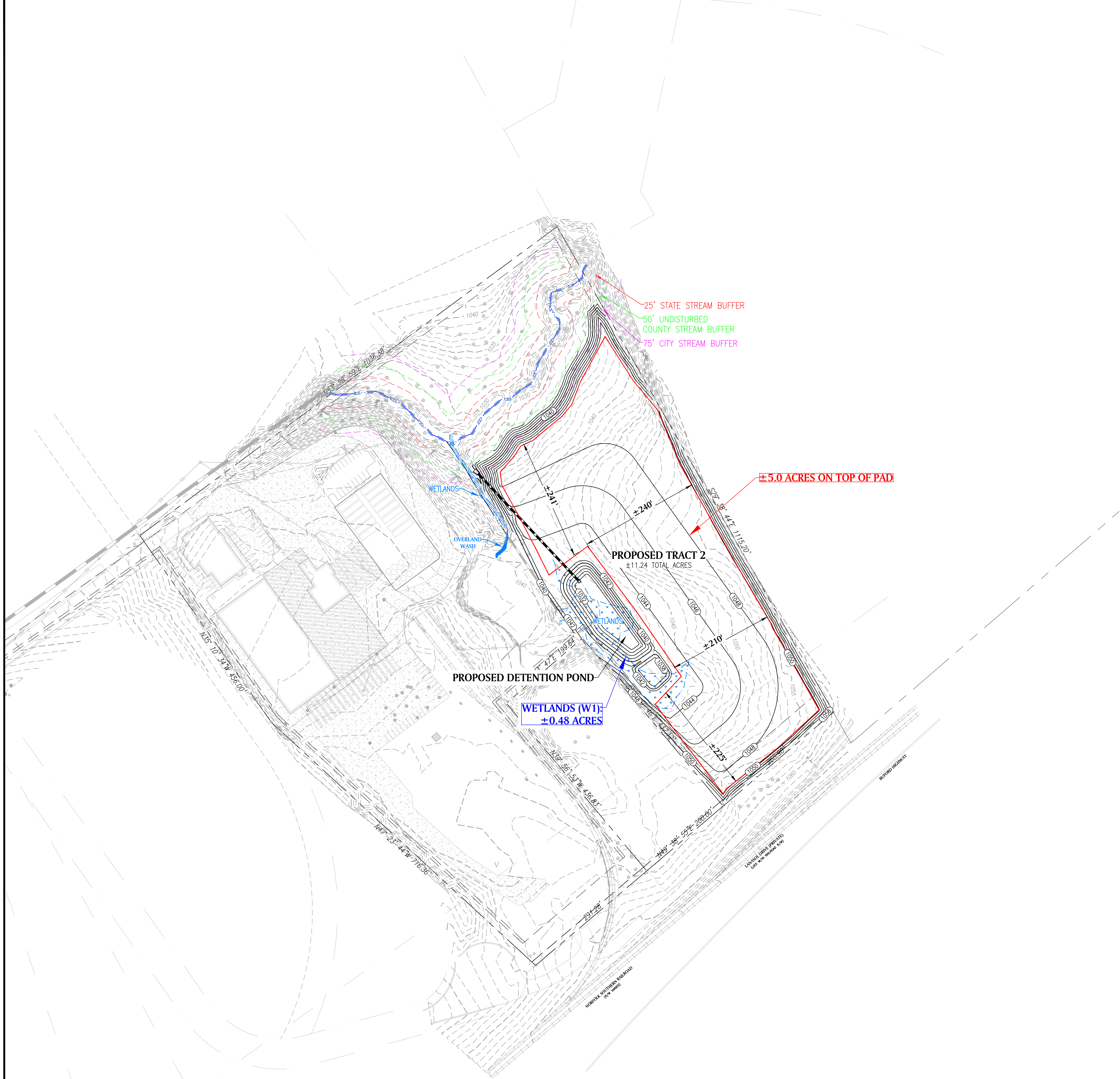
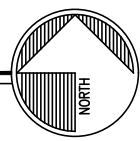


\\2023\\2023134\\0 Preliminary\\2023.05.01 - 2023134 - CP11.dwg, ARCH, FULL BLEED 0' (4.00' x 36.00 INCHES), SCHEME PLAN SET, DWG TO PLOT, ALABAMA PLOTTER, May 1, 2023, 3:52:27 PM



VICINITY MAP

SCALE: NTS



EARTHWORK CALCULATIONS:

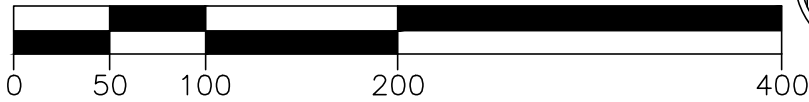
Cut volume (adjusted)	21,363.48 Cu. Yd.
Fill volume (adjusted)	24,670.57 Cu. Yd.
Net volume (adjusted)	3,307.10 Cu. Yd. <Fill>

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 PMJ/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



LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

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PROJECT:

ALCHEMY PLACE

BANKERS INDUSTRIAL DRIVE &
ALCHEMY PLACE
CITY OF PEACHTREE CORNERS
GWINNETT COUNTY, GEORGIA

FOR:



2964 HARDMAN COURT
ATLANTA, GEORGIA 30305

ZONING INFORMATION

ZONING CLASSIFICATION

JURISDICTION:	CITY OF PEACHTREE CORNERS
EX. ZONING:	M1 & M2
OVERLAY DISTRICT:	--
PR. ZONING:	M1

BUILDING SETBACKS

FRONT:	50'
MAJOR SIDE:	20'
MINOR SIDE:	20'
REAR:	15'

BUFFERS

LANDSCAPE STRIP:	10'
ZONING BUFFER:	--
STATE STREAM BUFFER:	25'
COUNTY STREAM BUFFER:	50'
CITY STREAM BUFFER:	75'

PARKING SUMMARY

WAREHOUSE REQ.:	1 SPACE / 500 SF
STALL:	9'x18' FROM FOC
LANDSCAPE ISLAND SPACING:	1 PER 7 SPACES

LANDSCAPE REG'S

MAXIMUM IMPERVIOUS ALLOWED:	___%
MAXIMUM BUILDING COVERAGE:	___%

ENVIRONMENTAL

FLOOD PLAIN PRESENT (FIRM):	13135C 0095F
STREAMS PRESENT (NWI):	NWI
WETLANDS PRESENT (NWI):	NWI
TOPOGRAPHY DATA:	GWINNETT COUNTY GIS

2023.05.01 - 05.01.2023
2022134 - CP11.dwg

CONCEPTUAL SITE PLAN