

SITE DEVELOPMENT PLAN

Piperton Preserve

BEING PART OF THE

RUS-DUN FARMS, INC. PROPERTY

Recorded in Book 203, Page 346

Map: 164 - Parcel 029.00

Existing Zoning: R-C (Rural Conservation)

Proposed Zoning: MUPD (Mixed Use Planned Development)

TOTAL AREA - 187.65 ACRES

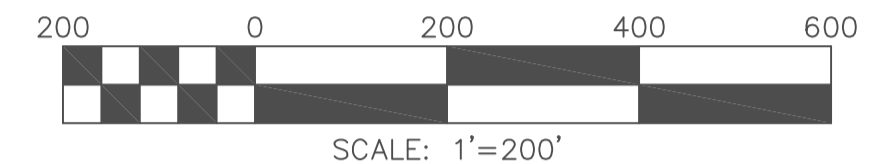
PIPERTON, FAYETTE COUNTY, TENNESSEE

DATE: SEPTEMBER 29, 2014

REVISED DATE: MARCH 05, 2015

RE-REVISED DATE: JULY 19, 2016

(REVISED TO CHANGE BOUNDARY OF PHASES 2 AND 3 AND RENUMBER LOTS)



SITE DEVELOPMENT PLAN LEGEND

TOTAL AREA	189.04 ACRES
R.O.W. DEDICATION (KEOUGH)	1.40 ACRES
NET TOTAL AREA	187.64 ACRES

RESIDENTIAL (INC. GREEN SPACE)	113.18 ACRES
FUTURE COMMERCIAL / RETAIL	41.92 ACRES
PROPOSED MT. ZION RD.	2.20 ACRES
SEPTIC DRIP FIELD AREA	23.23 ACRES
SENIOR LIVING ACREAGE	7.11 ACRES

TOTAL No. SINGLE FAMILY LOTS	238
TOTAL No. SENIOR LIVING UNITS	40
DEVELOPMENT DENSITY - 278/120.29	2.31 DUA
CONSERVATION GREEN SPACE (INCLUDES LANDSCAPED ISLANDS)	20.15 ACRES
PERCENT GREEN SPACE (20.15/120.29)	17%
RESIDENTIAL PEDESTRIAN PATH	2.65 MILES ±

TOTAL RESIDENTIAL LOTS - 238

GRAND ESTATE LOTS	18
ESTATE LOTS - 100' WIDE LOTS	23
MANOR LOTS - 80' WIDE LOTS	79
GARDEN LOTS - 70' WIDE REAR ALLEY LOTS	46
COTTAGE LOTS - 60' WIDE LOTS	72

NOTE: LOTS 34-63 & 65-94 (POSSIBLE GATED SUBDIVISION) IF GATED, KEOUGH ROAD CONNECTOR WILL NOT BE CONSTRUCTED.



NOTES:

1. PLAT PREPARED FOR MIKE RUSSELL WITH RUS-DUN FARMS, INC.
2. A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47047C0415C, EFFECTIVE DATE: NOVEMBER 5, 2008.
3. ELECTRIC SERVICE AND GAS SERVICE IS AVAILABLE TO THIS SITE ON BOTH HWY 57 AND KEOUGH ROAD.
4. SEQUENCE OF PHASES AND PHASE LINES MAY BE MODIFIED WITH THE APPROVAL OF THE PLANNING COMMISSION AT THE TIME OF FINAL PLAN APPROVAL.
5. THE LOT AREAS SHOWN ARE SUBJECT TO CHANGE AS A RESULT OF DESIGN ISSUES SUCH AS STREET CROSS SECTIONS AND ARE TO BE DETERMINED AT THE TIME OF FINAL PLAN APPROVAL.

Prepared By:
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OWNER: RUS-DUN FARMS, INC.
 2295 HWY 57 EAST
 PIPERTON, TN 38017
 901-853-0931

SURVEYOR: THE BRAY FIRM
 2950 STAGE PLAZA N.
 BARTLETT, TN 38134
 901-383-8668

DEVELOPMENT CONSULTANT: RENAISSANCE LAND ADVISORS
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