

# SERENA PUD DEVELOPMENT PLAN

1127 MURFREESBORO ROAD  
WILLIAMSON SQUARE PUD COMMERCIAL CENTER  
MAP 79G GRP "B" PARCELS 6.01-6.03-6.04

**OWNER / DEVELOPER**

J.D. EATHERLY  
1720 W. END AVENUE  
NASHVILLE, TN 37203

**LANDSCAPE ARCHITECT / PLANNER** JOB NO. 14007

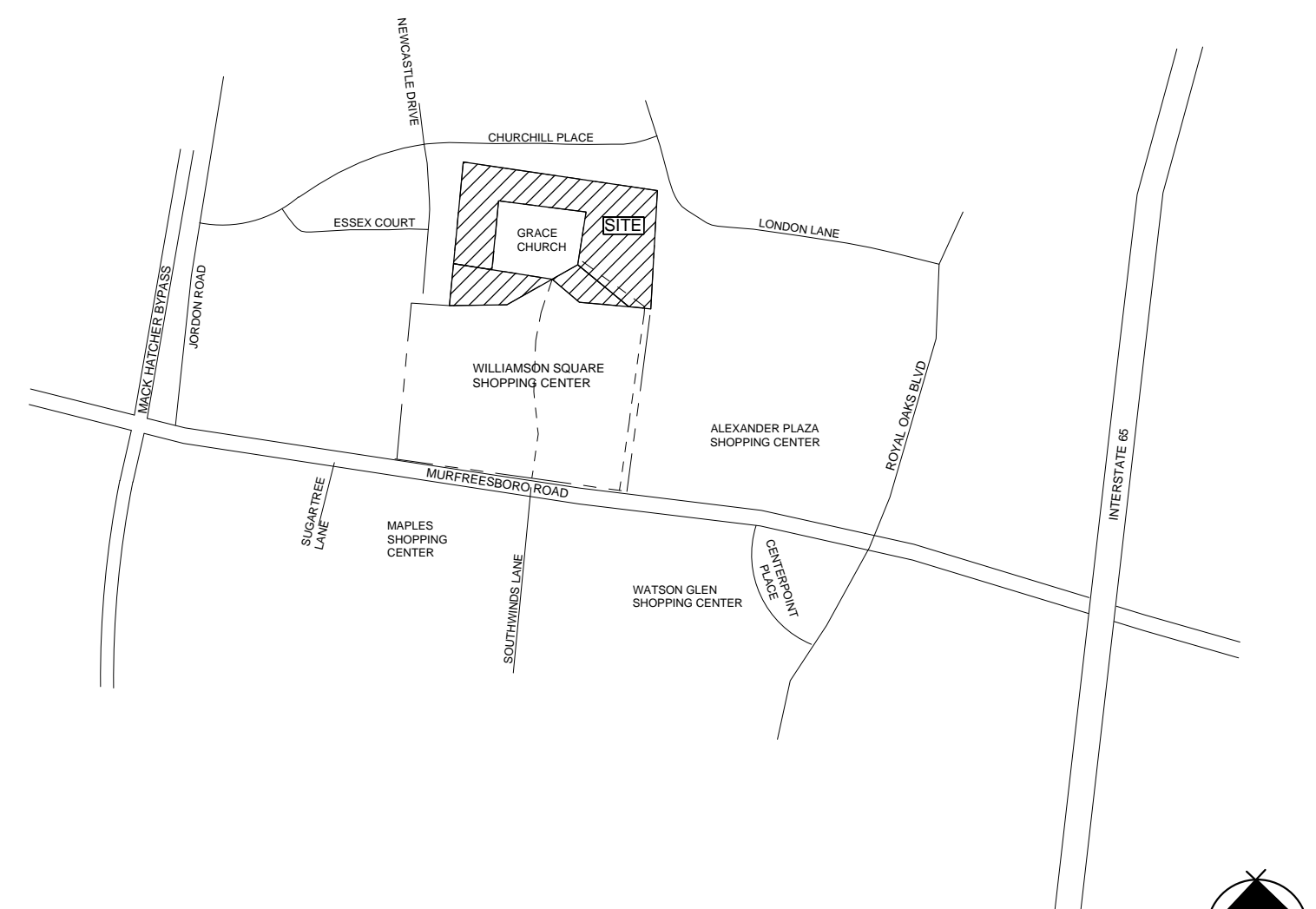
GAMBLE DESIGN COLLABORATIVE, LLC  
144 SOUTHEAST PARKWAY, SUITE 200  
FRANKLIN TN 37064  
CONTACT: GREG GAMBLE, RLA  
EMAIL: greggamble209@gmail.com  
PHONE: (615) 975-5765

**CIVIL ENGINEER / SURVEYOR**

DALE AND ASSOCIATES  
516 HEATHER PLACE  
NASHVILLE, TENNESSEE 37204  
CONTACT: MICHAEL GARRIGAN  
EMAIL: michael@daleandassociates.com  
PHONE: (615) 297-5166

**ARCHITECT**

LON RABY, ARCHITECT  
201A WOODMONT CIRCLE  
NASHVILLE, TN 37205  
EMAIL: LFR2501@comcast.net  
PHONE: (615) 479-7040



VICINITY MAP



SCALE 1" = 1000'

9TH CIVIL DISTRICT OF WILLIAMSON COUNTY  
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



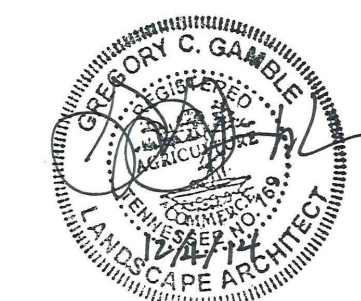
GAMBLE  
DESIGN COLLABORATIVE  
DEVELOPMENT PLANNING AND  
LANDSCAPE ARCHITECTURE  
greggamble209@gmail.com

**SHEET INDEX**

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**MODIFICATION OF STANDARDS**

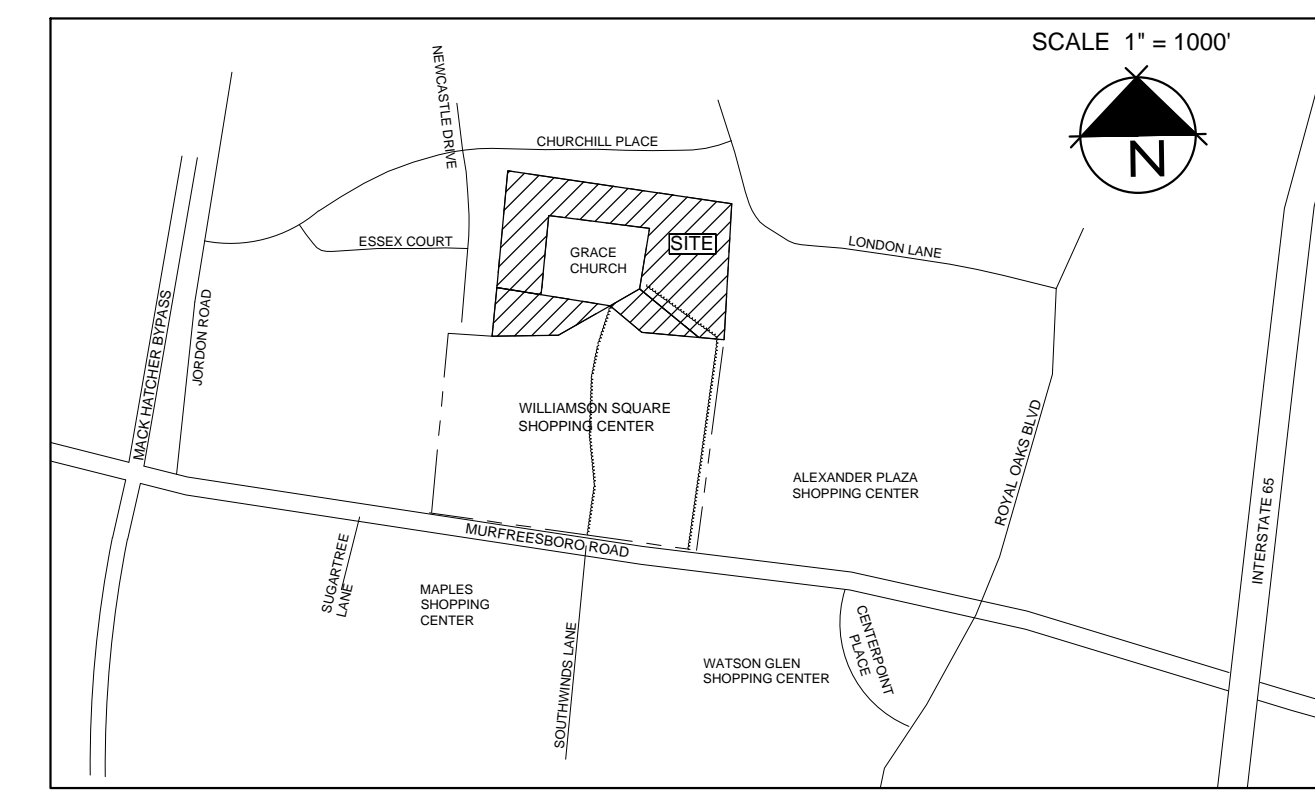
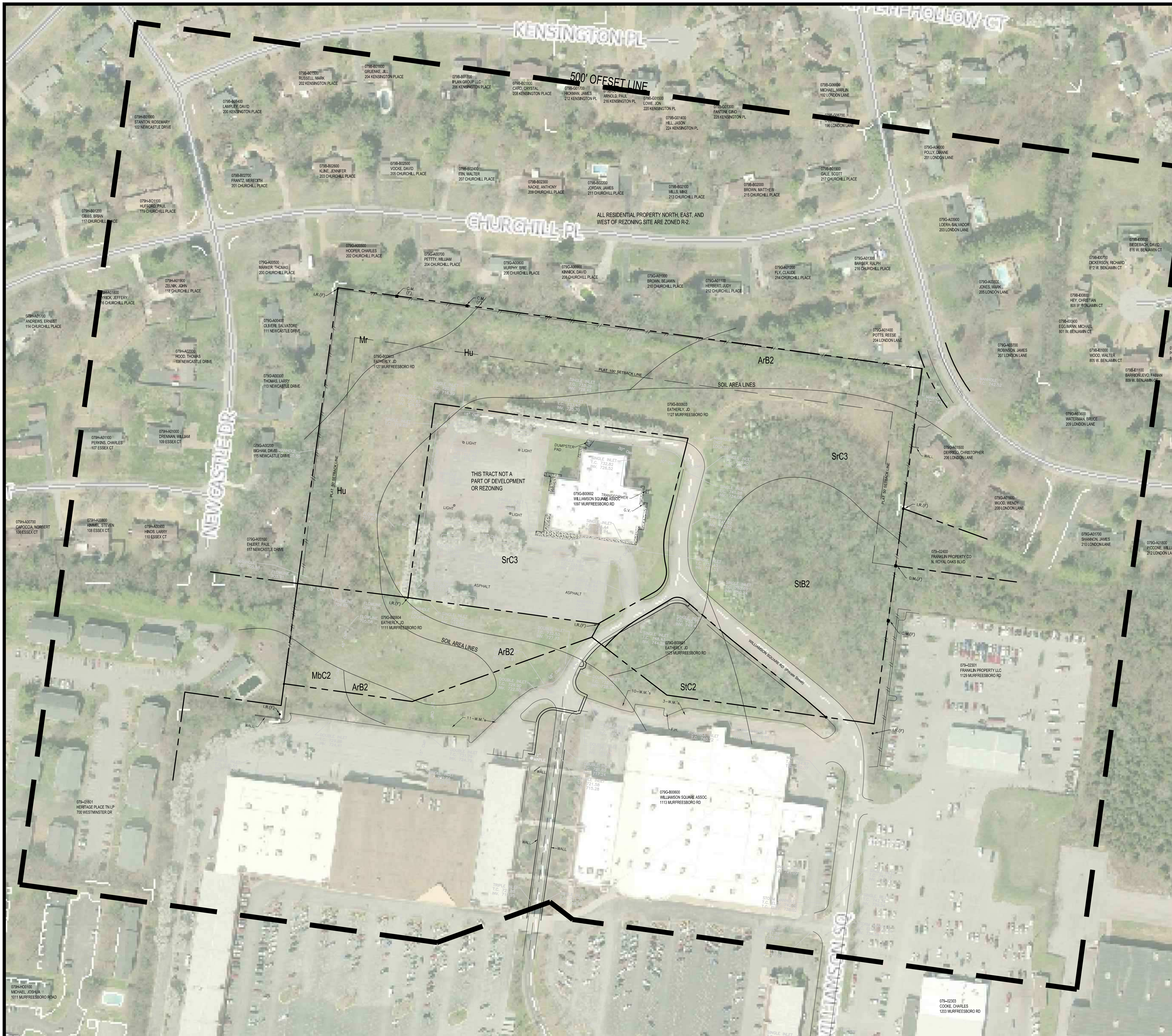
- MOS 1: SECTION 5.3.5 (3) (B) REQUEST TO INCREASE THE MAXIMUM BUILDING LENGTH OF THE ASSISTED LIVING BUILDING FROM 200 FEET TO A LENGTH OF 381 FEET. THIS DISTANCE IS THE LENGTH OF THE BUILDING VISIBLE FROM BUILDING FRONTAGE FACING THE ACCESS ROAD. BUILDING ARCHITECTURE IS ENHANCED WITH VERTICAL AND HORIZONTAL CHANGES IN THE FACADE PLANE AND SEVERAL DIFFERENT MATERIALS ACROSS THE FRONT OF THE BUILDING.
  - MOS 2: SECTION 5.3.5, RESIDENTIAL GARAGE STANDARDS. REQUEST TO PERMIT FRONT FACING GARAGE DOORS. GARAGE DOORS WOULD FACE THE PRIVATE DRIVE.
  - MOS 3: SECTION 5.3.5, RESIDENTIAL GARAGE STANDARDS. REQUEST TO PERMIT ONE 16 FOOT WIDE GARAGE DOOR.
  - MOS 4: MINIMUM BUILDING FOUNDATION. REQUEST TO PERMIT THE MINIMUM HEIGHT OF THE FOUNDATION FOR THE TOWN HOMES AT 4 INCHES FROM FINISHED GRADE.
- MODIFICATIONS OF STANDARDS REQUEST NUMBERS 2, 3 AND 4 ARE TO ADDRESS THE NEED FOR HANDICAP ACCESSIBILITY TO THE TOWN HOMES PROPOSED FOR THIS PUD. ACCESS TO THE GARAGE AND WITHIN THE GARAGE FOR SPECIAL NEEDS IS CRITICAL TO THE INTENT OF THESE INDEPENDENT LIVING TOWN HOMES. DUE TO SPACE CONSTRAINTS AND A NEED TO BUFFER THE RESIDENTIAL HOMES TO THE NORTH OF THIS PROPERTY WITH LANDSCAPING, THE ACCESS TO THE TOWN HOME GARAGES ARE FROM THE PRIVATE DRIVE BEHIND THE EXISTING CHURCH.



DECEMBER 4, 2014  
NOVEMBER 10, 2014

COF #4718





VICINITY MAP

**Site Data:**

Project Name: William Square  
 Address: 1127 Murrefreesboro Road, Franklin, TN 37203  
 Civil District: 9th  
 Map, Parcels: M 79G, Grp B, P 6.01-6.03-6.04  
 Owner: J.D. Eatherly  
 1720 West End Ave. #600  
 Nashville, Tennessee 37027  
 (615) 373-8850  
 Developers: J.D. Eatherly, Richard Chevez  
 1720 West End Ave. #600, 3595 Carothers Pkwy  
 Nashville, Tennessee 37027, Franklin, TN 37067  
 (615) 373-8850, (615) 330-1618  
 Site Area: 17.291 acres  
 6.01-1.215 Ac 6.03-13.683 Ac 6.04-2.393 Ac  
 Townhomes 12.69 Ac / 552,808.40 SF  
 Assisted Living 4.60 Ac / 200,387.56 SF  
 Existing Zoning: (G) and (GO)  
 Proposed Zoning: SD-X 3, 39, 68, 961  
 Character Area Overlay: McEwen (MECO-9)  
 Other Overlays: None  
 Development Standard: Conventional

**NOTE:**

THE DEVELOPMENT AND ALL LOTS WITHIN 500 FEET ARE IN THE MCEWEN - 9 CHARACTER DISTRICT

**SOIL IDENTIFICATION**

- ArB2 ARMOUR SILT LOAM, 2-5 % ERODED
- Hu HUNTINGTON SILT LOAM, PHOSPHATIC (G) and (GO)
- MbC2 MAURY SILT LOAM, 5-12% ERODED
- Mr MINE LAND, RECLAIMED
- SIC3 STIVERSVILLE CLAY LOAM, 5-12% SEVERLEY ERODED
- SIB2 STIVERSVILLE SILT LOAM, 2-5% ERODED
- SIC2 STIVERSVILLE SILT LOAM, 5-12% ERODED

**NOTE:**

THE DEVELOPMENT AND ALL LOTS WITHIN 500 FEET ARE IN THE MCEWEN - 9 CHARACTER DISTRICT

**GDC**  
 GAMBLE  
 DESIGN COLLABORATIVE  
 DEVELOPMENT PLANNING AND  
 LANDSCAPE ARCHITECTURE  
 144 SOUTHEAST PARKWAY  
 SUITE 230  
 FRANKLIN, TENNESSEE 37064  
 GREG GAMBLE  
 greggamble2009@gmail.com  
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**SERANA  
 DEVELOPMENT PLAN  
 1127 MURREFREESBORO ROAD  
 FRANKLIN, TENNESSEE**

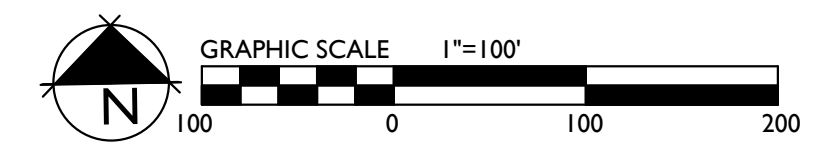


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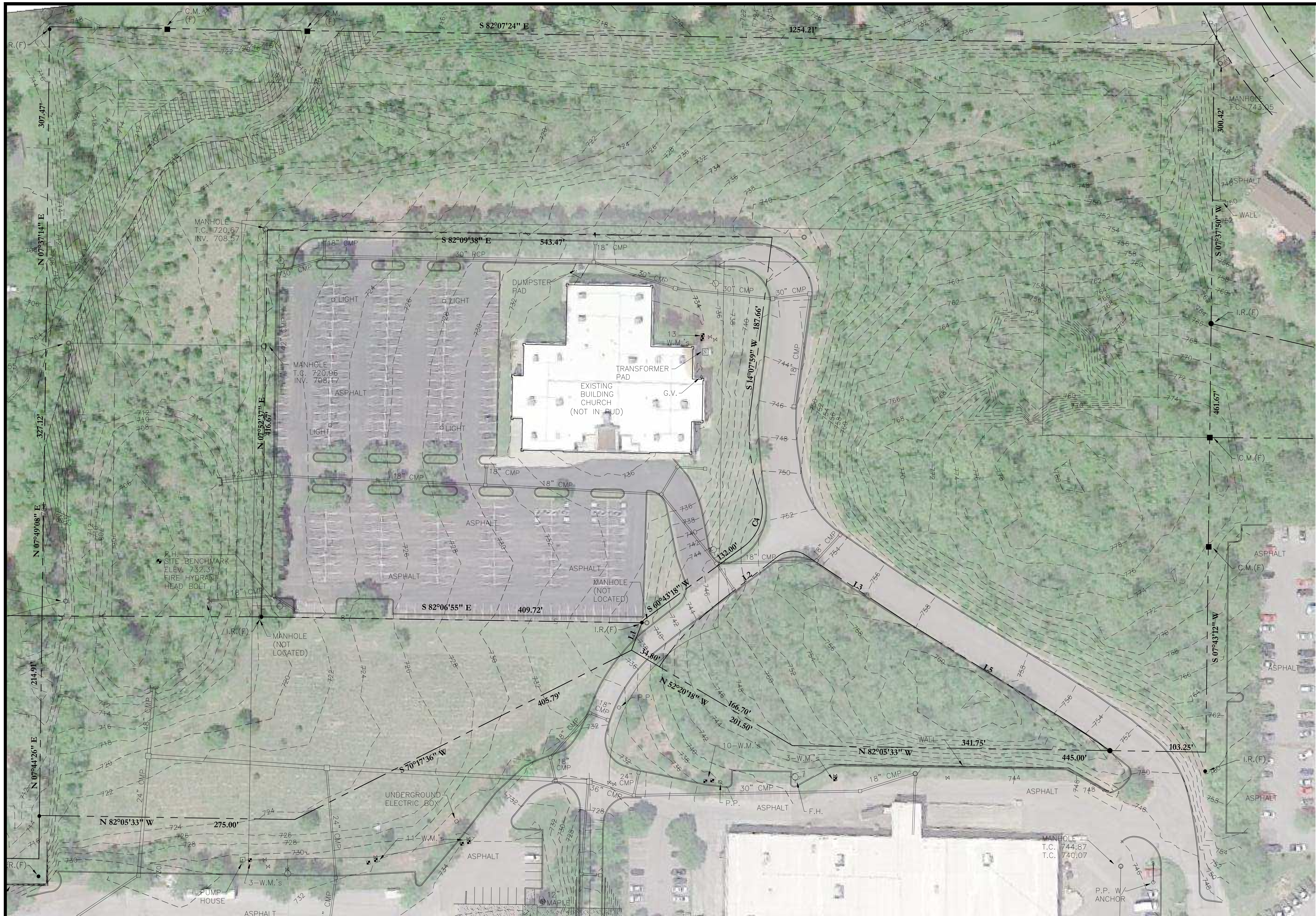
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**BOUNDARY PLAN**



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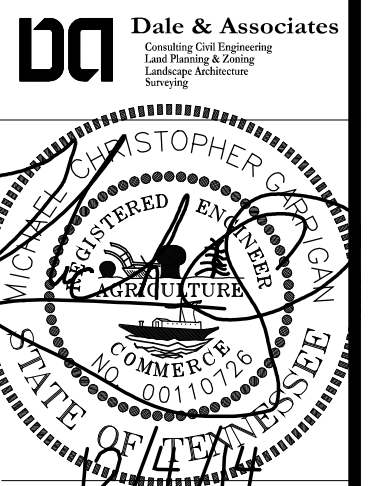




TOTAL AREA = 17.291 ACRES  
= 753,204.516 S.F.

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 SUITE 230  
 FRANKLIN, TENNESSEE 3706  
 GREG GAMBLE  
 greggamble209@gmail.com  
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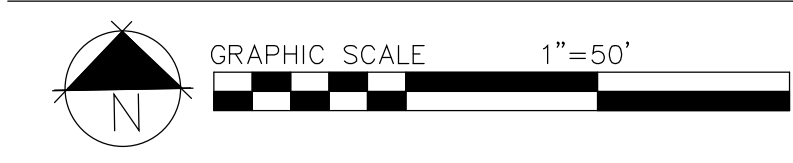
**SERENA PUD SUBDIVISION  
 DEVELOPMENT PLAN**  
 1127 MURFREESBORO ROAD  
 FRANKLIN, TENNESSEE



rev. date  
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 GCG Job No. 14006  
 JULY 8, 2014

SHEET  
**C1.1**

EXISTING CONDITIONS



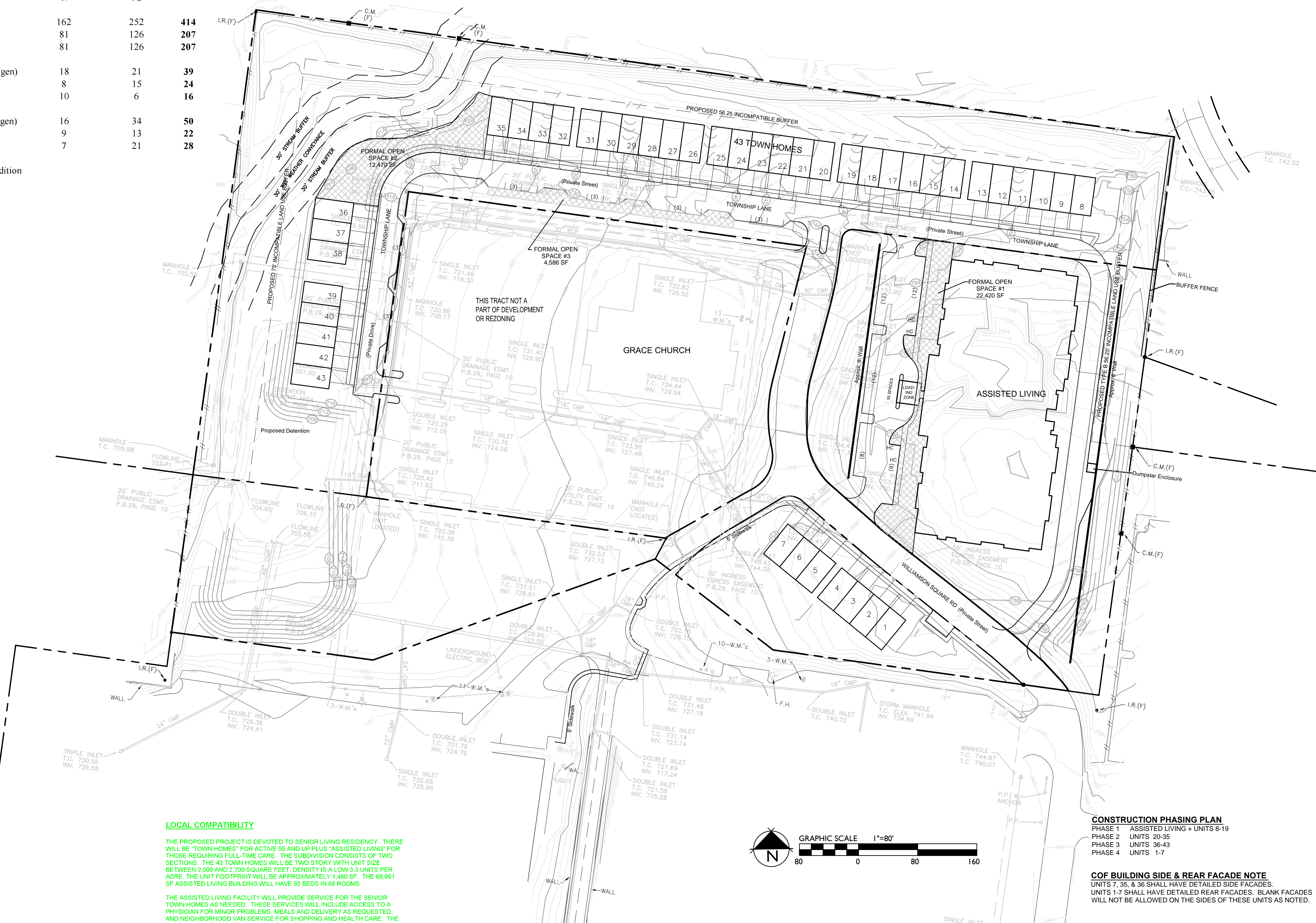
COF # 4718



**TRIP GENERATION PEAK HOUR CHART**

Williamson Square Land Use:	LUC 252	LUC 254	Sr. Adult Housing Assisted Living TOTAL (Attached)
Size:	47	92	
Average Daily Traffic	162	252	414
Daily Enter	81	126	207
Daily Exit	81	126	207
AM Peak Hour Total (gen)	18	21	39
AM Peak Hour Enter	8	15	24
AM Peak Hour Exit	10	6	16
PM Peak Hour Total (gen)	16	34	50
PM Peak Hour Enter	9	13	22
PM Peak Hour Exit	7	21	28

Trip Generation 9th Edition



**LOCAL COMPATIBILITY**

THE PROPOSED PROJECT IS DEVOTED TO SENIOR LIVING RESIDENCY. THERE WILL BE "TOWN HOMES" FOR ACTIVE 55 AND UP PLUS "ASSISTED LIVING" FOR THOSE REQUIRING FULL-TIME CARE. THE SUBDIVISION CONSISTS OF TWO SECTIONS. THE 43 TOWN HOMES WILL BE TWO-STORY WITH UNIT SIZE BETWEEN 2,000 AND 2,700 SQUARE FEET. DENSITY IS A LOW 3.3 UNITS PER ACRE. THE UNIT FOOTPRINT WILL BE APPROXIMATELY 1,400 SF. THE 68,981 SF ASSISTED LIVING BUILDING WILL HAVE 92 BEDS IN 68 ROOMS.

THE ASSISTED LIVING FACILITY WILL PROVIDE SERVICE FOR THE SENIOR TOWN HOMES AS NEEDED. THESE SERVICES WILL INCLUDE ACCESS TO A PHYSICIAN FOR MINOR PROBLEMS, MEALS AND DELIVERY AS REQUESTED, AND NEIGHBORHOOD VAN SERVICE FOR SHOPPING AND HEALTH CARE. THE VAN WILL REDUCE VEHICULAR USE TYPICALLY SEEN AT TOWN HOME DEVELOPMENTS.

THE FUTURE CONSTRUCTION SURROUNDS A 1990 MOVIE THEATER THAT HAS BECOME A CHURCH. ONE ENTERS THE PROJECT THROUGH THE COMMERCIAL WILLIAMSON SQUARE SHOPPING CENTER. TO THE REAR OF THE PROJECT IS THE ROYAL OAKS SUBDIVISION WITH HOMES IN THE 2,500-SF RANGE ON .5 ACRE+ LOTS.

CURRENT ZONING FOR THE ASSISTED LIVING SITE ALLOWS THIS BUILDING USE. HOWEVER, CURRENT ZONING (GO) FOR THE TOWN HOMES DOES NOT ALLOW ATTACHED RESIDENTIAL. THE PROPOSED PLAN REQUIRES REZONING OF THE PROPERTY TO BOX TO ACCOMMODATE THE TOWN HOMES. THIS REZONING IS BEING REQUESTED FOR THE ENTIRE PROJECT SITE.

THE ASSISTED LIVING FACILITY WILL BE A NON-INSTRUSIVE NEIGHBOR WITH MINIMAL TRAFFIC CREATION. RESIDENTS WILL NOT HAVE VEHICLES. ANY THAT WISH TO GO AND COME FROM THE FACILITY WILL BE DRIVEN BY OTHERS OR THE RESIDENT VAN. MANY OF THEIR RESIDENTS AT THESE FACILITIES ARE NOT MOBILE. WALKING TO THE FRONT PORCH IS OFTEN THE EXTENT THAT THEY MOVE ON THEIR OWN. PETS ARE FEW IF ANY.

THE TOWN HOMES WILL BE SEPARATED FROM THE ROYAL OAKS SUBDIVISION BY AN EXISTING WOODED BERM. THE EXISTING LANDSCAPE WILL BE SUPPLEMENTED AS NEEDED WITH ADDITIONAL EVERGREENS. THE NEIGHBORS BORDERING THE PROJECT WILL BE INVOLVED IN THE PROCESS TO IMPROVE THE NATURAL SCREEN. THE PROJECT WILL HAVE A 56.25 LANDSCAPE BUFFER FACING THE SINGLE FAMILY ROYAL OAK HOMES. THERE IS A 50' REAR SETBACK FOR THIS SITE.

**OPEN SPACE AREAS**

#	FORMAL TYPE	SOFT	ACREAGE
1	POCKET PARK	22,420 SF	0.51
2	POCKET PARK	12,470	0.29
3	POCKET PARK	4,586	0.11
TOTAL:		39,476 SF	0.91 AC

**OPEN SPACE PROVISION**

TOTAL SITE AREA:	753,204 SF	17.29 AC
TOTAL REQUIRED OPEN SPACE:	37,660 SF	0.86 AC 5%
FORMAL REQUIRED:	37,660 SF	0.86 AC 5%
FORMAL PROVIDED:	39,476 SF	0.91 AC

**FORMAL SPACE DESCRIPTION**

THE FORMAL OPEN SPACE ON THIS PROJECT CONSISTS OF TWO POCKET PARKS. ONE WILL BE IN FRONT OF THE ASSISTED LIVING CLOSE TO PATIENT ROOMS. THE OTHER IS IN-BETWEEN UNITS 35 AND 36. IN BOTH OF THESE PARKS, THERE WILL BE SOLID PATIO SURFACES AND OUTDOOR FURNITURE. THERE WILL ALSO BE OUTDOOR LIGHTS. BOTH WILL BE HANDICAP ACCESSIBLE WITH SPACIOUS LEVEL AREAS AND RAMPS AS NEEDED.

**CONNECTIVITY INDEX**

NOT APPLICABLE

**INCOMPATIBLE USE BUFFER**

REQUIRED BUFFER 75'  
REDUCED BY EXISTING BERM TO 56.25'  
50' OTHER SIDES AGAINST RESIDENTIAL

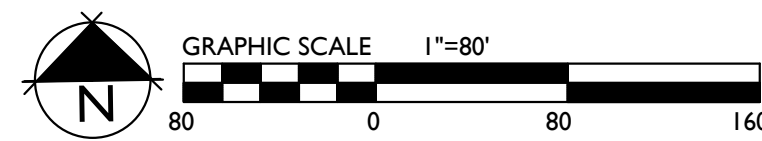
**PARKLAND DEDICATION**

PARKLAND DEDICATION SHALL BE FEE IN LIEU FOR THIS DEVELOPMENT PLAN. NONE REQUIRED FOR ASSISTED LIVING.  
35 X 1200SF = 42,000 SF 8 X 600SF = 4,800 SF  
TOTAL PARKLAND DEDICATION AREA: 46,800 SF

**HYDRANT FIRE FLOW**

WATER MAIN 16" DUCTILE IRON  
FLOW: 1,100 GPM  
STATIC PRESSURE: 64 PSI  
RESIDUAL PRESSURE: 22 PSI  
FLOW AT 20 PSI: 2,239 GPM

**NOTE: FIRE FLOW**  
NEW FIRE FLOW REQUESTED



**CONSTRUCTION PHASING PLAN**

- PHASE 1 ASSISTED LIVING + UNITS 8-19
- PHASE 2 UNITS 20-35
- PHASE 3 UNITS 36-43
- PHASE 4 UNITS 1-7

**COF BUILDING SIDE & REAR FACADE NOTE**

UNITS 7, 35, & 36 SHALL HAVE DETAILED SIDE FACADES.  
UNITS 1-7 SHALL HAVE DETAILED REAR FACADES. BLANK FACADES WILL NOT BE ALLOWED ON THE SIDES OF THESE UNITS AS NOTED.

**STREAMSIDE BUFFER ENHANCEMENT**

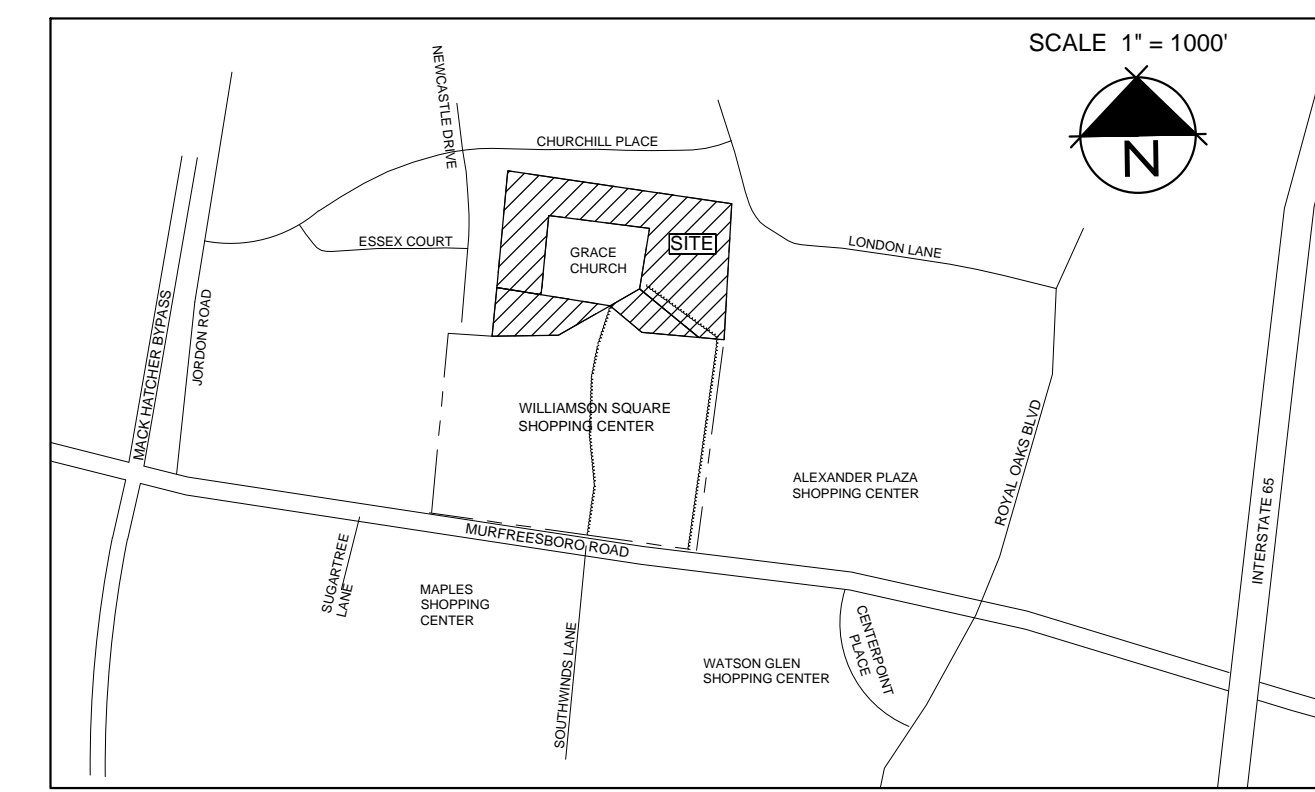
ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR THE BANKS OF THE ON-SITE STREAM.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

**LAND USE PLAN COMPLIANCE**

CHARACTER AREA OVERLAY: MCO-9  
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

- THIS BLOCK IS LOCATED IN THE CENTER OF THE MCO-9 CHARACTER AREA 9.
- THE PROPOSED DEVELOPMENT PLAN IS AN ADAPTATION OF AN INFILL SITE TO A NEW LAND USE SIMILAR TO THE SURROUNDING SINGLE FAMILY HOUSING. THE PLAN FOR THE DONUT SHAPED PROPERTY IS TO CONSTRUCT AN ASSISTED LIVING FACILITY AND TOWN HOMES FOR 55 AND UP. EXISTING VEGETATION ALONG THE PROPERTY LINES AND IN THE DETENTION AREA WILL BE PRESERVED. FORMAL OPEN SPACE HAS BEEN CREATED FOR BOTH THE ASSISTED LIVING AND THE TOWN HOMES. THE NEW PLAN FOR THE UNDEVELOPED PROPERTY OFFERS MEDIUM DENSITY RESIDENTIAL HOUSING AS TRANSITIONAL ZONING FROM COMMERCIAL TO SINGLE FAMILY.
- THE PROPOSED DEVELOPMENT IS ACCESSED FROM 1 ROADWAY FROM MURFREESBORO ROAD AND 2 DRIVEWAYS THROUGH THE WILLIAMSON SQUARE SHOPPING CENTER.



VICINITY MAP

**Site Data:**

Project Name:	Williamson Square
Address:	1127 Murfreesboro Road Franklin, TN 37203
Civil District:	9th
Map, Parcels:	M 79G, Grp B, P 6.01-6.03-6.04
Owner:	J.D. Eatherly 1720 West End Ave. #600 Nashville, Tennessee 37027 (615) 373-8850
Developer:	J.D. Eatherly 1720 West End Ave. #600 Nashville, Tennessee 37027 (615) 373-8850
Site Area:	17.30 acres
Disturbed Area:	±11.69 ac onsite ± 0 - ac offsite ±11.69 ac total
Existing Zoning:	(GC) and (GO)
Proposed Zoning:	SD-X DENSITY SF OF COM
Character Area Overlay:	McEwen (MCO-9)
Other Overlays:	None
Development Standard:	Conventional
Drainage Basin:	None
Existing Structures:	None
Incompatible Use Buffer:	Type 'B' Buffer adjacent to SF Residential BUFFER SHOWN IS 56.25' WITH THE ADDITION OF A BERM
Building setbacks:	N/A Front 15' Side 30' Rear
Permitted Commercial Uses:	Assisted Living Attached Residential
Ex. Building Area:	No structures present
Prop. Building Area:	Assisted Living 59,736 sf Townhouses 62,608 sf
Total Building Area:	122,344 sf
Proposed Building Height:	Assisted Living 1-story Townhouses 2-story
Min. Landscape Surface Ratio:	0.20
Proposed LSR:	0.49
Minimum Parking Required:	Assisted Living 34 0.5/room (x68) Townhouses 129 3/unit for 3 bedroom (x43) Total: 163 total spaces required
Provided Parking:	Assisted Living 53 Spaces Townhouses 86 Driveway 86 Garage 27 Parking Lots Street
Bike Parking:	Total Provided 252 12 spaces (1/20 Parking Spaces)
Open Space:	OPEN SPACE REQUIRED SEE CHART THIS PAGE

**STATEMENT OF IMPACTS**

**WATER**  
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE 8" WATER MAIN WILL BE SERVED BY A LOOP CREATED BY CONNECTING TO A LINE ON LONDON LANE TO AN EXISTING LINE ON-SITE RUNNING TO MURFREESBORO ROAD. THE FACILITY WILL CONNECT TO EXISTING SERVICE. NO NEW LINES ARE BEING RUN TO THE SITE. WE ARE WAITING FOR A REPORT FROM THE CITY WATER SERVICE FOR SYSTEM CAPACITY.  
WATER / SEWER FLOWS: 38,850 GPD or 105 SFUE

**REUSE WATER FACILITIES**  
THERE IS NOT A GRAY WATER LINE NEAR THE SITE.

**SEWER**  
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION IS EXISTING MANHOLE ON-SITE. NO NEW SERVICE IS BEING RUN TO THE SITE. WE ARE WAITING FOR A REPORT FROM THE CITY SEWER SERVICE FOR SYSTEM CAPACITY.

**DRAINAGE FACILITIES**  
THE PROPERTY WILL BE DRAINED TO 3 RAIN GARDENS AND A DRY POND. STORMWATER WILL BE TREATED PER THE CITY OF FRANKLIN'S STORMWATER MANAGEMENT REQUIREMENTS. STORMWATER LEAVING THE DRY POND WILL BE DIRECTED TO AN ON-SITE WET WEATHER CONVEYANCE. THE PROJECT SITE CURRENTLY HANDLES UPSTREAM AND ON-SITE RUNOFF FROM DATED DRAINAGE STRUCTURES AND REGULATIONS. THE APPROVED PLANS WILL IMPROVE DRAINAGE CONTROLS FOR "QUANTITY AND QUALITY."

**POLICE AND FIRE**  
FRANKLIN FIRE STATION 2, 907 MURFREESBORO RD - 3 MILES DRIVING DISTANCE  
FRANKLIN POLICE STATION 900 COLUMBIA AVE - 2.6 MILES DRIVING DISTANCE

**RECREATION FACILITIES**  
PINKERTON PARK - 1.8 MILES DRIVING DISTANCE  
ASSISTED LIVING WILL NOT USE PARK FACILITIES. PINKERTON PARK IS VERY SUITABLE TO THE NEEDS OF SENIOR CITIZENS WHO MAY CARE FOR GRANDCHILDREN AND UTILIZE PASSIVE FEATURES SUCH AS WALKING TRAILS AND PICNIC SHELTERS.

**PROJECTED STUDENT POPULATION**  
THE STUDENT POPULATION IS PROJECTED TO BE ZERO TO VERY LITTLE BECAUSE THIS IS A SENIOR LIVING DEVELOPMENT. TOWN HOMES ARE RESTRICTED TO 55 AND OLDER RESIDENTS, BUT MAY PROVIDE CHILD CARE. ASSISTED LIVING IS FOR SENIORS WHO ARE PAST CARING FOR CHILDREN.

**REFUSE COLLECTION**  
REFUSE COLLECTION SERVICE FOR THE ASSISTED LIVING FACILITY WILL BE PROVIDED BY PRIVATE COLLECTION. REFUSE COLLECTION FOR THE TOWN HOMES WILL BE PROVIDED BY CITY OF FRANKLIN. DUMPSTER FOR ASSISTED LIVING WILL BE SCREENED PER COF STANDARDS; IT IS LOCATED BEHIND THE BUILDING.

**RESTRICTIVE COVENANTS**  
A HOMEOWNERS ASSOCIATION INCLUDING THE ASSISTED LIVING FACILITY WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. COMMON AREAS WILL BE MAINTAINED THROUGH THE ASSOCIATION.

**STREET NETWORK**  
THE PROJECT UTILIZES EXISTING STREETS ON-SITE AND CONNECTING TO MAJOR THOROUGHFARE HWY 96/MURFREESBORO ROAD. THE ASSISTED LIVING RESIDENTS WILL NOT HAVE CARS. THE IMPACT ON ADJACENT ROADS WILL BE SMALL DUE TO THE LIMITED STAFF MEMBERS AND SENIOR CITIZENS LIVING ON-SITE. THE ASSISTED LIVING FACILITY WILL OFFER MEALS TO RESIDENTS IN SENIOR TOWNHOMES REDUCING DRIVING.

**MINERAL RIGHTS**  
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

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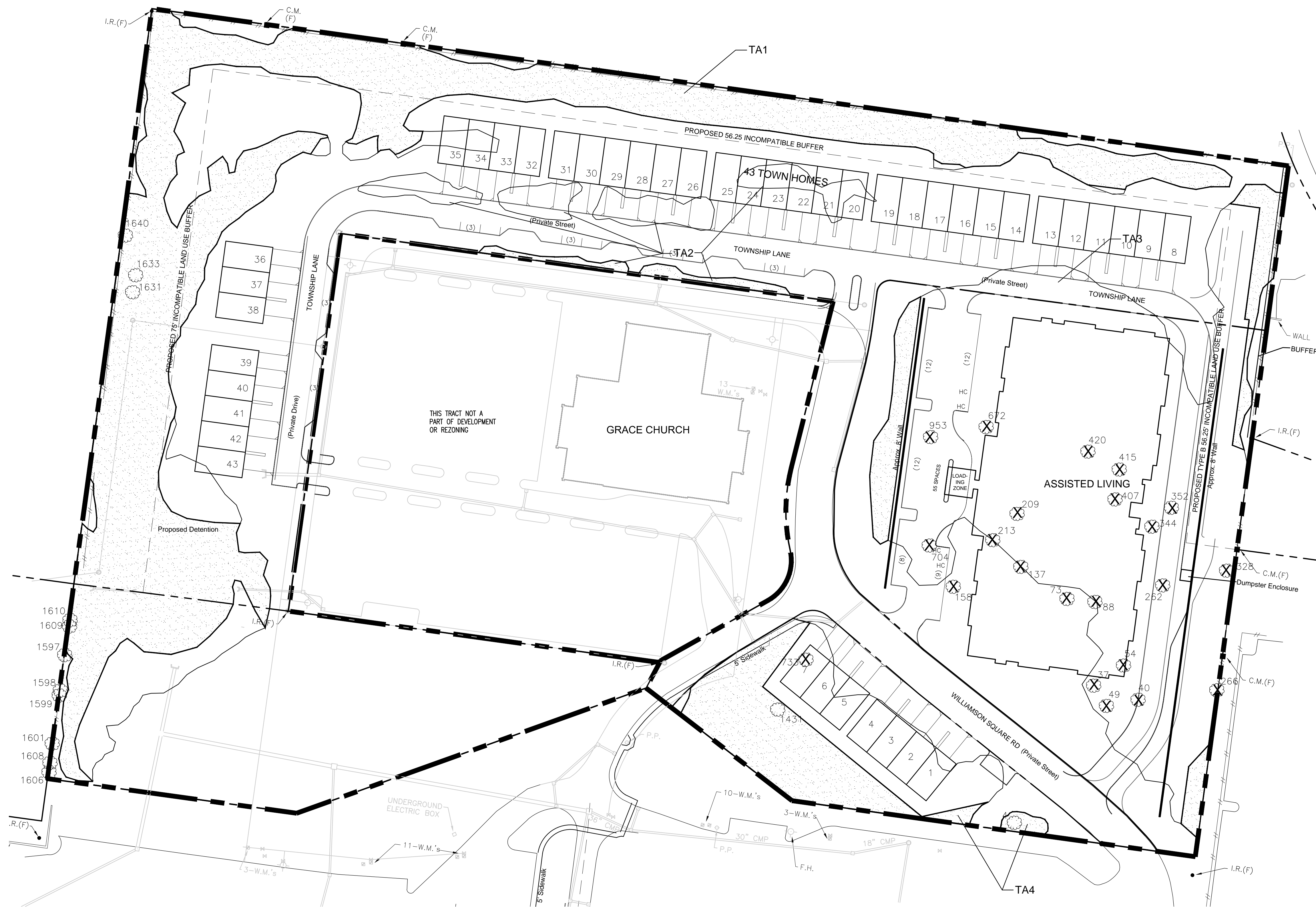
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SHEET  
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DEVELOPMENT PLAN  
COF #4718





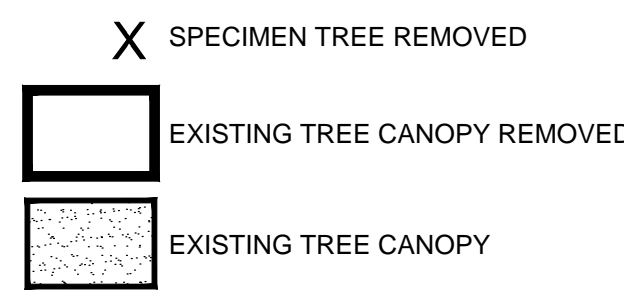
**Site Data:**

Project Name: Williamson Square  
 Address: 1127 Murfreesboro Road, Franklin, TN 37203  
 Civil District: 9th  
 Map, Parcels: M 79G, Grp B, P 6.01-6.03-6.04  
 Owner: J.D. Eatherly, 1720 West End Ave. #600, Nashville, Tennessee 37027, (615) 373-8850  
 Developers: J.D. Eatherly, 1720 West End Ave. #600, Nashville, Tennessee 37027, (615) 373-8850; Richard Chevaz, 3595 Carothers Pkway, Franklin, TN 37067, (615) 330-1618  
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 6.01-1.215 Ac 6.03-13.683 Ac 6.04-2.393 Ac  
 Townhomes 12.69 Ac / 552,808.40 SF  
 Assisted Living 4.60 Ac / 200,387.56 SF

**SPECIMEN TREE SURVEY**

Number	Type	Size	Health	Status
4	LOCUST	28"	GOOD	
37	OAK	26"	GOOD	REMOVED
40	OAK	24"	GOOD	REMOVED
49	HACKBERRY	30"	GOOD	REMOVED
54	OAK	30"	GOOD	REMOVED
73	OAK	36"	GOOD	REMOVED
88	HACKBERRY	26"	GOOD	REMOVED
137	HACKBERRY	32"	GOOD	REMOVED
158	OAK	30"	GOOD	REMOVED
209	HICKORY	30"	GOOD	REMOVED
213	OAK	32"	GOOD	REMOVED
262	HACKBERRY	28"	GOOD	REMOVED
266	HACKBERRY	30"	GOOD	REMOVED
328	HACKBERRY	24"	GOOD	
344	HACKBERRY	28"	GOOD	REMOVED
351	HACKBERRY	30"	GOOD	REMOVED
407	HACKBERRY	32"	GOOD	REMOVED
415	HACKBERRY	24"	GOOD	REMOVED
420	HACKBERRY	34"	GOOD	REMOVED
672	HACKBERRY	28"	GOOD	REMOVED
704	HACKBERRY	32"	GOOD	REMOVED
733	HACKBERRY	24"	GOOD	
953	OAK	24"	GOOD	REMOVED
1431	LOCUST	24"	GOOD	REMOVED
1597	HACKBERRY	36"	GOOD	
1598	CHERRY	28"	GOOD	
1599	CHERRY	32"	GOOD	
1601	CHERRY	28"	GOOD	
1606	CHERRY	24"	GOOD	
1608	CHERRY	30"	GOOD	
1609	CHERRY	28"	GOOD	
1610	CHERRY	36"	GOOD	
1631	HACKBERRY	24"	GOOD	
1633	HACKBERRY	24"	GOOD	
1640	HACKBERRY	24"	GOOD	REMOVED

**TREE PRESERVATION PLAN**



**REQUIRED TREE CANOPY PRESERVATION CHART**  
(WHOLE SITE REQUIRED TO 95%)

TOTAL SITE AREA:	753,219 SF (17.29 AC)
EXISTING CANOPY AREA:	350,617 SF (8.05 AC) 47% OF SITE
SD-R REQUIRED PRESERVATION:	45%, 157,777 SF (3.62 AC)
PROVIDED PRESERVATION:	45%, 158,855 SF (3.65 AC)

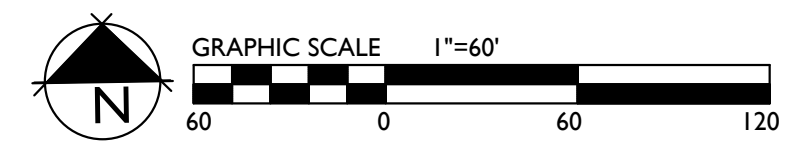
**TREE CANOPY RETENTION**

TREE AREA	EXISTING	REMOVED	RETAINED
TA 1	140,885 SF	18,137 SF	121,948 SF
TA 2	15,368 SF	12,478 SF	2,890 SF
TA 3	155,272 SF	142,885 SF	12,387 SF
TA 4	39,990 SF	18,360 SF	21,630 SF
<b>TOTAL SF</b>	<b>350,715 SF</b>	<b>191,860 SF</b>	<b>158,855 SF</b>
<b>TOTAL ACRES</b>	<b>8.05 AC</b>	<b>4.40 AC</b>	<b>3.65 AC</b>

**TREE CANOPY DATA**  
 EXISTING TREE CANOPY: 350,715 SF  
 350,715 SF / 753,219 SF = .47 (47%) OF TOTAL SITE  
 REQUIRED CANOPY PRESERVATION =  
 45% OF TOTAL CANOPY  
 350,715 SF \* 45% = 157,822 SF  
 PROVIDED CANOPY PRESERVED =  
 158,855 SF (45%) OF TOTAL EXISTING CANOPY

TOTAL SPECIMEN TREES REMOVED: 22  
 TOTAL HEALTHY INCHES REMOVED: 634 INCHES  
 REPLACEMENT REQUIRED: 1268 INCHES

**TREE PRESERVATION PLAN**



rev. date

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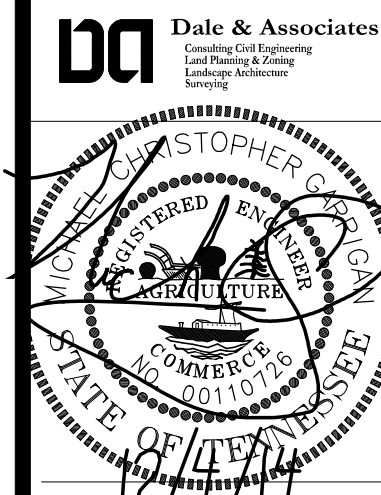
GCG Job No. 14006  
 NOVEMBER 11, 2014

**SHEET**  
**C1.3**



TOTAL AREA = 17.291 ACRES  
 = 753,204.516 S.F.  
 IMPERVIOUS AREA = 5.961 ACRES  
 = 259,653 S.F.  
 DISTURBED AREA = 11,689 ACRES  
 = 509,166.23 S.F.

**SERENA PUD SUBDIVISION  
 DEVELOPMENT PLAN**  
 1127 MURFREESBORO ROAD  
 FRANKLIN, TENNESSEE



rev. date

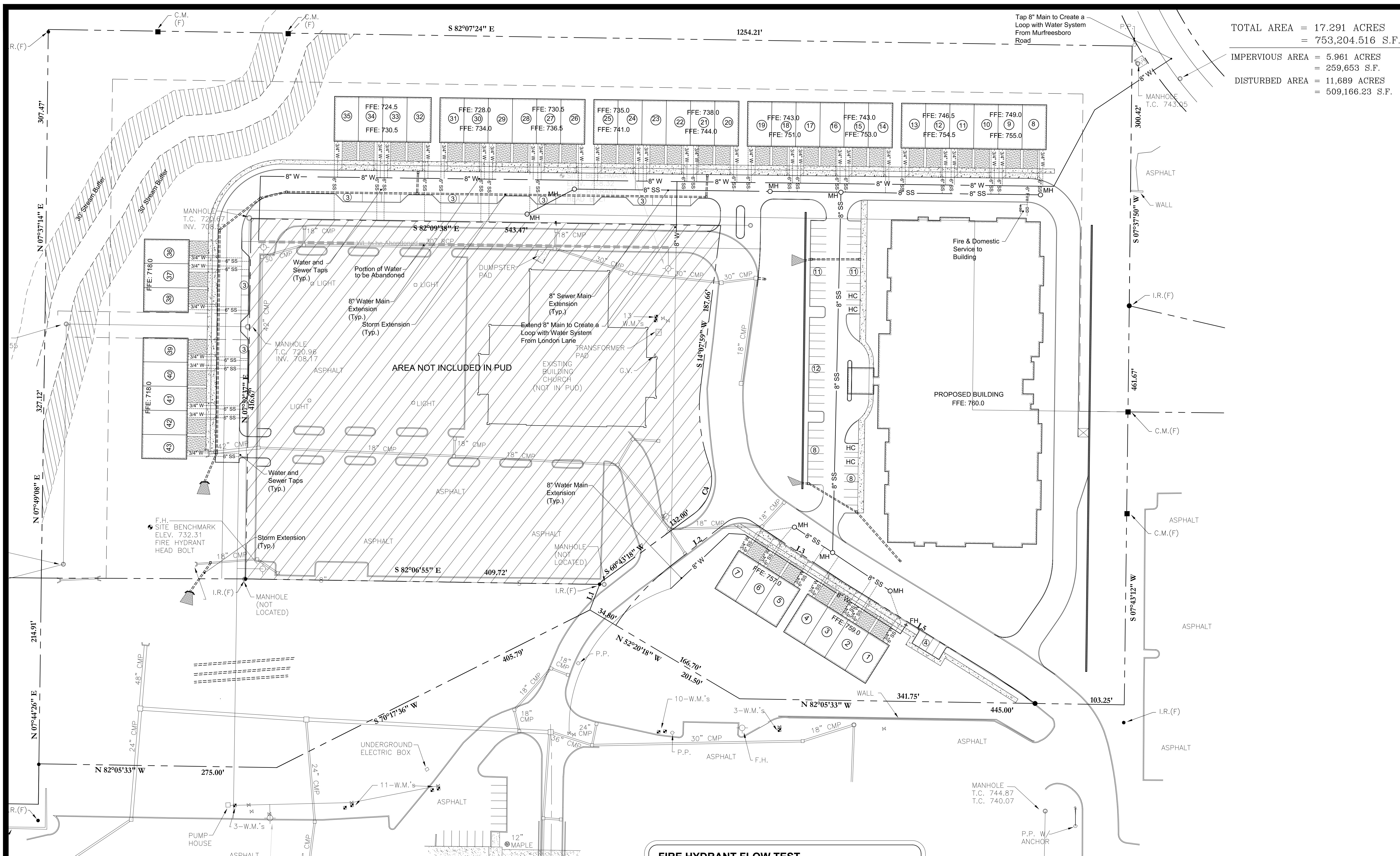
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GCG Job No. 14006  
 JULY 8, 2014

SHEET

C2.0

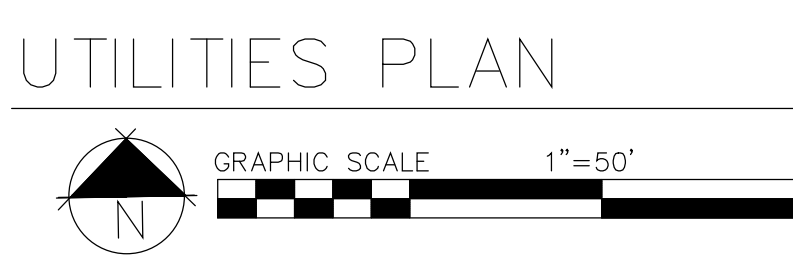
COF # 4718



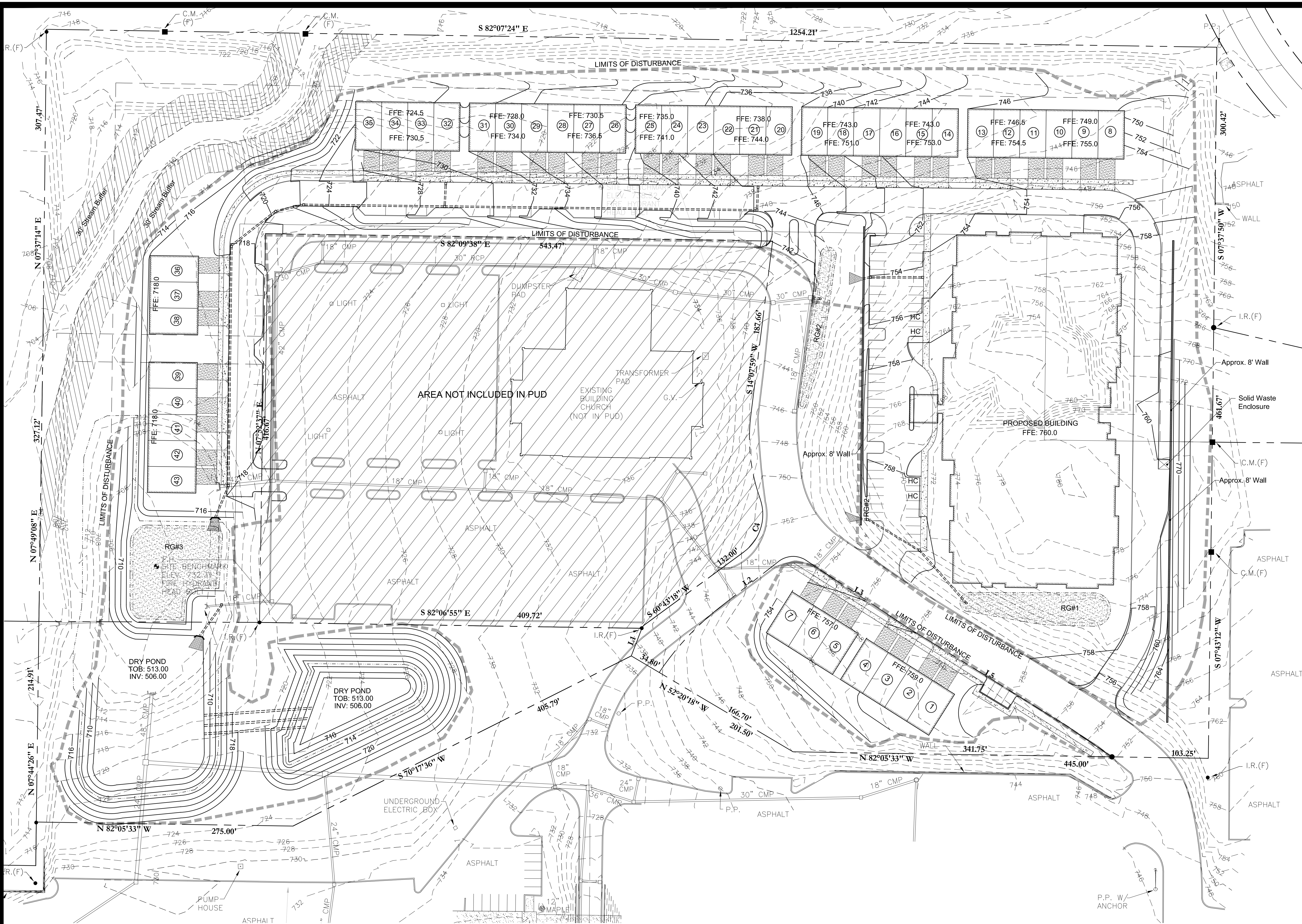
**WATER & SEWER IMPACT**  
 A Water and Sewer Availability Letter and Request Form was submitted to City of Franklin on August 25, 2014. The Letter and Request Form predicts that 36,850 GPD or 105 SFU's will be the Impact of this development.

**FIRE HYDRANT FLOW TEST**  
 Results from the Two-Hydrant Flow Test Performed on 9/16/08 using the Hydrants located along the north side of Murfreesboro Rd in front of Williamson Square. New connection insures the systems will be within the same loop.  
 Flow test results:  
 Static=64 psi  
 Residual=22 psi  
 Flow=1,110 gpm  
 Extrapolated Flow at 20 psi=2,239 gpm

**NOTE:** UPDATED HYDRANT TEST REQUESTED AND TO BE PROVIDED ONCE RESULTS ARE BACK.



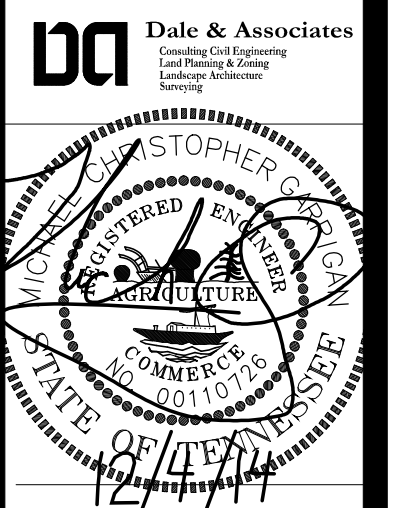




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**GDC**  
 GAMBLE  
 DESIGN COLLABORATIVE  
 DEVELOPMENT PLANNING AND  
 LANDSCAPE ARCHITECTURE  
 144 SOUTHEAST PARKWAY  
 SUITE 230  
 FRANKLIN, TENNESSEE 37069  
 GREG GAMBLE  
 greggambles209@gmail.com  
 615.975.5765

**SERENA PUD SUBDIVISION  
 DEVELOPMENT PLAN**  
 1127 MURFREESBORO ROAD  
 FRANKLIN, TENNESSEE



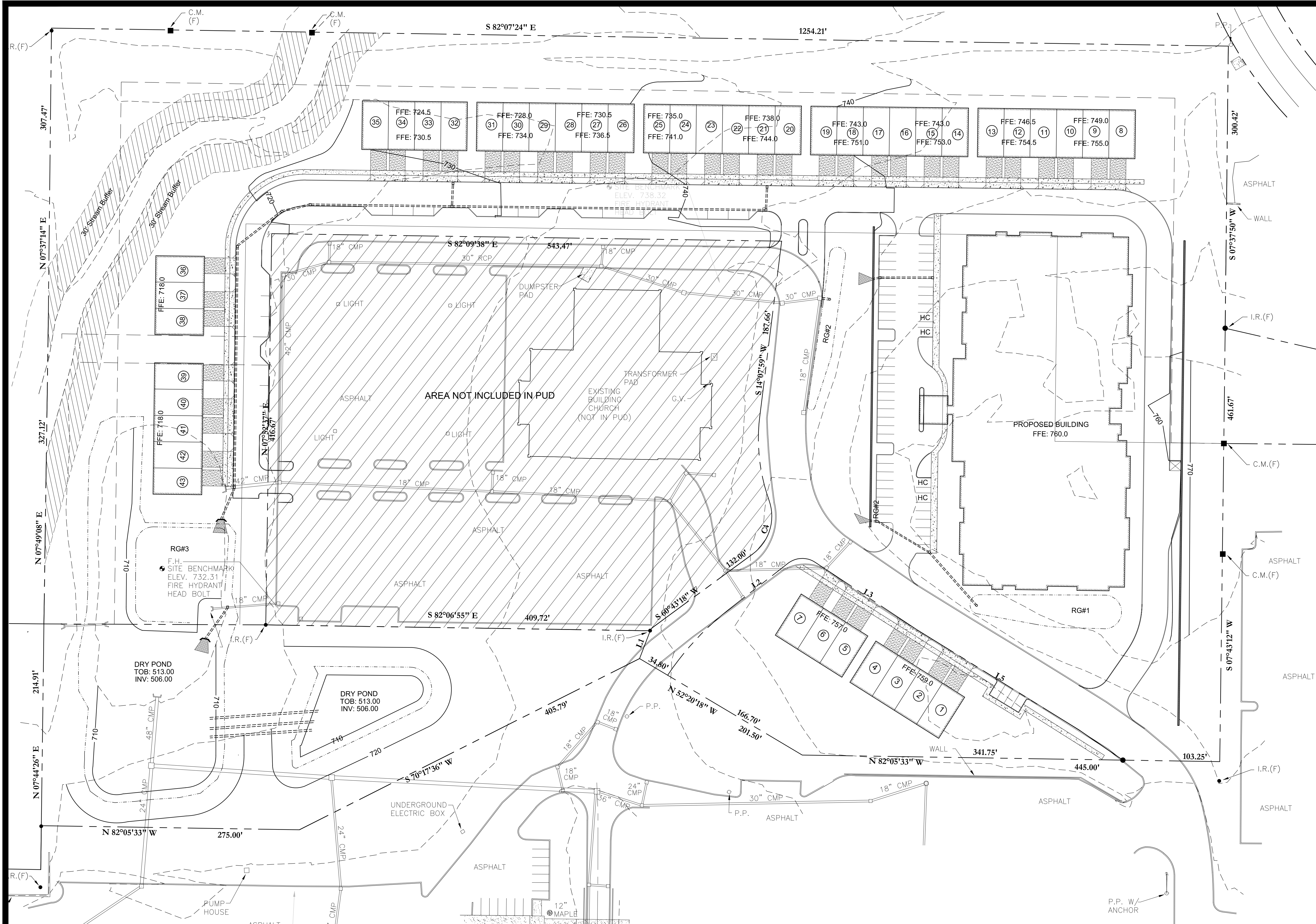
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 GCG Job No. 14006  
 JULY 8, 2014

**Flood Note**  
 This Property Does NOT lie within a Flood Hazard Area,  
 as depicted on Flood Insurance Rate Map (FIRM) Number  
 47187C0212F, Date September 29, 2006.

**GRADING PLAN**  
 GRAPHIC SCALE 1"=50'  
 N

SHEET  
**C3.0**  
 COF # 4718

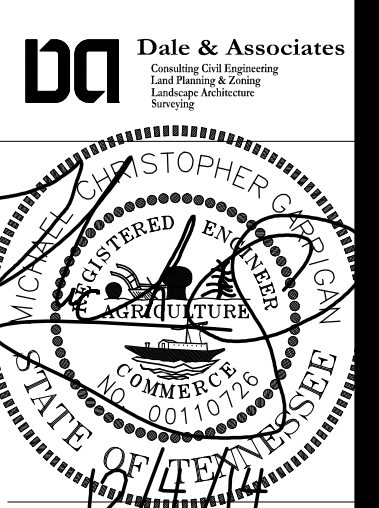




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 144 SOUTHEAST PARKWAY  
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 greggambledesign@gmail.com  
 615.975.5765

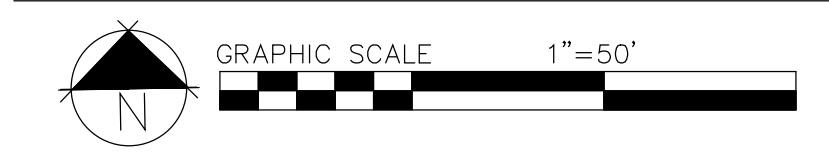
**SERENA PUD SUBDIVISION  
 DEVELOPMENT PLAN**  
 1127 MURFREESBORO ROAD  
 FRANKLIN, TENNESSEE



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 GCG Job No. 14006  
 JULY 8, 2014

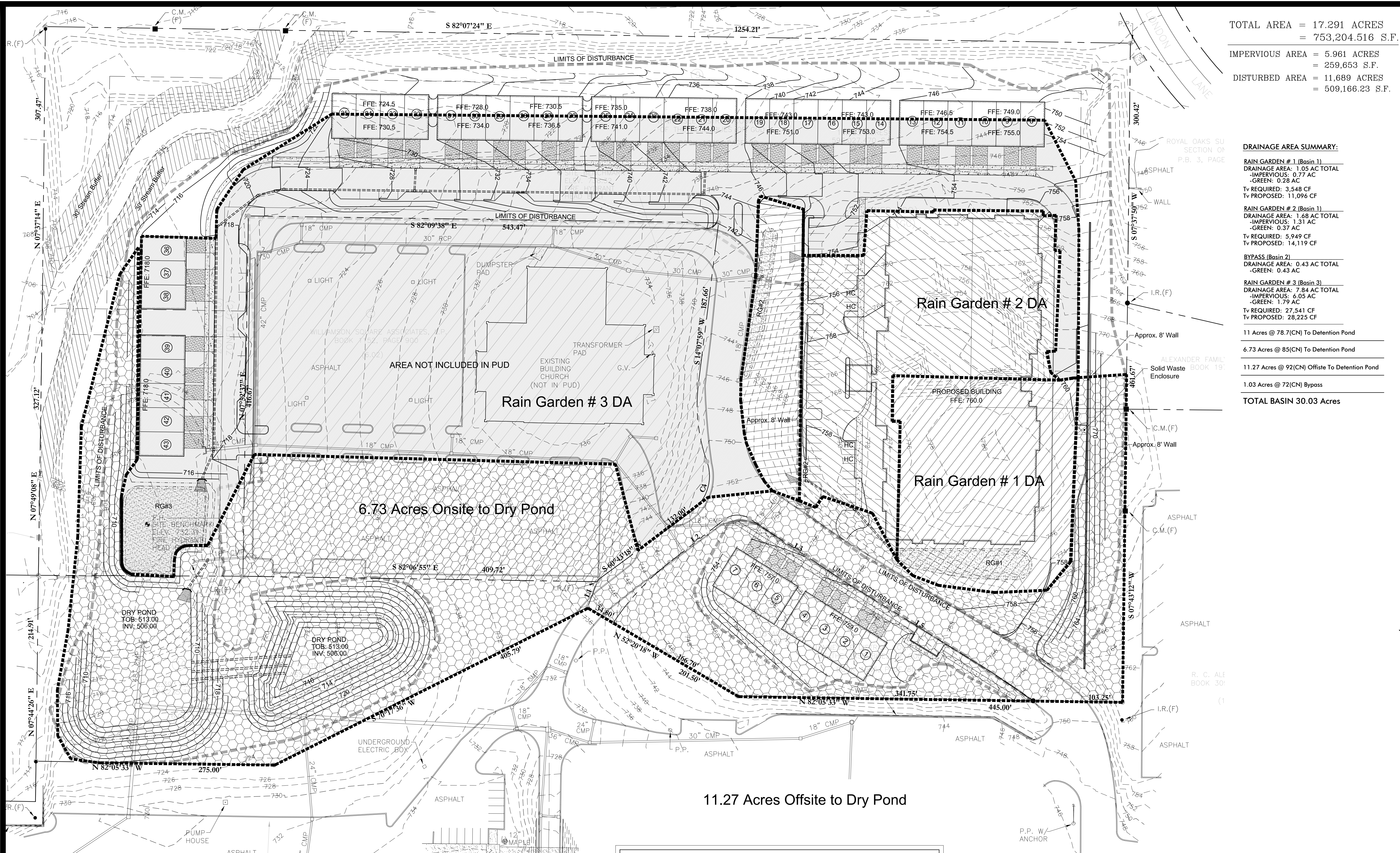
**Flood Note**  
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 47187C0212F, Date September 29, 2006.

SUPPLEMENTAL GRADING PLAN



SHEET  
**C3.1**  
 COF # 4718





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**GDC**  
**GAMBLE**  
 DESIGN COLLABORATIVE  
 DEVELOPMENT PLANNING AND  
 LANDSCAPE ARCHITECTURE  
 144 SOUTHEAST PARKWAY  
 SUITE 230  
 FRANKLIN, TENNESSEE 3706  
 GREG GAMBLE  
 greg@gamble209@gmail.com  
 615.975.5765

**DRAINAGE AREA SUMMARY:**

**RAIN GARDEN # 1 (Basin 1)**  
 DRAINAGE AREA: 1.05 AC TOTAL  
 -IMPERVIOUS: 0.77 AC  
 -GREEN: 0.28 AC  
 TV REQUIRED: 3,548 CF  
 TV PROPOSED: 11,096 CF

**RAIN GARDEN # 2 (Basin 1)**  
 DRAINAGE AREA: 1.68 AC TOTAL  
 -IMPERVIOUS: 1.31 AC  
 -GREEN: 0.37 AC  
 TV REQUIRED: 5,949 CF  
 TV PROPOSED: 14,119 CF

**BYPASS (Basin 2)**  
 DRAINAGE AREA: 0.43 AC TOTAL  
 -GREEN: 0.43 AC

**RAIN GARDEN # 3 (Basin 3)**  
 DRAINAGE AREA: 7.84 AC TOTAL  
 -IMPERVIOUS: 6.05 AC  
 -GREEN: 1.79 AC  
 TV REQUIRED: 27,541 CF  
 TV PROPOSED: 28,225 CF

11 Acres @ 78.7(CN) To Detention Pond  
 6.73 Acres @ 85(CN) To Detention Pond  
 11.27 Acres @ 92(CN) Offsite To Detention Pond  
 1.03 Acres @ 72(CN) Bypass  
**TOTAL BASIN 30.03 Acres**

**SERENA PUD SUBDIVISION  
 DEVELOPMENT PLAN**  
 1127 MURFREESBORO ROAD  
 FRANKLIN, TENNESSEE

**Dale & Associates**  
 ENGINEERS  
 1127 MURFREESBORO ROAD  
 FRANKLIN, TENNESSEE 3706  
 615.975.5765

**STOPHER C. GAMBLE**  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF TENNESSEE  
 NO. 0011018  
 12/14/14

rev. date  
 ▲ COF: 12/4/14  
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 GCG Job No. 14006  
 JULY 8, 2014

SHEET  
**C4.0**  
 COF # 4718

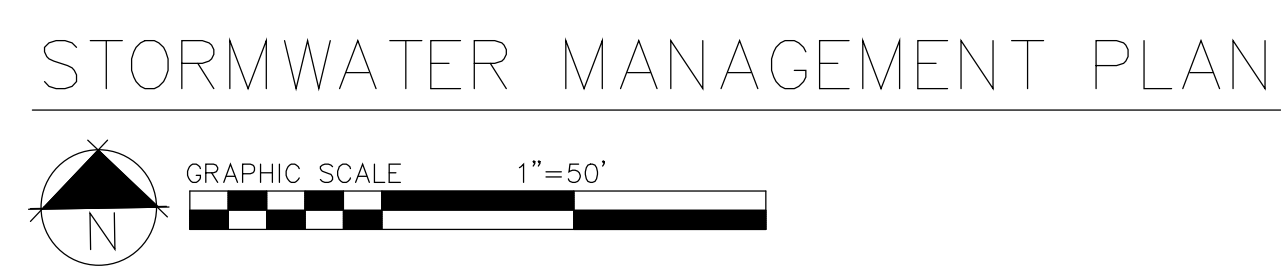
**Flood Note**  
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**PRELIMINARY STORMWATER MANAGEMENT SUMMARY:**  
**WATER QUALITY BASIN SUMMARY:**  
 DRAINAGE AREA: 11.00 AC TOTAL \*(SEE NOTE BELOW)  
 -IMPERVIOUS: 8.13 AC  
 -GREEN: 2.87 AC  
 TV REQUIRED: 37,038 CF  
 TV PROPOSED: 53,440 CF (RAIN GARDENS 1, 2 & 3 COMBINED)  
 \* NOTE: THIS SITE HAS BEEN DESIGNED ACCOUNTING FOR ALL PROPOSED DEVELOPED FLOW. THERE IS A 1.86 ACRE PORTION OF DEVELOPED FLOW THAT WILL BYPASS, BUT APPROXIMATELY 2.67 ACRES OF EXISTING FACILITY WILL BE TREATED TO OFFSET THE BYPASS

**PRELIMINARY WATER QUANTITY SUMMARY:**

TO HANDLE WATER QUANTITY, A DRY POND DESIGNED PER THE VOLUME/TIME METHOD IS BEING PROPOSED. THE RUNOFF FROM THIS SITE WILL BE ROUTED TO THE POND IN ITS CURRENT PIPES. NEWLY DEVELOPED PORTIONS OF THE SITE WILL BE TREATED BY 3 RAIN GARDENS DESIGNED TO THE LID MANUAL, THEN DETENTION WILL BE PROVIDED IN THE DRY POND AS SHOWN.

STORM EVENT	PRE-DEVELOPED FLOWS	POST-DEVELOPED FLOWS	DECREASE IN RUNOFF
2-YR	24.10 CFS	20.38 CFS	3.72 CFS
5-YR	46.38 CFS	26.44 CFS	19.94 CFS
10-YR	62.53 CFS	36.75 CFS	25.78 CFS
25-YR	84.79 CFS	54.74 CFS	30.05 CFS
50-YR	101.98 CFS	85.57 CFS	16.41 CFS
100-YR	119.32 CFS	117.39 CFS	1.93 CFS







ASSISTED LIVING FACILITY FRONT ELEVATION

ASSISTED LIVING FACILITY

ARCHITECTURAL DATA  
 BUILDING HEIGHT: 1 STORY, 59,736 SF  
 BUILDING MATERIALS: FIBER CEMENT SIDING & BRICK

ARCHITECTURAL DESCRIPTION:  
 The facility is a 1 story structure. The 68 unit facility faces the entry drive to the site. Parking is located in front of the building. There will be outdoor leisure area in front of the building. Residents at this facility are limited in mobility.

GENERAL ARCHITECTURAL ELEVATION NOTES:

1. These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either Codes Director or Planning Commission.
2. Elevations shown are typical for this development. Final design plans shall be submitted with the request for building permits and shall indicate compliance with the City of Franklin's architectural design standards.
3. Elevations included in this submittal are in draft version and are included for staff/FMPC review purposes only. Approval of the development shall not be inferred as approval of the draft elevations. Complete building elevations shall be submitted and fully evaluated for compliance with Zoning Ordinance standards at the site plan stage.
4. The architecture is designed with detailing and facade variations to meet the requirements for the Franklin MOS. Side and rear elevations will be completed in a similar design at the same level of articulation.

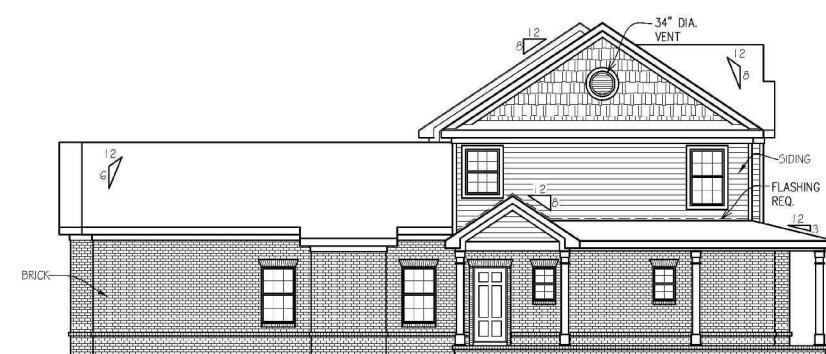


TOWNHOUSE FRONT ELEVATIONS

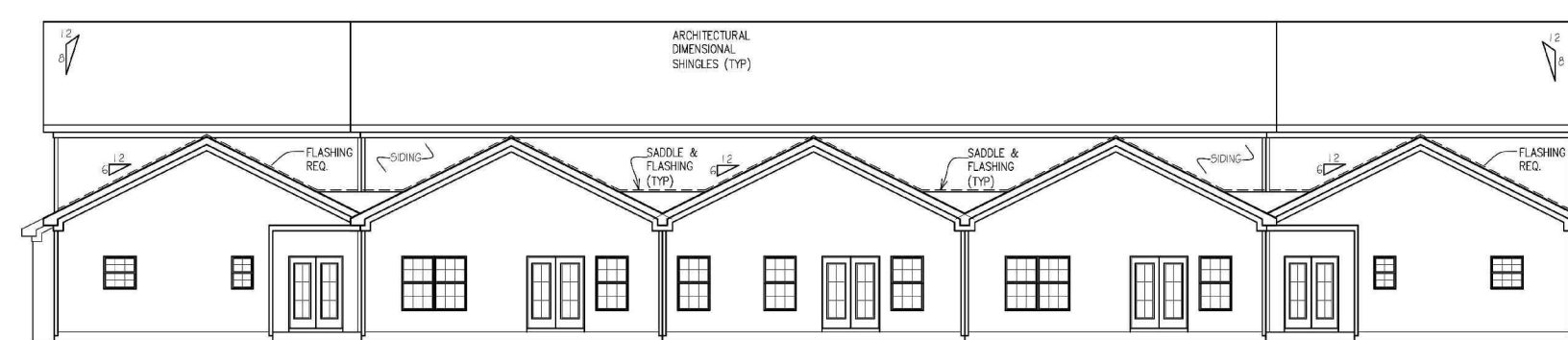
**NOTE: TOWNHOME FRONT DOORS**  
 The rendered elevation shows side doors on end units; the actual units will have front doors facing the roadway in front of the house as seen in the middle unit of the rendering.

The elevations shown here are representative of the buildings planned for the townhomes at this project. They are the basis for design review by the City of Franklin at the time of building permit. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.



LEFT SIDE ELEVATION  
 SCALE: 1/8"



REAR ELEVATION  
 SCALE: 1/8"



RIGHT SIDE ELEVATION  
 SCALE: 1/8"

TOWNHOUSE REAR ELEVATIONS

**SERENA**  
**DEVELOPMENT PLAN**  
 1127 MURFREESBORO ROAD  
 FRANKLIN, TENNESSEE



rev. date

12-4-14

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GCG Job No. 14006  
 NOVEMBER 11, 2014

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ARCHITECTURAL ELEVATIONS

COF #4718