

## 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.  
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 AND 17D

### 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.: 2,482 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: 8,429 SF  
EXISTING CONCRETE DRIVEWAY: 1,830 SF  
PROPOSED ASPHALT DRIVEWAY: 6,879 SF

### OSR (OPEN SPACE) REQUIREMENTS:

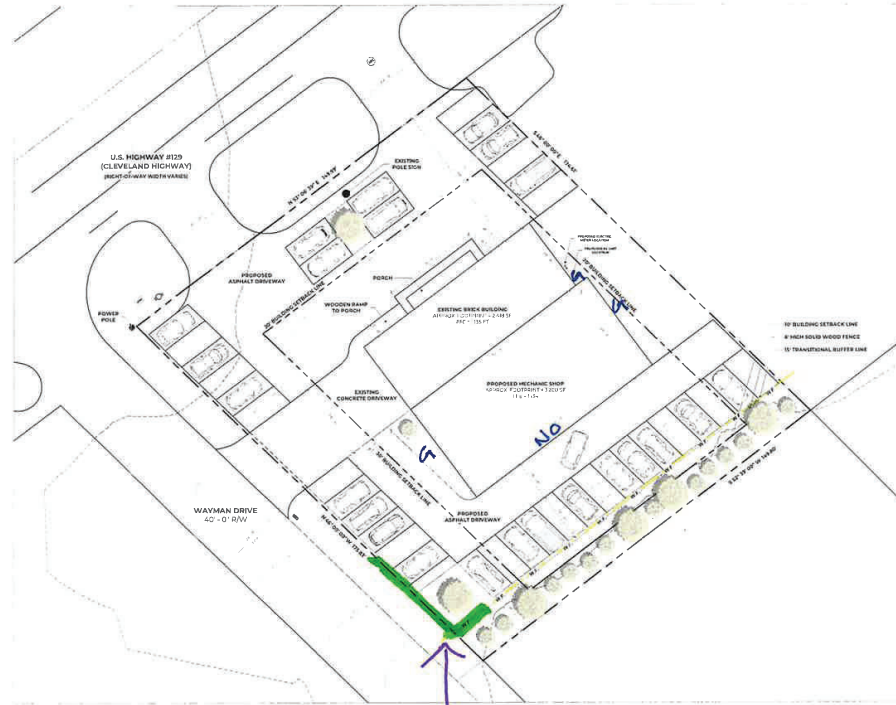
MINIMUM OSR: 1/20 OF LOT AREA = 5,190 Sq. Ft.  
PROPOSED OPEN SPACE = 5,254 Sq. Ft. = 20.2%

### PARKING SPACE:

MINIMUM PARKING SPACE = N/A  
PROPOSED PARKING 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
---	CHIMNEY FENCE	○	LIGHT POLE
---	WOODEN FENCE	○	FIRE HYDRANT
---	TREE PROTECTION FENCE	○	DOWNPOUT - 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



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

SCHEMATIC DESIGN | DECEMBER 4, 2023

REVISIONS	NOTES

STAMP & SIGNATURE

### PROPOSED SITE PLAN

SHEET TITLE



**A0-01**

SHEET NO.

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