DeKalb County
GEORGIA

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Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or Authorized Representative: Teresa Curry/AXIS Infrastructure, LLC

Mailing Address: [redacted]

City/State/Zip Code: [redacted]

Email: [redacted]

Telephone Home: _____ Business: [redacted]

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: AL Madinah LLC c/o Aziz Dhanani

Address (Mailing): [redacted]

Email: [redacted] Telephone Home: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 4850 REDAN ROAD City: STONE MTN State: GA Zip: 30088

District(s): 15 Land Lot(s): 224 Block: _____ Parcel: 1522403004

Zoning Classification: C-1 Commission District & Super District: 4 & 7

CHECK TYPE OF HEARING REQUESTED:

- [x] VARIANCE (From Development Standards causing undue hardship upon owners of property.)
- [ ] SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
- [ ] OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

***PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4.**
FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.*

Email plansustain@dekalbcountyga.gov with any questions.

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 4-23-2026 Owner Signature: Aziz Dhanani

DATE: 4-23-2026 Applicant Signature: TERESA CURRY, APPLICANT

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the ZoningBoard of Appeals for the requests as shown in this application.

DATE: 4-23-2026

Applicant/Agent Signature: _____
Teresa Curry, P.E.
APPLICANT

TO WHOM IT MAY CONCERN:

(I)/ (WE): AL Madinah, LLC c/o Aziz Dhanani
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Lorraine Wynn
Notary Public

LORRAINE WYNN
NOTARY PUBLIC
FULTON COUNTY
STATE OF GEORGIA
Commission # W-00531960
My Comm. Expires 10/30/2029

Aziz Dhanani
Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

July 1st, 2026

DeKalb County
Department of Planning
178 Sams Street
Decatur, GA 30030

RE: Setback Variance
Letter of Intent
Commercial Development
4850 Redan Road, Stone Mountain, GA

To Whom It May Concern:

On behalf of the property owner, we respectfully submit this Letter of Intent in support of the requested modification to the required maximum front building setback. Specifically, we request approval to increase the allowable front building setback from twenty (20) feet to sixty-five (65) feet to accommodate the operational requirements of a proposed drive-through facility.
The requested setback modification is necessary to provide adequate vehicular circulation and vehicle stacking within the site while maintaining safe and efficient access for customers. The additional setback allows sufficient space between the public right-of-way and the drive-through service area, reducing the potential for vehicle queues to extend onto adjacent streets or interfere with internal circulation.

The proposed site layout has been carefully designed to:

- Provide adequate drive-through stacking capacity consistent with anticipated peak demand.
- Maintain safe ingress and egress by minimizing conflicts between drive-through traffic, parking areas, and pedestrian movements.
- Improve internal traffic circulation and emergency vehicle access throughout the development.
- Prevent congestion at site entrances and reduce the potential for vehicles to queue into the public roadway.

Although the building is proposed to be located farther from the front property line than typically permitted, the design supports the overall intent of the zoning ordinance by promoting public safety, efficient site operations, and orderly traffic circulation. The increased setback is directly related to the functional requirements of the drive-through use and is not intended to diminish the quality of the streetscape or surrounding development.

The proposed development will incorporate appropriate landscaping, pedestrian connections, and architectural enhancements within the front setback area to maintain an attractive street presence and ensure compatibility with adjacent properties.

For these reasons, we respectfully request approval of the proposed modification to permit a sixty-five (65) foot front building setback. The requested deviation represents the minimum necessary to achieve a safe, functional, and well-designed site while supporting the intended commercial use.

Thank you for your consideration of this request. We appreciate your review and look forward to working with staff throughout the approval process.

If you have any further questions or need additional information, please contact me at [redacted]

Sincerely,

Teresa Curry
Project Manager

AXIS
CELEBRATING 10 YEARS
A DECADE STRONG

[redacted]

RESERVED FOR THE CLERK OF COURT

GENERAL NOTES:

1. THE BASIS OF BEARING IS DERIVED FROM THE TRIMBLE VRS NOW NETWORK - GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83. ELEVATIONS, IF SHOWN, ARE DERIVED FROM NORTH AMERICAN VERTICAL DATUM(NAVD) 88 USING GEIOD18. DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET (1 FOOT = 1200/3937 METERS)

2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTING WITH A TRIMBLE R12 DUEL FREQUENCY GPS WITHA SITE LOCALIZED RTK NETWORK, AND TRIMBLE TSC SERIES DATA COLLECTOR, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 208,398 FEET.

3. THE CONTOURS SHOWN ON THIS SURVEY ARE AT A 1-FOOT INTERVAL AND THE UNDERLYING DATA WAS COLLECTED WITH CONVENTIONAL FIELD SURVEY METHODS.

4. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD MAP 13089C0089J, DATED 05/16/2013. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

5. THE ZONING OF THE SUBJECT TRACTS ARE ZONED C-1 (LOCAL COMMERCIAL DISTRICT), ACCORDING TO DEKALB COUNTY ZONING MAP. THIS SURVEY HAS BEEN PREPARED WITHOUT A ZONING REPORT OR LETTER BEING PROVIDED TO THE SURVEYOR. NO LIST OF CURRENT ZONING CLASSIFICATIONS, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS OR PARKING REQUIREMENTS HAVE BEEN IDENTIFIED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

6. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

   APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY UTILITY MARKING, LLC IN MARCH, 2024 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.

7. THERE WERE NO CHANGES TO THE STREET RIGHT-OF-WAY, EVIDENCE OF SIDEWALK CONSTRUCTION, OR SIDEWALK REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

8. PROPERTY HAS DIRECT AND INDIRECT ACCESS VIA EASEMENT FOR ACCESS AS RECORDED IN DEED BOOK 3087 AT PAGE 364 TO REDAN ROAD (A 100' WIDTH DEDICATED PUBLIC RIGHT-OF-WAY) ALONG THE SOUTHERN AND WESTERN BOUNDARY.

9. THIS SURVEY HAS BEEN PREPARED FOR THE SOLE PURPOSE OF THE TRANSACTION DESCRIBED IN THE REFERENCED TITLE COMMITMENT AND THE PARTIES LISTED THEREON. THIS SURVEY IS NOT TO BE USED FOR ANY SUBSEQUENT TRANSACTIONS.

10. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

11. THERE ARE NO GAPS, GORES, OVERLAPS, OR HIATUSES BETWEEN THE SUBJECT PROPERTY AND ADJACENT PROPERTIES AND RIGHT-OF-WAY LINES.

12. ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR THAT ARE LEGIBLE, WITHIN THE LIMITS OF THIS SURVEY, AND ARE PLOTTABLE, ARE SHOWN.

13. THERE IS NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

14. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.

15. TREES 4-INCH DBH AND LARGER WERE LOCATED FOR THIS SURVEY.

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1212413-MICH, WITH AN EFFECTIVE DATE OF FEBRUARY 03, 2024. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY-RELATED EXCEPTIONS IN SCHEDULE B, PART II:

(12.) EASEMENT FROM E. L. CROWE TO GEORGIA POWER COMPANY, DATED JULY 18, 1935, FILED FOR RECORD AUGUST 8, 1935, AND RECORDED IN DEED BOOK 416, PAGE 363, DEKALB COUNTY, GEORGIA RECORDS.
MAY AFFECT SITE - VAGUE & INSUFFICIENT INFORMATION CONTAINED IN RECORD DOCUMENT

(13.) EASEMENT FROM E. L. CROWE TO GEORGIA POWER COMPANY, DATED OCTOBER 2, 1935, FILED FOR RECORD NOVEMBER 5, 1935, AND RECORDED IN DEED BOOK 421, PAGE 359, AFORESAID RECORDS.
MAY AFFECT SITE - VAGUE & INSUFFICIENT INFORMATION CONTAINED IN RECORD DOCUMENT

(14.) RIGHT OF WAY DEED FROM HOWERDD AND CONNOLLY, INC. TO DEKALB COUNTY, A GEORGIA POLITICAL SUBDIVISION, FILED FOR RECORD DECEMBER 6, 1972, AND RECORDED IN DEED BOOK 2923, PAGE 529, AFORESAID RECORDS.
AFFECTS SUBJECT PROPERTY - BLANKET EASEMENT FOR DRAINAGE & MAINTENANCE

(15.) EASEMENT FROM EUGENE M. HOWERDD AND TIMOTHY J. CONNOLLY TO GEORGIA POWER COMPANY, DATED MAY 31, 1973, FILED FOR RECORD JUNE 29, 1973, AND RECORDED IN DEED BOOK 3032, PAGE 13, AFORESAID RECORDS.
AFFECTS SUBJECT PROPERTY - BLANKET EASEMENT FOR POWER

(16.) TERMS AND PROVISIONS OF THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, BY AND BETWEEN EUGENE M. HOWERDD, JR., TIMOTHY J. CONNOLLY AND HOWERDD AND CONNOLLY, INC., A GEORGIA CORPORATION AND LNC LAND SALES, INC., AN INDIANA CORPORATION D/B/A HOWCON LAND COMPANY, A JOINT VENTURE, DATED OCTOBER 17, 1973, FILED FOR RECORD OCTOBER 22, 1973, AND RECORDED IN DEED BOOK 3087, PAGE 364, AFORESAID RECORDS.
AFFECTS SUBJECT PROPERTY - BLANKET EASEMENT FOR INDIRECT ACCESS TO REDAN ROAD

(17.) MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 7, PAGE 28, AFORESAID RECORDS.
NO EASEMENTS DEPICTED ON DOCUMENT

TITLE DESCRIPTION

TRACT 1:

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT 224 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY AN IRON PIN LOCATED ON THE NORTHEASTERLY SIDE OF REDAN ROAD (100 FOOT ROW) AT ITS POINT OF INTERSECTION WITH THE EASTERLY LAND LOT LINE OF LAND LOT 224 (SAME BEING THE WESTERLY LAND LOT LINE OF LAND LOT 2 OF THE 16TH DISTRICT, DEKALB COUNTY); RUNNING THENCE NORTH 59 DEGREES 11 MINUTES 25 SECONDS WEST AND ALONG THE NORTHEASTERLY SIDE OF REDAN ROAD A DISTANCE OF 300.00 FEET TO A POINT MARKED BY AN IRON PIN (SAID POINT BEING ALSO 493.94 FEET SOUTHEASTERLY OF THE INTERSECTION OF THE NORTHEASTERLY SIDE OF REDAN ROAD AND THE EASTERLY SIDE OF SOUTH HAIRSTON ROAD [100 FOOT ROW], AS MEASURED ALONG THE NORTHEASTERLY SIDE OF REDAN ROAD); RUNNING THENCE NORTH 30 DEGREES 48 MINUTES 35 SECONDS EAST A DISTANCE OF 150.00 FEET TO A POINT MARKED BY AN IRON PIN; RUNNING THENCE NORTH 89 DEGREES 12 MINUTES 29 SECONDS EAST A DISTANCE OF 180.85 FEET TO A POINT MARKED BY AN IRON PIN LOCATED ON THE EASTERLY LAND LOT LINE OF LAND LOT 224; RUNNING THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS WEST AND ALONG THE EASTERLY LAND LOT LINE OF LAND LOT 224, A DISTANCE OF 284.98 FEET TO A POINT LOCATED AT THE INTERSECTION OF SAID EASTERLY LAND LOT LINE OF LAND LOT 224 AND THE NORTHEASTERLY SIDE OF REDAN ROAD, SAME BEING THE POINT OF EGINNING; BEING ALL AS SHOWN UPON THAT PLAT OF SURVEY PREPARED BY JOSEPH C. KING, REGISTERED LAND SURVEYOR NO. 1418, DATED DECEMBER 27, 1990; SAID PLAT BEING MADE A PART HEREOF BY THIS REFERENCE THERETO.

TRACT 2:

EASEMENT AND OTHER INTERESTS IN REAL PROPERTY CONTAINED IN RECIPROCAL EASEMENT AGREEMENT BETWEEN EUGENE M. HOWERDD, JR., TIMOTHY J. CONNOLLY AND HOWERDD AND CONNOLLY, INC. AND LNC LAND SALES, INC. D/B/A/ HOWCON LAND COMPANY, DATED OCTOBER 17, 1973, FILED OCTOBER 22, 1973, AND RECORDED IN DEED BOOK 3087, PAGE 364, AFORESAID RECORDS.

SURVEYED DESCRIPTION

TRACT 1:

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT 224 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY AN IRON PIN LOCATED ON THE NORTHEASTERLY SIDE OF REDAN ROAD (100 FOOT ROW) AT ITS POINT OF INTERSECTION WITH THE EASTERLY LAND LOT LINE OF LAND LOT 224 (SAME BEING THE WESTERLY LAND LOT LINE OF LAND LOT 2 OF THE 16TH DISTRICT, DEKALB COUNTY); RUNNING THENCE NORTH 58 DEGREES 30 MINUTES 41 SECONDS WEST AND ALONG THE NORTHEASTERLY SIDE OF REDAN ROAD A DISTANCE OF 300.42 FEET TO A POINT MARKED BY AN IRON PIN, RUNNING THENCE NORTH 31 DEGREES 27 MINUTES 54 SECONDS EAST A DISTANCE OF 150.00 FEET TO A POINT MARKED BY AN IRON PIN; RUNNING THENCE NORTH 89 DEGREES 44 MINUTES 40 SECONDS EAST A DISTANCE OF 180.85 FEET TO A POINT MARKED BY AN IRON PIN LOCATED ON THE EASTERLY LAND LOT LINE OF LAND LOT 224; RUNNING THENCE SOUTH 00 DEGREES 35 MINUTES 41 SECONDS WEST AND ALONG THE EASTERLY LAND LOT LINE OF LAND LOT 224, A DISTANCE OF 285.68 FEET TO A POINT LOCATED AT THE INTERSECTION OF SAID EASTERLY LAND LOT LINE OF LAND LOT 224 AND THE NORTHEASTERLY SIDE OF REDAN ROAD, SAME BEING THE POINT OF EGINNING;

CONTAINING 48,361 SQUARE FEET OR 1.110 ACRES

TRACT 2:

EASEMENT AND OTHER INTERESTS IN REAL PROPERTY CONTAINED IN RECIPROCAL EASEMENT AGREEMENT BETWEEN EUGENE M. HOWERDD, JR., TIMOTHY J. CONNOLLY AND HOWERDD AND CONNOLLY, INC. AND LNC LAND SALES, INC. D/B/A/ HOWCON LAND COMPANY, DATED OCTOBER 17, 1973, FILED OCTOBER 22, 1973, AND RECORDED IN DEED BOOK 3087, PAGE 364, AFORESAID RECORDS.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Digitally signed by John T Newman
Contact Info: [redacted]
Date: 2026.06.05 11:36:45-05'00'

JOHN T. NEWMAN
PROFESSIONAL LAND SURVEYOR NO. 3324

TO: COFFEE CAFE 2, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(C), 8, 9, 11(B), 13, 14 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 09, 2024, AND REVISITED ON MAY 20, 2026.

GEORGIA REGISTERED PROFESSIONAL NO. 3324 LAND SURVEYOR JOHN T. NEWMAN

Digitally signed by John T. Newman
Contact Info: [redacted]
Date: 2026.06.05 11:36:[redacted]

DATE

JOHN T. NEWMAN
PROFESSIONAL LAND SURVEYOR NO. 3324
THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE, LOAN, MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.



SITE LOCATION MAP
SCALE: 1"=2000'
SOURCE: AUTODESK GEOLOCATION MAP

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE INFORMATION, DESIGN AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE DISCLOSED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. THIS PLAN IS COPYRIGHTED AND ALL RIGHTS RESERVED. © BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

PROJECT No.: GAA240061.01
DRAWN BY: JP/RP
CHECKED BY: JS
DATE: 06/05/2026
CAD I.D.: S-ALTA-SURV
FIELD DATE: 04/29/2024 & 05/20/2026
CREW CHIEF: MN
APPROVED: JN

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www.georgia811.com

PROJECT:

ALTA / NSPS LAND TITLE SURVEY

FOR

COFFEE CAFE 2, LLC

4850 REDAN ROAD
LAND LOT 224, 15TH DISTRICT
UNINCORPORATED
DEKALB COUNTY, GA

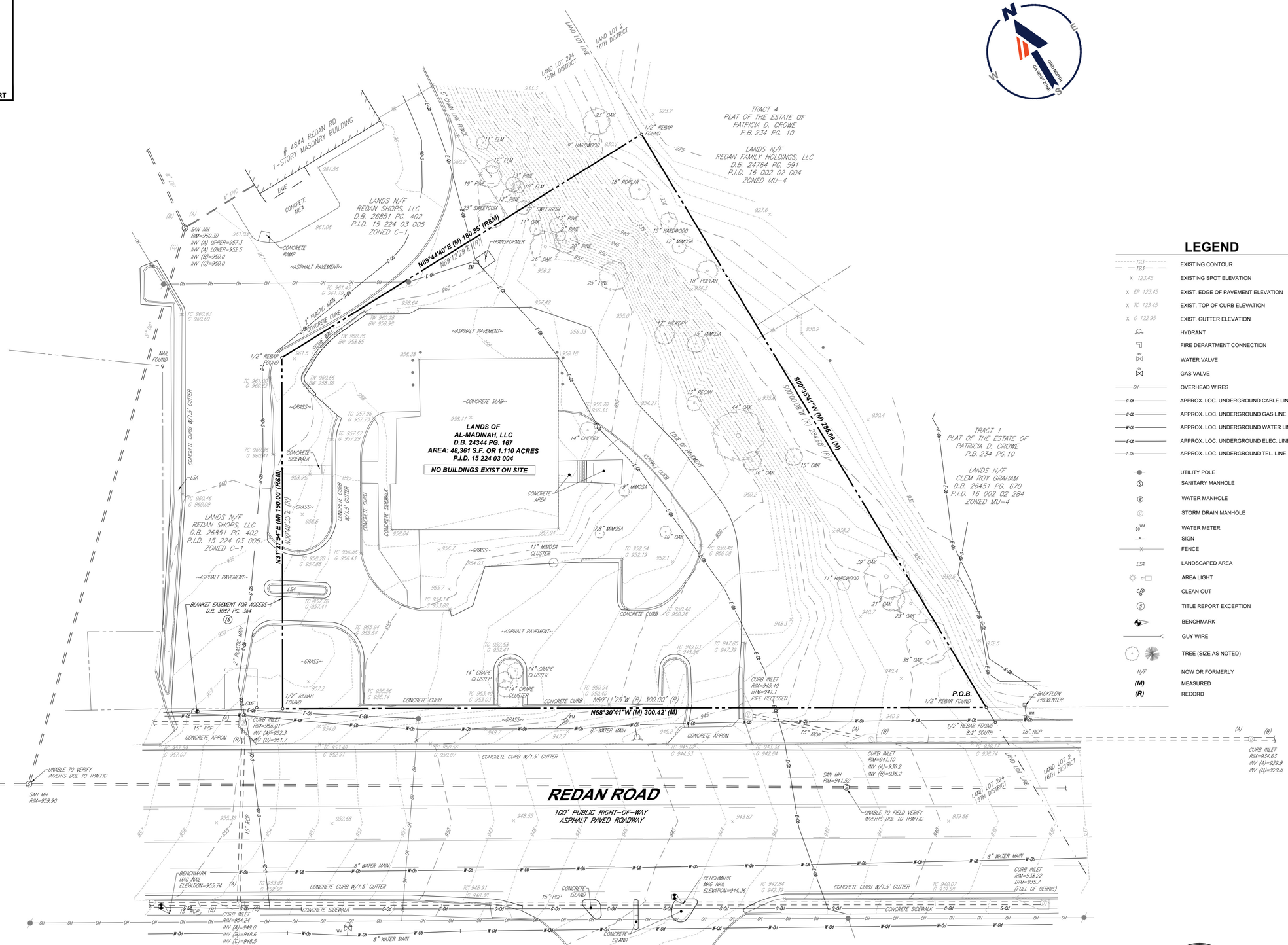
BOHLER
BOHLER, LLC GA LSF NO. 001460
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: [redacted]

SHEET NUMBER: 1 OF 2

ORG. DATE - 06-05-2026

C:\BOHLER\CAD_USERDATA\TEMP\ACPUBLISH_20536\S-ALTA-SURV-GAA240061.01-0A-----3LAYOUT: 24X36 (1)
RP

RESERVED FOR THE CLERK OF COURT



LEGEND

123	EXISTING CONTOUR
X 123.45	EXISTING SPOT ELEVATION
X EP 123.45	EXIST. EDGE OF PAVEMENT ELEVATION
X TC 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GUTTER ELEVATION
	HYDRANT
	FIRE DEPARTMENT CONNECTION
WV	WATER VALVE
GV	GAS VALVE
OH	OVERHEAD WIRES
C	APPROX. LOC. UNDERGROUND CABLE LINE PER UTILITY MARKOUT
G	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
W	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT
E	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT
T	APPROX. LOC. UNDERGROUND TEL. LINE PER UTILITY MARKOUT
	UTILITY POLE
S	SANITARY MANHOLE
W	WATER MANHOLE
D	STORM DRAIN MANHOLE
WM	WATER METER
	SIGN
	FENCE
LSA	LANDSCAPED AREA
	AREA LIGHT
CO	CLEAN OUT
5	TITLE REPORT EXCEPTION
	BENCHMARK
	GUY WIRE
	TREE (SIZE AS NOTED)
N/F	NOW OR FORMERLY
(M)	MEASURED
(R)	RECORD

BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE ELECTRONIC FILE(S) AND/OR COPY OF THIS PLAN MAY BE ON FILE (CAD FILES, PDF FILES, ETC.) AND/OR MAY BE ACCESSIBLE THROUGH INTERNET CONNECTIONS. AS SUCH, BOHLER ENGINEERING PROFESSIONAL SERVICES INDICATES THAT NO REPRESENTATION OF ANY KIND IS MADE AS TO THE ELECTRONIC COMPATIBILITY OF THESE FILES WITH HARDWARE OR SOFTWARE NOT USED BY BOHLER ENGINEERING PROFESSIONAL SERVICES AT THE TIME OF PROJECT COMPLETION. IN THE EVENT THAT ELECTRONIC FILES ARE TRANSFERRED, IT IS AGREED THAT ONLY PAPER COPIES OF PLANS, DRAWINGS, AND DESIGNS PREPARED BY BOHLER ENGINEERING PROFESSIONAL SERVICES SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. ANY ALTERATION OF THE ELECTRONIC FILES WILL BE DONE AT THE RECIPIENT'S SOLE RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING PROFESSIONAL SERVICES. ANY REUSE OF THE ELECTRONIC FILES WITHOUT WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING PROFESSIONAL SERVICES SHALL BE AT RECIPIENT'S SOLE RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING PROFESSIONAL SERVICES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

PROJECT No.:	GAA240061.01
DRAWN BY:	JP/RP
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DATE:	06/05/2026
CAD I.D.:	S-ALTA-SURV
FIELD DATE:	04/29/2024 & 05/20/2026
CREW CHIEF:	MN
APPROVED:	JN

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GEORGIA
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www.georgia811.com

PROJECT:

ALTA / NSPS LAND TITLE SURVEY

FOR

COFFEE CAFE 2, LLC

4850 REDAN ROAD
LAND LOT 224, 15TH DISTRICT
UNINCORPORATED
DEKALB COUNTY, GA

BOHLER™
BOHLER, LLC GA LSF NO. 001460
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: [redacted]

20 10 5 0 20
SCALE: 1" = 20'

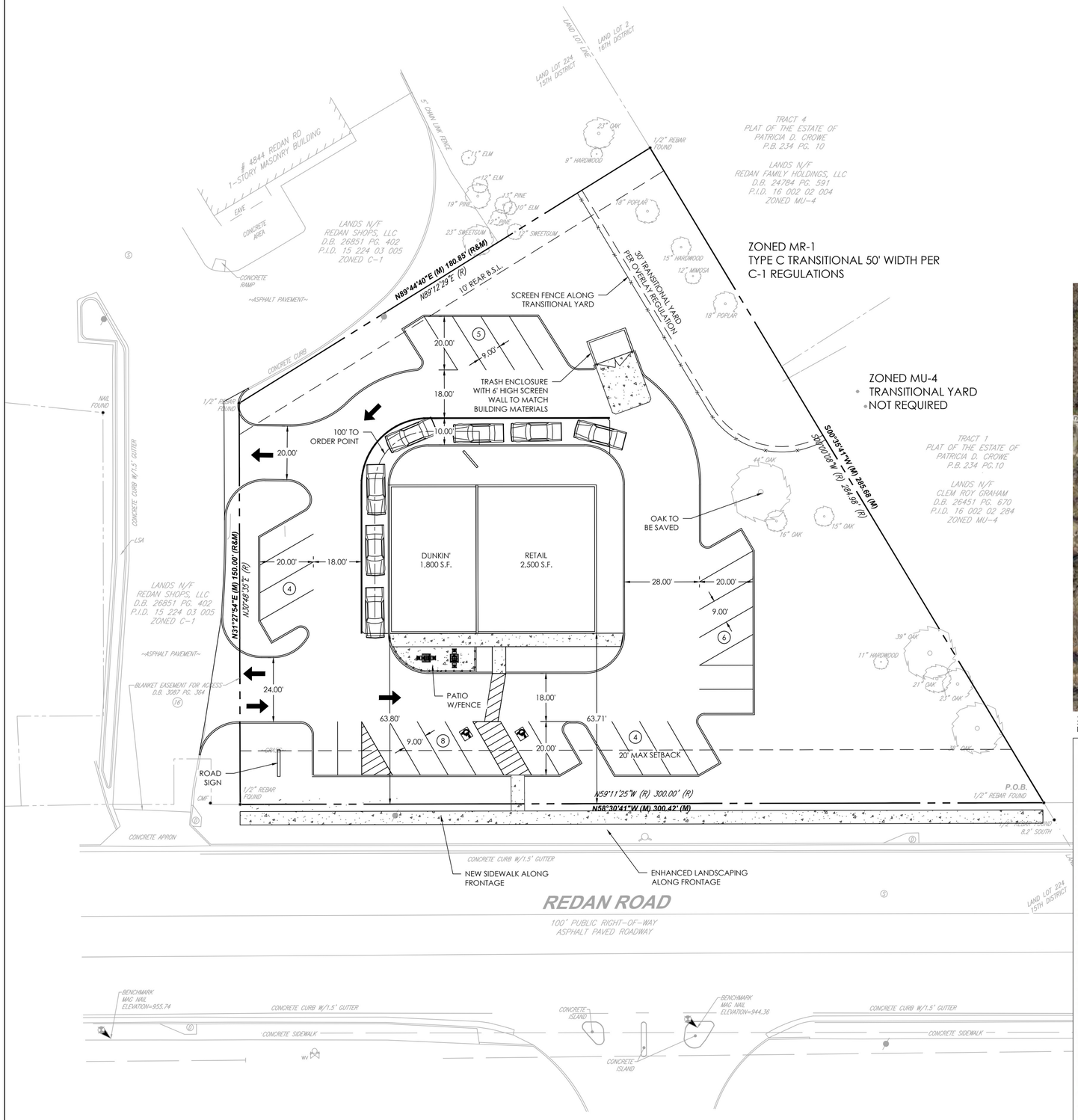
SHEET NUMBER:
2
OF 2

ORG. DATE - 06-05-2026

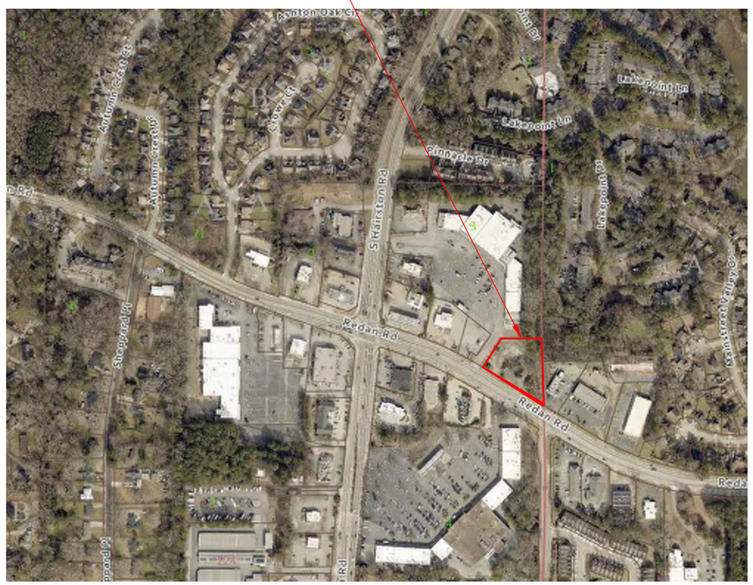
GEORGIA REGISTERED PROFESSIONAL NO. 3324 LAND SURVEYOR JOHN T. NEWMAN

Digitally signed by John T Newman
Contact Info: [redacted]
Date: 2026.06.05 11:36:56-05'00'

C:\BOHLERCAD_USERDATA\TEMP\ACPUBLISH_26536\S-ALTA-SURV-GAA240061.01-SA-----LAYOUT: 24X36 (2)
RP

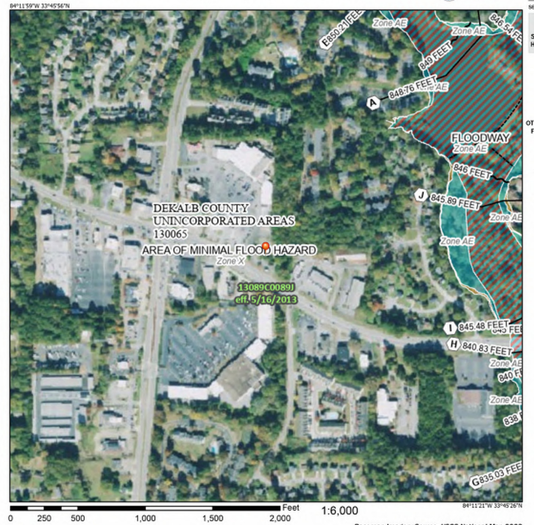


SITE DATA TABLE		
SITE ADDRESS: 4850 REDAN ROAD, STONE MOUNTAIN, GA (DeKALB COUNTY) CURRENT SITE AREA: 1.11 ACRES (48,361 S.F.) CURRENT ZONING: BASE: C-1; OVERLAY: HIDDEN HILLS OVD TIER 2 BUILDING TYPE: DUNKIN (1,800 S.F.); RETAIL (2,500 S.F.)		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
PARKING REQUIREMENTS RESTAURANT MIN: 1 SPACE/150 S.F. MAX: 1 SPACE/75 S.F. RETAIL MIN: 1 SPACE/500 S.F. MAX: 1 SPACE/200 S.F.	 12 MIN 24 MAX 5 MIN 13 MAX 17 MIN TOTAL 37 MAX TOTAL	 27 SPACES



SITE LOCATION
N.T.S.

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS: Without Base Flood Elevation (BFE) Zone A, V, A99; With BFE or Depth Zone AE, AO, AH, VE, AR; Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD: 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X; Future Conditions 1% Annual Chance Flood Hazard Zone X; Area with Reduced Flood Risk due to Levee. See Notes. Zone X; Area with Flood Risk due to Levee Zone D
- OTHER AREAS: NO SCREEN Area of Minimal Flood Hazard Zone X; Effective LOMRs; Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES: Channel, Culvert, or Storm Sewer; Levee, Dike, or Floodwall
- OTHER FEATURES: 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation; Coastal Transect; Base Flood Elevation Line (BFE); Limit of Study; Jurisdiction Boundary; Coastal Transect Baseline; Profile Baseline; Hydrographic Feature
- MAP PANELS: Digital Data Available; No Digital Data Available; Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

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Basemap Imagery Source: USGS National Map 2023

DUNKIN' / RETAIL

PROJECT ADDRESS:
4850 REDAN ROAD
STONE MOUNTAIN, GA 30088
DeKALB COUNTY

PREPARED FOR:
CHUNARA GROUP OF COMPANIES
3435 PEACHTREE INDUSTRIAL BLVD., DULUTH, GA 30096

811 Know what's below Call before you dig

24 HOUR CONTACT:
CHUNARA GROUP

PROJECT REVISIONS

NO.	DATE	DESCRIPTION

N
20 10 0 20
1" = 20'

GEORGIA REGISTERED No. PE30000 PROFESSIONAL ENGINEER TERESA M CURRY

6-11-2026
DATE

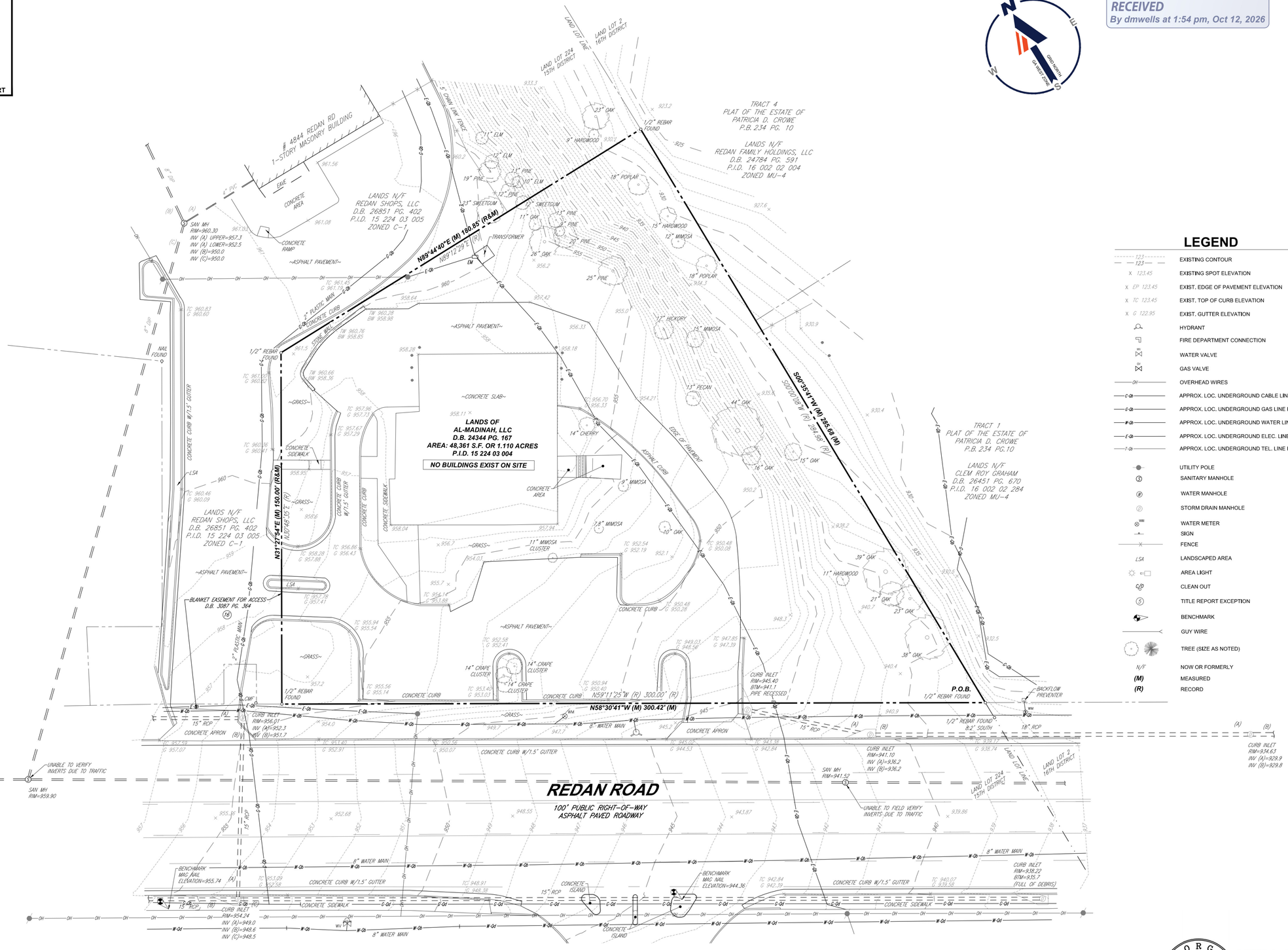
AXIS INFRASTRUCTURE
PHONE: [redacted]

P.M.	LW	REV.	0
DRAWN	MA	REV. DATE	---
CHECKED	BA	ISSUE DATE	06.11.26

SHEET TITLE
CONCEPT PLAN

SHEET NO.
CP-1.0

RESERVED FOR THE CLERK OF COURT



LEGEND

123 / 123	EXISTING CONTOUR
X 123.45	EXISTING SPOT ELEVATION
X EP 123.45	EXIST. EDGE OF PAVEMENT ELEVATION
X TC 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GUTTER ELEVATION
	HYDRANT
	FIRE DEPARTMENT CONNECTION
WV	WATER VALVE
GV	GAS VALVE
OH	OVERHEAD WIRES
E	APPROX. LOC. UNDERGROUND CABLE LINE PER UTILITY MARKOUT
G	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
W	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT
E	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT
T	APPROX. LOC. UNDERGROUND TEL. LINE PER UTILITY MARKOUT
	UTILITY POLE
S	SANITARY MANHOLE
W	WATER MANHOLE
D	STORM DRAIN MANHOLE
WM	WATER METER
	SIGN
	FENCE
LSA	LANDSCAPED AREA
	AREA LIGHT
CO	CLEAN OUT
5	TITLE REPORT EXCEPTION
	BENCHMARK
	GUY WIRE
	TREE (SIZE AS NOTED)
N/F	NOW OR FORMERLY
(M)	MEASURED
(R)	RECORD

Digitally signed by John T Newman
Contact Info: jtnewman@bohlereng.com
Date: 2026.06.05 11:36:56-05'00'

GEORGIA REGISTERED PROFESSIONAL NO. 3324 LAND SURVEYOR JOHN T. NEWMAN

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

PROJECT No.:	GAA240061.01
DRAWN BY:	JP/RP
CHECKED BY:	JS
DATE:	06/05/2026
CAD I.D.:	S-ALTA-SURV
FIELD DATE:	04/29/2024 & 05/20/2026
CREW CHIEF:	MN
APPROVED:	JN

GEORGIA811 www.Georgia811.com Contact 811 before you dig.

GEORGIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-282-7411
www.georgia811.com

PROJECT:

ALTA / NSPS LAND TITLE SURVEY

FOR

COFFEE CAFE 2, LLC

4850 REDAN ROAD
LAND LOT 224, 15TH DISTRICT
UNINCORPORATED
DEKALB COUNTY, GA

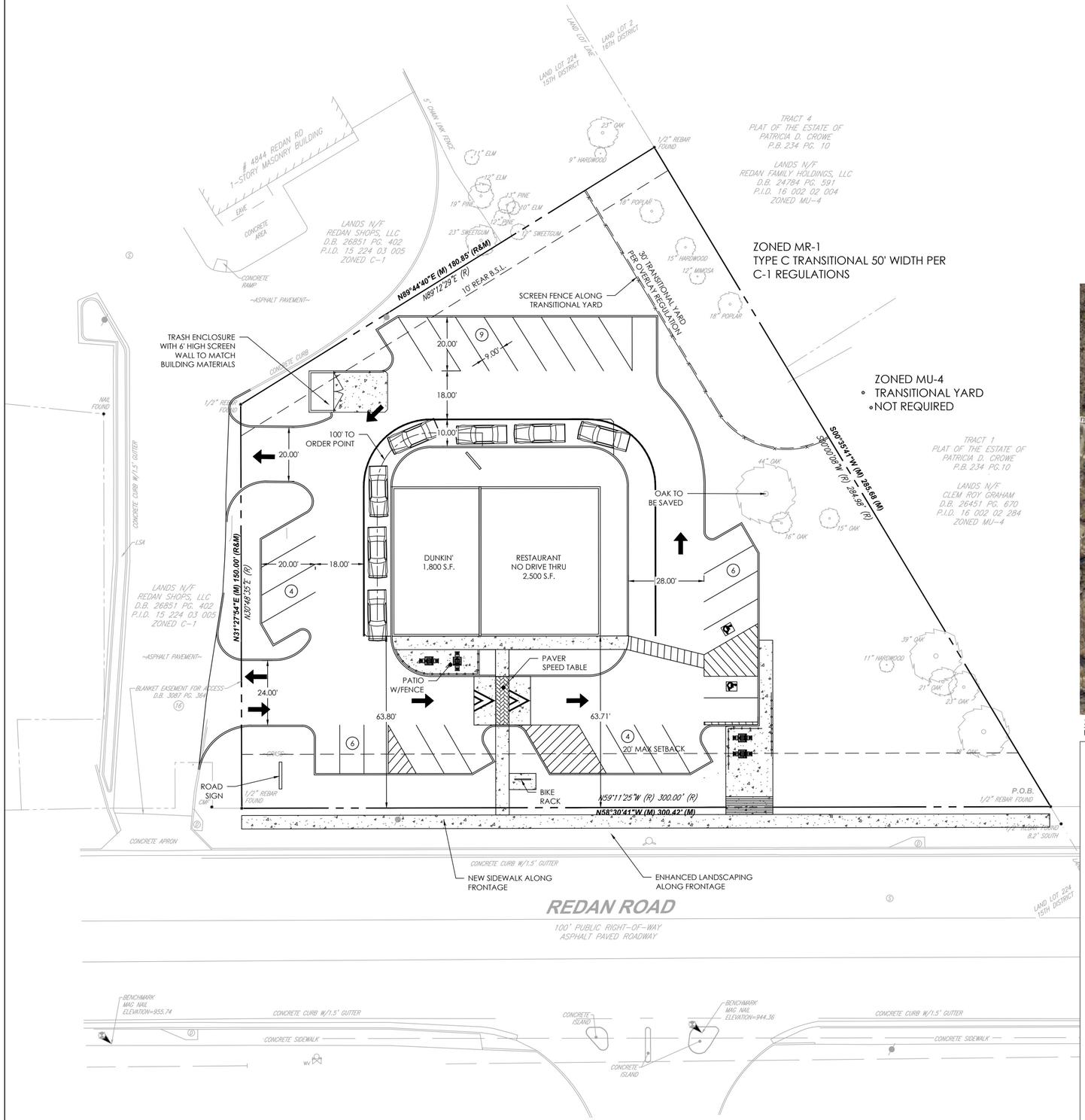
BOHLER
BOHLER, LLC GA LSF NO. 001460
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
GA-SURVEY@BohlerEng.com

20 10 5 0 20
SCALE: 1" = 20'

SHEET NUMBER:
2
OF 2

ORG. DATE - 06-05-2026

C:\BOHLER\CAD_USERDATA\TEMP\ACPUBLISH_29536\S-ALTA-SURV-GAA240061.01-0A-----1-LAYOUT: 24X36 (2)
JP

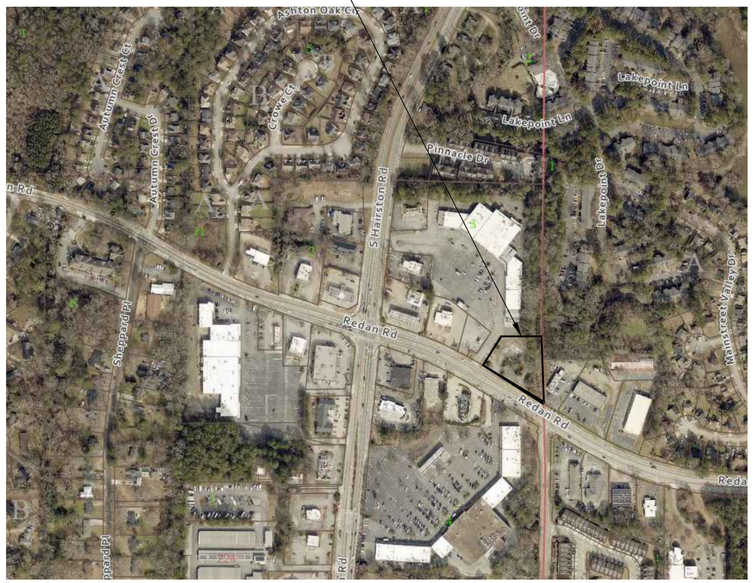


SITE DATA TABLE

SITE ADDRESS: 4850 REDAN ROAD, STONE MOUNTAIN, GA (DeKALB COUNTY)
CURRENT SITE AREA: 1.11 ACRES (48,361 S.F.)
CURRENT ZONING: BASE: C-1; OVERLAY: HIDDEN HILLS OVD TIER 2
BUILDING TYPE: DUNKIN (1,800 S.F.); RESTAURANT (2,500 S.F.)

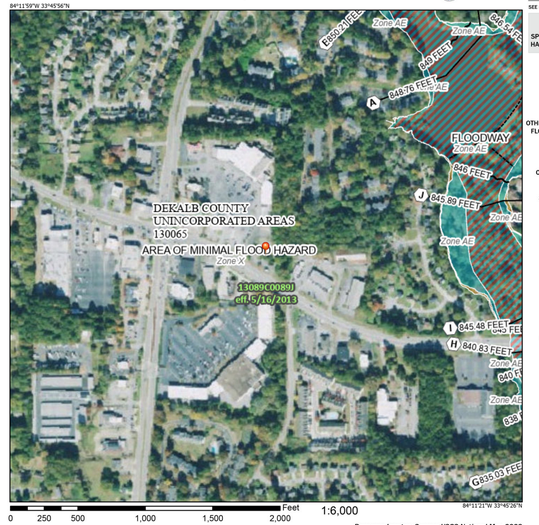
ZONING REQUIREMENTS	REQUIRED	PROPOSED
PARKING REQUIREMENTS DUNKIN MIN: 1 SPACE/150 S.F. MAX: 1 SPACE/75 S.F. RESTAURANT MIN: 1 SPACE/150 S.F. MAX: 1 SPACE/75 S.F.	 12 MIN 24 MAX 17 MIN 33 MAX 29 MIN TOTAL 57 MAX TOTAL	 29 SPACES

SITE



SITE LOCATION
N.T.S.

National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023

Legend

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DUNKIN' / RETAIL

PROJECT ADDRESS:
4850 REDAN ROAD
STONE MOUNTAIN, GA 30088
DeKALB COUNTY

PREPARED FOR:
CHUNARA GROUP OF COMPANIES
3435 PEACHTREE INDUSTRIAL BLVD., DULUTH, GA 30096

811 Know what's below Call before you dig

24 HOUR CONTACT:
CHUNARA GROUP

PROJECT REVISIONS

NO.	DATE	DESCRIPTION

N
20 10 0 20
1" = 20'

GEORGIA REGISTERED No. PE30000 PROFESSIONAL ENGINEER TERESA M CURRY

10-12-2026
DATE

AXIS INFRASTRUCTURE
PHONE: [redacted]

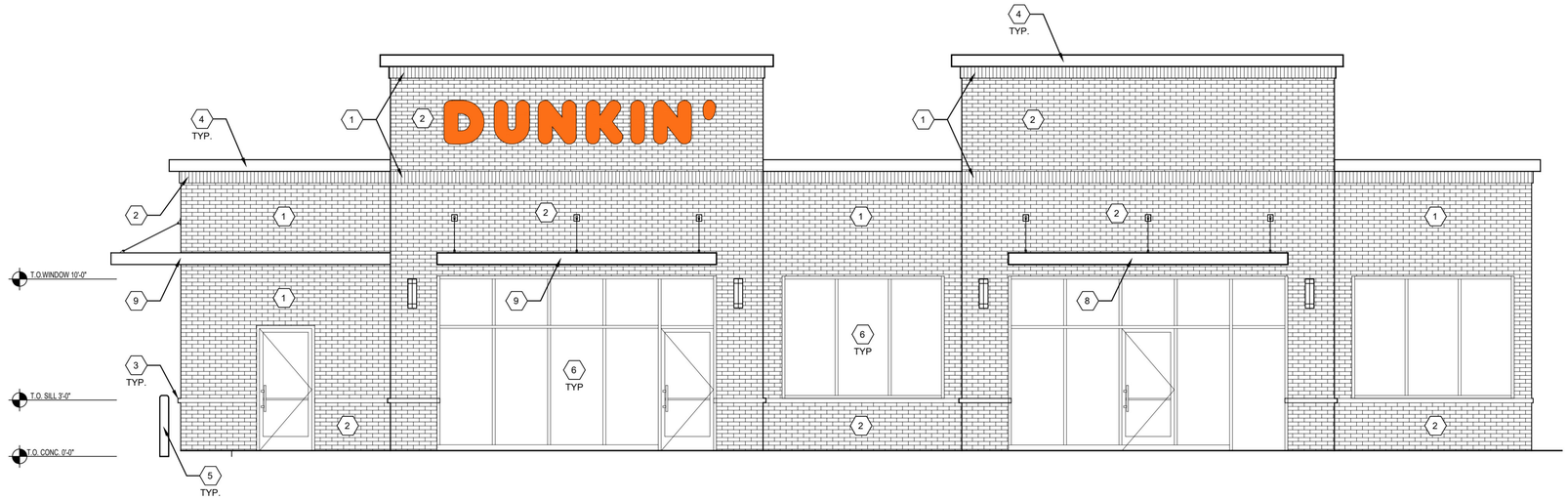
P.M.	LW	REV.	0
DRAWN	MA	REV. DATE	---
CHECKED	BA	ISSUE DATE	06.11.26

SHEET TITLE
CONCEPT PLAN

SHEET NO.
CP-1.0


DUNKIN'


DUNKIN'

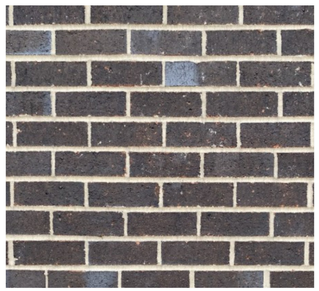


1 / A200 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

KEYNOTE	MATERIAL	COLOR
1	BRICK VENEER - PRIMARY	TRIANGLE BRICK - EVELYN BAY
2	BRICK VENEER - SECONDARY	TRIANGLE BRICK - MIDNIGHT SPECIAL
3	PRE-CAST CONCRETE	5-1/2" x 3-1/2" BANDING
4	ALUM. COPING AND COLLECTOR BOX WITH 4 x 4 DOWNSPOUT	METAL ERA DARK BRONZE (OR EQ.)
5	BOLLARDS	PAINT SW COLOR #6871, POSITIVE RED
6	KAWNEER 451T ALUM. STOREFRONTS (OR EQ.)	FACTORY FINISH - DARK BRONZE
7	ALUM. DRIVE THRU WINDOW	FACTORY FINISH - DARK BRONZE
8	AWNEX COLORADO CANOPY (OR EQ.)	FACTORY FINISH - PSB-6865
9	CANOPY AND FASCIA BAND	FACTORY FINISH - PER BRAND REQUIREMENTS


TRIANGLE BRICK - EVELYN BAY


TRIANGLE BRICK - MIDNIGHT SPECIAL


KAWNEER DARK BRONZE


METAL ERA DARK BRONZE


AWNEX PSB-6865

BY	DESCRIPTION	DATE	REV

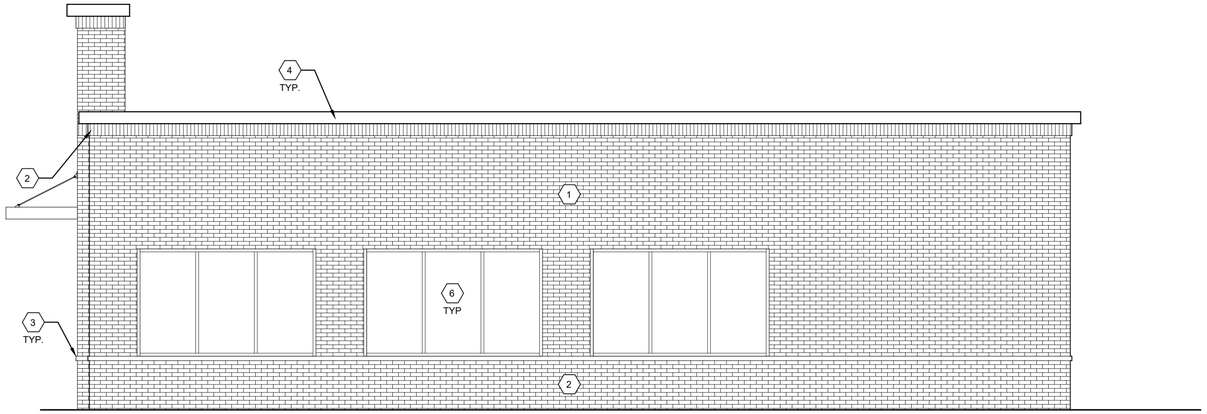
06/11/2026
DATE

PREPARED BY:
AXIS INFRASTRUCTURE
Phone: [redacted]

PREPARED FOR:
DUNKIN
FUTURE TENANT
STONE MOUNTAIN, GA

DRAWN BY: MS
ORIG. BUILD DATE:
REVIEWED BY: AA
DATE ISSUED: 06/11/2026

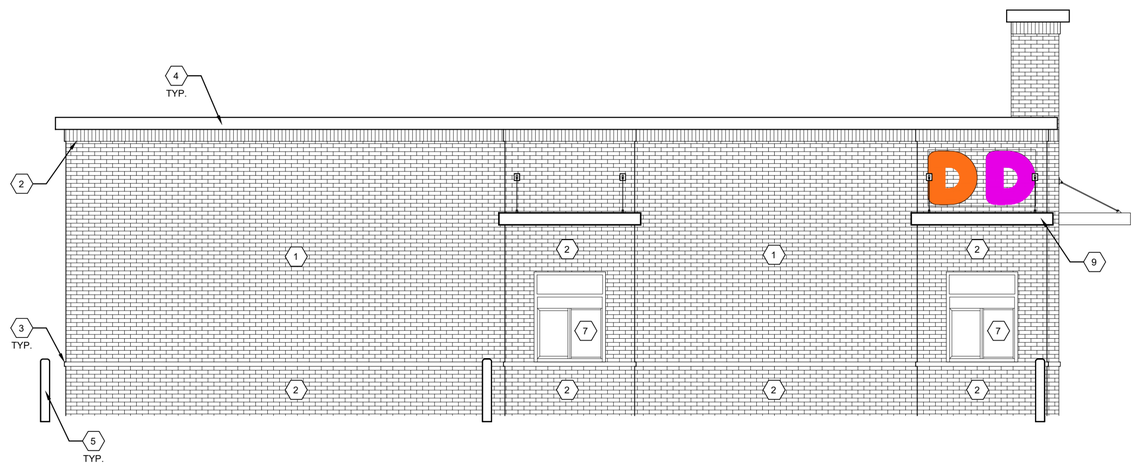
SHEET NO. A200
EXTERIOR ELEVATIONS



1 A201 RIGHT - SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

KEYNOTE	MATERIAL	COLOR
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7	ALUM. DRIVE THRU WINDOW	FACTORY FINISH - DARK BRONZE
8	AWNEX COLORADO CANOPY (OR EQ.)	FACTORY FINISH - PSB-6865
9	CANOPY AND FASCIA BAND	FACTORY FINISH - PER BRAND REQUIREMENTS



2 A201 LEFT - SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE	BY

06/11/2026
DATE

AXIS INFRASTRUCTURE
Phone:
PREPARED BY:

PREPARED FOR:
DUNKIN
FUTURE TENANT
STONE MOUNTAIN, GA

DRAWN BY	ORIG. BUILD DATE	REVIEWED BY	DATE ISSUED
MS		AA	06/11/2026

SHEET NO. A201
EXTERIOR ELEVATIONS



ArcGIS Web Map

0 0.0075 0.015 0.03 0.045 0.06 mi

Date Printed: 7/1/2026

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