

SITE ANALYSIS

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| PROPERTY ADDRESS: | HIGHWAY 124 WEST |
| TAX MAP ID: | 119 013A1 |
| CURRENT ZONING: | R-1 |
| PROPOSED ZONING: | R-M |
| TOTAL SITE ACREAGE: | 32.51± ACRES |
| OPEN SPACE AREA: | 7.7± ACRES |
| OPEN SPACE AREA %: | 23.7% (OF TOTAL SITE) |
| SITE DENSITY: | 6.74± UNITS/ACRE |
| TOTAL # OF 1-BEDROOM UNITS: | 66 UNITS |
| TOTAL # OF 2-BEDROOM UNITS: | 108 UNITS |
| TOTAL # OF 3-BEDROOM UNITS: | 45 UNITS |
| TOTAL # OF UNITS: | 219 UNITS |
| PROPOSED REGULAR PARKING SPACES PROVIDED: | 374 SPACES |
| PROPOSED HANDICAP PARKING SPACES PROVIDED: | 10 SPACES |
| PROPOSED GARAGE PARKING SPACES PROVIDED: | 34 SPACES |
| TOTAL # OF PARKING SPACES PROVIDED: | 418 SPACES |

Unit Key

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|--|--------------------------------|
| | 1 BEDROOM UNIT - 800 SF MIN. |
| | 2 BEDROOM UNIT - 1,100 SF MIN. |
| | 2 BEDROOM UNIT - 1,200 SF MIN. |
| | 3 BEDROOM UNIT - 1,400 SF MIN. |



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MAP ENGINEERS L.L.C.

GRAPHIC SCALE
0 30' 60' 120' 180'

BRASELTON VILLAS
ACTIVE ADULT RESIDENTIAL COMMUNITY

FOR:
LYONS GROUP ACQUISITIONS, LLC
1401 MARKET STREET
CHATTANOOGA, TN 37402

PRELIMINARY SITE PLAN

REVISIONS

| | |
|---|--|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |

FILE: 21143_ZONING DWG

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DATE: 06/09/21
DRAWN BY: SBT
CHECKED BY: MAP
PROJ NUMBER: 21-143
SHEET NUMBER: **PS-1**

PARKING CALCULATIONS

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| 1-BEDROOM UNITS = 66 UNITS x 1.4 SPACES/UNIT = 94 SPACES |
| 2-BEDROOM UNITS = 108 UNITS x 2.0 SPACES/UNIT = 216 SPACES |
| 3-BEDROOM UNITS = 45 UNITS x 2.4 SPACES/UNIT = 108 SPACES |
| TOTAL = 418 SPACES |

Preliminary Site Plan
SCALE: 1" = 60'



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