

**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 Great Sky Pod 15 - Sunrise Cove

Summary:

The streets in Great Sky Pod 15 - Sunrise Cove 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 Great Sky Pod 15 - Sunrise Cove

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 **Great Sky – Pod 15 (Sunrise Cove at Great Sky)**, for City Maintenance.

Whereas, it is hereby found and determined that within **Great Sky – Pod 15 (Sunrise Cove at Great Sky)**, 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:

Sun Shower Ridge (655')

Solace Place (337')

Boundless Lane (997')

having at least a fifty foot (50) right-of-way and drainage ways within the rights-of-way of **Great Sky – Pod 15 (Sunrise Cove at Great Sky)**, and located in **Land Lot(s) 189** of the **14th** district, **2nd** section, filed and recorded at Clerk of Superior Court of Cherokee, County, Georgia **Plat Book 120, Page 1460** on **05/09/2024** 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

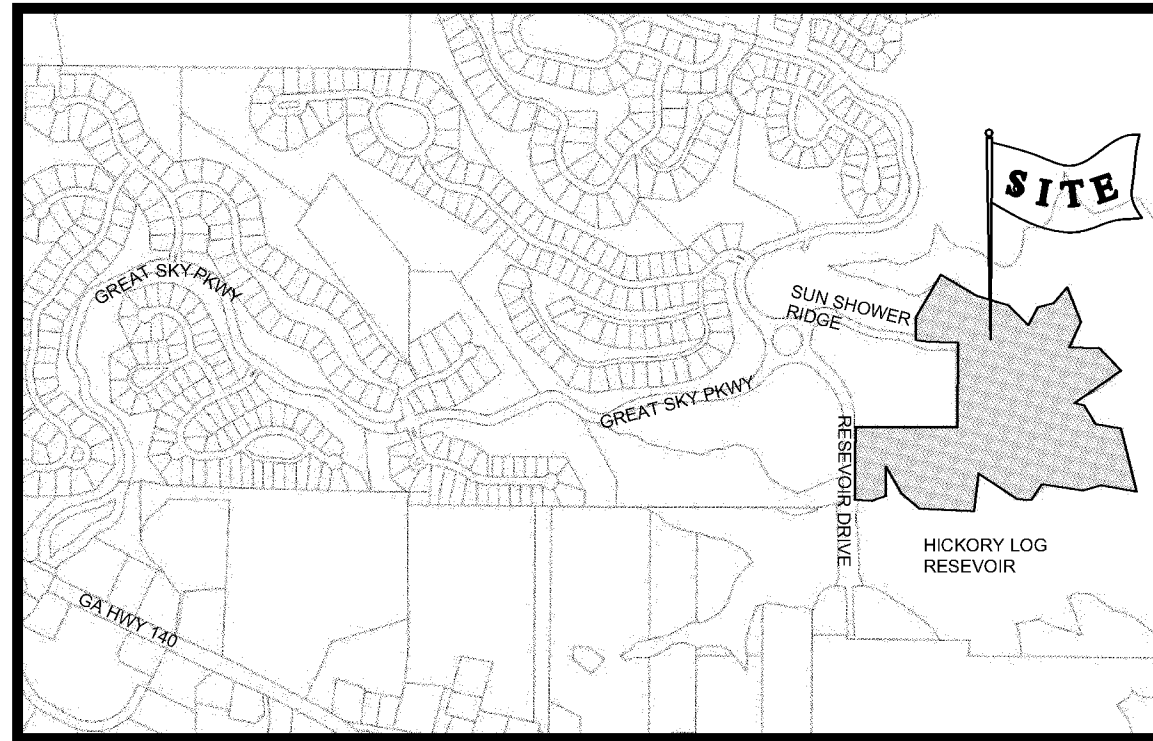
Robert M. Dyer, City Attorney

Plat
Recorded 5/9/2024 12:23 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 1460
Participant IDs: 6542137405

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FINAL SUBDIVISION PLAT OF GREAT SKY - POD 15 (Sunrise Cove at Great Sky)

LOCATION MAP



Land lot 189, 14th District, 2nd Section
City of Canton - Cherokee County, Georgia

SURVEYORS CERTIFICATE: (COUNTY)

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 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 Forsyth County, Georgia, have been fully complied with.

SURVEYOR'S CERTIFICATE: (STATE)

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, 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.

Neil A. McWhorter
Neil A. McWhorter, GA RLS # 2644 Date
K.E.Q., Inc. Certificate of Authorization Number LSF000275



OWNER'S 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, 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 PLACE SHOWN ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER.

Neil A. McWhorter
OWNER Date 10/11/21

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.

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.

Steve Green
CITY ENGINEER DATE 4/22/24

CITY OF CANTON OFFICIALS:

THIS PLAT HAS BEEN FOUND TO BE IN ACCORDANCE WITH ALL THE RULES, AND REGULATIONS OF THE CITY OF CANTON AND IS HEREBY APPROVED FOR RECORDING

Steve Green
ZONING ADMINISTRATOR DATE 4/29/24
Neil A. McWhorter
CITY ENGINEER DATE 4/22/24

SHEET INDEX:

FINAL PLAT:

- 1..... COVER SHEET
- 2..... OVERALL BOUNDARY
- 3..... FINAL PLAT LOTS 1-20, 56-62
- 4..... FINAL PLAT LOTS 21-55

AS BUILT:

- 5..... AS BUILT LOTS 1-20, 56-62
- 6..... AS BUILT LOTS 21-55
- 7..... STORM PROFILES
- 8..... STORM PROFILES
- 9..... STORM PROFILES
- 10..... STORM PROFILES
- 11..... STORM PROFILES

NOTES:

1. Field Data: Closure Precision - 1"/107,267" Angular Error - 00"/STA.
2. Measurements were taken with a Leica TS06 03-12-2021 and were balanced using the Compass Rule.
3. The exterior boundary lines are based on an ALTA/NSPS Land Title Survey For: Eastwood Construction, LLC & Investors Title Insurance Company, Great Sky - Pod 15 by Gaskins, dated 10-03-19, last revised 08-24-2020.
4. Plat Precision: 1"/949,018".
5. The public records referenced hereon reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title search or title opinion.
6. No portion of this property is located in a Special Flood Hazard Zone as indicated on F.I.R.M. No. 13057C0163E, effective date 6-7-2019.
7. Total Site Area: POD - 15 - 32.980 AC
8. Building Setbacks:
Front - 10' Side - 0' - Must have 10' between structures
Rear - 20' Houses closer than 5' from property line will require additional fire protection measures.
Minimum Lot Size - 5,126 sq. ft.
Minimum Lot Width at Building Line - 40'
Number of Units - POD - 15: 62 Lots
9. Current Zoning - PD - MU
10. Iron Pins will be set at all property corners - 1/2" re-bars, 18" long.
11. All drainage easements are intended to follow natural drainage courses. The locations shown hereon are approximate.

ALL LOTS MEET MINIMUM LOT WIDTH

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY THE CITY OF CANTON OF ANY LAND DISTURBING ACTIVITIES THAT MAY IMPACT ANY FEDERALLY-LISTED THREATENED OR ENDANGERED SPECIES PROTECTED BY THE ENDANGERED SPECIES ACT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE U.S. FISH AND WILDLIFE SERVICE FOR APPROVAL OF THESE PLANS PRIOR TO UNDERTAKING ANY LAND DISTURBANCE.

HOA IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM WATER MANAGEMENT FACILITIES.

ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL, 5' EITHER SIDE OF SIDE PROPERTY LINES, 10' EITHER SIDED OF REAR PROPERTY LINES, AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES.

IT IS THE POLICY OF THE CITY OF CANTON THAT DRAINAGE EASEMENTS ARE DEDICATED TO THE PUBLIC USE AND ARE NOT ACCEPTED BY THE CITY OF CANTON FOR CITY MAINTENANCE AND ARE NOT CONSIDERED CITY PROPERTY.

PROPERTY SUMMARY

Owner: MTS ATL, LLC
Parcel ID: 14N15104M

Area Summary:

Lots Pod 15: 8.762 Acres
381,662.16 sq. ft.

Open Area: 21.516 Acres
937,247.52 sq. ft.

Right of Way 2.698 Acres
117,524.88 sq. ft.

Total Area: 32.980 Acres
1,436,608.80 sq. ft.

This plat is a revision from a previously recorded final plat of Great Sky - Pod 15 which is recorded in PB 119, PG's 1636 - 1646 of Cherokee County records.

DEVELOPER/ OWNER:
MTS ATL, LLC
100 MANSELL EXCHANGE W.
BUILDING 300, SUITE 350
ALPHARETTA, GA 30022

CONTACT:
STEVE ATCHISON
(248) 494-1044

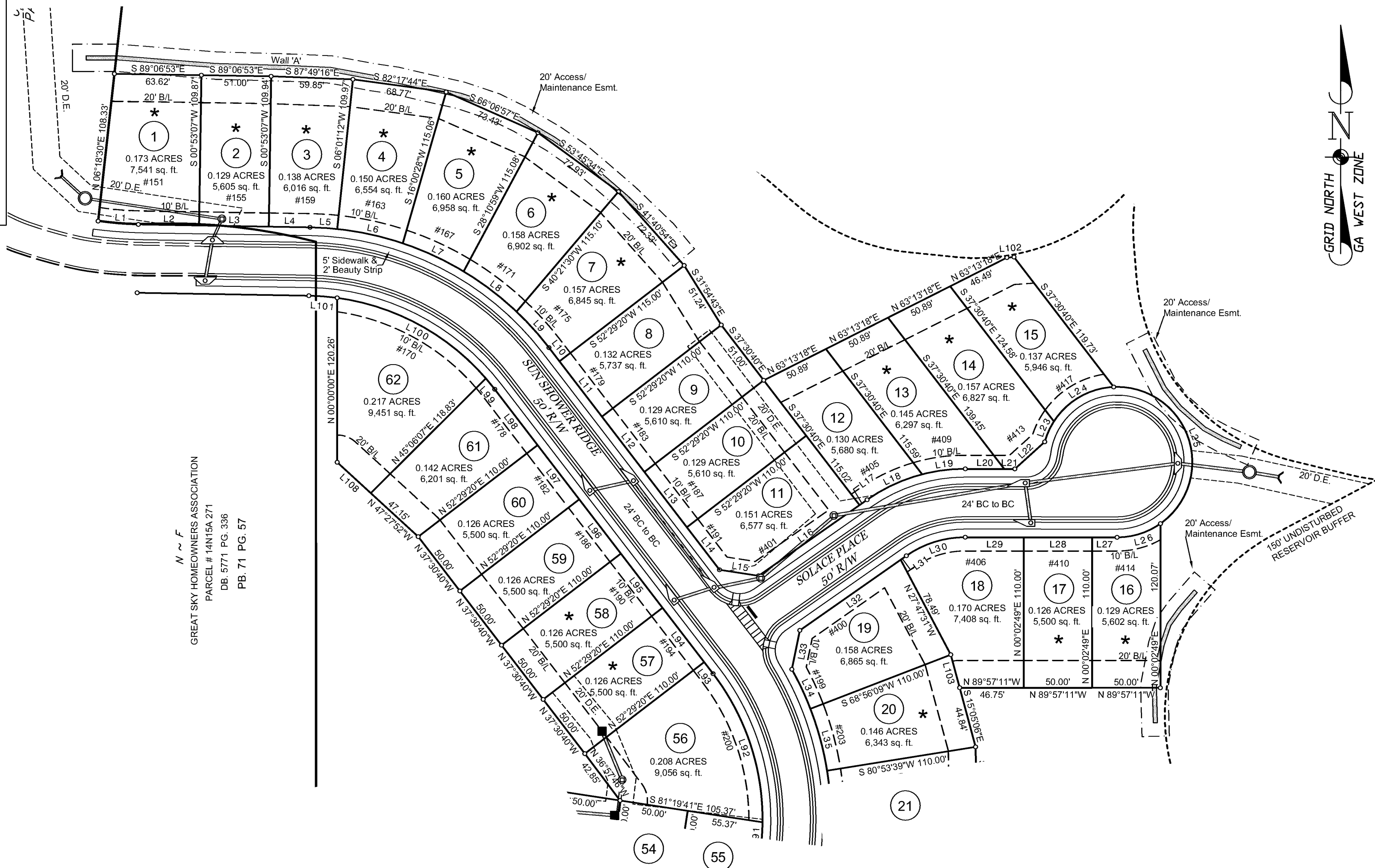
Revised 09-16-2021: To address county comments
Revised 08-25-2022: To add wall easements
Revised 01-18-2024: To revise property lines and area for lot 47
July 21, 2021 FILE NO. 12246 _FP_ POD 15 COVER SHEET - SHEET 1

SURVEYOR / ENGINEER:

McWhorter
&
Anderson
LAND SURVEYING &
CIVIL ENGINEERING
416 PIRKLE FERRY ROAD
BUILDING H, UNIT 300
CUMMING, GEORGIA 30040
PHONE: (770) 889-9430

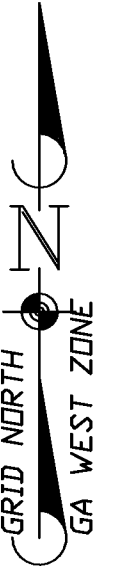
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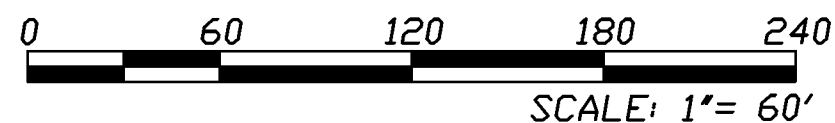


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TEMPORARY SLOPE
ADJUSTMENT AGREEMENT



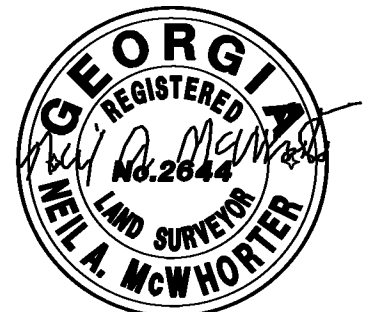
LEGEND	
OTPF	Open Top Pin Found
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B/L	Building Line
UP	Utility Pole
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—w—	Water Valve
—w—	Fire Hydrant
—w—	Sewer Connection (SC)
—w—	Sanitary Sewer Valve
—w—	Headwall
—w—	Double Wing Catch Basin
—w—	Single Wing Catch Basin
—w—	"Fill Lot"



Course	Bearing	Distance
L36	Rad: 225.00' Tan: 22.80' Chd: S 03°19'13" E	: 45.44' CA: 11°34'17" 45.36'
L37	Rad: 225.00' Tan: 12.20' Chd: S 05°34'08" W	: 24.37' CA: 6°12'23" 24.36'
L38	S 08°40'19" W	65.67'
L39	S 36°19'41" E	28.28'
L40	S 81°19'41" E	37.07'
L41	S 81°19'41" E	50.00'
L42	S 81°19'41" E	47.34'
L43	Rad: 275.00' Tan: 1.97' Chd: S 81°44'22" E	: 3.95' CA: 0°49'22" 3.95'
L44	Rad: 275.00' Tan: 13.77' Chd: S 85°01'04" E	: 27.52' CA: 5°44'02" 27.51'
L45	S 87°53'05" E	31.49'
L46	S 87°53'05" E	39.20'
L47	N 49°45'07" E	14.61'
L48	N 49°45'07" E	14.93'
L49	Rad: 55.00' Tan: 463.18' Chd: S 78°55'42" E	: 159.79' CA: 166°27'23" 109.23'
L50	Rad: 55.00' Tan: 17.04' Chd: S 21°30'37" W	: 33.04' CA: 34°25'16" 32.55'
L51	Rad: 55.00' Tan: 16.39' Chd: S 55°18'48" W	: 31.86' CA: 33°11'06" 31.41'

L52	Rad: 55.00' Tan: 9.80' Chd: S 82°00'38" W	: 19.40' CA: 20°12'33" 19.30'
L53	N 87°53'06" W	19.93'
L54	N 87°53'06" W	50.00'
L55	N 87°53'05" W	50.00'
L56	N 87°53'05" W	25.53'
L57	Rad: 325.00' Tan: 11.70' Chd: N 85°49'20" W	: 23.40' CA: 4°07'31" 23.39'
L58	Rad: 325.00' Tan: 6.90' Chd: N 82°32'37" W	: 13.79' CA: 2°25'53" 13.79'
L59	N 81°19'41" W	35.57'
L60	N 81°19'41" W	50.00'
L61	N 81°19'41" W	50.00'
L62	N 81°19'41" W	50.00'
L63	N 81°19'41" W	50.00'
L64	N 81°19'41" W	50.00'
L65	N 81°19'41" W	50.00'
L66	N 81°19'41" W	21.22'
L67	Rad: 250.00' Tan: 22.33' Chd: N 86°25'52" W	: 44.53' CA: 10°12'22" 44.47'
L68	Rad: 250.00' Tan: 38.48' Chd: S 79°42'57" W	: 76.36' CA: 17°30'01" 76.06'
L69	Rad: 250.00' Tan: 37.67' Chd: S 62°23'50" W	: 74.77' CA: 17°08'13" 74.50'
L70	Rad: 250.00' Tan: 36.86' Chd: S 45°26'27" W	: 73.20' CA: 16°46'33" 72.94'
L71	S 37°03'11" W	52.62'
L72	S 37°03'11" W	21.35'
L73	Rad: 55.00' Tan: 15.46' Chd: S 52°45'06" W	: 30.14' CA: 31°23'48" 29.76'
L74	Rad: 55.00' Tan: 15.94' Chd: S 84°36'38" W	: 31.03' CA: 32°19'15" 30.62'
L75	Rad: 55.00' Tan: 36.10' Chd: N 45°57'04" W	: 63.89' CA: 66°33'22" 60.36'
L76	Rad: 55.00' Tan: 12.38' Chd: N 00°00'46" E	: 24.35' CA: 25°22'17" 24.16'
L77	Rad: 55.00' Tan: 28.07' Chd: N 39°44'09" E	: 51.91' CA: 54°04'31" 50.00'

L78	Rad: 55.00' Tan: 22.57' Chd: N 89°05'16" E	: 42.84' CA: 44°37'43" 41.77'
L79	N 79°20'31" E	29.48'
L80	N 37°16'06" E	0.64'
L81	Rad: 300.00' Tan: 25.12' Chd: N 42°07'00" E	: 50.13' CA: 9°34'25" 50.07'
L82	Rad: 300.00' Tan: 84.17' Chd: N 62°34'33" E	: 164.12' CA: 31°20'41" 162.08'
L83	Rad: 300.00' Tan: 26.04' Chd: N 83°12'30" E	: 51.94' CA: 9°55'13" 51.88'
L84	Rad: 300.00' Tan: 25.21' Chd: S 87°01'39" E	: 50.25' CA: 9°36'29" 50.25'
L85	Rad: 300.00' Tan: 2.34' Chd: S 81°46'33" E	: 4.69' CA: 0°53'44" 4.69'
L86	S 81°19'41" E	45.31'
L87	S 81°19'41" E	50.00'
L88	S 81°19'41" E	37.07'
L89	N 53°40'19" E	28.28'
L90	N 08°40'19" E	65.67'
L91	Rad: 175.00' Tan: 12.23' Chd: N 04°40'31" E	: 24.41' CA: 7°59'35" 24.39'
L104	N 41°52'48" W	51.71'
L105	N 28°56'30" W	21.46'
L106	N 85°28'07" W	34.78'
L107	N 09°11'45" W	42.43'
L109	S 12°50'50" W	25.47'
L110	S 37°03'11" W	26.77'
L111	N 79°48'34" W	49.36'
L112	N 29°34'25" W	43.48'
L113	N 17°25'23" W	67.83'
L114	N 05°32'44" E	61.38'



Revised 09-16-2021: To address county comments
Revised 08-25-2022: To add wall easements
Revised 01-18-2024: To revise property lines and area for lot 47

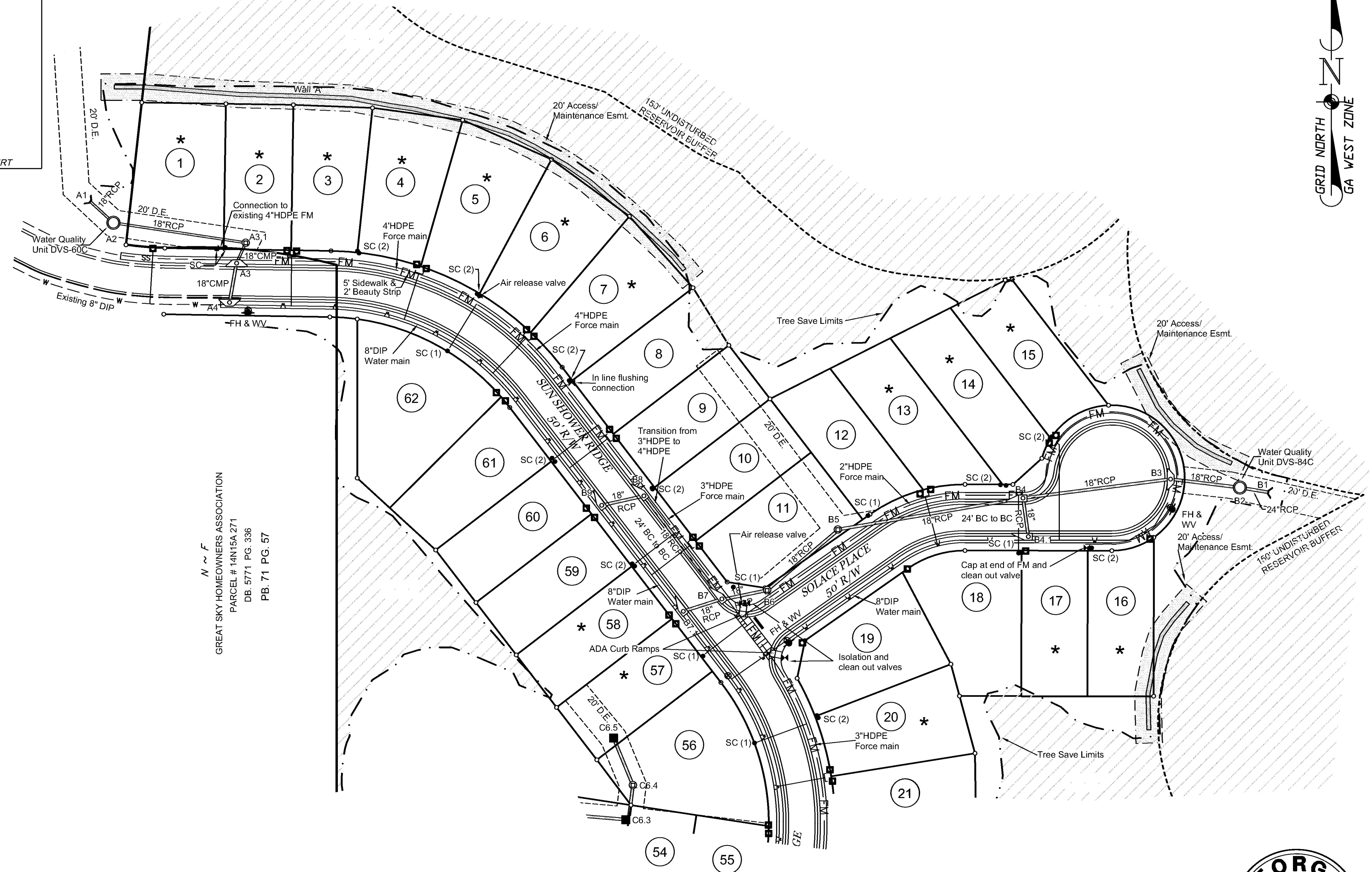
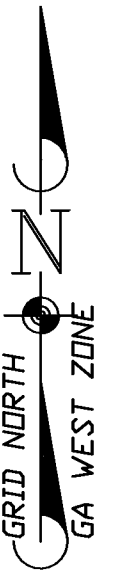
Final Plat of:
GREAT SKY – POD 15
(Sunrise Cove at Great Sky)
Land Lot 189, 14th District, 2nd Section
City of Canton - Cherokee County, Georgia
07-21-2021

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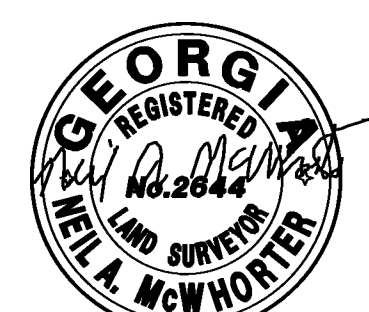
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GREAT SKY HOMEOWNERS ASSOCIATION
PARCEL # 14115A 271
DB 5771 PG. 336
PB. 71 PG. 57

LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
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B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
—x—x—	Fence
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—x—x—	Not to Scale
△	Calculated Point
□	Water Meter
●	Water Valve
●	Fire Hydrant
—x—x—	Sewer Connection (SC)
—x—x—	Sanitary Sewer Valve
—x—x—	Headwall
—x—x—	Double Wing Catch Basin
—x—x—	Single Wing Catch Basin
*	"Fill Lot"

Reference:
1. The location of the tree save limits and tree save areas are based on construction plans for Great Sky Pod 15 (Sunrise Cove at Great Sky) by Gaskins, dated 12-20-2019.
2. As-Built water main and force main data is shown per field location of above ground features, contractor records, and construction plans.

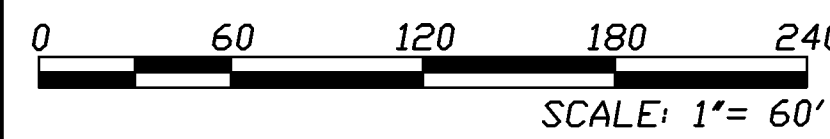


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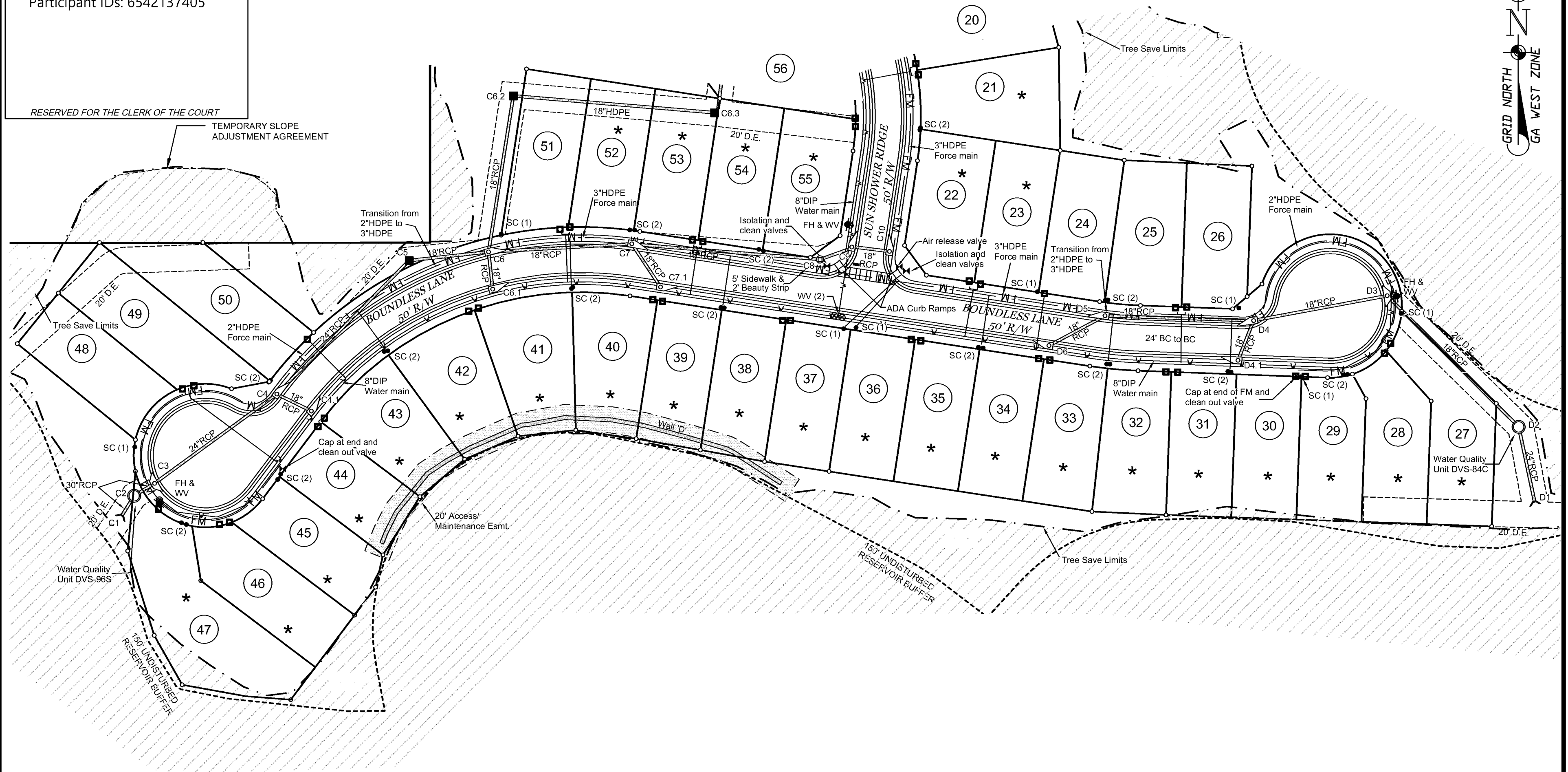
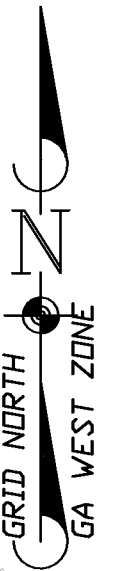
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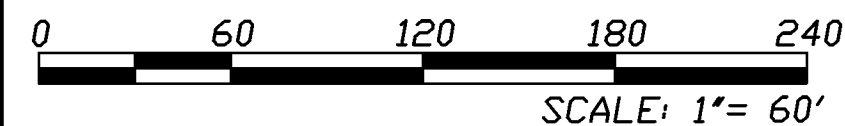
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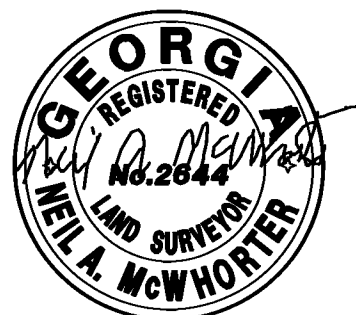
TEMPORARY SLOPE
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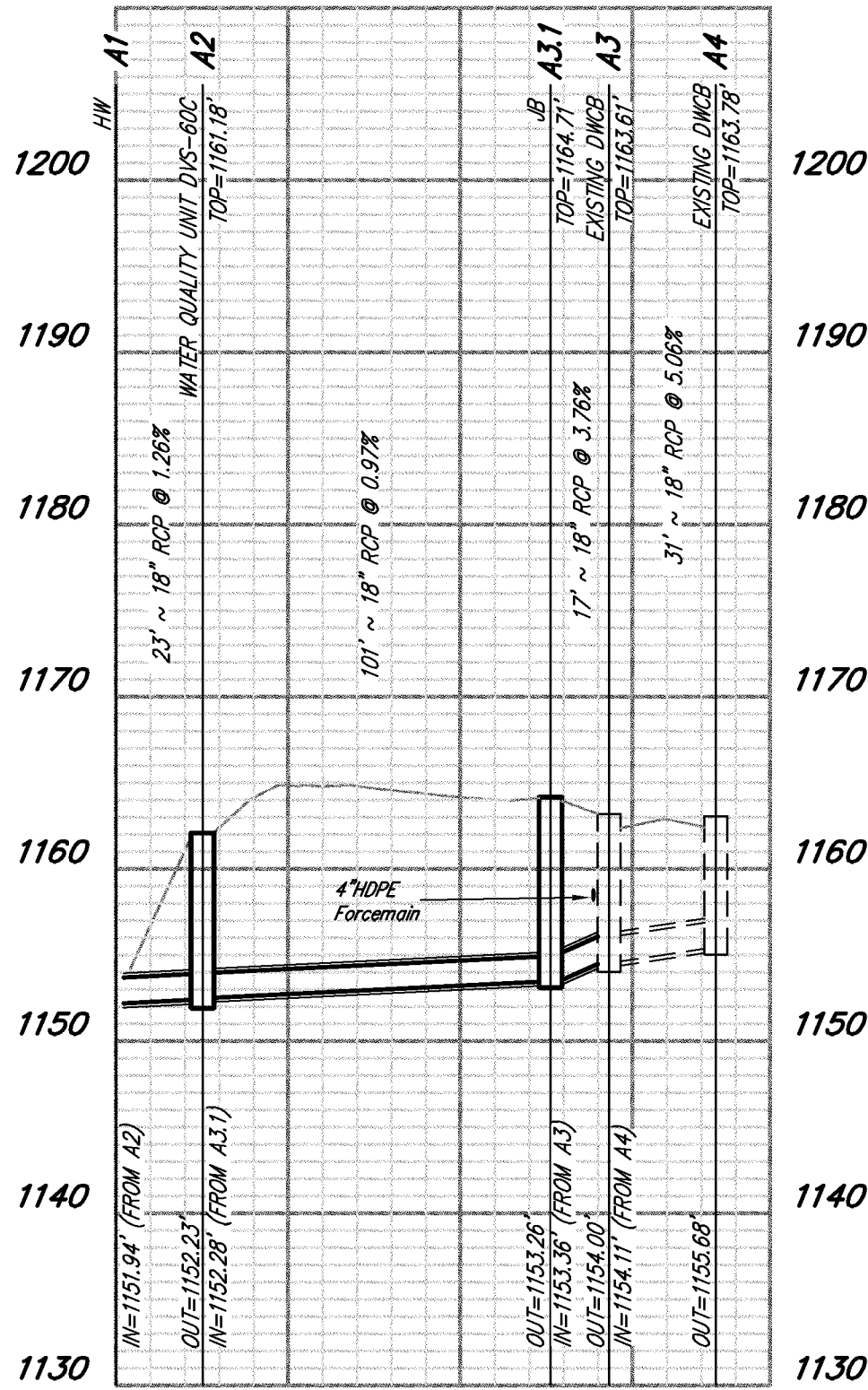
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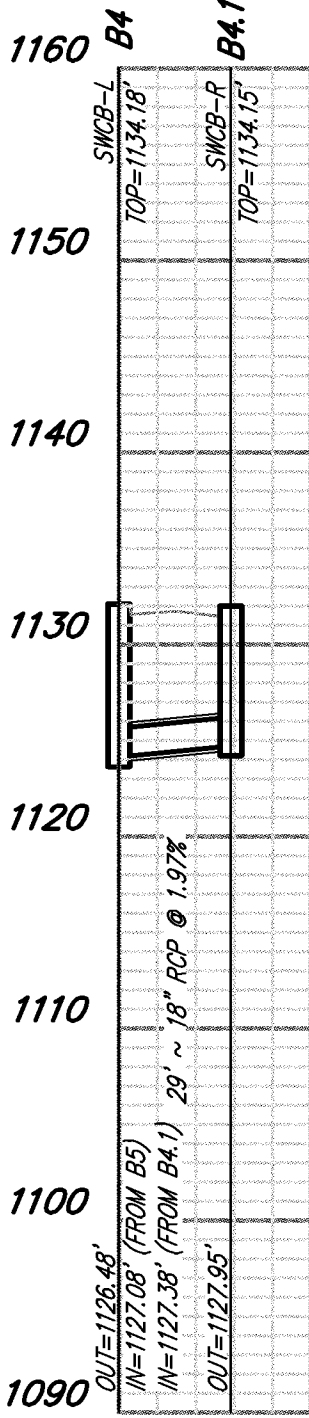
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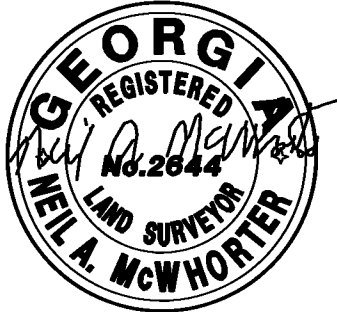
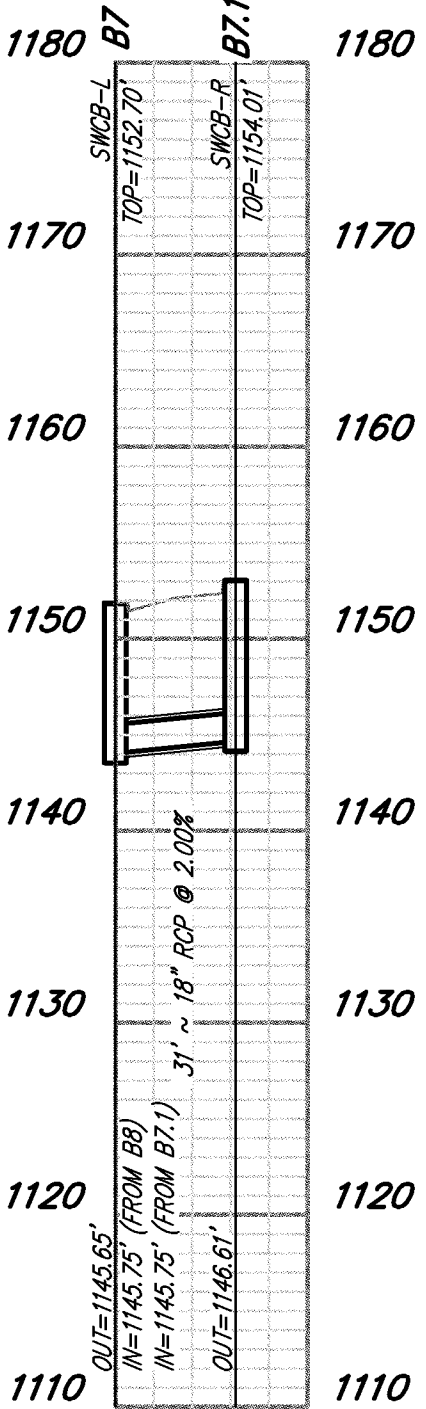
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SD B4-B4.1



SD B7-B7.1



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Anderson

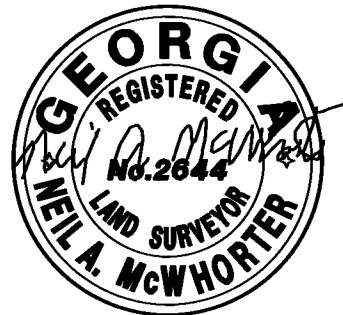
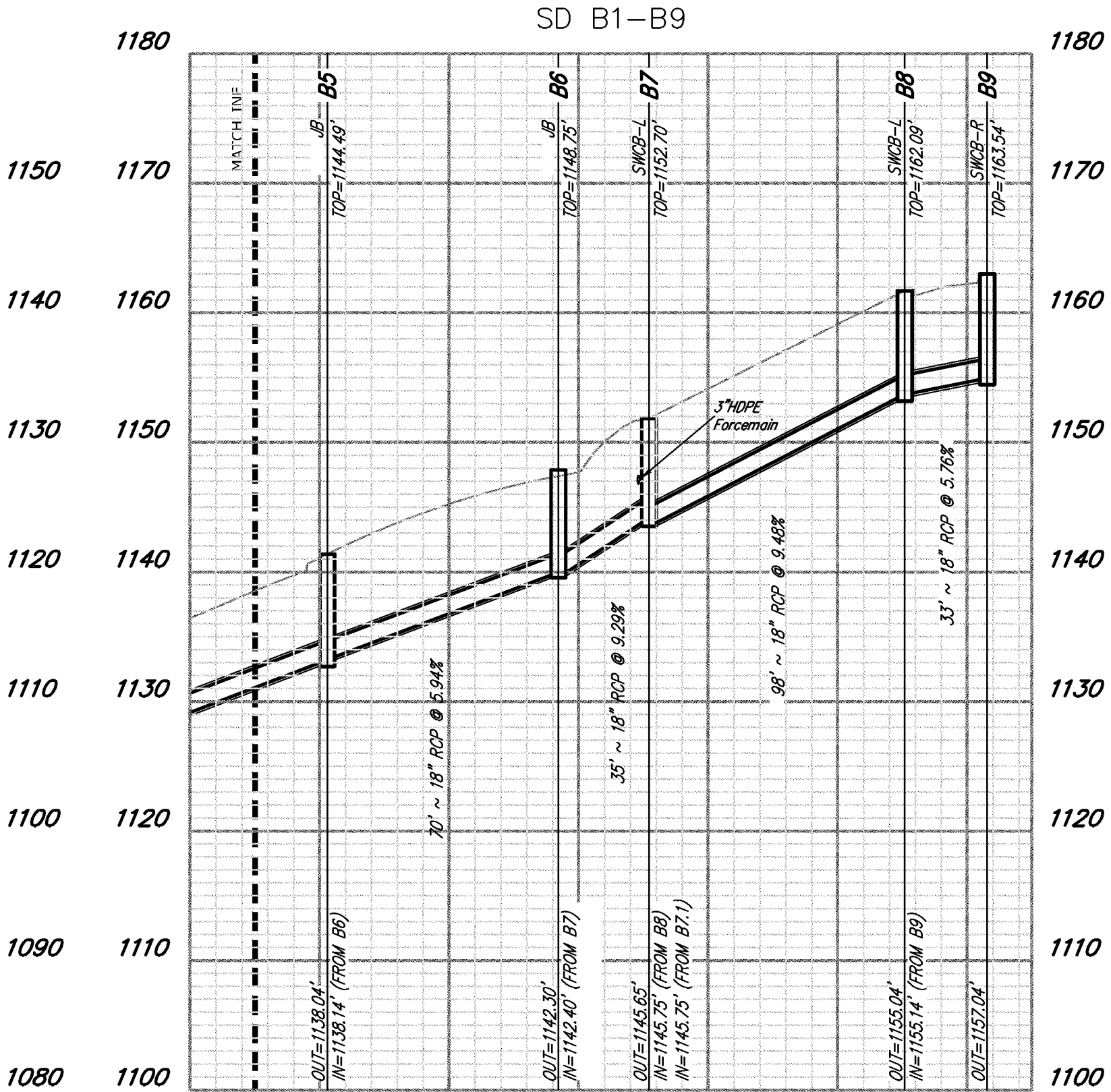
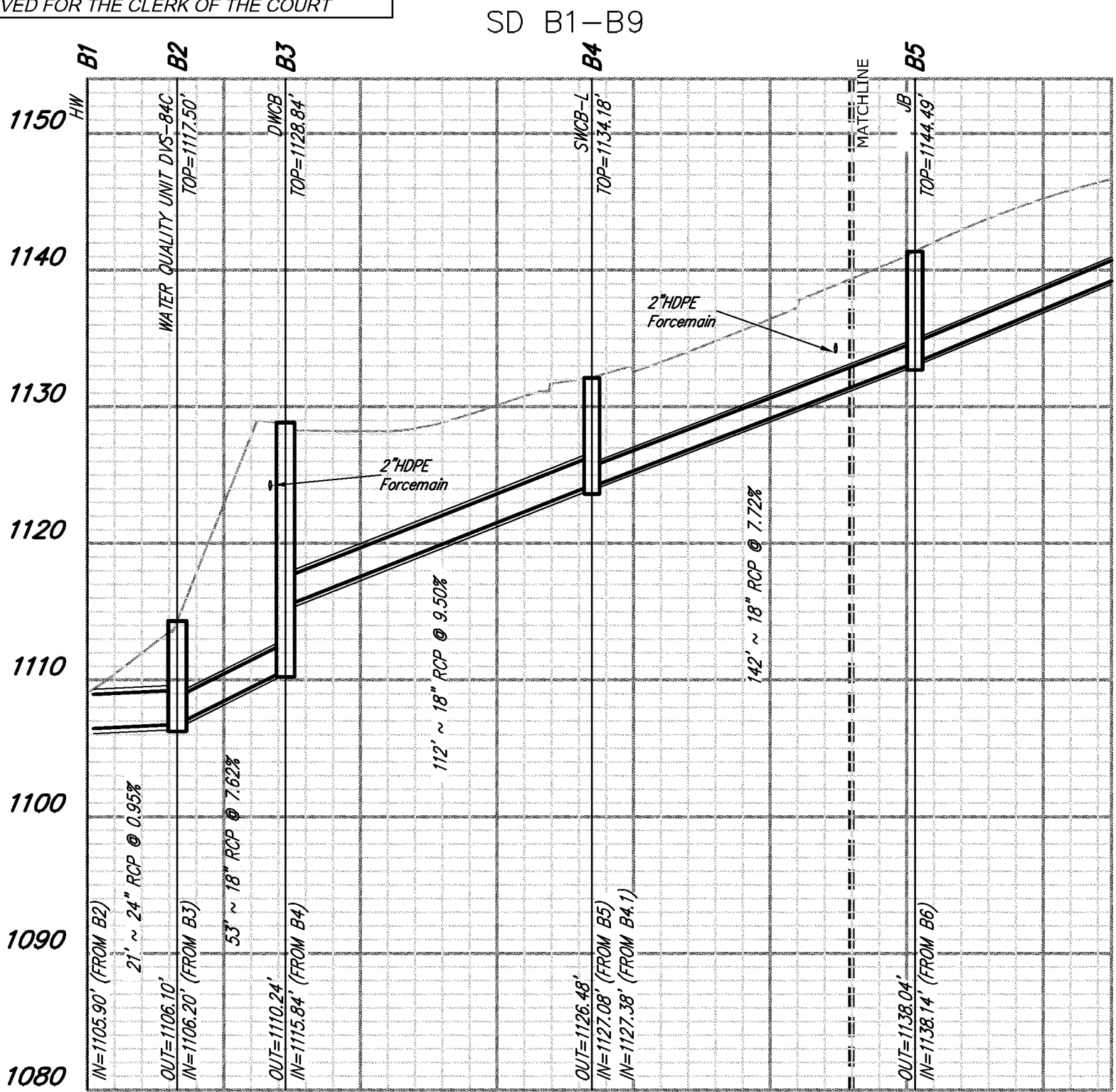
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VERTICAL SCALE = 1" = 10'
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Book 120 Page 1467
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Revised 09-16-2021: To address county comments
Revised 08-25-2022: To add wall easements
Revised 01-18-2024: To revise property lines and area for lot 47

As Built Survey of:
GREAT SKY - POD 15
(Sunrise Cove at Great Sky)

Land Lot 189, 14th District, 2nd Section
City of Canton - Cherokee County, Georgia
07-21-2021

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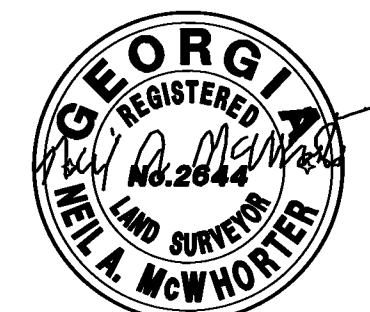
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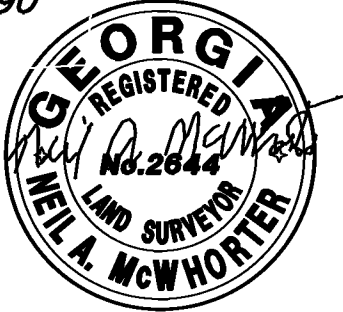
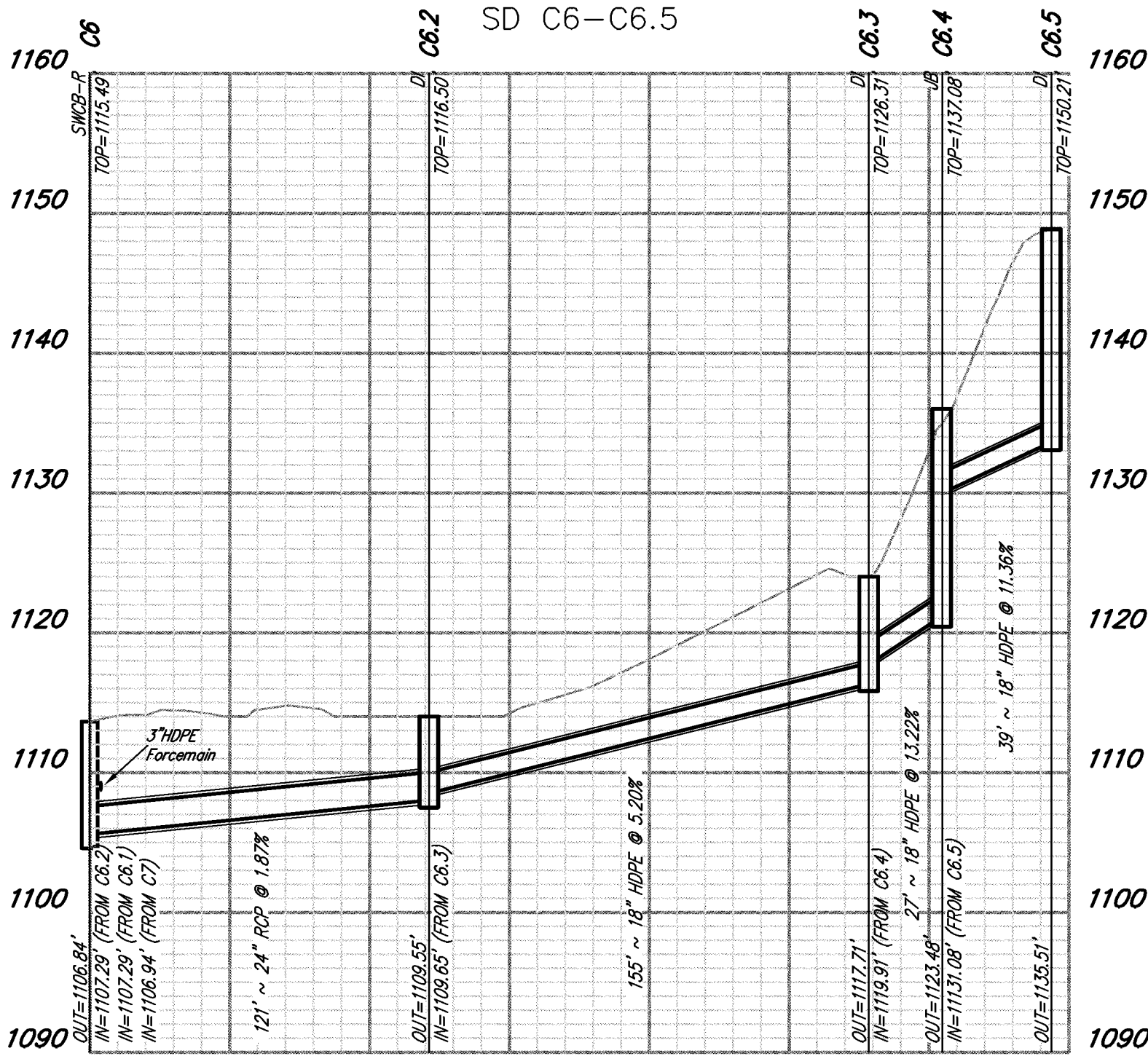
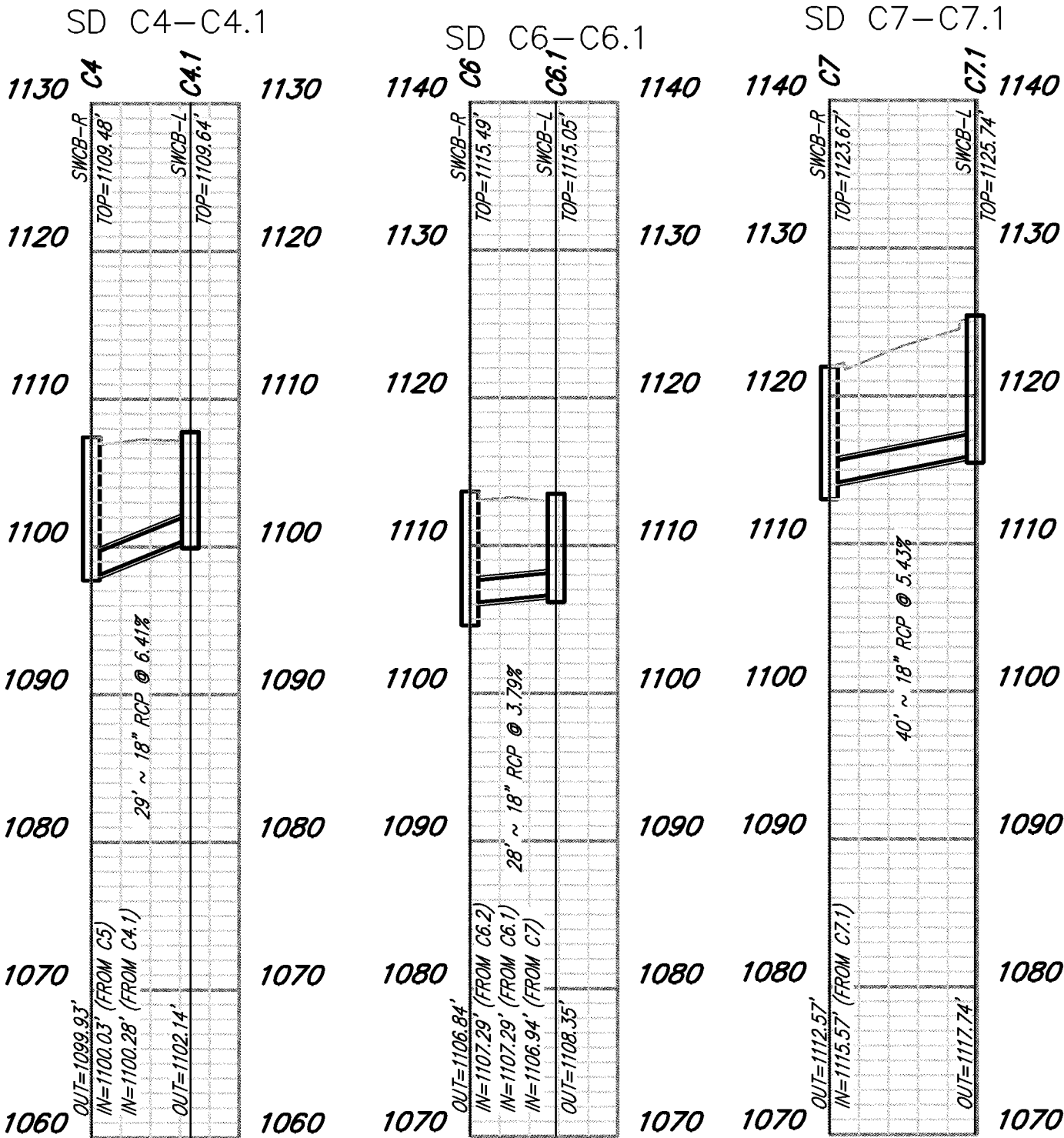
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07-21-2021

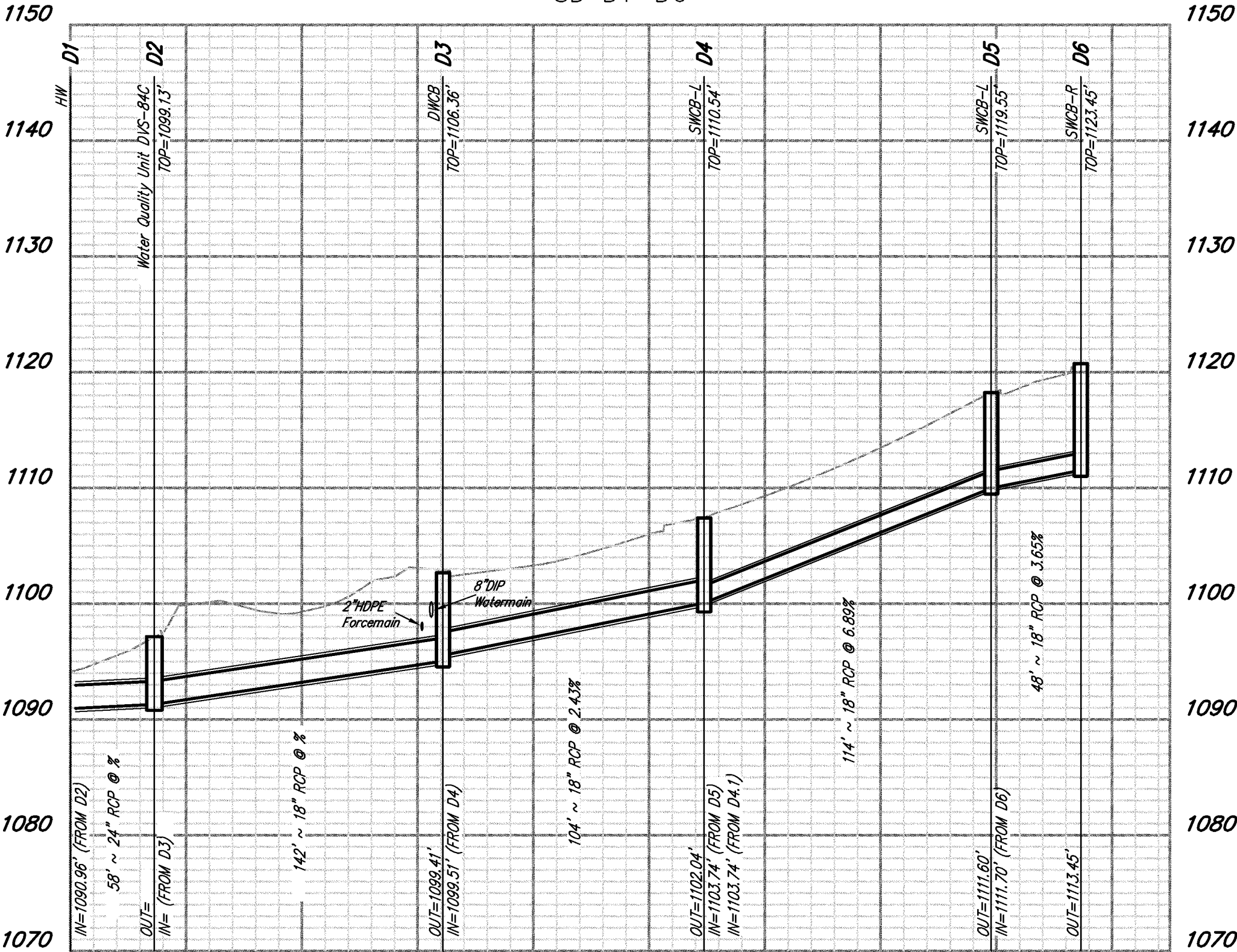
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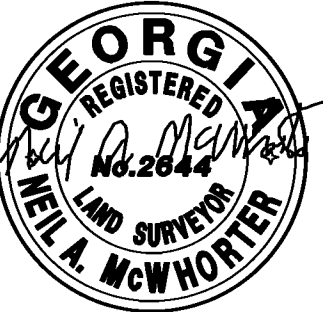
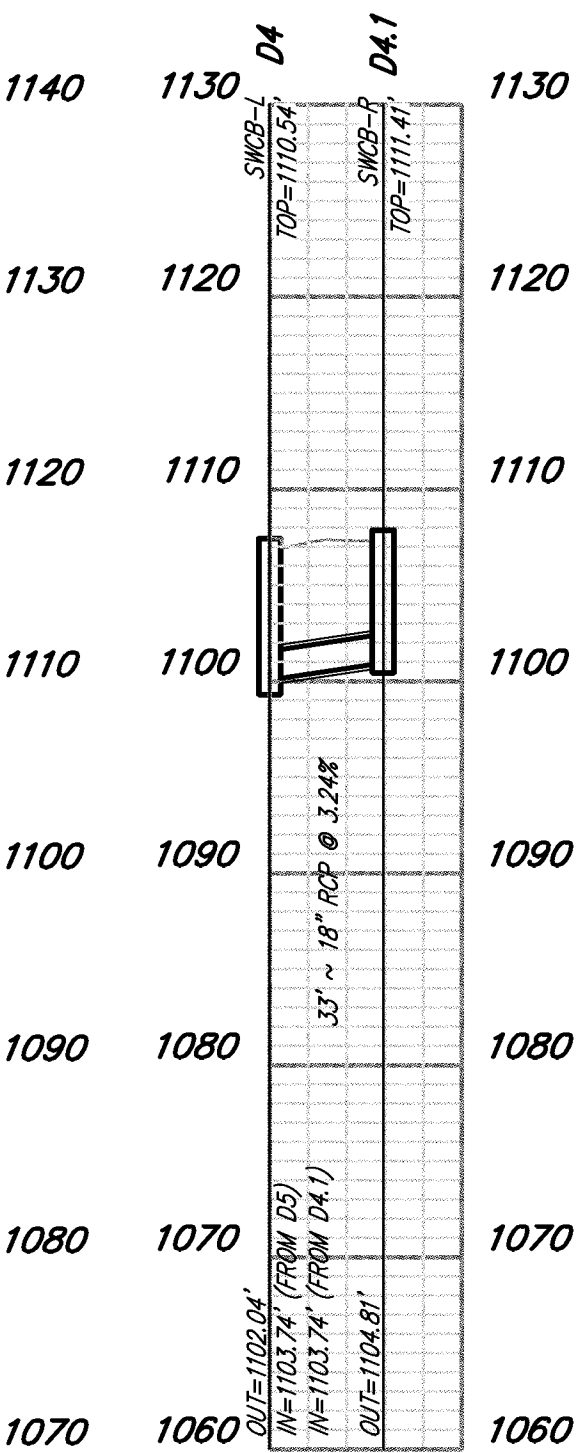
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SD D1-D6



SD D4-D4.1



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