

St. Tammany Parish Critical Drainage Area Map

Critical Drainage Area (CDA) map provided for planning and development purposes only. The St. Tammany Parish Department of Planning & Development/Engineering should be contacted with any questions at (985) 809-7448.



ST. TAMMANY PARISH
Michael B. Cooper
PARISH PRESIDENT

Net Fill Prohibited (Sec. 115-3 (b)(2))
Net fill shall be strictly prohibited in any critical drainage area and on any lot or parcel 90 feet or less in width, except with an approved development plan or with the express written consent of the department of planning and development. Any request to place fill in a critical drainage area or a lot or parcel 90 feet or less in width shall be in accordance with the following information:
1) Volume of fill to be placed;
2) The footprint of the fill work;
3) Volume and source location of any excavation work;
4) The location of the ultimate disposition of the spoil being removed;
5) The direction of water flow across the site;
6) A profile through the construction footprint showing the natural and finished elevations of the site; and
7) The sediment retention measures proposed for the site.
Upon receiving approval to fill by the department of planning and development, whenever a concrete slab or any other structural foundation of a permanent nature is to be constructed, the applicant or builder shall certify, after excavation of the site and prior to pouring any concrete or installing any permanent foundation, that the foundation is ready to be installed and that all fill work complies with the relevant standards. The foundation shall not be poured or installed prior to certification and inspection.
Prior to the issuance of the certificate of occupancy, the applicant or builder shall submit an official survey which confirms compliance with the provisions of this chapter. A final drainage inspection by the department of planning and development shall be conducted to verify compliance with these standards, and no certificate of occupancy shall be issued unless and until compliance has been verified.

- Municipal Boundaries
- Areas of Special Concern
- Coastal Flood Area
- Critical Drainage Areas
- Gravity Drainage District 5

Procedures (Sec. 115-3 (b)(4))
Any request for approval to place fill on a lot or parcel governed by this chapter shall include a detailed description of the fill activity, a drainage and paving plan, if required, must be completed in accordance with section 115-111. An existing and proposed grade elevation form, if required, must be prepared by a state-licensed engineer or land surveyor and include the following information:
1) Volume of fill to be placed;
2) The footprint of the fill work;
3) Volume and source location of any excavation work;
4) The location of the ultimate disposition of the spoil being removed;
5) The direction of water flow across the site;
6) A profile through the construction footprint showing the natural and finished elevations of the site; and
7) The sediment retention measures proposed for the site.
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Prior to the issuance of the certificate of occupancy, the applicant or builder shall submit an official survey which confirms compliance with the provisions of this chapter. A final drainage inspection by the department of planning and development shall be conducted to verify compliance with these standards, and no certificate of occupancy shall be issued unless and until compliance has been verified.

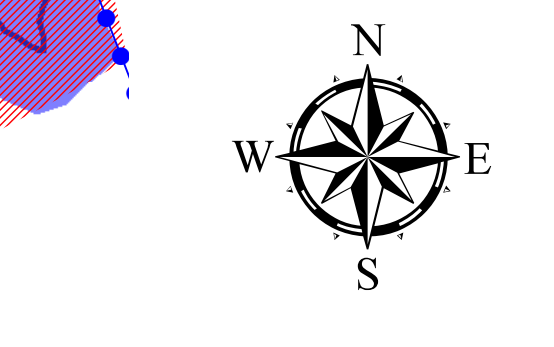
General Residential Fill Standards (Sec. 115-3 (b)(5))
The placement of fill material on any lot or parcel located within any critical drainage area shall be permitted only after a development plan has been submitted and approved by the department of engineering. In the event that the department of engineering determines that fill work is permitted on the particular parcel, the fill work must comply with the following specific standards:
a) In some cases, subject to the discretion of the department of engineering, excavation of existing soil and its replacement with fill is permissible at the site provided it can be demonstrated to have no increase in the natural ground elevation and no net impact on the function of the critical drainage area.
b) Fill shall be limited to the roof-shed area of the proposed primary structure and access to the site and shall not exceed that which is necessary to prepare an adequate building footprint.
c) Site improvements (roads, structures, fill, etc.) shall not impede natural drainage pathways or parish road or drainage easements, servitudes, or rights-of-way.
d) Fill for driveways must not exceed six inches above natural ground elevation except where fill is part of the foundation for the main residence, carport, or garage. Fill may also be placed to soften the transition between elevations to a slope not less than four horizontal feet to every one vertical foot.
e) Fill may be authorized by the department of engineering in those cases where, due to the size and location of the parcel of property, on-site or off-site mitigation can be provided and the department of engineering also determines that there will be no loss of flood plain storage, no loss of stream flow capacity and the applicant demonstrates that no adverse impacts will occur to adjacent properties, to other properties within the subject watershed, and to the function of the critical drainage area. GDD5 review and comments shall be required if subject property is within GDD5 boundaries. It is expressly prohibited to utilize off-site mitigation within the boundaries of Gravity Drainage District No. 5.

Lots 90 Feet or Less in Width (Sec. 115-3 (b)(6))
The placement of fill material on any lot or parcel 90 feet or less in width shall be permitted only when a development plan has been submitted and approved by the department of engineering regardless of its location or critical drainage area status. If it is located in a critical drainage area, the provisions of this section governing fill in a critical drainage area apply. If not in a critical drainage area, the fill work proposed must comply with the following standards:
a) Fill shall be limited to the roof-shed area of the lot or parcel's primary structure and shall not exceed the volume required to prepare an adequate building footprint.
b) A concrete slab shall be permitted under the primary structure provided that the finished surface or footing does not exceed an average of 24 inches above natural ground grade. Fill for a slab with a finished surface less than 24 inches above natural ground shall taper out from the slab at a slope of two horizontal feet for one vertical foot.
c) Construction shall be accomplished using pier or piling construction according to applicable building codes for finished elevations above 24 inches above natural ground.
d) Site improvements shall not impede natural drainage pathways or parish road or drainage easements, servitudes, or rights-of-way.
e) There shall be no net change in the average elevation of the natural grade of the lot or parcel outside of the roof-shed area of the primary structure.
f) Fill for driveways must not exceed 12 inches above natural ground grade except where fill is part of the transition from the foundation to the main residence, carport, or garage.

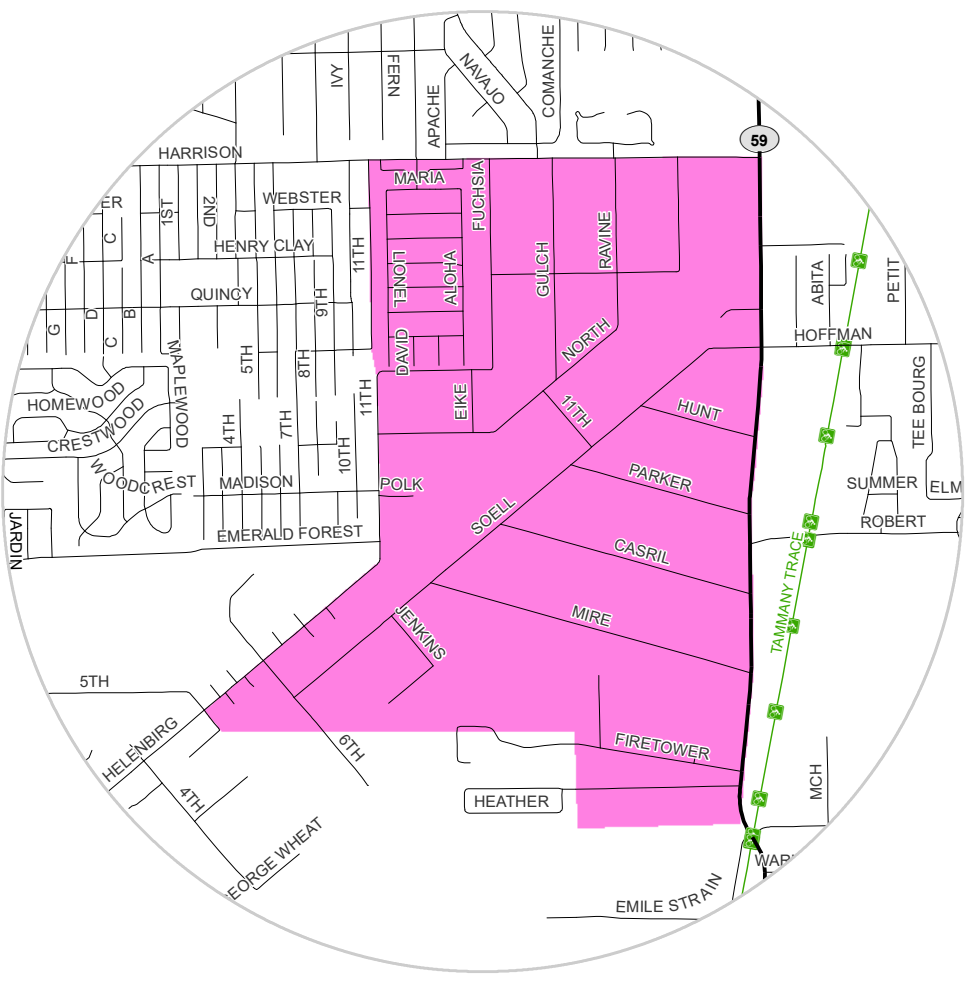
Nonresidential Standards (Sec. 115-3 (b)(7))
Any paving, grading, excavation, or placement of fill on commercial, industrial, institutional or multifamily development sites must obtain an approved development plan in the form of a properly issued building permit, site work permit or subdivision work order prior to the commencement of work. In cases of commercial, industrial, or institutional development on any lot or parcel of property that has any part thereof located within a critical drainage area, the placement of fill on such lot or parcel may be permitted, in the discretion of the department of engineering, provided that:
a) Soil material in a volume equal to the fill material proposed to be placed on the property is excavated and removed from the property, such that the flood storage capacity of the property is maintained for a 100-year frequency flood event.
b) Off-site mitigation will be provided, and the department of planning and development also determines that there will be no loss of floodplain storage and no loss of stream flow capacity. It is expressly prohibited to utilize off-site mitigation within the boundaries of Gravity Drainage District No. 5.
c) The applicant can demonstrate that no adverse impacts will occur to adjacent properties, to other properties within the subject watershed, and to the function of the critical drainage area.
d) The proposed development complies with all other applicable drainage regulations.
GDD5 review and comment is required if subject property is within the boundaries of GDD5.

Coastal Areas (Sec. 115-3 (b)(13)(d))
This area has been determined by the Department of Engineering to be subject to flooding only because of tidal inundation and shall provide a Development Plan (Fill Plan) in accordance with the above Procedures (Sec. 115-3 (b)(4)) except fill will be permitted provided it is shown on the required Development Plan to have no adverse impact to adjacent properties.

State Coastal Zone Boundary
Proposed development or landclearing south of the State Coastal Zone Boundary requires Coastal Use Permit (CUP) to be applied for

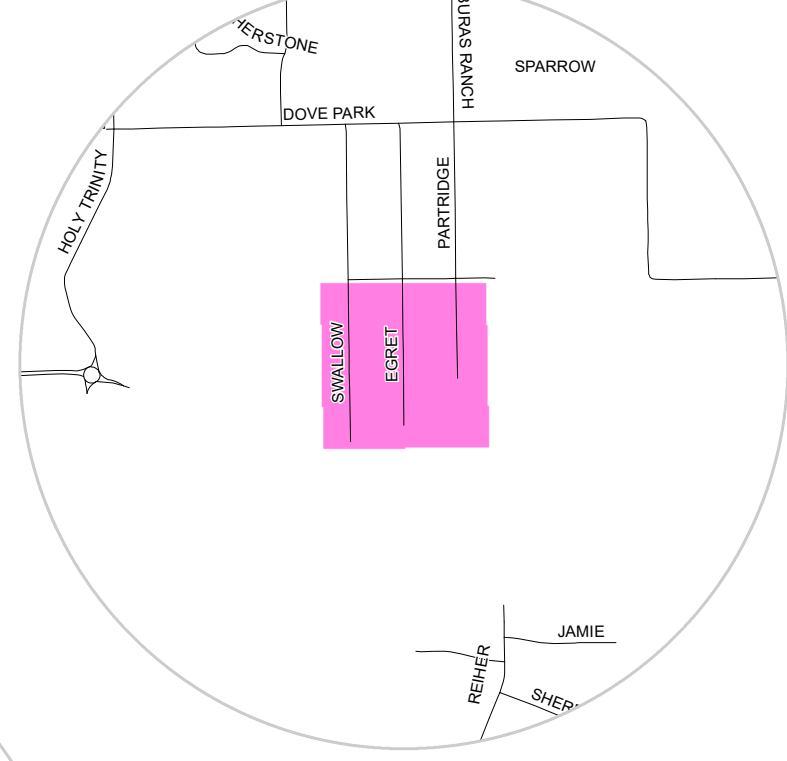


Red Gap Acres/Northern Homes Property

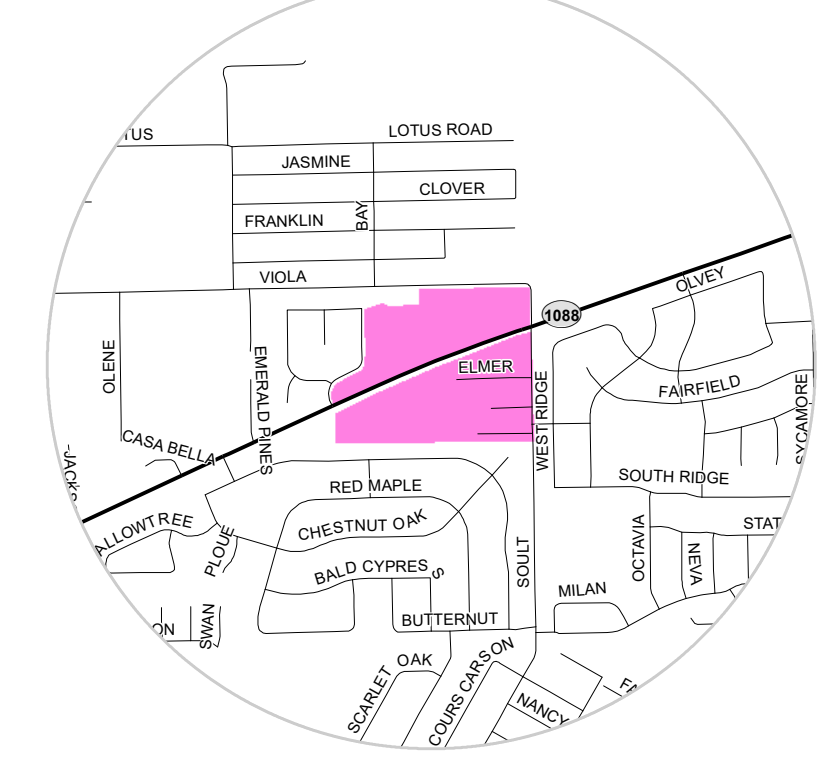


Areas of Special Concern

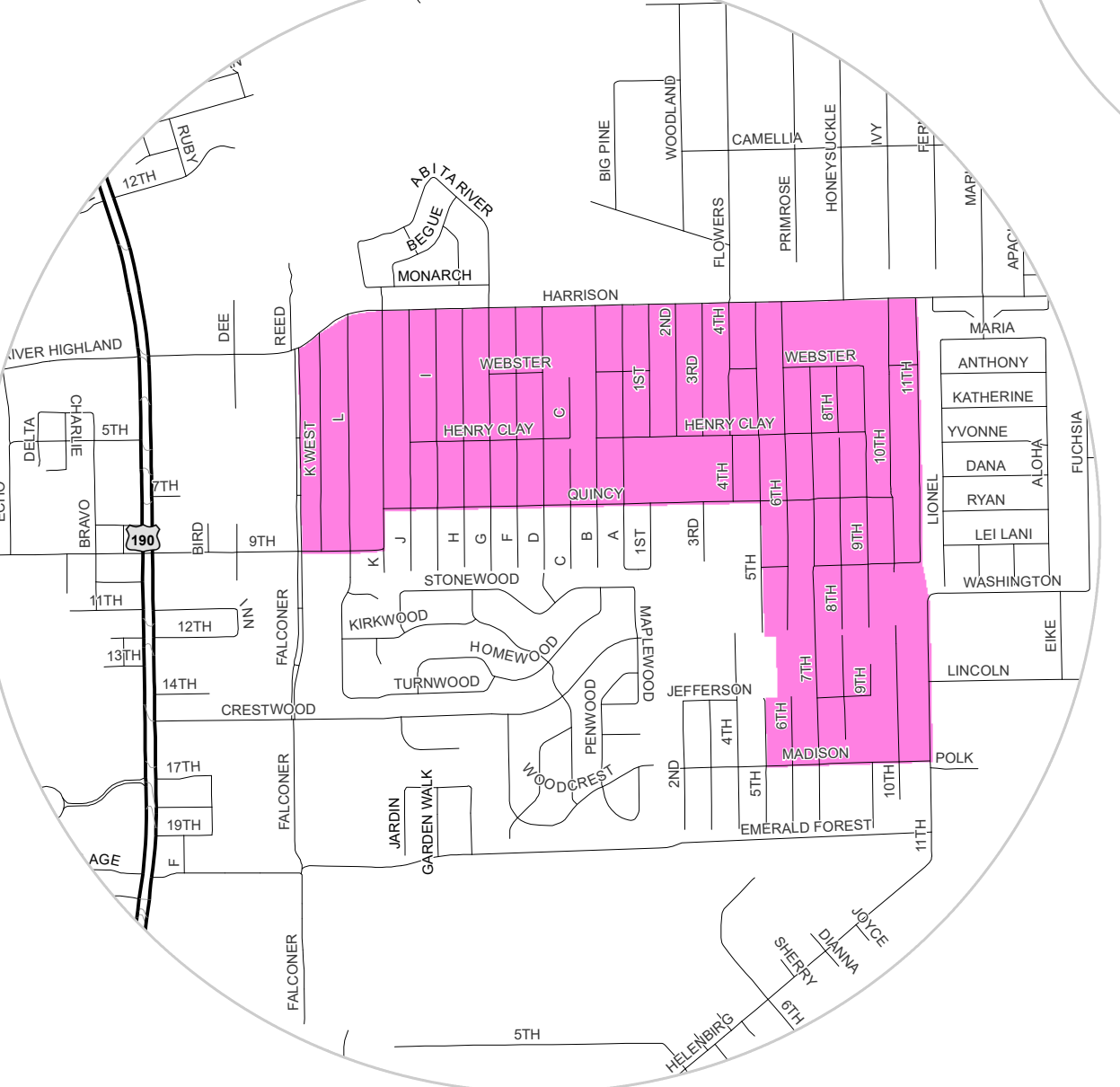
Dove Park



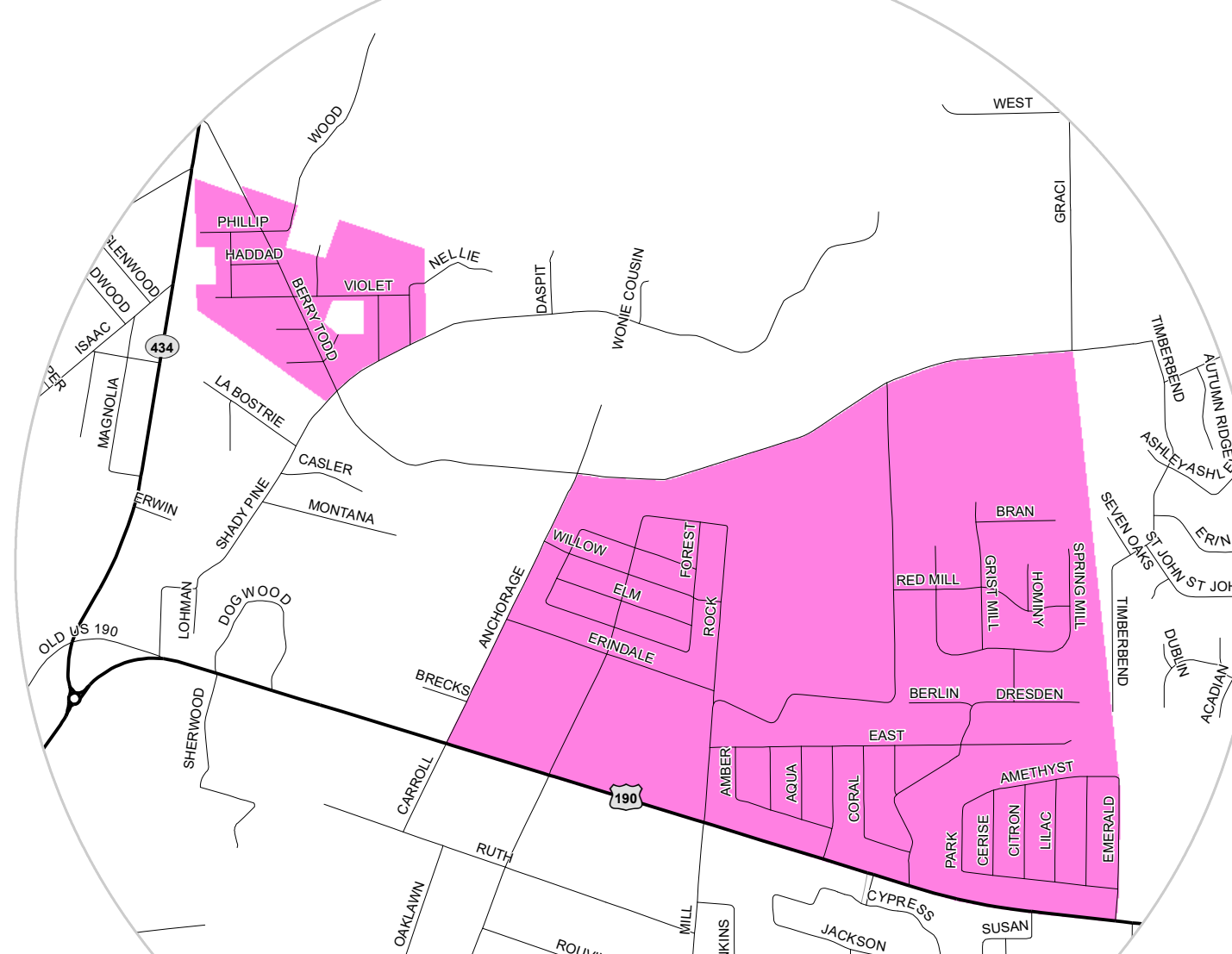
Eola/Jordan/Elmer Area



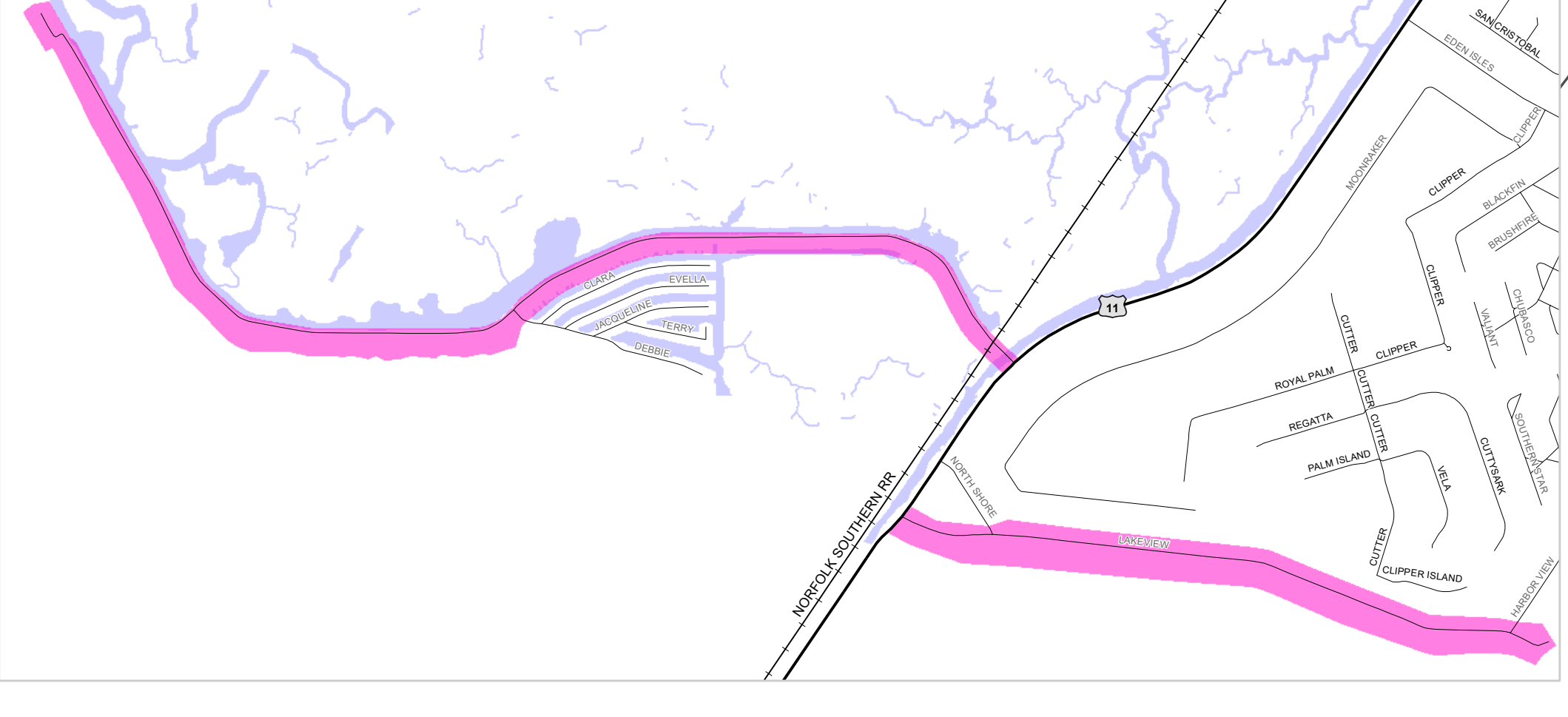
Tammany Hills/Alexisville



Cypress Park/Erindale



Carr Drive & Lakeview Drive



Fill in Areas of Special Concern (Sec. 115-3 (b)(9))
a) No fill shall be placed on any lot or parcel within the above described boundaries of an area of special concern prior to the submission of a development plan to the department of engineering detailing any proposed grade work. The development plan shall provide the elevation at the four corners of the lot, at the center of the proposed primary structure, and any other elevations deemed necessary by the department of engineering for review of the development plan.
b) If any fill is placed on property in any of the above areas of special concern following the adoption of the ordinance designating a particular area as one of special concern and prior to the submission of a development plan, it shall be deemed a violation of this Code and the owner shall be required to remove the fill material back down to native soils and pre-fill elevations. It shall be the burden of the violator to provide proof of the predevelopment elevations. Engineering shall direct the department of code enforcement to issue the appropriate cease and desist order. Engineering shall notify GDD5 if the violation occurs within the district boundaries. GDD5 may provide a third-party review and comment at the violator's expense.
c) No fill shall be permitted on parcels within this area that would raise or increase the surface elevation of any part of the parcel above its natural or pre-development elevation. Fill required for minor grading to level and drain the surface at the proposed site of the primary structure shall be permitted.
d) The lowest finished floor of the primary structure shall be situated at least 24 inches above the crown of the road surface directly adjacent to and in front of the parcel.
e) Based on available data, the department of engineering may require a higher finished floor elevation on pier construction above the FEMA base flood elevation provided on the applicable FIRM map.

Fill in Lakeview Drive Area and Carr Drive Area in Areas of Special Concern (Sec. 115-3 (b)(10))
Any property having or proposing to have ingress and egress to from Lakeview Drive and Carr Drive
1. On any lot situated within the area of special concern set forth in subsection (b)(9) of this section, the amount of fill shall not exceed an elevation of 24 inches above the centerline of the subject road (i.e., Lakeview Drive or Carr Drive).
2. No fill shall be placed on any lot or parcel within the boundaries of the area of special concern set forth in subsection (b)(9) of this section prior to the submission of a coastal use permit application and plan and the submission of a development plan to the department of engineering that details any proposed grade work. The plan shall provide the elevation at the four corners of the lot, at the center of the proposed primary structure, and any other elevations deemed necessary by the department of engineering for review of the development plan.
3. If any fill is placed on property within the boundaries of the area of special concern set forth in subsection (b)(9) of this section following the adoption of the ordinance from which this chapter is derived and prior to the submission of a development plan, the owner may be required to remove the fill material back down to native soils and pre-fill elevations.
4. If any fill is placed on property within the boundaries of the area of special concern set forth in subsection (b)(9) of this section that is not in compliance with an approved development plan, fill plan and/or the plan submitted under the coastal use regulations, the owner may be required to remove all fill material that is not in compliance with the approved plans.

This map was produced by the St. Tammany Parish Department of Planning & Development.
Please Note:
This map is for planning purposes only. It is not a legally recorded plan, survey, or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.
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