



BRANCH

3340 PEACHTREE RD NE • SUITE 2775
ATLANTA, GA 30326
404-832-8900

HUGH HOWELL
HUGH HOWELL ROAD
TUCKER, GEORGIA

SITE PLAN REVISION
DATE DWG
2019.11.11 ZP-2.2

TENANT EXHIBIT
DATE DWG

ZP-2.2

SCHEMATIC
SITE PLAN
NOT FOR CONSTRUCTION

REVISION

RECEIVED
City of Tucker

NOV 14 2019

Community Development
Department

23-19-0006
CV-19-0008 to 0011

ZONING NOTES:

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

PROPERTY AREA: 23.774 ACRES (1,035,611 SF)

FLOOR AREA: NO MINIMUMS OR MAXIMUMS
PROPOSED: 154,000 SF OF RETAIL, RESTAURANT AND COMMERCIAL USES

TOTAL LOT COVERAGE: 70%
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 - HUGH HOWELL ROAD: 35 FT
SIDE - INTERIOR LOT: 20 FT
SIDE - MOUNTAIN INDUSTRIAL BLVD: 10 FT
REAR - 30 FT

PARKING REQUIRED:
RETAIL / COMMERCIAL / GROCERY: MIN 1/500 SF; MAX. 1/200 SF
RESTAURANT: MIN. 1/150 SF; MAX. 1/75 SF
SPACES PROVIDED: 831

PROPERTY SUMMARY

RETAIL / RESTAURANT	154,000 SF
TOTAL RETAIL AREA	154,000 SF

PARKING SUMMARY

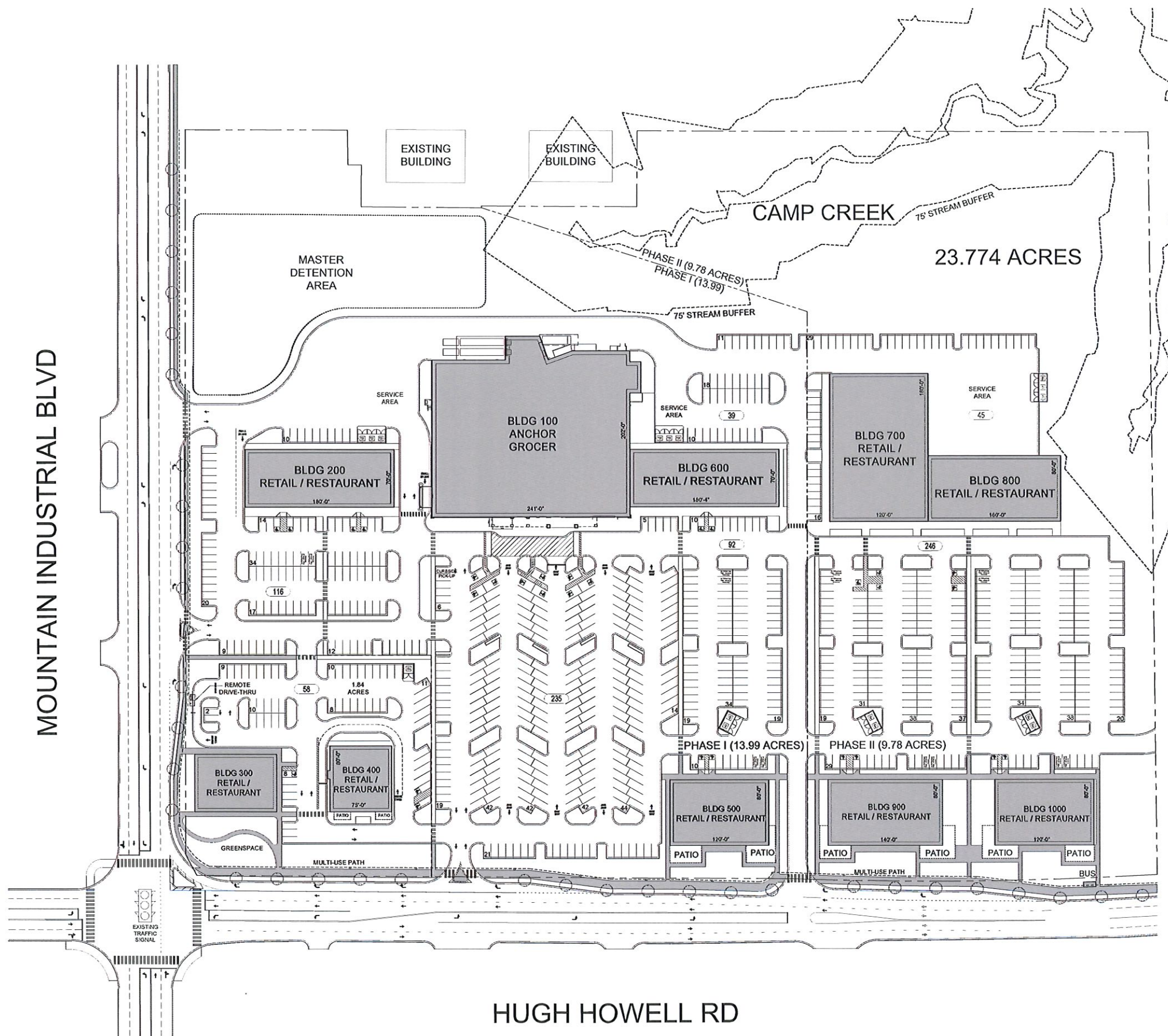
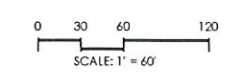
TOTAL PARKING PROVIDED	831 SPACES
TOTAL PARKING RATIO	5.40 SPACES

OUTPARCEL SUMMARY

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

PARKING SUMMARY

TOTAL PARKING PROVIDED	58 SPACES
TOTAL PARKING RATIO	4.45 SPACES



MOUNTAIN INDUSTRIAL BLVD

HUGH HOWELL RD

CAMP CREEK

23.774 ACRES

MASTER
DETENTION
AREA

EXISTING
BUILDING

EXISTING
BUILDING

BLDG 100
ANCHOR
GROCER

BLDG 200
RETAIL / RESTAURANT

BLDG 600
RETAIL / RESTAURANT

BLDG 700
RETAIL / RESTAURANT

BLDG 800
RETAIL / RESTAURANT

BLDG 300
RETAIL / RESTAURANT

BLDG 400
RETAIL / RESTAURANT

BLDG 500
RETAIL / RESTAURANT

BLDG 900
RETAIL / RESTAURANT

BLDG 1000
RETAIL / RESTAURANT

PHASE I (13.99 ACRES)

PHASE II (9.78 ACRES)

PHASE I (13.99 ACRES)

PHASE II (9.78 ACRES)

EXISTING
TRAFFIC
SIGNAL

MULTI-USE PATH

GREENSPACE

PATIO

PATIO

PATIO

PATIO

BUS

SERVICE AREA

SERVICE AREA

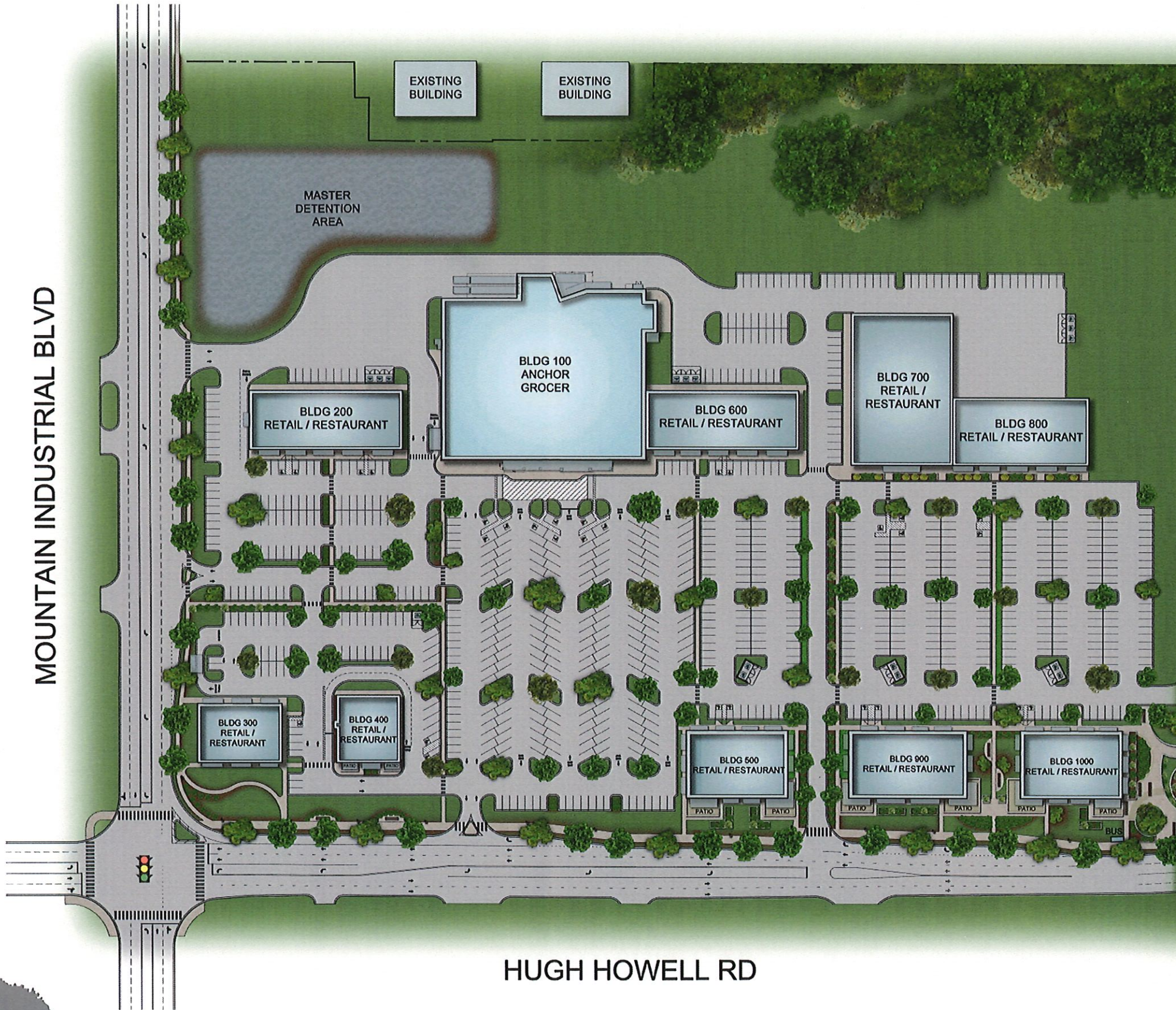
SERVICE AREA

REMOTE
DRIVE-THRU

1.84
ACRES

MULTI-USE PATH

MULTI-USE PATH



MOUNTAIN INDUSTRIAL BLVD

HUGH HOWELL RD

BRANCH HUGH HOWELL

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