

**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 & EXTERIOR SIDE YARD : 55 Ft. FROM CENTER LINE OF ROAD OR 30 Ft.  
SIDE YARD - INTERIOR: 20 Ft.  
REAR YARD: 10 Ft.

**BUILDING COVERAGE:**  
TOTAL BUILDING COVERAGE : 10,800 SF = 5.62%  
OFFICE BUILDING COVERAGE : 2,800 SF  
MECHANIC SHOP BUILDING COVERAGE : 8,000 SF

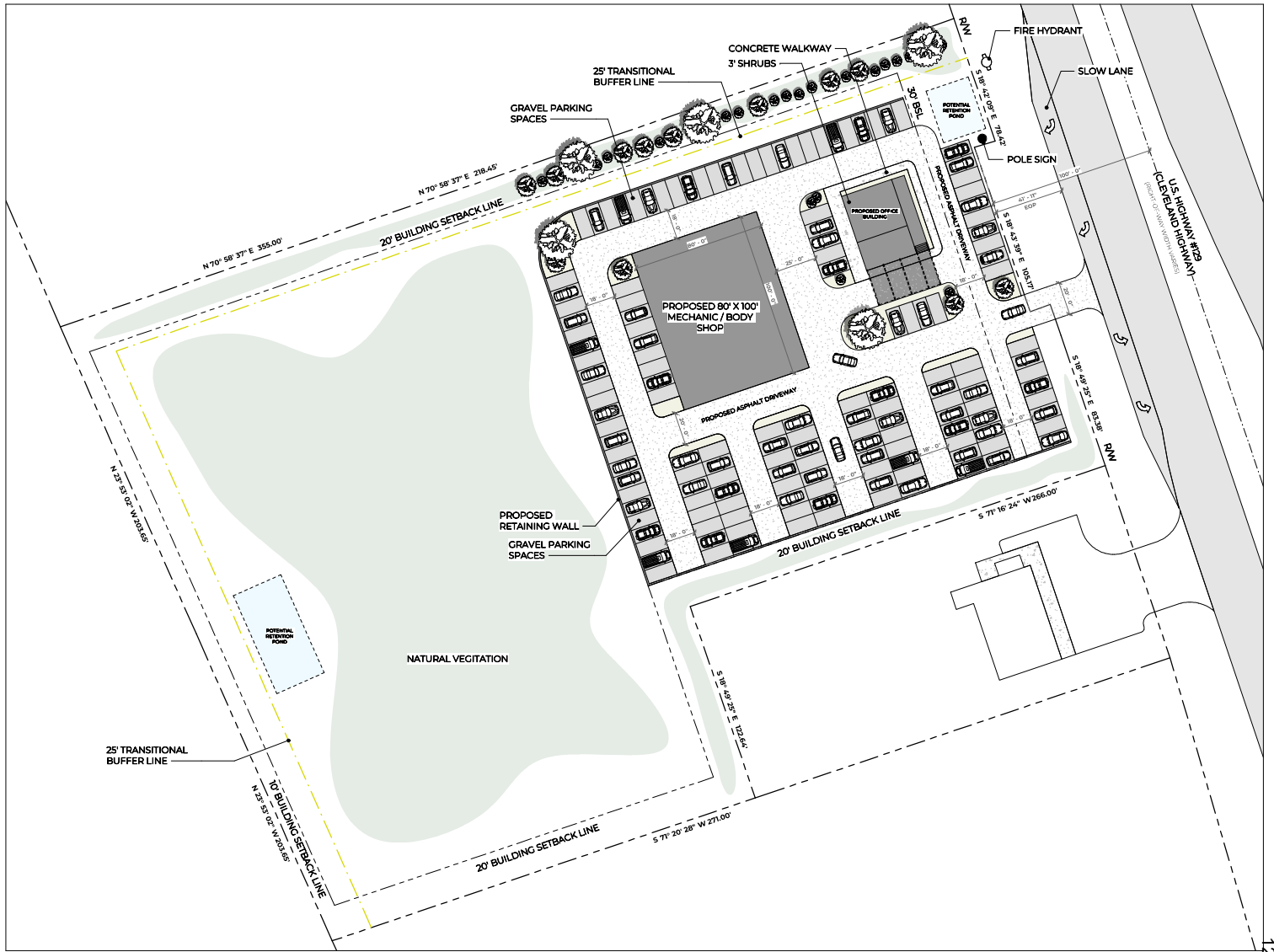
**FLOOR AREA RATIO (F.A.R.):**  
TOTAL F.A.R. : 9,323 SF = 4.85%  
PROPOSED OFFICE BUILDING F.A.R. : 1.325 SF  
PROPOSED MECHANIC SHOP F.A.R. : 8,000 SF

**IMPERVIOUS SURFACE RATIO (I.S.R.):**  
TOTAL I.S.R. : 34,372 SF = 17.88%  
TOTAL BUILDING COVERAGE : 10,800 SF  
PROPOSED ASPHALT DRIVEWAY : 23,572 SF

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

**PARKING SPACE:**  
PROPOSED PRKNG SPACE = 151

SITE PLAN LEGEND			
--- (dashed line)	PROPERTY LINE	☐ (rectangle)	MAIL BOX
--- (dashed line)	BUILDING SETBACK LINE	⊠ (square)	WATER METER
- - - - - (dashed line)	LIMIT OF DISTURBANCE	⊙ (circle)	ELECTRIC METER
-X-X-X-X- (dashed line)	SET FENCE	⊙ (circle)	MANHOLE
--- (dashed line)	FACE OF WALL BELOW	⊙ (circle)	POWER POLE
-X-X-X-X- (dashed line)	CHAIN LINK FENCE	⊙ (circle)	LIGHT POLE
--- (dashed line)	WOODEN FENCE	⊙ (circle)	FIRE HYDRANT
- - - - - (dashed line)	TREE PROTECTION FENCE	⊙ (circle)	DOWNSPOUT + 4" PVC PIPE
--- (dashed line)	WATER MAIN	⊙ (circle)	INFILTRATION TRENCH
-S-S-S-S- (dashed line)	SANITARY SEWER	⊙ (circle)	ASPHALT
--- (dashed line)	POWER LINE	⊙ (circle)	CONCRETE
--- (dashed line)	PUBLIC UTILITY EASEMENT	⊙ (circle)	GRAVEL
--- (dashed line)	CRITICAL ROOT ZONE	⊙ (circle)	GRASS
--- (dashed line)	STRUCTURAL ROOT PLATE	⊙ (circle)	IMPACTED PORTION OF CRZ



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



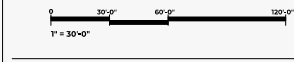
**LA ESPERANZA DEALERSHIP II**  
PROJECT  
4167 CLEVELAND HWY, GAINESVILLE, GA 30506  
ADDRESS  
RAMON CARILLO  
CLIENT  
NOT RELEASED FOR CONSTRUCTION  
DESIGN PHASE

SITE DESIGN | NOVEMBER 14, 2024

REVISIONS	NOTES	STAMP & SIGNATURE

**ARCHITECTURAL SITE PLAN**

SHEET TITLE



SCALE NORTH

**A0-01**  
SHEET NO.

12-2-2024 - Item 4