

CHAPTER 17 – PLANNING AND DEVELOPMENT

Article VI – ADDITIONAL AGENCIES REQUIREMENTS

Sec. 17-6.1 – General Infrastructure Reviews and Approvals – The following local, state, and federal standards are required to be met and approval letters are to be provided to the Planning Commission. The owner/developer is responsible for providing the approval letters from the prospective agencies identified herein.

A. Fire Marshal/Fire District Review

(1.) Review of Fire District Administrator

- (a) Major subdivisions and major developments (apartments, mobile home parks) shall receive a review from the Parish Fire District Administrator before final approval, and all required fire department approvals for developments shall be managed by the Parish Fire District Administrator. (Ord. No. 19 -23)
- (b) Major apartment complexes shall submit plans to the Office of the State Fire Marshall and submit a Fire Marshall's stamped plan to the Planning Commission before final approval. (Ord. No. 19-23)

(2.) Fire Hydrants

- (a) Major Subdivisions with streets over 500' shall have fire hydrants, and are serviced with community water shall install Fire hydrants as follows:
- (b) There shall be a fire hydrant not more than 1,000 foot apart, as measured along the roadway. All fire hydrants shall be located within a right of way. Fire hydrants must not be more than 500 foot away from structures so fire hose can be laid. (Ord. No. 19-23)
- (c) Fire hydrants shall have at least 6" PRI 60 (Pressure rated) and be 3way hydrants with NST threads and gate valve with box. All fire hydrants shall conform to the provisions of the American Water Works Association Standards for Hydrants (A WW A C-502 or C-503).
 - i. Classification: Fire hydrants, when tested in accordance with the said A WW A standard, are classified as follows:
 - a. Class A: Fire hydrants that on individual test usually have a flow capacity of 1000 GPM or greater.
 - b. Class B: Fire hydrants that on individual test usually have a flow capacity of 500 to 1000 GPM.
 - c. Class C: Fire hydrants that on individual test usually have a flow capacity of less than 500 GPM.
 - ii. The barrel of a fire hydrant shall be painted chrome yellow and the top and nozzle caps of a fire hydrant as classified above are to be painted as follows:
 - a. Class A: Green
 - b. Class B: Orange
 - c. Class C: Red
 - d. To facilitate the location of a fire hydrant by emergency personnel, a blue colored, raised reflective marker shall be securely affixed on the roadway in proximity to the fire hydrant (17-5.8.2.1)(Ord. No. 19-23)

B. Stormwater (T.P. Ord. No. 19-06)

(1.) Development Drainage Requirements-

CHAPTER 17 – PLANNING AND DEVELOPMENT

- (a) The developer will plan all drainage for his project in accordance with the requirements of the appropriate Parish Drainage Authority. (For Drainage Districts see Appendix B) (Ord. No. 01-20)
 - (b) The need for an impact study will be determined by the Drainage Board and/or the Parish Engineer in consultation with Planning Commission. (Ord. No. 01-20)
 - (c) No individual, partnership or corporation will deepen, widen, fill, reroute, or in any manner change or alter the course or location of existing ditch, or drainage canal without first obtaining written permission from the appropriate Parish Drainage Authority. (Ord. No. 01-20)
 - (d) Whenever any stream or improved surface drainage course is located in an area that is being subdivided, the sub divider will dedicate an adequate servitude along the stream as determined by the appropriate Parish Drainage Authority. (Ord. No. 01-20)
 - (e) Adequate provision will be made for the disposal of stormwater subject to the approval of the appropriate Parish drainage authority. Necessary storm drainage will be located within the street right-of-way except where it is located in a servitude to facilitate outfall needs or for subdivision interconnection. (Ord. No. 01-20)
 - (f) All subdivision restrictive covenants will include a restriction against any construction; fill matter or fences in the Parish right-of-way, without approval from the appropriate Parish Drainage Authority. (Ord. No. 01-20)
 - (g) There will be no construction of any drainage facilities prior to the submittal and approval of plans by the appropriate Parish Drainage Authority. (Ord. No. 01-20)
- (2.) Gravity Drainage Districts standards are required to be met as per the prospective regulations as adopted – See Appendix B for map of Gravity Drainage
- (3.) Procedure and minimum requirements for the non-districted areas of the parish.
- (a) **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 Parish Engineer 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.
 - (b) **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 Parish Engineer) to maintain said watercourse, channel, or stream.
 - (c) **DESIGNATED DRAINAGE WAYS THRU WETLANDS.** In the event a proposed development utilizes existing wetlands as a drainage way, the developer may be required to permit and mitigate said wetlands for the entire wetlands length on the proposed development property and for a

CHAPTER 17 – PLANNING AND DEVELOPMENT

- width of not less than twenty-five foot (25') and construct any improvements.
- (d) 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.
- i. All drainage shall be predicated on a one hundred (100) year storm frequency of twenty-four (24) hour duration.
 - ii. The minimum grade along the bottom of a drainage course shall ensure a design velocity of at least three (3) foot per second (fps).
 - iii. Rear lot line drainage ditch and servitudes should be avoided where practicable. In the event a rear lot line drainage ditch is required, it shall conform to the typical section as shown below. In the cases where there is a large drainage ditch, the servitude may need to be widened to accommodate future maintenance. The Parish Engineer reserves the right to widen the required servitude based on maintenance needs.
 - iv. Side slope of all surface drainage courses shall have at least a 3H:IV design.
- (e) PLAN REVIEW AND BOARD ACTION. Plans will be reviewed by the Parish Engineer and the developer or the developer's engineer shall be notified if there are any corrections needed on the Final Plans. The developer or the developer's engineer shall make corrections, if needed, and submit ten (10) sets of the plans to be reviewed by the Planning Commission's Board at time of Final Plan approval request. If the plans are approved, a letter granting approval of Final Plans shall be issued by the Planning Commission 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.
- (f) COMPLETION OF CONSTRUCTION/MAINTENANCE PERIOD. Upon completion of construction, the developer will request an inspection of the drainage improvements by the Parish Engineer. 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. The developer shall rework any drainage facilities that do not meet Planning Commission standards.
- (g) 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 Planning Commission 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 Planning Commission Board's agenda.
- (4) Provisions for Flood Hazard Reduction shall be performed in accordance with Chapter 10.

CHAPTER 17 – PLANNING AND DEVELOPMENT

(5) BMP's and LID's Requirements:

- (a) Use of Best Management Practices (BMPs) and/or Low Impact Developments (LIDs) are required for use of sediment and erosion control and stormwater retention and mitigation, both during and after construction but not including development defined as Heir Partition, Mini-Partition and Small Partitions. The developer's use and description of at least 2 of the approved BMPs shall be included with their BMP Plan and included in approved construction plans within subdivision plan construction drawings, and on each building lot plan (where applicable) as provided by the Parish. Installation of these BMPs will be inspected by the Parish for proper maintenance during and after the project construction phase, unless the State inspects such activity as part of an approved SWPPP, which can be counted as one BMP used by the developer. This will include recommendations for use of BMPs from the Parish's Stormwater Mitigation Committee. Recommended BMPs to be utilized are both construction related and long-term BMPs, and include:
- i. Increased use of approved pervious pavements in subdivision parking areas, common areas, and cul-de-sacs (not including paved public streets). Permeable pavement designs may include pervious concrete, pervious asphalt, pervious interlocking concrete pavers, plastic reinforced grass pavement, and in some cases, stone or gravel parking that is approved by the Parish;
 - ii. Bioswales to collect and filter stormwater;
 - iii. Pier foundations for home/building within a designated floodplain;
 - iv. Erosion and sediment run-off control and filtering before the water enters a stream or ditch (SWPPP BMP Plan). Provide SWPPP to Parish Permit office from State DEQ approval, if applicable;
 - v. Use of temporary swales or retention basins during construction;
 - vi. Rain gardens in common areas or along roadways;
 - vii. Other BMPs or Low Impact Development designs approved by the Parish Planning and Permit Departments.

C. **Streets, Roads and Roadside Ditches** - new commercial property developments and subdivisions shall meet the standards in Chapter 20 of the Tangipahoa Parish Code of Ordinances.

(1.) A maintenance guarantee shall be required on all infrastructure of all phases within an ongoing development that will be utilized for "Construction Access" per Chapter 20. (20-2.6d) (19-09)

(2.) Gravel Roads_ See Chapter 20 for restrictions on acceptance of Gravel Roads into the Parish maintenance system. (Ord. 18-42)

D. **Water**

(1.) A community sewerage treatment plant and community water system shall be provided for any proposed subdivision containing more than eight (8) lots with areas less than two (2) acres. (Ord. NO. 07-23)

- (a) Where the public water supply is already reasonably accessible, the subdivider will enter into an agreement with the Utilities Department or Water District of the respective city or Parish for the extension of the said

CHAPTER 17 – PLANNING AND DEVELOPMENT

public water system, including the installation of standard valves, fire hydrants, etc., so that public water service will be available for each lot within the subdivided area. (Ord. No. 01-20)

- (b) Pending availability of a public water supply, the sub divider may construct a private water supply system in such a manner that an adequate supply of potable water will be available to every lot within the subdivision. The source of water supply and the distribution system will comply with the requirements of the Sanitary Code of the State of Louisiana for a public water system; however, there will be no obligation on the part of the Utilities Department to incorporate the said private system of water supply, or any part thereof: into any public system of water supply that may be built in the future. (Ord. No. 01-20)

E. **Solid Waste**

- (1.) Manufactured home parks, apartment complexes and condominiums, recreational camping ground requirements shall meet the requirements for solid waste as established in chapter 18, section 18-107. (Ord. No. 07-103 & 07-104)

F. **Underground Utilities and Facilities**

- (1.) All underground utilities and facilities shall meet the requirements as set forth in Chapter 20, Article V. Permit Regulations for installation of Underground Utilities and Facilities.

G. **Sewerage**

- (1.) The Tangipahoa Parish Council-President Government does hereby adopt for implementation and enforcement Chapter 13 of the Louisiana Sanitary Code, as it may be amended, particularly but not limited to the provisions not requiring connections to community type sewer systems, as provided therein, with the following exceptions and more stringent requirements to wit: (Ord. No. 25 of 1997)
- (2.) All new subdivision and commercial sewerage systems must meet the standards of the Sewerage District in which the project is located, comply with the requirements of Chapter 23-Utilities, Article II. Sewers, and give a letter of compliance to the Tangipahoa Parish Planning Commission before final acceptance of new subdivision or commercial development.
- (3.) Design & Improvement Standards
 - (a) The installation of all sewer connections, subdivision sewer systems, sewage disposal systems and devices will be constructed under the supervision of and in compliance with the rules and regulations of the State Department of Health. (Ord. No. 01-20)
 - (b) If the subdivision is so located that it can reasonably be served by the extension of an existing public sanitary sewer, the sub divider will enter into an agreement with the Utilities Department of the respective city or Parish for the extension of a said sewer so that sanitary sewer service will be available for each lot within the subdivided area. (Ord. No. 01-20)
 - (c) Where no sewers are accessible the sub divider shall, after securing a written permit from the State Department of Health, install septic tanks or other mechanical means of sewerage disposal for the entire

CHAPTER 17 – PLANNING AND DEVELOPMENT

subdivision provided that the means of sewerage disposal be installed in accordance with the Sanitary Code of the State of Louisiana. (Ord. No. 01-20)

- (d) Small partitions with 8 lots or less can use individual septic systems. These lots must be a minimum of 22,500 square foot total with a minimum 125 foot of road frontage (Ord. No. 01-20)
- (e) Developments with each lot containing 2 acres or more and a minimum of 200' of road frontage can have individual septic systems. The frontage requirement may be waived for lots fronting a Cul-de-sac if the frontage is not less than 60 foot with the average width of 125'. (Ord. No. 01-20)
- (f) No utilities will be connected until sewage and waste disposal plans have been approved by the State department of Health. (Ord. No. 01-20)

H. Wetlands Review (USACE)

- (1.) A United State Army Corps of Engineers (USACE) Jurisdictional Determination letter and map designating any wetlands are required before an application for final approval is accepted for all Major Subdivisions and Special Use Residential Commercial Developments.
- (2.) Preliminary plats for all Major Subdivisions and Special Use Residential Commercial Developments shall depict the Wetlands as submitted to the Corps of Engineers, along with copies of all documents submitted to USACE.
- (3.) A Department of the Army permit under Section 404 of the Clean Water Act shall be required and submitted to the Administrator prior to deposition or redistribution of dredged or fill material into any areas designated as wetlands in the Jurisdiction Determination letter along with including permits if any acquired.

I. Permits

- (1.) General (Reserved)
- (2.) Construction Permits (Reserved)
- (3.) Driveways - All driveways and drainage culverts to be constructed in the public right of way shall be done in accordance with requirements of Chapter 20- Streets, Roads, Sidewalks and Drainage and shall obtain all the necessary permits.

Sec. 17- 6.2 – (Reserved)