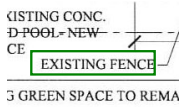


Civil & LS Plan (3.17.25) 28229 Manzella Dr (Markups & Summary).pdf

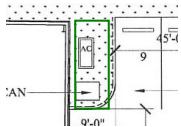
SP-1 Site Plan (8)



Subject: Planning Comment
Page Label: SP-1 Site Plan
Date: 3/24/2025 1:12:00 PM
Author: Regan K. Contois
Area: 0
Color: ■
Layer:
Space:

Label height and location of all existing and proposed fences on-site. typical

Revised



Subject: Planning Comment
Page Label: SP-1 Site Plan
Date: 3/24/2025 1:12:00 PM
Author: Regan K. Contois
Area: 0
Color: ■
Layer:
Space:

Island with Class A tree required at end of ea parking space. Is this an existing AC or proposed? If proposed, relocate and provide tree/planting as required by code.

A/C is existing



Subject: Planning Comment
Page Label: SP-1 Site Plan
Date: 3/24/2025 1:12:00 PM
Author: Regan K. Contois
Area: 0
Color: ■
Layer:
Space:

This space is too close to HC parking and is unsafe. Recommend changing entry drive to perpendicular and making this a standard space next to parking spot #4

Eliminated parking spot



Subject: Planning Comment
Page Label: SP-1 Site Plan
Date: 3/24/2025 1:12:00 PM
Author: Regan K. Contois
Area: 0
Color: ■
Layer:
Space:

Provide Class A trees where shown

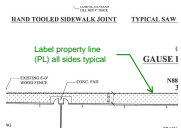
Revised



Subject: Planning Comment
Page Label: SP-1 Site Plan
Date: 3/24/2025 1:12:00 PM
Author: Regan K. Contois
Area: 0
Color: ■
Layer:
Space:

Require 9x18 island is not provided aqdm also appears to have proposed signage. Provide obstruction free 9x18' island for Class A tree planting per code. Revise/remove this future parking space.

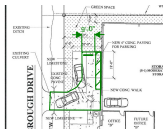
Parking removed



Subject: Planning Comment
Page Label: SP-1 Site Plan
Date: 3/24/2025 1:12:00 PM
Author: Regan K. Contois
Area: 0
Color: ■
Layer:
Space:

Label property line (PL) all sides typical

Revised



Subject: Planning Comment
Page Label: SP-1 Site Plan
Date: 3/24/2025 1:12:00 PM
Author: Regan K. Contois
Area: 0.00 sf
Color: ■
Layer:
Space:

Revised

Provide 4' pedestrian access/safety space adjacent to bldg per code. Approved for only (1) 9x18' parking space. Suggest widening radius as discussed, not increasing paving further into street buffer.

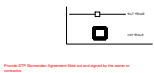


Subject: Planning Comment
Page Label: SP-1 Site Plan
Date: 3/24/2025 1:12:00 PM
Author: Regan K. Contois
Area: 0
Color: ■
Layer:
Space:

Revised

provide scaled drawing per code

C101 Erosion Control Plan (1)

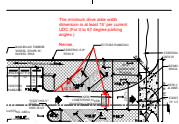


Subject: Stormwater
Page Label: C101 Erosion Control Plan
Date: 3/24/2025 1:08:45 PM
Author: Chris A. Cloutet
Area: 0
Color: ■
Layer:
Space:

See the attached

Provide STP Stormwater Agreement filled out and signed by the owner or contractor.

C100 Drainage & Paving Plan (5)

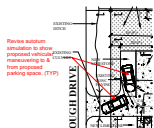


Subject: Dimensions
Page Label: C100 Drainage & Paving Plan
Date: 3/24/2025 1:03:39 PM
Author: Chris A. Cloutet
Area: 0.00 sf
Color: ■
Layer:
Space:

Revised

The minimum drive aisle width dimension is at least 15' per current UDC (For 0 to 57 degree parking angles.)

Revise.



Subject: Callout
Page Label: C100 Drainage & Paving Plan
Date: 3/24/2025 12:55:02 PM
Author: Chris A. Cloutet
Area: 0
Color: ■
Layer:
Space:

Movd parking over to avoid conflict

Revise autoturn simulation to show proposed vehicular maneuvering to & from proposed parking space. (TYP)

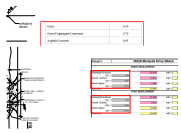


Subject: Backing Space
Page Label: C100 Drainage & Paving Plan
Date: 3/24/2025 1:09:52 PM
Author: Chris A. Cloutet
Area: 0.00 sf
Color: ■
Layer:
Space:

Revised

24' backing space is required per code.

Revise.



Subject: Runoff Coefficient (C)
Page Label: C100 Drainage & Paving Plan
Date: 3/24/2025 11:50:56 AM
Author: Chris A. Cloutet
Area: 0
Color: ■
Layer:
Space:

Revised

Revise Runoff Coefficient (C) = 0.95 for watertight surfaces per STP Ordinance Sec. 900-6.3(F); Exhibit 900-6-6.

Revise Runoff Coefficient (C) = 0.7 for gravel per STP Ordinance Sec. 900-6.3(F); Exhibit 900-6-6.

Revise Runoff Coefficient (C) = 0.3 for greenspace per STP Ordinance Sec. 900-6.3(F); Exhibit 900-6-6.

(TYPICAL for both pre & post development.)

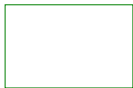


Subject: Runoff Coefficient (C)
Page Label: C100 Drainage & Paving Plan
Date: 3/24/2025 11:51:02 AM
Author: Chris A. Cloutet
Area: 0
Color: ■
Layer:
Space:

Revised

Provide "Weighted" Runoff Coefficient (C) for both pre & post development.

4 (1)



Subject: Planning Comment
Page Label: 4
Date: 3/24/2025 1:12:00 PM
Author: Regan K. Contois
Area: 0
Color: ■
Layer:
Space:

Revised

General Landscape Notes:

1. Provide scaled landscape plan stamped by licensed Landscape Architect per code (with phone and email contact).
2. Label Plan 'Alternative Compliance Landscape Plan' as this plan differs from code and was achieved via special consideration from Planning Administrator.
3. Provide updated parking calculation on LA Site Plan.
4. All Class A trees must be native and meet min size standards for STP (2-2.5" caliper 10-12' height.)
5. All parking lot islands must be min. 9x18' planting area with 6" curb, Class A tree and living materials below (grass, groundcover or shrubs.)
6. All planted areas must have min. 3" organic mulch (no stone) typ.
- Seed, sod all disturbed areas.
7. LA plan must include certification stamp per code as shown on this page (to be signed by project la prior to calling for final inspection.)
8. Note on plan: "No tree removal will occur with this project.

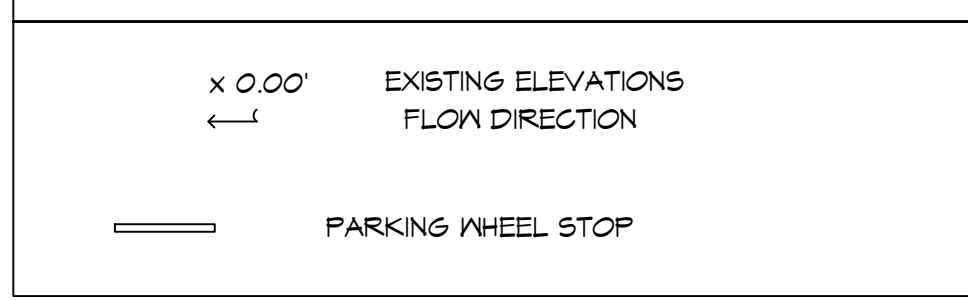
All existing trees in ROW and on-site to remain unless approved in writing by Dept of Development."

FILE NAME: \\A:\Projects\38229 Manzella Drive Slidel\Drawings\C100 - Proposed Drainage and Paving Plan.dwg DATE: 03-11-2025 10:52:42 AM

GENERAL PAVING NOTES

- ALL NEW CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS AND A MINIMUM THICKNESS OF 6". CONCRETE MIX SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF ASTM C-150 TYPE 1.
- ALL REINFORCING STEEL SHALL MEET ASTM-A615 (GRADE 60).
- ALL REINFORCING STEEL SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT. ALL CONTROL AND EXPANSION JOINTS SHALL BE LOCATED AND INSTALLED AS SHOWN ON THE PAVING PLAN AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL SUB GRADE FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY IN A MAXIMUM OF 6" LIFTS.
- 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.

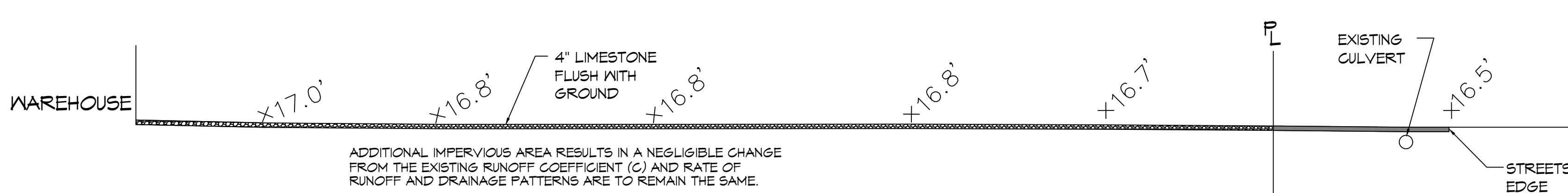
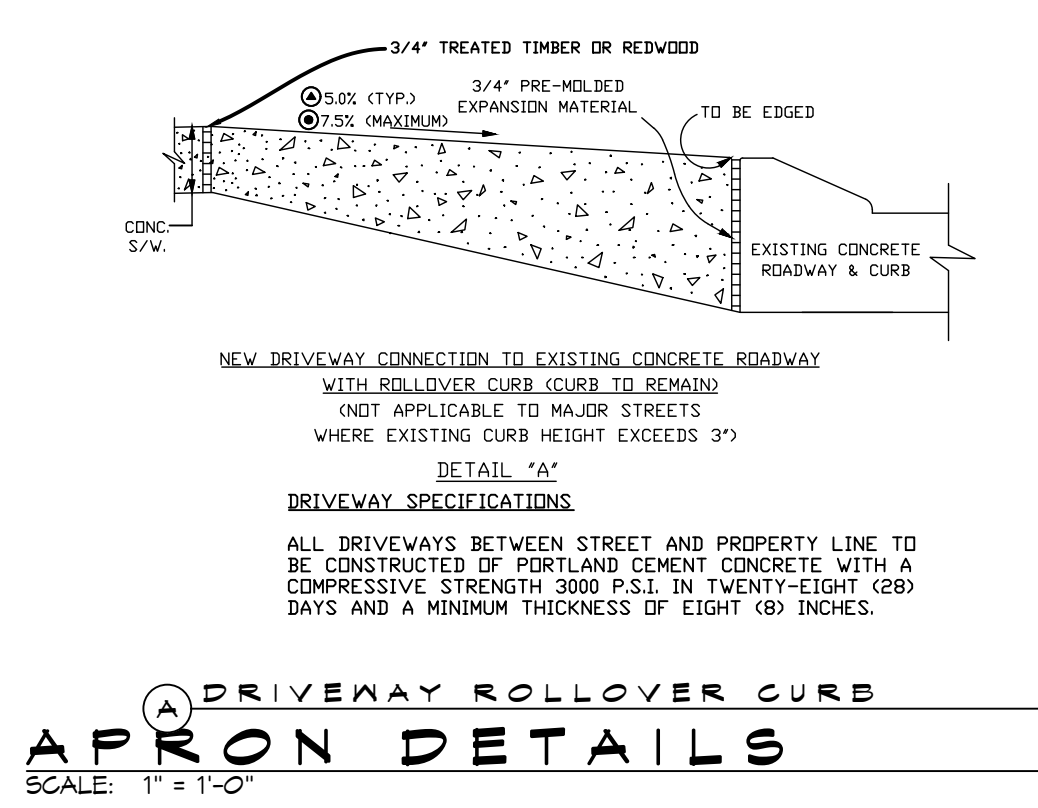
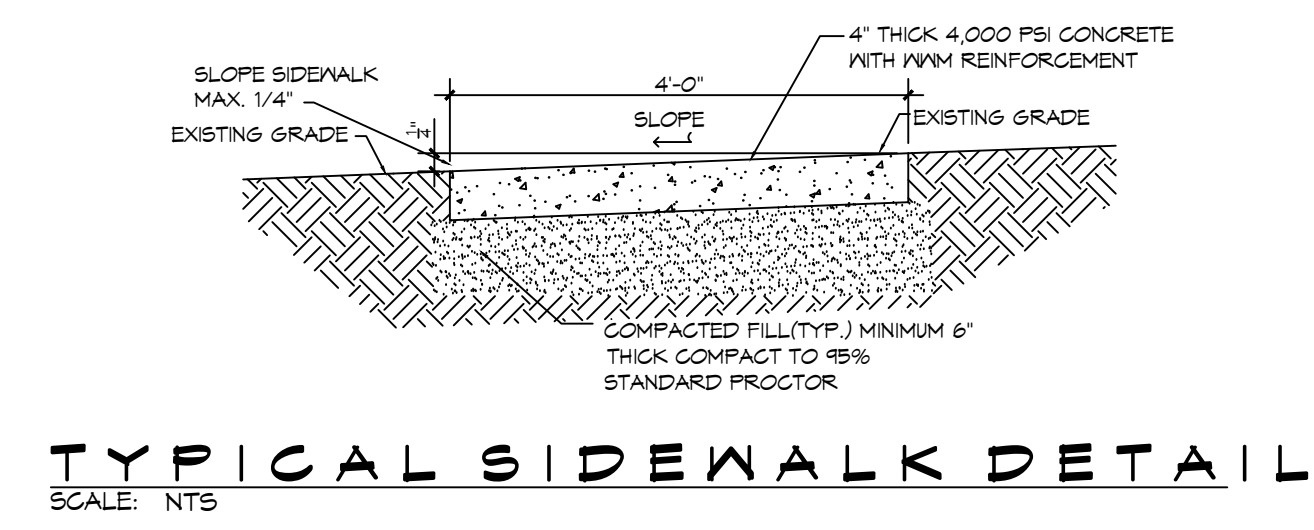
DRAINAGE LEGEND



DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI

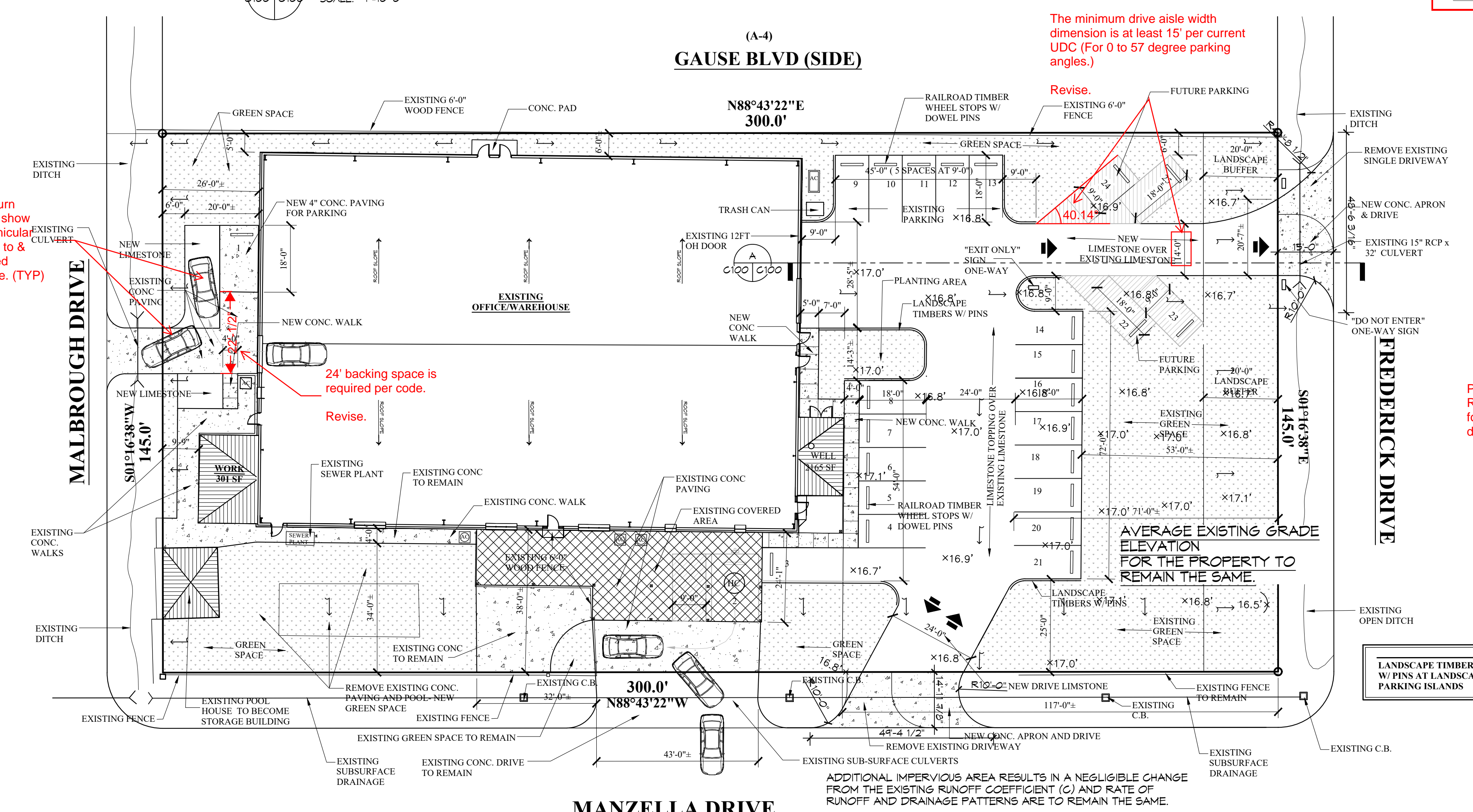
www.dammonengineering.com
info@dammonengineering.com
PH: 985.649.9832

Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70468



Grass	0.30
Gravel/Aggregate/Limestone	0.70
Asphalt/Concrete	0.95

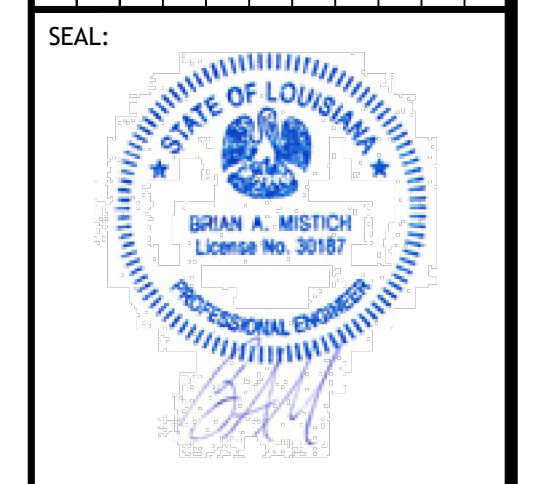
Commercial Plans RECEIVED 3/17/2025 DEPARTMENT OF ENGINEERING ENGINEERING REVIEW COPY



PROJECT: 38229 Manzella Drive Slidel			
PRIOR DEVELOPMENT			
Watertight Surfaces	c(1) = 0.9	22,026	sqft = 0.506 Acres
Gravel Surface	c(2) = 0.25	18,651	sqft = 0.428 Acres
Green Space	c(3) = 0.15	2,808	sqft = 0.064 Acres
Summary		43,485	sqft = 0.998 Acres
POST DEVELOPMENT			
Watertight Surfaces	c(1) = 0.9	21,648	sqft = 0.497 Acres
Gravel Surface	c(2) = 0.25	8,355	sqft = 0.192 Acres
Green Space	c(3) = 0.15	13,482	sqft = 0.310 Acres
Summary		43,485	sqft = 0.998 Acres

Provide "Weighted" Runoff Coefficient (C) for both pre & post development.

REVISIONS	DATE	DESCRIPTION



NEW OFFICE / STORAGE

38229 MANZELLA DRIVE, SLIDELL, LOUISIANA

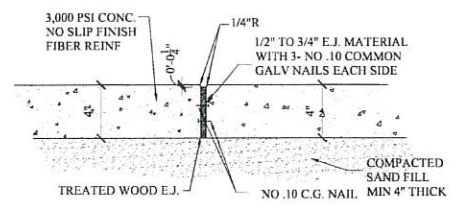
JOB No: 03-11-2025
DRAWN BY: BAW
CHECKED BY: BAW

SHEET TITLE: PROPOSED DRAINAGE AND PAVING PLAN

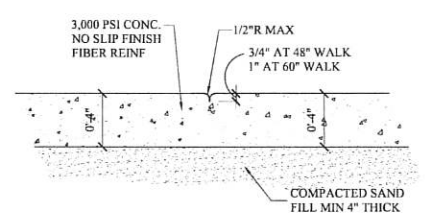
DRAWING NUMBER: **C100**

SHEET No: 1 of 6

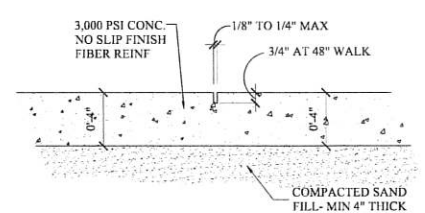
REVISIONS	BY
▲ 03/10/2025	JFS



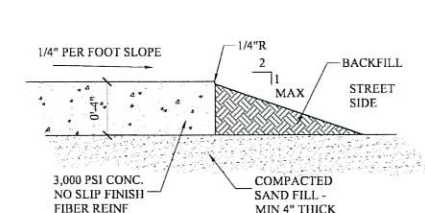
TYPICAL EXPANSION JOINT- SIDEWALK
SPACING MAX 60'-0"



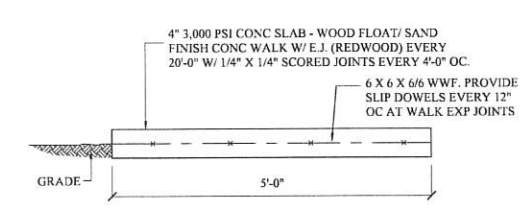
HAND TOOLED SIDEWALK JOINT



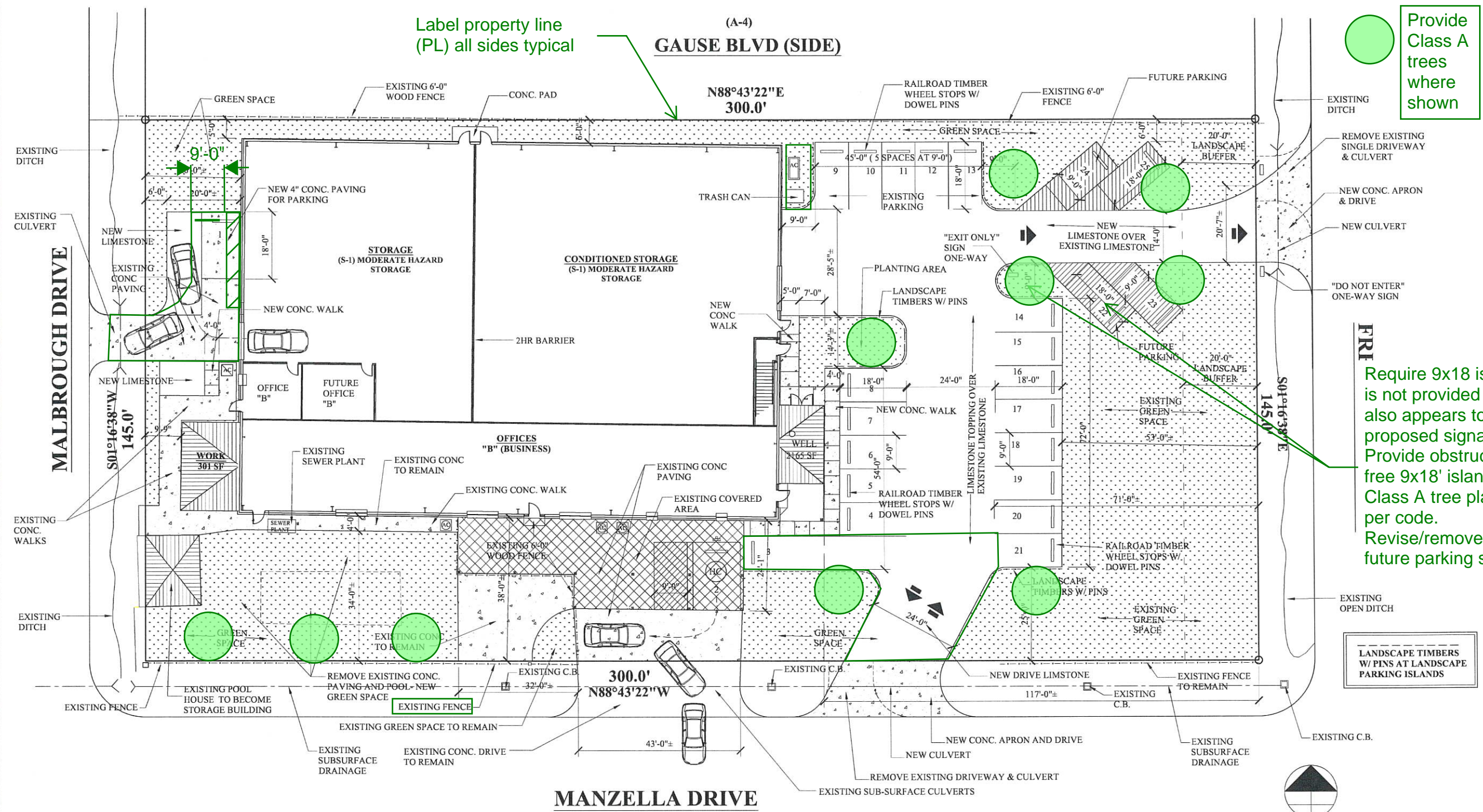
TYPICAL SAW CUT JOINT AT WALK



TYPICAL WALK EDGE



DETAIL- CONCRETE WALK
SP-1



Label property line (PL) all sides typical

Provide Class A trees where shown

Require 9x18 island is not provided aqdm also appears to have proposed signage. Provide obstruction free 9x18' island for Class A tree planting per code. Revise/remove this future parking space.

SITE PLAN- NEW WORK

SCALE: NTS

provide scaled drawing per code

THESE DESIGN AND CONSTRUCTION DOCUMENTS AT THE SOLE PROPERTY OF JOSEPH F. SCHNEIDER, JR. AIA, ARCHITECT. NO USE OR REPRODUCTION OF THESE DOCUMENTS OR PARTIAL USE OR PARTIAL REPRODUCTION IS ALLOWED. NO USE OF THESE DRAWINGS WITHOUT THE WRITTEN EXPRESSED PERMISSION OF JOSEPH F. SCHNEIDER, JR. ARCHITECT IS ALLOWED.



NEW OFFICE/ STORAGE
38299 MANZELLA DRIVE
SLIDELL, LOUISIANA 70461

JOSEPH F. SCI ARCHITECT
LA #4206 MS #3020 AL #8724 FL #AR05908 TX #24294
105 EVANGELINE DRIVE, SLIDELL, LOUISIANA 70460
(985) 290-6648 jfsarchitect@charter.net

DRAWN J. SCHNEIDER
CHECKED J. SCHNEIDER
DATE 11/18/2024
SCALE AS NOTED
JOB NO.

SHEET SP-1
OF SHEETS

General Landscape Notes:

1. Provide scaled landscape plan stamped by licensed Landscape Architect per code (with phone and email contact).
2. Label Plan 'Alternative Compliance Landscape Plan' as this plan differs from code and was achieved via special consideration from Planning Administrator.
3. Provide updated parking calculation on LA Site Plan.
4. All Class A trees must be native and meet min size standards for STP (2-2.5" caliper 10-12' height.)
5. All parking lot islands must be min. 9x18' planting area with 6" curb, Class A tree and living materials below (grass, groundcover or shrubs.)
6. All planted areas must have min. 3" organic mulch (no stone) typ.
Seed, sod all disturbed areas.
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