

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: 2-24-15
PH #: PHA240038
 Property Taxes & Code Violations Verified
 Fee Paid Initial: PC

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Kristina McManus Telephone: 678-231-3608
Address: 6606 Webb Bridge Court Suite: _____
City: Alpharetta State: GA Zip: 30009 Fax: _____
Mobile Tel: 678-231-3608 Email: indigoandpearls@gmail.com

Subject Property Information:

Address: 350 Brady Place Current Zoning: O-I
District: 1st Section: 2nd Land Lot: 643 Parcel ID: 12 258106930158
Proposed Zoning: DT-MU Current Use: Commerical Office

This Application For (Check All That Apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Master Plan Review | |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Public Hearing | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Other (Specify): _____ | |

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Primary residence of Kristina McManus. I would like to request that the property be rezoned to Mixed Use so that I could have the option to use the existing structure for either a residence or an office in the future.

Applicant's Request (Please itemize the proposal):

Rezone the property from O-I (Office - Industrial) to DT-MU (Downtown - Mixed Use).

The Future Land Use Map 2035 shows the property as Mixed Use, so this rezoning request is in line with this designation.

Applicant's Intent *(Please describe what the proposal would facilitate):*

I would like to renovate the property into my primary residence.

That would entail renovating the interior, adding a new metal roof and painting the exterior of the house, adding an enclosed (screened in) outdoor stand alone building, and a complete landscape design.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: McManus Imagination Studio, LLC - Kristina McManus

Telephone: 678-231-3608

Address: 6606 Webb Bridge Court

Suite: _____

City: Alpharetta

State: GA

Zip: 30009

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Master Plan |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Kristina McManus

Telephone: 678. 231. 3608

Address: 6606 Webb Bridge Ct.

Suite: _____

City: Alpharetta

State: GA

Zip: 30009

So Sworn and Attested:

Owner Signature: _____

Kristina McManus

Date: _____

8/28/24

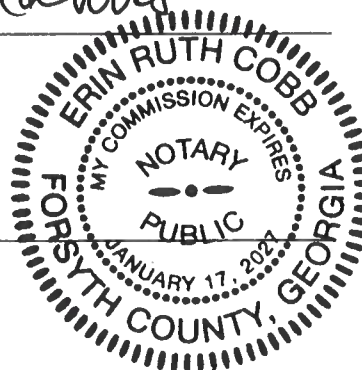
Notary: _____

Notary Signature: _____

Ain Cobb

Date: _____

08/28/24



DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Applicant - Kristina McManus

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: N/A Value: Ø

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Kristina McManus

Date: 8/27/24

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The rezoning to Downtown - Mixed Use is in line with the Future Land Use Map showing this lot and the surrounding properties as Mixed Use.

How will this proposal affect the use and value of the surrounding properties?

This property falls under the South Main Livable Centers Initiative (LCI) Study. The goal of the study was to develop a vision to encourage reinvestment within the South Main area. I am excited to become probably the first property in this area to be renovated which will hopefully be a catalyst for the other owners to do the same.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

The current zoning of Office - Industrial is not in line with the Future Land Use Map showing this property and surrounding properties as Mixed Use. or the South Main (LCI) Study.

What would be the increase to population and traffic if the proposal were approved?

There would be no increase to the population or traffic as I will be the only person living there with one car. Currently the commercial renter has employees and meets with clients at the property.

What would be the impact to schools and utilities if the proposal were approved?

There would be no impact to schools as my child is an adult. There would be no impact to utilities either.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The Alpharetta Comprehensive Plan and the Future Land Use Map shows my lot as Mixed Use. Therefore my request to change the current zoning from O-I to DT-MU is right in line.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

Downtown Alpharetta is constantly changing to continue the vibrant, character-rich, pedestrian oriented community where people can live, work and enjoy an excellent quality of life. My rezoning request to change from O-I to DT-MU supports this trajectory.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: 350 Brady Place, Alpharetta, GA 30009

Contact Name: Kristina McManus Telephone: 678-231-3608

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

See attached list

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input type="checkbox"/> Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

They may email Kristina McManus at indigoandpearls@gmail.com

HAMM HUNTER
100 VILLA MAGNOLIA LANE
ALPHARETTA GA 30009

KAPADIA ZEIN IMTIAZ
& FAROOQI NISA FATIMA
1000 KILMINGTON CT
ALPHARETTA GA 30004

BISHOP JERRY W
1005 KILMINGTON CT
ALPHARETTA GA 30004

MENDES BIANCA JOY
1010 KILMINGTON CT
ALPHARETTA GA 30009

ALLEN ROSARIO R & PHILIP P
1015 KILMINGTON CT
ALPHARETTA GA 30004

LAROCCO LINDA & JOSEPH
1020 CASSEL AVE
BAY SHORE NY 11706

BROWN MICHAEL J
& BROWN SAMANTHA L
1020 KILMINGTON CT
ALPHARETTA GA 30009

KIME AARON
1025 KILMINGTON CT
ALPHARETTA GA 30004

RING BRIAN K
1030 KILMINGTON CT
ALPHARETTA GA 30004

BIRGER MARGARITA
& BOBICH MICHAEL
1035 KILMINGTON CT
ALPHARETTA GA 30004

PATRICK COURTNEY BROOKE
1040 KILMINGTON CT
ALPHARETTA GA 30009

HANDLEY JULITA
1045 KILMINGTON CT
ALPHARETTA GA 30009

RAJE NEETA
1060 KILMINGTON CT
ALPHARETTA GA 30009

CAMPBELL CHARMAINE
1070 KILMINGTON CT
ALPHARETTA GA 30009

BROCK JUDITH B
1080 KILMINGTON CT
ALPHARETTA GA 30009

COCKETT NICHOLAS
110 VILLA MAGNOLIA LN
ALPHARETTA GA 30009

JONES ALBERT CLAYTON
& ANDREA PAIGE
1100 KILMINGTON CT
ALPHARETTA GA 30009

PEGUES CHRISTOPHER
1110 KILMINGTON CT
ALPHARETTA GA 30004

NADERPOOR NIMA
1120 KILMINGTON CT
ALPHARETTA GA 30004

CANTRELL KIMBERLY IRENE
11290 HOuze RD
ROSWELL GA 30076

PACK MARLEE
1130 KILMINGTON CT
ALPHARETTA GA 30009

GRANT CHARLES & WESLEY
120 VILLA MAGNOLIA LN
ALPHARETTA GA 30009

BRAUSE SCOTT M
130 VILLA MAGNOLIA LN
ALPHARETTA GA 30009

LAFON W COURTNEY & HALL BEVERLY J
1301 BOMBAY LN
ROSWELL GA 30076

ELSAIED MANSOUR M
& ELKHOLY HOWAIDA M
1545 KILMINGTON CT
ALPHARETTA GA 30009

TIERRA DURA LLC
15955 FREEMANVILLE RD
MILTON GA 30004-2712

HIGHGROVE INC
1680 HIGHGROVE CLUB DR
ALPHARETTA GA 30004-6983

COMCAST CABLE COMMUNICATIONS LLC
1701 JOHN F KENNEDY BLVD
PHILADELPHIA PA 19103-2838

RIGOGLIOSI LENA M
1725 KILMINGTON CT
ALPHARETTA GA 30009

EDISON LEANNE M
1735 KILMINGTON CT
ALPHARETTA GA 30009

AGUIRRE LETICIA
1745 KILMINGTON CT
ALPHARETTA GA 30004

VARSHAVSKAYA MARGARITA S
1755 KILMINGTON CT
ALPHARETTA GA 30004

SAAVEDRA NICHOLAS &
GOLDSTONE CARLY
1765 KILMINGTON CT
ALPHARETTA GA 30009

KAY KENNETH B & MINDI G
1775 KILMINGTON CT
ALPHARETTA GA 30004

HENDERSON JONATHAN B
1795 KILMINGTON CT
ALPHARETTA GA 30009

LEAK JENNIFER SUE
1805 KILMINGTON CT
ALPHARETTA GA 30004

EDMEADE KELVIN & SHERMILLIA
1815 KILMINGTON CT
ALPHARETTA GA 30009

CHOE RONALD
1825 KILMINGTON CT
ALPHARETTA GA 30009

THORESEN LINDA D
1835 KILMINGTON CT
ALPHARETTA GA 30009

MITRA BIKASH & DEBRANEE
1845 KILMINGTON CT
ALPHARETTA GA 30004

DSOUZA SAMANTHA
1855 KILMINGTON CT
ALPHARETTA GA 30009

KAPPEL JACOB A
2015 KILMINGTON SQ
ALPHARETTA GA 30009

ELMHENSER SAMIRA & RAYAN ALI
2025 KILMINGTON SQ
ALPHARETTA GA 30009

MITYASHOVA MARIA
2035 KILMINGTON SQ
ALPHARETTA GA 30009

MOHAMMED ABDULMEJED
& ABDELLA SEMIRA TEMAM
2045 KILMINGTON SQ
ALPHARETTA GA 30009

CARVALHO ANTONIO &
CARVALHO CLEONICE
2055 KILMINGTON CT
ALPHARETTA GA 30009

ACL GROUP LLC
2345 HOPEWELL PLANTATION DR
ALPHARETTA GA 30004

MAGNOLIA PLACE 27 LLC
2472 JETT FERRY RD
ATLANTA GA 30338

BRIARGATE
HOMEOWNERS ASSOC INC
2555 WESTSIDE PKWY #600
ALPHARETTA GA 30004

VORCO 372 LLC
2555 WHISPER WIND CT
ROSWELL GA 30076

BR REAL ESTATE PROPERTIES LLC
2933 PLEASANT HILL RD
DULUTH GA 30096

PARKLAND COMMUNITIES INC
299 S MAIN ST SUITE A
ALPHARETTA GA 30009

LAMP & SHADE CITY LIGHTING LLC
300 S MAIN ST
ALPHARETTA GA 30009

JOYNER JOY & THOMPSON DAVID
3018 UNION HILL RD
ALPHARETTA GA 30004-2438

STEPHENS HAROLD A & PEGGY R
3045 BETHANY RD
ALPHARETTA GA 30009

C & G LAND LLC
305 S MAIN STREET
ALPHARETTA GA 30009

COUNTRY MANOR
HOMES DEVELOPMENT CORP
318 MAXWELL RD
ALPHARETTA GA 30004-2070

COUNTRY MANOR
HOMES DEVELOPMENT CORP
320 MAXWELL RD
ALPHARETTA GA 30004-2070

KELDER NANCY A
320 VILLA MAGNOLIA LN
ALPHARETTA GA 30009

ZHANG HUIYU
330 VILLA MAGNOLIA LANE
ALPHARETTA GA 30009

BIRCHETTE CASSANDRE
& TAYLOR CHASE
340 VILLA MAGNOLIA LANE
ALPHARETTA GA 30009

BAPTIST CHURCH
345 STATE HWY # 9
ALPHARETTA GA 30009

MC MANUS IMAGINATION STUDIO INC
350 BRADY PL
ALPHARETTA GA 30004

HARDESTY JAMES S JR & RONDA K
350 VILLA MAGNOLIA LANE
ALPHARETTA GA 30009

SOLARES AMILCAR
370 BRADY PL
ALPHARETTA GA 30004

BANDARKAR SHAHID SHARIF
3828 SCAMMAN CT
FREMONT CA 94538

PEPE MCRC P II
439 SUTHERLAND PL NE
ATLANTA GA 30307-2330

JAVIDTAJRISHI SOHLIA & ASGARI JALAL
4750 WEST FOREST PEAK
MARIETTA GA 30066

995 KILMINGTON RB LLC
550 ABERNATHY OAKS WAY
ALPHARETTA GA 30004

BOUND UPWARD LLC
60 LAKESHORE DR
DULUTH GA 30096-3026

CABLE ATLANTA LIMITED
600 CONGRESS AVE
AUSTIN TX 78701-3238

COLTRANE JODY & JAMIE WILLIAMS
632 HIKCS RD
CANTON GA 30115

ST JAMES TRUST
6435 COLEBRIDGE RD
ATLANTA GA 30328

WILLIAMS WESLEY B
808 GREENWOOD AVE NE #104
ATLANTA GA 30306-3747

QUINTANILLA WALTER STEVEN &
STEWART KATHERINE AMANDA KAYLA
965 KILMINGTON CT
ALPHARETTA GA 30009

LAU LAUREE ANN
985 KILMINGTON CT
ALPHARETTA GA 30004

LA FON MAUREEN S & HALL BEVERLY J
P O BOX 1276
ROSWELL GA 30077

Pay Bills

Your payment has been successfully processed

Payment submitted on **12/6/2023**

Your Confirmation Number is **874025988**

Your Authorization Code is **167602**

Thank you for your payment.

You may want to print this page for your records.

Payment Amount

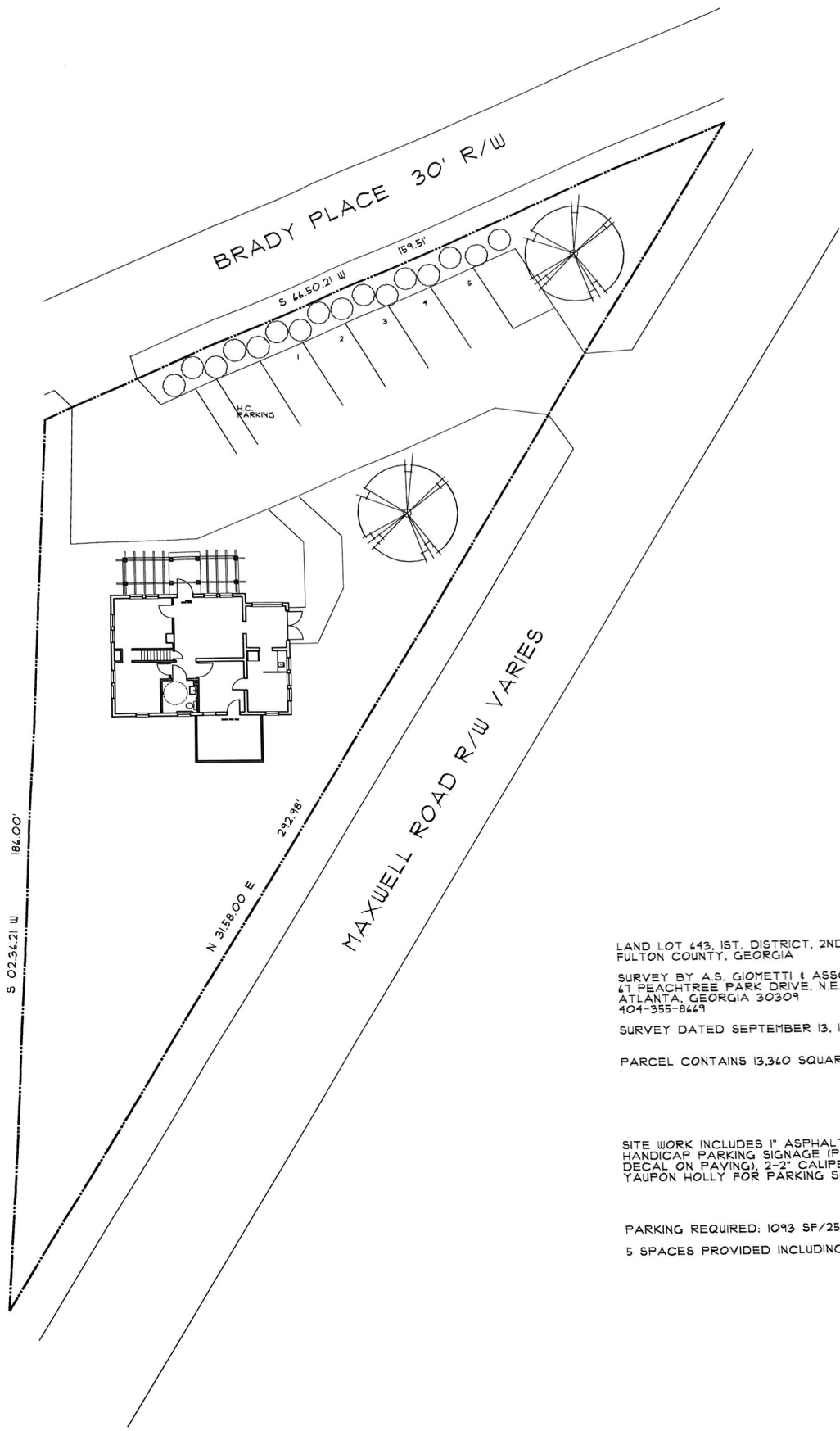
Bill Description	Due Now	Payment Amount
REGULAR/ORIGINAL - REAL ESTATE 2305841	\$717.37	\$717.37
Subtotal		\$717.37
Total		\$717.37

Payment Method

Amex *****1005

Billing Address

Name Kristina McManus
Address 922 Prince St
City State Zip Georgetown, SC, 29440
Phone Number 16782313608
E-mail kristina@promotionaloutfitters.com



LAND LOT 443, 1ST. DISTRICT, 2ND. SECTION
 FULTON COUNTY, GEORGIA

SURVEY BY A.S. GIOMETTI & ASSOCIATES, INC.
 47 PEACHTREE PARK DRIVE, N.E.
 ATLANTA, GEORGIA 30309
 404-355-8449

SURVEY DATED SEPTEMBER 13, 1999

PARCEL CONTAINS 13,360 SQUARE FEET OR 0.307 ACRES

SITE WORK INCLUDES 1" ASPHALT TOPPING, PARKING STRIPING,
 HANDICAP PARKING SIGNAGE (POST MOUNTED SIGN & PAINTING
 DECAL ON PAVING), 2-2" CALIPER OAK TREES & 14-3 GAL.
 YAUPON HOLLY FOR PARKING SCREENING.

PARKING REQUIRED: $1093 \text{ SF} / 250 = 4.4 \text{ SPACES REQUIRED}$.
 5 SPACES PROVIDED INCLUDING 1 HANDICAP SPACE.

SITE/LANDSCAPE PLAN

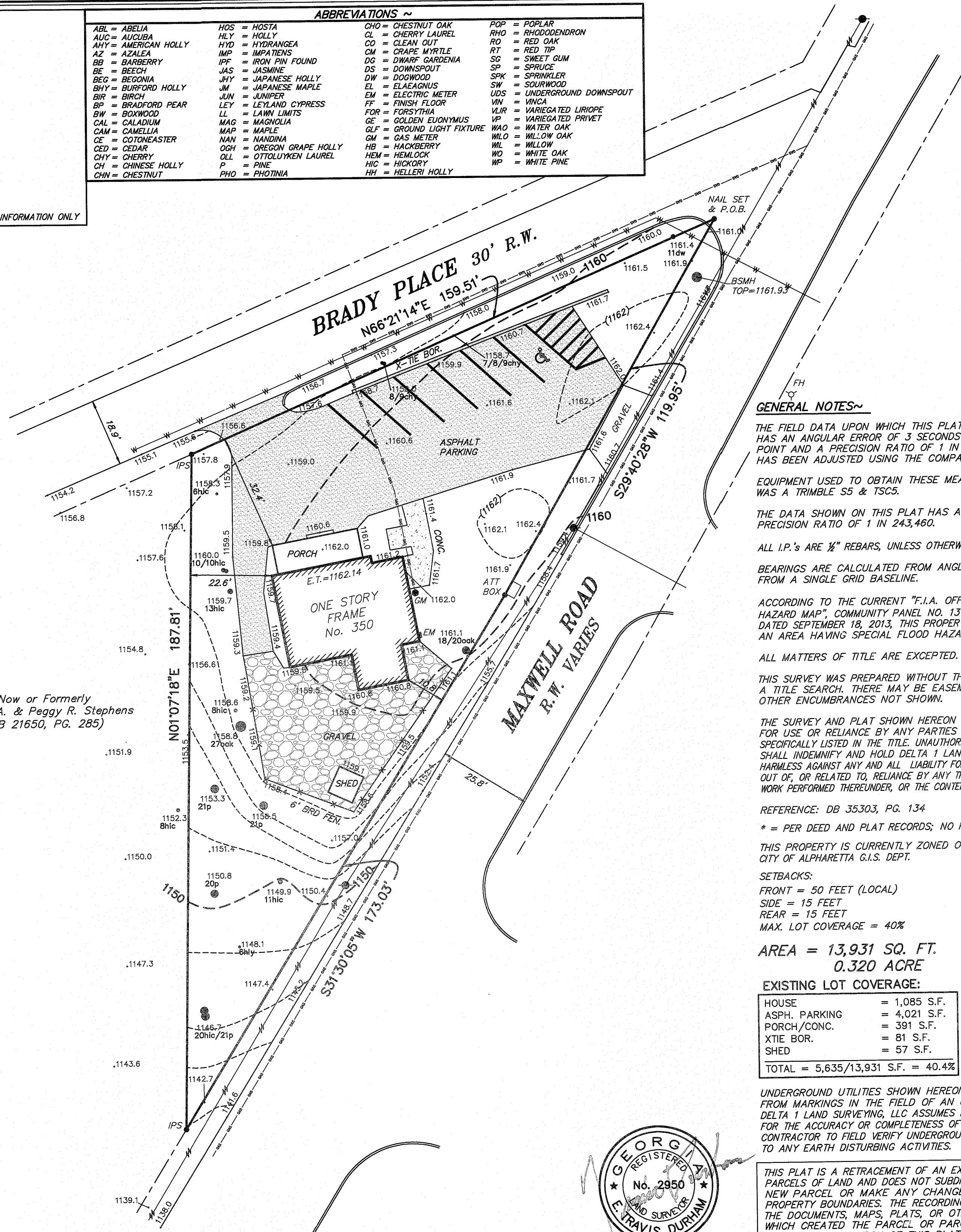
ABBREVIATIONS ~

ABL = ABELIA	HOS = HOSTA	CHO = CHESTNUT OAK	POP = POPLAR
AUC = AUCUBA	HLY = HOLLY	CL = CHERRY LAUREL	RHO = RHODODENDRON
AHY = AMERICAN HOLLY	HYD = HYDRANGEA	CO = CLEAN OUT	RO = RED OAK
AZ = AZALEA	IMP = IMPATIENS	CM = CRAPE MYRTLE	RT = RED TIP
BB = BARBERRY	IPF = IRON PIN FOUND	DG = DWARF GARDENIA	SG = SWEET GUM
BE = BEECH	JAS = JASMINE	DS = DOWNSPOUT	SP = SPRUCE
BEG = BEGONIA	JHY = JAPANESE HOLLY	DW = DOGWOOD	SPK = SPRINKLER
BHY = BURFORD HOLLY	JM = JAPANESE MAPLE	EL = ELAEAGNUS	SW = SOURWOOD
BIR = BIRCH	JUN = JUNIPER	EM = ELECTRIC METER	UDS = UNDERGROUND DOWNSPOUT
BP = BRADFORD PEAR	LEY = LEYLAND CYPRESS	FF = FINISH FLOOR	VIN = VINCA
BW = BOXWOOD	LL = LAWN LIMITS	FOR = FORSYTHIA	VLJR = VARIEGATED LIRIOPE
CAL = CALADIUM	MAG = MAGNOLIA	GE = GOLDEN EUONYMUS	VP = VARIEGATED PRIVET
CAM = CAMELLIA	MAP = MAPLE	GLF = GROUND LIGHT FIXTURE	WAO = WATER OAK
CE = COTONEASTER	NAN = NANDINA	GM = GAS METER	WLO = WILLOW OAK
CED = CEDAR	OGH = OREGON GRAPE HOLLY	HB = HACKBERRY	WIL = WILLOW
CHY = CHERRY	OLL = OTTOLUYKEN LAUREL	HEM = HEMLOCK	WO = WHITE OAK
CH = CHINESE HOLLY	P = PINE	HIC = HICKORY	WP = WHITE PINE
CHN = CHESTNUT	PHO = PHOTINIA	HH = HELLERI HOLLY	

CLERK'S OFFICE: RECORDING INFORMATION ONLY



Now or Formerly
Harold A. & Peggy R. Stephens
(DB 21650, PG. 285)



GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 21,314. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 & TSC5.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 243,460.

ALL I.P.'s ARE 1/2" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13121C 0058 F, DATED SEPTEMBER 18, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD DELTA 1 LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

REFERENCE: DB 35303, PG. 134

* = PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

THIS PROPERTY IS CURRENTLY ZONED O-1 PER THE CITY OF ALPHARETTA G.I.S. DEPT.

SETBACKS:
FRONT = 50 FEET (LOCAL)
SIDE = 15 FEET
REAR = 15 FEET
MAX. LOT COVERAGE = 40%

AREA = 13,931 SQ. FT.
0.320 ACRE

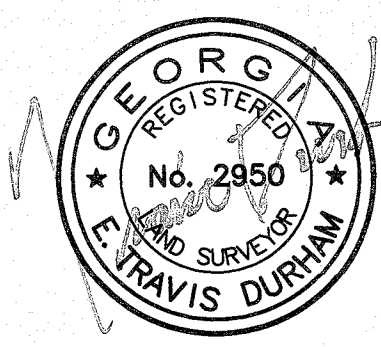
EXISTING LOT COVERAGE:

HOUSE	= 1,085 S.F.
ASPH. PARKING	= 4,021 S.F.
PORCH/CONC.	= 391 S.F.
XTIE BOR.	= 81 S.F.
SHED	= 57 S.F.
TOTAL	= 5,635/13,931 S.F. = 40.4%

UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM MARKINGS IN THE FIELD OF AN UNKNOWN ORIGIN. DELTA 1 LAND SURVEYING, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. CONTRACTOR TO FIELD VERIFY UNDERGROUND UTILITIES PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

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.

Travis Durham 11-06-24
E. TRAVIS DURHAM, GA. P.L.S. No. 2950



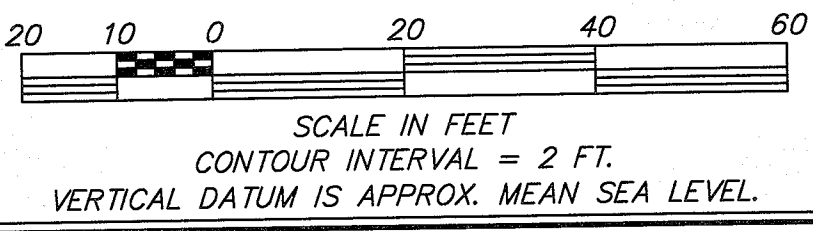
ADDRESS:
350 BRADY PLACE
ALPHARETTA, GA 30009

LEGEND

—	IPF	= 1/2" REBAR FND.
—	IPS	= 1/2" REBAR SET
—	R.W.	= RIGHT OF WAY
—	SSE	= SANITARY SEWER EASEMENT
—	DE	= DRAINAGE EASEMENT
—	L.L.L.	= LAND LOT LINE
—	C.L.	= CENTERLINE
—	CT	= CRIMP TOP PIPE
—	OT	= OPEN TOP PIPE
—	CMP	= CORRUGATED METAL PIPE
—	RCP	= REINFORCED CONCRETE PIPE
—	DI	= DROP INLET
—	JB	= JUNCTION BOX
—	MH	= MANHOLE
—	CB	= CATCH BASIN
—	BM	= BENCHMARK
—	PP	= POWER POLE
—	FH	= FIRE HYDRANT
—	CMF	= CONCRETE MONUMENT FND.
—	B.C.	= BACK OF CURB
—	E.P.	= EDGE OF PAVEMENT
—	FEN	= FENCE
—	O.H.	= OVERHEAD ELEC. SERVICE LINE
—	B.L.	= BUILDING LINE
—	U.G.	= UNDERGROUND POWER LINE
—	TX	= TRANSFORMER

BOUNDARY & TOPOGRAPHIC SURVEY FOR KRISTINA McMANUS

LOCATED IN LAND LOT 643
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
OCTOBER 30, 2024 1"=20'



JOB # 24-148 DRAWN BY: JB FIELD CREW: JB,TD
FIELD DATE: 10-30-24 PLAT PREPARED: 11-06-24