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C-3.1	CIRCULATION PLAN
C-4.1	CHARACTER SKETCHES - ELEVATIONS

DESIGN TEAM	
OWNER/DEVELOPER:	Willow Grove - North, LLC 8200 Village Plaza Court, Suite 2B Baton Rouge, Louisiana 70810 r.fichard@carmoucheconstruction.com t: 225.765.0510 f: 225.765.6257
CIVIL ENGINEER:	Stantec Consulting 500 Main Street Baton Rouge, Louisiana 70801-1908 andre.rodrigue@stantec.com t: 225.765.7400 f: 225.765.7244

SANITARY SEWER NOTE:
SANITARY SEWER COLLECTION LINES FOR KLEINPETER NORTH WILL BE DESIGNED AND LAID OUT TO PROVIDE FOR COLLECTION AND REMOVAL OF SEWERAGE FLOW FROM ALL APPLICABLE AREAS WITHIN THE DEVELOPMENT. THE DESIGN OF SAME WILL BE IN ACCORDANCE WITH THE CITY-PARISH REQUIREMENTS INCLUDING SIZE, SLOPE, MANHOLE SPACING, ETC. CONSTRUCTION OF SANITARY SEWERAGE FACILITIES WILL BE IN ACCORDANCE WITH THE LATEST CITY-PARISH STANDARD PLANS AND SPECIFICATIONS.
SEWERAGE FLOW WILL BE COLLECTED ON-SITE AND CONVEYED TO A PUMPING STATION LOCATED NEAR WARD CREEK. THE PROPOSED PUMP STATION WILL DISCHARGE INTO A NEW FORCE MAIN ALONG WARDS CREEK TO TO SEIGEN LANE. ALL FACILITIES ARE OWNED AND MAINTAINED BY THE CITY-PARISH. SEWERAGE FLOWS ARE ULTIMATELY CONVEYED TO THE EXISTING SOUTH WASTE WATER TREATMENT PLANT LOCATED ON GARDERE LANE NEAR NICHOLSON.

STORM DRAINAGE NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 220058-0265E, DATED MAY 2, 2008, THIS PROPERTY IS LOCATED IN FLOOD ZONE 'AE' AND 'X'. B.F.E. = 24 TO 25 FEET.
ALL INTERIOR DRAINAGE FOR THE GROVE SHALL BE SUBSURFACE. THE DESIGN OF SAME WILL BE IN ACCORDANCE WITH THE CITY-PARISH REQUIREMENTS, INCLUDING RAINFALL FREQUENCY DESIGN AND PROCEDURAL COMPUTATIONS OF SUBSURFACE DRAINAGE FACILITIES ASHALL BE IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS AND PLANS.
THE AREA INCLUDED IN THE GROVE DRAINS TO BOT DAWSON CREEK AND WARD CREEK. THE SITE RECEIVES APPROXIMATELY 1,200 CFS RUNOFF FROM THE DRAINAGE SYSTEM OF INTERSTATE 10 WHICH WILL ULTIMATELY BE REDIRECTED TO WARD CREEK THROUGH AN ALTERNATE ROUTE. THE PROPOSED CREEK CROSSINGS WILL CONSIST OF LARGE BRIDGE STRUCTURES. MITIGATION MATERIAL REQUIRED ONSITE WILL BE OBTAINED FROM EXCAVATION OF WARD AND DAWSON CREEKS.

OVERALL, DEVELOPMENT OF THE GROVE SHOULD NOT ADVERSELY AFFECT THE DRAINAGE PATTERNS AND CAPABILITIES OF THE CITY-PARISH SYSTEM, EITHER LOCALLY OR PARISH WIDE. ALL FINAL PLANS FOR CONSTRUCTION WILL BE REVIEWED AND APPROVED BY THE CITY-PARISH DEPARTMENT OF DEVELOPMENT TO INSURE THEIR PROPER INTEGRATION INTO THE PARISH SYSTEM.

PLANNING COMMISSION SUBMITTAL DATE: 09-27-18
THESE DRAWINGS ARE CONCEPTUAL AND NOT INTENDED FOR BIDDING OR CONSTRUCTION.
REVISION #3: September 27, 2018
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. REVISED TO:
1) MAJOR SITE CHANGE (per UDC 8.216 H.5.c) OF THE CONCEPT PLAN FOR:
• ACCOUNT FOR THE GEOGRAPHIC SITE CHANGES ASSOCIATED WITH THE APPROVED RELOCATION OF DAWSON CREEK WHICH CHANGES THE ACREAGE OF PARCEL C AND CREATES A NEW PARCEL D
• RE-ALLOCATION OF LAND USE AREAS/UNITS FOR EACH DEVELOPMENT PARCEL
• ADJUSTMENT OF OVERALL COMMON OPEN SPACE AND GREEN SPACE FROM 33.14 ACRES (28 %) AND 16.60 ACRES (50%), RESPECTIVELY, TO 23.71 ACRES (20.1%) AND 14.40 ACRES (60.7%).

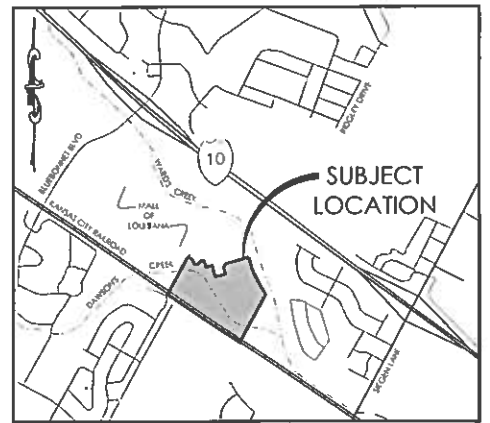
APPROVED:
REVIEW COPY - NOT FOR SIGNATURE
FRANK M. DUKE, FAICP, PLANNING DIRECTOR DATE _____
OR HIS DESIGNEE CITY-PARISH PLANNING COMMISSION FILE # _____

GENERAL DESCRIPTION
LOCATION & SIZE:
The Grove is a proposed Planned Unit Development located east of the Mill of Louisiana along Interstate 10. The 118.3 acre development will emphasize the pedestrian-oriented experience of a mixed-use community built in a village center theme. A full array of urban land uses will include residential, commercial, retail, hotel, and offices. The site is divided into 3 regions by the existing paths of Interstate 10, Ward's Creek and relocation of Dawson Creek. The regions between Dawson Creek and Interstate 10 will be linked by a vehicular and pedestrian bridge into diverse yet connected community. The region north of Ward's Creek is entirely Parcel A; the region between Ward's Creek and the approved relocation of Dawson Creek is comprised of Parcels B-1, B-2, B-3 & C; the region south of the relocated Dawson Creek is entirely Parcel D.
LAND USE CATEGORIES:
The proposed PUD will consist of land uses as follows:
Commercial/Office:
The site will contain approximately 807,000 square feet of commercial/office space. Uses within this category will include: Medium size Retail Outlets, Specialty Retail Shops, Retail Services, Coffee Shops/Cafe, Drug Stores, Grocery Stores, Restaurants serving alcoholic beverages, Lounges and similar uses. Additionally, the site will have a total of 360 room hotels with associated dining and meeting facilities.
Office:
The development of Office space will be dispersed over Parcels A, B-1, B-2 and C. Offices will potentially contain office developments ranging in size from small garden office structures of 5,000 s.f. to single stand-alone office buildings of 40,000 s.f. Offices are also envisioned as woven throughout the central core of the development on 2nd and 3rd levels above ground floor retail spaces.
Residential:
The site will contain 850 living units located on Parcels B-1, B-2, B-3 and C. The units will range in size from 2 to 4 bedrooms in size and is anticipated to average 1,230 square feet. Residential units will be scattered throughout Parcel B and will include units over ground floor retail spaces of the core of the development as well as dedicated residential structures.
Streets:
The site will be traversed by a public landscaped street and boulevard connecting from the I-10 frontage road through the site to the Mill of Louisiana. The major residential development mentioned above will connect to the access boulevard. All secondary street will have street tree landscaping.
Green Common Open Space:
The proposed development will combine approximately 33.14 acres of green open space with at least 50% being green space. Specific proposed uses within the Green Common Open Space will include a continuous design of pedestrian and landscaped areas with walking and bike trails connecting the three parcels. The east side perimeter of the site will be heavily landscaped adjacent to the existing residential area.
MINIMUM DESIGN STANDARDS:
The richly landscaped street network will feature the convenience of an street parallel parking for ease of access serving shoppers, visitors, and residents alike. Landscaped pedestrian pathways will provide linkages throughout the community with five-foot (minimum) wide concrete walkways. Sidewalks will be maintained by properties that front or are within a majority of common green spaces are located with each neighborhood parcel. In addition, the landscaped treatment along the edges of Ward's Creek and Dawson Creek to provide easy access to a scenic view of the water.

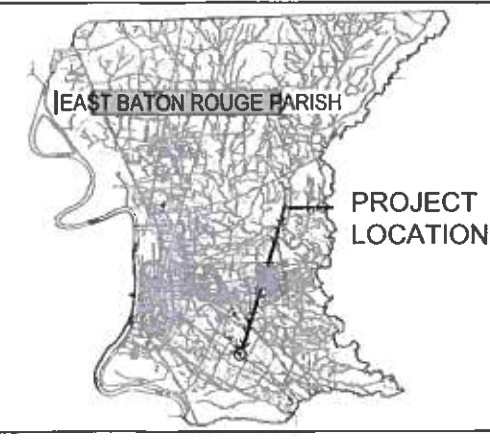
PUD APPROVAL STIPULATIONS
1. **GENERAL:** Willow Grove-North, LLC (the "Declarant") shall develop the Property in accordance with specifications set forth on that certain plat showing the Concept Plan Information Package for The Grove, East Baton Rouge Parish, Louisiana, prepared by W&A Architecture (the "Plan") and as set forth on that certain application for Planned Unit Development, for the City of Baton Rouge/Parish of East Baton Rouge as Application Number 5-07. All terms used herein shall have the meaning set forth in the Unified Development Code of the Parish of East Baton Rouge and the City of Baton Rouge, as amended from time to time (the "UDC"). These stipulations are hereby made a part of the PUD application and any violation hereof may be enforced in accordance with UDC or as provided herein.
2. **MAXIMUM HEIGHT:** Except as provided in paragraph 3 below, all Site Plan applications and Development Plan applications for The Grove shall comply with the height restrictions contained in the PUD 5-07 Ordinance 14115, adopted August 22, 2007.
3. **RESTRICTION:** No buildings (as defined in the UDC) shall be constructed in the marked area, which is general is the triangular area adjoining the rear of the lots in Audubon Terrace or Morning Glen subdivision and accessed through Mint Drive.
4. **DRAINAGE:** In connection with the construction of the improvements in The Grove, Declarant shall provide for storm water drainage in accordance with the drainage plan approved by the Department of Public Works.
5. **ACCESS:** Declarant shall request the Property not provide for connection of the existing sub-outlets of Mint Drive and Tenager Street, except for use by emergency vehicles. The Property Owners Association for Audubon Terrace and Morning Glen subdivisions shall have the right to request that the Planning Commission and/or Metropolitan Council require Declarant to construct vehicular access at the point that Tenager Street abuts the development. This request must be made within five (5) years of Concept Plan Approval. Declarant shall provide the required vehicular access if notified by the Planning Commission and/or the Metropolitan Council, with construction to occur no later than three (3) years after the requirements has been imposed. The Property Owners Association for Audubon Terrace and Morning Glen may also request that any Site Plan submitted or Development Plan submitted provide for pedestrian access. No pedestrian access will be provided unless requested by the Audubon Terrace and Morning Glen Owners Association.
6. **NOTICE:** The Declarant shall notify the Audubon Terrace and Morning Glen subdivision together with all persons entitled to notice of actions as set forth below at the application filed with the Planning Commission:
a. any amendment to the Concept Plan (including permitted uses) other than minor administrative amendments not requiring public notice under the UDC;
b. the Final Development Plan and any amendment thereto other than minor dimension changes;
c. proposed variances as described in UDC Section 8.216.(c);
d. any other action which the UDC requires notice to adjoining property owners.
7. **PURPOSE OF NOTICE:** The delivery of notice shall be solely for the purposes of information to enable any person to participate in the review process as provided in the UDC or contemplated by the PUD Approval Stipulations. The consent of any person entitled to notice is not required.
8. **SUCCESSORS AND ASSIGNS:** The Declarant's rights and obligations are binding on and are for the benefit of its successors and assigns. Nothing herein shall require the Declarant to obtain the consent of, or give notice to an entity that has been legally dissolved.
9. **CONDITION OF APPROVAL:** These PUD Approval Stipulations are condition of approval of the Grove, and may be enforced by the City of Baton Rouge/Parish of East Baton Rouge in the event of noncompliance by the Declarant.

UTILITY COMPANIES
WATER: BATON ROUGE WATER CO.
GAS: ENTERGY GAS
ELECTRIC: ENTERGY
SEWER: EBR CITY PARISH SEWER
TELEPHONE: AT&T

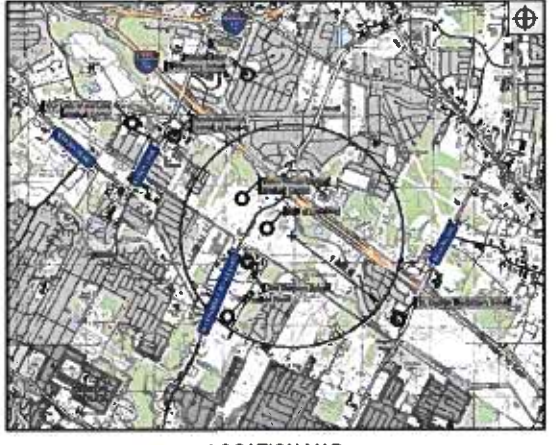
PLANNING SUMMARY
EXISTING ZONING: PUD (5-07)
COMPREHENSIVE PLAN LAND USE: RESIDENTIAL, COMMERCIAL, RETAIL, HOTEL, OFFICES, AND GREEN COMMON OPEN SPACE.
CHARACTER AREA: SUBURBAN
EXISTING ZONING OF ADJACENT PARCELS: A1, C2, & PUD
ACREAGE: PARCEL D (6.19 ACRES) & DAWSON CREEK (12.49 ACRES)
DENSITY/INTENSITY (RESIDENTIAL & COMMERCIAL): N/A
BUILDING HEIGHT AND NUMBER OF STORIES: N/A
PROPOSED USES: N/A
SCHOOL DISTRICT: EBR-B WESTMINSTER
ELEMENTARY: WOODLAWN MIDDLE
MIDDLE: WOODLAWN MIDDLE
HIGH: WOODLAWN



VICINITY MAP N.T.S.



PARISH MAP N.T.S.



LOCATION MAP N.T.S.

THE GROVE (PUD-5-07) CONCEPT PLAN A MIXED USE COMMUNITY

TRACTS WG-2A, WG-2B-1, WG-2B-2A, WG-2B-2B, WG-2C, WG-2D-A, WG-2D-B, WG-2D-C, WG-2D-D, WG-2D-E, WG-2E-1, WG-2E-2, WG-2F, WG-R & ROW-1 OF THE GROVE AND TRACTS A & 1 OF MORNING GLEN
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

SEPTEMBER 27, 2018

PROJECT NUMBER: 201802840
LEGACY PROJECT NUMBER: 201802532

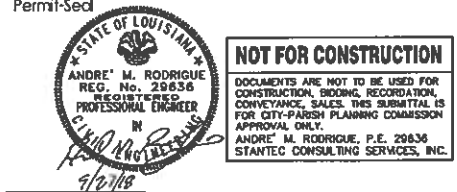
PRIOR REVISIONS:
REVISION #1: April 6, 2017
CONCEPT PLAN APPROVED THE PLANNING COMMISSION ON JULY 23, 2007; METRO COUNCIL ON AUGUST 15, 2007 AND UPDATED APPROVAL BY THE PLANNING COMMISSION STAFF ON OCTOBER 9, 2015. REVISED TO:
1) MAJOR SITE CHANGE OF THE CONCEPT PLAN FOR:
• ADJUST COMMERCIAL/OFFICE/RETAIL TOTAL SQUARE FEET OF BUILDINGS FROM 773,000 TO 907,000 (17% INCREASE).
• ADJUST LAND USE SUMMARY FOR PARCEL A FOR COMMERCIAL/OFFICE BUILDING SQUARE FEET FROM 229,000 TO 361,000 (58% INCREASE).
• ADDED GREEN SPACE ACREAGE PROVIDED FOR EACH PARCEL TO LAND USE SUMMARY.
• ADDED COMMON OPEN SPACE SUMMARY TO SHOW CALCULATION OF REQUIRED AND PROVIDED COMMON OPEN SPACE AND GREEN SPACE.
• ADJUST COMMON OPEN SPACE TO INCLUDE 3.23 ACRES FOR GREENWAY TRAILS ALONG CREEK WHICH CHANGES THE AMOUNT IN EACH PARCEL AS FOLLOWS:
PARCEL A: 8.11 ACRES TO 8.50 ACRES (+39%)
PARCEL B-1: 3.00 ACRES TO 3.20 ACRES (+7%)
PARCEL B-2: 0.50 ACRES TO 0.91 ACRES (+82%)
PARCEL B-3: 8.18 ACRES TO 8.10 ACRES (-10%)
PARCEL C: 8.88 ACRES TO 8.72 ACRES (-2%)
• ADJUST LAND USE TABLES TO CONFORM WITH ORDINANCE 14115 GENERAL DESCRIPTION.
• UPDATE CONCEPT PLAN TO CURRENT CHECKLIST.
REVISION #2: January 26, 2018
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. REVISED TO:
1) MINOR SITE CHANGE OF THE CONCEPT PLAN FOR:
• RE-ALLOCATE 180 HOTEL ROOMS IN PARCEL B-1 TO 90 ROOMS IN PARCEL B-1 AND 90 IN PARCEL B-3.



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Consultants

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)			
2 MINOR REVISION	AWR	RWD	18.03.02	
1 MAJOR SITE CHANGE	AWR	RWD	17.06.19	
Revision	By	Appd.	TRAW/DD	
PC STAFF REVIEW SUBMITTAL	MSE	AWR	18.09.27	
Issued	By	Appd.	TRAW/DD	
No Name	Dwn	Chk'd	Dgn.	TRAW/DD



Client/Project
WILLOW GROVE - NORTH, LLC

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

Title
COVER SHEET

Project No. 201802840
Drawing No. C-1.0

Scale
Sheet of
Revision

PC HOMEWORK SET (10.22.18)

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- 1) MINOR SITE CHANGE OF THE CONCEPT PLAN FOR:
 - RE-ALLOCATE 180 HOTEL ROOMS IN PARCEL B-1 TO 90 ROOMS IN PARCEL B-1 AND 90 IN PARCEL B-3.

PLANNING COMMISSION SUBMITTAL DATE: 01-26-18

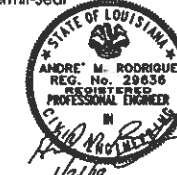
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Notes CPPC LOT IDS:

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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.	Date
1 MAJOR SITE CHANGE	AMR	FND	17.06.19
PC STAFF REVIEW SUBMITTAL	MT	AMR	18.01.26
Issued			

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.

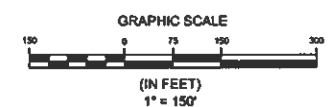
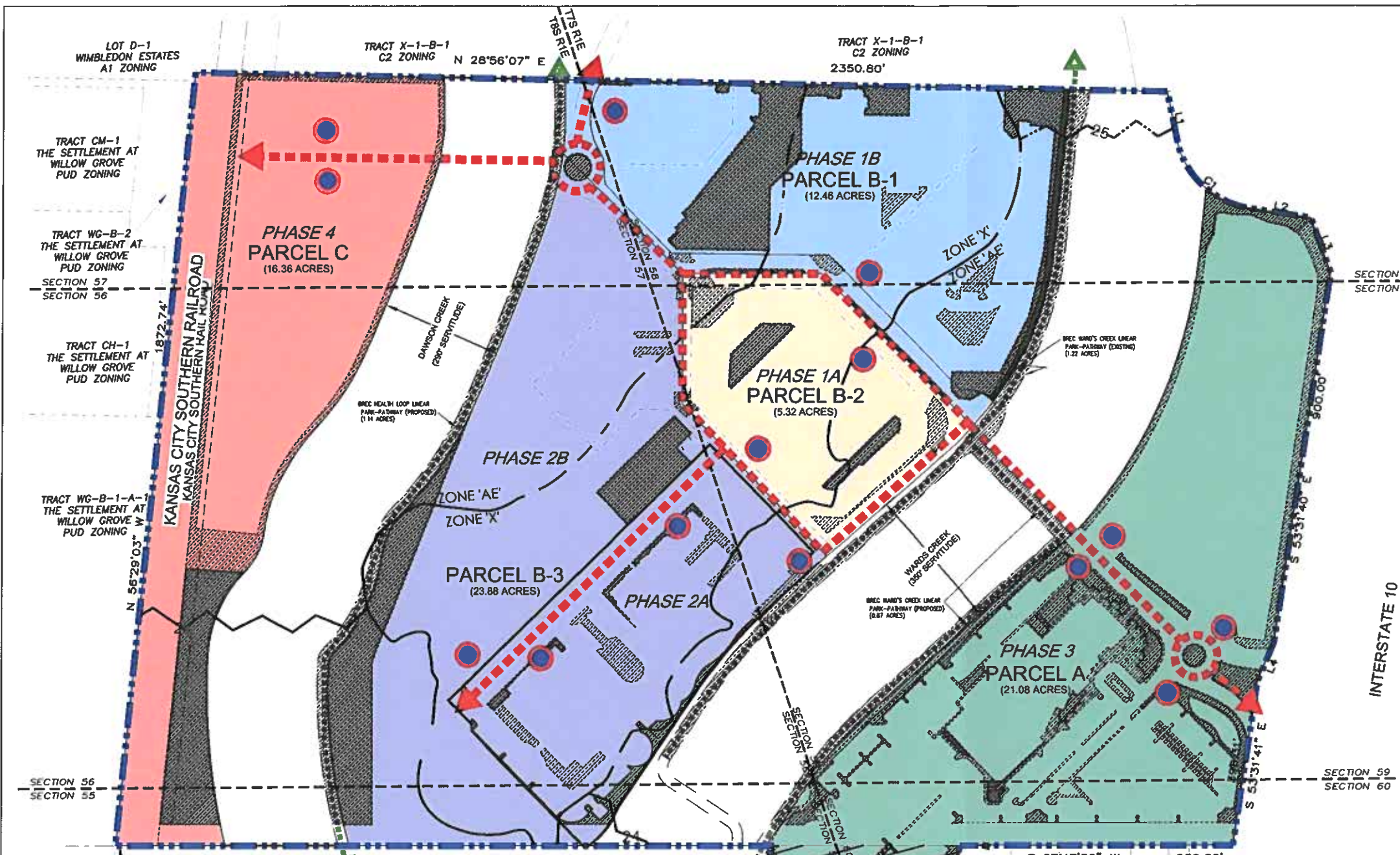
Client/Project
WILLOW GROVE - NORTH, LLC

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

Title
CONCEPT PLAN

Project No. 201802532 Scale 1"=150'
Drawing No. Sheet Revision

C-3.0R1 of



- LEGEND**
- VEHICULAR AND PEDESTRIAN CIRCULATION (SIDEWALKS TO FOLLOW ROADS FOR PEDESTRIAN TRAFFIC)
 - BREC MULTI-USE PATHWAY (BICYCLE AND PEDESTRIANS)
 - COMMON OPEN SPACE (APPROXIMATE LOCATION)
 - GREEN OPEN SPACE INCLUDED IN COMMON OPEN SPACE
 - BUILDING RESTRICTION ZONE
 - FLOOD ZONE AE
 - PUD LIMITS
 - EMERGENCY ACCESS ONLY PER STIPULATIONS
 - INTERNAL VEHICULAR ACCESS

INTERSTATE 10

AUDUBON TERRACE - 2nd FILING

PLANNING SUMMARY:

CURRENT ZONING: PUD
FUTURE LAND USE: REGIONAL CENTER
ADJACENT ZONING: A1 & C2
EXISTING PLAN LAND USE: HIGH DENSITY RESIDENTIAL, UNDEVELOPED, & UTILITIES
PROPOSED USE: MIXED USES AS NOTED IN TABLE

STREETS: ALL STREETS TO BE PUBLIC AND CONSTRUCTED WITH ASPHALT AND/OR CONCRETE IN ACCORDANCE WITH CITY-PARISH STANDARDS

DRAINAGE: SUBSURFACE DRAINAGE THAT OUTFALL TO WARD'S CREEK AND DAWSON'S CREEK

PROPOSED # OF BLDGS: 175

EBRSS ZONES: PARKVIEW BAPTIST WESTMINSTER ELEMENTARY WESTDALE MIDDLE TARA HIGH

FIRE DISTRICT: ST. GEORGE

FLOOD ZONE: ACCORDING TO FEMA FIRM NO 22033C0265F, DATED JUNE 19, 2012 THIS PROPERTY IS LOCATED IN FLOOD ZONE 'AE' AND 'X' WITH BFE VARYING FROM 24' TO 25'.

GENERAL NOTES:

- SEE TITLE SHEET FOR GENERAL DESCRIPTION AND STIPULATIONS PER ORIGINAL APPROVAL.
- BREC MULTI-USE PATHWAY TYPICAL SECTION IS 12' WIDE PAVED PATH IN 25' WIDE RECREATIONAL SERVICED. THIS REMAINING 13' OF SECTION RESERVED FOR GREEN SPACE.

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: EBR CITY PARISH SEWER
TELEPHONE: AT&T

TABLE OF USES NOTES:

- PUBLIC & SEMI-PUBLIC INCLUDES PARKING, STREETS, CREEKS AND INFRASTRUCTURE.
- MAIL KIOSKS WILL BE LOCATED AT EACH BLOCK WITH LOCATIONS SHOWN ON RESPECTIVE PRELIMINARY PLAT.

TOTAL	TABLE OF USES						
	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL /OFFICE	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL UNITS	-	-	850	N/A	N/A	N/A	N/A
TOTAL SQUARE FEET OF BUILDING	N/A	N/A	N/A	907,000	-	-	N/A
TOTAL ACREAGE	-	-	11.76	10.94	62.46	-	33.14
PERCENT OF SITE	-	-	9.8%	9.3%	52.8%	-	28.0%

COMMON OPEN SPACE (COS) SUMMARY:

TOTAL COMMON OPEN SPACE REQUIRED: 23.66 ACRES (20% OF 118.3 ACRES)
TOTAL COMMON OPEN SPACE PROVIDED: 33.41 ACRES (28% OF 118.3 ACRES)

TOTAL GREEN OPEN SPACE REQUIRED: 16.57 ACRES (50% OF COS)
TOTAL GREEN OPEN SPACE PROVIDED: 16.60 ACRES (50% OF COS)

GENERAL LAND USE CATEGORIES			
LAND USE TYPE	% OF TOTAL ACREAGE	NO. OF ACRES	SPECIFIC PROPOSED USE(S)
COMMERCIAL/OFFICE	9.3%	10.94	907,000 SF OF BUILDING AREA (INCLUDES GENERAL COMMERCIAL, OFFICE, MEDICAL OFFICE AND CLINICS AND RETAIL) & 360 HOTEL ROOMS
RESIDENTIAL	9.9%	11.76	850 RESIDENTIAL UNITS (COMPATIBLE TO A3.1 TO A5 ZONING)
PARKING	23.5%	27.75	1,230,000 SF OF SURFACE & STRUCTURE PARKING WITH AVERAGE RATIO OF 2.7 SPACES/1000 SF OF BUILDING AREA
STREETS	4.2%	5.01	LANDSCAPED BOULEVARDS & SECONDARY ROADS
COMMON OPEN SPACE	28.0%	33.14	CONTIGUOUS PEDESTRIAN AND LANDSCAPED AREAS INCLUDING STREET MEDIANS LARGER THAN 1000 SF AND GREENWAY TRAILS ALONG WARD'S AND DAWSON'S CREEKS
CREEKS	25.1%	29.70	WARD'S AND DAWSON'S CREEK SERVICEDS
TOTAL	100%	118.3	

PARCEL	LAND AREA (ACRES)	MAX BUILDING SIZE/UNITS				COMMON OPEN SPACE (ACRES)	GREEN SPACE (ACRES)	RESIDENTIAL DENSITY (UNITS/AC)	COMMERCIAL DENSITY (SF/AC)
		COMMERCIAL/OFFICE (SF)	HOTEL (ROOMS)	RESIDENTIAL (UNITS)	RESIDENTIAL (UNITS/AC)				
A	21.08	361,000	180	0	0	12	6.50	4.00	123,863
B-1	12.46	128,900	90	240	60	12	3.20	2.25	60
B-2	5.32	24,600	0	192	54	12	0.90	0.50	54
B-3	23.88	282,500	90	418	99	12	6.10	4.20	99
C	16.36	110,000	0	0	0	4	8.72	5.50	0
STREETS	9.50						4.49	0.85	
CREEKS	29.70						3.23	0.00	
TOTAL	118.30	907,000	360	850	850		33.14	16.60	72.3

V:\2018\201802532\03_Consultation\urban_development\document\planning_commission\ConceptPlan_Revision 2018 (copy).CD3.08 - Concept Plan.dwg 2018/01/25 11:17 AM By: b202020g - Annotate

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REVISION #3: September 27, 2018

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. REVISED TO:

- 1) MAJOR SITE CHANGE OF THE CONCEPT PLAN FOR:
 - ACCOUNT FOR THE GEOGRAPHIC SITE CHANGES ASSOCIATED WITH THE APPROVED RELOCATION OF DAWSON CREEK WHICH CHANGES THE ACREAGE OF PARCEL C AND CREATES A NEW PARCEL D
 - RE-ALLOCATION OF LAND USE AREAS/UNITS FOR EACH DEVELOPMENT PARCEL
 - ADJUSTMENT OF OVERALL COMMON OPEN SPACE AND GREEN SPACE FROM 33.14 ACRES (28 %) AND 18.60 ACRES (50%), RESPECTIVELY, TO 23.71 ACRES (20.1%) AND 14.40 ACRES (60.7%).

PLANNING COMMISSION SUBMITTAL DATE: 09-27-18

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

Notes C PPC 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)

2	MINOR REVISION	AMR	PMJ	18.03.02
1	MAJOR SITE CHANGE	AMR	PMJ	17.04.19
Revision		By	Appd.	TYJAM/DD

PC STAFF REVIEW SUBMITTAL	MSE	AMR	18.09.27
Issued	By	Appd.	TYJAM/DD

File Name:	Dwn.	Chkb.	Dign.	TYJAM/DD
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Permit-Seal



NOT FOR CONSTRUCTION

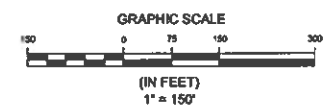
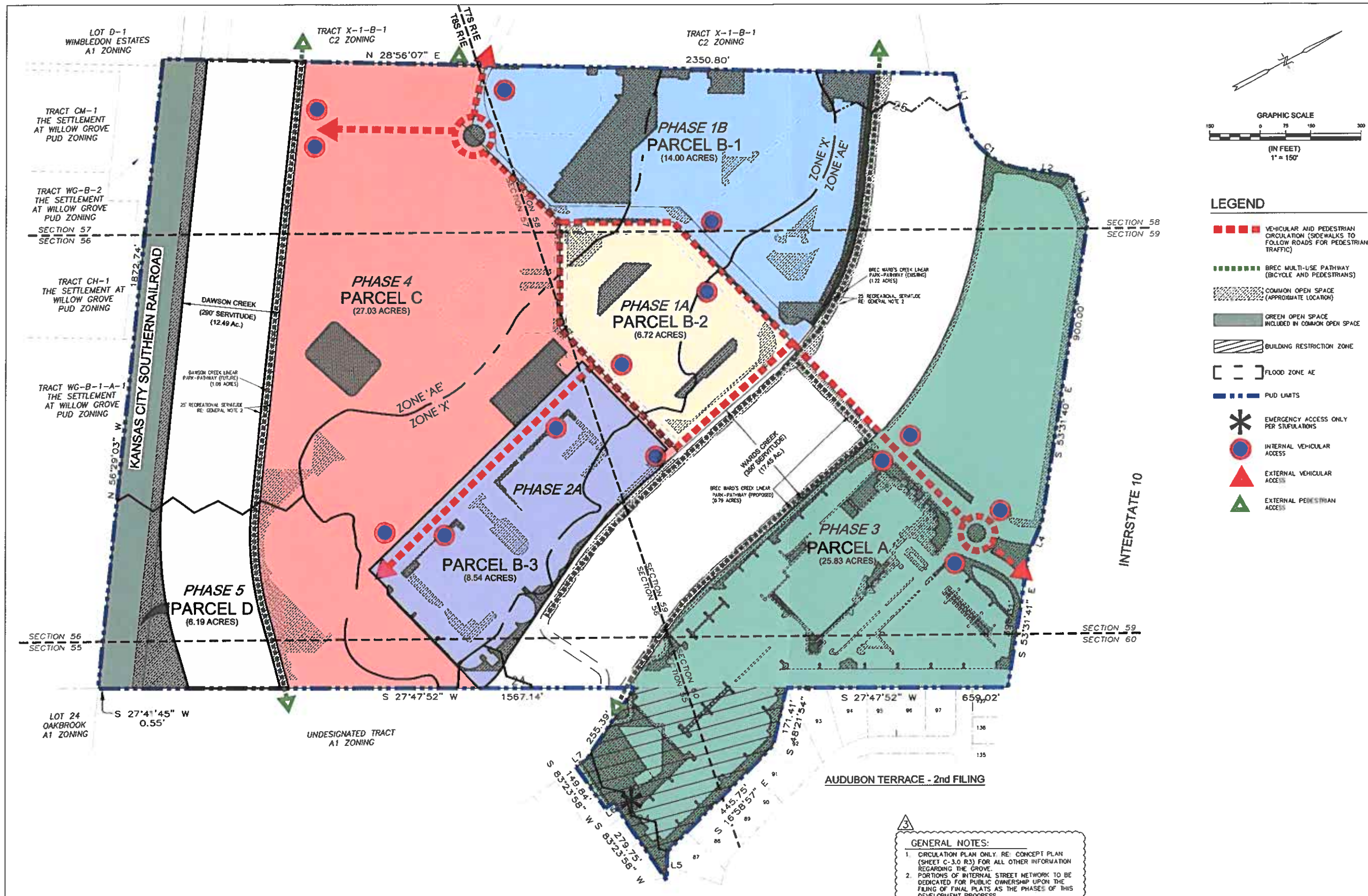
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ANDRE M. RODRIGUE, P.E. 29636
STANTEC CONSULTING SERVICES, INC.

Client/Project
WILLOW GROVE - NORTH, LLC

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

Title
CIRCULATION PLAN

Project No. 201802840	Scale 1"=150'
Drawing No. C-3.1	Sheet of
Sheet	Revision



LEGEND

- VEHICULAR AND PEDESTRIAN CIRCULATION (SIDEWALKS TO FOLLOW ROADS FOR PEDESTRIAN TRAFFIC)
- BREC MULTI-USE PATHWAY (BICYCLE AND PEDESTRIANS)
- COMMON OPEN SPACE (APPROXIMATE LOCATION)
- GREEN OPEN SPACE INCLUDED IN COMMON OPEN SPACE
- BUILDING RESTRICTION ZONE
- FLOOD ZONE AE
- PUD LIMITS
- ✱ EMERGENCY ACCESS ONLY PER SIMULATIONS
- INTERNAL VEHICULAR ACCESS
- ▲ EXTERNAL VEHICULAR ACCESS
- ▲ EXTERNAL PEDESTRIAN ACCESS

GENERAL NOTES:

1. CIRCULATION PLAN ONLY RE: CONCEPT PLAN (SHEET C-3.0 R3) 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 WARD'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.

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Consultants

REVISION #3: September 27, 2018

CONCEPT PLAN APPROVED BY 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. REVISED TO:

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PLANNING COMMISSION SUBMITTAL DATE: 09-27-18

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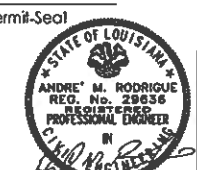
2	MINOR REVISION	AMR	FMD	18.03.02
1	MAJOR SITE CHANGE	AMR	FMD	17.06.19

Revision By Appo. YFAM.DD

PC STAFF REVIEW SUBMITTAL	AMR	FMD	18.09.27
Issued	By	Appo.	YFAM.DD

Permit-Seal Dwn. Cr.Ld. Dign. YFAM.DD

Permit-Seal



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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
CHARACTER SKETCH
ELEVATIONS

Project No.
201802840

Scale

Drawing No. Sheet Revision

C-4.1 of



CONCEPTUAL BUILDING ELEVATIONS



CONCEPTUAL BUILDING ELEVATIONS



CONCEPTUAL BUILDING ELEVATIONS



CONCEPTUAL BUILDING ELEVATIONS

REFERENCE NOTE

ORIGINAL SKETCHES FROM ORIGINAL CONCEPT PLAN APPROVAL PACKAGE BY FERRIS ENGINEERING & SURVEYING, INC. DATED 6-14-2007 FOR THE GROVE, PUD-5-07.