

**GENERAL NOTES:**

- 1) THE PURPOSE OF THIS PLAT IS TO SEEK FINAL PLAT APPROVAL FOR RIVER BLUFF SECTION 2 WHICH CONTAINS 30 LOTS WITH NEW RIGHT OF WAY DEDICATION.
- 2) EXISTING ZONING: R-2 (RESIDENTIAL) 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/SUBDIVIDER: RIVERBLUFF INVESTMENTS, LLC  
ADDRESS: 103 FOREST CROSSING BOULEVARD-SUITE 204  
FRANKLIN, TN, 37076  
JIM CROSS  
CONTACT: JIMCROSS@CENTURYINVESTMENTPARTNERS.COM  
TELEPHONE: (615) 207-0284

**LEGEND**

○ RO	Iron Rod (Found)	■	Catch Basin
● IRN	Iron Rod (Set)	—W—	Water Line
● CM	Concrete Monument (Set)	—S—	Sanitary Sewer Line
● SM	Sanitary Manhole (Set)	—RW—	Reclaimed Water Line
● FH	Fire Hydrant		

9. ○ 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 AND RECORDS. THE SURVEYOR HAS MADE A REASONABLE ATTEMPT TO LOCATE ALL UNDERGROUND UTILITIES SHOWN COMPARE WITH SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. 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 ENDORSED ON FEMA COMMUNITY PANEL NUMBER 47187C 0213 F, WHICH BEARS AN EFFECTIVE DATE OF 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 OWNERS(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/SUBDIVIDER: RIVERBLUFF INVESTMENTS, LLC  
ADDRESS: 103 FOREST CROSSING BOULEVARD-SUITE 204  
FRANKLIN, TN, 37076  
JIM CROSS  
CONTACT: JIMCROSS@CENTURYINVESTMENTPARTNERS.COM  
TELEPHONE: (615) 207-0284
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, AND 43-48 SHALL BE DESIGNATED AS "CRITICAL TREE LOTS".
22. ✕ ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
23. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ALL LOTS FOR THE PURPOSES OF CONDUCTING UTILITY LINES OR SYSTEMS IMPROVEMENTS. LOTS WITHIN THE CITY OF FRANKLIN EASEMENT, STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO FULFILL ITS OBLIGATIONS UNDER THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT'S PERMITS. THE CITY OF FRANKLIN SHALL BE RESPONSIBLE FOR THE COSTS OF REMOVAL OF SUCH ENCROACHMENTS. THE CITY OF FRANKLIN SHALL BE RESPONSIBLE FOR THE COSTS OF REMOVAL OR DISBURSED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

**CERTIFICATE OF APPROVAL OF APPROVAL OF SUBDIVISION**  
STREETS, DRAINAGE AND SIDEWALKS  
NAME, STREET NAMES, AND ADDRESSING

I HEREBY CERTIFY THAT:  
(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN THIS SUBDIVISION PUD SUBDIVISION, SECTION 2, REVISION 1 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.  
WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY  
CITY OF FRANKLIN  
DATE: \_\_\_\_\_  
DIRECTOR, STREETS DEPARTMENT: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY OF FRANKLIN, TENNESSEE

**CERTIFICATE OF OWNERSHIP**

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 UNL, OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CIRCUMSTANCES 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.  
\* OWNERS(S) - RIVERBLUFF INVESTMENTS, LLC  
DATE: \_\_\_\_\_

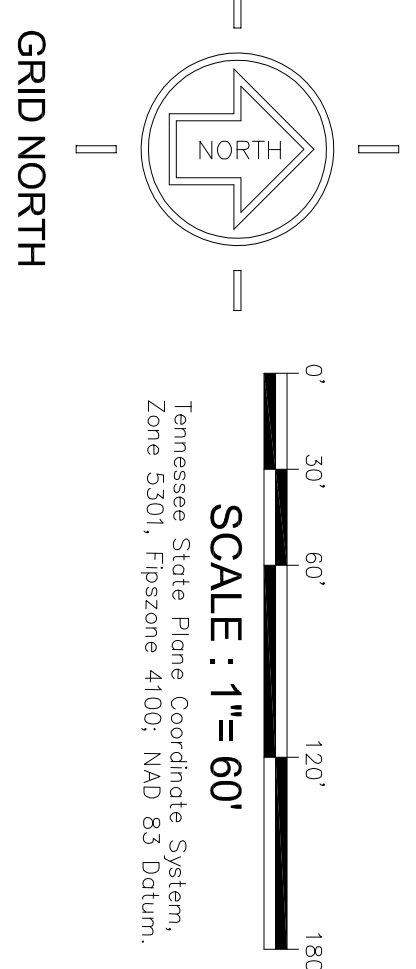
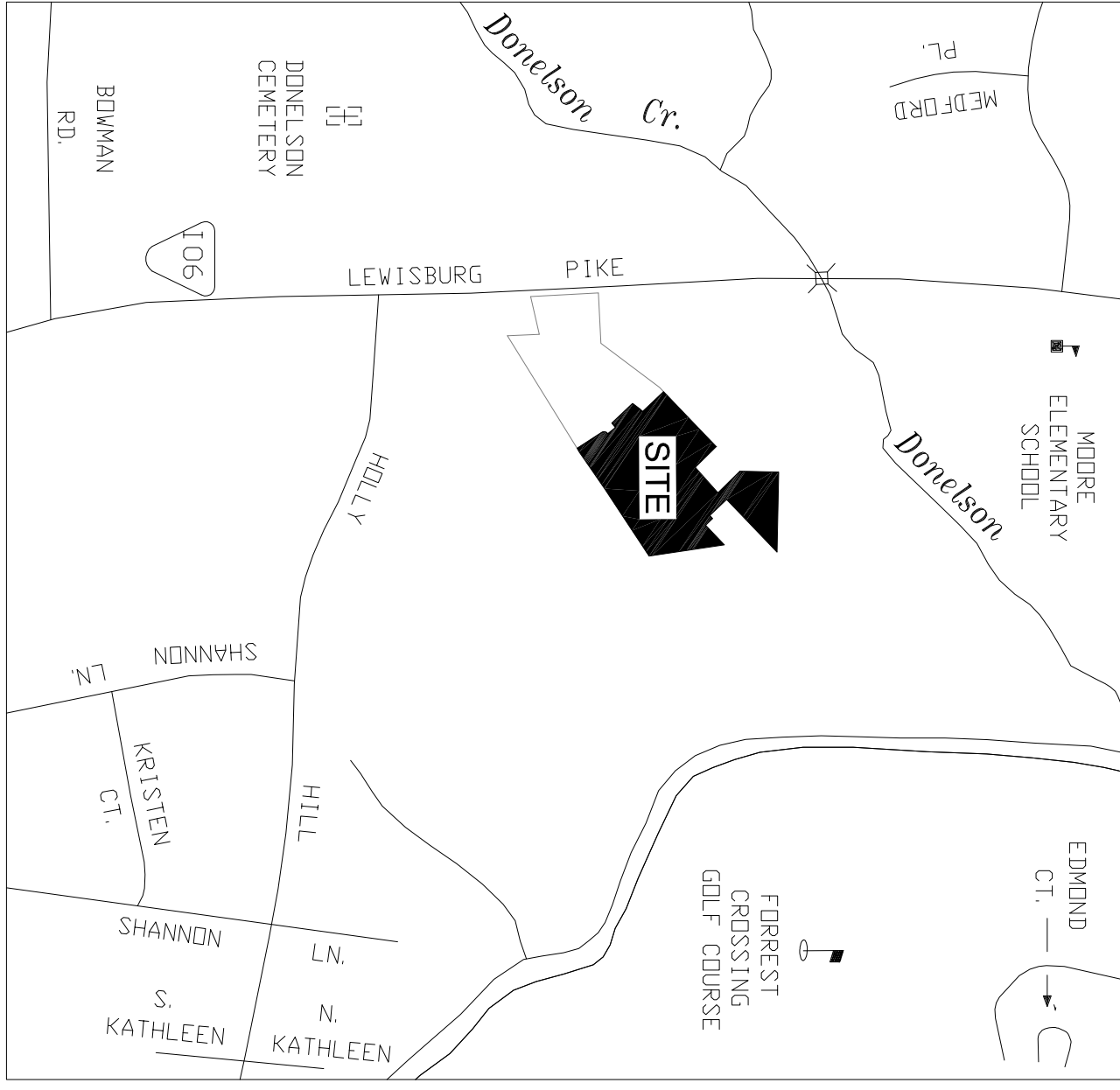
\* BOOK 6350, PAGE 922, R.O.W.C., TN

# FINAL PLAT

## Riverbluff PUD Subdivision

### SECTION 2 REVISION 1

Being Part Of Parcel 19.05 on Tax Map 89  
Franklin, Williamson County, Tennessee  
Lewisburg Pike



**CURVE TABLE**

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	37.08	25.00	84°59'02"	22.90	S09°24'17"W	33.77
C2	48.82	50.00	55°56'51"	26.56	S79°52'13"W	45.91
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	6°7'08"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 TABLE**

LINE	BEARING	LENGTH
L1	S51°53'48"W	29.41
L2	N46°14'23"E	16.79
L3	N46°14'25"E	21.28
L4	S58°18'12"W	22.79
L5	N33°05'15"W	13.93
L6	S43°45'35"E	12.45

**SITE DATA**

Total Area:	9.45 AC.
Residential Lots:	26 Lots
Area in Lots	4.87 Ac.
Area & Length of R.O.W.:	1.28 Ac./1403 Feet
Open Space:	3.29 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
<b>PARKLAND</b>	
Required area per unit :	35 UNITS X 1200 SF = 42,000SF
Total Units :	80
Total required area :	69,000 Square Feet or 1.58 Ac.
Total Provided :	27,793 Square Feet or 0.64 Ac.
(80' All Access Easement along Harpeth River)	
Deficiency:	0.94 acres

**DETACHED RESIDENTIAL LOT TREE CHART**

The following aggregate caliper" inches of canopy trees are required for each detached residential lot. (A lot tree chart shall be provided on the residential landscape plans showing how the required ACI shall be met for each individual residential lot. (See example below)

Lot Size	ACI Canopy Trees Required
Less than 5,000 Square Feet	One three-inch (3") caliper tree
5,001 - 10,000 Square Feet	Two three-inch (3") caliper trees
10,001 - 12,500 Square Feet	Three three-inch (3") caliper trees
12,501 - 20,000 Square Feet	Four three-inch (3") caliper trees
20,001 Square Feet and larger	One three-inch (3") caliper tree per each additional 10,000 square feet of acreage over 20,000 square feet.

**CITY OF FRANKLIN PROJECT # 6688**  
FINAL SUBDIVISION PLAT  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

**CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS**  
I HEREBY CERTIFY:  
(1) THE SEWER AND WATER SYSTEMS DESIGNATED IN THIS SUBDIVISION, SECTION 2, REVISION 1 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR  
(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$\_\_\_\_\_ FOR THE WATER SYSTEM AND \$\_\_\_\_\_ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.  
DIRECTOR OF WATER AND SEWER MGMT DEPT \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY OF FRANKLIN, TENNESSEE

**CERTIFICATE OF SURVEY**  
I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS AS SURVEYED AND AS SUPERVISED ON THE 15TH DAY OF \_\_\_\_\_ 20\_\_\_\_ AT THE OFFICE OF THE SURVEYOR, WILLIAMSON COUNTY, TENNESSEE. T.L.B.I. 001.19287  
LAND SURVEYOR: \_\_\_\_\_  
COMMUNITY: \_\_\_\_\_  
NO. 228 CONTE

**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.  
SECRETARY \_\_\_\_\_ DATE: \_\_\_\_\_  
FRANKLIN MUNICIPAL PLANNING COMMISSION

**PREPARED BY:** JAMES TERRY & ASSOCIATES  
211 DONELSON PIKE - SUITE 6  
NASHVILLE, TENNESSEE 37214  
PHONE: (615) 490-6920  
Rev. 5-1-2018  
Rev. 10-27-2015  
JOB NUMBER: 2015-296  
SHEET 1 OF 2



**CERTIFICATE OF OWNERSHIP**

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. I (WE) HEREBY CERTIFY THAT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON IS THE ONLY PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON THAT HAS BEEN FILED WITH THE CLERK OF THE COUNTY OF FRANKLIN, TENNESSEE, AND THAT THE PROPERTY AS SHOWN HEREON IS NOT PART OF ANY OTHER PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON. I (WE) HEREBY CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

\* OWNER(S) - RIVERBLUFF INVESTMENTS, LLC

DATE

**CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS**

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN THIS SUBDIVISION PLAN 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  
CITY OF FRANKLIN, TENNESSEE

DATE

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

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

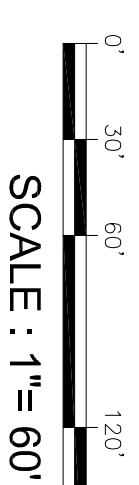
DATE

CITY OF FRANKLIN

DATE

**FINAL PLAT**

**Riverbluff PUD Subdivision  
SECTION 2 - REVISION 1**



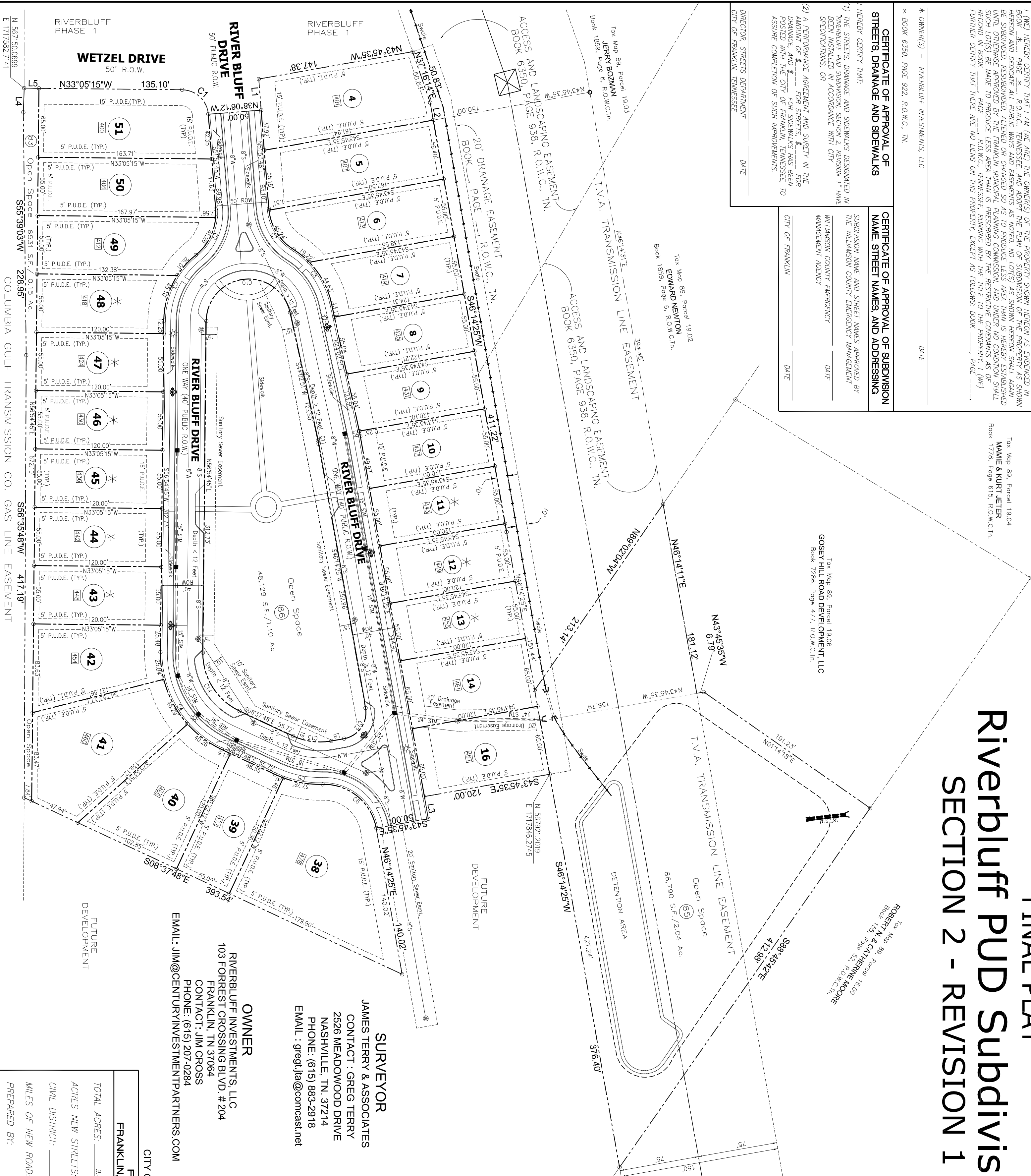
Tax Map 89, Parcel 19.04  
**MAMIE & KURT JETER**  
Book 1778, Page 615, R.O.W.C.Tn.

Tax Map 89, Parcel 19.06  
**GOSEY HILL ROAD DEVELOPMENT, LLC**  
Book 7286, Page 477, R.O.W.C.Tn.

Tax Map 89, Parcel 18.00  
**ROBERT N. & CATHERINE MOORE**  
Book 1135, Page 52, R.O.W.C.Tn.

Tax Map 89, Parcel 19.02  
**EDWARD NEWTON**  
Book 1893, Page 6, R.O.W.C.Tn.

Tax Map 89, Parcel 19.03  
**JERRY BOZMAN**  
Book 1859, Page 8, R.O.W.C.Tn.



**SURVEYOR**  
**JAMES TERRY & ASSOCIATES**  
CONTACT : GREG TERRY  
2826 MEADOWOOD DRIVE  
NASHVILLE, TN, 37214  
PHONE: (615) 883-2918  
EMAIL : gregj@comcast.net

**OWNER**  
**RIVERBLUFF INVESTMENTS, LLC**  
103 FOREST CROSSING BLVD. # 204  
FRANKLIN, TN 37064  
CONTACT: JIM CROSS  
PHONE: (615) 207-0284  
EMAIL: JIM@CENTURYINVESTMENTPARTNERS.COM

**CERTIFICATE OF SURVEY**

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS THE ONLY PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON THAT HAS BEEN FILED WITH THE CLERK OF THE COUNTY OF FRANKLIN, TENNESSEE, AND THAT THE PROPERTY AS SHOWN HEREON IS NOT PART OF ANY OTHER PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON. I (WE) HEREBY CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF WATER SEWER SYSTEMS**

I HEREBY CERTIFY:

(1) THE SEWER AND WATER SYSTEMS DESIGNATED IN THIS SUBDIVISION PLAN 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 SEWER DEPARTMENT  
CITY OF FRANKLIN, TENNESSEE

DATE

**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 THE NOTED DAY OF PLANNING COMMISSION MEETING AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY  
FRANKLIN MUNICIPAL PLANNING COMMISSION

DATE

CITY OF FRANKLIN PROJECT # 6688

**FINAL SUBDIVISION PLAT**  
**FRANKLIN, WILLIAMSON COUNTY, TENNESSEE**

TOTAL ACRES:	9.45 ±	TOTAL LOTS:	30
ACRES NEW STREETS:	1.28	FEET NEW STREETS:	1373
CIVIL DISTRICT:	10TH	CLOSURE ERROR:	1:10,000+
MILES OF NEW ROAD:	0.26	DATE:	MAY 1ST, 2018

PREPARED BY: JAMES TERRY & ASSOCIATES  
211 DONELSON PIKE - SUITE 6  
NASHVILLE, TENNESSEE 37214  
PHONE: (615) 490-6920

Rep. 5-1-2018  
Rev. 10-27-2015  
JOB NUMBER: 2015-286  
SHEET 2 OF 2