

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

16 Dec 2013

Ordinance DR13-11: Revisions to Development Code, Drainage Regulations of the Unified Land Development Code pertaining to Placement of fill:

The purpose of the proposed revisions is to address the placement of fill on lots in Ascension Parish.

Exhibit 1

17-507 Placement of fill

- A. A proposed Certificate of Elevation shall be submitted for any structure to be built or placed on any lot, prior to any permit being issued, which shall include, but not be limited to the following information:
1. Address
 2. Contractor
 3. Proposed Elevation
 4. Firm Panel Number
 5. FIRM Zone base flood elevation or adjacent base flood elevation
 6. Lowest natural ground for the property
 7. Explanation for how the elevation of the proposed structure is going to be achieved (fill, piers, chain-wall, etc.)
- (Ord.# DR13-11, 12/5/13)
- B. For Individual Lots
1. On lots smaller than ½ acre (21,780 square feet)
 - (a) No more than 36” of fill shall be placed in order to elevate any structure.
 - (b) Fill shall be limited to the foundation of the structure(s) and shall not extend more than 24” horizontally beyond the limits of the foundation before it begins to slope.
 - (c) Side slope of fill under the structure(s) shall not be steeper than a 3’ horizontal to a 1’ vertical slope
 - (d) Fill shall not be placed closer than ten (10’) feet to any property line in order to facilitate the collection and transportation of any increased runoff via side-yard or rear-yard swales if necessary
 - (e) Compaction tests shall be required when the footer of the proposed structure does not extend at least 12” into undisturbed soil.
 - (i) Compaction test requirements

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- (I) There shall be 1 compaction test per 12" lift per 1,000 square feet of fill
- (II) The fill shall meet one of the following standards:
 - 1. 90% modified proctor
 - 2. 95% standard proctor
- (f) If the structure(s) must be elevated over 36", then piers or a chain-wall shall be utilized to make up the difference in elevation.
 - (i) The homeowner may choose to combine fill and piers or a chain-wall to achieve the desired elevation, however, in no instance shall the fill height be greater than 36"
(Ord.# DR13-11, 12/5/13)
- 2. On lots larger than ½ acre (21,780 square feet)
 - (a) No more than 36" of fill shall be placed in order to elevate any structure without additional consideration.
 - (b) Fill shall be limited to the foundation of the structure(s) and shall not extend more than 24" horizontally beyond the limits of the foundation before it begins to slope.
 - (i) If more than 24" around the perimeter is desired, then the applicant shall submit a set of drawings stamped and sealed by a licensed engineer that depicts how the additional fill, greater than 24", around the structure(s) is mitigated through the use of storm water ponds and /or swales.
 - (c) Side slope of fill under the structure(s) shall not be steeper than a 3' horizontal to a 1' vertical slope
 - (d) Fill shall not be placed closer than ten (10') feet to any property line in order to facilitate the collection and transportation of any increased runoff via side-yard or rear-yard swales if necessary
 - (e) Compaction tests shall be required when the footer of the proposed structure does not extend at least 12" into undisturbed soil.
 - (i) Compaction test requirements
 - (I) There shall be 1 compaction test per 12" lift per 1,000 square feet of fill
 - (II) The fill shall meet one of the following standards:
 - 1. 90% modified proctor
 - 2. 95% standard proctor
 - (f) If the structure(s) must be elevated over 36", then the applicant shall submit a set of drawings stamped and sealed by a licensed engineer that depicts how the fill, greater than 36", under the

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structure(s) is mitigated through the use of storm water ponds and /or swales.

- (i) The applicant may choose to combine fill and piers or a chain-wall to achieve the desired elevation.

(Ord.# DR13-11, 12/5/13)

- 3. For residential lots where greater than 36” of fill is required, for a major or minor subdivision or for Commercial Development.

- (a) Any volume of fill placed below the Base Flood Elevation shall be compensated for and balanced by a hydraulically equivalent volume of excavation taken from below the Base Flood Elevation:

- (i) The determining criteria for land subject to this requirement shall be all land below the Base Flood elevation as determined by actual on-the-ground contours referenced to the official Parish benchmark system, regardless of whether the FEMA Flood Insurance Rate Maps (FIRM) depict the property in question to be in a recognized flood zone.

- (ii) Where lakes are excavated, the volume of dirt removed below the normal water surface (pool elevation) of the lake cannot be credited as compensating storage.

- (iii) Compensating storage excavations must be constructed to drain freely towards the established drainage for the area. Dead storage volume will not be credited towards fill mitigation.

- (iv) If the compensating storage is derived from an off-site source that is not a part of the proposed development it must be located in the same watershed as the proposed development and the base flood elevation at the off-site source shall not be greater than one (1) foot higher than or one (1) foot lower than the base flood elevation of the developed site.

- (v) Excess storage credits may be created by a development and utilized by another development if it meets the criteria of **Section 17-507(A)(4)**. If excess credits are created by a development, the Office of Planning & Development shall issue a credit letter that may be utilized by another project in the same watershed within five (5) years of the issuance of the letter.

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- (vi) Waivers to this Section due to a property owner's inability to generate fill credits may be made on a case-by-case basis by the Director of the Department of Planning & Development and/or the appropriate Gravity Drainage District.

(Ord.# DR07-01, 9/6/07; DR09-01, 7/16/09; DC09-09, 12/17/09; DR13-11, 12/5/13)

- 4. If after construction, it is determined through an on-site investigation by a Parish Drainage Engineer that an adjacent property owner is experiencing an increase in off-site runoff due to the construction, then the property owner will be required by the Ascension Parish Engineering Department to construct a swale sufficient enough in size as stated by the Parish Drainage Engineer to collect and convey the runoff away from the impacted property.

(Ord.# DR13-11, 12/5/13)

C. For a Minor or Major Subdivision

- 1. On tracts of land being utilized for a minor or major subdivision, where a master storm water plan is to be designed and constructed, no more than 36" of fill may be placed in the areas where residential lots are to be placed.
 - (a) This restriction does not apply to the roadway being built to serve those lots.
 - (b) Compaction tests shall be required in the areas where structures are to be placed.
 - (i) Compaction test requirements
 - (I) There shall be 1 compaction test per 12" lift per 10% of the total number of lots in the proposed subdivision Refer to section 17-409.E.4

(Ord.# DR13-11, 12/5/13)