

LEGEND - NEW IMPROVEMENTS

- SUBSURFACE DRAINAGE
- MANHOLE
- AREA INLET
- CLEANOUT
- CONTOUR
- SPOT ELEVATION
- SLOPE
- STRUCTURE NUMBER
- RIP RAP

LEGEND - EXISTING

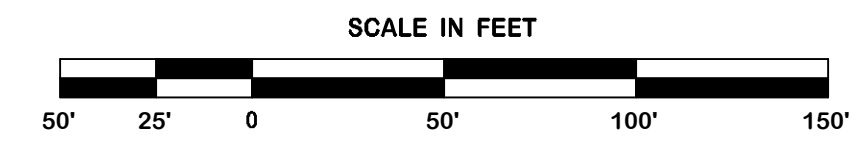
- FOUND 3/4" G.I.P.
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING GUY ANCHOR
- EXISTING OVERHEAD POWER LINE
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING GAS LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER FORCE MAIN
- EXISTING GRAVITY SEWER LINE
- ELEVATION OF TOP OF STRUCTURE
- ELEVATION OF BOTTOM OF STRUCTURE
- EXISTING SPOT ELEVATION
- ELEVATION OF TOP OF CURB
- ELEVATION OF FACE OF CURB
- EXISTING SUBSURFACE DRAINAGE
- EXISTING CATCH BASIN/DROP INLET
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING CORRUGATED METAL PIPE

GRADING NOTES:

1. TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY BY ACADIA LAND SURVEYING, LLC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
2. EXISTING GRADE CONTOURS INTERVAL SHOWN AT ONE FOOT (1').
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE REQUIRED IMPROVEMENTS SHOWN ON THE PLANS.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
6. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS, AND REPLACING ALL FINIS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
7. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
8. FINISHED GRADE CONTOUR INTERVALS SHOWN AT ONE FOOT (1').
9. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
10. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE SOO OR 4 INCHES OF TOPSOIL, SEED, MULCH, WATER, ETC. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPING PLAN UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
12. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK SHOWN ON THIS PLAN UNLESS STATED OTHERWISE.
13. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED SITEWORK RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT PREPARED BY STRATUM ENGINEERING OR THE SITEWORK SPECIFICATIONS FOR THE UTILITY COMPANIES, WHICHEVER IS MORE STRINGENT.
14. GEOTECHNICAL REPORT NO. G15-053 BY STRATUM ENGINEERING, LLC IS CONSIDERED A PART OF THIS DOCUMENT. THE CONTRACTOR MUST REVIEW IT FOR CONSTRUCTION REQUIREMENTS. IF DIFFERENCES ARE NOTED BETWEEN THESE PLANS AND THE GEOTECHNICAL REPORT, THE REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT WILL GOVERN. THE CONTRACTOR MUST CONTACT THE OWNER, CIVIL ENGINEER, AND GEOTECHNICAL FIRM AND INFORM THEM OF ANY DISCREPANCIES AND PLAN MODIFICATIONS.



OVERALL GRADING PLAN



REVISION	BY
8-27-15	DJG
10-28-15	SMT

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 DUPPLANTS DESIGN GROUP, PC
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THOMAS H. BUCKEL
 PROFESSIONAL ENGINEER
 IN STATE OF LOUISIANA
 SIGNATURE: *Thomas H. Buckel*
 DATE: 10/28/2015

SPRINGS @ RIVER CHASE
 COVINGTON, LA
 ST. TAMMANY PARISH
 FOR CONTINENTAL 339 FUND LLC
 COVINGTON, LA

DRAWN
 DJG
 CHECKED
 THB
 ISSUED DATE
 10/28/2015
 ISSUED FOR
 CONSTRUCTION
 PROJECT NO.
 14-697
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