS - 4 Total  
Proposed Post Area:  
1.8 ft<sup>2</sup>  
0.00004 Acre

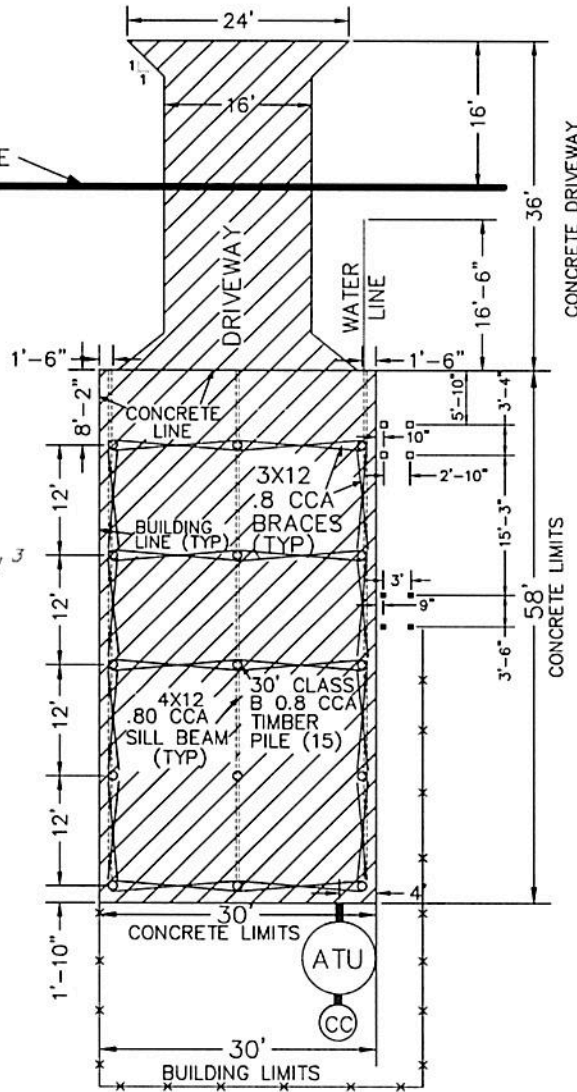
■ Proposed 12' LONG 6X6 TREATED POSTS - 4 Total  
Proposed Post Area:  
1.0 ft<sup>2</sup>  
0.00002 Acre

○ Proposed 30' CLASS "B" TIMBER PILES - 15 Total  
Proposed Pile Area:  
11.8 ft<sup>2</sup>  
0.0003 Acre

Proposed water & sewer area:  
0.0023 Acre

Excavation for water & sewer:  
3.6 cu yd

✕—✕ 4ft High Timber Fence



500 Gallon Sewer Treatment Plant

Agent: BLANDCO, L.L.C.  
344 HWY 3161- STE B  
CUT OFF, LA 70345  
(985) 258-9973  
Email: Builders@teamblandco.com

PROPOSED  
PLAN VIEW CAMP @ LOT 3

SCALE: 1" = 20'

Applicant: Wesley & Paige Bland  
& Thomas & Tina Armstrong Tropical Landing Subdivision  
Lot 3 Wetland Unit  
344 HWY 3161- STE B  
CUT OFF, LA 70345 Section 28, T22S-R24E

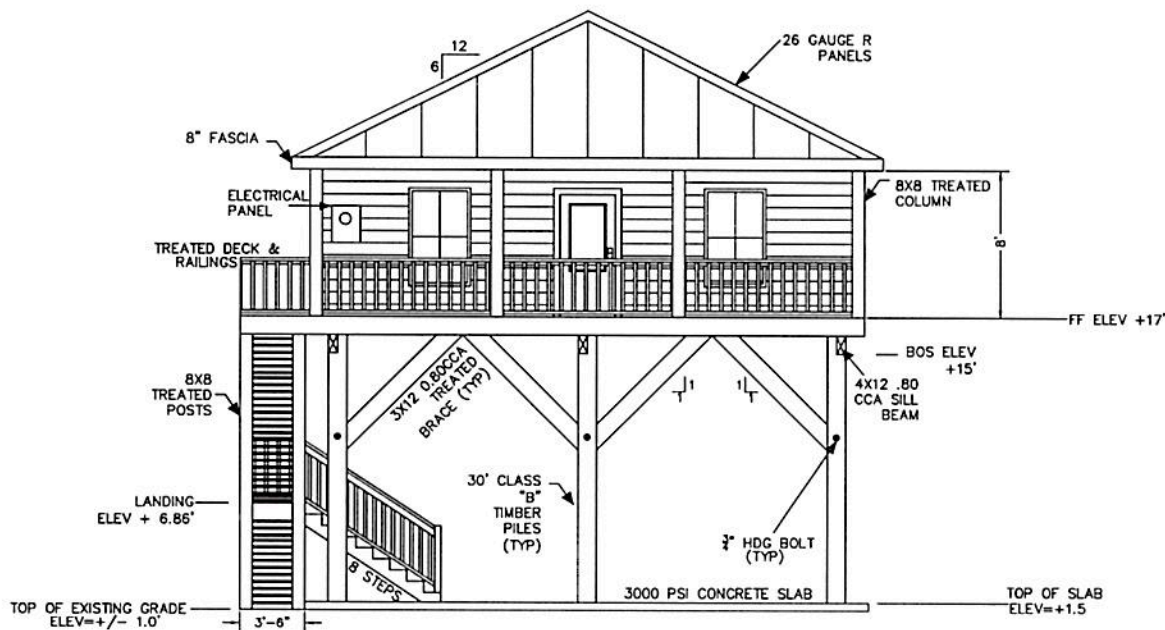
REV. 0

SHEET

22

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

WETLAND UNITS:  
 Total Impacted Area: 0.39 Acres



**PROPOSED LOT 3 CAMP FRONT ELEVATION VIEW**

SCALE: 1" = 10'

**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.

*Tropical Landing Subdivision  
 Lot 3 Wetland Units  
 Section 28, T22S-R24E*

*Applicant: Wesley & Paige Bland  
 & Thomas & Tina Armstrong*

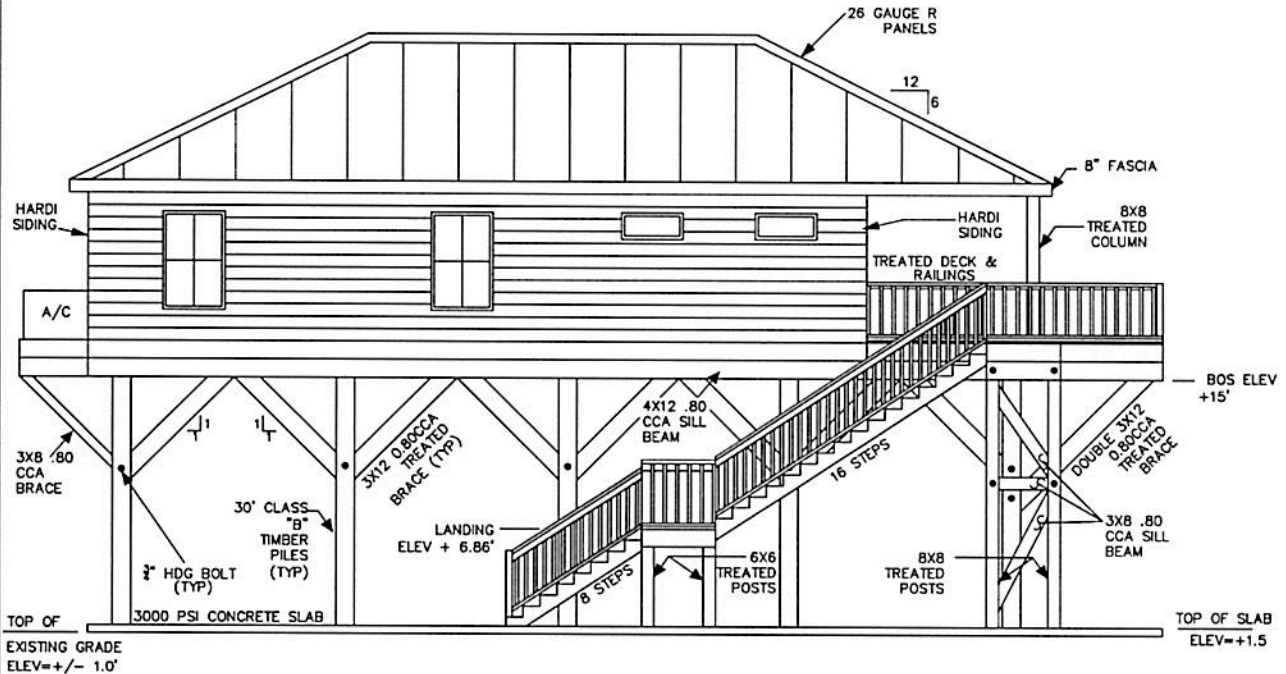
*344 HWY 3161-- STE B  
 CUT OFF, LA 70345*

*Agent: BLANDCO, L.L.C.  
 344 HWY 3161-- STE B  
 CUT OFF, LA 70345  
 (985) 258-9973  
 Email: Builders@TeamBlandco.com*

REV. 0 SHEET 23

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

WETLAND UNITS:  
 Total Impacted Area: 0.39 Acres



**PROPOSED LOT 3 CAMP SIDE ELEVATION VIEW**

SCALE: 1" = 10'

**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/fiowlines 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 of 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, grading, jetting, etc.) or demolition activity.

Tropical Landing Subdivision  
 Lot 3 Wetland Units  
 Section 28, T22S-R24E

Applicant: Wesley & Paige Bland  
 & Thomas & Tina Armstrong  
 344 HWY 3161- STE B  
 CUT OFF, LA 70345

Agent: BLANDCO, L.L.C.  
 344 HWY 3161- STE B  
 CUT OFF, LA 70345  
 (985) 258-9973  
 Email: Builders@TeamBlandco.com

REV. 0

SHEET

24



Tropical Landing Subdivision  
Section 28, T22S-R24E

Applicant: Wesley & Paige Bland  
& Thomas & Tina Armstrong  
344 HWY 3161- STE B  
CUT OFF, LA 70345

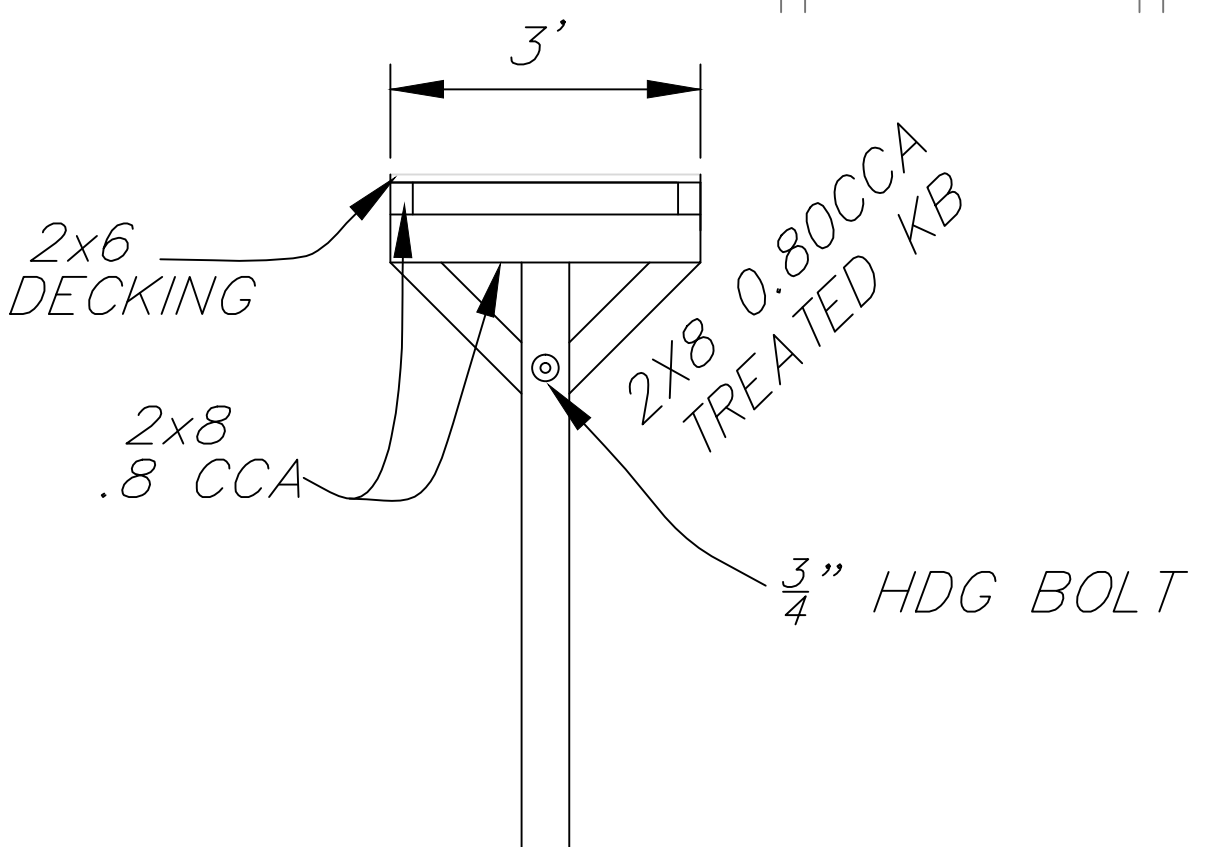
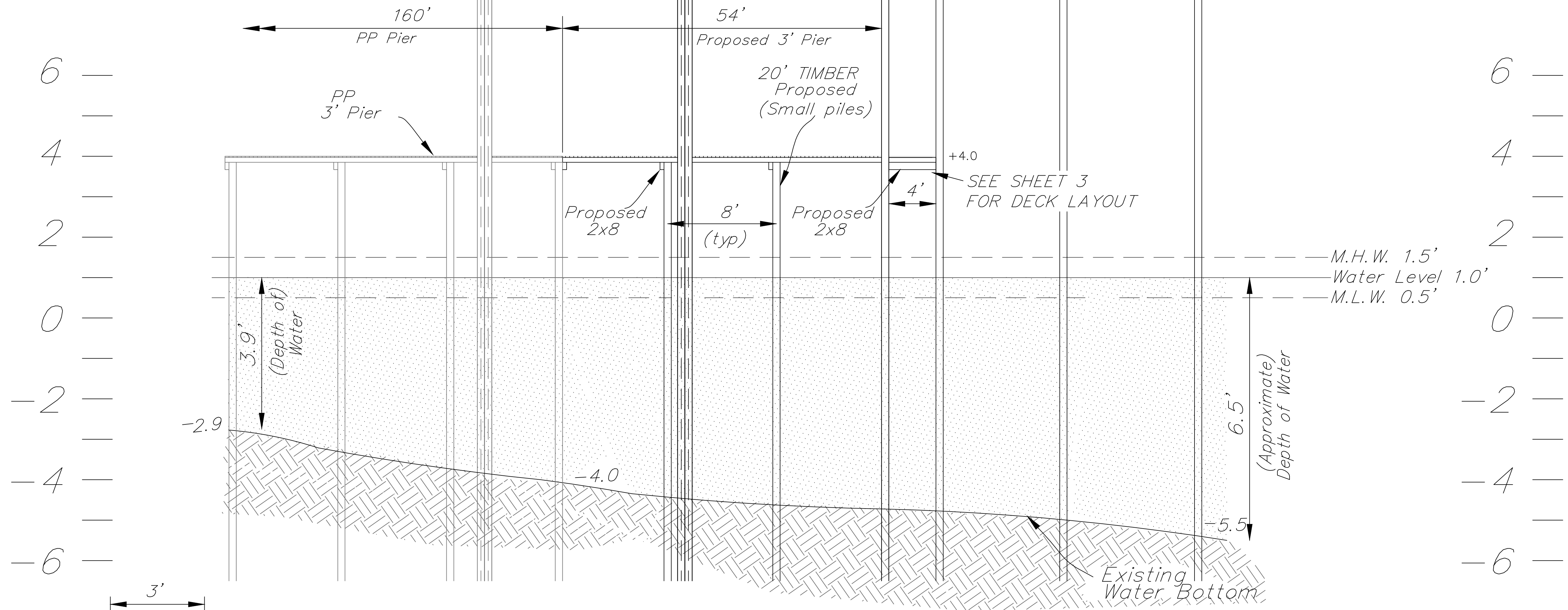
Agent: BLANDCO, L.L.C.  
344 HWY 3161- STE B  
CUT OFF, LA 70345  
(985) 258-9973  
Email: Builders@teamBlandco.com

PP = PREVIOUSLY ROPOSED

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

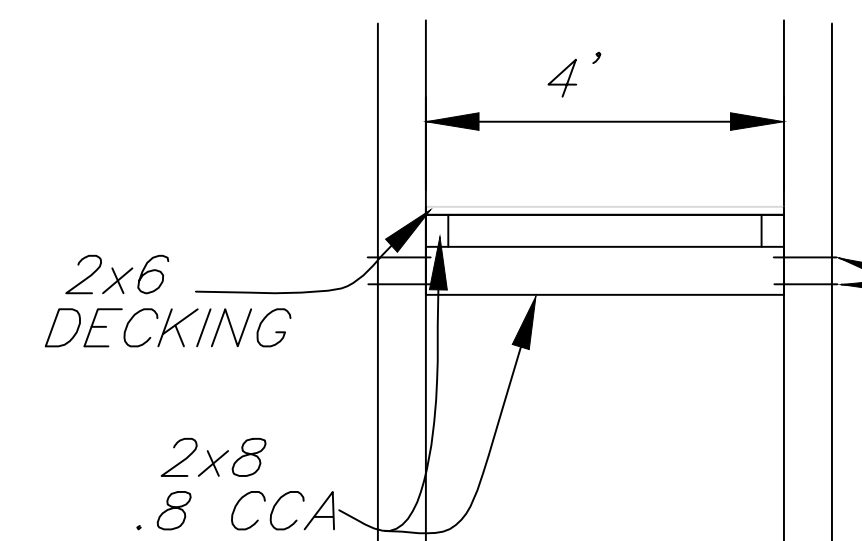
Vertical Scale: 1" = 4'  
Depth in Feet Relative to MSL

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



CROSS SECTION  
Pier  
SCALE: 1" = 40'

CROSS SECTION VIEW  
Section D-D  
SCALE: 1" = 20' Horiz.  
4' Vert.



CROSS SECTION  
Deck  
SCALE: 1" = 40'

GENERAL NOTES  
See sheet 3 for General Notes.

NOTES:  
ALL TIMBER SHALL BE 0.8 CCA  
PRESSURE TREATED & SYP #2 MIN.  
ALL FASTENERS AND BOLTS SHALL BE  
CORROSION RESISTANT  
ALL SIMPSON STRAPS SHALL BE  
INSTALLED PER MANUFACTURER'S  
RECOMMENDED SPECIFICATIONS

(2) 5/8" THRU BOLTS W/  
WASHERS & NUTS.  
EXPOSE ON EXTERIOR.

NO DREDGING  
PROPOSED HERE

SHEET  
REV. 0 25