

# SITE PLAN

FOR

## LEO'S MOBILE HOME PARK PORTION OF LOT 5

LIBERTY FARMS SUBDIVISION  
LOCATED IN SECTION 97, T-6-S, R-1-E,  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LOUISIANA  
CPPC PROPERTY ID # 440060168

INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
SP1.0	COVER SHEET
SP2.0	EXISTING CONDITIONS MAP
SP3.0	SITE PLAN
L1.01	LANDSCAPE PLANTING PLAN
L1.02	LANDSCAPE PLANTING DETAILS

### PLANNING SUMMARY

EXISTING ZONING: A-3-1 LIMITED RESIDENTIAL  
C-2 HEAVY COMMERCIAL

COMPREHENSIVE PLAN: EMPLOYMENT CENTER  
ADJACENT ZONING: PUD - PLANNED UNIT DEVELOPMENT  
A-3-1 LIMITED RESIDENTIAL

ACREAGE: 14 305 ACRES

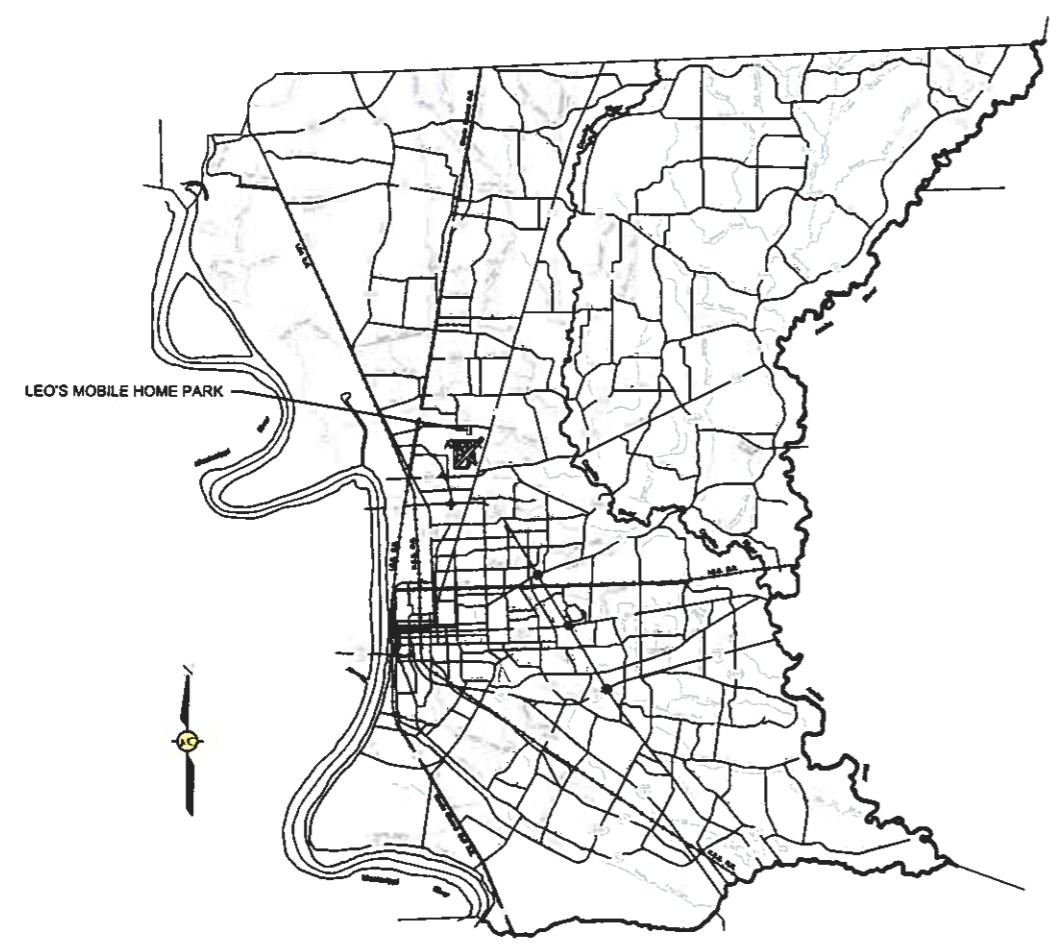
NO. OF BLDG. 149 MOBILE HOME UNITS  
(10.4 Units per Acre)

ZONING: C2 - HEAVY COMMERCIAL

PROPOSED USE: MOBILE HOME PARK

SETBACKS: FRONT 35' BETWEEN BUILDING LINES

UTILITIES: ENTERGY ELECTRIC  
BATON ROUGE WATER  
COX COMMUNICATION  
AT&T TELEPHONE



VICINITY MAP  
1" = 2000'

**OWNER**  
DENNIS CARUSO  
1639 LAKESHORE DRIVE  
NEW ORLEANS, LA 70122  
tel: 225.803.5134

**CIVIL ENGINEER**  
MONROE & CORIE, INC  
11325 PENNYWOOD AVENUE  
BATON ROUGE, LA 70809  
tel: 225.293.1905

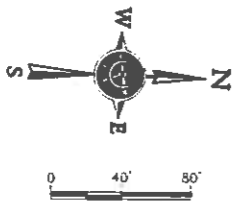
**SURVEYOR**  
LANDSOURCE, INC.  
6730 EXCHEQUER DRIVE  
BATON ROUGE, LA 70809  
tel: 225.752.0995

LEO'S MOBILE HOME PARK



**MONROE & CORIE, INC.**  
11325 Pennywood Avenue

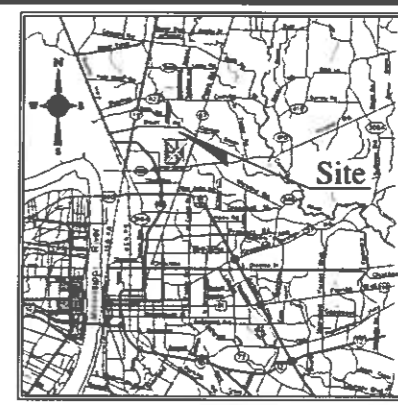
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DESIGN BY	
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SCALE	1



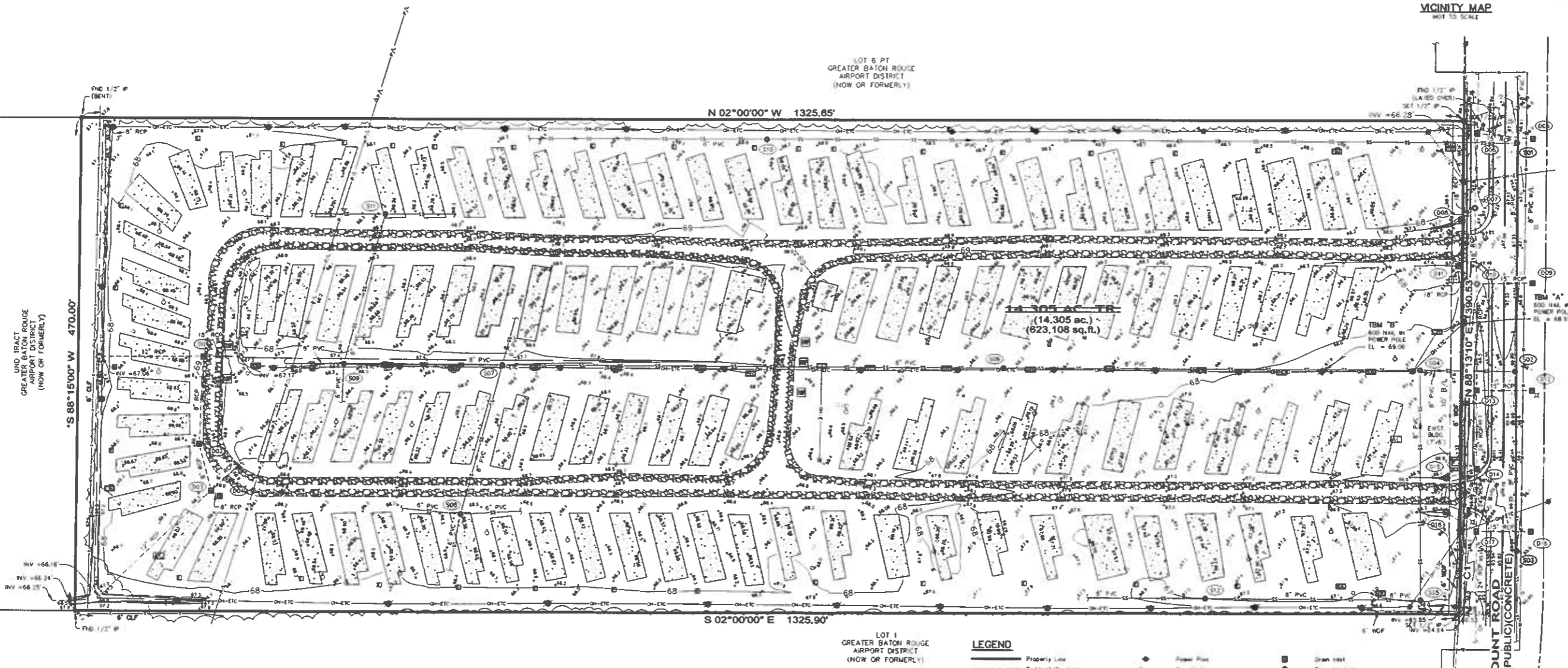
**One Call before you dig**  
1-800-272-3030

**GENERAL NOTES:**

- Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0170E for East Baton Rouge Parish, Louisiana, last revised May 2, 2008, the property shown herein is located in Flood Zone "X" (Nearest adjacent Base Flood Elevation = 59 feet (NAVD 1988)). The current base flood and inundation elevations are subject to change and should be verified with the Department of Development prior to issuance of building permits.
- FLOOD AREAS DEFINED:**  
Zone "X": Areas determined to be outside the 1% annual chance flood plain.  
Flood Insurance Rate Maps are revised frequently and can be found online at: [msc.fema.gov](http://msc.fema.gov)
- Zoning: C2 (Heavy Commercial)  
Yard Requirements:  
Minimum Front Yard: 10 feet  
Minimum Rear Yard: None  
Minimum Side Yard: None  
Zoning information should be verified with City/Parish Planning Commission.
- Reference Maps:  
A. Map Showing ALTA / AECM Survey of a 14,305 Acre Tract Being a portion of Lot 5 of Liberty Farm Subdivision located in Section 97, T-6-S, R-1-E, Greensburg Land District East Baton Rouge Parish, Louisiana for Grenberry's Manufactured Home Community, LP by David L. Patterson dated May 13, 2003.  
B. Plot of Liberty Farm located about 6 miles above Baton Rouge and being a part of Sec. 97, T-6-S, R-1-E & Sec. 60, 71 & 72 T-6-S, R-1-W by J. G. Mundinger dated Sept. 7, 1917.
- (\*) represents the Basis of Bearings. Bearings are based on reference map "A" above. Distances are in US Survey Feet.
- Elevations and TBMs were derived from the LARS Network System using Trimble P8 dual frequency GPS units NAVD 1988 datum, Geoid 12B.
- No attempt has been made by LandSource, Inc. to verify title, actual legal interests, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
- Utilities: The underground utilities shown herein have been located from visible utility features, aerial markings made on the ground by utility companies requested by LA One Call and/or previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, were in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features.
- All spot elevations are not shown for clarity of the drawing.



**LANDSOURCE**  
INCORPORATED  
A Professional Surveying and Land Information Company  
67 N. Lakeshore Drive  
Baton Rouge, LA 70801  
Phone: (225) 752-0095  
Fax: (225) 752-0097  
Website: [www.landsource.com](http://www.landsource.com)

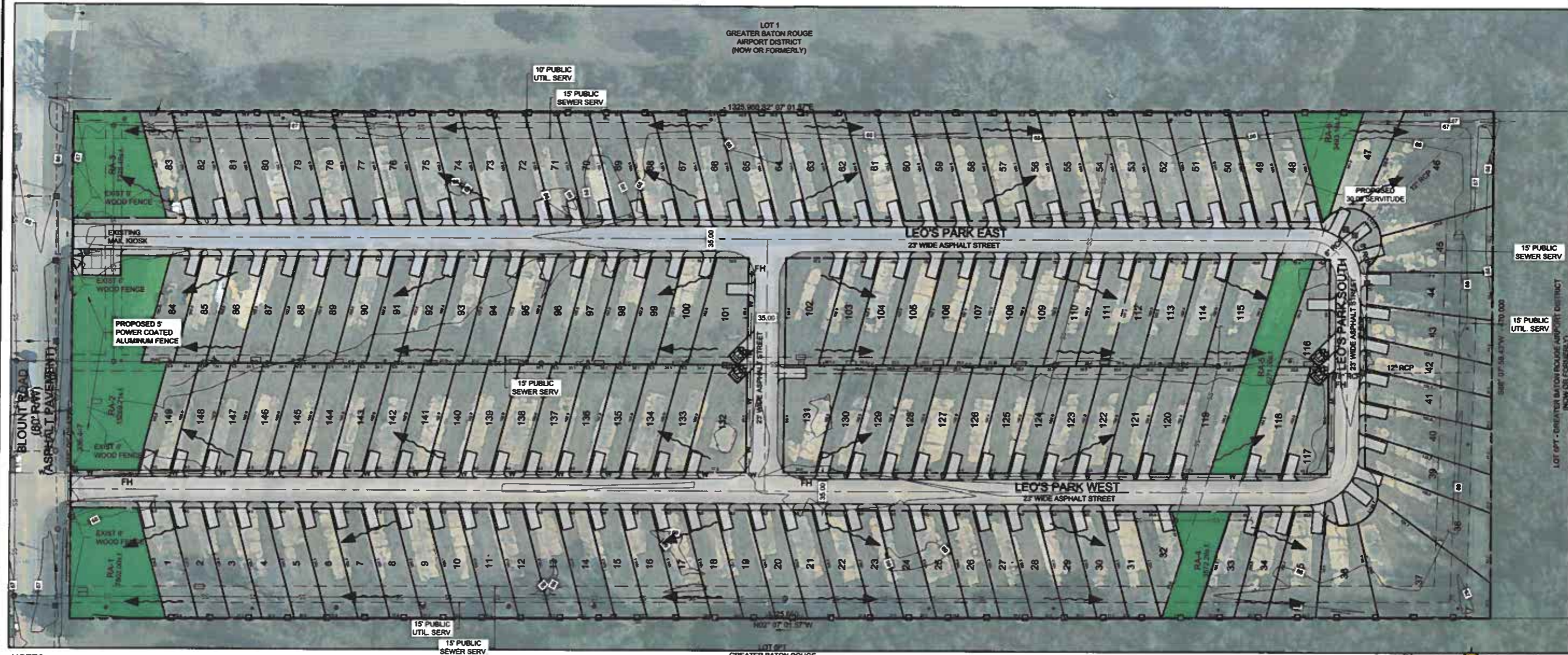


**DRAINAGE STRUCTURE TABLE**

Structure No.	Structure Description	Structure No.	Structure Description	Structure No.	Structure Description
001	TOP = 68.61'	003	TOP = 65.70'	009	TOP = 66.06'
N INV = 67.31'	S INV = 62.70'	010	TOP = 67.15'	013	TOP = 65.00'
E INV = 67.11'	W INV = 60.20'	011	TOP = 67.26'	014	TOP = 65.99'
S INV = 67.31'		012	TOP = 65.19'	015	TOP = 65.92'
		013	TOP = 65.19'	016	TOP = 64.85'
		014	TOP = 65.19'	017	TOP = 64.85'
		015	TOP = 65.19'	018	TOP = 64.85'
		016	TOP = 65.19'	019	TOP = 64.85'
		017	TOP = 65.19'	020	TOP = 64.85'
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		027	TOP = 65.19'	030	TOP = 64.85'
		028	TOP = 65.19'	031	TOP = 64.85'
		029	TOP = 65.19'	032	TOP = 64.85'
		030	TOP = 65.19'	033	TOP = 64.85'
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		034	TOP = 65.19'	037	TOP = 64.85'
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		095	TOP = 65.19'	098	TOP = 64.85'
		096	TOP = 65.19'	099	TOP = 64.85'
		097	TOP = 65.19'	100	TOP = 64.85'

**SEWER STRUCTURE TABLE**

Structure No.	Structure Description	Structure No.	Structure Description	Structure No.	Structure Description
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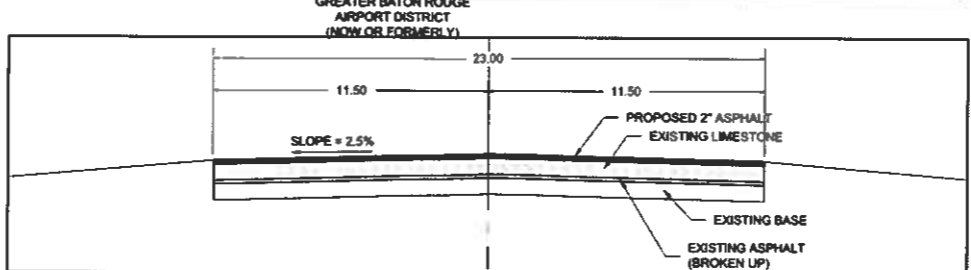
**NOTES:**  
 1. NO ATTEMPT HAS BEEN MADE BY MONROE & CORIE, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.  
 2. AREA RA-1 THROUGH RA-4 ARE RECREATIONAL AREAS AND NOT A MOBILE HOME SITE AND SHALL BE USED AS COMMON AREAS FOR THE PARK.  
 3. ALL BEARINGS ARE BASED ON REFERENCE MAP 1.  
 4. THE ELEVATION AND CONTOUR INFORMATION SHOWN HEREON IS BASED ON THE ON-THE-GROUND SURVEY PERFORMED BY LANDSOURCE, INC.

**REFERENCE MAPS:**  
 1. "MAP SHOWING THE ALTA/CASM SURVEY OF A 14,305 ACRE TRACT BEING A PORTION OF LOT 5 OF LIBERTY FARMS, BY LANDSOURCE, INC. DAVID PATTERSON, P.L.S.  
 2. "PLAT OF LIBERTY FARMS" BY J. MUNDINGER, C.E. & SURVEYOR

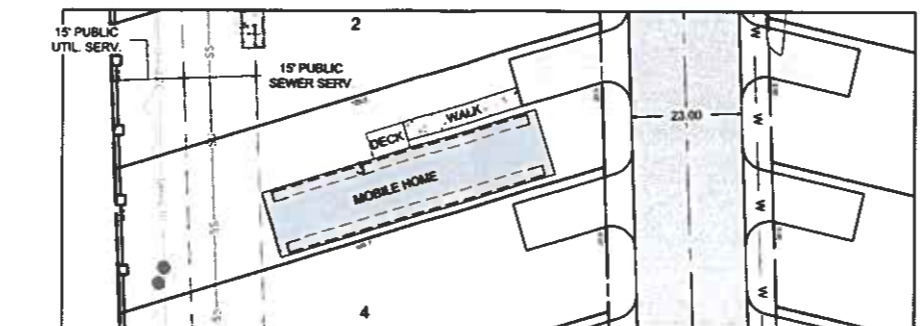
**SEWAGE TREATMENT:**  
 AN EXISTING SANITARY SEWER COLLECTION SYSTEM CURRENTLY EXIST WITHIN THE DEVELOPMENT. THIS SYSTEM IS CONNECTED TO THE PUBLIC SEWER COLLECTION ON BLOUNT ROAD. SEWER SERVICES WILL BE EXTENDED TO EACH OF THE PROPOSED HOMES SITES.

**PLANNING SUMMARY**  
 EXISTING ZONING: A-3-1 LIMITED RESIDENTIAL  
 C-2 HEAVY COMMERCIAL  
 COMPREHENSIVE PLAN: EMPLOYMENT CENTER  
 ADJACENT ZONING: PUD - PLANNED UNIT DEVELOPMENT  
 A-3-1 LIMITED RESIDENTIAL  
 ACREAGE: 14.305 ACRES  
 NO. OF BLDG.: 149 MOBILE HOME UNITS  
 (10.4 Units per Acre)  
 ZONING: C2 - HEAVY COMMERCIAL  
 PROPOSED USE: MOBILE HOME PARK  
 SETBACKS: FRONT 35' BETWEEN BUILDING LINES  
 UTILITIES: ENTERGY ELECTRIC  
 BATON ROUGE WATER  
 COX COMMUNICATION  
 AT&T TELEPHONE

- LEGEND:**
- RECREATION AREA
  - ASPHALT STREET
  - PROPOSED PARKING PAD
  - EXISTING CONTOURS
  - DUMPSTER AREA
  - EXISTING 6" CHAIN LINK FENCE ADD VINYL SLATS
  - PROPOSED 6" CHAIN LINK FENCE W/VINYL SLATS
  - PROPOSED FIRE HYDRANT
  - PROPOSED 8" WATER



TYPICAL SECTION



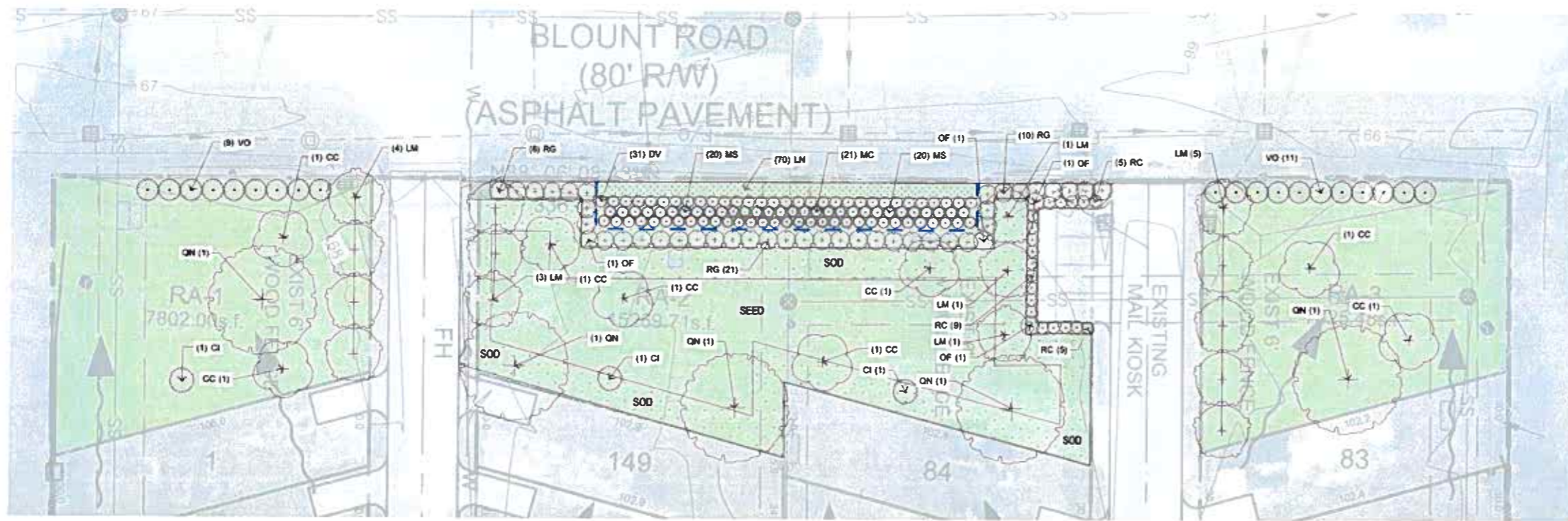
TYPICAL SITE LAYOUT

**AREA TABLE**

TOTAL AREA	14.305 ACRES
RECREATION AREA 10% MINIMUM 1.0 ACRE MAX	1.0 ACRES



**SITE PLAN**  
 FOR  
**LEO'S MOBILE HOME PARK**  
 PORTION OF LOT 5  
 LIBERTY FARMS  
 SECTION 97, T6S, R1E, GREENSBURG LAND DISTRICT  
 EAST BATON ROUGE PARISH  
 FOR  
**LEO'S MOBILE HOME PARK**



**01 PLANTING PLAN**  
SCALE: 1"=20'-0"

**PLANT SCHEDULE**  
SCALE: N.T.S.

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CC	8	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	30 gal.	1.5" Cal	8-10' H x 4-6" W
CI	3	Citrus x meyeri 'Improved' / Meyer Lemon Tree	30 gal.	1" Cal/trunk	6-8' H x 3-5" W
LM	15	Lagerstroemia x 'Muskogee' / Lavender Crape Myrtle Multi-Trunk	30 gal.	1" Cal/trunk	8-10' H x 4-6" W
QN	5	Quercus nuttallii / Nuttall Oak	30 gal.	2" Cal	8-10' H x 4-6" W
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
DV	31	Distylium Vintage Jade / Vintage Jade Distylium	3 gal.	12-15" H x 15-18" W	
MS	40	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	3 gal.	15-18" H x 15-18" W	
MC	21	Muhlenbergia capillaris / Pink Muhly	3 gal.	15-18" H x 15-18" W	
OF	4	Osmanthus fragrans / Sweet Olive	3 gal.	15-18" H x 15-18" W	
RC	19	Rhododendron x 'Conversation Piece' / Conversation Piece Azalea	3 gal.	15-18" H x 15-18" W	
RG	39	Rhododendron x 'George Taber' / George Taber Azalea	3 gal.	15-18" H x 15-18" W	
VO	20	Viburnum odoratissimum / Sweet Viburnum	7 gal.	24-30" H x 24-30" W	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	
LN	70	Lantana camara 'New Gold' / New Gold Lantana	1 Gal.	36" o.c.	
BED	3,362 sf	Bed Prep			
SEED	5,677 sf	Bermuda Seed			
SOD	5,551 sf	Bermuda Sod			

REVISION	DATE



JULY 16, 2019

ISSUE  
**FOR PERMIT**

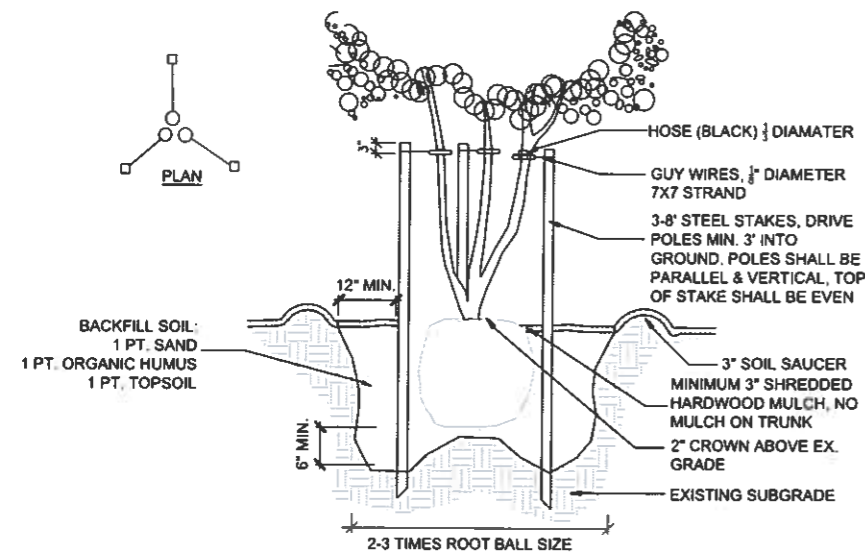
SHEET TITLE  
**PLANTING PLAN**

SHEET NO  
**L1.01**

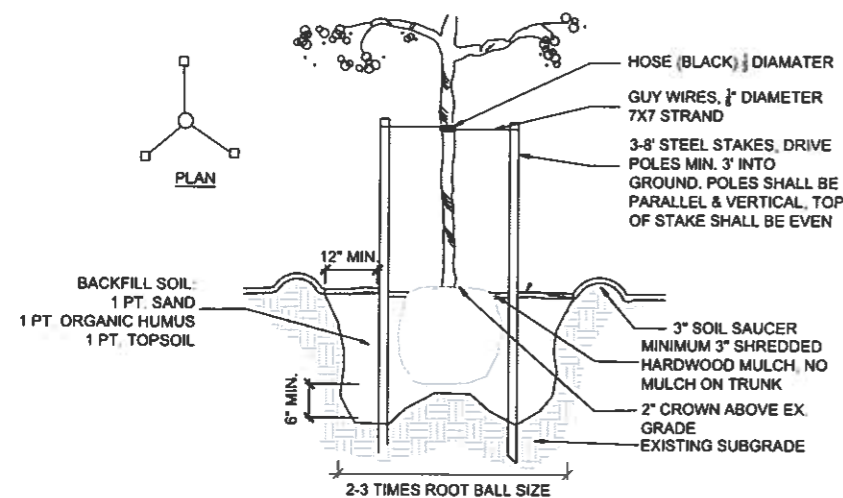
**PLANTING NOTES:**

SCALE: N.T.S.

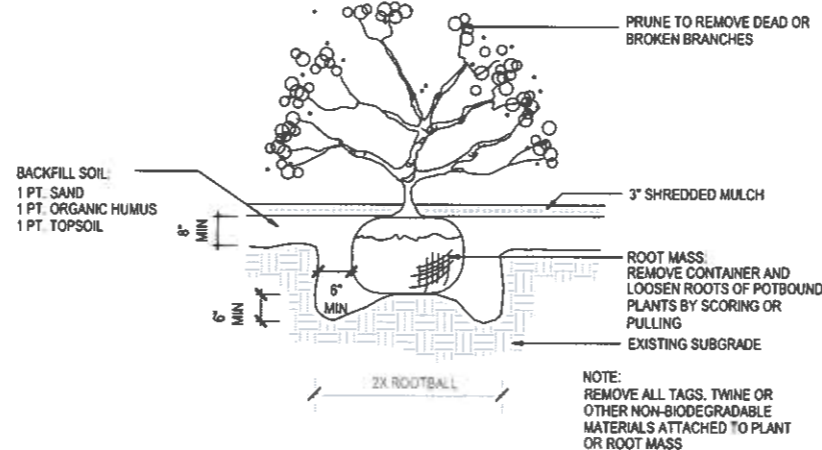
1. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND MANNER AND IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE LOUISIANA NURSERYMAN'S MANUAL FOR THE ENVIRONMENTAL HORTICULTURE INDUSTRY AND PER PROJECT SPECIFICATIONS.
2. PLANT MATERIALS SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO ALL PLANS AND SPECIFICATIONS.
3. TREE STANDARDS: TREES SELECTED FOR PLANTING SHALL MEET ALL PLAN AND SPECIFICATION REQUIREMENTS.
4. SHRUB QUALITY STANDARDS: SHRUBS SELECTED FOR PLANTING SHALL MEET ALL PLAN AND SPECIFICATION REQUIREMENTS.
5. CONTRACTOR SHALL FINE GRADE AND SOD ALL AREAS DISTURBED BY CONSTRUCTION PER PLANS AND SPECIFICATIONS.
6. CONTRACTOR SHALL EXCAVATE ALL CONTAMINATED OR STRUCTURALLY ENGINEERED SOILS PRIOR TO PLANTING. (CONCRETE, REBAR, DEBRIS, ETC)
7. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES ON PLANS AS TO NOT DELAY CONSTRUCTION.
8. 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.
9. STAKE OUT ALL TREE LOCATIONS AND PLANTING BED EDGE CONFIGURATIONS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. BED EDGES SHALL HAVE SMOOTH, EVEN LINES AS SHOWN ON THE DRAWINGS.
10. COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE.
11. ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.
12. COORDINATE WITH APPLICABLE UTILITY COMPANIES AS REQUIRED DURING THE COURSE OF THE INSTALLATION.
13. APPLY FOR AND PROCURE REQUIRED PERMITS PRIOR TO COMMENCING WORK.
14. PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND.
15. PROVIDE PHOTOGRAPHS WITH SCALE FIGURES FOR TREES OR SAMPLE TREES FROM NURSERY FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
16. PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, OBTAINED FROM THE SAME SOURCE.
17. ALTERNATE SPACING OF PLANT MATERIAL WHEN PLANTING IN LARGE MASSES, UNLESS OTHERWISE NOTED.
18. ALL PLANTINGS TO CONFORM TO PLANS AND SPECIFICATIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BIDDING AND INSTALLATION.
19. HAND GRADE ENTIRE SITE PRIOR TO SEEDING OR SODDING.
20. CALIPER OF TREES DENOTES MINIMUM CALIPER OF MAJOR TRUNKS MEASURED AT DBH.



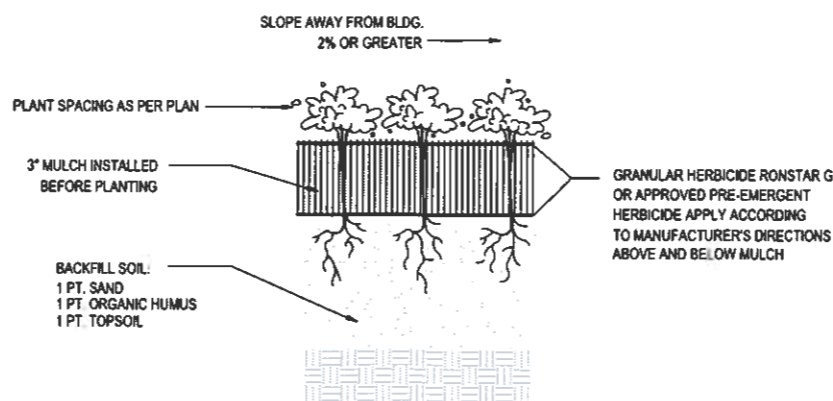
**01 MULTI-TRUNK TREE PLANTING DETAIL**  
SCALE: N.T.S.



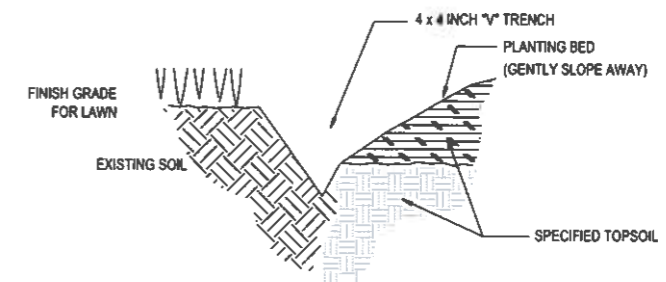
**02 TREE PLANTING DETAIL**  
SCALE: N.T.S.



**03 SHRUB PLANTING DETAIL**  
SCALE: N.T.S.



**04 GROUNDCOVER PLANTING DETAIL**  
SCALE: N.T.S.



**05 TRENCH EDGING DETAIL**  
SCALE: N.T.S.

REVISION DATE



JULY 16, 2019

ISSUE  
FOR PERMIT

SHEET TITLE  
PLANTING DETAILS

SHEET NO  
**L1.01**



LEO'S MOBILE HOME COMMUNITY PARK  
BATON ROUGE, LA

**REICH**  
LANDSCAPE ARCHITECTURE

VIEW 1 - EAST ENTRANCE



LEO'S MOBILE HOME COMMUNITY PARK  
BATON ROUGE, LA

**REICH**  
LANDSCAPE ARCHITECTURE

VIEW 2 - COMMUNITY PARK



LEO'S MOBILE HOME COMMUNITY PARK  
BATON ROUGE, LA

**REICH**  
LANDSCAPE ARCHITECTURE

VIEW 3 - WEST ENTRANCE





LEO'S MOBILE HOME COMMUNITY PARK  
BATON ROUGE, LA

**REICH**  
LANDSCAPE ARCHITECTURE

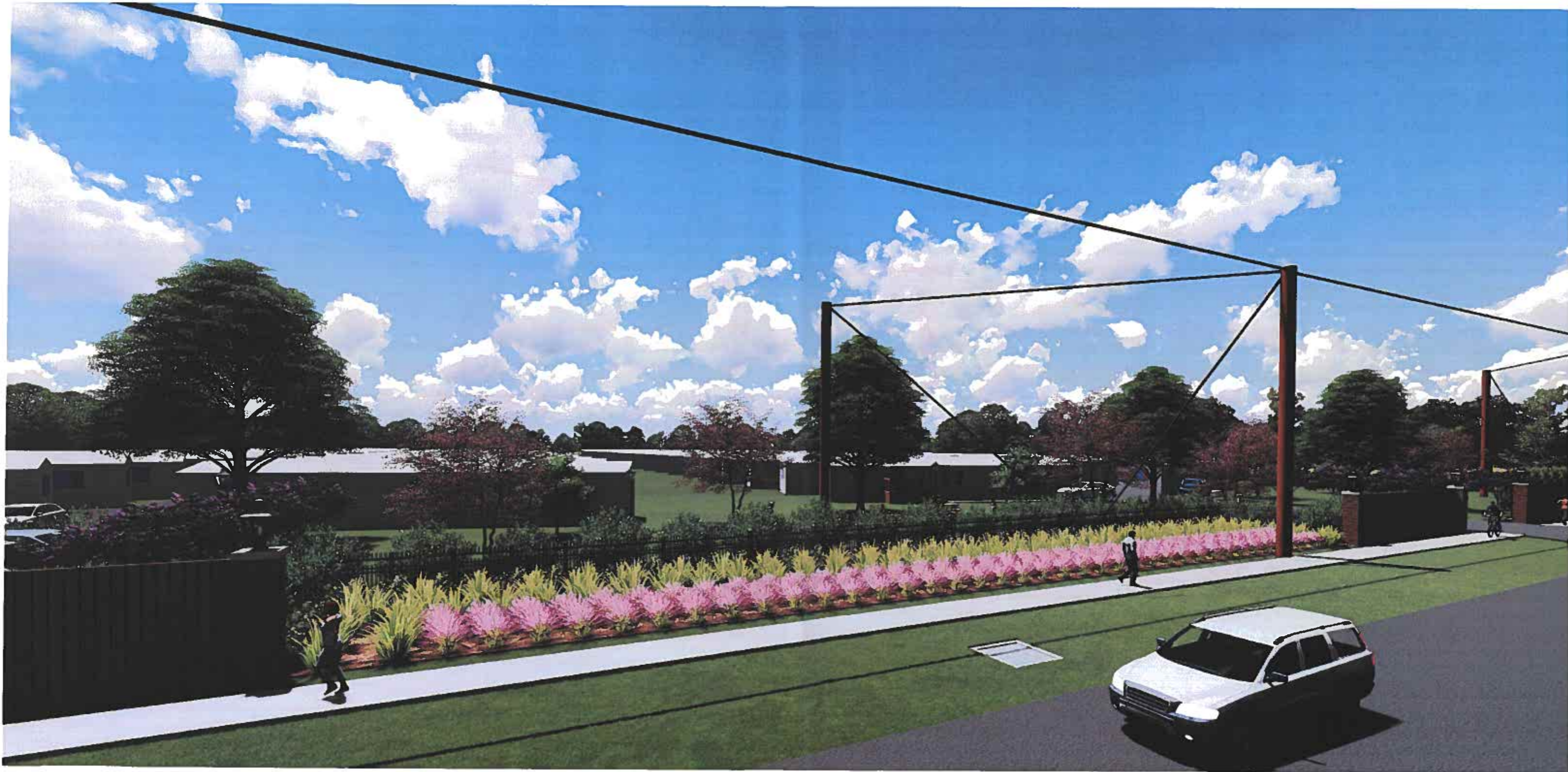
VIEW 4 - EAST ENTRANCE



LEO'S MOBILE HOME COMMUNITY PARK  
BATON ROUGE, LA

**REICH**  
LANDSCAPE ARCHITECTURE

VIEW 5 - EAST ENTRANCE AND PLANTING



LEO'S MOBILE HOME COMMUNITY PARK  
BATON ROUGE, LA

**REICH**  
LANDSCAPE ARCHITECTURE

VIEW 6 - FRONT PLANTING



LEO'S MOBILE HOME COMMUNITY PARK  
BATON ROUGE, LA

**REICH**  
LANDSCAPE ARCHITECTURE

VIEW 7 - WEST ENTRANCE



LEO'S MOBILE HOME COMMUNITY PARK  
BATON ROUGE, LA

**REICH**  
LANDSCAPE ARCHITECTURE

VIEW 11 - CHILDREN'S SWING



LEO'S MOBILE HOME COMMUNITY PARK  
BATON ROUGE, LA

**REICH**  
LANDSCAPE ARCHITECTURE

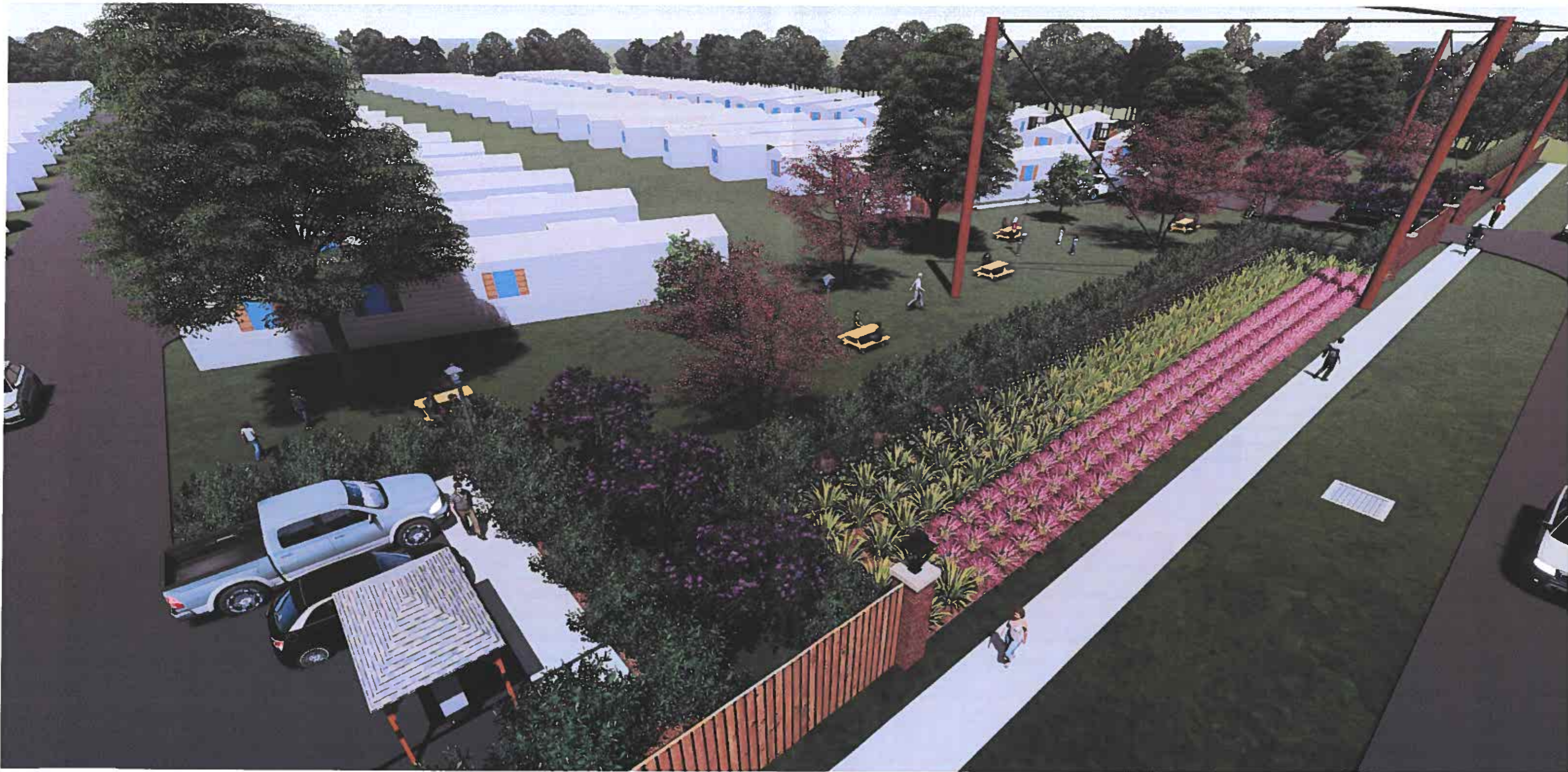
VIEW 12 - COMMUNITY WALKING PATH



LEO'S MOBILE HOME COMMUNITY PARK  
BATON ROUGE, LA

**REICH**  
LANDSCAPE ARCHITECTURE

VIEW 13 - EAST ENTRANCE MAIL KIO

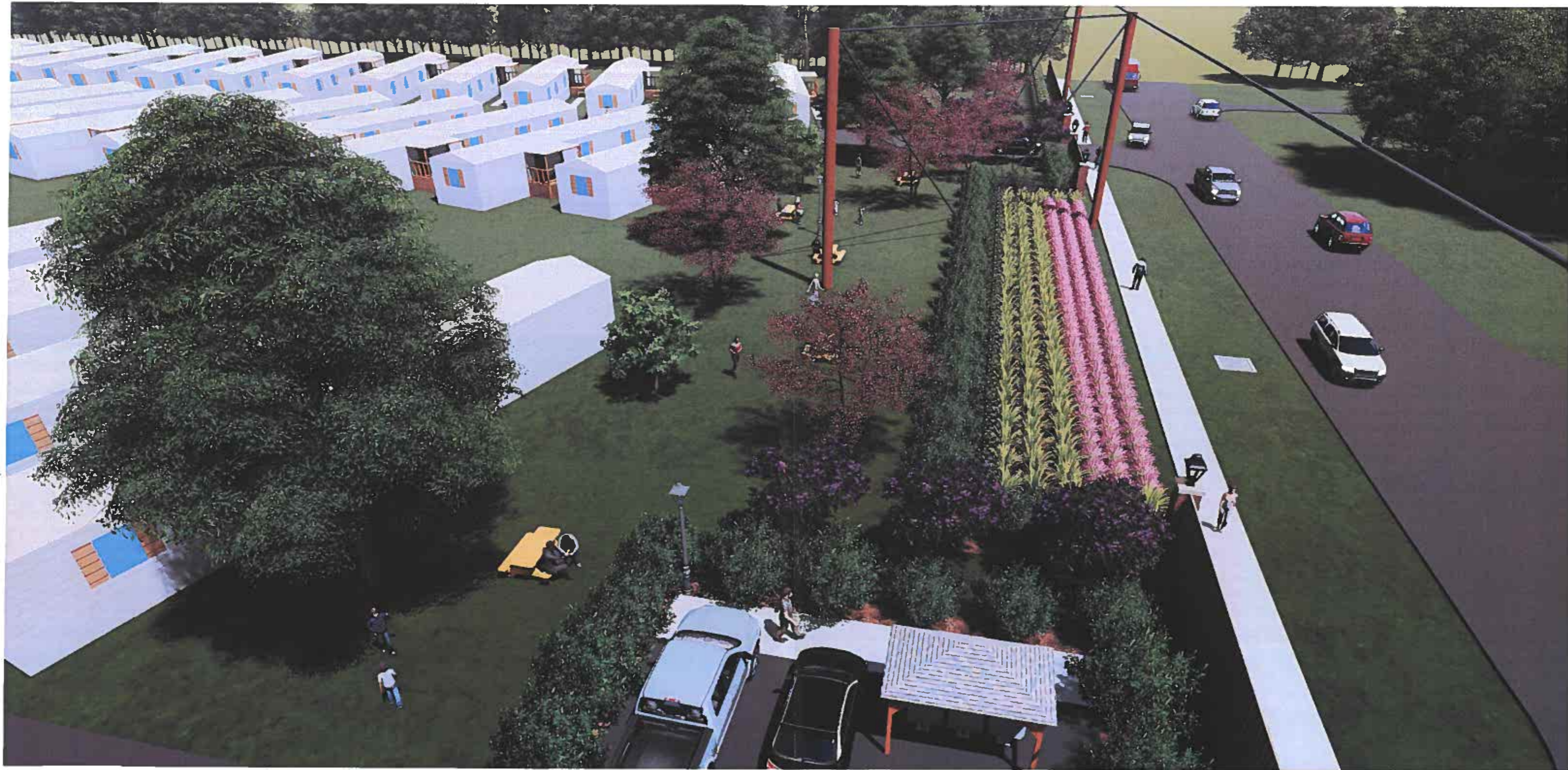


LEO'S MOBILE HOME COMMUNITY PARK  
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LANDSCAPE ARCHITECTURE

VIEW 14 - EAST ENTRANCE AERI





LEO'S MOBILE HOME COMMUNITY PARK  
BATON ROUGE, LA

**REICH**  
LANDSCAPE ARCHITECTURE

VIEW 15 - EAST ENTRANCE AERI.