

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO SEEK FINAL PLAT APPROVAL FOR RIVER BLUFF SECTION 1-B WHICH CONTAINS 31 LOTS WITH NEW RIGHT OF WAY DEDICATION.
- 2) EXISTING ZONING: R-2 (RESIDENTIAL)
CNCO-2 CHARACTER OVERLAY
CONVENTIONAL DEVELOPMENT STANDARD
3. MINIMUM REQUIRED SETBACK LINES:
(SEE LOT STANDARDS CHART)

4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PART OF PARCEL 19.05 ON WILLIAMSON COUNTY TAX MAP NO. 89.
5. STREET ADDRESS ARE SHOWN THUS [XXX]
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

7. OWNER/SUBOWNER: RIVERBLUFF INVESTMENTS, LLC
ADDRESS: 103 FOREST CROSSING BOULEVARD-SUITE 204
FRANKLIN, TN, 37076
- CONTACT: BERKELEY NANCE
TELEPHONE: (615) 405-4257
EMAIL: BERKELEYCENTURYINVESTMENTPARTNERS.COM
8. SURVEYOR: JAMES TERRY & ASSOCIATES
ADDRESS: 2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
CONTACT: GREG TERRY
TELEPHONE: (615) 883-2918
EMAIL: GREGJT@COMCAST.NET

9. o IRON ROD (FOUND)
10. • IRON ROD (SET)
11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GRADE, AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APURTANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR HAS NOT CONDUCTED A UTILITY LOCATING SERVICE AND THEREFORE DOES NOT GUARANTEE THE ACCURACY OF ANY UNDERGROUND UTILITIES SHOWN. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
13. NO PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON SEPTEMBER 29, 2006.
14. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE, TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

16. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
17. ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAIN.
18. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
- OWNER/SUBOWNER: RIVERBLUFF INVESTMENTS, LLC
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EMAIL: BERKELEYCENTURYINVESTMENTPARTNERS.COM
19. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAYS SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. ALL OPEN SPACE LOTS CAN BE PUBLICLY ACCESSED.
21. ✱ LOTS 11-13, 15 AND 43-48 SHALL BE DESIGNATED AS "CRITICAL TREE LOTS".

LEGEND

- o IRD Iron Rod (Found) ■ Catch Basin
- IRN Iron Rod (Set) —W— Water Line
- Concrete Monument ✱ Metal Light Pole
- (Set) —STM— Storm Line
- ⊙ Sanitary Manhole —S— Sanitary Sewer Line
- ⦿ Fire Hydrant —RW— Reclaimed Water Line

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:

- (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN RIVERBLUFF PUD SUBDIVISION, PHASE 2* HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

- (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY:

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY _____ DATE _____

CITY OF FRANKLIN _____ DATE _____

8-6-2015 REVISE PER STAFF COMMENTS

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY:

- (1) THE WATER SYSTEMS DESIGNATED IN RIVERBLUFF PUD SUBDIVISION, PHASE 2* SUBDIVISION NAME BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

- (2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE ON-SITE WATER SYSTEM AND \$_____ FOR THE OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE MICROCOTTON UTILITY DISTRICT OF ASSURE COMPLETION OF SUCH SYSTEMS.

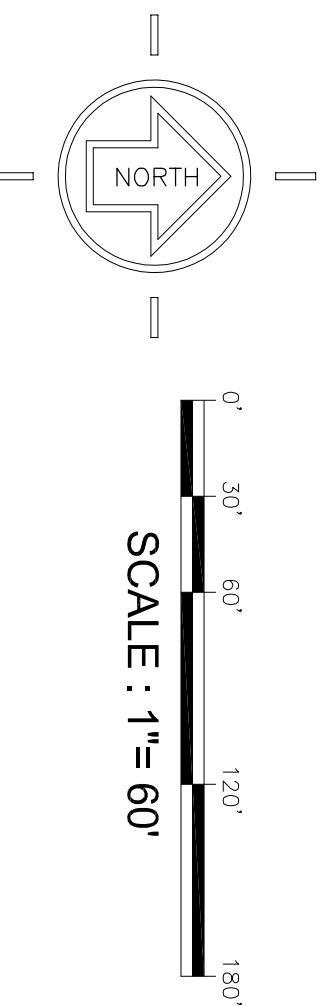
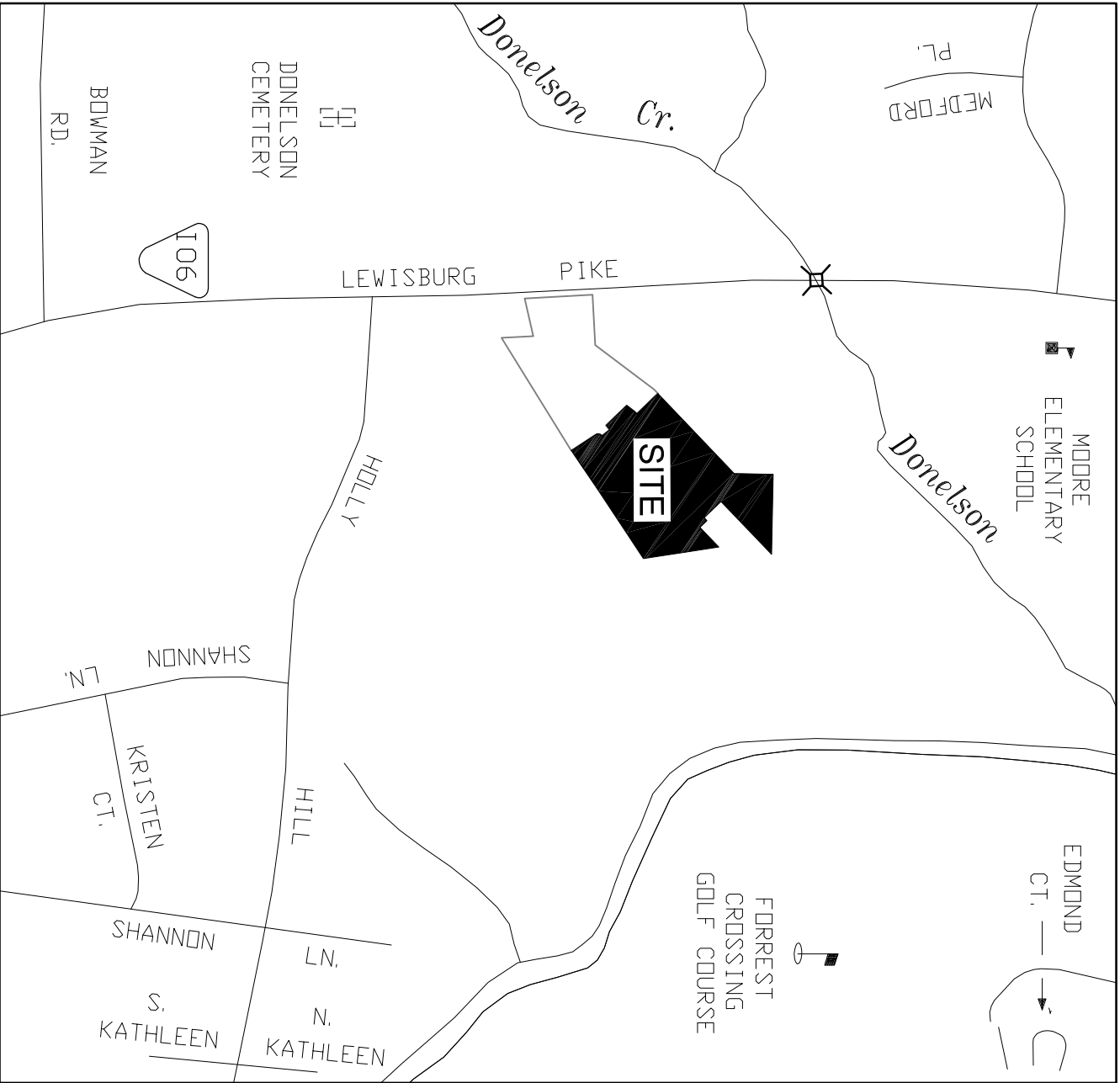
MICROCOTTON WATER UTILITY DISTRICT _____ DATE _____

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK ✱, PAGE ✱, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) HEREBY CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM AND \$_____ FOR THE OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

LOCATION MAP
(Not to Scale)



GRID NORTH

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	37.08	25.00	84°59'02"	22.90	509°24'17" W		33.77
C2	48.82	50.00	55°56'51"	26.56	579°52'13" W		46.91
C3	71.11	80.00	50°55'54"	38.10	N82°22'42"E		68.80
C4	114.39	100.00	65°32'33"	64.37	N24°08'29"E		108.26
C5	46.22	100.00	26°29'03"	23.53	N21°52'19" W		45.81
C6	70.99	50.00	81°21'15"	42.97	S05°33'47" W		65.18
C7	46.75	50.00	53°33'58"	25.24	N25°06'49"E		45.06
C8	63.83	80.00	45°43'02"	33.73	S21°11'21" W		62.15
C9	4.78	125.00	2°11'34"	2.39	S45°08'38" W		4.78
C10	116.68	400.00	16°08'06"	354.79	S39°31'12"E		79.50
C11	3.25	85.00	2°11'34"	1.63	S45°08'38" W		3.25
C12	39.27	25.00	90°00'00"	25.00	N88°45'35" W		35.36
C13	36.79	60.00	35°07'47"	18.99	N26°11'41" W		36.21
C14	68.64	60.00	65°32'33"	38.62	N24°08'29"E		64.95

LINE	BEARING	LENGTH
L1	S51°53'48" W	29.41
L2	N46°14'25"E	16.79
L3	N46°14'25"E	21.28
L4	S58°18'12" W	22.79
L5	N35°05'15" W	13.93
L6	S43°45'35"E	12.45

OPEN SPACE TABLE

Lot No.	Square Feet	Acres
83	6531	0.15
84	59163	1.36
85	72980	1.68
86	48129	1.10

LOT TABLE

Lot No.	Square Feet	Acres
4	10429	0.24
5	9291	0.21
6	8694	0.20
7	7058	0.16
8	6779	0.16
9	6663	0.15
10	6600	0.15
11	6600	0.15
12	6600	0.15
13	6600	0.15
14	7800	0.18
15	101933	2.34
16	7800	0.18
38	17382	0.40
39	6601	0.15
40	9393	0.22
41	12041	0.28
42	8162	0.19
43	6600	0.15
44	6600	0.15
45	6600	0.15
46	6600	0.15
47	6600	0.15
48	6771	0.16
49	8483	0.19
50	9135	0.21
51	10347	0.24

SITE DATA

Total Area:	12.78 AC.
Residential Lots:	27 Lots
Area in Lots	7.21 Ac.
Area & Length of R.O.W.:	1.28 Ac./1403 Feet
Open Space:	4.29 Ac.
Development Standard	Conventional
Base Zoning District:	Residential (R-2)
Character Area Overlay	CNCO-2
Front/Street Setbacks:	15 Feet
Side Yard Setback:	5 Feet
Rear Setback:	5 Feet

LANDSCAPE DATA CHART

SITE ACREAGE : 45.99 ACRES (2,003,131.12 S.F.)
SITE ZONING : MEDIUM RESIDENTIAL (R2)
ZONING STANDARDS : CONVENTIONAL
ORIGINAL CANOPY COVER : 24.92% OF SITE (500,600 S.F.)
REQUIRED TREE CANOPY RETENTION : 12.08% (0.28) EXISTING % OF DEVELOPMENT STANDARDS : 24.92% OF SITE (500,600 S.F.)
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MINIMUM TREE PROTECTION AREA : 240,375.72 SQUARE FEET
PRESERVED TREE CANOPY PROVIDED : 265,202 SQUARE FEET
SPECIMAN TREES REMOVED : 10
TREE CANOPY AREA TO BE REMOVED
A 4400 S.F.
B 4000 S.F.
C 2200 S.F.
D 2200 S.F.
E 2729 S.F.
F 2350 S.F.
G 1800 S.F.
H 2000 S.F.
I 5800 S.F.
TOTAL 98,306 S.F.

TREE CANOPY AREA TO REMAIN
TPA1 1800 S.F.
TPA2 7400 S.F.
TPA3 1800 S.F.
TPA4 1800 S.F.
TPA5 11500 S.F.
TPA6 860 S.F.
TPA7 5100 S.F.
TPA8 17200 S.F.
TOTAL 45,260 S.F.

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

CITY OF FRANKLIN PROJECT # 56899

FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 12.78 ± TOTAL LOTS: 31

ACRES NEW STREETS: 1.28 FEET NEW STREETS: 1403

CIVIL DISTRICT: 10TH CLOSURE ERROR: 1.10000+

MILES OF NEW ROAD: 0.26 DATE: JULY 13, 2015

PREPARED BY: JAMES TERRY & ASSOCIATES

NASHVILLE, TENNESSEE 37214 JOB NUMBER: 2015-298
PHONE: (615) 883-2918 SHEET 1 OF 2

