



FINAL DEVELOPMENT PLAN FOR WILLOW GROVE-NORTH, LLC THE GROVE PUD (PUD-5-07) PARCEL C - TOWNHOMES DEVELOPMENT

TRACTS WG-2C, WG-2F AND WG-2E-2,
LOCATED IN SECTIONS 55, 56 & 57 IN TOWNSHIP 8 SOUTH, RANGE 1 EAST AND
SECTIONS 58, 59 & 60 IN TOWNSHIP 7 SOUTH, RANGE 1 EAST,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA

APRIL 2020

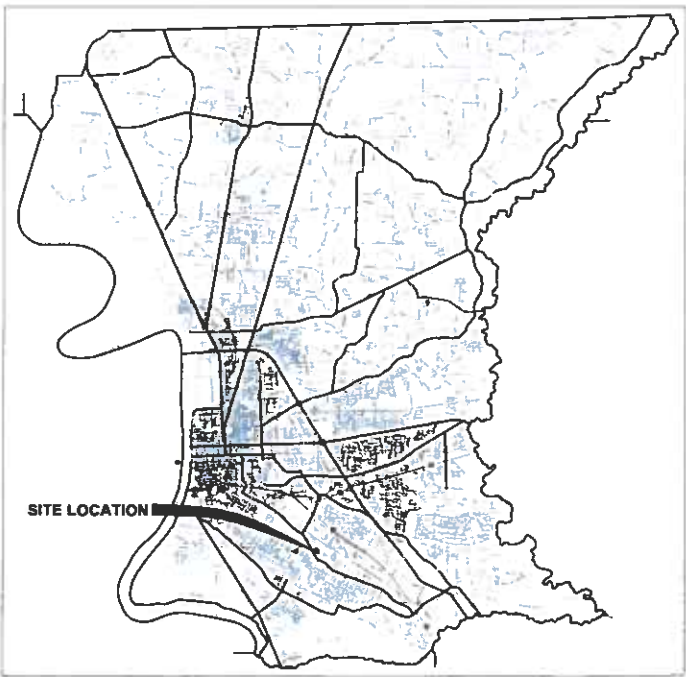
PROJECT NUMBER: 201805658

SHEET INDEX	
C1.0	COVER SHEET
C2.0	EXISTING SITE CONDITIONS MAP
C3.0	* COPY OF APPROVED CONCEPT PLAN
C4.0	OVERALL DEVELOPMENT PHASE PLAN
C5.0	FINAL DEVELOPMENT PLAN
C6.0	* COPY OF APPROVED CONCEPT CIRCULATION PLAN
C7.0	CIRCULATION PLAN
C8.0	UTILITY SERVICE PLAN
L1.0 & L1.1	LANDSCAPE PLAN
A1.0 & A1.1	BUILDING ELEVATIONS
P1.0	PRELIMINARY PLAT

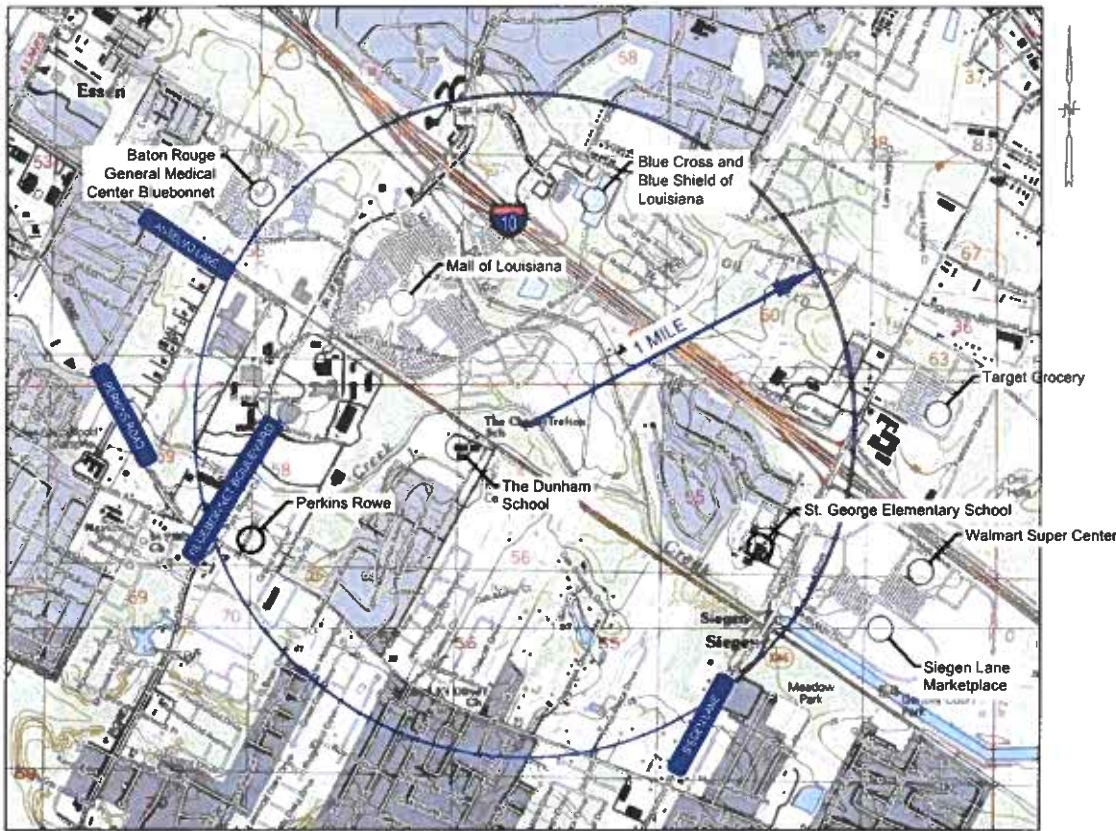
DESIGN TEAM	
OWNER / DEVELOPER	Willow Grove - North, LLC 8200 Village Plaza Court, Suite 2B Baton Rouge, Louisiana 70810 richard@willowgrovenorth.com T: 225.766.0510 F: 225.769.8257
ARCHITECT	Onsite Design 7824 Wrenwood Blvd., Suite A Baton Rouge, LA 70809 mike@onsitedesign.com T: 225.388.5282
CIVIL ENGINEER	Stantec Consulting 1200 Brickyard Lane, Suite 400 Baton Rouge, LA 70802 andrea.rodriguez@stantec.com T: 225.765.7400 F: 225.765.7244
LANDSCAPE ARCHITECT	Stantec Consulting 6900 Professional Parkway East Sarasota, FL 34240 christopher.sutton@stantec.com T: 941.907.6900

PLANNING SUMMARY	
EXISTING ZONING	PUD (P5-07)
FUTURE LAND USE	REGIONAL CENTER
CHARACTER AREA	URBAN / WALKABLE
ADJACENT ZONING	PUD, A1 & C2
ACREAGE	27.03 ACRES
DENSITY / INTENSITY	8.9 UNITS/ACRE
TOTAL BUILDING SQ. FT.	N/A
NUMBER OF BUILDINGS	241
PROPOSED USES	RESIDENTIAL
MAX BUILDING HEIGHT	13'
BUILDING # OF STORIES	2 FLOORS
PROPOSED USE	RESIDENTIAL
FIRE DISTRICT	ST. GEORGE FIRE DEPT.

UTILITY PROVIDERS	
WATER	BATON ROUGE WATER COMPANY 225-928-1000
SEWER	CITY OF BATON ROUGE 225-389-5623
GAS	ENTERGY 800-368-3749
ELECTRIC	ENTERGY LOUISIANA 800-368-3749
COMMUNICATIONS	AT&T 877-722-3722 COX COMMUNICATIONS 855-627-1562



EAST BATON ROUGE PARISH MAP
SCALE: 1"=20,000'



LOCATION MAP
SCALE: N.T.S.

THIS PLAN SET IS INTENDED FOR THE SOLE AND EXCLUSIVE
USE AS A FINAL DEVELOPMENT PLAN FOR CITY / PARISH
PLANNING AND /OR ZONING PURPOSES ONLY.

PC Set
MAY 26 2020
Planning Commission



The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Notes

CPPC LOT ID'S:
1640667512 (FORMER WG-2E-2)
1640667479 (FORMER WG-2F)
1640667476 (FORMER WG-2C)

- 1 THE INFORMATION AS SHOWN HEREON DOES NOT REFLECT OR DETERMINE OWNERSHIP
- 2 IT IS THE OPINION OF THE UNDERSIGNED THAT THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FLOOD ZONE "AE" AND "X" (PROTECTED BY LEVEE). RECORD INUNDATION = 24.0" (PER DPW). BASE FLOOD ELEVATION 24' FEET AND 25' FEET AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS OF EAST BATON ROUGE, LOUISIANA, COMMUNITY PANEL NUMBERS 22033C0265F. LAST REVISED JUNE 19, 2012.
- 3 NO TITLE SEARCH HAS BEEN PROVIDED TO STANTEC ENGINEERS, 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.
- 4 PER INFORMATION PROVIDED BY EAST BATON ROUGE PLANNING DEPARTMENT, THE FOLLOWING INFORMATION IS PROVIDED:
 - THE PARCEL OF LAND AS SHOWN HEREON IS ZONED PUD-5-07"
 - BUILDING SETBACK REQUIREMENTS: VARY PER PUD CRITERIA
5. THE INFORMATION PROVIDED 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 XLX, CHAPTER 29
6. CURRENTLY, THERE ARE NO APPARENT LAKES, MARSHES OR WETLANDS ON THE SUBJECT PROPERTY ON DECEMBER 20, 2007. USACE ISSUED PERMIT WMN-2007-2220-C1 TO AUTHORIZE WORK WITHIN WETLANDS IDENTIFIED IN JANUARY 31, 2007 JURISDICTIONAL DETERMINATION. THE WORK HAS BEEN COMPLETED AND WETLANDS MITIGATED AS PART OF THE PERMIT.
7. EXISTING VEGETATIVE COVER AND ENVIRONMENTAL FEATURES.
 - THE EXISTING SITE IS CURRENTLY A MIX OF UNDEVELOPED AND MIXED-USES OF HIGH-DENSITY RESIDENTIAL, ASSISTED LIVING AND COMMERCIAL SPACES WITH TWO MAJOR CREEKS MEANDERING THROUGH THE SITE.
 - THE AREAS BETWEEN THE RAILROAD AND DAWSON'S CREEK AS WELL AS THE AREA NORTH OF WARD'S CREEK TO INTERSTATE 10 IS UNDEVELOPED.
 - THE GROUND COVER OF THE UNDEVELOPED AREAS CONSIST OF CLEARED LAND WITH NATIVE GRASS COVER AND WITH A SMALL PORTION CONTAINING EXISTING LINE OAK GROVES OVER 36" IN CALIPER.
 - THE SITE FLOWS DIRECTLY INTO DAWSON'S AND WARD'S CREEK WHERE IT EMPTIES INTO THE AMTE RIVER, WHICH EVENTUALLY DRAINS INTO LAKE MAUREPAS.
8. CONTOUR LINES SHOWN DERIVED FROM LIDAR DATA.
9. UTILITIES SHOWN PER RECORD INFORMATION OR DESIGN.
10. EXISTING SOIL TYPES. ACCORDING TO THE "SOIL SURVEY FOR EAST BATON ROUGE PARISH, LOUISIANA", PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, IN COOPERATION WITH LOUISIANA AGRICULTURE EXPERIMENT STATION, ISSUED IN SEPTEMBER, 1968, SEVERAL DIFFERENT SOIL TYPES EXIST IN THE VICINITY OF KLEMPETER NORTH. THESE TYPES INCLUDE JEANERETTE (JE), MAD LAND (MA), WHODY SILTY CLAY LOAM (WJ), OLIVER SILT LOAM (OLB), AND ZACHARY SILT LOAM (ZA) (JE, OLB AND MN ARE DESCRIBED TO HAVE SLOW RUNOFF AND SLOW PERMEABILITY. MS IS DESCRIBED AS SOIL MATERIAL REMOVED IN THE CONSTRUCTION OF DRAINAGE CANALS AND DITCHES. ZA IS DESCRIBED AS POORLY DRAINAGE SOIL.

EXISTING ZONING:	PUD (P5-07)
FUTURE LAND USE	REGIONAL CENTER
CHARACTER AREA	URBAN/ WALKABLE
ADJACENT ZONING	PUD, A1 & C2
ACREAGE:	27.03 ACRES
DENSITY/ INTENSITY	8.9 UNITS/ACRE
TOTAL BUILDING SQ. FT.:	N/A
NUMBER OF BUILDINGS:	241
PROPOSED USES:	RESIDENTIAL
MAX BUILDING HEIGHT:	±30'
BUILDING # OF STORES:	2 FLOORS
PROPOSED USE:	RESIDENTIAL
FIRE DISTRICT:	ST. GEORGE FIRE DEPT

WATER:	BATON ROUGE WATER COMPANY 225-928-1000
SEWER	CITY OF BATON ROUGE 225-389-5623
GAS:	ENTERGY 800-368-3749
ELECTRIC:	ENTERGY LOUISIANA: 800-368-3749
COMMUNICATIONS:	AT&T 877-722-3722, COX COMMUNICATIONS 855-627-1562



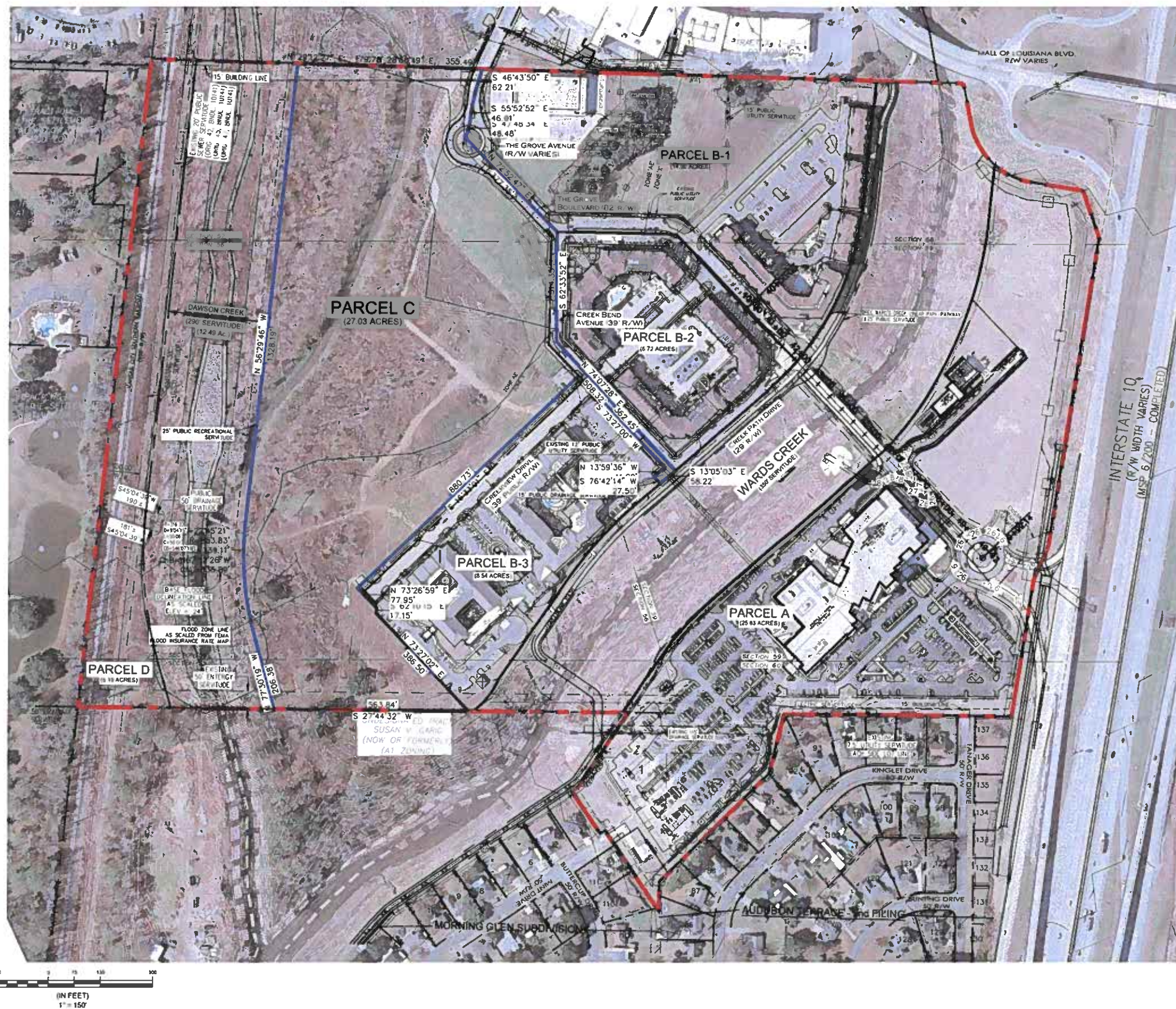
Client/Project
WILLOW GROVE-NORTH, LLC

FINAL DEVELOPMENT PLAN FOR THE GROVE
PUD PARCEL C - TOWNHOMES DEVELOPMENT
Baton Rouge, Louisiana

Title
EXISTING SITE CONDITIONS MAP

Project No. 512615658	Scale
Revision Sheet	Drawing No.

C2.0

[illegible]

ORG N.A. SHE APC 43

REVISION #4: February 17, 2020

CONCEPT PLAN APPROVED THE PLANNING COMMISSION ON JULY 23, 2007; METRO COUNCIL ON AUGUST 15, 2007; UPDATED APPROVAL BY THE PLANNING COMMISSION STAFF ON OCTOBER 9, 2015; REVISION 1 APPROVAL BY THE PLANNING COMMISSION ON JUNE 19, 2017; REVISION 2 APPROVAL BY THE PLANNING COMMISSION ON MARCH 2, 2018; REVISION 3 APPROVAL BY THE PLANNING COMMISSION ON JANUARY 29, 2019; REVISED TO:

- 1) MINOR CHANGE OF THE CONCEPT PLAN FOR:
- ADJUSTMENT OF OVERALL RESIDENTIAL UNITS FROM 850 TO 920 UNITS (8.2% INCREASE) WITH ADDITIONAL UNITS PERMISSIBLE IN PARCEL C
- CLARIFY HIGH DENSITY RESIDENTIAL RATES ARE DEFINED BY EACH PARCEL

PLANNING COMMISSION SUBMITTAL DATE: 02-17-20

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

Notes: CPPC LOT IDS

1640667474 (WG-2A)	1640667494 (WG-2B-1)
1640667476 (WG-2C)	1640667496 (WG-R)
1640667515 (WG-2D-A)	1640667501 (WG-2B-2-A)
1640667516 (WG-2D-B)	1640667502 (WG-2B-2-B)
1640667517 (WG-2D-C)	1640667510 (WG-2E-1)
1640667518 (WG-2D-D)	1640667511 (ROW-1)
1640667519 (WG-2D-E)	1640667512 (WG-2E-2)
1640667479 (WG-2F)	1640750268 (1)

Revision	Minor Revision	Major Revision	Major Site Change	PC Staff Review Submittal	Issued	File Name	Drawn	Checked	Design	Printed
1	MINOR REVISION	AVR		2007.17						
2	MINOR REVISION	AVR		18.03.02						
3	MAJOR SITE CHANGE	AVR		17.06.19						
4	MAJOR SITE CHANGE	AVR		17.06.19						
5	MAJOR SITE CHANGE	AVR		17.06.19						
6	MAJOR SITE CHANGE	AVR		17.06.19						
7	MAJOR SITE CHANGE	AVR		17.06.19						
8	MAJOR SITE CHANGE	AVR		17.06.19						
9	MAJOR SITE CHANGE	AVR		17.06.19						
10	MAJOR SITE CHANGE	AVR		17.06.19						

Permit-Seal

STATE OF LOUISIANA
ANDRE' M. RODRIGUE
REG. NO. 29636
REGISTERED PROFESSIONAL ENGINEER
IN
LA

NOT FOR CONSTRUCTION
DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING, REGISTRATION, CONVEYANCE, SALES. THIS SUBMITTAL IS FOR CITY-PARISH PLANNING COMMISSION APPROVAL ONLY.
ANDRE' M. RODRIGUE, P.E. 29636
STANTEC CONSULTING SERVICES, INC.

Client/Project
WILLOW GROVE - NORTH, LLC

CONCEPT PLAN
THE GROVE PUD-5-07
Baton Rouge, Louisiana

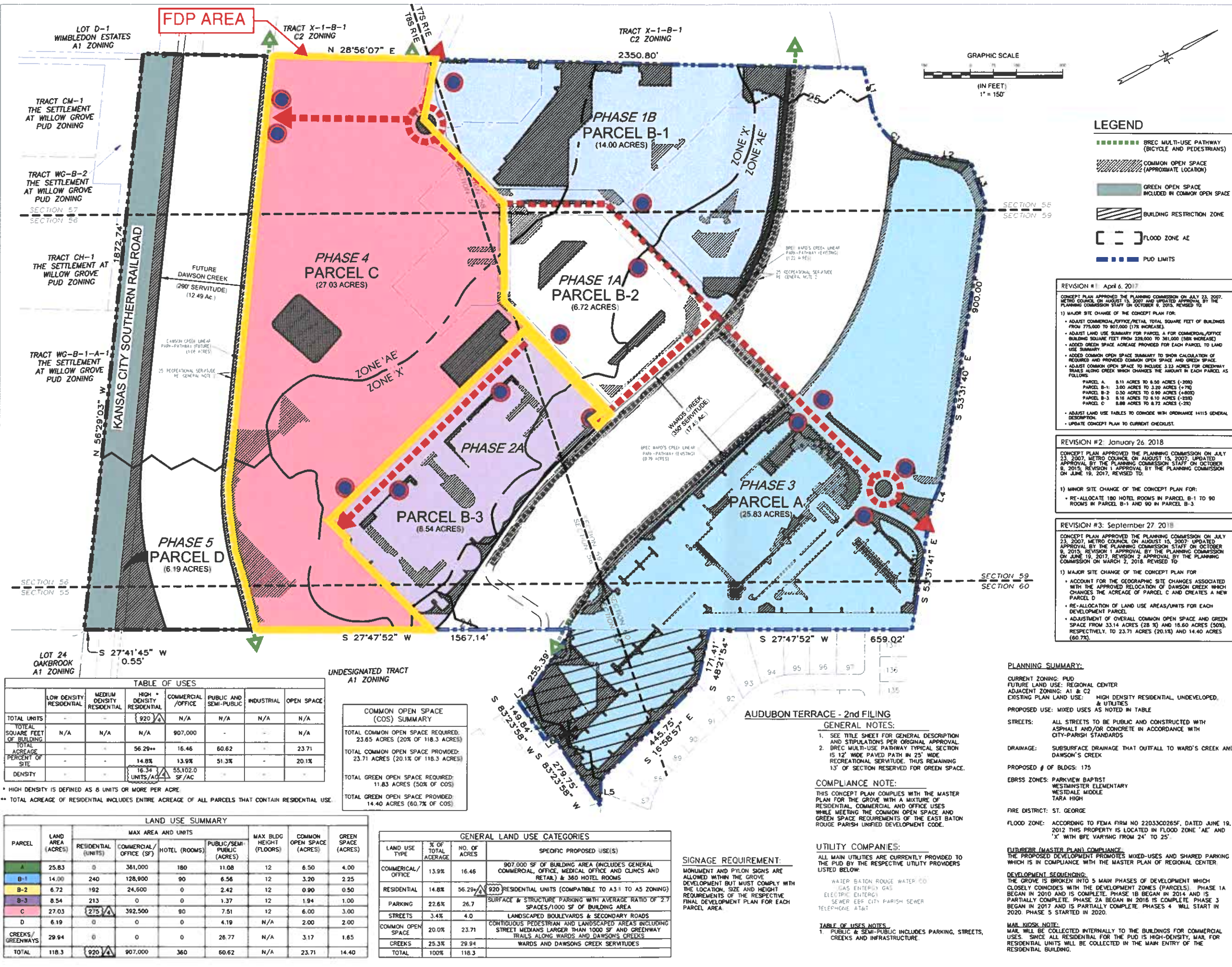
Title
**CONCEPT PLAN
PREVIOUS APPROVED
CONCEPT PLAN**

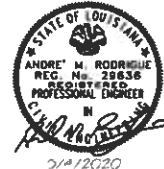
Project No.
2156

Scale
1"=150'

Drawing No.
Sheet

Revision





LAND USE SUMMARY								
PARCEL		LAND AREA (ACRES)	MAX AREA AND UNITS				MAX BLDG HEIGHT (FLOORS)	COMMON OPEN SPACE (ACRES)
			RESIDENTIAL (UNITS)	COMMERCIAL/OFFICE (SF)	HOTEL (ROOMS)	PUBLIC/SEMI-PUBLIC (ACRES)		
A	APPROVED	25.83	0	361,000	150	11.08	12	6.50
	REMAINING		0	150,412	180	6.0		1.90
B-1	APPROVED	14.00	240	128,900	90	6.58	12	3.20
	REMAINING		101	92,500	90	3.0		3.20
B-2	APPROVED	6.72	192	24,600	0	2.42	12	0.90
	REMAINING		0	0	0	0		0
B-3	APPROVED	8.54	213	0	0	1.37	12	1.94
	REMAINING		0	0	0	0		0
C	APPROVED	27.03	275	392,500	90	7.51	12	6.00
	PROPOSED		246	0	0	6.58		3.30
D	APPROVED	6.19	0	0	0	4.18	N/A	2.00
	REMAINING		0	0	0	0		0
CRECKS/GREENWAYS	APPROVED	29.94	0	0	0	26.77	N/A	3.17
	REMAINING		0	0	0	0		0
TOTAL		118.3	891	514,500	270	60.97	N/A	21.01

Copyright Reserve

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Stantec in writing. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultant

Notes

CPPC LOT ID'S:
1640667512 (FORMER WG-2E-2)
1640667479 (FORMER WG-2F)
1640667476 (FORMER WG-2C)

STATEMENT OF OBJECTIVES:

THIS SUBMITTAL FOR THE GROVE PARCEL C CONSISTS OF A TOTAL OF 27.03 ACRES. A TOTAL OF 15.39 ACRES ARE DEVOTED TO 241 RESIDENTIAL DEVELOPMENT CONSISTING OF TOWNHOMES. THIS FDP WILL CONSIST OF 241 RESIDENTIAL LOTS BRINGING THE RESIDENTIAL DENSITY TO 8.9 UNITS/ACRES.

THERE IS A TOTAL OF 3.75 ACRES OF COMMON OPEN SPACE WITHIN THE LIMITS OF THE FDP, WHICH ACCOUNTS FOR 13.87% OF TOTAL PARCEL C. THE GREEN SPACE WITHIN THE FDP AREA IS A TOTAL OF 3.43, WHICH ACCOUNTS FOR 12.69% OF TOTAL PARCEL C. THE TOTAL NUMBER OF DWELLING UNITS PROPOSED WITH PARCEL C IS 241, PRODUCING AN OVERALL DENSITY OF 8.9 PER ACRE. RESIDENTIAL AREA IS 15.39 ACRES, ACCOUNT FOR 56.94% OF PARCEL C.

PROPOSED DEVELOPMENT WILL BEGIN CONSTRUCTION IN LATE 2020 AND TO BE FINISHED BY LATE 2021.

DRAINAGE COLLECTION TO BE DISCHARGED INTO DAWSON CREEK.

THE RESIDENTIAL USE, MAINTENANCE, AND CONTINUED PROTECTION OF THE COMMON AREA AND COMMUNITY SERVING FACILITIES WILL BE MONITORED BY THE CREATION OF A HOMEOWNERS ASSOCIATION.

SIGNAGE - TO COMPLY WITH UDC CHAPTER 16
REFUSE AREAS - INDIVIDUAL CURB-SIDE GARBAGE PICKUP
MAIL - MAIL KIOSKS LOCATED NEAR ENTRANCES
SIDEWALKS - 5' WIDE & 4" THICK PPC

NOTES:

1. THE PROPOSED STREETS AND RIGHTS OF WAY SHOWN HEREON ARE TO BE PRIVATE. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.
2. THE LAKES OR PONDS SHOWN HEREON, AS REQUIRED BY THE EBRP DPW, WERE DESIGNED FOR THE PURPOSE OF STORMWATER DETENTION. NO PART OF ANY LAKE OR POND SHALL BE FILLED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH IT WAS INTENDED. THE MAINTENANCE OF THE SHORELINE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FOR THIS SUBDIVISION. EBRP DPW SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE LAKES OR PONDS WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED OR MAINTAINED.
3. THOSE AREAS DESIGNATED HEREON AS "COMMON AREAS" ARE TO BE DEDICATED TO THE HOMEOWNERS AND OCCUPANTS OF THE GROVE PLANNED UNIT DEVELOPMENT (P.U.D.) FOR RECREATION, SERVITUDE AND OTHER RELATED ACTIVITIES. THE "COMMON AREAS" ARE NOT BE DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF THE GROVE P.U.D. AND MAINTENANCE OF THE COMMON AREAS SHALL BE BY THE GROVE HOMEOWNERS ASSOCIATION. EBRP DPW IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY "COMMON AREA".

BUILDING SETBACKS

	FRONT-LOADED LOTS	ALLEY-LOADED LOTS
FRONT (UTILITY SIDE)	5.0'	5.0'
FRONT (SEWER SIDE)	7.0'	7.0'
REAR	9.0'	1.5'
SIDES	5.0'	5.0'

LEGEND

RESIDENTIAL AREA	
PUBLIC/SEMPUBLIC AREA	
OPEN SPACE	
GREEN SPACE	

PLANNING SUMMARY

EXISTING ZONING	PUD (P5-07)
FUTURE LAND USE	REGIONAL CENTER
CHARACTER AREA	URBAN WALKABLE
ADJACENT ZONING	PUD, A1 & C2
ACREAGE	27.03 ACRES
DENSITY/INTENSITY	8.9 UNITS/ACRE
TOTAL BUILDING SQ. FT.	N/A
NUMBER OF BUILDINGS	241
PROPOSED USES	RESIDENTIAL
MAX BUILDING HEIGHT	±30'
BUILDING # OF STORIES	2 FLOORS
PROPOSED USE	RESIDENTIAL
FIRE DISTRICT	ST. GEORGE FIRE DEPT.

UTILITY PROVIDERS

WATER:	BATON ROUGE WATER COMPANY: 225-928-1000
SEWER:	CITY OF BATON ROUGE: 225-389-5623
GAS:	ENTERGY: 800-368-3749
ELECTRIC:	ENTERGY LOUISIANA: 800-368-3749
COMMUNICATIONS:	AT&T: 877-722-3722, COX COMMUNICATIONS: 855-627-1562

LAND USE SUMMARY

	LAND AREA (ACRES)	RESIDENTIAL DENSITY (UNITS/ACRE)	RESIDENTIAL AREA (ACRES)	COMMON OPEN SPACE (ACRES)	GREEN SPACE (ACRES)
PARCEL C	27.03	241	15.39	3.75	3.43
PERCENT OF SITE			56.94%	13.87%	12.69%



Client/Project Logo

Client/Project
WILLOW GROVE-NORTH, LLC

FINAL DEVELOPMENT PLAN FOR THE GROVE
PUD PARCEL C - TOWNHOMES DEVELOPMENT

Baton Rouge, Louisiana

Title
FINAL DEVELOPMENT PLAN

Project No.
512615658

Revision Sheet

Scale

Drawing No.

C5.0

CONCEPT PLAN APPROVED THE PLANNING COMMISSION ON JULY 23, 2007; METRO COUNCIL ON AUGUST 15, 2007; UPDATED APPROVAL BY THE PLANNING COMMISSION STAFF ON OCTOBER 9, 2015; REVISION 1 APPROVAL BY THE PLANNING COMMISSION ON JUNE 18, 2017; REVISION 2 APPROVAL BY THE PLANNING COMMISSION ON MARCH 2, 2018; REVISION 3 APPROVAL BY THE PLANNING COMMISSION ON JANUARY 28, 2019; REVISED TO: 1) MINOR CHANGE OF THE CONCEPT PLAN FOR: • ADJUSTMENT OF OVERALL RESIDENTIAL UNITS FROM 850 TO 920 UNITS (8.2% INCREASE) WITH ADDITIONAL UNITS PERMISSIBLE IN PARCEL C. • CLARIFY HIGH DENSITY RESIDENTIAL RATES ARE DEFINED BY EACH PARCEL.

PLANNING COMMISSION SUBMITTAL DATE: 02-17-20

THESE DRAWINGS ARE CONCEPTUAL AND NOT INTENDED FOR BIDDING OR CONSTRUCTION

Notes	CPPC LOT IDS:
1640667474 (WG-2A)	1640667494 (WG-2B-1)
1640667476 (WG-2C)	1640667496 (WG-R)
1640667515 (WG-2D-A)	1640667501 (WG-2B-2-A)
1640667516 (WG-2D-B)	1640667502 (WG-2B-2-B)
1640667517 (WG-2D-C)	1640667510 (WG-2E-1)
1640667518 (WG-2D-D)	1640667511 (ROW-1)
1640667519 (WG-2D-E)	1640667512 (WG-2E-2)
1640667479 (WG-2F)	1640750268 (1)

Revision	By	Appd	Yr	MM	DD
3	MAJOR REVISION	AWR		02	17
2	MAJOR REVISION	AWR	FWD	10	02
1	MAJOR SITE CHANGE	AWR	FWD	10	19

PC STAFF REVIEW SUBMITTAL	AWR	AWR	10	09	27
Issued	By	Appd	Yr	MM	DD

Fe Name: _____ Dwn: _____ Crea: _____ Dign: _____ Yr: MM: DD

Permit/Seal



NOT FOR CONSTRUCTION
DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES. THIS SUBMITTAL IS FOR CITY-PARISH PLANNING COMMISSION APPROVAL ONLY.
ANDRE M. RODRIGUE, P.E. 29636
STANTEC CONSULTING SERVICES, INC.

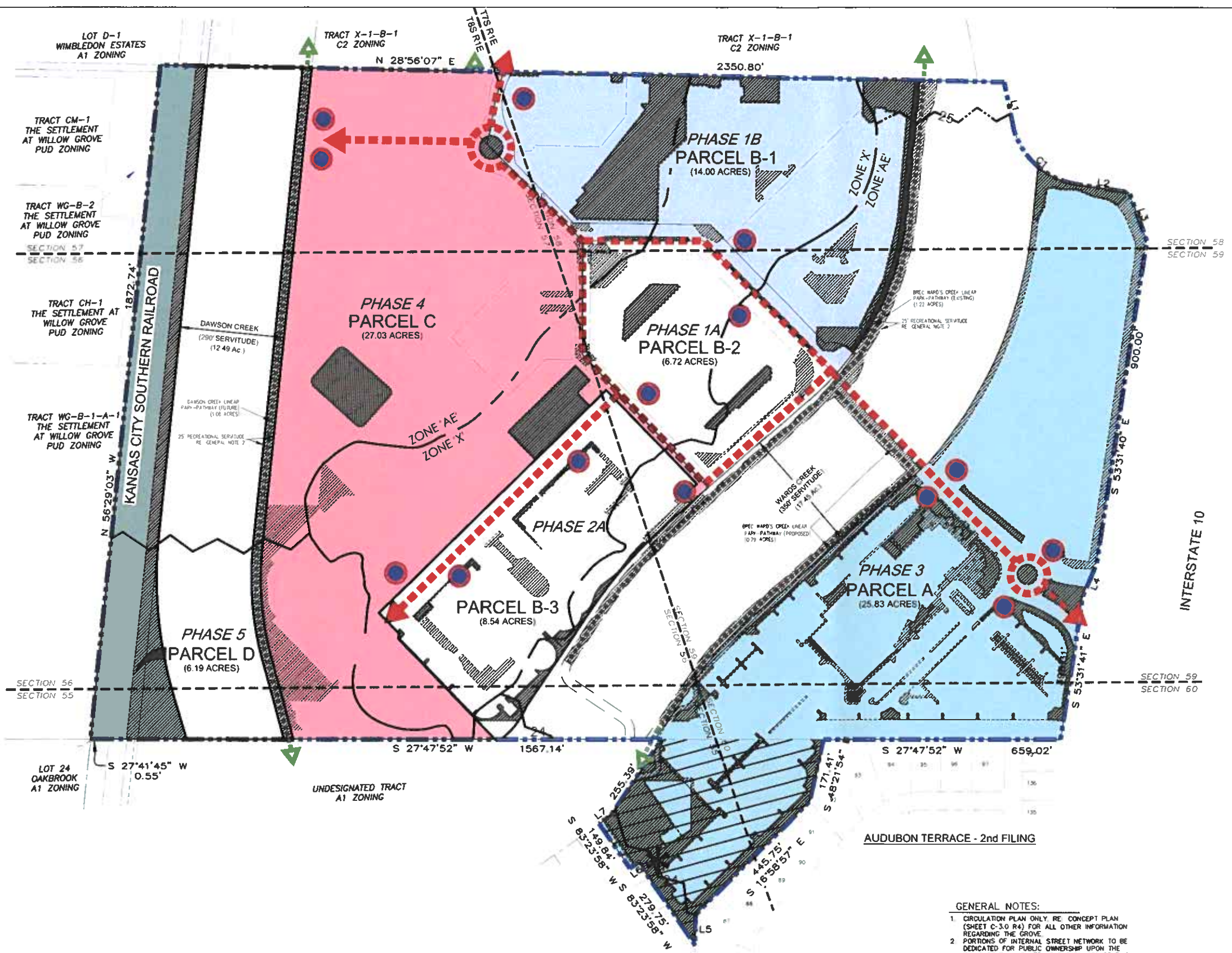
Client/Project
WILLOW GROVE - NORTH, LLC

CONCEPT PLAN
THE GROVE PUD-5-07
Baton Rouge, Louisiana

Title
CIRCULATION PLAN
PREVIOUS APPROVED
CONCEPT PLAN

Project No. 2156 Scale 1"=150'

Drawing No. _____ Sheet _____ Revision _____



- GENERAL NOTES:**
1. CIRCULATION PLAN ONLY. RE. CONCEPT PLAN (SHEET C-3.0 R4) FOR ALL OTHER INFORMATION REGARDING THE GROVE.
 2. PORTIONS OF INTERNAL STREET NETWORK TO BE DEDICATED FOR PUBLIC OWNERSHIP UPON THE FILING OF FINAL PLATS AS THE PHASES OF THIS DEVELOPMENT PROGRESS.
 3. PEDESTRIAN WAYS CONSTRUCTED WITHIN THE LIMITS OF WARO'S CREEK AND DAWSON CREEK TO BE PUBLICLY OWNED. THE REMAINING PEDESTRIAN WAYS CONSTRUCTED WITHIN THE LIMITS OF PRIVATELY OWNED PROPERTY ARE TO REMAIN PRIVATE.

\\sls\m\projects\1640667474\1640667474.dwg 2/17/20 1:47 PM by 2256

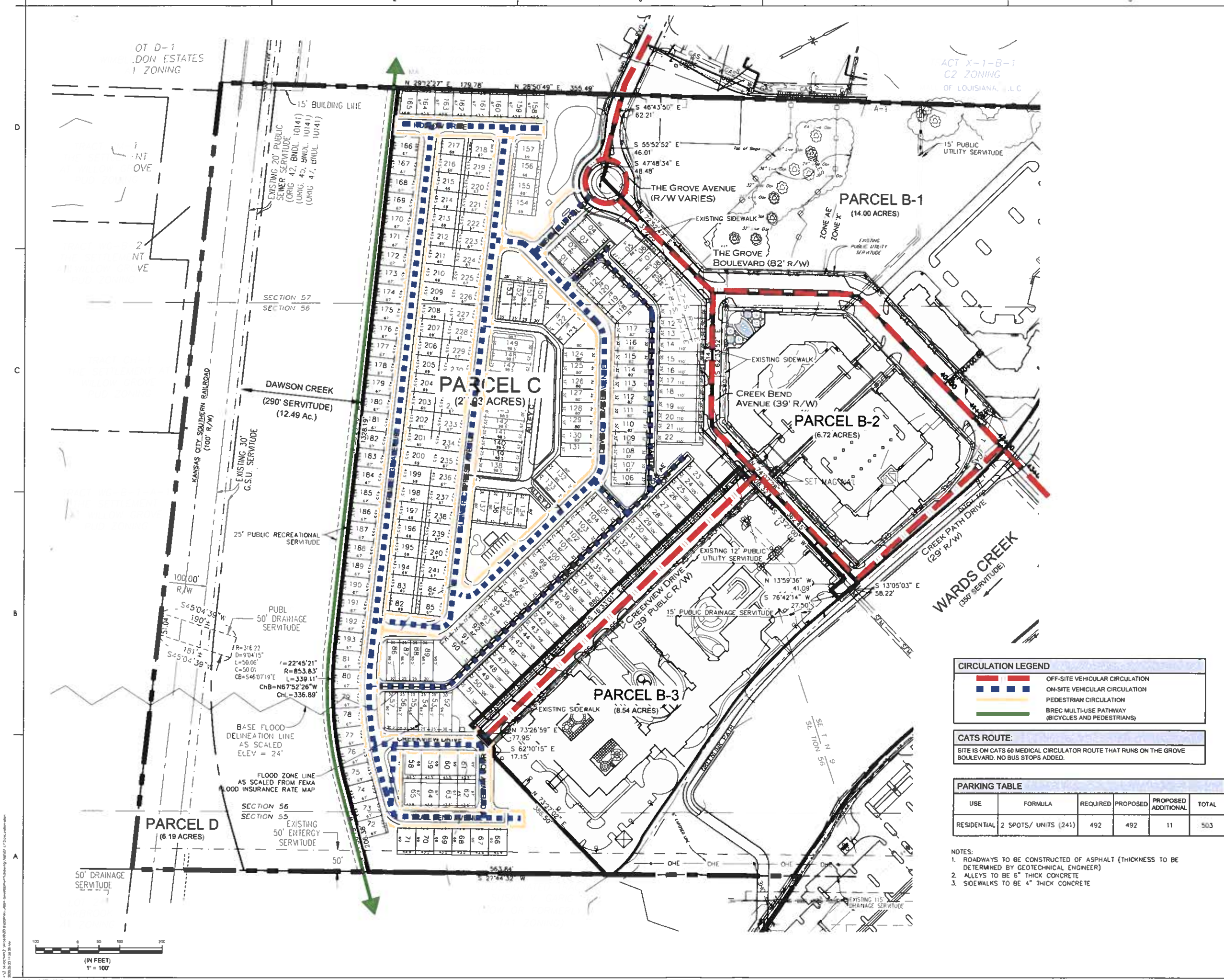


The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Spantec within 48 days.

The Copyrights to all designs and drawings are the property of Spantec. Redistribution or use for any purpose other than that authorized by Spantec is forbidden.

CPPC LOT ID'S:
1640667512 (FORMER WG-2E-2)
1640667479 (FORMER WG-2F)
1640667476 (FORMER WG-2C)

C7.0



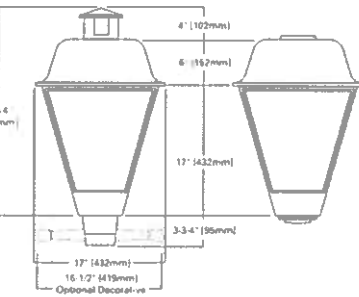
- NOTES:
1. UTILITY PLACEMENT SHOWN IS CONCEPTUAL PRIOR TO DESIGN AND CONSTRUCTION PLAN DEVELOPMENT.
 2. INDIVIDUAL UTILITY COMPANIES WILL DETERMINE FINAL LOCATION OF UTILITIES WITH ADEQUATE UTILITY SERVITUDES TO BE DEDICATED FOR PROPER PURPOSES.
 3. FOR PROPOSED UTILITY SPACE ALLOCATION SEE TYPICAL SECTIONS LOCATED ON PRELIMINARY PLAT SHEETS.

UTILITY PROVIDERS

WATER:	BATON ROUGE WATER COMPANY 225-928-1000
SEWER:	CITY OF BATON ROUGE 225-388-5623
GAS:	ENERGY 800-368-3749
ELECTRIC:	ENERGY LOUISIANA 800-368-3749
COMMUNICATIONS:	AT&T 877-722-3722, COX COMMUNICATIONS 855-627-1562

UTILITY LEGEND

	SEWER LINE
	WATER LINE
	DRAINAGE LINE
	STREET LIGHT
	FIRE HYDRANT



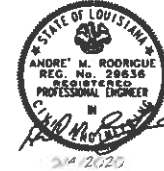
STREETWORKS UTR TRADITIONAIRE
STREET LIGHT

Revision _____ By _____ Appd _____ YYYY MM DD

Issued _____ By _____ Appd _____ YYYY MM DD

File Name: C:\B\UTILITY SERVICE PLAN _____ Date _____ Drawn _____ Check _____ YYYY MM DD

Permit/Seal



Client/Project Logo

Client/Project
WILLOW GROVE NORTH, LLC

**FINAL DEVELOPMENT PLAN FOR THE GROVE
PUD PARCEL C - TOWNHOMES DEVELOPMENT**

Baton Rouge, Louisiana

Title
UTILITY SERVICE PLAN

Project No.

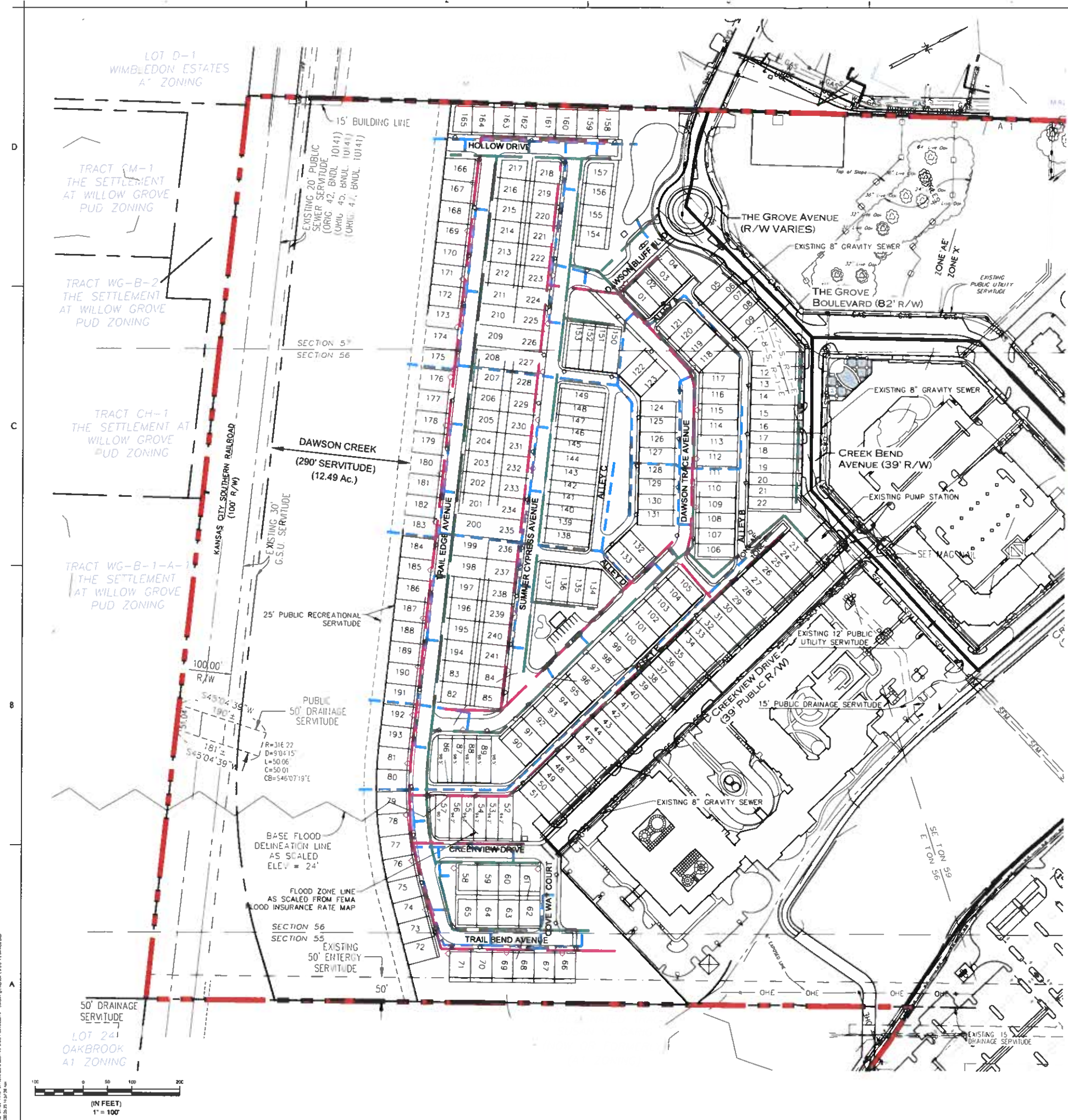
512615658

Revision Sheet

Scale

Drawing No.

C8.0





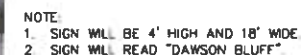
Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Spantec without delay. The Copyright to all designs and drawings are the property of Spantec. Reproduction or use for any purpose other than that authorized by Spantec is forbidden.

Consultant

Notes

CPPC LOT ID'S:
1640667512 (FORMER WG-2E-2)
1640667479 (FORMER WG-2F)
1640667476 (FORMER WG-2C)



SUBDIVISION SIGN

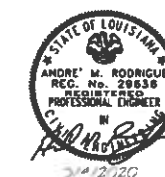


Revision	By	Appd	YYYY MM DD
----------	----	------	------------

Issued	By	Appd	YYYY MM DD
--------	----	------	------------

File name: 10 A-D BUILDING.ELV				8/28/99 10:30
	Draw	Design	Check	YYYY-MM-DD

Permit/Seal



Client/Project Logo

Client/Project
WILLOW GROVE-NORTH, LLC

FINAL DEVELOPMENT PLAN FOR THE GROVE
PUD PARCEL C - TOWNHOMES DEVELOPMENT

Baton Rouge, Louisiana

Building Elevations

Project No.	Score
-------------	-------

512615658

A1.0

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing.
Any errors or omissions shall be reported to Stantec in a timely manner.
The Copyright to all designs and drawings are the property of Stantec. Reproduction or
use for any purpose other than that authorized by Stantec is forbidden.

Consultant

Notes

CPPC LOT ID'S
1640667512 (FORMER WG-2E-2)
1640667479 (FORMER WG-2F)
1640667476 (FORMER WG-2C)

Revision By Appd YYYY-MM-DD

Issued By Appd YYYY-MM-DD

Fig Name: A1 BUILDING ELEV. Date: 08/11/21
Drawn: Dign: Check: YYYY-MM-DD

Permit/Seal



Client/Project Logo

Client/Project
WILLOW GROVE-NORTH, LLC

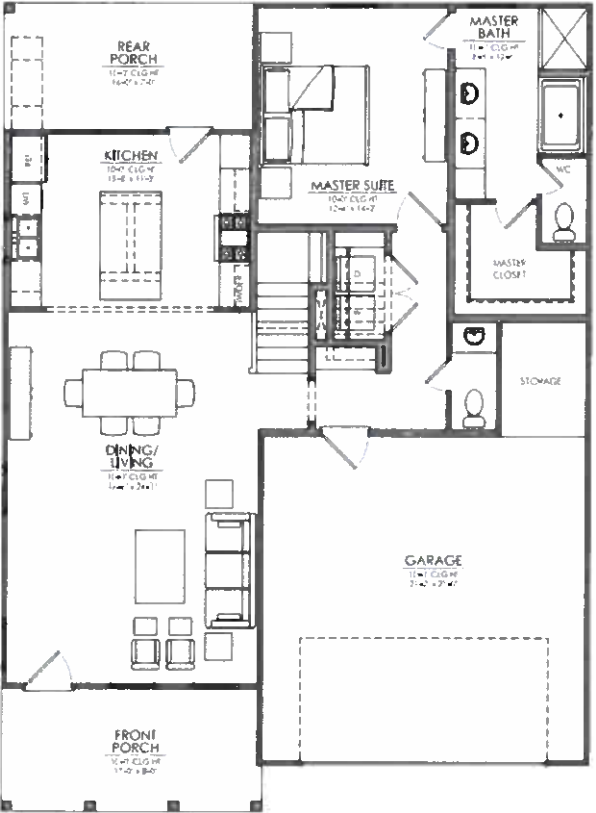
FINAL DEVELOPMENT PLAN FOR THE GROVE
PUD PARCEL C - TOWNHOMES DEVELOPMENT
Baton Rouge, Louisiana

Title
BUILDING ELEVATIONS

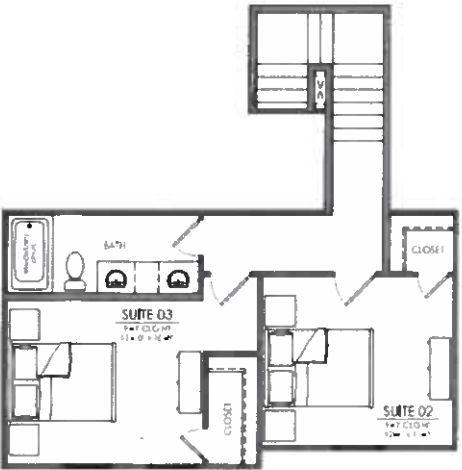
Project No. 512615658 Scale

Revision Sheet Drawing No.

A1.1



FIRST FLOOR
1183 SF



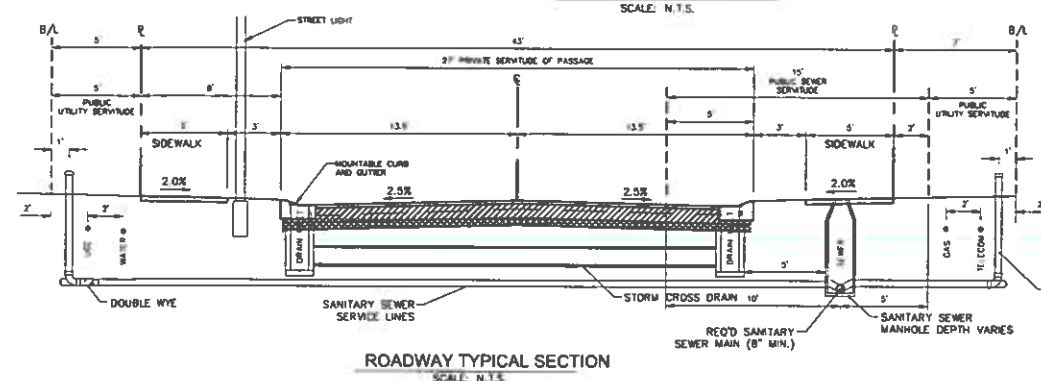
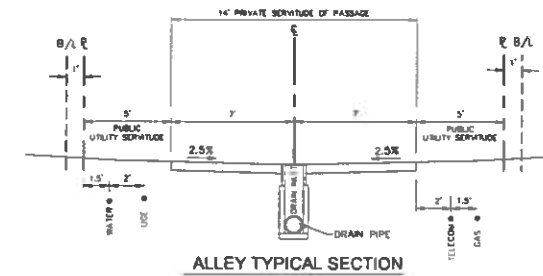
SECOND FLOOR
503 SF



NOTES:

1. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE 'AE' AND FLOOD ZONE 'X'.
BASE FLOOD ELEVATION = 24 FEET AND 25'. RECORD INUNDATION ELEVATION = 24 FEET.
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF EAST BATON
ROUGE PARISH, LOUISIANA (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER
22033C0265F, LAST REVISED JUNE 19, 2012.
2. ZONING: PUD (5-07)
BUILDING SETBACK REQUIREMENTS: VARY PER PUD CRITERIA
- EXISTING LAND USE: PUD
FUTURE LAND USE: RESIDENTIAL
CHARACTER AREA: URBAN/ WALKABLE
- ZONING INFORMATION WAS OBTAINED FROM <http://gis.brgov.com/maps>. ZONING IS SUBJECT
TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR
BEFORE ANY IMPROVEMENTS TO PROPERTY ARE CONTEMPLATED.
3. NO ATTEMPT HAS BEEN MADE BY STANTEC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP,
DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY OTHER
THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
4. FILL NOTE:
THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER
OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND
CITY PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE
PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL
APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE
ADDRESSED.
5. STORM WATER MANAGEMENT NOTE:
AS A PART OF CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY
WITH THE STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION
15.13 OF THE UNIFIED DEVELOPMENT CODE LAST REVISION.
6. THE STREETS AND RIGHTS-OF-WAY SHOWN HEREON WITHIN PARCEL C, IF NOT PREVIOUSLY
DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE GROVE RESIDENTS
FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC
FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR
THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR ANY OTHER PLANTS MAY BE
PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED
OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR
UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF
WAY IS GRANTED.
7. THE CITY OF BATON ROUGE/ EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR THE
MAINTENANCE AND/OR UPKEEP OF PRIVATE STREETS. THE MAINTENANCE AND UPKEEP OF ALL
PRIVATE STREETS ARE THE RESPONSIBILITY OF THE RESIDENTS/ OWNERS OF THE GROVE
TOWNHOMES.
8. SEWAGE:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN
APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND
DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.
9. UTILITY COMPANY INFORMATION:
ELECTRIC: ENTERGY LOUISIANA
GAS: ENTERGY
WATER: BATON ROUGE WATER COMPANY
SEWER: CITY OF BATON ROUGE
COMMUNICATIONS: AT&T AND COX COMMUNICATIONS
ALL UTILITIES ARE SHOWN UNDERGROUND
10. SCHOOL DISTRICTS:
EBC-8
ELEMENTARY: WESTMINSTER
MIDDLE: WOODLAWN MIDDLE
HIGH: WOODLAWN
11. FIRE DISTRICT:
ST. GEORGE FIRE DEPARTMENT

**PRELIMINARY PLAT
FOR PARCEL C
FORMERLY TRACTS WG-2C, WG-2F AND WG-2E-2
LYING IN SECTIONS 55, 56 & 57 IN T8S, R1E AND
SECTIONS 58, 59 & 60 IN S7S, R1E,
GREENSBURG LAND DISTRICT,
CITY OF BATON ROUGE,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
WILLOW GROVE-NORTH, LLC**



Revision _____ By _____ Appd _____ YYYY MM DD

Issued _____ By _____ Appd _____ YYYY MM DD

File Name: P1.D PRELIM PLAT _____ Date _____ Drawn _____ Check _____ YYYY MM DD

Permit/Seal _____



Client/Project Logo

Client/Project
WILLOW GROVE-NORTH, LLC

FINAL DEVELOPMENT PLAN FOR THE GROVE
PUD PARCEL C - TOWNHOMES DEVELOPMENT
Baton Rouge, Louisiana

Title
PRELIMINARY PLAT

Project No.
512615658

Revision Sheet

Scale

Drawing No.

P1.0

