

# RiverBluff PUD Subdivision Development Plan - Revision 3

OWNER/  
DEVELOPER

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ARCHITECT

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Franklin, TN 37069  
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jgoddard@designstudioplan.com

ENGINEER

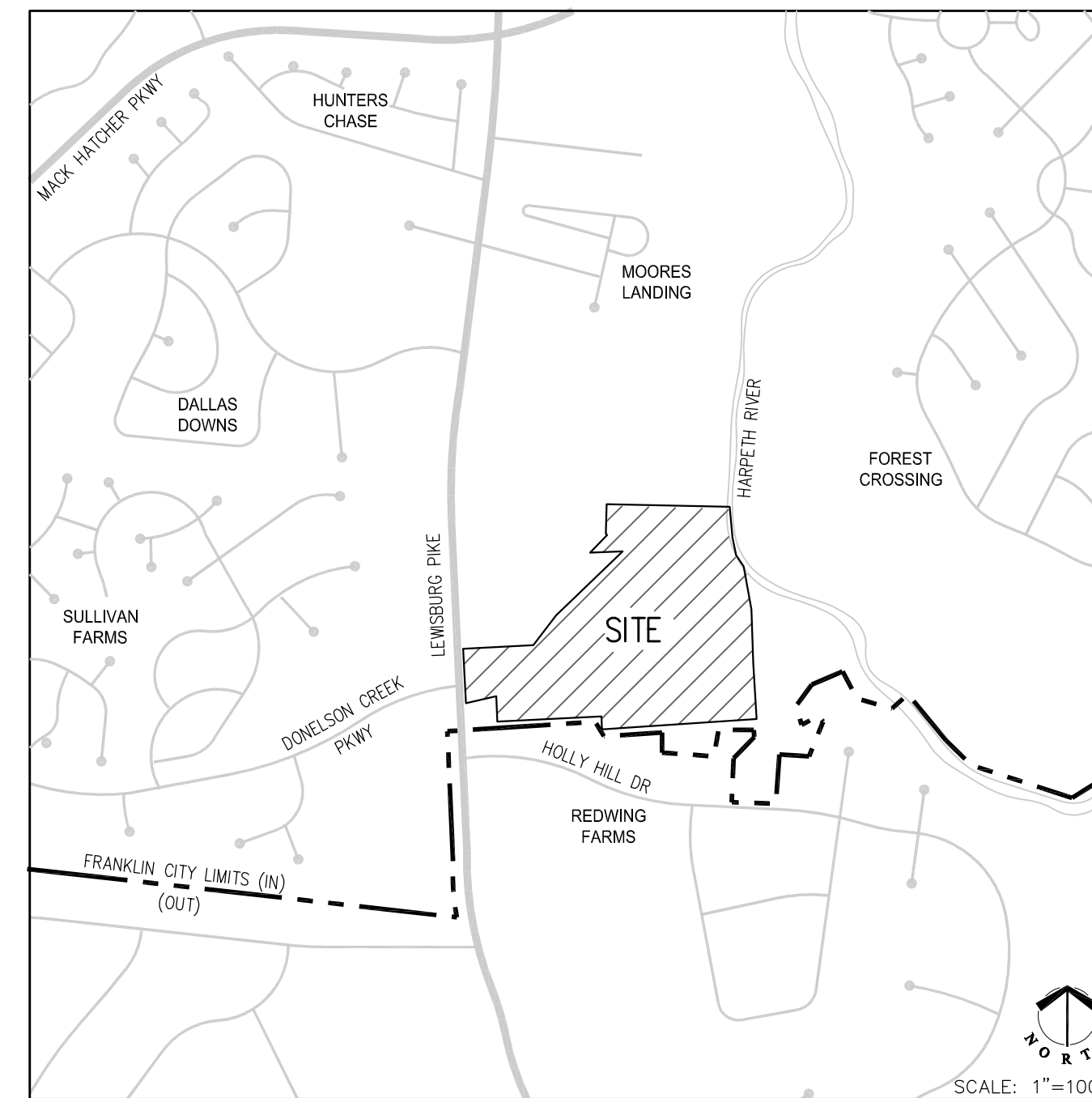
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SURVEYOR

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## SHEET INDEX:

|  | Date     | Revision 2 | Revision 3 |
|--|----------|------------|------------|
| CVR Cover Sheet  | 6/9/14   | 4/4/17     | 4/9/18     |
| L-1.0 Existing Conditions and Surrounding Uses Plan              | 03/01/13 | 4/4/17     | 4/9/18     |
| L-2.0 PUD Development Plan                                       | 6/9/14   | 4/4/17     | 4/9/18     |
| C-1.0 Conceptual Stormwater Management Grading, and Utility Plan | 6/9/14   |            | 4/9/18     |



### Purpose of this revision:

To remove +/- 2.76 acres of land under the TVA easement from the limits of the RiverBluff PUD.

### Summary of Revision:

|               | Approved Plan | Proposed Revision |
|---------------|---------------|-------------------|
| Site Acreage: | 44.27 ac      | 41.51 ac          |
| Total units:  | 79            | 79                |
| Density:      | 1.78 du/a     | 1.90 du/a         |
| Open Space %: | 49.7%         | 42.3%             |

Tennessee State Plane Coordinate System:  
Zone 5301, Fipzone 4100; NAD 83 Datum

## LEGAL DESCRIPTION - PREPARED BY JAMES TERRY & ASSOCIATES

A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN THE EASTERLY MARGIN OF LEWISBURG PIKE AT THE NORTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO ATMOS ENERGY GROUP AS OF RECORD IN BOOK 753, PAGE 194, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE; THENCE,

1. WITH THE EASTERLY MARGIN OF SAID LEWISBURG PIKE, NORTH 02 DEGREES 58 MINUTES 52 SECONDS WEST, 350.38 FEET TO AN IRON ROD FOUND AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO JERRY BOZMAN AS OF RECORD IN BOOK 1859, PAGE 8, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE; THENCE,
2. LEAVING THE EASTERLY MARGIN OF SAID LEWISBURG PIKE, AND WITH THE SOUTHERLY PROPERTY LINE OF SAID BOZMAN, NORTH 87 DEGREES 03 MINUTES 19 SECONDS EAST, 454.02 FEET TO AN IRON ROD; THENCE,
3. NORTH 37 DEGREES 16 MINUTES 14 SECONDS EAST, 242.17 FEET TO AN IRON ROD; THENCE,
4. NORTH 46 DEGREES 14 MINUTES 25 SECONDS EAST, 562.67 FEET TO AN IRON ROD; THENCE,
5. NORTH 89 DEGREES 02 MINUTES 04 SECONDS WEST, 213.14 FEET TO AN IRON ROD; THENCE,
6. NORTH 46 DEGREES 14 MINUTES 11 SECONDS EAST, 181.12 FEET TO AN IRON ROD; THENCE,
7. NORTH 43 DEGREES 45 MINUTES 35 SECONDS WEST, 6.79 FEET TO AN IRON ROD; THENCE,
8. NORTH 01 DEGREES 14 MINUTES 18 SECONDS EAST, 191.23 FEET TO AN IRON ROD; THENCE,
9. SOUTH 88 DEGREES 45 MINUTES 42 SECONDS EAST, 792.21 FEET TO THE CENTERLINE OF THE HARPETH RIVER; THENCE,
10. WITH THE CENTERLINE OF THE HARPETH RIVER, SOUTH 05 DEGREES 17 MINUTES 10 SECONDS EAST, 203.28 FEET TO A POINT; THENCE,
11. SOUTH 11 DEGREES 42 MINUTES 09 SECONDS EAST, 112.80 FEET TO A POINT; THENCE,
12. SOUTH 34 DEGREES 45 MINUTES 23 SECONDS EAST, 85.96 FEET TO A POINT; THENCE,
13. LEAVING THE CENTERLINE OF THE HARPETH RIVER AND WITH THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO JAMES C.D. FRANKS ETUX AS OF RECORD IN BOOK 1029, PAGE 538, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 10 DEGREES 13 MINUTES 58 SECONDS WEST, 280.89 FEET TO AN IRON ROD; THENCE,
14. SOUTH 01 DEGREES 51 MINUTES 54 SECONDS WEST, 345.62 FEET TO AN IRON ROD; THENCE,
15. SOUTH 03 DEGREES 50 MINUTES 03 SECONDS EAST, 359.68 FEET TO AN IRON ROD; THENCE,
16. SOUTH 86 DEGREES 07 MINUTES 13 SECONDS WEST, 997.95 FEET TO AN IRON ROD; THENCE,
17. NORTH 03 DEGREES 15 MINUTES 22 SECONDS WEST, 83.44 FEET TO AN IRON ROD; THENCE,
18. SOUTH 87 DEGREES 09 MINUTES 20 SECONDS WEST, 671.71 FEET TO AN IRON ROD; THENCE,
19. NORTH 02 DEGREES 22 MINUTES 17 SECONDS WEST, 164.17 FEET TO AN IRON ROD; THENCE,
20. SOUTH 76 DEGREES 57 MINUTES 37 SECONDS WEST, 200.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,807,964 SQUARE FEET OR 41.505 ACRES. MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

THE LEGAL DESCRIPTION SHOWN ABOVE WAS PREPARED FROM RECORDED DEEDS AND SUBDIVISION PLATS OF RECORD IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

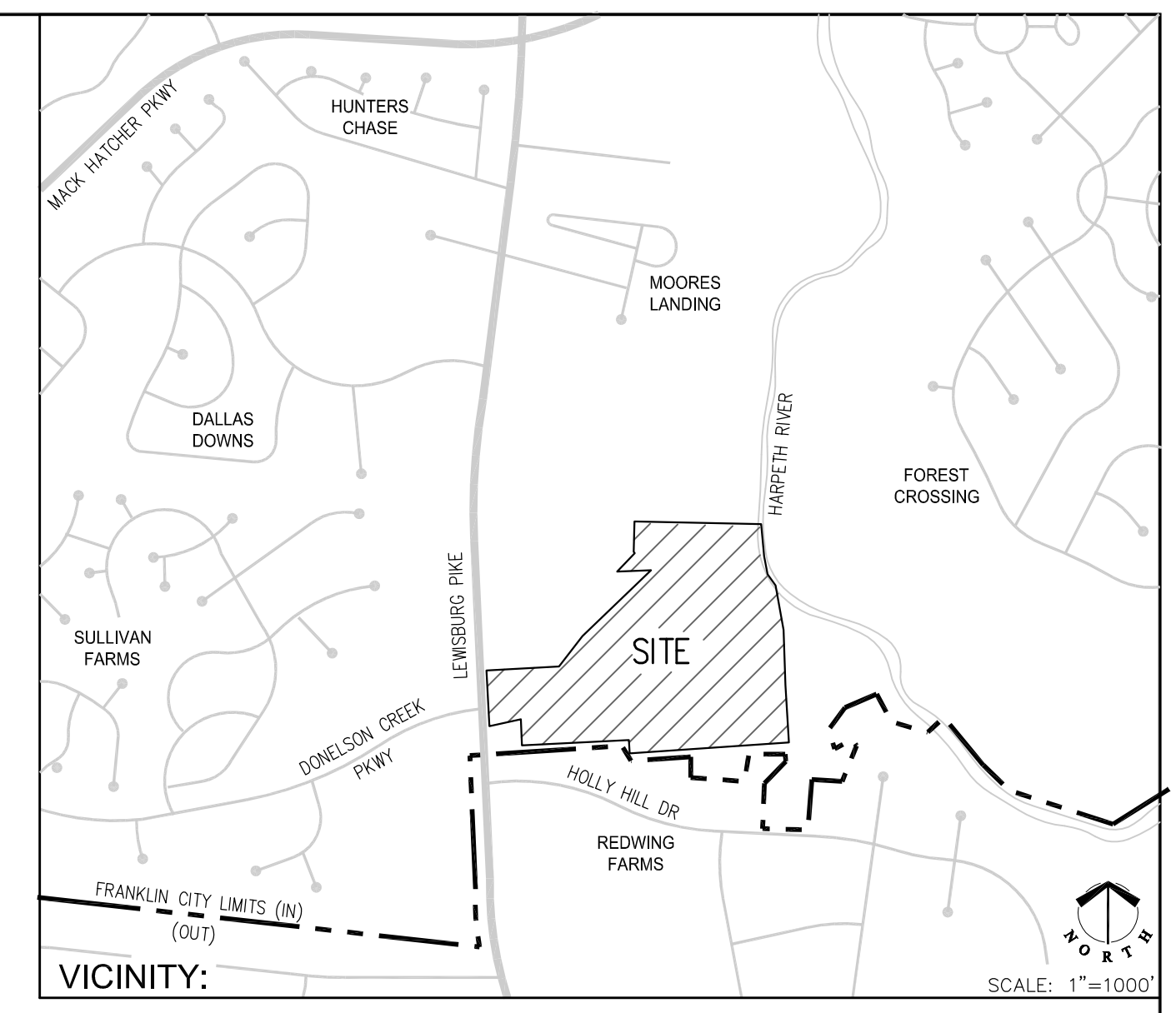
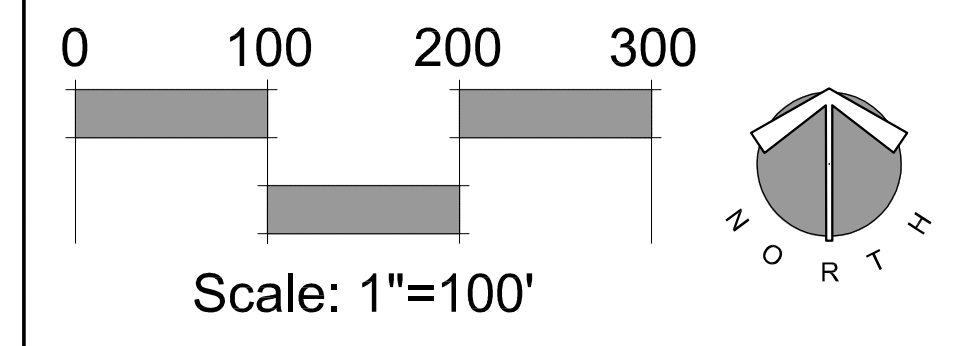
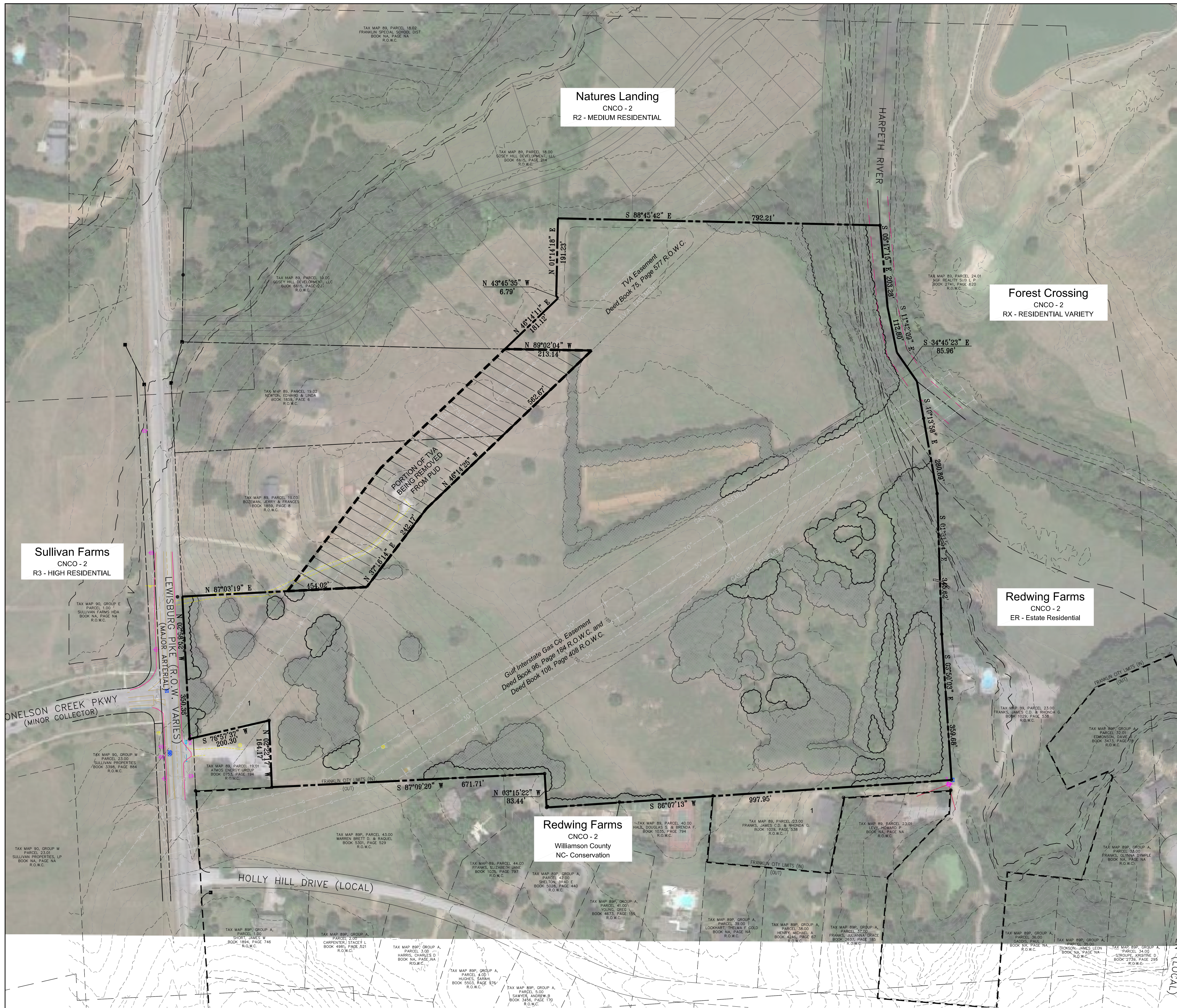
City of Franklin # 6686

Job No. 12012

Sheet No.

# CVR

Date: 06/09/14  
Revised: 5/3/18



**SITE DATA:**

|                              |  |
|------------------------------|--|
| PROJECT NAME:                | RIVERBLUFF   |
| PROJECT#:                    | 6382   |
| ADDRESS:                     | RIVERBLUFF DRIVE, FRANKLIN   |
| COUNTY:                      | WILLIAMSON   |
| STATE:                       | TENNESSEE  |
| CIVIL DISTRICT:              | 10TH   |
| LEGAL DESCRIPTION:           | Refer to Cover Page  |
| ACREAGE OF SITE:             | 41.51 ACRES  |
| SQUARE FOOTAGE OF SITE:      | 1,807,964 SF   |
| TREE CANOPY COVERAGE:        | 478,508 SF (26.7% OF SITE)   |
| EXISTING ZONING:             | MEDIUM RESIDENTIAL (R-2)   |
| PROPOSED ZONING:             | MEDIUM RESIDENTIAL (R-2)   |
| CHARACTER AREA OVERLAY:      | CNCO - 2   |
| DEVELOPMENT STANDARD:        | CONVENTIONAL   |
| DRAINAGE BASIN:              | HARPETH RIVER  |
| RAILROAD INFRASTRUCTURE/ROW: | NONE   |
| MINERAL RIGHTS:              | PROPERTY IS SUBJECT TO MINERAL RIGHTS AGREEMENT TO THE MONSANTO CHEMICAL COMPANY, DEED BOOK 94 R.O.W.C., AND PAGE 486.                           |
| GAS EASEMENT:                | PROPERTY IS SUBJECT TO RIGHT OF WAY AGREEMENT WITH GULF INTERSTATE GAS CO. DEED BOOK 96, PAGE 184 R.O.W.C., AND DEED BOOK 108, PAGE 408 R.O.W.C. |
| TVA EASEMENT:                | PROPERTY IS SUBJECT TO A GRANT OF TRANSMISSION LINE EASEMENT DEED BOOK 75, PAGE 577 R.O.W.C.   |
| EXISTING STRUCTURES:         | NONE   |

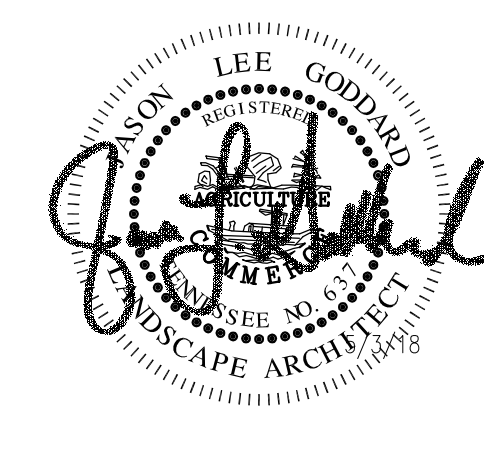
**LEGEND:**

- APPROXIMATE AREA OF TREE CANOPY TO BE PRESERVED
- APPROXIMATE AREA OF TREE CANOPY TO BE REMOVED

**TREE CANOPY/ PRESERVATION PLAN:**

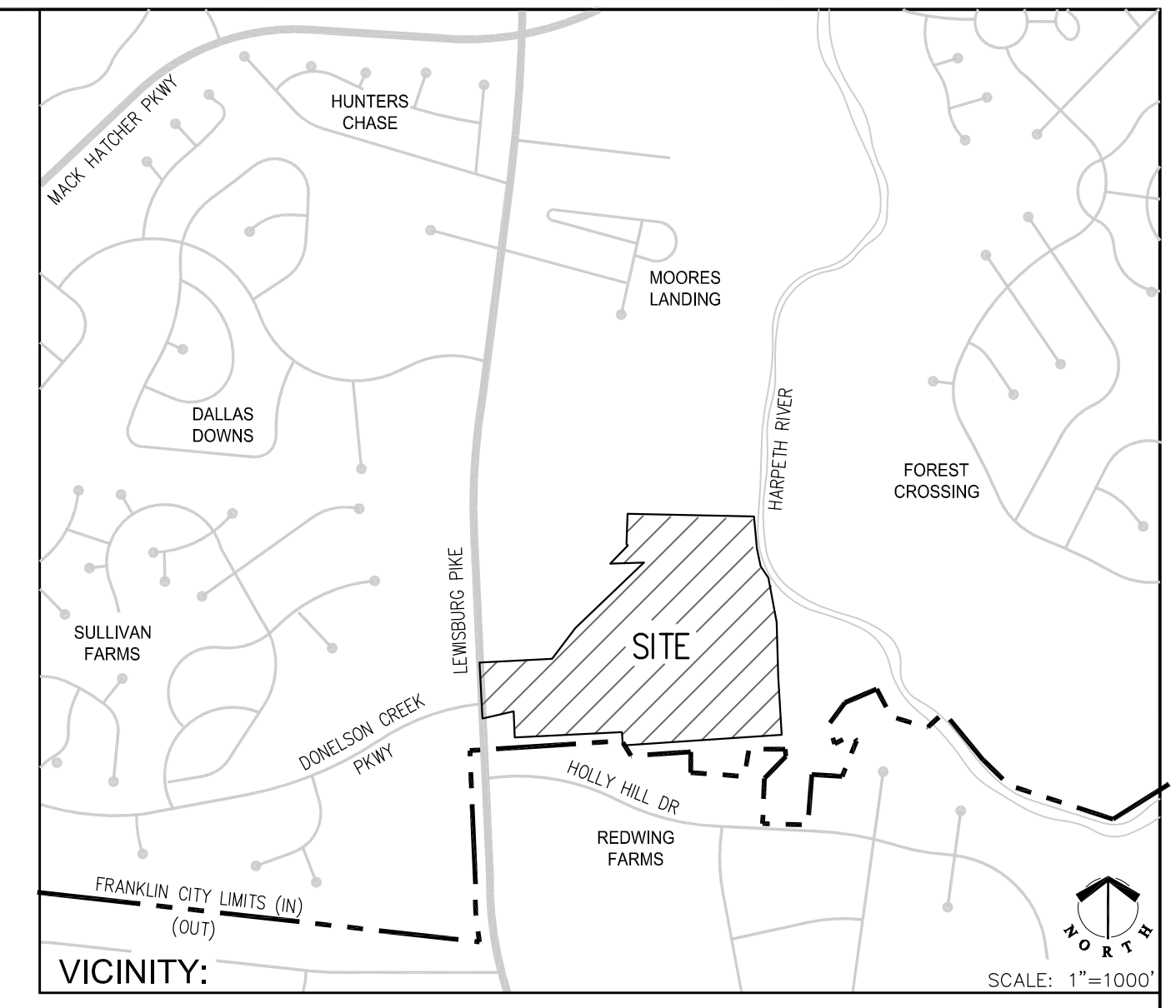
|                                |  |
|--------------------------------|--|
| EXISTING TREE CANOPY COVERAGE: | 24.99% OF SITE (478,508 SF)                                      |
| TREE CANOPY RETENTION (MIN):   | 12.8% (267,157 SF) [EXISTING COVER] X .48 [REQ. RETENTION COVER] |
| MINIMUM TREE PROTECTION ZONE:  | 229,395.7 SF   |
| TREE PROTECTION PROVIDED:      | 238,740 SF   |

Tennessee State Plane Coordinate System:  
Zone 5301, Fipzone 4100; NAD 83 Datum



date: April 9, 2018  
revisions: May 3, 2018

COF no. 6686  
project no. 12012  
scale: 1"=100'



**SITE DATA:**

|   |  |
|---|--|
| PROJECT NAME:   | RIVERBLUFF (Approved by City of Franklin and Williamson County)  |
| PROJECT#: XXXX  |  |
| SUBDIVISION: N/A  |  |
| LOT NUMBER:   | N/A  |
| ADDRESS:  | RIVERBLUFF DRIVE, FRANKLIN   |
| COUNTY:   | WILLIAMSON   |
| STATE:  | TENNESSEE  |
| CIVIL DISTRICT:   | 10TH   |
| EXISTING ZONING:  | MEDIUM RESIDENTIAL (R-2)   |
| CHARACTER AREA OVERLAY:                                   | CNCD-2   |
| OTHER APPLICABLE OVERLAYS:                                | FFO FWO (SMALL PORTION)  |
| APPLICABLE DEVELOPMENT STANDARD:                          | CONVENTIONAL   |
| ACREAGE OF SITE:  | 41.51 ACRES  |
| SQUARE FOOTAGE OF SITE:                                   | 1,807,984 SF   |
| MINIMUM REQUIRED SETBACK LINES:                           | REFER TO TYPICAL LOT CHART ON THIS SHEET   |
| OWNER:  | RiverBluff Investments, LLC - Jim Cross  |
| ADDRESS:  | 103 Forest Crossing Blvd., Suite 204, Franklin, TN 37064   |
| PHONE NO:   | 615.377.6111   |
| EMAIL ADDRESS:  | jim@centuryconst.com   |
| APPLICANT:  | DESIGNSTUDIO, LLC  |
| PHONE NO:   | 615.218.8118   |
| EMAIL ADDRESS:  | jgoddard@designstudioplan.com  |
| CONTACT NAME:   | JASON GODDARD  |
| BUILDING SQUARE FOOTAGE:                                  | N/A  |
| BUILDING HEIGHT:  | N/A  |
| LANDSCAPE SURFACE RATIO:                                  | .40  |
| MINIMUM LANDSCAPE SURFACE RATIO:                          | .40  |
| MINIMUM PARKING REQUIREMENT:                              | 2 SPACES PER DETACHED SINGLE FAMILY HOME   |
| MAXIMUM PARKING LIMIT:                                    | N/A  |
| EXISTING PARKING:   | N/A  |
| PARKING PROVIDED:   | 2 SPACES PER DETACHED SINGLE FAMILY HOME - MIN   |
| RESIDENTIAL DENSITY:                                      | 1.90 DU/A  |
| TREE CANOPY:  | REFER TO TREE CANOPY NOTES   |
| PARKLAND DEDICATION:                                      | FEES IN LIEU OF PARKLAND DEDICATION SHALL BE PAID PRIOR TO THE RECORDING OF THE FIRST FINAL PLAT FOR THIS SUBDIVISION.                           |
| OPEN SPACE SET-ASIDE:                                     |  |
| REQUIRED:   | 271,195 SF (15%)<br>FORMAL: 89,494 SF (33%) INFORMAL: 178,989 SF (66%)   |
| PROVIDED:   | 764,985 SF (42.3%)<br>FORMAL: 109,375 SF (40.3%) INFORMAL: 671,420 SF (248%)   |
| SITE AMENITIES - FORMAL OPENSACE AMENITIES SHALL INCLUDE: | WALKS, SEATING AREAS, BENCHES, LANDSCAPING, AND DECORATIVE STREET LIGHTING. FINAL DESIGNS TO BE DEVELOPED WITH THE SITE PLAN.                    |
| DRAINAGE BASIN:   | HARPETH RIVER  |
| RAILROAD INFRASTRUCTURE/ ROW:                             | NONE   |
| MINERAL RIGHTS:   | PROPERTY IS SUBJECT TO MINERAL RIGHTS AGREEMENT TO THE MONSANTO CHEMICAL COMPANY, DEED BOOK 94 R.O.W.C., AND PAGE 486                            |
| GAS EASEMENT:   | PROPERTY IS SUBJECT TO RIGHT OF WAY AGREEMENT WITH GULF INTERSTATE GAS CO. DEED BOOK 96, PAGE 184 R.O.W.C., AND DEED BOOK 108, PAGE 408 R.O.W.C. |
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| LEGAL DESCRIPTION:  | Refer to Cover Page  |

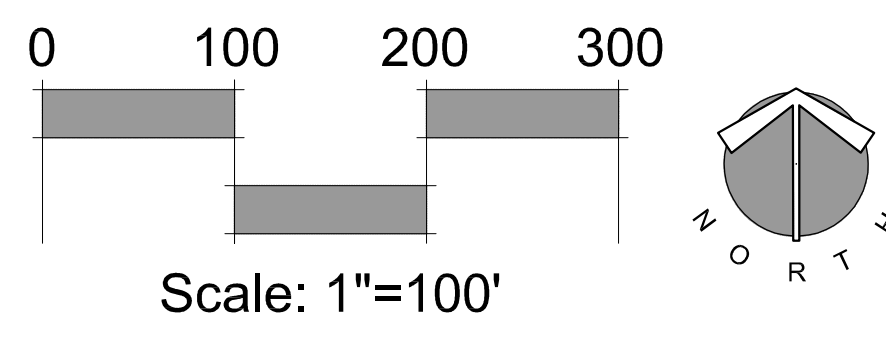
**TREE CANOPY/ PRESERVATION PLAN:**

|                                |   |
|--------------------------------|---|
| EXISTING TREE CANOPY COVERAGE: | 28.7% OF SITE (478,508 SF)                                |
| TREE CANOPY RETENTION (MIN):   | 12.8% (267 [EXISTING COVER] X .48 [REQ. RETENTION COVER]) |
| MINIMUM TREE PROTECTION ZONE:  | 229,395 SF  |
| TREE PROTECTION PROVIDED:      | 238,740 SF  |

**CRITICAL TREE LOTS**  
 \* LOTS 11-13 AND 43-48 SHALL BE DESIGNATED "CRITICAL TREE LOTS"

**PLANNING NARRATIVE:**  
 RIVERBLUFF IS LOCATED IN SPECIAL AREA 2 OF THE CARNTON CHARACTER AREA. THE 43.95 AC SITE IS LOCATED ON LEWISBURG PIKE, EAST OF DONELSON CREEK PARKWAY. SURROUNDING USES INCLUDE: SULLIVAN FARMS SUBDIVISION (WEST), AN UNDEVELOPED TRACT (NORTH), REDWING FARMS (SOUTH) AND THE HARPETH RIVER TO THE EAST. THE PROPOSED PLAN UTILIZES CONVENTIONAL PLANNING STANDARDS WHICH IS CONGRUENT WITH THE LAND USE PLAN RECOMMENDATIONS.

- COMMUNITY INFRASTRUCTURE IMPACTS:**
- WATER**  
 WATER TO BE PROVIDED BY THE CITY OF FRANKLIN. A WATER MAIN IS LOCATED ALONG THE LEWISBURG PIKE ROW.  
 AVERAGE WATER USE FOR FINAL DEVELOPMENT IS ESTIMATED AT: (79 UNITS) X 3.5 CAPITA PER LOT X 100 GPD/ CAPITA) = 27,650 GPD  
 MAXIMUM WATER USE AT PEAK HOUR FACTOR OF 4: 27,650 GPD X 4 = 110,600/24 = 4,608 GAL/HOUR = 76.8 GPM
  - SEWER**  
 SEWER SERVICE TO BE PROVIDED BY THE CITY OF FRANKLIN. SEWER IS LOCATED ON THE NORTH SIDE OF DONELSON CREEK AT LEWISBURG PIKE AND WILL BE EXTENDED TO THE SITE ALONG THE EAST SIDE OF LEWISBURG PIKE.
  - RECLAIMED OR REUSE WATER IS AVAILABLE TO THIS PROJECT.**
  - STREET NETWORK AS SHOWN ON THE MAJOR THOROUGHFARE PLAN.**  
 THE PROJECT WILL BE ACCESSED VIA LEWISBURG PIKE.
  - DRAINAGE FACILITIES**  
 STORM WATER MANAGEMENT WILL BE PROVIDED ON SITE.
  - DRIVING DISTANCES TO POLICE, FIRE, AND RECREATIONAL FACILITIES.**  
 POLICE DEPARTMENT: 2.98 MILES  
 FIRE STATION: 2.37 MILES  
 PINKERTON PARK: 3.05 MILES
  - PROJECTED STUDENT POPULATION.**  
 THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE OF UP TO 79 HOUSEHOLD UNITS. BASED ON AN AVERAGE OF .64 SCHOOL AGE CHILDREN PER HOUSEHOLD, THE PROPOSED DEVELOPMENT WILL RESULT IN 4-51 STUDENTS WITHIN THE FOLLOWING SCHOOLS:  
 OAK VIEW ELEMENTARY (1.91 MILES)  
 PAGE MIDDLE SCHOOL (3.42 MILES)  
 CENTENNIAL HIGH SCHOOL (9.17 MILES)
  - REFUSE STORAGE AND SANITATION COLLECTION**  
 REFUSE AND SANITATION COLLECTION WILL BE BY CITY OF FRANKLIN.
  - RESTRICTIVE COVENANTS AND ARCHITECTURAL GUIDELINES**  
 RIVERBLUFF HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNER'S ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.
- LIGHTING:**  
 APPROXIMATE LOCATION OF PROPOSED STREET LIGHT. PROPOSED LIGHTING WILL CONSIST OF DECORATIVE STREET POLE LIGHTS AND SHALL BE DESIGNED IN COMPLIANCE WITH CITY OF FRANKLIN AND MIDDLE TENNESSEE ELECTRIC STANDARDS.

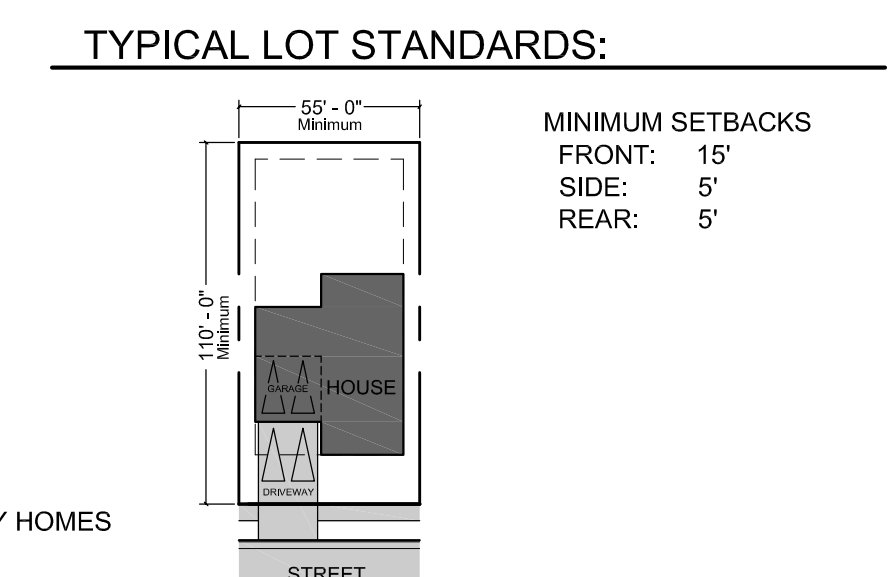


**CONNECTIVITY INDEX:**

|            |                 |
|------------|-----------------|
| LINKS      | 9               |
| X NODES    | 6               |
| 9/5 = 1.80 | (1.05 REQUIRED) |

**PROJECT PHASING:**

|                  |                        |
|------------------|------------------------|
| UNITS PER PHASE: |                        |
| PHASE I          | 38                     |
| PHASE II         | 20                     |
| PHASE III        | 21                     |
| TOTAL            | 79 SINGLE FAMILY HOMES |



**STATEMENT OF ARCHITECTURAL INTENT:**  
 A VARIETY OF FRONT ELEVATIONS INCLUDING BRICK, SIMULATED STONE, AND CEMENTATIIOUS SIDING. SIDE AND REAR ELEVATIONS TO BE MASONRY MATERIAL OF EITHER BRICK OR CEMENTATIIOUS SIDING.

**BUILDING HEIGHT:** 3 STORY MAXIMUM  
**SQUARE FOOTAGE RANGE:** 1,700 SF - 4,200 SF



date: April 9, 2018  
 revisions: May 3, 2018

COF no. 6686  
 project no. 12012  
 scale: 1"=100'



**BATSON & ASSOCIATES**  
Civil Engineering Consultants

5150 REMINGTON DRIVE  
BRENTWOOD, TENNESSEE 37027  
(615) 424-4840 • FAX (615) 370-9363



**RIVERBLUFF  
PUD  
SUBDIVISION  
REVISION 3**

RIVER BLUFF DR  
FRANKLIN, TN

MAP: 89, PARCEL: 19.05

| DESCRIPTION | DATE       |
|-------------|------------|
| PROJECT NO. | -          |
| DATE        | 9 APR 2018 |
| DRAWN BY    | NN         |
| CHECKED BY  | GMB        |

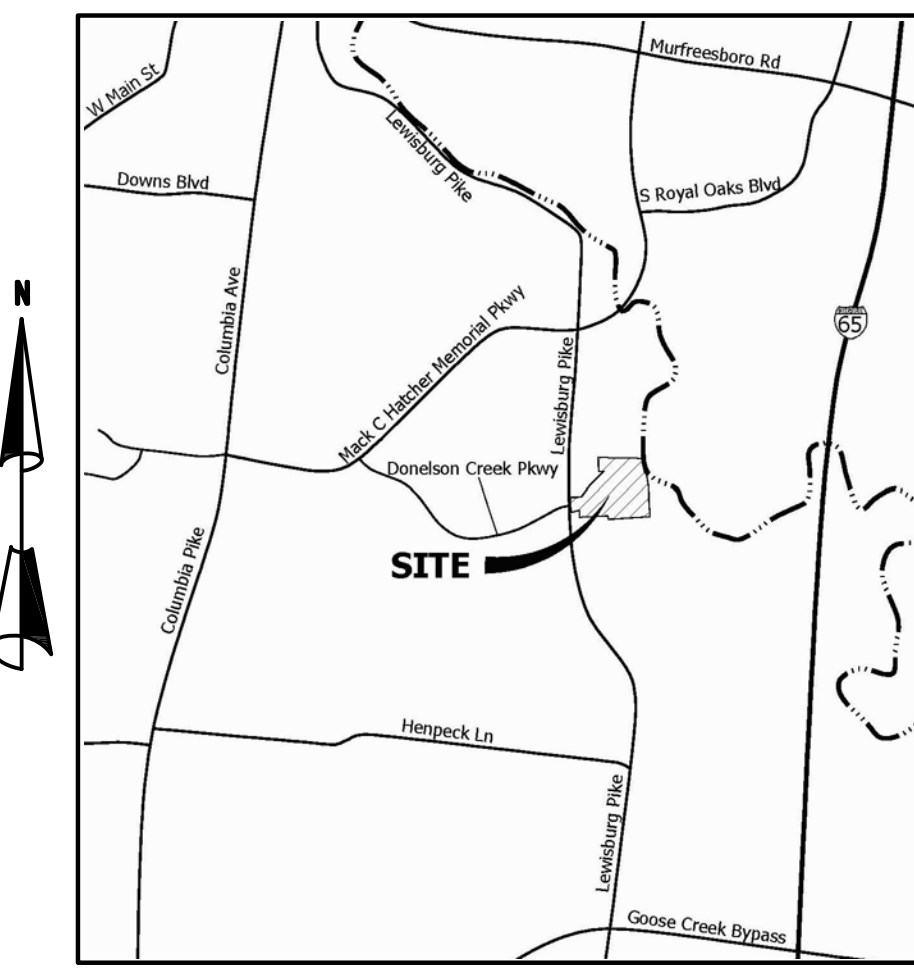
**CONCEPT  
STORMWATER,  
GRADING,  
UTILITIES**

**C-1**

SHEET 1 OF 1

**STORM WATER NOTES**

1. IN THE EXISTING CONDITIONS THE PROJECT SITE IS COMPRISED OF 4 DRAINAGE BASINS, ALL OF WHICH ARE ULTIMATELY TRIBUTARY TO THE HARPEETH RIVER. THE TWO WESTERN BASINS SHEET FLOW DIRECTLY TO THE HARPEETH RIVER. THE TWO EASTERN DRAINAGE BASINS SHEET FLOW TO COTTON ON BRANCH WHICH FLOWS IN TO THE HARPEETH RIVER. THE NORTHWEST BASIN SHEET FLOWS TO COTTON ON BRANCH WHILE THE SOUTHWEST BASIN SHEET FLOWS TO A ROAD SIDE DITCH ALONG LEWISBURG PIKE WHICH IS TRIBUTARY TO COTTON ON BRANCH. THE PROPOSED STORM WATER FOR THE PROJECT WILL BE COLLECTED BY A SERIES OF INLETS AND ROUTED VIA PIPES AND SWALES TO WATER QUALITY FEATURES AND/OR ONE OF THE THREE DRY WATER QUALITY/RETENTION PONDS PROPOSED FOR THE PROJECT. THE STORM WATER QUALITY FEATURES WILL BE DESIGNED BASED ON THE CITY OF FRANKLIN'S STORM WATER MANAGEMENT MANUAL.
2. DURING CONSTRUCTION EROSION CONTROL MEASURES WILL BE IN PLACE TO PROTECT THE ADJACENT PROPERTIES FROM CONTAMINATION FROM CONSTRUCTION RELATED SILT AND SEDIMENT. THESE MEASURES ARE EXPECTED TO INCLUDE SILT FENCE, STONE BASED CONSTRUCTION EXIT ROCK CHECK DAMS, AND INLET PROTECTION. A STORM WATER POLLUTION PREVENTION PLAN WILL BE PREPARED IN ACCORDANCE WITH THE TDEC AND CITY OF FRANKLIN REQUIREMENTS.
3. OTHER THAN THE PREVIOUSLY MENTIONED HARPEETH RIVER AND COTTON ON BRANCH, THERE ARE NO KNOWN STREAMS, WETLANDS, SPRINGS, OR OTHER WATERS OF THE STATE ON THIS PROPERTY OR WITHIN 200 FEET OF THE SITE. THE HARPEETH RIVER IS ON THE TDEC 303D LIST OF IMPAIRED STREAMS, BUT DUE TO THE PROPOSED EFFORTS TO ADDRESS THE STORM WATER QUALITY FOR THIS PROJECT, THE RUNOFF FROM THIS SITE IS NOT ANTICIPATED TO HAVE A NEGATIVE EFFECT ON THE ADJACENT DITCHES OR ON THE HARPEETH RIVER AND ITS TRIBUTARIES.



**VICINITY MAP**  
SCALE: N.T.S.

