

*CONSOLIDATED GRAVITY DRAINAGE DISTRICT NO. 1 OF TANGIPAHOA
PARISH
DEVELOPMENT DRAINAGE REQUIREMENTS
(Revised May 28, 2025)*

- (1) **DEVELOPMENT.** Defined as all subdivisions (excluding minor subdivisions), special use residential commercial (as defined by Tangipahoa Parish Planning and Zoning), institutional developments (schools, hospitals, etc.), general commercial developments (shopping centers, condominiums, etc.) industrial developments (manufacturing plants, etc.) and recreational developments (camp grounds, parks, etc.). The Drainage District shall not recommend for approval any plans which do not make adequate provision for drainage. Minor subdivisions are defined as Family Partitions, Mini Partitions, Subdivisions with eight (8) lots or less on an existing roadway, or Subdivisions with four (4) lots or less; and other subdivisions approved in-house by Tangipahoa Parish Planning and Zoning. General Commercial Developments of two (2) acres or less are exempt from the Development Drainage Requirements detailed hereafter; however, General Commercial Developments of two (2) acres or less shall submit a drainage plan written, stamped and dated by a civil engineer licensed in the State of Louisiana.
- (2) **DRAINAGE PLAN REQUIREMENTS FOR DEVELOPMENTS.**
The developer or developer's engineer shall submit to the Drainage District Administrator one (1) set of preliminary drainage plans fourteen (14) calendar days prior to a regularly scheduled meeting of the Drainage District Board. The Drainage District Board meets twice a month. The plans shall be prepared and certified by a civil engineer licensed in the state of Louisiana, providing the following information:

PLAN SHEETS OR PLATS:

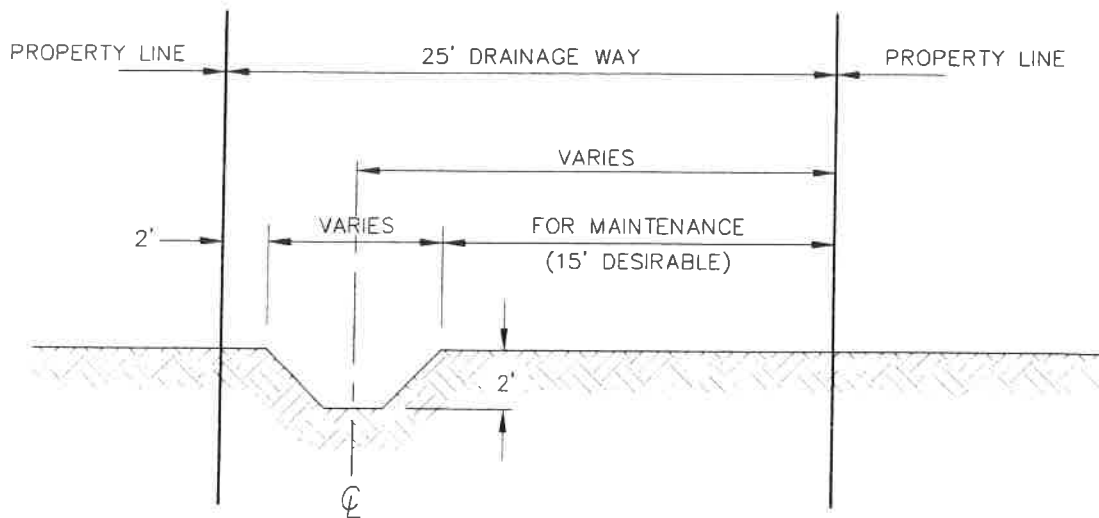
- Lot layout of the development.
- Topography of the area to be developed with the contour lines at one foot vertical intervals.
- Vicinity map.
- Designated flood zone areas (shown on plat with demarcation lines or shading).
- Designated wetlands areas (shown on plat with demarcation lines or shading).
- Datum used for elevation control.
- Direction of flow of surface water in street ditches and canals.
- Location, size and type of drainage structures.
- Design calculations to support the size and type of the proposed drainage structures.
- Sections and profiles drawings of ditches/canals to be constructed.
- Proposed drainage easements for Drainage District maintenance. Drainage easements on numbered laterals shall not be amended to a width of less than fifty feet (50') from the top of each bank. Amendment of easement policy shall be adhered to for all numbered laterals.
- Proposed rerouting of existing canals or natural drains. A letter of no adverse impact shall be required by a civil engineer licensed in the State of Louisiana.

- Rear lot and side lot drainage ways, when required, shall be a minimum of twenty-five feet (25') rear lot and fifteen feet (15') side lot in width and shall be noted as greenspaces to be maintained by the home owners association.
- Detention basins shall have a thirty foot (30') buffer from all sides of the basin and shall be designed and constructed with a maximum 3:1 foreslope.
- **For commercial developments only and concerning the interior side only of the detention/retention basin**, a distance of fifteen feet (15') from the top of bank shall remain a greenspace buffer. The remaining fifteen feet (15') of the buffer may be encumbered with driveways, parking lots, or other appurtenances as needed and as approved by the drainage district administrator. In no case shall the remaining fifteen feet (15') be encumbered with a building, shed, inhabitable structure and/or uninhabitable structure. Detention/retention pond sides adjacent to property lines and existing road right-of-ways shall maintain an unencumbered thirty foot (30') buffer.
- Floor elevations of residences to insure safety in flood condition.

DRAINAGE IMPACT STUDY:

- A watershed map with development site clearly defined. Acreage and slope of basins within watershed area.
- Pre and post development runoff rates for 25 and 100 year rainfall events.
- Inventory of downstream structures of receiving outfall.
- Design Site runoff shall be computed utilizing a 25 and 100 year design storm of 24 hour duration.
- Design features which reduce site post-development surface water runoff rate to an amount ten percent (10%) less than the pre-development surface water runoff rate based on the 25 year design storm and the 100 year design storm.
- Documentation that the development will not obstruct any offsite flows or that it will provide a drainage system to convey that flow through or around the development without increasing the upgradient water surface elevation.
- Documentation that fill placed in the development will not reduce the flood carrying capacity of a nearby stream which could cause an increase in water surface elevation. A "nearby stream" is one that is located within 500 feet of the development boundary from a "stream" designated on the USGS quadrangular sheet or designated on the Consolidated Gravity Drainage District No. 1 "Lateral Map". For all commercial and residential developments reviewed by CGDDI in Flood Zone A or AE, designed fill shall be multiplied by a factor of 1.25 to achieve cut volume. Fill calculations shall be included in the Drainage Impact Study.
- Approved jurisdictional determination from the US Army Corps of Engineers.
- Ditches shall not be utilized for retention calculations.
- All retention and detention ponds shall meet the standards and requirements of Tangipahoa Parish Planning and Development Section 17-10.61A paragraphs (5)(a) and (5)(b).

- (3) **AREAS OF POOR DRAINAGE.** Whenever a plat is submitted for an area that is subject to flooding or the development results in a drainage situation that adversely impacts the property of others, the developer shall demonstrate to the Drainage District how any potential adverse impact will be mitigated. In the case of an official designated Floodway, a plat proposing unauthorized types of development shall be rejected.
- (4) **DEDICATION OF DRAINAGE EASEMENTS.** When a subdivision is traversed by a watercourse, channel or stream, there shall be provided a drainage easement or right-of-way conforming substantially to the lines of said watercourse, channel or stream, and of a width sufficient (as determined by the Drainage District) to maintain said watercourse, channel, or stream.
- (5) **DESIGN REQUIREMENTS.** Design and construction of all drainage shall be in accordance with specifications and standards of the State of Louisiana Department of Transportation and Development (DOTD) unless otherwise directed.
- All drainage shall be predicated on a one hundred (100) year storm frequency of twenty-four (24) hour duration.
 - The minimum grade along the bottom of a drainage course shall ensure a design velocity of at least three (3) feet per second (fps).
 - Rear lot line drainage ditch should be avoided where practicable. In the event a rear lot line drainage way is required, it shall conform to the typical section as shown below. In the cases where there is a large drainage ditch, the drainage way may need to be widened to accommodate future maintenance. The Drainage District administrator reserves the right to widen the required servitude based on maintenance needs.



- Side slope of all surface drainage courses shall have at least a 3H:1V design.
- (6) **PLAN REVIEW AND BOARD ACTION.** Plans will be reviewed by the Drainage District Administrator and the developer or the developer's engineer shall be notified if there are any corrections needed on the plans. The developer or the developer's engineer shall make corrections, if needed, and submit five (5) sets of the plans to be reviewed by the District's Board at one of its regularly scheduled meeting. The Board will review and either approve or disapprove the plans within fifty (50) days after this initial meeting. If the

plans are approved, a letter granting conceptual approval shall be issued by the Drainage District authorizing the developer to begin construction. No work toward the construction of the drainage infrastructure may begin until said letter has been issued. If the plans are rejected the developer has the option to revise the plans and re-submit.

- (7) **COMPLETION OF CONSTRUCTION/MAINTENANCE PERIOD.** Upon completion of construction, the developer will request an inspection of the drainage improvements by the Drainage District. This request will be by letter and be accompanied by a set of as-built drawings. The as-builts shall profile all drainage facilities at 100 ft. intervals. If the drainage facilities meet the requirements of the Drainage District, they will be placed on a two (2) year maintenance period. During this maintenance period, the developer shall be responsible for maintaining the integrity of the drainage facilities. At the end of the maintenance period, the developer will request an inspection of the drainage improvements by the Drainage District. The developer shall rework any drainage facilities that do not meet District standards.
- (8) **ACCEPTANCE.** The Drainage District will approve the drainage facilities if they are completed in accordance with the approved plans. Upon acceptance, the Drainage District will issue a letter to the developer accepting the drainage facilities and will undertake the maintenance of said facilities.
- (9) **PHOTO EVIDENCE OF SIGN PLACEMENT.** Included with the submittal of the preliminary drainage plan and hydraulic study, the engineer/developer shall include a photo of the notification sign indicating the date, location and time of the Drainage District Board meeting at which the development will be discussed. Omission of this required submittal shall result in the delayed placement of the proposed development on the Drainage District Board's agenda.
- (10) **DRAINAGE NOTES TO BE PLACED ON FINAL PLAT AND DRAINAGE DESIGN PLAN SHEET**
 - No fences, sheds, movable or immovable appurtenances shall be placed in designated drainage ways. Relocation of said obstructions shall be the sole responsibility of the property owner and the property owner shall bear all costs associated with the relocation.
 - All detention basins, sub-surface drainage structures, drainage ways, ponds, shorelines and outfall structures shall be maintained by the Home Owner's Association (HOA). In the event no HOA exists, the aforementioned shall be privately maintained.