

SERENA REZONING PLAN

1127 MURFREESBORO ROAD
WILLIAMSON SQUARE 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
EMAIL: serena@vastland.com
PHONE: (615) 329-1720

LANDSCAPE ARCHITECT / PLANNER JOB NO. 14007

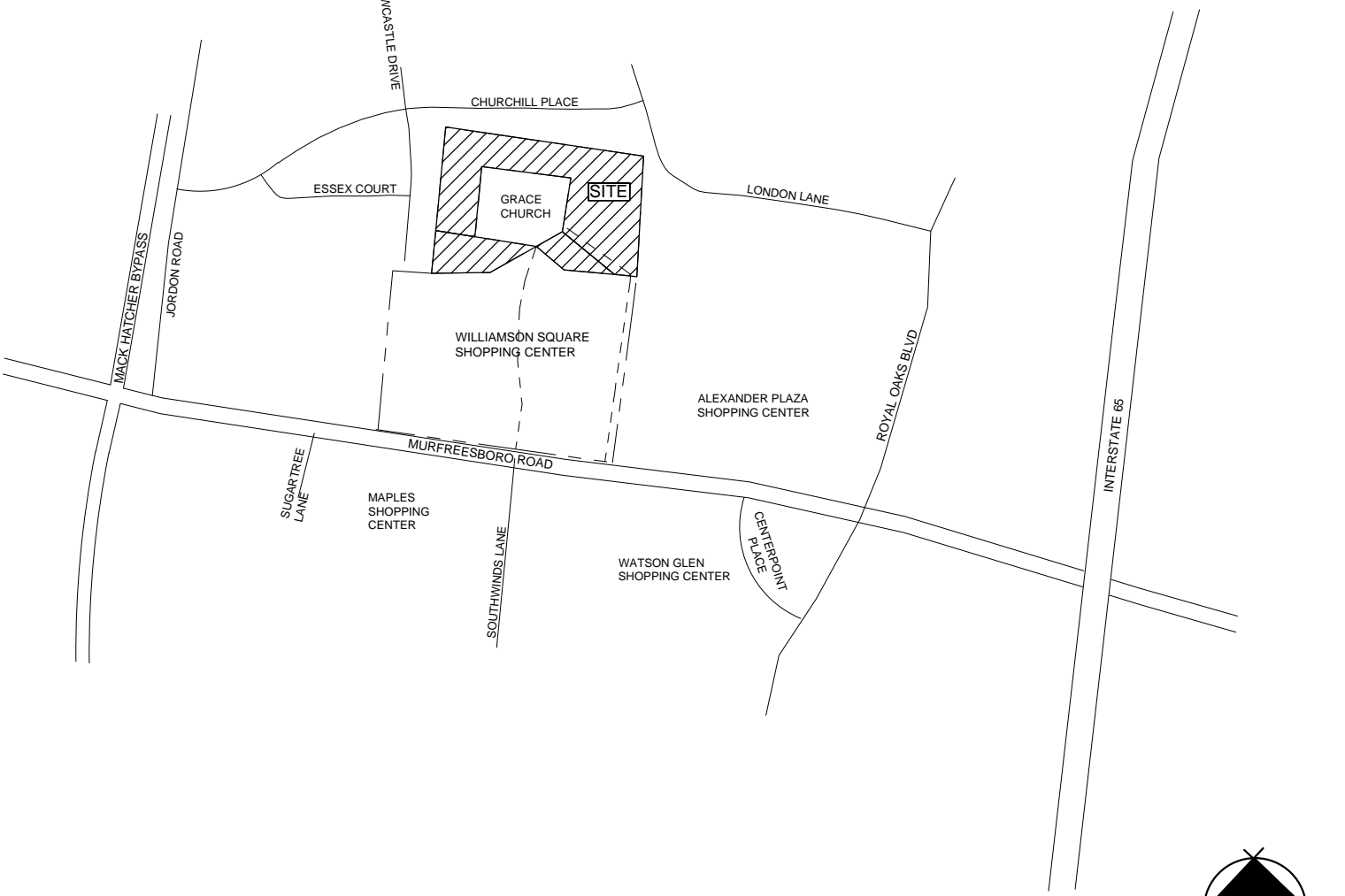
GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greggamble209@gmail.com
PHONE: (615) 975-5765

CIVIL ENGINEER / SURVEYOR

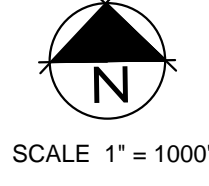
DALE AND ASSOCIATES
516 HEATHER PLACE
NASHVILLE, TENNESSEE 37204
CONTACT: MICHAEL GARRIGAN
EMAIL: michael@daleandassociates.com
PHONE: (615) 297-5166

ARCHITECT

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



VICINITY MAP



SHEET INDEX

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- C 1.0 BOUNDARY MAP
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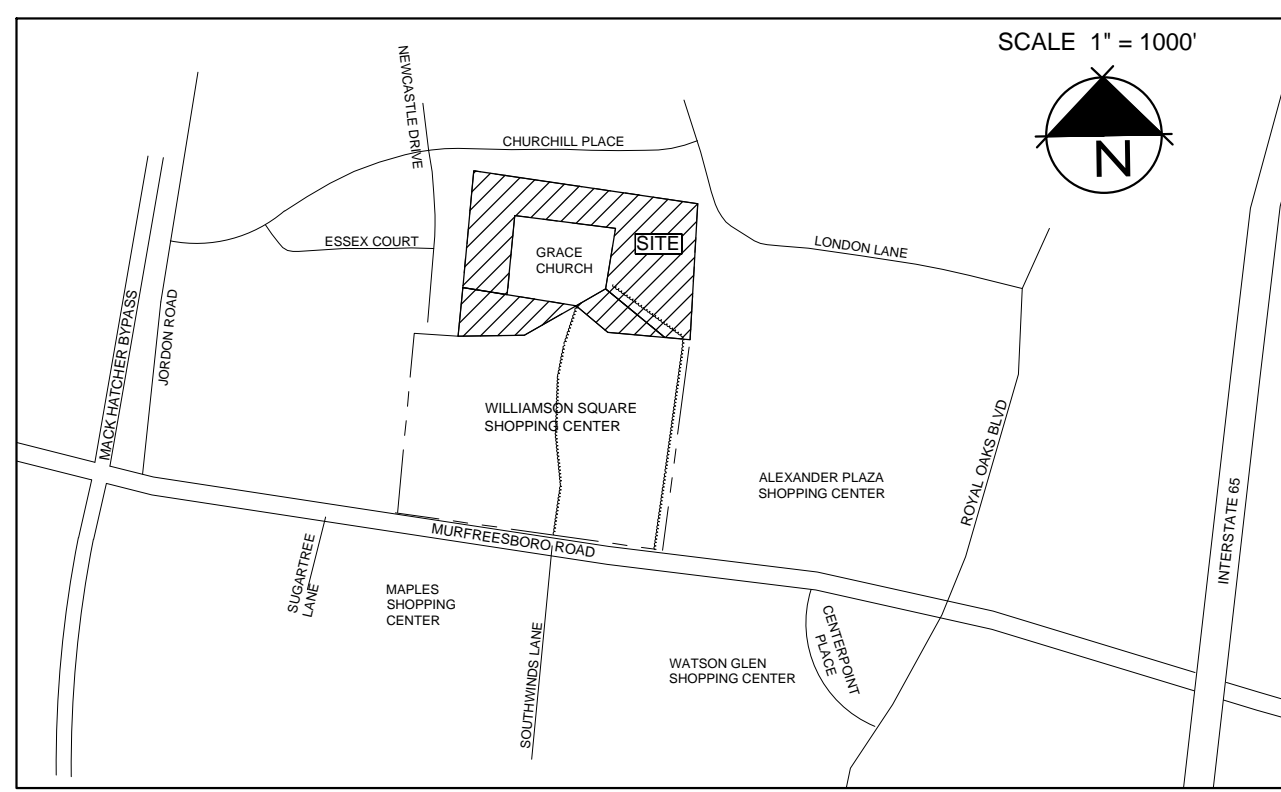
9TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



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



DECEMBER 4, 2014
NOVEMBER 10, 2014
COF # 4717



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
 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
 Disturbed Area: ±11.69 ac on-site
 ± -0- ac off-site
 ±11.69 ac total
 (GC) 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

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 - 1.6 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. TOWNHOUSES 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.

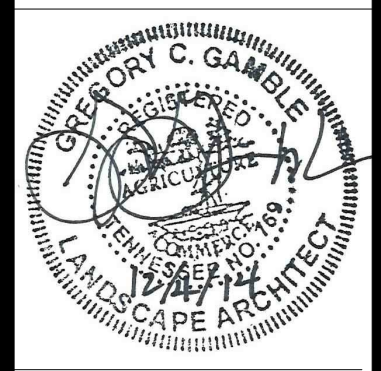
RESTRICTIVE COVENANTS
 A HOMEOWNERS' ASSOCIATION INCLUDING THE ASSISTED LIVING FACILITY WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. COMMON AREAS WILL BE MAINTAINED THROUGH THE ASSOCIATION.

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.

GDC
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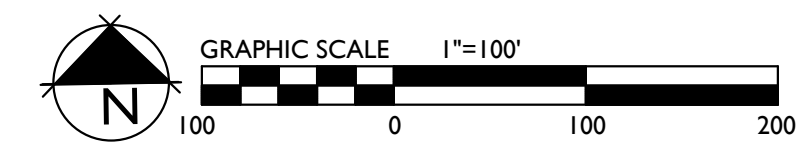
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GCG Job No. 14006
 NOVEMBER 11, 2014

SHEET
C1.0

COF # 4717

BOUNDARY PLAN





REQUIRED TREE CANOPY PRESERVATION CHART
(WHOLE SITE REQUIRED TO 90%)

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)

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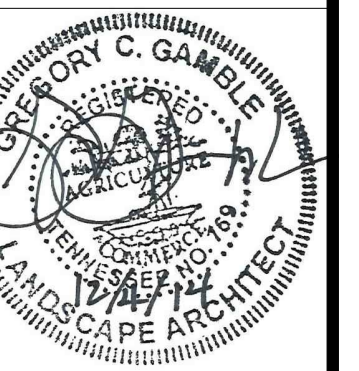
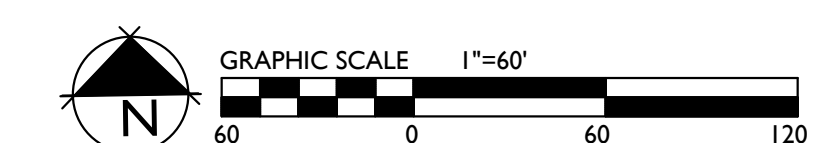
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SPECIMEN TREE SURVEY

Number	Type	Size	Health
4	LOCUST	28"	GOOD
37	OAK	26"	GOOD
40	OAK	24"	GOOD
49	HACKBERRY	30"	GOOD
54	OAK	30"	GOOD
73	OAK	36"	GOOD
88	HACKBERRY	26"	GOOD
137	HACKBERRY	32"	GOOD
158	OAK	30"	GOOD
209	HICKORY	30"	GOOD
213	OAK	32"	GOOD
262	HACKBERRY	28"	GOOD
266	HACKBERRY	30"	GOOD
328	HACKBERRY	24"	GOOD
344	HACKBERRY	28"	GOOD
351	HACKBERRY	30"	GOOD
407	HACKBERRY	32"	GOOD
415	HACKBERRY	24"	GOOD
420	HACKBERRY	34"	GOOD
672	HACKBERRY	28"	GOOD
704	HACKBERRY	32"	GOOD
733	HACKBERRY	24"	GOOD
953	OAK	24"	GOOD
1431	LOCUST	24"	GOOD
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

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



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