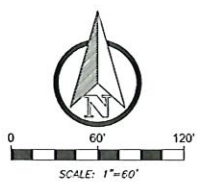
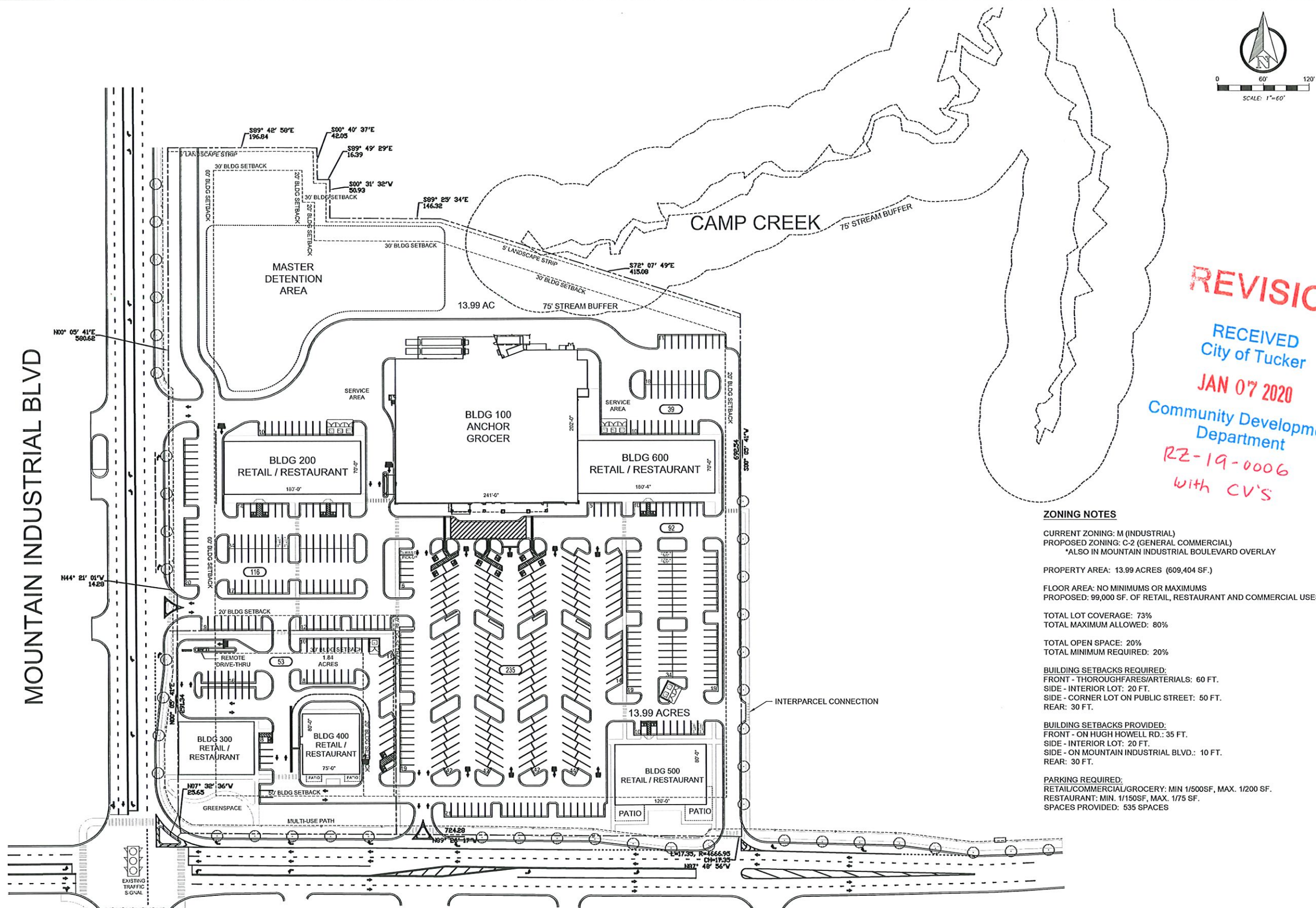


C:\USERS\THEODORE\PROJECTS\2019\19-142 - BRANCH - HUGH HOWELL TUG/CP/DWG

MOUNTAIN INDUSTRIAL BLVD



CONTINEO GROUP
 755 COMMERCE DRIVE
 SUITE 800
 ATLANTA, GA 30030
 678.401.6046
 www.tcg.engineer



BRANCH ACQUISITION COMPANY, LLC
 3340 PEACHTREE STREET NE, SUITE 2775
 ATLANTA, GA 30328
 (404) 832 - 8900

REVISION
 RECEIVED
 City of Tucker
 JAN 07 2020
 Community Development
 Department
 RZ-19-0006
 with CV'S

ZONING NOTES

CURRENT ZONING: M (INDUSTRIAL)
 PROPOSED ZONING: C-2 (GENERAL COMMERCIAL)
 *ALSO IN MOUNTAIN INDUSTRIAL BOULEVARD OVERLAY

PROPERTY AREA: 13.99 ACRES (609,404 SF.)
 FLOOR AREA: NO MINIMUMS OR MAXIMUMS
 PROPOSED: 99,000 SF. OF RETAIL, RESTAURANT AND COMMERCIAL USES

TOTAL LOT COVERAGE: 73%
 TOTAL MAXIMUM ALLOWED: 80%

TOTAL OPEN SPACE: 20%
 TOTAL MINIMUM REQUIRED: 20%

BUILDING SETBACKS REQUIRED:
 FRONT - THOROUGHFARES/ARTERIALS: 60 FT.
 SIDE - INTERIOR LOT: 20 FT.
 SIDE - CORNER LOT ON PUBLIC STREET: 50 FT.
 REAR: 30 FT.

BUILDING SETBACKS PROVIDED:
 FRONT - ON HUGH HOWELL RD.: 35 FT.
 SIDE - INTERIOR LOT: 20 FT.
 SIDE - ON MOUNTAIN INDUSTRIAL BLVD.: 10 FT.
 REAR: 30 FT.

PARKING REQUIRED:
 RETAIL/COMMERCIAL/GROCERY: MIN 1/500SF, MAX. 1/200 SF.
 RESTAURANT: MIN. 1/150SF, MAX. 1/75 SF.
 SPACES PROVIDED: 535 SPACES

BRANCH HUGH HOWELL ROAD
 ZONING PACKAGE
 ISSUED FOR: CITY OF TUCKER
 JURISDICTION: CITY OF TUCKER
 LOCATION: 4650 HUGH HOWELL RD
 TUCKER, GA 30084

#	DATE	REVISIONS

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DRAWN: KH
 CHECK: RTC
 JOB NO: 19-142
 DATE: 12/18/19

OVERALL PROPERTY SUMMARY	
RETAIL/RESTAURANT	99,000 SF
TOTAL RETAIL AREA	99,000 SF

OUTPARCEL SUMMARY	
RETAIL/RESTAURANT	13,030 SF
TOTAL OUTPARCEL RETAIL AREA	13,030 SF

OVERALL PARKING SUMMARY	
TOTAL PARKING PROVIDED	535 SPACES
TOTAL PARKING RATIO	5.43 SPACES

OUTPARCEL PARKING SUMMARY	
OUTPARCEL PARKING PROVIDED	68 SPACES
OUTPARCEL PARKING RATIO	4.45 SPACES

HUGH HOWELL RD

OVERALL SITE PLAN
 SHEET C200