

# CONCEPTUAL SITE PLAN

A BOUNDARY AND TOPOGRAPHICAL SURVEY OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 8 WEST, CALCASIEU PARISH, LOUISIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

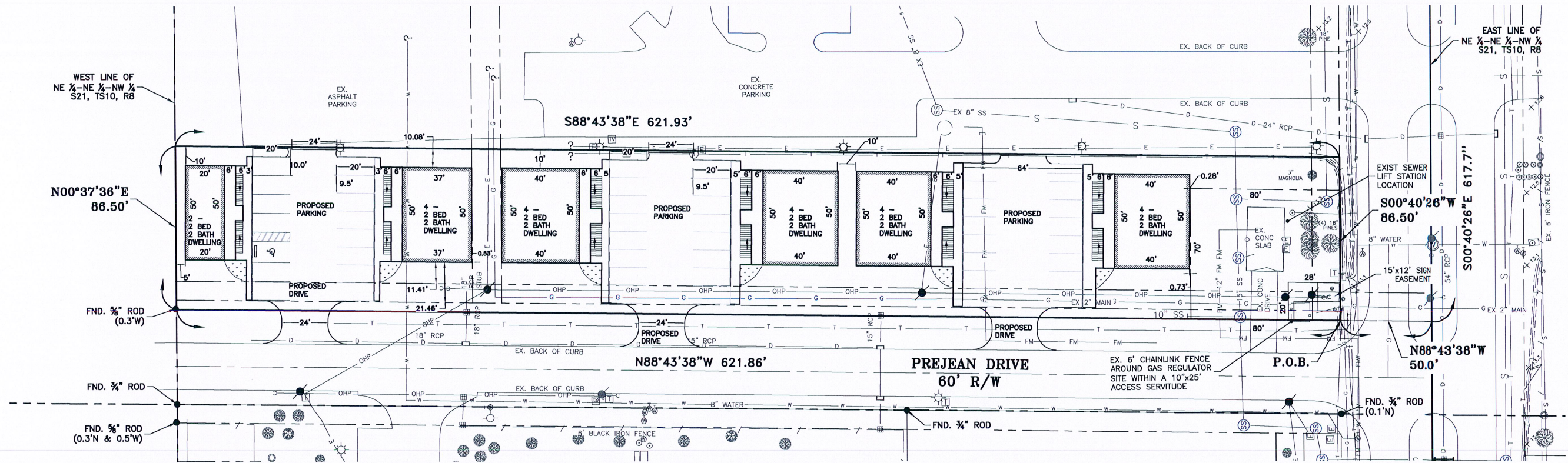
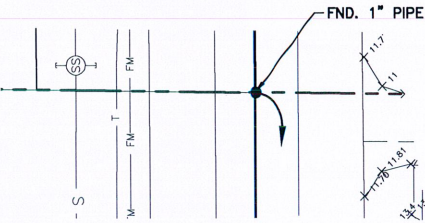
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 8 WEST, CALCASIEU PARISH, LOUISIANA, BEING AN EXISTING ONE INCH (1") IRON PIPE, THENCE S00°40'26"E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 617.7 FEET TO THE PROJECTED NORTH RIGHT OF WAY LINE OF PREJEAN DRIVE AS OCCUPIED; THENCE N88°43'38"W, ALONG THE PROJECTED AND NORTH RIGHT OF WAY LINE OF PREJEAN DRIVE AS OCCUPIED A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING; THENCE N88°43'38"W, ALONG THE SAID NORTH RIGHT OF WAY LINE OF PREJEAN DRIVE 622.53 FEET TO THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE N00°37'36"E, ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; 86.50 FEET; THENCE S88°43'38"E, 621.93 FEET; THENCE S00°40'26"W, 86.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.235 ACRES, MORE OR LESS.

FEBRUARY 13, 2018



SCALE: 1" = 30'  
(24x36 Sheet)  
SCALE: 1" = 60'  
(11x17 Sheet)



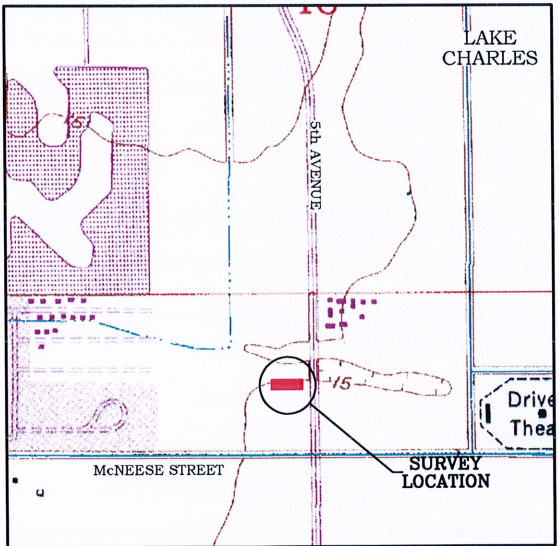
## SYMBOLS LEGEND

EXISTING POWER POLE	
EXISTING GUY ANCHOR	
EXISTING LIGHT POLE	
EXISTING ELECTRICAL BOX	
EXISTING TELEPHONE BOX	
EXISTING CABLE TV BOX	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING WATER METER	
EXISTING DROP INLET	
EXISTING CURB INLET	
EXISTING SEWER MANHOLE	
EXISTING SEWER CLEANOUT	
EXISTING GROUND ELEVATION	
EXISTING HARD SURFACE ELEVATION	
EXISTING BUSH	
EXISTING TREE	

## GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE NAD83 LOUISIANA STATE PLAN SOUTHERN ZONE.
2. 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.
3. THE TRACT IS LOCATED IN ZONE "X" "OTHER AREAS"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 22019C0480F, DATED FEBRUARY 18, 2011.
4. REFERENCE DRAWING 1 - A SURVEY OF SECTION 21 DONE BY D.W. JESSEN & ASSOCIATES DATED AUGUST 01, 1952, D.W. JESSEN FILE No. 33-024.
5. REFERENCE DRAWING 2 - A SURVEY DONE BY D.W. JESSEN & ASSOCIATES FOR FIFTH AVENUE HOUSING PARTNERS, DATED 02-27-13 D.W. JESSEN FILE No. P-2012-1156.

**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.  
P.E. La. Reg. No. 21440  
P.L.S. La. Reg. No. 4646



VICINITY MAP  
NOT TO SCALE



**D. W. Jessen & Associates, LLC**

Civil and Consulting Engineers Lake Charles, Louisiana

440 Kirby Street Lake Charles, LA 70601

Phone: (337)433-0561 Fax: (337)433-5842

D. W. Jessen, Jr., P.E., P.L.S.

C.E. La. Reg. No. 21449 P.L.S. La. Reg. No. 4646

File: P-2017-2001 (Hinton Prejean St. Survey)  
Drawing: P-2017-2001 (Hinton Prejean Survey).dwg  
Drawn: L.Richard  
Date: 02-13-2018

## LINE TYPE LEGEND

EXISTING SECTION LINE	
EXISTING RIGHT OF WAY	
EXISTING SANITARY SEWER	
EXISTING SEWER FORCE MAIN	
EXISTING OVERHEAD POWER LINE	
EXISTING STORM DRAINAGE	
EXISTING WATER LINE	
EXISTING TELEPHONE	
EXISTING CHAINLINK FENCE	