

**AGENDA
PLANNING COMMISSION
CITY OF ZACHARY**

Monday, November 7, 2016

6:30 PM

1. Invocation
2. Pledge of Allegiance
3. Roll Call
4. Minutes preceding meeting
5. Presentation of Delegation
6. Announcements
7. **Planning**
 - a. **Old Business** – None
 - b. **New Business**-
 1. Resubdivision- Preliminary Plat- Americana Phase 4 D
Owner: Old Towne Development Group, LLC
Applicant: Stantec (Owner's Engineer)
 2. Proposed Planning 2017 meeting dates
 3. Election of Officers
8. Report of the Chairman
9. Report of the City Planner
10. Adjournment

	EXISTING STORM DRAIN
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING CONTOURS
	EXISTING EASEMENT
	PROPOSED SERVITUDE
	PROPERTY LINE
	EXISTING SEWER MANHOLE
	EXISTING DRAIN INLETS (SINGLE/DOUBLE)
	EXISTING FIRE HYDRANT
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER LINE
	PROPOSED DRAINAGE STRUCTURE
	PROPOSED DRAINAGE LINE

TAX PARCEL ID: 3032973

Revision _____ By _____ Appd. _____ YF.MM.DD

Issued _____ By _____ Appd. _____ YF.MM.DD

File Name: _____ Dwn. Chkd. Dgn. _____ YF.MM.DD

Permit-Seal _____

Permit-Seal _____

PRELIMINARY

DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT. MATTHEW S. ESTOPINAL, P.E. 39151 STANTEC CONSULTING SERVICES, INC.

Client/Project
DAIGLE-AMERICANA DEVELOPMENT, LLC

PRELIMINARY PLAT

Zachary, Louisiana

Title
PHASE 4D

Project No. 201802603 Scale 1"=40'

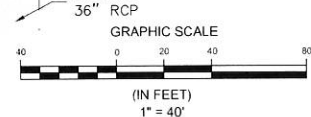
Drawing No. _____ Sheet _____ Revision _____

C-1.0 1 of 1

NOTES:

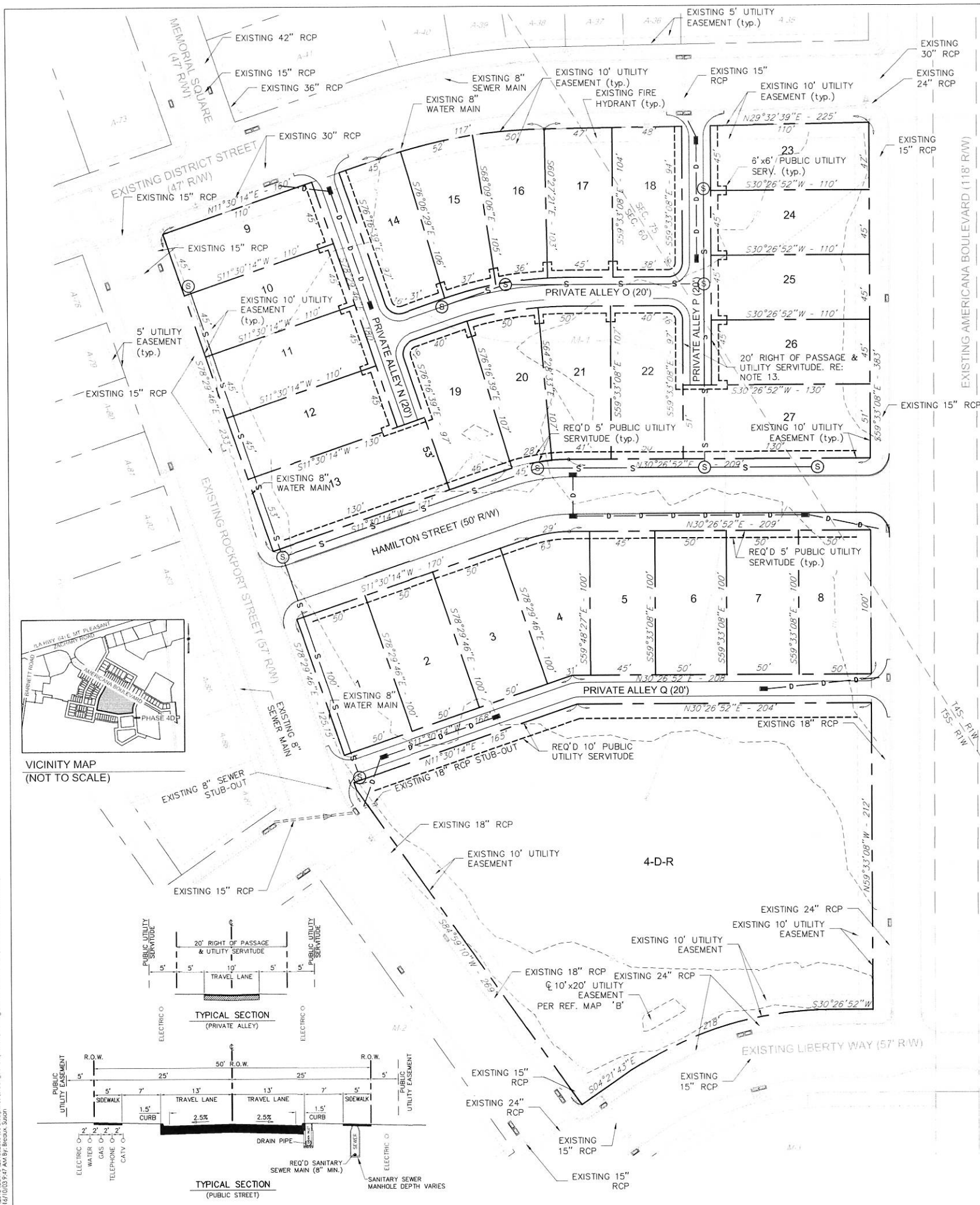
- THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE 'X' AND FLOOD ZONE 'A'. BASE FLOOD ELEVATION = 89 FEET (PER INFORMATION PROVIDED BY THE U.S. ARMY CORPS OF ENGINEERS) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF THE CITY OF ZACHARY, EAST BATON ROUGE PARISH, LOUISIANA, COMMUNITY PANEL NUMBER 22330C0040E EFFECTIVE DATE: MAY 2, 2008.
- ZONING:** TND
- ZONING INFORMATION** WAS OBTAINED FROM <http://gls.brgov.com/maps>. ZONING IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO PROPERTY ARE CONTEMPLATED.
- REFERENCE MAPS:** THE BEARING AND NORTH ARROW AS SHOWN HEREON ARE REFERENCED TO GRID NORTH, NAD 83, LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.
 - A RESUBDIVISION OF AMERICANA LOTS C-1, C-2, CA-2 & C-3 AMERICANA LOTS C-1-A, C-2-A, C-2-A & C-3-A LOCATED IN SECTIONS 75, T-4-S, R-1-W AND SECTION 60, T-5-S, R-1W, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR AMERICANA DEVELOPMENT COMPANY, LLC DATED JULY 20, 2015.
 - FINAL PLAT OF AMERICANA PHASE I & 1A (A TRADITIONAL NEIGHBORHOOD DEVELOPMENT) BEING A PORTION OF THE M.L. HARVEY TRACT AND S-1-A-1 OF THE DELAUNE JACKSON TRACT LOCATED IN SECTIONS 75 & 76, T-4-S, R-1-W SECTION 60 T-5S, R-1-W EAST BATON ROUGE PARISH, LOUISIANA DATED AUGUST 29, 2013.
- NO ATTEMPT HAS BEEN MADE BY STANTEC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- WETLANDS:** A JURISDICTIONAL WETLAND DETERMINATION HAS NOT BEEN DONE BY STANTEC AND IS NOT PART OF THIS SURVEY.
- SANITARY SEWER:** SANITARY SEWER IS FROM RECORD DRAWINGS FOR INSTALLED PUBLIC SEWER SYSTEM.
- FILL NOTE:** THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
- STORM WATER MANAGEMENT NOTE:** AS A PART OF CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN Article 7 STORMWATER MANAGEMENT OF THE UNIFIED DEVELOPMENT CODE LAST REVISION.
- THE STREETS AND RIGHTS-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR ANY OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.
- SEWAGE:** ALL BUILDINGS SHALL TIE INTO THE APPROVED SEWER COLLECTION SYSTEM OWNED AND MAINTAINED BY THE CITY OF ZACHARY AND PUMPED BACK TO TREATMENT FACILITIES OWNED AND MAINTAINED BY EAST BATON ROUGE.
- GENERAL NOTES:**
 - ZONING DISTRICT: TRADITIONAL NEIGHBORHOOD DEVELOPMENT
 - STREETS: ASPHALT WITH CONCRETE CURB AND GUTTER
 - WATER DISTRICT: CITY OF ZACHARY
 - EXISTING LAND USE: LOW DENSITY SINGLE FAMILY RESIDENTIAL, UNDEVELOPED
 - FUTURE LAND USE: SINGLE FAMILY RESIDENTIAL
 - SCHOOL DISTRICTS: ZACHARY COMMUNITY SCHOOL DISTRICT
 - NEAREST 100 YR. FLOOD ELEVATION: 89'
 - SEWER DISTRICT: CITY OF ZACHARY
 - FIRM BASE FLOOD ELEVATION: 89'
 - ELECTRIC COMPANY: DEMCO
 - GAS COMPANY: CITY OF ZACHARY
 - FEMA FLOOD ZONES: X AND A
 - FIRE DISTRICT: ZACHARY
- ALL EXISTING "EASEMENTS" SHOWN PER REFERENCE MAP "B".
- ALL PRIVATE ALLEYS SHOWN ARE 20' RIGHT OF PASSAGE AND UTILITY SERVITUDE.
- SEWER, DRAINAGE AND UTILITY LAYOUTS SHOWN ON THIS PRELIMINARY PLAT ARE CONCEPTUAL AND SUBJECT TO CHANGE UPON FURTHER ENGINEERING DESIGN.

Lot #	Area (SQ.FT)
1	5,000
2	5,000
3	5,000
4	4,689
5	4,522
6	5,000
7	5,000
8	5,000
9	4,950
10	4,950
11	4,950
12	4,950
13	6,890
14	4,545
15	4,670
16	4,465
17	4,755
18	5,008
19	5,100
20	4,173
21	4,854
22	5,320
23	4,950
24	4,950
25	4,950
26	4,950
27	6,664
4-D-R	68,792



RECOMMENDED FOR APPROVAL	
CHRIS DAVEZAC PUBLIC WORKS DIRECTOR	DATE _____
RECOMMENDED FOR APPROVAL	
WILLIAM L. KLINE PLANNING AND ZONING CHAIRMAN	DATE _____
APPROVED	
DAVID AMRHEIN MAYOR OF ZACHARY	DATE _____

PRELIMINARY PLAT OF AMERICANA - PHASE 4D
LOTS 1 THRU 27 & 4-D-R
 BEING A RESUBDIVISION OF LOT M-1 OF AMERICANA PHASE 1 & 1A LOCATED IN SECTION 75 T4S-R1W AND SECTION 60 T5S-R1W GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, STATE OF LOUISIANA FOR DAIGLE-AMERICANA DEVELOPMENT, LLC



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 2018/02/23 11:47 AM by: Breckin, Jason