

Revised Site & Civil Plan (3.27.25) 38229 Manzella Dr (Markups).pdf Markup Summary

C100- Drainage Plan-C102 (4)



Subject: Runoff Coefficient (C)
Page Label: C100- Drainage Plan-C102
Date: 4/9/2025 9:46:44 AM
Author: Chris A. Cloutet
Area: 0
Color: ■
Layer:
Space:

Revised

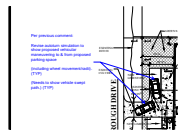
Per previous comment:

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: Autoturn Analysis
Page Label: C100- Drainage Plan-C102
Date: 4/9/2025 2:07:12 PM
Author: Chris A. Cloutet
Area: 0
Color: ■
Layer:
Space:

Moved parking over to avoid conflict

Per previous comment:

Revise autoturn simulation to show proposed vehicular maneuvering to & from proposed parking space

(including wheel movement/radii). (TYP)

(Needs to show vehicle swept path.) (TYP)



Subject: Runoff Coefficient (C)
Page Label: C100- Drainage Plan-C102
Date: 4/9/2025 9:59:35 AM
Author: Chris A. Cloutet
Area: 0
Color: ■
Layer:
Space:

Revised

Per previous comment:

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

Calculations do not appear to have been updated as required.



Subject: Stormwater
Page Label: C100- Drainage Plan-C102
Date: 4/9/2025 10:01:51 AM
Author: Chris A. Cloutet
Area: 0
Color: ■
Layer:
Space:

Attached

Per previous comment:

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

SP-1 Site Plan (1)



Subject: Autoturn Analysis
Page Label: SP-1 Site Plan
Date: 4/9/2025 2:07:17 PM
Author: Chris A. Cloutet
Area: 0
Color: ■
Layer:
Space:

Moved parking over to avoid conflict

Per previous comment:

Revise autoturn simulation to show proposed vehicular maneuvering to & from proposed parking space

(Needs to show vehicle swept path.) (TYP)

This is different from what is shown on civil plan.

DATE: 03-11-2025 10:44:02 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.

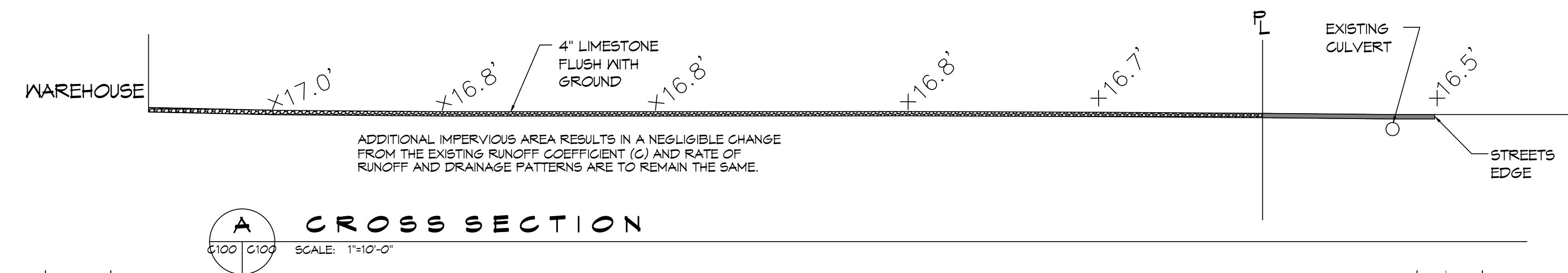
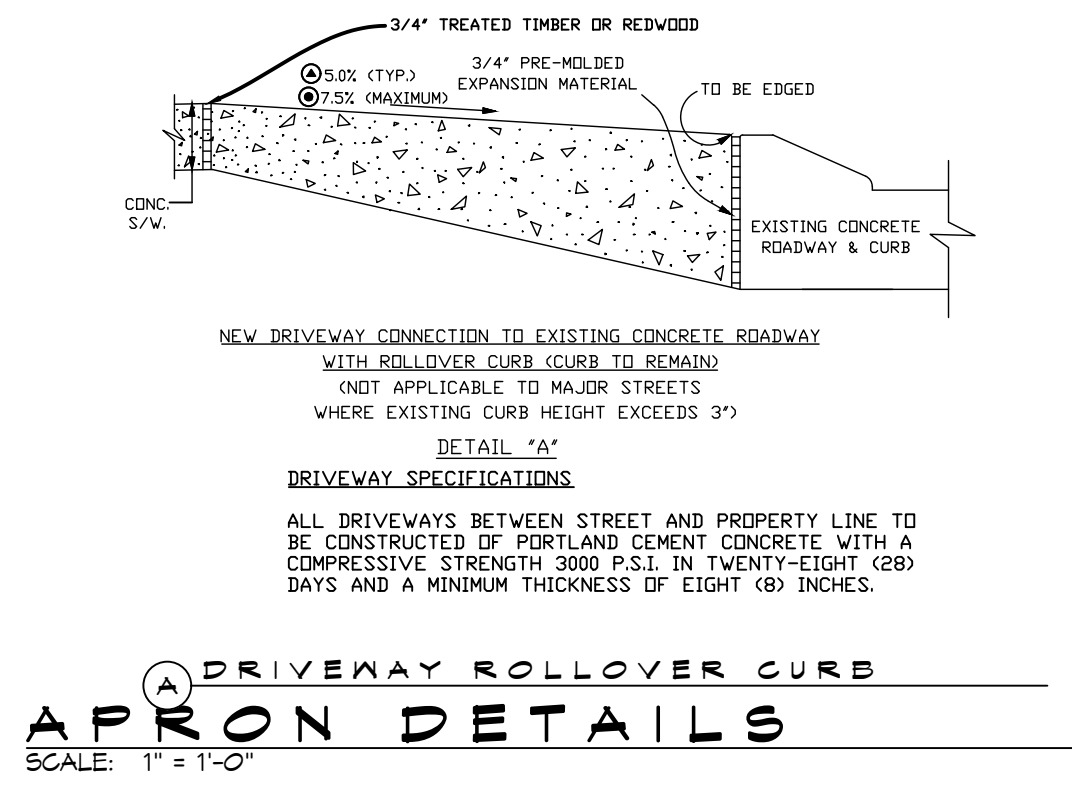
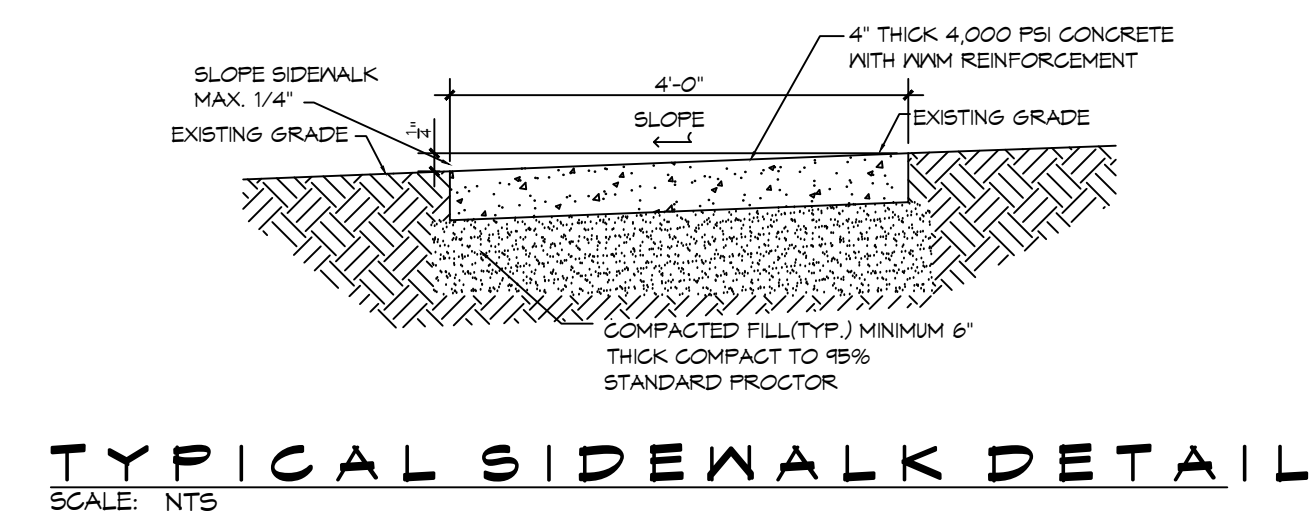
DRAINAGE LEGEND



DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI

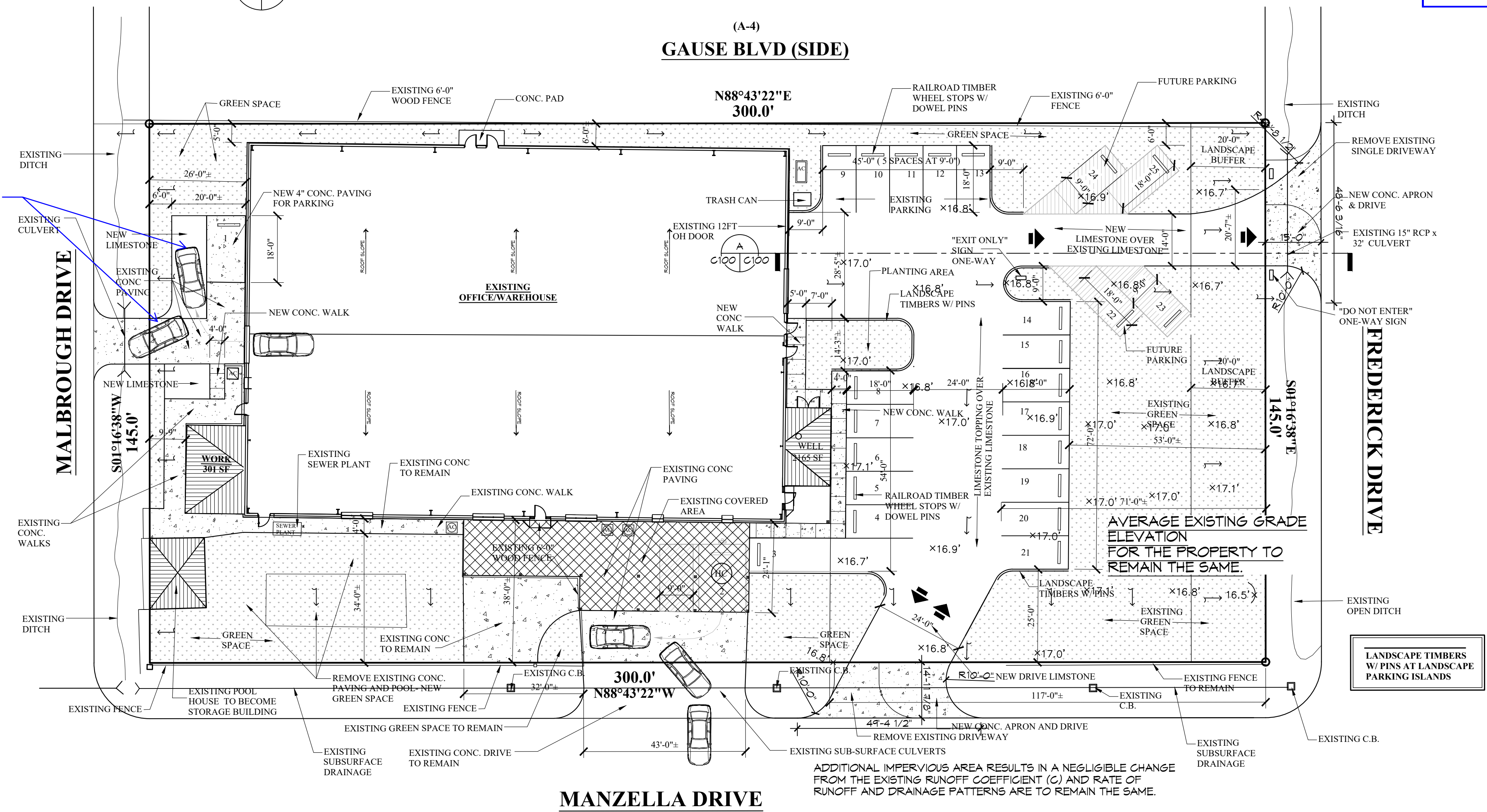
www.dammonengineering.com
info@dammonengineering.com
PH: 985.649.9832

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 3/27/2025
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ENGINEERING REVIEW COPY



Per previous comment:
Revise autoturn simulation to show proposed vehicular maneuvering to & from proposed parking space
(including wheel movement/radii). (TYP)
(Needs to show vehicle swept path.) (TYP)

Per previous comment:
Provide "Weighted" Runoff Coefficient (C) for both pre & post development.
Calculations do not appear to have been updated as required.

PROJECT: 38229 Manzella Drive Slidell			
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

Per previous comment:
Provide STP Stormwater Agreement filled out and signed by the owner or contractor.

#	DESCRIPTION	DATE
1	REVISED CALCULATIONS	03-27-25



NEW OFFICE / STORAGE

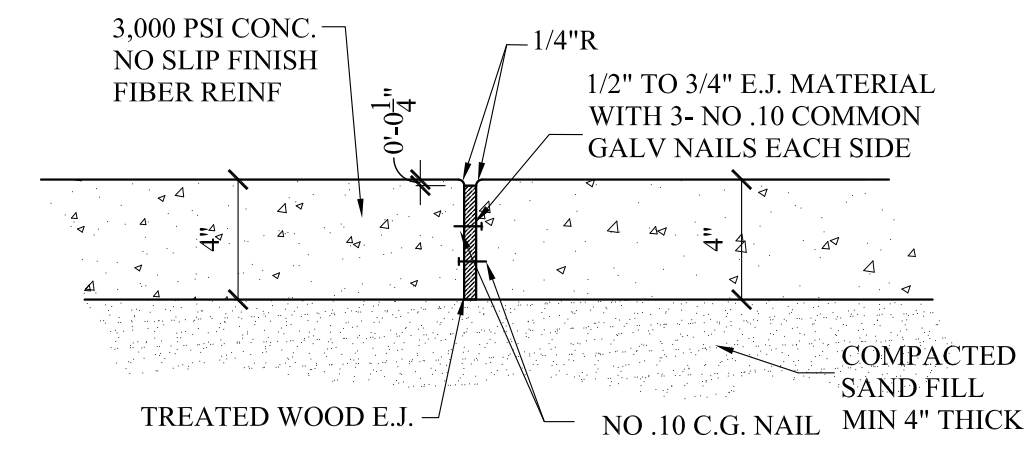
38229 MANZELLA DRIVE, SLIDELL, LOUISIANA

JOB No: DATE: 03-11-2025 DRAWN BY: C&D CHECKED BY: BAW

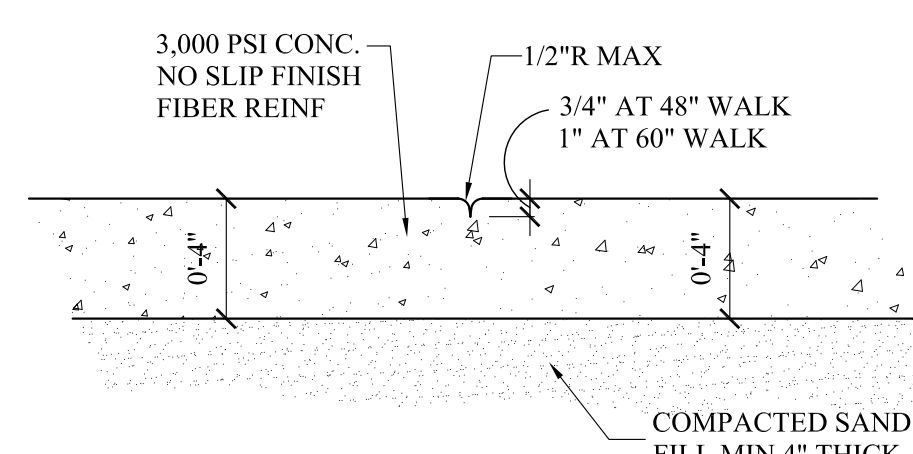
SHEET TITLE: PROPOSED DRAINAGE AND PAVING PLAN

DRAWING NUMBER: **C100**

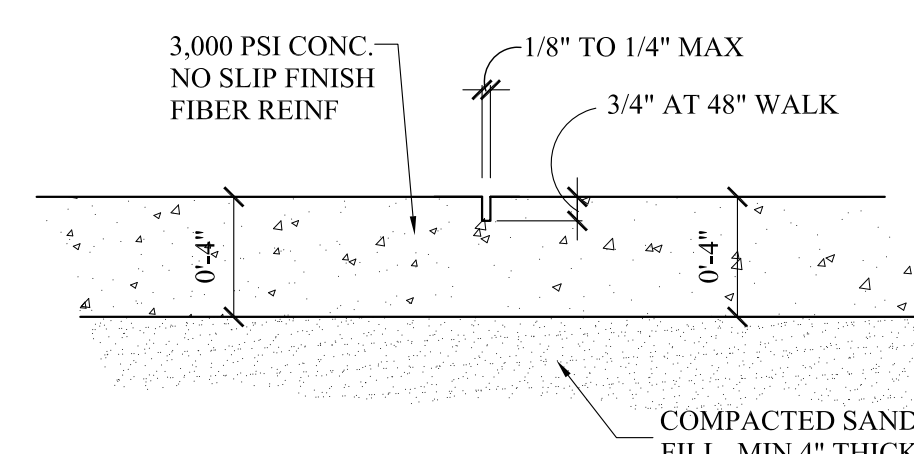
SHEET No: 1 of 6



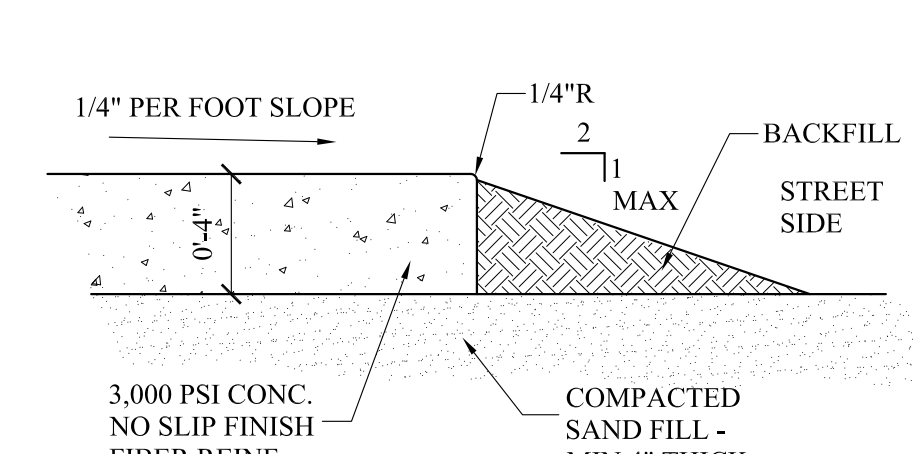
TYPICAL EXPANSION JOINT- SIDEWALK
SPACING MAX 60'-0"



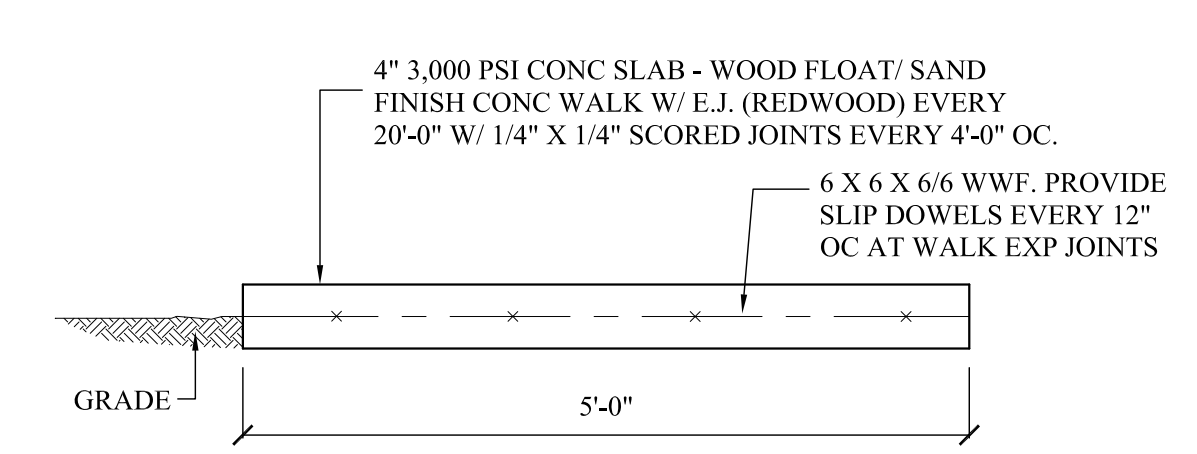
HAND TOOLED SIDEWALK JOINT



TYPICAL SAW CUT JOINT AT WALK



TYPICAL WALK EDGE

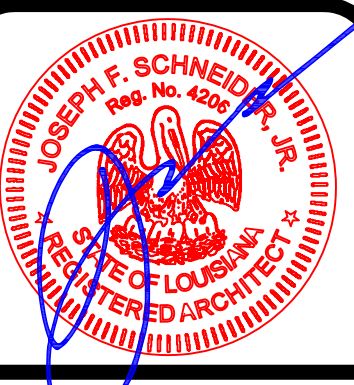


DETAIL- CONCRETE WALK

SP-1

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REVISIONS	BY
1	03/10/2025 JFS
2	03/25/2025 JFS



NEW OFFICE/ STORAGE
38299 MANZELLA DRIVE
SLIDELL, LOUISIANA 70461

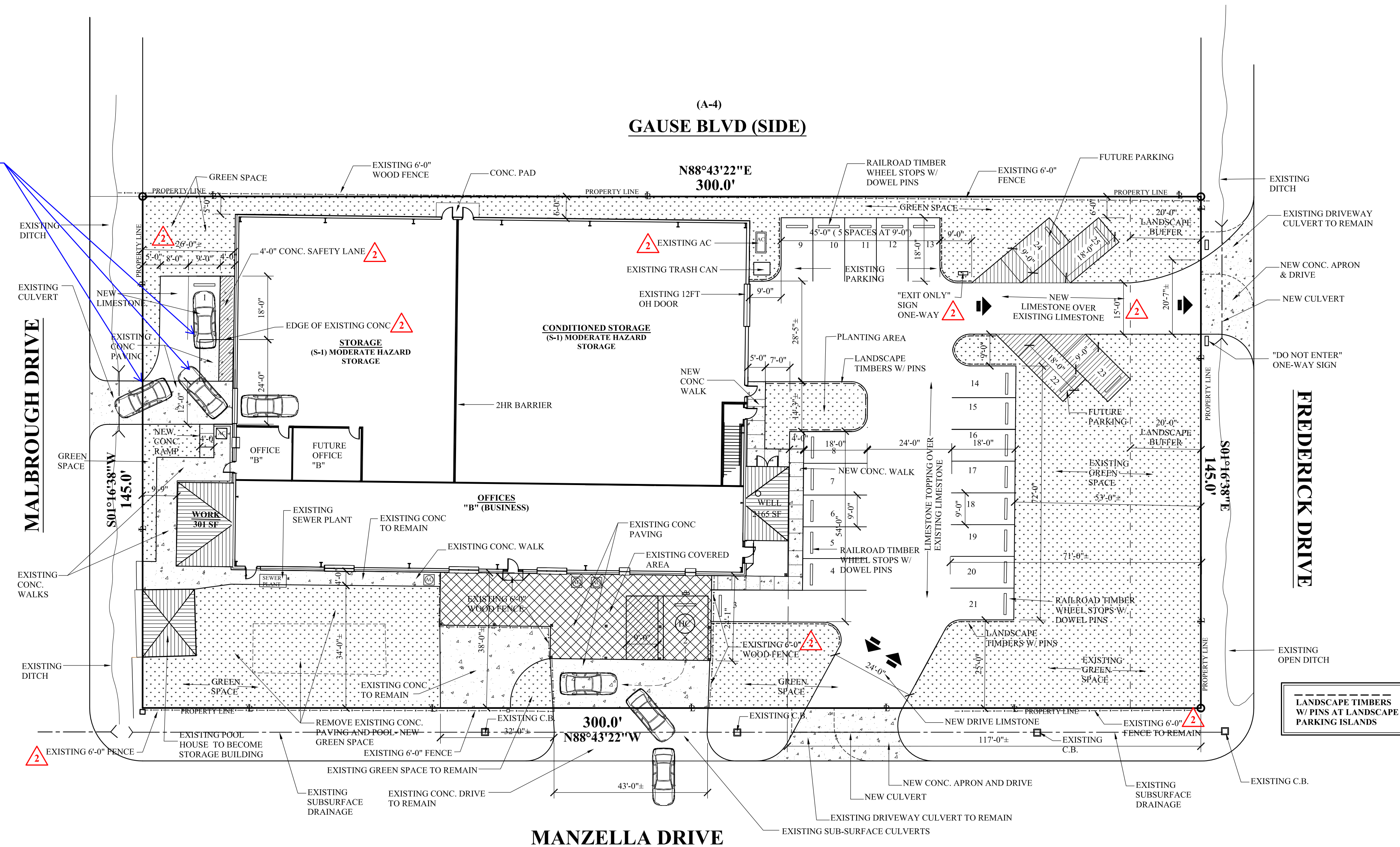
JOSEPH F. SCHNEIDER JR., AIA
ARCHITECT
LA #4206 MS #3020 AL #8724 FL #AR95908 TX #24294
105 EVANGELINE DRIVE, SLIDELL, LOUISIANA 70460
(985) 290-6648
jfsarchitect@charter.net

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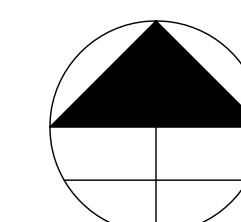
This is different from what is shown on civil plan.



SITE PLAN- NEW WORK

SCALE: 1:20

SP-1



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DRAWN J. SCHNEIDER
CHECKED J. SCHNEIDER
DATE 11/18/2024
SCALE AS NOTED
JOB NO.
SHEET SP-1
OF SHEETS