

CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE
APPLICATION FOR ZONING CHANGES / AMENDMENTS
VARIANCES OR EXCEPTIONS



CASE NUMBER RZ02-064-16

DATE RECEIVED 10-6-16

FEE 515.80

APPLICANT INFORMATION

NAME: Oak Grove Development, LLC

c/o Teddy Beaulieu

ADDRESS: 1100 Camellia Blvd., Ste 200
Lafayette, LA 70508

PHONE NUMBER: (Home) 337-981-4060

(Work) 337-216-6518 (Cell) _____

PROPERTY INFORMATION

LOCATION: North End of Kings Canyon Road
and Highland Hills Boulevard AMOUNT OF LAND: _____ x _____ = +/- 82 acres
IDENTIFYING LANDMARK: vacant

PRESENT ZONING CLASSIFICATION: Agricultural (A-1)

METRO. PLANNING BOUNDARY IN OUT

- ☒ REZONING
☐ ZONING VARIANCE
☐ EXTENSION

ZONING REQUEST INFORMATION

- ☐ EXCEPTION
☐ SUBDIVISION VARIANCE
☐ REVISION
☐ ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM Agricultural (A-1)

TO Single Family Residential (R-1)

PURPOSE OF REQUEST: to allow residential development (future phases of Oak Grove and Highland Hills).

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE [Signature] DATE 10/5/16

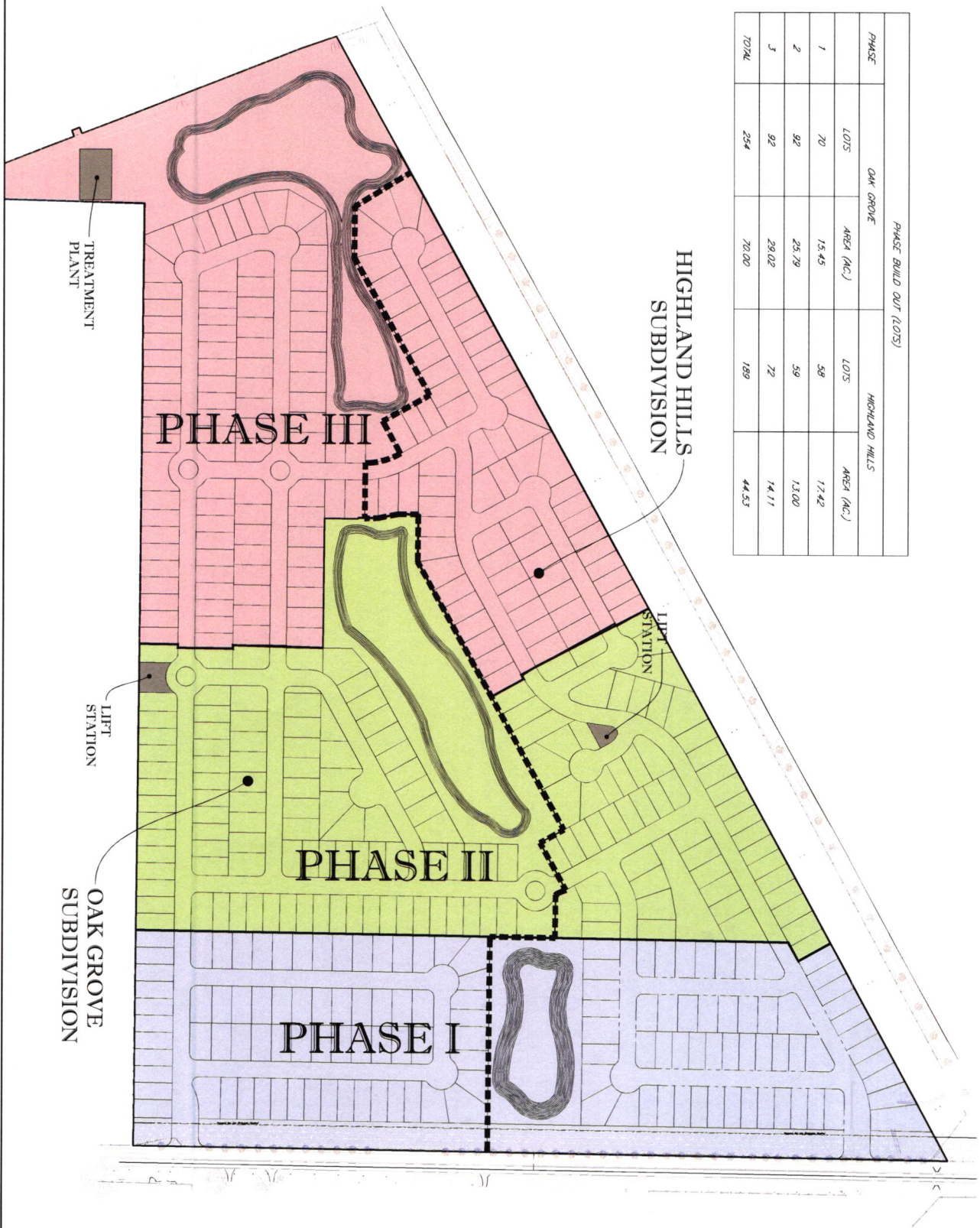
REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- | | | | | |
|-----|---|------------|-----------|------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____
SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____
OTHER <u>community sewer system</u> | | | |
| 3. | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN-OFF? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 4. | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 5. | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 6. | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 7. | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION <u>X</u> A _____ BFE <u>19'</u> _____ FT. | <u>YES</u> | <u>NO</u> | <u>N/A</u> |

STAFF RECOMMENDATION: Staff recommends the request be granted.

Application Summary				
Applicant	Oak Grove Development, LLC		Submittal Date	10/6/16
Case Number	RZ02-064-16		Site Area	82 Acres
Location	North end of Kings Canyon Road and Highland Hills Boulevard	Police Jury District	10- Shalon Latour	
P&Z Meeting Date	November 15, 2016	PJ Meeting Date	November 17, 2016	
Request(s)				
To allow residential development (future phases of Oak Grove and Highland Hills).				
Site Characteristics				
Present Zoning Classification	Agricultural (A-1)			
Existing Use	Vacant			
Urban Service Area	Out	Flood Zone	X, A, Bfe 19'	
Area Characteristics				
Surrounding Zoning	Agricultural (A-1), Single Family Residential (R-1)			
Surrounding Uses	Residential, Agricultural			
Zoning History				
Original Zoning	Agricultural (A-1)		Date	1983
<p>Recent Zoning Requests in Immediate Area</p> <p>In the past five years, there have been five zoning requests within the immediate area.</p> <ul style="list-style-type: none"> • In 2015, the Planning and Zoning Board granted a request by Oak Grove Development, LLC for a zoning variance to decrease the front and rear yard setback requirements (required 30 feet in front, requesting 20 feet; required 15 feet in rear, requesting 10 feet) in the 4800 block of Highway 14. • In 2014, the Planning and Zoning Board and the Police Jury granted a request by Oak Grove Development, LLC to rezone from A-1 (Agricultural) to R-1 (Single Family Residential) to allow single family residential development (Oak Grove Subdivision, Phase 1) in the 4800 block of Hwy 14 E. • In 2014, the Planning and Zoning Board granted a request by Oak Grove Development, LLC for a zoning variance to reduce the lot size requirements for residential development (required 7,500 sq. ft.; requesting 5,900 sq. ft.) and to reduce the public road frontage (required 60 ft.; requesting smallest lot 49.74 ft.) for Oak Grove Subdivision, Phase 1 in the 4800 block of Hwy 14 E. • In 2014, the Planning and Zoning Board and the Police Jury granted a request by Oak Grove Development, LLC to rezone A-1 (Agricultural) to R-1 (Single Family Residential) to allow single family residential development (Highland Hills Subdivision) in the 4800 block of Hwy 14 E. • In 2014, the Planning and Zoning Board granted a request by Oak Grove Development, LLC for a variance to reduce the lot size requirements for residential development (required 7,500 sq. ft.; requesting 5,500 sq. ft.) and to reduce the public road frontage requirement (required 60 ft.; requesting smallest lot 45.74 ft.) for Highland Hills Subdivision in the 4800 block of Hwy 14 E. 				
Recommendation				
<p>Because the proposed development is consistent with the area, the staff recommends that the request be granted.</p>				

PHASE BUILD OUT (LOTS)				
PHASE	OAK GROVE		HIGHLAND HILLS	
	LOTS	AREA (AC.)	LOTS	AREA (AC.)
1	70	15.45	58	17.42
2	82	25.79	59	13.00
3	82	29.02	72	14.11
TOTAL	234	70.26	189	44.53



TREATMENT
PLANT

OAK GROVE
SUBDIVISION

LIFT
STATION

HIGHLAND HILLS
SUBDIVISION

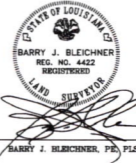
LIFT
STATION

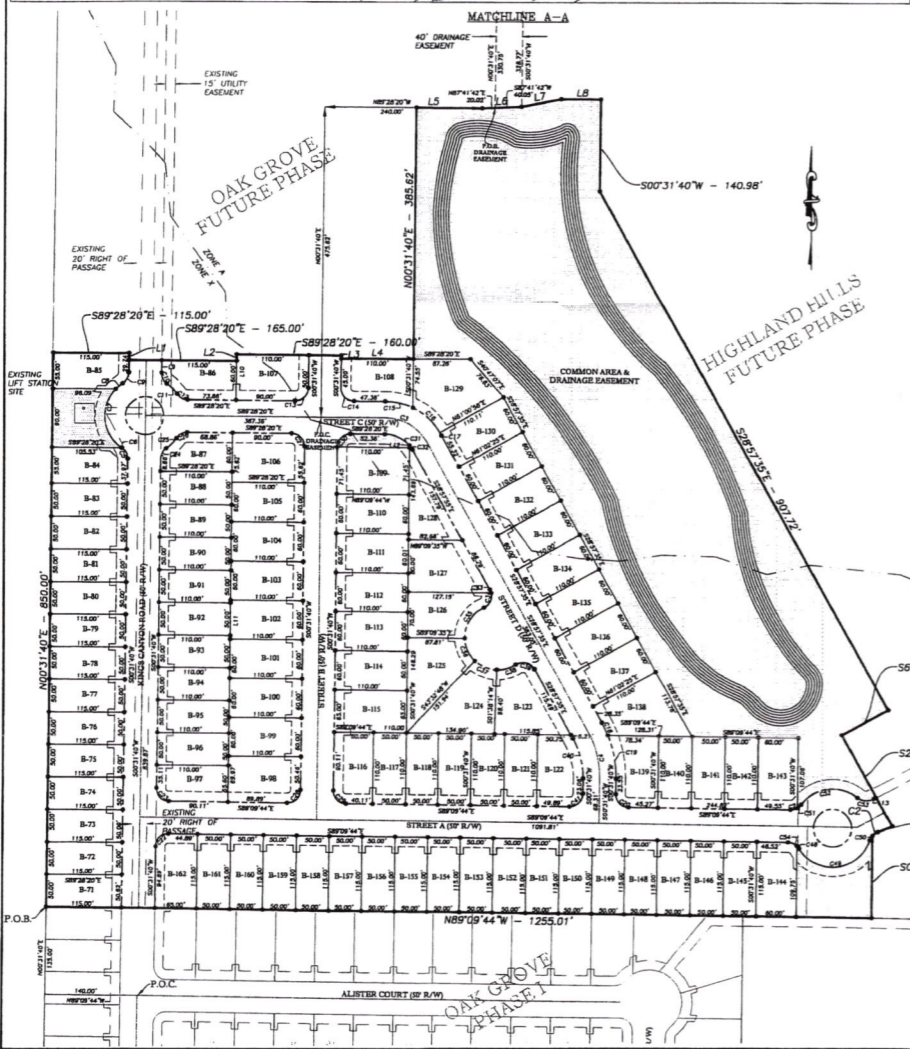
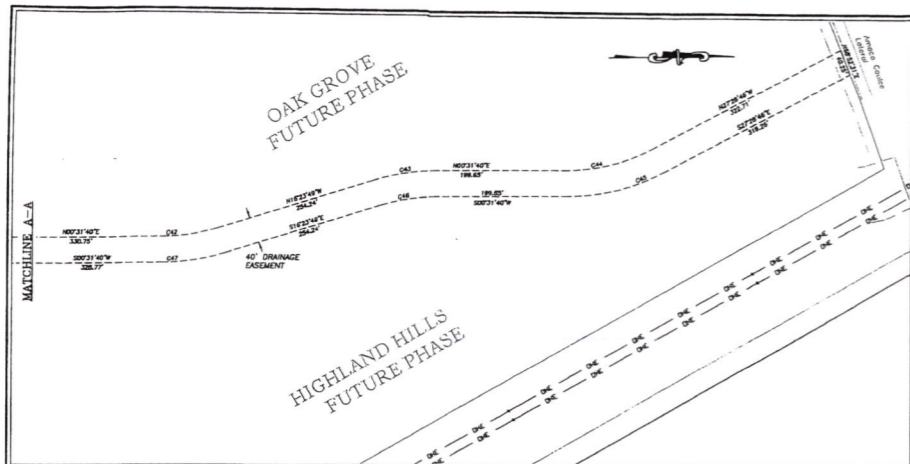
PHASE III

PHASE II

PHASE I







LEGAL DESCRIPTION (DRAINAGE EASEMENT)

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 20, TOWNSHIP 10 SOUTH, RANGE 7 WEST, CALCASIEU PARISH, LOUISIANA, CONTAINING 1.31 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF STREET "B" AND STREET "C", SAID POINT HEREINAFTER TO BE KNOWN AS THE POINT OF COMMENCEMENT (P.O.C.);

THENCE CONTINUE NORTH 07°31'40" EAST A DISTANCE OF 475.62 FEET;

THENCE CONTINUE NORTH 89°28'20" EAST A DISTANCE OF 240.00 FEET;

THENCE CONTINUE NORTH 87°41'42" EAST A DISTANCE OF 20.02 FEET;

TO A POINT, HEREINAFTER TO BE KNOWN AS THE POINT OF BEGINNING (P.O.B.);

THENCE CONTINUE NORTH 07°31'40" EAST A DISTANCE OF 330.75 FEET;

THENCE CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 82.71 FEET, A DELTA ANGLE OF 16°52'29", A CHORD BEARING OF NORTH 07°50'04" WEST, AND A CHORD LENGTH OF 82.41 FEET;

THENCE CONTINUE NORTH 16°23'49" WEST A DISTANCE OF 254.24 FEET;

THENCE CONTINUE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET, AN ARC LENGTH OF 94.52 FEET, A DELTA ANGLE OF 16°52'29", A CHORD BEARING OF NORTH 07°50'04" WEST, AND A CHORD LENGTH OF 94.18 FEET;

THENCE CONTINUE NORTH 07°31'40" EAST A DISTANCE OF 199.65 FEET;

THENCE CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 138.87 FEET, A DELTA ANGLE OF 28°00'26", A CHORD BEARING OF NORTH 13°28'33" WEST, AND A CHORD LENGTH OF 135.51 FEET;

THENCE CONTINUE NORTH 27°28'46" WEST A DISTANCE OF 322.71 FEET;

THENCE CONTINUE NORTH 88°52'31" EAST A DISTANCE OF 40.25 FEET;

THENCE CONTINUE SOUTH 27°28'46" EAST A DISTANCE OF 318.26 FEET;

THENCE CONTINUE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET, AN ARC LENGTH OF 94.52 FEET, A DELTA ANGLE OF 16°52'29", A CHORD BEARING OF SOUTH 13°28'33" EAST, AND A CHORD LENGTH OF 94.18 FEET;

THENCE CONTINUE SOUTH 07°31'40" WEST A DISTANCE OF 199.65 FEET;

THENCE CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 82.71 FEET, A DELTA ANGLE OF 16°52'29", A CHORD BEARING OF SOUTH 07°50'04" EAST, AND A CHORD LENGTH OF 82.41 FEET;

THENCE CONTINUE SOUTH 16°23'49" EAST A DISTANCE OF 254.24 FEET;

THENCE CONTINUE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET, AN ARC LENGTH OF 94.52 FEET, A DELTA ANGLE OF 16°52'29", A CHORD BEARING OF SOUTH 07°50'04" EAST, AND A CHORD LENGTH OF 94.18 FEET;

THENCE CONTINUE SOUTH 07°31'40" WEST A DISTANCE OF 322.71 FEET;

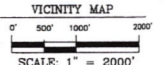
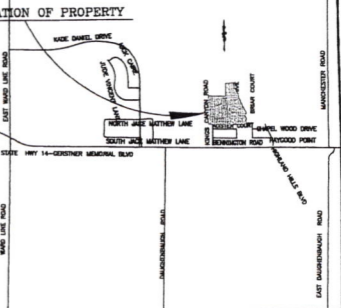
THENCE CONTINUE SOUTH 88°52'31" EAST A DISTANCE OF 40.25 FEET;

TO THE POINT OF BEGINNING (P.O.B.);

LOT	AREA (SQ. FT.)	AREA (AC.)
L1	10.88	0.2464
L2	10.88	0.2464
L3	10.88	0.2464
L4	10.88	0.2464
L5	10.88	0.2464
L6	10.88	0.2464
L7	10.88	0.2464
L8	10.88	0.2464
L9	10.88	0.2464
L10	10.88	0.2464
L11	10.88	0.2464
L12	10.88	0.2464
L13	10.88	0.2464

LOT	AREA (SQ. FT.)	AREA (AC.)
C1	175.00	4.0000
C2	175.00	4.0000
C3	175.00	4.0000
C4	175.00	4.0000
C5	175.00	4.0000
C6	175.00	4.0000
C7	175.00	4.0000
C8	175.00	4.0000
C9	175.00	4.0000
C10	175.00	4.0000
C11	175.00	4.0000
C12	175.00	4.0000
C13	175.00	4.0000
C14	175.00	4.0000
C15	175.00	4.0000
C16	175.00	4.0000
C17	175.00	4.0000
C18	175.00	4.0000
C19	175.00	4.0000
C20	175.00	4.0000
C21	175.00	4.0000
C22	175.00	4.0000
C23	175.00	4.0000
C24	175.00	4.0000
C25	175.00	4.0000
C26	175.00	4.0000
C27	175.00	4.0000
C28	175.00	4.0000
C29	175.00	4.0000
C30	175.00	4.0000
C31	175.00	4.0000
C32	175.00	4.0000
C33	175.00	4.0000
C34	175.00	4.0000
C35	175.00	4.0000
C36	175.00	4.0000
C37	175.00	4.0000
C38	175.00	4.0000
C39	175.00	4.0000
C40	175.00	4.0000
C41	175.00	4.0000
C42	175.00	4.0000
C43	175.00	4.0000
C44	175.00	4.0000
C45	175.00	4.0000
C46	175.00	4.0000
C47	175.00	4.0000
C48	175.00	4.0000
C49	175.00	4.0000
C50	175.00	4.0000
C51	175.00	4.0000
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C67	175.00	4.0000
C68	175.00	4.0000
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C70	175.00	4.0000
C71	175.00	4.0000
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C80	175.00	4.0000
C81	175.00	4.0000
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C83	175.00	4.0000
C84	175.00	4.0000
C85	175.00	4.0000
C86	175.00	4.0000
C87	175.00	4.0000
C88	175.00	4.0000
C89	175.00	4.0000
C90	175.00	4.0000
C91	175.00	4.0000
C92	175.00	4.0000
C93	175.00	4.0000
C94	175.00	4.0000
C95	175.00	4.0000
C96	175.00	4.0000
C97	175.00	4.0000
C98	175.00	4.0000
C99	175.00	4.0000
C100	175.00	4.0000

LOT	AREA (SQ. FT.)	AREA (AC.)
B-1	175.00	4.0000
B-2	175.00	4.0000
B-3	175.00	4.0000
B-4	175.00	4.0000
B-5	175.00	4.0000
B-6	175.00	4.0000
B-7	175.00	4.0000
B-8	175.00	4.0000
B-9	175.00	4.0000
B-10	175.00	4.0000
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B-12	175.00	4.0000
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B-93	175.00	4.0000
B-94	175.00	4.0000
B-95	175.00	4.0000
B-96	175.00	4.0000
B-97	175.00	4.0000
B-98	175.00	4.0000
B-99	175.00	4.0000
B-100	175.00	4.0000



LEGAL DESCRIPTION

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 20, TOWNSHIP 10 SOUTH, RANGE 7 WEST, CALCASIEU PARISH, LOUISIANA, CONTAINING 25.79 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF ALLISTER COURT AND KONGE CANYON ROAD, SAID POINT HEREINAFTER TO BE KNOWN AS THE POINT OF COMMENCEMENT (P.O.C.);

THENCE CONTINUE NORTH 89°09'44" WEST A DISTANCE OF 140.00 FEET;

THENCE CONTINUE NORTH 07°31'40" EAST A DISTANCE OF 135.00 FEET;

TO A POINT, HEREINAFTER TO BE KNOWN AS THE POINT OF BEGINNING (P.O.B.);

THENCE CONTINUE NORTH 07°31'40" EAST A DISTANCE OF 850.00 FEET;

THENCE CONTINUE SOUTH 89°28'20" EAST A DISTANCE OF 115.00 FEET;

THENCE CONTINUE SOUTH 07°31'40" WEST A DISTANCE OF 10.88 FEET;

THENCE CONTINUE SOUTH 89°28'20" EAST A DISTANCE OF 165.00 FEET;

THENCE CONTINUE NORTH 07°31'40" EAST A DISTANCE OF 10.00 FEET;

THENCE CONTINUE SOUTH 89°28'20" EAST A DISTANCE OF 160.00 FEET;

THENCE CONTINUE SOUTH 07°31'40" WEST A DISTANCE OF 5.00 FEET;

THENCE CONTINUE SOUTH 89°28'20" EAST A DISTANCE OF 110.00 FEET;

THENCE CONTINUE NORTH 07°31'40" EAST A DISTANCE OF 385.62 FEET;

THENCE CONTINUE SOUTH 89°28'20" EAST A DISTANCE OF 100.00 FEET;

THENCE CONTINUE NORTH 87°41'42" EAST A DISTANCE OF 50.07 FEET;

THENCE CONTINUE NORTH 76°56'50" EAST A DISTANCE OF 61.25 FEET;

THENCE CONTINUE SOUTH 89°28'20" EAST A DISTANCE OF 60.00 FEET;

THENCE CONTINUE SOUTH 07°31'40" WEST A DISTANCE OF 140.98 FEET;

THENCE CONTINUE SOUTH 28°57'35" EAST A DISTANCE OF 907.72 FEET;

THENCE CONTINUE SOUTH 81°02'25" WEST A DISTANCE OF 80.59 FEET;

THENCE CONTINUE SOUTH 28°57'35" EAST A DISTANCE OF 158.34 FEET;

THENCE CONTINUE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 23.44 FEET, A DELTA ANGLE OF 04°57'01", A CHORD BEARING OF SOUTH 67°27'14" WEST, AND A CHORD DISTANCE OF 23.43 FEET;

THENCE CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 10.88 FEET, A DELTA ANGLE OF 07°35'54", A CHORD BEARING OF SOUTH 54°35'56" WEST, AND A CHORD DISTANCE OF 10.55 FEET;

THENCE CONTINUE NORTH 07°31'40" WEST A DISTANCE OF 126.63 FEET;

THENCE CONTINUE NORTH 89°09'44" WEST A DISTANCE OF 1255.01 FEET;

TO THE POINT OF BEGINNING (P.O.B.);

GENERAL NOTES

TOTAL NUMBER OF LOTS	92
MINIMUM LOT FRONTAGE	50.00'
MINIMUM LOT AREA	5,500 SQ. FT.
AREA OF RESIDENTIAL LOTS	13.24 ACRES
AREA OF RIGHT OF WAY	4.56 ACRES
AREA OF COMMON AREA	7.99 ACRES
TOTAL AREA OF DEVELOPMENT	25.79 ACRES

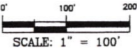
TYPES OF IMPROVEMENTS

STREETS	26" CURB & GUTTER ASPHALT STREETS
SEWER	COMMUNITY TREATMENT PLANT
WATER	WATER DISTRICT NO. 5
ELECTRIC	JEFF DAVIS ELECTRIC
TELEPHONE	AT&T

PRELIMINARY PLAT
OF
OAK GROVE-PHASE II
"A RESIDENTIAL DEVELOPMENT"

LOCATED IN
SECTION 20, T-10-S, R-7-W
CALCASIEU PARISH, LOUISIANA

PREPARED BY
BARRY J. BLEICHNER, P.E., PLS., LLC
CIVIL ENGINEER & LAND SURVEYOR
321 RICHLAND AVE.
LAFAYETTE, LOUISIANA 70508
TEL. (337) 849-7898



FLOOD NOTE

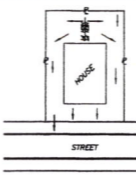
THIS PROPERTY LIES WITHIN ZONE A (THE 1% ANNUAL CHANCE FLOOD, 100 YEAR FLOOD AREA, ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% ANNUAL CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AD, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS ESTIMATED TO BE AT ELEVATION 16.0 FT REFERENCED TO N.G.V.D. BASE FLOOD ELEVATIONS DETERMINED).

ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR CALCASIEU PARISH, LOUISIANA AND INCORPORATED AREAS. MAP NUMBER 2201902515 F, EFFECTIVE DATE FEBRUARY 1, 2011. THE 100 YEAR BASE FLOOD ELEVATION IS ESTIMATED TO BE AT ELEVATION 16.0 FT REFERENCED TO N.G.V.D.

SETBACKS

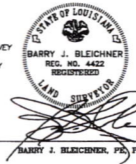
FRONT 20'
SIDE 5'
REAR 10'

TYPICAL LOT GRADING PLAN

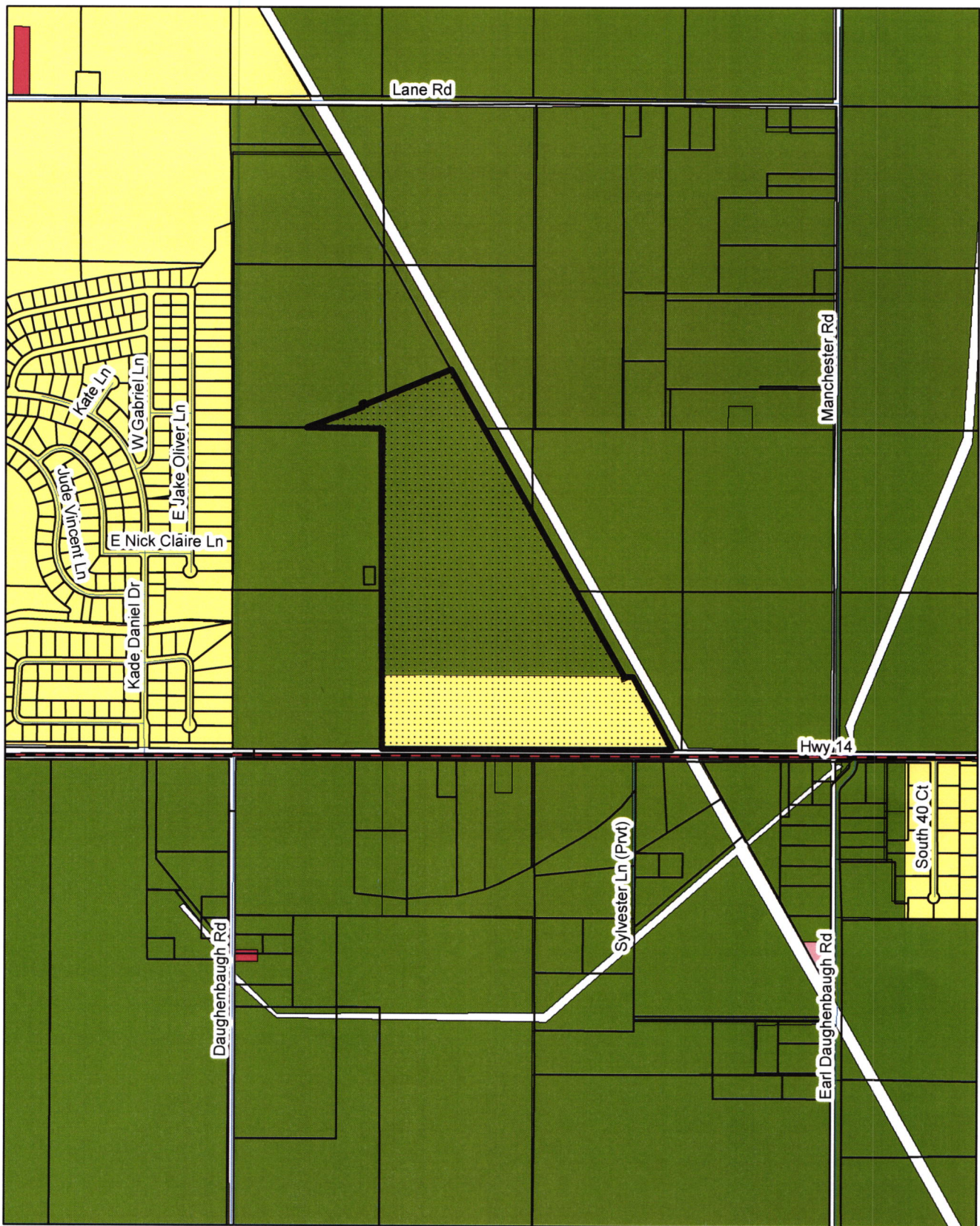


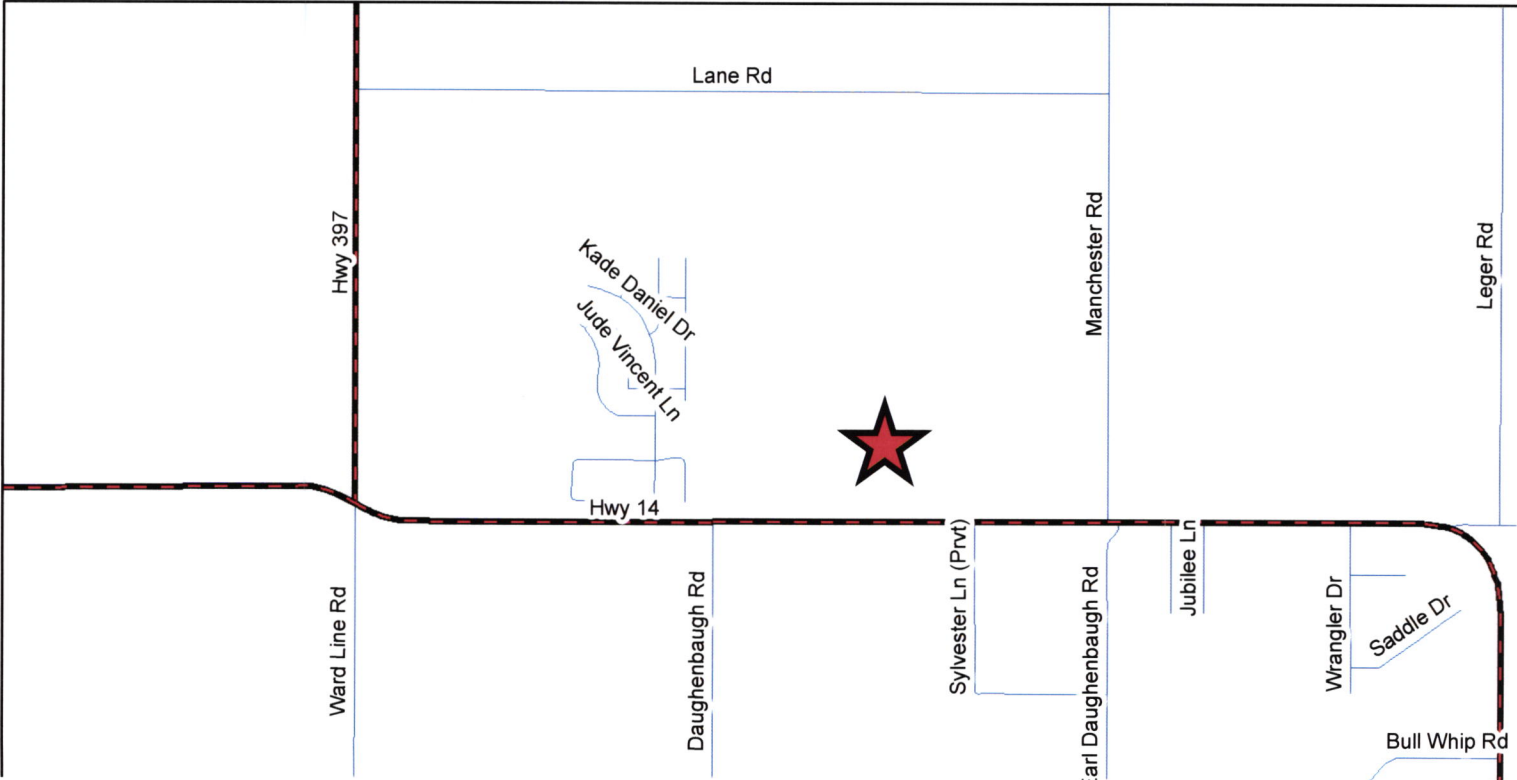
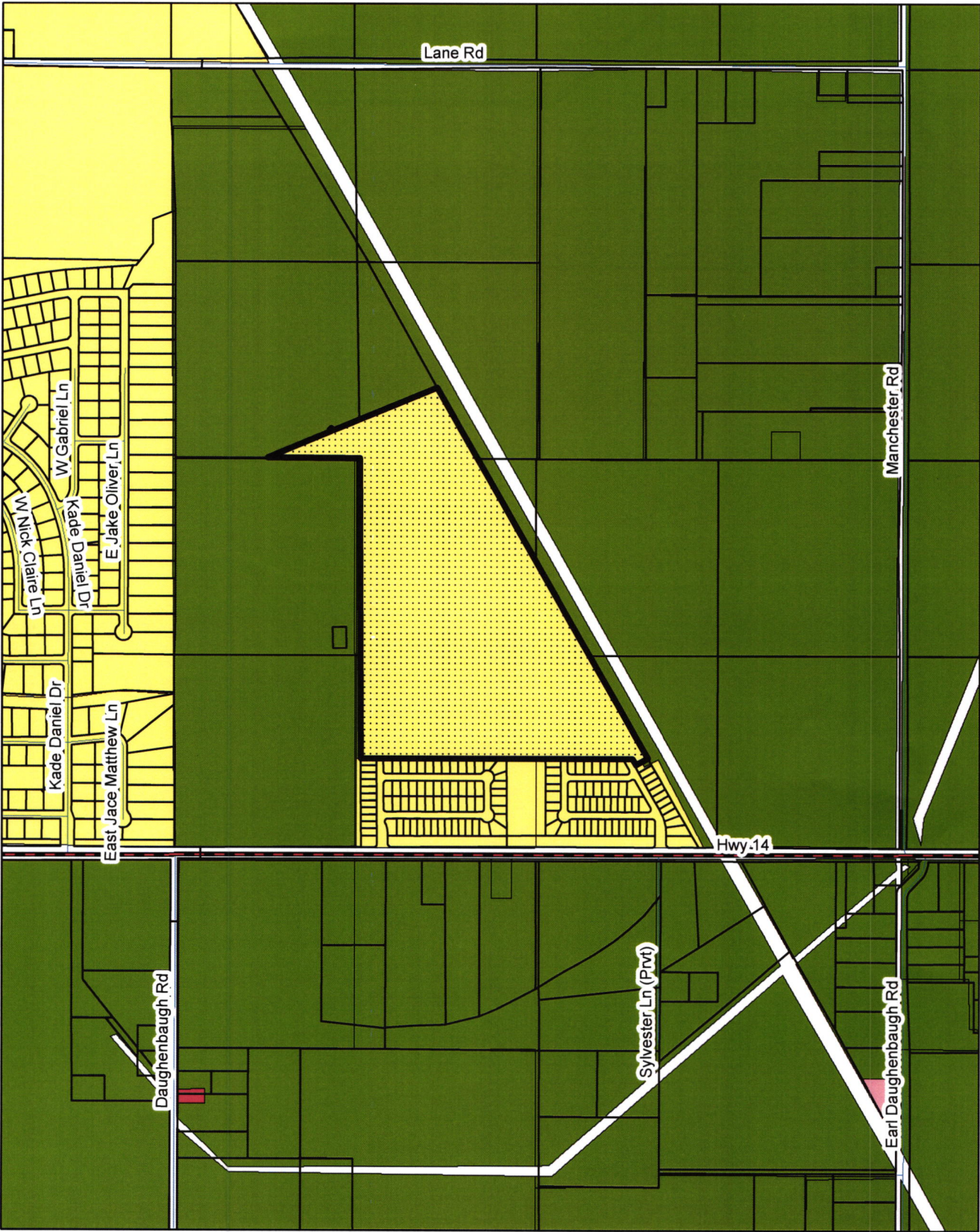
NOTE: HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING ALL LOTS BACK TO ROADWAY.

DATE OF PLAT:
SEPTEMBER 7, 2016



Oak Grove Development, LLC



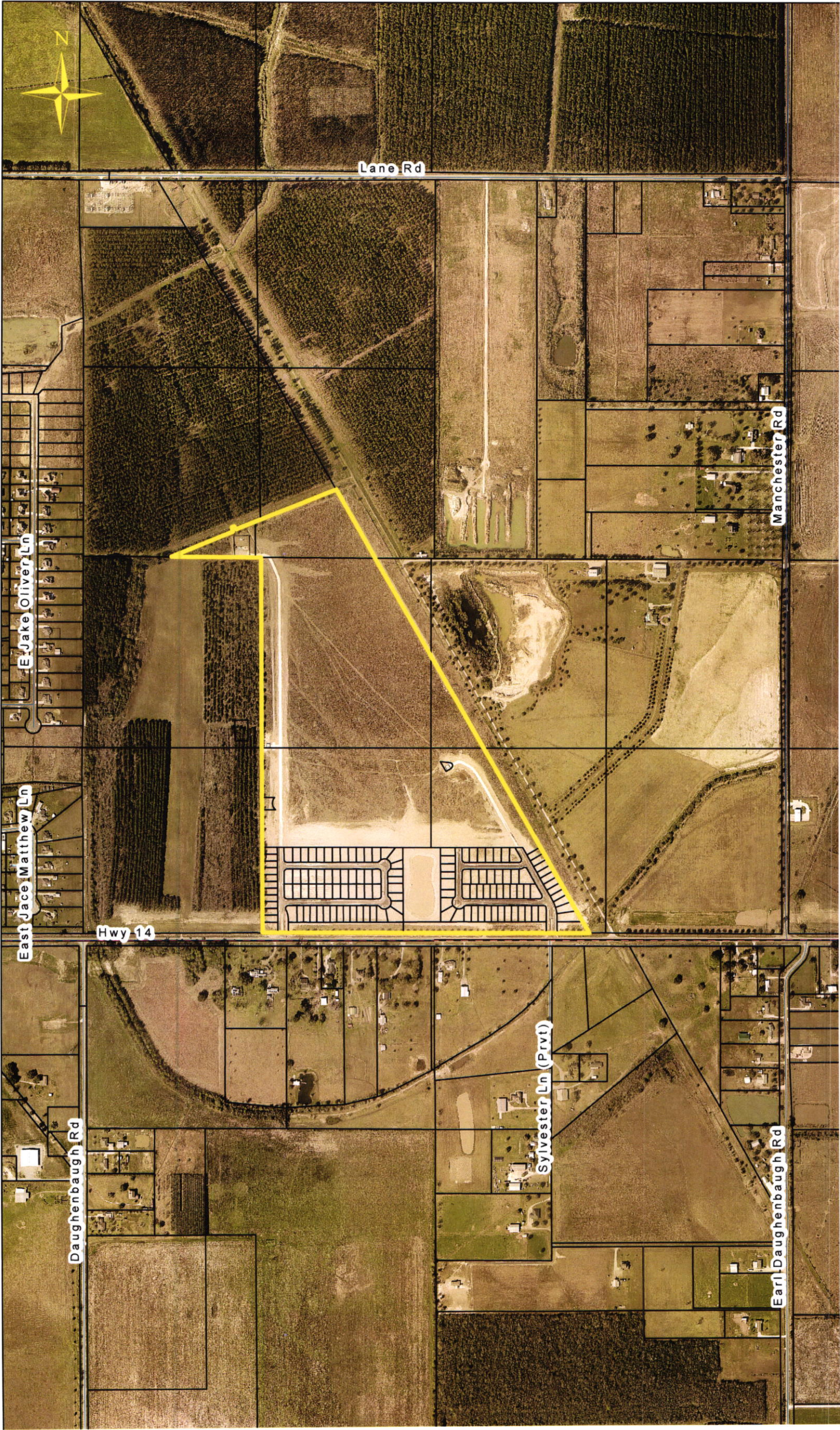




Preliminary Subdivision Approval Highland Hills, Phase II
 § RZ02-064-16 November 1, 2016



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 & R202-064-16 November 1, 2016



Lane Rd

Manchester Rd

HwY 14

E Jake Oliver Ln

East Jace Matthew Ln

Daughenbaugh Rd

Sylvester Ln (Prvt)

Earl Daughenbaugh Rd