



LEGAL DESCRIPTION

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 78, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 9th CIVIL DISTRICT OF WILLIAMSON COUNTY, FRANKLIN, TENNESSEE, BOUNDED IN GENERAL BY EDDY LANE ON THE WEST, ARROW MOLDED PLASTICS, INC. ON THE NORTH AND EAST, LOT 7 OF HICKORY END ESTATES ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT ON THE EAST SIDE OF EDDY LANE (15.87' FROM THE CENTER), THE NORTHWEST CORNER OF LOT 7 OF HICKORY END ESTATES THENCE LEAVING LOT 7 AND WITH THE EAST SIDE OF EDDY LANE N09°57'36" E 217.96' TO AN EXISTING CONCRETE MONUMENT, THE SOUTH WEST CORNER OF ARROW MOLDED PLASTICS, INC. (REF. DEED BOOK 1145 PAGE 757 R.O.W.C.), THENCE LEAVING EDDY LANE AND WITH THE SOUTH AND WEST LINES OF SAID ARROW MOLDED PLASTICS, INC. S80°14'02" E 225.24' TO AN EXISTING IRON PIN; THENCE S10°13'17" W 196.34' TO AN EXISTING IRON PIN; THENCE N80°12'51" W 40.09' TO AN EXISTING IRON PIN; THENCE S09°50'23" W 220.1' TO AN EXISTING IRON PIN IN THE NORTH LINE OF THE AFOREMENTIONED LOT 7 OF HICKORY END ESTATES; THENCE WITH THE NORTH LINE OF LOT 7, N80°07'00" W 184.30' TO THE POINT OF BEGINNING, CONTAINING 1.10 ACRES, MORE OR LESS, AND BEING THE WALTER LEE SMITHSON AND OVELLA S. SMITHSON LIVING TRUST PROPERTY AS RECORDED IN DEED BOOK 1300 PAGE 544 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAIN R.L.S.#1444, 7376 WALKER ROAD, FRANKLIN, TENNESSEE 37062 AND DATED MAY 15, 2008.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

SITE DATA:

PROJECT NAME: COTTAGES AT EDDY LANE
 PROJECT NUMBER: 6084
 SUBDIVISION: NA
 LOT NUMBER: NA
 ADDRESS: 405 EDDY LANE, FRANKLIN, TENNESSEE
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 9TH CIVIL DISTRICT
 MAP, GROUP, PARCEL NUMBERS: MAP 78, PARCEL 71.00

EXISTING ZONING: LIGHT INDUSTRIAL
 PROPOSED ZONING: SD-R(3.64)
 CHARACTER AREA OVERLAY: CF-CO-4
 OTHER APPLICABLE OVERLAYS: NONE
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
 TOTAL ACREAGE: 1.1 AC
 TOTAL SQUARE FOOTAGE: 48,156 SF

MINIMUM REQUIRED SETBACKS:
 FRONT YARD: 35'
 REAR YARD: 30'
 SIDE YARD: MIN 7.5'
 12' BETWEEN STRUCTURES

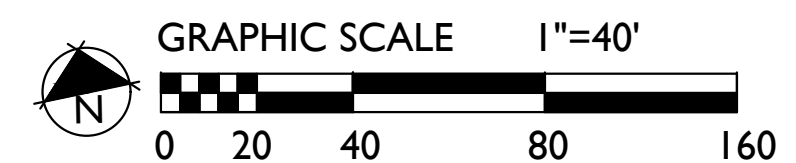
OWNER / APPLICANT: AVENUE 11 DEVELOPMENT
 ADDRESS: 1577 WOODMONT BLVD, NASHVILLE, TN 37215
 PHONE: (615) 972-9568
 EMAIL: kur@avenue11dev.com
 CONTACT: KURT DENNY

ENGINEER: KIMLEY-HORN
 ADDRESS: 214 OCEANSIDE DRIVE, NASHVILLE, TN 37204
 PHONE: (615) 564-2701
 EMAIL: ryan.mcmaster@kimley-horn.com
 CONTACT: RYAN MCMASTER

LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE
 ADDRESS: 144 S.E. PARKWAY, SUITE 200, FRANKLIN, TN 37064
 PHONE: (615) 975-5765
 FAX: (615) 790-1350
 EMAIL: greg.gamble@gdc-tn.com
 CONTACT: GREG GAMBLE

500' OFFSET NEIGHBORS LIST

PRCLID	Property Address	Owner	ZONE	CHARACTER AREA	LAND USE	DEV STANDARD
078--05200	EDDY LN	CITY OF FRANKLIN	LIGHT INDUSTRIAL	CF-CO-6	INDUSTRIAL	EITHER
078--05300	312 EDDY LN	MENEFEE VALERIE POTTER	LIGHT INDUSTRIAL	CF-CO-4	INDUSTRIAL	CONVENTIONAL
078--05400	314 EDDY LN	WOODY BENNY J	LIGHT INDUSTRIAL	CF-CO-6	RESIDENTIAL	EITHER
078--05500	EDDY LN	WOODY BENNY J	LIGHT INDUSTRIAL	CF-CO-6	VACANT	EITHER
078--05501	400 EDDY LN	WOODY BENNY J	LIGHT INDUSTRIAL	CF-CO-6	INDUSTRIAL	EITHER
078--06707	406 EDDY LN	DODD DANNY R	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078--07100	405 EDDY LN	AVENUE 11 DEV LLC	LIGHT INDUSTRIAL	CF-CO-6	RESIDENTIAL	EITHER
078--07200	309 EDDY LN 1	COMPASS DATACENTERS BNA IA LLC	LIGHT INDUSTRIAL	CF-CO-6	INDUSTRIAL	EITHER
078--07300	EDDY LN	MIDDLE TENNESSEE ELECTRIC	LIGHT INDUSTRIAL	CF-CO-6	UTILITIES	EITHER
078--07302	EDDY LN	TENNESSEE VALLEY AUTHORITY	LIGHT INDUSTRIAL	CF-CO-6	UTILITIES	EITHER
078D-C00400	1224 HICKORY RIDGE DR	KUCK FREDERIC D	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078D-C00500	1228 HICKORY RIDGE DR	WILLIAMS ANTHONY BOYD	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078D-C00600	1232 HICKORY RIDGE DR	KIRKSEY RONALD D	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078D-C00700	407 EDDY LN	JONES WILLIAM J	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078D-D00100	604 GLENCOE CT	MILLER-HARPER PHYLLIS	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078D-D00200	608 GLENCOE CT	STARK CAROL K	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078D-D00300	612 GLENCOE CT	LOWERY GRADY	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078D-D00400	618 GLENCOE CT	STARK CAROL K TRUSTEE	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078D-D00500	620 GLENCOE CT	SAUSEDO KEITH A	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078D-D00600	624 GLENCOE CT	YOUNG SANDRA E	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078D-D00800	632 GLENCOE CT	HAMLIN KURT W	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078D-E00100	409 EDDY LN	FISHER CLEM A	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078D-E00200	411 EDDY LN	KOLE GERALD	R-2	CF-CO-4	VACANT	CONVENTIONAL
078D-E00300	413 EDDY LN	KOLE GERALD	R-2	CF-CO-4	VACANT	CONVENTIONAL
078D-F00100	417 EDDY LN APT A	THOMPSON MILDRED PAUNEE	SD-R	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078D-F00200	415 EDDY LN APT A	THOMPSON MILDRED PAUNEE	SD-R	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078D-F00300	106 LUCINDA CT	WARREN CELINDA C	SD-R	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078D-G00100	408 EDDY LN	HAMLING KATHLEEN K	R-2	CF-CO-4	VACANT	CONVENTIONAL
078D-G00200	412 EDDY LN	CHILDRESS JASON	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078D-G00300	416 EDDY LN	CHILDRESS JASON	R-2	CF-CO-4	VACANT	CONVENTIONAL
078E-I00100	112 LUCINDA CT	COURSEY MARK LYNN	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078E-I00200	116 LUCINDA CT	DODGE KENNETH B	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078E-I00300	120 LUCINDA CT	BLACKNEY SHAWN M	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078E-I00400	124 LUCINDA CT	HOOD MIKKEY D	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078E-I00500	128 LUCINDA CT	GUNDERSON HEATHER	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL
078E-I00600	136 LUCINDA CT	DESOUZA KENNETH R	R-2	CF-CO-4	RESIDENTIAL	CONVENTIONAL

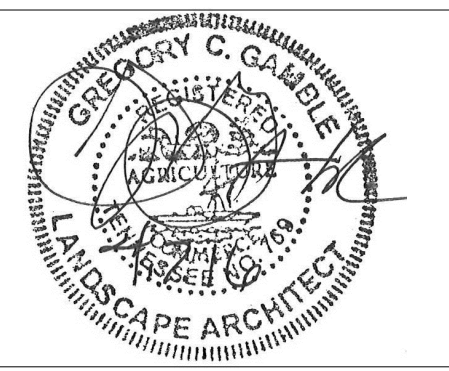


THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.



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COTTAGES AT EDDY LANE
 PUD SUBDIVISION, DEVELOPMENT PLAN
 FRANKLIN, TENNESSEE



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 SUITE 200
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 GREG GAMBLE
 greg@md209@gmail.com
 615.975.5765

rev.	date
1	4.7.2016

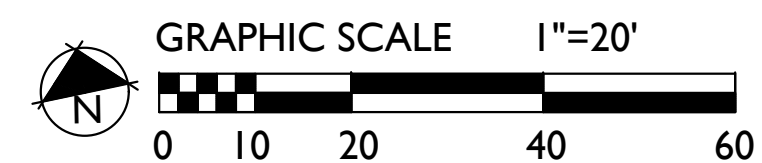
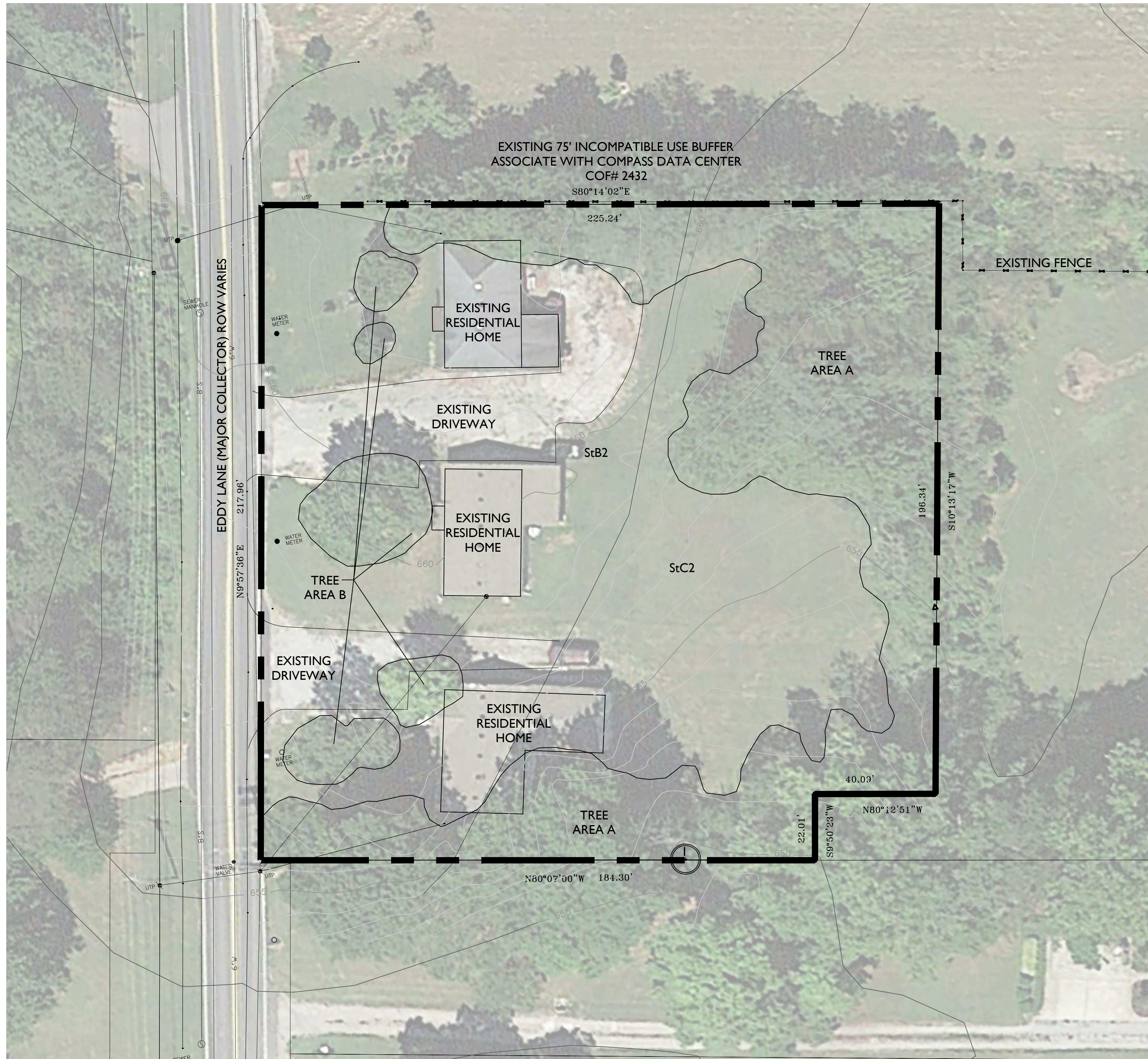
GDC Job No. 15024
 MARCH 14, 2016

SHEET

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COF # 6084

OVERALL EXISTING CONDITIONS PLAN



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.

SITE DATA:

PROJECT NAME:	COTTAGES AT EDDY LANE
PROJECT NUMBER:	6084
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	405 EDDY LANE,
CITY:	FRANKLIN,
COUNTY:	WILLIAMSON,
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 78, PARCEL 71.00
EXISTING ZONING:	LIGHT INDUSTRIAL
PROPOSED ZONING:	SD-R(3.64)
CHARACTER AREA OVERLAY:	CFCO-4
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACRES:	1.1 AC
TOTAL SQUARE FOOTAGE:	48,156 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	35'
REAR YARD:	30'
SIDE YARD:	MIN 7.5'
	12' BETWEEN STRUCTURES
OWNER / APPLICANT:	AVENUE 11 DEVELOPMENT
ADDRESS:	1577 WOODMONT BLVD. NASHVILLE, TN 37215
OWNER:	(615) 972-9568
EMAIL:	kurt@ave11dev.com
CONTACT:	KURT DENNY
ENGINEER:	KIMLEY-HORN
ADDRESS:	214 OCEANSIDE DRIVE, NASHVILLE, TN 37204
PHONE:	(615) 364-2701
EMAIL:	ryan.mcmaster@kimley-horn.com
CONTACT:	RYAN MCMASTER
LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 S.E. PARKWAY, SUITE 200, FRANKLIN, TN 37064
PHONE:	(615) 975-5765
FAX:	(615) 790-1350
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

EXISTING TREE CANOPY
 BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 8,098 SF WHICH IS 16.8% OF THE TOTAL SITE

TREE CANOPY DATA

TREE AREA	EXISTING
TREE A	16,656 SF
TREE B	2,855 SF
TOTAL SF	19,511 SF

EXISTING TREE CANOPY: 19,511 SF
 19,511 SF / 48,156 SF = .405 (40.5%) OF TOTAL SITE
 REQUIRED CANOPY PRESERVATION = 45% OF TOTAL CANOPY
 19,511 SF * 45% = 8,780 SF

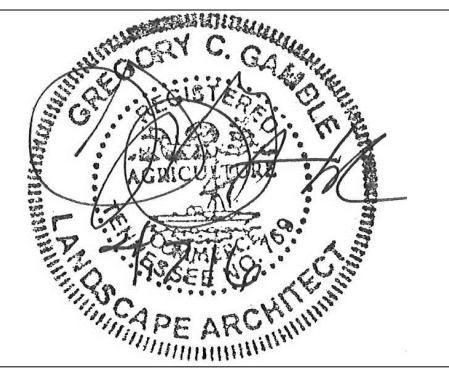
SPECIMEN TREE LIST

Number	Type	Size	Health	Status
1	HACKBERRY	26"	GOOD	REMAINS

EXISTING SOILS
 STB2—STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
 STC2—STIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED

GENERAL NOTES

1. THERE ARE NO SLOPES GREATER THAN 14% ON THE SITE
2. THERE ARE NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.
3. THERE IS NO FLOOD PLAIN ON THE SITE.



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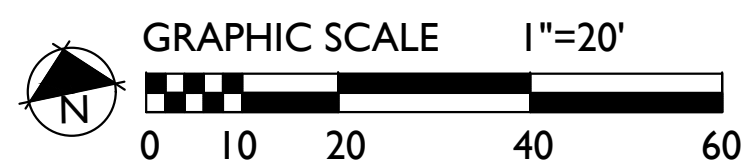
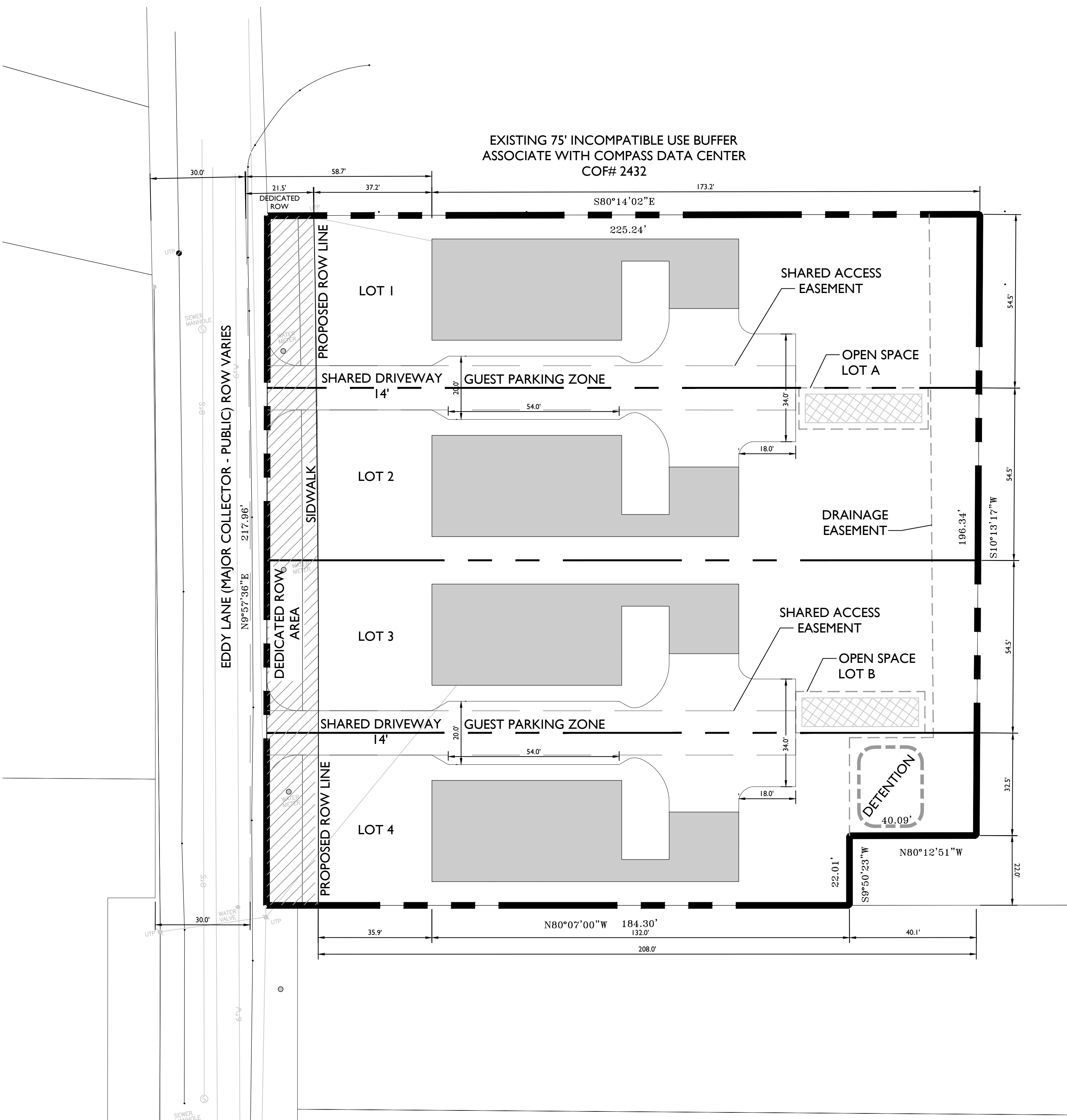
GDC Job No. 15024
 MARCH 14, 2016

SHEET

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COF # 6084

ENLARGED EXISTING CONDITIONS



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.

LOT #	LOT SF	LOT ACREAGE
LOT 1	11,445 SF	0.26 AC
LOT 2	11,391 SF	0.26 AC
LOT 3	11,336 SF	0.26 AC
LOT 4	10,456 SF	0.24 AC
OPEN SPACE LOT A	533 SF	0.01 AC
OPEN SPACE LOT B	533 SF	0.01 AC

SITE DATA:

PROJECT NAME: COTTAGES AT EDDY LANE
PROJECT NUMBER: 6084
SUBDIVISION: NA
LOT NUMBER: NA
ADDRESS: 405 EDDY LANE,
CITY: FRANKLIN,
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 78, PARCEL 71.00

EXISTING ZONING: LIGHT INDUSTRIAL
PROPOSED ZONING: SD-R(3.64)
CHARACTER AREA OVERLAY: CFCO-4
OTHER APPLICABLE OVERLAYS: NONE
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL ACREAGE: 1.1 AC
TOTAL SQUARE FOOTAGE: 48,156 SF

MINIMUM REQUIRED SETBACKS:
FRONT YARD: 35'
REAR YARD: 30'
SIDE YARD: MIN 7.5'
 12' BETWEEN STRUCTURES

OWNER / APPLICANT: AVENUE 11 DEVELOPMENT
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CONTACT: GREG GAMBLE

BUILDING SQUARE FOOTAGE: 2,800 - 3,200 SF
BUILDING HEIGHT: 3 STORY MAX
LANDSCAPE SURFACE RATIO: .40
MINIMUM LANDSCAPE RATIO: .20
INCOMPATIBLE USE BUFFER REQUIRED: NOT REQUIRED
MINIMUM PARKING REQUIRED: 2 PER HOME
EXISTING PARKING: N/A
PARKING PROVIDED: 3 PER HOME
RESIDENTIAL DENSITY: 3.64 DU/A (4 SINGLE FAMILY DETACHED HOMES)

EXISTING TREE CANOPY: 0.19 AC
PRESERVED TREE CANOPY: 0.19 AC
PARKLAND: N/A
OPEN SPACE: N/A

OVERALL DENSITY: 3.64 UNITS/AC
NET DENSITY (MINUS ROW): 3.64 UNITS/AC
NET DENSITY (MINUS ROW AND OVERLAY CONSTRAINTS): 3.88 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY TYPE: 4 SINGLE FAMILY
NON RESIDENTIAL SQUARE FOOTAGE: 0
TOTAL ACREAGE BY USE, ENTIRE SITE: 1.1 AC RESIDENTIAL
TOTAL ACREAGE BY USE, PER SECTION: 1.1 AC RESIDENTIAL

STATEMENT OF IMPACTS

STREET NETWORK: EDDY LANE IS CATEGORIZED AS A MAJOR COLLECTOR WITH AN EXISTING 30' ROW SECTION AND A PROPOSED 65' ROW SECTION. 21.5' OF ROW FROM THE EXISTING ROW LINE ON THE EAST SIDE OF THE STREET WILL BE REQUIRED FOR DEDICATION. BASED ON THE CITY OF FRANKLIN MAJOR THOROUGHFARE PLAN, THIS PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT PLANS ASSOCIATED WITH PROJECT #21. AVERAGE DAILY TRIPS WILL INCREASE FROM 31 UNDER EXISTING CONDITIONS TO 38 UNDER PROPOSED CONDITIONS.

WATER: WATER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 6" PIPE RUNNING WITHIN THE PAVEMENT OF EDDY LANE. THERE ARE THREE EXISTING RESIDENTIAL SERVICES THAT WILL CONTINUE TO SERVE THE SITE. ONE ADDITIONAL RESIDENTIAL WATER SERVICE IS PROPOSED. AS THE SITE IS PROPOSED TO GO FROM 2 SINGLE FAMILY AND 1 DUPLEX (4 TOTAL SFU) TO 4 SINGLE FAMILY HOMES (4SFU), WATER USE IN GPD IS NOT EXPECTED TO INCREASE ON THIS SITE.

SEWER: SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 8" PIPE RUNNING WITHIN THE PAVEMENT OF EDDY LANE. THERE ARE THREE EXISTING RESIDENTIAL SERVICES THAT WILL CONTINUE TO SERVE THE SITE. ONE ADDITIONAL RESIDENTIAL SANITARY SEWER SERVICE IS PROPOSED.

RECLAIMED WATER: RECLAIMED WATER IS NOT KNOWN TO BE PRESENT AT THIS SITE. EXTENSIONS ARE NOT PROPOSED.

DRAINAGE FACILITIES: POST DEVELOPMENT PEAK FLOWS WILL BE LESS THAN PRE DEVELOPMENT PEAK FLOWS AND THE OUTFALL LOCATION WILL NOT CHANGE. THE DEVELOPMENT WILL INCREASE IMPERVIOUS AREA FROM 0.26 AC TO 0.41 AC. ALL WATER ON THE SITE WILL BE CONVEYED TO LOW IMPACT DEVELOPMENT STORMWATER TREATMENT AREAS AND THEN ROUTED TO THE PROPOSED DETENTION POND, AND THEN TO THE EXISTING PIPE AT THE SOUTHEAST CORNER OF THE SITE.

POLICE/FIRE: 0.92 MILES FROM THE POLICE DEPARTMENT AND 1.3 MILES FROM THE FIRE DEPARTMENT. AS ALL HOMES SHARE FRONTAGE ALONG EDDY LANE, ACCESSIBILITY OF EMERGENCY VEHICLES WILL NOT BE AN ISSUE.

RECREATION/SCHOOLS: WHILE NUMBER OF STRUCTURES WILL INCREASE BY ONE, THIS DEVELOPMENT WILL NOT ADD ANY ADDITIONAL RESIDENTIAL UNITS AND WILL THEREFORE HAVE NO ADVERSE EFFECT ON SURROUNDING SCHOOLS AND RECREATIONAL FACILITIES.

REFUSE COLLECTION: REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS: NO HOA WILL BE ESTABLISHED FOR THIS SUBDIVISION.

MINERAL RIGHTS: NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

LAND USE PLAN COMPLIANCE: CHARACTER AREA OVERLAY: CFCO-4
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

LOCAL COMPATIBILITY: THE COTTAGES AT EDDY LANE HAVE COMPARABLE LOT ACREAGE AND FRONT YARD SETBACKS TO THE EXISTING RESIDENCES TO THE SOUTH ON EDDY LANE. THE PROPOSED LOTS WILL CONTINUE THE ESTABLISHED RHYTHM AND CHARACTER OF THE NEIGHBORING HOMES AS WELL.

SIDEWALK: SIDEWALKS TO BE INSTALLED.

STORMWATER MANAGEMENT NARRATIVE: ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND SWALES. OVERALL DRAINAGE PATTERNS WILL MIMIC EXISTING CONDITIONS, FLOWING FROM NORTH TO SOUTH AND WEST TO EAST. STORMWATER WILL THEN BE DIRECTED TO PROPOSED BIORETENTION AREAS. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES TO THE PROPOSED DETENTION BASIN.

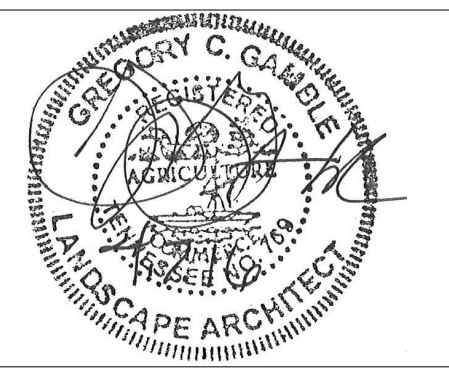
EACH INDIVIDUAL OWNER SHALL BE RESPONSIBLE FOR AND SHALL MAINTAIN THE STORMWATER INFRASTRUCTURE LOCATED ON THE INDIVIDUAL LOT. THESE ITEMS INCLUDE RAIN GARDENS, DETENTION BASINS, AND DRAINAGE SWALES.



Kimley»Horn

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PUD SUBDIVISION, DEVELOPMENT PLAN
 FRANKLIN, TENNESSEE



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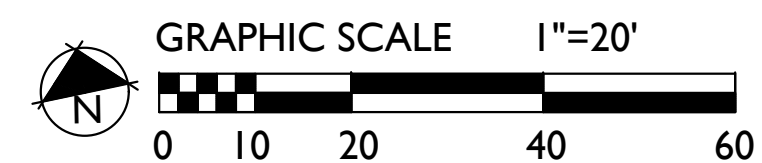
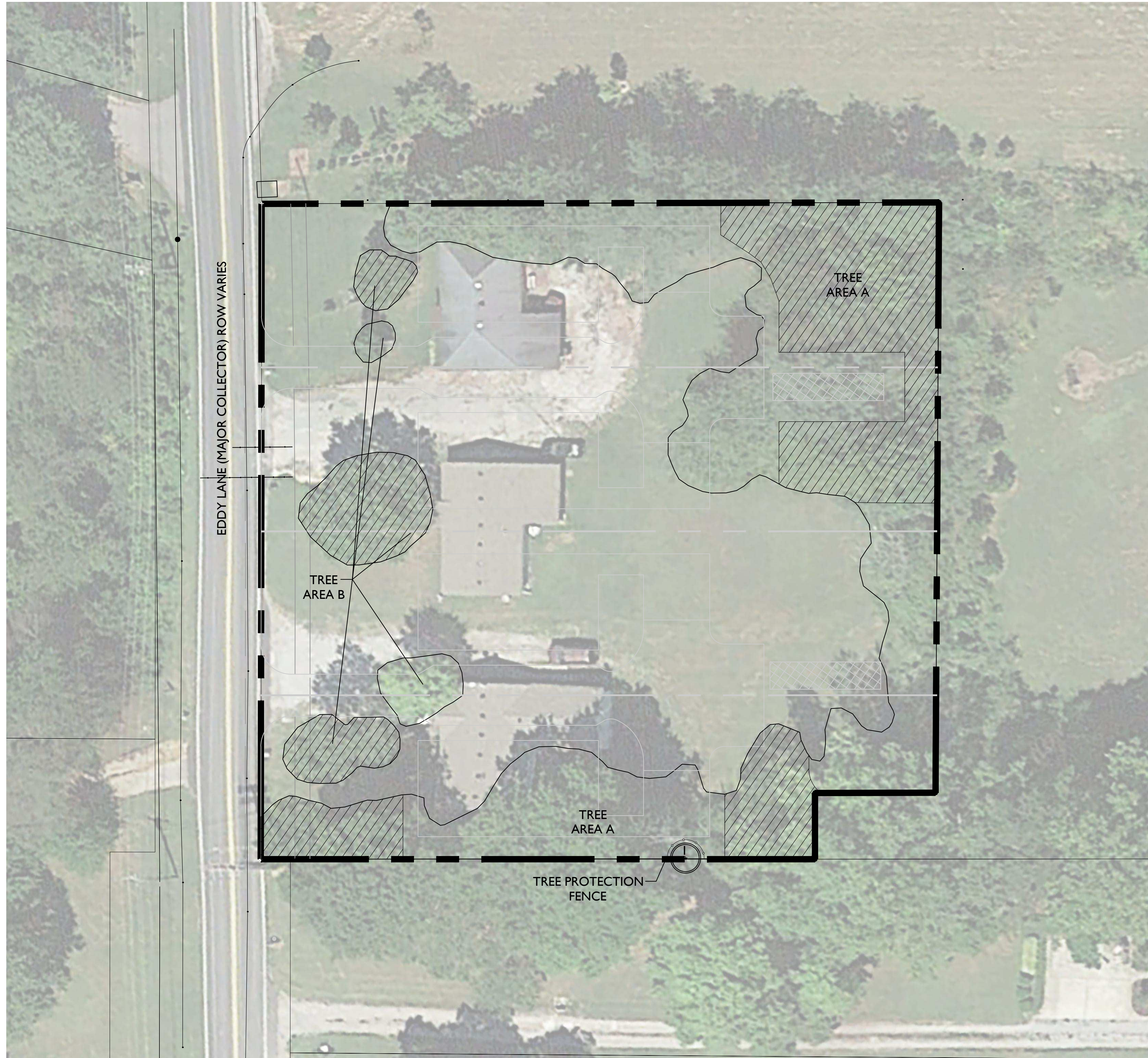
GDC Job No. 15024
 MARCH 14, 2016

SHEET

C2.0

COF # 6084

OVERALL DEVELOPMENT PLAN



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.

SITE DATA:

PROJECT NAME: COTTAGES AT EDDY LANE
 PROJECT NUMBER: 6084
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 CIVIL DISTRICT: 9TH CIVIL DISTRICT
 MAP, GROUP, PARCEL NUMBERS: MAP 78, PARCEL 71.00

EXISTING ZONING: LIGHT INDUSTRIAL SD-R(3.64)
 PROPOSED ZONING: CF-CO-4
 CHARACTER AREA OVERLAY: NONE
 OTHER APPLICABLE OVERLAYS: NONE
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
 TOTAL ACREAGE: 1.1 AC
 TOTAL SQUARE FOOTAGE: 48,156 SF

MINIMUM REQUIRED SETBACKS:
 FRONT YARD: 35'
 REAR YARD: 30'
 SIDE YARD: MIN 7.5'
 12' BETWEEN STRUCTURES

OWNER / APPLICANT: AVENUE 11 DEVELOPMENT
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EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 8,098 SF WHICH IS 16.8% OF THE TOTAL SITE

TREE CANOPY DATA

TREE AREA	EXISTING	REMOVED	PRESERVED
TREE A	16,656 SF	10,066 SF	6,590 SF
TREE B	2,855 SF	636 SF	2,219 SF
TOTAL SF	19,511 SF	10,702 SF	8,809 SF

EXISTING TREE CANOPY: 19,511 SF
 19,511 SF / 48,156 SF = .405 (40.5%) OF TOTAL SITE

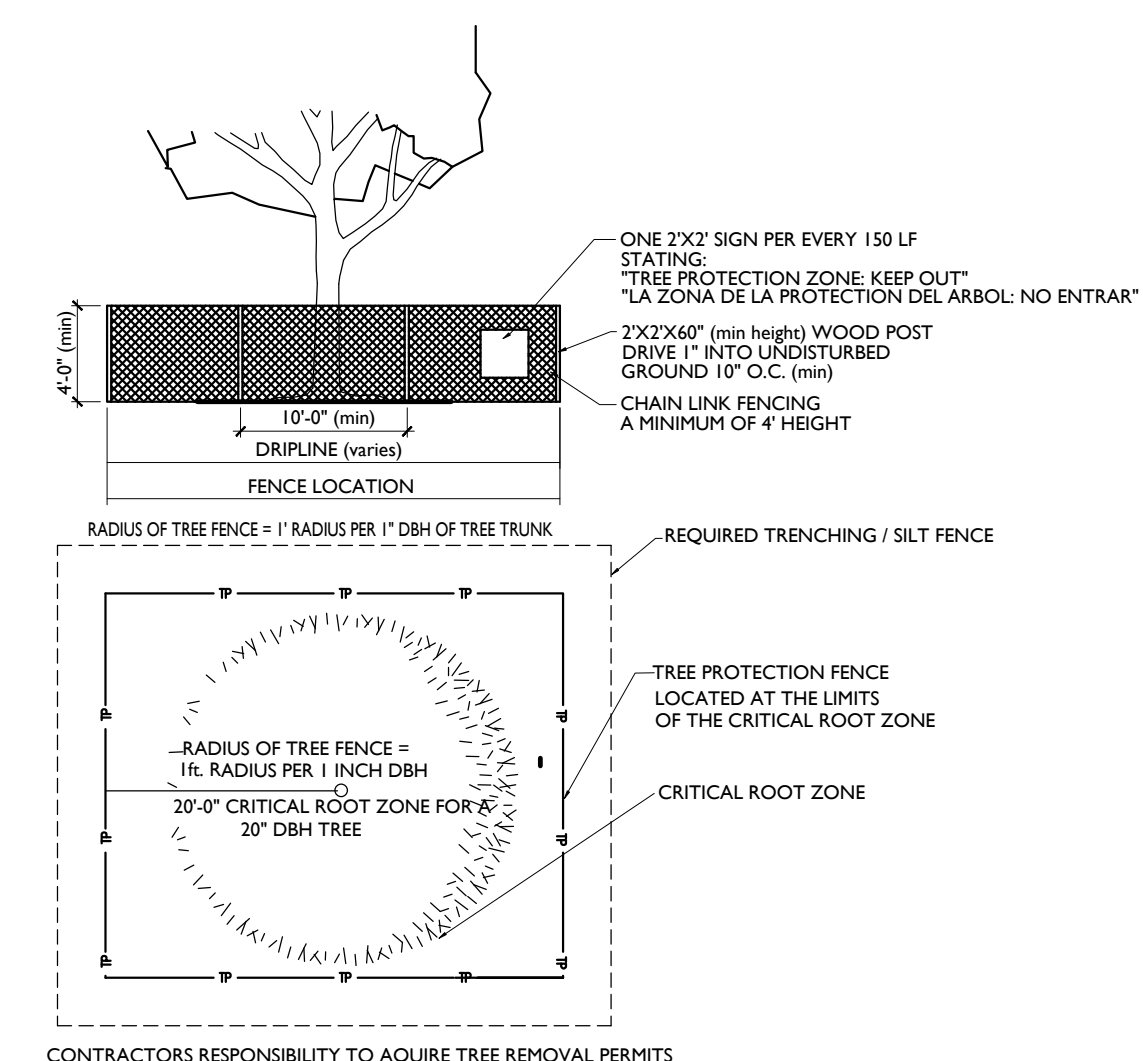
REQUIRED CANOPY PRESERVATION = 45% OF TOTAL CANOPY
 19,511 SF * 45% = 8,780 SF

PROVIDED CANOPY PRESERVATION = 8,809 SF (45% OF TOTAL CANOPY)

SPECIMEN TREE LIST

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	HACKBERRY	26"	GOOD	RETAINED

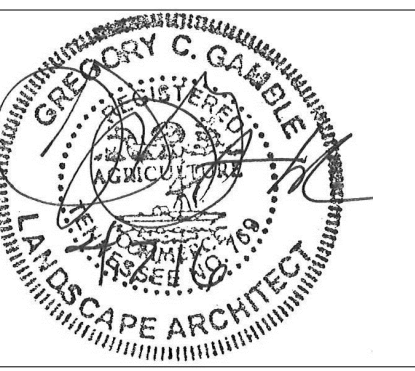
TOTAL HEALTHY INCHES REMOVED: 0"
 TOTAL REPLACEMENT INCHES REQUIRED: 0"



CONTRACTORS RESPONSIBILITY TO ACQUIRE TREE REMOVAL PERMITS
TREE PROTECTION FENCING DETAIL

TREE PROTECTION NOTES:

- The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
- The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
- Any required excavation in or around the protection zone to accommodate underground services, footings, etc shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.
- The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.
- Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



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rev.	date
1	4.7.2016
2	
3	
4	

GDC Job No. 15024
 MARCH 14, 2016

SHEET

C2.1

COF # 6084

COF GRADING & DRAINAGE GENERAL NOTES

- GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF. ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
- THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
- AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
- DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
- LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR, TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

STORMWATER MANAGEMENT NARRATIVE

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND SWALES. OVERALL DRAINAGE PATTERNS WILL MIMIC EXISTING CONDITIONS, FLOWING FROM NORTH TO SOUTH AND WEST TO EAST. STORMWATER WILL THEN BE DIRECTED TO PROPOSED BIORETENTION AREAS. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES TO THE PROPOSED DETENTION BASIN.

SITE DATA CHART

• SITE AREA:	1.11 AC
• IMPERVIOUS AREA:	0.41 AC
• DISTURBED AREA:	± 1.00 AC
• Rv VALUE:	TBD

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 6" PIPE RUNNING WITHIN THE PAVEMENT OF EDDY LANE. THERE ARE THREE EXISTING RESIDENTIAL SERVICES THAT WILL CONTINUE TO SERVE THE SITE. ONE ADDITIONAL RESIDENTIAL WATER SERVICE IS PROPOSED, AS THE SITE IS PROPOSED TO GO FROM 2 SINGLE FAMILY AND 1 DUPLEX(4 TOTAL SFUE) TO 4 SINGLE FAMILY HOMES (4SFUE). WATER USE IN GPD IS NOT EXPECTED TO INCREASE ON THIS SITE.

SEWER
SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 8" PIPE RUNNING WITHIN THE PAVEMENT OF EDDY LANE. THERE ARE THREE EXISTING RESIDENTIAL SERVICES THAT WILL CONTINUE TO SERVE THE SITE. ONE ADDITIONAL RESIDENTIAL SANITARY SEWER SERVICE IS PROPOSED.

RECLAIMED WATER
RECLAIMED WATER IS NOT KNOWN TO BE PRESENT AT THIS SITE. EXTENSIONS ARE NOT PROPOSED.

DRAINAGE FACILITIES
POST DEVELOPMENT PEAK FLOWS WILL BE LESS THAN PRE DEVELOPMENT PEAK FLOWS AND THE OUTFALL LOCATION WILL NOT CHANGE. THE DEVELOPMENT WILL INCREASE IMPERVIOUS AREA FROM 0.26 AC TO 0.41 AC. ALL WATER ON THE SITE WILL BE CONVEYED TO LOW IMPACT DEVELOPMENT STORMWATER TREATMENT AREAS AND THEN ROUTED TO THE PROPOSED DETENTION POND, AND THEN TO THE EXISTING PIPE AT THE SOUTHEAST CORNER OF THE SITE.

CONTACT INFORMATION

WATER AND SEWER CITY OF FRANKLIN-BEN MCNEIL 124 LUMBER DRIVE 615-550-8855	GAS ATMOS GAS-RON MYATT 200 NOAH DRIVE 615-794-2596
STORMWATER CITY OF FRANKLIN-JEFF WILLOUGHBY 109 3RD AVE SOUTH 615-550-8651	ELECTRIC MTEMC-GARY OSBURN 2156 EDWARD CURD LANE 615-555-4977

UTILITY PLAN DATA CHART

• FACILITY TYPE:	RESIDENTIAL-SINGLE FAMILY
• UNIT FLOW IN GPD:	350 GPD PER HOME
• NUMBER OF UNITS:	4
• TOTAL FLOW IN GPD:	1400

UTILITY NARRATIVE

WATER AND SEWER SERVICES WILL BE INSTALLED AT TIME OF CONSTRUCTION. PAVEMENT CUTS MAY BE NECESSARY FOR PROPOSED WATER AND SEWER SERVICE CONNECTIONS TO BE MADE.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

UTILITY NOTES

- CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
- AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
- ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH CITY OF FRANKLIN'S STANDARD SPECIFICATIONS.
- MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
- REFER TO CITY OF FRANKLIN WATER & SEWER STANDARD SPECIFICATIONS FOR PIPE BEDDING REQUIREMENTS.
- ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE.
- THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS OF WATER & SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 2 TO MAINTAIN OPEN SPACE LOT A.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 3 TO MAINTAIN OPEN SPACE LOT B.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 4 TO MAINTAIN THE DETENTION POND.

DA #1 - PRE-DEVELOPMENT

• OUTFALL AREA:	0.29 AC		
• IMPERVIOUS AREA:	0.08 AC		
• DISTURBED AREA:	± 0.29 AC		
• Rv VALUE:	0.39		
• PEAK FLOW RUNOFF (OUTFALL #1)			
•• 2 YEAR:	0.052 CFS	EXISTING	PROPOSED*
•• 5 YEAR:	0.061 CFS	TBD	TBD
•• 10 YEAR:	0.067 CFS	TBD	TBD
•• 25 YEAR:	0.076 CFS	TBD	TBD
•• 50 YEAR:	0.083 CFS	TBD	TBD
•• 100 YEAR:	0.089 CFS	TBD	TBD

*PROPOSED PEAK FLOWS TO BE LESS THAN EXISTING PEAK FLOWS AT TIME OF FINAL STORM DESIGN.
-SEE SHEET C1.0 - EXISTING CONDITIONS FOR PRE-DEVELOPMENT DRAINAGE AREA DELINEATION.

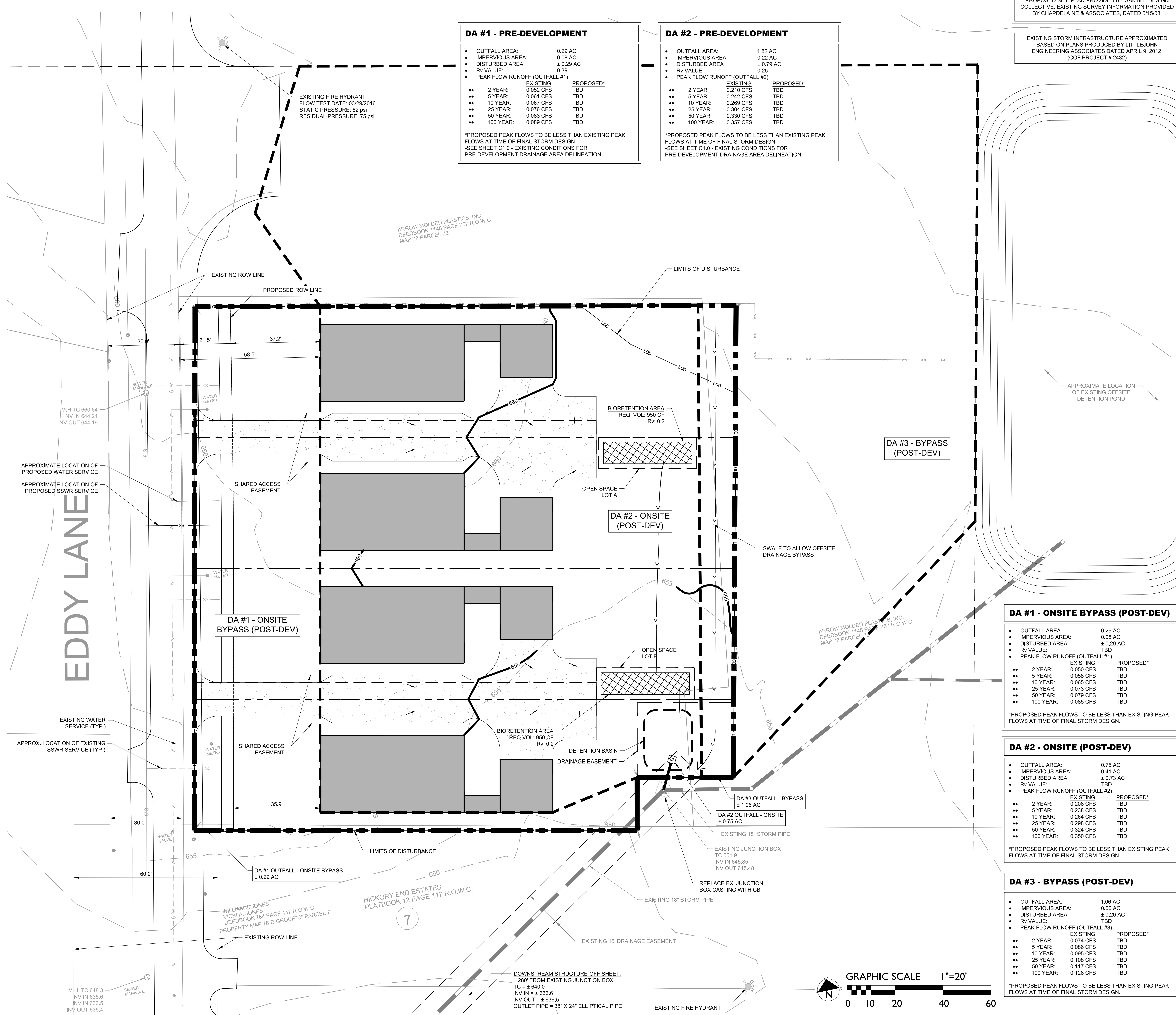
DA #2 - PRE-DEVELOPMENT

• OUTFALL AREA:	1.82 AC		
• IMPERVIOUS AREA:	0.22 AC		
• DISTURBED AREA:	± 0.79 AC		
• Rv VALUE:	0.25		
• PEAK FLOW RUNOFF (OUTFALL #2)			
•• 2 YEAR:	0.210 CFS	EXISTING	PROPOSED*
•• 5 YEAR:	0.242 CFS	TBD	TBD
•• 10 YEAR:	0.268 CFS	TBD	TBD
•• 25 YEAR:	0.304 CFS	TBD	TBD
•• 50 YEAR:	0.330 CFS	TBD	TBD
•• 100 YEAR:	0.357 CFS	TBD	TBD

*PROPOSED PEAK FLOWS TO BE LESS THAN EXISTING PEAK FLOWS AT TIME OF FINAL STORM DESIGN.
-SEE SHEET C1.0 - EXISTING CONDITIONS FOR PRE-DEVELOPMENT DRAINAGE AREA DELINEATION.

PROPOSED SITE PLAN PROVIDED BY GAMBLE DESIGN COLLECTIVE. EXISTING SURVEY INFORMATION PROVIDED BY CHAPDELAINE & ASSOCIATES, DATED 5/15/08.

EXISTING STORM INFRASTRUCTURE APPROXIMATED BASED ON PLANS PRODUCED BY LITTLEJOHN ENGINEERING ASSOCIATES DATED APRIL 9, 2012. (COF PROJECT # 2432)



DA #1 - ONSITE BYPASS (POST-DEV)

• OUTFALL AREA:	0.29 AC		
• IMPERVIOUS AREA:	0.08 AC		
• DISTURBED AREA:	± 0.29 AC		
• Rv VALUE:	TBD		
• PEAK FLOW RUNOFF (OUTFALL #1)			
•• 2 YEAR:	0.050 CFS	EXISTING	PROPOSED*
•• 5 YEAR:	0.058 CFS	TBD	TBD
•• 10 YEAR:	0.065 CFS	TBD	TBD
•• 25 YEAR:	0.073 CFS	TBD	TBD
•• 50 YEAR:	0.079 CFS	TBD	TBD
•• 100 YEAR:	0.085 CFS	TBD	TBD

*PROPOSED PEAK FLOWS TO BE LESS THAN EXISTING PEAK FLOWS AT TIME OF FINAL STORM DESIGN.

DA #2 - ONSITE (POST-DEV)

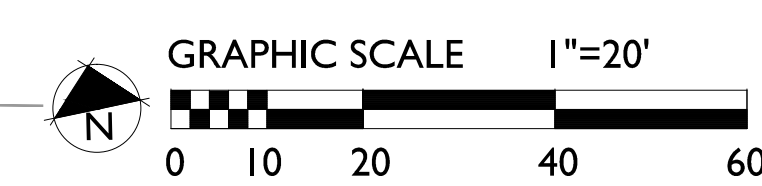
• OUTFALL AREA:	0.75 AC		
• IMPERVIOUS AREA:	0.41 AC		
• DISTURBED AREA:	± 0.73 AC		
• Rv VALUE:	TBD		
• PEAK FLOW RUNOFF (OUTFALL #2)			
•• 2 YEAR:	0.208 CFS	EXISTING	PROPOSED*
•• 5 YEAR:	0.238 CFS	TBD	TBD
•• 10 YEAR:	0.264 CFS	TBD	TBD
•• 25 YEAR:	0.298 CFS	TBD	TBD
•• 50 YEAR:	0.324 CFS	TBD	TBD
•• 100 YEAR:	0.350 CFS	TBD	TBD

*PROPOSED PEAK FLOWS TO BE LESS THAN EXISTING PEAK FLOWS AT TIME OF FINAL STORM DESIGN.

DA #3 - BYPASS (POST-DEV)

• OUTFALL AREA:	1.06 AC		
• IMPERVIOUS AREA:	0.00 AC		
• DISTURBED AREA:	± 0.20 AC		
• Rv VALUE:	TBD		
• PEAK FLOW RUNOFF (OUTFALL #3)			
•• 2 YEAR:	0.074 CFS	EXISTING	PROPOSED*
•• 5 YEAR:	0.086 CFS	TBD	TBD
•• 10 YEAR:	0.095 CFS	TBD	TBD
•• 25 YEAR:	0.108 CFS	TBD	TBD
•• 50 YEAR:	0.117 CFS	TBD	TBD
•• 100 YEAR:	0.126 CFS	TBD	TBD

*PROPOSED PEAK FLOWS TO BE LESS THAN EXISTING PEAK FLOWS AT TIME OF FINAL STORM DESIGN.

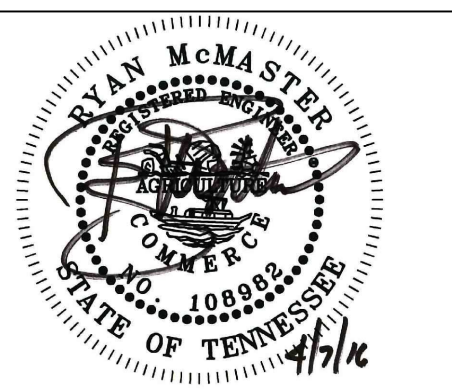


GRADING, DRAINAGE, & UTILITY PLAN



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**COTTAGES AT EDDY LANE
PUD SUBDIVISION, DEVELOPMENT PLAN**



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MARCH 14, 2016

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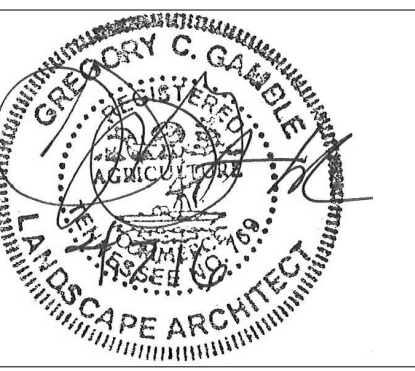


STANDARD HOME FRONT ELEVATIONS
 CONCEPTUAL ONLY / NOT FOR APPROVAL
 ELEVATIONS PROVIDED BY: ZACH MCKINNEY AT CAPSTONE HOMES, LLC

GENERAL ARCHITECTURAL ELEVATION NOTES:

1. Elevations shown are typical for this development. Final design plans shall be submitted with the request for building permits and shall indicate compliance with the City of Franklin's architectural design standards.
2. Materials include concrete board with stone and brick accents.
3. Tabulations will be provided at site plan as elevations are conceptual at this point.
5. Typical square footage will range from 2,800 to 3,200 sf.
6. Two car garage in rear.

The elevations shown here are representative of the buildings planned for this project. They are the basis for design review by the City of Franklin at the time of building permit. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.
 Greg Gamble, Registered Landscape Architect.



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 MARCH 14, 2016

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