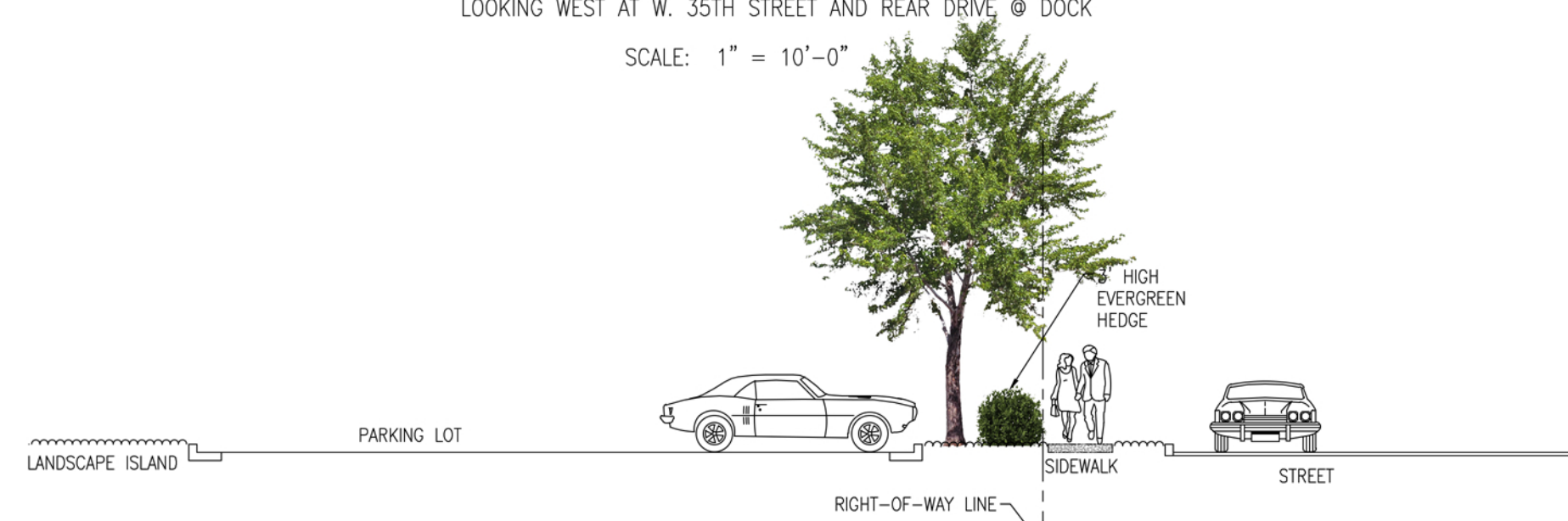


SECTION A-A

LOOKING WEST AT W. 35TH STREET AND REAR DRIVE @ DOCK

SCALE: 1" = 10'-0"



SECTION B-B

LOOKING EAST AT BROAD STREET AND FRONT PARKING LOT & LOOKING SOUTH AT ST. ELMO STREET AND FRONT PARKING LOT

SCALE: 1" = 10'-0"



EXAMPLE PARK IMAGES

PRELIMINARY SITE PLAN NOTES:

1. PROPERTY METES & BOUNDS ARE TAKEN FROM "BOUNDARY SURVEY" BY BARGE, WAGGONER, SUMNER & CANNON, INC., CHATTANOOGA, TN, FILE # 35995-01, DATED 03.03.16.
2. ROAD INTERSECTION IMPROVEMENTS ARE TAKEN FROM "SITE LAYOUT, LANDSCAPE & STRIPING PLAN" BY BARGE, WAGGONER, SUMNER & CANNON, INC. CHATTANOOGA, TN, FILE # 34796-05, DATED 10.05.15.
3. EXISTING ROADWAY LANES, STRIPING & EXISTING SPOT ELEVATIONS TAKEN FROM GOOGLE EARTH IMAGES.



VICINITY MAP

CHATTANOOGA, TN

SCALE: NTS

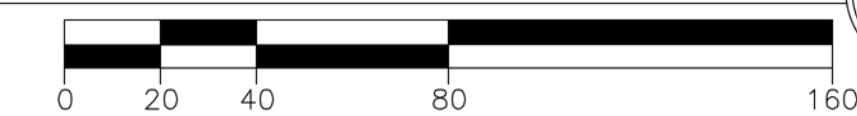
SITE

EXAMPLE PARK IMAGE

SITE ANALYSIS

GROCERY	32,514 S.F.
STANDARD PARKING	± 156 SPACES
ADA ACCESSIBLE SPACES	6 SPACES
TOTAL PARKING	± 162 SPACES
PARKING RATIO	5.0 SPACES / MSF
RETAIL LAND AREA	± 3.93 ACRES
EXISTING ZONING	UGC (URBAN GEN. COMM.)
PROPOSED ZONING	C-2 (WITH CONDITIONS)

ZONING PLAN



LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

PAULSON MITCHELL
INCORPORATED

PROJECT:

PROPOSED DEVELOPMENT

3535 BROAD STREET
CITY OF CHATTANOOGA
HAMILTON CO., TN 37409

FOR:

ARS VENTURES, LLC

3715 NORTHSIDE PARKWAY
BLDG. 400, SUITE 350
ATLANTA, GA 30327

04.30.18

ZONING PLAN

SHEET

PZ-1