



**SITE DATA:**  
 TOTAL AREA: 8 AC  
 CURRENT ZONING: AR-III  
 CURRENT SETBACKS:  
 FRONT: 35'  
 SIDE: 10'/20'  
 REAR: 40'  
 MAX HEIGHT: 40'

**PROPOSED PROJECT INFORMATION:**

**USE: TRAVEL TRAILER PARK.**  
 RESTRICTED TO LESS THAN 30 DAYS PER STAY/VISIT  
 MIN. LOT WIDTH: 25'  
 MIN. LOT DEPTH: 100'  
 MIN. AREA: 5,000 S.F.

MINIMUM SPACE BETWEEN TRAILERS: 15'  
 ALL TRAILERS ARE SET BACK 10'+ FROM DRIVE/ROW

**PROPOSED ZONING INFORMATION:**

**PROPOSED ZONING: MHP**  
**SETBACKS:**  
 FRONT: 45' FROM ROW OR 65' FROM CL  
 SIDE: 40'  
 REAR: 40'

**RECREATION AREA:**  
 REQUIRED: 200 S.F. PER TRAVEL TRAILER  
 200 X 28 = 5,600 S.F.  
 PROVIDED: 12,000+ S.F.

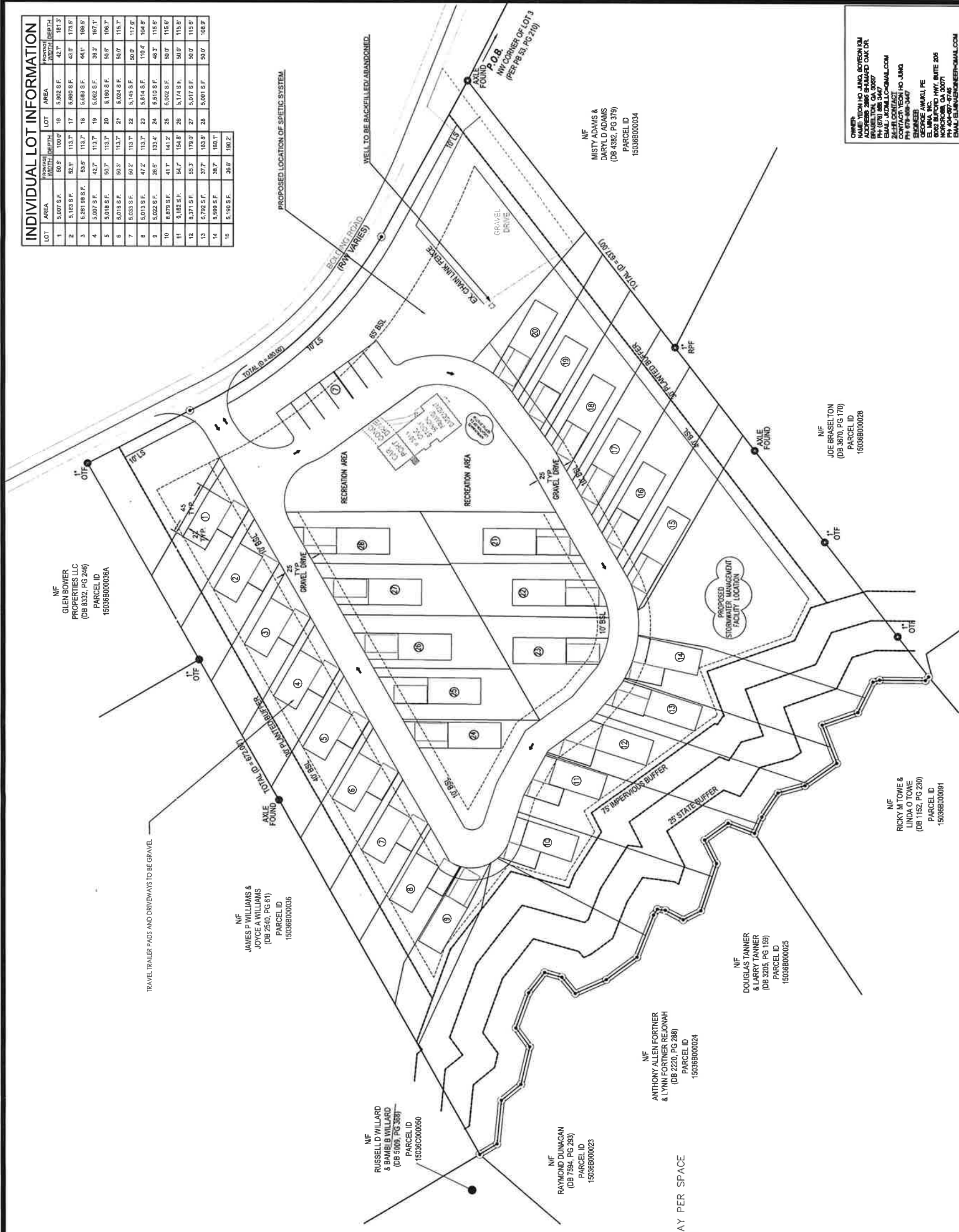
**WATER PROVIDED BY: CITY OF GAINESVILLE**  
**SEWER PROVIDED BY: ON SITE SEPTIC SYSTEMS**  
 SEWAGE FLOW SCHEDULE FOR TRAVEL TRAILER PARK = 150 GAL/DAY PER SPACE  
 TOTAL FLOW RATE FOR 150 GAL/SPACE = 150x28=4200 GAL/DAY  
 THREE (3) -1,500-GALLON TANKS RECOMMENDED

**PARKING REQUIREMENTS:**  
 1 SPACE PER TRAVEL TRAILER LOT.  
 TRAVEL TRAILER LOTS PROVIDED: 28  
 28 SPACES REQUIRED.  
 PROVIDED: 37 SPACES

**PROPOSED DIMENSIONS:**  
**DRIVEWAY:**  
 25' IN WIDTH  
**R.V. PAD:**  
 45'X22' FOR ALL LOTS  
**PARKING SPACES:**  
 28'X15' FOR ALL SPACES

**INDIVIDUAL LOT INFORMATION**

LOT	AREA	FRONT WIDTH	DEPTH	LOT AREA	FRONT WIDTH	DEPTH
1	5,097 S.F.	60.9'	100.0'	5,092 S.F.	42.7'	181.3'
2	5,183 S.F.	82.1'	113.7'	5,660 S.F.	43.0'	173.5'
3	5,261 S.F.	53.5'	113.7'	5,088 S.F.	44.1'	169.5'
4	5,007 S.F.	42.7'	113.7'	5,002 S.F.	38.3'	167.1'
5	5,018 S.F.	50.7'	113.7'	5,190 S.F.	56.8'	106.7'
6	5,018 S.F.	50.3'	113.7'	5,024 S.F.	50.0'	115.7'
7	5,033 S.F.	50.2'	113.7'	5,145 S.F.	50.0'	117.6'
8	5,033 S.F.	47.2'	113.7'	5,814 S.F.	110.4'	104.8'
9	5,022 S.F.	26.6'	133.4'	5,510 S.F.	48.3'	115.6'
10	5,279 S.F.	41.7'	141.2'	5,002 S.F.	58.0'	115.6'
11	5,165 S.F.	64.7'	154.8'	5,174 S.F.	58.0'	115.6'
12	5,371 S.F.	55.3'	179.0'	5,017 S.F.	50.0'	115.6'
13	5,792 S.F.	37.7'	183.8'	5,091 S.F.	50.0'	108.8'
14	5,999 S.F.	38.7'	180.1'			
16	5,190 S.F.	26.8'	190.2'			



NF  
 GLEN BOWER  
 PROPERTIES LLC  
 (DB 0332, PG 246)  
 PARCEL ID  
 15036800036A

NF  
 JAMES P WILLIAMS &  
 JOYCE WILLIAMS  
 (DB 2640, PG 61)  
 PARCEL ID  
 150368000036

NF  
 RUSSELL D WILLARD  
 & BAMBIE B WILLARD  
 (DB 5009, PG 387)  
 PARCEL ID  
 150368000050

NF  
 RAYMOND DUMAGAN  
 (DB 7584, PG 283)  
 PARCEL ID  
 150368000023

NF  
 ANTHONY ALLEN FORTNER  
 & LYNN FORTNER REJONAH  
 (DB 2220, PG 288)  
 PARCEL ID  
 150368000024

NF  
 DOUGLAS TANNER  
 & LARRY TANNER  
 (DB 3205, PG 159)  
 PARCEL ID  
 150368000025

NF  
 RICKY M TOWE &  
 LINDA O TOWE  
 (DB 1152, PG 239)  
 PARCEL ID  
 150368000081

NF  
 MISTY ADAMS &  
 DARYL D ADAMS  
 (DB 4382, PG 319)  
 PARCEL ID  
 150368000034

NF  
 JOE BRASELTON  
 (DB 3670, PG 170)  
 PARCEL ID  
 150368000028

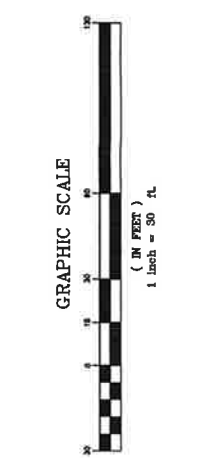
**OWNER:**  
 JAMES TEON HO JANG BOYSEON KIM  
 ADDRESS: 2888 SHAMROCK OAK DR  
 BRUNELTON, GA 30567  
 PHONE: 706-333-1111  
 EMAIL: J.KIM@GMAIL.COM  
**ZLLR CONTACT:**  
 CONTACT: TEON HO JANG  
 ENGINEER: 3047  
 GEORGE AWAKU PE  
 EL MINA, INC.  
 6665 BIRDWOOD HWY, SUITE 205  
 NORCROSS, GA 30071  
 PH: 404-887-8745  
 EMAIL: ELMINA@GMAIL.COM

**REVISIONS**

No.	Date	Description
1	01/20/21	ISSUE FOR PERMITTING
2		
3		

**HIDEOUT R.V. RESORT**  
**3814 BOLDING ROAD**  
**FLOWERY BRANCH, GA 30542**  
**HALL COUNTY, GEORGIA**  
 PARCEL # 150368000035

DATE: 01/20/21  
 DRAWN: TS  
 CHECKED: GA  
 JOB NO.:  
 TITLE: SITE CONCEPT PLAN  
 SHEET NUMBER: C-2



**EL MINA, INC**  
 6665 BIRDWOOD HWY, SUITE 205  
 NORCROSS, GA 30071

STORMWATER MANAGEMENT TO BE PROVIDED ON SITE.

**eFiled and eRecorded**  
**DATE: 10/04/2022**  
**TIME: 1:59 PM**  
**PLAT BOOK: 882**  
**PAGE: 382 - 382**  
**FILING FEES: \$10.00**  
**PART ID: 1847145616**  
**RECORDED BY: JP**  
**Charles Baker, C.S.C**  
**Hall County, GA**

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**SURVEY NOTES**

- EQUIPMENT USED: TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
- THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
- AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HALL COUNTY, GEORGIA COMMUNITY PANEL NUMBER 11178C01002, THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

**CURRENT ZONING**

ZONED: AR-III (AGRICULTURAL-RESIDENTIAL-III DISTRICT) (HALL COUNTY)

MIN. YARD ADJACENT TO PUBLIC STREET

FRONT YARD: 40 FEET

SIDE YARD: 15 FEET

REAR YARD: 25 FEET

Creek Line Table			Creek Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N47° 32' 46"W	4.16	L16	N27° 48' 17"E	17.19
L2	N00° 19' 04"E	38.75	L17	N07° 18' 17"E	6.76
L3	N16° 38' 17"W	5.89	L18	N57° 12' 22"W	5.99
L4	N63° 26' 13"W	28.65	L19	N68° 29' 42"W	38.30
L5	N19° 32' 42"W	32.15	L20	N36° 30' 41"W	32.39
L6	S69° 06' 29"W	34.67	L21	N24° 18' 48"W	28.91
L7	N35° 04' 32"W	32.94	L22	N50° 39' 04"E	17.90
L8	N15° 42' 05"W	23.88	L23	N15° 08' 28"E	15.16
L9	N56° 00' 01"W	24.76	L24	N52° 07' 24"W	22.10
L10	N66° 33' 04"W	15.27	L25	N70° 02' 26"W	31.72
L11	N20° 58' 26"E	24.05	L26	S53° 26' 35"W	19.76
L12	N36° 07' 07"W	24.56	L27	N76° 33' 29"W	32.33
L13	S62° 59' 28"W	22.14	L28	N38° 59' 55"W	21.31
L14	N71° 27' 13"W	41.89	L29	N84° 16' 54"W	37.08
L15	N27° 24' 21"W	16.77	L30	N31° 02' 55"W	17.18

AS-BUILT BOUNDARY SURVEY PREPARED FOR:  
**YEON HO JUNG**  
 MORGAN DISTRICT, GMD 385, HALL COUNTY, GEORGIA

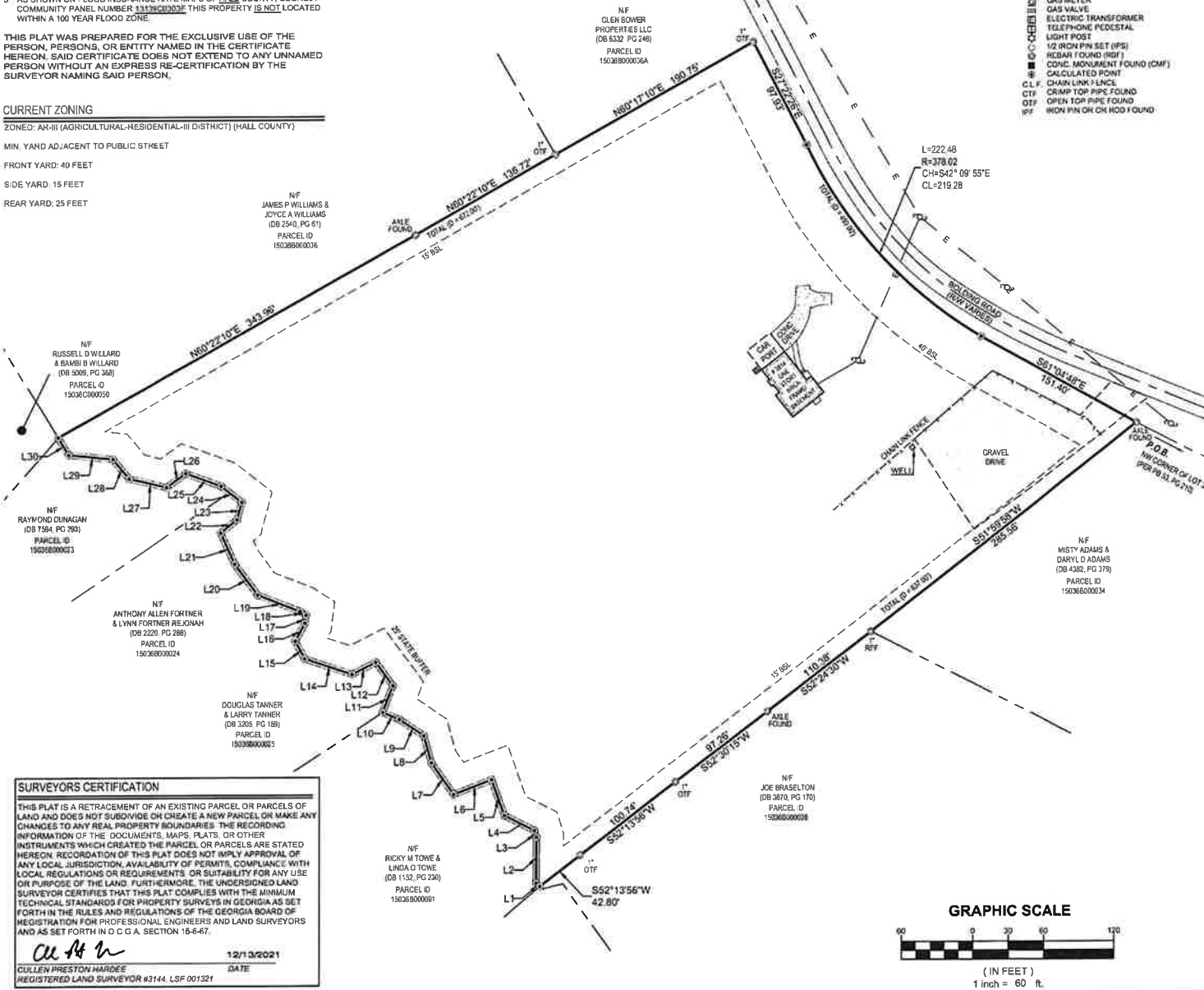
**AREA**  
 295,000 sq.ft.  
 6.77 acres



**VICINITY MAP**  
 N.T.S.

**LEGEND**

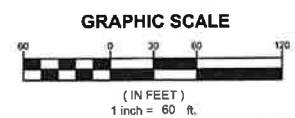
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JUNCTION BOX
- SANITARY SCHERMANHOLE
- DROP INLET
- KW MONUMENT
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- HEADWALL
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- LIGHT POST
- 1/2 IRON PIN SET (IPS)
- REDAR FOUND (RF)
- CONC. MONUMENT FOUND (CMF)
- CALCULATED POINT
- C.L.F. CHAIN LINK FENCE
- CTF CRAMP TOP PIPE FOUND
- OTF ORFIN TOP PIPE FOUND
- IPF IRON PIN OR CR. HOD FOUND



**SURVEYORS CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 16-6-67.

*Cullen Preston Hardee*  
 CULLEN PRESTON HARDEE  
 REGISTERED LAND SURVEYOR #3144, LSF 001321  
 DATE: 12/13/2021



<b>JOB NUMBER:</b> 21-972		<b>PLAT DATE:</b> 12/16/2021 <b>FIELD DATE:</b> 11/18/2021 <b>SCALE:</b> 1"=80' <b>DRAWN BY:</b> J.A.M. <b>REVIEWED BY:</b> C.P.H.	<b>REVISIONS</b> <table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> </table>	1		2		3		4		<b>AS-BUILT BOUNDARY SURVEY</b> <b>YEON HO JUNG</b> <b>MORGAN DISTRICT, GMD 385</b> <b>HALL COUNTY</b> <b>GEORGIA</b>	1228 CONCORD ROAD NE SUITE 103 ATLANTA, GEORGIA 30349 Ph. (478) 241-5331 VISIT US ON OUR WEBSITE! www.united-lls.com
		1											
2													
3													
4													
<b>LEGAL REFERENCE:</b> <b>DEED BOOK:</b> 8714 <b>PAGE:</b> 416 <b>PLAT BOOK:</b> — <b>PAGE:</b> —	<b>SHEET 1 OF 1</b>												

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