), THE PURPOSE OF THIS PLAT IS TO SEEK FINAL PLAT APPROVAL FOR 1-A WHICH CONTAINS 14 LOTS WITH NEW RIGHT OF WAY DEDICATION. 2) EXISTING ZONING R-2 (RESIDENTIAL) GENERAL NOTES: CONVENTIONAL

3. MINIMUM REQUIRED SETBACK LINES: (SEE LOT STANDARDS CHART)

SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PART OF PARCEL 19.05 ON COUNTY TAX MAP NO. 89.

STREET ADDRESS ARE SHOWN THUS XXX

THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING REQUIRED SETBACK LINES. ENVELOPES WITHIN THE

OWNER/SUBDIVIDER: RIVERBLUFF INVESTMENTS, ADDRESS: 103 FOREST CROSSING BOULEVARD-

BERKELY@CENTURYINVESTMENTPARTNERS.COM

CONTACT: TELEPHONE: (615) 883-2918 GREGT.JTA@COMCAST.NET

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WEDŁOKD

Donelson

9. 0 RON ROD (FOUND)
RON ROD (SET)

11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL 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.
- NO PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0213 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

Donelson

PIKE

SITE

Cr.

- 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.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITION QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
- THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAIN.
- NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.

DONEL SON CEMETERY

LEWISBURG

BOWMAN

106

NDNNAHS

HILL

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KRISTEN

SHANNON

S,

KATHLEEN

.NJ

OWNER/SUBDIVIDER: RIVERBLUFF INVESTMENTS, LLC ADDRESS: 103 FOREST CROSSING BOULEVARD-SUIT

CONTACT: ROSSING BOULEVARD-SI FRANKLIN, TN. 37076 BERKELEY NANCE

SIDEWALKS AND TRAILS LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. BERKELY@CENTURYINVESTMENTPARTNERS.COM

20.

ALL OPEN SPACE LOTS CAN BE PUBLICLY ACCESSED

LEGEND

- Iron Rod (Found)
 Iron Rod (Set)
 Concrete Monument (Set)
 Sanitary Manhole Catch Basin Water Line Metal Light Pole Storm Line

Fire Hydrant Sanitary Sewer Line Reclaimed Water Lir

HEREBY CERTIFY THAT: CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, PHASE 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR 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. SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY. CITY OF FRANKLIN WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY

DATE

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 MILCROFTON UTILITY DISTRICT OF ASSURE COMPLETION OF SUCH SYSTEMS.

(1) THE WATER SYS

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

THE WATER SYSTEMS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, PHASE 1" SUBDIVISION NAME BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

DATE

MILCROFTON WATER UTILITY DISTRICT

DATE

RIVERBLUFF INVESTMENTS, LLC 103 FORREST CROSSING BLVD. # 204 FRANKLIN, TN 37064

98,305 S.F.

15,260,S.F.

OWNER

CERTIFICATE OF SURVEY

. STREETS DEPARTMENT FRANKLIN, TENNESSEE

DATE

CERTIFICATE OF OWNERSHIP

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

LANDSCAPE DATA CHART

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Scale)

LOC

ATION MAP

SITE ACREAGE: 45.99 ACRES (2,003,131.12 S.F.)

SITE ZONING: MEDIUM RESIDENTIAL (R2)

ZONING OVERLAYS: CNCO-2

DEVELOPMENT STANDARDS: CONVENTIONAL

ORIGINAL CANOPY COVER: 24.99% OF SITE (500,600 S.F.)

REQUIRED TREE CANOPY RETENTION: 12.0% (0.25 [EXISTING % OF TREE COVER] X 0.48 [REG.

MINIMUM TREE PROTECTION AREA: 240,375.72 SQUARE FEET PRESERVED TREE CANOPY PROVIDED: 265,202 SQUARE FEET SPECIMAN TREES REMOVED: 10

CANOPY TO BE REMOVED

TREE CANOPY

AREA TO REMAIN

SURVEYOR

JAMES TERRY & ASSOCIATES

CONTACT: GREG TERRY

2526 MEADOWOOD DRIVE

NASHVILLE, TN. 37214

PHONE: (615) 883-2918

EMAIL: gregt.jta@comcast.net

4400 S.F. 4000 S.F. 2200 S.F. 29630 S.F. 2725 S.F. 2350 S.F. 18400 S.F. 28800 S.F. 5800 S.F. 1800 S.F. 7400 S.F. 1800 S.F. 1600 S.F. 11500 S.F. 860 S.F. 3100 S.F. 17200 S.F.

NORTH

Subdivision

Riverbluff Pl

AL PLAT

SCALE: 1"= 50"

GRID NORTH

Being Part Of Parcel 19.05 on

Tax Map 89

nase

Franklin, Williamson County,

Tennessee

EDMOND

Lewisburg Pike

MOORE ELEMENT/

ARY

SCHUUL

			CUR\	CURVE TABLE		
0.	LENGTH	LENGTH RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
1	47.12	30,00	30.00 90°00′00″	30,00	S47°58′52″E	42,43
Ŋ	30,65	41.00	41.00 42°50′00″	16.08	N71°33′52″W	29,94
ω	14.20	19.00	19.00 42°50′00″	7,45	S71°33′52″E	13,88
4	107.27	175.00	175.00 35°07′20″	55,38	N69°27′28″E	105,60
S	37.08	25.00	25.00 84*59'02"	22.90	S09°24′17″W	33,77
6	41.46	25.00	25.00 95*00′58″	27.29	N80°35′43″W	36.87
7	137.92	225.00	225.00 35*07′20″	71.21	N69°27′28″E	135,78
8	14,20	19.00	19.00 42°50′00″	7,45	S65°36′07″W	13,88
9	30.65	41.00	41.00 42°50′00″	16.08	N65°36′07″E	29,94
0	47.12	30,00	30.00 90°00′00″	30,00	S42°01′08″W	42,43

	LINE TABLE	İΠ
HINE	BEARING	LENGTH
L1	S46°14′25″W	16,79
L2	N51°53′48″E	29.41

FORREST CROSSING GOLF COURSE

LOT TABLE

0	79	78	77	76	75	74	73	72	3	2	_	Lot No.
0075	11067	7609	6940	7206	7471	7737	8002	9636	9298	8144	5824	Square Feet
0	0.25	0.17	0.16	0.17	0.17	0.18	0.18	0.22	0.21	0.19	0.13	Acres

RIGHT OF WAY DEDICATION	VAY D	EDICA:	NOL
Square	Feet	Acres	
8,704)4	0.20	

OPEN SPACE	PACE TABLE	
Lot No.	Square Feet	Acres
81	19,578	0.45
28	139,403	3.20

SITE DATA

Total Area:	7.07 AC.
Residential Lots:	12 Lots
Area in Lots	2.26 Ac.
Area & Length of R.O.W.:	1.15 Ac./965 Feet
Open Space:	3.66 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

CITY OF FRANKLIN PROJECT # 5898

CERTIFICATE OF APPROVAL FOR RECORDING	FINAL SUBDIVISION PLAT FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
ROVED BY THE FRANKLIN MUNICIPAL PLANNING IMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, 1 THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS	TOTAL ACRES:7.07 ±
NOTED IN THE PLANNING COMMISSION MINUTES FOR DAY OF, 20, AND THIS T HAS BEEN APPROVED FOR RECORDING IN THE	ACRES NEW STREETS:1.15 FEET NEW STREETS:965
ISTER'S OFFICE OF WILLIAMSON COUNTY.	CIVIL DISTRICT:10TH CLOSURE ERROR:1:10,000+
	MILES OF NEW ROAD:0.18 DATE:NOVEMBER 10, 2014
	PREPARED BY: JAMES TERRY & ASSOCIATES 2526 MFADOWOOD DRIVE
CRETARY ANKLIN MUNICIPAL PLANNING COMMISSION	NASHVILLE, TENNESSEE 37214 JOB NUMBER: 2015-284 PHONE: (615) 883-2918 SHEET 1 OF 2

FINAL SUBDIVISION PLAT FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

	OF THE AS SUPERVISION DATE	
DIRECTOR SEWER DEPARTMENT CITY OF FRANKLIN, TENNESSEE	I HEREBY CERTIFY: (1) THE SEWER SYSTEMS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, PHASE 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 WATER SYSTEM AND \$ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.	CERTIFICATE OF APPROVAL OF
SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION	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.	CERTIFICATE OF APPROVAL FOR RECORDING
	TOTAL . ACRES CIVIL D MILES PREPAF	

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS ENDENCED IN BOOK **—, PAGE **—, R.O.W.C., TENNESSEE, AND BOOT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE **—, R.O.W.C., TENNESSEE, AND BOOT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, 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) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK ———, PAGE ———,

I (WE) HEREBY CERVEY THAT THE GUI SHOWN HEREON, IS CONTROL TWIND THE MONUMENTS SHOWN THEREBY WHAT HE INDICATED. THE SUBDIVISION WHAT SHOW REPRESENTS AS SUBJECTION TO NOTE ON THE 13TH DAYLOFT UNKNOWN THE

OWNER(S)

RIVERBLUFF

