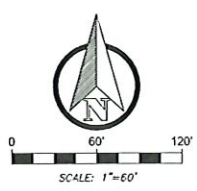
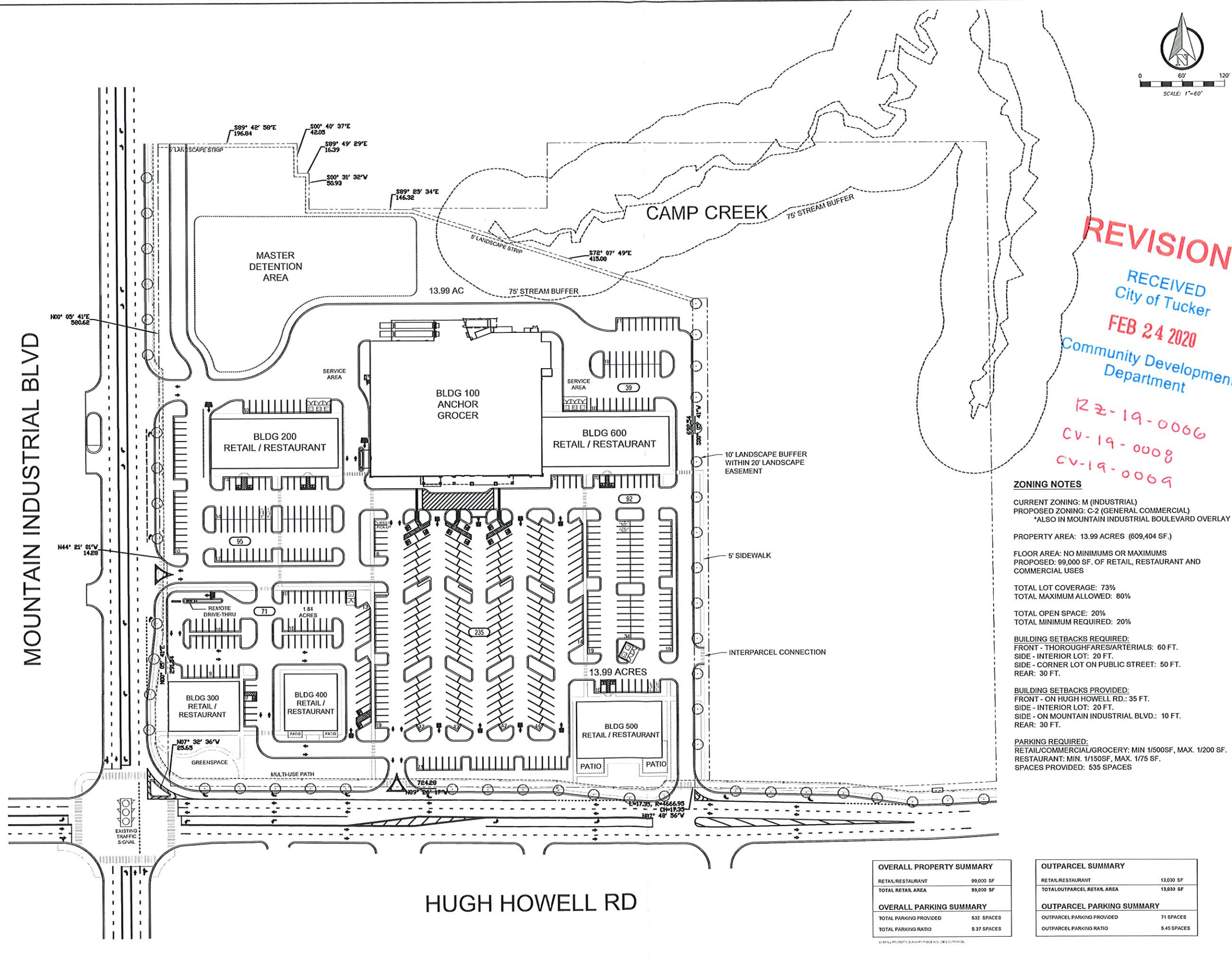


C:\PROJECTS\190000\190000-MASTER\MASTER-DRIVE\PROJECTS\190000-142 - BRANCH - HUGH HOWELL TUCKER.DWG

MOUNTAIN INDUSTRIAL BLVD



CONTINIO GROUP
 755 COMMERCE DRIVE
 SUITE 800
 ATLANTA, GA 30030
 678.601.6046
 www.tcgengineer.com



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

REVISION
 RECEIVED
 City of Tucker
FEB 24 2020
 Community Development
 Department

12-19-0066
 CV-19-0008
 CV-19-0069

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

OVERALL PROPERTY SUMMARY	
RETAIL/RESTAURANT	99,000 SF
TOTAL RETAIL AREA	99,000 SF
OVERALL PARKING SUMMARY	
TOTAL PARKING PROVIDED	532 SPACES
TOTAL PARKING RATIO	5.37 SPACES

OUTPARCEL SUMMARY	
RETAIL/RESTAURANT	13,030 SF
TOTAL OUTPARCEL RETAIL AREA	13,030 SF
OUTPARCEL PARKING SUMMARY	
OUTPARCEL PARKING PROVIDED	71 SPACES
OUTPARCEL PARKING RATIO	5.45 SPACES

#	DATE	REVISIONS

DRAWN: KH
 CHECK: RTC

JOB NO: 19-142
 DATE: 02/24/20

OVERALL SITE PLAN
 SHEET C200

HUGH HOWELL RD

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