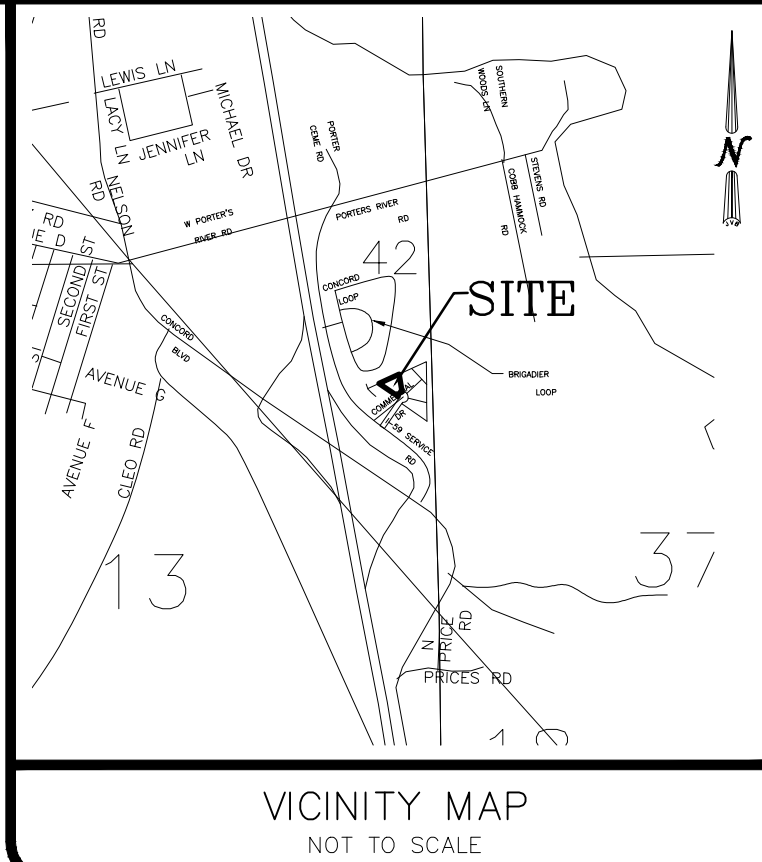
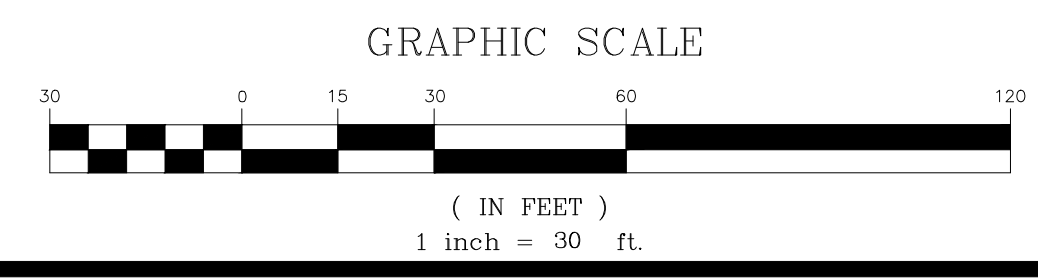
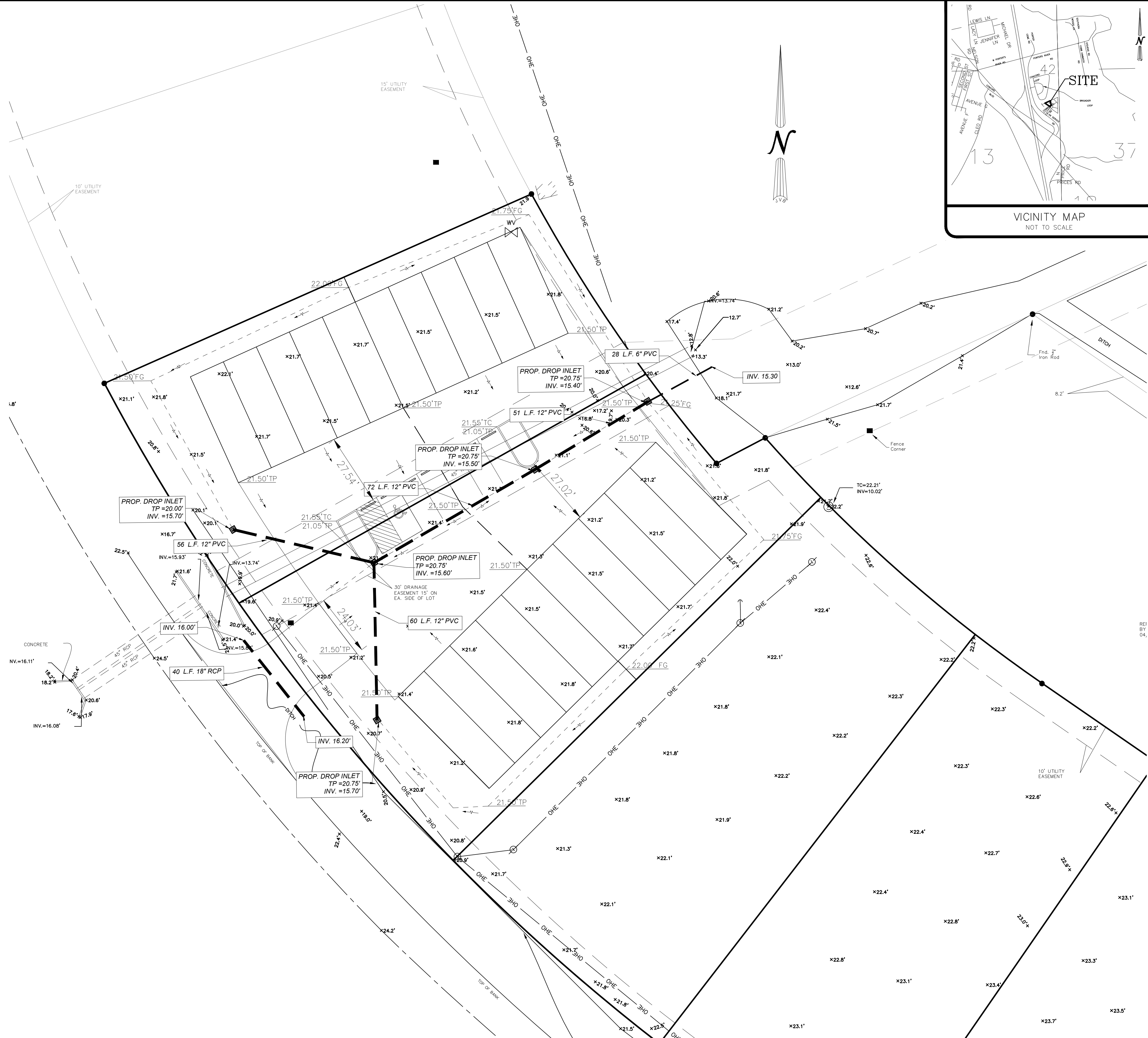


**GRADING AND DRAINAGE NOTES :**

- CONTRACTOR SHALL VERIFY TOP ELEVATIONS OF ALL DRAINAGE STRUCTURES IN FIELD AND SET FLOW LINE INVERT ELEVATIONS TO REFLECT DESIGN INDICATED IN CONSTRUCTION PLANS.
- CUT OR FILL SLOPES SHOULD NOT BE STEEPER THAN 3(H):1(V).
- ALL 3:1 SLOPES MUST BE STABILIZED WITH MATING, MULCH AND OR PLANT MATERIAL TO ENSURE THAT RUNOFF AND SILT DOES NOT LEAVE PROJECT SITE.
- ALL EXCAVATED UNPAVED AREAS SHALL BE RESTORED BY SODDING OR HYDROSEEDING IN ACCORDANCE WITH THE SPECIFICATIONS.
- ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE AS SMOOTH FIT AND CONTINUOUS GRADE WITH EXISTING.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
- 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.
- PROPOSED SPOT GRADES ARE SHOWN ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- 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.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- THE CONTRACTOR SHALL MAINTAIN DUST CONTROL ON SITE AT ALL TIMES BY WATERING SITE AS OFTEN AS NEEDED.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRAFFIC CONTROL NECESSARY FOR DRIVE DEMOLITION/CONSTRUCTION.
- 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.
- THE CONTRACTOR SHALL BALL AND FLUSH ALL SEWER AND STORM DRAIN LINES IN THE PRESENCE OF THE ENGINEER AND OWNER.
- 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.
- 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.
- THE CONTRACTOR SHALL EXCAVATE FOR AND EXPOSE EXISTING UNDERGROUND UTILITIES WHERE CONNECTIONS ARE TO BE 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.
- THE CONTRACTOR SHALL COORDINATE UNDERGROUND UTILITY CONSTRUCTION IN SUCH A MANNER AS TO PREVENT ANY CONFLICT WHERE UTILITY LINES CROSS.
- ALL DRAINAGE PIPES SHALL HAVE A MIN SLOPE OF 0.15% UNLESS OTHERWISE NOTED.
- PRIOR TO FINAL DRAINAGE INSPECTION, ALL NEW POND & SWALE SLOPES SHALL BE HYDROSEEDED OR SODDED.
- PIPE SHALL BE R.C.P. C-76 CLASS III (UNLESS OTHERWISE NOTED).
- ALL DISTURBED AREAS SHALL BE SEEDDED OR SODDED

**DRAINAGE LEGEND**

- 27.86' SW** PROPOSED TOP OF SIDEWALK ELEVATION
- 27.86' TP** PROPOSED TOP OF FINISH PAVEMENT ELEVATION
- 27.86' SW**  
**27.86' TP** PROPOSED TOP OF PAVEMENT & SIDEWALK ELEVATION
- 27.86' TC** PROPOSED TOP OF CURB ELEVATION
- 27.86' FL** PROPOSED FLOW LINE ELEVATION
- 27.86' FG** PROPOSED FINISH GROUND ELEVATION (UNPAVED)
- X 27.86 EXISTING ELEVATION
- DRAIN INLET - 24" X 24" GRATE  
TOP OF CASTING ELEVATION  
INVERT ELEVATION
- PROPOSED STORM DRAINAGE PIPE
- FLOW ARROW
- H.P. OR L.P. PROPOSED GRADED HIGH POINT OR LOW POINT
- PROPOSED DRAINAGE MANHOLE



**J.V. Burkes & Associates, Inc.**  
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Phone: 855-649-0075 Fax: 855-649-0154  
LA REG. NO. 4785

NO.	DATE	BY	DESCRIPTION

**DRAINAGE PLAN**  
**LOTS 10 & 11, I-59 COMMERCIAL PARK SUBDIVISION**  
**IN SECTION 42, T-8-S, R-14-E,**  
**GREENSBURG LAND DISTRICT,**  
**ST. TAMMANY PARISH, LOUISIANA**  
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. THIS IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.  
59 MILITARY INVESTMENTS, LLC.

SCALE:	1" = 30'
DATE:	7/19/2022
DRAWN BY:	WSR
CHECKED BY:	SMB
DWG. NO.	20210738
SHEET	1 OF 1

DATE PLOTTED: C:\Users\jburkes\Documents\20220738\_01.dwg