

**PUBLIC HEARING
PROPOSED AMENDMENTS TO SUBDIVISION ORDINANCE TO ADDRESS
DRAINAGE**

A Public Hearing will be held on November 2, 2026 at 5:30 p.m. to receive public comments on Proposed Amendments to **APPENDIX A. – SUBDIVISION ORDINANCE, Section V.- Design Standards., Sec. 5A-33, Sec. 5A-82, Sec. 5A-83, Sec. 5A-84, Sec. 5A-92, Sec. 5A-94**

Police Jury Meeting Room – 12064 Marston Street, Clinton, LA 70722

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact Parish Secretary Yamesha Harris at (225) 683-8577, describing the assistance that is necessary.

RED = Recommended Revisions

APPENDIX A. - SUBDIVISION ORDINANCE

Section V. - Design standards.

(QES Recommends amending Appendix A with the following information)

E.

Storm Drainage.

1. All surface drainage courses (open ditches) shall have at least 3:1 side slopes (slopes having at least three (3) feet of horizontal distance for each one (1) foot of vertical drop). Drainage design should be for a twenty-five (25) year intensity.
2. The grade along the bottom of a surface drainage course shall be the slope required by the designated representative of the Jury. The slope of each drainage course shall be shown on the plans.
3. The plat or subdivision deed restriction shall carry the notation or provision that the size and grade of culverts for driveways and other pipe in roadside ditches shall be approved by the Jury or their authorized representative. In no case shall the pipe size be less than twelve (12) inches. Cross pipes under streets shall be reinforced concrete or coated corrugated metal as approved by the Jury or its authorized representative.
4. It is required that a contour map be furnished showing the area comprising the subdivision and all additional areas necessary to include all watersheds that drain into the property to be developed.

5. In the design of the drainage for the subdivision, provisions shall be made to adequately take care of adjacent watershed areas after they have been developed. All drainage structures shall be sufficient for the drainage of the watershed after complete development of the area, and where ditches and canals are used, adequate servitudes shall be provided for future needs. The flow line elevation of each drainage structure to be constructed or incorporated into the overall plan shall show the location at which the effluent from the new drainage facilities enter into a publicly-maintained canal or stream of sufficient capacity to absorb the volume of flow. The flow line elevation of this point shall be shown on the plans.

6. Drainage system must be designed and stamped by a Louisiana registered Engineer.

7. Developments requiring drainage analysis.

a. Drainage/Drainage Impact Study: A Hydrologic and Hydraulic (H&H) Analysis, often referred to as a Drainage Impact Study (DIS), shall be submitted for the following development activities:

- **Major Subdivisions:** Any residential or commercial subdivision creating new lots, internal roads, or dedicated public infrastructure. (Minor subdivisions of 5 or fewer lots without new infrastructure will not require a full H&H/DIS; however, East Feliciana Parish Permit Department may still require a simplified drainage plan if downstream capacity is constrained.
- **Commercial & Industrial Developments:** Any Commercial building developments, expansion of existing commercial facilities, or new non-residential site plans involving added impervious surfaces.
- **Land Clearing & Large-Scale Fill Projects:** Any development projects requiring a Land Clearing Permit or involving significant land disturbance, grading, or site elevation changes.
- **Infrastructure Improvements:** Any development projects with proposed modifications to existing parish rights-of-way, public ditches, drainage canals, or outfalls.
- **Increased Impervious Area:** Any project Any proposed development which increases the total impervious surface area (e.g., roofs, concrete, paving), altering peak discharge rates. (Projects with less than 10% increase in impervious area are exempt)

- **Downstream Capacity Constraints:** Any development projects located in watersheds known to have restricted downstream conveyance or existing drainage complaints, regardless of acreage.
- b. The Drainage Impact Study (DIS) shall meet the following general criteria outlined and include the following components.
- **Pre-construction flows vs. post-development flows.** Provide calculations demonstrating that the post development run-off rates do not exceed pre-development peak flow rates for the 5-year, 10-year, 25-year and 100-year storm events. Clearly outline all flows being received by the development site.
 - **On-Site Mitigation Plans:** Shall include sizing and design details for detention/retention facilities or Low Impact Development (LID) features.
 - **Downstream Analysis (Off-Site Drainage Analysis (OSDA):** Proof that downstream culverts, ditches, or receiving waterbodies can handle the discharge without causing off-site flooding.

QES recommends the following sections of the East Feliciana Ordinances be updated to reference the revisions made to Appendix A.

Sec. 5A-33. - Methods of reducing flood losses. (Per East Feliciana Parish)

(3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters; **Alterations of floodplains, stream channels, and natural protective barriers shall have a drainage study performed by a Louisiana registered engineer, as outlined in Appendix A Subdivision Ordinance, to demonstrate that there are no negative impacts.**

Sec. 5A-82. - Duties and responsibilities of the floodplain administrator. (Per East Feliciana Parish)

(6) Notify, in riverine situations, adjacent communities and the state coordinating agency which is Louisiana Department of Transportation and Development, prior to any alteration or relocation of a watercourse, and submit evidence of such notification

to the Federal Emergency Management Agency. **Drainage studies required under Appendix A shall be provided for inclusion with the notifications.**

Sec. 5A-83. - Permit procedures. (Per East Feliciana Parish)

(4) Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development. **Alterations of the watercourse/drainage shall be evaluated by a drainage study as outlined in Appendix A.**

Sec. 5A-84. - Variance procedures. (Per East Feliciana Parish)

(h) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result. **A Variance will only be granted if the developer can demonstrate, by a detailed Drainage Impact Study, that the development will not increase water surface levels.**

Sec. 5A-92. - Standards for subdivision proposals. (Per East Feliciana Parish)

(d) All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall have adequate drainage provided to reduce exposure to flood hazards. **The Developer shall submit a detailed Drainage Impact Study in accordance with Appendix A.**

Sec. 5A-94. - Floodways. (Per East Feliciana Parish)

(1) Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge. **Developer shall provide a detailed Drainage Impact Study (DIS) and Offsite Drainage Assessment (ODA) in accordance with Appendix A, to prove there is no increase in flood levels.**