



# Staff Report

## Major Subdivision Case#SDF2013-2-1

**Attachments:** Application, Property Information Sheet, Photos, Zoning Map, Aerial Map, Final Plat, Ord#13-5332, Water/Sewer Dept. Letter, Maintenance Bond, As Built

Planning Commission Public Hearing: Thursday May 1, 2014

City Council: Introduction – 5/6/2014

Final – 5/20/2014

### CITY COUNCIL AGENDA REQUEST: (Ordinance)

Introduction of an Ordinance to accept a 1 year maintenance bond #016056774 in the amount of \$15,636 for water and sewer public improvements within a 15’ utility servitude and 50’ private access servitude requested by Chick-fil-a Inc. located at 1925 SW Railroad Ave.; Zoned C-H (SDF2013-2-1)

### SITE INFORMATION:

**Location (Address):** 1925 SW RR AVE

**COUNCIL DISTRICT:** 3-Robert “Bobby” Martin

**Site Description:** This site is the Chick-fil-a location. This site is accessed from a private access servitude (NOT a City dedicated street). The water and sewer improvements have been installed in the already dedicated utility servitude.

**Existing Zoning:** C3    **Existing Land Use:** Restaurant/Chick-fil-a    **Future Land Use:** Commercial

### ADJACENT LAND USE AND ZONING:

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

### ADDITIONAL INFORMATION:

On March 7, 2013 Planning Commission recommended approval to the Hammond City Council  
On March 19, 2013 the Hammond City Council gave final subdivision approval, accepted a 15’ utility servitude for maintenance of public utilities with a performance bond by Ord#13-5332.

### PUBLIC HEARING:

**For:** None  
**Against:** None

### PLANNING COMMISSION RECOMMENDATION:

**Motion:** William Travis to recommend acceptance of 1 year maintenance bond  
**For:** Stanley Young, William Travis, Sam McClugage  
**Against:** None                      **Absent:** Jimmy Meyer

### ORDINANCE TO READ:

**WHEREAS,** on May 1, 2014 recommended acceptance of maintenance bond #016056774 in the amount of \$15,636 expiring March 12, 2015 for water and sewer public improvements within a 15’ utility servitude and 50’ private access servitude located at 1925 SW Railroad Ave. in accordance with ALTA/ACSM Land Title Survey by David L. Patterson dated 10/7/2013 (SDF2013-2-1)

**NOW, THEREFORE, BE IT ORDAINED,** that the City Council of Hammond, Louisiana hereby accepts a maintenance bond#016056774 in the amount of \$15,636 expiring March 12, 2015 for the water and sewer improvements with a 15’ utility servitude and 50’ private access servitude in accordance with ALTA/ACSM Land Title Survey by David L. Patterson dated 10/7/2013 located at 1925 SW Railroad Ave.

**From: Josh Taylor, City Planner** \_\_\_\_\_

Liberty Mutual Insurance Company  
175 Berkeley Street  
Boston, MA 02116

Bond # 016056774

**MAINTENANCE BOND  
TO SECURE CONDITION OF IMPROVEMENTS**

That Chick-fil-A at Hammond, LA <sup>1</sup> as Principal (hereinafter called Principal), and Liberty Mutual <sup>2</sup> INSURANCE COMPANY, with its home office in the City of Boston, State of MA as Surety (hereinafter called Surety), are held and firmly bound unto City of Hammond Louisiana as obligee (hereinafter called City), for the use and benefit of the City in the amount of Fifteen Thousand Six Hundred Thirty Six and NO/100 <sup>3</sup> Dollars (\$15,636.00), for the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and in solido, firmly by these presents.

WHEREAS, the Principal has constructed certain improvements in accordance with the contract with W H Bass <sup>4</sup> dated 5/17/2013 <sup>5</sup> under plans and specifications prepared by Greyden Engineering <sup>6</sup> dated March 18, 2013 (the "Work") and Principal has requested that the City accept the dedication of the Work; and

WHEREAS, the Hammond City Subdivision Ordinance, section 3.4 requires Principal to furnish a bond to guarantee the condition of the Work for a period of one year after acceptance of the dedication of the Work by the City against all defects in the Work which may become apparent during said period.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that, if the Principal shall indemnify the City for all loss that the City may sustain by reason of any defective workmanship in the Work which becomes apparent during the period of one year from and the 12th day of March, 2014 <sup>8</sup>, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Signed and sealed this 12th day of March, 2014

In the presence of:

Tanyaswan Hozer  
(Witness)

Rodney Bullard  
Chick-fil-A at Hammond, LA

(Print Name of Principal)  
R. Bullard  
(Signature of Officer of the Principal)

Elizabeth Rhodes  
(Witness) Elizabeth Rhodes

Liberty Mutual Insurance Company  
Tannis Mattson  
(Signature of Attorney in Fact)

Tannis Mattson, Attorney-in-Fact  
(Print Name of Agent)

- <sup>1</sup> This is the name of the developer- who should also be the property owner  
<sup>2</sup> Name of Insurance company- should be an authorized company in the State of Louisiana  
<sup>3</sup> this amount must be 10% of the cost of the improvements-  
<sup>4</sup> this is the name of the contractor for the work  
<sup>5</sup> this is the date of the contract for the work  
<sup>6</sup> this is the person who prepared the plans and specifications for the work  
<sup>7</sup> this is the date of the plans and specifications-  
<sup>8</sup> this is the date of final acceptance (by ordinance) by the City Council

**THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON RED BACKGROUND.**

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Certificate No. 6432146

American Fire and Casualty Company  
The Ohio Casualty Insurance Company

Liberty Mutual Insurance Company  
West American Insurance Company

**POWER OF ATTORNEY**

KNOWN ALL PERSONS BY THESE PRESENTS: That American Fire & Casualty Company and The Ohio Casualty Insurance Company are corporations duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Gina A. Rodriguez; Mary Pena; Melissa Haddick; Sandra Parker; Tannis Mattson; Terri L. Morrison

all of the city of Houston, state of TX each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 30th day of January, 2014.



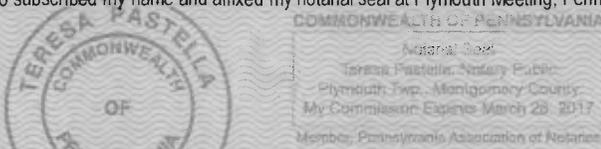
American Fire and Casualty Company  
The Ohio Casualty Insurance Company  
Liberty Mutual Insurance Company  
West American Insurance Company

By: David M. Carey  
David M. Carey, Assistant Secretary

STATE OF PENNSYLVANIA ss  
COUNTY OF MONTGOMERY

On this 30th day of January, 2014, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of American Fire and Casualty Company, Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



By: Teresa Pastella  
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of American Fire and Casualty Company, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

**ARTICLE IV – OFFICERS** – Section 12. Power of Attorney. Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

**ARTICLE XIII – Execution of Contracts – SECTION 5. Surety Bonds and Undertakings.** Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

**Certificate of Designation** – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

**Authorization** – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Gregory W. Davenport, the undersigned, Assistant Secretary, of American Fire and Casualty Company, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

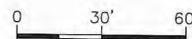
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 12<sup>th</sup> day of March, 2014.



By: Gregory W. Davenport  
Gregory W. Davenport, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.



**LEGEND**

- OH-E — Overhead Electric
- OH-ETC — Overhead Elec., Tele. & Cable
- X — Fence Line
- Found Iron Pipe/Rod
- Set 1/2" Iron Pipe
- Power Pole
- Guy Anchor
- Pole Mounted Transformer
- Electric Junction Box
- Electric Meter
- Electrical Box
- Fire Hydrant
- Water Meter
- Water Valve
- Water Faucet
- Gas Meter
- Gas Valve
- Telephone Pedestal
- Telephone Switch Box
- Sewer Manhole
- Sewer Cleanout
- Drain Inlet
- Catch Basin
- Drain Manhole
- Traffic Signal Pole
- Sign
- Ballard
- Area Light
- P.O.C. Point of Commencement
- P.O.B. Point of Beginning
- R/W — Right of Way
- B/L — Building Setback Line
- CLF — Chain Link Fence
- CONC. — Concrete
- FND — Found
- Temporary Bench Mark
- Flag Pole
- Handicap Parking
- Asphalt Pavement
- Concrete Pavement

**UTILITIES:**

GAS: ATMOS ENTERGY (985-345-8444)  
CHRIS FARKAS

SEWER: CITY OF HAMMOND (985-277-5951)  
GARRY KNIGHT

ELECTRIC: ENTERGY (985-549-6922)  
LONNIS WEATHERFORD

DRAINAGE: NASH BONCITY OF HAMMOND (985-277-5640)

TELEPHONE: AT&T (985-867-1278)  
TRACI FRANK

WATER: CITY OF HAMMOND (985-277-5951)  
GARRY KNIGHT

**PARKING SUMMARY:**

REGULAR SPACES: 54  
HANDICAP SPACES: 3  
TOTAL SPACES: 57

**LEGAL DESCRIPTION PARCEL 1**

A certain tract or parcel of land designated as Parcel 1, Being a portion of the Locascio Subdivision, containing (1.232 Ac.) (53,674 Sq. Ft.), located in Section 36, Township 6 South, Range 7 East, Greensburg District, Tangipahoa Parish, Louisiana, being more particularly described as follows:

Commence at a point 121.5' East and 229' S 01'15" W from the center of Section 36 and also being the intersection of the easterly Right-of-Way of SW Railroad Ave. (U.S. Hwy. 51) with the North boundary of Parcel 1, said point being the Point of Beginning.

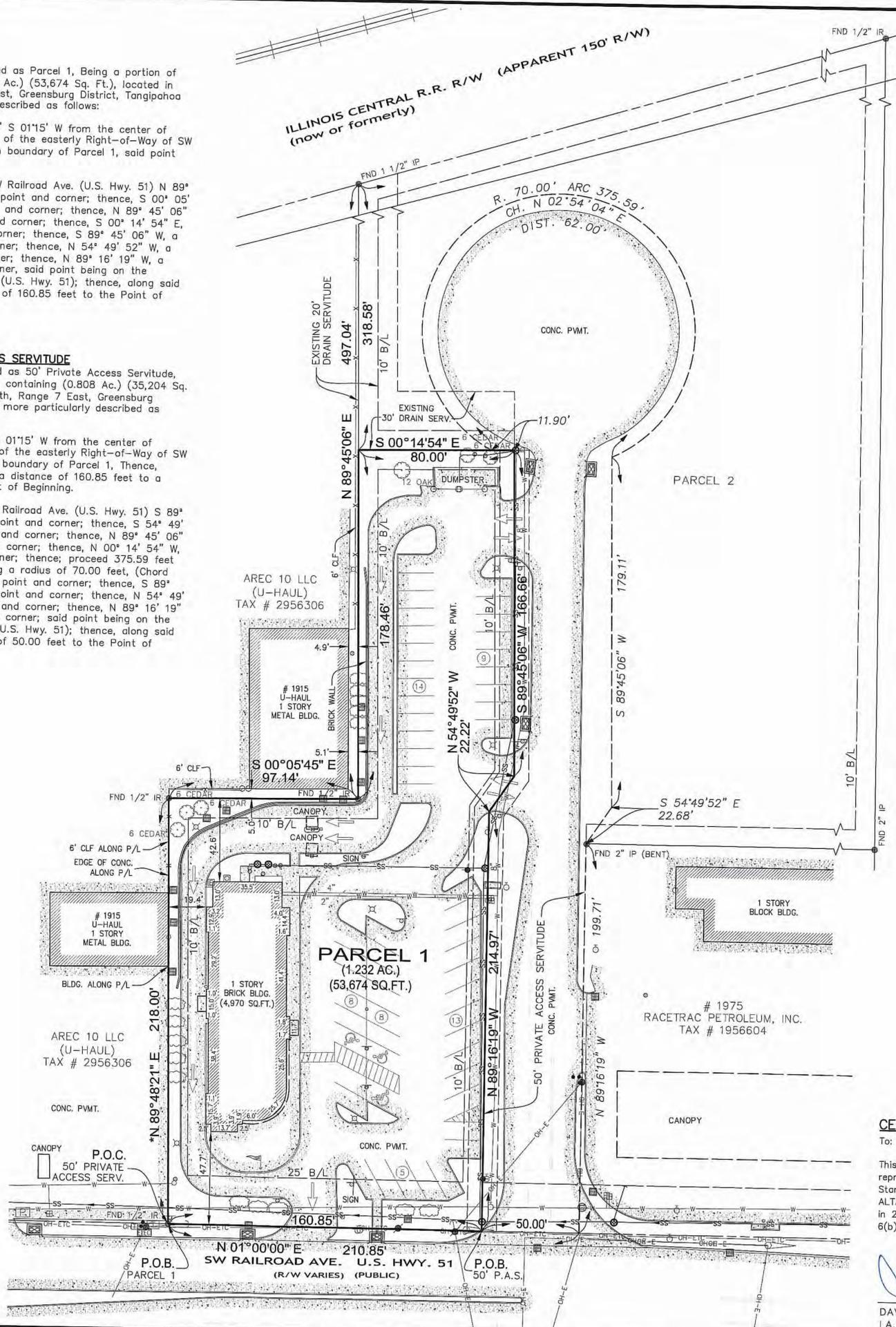
Thence, departing said Right-of-Way of SW Railroad Ave. (U.S. Hwy. 51) N 89° 48' 21" E, a distance of 218.00 feet to a point and corner; thence, S 00° 05' 45" E, a distance of 97.14 feet to a point and corner; thence, N 89° 45' 06" E, a distance of 178.46 feet to a point and corner; thence, S 00° 14' 54" E, a distance of 80.00 feet to a point and corner; thence, S 89° 45' 06" W, a distance of 166.66 feet to a point and corner; thence, N 54° 49' 52" W, a distance of 22.22 feet to a point and corner; thence, N 89° 16' 19" W, a distance of 214.97 feet to a point and corner, said point being on the easterly Right-of-Way of SW Railroad Ave. (U.S. Hwy. 51); thence, along said right-of-way, N 01° 00' 00" E, a distance of 160.85 feet to the Point of Beginning.

**LEGAL DESCRIPTION 50' PRIVATE ACCESS SERVITUDE**

A certain tract or parcel of land designated as 50' Private Access Servitude, Being a portion of the Locascio Subdivision, containing (0.808 Ac.) (35,204 Sq. Ft.), located in Section 36, Township 6 South, Range 7 East, Greensburg District, Tangipahoa Parish, Louisiana, being more particularly described as follows:

Commence at a point 121.5' East & 229' S 01'15" W from the center of Section 36 and also being the intersection of the easterly Right-of-Way of SW Railroad Ave. (U.S. Hwy. 51) with the North boundary of Parcel 1, Thence, along said right-of-way, S 01° 00' 00" W, a distance of 160.85 feet to a point and corner; said point being the Point of Beginning.

Thence, departing said Right-of-Way of SW Railroad Ave. (U.S. Hwy. 51) S 89° 16' 19" E, a distance of 214.97 feet to a point and corner; thence, S 54° 49' 52" E, a distance of 22.22 feet to a point and corner; thence, N 89° 45' 06" E, a distance of 11.90 feet to a point and corner; thence, N 00° 14' 54" W, a distance of 11.90 feet to a point and corner; thence, proceed 375.59 feet along the arc of a curve to the right having a radius of 70.00 feet, (Chord Bearing of N 02° 54' 04" E - 62.00') to a point and corner; thence, S 89° 45' 06" W, a distance of 179.11 feet to a point and corner; thence, S 89° 45' 06" W, a distance of 179.11 feet to a point and corner; thence, N 54° 49' 52" W, a distance of 22.68 feet to a point and corner; thence, N 89° 16' 19" W, a distance of 199.71 feet to a point and corner; thence, along said easterly Right-of-Way of SW Railroad Ave. (U.S. Hwy. 51); thence, along said right-of-way, N 01° 00' 00" E, a distance of 50.00 feet to the Point of Beginning.



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.  
  
Setbacks/Building Lines:  
Front = 25'  
Side = 10'  
Rear = 10'
- 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.) There was no observable evidence of earth moving work, building construction or building additions at the time of this survey.
- 7.) There was no observable evidence of this site being used as a solid waste dump, sump or sanitary landfill at the time of this survey.
- 8.) To the best of my knowledge, there were no changes in street right of way lines either completed or proposed and no observable evidence of recent street or sidewalk construction or repairs.
- 9.) All Matters shown on recorded plats provided to the Surveyor are shown on the Survey.
- 10.) Utilities: The underground utilities shown hereon have been located from LA. One Call, 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.

**MAP SHOWING ALTA/ACSM  
LAND TITLE SURVEY  
OF  
PARCELS 1 & 2  
LOCATED IN SECTION 36, T-6-S, R-7-E,  
GREENSBURG LAND DISTRICT,  
TANGIPAHOA PARISH, LOUISIANA  
FOR  
CHICK-FIL-A, INC.**

**CERTIFICATION:**

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

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 Requirements for ALTA/ACSM Land Title Surveys" jointly established by ALTA and NSPS in 2011, meets the Accuracy Standards (as adopted by ALTA and NSPS in 2011 and in effect on the date of this certification) and includes Items 1, 2, 3, 4, 6(b), 7(b)(1), 8, 9, 10, 11(b), 13, 16, 17, 18, 20 & 21 from Table A thereto;

*David L. Patterson*  
DAVID L. PATTERSON, P.L.S.  
LA. REGISTRATION NO. 04784

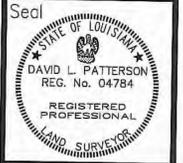
10/7/13  
DATE



5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Revisions:

Mark	Date	By
△		
△		
△		



**LANDSOURCE**  
INCORPORATED  
A Professional Surveying And Land Information Company  
6750 Exchange Drive  
Baton Rouge, LA 70809  
Phone: (225) 752-0995  
Fax: (225) 752-0997  
email: info@landsource.com  
website: www.landsource.com

STORE  
Hammond, LA  
FSU #03074

1925 SW  
Railroad Ave.  
Hammond, LA

SHEET TITLE

VERSION: 1  
ISSUE DATE: 10-17-13

Job No.: 12-517-05  
Store #: 03074  
Date: 10-07-2013  
Drawn By: K.J.A.  
Checked By: D.L.P.

Sheet  
1 OF 1

Last Revised: May, 02, 2014 - 12:58pm by cphelps

**LEGAL - PARCEL "1":**

A certain tract or parcel of ground designated as Parcel 1, Being a portion of the Locascio Subdivision, containing (1.232 Ac.) (53,674 Sq. Ft.), located in Section 36, Township 6 South, Range 7 East, Greensburg District, Tangipahoa Parish, Louisiana, being more particularly described as follows:

Commence at a point to be reported 121.5' East and 229' S 01'15" W from the center of Section 36 and also being the intersection of the easterly Right-of-Way of SW Railroad Ave. (U.S. Hwy. 51) with the North boundary of Parcel 1, said point being the Point of Beginning.

Thence, departing said Right-of-Way of SW Railroad Ave. (U.S. Hwy. 51) N 89° 48' 21" E, a distance of 218.00 feet to a point and corner; thence, S 00° 05' 45" E, a distance of 97.14 feet to a point and corner; thence, N 89° 45' 06" E, a distance of 178.46 feet to a point and corner; thence, S 00° 14' 54" E, a distance of 80.00 feet to a point and corner; thence, S 89° 45' 06" W, a distance of 166.66 feet to a point and corner; thence, N 54° 49' 52" W, a distance of 22.22 feet to a point and corner; thence, N 89° 16' 19" W, a distance of 214.97 feet to a point and corner, said point being on the easterly Right-of-Way of SW Railroad Ave. (U.S. Hwy. 51); thence, along said right-of-way, N 01° 00' 00" E, a distance of 160.85 feet to the Point of Beginning.

**LEGAL - 50' PRIVATE ACCESS SERVITUDE:**

A certain tract or parcel of ground designated as 50' Private access Servitude, Being a portion of the Locascio Subdivision, containing (0.808 Ac.) (35,204 Sq. Ft.), located in Section 36, Township 6 South, Range 7 East, Greensburg District, Tangipahoa Parish, Louisiana, being more particularly described as follows:

Commence at a point to be reported 121.5' East & 229' S 01'15" W from the center of Section 36 and also being the intersection of the easterly Right-of-Way of SW Railroad Ave. (U.S. Hwy. 51) with the North boundary of Parcel 1, Thence, along said right-of-way, S 01° 00' 00" W, a distance of 160.85 feet to a point and corner; said point being the Point of Beginning.

Thence, departing said Right-of-Way of SW Railroad Ave. (U.S. Hwy. 51) S 89° 16' 19" E, a distance of 214.97 feet to a point and corner; thence, S 54° 49' 52" E, a distance of 22.22 feet to a point and corner; thence, N 89° 45' 06" E, a distance of 166.66 feet to a point and corner; thence, N 00° 14' 54" W, a distance of 11.90 feet to a point and corner; thence, proceed 375.59 feet along the arc of a curve to the right having a radius of 70.00 feet, (Chord Bearing of N 02° 54' 04" E - 62.00') to a point and corner; thence, S 89° 45' 06" W, a distance of 179.11 feet to a point and corner; thence, N 54° 49' 52" W, a distance of 22.68 feet to a point and corner; thence, N 89° 16' 19" W, a distance of 199.71 feet to a point and corner; said point being on the easterly Right-of-Way of SW Railroad Ave. (U.S. Hwy. 51); thence, along said right-of-way, N 01° 00' 00" E, a distance of 50.00 feet to the Point of Beginning.

**PLANNING COMMISSION CERTIFICATION:**

Procedure "A" with bond - Procedure "B" without bond.

Preliminary approved with performance bond Date 3/7/2013

Final approval 3/7/2013 Date

The index of plan sheets numbered L-10 L-10 (17 pages) thru and other plans are hereby approved and by reference shall be part of the recorded plat.

Signature of final plans James Meyer Date 3/28/13

Commission/Chairman Date

Proof of performance bond 3/18/2013 016064304 Date submitted & approved

**PLANNING COMMISSION APPROVED FINAL**

Owner Salvatore Locascio  
Salvatore Locascio for LOCASCIO, LLC

Design Engineer Ralph A. Davis, P.E. Date 3/25/13

Review Engineer Chuck Spangler Date 4/3/13

Bond Acceptance Mullis Date 4/3/13

City Attorney

**OFFER OF DEDICATION BY OWNER/DEVELOPER**

I hereby offer for dedication to the City of Hammond use of roads, easements, servitudes, right-of-ways, parks and required utilities as shown on this 01/15/2013 (Date) by the plat and plans by reference as approved on Hammond Planning Commission and Designated as LOCASCIO SUBDIVISION

LOCASCIO, LLC Salvatore Locascio Date 3/21/13  
Salvatore Locascio for LOCASCIO, LLC

I hereby acknowledges and agrees and future owners and the public are placed on notice that the City of Hammond accepts the above dedication without any obligation to construct any additional roadways or boulevards not the associated utilities:

LOCASCIO, LLC Salvatore Locascio Date 3/21/13  
Salvatore Locascio for LOCASCIO, LLC

I hereby acknowledges and agrees and future owners and the public are placed on notice that the City of Hammond accepts the above dedication without any obligation to construct, repair, or maintain any driveway accessing the existing south boulevard section and the city assumes no liability in connection with or arising out of access to or from the existing south boulevard section:

LOCASCIO, LLC Salvatore Locascio Date 3/21/13  
Salvatore Locascio for LOCASCIO, LLC

© ALL RIGHTS RESERVED  
P:\lsi\12\517\RESUB-03\12-517-03.dwg

**LEGAL - PARCEL 2:**

A certain tract or parcel of ground designated as Parcel 2, Being a portion of the Locascio Subdivision, containing (4.185 Ac.) (182,292 Sq. Ft.), located in Section 36, Township 6 South, Range 7 East, Greensburg District, Tangipahoa Parish, Louisiana, being more particularly described as follows:

Commence at a point to be reported 121.5' East and 229' S 01'15" W from the center of Section 36 and also being the intersection of the easterly Right-of-Way of SW Railroad Ave. (U.S. Hwy. 51) with the North boundary of Parcel 1, Thence, departing said Right-of-Way of SW Railroad Ave. (U.S. Hwy. 51) N 89° 48' 21" E, a distance of 218.00 feet to a point and corner; thence, S 00° 05' 45" E, a distance of 97.14 feet to a point and corner; thence, N 89° 45' 06" E, a distance of 178.46 feet to a point and corner; thence, S 00° 14' 54" E, a distance of 80.00 feet to a point and corner; thence, S 89° 45' 06" W, a distance of 166.66 feet to a point and corner; thence, N 54° 49' 52" W, a distance of 22.22 feet to a point and corner; thence, N 89° 16' 19" W, a distance of 214.97 feet to a point and corner, said point being on the easterly Right-of-Way of SW Railroad Ave. (U.S. Hwy. 51); thence, along said right-of-way, N 01° 00' 00" E, a distance of 160.85 feet to the Point of Beginning.

Thence, N 89° 45' 06" E, a distance of 318.58 feet to a point and corner; thence, S 15° 38' 44" E, a distance of 354.82 feet to a point and corner; thence, N 89° 30' 00" W, a distance of 618.54 feet to a point and corner; thence, N 00° 57' 44" E, a distance of 217.20 feet to a point and corner; thence, N 89° 16' 19" W, a distance of 199.71 feet to a point and corner; thence, N 01° 00' 00" E, a distance of 50.00 feet to a point and corner; thence, N 54° 49' 52" W, a distance of 22.22 feet to a point and corner; thence, S 89° 45' 06" E, a distance of 166.66 feet to a point and corner; thence, S 00° 14' 54" E, a distance of 80.00 feet to the Point of Beginning.

**ACCEPTANCE OF CITY OF OFFER TO DEDICATE**

The City of Hammond hereby accepts the dedication of the use of the roads, easements, servitudes, rights-of-way, parks and required utilities as shown on this plat. This acceptance is subject to the City's final acceptance of the required one year maintenance bond from the owner/developer and full compliance with all applicable City ordinances.

Streets & Lighting (Access Servitude only) Date

Water W/M Date 4/2/13

Sewer W/M Date 4/2/13

Drainage Robert Moroz Date 4/5/13

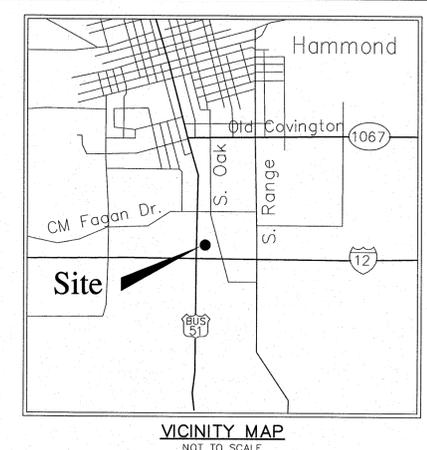
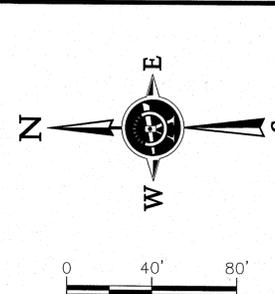
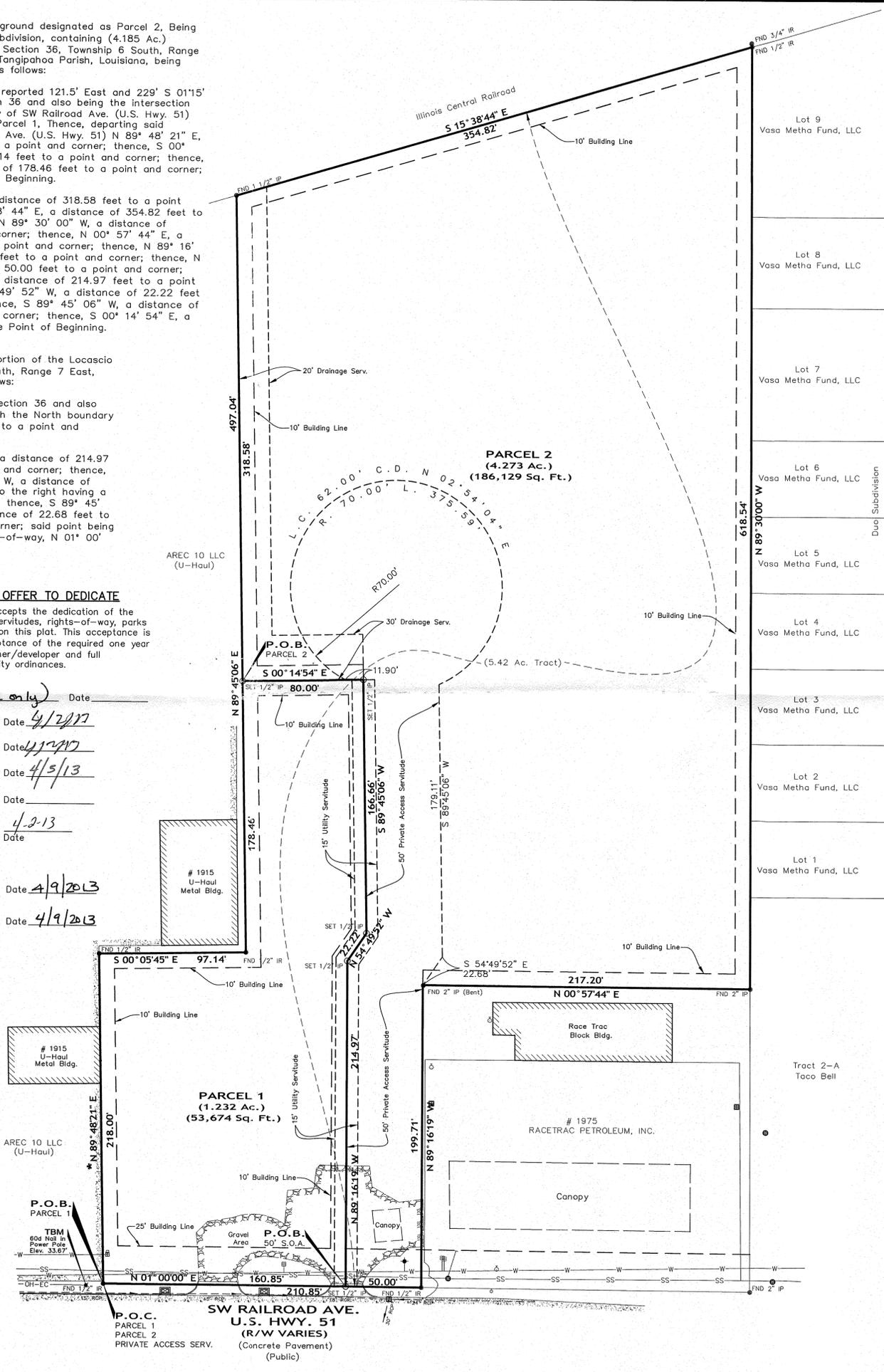
Other n/a Date

James C. Howard Date 4-2-13  
Council President

**RECORDING INFORMATION:**

COB 1309 Page 895 Date 4/9/2013

Recorded By: Tangj Clerk Date 4/9/2013



**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)  
Setbacks/Building Lines:  
Front = 25'  
Side = 10'  
Rear = 10'  
3.) Reference Map:  
(A) Survey of a 5.420 Acre Parcel, By Turner Surveys, LLC, Dated 3-28-11.  
4.) (\*) represents the Basis of Bearings. 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.) Utilities: The underground utilities shown hereon have been located from, 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.  
7.) The 50' Private Access Servitude between Parcels 1 & 2 is a Private Servitude for the Mutual benefit of both parcels.

**NAME OF SUBDIVISION OR DEVELOPMENT:** LOCASCIO SUBDIVISION  
**AREA OF DEVELOPMENT:** 5.42 ACRES  
**NAME OF PROPERTY OWNER:** LOCASCIO, LLC  
**NAME OF DEVELOPER:** GREYDEN ENGINEERING  
**ADDRESS OF DEVELOPER:** 555 SUN VALLEY DR., SUITE J-1 ROSWELL, GEORGIA, 30076

**MAP SHOWING SUBDIVISION OF A 5.420 ACRE TRACT INTO PARCELS 1 & 2 (LOCASCIO SUBDIVISION) AND THE DEDICATION OF A 50' SERVITUDE OF ACCESS ALL LOCATED IN SECTION 36, T-6-S, R-7-E, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA FOR LOCASCIO, LLC**

**CERTIFICATION:**  
This is to certify that this plat is made in accordance with L.A. revised Statutes 33:5051 ET SEQ. and conforms to all parish ordinances governing the subdivision of land and conforms to a Class B Survey in accordance with the State of Louisiana "Minimum Standards for Property Boundary Surveys".



David L. Patterson DATE 6/15/12  
DAVID L. PATTERSON, P.L.S. LA. REGISTRATION NO. 04784

**LANDSOURCE INCORPORATED**  
A Professional Surveying and Land Information Company  
6730 Eschwege Drive  
Baton Rouge, LA 70809  
Phone: (225) 752-0995  
Fax: (225) 752-0997  
email: ls@landsource.com  
website: www.landsource.com

DATE: 6-15-2012  
JOB #: 12-517-03  
DWN. BY: C.D.P.  
CKD. BY: D.L.P.  
SHEET NO: 01  
OF: 01

Whitney Cooper, CLERK  
OF THE COUNCIL, DO CERTIFY THAT  
THIS IS A TRUE AND CORRECT COPY OF  
ORDINANCE # 13-5332 ADOPTED BY THE  
HAMMOND CITY COUNCIL.



**CITY OF HAMMOND  
ORDINANCE N° 13-5332 C.S.**

**Final Approval Locascio Subdivision**

**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;

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; 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 3-18-2013 and final plat by David L. Patterson dated revised 6-15-2012 (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.

The above and foregoing ordinance having been duly submitted to the Hammond City Council in writing; introduced at a public meeting on **March 5<sup>th</sup>, 2013** of the Hammond City Council and discussed at a public meeting held on **March 19<sup>th</sup>, 2013**; after motion and second was submitted to the official vote of the Hammond City Council.

On motion by Mike Williams and Second by Robert "Bobby" Martin the foregoing ordinance was hereby declared adopted on **March 19<sup>th</sup>, 2013** by the following roll call vote:

**Votes:** Johnny Blount (Y) Jason Hood (Y) Robert "Bobby" Martin (Y) Lemar Marshall (Y) Mike Williams (Y) Motion carried approved.

**WHEREFORE** the above and foregoing ordinance was declared duly adopted on this **19<sup>th</sup>, Day of March, in the year 2013**, at Hammond, Tangipahoa Parish, Louisiana.

Jason C. Hood  
Jason C. Hood  
President, Hammond City Council

Mayson H. Foster  
Honorable Mayson H. Foster  
Mayor, City of Hammond

Whitney Cooper  
Whitney Cooper, Clerk  
Hammond City Council

**CERTIFICATE OF DELIVERY**  
In accordance with Home Rule Charter Article II, Section 2-12 (A), the above Ordinance was delivered to the Mayor of the City of Hammond on the 20 day of March, in the year 2013 at 12:28 o'clock P.m. said delivery being within three (3) calendar days after adoption, exclusive of weekends and state holidays.

Recordation of Receipt Received from the Mayor of the City of Hammond on the 20 day of March in the year 2013 at 12:28 o'clock P.m., in accordance with Home Rule Charter Article II, Section 2-12 (B).  
Whitney Cooper  
Anette Kinyo, Clerk  
Hammond City Council

Anette Kinyo  
Anette Kinyo, Clerk of Hammond City Council

**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 \_\_\_\_\_           
CITY PLANNER DATE

\*\*\*\*\* 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 \_\_\_\_\_

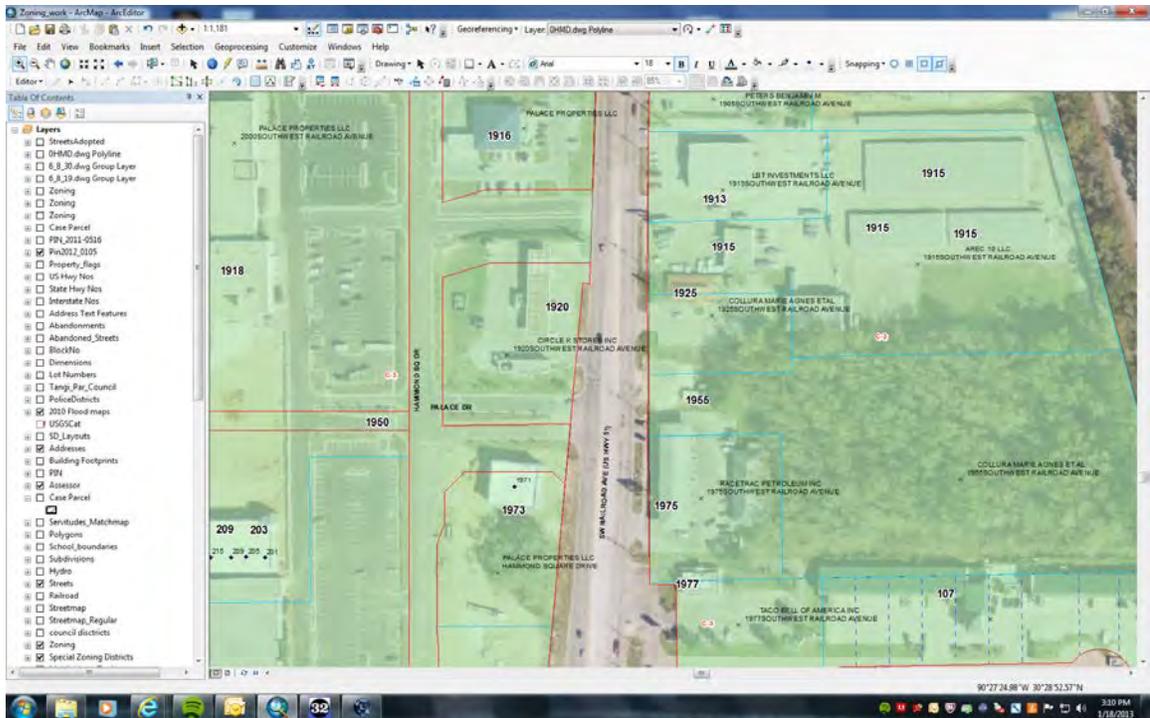
\*\*\*\*\*

# PROPERTY INFORMATION SHEET

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

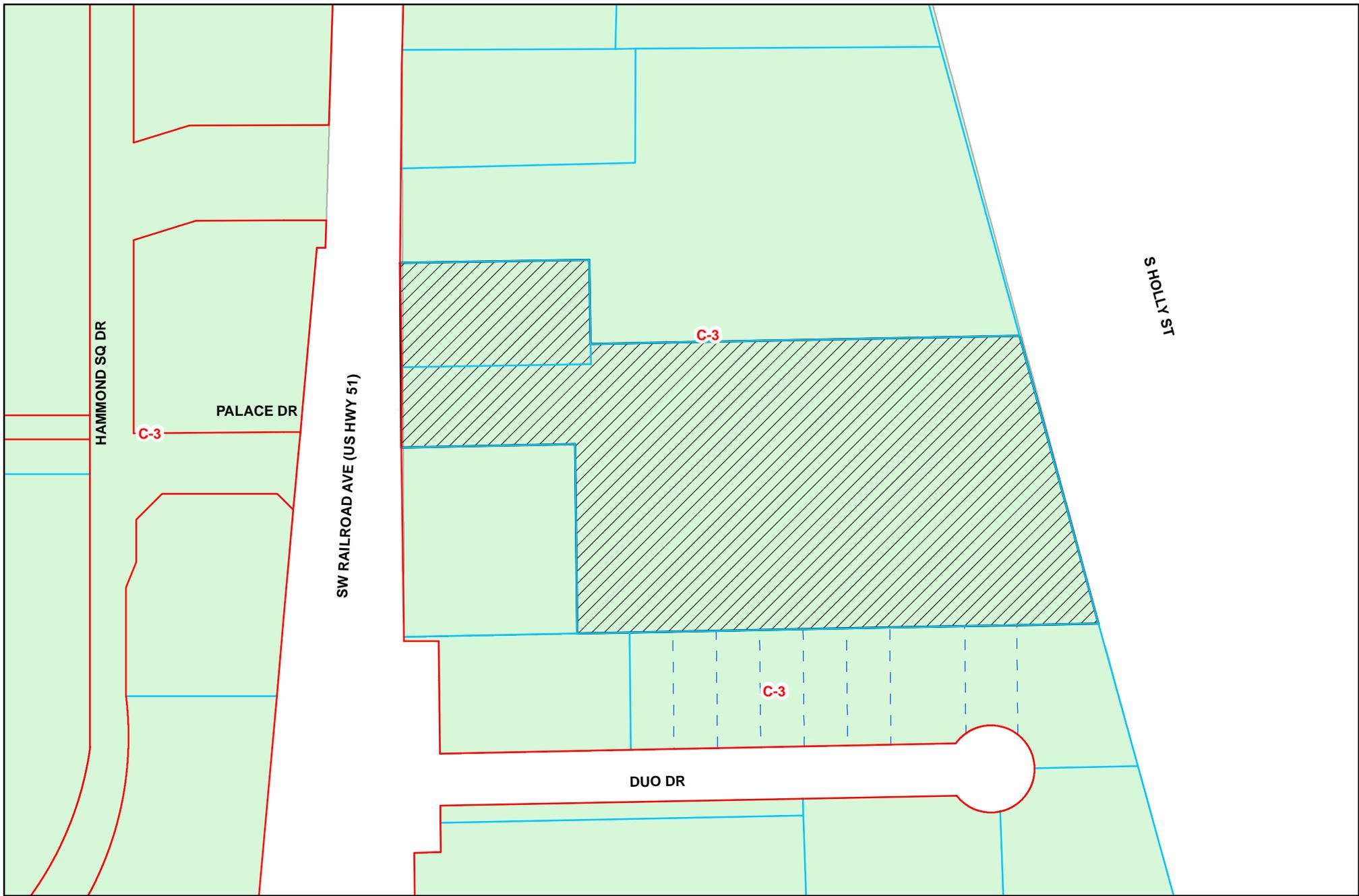
(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen  
Print



Preparer Initials \_\_\_\_\_

Reviewer Initials \_\_\_\_\_



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



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

 Case Parcel