

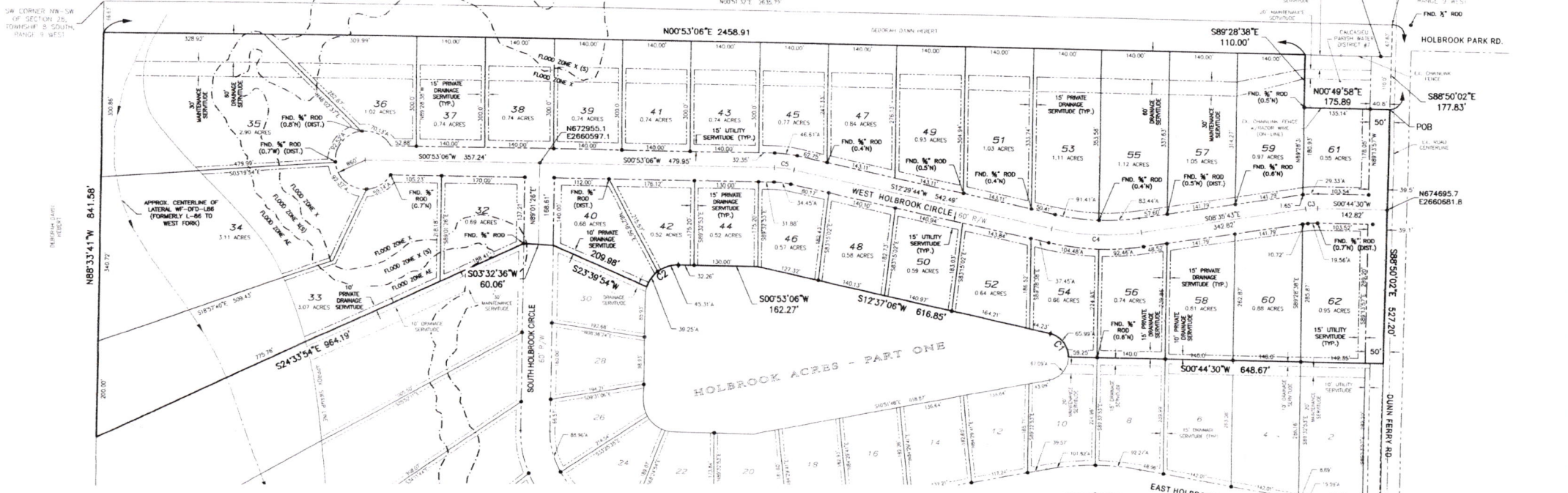
**Holbrook Acres Part 2**  
**SUB-0620-0138**

Application Summary				
<b>Applicant</b>	Holbrook Acres, LLC		<b>Submittal Date</b>	06/16/2020
<b>Case</b>	Subdivision	<b>Site Area</b>		35 acres
<b>Location</b>	1167 Dunn Ferry Road			
<b>P&amp;Z Meeting Date</b>	July 21, 2020	<b>Police Juror</b>	District - 14 Randy Burleigh	
Request(s)				
To allow a residential subdivision (31 lots in Holbrook Acres Part 2 Subdivision).				
Site Characteristics				
<b>Present Zoning Classification</b>	Agricultural (A-1)			
<b>Existing Use</b>	Agricultural			
<b>Urban Service Area</b>	Out	<b>Flood Zone</b>	X and AE	
<b>Minimum Lot Size</b>	.50 acres			
<b>Surrounding Uses</b>	Agricultural			
Recommendation				
<p>Because the proposed density is consistent with the character of the area, the staff recommends that the request be <b>granted</b> with the following conditions:</p> <ol style="list-style-type: none"><li>1. that the development is subject to an application for and/or compliance with an LPDES storm water discharge permit, which may be required through the Department of Environmental Quality and the Calcasieu Parish Division of Planning and Development; and</li><li>2. that the preliminary plat and the run-off management plan (RMP) must be approved by the Division of Engineering prior to submittal of final plans.</li></ol>				
Additional Information				
<p>On October 19, 2004, the preliminary plat for Holbrook Acres Part One and Two was approved to develop a 62 lot subdivision with ½ acre lots. Due to new regulations that were adopted in 2008, the project lost the grandfathering for phased development.</p> <p>The developer is also requesting a zoning variance to reduce the lot size requirements for Holbrook Acres Part 2 (required 43,560 sq. ft. per lot; requesting smallest lot 22,651 sq. ft.)</p>				

SCALE: 1" = 100'  
(24x36 SHEET)

# HOLBROOK ACRES - PART TWO PRELIMINARY SUBDIVISION PLAT

SW CORNER NW-1/4  
OF SECTION 28,  
TOWNSHIP 8 SOUTH,  
RANGE 9 WEST



## DESCRIPTION

A SUBDIVISION LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4-SW 1/4) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4-NW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4-NW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 9 WEST; THENCE S88°50'02"E ALONG THE NORTH LINE SAID OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4-SW 1/4), A DISTANCE OF 177.83 FEET TO THE POINT OF BEGINNING; THENCE S88°50'02"E ALONG THE NORTH LINE SAID OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4-SW 1/4), A DISTANCE OF 527.20 FEET TO THE NORTHWEST CORNER OF HOLBROOK ACRES - PART ONE, AS PER PLAT BOOK 36, PAGE 165, RECORDS OF CALCASIEU PARISH, LOUISIANA; THENCE, ALONG THE WEST LINE OF SAID SUBDIVISION THE FOLLOWING EIGHT (8) CALLS: S00°44'30"W A DISTANCE OF 648.67 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 75°37'20" AND A CHORD WHICH BEARS S52°27'28"W AND MEASURES 61.31 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 65.99 FEET TO A POINT OF TANGENCY OF SAID CURVE; S12°37'06"W A DISTANCE OF 616.85 FEET; S00°53'06"W A DISTANCE OF 162.27 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 74°32'12" AND A CHORD WHICH BEARS S34°58'01"E AND MEASURES 78.72 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 84.56 FEET TO A NON-TANGENT POINT OF SAID CURVE; S23°39'54"W A DISTANCE OF 209.98 FEET; S03°32'36"W A DISTANCE OF 60.06 FEET; S24°33'54"E A DISTANCE OF 864.19 FEET TO THE SOUTHWEST CORNER OF SAID HOLBROOK ACRES SUBDIVISION; THENCE N88°33'41"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4-SW 1/4) OF SAID SECTION 28, A DISTANCE OF 841.58 FEET; THENCE N00°53'06"E A DISTANCE OF 2458.91 FEET; THENCE S88°28'38"E A DISTANCE OF 110.00 FEET; THENCE N00°49'58"E A DISTANCE OF 175.89 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4-SW 1/4) AND POINT OF BEGINNING, CONTAINING 35.63 ACRES, MORE OR LESS AND BEING SUBJECT TO THE RIGHT-OF-WAY OF DUNN FERRY ROAD.

MAY 28, 2020

## CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS MADE IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS "C" SURVEYOR, IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF LOUISIANA AND THE ORDINANCES OF THE PARISH OF CALCASIEU, LOUISIANA PERTAINING TO THE SUBDIVISION OF LAND.

D. W. JESSEN, JR., P.E., P.L.S.  
LOUISIANA REG. NO. 4646

## DEDICATION

THE RIGHTS-OF-WAY OF THE PROPOSED STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC USE OF THE PUBLIC. ALL AREAS SHOWN HEREON AS EASEMENTS ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PUBLIC PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR ANY SHEDDING BE PLACED WITHIN THE LIMITS OF ANY EASEMENTS SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT IS GRANTED.

HOLBROOK ACRES, L.L.C.  
KENNY NICHOLS, MANAGER

## GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE LOUISIANA COORDINATE SYSTEM OF 1983 SOUTH ZONE.
2. THE HEREON DESCRIBED TRACT OF LAND SURVEYED IS LOCATED IN THE FLOOD AREA ZONE "X-SHADED" (AREAS OF 2% SLOPE ANNUAL CHANCE FLOOD, AREAS OF 1% SLOPE ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM THE SLOPE ANNUAL CHANCE FLOOD), IN OTHER AREAS ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 2% SLOPE ANNUAL CHANCE FLOOD), AND IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE "X". ALL PER FLOOD INSURANCE RATE MAP (FIRM) NO. 22019C0228F, DATED FEBRUARY 18, 2011.
3. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RIGHTS-OF-WAY OF RECORD THAT A CURRENT TITLE SEARCH MAY DISCLOSE WHICH MAY AFFECT THE TRACT SURVEYED.
4. THE DEVELOPMENT OF EACH LOT IS TO BE CONSISTENT WITH PLANS.
5. ELEVATIONS SHOWN HEREON ARE NAVD83 (GEOID 128).
6. FENCES, PLANTINGS, OR TEMPORARY OBSTRUCTIONS THAT OBSTRUCT THE FLOW OF WATER IN A WATERCOURSE OR INTERFERE WITH THE ABILITY TO MAINTAIN AN EASEMENT SHALL NOT BE PLACED WITHIN SAID EASEMENT. A PUBLIC UTILITY ACCESSING SAID EASEMENT IS NOT RESPONSIBLE FOR DAMAGES TO FENCES, PLANTINGS OR TEMPORARY OBSTRUCTIONS WITH SAID EASEMENT.
7. LOT OWNER SHALL PROVIDE THE PROPER GRADING OF LOTS TO MATCH THE LOT FLOW ARROWS IDENTIFYING THE GRADING REQUIREMENTS SHOWN ON THE SITE DRAINAGE PLAN.
8. ALL DRIVEWAY CULVERTS SHALL BE CONSISTENT WITH CULVERT SCHEDULE SHOWN HEREON.
9. "E" INDICATES EXISTING GROUND ELEVATION.
10. "F" INDICATES FOUND 2" ROD, UNLESS OTHERWISE NOTED.

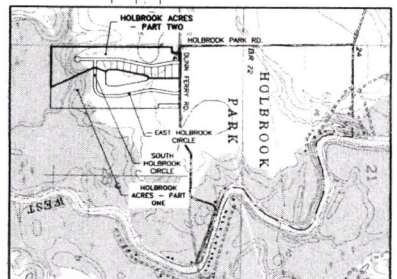
## SEWAGE DISPOSAL

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL EXCEPT BY CONNECTION TO AN APPROVED SANITARY SEWER TREATMENT SYSTEM. THE METHOD OF SEWAGE TREATMENT AND DISPOSAL IS TO BE APPROVED BY THE HEALTH UNIT OF CALCASIEU PARISH.

**PRELIMINARY**  
THIS DOCUMENT IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.  
D. W. JESSEN, JR., P.E., P.L.S.  
LOUISIANA REG. NO. 4646

**D.W.J.**  
D. W. JESSEN & ASSOCIATES, LLC  
Civil and Consulting Engineers - Lake Charles, Louisiana  
440 Kirby Street, Lake Charles, LA 70601  
Phone: (337) 433-4061 Fax: (337) 433-7842  
D. W. JESSEN, JR., P.E., P.L.S. Cole R. Thompson, P.E.

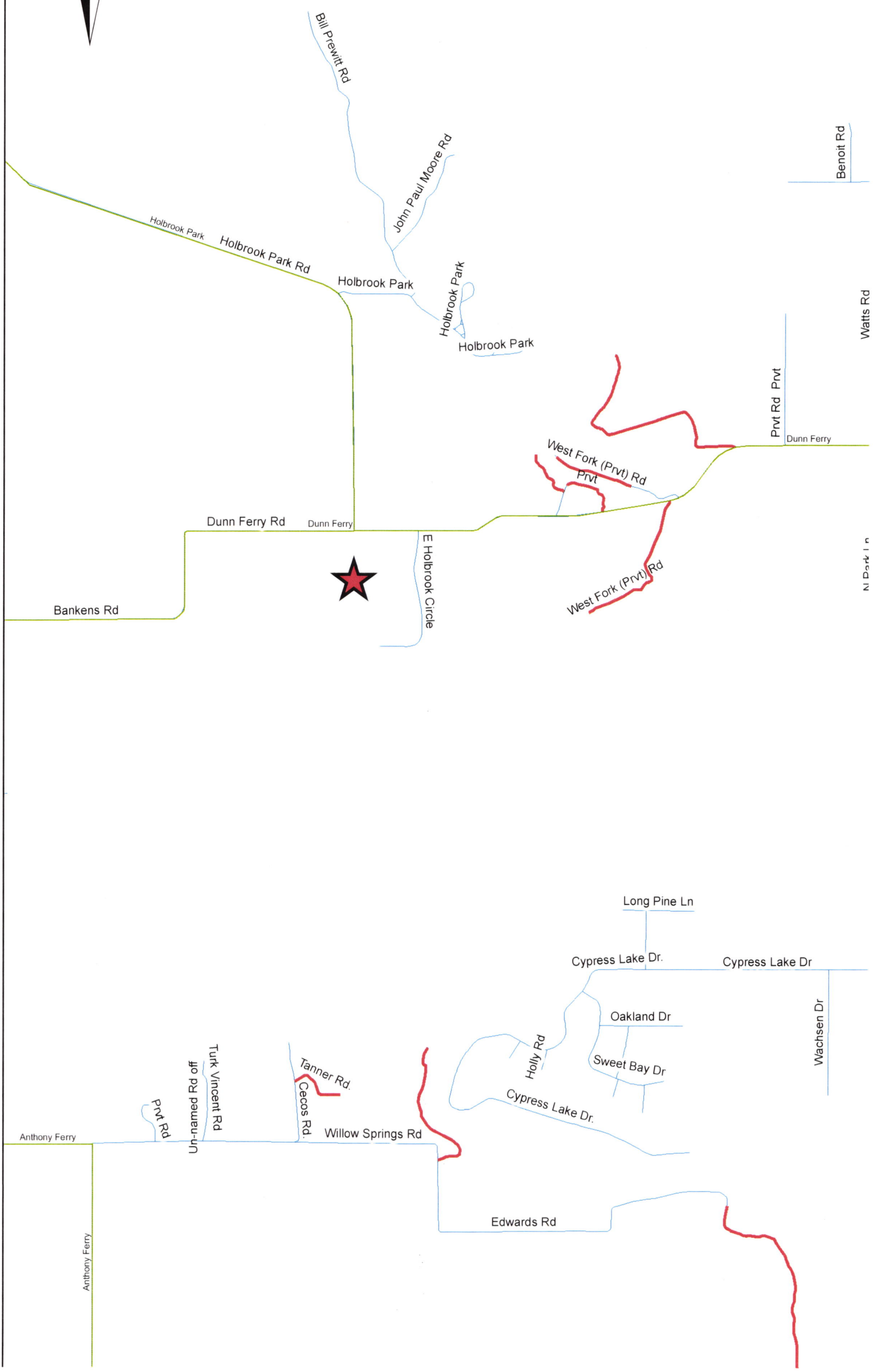
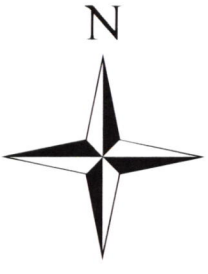
CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	65.99	50.00	S52°27'28"W	61.31	75°37'20"
C2	84.56	65.00	S34°58'01"E	78.72	74°32'12"
C3	24.44	150.00	S03°55'36"E	24.42	92°01'13"
C4	185.89	505.00	S01°57'00"W	184.84	21°05'27"
C5	40.53	200.00	S06°41'25"W	40.46	11°36'38"



VICINITY MAP  
NOT TO SCALE

FILE: P-2020-2343 (HOLBROOK ACRES - PART TWO SUBDIVISION)  
DRAWING: P-2020-2343 (HOLBROOK ACRES - PART TWO SUBDIVISION) DWG  
DRAFTED BY: M. STEEN







SUB-0620-0138





SUB-0620-0138





