ALMEX
ZONING: M (LIGHT INDUSTRIAL)
OVERLAY DISTRICT: I-20 OVERLAY DISTRICT (TIER 2)
TOTAL SITE AREA: 15.94 AC

NUGROUND STUDIOS
ZONING: M (LIGHT INDUSTRIAL)
OVERLAY DISTRICT: I-20 OVERLAY DISTRICT (TIER 2)
TOTAL SITE AREA: 7.09 AC

TRACT 3
ZONING: OI (OFFICE-INSTITUTIONAL)
OVERLAY DISTRICT: I-20 OVERLAY DISTRICT (TIER 2)
TOTAL SITE AREA: 14.88 AC

TRACT 4
ZONING: M (LIGHT INDUSTRIAL)
OVERLAY DISTRICT: I-20 OVERLAY DISTRICT (TIER 2)
TOTAL SITE AREA: 4.13 AC

LEGEND

PROPOSED	DESCRIPTION
	SOUND STAGE 65,760 SF
	MILL SPACE 20,000 SF
	OFFICE SPACE 67,515 SF
	HEAVY DUTY ASPHALT
	STORM WATER POND

N
W E
S

PANOLA INDUSTRIAL BLVD 80' R/W

TRACT 4

75' BUFFER ZONE

BUILDING 100
41,760 SF
120'
348'
30'

90 SPACES

ALMEX

GUARD HOUSE

GATE

UNDERGROUND STORM WATER

BUILDING 200
24,000 SF
120'X200'
120'
200'

56'

BUILDING 300
20,000 SF
100'X200'
200'
100'

UNDERGROUND
STORM WATER

210 SPACES

TRACT 3

OFFICE

CAFE

NuGround
Studios
19K sf Sound Stage
17K sf Mill Shop
16K sf Office

130 SPACES

MILLER RD 100' R/W

75' IMPERVIOUS SETBACK
50' COUNTY STREAM BUFFER
25' STATE STREAM BUFFER

ALL INFORMATION SHOWN IS APPROXIMATE

GRAPHIC SCALE 1"= 60'
0 30' 60' 120'

No.	DESCRIPTION	Date
1		
2		
3		
4		
5		
6		
7		

CONCEPTUAL SITE PLAN

STONECREST STUDIOS
TIM SHAW
DEKALB COUNTY, GA

JACOB & HEFNER ASSOCIATES
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Suwanee, GA 30024
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SCALE: 1"=60'

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