



To: Honorable Mayor and City Council Members

From: Sara Leaders, PE, Public Works Director

Date: Submitted on February 9, 2024 for the February 21, 2024 Regular City Council Meeting

Agenda Item: Consideration to Accept an Application for the Abandonment of Approximately 2,400 Square Feet of Public Right of Way within the Milton Run subdivision

DocuSigned by:
Sara Leaders
4D62B6BB0E9A487...

Executive Summary:

The Milton Run subdivision is a 29-lot subdivision on 41 acres located off Freemanville Road in the northern portion of the City. The Final Plat was approved and recorded in 2017. Burdette Court, the sole access point to Freemanville Road for the 29 lots, is a public street.

The Milton Run subdivision HOA board has requested the removal of a portion of the right of way outlined in Plat Book 412, Page 76 relating to Land Lots 263 and 314, 2nd District, 2nd section, within the jurisdiction of the City of Milton, Fulton County. This right of way is for a future interparcel connection to the adjacent southern property. The applicant is asking for approximately 2,400 square feet of right of way envisioned for a future interparcel connection to the South, to be abandoned to the adjacent property owners. The purpose of the interparcel connection is to provide roadway access to the property immediately to the South acknowledging its future development potential and was required based on City code Sec. 50-157 and 64-2392.

Under the current ordinance on right of way abandonment, each application received to abandon or privatize any right of way must first receive a preliminary review before the Mayor and City Council to determine whether or not to accept the application for processing. At this meeting, the Mayor and City Council may decide to accept the application or deny the application without further discussion. Acceptance of the application by the council does not constitute final approval of the application or the abandonment of the public right of way, or any portion thereof, it merely allows the application to proceed through the process.

The abandonment of right of way requires that the City Council make a finding of one of the following with respect to the right of way in question:

1. That no substantial public purpose is served by it; or,
2. That its removal from the municipal street system is in the best public interest.

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If the Mayor and City Council approve the application to move forward, it shall be the responsibility of the applicant to prove to the satisfaction of the City that one of these conditions has been met. Prior to the public hearing, 100 percent approval of all owners of property adjacent to the area to be abandoned must be obtained. This requires 6 yes votes, from 15835, 15880, 15870, 15860, and 15850 Burdette Court along with Parcel 22 453003350159 (address 0 Day Road, owner Nancy Marcelle Day).

Staff does not recommend abandonment of this right of way at this time. The future interparcel connection serves a public purpose and is in the best public interest to remain right of way for possible future use.

Funding and Fiscal Impact:

None

Concurrent Review: Steven Krokoff, City Manager

DocuSigned by:
Steven Krokoff
9E6DD808EBB74CF...

Attachment(s):

Application

Final Plat





Public Works Department
Phone (678) 242-2500

2006 Heritage Walk
Milton, Georgia 30004

Application to Abandon a Public Right-of-Way

This Application must be filed by a person having the authority to act on behalf of the community. Where a Home Owner Association (HOA) is required by Chapter 48 of the City of Milton Code of ordinances to file the application, it must be submitted by a member of the board authorized to act on behalf of the HOA. Where an HOA is not required by said ordinance to file, the application must be made by a person authorized to act on behalf of the petitioning organization.

Section 1: Contact Information

Applicant Name: Milton Run Community Association
(Name of HOA or Individual)

Name: Greg Tinker

Phone Number: [REDACTED]

Position: HOA Board Member - Secretary

Address: 15785 Burdette Ct.

Email: [REDACTED]

Milton, Ga. 30004

Section 2: Right-of-Way Information

This application is submitted for (check one): ☐ Abandonment ☒ Privatization

Right-of-Way Name or Subdivision Name: Milton Run - ROW for Future interparcel connection

Width of Existing Right-of-Way: Est. 50' X 50'

Lineal Feet (measured along the centerline) to be Vacated: EST < 60'

Section 3: Reason for Abandonment

This request for abandonment is being made based on a determination of the following (check one):

- ☒ That no substantial public purpose is served by the right-of-way;
- ☐ That the removal of the right-of-way from the municipal street system is in the best public interest.

a. Please indicate the purpose for which the right-of-way is to be vacated:

Milton Run residents (29 families) have all agreed and signed a petition in favor of Milton rescinding the ROW. Residents purchased their home due in great part to Burdette Court being a quiet, dead-end street.



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Milton, Georgia 30004

- b. How is the right-of-way currently being used?

Not being used.

- c. How many adjacent property owners will be affected by this request?

30 (29 Milton Run property owners)

- d. How does the property owner propose to use the right-of-way if abandoned?

Common Property for Milton Run subdivision

- e. Are there any public utilities or infrastructure currently located within the right-of-way? Check all that apply:

- ☐ Cable Television
- ☐ Electric
- ☐ Gas
- ☐ Sanitary Sewer
- ☐ Stormwater
- ☐ Telephone
- ☐ Water
- ☐ Other, please describe:

No utilities or other infrastructure currently located within the right-of-way.

Section 4: Attachments and Exhibits

- Plat of the existing subdivision. If the right-of-way is not located in a platted subdivision then a map or survey should be provided with sufficient detail to demonstrate the location and nature of the right-of-way.
- Where a subdivision plat is not required, a list of all affected property owners shall be provided.

Section 5: Signature of the Applicant

The following signature signifies that all of the information provided on this application is accurate and correct to the best of the applicant's knowledge; and that the applicant has thoroughly read and understands all of the application requirements. In addition, the applicant further certifies that they understand that it shall be the responsibility of the applicant to demonstrate compliance with the above conditions. The applicant is required to



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submit all necessary supporting documentation to establish the factual basis on which this request is made. Any, and all, costs associated with providing this information is the sole responsibility of the applicant.

X
(Signature)

1/23/2024
(Date)

Greg Tinker
(Printed Name)

This completed application form should be sent to:

City of Milton Department of Public Works
2006 Heritage Walk
Milton, GA 30004

Office Use Only

Project Number: _____

Date Application Received: _____

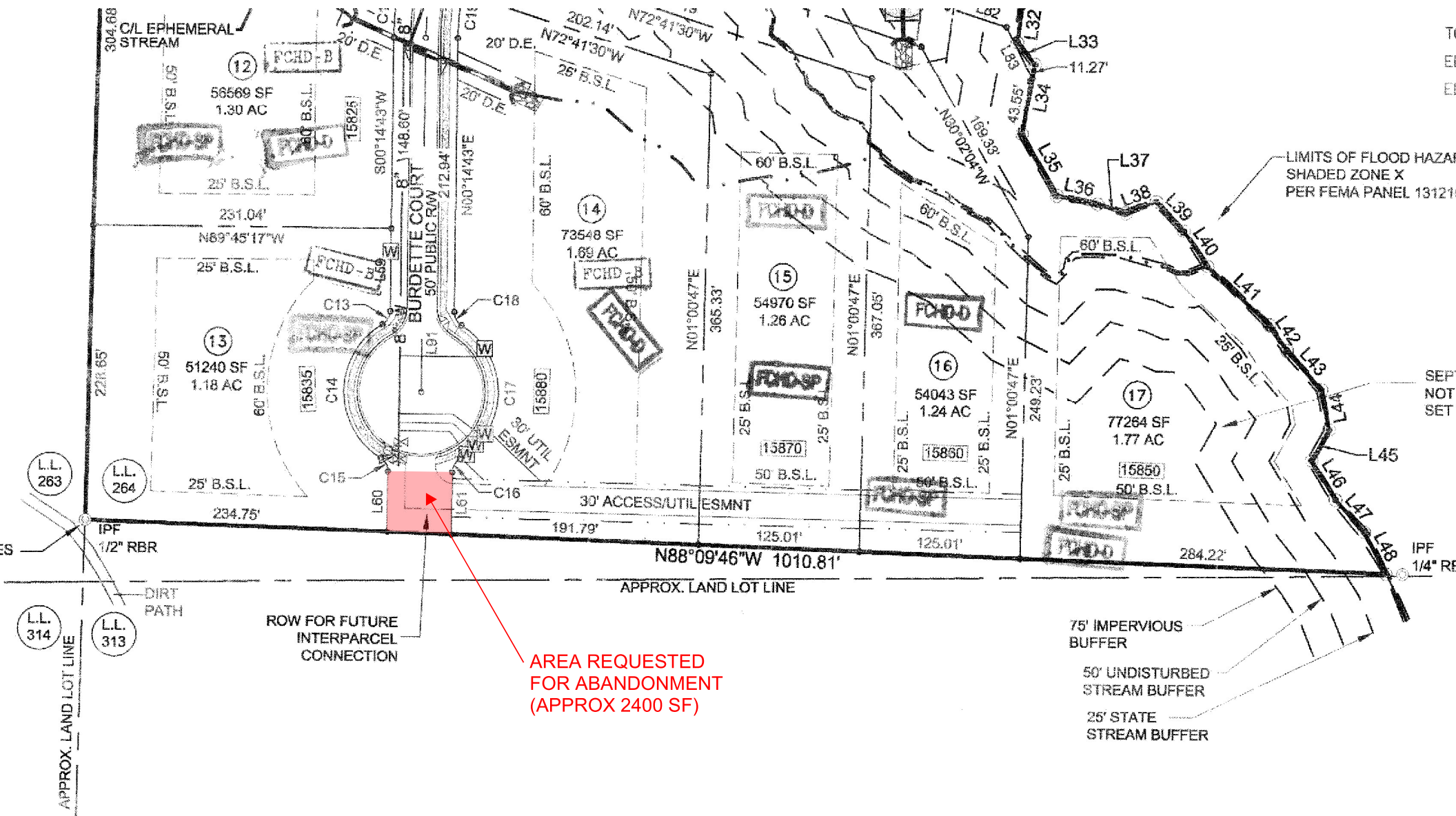
Date Initial Council Consideration: _____

Date Initial Public Hearing: _____

Date Final Public Hearing: _____

Petition Verified (Y/N): _____

Date Complete: _____



Plat
Recorded 7/26/2017 1:02 PM
Cathlene Robinson
Clerk of Superior Court
Fulton County, GA
Book 402 Page 77
Participant IDs: 2064410406

ZONING NOTES

CURRENT ZONING: AG-1

MINIMUM LOT AREA - 1 ACRE

MINIMUM LOT WIDTH - 100'

MAXIMUM LOT AREA COVERAGE - 70%

REQUIREMENTS:

FRONT - 60'

REAR - 50'

SIDE INTERIOR - 25'

SIDE CORNER - 40'

PARKING SPACES - 2 PER DWELLING UNIT

MAXIMUM BUILDING HEIGHT: 40'

REQUIRED BUFFERS:

75' COUNTY UNDISTURBED STREAM BUFFER

20' SECONDARY RURAL VIEWSHED

OWNER/DEVELOPER

FREEMANVILLE PROPERTIES, LLC / CSC CONSULTANTS
885 WOODSTOCK ROAD, STE 430-101
ROSWELL, GEORGIA 30075
404-557-2613

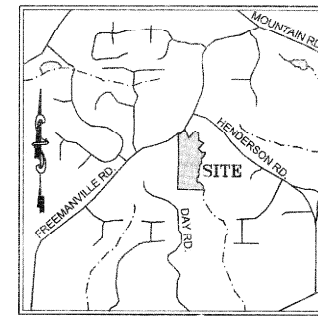
24 HOUR CONTACT

SEAN CONNELLY

404-557-2613

AREA CALCULATIONS

TOTAL AREA:	1,777,411 SF	40.81 AC.
LOT AREA:	1,599,689 SF	36.73 AC.
RAW AREA:	125,107 SF	2.87 AC.
COMMON AREA:	52,614 SF	1.21 AC.



VICINITY MAP
N.T.S.

SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH CAP STAMPED "FDC 15F00096" UNLESS OTHERWISE NOTED.

FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY KEVIN M. BROWN IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983 (1994 ADJUSTMENT) FOR HORIZONTAL AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 PER THE VERTICAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY THE GPS SOLUTIONS.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,873 FEET, AND AN ANGULAR ERROR OF 10" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 17,873 FEET, USING THE BEARINGS AND DISTANCES SHOWN HEREON.

THE FIELDWORK FOR THIS PROJECT WAS COMPLETED FEBRUARY 22, 2017, WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 30 ROBOTIC TOTAL STATION & CHAMPION TKO ROVER GPS UNIT.

CITY OF MILTON AND FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.

APPROVAL OF DEPARTMENT OF HEALTH

FULTON COUNTY HEALTH DEPARTMENT

This subdivision, as shown, is approved upon the condition that sewage disposal and water supply facilities are in compliance with Articles C and D, Water Supply and Sewerage and Drinking Water Supply of the Fulton County Health Department regulations, and in accordance with the requirements below:

WATER SUPPLY	SEWERAGE DISPOSAL
☒ Public Water Supply	☐ Public Sanitary
☐ Individual Water Supplies	☒ Individual Onsite Sewage
Service Requirements - S/D Type	Service Requirements - S/D Type
☐ Type "A"	☐ Type "A"
☐ Type "B"	☒ Type "B"

Kevin M. Brown 7/13/17
Date: Fulton County Health Department

Revision Date: Fulton County Health Department



FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FULTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 1312C0016E EFFECTIVE DATE: SEPTEMBER 18, 2013, A PORTION OF THIS PROPERTY IS LOCATED IN A SHADED ZONE A FEMA FLOOD HAZARD ZONE. NO PUBLISHED FLOOD ELEVATIONS FOUND.

CERTIFICATE OF HOMEOWNERS ASSOCIATION

ALL LOTS SUBJECT TO COVENANTS OF A MANDATORY HOMEOWNERS ASSOCIATION AS RECORDED IN DEED BOOK 57695, PAGE 647.

ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.

SITE NOTES

STATEMENT OF SLOPE EASEMENTS

This plat is approved with the understanding that easement is granted the City of Milton along all road frontage for the purpose of sloping cuts and fills as follows:
0' to 5' - not less than 3 to 1 slope
5' to 10' - not less than 2 to 1 slope

FLOOD HAZARD

The Intermediate Regional Flood (I.R.F.) areas shown herein were determined by the Professional Engineer whose stamp and signature are affixed hereto. The City of Milton does not, by approving this plat, warrant their accuracy, and does not imply that land outside the areas of flood hazard shown will be free from flooding or flood damage. Further, the City of Milton does not by approving this plat nor accepting the public improvements therein, assume maintenance of the flood carrying capacity of the flood areas or watercourses. Maintenance shall remain the responsibility of the owner(s) of the land upon which they exist. The owner of a lot or parcel that contains a flood hazard area is required to submit a site plan to the City of Milton prior to the initiation of any improvements to the lot or parcel. The site plan shall include the location and elevation of the I.R.F. within the lot or parcel and its existing and proposed improvements. Approval of the site plan by the City of Milton is required prior to the issuance of a building permit.

DRAINAGE

The owner of record on behalf of himself (itself) and all successors in interest, specifically releases the City of Milton from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers, or drainage features. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by these Regulations and the Director of the Department of Public Works. Said Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be limited to removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition which in the judgment of said Director, is potentially injurious to life, property, or the public road or utility system. Such emergency maintenance conducted for the common good shall not be construed as constituting a continuing maintenance obligation on the part of the City of Milton nor abrogation of the City of Milton's right to seek reimbursement for expenses from the owner(s) of the property(ies) or the lands that generated the conditions.

SURVEY REFERENCES

1. CONSTRUCTION PLANS FOR MILTON CROSSING PREPARED BY GREYDEN ENGINEERING, LLC DATED 4-20-15.

OWNER'S ACKNOWLEDGEMENT

STATE OF GEORGIA
CITY OF MILTON

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES TO FULTON COUNTY THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREETS	2.87 ACRES
PUBLIC SEWER EASEMENTS	0 ACRES
PUBLIC DRAINAGE EASEMENTS	0.64 ACRES
PUBLIC PARKS/OPEN SPACE	0.52 ACRES
PUBLIC ACCESS/PEDESTRIAN EASEMENTS	0 ACRES

FREEMANVILLE PROPERTIES, LLC

NAME OF SUBDIVIDER

Kevin M. Brown

SIGNATURE OF SUBDIVIDER

7/13/2017

DATE

FREEMANVILLE PROPERTIES, LLC

NAME OF OWNER OF RECORD

Kevin M. Brown

SIGNATURE OF OWNER OF RECORD

7/13/2017

DATE

FINAL PLAT APPROVAL

THE DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF MILTON, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF MILTON ZONING ORDINANCES, CONDITIONS OF ZONING, AND THE CITY OF MILTON SUBDIVISION REGULATIONS AS AMENDED.

Kevin M. Brown 7/13/17
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

FULTON COUNTY DEPARTMENT OF PUBLIC WORKS

I CERTIFY THAT THIS DEVELOPMENT HAS COMPLIED WITH THE APPLICABLE POTABLE WATER REQUIREMENTS AND SANITARY SEWER REQUIREMENTS OF FULTON COUNTY AS OF THE FOLLOWING DATE. ANY REVISIONS TO THIS DOCUMENT AFTER THE DATE BELOW THAT MAY AFFECT THE WATER AND SEWER SYSTEMS PRESENTED HEREON SHALL VOID THIS APPROVAL.

APPROVED THIS 13th DAY OF July, 2017.

Kevin M. Brown 7/13/17
SIGNATURE
Kevin M. Brown
PRINTED NAME AND TITLE

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.

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.

Kevin M. Brown
KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2660

7/13/2017
DATE



FINAL PLAT
FOR
MILTON CROSSING
LOCATED IN
LAND LOT 263 AND 314, 2ND DISTRICT
CITY OF MILTON, FULTON COUNTY, GEORGIA

REVISIONS	DATE
1. ADDRESSED CITY COMMENTS	5-08-17
2. ADDRESSED ATTORNEY COMMENTS	5-23-17
3. ADDRESSED CITY COMMENTS	5-24-17
4. REVISED SHARED LINE LOT 4 & 5	7-03-17

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY OTHERS. ANY REVISIONS TO THIS PLAT MUST BE RE-CERTIFIED BY THE SURVEYOR NAMED IN SAID PERSON.

DATE:	3-14-17
SCALE:	1" = 100'
FILE NUMBER:	MILTON
DRAWN BY:	K. NELMS
REVIEWED BY:	K. BROWN



7/13/2017
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT AND SIGNATURE OF THE REGISTRANT'S SEAL.
SHEET NUMBER
1 of 4

EXTERIOR BOUNDARY TAGS

Line Table		
Line #	Length	Direction
L1	40.16	S35° 22' 16.56"W
L3	56.66	S23° 20' 16.41"W
L4	15.20	S45° 35' 43.56"W
L5	31.07	S15° 21' 07.56"W
L6	46.36	S29° 15' 31.56"W
L7	18.51	N75° 40' 34.44"W
L8	61.79	S46° 38' 56.47"W
L9	44.65	S13° 16' 51.56"W
L10	46.36	S0° 07' 39.44"E
L11	36.96	S11° 12' 30.44"E
L12	41.89	S2° 16' 16.44"E
L13	30.61	S54° 19' 03.56"W
L14	37.10	S38° 51' 35.56"W
L15	31.29	S53° 19' 51.56"W
L16	75.31	S7° 25' 06.56"W
L17	42.80	S13° 02' 41.44"E
L18	25.80	S24° 00' 36.56"W
L19	35.96	S44° 47' 06.56"W
L20	23.94	S63° 41' 35.44"E
L21	40.08	S5° 38' 11.44"E

Line Table		
Line #	Length	Direction
L22	25.15	S60° 35' 59.56"W
L23	17.02	N78° 00' 02.44"W
L24	13.11	S61° 55' 51.56"W
L25	27.54	S18° 46' 41.44"E
L26	13.92	S25° 14' 08.56"W
L27	74.16	S27° 42' 35.44"E
L28	54.44	S9° 46' 31.44"E
L29	40.44	S59° 37' 04.71"W
L30	58.92	S11° 51' 48.72"W
L31	59.84	S41° 01' 23.56"W
L32	30.57	S7° 35' 27.56"W
L33	22.06	S39° 06' 44.44"E
L34	54.82	S10° 13' 09.56"W
L35	65.00	S30° 02' 04.44"E
L36	32.23	S78° 33' 10.44"E
L37	23.00	S72° 36' 30.44"E
L38	25.21	N68° 37' 37.56"E
L39	31.25	S43° 53' 50.44"E
L40	32.93	S34° 29' 51.44"E
L41	66.00	S46° 59' 36.20"E

Line Table		
Line #	Length	Direction
L42	24.14	S35° 06' 04.44"E
L43	40.24	S42° 12' 37.44"E
L44	31.57	S11° 20' 45.44"E
L45	26.93	S29° 25' 11.56"W
L46	35.89	S31° 25' 41.44"E
L47	33.69	S41° 58' 40.44"E
L48	36.39	S28° 03' 38.31"E

CENTERLINE TAGS

Line Table		
Line #	Length	Direction
L84	44.37	S46° 28' 11.58"E
L85	258.15	S23° 01' 57.77"E
L86	90.87	S44° 58' 23.51"E
L87	291.89	S4° 35' 14.48"W
L88	208.06	S15° 28' 11.88"W
L89	115.28	S4° 11' 55.78"E
L90	185.50	S31° 38' 01.48"W
L91	274.71	S0° 14' 43.37"W

Curve Table				
Curve #	Arc Length	Radius	Chord	Length
C32	109.57'	200.00'	S15° 56' 22"W	106.20'
C33	125.08'	200.00'	S13° 43' 03"W	123.05'
C34	68.66'	200.00'	S5° 38' 08"W	68.32'
C35	151.95'	800.00'	S10° 01' 43"W	151.72'
C36	173.00'	200.00'	S20° 11' 35"E	167.66'
C37	76.59'	200.00'	S34° 00' 11"E	76.12'
C38	81.81'	200.00'	S34° 45' 05"E	81.24'

INTERIOR BOUNDARY TAGS

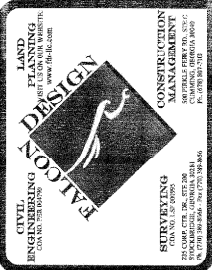
Line Table		
Line #	Length	Direction
L49	42.52	N52° 57' 57.96"E
L50	30.52	N67° 49' 23.49"E
L51	56.06	N52° 27' 07.60"E
L52	36.98	N50° 27' 00.04"E
L53	40.24	N49° 31' 44.85"E
L54	42.34	N48° 10' 01.00"E
L55	79.98	S44° 58' 23.51"E
L56	10.89	S44° 58' 23.51"E
L59	112.41	S31° 38' 01.48"W
L59	64.34	S0° 14' 43.37"W
L60	47.27	S0° 14' 43.37"W
L61	48.66	N0° 14' 43.37"E
L62	9.28	N31° 38' 01.48"E
L63	36.12	N31° 38' 01.48"E
L64	54.77	N31° 38' 01.48"E
L65	41.90	N4° 11' 55.76"W
L66	73.38	N4° 11' 55.76"W
L67	110.03	N15° 28' 11.88"E
L68	98.04	N15° 28' 11.88"E
L69	106.50	N4° 35' 14.48"E

Line Table		
Line #	Length	Direction
L70	120.00	N4° 35' 14.48"E
L71	65.39	N4° 35' 14.48"E
L72	50.32	N44° 58' 23.51"W
L73	40.55	N44° 58' 23.51"W
L74	41.38	S23° 01' 57.77"E
L75	43.36	S66° 58' 02.23"W

Line Table		
Line #	Length	Direction
L76	47.94	N23° 32' 14.26"E
L77	35.96	N64° 10' 37.51"E
L79	142.35	S79° 51' 04.39"E
L79	39.93	S14° 09' 31.55"W
L80	62.87	S41° 32' 46.05"W
L81	28.39	S17° 18' 30.27"W
L82	45.13	S72° 41' 29.73"E
L83	44.91	S27° 13' 57.03"E
L92	85.34	N31° 38' 01.48"E

Curve Table				
Curve #	Arc Length	Radius	Chord	Length
C1	51.89'	225.00'	S38° 21' 58"E	51.78'
C2	51.99'	175.00'	N31° 32' 37"W	51.80'
C3	30.56'	225.00'	N26° 55' 27"W	30.54'
C4	55.60'	225.00'	N37° 53' 40"W	55.46'
C5	151.37'	175.00'	N20° 11' 35"W	146.70'
C6	5.20'	330.34'	N4° 46' 47"E	5.20'
C7	143.56'	814.61'	N10° 16' 45"E	143.37'
C8	31.07'	225.00'	N11° 30' 52"E	31.04'
C9	46.17'	225.00'	N1° 40' 49"E	46.09'
C10	109.44'	175.00'	N13° 43' 03"E	107.67'
C11	84.77'	225.00'	N20° 50' 27"E	84.27'
C12	38.49'	225.00'	N5° 08' 48"E	38.45'
C13	12.37'	12.00'	N29° 47' 02"E	11.83'
C14	123.73'	80.00'	N0° 14' 43"E	102.94'
C15	12.37'	12.00'	N29° 17' 35"W	11.83'
C16	12.37'	12.00'	S29° 47' 02"W	11.83'
C17	123.73'	60.00'	S0° 14' 43"W	102.94'
C18	12.37'	12.00'	S29° 17' 35"E	11.83'
C19	34.37'	175.00'	S5° 52' 21"W	34.32'
C20	35.06'	175.00'	S17° 14' 19"W	35.00'
C21	26.44'	175.00'	S27° 18' 21"W	26.41'

Curve Table				
Curve #	Arc Length	Radius	Chord	Length
C22	60.39'	225.00'	S23° 56' 42"W	60.21'
C23	80.33'	225.00'	S6° 01' 43"W	79.90'
C24	49.77'	175.00'	S3° 56' 55"W	49.60'
C25	10.31'	175.00'	S13° 46' 59"W	10.30'
C26	22.29'	825.00'	S14° 41' 45"W	22.29'
C27	120.14'	825.00'	S9° 45' 00"W	120.03'
C28	14.27'	825.00'	S5° 04' 58"W	14.26'
C29	47.28'	225.00'	S1° 25' 58"E	47.19'
C30	95.45'	225.00'	S19° 36' 21"E	94.74'
C31	67.01'	175.00'	S34° 00' 11"E	66.60'
C32	109.57'	200.00'	S15° 56' 22"W	106.20'
C33	125.08'	200.00'	S13° 43' 03"W	123.05'
C34	68.66'	200.00'	S5° 38' 08"W	68.32'
C35	151.95'	800.00'	S10° 01' 43"W	151.72'
C36	173.00'	200.00'	S20° 11' 35"E	167.66'
C37	76.59'	200.00'	S34° 00' 11"E	76.12'
C38	81.81'	200.00'	S34° 45' 05"E	81.24'
C46	81.81'	200.00'	S34° 45' 05"E	81.24'
C47	76.59'	200.00'	S34° 00' 11"E	76.12'
C48	173.00'	200.00'	S20° 11' 35"E	167.66'



FINAL PLAT
FOR
MILTON CROSSING
LOCATED IN
LAND LOT 263 AND 314, 2ND DISTRICT
CITY OF MILTON, FULTON COUNTY, GEORGIA

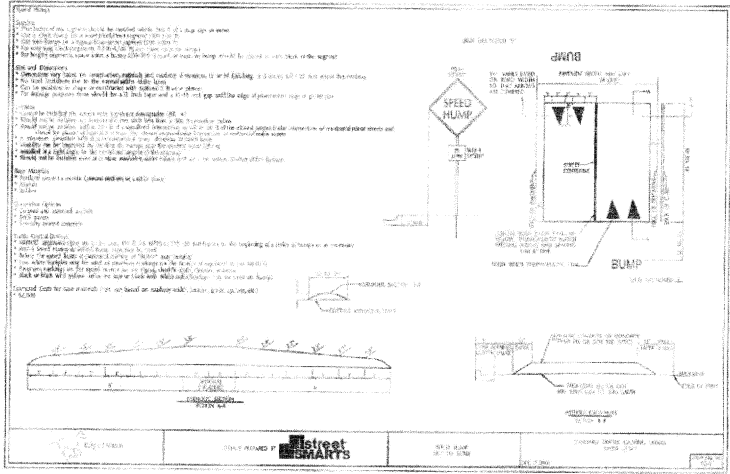
REVISIONS
1. ADDRESS CITY COMMENTS 5-09-17
2. ADDRESS ATTORNEY COMMENTS 5-23-17
3. ADDRESS CITY COMMENTS 5-24-17
4. REVISED SHARED LINE LOT 4 & 5 7-03-17

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR SURVEYOR NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY OTHER PROJECTS OR TO ANY OTHER PERSON. REGENERATION BY THE SURVEYOR NAMED SAID PERSON.

DATE: 3-14-17
SCALE: 1" = 100'
FILE NUMBER: MILTON
DRAWN BY: K. NELMS
REVIEWED BY: K. BROWN

7/03/2017
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ADDRESS THE REGISTRANT'S SEAL.

SHEET NUMBER
2 of 4



**CIVIL
ENGINEERING**
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**LAND
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**FALCON
DESIGN**

**CONSTRUCTION
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3000 J. J. FERRY RD., SUITE C
CUMMING, GEORGIA 30141

SURVEYING
252 CORP. CITE. LAKE, 301 190
BONHOMME, GEORGIA 30135
301 444-4444

FINAL PLAT
FOR
MILTON CROSSING
LOCATED IN
LAND LOT 263 AND 314, 2ND DISTRICT
CITY OF MILTON, FULTON COUNTY, GEORGIA

REVISIONS		
1.	ADDRESSED CITY COMMENTS	5-08-17
2.	ADDRESSED ATTORNEY COMMENTS	5-28-17
3.	ADDRESSED CITY COMMENTS	5-24-17
4.	REVISED SHARED LINE LOT 4 & 5	7-03-17

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE-HEREON. SAID PERSON OR PERSONS DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITIES. NO RE-CERTIFICATION BY THE SURVEYOR NEEDED FOR SAID PERSON.

DATE:	3-14-17
SCALE:	1" = 100'
FILE NUMBER:	MILTON
DRAWN BY:	K. NELMS
REVIEWED BY:	K. BROWN

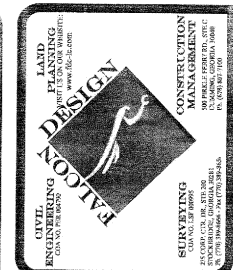
GEORGIA
 REGISTERED
 No. 2960
 PROFESSIONAL
 AND SURVEYOR
 KEVIN M. BROWN
 7/03/2017

THIS DOCUMENT IS NOT VALID UNLESS IT
 BEARS THE
 ORIGINAL SIGNATURE OF THE REGISTRANT
 ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
3 of 4

SEE SHEET 3
SEE SHEET 4

SEE SHEET 3
SEE SHEET 4



**FINAL PLAT
FOR
MILTON CROSSING**

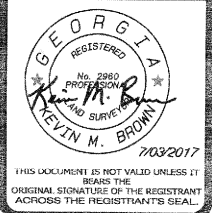
LOCATED IN
LAND LOT 263 AND 314, 2ND DISTRICT
CITY OF MILTON, FULTON COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION
1.	5-08-17	ADDRESSED CITY COMMENTS
2.	5-08-17	ADDRESSED CITY COMMENTS
3.	5-08-17	ADDRESSED CITY COMMENTS
4.	5-08-17	ADDRESSED CITY COMMENTS

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON, SAID UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

DATE: 3-14-17
SCALE: 1" = 100'
FILE NUMBER: MILTON
DRAWN BY: K. NELMS
REVIEWED BY: K. BROWN



SHEET NUMBER
4 of 4

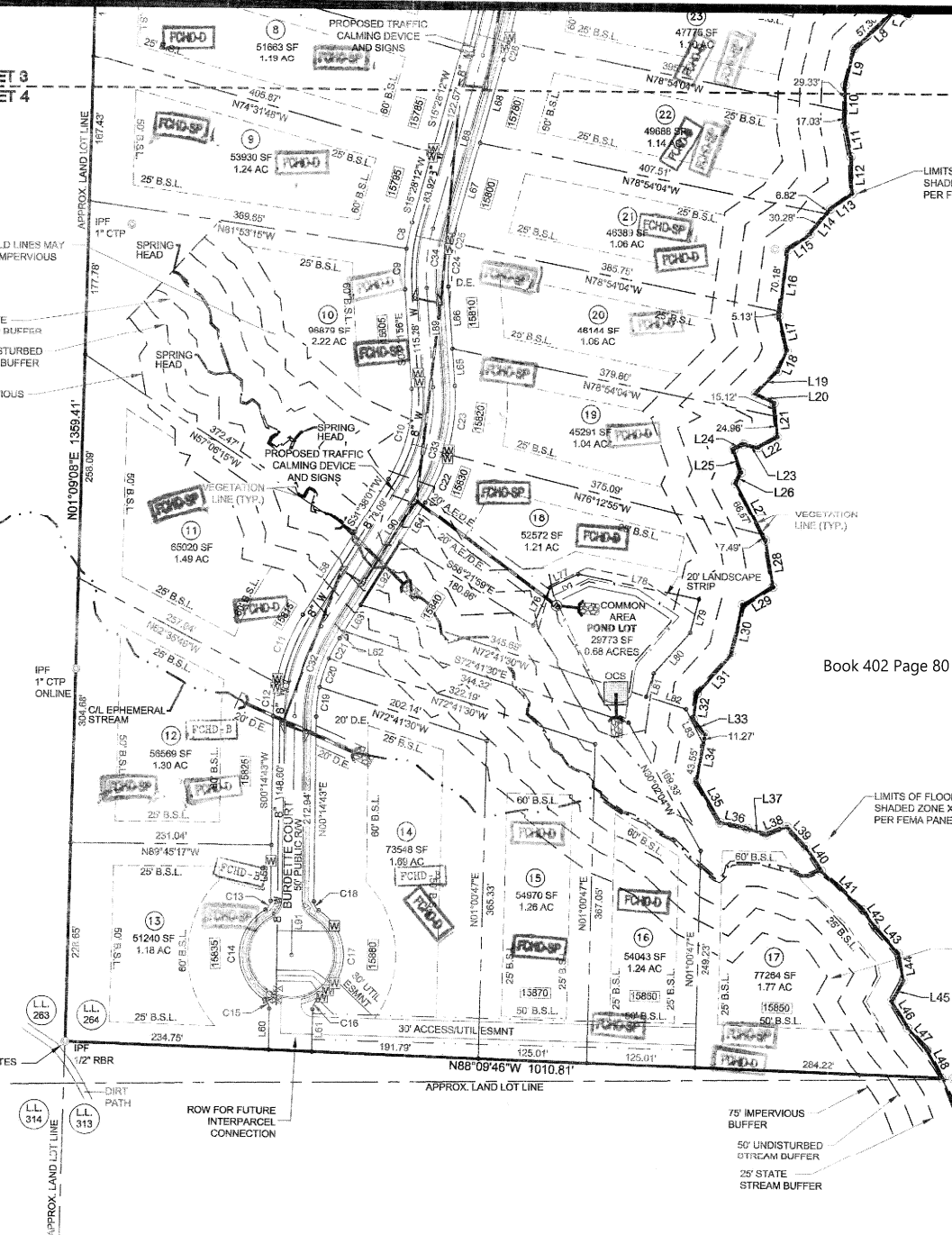
SEPTIC FIELD LINES MAY NOT BE IN IMPERVIOUS SET BACK

25' STATE STREAM BUFFER

50' UNDISTURBED STREAM BUFFER

75' IMPERVIOUS BUFFER

IPF 1/2" REBAR
STATE PLANE COORDINATES
N=1517810.513
E=2254218.112

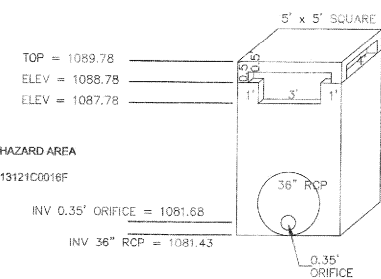


Book 402 Page 80

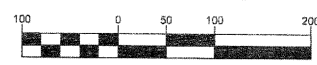
LEGEND

DB	DEED BOOK	N/L	LINE LABEL
PB	PLAT BOOK	N/O	NOW OR FORMERLY
PG	PAGE	PKS	PK NAIL SET
LL	LAND LOT	SSE	SANITARY SEWER EASEMENT
OTF	OPEN TOP PIPE	UE	UTILITY EASEMENT
RB	REBAR	REF	REFERENCE
IPF	IRON PIN FOUND	CO	SEWER CLEAN OUT
IFS	1/2" REBAR W/C FDC 000695	SQ. FT.	SQUARE FOOT
CTP	CRIMP TOP PIPE	IPF	IRON PIN FOUND
CSG	CURB & GUTTER	IPF	IRON PIN SET
RMV	RIGHT OF WAY	CP	CALCULATED POINT
N/O	NOW OR FORMERLY	PP	POWER POLE
-F-	OVERHEAD POWER LINE	FD	FIRE HYDRANT
CMP	CORRUGATED METAL PIPE	WV	WATER VALVE
SWMF	STORMWATER MANAGEMENT FACILITY	WM	WATER METER
TBM	TEMPORARY BENCHMARK	JB	JUNCTION BOX
POB	POINT OF BEGINNING	SSM	SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT	DI	DROP INLET
RCP	REINFORCED CONCRETE PIPE	RM	RW MONUMENT
DIP	DUCTILE IRON PIPE	SW	SINGLE WING CATCH BASIN
PVC	POLYVINYL CHLORIDE PIPE	DB	DOUBLE WING CATCH BASIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE	CI	CURB INLET
R	PROPERTY LINE	HW	HEADWALL
CL	CENTERLINE	FL	FLARED END SECTION
ID	IDENTIFICATION	GM	GAS METER
B.S.L.	BUILDING SETBACK LINE	GV	GAS VALVE
BOC	BACK OF CURB	ET	ELECTRIC TRANSFORMER
C	CURVE LABEL	TP	TELEPHONE PEDESTAL
CI	CURB INLET	LJ	LIGHT JEST
DE	DRAINAGE EASEMENT	AS	ASPHALT
EOP	EDGE OF PAVEMENT	CON	CONCRETE
FH	FIRE HYDRANT		

OCS DETAIL



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

(GA WEST ZONE)
GRID NORTH