

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4446

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: MR. GOULD

PROVIDED BY: COUNCIL ATTORNEY

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. GOULD

ON THE 2 DAY OF DECEMBER, 2010

ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, CHAPTER 7, SECTION 7-051.00, DOCUMENTS REQUIRED FOR DRAINAGE AND PAVING PLAN REVIEW, TO ADD PROVISIONS RELATIVE TO THE REQUIREMENTS OF THE HYDROLOGICAL ANALYSIS

WHEREAS, in order to address the potential adverse drainage impacts of proposed developments on upstream and downstream properties, drainage watercourses and drainage facilities, and in order to protect the public health, safety and welfare, it is necessary to amend the St. Tammany Parish Code of Ordinances, particularly Section 7-051.00, to provide requirements applicable to the hydrological analysis that must be submitted for drainage plan review of all commercial, industrial, institutional and multi-family developments for town houses, apartments, condominiums and nursing home uses.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that it amends the St. Tammany Parish Code of Ordinances, Chapter 7, Section 7-051.00 Documents Required For Drainage and Paving Plan Review, to add provisions relative to the requirements of a hydrological analysis that must be submitted for drainage plan review of all commercial, industrial, institutional and multi-family developments for town houses, apartments, condominiums and nursing home uses, to-wit:

SEC. 7-051.00 Documents Required For Drainage and Paving Plan Review

In order to expedite the drainage plan review for all commercial, industrial, and institutional and multi-family developments for town houses, apartments, condominiums and nursing home uses developments, the Department of Engineering, when applicable, requests requires the following documents be provided:

1. A vicinity map indicating the location of the proposed project.
2. A pre-development drainage plan (existing conditions).
3. Identify fill area(s) and associated fill depth(s).
4. A post development drainage plan and an as built drainage plan.
5. If building has down spouts, an architect's drawing is required.
6. If the outfall needs to discharge to the ditch or pond, the invert elevations of associated culvert(s) and bottom elevation of accepted ditch or pond shall be provided.
7. If driveway culvert needs to be installed at the state highway ditch, an approval sheet from the state shall be provided prior to the Parish approval.
8. A hydrological analysis of both pre-development and post-development runoff shall be provided. The applicant shall also provide a water surface profile for 100 year, 50 year, 25 year and 10 year storm events. The hydrological analysis shall meet all applicable Parish Ordinances and the following requirements:
 - (a) The developer's engineer shall also study the effect of any proposed development on existing downstream drainage facilities outside the area of the development. Local drainage studies, together with any other appropriate study, shall serve as a guide to needed improvements as determined by the Department of Engineering.
 - (b) No development may be constructed or maintained so that surface waters from such development are collected and channeled downstream at such locations or at such volumes or velocities as to cause degradation, alteration or damage to lower adjacent properties.
 - (c) Where it is anticipated that the additional runoff incident to the development will increase the water surface profile downstream, the Parish shall withhold approval of the development until provisions have been made for the detention of storm water and resolution of such conditions in conformance with these requirements and the Department of Engineering. No development shall be approved unless the necessary drainage will be provided to a drainage watercourse or facility that is adequate to receive the proposed drainage without adverse impact on downstream properties.

(d) No development may be constructed or maintained where such development would impede the flow of water from upstream properties across the property proposed to be developed. All drainage rights-of-way and culverts or other drainage facilities shall be large enough to accommodate runoff from the property proposed to be developed as well as upstream flow originating outside of the proposed development. All existing watercourses passing through the property of the proposed development shall be maintained to accommodate up to the 100 year storm events. Any proposed alteration or relocation of an existing watercourse or drainage facility may only be approved when the Department of Engineering has determined that any such proposal meets all applicable parish drainage requirements. The developer's engineer shall determine the necessary size of the drainage facilities, assuming conditions of maximum potential watershed development permitted by these regulations.

9. If the site is located in an area where known drainage problems exist, a drainage basin study can be required to demonstrate compatibility adverse drainage impacts on with surrounding properties.

10. The Department of Engineering reserves the right to hold the Certificate of Occupancy in order to allow for a final inspection.

11. In the event of a conflict between any provision within this Section, or between a provision in this Section and any other drainage or flood control ordinance, the more stringent provision shall be applicable.

(All the above drawings and hydrological analysis need to be stamped and certified {signature and date} by a Professional Engineer Registered in the State of Louisiana.)

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 1 DAY OF January, 2010; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: NOVEMBER 25, 2010

Published Adoption: _____, 2010

Delivered to Parish President: _____, 2010 at _____

Returned to Council Clerk: _____, 2010 at _____