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CONSTRUCTION NOTES

1. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION AS NECESSARY. THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATIONS AND TRENCHING.
2. 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 SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE LOCATIONS OR ELEVATIONS SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS DAMAGED OR ELIMINATED DURING CONSTRUCTION.

CONSTRUCTION NOTES (CONT.)

5. THE CONTRACTOR SHALL BE AWARE OF THE EXISTING UTILITIES WITHIN THE PROJECT AREA AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THAT NO DAMAGE AND/OR SERVICE INTERRUPTION SHALL BE INFLECTED UPON THESE FACILITIES. THE CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE UTILITY COMPANIES AND BE RESPONSIBLE FOR ANY FEES NECESSARY TO RELOCATE SUCH UTILITIES AND SHALL NOTIFY THE ENGINEER AND THE UTILITY COMPANY PRIOR TO PERFORMING WORK IN THESE AREAS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS FAILURE TO FOLLOW THESE DIRECTIONS OR TO PERFORM HIS WORK IN A SAFE AND RESPONSIBLE MANNER.
6. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SITEWORK SPECIFICATIONS.
7. CONTRACTOR SHALL CALL 1-800-272-3020 (LA ONE-CALL) PRIOR TO ANY EXCAVATION ACTIVITIES.
8. BEDDING AND BACKFILL SHALL BE PER CITY OF BATON ROUGE STANDARDS AND SPECIFICATIONS.
9. REFERENCE THE FOLLOWING SHEETS FOR ADDITIONAL DETAILS AND INFORMATION ON CONSTRUCTION REQUIREMENTS:
701-01 BEDDING AND BACKFILL DETAILS FOR STORM DRAINAGE PIPE
903-01 STORM WATER POLLUTION PREVENTION PLAN BMPs

GENERAL NOTES

1. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF ALVIN FAIRBURN & ASSOC., LLC. REPRODUCTION OF THIS PRINT IS PROHIBITED EXCEPT BY PERMISSION OF THIS FIRM. ADDITIONAL INFORMATION IS OFFERED IN A CONTINUOUS UPDATING PROCESS. CHECK FOR LATEST REVISION DATA BEFORE ACTING ON DATA SHOWN. THIS FIRM IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS BASED UPON OBSOLETE DRAWINGS FOR WHICH THIS FIRM WAS NOT SPECIFICALLY CONSULTED.
2. THIS DRAWING WAS PREPARED BASED ON INFORMATION SUPPLIED BY THE CLIENT. NO ABSTRACT WAS OBTAINED TO VERIFY OWNERSHIP OF THIS PROPERTY.
3. PROPERTY RESTRICTIONS, SERVITUDES, IMPROVEMENTS, AND/OR RIGHTS-OF-WAY OTHER THAN THOSE SHOWN MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING THE TITLE TO THIS PROPERTY TO SHOW ALL ENCUMBRANCES WAS NOT WITHIN THE SCOPE OF THIS PROJECT.
4. REF. MAP #1: "MAP SHOWING EXCHANGE OF PROPERTY BETWEEN TRACTS A-3-1-A & A-3-1-B OF THE CHATSWORTH PLANTATION....." BY GWS ENGINEERING, INC., DATED 8/18/2015.
5. BEARINGS SHOWN ARE BASED ON REFERENCE NO. 1. THIS DRAWING IS NOT A SURVEY PLAT AND SHOULD NOT BE USED AS SUCH.
6. WETLAND DETERMINATION WAS NOT REQUESTED, AND WAS NOT INCLUDED AS PART OF THIS DRAWING PREPARATION.

BASE FLOOD INFORMATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 220330245 E AND 220330310 E, FOR EAST BATON ROUGE PARISH, EFFECTIVE DATE MAY 2, 2008; THE WHOLE SITE IS SITUATED IN FLOOD ZONE "AE".
THE APPROXIMATE BASE FLOOD ELEVATION = $\pm 19.0'$.
THE MAXIMUM INUNDATION ELEVATION = TBD
BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS

LEGEND

- PROPERTY LINE
- EXISTING SERVITUDE
- PRE-DEV CONTOURS
- POST-DEV CONTOURS
- PROPOSED ELEVATION
- DIRECTION OF FLOW

AREAS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITIONS OR BETTER. REF. ESC PLAN FOR SITE STABILIZATION DETAILS

REVISIONS

NO.	DATE	REVISION
1	8-15-22	REV. PER REVIEW COMMENTS



ALVIN FAIRBURN & ASSOCIATES, LLC.
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LAND SURVEYORS ~ DESIGNERS
LAND DEVELOPMENT CONSULTANTS
BENHAIR SPRINGS, LOUISIANA 70126 (225) 665-1515

PARC AT OASIS
A PRIVATE SITE IMPROVEMENT PROJECT
LOCATED IN SECTION 5, T8S-R1E, C.L.D.,
EAST BATON ROUGE PARISH, LOUISIANA

DRAWN BY: SCH
CHECKED BY: ESA

DATE: JULY 28, 2022
JOB NUMBER: E220135

SP-1
REVIEW SET

