



Staff Report

Major Subdivision Case#SDF2013-2-1

Planning Commission Public Hearing: Thursday March 7, 2013

City Council: Introduction – 3/5/2013 Final – 3/19/2013

Attachments: Application, Property Information Sheet, Photos, Zoning Map, Aerial Map, Final Plat & Construction Plans, Review Engineer Letter, Water/Sewer Dept. Letter, Tree Mitigation Letter, DOTD Email, City Atty Email, Est. of Cost for Performance Bond, Easement Agreement, Draft performance bond

CITY COUNCIL AGENDA REQUEST: (Ordinance)

Final subdivision approval of Locascio Subdivision with a performance bond for the construction of public improvements and a 50’ access servitude, and acceptance of water & sewer improvements and public utility servitude for maintenance located at 1925 SW Railroad Ave. in accordance with final plat by David L. Patterson and construction plans by Greyden Engineering; Zoned C3 (SDF2013-2-1)

SITE INFORMATION:

Location (Address): 1925 & 1955 SW Railroad Ave.

COUNCIL DISTRICT: 3-Robert “Bobby” Martin

Site Description: This major subdivision will consist of 2 parcels. Parcel 1 (1.232 acres) being the proposed site for Chick-fil-a. This site previously consisted of the Pizza Hut building that has been since demolished. Chick-fil-a is proposing to construct a 50’ private access servitude to city street standards to be shared by the 2 parcels. This private access servitude will be apart of the legal description Parcel 2. Servitude will also be dedicated for maintenance of water and sewer utilities. A shared driveway easement will be executed to allow all parties access. This access is a private driveway.

Existing Zoning: C3 **Existing Land Use:** Undeveloped **Future Land Use:** Commercial

ADJACENT LAND USE AND ZONING:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North:	U-Haul rentals/C3
South:	Racetrac Gas Station/C3
East:	Undeveloped Land & RR Tracks/C3
West:	Circle K Gas Station & Hammond Square/C3 (across SW RR Ave)

ADDITIONAL INFORMATION:

On 3/7/2013 the Board of Adjustments also granted a landscape variance for this site (ZV2013-1-1). Tree Mitigation is required due to several trees being removed by the owner. DOTD approval is required.

PUBLIC HEARING:

For: David Patterson (surveyor), Craig McDonald (Rep. for Chick-fil-a)

Against: None

PLANNING COMMISSION RECOMMENDATION:

Motion: Sam McClugage to approve conditioned upon the following all in accordance with plans by Greyden Engineering and Final plat by David L. Patterson.

1. Provide a Performance Bond that is acceptable by the City Attorney;
2. Satisfy all requirements of the City Engineer, Director of Water & Sewer, and Director of Streets & Drainage;
3. Acceptance statement on the final plat is acceptable by the City Attorney,
4. Remove the words “Locascio Lane” from the plat and all construction plans;

For: Ralph Ross, William Travis, Jimmy Meyer, Sam McClugage **Against:** None **Absent:** Stanley Young

STIPULATIONS OR SPECIAL CONDITIONS OF COUNCIL APPROVAL: (ordinance to read)

WHEREAS, on March 7, 2013 the Planning Commission recommended final approval of Locascio Subdivision (SDF2013-2-1) with a performance bond to complete water & sewer improvements with the following conditions;

5. Provide a Performance Bond that is acceptable by the City Attorney;
6. Satisfy all requirements of the City Engineer, Director of Water & Sewer, and Director of Streets & Drainage;
7. Acceptance statement on the final plat is acceptable by the City Attorney,
8. Remove the words “Locascio Lane” from the plat and all construction plans; and

WHEREAS, the Planning Commission recommended acceptance of dedication for a 15’ utility servitude for the maintenance of public utilities.

NOW, THEREFORE, BE IT ORDAINED,

Section 1: That the Hammond City Council hereby grants Final Subdivision approval of Locascio Subdivision with acceptance of a Performance Bond for the construction of water & sewer improvements, and acceptance of dedication for a 15’ utility servitude for maintenance of public utilities all in accordance with Civil Engineering Plans by Greyden Engineering dated revised_____ and final plat by David L. Patterson dated revised_____ (attached hereto made a part hereof)

Section 2: That Final Subdivision approval of Locascio Subdivision is conditioned upon **1)** the performance bond is acceptable by the City Attorney, **2)** all requirements of the City Engineer, Director of Water & Sewer, and Director of Streets & Drainage are satisfied, **3)** Acceptance statement on the final plat is acceptable by the City Attorney, **4)** Remove “Locascio Lane” from the final plat and all construction plans.

From: Josh Taylor, City Planner_____

SUBDIVISION APPROVAL & LAND DEVELOPMENT APPLICATION
CITY OF HAMMOND

FILING DATE 2-20-13 PERMIT# SDF 2013-2-1

The next Planning Commission Meeting will be held on 3-7-13, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to Zoning Board must meet the 21 day deadline for the next meeting.

Check here if development is a MINOR SUBDIVISION Check here if development is a MAJOR SUBDIVISION
 Check here if development is an ADMINISTRATIVE SUBDIVISION

PARCEL # 2766601005.00 (Please verify address w/City of Hammond GIS Dept.)
2766601004.00

SITE LOCATION OR LEGAL DESCRIPTION: 1925 & 1955 SW RR ALE

Where did you get this address? Post Office City Building Dept. 911 Office Other _____

List all current property owners:

PROPERTY OWNER: Locascio, LLC PHONE (352) 372-3307

ADDRESS: 406 NW 32nd St. Gainesville FL 32607
Street or PO Box City State Zip
(List additional PARCEL ADDRESS & PROPERTY OWNER information on reverse side of application.)

APPLICANT/DEVELOPER: Chris Phelps
First Name MI Last Name

COMPANY NAME: LandSource, Inc. Owner Contractor Other

Applicant Mailing Address: 6730 Exchequer Baton Rouge LA 70816
Street or PO Box City State Zip

Applicant Telephone: (225) 752-0995 Applicant Fax: (225) 752-0997

PERMIT INFO-Additional Check if you will be applying for: ANNEXATION REZONING VARIANCE

of Acres: 5.42 # of Proposed Lots: 2

NAME OF DEVELOPMENT: Chick-fil-A FSU # 3074

EXISTING ZONING: AL B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S

CURRENT USE OF LAND: Vacant

INTENDED USE OF LAND:
 Single Family Residential Condominium/Townhouse Multi-Family Commercial
 Industrial Other (explain) _____

DESIGN ENGINEER/ARCHITECT Todd Rogers, P.E. PHONE (770) 573-4801

Will PROCEDURE "A" (with bond) OR PROCEDURE "B" (without bond) BE USED?

ATTENTION: APPLICANT
NOTE: Six (6) copies of the complete plans and specifications and seven (7) additional copies of any property plat containing information pertaining to the attached check list shall be made part and submitted with the application for preliminary review.

ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE AND ALL FEES PAID BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND PLANNING & ZONING COMMISSION.

Chris Phelps 1-3-2013
APPLICANT SIGNATURE DATE

Salvatore J. Locascio Manager 1-3-2013
OWNER SIGNATURE DATE

X _____ DATE
CITY PLANNER

***** OFFICIAL USE *****

Fees for Preliminary and Final Review: \$ 300.00 + \$5.00 for Each Lot or Building = TOTAL DUE \$ 310
[Fees for Minor Subd. Review:] \$50.00 + \$3.00 for each lot or building = TOTAL DUE \$ _____

AMOUNT PAID: \$ 310 CHECK# 17285 PAID CASH DATE PAID 2-20-13

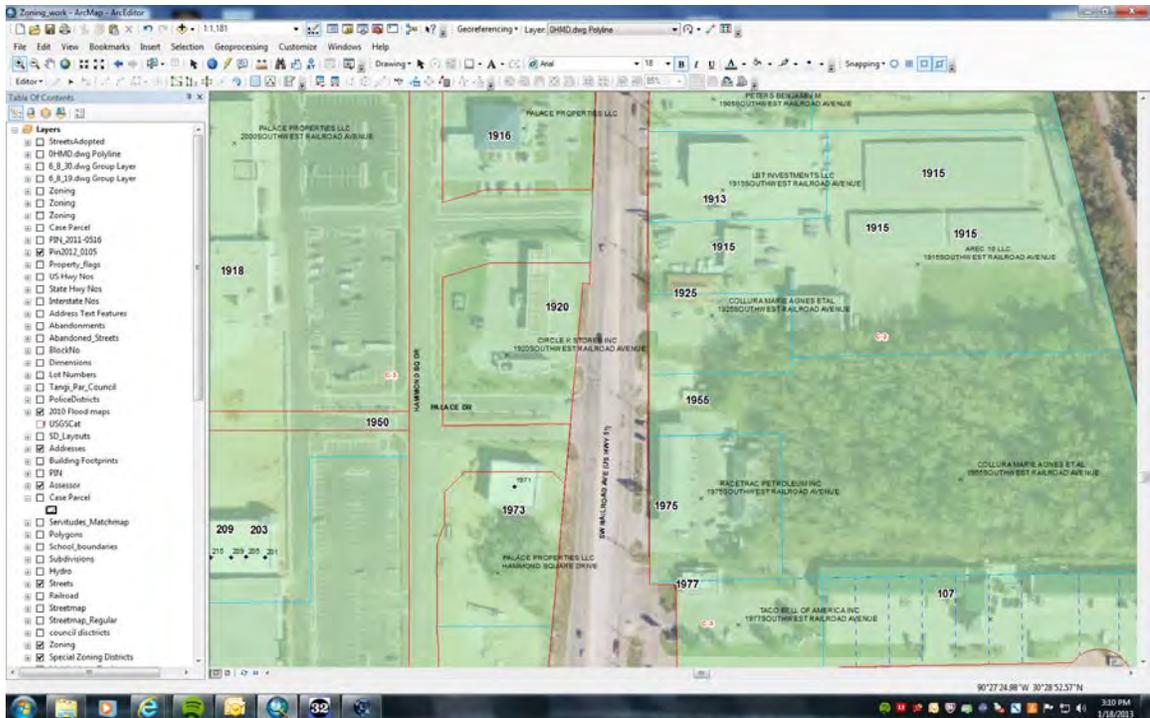
AMOUNT PAID: \$ _____ CHECK# _____ PAID CASH DATE PAID _____

PROPERTY INFORMATION SHEET

<input type="checkbox"/>	Type of Permit	SDF	<input type="checkbox"/>	Date:	02/20/2013
<input type="checkbox"/>	Permit/Case #	SDF2013-2-1			
<input type="checkbox"/>	Parcel #	2766601005.00; 2766601004.00			
<input type="checkbox"/>	Address	1925 SW RR AVE & 1955 SW RR AVE			
<input type="checkbox"/>	Owner	MAPLACT LLC ETAL			
<input type="checkbox"/>	Assessment #	4640608; 01808109			
<input type="checkbox"/>	Zoning	C3			
<input type="checkbox"/>	Overlay District	NONE			
<input type="checkbox"/>	Flood Zone	X			
<input type="checkbox"/>	Flood Way	NO			
<input type="checkbox"/>	Holds/Taxes	TREE MITIGATION/NONE			
<input type="checkbox"/>	Bldg Tax Value	(x 10% Res/15% Cml)	50% =		

(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen
Print



Preparer Initials _____

Reviewer Initials _____

CIVIL ENGINEERING PLANS

FOR



1925 SW RAILROAD AVE.
HAMMOND, LA 70403
SECTION 36, T-6-S, R-7-E,
GREENSBURG LAND DISTRICT,
TANGIPAHOA PARISH, LOUISIANA
ZONED C3

PREPARED FOR:
CHICK-FIL-A, INC.

CONTACT:
GETRA THOMASON
5200 BUFFINGTON ROAD
ATLANTA GA 30049
404-765-2557



VICINITY MAP (N.T.S.)

DESIGNED BY:
GREYDEN ENGINEERING, LLC
555 SUN VALLEY DRIVE, SUITE J-1
ROSWELL, GEORGIA 30076
(770) 573-4801

ENGINEERING CONTACT: TODD M. ROGERS

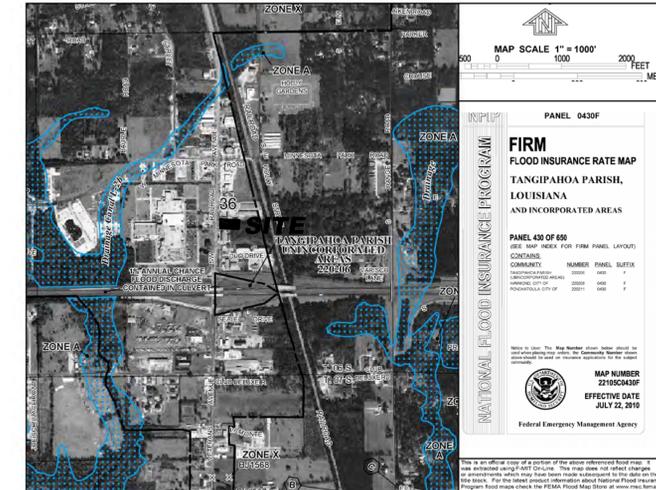


INDEX TO DRAWINGS

SHEET NO.	TITLE
C-1.0	COVER
C-1.1	ALTA/ACSM SURVEY
C-1.2	SITE DEMOLITION PLAN
C-2.0	SITE PLAN
C-3.0	GRADING AND DRAINAGE PLAN
C-3.3	PHASED EROSION CONTROL PLAN
C-3.4	EROSION CONTROL DETAILS
C-3.5	EROSION CONTROL DETAILS
C-3.6	EROSION CONTROL DETAILS
C-4.0	CHICK-FIL-A STANDARD DETAILS
C-4.1	CHICK-FIL-A STANDARD DETAILS
C-4.2	CHICK-FIL-A STANDARD DETAILS
C-5.0	CONSTRUCTION DETAILS
C-5.2	CONSTRUCTION NOTES
PS-1.0	PLUMBING SITE PLAN
PS-1.1	SANITARY SEWER PROFILES
L-1.0	LANDSCAPE PLAN

LIST OF UTILITY OWNERS

UTILITY	OWNER	PHONE	CONTACT
WATER:	CITY OF HAMMOND WATER AND SEWER DEPARTMENT 18104 E. THOMAS STREET, HAMMOND, LA 70404 GARRY KNIGHT PHONE: (985) 277-5951 FAX: (985) 277-5958 KNIGHT_GW@HAMMOND.ORG	AT&T 72337 INDUSTRY PARK, COVINGTON, LA 70433 TRACI FRANK PHONE: (985) 867-1278 FAX: (985) 867-1281 TRACI.FRANK@ATT.COM	
SEWER:	CITY OF HAMMOND WATER AND SEWER DEPARTMENT 18104 E. THOMAS STREET, HAMMOND, LA 70404 GARRY KNIGHT PHONE: (985) 277-5951 FAX: (985) 277-5958 KNIGHT_GW@HAMMOND.ORG	ATMOS ENERGY 720 S. MORRISON BOULEVARD, HAMMOND, LA 70403 CHRIS FARKAS PHONE: (985) 345-8444 FAX: (985) 345-5110 CFARKAS@ATMOSENERGY.COM	
ELECTRIC:	ENTERGY 2200 WEST CHURCH STREET, HAMMOND, LA 70401 LONNIEWEATHERFORD PHONE: (985) 549-6922 LWEATHE@ENTERGY.COM		



THIS SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 22105C0430F, EFFECTIVE DATE: JULY 22, 2010 FOR TANGIPAHOA PARISH, LOUISIANA.

EROSION CONTROL AND CONSTRUCTION SCHEDULE

ANTICIPATED START PROJECT DATE 04/01/13
ANTICIPATED COMPLETE PROJECT DATE 08/08/13

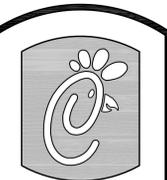
- INSTALL EROSION CONTROL FENCE/TREE
- DEMOLITION
- CONSTRUCT STORM SYSTEM
- CONSTRUCT WATER AND SEWER SYSTEM
- FINE GRADE SITE
- INSTALL GRASSING AND MULCH (TEMPORARY VEGETATION)
- CONSTRUCT BUILDING
- INSTALL CURB AND GUTTER
- PAVE SITE
- FINAL STABILIZATION (PERMANENT VEGETATION), CLEAN STORM DRAIN SYSTEM
- MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES

APPROXIMATE CONSTRUCTION SCHEDULE

ACTIVITY	MO1	MO2	MO3	MO4
1	█			
2	█	█		
3		█	█	
4			█	█
5			█	█
6	█	█	█	█
7			█	█
8			█	█
9			█	█
10			█	█
11	█	█	█	█

REFERENCE DOCUMENTS

ITEM	FIRM	ORIGINAL DATE
ALTA/ACSM LAND TITLE SURVEY	LANDSOURCE, INC.	05/18/2012
SIGN SURVEY	CLAYTON SIGNS, INC.	06/15/2012
GEOTECHNICAL EXPLORATION	TERRACON	06/25/2012
LIGHTING PLAN	KURZYNSKE & ASSOCIATES	12/31/2012



5200 Buffington Rd.
Atlanta Georgia,
30349-2998
Getra Thomason

Revisions:

Mark Date By

△

Mark Date By

△

Mark Date By

△

Seal



GREYDEN
ENGINEERING • PLANNING
555 Sun Valley Drive, Suite J-1
Roswell, Georgia 30076
PH: 770-573-4801 FAX: 678-302-6362

STORE
HAMMOND, LA
FSR S08

1925 SW RAILROAD
AVE.
HAMMOND, LA
70403

SHEET TITLE

COVER SHEET

VERSION: 8
ISSUE DATE: 8-2012

Job No. : 12-028

Store : 3074

Date : 12/31/13

Drawn By : RAD

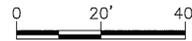
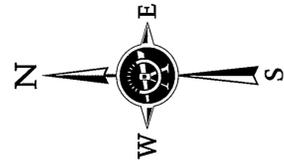
Checked By : TMR

Sheet

NOTIFY CITY & PARISH
INSPECTORS 24 HOURS
BEFORE BEGINNING ANY
PHASE OF CONSTRUCTION.

ZONING: C3
DECEMBER 31, 2012
12-028

C-1.0

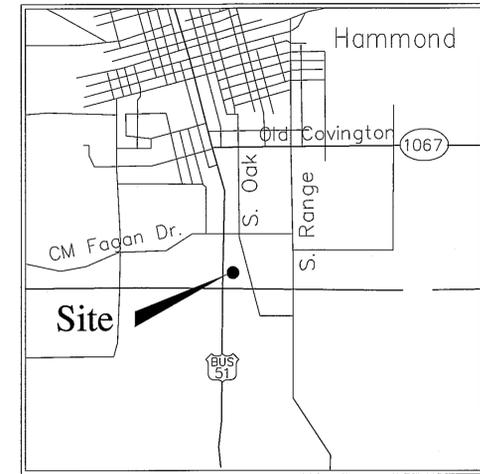
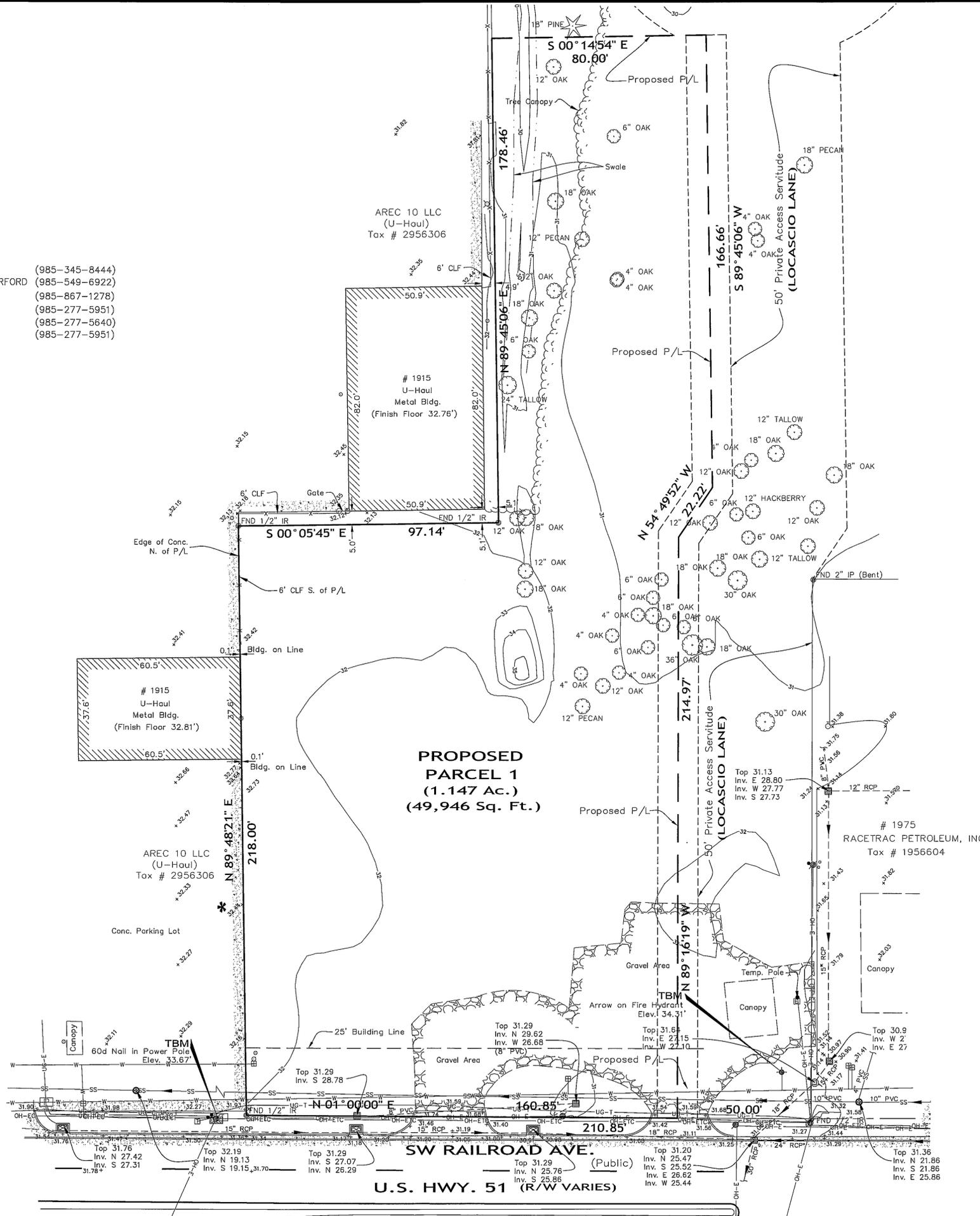


UTILITIES:

GAS =	ATMOS ENTERGY	CHRIS FARKAS	(985-345-8444)
ELECTIC =	ENTERGY	LONNIS WEATHERFORD	(985-549-6922)
TELEPHONE =	AT&T	TRACI FRANK	(985-867-1278)
SEWER =	CITY OF HAMMOND	GARRY KNIGHT	(985-277-5951)
DRAINAGE =	CITY OF HAMMOND	NASH BONO	(985-277-5640)
WATER =	CITY OF HAMMOND	GARRY KNIGHT	(985-277-5951)

LEGEND

—OH-E—	Overhead Electric
—OH-ETC—	Overhead Elec., Tele. & Cable
—OH-ET—	Overhead Electric & Tele.
—UG-C—	Underground Cable
—SS—	Underground Sewer Line
—UG-T—	Underground Telephone Line
—G—	Underground Gas Line
—W—	Underground Water Line
—X—	Fence Line
⊙	Found Iron Pipe/Rod
⊕	Power Pole
⊖	Guy Anchor
⊕	Pole Mounted Transformer
⊕	Electric Junction Box
⊕	Electric Meter
⊕	Fire Hydrant
⊕	Water Meter
⊕	Water Valve
⊕	Water Faucet
⊕	Telephone Pedestal
⊕	Sewer Manhole
⊕	Sewer Cleanout
⊕	Drain Inlet
⊕	Catch Basin
⊕	Drain Manhole
⊕	Sign
⊕	Bollard
RCP	Reinforced Concrete Pipe
PVC	Plastic Pipe
CLF	Chain Link Fence
CONC.	Concrete
FND	Found
Asphalt	Asphalt Pavement
Concrete	Concrete Pavement
Gravel	Gravel



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- 1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22105C0430F for Tangipahoa Parish Louisiana, last revised July 22, 2010, the property hereon is located in Flood Zone "X". Base Flood elevations should be verified with the Engineering Division of the Department of Public Works.
- 2.) Zoning: (C3 = Highway Commercial). Should be verified with Planning and Zoning.
- 3.) Reference Map: (A) Survey of a 5.420 Acre Parcel, By Turner Surveys, LLC, Dated 3-28-11.
- 4.) Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
- 5.) No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
- 6.) Elevations and TBM's were derived from the LEICA Network System using Trimble R8 dual frequency GPS units. NAVD 1988 datum, Geoid 09.
- 7.) Utilities: The underground utilities shown hereon have been located from L.A. One Call (Ticket No. 120165961), visible utility features, and/or previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features.
- 8.) All spot elevations are not shown for clarity of the drawing.
- 9.) All Matters shown on recorded plats provided to the Surveyor are shown on the Survey.

**MAP SHOWING
ALTA / ACSM SURVEY**

**OF
PROPOSED
PARCEL 1**

LOCATED IN SECTION 36, T-6-S, R-7-E,
GREENSBURG LAND DISTRICT,
TANGIPAHOA PARISH, LOUISIANA
FOR
GREYDEN ENGINEERING

CERTIFICATION:

To: Chick-fil-A, Inc., Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based is a correct representation of the land platted and has been performed in accordance with "Minimum Standard Detail This survey is made in accordance with the "Minimum Standard Detail Requirements of Land Title Surveys" jointly established and adopted by ALTA and ACSM in 2011.

DAVID L. PATTERSON, P.L.S.
LA. REGISTRATION NO. 04784

DATE



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

△

Mark Date By

△

Mark Date By

△

Seal



LANDSOURCE
INCORPORATED
Professional Surveying and Land Information Company
7175 Highway 101, Suite 100, Baton Rouge, LA 70809
Ph: (225) 752-0995 Fax: (225) 752-0997
email: hl@landsource.com
website: www.landsource.com

STORE
Hammond, LA
FSU #03074

1925 SW
Railroad Ave.
Hammond, LA

SHEET TITLE

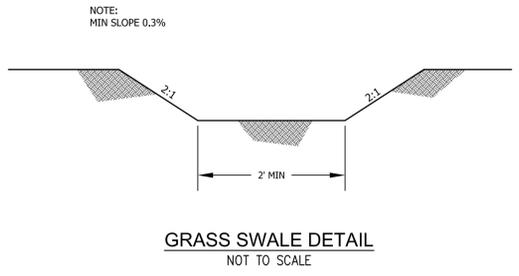
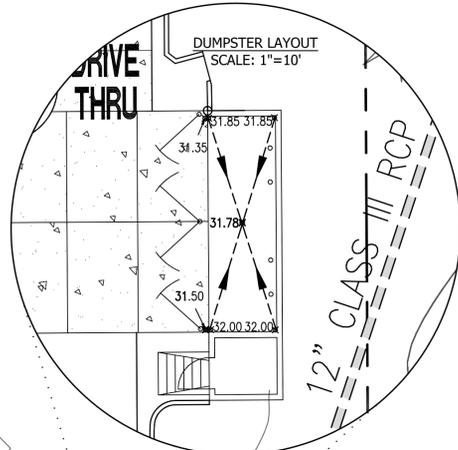
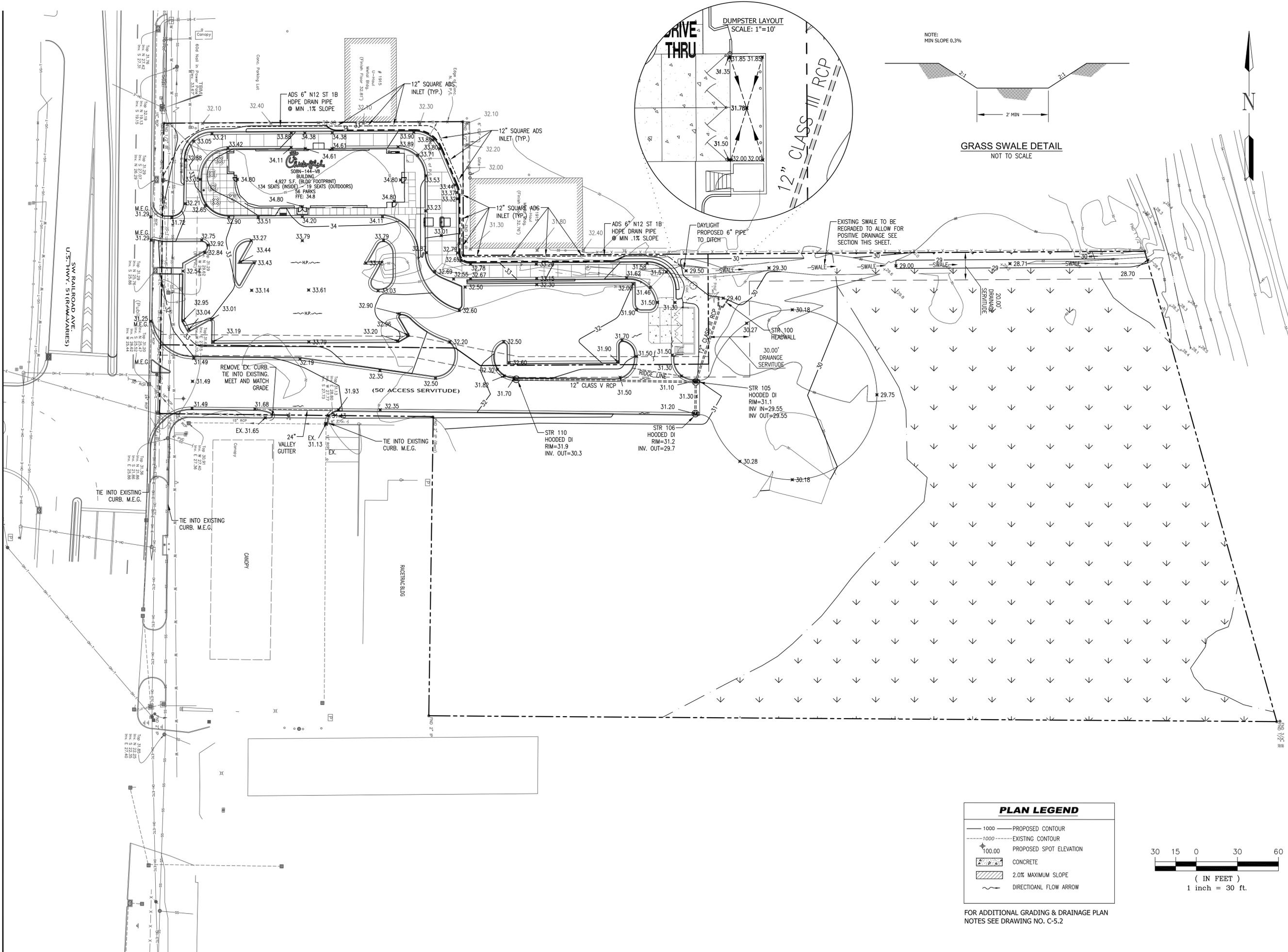
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ISSUE DATE: XXXXX

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Date : 5-1-12
Drawn By : C.D.P.
Checked By: D.L.P.

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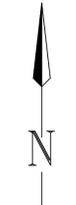
1 OF 1

Call before you dig.
1-800-272-3020
(TICKET No. 120165961)

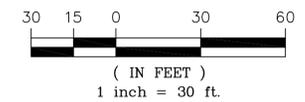


GRASS SWALE DETAIL
NOT TO SCALE

NOTE:
MIN SLOPE 0.3%



PLAN LEGEND	
	1000 PROPOSED CONTOUR
	1000 EXISTING CONTOUR
	100.00 PROPOSED SPOT ELEVATION
	CONCRETE
	2.0% MAXIMUM SLOPE
	DIRECTIONAL FLOW ARROW



FOR ADDITIONAL GRADING & DRAINAGE PLAN NOTES SEE DRAWING NO. C-5.2

5200 Buffington Rd.
Atlanta Georgia,
30349-2998
Getra Thomason

Revisions:

Mark	Date	By
2	01/04/11	RAD
REVISED PER WH BASS COMMENTS		
Mark	Date	By
3	01/31/11	RAD
ADDED DOUBLE ORDER POINT; RESTRIPTING OF VERIZON SPACES		
Mark	Date	By
4	03/10/11	RAD
ADDED ADA COMPLIANT RAMP ALONG LAVISTA ROAD		

Seal

GREYDEN
ENGINEERING • PLANNING

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PH: 770-573-4801 FAX: 678-302-6362

STORE
HAMMOND, LA
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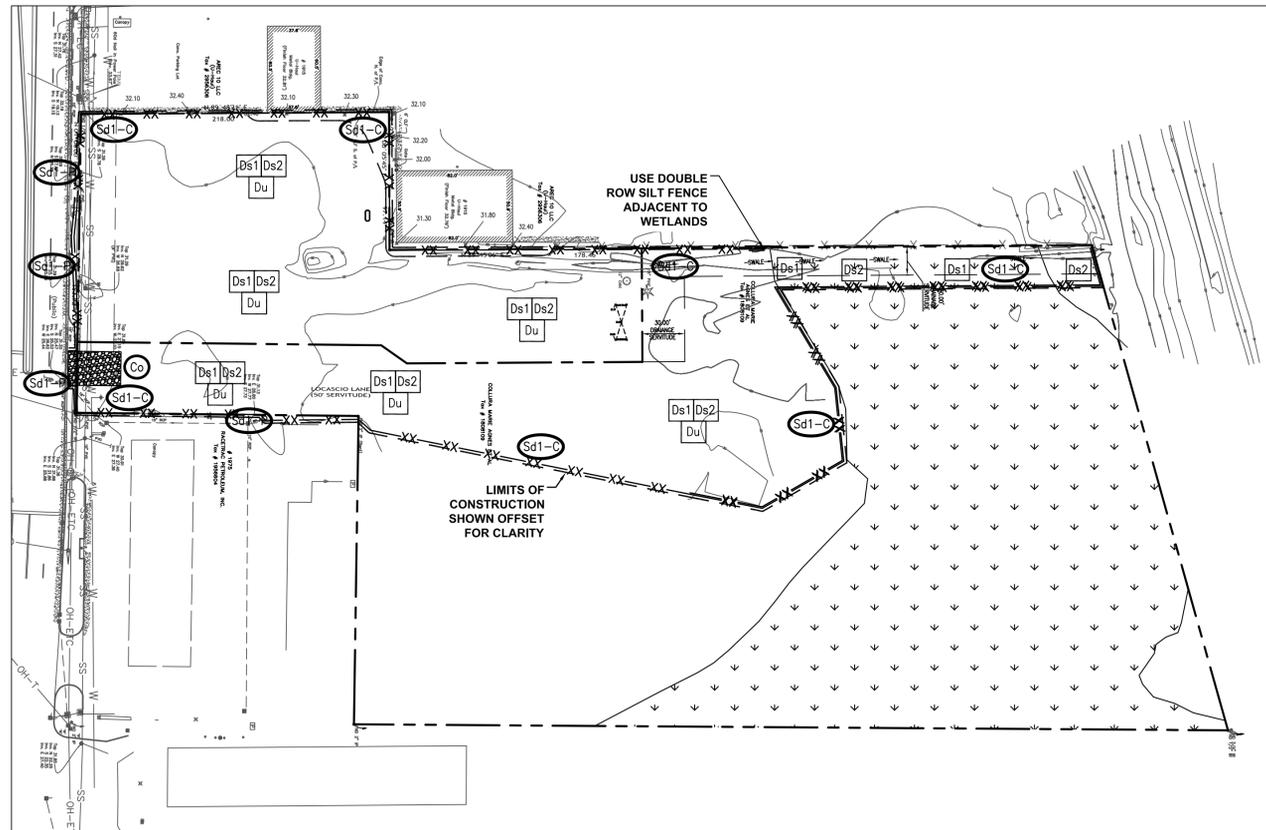
1925 SW RAILROAD
AVE.
HAMMOND, LA
70403

SHEET TITLE
**GRADING
AND
DRAINAGE
PLAN**

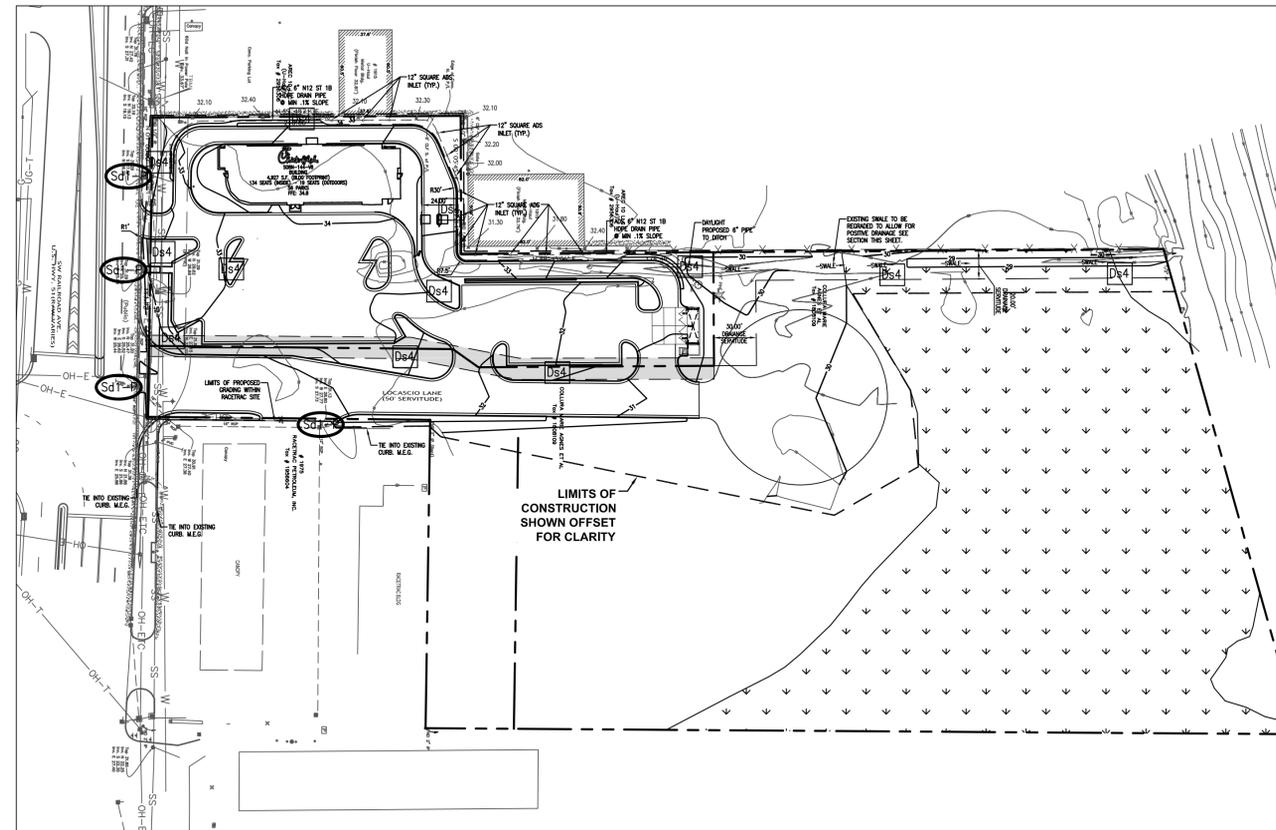
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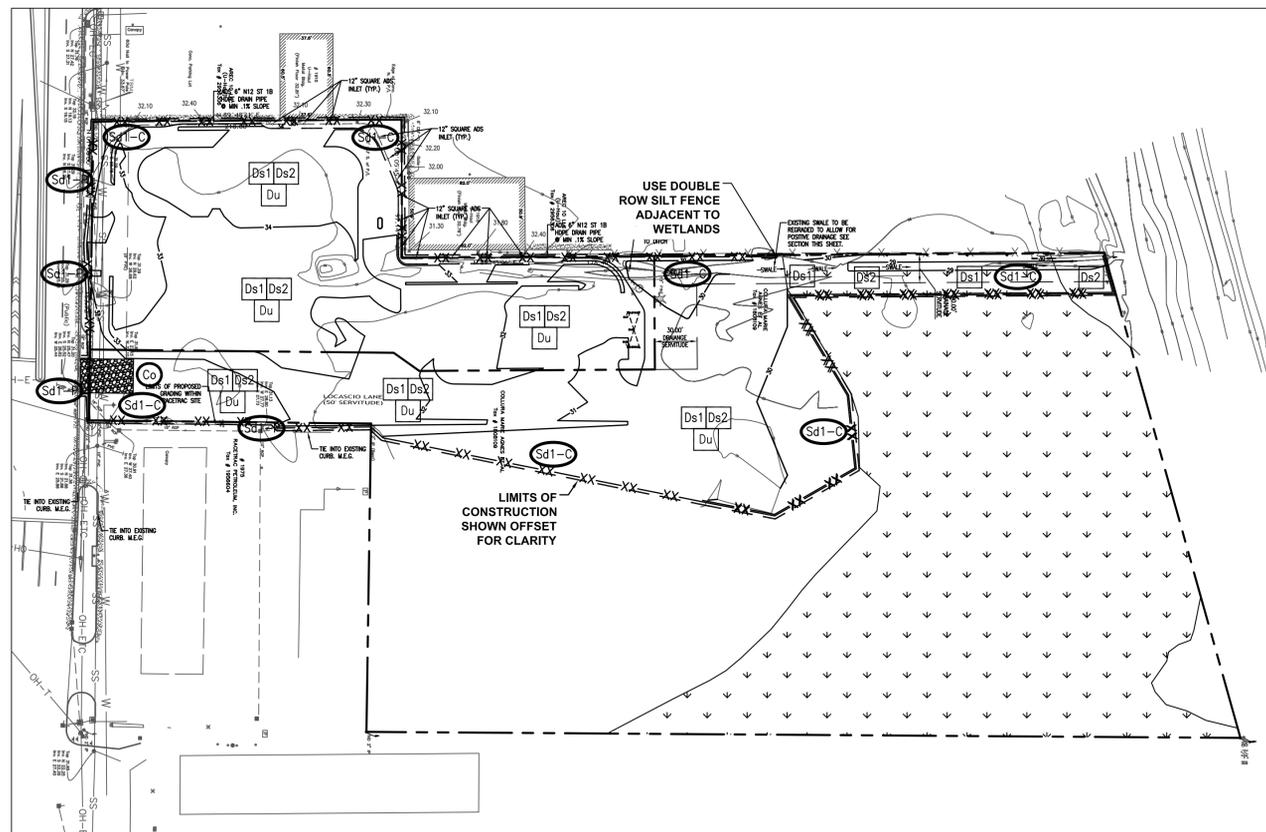
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INITIAL PHASE ESPC PLAN



FINAL PHASE ESPC PLAN



INTERMEDIATE PHASE ESPC PLAN

EROSION CONTROL PRACTICES

CODE	PRACTICE	DETAIL	DESCRIPTION	
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Establishing temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.	
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.	
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)		Establishing permanent vegetative cover using sods.	
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECK DAM ROCK OR HAYBALE			A small temporary barrier constructed across a swale, drainage ditch, or area of concentrated flow. Rock or haybale.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction exit to provide a place for removing mud from tires thereby protecting public streets.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff, this may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE			A temporary pipe structure to convey storm water down the face of cut or fill slopes.
Mb	EROSION CONTROL MATTING BLANKETS			The installation of a protective covering (blanket) or soil stabilization mat on a prepared planting area of a steep slope, channel, or shoreline.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be constructed of straw or hay, gravel or a similar material. The barrier are usually temporary and in-expensive.
Sd2	SEDIMENT TRAP, TEMPORARY			An impounding area created by excavating around a storm drain inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	SEDIMENT BASIN DETAIL			A basin created by excavation or a dam across a waterway, the surface water runoff is temporarily stored allowing the bulk of the sediment to drop out. The basin is usually temporary but may be equipped as a permanent pond or stormwater retention device.
St	STORM DRAIN OUTLET PROTECTION			A panel or short section of grout channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.

THE SWPPP HAS BEEN DEVELOPED FOR THIS SITE. SITE DISTURBANCE IS BETWEEN 1 AND 5 ACRES FALLING UNDER THE LA GENERAL PERMIT LAR200000. SWPPP SHALL BE KEPT ONSITE BY GENERAL CONTRACT AT ALL TIMES AND MONITORING AND INSPECTION LOGS FILLED OUT IN ACCORDANCE WITH SAID PERMIT. THE SCAR WILL BE SUBMITTED TO THE LADEQ UPON COMPLETION OF THE PROJECT.

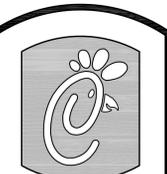
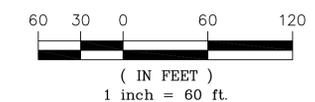
EROSION CONTROL AND CONSTRUCTION SCHEDULE

ANTICIPATED START PROJECT DATE 4-1-13
ANTICIPATED COMPLETE PROJECT DATE 8-8-13

1. INSTALL EROSION CONTROL FENCE/TREE, INSTALL SEDIMENT PONDS
2. DEMOLITION
3. CONSTRUCT STORM SYSTEM
4. CONSTRUCT WATER AND SEWER SYSTEM
5. FINE GRADE SITE
6. INSTALL GRASSING AND MULCH (TEMPORARY VEGETATION)
7. CONSTRUCT BUILDING
8. INSTALL CURB AND GUTTER
9. PAVE SITE
10. FINAL STABILIZATION (PERMANENT VEGETATION), CLEAN STORM DRAIN SYSTEM
11. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES

APPROXIMATE CONSTRUCTION SCHEDULE

ACTIVITY	MO1	MO2	MO3	MO4
1	█			
2	█	█		
3		█	█	
4			█	█
5			█	█
6			█	█
7			█	█
8			█	█
9			█	█
10			█	█
11			█	█



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SHEET TITLE

**PHASED
EROSION
CONTROL
PLAN**

VERSION: 8
ISSUE DATE: 8-2012

Job No. : 12-028

Store : 3074

Date : 12/31/13

Drawn By : RAD

Checked By : TMR

Sheet

C-3.3

BMPs
Surface Stabilization

DUST CONTROL



Wind barriers can be used to contain windborne sediment.

Photo courtesy of Providence

Definition/Purpose

Dust control measures aim to reduce soil surface activity and air movement that cause dust generation.

Applicability

- Construction sites
- Large open areas

TIP

The number one way to reduce dust generation is to plan construction activities to limit the total amount of exposed soil at any one time!

BMPs
Surface Stabilization

Planning Considerations

- Environmental conditions may limit dust control options; for example, in dry conditions, evaporation may limit the effectiveness of irrigation practices.
- Additional oversight may be necessary for chemical stabilization controls (see pgs. 11-12 for details on chemical stabilization methods).

Recommended Specifications

- Sprinkling/Irrigation—keeping the soil moist will reduce sediment dispersion.
- Mulching—can reduce wind erosion by up to 80%. This effectiveness varies based on permeability of the material chosen and the height of the barrier. Generally, for each foot raised, an 8 foot to 10 foot deposition zone will develop.
- Tillage—can reduce soil losses by up to 80%.
- Stone placement—reduces soil erosion. Larger stones (≥ 20 cm) are more effective than smaller stones. Stone offers a permanent solution to dust control unlike mulching, barriers, tillage, and chemical treatments.
- Spray-on chemical soil treatments—can reduce soil erosion by 70-90%. However, these treatments must be used responsibly to avoid contamination of muck soils, surface water, and groundwater.

Maintenance

With the exception of stone installments, these treatments offer only temporary solutions to dust control. Therefore, areas should be routinely inspected to determine if there are any areas of exposed soil where retreatment is necessary.

BMPs
Surface Stabilization

MULCHING

Definition

Mulching is the application of material such as grass, hay, wood chips, wood fibers, straw, or gravel to soil surfaces.

Purpose

To effectively and immediately prevent erosion by stabilizing soil, reducing runoff velocity, and improving soil infiltration

Applicability

- In promoting vegetative growth by providing protection of seeds, moisture retention, and thermal insulation
- Can be used on steep slopes or other high-runoff erosion areas where vegetative seed displacement potential is high

Planning Considerations

Mulching can cause alteration of soil surface conditions which may delay germination, so periodic monitoring may be necessary to ensure vegetation is being established.

TIP

- Preparation (compaction) of subsoil is necessary before laying mulch.
- Organic mulches should be used whenever possible.

Recommended Specifications

- Mulch should be applied within 48 hours of seeding.
- Mulch application should begin on the top of slopes and move downward.
- Mulch will be ineffective or lost to wind and runoff if improperly or insufficiently applied. USEPA has provided the following table of mulch material application data.

BMPs
Surface Stabilization

Material	Rate per Acre	Specific Requirements	Notes
Straw	1-2 tons	Dry; unchopped; unweathere; free of weeds	Must be tacked down; may be spread manually or with a mulching machine
Wood (fiber or cellulose)	1/2-1 ton		Use with hydroseeder; may be used to tack straw; not for use in hot, arid conditions
Wood chips	5-6 tons	Air dry; add fertilizer	May be spread manually, with a blower, or with a chip handler; not for fine turf areas; slope < 3:1



Photo courtesy of Alabama SWCC

Maintenance

Mulch material itself may erode over time or be lost to washout during rain events so this practice requires regular maintenance, including repairing, reseeded or remulching, to remain effective.

DU DUST CONTROL
NTS

Ds1 DISTURBED AREA STABILIZATION – MULCHING

BMPs
Surface Stabilization

TEMPORARY SEEDING/VEGETATION



Photos courtesy of USDA NRCS

Definition

Temporary vegetative practices involve the establishment of fast-growing annual vegetation from seed.

Purpose

To provide economical erosion control and reduce sediment transport for a short period (usually up to one year) and to help reduce maintenance operations and prevent mud and dust production during construction

BMPs
Surface Stabilization

Applicability

- Where short-lived vegetation can be established prior to final grading
- When environmental conditions are not favorable for the establishment of permanent vegetation
- Necessary along dikes, diversions, channels, and basins if permanent vegetation cannot be established

Planning Considerations

This practice is most successful when fast-growing annuals are used.

Recommended Specifications

- Seed type, soil compatibility, and additional info are provided in Appendix C.III.
- For most seeding applications, soil pH should be in the range of 6.0-6.5.
- Seedbed preparation should be done prior to laying seed.
- Mulching is a highly recommended cooperative BMP that is an effective means of preventing seed displacement and stabilizing soil temperature and moisture content during seed germination and early vegetation growth stages.

TIP

For temporary seeding in winter months, Annual Rye is the only acceptable grass vegetation.

Maintenance

- Reseeding or remulching may be necessary if vegetation does not establish or if erosion occurs.
- Protect from disturbances, including mowing.

BMPs
Surface Stabilization

SODDING



Photo courtesy of Alabama SWCC

Definition/Purpose

The transplantation of a continuous vegetative cover, usually grass sod, to exposed soil to provide immediate and permanent soil stabilization, erosion control, and reduction of runoff velocity in areas that cannot be vegetated by seed.

Applicability

- In providing immediate vegetative cover to areas where it is difficult or slow to establish vegetative growth from seed
- For immediate stabilization (unlike seeding, sodding has no seasonal restrictions)
- To stabilize channels or swales that convey concentrated flows
- In the removal of total suspended solids (TSS) from runoff

BMPs
Surface Stabilization

Planning Considerations

Sod can be difficult to obtain, transport, and store:

- Minimum cut depth requirements of 1 inch (field grown) or 1.5 inches (nursery grown)
- Must be transported on rolls or pallets with a maximum of 50 sq yds of sod
- Must be placed within 48 hours of being cut and kept moist until laid

TIP

According to analysis of USEPA cost estimates, sodding is about 20X more expensive than seeding. However, despite the cost, sodding is still recommended when vegetation cannot be established from seed. Vegetative practices are always the best choice for stabilization.

Recommended Specifications

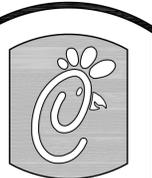
- To prepare area for sodding, soil surface should be pulverized to a depth of at least 3 inches, graded, and removed of weeds and other debris.
- Sod strips should be laid down perpendicular to the direction of water flow and staggered in a brick-like pattern.
- After placement, sod should be rolled or hand tamped and stapled down on the corners and at the middle.
- Specifics on approved sod species can be found in Appendix C.VI.

Maintenance

Water three times a week (minimum) for the first 30 days after installation. Adequate irrigation is necessary during installation and for the first few weeks following installation for sod to root and establish.

Ds2 DISTURBED AREA STABILIZATION – TEMPORARY SEEDING

Ds4 DISTURBED AREA STABILIZATION – SODDING



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C-3.4

BMPs
Sediment Control

CONSTRUCTION ENTRANCES



Photo courtesy of Providence

Definition/Purpose

The implementation of gravel and filter layers to trap sediment from exiting construction vehicle and equipment before it can be transported to public roads. Typical stabilization practice is a filter cloth underneath gravel padding.

Applicability

At any construction site exit routes where mud, dust, and other debris from construction areas can be transported onto off-site paved surfaces

Planning Considerations

- Filter cloths should always be used as the bottom-most layer to help keep gravel from being ground into the subsoil and to prevent ground rutting.
- Additional practices, such as wash rack installation, may also be necessary if construction entrance pads are insufficient at removing debris from the vehicles tires.

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Louisiana Coastal Zone BMP: Urban Storm Water Runoff

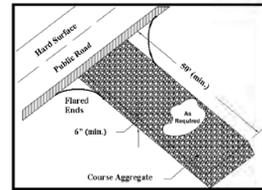
BMPs
Sediment Control

CONSTRUCTION ENTRANCES

- Stabilization areas should be wide enough to support any construction vehicles entering/exiting the site.
- This practice is effective only if ALL construction exit points implement this practice.

Recommended Specifications

- When exits connect directly to a paved roadway, the end of the stabilization area should be flared so that as exiting vehicles turn onto the roadway, they do not leave the stabilized area.
- Minimum recommended dimensions are 50 feet in length and 20 feet in width, but vary based on vehicle size; entranceway lengths and widths should be appropriately sized so that two vehicles may simultaneously enter/exit a site and stay in contact with the prepared entrance pad.
- Gravel layer thickness should be at least 6 inches.
- Coordination with additional BMPs may be necessary to provide bank stabilization when a construction exit crosses a ditch or channel.



Maintenance

- Regular sweeping of gravel or soil that is tracked off site
- Periodic resituating or replacement of gravel to maintain stabilization and effectiveness

Louisiana Coastal Zone BMP: Urban Storm Water Runoff

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BMPs
Sediment Control

SILT FENCE



Photo courtesy of USDA NRCS

Definition/Purpose

Silt fences are composed of filter fabric stretched between regularly-spaced anchoring posts to temporarily control sediment transport in or around a site.

Applicability

In areas where there will be temporary soil disturbance and the expected runoff volume and concentrations are relatively low

Planning Considerations

- Silt fences should not be installed over any waterways, so considerations should be made to avoid streams and ditches.
- Fence design should account for the uphill sediment pools that may form as fabric pores become clogged.

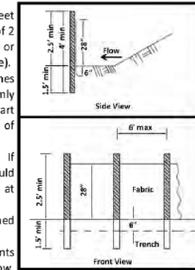
71

Louisiana Coastal Zone BMP: Urban Storm Water Runoff

BMPs
Sediment Control

Recommended Specifications

- Wooden stakes should be at least 5 feet long and have a minimum diameter of 2 inches (hard woods for example, Oak) or 4 inches (soft woods for example, Pine).
- Stakes should extend 16 -34 inches above ground height and be uniformly anchored a maximum of 10 feet apart (standard strength fabric); maximum of 6 feet apart (extra-strength fabric).
- Fence fabric should be continuous. If this is not possible, then fabric should have a minimum overlap of 6 inches at stakes
- Filter fabrics should be fully entrenched between stake posts.
- Synthetic material fabric requirements are shown in the table below, (information provided courtesy of USEPA).



Property	Requirements
Filtering Efficiency	Minimum 75-85%; highly dependent on local conditions
Tensile strength at max (20%) elongation	Standard strength: Minimum 30 lb/linear inch Extra strength: Minimum 50 lb/linear inch
Ultraviolet radiation	Minimum 90%
Slurry flow rate	Minimum 0.3 gal/sq ft/min

Maintenance

Periodic inspection of filter fabric to check for deterioration and gapping. High wind exposure areas may require more frequent inspection. Immediate repair or replacement should be done. Maximum life expectancy is 6 months.

Louisiana Coastal Zone BMP: Urban Storm Water Runoff

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Co CONSTRUCTION ENTRANCE
NTS

Sd1-C SILT FENCE TYPE "C"
NTS

BMPs
Sediment Control

STORM DRAIN INLET PROTECTION



Photo courtesy of Alabama SWCC

Definition/Purpose

This practice involves excavation or inlet barrier measures that are designed to prevent soil debris from entering storm drain drop inlets. These measures include inlet perimeter excavation, installation of fabric barriers at the inlet, installation of gravel or concrete barriers at the inlet, or temporary sandbag barriers at the inlet.

Applicability

Around inlets that receive relatively clean, sediment-free runoff from small (<1 acre) drainage areas

TIP
As a temporary practice, these measures are ineffective as standalone sediment and pollution control practices. Consideration should be given to other BMPs as a coordinated form of coastal wetland protection.

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Louisiana Coastal Zone BMP: Urban Storm Water Runoff

BMPs
Sediment Control

Planning Considerations

- For temporary protection, materials such as straw bales or fabric barriers can be used; for permanent protection, block inlets or sodding can be placed around drain inlets.
- This practice should be put into place prior to grading.

Recommended Specifications

Method	Practice Specific Recommendations
Perimeter Excavation	<ul style="list-style-type: none"> Excavation depth: 1 ft (min.); 2 ft (max.) Excavation volume: 35 yd³/acre (min.) Excavated slopes: 2:1 ratio (max.)
Fabric Barrier Inlet Protection	<ul style="list-style-type: none"> Stake placement: 3 ft apart (max.) Fabric extension: 1 ft (min.) below soil surface 1.5 ft (max.) above soil surface
Gravel/Concrete Barriers	<ul style="list-style-type: none"> Block height: 1 ft (min.); 2 ft (max.) Block extension: 2 inch (min.) below soil surface Mortar required 1/2" wire mesh should be used over block openings Gravel should be placed along outside of blocks
Sod Inlet Protection	<ul style="list-style-type: none"> Sod extension: 4 ft (min.) from inlet; all directions Slope: 4:1 (max.) for sodded area Sod should be placed in staggered arrangement

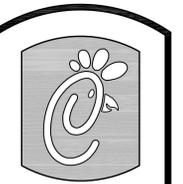
Maintenance

- Frequent cleaning to prevent clogging of the water intake and subsequent erosion of unprotected areas
- Repair and replacement of temporary material structures as necessary after storm events

Louisiana Coastal Zone BMP: Urban Storm Water Runoff

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Sd2-P INLET SEDIMENT TRAP - PIGS IN A BLANKET
NTS



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C-3.5

**Appendix C
Material Specifications**

I. FERTILIZER

Approved Fertilizer Compositions and Application Rates:
(Nitrogen-Phosphoric Acid-Soluble Potash, N-P-K)

Approved Type	Pounds per Acre	Kilograms per Hectare
8-8-8	1000	1120
12-12-12	667	748
13-13-13	615	689
16-16-16	500	560

Table adapted from LDOTD Standard Specifications, 2006

II. GRANULAR MATERIAL

Sizing:

Maximum Diameter, Inches (mm)	U.S. Standard Sieve No.	Percentage of Granular Material
0.5 (12.7)	---	100
0.0787 (2)	# 10	75-100
0.0029 (0.075)	# 200	0-10

Table adapted from LDOTD Standard Specifications, 2006

**Appendix C
Material Specifications**

III. SEEDING

- A. Preparative Requirements:
- Soil testing
 - Tillage
 - Debris/weed removal

Tillage Requirements	
Slope	Tillage Depth (min.)
0-3:1	4 in
3:1-1:1	2 in
1:1 or steeper	none

B. Specific Requirements (Table adapted from LDOTD Standard Specifications, 2006)

Type ¹	Seed Mixture ²	Pounds/Acre	Kilograms/Hectare	Soil Area ³	Planting Dates	Establishment Period ⁴
A	Hulled Bermuda	30	34	1,2,3,4,5	Mar.-Sep.	Mar.-Dec.
B	Hulled Bermuda Crimson Clover ⁵	20 25	22 23	1,2,3,4,5	Feb.-Mar.	Feb.-Jan.
C	Kentucky 31 Fescue Unhulled Bermuda	25 20	28 22	1,2,3,4,5	Sep.-Feb.	Sep.-May
D ⁶	Unhulled Bermuda Crimson Clover ⁵	20 20	22 22	1,2,3,4,5	Sep.-Feb.	Sep.-May
E ⁷	Pensacola Bahia ⁸	25	28	1,2,3,5	Mar.-Sep.	Mar.-Dec.
F	Ball Clover Unhulled Bermuda	25 20	28 22	1,2,3,4,5	Feb.-Mar.	Feb.-Jun.
G	Vetch (Common) Unhulled Bermuda	40 20	45 22	1,2,3,4,5	Sep.-Oct.	Sep.-Jan.
H	N/A in Coastal Zone	N/A	N/A	N/A	N/A	N/A
I	Annual Rye	30	34	1,2,3,4,5	Sep.-Jan. ⁹	Sep.-Apr.

¹Only Hulled Bermuda or Unhulled Bermuda are permitted in rest areas.
²Corresponding soil areas: 1- Alluvial soils of Mississippi River bottoms; 2- Mississippian terraces and loessal hill soils; 3- Coastal plain soils; 4- Coastal prairie soils; 5- Ouachita River bottom.
³Inoculated prior to planting with proper bacteria culture.
⁴Type E requires Roadside Development Species List approval.
⁵Annual Rye should not be planted before September 20 and may be planted as late as January 15.
⁶Vegetation is considered established when at least 80% of the seeded area is covered with grass stems and there are not voids over 4 sq ft.
⁷For all seed varieties, the min. percentage of pure live seed is at least 80%/max. percentage weed seed at most 1%.
⁸78% (min. percentage pure live seed) For Crimson Clover.
⁹2% (max. percentage weed seed) for Pensacola Bahia.

**Appendix C
Material Specifications**

IV. GEOTEXTILE FABRICS

- A. General Requirements:
- Minimum composition of 85% (weight/weight) polyolefin, polyester, or polyamide
 - Minimum roll overlap of 18 inches
 - Roll sewing: polyester or Kevlar thread, "J" or "Butterfly" seam, two-thread chain stitch
 - Must be covered within 7 days of placement (see relevant overlay BMP structures, below)

Property	Test Method	Class						
		A	B	C	D	S	F	G
ACS, Metric Sieve, um, Max.	ASTM D 4751	300	300	300	212	600	850	850
Grab Tensile, N, Min.	ASTM D 4632	330	400	580	800	800	400	400
% Elongation @ Failure, Min.	ASTM D 4632	—	—	50	50	—	—	—
% Elongation @ 200 N, Max.	ASTM D 4632	—	—	—	—	—	—	50
Burst Strength, N, Min.	ASTM D 3787	440	620	930	1290	1390	—	—
Puncture, N, Min.	ASTM D 4833	110	130	180	330	330	—	—
Trapezoid Tear Strength, N, Min.	ASTM D 4533	110	130	180	220	220	—	—
Permittivity, Sec ⁻¹ , Min.	ASTM D 4491	1.0	1.0	1.0	1.0	0.2	0.01	0.01
Grab Tensile Strength Retained after Weathering 150 h, UVA lamps, % Min.	ASTM D 4632	70	70	70	70	70	—	—
Grab Tensile Strength Retained after Weathering 50 h, UVA lamps, % Min.	ASTM G 154	—	—	—	—	70	70	—

Table copied from LDOTD Standard Specifications, 2006

- C. Relevant BMPs
- | | |
|---|-----------------------|
| Riprap | Fabric Class Required |
| Silt Fencing | D |
| Soil Stabilization (Construction Entrances) | F or G |
| Underdrains | C, D, or S |
| | A, B, C, or D |

**Appendix C
Material Specifications**

V. RIPRAP

- A. General Requirements:
- Sturdy, holds up to exposure to Louisiana environmental elements
 - Reasonably pure, free from foreign materials
 - Minimum solid weight = 155 lb/cu³
 - No dimension should be less than 1/3 the largest dimension for individual stones
 - Requires geotextile fabric base

Riprap Class [Avg. Stone, lb (kg)]	Spherical Diameter [Avg. Stone, ft (mm)]	Percent of Stone Smaller Than Average
30 (15)	0.74 (225)	15-50
55 (25)	0.88 (270)	15-50
130 (60)	1.17 (360)	15-50
250 (115)	1.46 (455)	15-50
440 (200)	1.76 (535)	14-50
1000 (455)	2.31 (705)	10-50

Table adapted from LDOTD Standard Specifications, 2006

VI. SOD

Approved Sod Species:

Field Grown	Bermuda
	Carpet
Nursery Grown	Centipede
	Common Bermuda*
	Nomow Bermuda
	St. Augustine
	Tiffway Bermuda

(* only sod approved for use within 30 ft of paved shoulders)

SEEDING SPECIFICATIONS



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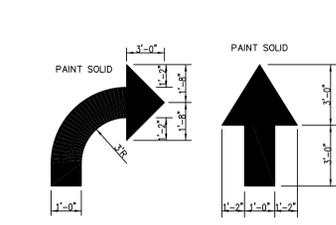
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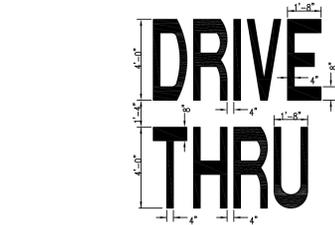
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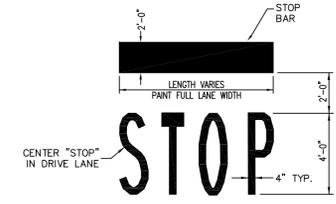
1 DIRECTIONAL ARROW
NOT TO SCALE
C-4.0

NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO CHICK-FIL-A PARKING LOT STRIPING SPECIFICATIONS, SEE DETAIL.
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE.



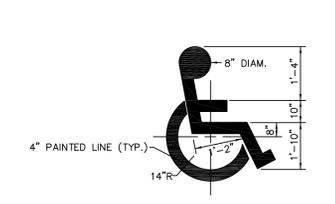
2 DRIVE-THRU GRAPHICS
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C-4.0

NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO CHICK-FIL-A PARKING LOT STRIPING SPECIFICATIONS, SEE DETAIL.
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE.



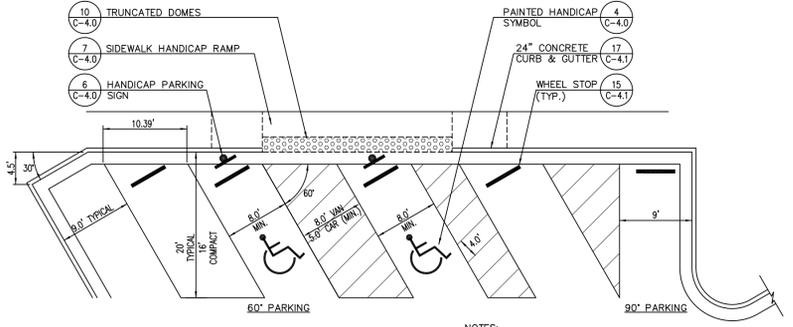
3 STOP LINE GRAPHIC
NOT TO SCALE
C-4.0

NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO CHICK-FIL-A PARKING LOT STRIPING SPECIFICATIONS, SEE DETAIL.
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE.



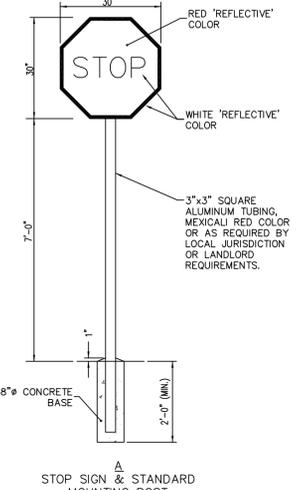
4 PAINTED HANDICAP SYMBOL
NOT TO SCALE
C-4.0

NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO CHICK-FIL-A PARKING LOT STRIPING SPECIFICATIONS, SEE DETAIL.
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.



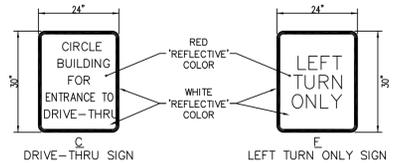
5 PARKING LOT STRIPING SPECIFICATIONS
NOT TO SCALE
C-4.0

STANDARDS:
1. ALWAYS FOLLOW ALL APPLICABLE GOVERNING AUTHORITY'S STANDARDS.
2. SURFACES SHOULD BE CLEAN, DRY, AND FREE FROM LOOSE OR PEELING PAINT. REMOVE ALL OIL, DUST, GREASE, DIRT, AND OTHER FOREIGN MATERIAL TO ENSURE ADEQUATE ADHESION. DO NOT APPLY WHEN AIR OR SURFACE TEMPERATURES ARE BELOW 40°F.
3. APPLY SHERWIN-WILLIAMS SETFAST PREMIUM ALKYO ZONE MARKING PAINT AS30 WHITE OR AS03 YELLOW USING EITHER AIRLESS OR CONVENTIONAL LINE STRIPING EQUIPMENT. USE THE FOLLOWING SETTINGS AS A GUIDE—ACTUAL SETTINGS DEPEND ON ATMOSPHERIC CONDITIONS AT THE TIME OF APPLICATION:
AIRLESS
• GUN PRESSURE 1800-2700 PSI
• HOSE 1/2\" ID
• TIP 0.015\"-0.017\"
• FILTER 60 MESH
• REDUCTION ONLY IF NECESSARY, UP TO 1PT/GAL VM&P NAPHTHA R1K3
CONVENTIONAL
• GUN BUNKS 21 (BLEEDER) OR EQUIVALENT
• FLUID NOZZLE #68 INTERNAL MIX, #709
• AIR NOZZLE ATOMIZATION PRESSURE 45-80 PSI
• FLUID PRESSURE 40-70 PSI
• REDUCTION ONLY IF NECESSARY, UP TO 1PT/GAL VM&P NAPHTHA R1K3
• MIX PAINT THOROUGHLY BY BOXING, STIRRING, OR POWER AGITATION BEFORE USE. APPLY AT 15 MILS WET TO ACHIEVE A SPREAD RATE OF 400-500 LINEAL FEET OF STANDARD 4\" STRIPE PER GALLON. APPLIED AT THIS RATE AT 70 DEGREES F AND 50% RELATIVE HUMIDITY, PAINT WILL DRY WITH NO TRAFFIC PICKUP AFTER 20 MINUTES.
• GENERAL CONTRACTOR TO RE-STRIP THE LOT 45 DAYS AFTER OPENING.

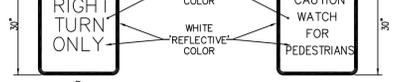


6 STOP SIGN & STANDARD MOUNTING POST
NOT TO SCALE
C-4.0

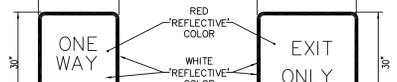
NOTE: SIGNS SHALL BE FABRICATED USING S/F 0.08 NON-ILLUMINATED ALUMINUM WITH WNTL COPY APPLIED TO THE FIRST SURFACE.
NOTE: VERIFY COLORS WITH LOCAL MUNICIPALITY.



7 DRIVE-THRU SIGN
NOT TO SCALE
C-4.0

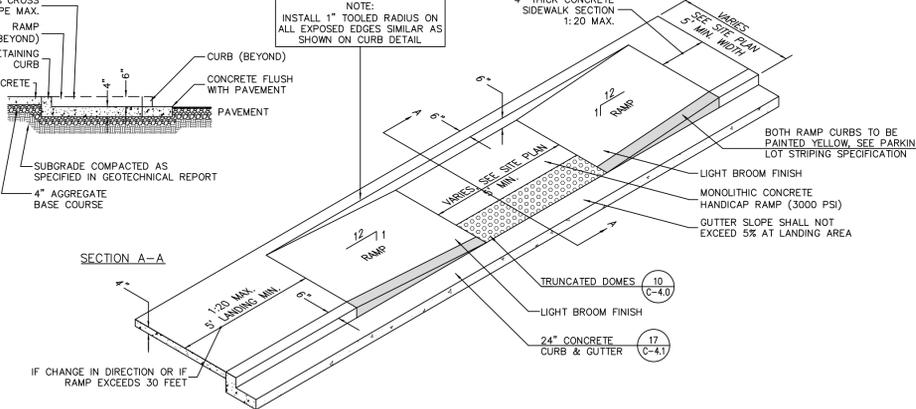


8 RIGHT TURN ONLY SIGN
NOT TO SCALE
C-4.0

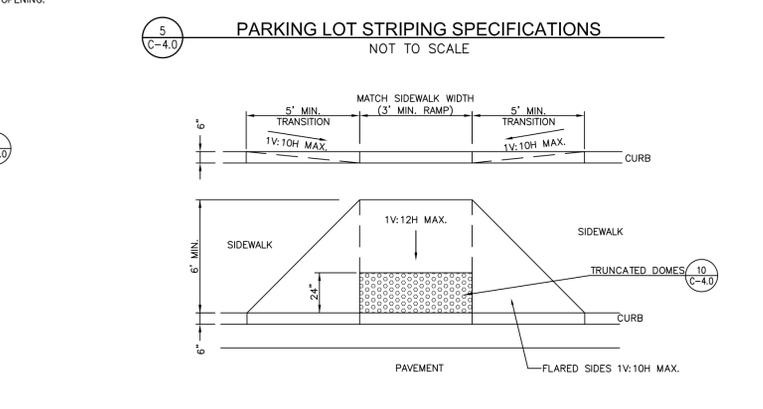


9 ONE WAY SIGN
NOT TO SCALE
C-4.0

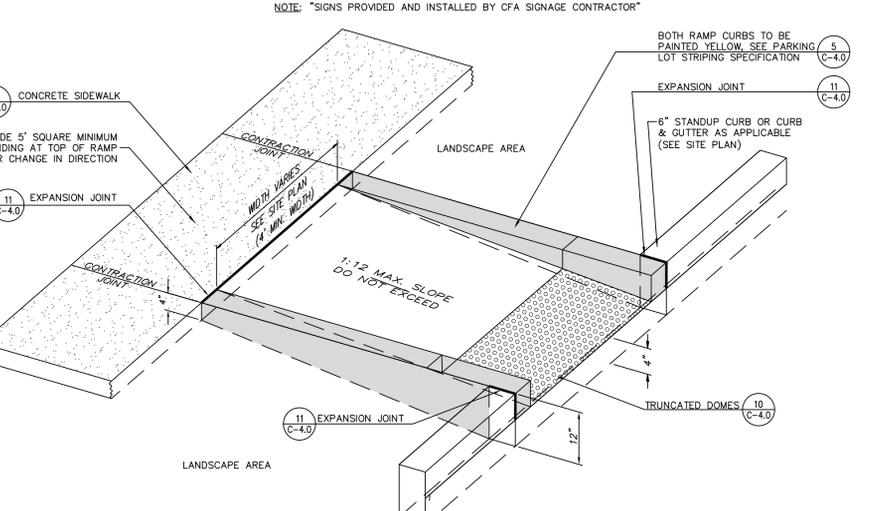
NOTE: SIGNS SHALL BE FABRICATED USING S/F 0.08 NON-ILLUMINATED ALUMINUM WITH WNTL COPY APPLIED TO THE FIRST SURFACE.
NOTE: VERIFY COLORS WITH LOCAL MUNICIPALITY.



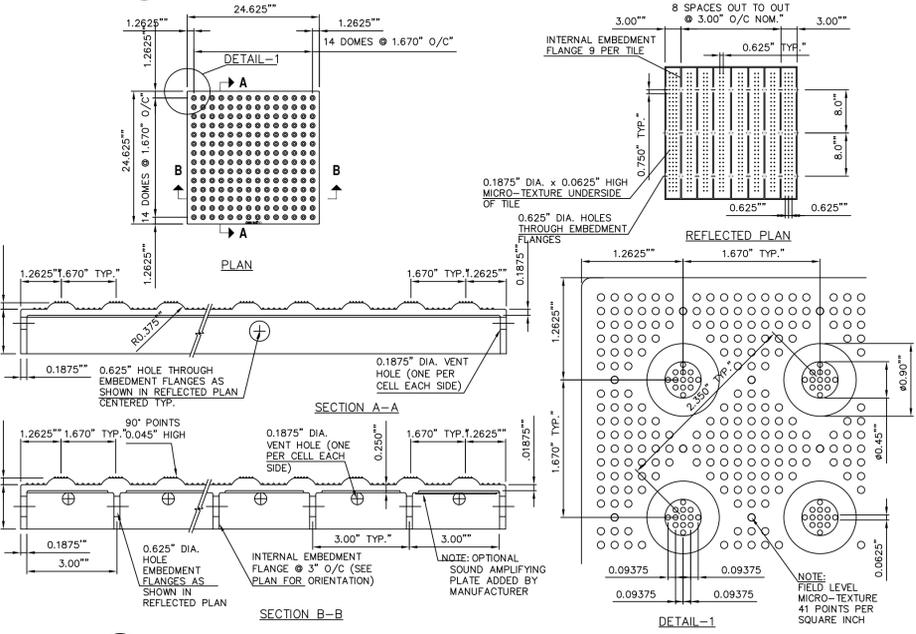
7 SIDEWALK HANDICAP RAMP
NOT TO SCALE
C-4.0



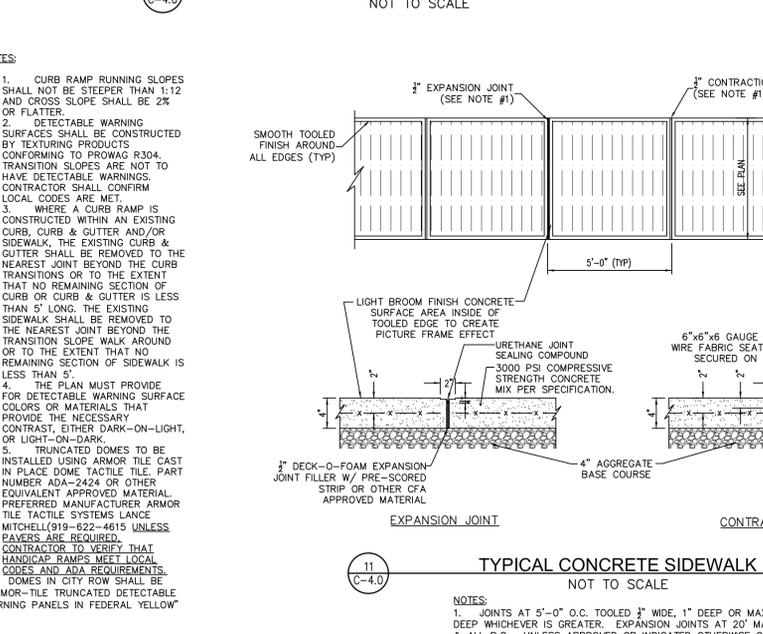
8 HANDICAP RAMP w/ FLARED SIDES
NOT TO SCALE
C-4.0



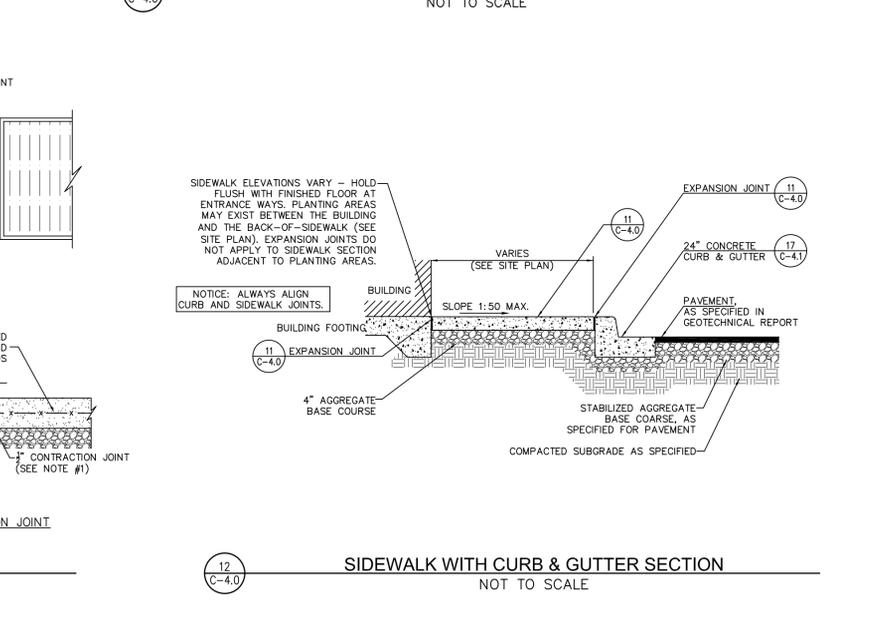
9 RETURNED CURB HANDICAP RAMP
NOT TO SCALE
C-4.0



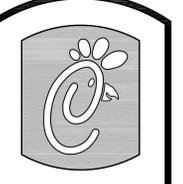
10 TRUNCATED DOMES - CAST IN PLACE
NOT TO SCALE
C-4.0



11 TYPICAL CONCRETE SIDEWALK
NOT TO SCALE
C-4.0



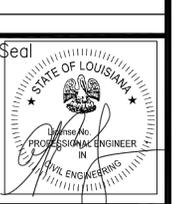
12 SIDEWALK WITH CURB & GUTTER SECTION
NOT TO SCALE
C-4.0



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30349-2998
Getra Thomason

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SHEET TITLE

**CHICK-FIL-A
STANDARD
DETAILS**

VERSION: 8
ISSUE DATE: 8-2012

Job No. : 12-028

Store : 3074

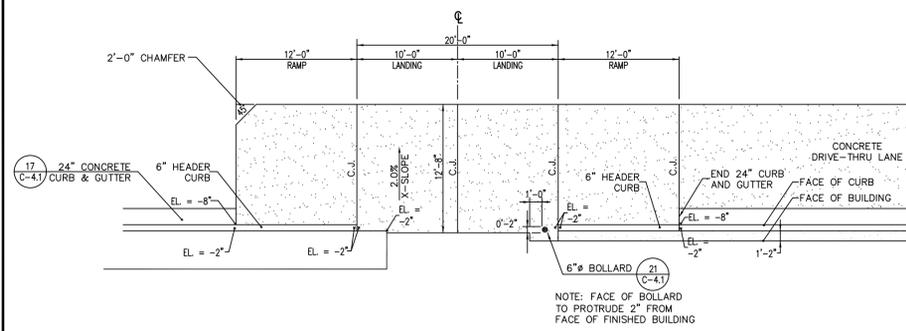
Date : 12/31/13

Drawn By : RAD

Checked By : TMR

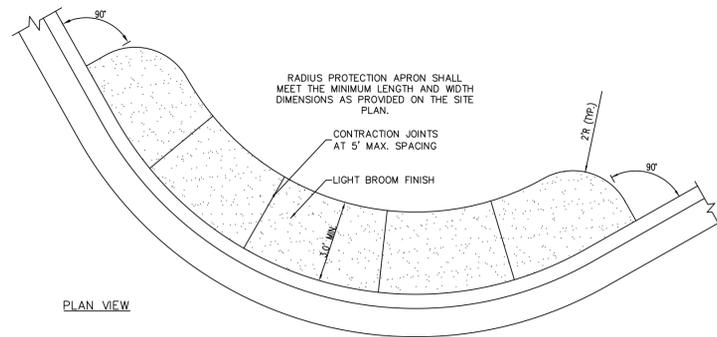
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C-4.0

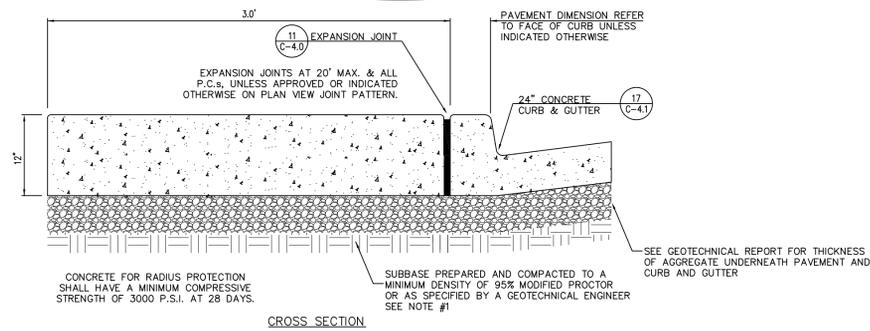


13 DRIVE-THRU PLAN
NOT TO SCALE

NOTE: ALL ELEVATIONS ON THIS DETAIL ARE RELATIVE TO FFE = 0'



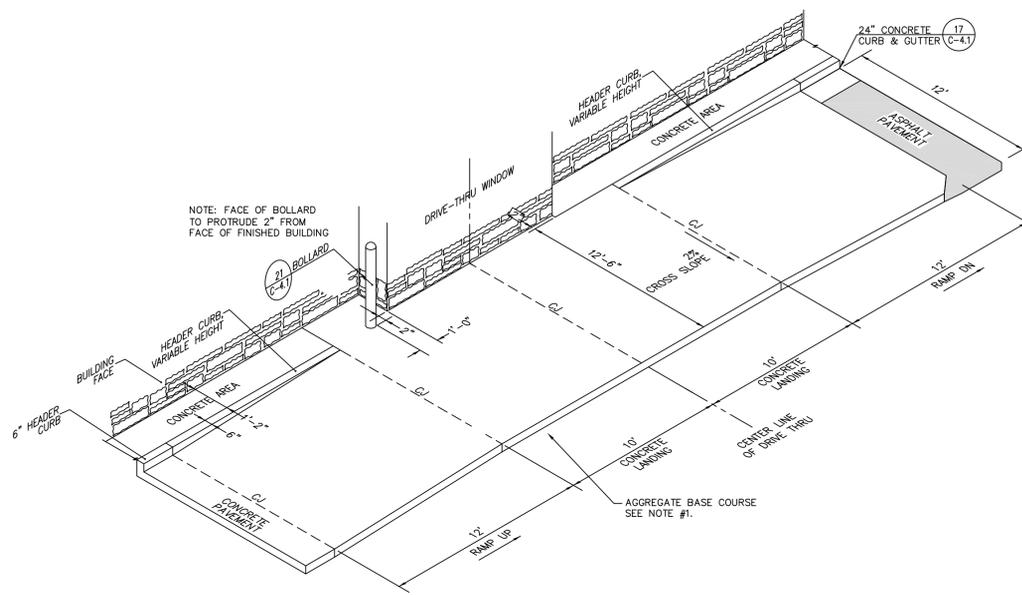
PLAN VIEW



CROSS SECTION

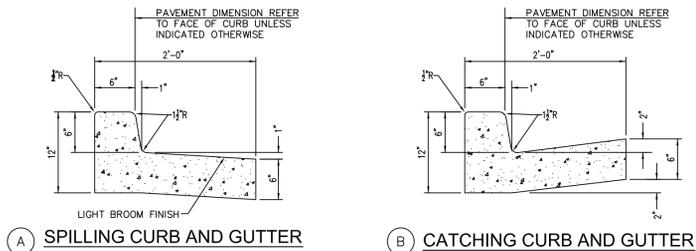
16 LANDSCAPE & IRRIGATION PROTECTOR
NOT TO SCALE

NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.



14 DRIVE-THRU ISOMETRIC
NOT TO SCALE

NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.



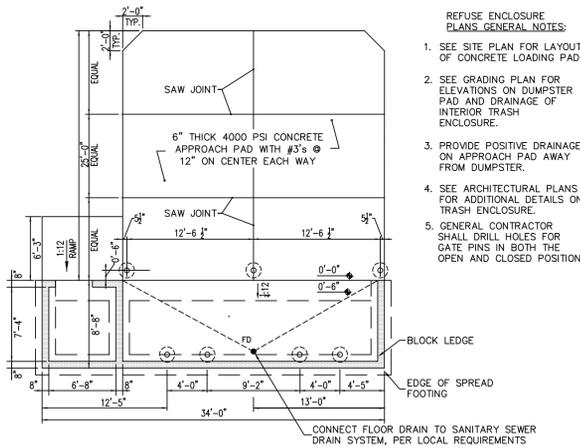
A SPILLING CURB AND GUTTER **B CATCHING CURB AND GUTTER**

CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.
CONSTRUCTION STAKING FOR CURBING INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB
AT CONTRACTOR'S OPTION THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER PARALLEL WITH PAVING OF BASE COURSE.

CONTRACTION JOINTS AT 10'-0" O.C. TOOLED 1/4" (±1/16"-0) WIDE, 1" OR MAX. D/4 DEEP WHICHEVER IS GREATER. EXPANSION JOINTS AT 40' MAX. AND ALL P.C.'S, UNLESS APPROVED OR INDICATED OTHERWISE ON PLAN VIEW JOINT PATTERN.

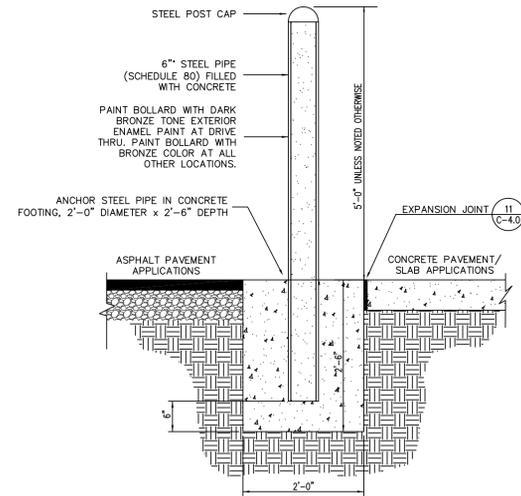
17 24" CONCRETE CURB & GUTTER
NOT TO SCALE

NOTES:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
2. EXPANSION JOINT FILLER SHALL BE FLEXIBLE, LIGHTWEIGHT, NON-STAINING, POLYETHYLENE, CLOSED-CELL EXPANSION JOINT



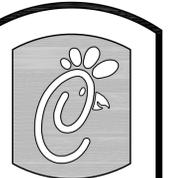
20 REFUSE ENCLOSURE FOUNDATION PLAN
NOT TO SCALE

REFUSE ENCLOSURE PLANS, GENERAL NOTES:
1. SEE SITE PLAN FOR LAYOUT OF CONCRETE LOADING PAD.
2. SEE GRADING PLAN FOR ELEVATIONS ON DUMPSTER PAD AND DRAINAGE OF INTERIOR TRASH ENCLOSURE.
3. PROVIDE POSITIVE DRAINAGE ON APPROACH PAD AWAY FROM DUMPSTER.
4. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS ON TRASH ENCLOSURE.
5. GENERAL CONTRACTOR SHALL DRILL HOLES FOR GATE PINS IN BOTH THE OPEN AND CLOSED POSITION.



21 BOLLARD
NOT TO SCALE

NOTE: BOLLARD HEIGHT SHALL BE 5'-0" AT DRIVE-THRU WINDOW



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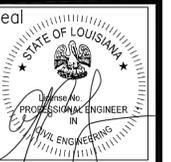
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SHEET TITLE

**CHICK-FIL-A
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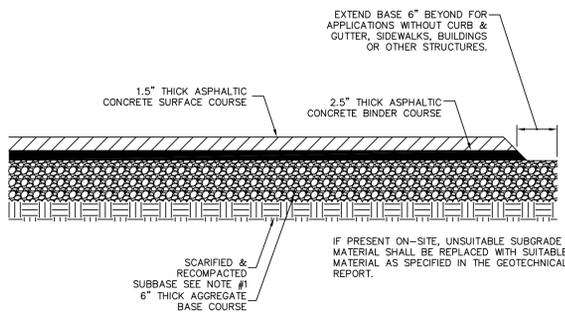
Date : 12/31/13

Drawn By : RAD

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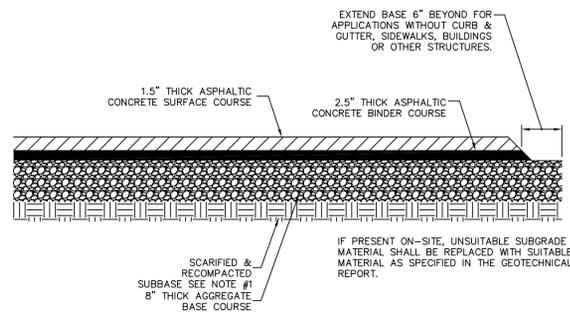
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C-4.1



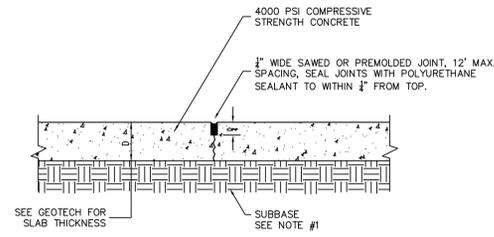
22
C-4.2 TYPICAL PAVEMENT SECTION-LIGHT DUTY
NOT TO SCALE

NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE SITE SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT, AGGREGATE, AND SUBGRADE SECTION REQUIREMENTS.



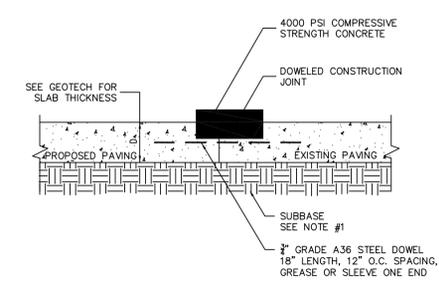
22
C-4.2 TYPICAL PAVEMENT SECTION -HEAVY DUTY
NOT TO SCALE

NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE SITE SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT, AGGREGATE, AND SUBGRADE SECTION REQUIREMENTS.



23
C-4.2 TRANSVERSE AND LONGITUDINAL CONTRACTION JOINT
NOT TO SCALE

NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.



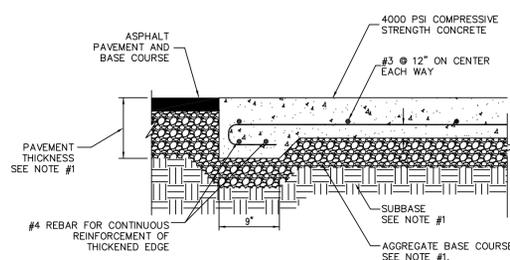
24
C-4.2 TRANSVERSE AND LONGITUDINAL DOWELED CONTROL JOINT
NOT TO SCALE

NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

4.5.3 Estimates of Minimum Pavement Thickness

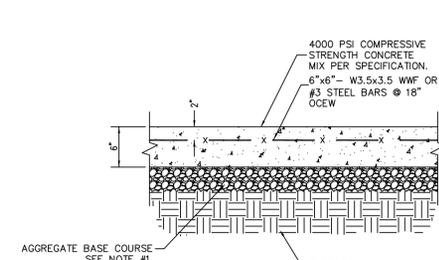
Traffic Area	Alternative	Typical Pavement Section Thickness (inches)					Total Thickness
		Asphalt Concrete Surface Course ³	Asphalt Concrete Binder Course ³	Portland Cement Concrete ^{1,2}	Aggregate Base Course ⁴	Soil-Cement Base Course ⁶	
Light Duty (Car Parking Stalls)	PCC	--	--	5.0	4.0 ⁷	--	9.0
	AC-AGG	1.5	2.5	--	6.0	--	10.0
Medium Duty (Drive Areas)	AC-SC	1.5	2.5	--	--	9.0	13.0
	PCC	--	--	6.0	4.0 ⁷	--	10.0
Entrances & Trash Container Pad ⁵	AC-AGG	1.5	2.5	--	8.0	--	12.0
	AC-SC	1.5	2.5	--	--	10.0	14.0
	PCC	--	--	8.0	4.0 ⁷	--	12.0

1. 4,000 psi at 28 days, 4-inch maximum slump and 5 to 7 percent air entrained. PCC pavements are recommended



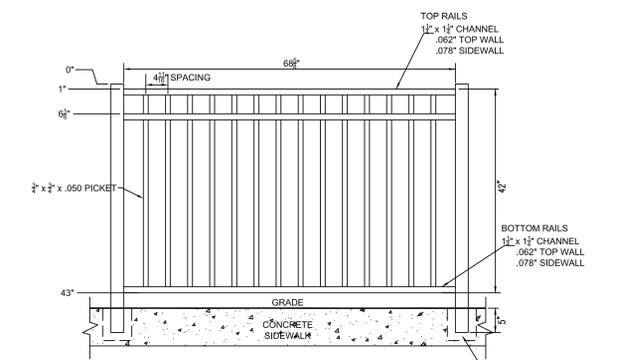
25
C-4.2 CONCRETE APRON @ TRASH ENCLOSURE
NOT TO SCALE

NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.



26
C-4.2 CONCRETE PAVING DRIVE-THRU LANE
NOT TO SCALE

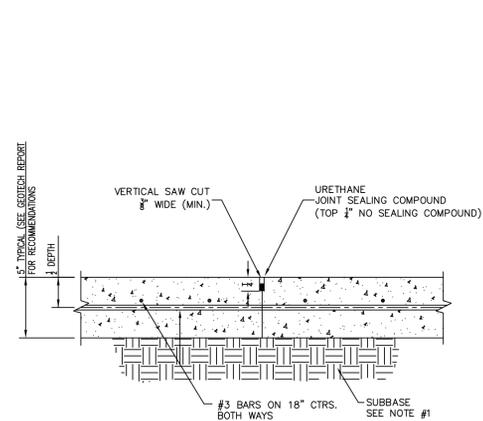
NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.



27
C-4.2 ALUMINUM HANDRAIL
NOT TO SCALE

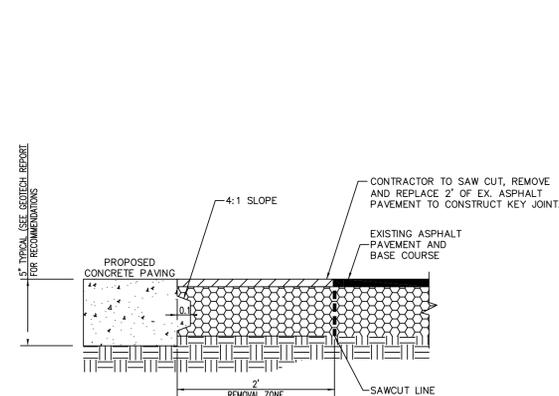
NOTE:
1. USE ONLY COMMERCIAL GRADE ALUMINUM FENCING WITH BLACK POWDER COAT FINISH

THESE DETAILS APPLY TO CONCRETE PAVED LOTS

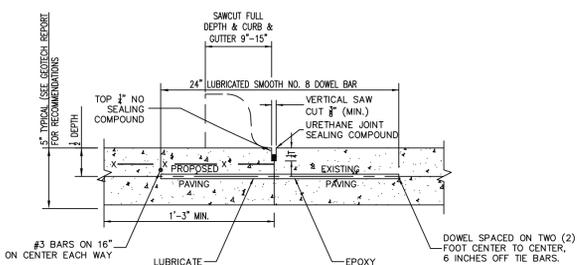


29
C-4.2 CONTRACTION JOINT
NOT TO SCALE

NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

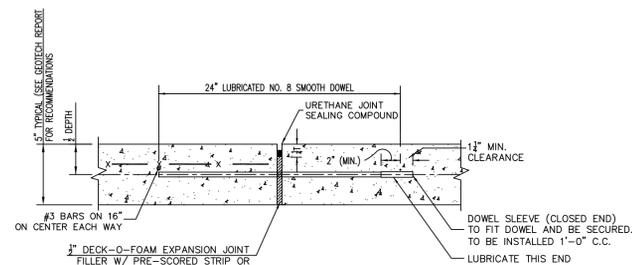


30
C-4.2 KEYED CONSTRUCTION JOINT
NOT TO SCALE



31
C-4.2 LONGITUDINAL BUTT JOINT
NOT TO SCALE

NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED & EPOXIED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL EQUIP.
4. PUSHING DOWEL BARS INTO WET CONCRETE NOT ACCEPTABLE.



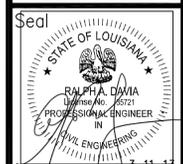
32
C-4.2 EXPANSION JOINT
NOT TO SCALE

NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL EQUIPMENT.
4. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO WET CONCRETE NOT ACCEPTABLE.



Revisions:

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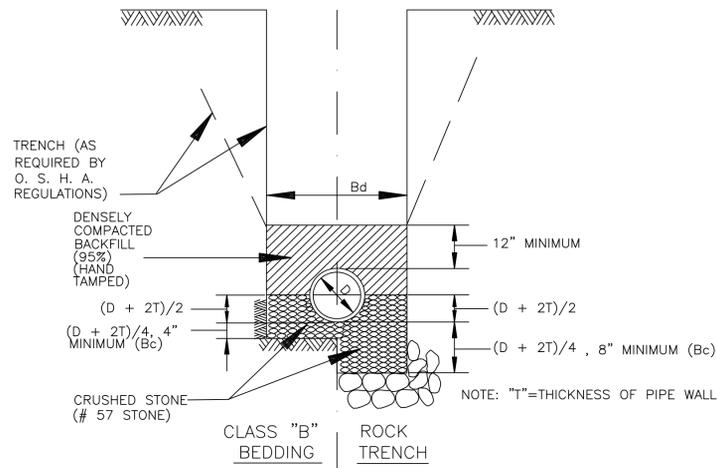
SHEET TITLE
**CHICK-FIL-A
STANDARD
DETAILS**
VERSION: 8
ISSUE DATE: 8-2012

Job No. : 12-028
Store : 3074
Date : 12/31/13
Drawn By : RAD
Checked By: TMR

Sheet
C-4.2

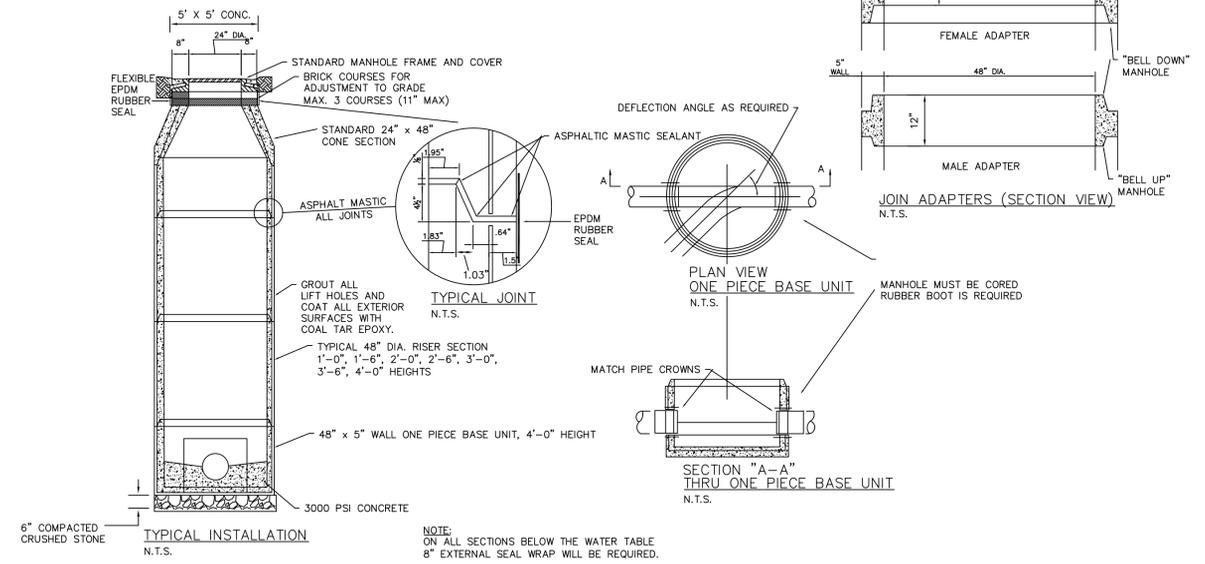
BEDDING DIMENSIONS											
NOMINAL PIPE DIAMETER (IN.)	DIP		RCP & PCCP		PVC		HDPE		FRP		
	MIN. Bc (IN.)	Bd (FT)									
6	* 4.00	2.25			* 4.00	2.25					
8	* 4.00	2.25			* 4.00	2.25					
10	* 4.00	2.25			* 4.00	2.25					
12	* 4.00	2.50			* 4.00	2.50					
15	* 4.17	2.75			* 5.00	2.50					
18	4.69	3.00	* 5.75	3.50	** 6.00	3.00	** 6.00	3.00	** 6.00	3.00	
24	* 5.21	3.50	* 7.50	4.00	** 8.00	3.50	** 8.00	3.50	** 8.00	3.50	
30	* 7.72	4.00	9.25	4.50			** 8.00	4.00	** 8.00	4.00	
36	9.24	5.50	11.00	5.50			** 10.00	5.00	** 10.00	5.00	

* Bc=8" WHERE IN ROCK TRENCH
 ** Bc=12" WHERE IN ROCK TRENCH

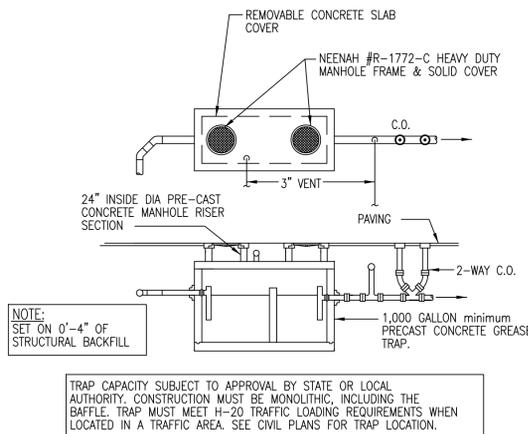


SANITARY SEWER BEDDING DETAILS FOR PVC & DIP - TYPICAL TRENCH SECTION
 NOT TO SCALE

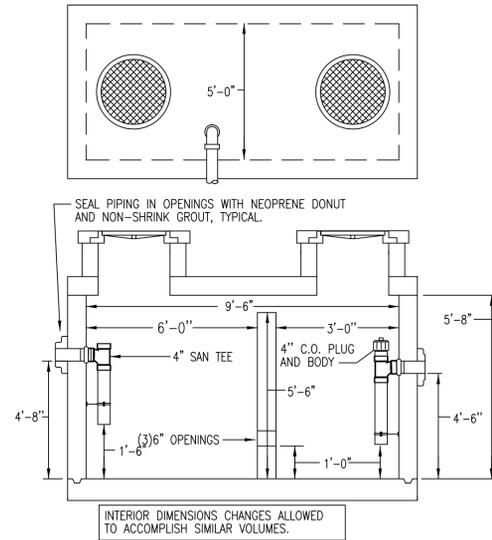
- NOTES:
 1. ALL HOLES MUST BE PRECAST.
 2. MAXIMUM HOLE SIZE = PIPE O.D. + 4"
 3. USE CONCENTRIC CONIC SECTIONS IN RIGHT-OF-WAY.
 4. OUTFALL MANHOLES MUST HAVE CAST IN PLACE RINGS.
 5. SEE STANDARD NO. 112 FOR MANHOLE DEPTH GREATER THAN 20'.



TYPICAL MANHOLE DETAIL
 NOT TO SCALE



TYPICAL GREASE INTERCEPTOR
 NOT TO SCALE



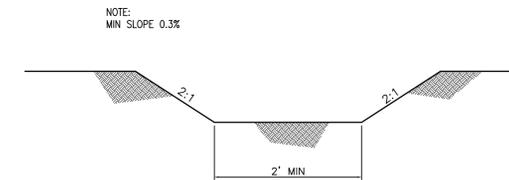
*ALL SLOPES ARE TO BE 2:1 OR FLATTER UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

MINIMUM PAVEMENT DESIGN REQUIREMENT		
SUBBASE	BASE	SURFACE
N.A.	4" AGGREGATE BASE MATERIAL	8" PORTLAND CEMENT CONCRETE

5. MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LADOT ROAD AND BRIDGE SPECIFICATIONS AND STANDARDS, EXCEPT WHERE COUNTY STANDARDS ARE APPLICABLE.
 6. A UNIFORM CROSS SECTION WIDTH AND PAVEMENT DESIGN ARE REQUIRED FOR ALL ROADWAYS.

1. THE SHOULDER WIDTH (NON CURB AND GUTTER SECTION) OR PEDESTRIAN SHELF (CURB AND GUTTER SECTION) WILL BE REQUIRED TO BE EXTENDED BEYOND THE RIGHT-OF-WAY, WITH A PERMANENT EASEMENT PROVIDED, TO ACCOMMODATE THE INSTALLATION OF GUARDRAIL, WHERE NEEDED.
2. THE PAVEMENT DEPTHS ARE MINIMUM COMPACTED DEPTHS.
3. THE PAVEMENT DESIGN REQUIRED IS BASED ON A MINIMUM CBR VALUE OF 10. INCREASES TO THE DESIGN MAY BE REQUIRED BASED ON SOIL CONDITIONS AT THE TIME OF CONSTRUCTION. FINAL PAVEMENT DESIGNS MUST BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
4. UNDERDRAINS SHALL BE INSTALLED IN ACCORDANCE WITH LADOT SPECIFICATIONS AND THE REQUIREMENTS OF THIS MANUAL.

TYPICAL ROADWAY SECTION WITH CURB AND GUTTER
 NOT TO SCALE



GRASS SWALE DETAIL
 NOT TO SCALE

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SHEET TITLE
**CONSTRUCTION
 DETAILS**

VERSION: 8
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Job No. : 12-028
 Store : 3074
 Date : 12/31/13
 Drawn By : RAD
 Checked By: TMR

Sheet
C-5.0

SITE NOTES

1. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITY.
2. ALL CONSTRUCTION TO COMPLY WITH CITY AND PARISH STANDARDS (CURRENT EDITION).
3. SITE ZONING IS C3.
4. TOTAL BUILDING AREA = 4,297 S.F.
5. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF STRUCTURE, EDGE OF PAVEMENT OR CENTERLINE AS APPLICABLE UNLESS OTHERWISE NOTED.
7. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL LINES AND GRADES TOGETHER WITH ALL REFERENCE POINTS AS REQUIRED FOR ALL WORK UNDER THIS CONTRACT. ALL REQUIRED LAYOUT SHALL BE DONE USING COMPETENT AND EXPERIENCED PERSONNEL UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR. THE CONTRACTOR SHALL PROVIDE ALL LABOR, INSTRUMENTS, STAKES, TEMPLATES, AND OTHER MATERIALS NECESSARY FOR MARKING AND MAINTAINING ALL LINES AND GRADES.
8. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (CURRENT EDITION).
9. MAXIMUM SLOPES ON ALL HANDICAPPED RAMPS NOT TO EXCEED 12:1
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
11. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
12. TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION FROM TOPOGRAPHIC SURVEY BY LANDSOURCE, INC. DATED 5-1-12.
13. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY AND MUST BE STORED WITHIN THE SITE.
14. PROPOSED USE IS A RESTAURANT.
15. TOTAL SITE AREA : 5.42 ACRES. DISTURBED AREA : 1.99 ACRES.
16. CONTRACTOR TO NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
17. ALL CONSTRUCTION MUST CONFORM TO CITY AND PARISH STANDARDS AND SPECIFICATIONS, WHETHER OR NOT REVIEW COMMENTS WERE MADE.
18. NO NATURAL FEATURES ARE LOCATED WITHIN THE PROPERTY INCLUDING DRAINAGE CHANNELS, WATER BODIES, WOODED AREAS, NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, WATER COURSES, CONSERVATION AREAS, SECONDARY CONSERVATION AREAS, OR GROUNDWATER RECHARGE AREA.

GRADING, DRAINAGE AND EROSION CONTROL NOTES

CONTRACTOR SHALL CROSS REFERENCE GEOTECHNICAL REPORT FOR DISCREPANCIES

1. ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY (ASTM D698). COMPACT THE TOP 24 INCHES OF SUB-GRADE SOILS BENEATH BUILDING AND PAVED AREAS TO 98% STANDARD PROCTOR DENSITY (ASTM D698). PLACE SOIL IN HORIZONTAL LIFTS OF A MAXIMUM OF EIGHT (8) INCH THICK LOOSE LIFTS.
2. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREES, ROOTS, ORGANICS AND OTHER DEBRIS FROM THE AREA TO BE EXCAVATED, FILLED, OR GRADED, AS APPROVED BY THE MUNICIPALITY.
3. TRENCHING BACKFILL SHOULD MEET REQUIREMENTS OF ASTM D698 AND BE FREE FROM STONES OF SUCH SIZE AS TO INTERFERE WITH COMPACTION AND SHOULD ALSO BE FREE FROM LARGE LUMPS OR OTHER FOREIGN MATTER WHICH WILL NOT READILY BREAK DOWN UNDER COMPACTION. THE OWNER SHALL HAVE THE RIGHT TO REJECT ANY MATERIAL RETAINED ON A THREE (3) INCH SLEEVE, OR MATERIAL EXCAVATED IN SUCH A MANNER AS TO PRODUCE LARGE LUMPS NOT EASILY BROKEN DOWN OR WHICH CANNOT BE SPREAD IN LOOSE LAYERS.
4. MAXIMUM CUT OR FILL SLOPES IS 2 HORIZONTAL TO 1 VERTICAL.
5. COMPACT GRADED AGGREGATE BASE TO 100% MODIFIED PROCTOR DENSITY (ASTM D1557). UPPER 24 INCHES OF FILL SOILS BELOW GRANULAR AGGREGATE BASE TO BE COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698).
6. SITE SHALL BE GRADED TO ASSURE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING PAD. ALL EXTERIOR PAVED AREAS ADJACENT TO THE BUILDING (SIDEWALKS, PATIOS, ETC.)
7. SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM SLOPE OF 1/4 " PER FOOT.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURFACE AND SUBSURFACE WATER CONTROL MEASURES AS PART OF THE CONTRACT.
9. GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPE SHALL BE WELL ROUNDED. ELEVATIONS REPRESENT FINAL GRADES.
10. ALL SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL THE TREE PROTECTION, SAVE AREAS, SILT BARRIER ARE CONSTRUCTED AND FUNCTIONING.
11. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT CAUSED BY CONSTRUCTION.
12. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER PERMANENT GRASSING IS ESTABLISHED.
13. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY PROJECT ENGINEER AND/OR THE MUNICIPALITY INSPECTORS.
14. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED BY THE PROJECT ENGINEER OR THE MUNICIPALITY INSPECTORS.
15. EXISTING TREES SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN IN ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRIP LINES OF EXISTING TREES. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
16. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN-OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
17. MAXIMUM 2% GRADE IN ALL HANDICAPPED PARKING AREAS.
18. DISTURBED AREAS LEFT IDLE FOR TWO WEEKS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED WITH MULCH OR TEMPORARY VEGETATION. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION WITHIN TWO WEEKS.
19. DURING UNSUITABLE GROWING SEASONS, MULCH WILL BE USED AS A TEMPORARY COVER. ON SLOPES THAT ARE 4:1 OR STEEPER, MULCH WILL BE ANCHORED.
20. LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
21. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
22. SEDIMENT / EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE THIRD OF THE CAPACITY OF THE DEVICE.
23. CONTRACTOR SHALL STOCKPILE SUFFICIENT TOPSOIL TO PROVIDE A 6" TO 12" LAYER OF TOPSOIL WITHIN FINAL LANDSCAPE AREAS.
24. CONTRACTOR SHALL MEET ALL APPROPRIATE O.S.H.A. CONSTRUCTION REQUIREMENTS.
25. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR.
26. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SOIL FILL REQUIRED TO ESTABLISH PROPOSED GRADES.
27. LIMITS OF CLEARING AND GRADING ARE BOUNDED BY PROPERTY LINES AND PLACEMENT OF SILT FENCE ON THESE PLANS.
28. STANDARDS AND SPECIFICATIONS: ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION FOR EROSION & SEDIMENT CONTROL IN GEORGIA, CURRENT EDITION.
29. ADDITIONAL EROSION CONTROL MEASURES WILL BE IMPLEMENTED, IF DEEMED NECESSARY, BY ON SITE INSPECTIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL ADDITIONAL EROSION CONTROL MEASURES.
30. NO PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD HAZARD ZONE "AE" AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 22105C0430F, DATED JULY 22, 2010 FOR TANGIPAHOA PARISH, LOUISIANA.
31. CONTRACTOR SHALL ADHERE TO ALL STATE AND LOCAL LAWS AND REGULATIONS.
32. THERE ARE KNOWN STATE WATERS PRESENT ON THE REAR OF THIS SITE.

SANITARY SEWER SERVICE NOTES

1. PVC SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH MUNICIPALITY SPECIFICATIONS.
2. PVC PIPE SHALL BE JOINTED WITH A RUBBER GASKET AND SHALL CONFORM TO ASTM F477. PVC PIPE SHALL NOT BE JOINED BY A SOLVENT CEMENT JOINT.
3. WHERE THERE IS A CHANGE IN THE TYPE OF PIPE USED, THE CONTRACTOR SHALL USE FERCO ADAPTERS OR EQUAL.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE SANITARY SEWER CONNECTION. 10" SEWER MAIN EXISTS ALONG MAIN ROAD.
5. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT OF SANITARY SEWER FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS. ANY DISCREPANCY IN DESIGN ELEVATION SHALL BE IMMEDIATELY REPORTED TO ENGINEER, PRIOR TO ANY LAND DISTURBING ACTIVITIES
6. ALL SEWER PIPES SHALL HAVE BEDDING AS SHOWN ON THE DETAIL SHEET, DRAWING NO. C-5.0.
7. ALL WORK TO BE PERFORMED ACCORDING TO THE MUNICIPALITY SANITARY SEWER STANDARDS. ACTUAL FIELD CONDITIONS MAY REQUIRE MORE STRINGENT REQUIREMENTS THAN THOSE NOTED ABOVE IF DEEMED NECESSARY BY INSPECTOR AND/OR SITE CONDITIONS.
8. SEWER AS-BUILTS ARE REQUIRED.

WATER SERVICE NOTES

1. WATER SERVICE LATERAL SHALL BE TAPPED FROM A 10" WATERLINE. THE MUNICIPALITY OR THE CONTRACTOR WILL BE RESPONSIBLE FOR THE TAP AND SETTING THE METER IN A VAULT AT THE PROPERTY LINE WITH INSPECTIONS.
2. THE CONTRACTOR SHALL INSTALL THE FIRE WATER LINE AND SERVICES A MINIMUM OF 42" BELOW FINISHED GRADE TO THE TOP OF PIPE. THE MUNICIPALITY SHALL TAP ALL MAINS AND SET THE METERS AT THE PROPERTY LINE. THE CONTRACTOR IS RESPONSIBLE FOR ALL OTHER MATERIALS AND FIRE LINE UP TO TAP AS WELL AS ROAD CUT FOR TAPS.
3. ALL CONSTRUCTION TO CONFORM TO APPLICABLE MUNICIPALITY SPECIFICATIONS AND IN ACCORDANCE WITH THE MUNICIPALITY ORDINANCES, CURRENT EDITION.
4. ALL WATER AND SEWER LINES SHOULD TERMINATE FIVE FEET FROM THE FACE OF THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS.
5. ALL TEES, CAPS, PLUGS, BENDS, FIRE HYDRANTS, VALVES, ETC., TO BE CONSTRUCTED WITH THRUST BLOCKS.
6. ALL WATER LINES SHALL BE DISINFECTED AND TESTED IN ACCORDANCE WITH AWWA STANDARD C-601. THE CONTRACTOR SHALL PROVIDE, AT HIS OWN EXPENSE, ALL NECESSARY TESTING EQUIPMENT, PRESSURE GAUGES, WATER METERS, WATER, MATERIALS AND FACILITIES REQUIRED FOR PRESSURE AND LEAKAGE TESTING.
7. WATER LINE TRENCHES MAY BE BACKFILLED WITH EXCAVATED EARTH, WHICH IS FREE OF ORGANIC MATERIAL AND STONE TWO INCHES AND LARGER REMOVED. PLACE SOIL BACKFILL IN EIGHT INCH LAYERS AND COMPACT TO A MINIMUM OF 95 PERCENT MODIFIED PROCTOR DENSITY, ASTM D1557. TOP 12 INCHES OF TRENCH BACKFILL IN ROADWAY TO BE COMPACTED TO 98 PERCENT STANDARD PROCTOR DENSITY, ASTM D698.
8. ALL EXISTING WATER VALVES WILL BE OPERATED BY WATER UTILITY REPRESENTATIVES ONLY.
9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE AND MATERIAL OF ANY EXISTING WATER OR SEWER FACILITY PROPOSED FOR CONNECTION OR USE BY THIS PROJECT.
10. ALL HYDRANTS AND MAINS MUST BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
11. WATER, SANITARY AND STORM SEWER LINES SHALL BE INSTALLED MAINTAINING A MINIMUM 3' VERTICAL AND 6' HORIZONTAL SEPARATION.
12. WATER LINES SHALL BE PLACED ABOVE SANITARY AND STORM SEWER LINES.
13. DOMESTIC WATER LINES SHALL BE TYPE "K" SOFT COPPER.
14. WATER AS-BUILTS WILL BE REQUIRED.



Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998
Getra Thomason

Revisions:

Mark Date By
△ _____

Mark Date By
△ _____

Mark Date By
△ _____

Seal



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STORE
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SHEET TITLE

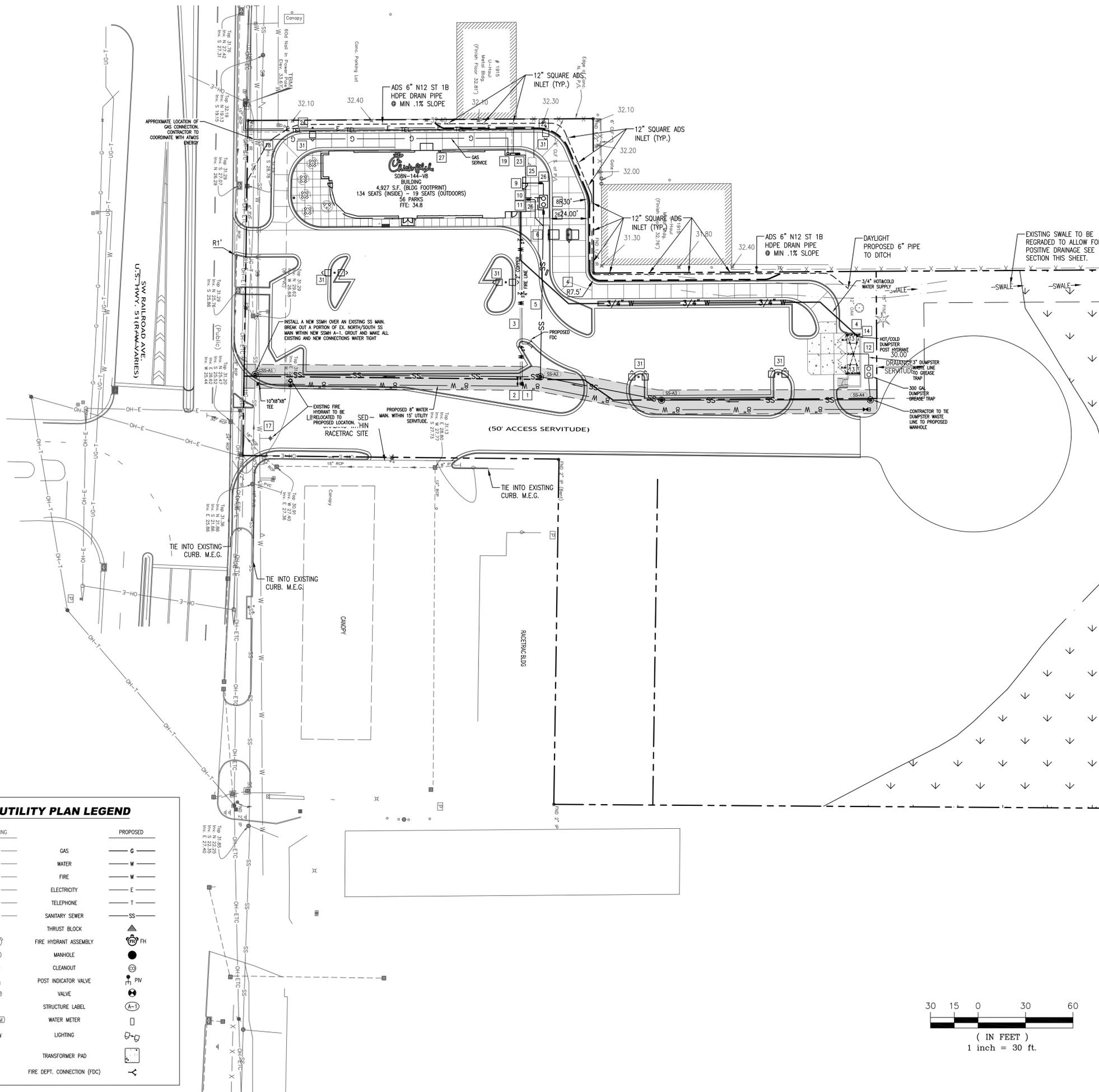
**CONSTRUCTION
NOTES**

VERSION: 8
ISSUE DATE: 8-2012

Job No. : 12-028
Store : 3074
Date : 12/31/13
Drawn By : RAD
Checked By: TMR

Sheet

C-5.2



UTILITY PLAN LEGEND

EXISTING	PROPOSED
— G —	— G —
— W —	— W —
— F —	— W —
— E —	— E —
— T —	— T —
— SS —	— SS —
⊙	⊙ FH
○	●
○	⊕ PIV
○	⊗
⊞	⊞
WM	WM
●	●
⊞	⊞
⊞	⊞

NOTICE: EXISTING UTILITY LOCATIONS

PRIOR TO EXCAVATION AND INSTALLATION OF ANY UNDERGROUND UTILITY, STORM DRAINAGE FACILITIES, GRADING & PAVING, AND OTHER RELATED CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATING COMPANY. THE CONTRACTOR SHALL ALSO BE REQUIRED TO COORDINATE DIRECTLY (AS NECESSARY) WITH EACH APPLICABLE UTILITY AGENCY FOR ALL EXISTING UTILITIES HAVE BEEN LOCATED & MARKED TO PERFORM THE WORK IN A SAFE MANNER WITHOUT DAMAGE TO EXISTING UTILITIES.

NOTICE: COORDINATION OF UTILITIES INSTALLATION

INSTALLATION OF SERVICE, ROUTE SELECTION, AND OTHER ISSUES PERTAINING TO INSTALLATION.

UTILITY PLAN DESIGN NOTES AND KEY PLAN

THE CITY SHALL PROVIDE THE NECESSARY FITTINGS TO CONNECT THE NEW SERVICE LINE EXTENSION TO THE EXISTING SEWER LATERAL/MAIN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION PRIOR TO INSTALLING ANY ON-SITE SEWER FACILITIES. MINOR ADJUSTMENTS TO THE NEW SERVICE LINE INVERT ELEVATION MAY BE NECESSARY DEPENDING UPON FIELD MEASUREMENTS.

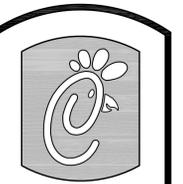
CAUTION/WARNING:

THE CONTRACTOR SHALL USE EXTREME CAUTION TO PROPERLY SHEET, SHORE, AND Dewater EXCAVATION TO COMPLETE THE CONNECTION IN A SAFE MANNER, AND WITHOUT DAMAGE OR SETTLEMENT TO EXISTING FACILITIES OR ROAD. PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES TO PREVENT TRAFFIC FROM DRIVING TOO CLOSE TO THE EXCAVATIONS AND OTHER RELATED WORK AREAS.

1. PAY METER/TAPPING FEES FOR CITY OF HAMMOND TO PROVIDE 2" DOMESTIC WATER SERVICE TAP AND 1.5 METER WITH DDCV/BFP. 2" COPPER LINE TO BLDG.
2. PAY METER/TAPPING FEES FOR CITY OF HAMMOND TO PROVIDE 1" IRRIGATION WATER SERVICE TAP AND METER. DDCV/BFP ON-SITE IRRIGATION LINES AND MATERIALS SHALL BE INSTALLED BY THE IRRIGATION CONTRACTOR AS INDICATED ON THE IRRIGATION PLAN.
3. INSTALL 2" TYPE K COPPER WATER SERVICE. PLUMBING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR.
4. 3/4" TUMBLEPOST HYDRANT COLD WATER.
5. INSTALL 6" WASTEWATER SERVICE LATERAL.
6. 6" PVC WASTEWATER SERVICE LINE AT 1.0% (MIN.) SLOPE.
7. INSTALL 6" CLEAN OUT EVERY 100' MINIMUM. USE TRAFFIC RATED CLEANOUT IN ALL PAVEMENT AREAS AS REQUIRED OR AS REQUIRED BY THE LOCAL PLUMBING CODE (WHICHEVER IS MORE STRINGENT).
8. ONE PRECAST 1000 GAL. CAPACITY GREASE TRAP. PLUMBING CONTRACTOR SHALL COORDINATE WITH BUILDING CONTRACTOR. TOP OF MANHOLE TO BE 0.2' ABOVE FINISH GRADE AND MATCH SIDEWALK GRADES WHERE REQUIRED. VERIFY GREASE TRAP MEETS DEKALB COUNTY WATER AND SEWER DEPARTMENT SPECIFICATIONS PRIOR TO INSTALLATION AND ORDERING. REFER TO PLUMBING PLAN, SHEET P-1.1. DETAIL SHOWN ON SHEET C-5.0 FOR REFERENCE.
9. 4" KITCHEN WASTE LINE
10. 3" VENT LINE. CONNECT TO GREASE INTERCEPTOR (SEE ARCHITECTURAL SHEET P1 FOR LOCATION).
11. 4" RESTROOM WASTE LINE
12. 3" DUMPSTER WASTE LINE AT 0.5% SLOPE MIN. (IF REQUIRED BY LOCAL JURISDICTION), INCLUDING ALL FITTINGS.
13. DUMPSTER PAD DRAIN REFER TO THE FIXTURE CONNECTION SCHEDULE (P-32) DEPICTED ON THE PROJECT PLUMBING PLANS.
14. HOT & COLD DUMPSTER POST HYDRANT REFER TO THE FIXTURE CONNECTION SCHEDULE (P-31) DEPICTED ON THE PROJECT PLUMBING PLANS.
15. CFA SERVICE
16. DOWNSPOUT FOR ROOF DRAINAGE (REFER TO ARCHITECTURAL PLANS)
17. EXISTING 10" WATER LINE
18. PROPOSED GAS SERVICE BY ATMOS ENERGY. CONTRACTOR SHALL COORDINATE INSTALLATION TO INSURE THE APPROPRIATE BENDS ARE INCORPORATED TO MAINTAIN A MINIMUM OF 2.0' CLEARANCE BELOW ALL STORM SEWER, WATER, AND WASTEWATER LINES OR SERVICES WHEN CROSSING.
19. COORDINATE GAS METER INSTALLATION WITH ATMOS ENERGY.
20. 4" SCHEDULE 40 PVC IRRIGATION SLEEVE (REFER TO IRRIGATION PLANS)
21. 6" PVC SCHEDULE 80 ROOF DRAIN PIPE
22. UNDERGROUND PRIMARY ELECTRIC SERVICE.
23. INSTALL PAD MOUNTED TRANSFORMER PER ENTERGY POWER STANDARDS.
24. UNDERGROUND PRIMARY TELEPHONE SERVICE.
25. UNDERGROUND SECONDARY ELECTRIC SERVICE TO BUILDING. CONTRACTOR SHALL INSTALL AND PAY ALL AFFILIATED COST RELATED TO WORK. SEE SERVICE UTILITY NOTES, THIS SHEET. (REFER TO MEP PLANS)
26. 6" TWO-WAY CLEAN OUT (REFER TO PLUMBING PLANS)
27. BOLLARD
28. 4" IRRIGATION SLEEVE
29. 6" IRRIGATION SLEEVE
30. 10" PVC SCH 80 ROOF DRAIN PIPE
31. LIGHT POLE AND BASE

NOTE:

FOR SANITARY SEWER AND WATER LINE NOTES SEE DRAWING NO. C-5.2



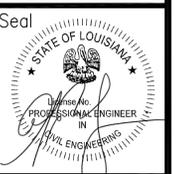
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30349-2998
Getra Thomason

Revisions:
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△ 2 01/04/11 RAD

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COMMENTS
Mark Date By
△



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SHEET TITLE

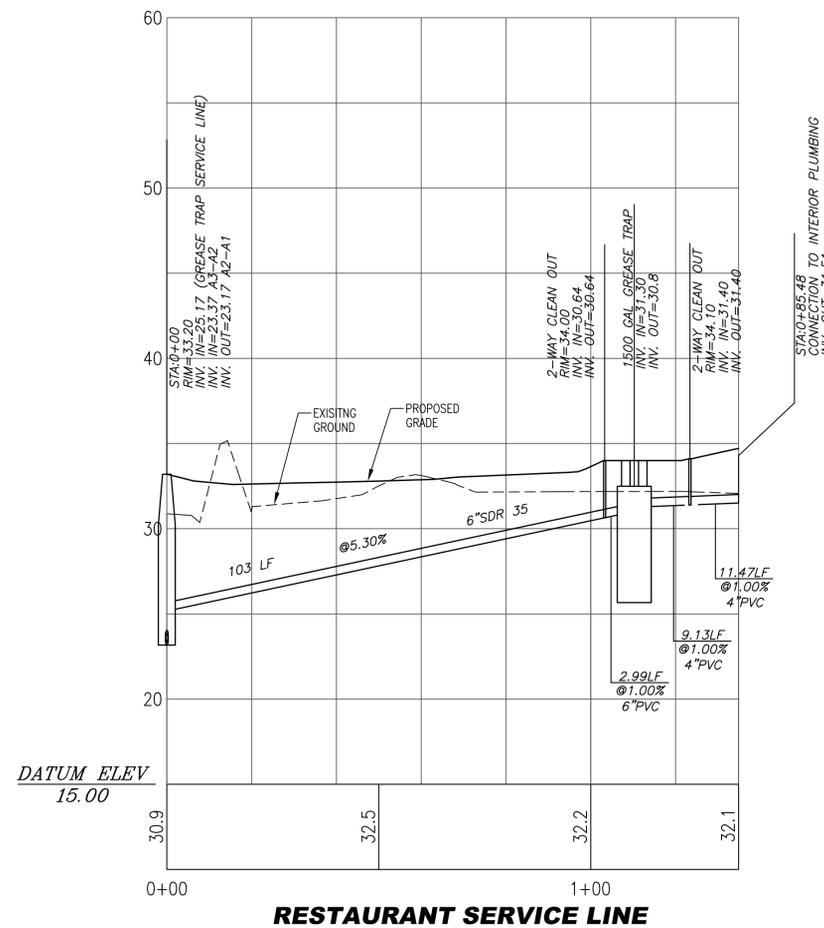
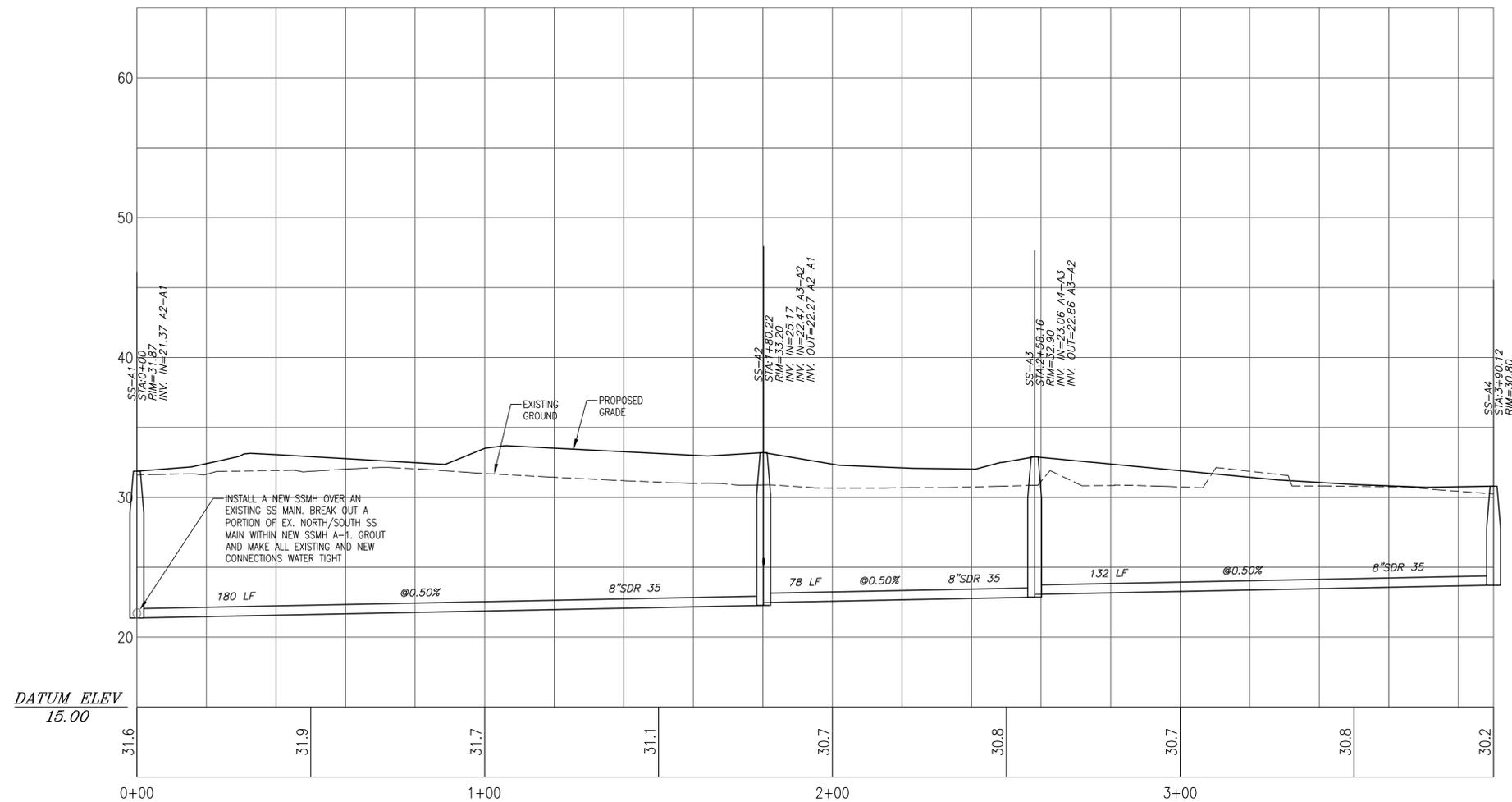
**PLUMBING
SITE PLAN**

VERSION: 8
ISSUE DATE: 8-2012

Job No. : 12-028
Store : 3074
Date : 12/31/13
Drawn By : RAD
Checked By: TMR

Sheet

PS-1.0



SANITARY SERVICE PROFILE

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

NOTE:
ALL PIPE LENGTHS ARE HORIZONTAL DISTANCE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. CONTRACTOR TO ESTABLISH THE LENGTH OF PIPE REQUIRED TO DEVELOP THE SYSTEM.



Revisions:

Mark	Date	By
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SHEET TITLE
SANITARY SEWER PROFILES
VERSION: 8
ISSUE DATE: 8-2012

Job No. : 12-028
Store : 3074
Date : 12/31/13
Drawn By : RAD
Checked By : TMR

Sheet
PS-1.1







From: [Josh Taylor](#)
To: [Tracie Schillace](#)
Subject: FW: Chick-fil-A Hammond, LA 3/11/2013 comments from Spangler Engineering
Date: Wednesday, March 13, 2013 1:03:23 PM

Josh Taylor
City Planner
City of Hammond
219 E. Robert St
Hammond, LA 70404
(985)277-5648

From: Chuck [<mailto:chuck@spanglerengineering.com>]
Sent: Tuesday, March 12, 2013 5:12 PM
To: 'Todd M. Rogers, P.E.'; Josh Taylor
Cc: 'Kristen Ferretti'
Subject: RE: Chick-fil-A Hammond, LA 3/11/2013 comments from Spangler Engineering

Recommend final approval.

For Todd: check a couple of the grades that were changed around the center drive existing onto the access road; e.g., you show "31.70" where the CB rim is set at "31.90". There are a couple of others in this same general vicinity, but they can be corrected during construction if you don't want to change the dwg again. Everything else is good.
Chuck

From: Todd M. Rogers, P.E. [<mailto:tmrogers@greydenllc.com>]
Sent: Tuesday, March 12, 2013 2:47 PM
To: 'Chuck'; 'Josh Taylor'
Cc: 'Kristen Ferretti'
Subject: RE: Chick-fil-A Hammond, LA 3/11/2013 comments from Spangler Engineering

All Concerned:

I think the revised sheets will address your concerns. I will ask Kristen to send final hard copies to the City upon concurrence.

Thank you,

Todd M. Rogers, P.E.

GREYDEN ENGINEERING

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770-778-8793 (cell)

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From: Chuck [<mailto:chuck@spanglerengineering.com>]

Sent: Monday, March 11, 2013 12:30 PM

To: 'Josh Taylor'

Cc: 'Todd Rogers'

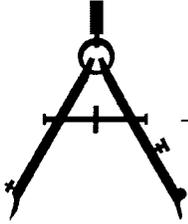
Subject: Chick-fil-A Hammond, LA 3/11/2013 comments from Spangler Engineering

Josh:

Attached please find my comment letter and a marked up sheet "C-3.0" with revised grades.

Chuck

P. O. Box 1374
Hammond, LA 70404
(985) 542-8665



Spangler Engineering LLC

CONSULTING CIVIL ENGINEERS

T. C. Spangler, Jr., P.E.
Kiley F. Bates, P.E.
Webb M. Anderson, P.E.

February 7, 2013

Mr. Josh Taylor, City Planner
City of Hammond
P. O. Box 2788
Hammond, Louisiana 70404

RE: Locascio Subdivision – 5.42 Acres
Sec. 36, T-6-S, R-7-E; 2 lots, and
Chick –fil-A Site Plan [“Parcel 1”]

Dear Mr. Taylor:

We have reviewed above-referenced plans together as the subdivision as presented is a Minor Subdivision and some of our comments regarding the proposed development of “Parcel 1” (Chick-fil-A) will need to be coordinated with the subdivision plat.

We offer the following comments:

Locascio Subdivision:

1. Adjacent landowners should be fully shown on the plat; moreover the adjacent landowners to the south are listed as “Lots 1 – 9 Duo Subdivision”. The legal owners of each of the nine (9) Duo Subdivision lots should be shown.
2. It is the developer’s responsibility to verify existing zoning; moreover General Note 2 states “...Should be verified with Planning and Zoning”.
3. Front, side, and rear setbacks should be shown on the plat.
4. Some public servitude and design grades of the outfall ditch is needed to convey surface runoff from “Parcel 1” to the east [Chick-fil-A plans show 60% of the runoff from “Parcel 1” flowing east, but no grades or design beyond the east line of “Parcel 1” is shown.]
5. Add a benchmark with description and MSL elevation on the plat.
6. The parcel configuration as shown on the subdivision plat is compliant; however, there is a parcel line included on the Chick-fil-A site plan on the south side “Locascio Lane”. There should be no property line separating “Parcel 2” from “Locascio Lane”.

Chick-fil-A Civil Plans:

1. Sheet C-1.2:
 - a. Change the line type depicting the south line of “Locascio Lane” as a property line [See item “6.” above]. This correction should be made on all civil sheets.
2. Sheet C-3.0:
 - a. Indicate how the surface runoff is to be conveyed from the east line of “Parcel 1” to the outfall with ditch size and grades. Include the existing outfall ditch cross-section and flowline to accomplish flow from west to east.

Mr. Josh Taylor, City Planner
Civil Review of Locascio Subdivision & Chick-fil-A
February 7, 2013
Page 2 of 2

Chick-fil-A Civil Plans (continued)

2. Sheet C-3.0 (continued)

- b. Show a ditch from the east end of the access drive to the outfall ditch with ditch size and grades.
- c. Drainage on the access drive is acceptable as shown (except for comment "2.b." above); however, if the access drive is to become a city street at some time in the future, the collection of all surface runoff within the paved street section will not be acceptable.
- d. Regarding the eastern 2/3 of the Chick-fil-A site, It is unclear how the surface runoff collected within the internal paved driveways and parking will flow to the outfall ditches; i.e., add curb breaks or some means of allowing surface runoff to exit the paved areas.

3. Sheet C-3.3:

- a. Expand the erosion control plan to encompass the ditch work necessary from the east line of "Parcel 1" to the outfall.
- b. Include the requirement that the general contractor (or the developer) file the proper SWPPP plans, obtain permits, and monitor rainfalls, including daily reports, with both the regulating authority (LaDEQ) and the City of Hammond Building Department. [Note that occupancy will not be authorized unless the SWPPP plan and final acceptance has been approved, in writing, by LaDEQ].

4. Sheets C-4.0, C-4.1, C-4.2:

- Show proposed typical section of the access drive ("Locascio Lane") with dimensioned pavement section.

5. Sheets PS-1.0 & PS-1.1:

- a. Show standard detail for Sanitary Sewer Manholes.
- b. Cite a specific note for tying into City of Hammond SS at SSMH A-1; i.e., "Install new SSMH over existing SS main; break out portion of north/south SS main within new SSMH A-1; trim, point-up, and make all existing and new pipe connections watertight."
- c. It is recommended that the SS slope from SSMH A-1 to SSMH A-4 be reduced to allow for future extension of SS to "Parcel 2". (-0.4% SS slope allowable; -1.0% SS slope shown).

With the above comments addressed satisfactorily, we recommend approval. If there are any comments or questions, please contact me.

Sincerely,



T. C. Spangler, Jr., P.E.

cc: Mayor Mayson Foster
Mr. Nash Bono, City Building Official
Mr. Garry Knight
Mr. Robert Morgan



City of Hammond
Water & Sewer Department
Garry Knight, Superintendent

Mayson H. Foster
Mayor

P.O. Box 2788 Hammond, LA 70704-2788 • PH (985) 277-5961 • FAX (985) 277-5958 or 59

February 1, 2013

Re: Chick-fil-a Utilities

I have reviewed the water and sewer utilities for the new Chick-fil-a at 1925 SW Railroad Avenue. I found no problems with their water and sewer utilities .

2ND OPTION

Location - 50%
If in construction
of Building or
DRIVE way or PARKING

Mitigation Report

NET mitigated cost
\$ 117,348.⁰⁰ or 293 Trees

Time _____

Permitted correctly Yes No

#of trees 40, species of trees, Water OAK, size 18"

basic cost \$ 16,764.⁰⁰

Species deduction - 50%, condition deduction - 30%

location deduction - 30%

Mitigated cost per tree \$ 4107.⁰⁰ Total mitigated cost \$ 164,287.⁰⁰ or 410 TREES

Options:

- Pay mitigated cost to City of Hammond
- Replant trees on site
- Replant trees on another site within the City of Hammond

\$400.00 credit per tree planted

Each tree 1 1/2" - 2" caliber in size must have a watering system installed before the credit can be applied.

Averaged 10 water oaks @ 18" Dia. per
Acr. There were more trees removed.

Robert Mergt

Jan. 9th 2013

Appraised Tree Value

if Appraised Tree Value is \$5,000.00 or more, round value to nearest \$100.00.

if Appraised Tree Value is less than \$5,000.00, round to the nearest \$10.00.

=

(Basic Tree Cost in \$) X (Species %) X (Condition %) X (Location %)

=

(Basic Tree Cost from Table 1 \$ _____) X

(Species _____ %) X (Condition _____ %) X (Location _____ %)

use percent in decimal form (70% = 0.70)

Table 1: Presented are: 1) appraised tree diameter (inches) at 4.5 feet above the ground along the longitudinal axis of the stem; 2) cross-sectional area for each tree diameter in square inches, and, 3) the Basic Tree Cost for each diameter using regional values developed by Southern Chapter-- International Society of Arboriculture.

Diameter (inches)	Cross- Sectional Area (inches ²)	Basic Tree Cost (dollars)	Diameter (inches)	Cross- Sectional Area (inches ²)	Basic Tree Cost (dollars)
			36	974	64,284
2	3.1	204	37	1,019	67,254
3	7.1	468	38	1,063	70,158
4	12.6	831	39	1,106	72,996
5	19.6	1,293	40	1,149	75,834
6	28.3	1,881	41	1,191	78,606
7	38.5	2,541	42	1,233	81,378
8	50.2	3,313	43	1,274	84,084
9	63.6	4,197	44	1,314	86,724
10	78.5	5,181	45	1,353	89,298
11	95.0	6,270	46	1,392	91,872
12	113	7,458	47	1,430	94,380
13	133	8,778	48	1,468	96,888
14	154	10,164	49	1,504	99,264
15	177	11,682	50	1,541	101,706
16	201	13,266	51	1,576	104,016
17	227	14,982	52	1,611	106,326
18	254	16,764	53	1,645	108,570
19	283	18,678	54	1,678	110,748
20	314	20,724	55	1,711	112,926
21	346	22,836	56	1,743	115,038
22	380	25,080	57	1,775	117,150
23	415	27,390	58	1,806	119,196
24	452	29,832	59	1,836	121,176
25	491	32,406	60	1,865	123,090
26	531	35,046	61	1,894	125,004
27	572	37,752	62	1,922	126,852
28	615	40,590	63	1,949	128,634
29	660	43,560	64	1,976	130,416
30	707	46,662	65	2,002	132,132
31	739	48,774	66	2,028	133,848
32	788	52,008	67	2,052	135,432
33	835	55,110	68	2,076	137,016
34	882	58,212	69	2,100	138,600
35	928	61,248	70	2,123	140,118

Chick-fil-A, Hammond, LA
Prepared by W. H. Bass, Inc.
Budget for Access Road (Locascio Lane)

Relocate traffic light pole	\$	15,000
Relocate power pole		by power co.
Grading		15,000
Traffic control		5,000
Curb & gutter 800lf		12,000
Concrete island		2,000
Asphalt paving		78,960
Striping		750
Sanitary		6,150
Sanitary structures		8,000
Water		9,000
Relocate fire hydrant		4,500

Total Before General Conditions **\$ 156,360**

From: [Andre G. Coudrain](mailto:Andre.G.Coudrain)
To: [Tracie Schillace](mailto:Tracie.Schillace)
Cc: [Josh Taylor](mailto:Josh.Taylor); [Sandra F. Paradelas](mailto:Sandra.F.Paradelas)
Subject: FW: Chick-fil-a
Date: Tuesday, February 19, 2013 8:38:06 AM
Attachments: [20130211084229935 \(2\).pdf](#)
Importance: High

Tracie- ask them to provide us with a copy of the servitude agreement and the lease (as it relates to the street)- or any other document which shows who is responsible for the maintenance and which gives Chic-Fil-A right of use of the street. Also is there going to be City utilities to Chic-Fil-A?- are they giving the city a utility servitude – and right of way to access utilities?

Andre

Andre G. Coudrain
Cashe Coudrain & Sandage
Post Office Box 1509 (106 South Magnolia St. - 70403)
Hammond, LA 70404
985-542-6848 telephone
985-542-9602 fax
agc@ccsattorneys.com

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From: Tracie Schillace [mailto:schillace_tc@hammond.org]
Sent: Monday, February 18, 2013 2:30 PM
To: Andre G. Coudrain
Cc: Josh Taylor
Subject: Chick-fil-a
Importance: High

Andre,

The Chick-fil-a project is proposing to build a private street, but Chick-fil-a is only leasing the property from the owners. What will you require to insure maintenance on this private street?

Thanks,
Tracie

SHARED DRIVE EASEMENT AND DEVELOPMENT AGREEMENT

THIS SHARED DRIVE EASEMENT AND DEVELOPMENT AGREEMENT (this “**Agreement**”) is made and entered into to be effective as of April __, 2013, by and between Locascio LLC, a Louisiana limited liability company (“**Locascio**”), Del Lago Ventures, Inc., a Georgia corporation (“**RaceTrac**”) and Chick-fil-A, Inc., a Georgia corporation (“**CFA**”).

RECITALS:

- A. Locascio is the owner of that certain real property described on **Exhibit A** attached hereto and depicted on **Exhibit D** attached hereto as “**Locascio Parcel**” (hereinafter referred to as the “**Locascio Parcel**”) and that certain real property described on **Exhibit C** attached hereto and depicted on **Exhibit D** attached hereto as “**CFA Parcel**” (hereinafter referred to as the “**CFA Parcel**”).
- B. RaceTrac is the owner of that certain real property described on **Exhibit B** attached hereto and depicted on **Exhibit D** attached hereto as “**RaceTrac Parcel**” (hereinafter referred to as the “**RaceTrac Parcel**”).
- C. CFA is the tenant of the CFA Parcel under that certain Ground Lease between Locascio and CFA, dated May 22, 2012, (as amended, the “**Ground Lease**”).
- D. Locascio and RaceTrac, and CFA have agreed to enter into this Agreement to create easements (predial servitudes) for ingress and egress over, and construction, use and maintenance of the Shared Drive (as defined in Section 1(f)) and to acknowledge certain agreements between the parties regarding the design and construction of the Shared Drive.

NOW, THEREFORE, in consideration of the foregoing, all of which is incorporated herein and made a part, and for other good and valuable consideration, the receipt and accuracy of which is hereby acknowledged, the parties hereto hereby agree as follows:

AGREEMENTS:

1. Definitions. For purposes hereof:

(a) “**Maintenance**” (or as a verb, to “**Maintain**”) means to maintain, repair, sweep and otherwise operate the Shared Drive, so that at all times the Shared Drive is in a reasonable condition and state of repair sufficient for use in accordance with this Agreement.

(b) “**Maintenance Costs**” means all out-of-pocket costs and expenses incurred by Locascio to Maintain the Shared Drive, together with a reasonable allocation of payroll, wages and benefits to the extent that Locascio uses its own employees to perform Maintenance.

(c) “**Parcel**” or “**Parcels**” shall mean each separately identified Parcel of real property now constituting a part of the real property subjected to this Agreement,

that is, the Locascio Parcel, the CFA Parcel and the RaceTrac Parcel, and any future subdivisions thereof.

(d) “**Owner**” or “**Owners**” shall mean Locascio (as to the Locascio Parcel and the CFA Parcel) and RaceTrac (as to the RaceTrac Parcel) and any and all successors or assigns of such persons as the owner or owners of fee simple title to all or any portion of the real property covered hereby, whether by sale, assignment, inheritance, operation of law, trustee’s sale, foreclosure or otherwise, but not including the holder of any lien or encumbrance on such real property.

(e) “**Permittees**” shall mean the tenant(s), including CFA (as to the CFA Parcel), or occupant(s) of a Parcel and the respective employees, agents, contractors, subcontractors, customers, invitees and licensees of the Owner and/or tenants or subtenants of such Parcel.

(f) “**Shared Drive**” shall mean that certain driveway depicted as the “50.00 Access Easement” on **Exhibit D** to be constructed by CFA upon the Locascio Parcel, and any and all improvements directly related thereto, including, but not limited to paving, striping, curbing, entrances and exits, sidewalks and graveled areas.

2. **Easements.**

2.1 Grant of Shared Drive Access Easement in favor of the RaceTrac Parcel. Subject to any express conditions, limitations or reservations contained herein, Locascio hereby grants, establishes, covenants and agrees that the RaceTrac Parcel, and the Owner and Permittees of the RaceTrac Parcel, shall be benefited by a nonexclusive, perpetual easement (predial servitude) of access over and across the Shared Drive in favor of the RaceTrac Parcel (the “**Access Easement**”). The Access Easement shall provide for reasonable access, ingress and egress over and across all paved driveways, roadways and walkways as presently or hereafter constructed and constituting a part of the Shared Drive, so as to provide for the passage of motor vehicles and pedestrians between all portions of the RaceTrac Parcel intended for such purposes, and to and from all abutting streets or rights of way furnishing access to the RaceTrac Parcel.

2.2 Acknowledgement of Shared Drive Access Easement in favor of the CFA Parcel. RaceTrac hereby acknowledges that Locascio has also granted the CFA Parcel, and the Owner and Permittees (currently CFA) of the CFA Parcel, a nonexclusive, perpetual easement of access over and across the Shared Drive in the Declaration of Easements, Covenants and Restrictions affecting the Locascio Parcel and the CFA Parcel, entered into by Locascio, as the current owner of both the Locascio Parcel and the CFA Parcel, on April __, 2013, and recorded in COB __, Page __ of the official records of the Clerk of Court of the Parish of Tangipahoa, Louisiana.

2.3 Grant of Temporary Access and Construction Easements in favor of CFA. Locascio and RaceTrac hereby grant and establish in favor of CFA, and its Permittees, a temporary access and construction easement upon, over, under, across, onto and throughout the Locascio Parcel and that portion of the RaceTrac Parcel reasonably required for the construction of the Shared Drive (the “**Temporary Access and Construction Easement**”). The Temporary

Access and Construction Easement shall terminate (without the further need of recording any document) upon CFA's completion of the construction of the Shared Drive.

2.4 RaceTrac Indemnification. The Owner of the RaceTrac Parcel shall indemnify, defend, pay and hold harmless the Owner of the Locascio Parcel from and against all claims, liabilities, liens, costs, and expenses (including reasonable attorneys' fees) relating to accidents, injuries, loss, liens, or damage of or to any person or property arising from the negligent, intentional or willful acts or omissions of the Owner of the RaceTrac Parcel or its Permittees in connection with its use of the Access Easement.

2.5 CFA Indemnification. CFA shall indemnify, defend, pay and hold harmless the Owners of the Locascio Parcel and the RaceTrac Parcel from and against all claims, liabilities, liens, costs, and expenses (including reasonable attorneys' fees) relating to accidents, injuries, loss, liens, or damage of or to any person or property arising from the negligent, intentional or willful acts or omissions of CFA or its Permittees in connection with its use of the Temporary Access and Construction Easement.

2.6 Access Openings. The opening(s) and access point(s) contemplated between the Parcels for use of the Shared Drive are shown on **Exhibit D** and are hereinafter referred to as the "**Access Openings.**" Except as otherwise provided in this Agreement, the Access Openings shall in no event be blocked, closed, altered, changed or removed and shall at all times remain in place as shown on **Exhibit D** unless the relocation of an Access Opening is required by law or applicable governmental authorities or is approved in writing by all Owners. There shall be maintained between the Access Openings a smooth and level grade transition to allow the use of the Shared Drive for pedestrian and vehicular ingress and egress.

2.7 Reasonable Use of Easements.

(a) The easements herein granted shall be used and enjoyed in such a manner so as not to unreasonably interfere with, obstruct or delay the conduct and operations of the businesses at any time conducted on the Parcels.

(b) Once commenced, any construction undertaken in reliance upon an easement granted herein shall be diligently prosecuted to completion, so as to minimize any interference with the business of any Owner and its Permittees. Except in cases of emergency, the right of any Owner or its Permittees to enter upon the Parcel of another Owner for the exercise of any right pursuant to the easements set forth herein, or to prosecute work on such Owner's own Parcel if the same interferes with utility or drainage easements or easements of ingress, egress or access to or in favor of another Owner's Parcel, shall be undertaken only in such a manner so as to minimize any interference with the business of the other Owner and its Permittees. In such case, no affirmative monetary obligation shall be imposed upon the other Owner, and the Owner undertaking such work shall repair, with due diligence and at its sole cost and expense, any and all damage caused by such work and restore the affected portion of the Parcel upon which such work was performed to a condition which is equal to or better than the condition which existed prior to the commencement of such work. In addition, the Owner undertaking such work shall pay all costs and expenses associated therewith and shall indemnify and hold

harmless the other Owner(s) and their Permittees from all damages, losses, liens or claims attributable to the performance of such work.

3. Design and Construction of Shared Drive.

3.1 CFA agrees to install and construct the Shared Drive, at its own cost and expense, in the area shown on **Exhibit D** as the “50.00 Access Easement”. CFA’s construction shall be done in compliance with all applicable laws, and CFA will obtain, at its own cost and expense, any necessary permits or studies required for such construction and for the relocation of the traffic signal at the intersection of the Shared Drive and Highway 51. Locascio and RaceTrac will cooperate with CFA, at no expense to Locascio or RaceTrac, in obtaining such permits. The construction of the Shared Drive by CFA shall conform in all material respects to the plans for the Shared Drive and all related improvements and facilities attached hereto as Exhibit E (the “**Plans**”). The Plans have been reviewed and approved by both RaceTrac and Locascio. CFA shall be responsible for all elements of the design of the Shared Drive (including, without limitation, compliance with all applicable laws, ordinances, and regulations, and the structural integrity of the design), and RaceTrac’s and Locascio’s approvals of the Plans shall not relieve CFA of its responsibility for such design. Additionally, CFA and its contractors and subcontractors shall not have the right to construct the Shared Drive unless and until Locascio has approved in writing the contractors and subcontractors to be retained by CFA. Locascio’s approval of CFA’s contractors shall not be unreasonably withheld; provided, however, that Locascio’s approval of the contractors shall not be considered to be unreasonably withheld if any such contractors (i) do not have reasonably acceptable trade references, (ii) do not maintain commercially reasonable amounts of insurance, or (iii) are not licensed as contractors in the State of Louisiana. CFA acknowledges that the foregoing list is not intended to be an exclusive list of the reasons why Locascio may reasonably withhold its consent to any contractor, provided the denial of consent is based on reasonable commercial standards. Finally, RaceTrac shall be permitted, at RaceTrac’s sole cost, to have an engineer present at any meetings between CFA or Locascio and representatives from the City of Hammond, the Parish of Tangipahoa, or the Louisiana Department of Transportation and Development concerning the construction of the Shared Drive.

3.2 In connection with the construction of the Shared Drive, CFA agrees to bring water and sanitary sewer from Highway 51 to the Locascio Parcel (the “**Utility Work**”). The Utility Work shall be done in accordance with Section 39 of the Ground Lease. As set forth in Section 39 of the Ground Lease, Locascio has agreed to reimburse CFA for the actual cost of the Utility Work up to a maximum of \$51,000.

3.3 RaceTrac hereby acknowledges and agrees as follows: (i) CFA will not be responsible for the relocation or construction of any improvements on the RaceTrac Parcel in connection with the construction of the Shared Drive, (ii) RaceTrac will allow access to the RaceTrac Parcel to be temporarily interrupted during the construction of the Shared Drive, (iii) RaceTrac will allow one of the two curb cuts presently existing on the RaceTrac Parcel to be relocated as part of the construction of the Shared Drive, and (iv) RaceTrac consents to the relocation of the traffic signal from the corner of the RaceTrac Parcel to the intersection of the Shared Drive and Highway 51.

3.4 As part of any future development of the Locascio Parcel, Locascio shall be permitted to continue the construction of the Shared Drive extending it further into the Locascio Parcel, at its own cost and expense.

3.5 CFA will indemnify, defend, pay, and hold harmless Locascio, its members, managers, employees and its Permittees from and against any and all liability, damages, penalties, liens, claims, losses, costs, expenses (including reasonable attorneys' fees) or judgments arising out of the construction of the Shared Drive or the Utility Work. CFA shall deliver the completed Shared Drive free of liens and encumbrances, and agrees to fully defend, save, pay, indemnify and hold harmless the Owners in connection with any liens which are filed against the Parcels as a result of the construction of the Shared Drive, including any reasonable attorney's fees and costs related thereto.

4. Maintenance of Shared Drive. The Owner of the Locascio Parcel (currently Locascio) shall Maintain the Shared Drive in a clean and neat condition and shall take such measures as are necessary to control grass, weeds, blowing dust, dirt, litter or debris. RaceTrac grants Locascio and its Permittees a maintenance easement over and across the RaceTrac Parcel in favor of Locascio in order for Locascio to Maintain the Shared Drive. The Owner of the RaceTrac Parcel (currently RaceTrac) shall reimburse Locascio for one-third (1/3) of the Maintenance Costs incurred by Locascio in connection with the Shared Drive (the "**Maintenance Reimbursement**"). RaceTrac shall, within thirty (30) days after being billed for the Maintenance Reimbursement, tender such sum to Locascio.

5. No Relocation of Shared Drive. Throughout the term of this Agreement, it is expressly agreed that neither the Shared Drive, nor any portion thereof, shall be relocated, unless all of the Owners agree otherwise in writing.

6. Remedies and Enforcement.

6.1 All Legal and Equitable Remedies Available. In the event of a breach or threatened breach by any Owner or its Permittees of any of the terms, covenants, restrictions or conditions hereof, the other Owner(s) shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including payment of any amounts due and/or specific performance.

6.2 Remedies Cumulative. The remedies specified herein shall be cumulative and in addition to all other remedies permitted at law or in equity.

6.3 No Termination For Breach. Notwithstanding the foregoing to the contrary, no breach hereunder shall entitle any Owner to cancel, rescind, or otherwise terminate this Agreement. No breach hereunder shall defeat or render invalid the lien of any mortgage or deed of trust upon any Parcel made in good faith for value, but the easements, covenants, conditions and restrictions hereof shall be binding upon and effective against any Owner of such Parcel covered hereby whose title thereto is acquired by foreclosure, trustee's sale, or otherwise.

6.4 Irreparable Harm. In the event of a violation or threat thereof of any of the provisions of Section 2.6 and/or Section 5 of this Agreement, each Owner agrees that such violation or threat thereof shall cause the nondefaulting Owner and/or its Permittees to suffer

irreparable harm and such nondefaulting Owner and its Permittees shall have no adequate remedy at law. As a result, in the event of a violation or threat thereof of any of the provisions of Section 2.6 and/or Section 5 above, the nondefaulting Owner, in addition to all remedies available at law or otherwise under this Agreement, shall be entitled to injunctive or other equitable relief to enjoin a violation or threat thereof of Section 2.6 and/or Section 5 above.

7. Term. The easements, covenants, conditions and restrictions contained in this Agreement shall be effective commencing on the date of recordation of this Agreement in the official records of the Clerk of Court of the Parish of Tangipahoa, Louisiana and shall remain in full force and effect thereafter in perpetuity, unless this Agreement is modified, amended, canceled or terminated by the written consent of all then record Owners of the Parcels in accordance with Section 8.2 below.

8. Miscellaneous.

8.1 Attorneys' Fees. In the event a party institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party after a final adjudication shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

8.2 Amendment. The parties agree that the provisions of this Agreement may be modified or amended, in whole or in part, or terminated, only by the written consent of all record Owners of the Parcels, evidenced by a document that has been fully executed and acknowledged by all such record Owners and recorded in the official records of the Clerk of Court of the Parish of Tangipahoa, Louisiana.

8.3 Consents. Wherever in this Agreement the consent or approval of an Owner is required, unless otherwise expressly provided herein, such consent or approval shall not be unreasonably withheld or delayed. Any request for consent or approval shall: (a) be in writing; (b) specify the section hereof which requires that such notice be given or that such consent or approval be obtained; and (c) be accompanied by such background data as is reasonably necessary to make an informed decision thereon. The consent of an Owner under this Agreement, to be effective, must be given, denied or conditioned expressly and in writing.

8.4 No Waiver. No waiver of any default of any obligation by any party hereto shall be implied from any omission by the other party to take any action with respect to such default.

8.5 No Agency. Nothing in this Agreement shall be deemed or construed by either party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the parties.

8.6 Covenants to Run with Land. It is intended that each of the easements, covenants, conditions, restrictions, rights and obligations set forth herein shall run with the land and create predial servitudes in favor of the real property benefited thereby, shall bind every person having any fee, leasehold or other interest therein and shall inure to the benefit of the respective parties and their successors, assigns, heirs and personal representatives.

If to CFA: Chick-fil-A, Inc.
5200 Buffington Road
Atlanta, Georgia 30349
PHONE: (404) 765-8000
FAX: (404) 305-4781
ATTN: Property Management – Real Estate Legal

With a copy to: Chick-fil-A, Inc.
5200 Buffington Road
Atlanta, Georgia 30349
PHONE: (404) 765-8000
FAX: (404) 305-4780
ATTN: Real Estate Legal Department – FSU Division

With a copy to: Troutman Sanders LLP
600 Peachtree Street, N.E. Suite 5200
Atlanta, Georgia 30308
PHONE: (404) 885-3416
FAX: (404) 962-6520
ATTN: Maureen Theresa Callahan, Esq.

If to RaceTrac: RaceTrac

PHONE: _____
FAX: _____
ATTN: _____

With a copy to: _____

PHONE: _____
FAX: _____
ATTN: _____

8.12 Governing Law. The laws of the State of Louisiana shall govern the interpretation, validity, performance and enforcement of this Agreement.

8.13 Bankruptcy. In the event of any bankruptcy affecting any Owner or occupant of any Parcel, including CFA, the parties agree that this Agreement shall, to the maximum extent permitted by law, be considered an agreement that runs with the land and that is not rejectable, in whole or in part, by the bankrupt person or entity.

8.14 Other Agreements. This Agreement is executed pursuant to the Ground Lease and to that certain Real Estate Purchase Contract between Del Lago Ventures, Inc. and Locascio, dated December 3, 2012. In the event of a conflict between this Agreement and either the Ground Lease or the Real Estate Purchase Agreement, this Agreement shall control.

THUS DONE AND PASSED, in County/Parish of _____, State of _____, on April ___, 2013, in the presence of the undersigned competent witnesses who have executed this Agreement with Locascio L.L.C. and me, Notary Public, after due reading of the whole.

WITNESSES:

LOCASCIO L.L.C., a Louisiana limited liability company

Print Name: _____

By: _____
Name: Salvadore J. Locascio
Title: Manager

Print Name: _____

NOTARY PUBLIC

THUS DONE AND PASSED, in County/Parish of _____, State of _____, on April ____, 2013, in the presence of the undersigned competent witnesses who have executed this Agreement with Del Lago Ventures, Inc. and me, Notary Public, after due reading of the whole.

WITNESSES

DEL LAGO VENTURES, INC., a Georgia corporation

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

NOTARY PUBLIC

THUS DONE AND PASSED, in County/Parish of _____, State of _____, on April ____, 2013, in the presence of the undersigned competent witnesses who have executed this Agreement with Chick-Fil-A, Inc. and me, Notary Public, after due reading of the whole.

WITNESSES

CHICK-FIL-A, INC., a Georgia corporation

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

By: _____

Name: _____

Title: _____

NOTARY PUBLIC

Exhibit "A"

Description of the Locascio Parcel

Exhibit "B"

Description of the RaceTrac Parcel

Exhibit "C"

Description of the CFA Parcel

Exhibit “D”

Shared Drive

(see attached)

Exhibit “E”

The Plans

(see attached)

Performance Bond

Bond No. _____

KNOW ALL MEN BY THESE PRESENTS, that we **Chick-fil-A at Hammond, LA, 1925 SW Railroad Avenue, Hammond, LA 70403-6119**, as Principal, and **Liberty Mutual Insurance Company**, licensed to do business in the State of Massachusetts, as Surety, are held and firmly bound unto **City of Hammond, 219 East Robert Street, Hammond, LA 70404** (Obligee), in the penal sum of **One Hundred Fifty Six Thousand Three Hundred Sixty & 00/100** Dollars (**\$156,360.00**), lawful money of the United States of America, for the payment of which sum, well and truly to be made, the Principal and Surety do bind themselves, their heirs, executors, administrators, and successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the he above bounden Principal has made an application to Obligee for the approval of _____

pursuant to the application dated _____, 2013, (the "Project") wherein Obligee has obligated itself for the construction of **Sewer, Water and Road Improvements** pursuant to the plans and specifications dated _____ (the "Plans"), except that nothing said therein shall alter, enlarge, expand or otherwise modify the term of the bond as set out below.

The Principal, obligates itself to the Obligee to complete the Project in accordance with the Plans and all applicable City ordinances and laws on or before _____. In the event it is necessary for the City to bring a lawsuit suit to enforce this bond, the Principal shall be responsible for payment of all attorney fees and court costs incurred in such lawsuit.

NOW, THEREFORE, if Principal, its executors, administrators, successors and assigns shall promptly and faithfully perform the Contract, according to the terms, stipulations or conditions thereof, then this obligation shall become null and void, otherwise to remain in full force and effect. This bond is executed by the Surety and accepted by the Obligee subject to the following express condition:

Notwithstanding the provisions of the Contract, the term of this bond shall apply from **March 18th, 2013** until **March 18th, 2014**, and may be extended by the Surety Company by Continuation Certificate. However, neither nonrenewal by the Surety, nor the failure or inability of the Principal to file a replacement bond in the event of nonrenewal, shall itself constitute a loss to the Obligee recoverable under this bond or any renewal or continuation thereof. The liability of the Surety under this bond and all continuation certificates issued in connection therewith shall not be cumulative and shall

in no event exceed the amount as set forth in this bond or in any additions, riders, or endorsements properly issued by the Surety as supplements thereto.

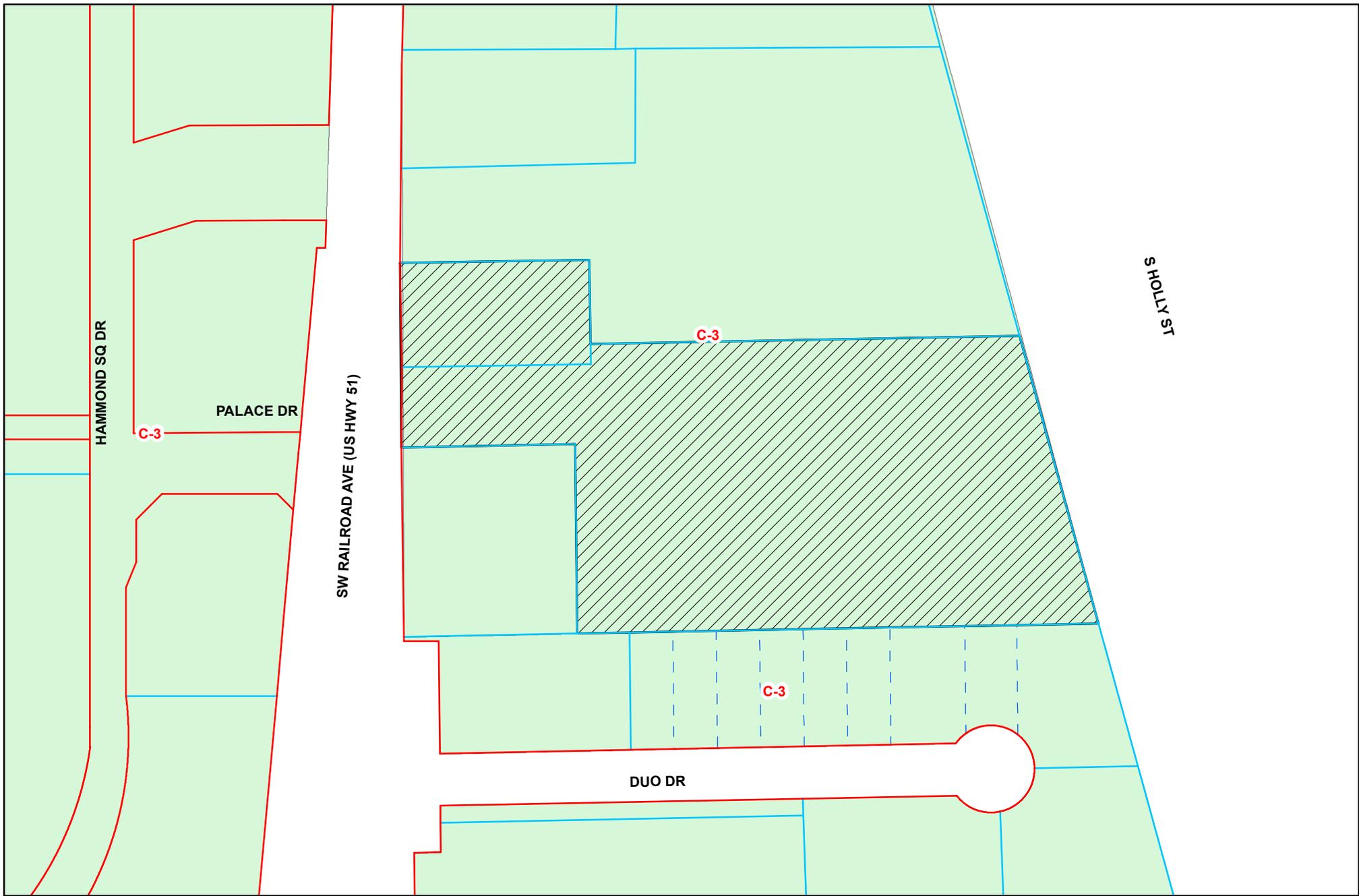
Sealed with our seals and dated this 18th day of March, 2013.

Chick-fil-A at Hammond, LA
Principal

BY: _____

Liberty Mutual Insurance Company
Surety

BY: _____
Tannis Mattson, Attorney-in-Fact



This Parcel Map is a model of the area requested. IT IS NOT A LEGAL SURVEY.

1925 & 1955 SW Railroad Ave.

SDF2013-2-1

Legend

- Right_of_Way
- Parcel
- - - Lot_of_Record
- Case Parcel



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1925 & 1955 SW Railroad Ave.

SDF2013-2-1

Legend



Case Parcel