

LV COLLECTIVE - STUDENT HOUSING

BURBANK DRIVE
BATON ROUGE, LOUISIANA 70808
EAST BATON ROUGE PARISH

UTILITY AND GOVERNING AUTHORITIES CONTACT LIST:

BUILDING CODE OFFICIAL

CITY OF BATON ROUGE
PUBLIC WORKS PERMIT & INSPECTION DIVISION
300 N. 10TH STREET
BATON ROUGE, LOUISIANA 70802
CONTACT: BILL POUSSON
TELEPHONE: (225) 389-3205

SEWER

DEPT. OF ENVIRONMENTAL SERVICES
222 ST. LOUIS STREET
BATON ROUGE, LOUISIANA 70802
CONTACT: DESIREE DIES
TELEPHONE: (225) 389-6623

WATER

BATON ROUGE WATER COMPANY
8755 GOODWOOD BOULEVARD
BATON ROUGE, LOUISIANA 70896
CONTACT: MARGIE SWANSON
TELEPHONE: (225) 231-0304

ROADWAYS

CITY OF BATON ROUGE
PUBLIC WORKS DIVISION
300 N. 10TH STREET ROOM 208
BATON ROUGE, LOUISIANA 70802
CONTACT: CYNDI PENNINGTON
TELEPHONE: (225) 389-3158

ELECTRIC

ENTERGY ELECTRIC
446 NORTH BLVD.
BATON ROUGE, LOUISIANA 70802
CONTACT: JASON BARBAY
TELEPHONE: (225) 381-5755

GAS

DELTA UTILITIES
543 SPANISH TOWN ROAD
BATON ROUGE, LOUISIANA 70802
CONTACT: DREW BIZETTE
TELEPHONE: (833) 335-8299

ENGINEERING & FLOODPLAIN

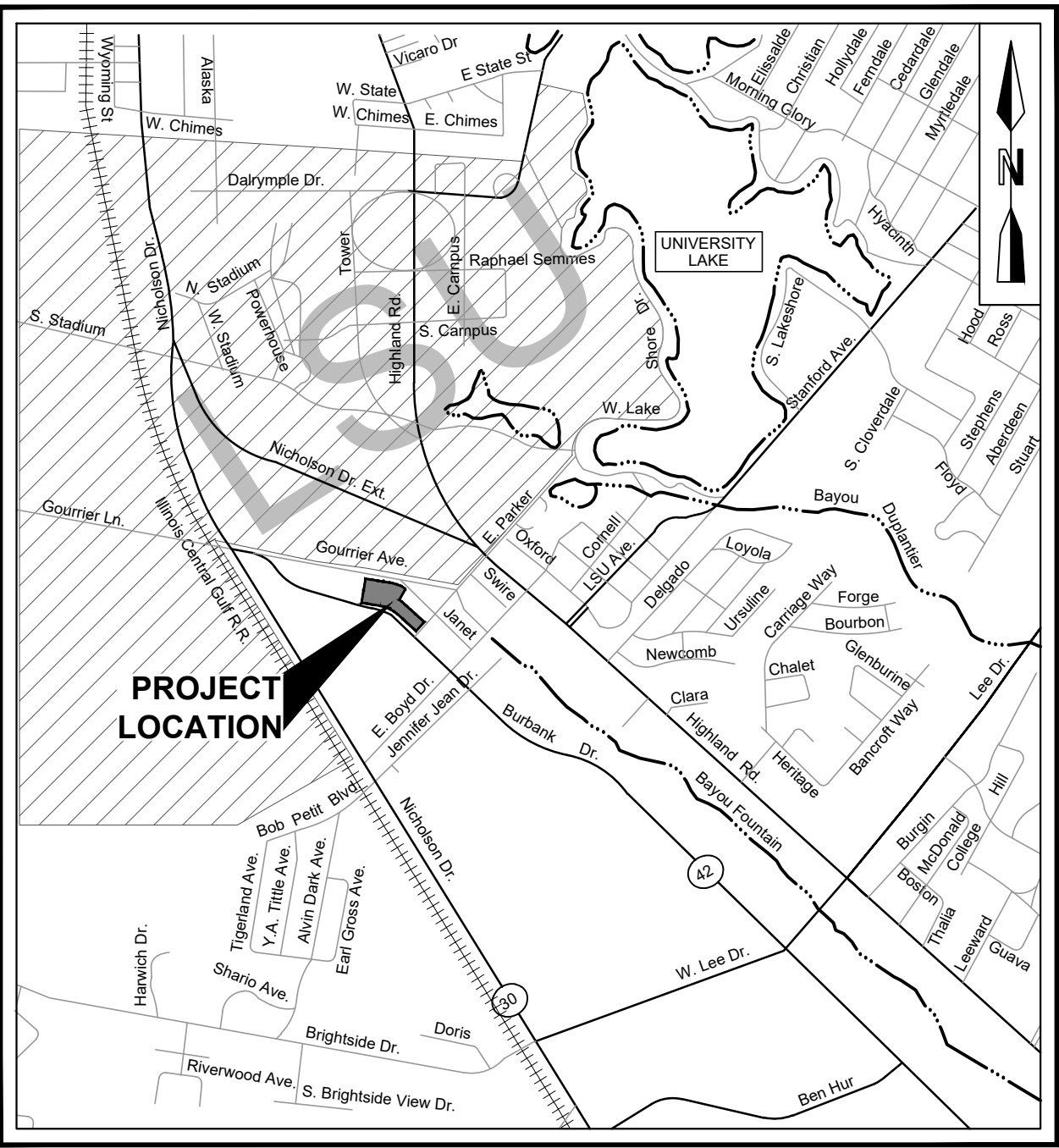
EBR SUBDIVISION ENGINEERING OFFICE
1100 LAUREL STREET, 2ND FLOOR
BATON ROUGE, LOUISIANA 70802
CONTACT: ROBERT JOYNER
TELEPHONE: (225) 389-3198

TELEPHONE

AT&T
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TELEPHONE

COX COMMUNICATIONS
1906 ERASTE LANDRY RD.
LAFAYETTE, LOUISIANA 70506
CONTACT: BYRON VENTRESS
TELEPHONE: (225) 237-5041



VICINITY MAP

SCALE: 1" = 2000'

SHEET INDEX

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- 10. C-5.....SITE DETAILS
- 11. C-6.....GRADING DETAILS
- 12. C-7.....GRADING DETAILS
- 13. C-8.....UTILITY DETAILS

DESIGN PROFESSIONALS:

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DDG, PC
3960 BURBANK DRIVE
BATON ROUGE, LOUISIANA 70808
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EMAIL: SHEIL@DDGPC.COM

DDG PROJECT # 26-1174

LOTS 1, 2 & 23, LOT 9-A, LOT 10, LOT 11, LOT 12,
LOT 13, LOT 14, LOTS 15 & 16, LOT 17, LOT 18-A,
LOT 19-A, LOT 20 AND LOTS 21 & 22,
SQUARE 66, TOWNSHIP 7 SOUTH, RANGE 1 WEST,
GREENSBURG LAND DISTRICT
CITY OF BATON ROUGE
EAST BATON ROUGE PARISH, LOUISIANA

CPPC ID NUMBERS:

1330510261, 1330510262, 1330510274, 1330510275,
1330510276, 1330510277, 1330510278, 1330510279,
1330510281, 1330510282, 1330510283, 1330510284,
1330510285, 1330510286, 1330510287, 1330510288,
1330510289

EBR STANDARD PLANS

SHEET NO.	DESCRIPTION	REVISION DATE
702-12	RIVETED RETICULINE OR FABRICATED BAR SINGLE GRATE INLET	FEBRUARY 16, 2018
702-20	CAST IRON GRATE INLET AND JUNCTION BOX	DECEMBER 6, 2010
702-21	YARD DRAIN	FEBRUARY 16, 2018
702-51	CONVERSION OF EXISTING INLET OR MANHOLE	FEBRUARY 16, 2018
702-99	FRAMES, GRATES AND COVERS FOR INLETS AND MANHOLES (SHEETS 2 & 3)	FEBRUARY 16, 2018
907-01	SIDEWALK AND HANDICAP RAMPS (SHEETS 1 & 6)	AUGUST 8, 2008
907-03	COMMERCIAL DRIVES GEOMETRIC DETAILS	FEBRUARY 16, 2018

DEVELOPER

LVC STUDENT DEVELOPER, LLC
801 CONGRESS AVE, SUITE 200
AUSTIN, TEXAS 787
CONTACT: MAURICIO VISBAL
TELEPHONE: (512) 546-3531
EMAIL: MAURICIO@LVCOLLECTIVE.COM

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FOR LVC STUDENT DEVELOPER, LLC



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO.	26-1174
ISSUE FOR REVIEW	
09/30/2026	

CHECKED DRAWN BY	BMA SAL
SHEET	

C-0



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DRAWN BY SAL
SHEET
D-1

LEGEND - NEW IMPROVEMENTS

- LIMITS OF DISTURBANCE
- EXISTING CONCRETE PAVEMENT, GRAVEL, PAVERS, SIDEWALK, OR CURB TO BE REMOVED (EXTENTS OF PAVEMENT REMOVAL TO BE VERIFIED BY CONTRACTOR AS DICTATED BY FIELD CONDITIONS)
- EXISTING BUILDING, SLAB, FOUNDATIONS & APPURTENANCES TO BE REMOVED
- EXISTING FEATURE TO BE REMOVED
- EXISTING TREE TO BE REMOVED (REMOVAL INCLUDES STUMP AND ROOTS)

REFER TO SURVEY FOR LEGEND OF EXISTING FEATURES

PRIOR TO ANY DEMOLITION OR LAND CLEARING ACTIVITY, THE SWPPP DOCUMENT MUST BE IN PLACE FOR THIS PHASE OF THE DEVELOPMENT.

CONTRACTOR WILL NOT BE ALLOWED TO STORE MATERIALS OR EQUIPMENT IN THE CITY RIGHT OF WAY. HAUL TRUCKS WILL NOT BE ALLOWED TO PARK ON THE SHOULDERS.

ALL EXISTING TREES, SHRUBS, OR ANY OTHER VEGETATION INDICATED FOR REMOVAL ON SITE SHALL BE REMOVED TO FULL DEPTH. ANY ON-SITE TREE THAT IS NOT SHOWN SHALL ALSO BE REMOVED EXCEPT FOR AREAS CALLED OUT TO REMAIN UNDISTURBED.

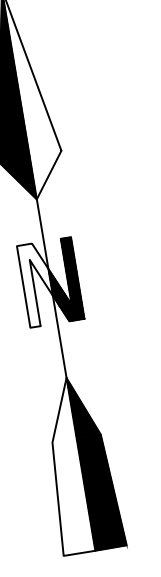
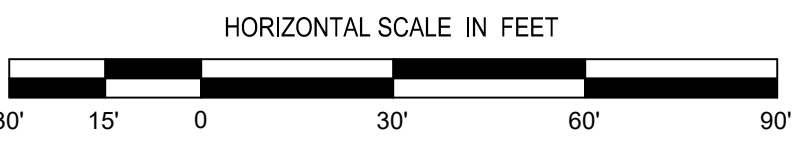
CONTRACTOR SHALL REPAIR ANY DAMAGES TO EXISTING ROADS, IMPROVEMENTS & INFRASTRUCTURE, SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. CAUSED BY CONSTRUCTION ACTIVITIES. REPAIR SHALL BE EQUAL OR BETTER THAN EXISTING CONDITIONS.

DEMOLITION NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS AND ACCESSORY STRUCTURES PRIOR TO DEMOLITION OF THE BUILDINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE DISCONNECTION, REMOVAL, AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY TO DETERMINE IF PORTIONS OF UTILITY WORK WILL BE PERFORMED BY THE UTILITY COMPANY'S FORCES & ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR UTILITY DISCONNECTION, REMOVAL, RELOCATIONS, AND PAYING ASSOCIATED FEES & CHARGES UNLESS OTHERWISE NOTED IN THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION & REMOVAL OF ALL BUILDINGS, STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. TO FACILITATE THE CONSTRUCTION OF IMPROVEMENTS SHOWN ON THE REMAINING CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS INVOLVED WITH DEMOLITION ACTIVITIES AND IS RESPONSIBLE FOR REMOVING & DISPOSAL OF THE DEBRIS IN AN APPROVED, LAWFUL MANNER. THE CONTRACTOR MAY NOT STORE DEMOLISHED MATERIAL ON-SITE UNLESS APPROVED IN WRITING BY THE OWNER.
- EXISTING UTILITIES (INCLUDING METERS, VALVES, ETC.) BEING REMOVED SHALL BE REMOVED, TERMINATED & CAPPED AT THE PROPERTY LINE UNLESS OTHERWISE NOTED IN THE PLANS.
- THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO THE EXISTING ADJACENT PROPERTIES AT ALL TIMES. IF UTILITY REMOVAL AOR RELOCATION WILL AFFECT AN ADJACENT PROPERTY OWNER, THE CONTRACTOR SHALL COORDINATE WITH AFFECTED PARTIES & UTILITY COMPANIES PRIOR TO THE RELOCATION AOR REMOVAL OF UTILITIES. UTILITY SERVICE SHALL NOT BE INTERRUPTED WITHOUT WRITTEN APPROVAL FROM THE AFFECTED END USER.
- ALL AREAS WHERE PAVEMENT, STRUCTURE SLABS, FOUNDATIONS, UTILITIES, CONDUITS, UTILITY STRUCTURES, AND FACILITIES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH COMPACTED SELECT BACKFILL MATERIAL. SELECT FILL MATERIAL SHALL BE PLACED & COMPACTED PER THE REQUIREMENTS OF SITE PREPARATION NOTES, APPLICABLE SPECIFICATIONS & THE OWNERS GEOTECHNICAL ENGINEER.
- EXISTING CAST IN-PLACE SEPTIC TANKS SHALL BE PUMPED BY A LICENSED CONTRACTOR. THE SEPTIC TANK SHALL THEN BE BACKFILLED PER THE PROJECT SPECIFICATIONS. IF AN EXISTING CAST IN-PLACE SEPTIC TANK IS LOCATED SUCH THAT IT CONFLICTS WITH THE REQUIRED FOUNDATION SYSTEM, THE SEPTIC TANK SHALL BE REMOVED. ALL WORK SHALL BE IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
- EXISTING FENCES LOCATED IN THE PROJECT AREA SHALL BE DEMOLISHED & REMOVED UNLESS OTHERWISE NOTED.
- EXISTING MANHOLES, DRAINAGE STRUCTURES & VALVE BOXES TO REMAIN IN PLACE SHALL BE ADJUSTED TO FINAL GRADES.
- PRIOR TO ANY WORK ON-SITE, THE CONTRACTOR SHALL CONTACT THE LOUISIANA ONE CALL SYSTEM AT 1-800-273-3020 OR 811. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REMOVALS.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.
- ANY DAMAGE TO EXISTING IMPROVEMENTS TO REMAIN SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. REPLACEMENT AND REPAIRS MADE SHALL BE EQUAL TO OR BETTER THAN EXISTING.
- THE CONTRACTOR SHALL CONTACT THE OWNER AT LEAST 72 HOURS PRIOR TO BEGINNING OF DEMOLITION OPERATIONS TO ENSURE ALL SALVAGEABLE MATERIAL DESIRED BY THE OWNER IS REMOVED FROM THE SITE. PRIOR TO BEGINNING DEMOLITION, CONTRACTOR SHALL LOCATE AND MARK LIMITS OF CONSTRUCTION. NO CONSTRUCTION ACTIVITIES SHALL TAKE PLACE OUTSIDE OF THOSE LIMITS.
- THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING ON SITE WITH ALL UTILITY COMPANIES IMMEDIATELY AFTER CONTRACT AWARD TO COORDINATE SCHEDULE FOR UTILITY REMOVAL AND RELOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO SUBMITTING A BID TO DETERMINE THE COMPLETE SCOPE OF THE DEMOLITION PROGRAM.
- ADADEQUATE EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES UNLESS OTHERWISE NOTED IN THE PLANS OR APPROVED IN WRITING BY THE ENGINEER.
- PRIOR TO THE START OF DEMOLITION AND CONSTRUCTION ACTIVITIES THE CONTRACTOR MUST CALL 811 AND THE LOCAL UTILITY PROVIDERS TO HAVE ALL UTILITIES MARKED WITHIN THE PROJECT AREA. AFTER UTILITIES ARE MARKED, THE CONTRACTOR SHALL PERFORM A PLAN IN HAND WALK THRU OF THE ENTIRE PROJECT AREA AND SHALL CONTACT THE CIVIL ENGINEER IMMEDIATELY IF THERE ARE ANY DEVIATIONS IN THE LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS AND/OR THE PRESENCE OF UTILITIES THAT ARE NOT SHOWN IN THE PLANS.
- THE CONTRACTOR SHALL MAINTAIN VEHICULAR ACCESS TO THE EXISTING ADJACENT DEVELOPMENTS AT ALL TIMES.

CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES.

DEMOLITION PLAN



CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES.

CONTRACTOR SHALL REMOVE ALL COMPONENTS OF EXISTING BUILDINGS IN ACCORDANCE WITH NATIONAL, STATE, AND LOCAL REGULATIONS (TYP.)

THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING BID TO DETERMINE THE EXTENT OF REQUIRED DEMOLITION

THE CONTRACTOR SHALL LOCATE AND CAP ALL EXISTING SEWER SERVICES AT WYE PER EBR SPECS.



CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES.

CONTRACTOR SHALL REMOVE ALL COMPONENTS OF EXISTING BUILDINGS IN ACCORDANCE WITH NATIONAL, STATE, AND LOCAL REGULATIONS (TYP.)

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CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES.



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ACREAGE SUMMARY	
SITE PROPERTY AREA	+/- 4.56 ACRES
DISTURBED ON-SITE AREA	+/- 4.56 ACRES
DISTURBED OFF-SITE AREA	+/- 0.45 ACRES
TOTAL DISTURBED AREA	+/- 5.01 ACRES

CONTRACTOR TO INCORPORATE INLET PROTECTION AROUND ALL PROPOSED DRAINAGE STRUCTURES AND SHALL MAINTAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED AND AN ADEQUATE STAND OF GRASS HAS BEEN ESTABLISHED.

CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING AND MAINTAINING EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCING, ROCK CHECK DAMS, ETC.) DURING ALL PHASES OF CONSTRUCTION.

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

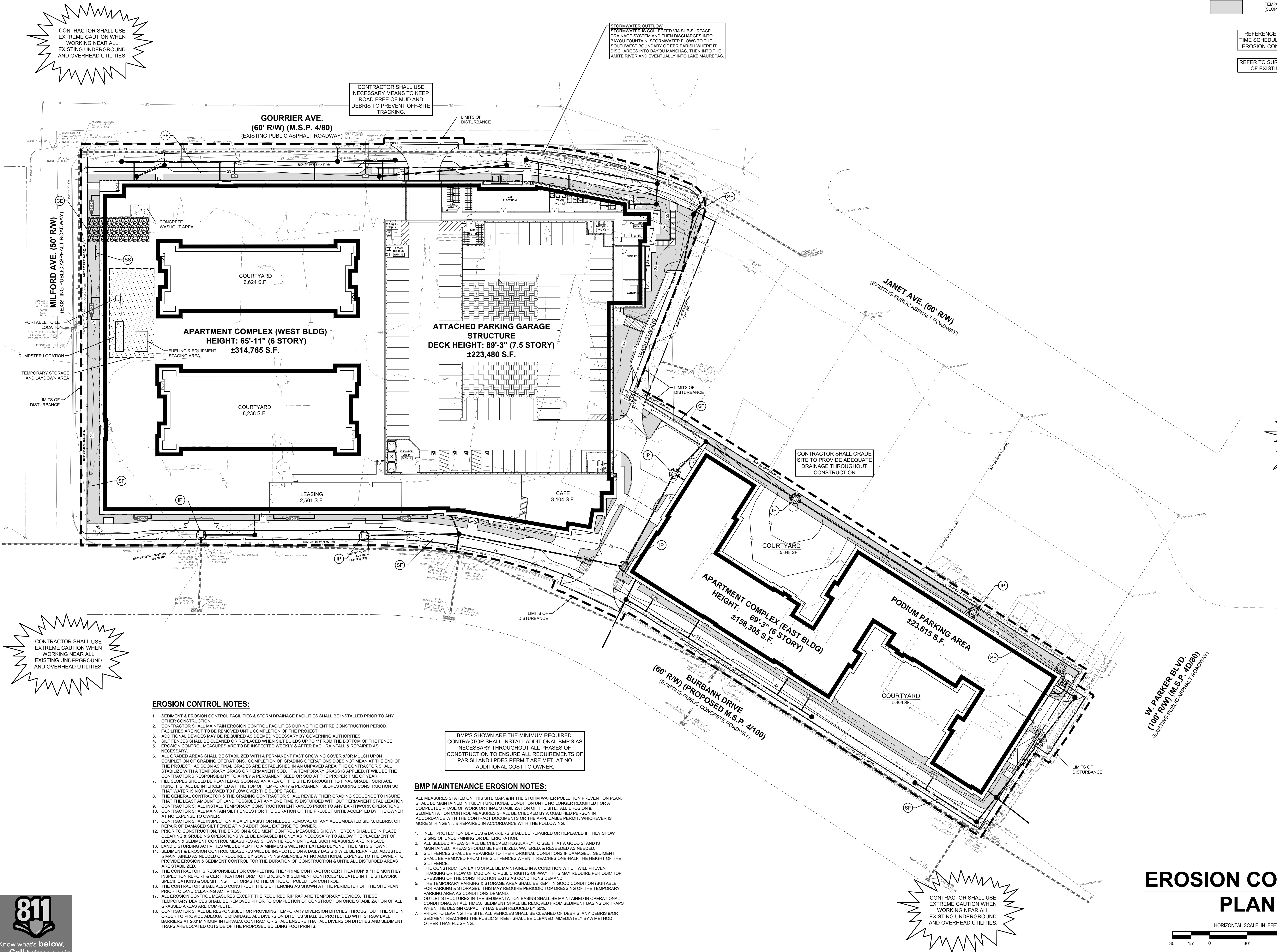
CONTRACTOR IS RESPONSIBLE FOR EROSION & SEDIMENTATION CONTROL FOR ALL AREAS INCLUDED IN THE LIMITS OF DISTURBANCE AND ANY ADDITIONAL AREAS IMPACTED BY THE PROJECT. CONTRACTOR'S RESPONSIBILITY SHALL BEGIN AT THE AWARD OF BID & SHALL CONTINUE UNTIL THE PROJECT IS ACCEPTED BY THE OWNER AND CLOSED OUT WITH THE PROPER GOVERNING AUTHORITY.

LEGEND - NEW IMPROVEMENTS

SF	SILT FENCE	---	LIMITS OF DISTURBANCE
SS	SWPPP INFORMATION SIGN	---	PROPERTY LINE
CE	TEMPORARY STONE CONSTRUCTION EXIT	---	TEMPORARY STORAGE AND LAYDOWN AREA
IP	INLET PROTECTION	---	DIRECTION OF OVERLAND FLOW
		---	PROPOSED CONTOUR
		---	PROPOSED STORM DRAINAGE
		---	TEMPORARY SEEDING (HYDROMULCH) (SLOPES 3:1 OR GREATER SHALL BE SODDED)

REFERENCE SHEET ES-2 FOR TIME SCHEDULE AND DETAILS ON EROSION CONTROL MEASURES

REFER TO SURVEY FOR LEGEND OF EXISTING FEATURES



EROSION CONTROL NOTES:

- SEDIMENT & EROSION CONTROL FACILITIES & STORM DRAINAGE FACILITIES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
- ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
- SILT FENCES SHALL BE CLEANED OR REPLACED WHEN SILT BUILDS UP TO 1" FROM THE BOTTOM OF THE FENCE. EROSION CONTROL MEASURES ARE TO BE INSPECTED WEEKLY & AFTER EACH RAINFALL & REPAIRED AS NECESSARY.
- ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER &/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT. AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
- FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY & PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
- THE GENERAL CONTRACTOR & THE GRADING CONTRACTOR SHALL REVIEW THEIR GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
- CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
- CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
- CONTRACTOR SHALL INSPECT ON A DAILY BASIS FOR NEEDED REMOVAL OF ANY ACCUMULATED SILTS, DEBRIS, OR REPAIR OF DAMAGED SILT FENCE AT NO ADDITIONAL EXPENSE TO OWNER.
- PRIOR TO CONSTRUCTION, THE EROSION & SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING & GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION & SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
- LAND DISTURBING ACTIVITIES WILL BE KEPT TO A MINIMUM & WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
- SEDIMENT & EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS & WILL BE REPAIRED, ADJUSTED & MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION & SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION & UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING THE "PRIME CONTRACTOR CERTIFICATION" & THE MONTHLY INSPECTION REPORT & CERTIFICATION FORM FOR EROSION & SEDIMENT CONTROLS" LOCATED IN THE SITEWORK SPECIFICATIONS & SUBMITTING THE FORMS TO THE OFFICE OF POLLUTION CONTROL.
- THE CONTRACTOR SHALL ALSO CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
- ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRADED AREAS ARE COMPLETE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY DIVERSION DITCHES THROUGHOUT THE SITE IN ORDER TO PROVIDE ADEQUATE DRAINAGE. ALL DIVERSION DITCHES SHALL BE PROTECTED WITH STRAW BALE BARRIERS AT 200' MINIMUM INTERVALS. CONTRACTOR SHALL ENSURE THAT ALL DIVERSION DITCHES AND SEDIMENT TRAPS ARE LOCATED OUTSIDE OF THE PROPOSED BUILDING FOOTPRINTS.

BMP MAINTENANCE EROSION NOTES:

ALL MEASURES STATED ON THIS SITE MAP & IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, & REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- INLET PROTECTION DEVICES & BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- ALL SEEDING AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, & RESEEDING AS NEEDED.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING & STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING & STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
- OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITION AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS, &/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

EROSION CONTROL PLAN

HORIZONTAL SCALE IN FEET
30' 15' 0' 30' 60' 90'

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3960 BURBANK DRIVE
BATON ROUGE, LA 70808
225.751.4490

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SHEET

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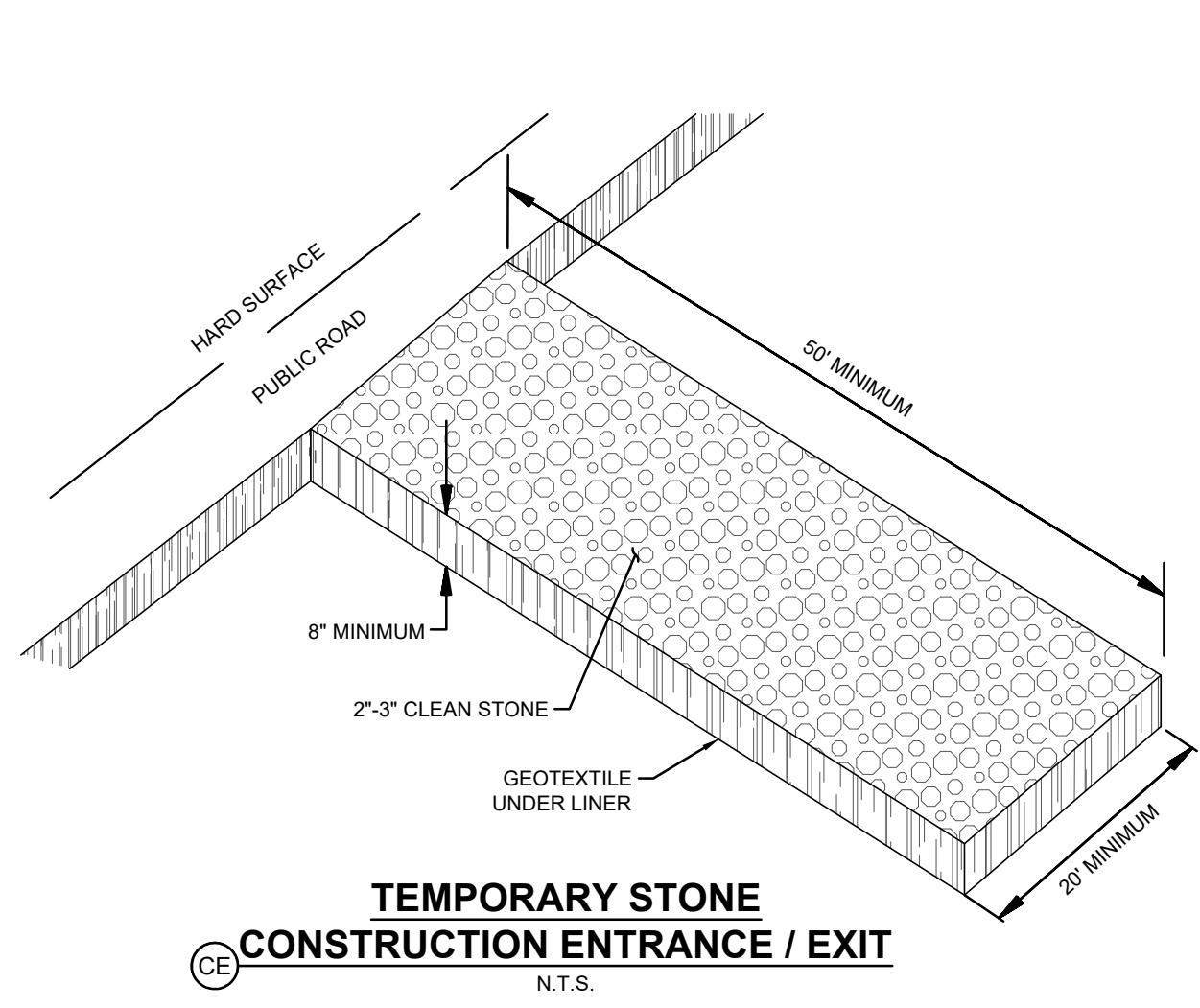
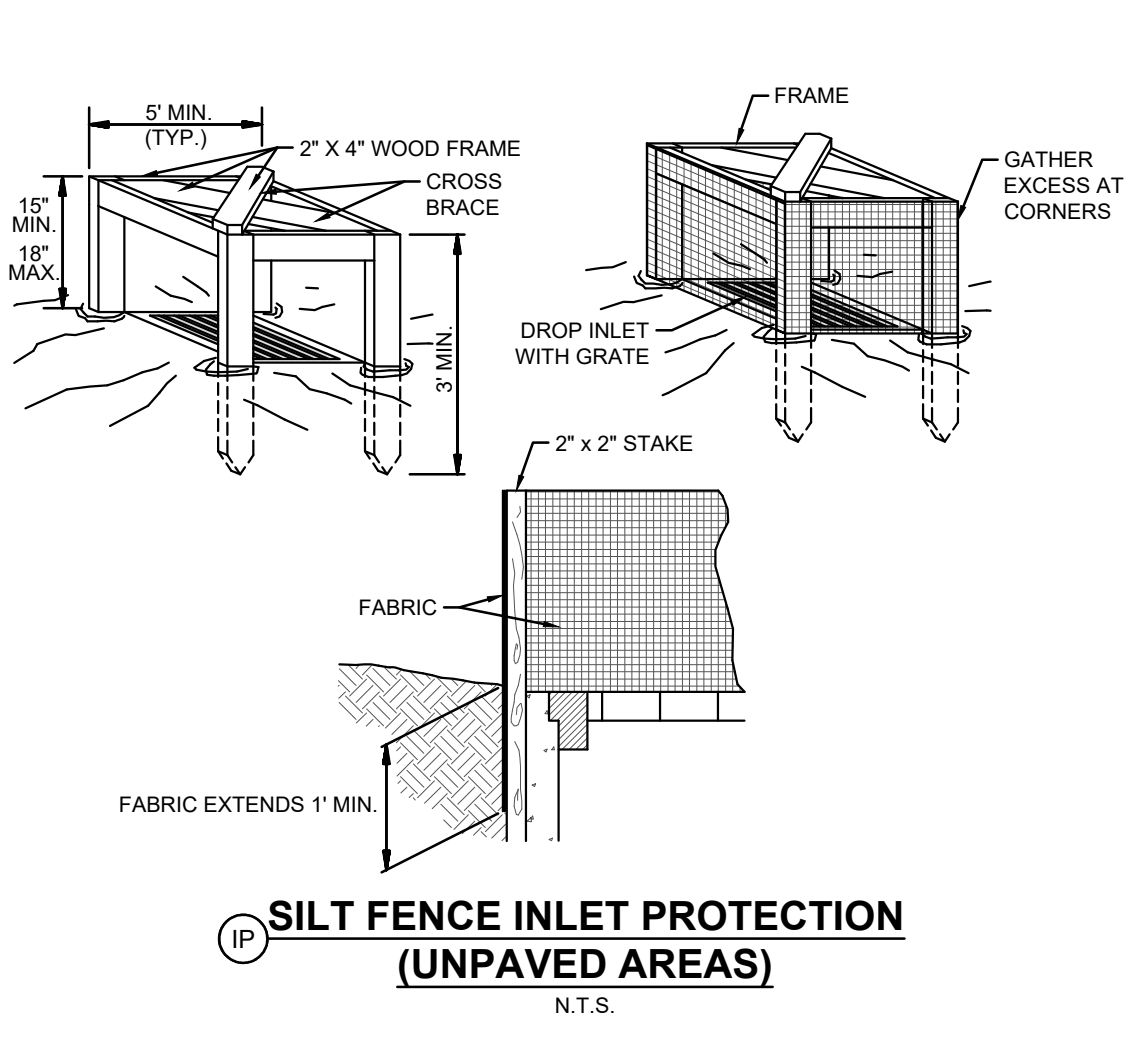
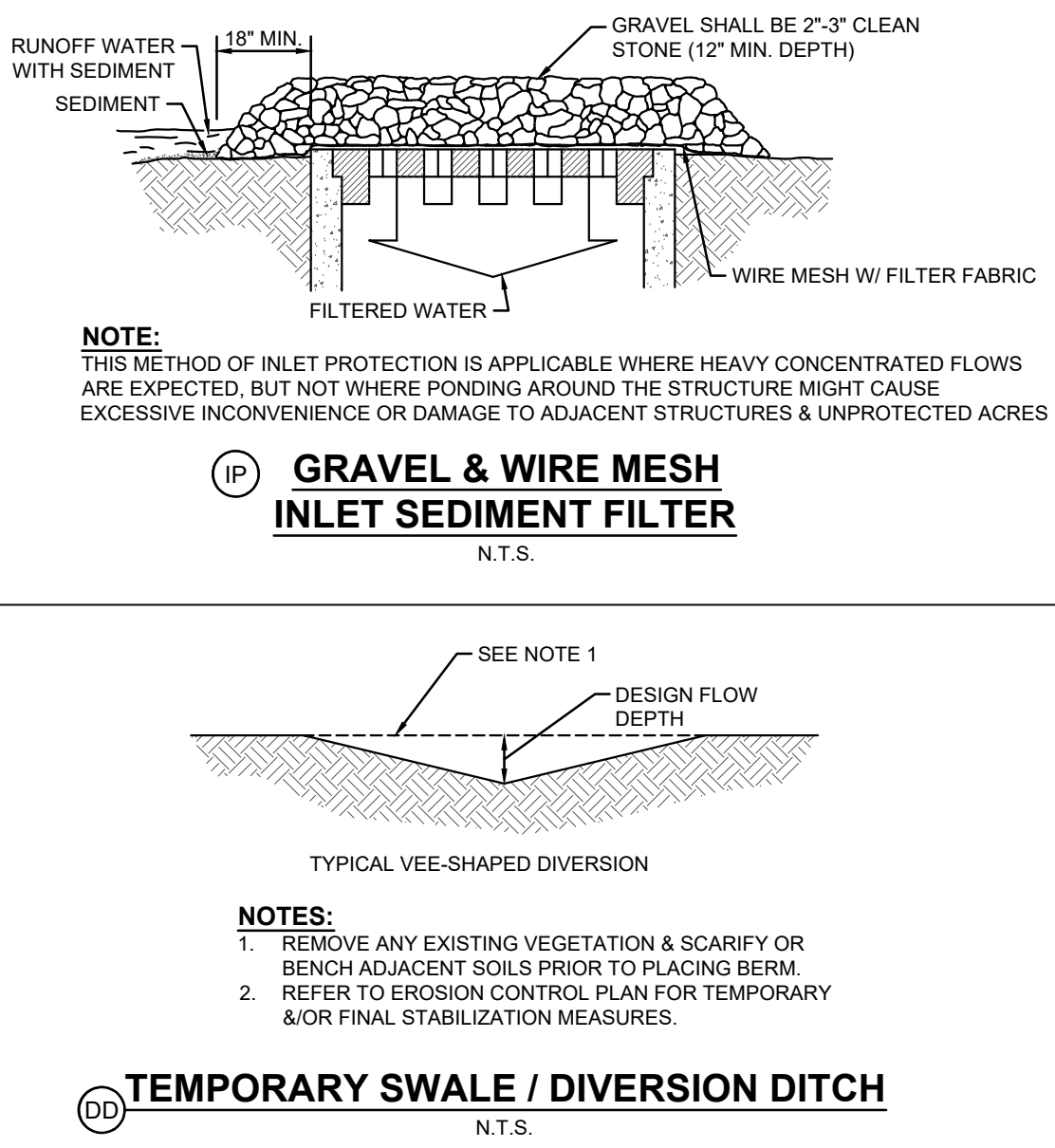
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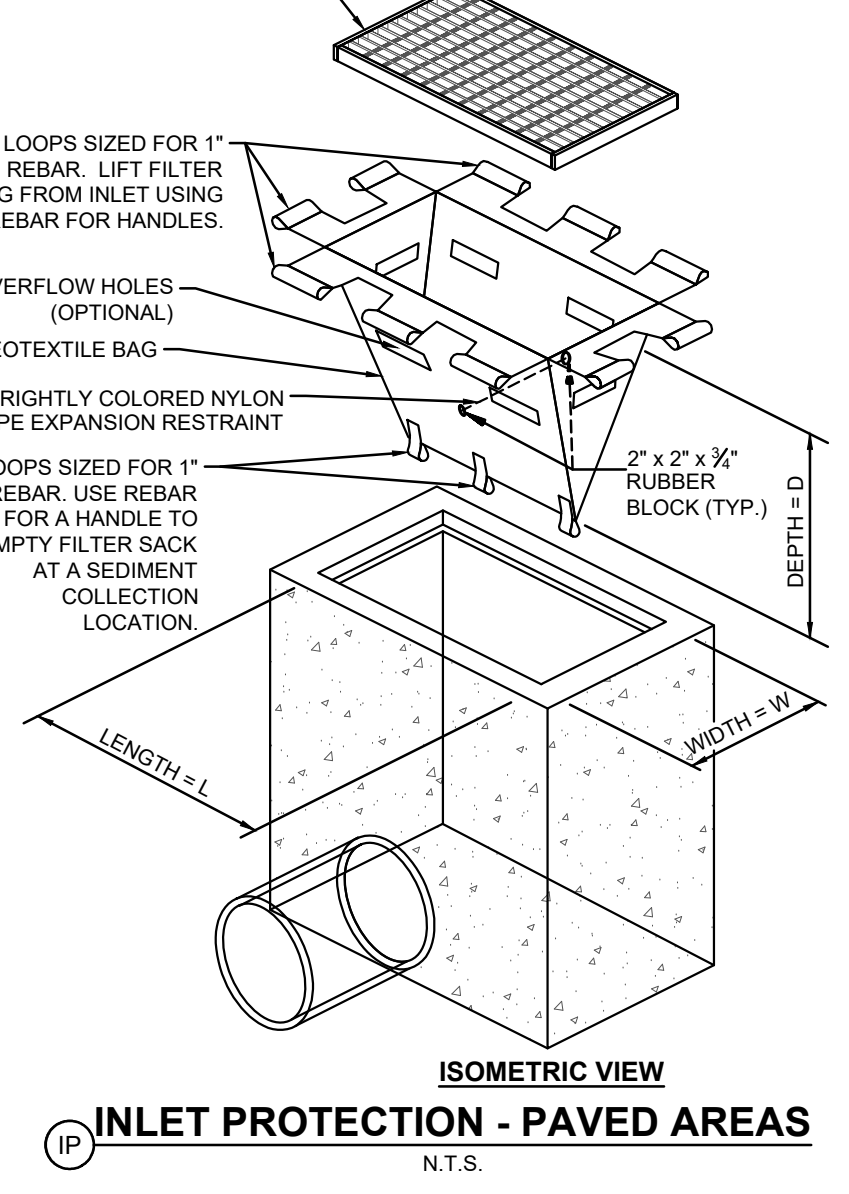
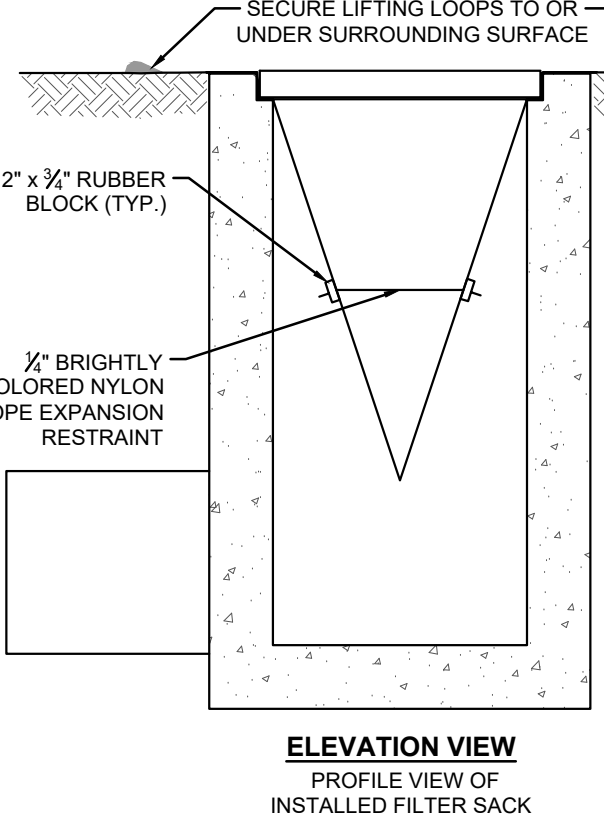
EROSION CONTROL DETAILS

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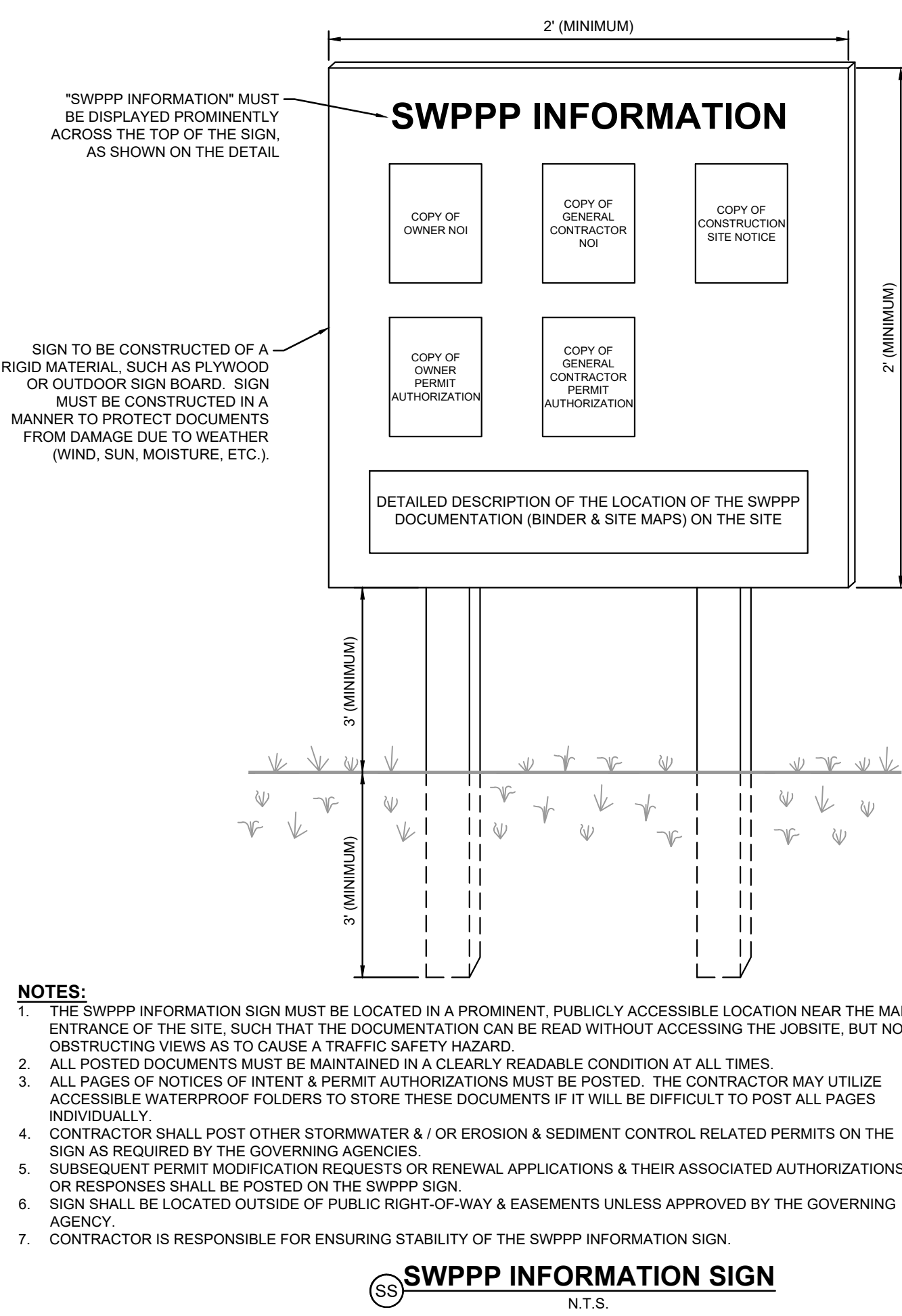
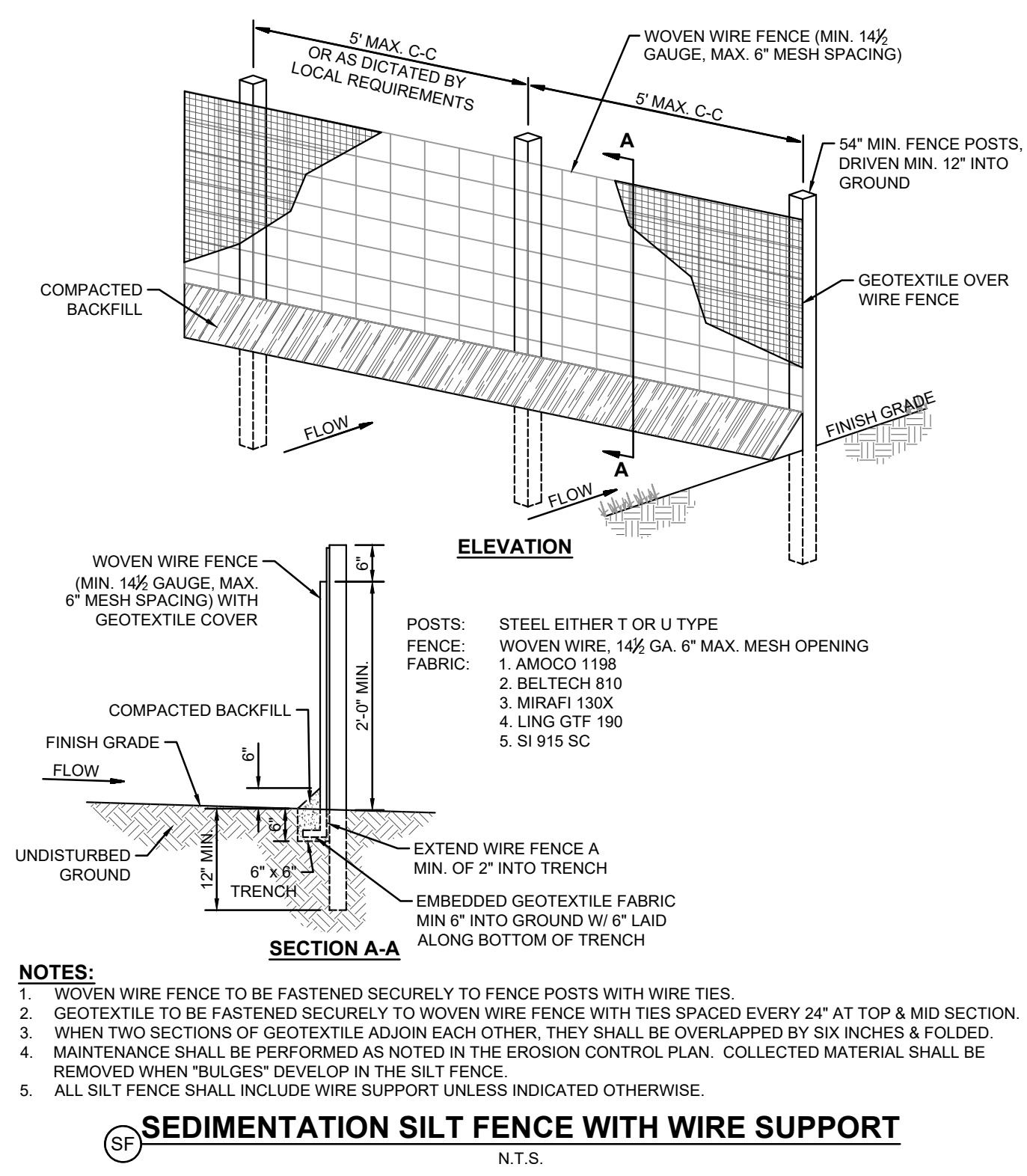
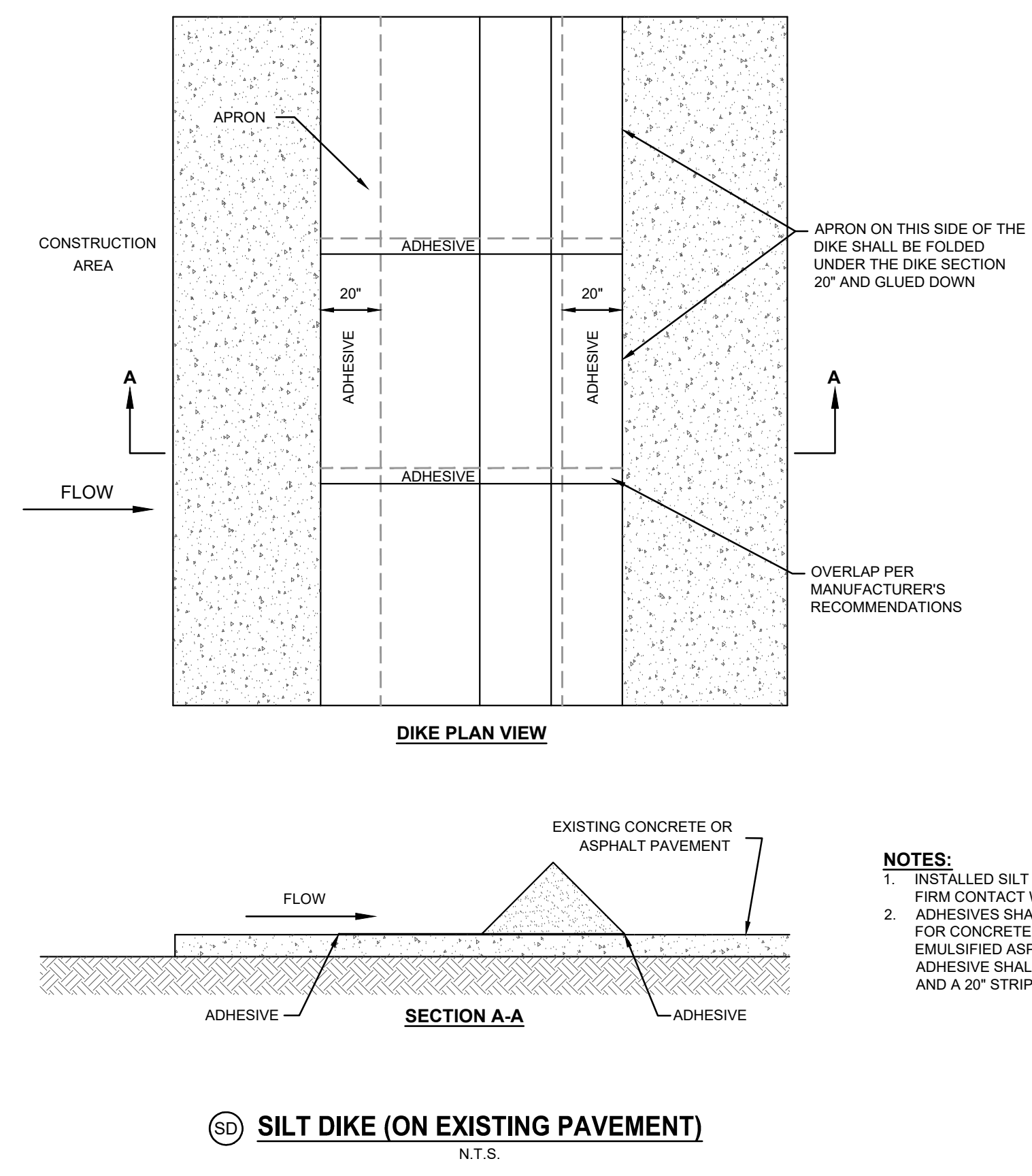


LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80%
APARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL / MIN. / SQ. FT.
PERMITTIVITY	ASTM D-4491	0.55 SEC - 1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	400 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90%
APARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL / MIN. / SQ. FT.
PERMITTIVITY	ASTM D-4491	1.5 SEC - 1



- NOTES:**
1. EMPTY FILTER SACK WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ABSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK WILL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK WILL BE BETWEEN 18 INCHES & 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK WILL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.
8. DO NOT USE ON ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.



SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE																									
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE																									
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN
TEMPORARY CONSTRUCTION EXITS																									
TEMPORARY CONTROL MEASURES																									
SEDIMENT CONTROL BASINS																									
STRIP & STOCKPILE TOPSOIL																									
ROUGH GRADE																									
STORM FACILITIES																									
SITE CONSTRUCTION																									
PERMANENT CONTROL STRUCTURES																									
FOUNDATION / BUILDING CONSTRUCTION																									
FINISH GRADING																									
LANDSCAPING / SEED / FINAL STABILIZATION																									

- 1) CONTRACTOR SHALL UPDATE THE TABLE BY SHADING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

Z:\2026\26-1174\CIVIL\CAD\26-1174 ES-2 EROSION CONTROL DETAILS.DWG



LV COLLECTIVE - STUDENT HOUSING

BURBANK DRIVE
BATON ROUGE, LOUISIANA 70808
EAST BATON ROUGE PARISH
FOR LVC STUDENT DEVELOPER, LLC

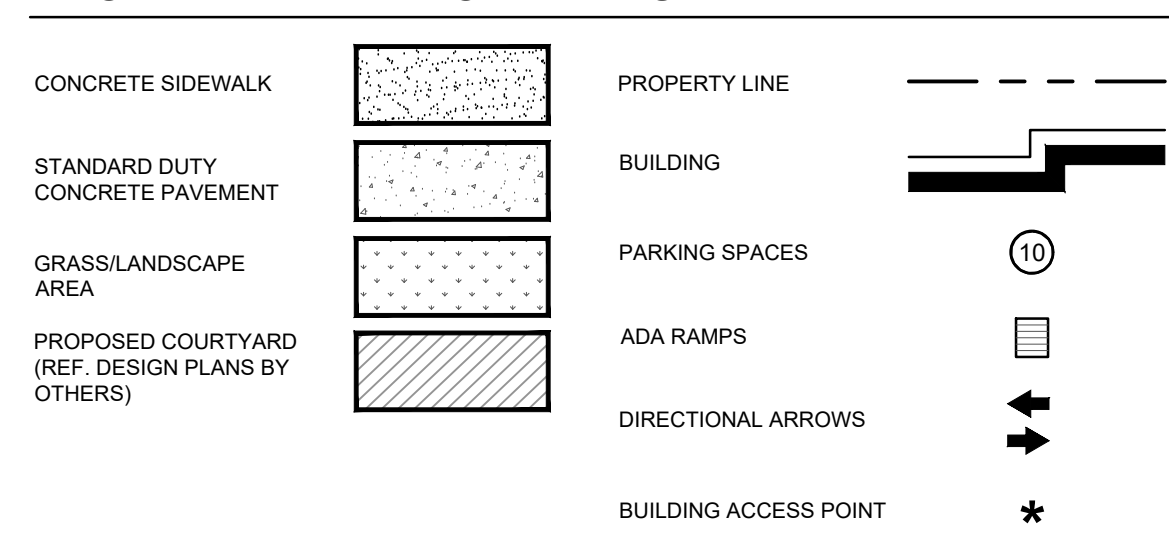


PROJECT NO. 26-1174
ISSUE FOR REVIEW
09/30/2026
CHECKED BY BMA
DRAWN BY SAL
SHEET
C-1

SITE PLAN NOTES:

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS & DIMENSIONS OF BUILDING, ARCHITECTURE, SIDEWALKS, EXIT PORCHES, RAMPS, TRUCK DOCKS, & EXACT BUILDING UTILITY SERVICE ENTRANCE LOCATIONS AT THE BUILDING.
- ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, OR SOD, & WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED AS INDICATED ON THE LANDSCAPING PLAN.
- PROPERTY & TOPOGRAPHIC SURVEY WAS PREPARED ON 07/06/2026 BY DDG, PC.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE POWER & TELEPHONE COMPANIES FOR LOCATION & HEIGHT OF PYLON SIGN BEFORE CONDUIT & WIRING IS INSTALLED TO ENSURE PROPER CLEARANCES ARE MET.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL EXISTING UTILITIES, STORM DRAINAGE, SIGNS, ETC., AS REQUIRED FOR WIDENING OF ALL ROADWAYS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS & SHALL BE APPROVED BY SUCH.
- PRIOR TO THE START OF CONSTRUCTION ACTIVITIES THE CONTRACTOR MUST CALL 811 AND THE LOCAL UTILITY PROVIDERS TO HAVE ALL UTILITIES MARKED WITHIN THE PROJECT AREA AFTER UTILITIES ARE MARKED. THE CONTRACTOR SHALL PERFORM A PLAN IN HAND WALK THRU OF THE ENTIRE PROJECT AREA AND SHALL CONTACT THE CIVIL ENGINEER IMMEDIATELY IF THERE ARE ANY DEVIATIONS IN THE LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS AND/OR THE PRESENCE OF UTILITIES THAT ARE NOT SHOWN IN THE PLANS.
- CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.
- ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS & SLABS SHALL BE IN ACCORDANCE WITH THE OWNER'S GEOTECHNICAL REPORT.
- ALL NECESSARY PERMITS & APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS AND ALL PROPERTY MARKERS. CONTRACTOR SHALL REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY 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.
- THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, & ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL & THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE & ALIGNMENT.
- ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
- ALL STRIPING LOCATED ON SITE SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION UNLESS OTHERWISE NOTED.
- ANY WORK IN THE RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH EAST BATON ROUGE CITY/PARISH STANDARD DRAWINGS & SPECIFICATIONS.
- CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- THE PROPERTIES SHOWN HEREIN ARE WITHIN ZONE "NP" AND "C", ACCORDING TO FLOOD AREAS OF INSURANCE RATE MAPS PUBLISHED BY F.E.M.A. COMMUNITY PANEL NO. 22033C0245E DATED 05/02/2008.

LEGEND - NEW IMPROVEMENTS



REFER TO SURVEY FOR LEGEND OF EXISTING FEATURES

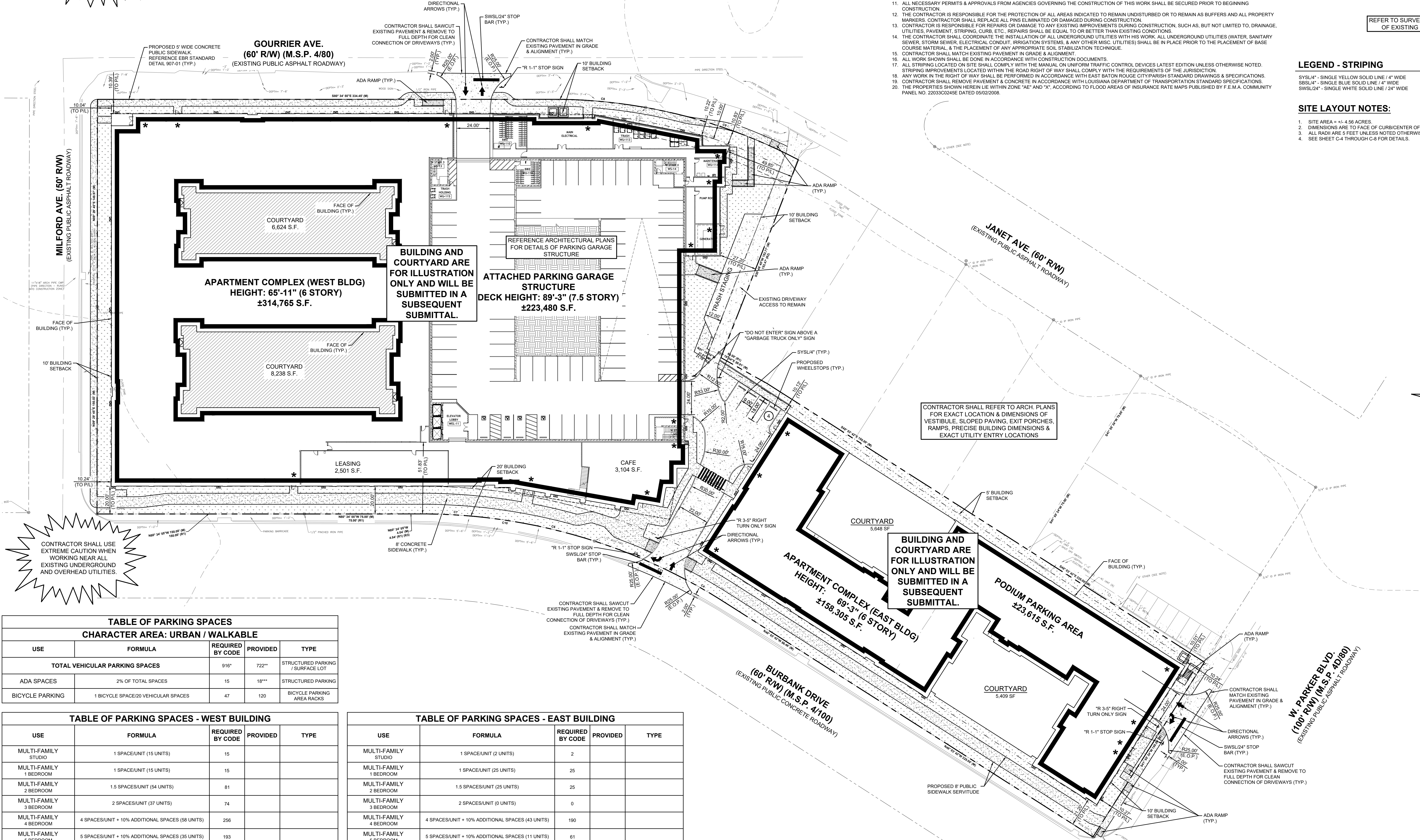
LEGEND - STRIPING

- SYSL4" - SINGLE YELLOW SOLID LINE / 4" WIDE
SBSL4" - SINGLE BLUE SOLID LINE / 4" WIDE
SWSL24" - SINGLE WHITE SOLID LINE / 24" WIDE

SITE LAYOUT NOTES:

- SITE AREA = +/- 4.50 ACRES.
- DIMENSIONS ARE TO FACE OF CURB/CENTER OF STRIPING UNLESS OTHERWISE NOTED.
- ALL RADII ARE 5 FEET UNLESS NOTED OTHERWISE.
- SEE SHEET C-4 THROUGH C-8 FOR DETAILS.

CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES.



CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES.

TABLE OF PARKING SPACES				
CHARACTER AREA: URBAN / WALKABLE				
USE	FORMULA	REQUIRED BY CODE	PROVIDED	TYPE
TOTAL VEHICULAR PARKING SPACES		916*	722**	STRUCTURED PARKING / SURFACE LOT
ADA SPACES	2% OF TOTAL SPACES	15	18***	STRUCTURED PARKING
BICYCLE PARKING	1 BICYCLE SPACE/20 VEHICULAR SPACES	47	120	BICYCLE PARKING AREA RACKS

TABLE OF PARKING SPACES - WEST BUILDING				
USE	FORMULA	REQUIRED BY CODE	PROVIDED	TYPE
MULTI-FAMILY STUDIO	1 SPACE/UNIT (15 UNITS)	15		
MULTI-FAMILY 1 BEDROOM	1 SPACE/UNIT (15 UNITS)	15		
MULTI-FAMILY 2 BEDROOM	1.5 SPACES/UNIT (54 UNITS)	81		
MULTI-FAMILY 3 BEDROOM	2 SPACES/UNIT (37 UNITS)	74		
MULTI-FAMILY 4 BEDROOM	4 SPACES/UNIT + 10% ADDITIONAL SPACES (58 UNITS)	256		
MULTI-FAMILY 5 BEDROOM	5 SPACES/UNIT + 10% ADDITIONAL SPACES (35 UNITS)	193		
MULTI-FAMILY 6 BEDROOM	6 SPACES/UNIT + 10% ADDITIONAL SPACES (8 UNITS)	53		
LEASING OFFICE (TOTAL SF: 2,501)	1 SPACE/400 SQ. FT. GROSS FLOOR AREA	7		
CAFE INCLUDES OUTDOOR SEATING (TOTAL SF: 3,298)	1 SPACE/250 SQ. FT. GROSS FLOOR AREA	14		
TOTAL VEHICULAR PARKING SPACES		602	644** (1)	STRUCTURED PARKING / SURFACE LOT
ADA SPACES	2% OF TOTAL SPACES	13	14***	STRUCTURED PARKING
COMPACT SPACES			15	STRUCTURED PARKING
BICYCLE PARKING	1 BICYCLE SPACE/20 VEHICULAR SPACES	31	120	BICYCLE PARKING AREA RACKS

TABLE OF PARKING SPACES - EAST BUILDING				
USE	FORMULA	REQUIRED BY CODE	PROVIDED	TYPE
MULTI-FAMILY STUDIO	1 SPACE/UNIT (2 UNITS)	2		
MULTI-FAMILY 1 BEDROOM	1 SPACE/UNIT (25 UNITS)	25		
MULTI-FAMILY 2 BEDROOM	1.5 SPACES/UNIT (25 UNITS)	25		
MULTI-FAMILY 3 BEDROOM	2 SPACES/UNIT (0 UNITS)	0		
MULTI-FAMILY 4 BEDROOM	4 SPACES/UNIT + 10% ADDITIONAL SPACES (43 UNITS)	190		
MULTI-FAMILY 5 BEDROOM	5 SPACES/UNIT + 10% ADDITIONAL SPACES (11 UNITS)	61		
MULTI-FAMILY 6 BEDROOM	6 SPACES/UNIT + 10% ADDITIONAL SPACES (10 UNITS)	66		
TOTAL VEHICULAR PARKING SPACES		314*	78** (1)	STRUCTURED PARKING / SURFACE LOT
ADA SPACES	2% OF TOTAL SPACES	2	4***	STRUCTURED PARKING
BICYCLE PARKING	1 BICYCLE SPACE/20 VEHICULAR SPACES	16		BICYCLE PARKING AREA RACKS

* IN SECTION 17.4.4 (A) OF THE EBR UDC, IT STATES THAT LOCATIONS WITHIN A 1000-FT WALKING DISTANCE OF A TRANSIT STOP PROVIDING BOTH SHADE & SEATING MAY REDUCE THE TOTAL NUMBER OF REQUIRED PARKING SPACES BY 5%.

** IN SECTION 17.4.4 (B) OF THE EBR UDC, IT STATES THAT FOR STRUCTURED PARKING, THE TOTAL NUMBER OF SPACES MAY BE REDUCED BY 10%.

*** 718 SPACES OF PROVIDED PARKING WILL BE INCLUDED IN THE STRUCTURED PARKING.

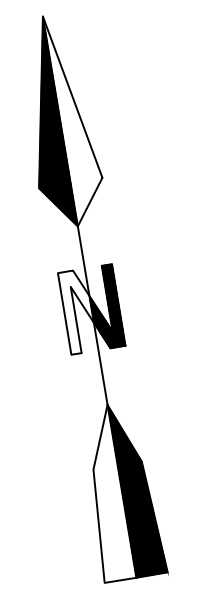
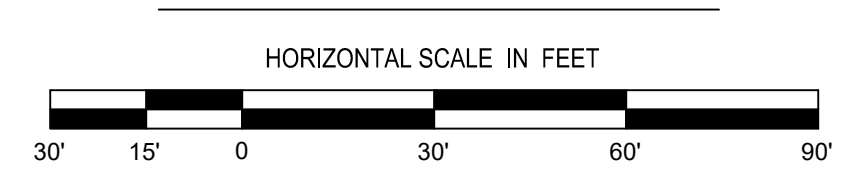
(1) 3 ADA SPACES REQUIRED TO BE VAN ACCESSIBLE.

PARKING PROVIDED FOR THIS DEVELOPMENT IS IN ACCORDANCE WITH THE ALTERNATIVE PARKING STUDY REVIEWED AND APPROVED BY THE EAST BATON ROUGE PARISH PLANNING COMMISSION ON 5/16/2026. PARKING COUNTS AND LAYOUT SHOWN ON THESE PLANS ARE CONSISTENT WITH THE APPROVED PARKING AMENDMENT.



CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES.

SITE PLAN





LV COLLECTIVE - STUDENT HOUSING

BURBANK DRIVE
BATON ROUGE, LOUISIANA 70808
EAST BATON ROUGE PARISH
FOR LVC STUDENT DEVELOPER, LLC



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO.	26-1174
ISSUE FOR REVIEW	
09/30/2026	

CHECKED BY BMA
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SHEET

C-2.1

LEGEND - NEW IMPROVEMENTS

PROPERTY LINE	---
SUBSURFACE DRAINAGE	---
MANHOLE	●
AREA INLET	■
CONTOUR	28
TRENCH DRAIN	---
SPOT ELEVATION	x 12.00
SPOT ELEVATION (TOP OF PAVEMENT/PAVERS)	x 12.00TP
SPOT ELEVATION (TOP OF CURB)	x 12.00TC
SPOT ELEVATION (MATCH EXISTING)	x 12.00(M.E.)
SLOPE	-8-
STRUCTURE NUMBER	1

GRADING NOTES:

- TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE TOPOGRAPHIC SURVEY INCLUDED AS PART OF THESE CONSTRUCTION DOCUMENTS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THE CONTRACTOR SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR & SUBMIT IT TO THE OWNER FOR REVIEW AND APPROVAL.
- EXISTING AND/OR PROPOSED GRADE CONTOURS ARE SHOWN AT ONE FOOT (1') INTERVALS. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES & 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.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES & NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, & ALL UTILITIES PRIOR TO CONSTRUCTION. PRIOR TO ORDERING STORM DRAIN STRUCTURES, THE CONTRACTOR SHALL VERIFY THE INVERT OF THE EXISTING STORM DRAIN SYSTEM & THE TIE IN POINTS AND NOTIFY THE CIVIL ENGINEER OF ANY DEVIATION TO WHAT IS SHOWN ON THE PLANS.
- CLEARING & GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS & REPLACING ALL PROPERTY CORNER MARKERS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
- THE EARTHWORK FOR ALL PAVEMENT AREAS OUTSIDE OF THE BUILDING FOUNDATIONS & SLABS SHALL BE IN ACCORDANCE WITH THE SITE PREPARATION NOTES.
- THE EARTHWORK FOR THE BUILDING FOUNDATION AND UP TO 5' BEYOND SHALL BE IN ACCORDANCE WITH THE OWNER'S GEOTECHNICAL REPORT.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION & TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, & OTHER MEANS OF PROTECTION, THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS & EGRESS FROM ALL EXCAVATION & TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING VERTICAL CONTROL INCLUDING THE SETTING OF CONSTRUCTION BENCHMARKS.
- DUE TO CONTINUAL CHANGES TO FLOOD MAPS THE CONTRACTOR SHALL CONTACT THE PERMIT AUTHORITY PRIOR TO THE START OF CONSTRUCTION AND CONFIRM THE NEED (OR LACK OF) FOR AN ELEVATION CERTIFICATE AND SHALL NOTIFY THE OWNER AND CIVIL ENGINEER IF THE MINIMUM REQUIRED FINISH FLOOR ELEVATION OF THE BUILDING IS HIGHER THAN WHAT IS SHOWN ON THE PLANS.
- ADEQUATE DRAINAGE MEASURES MUST BE ESTABLISHED, MAINTAINED, AND TEMPORARILY ADJUSTED AS NEEDED THROUGHOUT CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE AT ALL TIMES AND PREVENT ACCUMULATION OF SURFACE WATER. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SUBGRADE CONDITIONS AND PROTECTING THE CONDITION OF PREVIOUSLY PERFORMED EARTHWORK.
- DEWATERING: GROUNDWATER LEVELS CAN FLUCTUATE DEPENDING ON TIME OF YEAR. THE CONTRACTOR SHALL INCLUDE PROVISIONS IN THEIR BASE BID FOR WATER CONTROL DURING CONSTRUCTION INCLUDING (BUT NOT LIMITED TO) DEEP EXCAVATIONS, DEMOLITION, PROOF ROLLING ACTIVITIES, FOUNDATION FOOTING WORK, PLACEMENT OF FILL, AND INSTALLATION OF SUB-SURFACE IMPROVEMENTS.

STORM DRAINAGE NOTES:

- ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE SEALED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
- ALL PIPES & STRUCTURES ON STREET RIGHT-OF-WAY SHALL BE PER EAST BATON ROUGE CITY PARISH STANDARDS & SPECIFICATIONS.
- REFERENCE DETAIL SHEETS FOR CONSTRUCTION DETAILS.

PIPE NOTES:

IN THE DRAINAGE CHART, THE "PIPE TYPE" COLUMN DEFINES THE SIZE & MATERIAL TYPE OF THE PIPE. WHERE A SPECIFIC PIPE TYPE IS CALLED FOR, THAT SPECIFIC PIPE TYPE MUST BE UTILIZED. WHERE AN ASTERISK (*) IS SPECIFIED, THE CONTRACTOR MAY UTILIZE ANY ONE OF THE PIPE TYPES LISTED BELOW. THE #S LISTED REFER TO THE FOLLOWING PIPE TYPES:

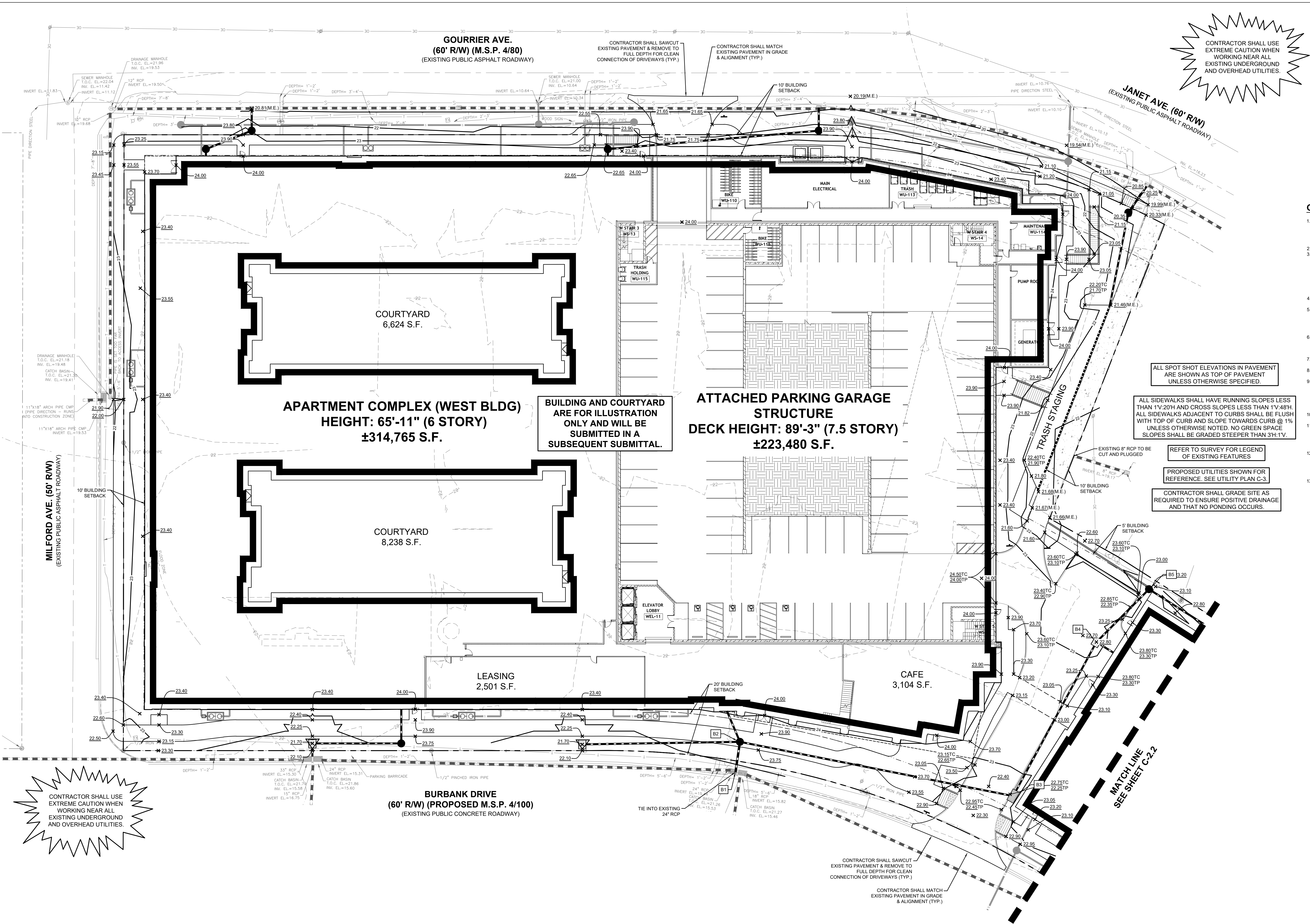
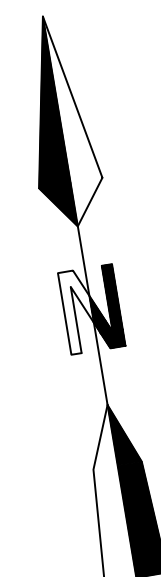
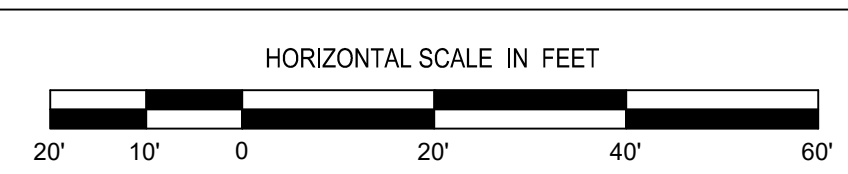
- REINFORCED CONCRETE PIPE (RCP/RCPA)
- HIGH DENSITY POLYETHYLENE PIPE (HDPE OR CPP)
- POLYVINYL CHLORIDE PIPE (PVC)
- CORRUGATED METAL PIPE (CMP) OF NEXT HIGHER SIZE (+6")

NOTES:
1. PRIOR TO UTILIZING THIS PIPE OPTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THAT THE CMP PIPE HAS ADEQUATE COVER PER THE MANUFACTURER'S RECOMMENDATIONS.
2. THE CONTRACTOR SHALL SUBMIT BUOYANCY CALCULATIONS ON ALL RUNS OF PIPE THAT DO NOT UTILIZE CONCRETE PIPE. BUOYANCY CALCULATIONS SHALL BE PREPARED, SIGNED, & SEALED BY A REGISTERED ENGINEER, SHALL REPRESENT ACTUAL FIELD CONDITIONS, & SHALL DEMONSTRATE THAT THE PIPE UTILIZED WILL NOT BECOME BUOYANT UNDER ANY CONDITIONS. THE CONTRACTOR MAY ELECT TO PROVIDE A RESTRAINING SYSTEM, DESIGNED BY A REGISTERED ENGINEER, ADEQUATE TO RESIST BUOYANT FORCES WHERE NECESSARY.

STRUCTURE TYPES:

DRAINAGE STRUCTURES SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE IN ACCORDANCE WITH EAST BATON ROUGE PARISH REQUIREMENTS AS FOLLOWS:
AREA INLETS - 702-20
MANHOLES - 702-20 (JUNCTION)
YARD INLETS - 702-21
ALL AREA INLET FRAMES & GRATES SHALL BE VULCAN FOUNDRY CORP. CATALOG #V-4883 OR APPROVED EQUAL.

GRADING &
DRAINAGE PLAN



CONTRACTOR SHALL USE
EXTREME CAUTION WHEN
WORKING NEAR ALL
EXISTING UNDERGROUND
AND OVERHEAD UTILITIES.

CONTRACTOR SHALL USE
EXTREME CAUTION WHEN
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LV COLLECTIVE - STUDENT HOUSING

BURBANK DRIVE
BATON ROUGE, LOUISIANA 70808
EAST BATON ROUGE PARISH
FOR LVC STUDENT DEVELOPER, LLC



PRELIMINARY
NOT FOR
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SHEET

C-2.2

LEGEND - NEW IMPROVEMENTS

PROPERTY LINE	---
SUBSURFACE DRAINAGE	---
MANHOLE	●
AREA INLET	□
CONTOUR	26
TRENCH DRAIN	=====
SPOT ELEVATION	x 12.00
SPOT ELEVATION (TOP OF PAVEMENT/PAVERS)	x 12.00TP
SPOT ELEVATION (TOP OF CURB)	x 12.00TC
SPOT ELEVATION (MATCH EXISTING)	x 12.00M.E.
SLOPE	->8
STRUCTURE NUMBER	1

PIPE NOTES:

IN THE DRAINAGE CHART, THE "PIPE TYPE" COLUMN DEFINES THE SIZE & MATERIAL TYPE OF THE PIPE. WHERE A SPECIFIC PIPE TYPE IS CALLED FOR, THAT SPECIFIC PIPE TYPE MUST BE UTILIZED. WHERE AN ASTERISK (*) IS SPECIFIED, THE CONTRACTOR MAY UTILIZE ANY ONE OF THE PIPE TYPES LISTED BELOW. THE #S LISTED REFER TO THE FOLLOWING PIPE TYPES:

1. REINFORCED CONCRETE PIPE (RCP/RCPA)
2. HIGH DENSITY POLYETHYLENE PIPE (HDPE OR CPP)
3. POLYVINYL CHLORIDE PIPE (PVC)
4. CORRUGATED METAL PIPE (CMP) OF NEXT HIGHER SIZE ("6")

NOTES:

1. PRIOR TO UTILIZING THIS PIPE OPTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THAT THE CMP PIPE HAS ADEQUATE COVER PER THE MANUFACTURER'S RECOMMENDATIONS.
2. THE CONTRACTOR SHALL SUBMIT BUOYANCY CALCULATIONS ON ALL RUNS OF PIPE THAT DO NOT UTILIZE CONCRETE PIPE. BUOYANCY CALCULATIONS SHALL BE PREPARED, SIGNED & SEALED BY A REGISTERED ENGINEER. SHALL REPRESENT ACTUAL FIELD CONDITIONS, & SHALL DEMONSTRATE THAT THE PIPE UTILIZED WILL NOT BECOME BUOYANT UNDER ANY CONDITIONS. THE CONTRACTOR MAY ELECT TO PROVIDE A RESTRAINING SYSTEM, DESIGNED BY A REGISTERED ENGINEER, ADEQUATE TO RESIST BUOYANT FORCES WHERE NECESSARY.

STRUCTURE TYPES:

DRAINAGE STRUCTURES SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE IN ACCORDANCE WITH EAST BATON ROUGE PARISH REQUIREMENTS AS FOLLOWS:

AREA INLETS: 702-20
MANHOLES: 702-20 (JUNCTION)

ALL AREA INLET FRAMES & GRATES SHALL BE VULCAN FOUNDRY CORP. CATALOG #V-4863 OR APPROVED EQUAL.

GRADING NOTES:

1. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE TOPOGRAPHIC SURVEY INCLUDED AS PART OF THESE CONSTRUCTION DOCUMENTS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THE CONTRACTOR SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR & SUBMIT IT TO THE OWNER FOR REVIEW AND APPROVAL.
2. EXISTING AND/OR PROPOSED GRADE CONTOURS ARE SHOWN AT ONE FOOT (1') INTERVALS. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION &/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES & 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 & NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, & ALL UTILITIES PRIOR TO CONSTRUCTION. PRIOR TO ORDERING STORM DRAIN STRUCTURES, THE CONTRACTOR SHALL VERIFY THE INVERT OF THE EXISTING STORM DRAIN SYSTEM AT THE TIE IN POINT(S) AND NOTIFY THE CIVIL ENGINEER OF ANY DEVIATION TO WHAT IS SHOWN ON THE PLANS.
6. CLEARING & GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS. ALL PROPERTY CORNERS & REPLACING ALL PROPERTY CORNER MARKERS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
7. THE EARTHWORK FOR ALL PAVEMENT AREAS OUTSIDE OF THE BUILDING FOUNDATIONS & SLABS SHALL BE IN ACCORDANCE WITH THE SITE PREPARATION NOTES.
8. THE EARTHWORK FOR THE BUILDING FOUNDATION AND UP TO 5' BEYOND SHALL BE IN ACCORDANCE WITH THE OWNER'S GEOTECHNICAL REPORT.
9. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, & OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS & EGRESS FROM ALL EXCAVATION & TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
10. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING VERTICAL CONTROL INCLUDING THE SETTING OF CONSTRUCTION BENCHMARKS.
11. DUE TO CONTINUAL CHANGES TO FLOOD MAPS THE CONTRACTOR SHALL CONTACT THE PERMIT AUTHORITY PRIOR TO THE START OF CONSTRUCTION AND CONFIRM THE NEED (OR LACK OF) FOR AN ELEVATION CERTIFICATE AND SHALL NOTIFY THE OWNER AND CIVIL ENGINEER IF THE MINIMUM REQUIRED FINISH FLOOR ELEVATION OF THE BUILDING IS HIGHER THAN WHAT IS SHOWN ON THE PLANS.
12. ADEQUATE DRAINAGE MEASURES MUST BE ESTABLISHED, MAINTAINED, AND TEMPORARILY ADJUSTED AS NEEDED THROUGHOUT CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE AT ALL TIMES AND PREVENT ACCUMULATION OF SURFACE WATER. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SUBGRADE CONDITIONS AND PROTECTING THE CONDITION OF PREVIOUSLY PERFORMED EARTHWORK.
13. DEWATERING, GROUNDWATER LEVELS CAN FLUCTUATE DEPENDING ON TIME OF YEAR. THE CONTRACTOR SHALL INCLUDE PROVISIONS IN THEIR BASE BID FOR WATER CONTROL DURING CONSTRUCTION INCLUDING (BUT NOT LIMITED TO) DEEP EXCAVATIONS, DEMOLITION, PROOF ROLLING ACTIVITIES, FOUNDATION FOOTING WORK, PLACEMENT OF FILL, AND INSTALLATION OF SUB-SURFACE IMPROVEMENTS.

STORM DRAINAGE NOTES:

1. ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE SEALED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
2. ALL PIPES & STRUCTURES ON STREET RIGHT-OF-WAY SHALL BE PER EAST BATON ROUGE CITY PARISH STANDARDS & SPECIFICATIONS.
3. REFERENCE DETAIL SHEETS FOR CONSTRUCTION DETAILS.

ALL SPOT SHOT ELEVATIONS IN PAVEMENT ARE SHOWN AS TOP OF PAVEMENT UNLESS OTHERWISE SPECIFIED.

ALL SIDEWALKS SHALL HAVE RUNNING SLOPES LESS THAN 1V/20H AND CROSS SLOPES LESS THAN 1V/48H. ALL SIDEWALKS ADJACENT TO CURBS SHALL BE FLUSH WITH TOP OF CURB AND SLOPE TOWARDS CURB @ 1% UNLESS OTHERWISE NOTED. NO GREEN SPACE SLOPES SHALL BE GRADED STEEPER THAN 3H:1V.

REFER TO SURVEY FOR LEGEND OF EXISTING FEATURES

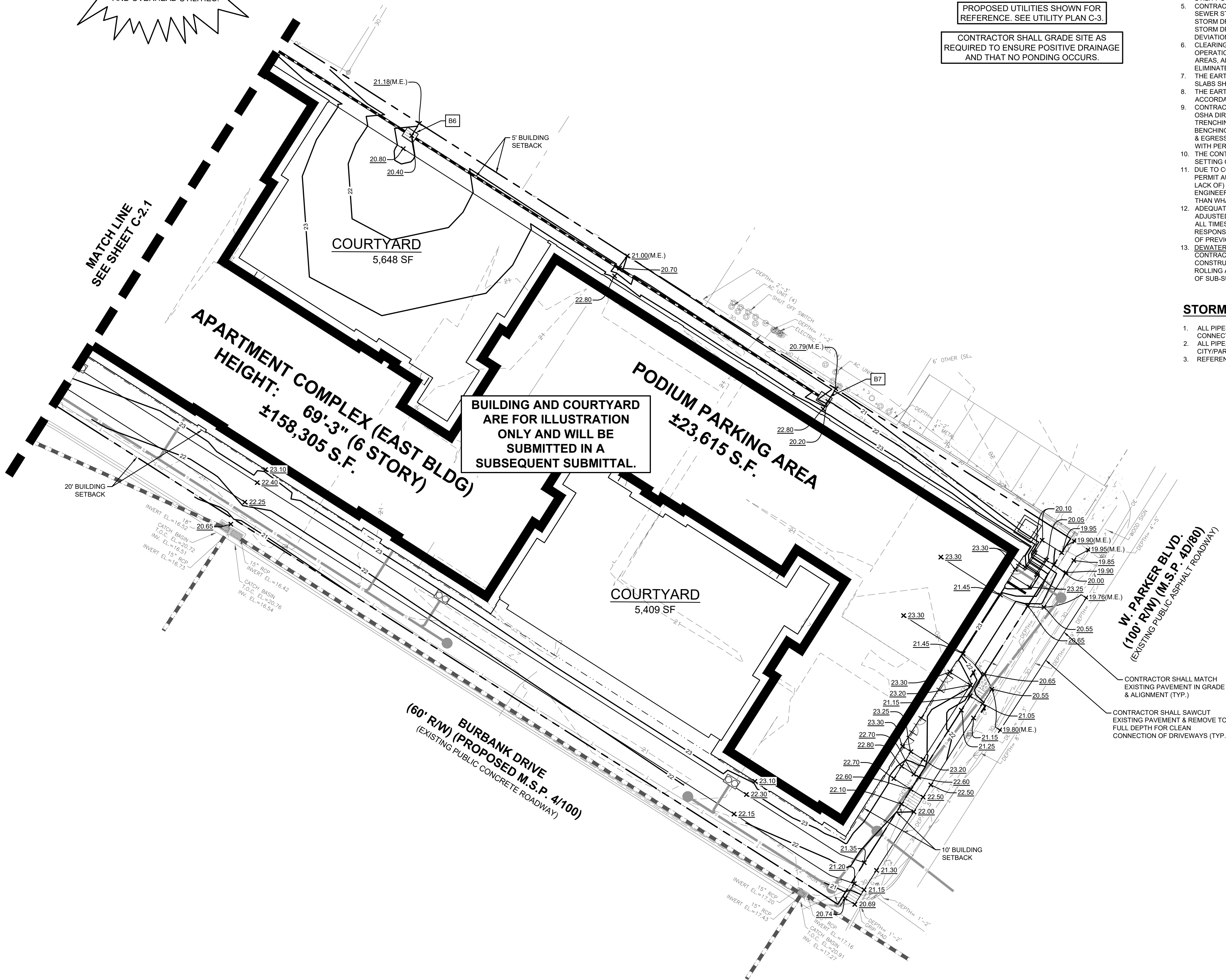
PROPOSED UTILITIES SHOWN FOR REFERENCE. SEE UTILITY PLAN C-3.

CONTRACTOR SHALL GRADE SITE AS REQUIRED TO ENSURE POSITIVE DRAINAGE AND THAT NO PONDING OCCURS.

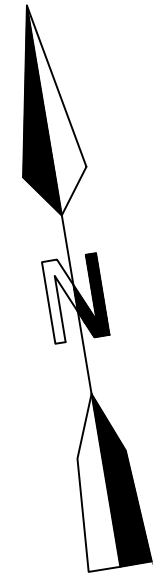
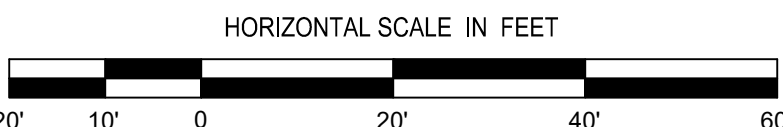
CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES.

BUILDING AND COURTYARD ARE FOR ILLUSTRATION ONLY AND WILL BE SUBMITTED IN A SUBSEQUENT SUBMITTAL.

CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES.



GRADING & DRAINAGE PLAN



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LV COLLECTIVE - STUDENT HOUSING

BURBANK DRIVE
BATON ROUGE, LOUISIANA 70808
EAST BATON ROUGE PARISH
FOR LVC STUDENT DEVELOPER, LLC



3960 BURBANK DRIVE
BATON ROUGE, LA 70808
225.751.4490

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C-3

LEGEND - NEW IMPROVEMENTS



REFER TO SURVEY FOR LEGEND OF EXISTING FEATURES

UTILITY NOTES:

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES & NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION &/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES & 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 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, & ALL UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO REMOVE OR RELOCATE WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, EASEMENTS, & CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES & GUY WIRES, WATER METERS & WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, & ASPHALT, SHOWN & NOT SHOWN, WITHIN CONSTRUCTION LIMITS & WHERE NEEDED, TO ALLOW FOR FILL MATERIAL, UNLESS OTHERWISE DENOTED, TO BE REMOVED AS UNCLASSIFIED EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC & FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE, CABLE T.V. & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH CITY UTILITY REQUIREMENTS AS TO LOCATIONS & SCHEDULING FOR TIE-INS/CONNECTIONS PRIOR TO CONNECTING EXISTING FACILITIES.
- CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, & TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER & TELEPHONE SERVICE TO BUILDING.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES & BE CONSTRUCTED TO SAME. SEE SPECIFICATIONS & DETAIL SHEETS FOR BACKFILLING & COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION & TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, & OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS & EGRESS FROM ALL EXCAVATION & TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- SITINGWORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SITINGWORK SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES TO ASSURE PROPER DEPTH & PREVENT ANY CONFLICT OF UTILITIES.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER & SEWER LINE IS TEN (10) FEET, OR MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER & SEWER LINE IS EIGHTEEN (18) INCHES.
- CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATER TIGHT.
- CONTRACTOR SHALL ON ALL UTILITIES, COORDINATE INSPECTION WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES AT INSTALLATION.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES & REQUIREMENTS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES & OWNERS INSPECTING AUTHORITIES.
- SITE CONTRACTOR TO COORDINATE PROPOSED RECONNECTION OF ALL UTILITIES WITH ARCHITECTURAL PLANS AS WELL AS UTILITY COMPANIES & BUILDING CONTRACTOR.
- ALL NECESSARY INSPECTIONS &/OR CERTIFICATIONS REQUIRED BY CODES &/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION & THE FINAL CONNECTION OF SERVICES.

POWER NOTES:

- REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING SERVICE CONNECTIONS.
- CONTRACTOR SHALL COORDINATE WITH ENTERGY FOR EXACT SIZE, NUMBER AND ROUTING OF CONDUITS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ENTERGY, TO DETERMINE EXACT LOCATION & RESPONSIBILITIES INCLUDING COST.

TELECOMMUNICATION NOTES:

- REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING SERVICE CONNECTIONS.
- CONTRACTOR SHALL COORDINATE WITH TELECOMMUNICATIONS COMPANY FOR EXACT SIZE, NUMBER AND ROUTING OF CONDUITS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE TELECOMMUNICATIONS COMPANY, TO DETERMINE EXACT LOCATION & RESPONSIBILITIES INCLUDING COST.

GAS NOTES:

- REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING SERVICE CONNECTIONS.
- ALL SERVICE LOCATIONS ARE APPROXIMATE & ARE SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE UTILITY PROVIDER TO DETERMINE EXACT LOCATION & RESPONSIBILITIES INCLUDING COST.

WATER NOTES:

- ALL WORK SHALL BE DONE TO THE BATON ROUGE WATER COMPANY SPECIFICATIONS.
- REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING FIRE SERVICE & DOMESTIC SERVICE CONNECTION LOCATIONS.
- CONTRACTOR SHALL CONSTRUCT WATER SERVICES AS SHOWN, & CONSTRUCT METERS, PITS & INSTALL CHECK VALVE.
- ALL SPRINKLER & DOMESTIC LEADS TO BUILDING SHALL END AT THE FACE OF BUILDING WALL, UNLESS NOTED, & SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END (FOR OTHERS TO REMOVE & EXTEND AS NECESSARY).
- ALL VERTICAL BENDS ON WATER MAIN SHALL BE RESTRAINED WITH A MECHANICAL JOINT FITTING SUPPLIED WITH THE RETAINER GLANDS. ANY JOINTS 25 FEET OR LESS FROM EITHER SIDE OF VERTICAL BEND SHALL BE RESTRAINED WITH A RETAINER GLAND.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
- ALL VALVES SHALL BE INSTALLED IN A CAST IRON VALVE BOX WITH COVER.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL HORIZONTAL BENDS, TEES, & FIRE HYDRANTS. SEE DETAIL.
- THE MINIMUM COVER ON WATER MAINS SHALL BE 3 FEET.
- PIPE SIZES 3" & SMALLER SHALL BE PVC. FITTINGS SHALL BE BRASS. SEE SPECIFICATIONS.
- PIPE SIZES 4" & LARGER SHALL BE PVC C-900 WATER PIPE. ALL FITTINGS 4" & LARGER SHALL BE CAST IRON CONFORMING TO ANSI & AWWA STANDARD SPECIFICATIONS.
- GATE VALVES 3/4" THROUGH 2" SHALL BE BRONZE WEDGE TYPE GATE VALVE. VALVES SHALL HAVE NON-RISING STEM WITH SOLID TEE HEAD OPERATING NUT UNLESS NOTED OTHERWISE.
- GATE VALVES 4" & LARGER SHALL BE CAST IRON GATE VALVE WITH PARALLEL DOUBLE DISC. VALVES SHALL HAVE MECHANICAL JOINT & NON-RISING STEM WITH SQUARE OPERATING NUT.

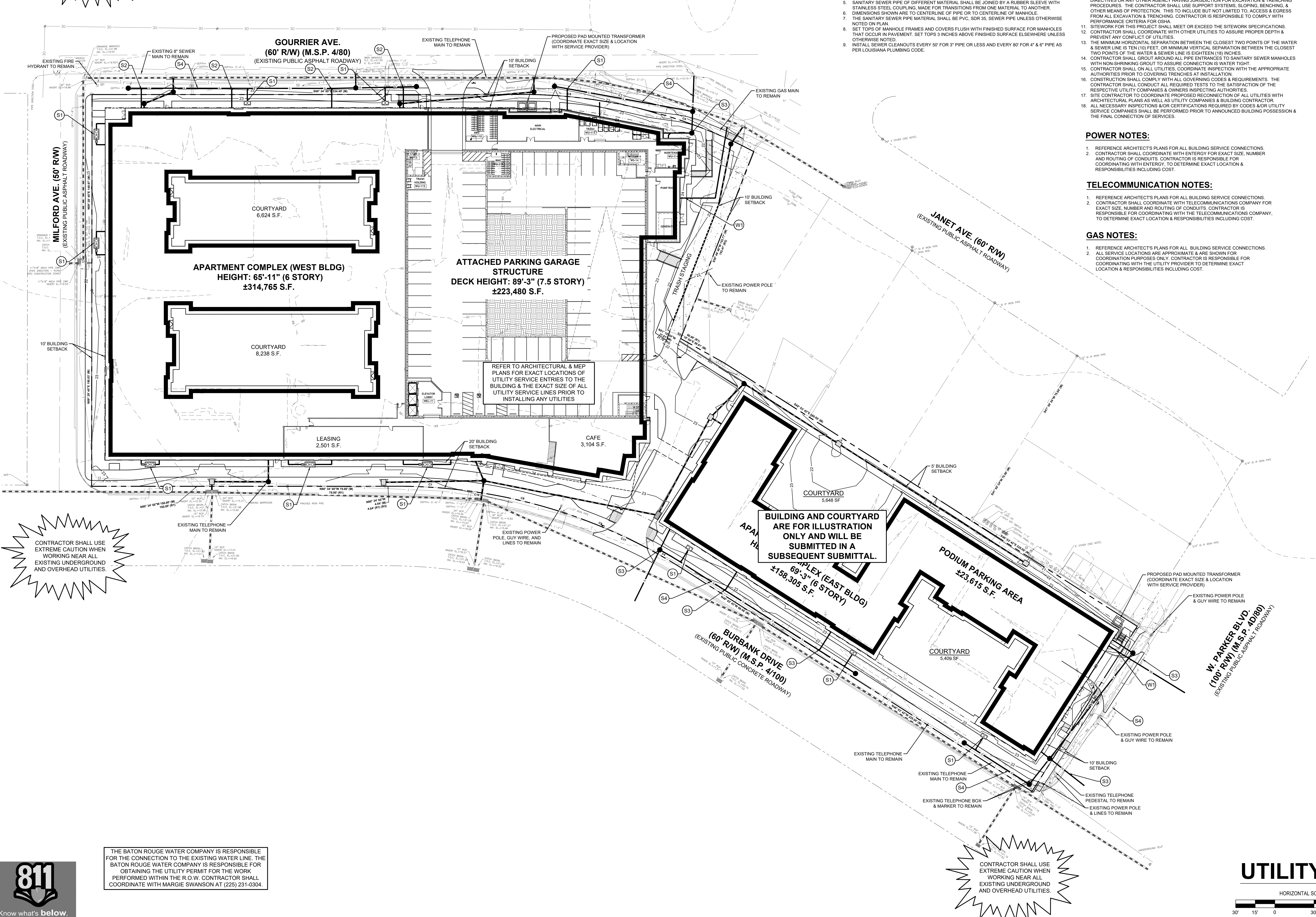
SANITARY SEWER NOTES:

- ALL WORK SHALL BE DONE TO THE EAST BATON ROUGE PARISH STANDARD SPECIFICATIONS.
- REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING SERVICE CONNECTIONS.
- CONTRACTOR SHALL COORDINATE WITH EAST BATON ROUGE PARISH PRIOR TO COMMENCING WITH CONSTRUCTION.
- ALL SUB-OUTS & WYE LATERALS SHALL BE PLUGGED WITH A STANDARD TYPE PLUG.
- SANITARY SEWER PIPE OF DIFFERENT MATERIAL SHALL BE JOINED BY A RUBBER SLEEVE WITH STAINLESS STEEL COUPLING, MADE FOR TRANSITIONS FROM ONE MATERIAL TO ANOTHER.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR TO CENTERLINE OF MANHOLE.
- THE SANITARY SEWER PIPE MATERIAL SHALL BE PVC, SDR 35, SEWER PIPE UNLESS OTHERWISE NOTED ON PLAN.
- SET TOPS OF MANHOLE FRAMES AND COVERS FLUSH WITH FINISHED SURFACE FOR MANHOLES THAT OCCUR IN PAVEMENT. SET TOPS 3 INCHES ABOVE FINISHED SURFACE ELSEWHERE UNLESS OTHERWISE NOTED.
- INSTALL SEWER CLEANOUTS EVERY 50' FOR 3" PIPE OR LESS AND EVERY 80' FOR 4" & 6" PIPE AS PER LOUISIANA PLUMBING CODE.

UTILITY KEYNOTE LEGEND

SANITARY SEWER	WATER
(S1) APPROXIMATE LOCATIONS OF EXTERIOR GREASE TRAP REF. MEP PLANS FOR DETAILS	(W1) 6" DOMESTIC WATER LINE
(S2) 6" SANITARY SEWER SERVICE LATERAL @ 1.00% MIN. SLOPE	
(S3) 6" SANITARY SEWER SERVICE LATERAL @ 1.00% MIN. SLOPE	
(S4) 8" PVC SANITARY SEWER	

CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES.

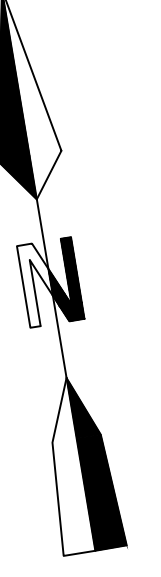
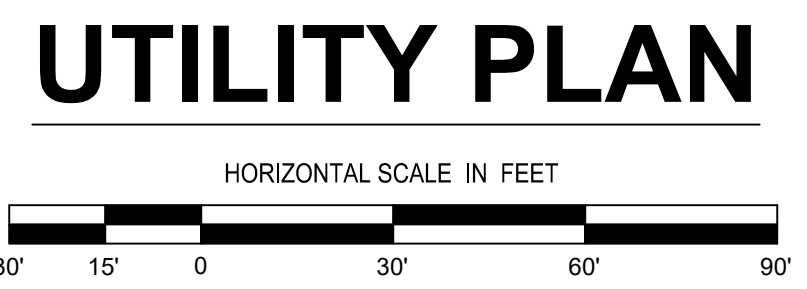


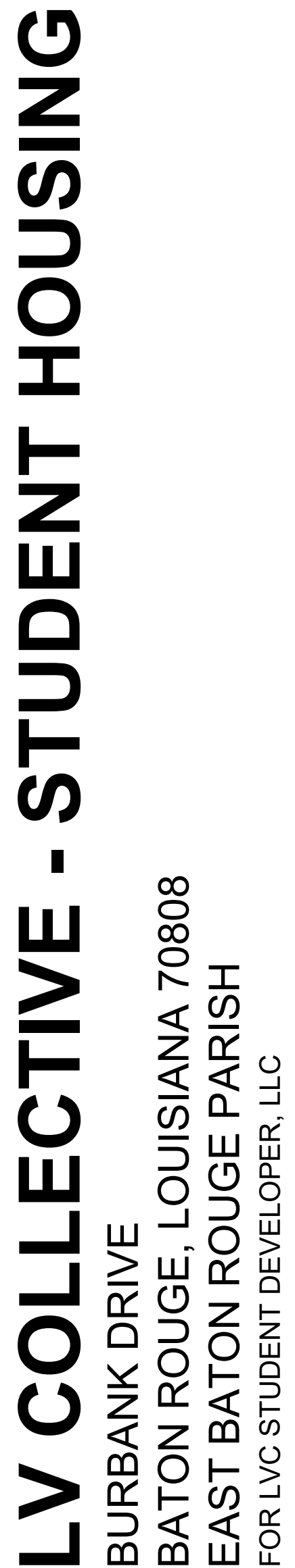
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CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES.

THE BATON ROUGE WATER COMPANY IS RESPONSIBLE FOR THE CONNECTION TO THE EXISTING WATER LINE. THE BATON ROUGE WATER COMPANY IS RESPONSIBLE FOR OBTAINING THE UTILITY PERMIT FOR THE WORK PERFORMED WITHIN THE R.O.W. CONTRACTOR SHALL COORDINATE WITH MARGIE SWANSON AT (225) 231-0304.





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LV COLLECTIVE - STUDENT HOUSING

BURBANK DRIVE
BATON ROUGE, LOUISIANA 70808
EAST BATON ROUGE PARISH
FOR LVC STUDENT DEVELOPER, LLC



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GRADING DETAILS

