

March 22nd, 2021

Harold Simmons
City of Senoia
City Manager
Senoia, GA 30276

RE: Encroachment Easement – 48 Main St.

Dear Harold,

The purpose of this letter is to request an encroachment easement from the City of Senoia for 48 Main St. on behalf of Lisa's Creperie.

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

The proposed encroachment is to accommodate outdoor patio seating. Per the drawing, Lisa's Creperie would have an approximate 18'x19' section of sidewalk added for patio space. The patio space would be bordered on 2 sides by wrought iron posts and chain.

The patio 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 extend the existing trench grate for stormwater drainage. The patio would be bordered with granite curbing and infilled with brick pavers consistent with other improved sidewalk areas in the downtown.

The proposed improvements will also require the infill of (x1) parking space on Seavy St. As an offset to this impact, Lisa's Creperie would re-imburse the City for the cost of constructing (x2) 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.

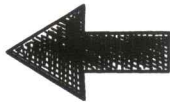
Best Regards,

SENOIA ENTERPRISES, INC.



Scott Tigchelaar,
President

Encroachment Easement
 48 Main St
 Lisa's Croponie



TRAFFIC FLOW

FIRE HYDRANT

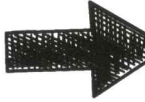
MAIN

EDGE OF PAVING

GRASS

EDGE OF PAVING

TRAFFIC FLOW

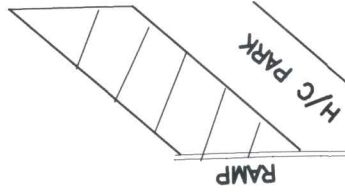


granite curb
 post + chain border
 brick pavers

CONC. LP.

CROSSWALK

PAINTED STOP BAR



RAMP

BRICK WALK

RAISED PLANTER

"NEW" GRANITE CURB

RAISED PLANTER

RAISED PLANTER

METAL RAIL

STEP

BRICK WALK

BRICK WALK

BRICK WALK

BRICK WALK

BRICK WALK

SAM M. CHANNELL ESTATE CREDIT SHELTER
 EDITH L. CHANNELL KABRICH, TRUSTEE
 DEED BOOK 2459 PAGE 533

3/8"IPF

3/8"IPF

28"TECAN

LOT 3

CONCRETE PORCH

FRAME BUILDING

DOWNSPOUTS, FOR ROOF DRAINAGE,
 ARE LOCATED ALONG THIS EXTERIOR
 WALL & EMPTY INTO THE CONC. FLUME.

CONCRETE FLUME

CONC(FUTURE)

METAL LANDING

STEPS

DOOR

DOOR

DOOR

DOOR

DOOR

DOOR

LOT AREA =
 0.152 ACRE

LOTS 1 & 2, SECTION II
 PLAN OF THE CITY OF SENOIA

BUILDING
 6494 SQ. FT. FOOTPRINT

N 88°30'50" E 110.57'

110.00'

W 88°30'40" W

60.00'
 N 01°14'02" W

STEPS/LANDINGS
 TO BASEMENT &
 TOP FLOOR

BRICK WALK

BRICK WALK

BRICK WALK

BRICK WALK

BRICK WALK

BRICK WALK

PLANTER LP

PLANTER LP

PLANTER LP

PLANTER LP

PLANTER LP

"NEW" GRANITE CURB

PAINTED WHITE LINE

SEAVY STREET (60' R/W)

SANITA

JOI

POWER BOX

TELE-CO

PP

WM

EDGE OF PAVING

HAZARD BOX

EX BOX

VAULT

CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

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CONCRETE

TRAFFIC

TRAFFIC

TRAFFIC

TRAFFIC

TRAFFIC

ELECT. METERS & PANEL BOXES

TELE. BOXES

TELE. BOXES

TELE. BOXES

NOT ENTER SIGN

PAINTED STOP BAR

PAINTED STOP BAR

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