

# WOMAN'S HOSPITAL (PUD-4-08) CHARTER SCHOOL FINAL DEVELOPMENT PLAN-REVISION 2

TRACT X-1-B OF THE EOLA MCCALL ANDERSON PROPERTY  
AND RIGHT-OF-WAY FOR McCALL DRIVE AND MULLINS WAY  
GREENSBURG LAND DISTRICT  
LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST  
EAST BATON ROUGE PARISH, LOUISIANA  
CPPC ID: 1640677483

**AUGUST 2021**  
**PROJECT NUMBER: 215616710**

SHEET INDEX	
C-1.0	COVER SHEET
C-2.0	OVERALL EXISTING LAYOUT
C-2.1	EXISTING SITE CONDITIONS
C-2.0R3	APPROVED CONCEPT PLAN (R3)
C-3.0	OVERALL DEVELOPMENT PHASE PLAN
C-4.0R1	FINAL DEVELOPMENT PLAN REVISION 1 (PRIOR APPROVAL)
C-4.0R2	FINAL DEVELOPMENT PLAN
C-4.1	LAND USE PLAN
C-2.2R3	APPROVED CONCEPT CIRCULATION PLAN (R3)
C-5.0	CIRCULATION PLAN
C-6.0	UTILITY SERVICE PLAN
L-1.0	LANDSCAPE ORDINANCE
A-10 - A1.3	BUILDING ELEVATIONS (4 SHEETS)

PLANNING SUMMARY	
EXISTING ZONING	PUD (PLANNED UNIT DEVELOPMENT)
EXISTING LAND USE	INSTITUTIONAL
FUTURE LAND USE	EMPLOYMENT CENTER
CHARACTER AREA	SUBURBAN
ADJACENT ZONING	PUD & RURAL
ACREAGE	9.67± ACRES
NO. OF UNITS	N/A
TOTAL BUILDING SQ. FT.	65,330
DENSITIES	6,756 SF/ACRE (COMMERCIAL)
MAX BUILDING HEIGHT	±37'
BUILDING # OF STOREYS	2 FLOORS
PROPOSED USE	SCHOOL AND PUBLIC INFRASTRUCTURE
FIRE DISTRICT	ST. GEORGE FIRE DEPT.

DESIGN TEAM	
OWNER	<b>Woman's Hospital</b> 100 Woman's Way Baton Rouge, LA 70817 T. 225.924.8135
APPLICANT	<b>Stantec Consulting</b> 1200 Backyard Lane, Suite 400 Baton Rouge, LA 70802 andre.rodrigue@stantec.com T. 225.765.7400 F. 225.765.7244
ARCHITECT	<b>Grace and Hebert Architects</b> 501 Government St Baton Rouge, LA 70802 dhebert@gthc-arch.com T. 225.338.5569
CIVIL ENGINEER	<b>Stantec Consulting</b> 1200 Backyard Lane, Suite 400 Baton Rouge, LA 70802 andre.rodrigue@stantec.com T. 225.765.7400 F. 225.765.7244
LANDSCAPE ARCHITECT	<b>McKnight Landscape Architects</b> 668 South Foster Drive, Ste 101 Baton Rouge, LA 70806 Wes@McKnight-LA.com T. 225.924.1261

DRAINAGE NOTES	
DRAINAGE:	SURFACE & SUBSURFACE TO ON-SITE
	LAKES THAT OUTFALL TO CLAYCUT BAYOU.
B.F.E.:	29.5'
INUNDATION ELEV.:	28.0'
FLOOD ZONE:	AE

**LEGAL DESCRIPTION**  
A PORTION OF TRACT X-1-B AND STREET RIGHT OF WAYS FOR McCALL DRIVE AND MULLINS WAY OF THE EOLA MCCALL ANDERSON TRACT, CONTAINING 9.67 ACRES LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA PER RESUBDIVISION MAP OF X-1 ORIGINAL 756, BUNDLE 12927 IN EAST BATON ROUGE PARISH CLERK OF COURT RECORDS

UTILITY NOTES	
<b>WATER</b>	<b>ELECTRIC</b>
BATON ROUGE WATER COMPANY 8755 GOODWOOD BOULEVARD BATON ROUGE, LA 70896 CONTACT: MARGIE SWANSON TELEPHONE: (225) 231-0304	ENTERGY 446 NORTH BOULEVARD BATON ROUGE, LA 70802 CONTACT: AARON LODGE TELEPHONE: (225) 346-3928
<b>SEWER</b>	<b>COMMUNICATIONS</b>
EBR C/P DEPT. OF PUBLIC WORKS 1100 LAUREL STREET BATON ROUGE, LA 70802 CONTACT: ADAM SMITH TELEPHONE: (225) 389-5623	AT&T 5550 S. SHERWOOD FOREST BLVD ROOM 231 BATON ROUGE, LA 70815 CONTACT: JOEL HANBERRY TELEPHONE: (225) 296-4930
<b>GAS:</b>	<b>COX COMMUNICATIONS</b>
ENTERGY 446 NORTH BOULEVARD BATON ROUGE, LA 70802 CONTACT: AARON LODGE TELEPHONE: (225) 346-3928	1906 ERASTE LANDRY ROAD LAFAYETTE, LOUISIANA 70506 CONTACT: BYRON VENTRESS TELEPHONE: (225) 268-0600

**STATEMENT OF OBJECTIVES:**

**GENERAL DESCRIPTION:**  
THE WOMAN'S HOSPITAL CHARTER SCHOOL DEVELOPMENT PLAN COMPRISES OF APPROXIMATELY 9.67 ACRES AT THE CORNER OF STUMBERG LANE AND WOMAN'S WAY IN SOUTHEAST BATON ROUGE. THIS PHASE IS LOCATED IN ZONE 7 OF THE PUD-4-08 CONCEPT PLAN, REVISION 3. THE PRIMARY USE FOR THIS PHASE IS COMMERCIAL, WITH THE BUILDINGS BEING UTILIZED AS A SCHOOL. 3.88 ACRES (40% OF AREA) TO PROVIDE 65,330 SQUARE FEET FOR SCHOOL BUILDINGS WITH ADJACENT PARKING. A PORTION OF THE PHASE WILL INCLUDE 1.89 ACRES (20% OF AREA) FOR OPEN SPACE, AND THE REMAINDER OF THE PHASE WILL INCLUDE 3.90 ACRES (40% OF AREA) FOR THE DEVELOPMENT OF PROPOSED ROADS AND PUBLIC SERVICES. THE DEVELOPMENT WILL HAVE 2 BUILDINGS WITH A MAXIMUM HEIGHT OF 37 FEET. NO RESIDENTIAL UNITS, OFFICES, RESTAURANTS, OR INDUSTRIAL USES ARE PROPOSED FOR THIS PHASE.

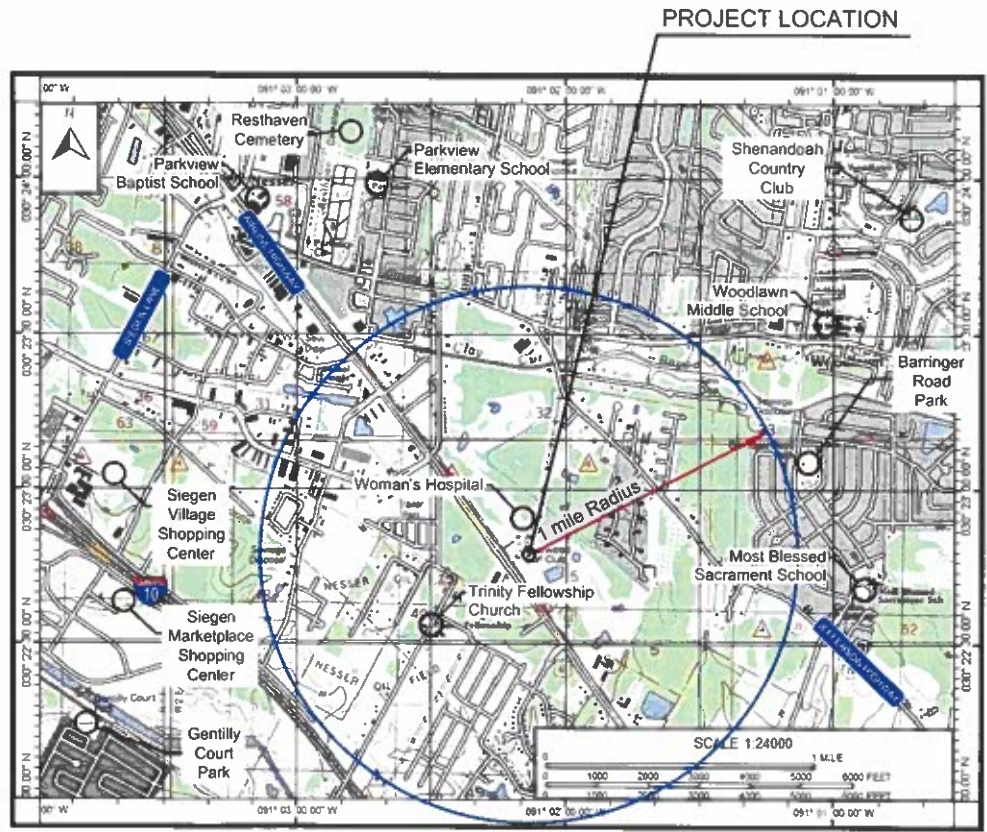
SPECIFIC USES FOR EACH CATEGORY ARE LISTED BELOW:  
COMMERCIAL USE TO INCLUDE A SCHOOL BUILDING, SUPPORT SERVICES AND PARKING.

- OPEN SPACE WILL INCLUDE ALL GREEN SPACES, BUFFER YARDS, PARKS, NON-PAVED SERVITUDES AND COMMON SPACES.
- PROPOSED ROADS AND SERVITUDES WILL BE PUBLIC/SEMI PUBLIC.

**DENSITIES**  
INSTITUTIONAL (SCHOOL) BUILDING = 6,756 SF/ACRE

**SEQUENCING**  
CONSTRUCTION OF THE SCHOOL SITE AND ROADS WAS COMPLETED IN SUMMER OF 2018. REVISION 1 (TEMPORARY BUILDINGS) WAS COMPLETED IN SPRING OF 2020. REVISION 2 (REMOVAL OF TEMPORARY BUILDINGS AND CONSTRUCTION OF 2-STORY BUILDING) WORK WILL BEGIN IN LAST QUARTER OF 2021 WITH A TARGET COMPLETION AT SUMMER OF 2022.

**GOVERNANCE OF COMMON SPACE**  
MAINTENANCE OF THE COMMON AREAS AND COMMUNITY SERVING FACILITIES IS PROVIDED BY WOMAN'S FACILITIES MANAGEMENT DEPARTMENT AND OVERSEEN BY THE HOSPITAL'S SENIOR VICE PRESIDENT OF PLANNING, DEVELOPMENT AND CONSTRUCTION. GOVERNANCE AND PROTECTION OF THE AREAS IS PROVIDED BY THE SENIOR VICE PRESIDENT OF PLANNING, DEVELOPMENT AND CONSTRUCTION WHO REPORTS TO THE HOSPITAL'S CHIEF EXECUTIVE OFFICER AND BOARD OF DIRECTORS ON SUCH MATTERS.



**REVISION #1: (SEPTEMBER 5, 2019)**

REVISION TO FINAL DEVELOPMENT PLAN APPROVED BY PLANNING COMMISSION ON JULY 17, 2017 TO:

- ADDITION OF 4 NEW MODULAR BUILDINGS (CLASSROOMS) EACH NEW BUILDING WILL BE 1,550 SQUARE FEET FOR AN ADDITIONAL 6,200 SQUARE FEET OF BUILDING SPACE.
- REQUEST TO INCREASE MAIN BUILDING AREA FROM 35,000 SQUARE FEET TO 40,200 SQUARE FEET. THE TOTAL SITE BUILDING AREA WILL BE 46,400 SQUARE FEET.
- UPDATED FDP SUBMITTAL WITH CURRENT EXISTING CONDITIONS AND TO CURRENT PLANNING COMMISSION CRITERIA.

**APPROVED:**

FMD BY MFH 11/18/2019

FRANK M. DUKE, FAICP, PLANNING DIRECTOR DATE  
OR HIS DESIGNEE MPN # 51767  
CITY-PARISH PLANNING COMMISSION

**REVISION #2: (AUGUST 5, 2021)**

REVISION TO FINAL DEVELOPMENT PLAN APPROVED BY PLANNING COMMISSION ON JULY 17, 2017 TO:

- PROPOSED NEW 25,130 SF CLASSROOM BUILDING, INCREASING THE SQUARE FOOTAGE FROM 46,400 TO 65,330
- INTENSITY INCREASED FROM 4,756 SF/ACRE TO 6,756 SF/ACRE

**APPROVED:**

RYAN HOLCOMB, AICP, PLANNING DIRECTOR DATE  
OR HIS DESIGNEE FILE #  
CITY-PARISH PLANNING COMMISSION

Revision	By	App'd	TY:MM:DD
2	ANDRE M. RODRIGUE	ANDRE M. RODRIGUE	2021.08.05

**NOT FOR CONSTRUCTION**

DOCUMENTS ARE NOT TO BE USED FOR PERMITTING, CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES. THIS SUBMITTAL IS FOR CITY-PARISH PLANNING COMMISSION REVIEW ONLY.

ANDRE M. RODRIGUE, P.E. 296.36  
STANTEC CONSULTING SERVICES, INC.

PC APPLICATION	By	App'd	TY:MM:DD
Issued	ANDRE M. RODRIGUE	ANDRE M. RODRIGUE	19.09.05

CPPC: 1640677483

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Client/Project  
BASIS Baton Rouge - Matterna Campus  
7550 McCall Drive

CHARTER SCHOOL  
Final Development Plan - Revision 2  
Baton Rouge, Louisiana

Title  
COVER SHEET

Project No. Scale  
215616710

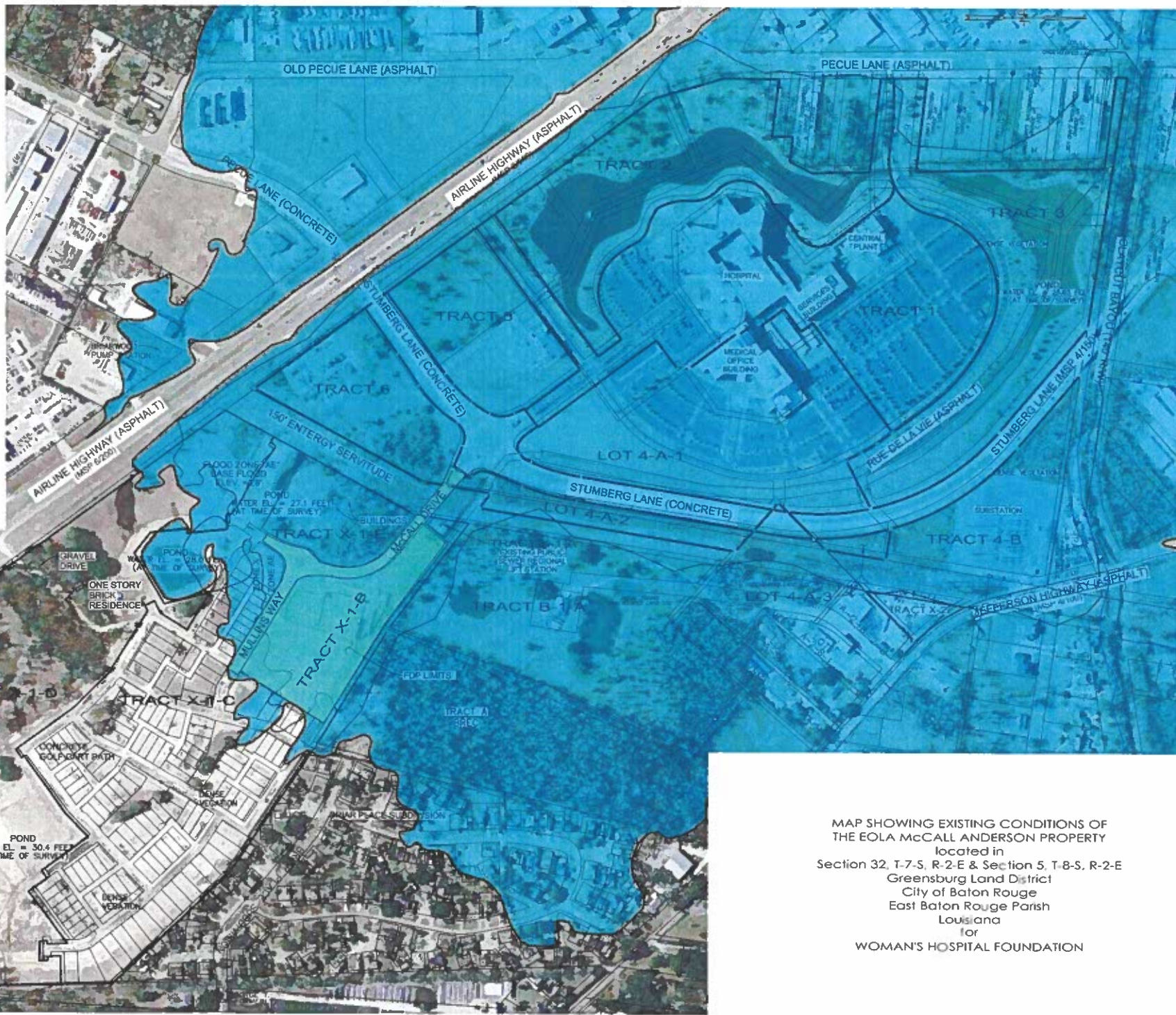
Drawing No. Sheet Revision  
C-1.0

DR 5-1 9-8-2021



**LEGEND**

- ⊙ POWER POLE
- ⊙ 1" IRON PIPE (FOUND)
- ⊙ 1" IRON PIPE (SET)
- 1/2" IRON ROD (FOUND)
- ⊖ TRAFFIC SIGN
- TP TELEPHONE PEDESTAL
- EM ELECTRIC METER
- CPB CABLE PULL BOX
- ⊙ TELEPHONE MANHOLE
- ⊙ MONITOR WELL
- CA TV CABLE TELEVISION PEDESTAL
- X-FMR ELECTRICAL TRANSFORMER ON CONC PAD
- FENCE
- CATV UNDERGROUND TELEVISION CABLE
- OHE OVERHEAD ELECTRICAL LINES
- GAS UNDERGROUND GAS LINE
- UGRND TEL UNDERGROUND TELEPHONE CABLE
- F.O. UNDERGROUND FIBER OPTIC CABLE
- 42" F.M. FORCE MAIN (AS DESIGNATED)
- 30" Water WATER LINE (AS DESIGNATED)
- ⊙ TREE & ASSOCIATED NUMBER
- ⊙ WATER PUMP
- ⊙ WATER METER
- EP ELECTRICAL PANEL
- +26.50 SPOT ELEVATION
- 100 CONTOUR LINE
- ⊙ TRAFFIC LIGHT SUPPORT POLE
- ⊙ TRAFFIC LIGHT
- ⊙ FLOOD ZONE AE (100 YEAR)



**EXISTING VEGETATIVE COVER/SOILS:**

THIS PHASE OF THE PUD IS FOR A NEW CHARTER SCHOOL WITH ASSOCIATED PARKING. THE EXISTING SITE TOPOGRAPHY AND HYDROLOGY ARE HUMAN CREATED LANDFORMS AND PONDS THAT SERVE THE DEVELOPMENT. THE ENTIRE SITE DRAINS INTO CLAYLUT BAYOU. GREEN OPEN SPACES ON THE SITE INCLUDE A LARGE AREA APPROXIMATELY 6 ACRES IN SIZE THAT IS PRESERVED. LARGE PONDS WERE CREATED WITH ENHANCED GREEN SPACE AND WALKING PATHS SURROUNDING THEM. THERE IS A LARGE AREA OF OPEN SPACE BENEATH THE EXISTING ELECTRICAL TRANSMISSION LINES WILL REMAIN GREEN SPACE AS IT CURRENTLY IS.

THE SOIL TYPES FOR THIS SITE IN EACH RESPECTIVE HYDROLOGIC SOIL GROUP ARE AS FOLLOWS:

- GROUP B: MEMPHIS
- GROUP C: COMMERCE, DUNDEE, LORING, OLIVER, TERRACE
- GROUP D: BONN, CALHOUN, DEERFORD, FOUNTAIN, FROST, JEANERETTE, MHON, SHARKEY, SPRINGFIELD, TUNICA, ZACHARY

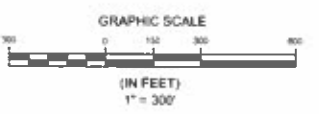
**GENERAL NOTES:**

1. SOURCE OF INFORMATION:
  - A. MAP SHOWING RESUBDIVISION OF TRACT X-1 INTO TRACTS X-1-A, X-1-B, X-1-C, X-1-D & X-1-E BEING A PORTION OF THE EOLA MCCALL ANDERSON TRACT LOCATED IN SECTIONS 5, T-8-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR WOMAN'S HOSPITAL FOUNDATION BY DAVID L. PATERSON, P.L.S. DATED JULY 23, 2018 WITH LANDSOURCE INCORPORATED.
  - B. PLAT OF SURVEY SHOWING THE EOLA MCCALL ANDERSON PROPERTY, LOCATED IN SECTION 32, T-7-S, R-2-E, AND SECTION 5, T-8-S, R-2-E, GREENSBURG LAND DISTRICT, CITY OF BATON ROUGE, EAST BATON ROUGE PARISH, LOUISIANA, AS PERFORMED BY DAVID B. FAZEKAS AND RECORDED IN ORIGINAL 500, BUNDLE 11525 OF THE PUBLIC RECORDS OF
2. ONLY THE ABOVE GROUND VISIBLE IMPROVEMENTS WERE FIELD LOCATED AND SHOWN HEREON, UNLESS OTHERWISE NOTED.
3. THE INFORMATION AS SHOWN HEREON DOES NOT REFLECT OR DETERMINE OWNERSHIP.
4. NO TITLE SEARCH HAS BEEN PROVIDED TO STANTEC CONSULTING SERVICES, INC FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHTS-OF-WAY, EASEMENTS, SERVITUDES, BUILDING SETBACK REQUIREMENTS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH MAY AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
5. THE ELEVATIONS AS SHOWN HEREON ARE REFERENCE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) FROM THE NGS VERTICAL CONTROL MONUMENT DESIGNATED "17 0 013", PID = BJ4108, HAVING A PUBLISHED ELEV. OF 32.28 FEET (NAVD 88 - ADJUSTED).
6. 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
7. THE PROPERTY AS SHOWN HEREON LIES WITHIN THE ST. GEORGE FIRE DISTRICT.
8. 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 37:681 ET. SEQ., TITLE 48, PART LXI, CHAPTER 29.

MAP SHOWING EXISTING CONDITIONS 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

EXISTING SITE CONDITIONS	
EXISTING ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
EXISTING LAND USE:	INSTITUTIONAL
FUTURE LAND USE:	EMPLOYMENT CENTER
CHARACTER AREA:	SUBURBAN
ADJACENT ZONING:	PUD & RURAL
ACREAGE:	9.67± ACRES

DRAINAGE NOTES	
DRAINAGE:	SURFACE & SUBSURFACE TO ON-SITE LAKES THAT OUTFALL TO CLAYLUT BAYOU.
B.F.E.:	29.5'
INUNDATION ELEV.:	28.0'
FLOOD ZONE:	AE



Revision	By	Asst	YY.MM.DD
2	JAMR		2021.08.05
1	JAMR		2021.08.05

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ANDRE' M. RODRIGUE, P.E. 29636  
STANTEC CONSULTING SERVICES, INC.

PC APPLICATION	By	Asst	YY.MM.DD
Issued	JAMR		19.08.02
	AMR		21.MM.DD

Revision	By	Asst	YY.MM.DD
2	JAMR		2021.08.05
1	JAMR		2021.08.05

CPPC: 1640677483

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Client/Project  
BASIS Baton Rouge - Materra Campus  
7550 McCall Drive

CHARTER SCHOOL  
Final Development Plan - Revision 2  
Baton Rouge, Louisiana

Fee Name: \_\_\_\_\_  
Dwn: \_\_\_\_\_  
Ck'd: \_\_\_\_\_  
Dign: \_\_\_\_\_  
YY.MM.DD

Title  
OVERALL EXISTING LAYOUT

Project No. 215616710  
Scale 1"=300'

Drawing No. C-2.0  
Sheet \_\_\_\_\_  
Revision \_\_\_\_\_









1200 Brickyard Ln, Ste. 400  
Baton Rouge, LA 70802  
Tel 225-765-7400  
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Consultants

Legend

REVISION #5 (AUGUST 3, 2021)  
CONCEPT PLAN APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 28, 2008. NEWBO COUNCIL ON OCTOBER 15, 2008 AND EXTENDED BY THE PLANNING COMMISSION STAFF ON OCTOBER 15, 2011.  
REVISION #6 UNDER SITE CHANGE OF THE CONCEPT PLAN:  
- INCREASED COMMERCIAL BUILDING AREA FROM 84,500 TO 100,000 IN ZONE 7 (+9.8% FOR ZONE 7, +0.3% TOTAL)  
- REDISTRIBUTED COMMON OPEN SPACE GRAPHIC REPRESENTATION IN ZONE 6

TRACT	CPPC ID	TRACT	CPPC ID
1	1640677446	X-1-C-1	1640677491
2	1640677447	X-1-C-2	1640677553
3	1640677448	X-1-D-1-A	1640677495
4-A-1	1640677453	X-1-E	1640677486
4-A-2	1640677454	X-2	1640677472
4-A-3	1640677455	CA-1 through CA-4	
4-B	1640677451		1640677640-1640677643
5-A	1640677476	CA-6 through CA-14	
5-B	1640677477		1640677644-1640677652
6	1640677457	MATERRA LOTS 1 through 140	
X-1-A	1640677482		1640677500-1640677639
X-1-B	1640677483		

Revision	By	App'd	YY:MM:DD
1	AMR		
2	AMR	RH	20.05.21
3	AMR	FD	18.04.11
4	AMR	EM	17.02.17
5	AMR	KM	16.12.09
6	AMR		
7	AMR		

Revision	By	App'd	YY:MM:DD
1	AMR		
2	AMR		
3	AMR		
4	AMR		
5	AMR		
6	AMR		
7	AMR		

Permit-Seal

Client/Project  
**WOMAN'S HOSPITAL FOUNDATION**  
 PLANNED UNIT DEVELOPMENT  
 Baton Rouge, Louisiana  
 Title  
**CONCEPT PLAN**  
**CURRENT PROPOSED VERSION**  
 Project No. 201801959 Scale 1"=300'  
 Drawing No. C-2.0R5 Sheet of Revision

ZONE	ZONE AREA (ACRES)	COMMERCIAL (SF)	RESTAURANT (SF)	HOTEL (SF)	HIGH DENSITY RESIDENTIAL (UNITS)	MED DENSITY RESIDENTIAL (UNITS)	LOW DENSITY RESIDENTIAL (UNITS)	PUBLIC & SEMI-PUBLIC (ACRES)	HOSPITAL & SUPPORT SERVICES (SF)	MECHANICAL PLANT (SF)	RESIDENTIAL DENSITY (UNITS/ACRE)	COMMERCIAL DENSITY (SF/ACRE)	MAX. NUMBER OF FLOORS	COMMON OPEN SPACE (ACRES)	GREEN SPACE (ACRES)	(% COGS)	
1	85.11	996,318	11,000	0	50	16	0	0	610,000	25,000	0.8	11,836	5	39.95	24.82	62%	
2	8.75	115,290	10,000	36,258	82	32	0	0	0	0	13.0	18,473	4	0	0	0%	
3	7.95	135,090	10,600	0	78	58	0	0	0	0	17.1	18,333	4	0	0	0%	
4	12.43	120,823	8,000	0	42	41	0	0	0	0	6.7	10,363	3	2.00	1.62	0%	
5	21.28	206,971	15,000	0	92	59	31	0	0	0	8.6	10,431	3	2.74	1.3%	0%	
6	47.83	107,500	0	0	45	45	143	0	0	0	4.9	2,248	3	8.38	19.6%	4.26	45%
7	7.70	70,900	0	0	18	19	0	0.27	0	0	0	0	2	1.42	1.62	50%	
8	3.24	0	0	0	0	0	0	0	0	0	0	0	1	3.24	100%	1.62	50%
9	8.42	0	0	0	0	0	0	0	2.72	0	0	0	0	1	0	0%	0%
10	0.92	15,000	0	0	0	0	0	0	0	0	0	0	1	0	0%	0%	
ROADS	19.69	0	0	0	0	0	0	22.57	0	0	0	0	1	0	0%	0%	
<b>TOTALS</b>	<b>223.3</b>	<b>1,767,892</b>	<b>54,600</b>	<b>36,258</b>	<b>407</b>	<b>270</b>	<b>174</b>	<b>25.56</b>	<b>610,000</b>	<b>25,000</b>	<b>15.1</b>	<b>31,942</b>	<b>N/A</b>	<b>63.84</b>	<b>29%</b>	<b>34.24</b>	<b>54%</b>

UTILITY COMPANIES:  
 ALL MAIN UTILITIES ARE CURRENTLY PROVIDED TO THE PUD BY THE RESPECTIVE UTILITY PROVIDERS LISTED BELOW:  
 WATER: BATON ROUGE WATER CO  
 GAS: ENTERGY GAS  
 ELECTRIC: ENTERGY  
 SEWER: EBP CITY PARISH SEWER  
 TELEPHONE: AT&T

LEGEND:  
 FLOOD ZONE AE  
 PUD LIMITS  
 PRELIMINARY LOCATION OF MAIL KIOSK

	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL/OFFICE	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL UNITS	174	270	407	N/A	N/A	N/A	N/A
TOTAL SQUARE FEET OF BUILDING	N/A	N/A	N/A	2,478,750	0	0	N/A
TOTAL ACREAGE	29.25	20.25	6.8	77.6	25.56	0	63.84
PERCENT OF SITE	13%	9%	3%	35%	12%	0%	29%
DENSITIES	6 units per Ac.	13.3 units per Ac.	60 units per Ac.	31,942 SF per Ac.	N/A	N/A	N/A

DESCRIPTION OF USES  
 1. COMMERCIAL, RESTAURANT & HOTEL = EQUIVALENT TO ALL USES LISTED IN CURRENT ZONING DISTRICTS FOR HO, GOL, COM, HC-AB, NC, C1, LC1, LC2, LC3, C-AB-1, C-AB-2, C2, HCl, HC2, AND C5.  
 2. HIGH DENSITY RESIDENTIAL - TO INCLUDE MULTI-FAMILY THAT IS EQUIVALENT TO ALL USES LISTED IN CURRENT ZONING DISTRICTS FOR A4, A5 AND A2.9.  
 3. MEDIUM DENSITY RESIDENTIAL - TO INCLUDE MULTI-FAMILY AND SINGLE FAMILY ATTACHED THAT IS EQUIVALENT TO ALL USES LISTED IN CURRENT ZONING DISTRICTS FOR A2.5, A3.1, A3.2 AND A3.3.  
 4. LOW DENSITY RESIDENTIAL - TO INCLUDE SINGLE FAMILY DETACHED THAT IS EQUIVALENT TO ALL USES LISTED IN CURRENT ZONING DISTRICTS FOR A1, A2, A2.1, A2.6, AND A2.7.  
 5. PARK OPEN SPACE - ALL GREEN SPACES, BUFFER YARDS, PARKS, NON-PAVED SEWERLINES AND COMMON SPACES.  
 6. PUBLIC/SEMI-PUBLIC - ALL STREETS, SIDEWALKS, AND ALLEYS USED TO ACCESS THE PROPERTY THROUGH PUBLIC RIGHT-OF-WAYS.  
 7. HOSPITAL & SUPPORT SERVICES - ALL GENERAL HOSPITAL FUNCTIONS, LABS, ADMINISTRATIVE AND SUPPORT SERVICE FUNCTIONS TO OPERATE THE HOSPITAL AND MAY INCLUDE RETAIL, RESTAURANT, OFFICE, CLINIC, MEDICAL OFFICE, AND TREATMENT FACILITIES.  
 8. MECHANICAL PLANT - ALL HOUSED INFRASTRUCTURE REQUIRED TO MAINTAIN HOSPITAL INCLUDED POWER, COOLING, HEATING, WATER, GAS, ETC.  
 9. COMMERCIAL DESIGNATION MAY INCLUDE RETAIL, OFFICE, CLINIC, MEDICAL OFFICE, AND TREATMENT FACILITIES.  
 10. OFFICE/LIVE WORK DESIGNATION MAY INCLUDE OFFICE AND OR LIVING UNITS, BUT WILL NOT EXCEED SQUARE FOOTAGE OF BUILDING.  
 11. - MIXED USE BUILDINGS ARE PERMITTED WITH RESIDENTIAL UNITS ABOVE COMMERCIAL USES.  
 12. MAIL KIOSKS WILL BE LOCATED AT EACH BLOCK WITH LOCATIONS SHOWN ON RESPECTIVE PRELIMINARY PLAT.

GENERAL NOTES:  
 1. SEE EXISTING CONDITIONS SHEET (C-1-4) FOR REFERENCE MAP INFORMATION.  
 2. SEE SHEET C-1.2 FOR PUD VISION AND GOALS.  
 3. PER INFORMATION PROVIDED BY EAST BATON ROUGE PLANNING DEPARTMENT, THE FOLLOWING INFORMATION IS PROVIDED:  
 - THE PARCEL OF LAND AS SHOWN HEREON IS ZONED PUD-4-00\*  
 - BUILDING SETBACK REQUIREMENTS:  
 VARY PER PUD CRITERIA (SEE C-2.3)  
 4. THE INFORMATION SHOWN IS TAKEN FROM A COMPARISON OF PREVIOUS SURVEYS AND REFERENCE DOCUMENTS. THE LINES AND BOUNDARIES ARE TAKEN FROM THE REFERENCE MAPS LISTED ABOVE. THIS MAP DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY AS DEFINED BY LOUISIANA REVISED STATUTES 37:681 ET SEQ., TITLE 48, PART 3, CHAPTER 29.

GENERAL DESCRIPTION:  
 TOTAL AREA: 223.3 ACRES  
 CURRENT ZONING: PUD (4-00)  
 FUTURE LAND USE: EMPLOYMENT CENTER  
 ADJACENT ZONING: A3.1, RURAL, M-1 & C-2  
 EXISTING LAND USE: INSTITUTIONAL, UNDEVELOPED & UTILITIES  
 PROPOSED USE: MIXED USES AS NOTED IN CONCEPTUAL TABLE OF USES  
 - LDR = 174 UNITS, 28.25 ACRES (13%)  
 - MDR = 270 UNITS, 20.25 ACRES (9%)  
 - HDR = 407 UNITS, 6.8 ACRES (3%)  
 - COM/OFFICE = 2,478,750 SF, 77.6 ACRES (35%)  
 - PSP = 71,110 SF, 23.36 ACRES (12%)  
 - HD = 0 SF, 0 ACRES (0%)  
 - COGS = 63.84 ACRES (29%)  
 - GREEN OPEN SPACE = 34.24 ACRES (54% OF COGS)

SEWAGE TREATMENT: GRAVITY TO EXISTING W.S.T.N.  
 STREETS: (1) STREETS TO BE A MIX OF PUBLIC AND PRIVATE, CONSTRUCTED WITH ASPHALT AND/OR CONCRETE IN ACCORDANCE WITH EBRP STANDARDS  
 (2) STREETS TO BE PUBLIC ROAD IN ACCORDANCE W/ MAJOR STREET PLAN

DRAINAGE: DEVELOPED AREAS WILL BE SUBSURFACE DRAINAGE WITH A MIX OF OPEN SWALES AND PONDS TO BE USED FOR WATER QUALITY HAWE OUTFALLS TO CLAY OUBAYOU  
 PROPOSED # OF BLDGS: 32

PROPOSED # OF BLDGS: 32  
 EBRP ZONES: FAIRVIEW BAPTIST, JEFFERSON TERRACE ELEM, WOODLAWN MIDDLE, WOODLAWN HIGH  
 FIRE DISTRICT: ST. GEORGE

FLOOD ZONE: ACCORDING TO FEMA FIRM 17033C0335E AND 22033C0270E, DATED MAY 2, 2008, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE" AND "X" WITH BRE VARYING FROM 2' TO 29'.

FOUNDATION ELEV.: 27.0'  
 FUTURE (MASTER PLAN) COMPLIANCE:  
 THE PROPOSED DEVELOPMENT PROMOTES MIXED-USES AND SHARED PARKING WHICH IS IN COMPLIANCE WITH THE MASTER PLAN OF EMPLOYMENT CENTER.

DEVELOPMENT SCHEDULING:  
 CONSTRUCTION IN ZONE 1 OF THE HOSPITAL, SUPPORT SERVICES BUILDING AND CENTRAL PLANT AND COMMON OPEN SPACES BEGAN IN 2008. THE MEDICAL OFFICE BUILDING BEGAN IN 2010 AND THE SEWER PUMP STATION BEGAN IN 2011. PHASE 1 OF STUMBERG LANE AND BIRNWOOD SUBSTATION BEGAN IN 2012. ALL OF THESE PROJECTS WERE COMPLETED ON OR BEFORE 2013. PHASE 2 OF STUMBERG LANE WAS COMPLETED IN 2015. ADDITION TO THE HOSPITAL BEGAN IN EARLY 2016 AND COMPLETED IN JANUARY OF 2017. ADDITION OF A CANCER CENTER IN ZONE 1 BEGAN IN LATE 2016 AND WILL BE COMPLETED BY MARCH OF 2018.

PORTION OF ZONES 2 AND 7 ARE TARGETED TO BE BEGAN DEVELOPMENT IN FALL 2017 FOR COMPLETION IN 2018.

DEVELOPMENT OF THE REMAINDER OF THE ZONES 2 THROUGH 10 WILL BEGAIN IN 2018 AND CONTINUE FOR SEVERAL YEARS THEREAFTER. DEVELOPMENT OF ZONES 4, 5 AND 6 ARE BEING PLANNED AS A MIXED USE TRADITIONAL NEIGHBORHOOD DEVELOPMENT AND ARE PLANNED TO BEGAIN CONSTRUCTION IN 2018, FINISHING APPROXIMATELY FIVE YEARS THEREAFTER.

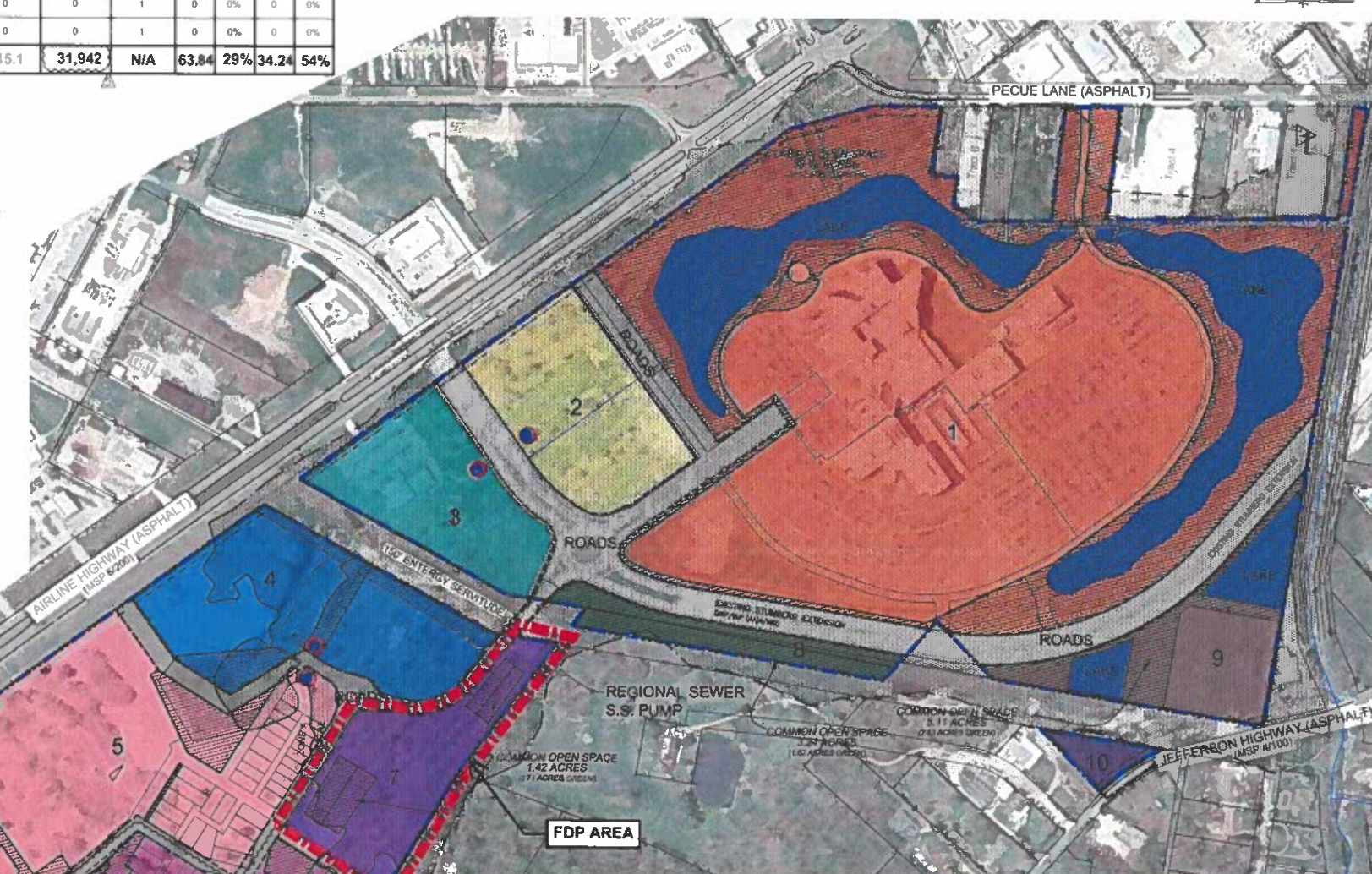
MAIL KIOSK NOTE:  
 MAIL KIOSKS SHOWN ARE PRELIMINARY FOR RESIDENTIAL AREA AND WILL BE LOCATED AT EACH BLOCK ON RESPECTIVE PRELIMINARY PLAT OR FINAL DEVELOPMENT PLAN.

MAIL FOR COMMERCIAL USES WILL BE COLLECTED INTERNALLY TO THE BUILDINGS. MAIL FOR HIGH-DENSITY RESIDENTIAL UNITS WILL BE COLLECTED IN THE MAIN ENTRY OF THE RESIDENTIAL BUILDING.

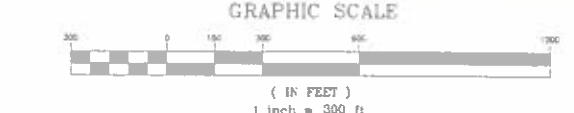
LIGHT NOTE:  
 ALL SITE LIGHTING WILL CONFORM TO UDC REQUIREMENTS.  
 SIGN NOTE:  
 ALL SIGNS WILL CONFORM TO UDC CHAPTER 16.  
 BUILDING HEIGHT NOTE:  
 NOT MORE THAN ONE HUNDRED FIFTY (150) PERCENT (1.5X) OF ADJUTING ZONING DISTRICTS. IN ADDITION, BUILDINGS MAY ALSO BE INCREASED IN HEIGHT ONE (1) FOOT FOR EACH TEN (10) FEET SETBACK FROM ADJUTING ZONING DISTRICTS.

COMMON OPEN SPACE (COS) SUMMARY:  
 TOTAL COMMON OPEN SPACE REQUIRED: 44.66 ACRES (20% OF 223.3 ACRES)  
 TOTAL COMMON OPEN SPACE PROVIDED: 63.84 ACRES (29% OF 223.3 ACRES)  
 TOTAL GREEN OPEN SPACE REQUIRED: 32.40 ACRES (50% OF COGS)  
 TOTAL GREEN OPEN SPACE PROVIDED: 34.24 ACRES (54% OF COGS)  
 21.2 ACRES (33% OF COGS) ARE LAKES AND SURFACE DRAINAGE PERMISSIBLE UNDER UDC SECTION 8.216.C.2 A.3.A

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



ZONE	COMMERCIAL (SF)	RESTAURANT (SF)	HOTEL (SF)	H.D.R. (UNITS)	M.D.R. (UNITS)	L.D.R. (UNITS)	HOSPITAL & SUPPORT SVCS (SF)	MECHANICAL PLANT (SF)	COMMON OPEN SPACE (AC)	GREEN SPACE (AC)
1	APPROVED 996,318	11,000	0	50	16	0	610,000	25,000	39.95	24.82
	REMAINING 712,188	11,000	0	50	16	0	3,735	0	0	0
2	APPROVED 115,290	10,000	36,258	82	32	0	0	0	0	0
	REMAINING 108,710	10,000	36,258	82	32	0	0	0	0	0
4	APPROVED 120,823	8,000	0	42	41	0	0	0	2.0	0
	REMAINING 120,823	8,000	0	42	33	0	0	0	1.42	0
5	APPROVED 206,971	15,000	0	92	59	31	0	0	2.74	0
	REMAINING 206,971	15,000	0	92	50	10	0	0	2.66	0
6	APPROVED 107,500	0	0	45	45	143	0	0	9.38	4.26
	REMAINING 107,500	0	0	45	45	33	0	0	6.58	2.09
7	APPROVED 70,900	0	0	18	19	0	0	0	1.42	0.71
	REMAINING 5,570	0	0	18	19	0	0	0	0	0



1 CONCEPT PLAN  
 C-2.0 SCALE: 1" = 300'



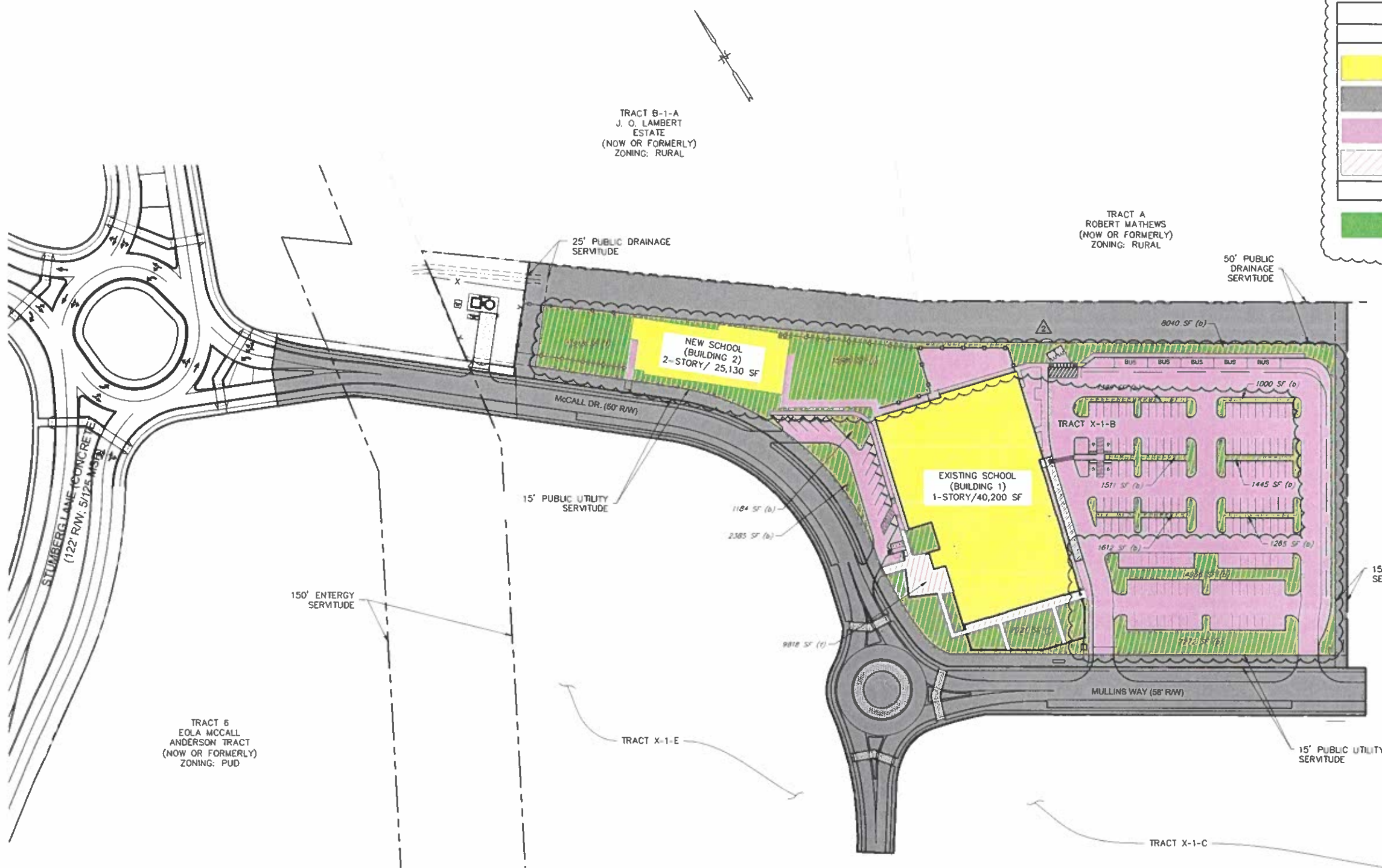












LAND USE CHART		
USE	ACREAGE	PERCENT OF SITE
BUILDINGS (CO)	1.32	14%
STREET & SERVITUDES (PSP)	3.90	40%
PARKING, PRIVATE AREAS, & DRIVES (CO)	2.56	26%
COMMON OPEN SPACE (COS)	1.89	20%
<b>TOTAL:</b>	<b>9.67 ACRES</b>	<b>100%</b>

GREEN SPACE (COS) 1.60 ACRES PROVIDED (85% OF COMMON OPEN SPACE) +0.71 ACRES OR 50% OF COS REQUIRED PER PUD CONCEPT PLAN

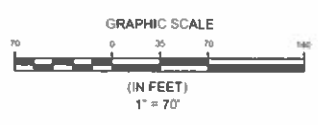
(PSP) - PUBLIC AND SEMI-PUBLIC  
 (COS) - COMMON OPEN SPACE USE  
 (CO) - COMMERCIAL/OFFICE

COS US BASED ON THE FOLLOWING SUBSECTIONS OF THE CURRENT UDC CHAPTER 8.4.9.C.2.a.(1):

(b) Street trees located within designated landscape common areas or landscape servitude and located within a street right-of-way may not exceed 25 percent of the common open space. However, common open space within vehicle use areas or any noncontiguous green area of less than 1,000 square feet may not be included.

(f) Hard surface recreation areas such as recreational courts and pedestrian plazas may account for up to 25 of the common open space.

(i) Dedicated recreational areas on school sites, excluding the area devoted to buildings.



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Client/Project  
 BASIS Baton Rouge - Materra Campus  
 7550 McCall Drive

CHARTER SCHOOL  
 Final Development Plan - Revision 2  
 Baton Rouge, Louisiana

File Name: \_\_\_\_\_  
 Dwn Cfd Dgt YYYV.DD

Title  
 LAND USE PLAN

Project No. 215616710  
 Scale 1"=70'

Drawing No. \_\_\_\_\_  
 Sheet \_\_\_\_\_  
 Revision \_\_\_\_\_

C-4.1

Revision	By	App'd	YYMMDD
2	AMR		2021.08.05
1	AMR		2021.08.05

PC APPLICATION: \_\_\_\_\_  
 Issued: \_\_\_\_\_



Consultants

Legend

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

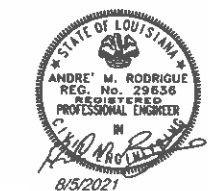


REVISION #5 (AUGUST 5, 2021)  
CONCEPT PLAN APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 28, 2008, METRO COUNCIL ON OCTOBER 15, 2008 AND EXTENDED BY THE PLANNING COMMISSION STAFF ON OCTOBER 15, 2011.  
REVISION #5  
MINOR SITE CHANGE OF THE CONCEPT PLAN:  
- INCREASED COMMERCIAL BUILDING AREA FROM 64,500 TO 70,000 IN ZONE 7 (+9.9% FOR ZONE 7, +0.3% TOTAL)  
- REDISTRIBUTED COMMON OPEN SPACE GRAPHIC REPRESENTATION IN ZONE 6

TRACT	CPPC ID	TRACT	CPPC ID
1	1640677446	X-1-C-1	1640677491
2	1640677447	X-1-C-2	1640677493
3	1640677448	X-1-D-1-A	1640677495
4-A-1	1640677453	X-1-E	1640677486
4-A-2	1640677454	X-2	1640677472
4-A-3	1640677455	CA-1 through CA-4	1640677640-1640677643
4-B	1640677451		
5-A	1640677476	CA-5 through CA-14	1640677644-1640677652
5-B	1640677477		
6	1640677457	MATERRA LOTS 1 through 140	1640677500-1640677639
X-1-A	1640677482		
X-1-B	1640677483		

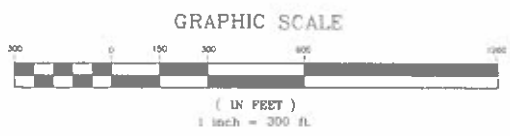
5	MINOR SITE CHANGE	AMR		
4	MINOR SITE CHANGE	AMR	PH	20.05.21
3	MINOR SITE CHANGE	AMR	TD	18.04.11
2	MAJOR SITE CHANGE	AMR	EM	17.07.17
1	MINOR CHANGE	AMR	EM	16.12.09
Revision		By	Appr.	TY AMM DD
RESPONSES TO PC/DRC COMMENTS		MI	AMP	17.05.25
PC APPLICATION		MI	AMP	17.05.04
Issued		By	Appr.	TY AMM DD
File Name		Dir	Crtd	Dgtr
Permit Seal				TY AMM DD

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



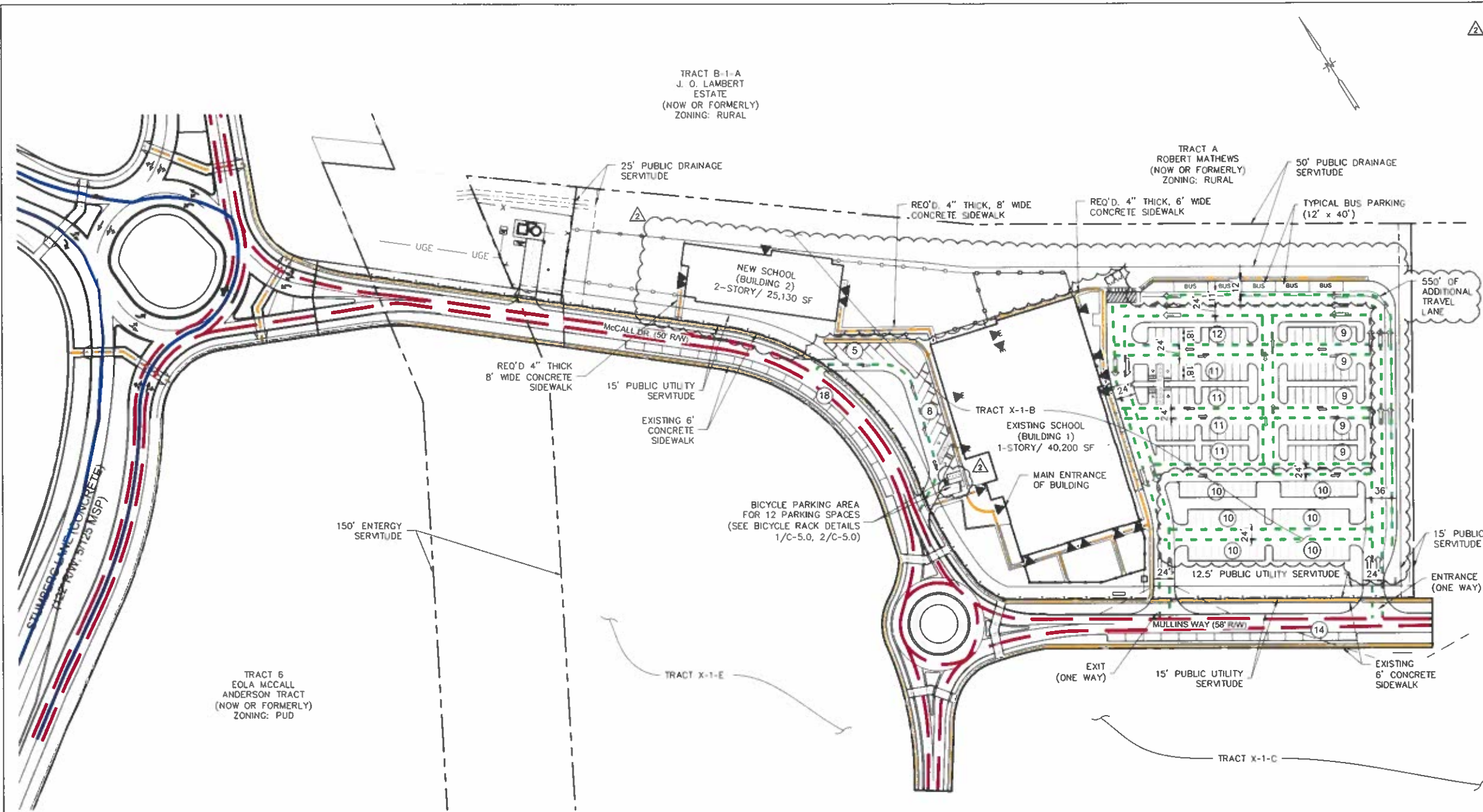
Client/Project  
WOMAN'S HOSPITAL FOUNDATION  
PLANNED UNIT DEVELOPMENT  
Baton Rouge, Louisiana  
Title  
CIRCULATION PLAN

Project No. 201801959  
Drawing No. C-2.2  
Scale 1"=300'  
Sheet  
Revision



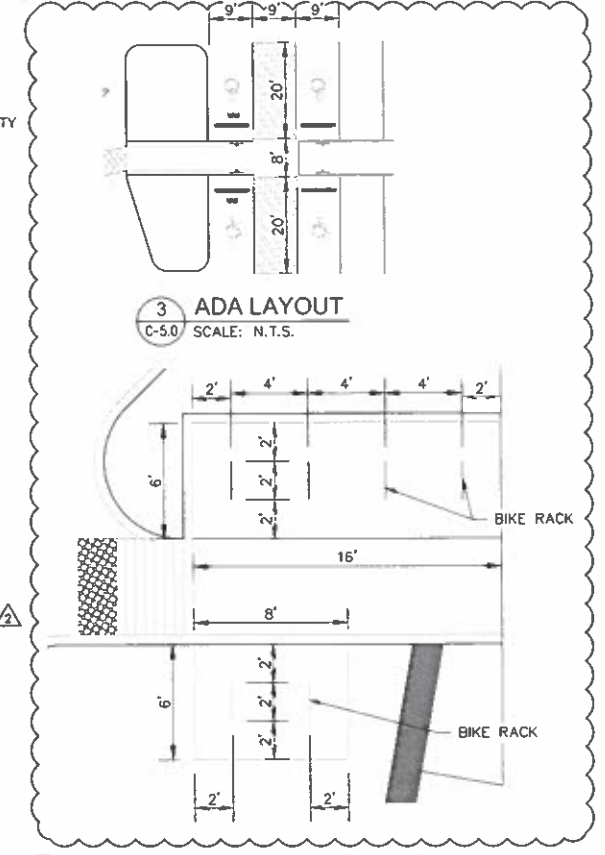
1 CIRCULATION PLAN  
C-2.2 SCALE: 1" = 300'





PARKING SUMMARY				
TOTAL OFF-STREET PARKING SUMMARY- APPROVED BY PLANNING DIRECTOR				
USE	UNIT	QUANTITY	PROVIDED	
SCHOOL	CLASSROOMS	39	98	
	BLEACHER CAPACITY	300	52	
	OFFICES	10	24	
		PROVIDED	174	
TOTAL ON-STREET PARKING SUMMARY				
			TOTAL 32	
2010 ADA - SCHOOL				
USE	FORMULA	QUANTITY	REQUIRED	PROVIDED
TOTAL ADA	151 - 200 SPACES	174	5+1VAN	3+3VAN
BICYCLE PARKING - UDC SECTION 17.6.1.A (1 PER 20 VEHICULAR SPACES)				
TOTAL VEHICULAR SPACES PROVIDED	MINIMUM NUMBER OF BICYCLE PARKING	BICYCLE PARKING PROVIDED		
174	9	12		

STD PARKING: 9' x 18'  
 ADA PARKING: 9' x 18' WITH 5' ACCESS AISLE  
 ADA VAN PARKING: 9' x 18' W 5' ACCESS AISLE  
 ON STREET PARKING: 8' x 21'



**NOTES:**

- ALL EXISTING AND PROPOSED SIDEWALKS ARE CONCRETE. WHEEL STOPS SHALL BE INSTALLED FOR PARKING SPACES ADJUTING PUBLIC SIDEWALKS AND INTERIOR PEDESTRIAN PASSAGEWAYS IN ACCORDANCE WITH UDC APPENDIX A. NO VEHICLES MAY OVERHANG INTO A PEDESTRIAN OR HANDICAP ACCESSIBLE ROUTE.
- ALL HANDICAP ACCESSIBLE ROUTES SHALL BE IN COMPLIANCE WITH AMERICAN DISABILITIES ACT (ADA) REQUIREMENTS.

**MOVEBR NOTE:**  
STREETS ARE NOT INCLUDED IN MOVEBR PLAN.

**CATS ROUTE:**  
SITE IS NOT ON CATS ROUTE. THEREFORE NO PROPOSED BUS STOP. THE NEAREST BUS STOP IS ON THE CORNER OF STUMBERG LANE AND AIRLINE HWY.

**SIDEWALK MAINTENANCE:**  
ALL SIDEWALKS WITHIN PUBLIC RW TO BE MAINTAINED BY CITY-PARISH.  
ALL SIDEWALKS WITHIN PRIVATE PROPERTY TO BE MAINTAINED BY INDIVIDUAL PROPERTY OWNER OR USER.

**CIRCULATION LEGEND**

- OFF-SITE VEHICULAR CIRCULATION
- ON-SITE VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- CATS BUS ROUTE
- NUMBER OF PARKING SPACES
- PEDESTRIAN BUILDING ACCESS POINT

**GRAPHIC SCALE**  
1" = 70'

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CPPC: 1640677483

STATE OF LOUISIANA  
 ANDRE' M. RODRIGUE  
 REG. No. 29636  
 REGISTERED PROFESSIONAL ENGINEER  
 8/5/2021

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 BASIS Baton Rouge - Materra Campus  
 7550 McCall Drive  
 CHARTER SCHOOL  
 Final Development Plan - Revision 2  
 Baton Rouge, Louisiana

Title  
 CIRCULATION PLAN

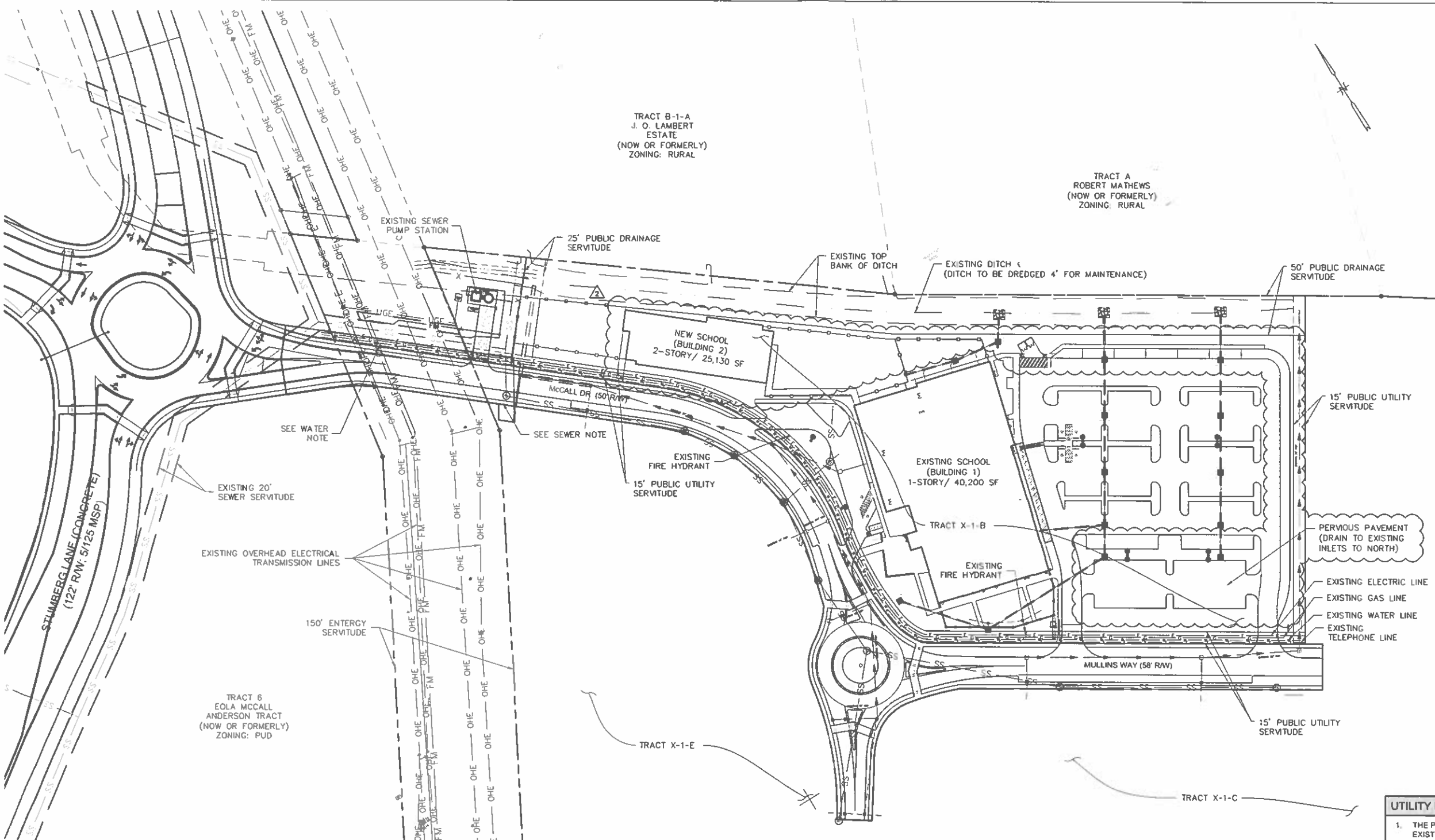
Project No. 215616710 Scale 1"=70'

Drawing No. C-5.0 Sheet Revision

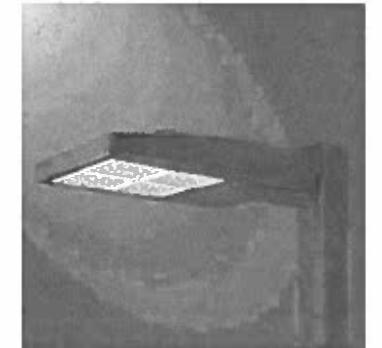
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Revision	By	App'd	YY MM DD
2	AMR		2021.08.05
1	AMR		2021.07.10

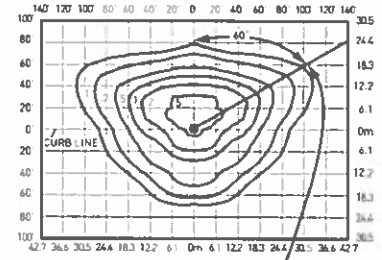




**LIGHTING LEGEND:**  
**PARKING LOT LIGHT FIXTURES (25'):**  
 ● SINGLE HEAD-  
 GLEON-AF-08-LED-E1-T3  
 ● TWIN HEAD-  
 GLEON-AF-08-LED-E1-SWQ  
 POLES- 25' (SINGLE HEAD)  
 25' (TWIN HEAD)



**GLEON  
 GALLEON LED**



PARKING LOT LIGHT ANGLE OF SHINE DIAGRAM

TRACT 6  
 EOLA MCCALL  
 ANDERSON TRACT  
 (NOW OR FORMERLY)  
 ZONING: PUD

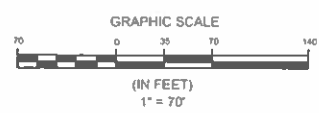
TRACT B-1-A  
 J. O. LAMBERT  
 ESTATE  
 (NOW OR FORMERLY)  
 ZONING: RURAL

TRACT A  
 ROBERT MATHEWS  
 (NOW OR FORMERLY)  
 ZONING: RURAL

TRACT X-1-E

TRACT X-1-C

- UTILITY PROVISION NOTES:**
1. THE POTABLE WATER TO BE SUPPLIED TO THE SITE BY TAPPING INTO THE EXISTING WATER MAIN RUNNING ALONG THE NORTH SIDE OF MCCALL DRIVE.
  2. THE DRAINAGE SYSTEM SHALL CONNECT TO THE EXISTING DRAINAGE DITCH RUNNING ALONG THE NORTH SIDE OF THE PROPERTY.
  3. SANITARY SEWER SYSTEM TO CONNECT TO THE EXISTING SEWER STUB OUT LOCATED ON THE SITE SOUTH OF THE PROPOSED BUILDING. THIS SYSTEM FLOWS TO THE PUBLIC LIFT STATION BUILT ON THE CAMPUS AND PLANNED FOR THE DEVELOPMENT OF THIS PUD.
  4. ELECTRIC TO CONNECT TO THE EXISTING ELECTRIC SERVICE RUNNING ALONG THE NORTH SIDE OF MCCALL DRIVE.
  5. TELECOMMUNICATIONS TO TIE INTO THE EXISTING TELECOMMUNICATION SERVICE RUNNING ALONG THE NORTH SIDE OF MCCALL DRIVE.
  6. GAS SERVICE TO CONNECT TO THE EXISTING GAS LINE LOCATED ALONG THE NORTH SIDE OF MCCALL DRIVE.



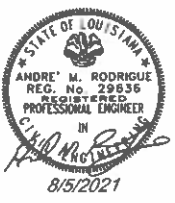
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**UTILITY LEGEND**

- S — S — SANITARY SEWER LINE
- W — W — WATER LINE
- SEWER MANHOLE
- D — D — DRAINAGE INLET
- P — P — DRAINAGE PIPE

CPPC: 1640677483



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 7550 McCall Drive  
 CHARTER SCHOOL  
 Final Development Plan - Revision 2  
 Baton Rouge, Louisiana

Title  
 UTILITY SERVICE PLAN

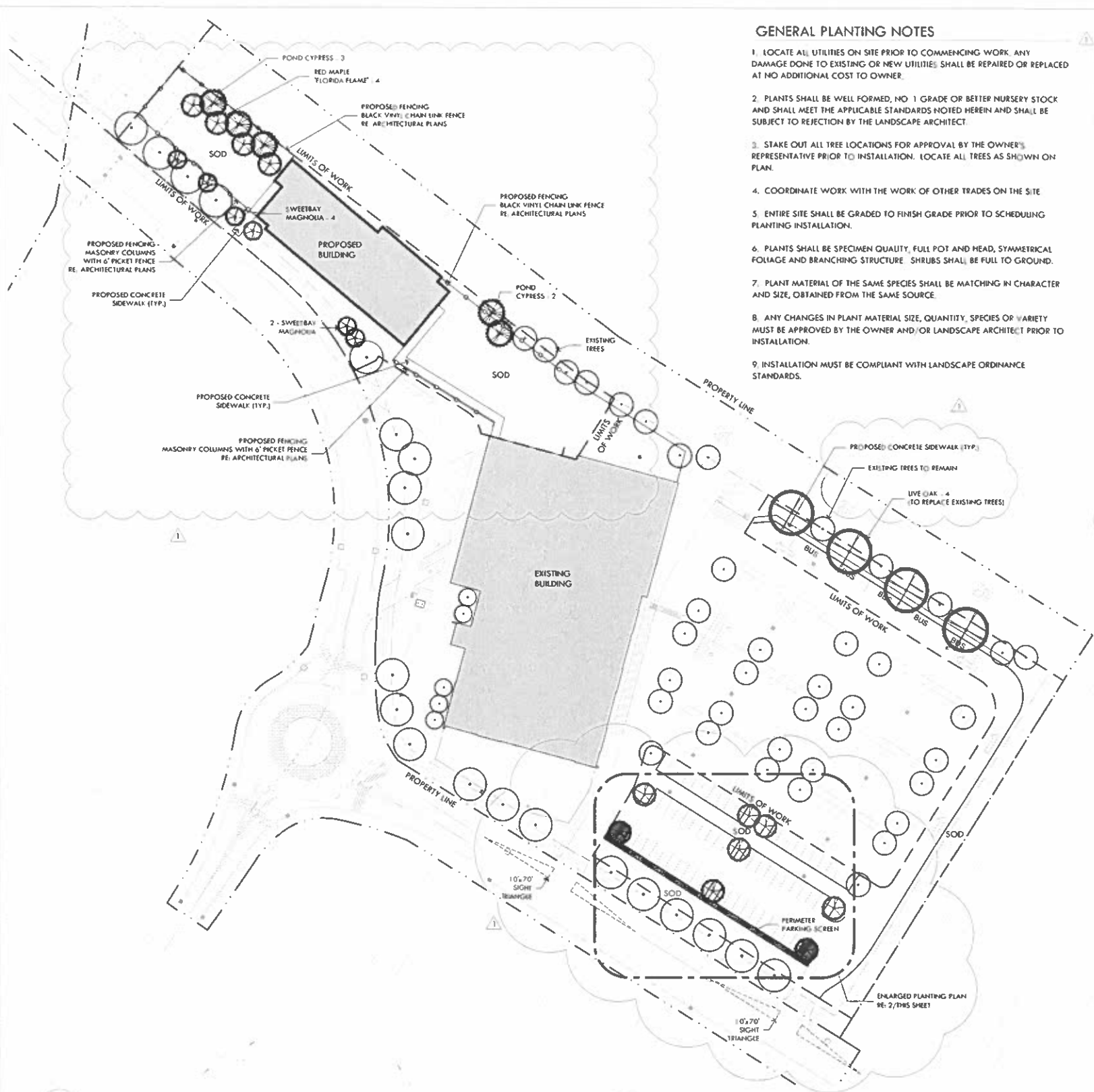
Project No. 215616710 Scale 1"=70'

Drawing No. C-6.0 Sheet Revision

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Revision	By	App'd	TY	MM	DD
2	AMR		2021	08	05
1	AMR		19	09	05





**GENERAL PLANTING NOTES**

1. LOCATE ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. ANY DAMAGE DONE TO EXISTING OR NEW UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
2. PLANTS SHALL BE WELL FORMED, NO 1 GRADE OR BETTER NURSERY STOCK AND SHALL MEET THE APPLICABLE STANDARDS NOTED HEREIN AND SHALL BE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT.
3. STAKE OUT ALL TREE LOCATIONS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. LOCATE ALL TREES AS SHOWN ON PLAN.
4. COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE.
5. ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.
6. PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND.
7. PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, OBTAINED FROM THE SAME SOURCE.
8. ANY CHANGES IN PLANT MATERIAL SIZE, QUANTITY, SPECIES OR VARIETY MUST BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. INSTALLATION MUST BE COMPLIANT WITH LANDSCAPE ORDINANCE STANDARDS.

**LANDSCAPE MATERIALS AND PLANTS LIST**

SYMBOL	PLANT / MATERIAL NAME AND DESCRIPTION
⊙	Azalea 'G.G. Gerbing' (Azalea indicum 'G.G. Gerbing') 7 gallon container, 24"-30" height and spread, dense and compact growth habit
⊙	Big Blue Lilyturf (Liriope muscari 'Big Blue') 4" container, 6" o.c. triangular spacing, full container, heavy foliage
⊙	Carissa Holly (Ilex cornuta 'Carissa') 3 gallon container, 15"-18" spread, dense and compact growth habit
⊙	Hardwood Mulch, shredded 3" thick layer in all planting areas and in ring around trees (2x rootball diameter)
⊙	Live Oak (Quercus virginiana) Class A, 60 gallon container, 12'-14' height, 6'-7" spread, 3 1/2"-4" caliper, heavily branched, full canopy
⊙	Maiden Grass 'Little Kitten' (Miscanthus sinensis 'Little Kitten') 3 gallon container, 30"-36" height, 12" - 18" spread at base, full container
⊙	Oakleaf Holly (Ilex hybrid 'Oakleaf') 30 gallon container, 6'-7" height, 3'-4" spread, full to ground, heavily branched
⊙	Pond Cypress (Taxodium ascendens) Class A, 30 gallon container, 10'-12' height, 4'-5' spread, 2 1/2"-3" caliper, heavily branched, full canopy
⊙	Red Maple 'Florida Flame' (Acer rubrum 'Florida Flame') Class A, 45 gallon container, 10'-12' height, 4'-5' spread, 2"-2 1/2" caliper, heavily branched, single leader, full canopy
⊙	Sweetbay Magnolia (Magnolia virginiana 'australis') Class B, 30 gallon container, 7'-8' height, 4'-5' spread, multi-trunk, 1/2" - 1" min. caliper per trunk, heavily branched
⊙	Sod - Bermuda, Tifway 419 certified weed and pest free, must sod all areas disturbed by construction

**LANDSCAPE ORDINANCE CALCULATIONS**

BATON ROUGE UNIFIED DEVELOPMENT CODE - CHAPTER 18  
 ZONED: RURAL, TRACT - A  
 CURRENT LAND USE: PUBLIC PARK (BREC PINEHURST PARK)  
 CHARACTER AREA: SUBURBAN  
 BUFFER REQUIRED: 12' - MIN. 20' WIDTH (SEE CALCULATIONS)

**LANDSCAPE AREA**  
 10% OF THE DEVELOPED SITE AREA SHALL BE LANDSCAPE AREA.  
 DEVELOPED SITE AREA = 2.36 ACRES ± 10%  
 REQUIRED: 10,280 SF LANDSCAPE AREA  
 PROVIDED: 55,908 SF LANDSCAPE AREA

**BUFFER YARD SCREEN** (as required)  
 REQUIRED BUFFERS:  
 NORTH: BUFFER WITH BREC PARK = 20' WIDE, 12' BUFFER  
 505 LF / 40 PER TREE = 13 CLASS A EQUIVALENT TREES  
 505 LINEAR FEET @ 1 CLASS A TREE PER 40 LF =

REQUIRED: 13 CLASS A TREES (OR 26 CLASS B TREES)  
 PROVIDED: 4 EXISTING TREES + 9 CLASS A TREES (SEE PLAN)  
 (2 CLASS 'B' = 1 CLASS 'A')

SOUTH/WEST: N/A  
 EAST: UNDEVELOPED = NO BUFFER AT THIS TIME  
 WEST: N/A

**STREET YARD**  
 A. ONE CLASS A PER 40 LF  
 B. 10' STREET YARD PLANTING AREA

NORTH: N/A  
 SOUTH/WEST:  
 307 LINEAR FEET @ 1 CLASS A TREE PER 40 LF OR EQUIVALENT =

REQUIRED: 8 CLASS A TREES (OR 16 CLASS B TREES)  
 PROVIDED: 5 EXISTING CLASS A TREE + 6 CLASS B TREES  
 (2 CLASS 'B' = 1 CLASS 'A')

EAST: N/A

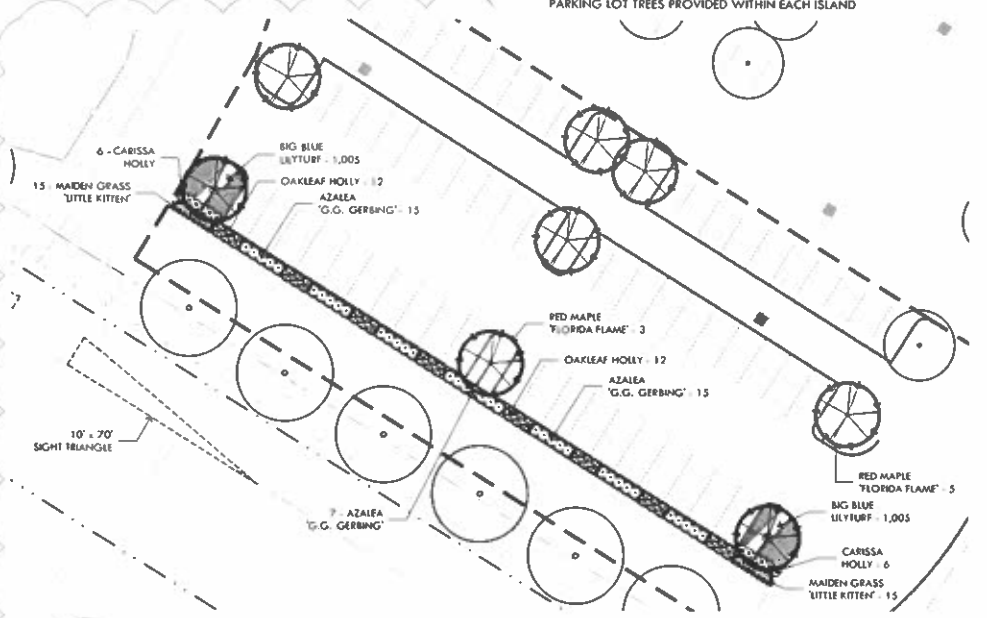
**PARKING LOT LANDSCAPING**  
 NO PARKING SPACE SHALL BE FURTHER THAN 100 FT FROM TRUNK OF A CLASS A TREE  
 INTERIOR ISLANDS REQUIRED

**TOTAL LANDSCAPE PROVIDED**  
 56,518 SF OF TREES, SHRUBS, AND GROUND COVER/SOD PROVIDED  
 1,408 SF OF LANDSCAPE SCREENING PARKING  
 6 CLASS B TREES EQUIVALENT TO 3 CLASS A TREES IN STREET YARD BUFFER YARD - 20 FT BUFFER AND 13 TREES  
 PARKING LOT TREES PROVIDED WITHIN EACH ISLAND

**LANDSCAPE ORDINANCE STANDARDS**

1. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES OF GOOD ARBORICULTURAL PRACTICE AS SET FORTH BY THE ANSI A300 AND IN THE LOUISIANA NURSERYMAN'S MANUAL FOR THE ENVIRONMENTAL HORTICULTURE INDUSTRY, LATEST EDITION, AS PUBLISHED BY THE LOUISIANA NURSERY AND LANDSCAPE ASSOCIATION, AND CURRENTLY IN EFFECT AT THE TIME OF SUCH WORK.
2. PLANT MATERIAL SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND MANNER AND IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE LOUISIANA NURSERYMAN'S MANUAL FOR THE ENVIRONMENTAL HORTICULTURE INDUSTRY.
3. TREES AND SHRUBS SELECTED FOR PLANTING SHALL MEET THE MINIMUM REQUIREMENTS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, LATEST EDITION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. PLANT MATERIALS SHALL BE COLD HARDY FOR THE SPECIFIC LOCATION WHERE THEY ARE TO BE PLANTED.
5. PLANT MATERIALS SHALL BE ABLE TO SURVIVE ON NATURAL RAINFALL ONCE ESTABLISHED WITH NO LOSS OF HEALTH.
6. ALL PLANT HEIGHTS SHALL BE MEASURED FROM THE TOP OF THE ROOT BALL TO THE TIP OF THE HIGHEST BRANCH.
7. CLASS "A" TREES AND STREET YARD TREES.
  - 7.1. ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM TWO-INCH CALIPER AND MEASURE A MINIMUM OF EIGHT FEET TALL AT TIME OF PLANTING.
  - 7.2. MULTI-TRUNK TREES SHALL HAVE MAIN STEMS WITH A MINIMUM ONE AND ONE-HALF INCH CALIPER PER TRUNK, A MINIMUM OF THREE MAIN STEMS, AND MEASURE A MINIMUM OF TEN FEET TALL AT TIME OF PLANTING.
8. CLASS "B" TREES.
  - 8.1. ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM ONE AND ONE-HALF INCH CALIPER AND MEASURE A MINIMUM OF EIGHT FEET TALL AT TIME OF PLANTING.
  - 8.2. MULTI-TRUNK TREES SHALL HAVE MAIN STEMS WITH A MINIMUM ONE INCH CALIPER PER TRUNK, A MINIMUM OF THREE MAIN STEMS, AND MEASURE A MINIMUM OF EIGHT FEET TALL AT TIME OF PLANTING.
9. CLASS "C" TREES.
  - 9.1. ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM ONE AND ONE-HALF INCH CALIPER AND MEASURE A MINIMUM OF FIVE FEET TALL AT TIME OF PLANTING.
  - 9.2. MULTI-TRUNK TREES SHALL HAVE MAIN STEMS WITH A MINIMUM ONE INCH CALIPER PER TRUNK, A MINIMUM OF THREE MAIN STEMS, AND MEASURE A MINIMUM OF FIVE FEET TALL AT TIME OF PLANTING.
10. SHRUBS.
  - 10.1. SHRUBS SHALL BE A MINIMUM OF 20 INCHES IN HEIGHT IN A MINIMUM THREE GALLON CONTAINER, UNLESS THEY ARE PLANTED AS A SCREEN FOR AN L3 BUFFER, WHEN PLANTED AS A SCREEN FOR AN L2 BUFFER OR A PARKING LOT, THE MAXIMUM SPACING FOR 20 INCH HIGH SHRUBS SHALL BE 36 INCHES ON CENTER.
  - 10.2. SHRUBS PLANTED AS AN L3 BUFFER SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT.
  - 10.3. WHEN PLANTED AS AN L3 BUFFER, THE MAXIMUM SPACING FOR FOUR-FOOT HIGH SHRUBS SHALL BE 36 INCHES ON CENTER.
  - 10.4. SPACING FOR OTHER REQUIRED PLANT MATERIAL SHALL BE DETERMINED BY THE DEVELOPMENT DIRECTOR.
11. IRRIGATION AND WATERING STANDARD:
  - 11.1. A WATER SOURCE SHALL BE SUPPLIED WITHIN TWO HUNDRED (200) FEET OF ALL PLANTING BEDS OR A PERMANENT IN-GROUND IRRIGATION SYSTEM SHALL BE PROVIDED.
12. MAINTENANCE.
  - 12.1. PROPERTY OWNERS AND THEIR AGENTS SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING, AND MAINTAINING ALL REQUIRED LANDSCAPING IN A HEALTHY AND GROWING CONDITION, REPLACING DEAD OR DAMAGED VEGETATION, AND KEEPING ALL LANDSCAPED AREAS FREE OF REFUSE AND DEBRIS.
  - 12.2. PROPERTY OWNERS AND THEIR AGENTS SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING, AND MAINTAINING ALL LANDSCAPING WITHIN THE ADJUTING RIGHT-OF-WAY.

**NOTE:**  
 LANDSCAPE ARCHITECT SHALL INSPECT LANDSCAPING FOLLOWING INSTALLATION TO CERTIFY COMPLIANCE WITH APPROVED PLAN.



668 S. FOSTER DRIVE, SUITE 101  
 BATON ROUGE, LOUISIANA 70806  
 P: 225.524.1288 F: 225.709.0744  
 mcknight-la.com

1 ORDINANCE PLAN 1"=60'-0"

2 ENLARGED PLANTING PLAN 1"=30'-0"

Revision	By	App'd	YY MM DD

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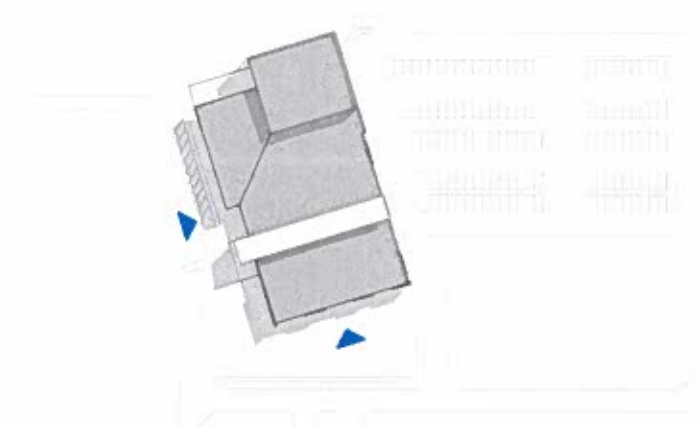
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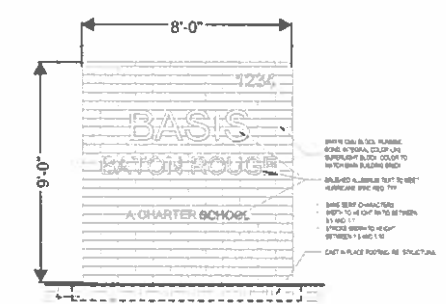
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 BASIS Baton Rouge - Materra Campus  
 7550 McCall Drive  
 CHARTER SCHOOL  
 Final Development Plan - Revision 2  
 Baton Rouge, Louisiana

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LANDSCAPE ORDINANCE	
Project No.	Scale
215616710	1" = 60'-0"
Drawing No.	Sheet
	Revision
	L-1.0

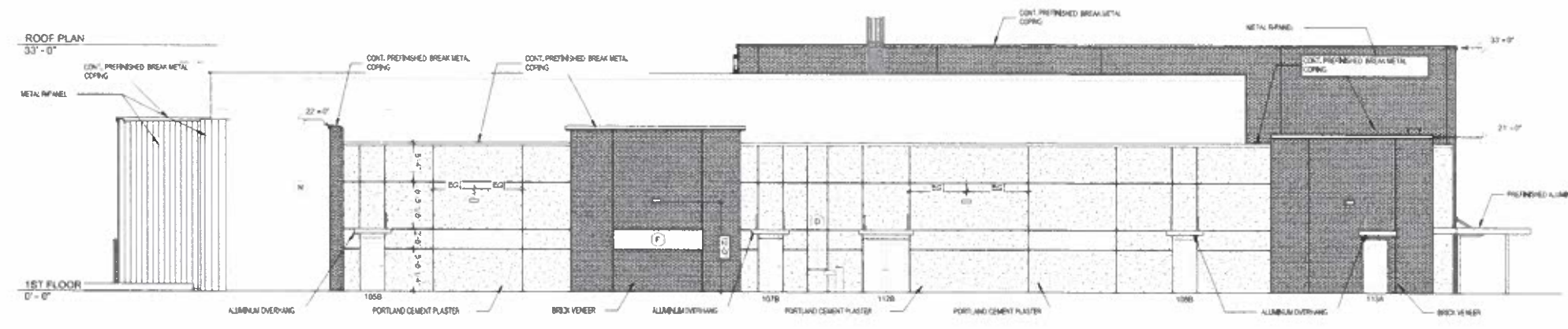




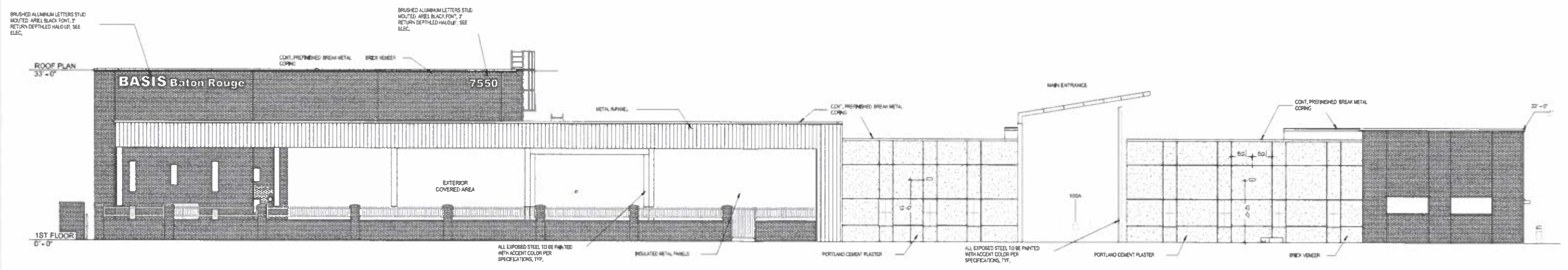
3 SITE PLAN  
1" = 100'-0"



4 MONUMENT SIGN  
NOT TO SCALE



2 SOUTH ELEVATION  
1" = 10'-0"



1 WEST ELEVATION  
1" = 10'-0"

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Final Development Plan  
Baton Rouge, Louisiana

Title	
Project No. 201802713	Scale
Drawing No. A1.0	Sheet Revision

Revision	By	App'd	TY.AM.LDD	Issued	By	App'd	TY.AM.LDD



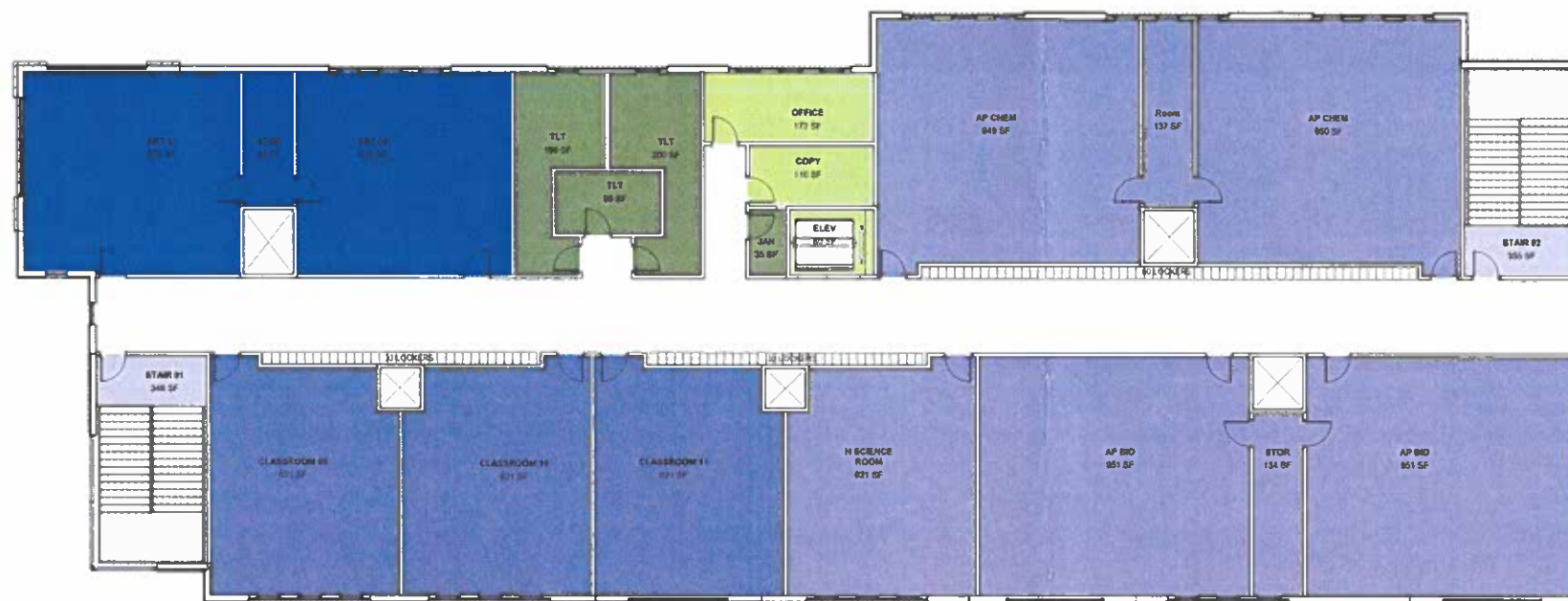








1 FIRST FLOOR SD PLAN  
1/8" = 1'-0"



2 SECOND FLOOR SD PLAN  
1/8" = 1'-0"

BUILDING AREA	
FIRST FLOOR	12,837 SF
SECOND FLOOR	12,291 SF
<b>TOTAL</b>	<b>25,128 SF</b>

LOCKER COUNT	
FIRST FLOOR LOCKERS	106
OPENINGS	206
SECOND FLOOR LOCKERS	126
OPENINGS	246
<b>TOTAL LOCKERS</b>	<b>232</b>
<b>OPENINGS</b>	<b>452</b>

Department Legend

- ADMINISTRATION
- AP/HONORS
- ART & MUSIC
- CIRCULATION
- STANDARD CLASSROOM
- SUPPORT

GRACE HEBERT CURTIS ARCHITECTS, APAC  
BASIS\_PHASE II | SD FLOOR PLANS | 05/18/21  
SD - 101

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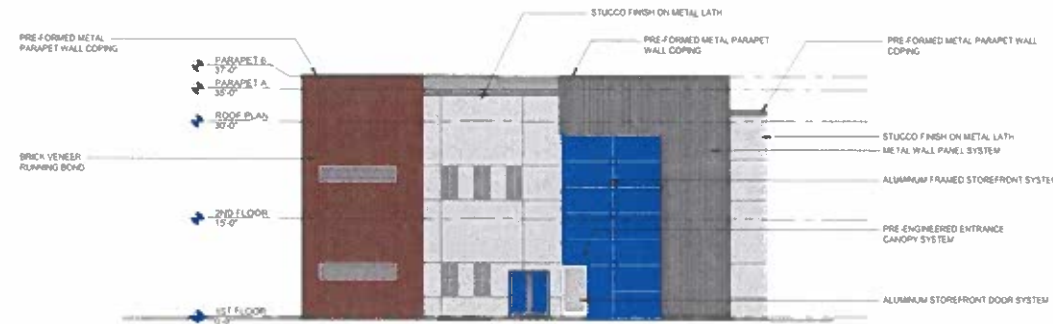
Title	
Project No. 215616710	Scale
Drawing No.	Sheet A1.2
Revision	

Revision	By	App'd	YY MM DD
2	AMR		2021.08.05
1	AMR		2021.08.05

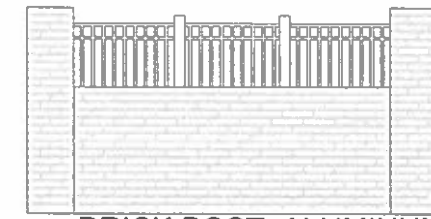
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PC APPLICATION	AMR		19.09.05

File Name	Dwn	Crtd	Dgn	YY MM DD
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EAST ELEVATION - SD



BRICK POST, ALUMINUM PICKET FENCE

1  
A1.3  
SCALE: N.T.S.



CHAIN LINK FENCE WITH BLACK SLATS

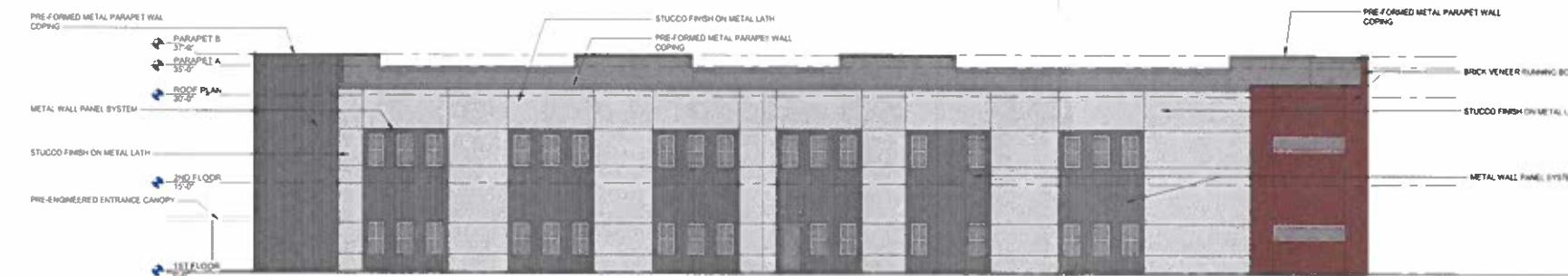
2  
A1.3  
SCALE: N.T.S.



WEST ELEVATION - SD



SOUTH ELEVATION - SD



NORTH ELEVATION - SD

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Baton Rouge, Louisiana

Title

Project No. 215616710 Scale

Drawing No. Sheet A1.3 Revision

Revision	By	App'd	YY.MM.DD
2	AMR		2021.08.05
1	AMR		2021.08.05

PC APPLICATION	AMP	19.09.05
Issued	By	ADDG YY.MM.DD

File Name	Dwn	Chk'd	Dgn.	YY.MM.DD