

DATE: April 20, 2016

TO: Franklin Municipal Planning Commission

FROM: Amy Diaz-Barriga, Current Planning Supervisor
Bob Martin, Interim Director of Planning and Sustainability

Subject

..title

Consideration Of Resolution 2016-20, To Be Entitled: "A Resolution Approving A Development Plan For Epoch Development PUD Subdivision With 1 Modifications Of Development Standards (Parking Reduction), For The Property Located West Of Interstate 65, At 840 And 880 Oak Meadow Drive."

..body

Project Information

COF Project Number: 6086

Applicant: Adam Crunk, Crunk Engineering

Owner: Warner Bass

Background/Staff Comments

The design of this plan is to accommodate buildings and parking lots, with no regard to the open space that will benefit the residents. This means that **there will be too much density and surface parking** for the site. None of their buildings seem to have a primary entrance, and seven of the entry points into the building violate the requirement that "primary entrances or facades shall not be oriented towards off-street parking lots, garages, or carports", per section 5.3.5(3)(a)(ii) of the Zoning Ordinance. They are not providing the required amount of green space within their formal open spaces. Section 5.5.3(5)(iii)(A) of the Zoning Ordinance states that "no more than 25 percent of the formal open space set-aside shall be paved." Their plan includes the leasing/amenity center, the pool house, and both pools in their formal open space calculations, and this amount of impervious surface amounts to approximately 40 percent of their provided formal open space. The leasing offices within the Leasing/Amenity Center building cannot be considered as part of their formal open space. Furthermore, all of the green open spaces that *are* within the plan seem to be "throw away" spaces, without being integrated into the plan and without consideration for how these spaces could benefit the residents.

Beyond open space and building orientation, there are other issues with the site. There will be no traffic-calming devices along the drive aisle that parallels the I-65 corridor. It is over 800 feet in length, and without a jog in the vehicular path or other traffic calming designs, drivers can gain considerable speeds that create an unsafe environment for both residents and visitors. Engineering is also skeptical that a fire truck can make the turning radius shown on the driveway connecting to the access drive to

Home Depot. While the turn is shown to work in two-dimensions on the plan, this driveway is sloping at an angle such that, without a profile of the intersection, there is a concern that the fire truck may tip over trying to make a turn. In terms of stormwater, Engineering feels that the small amount of detention shown, as well as the lack of any water-quality areas shown, very well may be insufficient to make the plan feasible. There is also a concern that the grading along Oak Meadow Drive for the northern portion of the site is shown within the right-of-way, which is prohibited. As this area of the plan is graded now, water would run down this hill directly onto the right-of-way, without being captured in any way for detention and water quality. Lastly, the volume of water being re-directed to the north of the property is cause for concern without verifying the size of the existing pipe, which this plan had not done.

Project Considerations

Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

This plan has no rational nexus between the open spaces and their usefulness for the residents. A plan that increases the heights and reduces the footprints of these buildings, and incorporates parking structures into the site, could open the door to a design that creates thoughtful and usable open spaces for the residents, as well as more spaces for stormwater requirements.

Modifications of Standards

The applicant is requesting a modification of standards to the minimum parking standards provided in Table 5-9 of the Zoning Ordinance. The table requires 1.5 spaces for every one-bedroom unit, 2.5 spaces for every two-bedroom unit, and 3 spaces for every three-bedroom unit. With their breakdown of unit types, the plan requires an equivalent to 2.14 parking spaces per unit. The applicant is requesting to use a calculation of 1.75 parking spaces per unit. The requirements of Table 5-9 were recently revised to reduce the required parking spaces for multifamily uses. In 2013, Planning did a study of parking requirements and corresponding demand of the multifamily uses within Franklin, in response for several Modifications of Standards to reduce required parking standards. After the study was completed, it found that while a reduction in the parking requirements was warranted, and some developments that requested parking reductions were now undersized to meet their actual parking demand. A revision to Table 5-9 was approved, and it was understood at the time that Planning would no longer support a modification of standards for reduced parking on attached residential uses.

Further, the Fire Department has had several issues with attached residential developments and their parking lots. Several developments seem to be underparked, and residents or visitors have resorted to parking along drive aisles or within fire lanes, making access for fire trucks a serious concern. Specifically, Dwell has been cited by Fire many times for parking in drive aisles. Additional fire lane striping has been painted onto these drive aisles, and residents still continue to park in these illegal areas. Dwell has even contact Wayne Mobley with Fire and has asked how they can create more

parking on-site. It is important to remember that Dwell received a Modification of Standards for a reduced parking standard that equated to 1.91 parking spaces per unit.

Because of the recent revision to the parking standards table, and the trouble to the Fire Department caused by underparked developments, disapproval of this M.O.S is recommended.

Design Modifications

The applicant is requesting a design modification to section 5.3.5(3)(b)(ii), which states that the maximum length of any attached residential building shall be 200 feet. They are requesting a maximum length of 215 feet. The conceptual elevations show an acceptable level of architectural detailing and façade variation, and therefore Planning recommends approval of this design modification.

Recommendation

..recommendation

Disapproval.

..end

See attached pages for a list of staff recommended conditions of approval.

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

CONDITIONS OF APPROVAL:

Engineering - 2015 Site Plan Checklist

General Comments

1. C3.0 - Overall Grading & Drainage Plan

- The grading plan has changed since the previous submittal. These issues must be addressed. A sewer manhole is indicated at the southern property corner of the northern section. A storm drainage headwall and pipe are in close proximity of the manhole. The headwall must be located outside of any sewer easement. Provide the discharge point and the swale or grassy area for the swimming pool discharge. Swimming pool backwash is not permitted to flow into the sewer system or any bioretention or stormwater quality area. Provide the capacity of the downstream stormwater pipes and structures.

Engineering - PUD Plan Checklist

General Comments

2. F. Development Plan

- The engineering department told the applicant at the original pre-application meeting that they should evaluate the proposed development and subdivisions of these parcels together and not separately. During the first round of review it was our understanding that access to undeveloped commercial property would be provided through a cross access easement associated with this PUD. After discussing this in detail we need to provide some additional clarity to this issue. Below is a new comment resulting from internal discussions.

Access to a corner lot fronting on an arterial street, and bordered by a collector or local street shall be required to have access **only from the collector** or local street. The engineering department is recommending disapproval of this PUD plan until we determine how the access will be provided from the collector roadway. On Collector streets, no driveway shall be established within two-hundred and thirty (230) feet of an intersecting street. The proposed undeveloped commercial property does not have 230 feet of frontage. The proposed undeveloped commercial property needs to have a commercial access to Oak Meadow Drive for engineering to support this subdivision. A cross access easement that goes directly in front of the Amenity & Leasing Center is not adequate to support the future undeveloped commercial property.

The Existing median cut on S Royal Oaks Blvd was measured at approximately 450' from the radius return of Oak Meadow Drive. South Royal Oaks is one of 4 streets that provides East / West Connection from I-65 to Mack Hatcher Parkway. Access along this roadway should be limited and controlled. Access to South Royal Oaks was not evaluated as part of the traffic impact study. The applicant shall change the lot lines and provide the necessary roadway frontage along Oak Meadow Drive to allow for a commercial property. The shared access shall be designed to handle the existing/proposed use (commercial/office).

Engineering is recommending disapproval of the proposed PUD.

3. I. Utility Plan

- The reply to the previous issue "Clearly label locations of any trash compactors on the utility plan. Trash compactors must be covered and connected to the sewer system with the proper separator." brings about the following issue. The sewer service line that serves the maintenance building must be a separate service line from the line that serves the compactor. Sewer service lines must serve one building only. An 8" sewer line must be extended to the end service line.

Engineering - Site Plan Checklist

General Comments

4. E. Roadway Design and Plan & Profile

- Sight triangles will be re-evaluated at site plan submittal and must be shown on the landscape plans.

5. I. Grading Plan

- The previous comment "Applicant shall provide existing and proposed site topography with clear contour labels. Post-development contours must tie to existing within limits of disturbance. Aerial topography shall not be used as the basis of design for site work or to establish existing elevations for construction purposes." was not completely addressed. Provide labeling on the existing contours. Show how stormwater will flow from the site adjacent to Oak Meadows Drive and be intercepted so it will not flow onto the street. The survey information is not complete. There are existing drainage structures with no connecting pipes. Grading onto the Oak Meadows Drive right-of-way is not permitted for the embankment below the building.

6. I. Grading Plan

- The previous comment "Applicant shall provide top and bottom retaining wall elevations at critical locations on grading plan. The height of the retaining wall must meet City of Franklin Standards." was not completely addressed. The placement of the wall indicates grading to be placed in the Oak Meadow Drive right-of-way which is not permitted. A sidewalk must be installed along the entire development adjacent to Oak Meadow Drive. Detention pond calculations are not required for the development plan but the space provided for detention indicates it will not provide the required volume. There will also be areas required to meet water quality and infiltration requirements which have not been considered in the design.

7. Access

- The previous comment "Provide a profile of the steep entrance ramp and show that vehicles are able to enter and exit the ramp to the north and the south." was not completely addressed. Provide a profile of the existing access drive located on the western boundary of the northern portion of the site. Continue the profile onto the drive to the northern apartment units. Show that emergency equipment can travel downhill on the joint access drive make the turn and continue uphill on the access drive to that apartments. Make it clear that the equipment will not roll over or damage the equipment in anyway. Also show that the emergency equipment can travel down the access drive from the apartments and continue up the hill on the joint access drive.

Fire-Planning

General Comments

8. Access

- The applicant has not fully addressed the previous review comment concerning drive aisle length measurements not to exceed 150 without a code-compliant turn-around (International Fire Code).

The drive aisle at the Amenity/Leasing Center is approximately 265 feet from centerline of the main roadway to the end of the drive aisle without an acceptable turn-around.

The dead-end drive aisle extending to the front of the 25-unit building at the eastern edge of the South Site measures at 160 feet from the center line of the main roadway.

The applicant shall ensure no dead-end drive aisle exists over 150 feet without an acceptable turn-around in accordance with the International Fire Code.

9. Fire Protection

- The flow test result provided has a test date of April 30, 2016.

The development plan package was accepted for review on April 8, 2016. The review occurred on April 13, 2016.

The applicant shall provide clarification on the fire demand flow test date because, as submitted, the test occurred 22 calendar days after the documents were submitted for review

Planning

2016-03-14 The Epoch Development PUD Plans.pdf

10. Cover sheet

- The applicant shall add sheet numbers to all architectural elevation sheets.

11. Site Plan/Site Layout page

- The applicant shall show the 30' utility easement on the site layout sheet, in the same location as identified on the Watson Glen Subdivision, Section 1, Revision 17

12. Open Space

- The applicant will be required to revise the site plan to provide for the required formal open space (1.52 acres); the current plan is deficient the required formal open space, because amenity centers and pools cannot be used for formal open spaces.

13. Site Plan/Site Layout page

- The applicant shall revise the plan to remove the "raceway" drive aisle that parallels the highway. At over 800' of uninterrupted drive lane with no design elements included to slow a driver down, this situation will create a speedway through the development. It is also an undesirable design, as there is nothing—building, open space, or site feature—at the end of the drive aisle to act as a terminus.

Planning (Landscape)

General Comments

14. Parking lot street along I-65

- This is a condition to break this up!

15. Site Plan

- If the applicant had met with the staff as requested instead of just adjusting some of the site all of the issues with site could have been resolved.

All concerns and conditions remain unresolved.

EPOCH DEVELOPMENT PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2016-20
FRANKLIN MUNICIPAL PLANNING COMMISSION
04/28/16

Project Information
 Existing Zoning: General Commercial (GC)
 Proposed Zoning: SD-R 11.7
 Existing Land Use: Vacant
 Proposed Land Use: Attached Residential
 Character Area: MECO-5
 Development Standard: Conventional
 Other Overlays: FFO, FWO
 Site Acreage: 30.39 acres
 Proposed Number of Dwelling Units: 355
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 4 stories

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This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
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RESOLUTION 2016-20

TO BE ENTITLED: “A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR EPOCH DEVELOPMENT PUD SUBDIVISION WITH 1 MODIFICATIONS OF DEVELOPMENT STANDARDS (PARKING REDUCTION), FOR THE PROPERTY LOCATED WEST OF INTERSTATE 65, AT 840 AND 880 OAK MEADOW DRIVE.”

WHEREAS, the Board of Mayor and Alderman (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2016-008; and

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
79-88 (portion of)	13.06
79.101.19	17.33
Total	30.39

LOT 24

MAP 79, PORTION OF PARCEL 88.00

SURVEY TRACT 1

A TRACT OF LAND IN THE NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE AND BEING GENERALLY BOUNDED ON THE NORTH BY OAK MEADOW DRIVE, (RIGHT-OF-WAY WIDTH VARIES), ON THE EAST BY NASHVILLE LODGE NO. 72, B.P.O. ELKS,

RECORDED IN DEED BOOK 1708, PAGE 12, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.,T.) ON THE SOUTH BY OPEN SPACE LOT 808 AS SHOWN ON THE PLAN ENTITLED "CREEKSTONE COMMONS, P.U.D SUBDIVISION, SECTION FOUR" OF RECORD IN PLAT BOOK P58, PAGE 10, R.O.W.C.,T. AND LOT 27 AS SHOWN ON THE PLAN ENTITLED "CREEKSTONE COMMONS, REVISION FOUR" OF RECORD IN PLAT BOOK P49, PAGE 110, R.O.W.C.,T. AND ON THE WEST BY THE REMAINDER OF LOT 24 OF FINAL PLAN OF WATSON GLEN SUBDIVISION, SECTION 1, REVISION 10, OF RECORD IN PLAT BOOK 29, PAGE 139, R.O.W.C.T AND BEING DESCRIBED ACCORDING TO A SURVEY DATED OCTOBER 15, 2015 AND PREPARED BY KEVIN L. BIRDWELL, R.L.S. NO. 1797 WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TN 37206 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING IN THE EAST RIGHT-OF-WAY LINE OF SOUTH ROYAL OAKS BOULEVARD AND BEING THE SOUTH END OF A CURVE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH ROYAL OAKS BOULEVARD AND THE SOUTH RIGHT-OF-WAY LINE OF OAK MEADOW DRIVE AND PROCEEDING AS FOLLOWS:

THENCE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 72.76 FEET, A CENTRAL ANGLE OF 83 DEGREES 22 MINUTES 19 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEGREES 31 MINUTES 21 SECONDS EAST, 66.50 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED (RSA) IN THE SOUTH RIGHT-OF-WAY LINE OF OAK MEADOW DRIVE;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF OAK MEADOW DRIVE THE FOLLOWING TWO CALLS:

1. SOUTH 48 DEGREES 47 MINUTES 29 SECONDS EAST, 121.81 FEET;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 820.00 FEET, AN ARC LENGTH OF 71.61 FEET, A CENTRAL ANGLE OF 05 DEGREES 00 MINUTES 12 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 17 MINUTES 35 SECONDS EAST, 71.58 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED (RSA), **THE POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT OF LAND AND PROCEEDING AS FOLLOWS:

THENCE, WITH SAID SOUTH RIGHT-OF-WAY LINE OF OAK MEADOW DRIVE THE FOLLOWING THREE CALLS:

1. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 820.00 FEET, AN ARC LENGTH OF 330.94 FEET, A CENTRAL ANGLE OF 23 DEGREES 07 MINUTES 24 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 65 DEGREES 21 MINUTES 21 SECONDS EAST, 328.69 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED (RSA);
2. SOUTH 76 DEGREES 55 MINUTES 03 SECONDS EAST, 834.46 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED (RSA);
3. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 537.96 FEET, AN ARC LENGTH OF 464.57 FEET, A CENTRAL ANGLE OF 49 DEGREES 28 MINUTES 46 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 52 DEGREES 10 MINUTES 40 SECONDS EAST, 450.27 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED (RSA);

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF OAK MEADOW DRIVE AND WITH THE NORTH LINE OF THE NASHVILLE LODGE NO. 72, B.P.O. ELKS PROPERTY, NORTH 83 DEGREES 59 MINUTES 15 SECONDS WEST, 376.29 FEET TO A 1/2 INCH DIAMETER IRON ROD (OLD), THENCE, WITH THE WEST LINE OF THE NASHVILLE LODGE NO. 72, B.P.O. ELKS PROPERTY, SOUTH 05 DEGREES 14 MINUTES 00 SECONDS WEST, PASSING A WITNESS IRON ROD (NEW) ON THE NORTH SIDE OF WATSON BRANCH AT A DISTANCE OF 298.26 AND A TOTAL DISTANCE OF 323.26 FEET TO A POINT IN THE CENTER OF WATSON BRANCH, SAID POINT BEING THE NORTHEAST CORNER OF LOT 808 ON SAID PLAN OF CREEKSTONE COMMONS P.U.D. SUBDIVISION, SECTION FOUR;

THENCE, WITH THE CENTERLINE OF WATSON BRANCH AND THE NORTH LINE OF LOT 808 OF SAID CREEKSTONE COMMONS P.U.D. SUBDIVISION, SECTION FOUR AND THE NORTH LINE OF LOT 27 ON SAID PLAN OF CREEKSTONE COMMONS SUBDIVISION, REVISION 4 THE FOLLOWING SIXTEEN BEARINGS AND DISTANCES:

1. NORTH 83 DEGREES 48 MINUTES 10 SECONDS WEST, 161.22 FEET;
2. SOUTH 61 DEGREES 46 MINUTES 08 SECONDS WEST, 106.65 FEET;
3. SOUTH 86 DEGREES 48 MINUTES 30 SECONDS WEST, 198.12 FEET;

4. NORTH 65 DEGREES 28 MINUTES 52 SECONDS WEST, 120.02 FEET;
5. NORTH 24 DEGREES 43 MINUTES 04 SECONDS WEST, 244.21 FEET;
6. NORTH 84 DEGREES 36 MINUTES 00 SECONDS WEST, 115.35 FEET;
7. NORTH 52 DEGREES 04 MINUTES 01 SECONDS WEST, 87.70 FEET;
8. NORTH 57 DEGREES 18 MINUTES 12 SECONDS WEST, 163.19 FEET;
9. NORTH 29 DEGREES 52 MINUTES 55 SECONDS WEST, 101.80 FEET;
10. NORTH 74 DEGREES 02 MINUTES 09 SECONDS WEST, 41.15 FEET;
11. NORTH 48 DEGREES 56 MINUTES 27 SECONDS WEST, 137.25 FEET;
12. SOUTH 88 DEGREES 57 MINUTES 25 SECONDS WEST, 67.60 FEET,
13. SOUTH 10 DEGREES 32 MINUTES 54 SECONDS WEST, 26.12 FEET,
14. SOUTH 74 DEGREES 19 MINUTES 35 SECONDS WEST, 89.75 FEET,
15. NORTH 75 DEGREES 22 MINUTES 06 SECONDS WEST, 55.08 FEET,
16. NORTH 62 DEGREES 35 MINUTES 03 SECONDS WEST, 10.27 FEET,

THENCE, LEAVING WATSON BRANCH WITH A THE CENTERLINE OF A DRAINAGE DITCH AND SEVERING SAID LOT 24 OF FINAL PLAN OF WATSON GLEN SUBDIVISION, SECTION 1, REVISION 10, THE FOLLOWING SEVEN BEARINGS AND DISTANCES:

1. NORTH 39 DEGREES 40 MINUTES 55 SECONDS EAST, 27.30 FEET,
2. SOUTH 89 DEGREES 07 MINUTES 57 SECONDS EAST, 31.47 FEET,
3. NORTH 25 DEGREES 32 MINUTES 12 SECONDS EAST, 70.78 FEET,
4. NORTH 10 DEGREES 00 MINUTES 40 SECONDS WEST, 49.37 FEET,
5. NORTH 54 DEGREES 59 MINUTES 41 SECONDS EAST, 103.02 FEET,
6. NORTH 40 DEGREES 36 MINUTES 36 SECONDS EAST, 74.71 FEET,
7. NORTH 53 DEGREES 28 MINUTES 05 SECONDS EAST, 164.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 754,942 SQUARE FEET OR 17.33 ACRES, MORE OR LESS.

and

LOT 32

MAP 79, PARCEL 101.00

A TRACT OF LAND IN THE NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE, AND BEING LOT 32 AS SHOWN ON THE FINAL PLAT ENTITLED "WATSON GLEN SUBDIVISION, SECTION 2, REVISION 1, RESUBDIVISION OF LOT 31" OF RECORD IN PLAT BOOK P62, PAGE 45, REGISTER'S OFFICE FOR WILLIAMSON COUNTY TENNESSEE (R.O.W.C.T.). AND BEING GENERALLY BOUNDED ON THE NORTH BY LOT 10 AS SHOWN ON PLAN ENTITLED "WATSON GLEN SUBDIVISION, SECTION 2" OF RECORD IN PLAT BOOK 13, PAGE 85, R.O.W.C.T., ON THE EAST BY RIVERSIDE DRIVE (IMPROVED AND UNIMPROVED ROAD, RIGHT-OF-WAY WIDTH VARIES), ON THE SOUTH BY OAK MEADOW DRIVE (RIGHT-OF-WAY WITH VARIES), AND ON THE WEST BY LOT 2 AS SHOWN ON THE PLAN ENTITLED "WATSON GLEN SUBDIVISION, SECTION 1, REVISION 10, (RESUBDIVISION OF LOT 2 AND OF RIVERSIDE BUSINESS PARK SUBDIVISION, SECTION 1, REVISION 4, LOT 11) OF RECORD IN PLAT BOOK 29, PAGE 139, R.O.W.C.T. AND LOT 31 ON SAID PLAN ENTITLED "WATSON GLEN SUBDIVISION, SECTION 2, REVISION 1, RESUBDIVISION OF LOT 31" OF RECORD IN PLAT BOOK P62, PAGE 45, R.O.W.C.T., AND BEING DESCRIBED ACCORDING TO A SURVEY DATED OCTOBER 15, 2015 AND PREPARED BY KEVIN L BIRDWELL, R.L.S. NO. 1797 WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TN 37206 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD (OLD) WITH CAP STAMPED "RAGAN-SMITH ASSOCIATES" (RSA), SAID PIN BEING IN THE EASTERLY RIGHT-OF-WAY OF SOUTH ROYAL OAKS BOULEVARD AND BEING THE NORTH END OF A CURVE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH ROYAL OAKS BOULEVARD AND THE NORTH RIGHT-OF-WAY LINE OF OAK MEADOW DRIVE AND BEING A WESTERLY CORNER OF LOT 30 OF THE FINAL PLAT ENTITLED "WATSON GLEN SUBDIVISION, SECTION 2 OF RECORD IN PLAT BOOK P43, PAGE 40, R.O.W.C.T.;

THENCE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 73.83 FEET, A CENTRAL ANGLE OF 84 DEGREES 35 MINUTES 53 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 06 DEGREES 29 MINUTES 38 SECONDS EAST, 67.30 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED (RSA) IN THE NORTHERLY RIGHT-OF-WAY OF OAK MEADOW DRIVE (RIGHT-OF-WAY WIDTH VARIES);

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY AND WITH THE SOUTHERLY LINE OF SAID LOT 30 THE FOLLOWING TWO CALLS:

1. SOUTH 48 DEGREES 47 MINUTES 29 SECONDS EAST, 157.42 FEET IRON ROD (OLD) WITH CAP STAMPED (RSA);

2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 750.00 FEET, AN ARC LENGTH OF 251.97 FEET, A CENTRAL ANGLE OF 19 DEGREES 14 MINUTES 55 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 58 DEGREES 24 MINUTES 57 SECONDS EAST, 250.78 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED (RSA) AT THE SOUTHWEST CORNER OF LOT 31 ON THE PLAN ENTITLED "WATSON GLEN SUBDIVISION, SECTION 2, REVISION 1, RESUBDIVISION OF LOT 31" OF RECORD IN PLAT BOOK P62, PAGE 45, R.O.W.C.T.;

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY AND WITH THE SOUTHERLY LINE OF SAID LOT 31 THE FOLLOWING THREE CALLS:

1. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 750.00 FEET, AN ARC LENGTH OF 116.20 FEET, A CENTRAL ANGLE OF 08 DEGREES 52 MINUTES 38 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 72 DEGREES 28 MINUTES 44 SECONDS EAST, 116.09 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED (RSA);
2. SOUTH 76 DEGREES 55 MINUTES 03 SECONDS EAST, 811.13 FEET TO AN IRON ROD (OLD);
3. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 607.96 FEET, AN ARC LENGTH OF 43.08 FEET, A CENTRAL ANGLE OF 04 DEGREES 03 MINUTES 37 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 74 DEGREES 53 MINUTES 15 SECONDS EAST, 43.07 FEET TO A PK NAIL (OLD) IN THE CENTERLINE OF AN ACCESS DRIVE, THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT OF LAND AND PROCEEDING AS FOLLOWS:
4. THENCE, LEAVING SAID RIGHT-OF-WAY OF OAK MEADOW DRIVE WITH THE CENTERLINE OF SAID ACCESS DRIVE AND THE EAST LINE OF SAID LOT 31 ON THE PLAN ENTITLED "WATSON GLEN SUBDIVISION, SECTION 2, REVISION 1, RESUBDIVISION OF LOT 31" OF RECORD IN PLAT BOOK P62, PAGE 45, R.O.W.C.T.; NORTH 06 DEGREES 14 MINUTES 29 SECONDS EAST, 564.50 FEET TO A PK NAIL (OLD) IN THE SOUTH LINE OF LOT 2 AS SHOWN ON THE PLAN ENTITLED "WATSON GLEN SUBDIVISION, SECTION 1, REVISION 10, (RESUBDIVISION OF LOT 2 AND OF RIVERSIDE BUSINESS PARK SUBDIVISION, SECTION 1, REVISION 4, LOT 11);

THENCE, WITH THE SOUTH AND EAST LINE OF SAID LOT 2, THE FOLLOWING TWO BEARINGS AND DISTANCES:

1. SOUTH 83 DEGREES 35 MINUTES 44 SECONDS EAST, 73.68 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED (RSA);
2. NORTH 06 DEGREES 24 MINUTES 16 SECONDS EAST, 708.89 FEET TO PUNCH HOLE IN A LIGHT BASE IN THE SOUTH LINE OF SAID LOT 10 OF FINAL PLAT ENTITLED "WATSON GLEN SUBDIVISION, SECTION 2";

THENCE, WITH THE SOUTH LINE OF SAID LOT 10, SOUTH 83 DEGREES 32 MINUTES 35 SECONDS EAST, 377.77 FEET TO CONCRETE MONUMENT OLD IN THE WESTERLY RIGHT-OF-WAY OF RIVERSIDE DRIVE (RIGHT-OF-WAY WIDTH VARIES);

THENCE, WITH THE WESTERLY RIGHT-OF-WAY OF RIVERSIDE DRIVE (IMPROVED AND UNIMPROVED ROAD), THE FOLLOWING FOUR CALLS:

1. SOUTH 07 DEGREES 40 MINUTES 29 SECONDS WEST, 577.88 FEET TO AN IRON ROD (OLD);
2. SOUTH 04 DEGREES 01 MINUTES 39 SECONDS WEST, 310.67 FEET TO AN IRON ROD (OLD);
3. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 11300.00 FEET, AN ARC LENGTH OF 470.04 FEET, A CENTRAL ANGLE OF 02 DEGREES 23 MINUTES 00 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 05 DEGREES 13 MINUTES 09 SECONDS WEST, 470.01 FEET TO A CONCRETE MONUMENT (OLD);
4. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 11300.00 FEET, AN ARC LENGTH OF 112.73 FEET, A CENTRAL ANGLE OF 00 DEGREES 34 MINUTES 18 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 06 DEGREES 41 MINUTES 48 SECONDS WEST, 112.73 FEET TO A CONCRETE MONUMENT (OLD);

THENCE, LEAVING SAID RIGHT-OF-WAY OF RIVERSIDE DRIVE AND WITH THE NORTH RIGHT-OF-WAY OF OAK MEADOW DRIVE (RIGHT-OF-WAY WIDTH VARIES) THE FOLLOWING TWO CALLS:

1. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 123.89 FEET, A CENTRAL ANGLE OF 141 DEGREES 58 MINUTES 19 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 77 DEGREES 58 MINUTES 06 SECONDS WEST, 94.54 FEET TO AN IRON ROD (OLD);
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 607.96 FEET, AN ARC LENGTH OF 443.66 FEET, A CENTRAL ANGLE OF 41 DEGREES 48 MINUTES 42 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 51 DEGREES 57 MINUTES 06 SECONDS WEST, 433.88 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 569,021 SQUARE FEET OR 13.06 ACRES, MORE OR LESS.

SECTION II: That the attached Location Map and Development Plan shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

SECTION III: That the overall entitlements for the Epoch Development PUD Subdivision are as follows:

Entitlements	Epoch Development
Base Zone District	SD-R 12.0
Character Area Overlay	MECO-5
Other Zoning Overlays	FFO, FWO
Development Standard	Conventional
Number of Dwelling Units	355
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Connectivity Index	n/a
Open Space Requirements	4.56 acres
Number of Phases in Development	1

SECTION IV: That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V: That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Alderman, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Parking Reduction Approved: _____ Denied: _____	Request to reduce the parking requirement to 1.75 spaces per unit. <i>Staff recommended disapproval.</i>
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SECTION VI. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	_____02/04/16_____
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	_____02/25/16_____
NEIGHBORHOOD MEETING:	_____03/02/16_____
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

SITE DATA

PROJECT NAME: OAK MEADOWS EPOCH DEVELOPMENT
PROJECT NUMBER: TBD
LOTS: 2 EXISTING, 3 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 (12) (SPECIFIC DEVELOPMENT RESIDENTIAL 12 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@bassberry.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: 355 UNITS
LAND AREA: 30.39 ACRES
LAND AREA WITHIN FLOODPLAIN OVERLAY: 8.32 ACRES
OVERALL DENSITY: 11.7 UNITS/ACRE
NET DENSITY (MINUS OVERLAY CONSTRAINT): 16.1 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 - 0.42; SOUTH SITE - 0.56; COMBINED - 0.50
MINIMUM LANDSCAPE SURFACE RATIO: 0.20

PARKING: 0
REQUIRED (1.5/1BR + 2.5/2BR + 3/3BR)
NORTH SITE: 18R - 104 UNITS * 1.5 = 156 SPACES
28R - 112 UNITS * 2.5 = 280 SPACES
38R - 24 UNITS * 3.0 = 72 SPACES
TOTAL REQUIRED = 508 SPACES
INCLUDING 9 ADA SPACES
SOUTH SITE: 18R - 45 UNITS * 1.5 = 68 SPACES
28R - 50 UNITS * 2.5 = 125 SPACES
38R - 20 UNITS * 3.0 = 60 SPACES
TOTAL REQUIRED = 253 SPACES
INCLUDING 7 ADA SPACES

MAXIMUM PARKING: NORTH SITE - 610 SPACES; SOUTH SITE - 304 SPACES

*MODIFICATION OF STANDARD REQUEST TO REDUCE PARKING REQUIREMENT TO 1.75 PER UNIT
NORTH SITE = 240 X 1.75 = 420 SPACES
SOUTH SITE = 115 X 1.75 = 202 SPACES

PROPOSED: NORTH SITE: 329
REGULAR SPACES
COMPACT SPACES (22% OF TOTAL) 84
ADA SPACES 16
TOTAL PROVIDED 429
SOUTH SITE (APTS. ONLY): 198
REGULAR SPACES
COMPACT SPACES (8% OF TOTAL) 19
ADA SPACES 8
TOTAL PROVIDED 225

SOUTH SITE (AMENITY CTR.): 24
REGULAR SPACES
COMPACT SPACES (0% OF TOTAL) 0
ADA SPACES 2
TOTAL PROVIDED 26

TREE CANOPY: EXISTING CANOPY COVERAGE: NORTH SITE - 9%; SOUTH SITE - 62%
REQUIRED PERCENTAGE TO REMAIN: NORTH SITE - 54%; SOUTH SITE - 54%
PROPOSED PERCENTAGE TO REMAIN: NORTH SITE - 54%; SOUTH SITE - 42%

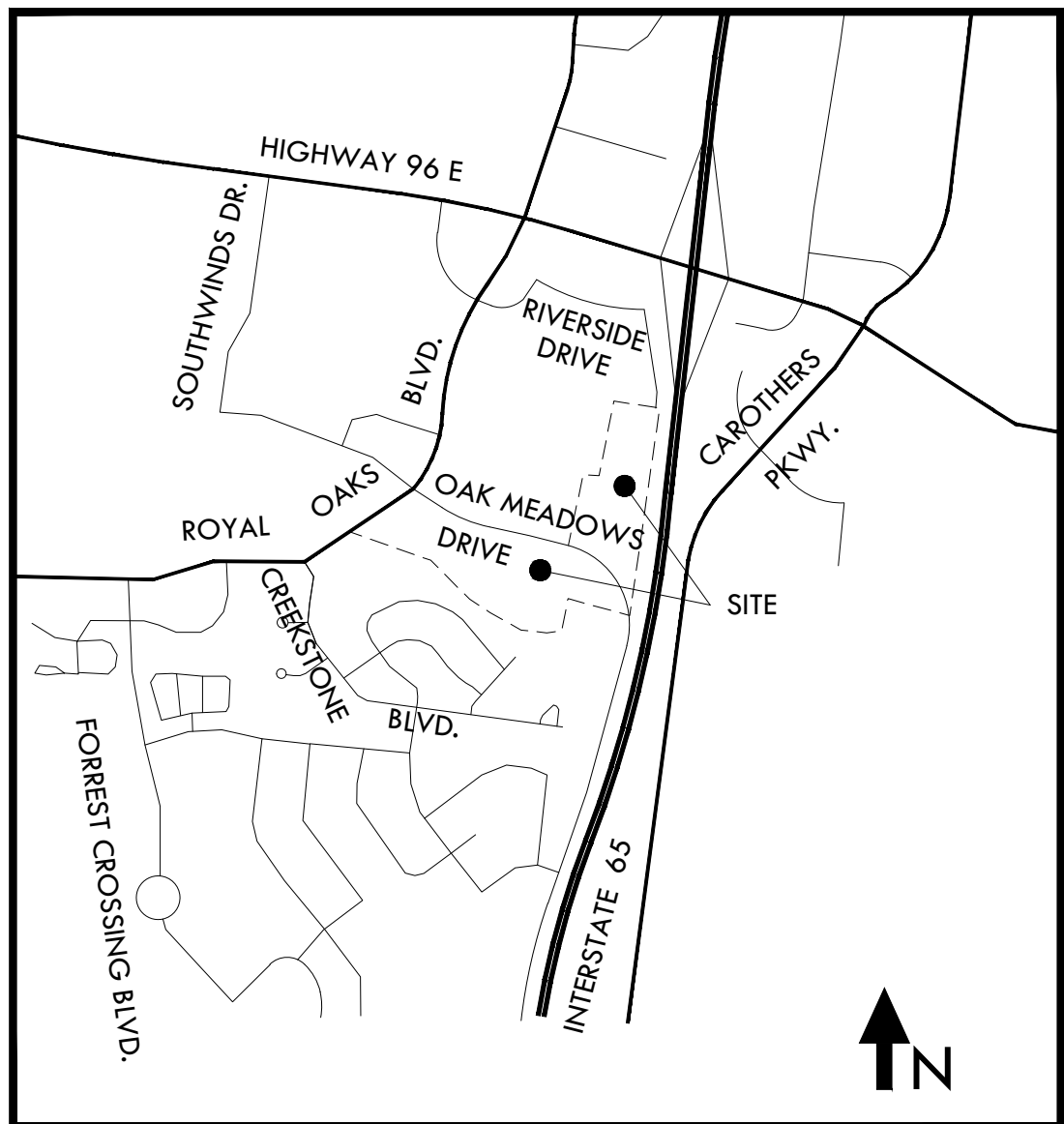
PARKLAND DEDICATION: FEE IN LIEU OF FOR 5.37 ACRES, 355 TOTAL UNITS PROPOSED

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) 3.04 AC.
TOTAL PROVIDED 8.9 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 & PUD

The Epoch Development

PUD SUBDIVISION, DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

CITY OF FRANKLIN PROJECT NO. 6086

APRIL 7 2016



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

DESIGN MODIFICATION REQUEST:

A DESIGN MODIFICATION ALLOWING A BUILDING LENGTH OF 215 FT, AS OPPOSED TO 200 FT, IS REQUESTED BASED ON THE CRITERIA OUTLINED IN THE ZONING ORDINANCE SECTION 5.3.11 (2) AS FOLLOWS:

1. THE BUILDINGS ARE ORIENTED IN A WAY TO MINIMIZE THE VIEW-SHED IMPACT TO TRAVELERS ALONG I-65 AND OAK MEADOW DRIVE. THE BUILDINGS HAVE AN UNGLAZED FACADE THAT MINIMIZES IMPACT OF THE BROAD VIEW OF THE BUILDING. IF THE DESIGN MODIFICATION WAS DISAPPROVED, THEN THE BUILDING WOULD GET LONGER IN THE OTHER DIRECTION. NO DETRIMENTAL IMPACTS ARE ANTICIPATED TO THE PUBLIC HEALTH, SAFETY, OR WELFARE.
2. THE DESIGN MODIFICATION IS BEING SOUGHT AS A SPECIFIC DESIGN TO THIS PARCEL TO UTILIZE THE SITE AS EFFICIENTLY AS POSSIBLE. THEREFORE THIS REQUEST IS SPECIFIC TO THIS PROJECT, AND IN FACT, IS NOT BEING REQUESTED ON THE SOUTHERN PARCEL.
3. THE DESIGN MODIFICATION IS NECESSARY TO MAXIMIZE THE EFFICIENCY OF THE SITE AND PROVIDE VIABLE LIVING SPACES WITHIN THE PROPOSED DWELLING UNITS.
4. THE DESIGN MODIFICATION WILL IN NO WAY VARY THE PROVISIONS OF THE LAND USE ORDINANCE AS WE BELIEVE THE REQUEST IS MINOR IN NATURE AND NOT NOTICEABLE TO THE NAKED EYE.

MODIFICATION OF STANDARDS REQUEST:

1. REDUCE PARKING REQUIREMENT TO 1.75 SPACES PER UNIT, AS JUSTIFIED BY PARKING DEMAND STUDY.

FEE IN LIEU OF REQUEST:

1. PARKLAND DEDICATION.

INDEX OF SHEETS

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
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	NORTH SITE DEVELOPMENT PLAN
C2.2	SOUTH SITE DEVELOPMENT PLAN
C2.3	GENERAL LIGHTING PLAN
C3.0	OVERALL GRADING & DRAINAGE PLAN
C3.1	SOUTH SITE GRADING & DRAINAGE PLAN
C3.2	SOUTH & NORTH SITE GRADING & DRAINAGE PLAN
C3.3	NORTH SITE GRADING & DRAINAGE PLAN
C4.0	OVERALL ACCESS PLAN
C4.1	NORTH SITE ACCESS PLAN
C4.2	SOUTH SITE ACCESS PLAN
C5.0	OVERALL UTILITY PLAN
C5.1	NORTH SITE UTILITY PLAN
C5.2	SOUTH SITE UTILITY PLAN
A1.0	NORTH PARCEL ELEVATION
A2.0	NORTH PARCEL SIDE ELEVATION
A3.0	SOUTH PARCEL NORTH ELEVATION
A4.0	SOUTH PARCEL SOUTH ELEVATION
A5.0	AMENITY/CLUBHOUSE CENTER ELEVATION
A6.0	POOL PAVILION ELEVATION



ARCHITECT OF RECORD:
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2555 TENNIE TRAIL
WINTER PARK, FL 32789
407-629-0595
kenl@fuglebergkoch.com

CRUNK ENGINEERING LLC
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(615) 873-1795
WWW.CRUNKENG.COM

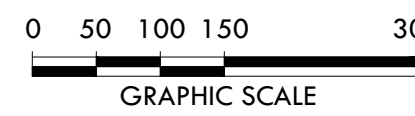
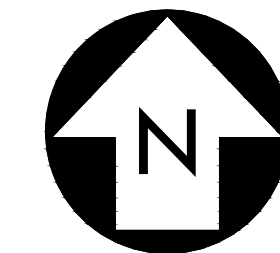
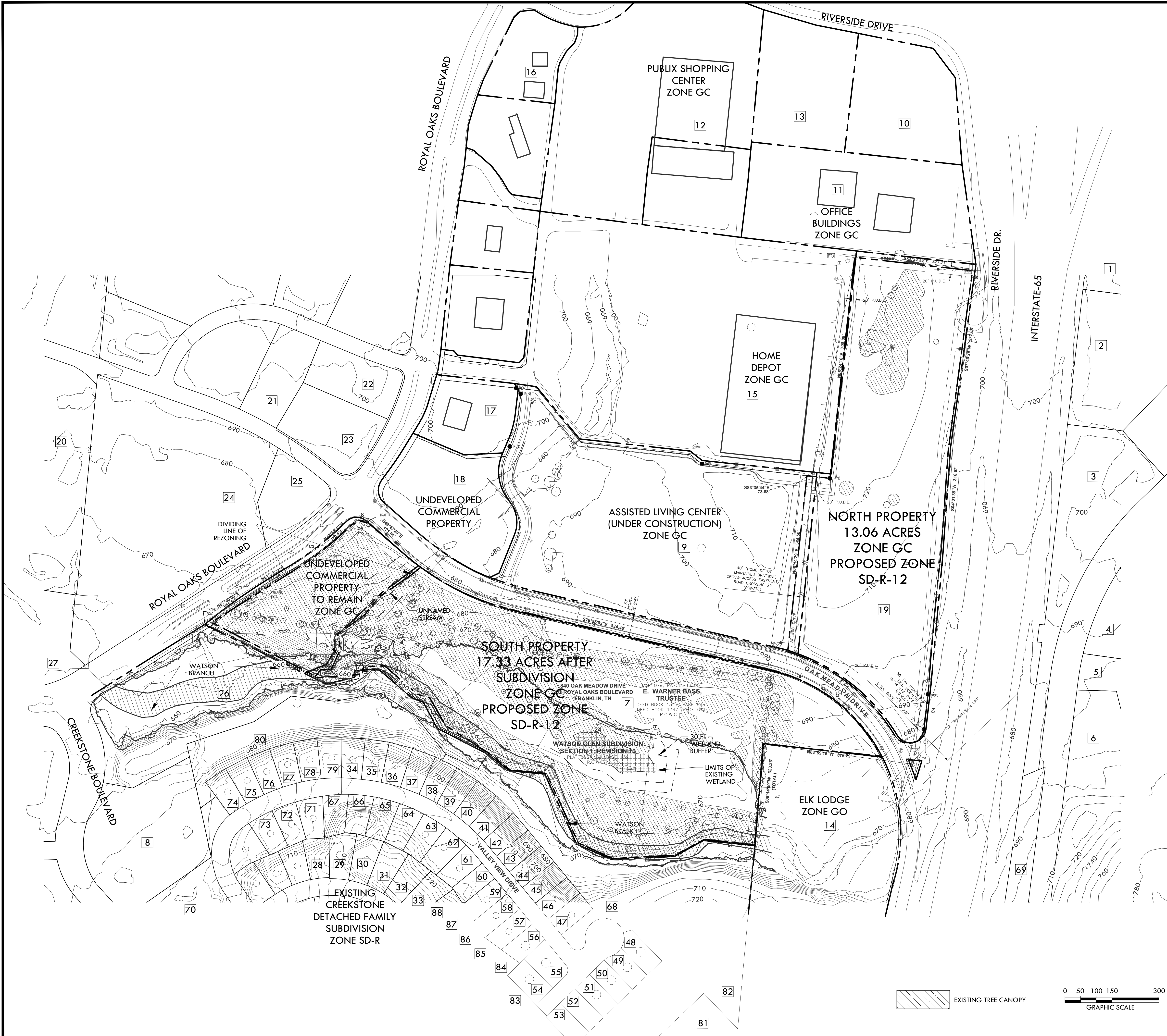


THE EPOCH DEVELOPMENT
PUD SUBDIVISION, DEVELOPMENT PLAN
COF #6086
FRANKLIN, TN

REVISIONS	DATE	
No.		

04/07/16 15001

C0.0
COVER SHEET



ID	PRECID	DEED / PLAT	LAND USE	OWNER	ZONING
1	079-08905	DB 344 DP 639 P818 PP114	HOTEL	BREAQ PROP LLC	GC
2	079-08906	DB 2966 DP 435 P822 PP11	AUTO DLR	ADKINS RODNEY G	GC
3	079-07900	DB 4341 DP 783 P822 PP11	CHURCH	CHURCH GATE THE	GC
4	079-08000	DB 4347 DP 770 P861 PP69	REC	SOAR ADVENTURE TOWER LLC	GC
5	079-08200	DB 5345 DP 555	UNDEV.	NICHOLS J DONALD	SD-R
6	079-08300	DB 1390 DP 525	ATTACHED RESID.	UNITED DOMINION REALTY LP	GC
7	079-08800	DB 1347 DP 645 P829 PP139	UNDEV.	BASS E WARNER TR	GC
8	079-10001	DB 2192 DP 320 P831 PP12	DAYCARE	WOOD & WOOD LLC	GO
9	079-10100	DB 6533 DP 243 P862 PP45	ASST. LVG	DOMINION SENIOR LIVING OF FRANKLIN L	GC
10	079-10201	DB 5440 DP 460	OFFICE	3072 LLC	GC
11	079-10202	DB 2200 DP 199 P819 PP59	OFFICE	LIN DON REALTY LLC	GC
12	079-10203	DB 5440 DP 460 P859 PP3	RETAIL	PUBLIX TENNESSEE LLC	GC
13	079-10204	DB 6148 DP 808 P822 PP120	ASST. LVG	FRANKLIN TN SENIOR CARE PROPERTY LLC	GC
14	079-10205	DB 4406 DP 792 P829 PP139	REC	NASHVILLE LODGE #72 BPO ELKS	GO
15	079-10210	DB 4559 DP 859 P829 PP139	RETAIL	HD DEVELOPMENT OF MARYLAND INC	GC
16	079-10214	DB 4559 DP 859 P829 PP139	RETAIL	PUBLIX TENNESSEE LLC	GC
17	079-10216	DB 4559 DP 859 P829 PP139	RETAIL	FIRST-CITIZENS BANK AND TR CO	GC
18	079-10217	DB 4559 DP 859 P829 PP139	UNDEV.	BASS E WARNER TR	GC
19	079-10219	DB 4559 DP 859 P829 PP139	UNDEV.	BASS E WARNER TR	GC
20	079-A01401	DB 4397 DP 993 P841 PP33	UNDEV.	SNV2 TENNESSEE LLC	RM-20
21	079-A03000	DB 4400 DP 949 P827 PP4	INSTIT.	CHURCH CORNERSTONE MINISTRIES INC	GC
22	079-A03001	DB 5790 DP 107 P829 PP10	RETAIL	MAGUI CHERYL'S FAMILY TRUST	GC
23	079-A03002	DB 5871 DP 528 P826 PP10	RETAIL	LCI LLC	GC
24	079-A04000	DB 744 DP 881 P812 PP76	RETAIL	UNITED STATES POSTAL SERV	CI
25	079-A04001	DB 9146 DP 286 P822 PP76	RETAIL	COMMUNITY BANK	GC
26	0790-02500	DB 5136 DP 628	UNDEV.	CADENCE BANK NA	GO
27	0790-02600	DB 47 DP 142	UNDEV.	ROYAL OAKS PARK SOUTH	GO
28	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	THURM DAVID M	SD-R
29	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	HAMILTON MALLORY	SD-R
30	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	LYLE JORDAN WILLIAM	SD-R
31	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	EVANGELISTA BERNARDINO JR	SD-R
32	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	CASTANEDA ORESTES	SD-R
33	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	VOSS STEPHEN M	SD-R
34	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	KHOT SOHAM	SD-R
35	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	DOODH RYAN M	SD-R
36	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	SULLIVAN JOHN	SD-R
37	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	CULLEN ROBERT BARRY	SD-R
38	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	MILLER ROBERT FRANK	SD-R
39	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	SHARANI KHARUNISSA	SD-R
40	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	KNOX CONSUELA S	SD-R
41	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	DOWKINS BRETTON GUY	SD-R
42	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	COMEAUX MARGARET A	SD-R
43	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	SMITH CHRISTOPHER S	SD-R
44	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	DANIELS THOMAS	SD-R
45	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	SUNDARAM BARATH SHANMUGA	SD-R
46	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	HOSSAIN MOHAMMAD	SD-R
47	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	MARLEEN LAURENCE	SD-R
48	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	BECHARD BRIAN	SD-R
49	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	VIDYASATHISH	SD-R
50	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	RUSSO JOHN M	SD-R
51	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	CLUGILEY J PATRICK	SD-R
52	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	BONHAM SYDNEY	SD-R
53	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	BURGER JORDAN	SD-R
54	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	NOLAN MICHAEL S TRUST	SD-R
55	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	PARIS SREKANTH	SD-R
56	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	KOLLI MURALI KRISHNA	SD-R
57	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	RAMAN VENKATESH	SD-R
58	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	HAJENDRAN THAMIL S	SD-R
59	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	DOPPALAJUDI SRIRANTH	SD-R
60	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	CHINTAKINDI VARUN K	SD-R
61	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	KRISHNAN JAGADESWARAN	SD-R
62	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	MOHAMMED ABUL R J	SD-R
63	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	PICHAMUTHU NARAYANAN	SD-R
64	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	ZELLER JAMES S JR	SD-R
65	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	MURRAY KIMBERLY	SD-R
66	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	DIPPER NATHAN M	SD-R
67	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	VIGIL MARIO G	SD-R
68	0790-03000	DB 5634 DP 115 P855 PP146	RESIDENTIAL	CREEKSTONE HOMEOWNERS ASSOCIATION I	SD-R
69	089-02609	DB 1915 DP 891 P831 PP17	RESIDENTIAL	A T & T CORP BY & THROUGH	R-2
70	089-04020	DB 3530 DP 248 P854 PP20	RESIDENTIAL	CREEKSTONE HOMEOWNERS ASSOCIATION IN	SD-R
71	089-04060	DB 3530 DP 248 P854 PP20	RESIDENTIAL	BLANCHER NICOLE E	SD-R
72	089-04070	DB 3530 DP 248 P854 PP20	RESIDENTIAL	ORLUS JONATHAN	SD-R
73	089-04080	DB 3530 DP 248 P854 PP20	RESIDENTIAL	KUMAR RATNA	SD-R
74	089-05000	DB 3530 DP 248 P854 PP20	RESIDENTIAL	BLANKENSHIP JON I	SD-R
75	089-05010	DB 3530 DP 248 P854 PP20	RESIDENTIAL	BURRELL GERALD MARK	SD-R
76	089-05020	DB 3530 DP 248 P854 PP20	RESIDENTIAL	BUCKNER RICHARD D	SD-R
77	089-05030	DB 3530 DP 248 P854 PP20	RESIDENTIAL	LERCHE MICHAEL	SD-R
78	089-05040	DB 3530 DP 248 P854 PP20	RESIDENTIAL	RUSSELL KAREN KINGSBURY	SD-R
79	089-05050	DB 3530 DP 248 P854 PP20	RESIDENTIAL	THEURER DAVID S	SD-R
80	089-05060	DB 3530 DP 248 P854 PP20	RESIDENTIAL	CREEKSTONE HOMEOWNERS ASSOCIATION IN	SD-R
81	089-P01500	DB 3530 DP 248 P854 PP20	RESIDENTIAL	BARLOW JOHN	SD-R
82	089-P01600	DB 3530 DP 248 P854 PP20	RESIDENTIAL	ERWIN DEVAN A	SD-R
83	089-P02000	DB 3530 DP 248 P854 PP20	RESIDENTIAL	PATEL NIKILU M	SD-R
84	089-P02100	DB 3530 DP 248 P854 PP20	RESIDENTIAL	JANI BHAVESHKUMAR	SD-R
85	089-P02200	DB 3530 DP 248 P854 PP20	RESIDENTIAL	HARRIS JOHN	SD-R
86	089-P02300	DB 3530 DP 248 P854 PP20	RESIDENTIAL	LEDGISTER KEVIN ARTHUR	SD-R
87	089-P02400	DB 3530 DP 248 P854 PP20	RESIDENTIAL	JOHANSEN MICHAEL	SD-R
88	089-P02500	DB 3530 DP 248 P854 PP20	RESIDENTIAL	COLLIER EDWARD W III	SD-R

CRUNK ENGINEERING LLC
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THE EPOCH DEVELOPMENT
PUD SUBDIVISION, DEVELOPMENT PLAN

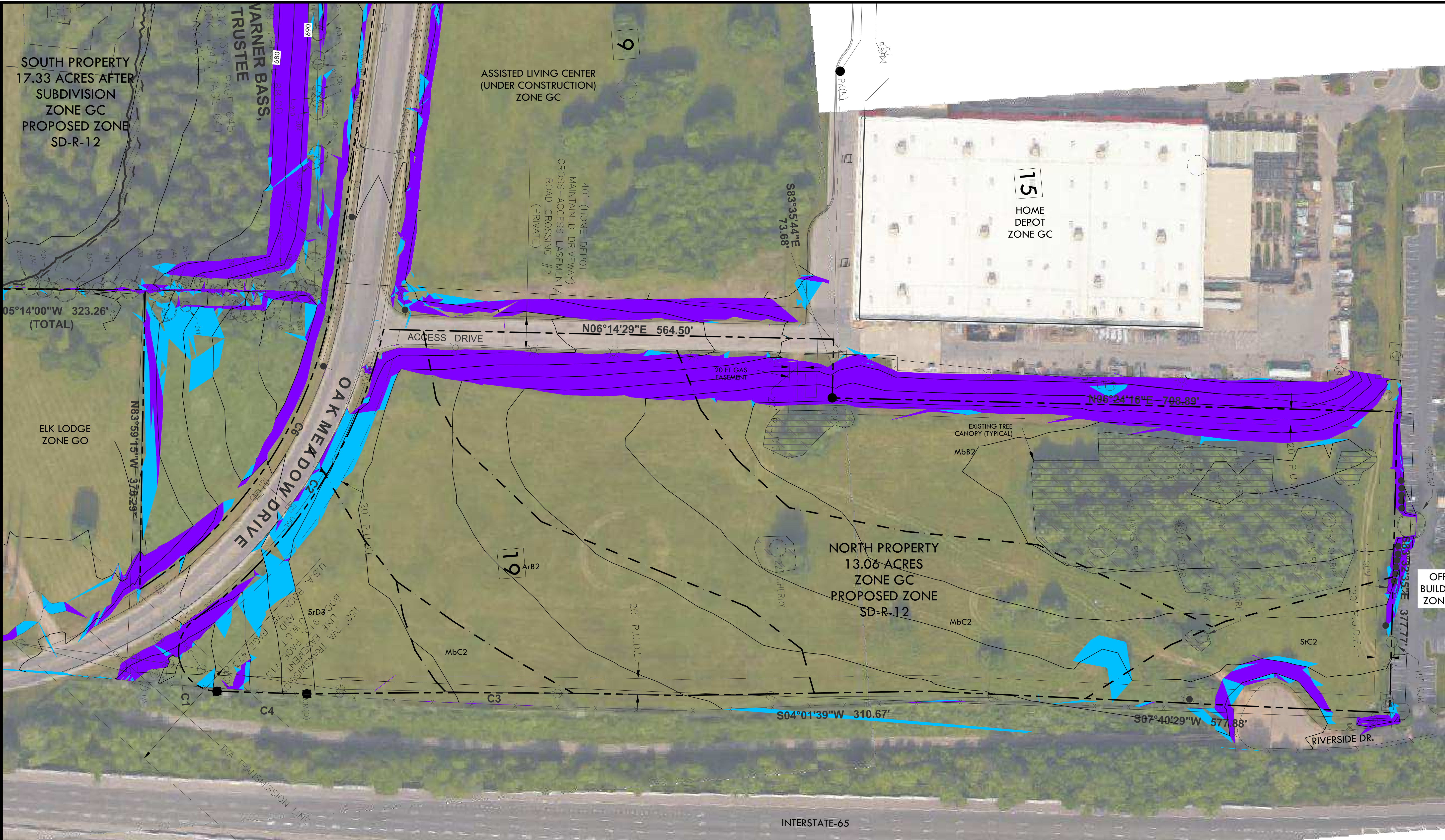
COF #6086 FRANKLIN, TN

REVISIONS	DATE	
No.		

04/07/16 15001

C1.0

OVERALL EXISTING CONDITIONS PLAN



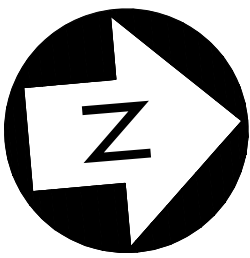
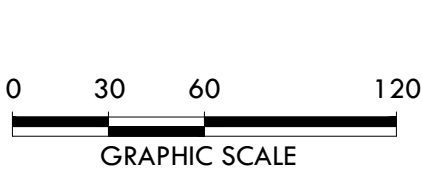
SLOPE LEGEND

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	Egum 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
C1	50.00'	123.89'	141°58'19"	145.10	94.54'
C2	607.96'	443.66'	41°48'42"	232.23	433.88'
C3	11300.00'	470.04'	2°23'00"	235.06	470.01'
C4	11300.00'	112.73'	0°34'18"	56.37	112.73'



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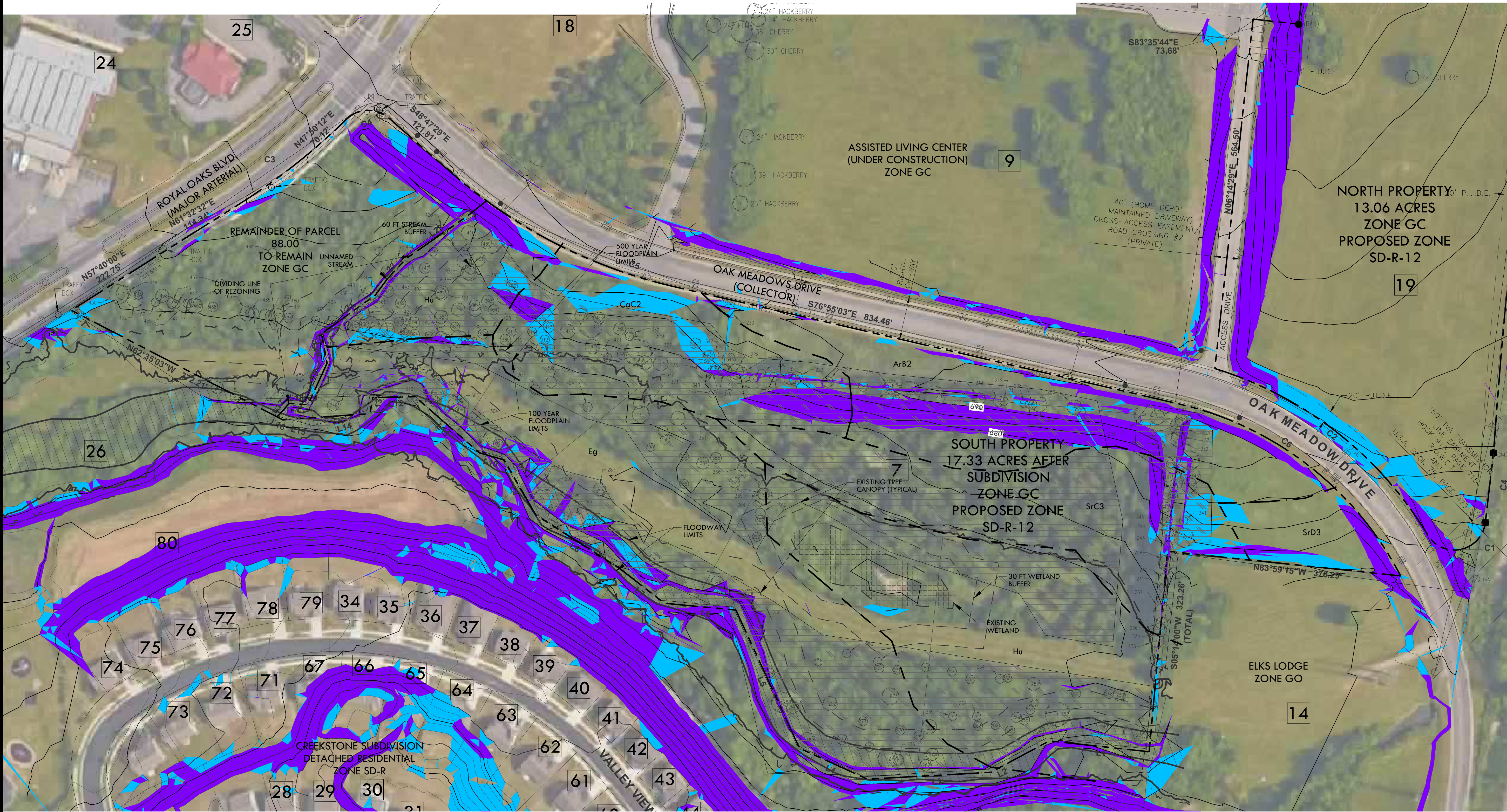


THE EPOCH DEVELOPMENT
PUD SUBDIVISION, DEVELOPMENT PLAN
COF #6086 FRANKLIN, TN

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C1.1
NORTH SITE
EXISTING
CONDITIONS PLAN

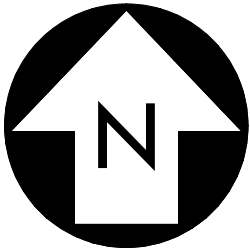
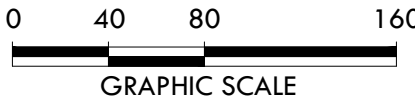


SLOPE LEGEND

- 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 Captina 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 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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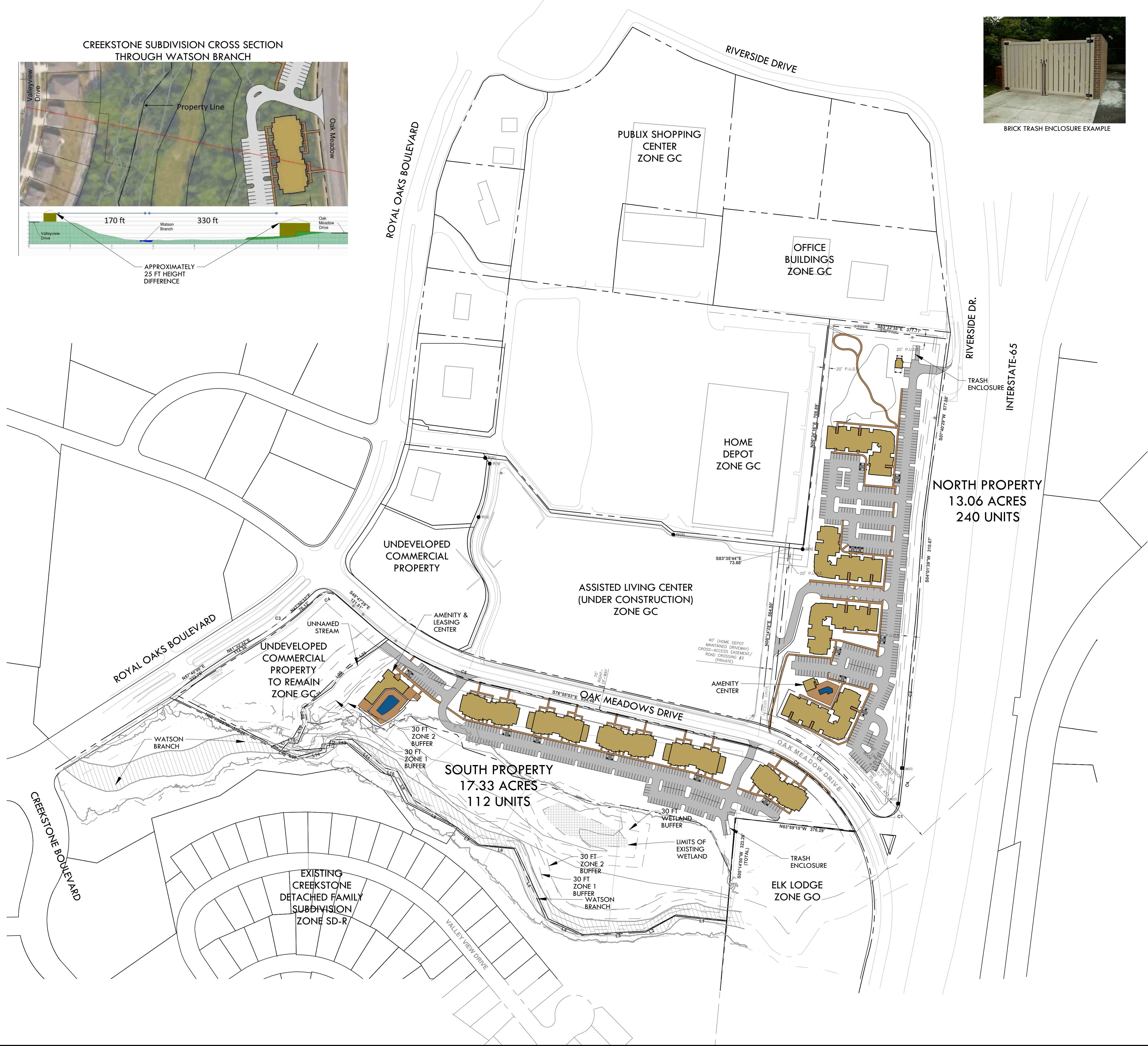
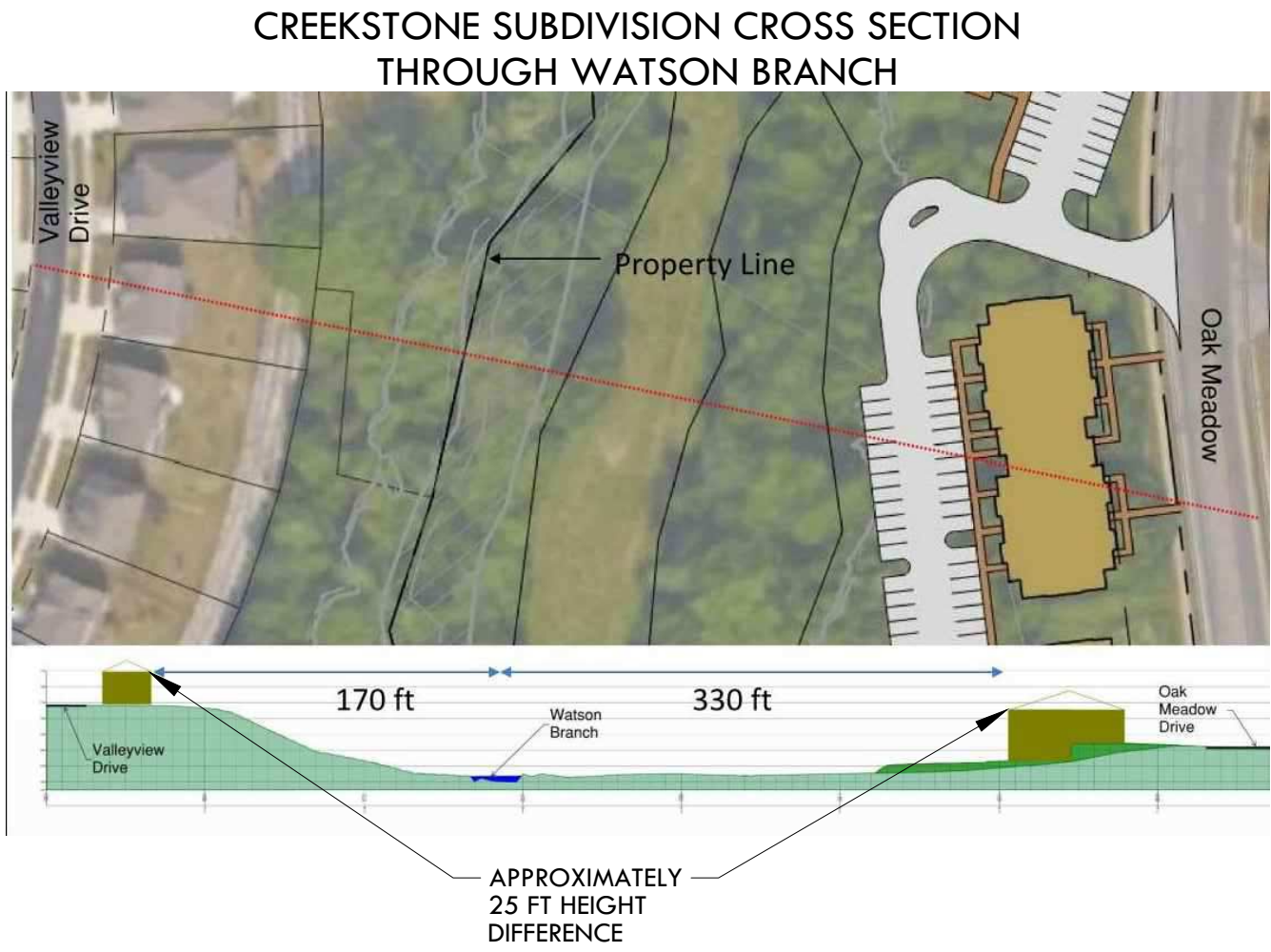


THE EPOCH DEVELOPMENT
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C1.2
SOUTH SITE
EXISTING
CONDITIONS PLAN



BRICK TRASH ENCLOSURE EXAMPLE

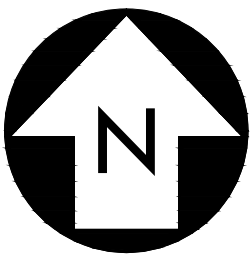
SITE DATA

PROJECT NAME	OAK MEADOWS EPOCH DEVELOPMENT REZONING & PUD APPLICATION
PROJECT NUMBER:	TBD
LOTS:	2 EXISTING, 3 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 (12) (SPECIFIC DEVELOPMENT RESIDENTIAL 12 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@basberry.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
PHONE NO.:	FRANKLIN, TN 37067
E-MAIL ADDRESS:	615.873.1795
CONTACT NAME:	adam@crunkeng.com
DENSITY:	MR. ADAM CRUNK, P.E.
ATTACHED DWELLING UNITS:	355 UNITS
LAND AREA:	30.39 ACRES
LAND AREA WITHIN FLOODPLAIN OVERLAY:	8.32 ACRES
OVERALL DENSITY:	11.7 UNITS/ACRE
NET DENSITY (MINUS OVERLAY CONSTRAINT):	16.1 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 - 0.42; SOUTH SITE - 0.56; COMBINED - 0.50
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
PARKING:	
EXISTING:	0
REQUIRED (1.5/1BR + 2.5/2BR + 3/3BR):	
NORTH SITE:	
18R - 104 UNITS * 1.5 = 156 SPACES	
28R - 112 UNITS * 2.5 = 280 SPACES	
38R - 24 UNITS * 3.0 = 72 SPACES	
TOTAL REQUIRED = 508 SPACES	
INCLUDING 9 ADA SPACES	
SOUTH SITE:	
18R - 45 UNITS * 1.5 = 68 SPACES	
28R - 50 UNITS * 2.5 = 125 SPACES	
38R - 20 UNITS * 3.0 = 60 SPACES	
TOTAL REQUIRED = 253 SPACES	
INCLUDING 7 ADA SPACES	
MAXIMUM PARKING:	NORTH SITE - 610 SPACES; SOUTH SITE - 304 SPACES
*MODIFICATION OF STANDARD REQUEST TO REDUCE PARKING REQUIREMENT TO 1.75 PER UNIT	
NORTH SITE = 240 X 1.75 = 420 SPACES	
SOUTH SITE = 115 X 1.75 = 202 SPACES	
PROPOSED:	
NORTH SITE:	
REGULAR SPACES	329
COMPACT SPACES (22 % OF TOTAL)	84
ADA SPACES	16
TOTAL PROVIDED	429
SOUTH SITE (APTS. ONLY):	
REGULAR SPACES	198
COMPACT SPACES (8 % OF TOTAL)	19
ADA SPACES	8
TOTAL PROVIDED	225
SOUTH SITE (AMENITY CTR.):	
REGULAR SPACES	24
COMPACT SPACES (0% OF TOTAL)	0
ADA SPACES	2
TOTAL PROVIDED	26
TREE CANOPY:	
EXISTING CANOPY COVERAGE	NORTH SITE - 9% SOUTH SITE - 65%
REQUIRED PERCENTAGE TO REMAIN	NORTH SITE - 54% SOUTH SITE - 36%
PROPOSED PERCENTAGE TO REMAIN	NORTH SITE - 54% SOUTH SITE - 42%
PARKLAND DEDICATION:	FEE IN LIEU OF FOR 5.37 ACRES, 355 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)	1.65 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)

PROJECT NOTES:

- The proposed project complies with the Land Use Plan as it was amended in December 2015 to allow for attached residential uses along with a mixture of other uses. The project is in the McEwen Character Area, Special Area 5. Conventional standards are proposed project since that is the predominant design character of the fully developed surrounding area. The project will remain compatible with its surroundings by proposing two story buildings on the southern site to act as a transition from single family uses to the south and commercial developments to the north. The Northern site will have four story heights to match the adjacent office buildings to the north. The Northern site lends itself to a denser development due to its proximity to the interstate, and surrounding commercial uses.
 - The architectural intent can be best described by the attached elevations proposed for the project. The Southern site intent is to have more of a single family or townhome look. The Northern site intent is to blend with the southern site and new assisted living center that is currently under construction.
 - There are no planned phases of the project. The intent is to begin construction on both parcels at the end of 2016, with the possibility of opening units on the southern property in 2018 and having fully completed the northern property by 2019.
- 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.
- STATEMENT OF IMPACT:
- The proposed project will add 355 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 240 units and the other serving 115 units. No new parkland is being dedicated as part of this project. However, this project will contribute to parkland funds.



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THE EPOCH DEVELOPMENT
PUD SUBDIVISION, DEVELOPMENT PLAN
COF #6086
FRANKLIN, TN

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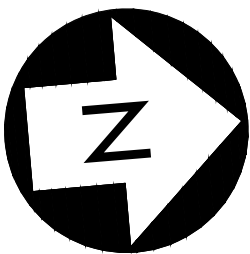
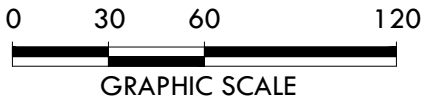
C2.0
OVERALL
DEVELOPMENT
PLAN



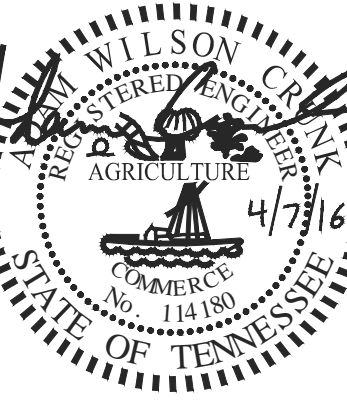
INTERSTATE-65

TOTAL OF 240 UNITS ON NORTH PARCEL

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



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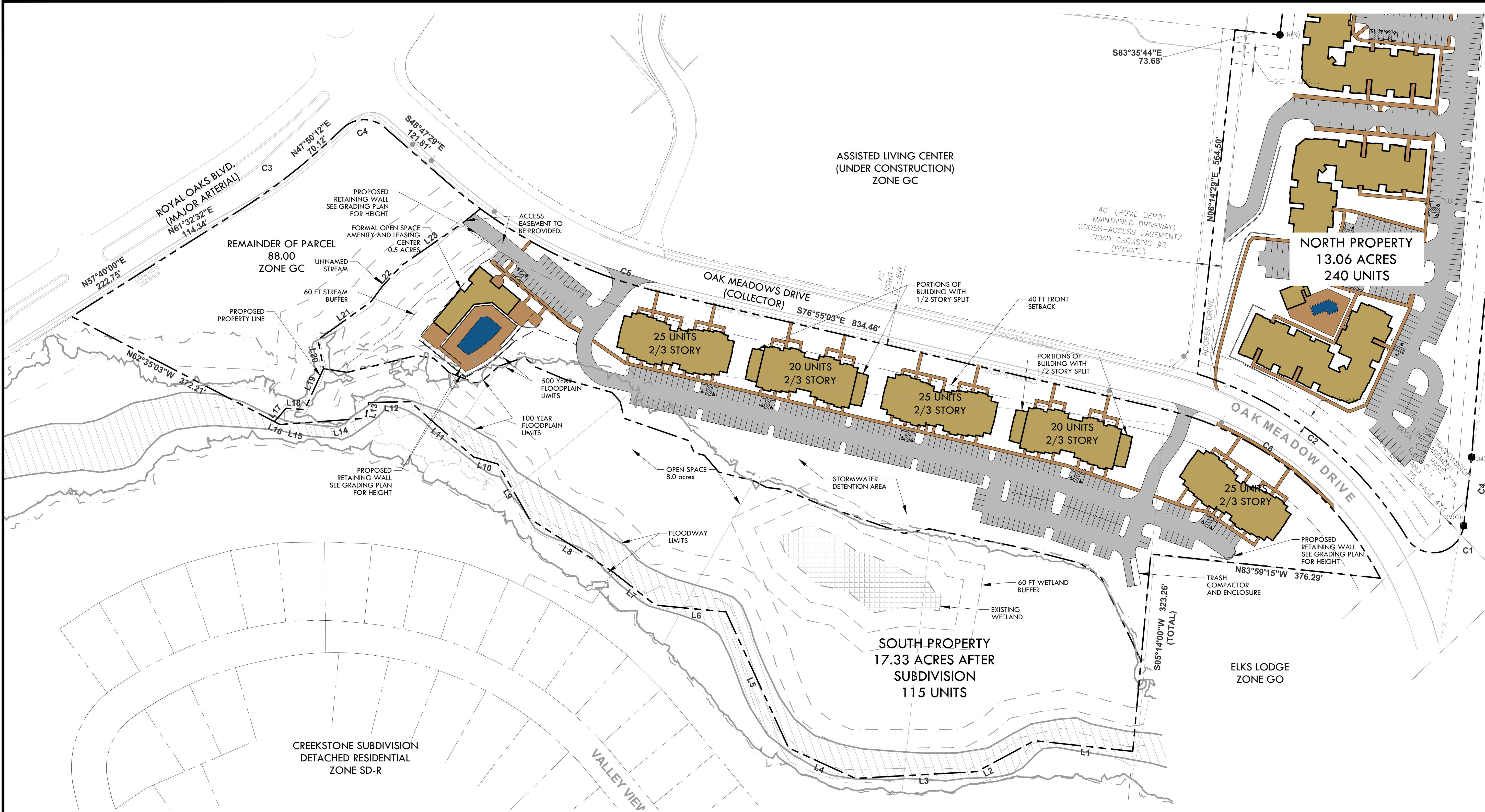
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C2.1
NORTH SITE
DEVELOPMENT
PLAN

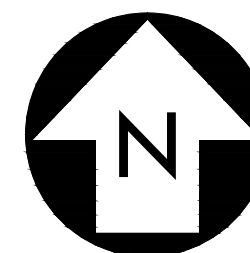
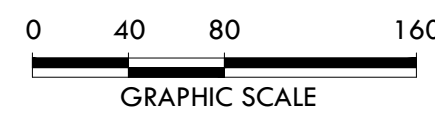


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N83°48'10"W	161.22'
L2	S61°46'08"W	106.65'
L3	S86°48'30"W	198.12'
L4	N65°28'52"W	120.02'
L5	N24°43'04"W	244.21'
L6	N84°36'00"W	115.35'
L7	N52°04'01"W	87.70'
L8	N57°18'12"W	163.19'
L9	N29°52'55"W	101.80'
L10	N74°02'09"W	41.15'
L11	N48°56'27"W	137.25'
L12	S88°57'25"W	67.60'
L13	S10°32'54"W	26.12'

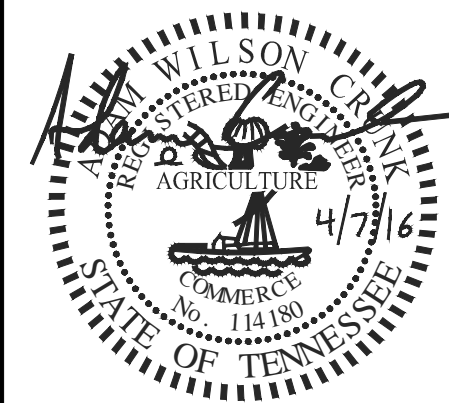
LINE TABLE		
LINE	BEARING	DISTANCE
L14	S74°19'35"W	89.75'
L15	N75°22'06"W	55.08'
L16	N62°35'03"W	10.27'
L17	N39°40'55"E	27.30'
L18	S89°07'57"E	31.47'
L19	N25°32'12"E	70.78'
L20	N10°00'40"W	49.37'
L21	N54°59'41"E	103.02'
L22	N40°36'36"E	74.71'
L23	N53°28'05"E	164.68'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG
C5	820.00'	330.94'	23°07'24"	167.75	S65°21'21"E
C6	537.96'	464.57'	49°28'46"	247.89	S52°10'40"E

TOTAL OF 115 UNITS ON SOUTH PARCEL



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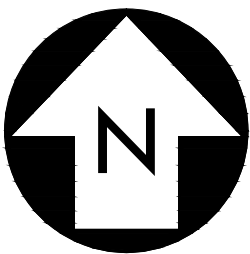
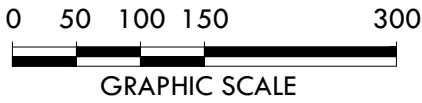
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C2.2
SOUTH SITE
DEVELOPMENT
PLAN



SITE LIGHTING DATA	
NOTE: STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITIES SHALL BE AT THE DISCRETION OF A/E/C.	
DEVELOPMENT STANDARD:	CONVENTIONAL
LAND USE:	RESIDENTIAL
ZONING DISTRICT:	SD-R (SPECIFIC DEVELOPMENT RESIDENTIAL)
HEIGHT OF PROPOSED BUILDING:	30 FT.
POLE HEIGHT:	25 FT. & 10 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.	



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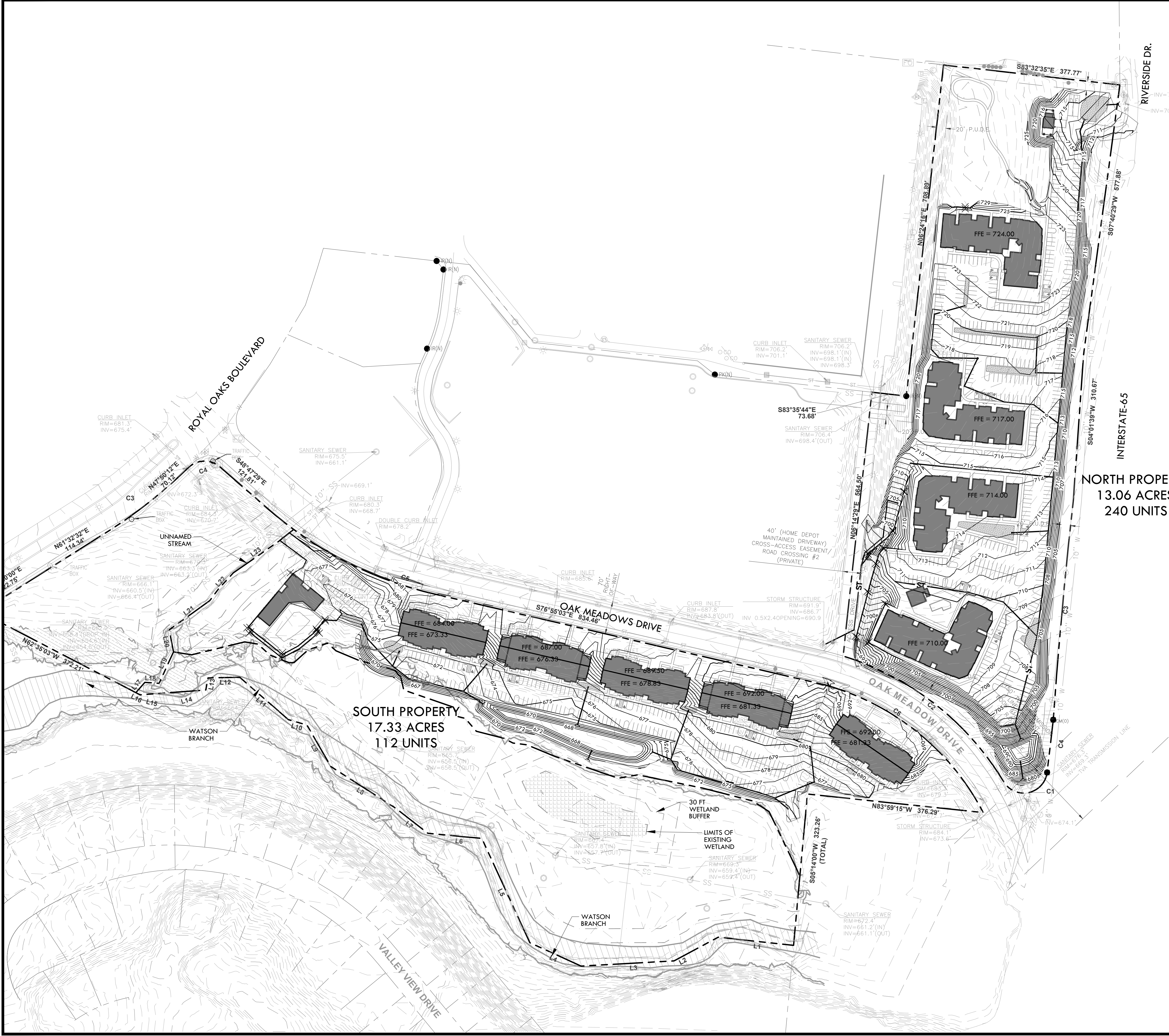
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C2.3

GENERAL LIGHTING PLAN



- Grading & Drainage General Notes
1. 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.
 2. 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.
 3. 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.
 4. 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.
 5. 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 NARRATIVE

THE PROPOSED DEVELOPMENT IS DIVIDED INTO TWO SITE AREAS, A 13.06 ACRE NORTH SITE AND A 17.33 ACRE SOUTH SITE. THE NORTH SITE OUTFALLS TO AN EXISTING PIPE IN THE SOUTHEAST CORNER OF THE SITE THAT CROSSES OAK MEADOWS DRIVE TO WATSON BRANCH. THE SOUTH SITE SLOPES TO THE SOUTH INTO WATSON BRANCH WHICH RUNS ALONG THE SOUTHERN PROPERTY LINE. EACH SITE WILL CONTAIN RAIN GARDEN/BIO-RETENTION AREAS THAT WILL TREAT THE NEW IMPERVIOUS AREAS. Pervious pavement areas will be provided in designed locations within the parking lots to provide additional stormwater treatment. These areas will then be routed to a stormwater detention area adjacent to the outfall locations for both sited to ensure the site meets the detention requirements.

IMPACT STATEMENT:

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.

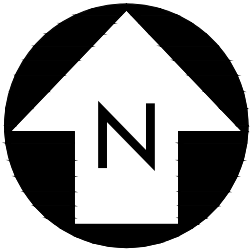
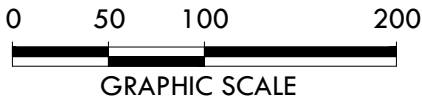
GRADING & DRAINAGE DATA CHART

- SITE AREA
 - NORTH = 13.06 AC
 - SOUTH = 17.33 AC
 - TOTAL = 30.39
- IMPERVIOUS AREA
 - NORTH = 6.31 AC
 - SOUTH = 4.19 AC
 - TOTAL = 10.50 AC
- DISTURBED AREA
 - NORTH = 9.7 AC
 - SOUTH = 8.4 AC
 - TOTAL = 18.1 AC
- Rv VALUE = 0.406*
- 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 STROM EVENTS.

STREAM BUFFER NOTE:

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.



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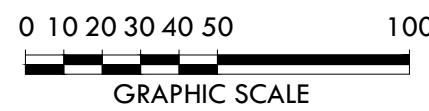
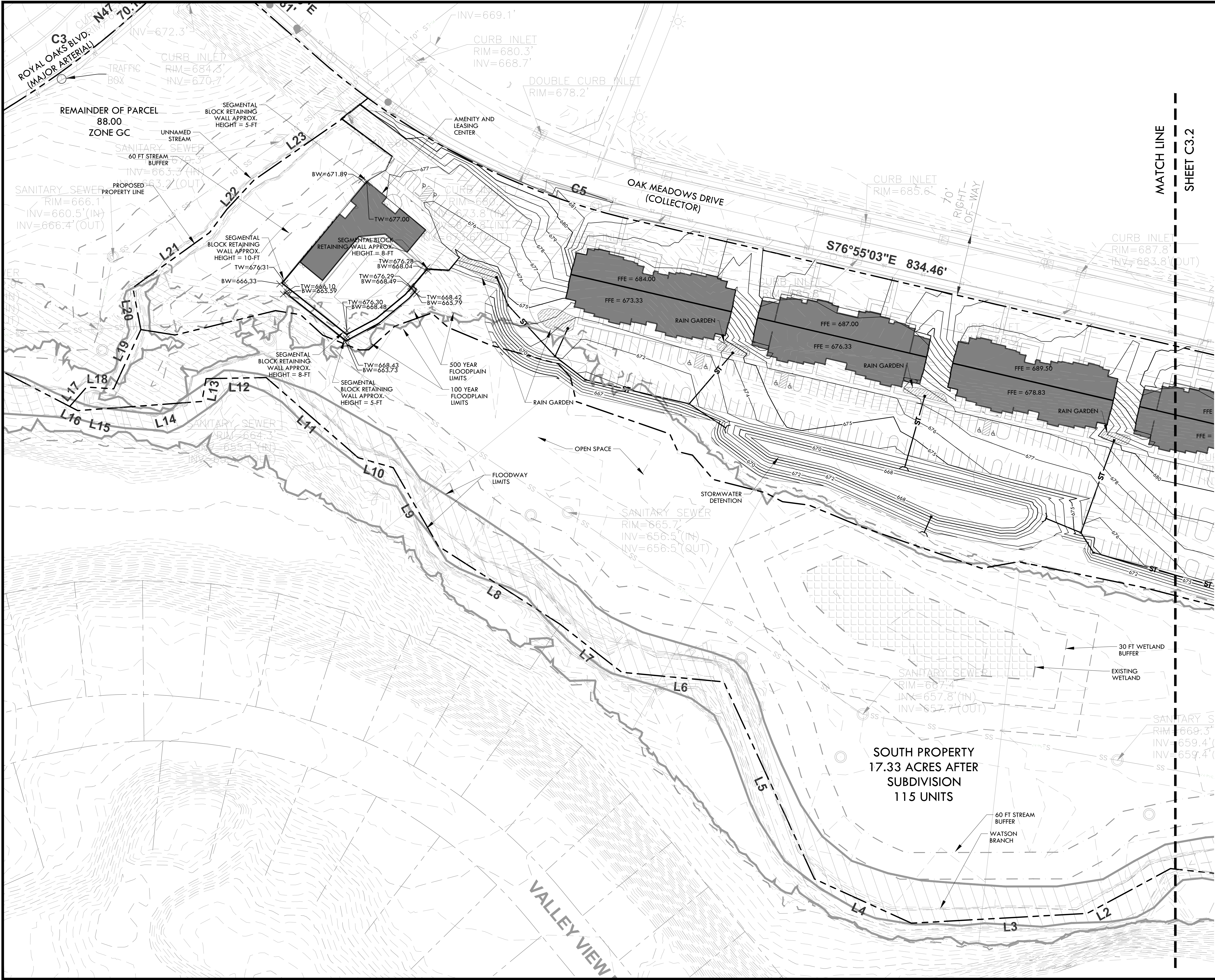
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C3.0
OVERALL
GRADING
PLAN



MATCH LINE
SHEET C3.2

THE EPOCH DEVELOPMENT
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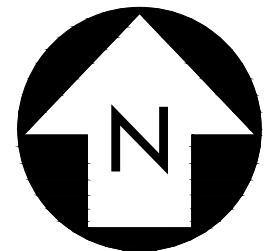
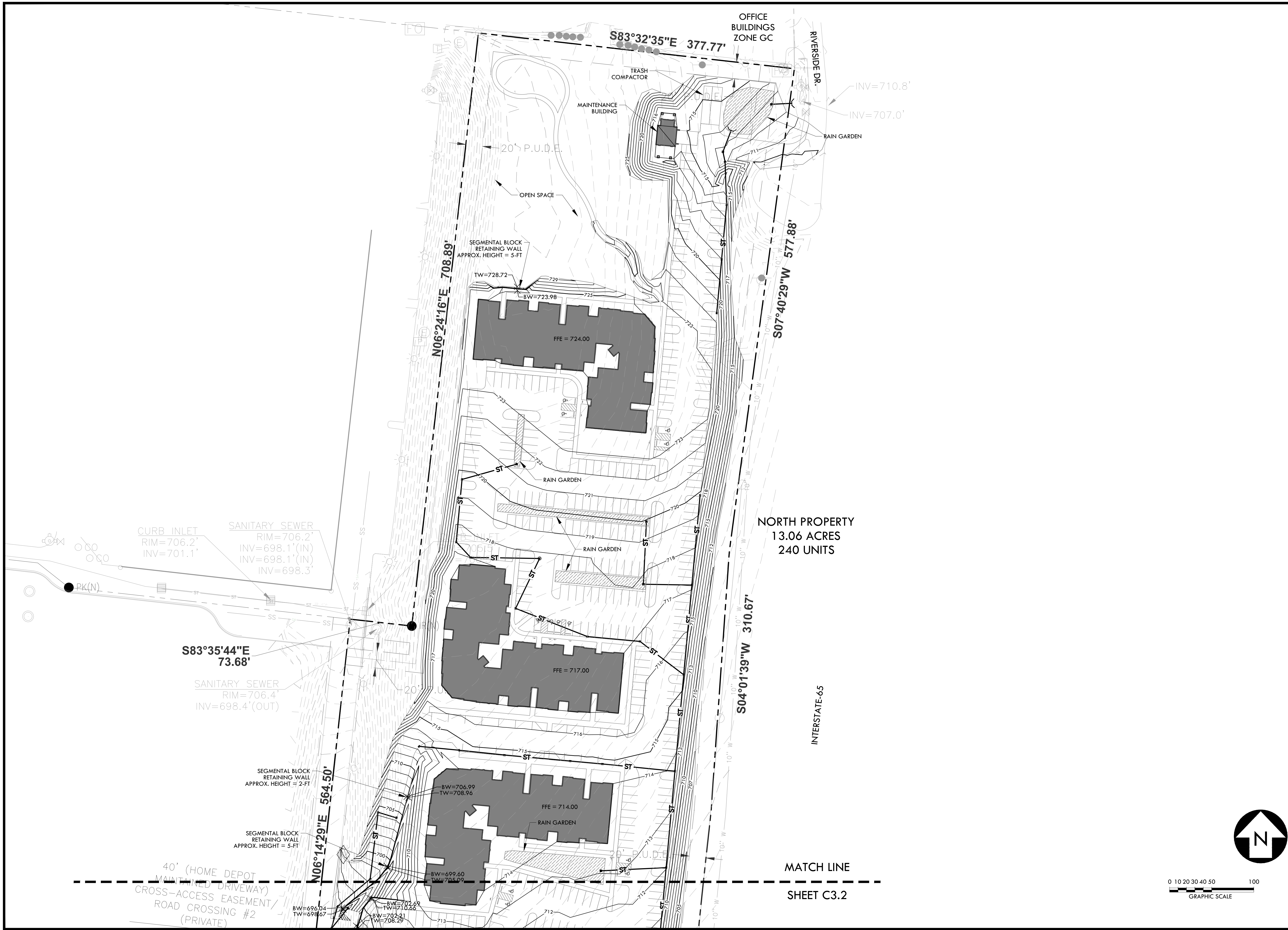
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C3.1
SOUTH SITE
GRADING
PLAN



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C3.3

NORTH SITE
GRADING
PLAN



NOTE THAT NO NEW R.O.W. IS PROPOSED FOR THIS PROJECT. REFER TO TRAFFIC STUDY FOR INFORMATION REGARDING L.O.S.

STATEMENT OF IMPACT:
The proposed project will add 355 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.

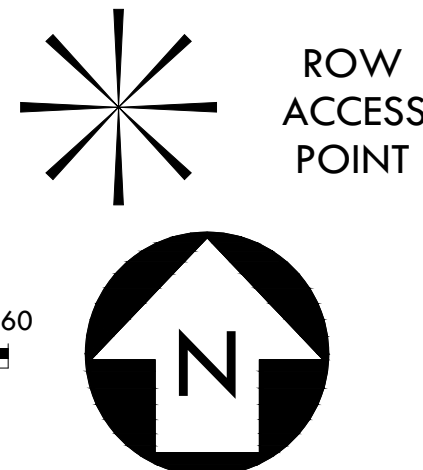
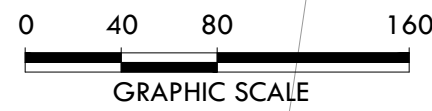
- R.O.W. & Access General Notes
1. Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
 2. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
 3. Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
 4. 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.
 5. 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.
 6. All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
 7. Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.

The Epoch Development R.O.W. & Access Data Chart
Daily Trip Generation: 2,360 veh per day
Peak Hour Trip Generation: 145 AM / 143 PM veh per hour
Traffic Impact Study Required: YES
Circulation Plan Required: NO

Access Management
Min. Distance Between Intersection: 600 FT
Min. Distance Between high volume/alleys & Intersections: 300 FT
Min. Distance Between driveway & Intersections: 300 ft
Driveway Width (two-way): 24 ft
Driveway Approach Street Configuration: 15 ft Radius Return or Curb Cut.

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 = 4.4117'
Body Length = 50.0417'
Width = 8.333'
Rear Overhang = 22.1424'
Body Style = Fire Truck
Turning Radius Wall to Wall = 42'



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

THE EPOCH DEVELOPMENT
PUD SUBDIVISION, DEVELOPMENT PLAN

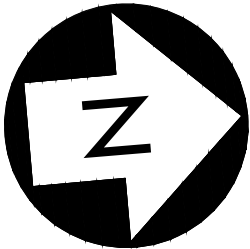
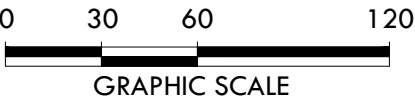
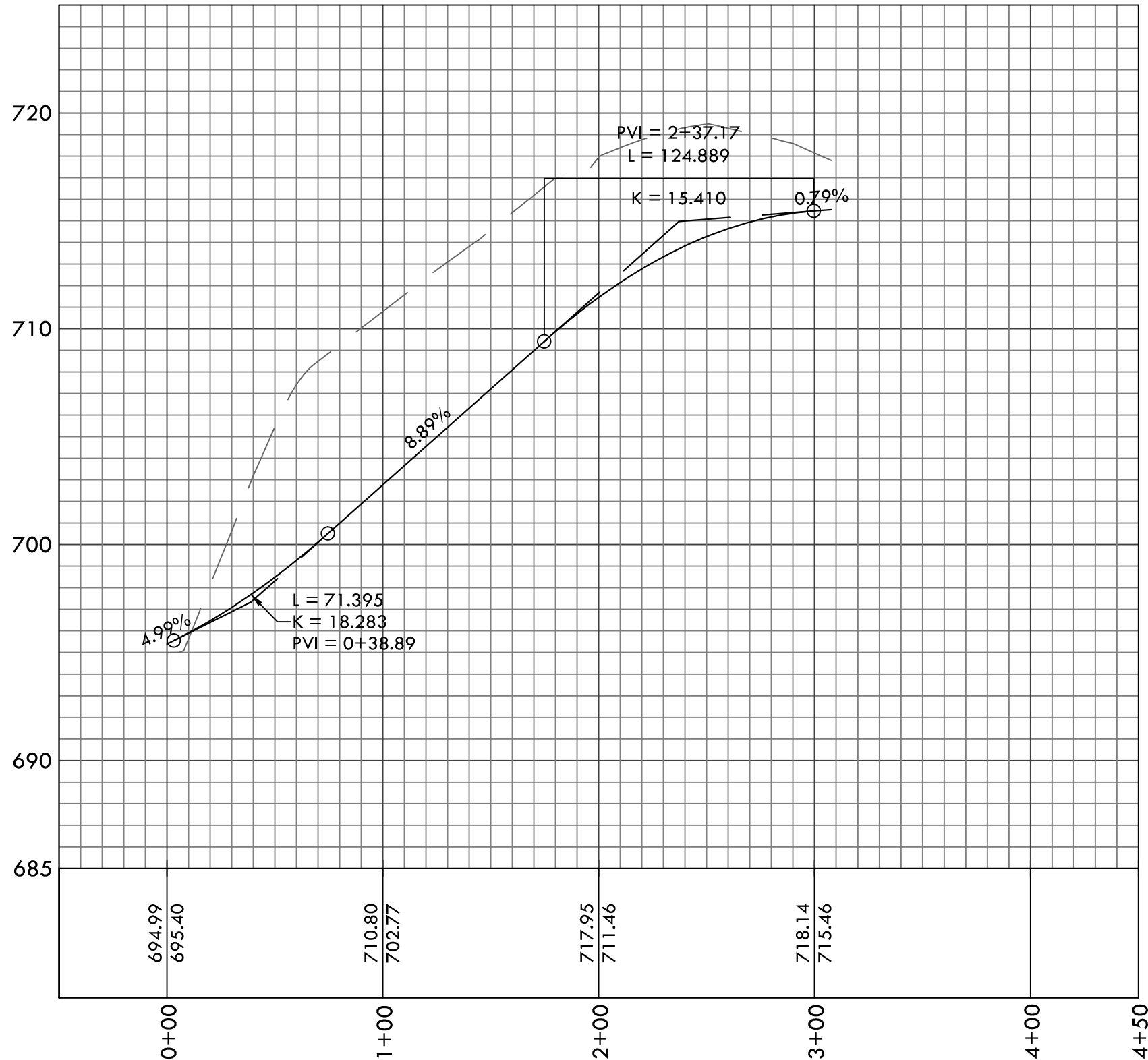
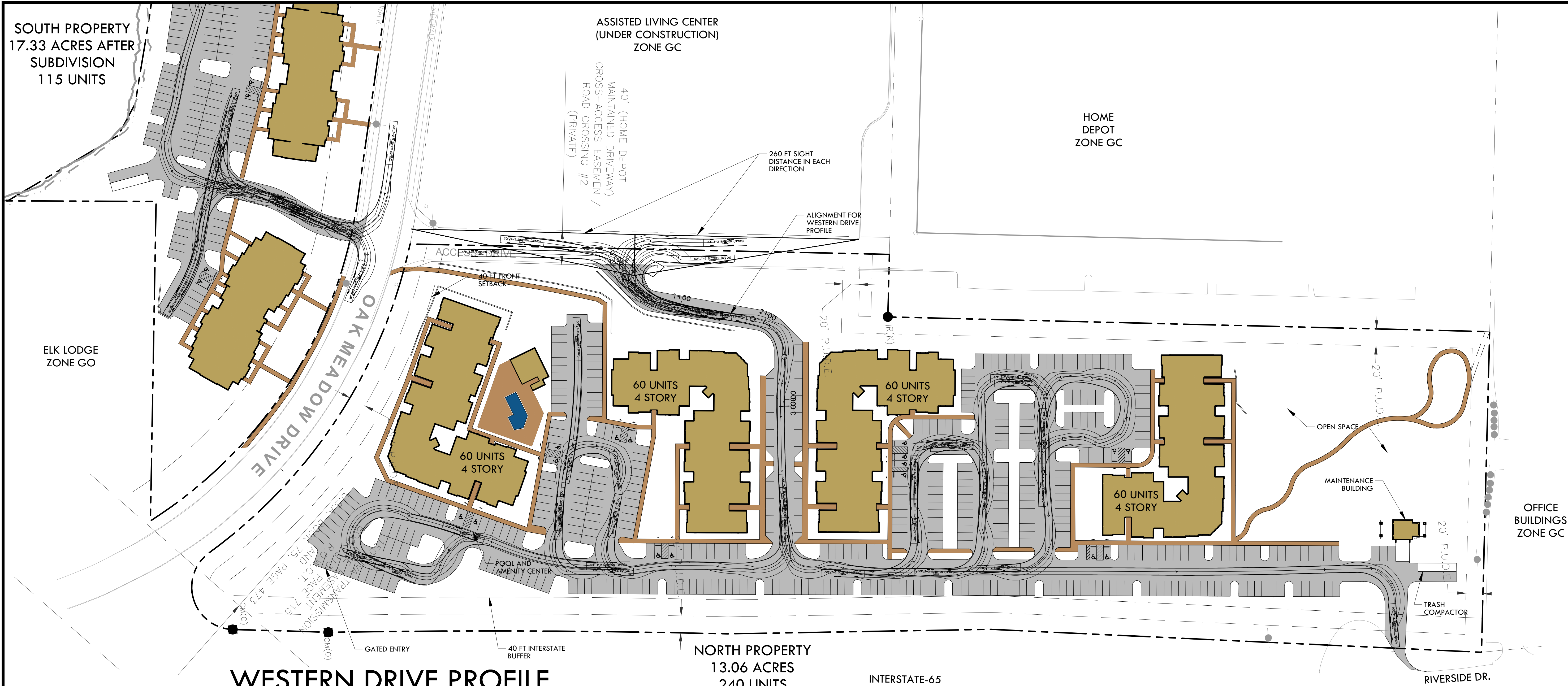
COF #6086 FRANKLIN, TN

REVISIONS	DATE	
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04/07/16 15001

C4.0

OVERALL
ACCESS PLAN



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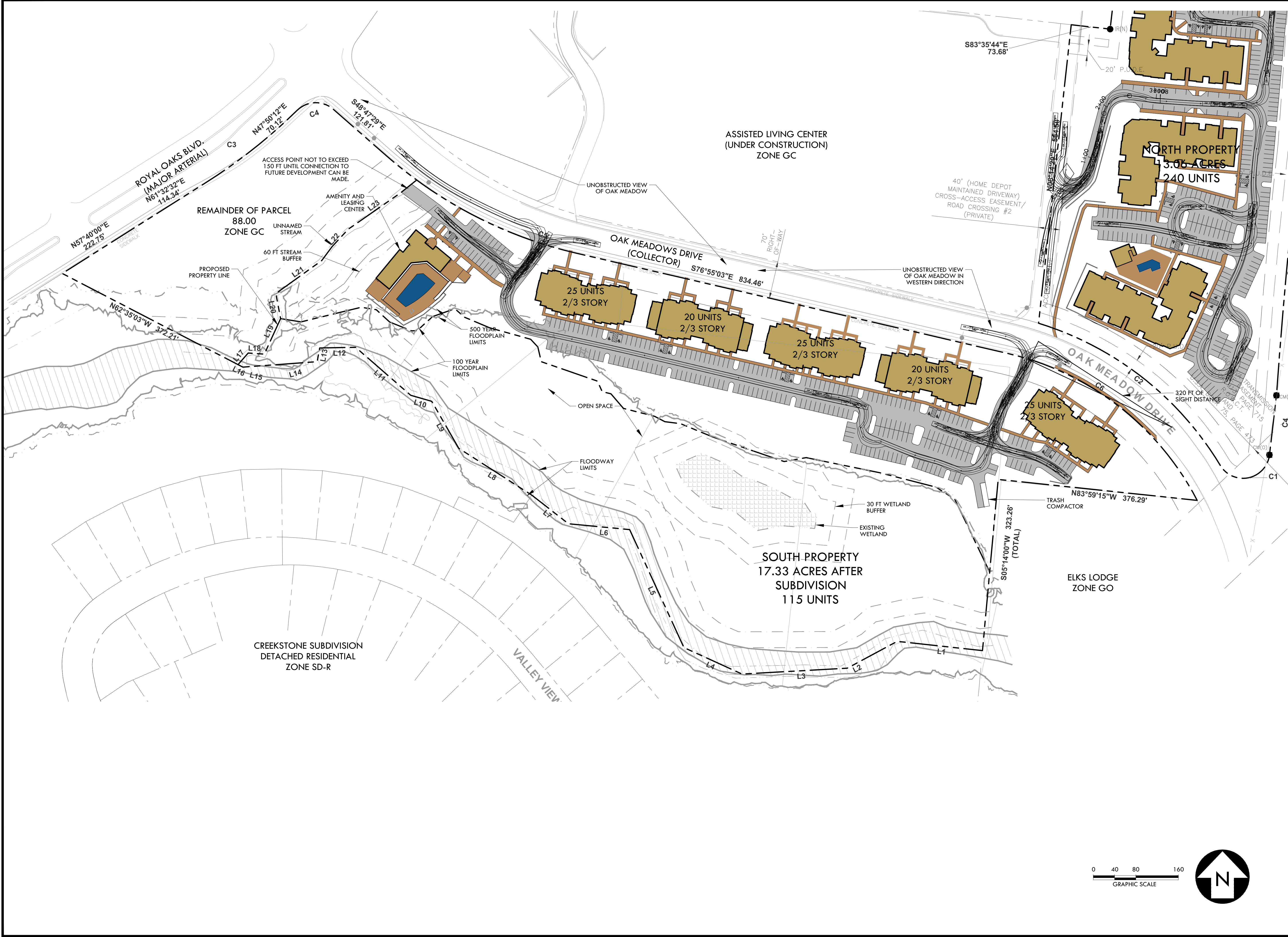
THE EPOCH DEVELOPMENT
PUD SUBDIVISION, DEVELOPMENT PLAN

COF #6086 **FRANKLIN, TN**

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No.	DATE

04/07/16 15001

C4.1
NORTH SITE
ACCESS
PLAN



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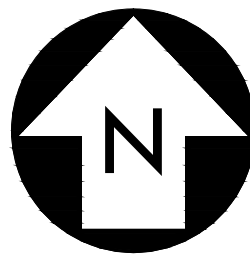
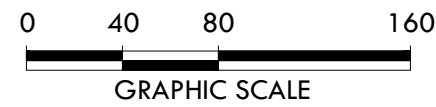


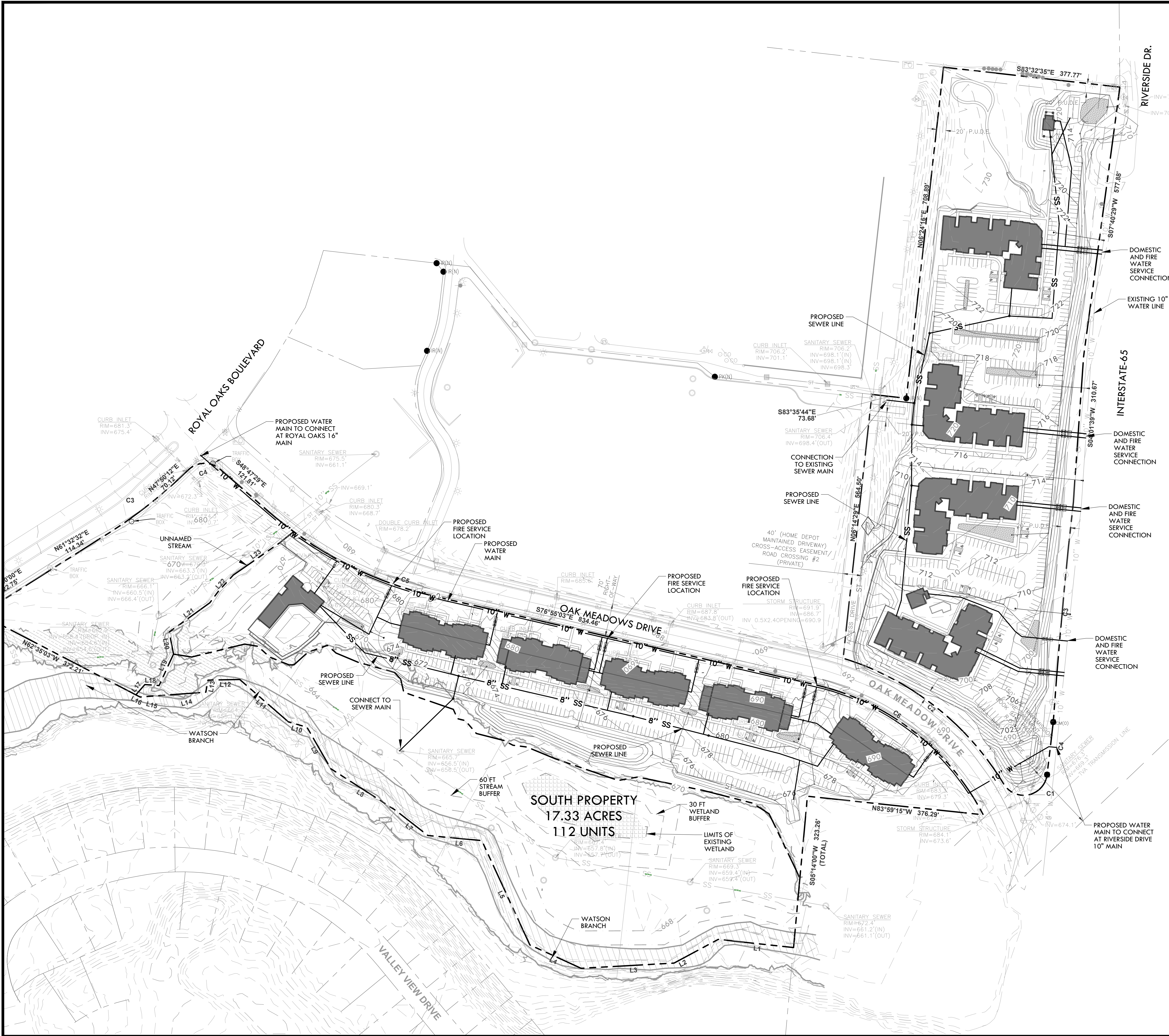
THE EPOCH DEVELOPMENT
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C4.2
SOUTH SITE
ACCESS
PLAN





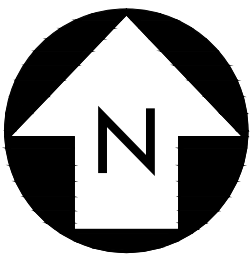
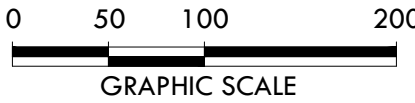
STATEMENT OF IMPACTS
The proposed project is the construction of 355 new attached dwelling units with a mixture of one, two, and three bedroom units. The project will result in a projected flow of 101,250 GPD. The Northern site will be served by water off of the existing 10" main in the old Riverside 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.

Water & Sewer General Notes

- All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
- Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the PreConstruction Site Meeting prior to commencing with construction.
- Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - Approved, Stamped and Signed Water and/or Sewer Plans
 - Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - Copy of approved availability request response letter.
 - A copy of all approved Cut Sheets.
- Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
- Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Planning and Sustainability Department.
- All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
- Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.
- The City of Franklin is not a member of TN one call, contractor's responsibility to contact Franklin Water Management, no less than 72 hours prior to commencing work.
City of Franklin Water Management Contact:
124 Lumber Dr.
Franklin, TN 37064
Attn: Utility Inspector
(615) 794-4554

WATER & SEWER DATA CHART

Facility Type:	APARTMENTS
Unit Flow in GPD:	250 GPD for 1-bedroom 300 GPD for 2-bedroom 350 GPD for 3-bedroom
Number of Units:	149 1-bedroom 44 2-bedroom 44 3-bedroom
Total Flow in GPD:	101,250 GPD



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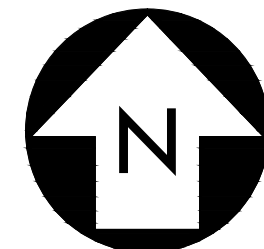
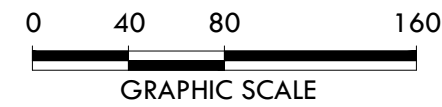
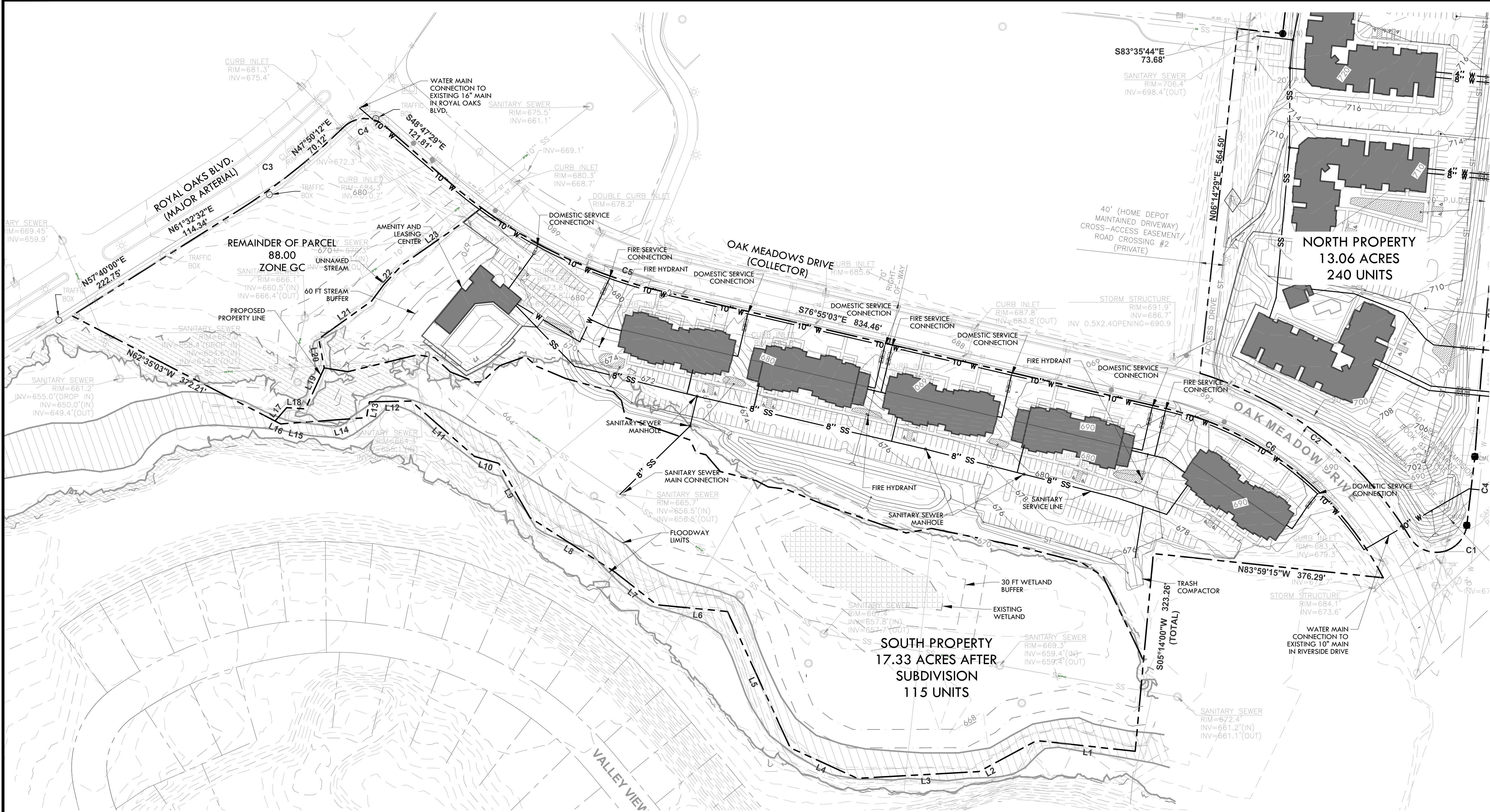


THE EPOCH DEVELOPMENT
PUD SUBDIVISION, DEVELOPMENT PLAN
COF #6086 FRANKLIN, TN

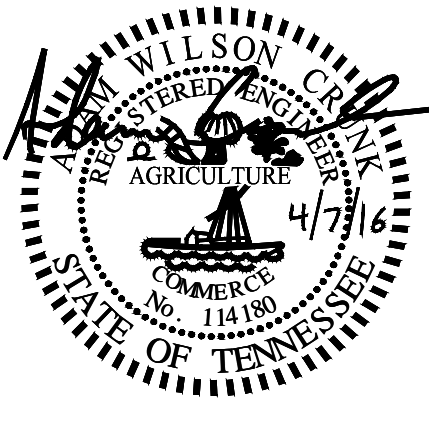
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04/07/16 15001

C5.0
OVERALL
UTILITY
PLAN



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THE EPOCH DEVELOPMENT
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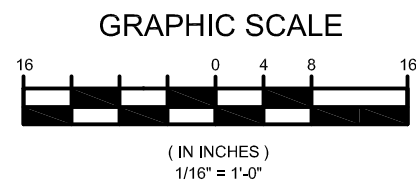
04/07/16 15001

C5.2
SOUTH SITE
UTILITY
PLAN



ELEVATION

NORTH PARCEL



PROJECT #6068


FUGLEBERG KOCH

EPOCH RESIDENTIAL™

BUILDING ELEVATIONS
2016-04-07

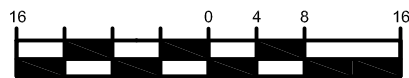
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FRANKLIN, TENNESSEE



SIDE ELEVATION

NORTH PARCEL

GRAPHIC SCALE



(IN INCHES)
1/16" = 1'-0"



FUGLEBERG KOCH

EPOCH

RESIDENTIAL™

BUILDING ELEVATIONS

2016-04-07

THE EPOCH DEVELOPMENT

FRANKLIN, TENNESSEE

PROJECT #6068

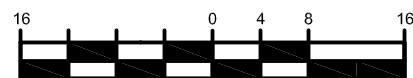


UNIT ENTRY DOOR

UNIT ENTRY DOOR

NORTH ELEVATION
(OAK MEADOW DRIVE)
SOUTH PARCEL

GRAPHIC SCALE



(IN INCHES)
1/16" = 1'-0"



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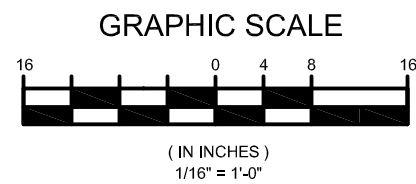
BUILDING ELEVATIONS
2016-04-07

THE EPOCH DEVELOPMENT
FRANKLIN, TENNESSEE

PROJECT #6068



SOUTH ELEVATION



SOUTH PARCEL

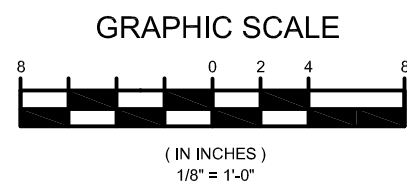
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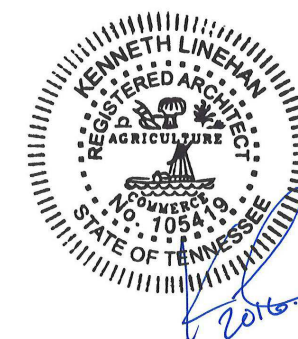
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AMENITY / CLUBHOUSE CENTER
ELEVATION

SOUTH PARCEL

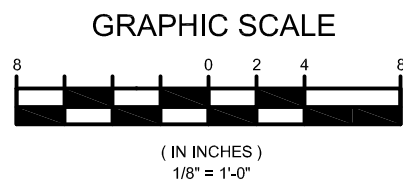
BUILDING ELEVATIONS
2016-04-07



A5.0

PROJECT #6068

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FRANKLIN, TENNESSEE



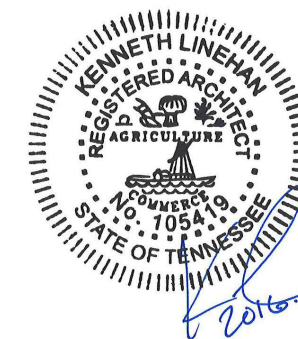
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POOL PAVILION ELEVATION

NORTH PARCEL

BUILDING ELEVATIONS
2016-04-07



A6.0

PROJECT #6068

THE EPOCH DEVELOPMENT
FRANKLIN, TENNESSEE

Formal Open Space locations: not integrated into the site, but rather “left-over” spaces after building and parking lot locations were set



Detention locations

