



















TOPOGRAPHIC SURVEY (EXISTING)

LEGEND

- | | |
|---------------|-----------------------|
| | SET 5/8" REBAR |
| | FOUND MONUMENTATION |
| | RIGHT OF WAY LINE |
| | CENTERLINE OF ROADWAY |
| | SECTION OR FORTY LINE |
| | FLOOD ZONE BOUNDARY |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| | STREET ADDRESS |
| | POWER LINE(OVERHEAD) |
| | SANITARY SEWER |
| | WATER LINE |
| | 6' WOOD FENCE |
| | 8' WOOD FENCE |
| | CHAIN LINK FENCE |
| | DITCH(TOP BANK) |
| | FLOW LINE |
| | EASEMENT LINE |
| | SETBACK LINE |

 ASPHALT
 CONCRETE
 POWER POLE
 SERVICE POLE

	WATER VALVE
	SEWER MANHOLE
	FIRE HYDRANT
	SERVICE METER (WATER)
	SERVICE METER (GAS)
	TELEPHONE PEDESTAL
	GAS VALVE
	WELL
	LIGHT
	GUY ANCHOR
	A/C UNIT
	SEWER CLEANOUT
	SIGN
	DISH

DIRECTION OF STORMWATER FLOW

BUILDING SETBACKS:

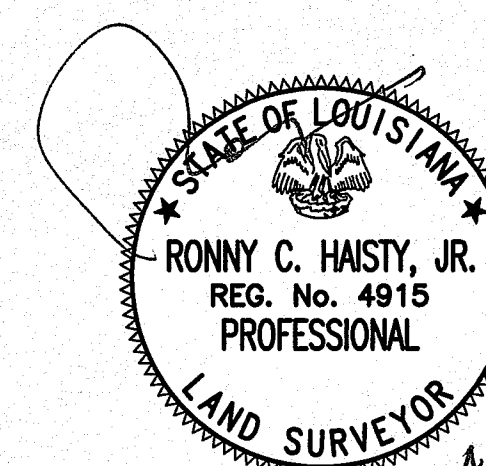
NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN THE FOLLOWING BUILDING SETBACKS UNLESS OTHERWISE NOTED HEREON.

FRONT LOT LINE 15'
CORNER LOT LINE 10'
INTERIOR LOT LINE 5'
REAR LOT LINE 15'

NOTE: TYPICAL FINISH FLOOR ELEVATION FOR NEW HOMES WILL BE EL. 79.20, WHICH IS 1.0 FEET HIGHER THAN HIGH WATER MARK OF 2016, AND 2.20 FEET HIGHER THAN BASE FLOOD ELEVATION.

FLOOD ZONE DATA:

BASED ON FIRM FLOOD INSURANCE RATE MAP NO.
22073 C 0145 F (JANUARY 20, 2016), FOR QUACHITA
PARISH, LOUISIANA, THE PROPERTY LIES IN FLOOD ZONE
"AE", WHICH IS DETERMINED TO BE A SPECIAL FLOOD
HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE
1% ANNUAL CHANCE FLOOD, THE 1% ANNUAL CHANCE
FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE
FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF
BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE
1% ANNUAL CHANCE FLOOD HAS A 1% CHANCE OF BEING
FLOODED BY THE 1% ANNUAL CHANCE FLOOD. AREAS
OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH,
AO, A1, A2, A3, A9, AND A99. THE SPECIAL FLOOD HAZARD
IS THE WATER-SURFACE ELEVATION OF THE ANNUAL
CHANCE FLOOD.
BASE FLOOD ELEVATION=77.00'.
HIGH WATER MARK ELEVATION=78.20
MINIMUM FINISH FLOOR ELEVATION=73.00



TOPOGRAPHIC SURVEY (EXISTING)

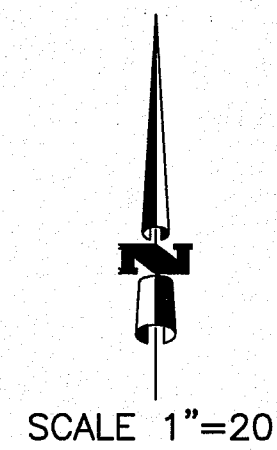
HIGHLANDER WEST (3 LOTS)
0.456± TOTAL ACRES IN SECTION 44,
TOWNSHIP 18 NORTH, RANGE 3 EAST,
LAND DISTRICT NORTH OF RED RIVER
OUACHITA PARISH, LOUISIANA

RCH
A
COMPANY

ENGINEERING
& LAND SURVEYING
P.O. BOX 2653
WEST MONROE, LOUISIANA
71294
1-318-387-5335

FILE NO:	DATE 07-15-2024	DRAWN: RS
JOB NO 24S023	SCALE 1" = 20'	CHECKED: RCH JR

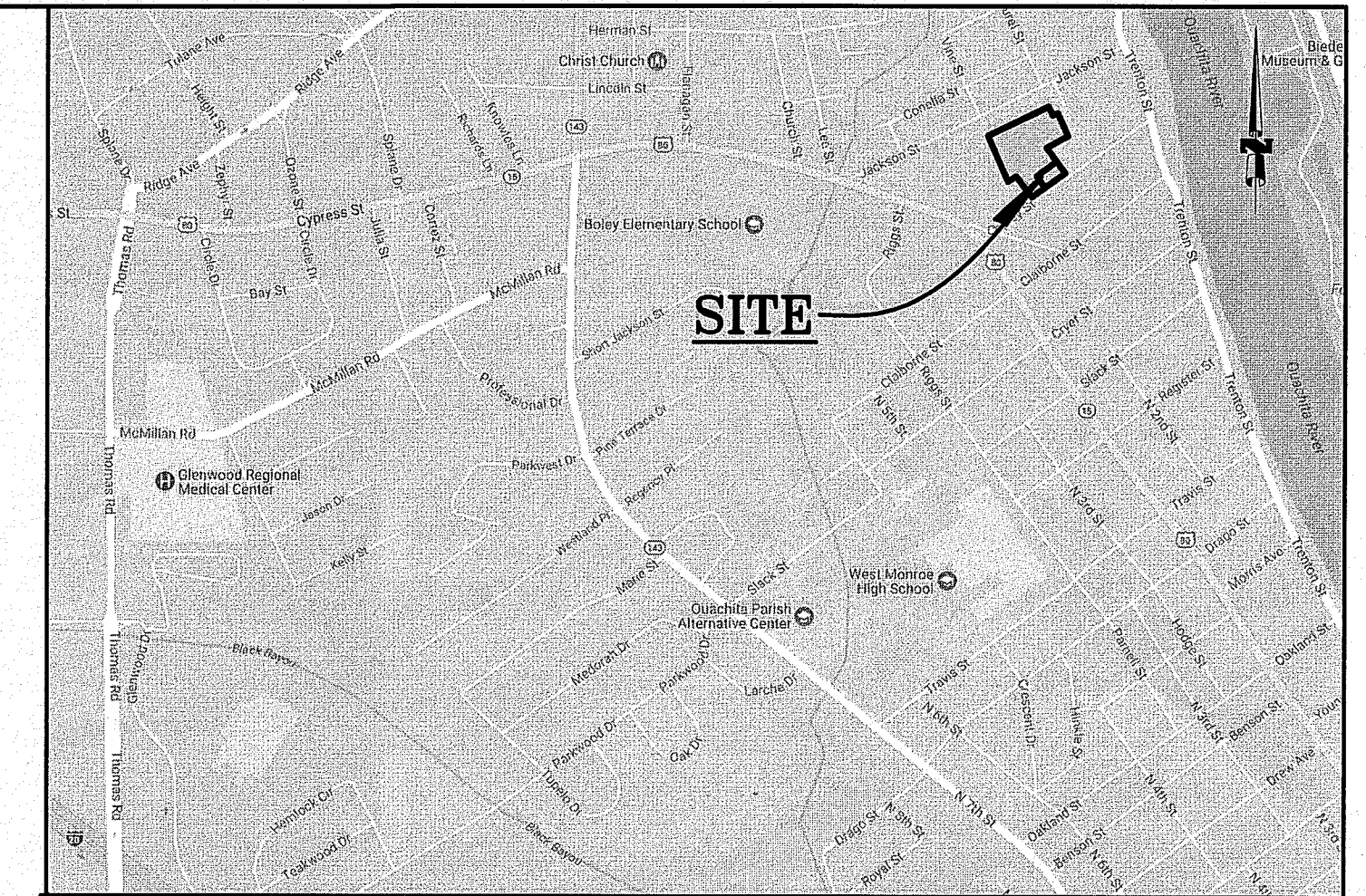
HIGHLANDER WEST (3 LOTS)
0.456± TOTAL ACRES IN SECTION 44,
TOWNSHIP 18 NORTH, RANGE 3 EAST,
LAND DISTRICT NORTH OF RED RIVER
OUACHITA PARISH, LOUISIANA



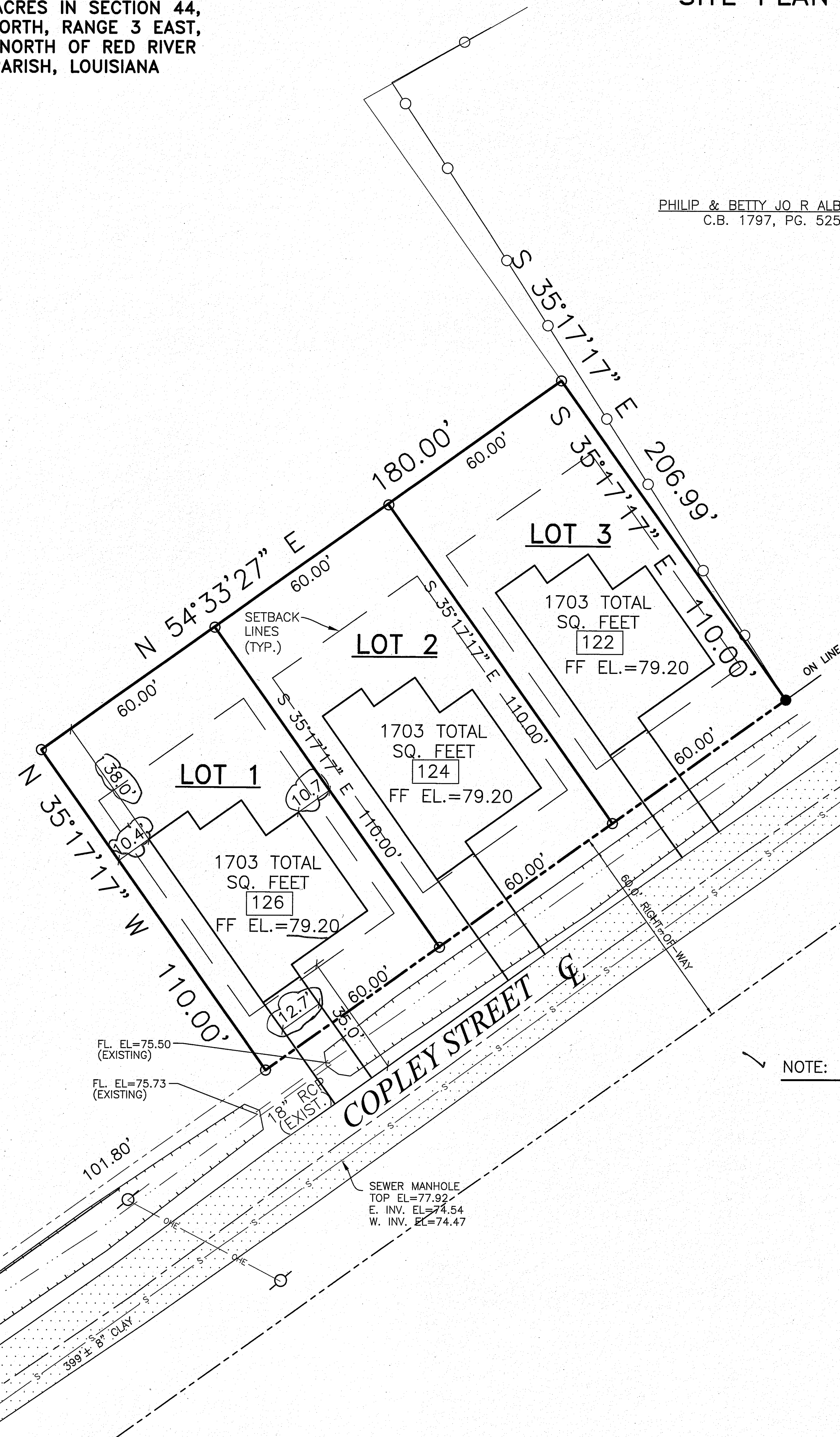
SITE PLAN

PHILIP & BETTY JO R ALBRITTON
C.B. 1797, PG. 525

LEGEND	
	SET 5/8" REBAR
	FOUND MONUMENTATION
	RIGHT OF WAY LINE
	CENTERLINE OF ROADWAY
	SECTION OR FORTY LINE
	FLOOD ZONE BOUNDARY
	P.O.B. POINT OF BEGINNING
	P.O.C. POINT OF COMMENCEMENT
	100 STREET ADDRESS
	OHE POWER LINE(OVERHEAD)
	S SANITARY SEWER
	W WATER LINE
	6\" WOOD FENCE
	8\" WOOD FENCE
	X CHAIN LINK FENCE
	DITCH(TOP BANK)
	FLOW LINE
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	SETBACK LINE
	ASPHALT
	CONCRETE
	POWER POLE
	SERVICE POLE
	WATER VALVE
	SEWER MANHOLE
	FIRE HYDRANT
	SERVICE METER (WATER)
	SERVICE METER (GAS)
	TELEPHONE PEDESTAL
	GAS VALVE
	WELL
	LIGHT
	GUY ANCHOR
	A/C UNIT
	SEWER CLEANOUT
	SIGN
	DISH



VICINITY MAP: NOT TO SCALE



BUILDING SETBACKS:

NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN THE FOLLOWING BUILDING SETBACKS UNLESS OTHERWISE NOTED HEREON.

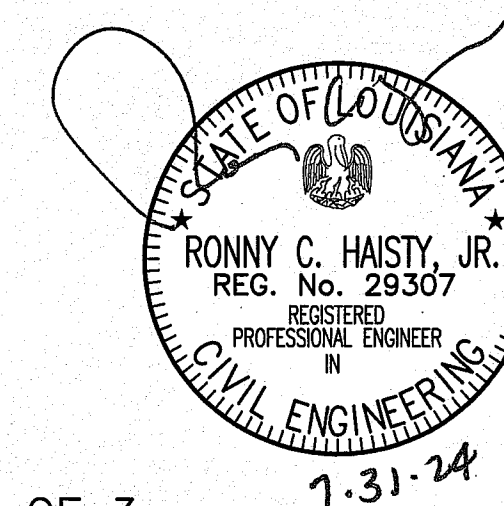
FRONT LOT LINE	15'
CORNER LOT LINE	10'
INTERIOR LOT LINE	5'
REAR LOT LINE	15'

NOTE: DIMENSIONS SHOWN FOR HOUSE POSITIONING ARE TYPICAL FOR ALL 3 LOTS.

FLOOD ZONE DATA:

BASED ON FIRM FLOOD INSURANCE RATE MAP NO. 22073 C 0145 F (JANUARY 20, 2016), FOR OUACHITA PARISH, LOUISIANA, THE PROPERTY LIES IN FLOOD ZONE "AE", WHICH IS DETERMINED TO BE A SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED 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, AO, AR, AS9, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE ANNUAL CHANCE FLOOD.
BASE FLOOD ELEVATION=77.00'.
HIGH WATERMARK (2016) ELEVATION=78.20
MINIMUM FINISH FLOOR ELEVATION 78.20

CHARLEY M & LUCILLE LEE
C.B. 2420, PG. 144



SHEET 2 OF 3

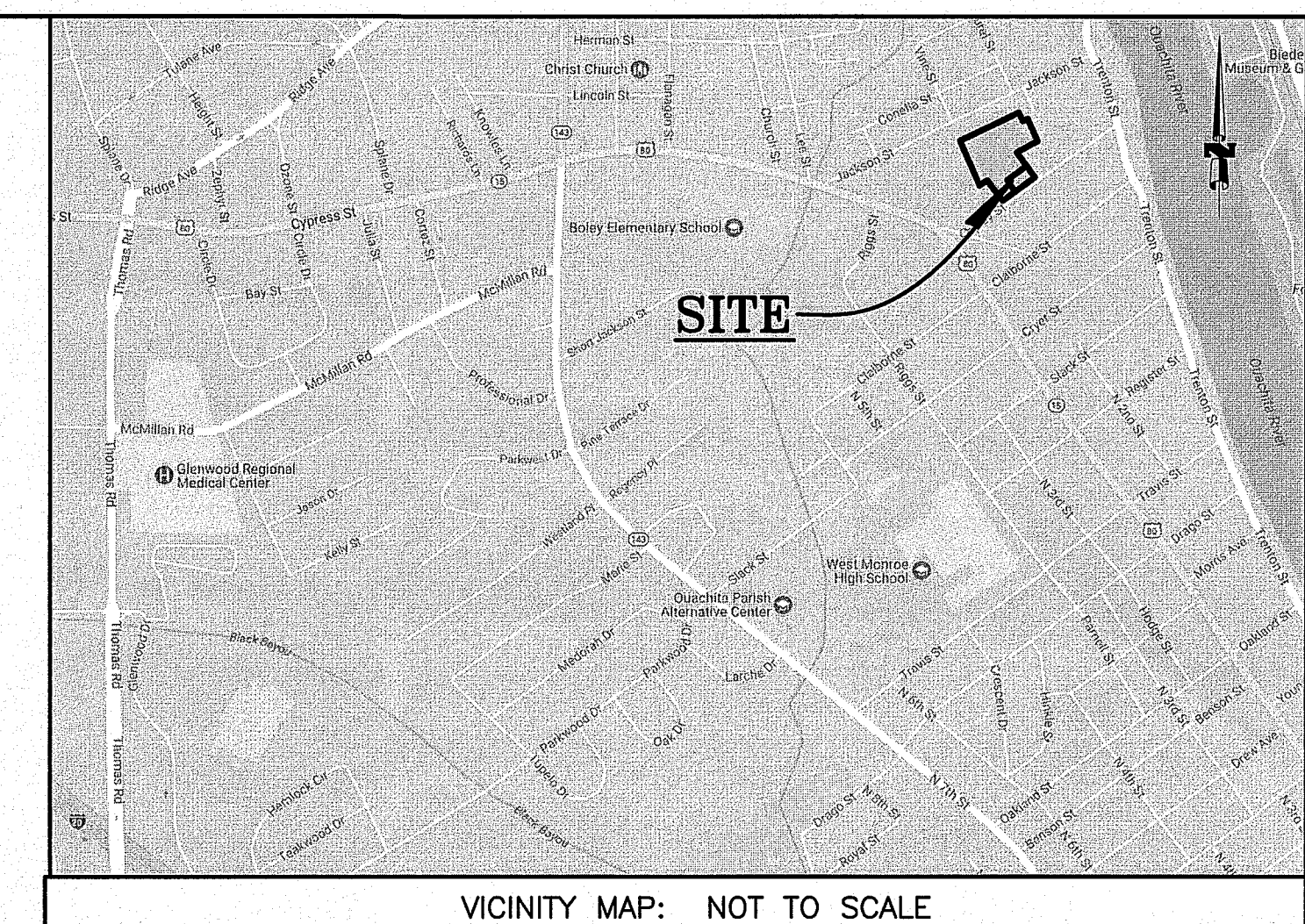
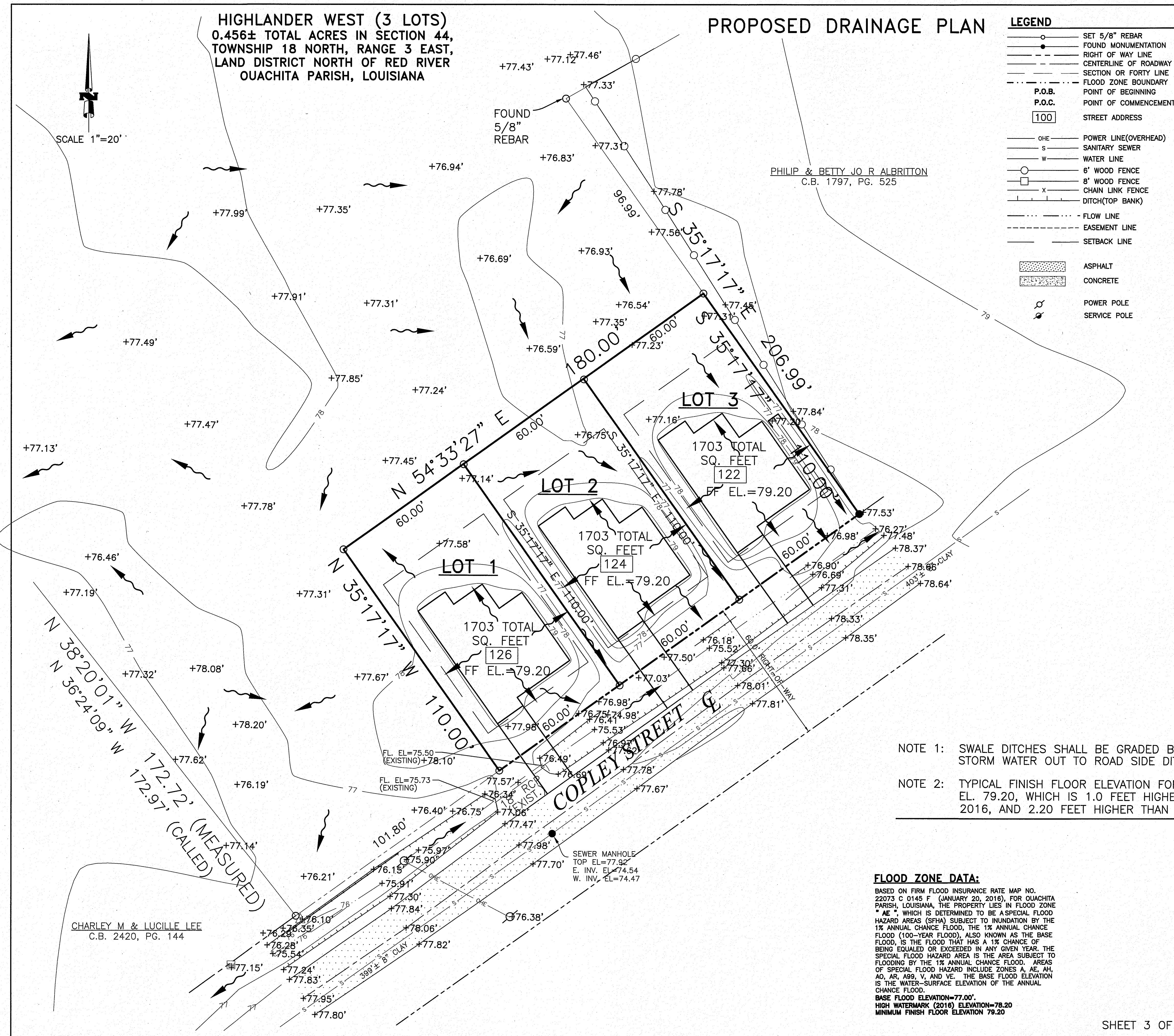
SITE PLAN

HIGHLANDER WEST (3 LOTS)
0.456± TOTAL ACRES IN SECTION 44,
TOWNSHIP 18 NORTH, RANGE 3 EAST,
LAND DISTRICT NORTH OF RED RIVER
OUACHITA PARISH, LOUISIANA



ENGINEERING
& LAND SURVEYING
P.O. BOX 2853
WEST MONROE, LOUISIANA
71294
1-318-387-5335

FILE NO:	DATE	07-15-2024	DRAWN: RS
JOB NO. 245023	SCALE	1" = 20'	CHECKED: RCH, JR.



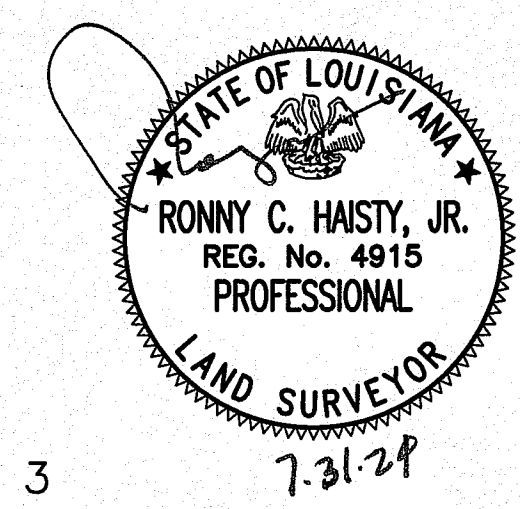
BUILDING SETBACKS:
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FRONT LOT LINE	15'
CORNER LOT LINE	10'
INTERIOR LOT LINE	5'
REAR LOT LINE	15'

NOTE 1: SWALE DITCHES SHALL BE GRADED BETWEEN THE HOMES TO CARRY STORM WATER OUT TO ROAD SIDE DITCHES (SEE CONTOURS).

NOTE 2: TYPICAL FINISH FLOOR ELEVATION FOR NEW HOMES WILL BE EL. 79.20, WHICH IS 1.0 FEET HIGHER THAN HIGH WATER MARK OF 2016, AND 2.20 FEET HIGHER THAN BASE FLOOD ELEVATION.

FLOOD ZONE DATA:
BASED ON FIRM FLOOD INSURANCE RATE MAP NO. 22073 C 0145 F (JANUARY 20, 2016), FOR OUACHITA PARISH, LOUISIANA, THE PROPERTY LIES IN FLOOD ZONE "AE", WHICH IS DETERMINED TO BE A SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED 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, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE ANNUAL CHANCE FLOOD.
BASE FLOOD ELEVATION=77.00'
HIGH WATERMARK (2016) ELEVATION=78.20
MINIMUM FINISH FLOOR ELEVATION 79.20



PROPOSED DRAINAGE PLAN			
HIGHLANDER WEST (3 LOTS) 0.456± TOTAL ACRES IN SECTION 44, TOWNSHIP 18 NORTH, RANGE 3 EAST, LAND DISTRICT NORTH OF RED RIVER OUACHITA PARISH, LOUISIANA			
 ENGINEERING & LAND SURVEYING P.O. BOX 26853 WEST MONROE, LOUISIANA 71294 1-318-337-5335			
FILE NO:	DATE	07-15-2024	DRAWN: RS
JOB NO. 245023	SCALE	1" = 20'	CHECKED: RCH, JR.