



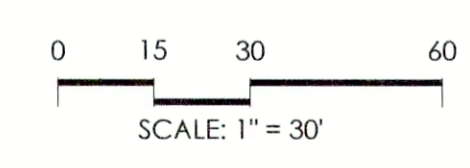
BRANCH

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

HUGH HOWELL
MARKETPLACE
...
HUGH HOWELL ROAD
TUCKER, GEORGIA

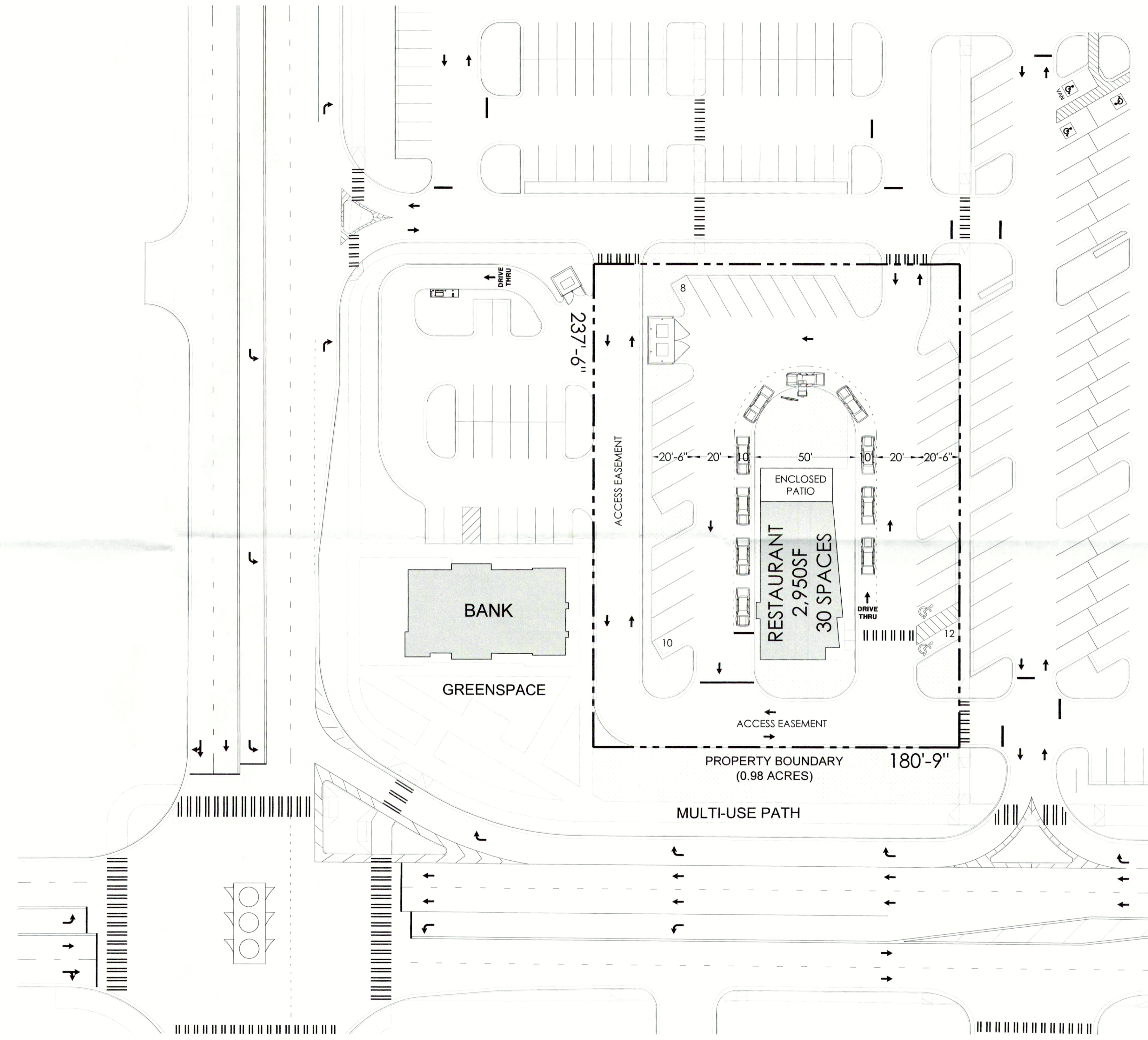
SITE PLAN REVISION
DATE DWG
2021.09.13 SP-10.6

TENANT EXHIBIT
DATE DWG



SP-10.6
EXHIBIT A
SCHEMATIC
SITE PLAN
NOT FOR CONSTRUCTION

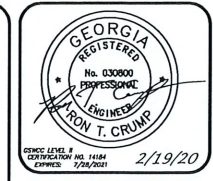
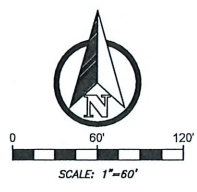
MOUNTAIN INDUSTRIAL BOULEVARD



HUGH HOWELL RD

RECEIVED
City of Tucker
SEP 15 2021
Community Development
Department





CONTINEO GROUP
 765 COMMERCE DRIVE
 SUITE 800
 ATLANTA, GA 30330
 678.601.6046
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BRANCH ACQUISITION COMPANY, LLC
 3340 PEACHTREE STREET NE, SUITE 2775
 ATLANTA, GA 30326
 (404) 832 - 8800

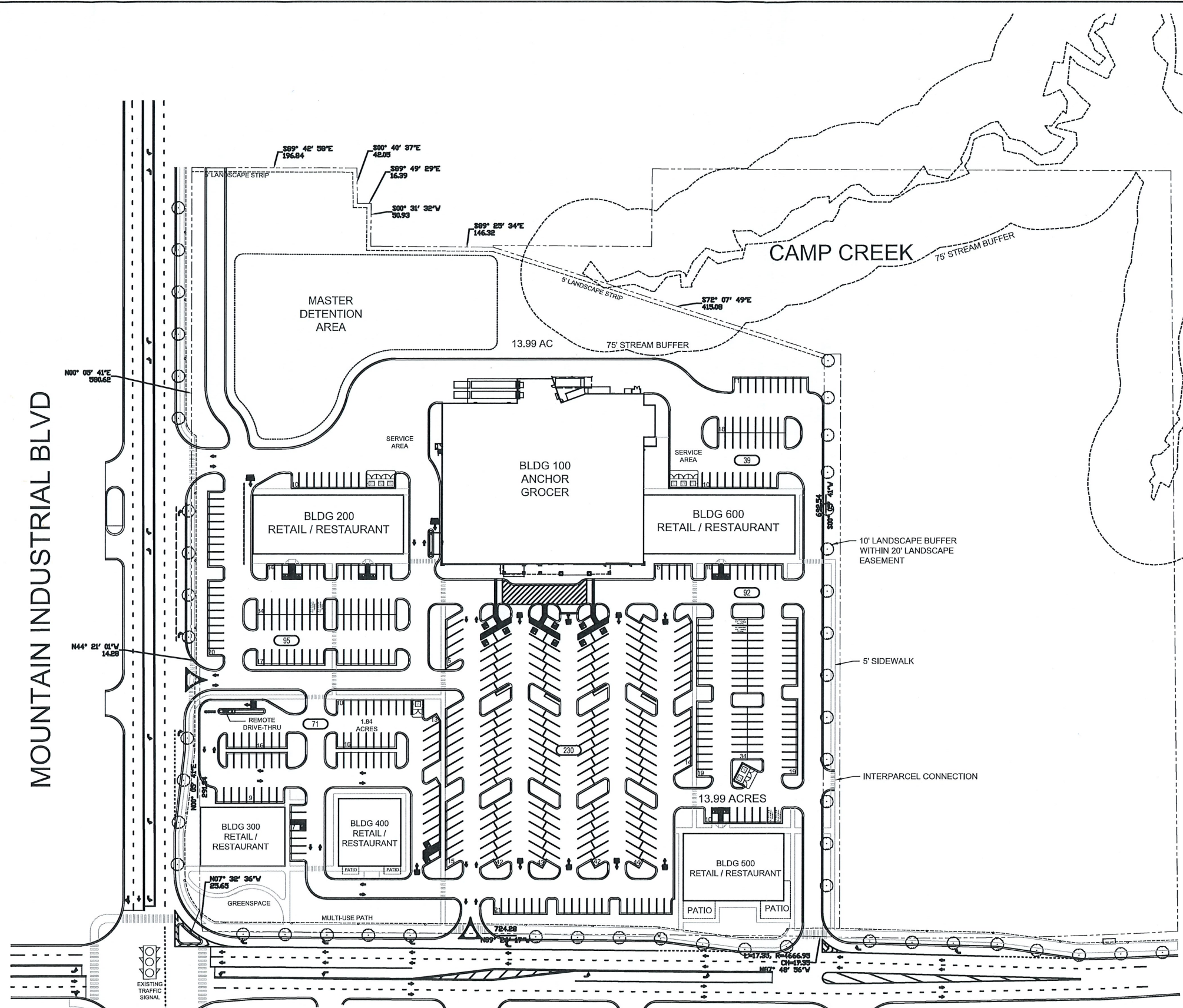
BRANCH HOWELL ROAD
 HUGH HOWELL ROAD
 ISSUED FOR: ZONING PACKAGE
 JURISDICTION: CITY OF TUCKER
 LOCATION: 4650 HUGH HOWELL RD TUCKER, GA 30084

#	DATE	REVISIONS

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DRAWN: KH CHECK: RTC
 JOB NO: 19-142 DATE: 02/24/20

OVERALL SITE PLAN
 SHEET C200



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	527 SPACES
TOTAL PARKING RATIO	5.32 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

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Community Development Department

RZ-21-0003

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