

SITE PLAN INFORMATION

ZONING CLASSIFICATION :
SUBURBAN SHOPPING DISTRICT (S-5)

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 17240.010.

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 : 1,850 SF
PROPOSED ASPHALT DRIVEWAY : 6,818 SF

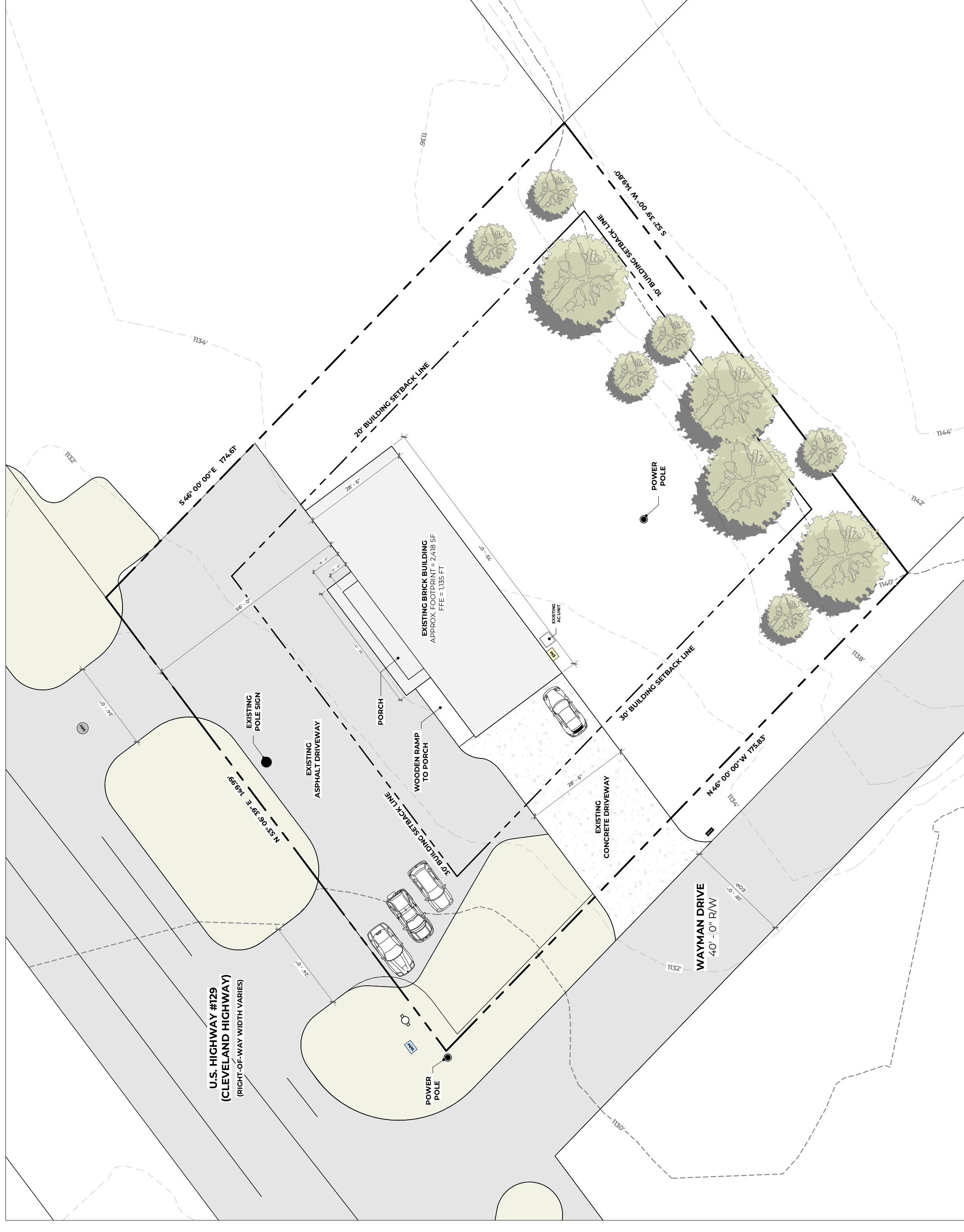
OSR (OPEN SPACE REQUIREMENTS) :

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

PARKING SPACE:

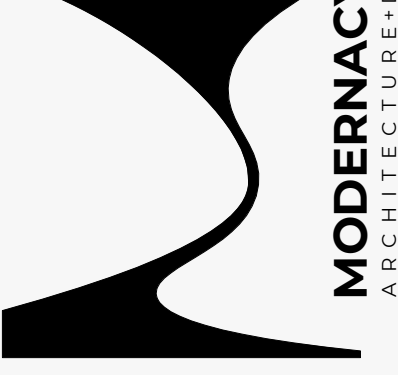
MINIMUM PARKING SPACE = N/A
PROPOSED PRKING SPACE = **40**

SITE PLAN LEGEND	
—	PROPERTY LINE
---	BUILDING SETBACK LINE
---	LIMIT OF DISTURBANCE
-X-X-X-X-	SILT FENCE
---	FACE OF WALL BELOW
-CL-CL-CL-	CHAIN LINK FENCE
-WF-WF-WF-	WOODEN FENCE
-W-W-W-	WATER MAIN
-S-S-S-S-	SANITARY SEWER
-P-P-P-	POWER LINE
-	PUBLIC UTILITY EASEMENT
---	CRITICAL ROOT ZONE
---	STRUCTURAL ROOT PLATE
---	IMPACTED PORTION OF CRZ
MB	MAIL BOX
WM	WATER METER
EM	ELECTRIC METER
MAN	MANHOLE
PP	POWER POLE
LP	LIGHT POLE
FH	FIRE HYDRANT
DP	DOWNSPOUT - 4" PVC PIPE
IT	INFILTRATION TRENCH
AS	ASPHALT
CON	CONCRETE
GRA	GRAVEL
GRS	GRASS
IMP	IMPACTED PORTION OF CRZ



EXISTING - SITE PLAN

SCALE : 1" = 20'-0"



MODERNACY LLC
ARCHITECTURE+DESIGN

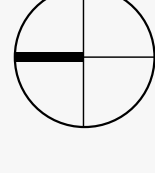
LA ESPERANZA DEALERSHIP
PROJECT
2696 CLEVELAND HWY, GAINESVILLE, GA 30506
ADDRESS
RAMON CARILLO
CLIENT
NOT RELEASED FOR CONSTRUCTION
DESIGN PHASE

SCHEMATIC DESIGN | DECEMBER 4, 2023

REVISIONS	NOTES	STAMP & SIGNATURE

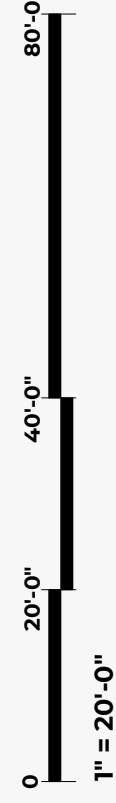
EXISTING SITE PLAN

SHEET TITLE



SCALE

NORTH



A0-00
SHEET NO.

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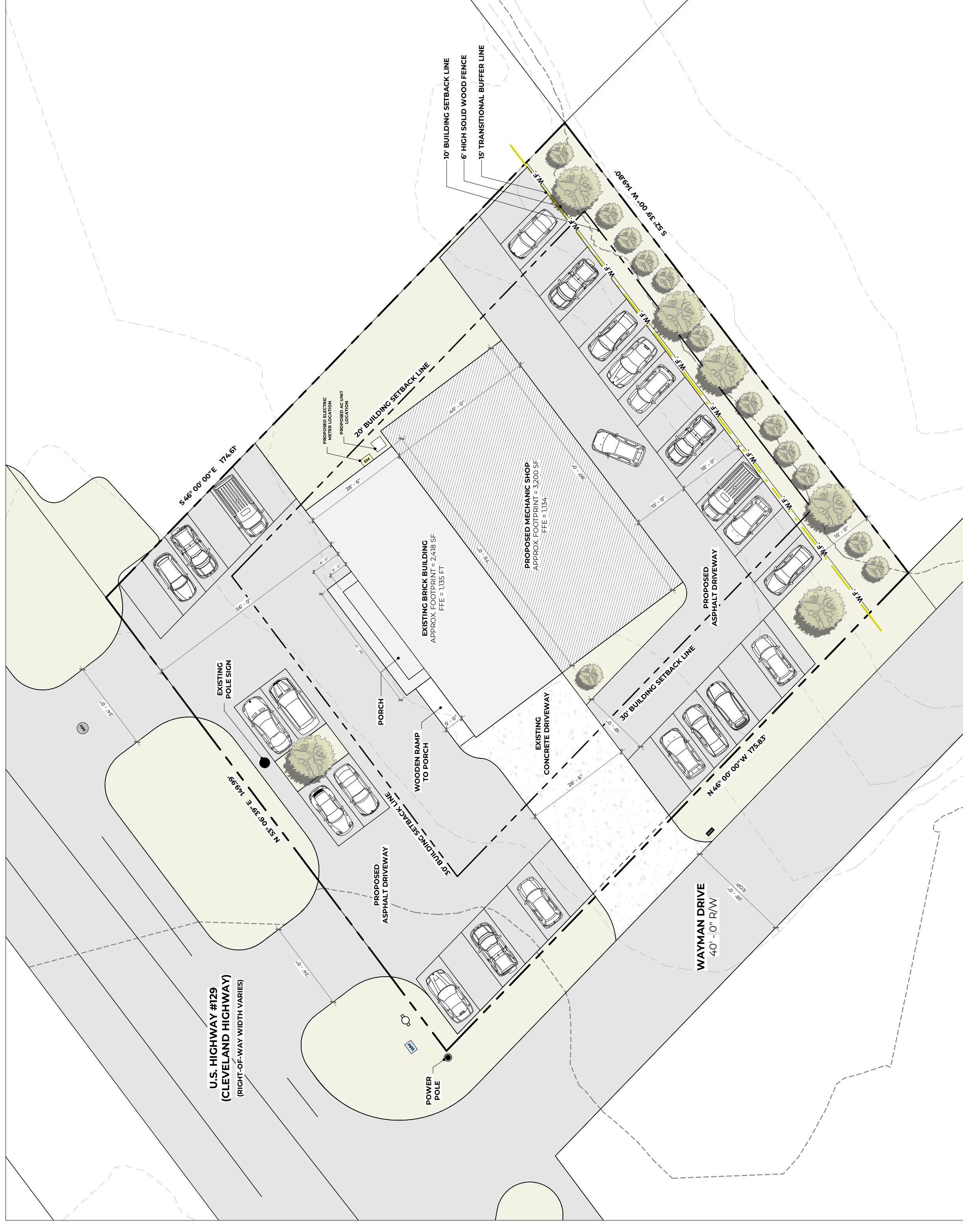
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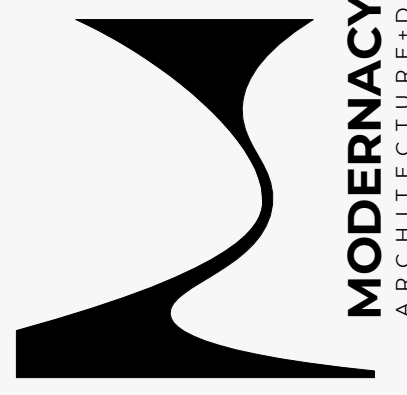
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GR	GRASS
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1 PROPOSED - SITE PLAN

SCALE : 1" = 20'-0"



MODERNACY LLC
ARCHITECTURE + DESIGN

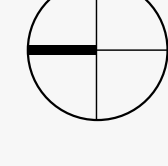
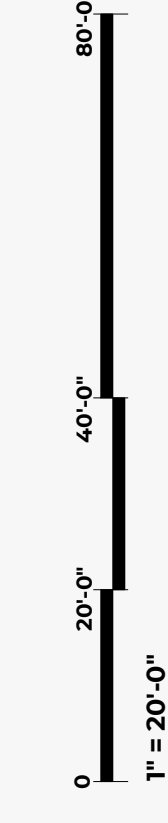
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REVISIONS	NOTES	STAMP & SIGNATURE

PROPOSED SITE PLAN

SHEET TITLE



SCALE

STAMP & SIGNATURE

NOTES

NORTH

A0-01
SHEET NO.



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



LA ESPERANZA DEALERSHIP
 PROJECT
 2696 CLEVELAND HWY, GAINESVILLE, GA 30506
 ADDRESS
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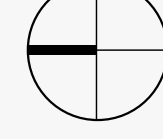
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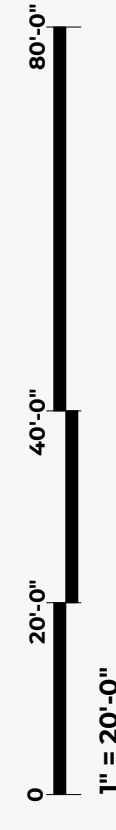
STAMP & SIGNATURE

ARCHITECTURAL SITE PLAN

SHEET TITLE



NORTH



SCALE

A0-02
 SHEET NO.