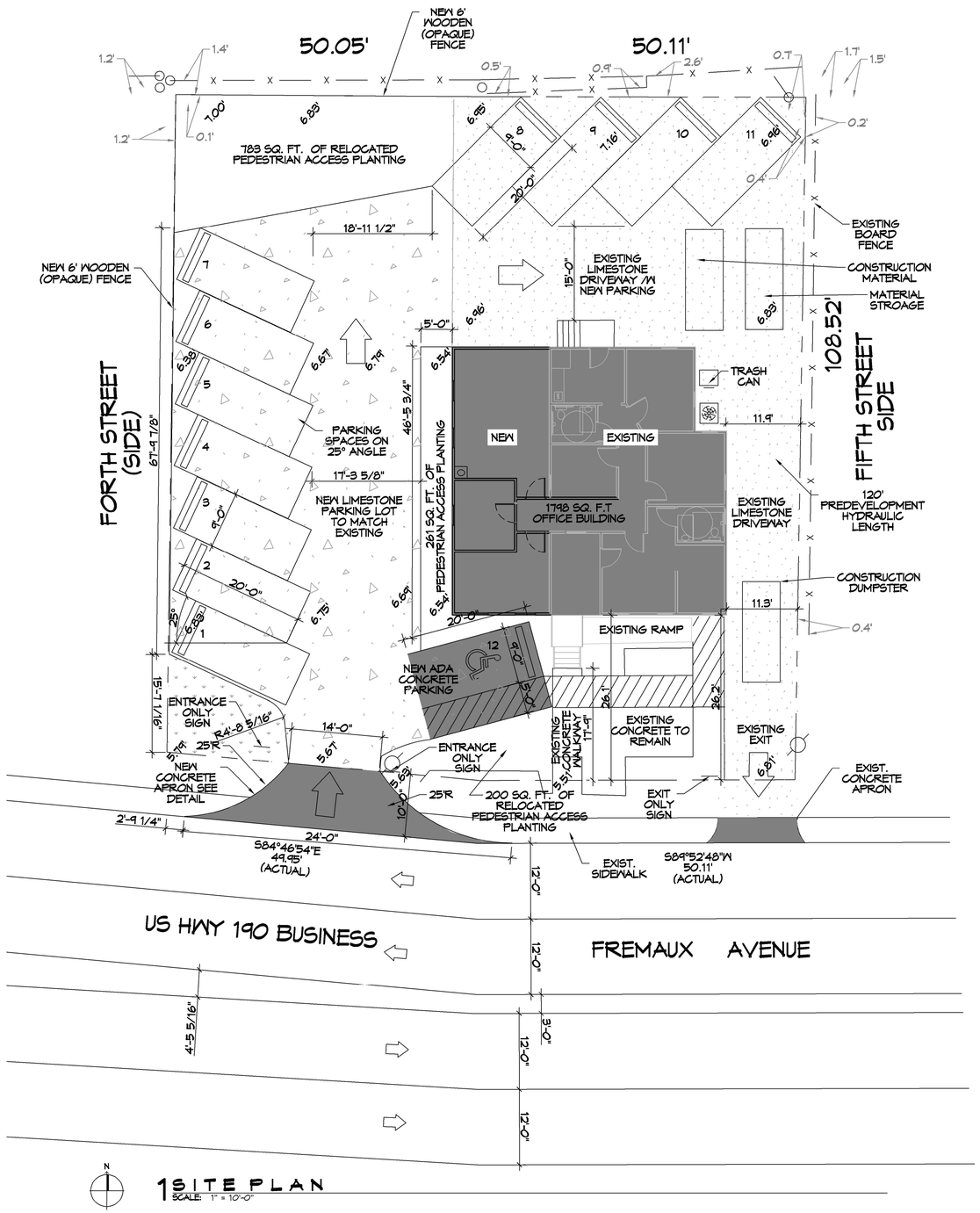

1 SITE PLAN
SCALE: 1" = 10'-0"

PLANNING

ZONED C-2 COMMERCIAL DISTRICT

FLOOD ZONE

ZONE "AE"

BUILDING ELEVATION

BASE FLOOD ELEVATION "AE" = 11.0'
FINISHED FLOOR ELEVATION = 8.0'

PARKING

BUSINESS AND PROFESSIONAL OFFICES
1 SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA.
1798 / 200 = 9
PARKING REQUIRED = 9
ACTUAL PROVIDED = 12

SITE LIGHTING

EXTERIOR LIGHTING SHALL BE SHADED OR INWARDLY DIRECTED IN SUCH A MANNER SO THAT NO DIRECT LIGHTING OR GLARE BE CAST BEYOND THE PROPERTY LINE. THE INTENSITY OF SUCH LIGHTING SHALL NOT EXCEED ONE FOOT CANDLE AS MEASURED AT THE ABUTTING PROPERTY LINE.

DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI
www.dammonengineering.com
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Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458

REVISIONS

#	DESCRIPTION	DATE
1		

STATE OF LOUISIANA
BRIAN A. MISTICH
License No. 30187
PROFESSIONAL ENGINEER

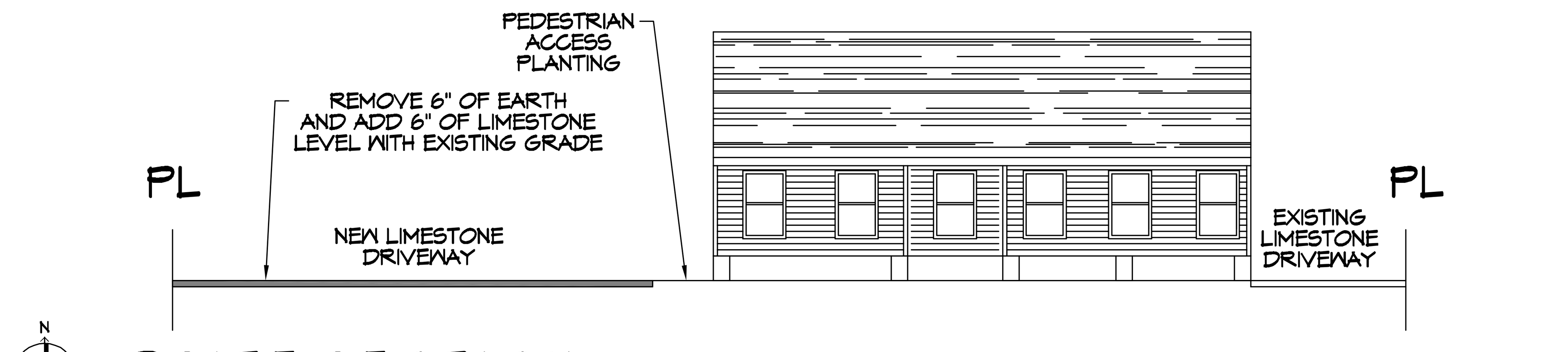
FLEUR DE LIS TITLE COMPANY
442 FREMAUX AVE
SLIDELL, LA. 70458

JOB No:
DATE: 02-08-2022
DRAWN BY: CKD
CHECKED BY: BAM

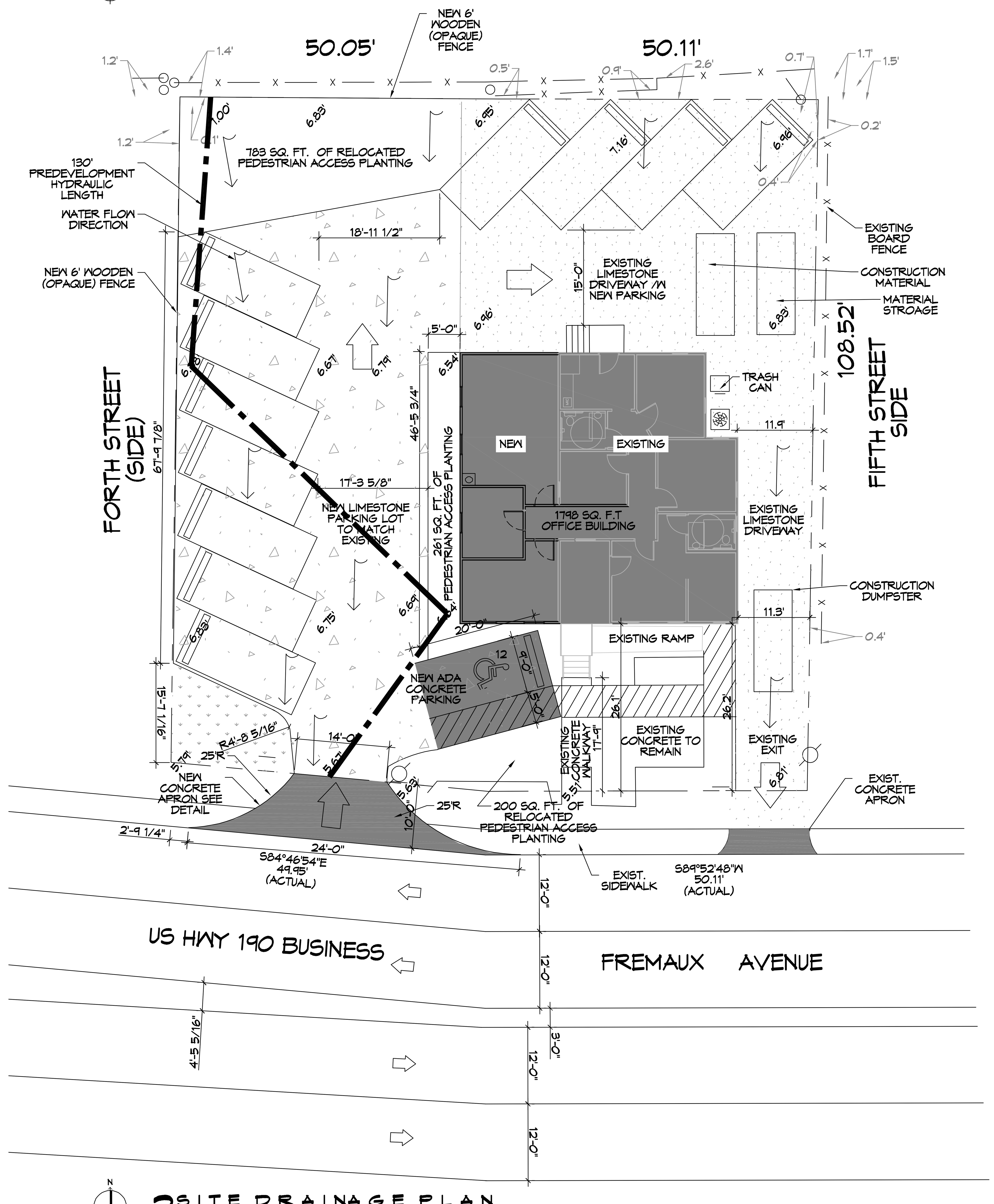
SHEET TITLE:
SITE PLAN

DRAWING NUMBER:
C101

SHEET No: 1 of 3



3 SITE SECTION
SCALE: 1" = 10'-0"



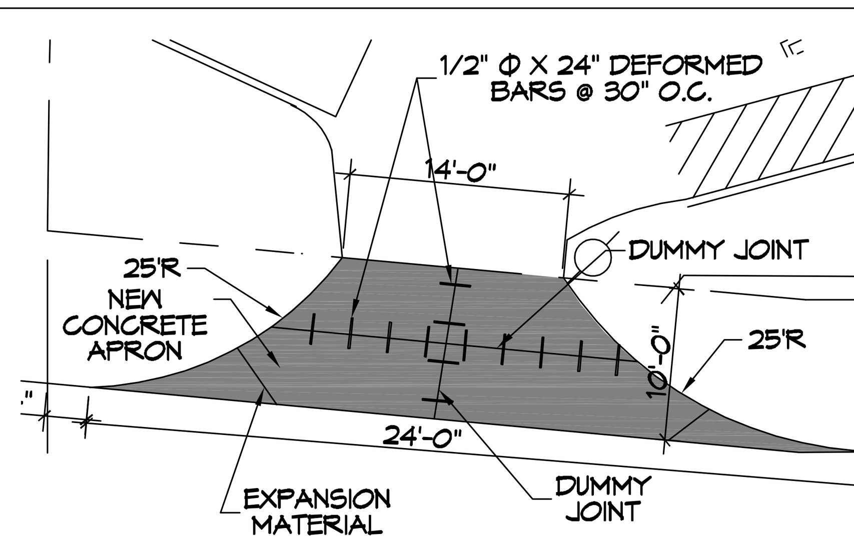
2 SITE DRAINAGE PLAN
SCALE: 1" = 10'-0"

GENERAL PAVING NOTES

CONCRETE MIX DESIGN
MIX FOR ONE CUBIC YARD OF FIBER-REINFORCED CONCRETE

28 DAY STRENGTH	4000 PSI
CEMENT (ASTM C-150, TYPE I/II)	4.64 SACKS (436 LBS.)
FLY ASH (ASTM C-618)	1.16 SACKS (109 LBS.)
GRAVEL (ASTM C-33, GRADE A)	1775 LBS.
SAND (ASTM C-33)	1226 LBS.
WATER (POTABLE)	30 GALLONS (250 LBS.) TYPE A
WATER REDUCER (ASTM C-494)	16.35 LBS.
AIR ENTRAINMENT	5% BY VOLUME, USE PER MANUFACTURER'S SPECS.
FIBER REINFORCEMENT	1.5 LBS/CY MICROFIBERS, AS SPECIFIED BELOW

FIBER REINFORCEMENT FOR CONCRETE DRIVEWAY SHALL BE MATRIX MONOFILAMENT MICROFIBER AS MANUFACTURED BY FRC INDUSTRIES OR APPROVED EQUAL, APPLIED THROUGHOUT THE CONCRETE MIXTURE. ALTERNATE PRODUCTS MUST BE PREAPPROVED BY THE CITY ENGINEER IN WRITING. CELLULOSE (TREATED OR UNTREATED), AR GLASS, NYLON AND POLYESTER FIBERS ARE SPECIFICALLY PROHIBITED FROM USE.



4 PAVING PLAN
SCALE: 1" = 10'-0"

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#	DESCRIPTION	DATE
1		

REVISIONS

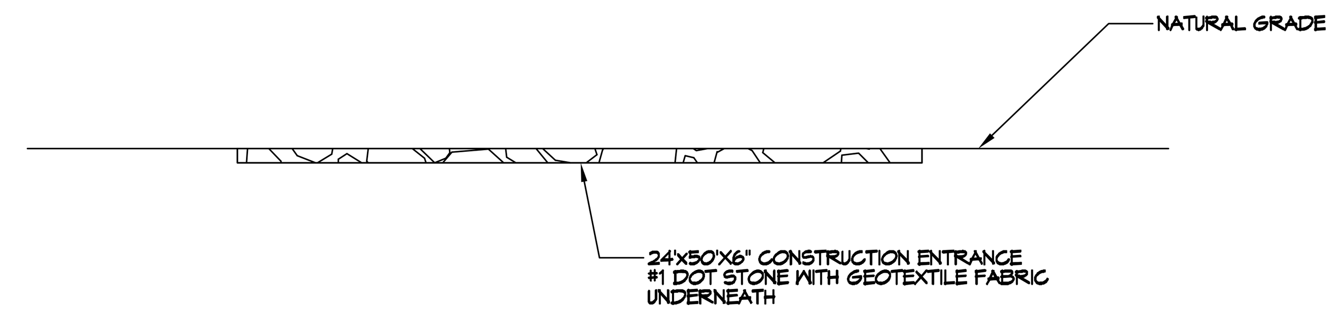
FLEUR DE LIS TITLE COMPANY
442 FREMAUX AVE
SLIDELL, LA 70458

JOB No:	DATE: 02-08-2022
DRAWN BY: CKD	CHECKED BY: BAM

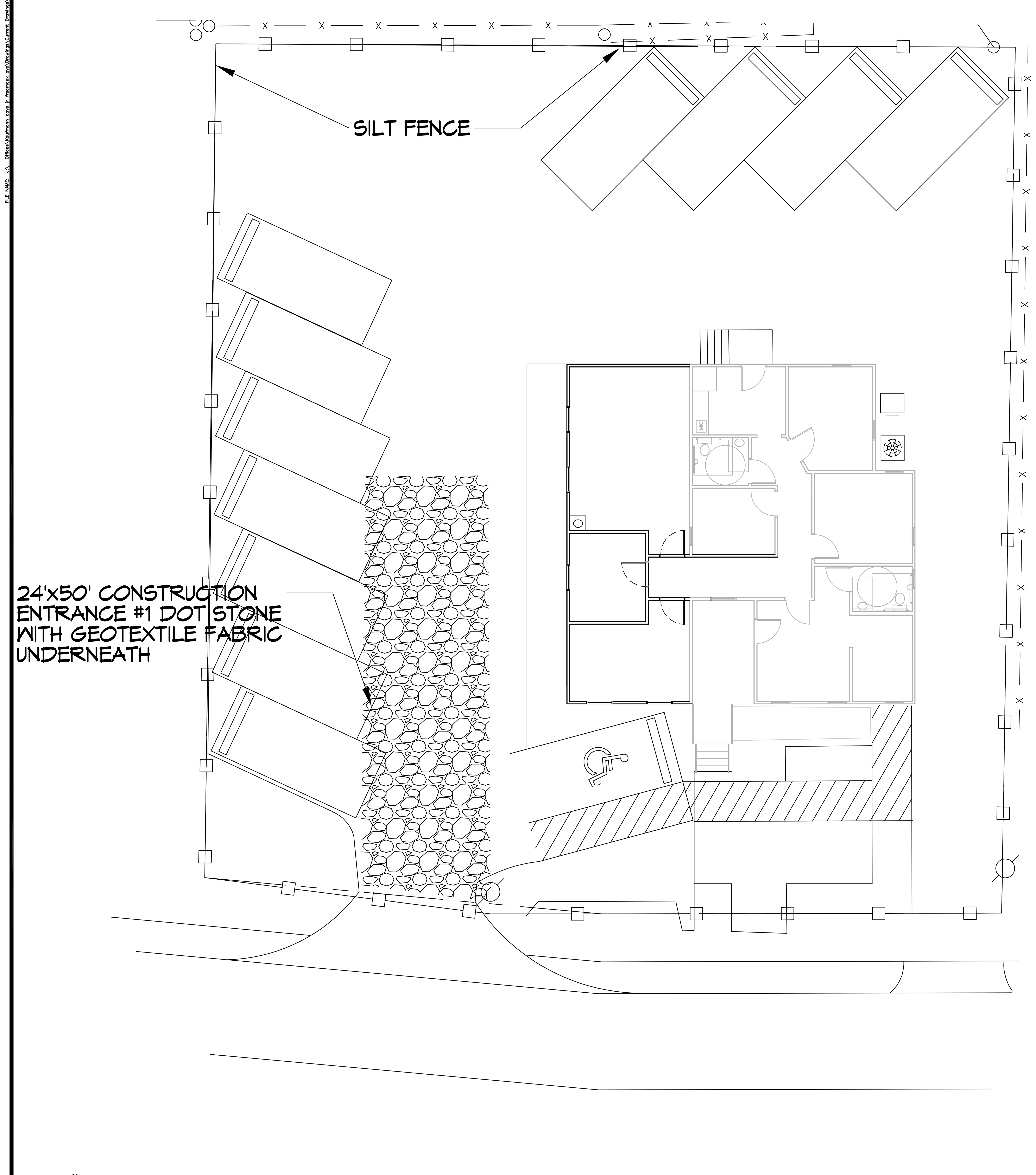
SHEET TITLE:
PAVING AND DRAINAGE PLAN

DRAWING NUMBER:
C102

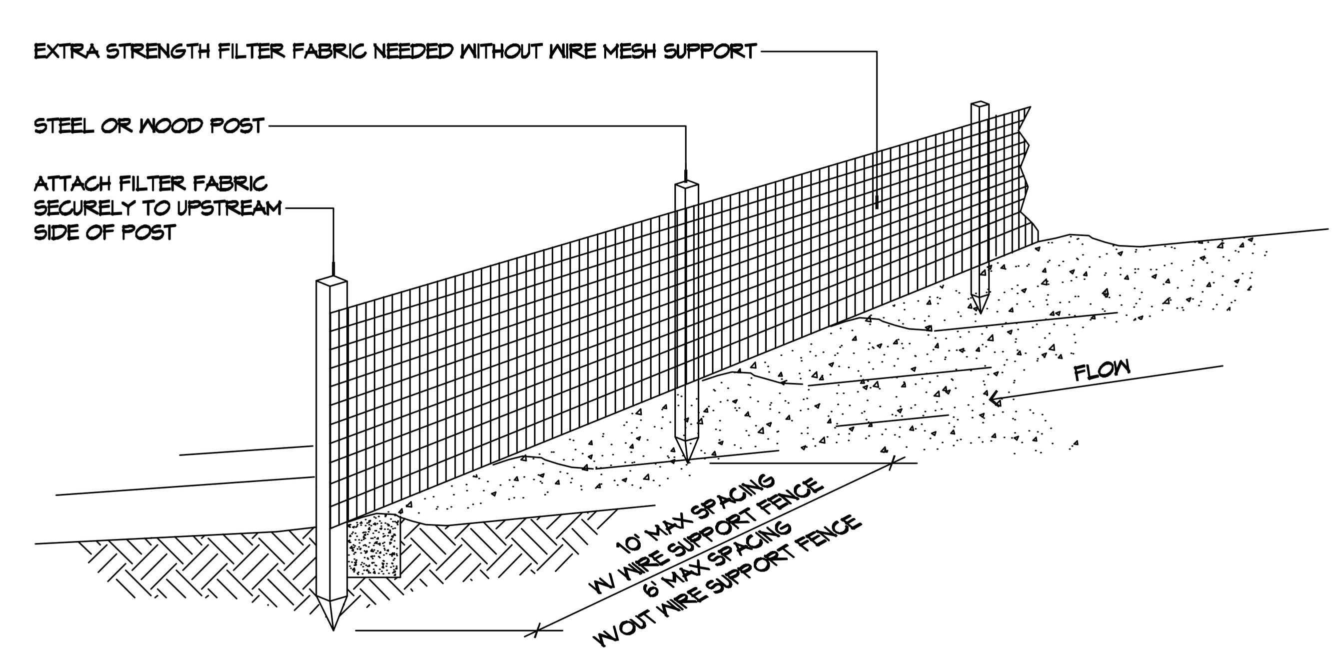
SHEET No: 2 of 3



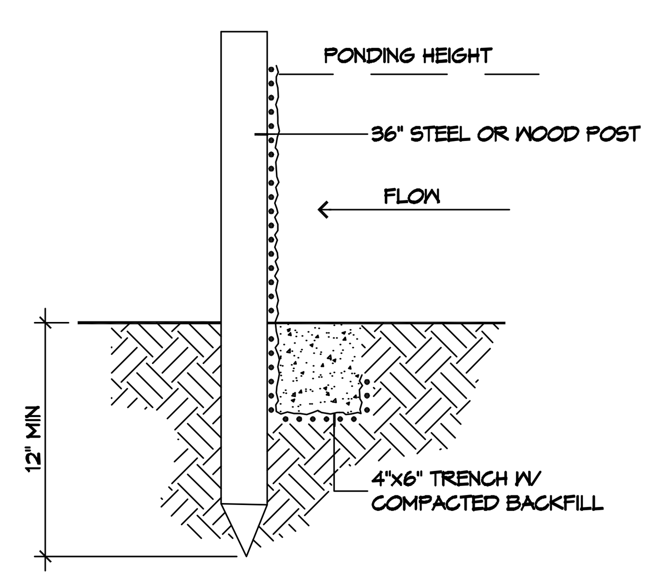
TYPICAL SECTION OF CONSTRUCTION ENTRANCE
SCALE: 3/16" = 1'-0"



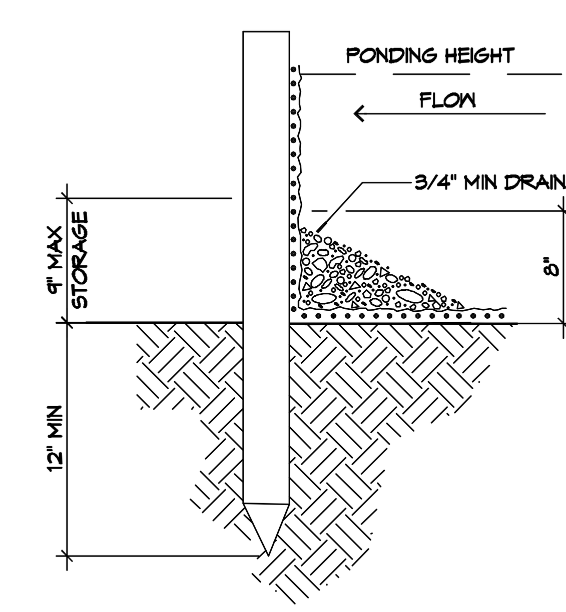
5 EROSION CONTROL PLAN
SCALE: 1" = 20'-0"



(A) SILT FENCE



(B) SILT FENCE



(C) FENCE WITH FENCE

6 DETAILS
SCALE: NTS

ERISION CONTROL FENCE AT PROPERTY LINE OR LIMITS OF CONSTRUCTION

GENERAL EROSION CONTROL NOTES

1. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS OF THE AUTHORITY HAVING JURISDICTION.
3. APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
4. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS, AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL THE SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
5. ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION'S STANDARDS.
6. THE SITE SHALL BE AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
7. ALL CATCH BASIN INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THESE PLANS.
8. EXCAVATED MATERIAL STOCKPILED ON THE SITE SHALL BE SURROUNDED BY A RING OF UNBROKEN SEDIMENT AND EROSION CONTROL FENCE. THE LIMITS OF ALL GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE APPROVED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMIT OF CONTRACT SHALL REMAIN TOTALLY UNDISTURBED UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.
9. ANY AREA OUTSIDE THE PROJECT LIMIT THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
10. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY OWNER.
11. ANY WORK WITHIN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFORM MANUAL OF TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR MUST FURNISH ALL NECESSARY TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.
12. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC/PRIVATE ROADS.

SILT FENCE INSTALLATION NOTES

1. THE BASE OF BOTH END POSTS MUST BE AT LEAST 2'-4" ABOVE THE TOP OF THE SILT FENCE FABRIC ON THE MIDDLE POSTS FOR DITCH CHECKS TO DRAIN PROPERLY. USE A HAND LEVEL OR STRING LEVEL, IF NECESSARY, TO MARK BASE POINTS BEFORE INSTALLATION.
2. INSTALL POSTS 3 - 4 FEET APART IN CRITICAL WATER RETENTION AREAS AND 6 - 7 FEET APART ON STANDARD APPLICATIONS.
3. INSTALL POSTS 24" DEEP ON THE DOWNSTREAM SIDE OF THE SILT FENCE, AND AS CLOSE AS POSSIBLE TO THE FABRIC, ENABLING POSTS TO SUPPORT THE FABRIC FROM UPSTREAM WATER PRESSURE.
4. INSTALL POSTS WITH THE NIPPLES FACING AWAY FROM THE SILT FENCE FABRIC.
5. ATTACH THE FABRIC TO EACH POST WITH THREE TIES, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45° THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. ADDITIONALLY, EACH TIE SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
6. WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. NO MORE THAN 24" OF A 36" FABRIC IS ALLOWED ABOVE GROUND LEVEL.
8. THE INSTALLATION SHOULD BE CHECKED AND CORRECTED FOR ANY DEVIATIONS BEFORE COMPACTION. USE A FLAT-BLADED SHOVEL TO TUCK FABRIC DEEPER INTO THE SILT IF NECESSARY.
9. COMPACTING IS VITALLY IMPORTANT FOR EFFECTIVE RESULTS. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 PSI OF PRESSURE. COMPACT THE UPSTREAM SIDE FIRST, AND THEN EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.
10. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
11. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. NINE INCH MAXIMUM RECOMMENDED STORAGE HEIGHT.
12. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL OT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

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REVISIONS

#	DESCRIPTION	DATE
1	ADDED DUMPSTER	08-26-21

SEAL:

STATE OF LOUISIANA
BRIAN A. MISTICH
License No. 30187
PROFESSIONAL ENGINEER

FLEUR DE LIS TITLE COMPANY
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JOB No: | DATE: 11-18-21
DRAWN BY: CKD | CHECKED BY: BAM

SHEET TITLE:
EROSION CONTROL AND DETAILS

DRAWING NUMBER:
C103

SHEET No: 3 of 9