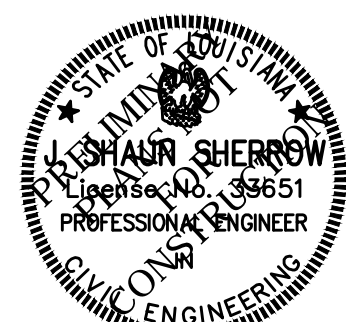


Residences
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#	Date	Description

Existing Conditions &
Demolition

Date: NOVEMBER 2025

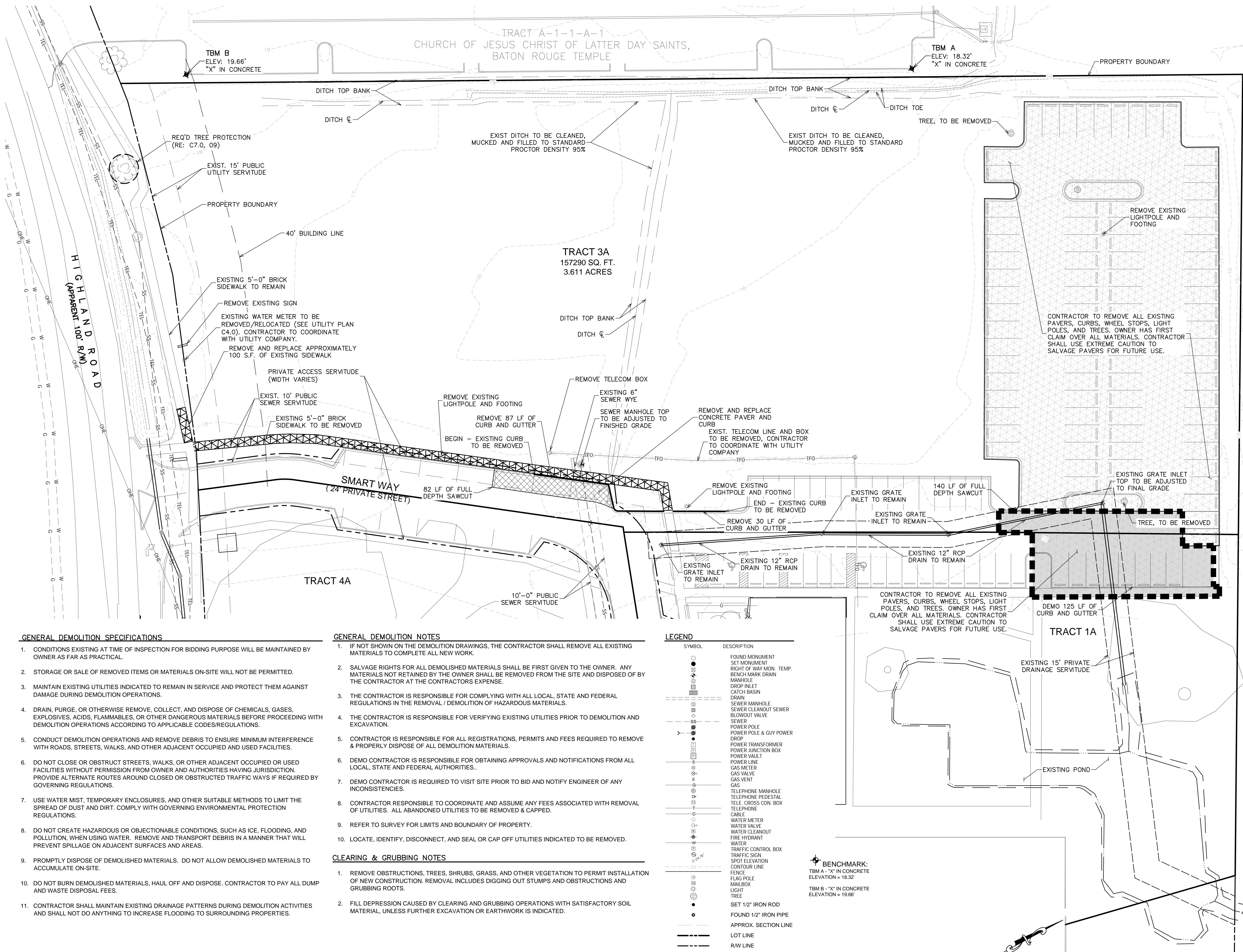
Project Number: 221023

Drawn By: TSM

Checked By: MLM

Sheet:

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GENERAL DEMOLITION SPECIFICATIONS

- CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSE WILL BE MAINTAINED BY OWNER AS FAR AS PRACTICAL.
- STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE WILL NOT BE PERMITTED.
- MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
- DRAIN, PURGE, OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES, OR OTHER DANGEROUS MATERIALS BEFORE PROCEEDING WITH DEMOLITION OPERATIONS ACCORDING TO APPLICABLE CODES/REGULATIONS.
- CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
- DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
- USE WATER MIST, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS.
- DO NOT CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION, WHEN USING WATER. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
- PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
- DO NOT BURN DEMOLISHED MATERIALS. HAUL OFF AND DISPOSE. CONTRACTOR TO PAY ALL DUMP AND WASTE DISPOSAL FEES.
- CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS DURING DEMOLITION ACTIVITIES AND SHALL NOT DO ANYTHING TO INCREASE FLOODING TO SURROUNDING PROPERTIES.

GENERAL DEMOLITION NOTES

- IF NOT SHOWN ON THE DEMOLITION DRAWINGS, THE CONTRACTOR SHALL REMOVE ALL EXISTING MATERIALS TO COMPLETE ALL NEW WORK.
- SALVAGE RIGHTS FOR ALL DEMOLISHED MATERIALS SHALL BE FIRST GIVEN TO THE OWNER. ANY MATERIALS NOT RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS IN THE REMOVAL / DEMOLITION OF HAZARDOUS MATERIALS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING UTILITIES PRIOR TO DEMOLITION AND EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL REGISTRATIONS, PERMITS AND FEES REQUIRED TO REMOVE & PROPERLY DISPOSE OF ALL DEMOLITION MATERIALS.
- DEMO CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND NOTIFICATIONS FROM ALL LOCAL, STATE AND FEDERAL AUTHORITIES..
- DEMO CONTRACTOR IS REQUIRED TO VISIT SITE PRIOR TO BID AND NOTIFY ENGINEER OF ANY INCONSISTENCIES.
- CONTRACTOR RESPONSIBLE TO COORDINATE AND ASSUME ANY FEES ASSOCIATED WITH REMOVAL OF UTILITIES. ALL ABANDONED UTILITIES TO BE REMOVED & CAPPED.
- REFER TO SURVEY FOR LIMITS AND BOUNDARY OF PROPERTY.
- LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED.

CLEARING & GRUBBING NOTES

- REMOVE OBSTRUCTIONS, TREES, SHRUBS, GRASS, AND OTHER VEGETATION TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVAL INCLUDES DIGGING OUT STUMPS AND OBSTRUCTIONS AND GRUBBING ROOTS.
- FILL DEPRESSION CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL, UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.

LEGEND

SYMBOL	DESCRIPTION
○	FOUND MONUMENT
●	SET MONUMENT
+	RIGHT OF WAY MON. TEMP.
⊕	BENCH MARK DRAIN
⊖	MANHOLE
⊗	DROP INLET
⊙	CATCH BASIN
⊚	DRAIN
⊛	SEWER MANHOLE
⊜	SEWER CLEANOUT SEWER
⊝	BLOWOUT VALVE
SS	SEWER
—	POWER POLE
—	POWER POLE & GUY POWER
—	DROP
—	POWER TRANSFORMER
—	POWER JUNCTION BOX
—	POWER VAULT
E	POWER LINE
⊗	GAS METER
⊙	GAS VALVE
⊚	GAS VENT
G	GAS
⊗	TELEPHONE MANHOLE
⊙	TELEPHONE PEDESTAL
⊚	TELE. CROSS CON. BOX
T	TELEPHONE
—	CABLE
⊙	WATER METER
⊚	WATER VALVE
⊛	WATER CLEANOUT
⊙	FIRE HYDRANT
⊚	WATER
⊙	TRAFFIC CONTROL BOX
⊙	SPOT ELEVATION
—	CONTOUR LINE
—	FENCE
—	FLAG POLE
—	MAILBOX
—	LIGHT
—	TREE
●	SET 1/2" IRON ROD
○	FOUND 1/2" IRON PIPE
—	APPROX. SECTION LINE
—	LOT LINE
—	R/W LINE
—	DEMOLITION LIMITS
—	EXTENTS OF ADD
—	ALTERNATE

BENCHMARK:
TBM A - "X" IN CONCRETE
ELEVATION = 18.32'
TBM B - "X" IN CONCRETE
ELEVATION = 19.66'

PRELIMINARY WORK

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SCALE: 1"=20'
0 20 40

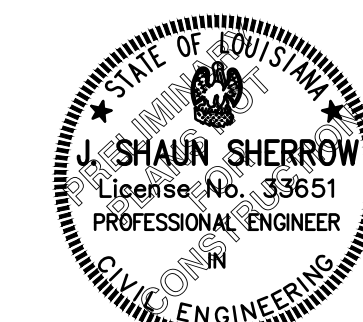
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Revisions:

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Key Plan:

Sheet Title:

Site Layout

Date: NOVEMBER 2025

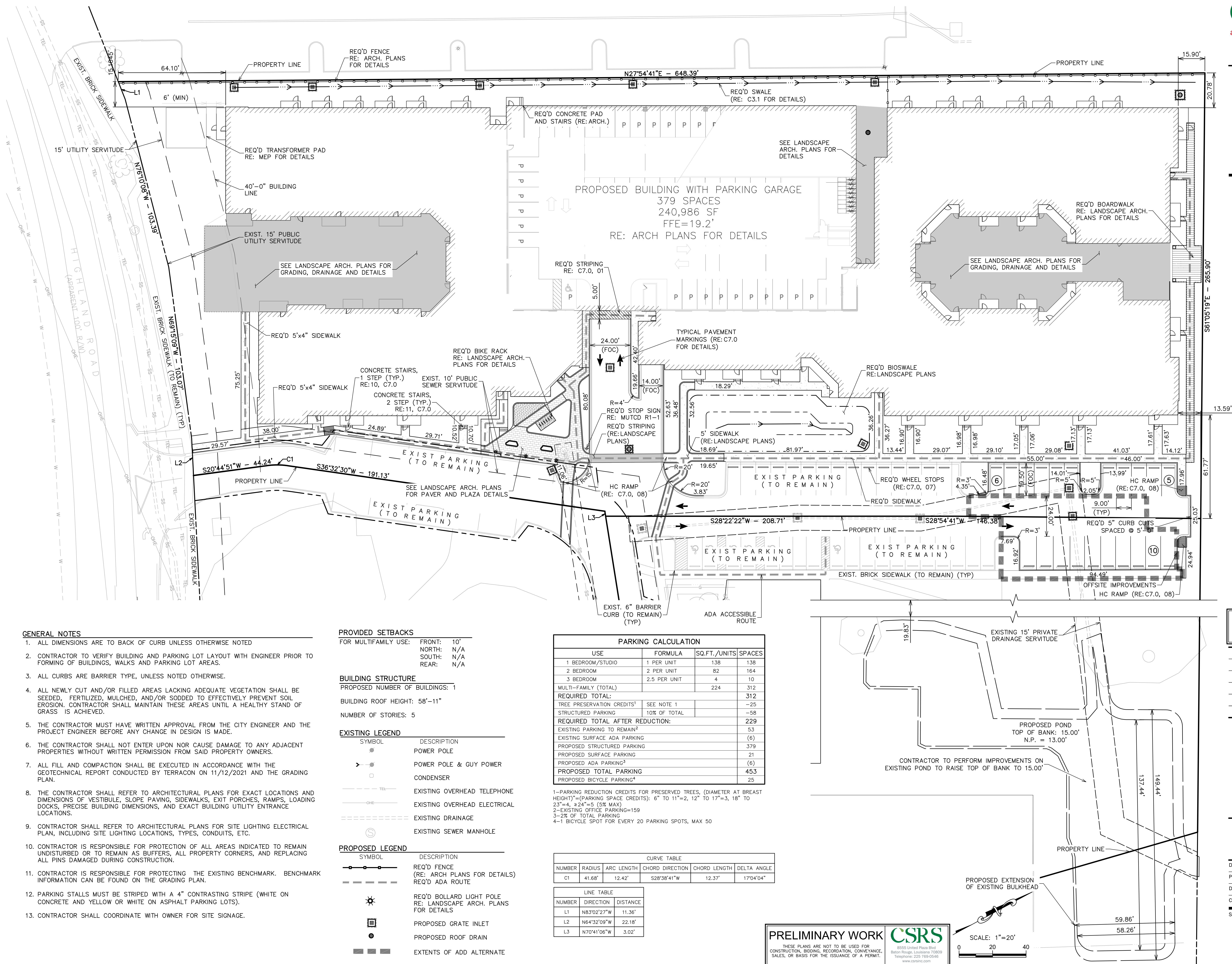
Project Number: 221023

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Key Plan:

Sheet Title:

Drainage Area
Map

Date: NOVEMBER 2025

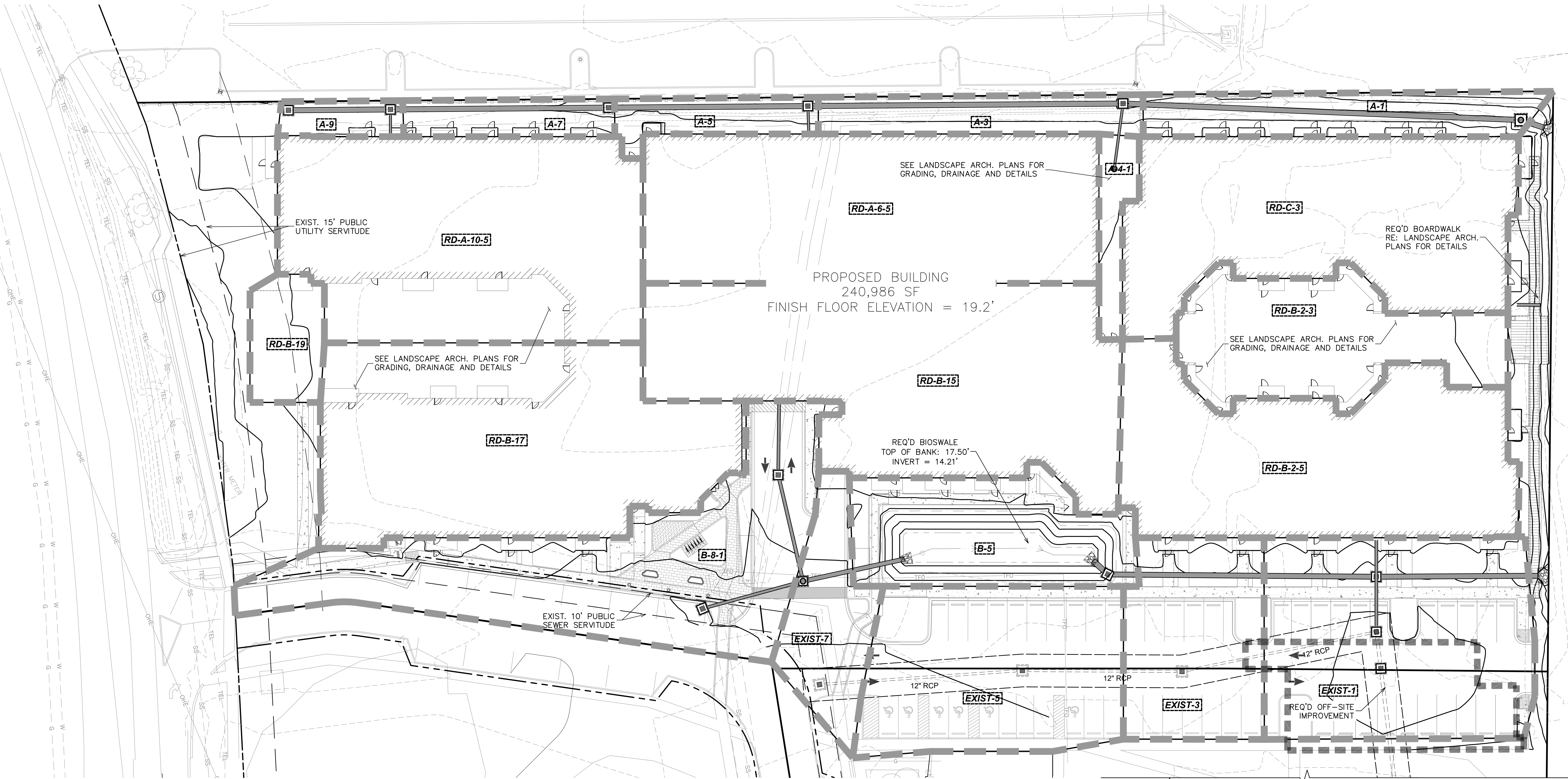
Project Number: 221023

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Checked By: MLM

Sheet:

C3.0



Drainage Area Table		
SubCatchment	Acres	Q c.f.s.
A-1	0.082	0.29
A-3	0.060	0.21
A-4-1	0.028	0.10
A-5	0.038	0.13
A-7	0.038	0.13
A-9	0.021	0.07
B-5	0.140	0.49
B-8-1	0.296	1.04
EXIST-1	0.259	0.91
EXIST-3	0.133	0.47
EXIST-5	0.203	0.71
EXIST-7	0.079	0.28
RD-A-6-5	0.328	1.15
RD-A-10-5	0.346	1.21
RD-B-2-3	0.158	0.55
RD-B-2-5	0.292	1.02
RD-B-15	0.381	1.33
RD-B-17	0.352	1.23
RD-B-19	0.044	0.15
RD-C-3	0.298	1.04

GENERAL NOTES:

1. FLOWS DERIVED BY USING 3.50 CFS/AC FOR DEVELOPED LOTS.
2. SEE GRADING AND DRAINAGE SHEETS FOR PIPE AND STRUCTURE TABLES

LEGEND	
SYMBOL	DESCRIPTION
[A-1]	DRAINAGE BASIN
---	DRAINAGE AREA
---	PROPOSED PIPE
[]	PROPOSED INLET
[]	PROPOSED JUNCTION BOX

LEGEND

28	EXISTING CONTOURS
13	PROPOSED CONTOURS
+1.00	EXISTING SPOT ELEVATION
25.95	PROPOSED SPOT ELEVATION
[]	EXISTING DROP INLET
[]	PROPOSED DROP INLET
A02	PIPE NUMBER
A01	STRUCTURE NUMBER
---	EXTENTS OF ADD ALTERNATE

FLOOD ZONE NOTES:

INUNDATION ELEVATION: (OBTAINED FROM DPW)	16.0'
FLOOD ZONES:	"AE/SHADED X"
CALCULATED ADJACENT 100 YR BASE FLOOD ELEVATIONS (OBTAINED FROM DPW)	16.0'
BASE FLOOD ELEVATION (PER FEMA F.I.R.M.)	N/A
COMMUNITY FLOOD ELEVATION (OBTAINED FROM DPW)	18.02'

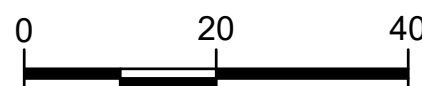
BENCHMARK:
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SCALE: 1"=20'



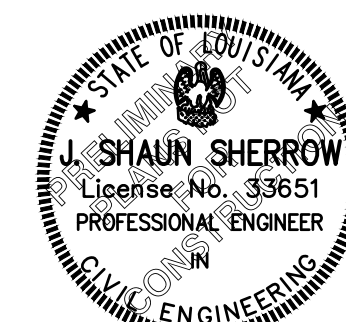
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OFFSITE IMPROVEMENTS
BY OTHERS TO ENSURE
POSITIVE DRAINAGE
PRIOR TO CONSTRUCTION

REQ'D PIPE HEADWALL
(CPS 601-10)



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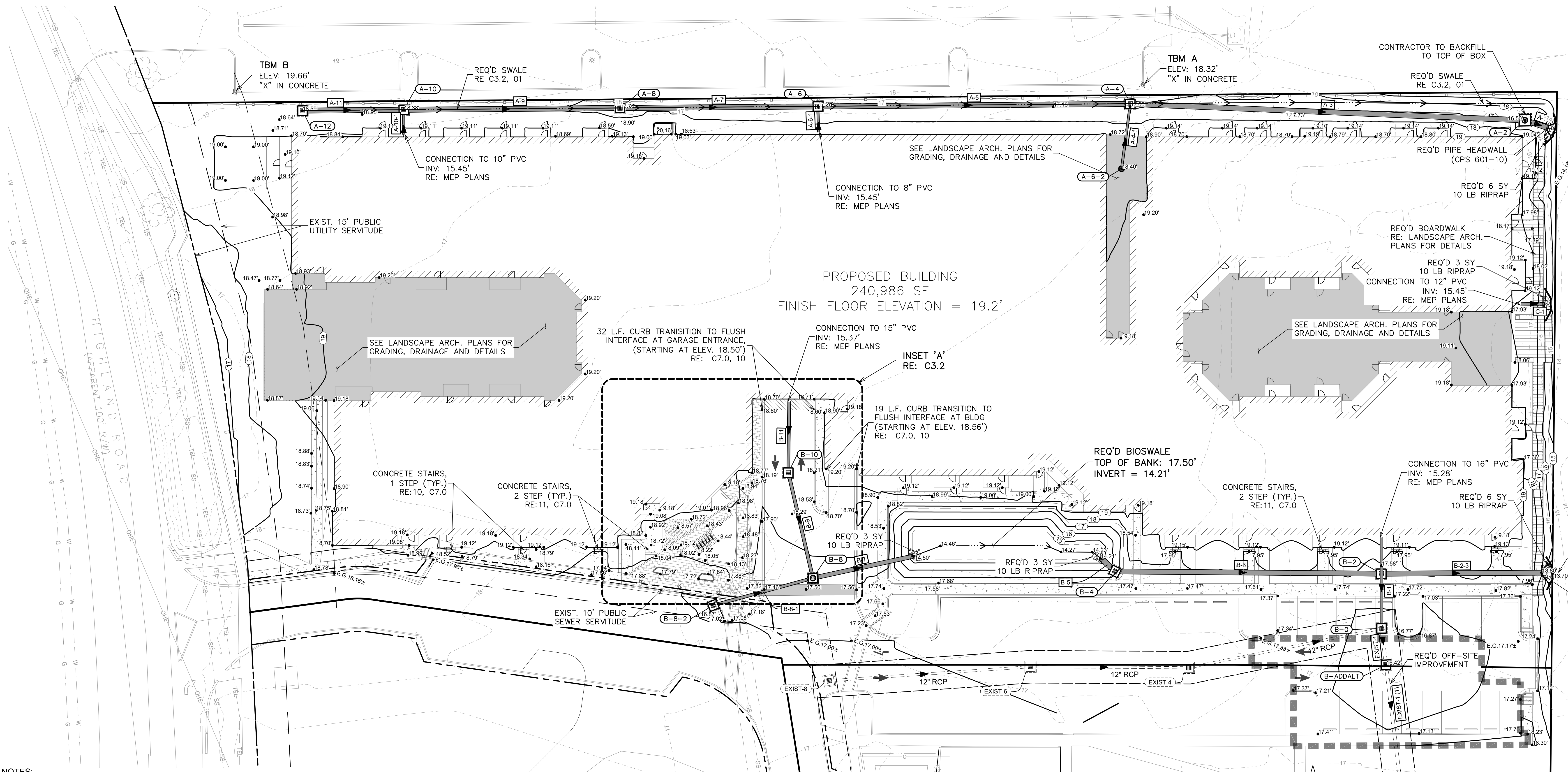
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GRADING NOTES:

- LOUISIANA LAW REQUIRES A MINIMUM OF 48 HOURS NOTICE TO UNDERGROUND UTILITY OWNERS BEFORE YOU PERFORM ANY DIGGING OR DEMOLITION AS REQUIRED BY THE "LOUISIANA UNDERGROUND UTILITIES AND FACILITIES DAMAGE PREVENTION LAW". CONTRACTORS SHALL LOUISIANA ONE CALL AT 1-800-272-3020.
- CONTRACTOR SHALL VERIFY BUILDING AND PARKING LOT LAYOUT WITH THE ARCHITECT PRIOR TO FORMING OF BUILDINGS, WALKS AND PARKING LOT AREAS.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING UTILITIES WITHIN WORK AREAS PRIOR TO EXCAVATION.
- ALL PAVEMENT GRADES SHOWN ARE TOP OF CONCRETE UNLESS NOTED. TOP OF CURBS IS 6-INCHES HIGHER THAN ELEVATION SHOWN.
- ALL MANHOLE AND INLET TOP ELEVATIONS LISTED ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR SETTING ALL TOP ELEVATIONS FLUSH WITH FINISH GRADE AND SLOPED IF PAVEMENT IS TO BE SLOPED.
- CONTRACTOR SHALL BACK FILL AGAINST TOP OF CURBS AT 3:1 SLOPE TO EXISTING GRADE UNLESS NOTED OTHERWISE.
- SLOPE OF PAVING SHALL NOT EXCEED 2% AT HANDICAP ACCESSIBLE SPACES.
- CONTRACTOR SHALL GRADE PAVEMENT AROUND SIDEWALKS & CURBS FOR POSITIVE DRAINAGE TO AN INLET OR DESIGNATED DRAINAGE AREA.
- THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE CITY ENGINEER AND THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
- THE CONTRACTOR SHALL NOT ENTER UPON NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS.
- ALL LANDSCAPED ISLANDS ARE TO BE GRADED TO DRAIN OVER CURB AND INTO PARKING AREA.
- CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL THE NEW DRAINAGE IS INSTALLED. THE CONTRACTOR SHALL NOT CAUSE ANY INCREASE IN RISK OF FLOODING TO ANY SURROUNDING PROPERTY OWNERS DURING THE COURSE OF CONSTRUCTION.
- THE PIPE SHALL BE LAID, AS DIRECTED BY THE ENGINEER, ON FIRM SOIL UNLESS BEDDING IS REQUIRED ELSEWHERE IN THE PLANS ALLOWING FOR BEARING FULL FOR THE FULL LENGTH OF THE BARREL OF THE PIPE. ANY PART OF THE TRENCH EXCAVATED BELOW GRADE SHALL BE CORRECTED WITH THOROUGHLY COMPACTED MATERIAL APPROVED BY THE ENGINEER. ALL PIPE SHALL BE CAREFULLY LAID TO THE LINES AND GRADES SHOWN ON THE PLANS. ANY PIPE NOT TRUE IN ALIGNMENT OR WHICH SHOWS SETTLEMENT AFTER LAYING, SHALL BE REMOVED AND RE-LAID AT THE CONTRACTOR'S EXPENSE.
- PIPE LAYING SHALL BEGIN AT THE DOWNSTREAM END OF THE LINE. BEFORE BEING SET IN PLACE EACH SECTION OF PIPE SHALL BE THOROUGHLY CLEANED, AND FREE OF DIRT. ALL BELLS SHALL BE LAID ON THE UPSTREAM END. EACH JOINT SHALL BE WRAPPED WITH GEOTEXTILE FABRIC TO ENSURE SOIL-TIGHTNESS.
- ALL INLET CONNECTION AT PIPE INTERFACES (EXISTING & PROPOSED) SHALL BE GROUTED WITH NON-SHRINK GROUT FOR AN AIR-TIGHT SEAL.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL INLETS, FITTINGS, SEWER PIPES, AND DRAINAGE PIPES TO ENGINEER FOR APPROVAL BEFORE ORDERING MATERIAL.
- UPON COMPLETION OF THE JOB, ALL ELEMENTS OF THE DRAIN SYSTEM SHALL BE CLEANED AND FREE OF ANY DIRT AND DEBRIS AND SHOULD BE IN PROPER WORKING CONDITION.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL INLETS, FITTINGS, SEWER PIPES, AND DRAINAGE PIPES TO ENGINEER FOR APPROVAL BEFORE ORDERING MATERIAL.
- ALL PVC ROOF DRAIN PIPES UNDERNEATH PROPOSED PAVEMENT SHOULD CONFORM TO AASHTO H-20 LOADING.

DRAINAGE STRUCTURE TABLE			
STRUCTURE DESIGNATION	STRUCTURE TYPE	STRUCTURE INVERT	TOP
A-2	CPS 702-20 TYPE 6	14.02'	16.91'
A-4	CPS 702-20 TYPE 3	14.38'	17.00'
A-6	CPS 702-20 TYPE 3	14.67'	17.28'
A-6-2	CPS 702-21	14.45'	18.40'
A-8	CPS 702-20 TYPE 3	14.86'	17.76'
A-10	CPS 702-20 TYPE 3	15.06'	18.38'
A-12	CPS 702-20 TYPE 3	15.15'	18.59'

DRAINAGE STRUCTURE TABLE			
STRUCTURE DESIGNATION	STRUCTURE TYPE	STRUCTURE INVERT	TOP
B-0	CPS 702-20 TYPE 3	13.61'	16.64'
B-2	CONFLICT BOX	13.95'	17.50'
B-4	CPS 702-20 TYPE 3	14.19'	16.94'
B-8	CPS 702-20 TYPE 9	14.60'	17.65'
B-8-2	CPS 702-10	14.70'	16.84'
B-10	CPS 702-20 TYPE 3	14.70'	18.39'

DRAINAGE STRUCTURE TABLE			
STRUCTURE DESIGNATION	STRUCTURE TYPE	STRUCTURE INVERT	TOP
B-ADDALT	CPS 702-20	13.57'	16.42'

DRAINAGE PIPE DATA					
PIPE NO.	U.S. STRUCT	D.S. STRUCT	PIPE SIZE	PIPE LENGTH	MATERIAL
C-1	C-2	C	12"	12'	RCP

DRAINAGE PIPE DATA					
PIPE NO.	U.S. STRUCT	D.S. STRUCT	PIPE SIZE	PIPE LENGTH	MATERIAL
D-1	D-2	D	12"	7'	RCP

DRAINAGE PIPE DATA							
PIPE NO.	U.S. STRUCT	D.S. STRUCT	PIPE SIZE	PIPE LENGTH	MATERIAL	PIPE INV. UP	PIPE INV. DOWN
A-1	A-2	A	22"	11'	18" RCP ARCH EQUIV.	14.02'	14.00'
A-3	A-4	A-2	22"	182'	18" RCP ARCH EQUIV.	14.39'	14.02'
A-4-1	A-6-2	A-4	12"	30'	PVC	14.45'	14.38'
A-5	A-6	A-4	22"	144'	18" RCP ARCH EQUIV.	14.68'	14.39'
A-6-1	RD-A-6-2	A-6	12"	13'	PVC	14.70'	14.67'
A-7	A-8	A-6	22"	91'	18" RCP ARCH EQUIV.	14.86'	14.68'
A-9	A-10	A-8	8"	100'	18" RCP ARCH EQUIV.	15.06'	14.86'
A-10-1	RD-A-10-2	A-10	12"	12'	PVC	15.08'	15.06'
A-11	A-12	A-10	22"	47'	18" RCP ARCH EQUIV.	15.15'	15.06'

DRAINAGE PIPE DATA							
PIPE NO.	U.S. STRUCT	D.S. STRUCT	PIPE SIZE	PIPE LENGTH	MATERIAL	PIPE INV. UP	PIPE INV. DOWN
B-1	RD-B-2-2	B-0	16"	43'	A2000	15.28'	14.00'
B-2-3	B-2	B-2	74"	RCP	13.95'	13.80'	
B-3	B-4	B-2	24"	123'	PVC	14.19'	13.95'
B-5	B-4	B-4	24"	9'	RCP	14.21'	14.19'
B-7	B-8	B-8	18"	47'	RCP	14.60'	14.50'
B-8-1	B-8-2	B-8	15"	48'	A2000	14.70'	14.60'
B-9	B-10	B-8	15"	50'	A2000	14.70'	14.60'
B-11	RD-B-12	B-10	15"	34'	A2000	15.37'	14.70'

FLOOD ZONE NOTES:

INUNDATION ELEVATION:
(OBTAINED FROM DPW) 16.0'

FLOOD ZONES: "AE/SHADED X"

CALCULATED ADJACENT 100 YR
BASE FLOOD ELEVATIONS
(OBTAINED FROM DPW) 16.0'

BASE FLOOD ELEVATION
(PER FEMA F.I.R.M.) N/A

COMMUNITY FLOOD ELEVATION
(OBTAINED FROM DPW) 18.02'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING DROP INLET
- PROPOSED DROP INLET
- PIPE NUMBER
- STRUCTURE NUMBER
- EXTENTS OF ADD ALTERNATE

BENCHMARK:
TBM A - "X" IN CONCRETE
ELEVATION = 18.32'
TBM B - "X" IN CONCRETE
ELEVATION = 19.66'

INSET 'B'
RE: C3.2

SCALE: 1"=20'

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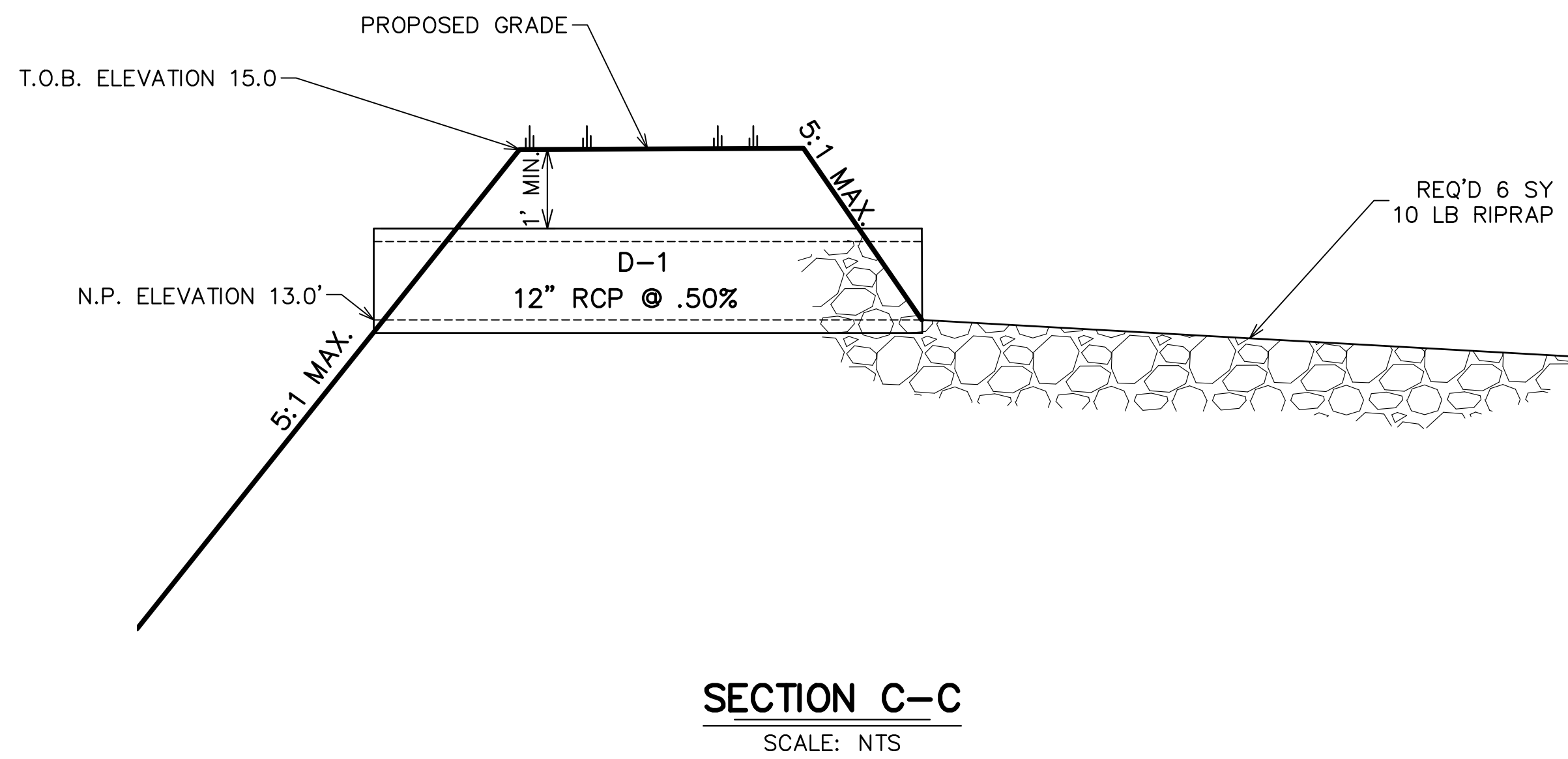
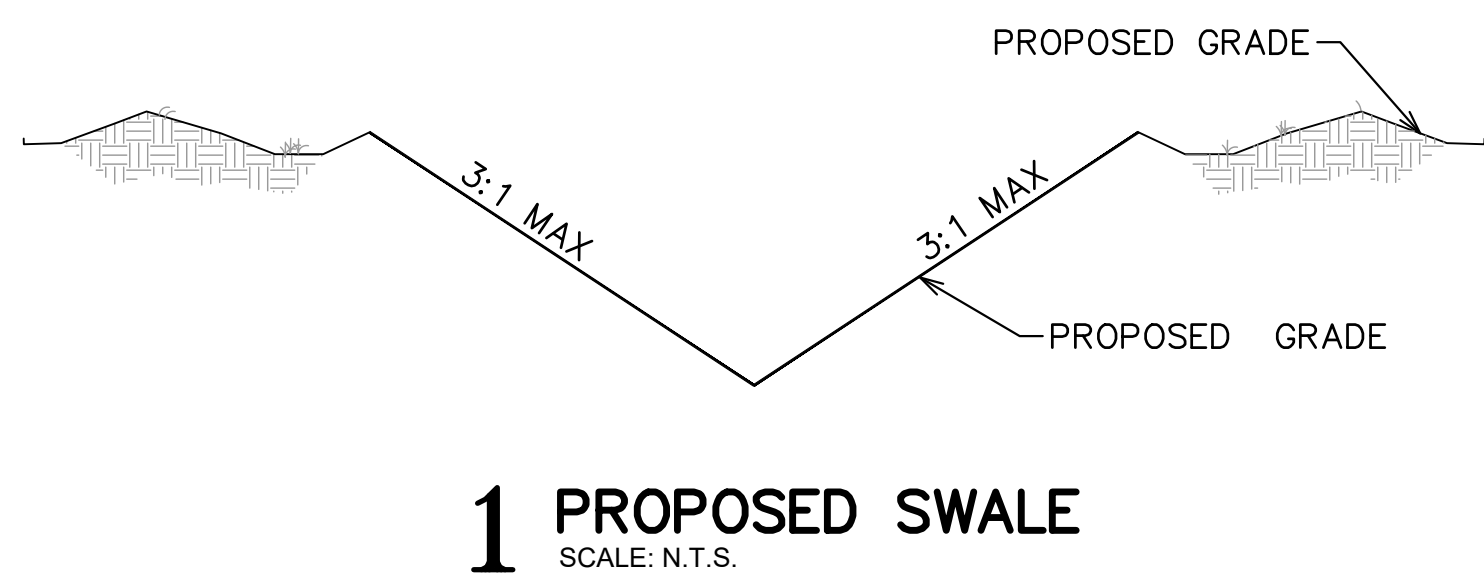
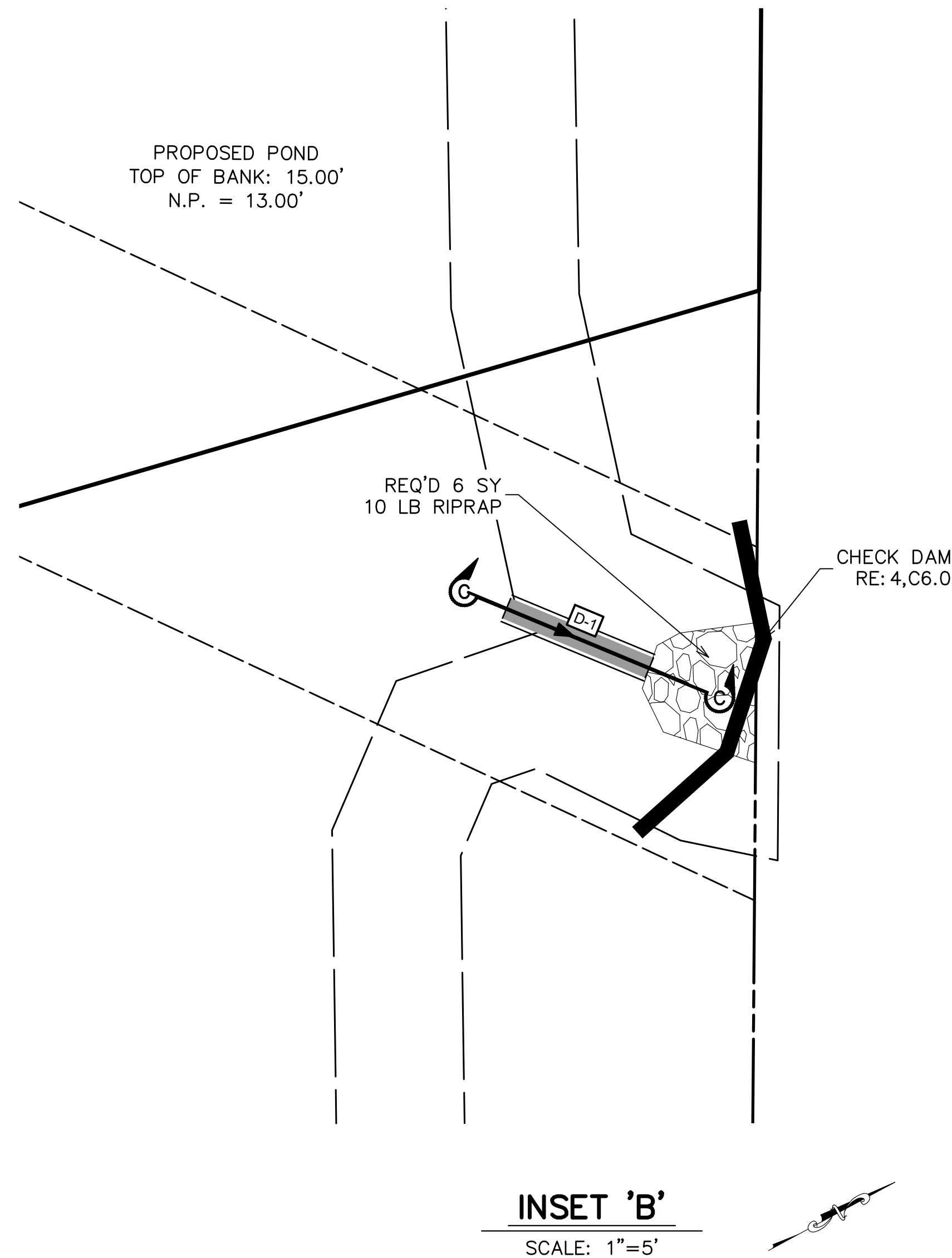
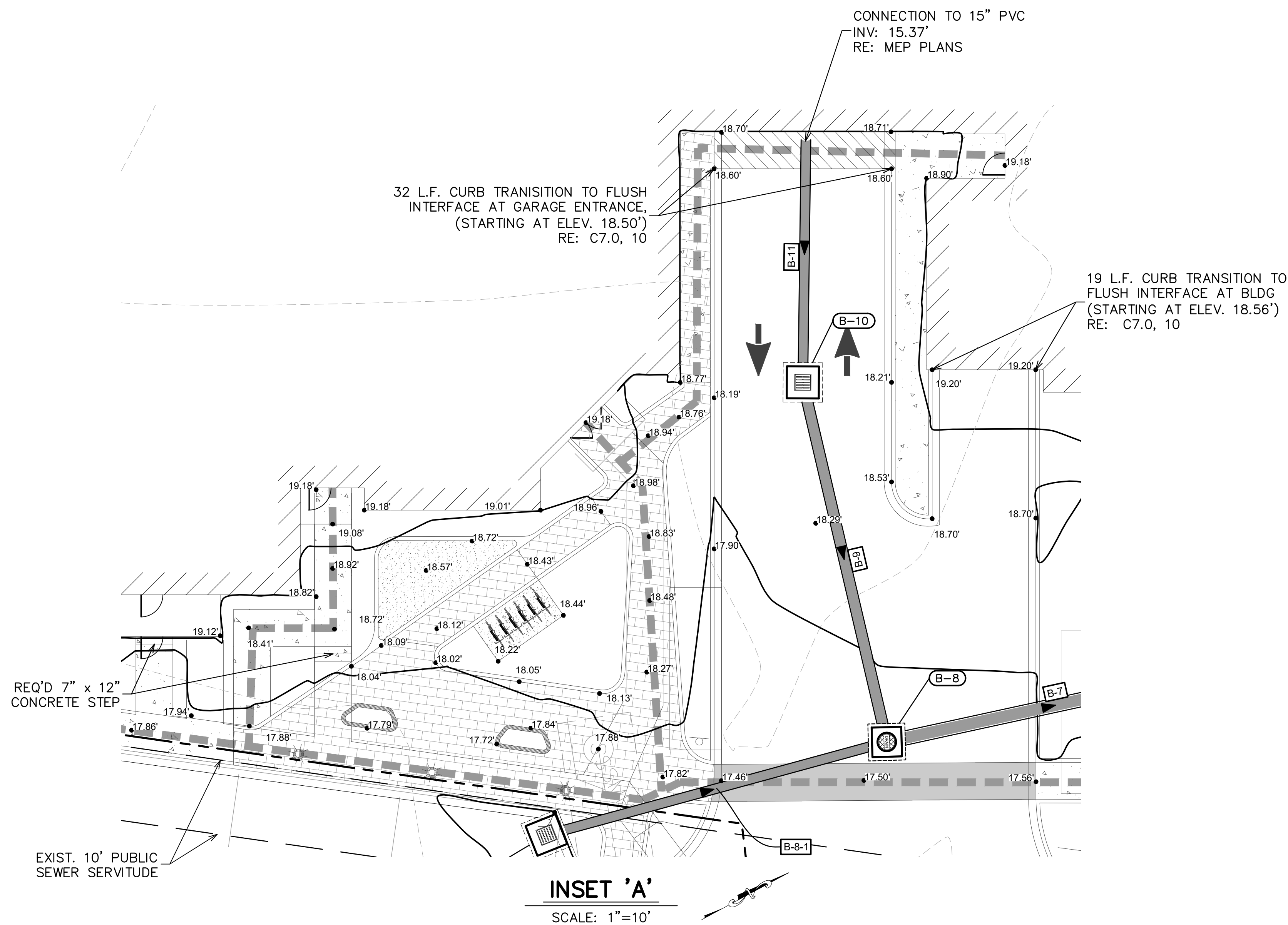


Project:

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Sheet Title:

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Drainage Plan

Date: NOVEMBER 2025

Project Number: 221023

Drawn By: TSM

Checked By: MLM

Sheet:

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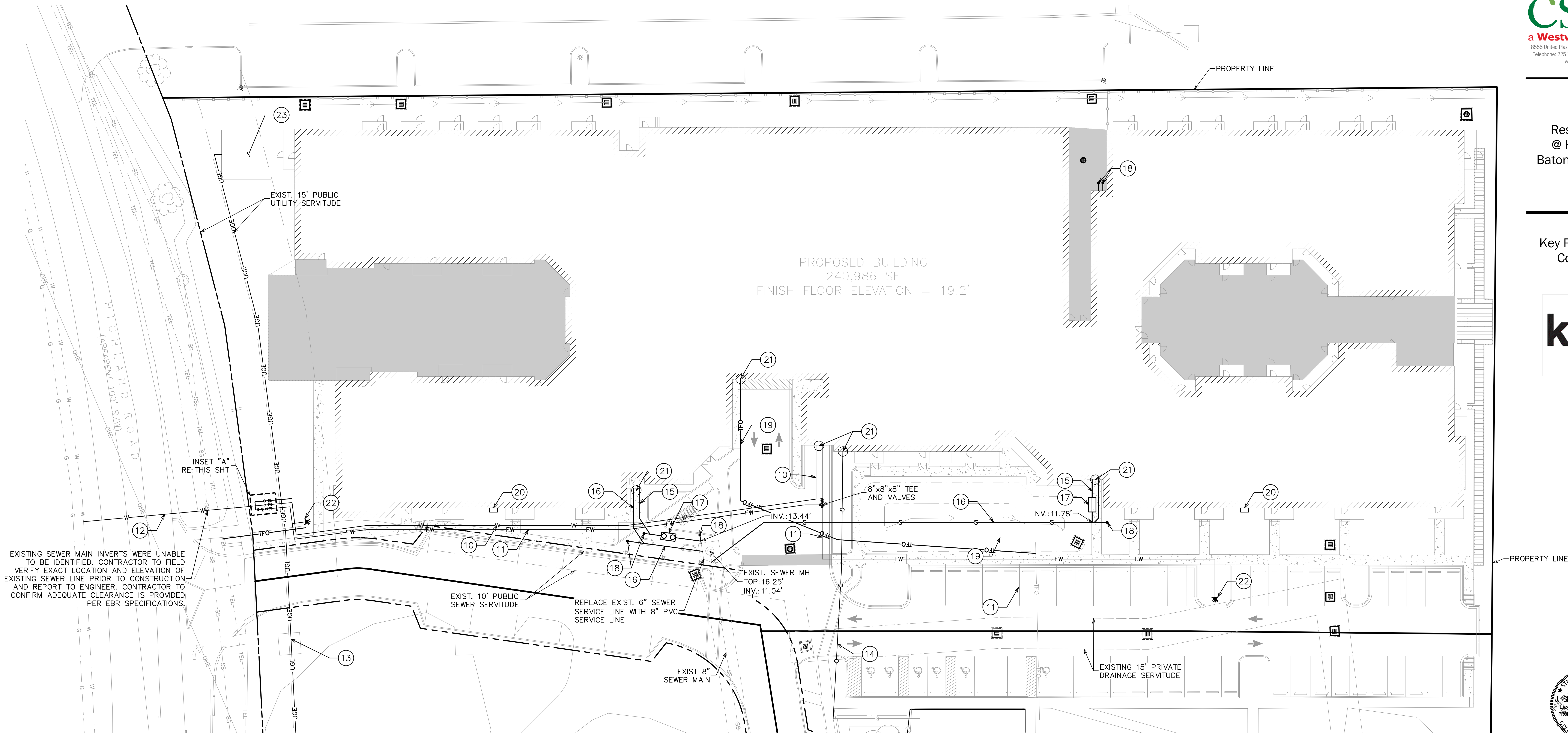
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GENERAL UTILITY NOTES

- UTILITY NOTES:
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 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS, INSPECTIONS, AND APPROVAL OF THE COMPLETED UTILITY WORK FROM ALL OF THE APPROVING AUTHORITIES AND EACH UTILITY COMPANY BEFORE BACK FILLING AND/OR PAVING OVER ANY OF THE UTILITY WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CONNECTION FEES FOR TEMPORARY CONNECTIONS. DEPOSITS AND ANY IMPACT FEES ISSUED BY UTILITY COMPANIES FOR UTILITY SERVICE WILL BE PAID BY OWNER.
 - THE EXISTING UTILITIES, BOTH ABOVE GROUND AND SUBSURFACE, ARE SHOWN ON THE PLANS AS DETERMINED FROM FIELD SURVEYS AND AVAILABLE FILES AND RECORDS. THE LOCATION, SIZE, EXISTENCE OR NONEXISTENCE OF UTILITIES IS NOT WARRANTED BY THE ENGINEER. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD, PRIOR TO CONSTRUCTION. ALL DAMAGES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL VERIFY UTILITY SERVICE ENTRANCE POINTS AND METER LOCATIONS WITH THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY SERVICE LINES.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE POWER AND TELEPHONE COMPANIES FOR LOCATION AND HEIGHT OF MONUMENT SIGN BEFORE CONDUIT AND WIRING IS INSTALLED.
 - CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE VERIFIED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND DEPTHS/CONNECTIONS TO THEIR FACILITIES.
 - THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES AND WITH THIS ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, AND ANY OTHER MISC. UTILITIES) SHALL BE IN PLACEMENT OF BASE COARSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
 - MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS AND CONSTRUCTION OPERATIONS.
 - DO NOT ALLOW OR CAUSE ANY OF THE WORK PERFORMED OR INSTALLED TO BE COVERED UP OR ENCLOSED BY WORK OF THIS SECTION PRIOR TO ALL REQUIRED INSPECTIONS, TEST, AND APPROVALS. SHOULD ANY OF THE WORK BE SO ENCLOSED OR COVERED UP BEFORE IT HAS BEEN APPROVED, UNCOVER ALL SUCH WORK AT NO ADDITIONAL COST TO THE OWNER.
 - DOMESTIC WATER SERVICE LINES 3" OR LARGER TO BE PVC 120 SDR21 CLASS 200 WITH INTEGRAL BELL, RUBBER GASKETED JOINTS. FIRE WATER TO BE C900 PVC.
 - THE EXISTING UTILITIES, BOTH ABOVE GROUND AND SUBSURFACE, ARE SHOWN ON THE PLANS AS DETERMINED FROM FIELD SURVEYS AND AVAILABLE FILES AND RECORDS. THE LOCATION, SIZE, EXISTENCE OR NONEXISTENCE OF UTILITIES IS NOT WARRANTED BY THE ENGINEER. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD, PRIOR TO CONSTRUCTION. ALL DAMAGES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - GREASE TRAP MANHOLE TOPS SHALL BE SET FLUSH WITH FINISHED GRADE

UTILITY PROVIDERS

WATER:	BATON ROUGE WATER COMPANY 8755 GOODWOOD BLVD. BATON ROUGE, LA 70806 TELE: (225) 925-2011	TELECOM:	AT&T 5550 S. SHERWOOD FOREST BLVD. BATON ROUGE, LA TELE: (225) 291-1878
SEWER:	BATON ROUGE SEWER DEPARTMENT 1100 LAUREL ST. BATON ROUGE, LA 70821 TELE: (225) 389-5378	GAS:	ENTERGY GAS 577 CHOCTAW DR. BATON ROUGE, LA 70805 TELE: (800) 368-3749
ELECTRIC:	ENTERGY ELECTRIC NORTH BLVD. BATON ROUGE, LA 70802 TELE: (800) 542-2668		

SEWER NOTES

- SEWER SERVICE SHALL CONNECT TO THE EXISTING SEWER WITH REQUIRED SADDLE CONNECTION. FOR SEWER SERVICE ROUTING THROUGH BUILDING, REFER TO ARCHITECTURAL PLANS.
- ALL SEWER MAINS SHALL BE LAMPED, LOW PRESSURE AIR TESTED DEFLECTION TESTED WITH AN APPROPRIATELY SIZED MANDREL, NO SOONER THAN THIRTY DAYS AFTER INSTALLATION OF THE PIPING.
- ANSI/ASTM F1417 - LOW PRESSURE AIR TEST
- MANDREL TEST - 10 STATE STANDARDS CHAPTER 30-33.85 a, b, & c.

UTILITY CONNECTION NOTES

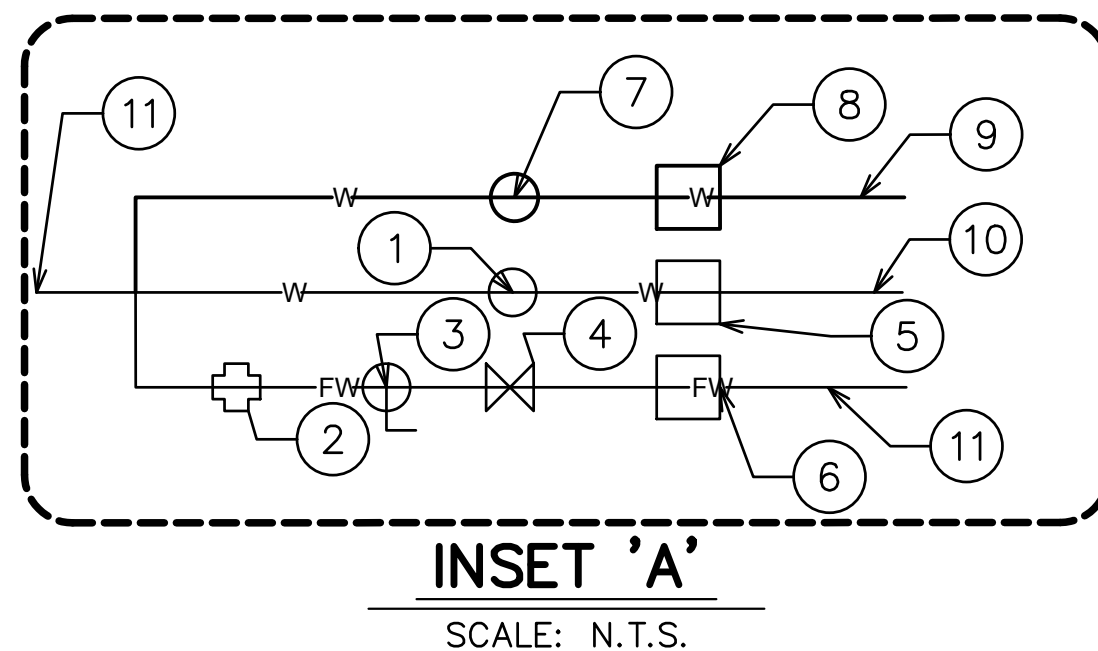
- ELECTRICAL TRANSFORMER LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATION BEFORE CONSTRUCTION. CONTRACTOR SHALL COORDINATE CONNECTION WITH UTILITY PROVIDER.
- SANITARY SEWER WYE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF SEWER WYE BEFORE CONSTRUCTION. CONTRACTOR SHALL COORDINATE CONNECTION WITH UTILITY PROVIDER.
- WATER METER AND FIRE HYDRANT LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATION BEFORE CONSTRUCTION. CONTRACTOR SHALL COORDINATE CONNECTION WITH BR WATER.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING WATER METER SIZES AND IMPACT FEES WITH UTILITY PROVIDER.

UTILITY KEY NOTES:

- 3" DOMESTIC WATER METER (INSTALLED BY WATER COMPANY)
- WATER VALVE (INSTALLED BY WATER COMPANY)
- FIRE SERVICE SINGLE DETECTOR (INSTALLED BY WATER COMPANY)
- GATE VALVE (INSTALLED BY WATER COMPANY)
- BACKFLOW PREVENTER WITH INSULATED COVER (INSTALLED BY CONTRACTOR)
- FIRE PROTECTION DOUBLE CHECK BACKFLOW PREVENTER WITH INSULATED COVER (EQUIVALENT TO LINE SIZE) (INSTALLED BY CONTRACTOR)
- IRRIGATION WATER METER (INSTALLED BY WATER COMPANY)
- IRRIGATION BACKFLOW PREVENTER (INSTALLED BY CONTRACTOR)
- IRRIGATION SERVICE LINE (RE: LANDSCAPING PLANS FOR SIZING)
- 6" DOMESTIC WATER SERVICE LINE
- 8" FIRE WATER SERVICE LINE
- 8" JACKED AND BORED WATER LINE (OFFSITE IMPROVEMENT)
- UNDERGROUND ELECTRIC LINE (OFFSITE IMPROVEMENT)
- 2" GAS LINE (OFFSITE IMPROVEMENT) RE: MEP PLANS FOR SIZING
- 6" GREASE WASTE LINE
- 8" SANITARY SEWER LINE @0.40% MIN.
- GREASE TRAP RE: MEP PLANS FOR DETAILS
- SAN SEWER CLEANOUT RE: MEP PLANS FOR DETAILS
- TELECOM LINE RE: MEP PLANS FOR DETAILS
- FDC LOCATION RE: MEP PLANS FOR DETAILS
- UTILITY CONNECTION RE: MEP PLANS FOR DETAILS
- ELECTRICAL TRANSFORMER PAD RE: MEP PLANS FOR ELECTRICAL CONTINUATION

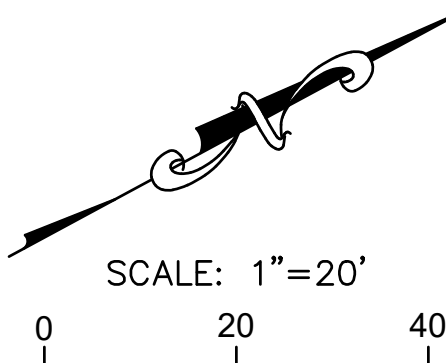
LEGEND

- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- PROPOSED DOMESTIC WATER SERVICE LINE
- PROPOSED FIRE WATER SERVICE LINE
- PROPOSED SANITARY SEWER SERVICE LINE
- PROPOSED TELECOM SERVICE LINE
- PROPOSED ELECTRICAL SERVICE LINE
- PROPOSED GAS SERVICE LINE
- PROPOSED TRANSFORMER LOCATION
- PROPOSED FIRE HYDRANT
- GREASE TRAP



PRELIMINARY WORK

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NOVEMBER 7, 2025

Revisions:

#	Date	Description

Key Plan:

Sheet Title:

Utility Layout

Date: NOVEMBER 2025

Project Number: 221023

Drawn By: TSM

Checked By: MLM

Sheet:

C4.0

Project:

Residences
@ Highland
Baton Rouge, LA

Client:

Key Real Estate
Company



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NOVEMBER 7, 2025

Revisions:

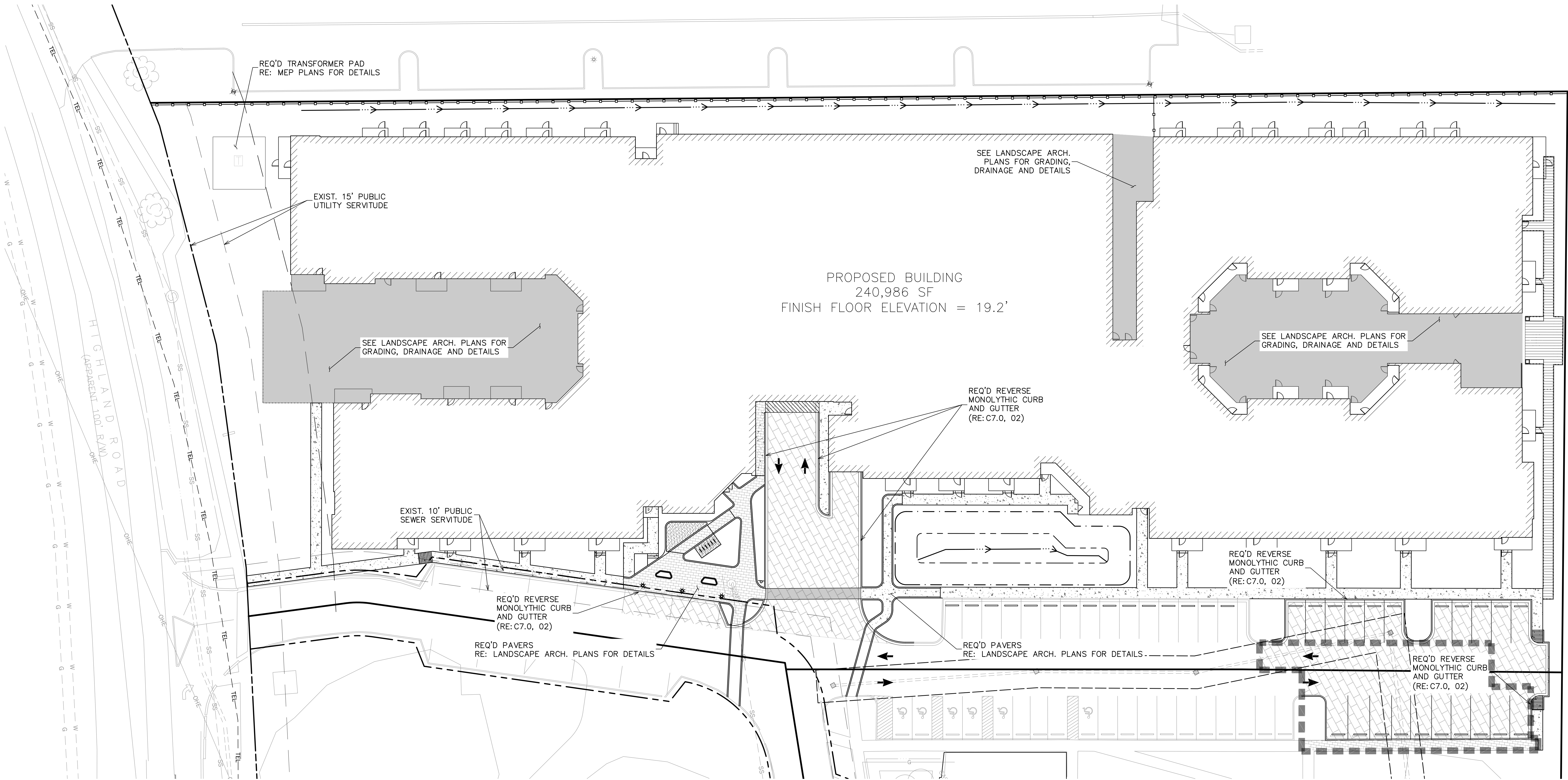
#	Date	Description

Key Plan:

Sheet Title:

Paving Layout

Date: NOVEMBER 2025
Project Number: 221023
Drawn By: TSM
Checked By: MLM
Sheet:



GENERAL PAVING NOTES

- CONTRACTOR SHALL VERIFY BUILDING AND PARKING LOT LAYOUT WITH THE ARCHITECT PRIOR TO FORMING OF BUILDINGS, WALKS AND PARKING LOT AREAS.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING UTILITIES WITHIN WORK AREAS PRIOR TO EXCAVATION.
- CONTRACTOR SHALL BACK FILL AGAINST TOP OF CURBS AT 3:1 SLOPE TO EXISTING GRADE UNLESS NOTED OTHERWISE.
- SLOPE OF PAVING SHALL NOT EXCEED 2% AT HANDICAP ACCESSIBLE SPACES.
- CONTRACTOR SHALL GRADE PAVEMENT AROUND SIDEWALKS & CURBS FOR POSITIVE DRAINAGE TO AN INLET OR DESIGNATED DRAINAGE AREA.
- CONTRACTOR SHALL SUBMIT COPIES OF ALL TESTING REPORTS TO ENGINEER. TESTING LAB SHALL BE APPROVED BY THE ENGINEER. ALL TESTING TO BE PAID FOR BY OWNER AND DIRECTED BY ENGINEER.
- REFER TO GEOTECHNICAL REPORT FOR EXACT PAVING SPECIFICATIONS.

BASE PREPARATION/GRADING NOTES

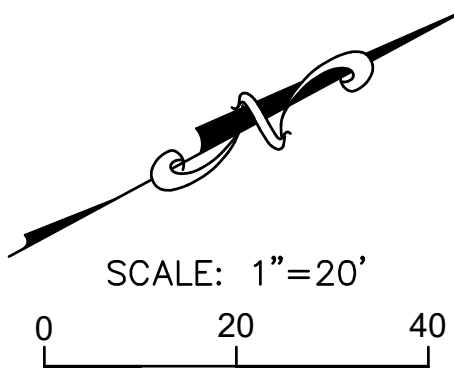
- BLADE AND MINOR GRADING OF THE FILL SHALL BE REQUIRED TO LEVEL RUTS AND ROUGH AREAS. AFTER THE SITE HAS BEEN GRADED, THE ENTIRE BASE AREA SHALL BE PROOF ROLLED SUFFICIENTLY TO DETECT ANY SOFT SPOTS.
- SOFT SPOTS SHALL BE REMOVED COMPLETELY TO THE SATISFACTION OF CSRS. EXCAVATED AREAS RESULTING FROM SOFT SPOTS SHALL BE BACKFILLED IN ACCORDANCE WITH RECOMMENDATIONS AS SPECIFIED IN THE GEOTECHNICAL REPORT.
- DO NOT PLACE, SPREAD, OR ROLL ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS. DO NOT RESUME OPERATIONS UNTIL MOISTURE CONTENT AND FILL DENSITY ARE SATISFACTORY TO CSRS.
- PROVIDE BERMS OR CHANNELS TO PREVENT FLOODING OF SUBGRADE; PROMPTLY REMOVE ALL PONDING WATER.
- WHERE SOIL HAS BEEN SOFTENED OR ERODED BY FLOODING OR PLACEMENT DURING UNFAVORABLE WEATHER, REMOVE ALL DAMAGED AREAS AND RE-COMPACT AS SPECIFIED FOR FILL AND COMPACTION.
- PROVIDE AND MAINTAIN AT ALL TIMES DURING CONSTRUCTION, AMPLE MEANS AND DEVICES TO PROMPTLY REMOVE AND DISPOSE OF ALL WATER FROM EVERY SOURCE ENTERING THE EXCAVATIONS OR OTHER PARTS OF THE WORK.
- IF REQUIRED TO REPLACE SOFT SPOTS OR OTHERWISE PLACE FILL, REFER TO GEOTECHNICAL REPORT FOR EXACT SPECIFICATIONS.
- COMPACT EACH LAYER TO AT LEAST THE SPECIFIED MINIMUM DEGREE; REPEAT COMPACTION PROCESS UNTIL PLAN GRADE IS ATTAINED. TEST EACH LAYER FOR COMPLIANCE WITH THE GEOTECHNICAL SPECIFICATIONS BEFORE PLACING NEXT LAYER.
- EACH LIFT SHALL BE COMPACTED, TESTED AND APPROVED BEFORE THE NEXT LIFT IS PLACED.
- WET SOILS, SUBJECTED TO REPEATED STRESSES UNDER WHEEL LOADS, MAY DEVELOP PORE PRESSURES CAUSING LOCAL FAILURE AND LOSS OF COMPACTION, EVEN WHERE AN EXCELLENT COMPACTION HAS PREVIOUSLY BEEN OBTAINED. SUCH SOILS SHALL BE SCARIFIED TO A DEPTH OF AT LEAST 6 INCHES, RE-COMPACTED AND RETESTED JUST BEFORE PLACING LOADS OR PAVING.
- PERFORM ALL FINISH GRADING REQUIRED TO DRAIN PROPERLY. FINISHED SLOPES SHALL BE FREE FROM IRREGULARITIES, HOLLOWES AND DEPRESSIONS.
- AFTER GRADING IS COMPLETED AND THE ENGINEER HAS FINISHED INSPECTION, NO FURTHER EXCAVATION, FILLING, OR GRADING WILL BE PERMITTED EXCEPT WITH THE APPROVAL OF THE ENGINEER.
- TEST PROPOSED FILL MATERIAL AND PAVING FOR COMPLIANCE WITH PROJECT REQUIREMENTS. SUBMIT ALL REPORTS TO ENGINEER AND ARCHITECT FOR APPROVAL AND ACCEPTANCE.

PAVING LEGEND:

- CONCRETE PAVER
- 4" SIDEWALK RE: C7.0, 04
- BRICK PAVERS RE: LANDSCAPE ARCH. PLANS
- EXTENTS OF ADD ALTERNATE

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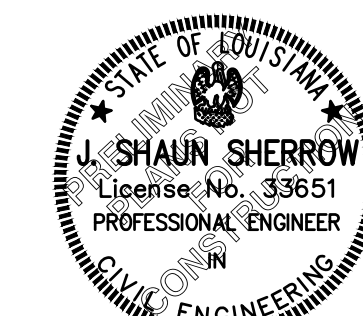


C5.0

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Baton Rouge, LA

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NOVEMBER 7, 2025

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Erosion Control Plan &
Details

Date: NOVEMBER 2025

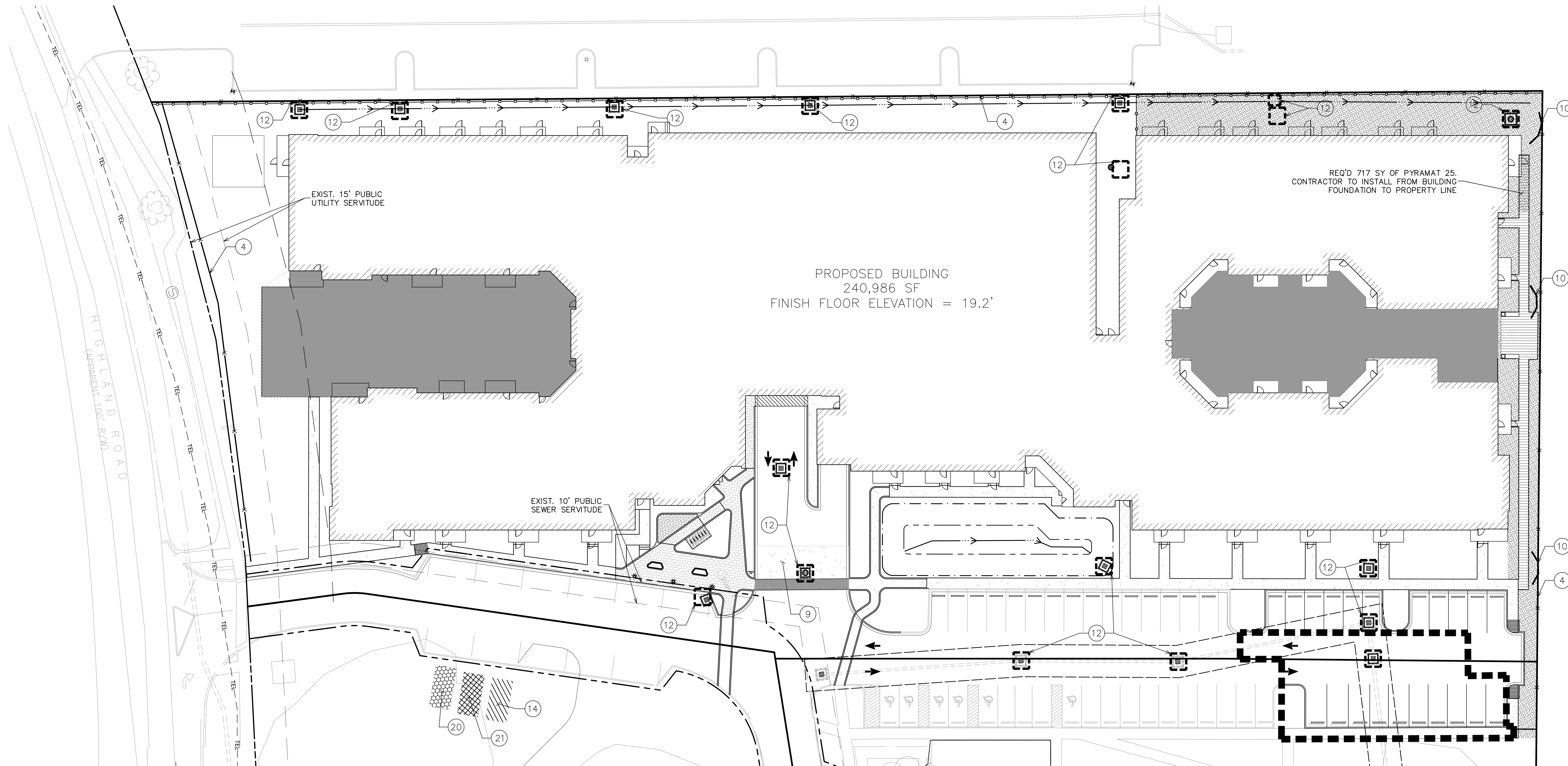
Project Number: 221023

Drawn By: TSM

Checked By: MLM

Sheet:

C6.0



EROSION CONTROL NOTES

- ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, FERTILIZED, MULCHED, AND/OR SODDED TO EFFECTIVELY PREVENT SOIL EROSION PER PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES AND/OR HAYBALES WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS DIRECTED BY THE ENGINEER. IF MAINTENANCE OF EROSION CONTROL IS NEEDED, IT SHALL BE DONE AS SOON AS POSSIBLE AND BEFORE THE NEXT STORM EVENT.
- AT THE END OF EACH WORK DAY THE CONTRACTOR SHALL PLACE HAYBALES WITH SILT FENCE ACROSS THE UPSTREAM SIDE OF THE NEWLY LAID PIPE. THE HAYBALES AND SILT FENCE SHALL REMAIN IN PLACE UNTIL THE NEXT SECTION OF PIPE IS READY TO BE LAID.
- IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATION OF SEDIMENT MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACT.

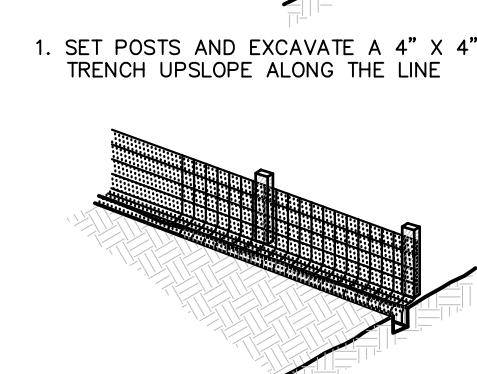
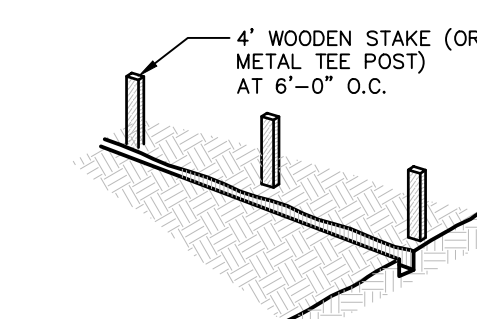
LEGEND

- INLET PROTECTION
- SILT FENCE (1236 TOTAL L.F.)
- REQ'D PYRAMAT 25 (OR APPROVED EQUAL)
- EXTENTS OF ADD ALTERNATE
- TEMPORARY CHECK DAM RE: 4, THIS SHEET

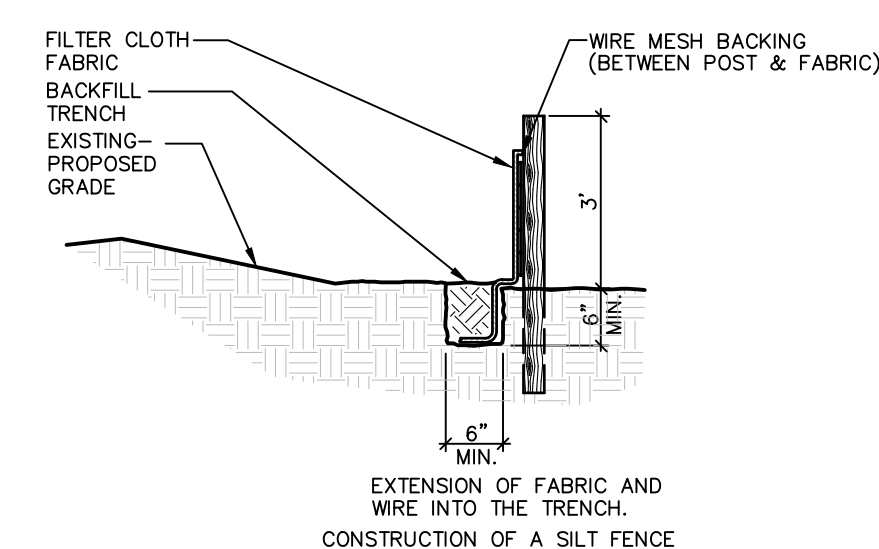
NPDES STORMWATER SOIL EROSION CONTROL BMP's SUMMARY			
BMP NUMBER	BMP NAME	QUANTITY	UNIT
4	SILT FENCE	1170	LINEAR FEET
12	INLET PROTECTION	18	LAMP

NPDES STORMWATER SOIL EROSION CONTROL BMP's

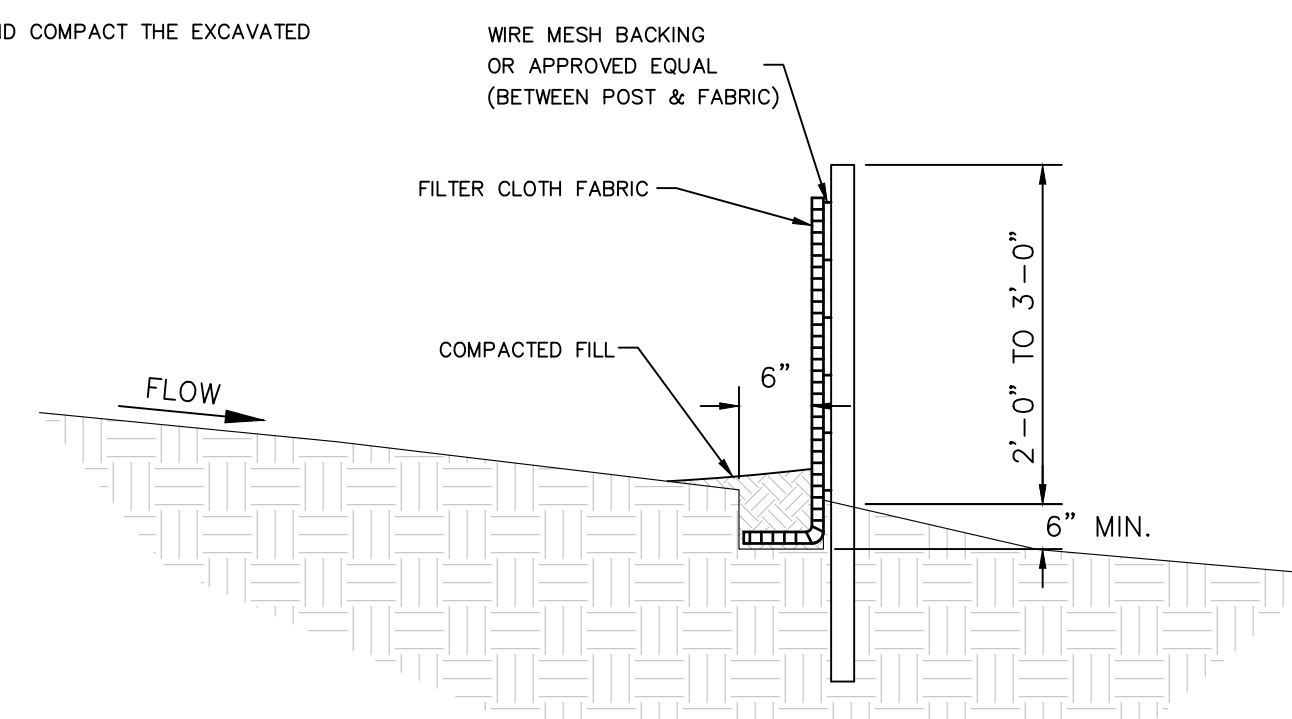
MINIMUM REQ'D BMP'S	BMP NUMBER	BMP NAME
	1	MULCHING
	2	EROSION CONTROL MATS
	3	VEGETATION/SEEDING
X	4	SILT FENCE
	5	STRAW BALE DIKE
	6	TRIANGULAR SEDIMENT FILTER DIKE
	7	DIVERSION DIKE
	8	INTERCEPTOR SWALE
X	9	STABILIZED CONSTRUCTION ENTRANCE
X	10	CHECK DAMS
	11	DUST CONTROL
X	12	INLET PROTECTION
	13	DEWATERING OPERATIONS
X	14	MATERIAL DELIVERY AND STORAGE
	15	SPILL PREVENTION AND CONTROL
	16	LIME STABILIZATION
	17	SAND BAG BERM
	18	SEDIMENT BASIN
	19	STONE OUTLET SEDIMENT TRAP
X	20	VEHICLE AND EQUIPMENT CLEANING
X	21	VEHICLE AND EQUIPMENT FUELING
	22	SOLID WASTE MANAGEMENT
	23	HAZARDOUS WASTE MANAGEMENT
	24	CONCRETE WASTE MANAGEMENT
	25	SANDBLASTING WASTE MANAGEMENT
	26	CONTAMINATED SOIL MANAGEMENT
	27	SANITARY/SEPTIC WASTE MANAGEMENT
	28	PIPE SLOPE DRAIN
	29	PERMANENT STRUCTURE CONTROLS
	30	TEMPORARY SEDIMENT TANK



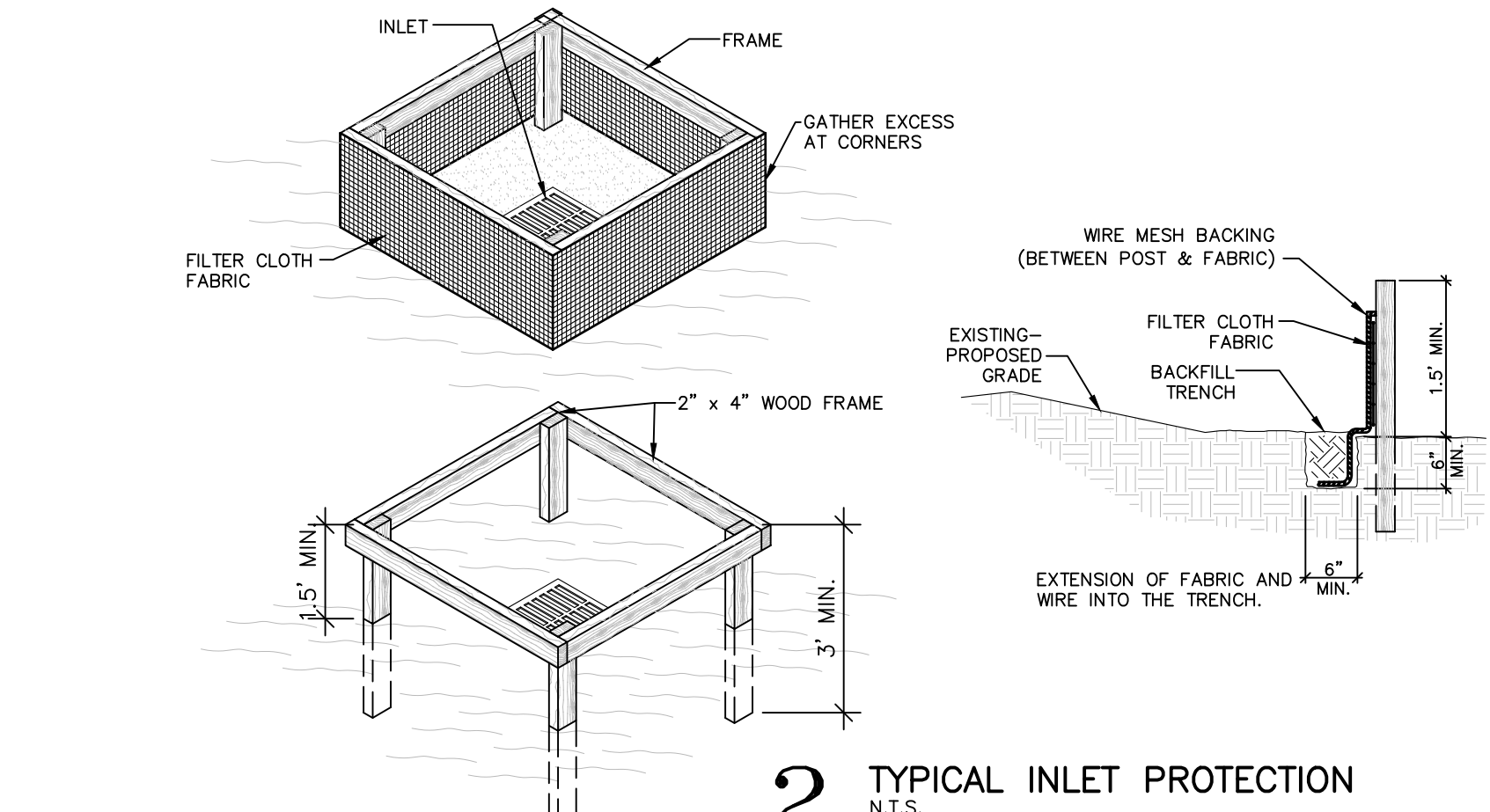
1 SILT FENCE DETAIL
N.T.S.



2 TYPICAL INLET PROTECTION
N.T.S.



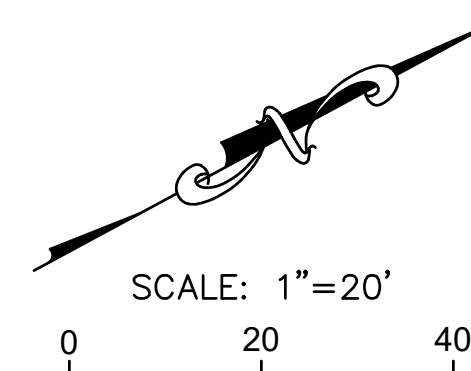
3 TYPICAL STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



4 TEMPORARY CHECK DAM
N.T.S.

PRELIMINARY WORK

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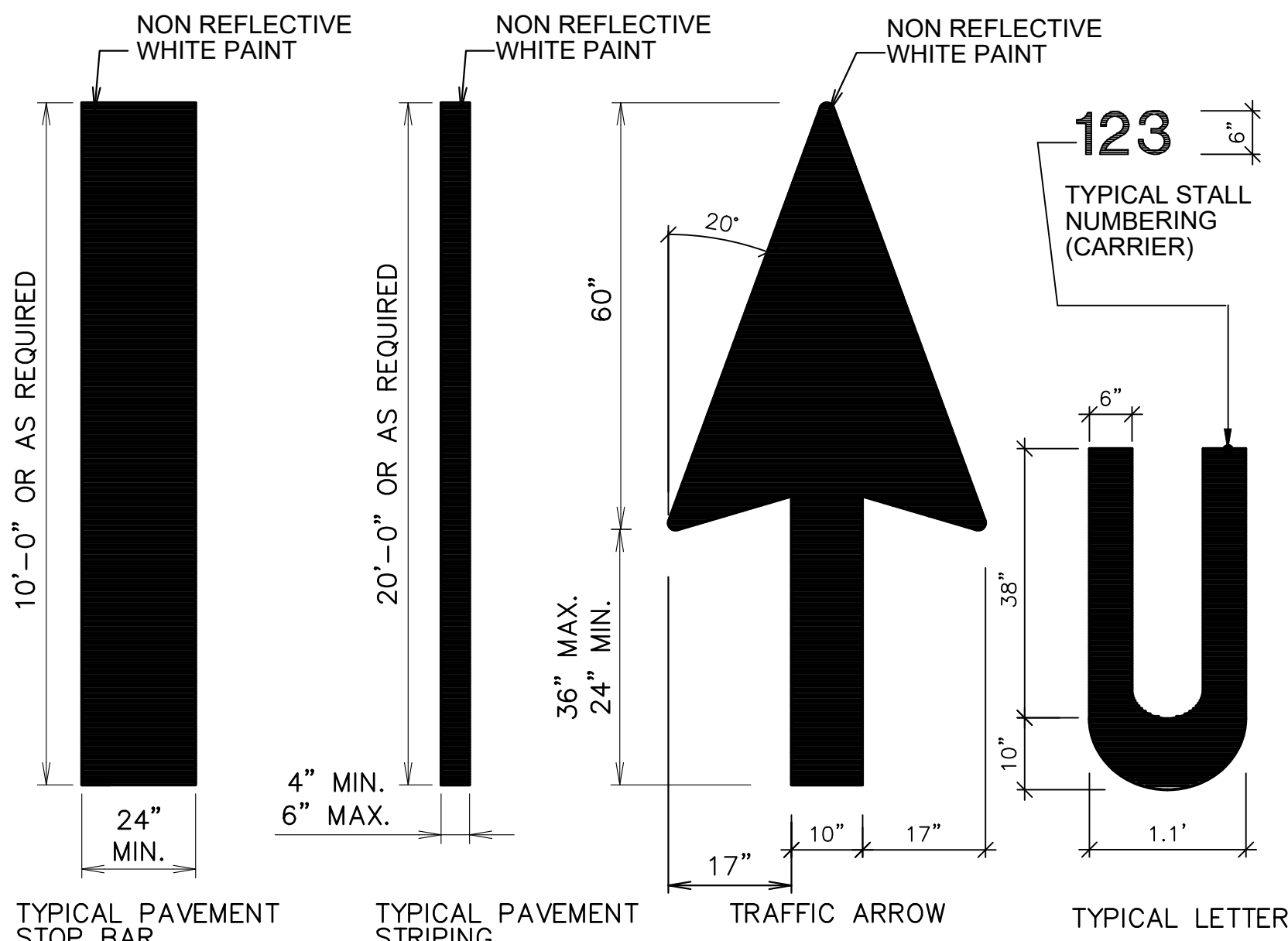
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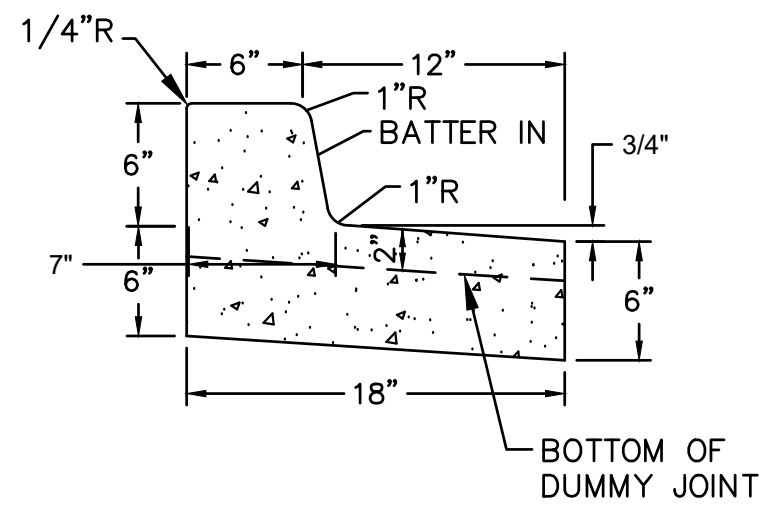
Date:	NOVEMBER 2025
Project Number:	221023
Drawn By:	TSM
Checked By:	MLM
Sheet:	

C7.0



1 TYPICAL PAVEMENT MARKINGS

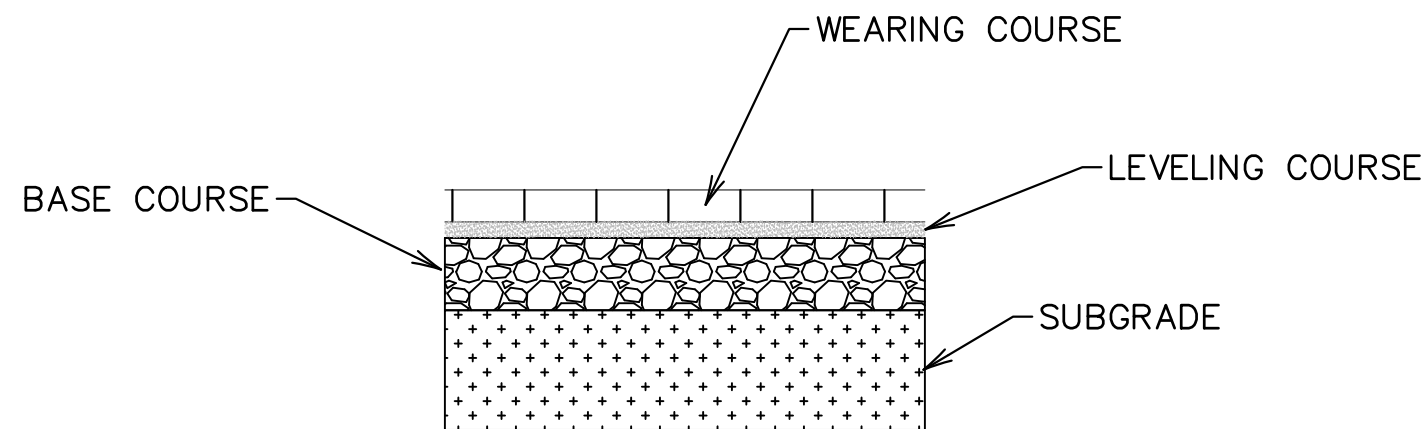
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NOTE:
DUMMY JOINTS WILL BE MADE AT 10' INTERVALS
EXPANSION JOINTS WILL BE MADE AT 30' INTERVALS
AND PRECUT JOINT MATERIAL TEMPLATES WILL
BE USED IN ALL EXPANSION JOINTS.

2 REVERSE MONOLITHIC BARRIER CURB AND GUTTER

SCALE: N.T.S.



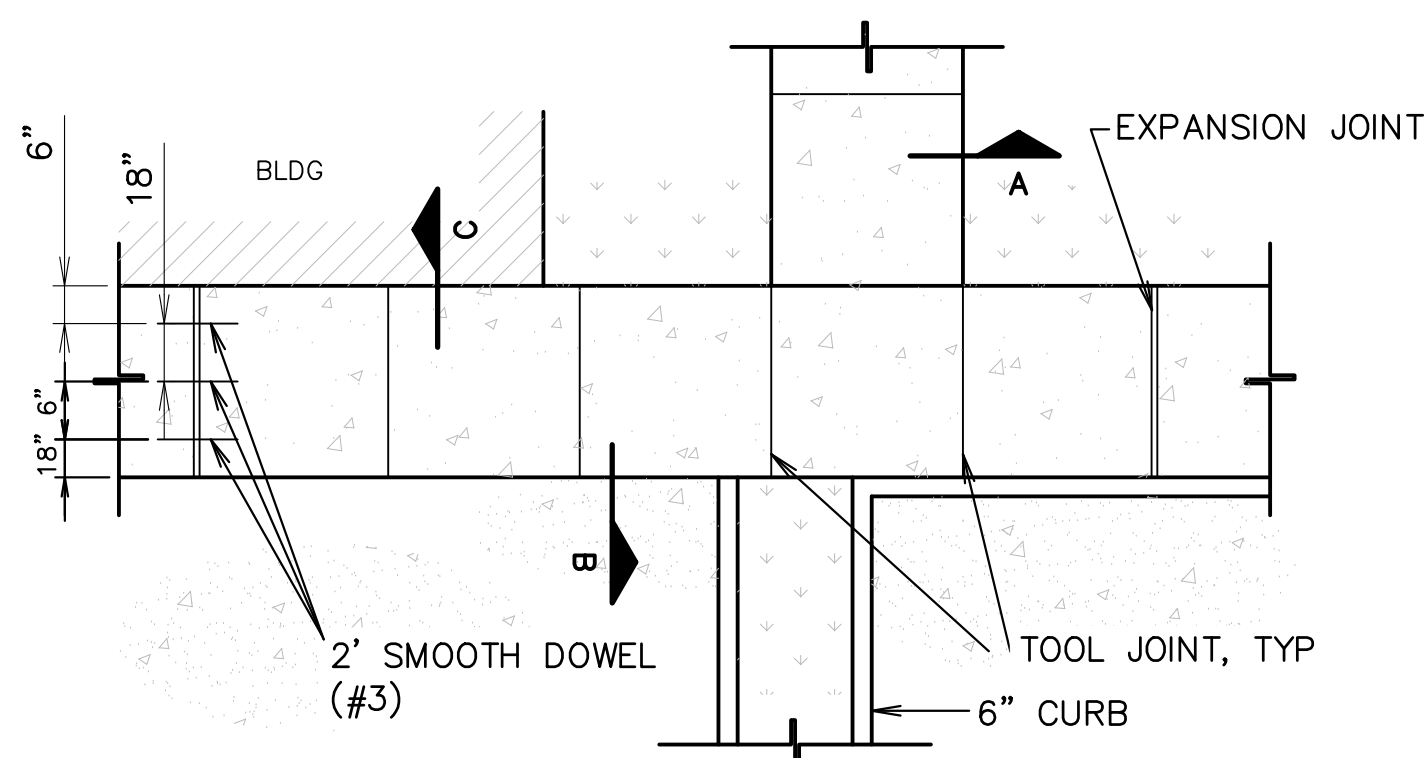
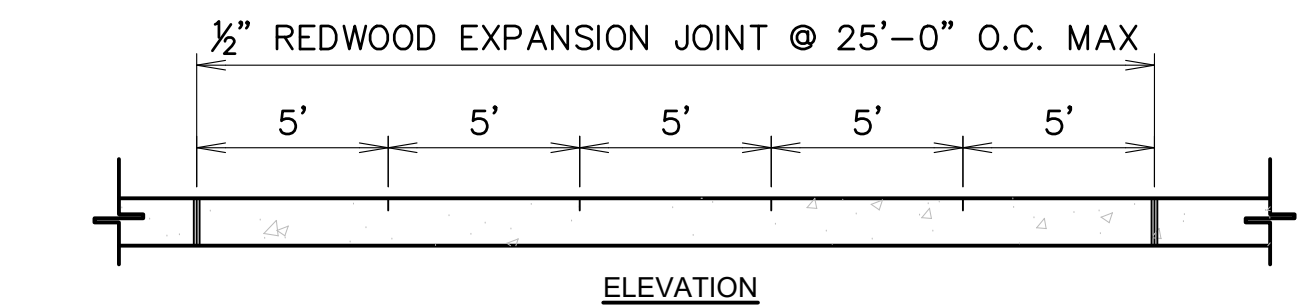
	WEARING COURSE	LEVELING COURSE	BASE COURSE	SUBGRADE
PARKING STALLS AND DRIVEWAYS	80MM CONCRETE PAVER	1" SAND	6" STONE	8" LIME TREATMENT

GENERAL NOTE:

INFORMATION ABOVE DERIVED FROM THE GEOTECHNICAL ENGINEERING REPORT PRODUCED BY TERRACON CONSULTANTS, INC. DATED NOVEMBER 12, 2021. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING PAVEMENT SECTION WITH GEOTECHNICAL ENGINEER. PAVEMENT AND BASE MATERIAL SHALL MEET REQUIREMENTS AS SPECIFIED IN THE GEOTECHNICAL REPORT.

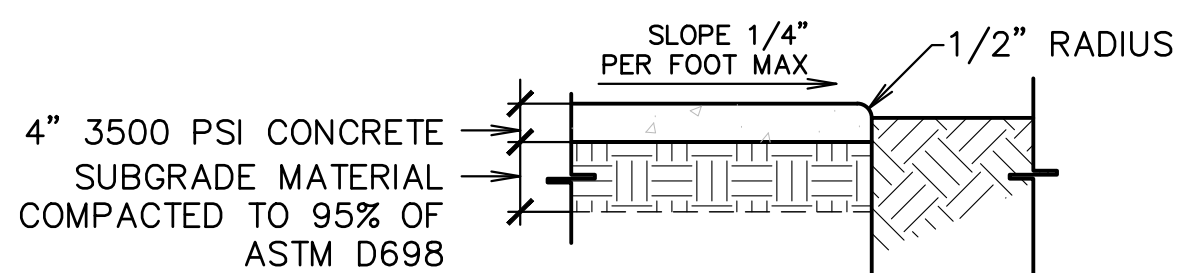
3 PAVER SECTION

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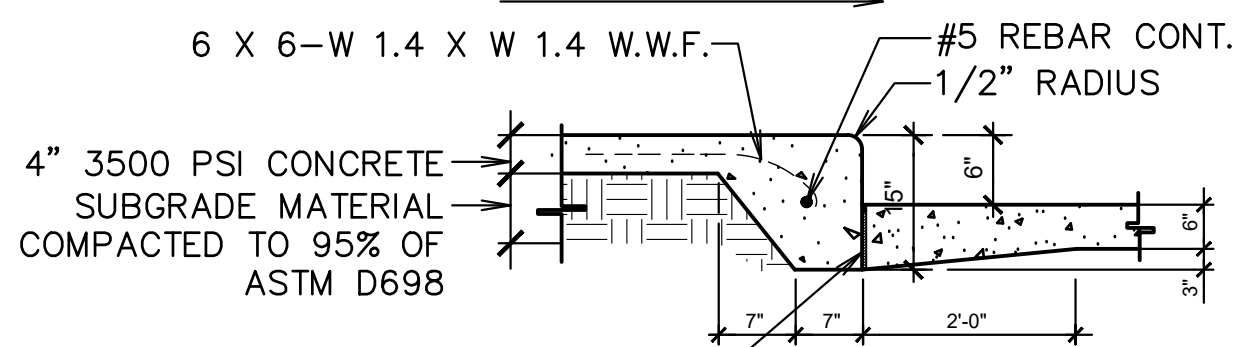


PLAN

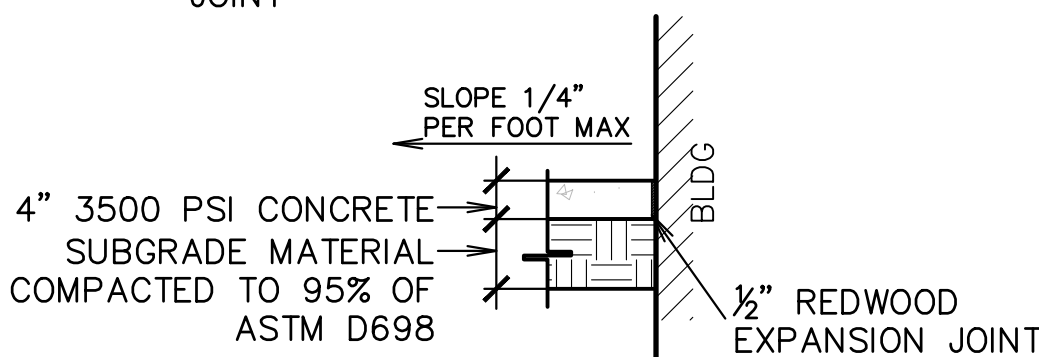
SLOPE 1/4" PER FOOT MAX



SECTION A



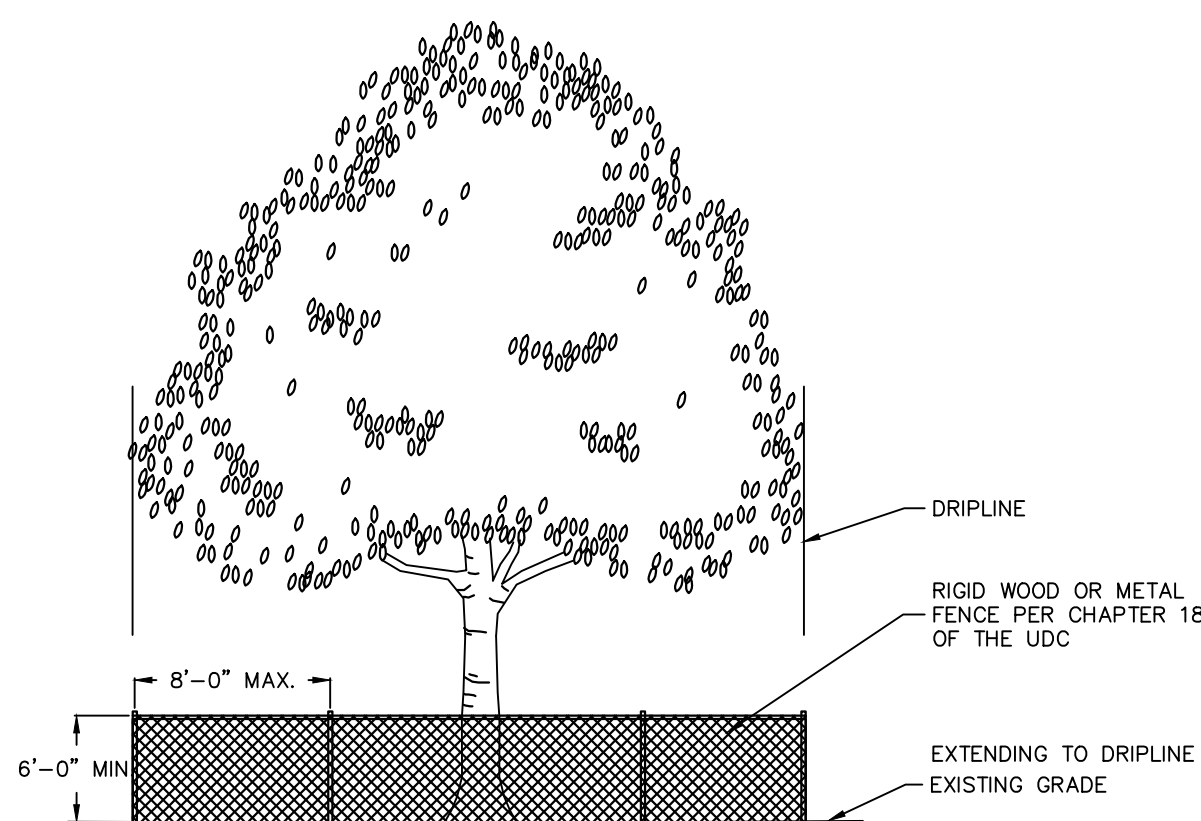
SECTION C



SECTION D

4 CONCRETE SIDEWALK DETAIL

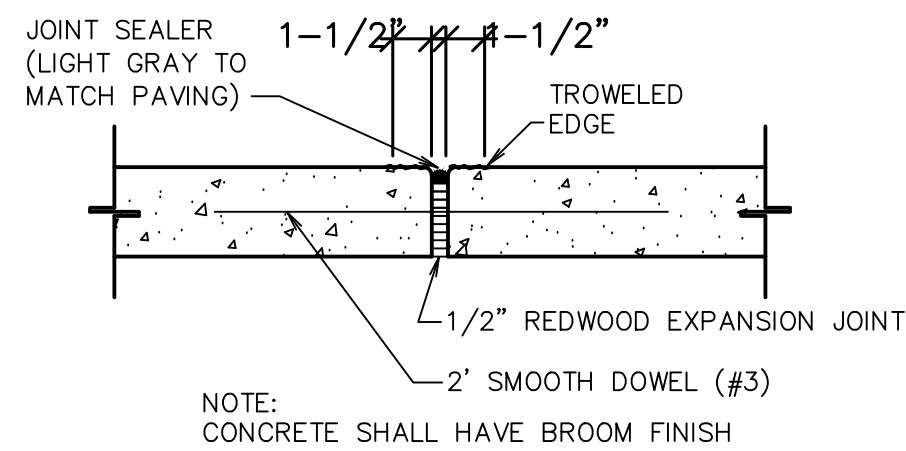
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NOTE:
TREE PROTECTION FENCING MUST CARRY DURABLE SIGNS DESIGNATING THE AREA AS A "TREE PROTECTION ZONE. NO ENTRY UNLESS AUTHORIZED BY THE CITY-PARISH OFFICE OF LANDSCAPE AND FORESTRY". THE SIGNS MUST BE SPACED AROUND THE PERIMETER OF ALL TREE PROTECTION ZONES WITH A MAXIMUM SPACING OF TWENTY-FIVE (25) FEET. SIGNS SHALL BE A MINIMUM OF 8"x10" IN SIZE AND SHALL BE FIRMLY AFFIXED TO THE TREE PROTECTION FENCE. THESE SIGNS ARE REQUIRED BY THE CITY OF BATON ROUGE AND EAST BATON ROUGE PARISH UNIFIED DEVELOPMENT CODE.

9 TREE PROTECTION DETAIL

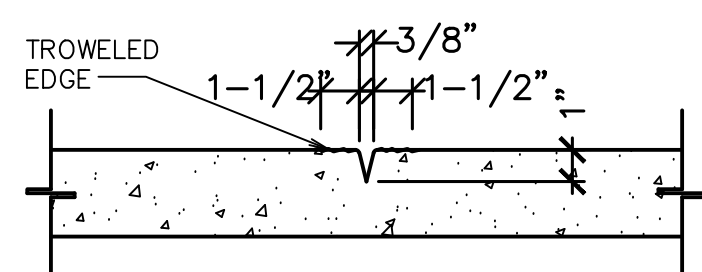
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NOTE:
CONCRETE SHALL HAVE BROOM FINISH

5 SIDEWALK EXPANSION JOINT

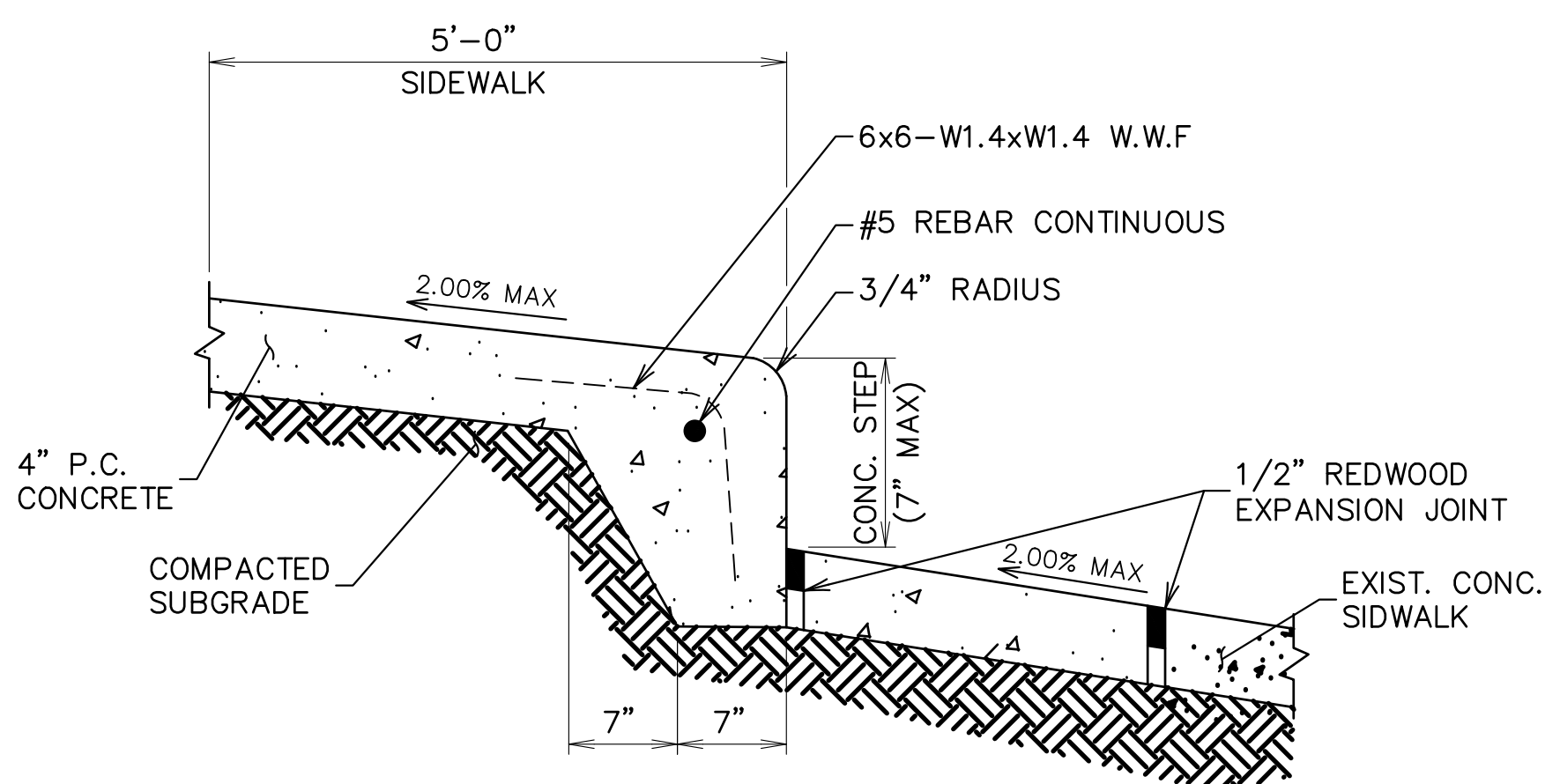
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NOTE:
CONCRETE SHALL HAVE BROOM FINISH

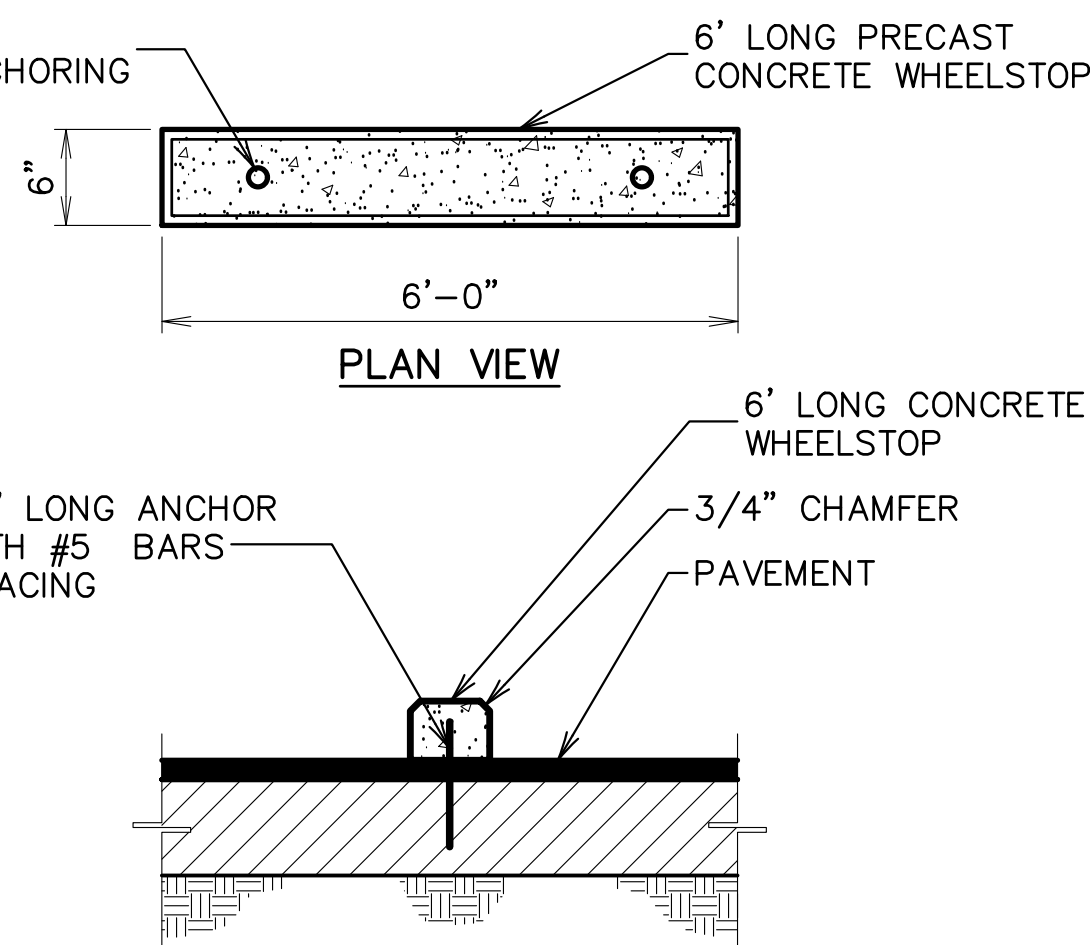
6 SIDEWALK TOOL JOINT

SCALE: N.T.S.



10 STAIR DETAIL

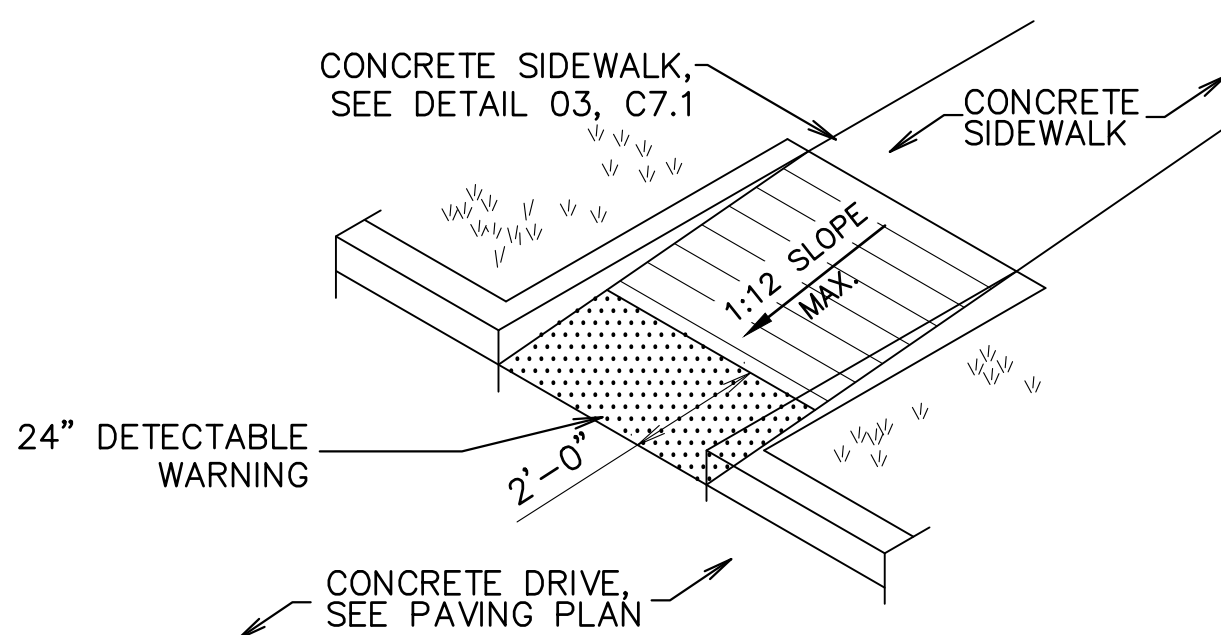
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END VIEW

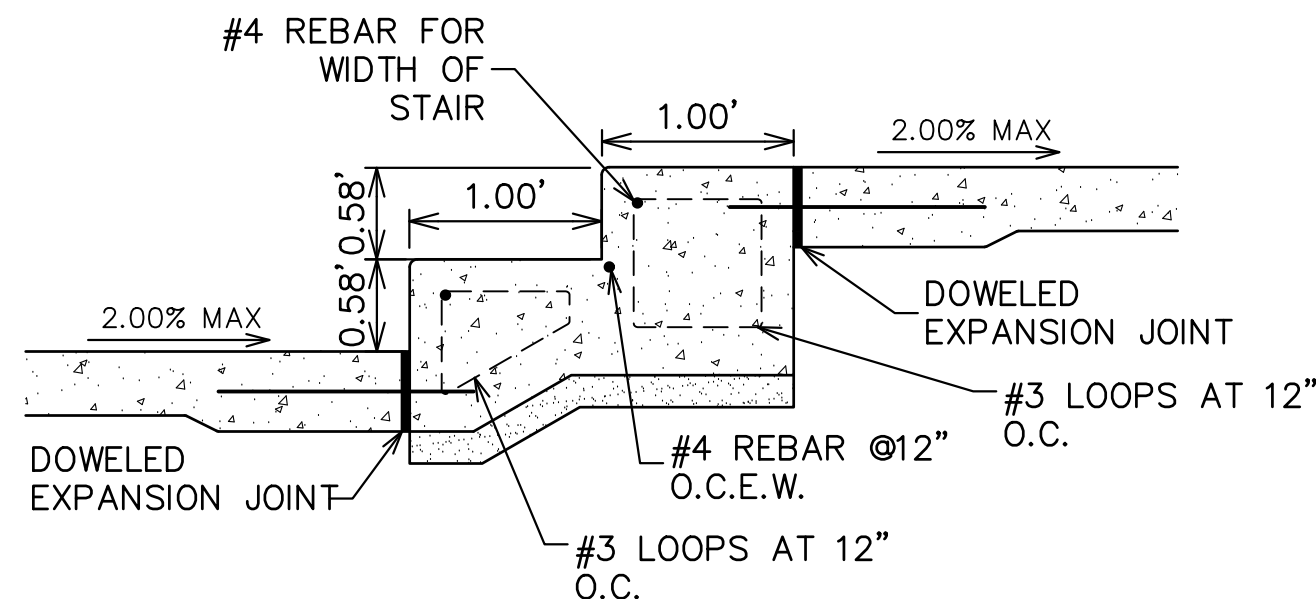
7 WHEEL STOP

SCALE: N.T.S.



8 HANDICAP RAMP DETAIL

SCALE: N.T.S.



11 STAIR DETAIL

SCALE: N.T.S.

PRELIMINARY WORK

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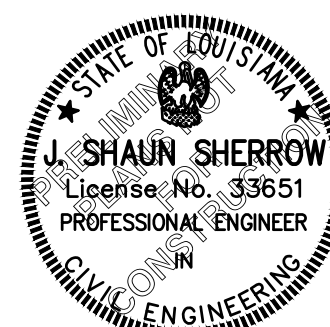
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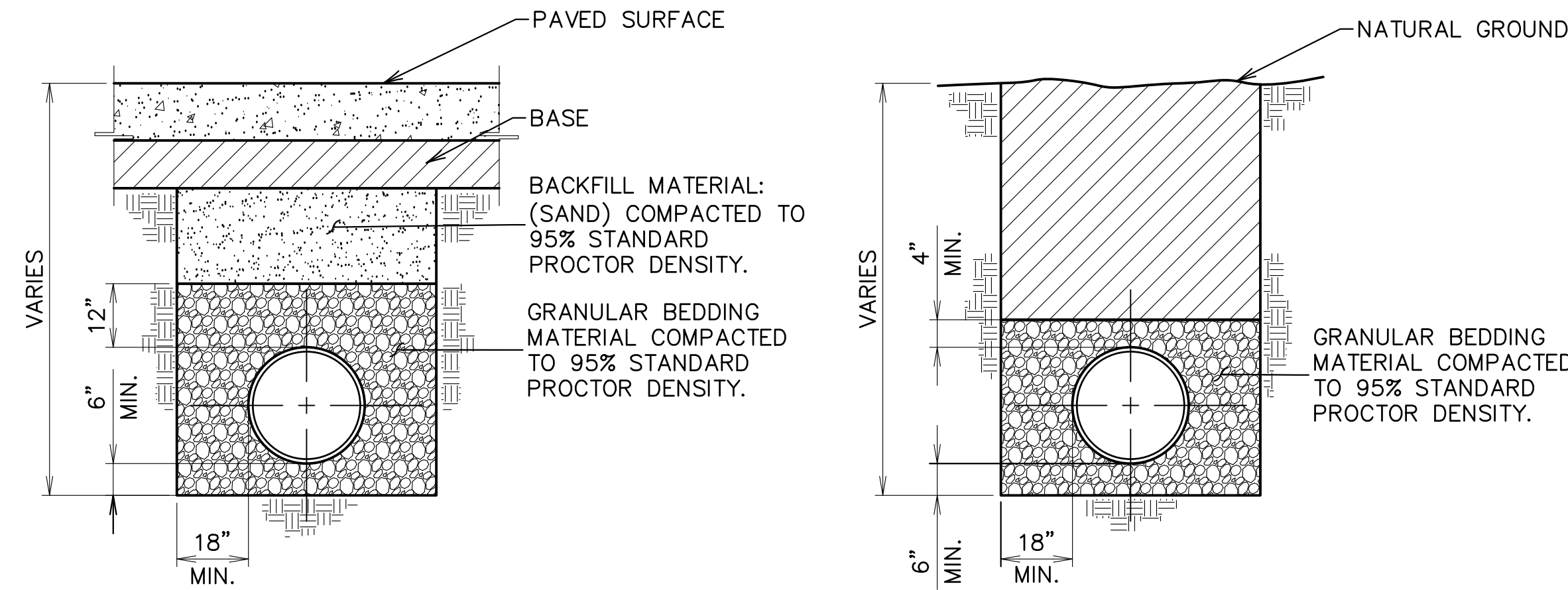
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Sheet Title:

Site Details

Date: NOVEMBER 2025
Project Number: 221023
Drawn By: TSM
Checked By: MLM
Sheet:

C7.1

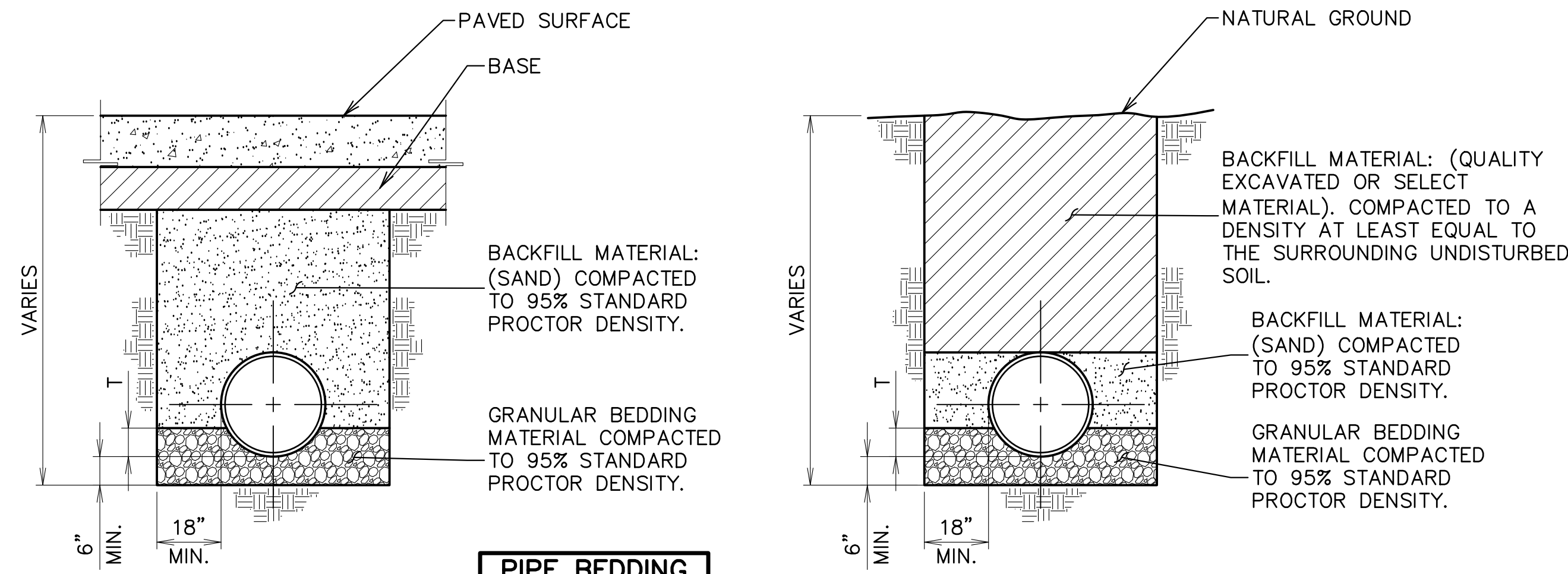


UNDER OR WITHIN 5' OF PAVED SURFACES

OUTSIDE LIMITS OF PAVED SURFACES

1 FLEXIBLE PIPE BEDDING (DRAINAGE)

SCALE: N.T.S.



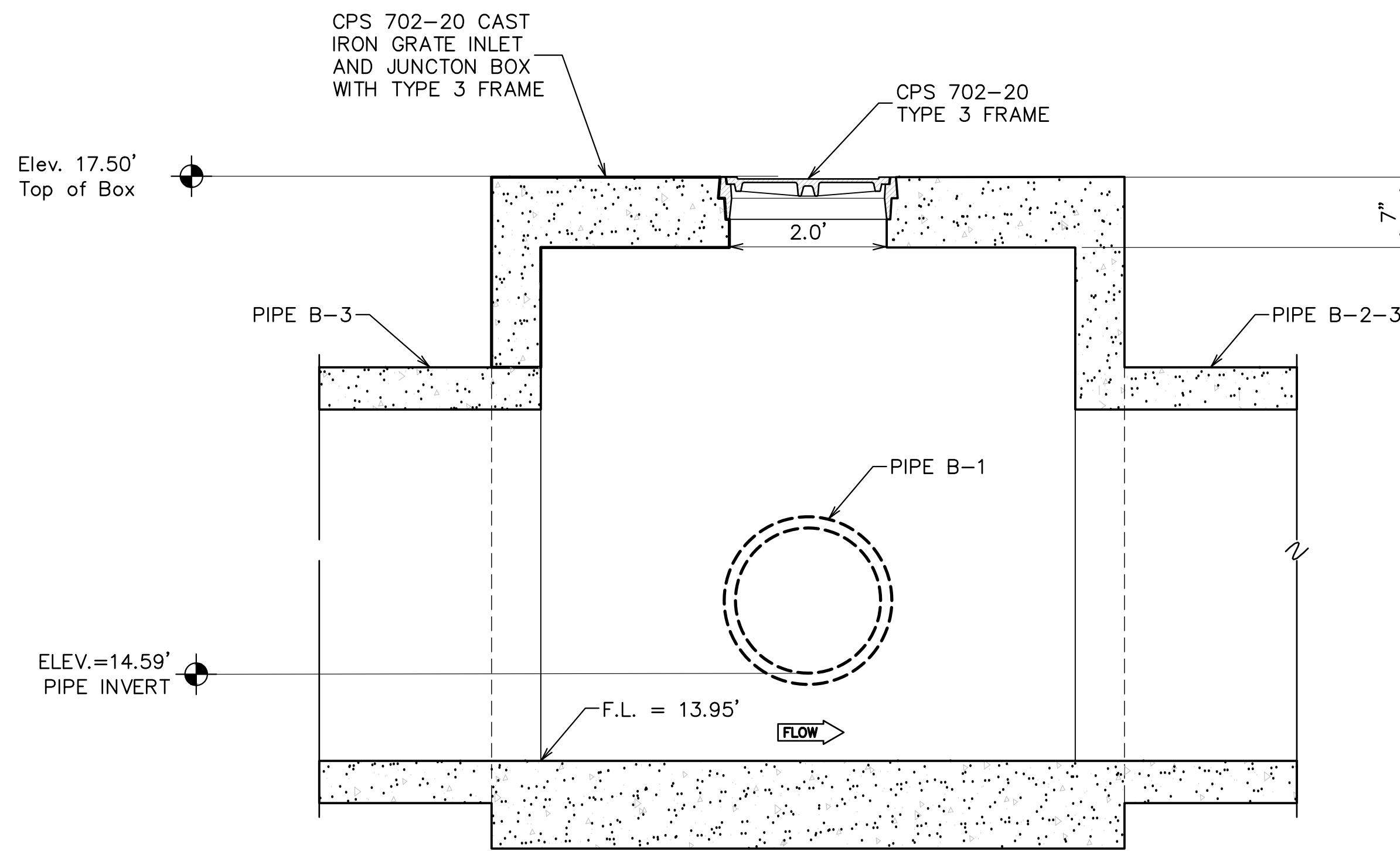
UNDER OR WITHIN 5'
OF PAVED SURFACES

OUTSIDE LIMITS OF
PAVED SURFACES

PIPE BEDDING SCHEDULE	
PIPE SIZE	T
12"-30"	6"
36"-60"	12"
66"-96"	18"

2 RIGID PIPE BEDDING (DRAINAGE)

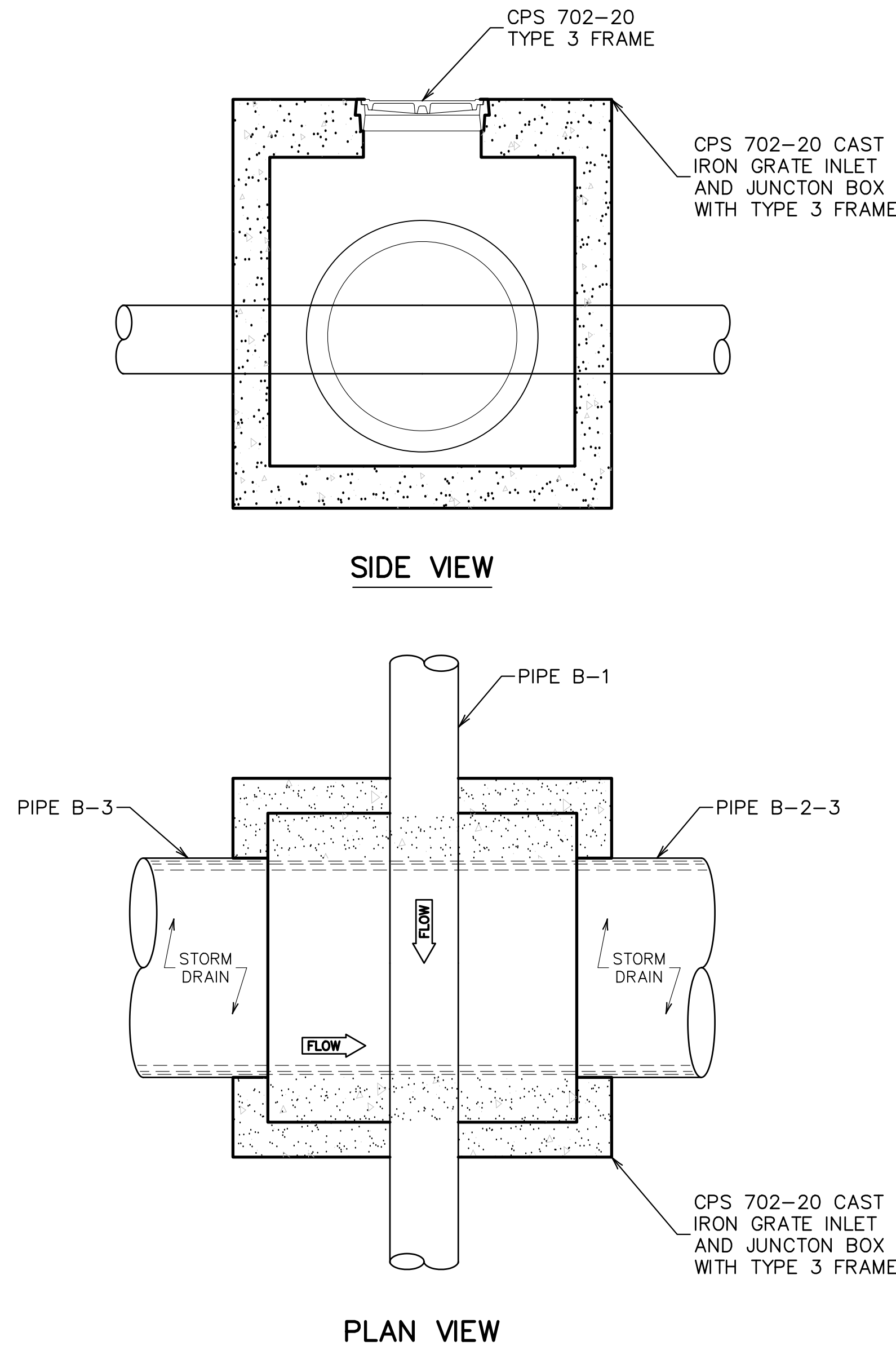
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3 CONFLICT BOX B-2

SCALE: N.T.S.

NOTES:
1. PRECAST CONFLICT BOX MAY BE FURNISHED IN ACCORDANCE WITH EBR 702-97



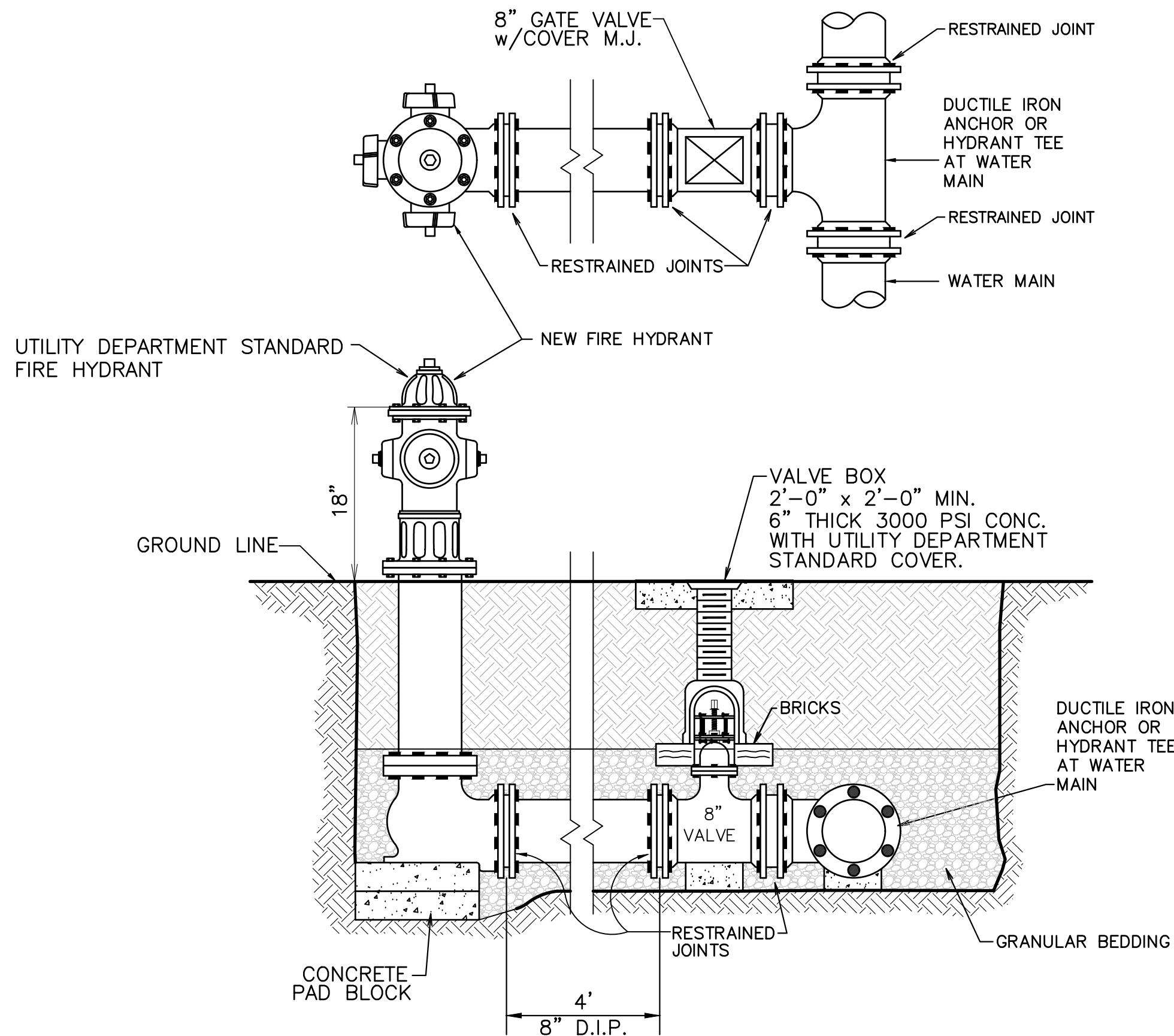
SIDE VIEW

PLAN VIEW

PRELIMINARY WORK

THESE PLANS ARE NOT TO BE USED FOR
CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE,
SALES, OR BASIS FOR THE ISSUANCE OF A PERMIT.

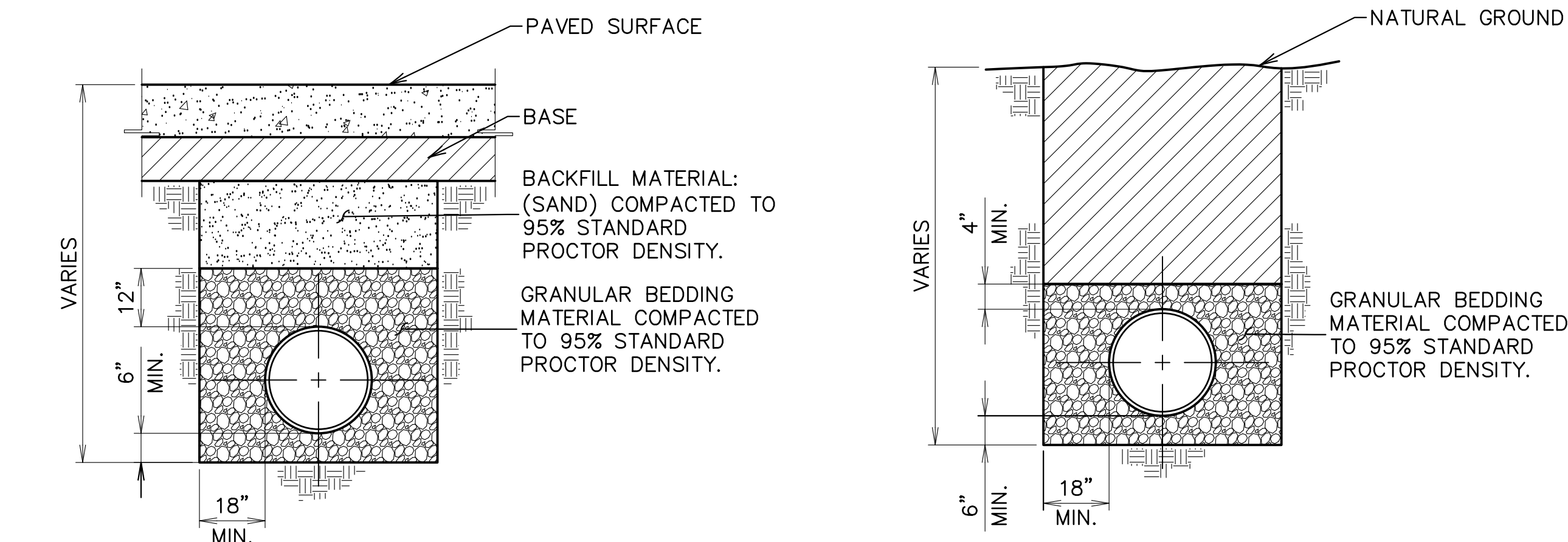




NOTE:
RESTRAINT TYPE JOINTS MAY BE MECHANICAL JOINT RESTRAINT GLAND, MECHANICAL JOINT ANCHORING FITTINGS AND PIPE, TIE RODS, OR GROOVED AND SHOULDERS JOINTS. ALL BOLTS SHALL BE CORROSION RESTRAINT LOW ALLOY OR STAINLESS.

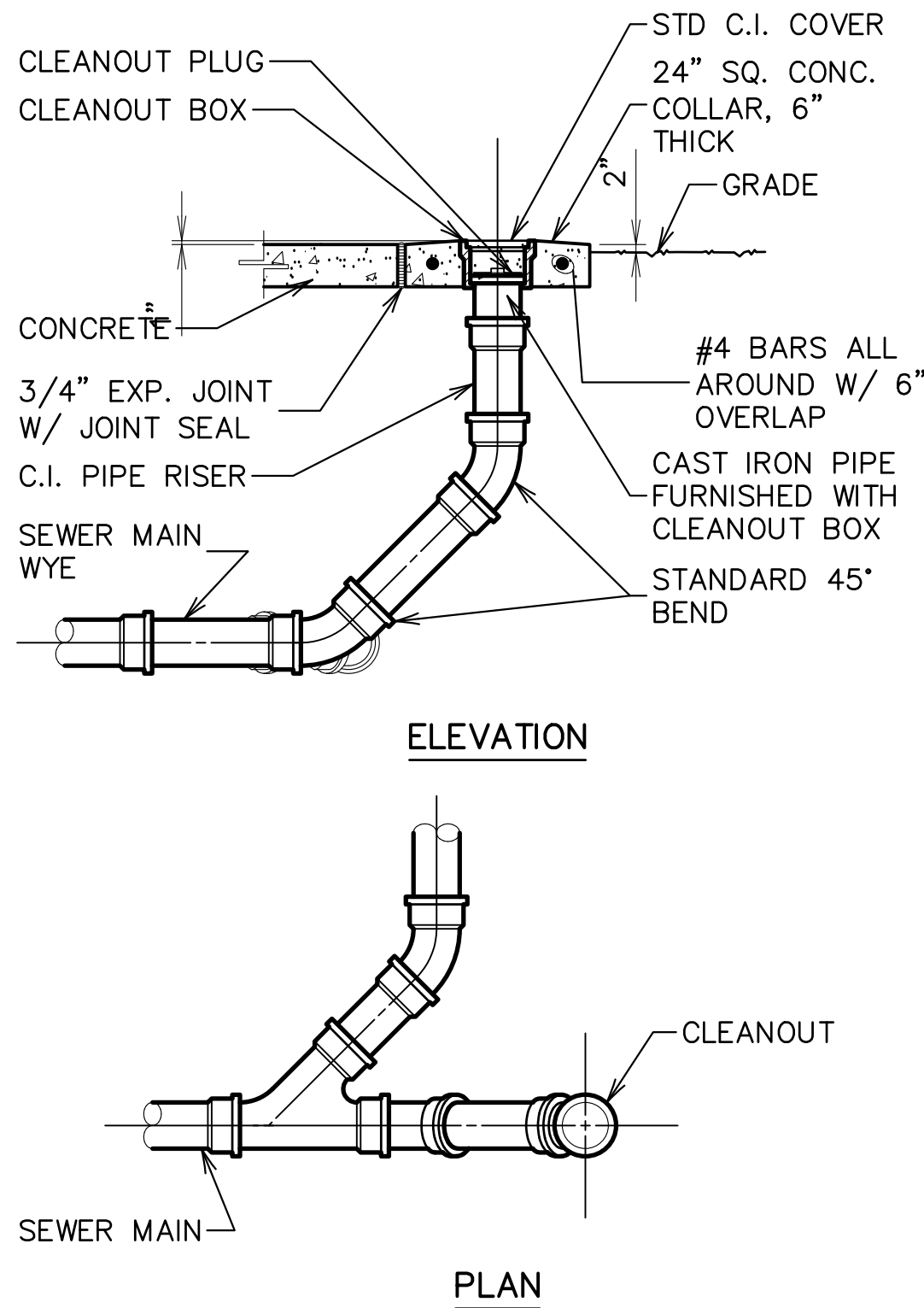
1 FIRE HYDRANT

SCALE: N.T.S.



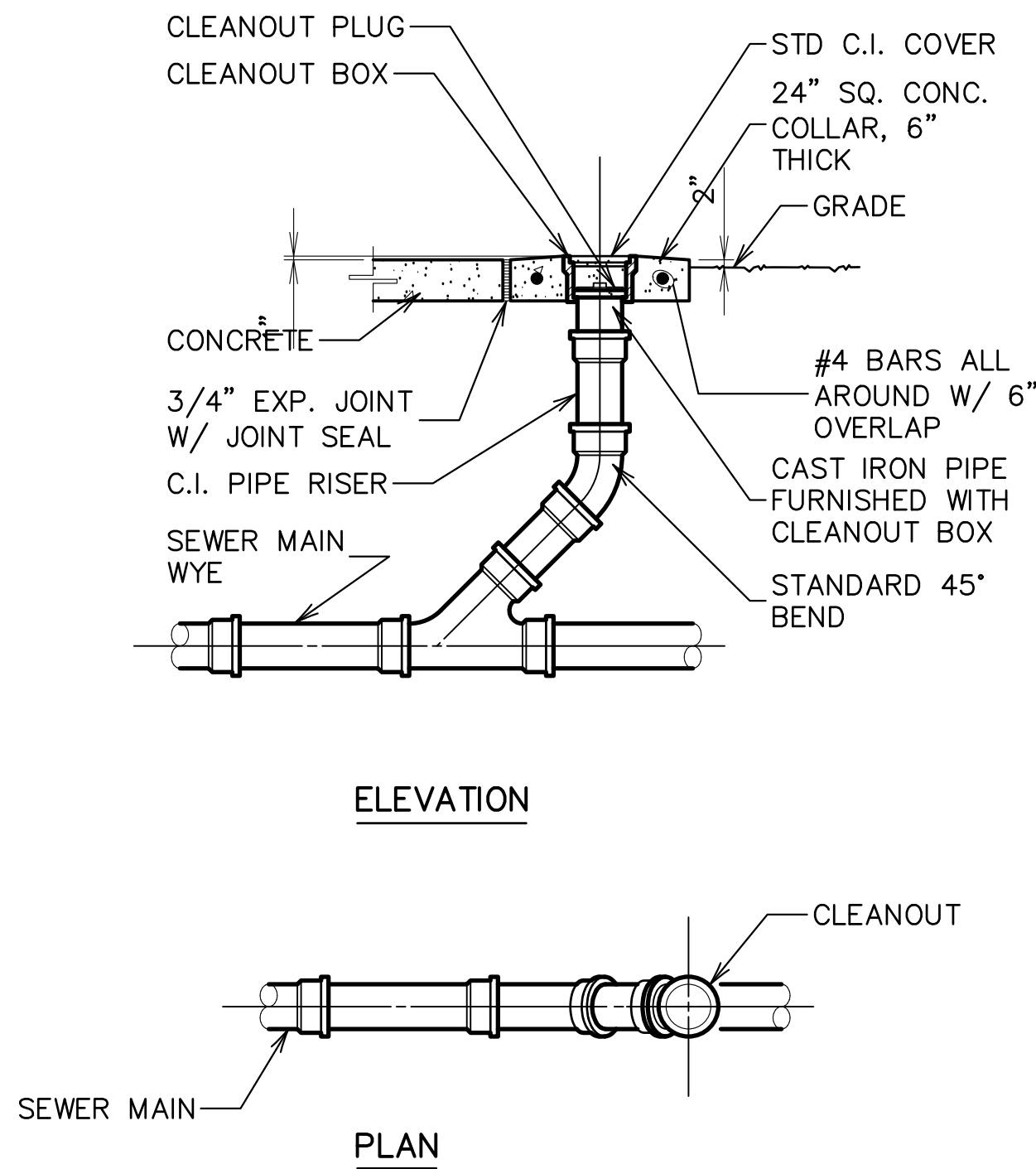
2 FLEXIBLE PIPE BEDDING

SCALE: N.T.S.



3 CLEANOUT AT WYE

SCALE: N.T.S.



4 CLEANOUT IN LINE

SCALE: N.T.S.

Project:

Residences
@ Highland
Baton Rouge, LA

Client:

Key Real Estate
Company

key.



ISSUED FOR
PERMITTING ONLY
NOVEMBER 7, 2025

Revisions:

#	Date	Description

Key Plan:

Sheet Title:

Site Details

Date: NOVEMBER 2025
Project Number: 221023
Drawn By: TSM
Checked By: MLM
Sheet:

C7.2

PRELIMINARY WORK

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