

ARCD (APOLLO ROAD CORRIDOR DISTRICT)

TICKET NUMBER 210012605	
LOUISIANA ONE CALL PARTICIPATING MEMBERS	
CLW02	LAFAYETTE CONSOLIDATED GOVT
COXAC01	COX COMMUNICATION
ELA01	ENTERGY LOUISIANA, LLC
LA01	AT&T DISTRIBUTION
LEVEL01	CENTURYLINK
LFWWN01	LAFAYETTE PARISH WW DIST NORTH
TSC01	CITY OF SCOTT
UNITI01	UNITI FIBER

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM), FIRM PANEL ID: 22055C0155J HAVING AN EFFECTIVE DATE OF 12/21/2018, PORTIONS OF THIS PROPERTY ARE LOCATED IN A ZONE "X" AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, A ZONE "XY" FLOOD AREA DETERMINED TO HAVE A 0.2% ANNUAL CHANCE FLOOD, AND A ZONE "AE" SPECIAL FLOOD HAZARD AREA DETERMINED TO HAVE A 1% ANNUAL CHANCE FLOOD AND A BASE FLOOD ELEVATION (BFE) OF 31.4 FEET (NAVDS8).

NOTE: BOUNDARIES OF FLOOD ZONES ARE APPROXIMATED PER
FIRM PANEL NOTED ABOVE.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 29, BASED ON A CLASS "B" BOUNDARY SURVEY FOR "COMMERCIAL PROPERTIES AND HIGHER PRICED RESIDENTIAL PROPERTIES LOCATED OUTSIDE URBAN BUSINESS DISTRICTS AND HIGHLY DEVELOPED COMMERCIAL AREAS." NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

1. BEARINGS ARE BASED ON GPS OBSERVATIONS AS PER THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). MEASUREMENTS IN US SURVEY FEET.
2. PLAT OF SURVEY SHOWING DONATION OF RIGHT OF WAY TO PLANTING AND EASEMENTS FROM RICHARD L. CHAPPUIS, ET AL TO CITY OF SCOTT, PREPARED BY BARRY J. BLEICHNER, PE, PLS, DATED NOVEMBER 8, 2012, FILE NO. 2013-00014107, LAFAYETTE PARISH CLERK OF COURT, LAFAYETTE, LOUISIANA.
3. FINAL ORDER OF PROCEEDING TO BE ACQUIRED BY HOUSTON PLANTING AND EASEMENTS, LLC FROM THE CHAPPUIS FAMILY, PREPARED BY FRANCIS FORTIER, PLS., DATED OCTOBER 31, 2011, FILE NO. 2013-00024645, LAFAYETTE PARISH CLERK OF COURT, LAFAYETTE, LOUISIANA.
4. PLAT OF SURVEY SHOWING RIGHT-OF-WAY TO BE ACQUIRED BY THE CITY OF SCOTT FROM RICHARD L. CHAPPUIS, ET AL, PREPARED BY TRAVIS S. BODIN, PLS., DATED MAY 6, 2013, FILE NO. 2015-00013234, LAFAYETTE PARISH CLERK OF COURT, LAFAYETTE, LOUISIANA.
5. DRAWING TITLED "SETBACKS AT RICHARD ST. (US 90) AND AUSTIN RD." ISSUED BY KATHY FORBES, P.E., DATED ONLY, PREPARED BY JEANNE A. HORNSBY, P.E., DATED JUNE 27, 2019.

1. THIS SURVEY DID NOT REQUIRE NOR DID IT INCLUDE ANY RESEARCH AND INVESTIGATION OF SERVITUDES OR EASEMENTS. THOSE SHOWN ARE AS DETAILED ON REFERENCE PLATS NOTED ABOVE. CORNERS NOT MONUMENTED OTHER THAN SHOWN.
2. THE NEAREST BENCHMARK (BENCH) SET AT THE COMMUNITY-DETERMINED BASE FLOOD ELEVATION (BFE) OF 33.0' (NAVDS8 - GEOID 18). THE BENCHMARK CONSISTS OF A FLAGGED SURVEY NAIL SET IN A POWER POLE.
3. BUILDING SETBACKS SHOWN AS PER THE FENSTERMAKER PRELIMINARY DRAWING TITLED "SETBACKS AT CAMERON ST. (US 90) AND APOLLO RD."
4. CITY OF SCOTT requires A ONE-FOOT- (1') FREEBOARD FOR ANY NEW CONSTRUCTION DICTATING THAT THE LOWEST FLOOR FINISH OF ANY FUTURE BE ELEVATED TO AN ELEVATION OF ONE-FOOT (1') ABOVE THE NEAREST BASE FLOOD ELEVATION (BFE), CENTER OF ROAD, OR SEWER MANHOLE ELEVATION.

ELECTRIC	ENTERGY
GAS	CITY OF SCOTT
SEWER	CITY OF SCOTT
WATER	CITY OF SCOTT

SECTION 30
T9S - R4E
LAFAYETTE PARISH, LA.

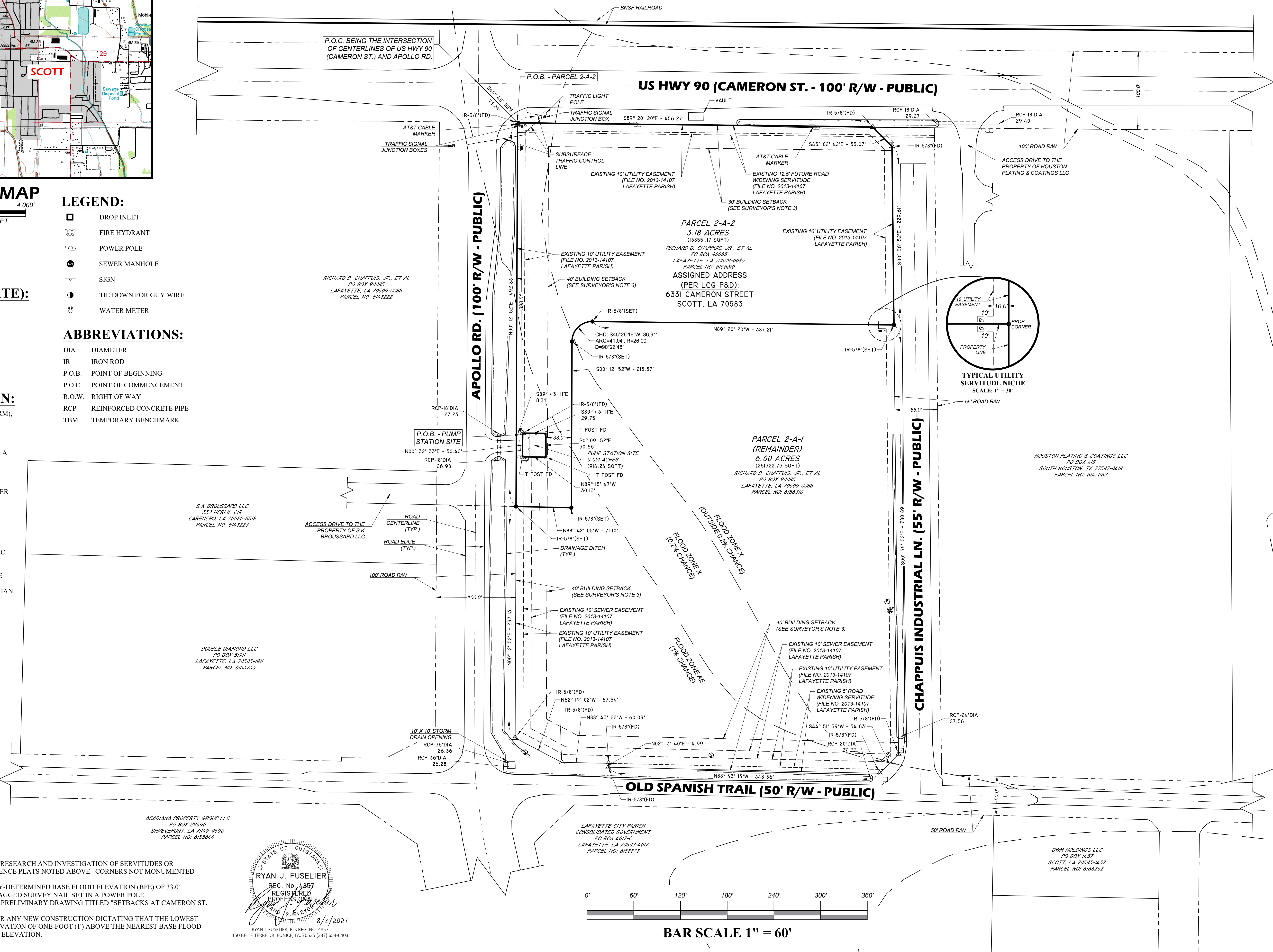
RICHARD D. CHAPPUIS, JR. ET AL
PO BOX 3527
LAFAYETTE, LA 70502
(337) 232-9700

POINT GROUP DEVELOPMENT
1101 S. HUGH WALLIS RD., SUITE 204
LAFAYETTE, LA 70508
(337) 278-1924

BHB DEVELOPERS, LLC
C/O SHANE BROUSSARD
1230 GOLDEN GRAIN RD
DUSON, LA 70509-0085
(337) 344-4944

RYAN J. FUSELIER, P.E., P.L.S.
150 BELLE TERRE DR.
EUNICE, LA. 70535
337-654-6403

1" = 60' HOR.





FUSELIER
SURVEYING + MAPPING
RJ FUSELIER & ASSOCIATES LLC
FIRM REG. #: LA LVF 790, TX (10194363)

Ryan J. Fuselier P.E., P.L.S.
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337-654-6403

FINAL MAP OF SURVEY PREPARED FOR SHANE BROUSSARD
SHOWING PARCEL 2-A-2, BEING 3.18 ACRES (COMMERCIAL)

6331 CAMERON STREET, SCOTT, LA 70583
SECTION 30, T9S - R4E, LAFALETTE PARISH, LA

DESIGNED
R. J. F.

DETAILED
W. R. L.

SURVEY DATE
01/12/2021

SHEET
1 OF 1

DATE	REVISION DESCRIPTION	BY
08/03/2021	INCORPORATED CITY ENGINEER PLAT REVIEW COMMENTS	WRL

BOUNDARY SURVEY

SHEET
NUMBER
01

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