

**24 Hr Emergency Contact:**

**MICHAEL HOWREN**  
770-382-8585

**\*\*\* ELEVATION NOTE \*\*\***

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**\*\*\* CARTERSVILLE GAS NOTE \*\*\***

THERE ARE NO NATURAL GAS SERVICES PROPOSED FOR THIS SITE.

**City of Cartersville**  
P.O. Box 30088  
1310 Highway 411 NE  
Cartersville, GA 30121  
February 15th, 2022

Paragon Partners, LLC  
Attn: Mike Howren  
1310 Hwy 411 NE  
Cartersville, GA 30121

RE: Results Letter for AZ22-01. Annexation of property located along Litchford Dr.

Mr. Howren,  
This letter serves as verification of the outcome of your annexation and zoning application to the City of Cartersville for a portion of the property identified as tax parcel 0072-0345-001, lying between Litchford Drive and the US 90.

The annexation of this property was approved by City Council on February 3, 2022 per Ordinance 03-22.

The zoning from Bartow County A-1(Agriculture) to City R-7 (Single Family Residential) was also approved by City Council per Ordinance 04-22.

No further action is required regarding the annexation and zoning application. Continued due diligence is needed to prove or disprove allegations that the named family currently exists on this property. Also, please include page 1 of this approval letter on the cover sheet of the site plan submitted for review.

Please contact me with any questions.

Sincerely,  
David Hueston, AICP  
City Planner  
O: 770-387-6614  
dhowren@cityofcartersville.org

CC: BartowCo, Citydepts

**SITE DATA:**

**OWNER/DEVELOPER:** MICHAEL & MIKE HOWREN  
1310 HIGHWAY 411, N.E.  
CARTERSVILLE, GA. 30120  
24HR CONTACT: MICHAEL HOWREN  
PHONE: (770) 382-8585  
EMAIL: MHOWREN@STORAGEKEY.COM

**ENGINEER:** STEPHENSON ENGINEERING, INC.  
P.O. BOX 20188  
CARTERSVILLE, GEORGIA 30120  
PHONE: (770) 382-7877  
FAX: (770) 382-3742

**BOUNDARY SURVEYOR:** SOUTHLAND ENGINEERING INC.  
114 OLD MILL ROAD  
CARTERSVILLE, GEORGIA 30120  
PHONE: (770) 387-0440

**TOPOGRAPHIC INFORMATION:** BARTOW COUNTY GIS  
112 WEST CHEROKEE AVE, SUITE 300  
CARTERSVILLE, GA. 30120  
PHONE: (770) 607-6184  
FAX: (770) 387-5027

**SITE AREA:** +/- 24.67 ACRES

**PARCEL ID:** 0072-0345-001

**ZONING:** R-7

**TOTAL LOTS:** 80 RESIDENTIAL LOTS, 1 POND LOT

**FLOOD NOTE:** A PORTION OF THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR FLOOD INTERMEDIATE FLOOD ZONE AS PER FEMA COMMUNITY PANEL #13015C0262H, LAST REVISED OCTOBER 5, 2018.

**DEVELOPMENT STANDARDS:**

**MINIMUM LOT SIZE:** 5000 SQUARE FEET  
(MINIMUM LOT SIZE FOR DONATION OF GREEN SPACE AREA)

**MINIMUM FRONT YARD:** 20 FEET

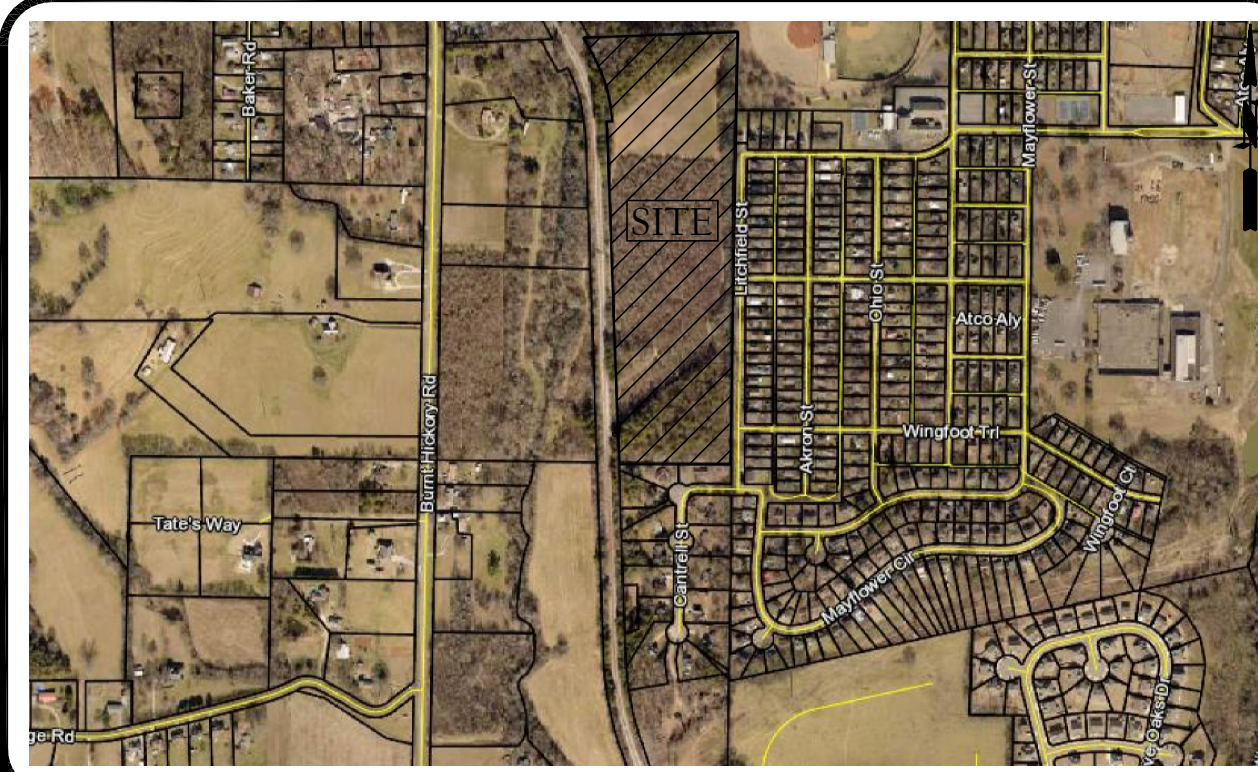
**MINIMUM SIDE YARD:** 8 FEET

**MINIMUM REAR YARD:** 20 FEET

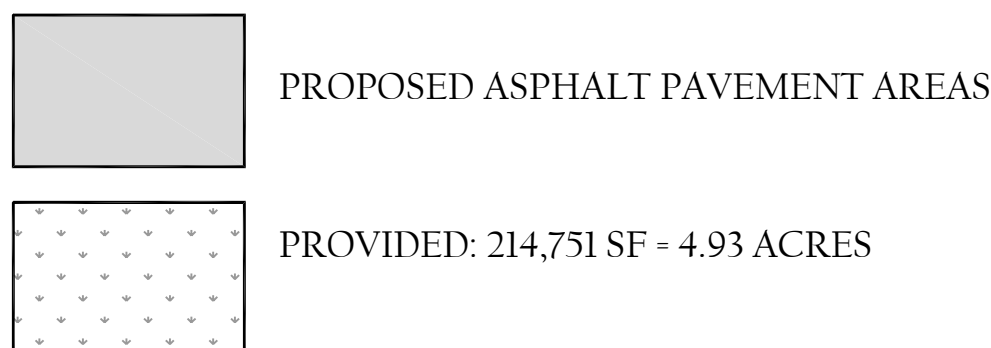
**MINIMUM LOT WIDTH:** 60 FEET (NON CUL-DE-SAC LOTS)

**MAXIMUM HEIGHT:** BUILDINGS SHALL BE NO HIGHER THAN 15 FEET OR 24 STORIES, WHICHEVER IS HIGHER.

**GREENSPACE:** PROVIDED: 214,751 SF - 4.93 ACRES



**LOCATION MAP**



**LINE TABLE**

LINE	LENGTH	BEARING
L1	442.43	N89°22'18"W
L2	671.87	S00°13'50"W
L3	1252.11	S00°13'50"W
L4	371.00	N89°23'08"W
L5	30.00	N00°34'52"E

**LOTS REQUIRING RESIDENTIAL DRAINAGE PLAN**

**\*\*\* RDP LOTS \*\*\***  
LOTS REQUIRE A RDP PREPARED BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN AS-BUILT RDP CERTIFICATION SHALL BE SUBMITTED AS SOON AS PRACTICAL BUT PRIOR TO POWER BEING TURNED ON. REQUEST FOR FINAL INSPECTION AND/OR CERTIFICATE OF OCCUPANCY FROM THE BUILDING INSPECTIONS DEPARTMENT.

**PRELIMINARY PLAT APPROVAL CERTIFICATE**

All requirements of the City of Cartersville Development Regulations relative to the preparation and submission of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted subject to further provisions of said Regulations. This certificate is effective for 24 months from the date of signing unless a Final Plat is recorded.

Planning Commission Chairman \_\_\_\_\_

Date \_\_\_\_\_

**TOTAL LOTS**

80 RESIDENTIAL LOTS  
1 POND LOT

**\*\*\* LENGTH OF STREET PAVEMENT & R.O.W \*\*\***

ROAD NAME	PAVEMENT LENGTH	R.O.W LENGTH
ROAD 1	1,147	1,166
ROAD 2	1,128	1,190
ROAD 3	434	432

**FIRE HYDRANT FLOW TEST**

Requested By: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City of Cartersville

PH: \_\_\_\_\_  
FAK: \_\_\_\_\_

Date: 02/27/2021  
Location: Area  
Equipment Used: \_\_\_\_\_  
Hydrant Size: \_\_\_\_\_  
Number of Kays Flowed: \_\_\_\_\_

Flow Test Hydrant No. 377  
Static Pressure: 102 PSI  
Flow Pressure: 78 PSI  
Flow: 427 GPM

Res. Pressure Check Hyd. No. 377  
Static Pressure: 102 PSI  
Residual Pressure: 95 PSI

Location Sketch: \_\_\_\_\_

The Formula for Calculating Rated Capacity at 20 psi  
Use the following formula to compute the Rated Capacity at 20 psi. Solve the equation for "Q<sub>r</sub>".  
 $Q_r = Q_t \times (H_r / H_t)^{1.85}$   
Where:  
Q<sub>r</sub> = Rated Capacity at 20 psi (in GPM)  
Q<sub>t</sub> = Total test flow  
H<sub>r</sub> = Static Pressure minus 20 psi  
H<sub>t</sub> = Static Pressure minus Residual Pressure

Also Note:  
Q<sub>t</sub> = 750 gpm  
Static Pressure = 102 psi  
Residual Pressure = 95 psi

$Q_r = 750 \text{ gpm} \times ((102 - 20) / (102 - 95))^{1.85}$   
Q<sub>r</sub> = 2,832 gpm @ 20 psi

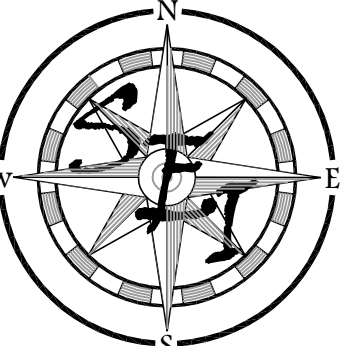
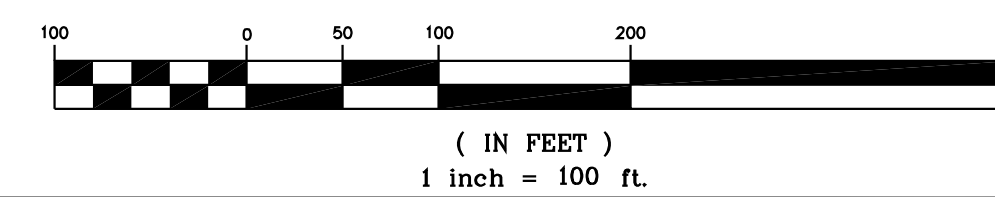
**\*\*\* PROPOSED FIRE HYDRANT SPACING \*\*\***

FIRE HYDRANT	ROAD STATION	DISTANCE FROM HYDRANT
#1	4+07.12 ROAD 3	462.53 FROM EXISTING FH
#2	9+60.80 ROAD 3	488.72 FROM EXISTING FH
#3	4+80.77 ROAD 3	154.30 FROM FH#2
#4	0+26.47 ROAD 2	454.30 FROM FH#3
#5	6+84.97 ROAD 1	469.48 FROM FH#4
#6	11+69.32 ROAD 1	484.35 FROM FH#5

**\*\*\* FIRE HYDRANT SPACING \*\*\***

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY, PRIOR TO INSTALLATION OF FIRE HYDRANTS, THAT ALL FIRE HYDRANTS ARE PLACED NO MORE THAN 500 FEET APART. THIS DISTANCE MUST BE MEASURED ALONG THE ROADWAY PAVEMENT.

**GRAPHIC SCALE**



**STEPHENSON ENGINEERING, INC.**

CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT CONSULTING  
P.O. BOX 30088  
110N TENNESSEE ST., SUITE D  
CARTERSVILLE, GEORGIA 30120  
EMAIL: STEPHENSONENGG@YAHOO.COM  
PHONE: (770) 382-7877  
FAX: (770) 382-3742

REVISION

NO.	DATE	DESCRIPTION



ENGINEER GSWCC# 0000020715  
THE HOLDER OF THIS DOCUMENT WAIVES ALL CLAIMS AGAINST STEPHENSON ENGINEERING INC. FOR ANY UNAUTHORIZED CHANGES OR REUSE OF THIS DOCUMENT. THE DOCUMENTER AND INSTRUMENT OF SERVICE OF STEPHENSON ENGINEERING INC. (HEREINAFTER) RETAINS ALL RIGHTS OF COMMON LAW, STATUTE AND COPYRIGHT THEREIN.

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24hr Contact: Michael Howren  
Phone: (770) 382-8585  
email: mhowren@storagekey.com

**Greene Property**  
Located in Land Lots 304 & 345  
4th District, 3rd Section  
Bartow County, Georgia

PROJECT# 21-050  
DATE 1-18-22

SHEET TITLE Preliminary Plat

SHEET NO. 1 of 3

**Utilities Protection Center, Inc.**



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**\*\*\* MAINTENANCE STATEMENT \*\*\***

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

**\*\* COMPACTION NOTE \*\***

98% STANDARD PROCTOR COMPACTION IS REQUIRED ON STORM STRUCTURES PLACED COMPLETELY IN FILL AND ABOVE STORM SEWER AND SANITARY SEWER LINES IN THE ROADWAY.

**LEGEND**

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED CONTOUR
- SIDEWALK
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- CENTERLINE
- DOUBLE WING CATCH BASIN
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- SANITARY SEWER
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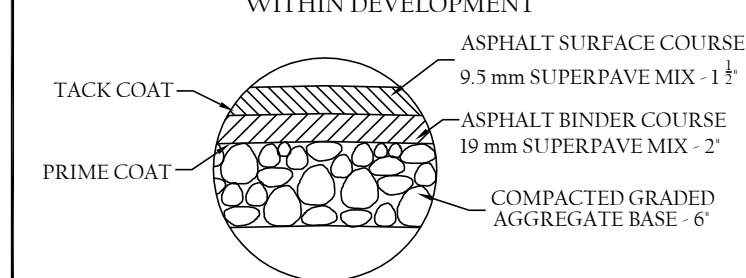
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PROPOSED ASPHALT PAVEMENT AREAS  
WITHIN DEVELOPMENT

PAVEMENT DETAIL FOR AREAS  
WITHIN DEVELOPMENT



PROVIDED: 214,751 SF = 4.93 ACRES

**LOTS REQUIRING  
RESIDENTIAL  
DRAINAGE PLAN**

**\*\*\* RDP LOTS \*\*\***

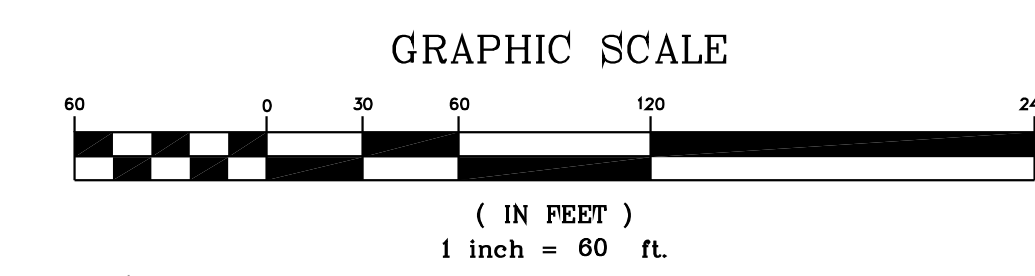
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**KEVIN T. STEPHENSON**  
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email: mhower@ost.orgskcuj.com

**Greene Property**  
Located in Land Lots 346, 347 & 374  
4th District, 3rd Section  
Bartow County, Georgia

PROJECT# 21-050 DATE 4-19-22  
SHEET TITLE Preliminary Plat  
SHEET NO. 2 of 3

**Utilities Protection Center, Inc.**



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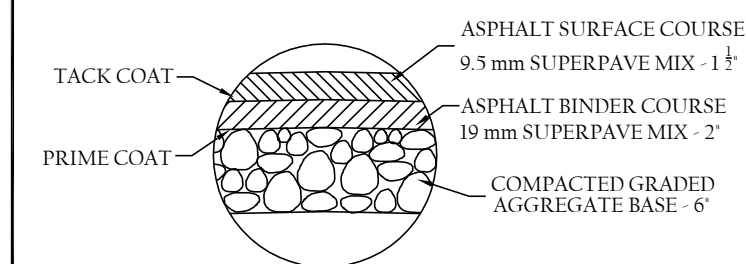
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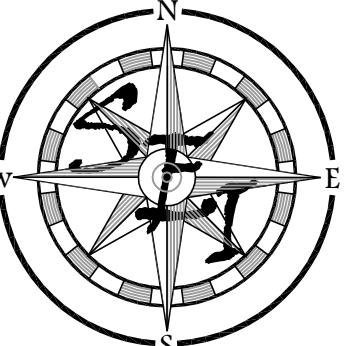
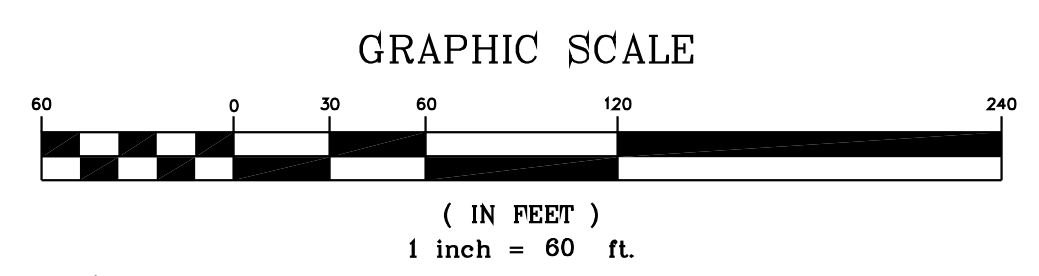
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Plan

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