

Site Location Map

Cottage Landing Knoxville

1423 & 1444 #A Cherokee Trail
 Knox County, Tn.
 20.118 Acres

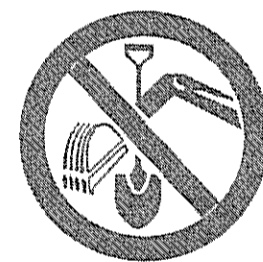
Owner & 24 Hour Contact
 Cottage Landing Partners, LLC
 Fiske Hopkins
 1117 Perimeter Center West
 STE N 316
 Atlanta, Georgia 30338
 770-709-6600

Project Description

Cottage Landing offers simply the very best quality of life for college students by providing resort quality amenities within a purpose-built student housing development designed specifically for today's college students. Functional by design and aesthetically pleasing, Cottage Landing's unique approach blends the tasteful architecture of individual cottages with traditional multi-family apartment buildings to achieve an extremely functional, eco-friendly residential community that has a smaller footprint than other cottage-style student developments. Our sustainable approach disturbs less of the natural environment allowing Cottage Landing to provide expansive green spaces along with tasteful outdoor living areas and country club quality amenities throughout the project. The abundance of outdoor common space within the gated grounds provides a safe environment and promotes a great sense of community while our unique, industry leading floor plans afford residents the privacy they expect. By uniting these features with a location very close to campus we create a student community that is more desirable for students than living on-campus or somewhere else off-campus. Headquartered in Atlanta, GA, Cottage Landing Partners is focused on the development, construction, and management of only the highest quality student living communities.



Three Working Days
 Before You Dig
 Tennessee
 Call
 Utilities Protection Center, Inc.
 811
 (It's The Law)



Colors for Utility Locating

- Red Electric
- Yellow Gas/Oil
- Blue Water
- Green Sewer

General Notes:

1. The Contractor hereby agrees to hold harmless, indemnify and defend the owner and his agent, Architect, Engineer, Landscape Architect, and employees while acting within the scope of their duties from and against any and all liability, claims, damages and costs of defense rising out of the contractor's performance of the work described herein, but not including the sole negligence of the owner, his agent, architect, Engineer, Landscape Architect or their employees. The contractor will require any and all subcontractors to conform with the provisions of this clause prior to commencing any work and agrees to insure that this clause is in conformity with the insurance provisions of the contract.

2. The contractor shall require his insurance carrier to add the owner, his professional consultants and their agents as additional insureds under the contractor's general liability insurance policy with respect to the services performed by the contractor for the owner.

3. Utility Disclaimer:

The existing utility lines shown are approximate locations only. The contractor shall field verify all existing utility line locations prior to any construction. Any deviations from the design locations shall be reported to the project engineer or landscape architect prior to construction. Damage to existing utility lines resulting from the contractor's negligence shall be repaired at the contractor's expense.

4. Prior to construction of proposed utilities the contractor shall verify all locations and elevations of connections to both existing utilities and proposed buildings. Any deviation from locations and elevations shown on the plans shall be reported to the project engineer prior to construction.

5. The contractor shall be responsible for obtaining all required government inspections.

6. All existing utility relocation work and or utility reconstruction is the responsibility of the contractor unless noted otherwise.

SouthView
 Design & Consulting
 Land Planning
 Landscape Architecture
 Site Engineering

485 Southview Drive
 Athens Georgia 30605
 706.247.9646

No.	Revision/Issue	Date
-	Original Issue	1-25-2013
01	Revised per client	2-06-2013
02	Revised per client/ MPC	2-27-2013
03	-	-
04	-	-
05	-	-
06	-	-



Index:

1. Cover Sheet
2. Survey
3. MPC Site Plan / Grading
4. Hydro Analysis
5. Storm System Layout
6. Plan Profile (Roadway & Parking)
7. Landscape Plan
8. Landscape Plan
9. Landscape Plan

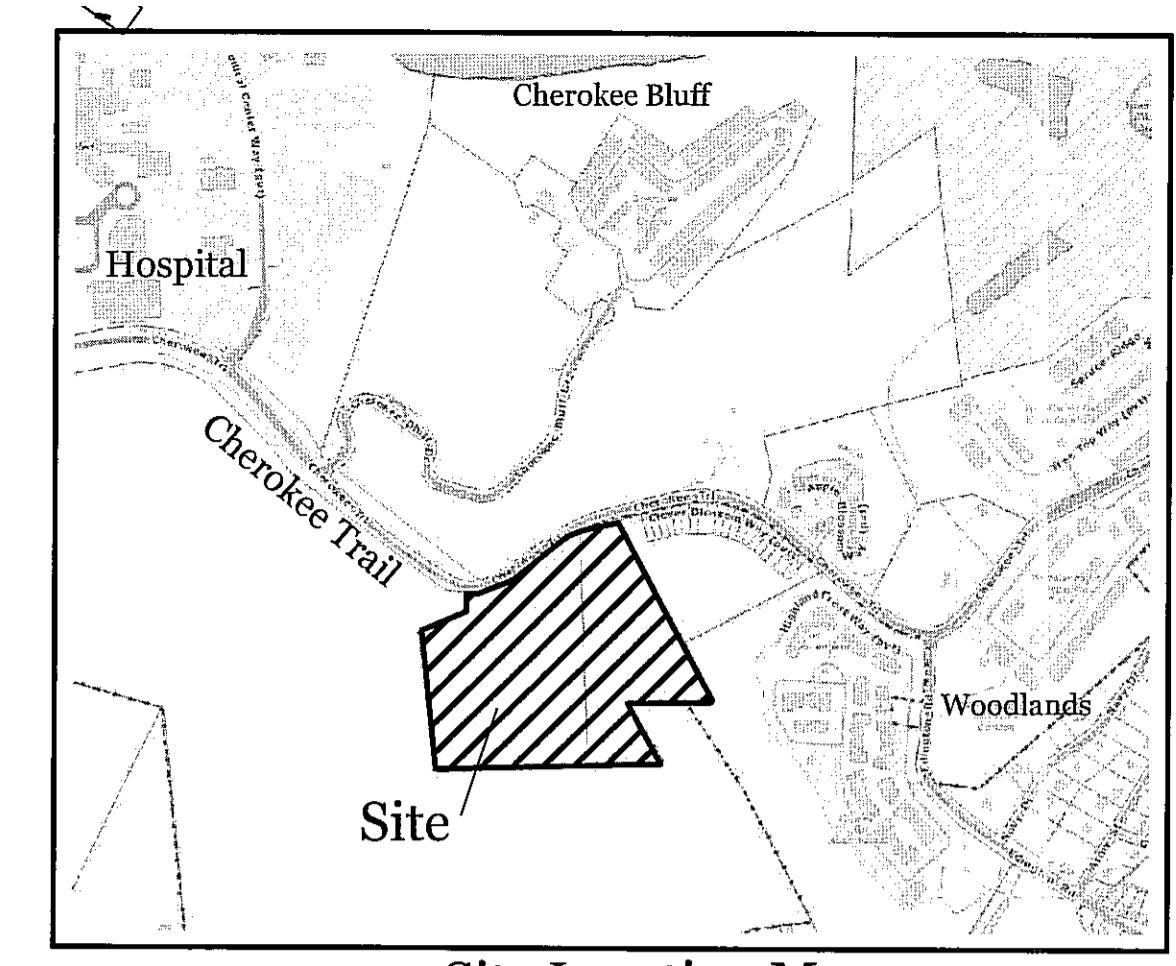
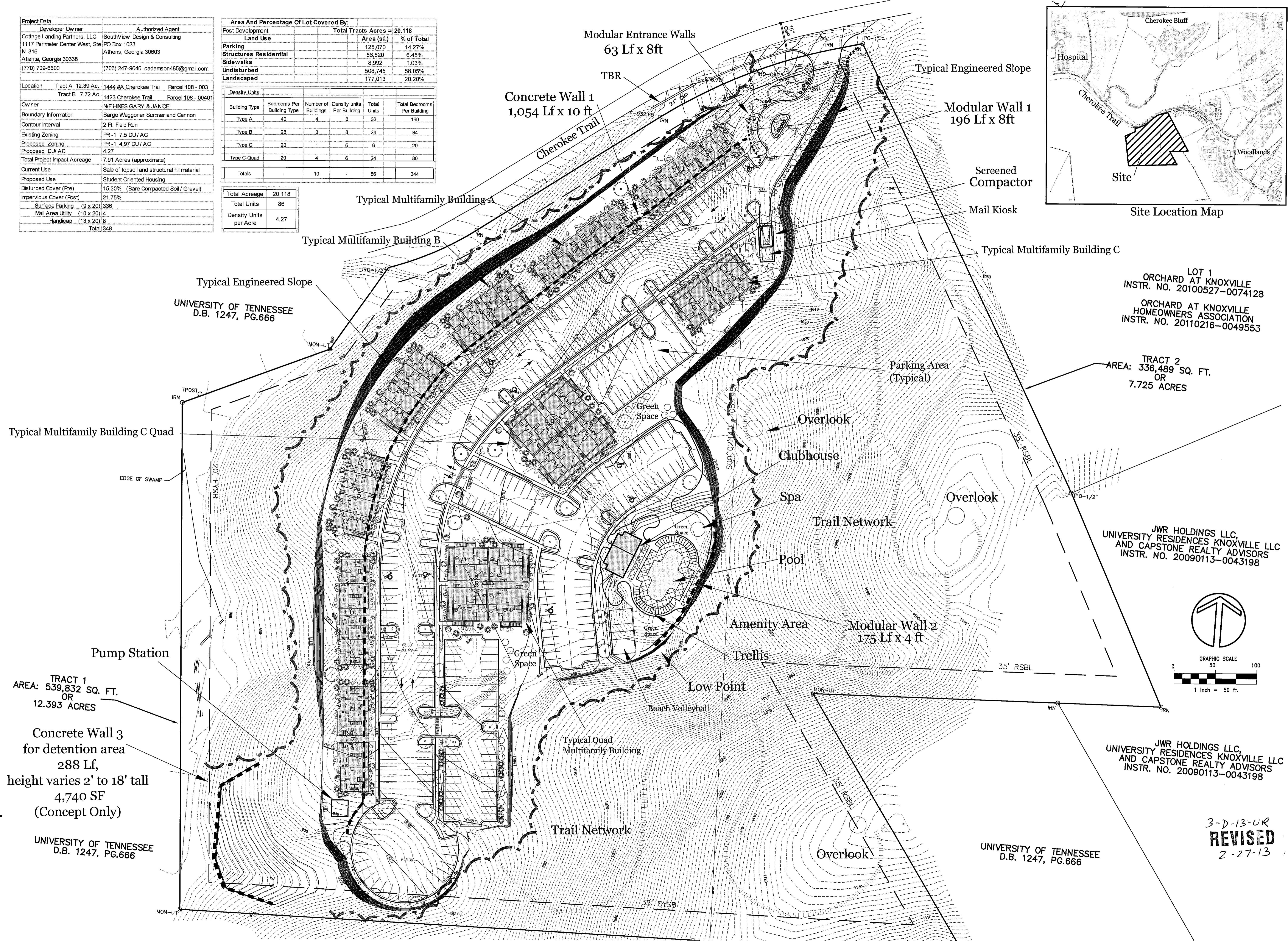
3-D-13-UR
REVISED!
 2-27-13

Project Data	
Developer/Owner	Authorized Agent
Cottage Landing Partners, LLC	SouthView Design & Consulting
1117 Perimeter Center West, Ste N 316	PO Box 1023
Atlanta, Georgia 30338	Athens, Georgia 30603
(770) 709-6600	(706) 247-9646 cadams@485@gmail.com
Location	
Tract A 12.39 Ac.	1444 #A Cherokee Trail Parcel 108 - 003
Tract B 7.72 Ac.	1423 Cherokee Trail Parcel 108 - 00401
Owner	
NF HINES GARY & JANICE	
Boundary Information	
Barge Waggoner Summer and Cannon	
Contour Interval	
2 Ft. Field Run	
Existing Zoning	
PR-1 7.5 DU / AC	
Proposed Zoning	
PR-1 4.97 DU / AC	
Proposed DU / AC	
4.27	
Total Project Impact Acreage	
7.91 Acres (approximate)	
Current Use	
Sale of topsoil and structural fill material	
Proposed Use	
Student Oriented Housing	
Disturbed Cover (Pre)	
15.30% (Bare Compacted Soil / Gravel)	
Impervious Cover (Post)	
21.75%	
Surface Parking (9 x 20)	
336	
Mail Area Utility (10 x 20)	
4	
Handicap (13 x 20)	
8	
Total 348	

Area And Percentage Of Lot Covered By:				
Post Development	Total Tracts Acres = 20.118			
Land Use	Area (sq. ft.)	% of Total		
Parking	125,070	14.27%		
Structures Residential	56,520	6.45%		
Sidewalks	8,992	1.03%		
Undisturbed	508,745	58.05%		
Landscaped	177,013	20.20%		

Density Units					
Building Type	Bedrooms Per Building Type	Number of Buildings	Density units Per Building	Total Units	Total Bedrooms Per Building
Type A	40	4	8	32	160
Type B	28	3	8	24	84
Type C	20	1	6	6	20
Type C-Quad	20	4	6	24	80
Totals	-	10	-	86	344

Total Acreage	20.118
Total Units	86
Density Units per Acre	4.27



Site Location Map



Cottage Landing Partners, LLC
 Fiske Hopkins
 1117 Perimeter Center West
 SITE N 316
 Atlanta, Georgia 30338
 770-709-6600

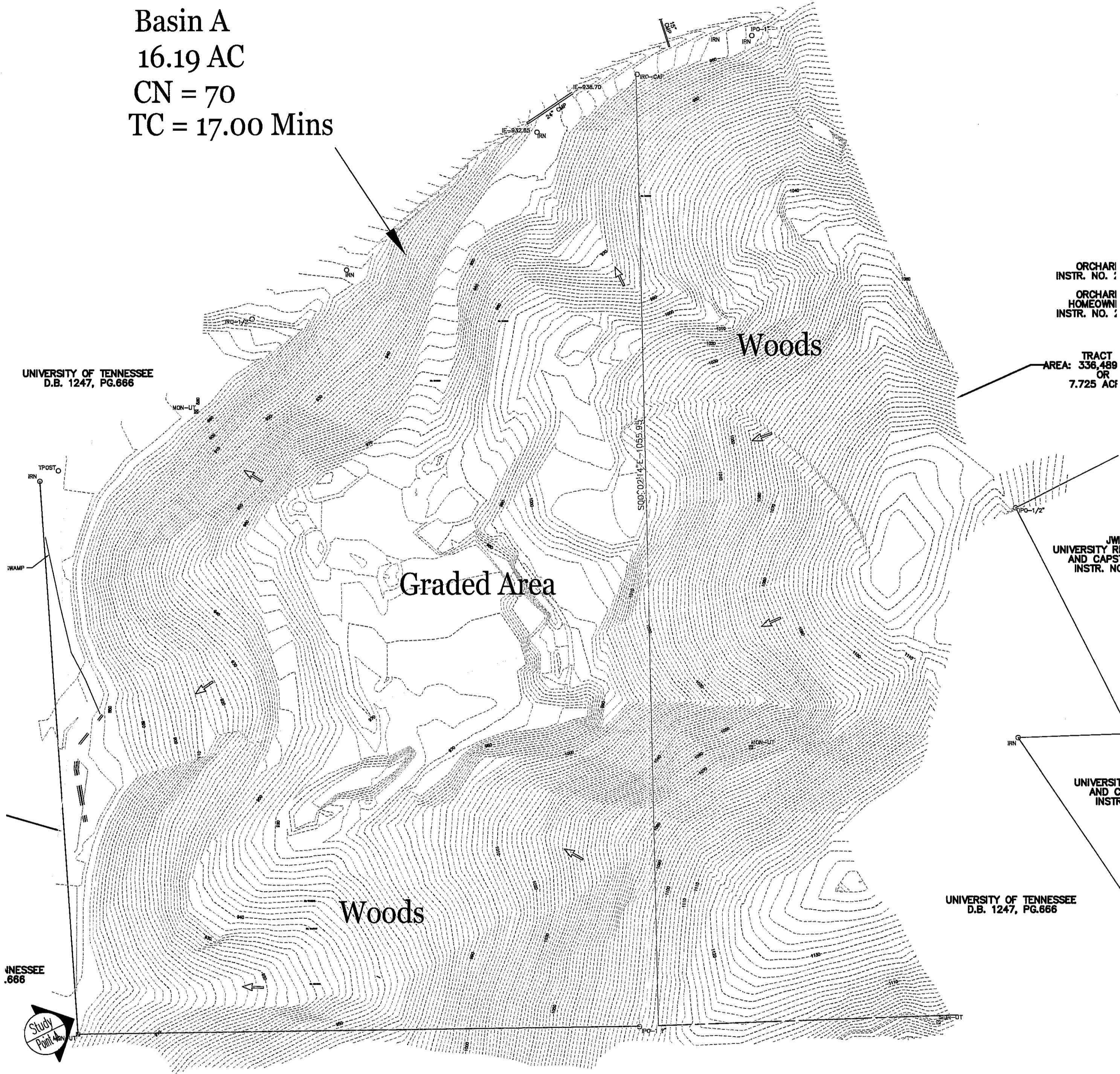
Cottage Landing Knoxville
 1423 & 1444 #A Cherokee Trail
 Knox County, Tn.
 20.118 Acres

SouthView
 Design & Consulting
 Land Planning
 Landscape Architecture
 Site Engineering
 485 Southview Drive
 Athens Georgia 30605
 706.247.9646

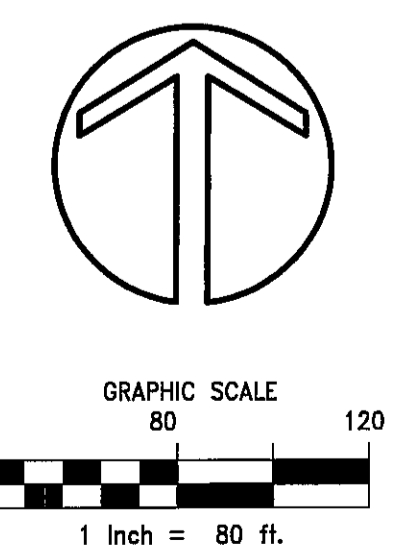
Date	11-25-2013
Revision/Issue	Original Issue
Revised per Client	2-26-2013
Revised per Client/ MFC	2-27-2013
No.	01
02	
03	
04	
05	
06	

Use & Review
 Site Plan

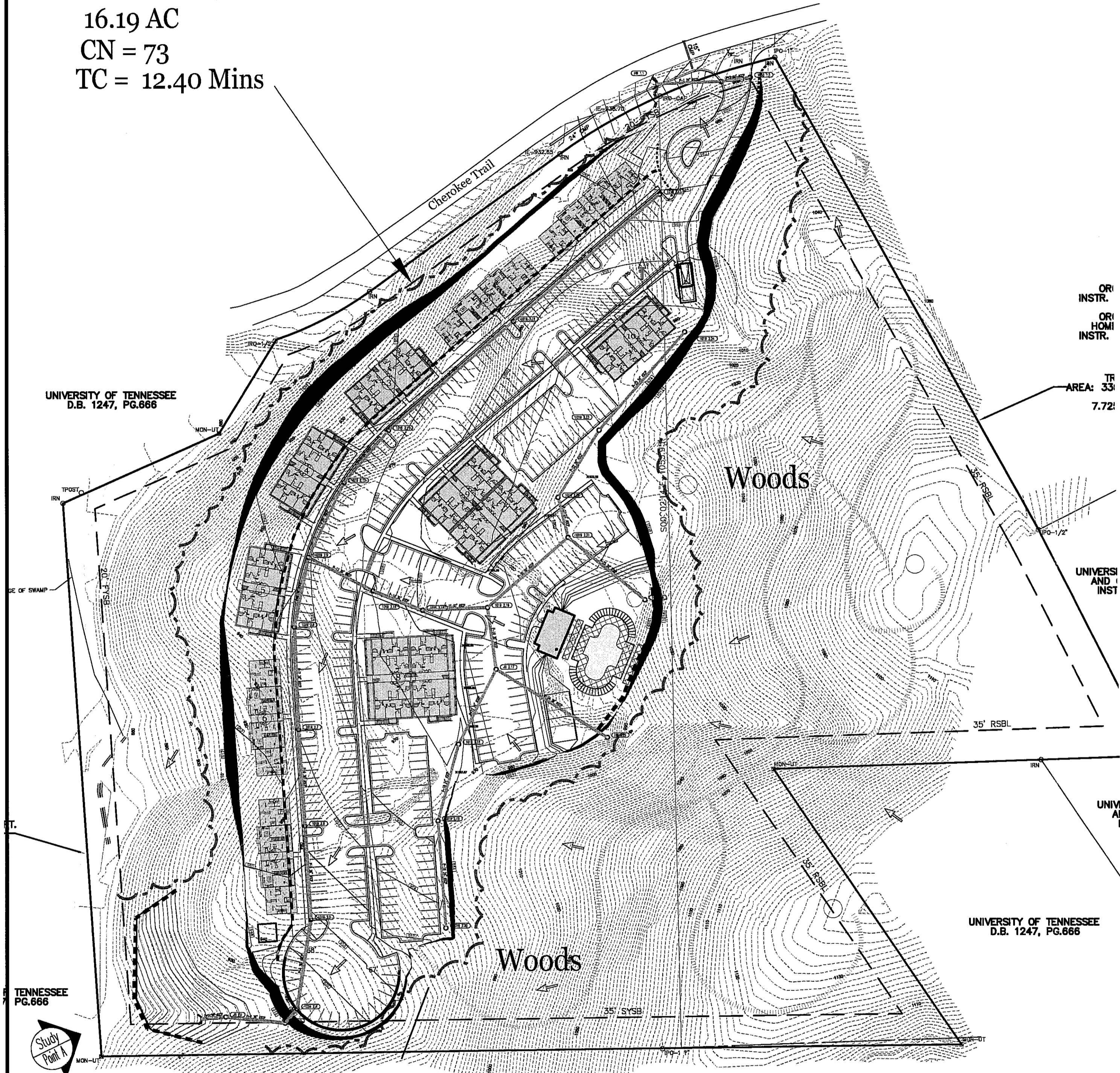
Basin A
16.19 AC
CN = 70
TC = 17.00 Mins



PRE DEVELOPMENT



Basin A
16.19 AC
CN = 73
TC = 12.40 Mins



Detention Pond

POST- DEVELOPMENT

Hydrograph Return Period Recap

Hydrograph No.	Hydrograph type (origin)	Inflow (cfs)	Peak Outflow (cfs)							Hydrograph Description	
			1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr		
1	SCC Runoff	—	13.14	19.70	—	34.08	41.91	68.05	71.03	73.71	Existing
2	SCC Runoff	—	28.89	23.00	—	48.30	58.33	76.89	85.65	105.61	Proposed
3	Retention	2	10.48	13.48	—	34.01	41.30	63.75	66.42	72.83	Detention Pond

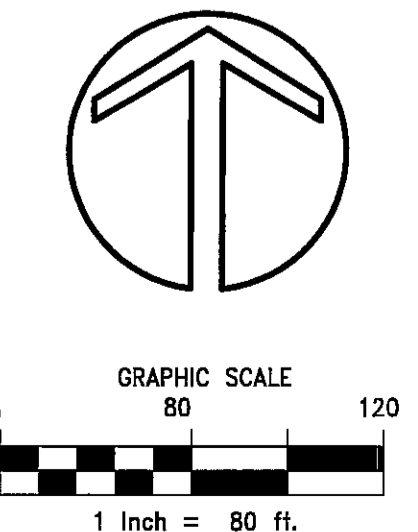
Summary of Peak Flows (Concept)

event	pre developed		post developed		Total post developed flows	Post-Dev less than Pre-Dev flows
	Basin A Pre-Developed Flows	routed	+	by-pass		
1	13,140	12,450	+	0,000	12,450	pass
2	18,790	18,450	+	0,000	18,450	pass
5	34,600	33,410	+	0,000	33,410	pass
10	41,510	41,000	+	0,000	41,000	pass
25	55,990	53,750	+	0,000	53,750	pass
50	71,030	66,420	+	0,000	66,420	pass
100	78,710	72,630	+	0,000	72,630	pass

Pond Volume (Concept)

Hour	Stage (ft)	Elevation (ft)	Volume (cu ft)	Inward Slope (ft/ft)	Total Storage (cu ft)	Total Storage (cu ft)
0	0.00	102.00	0	1:0.50	0.00	0.00
1	2.00	104.00	397	1:0.50	417	5,393
2	4.00	106.00	797	1:0.50	1,607	6,293
3	6.00	108.00	1,200	1:0.50	3,007	10,300
4	8.00	110.00	2,018	1:0.50	4,825	15,307
5	10.00	112.00	2,850	1:0.50	7,075	21,314
6	12.00	114.00	3,690	1:0.50	9,765	28,321
7	14.00	116.00	4,750	1:0.50	12,915	36,328
8	16.00	118.00	5,990	1:0.50	16,905	45,335
9	18.00	120.00	6,880	1:0.50	21,835	55,342
10	20.00	122.00	7,700	1:0.50	27,715	66,349

3-D-13-UR
REVISED
2-27-13



Christopher P. Adams
Professional Engineer
No. 1127
State of Georgia
Cottage Landing Partners, LLC
Fiske Hopkins
1117 Perimeter Center West
Atlanta, Georgia 30338
770-709-6600

Cottage Landing Knoxville
1423 & 1444 #A Cherokee Trail
Knox County, Tn.
20.118 Acres

SouthView
Design & Consulting
Land Planning
Landscape Architecture
Site Engineering

485 Southview Drive
Athens Georgia 30605
706.247.9646

No.	Revision/Issue	Date
01	Original Issue	1-20-2013
02	Revised per client / MPC	2-05-2013
03	Revised per client / MPC	2-27-2013
04		
05		
06		

Pre & Post
Stormwater
Analysis
Plan

4

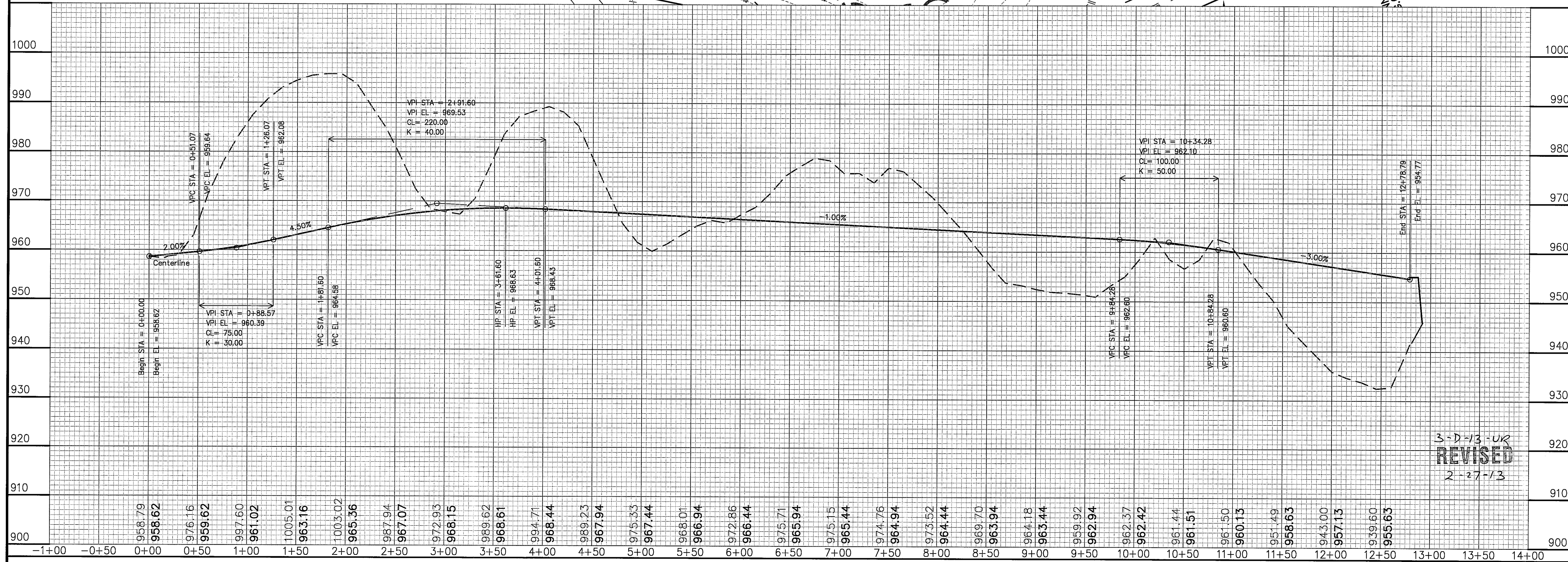
Begin = 0+00.00
 CIRCULAR
 T = 29.01
 R = 100.00
 L = 56.47
 C = 55.72

CIRCULAR
 T = 19.65
 R = 100.00
 L = 38.80
 C = 38.56

CIRCULAR
 T = 149.49
 R = 300.00
 L = 277.87
 C = 267.59

SCALES:
 1" = 50' HOR
 1" = 10' VER

AS



3-D-13-UR
 REVISED
 2-27-13



OWNER & 24 HOUR CONTACT
 Cottage Landing Partners, LLC
 Fiske Hopkins
 1117 Perimeter Center West
 STE N 316
 Atlanta, Georgia 30338
 770-709-6600

Cottage Landing Knoxville
 1423 & 1444 #A Cherokee Trail
 Knox County, Tn.
 20.118 Acres



No.	Revision/Issue	Date
01	Original Issue	1-25-2013
02	Client Revision	2-6-2013
03	Client Revision MPC	2-27-2013
04		
05		
06		

Plan Profile
 Parking Area

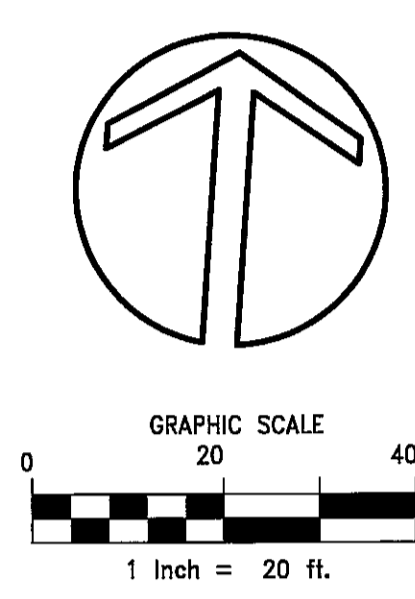
6

Plant List			
Quantity	Scientific Name	Common Name	Planting Size
14	<i>Thuja occidentalis</i>	Dark Green Eastern Arborvitae	1 1/2"-Cal
34	<i>Ilex</i>	Nellie R. Stevens Holly	1 1/2"-Cal
14	<i>Amelanchier laevis</i>	Serviceberry	1 1/2"-Cal
26	<i>Thuja occidentalis</i>	American arborvitae	1 1/2"-Cal
13	<i>Calamagrostis</i>	Calamagrostis Karl Foerster	1-Gal
16	<i>Miscanthus sinensis</i>	Miscanthus Maiden Hair	1-Gal
62	<i>Quercus phellos</i>	Willow oak	2"-Cal
60	<i>Euonymus alata Compacta</i>	Dwarf Burning Bush	3-Gal
48	<i>Abelia</i>	Rose Creek Abelia	3-Gal
25	<i>Prunus laurocerasus</i>	Otto Luyken English Laurel	3-Gal

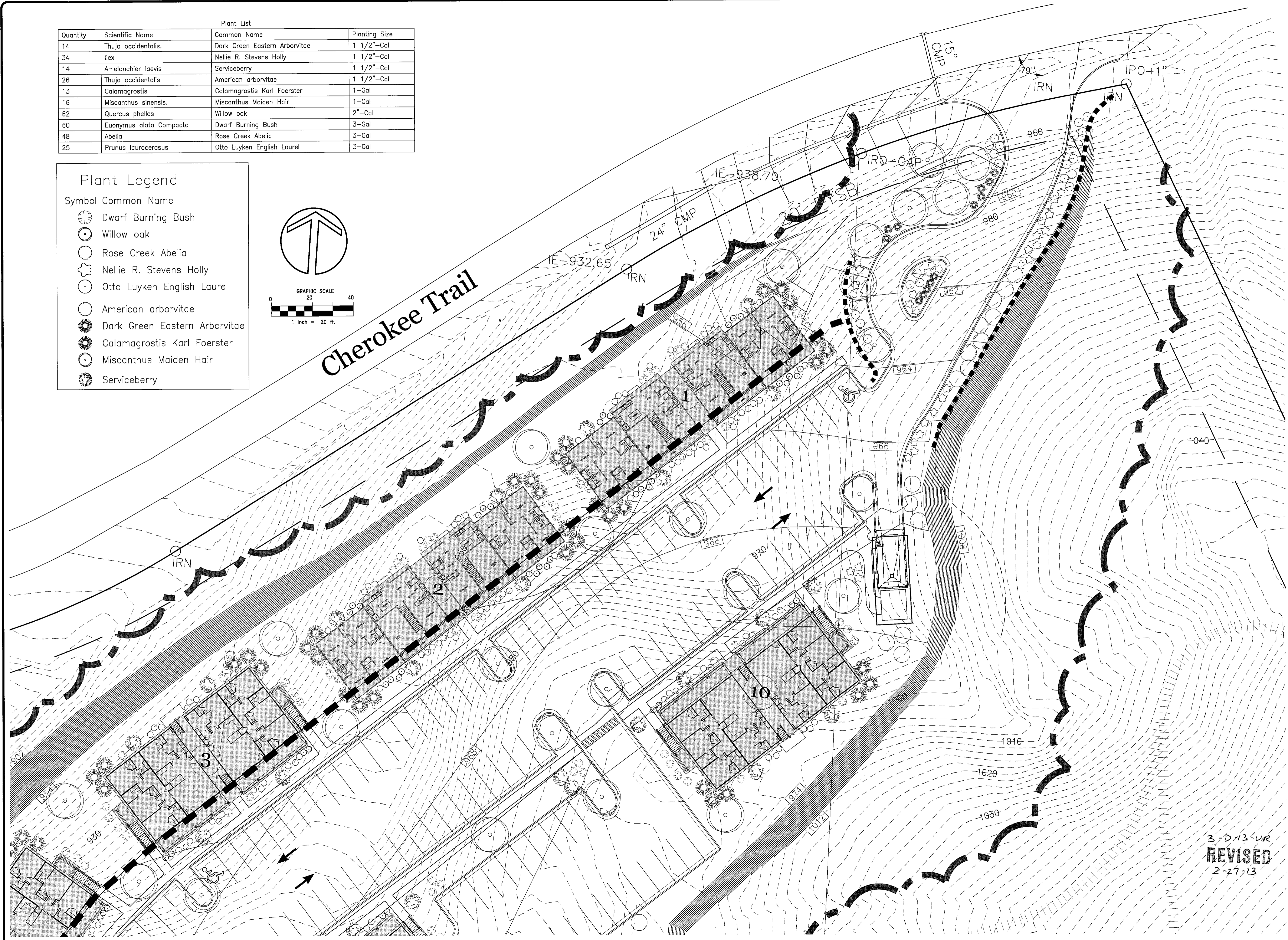
Plant Legend

Symbol Common Name

- Dwarf Burning Bush
- Willow oak
- Rose Creek Abelia
- Nellie R. Stevens Holly
- Otto Luyken English Laurel
- American arborvitae
- Dark Green Eastern Arborvitae
- Calamagrostis Karl Foerster
- Miscanthus Maiden Hair
- Serviceberry



Cherokee Trail



Owner & 24 Hour Contact
 Cottage Landing Partners, LLC
 Fiske Hopkins
 1117 Perimeter Center West
 STE N 316
 Atlanta, Georgia 30338
 770-709-6600

Cottage Landing Knoxville
 1423 & 1444 #A Cherokee Trail
 Knoxville, TN
 20.118 Acres

SouthView
 Design & Consulting
 Land Planning
 Landscape Architecture
 Site Engineering

485 Southview Drive
 Athens Georgia 30605
 706.247.9646

No.	Revision/Issue	Date
01	Original Issue	1-25-2013
02	Revised per client / MPC	2-06-2013
03		2-27-2013
04		
05		
06		

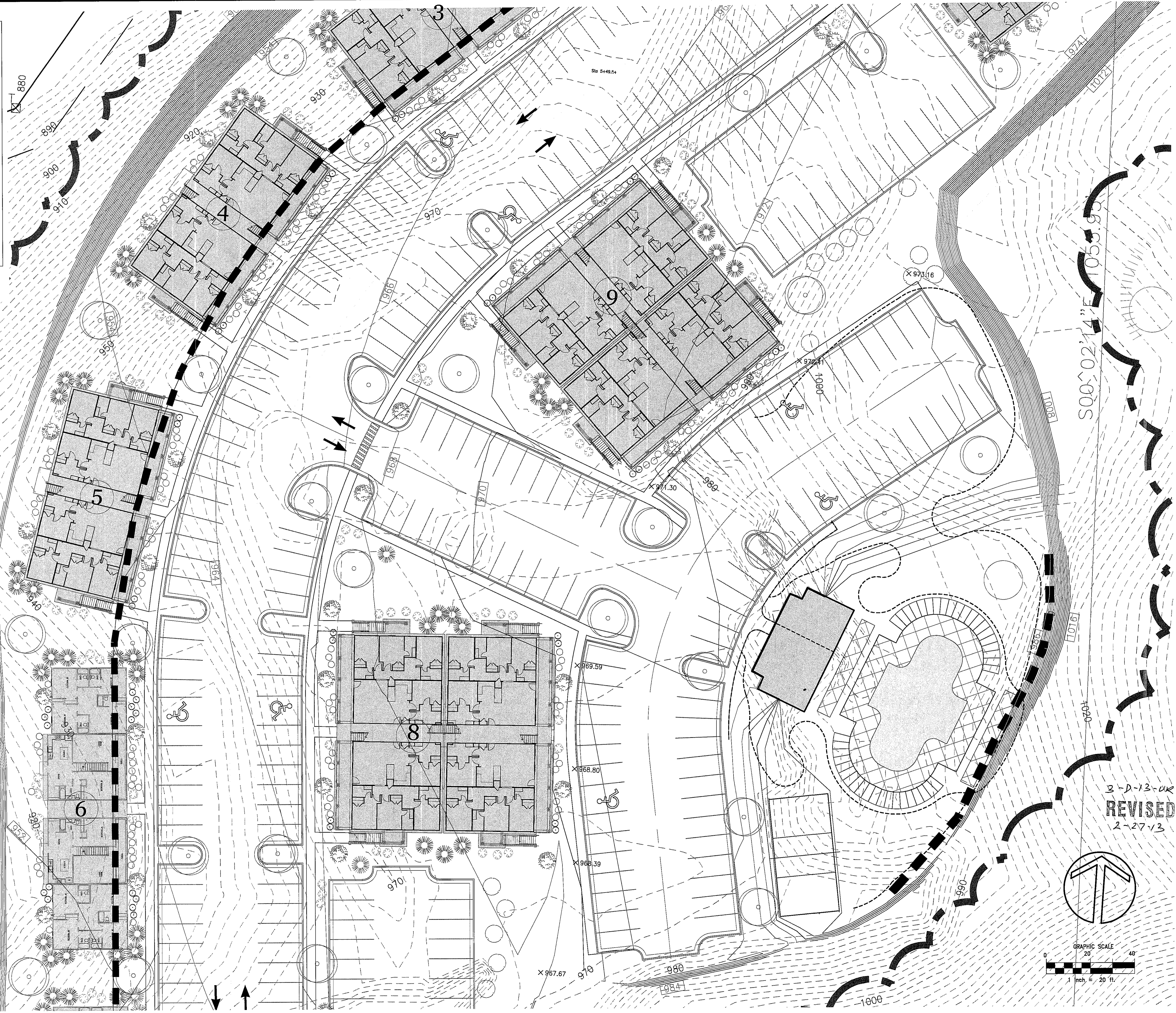
Landscape Plan

7

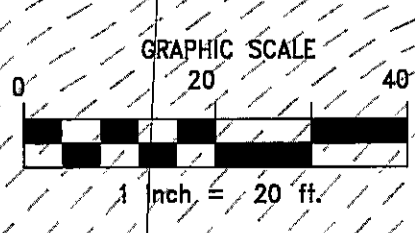
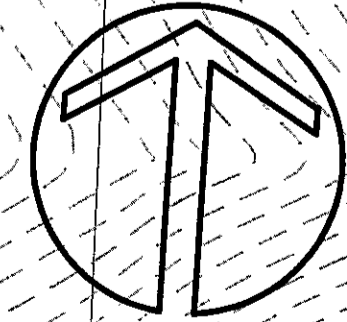
3-D-13-UR
REVISED
 2-27-13

Plant Legend

- | Symbol | Common Name |
|--------|-------------------------------|
| | Dwarf Burning Bush |
| | Willow oak |
| | Rose Creek Abelia |
| | Nellie R. Stevens Holly |
| | Otto Luyken English Laurel |
| | American arborvitae |
| | Dark Green Eastern Arborvitae |
| | Calamagrostis Karl Foerster |
| | Miscanthus Maiden Hair |
| | Serviceberry |



3-D-13-OK
REVISED
 2-27-13



Owner & 24 Hour Contact
 Cottage Landing Partners, LLC
 Fiske Hopkins
 1117 Perimeter Center West
 STE N 316
 Atlanta, Georgia 30338
 770-709-6600

Cottage Landing Knoxville
 1423 & 1444 #A Cherokee Trail
 Knoxville, TN.
 20.118 Acres

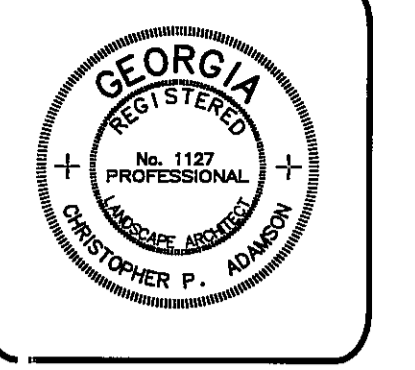
SouthView
 Design & Consulting
 Land Planning
 Landscape Architecture
 Site Engineering

485 Southview Drive
 Athens Georgia 30605
 706.247.9646

No.	Revision/Issue	Date
01	Original Issue	1-25-2013
02	Revised per client	2-05-2013
03	Revised per client/MP	2-27-2013
04		
05		
06		

Landscape Plan

8



Owner & 24 Hour Contact
 Cottage Landing Partners, LLC
 Fiske Hopkins
 1117 Perimeter Center West
 S.W. N 316
 Atlanta, Georgia 30338
 770-709-6600

Cottage Landing Knoxville
 1423 & 1444 #A Cherokee Trail
 Knox County, Tn.
 20.118 Acres

SouthView
 Design & Consulting
 Land Planning
 Landscape Architecture
 Site Engineering



485 Southview Drive
 Athens Georgia 30605
 706-247-9546

No.	Revision/Issue	Date
01	Original Issue	7-25-2013
02	Revised per client	2-06-2013
03	Revised per client/MFC	2-27-2013
04		
05		
06		

Landscape Plan

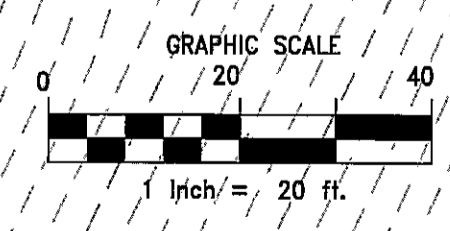
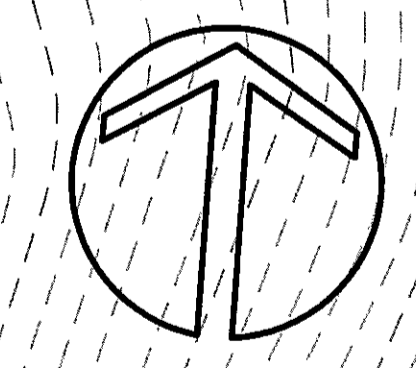
Plant Legend

Symbol	Common Name
	Dwarf Burning Bush
	Willow oak
	Rose Creek Abella
	Nellie R. Stevens Holly
	Otto Luyken English Laurel
	American arborvitae
	Dark Green Eastern Arborvitae
	Calamagrostis Karl Foerster
	Miscanthus Maiden Hair
	Serviceberry

Concrete Wall 3
 for detention area
 288 Lf.
 height varies 2' to 18' tall
 4,740 SF
 (Concept Only)

SSEE

MON-UT



3-DL-3-UK
REVISED
 2-27-13