

Residences
@ Highland
Baton Rouge, LA

Key Real Estate
Company

key.

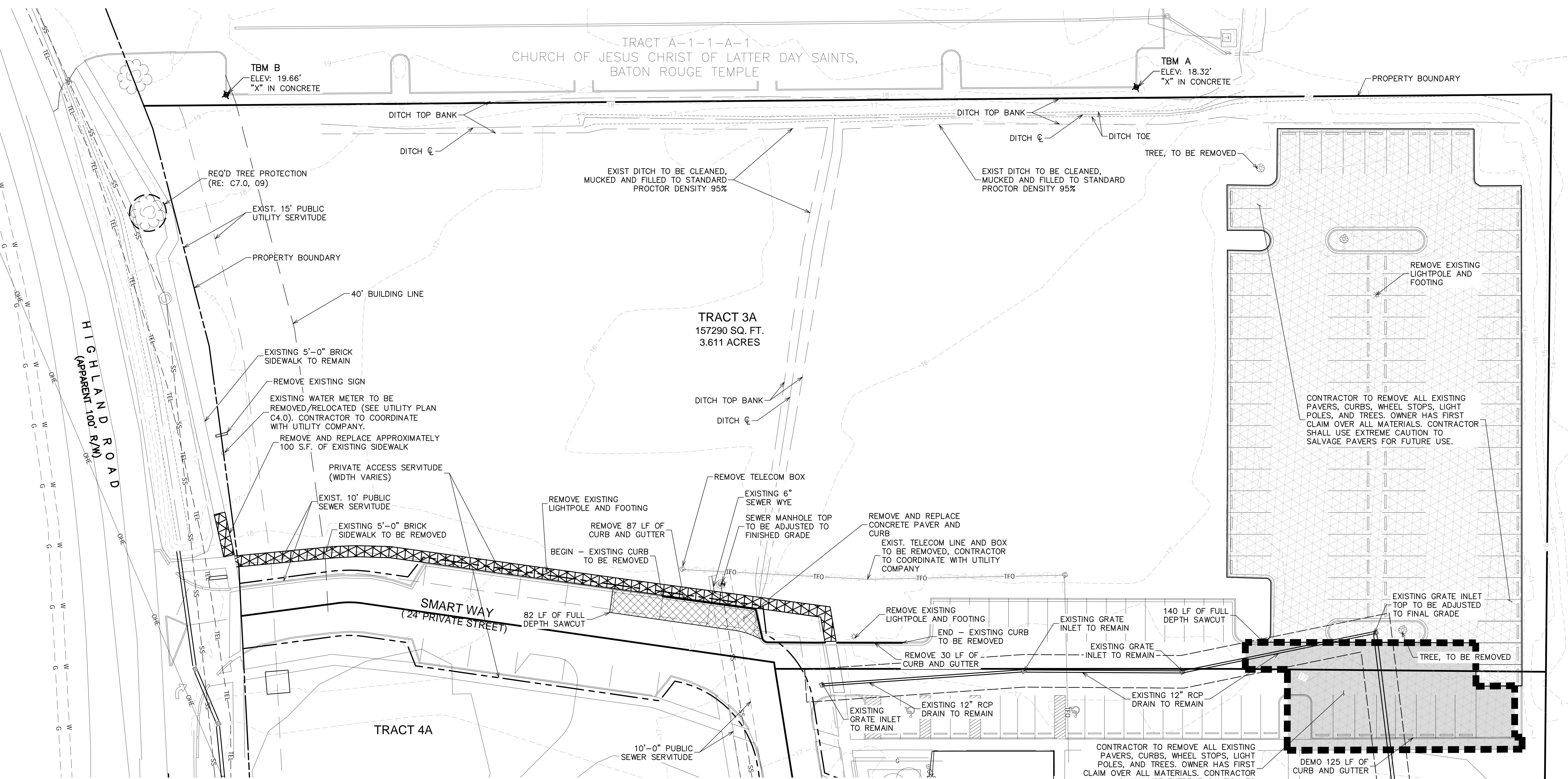


ISSUED FOR
PERMITTING ONLY
NOVEMBER 7, 2025

#	Date	Description

Revisions:

Key Plan:



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 CONTRACTOR'S 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
—	SEWER
—	POWER POLE
—	POWER POLE & GUY POWER
—	POWER POLE
—	POWER JUNCTION BOX
—	POWER VAULT
—	POWER LINE
—	GAS CARRIER
—	GAS VALVE
—	GAS VENT
—	GAS
—	TELEPHONE MANHOLE
—	TELEPHONE PEDESTAL
—	TELEPHONE CROSS CON. BOX
—	TELEPHONE
—	CABLE
—	WATER METER
—	WATER VALVE
—	WATER CLEANOUT
—	WATER
—	TRAFFIC CONTROL BOX
—	TRAFFIC SIGN
—	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
—	RW 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

CSRS

8555 United Plaza Blvd
Baton Rouge, LA 70809
Telephone: 225 769-0546
www.csrsinc.com

SCALE: 1"=20'

0 20 40

Existing Conditions &
Demolition

Date: NOVEMBER 2025

Project Number: 221023

Drawn By: TSM

Checked By: MLM

Sheet:

C1.0

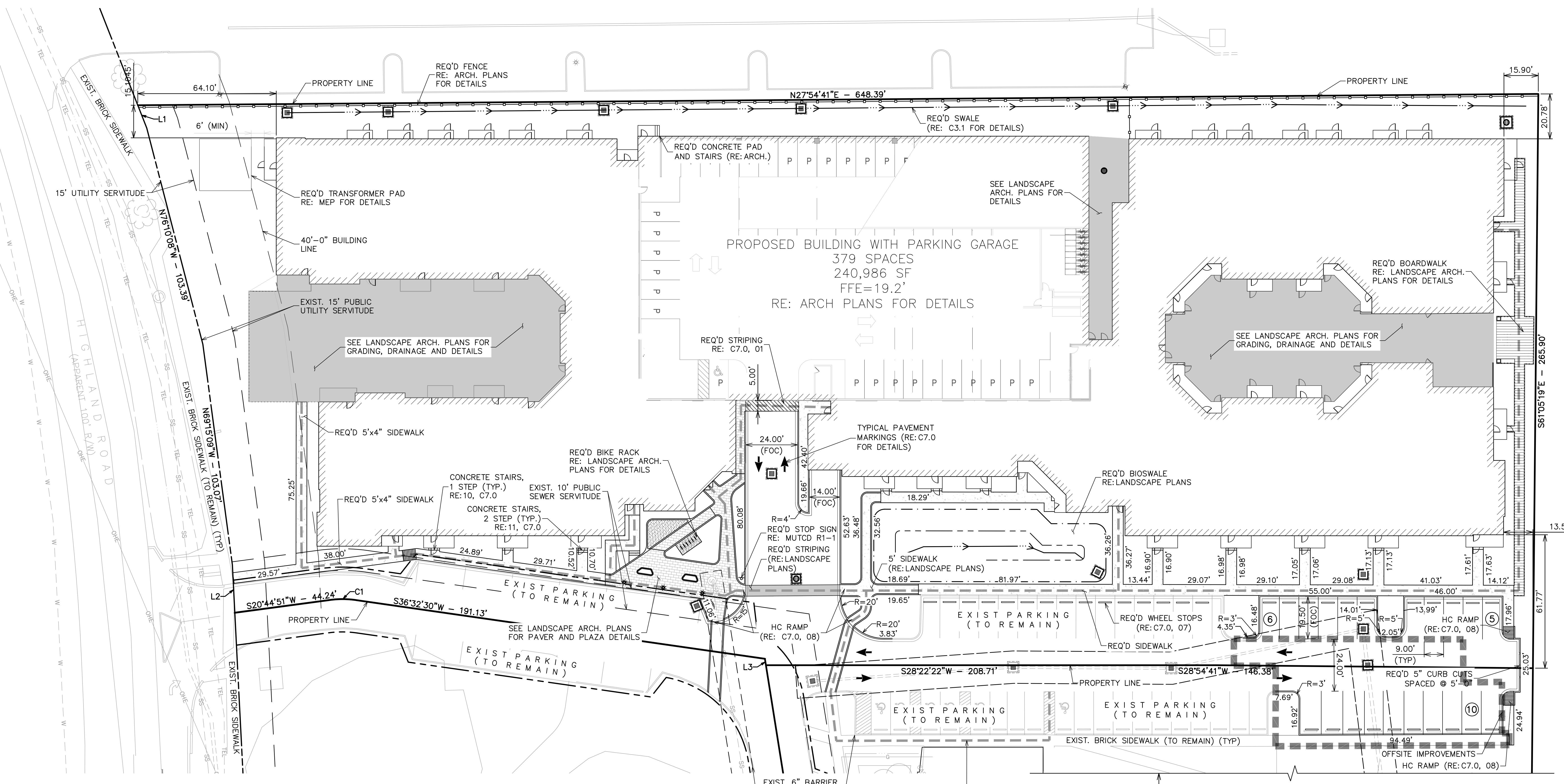
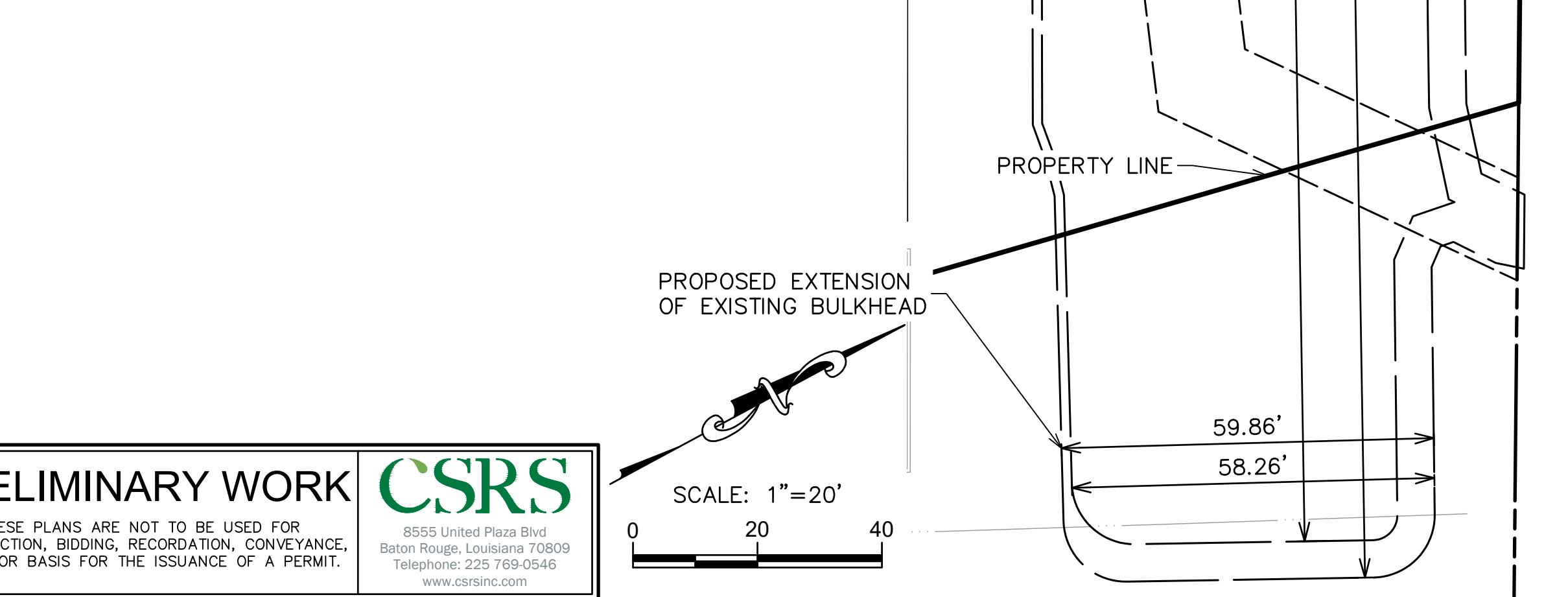
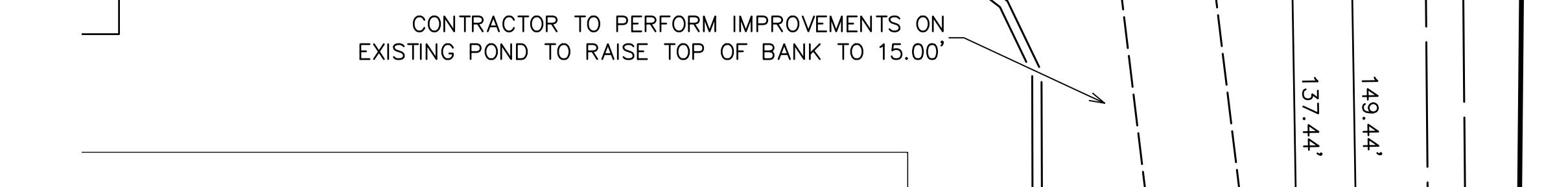
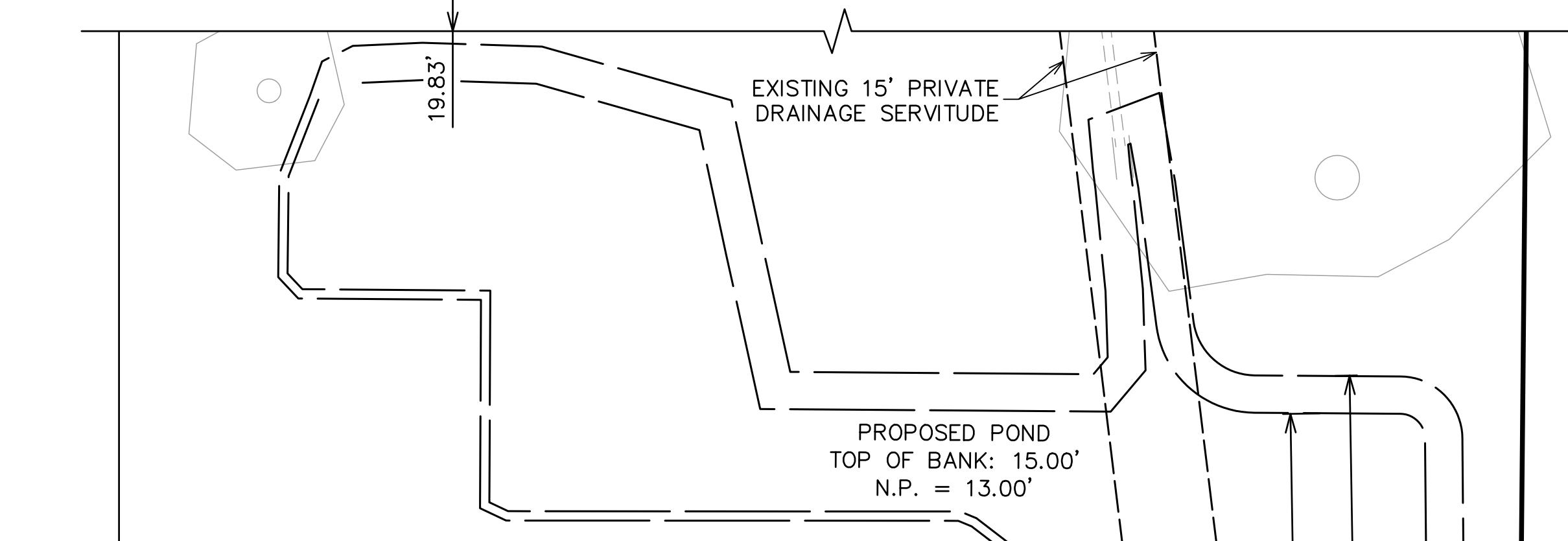


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Revisions:

#	Date	Description

Key Plan:



GENERAL NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED
- CONTRACTOR TO VERIFY BUILDING AND PARKING LOT LAYOUT WITH ENGINEER PRIOR TO FORMING OF BUILDINGS, WALKS AND PARKING LOT AREAS.
- ALL CURBS ARE BARRIER TYPE, UNLESS NOTED OTHERWISE.
- ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEDED, FERTILIZED, MULCHED, AND/OR SODDED TO EFFECTIVELY PREVENT SOIL EROSION. CONTRACTOR SHALL MAINTAIN THESE AREAS UNTIL A HEALTHY STAND OF GRASS IS ACHIEVED.
- 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 FILL AND COMPACTION SHALL BE EXECUTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT CONDUCTED BY TERRACON ON 11/12/2021 AND THE GRADING PLAN.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, RAMPS, LOADING DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN, INCLUDING SITE LIGHTING LOCATIONS, TYPES, CONDUITS, ETC.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS DAMAGED DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING BENCHMARK. BENCHMARK INFORMATION CAN BE FOUND ON THE GRADING PLAN.
- PARKING STALLS MUST BE STRIPED WITH A 4" CONTRASTING STRIPE (WHITE ON CONCRETE AND YELLOW OR WHITE ON ASPHALT PARKING LOTS).
- CONTRACTOR SHALL COORDINATE WITH OWNER FOR SITE SIGNAGE.

PROVIDED SETBACKS
FOR MULTIFAMILY USE: FRONT: 10'
NORTH: N/A
SOUTH: N/A
REAR: N/A

BUILDING STRUCTURE
PROPOSED NUMBER OF BUILDINGS: 1
BUILDING ROOF HEIGHT: 58'-11"

NUMBER OF STORIES: 5

EXISTING LEGEND

SYMBOL	DESCRIPTION
●	POWER POLE
●—●	POWER POLE & GUY POWER
□	CONDENSER
— TEL —	EXISTING OVERHEAD TELEPHONE
— OHE —	EXISTING OVERHEAD ELECTRICAL
— DRA —	EXISTING DRAINAGE
○	EXISTING SEWER MANHOLE

SYMBOL	DESCRIPTION
— — — — —	REQ'D FENCE (RE: ARCH PLANS FOR DETAILS)
— — — — —	REQ'D ADA ROUTE
●	REQ'D BOLLARD LIGHT POLE (RE: LANDSCAPE ARCH. PLANS FOR DETAILS)
●	PROPOSED GRATE INLET
●	PROPOSED ROOF DRAIN
■ ■ ■ ■ ■	EXTENTS OF ADD ALTERNATE

PARKING CALCULATION

USE	FORMULA	SQ.FT./UNIT	SPACES
1 BEDROOM/STUDIO	1 PER UNIT	138	138
2 BEDROOM	2 PER UNIT	82	164
3 BEDROOM	2.5 PER UNIT	4	10
MULTI-FAMILY (TOTAL)		224	312
REQUIRED TOTAL:		312	
TREE PRESERVATION CREDITS ¹	SEE NOTE 1	—25	
STRUCTURED PARKING	10% OF TOTAL	—58	
REQUIRED TOTAL AFTER REDUCTION:		229	
EXISTING PARKING TO REMAIN ²		53	
EXISTING SURFACE ADA PARKING		(6)	
PROPOSED STRUCTURED PARKING		379	
PROPOSED SURFACE PARKING		21	
PROPOSED ADA PARKING ³		(6)	
PROPOSED TOTAL PARKING		453	
PROPOSED BIKE PARKING ⁴		25	

¹—PARKING REDUCTION CREDITS FOR PRESERVED TREES, (DIAMETER AT BREAST HEIGHT)=²(PARKING SPACE CREDITS): 6" TO 11"=2, 12" TO 17"=3, 18" TO 23"=4, >24"=5 (% MAX)
²—EXISTING OFFICE PARKING=159
³—2% OF TOTAL PARKING
⁴—1 BICYCLE SPOT FOR EVERY 20 PARKING SPOTS, MAX 50

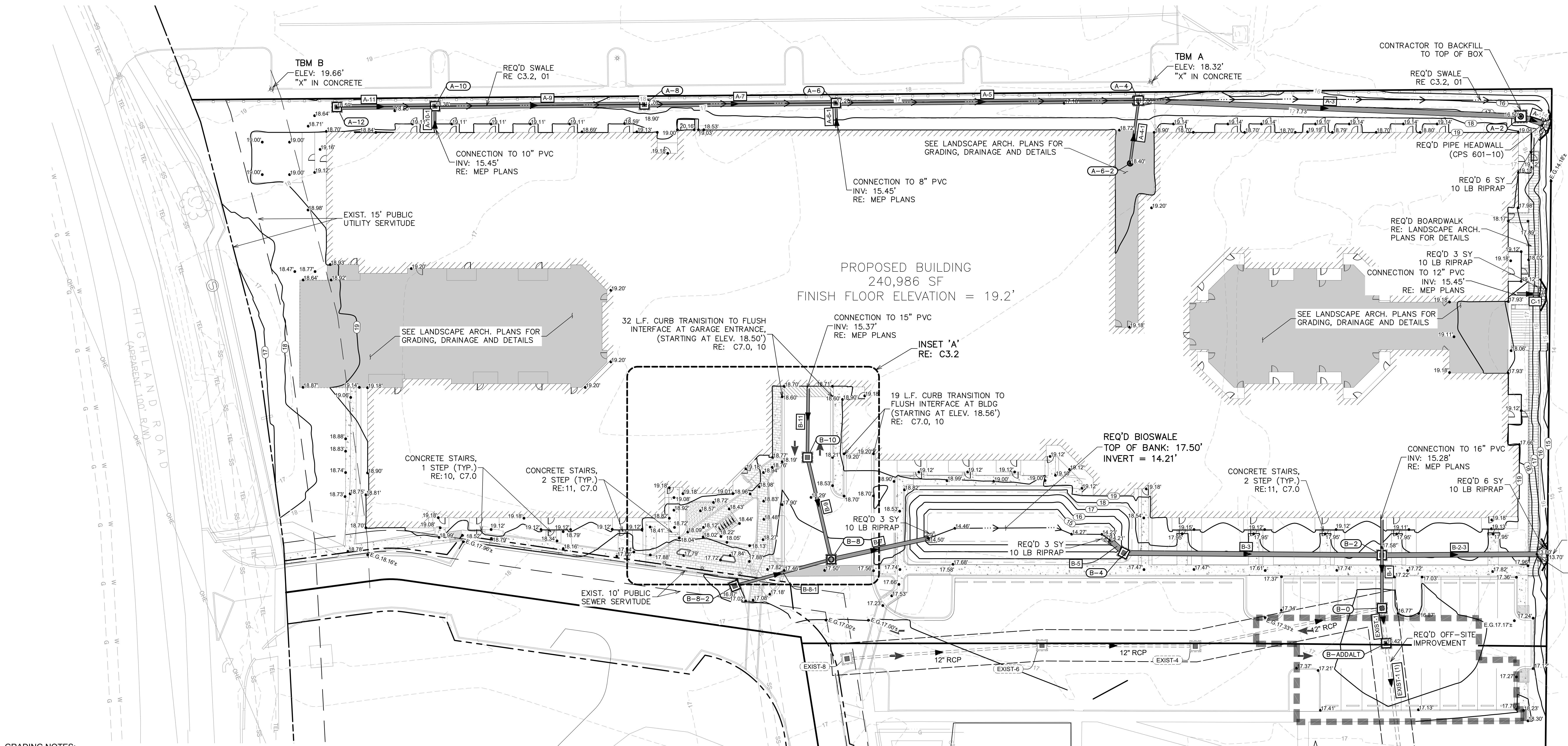
NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	41.68'	12.42'	S28°38'41"W	12.37' 17°04'04"

NUMBER	LINE	DIRECTION	DISTANCE
L1	N83°02'27"W	11.36'	
L2	N64°32'09"W	22.18'	
L3	N70°41'06"W	3.02'	

#	Date	Description

Revisions:

Key Plan:



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 COPIES OF ALL TESTING REPORTS TO THE ENGINEER. TESTING LAB SHOULD BE APPROVED BY ENGINEER. ALL TESTING TO BE PAID FOR BY OWNER AND DIRECTED BY ENGINEER.
- 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 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	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	14.58'	14.56'
A-11	A-12	A-10	22"	47'	18" RCP ARCH EQUIV.	15.15'	15.06'

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-6	CPS 702-20 TYPE 9	14.60'	17.65'
B-8	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	PIPE INV. UP	PIPE INV. DOWN
C-1	C-2	C	12"	7'	RCP	14.52'	14.50'

DRAINAGE PIPE DATA

PIPE NO.	U.S. STRUCT	D.S. STRUCT	PIPE SIZE	PIPE LENGTH	MATERIAL	PIPE INV. UP	PIPE INV. DOWN
D-1	D-2	D	12"	7'	RCP	13.00'	12.97'

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	B-2		24"	74'	RCP	15.95'	13.80'
B-3	B-4	B-2	24"	123'	PVC	14.19'	13.95'
B-5	B-4	B-2	24"	9"	RCP	14.21'	14.19'
B-7	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)

FLOOD ZONES: "AE/SHADED X"

16.0'

16.0'

N/A

18.02'

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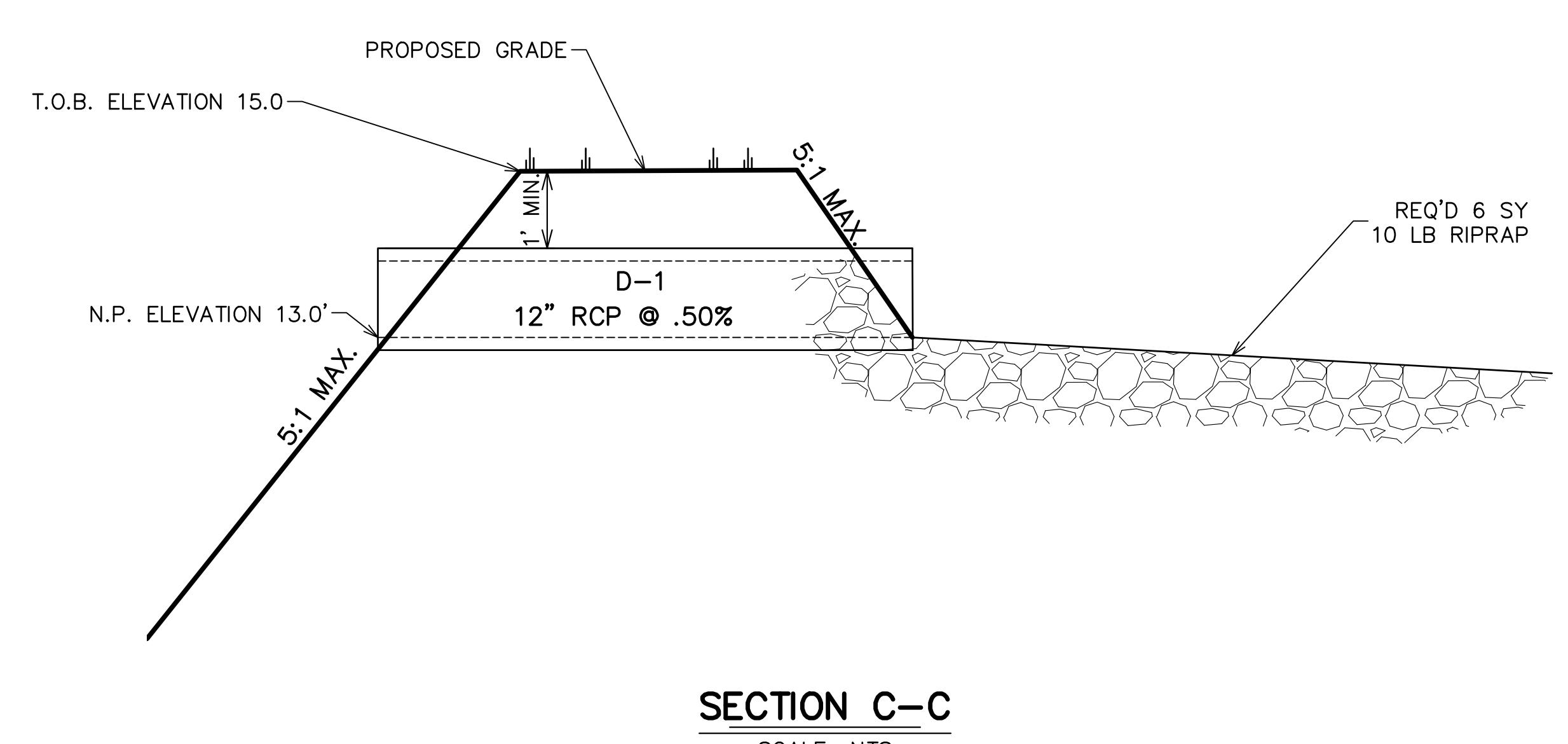
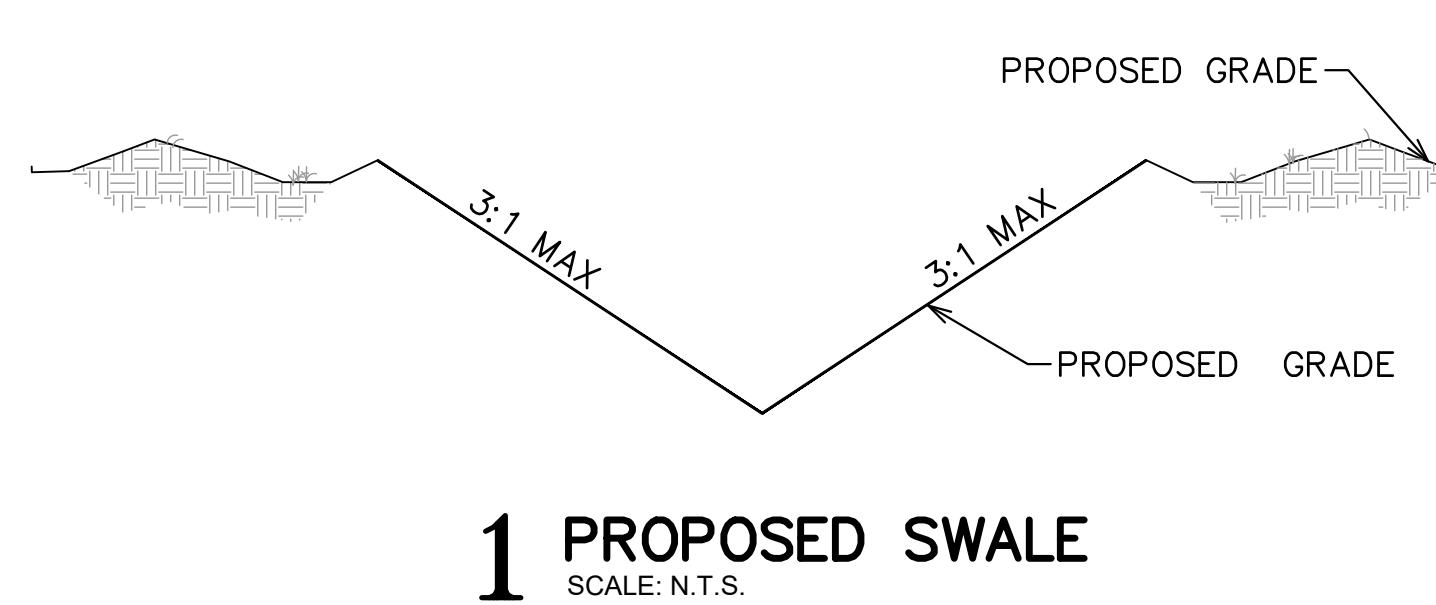
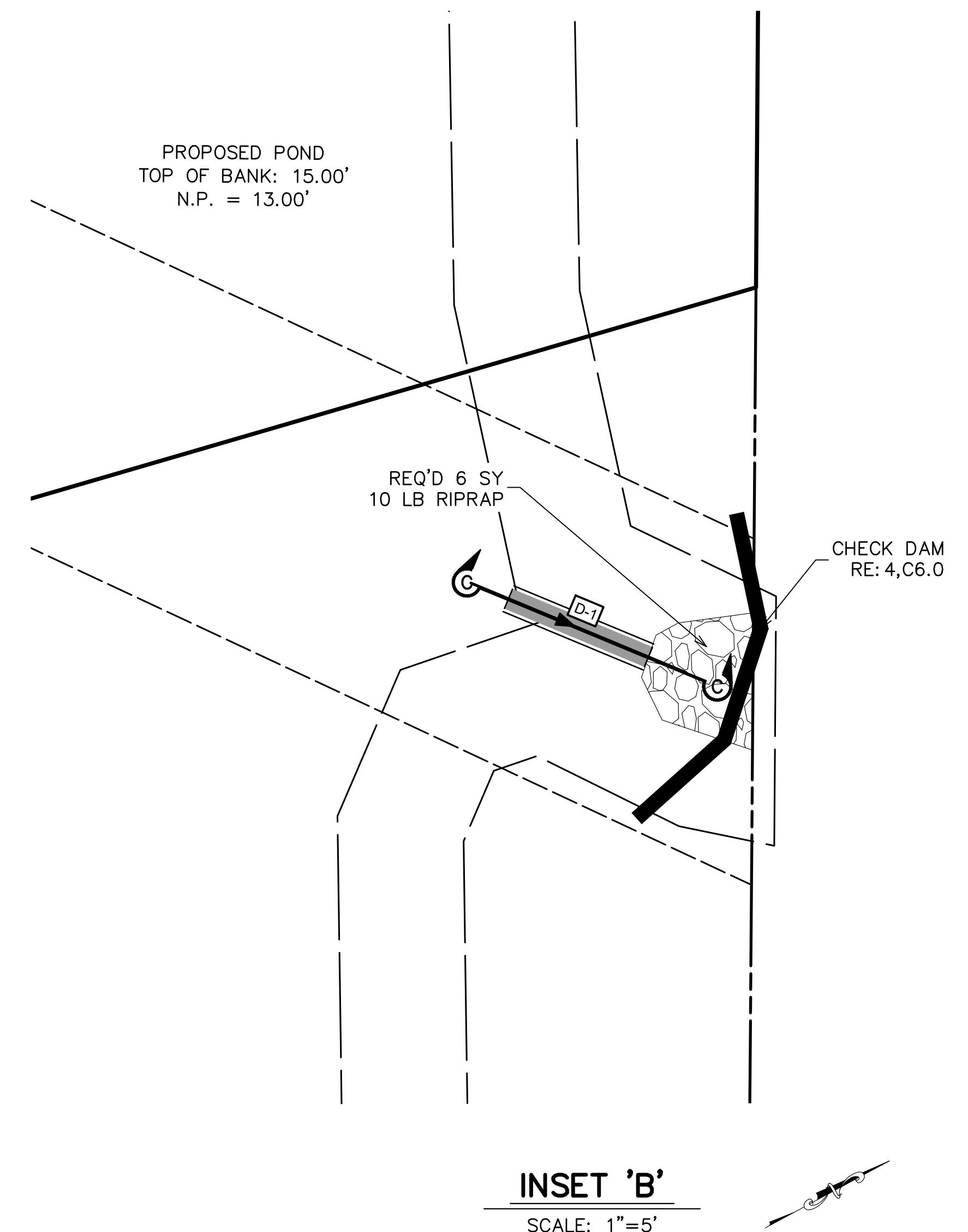
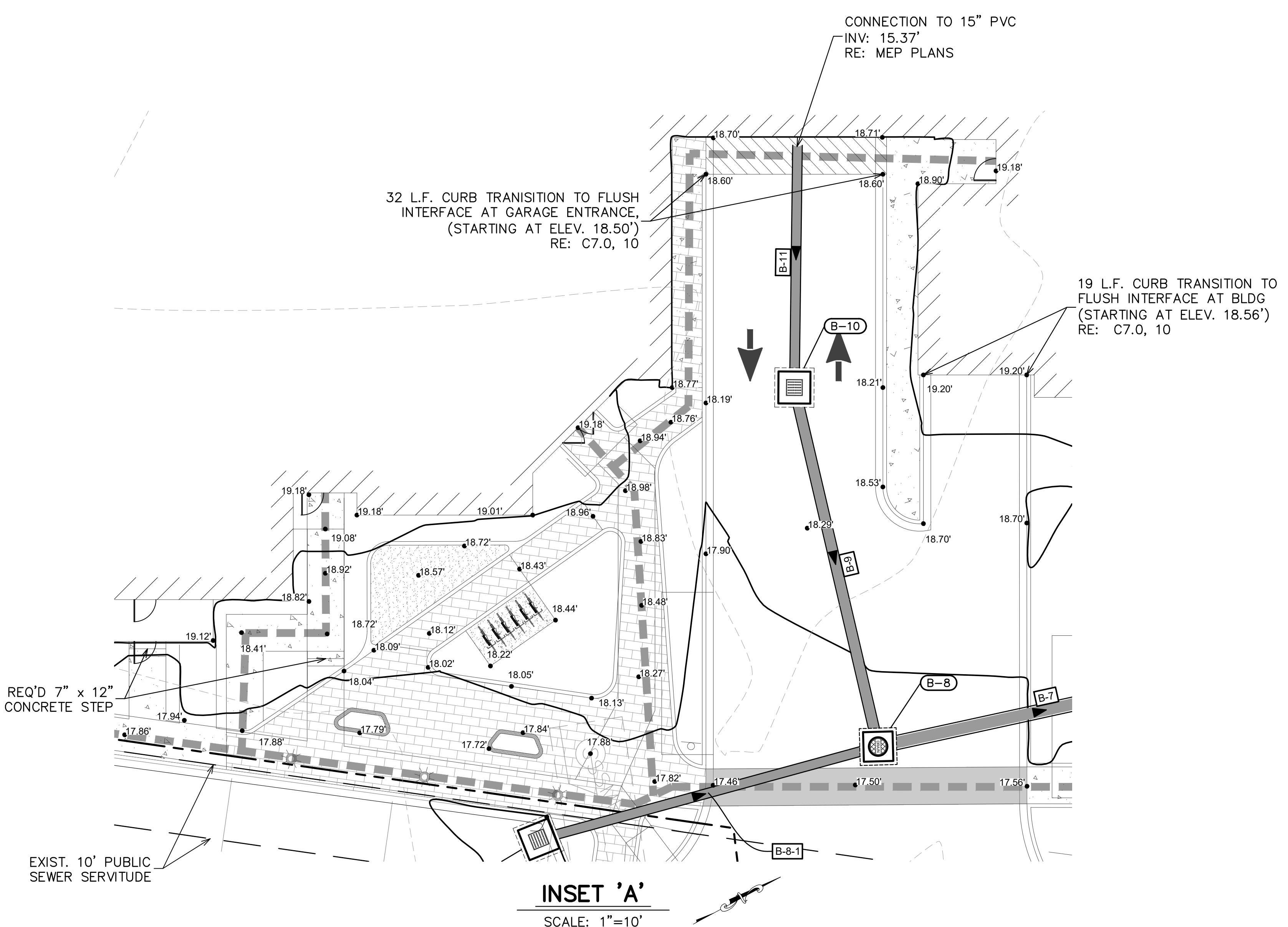
16.0'

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Residences
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Baton Rouge, LA

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Key Plan:

Grading and
Drainage Plan

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

C3.1

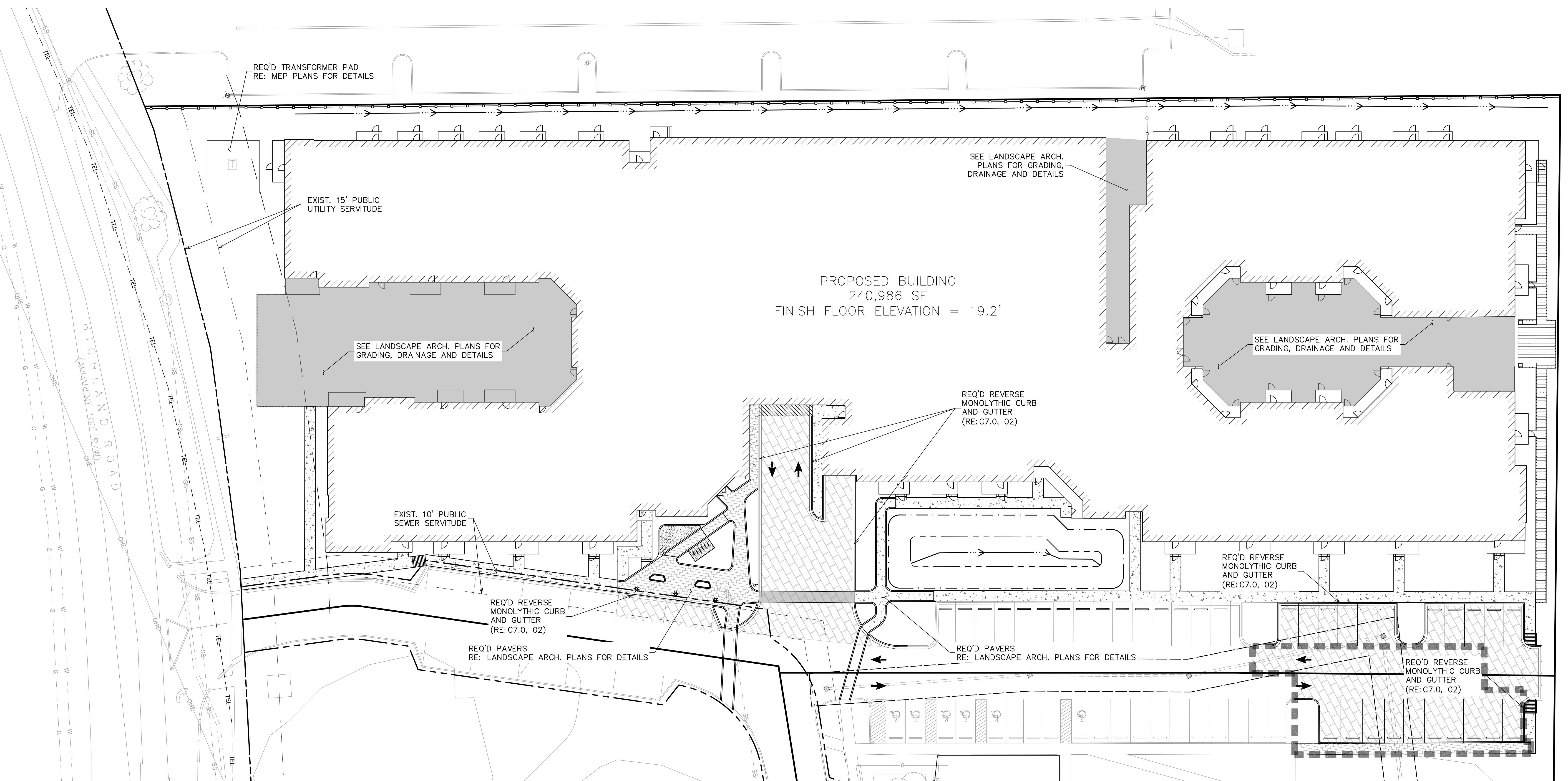


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Revisions:

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Key Plan:



GENERAL PAVING NOTES

1. CONTRACTOR SHALL VERIFY BUILDING AND PARKING LOT LAYOUT WITH THE ARCHITECT PRIOR TO FORMING OF BUILDINGS, WALKS AND PARKING LOT AREAS.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING UTILITIES WITHIN WORK AREAS PRIOR TO EXCAVATION.
3. CONTRACTOR SHALL BACK FILL AGAINST TOP OF CURBS AT 3:1 SLOPE TO EXISTING GRADE UNLESS NOTED OTHERWISE.
4. SLOPE OF PAVING SHALL NOT EXCEED 2% AT HANDICAP ACCESSIBLE SPACES.
5. CONTRACTOR SHALL GRADE PAVEMENT AROUND SIDEWALKS & CURBS FOR POSITIVE DRAINAGE TO AN INLET OR DESIGNATED DRAINAGE AREA.
6. 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.
7. REFER TO GEOTECHNICAL REPORT FOR EXACT PAVING SPECIFICATIONS.

BASE PREPARATION/GRADING NOTES

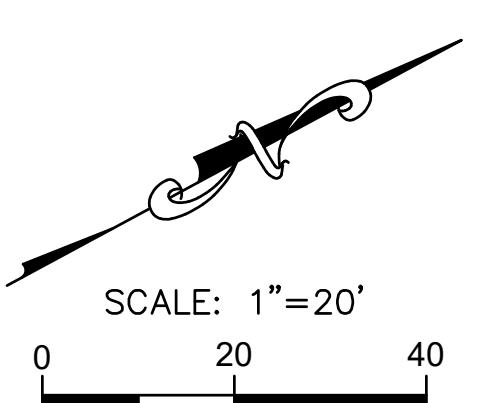
1. BLADE AND MINOR GRADING OF THE FILL SHALL BE REQUIRED TO LEVEL RUTS AND ROUGH AREAS. AFTER THE SITE HAS BEEN GRADED, THE ENTIRE BASE AREA SHALL BE PROOF ROLLED SUFFICIENTLY TO DETECT ANY SOFT SPOTS.
2. SOFT SPOTS SHALL BE REMOVED COMPLETELY TO THE SATISFACTION OF CSRS. EXCAVATED AREAS RESULTING FROM SOFT SPOTS SHALL BE BACKFILLED IN ACCORDANCE WITH RECOMMENDATIONS AS SPECIFIED IN THE GEOTECHNICAL REPORT.
3. 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.
4. PROVIDE BERMS OR CHANNELS TO PREVENT FLOODING OF SUBGRADE; PROMPTLY REMOVE AND PONDING WATER.
5. 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.
6. 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.
7. IF REQUIRED TO REPLACE SOFT SPOTS OR OTHERWISE PLACE FILL, REFER TO GEOTECHNICAL REPORT FOR EXACT SPECIFICATIONS.
8. 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.
9. EACH LIFT SHALL BE COMPACTED, TESTED AND APPROVED BEFORE THE NEXT LIFT IS PLACED.
10. 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.
11. PERFORM ALL FINISH GRADING REQUIRED TO DRAIN PROPERLY. FINISHED SLOPES SHALL BE FREE FROM IRREGULARITIES, HOLLOWES AND DEPRESSIONS.
12. 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.
13. 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

Paving Layout

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Project Number: 221023
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Checked By: MLM
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C5.0

Residences
@ Highland
Baton Rouge, LA

Key Real Estate
Company

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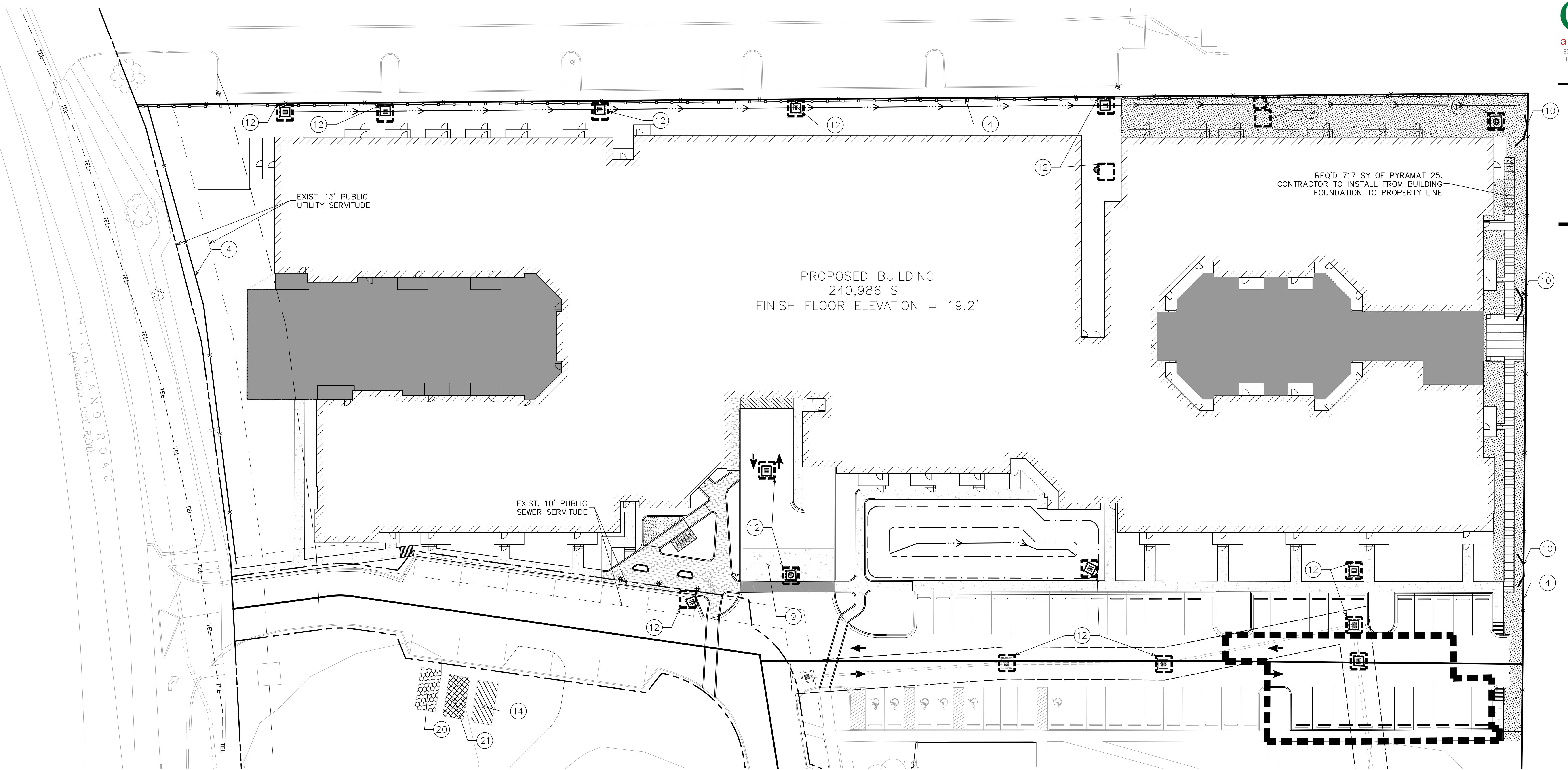
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Sheet Title:
Erosion Control Plan &
Details

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

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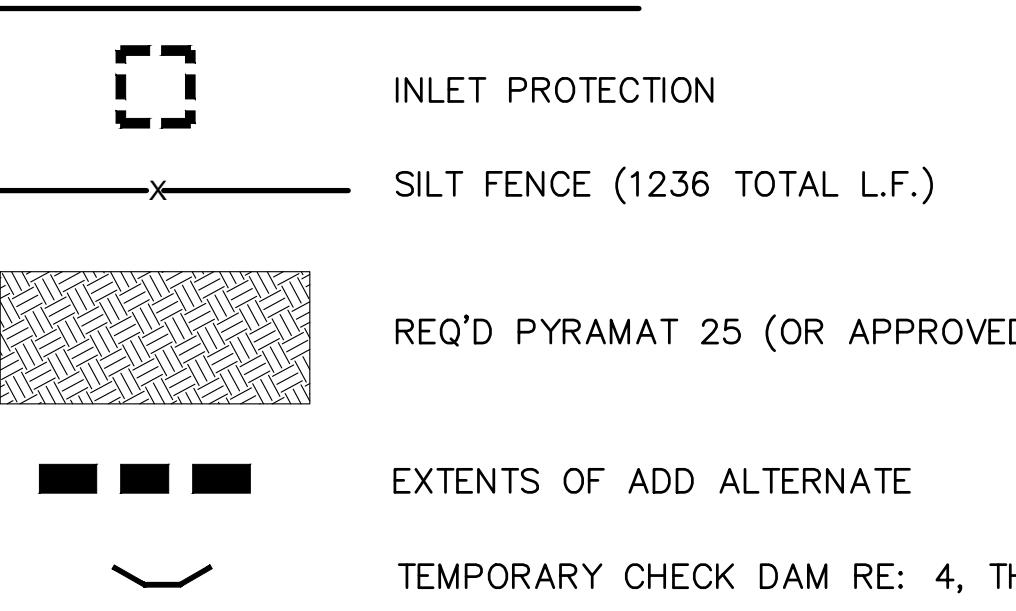
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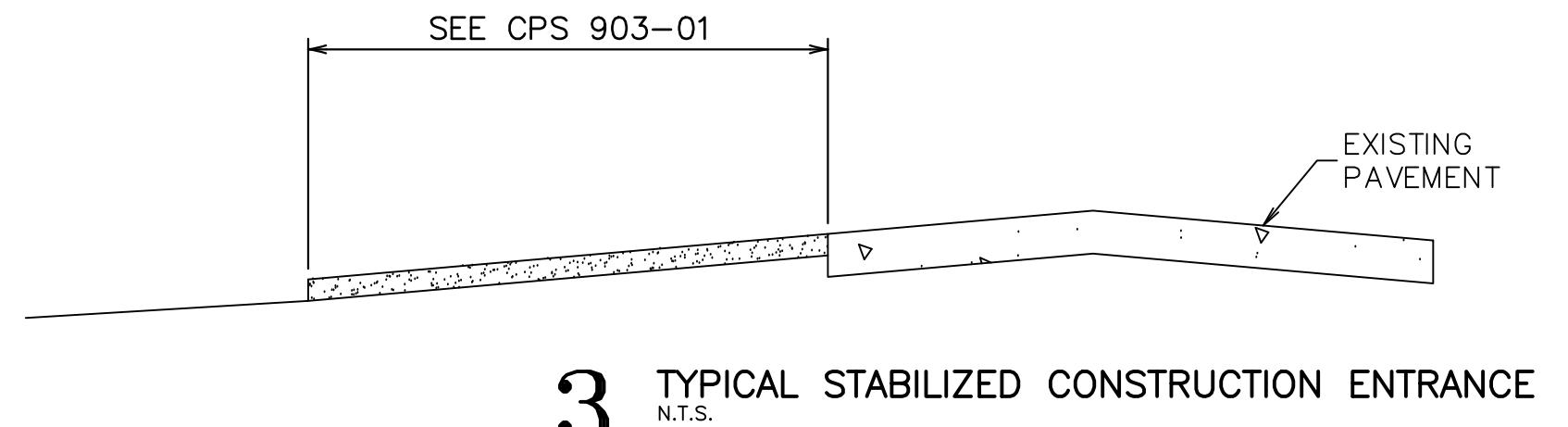
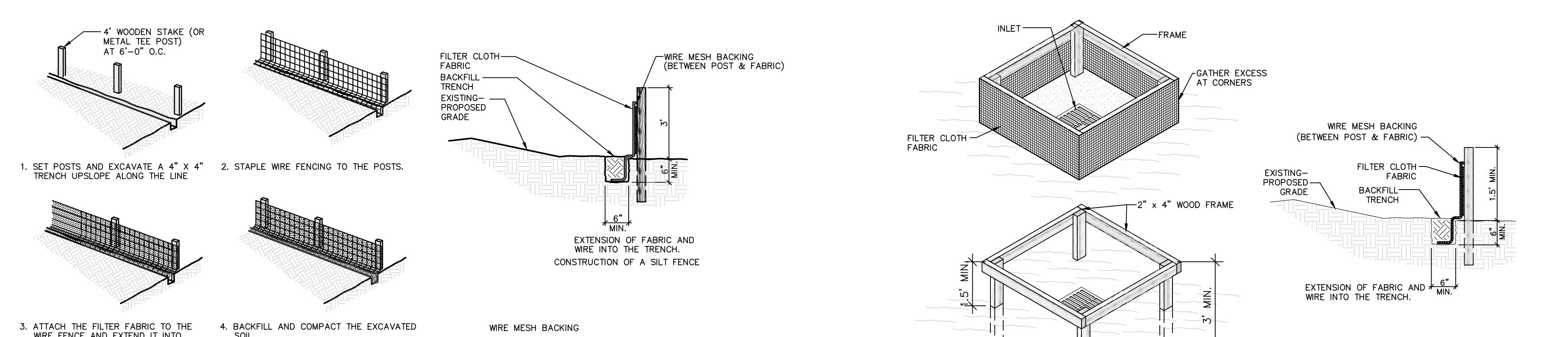
EROSION CONTROL NOTES

- ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEDED, 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



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 BAILE DIKE
	6	TRIANGULAR SEDIMENT FILTER DIKE
	7	DIVERSION DIKE
X	8	INTERCEPTOR SWALE
	9	STABILIZED CONSTRUCTION ENTRANCE
X	10	CHECK DAMS
X	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
X	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





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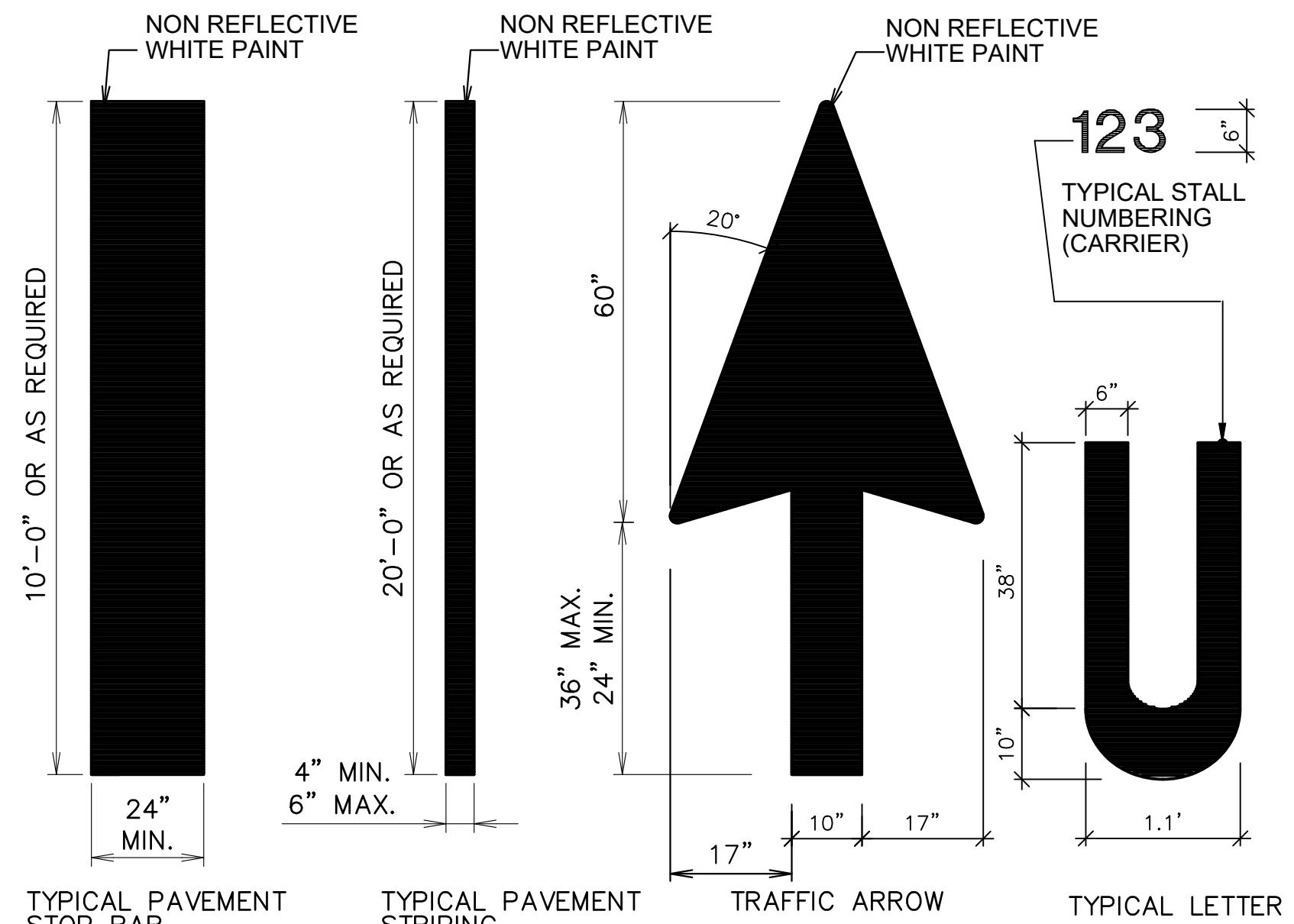
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Key Plan:

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C7.0



1 TYPICAL PAVEMENT MARKINGS

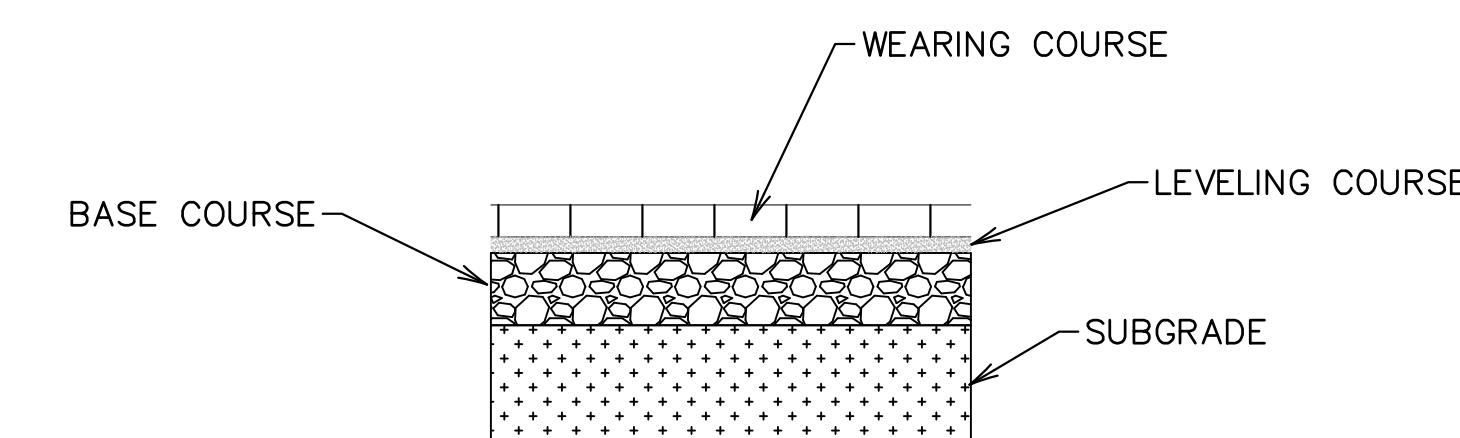
SCALE: N.T.S.

2 REVERSE MONOLITHIC BARRIER CURB AND GUTTER

SCALE: N.T.S.

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.

1/4" R 6" 12" 1'R 3/4" 7" 6" 18" BOTTOM OF DUMMY JOINT

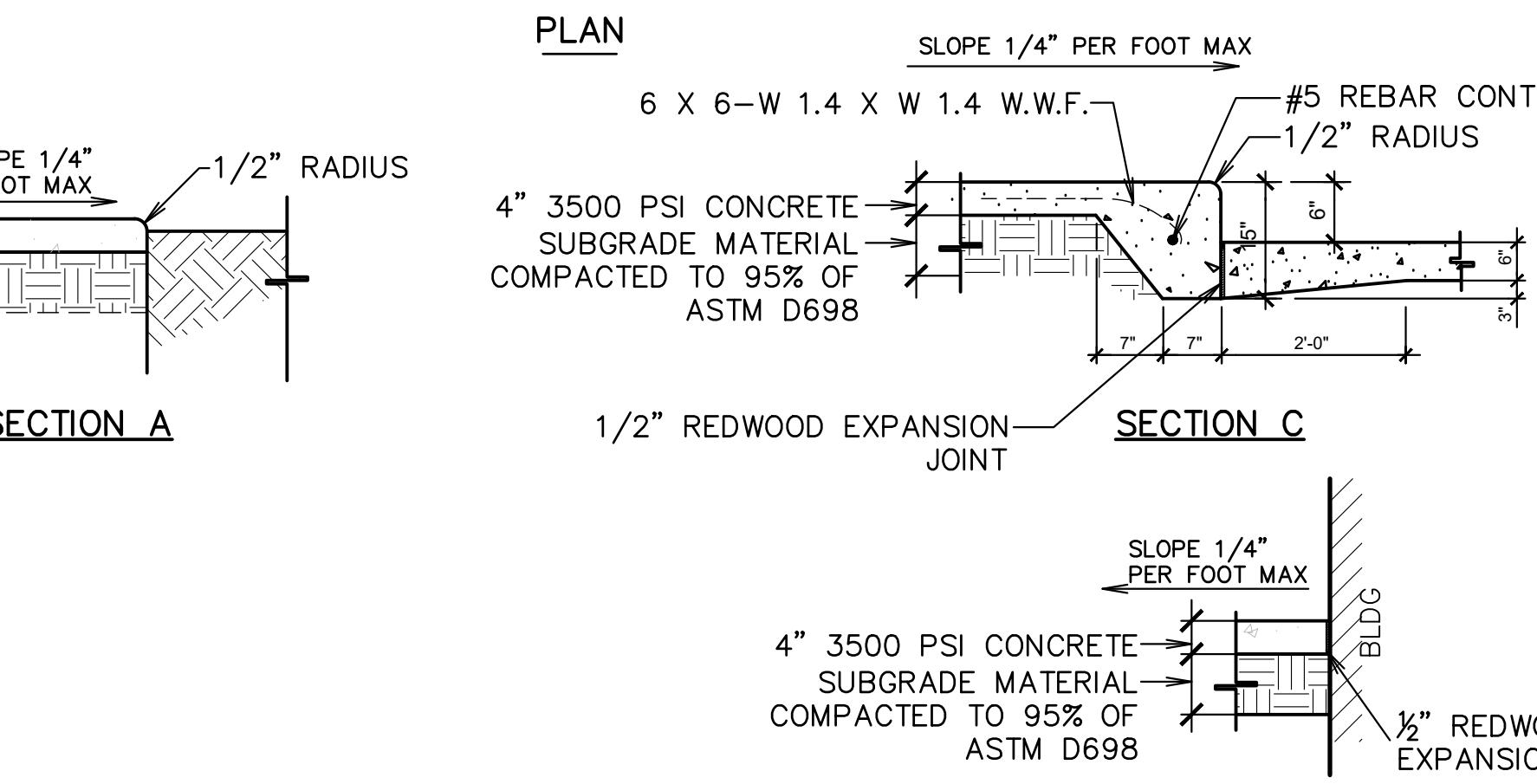
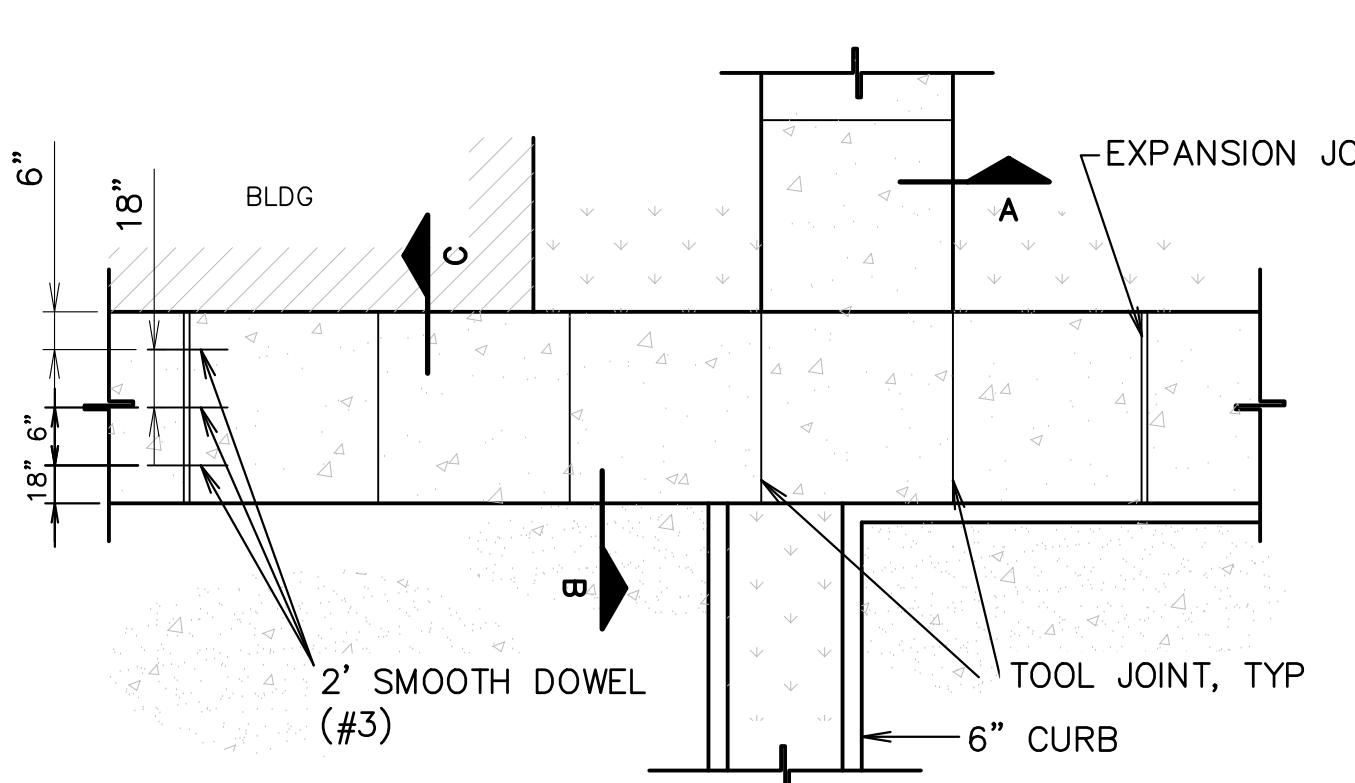
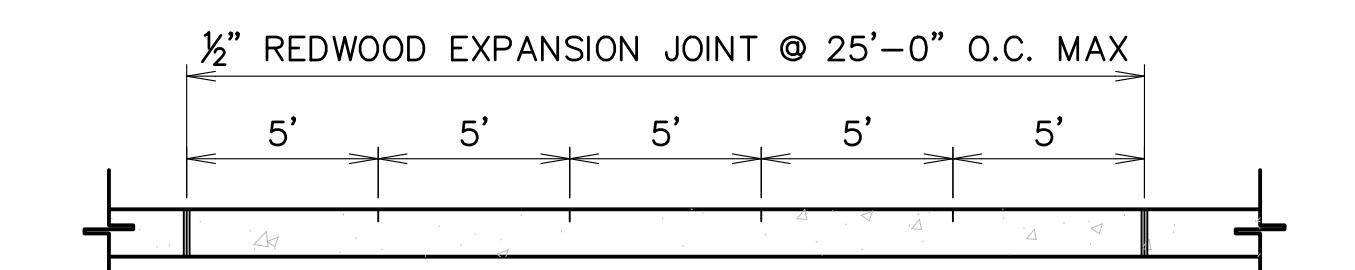


PARKING STALLS AND DRIVEWAYS	WEARING COURSE	LEVELING COURSE	BASE COURSE	SUBGRADE
	80MM CONCRETE PAVER	1" SAND	6" STONE	8" LIME TREATMENT

3 PAVER SECTION

SCALE: N.T.S.

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.



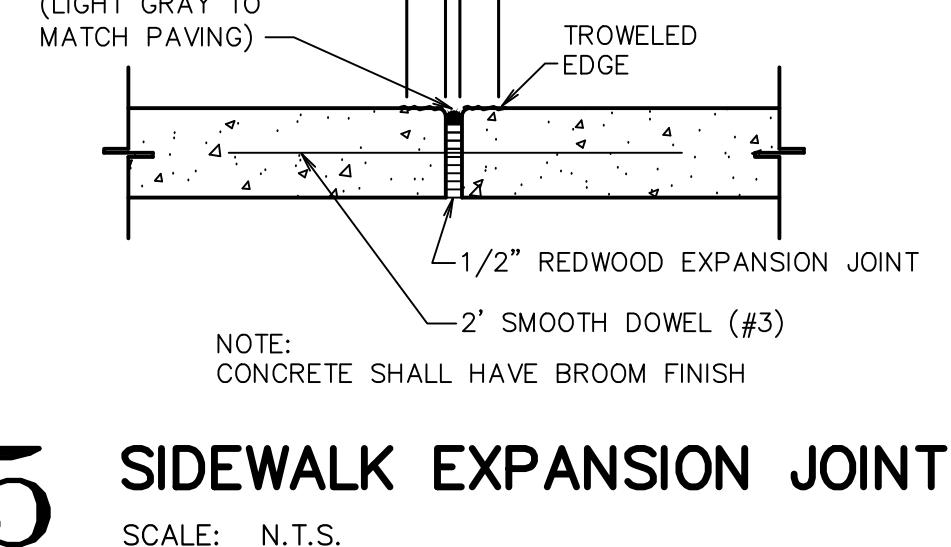
4 CONCRETE SIDEWALK DETAIL

SCALE: N.T.S.

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 PERMANENTLY 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

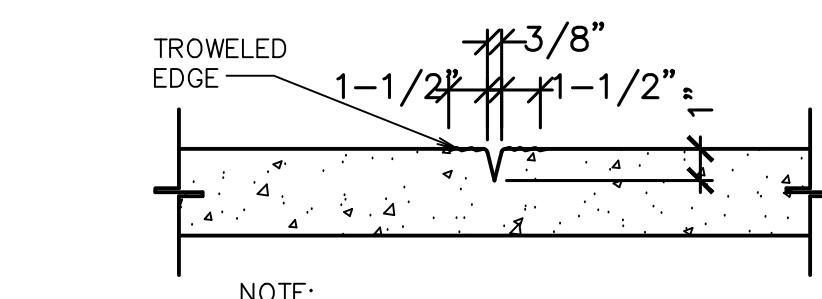
SCALE: N.T.S.



NOTE:
CONCRETE SHALL HAVE BROOM FINISH

6 SIDEWALK TOOL JOINT

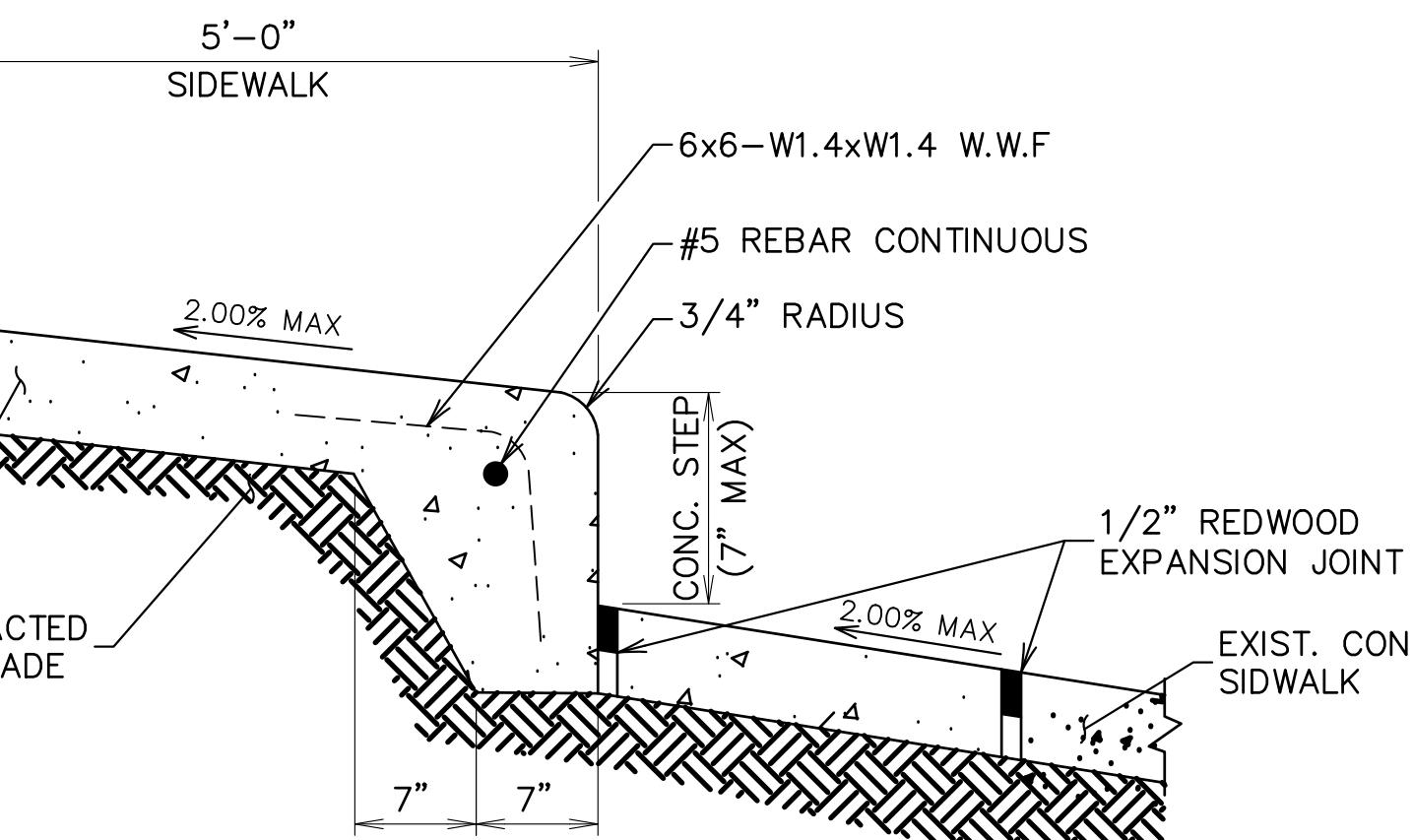
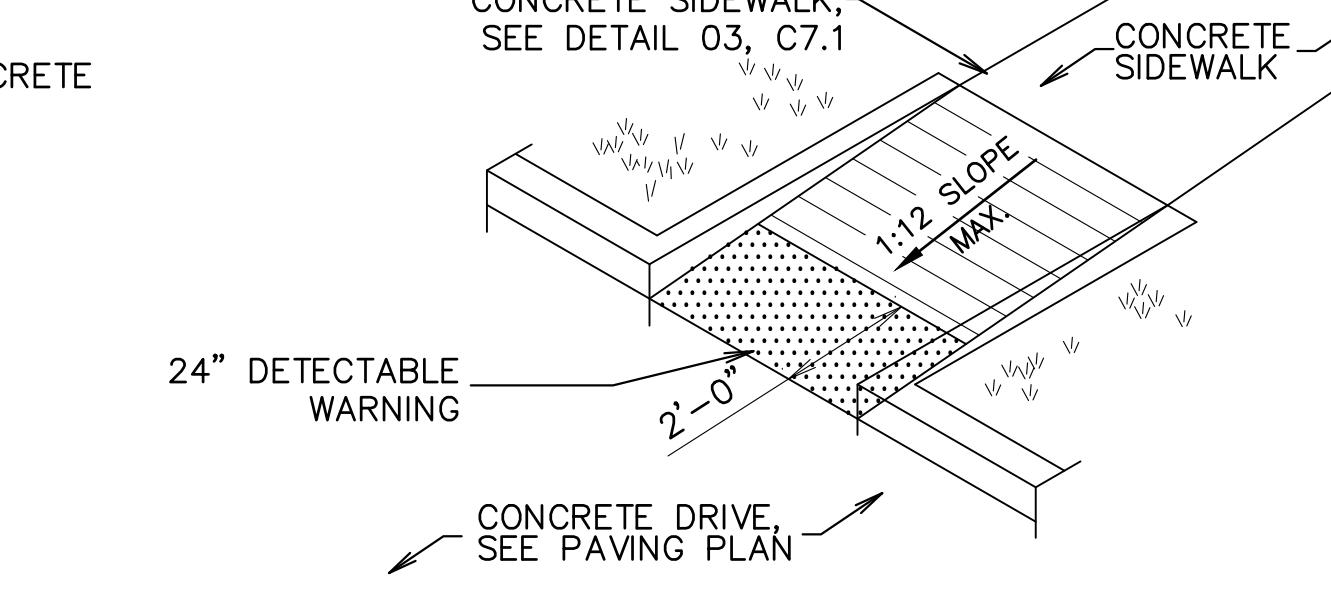
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NOTE:
CONCRETE SHALL HAVE BROOM FINISH

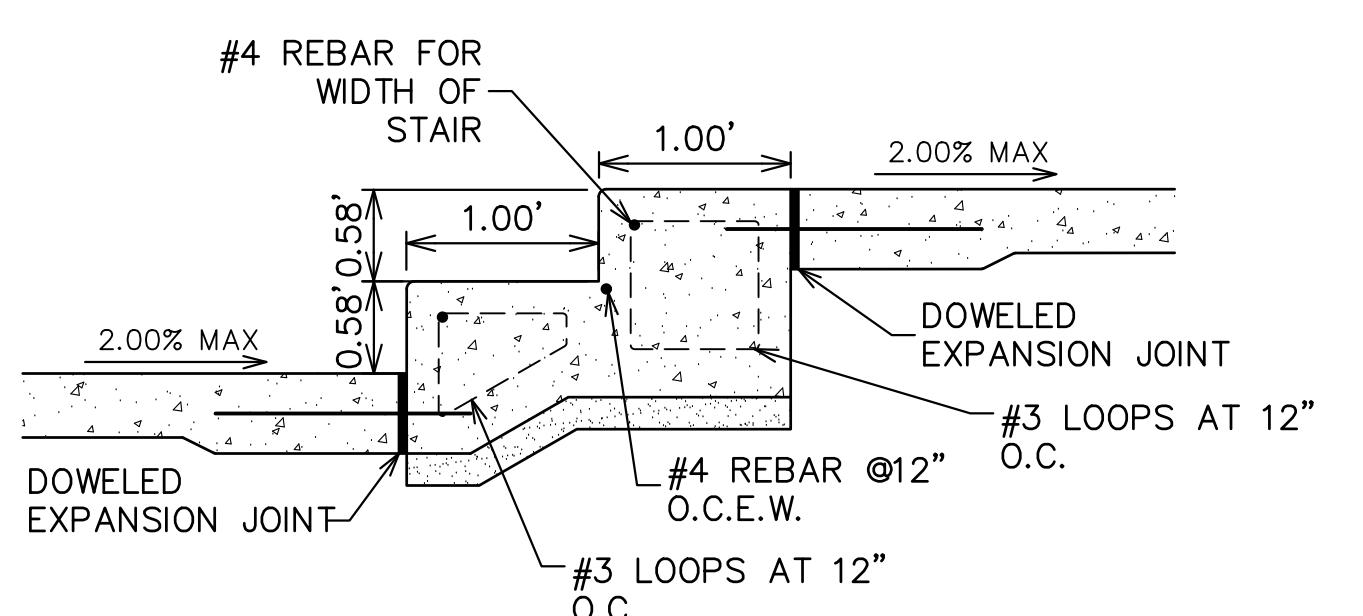
8 HANDICAP RAMP DETAIL

SCALE: N.T.S.



10 STAIR DETAIL

SCALE: N.T.S.



11 STAIR DETAIL

SCALE: N.T.S.

PRELIMINARY WORK

CSRS

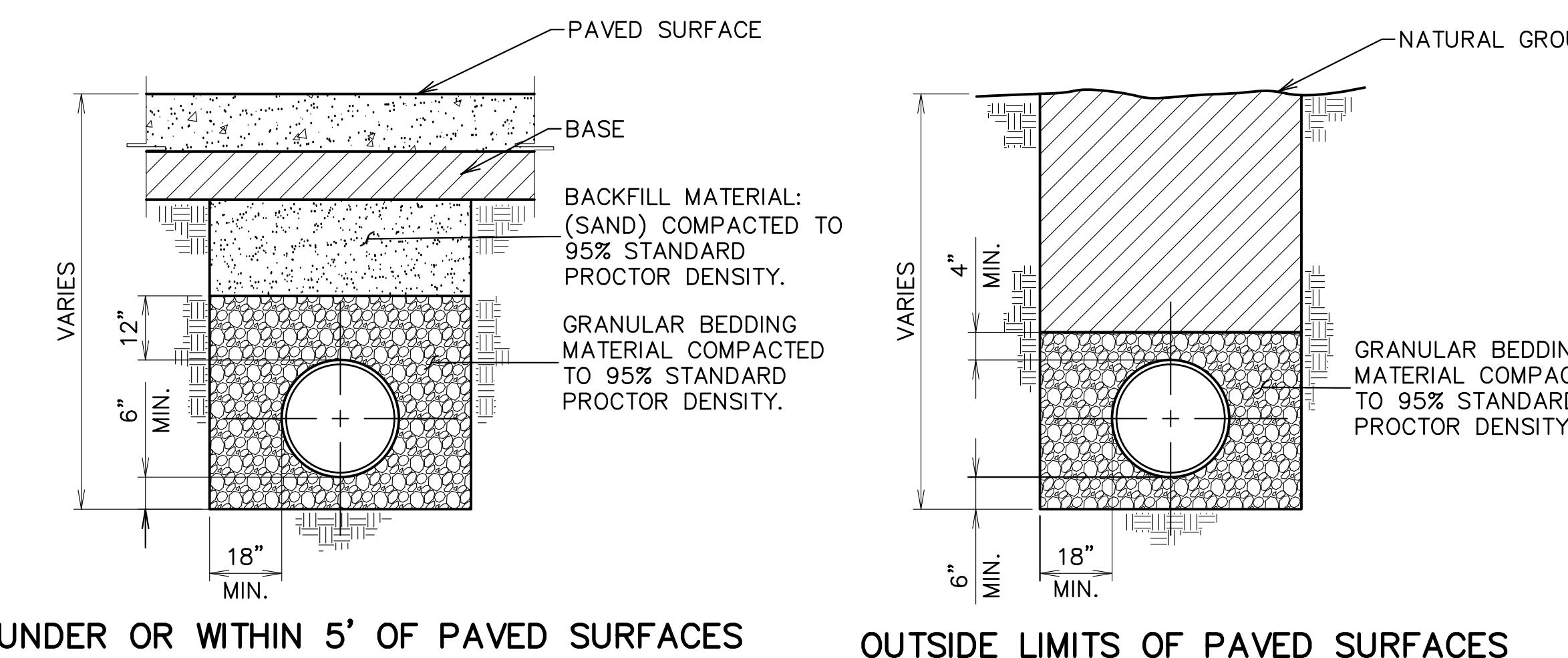
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Baton Rouge, LA 70809
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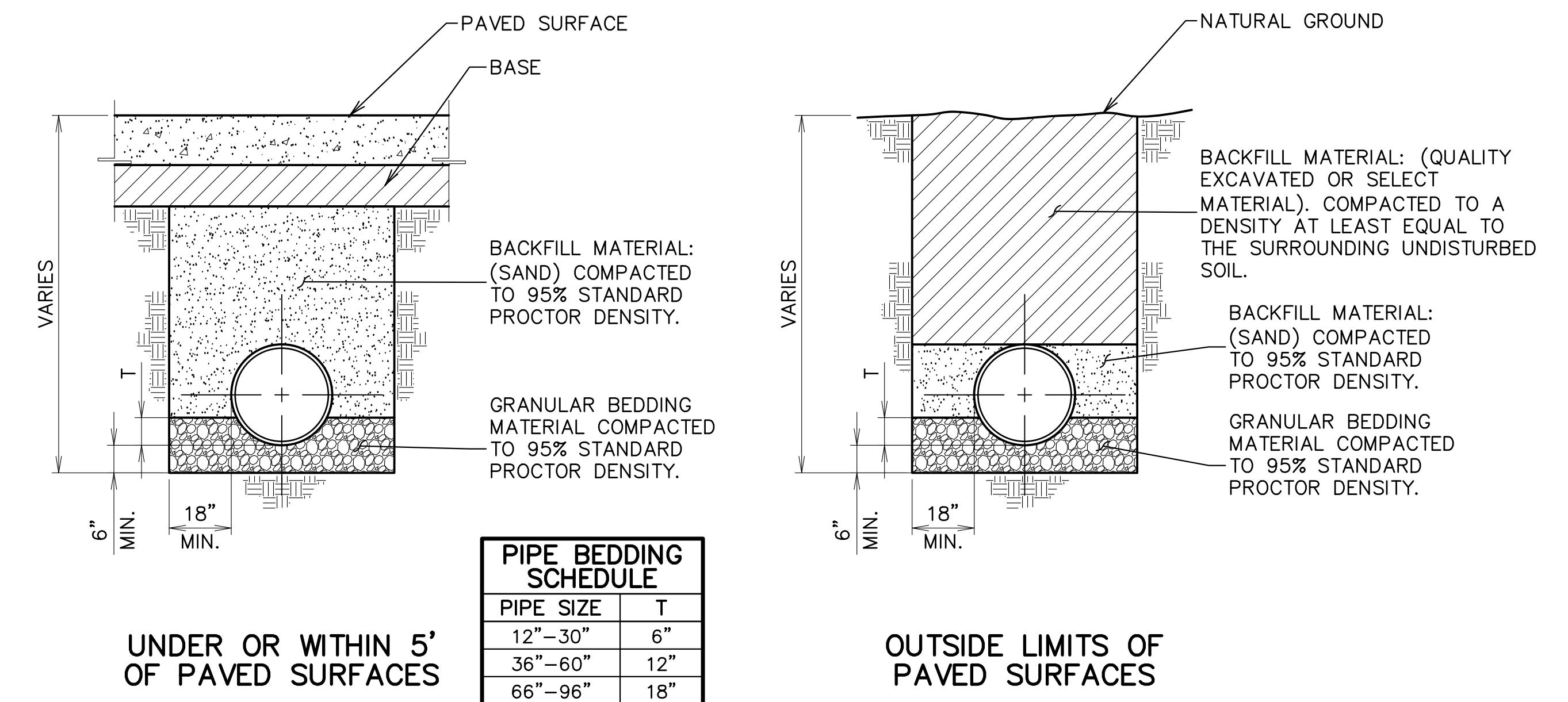
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Company

key.



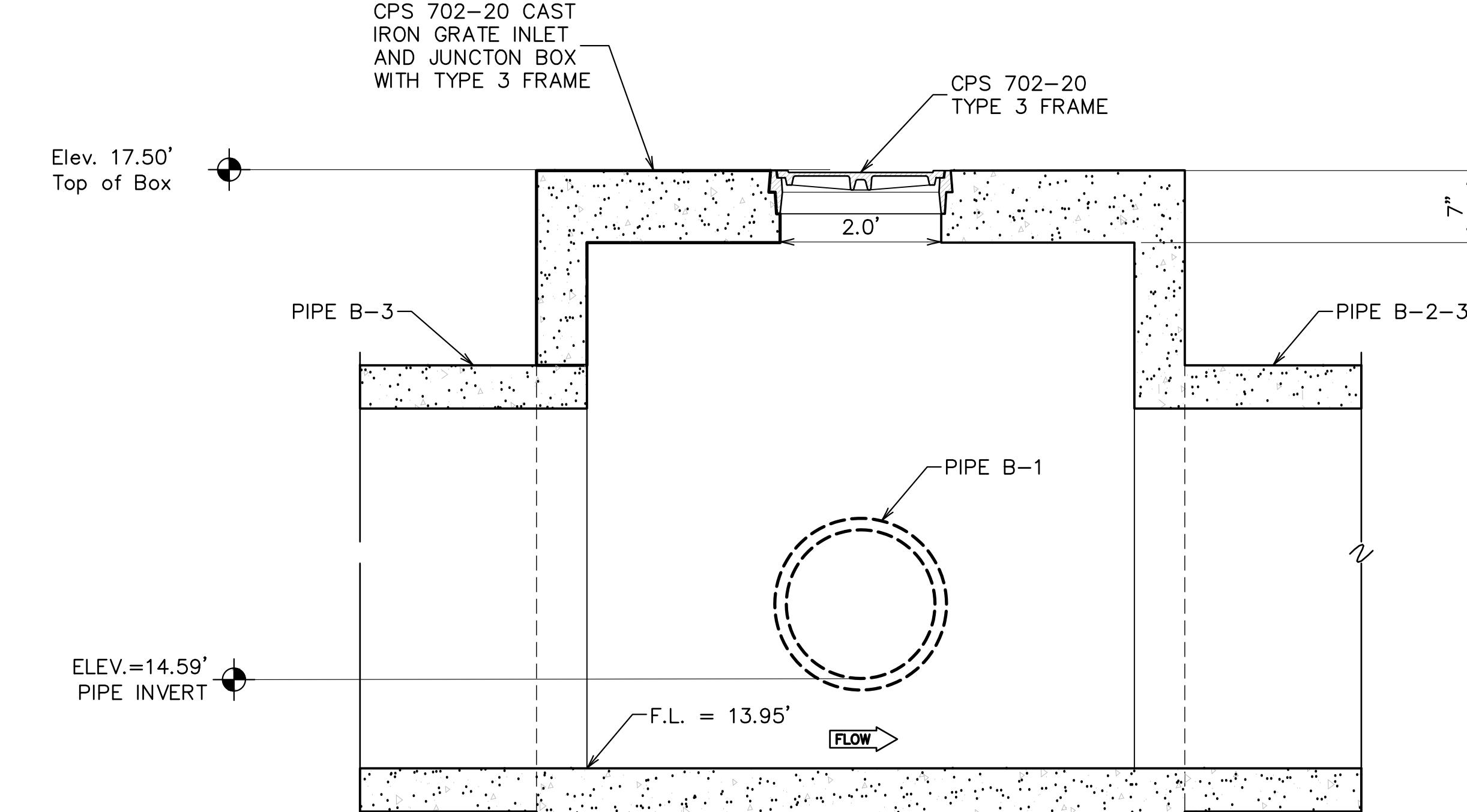
1 FLEXIBLE PIPE BEDDING (DRAINAGE)

SCALE: N.T.S.



2 RIGID PIPE BEDDING (DRAINAGE)

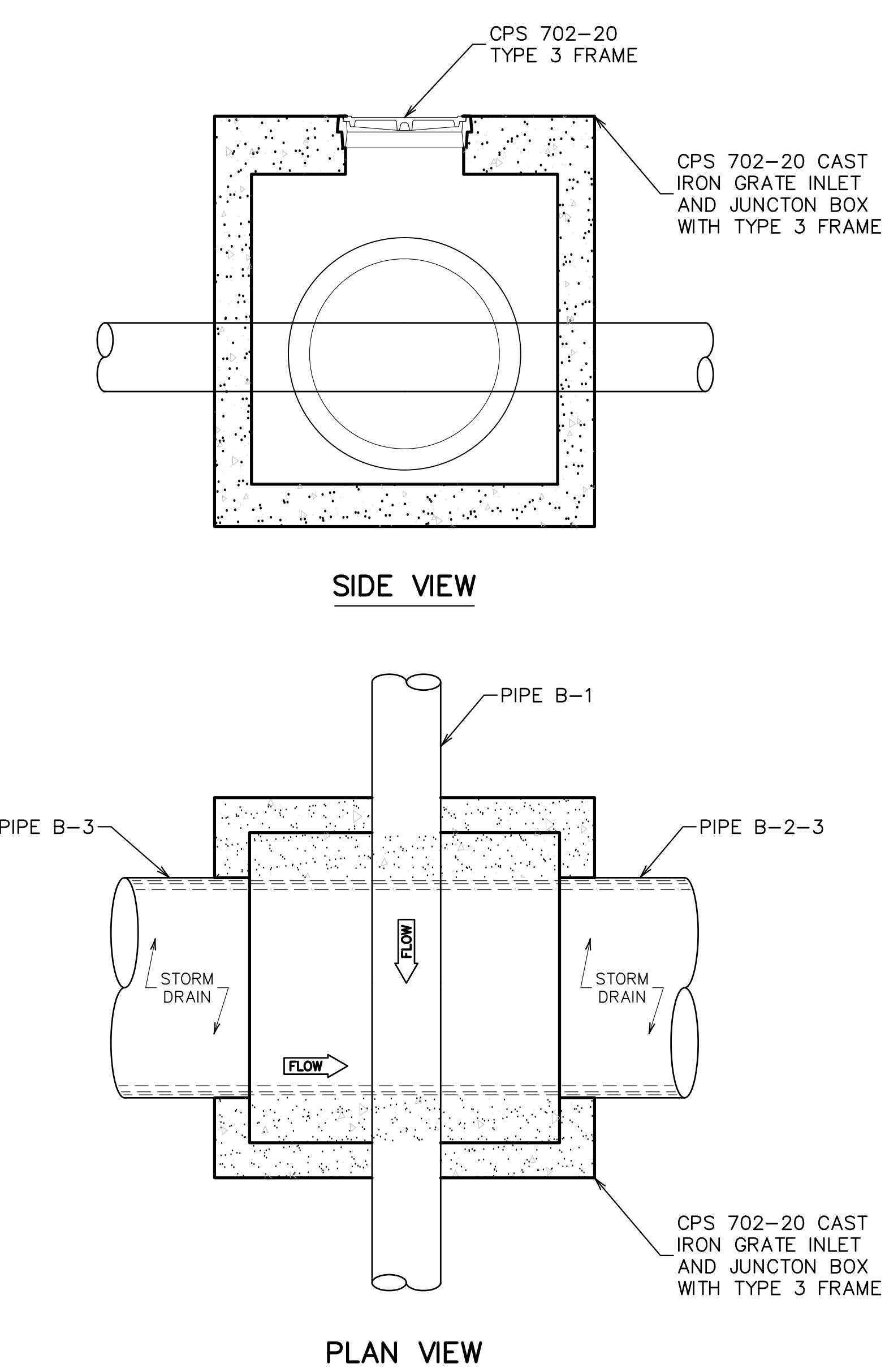
SCALE: N.T.S.



3 CONFLICT BOX B-2

SCALE: N.T.S.

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



PLAN VIEW



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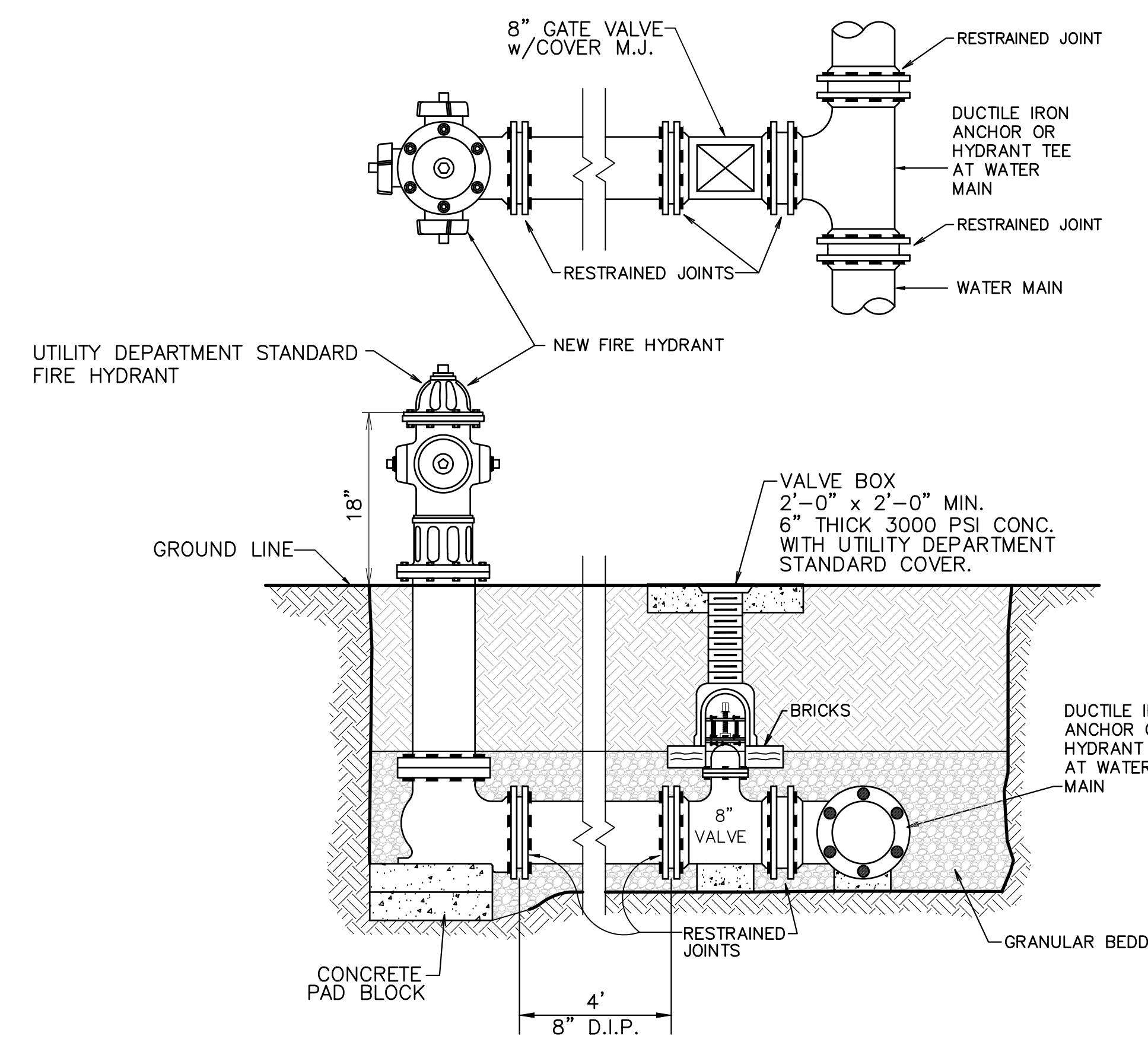
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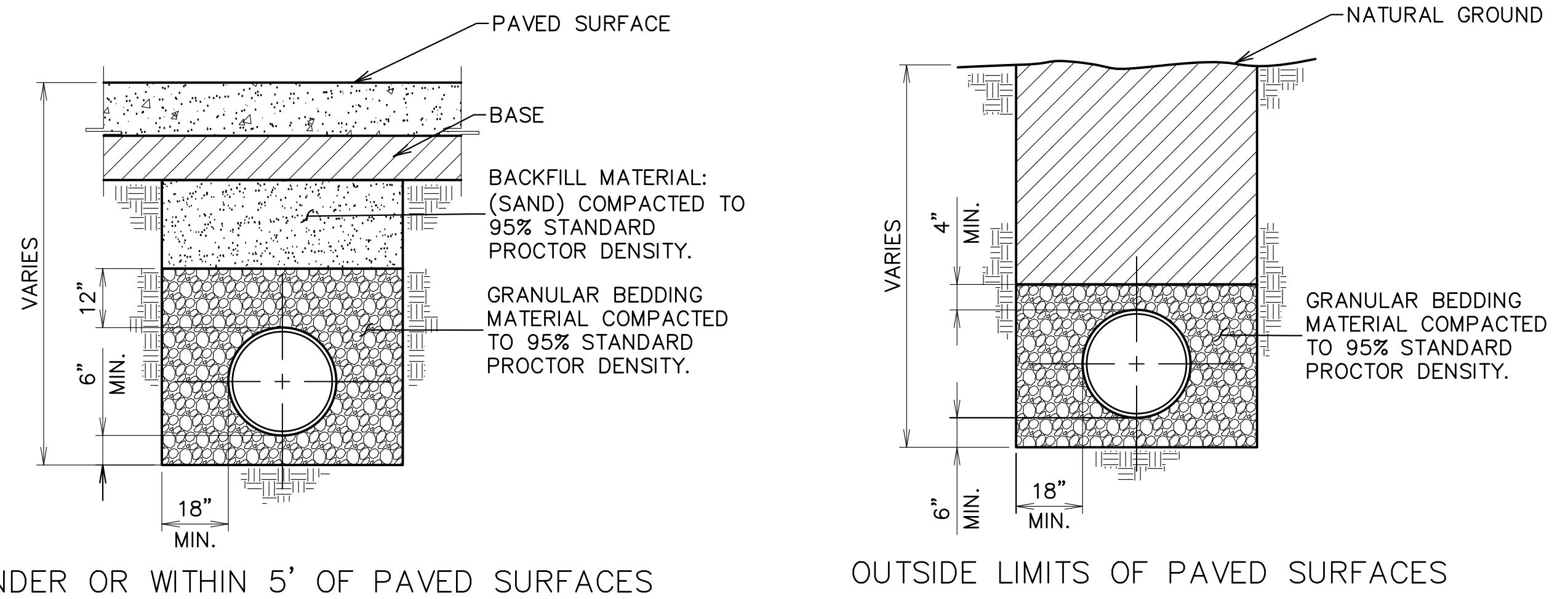
key.



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

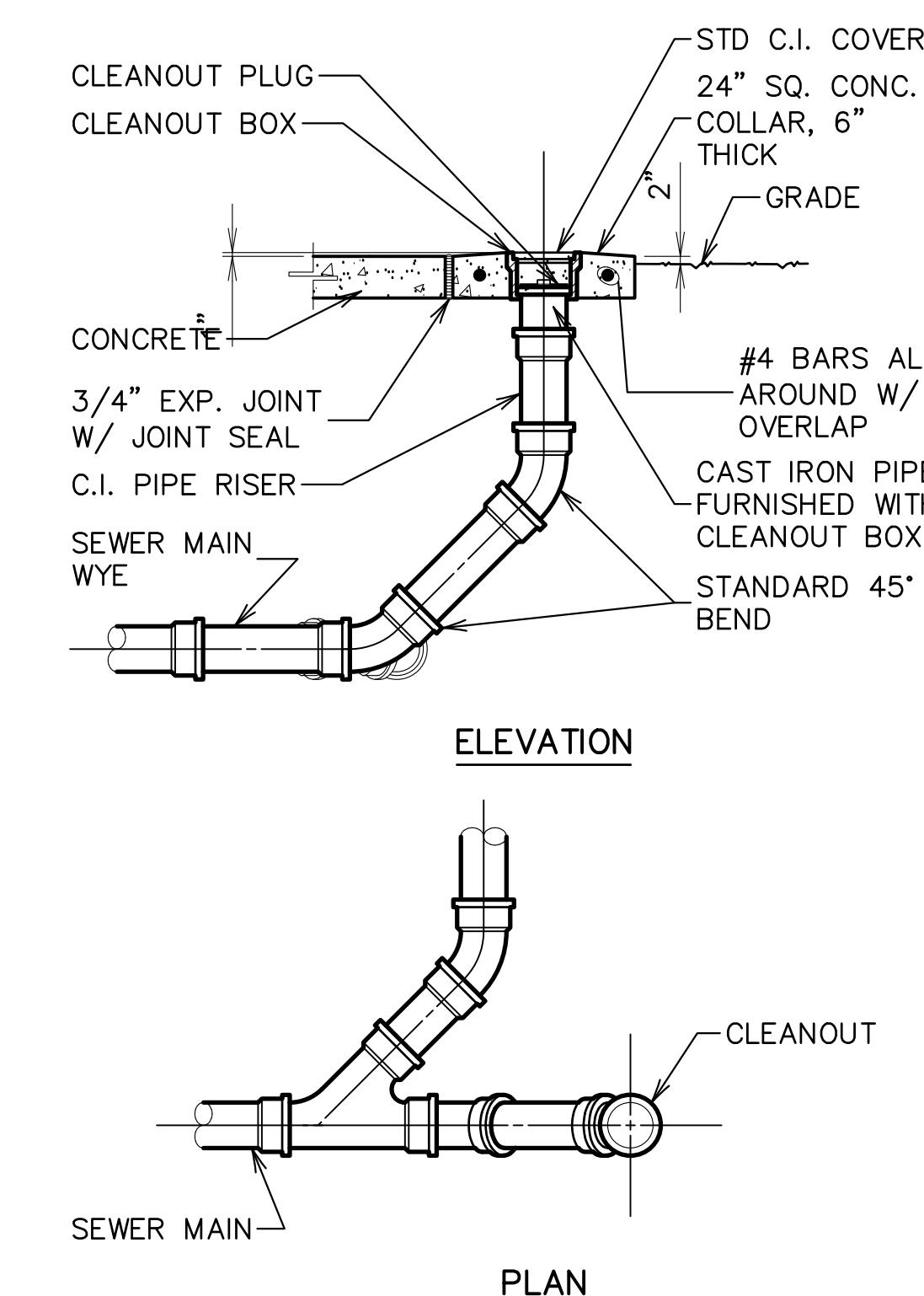
1 FIRE HYDRANT

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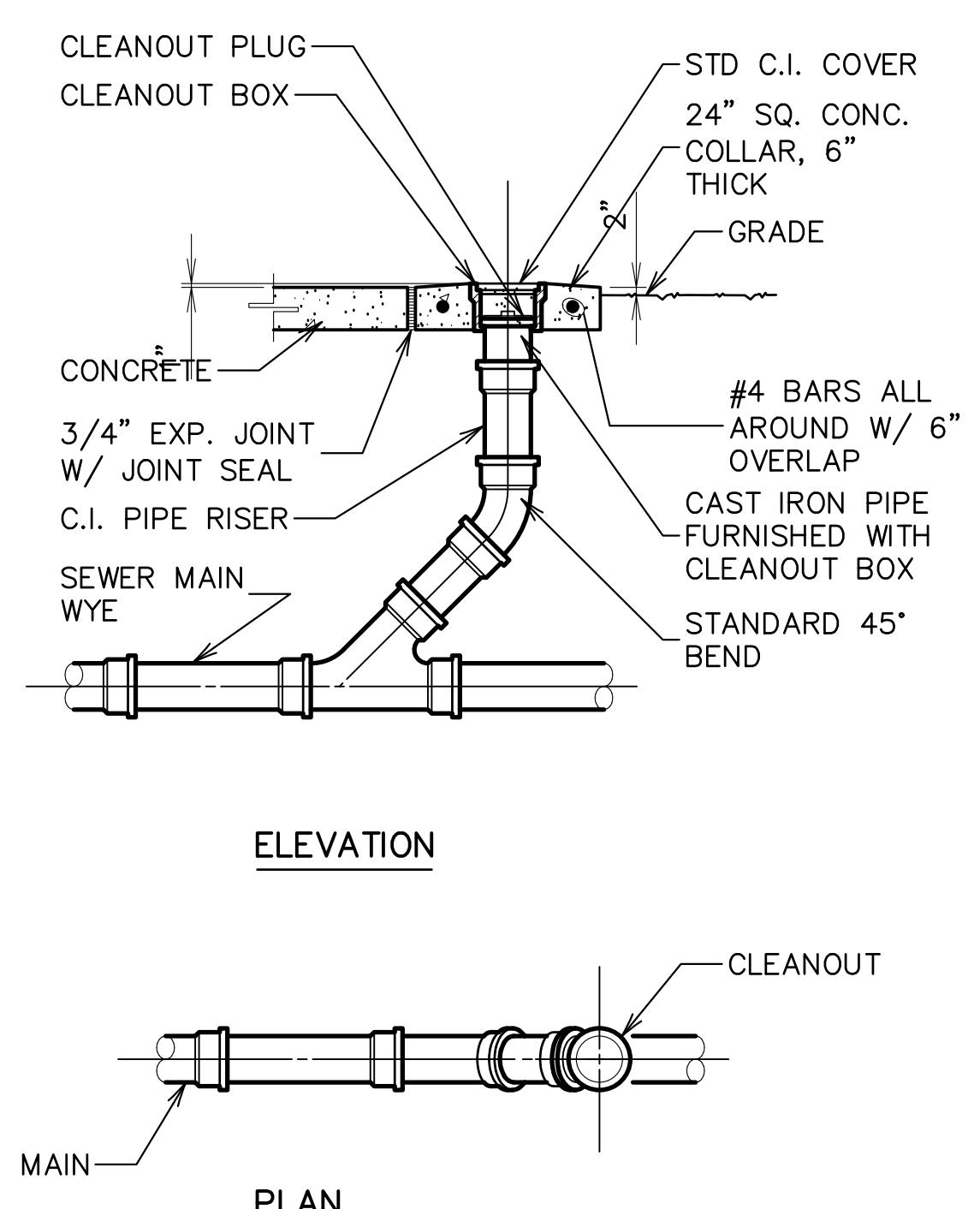
2 FLEXIBLE PIPE BEDDING

SCALE: N.T.S.



3 CLEANOUT AT WYE

SCALE: N.T.S.



4 CLEANOUT IN LINE

SCALE: N.T.S.



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