Senoia Enterprises, Inc.
42 Main St. Suite 3A
Senoia, GA
30276

March 22<sup>nd</sup>, 2021

Harold Simmons City of Senoia City Manager Senoia, GA 30276

RE: Encroachment Easement - 42 Main St.

Dear Harold,

The purpose of this letter is to request an encroachment easement from the City of Senoia for 42 Main St. on behalf of Curious Kitchen and Maguire's Family and Friends restaurants.

Please find the attached site plan drawing detailing the proposed encroachments and related improvements.

The proposed encroachments are to accommodate outdoor patio seating and landscape additions. Per the drawing, each restaurant would have an approximate 44'x80" section of sidewalk added for patio space. The patio spaces would be bordered on 3 sides by wrought iron railings and granite curbing and would be in-filled with brick pavers consistent with other improved sidewalk areas in the downtown.

The patios would add additional outdoor dining capabilities to downtown Senoia similar to those found in popular destination cities such as Savannah, Charleston, or New Orleans. In a Covid-19 conscious world, additional outdoor dining capabilities make Senoia a safer and healthier dining alternative, as well as a more aesthetically attractive dining destination.

Per the dimensions on the drawings, the proposed improvements would maintain a minimum of 5' travel path for pedestrian traffic and add irrigated planters at the ends of the patios. The expansion would be balanced and consistent with the same line of sidewalk and curbing located across Main St., on the southeast section of Seavy St., between Main St. and Barnes St.

The proposed improvements will also require the infill of (x4) parking spaces on Seavy St. As an offset to this impact, Curious Kitchen and Maguires would re-imburse the City for the cost of constructing (x8) new parking spaces on Travis St. (as in keeping with the obligation met by Nic & Norman's and Fuego... at a cost of \$1,500.00 per space.

Please let me know if you have any questions regarding this request.

Best Regards,

SENOIA ENTERPRISES, INC.

Scott Tigehelaar, President

810 Jackson Street Locust Grove, Georgia 30248 (p) 678.565.4440 (f) 678.565.4497 (w) pointtopointsurvey.com ONT LAND 669'8 2008 42 MAIN STREET CLI POINT TO POINT LAND SURVEYORS CDM DATE AN AS-BUILT SURVEY PREPARED BY: AN AS-BUILT SURVEY PREPARED FOR: MAGNETIC NORTH MAIN STREET X X WV (3) CROSSWALK PARKING SPACES parking spaces used
perking spaces on Travis Star \$1,500 ea. = \$12,000 BC BRICK PAVERS CROSSWALK S01°30'00'E 41.55 OVERHANG ENTRY (x4) parking spaces used =(x8) parking spaces on Travis St @ \$1,500 ea. = \$12,000 STEPS/LANDING TO 1ST FLOOR urious Kitchers LOT 11 & 12 SECTION 2 AREA: SEAY ŞŢŖEET (60' R/W) (IMP.) LOT 13 SECTION 2 AREA 4,571 SQ.FT. OR 0.105 ACRES (REFERENCE DEED RECORDED IN DEED BOOK 3171 PAGE 782) 2,200 SQ.FT. OR S88°30'40"W110.00' N88°30'40"E 110.00 0.051 ACRES N88°30'40'E 3 STORY BRICK WITH BASEMENT STEPS/LANDING TO BASEMENT BUILDING BRICK WAL 班 AND RAIL Magaine BRICK WALL STEPS/ LANDING TO 1ST FLOOR NO! "30"00"W 20.00" AND RAII BRICK WALL W/ RAIL STEPS/LANDING TO BASEMENT STEPS/LANDING TO UPSTAIRS **GRASS AREA** BRICK WALL LOADING DOCK CONC. 3 TOP DI = 881.77A/C A/C NDER LANDING 0== BOTTOM = 880.070₹3 BC RHANG **BRICK PAVERS**