

April 1, 2025

Subject: SBPG New Public Library – Memorandum
Assessment and Action Plan for Subsurface Drainage Issues on West Side of Property

Background:

I, SBPG and Library Board representatives visited the site yesterday and today in an effort to better understand the resident complaints Mr. McClurg has been addressing. There is a growing concern regarding subsurface drainage on the west side of the property, particularly related to the potential and evident flooding of residential areas due to runoff. There is also concerns of encroachment into the servitude in the same areas. SBPG raised this issue of runoff into residential properties along with our concerns of liability exposure on June 26, 2024, prompting the need for a thorough assessment of the current drainage systems in place.

June 26, 2024, email from SBPG and MBAABM response can be found in the email thread this memo is attached to.

Recommended Steps for Consideration:

1. Assessment of Existing Subsurface Drainage Infrastructure:

- Conduct a detailed evaluation of the current subsurface drainage system's capacity for managing excessive runoff from elevated areas. This assessment should include an analysis of the design and effectiveness of existing drainage features.

2. Consideration of Alternative Solutions:

- Explore various drainage solutions that could be implemented to better manage runoff. Potential options include:

- Additional Catch Basins**: To capture and redirect surface water.
- Swales: To slow down and filter runoff, allowing for natural absorption.
- French Drains: To facilitate groundwater movement and reduce surface pooling.

3. Curb Installation along Parking Lot: (Considered to be a last resort)

- As suggested by Chris Webber, consider putting a curb along the edge of the parking area. This could help control the direction of runoff and prevent it from flowing into residential properties. This solution may not be the fix all solution, but it would redirect water toward the Bartolo entrance.

4. Install a chainwall. (Considered the absolute last resort)

5. Implementation Timeline:

- Develop a realistic timeline for the design team to analyze potential causes of excess runoff and propose feasible solutions. Timely actions will be essential in addressing the issue effectively.

6. Additional Considerations:

- The influx of water collected in residential properties has become more pronounced following the recent installation of sod and planting of bushes in the area. It can be assumed that prior to these interventions, the exposed sand helped absorb much of the excessive runoff.
- It appears the required 20ft. servitude on the west side of the project site may have been encroached upon by not only sand placement but also sand run off. The design documents show a swale running north to south that may require reshaping from the canal heading south to be more effective.
- Attached are photos documenting the situation following the most recent rainfall, revealing significant water accumulation near residential homes, with one instance where water appears to encroach upon a residence.
- It has yet to be evaluated whether the elevations of the residential properties pitch toward the project area, which could significantly influence runoff patterns. An assessment of property elevations is recommended to fully understand the underlying causes and to inform potential solutions.
- There are a couple of concerns regarding the 20-foot servitude on the west side of the project site. Here is a breakdown of the issues and potential next steps for your consideration:

1. Encroachment by Sand Placement: The presence of sand within the 20-foot servitude could pose problems for both access and drainage. It would be prudent to assess the extent of the encroachment and determine if it has violated any Parish regulations regarding servitudes.

Next Steps:

- Conduct a site survey to quantify the encroachment.
- Review any Parish easement requirements to understand the implications of probable encroachment.
- Consider remediation options, which might include removing excess sand to restore the servitude.

2. Sand Runoff: If sand runoff is contributing to the encroachment, this indicates that erosion or improper drainage could be occurring in the surrounding areas. The swale mentioned is designed to manage water flow and minimize runoff, but if it is not effectively maintaining drainage, adjustments may be necessary.

Next Steps:

- Evaluate the existing swale to determine its current shape, capacity, and effectiveness in managing runoff.
- Consider modifications to the swale design. Reshaping the swale to enhance its functionality could involve deepening, widening, or altering the gradient to improve water flow towards the canal.
- Implement vegetation or other erosion control measures to stabilize the soil and reduce future sand runoff.

Future monitoring will also be essential to ensure that both the servitude and drainage improvements are effective and that similar issues do not arise again.

Conclusion:

Prompt attention to the concerns raised by SBPG and affected residents is critical. Addressing these drainage issues will help mitigate the risk of property damage and alleviate the current nuisance experienced by residents.

- Share folder link with stored pics: (Files are too large to email) Advise of any difficulties accessing the pictures.

Link: [3.31.25 Pics After Rain](#)

Respectfully,

Douglas D. Landry