

SITE DATA

PROJECT NAME: THE EPOCH DEVELOPMENT REZONING & PUD APPLICATION
 PROJECT NUMBER: 6086
 LOTS: 2 EXISTING, 5 PROPOSED
 ADDRESS: 840 & 880 OAK MEADOWS DR.
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 9TH
 MAP, GROUP AND PARCEL NUMBERS: MAP 79, PARCELS 88.00 (PORTION OF) & 101.19
 EXISTING ZONING: GC (GENERAL COMMERCIAL)
 PROPOSED ZONING: SD-R (10) (SPECIFIC DEVELOPMENT RESIDENTIAL 10 UNITS/AC)
 CHARACTER AREA OVERLAY: MECO-5
 OTHER APPLICABLE OVERLAYS: FFO & FWO
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
 ACREAGE OF SITE: 13.06 + 17.33 = 30.39 ACRES
 SQUARE FOOTAGE OF SITE: 569,021 + 754,942 = 1,323,963 SQUARE FEET
 MINIMUM REQUIRED SETBACK LINES: ATTACHED RESIDENTIAL USE
 YARD FRONTING COLLECTOR (OAK MEADOWS): 40'
 SIDE YARD: 15'
 REAR YARD: 30'
 OWNER (BOTH PARCELS): E. WARNER BASS, TRUSTEE
 ADDRESS: 150 3RD AVE. SOUTH, SUITE 2800, NASHVILLE, TN 37201
 PHONE NO.: 615.742.6400
 E-MAIL ADDRESS: wbass@dotberry.com
 CONTACT NAME: MR. WARNER BASS
 MINERAL RIGHTS: CONTROLLED BY CURRENT PROPERTY OWNER
 APPLICANT: CRUNK ENGINEERING LLC
 ADDRESS: 1894 GEN. GEORGE PATTON DR., SUITE 600
 FRANKLIN, TN 37067
 PHONE NO.: 615.873.1795
 E-MAIL ADDRESS: adam@crunkeng.com
 CONTACT NAME: MR. ADAM CRUNK, P.E.

DENSITY: ATTACHED DWELLING UNITS: 302 UNITS
 LAND AREA: 30.39 ACRES
 LAND AREA WITHIN FLOODPLAIN OVERLAY: 8.32 ACRES
 OVERALL DENSITY: 9.9 UNITS/ACRE
 NET DENSITY (MINUS OVERLAY CONSTRAINT): 13.7 UNITS/ACRE

BUILDING HEIGHT: 6 STORIES MAXIMUM
 ALLOWABLE: NORTH PARCEL - 4 STORIES
 PROPOSED: SOUTH PARCEL 2/3 STORIES (2 STORY FACING STREET)

PROPOSED LANDSCAPE SURFACE RATIO: NORTH SITE - 0.53; SOUTH SITE - 0.76; COMBINED - 0.66
 MINIMUM LANDSCAPE SURFACE RATIO: 0.20

PARKING: EXISTING: 0
 REQUIRED (1.5/1BR + 2.5/2BR + 3/3BR):
 NORTH SITE: 18R - 72 UNITS * 1.5 = 108 SPACES
 28R - 116 UNITS * 2.5 = 290 SPACES
 38R - 16 UNITS * 3.0 = 48 SPACES
 TOTAL REQUIRED = 446 SPACES
 INCLUDING 9 ADA SPACES
 MAXIMUM PARKING: NORTH SITE - 536 SPACES; SOUTH SITE - 273 SPACES
 SOUTH SITE: 18R - 28 UNITS * 1.5 = 42 SPACES
 28R - 50 UNITS * 2.5 = 125 SPACES
 38R - 20 UNITS * 3.0 = 60 SPACES
 TOTAL REQUIRED = 227 SPACES
 INCLUDING 7 ADA SPACES

PROPOSED: NORTH SITE: REGULAR SPACES: 430
 COMPACT SPACE (0 % OF TOTAL): 0
 ADA SPACES: 16
 TOTAL PROVIDED: 446
 SOUTH SITE: REGULAR SPACES: 186
 COMPACT SPACES (14 % OF TOTAL): 31
 ADA SPACES: 10
 TOTAL PROVIDED: 227

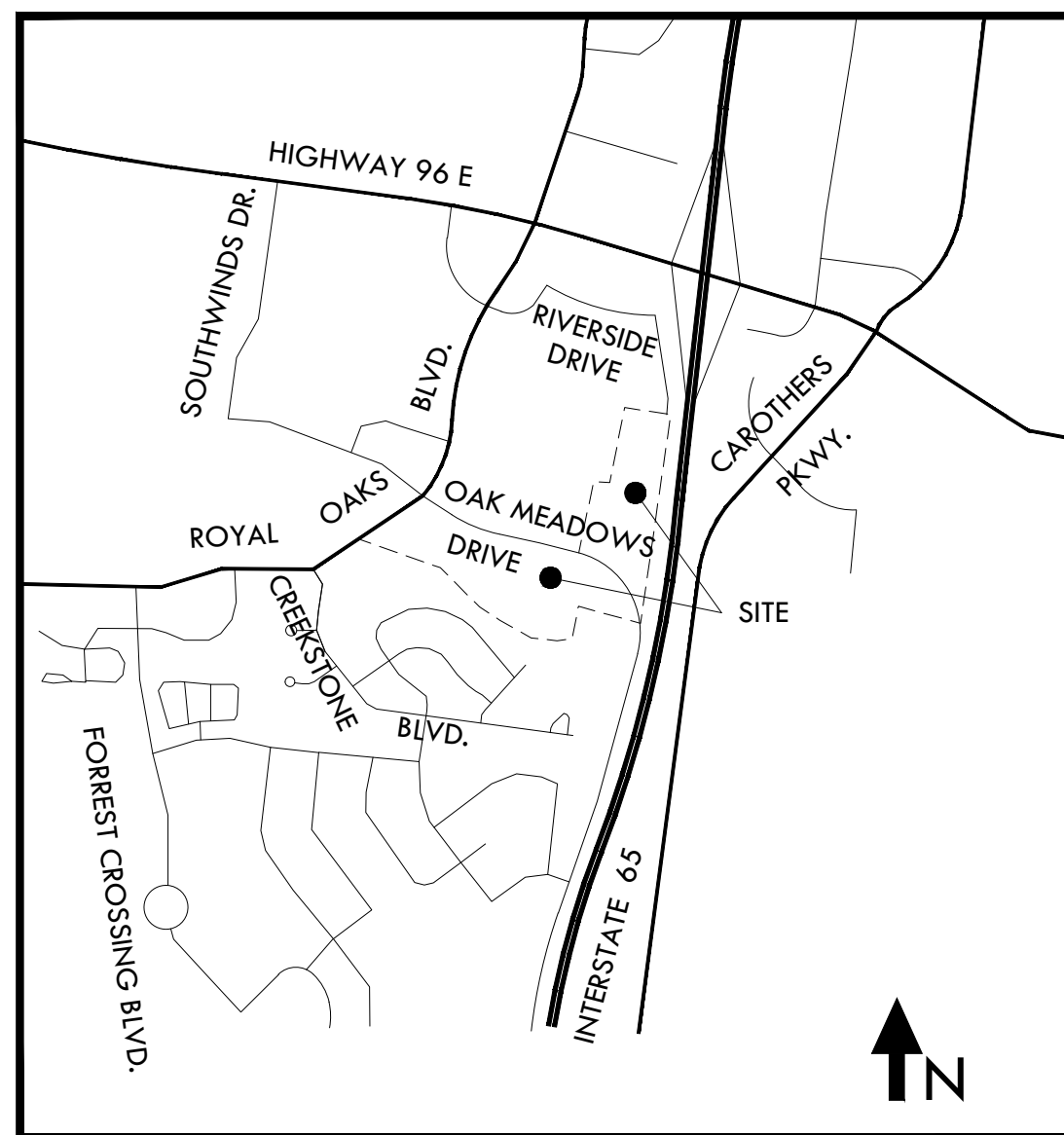
TREE CANOPY: SITE HAS BEEN WALKED WITH LARRY HIZZELL TO IDENTIFY TREES TO BE REMOVED. TREE CANOPY REQUIREMENTS WILL BE ADDRESSED AT SITE PLAN REVIEW TO COMPLY WITH ZONING ORDINANCE.

PARKLAND DEDICATION: FEE IN LIEU OF FOR 4.64 ACRES, 302 TOTAL UNITS PROPOSED

OPEN SPACE: TOTAL OPEN SPACE REQ'D (15% OF 30.39 AC.): 4.56 AC.
 FORMAL OPEN SPACE REQUIRED (33% OF OPEN SPACE REQUIRED): 1.52 AC.
 INFORMAL OPEN SPACE REQUIRED (67% OF OPEN SPACE REQUIRED): 2.4 AC. PROVIDED
 3.04 AC.
 8.0 AC. PROVIDED

USE BUFFER: 50-FT CLASS C INCOMPATIBLE LAND USE BUFFER (SOUTH PORTION OF SOUTH SITE)
 40-FT INTERSTATE BUFFER (EAST PORTION OF NORTH SITE)

NOTES:
 PROPERTY IS LOCATED ON MAP 79 AS A PORTION OF LOT 88.00 AND PARCEL 101.19 CONTAINING 30.39 ACRES.
 PARCEL 88.00 DOES LIE WITHIN THE 100-YEAR FLOOD PLAIN AS INDICATED BY FIRM MAP NO. 47187C0212F DATED SEPTEMBER 29, 2006.



VICINITY MAP
NO SCALE

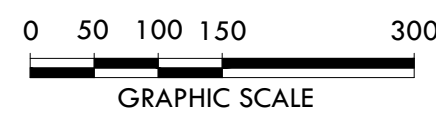
REZONING

The Epoch Development
REZONING SUBMITTAL

Franklin, Williamson County, Tennessee

CITY OF FRANKLIN PROJECT NO. 6085

JUNE 2 2016



PREPARED FOR:
EPOCH RESIDENTIAL
 359 Carolina Avenue
 Winter Park, Florida
 (407) 644-9055

STATEMENT OF IMPACT - POLICE, FIRE, SOLID WASTE, PARKS:
 The proposed project will add 302 multi-family units. The property is currently undeveloped 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 4 mile driving distance from the Police Station; 1.5 mile driving distance from the nearest fire station on Murfreesboro Rd.
 The project will have two dumpster locations for solid waste. One serving 204 units and the other serving 98 units.
 No new parkland is being dedicated as part of this project. However, this project will contribute to parkland funds.

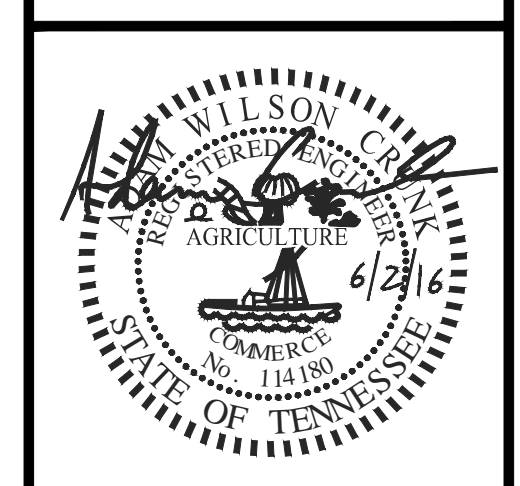
STATEMENT OF IMPACT - STORMWATER:
 The proposed development contains two site features that will be protected during construction. The south site contains a wetland area as well as a stream, Watson Branch. The site has been designed not to impact these site features. The required buffers for each feature have been shown on these plans.

STATEMENT OF IMPACT - TRANSPORTATION:
 The proposed project will add 302 multi-family units with access along Oak Meadow Drive and Riverside Drive. The primary road corridor serving the project is the major arterial South Royal Oaks Boulevard. Based on the traffic study performed for this project, the majority of traffic will be directed in the northerly direction toward Cool Springs.

STATEMENT OF IMPACTS - WATER AND SEWER:
 The proposed project is the construction of 302 new attached dwelling units with a mixture of one, two, and three bedroom units. The project will result in a projected flow of 87,400 GPD. The Northern site will be served by water off of the existing 10" main in the old Riverside Drive ROW, and sewer at the existing manhole behind the Home Depot. The Southern site will be served by water with a new 8" main along Oak Meadow Dr. that will connect from Royal Oaks Blvd. and tie into the 10" main along the old Riverside Drive ROW, and sewer will be served by the existing 24" main that runs along Watson Branch on the subject property. Reclaimed water is not located in the project vicinity.

| SHEET NO. | SHEET TITLE |
|-----------|--------------------------------|
| C0.0 | COVER SHEET |
| C1.0 | OVERALL EXISTING CONDITIONS |
| C1.1 | NORTH SITE EXISTING CONDITIONS |
| C1.2 | SOUTH SITE EXISTING CONDITIONS |

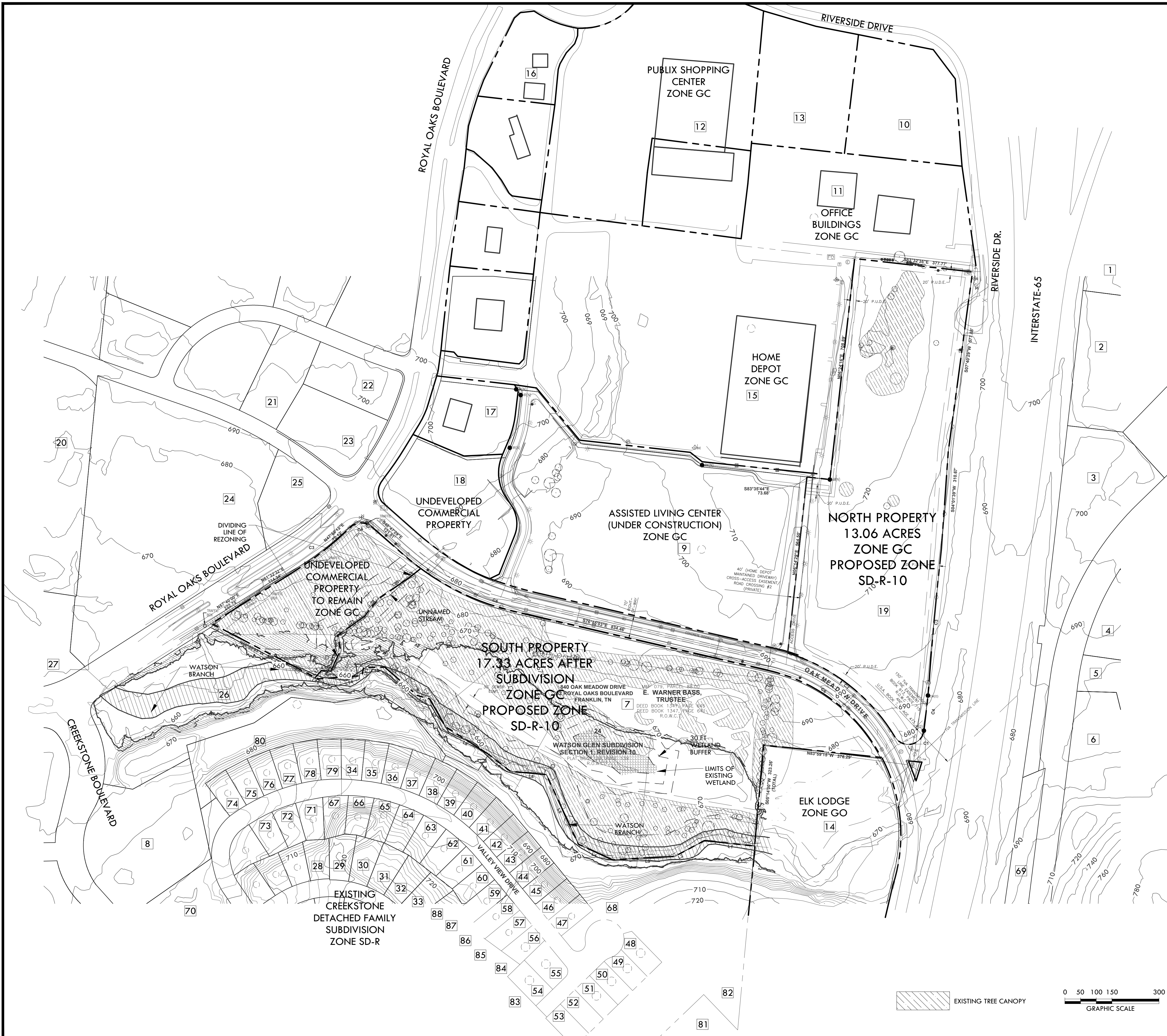
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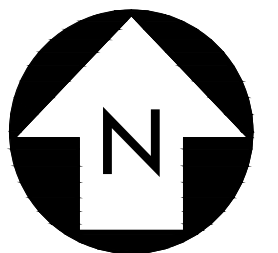
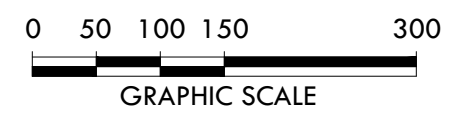
THE EPOCH DEVELOPMENT
 REZONING SUBMITTAL
 COF #6085
 FRANKLIN, TN

| REVISIONS | DATE |
|-----------|------|
| No. | |

06/02/16 15001
C0.0
 COVER SHEET



EXISTING TREE CANOPY



| NO | PRECID | DEED / PLAT | LAND USE | OWNER | ZONING |
|----|------------|----------------|----------------|--------------------------------------|--------|
| 1 | 079-0905 | DB 344 DP 631 | MOTEL | BREAQ PROP LLC | GC |
| 2 | 079-0906 | DB 296 DP 431 | AUTO DR | ADRKS RODNEY G | GC |
| 3 | 079-0760 | DB 4341 DP 763 | CHURCH | CHURCH GATE THE | GC |
| 4 | 079-0800 | DB 4341 DP 763 | REC | SOAR ADVENTURE TOWER LLC | GC |
| 5 | 079-0800 | DB 4341 DP 763 | UNDEV | NICHOLS I DONALD | SD-R |
| 6 | 079-0800 | DB 1350 DP 525 | ATTACHED RESID | UNITED DOMINION REALTY LP | GC |
| 7 | 079-0800 | DB 1347 DP 645 | UNDEV | BASS E WARNER TR | GC |
| 8 | 079-10001 | DB 232 DP 130 | DAYCARE | WOOD & WOOD LLC | GO |
| 9 | 079-10100 | DB 6531 DP 243 | ASST. LVG | DOMINION SENIOR LIVING OF FRANKLIN | GC |
| 10 | 079-10101 | DB 644 DP 660 | OFFICE | SIOT LLC | GC |
| 11 | 079-10102 | DB 200 DP 199 | OFFICE | UN DON REALTY LLC | GC |
| 12 | 079-10103 | DB 648 DP 869 | RETAIL | PUBLIC TENNESSEE LLC | GC |
| 13 | 079-10104 | DB 648 DP 869 | ASST. LVG | FRANKLIN TN SENIOR CARE PROPERTY LLC | GC |
| 14 | 079-10105 | DB 449 DP 792 | REC | NASHVILLE LODGE #72 BPO ELKS | GO |
| 15 | 079-10110 | DB 449 DP 792 | RETAIL | MD DEVELOPMENT OF MARYLAND INC | GC |
| 16 | 079-10114 | DB 449 DP 792 | RETAIL | PUBLIC TENNESSEE LLC | GC |
| 17 | 079-10116 | DB 449 DP 792 | RETAIL | FIRST CITIZENS BANK AND TR CO | GC |
| 18 | 079-10117 | DB 43 PP 40 | UNDEV | BASS E WARNER TR | GC |
| 19 | 079-10119 | DB 43 PP 40 | UNDEV | BASS E WARNER TR | GC |
| 20 | 079-101401 | DB 437 DP 993 | UNDEV | SNVZ TENNESSEE LLC | HA-20 |
| 21 | 0790-00030 | DB 420 DP 949 | INSTIT | CHURCH CORNERSTONE MINISTRIES INC | GC |
| 22 | 0790-00031 | DB 420 DP 949 | RETAIL | MAGUI CHERYL S FAMILY TRUST | GC |
| 23 | 0790-00032 | DB 871 DP 528 | RETAIL | LCI LLC | GC |
| 24 | 0790-00040 | DB 744 DP 814 | RETAIL | UNITED STATES POSTAL SERV | CI |
| 25 | 0790-00041 | DB 322 PP 76 | RETAIL | COMMUNITY BANK | GC |
| 26 | 0790-00250 | DB 513 DP 228 | UNDEV | CADENCE BANK NA | GO |
| 27 | 0790-00260 | DB 847 PP 42 | UNDEV | ROYAL OAKS PARK SOUTH | GO |
| 28 | 0790-00000 | DB 684 DP 85 | RESIDENTIAL | THURM DAVID M | SD-R |
| 29 | 0790-00000 | DB 684 DP 85 | RESIDENTIAL | HAMILTON MALORY | SD-R |
| 30 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | LYLE JORDAN WILLIAM | SD-R |
| 31 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | EVANGELISTA BERNARDINO JR | SD-R |
| 32 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | GASTANEDA ONESTES | SD-R |
| 33 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | VOSS STEPHEN H | SD-R |
| 34 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | KHOT SOHAM | SD-R |
| 35 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | GOOCH RYAN M | SD-R |
| 36 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | SULLIVAN JOHN | SD-R |
| 37 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | CULLEN ROBERT BARRY | SD-R |
| 38 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | MILLER ROBERT FRANK | SD-R |
| 39 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | OHARANI KHARUNISSA | SD-R |
| 40 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | KNOX CONSUELA S | SD-R |
| 41 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | DAWNS BRETON GUY | SD-R |
| 42 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | CONKAL MARGARET A | SD-R |
| 43 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | SMITH CHRISTOPHER S | SD-R |
| 44 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | DANIELS THOMAS | SD-R |
| 45 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | SUNABARAM BARATH SHANMUGA | SD-R |
| 46 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | HOSSAIN MOHAMMAD | SD-R |
| 47 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | MAMPLEDSEN LAWRENCE | SD-R |
| 48 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | BECHARD BRIAN | SD-R |
| 49 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | VIDYAN SA THEESH | SD-R |
| 50 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | RUSO JOHN M | SD-R |
| 51 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | QUIGLEY J PATRICK | SD-R |
| 52 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | BONHAM SYDNEY | SD-R |
| 53 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | BURGER JORDAN | SD-R |
| 54 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | NOLAN MICHAEL S TRUST | SD-R |
| 55 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | PARI SREKANTH | SD-R |
| 56 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | KOLLI MURALI KRISHNA | SD-R |
| 57 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | HAMAN VENKATESH | SD-R |
| 58 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | HAJENDRAN THAMIL S | SD-R |
| 59 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | DOPPALAJUDU SRIKANTH | SD-R |
| 60 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | CHINTAKINDI VARUN K | SD-R |
| 61 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | KRISHNAN JAGADESWARAN | SD-R |
| 62 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | MOHAMMED ABDUL R J | SD-R |
| 63 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | PICHAIMUTHU NARAYANAN | SD-R |
| 64 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | ZELLER JAMES JR | SD-R |
| 65 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | MURRAY KIMBERLY | SD-R |
| 66 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | DIPPER NATHAN M | SD-R |
| 67 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | VIGLI MARIO G | SD-R |
| 68 | 0790-00000 | DB 624 DP 480 | RESIDENTIAL | CREEKSTONE HOMEOWNERS ASSOCIATION I | SD-R |
| 69 | 089-00000 | DB 135 DP 891 | RESIDENTIAL | A T & T CORP BY & THROUGH | R-2 |
| 70 | 089-00420 | DB 135 DP 891 | RESIDENTIAL | CREEKSTONE HOMEOWNERS ASSOCIATION IN | SD-R |
| 71 | 089-00460 | DB 135 DP 891 | RESIDENTIAL | BLACCHER NICOLE E | SD-R |
| 72 | 089-00470 | DB 135 DP 891 | RESIDENTIAL | GRUSE JONATHAN | SD-R |
| 73 | 089-00480 | DB 135 DP 891 | RESIDENTIAL | KUMAR RATNA | SD-R |
| 74 | 089-00500 | DB 135 DP 891 | RESIDENTIAL | BLANKENSHIP JON I | SD-R |
| 75 | 089-00510 | DB 135 DP 891 | RESIDENTIAL | BURRELL GERALD MARK | SD-R |
| 76 | 089-00520 | DB 135 DP 891 | RESIDENTIAL | BUCKNER RICHARD D | SD-R |
| 77 | 089-00530 | DB 135 DP 891 | RESIDENTIAL | LERCHE MICHAEL | SD-R |
| 78 | 089-00540 | DB 135 DP 891 | RESIDENTIAL | RUSSELL KAREN KINGSBURY | SD-R |
| 79 | 089-00550 | DB 135 DP 891 | RESIDENTIAL | THEURER DAVID S | SD-R |
| 80 | 089-00560 | DB 135 DP 891 | RESIDENTIAL | CREEKSTONE HOMEOWNERS ASSOCIATION IN | SD-R |
| 81 | 089-00570 | DB 135 DP 891 | RESIDENTIAL | BARLOW JOHN | SD-R |
| 82 | 089-00580 | DB 135 DP 891 | RESIDENTIAL | IRWIN DEVAN A | SD-R |
| 83 | 089-00590 | DB 135 DP 891 | RESIDENTIAL | PATEL NIKUNJ M | SD-R |
| 84 | 089-00600 | DB 135 DP 891 | RESIDENTIAL | LANI BHAVESHKUMAR | SD-R |
| 85 | 089-00610 | DB 135 DP 891 | RESIDENTIAL | HARRIS JOHN | SD-R |
| 86 | 089-00620 | DB 135 DP 891 | RESIDENTIAL | LEDGSTER KEVIN ARTHUR | SD-R |
| 87 | 089-00630 | DB 135 DP 891 | RESIDENTIAL | JOHANSEN MICHAEL | SD-R |
| 88 | 089-00640 | DB 135 DP 891 | RESIDENTIAL | COLLIER EDWARD W III | SD-R |

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FRANKLIN, TN

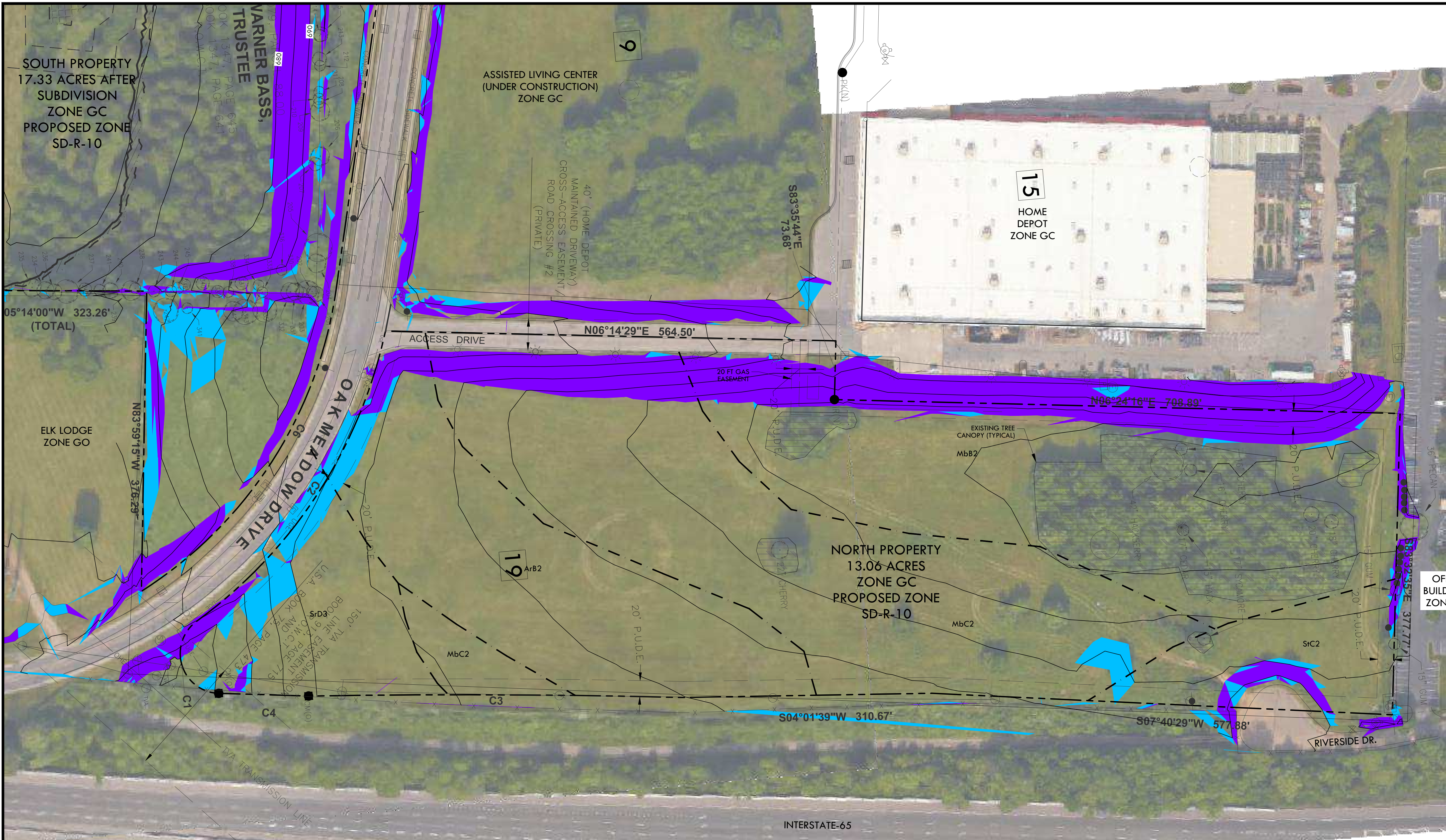
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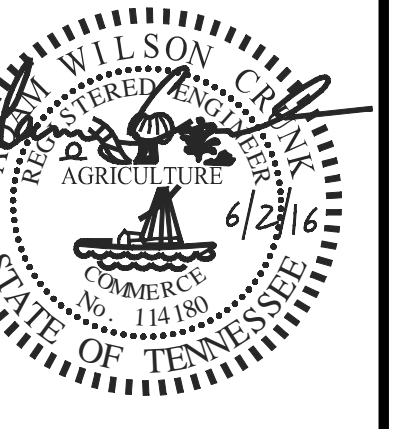
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OVERALL EXISTING CONDITIONS PLAN



CRUNK ENGINEERING LLC
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C1.1
 NORTH SITE
 EXISTING
 CONDITIONS PLAN

SLOPE LEGEND

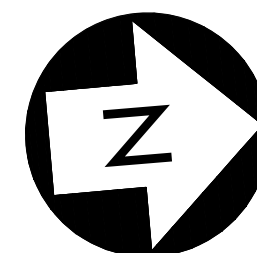
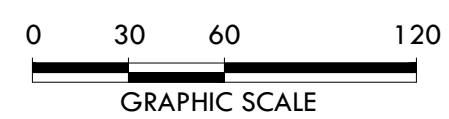
GREATER THAN 1.4% AND LESS THAN 20% SLOPE

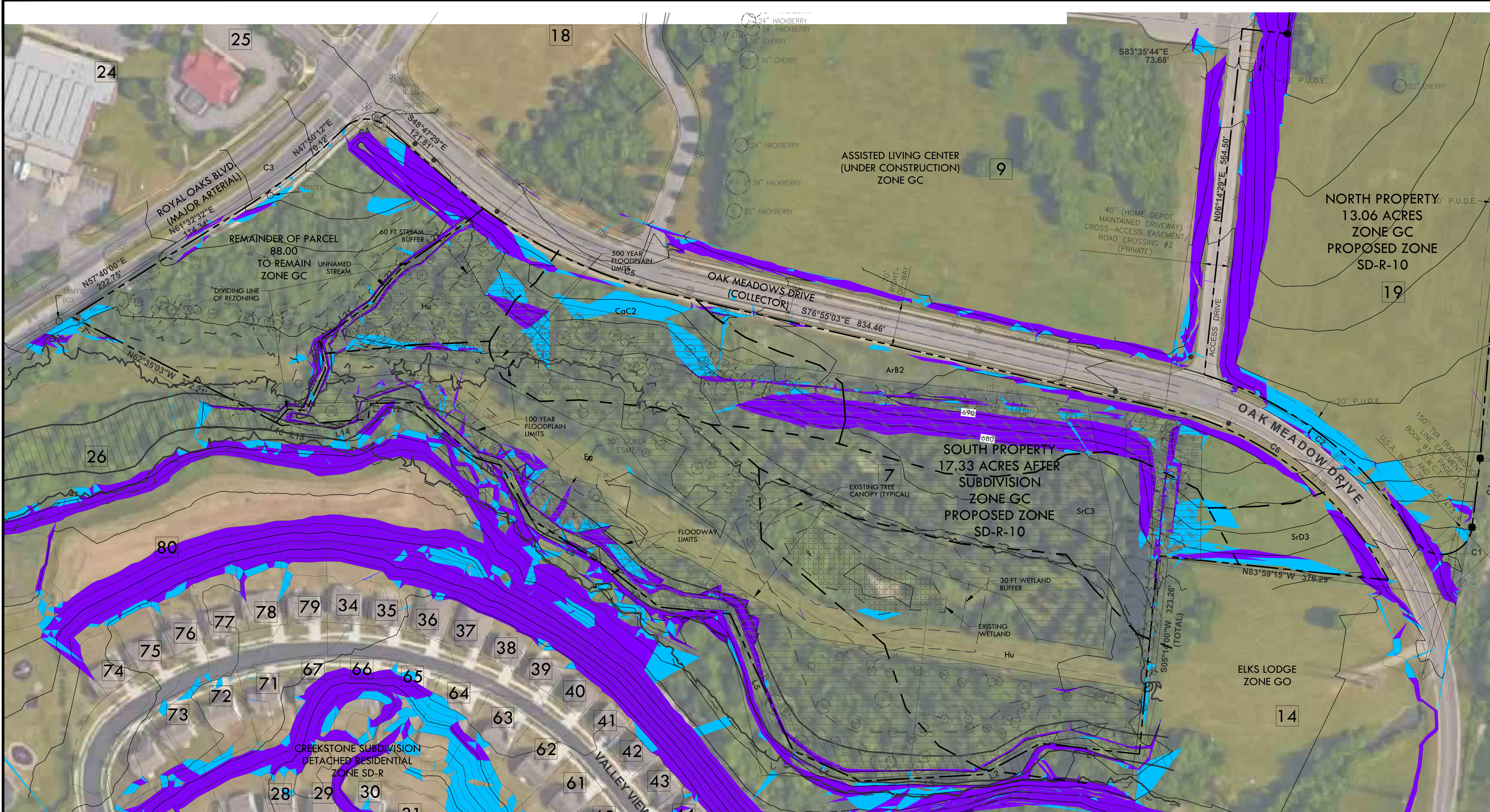
GREATER THAN 20% SLOPE

SOIL TYPES

ArB2 Armour silt loam, 2% to 5% slopes, eroded
 CaC2 Capling silt loam, phosphatic, 5% to 12% slopes, eroded
 Eg Egam silt loam, phosphatic
 Hu Huntington silt loam, phosphatic
 InE3 Inman silty clay loam, 20% to 30% slopes, severely eroded
 MbB2 Maury silt loam, 2% to 5% slopes, eroded
 MbC2 Maury silt loam, 5% to 12% slopes, eroded
 SrC3 Stiversville clay loam, 5% to 12% slopes, eroded
 SrD3 Stiversville clay loam, 12% to 20% slopes, severely eroded
 SrC2 Stiversville silt loam, 5% to 12% slopes, eroded

| CURVE TABLE | | | | | | |
|-------------|-----------|---------|------------|---------|---------|-------------|
| CURVE | RADIUS | LENGTH | DELTA | TANGENT | CHORD | CHD BRG |
| C1 | 50.00' | 123.89' | 141°58'19" | 145.10 | 94.54' | S77°58'06"W |
| C2 | 607.96' | 443.66' | 41°48'42" | 232.23 | 433.88' | N51°57'06"W |
| C3 | 11300.00' | 470.04' | 2°23'00" | 235.06 | 470.01' | S05°13'09"W |
| C4 | 11300.00' | 112.73' | 0°34'18" | 56.37 | 112.73' | S06°41'48"W |





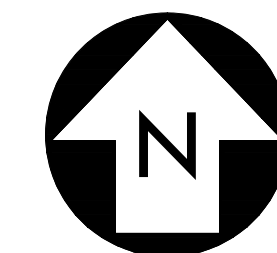
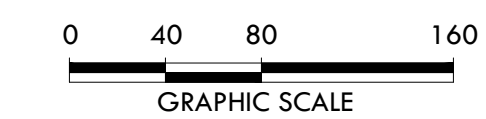
SLOPE LEGEND

GREATER THAN 14% AND LESS THAN 20% SLOPE

GREATER THAN 20% SLOPE

SOIL TYPES

ArB2 Armour silt loam, 2% to 5% slopes, eroded
 CaC2 Captina silt loam, phosphatic, 5% to 12% slopes, eroded
 Eg Egom silt loam, phosphatic
 Hu Huntington silt loam, phosphatic
 InE3 Inman silty clay loam, 20% to 30% slopes, severely eroded
 MbB2 Maury silt loam, 2% to 5% slopes, eroded
 MbC2 Maury silt loam, 5% to 12% slopes, eroded
 SrC3 Silversville clay loam, 5% to 12% slopes, eroded
 SrD3 Silversville clay loam, 12% to 20% slopes, severely eroded
 SrC2 Silversville silt loam, 5% to 12% slopes, eroded



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06/02/16 15001

C1.2
 SOUTH SITE
 EXISTING
 CONDITIONS PLAN