

**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 and Possible Action on Street Acceptance for City Maintenance for streets in Towne Mill Pod N Phase II

Summary:

The streets in Towne Mill Pod N Phase II 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 Towne Mill Pod N Phase II

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 **Towne Mill Pod N Phase II**, for City Maintenance.

Whereas, it is hereby found and determined that **Towne Mill Pod N Phase II**, 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:

Shiloh Way (377')

Murphy Avenue (944')

having at least a fifty foot (50) right-of-way and drainage ways within the rights-of-way of **Towne Mill Pod N Phase II**, and located in **Land Lot(s) 221** of the **14th** district, **2nd** section, filed and recorded at Clerk of Superior Court of Cherokee, County, Georgia **plat book 119, page 1859** on **12/15/2021** are accepted and will be maintained by said City from this date forward.

Adopted this _____ day of _____, 2024

Bill Grant, Mayor

Attest:

Approved as to Form

Annie Fortner, City Clerk

Robert M. Dyer, City Attorney

Plat
Recorded 12/15/2021 2:39 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 1859
Participant IDs: 9822841399

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

CURVE TABLE

CURVE #	RADIUS	ARC	CHORD	BEARING
C98	440.00'	61.03'	60.98'	S33°06'29"W
C99	440.00'	60.05'	60.00'	S25°13'29"W
C100	440.00'	60.02'	59.97'	S17°24'27"W
C101	440.00'	60.20'	60.15'	S9°34'49"W
C102	440.00'	52.39'	52.36'	S21°45'58"W
C103	55.00'	44.10'	42.92'	S38°55'27"W
C104	55.00'	56.63'	54.16'	S13°32'32"E
C105	55.00'	56.63'	54.16'	S72°32'23"E
C106	55.00'	79.57'	72.81'	N36°30'51"E
C107	55.00'	56.74'	54.25'	N34°29'06"W
C108	390.00'	94.23'	94.00'	N5°50'57"E
C109	320.00'	55.87'	55.80'	S67°39'56"E
C110	320.00'	73.95'	73.78'	S56°02'39"E
C111	320.00'	92.43'	92.11'	S41°08'58"E
C112	320.00'	24.51'	24.51'	S30°40'48"E
C113	131.00'	13.99'	13.98'	S25°25'37"E
C114	131.00'	92.95'	91.01'	S2°02'33"E
C115	425.00'	14.20'	14.20'	S17°19'35"W
C116	425.00'	60.74'	60.69'	S12°16'30"W
C117	425.00'	45.40'	45.38'	S5°07'14"W
C118	55.00'	32.47'	32.00'	S59°18'57"W
C119	55.00'	64.81'	61.13'	S8°38'48"W
C120	55.00'	47.46'	46.00'	S49°49'54"E
C121	55.00'	47.46'	46.00'	N80°43'44"E
C122	55.00'	47.46'	46.00'	N31°17'21"E
C123	55.00'	52.79'	50.79'	N20°55'45"W
C124	375.00'	12.57'	12.57'	N3°01'14"E
C125	375.00'	74.23'	74.11'	N9°39'06"E
C126	375.00'	19.38'	19.38'	N16°48'11"E
C127	181.00'	30.35'	30.31'	N13°28'49"E
C128	181.00'	60.28'	60.00'	N05°14'48"W
C129	181.00'	57.12'	56.88'	N19°26'41"W
C130	370.00'	14.22'	14.22'	N29°35'10"W
C131	370.00'	60.00'	59.93'	N35°19'57"W
C132	370.00'	59.99'	59.92'	N44°37'22"W
C133	370.00'	59.97'	59.91'	N53°54'39"W
C134	370.00'	59.95'	59.89'	N63°11'48"W
C135	370.00'	31.18'	31.17'	N70°15'10"W
C136	390.00'	99.97'	99.69'	N29°33'09"E

LINE TABLE

LINE #	BEARING	CHORD
L15	S1°04'20"E	1.88'
L16	N1°04'20"W	1.88'
L17	N80°13'13"E	9.93'
L18	N25°22'11"W	10.28'
L19	N40°04'30"E	49.20'

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THIS DEEDING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130039. MAP NUMBER # 1305700162E DATED JUNE 7, 2019.

GPS NOTES:
1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TS02 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/51,243"; ANGULAR ERROR: 01" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/5,921,544". MATTERS OF TITLE ARE EXCEPTED.

ABBREVIATIONS LEGEND

ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
F.M.E.	FORCE MAIN EASEMENT

STRUCTURES LEGEND

HEADWALL
FLARED END SECTION (D.O.T.)
SINGLE-WING CATCH BASIN
DOUBLE-WING CATCH BASIN
WEIR INLET
JUNCTION BOX
GRATE INLET
FIRE HYDRANT
WATER VALVE
W.M. - WATER METER
WATER LINE
SANITARY SEWER MANHOLE
WATER LINE
SEWER CLEAN OUT

NOTE: ALL STORM DRAINS ARE BITUMINUS COATED OR TYPE II ALUMINIZED CORRUGATED METAL PIPE (CMP) UNLESS OTHERWISE NOTED.

PROPERTY CORNER LEGEND

RBS- REINFORCING BAR SET
RBF- REINFORCING BAR FOUND
CTF- CRIMP TOP PIPE FOUND
OTF- OPEN TOP PIPE FOUND
RWM- RIGHT-OF-WAY MONUMENT

NOTE: #4 REBAR SET ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

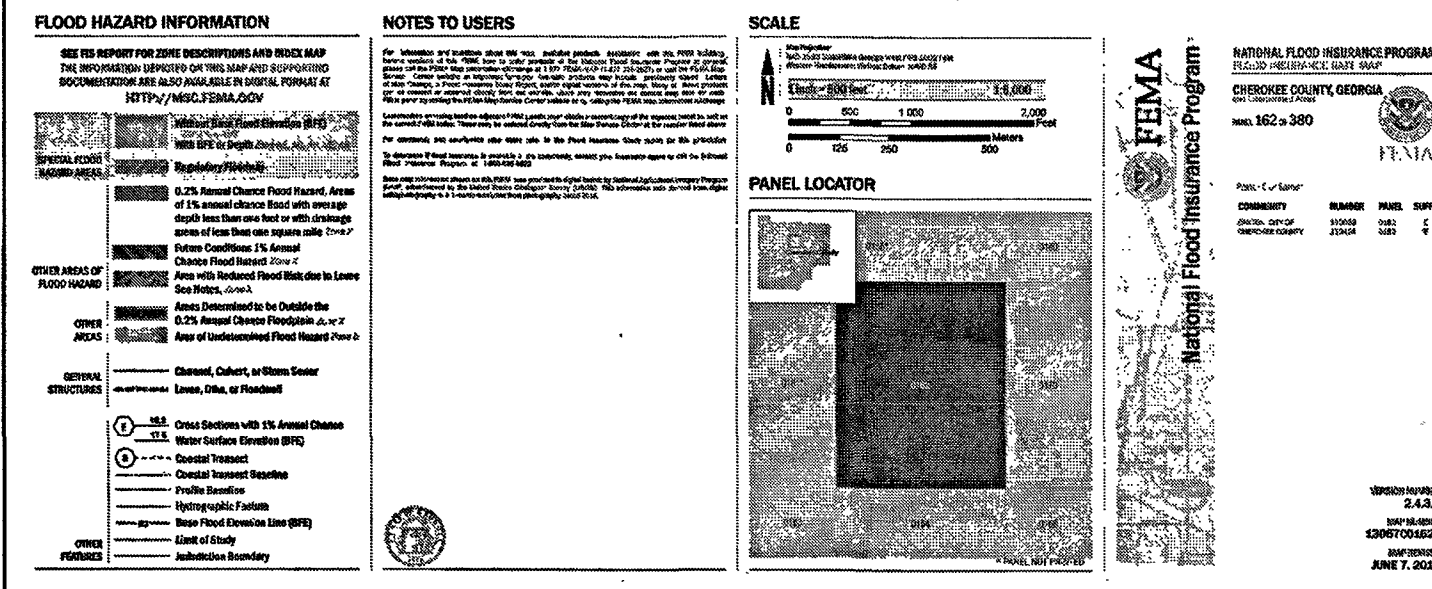
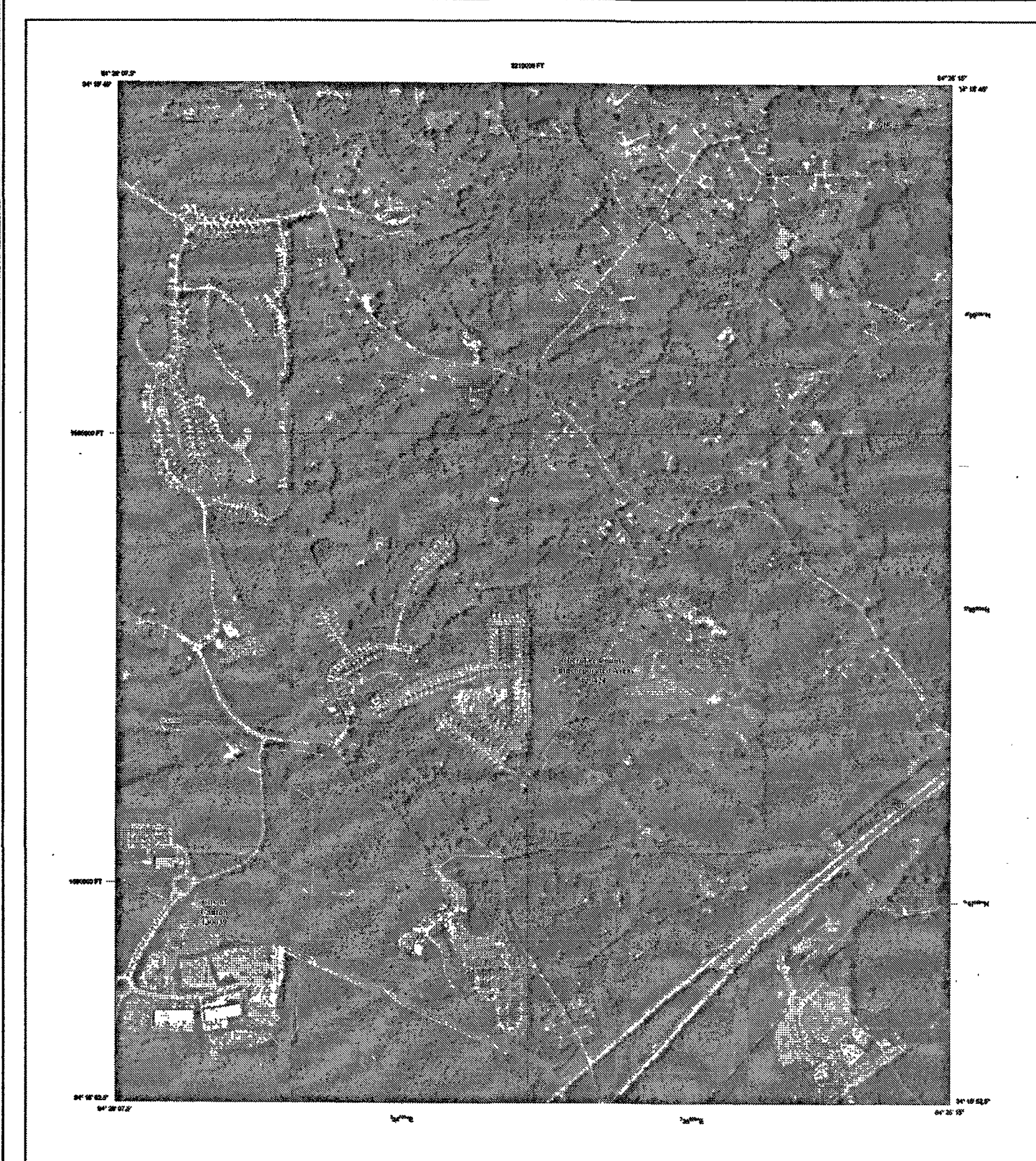
G.A. CURVE TABLE

1	$\Delta = 41°04'20"$ $R = 415.00'$ $L = 297.49'$ $T = 155.46'$
2	$\Delta = 44°05'55"$ $R = 345.00'$ $L = 266.04'$ $T = 140.03'$
3	$\Delta = 46°46'08"$ $R = 156.00'$ $L = 127.34'$ $T = 67.46'$
4	$\Delta = 16°13'25"$ $R = 400.00'$ $L = 113.26'$ $T = 57.01'$

- NOTES:
- STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT OF WAY. THE SCALE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
 - NO. 4 REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - CULTURAL FEATURES, INCLUDING CEMETERIES AND HISTORIC FEATURES, ARE NOT EVIDENT ON THIS PROPERTY.
 - DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.
 - NO ARCHITECTURAL, ARCHEOLOGICAL OR CEMETERY SITES WERE FOUND ON THIS SITE.
 - HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
 - IF NO MINUTES OR SECONDS ARE SHOWN, IT IS TO BE UNDERSTOOD THAT THERE ARE 00 MINUTES AND 00 SECONDS.
 - APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE APPROVAL BY THE CITY OF CANTON OF ANY LAND DISTURBING ACTIVITIES WHICH MAY IMPACT ANY ENDANGERED SPECIES. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY DISTURBANCE WHICH MAY HAVE THIS EFFECT. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE APPROVAL BY THE CITY OF CANTON OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND THAT IS DISTURBED.
 - THE SIGHT DISTANCE MEETS OR EXCEEDS CITY OF CANTON DEVELOPMENT REGULATIONS.
 - DRAINAGE EASEMENTS ARE DEDICATED TO PUBLIC USE AND ARE NOT ACCEPTED BY THE CITY OF CANTON FOR CITY MAINTENANCE AND ARE NOT CONSIDERED CITY PROPERTY.
 - ALL UNDERGROUND WATER LINE LOCATION IS PER APPROVED ENGINEERING PLAN.
 - STREAMS, WETLANDS AND VEGETATED STREAM BUFFERS AS DEPICTED ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS, THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES-ENVIRONMENTAL PROTECTION DIVISION AND THE CITY OF CANTON. ANY PROPOSED IMPACTS TO THESE AREAS WILL REQUIRE PRIOR COORDINATION AND/OR PERMITTING.
 - ALL CONSTRUCTION SHALL COMPLY WITH THE SPECIFICATIONS AND PROCEDURES DETAILED IN THE CURRENT DEVELOPMENT REGULATIONS OF THE CITY OF CANTON AND THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
 - ALL UTILITIES ARE TO BE UNDERGROUND.
 - FOR LOTS UPSTREAM OF CULVERT ROAD ROAD CROSSINGS, FINISHED FLOOR ELEVATIONS SHALL BE NO LESS THAN 1 FOOT ABOVE THE LOW POINT IN THE ROAD.
 - PROTECTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN DEED BOOK 8390 PAGES 111-161 DATED 11/30/2005.
 - NO PART OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN AS PER THE MOST CURRENT FEMA FLOOD MAPING.

OPEN SPACE OWNERSHIP NOTE:

ALL OPEN SPACE MAY BE OWNED AND MAINTAINED BY THE TOWNE MILL HOMEOWNERS ASSOCIATION AS ESTABLISHED IN THE TOWNE MILL PROTECTIVE COVENANTS RECORDED IN D.B. 8390 PAGES 111-161 DATED 11/30/2005 OF THE CHEROKEE COUNTY PUBLIC RECORDS.



F.E.M.A. FLOOD MAP

~ SITE DATA ~ POD N-PHASE 2

TOTAL AREA = 15.33 ACRES
TOTAL LOT AREA = 11.25 ACRES
OPEN SPACE AREA = 2.29 ACRES
TOTAL ROAD R/W AREA = 1.79 ACRES
ZONING = PD-MU
ZONING CASE NUMBER = MP1701-001
LAND USE= SINGLE FAMILY DETACHED
TOTAL NUMBER OF LOTS = 38 LOTS
DENSITY = 38 UNITS/15.33 ACRES = 2.48 UNITS PER ACRE
NET DENSITY = 38 UNITS/11.25 AC. = 3.38 UNITS PER ACRE
MINIMUM LOT SIZE = 7,200 S.F.(POD N)
POD N-MINIMUM LOT WIDTH = 60'
POD N-BUILDING SEPARATION = 10'
POD N-FRONT SETBACK = 15'
POD N-REAR SETBACK = 10'
POD N-SIDE SETBACK = 5'
POD N-MIN. HOUSE SIZE = 1,751 S.F. (HEATED FLOOR SPACE)

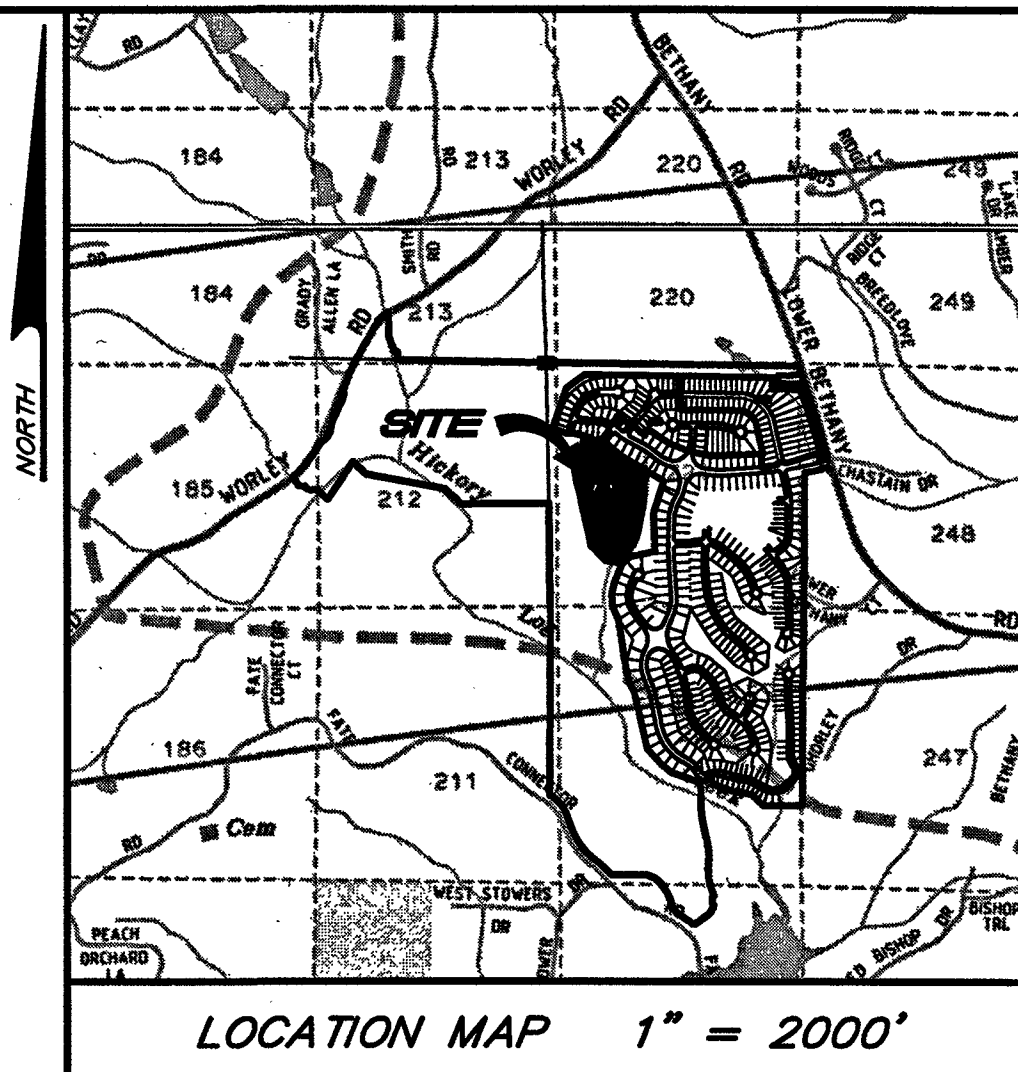
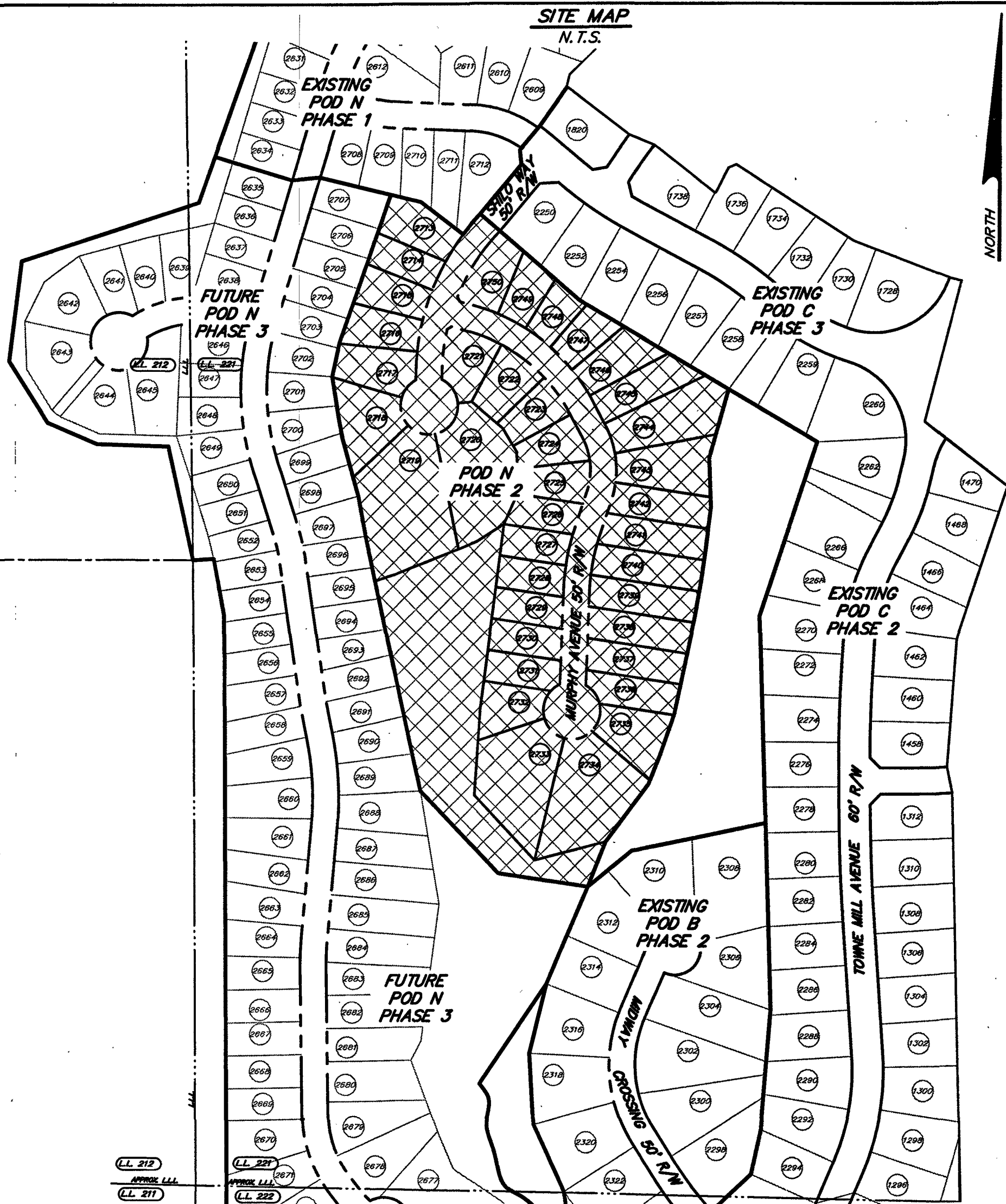
TABLE OF STREETS

SHILOH WAY LENGTH	377'
MURPHY AVENUE LENGTH	944'

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
PURSUANT TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY, HAVING BEEN FULFILLED, THIS PLAT IS APPROVED FOR RECORDING.

Thomas F. Rybert
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
DATE 11-29-2021

NOTE: THE WATER SERVICE FOR THIS SITE IS PROVIDED BY CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY. THE SEWER SERVICE FOR THIS SITE IS PROVIDED BY CITY OF CANTON



LOCATION MAP 1" = 2000'

CITY OF CANTON ENGINEERING CERTIFICATE:

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

Patty Baker
ENGINEERING
DATE 12/13/21

CITY OF CANTON PLANNING DEPARTMENT CERTIFICATE:

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

Steve Green
PLANNING AND ZONING ADMINISTRATOR
DATE 12/14/21

APPROVAL CERTIFICATE:

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CANTON, GEORGIA, AND ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN PRELIMINARY APPROVAL ON 20, AND FINAL APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR AND CITY ENGINEER AND IT IS ENTITLED TO RECORDATION IN THE CLERK'S OFFICE, CHEROKEE COUNTY SUPERIOR COURT.

Steve Green
PLANNING AND ZONING ADMINISTRATOR
DATE 12-14-21
Patty Baker
ENGINEERING
DATE 12/13/21

OWNER'S CERTIFICATE:

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHERE SHOWN IS DESIGNATED HEREIN AS BEING A PART OF A TRACT OF LAND, THE ALLOTMENT OF WHICH IS SHOWN ON THIS PLAT, HAS BEEN MADE BY AN ACTING SURVEYOR, AND THAT ALL EASEMENTS, CITY AND COUNTY TAXES OF OTHER ASSASSMENTS, AND THAT THE LAND HAS BEEN PAID, AND THAT ALL EASEMENTS AND DEDICATIONS TO THE PUBLIC FOR USE FOR THE STREET, RIGHT-OF-WAY ARE SHOWN ON THIS PLAT.

Thomas F. Rybert
DATE 11-10-2021
THOMAS F. RYBERT - SURVEYOR, RENAISSANCE, LLC, C/O THE PEACHTREE GROUP, REPRESENTATIVE

SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSONS UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE"; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CANTON, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

Donaloy Hutchins
DONALOY HUTCHINS, GEORGIA R.L.S.# 2011
DATE 11/10/2021

(1) AS REQUIRED BY SUBSECTION (d) OF O.G.C.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 COMPLES 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.G.C.A. SECTION 15-6-67.

OWNER/DEVELOPER:
SYNERGY RENAISSANCE, LLC, C/O
THE PEACHTREE GROUP
5775 GLENRIDGE DRIVE
SUITE E-160
ATLANTA, GA 30328

24 HR. PHONE & EMERGENCY CONTACT:
THOMAS F. RYBERT
PHONE: (404) 851-1889

2ND SUBMITTAL DATE: 11/11/2021
1ST SUBMITTAL DATE: 9/3/2021

DRAWN BY: JC
CHECKED BY: DH
FILE: P/PEACHTREE GROUP
FIELD DATE: 9/24/2021
OFFICE DATE: 11/10/2021
SCALE: 1"=60'

REVISIONS

Gaskins
ENGINEERING/SURVEYING/PLANNING/CONSULTING-CONSTRUCTION MONITOR
www.gaskinsurvey.com LSEN 789
Marketta Office
1266 Powder Springs Rd
Marietta, GA 30066
Phone: (770) 434-7168
Lawrenceville Office
558 Old Norcross Rd Ste. 204
Lawrenceville, GA 30046
Phone: (770) 259-1005
Canton Office
147 Reinhardt College Pkwy
Ste. 3 Canton, GA 30114
Phone: (770) 479-6693
Newman Office
4046 Gt. Hwy. 154, Ste. 109
Newman, GA 30261
Phone: (770) 424-7168

FINAL PLAT FOR:

TOWNE MILL
POD N-PH 2

LOCATED IN L.L. 221
14TH DISTRICT, 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GA. SHEET 1 OF 2

Plat
Recorded 12/15/2021 2:39 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 1860
Participant IDs: 9822841399

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

GRID NORTH ~ GA. WEST ZONE

ABBREVIATIONS LEGEND

ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
F.M.E.	FORCE MAIN EASEMENT
S/W	SIDE WALK

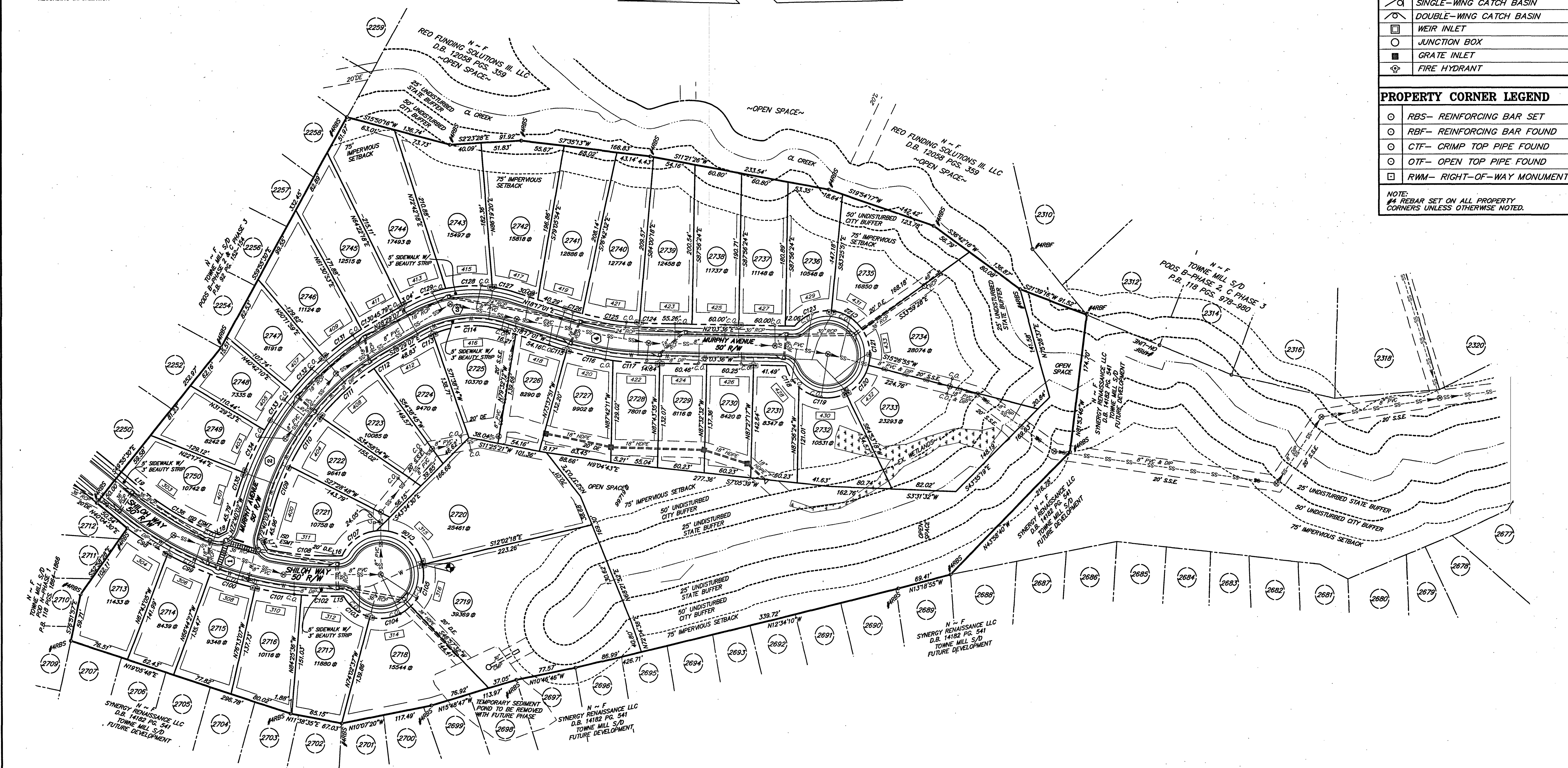
STRUCTURES LEGEND

	HEADWALL
	FLARED END SECTION (D.O.T.)
	SINGLE-WING CATCH BASIN
	DOUBLE-WING CATCH BASIN
	WEIR INLET
	JUNCTION BOX
	GRATE INLET
	FIRE HYDRANT

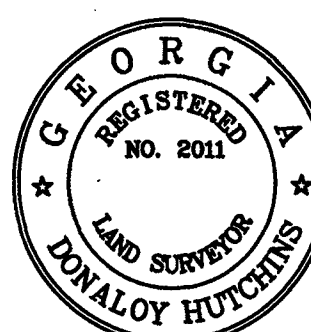
PROPERTY CORNER LEGEND

	RBS- REINFORCING BAR SET
	RBF- REINFORCING BAR FOUND
	CTF- CRIMP TOP PIPE FOUND
	OTF- OPEN TOP PIPE FOUND
	RWM- RIGHT-OF-WAY MONUMENT

NOTE:
#4 REBAR SET ON ALL PROPERTY
CORNERS UNLESS OTHERWISE NOTED.



(1) AS REQUIRED BY SUBSECTION (c) 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 CONFORMED 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.



Donaloy Hutchins
DONALOY HUTCHINS, GEORGIA R.L.S.# 2011
11/10/2021
DATE

OWNER/DEVELOPER:
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THE PEACHTREE GROUP
5775 GLENRIDGE DRIVE
SUITE E-160
ATLANTA, GA 30328

24 HR. PHONE & EMERGENCY CONTACT:
THOMAS F. RYBERT
PHONE: (404) 851-1889

BENCHMARK: TOP OF FIRE HYDRANT
ELEV. = 1234.12'
LOCATED ON SOUTHERN RIGHT OF WAY OF SHILOH WAY
BETWEEN LOTS 2719 & 2720

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
PURSUANT TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE
AUTHORITY HAVING BEEN FULFILLED, THIS PLAT IS APPROVED FOR RECORDING.
[Signature]
11-29-2021
DATE
CHEROKEE COUNTY WATER AND
SEWERAGE AUTHORITY

NOTE: THE WATER SERVICE FOR THIS SITE IS PROVIDED BY CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY.
THE SEWER SERVICE FOR THIS SITE IS PROVIDED BY CITY OF CANTON

2ND SUBMITTAL DATE: 11/11/2021
1ST SUBMITTAL DATE: 9/31/2021
DRAWN BY: JG
CHECKED BY: DH
FILE: P/PEACHTREE GROUP
FIELD DATE: 9/24/2021
OFFICE DATE: 11/10/2021
SCALE: 1"=60'
REVISIONS

Gaskins
ENGINEERING+SURVEYING+PLANNING+CONSULTING+CONSTRUCTION MGMT
www.gascorp.com LSP# 789

Marion Office
1264 Powder Springs Rd
Marietta, GA 30064
Phone: (770) 424-7168
Lawrenceville Office
538 Old Norcross Rd Ste. 204
Lawrenceville, GA 30046
Phone: (770) 299-1003
Canton Office
147 Reinhardt College Pkwy
Ste. 3 Canton, GA 30114
Phone: (770) 479-9098
Newman Office
4046 Ga. Hwy. 154, Ste. 109
Newman, GA 30065
Phone: (770) 424-7168

FINAL PLAT FOR:
TOWNE MILL
POD N-PH 2

LOCATED IN L.L. 221
14th DISTRICT, 2nd SECTION
CITY OF CANTON
CHEROKEE COUNTY, GA. SHEET 2 OF 2