

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: E-25-04
PH #: PHA250001
 Property Taxes & Code Violations Verified
 Fee Paid Initial: _____

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: John J. Foley III / Lori A. Foley Telephone: 404.725.6232
Address: 1340 Squirrel Run Suite: _____
City: Alpharetta State: GA Zip: 30004 Fax: _____
Mobile Tel: 404.725.6232 Email: trawlfaz@comcast.net

Subject Property Information:

Address: 1340 Squirrel Run Current Zoning: R-1
District: 2nd Section: 2nd Land Lot: 1246 Parcel ID: 22-4340-1246-077-5
Proposed Zoning: _____ Current Use: _____

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

APPLICANT REQUEST AND INTENT

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

The addition of a single vehicle detached garage.

Applicant's Request (Please itemize the proposal):

We are requesting a setback reduction of 40% of the 10 ft setback to 6 ft.

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

The reduction of the side setback to 6 ft would allow the construction of a 16 ft wide single vehicle detached garage with a distance of approximately 4 ft - 5 ft between the west exterior wall of current residential structure and the east exterior wall of the proposed garage.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: John J. Foley III / Lori A. Foley Telephone: 404.725.6232

Address: 1340 Squirrel Run Suite: _____

City Alpharetta State: GA Zip: 30004 - 5321

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 type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input checked="" 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: SAME AS ABOVE Telephone: _____

Address: _____ Suite: _____

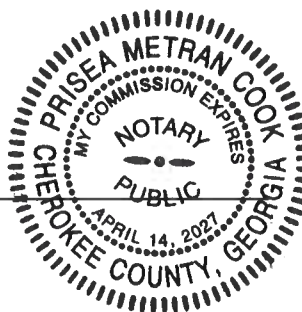
City _____ State: _____ Zip: _____

So Sworn and Attested:

Owner Signature: [Signature] Date: 01/02/2025

Notary:

Notary Signature: Prisea Metran Cook Date: 01-02-2025



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: John J. Foley III / Lori A. Foley

Subject Public Hearing Case: Detached Vehicle Garage Variance Request

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: N/A

Description of Contribution: N/A Value: N/A

Description of Contribution: N/A Value: N/A

Description of Contribution: N/A Value: N/A

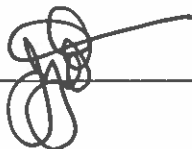
Description of Contribution: N/A Value: N/A

Description of Contribution: N/A Value: N/A

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: _____



Date: _____

01/02/2025

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

There are no conditions pertaining to the subject property because of its size, shape, or topography.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Without the allowance of the setback reduction by 40% to 6 ft, the size of the proposed garage would not accommodate a full size pickup truck.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

There currently is an existing retaining wall constructed of landscaping timbers which divides the adjacent property and the subject driveway by approximately 8 ft of elevation. Replacement of the retaining wall with an Allan block retaining wall is to occur at the same time as the garage construction with separate permitting through the City of Alpharetta.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

Reduction of the side setback to 6 ft would not cause any detriment to the public good or impair the purpose and intent of the zoning code.

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: Detached Vehicle Garage Variance Request

Contact Name: John J. Foley III / Lori A. Foley Telephone: 404.725.6232

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.

John McSween, 1330 Squirrel Run, Alpharetta, GA 30004

Luke & Kathy Graham, 1350 Squirrel Run, Alpharetta, GA 30004

Ashley & Susan Berthelot, 1710 Harvest Circle, Alpharetta, GA 30004

Corporate Owner, 1700 Harvest Circle, Alpharetta, GA 30004

HMS Association Management P.O. Box 2458 Alpharetta, GA 30023-2458

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

Approvals obtained from adjacent property owners as part of submittal made to Jennifer Oaks Homeowners Assoc., through Homeowner Management Services, P.O. Box 2458 Alpharetta, GA 30023-2458.

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.

With the exception of one adjacent property (1700 Harvest Circle), which is a corporately owned property used for rental purposes, all adjacent properties have provided their approvals via the required HOA approval forms. If additional questions or concerns arise, we may be contacted via phone, text, or email.



Real Estate

View Bill

As of

12/29/2024

Bill Year

2024

Bill

2415513

Owner

FOLEY JOHN J III & LORI A

Parcel ID

22 -4340-1246-077-5

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$919.05	\$919.05	\$0.00	\$0.00	\$0.00
TOTAL		\$919.05	\$919.05	\$0.00	\$0.00	\$0.00

October 29, 2024

John & Lori Foley III
1340 Squirrel Run
Alpharetta, GA 30004

**Ref: Jennifer Oaks Homeowners Association, Inc.
Approval of Modification Request
for 1340 Squirrel Run**



Dear John & Lori Foley III:

As Management Agent for your Homeowners Association, I am writing to you regarding the above referenced matter. You recently submitted the following Shed and/or Detached Building modification request for Jennifer Oaks:

ACC Type: Shed and/or Detached Building

Briefly describe your modification request (Full details should be included in your completed PDF application for modification form.): Proposing to add a detached garage to the west of the current residence. Based on existing neighborhood plat submittal to the City of Alpharetta, an administrative variance was initially used, therefore one cannot be used for this project. Therefore a separate zoning request will be submitted to the City per their requirements.

By submitting this online form, you agree to the following:

I have completed and attached my Association's PDF application for modification form. (The PDF application for modification form is available on the Downloads page.)

I understand that my request will not be considered complete if more details are required to make a decision.

I will not begin any work until after receiving written approval for my modification request.

Your Shed and/or Detached Building modification request has been *approved* by your Homeowners Association as submitted.

This approval does not constitute the Homeowners Association's endorsement of the suitability, safety, or legality of your project. You must still comply with all building codes and set back requirements, and are responsible for obtaining the necessary permits. Additionally, you must also comply with the Declaration of Protective Covenants for Jennifer Oaks Homeowners Association, and with any and all community design guidelines, rules, and regulations for Jennifer Oaks.

You can review all of the documents that you submitted, download an electronic copy of this letter, and submit another modification request online. After signing in to the **HMS Community Website** for Jennifer Oaks, www.HMS-inc.net, or the HMS Express app, these features are all available on the "**Modification Requests**" page.

The Homeowners Association appreciates your patience, and would like to thank you for submitting your modification request for review. By complying with the Declaration and other governing documents, you help your Board of Directors maintain and enhance property values, and conform to the Community-Wide Standard within Jennifer Oaks. If you have any questions, then please contact your Association Administrator at HMS, Joy L. Duffy, online at www.HMS-inc.net or the HMS Express app, or by email at Joy.L.Duffy@HMS-inc.net.

Regards,

Janet Fotey, CMCA, AMS, PCAM
Management Agent for Jennifer Oaks Homeowners Association, Inc.

Jennifer Oaks Homeowners Association, Inc. Application for Modification

Note: This form must be completed and submitted. Architectural Review Board (ARB) approval must be received *prior* to commencing any work. Documentation submitted for review becomes the property of Jennifer Oaks Homeowners Association, Inc. Incomplete Forms will be returned without review, including but not limited to applications without homeowner signature or with missing information. Please be advised that a fine of \$250.00 may be assessed for failing to submit a request form for review and approval prior to work being commenced.

Name: John & Lori Foley Date: 10/21/2024
 Street Address: 1340 SQUIRREL RUN Home Phone #: 770.664.4041
 City, State, Zip: ALPHARETTA, GA 30004 Work Phone #: N/A
 Email Address: TRAWLFAZ@COMCAST.NET Cell Phone #: 404.725.6232

Exterior Modification Type

- | | | | | |
|---------------------------------------|-----------------------------------|---|---|---|
| <input type="checkbox"/> Deck | <input type="checkbox"/> Fence | <input type="checkbox"/> Driveway | <input type="checkbox"/> Building Addition | <input type="checkbox"/> Basketball Goal and/or Hoop |
| <input type="checkbox"/> Door | <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Garage Door | <input type="checkbox"/> Decorative Objects | <input type="checkbox"/> Irrigation and/or Drainage |
| <input type="checkbox"/> Pool | <input type="checkbox"/> Mailbox | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Patio and/or Walkway | <input type="checkbox"/> Satellite Dish and/or Antenna |
| <input type="checkbox"/> Roof | <input type="checkbox"/> Painting | <input type="checkbox"/> Lighting | <input type="checkbox"/> Siding and/or Stucco | <input checked="" type="checkbox"/> Shed and/or Detached Building |
| <input type="checkbox"/> Tree | <input type="checkbox"/> Window | <input type="checkbox"/> Retaining Wall | <input type="checkbox"/> Play Equipment (trampoline, swing set, etc.) | |
| <input type="checkbox"/> Other: _____ | | | | |

Please provide the ARB with all the information necessary to evaluate your request thoroughly and as quickly as possible. Requests must include, without limitation, the following information: site plan (including all dimensions), color chips (if applicable), detailed description of the request, list of materials, pictures, brochures (if applicable), and any other information as specifically required below or as required by the *Design Standards and Neighborhood Guidelines* for Jennifer Oaks Homeowners Association, Inc.

Description of Improvement or Modification Requested:

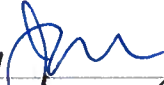

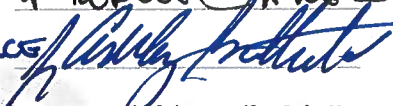
(Attach separate sheets if necessary.)

CONSTRUCTION OF A SINGLE-CAR DETACHED GARAGE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE JENNIFER OAKS HOMEOWNERS ASSOCIATION'S DESIGN STANDARDS & NEIGHBORHOOD GUIDELINES (DATED 11/23/2020) AND COVENANTS, AS AGREED TO BY THE JOHN BOARD AND ARCHITECTURAL CONTROL COMMITTEE (ACC). UPON APPROVAL BY THE JOHN AA APPLICATION FOR BOARD WILL BE SUBMITTED AND IF APPROVED DESIGN CONSTRUCTION PERMITS WOULD BE PREPARED AND SUBMITTED TO THE CITY OF ALPHARETTA.

JAMES HARDIE SHINGLES SW 7508 TAVERN TAUPE
JAMES HARDIE SIDING SW 7508 TAVERN TAUPE
JAMES HARDIE TRIM SW 7528 WINDSOR GREIGE
BRICK COLOR TO MATCH EXISTING HOUSE

Estimated Start Date: TBD Completion Date: EST SPRING 2025
HOR APPROVAL AND PERMITTING REQUIRED PER CITY OF ALPHARETTA PERMITS BOARD APPROVAL EST: 6-9 MONTHS

Adjacent Homeowners (i.e., all homeowners sharing a common boundary line) must be made aware of your application. Awareness of the neighboring homeowners will be considered by the ARB, but will not be binding. **No application will be considered unless this section is complete, including signatures.**

Neighbor's Name	Neighbor's Address	Neighbor's Signature	Aware of Proposed Modification
JAMES McSWEENEY	1330 SQUIRREL RUN		<input checked="" type="checkbox"/>
KATHIE GRAHAM	1350 SQUIRREL RUN		<input checked="" type="checkbox"/>
NEILEY: SUSAN BERTHOUD	1710 HARBEST CIRCLE		<input checked="" type="checkbox"/>

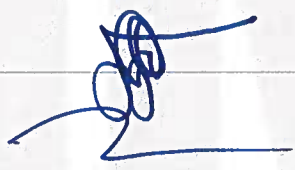
I understand and agree that no work on this request shall commence until written approval of the Jennifer Oaks Homeowners Association, Inc. ARB has been received by the homeowner. I represent and warrant that the requested improvements and/or modifications strictly conform to the Design Standards and Neighborhood Guidelines and that these changes shall be made in strict conformance to the Declaration of Protective Covenants for Jennifer Oaks Homeowners Association. I understand that I am responsible for complying with all city, county, and state regulations.

Permission is hereby granted for members of the ARB and appropriate Jennifer Oaks Homeowners Association, Inc. representatives to enter the property to make reasonable observation and inspection of the requested modification and completed project.

Neither Jennifer Oaks Homeowners Association, Inc., the Association Board of Directors, the ARB nor their respective members, officers, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone requesting approval of an architectural alteration by reason of mistake in judgment, negligence or misfeasance, arising out of any action with respect to any submission. The architectural review is directed toward review and approval of site planning, appearance and aesthetics. None of the foregoing assumes any responsibility regarding design or construction, including, without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials. I hereby release and covenant not to sue all of the foregoing from/for any claims or damages regarding this request or the approval or denial thereof.

As in accordance with the Declaration, please allow a maximum of 30 days from the date of final submission of all information requested by the ARB for a modification review. The volunteer members of the ARB will make an effort to approve requests in a reasonable time, though some requests may take as long as 30 days as allowed for in the Declaration. The 30 -day timeframe will commence upon receipt of all additional information requested and/or required to consider the application complete. If modification is started prior to approval, fines may be assessed.

It is the homeowner's responsibility to monitor construction and enforce the items of this approval. Alterations in the approval plan are not allowed unless a revised plan has been submitted and received ARB approval. Failure to follow the items of this approval will result in an unapproved exterior modification. The homeowner then accepts full responsibility for, at their expense, removing the unapproved structure or altering the structure in order to bring it into compliance with the approval plan.

Homeowner's Signature:  Date: 10/21/2024

Homeowner's Signature: _____ Date: 10/21/24
(All owners must sign.)

Upon completion of this form, please send the completed form to your Association Administrator at HMS, either online or by mail. To submit the form online, Sign In to your HMS Community Website at www.HMS-inc.net and use the Modification Requests webpage, found under The Association. Follow the instructions on that webpage to submit your request. To submit your form by mail, send this form and all attachments to:

Jennifer Oaks HOA, Inc.
c/o HMS Inc.
P.O. Box 2458
Alpharetta, GA 30023-2458

Abbreviations:

- BL building setback line
- calc. calculated point
- IPP 84 rebar placed
- IPF 84 rebar found
- R/W right-of-way

This box reserved for Clerk of Superior Court Clerk for Filing Information

General Notes:

Property Address:
1340 Squirrel Run
Alpharetta, Georgia
30004

Date of Field Survey:
November 15, 2023

Date of Plat:
November 20, 2023

Equipment Used: Topcon GTS 225 Total Station

Statement of Encroachments:

- E - 1: subject properties fence corner over property line 0.4-feet east
- E - 2: end of subject properties fence over property line 0.5-feet east
- E - 3: end of subject properties fence over property line 0.2-feet south
- E - 4: subject properties fence on property line at this location
- E - 5: end of subject properties fence over property line 0.2-feet west

Statement of Landscape Timber Wall Location - (ownership unknown):

- W - 1: landscape timber wall 1.3-feet west of property line
- W - 2: landscape timber wall 0.8-feet west of property line
- W - 3: landscape timber wall 1.3-feet east of property line

Closure Statement:

The field data upon which this map or plat is based was obtained with an open traverse and was not adjusted. This map or plat has been computed for closure and is found to be accurate within one foot in infinity.

All distances shown on survey are horizontal distances.
All distances shown on survey are "ground distances".

References:

- Deed Book 38351, Page 102
- Plat Book 190, Pages 55-56

Flood Hazard Note:

By graphic plotting only, this property is not located in an identified 100-year flood hazard area per official F.I.R.M. Panel No. 13121C0054F which bears an effective date of September 18, 2013

Surveyor's Acknowledgment:

I hereby certify that the plan shown and described hereon is a true and correct survey made on the ground under my supervision. That the monuments have been found or placed as shown hereon, and is to the accuracy and specifications required.

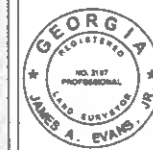
Drainage, Sanitary Sewer, and Easement Note:

- In all cases, only "visible evidence" of drainage and sewer structures are located when conducting the fieldwork performed for this "plat of survey"
- When visible evidence of drainage and sewer structures such as catchbasins (CB), drop inlets (DI), headwalls (HW), junction boxes (JB) and sanitary sewer manholes (SSMH) are field located while performing the fieldwork for the "plat of survey"
- When these "types of structures are not visible", but are graphically shown on the record plat of survey, these "structures" and "associated easements" are called from the record plat "referenced on the plat of survey"
- Furthermore, evidence of these "types of structures" shown on official documents "provided to the surveyor" that have been obtained from city, county or state officials responsible for compiling evidence of infrastructure and documentation of easements can be graphically shown on the plat of survey if the surveyor is informed of them "prior to the date of plat" as shown on the "plat of survey"

SURVEYOR'S CERTIFICATION

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 15-8-67

James A. Evans, Jr. 11/20/2023
James A. Evans, Jr., GA RLS #2167
Certificate of Authorization (COA) No. LSP002148



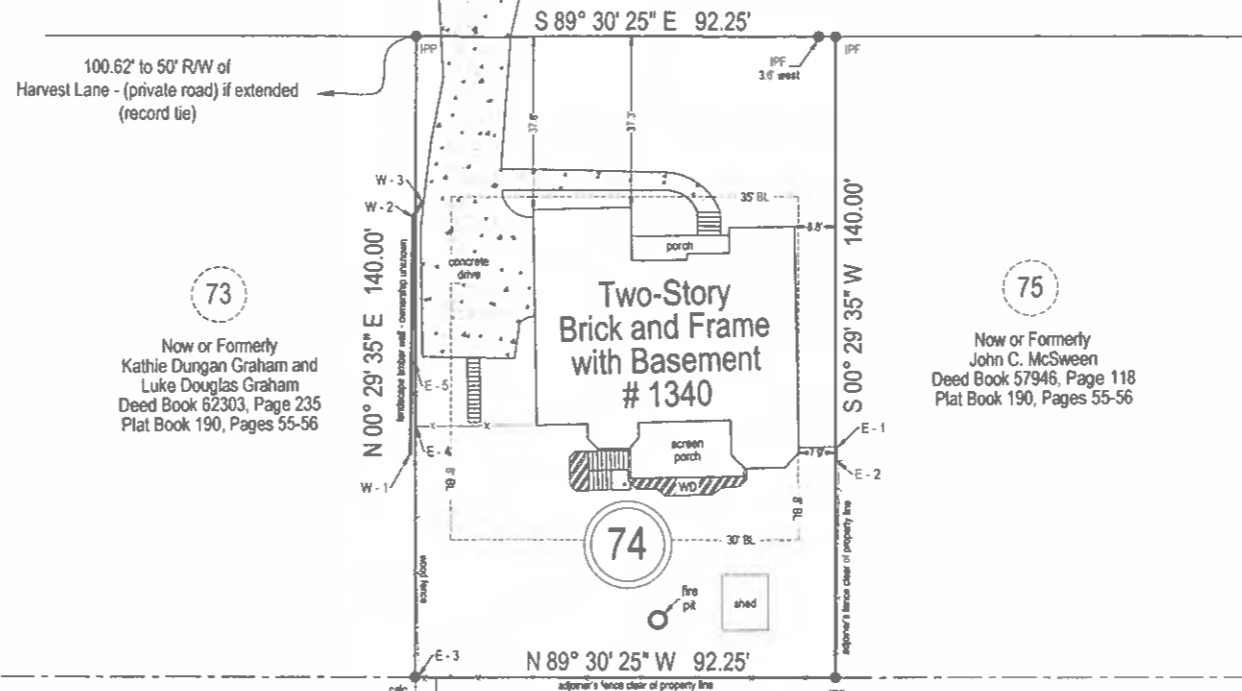
Title Note:

The survey shown hereon was prepared without the benefit of an abstract of title. Therefore, the undersigned and J. A. Evans and Associates, Inc. make no guarantee or representations regarding information shown hereon pertaining to easements, rights-of-way, setback lines, agreements, reservations, and other similar matters.

Underground Utility Note:

Visible evidence of underground utilities "as shown on this plat of survey" are for the client's convenience only. There may be other underground utilities not shown. The surveyor assumes responsibility only for the visible evidence of underground utilities "as shown on this plat of survey". All damage made to existing utilities by the owner, or owner's agent shall be the sole responsibility of the owner, or owner's agent. Client is cautioned to contact www.Georgia11.com prior to any type of excavating activity.

Squirrel Run - 50' R/W (private road)



Area Calculation
0.296 Acres
12,915 square feet

J. A. Evans and Associates
3279 Powder Springs Road
Powder Springs, GA 30127
770-943-0000
evansassoc@att.net



Retracement Survey for:
**John J. Foley, III and
Lori A. Foley**
Lot 74
Jennifer Oaks - Phase Three
Land Lot 1246
2nd District, 2nd Section
Fulton County, Georgia

REVISIONS

NO.	BY	DATE	DESCRIPTION

Contact:	James A. Evans, Jr., GA RLS #2167
Phone:	770-943-0000
Email:	evansassoc@att.net

1-1
JAE Job# 230236

PDF and AutoCAD files and Copyright Notice: PDF copies of the AutoCAD file of the "plat of survey" were prepared from the "plat of survey" as the sole ownership of J. A. Evans and Associates, Inc. and is not provided to clients or their representatives. The PDF file and the AutoCAD file of the "plat of survey" is copyrighted by James A. Evans, Jr., owner of J. A. Evans and Associates.

Abbreviations:

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 calc. calculated point
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References:
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- When visible evidence of drainage and sewer structures such as catchbasins (CB), drop inlets (DI), headwalls (HW), junction boxes (JB) and sanitary sewer manholes (SSMH) are located while performing the fieldwork for the "plot of survey"
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- Furthermore, evidence of these "types of structures" shown on official documents "provided to the surveyor" that have been obtained from city, county or state officials responsible for compiling evidence of infrastructure and documentation of easements can be graphically shown on the plat of survey if the surveyor is informed of them "prior to the date of plat" as shown on the "plot of survey"

SURVEYOR'S CERTIFICATION

This plat is a re-creation 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. RECORDED INFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY 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 15-6-47

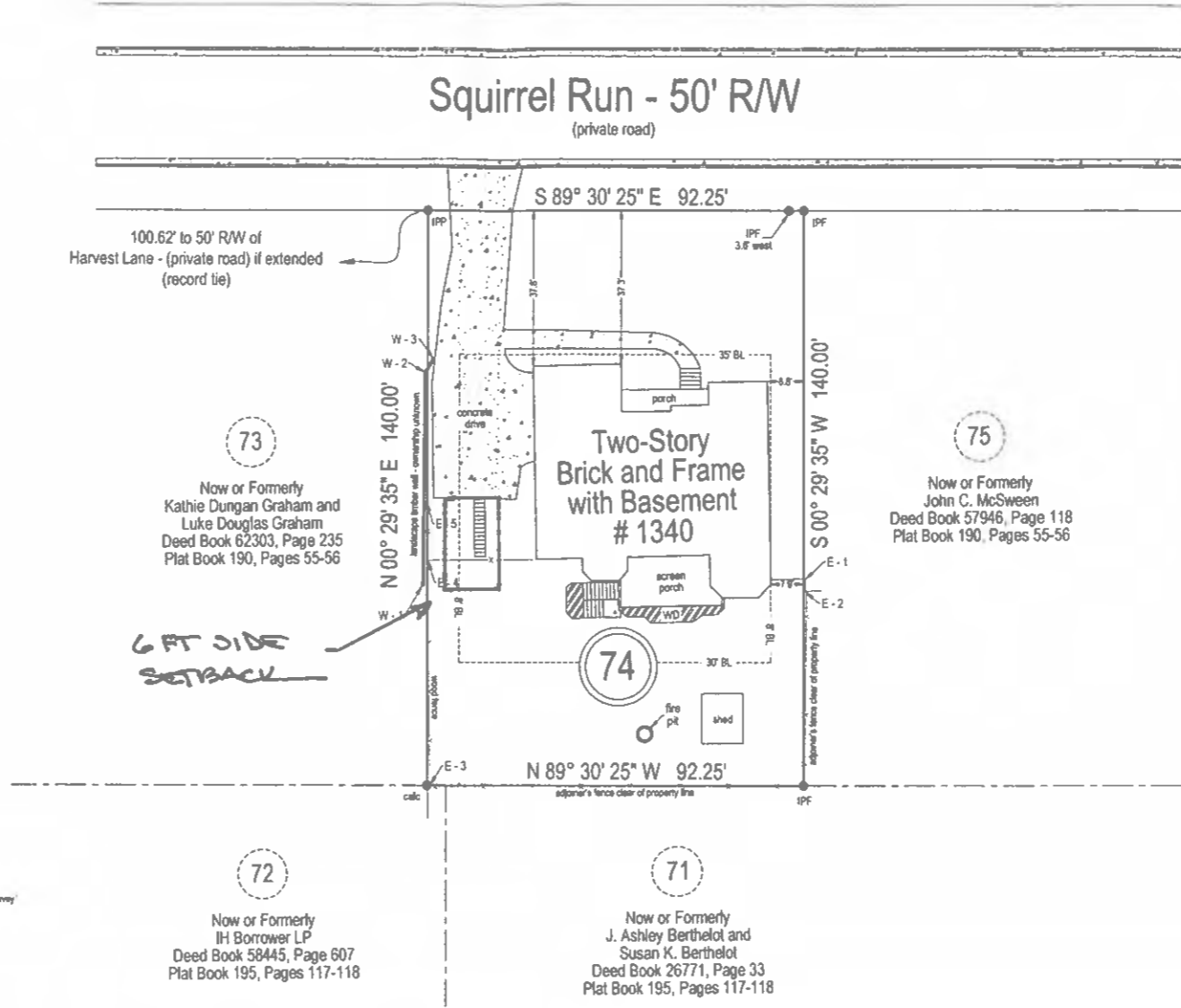
James A. Evans, Jr. 11/20/2023

James A. Evans, Jr., GA RLS #2167
 Certificate of Authorization (COA) No. 18F000248



Title Note:
 The survey shown hereon was prepared without the benefit of an abstract of title. Therefore, the undersigned and J. A. Evans and Associates, Inc. make no guarantee or representations regarding information shown hereon pertaining to easements, rights-of-way, setback lines, agreements, reservations, and other similar matters.

Underground Utility Note:
 Visible evidence of underground utilities "as shown on this plat of survey" are for the client's convenience only. There may be other underground utilities not shown. The surveyor assumes responsibility only for the visible evidence of underground utilities "as shown on this plat of survey". All damage made to existing utilities by the owner, or owner's agent shall be the sole responsibility of the owner, or owner's agent. Owner is cautioned to contact www.Georgia11.com prior to any type of excavating activity.



Area Calculation
 0.296 Acres
 12,915 square feet

J. A. Evans and Associates
 3279 Powder Springs Road
 Powder Springs, GA 30127
 770-943-0000
 evansassoc@att.net



Retracement Survey for:
John J. Foley, III and Lori A. Foley
 Lot 74
 Jennifer Oaks - Phase Three
 Land Lot 1246
 2nd District, 2nd Section
 Fulton County, Georgia

REVISIONS

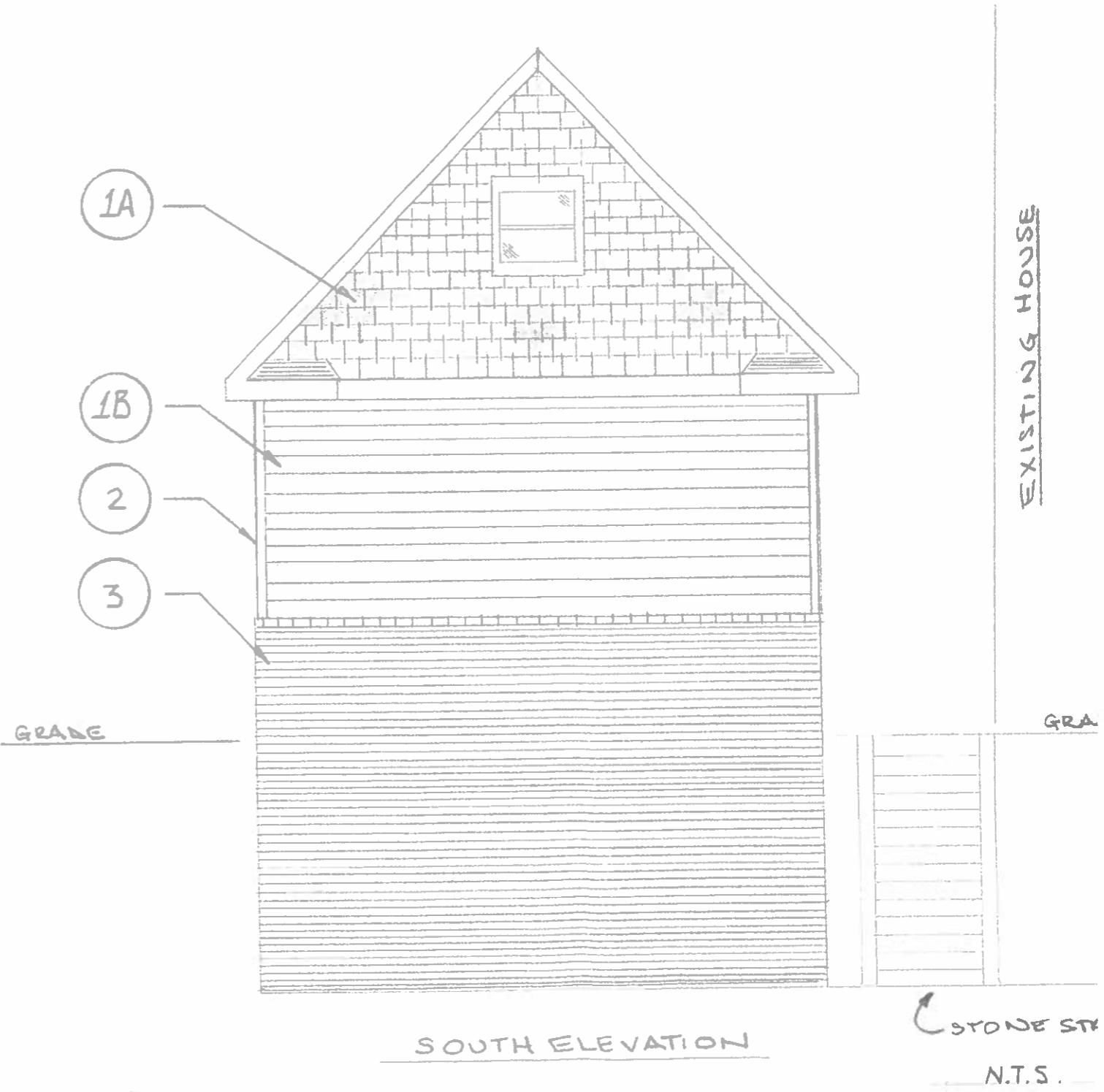
NO.	BY	DATE	DESCRIPTION

Contact: James A. Evans, Jr., GA RLS #2167
 Phone: 770-943-0000
 Email: evansassoc@att.net

1-1
 JAE Job# 230236

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 The plot file and the AutoCAD files of the "plot of survey" are copyrighted by James A. Evans, Jr. owner of J. A. Evans and Associates.
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- ①A JAMES HARDIE SHINGLES - SW7508 TAVERN TAUPE
- ①B JAMES HARDIE SIDING - SW7508 TAVERN TAUPE
- ② JAMES HARDIE TRIM - SW7528 WINDSOR GREIGE
- ③ BRICK COLOR TO MATCH EXISTING HOUSE





2

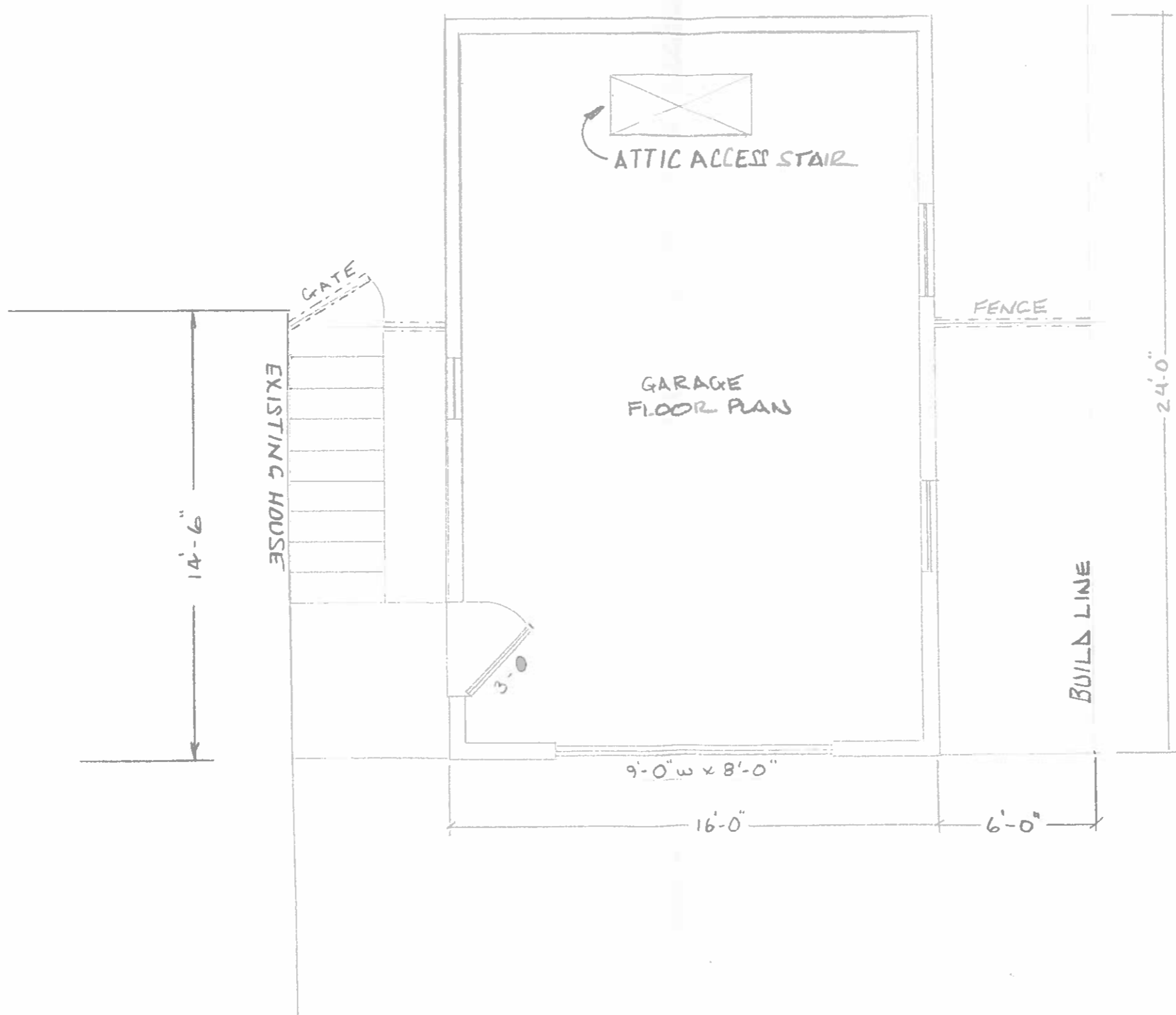
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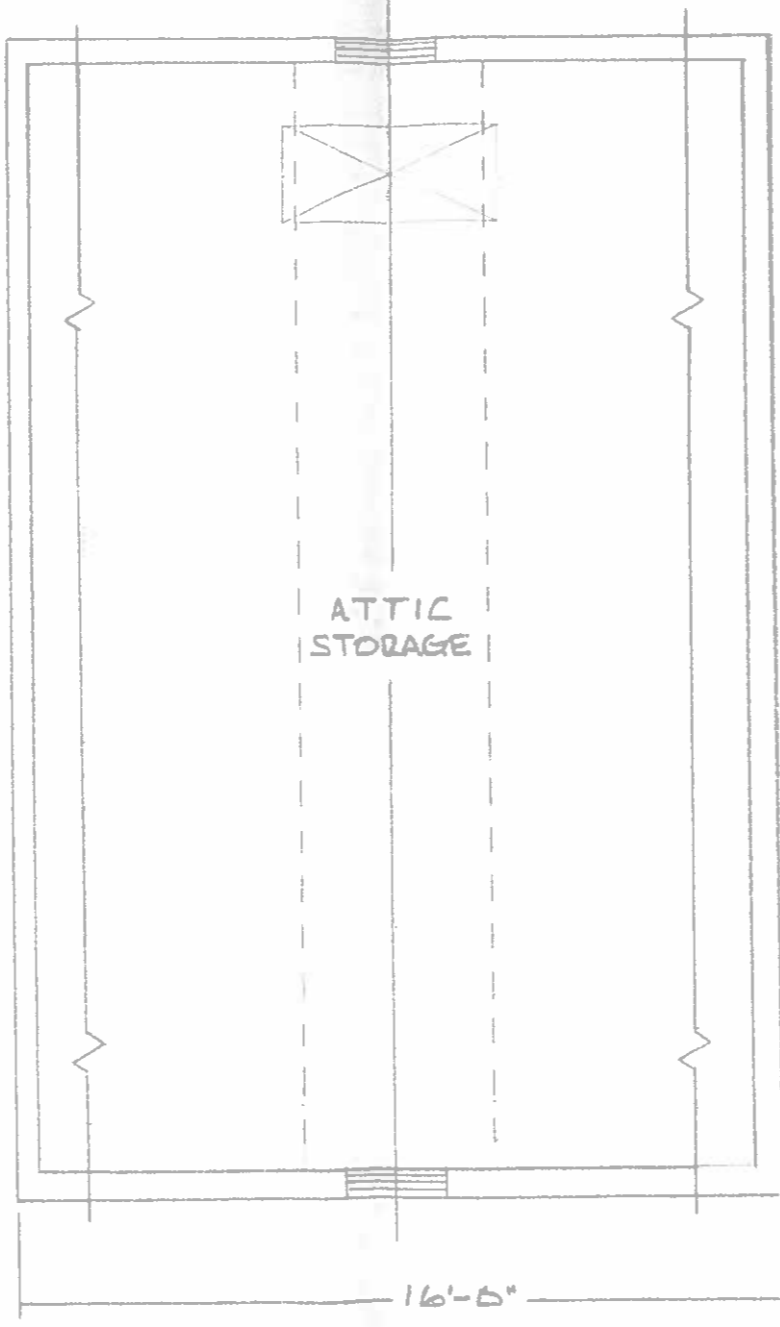
GRADE

EAST ELEVATION

N.T.S.



N.T.S.



24'-0"

ATTIC
STORAGE

16'-0"

N.T.S.