

**Utilities Protection Center, Inc.**



**IF YOU DIG GEORGIA  
CALL US FIRST!**  
1-800-282-7411  
*It's The Law!*

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

TOPOGRAPHIC INFORMATION PROVIDED BY SMITH & SMITH LAND SURVEYORS, P.C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING AND PROPOSED ELEVATIONS, GRADES ON STREET, STORM DRAINS, AND UTILITIES PRIOR TO CONSTRUCTION. IF AN DISCREPANCY IS FOUND THEN IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER.

**\*\*\* CARTERSVILLE FIRE DEPT \*\*\*  
\*\*\* REQUIREMENTS \*\*\***

**Plan Requirements for Cartersville Fire Department**

- Fire hydrants are to be not more than 900ft. apart with additional hydrants located as necessary to permit all portions of buildings to be reached by hose lays of not more than 300 feet in length. All fire hydrants should be shown on all plans in accordance with Cartersville Development Regulations sections 3.3.3. GENERAL COMMERCIAL zoning requires 300 ft. separation.
- All new fire hydrants shall be flow tested in accordance with approved practices of I.S.O. AWWA and the N.F.P.A. to determine the GPM flow for that hydrant. Hydrants will then be color coded in the following fashion in accordance with N.F.P.A. 291 and Cartersville ordinance 9-34 Fire Hydrant Testing, Maintenance and Identification:
  - Barrels: Safety Yellow
  - Bonnets and Caps:
    - GPM flow 0 to 499 - Safety Red\*
    - GPM flow 500 to 999 - Safety Orange\*
    - GPM flow 1000 to 1499 - Safety Green\*
    - GPM flow 1500 - Safety Blue\*

\* Color coding is only descriptive of the GPM flow at the time of the last documented test.

  - Trim of bonnet: Silver or White Reflective
  - Out of service hydrants shall be solid yellow with no reflective strip until placed in service or removed.
  - All private hydrants are to be painted solid red, barrels, bonnets, and caps
- Buildings needing sprinkler systems per Sec. 9-2 must have a fire hydrant within 50ft. of the sprinkler vault and F.V.C. The vault, F.V.C. P.V. and the hydrant must be shown on plans. P.V.'s must be electronically supervised and padlocked.
- Separate sprinkler and fire alarm plans, if required, must also be submitted for approval.
- Fire Department connections shall be located a minimum of 50 ft. or 1 1/2 times the height of the structure, whichever is greater, from the building.
- In addition to a hard copy, a copy of all CAD files on buildings and subdivisions in DWG, DXF, or C2D format shall be provided. Micro station and AutoCAD have specialized entries that cannot be read into other programs. Within these programs, if the drawing is exploded three times all should be removed. More, if not all of the drawing, will be read into our F.H.Sketch CAD program. If we could get a floor and plot plan, we can add the other information to our fire plans. Any information that you have will be appreciated. All files should be emailed to [MH@hwydesign.com](mailto:MH@hwydesign.com) or brought on disc, flash drive, or other form of portable media storage device.
- Engineers should follow the latest code editions as adopted by the Georgia Department of Community Affairs O.C.G.A. 8-2-209(B). Currently this is 2012 International Fire Code, 2012 NFPA 800 Life Safety Code, and 2010 Edition of ADA, all with State Fire Marshal revisions per the state minimum fire code O.C.G.A. 120-3-3.
  - All life safety items should be shown on building plans, example: fire extinguishers, emergency lights, exit signs.
  - Alarm information, if alarm system is required, should be shown on plans.
  - Any state fire marshal approved plans must also be submitted to CFD for review after stamped for approval by the state fire marshal office.
  - Stamped copy of all applicable plans (site, building, sprinkler, fire alarm, etc.) must be kept on job site at all times.
  - Any new building or renovation over 30% will be required to purchase a Knox Box per Sec. 9-31. This is an emergency key box that is mounted to the building between 5 and 12 feet from the ground. We are not responsible for mounting the box, you are. Order forms can be picked up at Fire Station 1.
  - A minimum 20 foot fire lane in accordance with IFC Appendix D should be maintained around all buildings.

**24 Hr Emergency Contact:**

**Matt Womack**  
678-776-6872

**\*\*\* CAUTION \*\*\***

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. IF THERE ARE ANY DISCREPANCIES THE ENGINEER MUST BE NOTIFIED. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**\*\*\*INSTALLATION OF INFRASTRUCTURE\*\*\***

THE OWNER, DEVELOPER AND CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE INSTALLATION OF ANY AND ALL INFRASTRUCTURE SHALL COMPLY TO ALL CITY OF CARTERSVILLE AND ANY APPLICABLE UTILITY COMPANY, RULES, REGULATIONS AND SPECIFICATIONS. THIS REQUIREMENT APPLIES TO ALL MATERIALS, INSPECTIONS, AND INSTALLATION PROJECTS REQUIRED FOR THIS PROJECT. BY ANY DEPARTMENT OF THE CITY OF CARTERSVILLE. THIS MAY INCLUDE REQUIREMENTS THAT ARE NOT SHOWN IN SPECIFIC DETAIL ON THIS PLAN, BUT ARE STILL REQUIRED BY THE CITY OF CARTERSVILLE. IF THERE IS ANY QUESTION PERTAINING TO THIS REQUIREMENT, THE OWNER, DEVELOPER AND CONTRACTOR MUST CONTACT THE APPROPRIATE DEPARTMENT TO ENSURE ALL WORK IS DONE IN ACCORDANCE WITH ALL SPECIFICATIONS.

**\*\*\*PARKING-OUTDOOR LIGHTING\*\*\***

PARKING LOT OUTDOOR LIGHTING SHALL HAVE A MAXIMUM HEIGHT OF FORTY-FIVE (45) FEET AND SHALL BE DIRECTED AWAY AND SHIELDED FROM ADJUTING RESIDENTIAL DISTRICTS.

**\*\*\*DUMPSTER NOTE\*\*\***

A DUMPSTER IS NOT PROPOSED FOR THIS DEVELOPMENT. INDIVIDUAL CURBSIDE PICKUP TRASH RECEPTACLES (CURBSIES) WILL BE USED.

**\*\*\* CARTERSVILLE ELECTRIC SYSTEM \*\*\***

**CARTERSVILLE ELECTRIC SYSTEM NOTES**

- THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE ELECTRICAL SERVICE PRIOR TO CONSTRUCTION (770-387-5631)
- ALL SERVICE INSTALLATIONS SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE.
- ANY TRENCHING OR CUTTING OF EXISTING CONCRETE OR ASPHALT SHALL BE REPAIRED BY THE CONTRACTOR. CARTERSVILLE ELECTRIC SYSTEM (CES) WILL COMPACT AND BACKFILL THEIR TRENCHES WITH EARTH AND/OR GRAVEL. THE CONTRACTOR SHALL REPAIR OR REPLACE CONCRETE OR ASPHALT SURFACES AS REQUIRED.
- THE ELECTRICAL CONTRACTOR SHALL ABIDE BY THE LATEST VERSION OF THE CARTERSVILLE ELECTRIC SYSTEM CONTRACTOR'S MANUAL FOR CES CONSTRUCTION SPECIFICATIONS.
- A MINIMUM OF TWELVE (12) INCHES OF VERTICAL SEPARATION SHALL BE MAINTAINED AT ALL CROSSINGS OVER OR UNDER CES UNDERGROUND LINES.
- A MINIMUM OF 36" HORIZONTAL SEPARATION SHALL BE MAINTAINED FROM ALL UNDERGROUND FACILITIES INSTALLED PARALLEL TO CES UNDERGROUND LINES.
- NO SHRUBS, TREES OR STRUCTURES SHALL BE PLACED WITHIN TEN (10) FEET OF THE FRONT, OR WITHIN FOUR (4) FEET OF THE SIDES OR REAR OF PAD MOUNTED TRANSFORMERS.
- ALL METERING LOCATIONS SHALL BE COORDINATED WITH CES PRIOR TO INSTALLATION. CES MUST APPROVE THE LOCATION OF ALL METERING POINTS.
- EROSION & SEDIMENT CONTROL SHALL BE ADDRESSED AS FOLLOWS:
  - CES SHALL APPLY STRAW OR HAY MULCH OVER ALL AREAS DISTURBED SPECIFICALLY BY THE CONSTRUCTION OF THE CES ELECTRICAL FACILITIES WITHIN THE DEVELOPMENT.
  - THE CONTRACTOR SHALL MAINTAIN OR RE-APPLY SUCH EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL EROSION AND SEDIMENT CONTROL REQUIREMENTS AFTER INITIAL APPLICATION BY CARTERSVILLE ELECTRIC SYSTEM.
  - THE CONTRACTOR SHALL PROVIDE, INSTALL, MAINTAIN AND REMOVE ANY AND ALL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY OR REQUIRED TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL EROSION AND SEDIMENT CONTROL REQUIREMENTS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO THOSE WHICH MAY BE ASSOCIATED WITH THE CONSTRUCTION OF THE CES ELECTRICAL FACILITIES WITHIN THE DEVELOPMENT, WITH THE EXCEPTION OF THE MEASURES LISTED IN THESE NOTES AS BEING COMPLETED BY CES.
  - ANY AND ALL BMP'S IN CONFLICT WITH THE PROPOSED CES CONSTRUCTION SHALL BE RELOCATED OR REMOVED AND REPLACED BY ANY AT THE EXPENSE OF THE DEVELOPER.
- UNLESS OTHER ARRANGEMENTS ARE MADE BETWEEN ALL AFFECTED PARTIES (INCLUDING CES), ALL PROPOSED UTILITY EASEMENTS SHALL BE CLEARLY MARKED AND LABELED ON THE JOB SITE BY A PROFESSIONAL SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- ANY REQUESTED RELOCATION OF CES POLES OR OTHER FACILITIES SHALL BE DONE AT THE CUSTOMER'S EXPENSE. RELOCATIONS WILL BE DONE AT THE DISCRETION OF CES, AND ONLY AFTER RELOCATION COSTS HAVE BEEN PAID IN FULL.

**STORMDRAIN INSTALLATION**

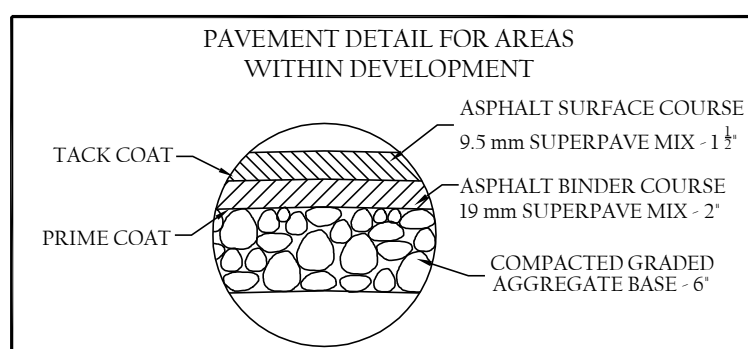
PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER MUST VERIFY THAT THE PROPOSED STORMDRAIN CAN BE INSTALLED AS SHOWN, AND AVOID ANY CONFLICTS WITH ANY EXISTING UTILITIES. CONTACT STEPHENSON ENGINEERING, INC. WITH ANY QUESTIONS.

KEITH & ANN PROPERTIES, LLC  
ZONED: P-S

EXISTING IMPERVIOUS AREA = 57,607 S.F.  
PROPOSED IMPERVIOUS AREA = 45,683 S.F.

ALL ACCESSIBLE RAMPS AND ACCESS AISLES SHALL MEET ALL CODES AND ADAAG REGULATIONS.

PROPOSED ASPHALT PAVEMENT AREAS WITHIN DEVELOPMENT



**LEGEND**

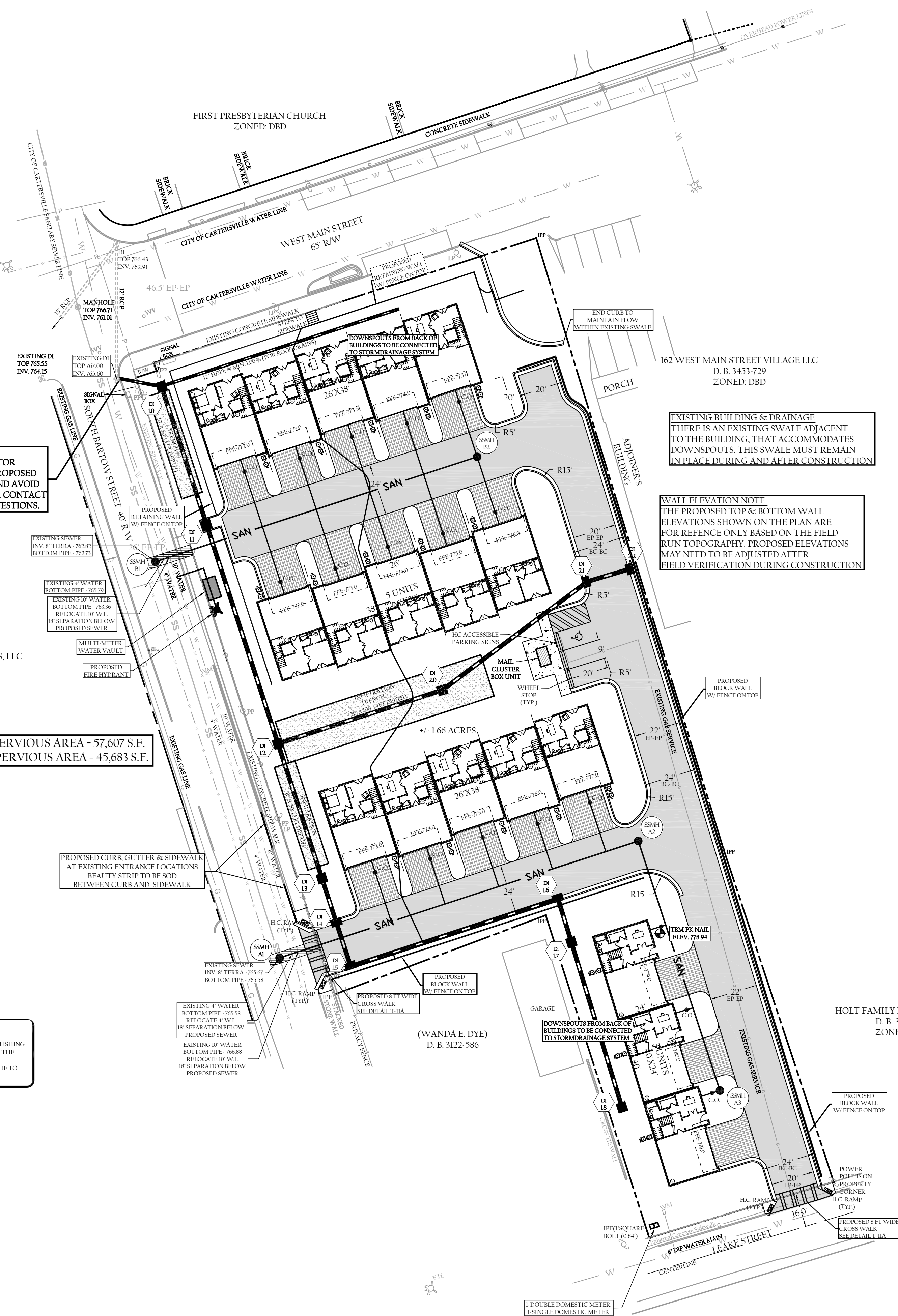
- 771--- EXISTING MINOR CONTOUR
- 770--- EXISTING MAJOR CONTOUR
- 770--- PROPOSED CONTOUR
- S--- SANITARY SEWER
- CO ● SANITARY SEWER MANHOLE
- WV ○ SANITARY SEWER CLEANOUT
- WM WATER VALVE
- WM WATER METER
- W--- WATER LINE
- G--- NATURAL GAS LINE
- FIRE HYDRANT
- BENCHMARK
- LP EXISTING LIGHT POLE

**\*\*\*WATER & SEWER SERVICE TO SITE\*\*\***

THE OWNER / DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ESTABLISHING WATER AND SEWER SERVICE TO THE DEVELOPMENT. ADJUSTMENTS AND ADDITIONS TO THE WATER AND SEWER PIPING SHOWN ON THESE PLANS MAY BE NECESSARY TO ACCOMMODATE DIFFERENCES IN EXISTING UTILITIES ENCOUNTERED IN THE FIELD OR DUE TO NEEDED MODIFICATIONS DETERMINED AT THE TIME OF CONSTRUCTION.

**\*\*\* FIRE VAULT - PIV NOTE \*\*\***

NOTE: PIV SHALL BE ELECTRONICALLY SUPERVISED BY THE FIRE ALARM SYSTEM. ELECTRICIAN IS RESPONSIBLE FOR INSTALLING 3/4" CONDUIT FROM THE PIV TO THE BUILDING FOR ELECTRONIC MONITORING.



**\*\*\*CARTERSVILLE GAS & UTILITIES NOTE\*\*\***

THERE IS NATURAL GAS SERVICE PROPOSED FOR THIS SITE.

**\*\*\*GAS CROSSINGS NOTE\*\*\***

A MINIMUM 24" OF VERTICAL SEPARATION AND A MINIMUM 36" OF HORIZONTAL SEPARATION SHALL BE MAINTAINED WITH ALL NATURAL GAS FACILITIES AND CROSSINGS PROPOSED WITHOUT THE REQUIRED SEPARATION SHALL NOT BE COMPLETED WITHOUT THE EXPRESSED APPROVAL OF THE GAS SYSTEM AND SHALL BE COORDINATED WITH JASON HUBBARD OF THE GAS SYSTEM AT 770.387.5642.

**\*\*\*CARTERSVILLE GAS SYSTEM NOTES \*\*\***

A MINIMUM 24" OF VERTICAL SEPARATION AND A MINIMUM 36" OF HORIZONTAL SEPARATION SHALL BE MAINTAINED WITH ALL NATURAL GAS FACILITIES AND CROSSINGS PROPOSED WITHOUT THE REQUIRED SEPARATION SHALL NOT BE COMPLETED WITHOUT THE EXPRESSED APPROVAL OF THE GAS SYSTEM AND SHALL BE COORDINATED WITH JASON HUBBARD OF THE GAS SYSTEM AT 770.387.5642.

ANY AND ALL CONSTRUCTION STAKING, HORIZONTAL AND VERTICAL, NECESSARY OR REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED NATURAL GAS FACILITIES SHALL BE PROVIDED BY AND AT THE EXPENSE OF THE DEVELOPER.

ALL NATURAL GAS FACILITIES SHALL BE BACKFILLED WITH CLEAN, SELECT MATERIAL, FREE FROM ROCKS AND STONES TO A POINT AT LEAST 12" SURROUNDING THE PIPE CIRCUMFERENCE.

THE PROPOSED NATURAL GAS METER SHALL NOT BE LOCATED WITHIN 36" OF ANY ELECTRICAL METER, ELECTRICAL BOX OR WALL OPENING SUCH AS BUT NOT LIMITED TO INTAKE/EXHAUST VENTS, DOORS, WINDOWS, ETC.

**\*\*\*GAS SYSTEM NOTES\*\*\***

A. ALL EARTHWORK AND/OR CURBING IN THE AREAS OF THE PROPOSED NATURAL GAS FACILITIES SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF THE PROPOSED NATURAL GAS FACILITIES.

B. COORDINATE THE INSTALLATION AND COSTS (IF ANY) OF THE PROPOSED NATURAL GAS FACILITIES WITH JASON HUBBARD OF THE GAS SYSTEM AT 770.387.5642.

C. THE INSTALLATION OF THE PROPOSED NATURAL GAS FACILITIES SHALL BE COMPLETED PRIOR TO ANY AND ALL PAVING WITHIN THE AREAS OF THE PROPOSED NATURAL GAS FACILITIES. PAVING PLACED PRIOR TO THE INSTALLATION OF THE PROPOSED NATURAL GAS FACILITIES REQUIRING REMOVAL FOR THE INSTALLATION OF THE PROPOSED NATURAL GAS FACILITIES SHALL BE REMOVED AND REPLACED BY THE DEVELOPER AT THE DEVELOPER'S EXPENSE.

D. THE TOTAL CONNECTED LOAD OF EACH METER INCLUDING EXISTING LOADS, IF APPLICABLE, AND REQUESTED DELIVERY PRESSURE (7" W.C., 5 PSIG OR 30 PSIG-NOMINAL) SHALL BE PROVIDED TO THE GAS SYSTEM OFFICES AT 770.387.5642 PRIOR TO REQUESTING NATURAL GAS SERVICE.

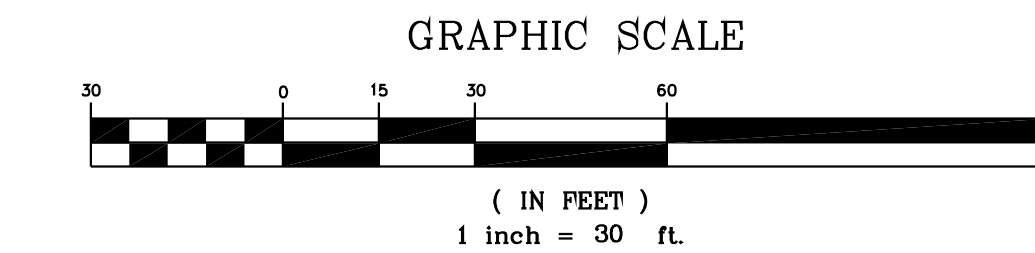
**\*\*\*EROSION & SEDIMENT CONTROL NATURAL GAS FACILITY INSTALLATIONS\*\*\***

A. THE CITY OF CARTERSVILLE GAS SYSTEM WILL OR CAUSE TO PROVIDE AND APPLY STRAW OR HAY MULCH TO A DEPTH OF 6" OVER ALL AREAS DISTURBED SPECIFICALLY BY THE CONSTRUCTION OF THE NATURAL GAS FACILITIES WITHIN THE DEVELOPMENT PROVIDED NO FURTHER DISTURBANCE OF SUCH AREAS ARE PLANNED WITHIN 14 DAYS OF INITIAL DISTURBANCE OR AS REQUIRED BY THE LOCAL JURISDICTION.

B. THE DEVELOPER WILL OR CAUSE TO MAINTAIN OR RE-APPLY SUCH EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY OR REQUIRED TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL EROSION AND SEDIMENT CONTROL REQUIREMENTS AFTER INITIAL APPLICATION AS REQUIRED BY #1 ABOVE.

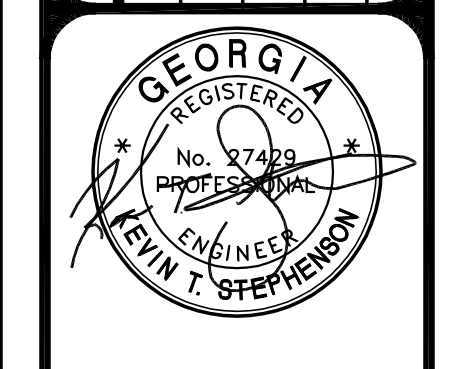
C. THE DEVELOPER WILL OR CAUSE TO PROVIDE, INSTALL, MAINTAIN AND REMOVE ANY AND ALL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY OR REQUIRED TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL EROSION AND SEDIMENT CONTROL REQUIREMENTS WHICH MAY BE ASSOCIATED WITH THE CONSTRUCTION OF THE NATURAL GAS FACILITIES WITHIN THE DEVELOPMENT OTHER THAN #1 ABOVE.

D. ANY AND ALL SILT AND EROSION CONTROL DEVICES IN CONFLICT WITH THE CONSTRUCTION OF THE PROPOSED NATURAL GAS FACILITIES SHALL BE RELOCATED OR REMOVED AND REPLACED BY AND AT THE EXPENSE OF THE DEVELOPER.



**STEPHENSON ENGINEERING, INC.**  
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT CONSULTING  
PO BOX 3808  
1101 N. TENNESSEE ST., SUITE D  
CARTERSVILLE, GEORGIA 30130  
EMAIL: STEPHENSONENGG@YAHOO.COM  
PHONE: (770) 882-2967  
FAX: (770) 882-1742

| REVISION | DATE |
|----------|------|
|          |      |
|          |      |
|          |      |
|          |      |



THE HOLDER OF THIS DOCUMENT WAIVES ALL CLAIMS AGAINST STEPHENSON ENGINEERING, INC. AND/OR ANY UNAUTHORIZED CHANGES OR REUSE OF THIS DOCUMENT. THE DOCUMENT IS THE PROPERTY OF STEPHENSON ENGINEERING, INC. AND IT IS RETURNED TO US WITHIN 10 BUSINESS DAYS OF THE PROJECT'S COMPLETION. WE RETAIN ALL RIGHTS OF COPYRIGHT LAW, STATUTE AND COMMON LAW THEREON.

**OWNER/DEVELOPER:**  
City Overlook Cartersville, LLC  
P.O. Box 3603  
Cartersville, GA 30120  
Phone: 678-776-6872  
24-hr Contact: Matt Womack  
email: matt@womackbro.com

**City Overlook**  
Located in Land Lot 18  
4th District, 3rd Section  
City of Cartersville, Georgia

PROJECT# 23-015 DATE 9-6-23  
SHEET TITLE Staking & Utility Plan  
SHEET NO. C3