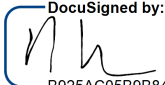


To: Honorable Mayor and City Council Members
From: Robert Buscemi, Community Development Director
Date: Submitted on August 14, 2023 for the **August 21, 2023**
Regular Council Meeting
Agenda Item: Consideration of Final Plats

DocuSigned by:

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Department Recommendation:

To approve the final plat as stated below.

Executive Summary:

The Milton Subdivision Regulations require that the Mayor and City Council approve all Final Plats, final Plat Re-recording, Revisions and Minor Plats once the matter has been reviewed and certified by the Community Development Director in accordance with the Subdivision Regulations.

1. The Final Plat for **Whisper Woods** described herein consists of **5** lots on **11.492** acres located on New Providence Road. This is a gated development with lots ranging in size from 1.208 to 2.630 acres and a separate lot dedicated for stormwater detention.

Funding and Fiscal Impact:

None.

Alternatives:

Do not approve.

Legal Review:

None – not required.



New Business Agenda Plats Staff Memo

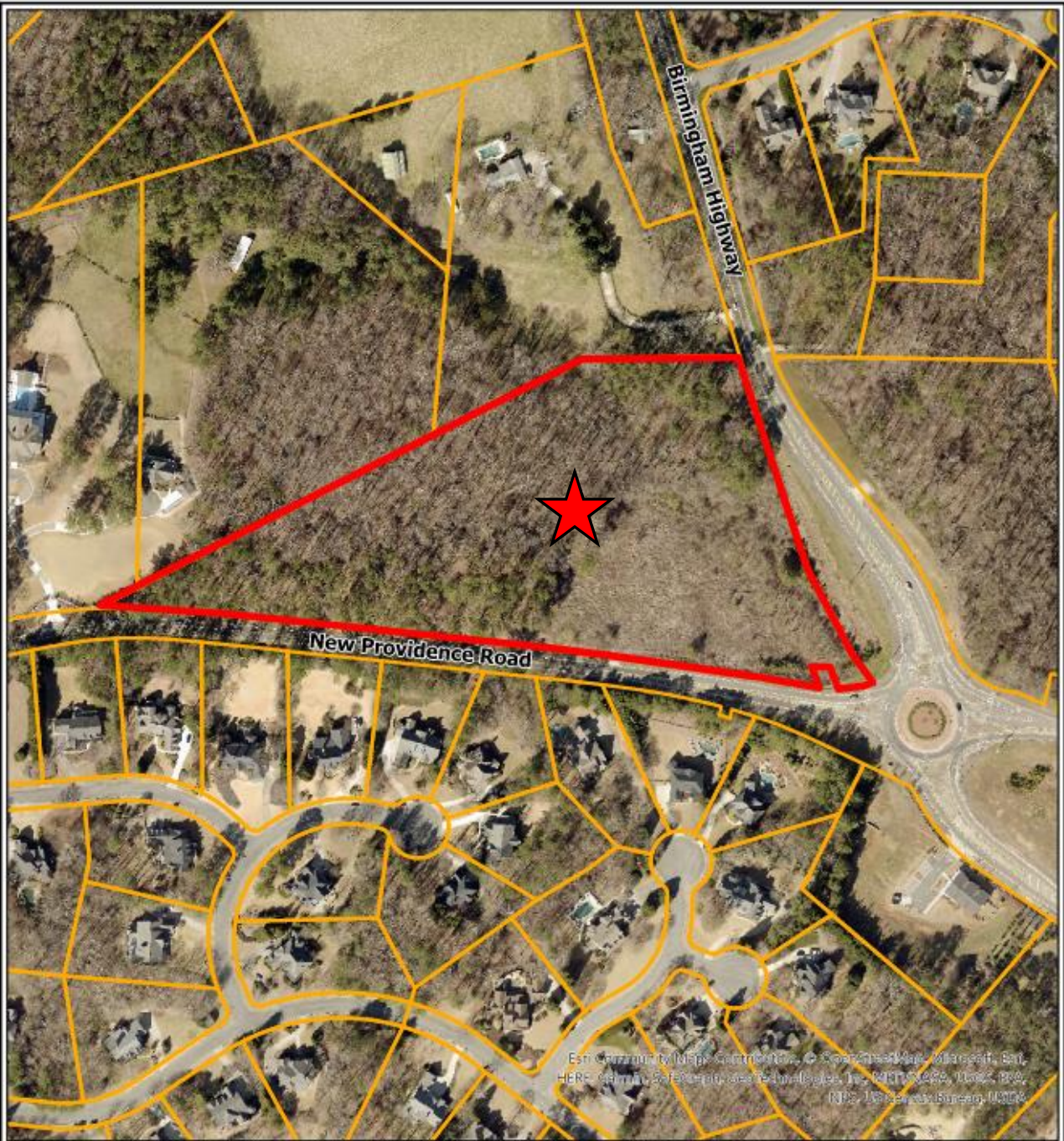
Concurrent Review:
Steven Krokoff, City Manager

DocuSigned by:
Steven Krokoff
9E6DD808EBB74CF...

Attachment(s):
Plat List, Location Map, Plats

Name of Development / Location	Action	Comments / # lots	Total Acres	Density
Whisper Woods New Providence Road LL 847 & 848 Dist. 2 Sec. 2	Final Plat	5 Single-Family Lots	11.492 Acres	0.44 Lots /Acre

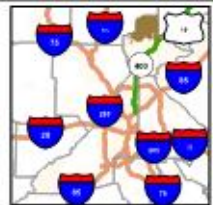
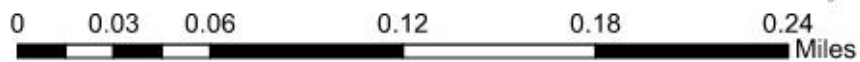
Whisper Woods - Location Map



Esri Community Maps Contributor, © CoarStreetMap, Midwest, San
HERE, Garmin, SPT, Esri, and Esri/Mapbox, Inc. MILTON, MA, USA
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**Whisper Woods
Final Plat**

City of Milton
2023



MILTON
MA

Whisper Woods

FINAL SUBDIVISION PLAT

WHISPER WOODS AT MILTON

NAME AND CONTACT INFO OF SUBDIVIDER:
 COMHEW PROINDUCE LLC
 6865 NORTHPOINT PARKWAY SUITE 159
 ALPHARETTA GA 30022
 478-484-8444

OWNER'S ACKNOWLEDGEMENT:
 STATE OF GEORGIA
 (CITY OF MILTON)

The owner of record of the land shown on this plat and whose name is underlined therein hereby certifies that the subdivision shown on this plat was made from an actual survey and adheres to Fulton County's 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	N/A acres
Public Sewer Easements:	N/A acres
Public Drainage Easements:	N/A acres
Public Parks/Open Space	N/A acres
Public Access/Right-of-Way:	N/A acres

PAUL NOCHHARU
 Typed Name of Subdivider
 Signature of Subdivider
 Date: 07/05/2023

PAUL NOCHHARU
 Typed Name of Owner of Record
 Signature of Owner of Record
 Date: 07/05/2023



FULTON COUNTY HEALTH DEPARTMENT
 APPROVED FOR THE HEALTH DEPARTMENT



National Flood Hazard Layer Printout

EXEMPTIONS:
 This subdivision is exempt from the provisions of the Georgia Subdivision Control Act, Chapter 103-10, Code of Official Code of Georgia Annotated, and the provisions of the Fulton County Health Department regulations, and is in accordance with the requirements below:

WATER SUPPLY: () Public Water Supply () Individual Water Supplies () Public Sewerage () Individual Sewerage

SEWERAGE DISPOSAL: () Public Sewerage () Individual Sewerage

Service Requirements - S/D Type: () Type 'A' () Type 'A' () Type 'C' () Type 'B' () Type 'B' () Type 'D'

Date: 07/05/2023
 Fulton County Health Department

REVISIONS:
 Revision Date: Fulton County Health Department

The Director of the Community Development Department of the City of Milton, Georgia, certifies that this plat complies with the City of Milton Zoning Ordinance, Conditions of Zoning, and the City of Milton Subdivision Regulations as amended.

Director: _____ Title: _____
 Department of Community Development

EXEMPTIONS:
 This subdivision is exempt from the provisions of the Georgia Subdivision Control Act, Chapter 103-10, Code of Official Code of Georgia Annotated, and the provisions of the Fulton County Health Department regulations, and is in accordance with the requirements below:

WATER SUPPLY: () Public Water Supply () Individual Water Supplies () Public Sewerage () Individual Sewerage

SEWERAGE DISPOSAL: () Public Sewerage () Individual Sewerage

Service Requirements - S/D Type: () Type 'A' () Type 'A' () Type 'C' () Type 'B' () Type 'B' () Type 'D'

Date: 07/05/2023
 Fulton County Health Department

REVISIONS:
 Revision Date: Fulton County Health Department

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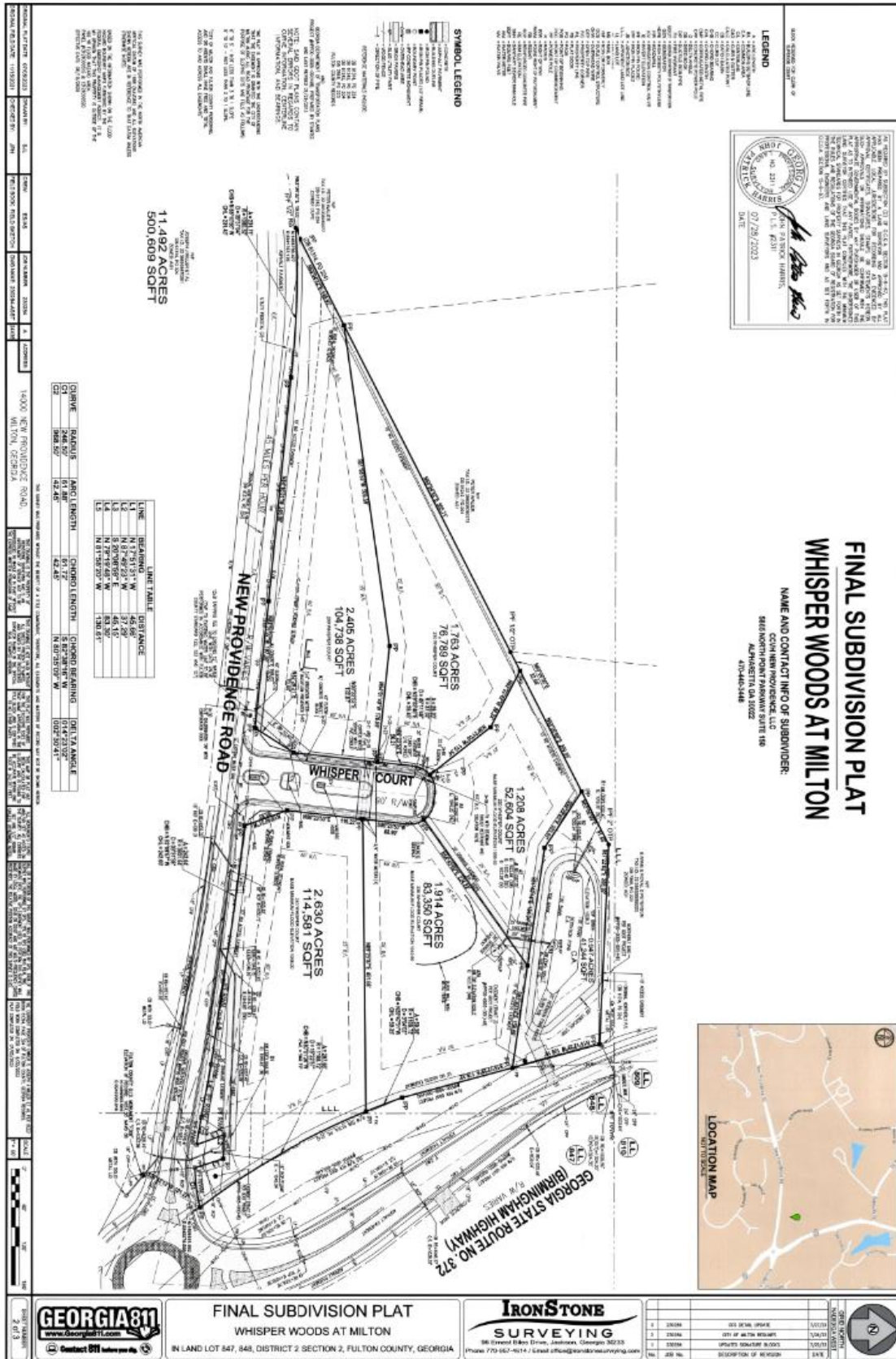
Date: 07/05/2023
 Fulton County Health Department

REVISIONS:
 Revision Date: Fulton County Health Department

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Director: _____ Title: _____
 Department of Community Development

Whisper Woods



Whisper Woods

NAME AND CONTACT INFO OF SUBDIVIDER:
 COHN HIGH PROUDENCE, LLC
 5865 NORTH POINT PARKWAY, SUITE 156
 ALPHARETTA, GA 30022
 470-402-5848

FINAL SUBDIVISION PLAT
WHISPER WOODS AT MILTON
 CITY OF MILTON, FULTON COUNTY, GEORGIA
 UNDERGROUND STORM WATER CALCULATION

100 YEAR STORM:

STATION	INLET	OUTLET	PIPE DIAMETER (IN)	PIPE LENGTH (FEET)	PIPE SLOPE	INVERT ELEVATION (FEET)	OUTLET ELEVATION (FEET)	HYDRAULIC LOSS (FEET)	FLOW RATE (MGD)	INLET LOSS (FEET)	OUTLET LOSS (FEET)	LOSS (FEET)	LOSS (FEET)
1+00	1+00	1+00	18"	100	0.01	100.00	99.00	0.00	0.00	0.00	0.00	0.00	0.00
1+10	1+10	1+10	18"	100	0.01	99.00	98.00	0.00	0.00	0.00	0.00	0.00	0.00
1+20	1+20	1+20	18"	100	0.01	98.00	97.00	0.00	0.00	0.00	0.00	0.00	0.00
1+30	1+30	1+30	18"	100	0.01	97.00	96.00	0.00	0.00	0.00	0.00	0.00	0.00
1+40	1+40	1+40	18"	100	0.01	96.00	95.00	0.00	0.00	0.00	0.00	0.00	0.00
1+50	1+50	1+50	18"	100	0.01	95.00	94.00	0.00	0.00	0.00	0.00	0.00	0.00
1+60	1+60	1+60	18"	100	0.01	94.00	93.00	0.00	0.00	0.00	0.00	0.00	0.00
1+70	1+70	1+70	18"	100	0.01	93.00	92.00	0.00	0.00	0.00	0.00	0.00	0.00
1+80	1+80	1+80	18"	100	0.01	92.00	91.00	0.00	0.00	0.00	0.00	0.00	0.00
1+90	1+90	1+90	18"	100	0.01	91.00	90.00	0.00	0.00	0.00	0.00	0.00	0.00
2+00	2+00	2+00	18"	100	0.01	90.00	89.00	0.00	0.00	0.00	0.00	0.00	0.00
2+10	2+10	2+10	18"	100	0.01	89.00	88.00	0.00	0.00	0.00	0.00	0.00	0.00
2+20	2+20	2+20	18"	100	0.01	88.00	87.00	0.00	0.00	0.00	0.00	0.00	0.00
2+30	2+30	2+30	18"	100	0.01	87.00	86.00	0.00	0.00	0.00	0.00	0.00	0.00
2+40	2+40	2+40	18"	100	0.01	86.00	85.00	0.00	0.00	0.00	0.00	0.00	0.00
2+50	2+50	2+50	18"	100	0.01	85.00	84.00	0.00	0.00	0.00	0.00	0.00	0.00
2+60	2+60	2+60	18"	100	0.01	84.00	83.00	0.00	0.00	0.00	0.00	0.00	0.00
2+70	2+70	2+70	18"	100	0.01	83.00	82.00	0.00	0.00	0.00	0.00	0.00	0.00
2+80	2+80	2+80	18"	100	0.01	82.00	81.00	0.00	0.00	0.00	0.00	0.00	0.00
2+90	2+90	2+90	18"	100	0.01	81.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00
3+00	3+00	3+00	18"	100	0.01	80.00	79.00	0.00	0.00	0.00	0.00	0.00	0.00
3+10	3+10	3+10	18"	100	0.01	79.00	78.00	0.00	0.00	0.00	0.00	0.00	0.00
3+20	3+20	3+20	18"	100	0.01	78.00	77.00	0.00	0.00	0.00	0.00	0.00	0.00
3+30	3+30	3+30	18"	100	0.01	77.00	76.00	0.00	0.00	0.00	0.00	0.00	0.00
3+40	3+40	3+40	18"	100	0.01	76.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00
3+50	3+50	3+50	18"	100	0.01	75.00	74.00	0.00	0.00	0.00	0.00	0.00	0.00
3+60	3+60	3+60	18"	100	0.01	74.00	73.00	0.00	0.00	0.00	0.00	0.00	0.00
3+70	3+70	3+70	18"	100	0.01	73.00	72.00	0.00	0.00	0.00	0.00	0.00	0.00
3+80	3+80	3+80	18"	100	0.01	72.00	71.00	0.00	0.00	0.00	0.00	0.00	0.00
3+90	3+90	3+90	18"	100	0.01	71.00	70.00	0.00	0.00	0.00	0.00	0.00	0.00
4+00	4+00	4+00	18"	100	0.01	70.00	69.00	0.00	0.00	0.00	0.00	0.00	0.00

AS-BUILT STORM PROFILES

AS-BUILT WEIR BOX - 4 FEET INSIDE DIAMETER CONCRETE BOX

LOCATION MAP

AS-BUILT

ELEVATION	VOLUME
1028.16	70,000 D
1028.42	50,000 D
1028.68	30,000 D
1028.94	10,000 D
1029.20	0
1029.46	0
1029.72	0
1030.00	0

CONCRETE COVER

TOP TO BOTTOM	CONCRETE COVER
100' W. E. L. 1028.16	10"
100' W. E. L. 1028.42	10"
100' W. E. L. 1028.68	10"
100' W. E. L. 1028.94	10"
100' W. E. L. 1029.20	10"
100' W. E. L. 1029.46	10"
100' W. E. L. 1029.72	10"
100' W. E. L. 1030.00	10"

ORIFICE END-CAP

PLAN VIEW BASE UNIT

WHISPER WOODS AT MILTON

14000 NEW PROUDENCE ROAD
 MILTON, GEORGIA

GEORGIA811
www.Georgia811.com

FINAL SUBDIVISION PLAT
WHISPER WOODS AT MILTON
 IN LAND LOT 847, 848, DISTRICT 2, SECTION 2, FULTON COUNTY, GEORGIA

IRONSTONE SURVEYING
 96 Emerald Isles Drive, Jackson, Georgia 30233
 Phone 770-367-4514 | Email info@ironstonesurveying.com

REVISIONS

NO.	DATE	DESCRIPTION OF REVISION
1	03/20/23	ISS BETA SPKS
2	03/20/23	ISS BETA SPKS
3	03/20/23	ISS BETA SPKS
4	03/20/23	ISS BETA SPKS
5	03/20/23	ISS BETA SPKS
6	03/20/23	ISS BETA SPKS
7	03/20/23	ISS BETA SPKS
8	03/20/23	ISS BETA SPKS
9	03/20/23	ISS BETA SPKS
10	03/20/23	ISS BETA SPKS