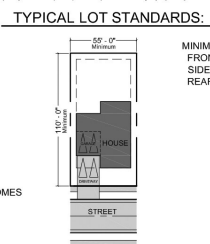


**CONNECTIVITY INDEX:**

● LINKS	8
✕ NODES	4
8 / 4 = 2.00 (1.66 REQUIRED)	

**PROJECT PHASING:**

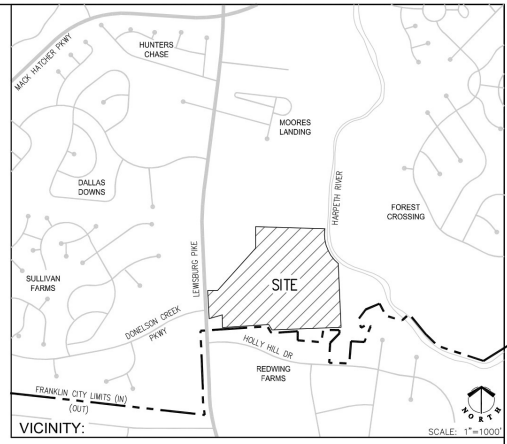
UNITS PER PHASE:	
PHASE I	38
PHASE II	23
PHASE III	29
TOTAL	91 SINGLE FAMILY HOMES



**STATEMENT OF ARCHITECTURAL INTENT:**

A VARIETY OF FRONT ELEVATIONS INCLUDING BRICK, SIMULATED STONE, AND CEMENTATION SIDING. SIDE AND REAR ELEVATIONS TO BE MASONRY MATERIAL OF EITHER BRICK OR CEMENTATION SIDING.

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



**SITE DATA:**

PROJECT NAME:	RIVERBLUFF (Approved by City of Franklin and Williamson County)
SUBDIVISION:	2004
LOT NUMBER:	N/A
ADDRESS:	1093 LEWISBURG PIKE, FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
EXISTING ZONING:	MEDIUM RESIDENTIAL (R-2)
CHARACTER AREA OVERLAY:	CNCO - 2
OTHER APPLICABLE OVERLAYS:	FFOI FWD (SMALL PORTION)
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	45.9 ACRES
SQUARE FOOTAGE OF SITE:	2,003,131.12 SF
MINIMUM REQUIRED SETBACK LINES:	REFER TO TYPICAL LOT CHART ON THIS SHEET
OWNER:	Manning Jones
ADDRESS:	1093 Lewisburg Pike, Franklin, TN 37064
PHONE NO:	N/A
EMAIL ADDRESS:	N/A
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:	1.98 DU/A
TREE CANOPY:	REFER TO TREE CANOPY NOTES
PARKLAND DEDICATION:	FEEES IN LIEU OF PARKLAND DEDICATION SHALL BE PAID PRIOR TO THE RECORDING OF THE FIRST FINAL PLAT FOR THIS SUBDIVISION.
OPEN SPACE SET-ASIDE:	300,469.7 SF (15%)
REQUIRED:	FORMAL: 100,056.4 SF (33%) INFORMAL: 200,112.82.8 SF (66%)
PROVIDED:	FORMAL: 850,516.97 SF (42.5%)
	FORMAL: 101,225.0 SF (34%) INFORMAL: 749,292.0 SF (249%)
SITE AMENITIES - FORMAL OPENSPACE 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 84 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.
LEGAL DESCRIPTION:	Being all of parcel 19.05, Map 89 recorded in Deed Book 106, Page 414 and a portion of parcel 19.02, Map 89 recorded in Deed Book 1859, Page 6 and a portion of parcel 19.03, Map 89 recorded in Deed Book 1859, Page 8 R.O.W.C., TN.

**TREE CANOPY/ PRESERVATION PLAN:**

EXISTING TREE CANOPY COVERAGE:	24.99% OF SITE (500,800 SF)
TREE CANOPY RETENTION (MIN):	12.0% (.25 EXISTING COVER) X 48 (REQ. RETENTION COVER)
MINIMUM TREE PROTECTION ZONE:	240,375.72 SF
TREE PROTECTION PROVIDED:	241,032 SF

**CRITICAL TREE LOTS**

★ LOTS 11-13, 15, AND 74-79 SHALL BE DESIGNATED "CRITICAL TREE LOTS"

**PLANNING NARRATIVE:**

RIVERBLUFF IS LOCATED IN SPECIAL AREA 2 OF THE CARNTON CHARACTER AREA. THE 45.9 AC SITE IS LOCATED ON LEWISBURG PIKE, EAST OF DONELSON CREEK PARKWAY. SURROUNDING USES INCLUDE: SULLIVAN FARMS SUBDIVISION (WEST), AN UNDEVELOPED TRACT (NORTH), REDDING 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: (87 UNITS) X 3.5 CAPITA PER LOT X 100 GPD/CAPITA = 31,850 GPD  
MAXIMUM WATER USE AT PEAK HOUR FACTOR OF 4: 31,850 GPD X 4 = 127,400.24 = 5,308 GAL/HOUR = 88.5 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.
- REPERIURED WATER FACILITIES**  
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 87 HOUSEHOLD UNITS. BASED ON AN AVERAGE OF 34 SCHOOL AGE CHILDREN PER HOUSEHOLD, THE PROPOSED DEVELOPMENT WILL RESULT IN + 58 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 OWNERS 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.



date: Nov 12, 2012  
revisions:  
1. 03/01/13 - Per final staff report.

COF no. 2604  
project no. 12012  
scale. 1"=100'





**SITE DATA:**

PROJECT NAME:	RIVERBLUFF (Approved by City of Franklin and Williamson County)
PROJECT#:	2604
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:	ONCO - 2
OTHER APPLICABLE OVERLAYS:	FFO/ FWO (SMALL PORTION)
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	43.95 ACRES
SQUARE FOOTAGE OF SITE:	1,914,656.04 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:	jmcross@riverbluff.com
APPLICANT:	DESIGNSTUDIO, LLC
PHONE NO.:	615.218.8118
EMAIL ADDRESS:	jgoddard@designstudio.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:	1.80 DU/A
TREE CANOPY:	REFER TO TREE CANOPY NOTES
PARKLAND DEDICATION:	FEE 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:	287,198.4 SF (15%) FORMAL: 95,732.8 SF (33%) INFORMAL: 191,465.6 SF (66%)
PROVIDED:	887,487.2 SF (46.4%) FORMAL: 109,375.0 SF (38.1%) INFORMAL: 838,470.2 SF (292%)
SITE AMENITIES - FORMAL OPENSOURCE 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 98, 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.
LEGAL DESCRIPTION:	Being all of parcel 19.05, Map 89 recorded in Deed Book 106, Page 414 and a portion of parcel 19.02, Map 89 recorded in Deed Book 1899, Page 6 and a portion of parcel 19.03, Map 89 recorded in Deed Book 1899, Page 8 R.O.W.C., TN.
TREE CANOPY/PRESERVATION PLAN:	
EXISTING TREE CANOPY COVERAGE:	24.99% OF SITE (478,508 SF)
TREE CANOPY RETENTION (MIN):	12.0% (25 [EXISTING COVER] X 48 [REQ. RETENTION COVER])
MINIMUM TREE PROTECTION ZONE:	229,758.72 SF
TREE PROTECTION PROVIDED:	236,740 SF
CRITICAL TREE LOTS:	
PLANNING NARRATIVE:	
COMMUNITY INFRASTRUCTURE IMPACTS:	
1. 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
2. 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.
3. REPURIFIED WATER FACILITIES	RECLAIMED OR REUSE WATER IS AVAILABLE TO THIS PROJECT.
4. STREET NETWORK AS SHOWN ON THE MAJOR THOROUGHFARE PLAN.	THE PROJECT WILL BE ACCESSED VIA LEWISBURG PIKE.
5. DRAINAGE FACILITIES	STORM WATER MANAGEMENT WILL BE PROVIDED ON SITE.
6. DRIVING DISTANCES TO POLICE, FIRE, AND RECREATIONAL FACILITIES.	POLICE DEPARTMENT: 2.98 MILES FIRE STATION: 2.37 MILES PINKERTON PARK: 3.05 MILES
7. 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 +/- 51 STUDENTS WITHIN THE FOLLOWING SCHOOLS: OAK VIEW ELEMENTARY (1.91 MILES) PAGE MIDDLE SCHOOL (3.42 MILES) CENTENNIAL HIGH SCHOOL (9.17 MILES)
8. REFUSE STORAGE AND SANITATION COLLECTION	REFUSE AND SANITATION COLLECTION WILL BE BY CITY OF FRANKLIN.
9. RESTRICTIVE COVENANTS AND ARCHITECTURAL GUIDELINES	RIVERBLUFF HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNERS 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.

**DesignStudio**

908 High Point Ridge Road, Franklin, TN 37069  
(615) 218-8118

**RiverBluff PUD Subdivision - Revision 2**

Development Plan  
Lewisburg Pike, Franklin, Tennessee

Development Plan

date, Jan. 5, 2017  
revisions.

COF no. -  
project no. 12012  
scale, 1"=100'

**L-2.0**

## **Riverbluff– PUDRevision 2 Pre-applicationConferenceNotes**

- \* Update notes per new Major Thoroughfare Plan – staff
- \* Consider removal of emergency access from Riverbluff PUD upon recording of Natures Landing final plat providing secondary access/ connection – Andy King
- \* Update adjacent property owners and show Natures Landing Subdivision on Development Planning

## **Riverbluff– PUD Revision 2 Summary**

### **Current**

45.9 ac  
2,003,131.12 sf  
80 lots  
1.74 du/a

### **Proposed Revision**

43.95 ac  
1,914,656.04 sf  
79 lots  
1.80 du/a

### **Open Space Required:**

300,469.7 (15%)  
Formal: 100,056.4 (33%)  
Informal: 200,112.8 (66%)

287,198.4 (15%)  
Formal: 95,732.8 (33%)  
Informal: 191,465.6 (66%)

### **Open Space Provided:**

850,516.97 (42%)  
Formal: 109,375.0 (36.4%)  
Informal: 802,500.0 sf (267%)

887,487.2 (46.4%)  
109,375.0 (38.1%)  
839,470.2 (292%)