



May 13, 2020

Don Chauvin  
City Manager  
City of Carencro,  
P.O. Drawer 10  
Carencro, LA 70520

RE: Site Plan Review for Parking Layout  
El Paso  
200 West Gloria Switch Road  
Carencro, LA

Mr. Chauvin,

Please find the attached drawings and interpretation of the Code of Ordinances. These are to be reviewed for the parking layout at the El Paso on West Gloria Switch Road.

Sincerely,

David Dammon  
President

Attachments by Dammon Engineering:

Code of Ordinances Analysis

C3.1.0 Parking Striping & ADA Plan, C3.1.5 Sidewalk & Truncated Dome Details, C3.1.6 ADA Accessible Ramps

Attachments by INTCAD :

A4 Floor Plan

Code of Ordinances for the City of Carencro, found on municode.com  
The following have been researched and answered:

### Sec. 54-73. - Interior landscape islands

Where interior landscape islands are provided, the following minimum standards shall apply:

- (1) Every part of a vehicular use area shall be within 75 feet of the trunk of a tree, with no intervening structures, where islands are a minimum of 162 square feet with a minimum width of nine feet;
- (2) Every part of a vehicular use area shall be within 100 feet of the trunk of a tree, with no intervening structures, where islands are a minimum of 324 square feet with a minimum width of nine feet; or
- (3) For trees of a minimum 18 inches DBH or clusters of trees with a combined minimum DBH of 24 inches, every part of a vehicular use area shall be within 150 feet of the trunk of a tree, with no intervening structures. These islands shall be a minimum of 972 square feet with a minimum width of 27 feet.

A combination of these standards may be used to provide minimum requirements.

*Response to Sec. 54-73 : Interior Landscape Islands have been provided and the square footage and width are annotated on sheet C3.1.0. These landscape islands are sufficient to allow for vehicular parking areas.*

### Sec. 54-250. - Parking.

(a) The parking area in front of the building shall not exceed 30 percent of the required parking. The remaining required off-street parking must be placed to the rear or side of the building. All parking areas must be constructed of asphalt or concrete materials.

*Response to Sec. 54-250 : Parking spaces 1 – 22 shown on the sheet C3.1.0 are existing and Grandfathered. The required parking is 67 spaces therefore 30% is calculated to be 20 spaces. There are 11 parking spaces directly in front of the building.*

### Sec. 62-35. - Developments fronting on city streets.

The developer must construct sidewalks either in public street rights-of-way or in a sidewalk easement on the development property.

*Response to Sec. 62.35 : Sheet C3.1.0 shows a sidewalk that intersects orthogonally with West Gloria Switch Road. Sheet C3.1.5 shows the sidewalk cross section to be constructed.*

Sec. 66-564. - Off-street parking requirements.

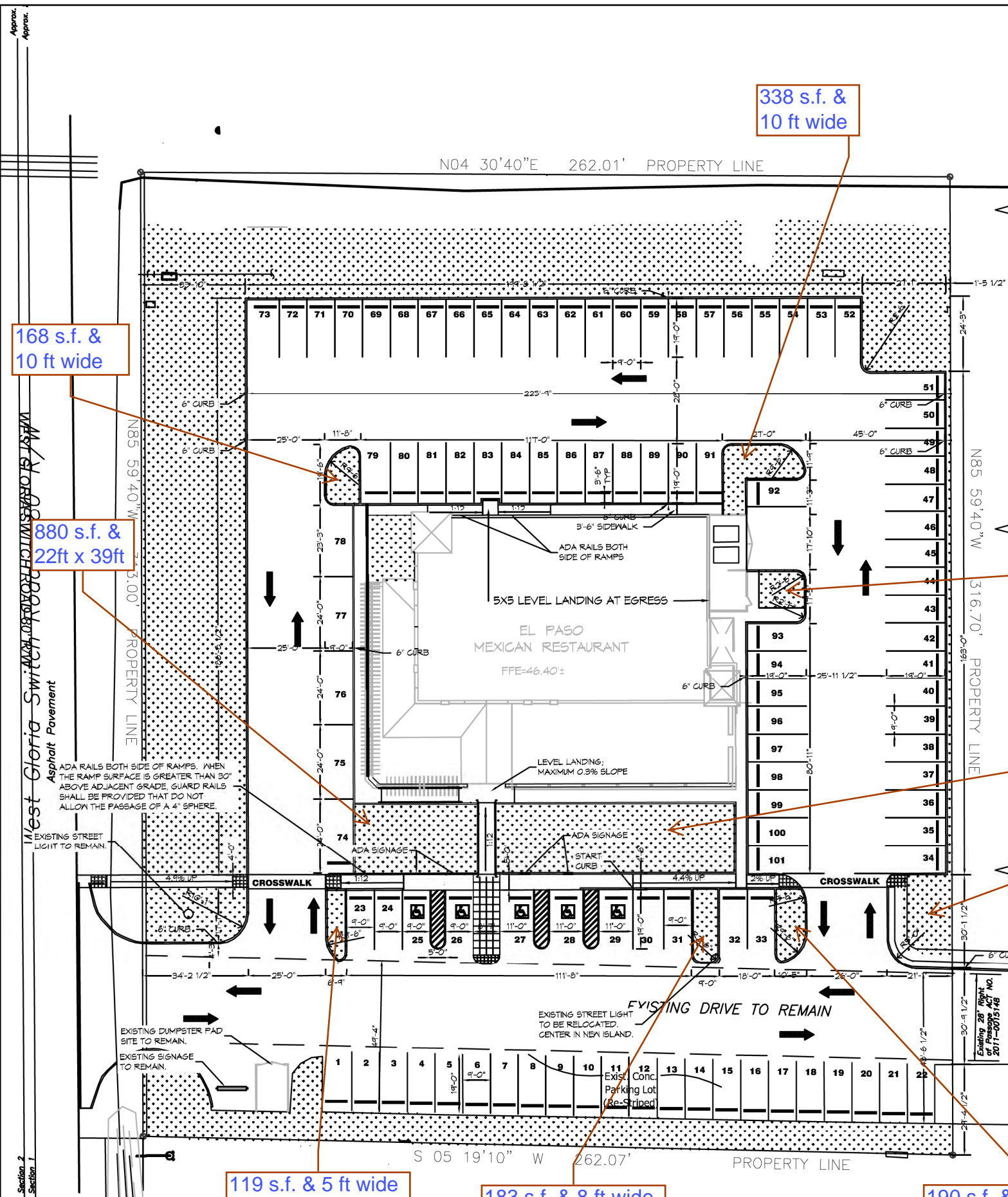
(a) The following represents the policy of the planning commission in the application of off-street parking requirements. All plats or building sites established in any subdivision plat or any development plan must provide space to accommodate the parking of vehicles outside of any public street right-of-way in conformance with the following schedule. Additionally, with the exception of single-family and duplex residential sites, parking shall be arranged in such manner so as to prevent vehicles from backing out onto a public street. The area of each parking space shall be at least 180 square feet, with a minimum width of nine feet.

(10) Restaurants: One parking space per four seats

*Response to Sec. 66-264 :*

*The minimum width of driving lanes is 24 ft which allows for each parking spot to have a 20ft length stall. Each parking space is annotated to be a minimum of 9ft in width.*

*The restaurant has 268 seats shown on the floor plan. This would require a minimum of 67 parking spaces and 101 spaces.*



## PARKING SPACE CALCULATIONS

OCCUPANCY	REQUIREMENTS	# SEATS	REQUIRED	PROVIDED
RESTAURANT	1 SPACE / 4 SEATS	268	67	101

PER CARENCRO CODE OF ORDINANCES SEC. 66-564. (a) - OFF-STREET PARKING REQUIREMENTS.  
 (10) RESTAURANTS: ONE PARKING SPACE PER FOUR SEATS.

## GENERAL STRIPING NOTES

- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, TRANSPORTATION, SUPERVISION, CLEAN-UP, SERVICES, AND EQUIPMENT FOR A COMPLETE OPERATING SYSTEM.
- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, THE 2010 EDITION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND ALL OTHER INSPECTION DEPARTMENTS HAVING JURISDICTION. OBTAIN CERTIFICATES OR APPROVAL WHERE REQUIRED.
- PAVEMENT-MARKING PAINT SHALL BE LATEX, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-1952, WITH DRYING TIME OF LESS THAN 45 MINUTES. COLOR SHALL BE AS REQUIRED BY LOCAL AUTHORITIES.

## PARKING STRIPING MINIMUM DIMENSIONS

- MINIMUM DRIVE LANE : 24'-0" WIDTH
- 90° PARKING STALL : 9'-0" WIDTH, 19'-0" LENGTH
- PARALLEL STALL : 9'-0" WIDTH, 23'-0" LENGTH
- ADA VAN ACCESSIBLE : 11'-0" WIDTH, 19'-0"

## LEGEND

- LANDSCAPING
- DIRECTION OF TRAFFIC FLOW
- ADA SYMBOL
- PARKING WHEEL STOP



# 1 PARKING STRIPING AND ADA PLAN

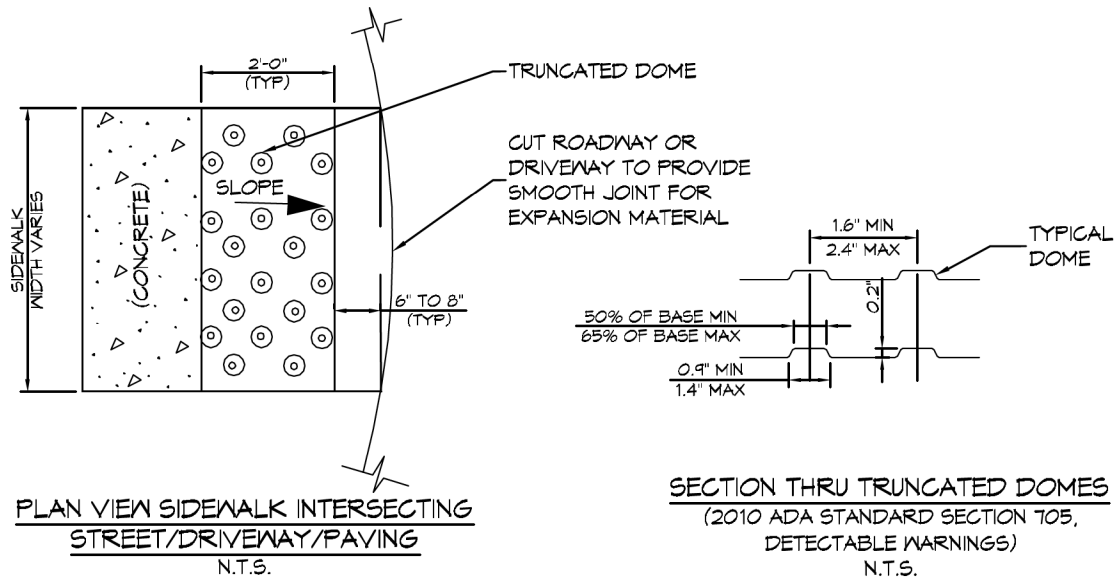
SCALE: 1"=40'

**DAMMON**  
ENGINEERING, INC.

**EL PASO MEXICAN RESTAURANT**  
200 WEST GLORIA SWITCH ROAD  
CARENCRO, LA 70520

**C3.1.0**

JOB No: 2269 DATE: 5/8/2020  
 DRAWN BY: DD CHECKED BY: BAM  
 CHIEF ENGINEER: BRIAN A. MISTICH, P.E.  
 554 Old Spanish Trail Slidell, LA 70458 (985) 649-5832  
 dammonengineering.com  
 info@dammonengineering.com  
 PHONE: 985-649-5832



PLAN VIEW SIDEWALK INTERSECTING STREET/DRIVEWAY/PAVING  
N.T.S.

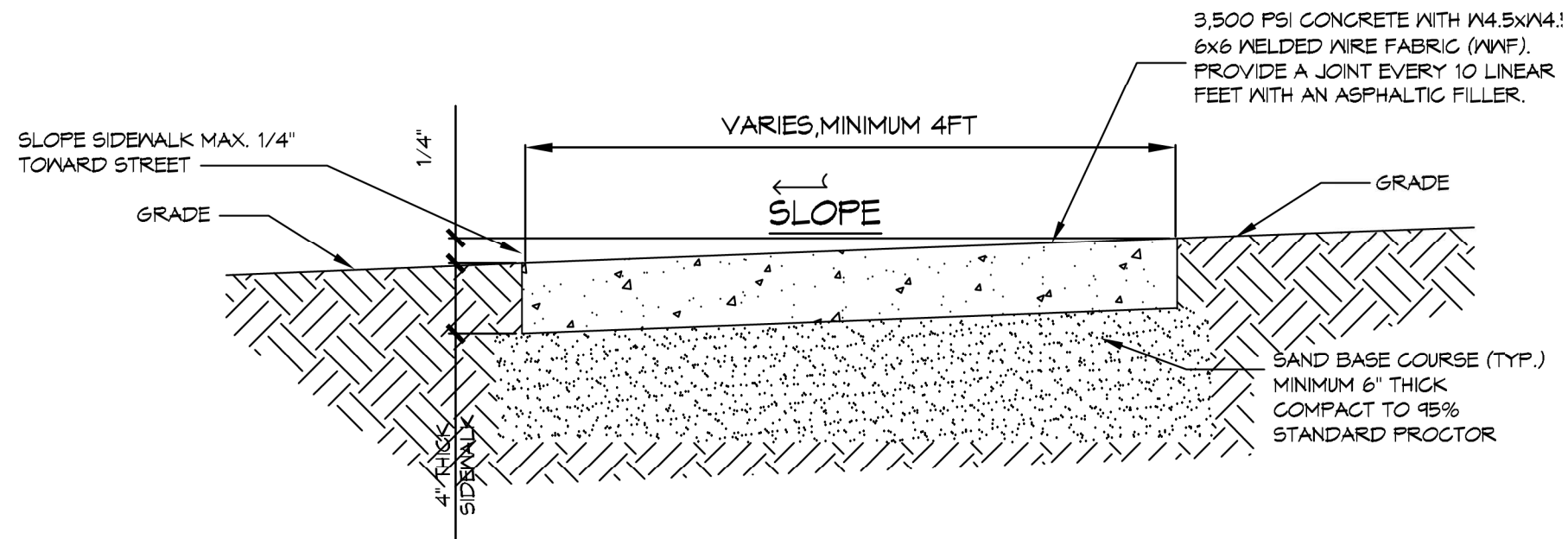
SECTION THRU TRUNCATED DOMES  
(2010 ADA STANDARD SECTION 705,  
DETECTABLE WARNINGS)  
N.T.S.

**TRUNCATED DOME NOTES :**

1. DETECTABLE WARNINGS SHALL CONSIST OF MATERIAL(S) TO PROVIDE CONTRAST AND SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.
2. DETECTABLE WARNINGS SHALL COVER THE FULL DEPTH AND WIDTH OF THE MAIN SURFACE OR RAMP. ANY RAMP HAVING FLARED SIDES WILL NOT BE REQUIRED TO HAVE THESE DETECTABLE WARNINGS ON THE FLARES.
3. THE LIMITS OF THE MAIN SURFACE OF THE RAMP ON WHICH THE DETECTABLE WARNINGS ARE PLACED SHALL HAVE A REDDISH COLOR SIMILAR TO THAT OF "TERRA COTTA" TILE. IN THE EVENT THAT PAVERS OR TILES ARE TO BE USED, THE COLOR MUST BE CHOSEN BY THE CONTRACTOR AND APPROVED BY THE CITY OF SLIDELL DEPARTMENT OF ENGINEERING BEFORE INSTALLATION. IF THE CONTRACTOR DESIRES TO USE THE STAMPING OR IMPRINTING METHOD IN LIEU OF USING PAVERS OR TILES, THE COLOR OF THE DYE OR HARDENER CHOSEN MUST MEET THE APPROVAL OF THE DEPARTMENT OF ENGINEERING.

# 2 TRUNCATED DOME DETAIL

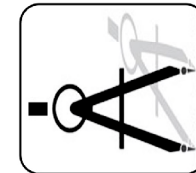
SCALE: 1"=1'-0"



# 1 TYPICAL SIDEWALK DETAIL

SCALE: 1"=1'-0"

**DAMMON**  
ENGINEERING, INC.



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PHONE: 985-649-5832

CHIEF ENGINEER: BRIAN A. MISTICH, P.E.

554 OLD SPANISH TRAIL  
SLIDELL, LA 70458

**EL PASO MEXICAN RESTAURANT**  
200 WEST GLORIA SWITCH ROAD  
CARENCRO, LA 70520

JOB No: 2269 DATE: 5/8/2020

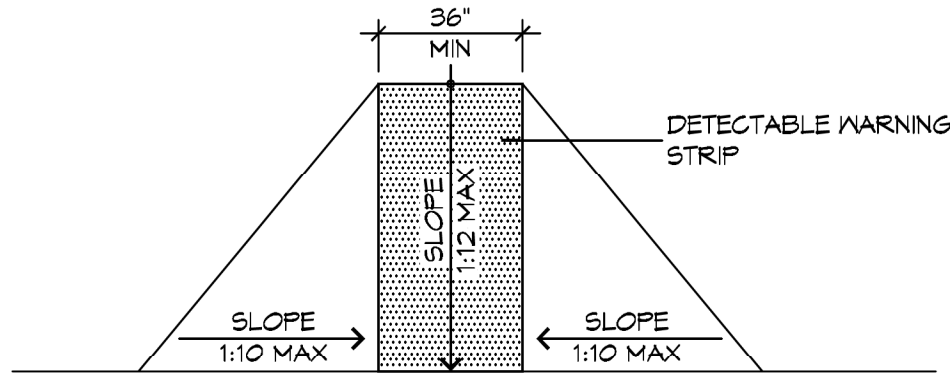
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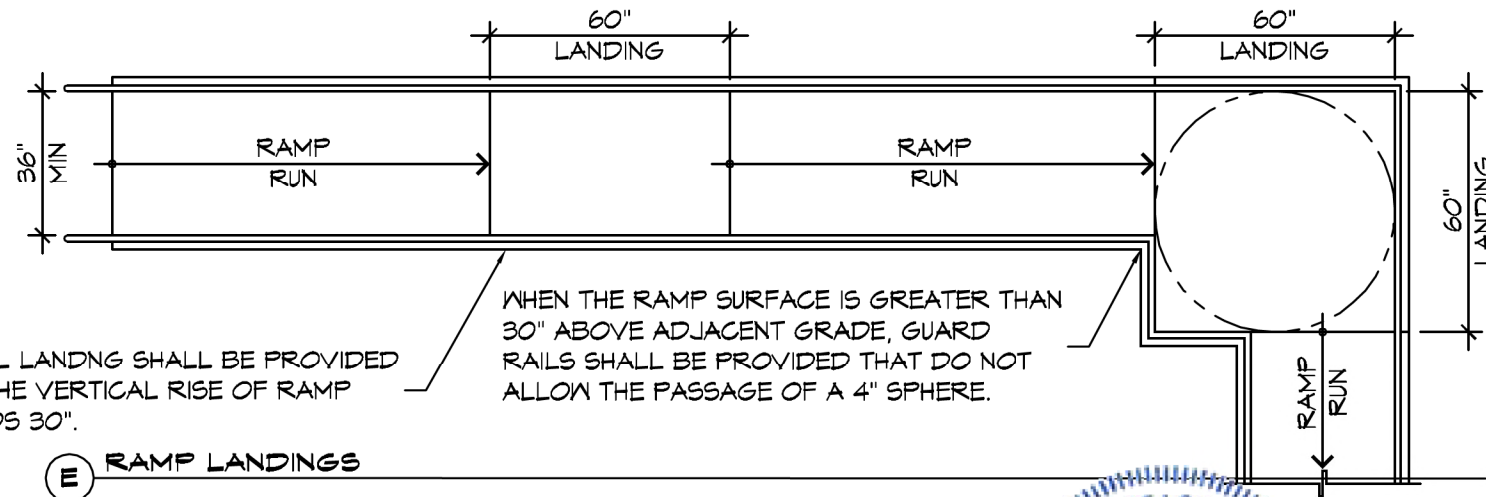
**C3.1.5**

# ACCESSIBLE RAMPS

1. RAMPS SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. A RAMP IS A WALKING SURFACE THAT HAS A RUNNING SLOPE STEEPER THAN 1:20.
2. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.
3. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
4. THE CLEAR WIDTH OF A RAMP RUN AND, WHERE HANDRAILS ARE PROVIDED, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE A MINIMUM OF 36 INCHES.
5. THE RISE FOR ANY RAMP RUN SHALL NOT EXCEED 30 INCHES WITHOUT HAVING A LANDING.
6. RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN.
7. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS.



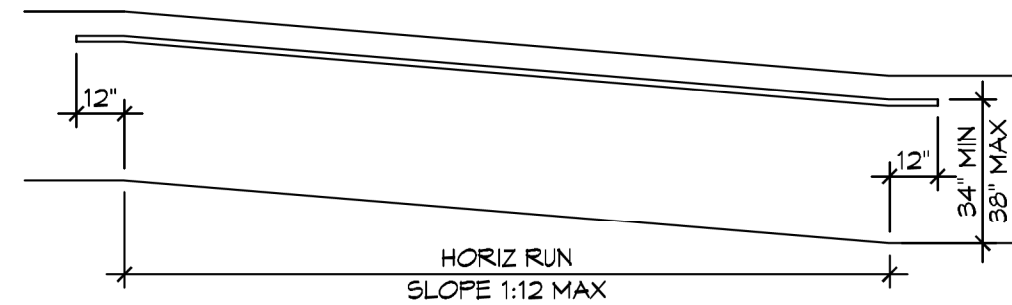
**F** FLARED RAMPS



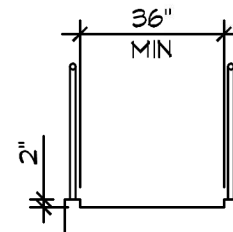
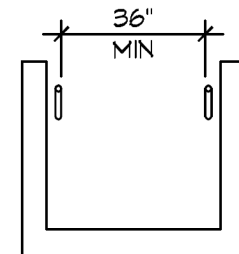
**E** RAMP LANDINGS

A LEVEL LANDING SHALL BE PROVIDED WHEN THE VERTICAL RISE OF RAMP EXCEEDS 30".

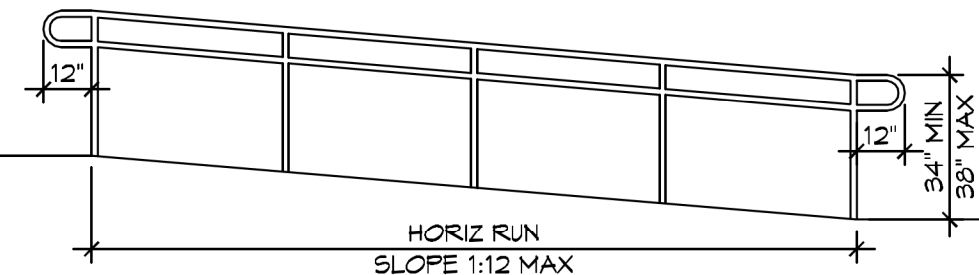
WHEN THE RAMP SURFACE IS GREATER THAN 30" ABOVE ADJACENT GRADE, GUARD RAILS SHALL BE PROVIDED THAT DO NOT ALLOW THE PASSAGE OF A 4" SPHERE.



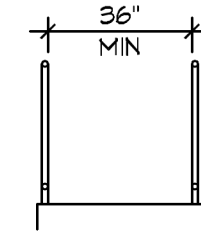
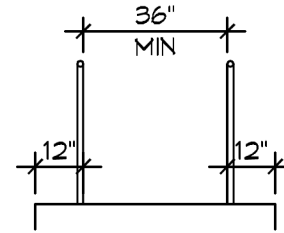
**D** WALL EDGE PROTECTION



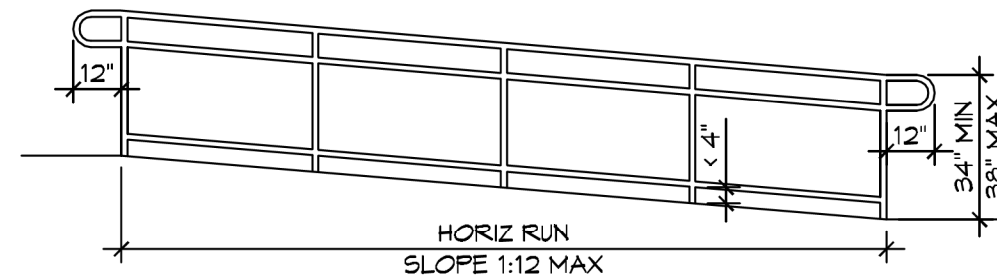
**C** CURB EDGE PROTECTION



**B** EXTENDED SURFACE EDGE PROTECTION



**A** BARRIER EDGE PROTECTION



**EL PASO MEXICAN RESTAURANT**  
 200 WEST GLORIA SWITCH ROAD  
 CARENCRO, LA 70520

JOB No:	2269	DATE:	5/8/2020
DRAWN BY:	DD	CHECKED BY:	BAM

**CS.1.6**

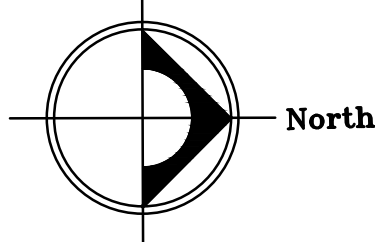
# 1 ACCESSIBLE RAMPS

SCALE: 1/4" = 1'-0"

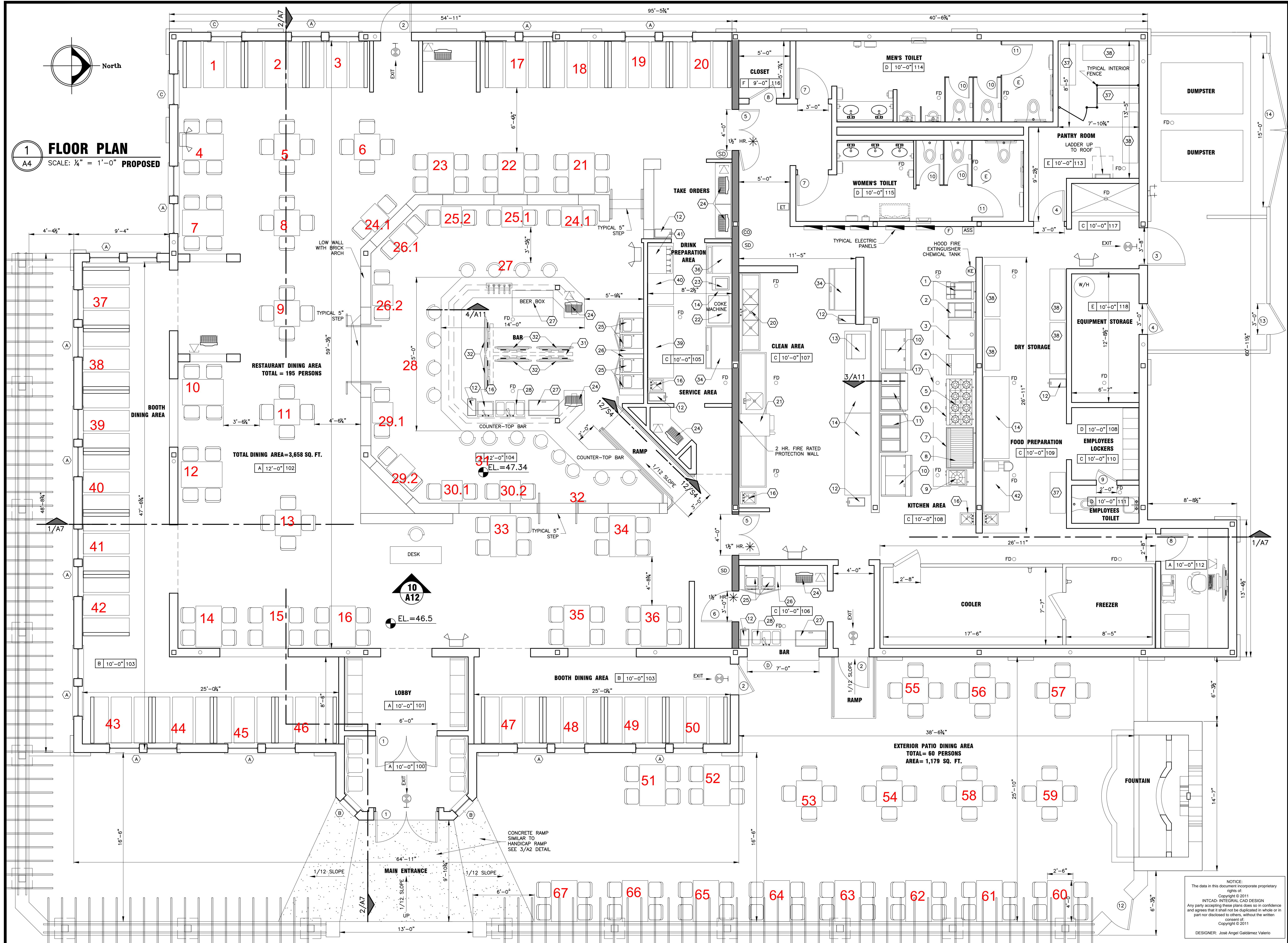
**DAMMON ENGINEERING, INC.**  
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CHIEF ENGINEER: BRIAN A. MISTICH, P.E.  
 554 OLD SPANISH TRAIL  
 SUIDELL, LA 70458

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 PHONE: 985-649-5832



**1 FLOOR PLAN**  
A4 SCALE: 1/4" = 1'-0" PROPOSED



SEAL

**INTCAD**  
INTEGRAL CAD BUILDING DESIGN  
ENGINEER: M.B. SHUKLA, P.E.  
DESIGNER: JOSE ANGEL GALDAMEZ V.

Revision:	
No. Date:	Revision:

**EL PASO MEXICAN GRILL**  
200 WEST GLORIA SWITCH ROAD  
CITY OF CARENCRO LAFAYETTE, LA 70520

**FLOOR PLAN**

Restaurant Owner:	MR. RUBEN CHAVEZ Cell: (850) 5545233
Designed:	J.A.GALDAMEZ
Drawn:	J.A.GALDAMEZ
Checked:	M.B. SHUKLA
Approved:	M.B. SHUKLA
Scale:	SHOWN
Date:	05/22/15
Project No:	001001
Sheet No:	A4 OF 13

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DESIGNER: Jose Angel Galdamez Valerio