



City of Cartersville

P.O Box 1390 – 10 Public Square – Cartersville, Georgia 30120

Telephone: 770-387-5616 – Fax 770-386-5841 – www.cityofcartersville.org

COUNCILPERSONS:

Matt Santini – Mayor
Calvin Cooley – Mayor Pro Tem
Gary Fox
Kari Hodge
Cary Roth
Jayce Stepp
Taff Wren

AGENDA

Council Chambers, Third Floor of City Hall– 7:00
PM – 3/19/2020
Work Session – 6:30PM

CITY MANAGER:

Tamara Brock

CITY ATTORNEY:

David Archer

CITY CLERK:

Meredith Ulmer

I. Opening of Meeting

- Invocation
- Pledge of Allegiance
- Roll Call

II. Regular Agenda

A. Council Meeting Minutes

1. March 5, 2020 (Pages 1 - 13)

[Attachments](#)

B. First Reading of Ordinances

1. Alcohol Text Amendment (Pages 14 - 15)

[Attachments](#)

C. Easements

1. Right of Way Deed of Dedication for Wingfoot Park (Pages 16 - 23)

[Attachments](#)

D. Bid Award/Purchases

1. Multi-factor Identification License (Pages 24 - 25)

[Attachments](#)

2. Ranger Waterproofing (Pages 26 - 27)

[Attachments](#)

3. WPCP – Emergency Roof Repair (Pages 28 - 29)

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES OFFICE, ADA COORDINATOR, 48 HOURS IN ADVANCE OF THE MEETING AT 770-387-5616.



City of Cartersville

City Council Meeting
3/19/2020 7:00:00 PM
March 5, 2020

SubCategory:	Council Meeting Minutes
Department Name:	Clerk
Department Summary Recommendation:	The minutes have been attached for your review and approval.
City Manager's Remarks:	The minutes are recommended for approval with any modifications you may have.
Financial/Budget Certification:	
Legal:	
Associated Information:	

City Council Meeting
 10 N. Public Square
 March 5, 2020
 6:00 P.M. – Work Session
 7:00 P.M. – Council Meeting

I. Opening Meeting

Invocation by Cartersville Little League.

Pledge of Allegiance led by Cartersville Little League.

The City Council met in Regular Session with Matt Santini, Mayor presiding and the following present: Kari Hodge, Council Member Ward One; Jayce Stepp, Council Member Ward Two Cary Roth, Council Member Ward Three; Calvin Cooley Council Member Ward Four; Gary Fox, Council Member Ward Five; Taff Wren, Council Member Ward Six; Tamara Brock, City Manager; Meredith Ulmer, City Clerk and Keith Lovell, Assistant City Attorney.

II. Regular Agenda

A. Council Meeting Minutes

1. February 20, 2020 City Council Minutes

A motion to approve the February 20, 2020 City Council Meeting Minutes as presented was made by Council Member Fox and seconded by Council Member Stepp. Motion carried unanimously. Vote: 6-0.

B. Second Reading of Ordinances

1. Alarm Registration Ordinance

Chief McCann came forward and stated this ordinance is no longer necessary and requested it to be withdrawn. The information needed can be obtained through Cogsdale.

Motion to withdraw the ordinance was made by Council Member Wren and seconded Council Member Stepp. Motion carried unanimously. Vote: 6-0.

Ordinance No. _____

Now be it and it is hereby ORDAINED by the Mayor and City Council of the City of Cartersville, that the CITY OF CARTERSVILLE CODE OF ORDINANCES CHAPTER 3. ALARM SYSTEMS is hereby amended by adding Section 3-11 - Registration as follows:

1.

Sec. 3-11. *Registration.*

- 1) All alarm systems must be registered within 30 days of installation by the property owner or lessee.
- 2) All existing alarm systems must be registered within sixty (60) days of the adoption of this ordinance.
- 3) Registration is not transferable. Each property owner or lessee must register all new installations or transferred systems.
- 4) There will be no registration fee for alarms.
- 5) The list should include the name of the alarm owner, phone number, and physical address and billing address, if different.
- 6) Failure to register/re-register an alarm system within the allotted time will result in a fine payable by the property owner or lessee as shown in the following schedule:

FINE SCHEDULE

a)	Failure to register alarm	\$50.00
b)	Respond to unregistered alarm	\$100.00
c)	Failure to comply with Ordinance	
	First Violation	\$50.00
	Second Violation	\$100.00
	Third Violation	\$250.00

2.

It is the intention of the city council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances, City of Cartersville, Georgia and the sections of this ordinance may be renumbered to accomplish such intention.

BE IT AND IT IS HEREBY ORDAINED

FIRST READING: _____
SECOND READING: _____

MATTHEW J. SANTINI, MAYOR

ATTEST: _____
MEREDITH ULMER, CITY CLERK

2. Food Truck Ordinance

Randy Mannino, Planning and Development Department Head stated based on questions and comments from the Mayor and Council, the City Attorney's office has prepared a "Mobile Retail Food Establishment" (FOOD TRUCK) ordinance. Said ordinance provides for definitions and standards for the operation of mobile retail food establishments. The Code Enforcement Office and City Fire Marshal's office have reviewed said ordinance, but Council may want to discuss or consider additional guidelines.

The floor was opened for a public hearing:

Melody Daring came forward as a future food truck owner and stated her concerns with the proposed ordinance.

Nick Philliper came forward as a food truck owner to express his concerns about the proposed ordinance.

Ali Lyons came forward as a food truck owner to express her concerns about the food truck ordinance.

Darin Capes came forward and expressed his concerns with the food truck ordinance.

Abshul Ellis, a serve safe instructor, came forward and expressed his concerns about the proposed food truck ordinance.

With no one else coming forward the public hearing was closed.

Motion to table the food truck ordinance was made by Council Member Wren and seconded by Council Member Roth.

Motion to remove the item from the agenda was made by Council Member Wren and seconded by Council Member Hodge. Motion carried unanimously. Vote: 6-0.

Ordinance no. _____

Now be it and it is hereby ordained by the Mayor and City Council of the City of Cartersville, that the CITY OF CARTERSVILLE CODE OF ORDINANCES. CHAPTER 10 - LICENSES, TAXATION AND MISCELLANEOUS BUSINESS REGULATIONS. its amended by creating a new ARTICLE XIX. MOBILE RETAIL FOOD ESTABLISHMENTS as follows:

1.

ARTICLE XIX. MOBILE RETAIL FOOD ESTABLISHMENTS.

Sec. 10-606. - Definitions.

- A. **Mobile retail food establishment shall mean a retail food establishment that reports to and operates from a commissary and is readily moveable, is a motorized wheeled vehicle, or a towed wheeled vehicle designed and equipped to serve food.**
- B. **Pushcart shall mean a non-self-propelled vehicle limited to serving commissary prepared or prepackaged food and non-potentially hazardous food, unless the equipment is commercially designed and approved to handle food preparation and service. Pushcarts shall not be required to comply with mobile vehicular safety requirements.**
- C. **Temporary retail food establishment, including pushcart, shall mean a retail food establishment, other than a licensed mobile retail food establishment, that is not intended to be permanent and that operates at a fixed location for a period of time of not more than 14 consecutive days in conjunction with a single event or celebration.**

Sec. 10-607. - License required.

- A. **It shall be unlawful for any person to sell, offer for sale, food of any type from a commissary, mobile retail food establishment, pushcart or temporary food establishment without a license first having been granted under this section, except for city sponsored events.**
- B. **An application for a license or a permit hereunder shall be submitted to the Planning and Development Department of the City of Cartersville setting forth all information required hereunder and in compliance with this ordinance. The business license manager may develop a form of application for the purpose of compliance with this article. The review process for said application shall be conducted in conformity with Cartersville Code Section 10-3 as now existing or as may be hereafter amended.**

Sec. 10-608. - Prohibited conduct and requirements.

- A. **The mobile retail food establishment shall not conduct business or operate under this article on the public right-of-way.**
- B. **The mobile retail food establishment shall not operate on any private property without the prior consent of the owners.**
- C. **The mobile retail food establishment shall maintain a \$1,000,000.00 liability policy. Proof of current liability insurance, issued by an insurance company licensed to do business in the state, protecting the licensee, the public and the city from all claims for damage to property and bodily injury, including death, which may arise from operation under or in connection with the permit. Such insurance shall name the city as an additional insured and shall provide that the policy shall not terminate or be canceled prior to the expiration dated without 30 days' advanced written notice to the city.**
- D. **The mobile retail food establishment shall not emit sounds, outcry, speaker, amplifier or announcements while traveling on the public rights-of-way.**
- E. **The mobile retail food establishment shall maintain all state licenses and follow all laws of the state and county health departments.**

- F. The license under which a mobile retail food establishment is operating must be firmly attached and visible on the mobile retail food establishment or pushcart at all times.**
- G. The Planning and Development Department and the Cartersville Police Department shall make such investigation of each applicant for a permit as in the Planning and Development Department and Cartersville Police Department's judgment may be appropriate. The Cartersville Police Department shall require the applicant to be fingerprinted and photographed. One copy of such photograph shall be permanently attached to the license required to be displayed.**
- H. No permit shall be issued to or held by any person unless that person is satisfactory with respect to character and record. In making a determination as to good moral character the Planning and Development Department and the Cartersville Police Department shall consider whether or not the applicant has, at some time prior to the filing of the application, been convicted of a felony or other offense involving moral turpitude, and pertinent circumstances connected with such conviction.**
- I. In addition to the grounds shown in Chapter 10 of this Code, the Cartersville Police Department may refuse to issue any permit to any applicant whose record shows one or more convictions for an alcohol related offense within the previous 12-month period or a drug related offense within the previous 36-month period or a pattern of convictions for traffic violations.**
- J. The following requirements shall be applicable to all mobile retail food establishments and temporary retail food establishment:**
 - 1. The premises where such temporary business is located shall be kept in a clean and sanitary condition.**
 - 2. The vendor shall have sufficient parking on the premises to provide parking for the customers and must not allow parking on the streets or adjoining property.**
 - 3. The vendor shall meet all the requirements and conditions of the Zoning Code of Cartersville, Georgia.**
 - 4. The vendor's tent and/or mobile retail food establishment shall comply with the fire code provisions.**
 - 5. The vendor shall not be located within any public right-of-way.**
 - 6. The vendor may not sell any goods or services by means of any outcry, sound, speaker or amplifier of any kind.**
 - 7. The vendor shall possess any and all other occupation tax certificates required by federal, state or county law.**
- K. No sale or offer for sale shall be made by any licensee between 11:00 p.m. and 6:30 a.m.**
- L. No sale or offer for sale of ice cream, frozen milk, frozen dairy or ice confection products shall be made from a mobile retail food establishment unless each side of the vehicle is marked, in letters and numbers at least three inches in height, with the name and address of the mobile retail food establishment licensee.**
- M. The mobile retail food establishment shall comply with all state, federal and local health and safety regulations and requirements and shall obtain and maintain any and**

all licenses required by any other health, organization or governmental organization having jurisdiction over this subject matter.

- N. The following safety regulations shall apply to any and all vehicles operating under this article or used for mobile retail food establishments:**
- 1. Every vehicle shall be equipped with a reverse gear signal alarm with a sound distinguishable from the surrounding noise level.**
 - 2. Every vehicle shall be equipped with two rear-vision mirrors, one at each side, firmly attached to the outside of the motor vehicle, and so located as to reflect to the driver a view of the highway to the rear, along both sides of the vehicle.**
- O. The mobile retail food establishment shall sell food and beverage items only.**
- P. The mobile retain food establishment shall not be parked overnight on a residentially zoned or used property unless parked in a fully enclosed garage.**
- Q. Food preparation for a mobile retain food establishment shall not be allowed on a residentially zoned or used property.**
- R. The mobile retail food establishment prior to the issuance of a permit and during its operation, shall comply with all applicable fire codes.**
- S. All grease and food preparation related by-products must be disposed of in an appropriate manner as required by federal, state, and city laws, regulations, and ordinances. Additionally, a log for six (6) months must be kept detailing the date, time, and location of disposal of grease and food preparation related by-products.**
- T. No alcoholic beverages may be provided or sold from a mobile retail food establishment.**

Sec. 10-609. - Indemnity.

As part of the permitting process set forth herein, any person or entity receiving a permit set forth herein shall execute an indemnity agreement indemnifying and releasing the City of Cartersville, its agents, employees and elected officials from any and all liability against any and all claims, actions and suits of any type whatsoever.

Sec. 10-610 - Appeals.

Appeals from the grant or denial of a license shall be filed and processed in accordance with the procedures set forth in Cartersville Code Section 10-4 as now existing or as may be hereafter amended.

Sec. 10-611. - Revocation and suspension.

The city shall have the right to revoke or suspend any license granted hereunder in accordance with the procedures set forth in Cartersville Code Sec. 10-4 as now existing or as may be hereafter amended and appeals from the revocation or suspension shall likewise be governed by that section.

Sec. 10-612 - Fee.

In addition to the occupation tax, every application for license under this section shall be accompanied by a nonrefundable processing fee of \$100.00.

2.

It is the intention of the city council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances, City of Cartersville, Georgia, and the sections of this ordinance may be renumbered to accomplish such intention.

BE IT AND IT IS HEREBY ORDAINED

FIRST READING: _____
SECOND READING: _____

MATTHEW J. SANTINI, MAYOR

ATTEST: _____
MEREDITH ULMER, CITY CLERK

3. T20-01 HPC Design Standard Revisions

David Hardegree, City Planner stated this amendment addresses concerns expressed by City Council and the HPC regarding conflicts, vagueness and inconsistencies in the HPC ordinance and design guidelines. The revisions are intended to define what is a requirement versus recommendation; eliminate or clarify confusing text or references; provide clearer direction and instruction to property owners; and, clearly state what preservation actions are allowed, or not allowed, improving HPCs ability to enforce or vary a requirement.

The floor was opened for a public hearing, and with no one coming forward the public hearing was closed.

Motion to approve the T20-01 HPC Design Revisions was made by Council Member Stepp and seconded by Council Member Fox. Motion carried unanimously. Vote: 6-0.

A copy of the HPC Design Standard Revisions can be found in the Clerk's Office.

C. Other**1. Consent to Demolish Structure(s) at 12 Aubrey Street**

Mr. Mannino stated the City condemned the house and structure(s) located at 12 Aubrey Street due to several reasons (sub-standard, unsanitary, unsafe to occupy, creating a nuisance and hazard, and it is unfit for human habitation). Per court order, the property owner had a choice to tear down the home or have it repaired and able to pass inspection within 90 days from October 21, 2019. There have been no improvements and the property owner has not complied with said court order. With that, we are requesting consent from Council to tear said house down, and place a lien on the property to cover all costs associated with demolition and removal.

A motion to approve the consent to demolish structure(s) at 12 Aubrey Street was made by Council Member Fox and seconded by Council Member Cooley. Motion carried unanimously. Vote: 6-0.

2. Demolition of 12 Aubrey Street

Mr. Mannino stated we solicited bids for the removal of the structures located at 12 Aubrey Street, and only received two estimates. A&M Contracting provided the lowest estimate at \$8,950.00, and later provided an asbestos clearance letter. We recommend awarding demolition of 12 Aubrey Street to A&M Contracting.

A motion to approve the demolition of 12 Aubrey Street was made by Council Member Stepp and seconded by Council Member Fox. Motion carried unanimously. Vote: 6-0.

D. First Reading of Ordinances

1. Pub Crawl Emergency Ordinance

Mr. Mannino stated this ordinance is for a one-time event scheduled for March 13 and 14, 2020. The ordinance includes the purpose of the event, the coordinator(s) and license required by the participating businesses as well as other necessary details.

A public hearing was opened to anyone wishing to speak for or against this item:

Lillie Read, Downtown Development Manager came forward to be available for any questions.

With no one else coming forward the public hearing was closed.

A motion to approve Pub Crawl Emergency Ordinance due to the timing was made by Council Member Hodge and seconded by Council Member Wren. Motion carried 5-1. Council Member Roth voting in opposition.

E. Resolutions

1. Festival Zones for 2020 Events

Lillie Read, Downtown Development Manager stated these are the annual events for which the DDA is requesting Festival Zone approval. They have been recommended for approval by the DDA Board and Staff.

Motion to approve the Festival Zones for 2020 Events was made by Council Member Roth and seconded by Council Member Wren. Motion carried unanimously. Vote: 6-0.

F. Contracts/Agreements

1. Property Damage Release Form

Derek Hampton, Electric Department Head stated on January 15th, 2020, there was an incident where an impaired driver crashed at 314 West Main Street while trying to elude the police. This crash involved breaking one of our poles which required a notable amount of time, materials and labor to repair. We have settled on a reimbursement amount with the driver's insurance company that equals \$7,331.96. In order to receive the payment, we are requesting authorization for the Mayor to sign the standard release form, as requested by the insurance company. This document has been reviewed by the City's attorney, and his requested modification has been made.

Motion to approve the property damage release form was made by Council Member Cooley and seconded by Council Member Fox. Motion carried unanimously. Vote: 6-0.

2. Advanced Metering Program Phase 2

Dan Porta, Assistant City Manager stated UMS, who has been contracted to assist the city with the Advanced Metering Program project, has submitted Task Order #1.2 in the amount of \$82,350. This Task Order will authorize UMS to assist staff in reviewing the request for proposal (RFP) responses, technical evaluation of vendor responses, and vendor contracting assistance and negotiation. This is the next phase in the process and will provide the city with the best price for the metering equipment that would be used if the city decides to proceed with the Advanced Metering Program.

Mr. Porta recommended approval of Task Order #1.2 in the amount of \$82,350 with UMS.

Motion to approve the Advanced Metering Program Phase 2 was made by Council Member Wren and seconded by Council Member Cooley. Motion carried unanimously. Vote: 6-0.

G. Bid Award/Purchases

1. Overhead Door Company Garage Door Repair

Mr. Porta stated Roof Management, the roofing contractor hired to replace the library

roof, damaged the garage door at the Cartersville-Bartow Public Library with a large garbage dumpster. Roof Management has agreed to pay for the repair costs in the amount of \$5,726.50. Since the city has an account with Overhead Garage Door Company, the invoices are being billed directly to the city and I recommend approval for payment of these invoices.

Motion to approve the Overhead Door Company Garage Door Repair was made by Council Member Wren and seconded by Council Member Cooley. Motion carried unanimously. Vote: 6-0.

2. Patch Management Software

Mr. Porta stated Staff has researched available security patch software that can patch critical vulnerabilities on all city computers/servers with Windows and 3rd party software updates. This software also comes with remote access capabilities which currently is provided by another third party vendor at a cost of approximately \$3,000 per year. By purchasing this new security patch management software, the city will save by not having to purchase Team Viewer software. The yearly cost for this subscription is \$7,622.46 and is recommended for your approval.

Motion to approve the Patch Management Software was made by Council Member Wren and was seconded by Council Member Cooley. Motion carried unanimously. Vote: 6-0.

3. Fiber Splicing Trailer

Mr. Porta stated the Fiber Department would like to purchase a fiber splicing trailer that is much needed for the crew. The proposed new splicing trailer will come with a built in heater and air conditioner which is needed at times when fiber splicing is done. During the past couple of weekends, Fiber Department employees have been working in a make shift 15 year old trailer in very cold conditions without adequate heat while trying to repair customer fiber connections. The new trailer from ATC Trailers at \$24,619 will greater enhance the working conditions that our staff has to endure at times. Funding for this new trailer is available in the 2020 SPLOST and is recommended for your approval.

Motion to approve the Fiber Splicing Trailer was made by Council Member Stepp and seconded by Council Member Roth. Motion carried unanimously. Vote: 6-0.

4. Bartow County Motorola Radio Invoice

Mr. Porta stated Bartow County has submitted the fourth quarter 2019 Motorola Radio invoice in the amount of \$11,520.36 that covers the maintenance on the county wide radio system. This radio system is used by several city departments and payment of this invoice is recommended for your approval.

Motion to approve the Bartow County Motorola Radio Invoice was made by Council Member Hodge and seconded by Council Member Fox. Motion carried unanimously. Vote: 6-0.

5. WPCP Maintenance Truck

Bob Jones, Water Department Head stated Sealed bids were opened on February 21, 2020 at 1:00pm for a maintenance truck to be used by the Water Pollution Control Plant (WPCP). The following bids met or exceeded specifications:

· Wade Ford	\$126,513.00	· Alan Jay Auto	\$130,689.00
· Hardy Ford – Option 1	\$135,317.60	· Hardy Ford – Option 2	\$136,184.60
· Prater Ford	\$135,986.00		

One bid from Prater Ford was disqualified because it did not meet the required specification. I recommend approval of the Wade Ford bid in the amount of \$126,513.00.

Motion to approve the WPCP Maintenance Truck was made by Council Member Fox and seconded by Council Member Stepp. Motion carried unanimously. Vote: 6-0.

E. Other

1. Review and Approval of 2020 Goals

Tamara Brock, City Manager stated the report from the 2020 City's Visioning Session is attached. It includes a list of goals submitted by Council and Department heads that are important to each of them. This report is submitted for discussion and/or Council approval. Approving the attached will serve as a guide for the City in the year ahead.

A motion to approve the 2020 Goals was made by Council Member Fox and seconded by Council Member Cooley. Motion carried unanimously. Vote: 6-0.

2. Alcohol Control Board Decision Appeal

Keith Lovell, Assistant City Attorney went over legal procedure.

Mr. Lovell stated during the February Alcohol Control Board meeting, business owner Fadi Shreiteh, at 1139 N Tennessee Street, did not appear for his case. This was a second violation. The Board voted to revoke his license. Since that time, the owner of the establishment stated he was confused about the date of the hearing and filed an appeal. He would like the decision of the Alcohol Control Board to be reconsidered.

Fadi Shreiteh was sworn in and came forward to represent Mack's.

Chief Frank McCann came forward and was sworn in; went over situation.

Officer Herron was sworn in and testified. Officer Herron narrated the video that was displayed showing the convenience store clerk selling alcohol to a minor.

Mohammed Mas came forward and was sworn in and gave his testimony on behalf of Mack's.

Council Member Fox made a motion to remand this case back to the Alcohol Control Board. The motion was seconded by Council Member Wren and carried unanimously. Vote: 6-0.

After announcements a motion to adjourn the meeting was made by Council Member Wren and needing no second. Motion carried unanimously. Vote: 6-0.

Meeting Adjourned

/s/ _____
Matthew J. Santini
Mayor

ATTEST:

/s/ _____
Meredith Ulmer
City Clerk



City of Cartersville

**City Council Meeting
3/19/2020 7:00:00 PM
Alcohol Text Amendment**

SubCategory:	First Reading of Ordinances
Department Name:	Planning and Development
Department Summary Recommendation:	This ordinance provides a regular seating capacity for at least forty (40) persons; provided, that consistent with the definition of lounge, in no event shall the seating capacity of the lounge exceed that of its connected restaurant.
City Manager's Remarks:	Through the process of building inspections, it has been brought to the City's attention that an establishment could not meet the 50-seat minimum for a pouring license due to size, but potentially meets all other requirements. We would like to recommend that the number be amended from 50 to 40. This was recommended for your approval by the Alcohol Control Board. This is the first reading.
Financial/Budget Certification:	
Legal:	
Associated Information:	

Ordinance no. _____

Now be it and it is hereby ordained by the Mayor and City Council of the City of Cartersville, that the CITY OF CARTERSVILLE CODE OF ORDINANCES. CHAPTER 4 – ALCOHOLIC BEVERAGES. ARTICLE II. – LICENSING REQUIREMENTS. DIVISION 2. – APPLICATION AND ISSUANCE. SECTION 4-59. – POURING LICENSES LIMITED TO CERTAIN ESTABLISHMENTS, paragraph (a)(2)b. is hereby amended by deleting said paragraph in its entirety and replacing it as follows:

1.

Sec. 4-59. - Pouring licenses limited to certain establishments.

b. Which provides a regular seating capacity for at least forty (40) persons; provided, that consistent with the definition of lounge, in no event shall the seating capacity of the lounge exceed that of its connected restaurant;

2.

It is the intention of the city council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances, City of Cartersville, Georgia, and the sections of this Ordinance may be renumbered and/or alphabetized accordingly to accomplish such intention.

BE IT AND IT IS HEREBY ORDAINED

FIRST READING: _____
SECOND READING: _____

MATTHEW J. SANTINI, MAYOR

ATTEST: _____
MEREDITH ULMER, CITY CLERK



City of Cartersville

**City Council Meeting
3/19/2020 7:00:00 PM
Right of Way Deed of Dedication for Wingfoot Park**

SubCategory:	Easements
Department Name:	Administration
Department Summary Recommendation:	The Right of Way Deed of Dedication dedicates the roads, utility easements, water easements, gas easements, stormwater easements and related infrastructure as listed on the plats for these two phases to the City of Cartersville. This is the final dedication for this subdivision – all other phases have been previously dedicated to the City. It is recommended by Staff and Legal, that the City Council approve this dedication, and that the Mayor and City Clerk sign the Right of Way Deed of Dedication.
City Manager's Remarks:	Your approval of the Right of Way Deed of Dedication and to authorize the Mayor and City Clerk to sign the Right of Way Deed of Dedication is recommended.
Financial/Budget Certification:	
Legal:	
Associated Information:	

Archer & Lovell
 PO Box 1024
 Cartersville GA 30120

**STATE OF GEORGIA
 COUNTY OF BARTOW**

RIGHT OF WAY DEED OF DEDICATION

THIS INDENTURE, made this ____ day of _____, 2020, between, **COTTAGE CONCEPTS, LLC**, of the County of Bartow, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **CITY OF CARTERSVILLE, a Municipal Corporation of the State of Georgia**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits). The words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH

FOR AND IN CONSIDERATION of the sum of **TEN and 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, dedicated, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 233, 4th District, 3rd Section of Bartow County Georgia; indicated as public streets, sidewalks, and utility easements herein on a survey for Wingfoot Park Phase 2B-3 prepared by Kevin N. Cooney, GRLS No. 2980 on June 6, 2019 and revised June 11, 2019, and recorded in Plat Book 2019, Page 174 in the Office of the Clerk of the Superior Court of Bartow County, Georgia; and

All that tract or parcel of land lying and being in Land Lot 272, 4th District, 3rd Section of Bartow County Georgia; indicated as public streets, sidewalks, and

utility easements herein on a survey for Wingfoot Park Phase 5 prepared by Kevin N. Cooney, GRLS No. 2980 on December 10, 2019 and revised February 4, 2020, and recorded in Plat Book 2020, Page 43 in the Office of the Clerk of the Superior Court of Bartow County, Georgia.

This deed is given to dedicate the described roads, utility easements, water easements, sewer easements, gas easements, stormwater easements and related infrastructure to the City of Cartersville, as indicated on said plats. As a condition to grantee's acceptance hereof, grantor must, and does hereby, agree to maintain said roads and easements as required by the City of Cartersville for a period of one year commencing with the acceptance hereof by grantee, as evidenced below.

The Grantor his/her successors and assigns, shall agree to hold the City of Cartersville harmless and indemnify the city from all liabilities, claims, suits, injuries or actions arising from defects in design, installation and/or maintenance of said infrastructure during the twelve-month maintenance period.

The Grantor has provided the City of Cartersville with Letters of Credit from Century Bank for the water and sewer infrastructure, roads, sidewalks, and storm drainage for both Phase 2B-3 and Phase 5 of Wingfoot Park.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

COTTAGE CONCEPTS, LLC.

Sheryl A. Roberts
Witness
Stacey L. Forristall
Notary Public

By: *William T. Howard, III*
William T. Howard, III, Member



SIGNATURES CONTINUED ON NEXT PAGE-

ACCEPTED THIS ____ DAY OF _____, 20____, BY THE CITY OF
CARTERSVILLE, GEORGIA.

Attested to by:

MATTHEW J. SANTINI, MAYOR

MEREDITH ULMER, CITY CLERK

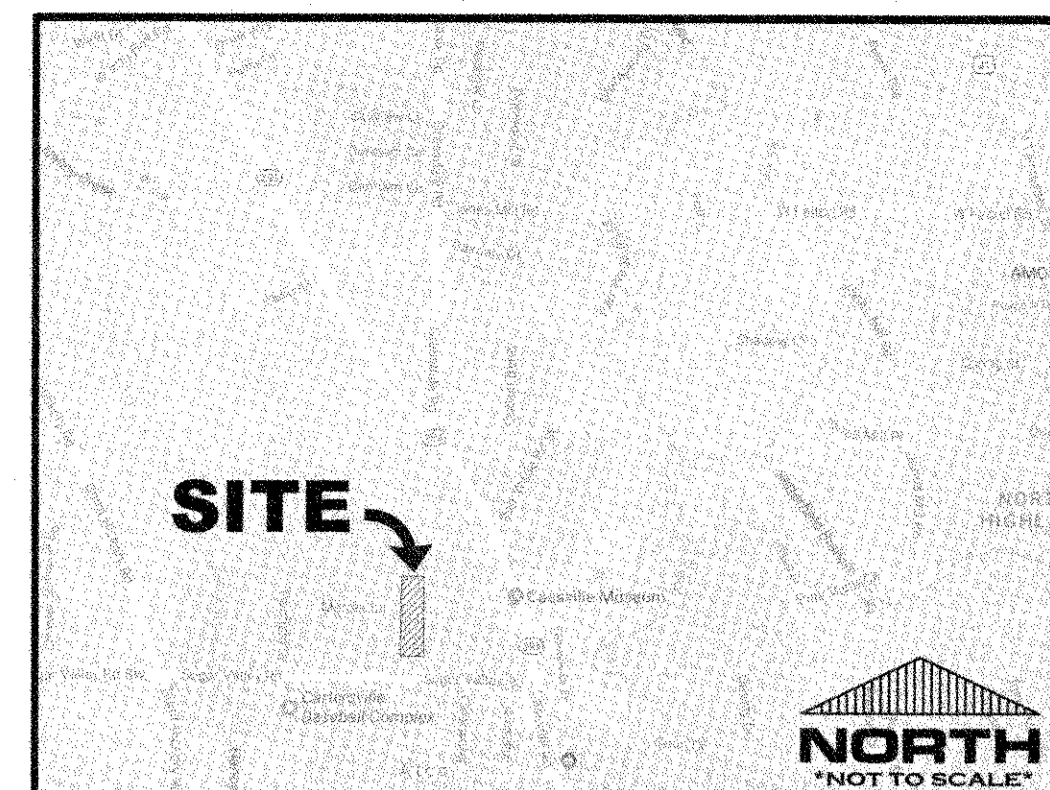
FILED IN OFFICE
CLERK OF COURT
06/18/2019 04:04 PM
MELBA SCOGGINS, CLERK
SUPERIOR COURT
BARTOW COUNTY, GA

Melba Scoggins

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PARTICIPANT ID

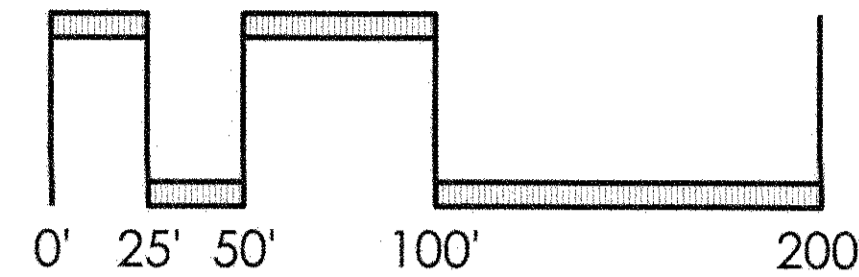
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Vicinity Map



BENCHMARK FIRE HYDRANT ARROW BOLT	
TBM NO.	ELEVATION
1	736.74

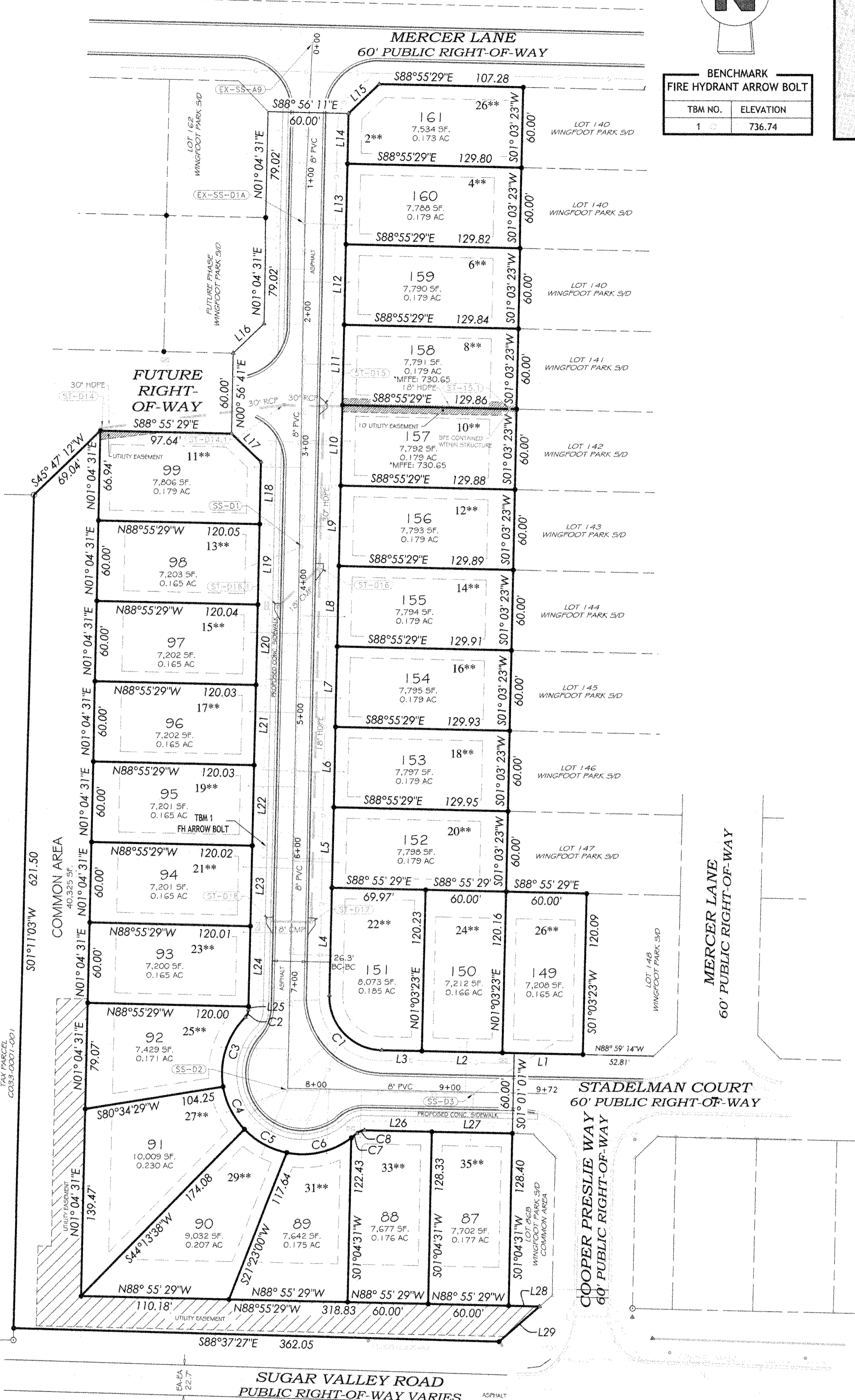
GRAPHIC SCALE : 1" = 50'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°59'14"W	60.00
L2	N88°59'35"W	60.00
L3	N88°59'33"W	29.97
L4	N01°04'31"E	80.26
L5	N01°04'31"E	60.00
L6	N01°04'31"E	60.00
L7	N01°04'31"E	60.00
L8	N01°04'31"E	60.00
L9	N01°04'31"E	60.00
L10	N01°04'31"E	60.00
L11	N01°04'31"E	60.00
L12	N01°04'31"E	60.00
L13	N01°04'31"E	60.00
L14	N01°04'31"E	37.50
L15	N46°04'30"E	31.82
L17	S46°18'39"E	30.47
L18	S01°05'01"W	46.31
L19	S01°05'01"W	60.00
L20	S01°05'01"W	60.00
L21	S01°05'01"W	60.00

LINE TABLE		
LINE	BEARING	LENGTH
L22	S01°05'01"W	60.00
L23	S01°05'01"W	60.00
L24	S01°05'01"W	60.00
L25	S01°05'01"W	2.52
L26	S88°59'19"E	50.33
L27	S88°59'39"E	60.00
L28	N88°55'29"W	23.11
L29	N48°46'37"E	40.09

CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	62.88	40.00	N43°57'50"W	56.60
C2	6.04	8.00	S22°43'17"W	5.90
C3	56.32	60.00	S17°28'01"W	54.28
C4	36.11	60.00	S26°39'52"E	35.56
C5	36.60	60.00	S61°22'39"E	36.03
C6	50.83	60.00	N76°52'37"E	49.33
C7	5.51	39.94	N49°58'22"E	5.51
C8	6.10	8.00	N69°10'28"E	5.95



Attachment number 1 in Page 4 of 6

ROAD INFORMATION		
NAME	R/W WIDTH	LENGTH
STADELMAN COURT	60' PUBLIC	972' LN. FT.
TOTAL PROPOSED SIDEWALK LENGTH		912' LN. FT.
TOTAL AREA RIGHT-OF-WAY		58201' SQ. FT.

INFORMATION PROVIDED FOR NEWLY DEDICATED ROADS AND SIDEWALKS

○ = IRON PIN FOUND	○ = DOUBLE WING CATCH BASIN	○ = GAS VALVE	○ = SEWER MANHOLE	○ = POWER POLE
○ = CONCRETE MON-FOUND	○ = SINGLE WING CATCH BASIN	○ = GAS METER	○ = CLEAN OUT	○ = GUY WIRE
○ = IRON PIN PLACED	○ = JUNCTION BOX	○ = TELEPHONE MANHOLE	○ = WATER VALVE	○ = ELECTRIC METER
○ = BENCHMARK	○ = CURB INLET	○ = ELECTRIC MANHOLE	○ = WATER METER	○ = TRANSFORMER
○ = PHOTO REFERENCE	○ = YARD INLET	○ = TELEPHONE PEDESTAL	○ = IRRIGATION CONT. VALVE	○ = LIGHT POLE
○ = EXCEPTIONS	○ = DRAIN INLET	○ = SIGN	○ = WELL	○ = FLOW ARROW
○ = PARKING BOLLARD	○ = HEADWALL			○ = MAILBOX
○ = STORM PIPE	○ = OVERHEAD PWR.	○ = WATER LINE	○ = COMM. LINE	
○ = SEWER PIPE	○ = FENCE LINE	○ = GAS LINE	○ = UNDERGROUND PWR.	

Surveyor 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 UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED 'FUTURE' AND THEIR LOCATION, SIZE, TYPE AND MATERIALS ARE CORRECTLY SHOWN, AND THAT ALL REQUIREMENTS OF THE DEVELOPMENT AND ZONING REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

KEVIN COONEY - GA PLS 2980

General Notes

- ALL PROPERTY CORNERS ARE 1/2" REBAR, EXCEPT AS SHOWN.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 53,487 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS NOT ADJUSTED.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 379,462 FEET.
- EQUIPMENT USED: TOPCON 300SW, TOTAL STATION, WITH DATA COLLECTOR.
- RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATHS OF TRAVEL.
- ALL LOTS TO HAVE AN IMPLIED DRAINAGE EASEMENT OF 5 FEET ON ALL SIDE LOTS LINE AND 10 FEET FOR ALL REAR LOT LINES.
- DRAINAGE EASEMENTS OFF THE R/W SHALL BE MAINTAINED BY THE PROPERTY OWNER. UTILITY EASEMENTS ARE CENTERED ON STORM PIPES AS CONSTRUCTED.
- ** = LOTS 157 AND 158 WILL REQUIRE A RESIDENTIAL DRAINAGE PLAN (RDP) PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ** = STREET ADDRESS: CORNER LOTS USE ADDRESS THAT IS ON STREET THAT HOUSE FACES
- ALL SIDEWALKS TO BE INSTALLED PRIOR TO ACCEPTANCE OF THE CERTIFICATE OF OCCUPANCY.
- PINS TO BE SET WHEN MASS GRADING IS COMPLETE.

City of Cartersville Certification

IN ACCORDANCE TO THE CITY OF CARTERSVILLE DEVELOPMENT REGULATIONS AND THE CITY'S ZONING ORDINANCE, ALL REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED; THIS EASEMENT DRAWING WAS GIVEN FINAL APPROVAL BY THE FOLLOWING CITY PERSONNEL ON BEHALF OF THE CITY OF CARTERSVILLE:

<i>Dail Holton</i>	6-18-19
ZONING ADMINISTRATOR	DATE
<i>Tom Howard</i>	6-18-19
WATER SUPERINTENDENT	DATE
<i>Michael Hall</i>	6-18-19
GAS SUPERINTENDENT	DATE
<i>Kevin Cooney</i>	6/18/2019
ELECTRIC SUPERINTENDENT	DATE
<i>Kevin Cooney</i>	6/18/2019
PWER SUPERINTENDENT	DATE
<i>Kevin Cooney</i>	6/18/19
CITY ENGINEER	DATE

Conformity Statement

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

KEVIN COONEY - GA PLS 2980

Owners Certificate

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES 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 ASSIGNMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, THAT ALL STREETS, WATER SYSTEMS DRAINS AND DRAINAGE EASEMENTS, AND PUBLIC PLACES ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER.

TOM HOWARD
TAX PARCEL: C033-0001-003

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD HILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

DATE: JUNE 6, 2019 REV: 6-11-2019 JOB NO: 17140
DATE OF FIELDWORK: MARCH 24, 2019 DR: CPR CH: KNC APP: KNC

FINAL PLAT
WINGFOOT PARK PHASE 2B-3
LOCATED IN LAND LOT(S) 233,
4TH DISTRICT, 3RD SECTION,
CITY OF BARTOW, BARTOW COUNTY, GEORGIA



Flood Statement
THE F.I.R.M. (FLOOD INSURANCE RATE MAP) SHOWS THE REFERENCED PARCEL TO BE IN ZONE X AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. ACCORDING TO PARCEL NO: T3015 C 0262 H, DATED: OCTOBER 5, 2018

Owner Developer
HOWARD SHAW DEVELOPMENT
ATTN: TOM HOWARD
18 CHRISTOPHER RIDGE NW CARTERSVILLE, GA 30120
OFFICE: (770) 655-3636

Zoning Notes
ZONED: R-10' (WITH CONDITIONS)
(7,000 SF MIN.)

TOTAL LOTS: 26
TOTAL BUILDABLE LOTS: 27

A. MAX BLDG. HEIGHT: 35 FEET OR 2 1/2 STORIES
B. FRONT YARD SETBACK: 10 FEET
C. SIDE YARD SETBACK: 8 FEET
D. REAR YARD SETBACK: 20 FEET
E. MINIMUM LOT AREA: 7,000

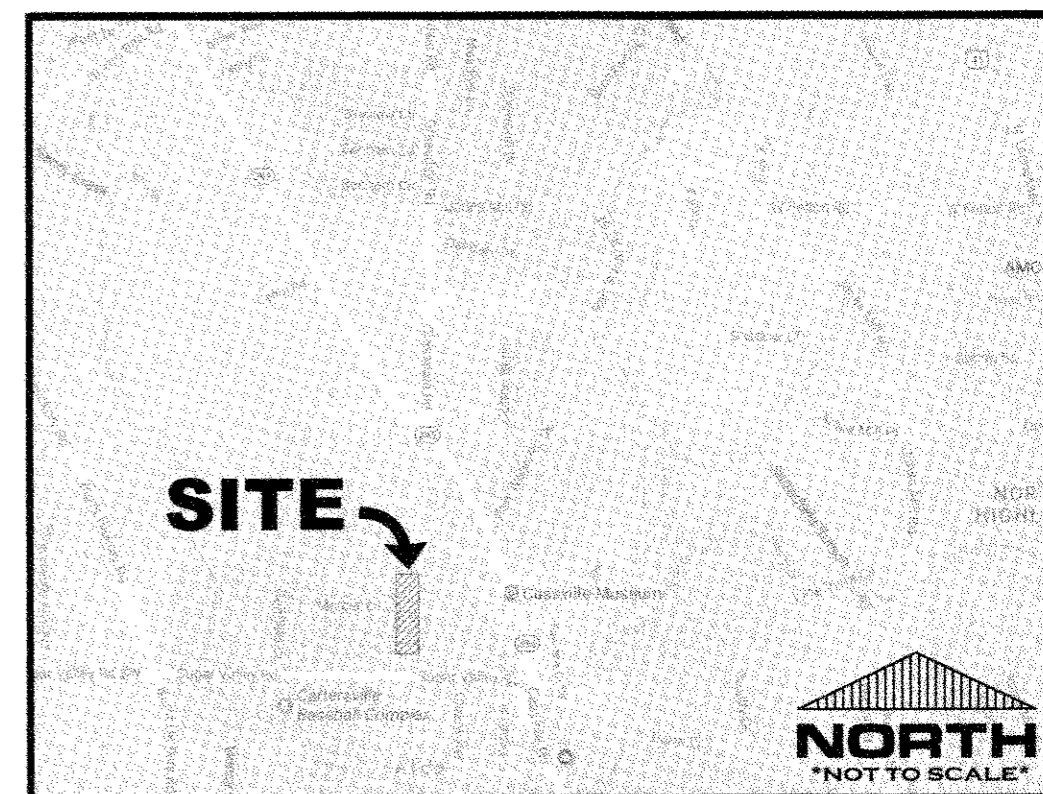
FILED IN OFFICE
CLERK OF COURT
06/18/2019 04:04 PM
MELBA SCOGGINS, CLERK
SUPERIOR COURT
BARTOW COUNTY, GA

Melba Scoggins

8882290181
PARTICIPANT ID

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

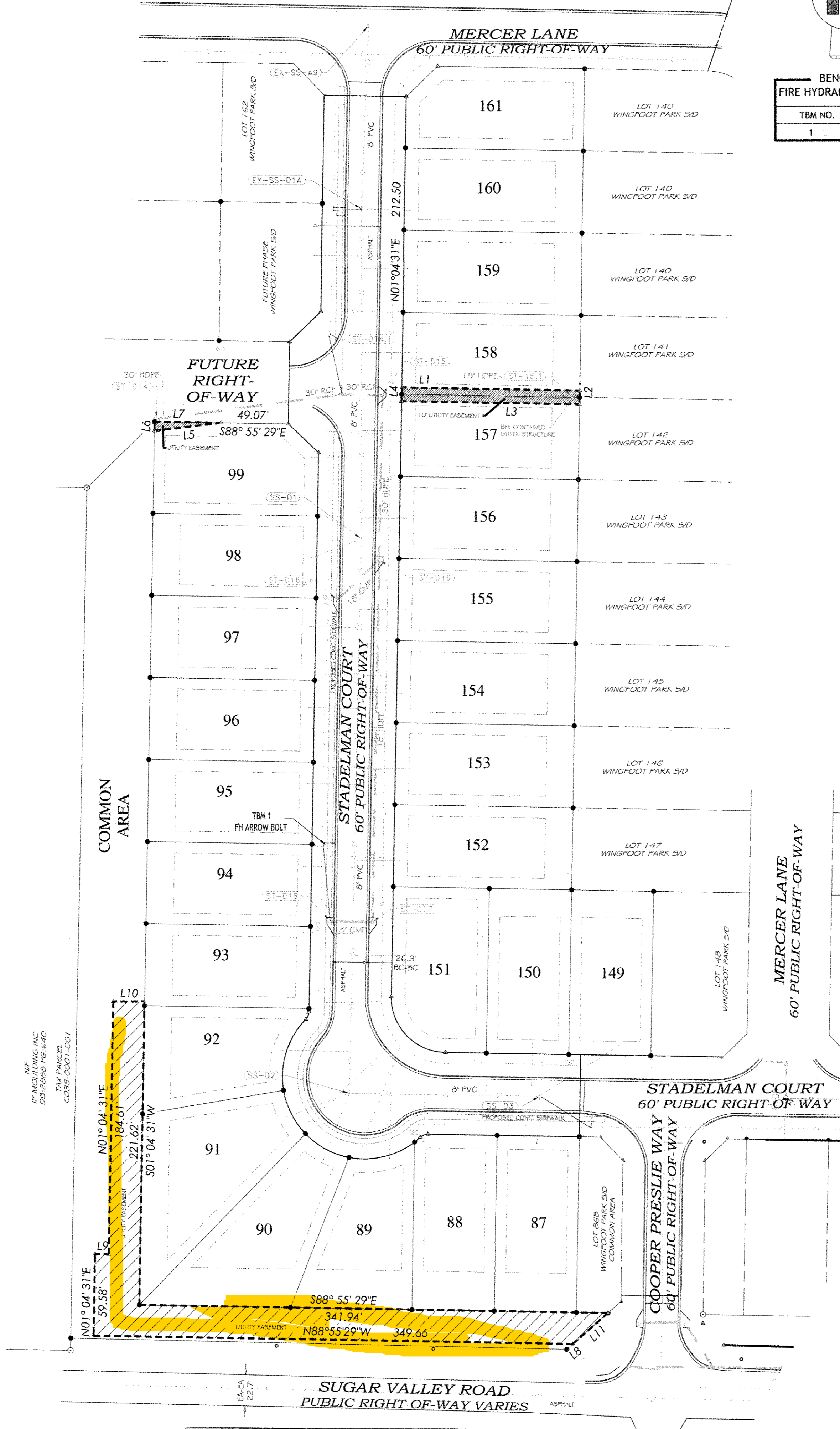
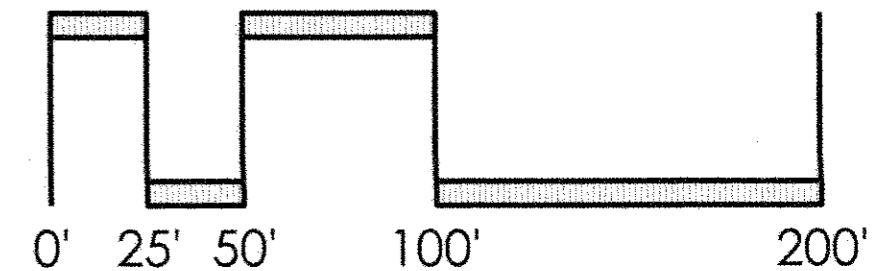
Vicinity Map



BENCHMARK
FIRE HYDRANT ARROW BOLT

TBM NO.	ELEVATION
1	736.74

GRAPHIC SCALE: 1" = 50'



LINE TABLE

LINE	BEARING	LENGTH
L1	S88°55'29"E	129.86
L2	S01°04'31"W	10.00
L3	N88°55'29"W	129.86
L4	N01°04'31"E	10.00
L5	S83°10'55"W	49.03
L6	N01°04'31"E	6.73
L7	S88°55'29"E	48.57
L8	S48°46'37"W	5.92
L9	S88°55'29"E	10.00
L10	S89°59'56"E	23.00
L11	S48°46'37"W	34.18

Attachment number 1 n Page 5 of 6

○ = IRON PIN FOUND	○ = DOUBLE WING CATCH BASIN	○ = GAS VALVE	○ = SEWER MANHOLE	○ = POWER POLE
□ = CONCRETE MON-FOUND	○ = SINGLE WING CATCH BASIN	○ = GAS METER	○ = CLEAN OUT	○ = GUY WIRE
● = IRON PIN PLACED	○ = JUNCTION BOX	○ = TELEPHONE MANHOLE	○ = WATER VALVE	○ = ELECTRIC METER
○ = BENCHMARK	○ = CURB INLET	○ = ELECTRIC MANHOLE	○ = WATER METER	○ = TRANSFORMER
○ = PHOTO REFERENCE	○ = YARD INLET	○ = TELEPHONE PEDESTAL	○ = FIRE HYDRANT	○ = LIGHT POLE
○ = EXCEPTIONS	○ = DROP INLET	○ = SIGN	○ = IRRIGATION CONT. VALVE	○ = FLOW ARROW
○ = PARKING BOLLARD	○ = HEADWALL	○ = OVERHEAD PWR.	○ = WATER LINE	○ = COMM. LINE
○ = STORM PIPE	○ = SEWER PIPE	○ = FENCE LINE	○ = GAS LINE	○ = UNDERGROUND PWR.

Surveyor 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 UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED 'FUTURE AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL REQUIREMENTS OF THE DEVELOPMENT AND ZONING REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

Kevin Cooney
KEVIN COONEY - GA PLS 2980

General Notes

- ALL PROPERTY CORNERS ARE 1/2" REBAR, EXCEPT AS SHOWN.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 53,487 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS NOT ADJUSTED.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 379,462 FEET.
- EQUIPMENT USED: TOPCON 300SW, TOTAL STATION, WITH DATA COLLECTOR.
- RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATHS OF TRAVEL.
- ALL LOTS TO HAVE AN IMPLIED DRAINAGE EASEMENT OF 5 FEET ON ALL SIDE LOTS LINE AND 10 FEET FOR ALL REAR LOT LINES.
- DRAINAGE EASEMENTS OFF THE R/W SHALL BE MAINTAINED BY THE PROPERTY OWNER. UTILITY EASEMENTS ARE CENTERED ON STORM PIPES AS CONSTRUCTED.
- ** = STREET ADDRESS, CORNER LOTS USE ADDRESS THAT IS ON STREET THAT HOUSE FACES
- ALL SIDEWALKS TO BE INSTALLED PRIOR TO ACCEPTANCE OF THE CERTIFICATE OF OCCUPANCY.

City of Cartersville Certification

IN ACCORDANCE TO THE CITY OF CARTERSVILLE DEVELOPMENT REGULATIONS AND THE CITY'S ZONING ORDINANCE, ALL REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED; THIS EASEMENT DRAWING WAS GIVEN FINAL APPROVAL BY THE FOLLOWING CITY PERSONNEL ON BEHALF OF THE CITY OF CARTERSVILLE:

<i>Daryl Huffman</i> ZONING ADMINISTRATOR	6-18-19	DATE
<i>B. Bann</i> WATER SUPERINTENDENT	6-18-19	DATE
<i>Michael H. Hill</i> GAS SUPERINTENDENT	6-18-19	DATE
<i>Joseph Blazette</i> ELECTRIC SUPERINTENDENT	6/18/2019	DATE
<i>John</i> FIBER SUPERINTENDENT	6/18/2019	DATE
<i>Mike</i> CITY ENGINEER	6/18/19	DATE

Conformity Statement

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

Kevin Cooney
KEVIN COONEY - GA PLS 2980

Owners Certificate

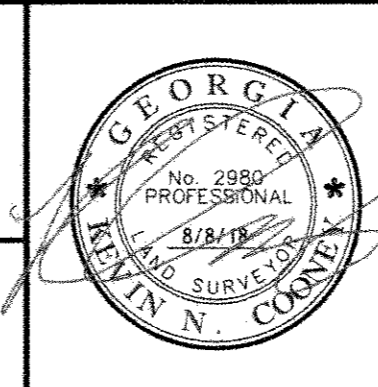
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSIGNMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, THAT ALL STREETS, WATER SYSTEMS DRAINS AND DRAINAGE EASEMENTS, AND PUBLIC PLACES ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER.

TOM HOWARD
TAX PARCEL: C033-0001-003
DATE

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

DATE: JUNE 6, 2019 REV: 6-11-2019 JOB NO: 17140
DATE OF FIELDWORK: MARCH 24, 2019 DR: CPR CH: KNC APP: KNC

FINAL PLAT
WINGFOOT PARK PHASE 2B-3
LOCATED IN LAND LOT(S) 233,
4TH DISTRICT, 3RD SECTION,
CITY OF BARTOW, BARTOW COUNTY, GEORGIA



Flood Statement
THE F.I.R.M. (FLOOD INSURANCE RATE MAP) SHOWS THE REFERENCED PARCEL TO BE IN ZONE X AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ACCORDING TO PANEL NO: T3015 C 0262 M, DATED: OCTOBER 5, 2018

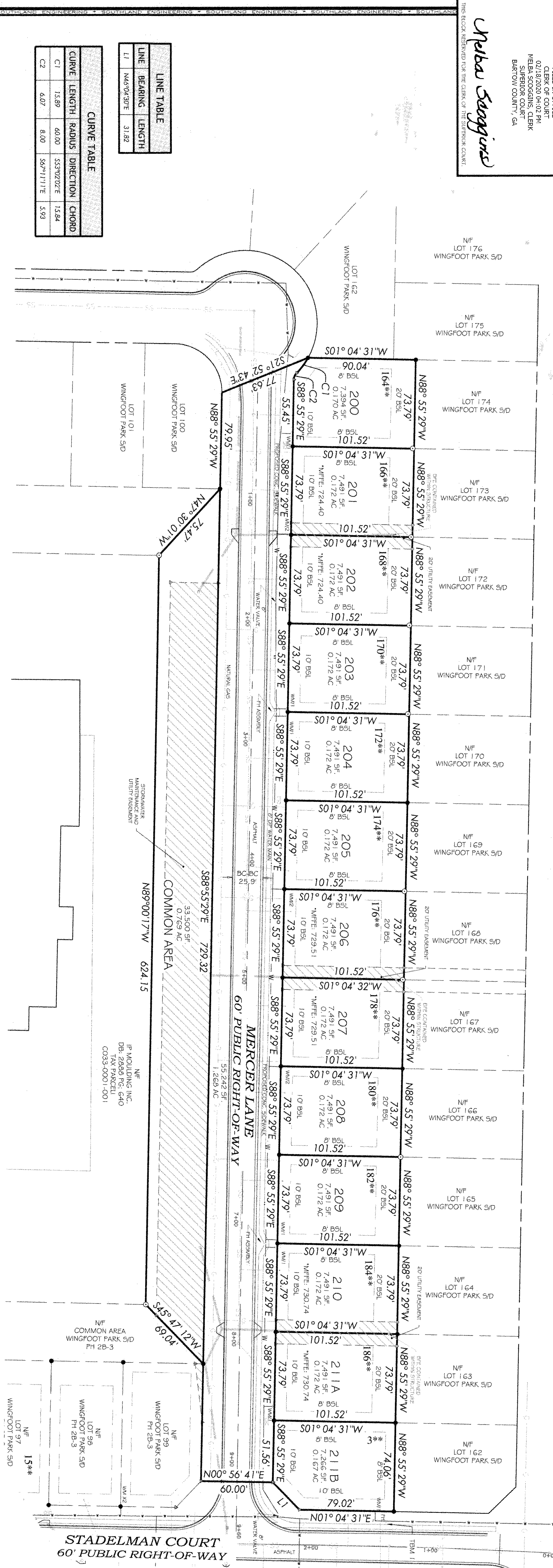
Owner Developer
HOWARD SHAW DEVELOPMENT
ATTN: TOM HOWARD
18 CHRISTOPHER RIDGE NW CARTERSVILLE, GA 30120
OFFICE: (770) 655-3636

Zoning Notes
ZONED: R-10* (WITH CONDITIONS)
(7,000 SF MIN.)

TOTAL LOTS: 28
TOTAL BUILDABLE LOTS: 27

A. MAX BLDG. HEIGHT: 35 FEET OR 2 1/2 STORIES
B. FRONT YARD SETBACK: 10 FEET
C. SIDE YARD SETBACK: 8 FEET
D. REAR YARD SETBACK: 20 FEET
E. MINIMUM LOT AREA: 7,000

PROPERTY BOUNDARIES
MERCER LANE
60' PUBLIC RIGHT-OF-WAY



EASEMENTS

LINE TABLE

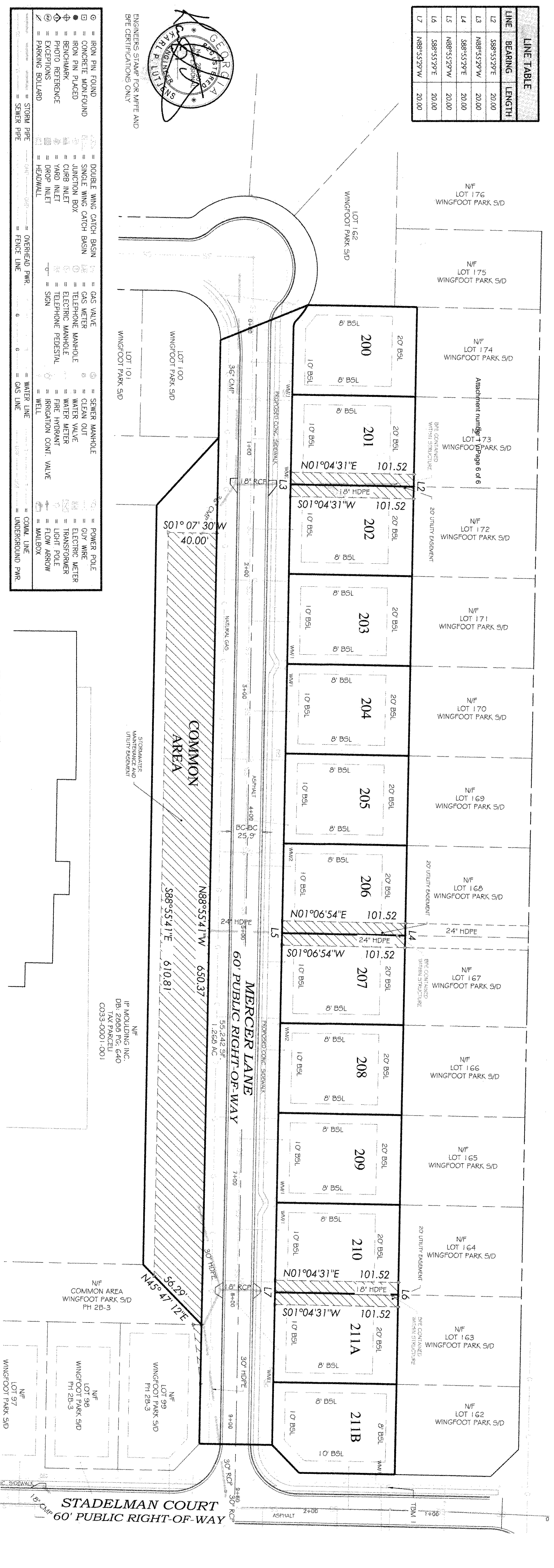
LINE	BEARING	LENGTH
L1	N88°55'29\"	31.82

CURVE TABLE

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	13.89	60.00	S33°02'02\"	13.84
C2	4.07	6.00	S67°11'11\"	3.93

LINE TABLE

LINE	BEARING	LENGTH
L2	S88°55'29\"	20.00
L3	S88°55'29\"	20.00
L4	S88°55'29\"	20.00
L5	S88°55'29\"	20.00
L6	S88°55'29\"	20.00
L7	S88°55'29\"	20.00



REVISIONS SYMBOLS FOR TYPE AND REF. CERTIFICATION ONLY

SYMBOL	DESCRIPTION	
⊙	IRON PIN FOUND	
⊙	CONCRETE MONUMENT	
⊙	IRON PIN PLACED	
⊙	BEARINGS	
⊙	EXCEPTION	
⊙	PARKING ISLAND	
⊙	STORM PIPE	
⊙	SEWER PIPE	
⊙	OVERHEAD PWR	
⊙	UNDERGROUND PWR	
⊙	⊙	⊙

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GA 30120
PH: 770.381.0440 FAX: 770.607.5151

DATE: DECEMBER 10, 2019 REV: FEBRUARY 4, 2020
DATE OF FIELDWORK: NOVEMBER 21, 2019 DR: CKR CH: KNC APP: KNC

JOB NO: 17140

FINAL PLAT
WINGFOOT PARK PHASE 5
LOCATED IN LAND LOTS 272, 4TH DISTRICT, 3RD SECTION,
CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA

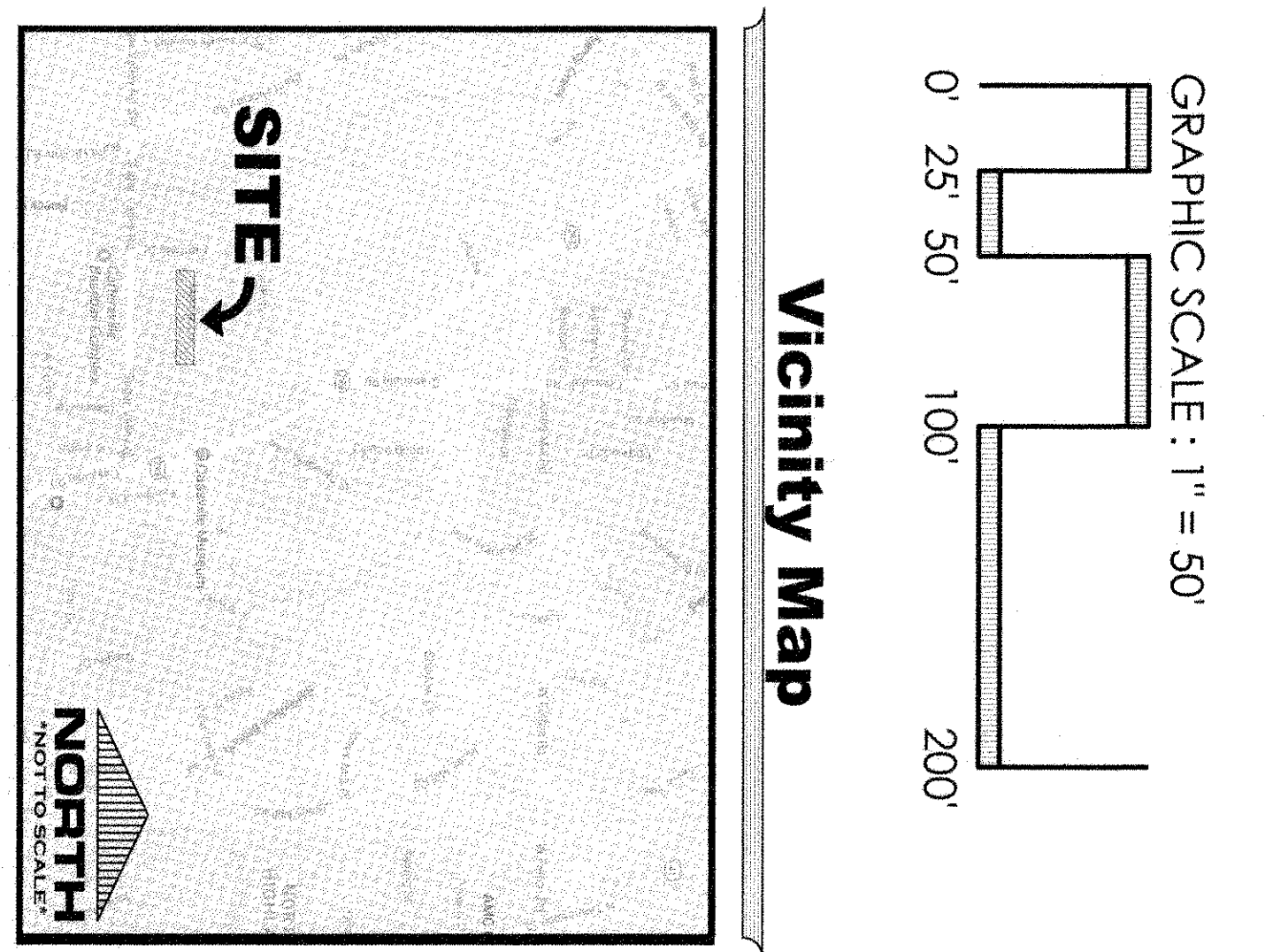
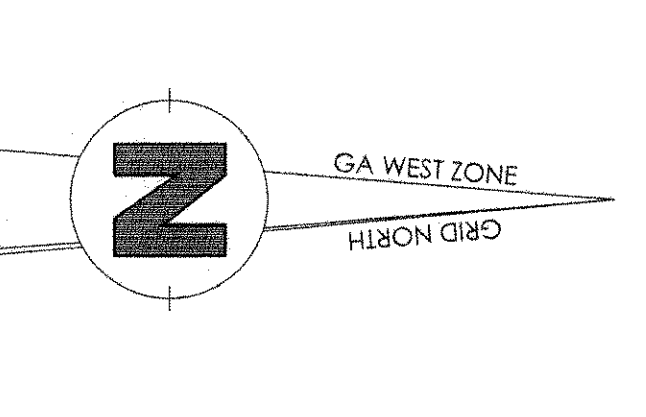
Flood Statement
THE PLAT, IN GOOD NEIGHBORHOOD WITH ADJACENT LOTS, THE REFERENCED PARCEL TO BE IN ZONING X AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS ACCORDING TO FIRM NO. 13015 C 0282 H, DATED OCTOBER 5, 2010

Owner Developer
HOWARD SHAW DEVELOPMENT
ACTING TOWN MANAGER
CARTERSVILLE, GA 30120
OFFICE (770) 583-5655

Zoning Notes
ZONED PH 2B-3
TOTAL LOTS: 14
TOTAL EXCLUDED LOTS: 13
A MAX 100' HEIGHT
C 30' CLEARANCE
D. REAR YARD SETBACK: 6 FEET
E. MINIMUM LOT AREA: 42200' 7/800'

BENCHMARK

FIRE HYDRANT	ARROW BOLT
TBM NO.	ELEVATION
1	732.37



Surveyor Certificate
I, THE SURVEYOR, CERTIFY THAT THE PLAT IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODYSY, AND THAT ALL REQUIREMENTS OF THE DEVELOPMENT AND ZONING REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

KENNY GOONEY - GA PLS 7980

Conformity Statement
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, STAMPS, OR STATEMENTS OR USER OF THIS PLAT. NO INTENDED USE OF ANY PARCEL, FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES THE PROPERTY SURVEY FOR THE ENTIRE PARCEL AND THAT THE SURVEYOR HAS REVIEWED THE PLAT FOR CONFORMANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODYSY, AND THAT ALL REQUIREMENTS OF THE DEVELOPMENT AND ZONING REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

KENNY GOONEY - GA PLS 7980

General Notes

1. ALL REBARS CORNERS ARE 1/2" REBAR EXCEPT AS SHOWN.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 53,482 FEET AND AN ANGULAR ERROR OF 03".
3. ANY ANGLE WHICH HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 379,456 FEET.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 379,456 FEET.
5. EQUIPMENT USED: TOPCON 300W, TOTAL STATION, WITH DATA COLLECTOR.
6. RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATHS OF TRAVEL.
7. ALL LOTS TO HAVE AN UNWEADED DRAINAGE EASEMENT OF STEEL ON ALL SIDE LOTS LINE AND 10 FEET FOR ALL REAR LOTS LINES.
8. DRAINAGE EASEMENTS OF THE ROW SHALL BE MAINTAINED BY THE PROPERTY OWNER.
9. ** STREET ADDRESS - NUMBER FACES STREET TO BE USED
10. ALL SEWALS TO BE INSTALLED PRIOR TO ACCEPTANCE OF THE CERTIFICATE OF OCCUPANCY.

Owners Certificate
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFIES THAT THE PLAT IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODYSY, AND THAT ALL REQUIREMENTS OF THE DEVELOPMENT AND ZONING REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

TOM HOWARD
TAX PARCEL: C033-0001-003
DATE: 2/18/2020

City of Cartersville Certification
IN ACCORDANCE TO THE CITY OF CARTERSVILLE DEVELOPMENT REGULATIONS AND THE CITY'S ZONING ORDINANCE, ALL REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED. THIS EASEMENT DRAWING WAS GIVEN FINAL APPROVAL BY THE FOLLOWING CITY PERSONNEL ON BEHALF OF THE CITY OF CARTERSVILLE:

ZONING ADMINISTRATOR: [Signature] DATE: 2/18/2020
WATER SUPERINTENDENT: [Signature] DATE: 2/18/2020
GAS SUPERINTENDENT: [Signature] DATE: 2/18/2020
ELECTRIC SUPERINTENDENT: [Signature] DATE: 2/18/2020
FIBER SUPERINTENDENT: [Signature] DATE: 2/18/2020
CITY ENGINEER: [Signature] DATE: 2/18/2020

LEGAL DEPARTMENT SUMMARY OF DEDICATION TO CITY

- Right of Way Deed of Dedication from Cottage Concepts to City of Cartersville – Phase 2B-3 and Phase 5 of Wingfoot Park Subdivision

The Right of Way Deed of Dedication dedicates the roads, utility easements, water easements, gas easements, stormwater easements and related infrastructure as listed on the plats for these two phases to the City of Cartersville. This is the final dedication for this subdivision – all other phases have been previously dedicated to the City. It is recommended by Staff and Legal, that the City Council approve this dedication, and that the Mayor and City Clerk sign the Right of Way Deed of Dedication.



City of Cartersville

**City Council Meeting
3/19/2020 7:00:00 PM
Multi-factor Identification License**

SubCategory:	Bid Award/Purchases
Department Name:	Fiber
Department Summary Recommendation:	A couple of years ago, the city implemented a two factor identification system for access into our computer systems to help prevent unauthorized access into city PCs and servers. Additional research has shown that our current two-factor identification system has some vulnerabilities and staff recommends the purchase of Cisco Duo Security Standard Multi-factor Authentication System from CDW-G for \$10,488.
City Manager's Remarks:	This is a multi-factor identification system that will help further prevent unauthorized access into city PC's and servers. Your approval of the purchase from CDW Government for \$10,488 is recommended.
Financial/Budget Certification:	
Legal:	
Associated Information:	

QUOTE CONFIRMATION



DEAR STEVEN GRIER,

Thank you for considering CDW•G for your computing needs. The details of your quote are below. [Click here](#) to convert your quote to an order.

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
LGZZ509	3/4/2020	DUO-MFA 380	11372497	\$10,488.00

QUOTE DETAILS				
ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
Cisco Duo Security Standard Multi-Factor Authentication (MFA) - license - 1 Mfg. Part#: DUO-MFA Electronic distribution - NO MEDIA Contract: MARKET	380	5859145	\$27.60	\$10,488.00

PURCHASER BILLING INFO	SUBTOTAL	
Billing Address: CITY OF CARTERSVILLE ACCTS PAYABLE 1 N ERWIN ST CARTERSVILLE, GA 30120-3121 Phone: (770) 387-5621 Payment Terms: VISA	SHIPPING	\$0.00
	SALES TAX	\$0.00
	GRAND TOTAL	\$10,488.00
	DELIVER TO Shipping Address: CITY OF CARTERSVILLE STEVEN GRIER 1 N ERWIN ST CARTERSVILLE, GA 30120-3121 Phone: (770) 387-5621 Shipping Method: ELECTRONIC DISTRIBUTION	
Please remit payments to: CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515		

Need Assistance? CDW•G SALES CONTACT INFORMATION



Adam Bruno

(877) 325-6613

adabrun@cdwg.com

This quote is subject to CDW's Terms and Conditions of Sales and Service Projects at <http://www.cdwg.com/content/terms-conditions/product-sales.aspx>
 For more information, contact a CDW account manager

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Item # 4



City of Cartersville

**City Council Meeting
3/19/2020 7:00:00 PM
Ranger Waterproofing**

SubCategory:	Bid Award/Purchases
Department Name:	Administration
Department Summary Recommendation:	The basement of the City Manager's building has experienced some flooding during the excessive amount of rain the city has experienced during the month of February, which has affected the workspace of two fiber employees. In order to protect the city's building and reduce future flooding, staff recommends installing a barrier on the inside wall and waterguard interior drain which will cost \$6,596.80. This is an unbudgeted project, but is recommended due to the protection of the city's building and workspace for city employees.
City Manager's Remarks:	Your approval of the water proofing by Ranger Waterproofing for \$6,596.80 is recommended.
Financial/Budget Certification:	
Legal:	
Associated Information:	

RANGER WATERPROOFING INC.

8 OXFORD DRIVE
CARTERSVILLE, GA 30120

Estimate

Date	Estimate #
2/20/2020	1062

Phone #	Fax #
770-386-9029	770-386-9841

Name / Address
CITY OF CARTERSVILLE 1 NORTH ERWIN STREET CARTERSVILLE GA GARY LIPSCOMB 770-382-7440

Ship To
IN ORTH ERWIN STREET

Description	Project		Other	
	Qty	Total		
GLIPSCOMB@CITYOFCARTERSVILLE.ORG				
ZOLLER M53 PUMP	1	275.00		
SUB TOTAL FOR PUMP ONLY \$275.00				
LABOR PER MAN HOUR MATERIAL MOVEMENT UP STAIRS AND OUT / IN	10	450.00		
CUT AND REMOVE SLAB	57	798.00		
WATERGUARD INTERIOR DRAIN	57	2,194.50		
BRITE WALL PER SQ. FT.	502	2,334.30		
MOBILIZATION/ REMOVAL OF DEBRIS	1	275.00		
DRAIN Lin. Ft. BACK UP DRAIN / SLAB	60	270.00		
20 YEAR WARRANTY ON SYSTEM				
BID GOOD FOR 30 DAYS	All quotes all valid for 30 days.	This is an estimate only	Total	\$6,596.80

Item # 5



City of Cartersville

**City Council Meeting
3/19/2020 7:00:00 PM
WPCP – Emergency Roof Repair**

SubCategory:	Bid Award/Purchases
Department Name:	Water Department
Department Summary Recommendation:	<p>The building which houses the sodium bisulfite (SB) feed pump and associated electrical gear developed a serious leak in the last two weeks. The leak was temporarily stopped with a tarp and “roof goop” but needs to be fixed immediately. Elite Roofing was asked for a quote to repair the approximately 30-foot by 16-foot roof with a new TPO roof membrane. They have supplied a quote of \$9,888.00. Elite has won several bids for our roofs.</p> <p>I recommend approval of this quote as an emergency purchase. It needs to be fixed to protect the very expensive electrical equipment in this area from damage.</p>
City Manager's Remarks:	Your approval of the emergency roof repair by Elite Roofing is recommended.
Financial/Budget Certification:	This item is a budgeted item and will be paid from account 505.3330.52.2361 Maintenance to WPCP.
Legal:	
Associated Information:	

Elite Roofing of Georgia

44 Darby's Crossing Drive Suite 202
 Hiram, GA 30141
 770-445-1290
 eliteroofga@yahoo.com



Georgia's Most Trusted and
 Dependable Roofing Company

Estimate

ADDRESS

Bart Sears
 Cartersville Water Department
 102 Walnut Grove Rd
 Cartersville, GA 30120 US

ESTIMATE # 2314**DATE** 03/04/2020**ACTIVITY****AMOUNT****TPO**

0.00

On small roof next to large building tear off all existing roofing materials and rock
 Install 30x16 area of X & Y tapered ISO board system with spot shot concrete deck ISO glue
 Remove and replace parapet wall caps on 2 ends @ 35FT (The current wall caps are rusted)
 Remove and replace (2) 2x2 curb mount 6" and 8" power fans / Customer will be responsible for hiring a
 licensed electrician to wire the fans
 Install new termination bar with mason anchors
 Install new 060MIL TPO roofing @ 9SQ on flat roof and on parapet walls and up 3FT on main building wall
 Install bonding adhesive on TPO
 Heat weld all overlaps, curbs, and flashings
 Install new TPO flashing membrane on all curbs and corners
 Install T patches
 Install new flashing around one 2x2 curb which is rusted
 Install TPO single ply sealant
 Install new drip edge @ 30FT
 Haul off debris
 One dump trailer
 Commercial 5yr no leak warranty
 zero down due upon completion or net 30
 Customer is responsible for all attorney fees and collection expenses accrued by Elite Roofing of Georgia for non
 payment

Sales

9,888.00

Total:

TOTAL

\$9,888.00

Accepted By

Accepted Date

Item # 6