

SOPMENT AND EXPANSION

JEDMONT ROAD - ATLANTA, GEORGIA 3030

08-28-22 DESIGN DEV. APPROVAL SET

09-02-22 DESIGN REVISIONS

09-12-22 DESIGN REVISIONS

10-07-22 DESIGN REVISIONS

development

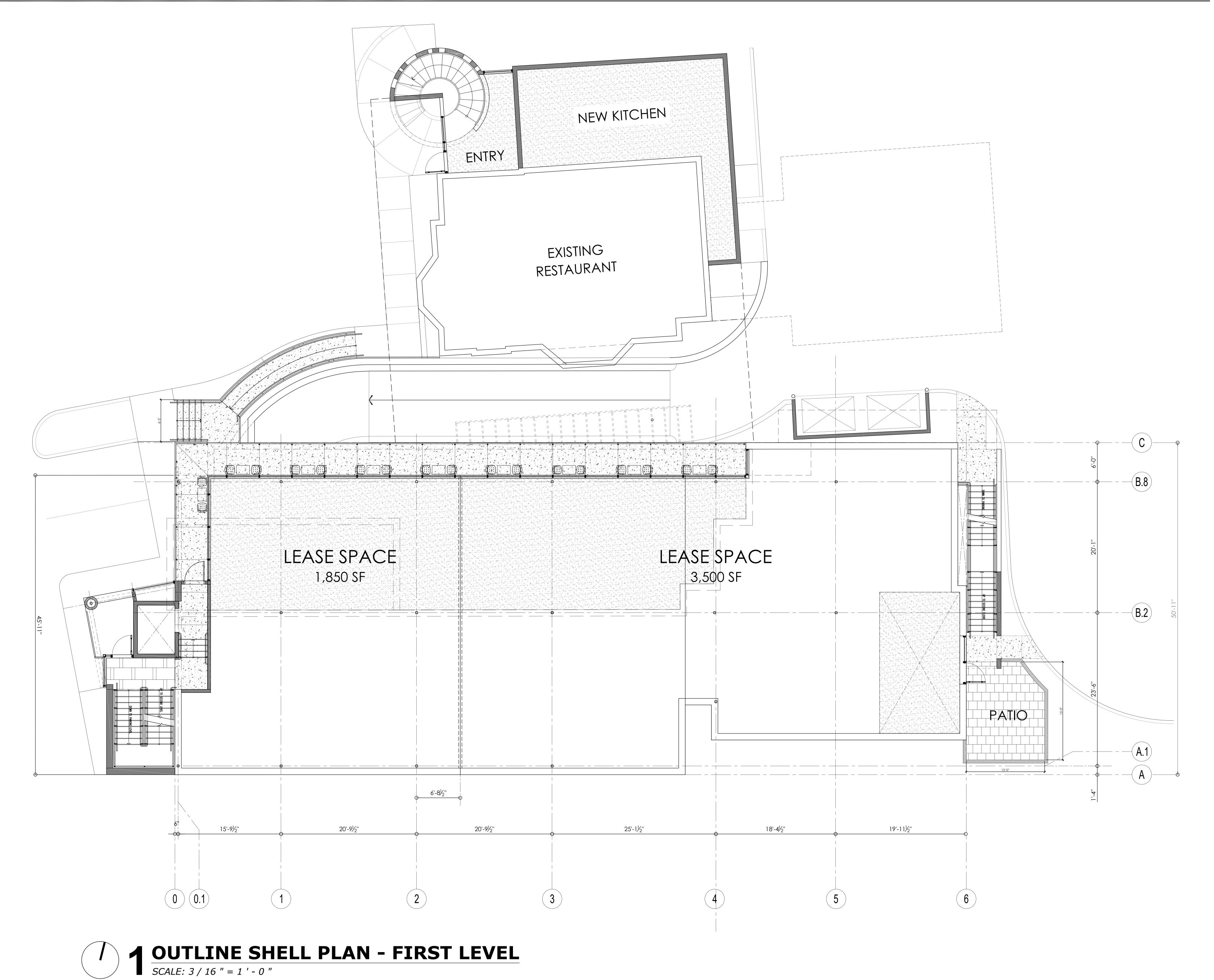
404.939.1114 - robb@restaurant-development.

DEVELOPMENT PLAN
PARKING LEVEL

DATE 08-15-2022

**2022-0801**SHEET NO

A1.10



08-28-22 DESIGN DEV. APPROVAL SET

08-31-22 DESIGN UPDATES

09-02-22 DESIGN REVISIONS

09-12-22 DESIGN REVISIONS

ILOPMENT AND EXPANSION

318

\*\*development

design - brand - intelligence.

404.939.1114 - robb@restaurant-developme

DEVELOPMENT PLAN FIRST LEVEL

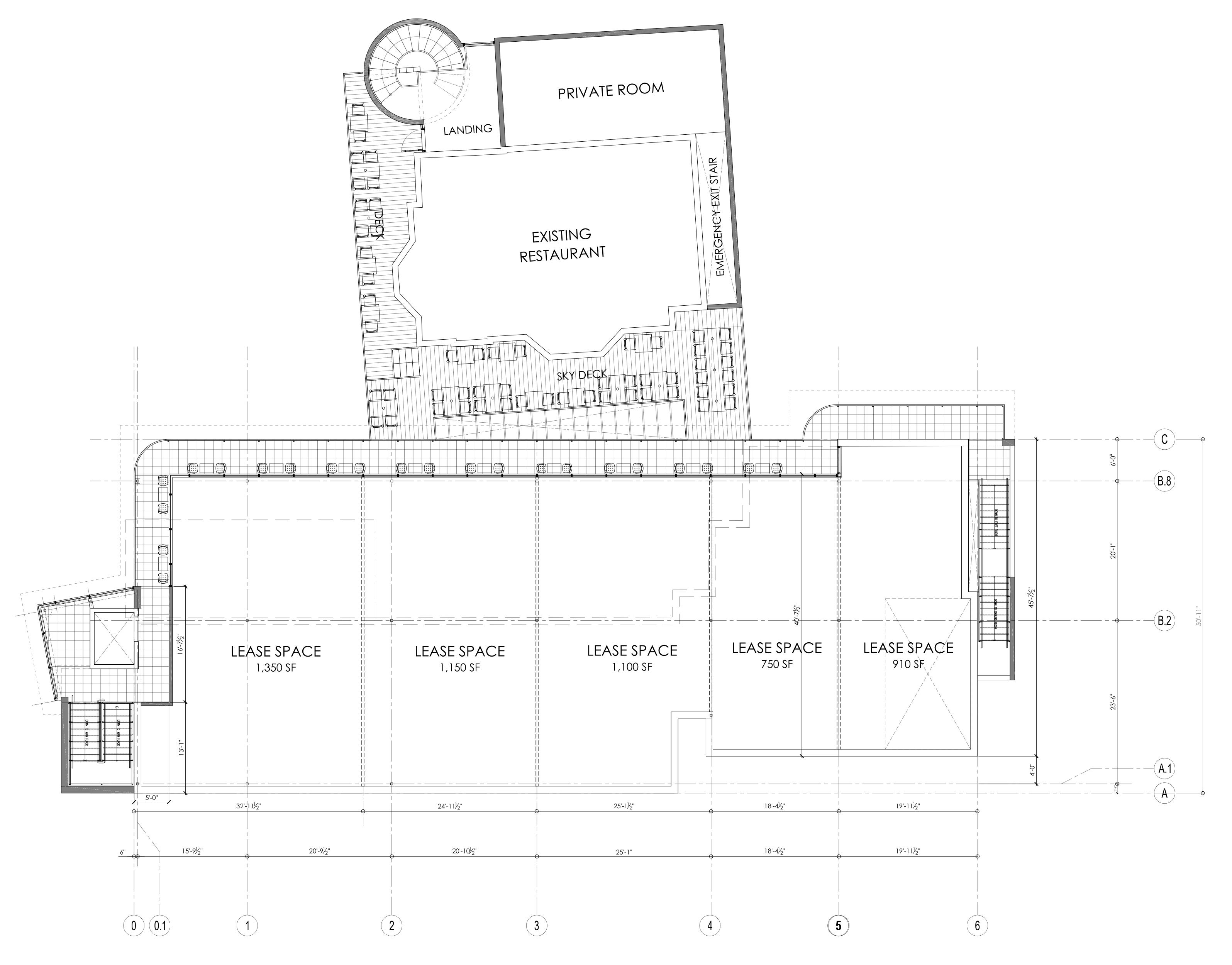
DATE

08-15-2022

PROJECT NO

2022-0801

A1.11



08-28-22 DESIGN DEV. APPROVAL SET

08-31-22 DESIGN UPDATES

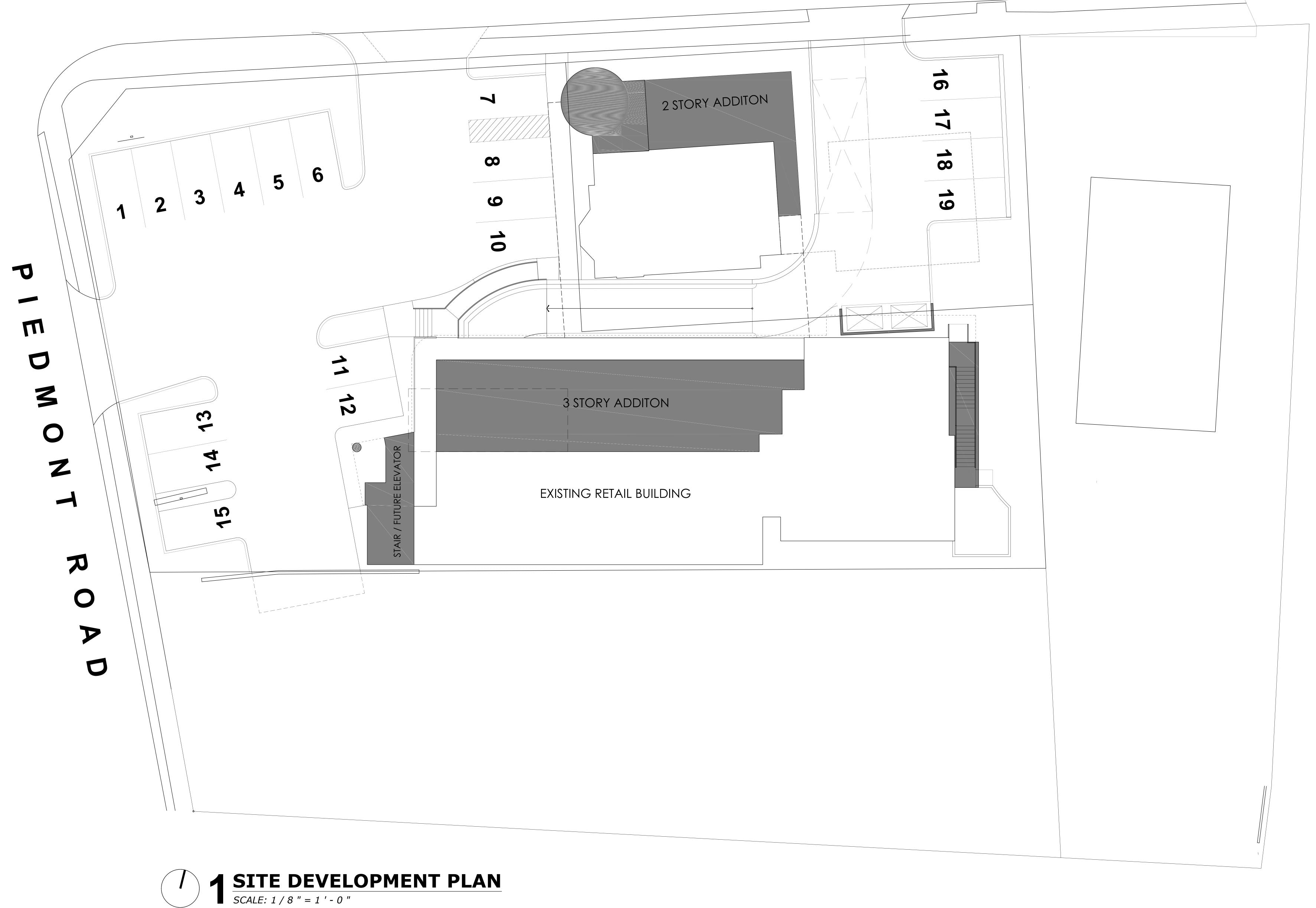
09-02-22 DESIGN REVISIONS

09-12-22 DESIGN REVISIONS

DEVELOPMENT PLAN SECOND LEVEL

1 OUTLINE SHELL PLAN - SECOND LEVEL SCALE: 3 / 16 " = 1 ' - 0 "

# MARTINA DRIVE



08-28-22 DESIGN DEV. APPROVAL SI
08-31-22 SITE PLAN REVISION
09-12-22 DESIGN REVISIONS

10-07-22 DESIGN REVISIONS

CONSULTANT INFORM

ENT AND EXPANSION
ROAD - ATLANTA, GEORGIA 3030

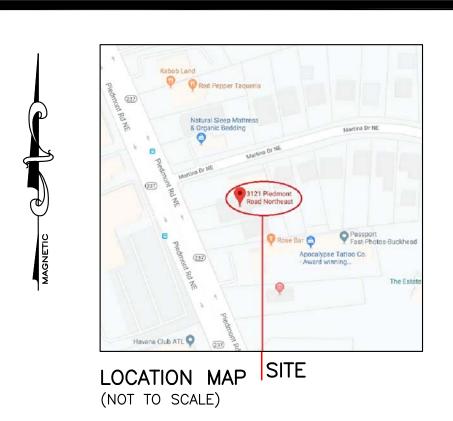
r**\***development

404.939.1114 - robb@restaurant-development

SITE PLAN

08-15-2022
PROJECT NO.
2022-0801

**SP.02** 



LEGAL DESCRIPTION

## #3121 Piedmont Road

All that tract or parcel of land lying and being in Land Lot 61 of the 17th Land District, of Fulton County, Georgia, and being more particularly described as follows:

NOTES:

Beginning at a point located at the most southerly corner of the intersection of the southeast corner of the intersection of the southeast Right of Way line of Piedmont Road, Thence run along the southeasterly Right of Way of Martina Drive North 25 Degrees 34 Minutes 04 Seconds East a

distance of 20.40 feet to a 0.5"RBS, Continuing thence along the southeasterly Right of Way of Martina Drive North 73 Degrees 11 Minutes 45 Seconds East a distance of 98.83 feet to a 0.5"RBS,

Thence leaving the southeasterly Right of Way of Martina Drive run South 16 Degrees 48 Minutes 15 Seconds East distance of 60.47 feet to a X Mark,

Thence run North 73 Degrees 11 Minutes 45 Seconds East a distance of 101.45 feet to a 0.5"RBS,

Thence run South 16 Degrees 09 Minutes 30 Seconds East a distance of 59.23 feet to a 0.5"RBS,

Thence run South 76 Degrees 22 Minutes 56 Seconds West a distance of 201.10 feet to a 0.5"RBS, located on the easterly Right of Way line of Piedmont Road,

Thence run along said Right of Way of Piedmont Road North 24 Degrees 27 Minutes 59 Seconds West a distance of 94.29 feet to a 0.5" RBS, said point being the True Point of Beginning.

Land Area = 0.402 AC

The End

### #3125 Piedmont Road

All that tract or parcel of land lying and being in Land Lot 61 of the 17th Land District, of Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point located east 98.83 feet from the intersection of the former southeast corner of Piedmont Road and Martina Drive; thence along the southern Right of Way of Martina Drive run North 73 Degrees 11 Minutes 45 Seconds East a distance of 102.13 feet to a 0.5"RBS,

Thence leaving said Right of Way South 16 Degrees 09 Minutes 30 Seconds East a distance of 60.47 feet to

Thence run South 73 Degrees 11 Minutes 45 Seconds West a distance of 101.45 feet to a X Mark, Thence run North 16 Degrees 48 Minutes 15 Seconds West a distance of 60.47 feet to a 0.5" RBS, said point being

the True Point of Beginning.

The End

Land Area = 0.141 AC

TITLE EXCEPTIONS (#3121 & #3125)

### Commitment file No. 2-38441 SPECAIL EXCEPTIONS

# Item a-f Not Plottable

g) Warranty Deed (Right of way purposes) from Claude E. Brock to Mrs. Evelyn Greene Brock and Fulton County a political subdiviwsion, dated March 25, 1959, filed for record March 26, 1959 at 9:43 a.m., recorded in Deed Book 3437, Page 522, Records of Fulton County, Georgia. (Plotted)

h) All those matters as disclosed by that certain plat recorded in Plat Book 13, Page 74, aforesaid records.

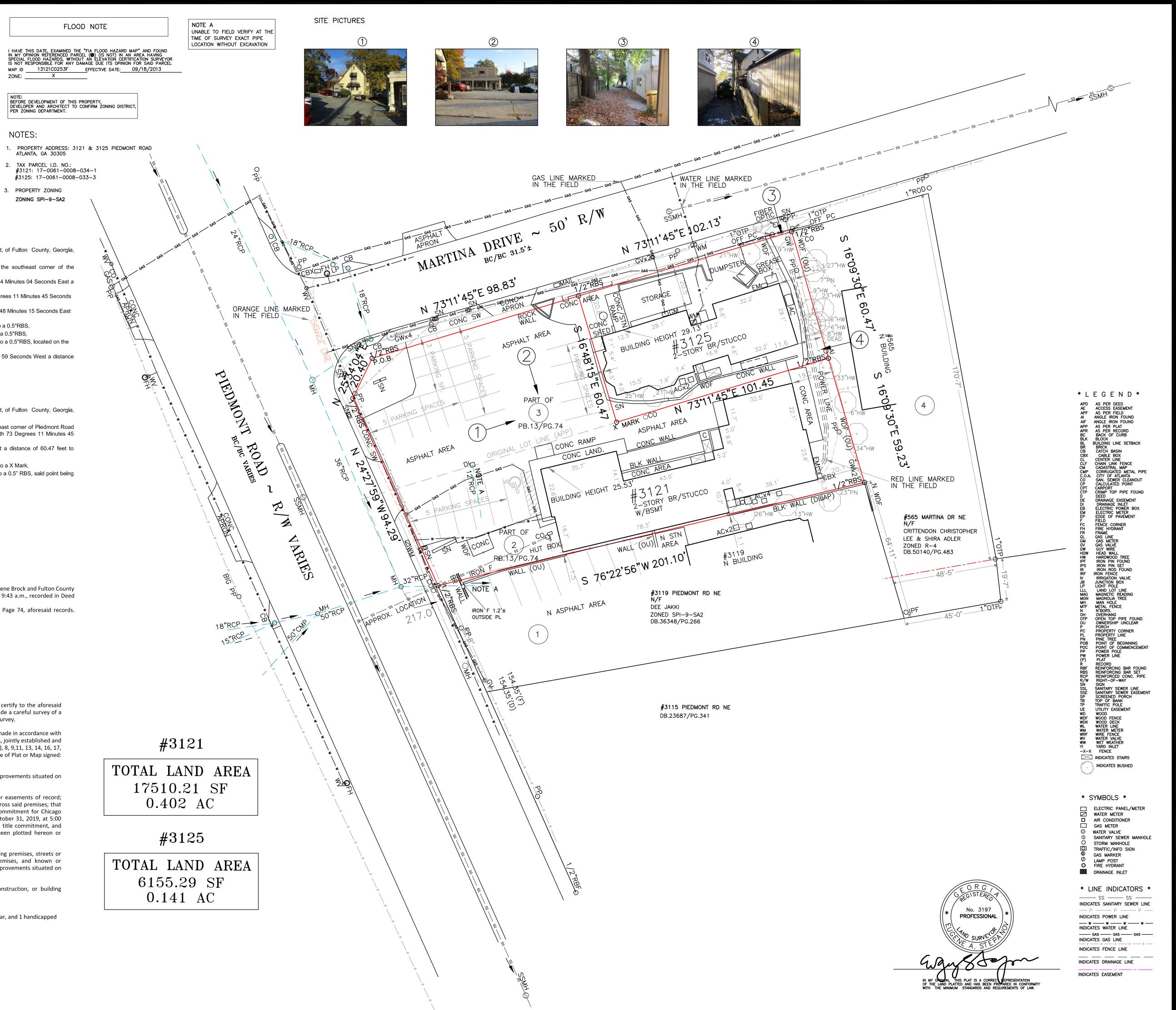
SURVEY CERTIFICATION

This survey is made for the benefit of:

BOB KUMAR CHICAGO TITLE INSURANCE

I, Eugene Stepanov, Registered Land Surveyor in the State of Georgia, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows: see legal description shown on survey.

- 1. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7a, 7b(b)(1), 7(c), 8, 9,11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 11/12/2019. Date of Plat or Map signed:
- 2. The survey correctly shows the location of all buildings, structures and other improvements situated on
- 3. All utilities serving the premises enter through adjoining public streets and/or easements of record; that except as shown, there are no know or visible easements or right of ways across said premises; that the property described hereon is the same as the property described in ALTA Commitment for Chicago Title Insurance, Commitment No: 2-38441 with effective date of commitment October 31, 2019, at 5:00 p.m, and that all known easements, covenants and restrictions referenced in said title commitment, and easements which the undersigned has been advised of has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property;
- 4. There are known or observable encroachments, see the drawing, onto adjoining premises, streets or alley by any buildings, structures or other improvements located on the premises, and known or observable encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises;
- 5. There is no observable evidence of recent earth moving work, building construction, or building
- 6. The property has direct physical access to Piedmont Road and Martina Drive.
- 7. The number of striped parking spaces located on the subject property is 22 regular, and 1 handicapped are graphically shown hereon.



EXPRESS,

SURVEY PROFESSION

REVISIONS

SCALE 1" = 20'

FIELD WORK 11/12/2019

DATE SIGNED 11/22/2019

COORD No. 20192440

SHEET NUMBER

24x36 PAPER SIZE

1"= 20'

20192440

DRAWN BY

CHECKED BY











November 22, 2022

Rafi Jooma Icebox Diamonds & Watches rafi@icebox.com

RE: November 14 meeting with Peachtree Park

### Dear Rafi,

We would like to thank you and Robb for making the time to meet with us and discuss your project at 3121 & 3125 Piedmont Rd. Overall, the plan is impressive, and we very much would like to see those properties improved.

We want to share our initial collective thoughts after discussing with other neighbors and members of the PPCA Board. The properties are a highly visible first impression to our historical neighborhood and we very much desire to see a neighborhood friendly development that is consistent with the SPI-9 vision and plan that was set in place many years ago.

Peachtree Park is an historic neighborhood first established in 1915 and consisting of 550 homes that has a long track record of success in working with developers, but by virtue of its location, is threatened by urban intrusion on its western and northern flanks.

As we shared with you at our meeting, we had a long history of issues with the properties, including patrons blocking residents' driveways, public intoxication, trash on the street and residents' properties and disruptive noise. We hope these problems will be firmly in the past under your ownership.

We believe the work to be done should be in full compliance with SPI-9 code. Furthermore, it is our opinion that the proposed project does not qualify for an exemption as described in Section 16-18I.010 which states, "Any property wherein the principal building is removed or destroyed by any means to an extent of more than 60 percent of replacement cost at the time of destruction or removal, shall be redeveloped in accordance with the requirements of this chapter and any paving or other accessory structure elements within any required transitional yard shall be removed and any buffers provided as required herein, notwithstanding any other provision in part 16 to the contrary," especially for the parcel on which the former HRS building is located.

In reviewing your proposed plans, we have concerns that we would like to see addressed to establish a harmonious relationship and preserve he quality of life for the residents of Peachtree Park. Following are concerns that had been expressed at our meeting:

- 1) Ingress/Egress on Martina: would like to see one (1) curb cut.
- 2) Rear setbacks: would like to see meet SPI-9 code.
- 3) Piedmont and Martina pedestrian sidewalks: would like to meet SPI-9 code with proper walk zones and amenity zones
- 4) 2<sup>nd</sup> story outdoor dining: We oppose due to noise that will be generated and we have previously experienced with this and other nearby properties.
- 5) Loading: Meet SPI-9 requirements with off street loading and signage on street
- 6) Parking: Meet SPI-9 requirements for screening.

These are our initial thoughts based on the plans provided. We appreciate you for involving Peachtree Park in this process and would like to review updated plans for additional comments as they become available.

Sincerely,

Stephen C. Pracht

President, Peachtree Park Civic Association

CC: Peachtree Park Civic Association Board members, Bob Stasiowski, Jason Kendall, Natalie McNeill, Peter Davis, Doug brown, Josh Magaro, Mike McLeod, Robb McKerrow, Development Review Committee-SPI 9