

**SITE ANALYSIS 1**

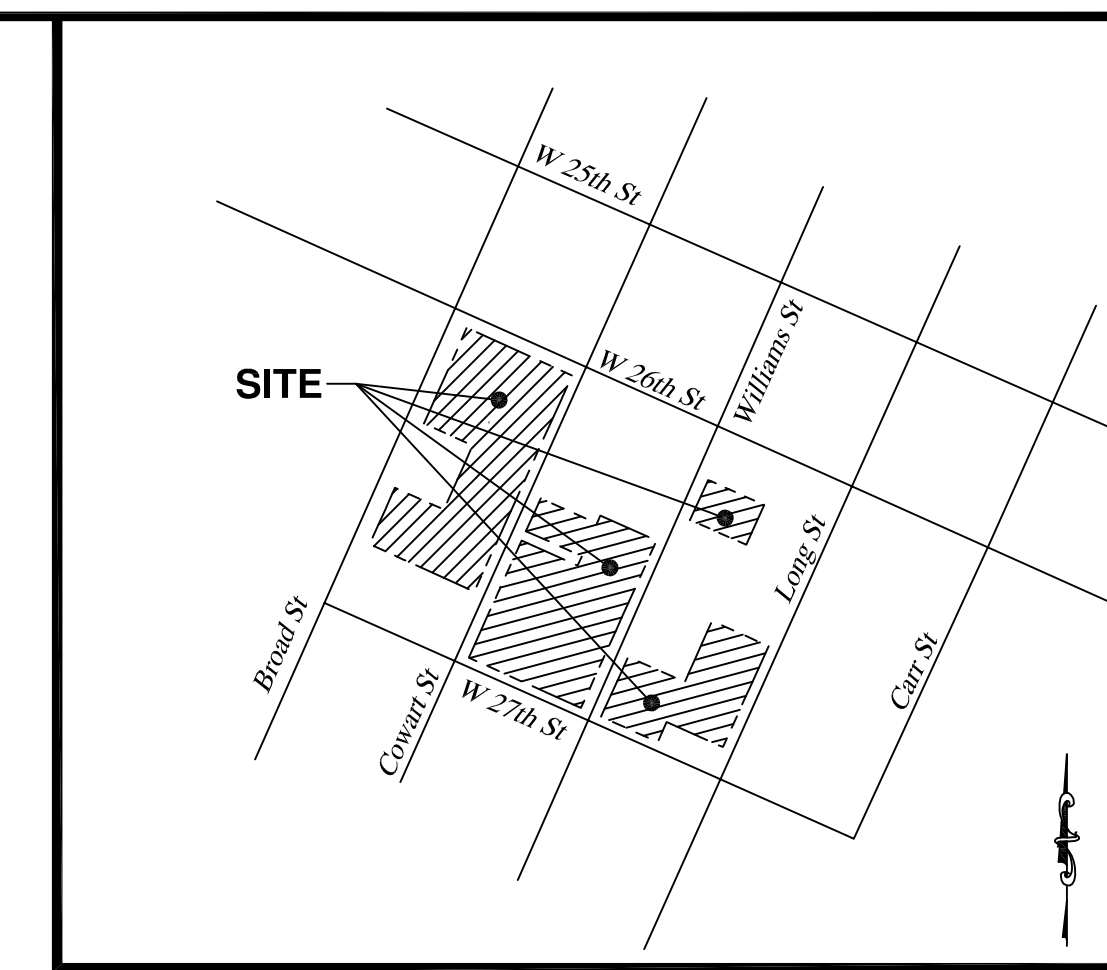
ADDRESS: BROAD ST., COWART ST., WILLIAMS ST., AND LONG ST.  
 TAX MAP ID: REQUEST IS FOR 31 INDIVIDUAL PARCELS  
 SITE CURRENTLY ZONED: R-3, C-2, UGC  
 PROPOSED ZONING: C-3  
 ACREAGE: 2.8± ACRES  
 TOTAL NUMBER OF UNITS: 60 UNITS  
 TOTAL COMMERCIAL/RETAIL SPACE: 12,200 SF  
 TOTAL NUMBER OF REGULAR PARKING SPACES: 106 SPACES  
 TOTAL NUMBER OF HANDICAP PARKING SPACES: 4 SPACES  
 TOTAL NUMBER OF PARKING SPACES: 110 SPACES  
 PROPOSED RESIDENTIAL DENSITY: 21.4 UNITS/ACRE

**SITE ANALYSIS 2**

ADDRESS: BROAD ST., COWART ST., WILLIAMS ST., AND LONG ST.  
 TAX MAP ID: REQUEST IS FOR 31 INDIVIDUAL PARCELS  
 SITE CURRENTLY ZONED: R-3, C-2, UGC  
 PROPOSED ZONING: C-3  
 ACREAGE: 2.4± ACRES  
 TOTAL NUMBER OF UNITS: 29 UNITS  
 PROPOSED RESIDENTIAL DENSITY: 12 UNITS/ACRE

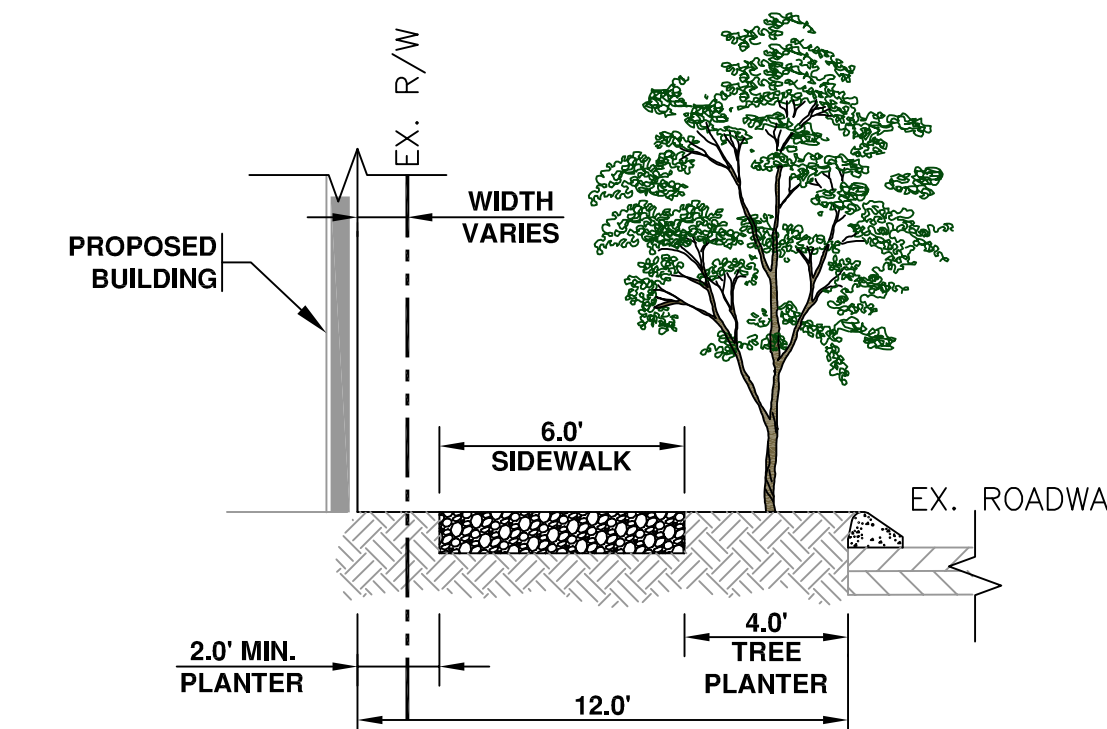
**SITE ANALYSIS 3**

ADDRESS: BROAD ST., COWART ST., WILLIAMS ST., AND LONG ST.  
 TAX MAP ID: REQUEST IS FOR 31 INDIVIDUAL PARCELS  
 SITE CURRENTLY ZONED: R-3, C-2, UGC  
 PROPOSED ZONING: C-3  
 ACREAGE: 0.3± ACRES  
 TOTAL NUMBER OF UNITS: 3 UNITS  
 PROPOSED RESIDENTIAL DENSITY: 10 UNITS/ACRE



**Vicinity Map**

N.T.S.



**Section A-A**

SCALE: NONE

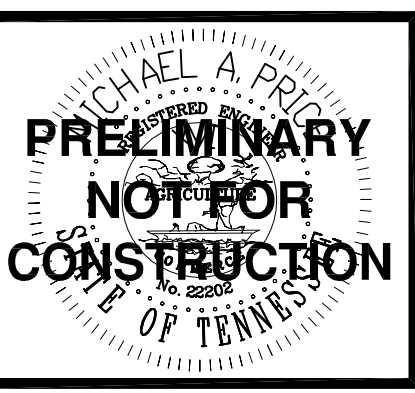
**SITE ANALYSIS 4**

ADDRESS: BROAD ST., COWART ST., WILLIAMS ST., AND LONG ST.  
 TAX MAP ID: REQUEST IS FOR 31 INDIVIDUAL PARCELS  
 SITE CURRENTLY ZONED: R-3, C-2, UGC  
 PROPOSED ZONING: C-3  
 ACREAGE: 1.2± ACRES  
 TOTAL NUMBER OF UNITS: 10 UNITS  
 PROPOSED RESIDENTIAL DENSITY: 8.3 UNITS/ACRE



**Site Plan**

SCALE: 1" = 50'



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**MAP ENGINEERS L.L.C.**

**SOUTH BROAD MIXED USE DEVELOPMENT**

FOR  
 SOUTH BROAD, LLC  
 735 BROAD STREET  
 SUITE 1204  
 CHATTANOOGA, TN 37402

**SITE PLAN**

**REVISIONS**

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DATE: 04/15/16  
 DRAWN BY: SA  
 CHECKED BY: MAP  
 PROJ. NUMBER: 16-121  
 SHEET NUMBER: **PS-1**