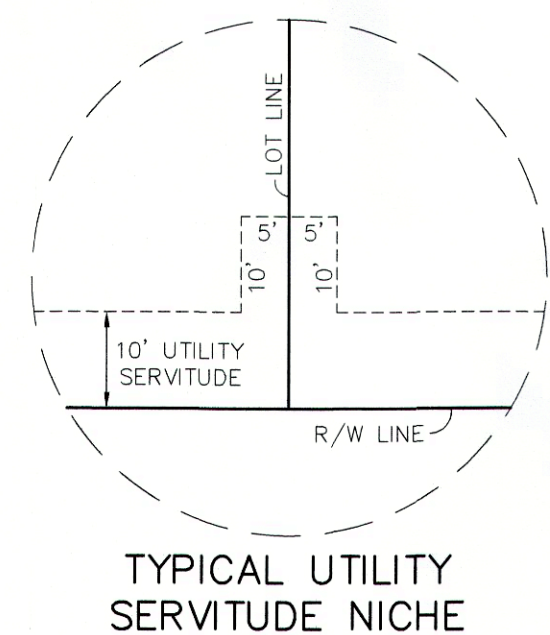
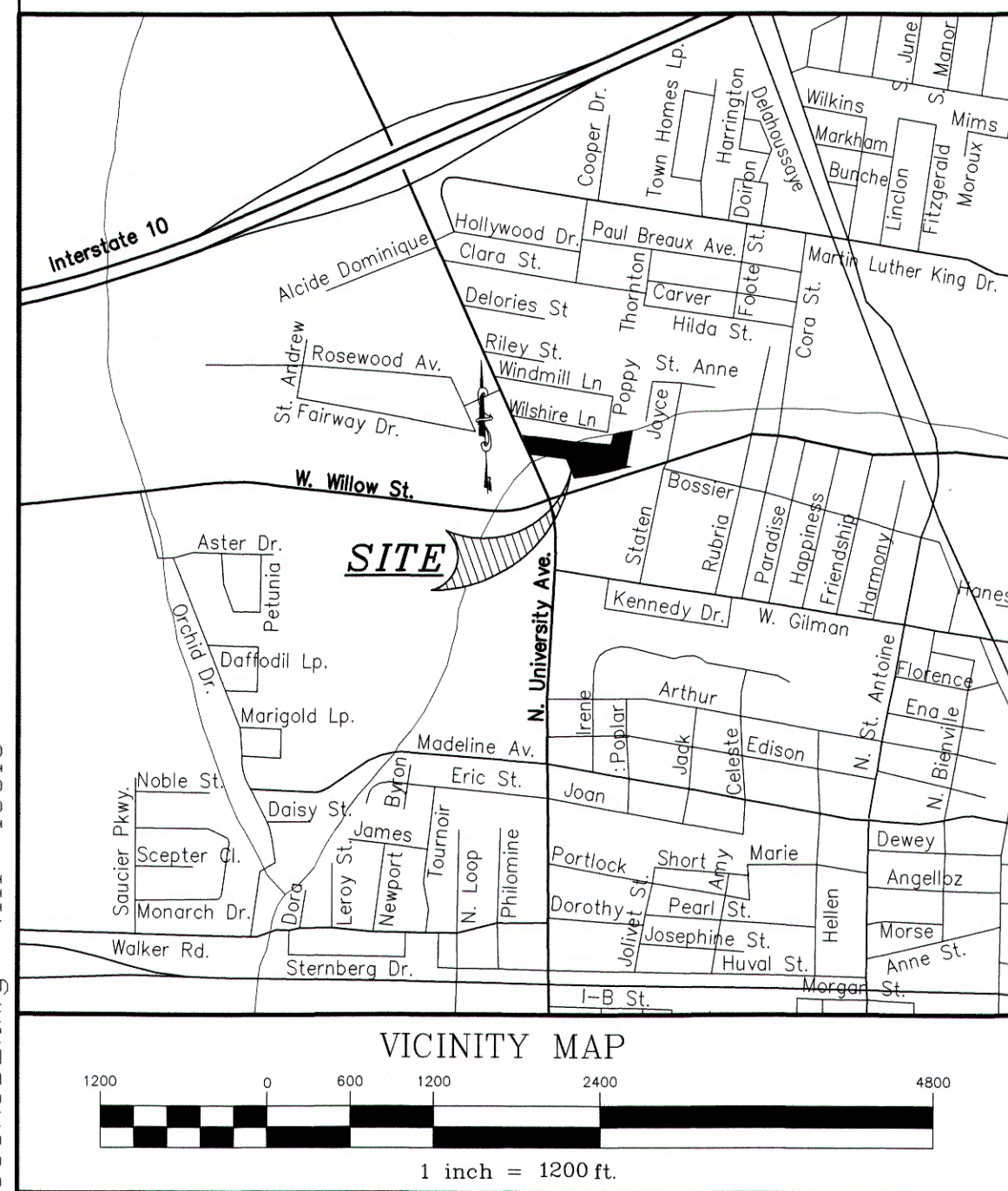
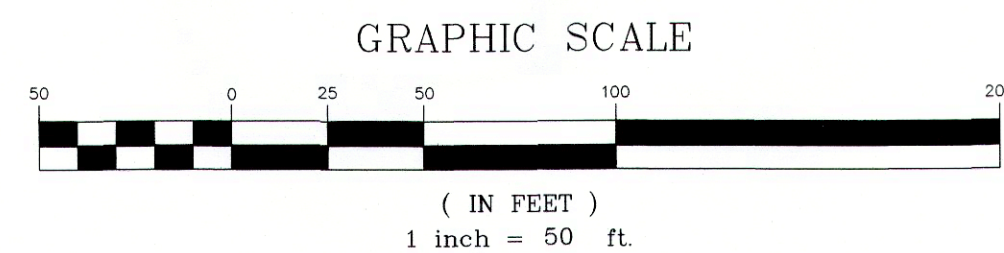




<u>TYPES OF IMPROVEMENTS</u>	
WATER -----	L.U.S.
SEWER -----	L.U.S.
ELECTRIC -----	L.U.S.
TELEPHONE -----	BELL SOUTH
DRAINAGE -----	OPEN DITCH (EXISTING)
ROADWAY -----	EXISTING ASPHALT
GAS -----	ATMOS ENERGY

GENERAL NOTES
TOTAL NUMBER OF LOTS----- 2
TOTAL AREA OF DEVELOPMENT-- 3.34 ACRE
MINIMUM FRONTAGE----- 34.13'
MINIMUM LOT SIZE----- 0.61 ACRE
ZONE----- CH & CM-1
----- MUNICIPAL ADDRESS

OWNER/APPLICANT
FAUST HOLDINGS, LLC
P.O. BOX 537
BROUSSARD, LA 70518
(337) 278-5381



A REVISED FINAL MAP OF SURVEY CREATING
LOT 1-A-1 & 1-A-2, JEFFERY JONES
(A COMMERCIAL DEVELOPMENT)
ADDRESS: ~~1110~~ 1112 N. UNIVERSITY AVE.
1108 W. WILLOW ST.
LAFAYETTE, LA 70501
LOCATED IN THE CITY OF LAFAYETTE
SECTION 23 & -24, T-9-S, R-4-E;
LAFAYETTE PARISH, LOUISIANA

PREPARED BY: R.E. Montagnet
 ANDRE' E. MONTAGNET, P.L.C. 4484, C.E. 18687
 MONTAGNET AND DOMINGUE, INC.
 136 CLARA VON DRIVE
 LAFAYETTE, LOUISIANA 70503
 Phone: (337)981-2130 Fax: (337)981-3282
 DATE: SEPTEMBER 14, 2020 SCALE: 1"=
 REVISED LOT 1-A-2 ADDRESS FROM 1110 TO

VE.

STATE OF LOUISIANA

A. E. MONTAGNET

REG. No. 4484

REGISTERED
PROFESSIONAL

3/18/21

LAND SURVEYOR

NOTES:
A SEWER MANHOLE IS TO BE CONSTRUCTED BY THE OWNER/DEVELOPER
OF LOT 1-A-1 AT THE DEADEND OF THE SEWER MAIN AT LOT 1-A-1
AT THE TIME OF BUILDING CONSTRUCTION/PERMITTING ON LOT 1-A-1.

ANY WATER IMPROVEMENTS NEEDED TO DEVELOP LOTS 1-A-1
1-A-2 WILL BE AT THE EXPENSE OF THE OWNER/DEVELOPER

ACCESS TO N. UNIVERSITY AVE. (LA HWY 182) MUST BE APPROVED BY LA-DOTD AND MUST COMPLY WITH THE TYPICAL DRIVEWAY STANDARDS. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE TRAFFIC & TRANSPORTATION-TRAFFIC ENGINEERING DIVISION PRIOR TO THE APPROVAL AND ISSUANCE OF ANY BUILDING PERMIT.

A TRAFFIC IMPACT ANALYSIS IS REQUIRED IF THE TRAFFIC GENERATED ANTICIPATED TO BE GREATER THAN 100 TRIPS PER HOUR.

ANY SIDEWALK PANELS DAMAGED DURING CONSTRUCTION MUST BE REPLACED BY THE OWNER/DEVELOPER IN FULL AS A CONDITION FOR THE RELEASE OF A CERTIFICATE OF OCCUPANCY.

"THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION BASED ON STANDARDS FOR CLASS C SURVEYS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO
THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED: DECEMBER 21, 2018
(ZONE AH) Panel No. 22055C0160 J.

ANY STRUCTURE, ENCLOSED ON THREE OR MORE SIDES, BUILT OR PLACED ON PROPERTY WHICH IS SUBJECT TO INUNDATION BY THE ONE-HUNDRED YEAR FLOOD 1% ANNUAL CHANCE FLOOD AS DEPICTED THIS PLAT SHALL BE ELEVATED SO AS TO INSURE THE LOWEST FLOOR OF SUCH STRUCTURE AND ALL MACHINERY SERVICING THE STRUCTURE LOCATED AT A MINIMUM OF ONE FOOT ABOVE THE BASE FLOOD ELEVATION HEIGHT OF THAT AREA AT THAT TIME.

ANY DEVELOPMENT THAT FILLS OR MODIFIES THE SPECIAL FLOOD HAZARD AREA MUST MITIGATE THE DEVELOPMENT VOLUMETRICALLY.

MONTAGNET & DOMINGUE, INC IS NOT RESPONSIBLE FOR ANY EASEMENTS OR RIGHTS OF WAY OR SERVITUDE'S NOT SHOWN. THIS FIRM HAS DONE NO PUBLIC RECORDS SEARCH TO LOCATE SUCH ITEMS OF RECORD.

REFERENCE PLATS:

GREENLAWN SUBDIVISION
PLAT BY: FRED L. COLOMB, P.L.S.

DATED: OCTOBER 28, 1953
(ACT NO. 1953-285376)

ROBERT L. LEBLANC
PLAT BY: FRED L. COLOMB, P.L.S.

DATED: OCTOBER 4, 1975
(ACT NO. 1953-614381)

SHOP RITE, INC.
PLAT BY: EDMOND E. DUPRE, JR., P.L.S.
DATED: MAY 12, 1993, REV. 6/7/93 & 10/19/93
(ACT NO. 1993-42751)

APPROVED
LAFAYETTE PLANNING AND ZONING COMMISSION
BY [Signature]

***Approval of this plat shall not be deemed to constitute an acceptance of any street or other public improvements on the plat. Acceptance of public improvements shall remain with the local government having jurisdiction.**

Copy of Original Filed with the
Lafayette Parish
Clerk of Court's Office

Act# 2021-012965
MAR 24 2021

HE2020-0076

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