

Dionisios Glentis

Subject: FW: Request for Data - French Valley

From: jcross@cespros.net <jcross@cespros.net>

Sent: Monday, December 13, 2021 9:06 AM

To: Dionisios Glentis <Dionisios.Glentis@lsa.net>

Cc: Jason Lui <Jason.Lui@lsa.net>; Ronald Brugger <Ronald.Brugger@lsa.net>; Rory Goodwin <Rory.Goodwin@lsa.net>

Subject: RE: Request for Data - French Valley

Dio,

For the French Valley Development at Benton and Penfield Rd - Attached is our drainage report and TIA Scoping agreement that was provided to the County for review as well as an updated site plan that reflects the Traffic Engineers recommendations. The HVAC, and Carwash equipment including vacs and blowers are the same as that on the other Tommy's developments we have worked on with LSA, so you should already have this information.

Menu speaker information also is typical of fast food information that was completed on San Jacinto with LSA. Please use information from these previous similar developments at this time.

Construction Start Date: May 1, 2022

Construction End Date: January 15, 2023

Phasing – Building construction will start once building pad is completed. Utilities and pavement will occur at the same time as building construction.

Export – 1100 cy of export

Areas:

- Roof: 8,144 sf
- Concrete Pavement: 64,116 sf
- Landscape: 25,176 sf

Construction: Develop a vacant parcel at public intersection - Nothing Unusual about construction

Total # employees:

- Tommys – 2
- Wienerschnitzel – 3
- Arbys – 4

Water Usage Estimate:

- Tommy's – 13,320 gallons per day
- Wienerschnitzel – 1100 gallons per day
- Arbys – 2,900 gallons per day

Arby's floor area is shown on the site plan – we show the dining area for parking/density calculation and total footprint area.

No other sources of Air or Odor emissions

Please let me know if you need anything else and your timeline for completing the required reports.

Thank you,

Joseph W. Cross, P.E.



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