



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT
7400 LEAKE AVE
NEW ORLEANS, LOUISIANA 70118-3651

October 24, 2022

Regulatory Division
Central Evaluation Branch

Project Manager
S. Gail Gainey
(504) 862-1545
Sandra.g.gainey@usace.army.mil

SUBJECT: MVN-2022-00136-CG

PUBLIC NOTICE

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the US Army Corps of Engineers pursuant to: [] Section 10 of the Rivers and Harbors Act of March 3, 1899 (30 Stat. 1151; 33 USC 403); [X] Section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344), and/or [] Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. Section 408).

CONSTRUCTION OF A RESIDENTIAL SUBDIVISION DEVELOPMENT IN EAST BATON ROUGE PARISH

NAME OF APPLICANT: Highlake Residential, LLC c/o D&S Environmental Services, PO Box 510, French Settlement, Louisiana 70733.

LOCATION OF WORK: Tract of land in Section 39, Township 8 South, Range 1 East and Section 61, Township 8 South, Range, 2 East, at the intersection of Claiborne Road and Edmund Hawes Drive in Baton Rouge, Louisiana, in East Baton Rouge Parish, within the Pontchartrain Basin in hydrologic unit (HUC 08070202), as shown on the attached drawings (Latitude 30.343597 N, Longitude -91.057294 W).

The work described below was partially completed prior to obtaining a Department of the Army permit and was in violation of Section 301 of the Clean Water Act. All legal issues concerning the unauthorized work have since been deferred.

CHARACTER OF WORK: The applicant has requested Department of the Army authorization to clear, grade, excavate and deposit fill and/or aggregate material to construct and maintain an 18-lot residential development (Highland Lake Subdivision) to include private concrete roadways, house pads, driveways, green space, utilities, and drainage infrastructure. Approximately 3,450 cubic yards of earthen fill material, 813 cubic yards of road base, and 407 cubic yards of concrete fill will be used to achieve required grade elevation requirements. Approximately 200 cubic yards will also be excavated for the proposed pond expansion and utilized on site. Approximately 3.86 acres of wetlands and approx. 0.20 acre of other waters will be impacted by the project, of which 1.48 acres of wetland and 0.02 acre of other waters will be evaluated after the fact.

The applicant proposes to minimize direct and secondary impacts to the maximum extent practicable by placing large removed vegetative material directly into trucks for disposal at an off-site non-wetland facility, by limiting the construction activity to the designated construction areas onsite, and by utilizing best management practices for erosion and siltation control during and after the construction phase of the project. If authorized, the project will receive approval from all appropriate local drainage authorities and sewerage agencies. As compensation for unavoidable wetland impacts, the applicant proposes to use a Corps approved mitigation bank within the watershed of impact.

The applicant may be required to fully or partially restore the site to pre-project conditions if issuance of a permit is determined to be contrary to the public interest.

The comment period for the Department of Army will close in **20 days** from the date of this public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit must be mailed so as to be received before or by the last day of the comment period. Letters and/or comments concerning the subject permit application must reference the applicant's name and the Permit Application Number and can be preferably emailed to the Corps of Engineers project manager listed above or forwarded to the Corps of Engineers at the address above, **ATTENTION: REGULATORY DIVISION, RGC, S. Gail Gainey**. Individuals or parties may request an extension of time in which to comment on the proposed work by writing or e-mailing the Corps of Engineers Project Manager listed above. Any request must be specific and substantively supportive of the requested extension, and received by this office prior to the end of the initial comment period. The Branch Chief will review the request and the requestor will be promptly notified of the decision to grant or deny the request. If granted, the time extension will be continuous to the initial comment period and, inclusive of the initial comment period, will not exceed a total of 30 calendar days. This public notice is also available for review online at <https://go.usa.gov/xennJ>.

Corps of Engineers Permit Criteria

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The U.S. Army Corps of Engineers is soliciting comments from the public, federal, state, and local agencies and officials, Indian Tribes, and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to make, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed

above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The New Orleans District is unaware of properties listed on the National Register of Historic Places near the proposed work. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. Copies of this notice are made available to the State Archeologist and the State Historic Preservation Officer.

Our initial finding is that the proposed work would neither affect any species listed as endangered by the U.S. Departments of Interior or Commerce, nor affect any habitat designated as critical to the survival and recovery of any endangered species.

Utilizing the Information, Planning and Consultation (IPaC) for Endangered Species in Louisiana, signed on January 27, 2020, between the U.S. Army Corps of Engineers, New Orleans and U.S. Fish and Wildlife Service, Ecological Services Office, the Corps has determined that the proposed activity would have no effect on any listed species.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of NA acres of EFH utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or federally managed fisheries in the Gulf of Mexico. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable water quality standards will be required from the Department of Environmental Quality, Office of Environmental Services, before a permit is issued.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. You are requested to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

JOHN M. HERMAN
Chief, Central Evaluation Branch
Regulatory Division

Enclosures

PROJECT NOTES:

TOTAL PROPOSED PROJECT ACREAGE = ±19.5 AC.
 TOTAL WETLANDS IMPACTED BY CONSTRUCTION = ±1.37 AC.
 TOTAL WETLANDS IMPACTED BY SITE GRADING = ±2.45 AC.
 TOTAL WETLANDS IMPACTED BY POND EXPANSION = ±0.04 AC.
 TOTAL WETLANDS IMPACTED = ±3.86 AC.
 TOTAL WATERS OF THE U.S. IMPACTED = ±0.20 AC.
 PROPOSED EARTHEN FILL = ±3,450 CY (ROADS AND LOTS)
 PROPOSED EARTHEN CUT = ±200 CY (POND EXPANSION)
 PROPOSED LIME TREATED ROAD BASE = ±813 CY
 PROPOSED PORTLAND CEMENT CONCRETE FILL = ±407 CY

UNAUTHORIZED ACTIVITY SUMMARY:

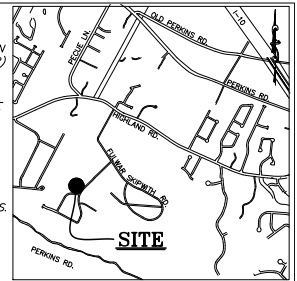
A.) 105 L.F. ± OF 7.5' WIDE DITCH & 45 L.F. OF 5' WIDE DITCH FOR A TOTAL OF 0.02 AC. OF OTHER WATERS DISTURBED.
 B.) 1.48 AC. ± OF UNAUTHORIZED ACTIVITY (MECHANIZED CLEARING) OF JURISDICTIONAL WETLANDS.

NOTES:

- 1.) THIS MAP IS INTENDED FOR THE SOLE AND EXCLUSIVE USE AS A WETLAND IMPACT EXHIBIT AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY.
- 2.) WETLAND LIMITS SHOWN PER "WETLAND ANALYSIS REPORT" PREPARED BY D&S ENVIRONMENTAL SERVICES, INC., DATED FEBRUARY 2022.
- 3.) 7,500± SQUARE FOOT BUILDING PAD LIMITS SHOWN ON THIS EXHIBIT TO ENCOMPASS PLACEMENT OF A HOME AND AND ACCESSORY BUILDING AND SHOWN HEREON AS A REPRESENTATIVE EXAMPLE. FINAL HOME SIZE AND POSITIONING ON LOT TO BE DETERMINED BY HOME OWNER/BUILDER ON A CASE BY CASE BASIS.

LEGEND

- EXISTING POND
- EXPANDED POND
- UNAUTHORIZED ACTIVITY, OTHER WATERS OF THE U.S. 0.02 AC. ± (UNAUTH. W.O.U.S.)
- SHORELINE GRADING, DRESSING & LANDSCAPING (DIRECT IMPACT) 0.17 AC. ± TOTAL AREA 0.06 AC. ± IN WETLAND AREAS
- WETLANDS IMPACT FROM SUBDIVISION CONSTRUCTION (ROADS, DRAINAGE, SEWER)
- WETLANDS IMPACT FROM SITE GRADING FOR FUTURE HOMESITES
- UNAUTHORIZED ACTIVITY, WETLANDS 1.48 AC. ±
- OTHER WATERS OF THE U.S. (W.O.T.U.S.) CONVEYANCES (DITCHES)

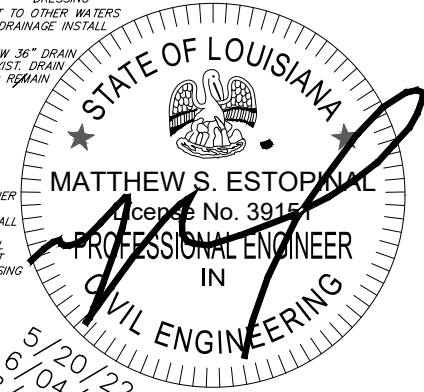
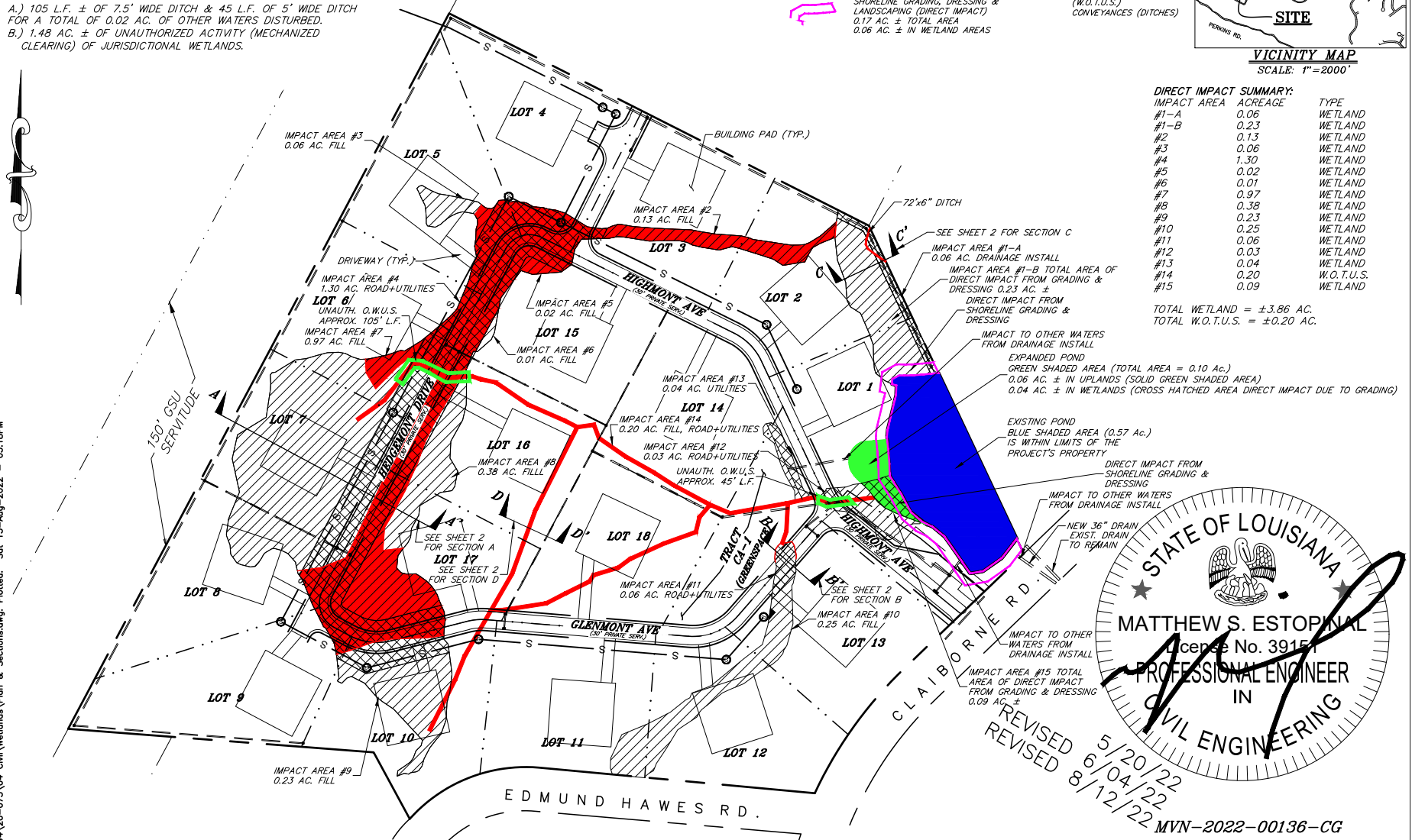


VICINITY MAP
SCALE: 1" = 200'

DIRECT IMPACT SUMMARY:

IMPACT AREA	ACREAGE	TYPE
#1-A	0.06	WETLAND
#1-B	0.23	WETLAND
#2	0.13	WETLAND
#3	0.06	WETLAND
#4	1.30	WETLAND
#5	0.02	WETLAND
#6	0.01	WETLAND
#7	0.97	WETLAND
#8	0.38	WETLAND
#9	0.23	WETLAND
#10	0.25	WETLAND
#11	0.06	WETLAND
#12	0.03	WETLAND
#13	0.04	WETLAND
#14	0.20	W.O.T.U.S.
#15	0.09	WETLAND

TOTAL WETLAND = ±3.86 AC.
 TOTAL W.O.T.U.S. = ±0.20 AC.



REVISED 5/20/22
 REVISED 6/04/22
 REVISED 8/12/22

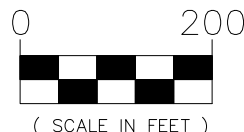
MVN-2022-00136-CG
 MAP SHOWING WETLAND
 IMPACT EXHIBIT

OF
HIGHLAKE SUBD.
 CLIENT:
HIGHLAKE RESIDENTIAL, LLC

GWS
ENGINEERING, INC.
 LAND SURVEYING • PLANNING • CIVIL
 8170 Highland Rd. • Baton Rouge, LA 70808
 (225) 769-1788

IMPACTS:

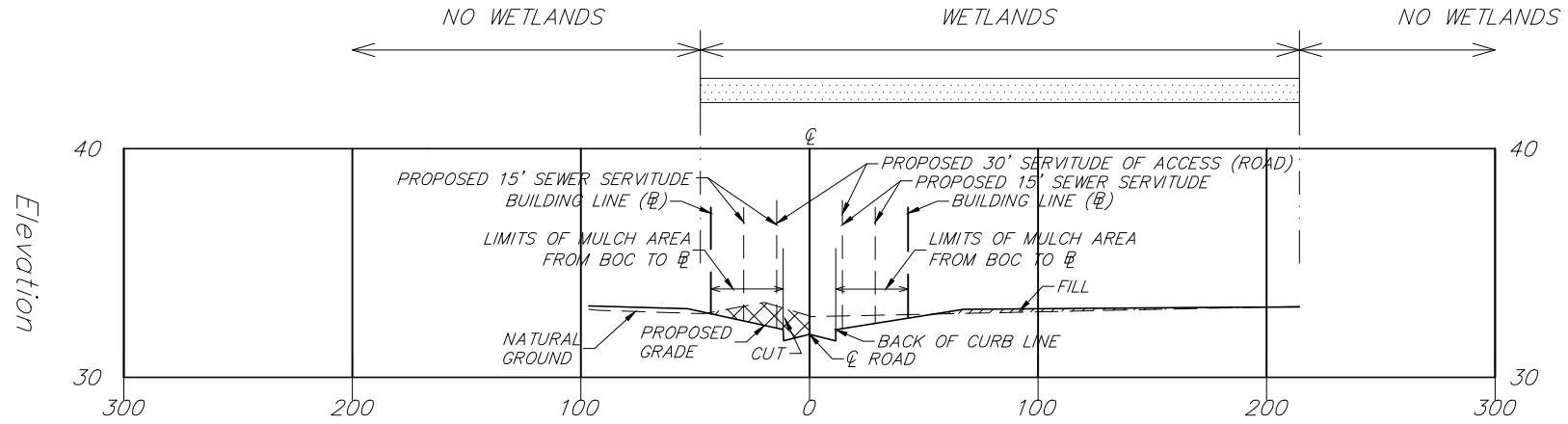
	CLEARED BUT NOT FILLED	DIRECT AND PERMANENT IMPACT CLEARED AND FILLED	INDIRECT IMPACT
OTHER WATERS			
DITCHES	N/A	0.20 ACRES	N/A
POND	0.25 ACRES	N/A	0.32 ACRES
JURISDICTIONAL WETLANDS	N/A	3.86 ACRES	N/A



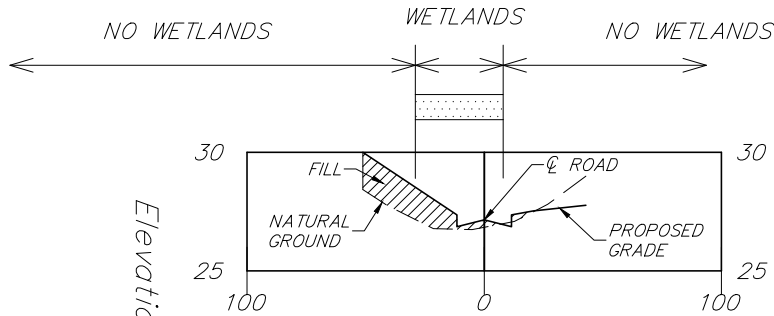
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CHECKED: MSE	DATE: 05/20/2022

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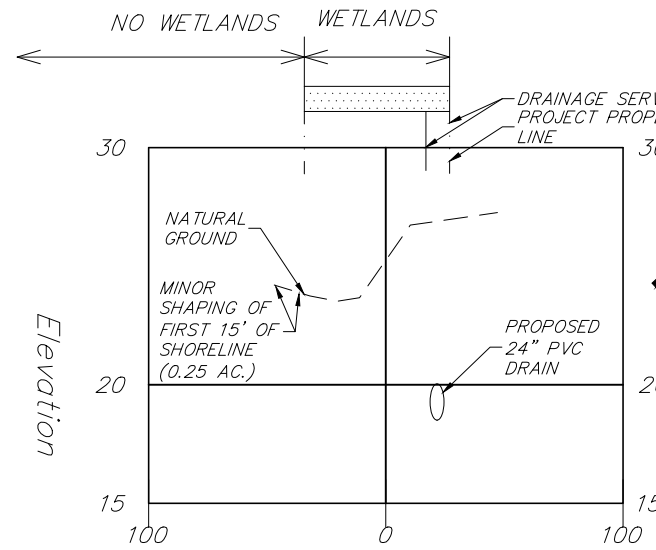
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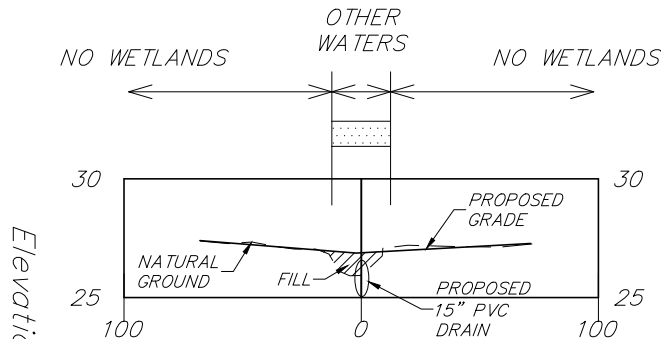
SECTION A-A'



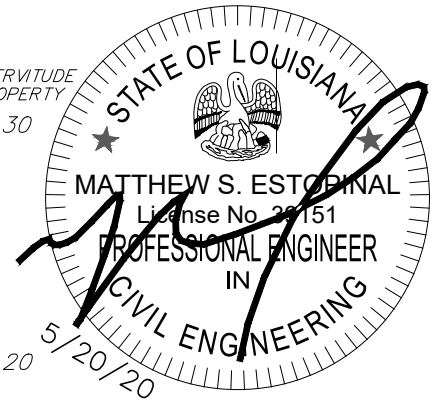
SECTION B-B'



SECTION C-C'



SECTION D-D'



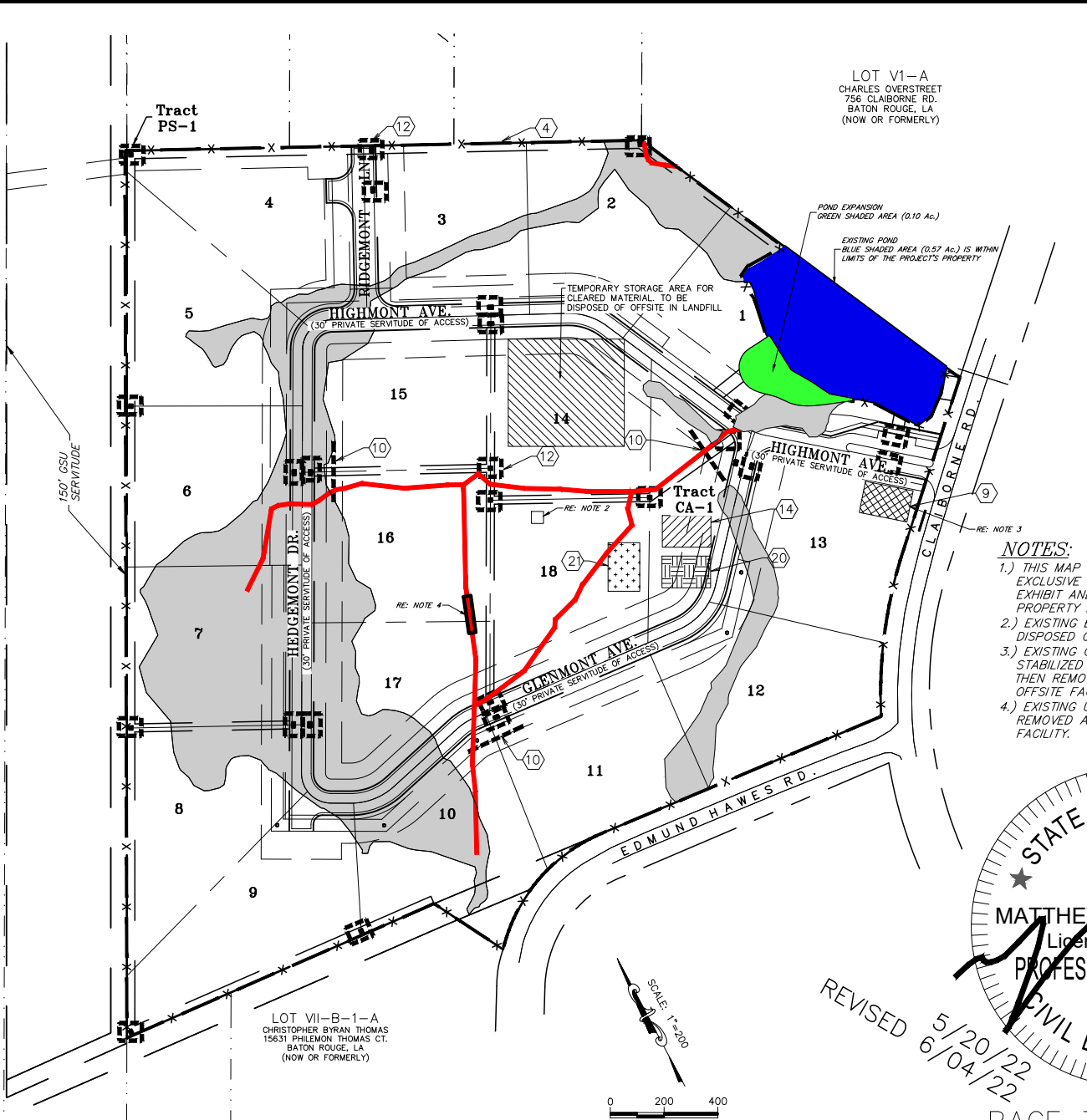
MVN-2022-00136-CG
SECTION VIEWS EXHIBIT

OF
HIGHLAKE SUBD.
CLIENT:
HIGHLAKE RESIDENTIAL, LLC

GWS
ENGINEERING, INC.
LAND SURVEYING • PLANNING • CIVIL
8170 Highland Rd. • Baton Rouge, LA 70808
(225) 769-1788

DETAILED: MSE	CADFILE: 20-075
CHECKED: MSE	DATE: 03/20/2022

GWS Engineering, Inc. G:\GWS 31694\20-075\04 Civil\Wetlands\SWPPP.dwg. Plotted: Sun 05-Jun-2022 - 04:20PM



LOT V1-A
CHARLES OVERSTREET
756 CLAIBORNE RD.
BATON ROUGE, LA
(NOW OR FORMERLY)

LOT VII-B-1-A
CHRISTOPHER BYRAN THOMAS
15631 PHILEMON THOMAS CT.
BATON ROUGE, LA
(NOW OR FORMERLY)

LEGEND

	SERVITUDE		STABILIZED CONSTRUCTION ENTRANCE
	RIGHT-OF-WAY		MATERIAL DELIVERY AND STORAGE
	PROPERTY LINE		VEHICLE AND EQUIPMENT CLEANING
	ADJACENT PROPERTY LINE		VEHICLE AND EQUIPMENT FUELING
	SILT FENCING		TEMPORARY STORAGE AREA FOR CLEARED MATERIAL
	STRAW WATTLE CHECKDAM		WETLANDS AREA
	INLET PROTECTION		OTHER WATERS (DITCHES)
	BMP CALLOUT		
	EXISTING POND		
	POND EXPANSION		

STORMWATER POLLUTION PREVENTION PLAN BMPs

REQUIRED	BMP #	DESCRIPTION
	1	MULCHING
	2	EROSION CONTROL MATS
X	3	VEGETATION
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 DAM
	11	DUST CONTROL
X	12	INLET PROTECTION
	13	DEWATERING OPERATIONS
X	14	MATERIAL DELIVERY AND STORAGE
X	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
X	22	SOLID WASTE MANAGEMENT
	23	HAZARDOUS WASTE MANAGEMENT
X	24	CONCRETE WASTE MANAGEMENT
	25	SANDBLASTING WASTE MANAGEMENT
	26	CONTAMINATED SOIL MANAGEMENT
X	27	SANITARY/SEPTIC WASTE MANAGEMENT
	28	PIPE SLOPE DRAIN
	29	PERMANENT STRUCTURAL CONTROLS
	30	TEMPORARY SEDIMENT TANK
	31	TOPSOILING

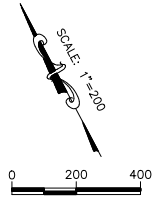
NOTES:

- 1.) THIS MAP IS INTENDED FOR THE SOLE AND EXCLUSIVE USE AS A WETLAND IMPACT EXHIBIT AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY.
- 2.) EXISTING BARN TO BE DEMOLISHED AND DISPOSED OF AT AN OFFSITE FACILITY.
- 3.) EXISTING GRAVEL DRIVE TO BE USED AS STABILIZED CONSTRUCTION ENTRANCE AND THEN REMOVED AND DISPOSED OF AT AN OFFSITE FACILITY.
- 4.) EXISTING UNDERSIZED CULVERT TO BE REMOVED AND DISPOSED OF AT AN OFFSITE FACILITY.

STATE OF LOUISIANA

 MATTHEW S. ESTORINAL
 License No. 38761
 PROFESSIONAL ENGINEER
 IN
 CIVIL ENGINEERING

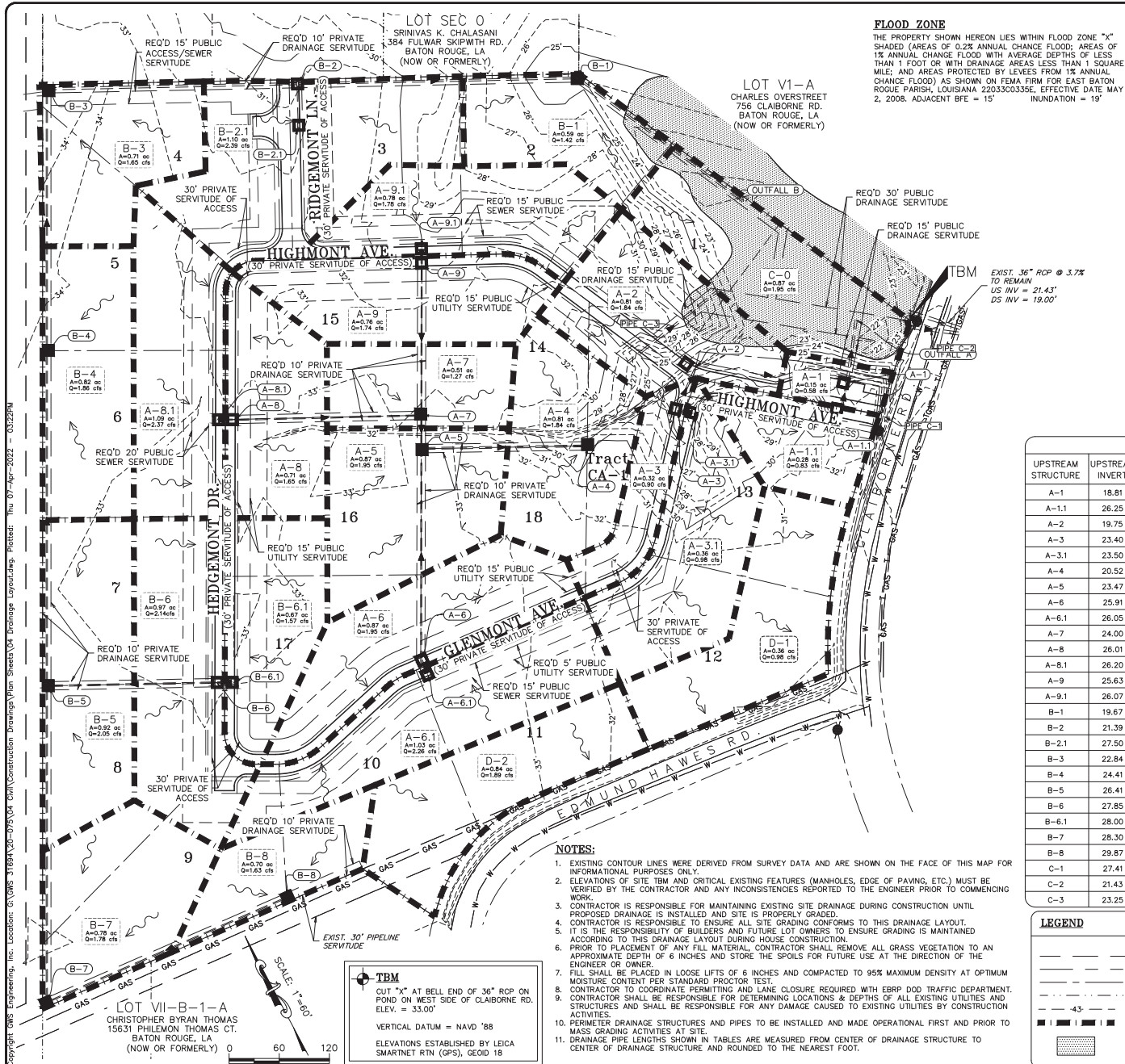
REVISED 5/20/22
6/04/22



DETAILED: MSE CADFILE: 20-075
CHECKED: MSE DATE: 05/20/2022

MVN-2022-00136-CG
 CIVIL CONSTRUCTION SWPPP
 AND BMP EXHIBIT
 FOR
 HIGHLAKE SUBD.
 CLIENT:
 HIGHLAKE RESIDENTIAL, LLC

GWS
 ENGINEERING, INC.
 LAND SURVEYING • PLANNING • CIVIL
 8170 Highland Rd. • Baton Rouge, LA 70808
 (225) 769-1788



FLOOD ZONE

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FIRM FOR EAST BATON ROUGE PARISH, LOUISIANA 22033C0335E, EFFECTIVE DATE MAY 2, 2006. ADJACENT BFE = 15' INUNDATION = 19'

DRAINAGE STRUCTURE TABLE

STRUCTURE DESIGNATION	STRUCTURE TYPE	INVERT ELEV. (FT)	TOP ELEV. (FT)	STATION NUMBER	AREA (Ac.)
A-1	702-10	18.81	27.75	1+09	0.15
A-1.1	702-02	26.25	28.75	1+09	0.28
A-2	702-10	19.75	25.92	2+85	0.81
A-3	702-10	23.40	25.80	22+25	0.32
A-3.1	702-10	23.50	25.76	22+26	0.36
A-4	702-20	20.52	28.00	31+64	0.81
A-5	702-20	23.47	31.00	43+15	0.87
A-6	702-10	25.90	30.04	17+45	0.87
A-6.1	702-10	26.05	30.04	17+45	1.03
A-7	702-20	24.00	31.00	43+55	0.51
A-8	702-10	26.01	30.77	10+70	0.71
A-8.1	702-10	26.20	30.77	10+70	1.09
A-9	702-10	25.62	31.12	6+62	0.76
A-9.1	702-10	26.07	31.12	6+61	0.78
B-1	702-20	19.67	25.75	86+38	0.59
B-2	702-10	21.39	30.70	2+10	-
B-2.1	702-10	27.50	30.51	1+61	1.10
B-3	702-20	22.84	32.25	70+96	0.71
B-4	702-20	24.41	33.00	67+83	0.82
B-5	702-20	26.41	32.50	63+82	0.92
B-6	702-10	27.85	30.96	13+85	0.97
B-6.1	702-10	28.00	30.96	13+84	0.67
B-7	702-20	28.30	32.80	60+03	0.78
B-8	702-20	29.87	32.25	50+20	0.70

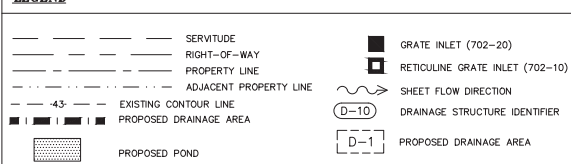
DRAINAGE PIPE TABLE

UPSTREAM STRUCTURE	UPSTREAM INVERT	DOWNSIDE STRUCTURE	DS INVERT	SIZE (IN)	PIPE MATERIAL	LENGTH (FT)	PIPE SLOPE	Q ₁₀ (CFS)
A-1	18.81	OUTFALL A	18.43	24	PVC	76	0.50%	21.97
A-1.1	26.25	A-1	25.53	15	RCP	29	2.50%	0.83
A-2	19.75	A-1	18.81	24	RCP	192	0.52%	20.56
A-3	23.40	A-2	22.75	18	RCP	54	1.20%	1.88
A-3.1	23.50	A-3	23.40	15	RCP	20	0.50%	0.98
A-4	20.52	A-2	19.75	24	RCP	159	0.48%	16.84
A-5	23.47	A-4	20.52	24	PVC	199	1.49%	15.00
A-6	25.90	A-5	23.47	15	PVC	252	0.97%	4.21
A-6.1	26.05	A-6	25.90	15	RCP	20	0.74%	2.26
A-7	24.00	A-5	23.47	15	PVC	40	1.34%	8.81
A-8	26.01	A-7	24.00	15	PVC	224	0.90%	4.02
A-8.1	26.20	A-8	26.01	15	RCP	20	0.92%	2.37
A-9	25.63	A-7	24.00	15	PVC	180	0.90%	3.52
A-9.1	26.07	A-9	25.62	15	RCP	20	2.22%	1.78
B-1	19.67	OUTFALL B	18.43	24	PVC	247	0.50%	16.49
B-2	21.39	B-1	19.67	24	PVC	335	0.51%	15.07
B-2.1	27.50	B-2	27.25	15	RCP	50	0.50%	2.39
B-3	22.84	B-2	21.39	24	RCP	300	0.48%	12.68
B-4	24.41	B-3	22.84	18	PVC	313	0.50%	11.03
B-5	26.41	B-4	24.41	18	PVC	401	0.50%	9.17
B-6	27.85	B-5	26.41	18	PVC	203	0.71%	3.71
B-6.1	28.00	B-6	27.85	15	RCP	20	0.74%	1.57
B-7	28.30	B-5	26.41	18	PVC	379	0.50%	3.41
B-8	29.87	B-7	28.30	15	PVC	313	0.50%	1.63
C-1	27.41	(C-1)	24.33	18	RCP	79	3.92%	2.87
C-2	21.43	(C-2)	19.00	36	RCP	65	3.75%	2.56
C-3	23.25	(C-3)	18.43	24	RCP	138	3.48%	---

NOTES:

- EXISTING CONTOUR LINES WERE DERIVED FROM SURVEY DATA AND ARE SHOWN ON THE FACE OF THIS MAP FOR INFORMATIONAL PURPOSES ONLY.
- ELEVATIONS OF SITE TBM AND CRITICAL EXISTING FEATURES (MANHOLES, EDGE OF PAVING, ETC.) MUST BE VERIFIED BY THE CONTRACTOR AND ANY INCONSISTENCIES REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING SITE DRAINAGE DURING CONSTRUCTION UNTIL PROPOSED DRAINAGE IS INSTALLED AND SITE IS PROPERLY GRADED.
- CONTRACTOR IS RESPONSIBLE TO ENSURE ALL SITE GRADING CONFORMS TO THIS DRAINAGE LAYOUT.
- IT IS THE RESPONSIBILITY OF BUILDERS AND FUTURE LOT OWNERS TO ENSURE GRADING IS MAINTAINED ACCORDING TO THIS DRAINAGE LAYOUT DURING HOUSE CONSTRUCTION.
- PRIOR TO PLACEMENT OF ANY FILL MATERIAL, CONTRACTOR SHALL REMOVE ALL GRASS VEGETATION TO AN APPROXIMATE DEPTH OF 6 INCHES AND STORE THE SPOILS FOR FUTURE USE AT THE DIRECTION OF THE ENGINEER OR OWNER.
- FILL SHALL BE PLACED IN LOOSE LIFTS OF 6 INCHES AND COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT PER STANDARD PROCTOR TEST.
- CONTRACTOR TO COORDINATE PERMITTING AND LANE CLOSURE REQUIRED WITH ERBP DOD TRAFFIC DEPARTMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATIONS & DEPTHS OF ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES BY CONSTRUCTION ACTIVITIES.
- PERIMETER DRAINAGE STRUCTURES AND PIPES TO BE INSTALLED AND MADE OPERATIONAL FIRST AND PRIOR TO MASS GRADING ACTIVITIES AT SITE.
- DRAINAGE PIPE LENGTHS SHOWN IN TABLES ARE MEASURED FROM CENTER OF DRAINAGE STRUCTURE TO CENTER OF DRAINAGE STRUCTURE AND ROUNDED TO THE NEAREST FOOT.

LEGEND



HIGHLAKE

Highlake Residential, LLC
8017 Jefferson Hwy, Ste. C4
Baton Rouge, LA 70809



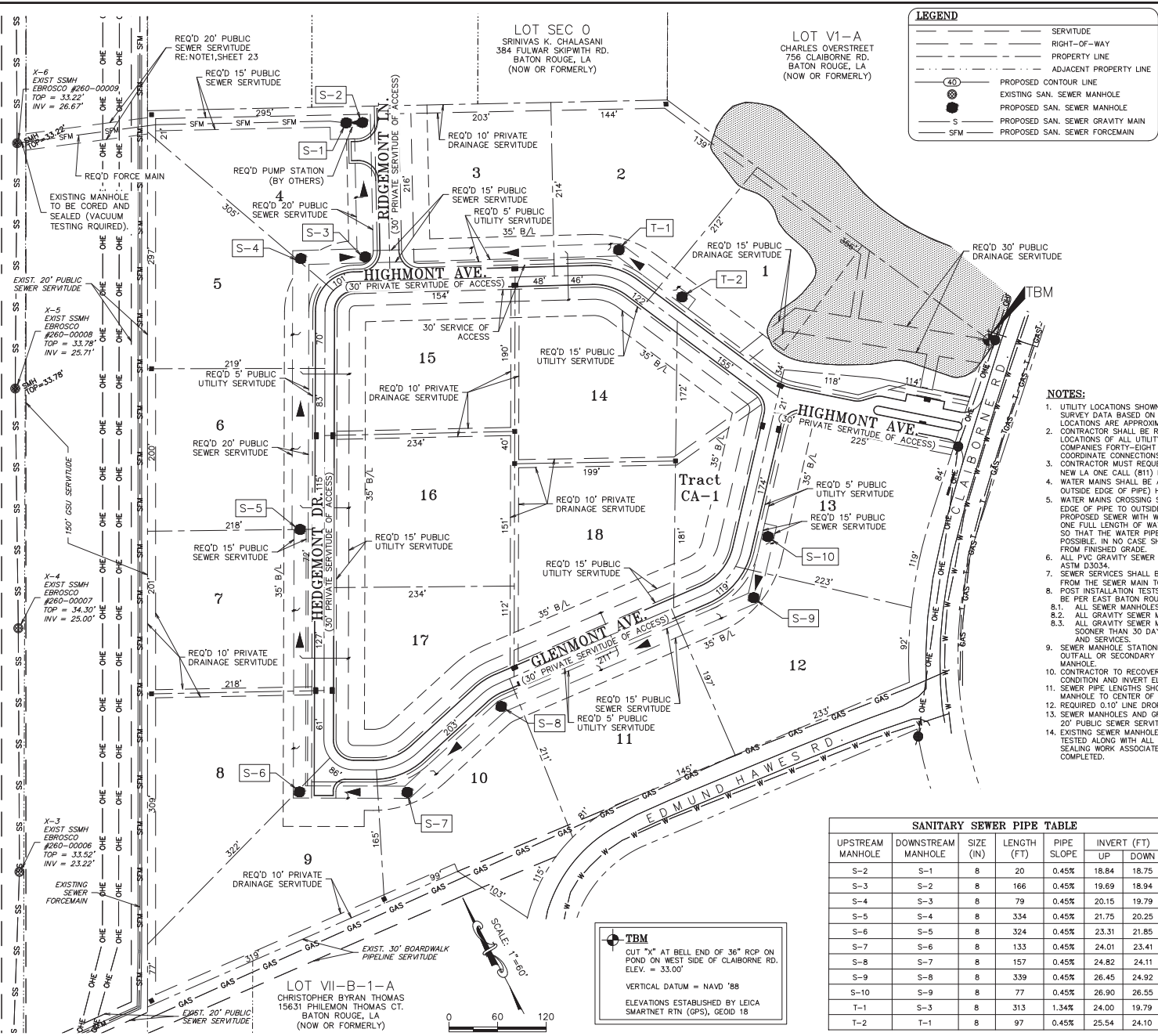
DRAINAGE LAYOUT

DATE: _____

DESCRIPTION: _____

DRAWN: KKR CHECKED: MSE
SCALE: 1"=60' PROJ.: 20-075
SHEET NO: 04 of 31
DRAWING NO: _____

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LEGEND

---	SERVICE
---	RIGHT-OF-WAY
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
(---)	PROPOSED CONTOUR LINE
●	EXISTING SAN. SEWER MANHOLE
○	PROPOSED SAN. SEWER MANHOLE
S	PROPOSED SAN. SEWER GRAVITY MAIN
SFM	PROPOSED SAN. SEWER FORCEMAIN

FLOOD ZONE
 THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" SHAD (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FIRM FOR EAST BATON ROUGE PARISH, LOUISIANA 220350333E, EFFECTIVE DATE MAY 2, 2008. ADJACENT BFE = 15' INUNDATION = 19'

- NOTES:**
- UTILITY LOCATIONS SHOWN HEREON WERE PROVIDED BY UTILITY COMPANIES OR FROM SURVEY DATA BASED ON ABOVE GROUND VISIBLE FEATURES ONLY. THESE LOCATIONS ARE APPROXIMATE AND ARE NOT WARRANTED AS EXACT BY FORM.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND RECOVERING EXACT LOCATIONS OF ALL UTILITY CONNECTIONS. CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES FORTY-EIGHT HOURS PRIOR TO COMMENCING UTILITY WORK AND COORDINATE CONNECTIONS WITH RESPECTIVE UTILITY COMPANIES.
 - CONTRACTOR MUST REQUEST UNDERGROUND UTILITIES BE MARKED BY PLACING A NEW LA ONE CALL (811) LOCATE TICKET PRIOR TO ANY EXCAVATION ACTIVITY.
 - WATER MAINS SHALL BE AT LEAST 6 FEET (MEASURED OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE) HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER.
 - WATER MAINS CROSSING SEWER SHALL BE AT LEAST 18 INCHES (MEASURED OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE) VERTICALLY FROM ANY EXISTING OR PROPOSED SEWER WITH WATER CROSSING ABOVE THE SEWER LINE. AT CROSSINGS ONE FULL LENGTH OF WATER PIPE MUST BE CENTERED ON CROSSING SEWER LINE SO THAT THE WATER PIPE JOINT ENDS ARE AS DISTANT FROM THE SEWER PIPE AS POSSIBLE. IN NO CASE SHALL WATERLINE BE INSTALLED LESS THAN 36 INCHES FROM FINISHED GRADE.
 - ALL PVC GRAVITY SEWER PIPE SHALL HAVE A MINIMUM SDR-26 AND COMPLY WITH ASTM D3034.
 - SEWER SERVICES SHALL BE INSTALLED AT A MINIMUM 1.0% SLOPE AND EXTEND FROM THE SEWER MAIN TO THE EDGE OF THE UTILITY SERVICE (6" PVC, SDR-35).
 - POST INSTALLATION TESTS OF MANHOLES, SEWER MAINS AND SEWER SERVICES TO BE PER EAST BATON ROUGE DPW SEWER DEPARTMENT REQUIREMENTS.
 - ALL SEWER MANHOLES SHALL BE VACUUM TESTED.
 - ALL GRAVITY SEWER MAINS SHALL BE LOW PRESSURE AIR TESTED.
 - ALL GRAVITY SEWER MAINS SHALL BE MANDREL TESTED AND VIDEO TESTED NO SOONER THAN 30 DAYS AFTER COMPLETION OF BACKFILL OF MANHOLES, MAINS AND SERVICES.
 - SEWER MANHOLE STATIONING IN THIS SET OF PLANS BEGINS WITH 0+00 AT SEWER OUTFALL OR SECONDARY LINE TIE-IN POINT AND INCREASES TOWARD UPSTREAM MANHOLE.
 - CONTRACTOR TO RECOVER EXISTING SEWER STUB-OUT AND REPORT SIZE, MATERIAL, CONDITION AND INVERT ELEVATION TO ENGINEER PRIOR TO COMMENCING WORK.
 - SEWER PIPE LENGTHS SHOWN IN TABLE BELOW ARE MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE AND ROUNDED TO THE NEAREST FOOT.
 - REQUIRED 0.10" LINE DROP ACROSS ALL GRAVITY SEWER MANHOLES.
 - SEWER MANHOLES AND GRAVITY SEWER LINES TO BE CENTERED IN REQUIRED 15' OR 20' PUBLIC SEWER SERVICES.
 - EXISTING SEWER MANHOLE X-6 (EBROSCO MANHOLE #260-00009) TO BE VACUUM TESTED ALONG WITH ALL NEWLY INSTALLED SEWER MANHOLES, AFTER CORING AND SEALING WORK ASSOCIATED WITH THE CONNECTION OF THE FORCE MAIN IS COMPLETED.

SANITARY SEWER PIPE TABLE

UPSTREAM MANHOLE	DOWNSTREAM MANHOLE	SIZE (IN)	LENGTH (FT)	PIPE SLOPE	INVERT (FT)	
					UP	DOWN
S-2	S-1	8	20	0.45%	18.84	18.75
S-3	S-2	8	166	0.45%	19.69	18.94
S-4	S-3	8	79	0.45%	20.15	19.79
S-5	S-4	8	334	0.45%	21.75	21.25
S-6	S-5	8	324	0.45%	23.31	20.85
S-7	S-6	8	133	0.45%	24.01	23.41
S-8	S-7	8	157	0.45%	24.82	24.11
S-9	S-8	8	339	0.45%	26.45	24.92
S-10	S-9	8	77	0.45%	26.90	26.55
T-1	S-3	8	313	1.34%	24.00	19.79
T-2	T-1	8	97	0.45%	25.54	24.10

SANITARY SEWER MANHOLE TABLE

STRUCTURE DESIGNATION	INVERT ELEV. (FT)	TOP ELEV. (FT)	STATION NUMBER
S-1	13.00	32.06	4+08
S-2	18.84	31.88	4+28
S-3	19.69	32.67	5+93
S-4	20.15	32.19	6+73
S-5	21.75	32.08	10+07
S-6	23.31	32.94	13+31
S-7	24.01	32.66	14+64
S-8	24.82	31.22	16+21
S-9	26.45	31.49	19+60
S-10	26.90	30.63	20+37
T-1	24.00	32.45	3+13
T-2	24.54	31.66	4+10

TBM
 CUT "X" AT BELL END OF 36" RCP ON POND ON WEST SIDE OF CLAIBORNE RD. ELEV. = 33.00'
 ELEVATIONS ESTABLISHED BY LEICA SMARTNET RTN (GPS), GEOD 18

HIGHLAKE
 Highlake Residential, LLC
 8017 Jefferson Hwy, Ste. C4
 Baton Rouge, LA 70809

STATE OF LOUISIANA
 PROFESSIONAL ENGINEER
 No. 11547
 4/7/2022
GWS
 700 Highland Blvd., Baton Rouge, LA 70809

DATE: _____
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SANITARY SEWER LAYOUT