

SITE DATA

PROJECT NAME: AVONDALE COTTAGES
 PROJECT NUMBER: 6197
 SUBDIVISION: N/A
 ADDRESS: 302 AVONDALE DRIVE, FRANKLIN
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 OWNER INFO: GERALD W. ROBESON & GENETTE C. ROBESON
 2415 N. BERRY'S CHAPEL RD.
 FRANKLIN, TN 37067
 (615) 990-2222 WORK
 gerald@roberson@aol.com
 WILLIAM L. MAYO
 PO BOX 65
 CHAPEL HILL, TN 37034
 jmpstbyfuzzy@aol.net
 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: HEAVY INDUSTRIAL DISTRICT (HI)
 PROPOSED 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: CFCO - 3
 OVERLAY: A PORTION OF THE PROPERTY IS LOCATED WITHIN THE COLUMBIA AVE OVERLAY DISTRICT
 DEVELOPMENT STANDARD (PROPOSED): TRADITIONAL
 DRAINAGE BASIN: HARRETH RIVER
 RAILROAD INFRASTRUCTURE/ROW: ABANDONED BATTLEFIELD BRANCH OF THE CSX RAILROAD RUNS ALONG THE SOUTHERN EDGE OF THE SUBJECT PROPERTY
 PROPOSED SETBACKS: 5' FRONT
 5' SIDE
 5' REAR
 MINIMUM LANDSCAPE SURFACE RATIO: .20
 MINIMUM PARKING REQUIREMENT: SINGLE FAMILY HOMES = 2 SPACES PER UNIT
 PARKING PROVIDED: GARAGES: 57
 DRIVEWAY: 38
 ON STREET PARALLEL: 10
 SURFACE PARKING: 60
 TOTAL: 121 (3.0 PER UNIT)
 PARKLAND DEDICATION: FEES IN LIEU OF PARKLAND DEDICATION SHALL BE PAID 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: 11,980 SF (5%)
 FORMAL: 11,980 SF (5%) INFORMAL: N/A (0%)
 SITE AMENITIES - FORMAL OPEN SPACE AMENITIES SHALL INCLUDE: WALKS, SEATING AREAS, BENCHES, LANDSCAPING, AND DECORATIVE STREET LIGHTING. FINAL DESIGNS TO BE DEVELOPED WITH THE SITE PLANS.
 EXISTING STRUCTURES: +/- 20,000SF MANUFACTURING FACILITY
 MINERAL RIGHTS: N/A
 GAS EASEMENT: N/A
 TVA EASEMENT: N/A
 MTEMC 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:

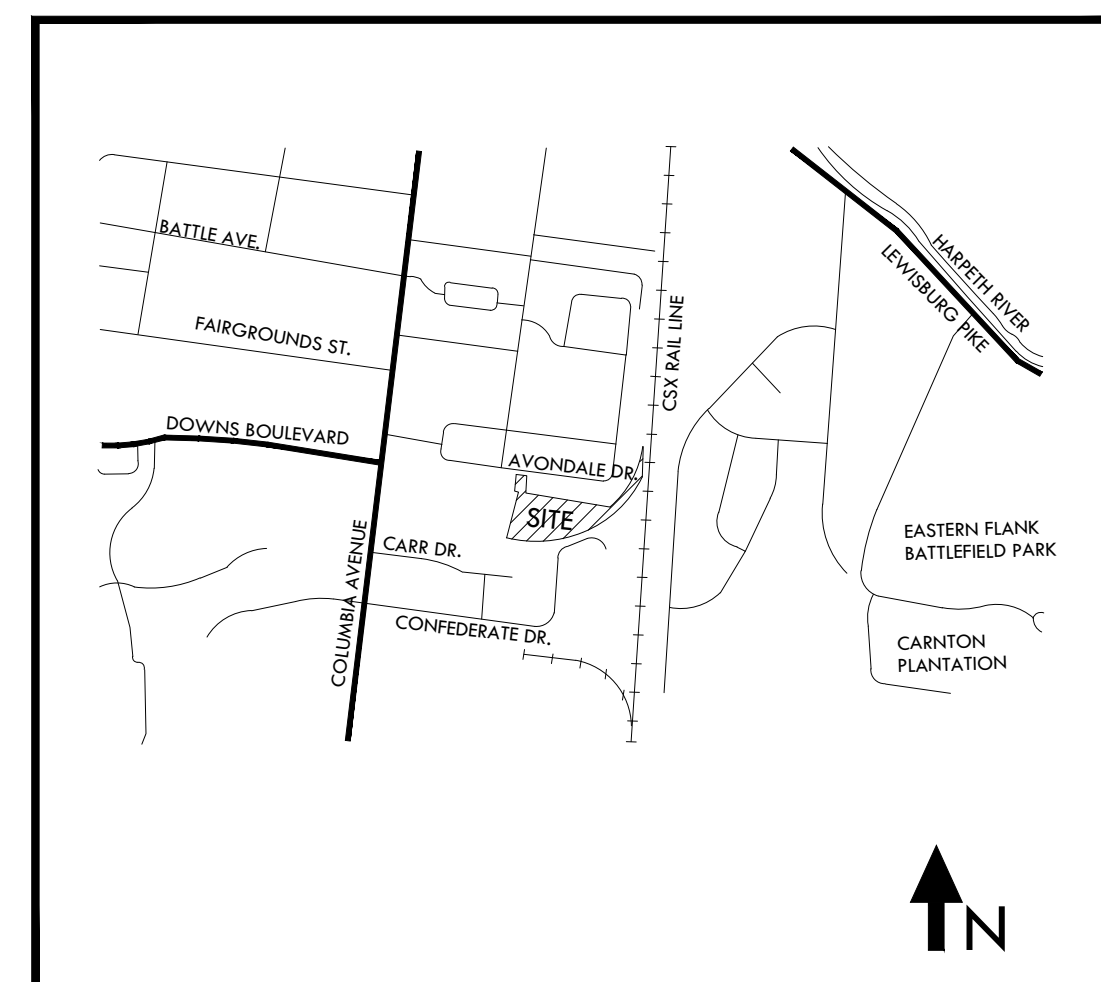
APPROXIMATE LOCATION OF PROPOSED STREET LIGHT. PROPOSED LIGHTING WILL CONSIST OF DECORATIVE STREET POLE LIGHTS AND SHALL BE DESIGNED IN COMPLIANCE WITH CITY OF FRANKLIN AND MIDDLE TENNESSEE ELECTRIC STANDARDS.

CONNECTIVITY INDEX:

LINKS: 5
 NODES: 3
 S/I = 1.47
 (1.65 REQUIRED)

PROJECT PHASING:

PROJECT WILL BE DEVELOPED IN ONE PHASE.



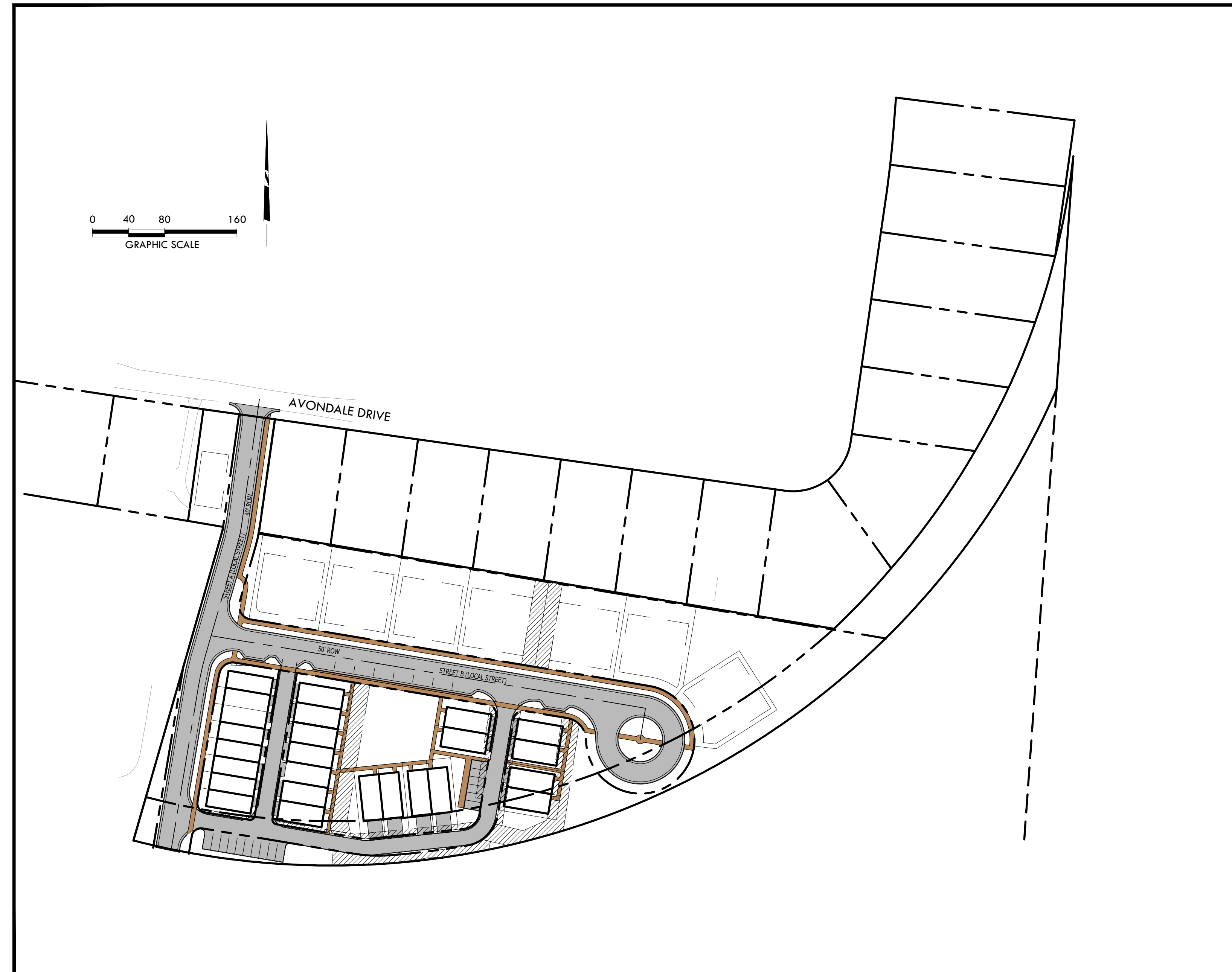
VICINITY MAP
NO SCALE

PUD & REZONING AVONDALE COTTAGES PUD SUBDIVISION, DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

CITY OF FRANKLIN PROJECT NO. 6197

AUGUST 4, 2016



PREPARED FOR:
BRISTOL DEVELOPMENT GROUP
 381 MALLORY STATION RD, SUITE 204
 FRANKLIN, TENNESSEE
 (615)-369-9009

LANDSCAPE ARCHITECT: JASON GODDARD
DESIGN STUDIO
 908 HIGH POINT RIDGE ROAD
 FRANKLIN, TENNESSEE
 (615)-218-8118

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	OVERALL EXISTING CONDITIONS
C2.0	OVERALL DEVELOPMENT PLAN
C3.0	GRADING & DRAINAGE PLAN
C3.1	GENERAL LIGHTING PLAN
C4.0	ACCESS PLAN
C5.0	UTILITY PLAN

STATEMENT OF LUP COMPLIANCE:

As approved through the land use amendment on December 2015, this project complies with the land use plan as a continuation of surrounding residential development.

STATEMENT OF IMPACT - POLICE, FIRE, SOLID WASTE, PARKS:

The proposed project will add 40 residential units. The property is currently developed as an industrial use within the existing City Limits of the City of Franklin. Therefore, no new land is being developed outside the existing jurisdiction of City of Franklin Police, Fire, or Solid Waste services.

The project is approximately a 1.1 mile driving distance from the Police Station; 6 miles driving distance from the nearest fire station on Hwy 96 West.

The project will be served by individual residential dumpsters. Trash pickup will be done by public services.

No new parkland is being dedicated as part of this project. However, this project will contribute to parkland funds. With 40 residential units, 1.03 acres of parkland dedication will be required.

STATEMENT OF IMPACT - STORMWATER:

The proposed development contains a wet weather conveyance that has a formal hydrologic determination from TDEC that will be re-routed through the project site. A combination of stormwater treatment practices will be utilized within this development including pervious pavement and bio-retention.

STATEMENT OF IMPACT - TRANSPORTATION:

The proposed project will add 40 residential units with access along Avondale Drive. The primary road corridor serving the project is Columbia Avenue. A future road connection to Carr Avenue has been accounted for with this project.

STATEMENT OF IMPACTS - WATER AND SEWER:

The proposed project is the construction of 1 single family dwelling, 24 duplex units, and 15 townhome units. The project will result in a projected flow of 14,000 GPD. The site will be served by water off of the existing 6" main in the Avondale Dr ROW with a possible connection to Carr Avenue. Existing sanitary sewer will be re-routed through the project site and extended to serve the new 40 units.

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

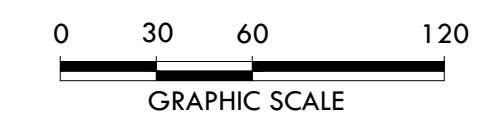
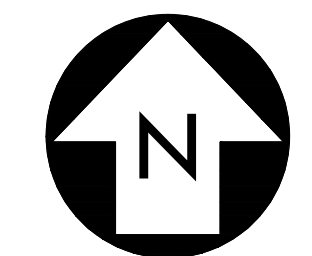
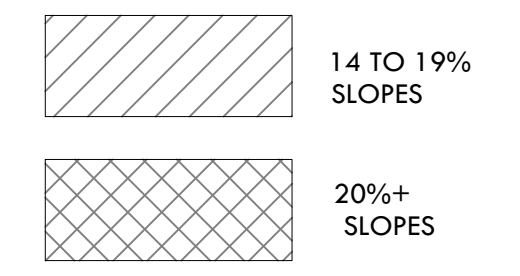


AVONDALE COTTAGES
 PUD SUBDIVISION - DEVELOPMENT PLAN
 AVONDALE DRIVE
 FRANKLIN, TN

REVISIONS	DATE
No.	

08/04/16 15035

C0.0
 COVER SHEET



CRUNK ENGINEERING LLC
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AVONDALE COTTAGES
 PUD SUBDIVISION - DEVELOPMENT PLAN
 AVONDALE DRIVE
 FRANKLIN, TN

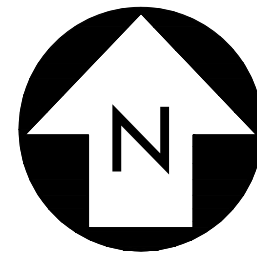
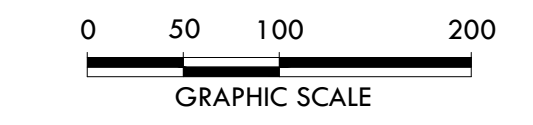
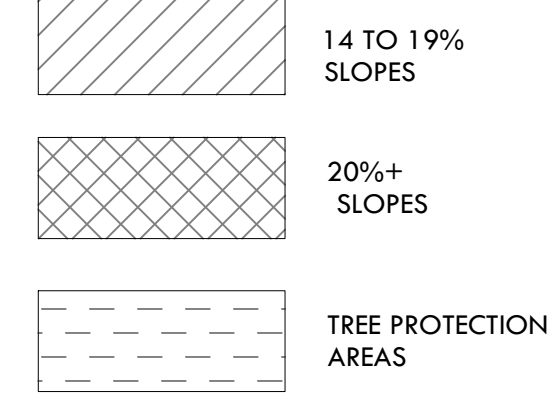
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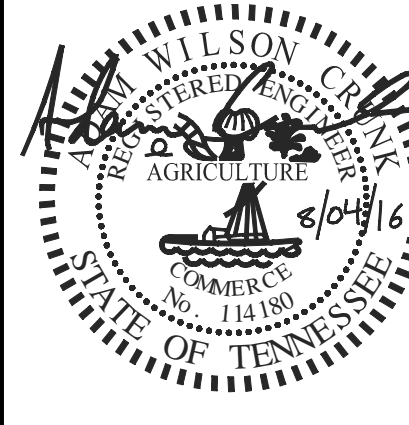
C1.0
 EXISTING
 CONDITIONS
 PLAN



ID	PRCLID	DEED / PLAT	LAND USE	OWNER	ZONING
1	078N A 01200 00009078N	DB-1996 DP-867	RESIDENTIAL	ELURFALI RICHARD I	R-3
2	078N A 01300 00009078N	DB-6579 DP-816 PB-2 PP-10	RESIDENTIAL	SUMIDA MICHAEL S	R-3
3	078N B 01400 00009078N	DB-3534 DP-458 PB-2 PP-10	RESIDENTIAL	HOOD MARY F	R-3
4	078N B 02400 00009078N	DB-4431 DP-394 PB-2 PP-22	RESIDENTIAL	MAUK KAREN ANN	R-3
5	078N B 02500 00009078N	DB-6223 DP-343 PB-2 PP-22	RESIDENTIAL	IMMERFALL MARK D	R-3
6	078N B 02600 00009078N	DB-6260 DP-880 PB-1 PP-78	RESIDENTIAL	WALLACE ERK ROBERT	R-3
7	078N B 02700 00009078N	DB-1407 DP-577 PB-1 PP-78	RESIDENTIAL	JACKSON LYNN E	R-3
8	078N B 02800 00009078N	DB-5529 DP-155 PB-1 PP-78	RESIDENTIAL	LUFFMAN VIKKI	R-3
9	078N B 03300 00009078N	DB-2940 DP-448 PB-2 PP-10	RESIDENTIAL	BARNES DEBRA A	R-3
10	078N B 03400 00009078N	DB-5733 DP-63 PB-2 PP-10	RESIDENTIAL	MATHIS MICHELLE	R-3
11	078N B 03500 00009078N	DB-1209 DP-00242 PB-2 PP-10	RESIDENTIAL	BYRD THELMA JEAN LANGLEY	R-3
12	078N B 03600 00009078N	DB-5309 DP-173 PB-2 PP-10	RESIDENTIAL	WESSON MACY	R-3
13	078N B 03700 00009078N	DB-4983 DP-383 PB-2 PP-10	RESIDENTIAL	LOVELL BEVERLY A	R-3
14	078N B 03800 00009078N	DB-1309 DP-151 PB-2 PP-10	RESIDENTIAL	HUTCHESON PAUL JASON	R-3
15	078N B 03900 00009078N	DB-2 PP-10	RESIDENTIAL	COLEMAN RONALD L	R-3
16	078N B 04000 00009078N	DB-2 PP-10	RESIDENTIAL	LILLARD JERRY	R-3
17	078N B 04100 00009078N	DB-1579 DP-782 PB-2 PP-10	RESIDENTIAL	MILLER THOMAS R	R-3
18	078N C 00100 00009078N	DB-1548 DP-525 PB-2 PP-10	RESIDENTIAL	JOHNSON ANGELA P	R-3
19	078N C 00200 00009078N	DB-5579 DP-609 PB-2 PP-10	RESIDENTIAL	COBIAN SILVIA ANGEL	R-3
20	078N C 00300 00009078N	DB-4158 DP-381 PB-2 PP-10	RESIDENTIAL	VANWORMER SUSAN L	R-3
21	078N C 00400 00009078N	DB-2 PP-10	RESIDENTIAL	MOSS IRENE FROST LOCKE	R-3
22	078N C 00500 00009078N	DB-W863 DP-227 PB-2 PP-10	RESIDENTIAL	WATSON THOMAS W	R-3
23	078N C 00600 00009078N	DB-795 DP-040 PB PB-2 PP-10	RESIDENTIAL	SMITH STUART C	R-3
24	078N C 00700 00009078N	DB-6159 DP-199 PB-2 PP-10	RESIDENTIAL	ANGELL DAVID B	R-3
25	078N C 00800 00009078N	DB-6506 DP-104 PB-2 PP-10	RESIDENTIAL	CYPRESS GROVE CONST LLC	R-3
26	078N C 00900 00009078N	DB-6392 DP-786 PB-2 PP-10	RESIDENTIAL	BEASLEY MARTHA JANE	R-3
27	078N C 01000 00009078N	DB-6069 DP-975 PB-2 PP-10	RESIDENTIAL	DANCE JOHN	R-3
28	078N C 01100 00009078N	DB-929 DP-346 PB-2 PP-10	RESIDENTIAL	CALDWELL ELA MAE	R-3
29	078N C 01200 00009078N	DB-2 PP-10	RESIDENTIAL	JOHNSON DOROTHY ANN	R-3
30	078N C 01300 00009078N	DB-2 PP-10	RESIDENTIAL	WADDEY JOHN ROBERT	R-3
31	078N C 01400 00009078N	DB-3675 DP-555 PB-2 PP-10	RESIDENTIAL	RAINEY BRENDA GAIL	R-3
32	078N C 01500 00009078N	DB-5373 DP-602 PB-2 PP-10	RESIDENTIAL	JOHNSON RONNIE D	R-3
33	078N C 01600 00009078N	DB-3481 DP-898 PB-2 PP-10	RESIDENTIAL	WARREN MARTIN H	R-3
34	078N C 01700 00009078N	DB-2435 DP-87 PB-2 PP-10	RESIDENTIAL	BOWEN LINDA M	R-3
35	078N C 01800 00009078N	DB-2 PP-10	RESIDENTIAL	PEWITT MAUDENE	R-3
36	078N C 01900 00009078N	DB-788 DP-303 PB-2 PP-10	RESIDENTIAL	HAZELWOOD JULIE ELAINE	R-3
37	078N C 02000 00009078N	DB-8 PP-137	RESIDENTIAL	SMITH SAMUEL A	R-3
38	078N C 02100 00009078N	DB-6189 DP-330 PB-2 PP-10	RESIDENTIAL	LUMLEY MANDI	R-3
39	078N C 02200 00009078N	DB-2 PP-10	RESIDENTIAL	LAMPLEY GWENDOLYN C	R-3
40	078N C 02300 00009078N	DB-2 PP-10	RESIDENTIAL	HENRY JOHN A	R-3
41	078N C 02400 00009078N	DB-2 PP-10	RESIDENTIAL	COVINGTON JAMES ALBERT	R-3
42	078N C 02500 00009078N	DB-1637 DP-215 PB-2 PP-10	RESIDENTIAL	BAKER SAMMIE	R-3
43	078N C 02600 00009078N	DB-2 PP-10	RESIDENTIAL	HOOD WILLIE P	R-3
44	078N C 02700 00009078N	DB-2 PP-10	RESIDENTIAL	MAYCHE LOTTIE T	R-3
45	078N D 00600 00009078N	DB-2404 DP-404 PB-2 PP-10	RESIDENTIAL	GILES TIMOTHY R	R-3
46	078N D 00700 00009078N	DB-4273 DP-804 PB-2 PP-10	RESIDENTIAL	TANNER MICHAEL E	R-3
47	078N D 00800 00009078N	DB-5468 DP-589 PB-2 PP-10	RESIDENTIAL	GREGORY BRANDON	R-3
48	078N D 00900 00009078N	DB-2 PP-10	RESIDENTIAL	PEWITT FELIX L	R-3
49	078N D 01000 00009078N	DB-2 PP-10	RESIDENTIAL	BEAKLEY TED E	R-3
50	078N D 01100 00009078N	DB-5328 DP-191 PB-2 PP-10	RESIDENTIAL	ROBESON GERALD W	R-3
51	078N D 01200 00009078N	DB-401 DP-149 PB-2 PP-10	RESIDENTIAL	MAYO WILLIAM L	R-3
52	078N D 01300 00009078N	DB-4978 DP-90 PB-2 PP-10	RESIDENTIAL	CHAMBERS HILLARY L	R-3
53	078N D 01400 00009078N	DB-6685 DP-370 PB-2 PP-10	RESIDENTIAL	WILSON CONNIE	R-3
54	078N D 01500 00009078N	DB-2071 DP-360 PB-2 PP-10	RESIDENTIAL	TOMLIN JAMES LEE	R-3
55	078N D 01600 00009078N	DB-6619 DP-99 PB-2 PP-10	RESIDENTIAL	SKINNER ANTHONY W	R-3
56	078N D 01700 00009078N	DB-2211 DP-702 PB-2 PP-10	RESIDENTIAL	GARCIA LETICIA	R-3
57	078N D 01800 00009078N	DB-5830 DP-694 PB-2 PP-10	RESIDENTIAL	COOPER JOSHUA	R-3
58	078N D 01900 00009078N	DB-2 PP-10	RESIDENTIAL	MCMILLAN LAWRENCE G	R-3
59	078N D 02000 00009078N	DB-3323 DP-120 PB-2 PP-10	RESIDENTIAL	SMITH JAMES M	R-3
60	078N D 02100 00009078N	DB-2 PP-10	RESIDENTIAL	LAFAVER CLYDE A	R-3
61	078N D 02200 00009078N	DB-4886 DP-20 PB-2 PP-10	RESIDENTIAL	DANIELS JASON	R-3
62	078N D 02300 00009078N	DB-2 PP-10	RESIDENTIAL	FRASIER JAMES M	R-3
63	078N D 02400 00009078N	DB-2 PP-10	RESIDENTIAL	GRISHAM NORMA JEAN F	R-3
64	078N D 02500 00009078N	DB-4574 DP-478 PB-2 PP-10	RESIDENTIAL	CALDWELL CLAUDINE B LE	R-3
65	078N H 00400 00009078N	DB-756 DP-988 PB-9 PP-112	RESIDENTIAL	BEARD DOUGLAS N	R-2
66	078N H 00500 00009078N	DB-5968 DP-89 PB-9 PP-112	RESIDENTIAL	GIFFEN JOHN M	R-2
67	078N H 00600 00009078N	DB-5409 DP-93 PB-9 PP-112	RESIDENTIAL	HALE JOSEPH ERIK	R-2
68	078N H 00700 00009078N	DB-59 PP-112	RESIDENTIAL	MCNISH CHARLES KENT	R-2
69	078N H 00800 00009078N	DB-5952 DP-546 PB-9 PP-112	RESIDENTIAL	EMERSON IRREVOCABLE TRUST	R-2
70	078N H 00900 00009078N	DB-6668 DP-702 PB-9 PP-112	RESIDENTIAL	DOWLING FREDERICK M	R-2
71	078N H 01000 00009078N	DB-5296 DP-214 PB-9 PP-112	RESIDENTIAL	MCCALEB SAMMIE K	R-2
72	078N H 01100 00009078N	DB-2882 DP-679 PB-9 PP-112	RESIDENTIAL	LAYNE TIMOTHY MARK	R-2
73	078N H 01200 00009078N	DB-2025 DP-969 PB-9 PP-112	RESIDENTIAL	SCOTT DAVID KEITH	R-2
74	078N H 01300 00009078N	DB-4058 DP-988 PB-9 PP-112	RESIDENTIAL	BIRCH ADAM	R-2
75	078N H 03300 00009078N	DB-5351 DP-833 PB-9 PP-112	RESIDENTIAL	BECKNER AMY M	R-2
76	078N H 03400 00009078N	DB-725 DP-428 PB-9 PP-112	RESIDENTIAL	HOFFMAN CARL D	R-2
77	078N H 03500 00009078N	DB-1685 DP-215 PB-9 PP-112	RESIDENTIAL	COLTHARP HUGH GARRISON JR	R-2
78	090C A 00100 00009090C	DB-3357 DP-997	INDUSTRIAL	LMP REALTY INC	U
79	090C A 00200 00009090C	DB-5250 DP-144	INDUSTRIAL	MARKAN BENJAMIN P	U
80	090C A 00300 00009090C	DB-5076 DP-917	INDUSTRIAL	GORE EVELYN A	U
81	090C A 00400 00009078N	DB-5750 DP-652 PB-8 PP-84	INDUSTRIAL	INTELLISTONE INC	U
82	090C A 00500 00009078N	DB-6366 DP-728 PB-8 PP-84	INDUSTRIAL	BUTLER VENTURES LLC	GC
83	090C A 00501 00009078N	DB-8 PP-84	INDUSTRIAL	J & M PRODP LLP	GC
84	090C A 01000 00009090C	DB-4054 DP-67	INDUSTRIAL	PKWE STEPHEN	U



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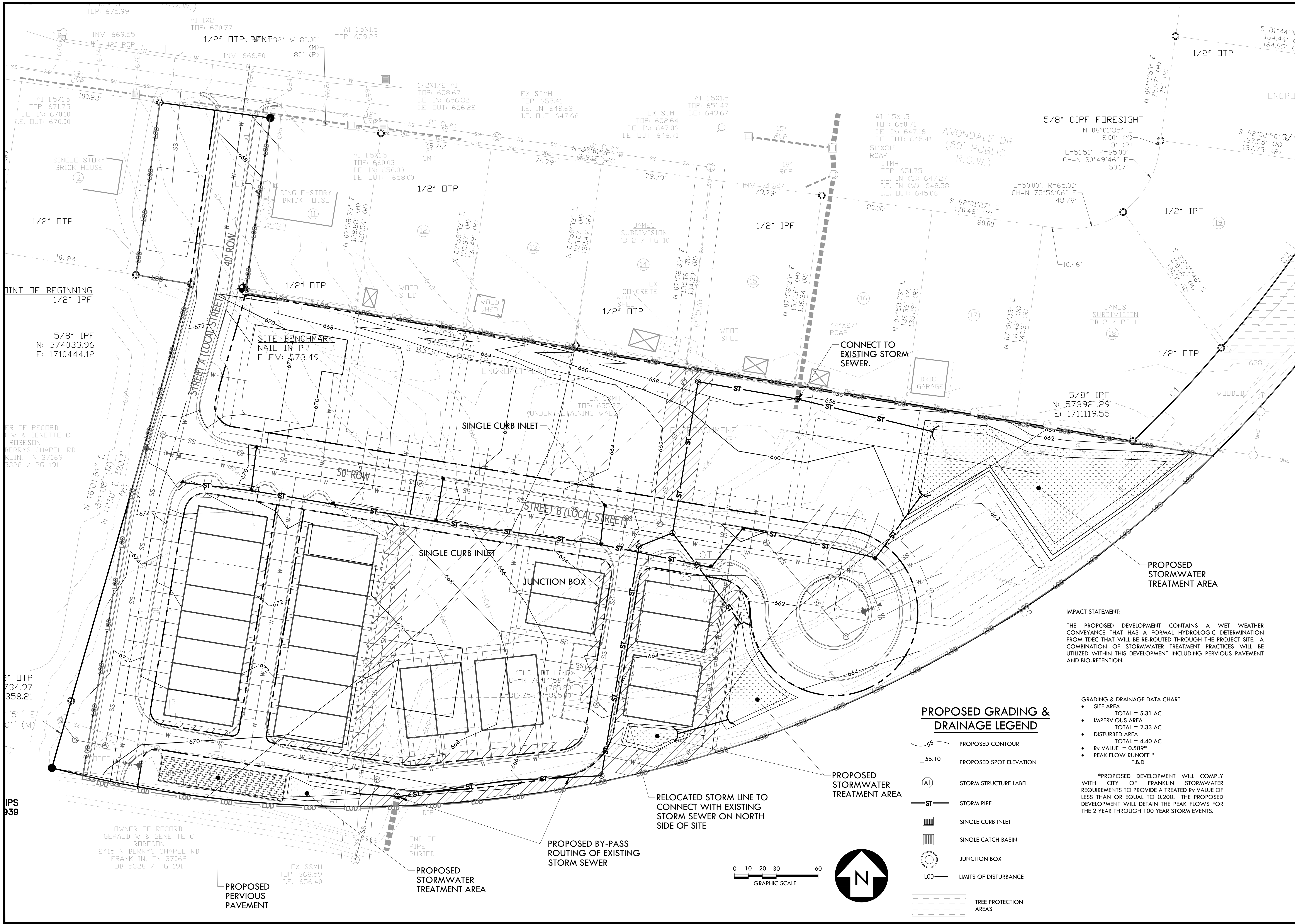
AVONDALE COTTAGES PUD SUBDIVISION - DEVELOPMENT PLAN AVONDALE DRIVE FRANKLIN, TN

REVISONS	DATE
No.	

08/04/16 15035

C1.1

OVERALL
 EXISTING
 CONDITIONS
 PLAN



IMPACT STATEMENT:
 THE PROPOSED DEVELOPMENT CONTAINS A WET WEATHER CONVEYANCE THAT HAS A FORMAL HYDROLOGIC DETERMINATION FROM TDEC THAT WILL BE RE-ROUTED THROUGH THE PROJECT SITE. A COMBINATION OF STORMWATER TREATMENT PRACTICES WILL BE UTILIZED WITHIN THIS DEVELOPMENT INCLUDING PERVIOUS PAVEMENT AND BIO-RETENTION.

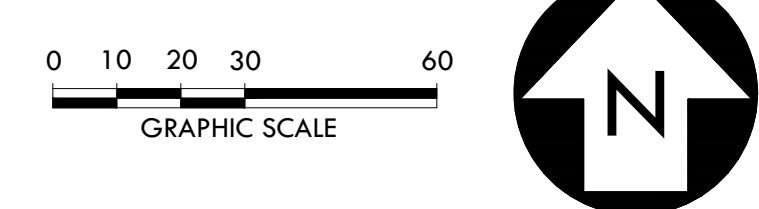
GRADING & DRAINAGE DATA CHART

- SITE AREA TOTAL = 5.31 AC
- IMPERVIOUS AREA TOTAL = 2.33 AC
- DISTURBED AREA TOTAL = 4.40 AC
- Rv VALUE = 0.589*
- PEAK FLOW RUNOFF* T.B.D

*PROPOSED DEVELOPMENT WILL COMPLY WITH CITY OF FRANKLIN STORMWATER REQUIREMENTS TO PROVIDE A TREATED Rv VALUE OF LESS THAN OR EQUAL TO 0.200. THE PROPOSED DEVELOPMENT WILL DETAIN THE PEAK FLOWS FOR THE 2 YEAR THROUGH 100 YEAR STORM EVENTS.

PROPOSED GRADING & DRAINAGE LEGEND

- 55- PROPOSED CONTOUR
- +55.10 PROPOSED SPOT ELEVATION
- (A1) STORM STRUCTURE LABEL
- ST— STORM PIPE
- [Hatched Box] SINGLE CURB INLET
- [Hatched Box] SINGLE CATCH BASIN
- [Circle with X] JUNCTION BOX
- LOD- LIMITS OF DISTURBANCE
- [Dashed Box] TREE PROTECTION AREAS



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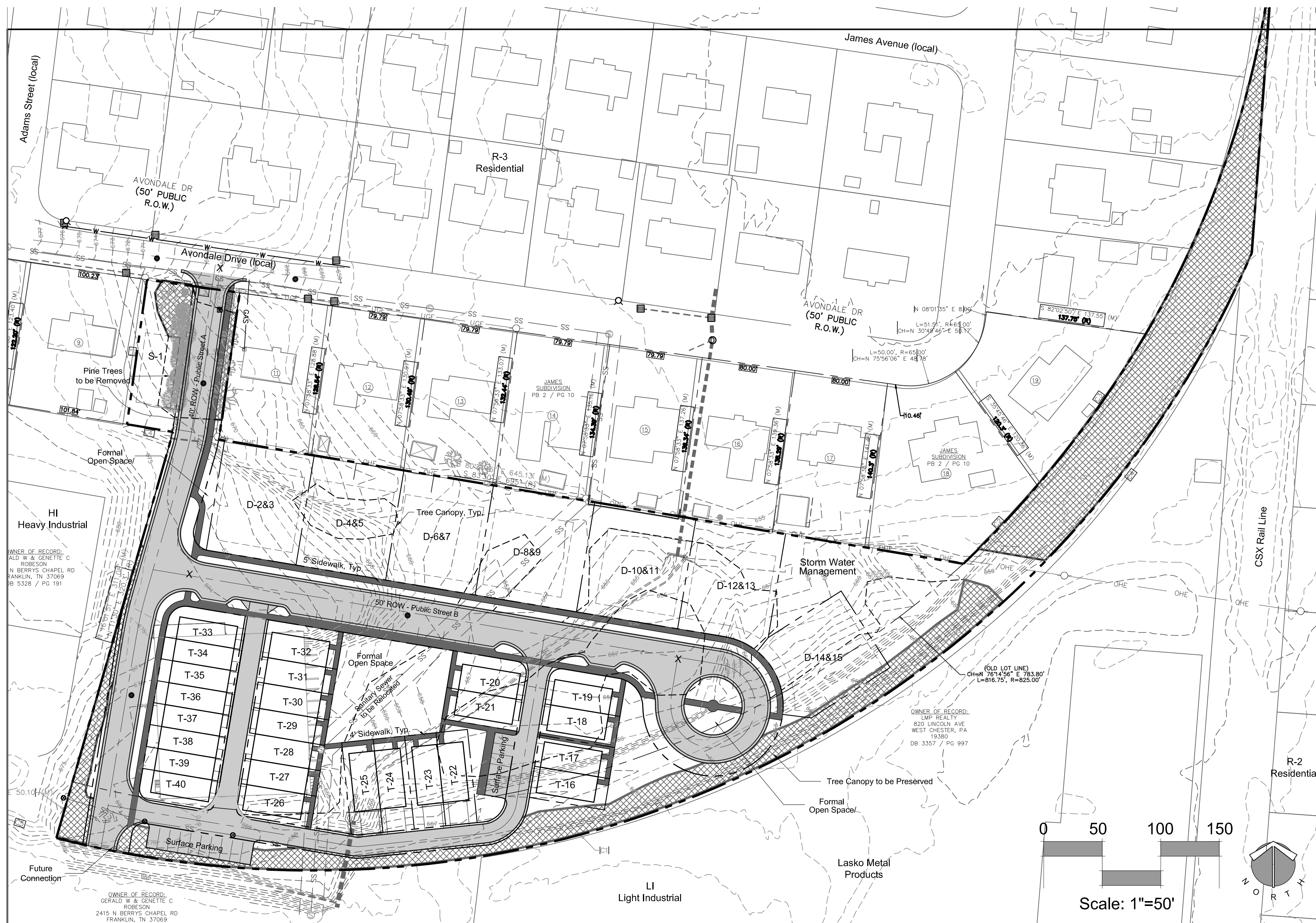
REVISIONS	DATE
No.	

08/04/16 15035

C3.0
 GRADING &
 DRAINAGE
 PLAN

TOP: 675.99
 AI 1X2 TOP: 670.77
 INV. 669.55
 W 12' RCP
 1/2" DTP BENT 32" W 80.00'
 AI 15X15 TOP: 659.22
 INV. 666.90
 80' (R)
 AI 15X15 TOP: 671.75
 I.E. IN: 670.10
 I.E. OUT: 670.00
 SINGLE-STORY BRICK HOUSE
 1/2" DTP
 101.84'
 POINT OF BEGINNING
 1/2" IPF
 5/8" IPF
 N: 574033.96
 E: 1710444.12
 POINT OF RECORD:
 W & GENETTE C
 ROBESON
 BERRYS CHAPEL RD
 KLIN, TN 37069
 DB 5328 / PG 191
 N 16°01'51" E
 311.08' (M)
 N 11°30' E 320.3'
 1/2" DTP
 734.97
 358.21
 1'51" E
 01' (M)
 OWNER OF RECORD:
 GERALD W & GENETTE C
 ROBESON
 2415 N BERRYS CHAPEL RD
 FRANKLIN, TN 37069
 DB 5328 / PG 191
 EX SSMH
 TOP: 668.59
 I.E.: 656.40
 PROPOSED PVIOUS PAVEMENT
 PROPOSED STORMWATER TREATMENT AREA
 END OF PIPE BURIED
 PROPOSED STORMWATER TREATMENT AREA
 RELOCATED STORM LINE TO CONNECT WITH EXISTING STORM SEWER ON NORTH SIDE OF SITE
 PROPOSED BY-PASS ROUTING OF EXISTING STORM SEWER

08/04/16 15035

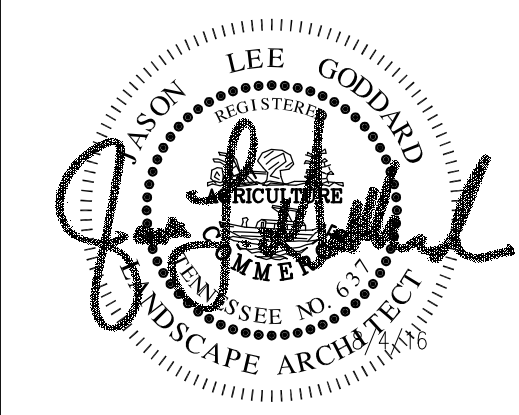


VICINITY:

SITE DATA:

PROJECT NAME:	AVONDALE COTTAGES
PROJECT#:	6197
SUBDIVISION:	N/A
ADDRESS:	302 AVONDALE DRIVE, FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
OWNER INFO:	GERALD W. ROBESON & GENETTE C. ROBESON 2415 N. BERRY'S CHAPEL RD. FRANKLIN, TN 37069 (615)790-2222 WORK geraldrobeson@aol.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:	HEAVY INDUSTRIAL DISTRICT (HI)
PROPOSED ZONING:	SD-R 7.55
PROPOSED RESIDENTIAL UNITS:	40 TOTAL DWELLINGS 1 (S) SINGLE FAMILY DWELLING 14 (D) DUPLEX UNITS 25 (T) TOWN HOME UNITS
RESIDENTIAL DENSITY:	7.55 DU/A
CHARACTER AREA:	CFCO - 3
OVERLAY:	A portion of the property is located within the Columbia Ave Overlay District.
DEVELOPMENT STANDARD (Proposed):	TRADITIONAL
DRAINAGE BASIN:	HARPETH RIVER
RAILROAD INFRASTRUCTURE/ ROW:	Abandoned Battlefield Branch of the CSX rail Road runs along the southern edge of the subject property.
PROPOSED SETBACKS:	5' FRONT 5' SIDE 5' REAR
MINIMUM LANDSCAPE SURFACE RATIO:	.20
MINIMUM PARKING REQUIREMENT:	SINGLE FAMILY HOMES = 2 SPACES PER UNIT CONDO UNITS: 1 BEDROOM = 1.5 SPACES 2 BEDROOM = 2.5 SPACES 3 BEDROOM = 3.0 SPACES
PARKING PROVIDED:	GARAGES: 57 DRIVEWAY: 38 ON STREET PARALLEL: 10 SURFACE PARKING: 16 TOTAL: 121 (3.0 PER UNIT)
PARKLAND DEDICATION:	FEES IN LIEU OF PARKLAND DEDICATION SHALL BE PAID PRIOR TO THE RECORDING OF THE FIRST FINAL PLAT FOR THIS SUBDIVISION.
OPEN SPACE SET-ASIDE:	REQUIRED: 11,564 SF (5%) FORMAL: 11,564 SF (100%) INFORMAL: N/A (0%) 11,980 SF (5%) PROVIDED: FORMAL: 11,980 SF (5%) INFORMAL: N/A (0%)
SITE AMENITIES - FORMAL OPEN SPACE AMENITIES SHALL INCLUDE:	WALKS, SEATING AREAS, BENCHES, LANDSCAPING, AND DECORATIVE STREET LIGHTING. FINAL DESIGNS TO BE DEVELOPED WITH THE SITE PLAN.
RAILROAD INFRASTRUCTURE/ ROW:	Abandoned Battlefield Branch of the CSX rail Road runs along the southern edge of the subject property. +/- 20,000sf Manufacturing facility.
EXISTING STRUCTURES:	MINERAL RIGHTS: N/A GAS EASEMENT: N/A TVA EASEMENT: N/A MTEMC EASEMENT: 40' Electric Easement along 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.

Avondale Cottages - PUD Subdivision
Development Plan
Avondale Drive, Franklin, Tennessee
Development Plan



date: 7/11/16
revisions:
8/4/16 - Per Staff Comments

project no. 14054
scale: shown on plan



SINGLE FAMILY HOME

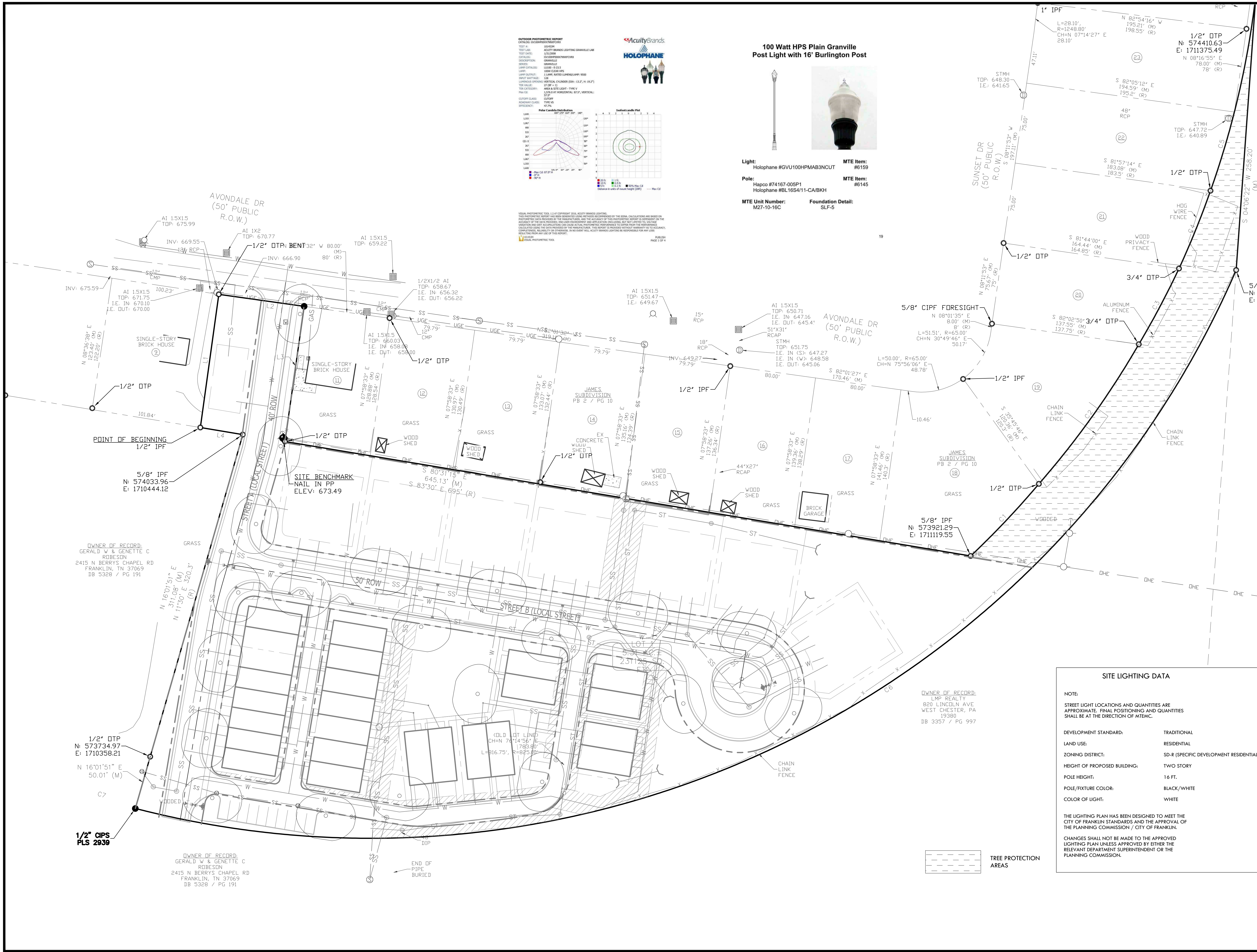


DUPLEX HOMES



TOWNHOMES/ COMMUNITY OVERVIEW

STATEMENT OF ARCHITECTURAL INTENT:
- ELEVATIONS SHALL INCLUDING A VARIETY OF BRICK, SIMULATED STONE, AND CEMENTATIIOUS SIDING.
- BUILDING HEIGHT SHALL BE 3 STORY MAXIMUM (THIRD STORY WILL BE WITH IN ROOF LINE TO APPEAR AS 2 OR 2 1/2 STORY STRUCTURES.
- IMAGES SHOWN ARE CONCEPTUAL REPRESENTATION OF THE PROPOSED ARCHITECTURAL STYLE AND MASSING



OUTDOOR PHOTOGRAPHIC REPORT
 DATE: 08/04/16
 TEST SITE: ACUITY BRANDS LIGHTING CONSULTING
 CONSULTANT: HOLOPHANE
 PROJECT: AVONDALE COTTAGES PUD SUBDIVISION
 LOCATION: 1884 GENERAL GEORGE PATTON DR., FRANKLIN, TN 37067
 CLIENT: CRUNK ENGINEERING LLC
 DRAWING NO.: 15035
 SCALE: AS SHOWN
 PHOTOGRAPHER: JAMES W. CRUNK
 PHOTOGRAPHY: 10:00 AM - 12:00 PM
 WEATHER: CLEAR
 LIGHTING: OFF
 SURFACE: ASPHALT
 SURROUNDING: RESIDENTIAL
 DISTANCE TO SUBJECT: 100 FT

Light Pole Distribution
 1/2\"/>

HOLOPHANE
 100 Watt HPS Plain Granville Post Light with 16\"/>

Light: Holophane #GVU100HPMAB3NCUT MTE Item: #6159
Pole: Hapco #74167-005P1 MTE Item: #6145
 Holophane #BL16S4/11-CA/BKH
MTE Unit Number: MZ7-10-16C **Foundation Detail:** SLF-5

SITE LIGHTING DATA

NOTE:
 STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITIES SHALL BE AT THE DIRECTION OF ATEMC.

DEVELOPMENT STANDARD:	TRADITIONAL
LAND USE:	RESIDENTIAL
ZONING DISTRICT:	SD-R (SPECIAL DEVELOPMENT RESIDENTIAL)
HEIGHT OF PROPOSED BUILDING:	TWO STORY
POLE HEIGHT:	16 FT.
POLE/FIXTURE COLOR:	BLACK/WHITE
COLOR OF LIGHT:	WHITE

THE LIGHTING PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION / CITY OF FRANKLIN.

CHANGES SHALL NOT BE MADE TO THE APPROVED LIGHTING PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

CRUNK ENGINEERING LLC
 1884 GENERAL GEORGE PATTON DR.
 SUITE 600
 FRANKLIN, TN 37067
 (615) 873-1795
 WWW.CRUNKENG.COM

ENGINEERING
CRUNK

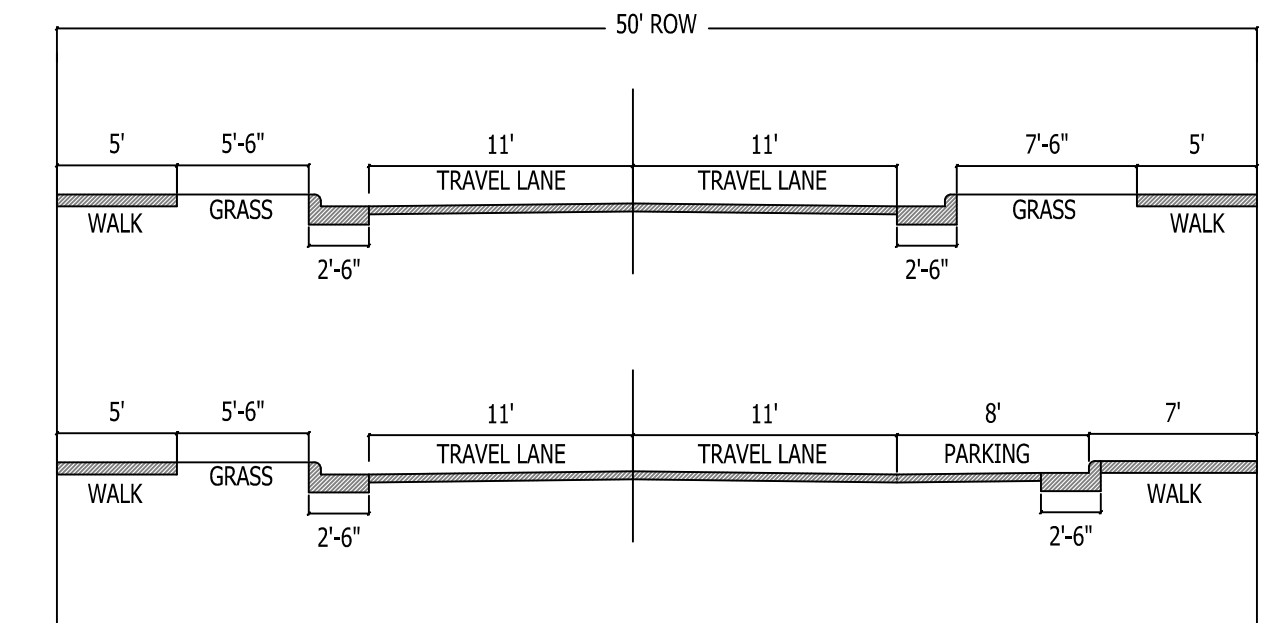
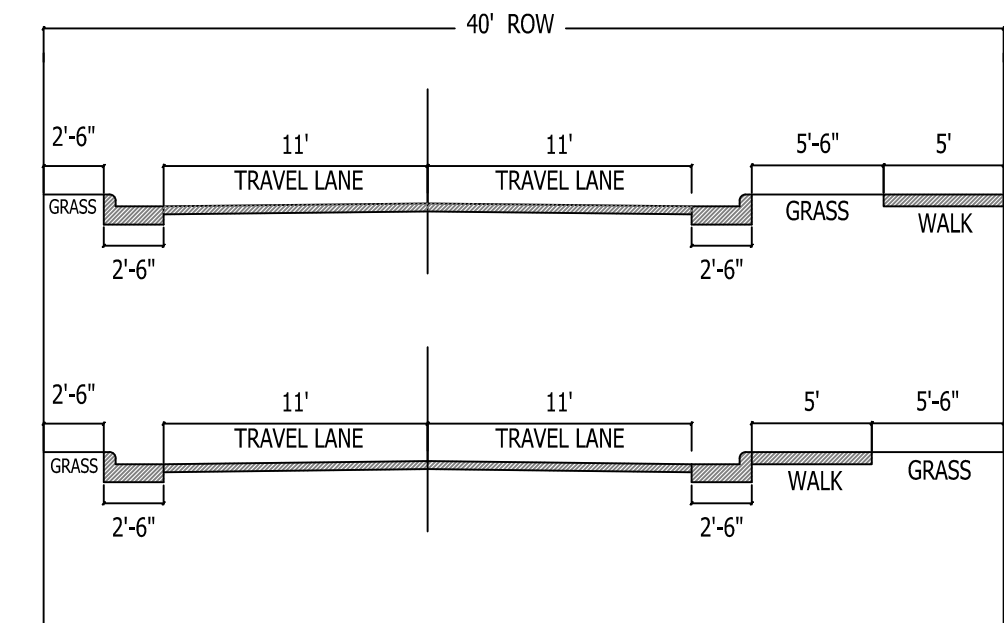
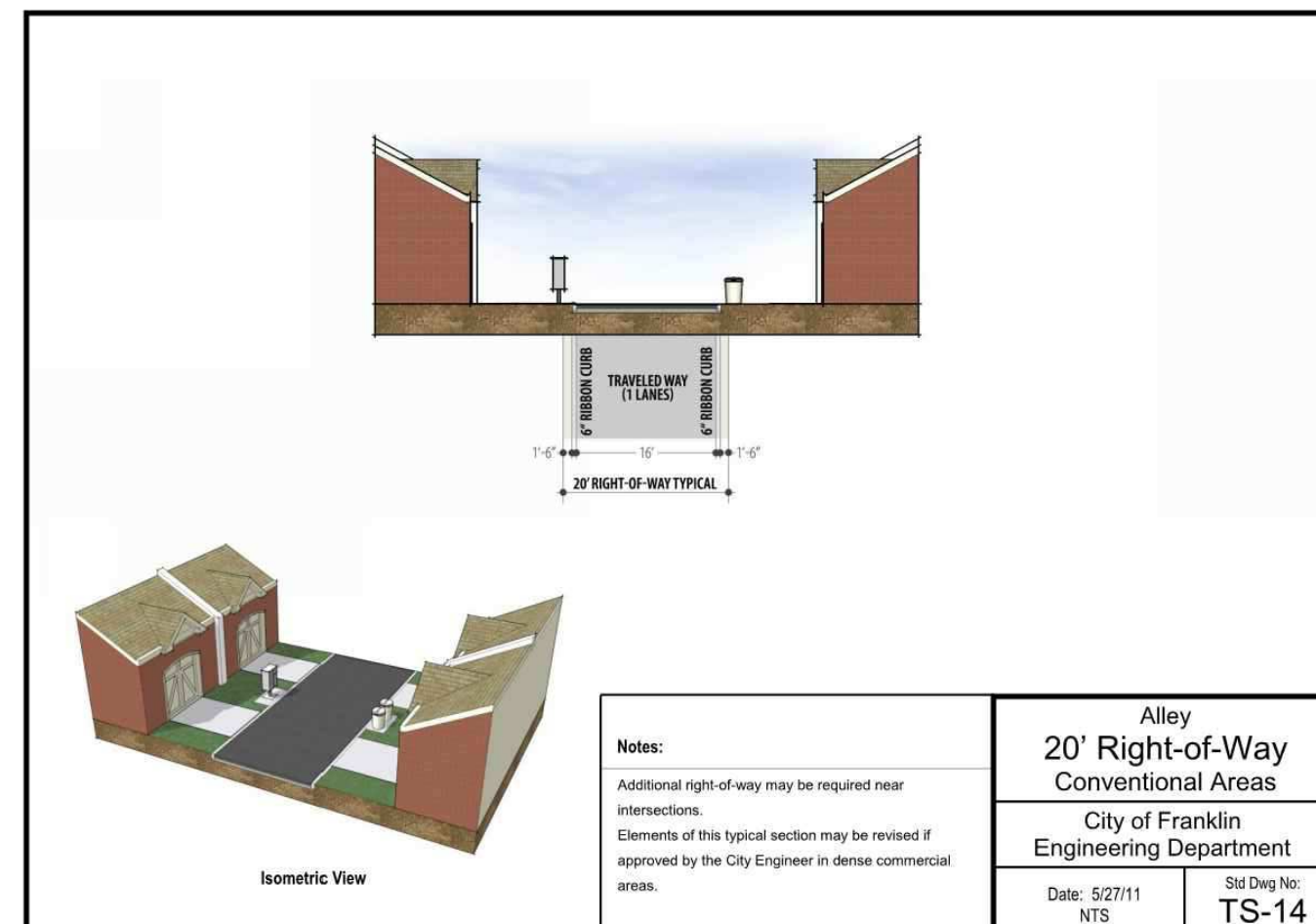
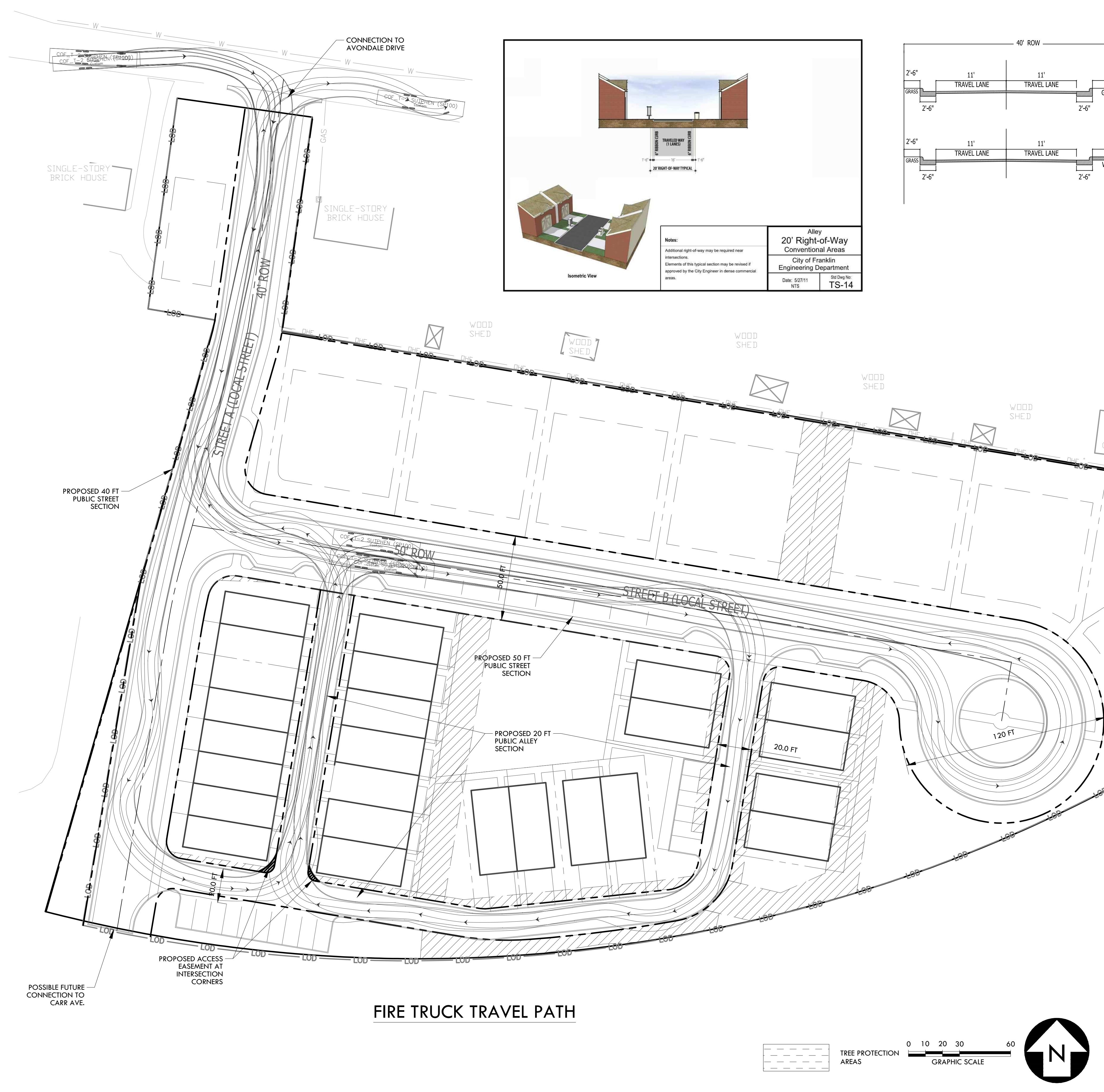


AVONDALE COTTAGES
 PUD SUBDIVISION - DEVELOPMENT PLAN
 AVONDALE DRIVE
 FRANKLIN, TN

REVISIONS	DATE
No.	

08/04/16 15035

C3.1
 LIGHT PLAN

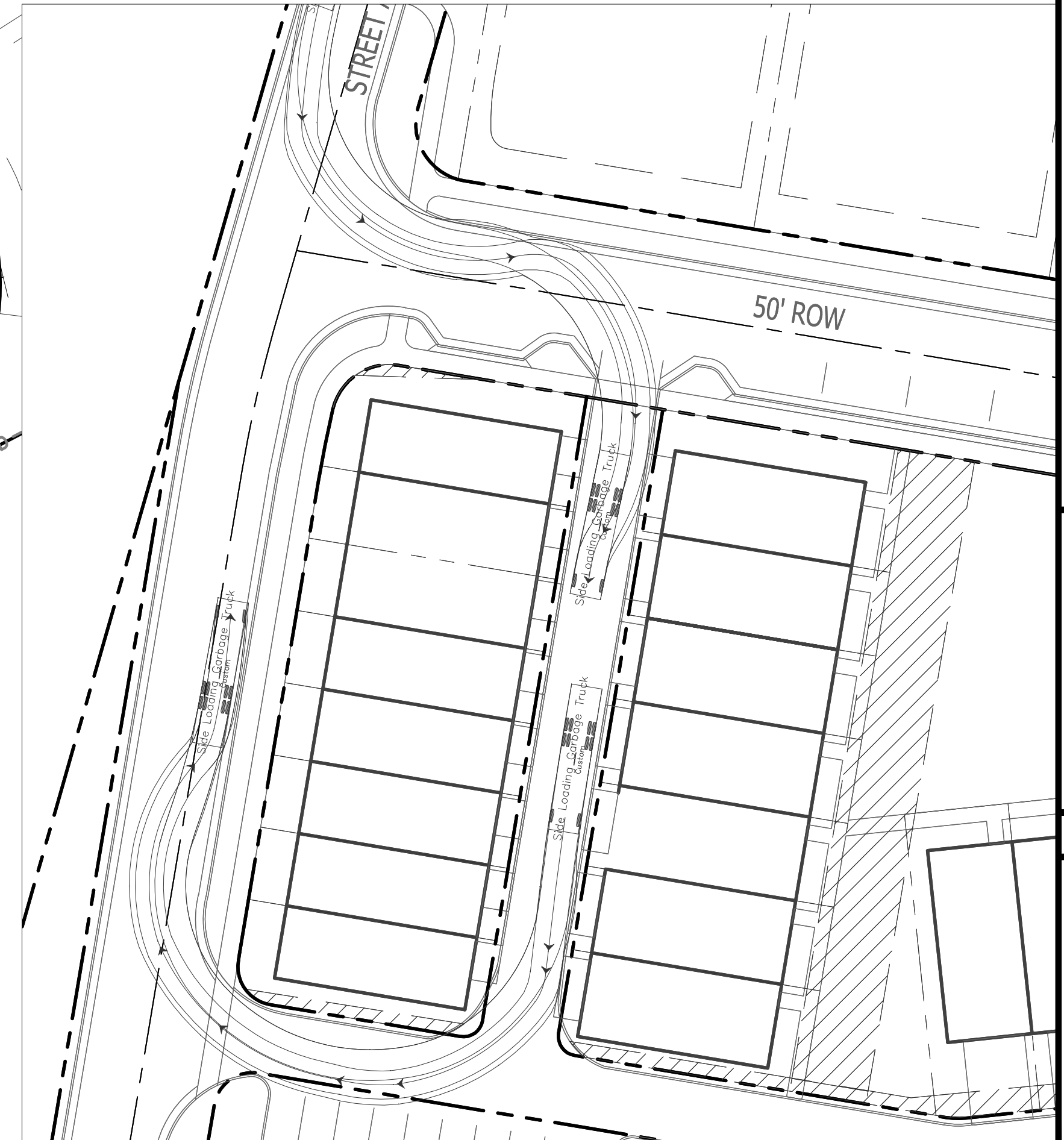


STATEMENT OF IMPACT:
 The proposed project will add 40 residential units with access along Avondale Drive. The primary road corridor serving the project is Columbia Avenue. A future road connection to Carr Avenue has been accounted for with this project.

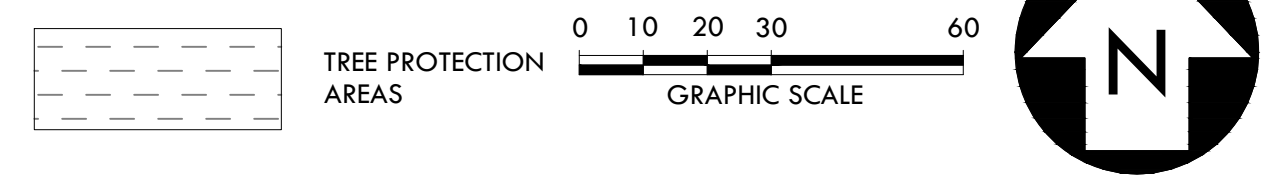
FIRE TRUCK TURNING MOVEMENT INFORMATION

- Number of Front Axles 1
- Front Track Width = 8'
- Wheels on Each Front Axle = 2
- Number of Rear Axles = 2
- Rear Track Width = 8'
- Wheel Base = 21.316' (Front Axle to Front Rear Axle)
- Rear Axle Spacing = 4.417'
- Body Length = 50.0417'
- Width = 8.333'
- Rear Overhang = 22.1424'
- Body Style = Fire Truck
- Turning Radius Wall to Wall = 42'

GARBAGE TRUCK TRAVEL PATH THROUGH ALLEY



FIRE TRUCK TRAVEL PATH



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 1894 GENERAL GEORGE PATTON DR.
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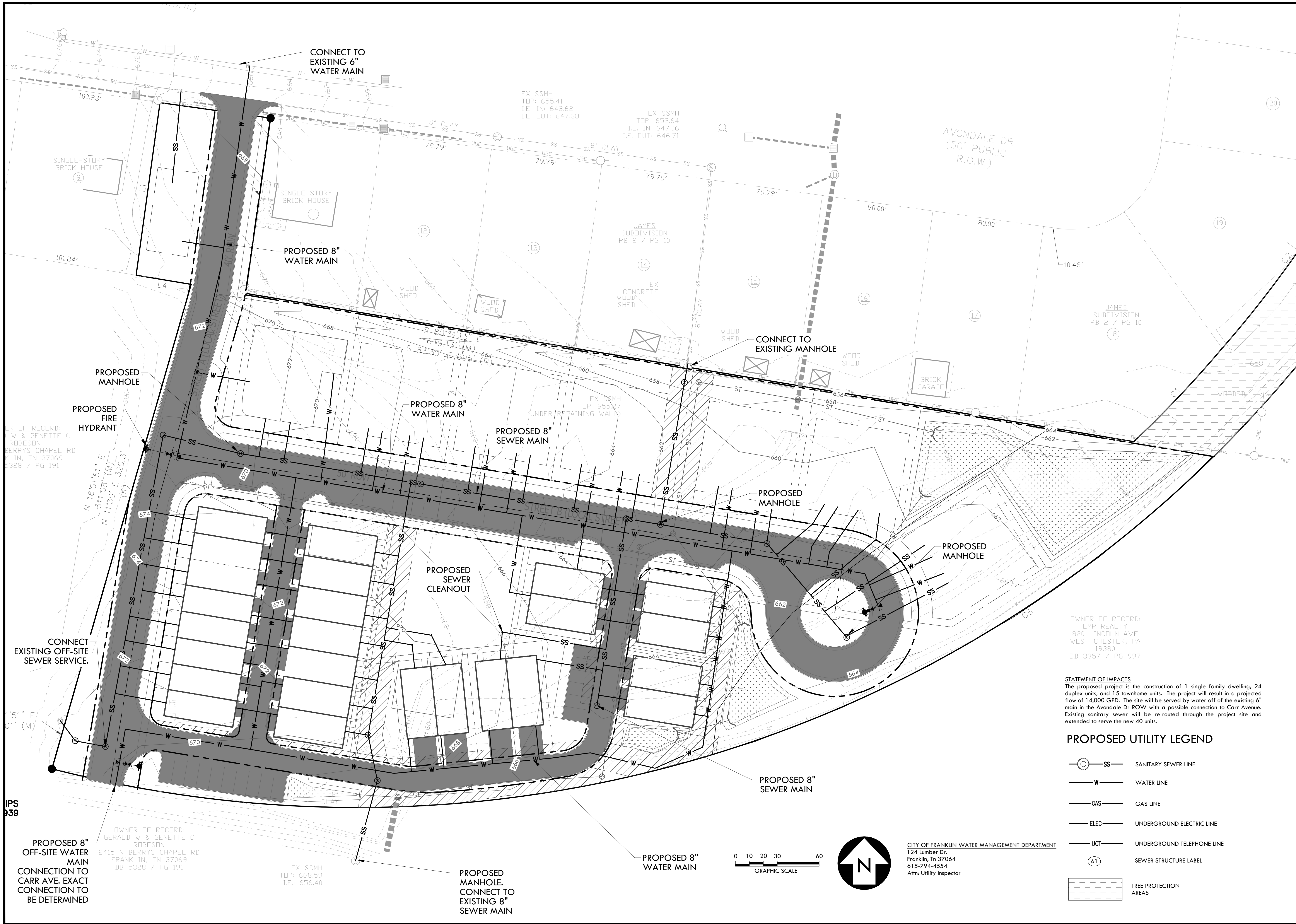


AVONDALE COTTAGES
 PUD SUBDIVISION - DEVELOPMENT PLAN
 AVONDALE DRIVE
 FRANKLIN, TN

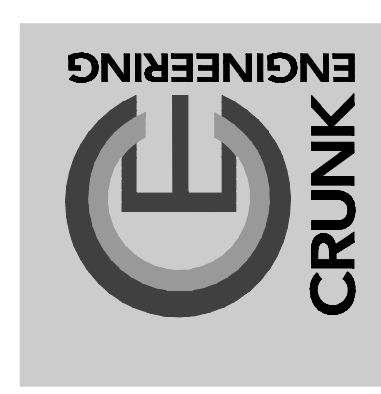
REVISIONS	DATE
No.	

08/04/16 15035

C4.0
 ACCESS PLAN



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



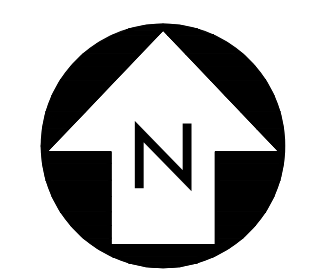
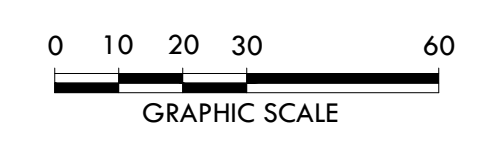
AVONDALE COTTAGES
 PUD SUBDIVISION - DEVELOPMENT PLAN
 AVONDALE DRIVE
 FRANKLIN, TN

OWNER OF RECORD:
 LMP REALTY
 820 LINCOLN AVE
 WEST CHESTER, PA
 19380
 DB 3357 / PG 997

STATEMENT OF IMPACTS
 The proposed project is the construction of 1 single family dwelling, 24 duplex units, and 15 townhome units. The project will result in a projected flow of 14,000 GPD. The site will be served by water off of the existing 6" main in the Avondale Dr ROW with a possible connection to Carr Avenue. Existing sanitary sewer will be re-routed through the project site and extended to serve the new 40 units.

PROPOSED UTILITY LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE
- GAS GAS LINE
- ELEC UNDERGROUND ELECTRIC LINE
- UGT UNDERGROUND TELEPHONE LINE
- (A1) SEWER STRUCTURE LABEL
- TREE PROTECTION AREAS



CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
 124 Lumber Dr.
 Franklin, TN 37064
 615-794-4554
 Attn: Utility Inspector

REVISIONS	DATE
No.	

08/04/16 15035

C5.0
 UTILITY PLAN