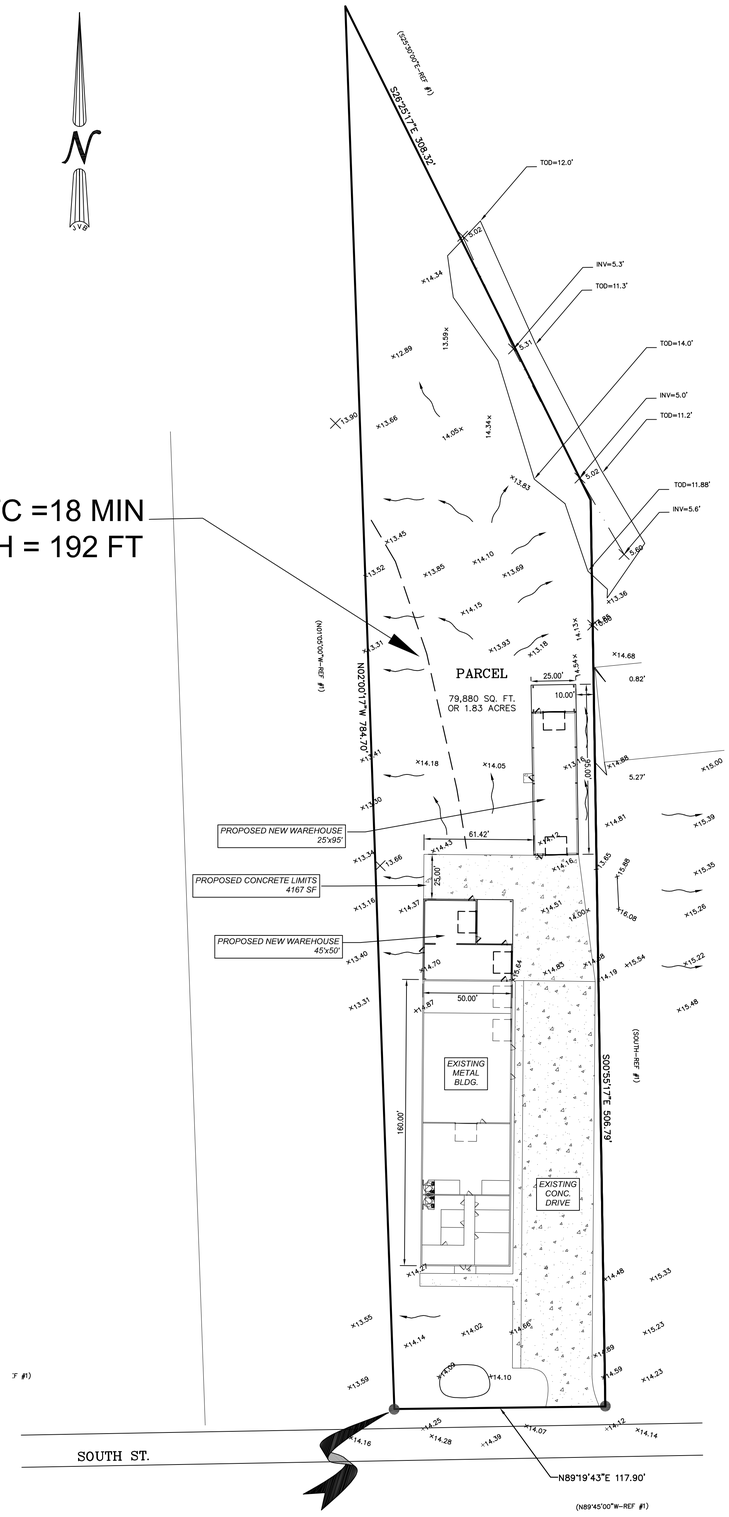
NO SIGNIFICANT FILL TO BE ADDED TO SITE
THEREFORE NO MITIGATION REQUIRED

AVERAGE EXISTING GRADE TO REMAIN THE SAME

TC =18 MIN
LENGTH = 192 FT



SITE NOTES

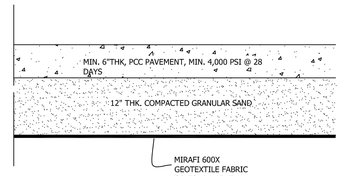
1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS, PINS, AND BENCHMARKS
2. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO: DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
3. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: CONSTRUCTION FENCING, BARRICADES, SIGNAGE, ETC.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
6. REFERENCE ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND UTILITY PLANS FOR FURTHER IMPROVEMENTS WITHIN THIS CONTRACT.
7. REFERENCE LANDSCAPING PLANS FOR MOUNDING, PLANTING, AND IRRIGATION CONSTRUCTION.
8. ALL INSPECTION AND TESTING WILL BE TO THE ST. TAMMANY PARISH STANDARDS.
9. ALL P.C.C CURB, GUTTER, SIDEWALK, AND SLOPE PAVING SHALL BE CLASS AA OR 4000 PSI, WITH BROOM FINISH, UNLESS OTHERWISE INDICATED.
10. THE CONTRACTOR SHALL INSTALL PAVEMENT STRIPING AS ILLUSTRATED ON THE PLANS PER THE STANDARD SPECIFICATIONS. PARKING STALLS BE MARKED WITH A 4" SOLID "TRAFFIC YELLOW" PAINTED LINES. FIRE LANES SHALL BE MARKED WITH SOLID "TRAFFIC RED" PAINTED CURBS (TOP AND FRONT FACE) OR 4" PAINTED LINES IF INDICATED. ALL SIGNAGE SHALL BE IN CONFORMANCE WITH THE M.U.T.C.D.
11. IN ALL AREAS WHERE NEW ASPHALT PAVEMENT OR PATCH IS TO MATCH EXISTING PAVEMENT, THE CONTRACTOR SHALL SAWCUT AND REMOVE EXISTING PAVEMENT 24" FROM SUCH IMPROVEMENTS OR AS INDICATED ON THE PLANS. NEW PAVEMENT OR PAVEMENT PATCH SHALL CONFORM TO THE EXISTING PAVEMENT AT THIS POINT AND TRANSITION SMOOTHLY TO THE NEW IMPROVEMENTS.
12. N THE AREAS WHERE NEW CURB, GUTTER OR SIDEWALKS IS TO THE MATCHING EXISTING, THE CONTRACTOR SHALL REMOVE THE EXISTING CURB, GUTTER OR SIDEWALK TO THE BUILDING SITE.
13. THE CONTRACTOR SHALL CLOSELY COORDINATE CONSTRUCTION WITH OTHER TRADE CONTRACTORS, TO INSURE ADEQUATE ACCESS TO THE BUILDING SITE.
14. THE CONTRACTOR SHALL MAINTAIN FIRE ACCESS TO ALL THE BUILDINGS TO THE SATISFACTION OF THE CITY'S FIRE DEPARTMENT.
15. ALL DIMENSIONS AND DISTANCES ARE TO FRONT FACE OF CURB, CURB RETURNS, FACE OF BUILDINGS, FACE OF WALL, FLOWLINE, PROPERTY LINE, CENTER OF STRIPING, CENTERLINE OF PIPE OR MANHOLES, CENTER OF FENCING, OR END OF IMPROVEMENTS.
16. ALL QUANTITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND SHOULD BE USED FOR PERMIT PURPOSES ONLY. THEY SHALL NOT BE USED IN ANY FOR BIDDING PURPOSES OR CONSTRUCTION PURPOSES IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE THIS OWN QUANTITY ESTIMATES FOR BIDDING AND CONSTRUCTION PURPOSES.

GRADING AND DRAINAGE NOTES :

1. CONTRACTOR SHALL VERIFY TOP ELEVATIONS OF ALL DRAINAGE STRUCTURES IN FIELD AND SET FLOW LINE INVERT ELEVATIONS TO REFLECT DESIGN INDICATED IN CONSTRUCTION PLANS.
2. CUT OR FILL SLOPES SHOULD NOT BE STEEPER THAN 3(H):1(V).
3. ALL 3:1 SLOPES MUST BE STABILIZED WITH MATTING, MULCH AND OR PLANT MATERIAL TO ENSURE THAT RUNOFF AND SILT DOES NOT LEAVE PROJECT SITE.
4. ALL EXCAVATED UNPAVED AREAS SHALL BE RESTORED BY SODDING OR HYDROSEEDING.
5. ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE AS SMOOTH FIT AND CONTINUOUS GRADE WITH EXISTING.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
8. 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.
9. PROPOSED SPOT GRADES ARE SHOWN ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
10. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH STANDARD SPECIFICATIONS UNTIL A HEAVY STAND OF GRASS IS OBTAINED.
11. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
12. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL ON SITE AT ALL TIMES BY WATERING SITE AS OFTEN AS NEEDED.
13. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF ADJACENT PROPERTIES TO SITE. IF EXISTING GRADES DO NOT MATCH THOSE SHOWN ON THIS PLAN, CONTRACTOR SHALL NOTIFY OWNERS PROJECT MANAGER.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRAFFIC CONTROL NECESSARY FOR DRIVE DEMOLITION/CONSTRUCTION.
15. ALL HANDICAP ACCESSIBLE RAMPS, SIDEWALKS, ROUTES, ETC. MUST BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL, STATE, CITY STANDARDS. IN THE EVENT THESE REQUIREMENTS CANNOT BE MET J.V. BURKES & ASSOCIATES SHALL BE NOTIFIED PRIOR TO CONSTRUCTION FOR AN ALTERNATE SOLUTION.
16. THE CONTRACTOR SHALL BALL AND FLUSH ALL SEWER AND STORM DRAIN LINES IN THE PRESENCE OF THE ENGINEER AND OWNER.
17. THE CONTRACTOR SHALL AT ALL TIMES, PROVIDE AND MAINTAIN EMERGENCY ACCESS TO THE PROJECT SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE PROTECTION AGENCY HAVING JURISDICTION OVER THE PROJECT SITE.
18. THE CONTRACTOR SHALL ADJUST ALL UTILITY BOXES, MANHOLE COVERS, DRAIN INLETS, VALVE COVERS, ETC TO MATCH FINISH GRADE IN THE CONSTRUCTION AREA UNLESS OTHERWISE APPROVED BY THE ENGINEER.
19. THE CONTRACTOR SHALL EXCAVATE FOR AND EXPOSE EXISTING UNDERGROUND UTILITIES WHERE CONNECTIONS ARE TO MADE PRIOR TO ANY CONSTRUCTION. SHOULD ANY ADJUSTMENTS IN LINE OR GRADE BE NECESSARY, THE CONTRACTOR SHALL BRING IT TO THE ATTENTION OF THE ENGINEER.
20. THE CONTRACTOR SHALL COORDINATE UNDERGROUND UTILITY CONSTRUCTION IN SUCH A MANNER AS TO PREVENT ANY CONFLICT WHERE UTILITY LINES CROSS.
21. ALL DRAINAGE PIPES SHALL HAVE A MIN SLOPE OF 0.15% UNLESS OTHERWISE NOTED.
22. PRIOR TO FINAL DRAINAGE INSPECTION, ALL NEW POND & SWALE SLOPES SHALL BE HYDROSEEDED OR SODDED.
23. PIPE SHALL BE R.C.P. C-76 CLASS III (UNLESS OTHERWISE NOTED).

DISPLAYED DRAINAGE ARROWS ARE
EXISTING & PROPOSED DRAINAGE PATTERNS

FLOW ARROW



1 STANDARD CONCRETE PARKING
Scale: N.T.S.

GRAPHIC SCALE

40 0 20 40 40 160
(IN FEET)
1 inch = 40 ft.

LEGEND

- SEWER MANHOLE , SEWER LINE
- WATER MANHOLE , WATER LINE
- GAS MANHOLE , GAS LINE
- TELE. MANHOLE , TELE. LINE
- DRAIN MANHOLE , DRAIN LINE
- DRAIN INLET , DRAIN LINE
- POWER POLE / OVERHEAD LINES ELECTRIC,TELEPHONE,CABLE TV
- ELEC. TOWER / OVERHEAD LINES
- CATCH BASIN
- LIGHT STANDARD
- TRAFFIC LIGHT
- TELE. , ELEC. , CATV PEDESTAL
- GAS , WATER , ELECTRIC METER
- GAS , WATER VALVE
- SEWER , DRAIN CLEANOUT
- FIRE HYDRANT
- GUY WIRE ANCHOR
- SIGN
- PYLON
- MAILBOX
- TREE
- SHRUB
- FENCE

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STATE OF LOUISIANA
SEAN M. BURKES
REGISTERED
PROFESSIONAL
7-16-25
SEAN M. BURKES
LA REG. No. 27642

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

DRAINAGE PLAN
1.83 ACRES
IN SECTION 37, T8S-R14E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR

Rip Stoltz

SCALE: 1" = 40'
DATE: 7/16/2025
DRAWN BY: WSR
CHECKED BY: SMB
DWG. NO. 20240255
SHEET 1 OF 1

PATHFILE: G:\ENGINEERING\2024\20240255 - 429 South Street\20240255.dwg