

VICINITY MAP
NO SCALE

SITE DATA

PROJECT NAME: AVONDALE COTTAGES
 PROJECT NUMBER: 6303
 SUBDIVISION: N/A
 ADDRESS: 302 AVONDALE DRIVE, FRANKLIN
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 OWNER INFO: AVONDALE PARK PARTNERS LLC
 381 MALLORY STATION RD.
 SUITE 204
 FRANKLIN, TN 37067
 (615) 369-9009 WORK
 black@bristoldevelopment.com

CIVIL DISTRICT: 9TH
 LEGAL DESCRIPTION: BEING ALL OF PARCEL 12.00, MAP 078N D AND A PORTION OF PARCEL 11.00, MAP 178N D.
 ACREAGE OF SITE: +/- 5.3 ACRES
 SQUARE FOOTAGE OF SITE: 231,277.24 SF
 EXISTING ZONING: SD-R 7.55
 PROPOSED RESIDENTIAL UNITS: 40 TOTAL DWELLINGS
 1 (S) SINGLE FAMILY DWELLING
 24 (D) DUPLEX UNITS
 15 (T) TOWN HOME UNITS

RESIDENTIAL DENSITY: 7.55 DU/A
 CHARACTER AREA: CFCD - 3
 OVERLAY: A PORTION OF THE PROPERTY IS LOCATED WITHIN THE COLUMBIA AVE OVERLAY DISTRICT

DEVELOPMENT STANDARD (PROPOSED): TRADITIONAL HARPETH RIVER
 DRAINAGE BASIN: ABANDONED BATTLEFIELD BRANCH OF THE CSX RAILROAD RUNS ALONG THE SOUTHERN EDGE OF THE SUBJECT PROPERTY
 RAILROAD INFRASTRUCTURE/ROW

PROPOSED SETBACKS: 5' FRONT
 5' SIDE
 5' REAR
 MINIMUM LANDSCAPE SURFACE RATIO: .20
 MINIMUM PARKING REQUIREMENT:
 1 SINGLE FAMILY HOME = 2 SPACES
 24 - 3BR DUPLEXES = 72 SPACES
 9 - 3BR TOWNHOMES = 27 SPACES
 6 - 2BR TOWNHOMES = 15 SPACES
 TOTAL REQUIRED = 116 SPACES

PARKING PROVIDED: GARAGES: 58
 DRIVEWAY: 33
 ON STREET PARALLEL: 17
 SURFACE PARKING: 16
 TOTAL: 124
 PARKLAND DEDICATION: FEES IN LIEU OF PARKLAND DEDICATION SHALL BE PAID FOR 1.17 ACRES PRIOR TO THE RECORDING OF THE FIRST FINAL PLAT FOR THE SUBDIVISION
 OPEN SPACE SET-ASIDE: 10,056.4 SF (5%)
 REQUIRED: FORMAL: 10,056.4 SF (100%) INFORMAL: N/A (0%)
 PROVIDED: 13,360 SF (6%)
 FORMAL: 13,360 SF (5%) INFORMAL: N/A (0%)

EXISTING STRUCTURES: +/- 20,000SF MANUFACTURING FACILITY
 MINERAL RIGHTS: N/A
 GAS EASEMENT: N/A
 T/A EASEMENT: N/A
 MISC EASEMENT: 40' ELECTRIC EASEMENT ALONG THE NORTHERN PROPERTY LINE

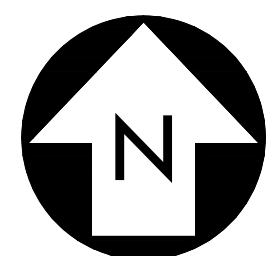
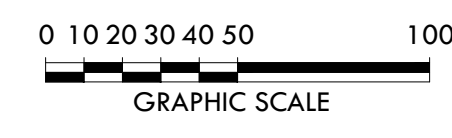
TREE CANOPY/PRESERVATION PLAN:
 EXISTING TREE CANOPY COVERAGE: 48% OF SITE (111,373 SF)
 TREE CANOPY RETENTION (MIN): 21.6% (48 EXISTING COVER) X .45 (REQ. RETENTION COVER)
 MINIMUM TREE PROTECTION ZONE: 49,995 SF
 TREE PROTECTION PROVIDED: 45,426 SF

LIGHTING:
 APPROXIMATE LOCATION OF PROPOSED STREET LIGHT. PROPOSED LIGHTING WILL CONSIST OF DECORATIVE STREET POLE LIGHTS AND SHALL BE DESIGNED IN COMPLIANCE WITH CITY OF FRANKLIN AND MIDDLE TENNESSEE ELECTRIC STANDARDS.

CONNECTIVITY INDEX:
 LINKS: 5
 NODES: 3
 5/3 = 1.67
 (1.65 REQUIRED)

PROJECT PHASING:
 PROJECT WILL BE DEVELOPED IN ONE PHASE.

F.F.E Table				
Unit #	Lot	Home F.F.E	Garage F.F.E	Difference
DP 1	1	675.50	674.00	1.50
DP 1	2	674.50	671.25	3.00
DP 2	3	674.50	672.25	2.25
DP 3	4	671.50	670.50	1.00
DP 4	5	671.50	668.50	3.00
DP 5	6	669.50	667.50	2.00
DP 6	7	669.50	666.50	3.00
DP 7	8	667.50	665.50	2.00
DP 8	9	667.50	660.00	7.50
DP 9	10	665.50	660.00	5.50
DP 10	11	665.50	661.00	4.50
DP 11	12	664.50	661.75	2.75
DP 12	13	664.50	661.75	2.75
DP 13	14	665.50	662.00	3.50
DP 14	15	665.50	663.75	1.75
DP 15	25	668.67	667.80	0.87
DP 16	24	668.67	667.30	1.37
DP 17	23	667.50	666.75	0.75
DP 18	22	667.50	666.25	1.25
DP 19	21	667.25	664.60	2.65
DP 20	20	667.25	664.40	2.85
DP 21	19	666.50	664.40	2.10
DP 22	18	666.50	664.60	1.90
DP 23	17	666.50	665.14	1.36
DP 24	16	666.50	665.36	1.14
TH 1	33	675.67	671.50	4.17
TH 2	34	675.67	671.75	3.92
TH 3	35	675.67	672.25	3.42
TH 4	36	675.67	672.25	3.42
TH 5	37	675.67	672.00	3.67
TH 6	38	675.00	671.25	3.75
TH 7	39	674.33	670.75	3.58
TH 8	40	673.66	670.15	3.51
TH 9	32	672.67	671.50	1.17
TH 10	31	672.67	671.75	0.92
TH 11	30	672.67	672.25	0.42
TH 12	29	672.67	672.25	0.42
TH 13	28	672.67	671.25	1.42
TH 14	27	672.00	670.75	1.25
TH 15	26	671.33	670.15	1.18



CRUNK ENGINEERING LLC
 1894 GENERAL GEORGE PATTON DR.
 SUITE 600
 FRANKLIN, TN 37067
 (615) 873-1795
 WWW.CRUNKENG.COM



AVONDALE COTTAGES
 SITE PLAN SUBMITTAL - COF # 6303
 AVONDALE DRIVE
 FRANKLIN, TN

REVISIONS	DATE
No.	

02/02/17 15035

C2.1
 SITE PLAN