



AGENDA REPORT

MEETING DATE:	April 13, 2026	Regular
DEPARTMENT:	Community Development	Sara Leaders, Community Development and Public Works Director
SECTION OF AGENDA:	Consent Agenda	
AGENDA ITEM TITLE:	Approval of Subdivision Plats and Revisions	
STATEMENT OF PURPOSE:	<p>Minor Plat for 2405 Mountain Road totaling approximately 15.42 acres to be subdivided into three new parcels consisting of approximately 3.00 acres, 3.40 acres and 9.20 acres.</p> <p>Minor Plat for 15585 Thompson Road totaling approximately 8.15 acres to be subdivided into two new parcels consisting of approximately 3.00 acres and 5.15 acres.</p>	
FINANCIAL IMPACT:	None	
RECOMMENDED ACTION:	Staff recommends approval	

Signed by:
Tracie Wildes
 8668FD914CF24AA...

BACKGROUND:

The Milton Unified Development Code requires that the Mayor and City Council approve all Final Plats, Minor Plats, re-recordings, and revisions following reviews and certification by the Community Development Director.

ANALYSIS:

Staff review has found the proposed minor plats to be consistent with all applicable City codes and policies.

STAFF RECOMMENDATION:

Staff recommends approval.

REVIEWS & APPROVALS:

Concurrent Review: Steven Krokoff, City Manager

DocuSigned by:
Steven Krokoff
 9E6DD808EBB74CF...

ATTACHMENTS:

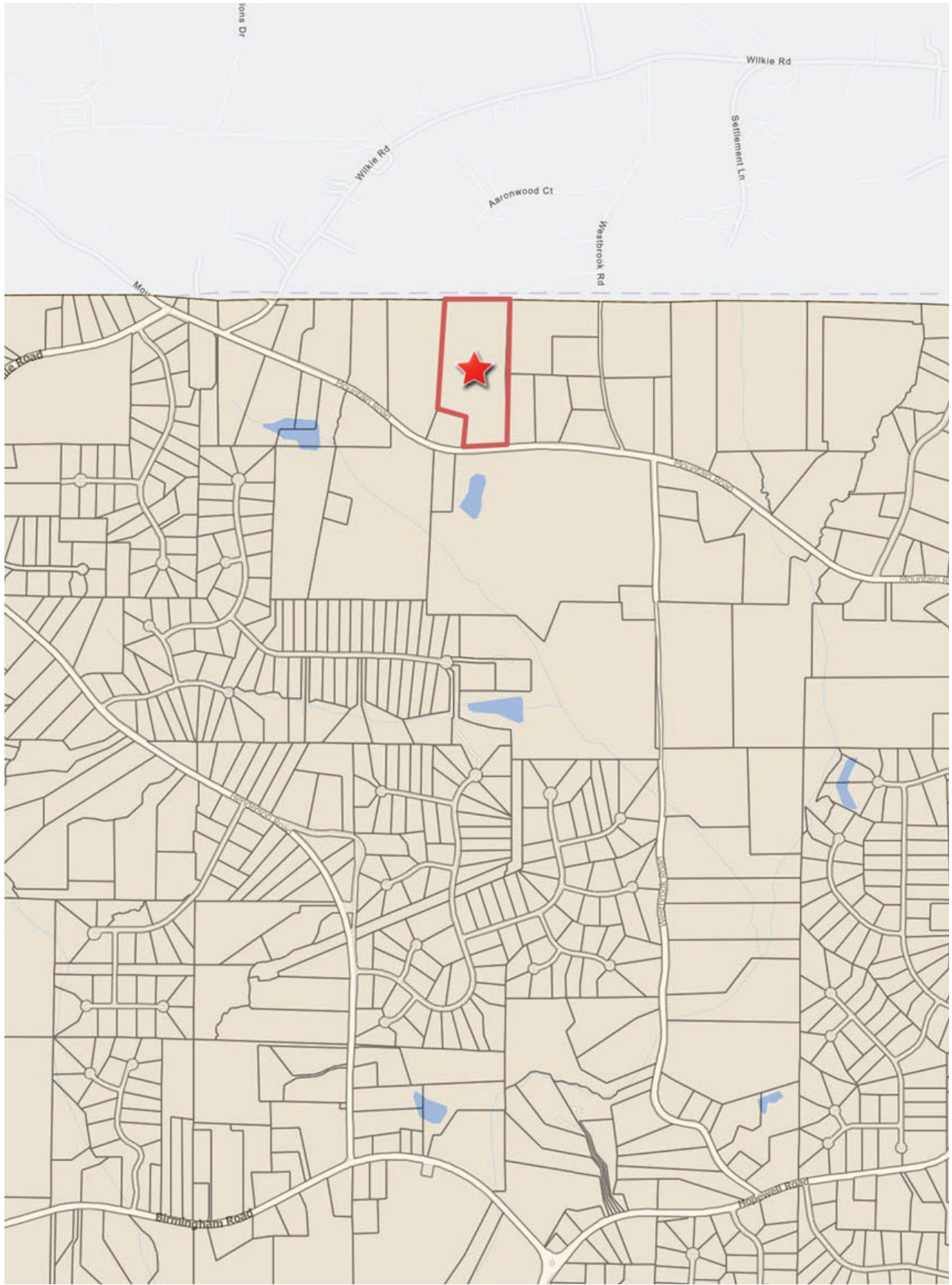
Plat List, Location Maps, Plats



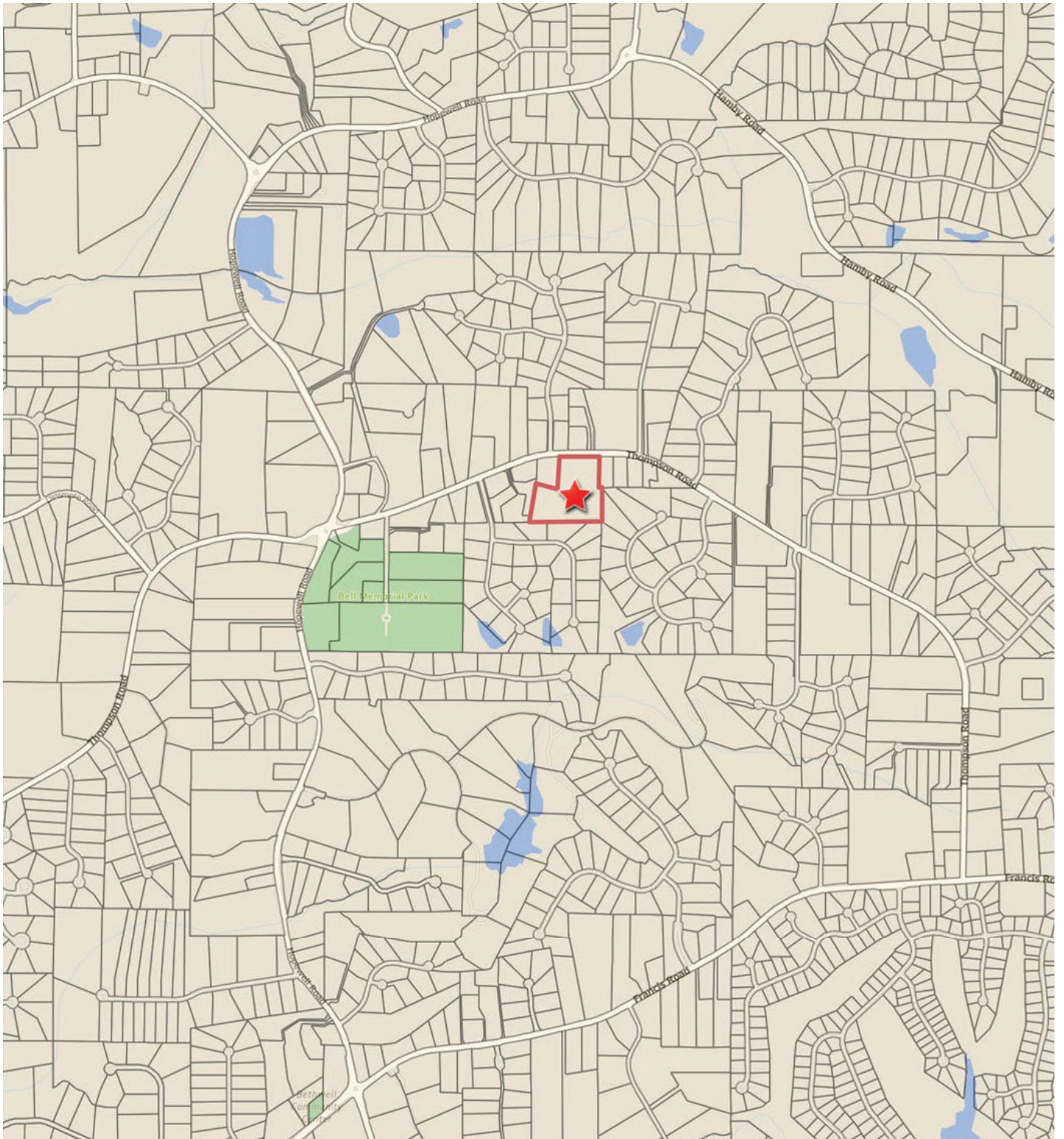
PLat List

Name of Development / Location	Action	Comments / # lots	Total Acres	Density
1. 2405 Mountain Road LL 188 Dist. 2, Sect. 2	Minor Plat	The purpose of this plat is to subdivide the existing principal parcel totaling approximately 15.42 acres into three new parcels consisting of approximately 3.00 acres, 3.40 acres, and 9.20 acres.	15.42 Acres	0.19 Units/Acre
2. 15585 Thompson Road LL 473 Dist. 2, Sect. 2	Minor Plat	The purpose of this plat is to subdivide the existing principal parcel totaling approximately 8.15 acres into two new parcels consisting of approximately 3.00 acres and 5.15 acres.	8.15 Acres	0.24 Units/Acre

Location Map – 2405 Mountain Road



Location Map – 15585 Thompson Road

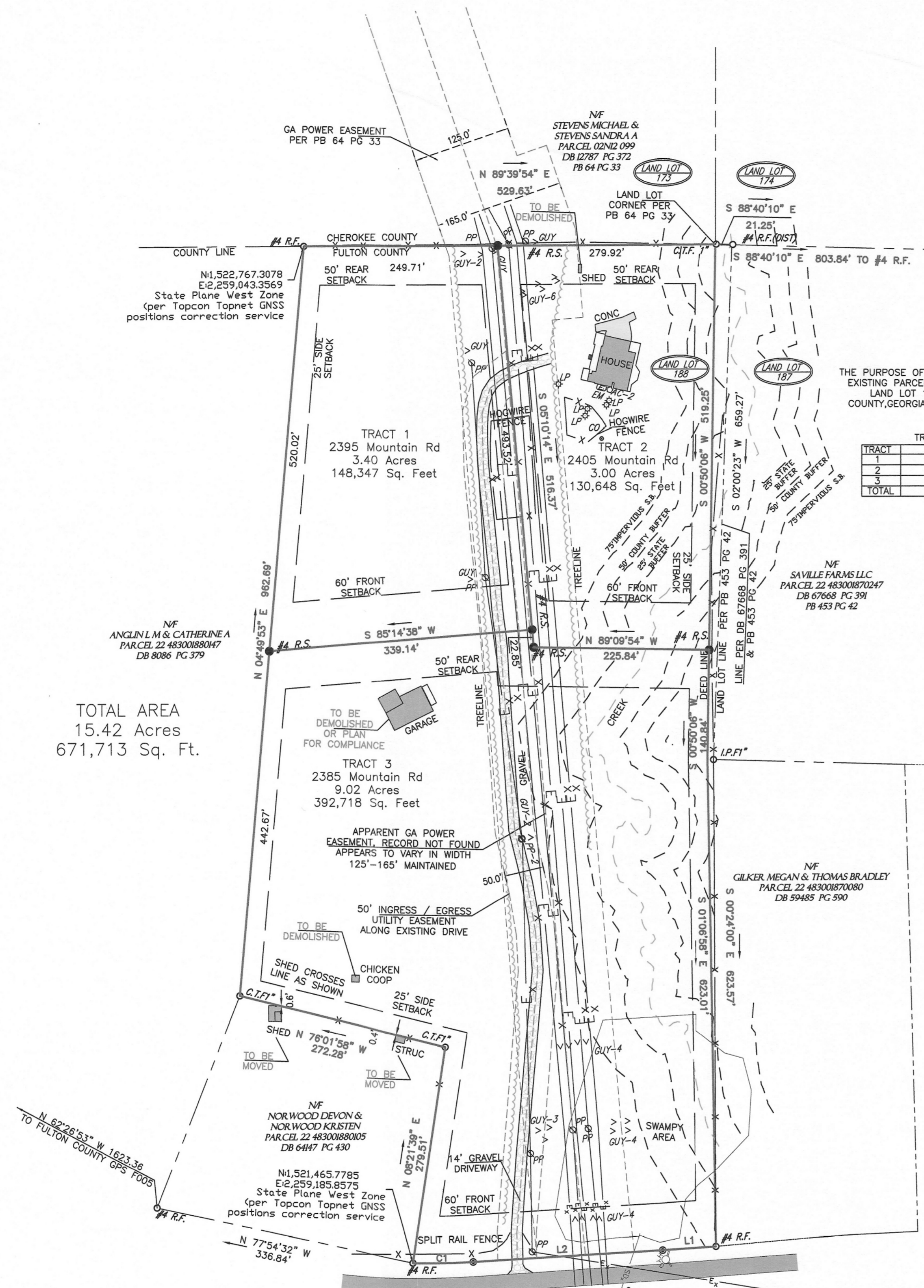


GRID NORTH
GPS OBSERVATION

RESERVED FOR THE CLERK OF THE SUPERIOR COURTS

NOTES

- THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR RESTRICTIONS WHICH ARE NOT RECORDED OR WOULD BE DISCLOSED BY AN ACCURATE AND CURRENT TITLE SEARCH, OR OTHERWISE KNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- THE PURPOSE OF THIS SURVEY IS TO DEPICT THE 3 LOTS TO BE REMOVED FROM THE PROPERTY DESCRIBED IN DEED BOOK 60307 PAGE 367 FULTON COUNTY RECORDS.
- BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, NO PORTIONS OF THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF CITY OF MILTON, FULTON COUNTY, GEORGIA AS SHOWN ON COMMUNITY PANEL NO. 13121C0016G DATED 6/19/2020.
- SITE TOTALS 15.42 ACRES, ZONED AG-1
 - MINIMUM LOT SIZE 1 ACRE
 - MINIMUM FRONTAGE 35'
 - MINIMUM LOT WIDTH 150'
- WATER SERVICE PROVIDED BY WELL AND WASTEWATER SERVICE PROVIDED BY SEPTIC TANK.
- 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 THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING, AND THE LIKE NECESSARY TO REMEDY A CONDITION WHICH IN THE JUDGMENT OF STAFF AND DIRECTOR IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY, OR THE PUBLIC ROAD OR UTILITY SYSTEM.
- BE AWARE THAT FOR DWELLINGS MORE THAN SIX HUNDRED (600) FEET OFF THE ROAD, FLAG LOTS OR LOTS WITH UNUSUAL CONFIGURATIONS, THE FIRE DEPARTMENT MAY NOT BE ABLE TO PROVIDE FIRE PROTECTION UNLESS THE FOLLOWING ITEMS ARE FULFILLED:
 - A FIRE HYDRANT OR WATER SOURCE APPROVED BY THE FIRE DEPARTMENT MUST BE AVAILABLE WITHIN 600 FEET OF THE DWELLING'S MOST REMOTE POINT OR WITHIN 800 FEET IF A RESIDENTIAL SPRINKLER SYSTEM IS PROVIDED IN ACCORDANCE WITH NFPA 13D.
 - AN ALL-WEATHER DRIVEWAY OF AT LEAST 14 FEET WIDTH AND HAVING A VERTICAL CLEARANCE OF 13 FEET.
 - 8 INCHES MUST BE PROVIDED.
 - AN APPROVED TURNAROUND AT THE DEAD END OF ANY ROAD OR DRIVE OVER 150 FEET LONG MUST BE PROVIDED.
 - FIRE DEPARTMENT APPROVAL IS REQUIRED FOR ANY ACCESS SO CONSTRUCTED.
 - ALTHOUGH MILTON FIRE RESCUE WILL CONTINUE TO SERVE THE RESIDENTS TO THE BEST OF THEIR ABILITY, ANY STRUCTURE MORE THAN 1000 FEET FROM A HYDRANT OR OTHER WATER SUPPLY APPROVED BY THE FIRE MARSHAL MAY BE CONSIDERED "UNPROTECTED" BY THE FIRE DEPARTMENT FOR INSURANCE PURPOSES AND MAY FACE SIGNIFICANT DELAYS IN SERVICE DELIVERY IN THE EVENT OF A FIRE EMERGENCY.
- ACCESS TO TRACT 3 IS PROPOSED VIA A NEW DRIVEWAY ONTO MOUNTAIN ROAD. ANY NEW DRIVEWAY MUST MEET THE MINIMUM REQUIRED UNOBSTRUCTED SIGHT DISTANCE IS 445 FEET IN BOTH DIRECTIONS BASED ON A POSTED SPEED LIMIT OF 40 MPH.
- NO MORE THAN 2 R-3 OCCUPANCIES CAN BE SERVED BY A SINGLE DRIVEWAY BASED ON IFC CHAPTER 5.



TOTAL AREA
15.42 Acres
671,713 Sq. Ft.

LINE	BEARING	DISTANCE
L1	S 85°57'00" W	68.99
L2	S 86°29'43" W	1243.87

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	903.90	177.36	177.34	S 88°46'58" W

PLAT PURPOSE
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE EXISTING PARCEL OF 15.42 ACRES, LOCATED IN LAND LOT 188, 2ND DISTRICT, FULTON COUNTY, GEORGIA INTO 3 SEPARATE RESIDENTIAL LOTS.

TRACT SIZE CHART

TRACT	AREA	AREA (SQ. FT.)
1	3.40 A.C.	148,147
2	3.00 A.C.	130,648
3	9.02 A.C.	392,718
TOTAL	15.42 A.C.	671,713



LOCATION MAP
NOT TO SCALE

MINOR SUBDIVISION PLAT APPROVAL
The Director of the Department of Community Development of Milton, Georgia, certifies that this plat complies with the Unified Development Code for the City of Milton, Georgia as amended and any applicable Conditions of Zoning.

Director, Department of Community Development _____ Date _____

FULTON COUNTY BOARD OF HEALTH CERTIFICATION
All lots shown have been reviewed for compliance to the Fulton County Board of Health's adopted minimum lot size and DPW Chapter 511-3-1, Rules for On-site Sewage Management Systems and Chapter 511-3-3 Rules for Drinking Water Supply. Prior to the construction of any residence, building, or facility, each lot must be reviewed and approved for an on-site sewage management system construction permit.

Dated this 6th Day of February, 2026
By W. Neuhardt Title Environmental Health Specialist II

FULTON COUNTY DEPARTMENT OF PUBLIC WORKS
"I certify that this property can be served by Fulton County water and/or sewer system in accordance with all applicable policies, ordinances, and regulatory requirements. All water meters must be located inside of ROW, and sewer laterals shall be provided for each unit. It will be the responsibility of the owner to obtain any needed easements and/or utility permits.

Approved this _____ day of _____, 20____
Signature _____ Printed Name and Title _____

FULTON COUNTY DEPARTMENT OF PUBLIC WORKS
"Proof of Fulton County approval for water connection, sewer connection or septic system shall be provided prior to issuance of a Building Permit."

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 and/or City of Milton the complete ownership and use of all water and sewer improvements constructed or to be constructed in accordance with this plat, and dedicated to the use of the public forever the following:

Public Streets _____ acres
Public Sewer Easements _____ acres
Public Drainage Easements _____ acres
Public Parks/Open Space _____ acres

William Daragan
I, William Daragan, Subdivider
Signature of Subdivider
Date 3/17/2026

William Daragan
I, William Daragan, Owner of Record
Signature of Owner of Record
Date 3/17/2026

LINE TYPES

- SUBJECT PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - OVERHEAD ELECTRIC LINE
- - - FENCE LINE
- - - STORM DRAIN
- - - WATER LINE
- - - BUILDING SETBACK LINE
- - - TREE LINE
- - - CREEK LINE
- - - EASEMENTS

SYMBOLS

- ⊙ POWER POLE (PP)
- ⊕ LIGHT POLE (LP)
- > GUY WIRE (GUY)
- ⊠ ELECTRIC METER (EM)
- CLEANOUT (CO)
- ⊠ FIRE HYDRANT (FH)
- AIR CONDITIONER PAD (AC)

PROPERTY CORNERS

- ⊙ #4 R.S. #4 REBAR SET
- ⊙ #4 R.F. #4 REBAR FOUND
- ⊙ C.T.F. CRIMPED TOP FOUND
- ⊙ P.T. POINT
- ⊙ I.P.F. IRON PIN FOUND

ABBREVIATIONS

- DB DEED BOOK P/L PROPERTY LINE
- PG. PAGE PB PLAT BOOK
- R/W RIGHT OF WAY N/F NOW OR FORMERLY

TECHNICAL DATA

DATE OF FIELD SURVEY: 6-2-25
EQUIPMENT USED: CARLSON CR2 ROBOTIC TOTAL STATION
CARLSON BR7 (BASE & ROVER, RTK)
Geoids: ContinentalUS_NGSD2018.gsb
GPS Scale: 1,000,000
PRECISION: BASED ON REDUNDANT MEASUREMENTS FIELD DATA AS A PRECISION OF (±0.05)
PLAT CLOSURE: 1:195,676

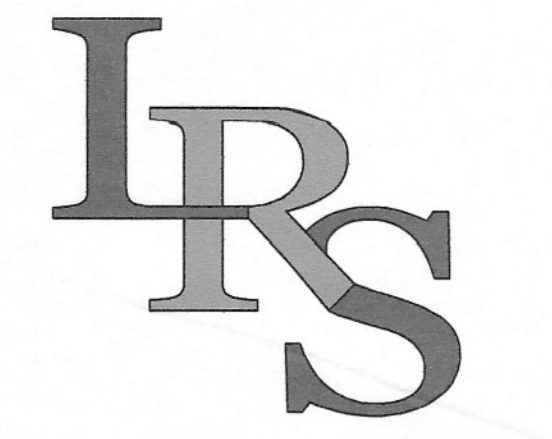
GRAPHIC SCALE
1" = 100'

SURVEYOR'S CERTIFICATES

It is hereby certified that this minor plat is true and correct and was prepared from an actual survey of the property, made by me or under my supervision; that all monuments show hereon actually exist, or are marked as 'future', and their locations, size, type and material are correctly shown.

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 or 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.

William R. Shelton 8/14/25
LEWIS R. SHELTON GEORGIA REGISTERED LAND SURVEYOR NO. 2971



LRS Surveying, LLC
25 Maple Ridge Dr. Suite A
Cartersville, GA. 30120
Tel: (770) 235-3610

email: L.Shelton@LRSsurveying.com
GA Land Survey Firm # LSF001008

Client _____

William Daragan

REVISIONS

No	Revision	Date
1	COUNTY COMMENTS	7/29/25
2	COUNTY COMMENTS	8/8/25
3		
4		
5		
6		
7		
8		

© Copyright 2025 LRS Surveying
This drawing is the property of LRS Surveying and is intended only for the client named above.

MINOR PLAT of Survey

**2405 Mountain Road
Milton, Ga 30004**

Tax Parcel
22 483001880154

Land Lot 188
2nd District, 2nd Section
Fulton County, Georgia

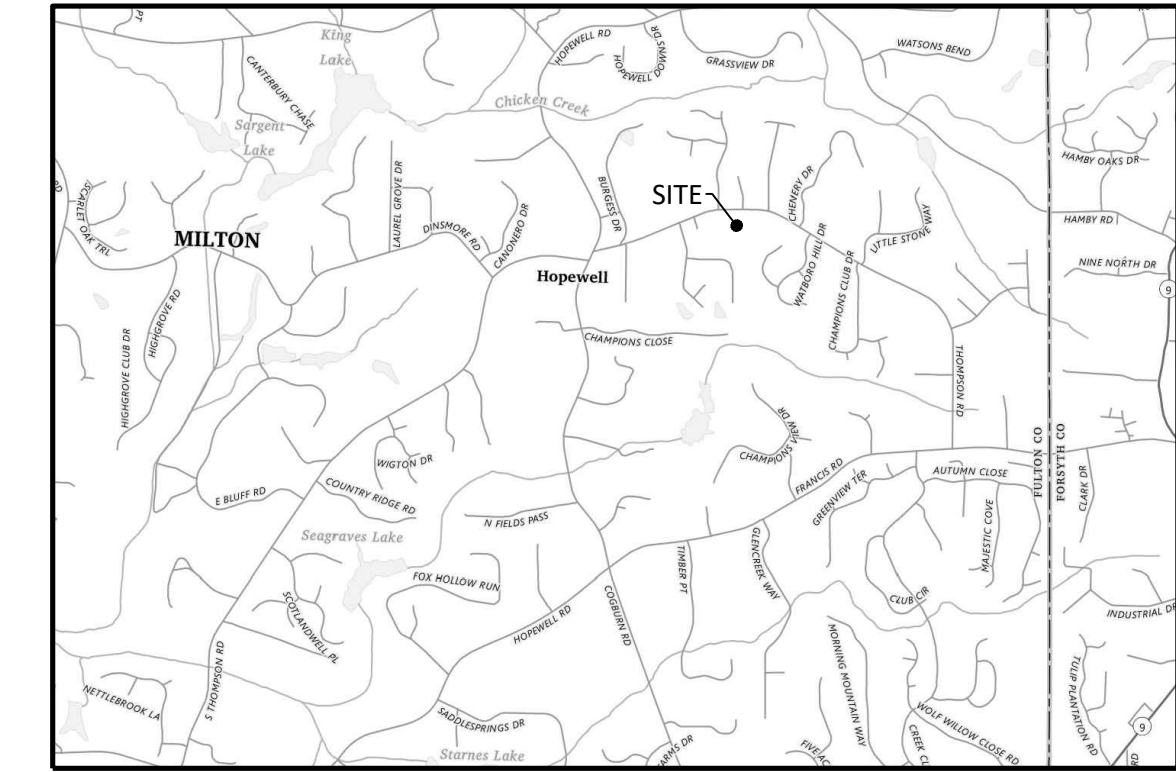
Date:	8/14/25
Scale:	1"=100'
Surveyed By:	S.S.E.V
Drawn By:	L.S.D.S
Checked By:	L.S.
Project No.:	25-066
DWG. No.:	25-066
FBK. No.:	N.A.
Sheet Number	1 OF 1

MINOR SUBDIVISION PLAT

15585 THOMPSON RD, ALPHARETTA, GA 30004

CITY OF MILTON

FULTON COUNTY, GEORGIA



VICINITY MAP
SCALE: NTS
SOURCE: USGS



PREPARED FOR:
BOYD BYRD

THIS PROFESSIONAL SEAL IS THE PROPERTY OF BLUE LANDWORKS, INC. IT IS TO BE USED ONLY BY THE REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR WHOSE NAME IS PRINTED THEREON. IT IS THE RESPONSIBILITY OF ANY SUBSEQUENT MODIFICATION, CORRECTION, OR IMPROVEMENT TO BE MADE TO THIS DOCUMENT TO VERIFY THE VALIDITY OF THE SEAL SIGNATURE, CONTACT DP.

ISSUE #	DATE	REVISIONS
1	01/02/26	SUBMIT FOR CLIENT REVIEW
2	01/09/26	REVISED DRIVEWAY CONFIGURATION
3	01/17/26	RECONFIGURED LOT LAYOUT
4	01/17/26	SUBMIT FOR CITY REVIEW
5	02/27/26	ADDRESSED COMMENTS

15585 THOMPSON RD,
ALPHARETTA, GA 30004

LAND LOT #73
FULTON COUNTY, GA
CHECKED: JB

MINOR
SUBDIVISION PLAT

PROJECT# 2025.091
SHEET 1 OF 2

CITY OF MILTON NOTE:

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 THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING, AND THE LIKE NECESSARY TO REMEDY A CONDITION WHICH IN THE JUDGMENT OF STAFF AND DIRECTOR IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY, OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE CONDUCTED FOR A COMMON GOOD SHALL NOT BE CONSTRUED AS CONSTITUTING A MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF MILTON, NOR AN ABRIGATION OF THE CITY OF MILTON'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER/S OF THE PROPERTY OR THE LANDS THAT GENERATED THE CONDITIONS.

SURVEY DATA	
TOTAL AREA:	8.15 ACRES
ERROR OF CLOSURE PLAT:	1.256/249
ERROR OF CLOSURE FIELD:	19.168
ANGULAR ERROR:	9" PER ANGLE POINT
ADJUSTED BY:	COMPASS ADJUSTMENT
EQUIPMENT USED:	TRIMBLE S5 ROBOTIC TOTAL STATION CARLSON BRX7 BASE AND ROVER / eGPS NETWORK
FIELD WORK COMPLETED ON:	02/17/2026

SURVEY REFERENCES

1. RETRACEMENT SURVEY FOR DRUANNE E. PAULK ROBERTS BY ACRE PROFESSIONAL SURVEYORS DATED 09/16/2018
2. FULTON COUNTY PLAT BOOK 173 PAGE 139
3. FULTON COUNTY PLAT BOOK 222 PAGE 84
4. FULTON COUNTY PLAT BOOK 347 PAGE 83

GENERAL NOTES

1. THE SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
2. RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY CONCERNS OF WHICH A TITLE SEARCH WOULD REVEAL.
4. SITE DATUM WAS ESTABLISHED BY GPS UTILIZING eGPS NETWORK. HORIZONTAL DATUM IS BASED ON NAD83 (2011) GEORGIA WEST ZONE. VERTICAL DATUM IS BASED ON NAVD 88.
5. IPS (IRON PIN SET) IS 1/2" RE-BAR WITH CAP; NS (NAIL SET) IS MAGNANIL.
6. THE LOCATIONS OF UNDERGROUND UTILITIES ARE TAKEN FROM VISIBLE EVIDENCE, CONSTRUCTION PLANS AND/OR PREVIOUS SURVEYS AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY BE LOCATED ON THIS PROPERTY. PIPE SIZES ARE TAKEN FROM CONSTRUCTION PLANS AND/OR PREVIOUS SURVEYS WHERE NOT VERIFIABLE.
7. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN BY FIRM COMMUNITY PANEL NO 1312100019G DATED 06/19/2020 (COMMUNITY NUMBER 131210, FULTON COUNTY, GEORGIA) AND IS NOT IN A SPECIAL FLOOD HAZARD ZONE AREA.
8. THE LOCATION OF THE CREEK SHOWN ON THIS SURVEY IS PROVIDED BASED ON FIELD OBSERVED WATER FLOW. A DETERMINATION OF STATE WATERS, WETLANDS OR WATERS OF THE UNITED STATES HAS NOT BEEN MADE.
9. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
10. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. BASIS OF BEARING FOR THIS PLAT IS GRID NORTH GEORGIA WEST ZONE.
12. WATER SERVICES PROVIDED BY FULTON COUNTY.
13. WASTEWATER SERVICES PROVIDED BY GEOSCIENCES ENGINEERING, INC. DATED JANUARY 12 2026.
14. LEVEL 3 SOIL STUDY PREPARED BY GEOSCIENCES ENGINEERING, INC. DATED JANUARY 12 2026.
15. ONE OF THE ACCESSORY STRUCTURES SHOWN ON THIS PLAT IS NONCONFORMING PER MILTON UDC 2.2.2.2.E.

SITE DATA:

ZONING AG-1

MINIMUM LOT REQUIREMENTS

- LOT SIZE: 1 ACRE
- LOT WIDTH AT B/L: 150'

MINIMUM LOT SETBACKS:

FRONT: 60'
SIDE: 25' (INTERIOR)
REAR: 50'

PLAT PURPOSE NOTE:
THE PURPOSE OF THIS PLAT IS TO DIVIDE PARCEL 22 503004730260 CONTAINING 8.15 ACRES INTO TWO TRACTS. TRACT ONE TO CONTAIN 3.00 ACRES AND TRACT TWO TO CONTAIN 5.15 ACRES.

OWNER/SUBDIVIDER: BELLA MANE FARM LLC
ADDRESS: 15585 THOMPSON RD
CONTACT: BOYD BYRD

SURVEY CERTIFICATION

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.



NAME: KYLE P. O'NEAL
REGISTRATION/LICENSE NUMBER: 3653 (GEORGIA)
DATE OF EXPIRATION: DECEMBER 31, 2026

FULTON COUNTY BOARD OF HEALTH CERTIFICATION

ALL LOTS SHOWN HAVE BEEN REVIEWED FOR COMPLIANCE TO THE FULTON COUNTY BOARD OF HEALTH'S ADOPTED MINIMUM LOT SIZE AND DPH CHAPTER 511-3-1: RULES FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS AND CHAPTER 511-3-3: RULES FOR DRINKING WATER SUPPLY. PRIOR TO THE CONSTRUCTION OF ANY RESIDENCE, BUILDING, OR FACILITY, EACH LOT MUST BE REVIEWED AND APPROVED FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM CONSTRUCTION PERMIT.

DATED THIS 27th DAY OF MARCH, 2026

By: *Priscilla Nwabude* PUBLIC HEALTH ENVIRONMENTAL COMPLIANCE SPECIALIST
TITLE

FULTON COUNTY DEPARTMENT OF PUBLIC WORKS

"I CERTIFY THAT THIS PROPERTY CAN BE SERVED BY FULTON COUNTY WATER AND/OR SEWER SYSTEM IN ACCORDANCE WITH ALL APPLICABLE, POLICIES, ORDINANCES, AND REGULATORY REQUIREMENTS. ALL WATER METERS MUST BE LOCATED INSIDE OF ROW, AND SEWER LATERALS SHALL BE PROVIDED FOR EACH UNIT. IT WILL BE THE RESPONSIBILITY OF THE OWNER TO OBTAIN ANY NEEDED EASEMENTS AND/OR UTILITY PERMITS.

APPROVED THIS 20th DAY OF MARCH, 2026

Signature: *Patrick Walker* PATRICK WALKER PE, ENGINEERING ADMINISTRATOR
PRINTED NAME AND TITLE

FULTON COUNTY DEPARTMENT OF PUBLIC WORKS

"PROOF OF FULTON COUNTY APPROVAL FOR WATER CONNECTION, SEWER CONNECTION OR SEPTIC SYSTEM SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT."

FIRE PROTECTION NOTES

BE AWARE THAT FOR DWELLINGS MORE THAN SIX HUNDRED (600) FEET OFF THE ROAD, FLAG LOTS OR LOTS WITH UNUSUAL CONFIGURATIONS, THE FIRE DEPARTMENT MAY NOT BE ABLE TO PROVIDE FIRE PROTECTION UNLESS THE FOLLOWING ITEMS ARE FULFILLED:

- A. A FIRE HYDRANT OR WATER SOURCE APPROVED BY THE FIRE DEPARTMENT MUST BE AVAILABLE WITHIN 600 FEET OF THE DWELLING'S MOST REMOTE POINT OR WITHIN 800 FEET IF A RESIDENTIAL SPRINKLER SYSTEM IS PROVIDED IN ACCORDANCE WITH NFPA 13D.
- B. AN ALL-WEATHER DRIVEWAY OF AT LEAST 14 FEET WIDTH AND HAVING A VERTICAL CLEARANCE OF 13 FEET, 6 INCHES MUST BE PROVIDED.
- C. AN APPROVED TURNAROUND AT THE DEAD END OF ANY ROAD OR DRIVE OVER 150 FEET LONG MUST BE PROVIDED.
- D. FIRE DEPARTMENT APPROVAL IS REQUIRED FOR ANY ACCESS SO CONSTRUCTED.
- E. ALTHOUGH MILTON FIRE RESCUE WILL CONTINUE TO SERVE THE RESIDENTS TO THE BEST OF THEIR ABILITY, ANY STRUCTURE MORE THAN 1000 FEET FROM A HYDRANT OR OTHER WATER SUPPLY APPROVED BY THE FIRE MARSHAL MAY BE CONSIDERED "UNPROTECTED" BY THE FIRE DEPARTMENT FOR INSURANCE PURPOSES AND MAY FACE SIGNIFICANT DELAYS IN SERVICE DELIVERY IN THE EVENT OF A FIRE EMERGENCY.

SURVEYOR'S CERTIFICATE

"IT IS HEREBY CERTIFIED THAT THIS MINOR PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY, MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOW HEREON ACTUALLY EXIST, OR ARE MARKED AS 'FUTURE', AND THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN."

Signature: *Kyle P. O'Neal*
SURVEYOR'S NAME
REGISTERED GEORGIA LAND SURVEYOR NUMBER 3653

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 AND/OR CITY OF MILTON THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATED TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREETS 0 ACRES
PUBLIC SEWER EASEMENTS 0 ACRES
PUBLIC DRAINAGE EASEMENTS 0 ACRES
PUBLIC PARKS/OPEN SPACE 0 ACRES

Signature: *Bella Mane Farm LLC / Boyd Byrd* TYPED NAME OF SUBDIVIDER
Signature: *Bella Mane Farm LLC / Boyd Byrd* TYPED NAME OF OWNER OF RECORD

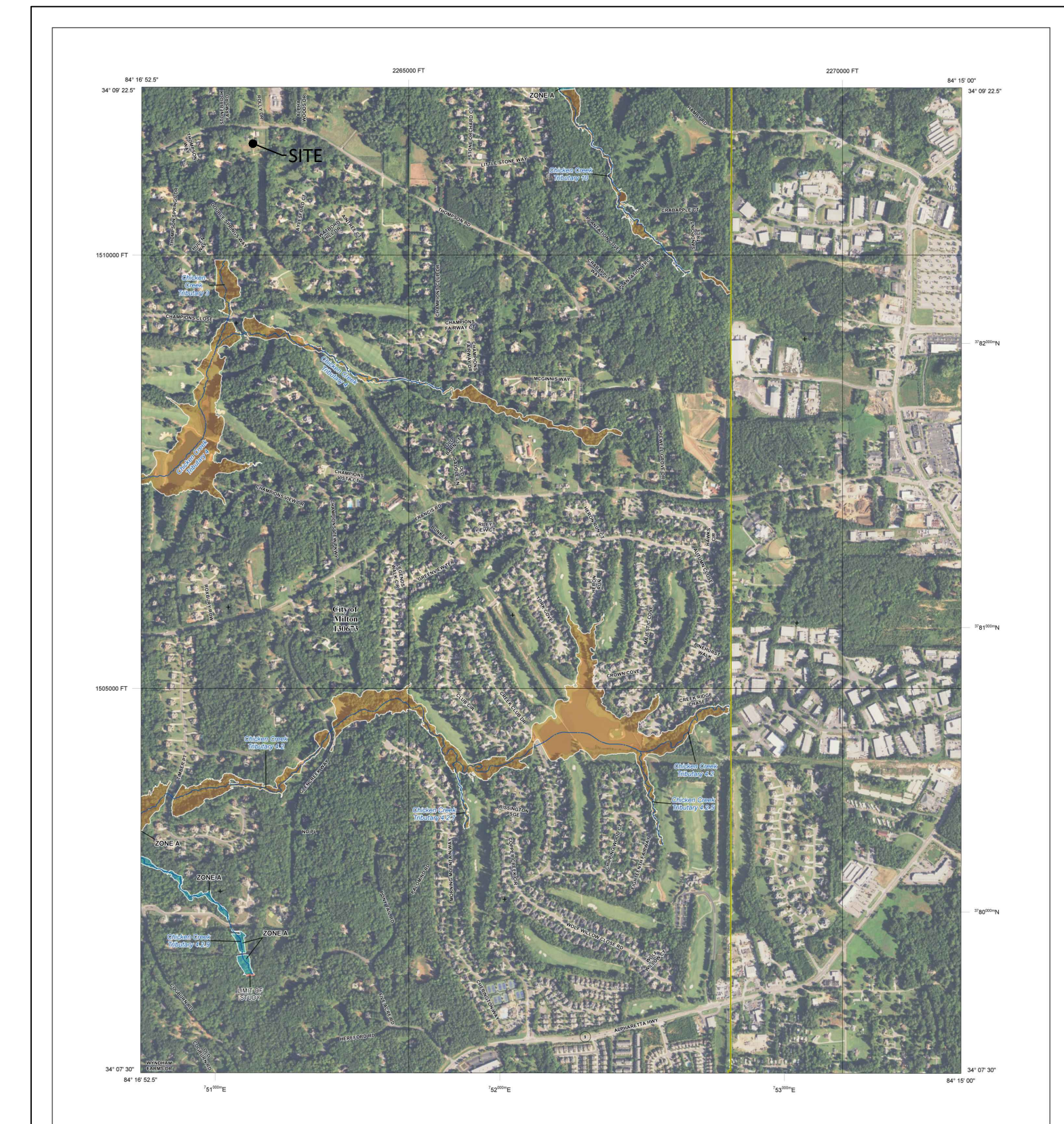
Signature: *Boyd Byrd* SIGNATURE OF SUBDIVIDER
Signature: *Boyd Byrd* SIGNATURE OF OWNER OF RECORD

DATE 1/27/26 DATE 1/27/26

MINOR SUBDIVISION PLAT APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF MILTON, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF MILTON, GEORGIA AS AMENDED AND ANY APPLICABLE CONDITIONS OF ZONING.

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT DATE



FLOOD HAZARD INFORMATION

NOTES TO USERS

SCALE

PANEL LOCATOR

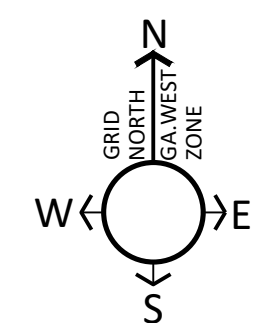
FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

COMMUNITY NUMBER: 131210

DATE: 06/19/2020

TRACT 1 = 3.00 ACRES
 TRACT 2 = 5.15 ACRES
 TOTAL = 8.15 ACRES



BLUE LANDWORKS
 CONSULTING ENGINEERS & SURVEYORS
 LICENSE # PEF005518
 LICENSE # LSF001044
 5019 WEST BROAD STREET
 SUITE M-230
 SUGAR HILL, GEORGIA 30518
 TELEPHONE: (678) 804-8586
 INFO@BLUELANDWORKS.COM
 WWW.BLUELANDWORKS.COM

PREPARED FOR:
 BOYD BYRD



REGISTERED PROFESSIONAL SURVEYORS
 ILLUSTRATED BY: BOYD BYRD
 CHECKED BY: TYLER P. O'NEAL

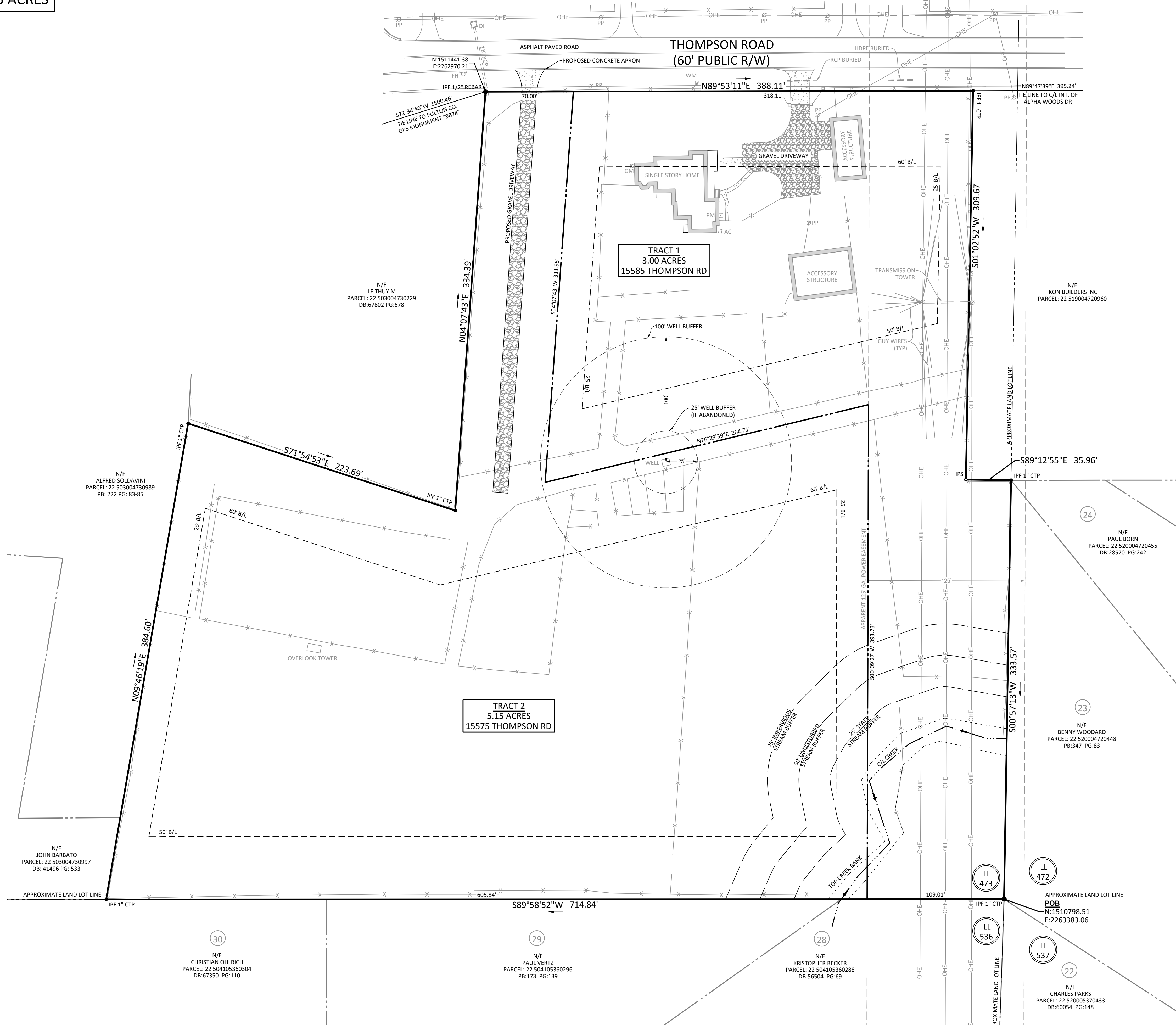
ISSUE #	DATE	REVISIONS
1	01/02/25	SUBMIT FOR CLIENT REVIEW
2	01/09/25	REVISED DRIVEWAY CONFIGURATION
3	01/17/25	RECONFIGURED LOT LAYOUT
4	01/17/25	SUBMIT FOR CITY REVIEW
5	02/25/25	ADDRESSED COMMENTS

SCALE: 1" = 40'
 0 40 80 120
 scale feet

15585 THOMPSON RD,
 ALPHARETTA, GA 30004
 2ND LAND DISTRICT
 LAND LOT #73
 PARCEL: 22 503004730299
 CITY OF MILTON
 FULTON COUNTY, GA
 DRAWN: KO
 CHECKED: JB

MINOR
 SUBDIVISION PLAT

PROJECT# 2025.091
 SHEET 2 OF 2



LEGEND

ABBREVIATIONS

- APPROX = APPROXIMATE
- B/L = BUILDING LINE SETBACK
- C/L = CENTERLINE
- CO = CLEANOUT
- CONC = CONCRETE
- CMP = CORRUGATED METAL PIPE
- CTF = CRIMP TOP FOUND
- DE = DRAINAGE EASEMENT
- DI = DROP INLET
- DIP = DUCTILE IRON PIPE
- EP = EDGE OF PAVEMENT
- FH = FIRE HYDRANT
- GW = GUY WIRE
- HW = HEADWALL
- HDPE = HIGH DENSITY POLYETHYLENE
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET - 1/2" REBAR
- LLL = LAND LOT LINE
- LP = LIGHT POLE
- MH = MANHOLE
- OTIP = OPEN TOP PIPE
- PEF = PEDESTAL
- PKF = PK NAIL FOUND
- PM = POWER METER
- POB = POINT OF BEGINNING
- PWR = POWER
- PP = POWER POLE
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- SSE = SANITARY SEWER EASEMENT
- SSMH = SANITARY SEWER MANHOLE
- SWCB = SINGLE WING CATCH BASIN
- SF = SQUARE FEET
- TPOB = TRUE POINT OF BEGINNING
- WM = WATER METER
- WV = WATER VALVE

LINE TYPES

- - - = BRANCH/CREEK
- x - x - = FENCE
- g - - = GAS LINE
- . . . = LAND LOT LINE
- - - OHE - - - = OVER HEAD POWER LINE
- - - SS - - - = SANITARY SEWER LINE
- - - - - = STORM DRAINAGE LINE
- - - W - - - = WATER LINE

SYMBOLS

- = PROPERTY CORNER
- ⊙ = SIGN
- ⊙ = SSMH
- ⊙ = HYDRANT
- ⊙ = WATER METER
- ⊙ = WATER VALVE
- ⊙ = LIGHT POST
- ⊙ = UTILITY POLE

E
D
C
B
A