

**Action Requested/Required:**

- ☐ Vote/Action Requested  
☒ Discussion or Presentation Only  
☐ Public Hearing  
Report Date: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
Voting Date: \_\_\_\_\_

**Department:** Community Development

**Presenter(s) & Title:** Bethany Watson

City Engineer

**Agenda Item Title:**

Discussion on Street Acceptance for City Maintenance for streets in Preserve at Canyon Ridge - Phase 1

**Summary:**

The streets in Preserve at Canyon Ridge - Phase 1 have met the requirements of the UDC and are now ready to be accepted by the City for maintenance.

**Budget Implications:**

Budgeted? ☐ Yes ☐ No ☒ N/A

Total Cost of Project: \_\_\_\_\_ Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other: \_\_\_\_\_

**Staff Recommendations:**

Staff recommends approval of Street Acceptance for City Maintenance for Preserve at Canyon Ridge - Phase 1

**Reviews:**

Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No

**Attachments:**

Resolution  
Final Plats

City of Canton, Georgia  
Cherokee County  
Resolution: \_\_\_\_\_

## RESOLUTION

**A Resolution accepting** the streets or portions of streets within **Preserve at Canyon Ridge – Phase 1**, for City Maintenance.

**Whereas**, it is hereby found and determined that within **Preserve at Canyon Ridge – Phase 1**, does meet the requirements as set forth in the Unified Development Code (UDC) of City of Canton, Georgia pertaining to the streets and rights-of-way.

**Now Therefore**, be it resolved by the Mayor and City Council of City of Canton, Georgia that the following streets:

**Canyon Ridge Trail (1,305')**

**Creekside Retreat Drive (585')**

**Misty Morning Circle (385')**

**Canyon Creek Landing (1,343')**

**Summer Breeze Lane (544')**

having at least a fifty foot (50) right-of-way and drainage ways within the rights-of-way of **Preserve at Canyon Ridge – Phase 1**, and located in **Land Lot(s) 100 & 117** of the **14th** district, **2nd** section, filed and recorded at Clerk of Superior Court of Cherokee, County, Georgia **Plat Book 113, Page 100** on **01/29/2015** are accepted and will be maintained by said City from this date forward.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Bill Grant, Mayor

Attest:

Approved as to Form

\_\_\_\_\_  
Annie Fortner, City Clerk

\_\_\_\_\_  
Robert M. Dyer, City Attorney



OWNER'S CERTIFICATE

OWNER'S CERTIFICATION:  
STATE OF GEORGIA, COUNTY OF CHEROKEE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, THAT ALL STREETS, WATER SYSTEMS, DRAINS AND DRAINAGE EASEMENTS, AND PUBLIC PLACES SHOWN ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER.

FOR ORIGINAL SIGNATURES SEE PLAT BOOK 111 PAGE 168

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

OWNERS CERTIFICATION AND DEDICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, ALLEYS, PARKS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSE THEREIN EXPRESSED.

FOR ORIGINAL SIGNATURES SEE PLAT BOOK 111 PAGE 168

OWNER / SUBDIVIDER \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S ACKNOWLEDGMENT

IT IS MY OPINION THAT THE PLAT SHOWN AND DESCRIBED HEREON IS THE TRUE AND CORRECT, TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF CANTON DEVELOPMENT STANDARDS, WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THE MONUMENTS HAVE BEEN PLACED OR FOUND AS SHOWN.

CHARLES R. MITCHELL, GA LS NO. 3240 4/23/2014 DATE

CITY OF CANTON PLANNING DEPARTMENT

THIS PLAT HAS BEEN ADMINISTRATIVELY REVIEWED FOR COMPLIANCE WITH THE CITY OF CANTON ZONING ORDINANCE AND IS APPROVED FOR RECORDING.

FOR ORIGINAL SIGNATURES SEE PLAT BOOK 111 PAGE 168

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF CANTON ENGINEER

WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT SAID PLAT CONFORMS TO THE APPROVED CONSTRUCTION PLANS AS SUBMITTED BY THE DEVELOPER AND THE CITY OF CANTON DEVELOPMENT REGULATIONS.

FOR ORIGINAL SIGNATURES SEE PLAT BOOK 111 PAGE 168

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF CANTON PLANNING DEPARTMENT

SURVEYOR'S NOTES

1. THIS PLAT BASED ON A BOUNDARY SURVEY PREPARED BY THIS FIRM DATED 09/18/06 (JOB NUMBER 06043).

2. TYPE OF EQUIPMENT: TOPCON GTS-225 TOTAL STATION

3. LAST DAY IN FIELD: 04/23/14

4. THE FOLLOWING VALUES APPLY:

DATUM  
- HORIZONTAL: STATE PLANE GRID (NAD83 - GA WEST)  
- VERTICAL: MEAN SEA LEVEL (NAVD 83 - GEOID 03)  
ESTABLISHED BY GPS OBSERVATIONS.

PREDICTED POSITIONAL ERROR  
+/- (0.03 + 1:10,000) HORIZONTAL  
+/- (0.06 + 1:10,000) VERTICAL  
BASED ON A COMBINATION OF GPS AND CONVENTIONAL TOTAL STATION ERROR ESTIMATES.

SITE PROJECTION USED FOR GRID VALUES  
METHOD: CENTROID  
CENTROID LOCATION: 1,556,130.3 NORTH, 2,188,421.4 EAST, 1,200 (MEAN SITE ELEVATION)  
GRID TO GROUND SCALE FACTOR: 1.000139393

5. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1:18,657 AND AN ANGULAR ERROR OF 00°00'06" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE  
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1:484,547.

6. BASED A GRAPHICAL INTERPRETATION THIS PROPERTY IS SITUATED IN UNSHADED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DERIVED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 13057C0142 D AND 13057C0144 D, HAVING AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. USER OF THIS MAP IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NEEDED TO VERIFY THIS INFORMATION. (F.E.M.A. MAP REVISIONS, IF ANY, ARE NOT ADDRESSED AS PART OF THIS SURVEY)

7. IRON PINS SET AT ALL CORNERS, WILL BE #4 RE-BARS AND WILL BE SET WHEN SITE IS STABILIZED AND LESS LIKELY TO BE DISTURBED

PLAT NOTES

1. ALL REQUIRED STORM DRAINAGE EASEMENTS OFF OF THE CITY RIGHT-OF-WAY: THE PROPERTY OWNER WILL BE REQUIRED TO KEEP THE EASEMENT FREE OF OBSTRUCTION IN SUCH A WAY AS TO ENSURE THE MAXIMUM DESIGNED FLOW AT ALL TIMES. THE PROPERTY OWNER SHALL NOT ALTER ANY DRAINAGE IMPROVEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE CITY OF CANTON ENGINEER.

2. IT IS THE POLICY OF THE CITY OF CANTON THAT DRAINAGE EASEMENTS ARE DEDICATED TO THE PUBLIC USE AND ARE NOT ACCEPTED BY CITY FOR CITY MAINTENANCE AND ARE NOT CONSIDERED CITY PROPERTY. THEREFORE, IT IS THE CITY OF CANTON POLICY THAT NO CITY RESOURCES OR EQUIPMENT SHALL BE USED TO PERFORM CONSTRUCTION TO ANY DRAINAGE EASEMENT WITHIN THE CITY, UNLESS SAID EASEMENT LIES WITHIN THE CITY OF CANTON RIGHT-OF-WAY AND / OR SAID WORK IS NECESSARY TO PROTECT CITY RIGHT-OF-WAY.

3. DETENTION / RETENTION AREAS WHICH ARE ASSOCIATED WITH THIS PHASE ARE SHOWN ON MASTER PLAN.

4. GRADE CHANGES ARE NOT ALLOWED WITHIN DRAINAGE EASEMENTS WITHOUT APPROVAL FROM THE CITY OF CANTON.

5. ALL DROP INLETS SHALL BE CONSTRUCTED SO THAT THE INLET SHALL BE 6" BELOW SURROUNDING GRADE TO KEEP THE 100 YEAR FLOOD ELEVATION INSIDE THE DRAINAGE EASEMENT.

6. ALL SIGNS SHOWN ON DRAWING ARE PER PLANS AND NOT YET INSTALLED.

8. ALL SIDEWALKS SHOWN ON DRAWING ARE PER PLANS AND WILL BE INSTALLED BY THE BUILDER AT TIME OF HOME CONSTRUCTION WITH EXCEPTION OF IN FRONT OF COMMON AREAS.

9. WETLANDS NOTICE: APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY THE CITY OF CANTON OF A LAND DISTURBING ACTIVITY WITHIN A WETLAND AREA. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER / DEVELOPER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND THAT IS DISTURBED.

10. ENDANGERED SPECIES NOTICE: APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY THE CITY OF CANTON OF A LAND DISTURBING ACTIVITY, WHICH MAY RESULT IN THE TAKE OF ANY ENDANGERED SPECIES. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER / DEVELOPER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY DISTURBANCE THAT MAY HAVE EFFECT.

11. THE PROPERTY IS ZONED R-2 PER ZONING CASE # 200803-001  
TOTAL PHASE PLATTED AREA: 45.42 AC  
TOTAL NUMBER LOTS PHASE 1: 64 LOTS  
DENSITY: 1.41  
MINIMUM LOT SIZE = 12,000 SQ FT  
MINIMUM LOT FRONTAGE = 60'  
MINIMUM HOUSE SIZE = 1800 SQ FT MINIMUM HEATED FLOOR SPACE  
TYPICAL MINIMUM SETBACKS: FRONT - 35 FEET ON LOCAL STREETS  
65 FEET ON OTHER STREETS  
SIDE - 10 FEET ON INTERIOR LOT LINES  
20 FEET ON CORNER RIGHT-OF-WAY  
REAR - 30 FEET

12. ALL UTILITY EASEMENTS, COMMON AREAS, OPEN SPACES, AMENITIES, SIGN, FENCE LANDSCAPE MAINTENANCE EASEMENTS, DRAINAGE EASEMENTS AND DETENTION PONDS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

13. THIS FINAL PLAT OF THE PRESERVE AT CANYON RIDGE IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN DEED BOOK 12,845 PAGES 64 ON MAY 9, 2014 WHICH WAS ALSO KNOWN AS THE PRESERVE AT PUCKETT CREEK 11-29-07.

14. LOTS WITH REAR PROPERTY LINES ALONG CREEK HAVE LINE PINS SET ON THE 25' STATE BUFFER.

15. PROPERTY SUBJECT TO A 10" GEORGIA POWER COMPANY UNDERGROUND DISTRIBUTION LINE EASEMENT AS RECORDED IN DEED BOOK 9860, PAGE 250.

16. ALL STREETS SHOWN ON THIS PLAT ARE PUBLIC STREETS.

17. BONDING FOR THE TOPCOATING OF THE CHEROKEE COUNTY SAM NELSON ROAD IMPROVEMENTS SHALL BE INCLUDED UNDER THE BONDING FOR THE CITY OF CANTON STREETS IN PHASE 1.

18. SIDEWALKS SHALL BE LOCATED ALONG BOTH SIDES OF THE STREET AND AROUND ALL CUL-DE-SACS. SIDEWALKS SHALL BE 6 FEET IN WIDTH WITH A 4 FOOT BEAUTY STRIP BETWEEN THE BACK OF CURB AND SIDEWALK.

INDEX MAP

SHEET 3 SHEET 4  
SHEET 6 SHEET 5  
SHEET 7 SHEET 8  
SHEET 9 SHEET 10

LEGEND

AC - ACRES  
BL - BUILDING LINE  
N/F - NOW OR FORMALLY  
R/W - RIGHT OF WAY  
SF - SQUARE FEET  
● - MONUMENT SET  
○ - MONUMENT FOUND  
△ - COMPUTED POINT  
SSE - SANITARY SEWER EASEMENT  
CMP - CORRUGATED METAL PIPE  
--- - LAND LOT LINE

W - WATER VALVE  
● - SITE BENCHMARK  
MFE - MINIMUM FLOOR ELEVATION  
DE - DRAINAGE EASEMENT  
SW - SIDEWALK  
B-B - BACK TO BACK  
123 - LOT ADDRESS  
▲ - LOT ADJACENT TO TREE SAVE  
XX - FIRE HYDRANT  
TS - TREE SAVE AREA  
AE - ACCESS EASEMENT

\* = DENOTES LOTS THAT ARE ADJACENT TO A 100-YEAR FLOOD PLAIN REQUIRING AN ELEVATION CERTIFICATE INDICATING THAT THE FINISH FLOOR ELEVATION OF THE STRUCTURE IS A MINIMUM OF THREE (3) FEET ABOVE THE 100-YEAR FLOOD ELEVATION. SAID ELEVATION CERTIFICATE SHALL BE SUBMITTED TO THE BUILDING INSPECTIONS DEPARTMENT.

▲ - DENOTES LOTS UPSTREAM OF CULVERT ROAD CROSSINGS. FINISHED FLOOR ELEVATIONS SHALL BE NO LESS THAN ONE (1) FOOT ABOVE THE LOW POINT IN THE ROAD FOR THESE LOTS.

★ = DENOTES LOTS THAT CONTAIN WETLANDS WITHIN THERE BOUNDARIES.

▲ = DENOTES LOTS THAT ARE ADJACENT TO TREE SAVE AREAS AS INDICATED ON THE TREE PRESERVATION PLAN. AREA ADJACENT TO THESE LOTS SHALL BE PROTECTED.

★ = VERIFY WATER FLOW ON ANY LOT WITH PAD ELEVATION ABOVE 1360. ADEQUATE WATER FLOW SHOULD BE 750 GPM AT 20 PSI.

UTILITY PROVIDERS:  
WATER - CITY OF CANTON  
SANITARY SEWER - CITY OF CANTON  
ELECTRIC - GEORGIA POWER 770-479-8773  
GAS - ATLANTA GAS LIGHT 404-584-4203

DEVELOPER:  
LITTLE RIVER CAPITAL, LLC  
635 GOLDFPOINT TRACE  
WOODSTOCK, GEORGIA 30189  
404-593-4898

OWNER:  
ROSEMARY HEIGHTS DEVELOPMENT, LLC  
635 GOLDFPOINT TRACE  
WOODSTOCK, GEORGIA 30189  
404-593-4898

PURPOSE OF THIS REVISION

This plat supersedes the original plat recorded in Plat Book 111, Pages 90 thru 99. The only changes being to add Lots 69, 71, 72, 151-154, 156, 158-166, remove the Planning and Zoning Certification and City of Canton Water & Sewer Department Certification. However, all Lots (Original Plat and subsequent Resurveys) are governed by and subject to all matters and conditions of the Original Plat of Preserve at Canyon Ridge Phase 1, as recorded in Plat Book 111, Pages 90 thru 99, unto which reference is hereby made. This plat is approved for recording.

City of Canton Community Development Director \_\_\_\_\_ Date 7/18/14

City of Canton Zoning Administrator \_\_\_\_\_ Date 5/29/15

PROJECT NO.: 14005  
DRAWN BY: JRW  
CHECKED BY: CRM  
ISSUE DATE: 01-14-2015  
CAD FILE: 14005 - FINAL PH 1 - SH-1.DWG

MITCHELL SURVEYING & CONSULTING, LLC  
Surveying • Construction Layout • Consulting  
3201 South Cherokee Lane • Suite 310  
Woodstock, GA 30188  
Tel. 770-924-2955 Fax: 770-485-9073  
Email: cmitchell@msc-survey.com

VICINITY MAP (NOT TO SCALE)

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REVISION BLOCK

| NO. | DATE       | DESCRIPTION                                | BY  |
|-----|------------|--------------------------------------------|-----|
|     | 5-12-2014  | SIDEWALK & 10' DE COMMENT                  | JRW |
| 1   | 7-01-2014  | ADD LOTS 69, 71, 72, 151-154, 156, 158-166 | JRW |
|     | 7-01-2014  | REMOVE PLANNING & WATER CERTIFICATES       | JRW |
| 2   | 01-14-2015 | ADD LOTS 1-10, 70, 73-74, 150,             | JRW |
|     | 01-14-2015 | ADD LOTS 155, 157, 167-180, 184-185        | JRW |

Plat Book 113 Pg 100  
Filed 01/29/2015 08:55 AM  
28-2015-000055  
Patty Baker  
Clerk of Superior Court Cherokee Cty, GA

Plat Book 111 Pg 168  
Filed and Recorded 7/18/2014 12:22:50 PM  
28-2014-000237  
Patty Baker  
Clerk of Superior Court Cherokee Cty, GA

Plat Book 111 Pg 90  
Filed and Recorded 5/21/2015 10:30:38 AM  
28-2015-000156  
Patty Baker  
Clerk of Superior Court Cherokee Cty, GA

FINAL PLAT

PRESERVE AT CANYON RIDGE  
PHASE 1  
INITIAL PLATTING  
(LOTS 11-21, 68, 181-183)

SITUATED IN  
LAND LOTS 100 & 117  
14TH DISTRICT - 2ND SECTION  
CITY OF CANTON  
CHEROKEE COUNTY, GEORGIA

SHEET 1 OF 10

FP1501-001



Mar. 2, 2006 9:47AM  
Feb-15-06 09:33A

No. 1455 P. 1  
P. 06

Mar. 2, 2006 9:47AM  
Feb-15-06 09:33A

No. 1455 P. 3  
P. 03

# ORDINANCE #24503-01

## REZONING

### CITY OF CANTON

Applicant: Puckett Creek-Woodall, LLC

An Ordinance approving the rezoning of the following described property:

ALL THAT TRACT OR PARCELS OF LAND lying and being in Land Lots 100 and 117, 14<sup>th</sup> District, 2<sup>nd</sup> Section of Cherokee County, Georgia and being more particularly described in Map Book Page 14899, Parcel 36.

WHEREAS, it is hereby found and determined that a petition to change the zoning of the above-described property from AG (Agriculture) to R-2 (Residential) classification was filed with the City of Canton and a public hearing was held on November 21, 2005 in the City Hall, at 151 Elizabeth Street, Canton, Georgia.

#### PROPOSED USE:

WHEREAS, the City of Canton Mayor and City Council APPROVED the rezoning request on December 15, 2005 to R-2 (Residential) with the following conditions:

- (1) The subject property shall be zoned R-2 - Residential and shall follow minimum lot standards as established by the R-2 zoning district, except that lot width shall vary from a minimum of 80' to 90' and 100'. No less than 10% of the total lot area shall be derived from the individual lot width categories meeting a minimum of 10% shall measure at 80', however, may measure at a larger width.
- (2) The site plan submitted with the rezoning application on August 26, 2005 shall be considered for public purposes only.
- (3) The property equalling a total of 114.78 acres, more or less, shall be developed with the following: A maximum density of 1.74 units per acre (up to 2.36 up to acre) for a total of no more than 199 residential units.
- (4) Any open space, access and/or easements to commonly owned property, or detention facilities, shall NOT be made part of any subdivided lot.
- (5) Any walking trails, which may be provided and considered as a component of the open space amenities, shall be delineated with a padded, organic material such as bark chips, aggregate base or other mulch, on the walking surface. The trail ways shall be maintained free of vegetation. All trails shall be marked at 200' intervals with universal trail coding. All trails shall be located at paved sidewalks. Developer shall file with the City of Canton a letter holding the city harmless for any trail or pathway outside of any public

details, for coordination and approval of the City of Canton Over Site Committee, in conjunction with the submission for a land disturbance permit.

- (14) Any lighting, which shall be utilized for night time use of recreational facilities, shall be installed in such a manner as to direct emitted lighting away from residential areas. A complete photometric study shall be submitted, if the City deems necessary, with the engineering phase, as part of the Land Disturbance Permit application, for approval of the Department of Planning and Zoning.

- (15) All fencing designs, materials and locations shall be approved by the Department of Planning and Zoning prior to installation. Fencing designs, construction details and a materials list shall be provided within each applicable subdivision for a Land Disturbance Permit.

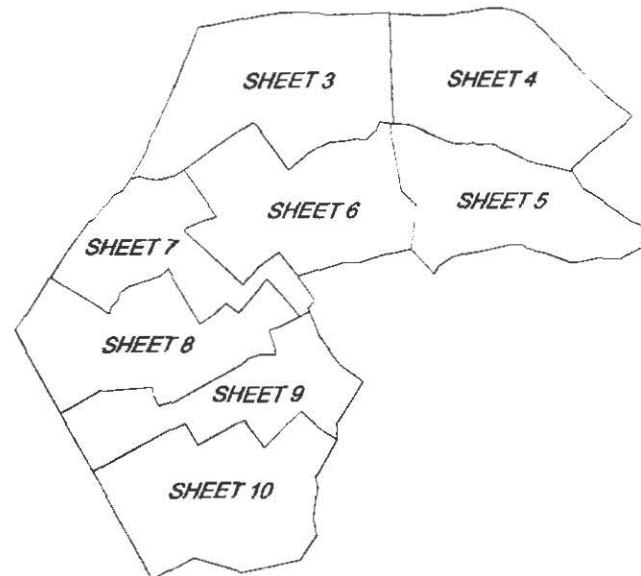
- (16) Architectural elevation plans shall be submitted for all sides of the proposed structures. For the residential units, a package of general unit plans and shades, along with color and material samples, shall be submitted for each group of unit type. Building materials shall be chosen from those listed in the Community Standards Ordinance. Vinyl shall not be permitted. Building facade elevations, color palette, and material samples shall be submitted prior to the first Building Permit submitted, for review and approval by the Over Site Committee. All elevations and building materials shall be approved by the Over Site Committee prior to issuance of each building permit.

- (17) Developer shall plant a minimum of one (1), 3 - 3 1/2" caliper shade tree in the front yard of each residential lot. Trees shall be chosen from the City of Canton Plant List.

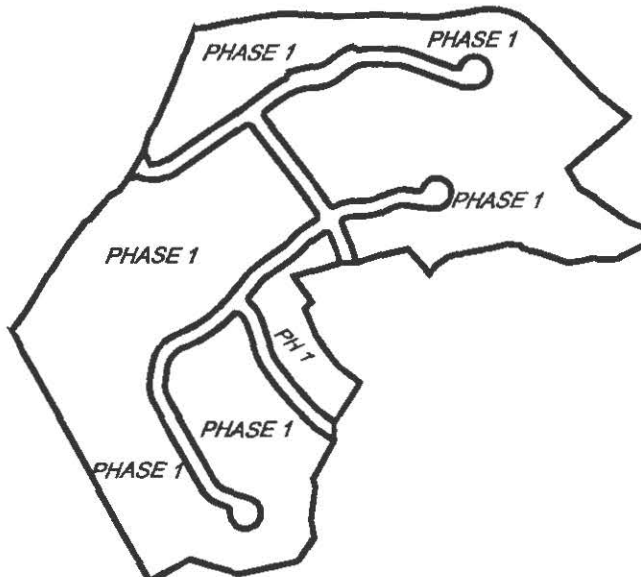
- (18) Developer shall create and record, at the time of recording of the first final plat and protective covenants, a homeowners' association for the maintenance of the trails and all amenities and grounds owned in common and shall fund said association until at which time 75% of the units are occupied for residency. Evidence of recorded association shall be provided to the Department of Planning and Zoning prior to the recording of the Final Plat for the subject property.

- (9) Unless otherwise noted, all required site amenities, components, etc. shall be shown on the site plan in conjunction with, submitted for a land disturbance permit. Verification of commencement of work, installation and/or completion of the conditions shall be performed by the Department of Planning and Zoning. An inspection shall be scheduled with the Department of Planning and Zoning by the property owner, or his/her representative. A bond shall be required and posted for any uncompleted amenity which has been approved and has commenced construction but not yet completed at the time of any certificate of occupancy.

## INDEX MAP



## INDEX MAP



## LOT AREA CHART IN SQUARE FEET

| LOT | AREA FT <sup>2</sup> | AC   | LOT | AREA FT <sup>2</sup> | AC   |
|-----|----------------------|------|-----|----------------------|------|
| 1   | 16,240               | 0.38 | 154 | 12,399               | 0.28 |
| 2   | 20,368               | 0.47 | 155 | 13,258               | 0.31 |
| 3   | 22,563               | 0.52 | 156 | 12,822               | 0.29 |
| 4   | 17,831               | 0.40 | 157 | 15,775               | 0.36 |
| 5   | 17,083               | 0.39 | 158 | 13,387               | 0.31 |
| 6   | 14,545               | 0.33 | 159 | 13,178               | 0.30 |
| 7   | 12,628               | 0.29 | 160 | 14,023               | 0.32 |
| 8   | 12,534               | 0.29 | 161 | 15,890               | 0.36 |
| 9   | 16,188               | 0.37 | 162 | 15,405               | 0.35 |
| 10  | 18,074               | 0.41 | 163 | 19,477               | 0.45 |
| 11  | 13,464               | 0.31 | 164 | 20,931               | 0.48 |
| 12  | 15,014               | 0.35 | 165 | 15,349               | 0.35 |
| 13  | 21,017               | 0.49 | 166 | 18,107               | 0.42 |
| 14  | 15,778               | 0.36 | 167 | 13,976               | 0.32 |
| 15  | 16,839               | 0.39 | 168 | 12,028               | 0.28 |
| 16  | 29,936               | 0.69 | 169 | 12,006               | 0.28 |
| 17  | 23,819               | 0.55 | 170 | 12,006               | 0.28 |
| 18  | 23,038               | 0.53 | 171 | 12,006               | 0.28 |
| 19  | 21,922               | 0.50 | 172 | 13,896               | 0.32 |
| 20  | 13,518               | 0.31 | 173 | 18,359               | 0.42 |
| 21  | 15,610               | 0.36 | 174 | 18,640               | 0.43 |
| 22  | 13,239               | 0.31 | 175 | 23,508               | 0.54 |
| 23  | 12,035               | 0.28 | 176 | 16,736               | 0.38 |
| 24  | 12,392               | 0.29 | 177 | 16,561               | 0.38 |
| 25  | 12,081               | 0.28 | 178 | 19,439               | 0.45 |
| 26  | 12,713               | 0.29 | 179 | 21,038               | 0.48 |
| 27  | 12,513               | 0.29 | 180 | 19,169               | 0.44 |
| 28  | 12,791               | 0.29 | 181 | 17,285               | 0.40 |
| 29  | 12,411               | 0.28 | 182 | 17,054               | 0.40 |
| 30  | 13,339               | 0.31 | 183 | 17,499               | 0.41 |
| 31  | 13,845               | 0.32 | 184 | 18,195               | 0.42 |
| 32  | 12,516               | 0.29 | 185 | 16,954               | 0.39 |

NOW THEREFORE, be it resolved that the Mayor and City Council of the City of Canton does hereby amend the Official Zoning Map to reflect the above referenced property being zoned to R-2 (Residential) zoning classification with Conditions.

Adopted this 15th day of December, 2005.

*Carol Hunter*  
Carol Hunter, Mayor

Attest: *Diana G. Threewitt*  
Diana G. Threewitt, City Clerk

Plat Book 113 Pg 101  
Filed 01/29/2015 08:55 AM  
28-2015-000056  
Patty Baker  
Clerk of Superior Court Cherokee Cty, GA



4/23/14

DEVELOPER:  
LITTLE RIVER CAPITAL, LLC  
635 GOLDPOINT TRACE  
WOODSTOCK, GEORGIA 30189  
404-593-4898

OWNER:  
ROSEMARY HEIGHTS  
DEVELOPMENT, LLC  
635 GOLDPOINT TRACE  
WOODSTOCK, GEORGIA 30189  
404-593-4898

PROJECT NO.: 14005  
DRAWN BY: JRW  
CHECKED BY: CRM  
ISSUE DATE: 01-14-2015  
CAD FILE: 14005 - FINAL PH 1 - SH-2.DWG

**MITCHELL SURVEYING**  
& CONSULTING, LLC  
Surveying • Construction Layout • Consulting  
3201 South Cherokee Lane • Suite 310  
Woodstock, GA 30188  
Tel. 770-924-2955 Fax: 770-485-9073  
Email: cmitchell@mssc-survey.com

| TABLE OF DEDICATION OF ALL PUBLIC STREETS |          |
|-------------------------------------------|----------|
| CANYON RIDGE TRAIL                        | 1,305 LF |
| CREEKSIDE RETREAT DRIVE                   | 585 LF   |
| MISTY MORNING CIRCLE                      | 385 LF   |
| CANYON CREEK LANDING                      | 1,343 LF |
| SUMMER BREEZE LANE                        | 544 LF   |

## FINAL PLAT

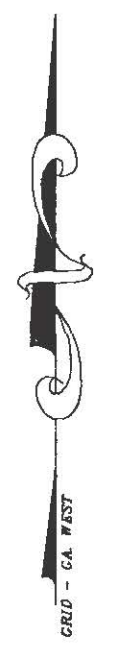
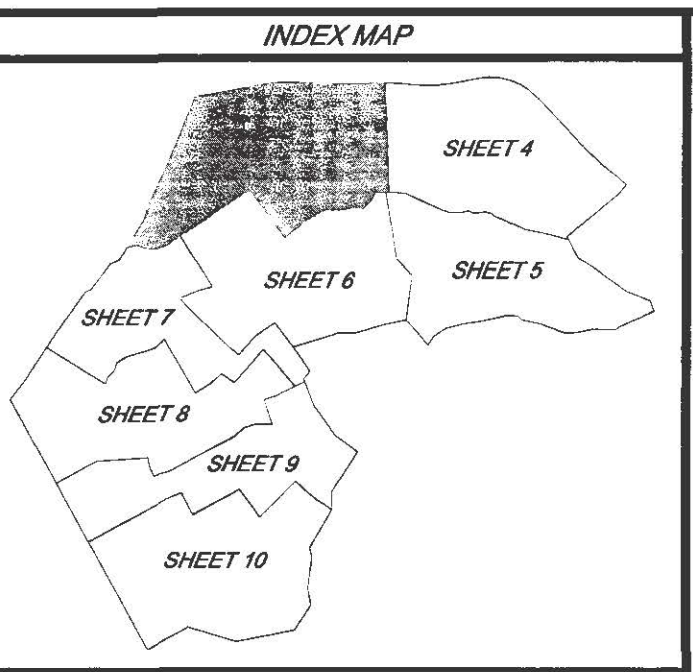
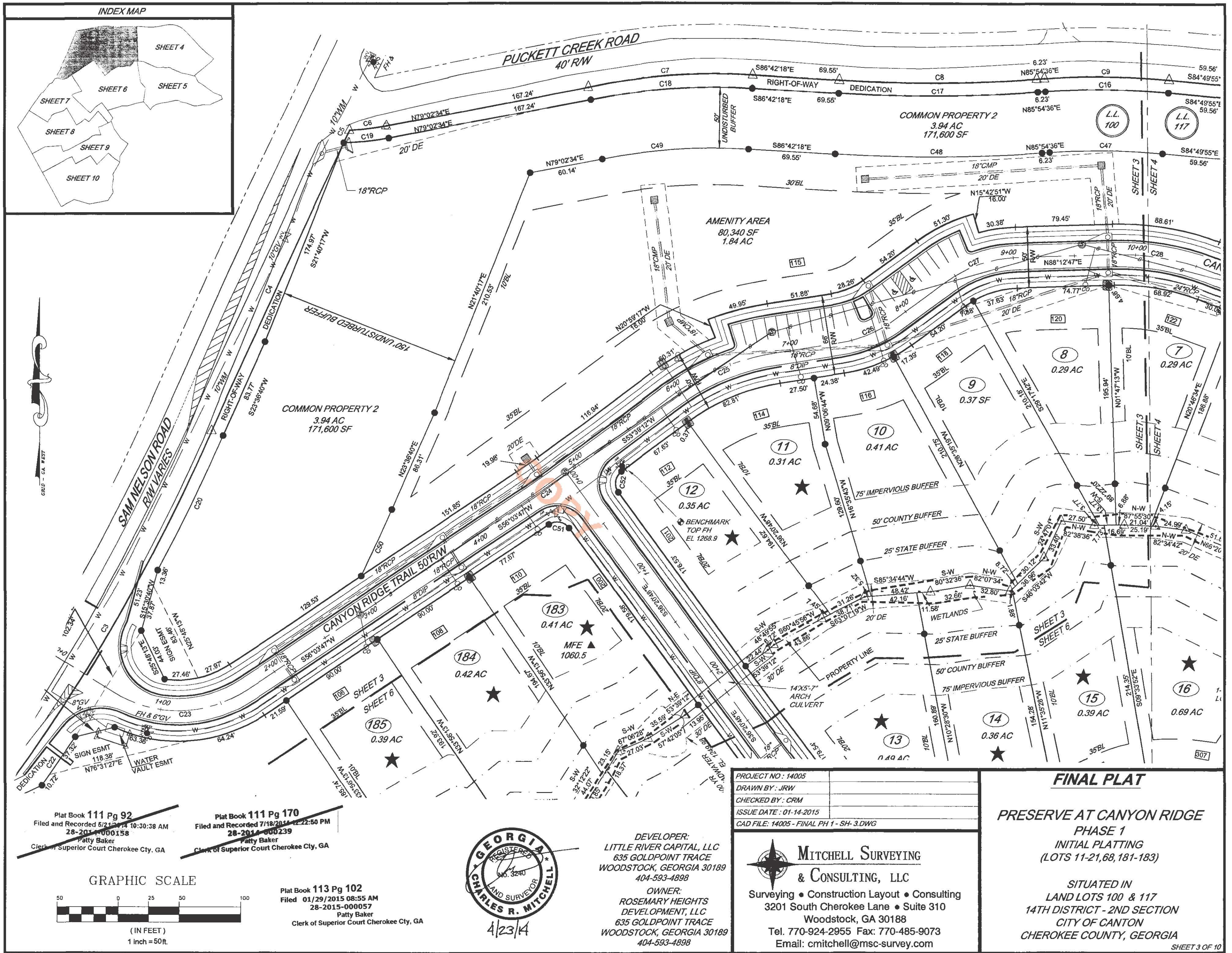
PRESERVE AT CANYON RIDGE  
PHASE 1  
INITIAL PLATTING  
(LOTS 11-21, 68, 181-183)

SITUATED IN  
LAND LOTS 100 & 117  
14TH DISTRICT - 2ND SECTION  
CITY OF CANTON  
CHEROKEE COUNTY, GEORGIA

SHEET 2 OF 10

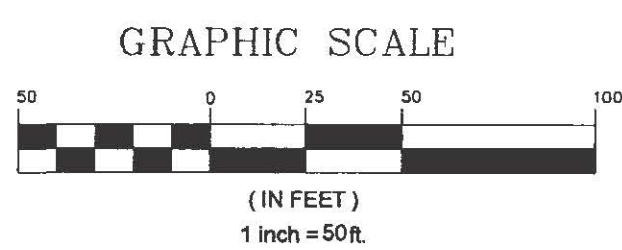
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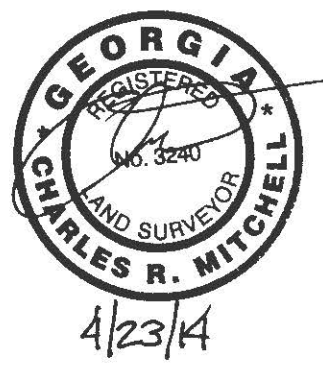


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4/23/14

DEVELOPER:  
LITTLE RIVER CAPITAL, LLC  
635 GOLDPOINT TRACE  
WOODSTOCK, GEORGIA 30189  
404-593-4898  
OWNER:  
ROSEMARY HEIGHTS  
DEVELOPMENT, LLC  
635 GOLDPOINT TRACE  
WOODSTOCK, GEORGIA 30189  
404-593-4898

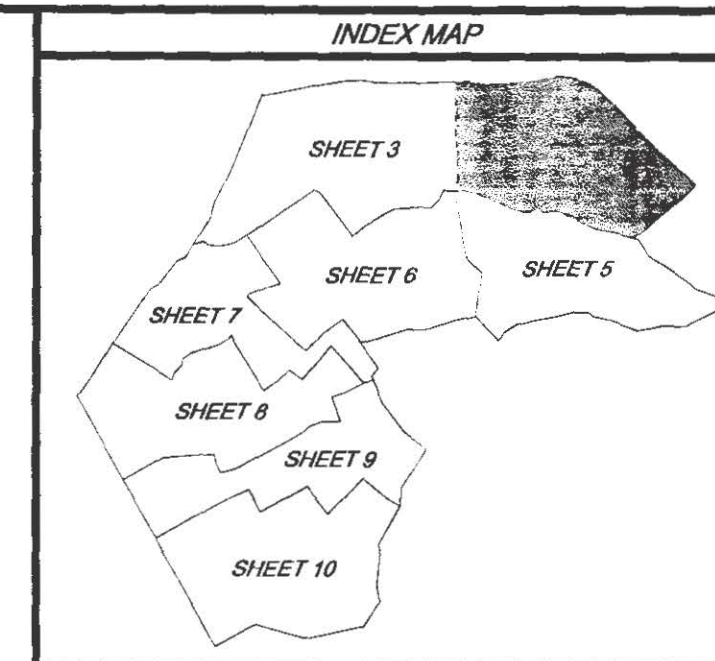
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| ISSUE DATE : 01-14-2015                  |  |
| CAD FILE : 14005 - FINAL PH 1 - SH-3.DWG |  |

**MITCHELL SURVEYING & CONSULTING, LLC**  
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3201 South Cherokee Lane • Suite 310  
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**FINAL PLAT**  
  
**PRESERVE AT CANYON RIDGE  
PHASE 1  
INITIAL PLATTING  
(LOTS 11-21, 68, 181-183)**  
  
**SITUATED IN  
LAND LOTS 100 & 117  
14TH DISTRICT - 2ND SECTION  
CITY OF CANTON  
CHEROKEE COUNTY, GEORGIA**  
  
SHEET 3 OF 10

Plat Book 113 Pg 102  
Filed 01/29/2015 08:55 AM  
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Plat Book 113 Pg 103  
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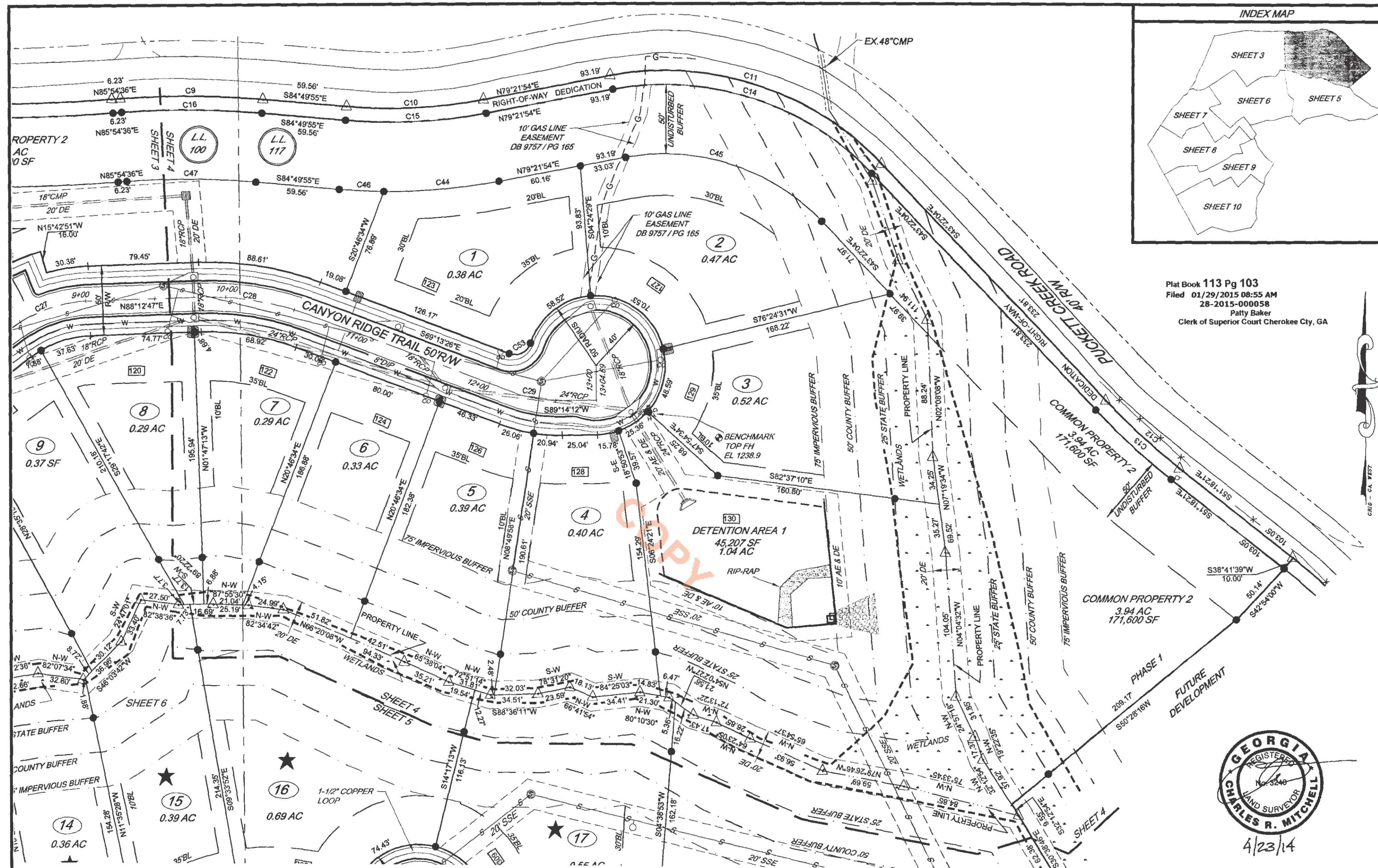
4/23/14

### FINAL PLAT

**PRESERVE AT CANYON RIDGE**  
**PHASE 1**  
**INITIAL PLATTING**  
**(LOTS 11-21, 68, 181-183)**

SITUATED IN  
LAND LOTS 100 & 117  
14TH DISTRICT - 2ND SECTION  
CITY OF CANTON  
CHEROKEE COUNTY, GEORGIA

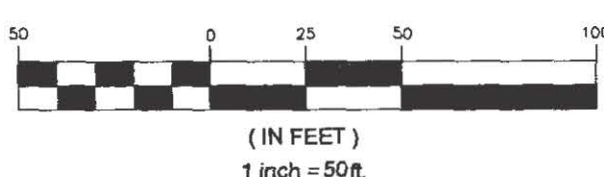
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Plat Book 111 Pg 171  
Filed and Recorded 7/10/2014 12:22:50 PM  
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Patty Baker  
Clerk of Superior Court Cherokee Cty, GA

### GRAPHIC SCALE



DEVELOPER:  
LITTLE RIVER CAPITAL, LLC  
635 GOLDPOINT TRACE  
WOODSTOCK, GEORGIA 30189  
404-593-4898

OWNER:  
ROSEMARY HEIGHTS  
DEVELOPMENT, LLC  
635 GOLDPOINT TRACE  
WOODSTOCK, GEORGIA 30189  
404-593-4898

PROJECT NO.: 14005  
DRAWN BY: JRW  
CHECKED BY: CRM  
ISSUE DATE: 01-14-2015  
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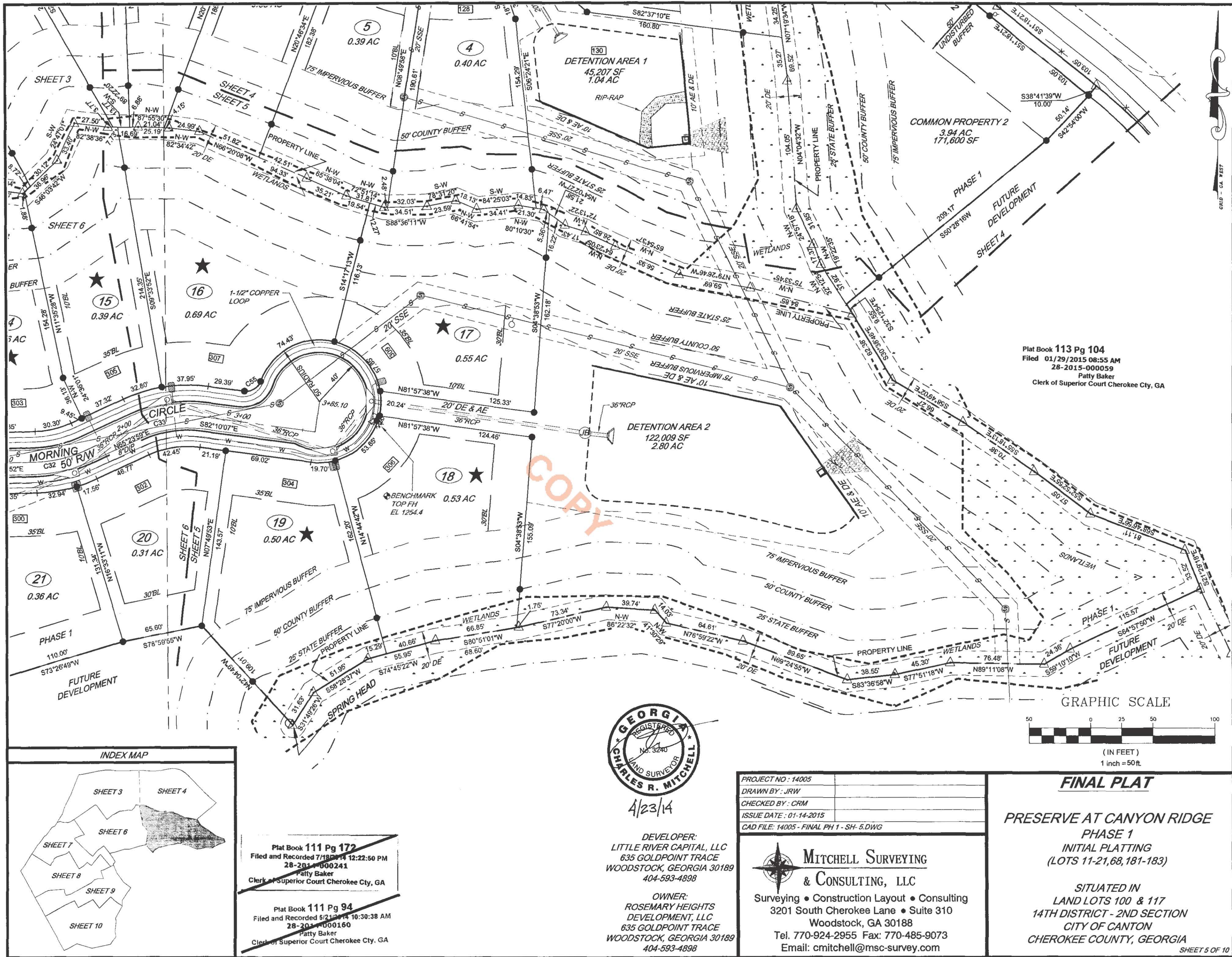


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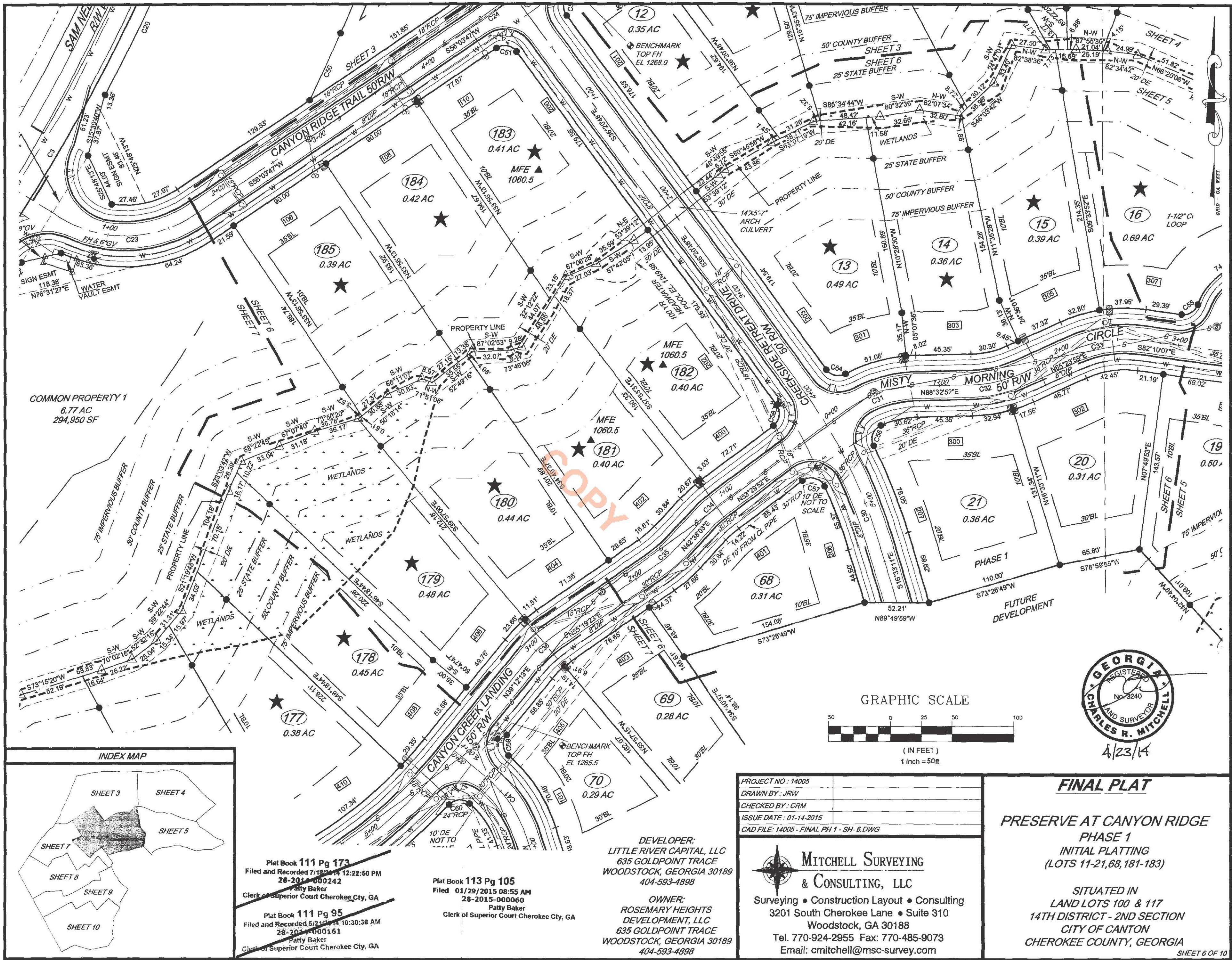




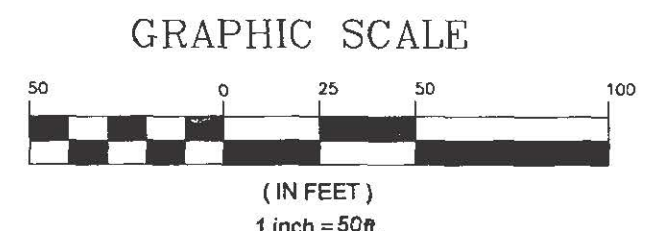
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28-2015-000059  
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SHEET 5 OF 10





REGISTERED  
LAND SURVEYOR  
No. 3240  
CHARLES R. MITCHELL  
4/23/14



PROJECT NO.: 14005  
DRAWN BY: JRW  
CHECKED BY: CRM  
ISSUE DATE: 01-14-2015  
CAD FILE: 14005 - FINAL PH 1 - SH-6.DWG

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Email: cmitchell@msc-survey.com

DEVELOPER:  
LITTLE RIVER CAPITAL, LLC  
635 GOLDPOINT TRACE  
WOODSTOCK, GEORGIA 30189  
404-593-4898  
  
OWNER:  
ROSEMARY HEIGHTS  
DEVELOPMENT, LLC  
635 GOLDPOINT TRACE  
WOODSTOCK, GEORGIA 30189  
404-593-4898

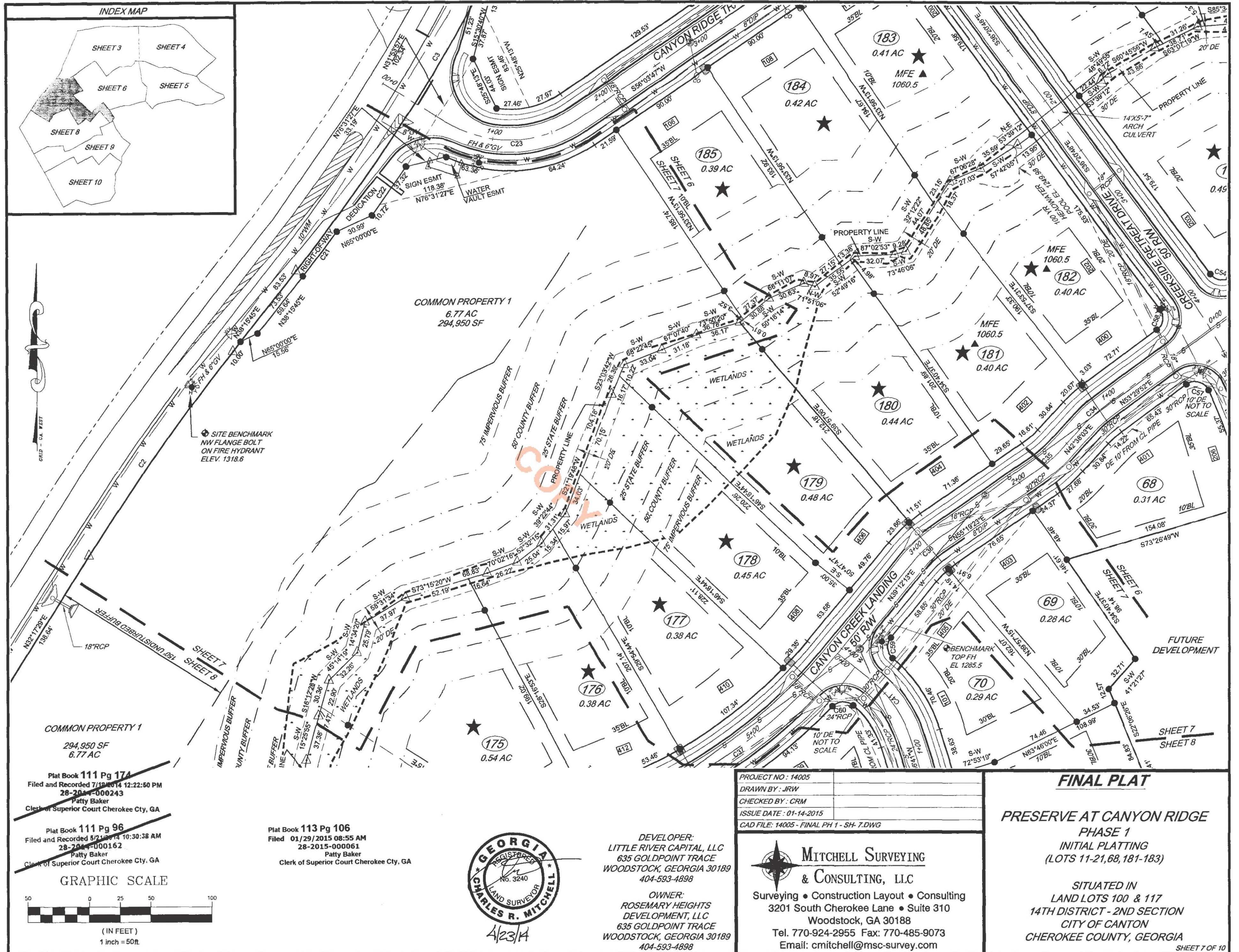
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Plat Book 111 Pg 95  
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28-2014-000161  
Patty Baker  
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**FINAL PLAT**  
  
**PRESERVE AT CANYON RIDGE**  
**PHASE 1**  
**INITIAL PLATTING**  
**(LOTS 11-21, 68, 181-183)**  
  
**SITUATED IN**  
**LAND LOTS 100 & 117**  
**14TH DISTRICT - 2ND SECTION**  
**CITY OF CANTON**  
**CHEROKEE COUNTY, GEORGIA**  
  
SHEET 6 OF 10

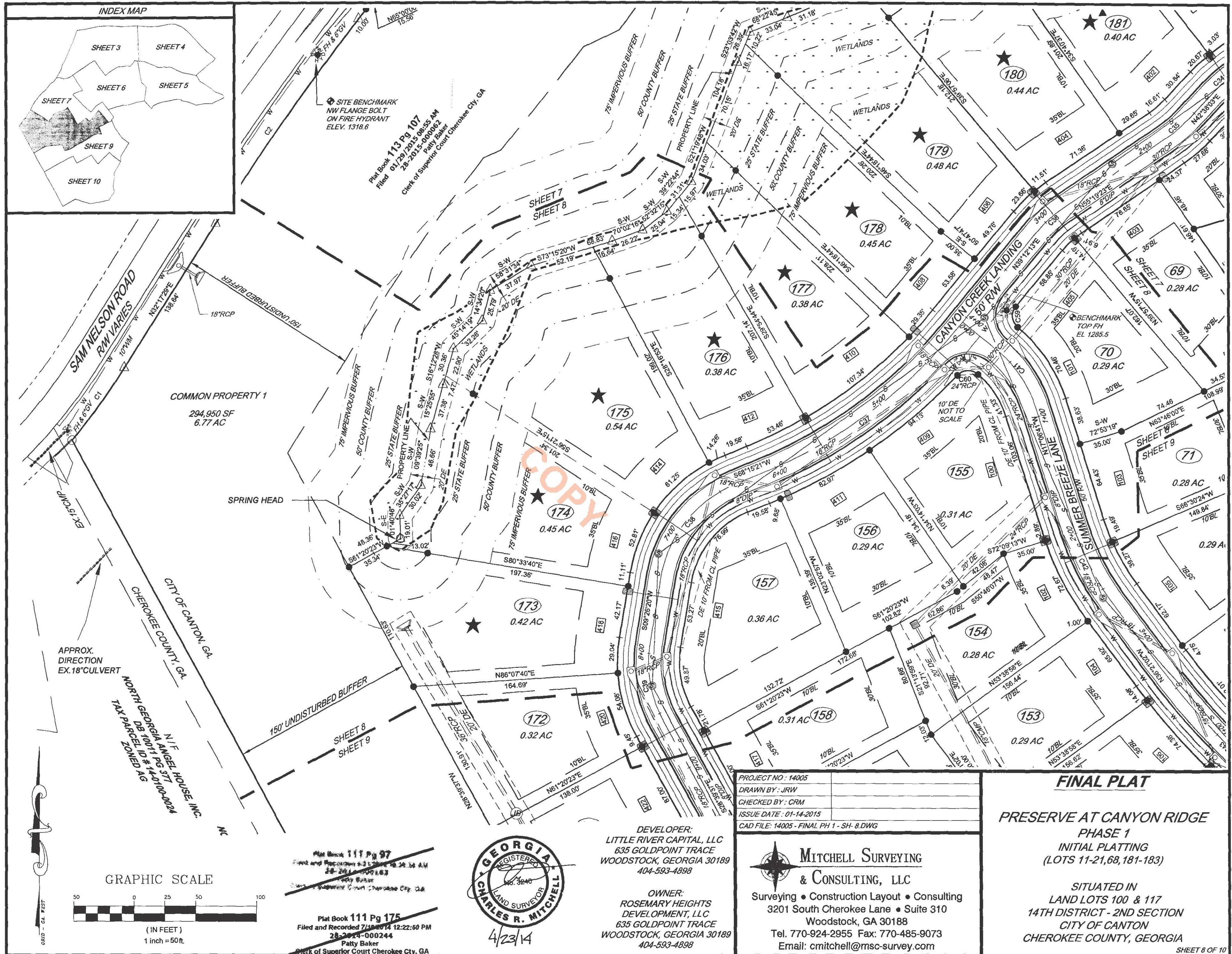
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Plat Book 113 Pg 107  
Filed 01/29/2015 08:55 AM  
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