

Date: 1-22-26

Concept reviewed in general. This review does not relieve the applicant of any responsibility for conformity with the Driveway and Encroachment Manual and DOT Standards and Details.

**GDOT**  
Georgia Department of Transportation  
District 1 Traffic Operations  
By: **CH**

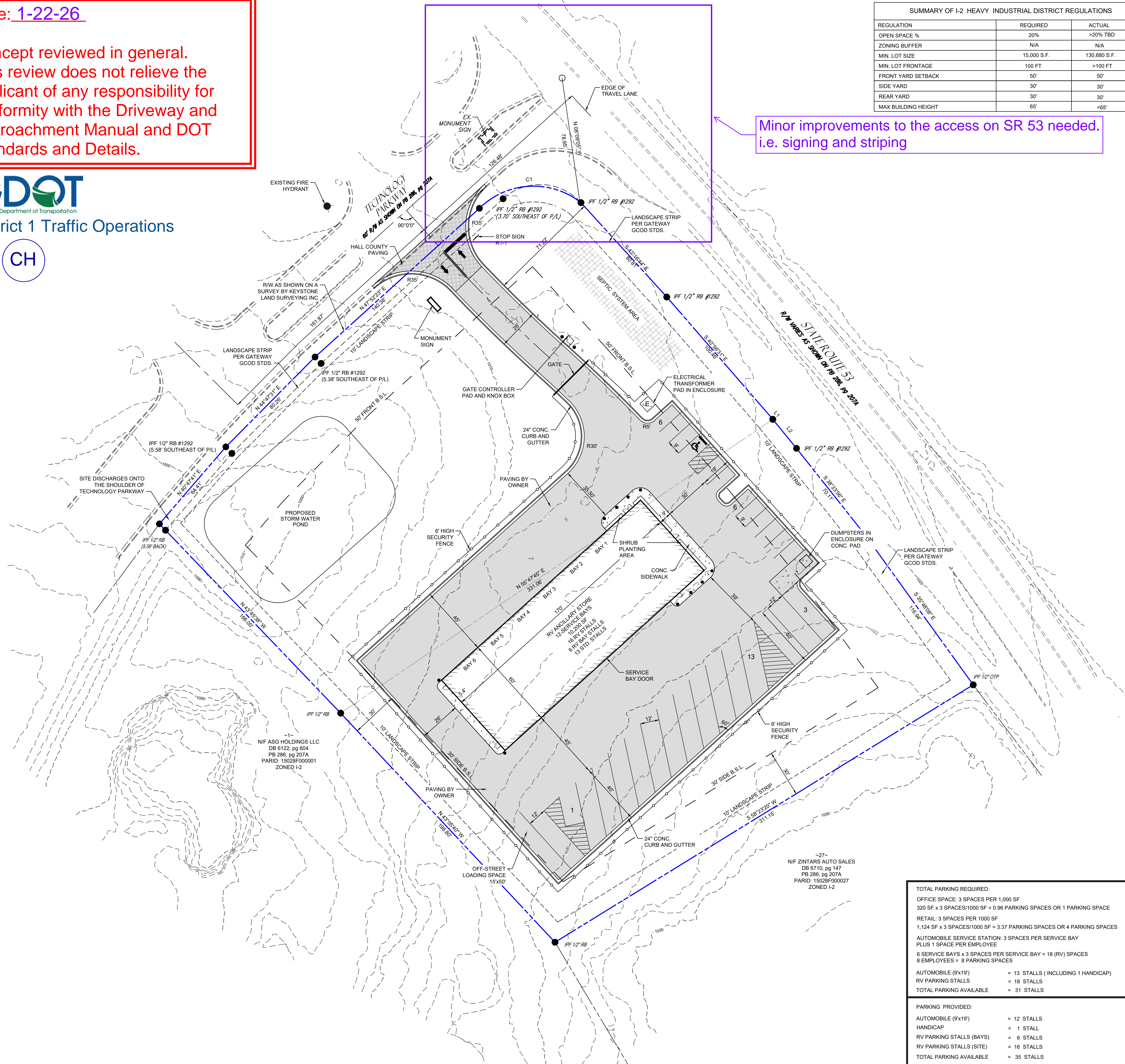
SUMMARY OF I-2 HEAVY INDUSTRIAL DISTRICT REGULATIONS		
REGULATION	REQUIRED	ACTUAL
OPEN SPACE %	20%	>20% TBD
ZONING BUFFER	N/A	N/A
MIN. LOT SIZE	15,000 S.F.	130,680 S.F.
MIN. LOT FRONTAGE	100 FT	>100 FT
FRONT YARD SETBACK	50'	50'
SIDE YARD	30'	30'
REAR YARD	30'	30'
MAX BUILDING HEIGHT	65'	<65'



**VICINITY MAP**

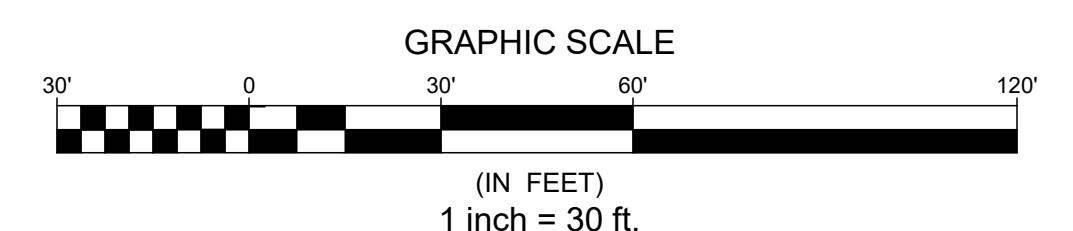
NOT TO SCALE  
ZONING  
I-2 HEAVY INDUSTRIAL  
GATEWAY CORRIDOR OVERLAY DISTRICT  
47.30 ACRES  
PARCEL ID 15028F000025 & 15028F000026

Minor improvements to the access on SR 53 needed. i.e. signing and striping



- GENERAL NOTES:
- PROPOSED SITE IS LOCATED IN GMD 392, 1ST LAND DISTRICT, HALL COUNTY, GA.
  - TAX PARCEL 15028F000025 & 15028F000026 AND CONSISTS OF ±3.0 ACRES WITH ±TBD ACRES OF DISTURBANCE.
  - THE SITE WILL BE SERVED BY PUBLIC WATER AND AN ON-SITE SEWAGE MANAGEMENT SYSTEM (SEPTIC SYSTEM).
  - PROPOSED USE IS A RECREATIONAL VEHICLE (RV) ANCILLARY STORE WITH 8 EMPLOYEES.
  - THE PROPERTY IS ZONED I-2, HEAVY INDUSTRIAL.
  - ALL CONSTRUCTION TO CONFORM TO HALL STANDARDS AND SPECIFICATIONS, WHETHER OR NOT REVIEW COMMENTS WERE MADE.
  - ALL DIMENSION AND RADII ARE TO/FROM THE FACE OF CURB, EDGE OF ASPHALT, AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE NOTED.
  - ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - THE SITE DOES NOT FALL WITHIN A 100 YEAR FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, PANEL 1319C0318C AND DATED 12/11/2022.
  - ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED BEFORE BEGINNING CONSTRUCTION.
  - EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
  - THERE SHALL BE NO BURY PITS LOCATED ON THIS SITE. CONTRACTOR TO DISPOSE OF ALL WASTE AND EXCESS MATERIALS OFFSITE IN AN APPROVED MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND REQUIREMENTS.
  - ALL NEW CONSTRUCTION (BUILDINGS, SIDEWALKS, HANDICAP PARKING, ETC.) SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. (A.D.A.)
  - TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
  - CONTRACTOR SHALL PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT PROJECT CONSTRUCTION.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES, DOCKS, RAMPS, BUILDING DIMENSIONS, DOOR AND STAIR LOCATIONS, AND EXACT UTILITY ENTRANCE LOCATIONS. THIS PLAN SHOULD NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENANCES AS NOTED ABOVE.
  - CONTRACTOR TO REFERENCE SURVEY FOR BENCHMARKS. THE ELEVATIONS SHOWN ARE BASED ON MEAN SEAL LEVEL.

LEGEND	
EXISTING FEATURES	---
EXISTING CURB AND GUTTER	====
PROPERTY LINES	----
SETBACK LINE	----
PROPOSED FENCE	-x-x-x-x-x-
PROPOSED FEATURES	----
PROPOSED CURB AND GUTTER	====
PROPOSED BUILDING	▒▒▒▒
EXISTING OHP	-OHP-OHP-
HALL COUNTY PAVEMENT	▒▒▒▒
PAVEMENT BY OWNER	▒▒▒▒



**TOTAL PARKING REQUIRED:**

OFFICE SPACE: 3 SPACES PER 1,000 SF	
320 SF x 3 SPACES/1000 SF = 0.96 PARKING SPACES OR 1 PARKING SPACE	
RETAIL: 3 SPACES PER 1000 SF	
1,124 SF x 3 SPACES/1000 SF = 3.37 PARKING SPACES OR 4 PARKING SPACES	
AUTOMOBILE SERVICE STATION: 3 SPACES PER SERVICE BAY PLUS 1 SPACE PER EMPLOYEE	
6 SERVICE BAYS x 3 SPACES PER SERVICE BAY = 18 (RV) SPACES	
8 EMPLOYEES = 8 PARKING SPACES	
<b>AUTOMOBILE (9x19)</b>	<b>= 13 STALLS (INCLUDING 1 HANDICAP)</b>
RV PARKING STALLS	= 18 STALLS
<b>TOTAL PARKING AVAILABLE</b>	<b>= 31 STALLS</b>

**PARKING PROVIDED:**

AUTOMOBILE (9x19)	= 12 STALLS
HANDICAP	= 1 STALL
RV PARKING STALLS (BAYS)	= 6 STALLS
RV PARKING STALLS (SITE)	= 16 STALLS
<b>TOTAL PARKING AVAILABLE</b>	<b>= 35 STALLS</b>

**WOODLANDS**  
ENGINEERING COMPANY, LLC  
WOODLANDS ENGINEERING COMPANY, LLC  
PO BOX 415  
CLARKESVILLE, GA 30523  
PHONE: 404-913-5088  
WWW.WOODLANDS.COM  
FIRM LIC# PEF007699 EXP 6/30/26

SEAL

CLIENT:  
**YEON HO JUNG**  
3814 BOLDING RD  
FLOWERY BRANCH, GA 30542

PROJECT:  
**RV ANCILLARY STORE**  
PARCEL ID 15028F000025 & 15028F000026  
5407 TECHNOLOGY PARKWAY  
HALL, GA

NO.	DATE	BY	DESCRIPTION

DRAWN BY: LW  
CHECKED BY: LW

DATE: 1/5/26

SHEET TITLE: CONCEPT SITE PLAN  
SHEET NUMBER: SK-1

**From:** [Hash, Christopher M](#)  
**To:** [Luke Williams](#)  
**Cc:** [Destin, Jean I](#)  
**Subject:** RE: Commercial Driveway Discussion with GDOT  
**Date:** Thursday, January 22, 2026 9:26:15 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Hey Luke,

That's correct. The location on Technology Dr is okay with our office.

**Christopher Hash, P.E.**  
*D1 Traffic Operations Supervisor*



A1, A4 Access and Operations  
1475 Jesse Jewell Pkwy  
Suite 100  
Gainesville, GA, 30501  
470.201.8029 cell

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**From:** Luke Williams <luke@woodlandseng.com>  
**Sent:** Thursday, January 22, 2026 9:18 AM  
**To:** Hash, Christopher M <CHash@dot.ga.gov>  
**Cc:** Destin, Jean I <JDestin@dot.ga.gov>  
**Subject:** RE: Commercial Driveway Discussion with GDOT

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Christopher,

Thank you for the conceptual review. It is my understanding that the proposed driveway location on Technology Parkway is acceptable to GDOT but there does need to be some minor striping and signage improvements made to Technology Drive at the intersection of SR 53. I will coordinate these striping and signage requirements with you later and submit a plan via GPAS for approval. We must get a special use permit for the project through Hall County so it may be a few months before I begin permitting drawings. Are my understandings correct?

Thank you,

Luke

Luke Williams, PE, LEED AP BD+C  
**Woodlands Engineering Company, LLC**  
PO Box 415  
Clarkesville, GA 30523  
O: 404-913-5098  
C: 404-274-3919

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**From:** Hash, Christopher M <[CHash@dot.ga.gov](mailto:CHash@dot.ga.gov)>  
**Sent:** Thursday, January 22, 2026 9:08 AM  
**To:** Luke Williams <[luke@woodlandseng.com](mailto:luke@woodlandseng.com)>  
**Cc:** Destin, Jean I <[JDestin@dot.ga.gov](mailto:JDestin@dot.ga.gov)>  
**Subject:** RE: Commercial Driveway Discussion with GDOT

Good Morning Luke,

I've attached some conceptual comments. It appears there just needs to be some minor improvements to the existing access on SR 53.

**Christopher Hash, P.E.**  
*D1 Traffic Operations Supervisor*



A1, A4 Access and Operations  
1475 Jesse Jewell Pkwy  
Suite 100  
Gainesville, GA, 30501  
470.201.8029 cell

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**From:** Hash, Christopher M  
**Sent:** Tuesday, January 13, 2026 8:30 AM  
**To:** 'Luke Williams' <[luke@woodlandseng.com](mailto:luke@woodlandseng.com)>  
**Cc:** Boyle, Hunter P <[HBoyle@dot.ga.gov](mailto:HBoyle@dot.ga.gov)>  
**Subject:** RE: Commercial Driveway Discussion with GDOT

Good Morning Luke,

I'll add this to the list to review, I should have a response back to you by early next week.

**Christopher Hash, P.E.**  
*D1 Traffic Operations Supervisor*



A1, A4 Access and Operations  
1475 Jesse Jewell Pkwy  
Suite 100  
Gainesville, GA, 30501  
470.201.8029 cell

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**From:** Luke Williams <[luke@woodlandseng.com](mailto:luke@woodlandseng.com)>  
**Sent:** Monday, January 12, 2026 5:36 PM  
**To:** Boyle, Hunter P <[HBoyle@dot.ga.gov](mailto:HBoyle@dot.ga.gov)>; Hash, Christopher M <[CHash@dot.ga.gov](mailto:CHash@dot.ga.gov)>  
**Subject:** RE: Commercial Driveway Discussion with GDOT

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Thank you.

Chris,

I have attached a conceptual site plan to this email that we submitted to Hall County for this project. This project will be a RV accessory store where customers can bring their RVs for upgrades or customizations. Only non-motorized RV upgrades. This will be a low volume driveway, and it does meet the Hall County driveway to intersection distance requirements of their regulations. During our development review committee meeting with Hall County, I was asked to reach out to GDOT concerning the location of our commercial driveway onto Technology Parkway which is not a state route. We need our driveway at this location due to the existing grades of the site and for site maneuverability. This driveway location provides access to the site at a higher elevation than the next median cut on Technology Pkwy. I did not see any issues with this driveway location which is directly across from another commercial driveway on Technology Parkway.

If you have any questions or if additional information is required, please let me know.

Thanks,

Luke

Luke Williams, PE, LEED AP BD+C  
**Woodlands Engineering Company, LLC**  
PO Box 415  
Clarkeville, GA 30523

O: 404-913-5098

C: 404-274-3919

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**From:** Boyle, Hunter P <[HBoyle@dot.ga.gov](mailto:HBoyle@dot.ga.gov)>

**Sent:** Monday, January 12, 2026 4:50 PM

**To:** Luke Williams <[luke@woodlandseng.com](mailto:luke@woodlandseng.com)>; Hash, Christopher M <[CHash@dot.ga.gov](mailto:CHash@dot.ga.gov)>

**Subject:** RE: Commercial Driveway Discussion with GDOT

Good evening Luke,

Chris Hash is the Operations Supervisor over Hall County. I've added him to the thread. He should be able to assist you.

Thanks,

**Hunter Boyle, P.E.**

*District 1 Traffic Operations Manager*

*Areas 2 & 3*



District 1 Traffic Operations

1475 Jesse Jewell Pkwy

Suite 100

Gainesville, GA, 30507

470-663-1913

404-832-0053

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**From:** Luke Williams <[luke@woodlandseng.com](mailto:luke@woodlandseng.com)>

**Sent:** Monday, January 12, 2026 3:47 PM

**To:** Boyle, Hunter P <[HBoyle@dot.ga.gov](mailto:HBoyle@dot.ga.gov)>

**Subject:** Commercial Driveway Discussion with GDOT

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hunter,

I am sorry to bother you, but I need to discuss a proposed commercial project in Hall County with GDOT. I am working on this project located at Technology Parkway and SR 53 (Winder Hwy) in Hall County at 5407 Technology Parkway, Parcel 15028F000025 & 15028F000026. We