

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
 47-3.0 ACRES
 PARCEL ID 15028F000025 & 15028F000026

WOODLANDS
 ENGINEERING COMPANY, LLC
 PO BOX 415
 CLARKESVILLE, GA 30523
 PHONE: 404-913-5088
 WWW.WOODLANDS.COM
 FIRM LIC# PE007069 EXP 6/30/26

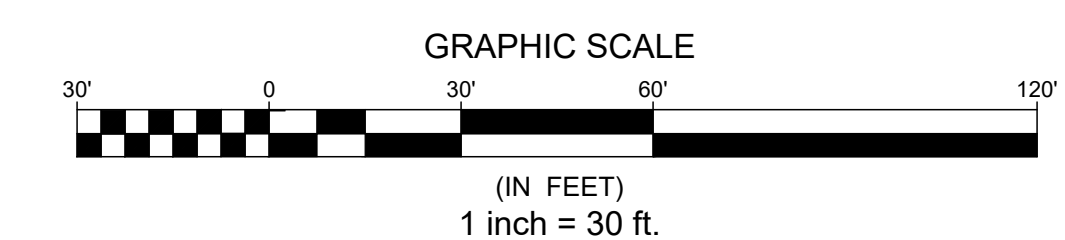
SEAL

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

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

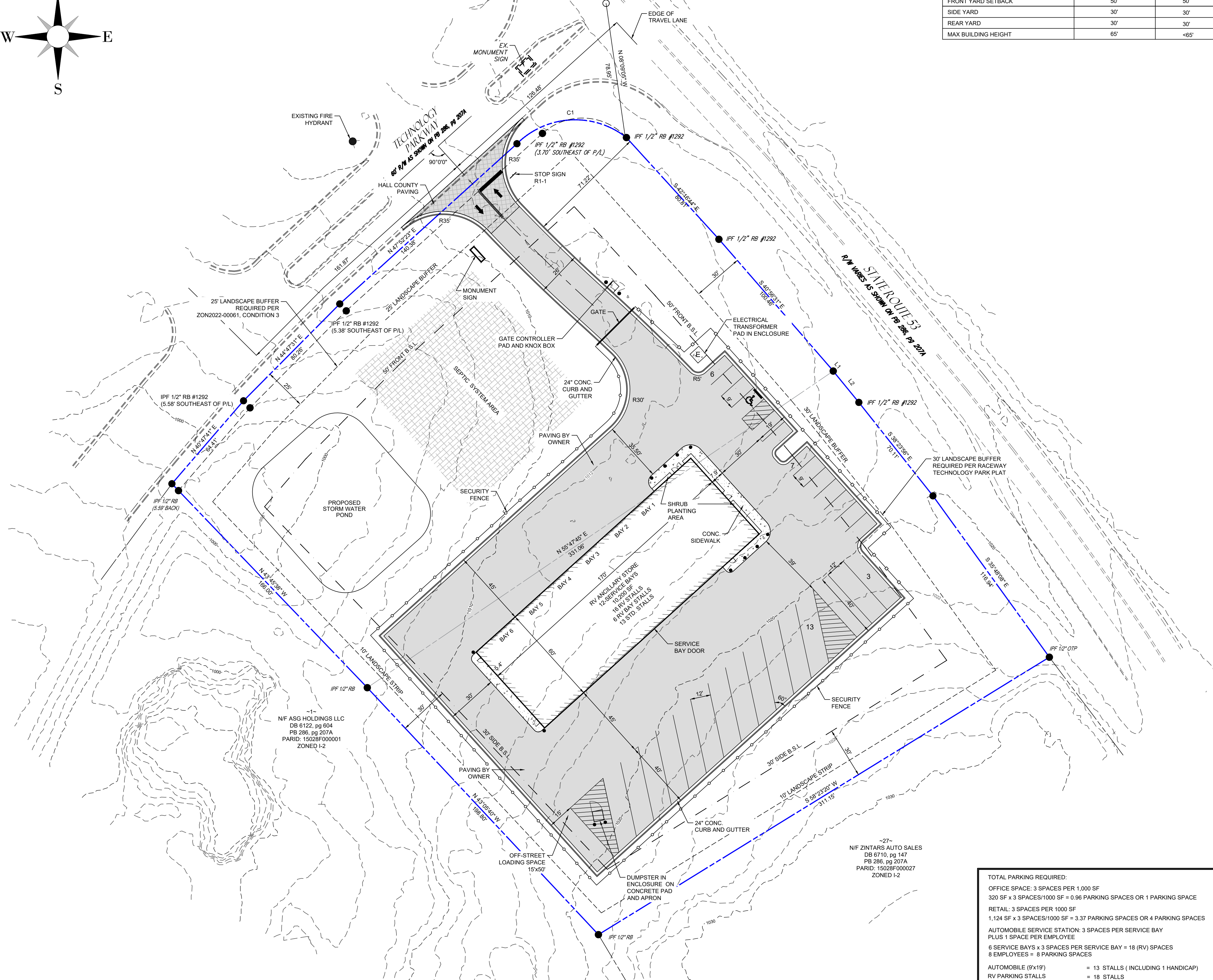
- GENERAL NOTES:
- PROPOSED SITE IS LOCATED IN GMD 392, 1ST LAND DISTRICT, HALL COUNTY, GA.
 - TAX PARCEL 15028F000025 & 15028F000026 AND CONSISTS OF 43.0 ACRES WITH 4.18 ACRES OF DISTURBANCE.
 - THE SITE WILL BE SERVED BY PUBLIC WATER AND AN ON-SITE SEWAGE MANAGEMENT SYSTEM (SEPTIC SYSTEM).
 - PROPOSED USE IS A RECREATIONAL VEHICLE (RV) ANCILLARY STORE WITH 8 EMPLOYEES.
 - THE PROPERTY IS ZONED I-2, HEAVY INDUSTRIAL AND IS IN THE GATEWAY CORRIDOR OVERLAY DISTRICT.
 - THE SITE IS LOCATED IN THE RACEWAY TECHNOLOGY PARK SUBDIVISION.
 - 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 HAZED AREA PER FLOOD INSURANCE RATE MAP, PANEL 13138C0318G AND DATED 12/1/2022.
 - 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---
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	
AUTOMOBILE (9'x19')	= 13 STALLS (INCLUDING 1 HANDICAP)
RV PARKING STALLS	= 18 STALLS
TOTAL PARKING AVAILABLE	= 31 STALLS

PARKING PROVIDED:	
AUTOMOBILE (9'x19')	= 12 STALLS
HANDICAP	= 1 STALL
RV PARKING STALLS (BAYS)	= 6 STALLS
RV PARKING STALLS (SITE)	= 16 STALLS
TOTAL PARKING AVAILABLE	= 35 STALLS



NO.	DATE	DESCRIPTION
		CONCEPT SITE PLAN
		NOT FOR CONSTRUCTION

DRAWN BY: LWV
 CHECKED BY: LWV
 DATE: 2/24/26

SHEET TITLE:
 CONCEPT SITE PLAN

SHEET NUMBER

C1.0