

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 6,819 SF

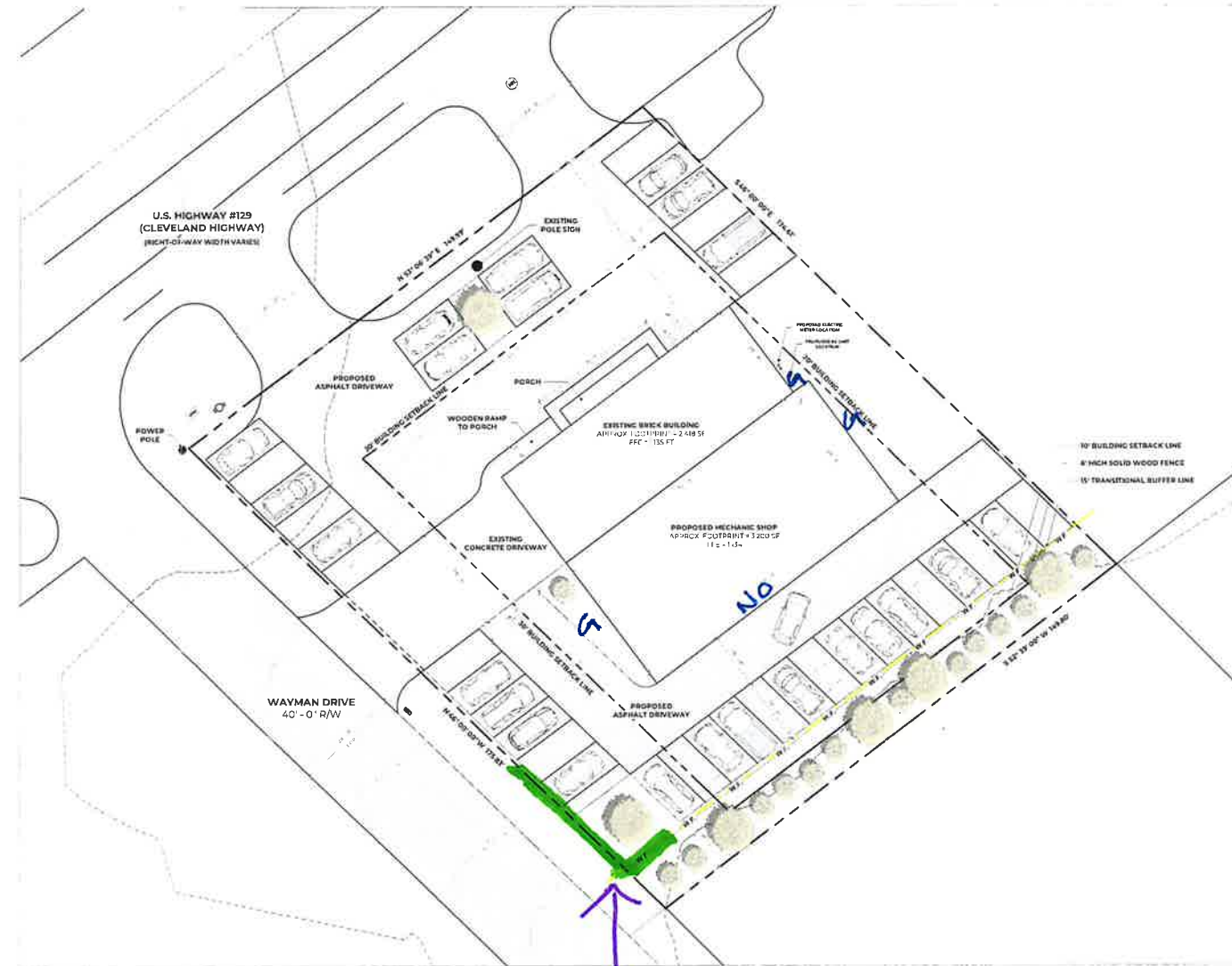
OSR (OPEN SPACE REQUIREMENTS) :

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	MB	MAIL BOX
---	BUILDING SETBACK LINE	WM	WATER METER
---	LIMIT OF DISTURBANCE	EM	ELECTRIC METER
-X-X-X-X-	SILT FENCE	MP	MANHOLE
---	FACE OF WALL BELOW	PP	POWER POLE
--- ---	CHAIN LINK FENCE	LP	LIGHT POLE
--- ---	WOODEN FENCE	FP	FIRE HYDRANT
--- ---	TREE PROTECTION FENCE	DP	DOWNSPOUT + 4" PVC PIPE
---W---	WATER MAIN	IT	INFILTRATION TRENCH
---SS---	SANITARY SEWER	AS	ASPHALT
---P---	POWER LINE	CO	CONCRETE
---	PUBLIC UTILITY EASEMENT	CR	GRAVEL
---	CRITICAL ROOT ZONE	GR	GRASS
---	STRUCTURAL ROOT PLATE	IP	IMPACTED PORTION OF CRZ



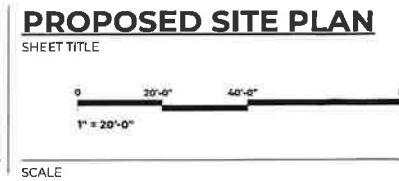
PROPOSED - SITE PLAN
SCALE 1" = 20'-0"

Exhibit A
6-foot high solid wooden fence or masonry wall.
Added by Stan Hunt.



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

REVISIONS	NOTES	STAMP & SIGNATURE



A0-01
SHEET NO.