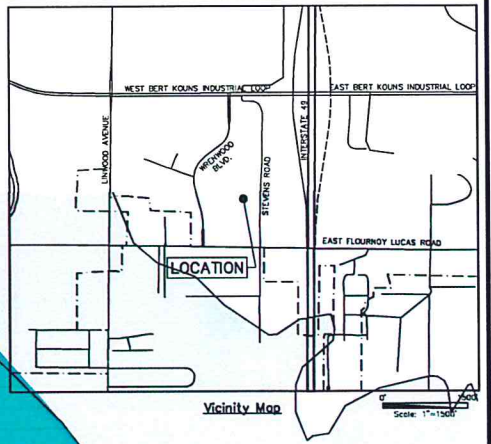
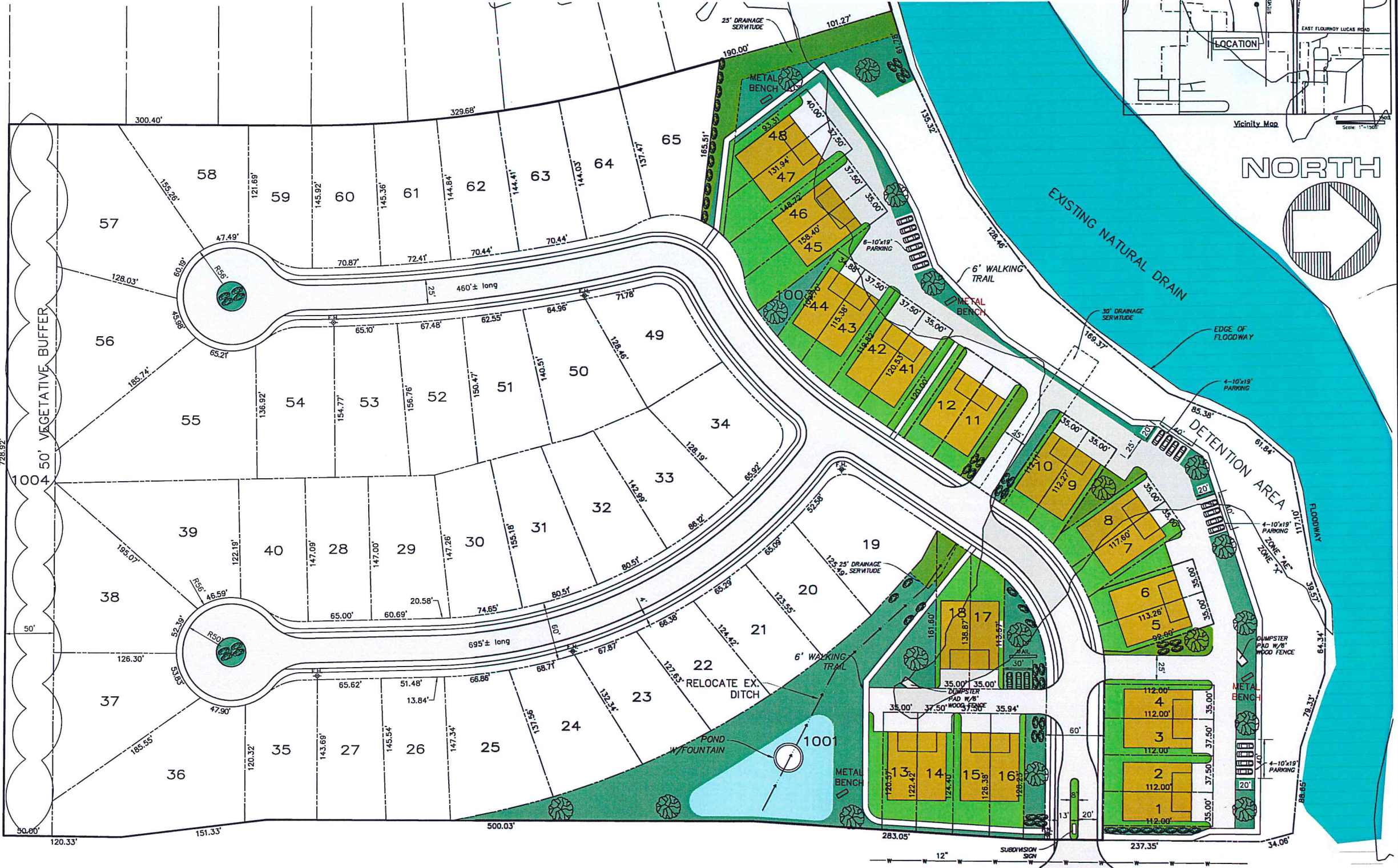


7/23/2024 10:11:08 AM J:\SUBDIVISIONS\STEVENS LANDING\MASTER PLAN\DRAWINGS\WRENWOOD\_SOUTHEAST\_2024\_MPC\_SITE\_PLAN.DWG

**EXECUTIVE  
DIRECTOR  
APPROVAL**

*By*  
*Date*  
7-15-24

FLOURNOY - LUCAS ROAD



NOTE: SINGLE FAMILY LOTS 19-40 & 49-65 ARE NOT A PART OF THIS SITE PLAN.

**"GARDEN AREA"**  
SHRUBS, SHADE TREES, NATURAL MATURED TREES OR COMBINATION

STEVENS ROAD

NOTE: BFE VARIES FROM 176.50 TO 173.50

NOTE: SIDEWALK LOCATIONS MAY CHANGE DUE TO CIVIL DESIGN

NOTE: ALL ADJACENT ZONING IS R-1-7.

NO.	REVISIONS	DATE

**Mohr and Associates, Inc.**  
Consulting Civil Engineers & Land Surveyors  
1324 N. Hearne Ave., Ste 301 Phone: (318) 686-7190  
Shreveport, Louisiana 71107 Fax: (318) 402-4400

**STEVENS LANDING SUBDIVISION**  
STEVENS ROAD  
SHREVEPORT, LA

LOT LAYOUT-TOWNHOMES-30'x70' (DUPLX)

Date	SEPT. 2023
Scale	1"=50'
Drawn	B. ANDERSON
Job	38607
Sheet	<b>1</b>
of	1 Sheets

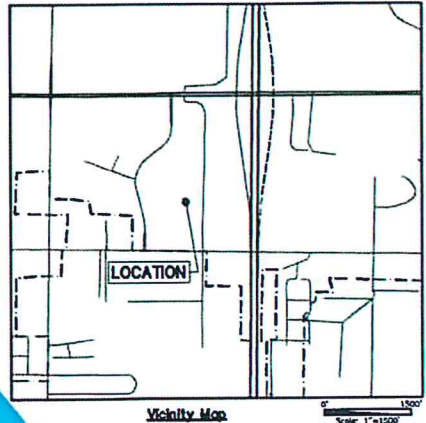
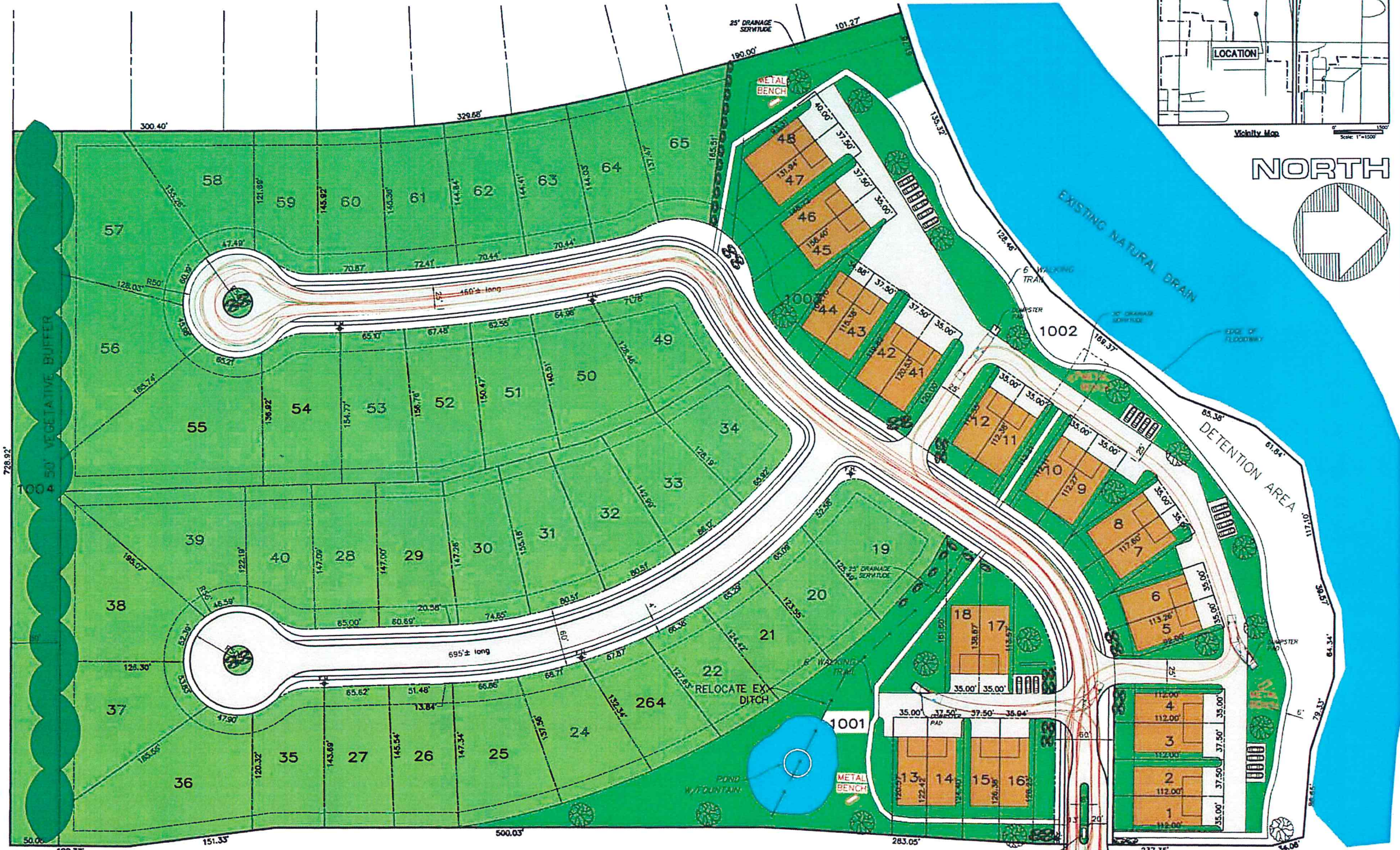


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EXECUTIVE  
DIRECTOR  
APPROVAL

7-15-24  
Date  
By *AK*

FLOURNOY - LUCAS ROAD



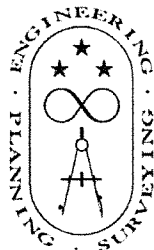
TYPICAL LOT SIZE: 70'X145'

NOTE: BFE VARIES FROM 176.50 TO 173.50

NOTE: ALL ADJACENT ZONING IS R-1-7.

DATE	
REVISIONS	
NO.	
<b>Mohr and Associates, Inc.</b> Consulting Civil Engineers & Land Surveyors 1324 N. Heame Ave., Ste 301 Phone: (318) 686-7190 Shreveport, Louisiana 71107 Fax: (318) 402-4400	
STEVENS LANDING SUBDIVISION STEVENS ROAD SHREVEPORT, LA LOT LAYOUT W/TOWNHOMES-30'X70' (DUPLEX)	
Date	FEB. 2023
Scale	1"=50'
Drawn	B. ANDERSON
Job	38607
Sheet	1
of 1	Sheets

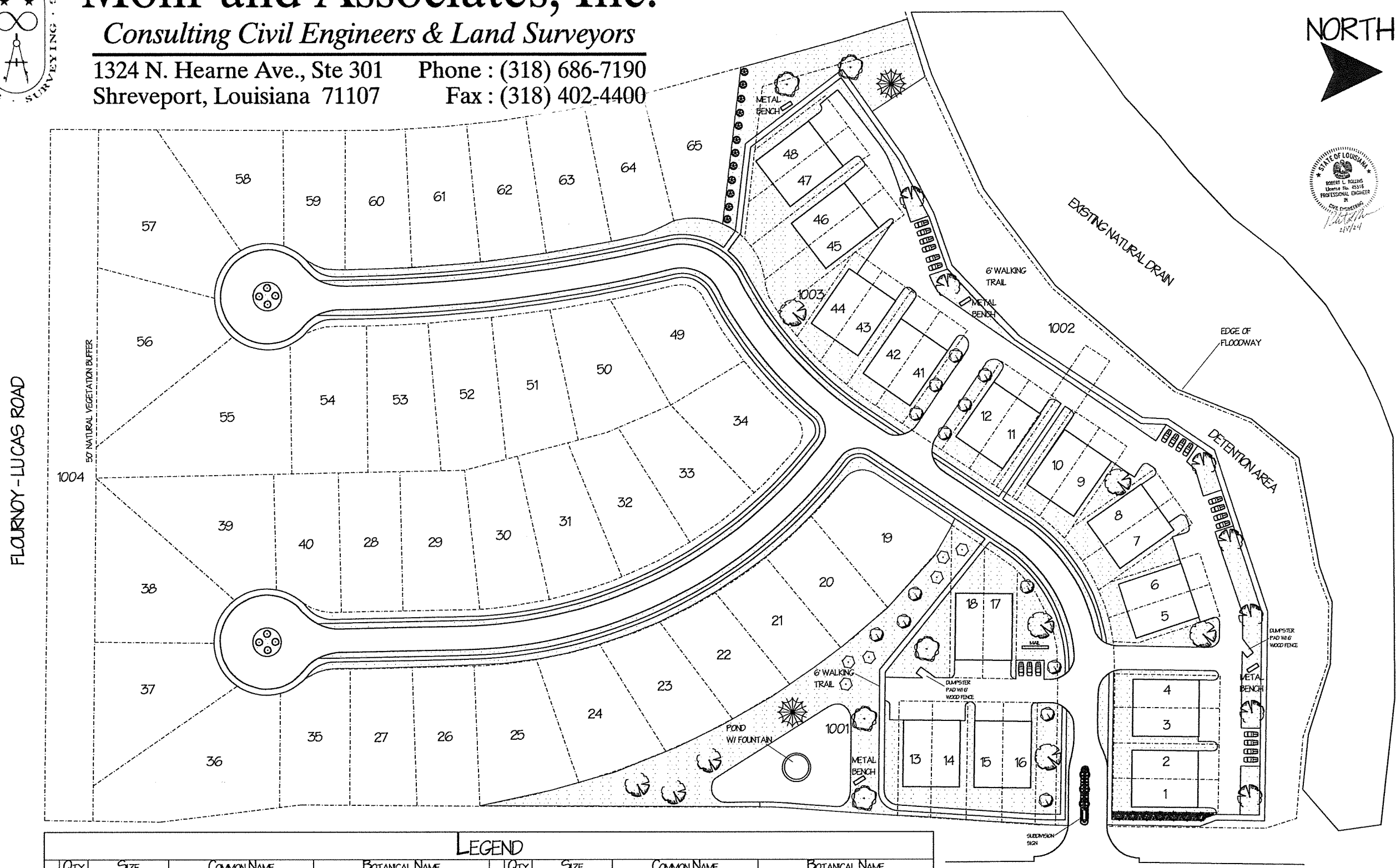




# Mohr and Associates, Inc.

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 Shreveport, Louisiana 71107 Fax: (318) 402-4400



### LEGEND

QTY	SIZE	COMMON NAME	BOTANICAL NAME	QTY	SIZE	COMMON NAME	BOTANICAL NAME
28	1 GAL	FLOWER BULB		12	10 GAL	PRIVET, WAXLEAF	LIGUSTRUM JAPONICUM
		SOCIETY GARLIC	TULBAGHA VIOLACEA			TREE, DECIDUOUS	
22	3 GAL	FLOWER, GRASS		11	25" CAL. MULTI	GRAPE MYRTLE	LAGERSTROEIA INDICA 'TUSCARORA'
		GRASS, MULHY PINK	MULLENBERGIA CAPILLARIS	10	25" CAL.	CYPRESS, BALD	TAXODIUM DISTICHUM
38	1 GAL	FLOWER, PERENNIAL		5	25" CAL.	ELM, AMERICAN	ULMUS AMERICANA 'PRINCETON'
		LIRIPE, BIG BLUE	LIRIPE MUSCARI	5	25" CAL.	MAPLE, OCTOBER GLORY	ACER RUBRUM 'OCTOBER GLORY'
26	3 GAL	SHRUB, DECIDUOUS		6	30 GAL	VITEX TREE	VITEX AGNUS-CASTUS 'SHOAL CREEK'
		ROSE, DRFT, RED	ROSA 'MEGALPO'	2	25" CAL.	WILLOW, WEEPING	SALIX BABYLONICA
24	3 GAL	SHRUB, EVERGREEN BROADLEAF				TREE, EVERGREEN	
		HAWTHORN, CLARA	RAPHOLEPIS INDICA 'CLARA'	7	30 GAL	HOLLY, EAGLESTON	ILEX X ATTENUATA 'EAGLESTON'
1	7 GAL	HOLLY, PYRAMIDAL COMPACTA	ILEX X ORENATA 'PYRAMID'	13	30 GAL	MAGNOLIA, LITTLE GEM	MAGNOLIA GRANDIFLORA X LILIFLORA
26	7 GAL	LIGUSTRUM, SUNSHINE	LIGUSTRUM JAPONICUM 'VAREGATA'			SODDED AREA	

Landscape Design by: Darren Stephens

Louisiana Lawn and Sod

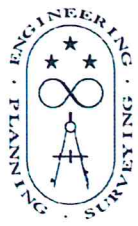
Landscape Plan: Stevens Landing Subdivision

Scale:

1" = 50'

Revision #: 0

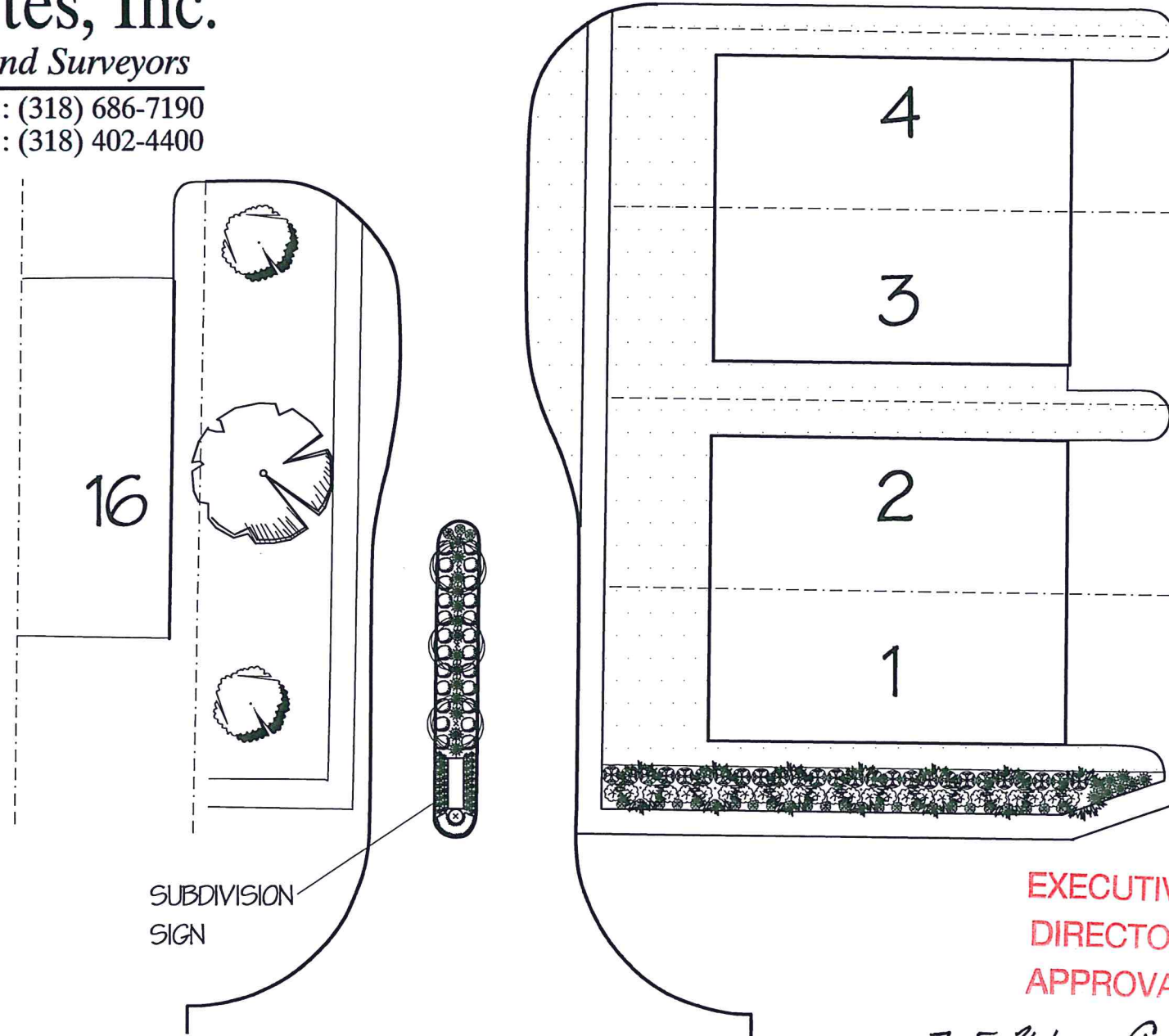
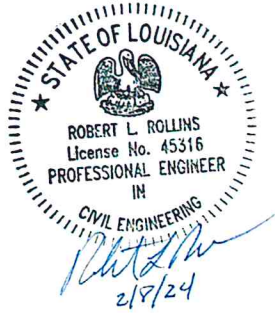
Date: 28/2024



# Mohr and Associates, Inc.

Consulting Civil Engineers & Land Surveyors

1324 N. Hearne Ave., Ste 301 Phone : (318) 686-7190  
 Shreveport, Louisiana 71107 Fax : (318) 402-4400



SUBDIVISION  
SIGN

EXECUTIVE  
DIRECTOR  
APPROVAL

7-15-24 Date *ac* By

## STEVENS ROAD

### LEGEND

QTY	SIZE	COMMON NAME	BOTANICAL NAME	QTY	SIZE	COMMON NAME	BOTANICAL NAME
FLOWER, BULB				TREE, DECIDUOUS			
28	1 GAL	SOCIETY GARLIC	TULBAGHA VIOLACEA	24	3 GAL	HAWTHORN, CLARA	RAPHIOLEPIS INDICA 'CLARA'
FLOWER, GRASS				1	7 GAL	HOLLY, PYRAMIDAL COMPACTA	ILEX X CRENATA 'PYRAMID'
22	3 GAL	GRASS, MULHY PINK	MUHLENBERGIA CAPILLARIS	26	7 GAL	LIGUSTRUM, SUNSHINE	LIGUSTRUM, JAPONICUM 'VARIEGATA'
FLOWER, PERENNIAL				TREE, EVERGREEN			
38	1 GAL	LIRIOPE, BIG BLUE	LIRIOPE MUSCARI	3	25" GAL. MULTI	GRAPE MYRTLE	LAGERSTROEMIA INDICA 'TUSCARORA'
SHRUB, DECIDUOUS				1	25" CAL.	ELM, AMERICAN	ULMUS AMERICANA 'PRINCETON'
26	3 GAL	ROSE, DRIFT, RED	ROSA 'MEGALPIO'	7	30 GAL	HOLLY, EAGLESTON	ILEX X ATTENUATA 'EAGLESTON'
SHRUB, EVERGREEN BROADLEAF				2	30 GAL	MAGNOLIA, LITTLE GEM	MAGNOLIA GRANDIFLORA X LILIFLORA

Landscape Design by: Darren Stephens

Louisiana Lawn and Sod

Landscape Plan: Enlarged Entrance

Stevens Landing Subdivision

Scale:

1" = 30'

Revision #: 0

Date: 2/8/2024