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PROJECT INFORMATION:
CURRENTLY, THIS 1.41 ACRE PROPERTY CONTAINS AN EXISTING RESIDENCE AND IS MAINLY CRASSED.
THE PROPOSED DEVELOPMENT WILL CONSIST OF A USED CAR DEALERSHIP WITH A 60'x90' BUILDING, AND PARKING IN BOTH THE FRONT AND THE REAR. THE PURPOSE OF THIS SITE PLAN IS TO REZONE PARCEL 15021A0000368 FROM AR-1 TO H-B.

PROPERTY/PARCEL INFORMATION:
ADDRESS: 2511 DANA DRIVE, DAWSONVILLE, GA 30057
PARCEL NUMBERS: 15021A000035 & 15021A0000368
JURISDICTION: HALL COUNTY

TRACT A AREA= 0.33 ACRES
TRACT B AREA= 1.080 ACRES
TOTAL AREA= 1.41 ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR PINE LAKE MANAGEMENT LLC, BROOKS, CROSS & SANFORD, LLC, BLUE SKY TITLE, LLC, AND CHICAGO TITLE INSURANCE COMPANY COMPLETED BY CLARK CANADAY, LLC DATED SEPTEMBER 23, 2023.
CONTOUR DATA FROM COMPLETED BY CLARK CANADAY, LLC DATED SEPTEMBER 23, 2023.
CONTOUR INTERVAL: 2'

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVEGROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FIRM PANEL 13139C0195H DATED 12/7/2022.

ZONING INFORMATION:
HALL COUNTY
EXISTING ZONING:
PARCEL 15021A000035: HIGHWAY BUSINESS (H-B)
PARCEL 15021A0000368: AGRICULTURAL-RESIDENTIAL 1 (AR-1)

PROPOSED ZONING:
PARCEL 15021A000035: HIGHWAY BUSINESS (H-B)
PARCEL 15021A0000368: HIGHWAY BUSINESS (H-B)
FRONT: 30'
SIDE: 20'
REAR: 10'

LOT COVERAGE: 80% MAXIMUM
CALCULATED COVERAGE: 64.6%

LOT AREA: 15,000 S.F. MINIMUM

LOT FRONTAGE: 100' MINIMUM

MAXIMUM BUILDING HEIGHT: 30'

PARKING REQUIREMENTS:
USE: VEHICLE SALES

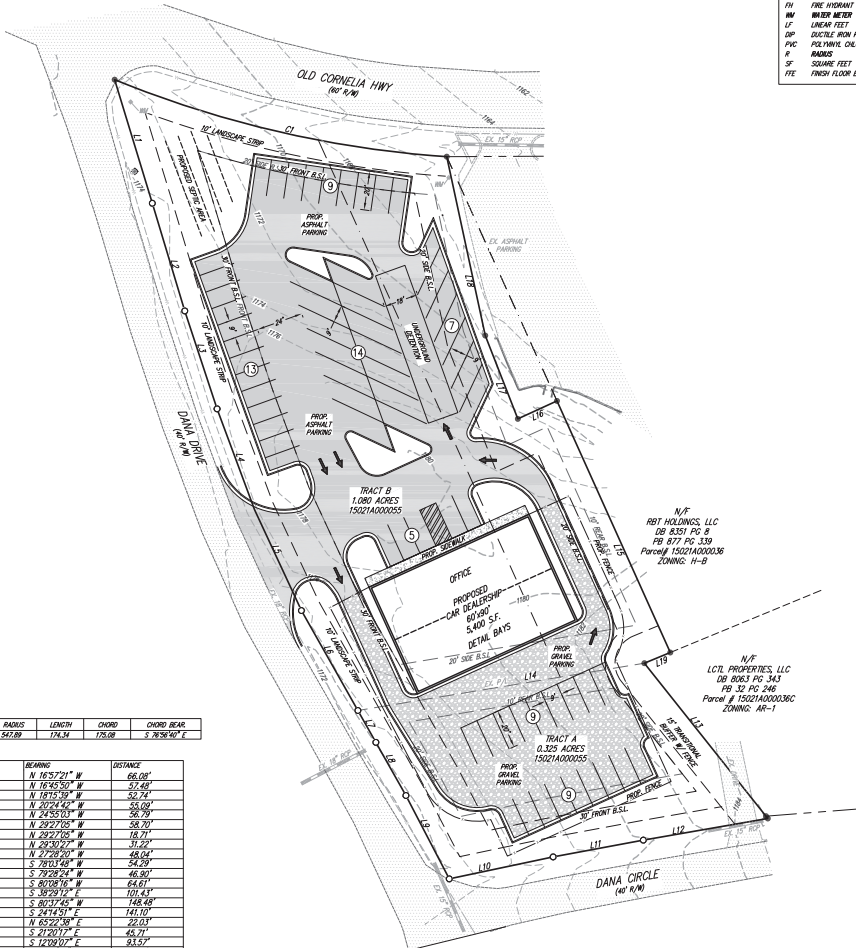
PARKING REQUIRED: 1 SPACE PER 500 S.F.

5,400 S.F. / 500 S.F. = 9 SPACES

PARKING PROVIDED: 66 SPACES (1 HANDICAP)

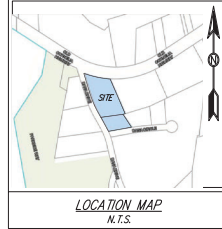
CURVE	RADIUS	LENGTH	CHORD	CHORD BEAR
C1	527.89	174.34	175.08	S 28°36'00" E

LINE	BEARING	DISTANCE
L1	N 16°52'21" W	66.08'
L2	N 16°45'50" W	57.48'
L3	N 18°15'39" W	50.72'
L4	N 20°44'45" W	54.08'
L5	N 42°55'01" W	56.79'
L6	N 29°27'05" W	58.70'
L7	N 49°25'05" W	16.71'
L8	N 28°50'27" W	37.22'
L9	N 72°28'20" W	44.04'
L10	S 78°15'48" W	54.29'
L11	S 79°28'24" W	46.90'
L12	S 80°08'34" W	64.61'
L13	S 80°59'17" W	101.41'
L14	S 80°37'45" W	148.48'
L15	S 74°14'51" E	141.10'
L16	N 65°22'38" E	28.03'
L17	S 41°20'17" E	45.91'
L18	S 12°00'07" E	34.57'
L19	S 67°39'50" W	14.35'



LEGEND	
POWER POLE (PP)	C&G CURB AND GUTTER
HP HIGH POINT	IP IRON PIN
DI DRAIN INLET	P/L PROPERTY LINE
JB JUNCTION BOX	F.E.S.S. FLARED END SAFETY SECTION
DS OUTLET CONTROL STRUCTURE	PT POINT OF TANGENT
DSB DOUBLE END CATCH BASIN	PC POINT OF CURVATURE
HW HEADWALL	OS OUTLET CONTROL STRUCTURE
RCP REINFORCED CONCRETE PIPE	ELER ELEVATION
CMP CORRUGATED METAL PIPE	N/F NOW OR FORMERLY
HP HIGH DENSITY POLYETHYLENE	W/B RIGHT OF WAY
UG UNDERGROUND UTILITY	LL LAND LOT LINE
BM TEMPORARY BENCHMARK	C&G CONCRETE
EX EXISTING	INV INVERT
PROP PROPOSED	EDP EDGE OF PAVEMENT
FW FIRE HYDRANT	TRP TYPICAL
WM WATER METER	F FENCE
LF LINEAR FEET	S/F SALT FENCE
DP DUCTILE IRON PIPE	CE OVERHEAD ELECTRIC
PVC POLYVINYL CHLORIDE	S SOILS
R RAILS	SS SUBSIDIARY SEWER LINE
SF SQUARE FEET	BS BUILDING SETBACK LINE
FTE FINISH FLOOR ELEVATION	W/B WATER BUTTER

GRID NORTH (GA WEST ZONE)
(PER REF. SURVEY)



OWNER
TIMOTHY D. KARAS
5816 ANSLEY TERRACE
BRASELTON, GA 30517

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WAY SOUTH
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DAVISENGINEERS.COM

REVISION	DATE	DESCRIPTION
1	3/6/2025	INITIAL SUBMITTAL

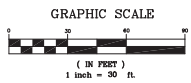
REZONING PLAN
DANA DRIVE
G.M.D. 411
HALL COUNTY, GEORGIA

DRAWN BY: MAP
CHECKED BY: TB
G.M.D.: 411
DISTRICT: -
SECTION: -
CITY: -
COUNTY: HALL
DATE: 3/6/2025

SHEET NO.
1 of 1
PROJECT NO.
25-086

GEORGIA811
www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



05-05-2025 Item 9