

ROBERTSON LOIA ROOF ARCHITECTS & ENGINEERS
 3460 Preston Ridge Road, Suite 275 - Alpharetta, GA 30005
 770.674.2690 / www.rloa.com



CARTERSVILLE, GEORGIA
CHIPOTLE
 405 EAST MAIN ST. CARTERSVILLE, GA 30121
CARTERSVILLE QSR, LLC
 ATLANTA, GEORGIA

REVISIONS	CITY COMMENTS
1	10-15-20
2	UPDATED CHIPOTLE CRITERIA 11-25-20

SITE PLAN

DATE: 09-01-2020

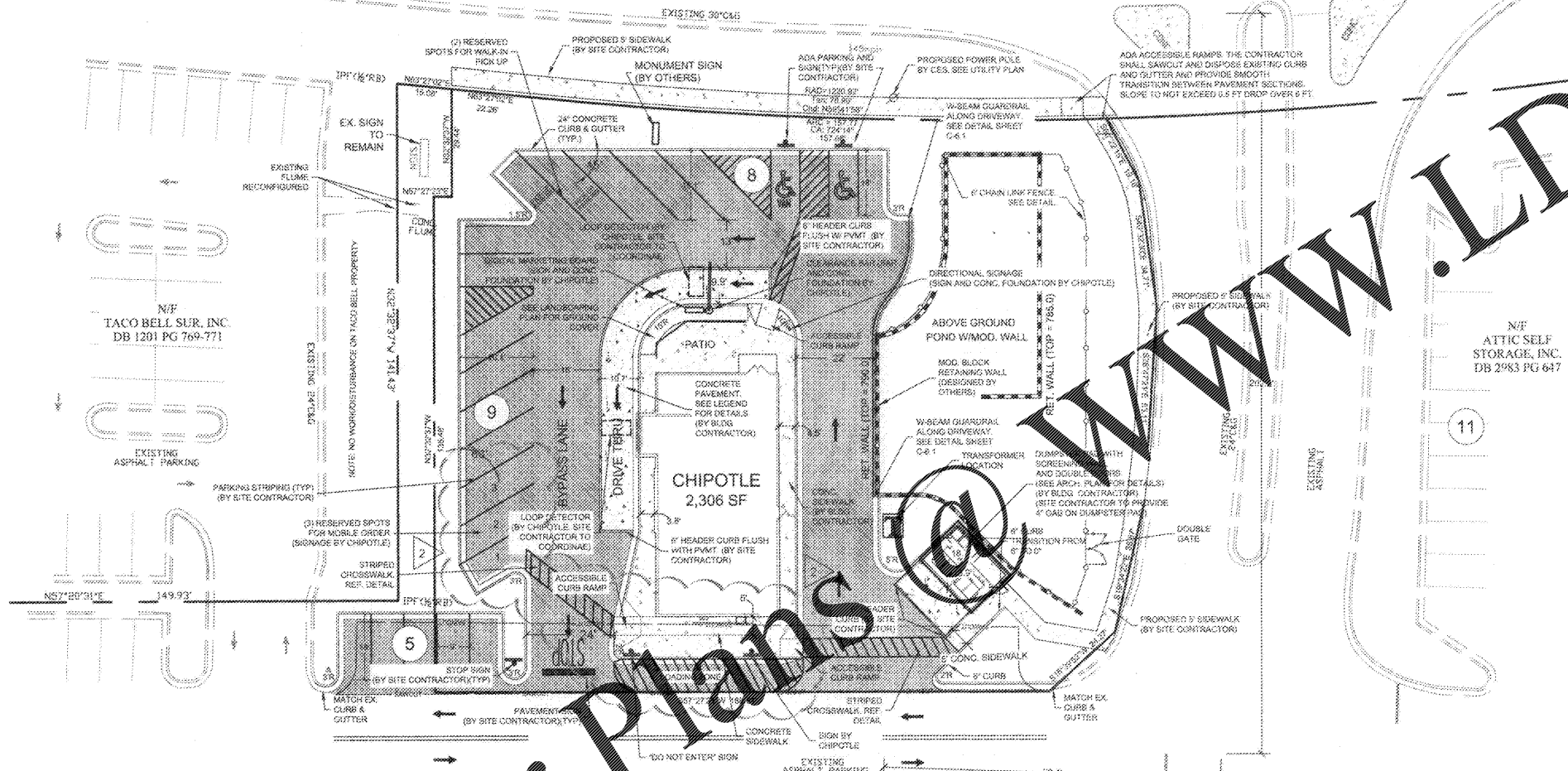
PROJECT NUMBER: 19-303

HEET NUMBER: C-1

EAST MAIN STREET (150' R/W)

GENERAL NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF CARTERSVILLE, STATE OF GEORGIA REGULATIONS AND CODES, AS WELL AS ALL O.S.H.A. STANDARDS.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND HEAD INFORMATION TAKEN FROM A SURVEY BY LONDON LAND SURVEYING & ASSOCIATE, INC., ADDRESS: 167 EAST JARRARD STREET, CLEVELAND, GEORGIA 30326, DATED NOVEMBER 15, 2019.
- ACCORDING TO THE SURVEY PREPARED BY LONDON LAND SURVEYING & ASSOCIATE, INC., DATED DECEMBER 3, 2019, THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF CITY OF CARROLLTON, COMMUNITY PANEL NUMBER: 130203 0254 D EFFECTIVE DATE: SEPTEMBER 19, 2007 REVISION DATE: NONE.
- BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEASER" DIMENSIONS. FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS. DIMENSIONS TO CONC. CURB & GUTTER ARE TO "FACE OF CURB".
- SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5'-0" OF THE BUILDING.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS INDICATED ON THE PLANS AND IN THE SPECIFICATIONS.
- CONTRACTOR IS TO NOTIFY CITY INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS (INCLUDING QA DOT UTILITY ENCROACHMENT PERMIT).
- ALL SIGNAGE SHALL COMPLY WITH THE CITY OF CARTERSVILLE ZONING ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED.
- CONSTRUCTION TRAILER USED ON SITE SHALL BE PERMITTED THROUGH THE CITY OF CARTERSVILLE PLANNING AND ZONING DEPARTMENT.
- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY, AND MUST BE STORED WITHIN THE SITE. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN AREAS WHICH RESTRICT SIGHT DISTANCE.
- THE EXACT LOCATION OF HANDICAP RAMPS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND SHALL BE PROVIDED AT THE INTERSECTIONS OF EACH APPLICABLE SIDEWALK, ACCESSIBLE ROUTE, AND ENTRANCE DRIVES.
- ALL SIDEWALKS ARE TO BE INSTALLED PER ADA STANDARDS. SIDEWALKS TO HAVE MAX SLOPE OF 5% AND MAX CURBS SLOPE OF 2%.
- CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE NOTED THAT DIFFER FROM THE SURVEY.
- SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
- PROJECT LOCATION: SOUTH OF EAST MAIN ST. IN AN EXISTING PARKING LOT OF ADAGEMY SPORTS, IN THE CITY OF CARTERSVILLE, GEORGIA.
- ZONING: 9-C (GENERAL, COMMERCIAL). THIS SITE WILL BE USED FOR A CHIPOTLE RESTAURANT.
- OWNER'S INFORMATION: QSR, LLC, 30 OLENLAKE PARKWAY SUITE 300 ATLANTA, GA 30328, PHONE (404) 217-6202, EMAIL: info@qsr.com, CONTACT: MR. BRAD JOHNSON.
- ENGINEER: ROBERTSON LOIA ROOF P.C., 3460 PRESTON RIDGE ROAD, SUITE 275 ALPHARETTA, GA 30005, PHONE (770) 674-2690, CONTACT: PAUL HANRELL.
- BUILDING LOCATION IS TO THE OUTSIDE FACE OF BLVD. CONTRACTOR TO COORDINATE AND VERIFY EXACT BUILDING LOCATION & DIMENSIONS WITH ARCHITECTURAL DRAWINGS.



SITE PLAN

SCALE: 1" = 20'
 0 20 40 60 FEET

NOTE:
 PARKING LOT OUTDOOR LIGHTING SHALL HAVE A MINIMUM HEIGHT OF FORTY-FIVE (45) FEET AND SHALL BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL DISTRICTS.

N/F
 ATTIC SELF STORAGE, INC.
 DB 2983 PG 647

Order Plans @

Revised: December 14, 2020 09:08:00 (Revised) - 19-303-01-01.dwg
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