

**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 6B Phase 2

Summary:

The streets in Great Sky Pod 6B Phase 2 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 6B Phase 2

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 6B Phase II**, for City Maintenance.

Whereas, it is hereby found and determined that **Great Sky Pod 6B 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:

Greenbriar Way (861')

having at least a fifty foot (50) right-of-way and drainage ways within the rights-of-way of **Great Sky Pod 6B Phase II**, and located in **Land Lot(s) 173** of the **14th** district, **2nd** section, filed and recorded at Clerk of Superior Court of Cherokee, County, Georgia **Plat Book 119, Page 980** on **03/18/2021** 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 3/18/2021 2:42 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 980
Participant IDs: 9822841399

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

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
---W---	WATER LINE
⊗	SANITARY SEWER MANHOLE
--SS--	WATER LINE
○ C.O.	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.

GPS NOTES:

- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
- THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 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.

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, THUS DEEMING 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 # 13057C0161E DATED JUNE 7, 2019.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE = 1/10,000. ANGULAR ERROR: 03" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/104,135. MATTERS OF TITLE ARE EXCEPTED.

TABLE OF DEDICATION	
STREET NAME	LENGTH IN L.F.
GREENBRIAR WAY	861'

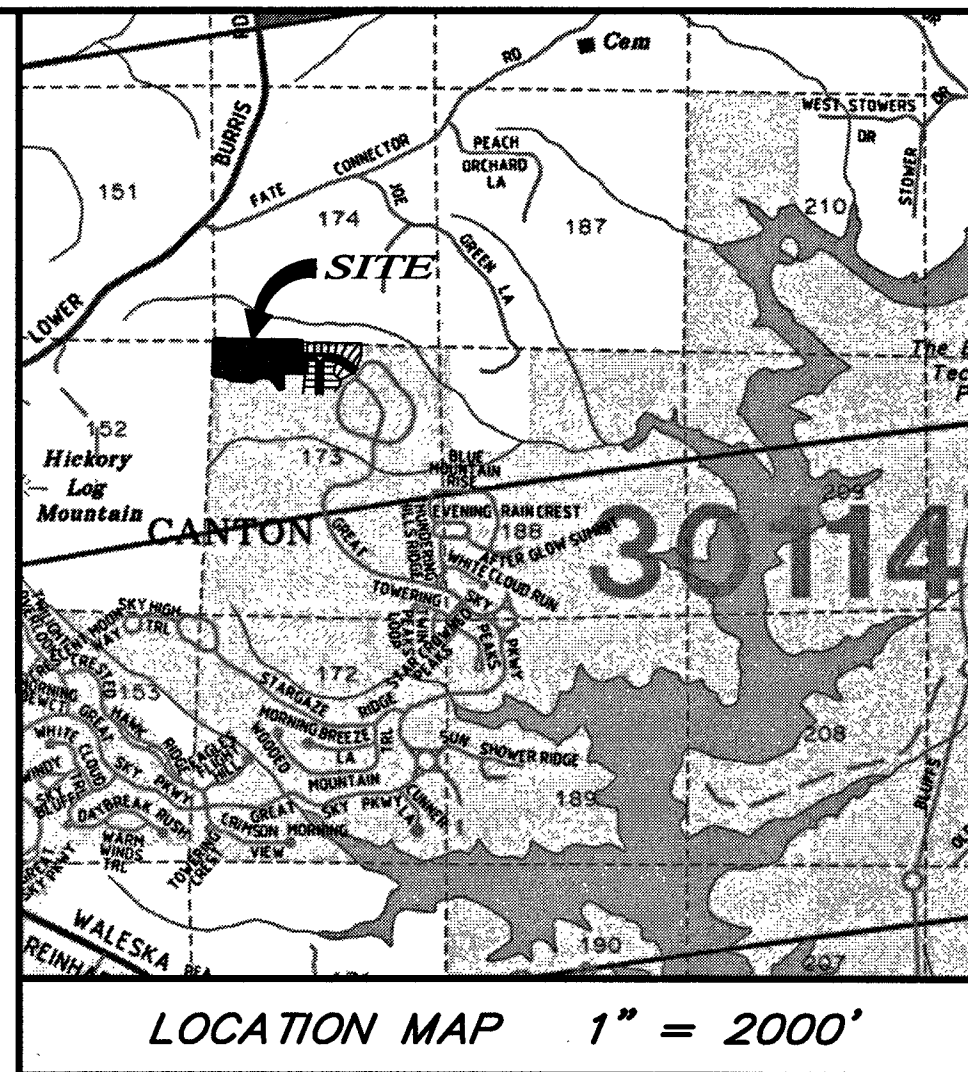
C/L CURVE DATA	
NO.	DATA
①	$\Delta = 85^{\circ}31'17''$ $R = 250.00'$ $L = 373.18'$ $T = 231.18'$

NOTES:

- STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT OF WAY. THE SOLE 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.
- FIELD SURVEY WORK WAS COMPLETED ON OCTOBER 27, 2020.
- 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 4515 PAGE 62 CHEROKEE COUNTY RECORDS.
- NO PART OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN AS PER THE MOST CURRENT FEMA FLOOD MAPPING.
- ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL, 5' EITHER SIDE OF SIDE PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES, AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES.
- THE OPEN AREAS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

~ SITE DATA ~	
TOTAL POD B AREA = 30.63 ACRES	
TOTAL POD B PHASE 1 AREA = 13.39 ACRES	
TOTAL POD B PHASE 2 AREA = 7.65 ACRES	
TOTAL POD B FUTURE AREA = 9.59 ACRES	
TOTAL POD B LOTS = 79	
TOTAL POD B PHASE 2 LOTS = 24	
TOTAL POD B FUTURE LOTS = 30	
GROSS DENSITY= 24 UNITS/7.65 ACRES = 3.14 UNITS PER ACRE	
NET DENSITY= 24 UNITS/5.95 AC. = 4.03 UNITS PER ACRE	
TOTAL PHASE 2 LOT AREA = 5.95 ACRES	
OPEN SPACE PHASE 2 AREA = 0.71 ACRES (9.28% OF TOTAL AREA)	
TOTAL ROAD PHASE 2 R/W AREA = 0.99 ACRES	
ZONING = PD-MU	
LAND USE= SINGLE FAMILY DETACHED	
MINIMUM LOT SIZE =9,000 S.F	
MINIMUM LOT WIDTH = 70' (AT FRONT SETBACK)	
BUILDING SEPARATION = 10'	
FRONT SETBACK = 20'	
REAR SETBACK = 20'	
SIDE SETBACK = 5'	
SIDE SETBACK = 5'	

CURVE TABLE				
CURVE #	BEARING	DISTANCE	RADIUS	ARC
C1	N89°40'57"E	14.52	275.00	14.53
C2	N81°24'11"E	64.80	275.00	64.95
C3	N68°05'26"E	62.70	275.00	62.84
C4	N54°59'52"E	62.70	275.00	62.84
C5	N41°54'18"E	62.70	275.00	62.84
C6	N28°35'33"E	64.80	275.00	64.95
C7	N15°03'37"E	64.80	275.00	64.95
C8	S15°52'33"W	104.97	225.00	105.94
C9	S43°05'47"W	106.82	225.00	107.85
C10	S70°33'34"W	106.82	225.00	107.85
C11	S87°44'36"W	27.10	225.00	27.11



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

FOR ORIGINAL SIGNATURE, SEE P.B. 119, PGS. 751-752

ENGINEERING DATE

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.

FOR ORIGINAL SIGNATURE, SEE P.B. 119, PGS. 751-752

PLANNING AND ZONING ADMINISTRATOR DATE

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 RECORDECTION IN THE CLERK'S OFFICE, CHEROKEE COUNTY SUPERIOR COURT.

FOR ORIGINAL SIGNATURE, SEE P.B. 119, PGS. 751-752

PLANNING AND ZONING ADMINISTRATOR DATE

FOR ORIGINAL SIGNATURE, SEE P.B. 119, PGS. 751-752

ENGINEERING DATE

OWNER'S CERTIFICATE:

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, AND THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

THE OWNER OF THE LAND SHOWN ON THIS FINAL PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT ANY AND ALL DETENTION PONDS, RETENTION PONDS AND SEDIMENT PONDS OF THE PROPERTY BY ME OR PERSONS UNDER MY SUPERVISION, THAT ALL 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.G.C.A. SECTION 15-6-67.

FOR ORIGINAL SIGNATURE, SEE P.B. 119, PGS. 751-752 DATE

OWNERS NAME: GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY

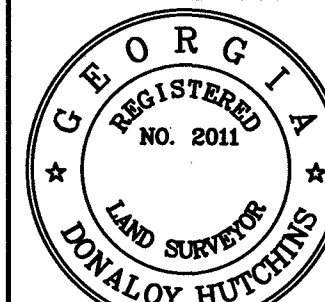
FOR ORIGINAL SIGNATURE, SEE P.B. 119, PGS. 751-752

TODD E. HUSS, PRESIDENT DATE

OWNER ADDRESS: 3940 OLYMPIC BLVD., SUITE 400
ERLANGER, KY. 41018

SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY 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.G.C.A. SECTION 15-6-67.



Donaloy Hutchins
DONALOY HUTCHINS, GEORGIA R.L.S.# 2011

2/12/2021

DATE

(1) AS REQUIRED BY SUBSECTION (4) 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 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.G.C.A. SECTION 15-6-67.

Gaskins
ENGINEERING•SURVEYING•PLANNING•CONSULTING•CONSTRUCTION MGMT
www.gaskinsurvey.com LSP# 789

Lawrenceville Office
558 Old Norwood Rd Ste. 204
Lawrenceville, GA 30046
Phone: (770) 299-1005

Field Office
1266 Powder Springs Rd
Marietta, GA 30066
Phone: (770) 424-1168

Canton Office
147 Reinhardt College Pkwy
Ste. 3 Canton, GA 30114
Phone: (770) 479-9698

FIELD DATE: 10/27/2020

OFFICE DATE: 12/28/2020

SCALE: 1" = 40'

DRAWN BY: SJJ

CHECKED BY: DH

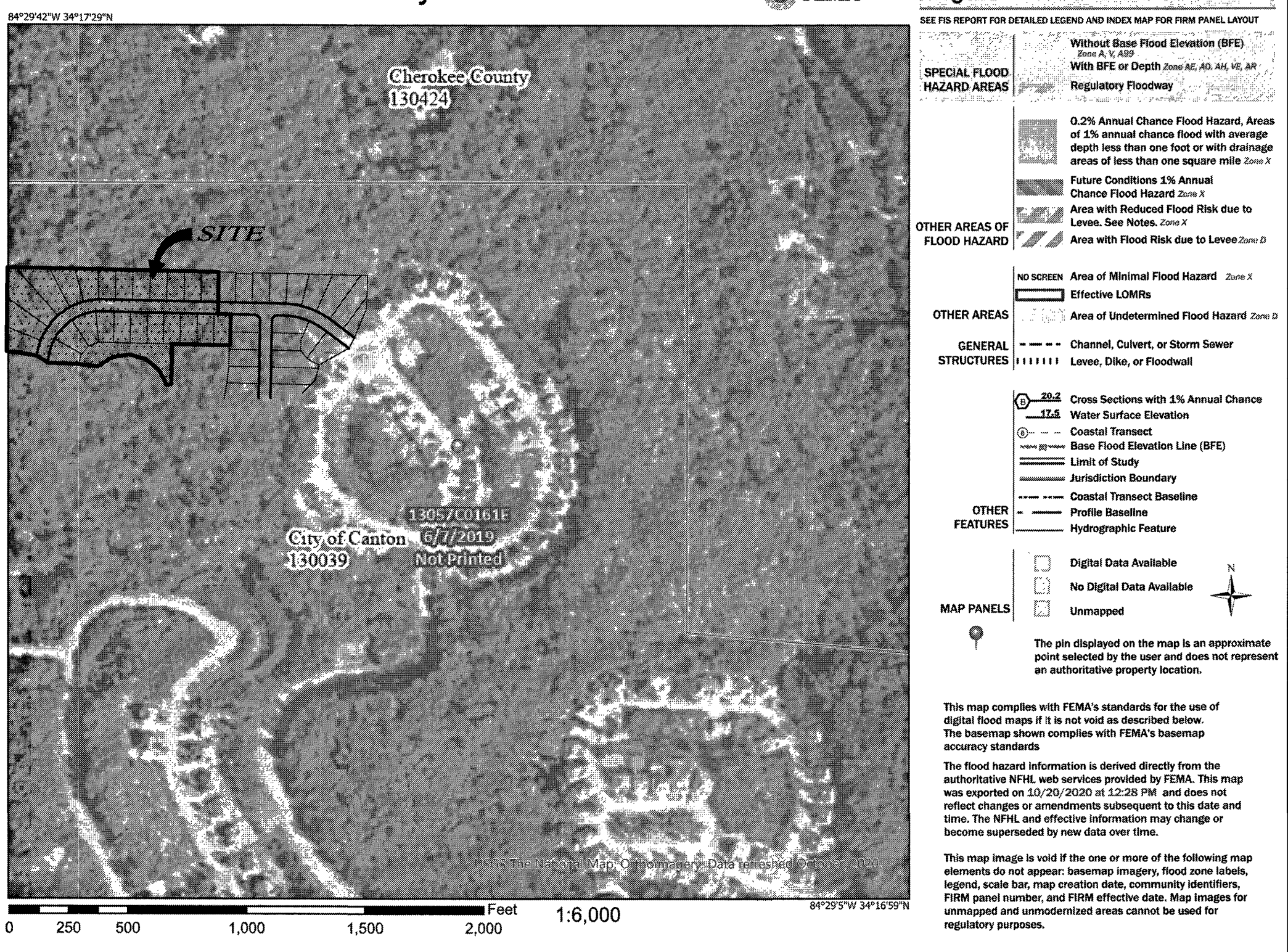
FILE: P:\F150

COVER SHEET FOR:

GREAT SKY POD 6B
PHASE 2

LOCATED IN L.L. 173
14th DISTRICT, 2nd SECTION
CITY OF CANTON
CHEROKEE COUNTY, GA. SHEET 1 OF 2

National Flood Hazard Layer FIRMette



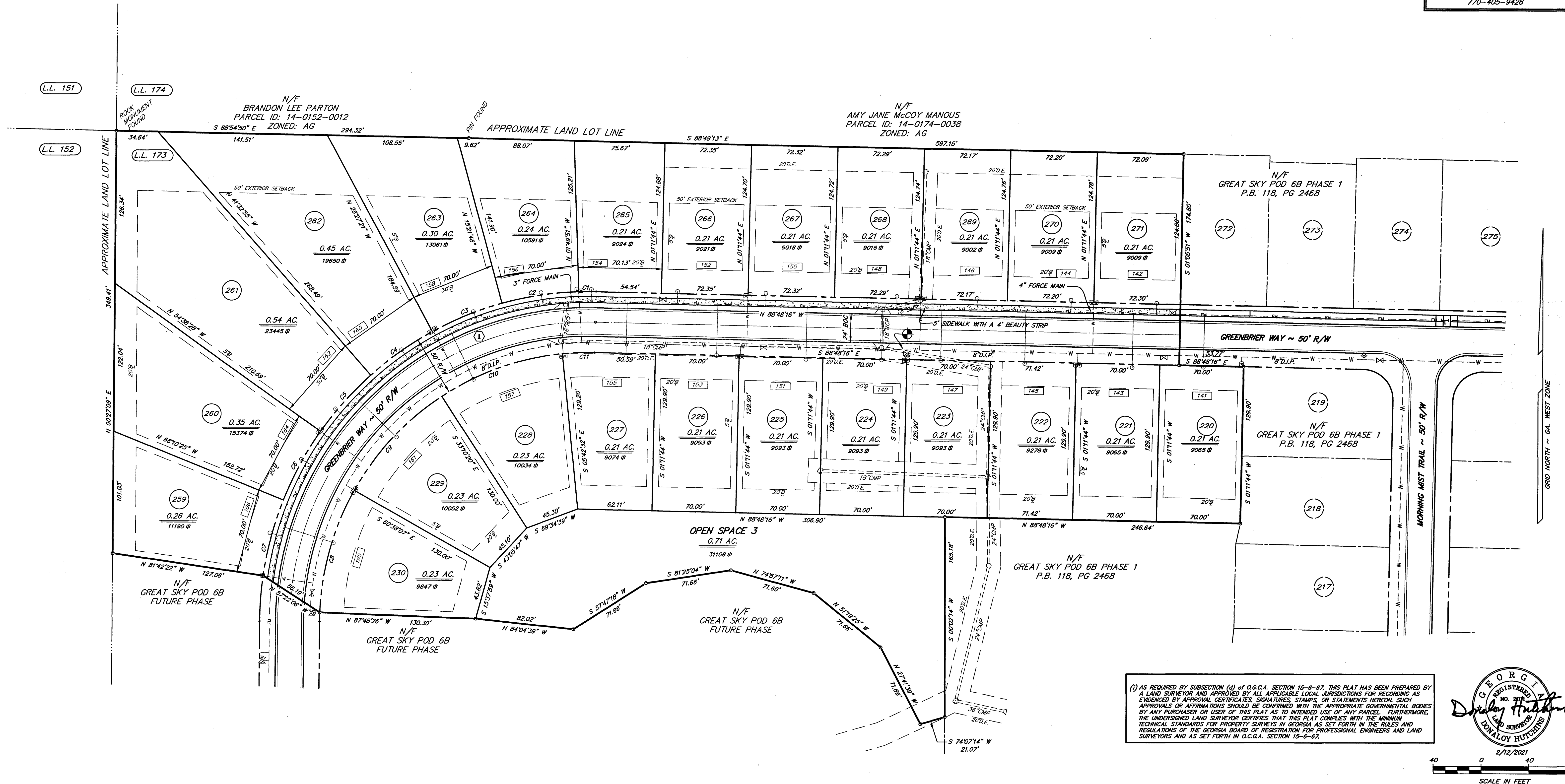
F.E.M.A. FLOOD MAP

IMAGES: G | Aero Maps | 1-444 in

OWNER/DEVELOPER:
GRAND COMMUNITIES, LLC
140 OLYMPIC BLVD. SUITE 400
ERLANGER, KY 41018
TODD E. HUSS, PRESIDENT
859-341-4709

ENGINEER:
TERRATORY
4 WEST MAPLE ST., STE. 1201
CUMMING, GA. 30040
770-934-8804

CONTRACTOR:
ARMOURCO
123 DIXIE COURT
WOODSTOCK, GA 30189
770-405-9426



(7) AS REQUIRED BY SUBSECTION (c) OF O.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AND APPROVED BY APPROPRIATE OFFICIALS, SIGNATURES AND STAMPS OF SUCH AGENCIES, 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 STANDARD SURVEYING PRACTICES AND METHODS 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.



2/12/2021

SCALE IN FEET

[illegible]

FINAL PLAT FOR:

**GREAT SKY POD 6B
PHASE 2**

LOCATED IN L.L. 173
14th DISTRICT, 2nd SECTION
CITY OF CANTON
CHEROKEE COUNTY, GA. SHEET 2 OF 2

Plotted By: joachran
Drawing name: F:\F15U (Fischer Homes)\Great Sky\FINAL great sky pod db phase 2-final.dwg
Plotted on: Feb 12, 2021 - 1:35pm