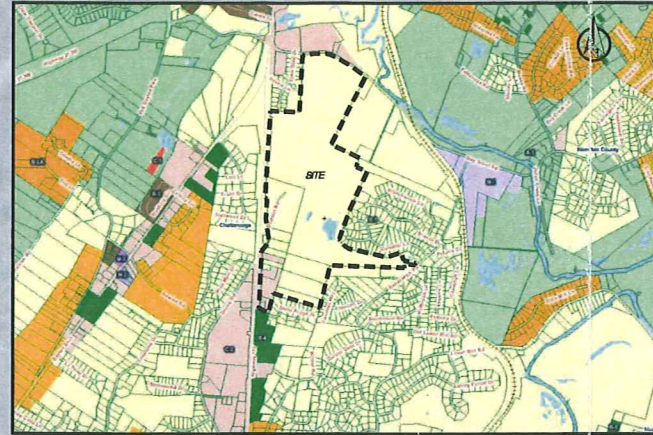
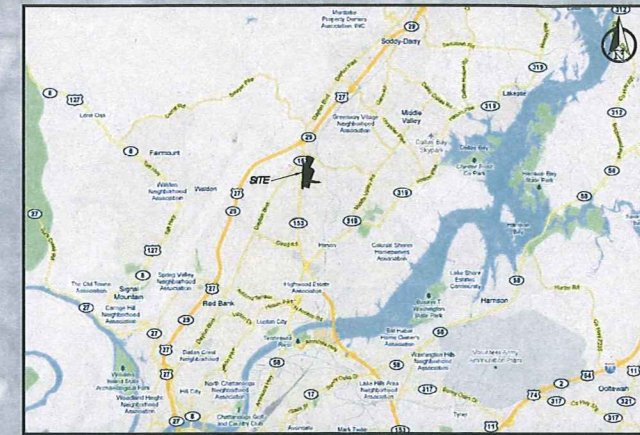
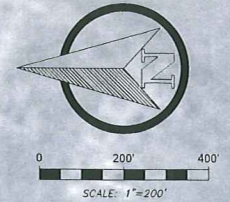




AERIAL IMAGE
N.T.S.



ZONING MAP
N.T.S.



VICINITY MAP
N.T.S.



RESTRICTED TO DISTANT SPACES (NOT TO BE ZONED)

11.6 AC
SHARED DETENTION

PROPOSED ZONING - R-3
41.3 AC
MULTI-FAMILY
280 APARTMENT UNITS
PARKING RATIO: 1.5 SPACES PER UNIT

PROPOSED ZONING - C-2
148.2 AC
RETAIL AREA
738,320 SF
1.5 PARKING/RATIO

EXISTING ZONING - R-1

EXISTING ZONING - C-2

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- CONCRETE SIDEWALK (SEE DETAIL)
- CONCRETE CURB AND GUTTER (SEE DETAIL)
- 18" STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- VAN HANDICAP STALL AND DESIGNATED VAN STALL
- CONCRETE DUMPSTER PAD LOCATION
- PARKING SPACE COUNT

NOTE:
STORMWATER MANAGEMENT WILL BE PROVIDED IN AN ABOVE GROUND EXTENDED DRY DETENTION POND, DESIGNED TO BE LOCATED AT THE REAR OF THE PROPERTY.

NOTE:
SIGNALIZED INTERSECTION FURTHEST SOUTH AND NORTH ARE EXISTING. PROPOSED SIGNALIZED INTERSECTION AND RIGHT-IN/RIGHT-OUT ALONG THE FRONTAGE OF THE PROPERTY ARE PROPOSED AND TO BE LOCATED WITH THE FINAL DEVELOPMENT.

NOTE:
THIS CONCEPTUAL DESIGN SHOULD BE UTILIZED AS A GRAPHICAL REPRESENTATION OF A POSSIBLE DESIGN CHOICE. THE INFORMATION ON THIS PLAN WAS DESIGNED FROM LIMITED MATERIAL AND HAS ITS IMAGINARIES. THEREFORE IT SHOULD NOT BE USED FOR CONSTRUCTION UNTIL ALL APPLICABLE MATERIAL NEEDED HAS BEEN REVIEWED AND INCORPORATED.

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REVISIONS

DATE	DESCRIPTION

CONCEPT SKETCH

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