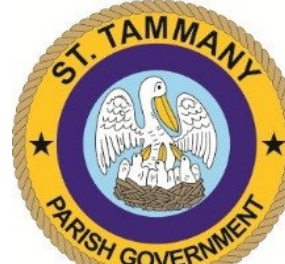


# St. Tammany Parish Critical Drainage Area Map

Critical Drainage Area (CDA) map provided for planning and development purposes only. The St. Tammany Parish Department of Engineering should be contacted with any questions at (985) 698-2552.



ST. TAMMANY PARISH  
MICHAEL B. COOPER  
PARISH PRESIDENT

## Net Fill Prohibited Sec. 900-6.5(A)(2)

- b) 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 Engineering Department. 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 procedures and guidelines outlined herein.
- c) A lot or parcel of property shall be deemed to be located in a critical drainage area when any part thereof is located within a critical drainage area. Net fill shall not be placed on any part of such property, except with an approved development plan or with the express written consent of the department of engineering.

- Municipal Boundaries
- Areas of Special Concern
- Coastal Inundation Area
- Critical Drainage Areas

## Procedures Sec. 900-6.5(f)

2. 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. 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:
- a) Volume of fill to be placed;
  - b) The footprint of the fill work;
  - c) Volume and source location of any excavation work;
  - d) The location of the ultimate disposition of the spoil being removed;
  - e) The direction of water flow across the site;
  - f) A profile through the construction footprint showing the natural and finished elevations of the site; and
  - g) The sediment retention measures proposed for the site.
3. Upon receiving approval to fill by the engineering department, whenever a concrete slab or any other structural foundation 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.
4. 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 engineering department 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. 900-6.5(A)(4)

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 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.
- f) Storage capacity required for drainage or retention as listed in Section 900-6.2 Drainage System Requirements, Section 900-6.3 Hydrologic and Hydraulic Analysis and Paving and Drainage Plan, or Section 900-6.4 Retention Ponds shall not be utilized to meet the fill mitigation required in this section.

## D. Placement of Fill on Lots Less than 90 Feet in Width for which No Drainage Plan Exists Sec. 900-6.5(D)

- g) Any applications to place fill on lots less than ninety (90) feet in width shall detail the existing, pre-construction, natural and man-made drainage features located on the lot in question.
- h) All applications to place fill on lots less than ninety (90) feet in width must be reviewed for compliance with all other relevant parish regulations.
- i) All fill/excavation activities within jurisdictional wetlands shall receive necessary authorization from the U.S. Army Corps of Engineers and any other applicable local, state, or federal agencies before such activities are commenced.
- j) The placement of fill on any lot located within a flood hazard zone shall be permitted only when a development plan for the lot has been submitted and approved.
4. Flood Zone V and areas of shallow flooding.
- a) Flood Zone V. The placement of fill on any lot located within Flood Zone V shall be exclusively governed, regulated and controlled by and shall in all ways be consistent with the relevant provisions of the rules and regulations promulgated by the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP).
  - b) Areas of shallow flooding that are not flood zones V or A.
    - i. No off-site fill shall be allowed.
    - ii. Fill (if used, and must be only on-site fill) shall be limited to the roof-shed area of a lot's proposed primary structure.
    - iii. A concrete slab shall be permitted under the primary structure provided that the finished surface slab or footing does not exceed an average of 12 inches above natural ground grade.
    - iv. Construction shall be accomplished using pier or piling construction according to applicable building codes for finished elevations in excess of 12 inches.
    - v. Site improvements (structures, driveways, roadways, landscaping, etc.) shall not impede natural drainage pathways or parish drainage easements.
    - vi. There shall be no net change in the average elevation of the natural grade of the lot outside of the roof shed.
5. Flood Zones A, AE, C and D.
- a) Fill shall be limited to the roof shed area of the proposed primary structure and necessary access to the site.
  - b) The volume of fill on the site shall not exceed that which is necessary to prepare an adequate building footprint, as verified by the department of engineering.
  - c) Construction activities that involve the finished floor of a structure exceeding an average of 24 inches above natural ground elevation shall utilize pier or piling construction or retaining type construction as provided for in applicable building codes. Fill for foundations resulting in a finished floor elevation with an average of 24 inches or less above natural ground grade shall taper from the foundation edge at a slope of one vertical foot for every 2 horizontal feet.
  - d) Fill for driveways must not exceed an average of 6 inches above natural ground grade except where fill is part of the transition from the foundation for the primary structure, carport, or garage. Fill may also be placed adjacent to the driveway to soften the transition between elevations to a slope not steeper than one vertical foot for every four horizontal feet.
  - e) The placement of fill may not encroach into the required side yard setbacks, except as otherwise permitted in these regulations.
  - f) Fill for non-contiguous landscaping areas within the front and rear yards resulting in the finished ground elevation up to an average of six inches above natural ground grade for each such area is permitted, provided that an equal volume of fill is removed from the lot.
  - g) Site improvements shall not impede natural drainage pathways or parish road or drainage easements, servitudes, or rights-of-way.
  - h) 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.

## Nonresidential Standards Sec. 900-6.5(A)(5)

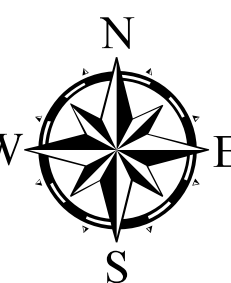
Any paving, grading, excavation, or placement of fill on commercial, industrial, institutional or multifamily development sites must obtain an approved development plan in the form of a properly issued building permit, site work permit or subdivision work order prior to the commencement of work. In cases 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 engineering department 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 the now dissolved 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; and
- e) Storage capacity required for drainage or retention as listed in Section 900-6.2 Drainage System Requirements, Section 900-6.3 Hydrologic and Hydraulic Analysis and Paving and Drainage Plan, or Section 900-6.4 Retention Ponds shall not be utilized to meet the fill mitigation required in this section.

## Coastal Areas Sec. 900-6.5(G)(d)(d)

These areas have been determined by the Department of Engineering to be subject to flooding only because of tidal inundation, not including the area of Lakesview Drive and Carr Drive. The applicant or builder shall provide this section and shall provide a Development Plan (Fill Plan) in accordance with Sec. 900-6.5(f) 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

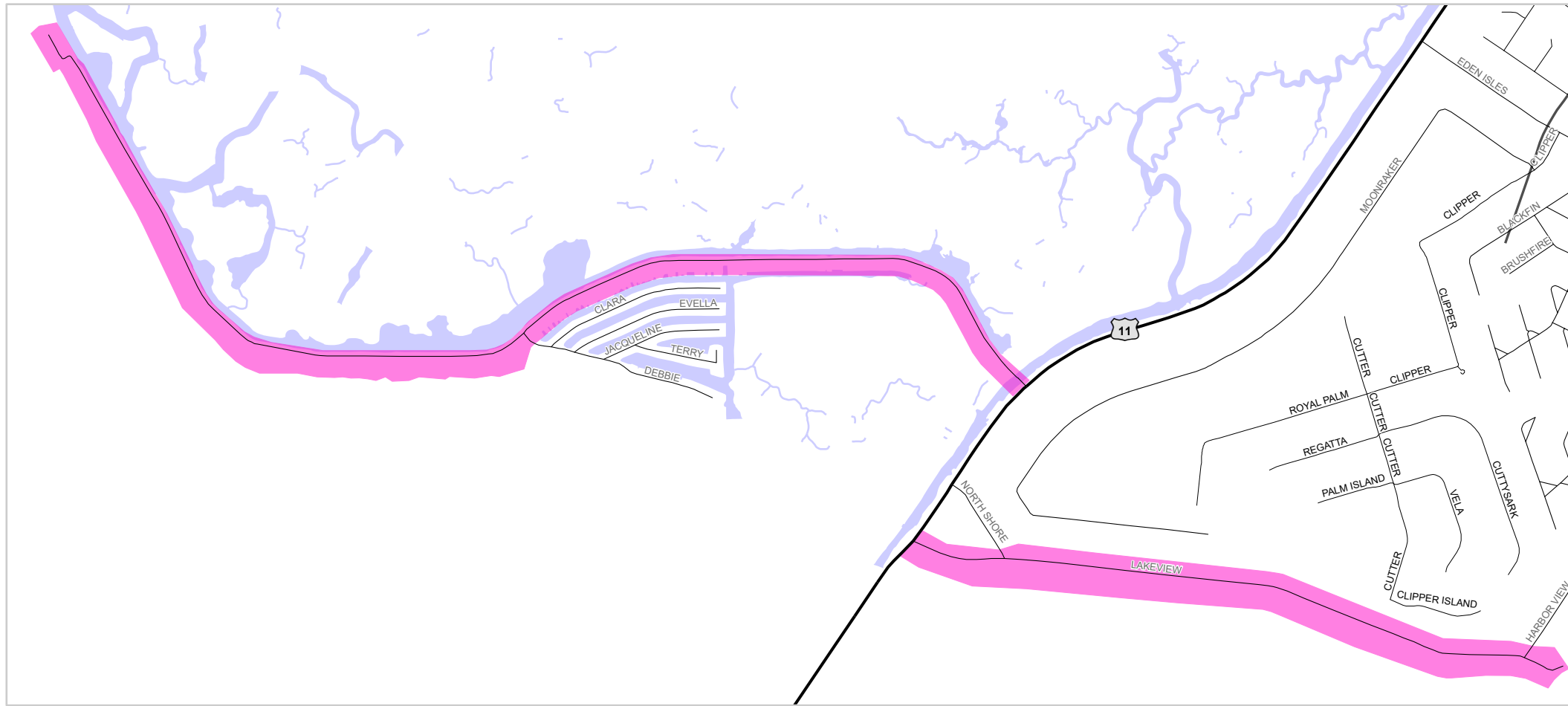


0 0.5 1 2 3 4 Miles

This map was produced by the St. Tammany Parish Department of Engineering.

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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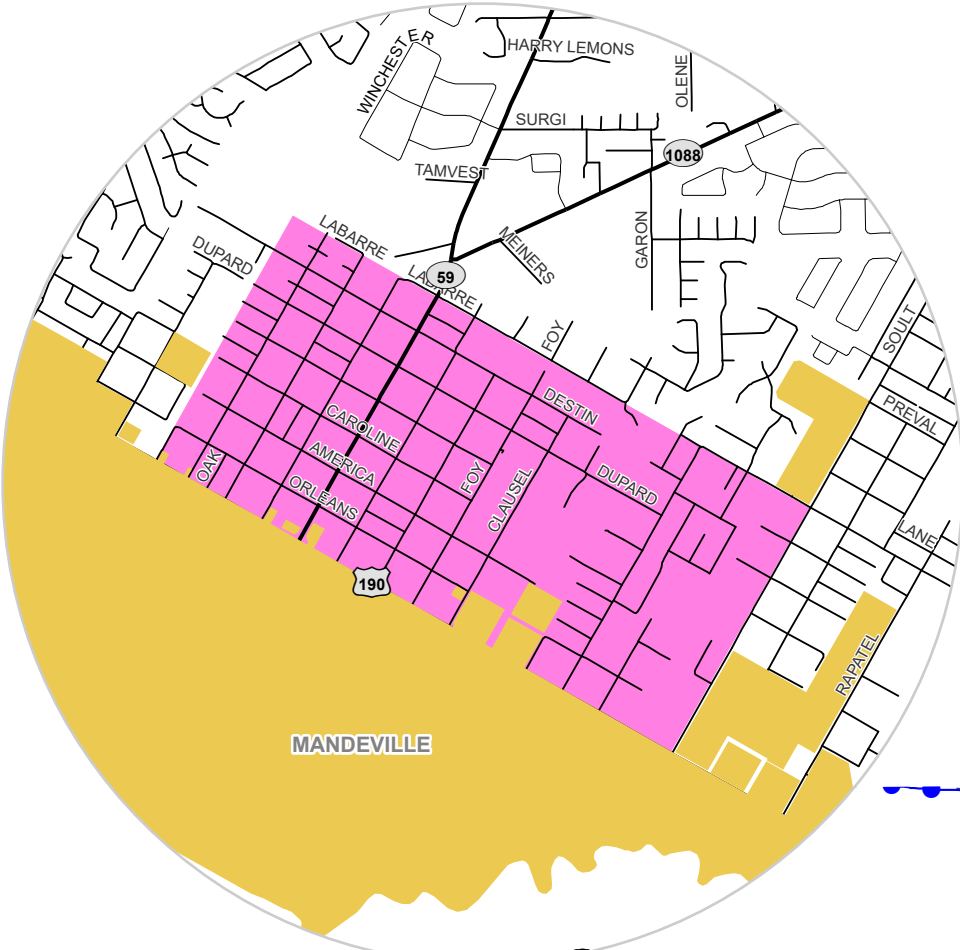
Revised May 20, 2025



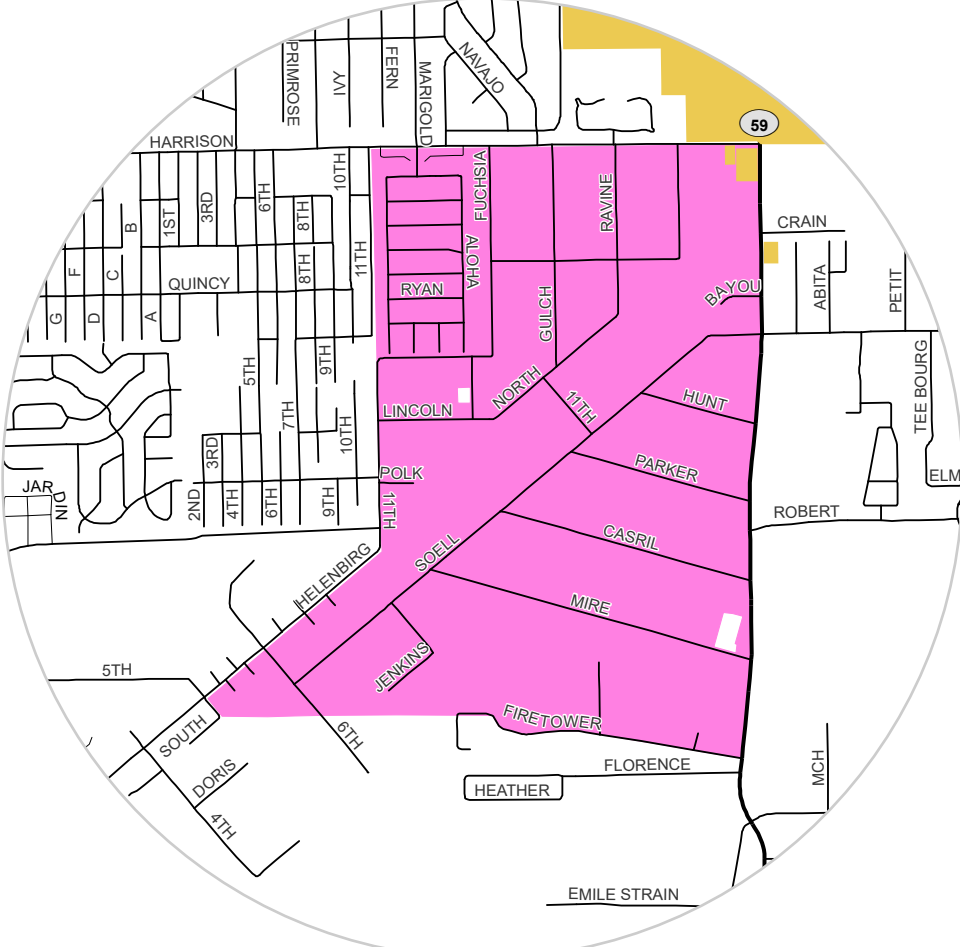
## Fill in Lakesview Drive Area & Carr Drive Area in Areas of Special Concerns Sec. 900-6.5(C)(6)

- Any property having, or proposing to have, ingress and egress to and from Lakesview Drive and Carr Drive, Slidell, Louisiana, being more particularly described as follows:
- a. Lakesview Drive: Situated in Sections 31, 32 and 33, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana.
  - b. Carr Drive: Situated partially in Sections 25 and 26, Township 9 South, Range 13 East, and partially in Sections 29, 30, 31 and 32, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana.
  - c. For these areas listed in f., the amount of fill shall not exceed an elevation of 24 inches above the centerline of the subject road (i.e., Lakesview Drive or Carr Drive).

Florida/Labarre/South/Tammany Trace

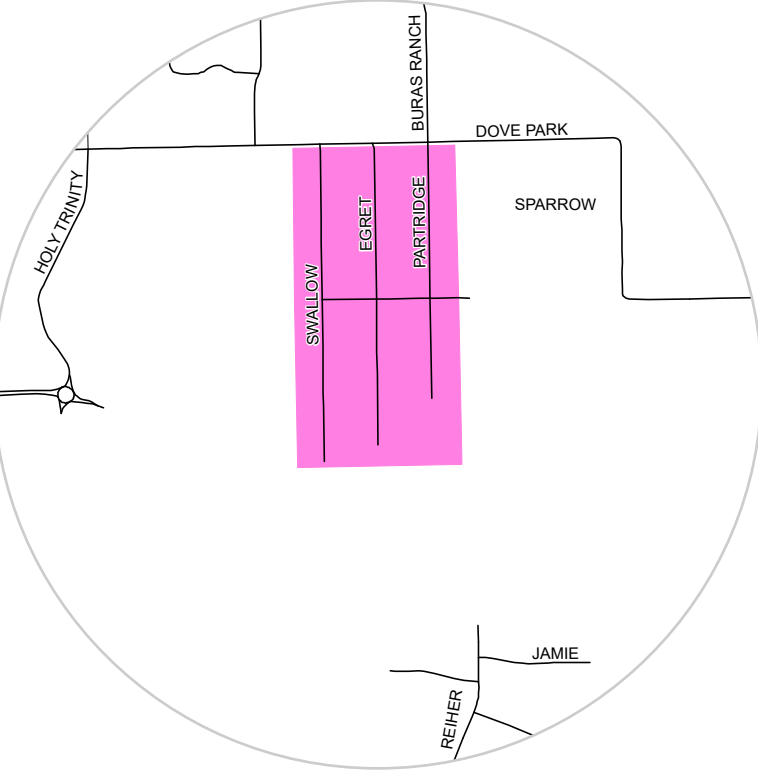


Red Gap Acres/Northern Homes Property

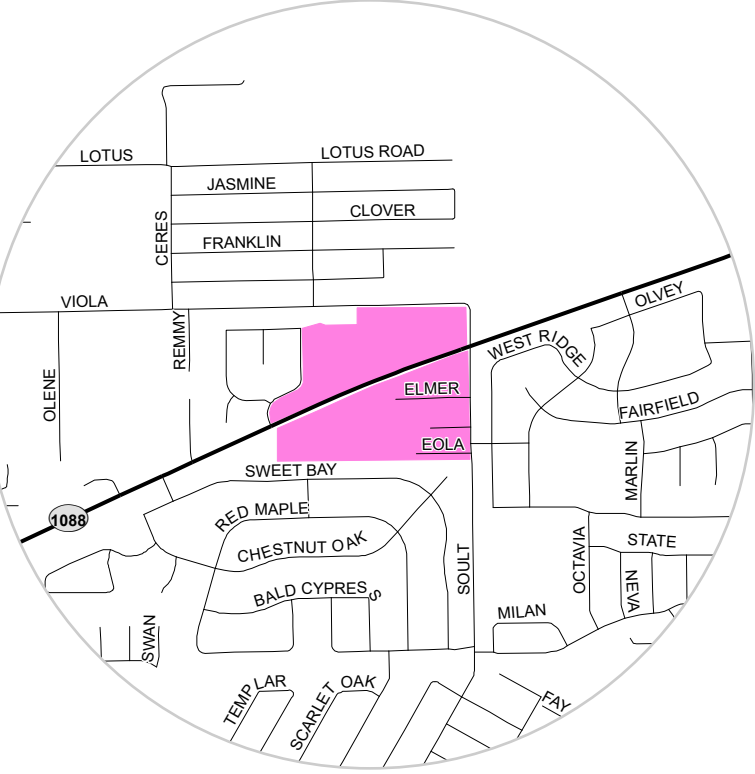


## Areas of Special Concern

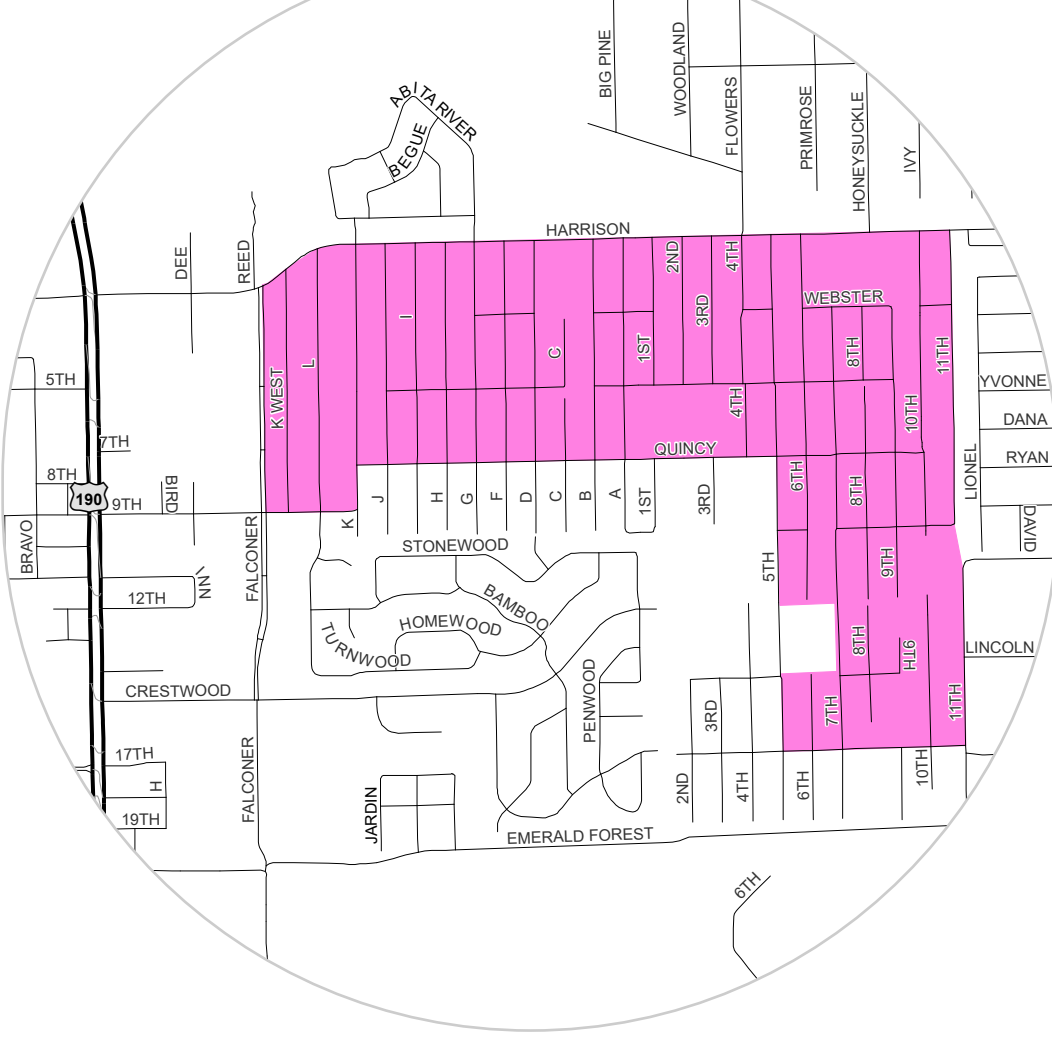
Dove Park



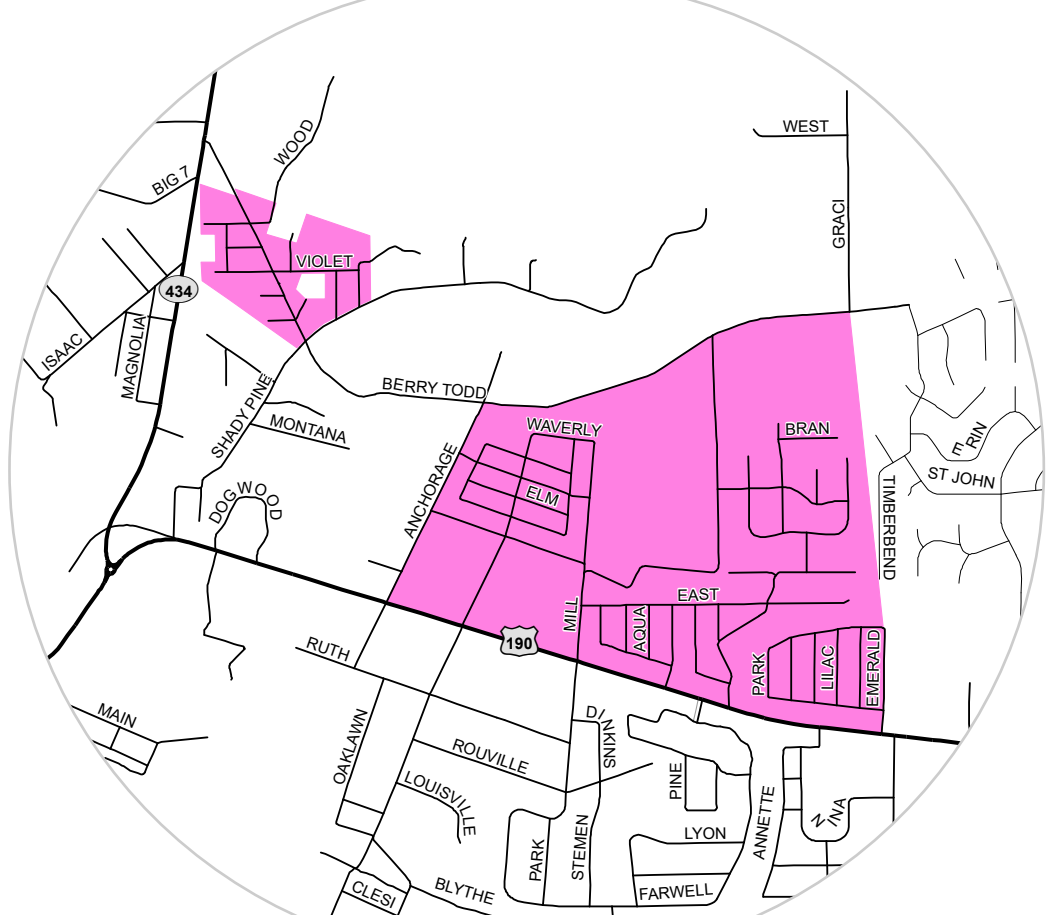
Eolia/Jordan/Elmer Area



Tammany Hills/Alexusville



Cypress Park/Erindale



Carr Drive & Lakeview Drive

## Fill in Areas of Special Concern (Sec. 900-6.5(C)(9))

- a. No fill shall be placed on any lot or parcel within the 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.
- 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 and driveway may be authorized.
- 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.
- f. Storage capacity required for drainage or retention as listed in Section 900-6.2 Drainage System Requirements, Section 900-6.3 Hydrologic and Hydraulic Analysis and Paving and Drainage Plan, or Section 900-6.4 Retention Ponds shall not be utilized to meet the fill mitigation required in this section.
- g. No fill shall be placed on any lot or parcel within the boundaries of the area of special concern set forth in subsection 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.