

**SITE PLAN INFORMATION**

**ZONING CLASSIFICATION :**  
HIGHWAY BUSINESS (H-B)

**LOT AREA:**  
NET LOT AREA (N.L.A.): 4.41 ACRE = 192,163 Sq. Ft.

**REQUIRED BUILDING SETBACKS:**

FRONT YARD & REAR YARD: **55 Ft.** FROM CENTER LINE OF ROAD OR **30 Ft.**  
EXTERIOR SIDE YARD : FROM PROPERTY LINE, WHICHEVER IS GREATER  
SIDE YARD - INTERIOR: **20 Ft.**  
REAR YARD: **10 Ft.**

**BUILDING COVERAGE:**

MAXIMUM BUILDING COVERAGE : N/A  
TOTAL BUILDING COVERAGE : **10,800 SF = 5.62%**  
EXISTING BUILDING COVERAGE : 2,800 SF  
PROPOSED BUILDING COVERAGE : 8,000 SF

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

MAXIMUM F.A.R. : N/A  
TOTAL F.A.R. : **9,084 SF = 4.72%**  
PROPOSED OFFICE BUILDING F.A.R. : 1,084 SF  
PROPOSED MECHANIC SHOP F.A.R. : 8,000 SF

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

MAXIMUM I.S.R. : N/A  
TOTAL I.S.R. : **36,595 SF = 19.04%**  
TOTAL BUILDING COVERAGE : 10,800 SF  
PROPOSED ASPHALT DRIVEWAY : 25,795 SF

**OSR (OPEN SPACE REQUIREMENTS) :**

MINIMUM OSR: 1/20 OF LOT AREA = 38,433 SF  
PROPOSED OPEN SPACE = 181,363 Sq. Ft. = **94.3%**

**PARKING SPACE:**

MINIMUM PARKING SPACE = N/A  
PROPOSED PRKING SPACE = **120**

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 CURB



**EXISTING - SITE PLAN**  
SCALE: 1" = 30'-0"



**LA ESPERANZA DEALERSHIP II**

PROJECT  
4167 CLEVELAND HWY, GAINESVILLE, GA 30506

ADDRESS:  
RAMON CARILLO  
CLIENT

NOT RELEASED FOR CONSTRUCTION  
DESIGN PHASE

SITE DESIGN | SEPTEMBER 6, 2024

REVISIONS	NOTES	STAMP & SIGNATURE

**EXISTING SITE PLAN**

SHEET TITLE



SCALE

NORTH

**A0-00**  
SHEET NO.

**References**

**DEEDS:**

- (1) DEED BOOK 7258 PAGES 544-546
- (2) DEED BOOK 506 PAGE 597
- (3) DEED BOOK 8546 PAGES 639-630
- (4) DEED BOOK 9179 PAGES 635-630
- (5) DEED BOOK 7089 PAGE 281
- (6) DEED BOOK 9265 PAGES 756-803
- (7) DEED BOOK 7089 PAGE 284
- (8) DEED BOOK 9026 PAGES 485-492
- (9) DEED BOOK 7089 PAGE 296
- (10) DEED BOOK 9026 PAGES 493-496
- (11) DEED BOOK 7089 PAGE 300
- (12) DEED BOOK 9297 PAGES 240-241
- (13) DEED BOOK 8061 PAGE 477
- (14) DEED BOOK 8984 PAGES 693-694
- (15) DEED BOOK 5248 PAGES 630-631

This block is reserved for the Clerk of the Superior Court.

**References**

**PLATS:**

- (1) PLAT BOOK 90 PAGES 88-89
- (2) PLAT BOOK 85 PAGE 192
- (3) PLAT SLIDE 771 PAGE 164A
- (4) PLAT BOOK 34 PAGE 2
- (5) PLAT BOOK 6 PAGES 51-52
- (6) PLAT BOOK 87B PAGE 491

**Legend**

- STANDARD SYMBOLS**
- - IRON PIN OR PIPE FOUND (TYPE AS NOTED)
  - ⊕ - #5 REBAR SET CAPPED WITH LS NUMBER
  - - COMPUTED POINT
  - ⊠ - MONUMENT FOUND (TYPE AS NOTED)
  - ⊡ - MONUMENT SET (TYPE AS NOTED)
  - /F - FOUND
- STANDARD LINE TYPES**
- ▬ - PROPERTY LINES
  - ▬▬ - RIGHT OF WAY
  - ▬▬▬ - POWER LINES
  - ▬▬▬▬ - FENCE (TYPE AS NOTED)
- ABBREVIATIONS**
- P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - CON. - CONCRETE
  - C/L - CENTERLINE
  - D.E. - DRAINAGE EASEMENT
  - INT. - INTERSECTION
  - R/W - RIGHT-OF-WAY
  - P/L - PROPERTY LINE
  - B/L - BUILDING LINE
  - BC - BACK OF CURB



**General Notes**

MATTERS OF ZONING AND LAND USE HAVE NOT BEEN VERIFIED. PARTIES INTERESTED IN ZONING OR LAND USE SHOULD CHECK WITH THE LOCAL ISSUING AUTHORITIES.

SUBJECT TO RIGHT OF WAYS AND EASEMENTS OF RECORD.

STATE OF GEORGIA AND CITY/COUNTY STREAM BUFFERS AND SETBACK REQUIREMENTS MAY APPLY TO THE SUBJECT PARCEL.

ALL PLATS, DRAWINGS, REPORTS, PLANS, SPECIFICATIONS, FIELD DATA AND NOTES, AND OTHER DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, PREPARED BY D. KEITH KILBY, LS ARE INSTRUMENTS OF SERVICE, AND SHALL REMAIN THE PROPERTY OF D. KEITH KILBY, LS.

**Survey Notes**

TYPE OF SURVEY: **SUBDIVIDE**

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 26,592 FEET.

FIELD DATE(S): **02/25/2020**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 89,450 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING **WOME** RULE.

ALL DISTANCES, UNLESS OTHERWISE NOTED, ARE HORIZONTAL ON THE LOCAL SURFACE PLANE IN U.S. FEET.

EQUIPMENT USED FOR MEASUREMENT:  
 ANGULAR: **SEOMAX ZIPPY 20**  
 LINEAR: **SEOMAX ZIPPY 20**  
 GPS: **CHAMION INSTRUMENTS PRO E11/2**

**Property Information**

CURRENT OWNER: **REDSTONE PROPERTIES, LLC**  
 STREET ADDRESS: **4159 CLEVELAND HIGHWAY, GAINESVILLE, GA. 30506**  
 TAX PARCEL NUMBER: **12026 000009**

**Hall County Notes**

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE 8.170.070)

IF PROPERTY IS LOCATED IN THE NORTH OCOEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.255.040)

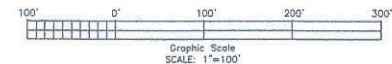
THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C00830, HALL COUNTY GEORGIA, DATED: 04/04/2018

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 8.180.160)

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.

ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.



**SURVEYOR'S CERTIFICATION**

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 evidence by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*(Handwritten signature)*

**Preliminary for Review**



NOTE: The approval signatures were not in place when this survey was issued and are to be properly obtained prior to Recording.

Signature is valid only if original, in contrasting color of ink, and seal is embossed.

Notice of Reservations, Exceptions and Disclosures: This Survey and its findings does not constitute a title search or legal opinion by this Surveyor. All information used in the preparation of this survey was obtained from public records, file data, the client, or other sources as referenced. Other documents or conditions may exist that would affect the property and/or the opinion of this Surveyor. No certification or liability is extended to any party not named herein under the caption "SURVEY FOR".

**Redstone Properties, LLC**

**5.16 Acres Total**

LAND LOT 26 OF THE 12TH DISTRICT  
 HALL COUNTY, GEORGIA  
 PLAT DATE: 02/26/2020  
 UPDATE: 04/03/2024 PROPERTY DIVISION  
 JOB#24040301 DRAWING#24040301

LOT 8 and 9 OF THE J.N. ROGERS  
 ESTATE LANDS SUBDIVISION  
 PLAT BOOK 6 PAGES 51-52



**D. KEITH KILBY, P.L.S.**  
 Georgia ~ Tennessee ~ North Carolina  
 GSWCC Level II Design Professional  
 LAND SURVEYING • LAND PLANNING • CONSULTING

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