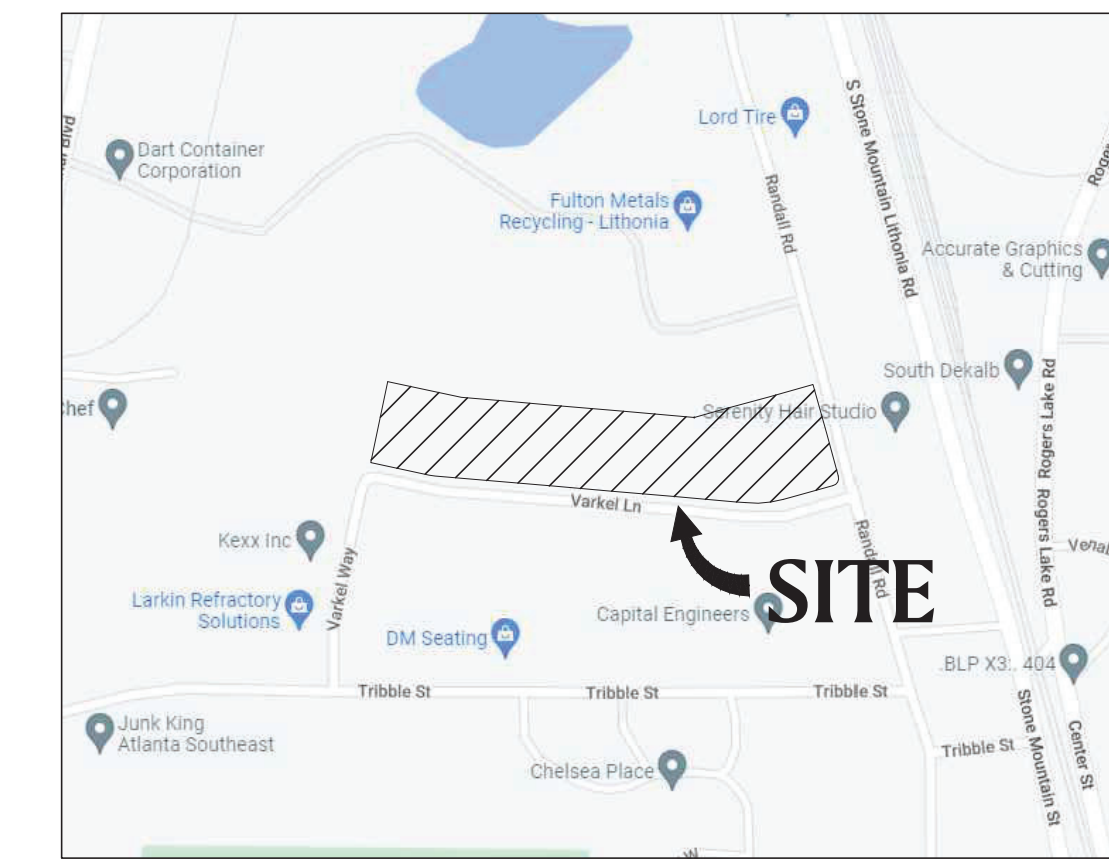


I:\2023\202318cp4.dwg (Preliminary) 20231104.dwg, ARCH FULL BLEED (1/4" = 1'-0" UNITS), SOURCE: PAPER, DATE TO PLOT: 10/18/2023 2:48:17 PM



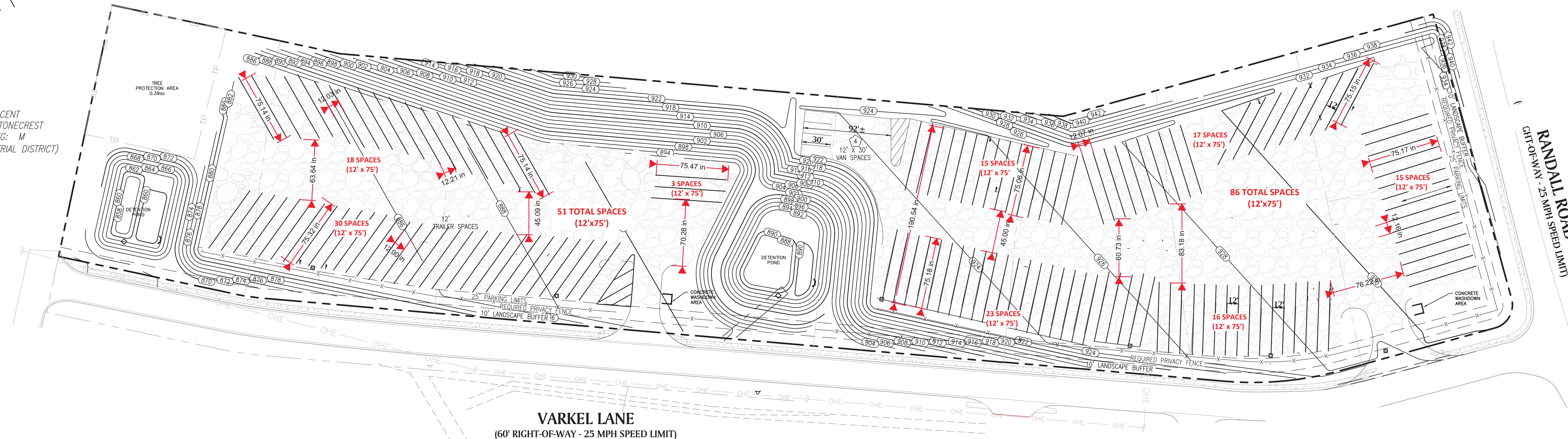
VICINITY MAP



SCALE: NTS

ADJACENT
CITY OF STONECREST
ZONING: M
(LIGHT INDUSTRIAL DISTRICT)

ADJACENT
CITY OF STONECREST
ZONING: M
(LIGHT INDUSTRIAL DISTRICT)



VARKEL LANE
(60' RIGHT-OF-WAY - 25 MPH SPEED LIMIT)

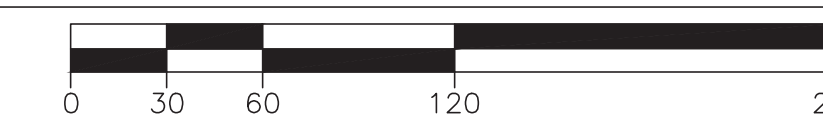
RANDALL ROAD
(60' RIGHT-OF-WAY - 25 MPH SPEED LIMIT)

PRELIMINARY SITE PLAN DISCLAIMER:

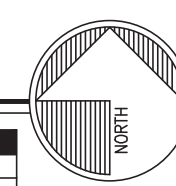
SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PMI/OTHERS. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

CONCEPTUAL SITE PLAN



SCALE: 1" = 60'



PROJECT:
VARKEL LANE TRAILER PARKING
CITY OF STONECREST
GEORGIA

FOR:
CAMERON PROPERTY CO.
ATLANTA, GEORGIA

ZONING INFORMATION

ZONING CLASSIFICATION	
JURISDICTION:	CITY OF STONECREST
EX. ZONING:	M (LIGHT INDUSTRIAL)
OVERLAY DISTRICT:	--
PR. ZONING:	M (LIGHT INDUSTRIAL)
BUILDING SETBACKS	
FRONT:	60'
MAJOR SIDE:	60' CORNER LOT
MINOR SIDE:	20'
REAR:	30'
BUFFERS	
LANDSCAPE STRIP:	10'
ZONING BUFFER:	25' PARKING LOT LIMIT
STATE STREAM BUFFER:	---
COUNTY STREAM BUFFER:	---
CITY STREAM BUFFER:	---

PARKING SUMMARY	
WAREHOUSE REQ.:	1 SPACE PER 2,500 S.F.
TRAILER STALL:	12' x 55'
LANDSCAPE ISLAND SPACING:	1 PER 10 SPACES
LANDSCAPE REQ'S.	
MAXIMUM IMPERVIOUS ALLOWED:	80%
MAXIMUM BUILDING COVERAGE:	---

ENVIRONMENTAL	
FLOOD PLAIN PRESENT (FIRM):	13089C 0176K
STREAMS PRESENT (NWI):	NWI
WETLANDS PRESENT (NWI):	NWI
TOPOGRAPHY DATA:	PROVIDED BY CLIENT
2022318cp4.dwg	10.18.2022

CONCEPTUAL
SITE PLAN

SHEET **CP-2**