

HUGH HOWELL ROAD

4650 HUGH HOWELL ROAD, TUCKER, GA 30084
 PARCEL ID 18-215-01-002



CONTINUED GROUP
 755 COMMERCE DRIVE
 SUITE 800
 ATLANTA, GA 30030
 404.601.6046
 www.tcgengineer.com



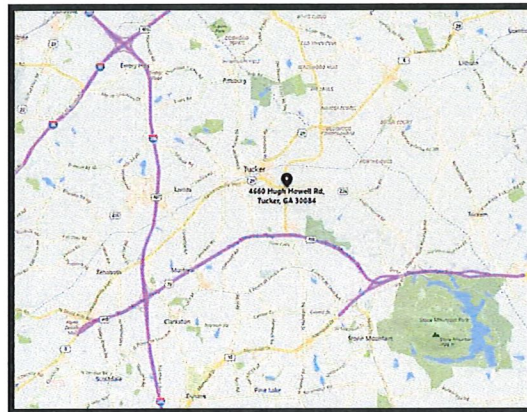
BRANCH ACQUISITION COMPANY, LLC
 3340 PEACHTREE STREET NE, SUITE 2775
 ATLANTA, GA 30326
 (404) 832-8800

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

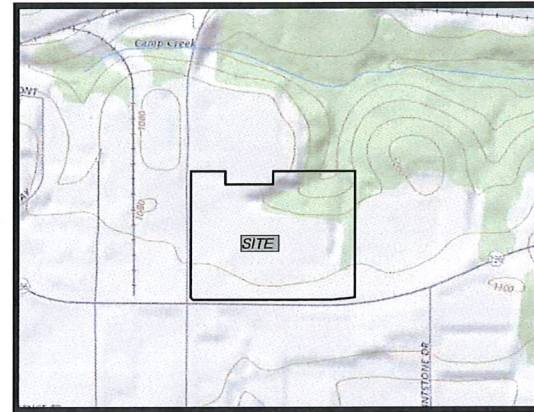
DATE	REVISIONS

DRAWN: KH
 CHECK: RTC
 JOB NO: 19-142
 DATE: 09/27/19

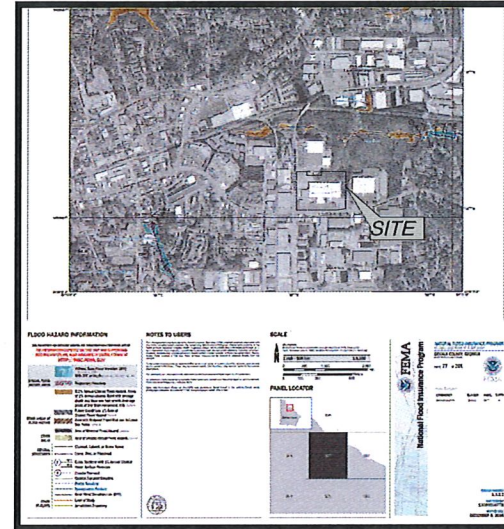
ZONING PLANS COVER
 SHEET **Z-0**



VICINITY MAP
 N.T.S.



USGS QUAD MAP
 N.T.S.



FEMA MAP
 N.T.S.

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.
 (MOUNTAIN INDUSTRIAL BLVD.)
 SIDE - INTERIOR LOT: 20 FT.
 SIDE - CORNER LOT ON PUBLIC STREET: 50 FT.
 (HUGH HOWELL RD. - SR236)
 REAR: 30 FT.

BUILDING SETBACKS PROVIDED:
 FRONT - ON MOUNTAIN INDUSTRIAL BLVD.: 10 FT.
 SIDE - INTERIOR LOT: 20 FT.
 SIDE - ON HUGH HOWELL RD.: 35 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: 858 SPACES

NOTES:

- ENTIRE PROPERTY LOCATED WITHIN A SINGLE LANDLOT BOUNDARY (LL215), LOT LINES NOT SHOWN DUE TO DISTANCE FROM PROPERTY LINES.
- PER FEMA, THERE ARE NO FLOOD PLAIN LIMITS WITHIN BOUNDARY OF THE PROPERTY OR VISIBLE LIMITS OF THIS PLAN. THE TRACT OF LAND UNDER CONSIDERATION DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 13089C0077J DATED DECEMBER 08, 2016, WITH AN EFFECTIVE DATE OF AUGUST 15, 2019.

LEGAL DESCRIPTION

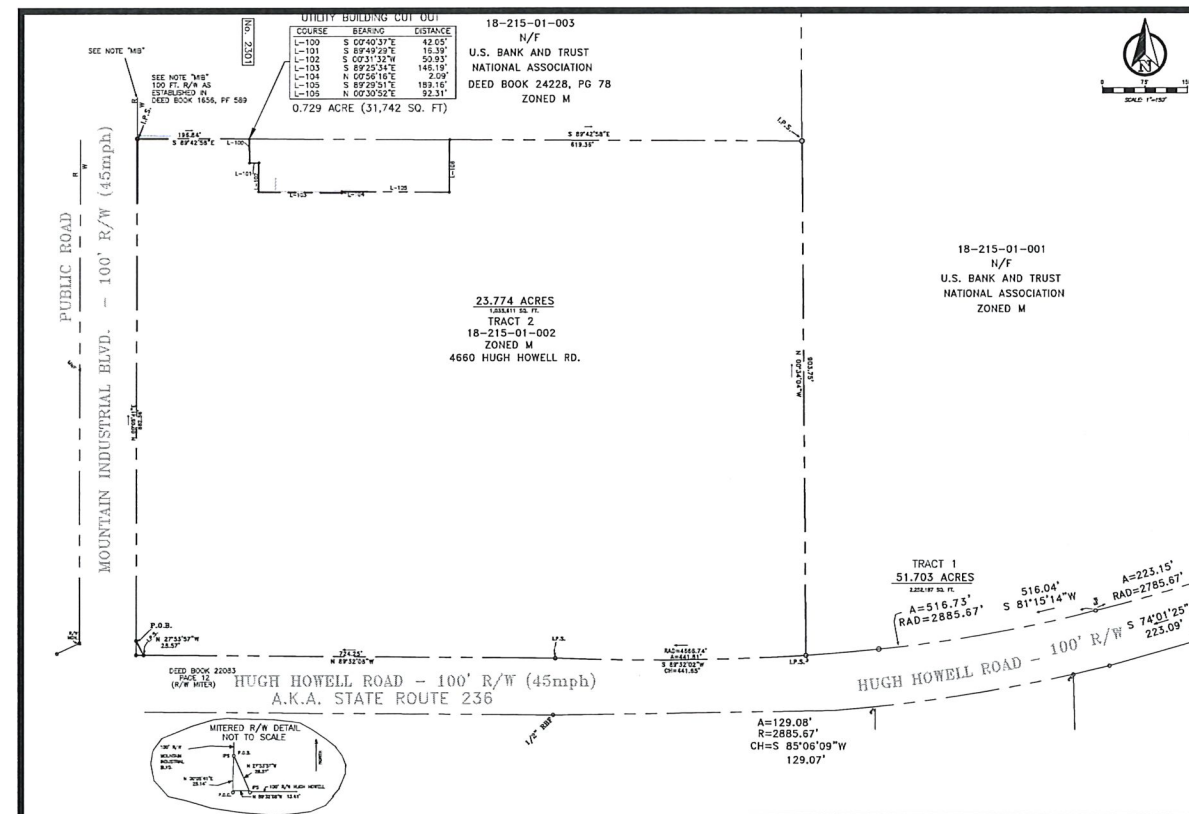
TRACT 2

All that tract or parcel of Land, lying and being in Land lot 215 of the 18 th District, DeKalb County, State of Georgia, being more particularly described as follows.

To find the True Point of Beginning, commence at a point formed by the intersection of the North 100 ft. Right-of-Way of Hugh Howell Road (also known as State Route 236) and the East 100 ft. Right-of-Way of Mountain Industrial Boulevard, thence North 00 degrees 05 minutes 41 seconds East for a distance of 25.14 ft. to an Iron Pin Set at the Northerly Limit of a Mitered Right-of-Way, aforementioned Iron Pin set being the True Point of Beginning,

THENCE continuing along the East 100 ft. Right-of-Way of Mountain Industrial Boulevard, North 00 degrees 05 minutes 41 seconds East for a distance of 882.36 feet to a 1/2" re-bar set;
 THENCE leaving the East 100 ft. Right-of-Way of Mountain Industrial Boulevard, South 89 degrees 42 minutes 58 seconds East for a distance of 196.84 feet to a point;
 THENCE South 00 degrees 40 minutes 37 seconds East for a distance of 42.05 feet to a point;
 THENCE South 89 degrees 49 minutes 29 seconds East for a distance of 16.39 feet to a point;
 THENCE South 00 degrees 31 minutes 32 seconds West for a distance of 50.93 feet to a point;
 THENCE South 89 degrees 25 minutes 34 seconds East for a distance of 146.19 feet to a point;
 THENCE North 00 degrees 56 minutes 16 seconds East for a distance of 2.09 feet to a point;
 THENCE South 89 degrees 29 minutes 51 seconds East for a distance of 189.16 feet to a point;
 Thence North 00 degrees 30 minutes 52 seconds East for a distance of 92.31 feet to a point;
 THENCE South 89 degrees 42 minutes 58 seconds East for a distance of 619.36 feet to a 1/2" re-bar found;
 THENCE South 00 degrees 34 minutes 04 seconds West for a distance of 903.75 feet to a 1/2" re-bar set on the North 100 ft. Right-of-way of Hugh Howell Road (also known as Georgia State Route 236);
 THENCE continuing along the North 100 ft. Right-of-way of Hugh Howell Road along a curve to the right having a radius of 4666.74 feet and an arc length of 441.81 feet, being subtended by a chord of South 89 degrees 29 minutes 02 seconds West for a distance of 441.65 feet to a calculated point;
 THENCE continuing along the North 100 ft. Right-of-way of Hugh Howell Road, North 89 degrees 32 minutes 08 seconds West for a distance of 724.25 feet to a 1/2" re-bar set at the start of a mitered Right-of-Way;
 THENCE along the Mitered Right-of-Way, North 27 degrees 53 minutes 57 seconds West for a distance of 28.57 feet to a 1/2" re-bar set, the True Point of Beginning.

Said property contains 23.774 acres.



SHEET INDEX

- Z-0 ZONING PLANS COVER
- Z-1 EXISTING CONDITIONS
- Z-2 ZONING SITE PLAN
- Z-3 SIGHT DISTANCE PROFILES

BZ-19-0006

CV-19-0009
 CV-19-0009
 CV-19-0010

CV-19-0011

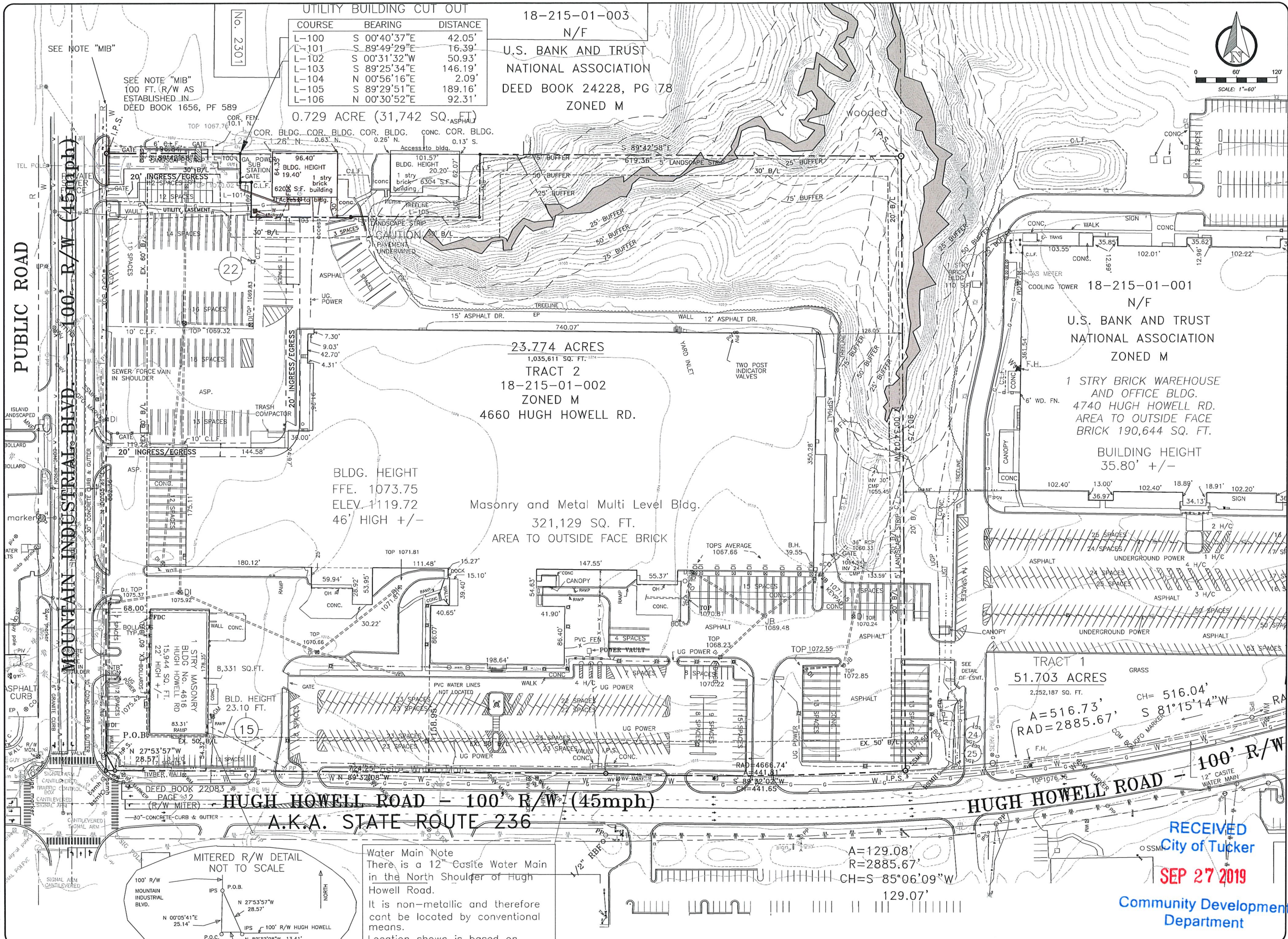
RECEIVED
 City of Tucker

SEP 27 2019

Community Development
 Department
 PROJECT DEVELOPER
 BRANCH ACQUISITION COMPANY, LLC.
 3340 PEACHTREE ROAD NE, SUITE 2775
 ATLANTA, GA 30326
 CONTACT: JACK HAYLETT
 PHONE: (404) 832-8900
 EMAIL: JHAYLETT@BRANCHACCOMP.COM

PROJECT CIVIL ENGINEER

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 CONTACT: RON CRUMP
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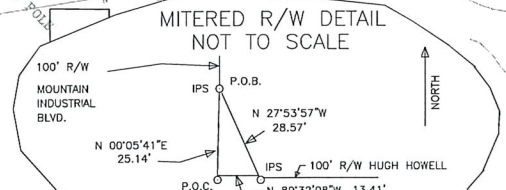
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EXISTING CONDITIONS
 SHEET **Z-1**

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Water Main Note
 There is a 12" Castite Water Main in the North Shoulder of Hugh Howell Road.
 It is non-metallic and therefore cant be located by conventional means.
 Location shown is based on

A=129.08'
 R=2885.67'
 CH=S 85°06'09"W
 129.07'

TRACT 1
 51.703 ACRES
 2,252,187 SQ. FT.
 CH= 516.04'
 A=516.73'
 RAD=2885.67'
 S 81°15'14"W

TRACT 2
 23.774 ACRES
 1,035,611 SQ. FT.
 18-215-01-002
 ZONED M
 4660 HUGH HOWELL RD.
 Masonry and Metal Multi Level Bldg.
 321,129 SQ. FT.
 AREA TO OUTSIDE FACE BRICK

TRACT 3
 18-215-01-001
 N/F
 U.S. BANK AND TRUST NATIONAL ASSOCIATION
 ZONED M
 1 STRY BRICK WAREHOUSE AND OFFICE BLDG.
 4740 HUGH HOWELL RD.
 AREA TO OUTSIDE FACE BRICK 190,644 SQ. FT.
 BUILDING HEIGHT 35.80' +/-

18-215-01-003
 N/F
 U.S. BANK AND TRUST NATIONAL ASSOCIATION
 DEED BOOK 24228, PG 78
 ZONED M

0.729 ACRE (31,742 SQ. FT.)

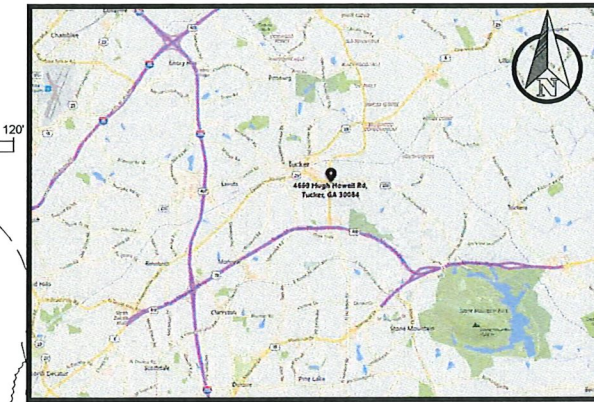
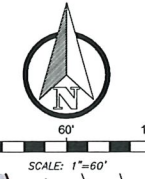
PUBLIC ROAD
 MOUNTAIN INDUSTRIAL BLVD - 100' R/W (45mph)

HUGH HOWELL ROAD - 100' R/W (45mph)
 A.K.A. STATE ROUTE 236

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18-215-01-003
N/F
U.S. BANK AND TRUST
NATIONAL ASSOCIATION
DEED BOOK 24228, PG 78
ZONED M

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ZONING SITE PLAN
SHEET **Z-2**

TRACT 2
23.774 ACRES

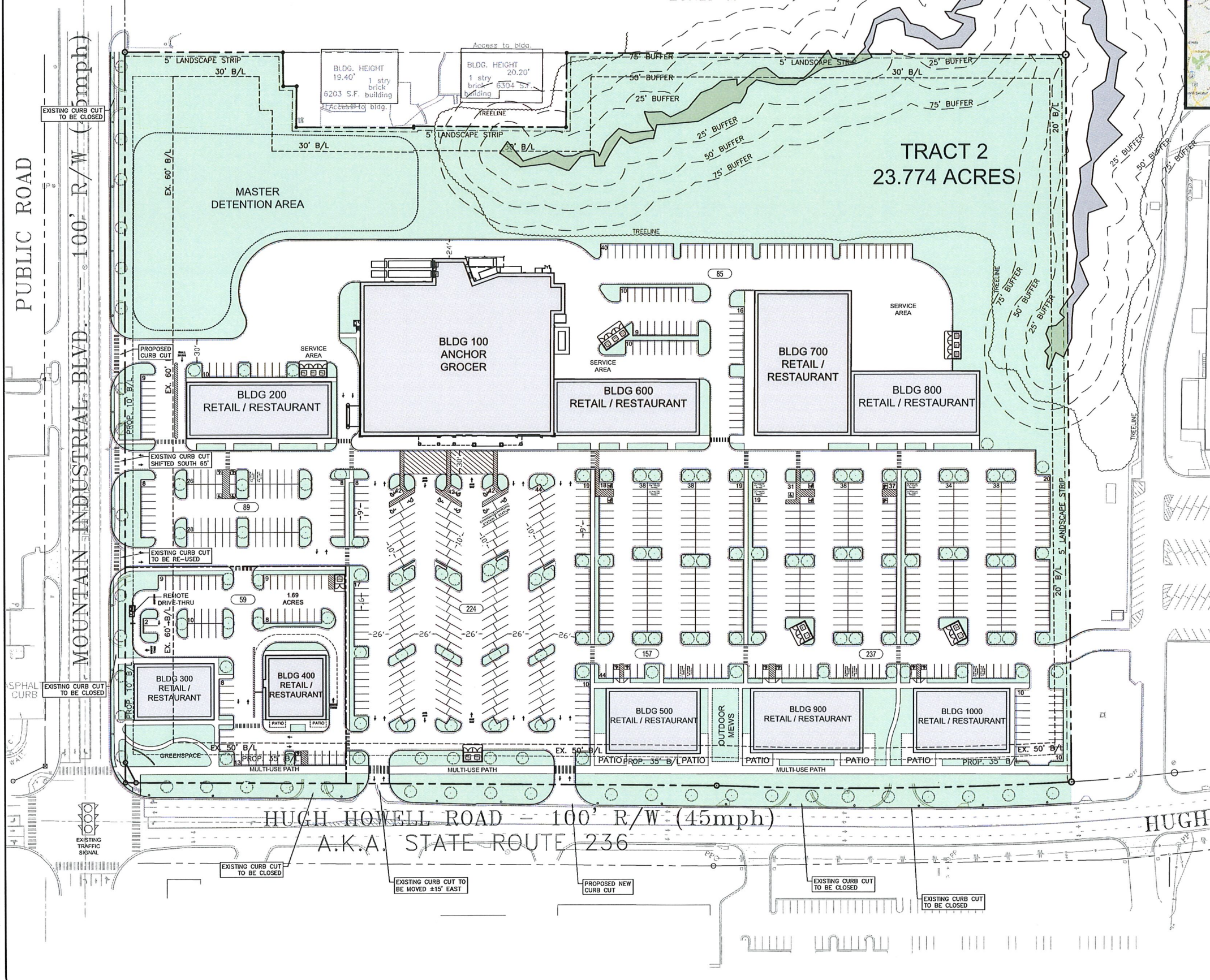
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AND OFFICE BLDG.
4740 HUGH HOWELL RD.
AREA TO OUTSIDE FACE
BRICK 190,644 SQ. FT.
BUILDING HEIGHT
35.80' +/-

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- PROPOSED ZONING: C-2 (GENERAL COMMERCIAL)
- *ALSO IN MOUNTAIN INDUSTRIAL BOULEVARD OVERLAY
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SIDE - INTERIOR LOT: 20 FT.
SIDE - CORNER LOT ON PUBLIC STREET: 50 FT. (HUGH HOWELL RD. - SR236)
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FRONT - ON MOUNTAIN INDUSTRIAL BLVD.: 10 FT.
SIDE - INTERIOR LOT: 20 FT.
SIDE - ON HUGH HOWELL RD.: 35 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: 858 SPACES

SITE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- 24" CURB AND GUTTER
- FENCE
- CONCRETE
- ACCESSIBLE STRIPING



D:\ORIPBOX (CONTINIO)-MOUNTAIN INDUSTRIAL-MASTER (P-DRAWN) PROJECTS\2019\19-142 - BRANCH - HUGH HOWELL THICKUP.DWG



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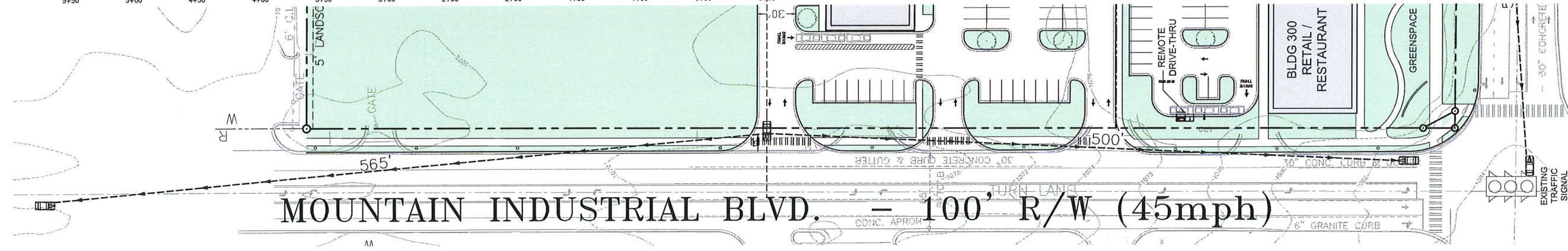
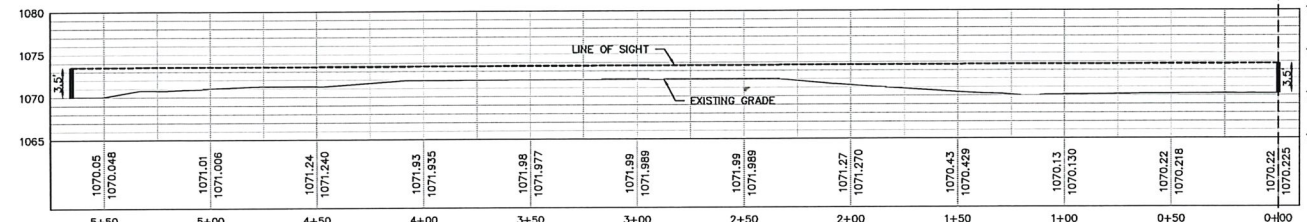
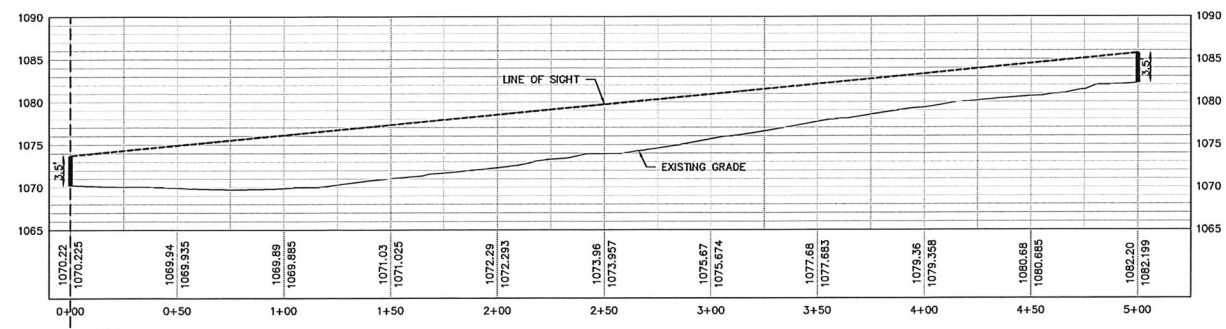
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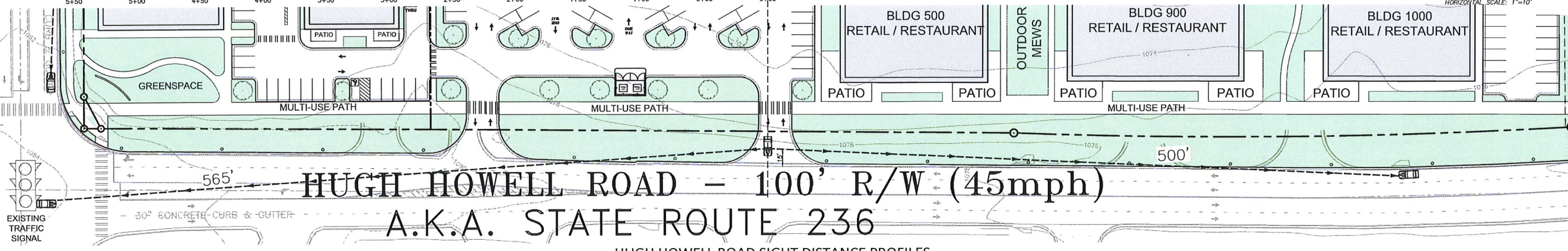
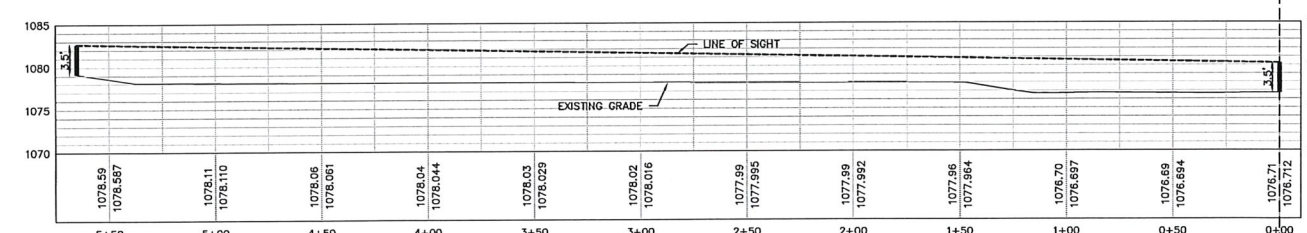
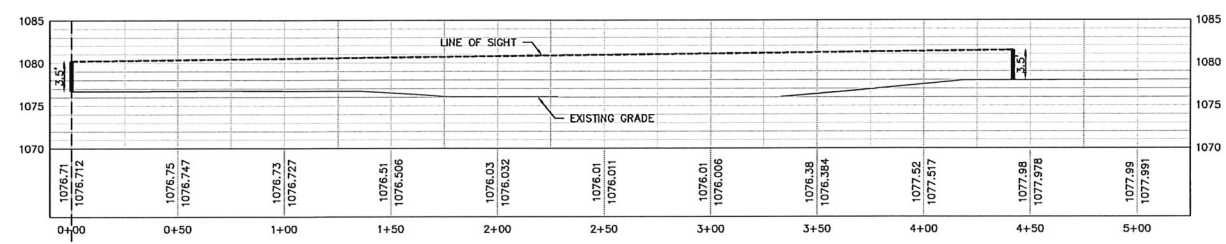
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SIGHT DISTANCE PROFILES
 SHEET **Z-3**



MOUNTAIN INDUSTRIAL BOULEVARD SIGHT DISTANCE PROFILES



HUGH HOWELL ROAD SIGHT DISTANCE PROFILES

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