

FINAL SUBDIVISION PLAT

Situated in:  
THE SOUTH HALF OF THE SOUTHWEST QUARTER (S/2-SW/4)  
AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4-SW/4)  
OF SECTION 7, TOWNSHIP 9 SOUTH, RANGE 10 WEST, SOUTHWESTERN  
LAND DISTRICT, LA. MERIDIAN, CALCASIEU PARISH, LA.

SULPHUR, LOUISIANA

KOONCE ROAD

GILL DR

WELCH DR

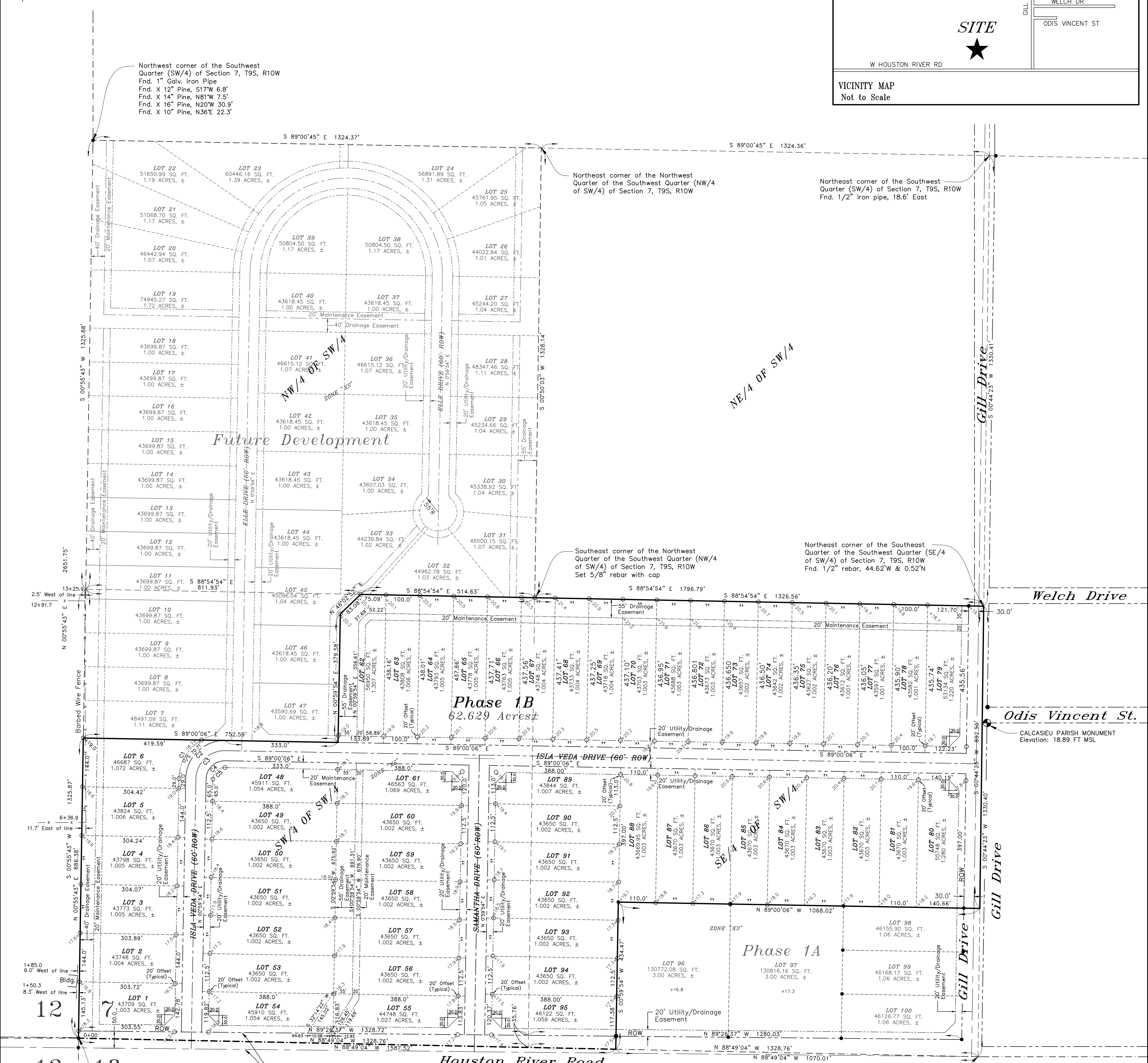
ODIS VINCENT ST

**SITE**

★

W HOUSTON RIVER RD

VICINITY MAP  
Not to Scale



West End Subdivision  
Phase 1B

**CURVE TABLE**

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	58°24'49"	135.00'	137.83'	131.75'	N 30°12'19" E
C2	90°00'00"	150.00'	150.00'	150.00'	N 45°59'54" E
C3	90°00'00"	85.00'	133.52'	120.21'	N 45°59'54" E
C4	90°00'00"	55.00'	86.39'	77.78'	N 45°59'54" E
C5	90°00'00"	35.00'	54.98'	49.50'	N 45°59'56" E

**CPPJ FLOOD NOTES:**

- All new residential and nonresidential structures located in FEMA designated A, AE, AO, VE and X (shaded) areas shall meet current CPPJ lowest floor elevation requirements.
- Fill required for building pads in the flood zone are restricted where the transition back to natural grade is made at slopes no flatter than 6:1.

**SET-BACK REQUIREMENTS:**

LOT NO.	FRONT	REAR	RIGHT	LEFT
1	75	60	10	20
2	75	60	10	20
3	75	60	10	20
4	75	60	10	20
5	75	60	10	20
6	75	60	10	20
7	75	60	10	20
8	75	60	10	20
9	75	60	10	20
10	75	60	10	20
11	75	60	10	20
12	75	60	10	20
13	75	60	10	20
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83	75	60	10	20
84	75	60	10	20
85	75	60	10	20
86	75	60	10	20
87	75	60	10	20
88	75	60	10	20
89	75	60	10	20
90	75	60	10	20
91	75	60	10	20
92	75	60	10	20
93	75	60	10	20
94	75	60	10	20

**CULVERT SIZE REQUIREMENTS:**  
All Driveway Culverts, shall conform to the culvert sizes required on the Engineering Plans, on file with the Calcasieu Parish Planning Department.

**FLOOD ZONE INFORMATION:**  
FIRM COMMUNITY PANEL NO. 220037  
MAP NO. 22019C-0266-F  
EFFECTIVE DATE: FEB. 18, 2011  
PROPERTY IS IN ZONE X Shaded  
BASE FLOOD ELEV. = NO REG'T.  
(CPPJ FREEDOM REQUIRED)

**WETLAND DETERMINATION:**  
A WETLANDS DETERMINATION WAS NOT PROVIDED BY CLIENT AND IS NOT A PART OF THIS SURVEY.

**LEGEND:**

- Irons found in place
- Set 5/8" rebar, unless noted otherwise
- Section Lines
- - - - - Easement or right of way lines
- Deed or record lines
- - - - - Interior and adjacent lot lines
- Power poles
- Overhead electric lines
- Fences
- Centerline
- Right of Way
- Measured
- Record
- Indicates existing ground elevation

**DEDICATION:**  
THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES, ALL AREAS SHOWN AS SERVICED 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, OR STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICED OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICED OR RIGHT-OF-WAY IS GRANTED.

**SEWERAGE:**  
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 CALCASIEU PARISH.

**CPPJ GENERAL NOTES:**

- Fences, plantings or temporary obstructions that obstructs the flow of water in a watercourse or interfere with the ability to maintain a servitude shall not be placed within said servitude. A public entity accessing said servitude is not responsible for damages to fences, plantings or temporary obstructions within said easement.
- Lots shall be consistent with the approved engineering plans.
- Lot owner shall provide the proper grading of lots to match the flow arrows identifying the grading requirements shown on the drainage plan.
- All driveways on Houston River Road shall have a constructed turnaround T-shaped driveway, which will allow all vehicles to exit each lot driving force. No vehicles shall back onto Houston River Road. No vehicles exiting any lot along Houston River Road will be allowed to back onto Houston River Road.
- Roadside ditches shall NOT be piped in.
- Lots 1, 54, 55 and 95, shall NOT have direct access onto Houston River Road.

**AUTHORIZED AGENT**  
KEILAND CONSTRUCTION

**DATE**

SCALE: 1" = 150'  
February 12, 2020  
Revised Setback Requirements: February 13, 2020  
Address CPPJ Comments: March 13, 2020

**CERTIFICATION:**  
HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY AND THAT IS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

COLLINS & ASSOCIATES LAND SURVEYING, INC.  
G.A.E.  
GEORGE A. EVANS, JR., R.P.L.S.  
03/13/2020  
DATE



**NOTES:**

- The Word "Certify" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- This survey meets the minimum requirements for a Class "C" Survey according to the Louisiana Minimum Standards for Property Boundary Surveys.
- The bearings shown hereon are Old bearings, based on the Louisiana State Plane Coordinate System, NAD83, Louisiana South Zone, and utilizing Station GPS, processed by Opus.
- The elevations shown hereon are relative to Mean Sea Level, NAVD88, and are based on Static GPS observations, processed by NGS, OPUS.

**DRAWING:**  
DATE: 02/12/2020 DRAWN BY: GAE JOB NO: 219191-2  
SCALE: 1" = 150' CHECKED BY: GAE PLAT NO: 219191-2

**COLLINS LAND SURVEYORS**  
Licensed to Serve Louisiana, Texas, Arkansas, Mississippi, and Alabama  
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