

SITE PLAN INFORMATION

ZONING CLASSIFICATION :
SUBURBAN SHOPPING DISTRICT (S-S)

LOT AREA:
NET LOT AREA (N.L.A.): 0.6 ACRE = **25,949 Sq. Ft.**

REQUIRED BUILDING SETBACKS:

FRONT YARD & EXTERIOR SIDE YARD : **55 Ft.** FROM CENTER LINE OF ROAD OR **30 Ft.** FROM PROPERTY LINE, WHICHEVER IS GREATER

SIDE YARD - INTERIOR: **20 Ft.**

REAR YARD: **10 Ft.**

NOTE
CORNER LOT SETBACKS; A CORNER LOT WHICH ABUTS ON TWO INTERSECTING STREETS, THE MINIMUM SETBACK FOR SIDE YARD PURPOSES FOR EACH DISTRICT MEASURED FROM THE CENTER LINE OF THE SIDE STREET SHALL BE THE SAME AS THE FRONT YARD SETBACK IN SECTION 17.240.010.

BUILDING COVERAGE:

MAXIMUM BUILDING COVERAGE : N/A
TOTAL BUILDING COVERAGE : **5,618 SF = 21.6%**
EXISTING BUILDING COVERAGE : 2,418 SF
PROPOSED BUILDING COVERAGE : 3,200 SF

FLOOR AREA RATIO (F.A.R.):

MAXIMUM F.A.R. : N/A
TOTAL F.A.R. : **5,482 SF = 21.1%**
EXISTING F.A.R. : 2,282 SF
PROPOSED F.A.R. : 3,200 SF

IMPERVIOUS SURFACE RATIO (I.S.R.):

MAXIMUM I.S.R. : N/A
TOTAL I.S.R. : **20,695 SF = 79.75%**
TOTAL BUILDING COVERAGE : 5,618 SF
EXISTING ASPHALT DRIVEWAY : 6,429 SF
EXISTING CONCRETE DRIVEWAY : 1,830 SF
PROPOSED ASPHALT DRIVEWAY : 6,818 SF

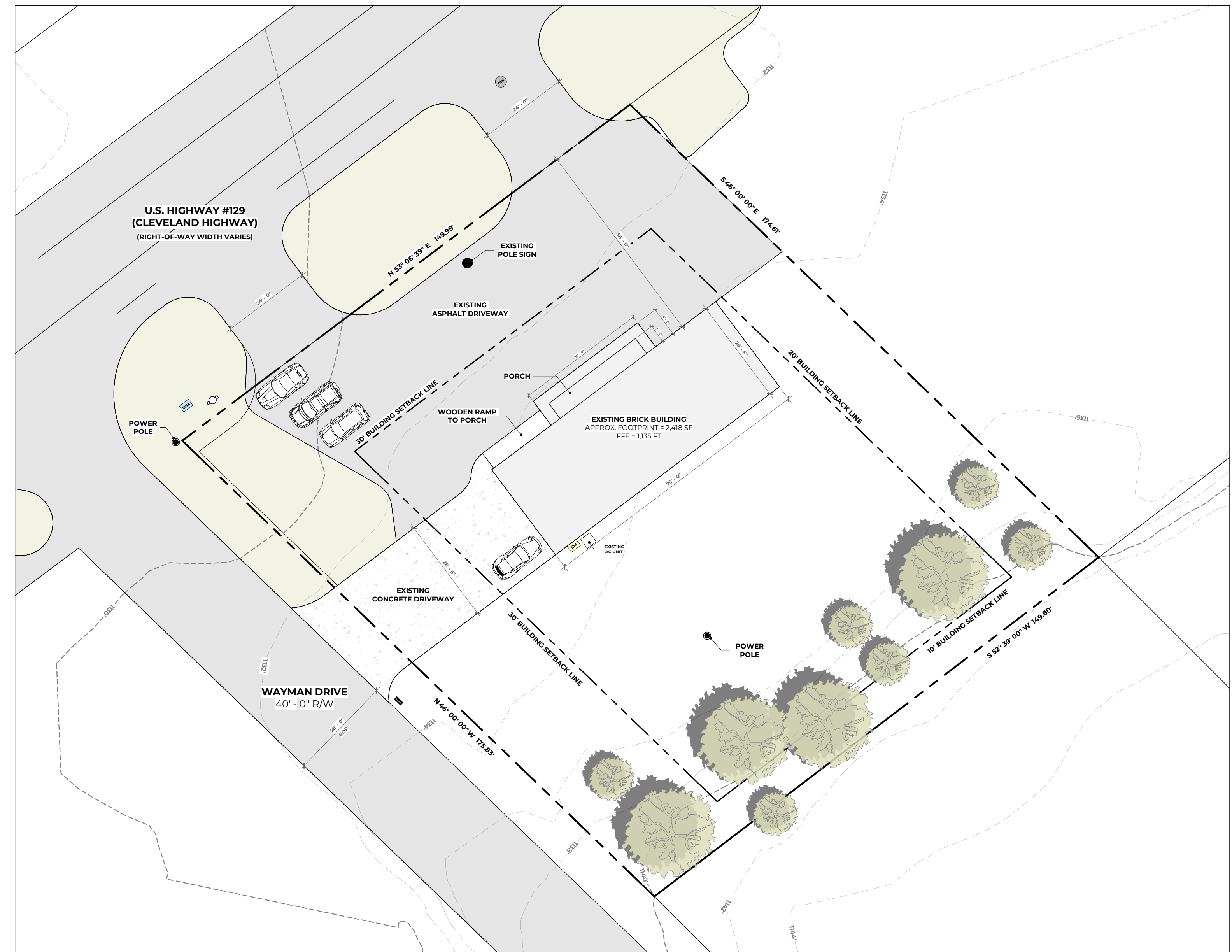
OSR (OPEN SPACE REQUIREMENTS) :

MINIMUM OSR: %20 OF LOT AREA = 5,190 Sq. Ft.
PROPOSED OPEN SPACE = 5,254 Sq. Ft. = **%20.2**

PARKING SPACE:

MINIMUM PARKING SPACE = N/A
PROPOSED PRKING SPACE = **40**

SITE PLAN LEGEND			
	PROPERTY LINE		MAIL BOX
	BUILDING SETBACK LINE		WATER METER
	LIMIT OF DISTURBANCE		ELECTRIC METER
	SILT FENCE		MANHOLE
	FACE OF WALL BELOW		POWER POLE
	CHAIN LINK FENCE		LIGHT POLE
	WOODEN FENCE		FIRE HYDRANT
	TREE PROTECTION FENCE		DOWNSPOUT + 4" PVC PIPE
	WATER MAIN		INFILTRATION TRENCH
	SANITARY SEWER		ASPHALT
	POWER LINE		CONCRETE
	PUBLIC UTILITY EASEMENT		GRAVEL
	CRITICAL ROOT ZONE		GRASS
	STRUCTURAL ROOT PLATE		IMPACTED PORTION OF CRZ



EXISTING - SITE PLAN
SCALE : 1" = 20'-0"



LA ESPERANZA DEALERSHIP
PROJECT
2696 CLEVELAND HWY, GAINESVILLE, GA 30506
ADDRESS
RAMON CARILLO
CLIENT
NOT RELEASED FOR CONSTRUCTION
DESIGN PHASE

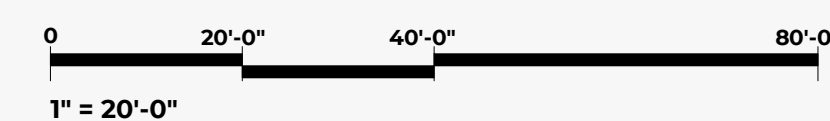
SCHEMATIC DESIGN | DECEMBER 4, 2023

REVISIONS	NOTES

STAMP & SIGNATURE

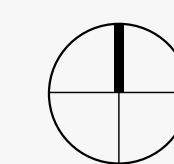
EXISTING SITE PLAN

SHEET TITLE



SCALE

NORTH



A0-00
SHEET NO.

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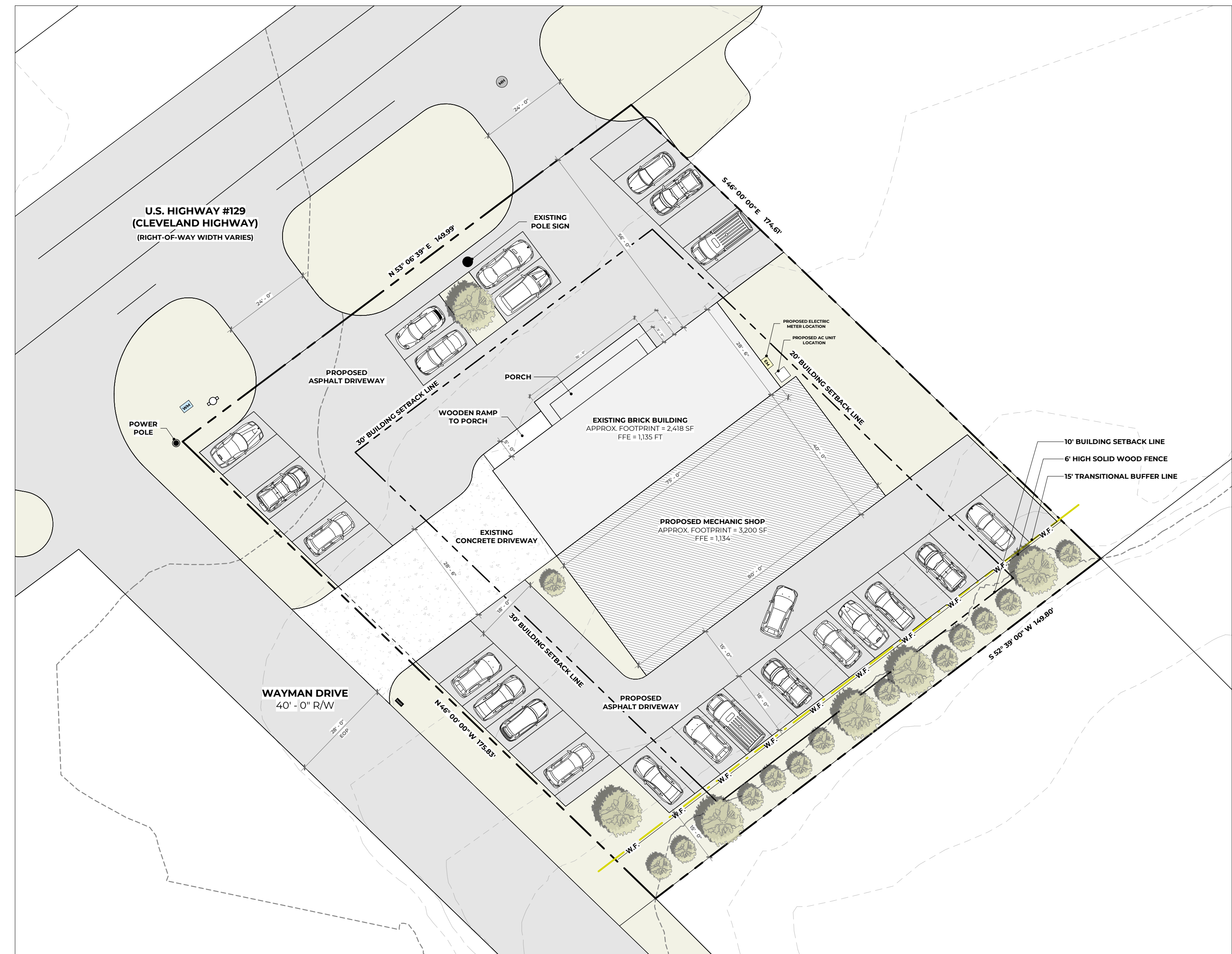
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PROPOSED - SITE PLAN
SCALE: 1" = 20'-0"



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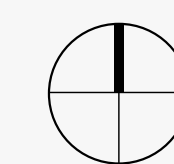
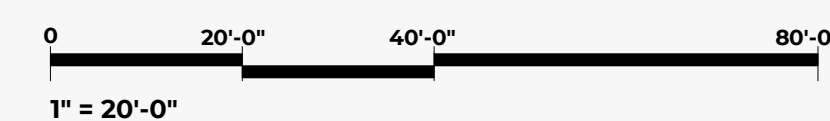
REVISIONS

NOTES

STAMP & SIGNATURE

PROPOSED SITE PLAN

SHEET TITLE



SCALE

NORTH

A0-01

SHEET NO.



ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



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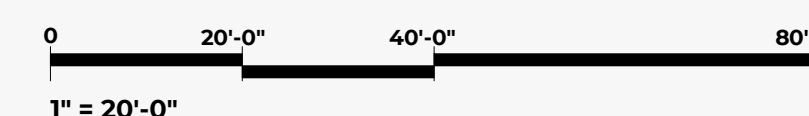
REVISIONS

NOTES

STAMP & SIGNATURE

ARCHITECTURAL SITE PLAN

SHEET TITLE



SCALE

NORTH



A0-02
SHEET NO.