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DESIGN TEAM	
DEVELOPER / OWNER:	<b>Stan Shelton of Woman's Hospital Foundation</b> 190 Woman's Way Baton Rouge, LA 70817 stan.shelton@womens.org t: 225.924.8645
ARCHITECT / PLANNER:	<b>Steve Oubre of Architects Southwest</b> 534 Jefferson Street Lafayette, LA 70501
ENGINEER:	<b>Andre Rodrigue of Stantec</b> 500 Main Street Baton Rouge, LA 70801-1908 andre.rodrigue@stantec.com t: 225.765.7400 f: 225.765.7244

REVISION #1: (OCTOBER 24, 2016)	
CONCEPT PLAN APPROVED THE PLANNING COMMISSION ON SEPTEMBER 28, 2008, METRO COUNCIL ON OCTOBER 15, 2008 AND EXTENDED BY THE PLANNING COMMISSION STAFF ON OCTOBER 15, 2011, REVISED TO:	
1) MINOR CHANGE OF PERMISSIBLE BUILDING USE AREA FOR ZONE HSP OF THE CONCEPT PLAN (E-2.0):	
* INCREASE OF COMMERCIAL AREA FROM 260,000 SF TO 285,000 SF (+9.6%)	
* INCREASE OF HOSPITAL & SUPPORT SERVICES AREA FROM 592,413 SF TO 816,000 SF (+36.9%)	
* INCREASE OF MECHANICAL PLANT AREA FROM 23,222 SF TO 25,000 SF (+7.7%)	
* CLARIFICATION OF CRN ZONE AS COS (COMMON OPEN SPACE) & ADDED USE SUMMARY OF COS	
APPROVED:	
S/ FRANK M. DUKE	12/9/2016
FRANK M. DUKE, FAICP, PLANNING DIRECTOR OR HIS DESIGNEE	DATE
CITY-PARISH PLANNING COMMISSION	FILE #

REVISION #2: (MAY 4, 2017)	
CONCEPT PLAN APPROVED THE PLANNING COMMISSION ON SEPTEMBER 28, 2008, METRO COUNCIL ON OCTOBER 15, 2008 AND EXTENDED BY THE PLANNING COMMISSION STAFF ON OCTOBER 15, 2011, AND REVISION 1 APPROVED BY THE PLANNING COMMISSION STAFF ON DECEMBER 9, 2016, REVISED TO:	
1) MAJOR SITE CHANGE FOR THE FOLLOWING REVISION OF CONCEPT PLAN AND CIRCULATION PLAN:	
* CLARIFY INSTITUTIONAL USE FOR SCHOOL IN ZONE 7;	
* CONSOLIDATE ZONES TO SIMPLIFY CONCEPT PLAN AREAS;	
* ADJUST ROUTING OF MAJOR STREETS AND ELIMINATE MINOR, INTERIOR STREETS FROM CONCEPT & CIRCULATION PLANS;	
* REDUCE COMMON OPEN SPACE WHICH RESULTS IN CHANGES IN THE FOLLOWING USE AREAS:	
LDR = INCREASE FROM 26.68 ACRES TO 28.25 ACRES (+5.8%)	
MOR = INCREASE FROM 18.42 ACRES TO 20.25 ACRES (+9.9%)	
HQR = INCREASE FROM 8.19 ACRES TO 8.80 ACRES (+7.4%)	
CO = INCREASE FROM 71.83 ACRES TO 77.80 ACRES (+8.4%)	
PSP = INCREASE FROM 52.07 ACRES TO 55.49 ACRES (+6.6%)	
COS = DECREASE FROM 78.32 ACRES TO 65.12 ACRES (-16.7%)	
* UPDATED TOTAL COMMERCIAL / OFFICE BUILDING SQUARE FEET (2,472,350) TO CORRESPOND WITH TOTAL USED IN PREVIOUSLY APPROVED ZONE TABLE OF USES	
APPROVED:	
S/ FRANK M. DUKE	7/17/2017
FRANK M. DUKE, FAICP, PLANNING DIRECTOR OR HIS DESIGNEE	DATE
CITY-PARISH PLANNING COMMISSION	FILE # MPN# 50011

REVISION #3: (JANUARY 29, 2018)	
CONCEPT PLAN APPROVED THE PLANNING COMMISSION ON SEPTEMBER 28, 2008, METRO COUNCIL ON OCTOBER 15, 2008 AND EXTENDED BY THE PLANNING COMMISSION STAFF ON OCTOBER 15, 2011, REVISION 1 APPROVED BY THE PLANNING COMMISSION STAFF ON DECEMBER 9, 2016, REVISION 2 APPROVED JULY 17, 2017 REVISED TO:	
1) MINOR SITE CHANGE OF THE CONCEPT PLAN FOR:	
* UPDATE LOW DENSITY RESIDENTIAL UNITS FOR ZONES 5 AND 6	
* REDISTRIBUTE COMMON OPEN SPACE GRAPHIC REPRESENTATION IN ZONES 4, 5, 6	
APPROVED:	
S/ FRANK M. DUKE	4/18/2018
FRANK M. DUKE, FAICP, PLANNING DIRECTOR OR HIS DESIGNEE	DATE
CITY-PARISH PLANNING COMMISSION	FILE # 50656 PUD

# Woman's Hospital

## PLAN UNIT DEVELOPMENT (PUD-4-08)

TRACT 1, TRACT 2, TRACT 3, LOT 4-A-1, LOT 4-A-2, LOT 4-A-3, LOT 4-B, TRACT 5-A, TRACT 5-B, TRACT 6, TRACT C-1, TRACT X-1-A, TRACT X-1-B, TRACT X-1-C-1, TRACT X-1-C-2, TRACT X-1-D-1, TRACT X-1-D-2 & TRACT X-1-E LOCATED IN SECTION 32, T-7-S, R-2-E AND SECTION 5 & 49, T-8-S, R-2-E, ANDERSON, EOLA McCALL PROPERTY GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

## AIRLINE HIGHWAY AND PECUE LANE

### FOR WOMAN'S HOSPITAL FOUNDATION 9050 AIRLINE HIGHWAY BATON ROUGE, LA 70815

JANUARY 2020  
PROJECT NUMBER: 201801959



REVISION #4: (JANUARY 2, 2020)	
CONCEPT PLAN APPROVED THE PLANNING COMMISSION ON SEPTEMBER 28, 2008, METRO COUNCIL ON OCTOBER 15, 2008 AND EXTENDED BY THE PLANNING COMMISSION STAFF ON OCTOBER 15, 2011.	
REVISION 1: APPROVED DECEMBER 9, 2016.	
REVISION 2: APPROVED JULY 17, 2017.	
REVISION 3: APPROVED APRIL 11, 2018.	
REVISION 4:	
* REVISED TO REZONE TRACT X-1-D-2 FROM PUD TO HCl AND REZONE A PORTION OF TRACT C-1 (REFERRED TO AS C-1-A) FROM HCl TO PUD.	
* LIMITS OF PUD REVISED TO EXCLUDE TRACT X-1-D-2 AND INCLUDE TRACT C-1-A.	
* DECREASING PUD BOUNDARIES AND AREA FROM 224.5 TO 223.3 AC.	
* INCREASING ZONE 5 FROM 21.26 TO 21.28 AC.	
* DECREASING ZONE 6 FROM 49.10 TO 47.83 AC.	

APPROVED:  
FRANK M. DUKE, FAICP, PLANNING DIRECTOR OR HIS DESIGNEE  
CITY-PARISH PLANNING COMMISSION



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Legend

Notes	TRACT	CPPC ID	TRACT	CPPC ID
	1	1640677446	C-1	1640760771
	2	1640677447	X-1-A	1640677482
	3	1640677448	X-1-B	1640677483
	4-A-1	1640677453	X-1-C-1	1640677491
	4-A-2	1640677454	X-1-C-2	1640677492
	4-A-3	1640677455	X-1-D-1	1640677493
	4-B	1640677451	X-1-D-2	1640677494
	5-A	1640677476	X-1-E	1640677488
	5-B	1640677477		
	6	1640677457		

Revision	By	Appd	YY MM DD
3	MINOR SITE CHANGE	AMR	12 18 16
7	MAJOR SITE CHANGE	AMR	12 07 17
1	MINOR CHANGE	AMR	11 13 09



Client/Project  
WOMAN'S HOSPITAL FOUNDATION  
PLANNED UNIT DEVELOPMENT  
Baton Rouge, Louisiana

Title  
TITLE SHEET  
Project No. 201801959  
Drawing No. C-1.0  
Scale  
Sheet of  
Revision

PC SET 2/21/2020

1/18/2020 10:00 AM: P:\Projects\201801959\201801959\_PUD\_4-08.dwg (1/18/2020 10:00 AM) By: [Redacted]

Graphic Layout by ABMB Engineers, Inc.

Sketch provided by Architects Southwest

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**REVISION #4 (JANUARY 2, 2020)**

CONCEPT PLAN APPROVED THE PLANNING COMMISSION ON SEPTEMBER 28, 2008. METRO COUNCIL ON OCTOBER 15, 2008 AND COTYED BY THE PLANNING COMMISSION STAFF ON OCTOBER 15, 2011.

REVISION #1: APPROVED DECEMBER 9, 2016.

REVISION #2: APPROVED JULY 17, 2017.

REVISION #3: APPROVED APRIL 11, 2018.

REVISION #4:

- REVISED TO REZONE TRACT X-1-D-2 FROM PUD TO HCD AND REZONE A PORTION OF TRACT C-1 (REFERRED TO AS C-1-A) FROM HCD TO PUD.
- LIMITS OF PUD REVISED TO EXCLUDE TRACT X-1-B-2 AND INCLUDE TRACT C-1-A.
- DECREASED PUD BOUNDARIES AND AREA FROM 224.5 TO 223.3 AC.
- INCREASING ZONE 5 FROM 21.28 TO 21.28 AC.
- DECREASED ZONE 8 FROM 48.10 TO 47.83 AC.

**Notes**

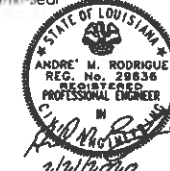
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4-A-2	1640677454	X-1-C-2	1640677492
4-A-3	1640677455	X-1-D-1	1640677493
4-B	1640677451	X-1-D-2	1640677494
5-A	1640677476	X-1-E	1640677486
5-B	1640677477		
6	1640677457		

Revision	By	App'd	YYMMDD
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2 <td></td> <td></td> <td></td>			
3 <td></td> <td></td> <td></td>			

RESPONSIBLE/PC/DC/COMMENTS	BY	DATE	YYMMDD
PC APPLICATION	MI	AMR	170824
Issued	B	AGD	171100

File Name	Dwn	Crk	Dgn	YYMMDD

**Permit Seal**



Client/Project  
**WOMAN'S HOSPITAL FOUNDATION**

**PLANNED UNIT DEVELOPMENT**

Baton Rouge, Louisiana

Title  
**VICINITY MAPS**

Project No. 201801959 Scale

Drawing No. Sheet Revision

**C-1.1**

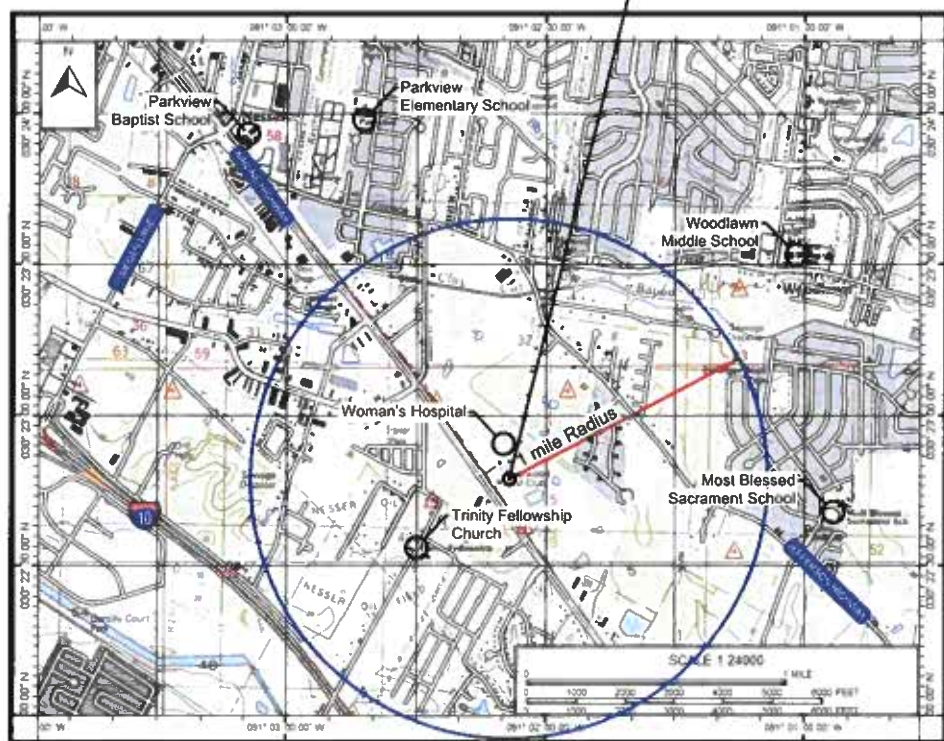


**State of Louisiana  
Parish of East Baton Rouge**



**Property Vicinity Map**

**PROJECT LOCATION**



**LOCATION MAP**

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**Consultants**

**Legend**

REVISION #4: JANUARY 2, 2010  
CONCEPT PLAN APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 28, 2008. METRO COUNCIL ON OCTOBER 15, 2008, AND EXTENDED BY THE PLANNING COMMISSION STAFF ON OCTOBER 15, 2011.

REVISION 1: APPROVED DECEMBER 9, 2016  
REVISION 2: APPROVED JULY 17, 2017  
REVISION 3: APPROVED APRIL 11, 2018

REVISION 4:  
 • REVISED TO REZONE TRACT X-1-D-2 FROM PUD TO MCI AND REZONE A PORTION OF TRACT C-1 (REFERRED TO AS C-1-A) FROM MCI TO PUD.  
 • LIMITS OF PUD REVISED TO EXCLUDE TRACT X-1-D-2 AND INCLUDE TRACT C-1-A.  
 • DECREASING PUD BOUNDARIES AND AREA FROM 224.5 TO 223.1 AC.  
 • INCREASING ZONE 5 FROM 21.26 TO 21.28 AC.  
 • DECREASING ZONE 6 FROM 48.10 TO 47.81 AC.

**Notes**

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4-B	1640677451	X-1-D-2	1640677494
5-A	1640677476	X-1-E	1640677486
5-B	1640677477		
6	1640677457		

Revision	By	App'd	YY MM DD
3	AMF	EM	18.04.11
2	AMF	EM	17.07.17
1	AMF	EM	16.12.09

RESPONSE TO PC/DRC COMMENTS	BY	APP'D	YY MM DD
PC APPLICATION	AMF	EM	17.05.04
Issued	EM	APP'D	17.05.04

**Permit-Seal**



Client/Project  
WOMAN'S HOSPITAL FOUNDATION

PLANNED UNIT DEVELOPMENT

Baton Rouge Louisiana

Title  
VISION | GOALS |  
CITIZEN PARTICIPATION

Project No.	Scale	
201801959		
Drawing No.	Sheet	Revision

C-1.2 of

**Vision | Goals | Citizen Participation**

**THE FUNDAMENTALS OF NEW URBANISM**

The method in which so many of our local ordinances are actualized effects every aspect of our daily lives and, therefore, directly affects our human behavior. Woman's Hospital believes that our built environment not only affects the visual aspects of our life, but also allows the patterns and types of choices we make as a result. This direct interdependence to the access of our daily, individual "life essentials" is worthy of monumental consideration.

Human response has been conditioned over the last fifty years to revolve around the automobile. While this has afforded great convenience, it has also managed to take the "humanness" out of our communities and civility out of our lives. The complexity of healthy town planning requires a thorough and diverse approach to properly address the process of problem identification and appropriate solution orientation.

**DESIGN PRINCIPLES**

The best examples of developments that offer a sense of security, human relevance and comfort to the resident are found in older towns, more specifically, small Southern towns. The way these small towns developed more than one hundred years ago were a matter of what made sense: what best accommodated the daily life of the individual. These towns were not concerned with the demands of the automobile but with the simple needs of the person.

Public gathering places, front porches and tree-lined sidewalks emerged not from zoning ordinances but as obvious needs to be fulfilled. There were no case studies or paradigms to guide our forefathers in the planning of their community; they used common sense. They sought to find direct solutions to address the daily life functions of the people as well as to find relief from the dismal conditions of the region. They then constructed these structures in such a fashion to remain timelessly pleasing to the eye.

**THE MASTER PLAN**

The Master Plan of Woman's Hospital seeks to define the community by means of strategies, drawings and covenants. The Master Plan is the framework from which all growth shall be defined and nurtured. The purpose for such documents is to ensure that the original intent of the community is maintained throughout its construction, thereby stabilizing the historical integrity and functional continuity of the town.

The drawings will illustrate the standardized governing architectural styles and scale for the different types of structures. An architectural Design Review Board will allow generous variations but only upon review. The intent is not to create "cookie cutter" housing by any means, but rather to reflect a regional and historical benchmark.

Street sections and utility requirements will also be addressed in the drawings and in the covenants. Street sections refer to the spatial relationships of the buildings to the sidewalk, the trees to the road and ultimately to the pedestrian. Warnings and variances on the typical local setbacks are adopted to further enhance the character of the community.

Piazas, public buildings and parks will be an integral part of the Master Plan. Some piazas will serve as additional parking while other squares will remain strictly pedestrian. The public buildings and gathering halls will encourage social, cultural and religious activities or can be reserved by individuals for private use by the residents. Parks and linear green space will be woven within the development lending themselves to diversity and security.

As used in this Design Code, any capitalized terms not defined below shall have the meanings indicated in the Declaration of Woman's Hospital, such definitions being incorporated herein and made a part hereof. In addition, the following terms shall have the meanings indicated below:

This neighborhood incorporates the following conventions:

- a) The neighborhood is physically understood and limited in scale.
- b) Residences, shops, workplaces and civic buildings are located in the neighborhood all in close proximity.
- c) A hierarchy of streets serves the needs of the pedestrians and the automobile equitably.
- d) Physically defined squares and parks provide places for formal social activity and recreation.
- e) Private buildings on a clear edge delineate the public space and the block interior.

f) Civic buildings and squares reinforce the elements of the neighborhood becoming symbolic of community identity and providing places of purposeful assembly for social, cultural, and religious activities.

This neighborhood promotes the following social objectives:

- a) By bringing within walking distances most of the activities of daily living, including dwelling, shopping and working; the elderly and the young gain independence of movement.
- b) By reducing the number and length of automotive trips, traffic congestion is minimized and road construction is limited. By organizing appropriate building densities public transit becomes a viable alternative to the automobile.
- c) By providing defined public spaces such as streets and squares, citizens come to know each other and to watch over their collective security.
- d) By providing a full range of housing types and work places, age and economic class are integrated and the benefits of an authentic community are formed.
- e) By providing suitable civic buildings, democratic initiatives are encouraged and the balanced evolution of society is secured.

**CITIZEN PARTICIPATION STATEMENT**

**Opening Presentation**

Architect Southwest conducted a public presentation on April 29, 2008 at Woman's Hospital to kick off the character and discuss the principals of New Urbanism. Steve Oubre discussed the intentions for the design of this project including quality of life, sense of place, mixed uses, suburban development vs. traditional neighborhood development, walkability, local historic architecture scale and typologies, street trees, interface with neighbors housing market, etc.

**Neighborhood Meeting**

A neighborhood meeting was held with adjacent neighbors on April 30, 2008 to review several conceptual master plans and solicit feedback. Onsite detention, Slumberg Boulevard Extension, gridded streets, alley system, mixed uses, walkability, price points of housing, density buffers, and neighborhood connectivity were also discussed.

**Closing Presentation**

The public closing presentation was given on Tuesday, May 6, 2008. Steve Oubre presented final conceptual drawings to stakeholders. He also presented the draft code that included the town plan, conceptual renderings, urban regulations, building type guidelines, building placement guidelines, street sections, on-street parking, pedestrian network, architecture typologies, and architecture materials.



**Boulevard Entry (Commercial & Multi-Family)**



**Edge Lot View (Single Family Residential)**



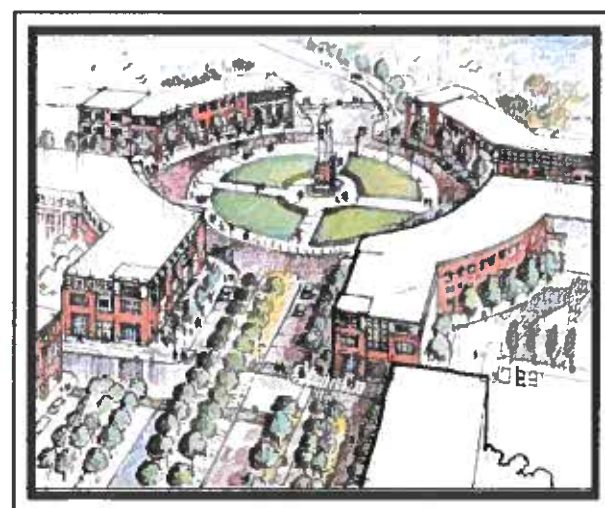
**Hospital Entry (Commercial)**

BROWN DANOS



ABMB

JONES WALKER



**Hospital Round-a-bout (Commercial & Multi-Family)**



**Town Center (Commercial & Multi-Family)**

Sketches provided by Architects Southwest

Graphic Layout by ABMB Engineers, Inc.

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Legend

REVISION #4 (JANUARY 2, 2020)  
CONCEPT PLAN APPROVED THE PLANNING COMMISSION ON SEPTEMBER 28, 2008. METRO COUNCIL ON OCTOBER 15, 2008 AND EXTENDED BY THE PLANNING COMMISSION STAFF ON OCTOBER 15, 2011.  
REVISION 1: APPROVED DECEMBER 8, 2018.  
REVISION 2: APPROVED JULY 17, 2017.  
REVISION 3: APPROVED APRIL 11, 2018.  
REVISION 4:  
\* REWROTE TO REZONE TRACT X-1-D-2 FROM PUD TO MCI AND REZONE A PORTION OF TRACT C-1 (REFERRED TO AS C-1-A) FROM MCI TO PUD.  
\* LIMITS OF PUD REVISED TO EXCLUDE TRACT X-1-D-2 AND INCLUDE TRACT C-1-A.  
\* DECREASED PUD BOUNDARIES AND AREA FROM 224.5 TO 223.3 AC.  
\* INCREASING ZONE 8 FROM 21.28 TO 21.28 AC.  
\* DECREASING ZONE 8 FROM 48.16 TO 47.83 AC.

Notes

TRACT	CPPC ID	TRACT	CPPC ID
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2	1640677447	X-1-A	1640677482
3	1640677448	X-1-B	1640677483
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4-A-2	1640677454	X-1-C-2	1640677492
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4-B	1640677451	X-1-D-2	1640677494
5-A	1640677476	X-1-E	1640677486
5-B	1640677477		
6	1640677457		

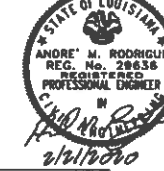
NO.	DESCRIPTION	BY	DATE
3	MINOR SITE CHANGE	AMR	18.04.11
2	MAJOR SITE CHANGE	AMR	17.07.17
1	MAJOR CHANGE	AMR	14.7.09

Revision	By	Appd	YY MM DD

RESPONSES TO PC/IRC COMMENTS	MT	AMR	17.05.25
PC APPLICATION	MT <td>AMR <td>17.05.04</td> </td>	AMR <td>17.05.04</td>	17.05.04
Issued	By <td>Appd <td>YY MM DD</td> </td>	Appd <td>YY MM DD</td>	YY MM DD

File Name: \_\_\_\_\_ Date: \_\_\_\_\_ Dwn: \_\_\_\_\_ Crea: \_\_\_\_\_ Dgn: \_\_\_\_\_ YY MM DD

Permit Seal



Client/Project  
WOMAN'S HOSPITAL FOUNDATION

PLANNED UNIT DEVELOPMENT

Baton Rouge, Louisiana

Title  
EXISTING SITE INFORMATION

Project No. 201801959 Scale

Drawing No. C-1.3 Sheet of Revision

Existing Site Information

UNIQUE PHYSICAL FEATURES

The existing site is a golf course with many large mature trees and a few human made waterways.

EXISTING VEGETATIVE COVER AND ENVIRONMENTAL FEATURES

The PUD site is on the existing Briarwood Golf Course. The site topography and hydrology are human created landforms and ponds that serve the golf course. The northern corner of the site drains offsite to the Claycut Bayou.

The existing tree cover on the site is approximately 20% of the total site. The tree community is a mix of mature oaks, maple, ash, sycamore, and other large native trees.

GREEN OPEN SPACES

Proposed green open spaces on the site includes a large area approximately 6 acres in size and will be preserved. The existing pond will be enlarged and enhanced and the green space surrounding the pond will also be enhanced and include walking paths. At the center of the commercial and residential area will be another open space about 6 acres that will include walking paths and additional recreation amenities. A large area of open space beneath the existing electrical transmission lines will also remain green space as it currently is.



BROWN + DANOS



Graphic Layout by ABMB Engineers, Inc

Photos provided by BROWN+DANOS landscape



500 Main Street  
Baton Rouge, LA 70801  
Tel: 225-765-7400  
www.stantec.com

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Consultants

Legend

REVISION #4: (JANUARY 2, 2020)  
CONCEPT PLAN APPROVED THE PLANNING COMMISSION ON SEPTEMBER 28, 2018. METRO COUNCIL ON OCTOBER 1, 2018 AND EXTENDED BY THE PLANNING COMMISSION STAFF ON OCTOBER 15, 2018.  
REVISION 1: APPROVED DECEMBER 6, 2018.  
REVISION 2: APPROVED JULY 17, 2017.  
REVISION 3: APPROVED APRIL 11, 2018.  
REVISION 4:  
\* W/REVISED TO REZONE TRACT X-1-D-2 FROM PUD TO HC1 AND REZONE A PORTION OF TRACT C-1 (REFERRED TO AS C-1-A) FROM HC1 TO PUD.  
\* LIMITS OF PUD REVERSED TO EXCLUDE TRACT X-1-D-2 AND INCLUDE TRACT C-1-A.  
\* DESCRIBING PUD BOUNDARIES AND AREA FROM 224.5 TO 223.3 AC.  
\* IMPROVING ZONE 6 FROM 26 TO 21.28 AC.  
\* DESCRIBING ZONE 6 FROM 46.10 TO 47.83 AC.

Notes	TRACT	CPPC ID	TRACT	CPPC ID
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2	2	1640677447	X-1-A	1640677482
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5-B	5-B	1640677477		
6	6	1640677457		

Revision	Description	By	App'd	DATE
3	MINOR REVISION CHANGE	AVP	FD	18.04.11
2	MAJOR REVISION CHANGE	AVP	EA	17.07.17
1	MINOR CHANGE	AVP	LV	16.12.09

Permit Seal

Client/Project  
**WOMAN'S HOSPITAL FOUNDATION**

Planned Unit Development  
Baton Rouge, Louisiana

Title  
**EXISTING CONDITIONS**

Project No. 201801959  
Drawing No. \_\_\_\_\_

Scale 1"=300'  
Sheet \_\_\_\_\_ of \_\_\_\_\_

Revision \_\_\_\_\_

C-1.4

GENERAL NOTES:

- THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 35 DEGREES 54 MINUTES 00 SECONDS WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF AIRLINE HIGHWAY (U.S. 81 - 300' R/W) AS PER THE DESCRIPTION AS FURNISHED AND SURVEY OF THE COLA MCCALL ANDERSON PROPERTY AS PERFORMED BY DAVID B. FATEKAS, P.L.S. NO. 4755 DATED OCTOBER 9, 2002 AND RECORDED IN ORIGINAL 500, BUNDLE 11525 OF THE PUBLIC RECORDS OF EAST BATON ROUGE PARISH, LOUISIANA.
- SOURCE OF INFORMATION:  
 A. A PLAT OF SURVEY SHOWING THE COLA MCCALL ANDERSON PROPERTY, LOCATED IN SECTION 32, 1-7-S, 1-8-S, 1-9-S, AND SECTION 5, 1-8-S, 1-9-S, R-2-E, GREENSBURG LAND DISTRICT, CITY OF BATON ROUGE, EAST BATON ROUGE PARISH, LOUISIANA, AS PERFORMED BY DAVID B. FATEKAS AND RECORDED IN ORIGINAL 500, BUNDLE 11525 OF THE PUBLIC RECORDS OF SAID PARISH.  
 B. MAP OF SURVEY SHOWING A 1.012 ACRE PARCEL OF THE J.O. LAMBERT ESTATE FOR DALE & JULIE BEQUE BY RONALD H. FERRIS DATED 5/24/04 AND RECORDED IN ORIGINAL 580, BUNDLE 11812 OF THE PUBLIC RECORDS OF EAST BATON ROUGE PARISH, LOUISIANA.  
 C. MAP SHOWING RESUBDIVISION OF TRACT "B" OF THE J.O. LAMBERT ESTATE INTO TRACT B-1 AND TRACT E BY RONALD H. FERRIS DATED 28 MARCH 1991 AND RECORDED IN ORIGINAL 130, BUNDLE 10315 OF THE PUBLIC RECORDS OF EAST BATON ROUGE PARISH, LOUISIANA.  
 D. MAP SHOWING RESUBDIVISION OF A 56.194 ACRE PORTION OF THE J.O. LAMBERT ESTATE INTO TRACT "A", TRACT "B", AND TRACT "C" BY LESTER A. MCLEIN, JR., DATED 4/14/89 AND RECORDED IN ORIGINAL 646, BUNDLE 10018 OF THE PUBLIC RECORDS OF EAST BATON ROUGE PARISH, LOUISIANA.  
 E. MAP SHOWING RESUBDIVISION OF LOT "A-2-B-2" OF THE J.O. LAMBERT ESTATE INTO LOTS "A-2-B-2-A" & "A-2-B-2-B" BY LESTER A. MCLEIN, JR., AND RECORDED IN ORIGINAL 814, BUNDLE 10621 OF THE PUBLIC RECORDS OF EAST BATON ROUGE PARISH, LOUISIANA.  
 F. MAP SHOWING RESUBDIVISION OF LOT "A-2-B-2" OF THE J.O. LAMBERT ESTATE INTO LOTS "A-2-B-2-A" & "A-2-B-2-B" BY LESTER A. MCLEIN, JR., AND RECORDED IN ORIGINAL 814, BUNDLE 10621 OF THE PUBLIC RECORDS OF EAST BATON ROUGE PARISH, LOUISIANA.  
 G. "MAP SHOWING RESUBDIVISION OF TRACTS X-1-C & X-1-D INTO TRACTS X-1-C-1, X-1-C-2, X-1-D-1 & X-1-D-2" BY LANDSCAPES, INC. DATED SEPT. 18, 2019.  
 H. "MAP SHOWING LIMITED TOPOGRAPHIC SURVEY OF LOTS C-1, C-2 & C-3 MONTAN ESTATES" BY GWS ENGINEERING, INC. DATED MAY 9, 2019.
- ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AND SHOWN HEREON, UNLESS OTHERWISE NOTED.
- THE INFORMATION AS SHOWN HEREON DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THE MEASUREMENTS AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD.
- IT IS THE OPINION OF THE UNDERSIGNED THAT THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FLOOD ZONE "AE" AND "V" (PROTECTED BY LEVEE) BASE FLOOD ELEVATION 29 FEET AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS OF EAST BATON ROUGE, LOUISIANA, COMMUNITY PANEL NUMBER 2203300336 AND 2203300278, DATED MAY 2, 2008.
- NO TITLE SEARCH HAS BEEN PROVIDED TO STANTEC ENGINEERS, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF REHELD DEEDS, RIGHTS OF WAY, EASEMENTS, SERVITUDES, BUILDING SETBACK REQUIREMENTS, RESTRICTIVE COVENANTS, GOVERNMENT JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH MAY AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- THE ELEVATIONS AS SHOWN HEREON ARE REFERENCE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) FROM THE NGS VERTICAL CONTROL MONUMENT DESIGNATED "13 Q 918" PUD - BAYOU, HAVING A PUBLISHED ELEV. OF 32.28 FEET (NAVD 88 - ADJUSTED).
- PER INFORMATION PROVIDED BY EAST BATON ROUGE PLANNING DEPARTMENT, THE FOLLOWING INFORMATION IS PROVIDED:  
 - THE PARCEL OF LAND AS SHOWN HEREON IS ZONED PUD-4-08.  
 - BUILDING SETBACK REQUIREMENTS VARY PER PUD CRITERIA (SEE C-2 3').
- THE PROPERTY AS SHOWN HEREON LIES WITHIN THE ST. GEORGE FIRE DISTRICT.
- THE INFORMATION SHOWN IS TAKEN FROM A COMPILATION OF PREVIOUS SURVEYS AND REFERENCE DOCUMENTS. THE METES AND BOUNDS ARE TAKEN FROM THE REFERENCE MAPS LISTED ABOVE. THIS MAP DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY AS DEFINED BY LOUISIANA REVISED STATUTES §7.681 ET. SEQ., TITLE 46, PART LXI, CHAPTER 29.
- FUTURE TRACT C-1-A (PORTION FROM HC1 TO PUD) IS REZONED TO HC1 UNDER A SEPARATE MAP. THIS TRACT IS CURRENTLY BEING RESUBDIVIDED BY OTHERS UNDER A SEPARATE MAP.
- TRACT X-1-D-2 TO BE REZONED FROM PUD TO HC1. TRACT TO UNDERGO COMBINATION OF LOTS WITH FUTURE TRACT C-1-A BY OTHERS UNDER A SEPARATE MAP.

PUBLIC FACILITIES SERVING THE AREA

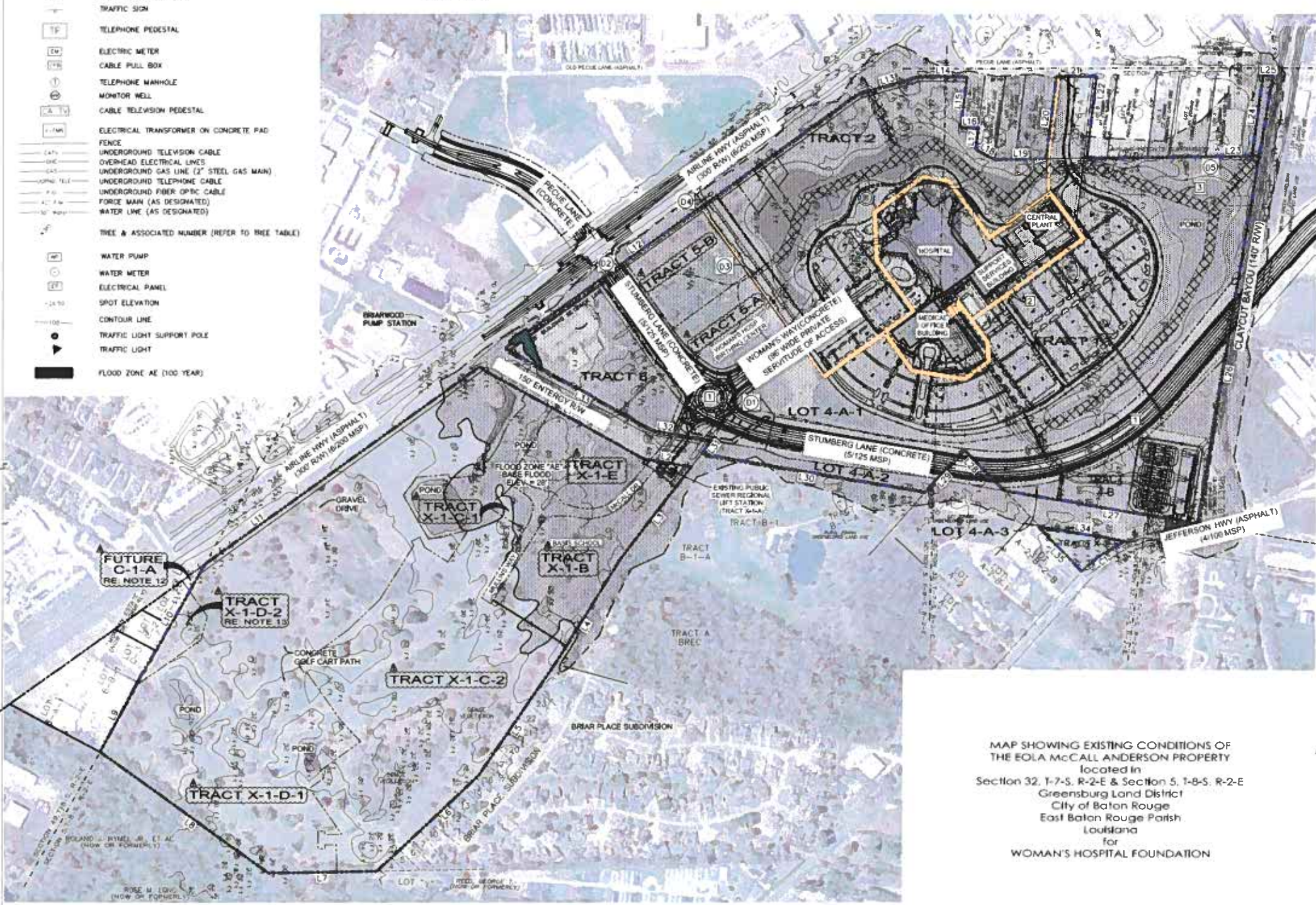
JEFFERSON TERRACE ELEMENTARY  
WOODLAWN MIDDLE SCHOOL  
WOODLAWN HIGH SCHOOL  
ST. GEORGE FIRE DEPARTMENT

LOT #	PROPERTY OWNER
4	GARY STEPHEN HAMER
5	GARY STEPHEN HAMER
6	GERALD REVASIO
7	CAROL PERRY
10	DAVID A. GRAVOIS, JR.
11	JOHATHAN & ASHLEIGH MADRIP
12	JOHN DANIEL CORMIER
13	PAUL RAY MICHELLE
15	SHARON WARDNER SINGLETON
16	JOHN W. YOUNG
17	MARGE CUNNINGHAM MIDDLETON
20	STEVEN AND NAHISHA FERRELL
21	PHILIP GHOLSON PEASE
22	WILLIAM L. DAVIS
23	BRIAR PLACE, LLC

GRAPHIC SCALE



- LEGEND**
- POWER POLE
  - 1" IRON PIPE (FOUND)
  - 1" IRON PIPE (SET)
  - 1/2" IRON ROD (FOUND)
  - TRAFFIC SIGN
  - TELEPHONE PEDESTAL
  - ELECTRIC METER
  - CABLE PULL BOX
  - TELEPHONE MANHOLE
  - MONITOR WELL
  - CABLE TELEVISION PEDESTAL
  - ELECTRICAL TRANSFORMER ON CONCRETE PAD
  - FENCE
  - UNDERGROUND TELEVISION CABLE
  - OVERHEAD ELECTRICAL LINES
  - UNDERGROUND GAS LINE (2" STEEL GAS MAIN)
  - UNDERGROUND TELEPHONE CABLE
  - UNDERGROUND FIBER OPTIC CABLE
  - FORCE MAIN (AS DESIGNATED)
  - WATER LINE (AS DESIGNATED)
  - TREE & ASSOCIATED NUMBER (REFER TO TREE TABLE)
  - WATER PUMP
  - ELECTRIC METER
  - ELECTRICAL PANEL
  - SPOT ELEVATION
  - CONTOUR LINE
  - TRAFFIC LIGHT SUPPORT POLE
  - TRAFFIC LIGHT
  - FLOOD ZONE AE (100 YEAR)



MAP SHOWING EXISTING CONDITIONS OF THE COLA MCCALL ANDERSON PROPERTY located in Section 32, 1-7-S, R-2-E & Section 5, 1-8-S, R-2-E Greensburg Land District City of Baton Rouge East Baton Rouge Parish Louisiana for WOMAN'S HOSPITAL FOUNDATION

- STUMBERG R/W 122' MIN. (MSP 5/125)
  - PRIVATE UTILITY SERVITUDE
  - PUBLIC DRAINAGE SERVITUDE
- MAJOR DRAINAGE LEGEND  
 (01) 2 - 8"x5" ROB  
 (02) 3 - 42" RCPA  
 (03) 42" RCP  
 (04) 3 - 42" RCPA  
 (05) 4 - 60" RCPA
- PUBLIC DRAINAGE SERVITUDE

BOUNDARY DATA

Line #	Length	Direction
L1	666.80'	N28° 52' 23.59"E
L2	280.25'	N40° 37' 55.23"E
L3	499.37'	S52° 23' 35.00"E
L4	413.91'	S57° 56' 09.12"E
L5	699.27'	S58° 38' 54.05"E
L6	719.90'	S43° 13' 35.02"E
L7	584.59'	S01° 02' 46.89"E
L8	1064.63'	S35° 34' 44.73"W
L9	410.26'	N62° 05' 58.13"W
L10	689.83'	N60° 03' 40.99"W
L11	1724.30'	N25° 37' 52.99"A
L12	2228.36'	N35° 37' 53.00"W
L13	322.55'	N18° 44' 20.66"W
L14	245.31'	N00° 05' 25.41"E
L15	259.64'	N42° 56' 14.86"W
L16	92.02'	N00° 49' 02.40"E
L17	711.36'	S82° 59' 22.63"E
L18	110.83'	N28° 50' 24.21"E
L19	261.17'	N00° 44' 47.97"W
L20	413.41'	N82° 48' 25.93"W
L21	205.53'	N00° 08' 05.89"W
L22	420.92'	S83° 04' 31.87"E
L23	849.66'	N00° 44' 47.97"W
L24	413.16'	N82° 22' 18.95"W
L25	49.87'	N00° 05' 27.15"E
L26	2803.30'	S80° 38' 58.99"E
L27	981.98'	S09° 37' 58.23"W
L28	296.05'	S45° 43' 18.44"W
L29	284.90'	S48° 06' 44.01"E
L30	1167.41'	S09° 37' 55.22"W
L31	84.92'	N52° 27' 34.97"W
L32	304.49'	S09° 37' 55.18"W
L33	669.95'	S28° 52' 23.55"W
L34	485.02'	N09° 37' 15.23"E
L35	320.67'	S46° 08' 51.50"W

UTILITIES

- WATER: EAST BATON ROUGE WATER PHONE: (225) 952-7669
- SEWER: BATON ROUGE PUBLIC WORKS PHONE: (225) 389-3198
- GAS: ENERGY OF BATON ROUGE PHONE: (225) 354-3130
- ELECTRIC: ENERGY OF BATON ROUGE PHONE: (225) 354-3085
- PRIVATE UTILITY SERVITUDE
- FLOOD ZONE AE
- WATERS OF THE U.S.
- JURISDICTIONAL WETLANDS

Curve #	Curve Length	Radius	Chord	Chord Direction	Chord Length
01	275.24'	761.15'	S34°03'04"E		273.74'








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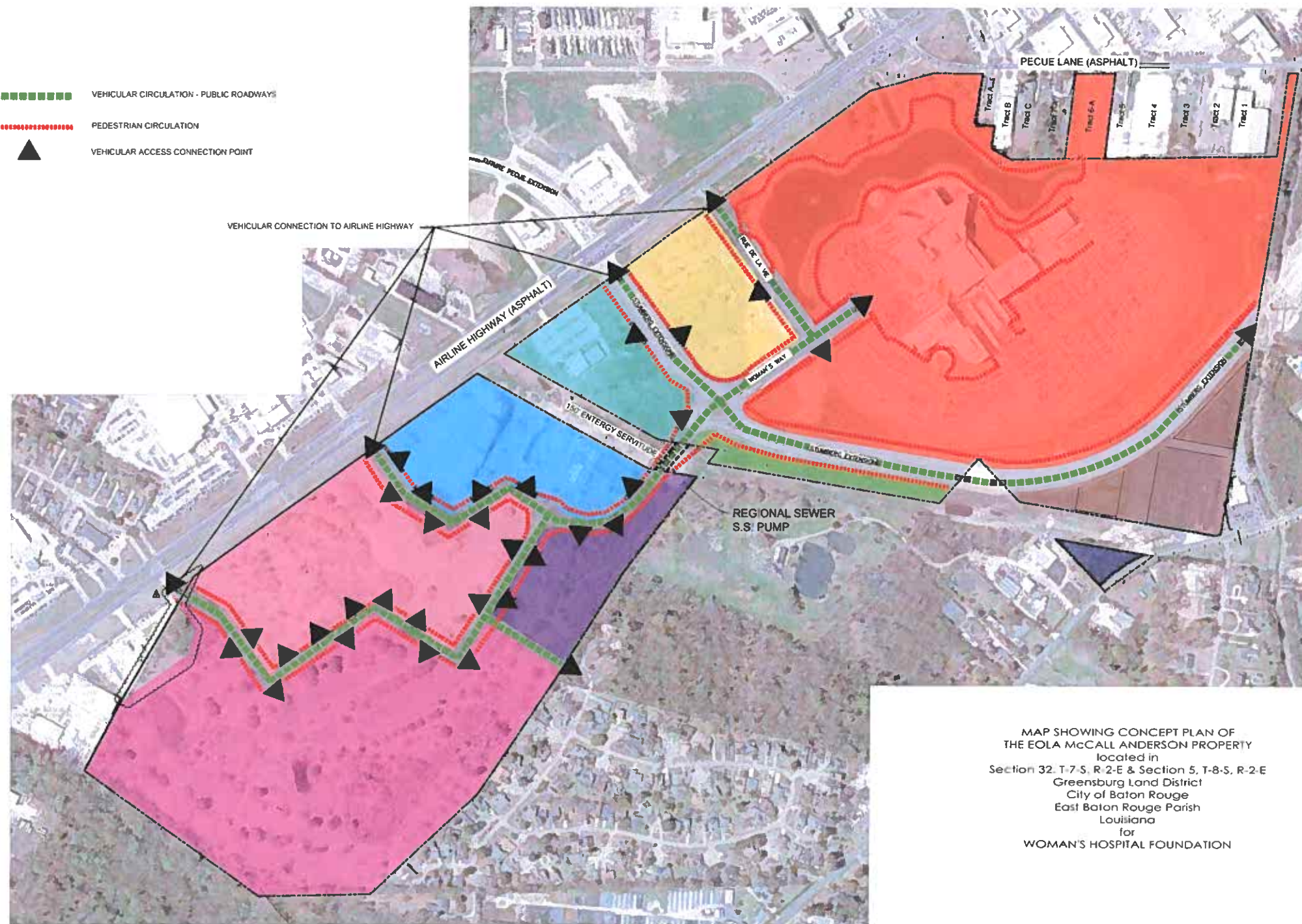
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**Consultants**

**Legend**

-  VEHICULAR CIRCULATION - PUBLIC ROADWAYS
-  PEDESTRIAN CIRCULATION
-  VEHICULAR ACCESS CONNECTION POINT

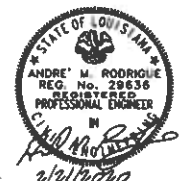
REVISION #4 - JANUARY 2, 2020  
CONCEPT PLAN APPROVED THE PLANNING COMMISSION ON SEPTEMBER 28, 2008, METRO COUNCIL ON OCTOBER 15, 2008 AND EXTENDED BY THE PLANNING COMMISSION STAFF ON OCTOBER 15, 2011.  
REVISION 1: APPROVED DECEMBER 9, 2016  
REVISION 2: APPROVED JULY 17, 2017  
REVISION 3: APPROVED APRIL 11, 2018  
REVISION 4:  
\* REWROTE TO REZONE TRACT X-1-D-2 FROM PUD TO HC1 AND REZONE A PORTION OF TRACT C-1 (REFERRED TO AS C-1-A) FROM HC1 TO PUD.  
\* LIMITS OF PUD REVISED TO EXCLUDE TRACT X-1-D-2 AND INCLUDE TRACT C-1-A.  
\* DECREASED PUD BOUNDARIES AND AREA FROM 224.5 TO 223.3 AC.  
\* INCREASING ZONE 5 FROM 21.26 TO 21.28 AC.  
\* DECREASED ZONE 6 FROM 49.10 TO 47.85 AC.



Notes	TRACT	CPPC ID
1	C-1	1640677446
2	X-1-A	1640677447
3	X-1-B	1640677448
4-A-1	X-1-C-1	1640677453
4-A-2	X-1-C-2	1640677454
4-A-3	X-1-D-1	1640677455
4-B	X-1-D-2	1640677451
5-A	X-1-E	1640677476
5-B		1640677477
6		1640677457

1	MINOR SITE CHANGE	AMR	ED	18/06/18
2	MAJOR SITE CHANGE	AMR	LM	17/07/17
1	MINOR CHANGE	AMR	LM	16/12/16
Revision				
RESPONSES TO PC/DRC COMMENT				
PC APPLICATION				
Issued				
Permit-Seal				

MAP SHOWING CONCEPT PLAN OF THE EOLA MCCALL ANDERSON PROPERTY located in Section 32, T-7-S, R-2-E & Section 5, T-8-S, R-2-E Greensburg Land District City of Baton Rouge East Baton Rouge Parish Louisiana for WOMAN'S HOSPITAL FOUNDATION



Client/Project  
WOMAN'S HOSPITAL FOUNDATION

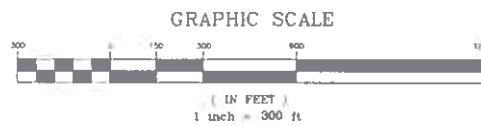
Planned Unit Development

Baton Rouge, Louisiana

Title  
CIRCULATION PLAN

Project No. 201801959 Scale 1"=300'

Drawing No. C-2.2 Sheet of Revision



1 CIRCULATION PLAN  
C-2.2 SCALE: 1" = 300'



REVISION #1: JANUARY 2, 2018

CONCEPT PLAN APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 28, 2008, METRO COUNCIL ON OCTOBER 15, 2008 AND EXTENDED BY THE PLANNING COMMISSION STAFF ON OCTOBER 15, 2011.

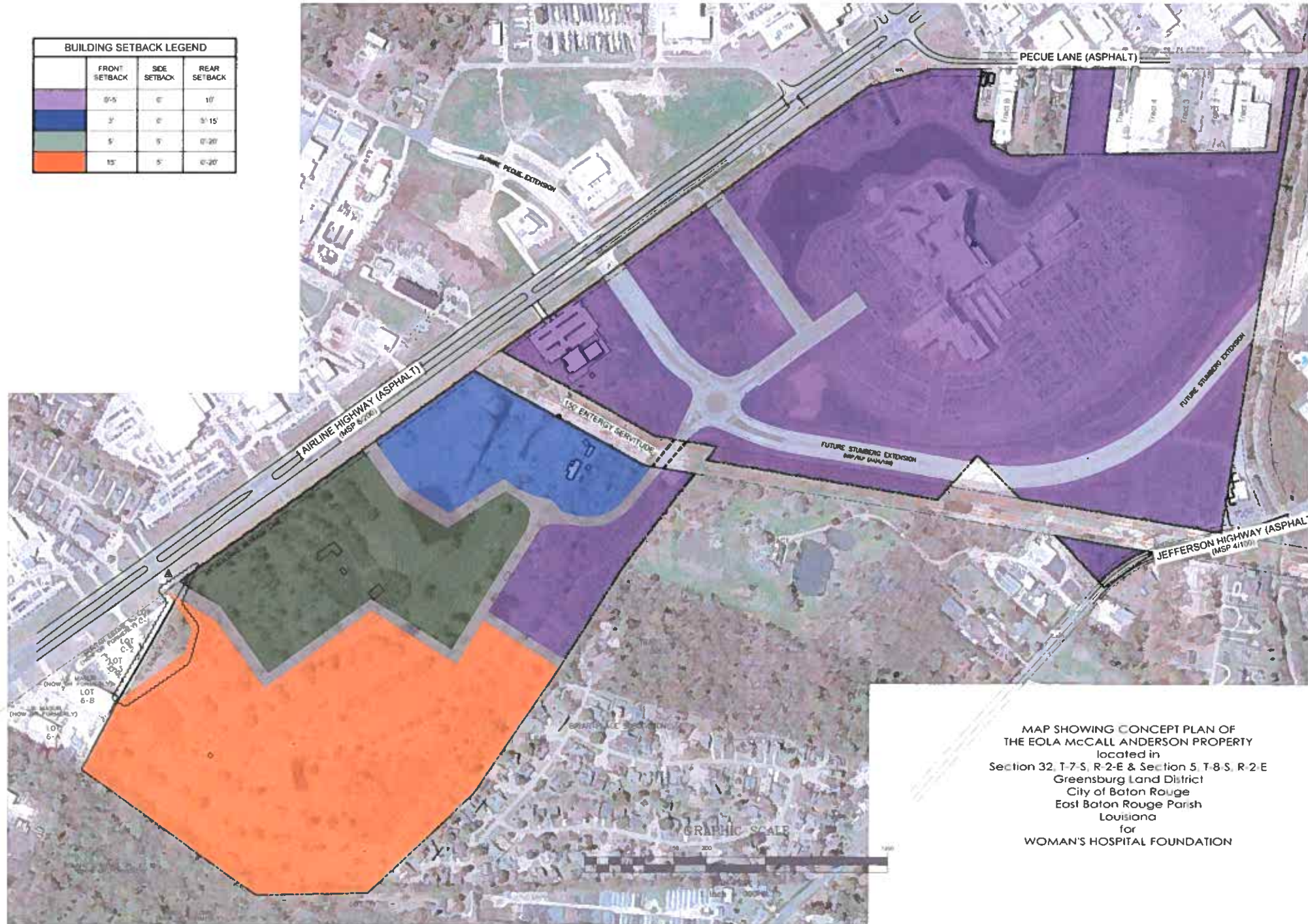
REVISION 1: APPROVED DECEMBER 9, 2016

REVISION 2: APPROVED JULY 17, 2017

REVISION 3: APPROVED APRIL 11, 2018

REVISION 4:  
 • REVISED TO REZONE TRACT X-1-D-2 FROM PUD TO MCI AND REZONE A PORTION OF TRACT C-1 (REFERRED TO AS C-1-A) FROM MCI TO PUD  
 • LIMITS OF PUD REVISED TO EXCLUDE TRACT X-1-D-2 AND INCLUDE TRACT C-1-A  
 • DECREASING PUD BOUNDARIES AND AREA FROM 224.5 TO 203.3 AC  
 • INCREASING ZONE 5 FROM 21.25 TO 21.28 AC  
 • DECREASING ZONE 6 FROM 49.10 TO 47.83 AC

BUILDING SETBACK LEGEND			
	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
	0'-5"	0'	10'
	3'	0'	5'-15'
	5'	5'	0'-20'
	15'	5'	0'-20'



MAP SHOWING CONCEPT PLAN OF  
THE EOLA McCALL ANDERSON PROPERTY  
located in  
Section 32, T-7-S, R-2-E & Section 5, T-8-S, R-2-E  
Greensburg Land District  
City of Baton Rouge  
East Baton Rouge Parish  
Louisiana  
for  
WOMAN'S HOSPITAL FOUNDATION

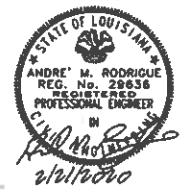
**1 BUILDING SETBACK PLAN**  
C-2.3 SCALE: 1" = 300'

Notes	TRACT	CPPC ID
1	C-1	164067446
2	X-1-A	164067447
3	X-1-B	164067448
4-A-1	X-1-C-1	164067449
4-A-2	X-1-C-2	164067450
4-A-3	X-1-D-1	164067451
4-B	X-1-D-2	164067452
5-A	X-1-E	164067453
5-B		164067454
6		164067455

Revision	By	App'd	FR 180100
1	WINCE	EQ	180611
2	MAJOR	CM	170717
3	WINCE	CM	181226

RESPONSE TO PUBLIC COMMENT	DATE	APP'D	170525
PC APPLICATION	JAL	AWK	170504

Permit-Seal	Rev	Chg	Dwg	FR 180100
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Client/Project  
WOMAN'S HOSPITAL FOUNDATION

PLANNED UNIT DEVELOPMENT

Baton Rouge, Louisiana

Title  
BUILDING SETBACKS

Project No. 201801959 Scale 1"=300'

Drawing No. C-2.3 Sheet of Revision

THESE DRAWINGS ARE CONCEPTUAL AND NOT INTENDED FOR BIDDING OR CONSTRUCTION.

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Legend

- REVISION #1: JANUARY 2, 2020  
 CONCEPT PLAN APPROVED THE PLANNING COMMISSION ON SEPTEMBER 28, 2008. METRO COUNCIL ON OCTOBER 15, 2008 AND EXTENDED BY THE PLANNING COMMISSION STAFF ON OCTOBER 15, 2011  
 REVISION 1: APPROVED DECEMBER 9, 2016  
 REVISION 2: APPROVED JULY 17, 2017  
 REVISION 3: APPROVED APRIL 11, 2018  
 REVISION 4:  
 \* WISHED TO REZONE TRACT K-1-D-1 FROM PUD TO HCI AND REZONE A PORTION OF TRACT C-1 (REFERRED TO AS C-1-A) FROM HCI TO PUD.  
 \* LIMITS OF PUD REVISED TO EXCLUDE TRACT K-1-D-2 AND INCLUDE TRACT C-1-A.  
 \* DECREASING PUD BOUNDARIES AND AREA FROM 224.5 TO 223.3 AC.  
 \* INCREASING ZONE 5 FROM 21.26 TO 21.28 AC.  
 \* DECREASING ZONE 6 FROM 49.10 TO 47.83 AC.

TRACT	CPPC ID	TRACT	CPPC ID
1	1640677446	C-1	1640760771
2	1640677447	X-1-A	1640677482
3	1640677448	X-1-B	1640677483
4-A-1	1640677453	X-1-C-1	1640677491
4-A-2	1640677454	X-1-C-2	1640677492
4-A-3	1640677455	X-1-D-1	1640677493
4-B	1640677451	X-1-D-2	1640677494
5-A	1640677476	X-1-E	1640677486
5-B	1640677477		
6	1640677457		

Revision	By	App'd	TT	MM	DD
3	MINOR SITE CHANGE	AMB	JD	18.04	11
2	MAJOR SITE CHANGE	AMB	KW	17.07	17
1	MINOR CHANGE	AMB	KW	16.12	09

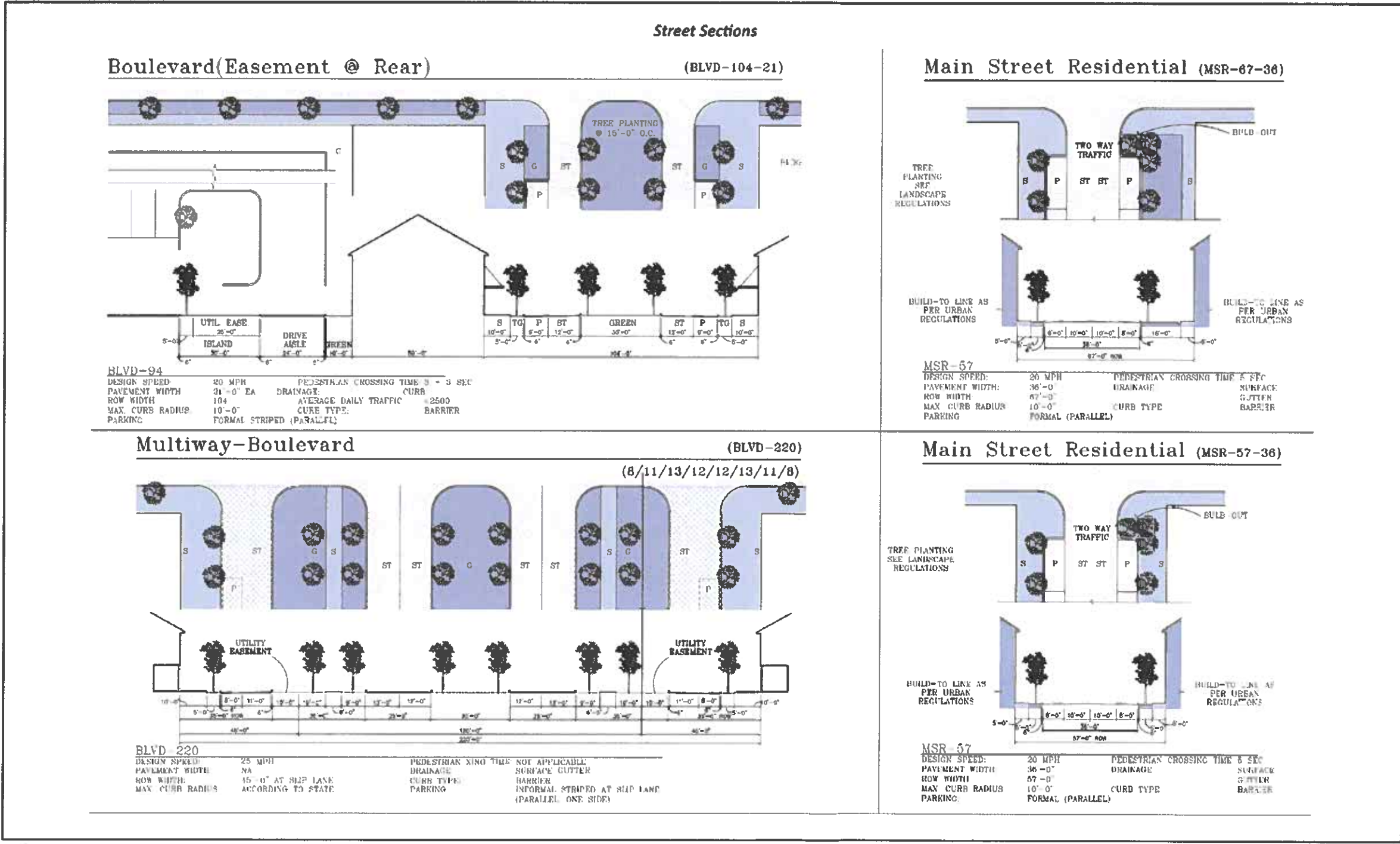
**Permit-Seal**

**Client/Project**  
**WOMAN'S HOSPITAL FOUNDATION**  
**PLANNED UNIT DEVELOPMENT**  
 Baton Rouge, Louisiana

Project No.	Scale
201801959	

Drawing No.	Sheet	Revision
C-4.0		



Graphic Layout by ABMB Engineers, Inc. Copyright provided by Architects Southwest

C:\2018\1959\201801959\201801959\201801959\_Plan\_04\_C-4.0-Street Sections.dwg  
 20/09/2019 11:14  
 Bamber, Stantec

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Legend

REVISION #4: JANUARY 2, 2020  
CONCEPT PLAN APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 28, 2008. METRO COUNCIL ON OCTOBER 15, 2008 AND EXTENDED BY THE PLANNING COMMISSION STAFF ON OCTOBER 15, 2011.  
REVISION 1: APPROVED DECEMBER 8, 2016.  
REVISION 2: APPROVED JULY 17, 2017.  
REVISION 3: APPROVED APRIL 11, 2018.  
REVISION 4:  
\* REVISED TO REZONE TRACT X-1-D-2 FROM PUD TO HCI AND REZONE A PORTION OF TRACT C-1 (REFERRED TO AS C-1-A) FROM HCI TO PUD  
\* LIMITS OF PUD REVISED TO EXCLUDE TRACT X-1-D-2 AND INCLUDE TRACT C-1-A  
\* DECREASING PUD BOUNDARIES AND AREA FROM 224.5 TO 223.3 AC.  
\* INCREASING ZONE 5 FROM 21.26 TO 21.28 AC.  
\* DECREASING ZONE 6 FROM 48 TO 47.83 AC.

TRACT	CPPC ID	TRACT	CPPC ID
1	1640677446	C-1	1640760771
2	1640677447	X-1-A	1640677482
3	1640677448	X-1-B	1640677483
4-A-1	1640677453	X-1-C-1	1640677491
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4-B	1640677451	X-1-D-2	1640677494
5-A	1640677476	X-1-E	1640677486
5-B	1640677477		
6	1640677457		

Revision	By	App'd	YY MM DD
3	AMF	ED	18.04.11
2	AMF	EM	17.07.17
1	AMF	EM	16.12.08

RESPONSE TO PC/DPC COMMENTS: YF, AMF, 17.05.25  
PC APPLICATION: MT, AMF, 17.05.24  
Issued: By, App'd, YF MM DD

Permit-Seal



Client/Project  
**WOMAN'S HOSPITAL FOUNDATION**  
  
**PLANNED UNIT DEVELOPMENT**  
  
Baton Rouge, Louisiana

Title  
**STREET SECTIONS**

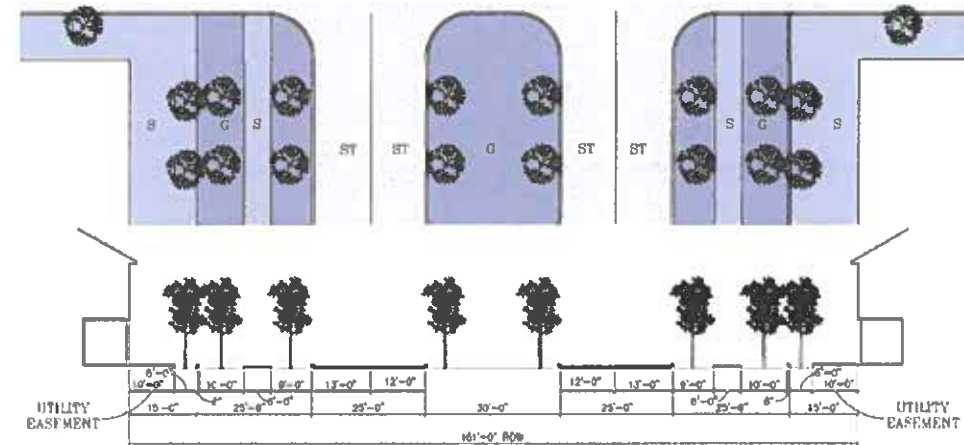
Project No. 201801959  
Drawing No. C-4.1  
Scale  
Sheet  
Revision

Street Sections

Multiway-Boulevard

(BLVD-161)

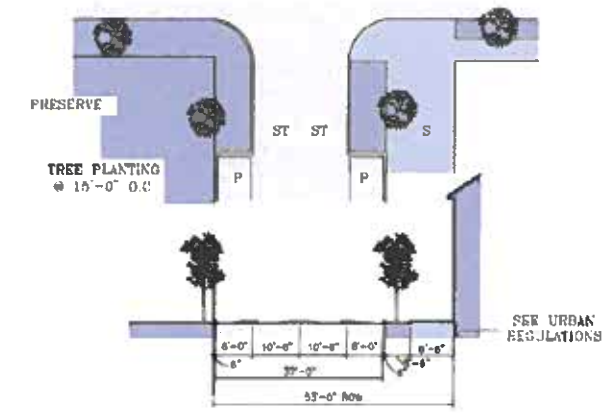
(13/12/12/13)



**BLVD-161**  
DESIGN SPEED: 25 MPH  
PAVEMENT WIDTH: NA  
ROW WIDTH: 161  
MAX. CURB RADIUS: ACCORDING TO STATE  
PEDESTRIAN CROSSING TIME: NOT APPLICABLE  
DRAINAGE: SURFACE GUTTER  
CURB TYPE: BARRIER  
PARKING: INFORMAL STRIPED (NONE)

Main Street

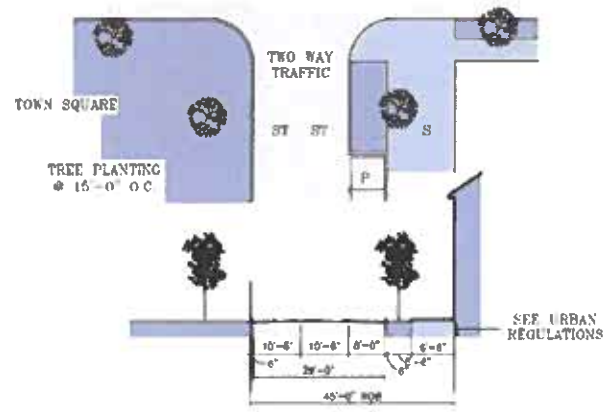
(MS-53-37)



**MS-53**  
DESIGN SPEED: 20 MPH  
PAVEMENT WIDTH: 37'-0"  
ROW WIDTH: 53'-0"  
MAX. CURB RADIUS: 10'-0"  
PARKING: FORMAL (PARALLEL)  
PEDESTRIAN CROSSING TIME: 6 SEC  
DRAINAGE: CURB  
AVERAGE DAILY TRAFFIC: <2500  
CURB TYPE: BARRIER

Main Street

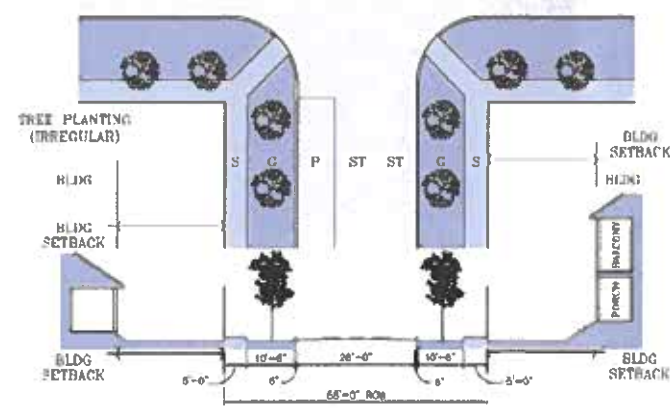
(MS-45-29)



**MS-45**  
DESIGN SPEED: 20 MPH  
PAVEMENT WIDTH: 29'-0"  
ROW WIDTH: 45'-0"  
MAX. CURB RADIUS: 10'-0"  
PARKING: FORMAL (PARALLEL)  
PEDESTRIAN CROSSING TIME: 6 SEC  
DRAINAGE: CURB  
AVERAGE DAILY TRAFFIC: <2500  
CURB TYPE: BARRIER

Green Street

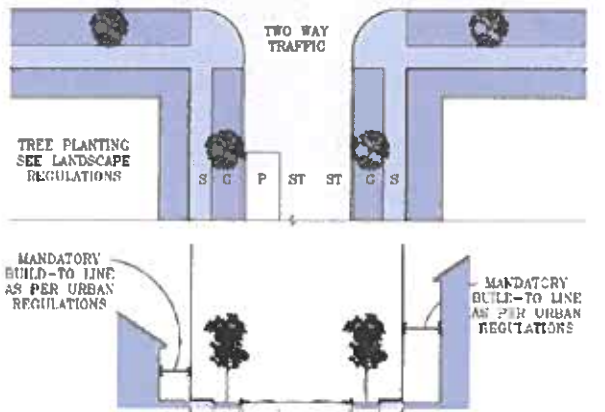
(GS-58-26)



**GS-58**  
DESIGN SPEED: 20 MPH  
MIN CENTERLINE RADIUS: 35'-0"  
PAVEMENT WIDTH: 26'-0"  
ROW WIDTH: 58'-0"  
MAX. CURB RADIUS: 15'-0"  
PEDESTRIAN CROSSING TIME: 5.6 SEC  
DRAINAGE: OPEN  
AVERAGE DAILY TRAFFIC: <1000  
CURB TYPE: ROLL OVER @ ALLEY LOADED  
PARKING: INFORMAL (PARALLEL)

Yield Street

(YS-47-24)



**YS-47**  
DESIGN SPEED: 15 MPH  
PAVEMENT WIDTH: 24'-0"  
ROW WIDTH: 47'-0"  
MAX. CURB RADIUS: 10'-0"  
PEDESTRIAN CROSSING TIME: 6 SEC  
DRAINAGE: SURFACE GUTTER  
CURB TYPE: BARRIER  
PARKING: INFORMAL, RANDOM (PARALLEL)

Graphic Layout by ABMB Engineers, Inc.

Graphics provided by Architects Southwest

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Legend

REVISION R4: JANUARY 2, 2020

CONCEPT PLAN APPROVED THE PLANNING COMMISSION ON SEPTEMBER 23, 2008. NEUTRO COUNCIL, ON OCTOBER 15, 2008 AND EXTENDED BY THE PLANNING COMMISSION STAFF ON OCTOBER 15, 2011.

REVISION 1 APPROVED DECEMBER 9, 2016  
REVISION 2 APPROVED JULY 11, 2017  
REVISION 3 APPROVED APRIL 11, 2018

REVISION 4  
\* REVISED TO REZONE TRACT X-1-D-2 FROM PUD TO MCI AND REZONE A PORTION OF TRACT C-1 (REFERRED TO AS C-1-A) FROM MCI TO PUD  
\* LIMITS OF PUD REVISED TO EXCLUDE TRACT X-1-D-2 AND INCLUDE TRACT C-1-A  
\* DECREASING PUD BOUNDARIES AND AREA FROM 224.5 TO 233.5 AC  
\* INCREASING ZONE 5 FROM 21.26 TO 21.28 AC  
\* DECREASING ZONE 8 FROM 49.10 TO 47.93 AC

Notes	TRACT	CPPC ID	TRACT	CPPC ID
1	1640677446		C-1	1640760771
2	1640677447		X-1-A	1640677482
3	1640677448		X-1-B	1640677483
4-A-1	1640677453		X-1-C-1	1640677491
4-A-2	1640677454		X-1-C-2	1640677492
4-A-3	1640677455		X-1-D-1	1640677493
4-B	1640677451		X-1-D-2	1640677494
5-A	1640677476		X-1-E	1640677496
5-B	1640677477			
6	1640677457			

3	MINOR CHANGE	AWP	FD	18.04.11
2	MAJOR CHANGE	AWP	EV	17.07.12
1	MINOR CHANGE	AWP	EM	16.12.09

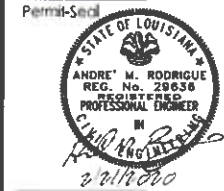
Revision	By	App'd	TY:MM:DD

RESPONSE TO PC/DC COMMENTS	MT	AWP	17.05.25
PC APPLICATION	MT	AWP	17.03.04

Issued

By	App'd	TY:MM:DD

Home Down Crld Dgn TY:MM:DD



Client/Project  
**WOMAN'S HOSPITAL FOUNDATION**

**PLANNED UNIT DEVELOPMENT**

Baton Rouge Louisiana

Title  
**STREET SECTIONS**

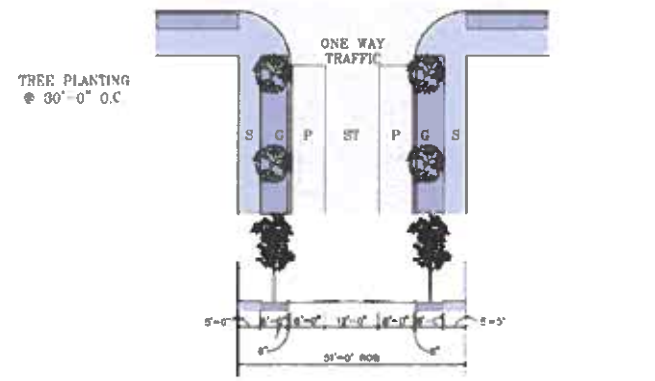
Project No. 201801959 Scale

Drawing No. Sheet Revision

**C-4.2**

Street Sections

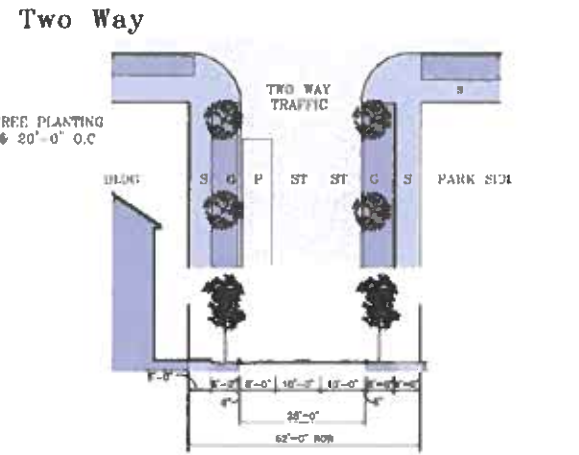
Large Street (LS-51-28)



**LS-51**

DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME TO SEC.	
PAVEMENT WIDTH:	28'-0"	DRAINAGE:	CURB
ROW WIDTH:	51'-0"	AVERAGE DAILY TRAFFIC:	<1000
MAX CURB RADIUS:	10'-0"	CURB TYPE:	ROLL OVER
PARKING:	INFORMAL (PARALLEL BOTH SIDES)		

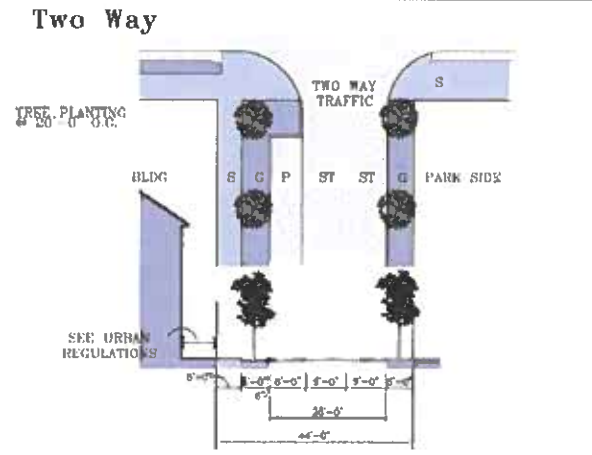
Park Drive (PD-52-28)



**PD-52**

DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	11 SEC.
PAVEMENT WIDTH:	28'-0"	DRAINAGE:	CURB
ROW WIDTH:	52'-0"	AVERAGE DAILY TRAFFIC:	<1000
MAX CURB RADIUS:	10'-0"	CURB TYPE:	BARRIER
PARKING:	INFORMAL (PARALLEL)		

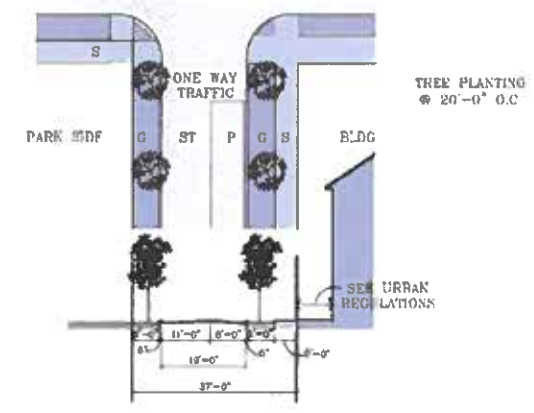
Park Drive (PD-44-26)



**PD-44**

DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	11 SEC.
PAVEMENT WIDTH:	26'-0"	DRAINAGE:	CURB
ROW WIDTH:	44'-0"	AVERAGE DAILY TRAFFIC:	<1000
MAX CURB RADIUS:	9'-0"	CURB TYPE:	BARRIER @ PARK SIDE
PARKING:	FORMAL (PARALLEL)		

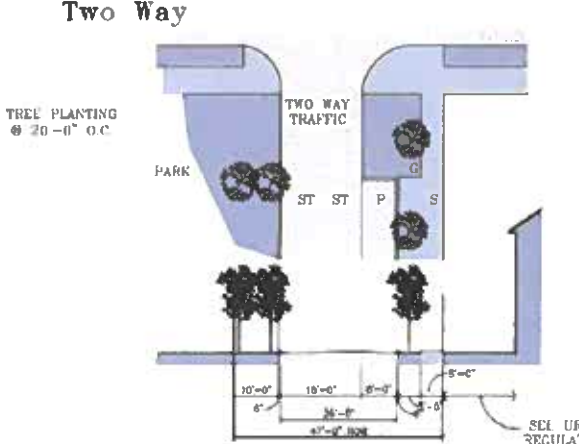
Park Drive (PD-37-19)



**PD-37**

DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	11 SEC.
PAVEMENT WIDTH:	19'-0"	DRAINAGE:	CURB
ROW WIDTH:	37'-0"	AVERAGE DAILY TRAFFIC:	<1000
MAX CURB RADIUS:	10'-0"	CURB TYPE:	BARRIER
PARKING:	INFORMAL (PARALLEL)		

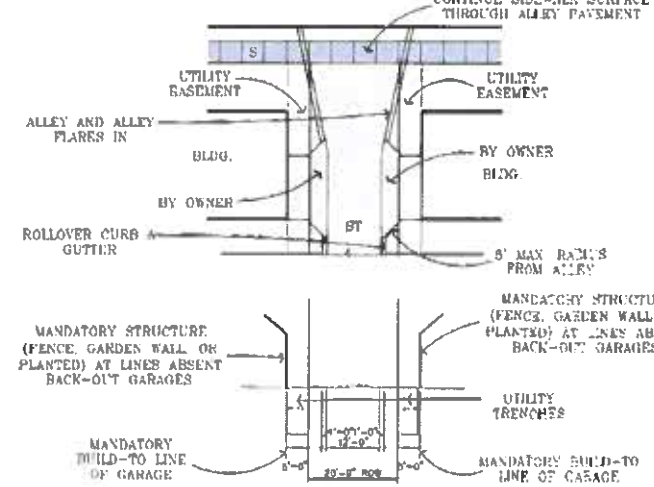
Slip Lane (SL-47-26)



**PD-47**

DESIGN SPEED:	20 MPH	PEDESTRIAN CROSSING TIME:	5 SEC.
MIN CENTERLINE RADIUS:	20'-0"	DRAINAGE:	CURB
PAVEMENT WIDTH:	26'-0"	AVERAGE DAILY TRAFFIC:	<1000
ROW WIDTH:	47'-0"	CURB TYPE:	BARRIER
MAX CURB RADIUS:	10'-0"	PARKING:	FORMAL (PARALLEL)

Alley (Public) (AL-20)



DESIGN SPEED:	5 MPH	PEDESTRIAN CROSSING TIME:	6 SEC.
PAVEMENT WIDTH:	12'-0"	DRAINAGE:	GUTTER
ROW WIDTH:	20'-0"	CURB TYPE:	ROLL OVER
MAX CURB RADIUS:	15'-0"		

Graphic Layout by ABMB Engineers, Inc.

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V:\2018\1959\201801959-C4-2-Corridor-1-1-PUD-PD-C4-2-Street Sections.dwg  
 2018-05-14 9:38 AM  
 User: abmb

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**Legend**

REVISION #4: JANUARY 2, 2020  
CONCEPT PLAN APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 28, 2008. METRO COUNCIL ON OCTOBER 15, 2008 AND EXTENDED BY THE PLANNING COMMISSION STAFF ON OCTOBER 15, 2011.  
REVISION 1: APPROVED DECEMBER 9, 2016.  
REVISION 2: APPROVED JULY 17, 2017.  
REVISION 3: APPROVED APRIL 11, 2018.  
REVISION 4:  
- REVISED TO REZONE TRACT X-1-D-2 FROM PUD TO MCI AND REZONE A PORTION OF TRACT C-1 (REFERRED TO AS C-1-A) FROM MCI TO PUD  
- LIMITS OF PUD REVISED TO EXCLUDE TRACT X-1-D-2 AND INCLUDE TRACT C-1-A  
- INCREASING PUD BOUNDARIES AND AREA FROM 224.5 TO 233.3 AC  
- INCREASING ZONE 5 FROM 21.26 TO 21.28 AC  
- DECREASING ZONE 8 FROM 49.10 TO 47.83 AC

**Notes**

TRACT	CPPC ID	TRACT	CPPC ID
1	1640677446	C-1	16406760771
2	1640677447	X-1-A	1640677482
3	1640677448	X-1-B	1640677483
4-A-1	1640677453	X-1-C-1	1640677491
4-A-2	1640677454	X-1-C-2	1640677492
4-A-3	1640677455	X-1-D-1	1640677493
4-B	1640677451	X-1-D-2	1640677494
5-A	1640677476	X-1-E	1640677486
5-B	1640677477		
6	1640677457		

Revision	By	App'd	TY	DATE
3	AMF	TD		18.04.11
2	AMF	EM		17.07.17
1	AMF	EM		16.12.09
RESPONSE TO PC/DRC COMMENTS	AMF	AMF		17.08.23
PC APPLICATION	AMF	AMF		17.05.04
Issued	By	AMF	TY	MM/DD
Drawn	CPK	Dgn	TY	MM/DD

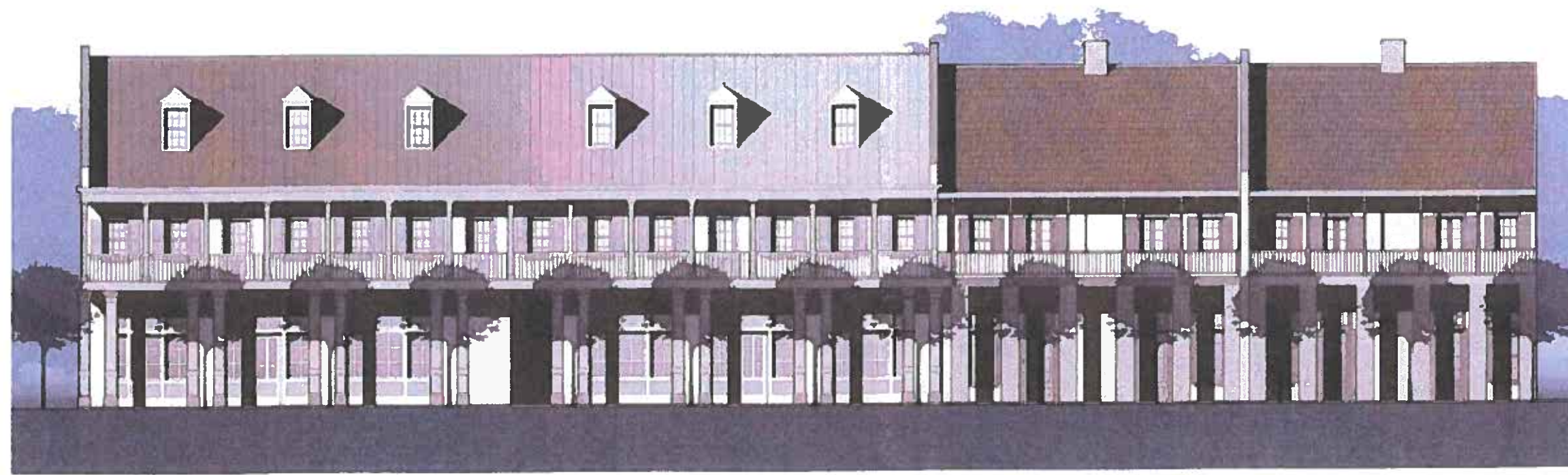


Client/Project  
WOMAN'S HOSPITAL FOUNDATION  
PLANNED UNIT DEVELOPMENT  
Baton Rouge, Louisiana

Title  
BUILDING ELEVATIONS

Project No.	Scale	
201801959		
Drawing No.	Sheet	Revision
C-5.0		

Mixed-Use Building



Townhomes



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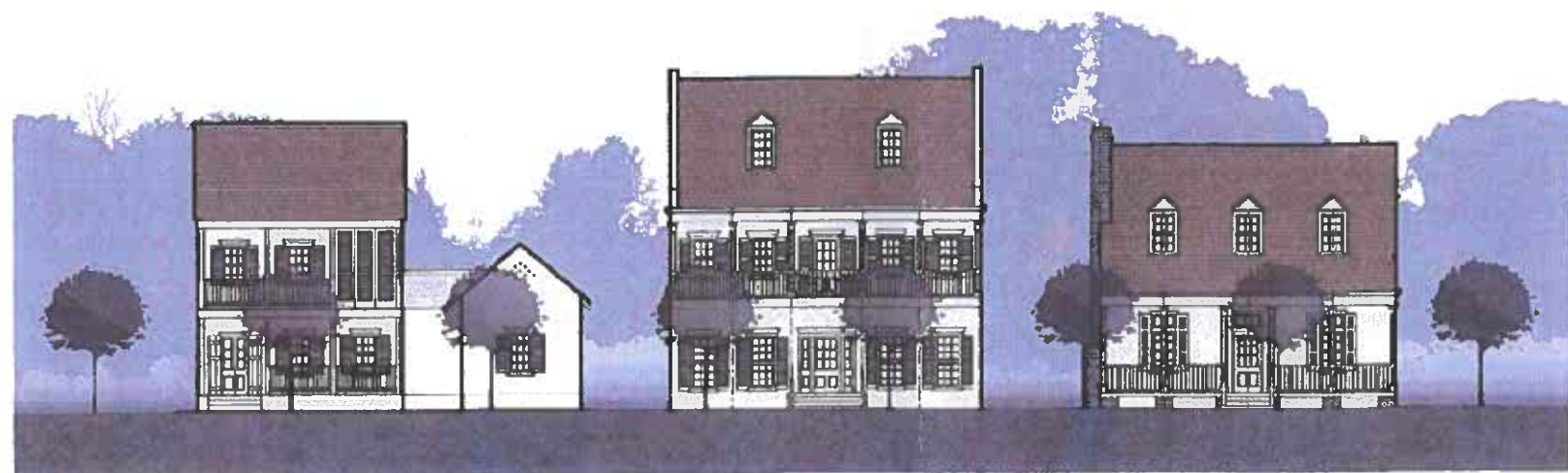
Legend

REVISION #1: JANUARY 2, 2020  
CONCEPT PLAN APPROVED BY THE PLANNING COMMISSION ON  
SEPTEMBER 28, 2008. METRO COUNCIL ON OCTOBER 15,  
2008 AND EXTENDED BY THE PLANNING COMMISSION STAFF  
ON OCTOBER 15, 2011  
REVISION 1: APPROVED DECEMBER 9, 2016  
REVISION 2: APPROVED JULY 17, 2017  
REVISION 3: APPROVED APRIL 11, 2018  
REVISION 4:  
\* REVISED TO REZONE TRACT X-1-D-2 FROM PUD TO HCL  
AND REZONE A PORTION OF TRACT C-1 (RETURNED TO  
AS C-1-A) FROM HCL TO PUD  
\* LIMITS OF PUD REVISED TO EXCLUDE TRACT X-1-D-2  
AND INCLUDE TRACT C-1-A  
\* DECREASING PUD BOUNDARIES AND AREA FROM 224.5  
TO 223.3 AC  
\* INCREASING ZONE 5 FROM 21.28 TO 21.29 AC  
\* DECREASING ZONE 8 FROM 49.10 TO 47.83 AC

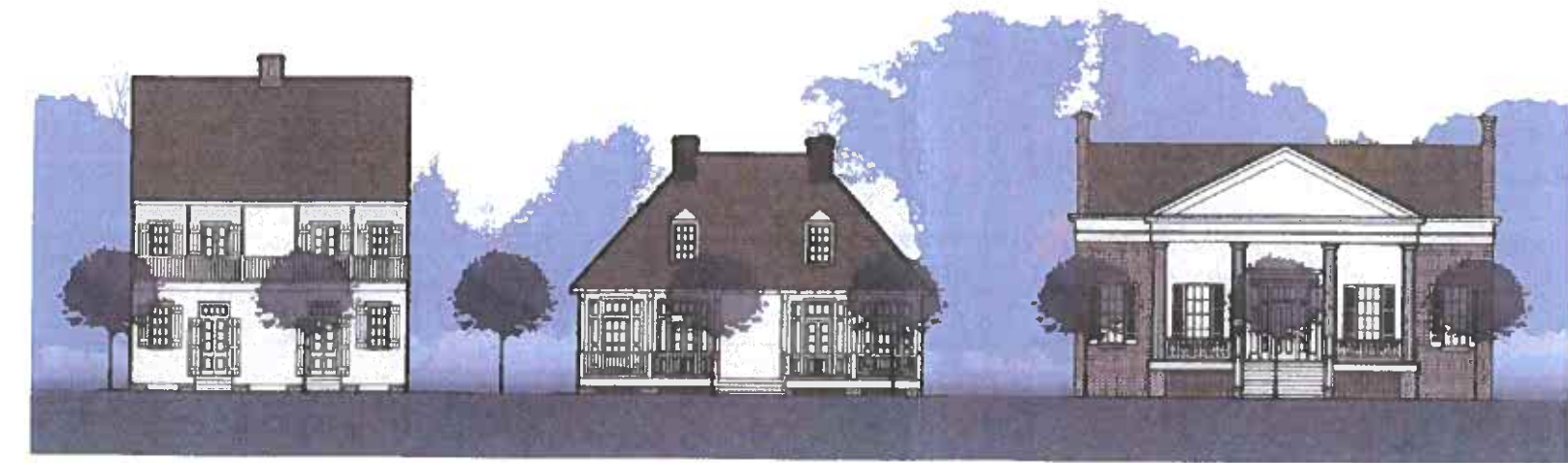
Cottage Homes



Neighborhood Homes



Manor Homes



Notes	TRACT	CPPC ID
1	C-1	1640677446
2	X-1-A	1640677447
3	X-1-B	1640677448
4-A-1	X-1-C-1	1640677453
4-A-2	X-1-C-2	1640677454
4-A-3	X-1-D-1	1640677455
4-B	X-1-D-2	1640677451
5-A	X-1-E	1640677476
5-B		1640677477
6		1640677457

Revision	By	Appd	Y1 MM DD
3	AVP	AD	18.04.11
2	AVP	EM	17.07.12
1	AVP	EM	16.12.09
RESPONSES TO PC/OPC COMMENTS			
	AVP	AD	17.05.23
PC APPLICATION			
	AVP	AD	17.05.04

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Permit-Seal  


Client/Project  
**WOMAN'S HOSPITAL FOUNDATION**  
 PLANNED UNIT DEVELOPMENT  
 Baton Rouge, Louisiana

Title  
**BUILDING ELEVATIONS**

Project No. 201801959 Scale  
 Drawing No. Sheet Revision  
**C-5.1**

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 2020/02/20 10:00 AM by: B. Smith

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REVISION #4: JANUARY 2, 2020  
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REVISION 2 APPROVED JULY 17, 2017  
REVISION 3 APPROVED APRIL 11, 2018  
REVISION 4  
REVISED TO REZONE TRACT X-1-D-2 FROM PUD TO HC1 AND REZONE A PORTION OF TRACT C-1 (REFERRED TO AS C-1-A) FROM HC1 TO PUD  
LIMITS OF PUD REVISED TO EXCLUDE TRACT X-1-D-2 AND INCLUDE TRACT C-1-A  
DECREASING PUD BOUNDARIES AND AREA FROM 224.5 TO 223.3 AC  
INCREASING ZONE 5 FROM 21.26 TO 21.28 AC  
DECREASING ZONE 6 FROM 48.10 TO 47.83 AC

Notes	TRACT	CPPC ID	TRACT	CPPC ID
	1	1640677446	C-1	1640760771
	2	1640677447	X-1-A	1640677482
	3	1640677448	X-1-B	1640677483
	4-A-1	1640677453	X-1-C-1	1640677491
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	4-A-3	1640677455	X-1-D-1	1640677493
	4-B	1640677451	X-1-D-2	1640677494
	5-A	1640677476	X-1-E	1640677486
	5-B	1640677477		
	6	1640677457		

Revision	By	App'd	YY MM DD
1	AMF	PD	18 04 11
2	AMF	AM	17 07 13
3	AMF	AM	18 12 08
4	AMF	AM	17 05 25
5	AMF	AM	17 05 04
6	AMF	AM	17 04 00

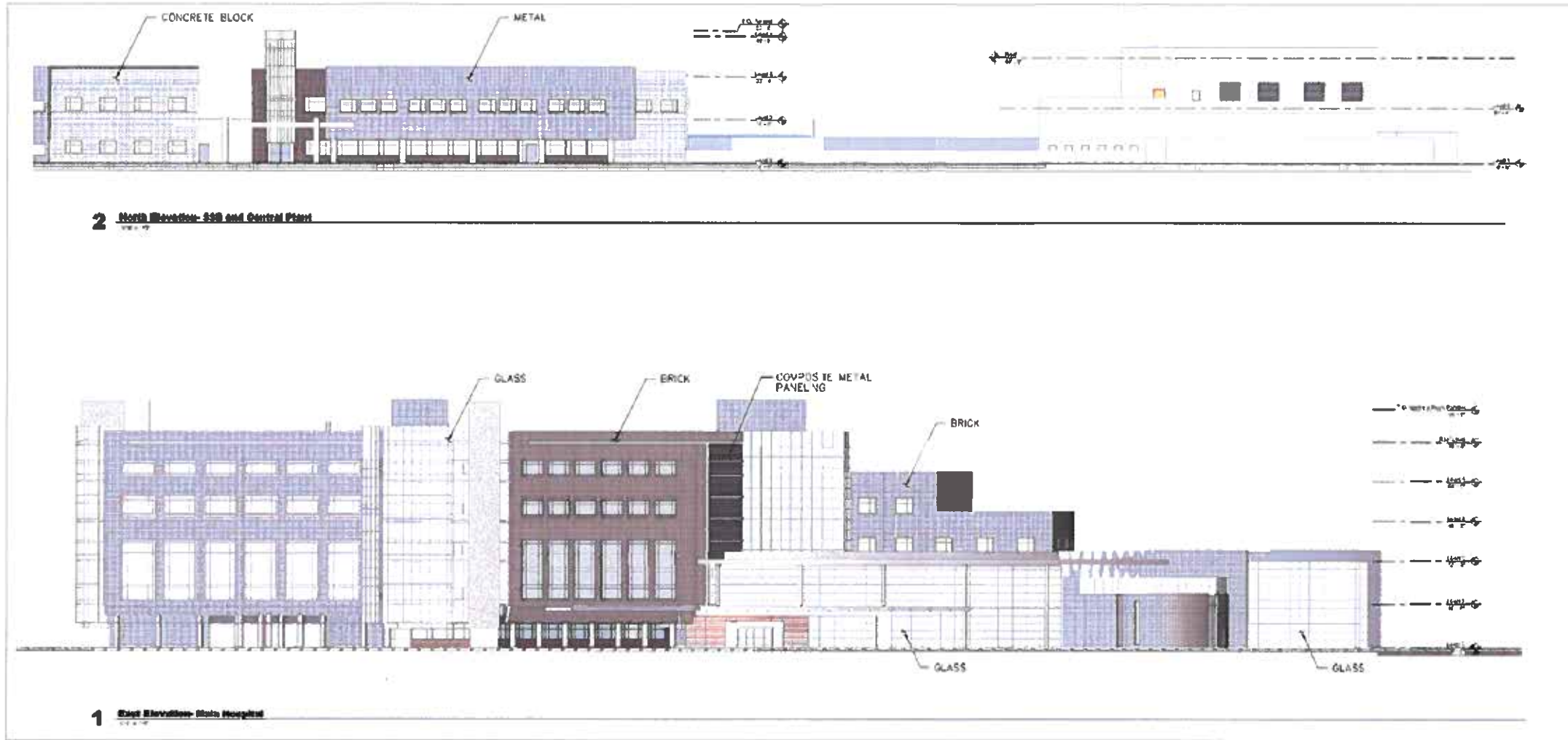
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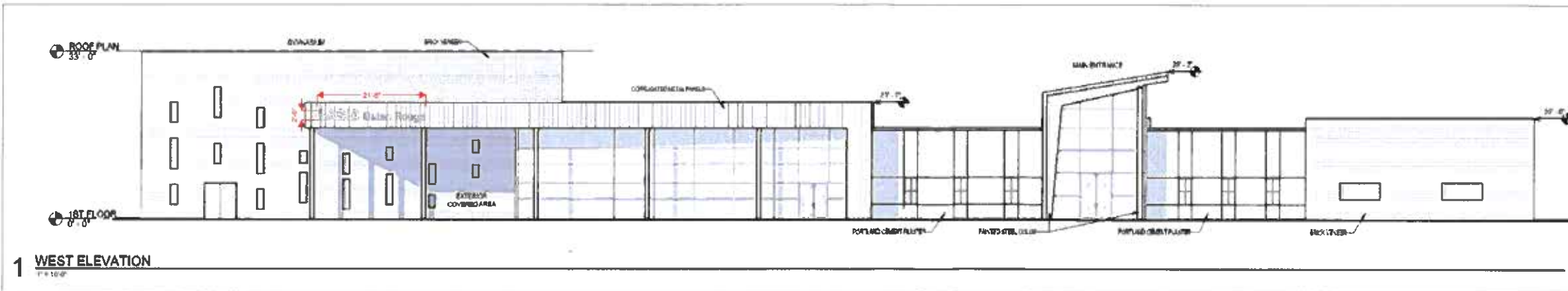
Client/Project  
WOMAN'S HOSPITAL FOUNDATION  
PLANNED UNIT DEVELOPMENT  
Baton Rouge, Louisiana

Title  
BUILDING ELEVATIONS

Project No. 201801959 Scale  
Drawing No. C-5.2 Sheet of  
Revision



HOSPITAL ARCHITECTURAL CHARACTER



SCHOOL ARCHITECTURAL CHARACTER