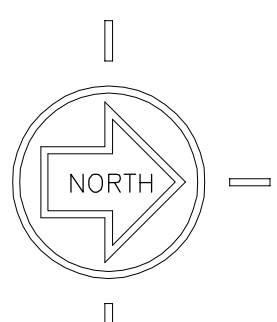


GENERAL NOTES:

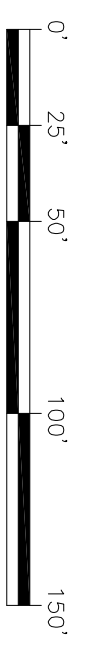
- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 21 BUILDING LOTS, 1 OPEN SPACE LOT, AND DEDICATE RIGHT OF WAY.
2) EXISTING ZONING: R-2 (RESIDENTIAL)
3) MINIMUM REQUIRED SETBACK LINES: (SEE LOT STANDARDS CHART)
4) SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PARCELS 19.05 ON WILLIAMSON COUNTY TAX MAP NO. 89



TN STATE PLANE
ZONE 5301, FIPS ZONE 4100,
NAD 83 DATUM

FINAL PLAT
Riverbluff PUD Subdivision
Section 4

Being Part of Parcel 19.05 on Tax Map
Riverbluff Drive
Franklin, Williamson County, Tennessee



SCALE : 1" = 50'

CURVE TABLE

Table with columns: NO., LENGTH, RADIUS, DELTA, TANGENT, CHORD, BEARING, CHORD. Contains 6 rows of curve data.

DETACHED RESIDENTIAL TREE LOT CHART

Table with columns: Lot No., Square Feet, Tree Requirement, Lot No., Square Feet, Tree Requirement. Lists 27 lots and their respective tree requirements.

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 for the residential landscape plans showing how the required ACI shall be met for each individual residential lot. (See example below))

Table with columns: Lot Size, ACI Canopy Trees Required. Lists 5 lot size categories and their corresponding ACI requirements.

SITE DATA FOR RIVERBLUFF PUD SUBDIVISION SECTION 4

Table with columns: Total Acre, Residential Lots, Area in Lots, Area & Length of R.O.W., Open Space, Development Standard, Base Zoning District, Character Area Overlay, Front/Street Setbacks, Side Yard Setback, Rear Setback.

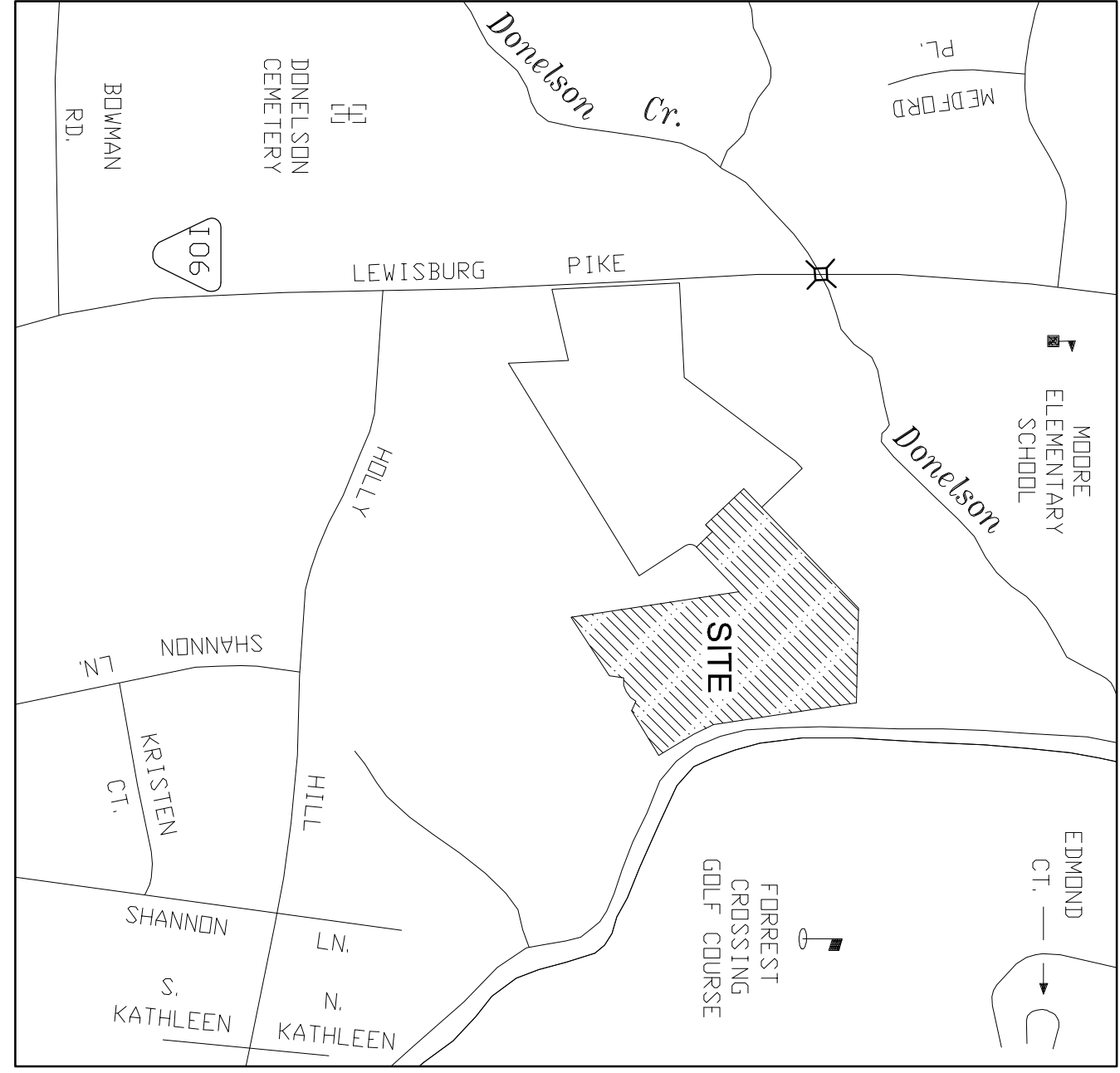
OWNER

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

CITY OF FRANKLIN PROJECT # 6803

FINAL SUBDIVISION PLAT FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Table with columns: TOTAL ACRES, TOTAL LOTS, FEET NEW STREETS, CIVIL DISTRICT, MILES OF NEW ROAD, DATE. Contains project summary data.



LOCATION MAP (Not to Scale)

PARKLAND

Required area per unit : 1200 Square Feet (first 35 Lots)
Required area per unit : 600 Square Feet (remaining 45 Lots)
Total Units : 80
Total required area : 69,000 Square Feet or 1.58 Ac.
Total Provided : 41,207 Square Feet or 0.95 Ac.
(80' All Access Easement along Horpeth River)
Deficiency : 0.63 Ac.

CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE

Middle Tennessee Electric Membership Corporation (MEMC) will provide electric service to the subject property according to the normal operating practices of MEMC as defined in the subject property's electric service agreement and applicable utility regulations...

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK... AND ADAPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED NO LOTS 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 LOTS BE MADE TO PRODUCE LESS AREA THAN IS PREScribed BY THE PLANNING COMMISSION AND UNDER NO CONDITION SHALL SUCH LOTS BE MADE TO PRODUCE LESS AREA THAN IS PREScribed BY THE PLANNING COMMISSION AND UNDER NO CONDITION SHALL SUCH LOTS BE MADE TO PRODUCE LESS AREA THAN IS PREScribed BY THE PLANNING COMMISSION...

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY: (1) THE SEWER SYSTEMS DESIGNATED IN RIVERBLUFF PUD SUBDIVISION, SECTION 4 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.

CERTIFICATE OF APPROVAL FOR RECORDING

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

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN RIVERBLUFF PUD SUBDIVISION, SECTION 4 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.

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. CITY OF FRANKLIN. DATE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK... AND ADAPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED NO LOTS 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 LOTS BE MADE TO PRODUCE LESS AREA THAN IS PREScribed BY THE PLANNING COMMISSION AND UNDER NO CONDITION SHALL SUCH LOTS BE MADE TO PRODUCE LESS AREA THAN IS PREScribed BY THE PLANNING COMMISSION...

LAND SURVEYOR: GREG TERRY, LICENSE NO. 1118, DATE 9/11/18

DIRECTOR SEWER DEPARTMENT: FRANKLIN, TENNESSEE. DATE

SECRETARY: FRANKLIN MUNICIPAL PLANNING COMMISSION. DATE

JAMES TERRY & ASSOCIATES
2603 ELM HILL PIKE SUITE K
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920



TN STATE PLANE  
 ZONE 5301, FIPSZONE 4100,  
 NAD 83 DATUM

SCALE : 1" = 50'

Lot No.	Square Feet/Acres	Lot No.	Square Feet/Acres
17	6,600 0.15	28	6,600 0.15
18	6,600 0.15	29	7,283 0.17
19	6,600 0.15	30	6,576 0.15
20	6,703 0.15	31	6,592 0.15
21	8,093 0.19	32	12,488 0.29
22	9,986 0.23	33	6,664 0.15
23	7,611 0.17	34	6,600 0.15
24	6,600 0.15	35	6,600 0.15
25	6,600 0.15	36	6,600 0.15
26	6,600 0.15	37	7,418 0.17
27	6,600 0.15	op. sp.	5,066 0.12

LEGEND

- Iron Rod (Found)
- Iron Rod (Set)
- Concrete Monument
- (Set)
- Sanitary Manhole
- Fire Hydrant
- Catch Basin
- W— Water Line
- M— Metal Light Pole
- S— Storm Line
- S— Sanitary Sewer Line
- RW— Reclaimed Water Line

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY:  
 (1) THE WATER SYSTEMS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, SECTION 1" SUBDIVISION NAME BEING 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 MILCROFTON UTILITY DISTRICT FOR ASSURE COMPLETION OF SUCH SYSTEMS.

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

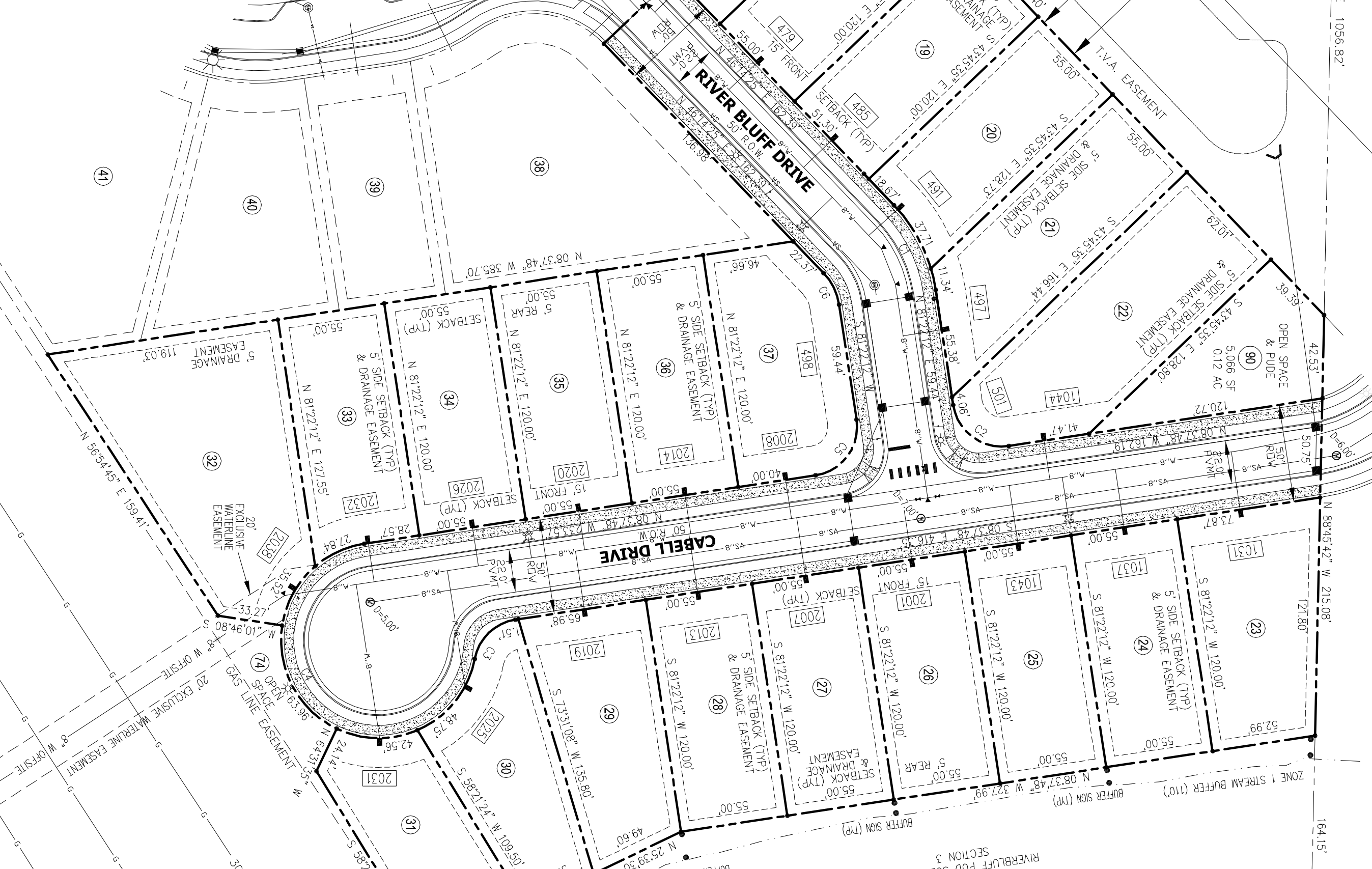
I HEREBY CERTIFY THAT:  
 (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, SECTION 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS. OR  
 (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$\_\_\_\_\_ FOR STREETS, \$\_\_\_\_\_ FOR DRAINAGE, AND \$\_\_\_\_\_ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

CITY OF FRANKLIN WATER UTILITY DISTRICT DATE \_\_\_\_\_

DIRECTOR, STREETS DEPARTMENT CITY OF FRANKLIN, TENNESSEE DATE \_\_\_\_\_

CITY OF FRANKLIN DATE \_\_\_\_\_

DIRECTOR, STREETS DEPARTMENT CITY OF FRANKLIN, TENNESSEE DATE \_\_\_\_\_



**CURVE TABLE**

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	49.05'	80.00'	35°07'47"	25.32'	56.3°48'19" W	48.29'	
C2	39.27'	25.00'	90°00'00"	25.00'	N66°22'12" E	35.36'	
C3	30.77'	25.00'	70°31'44"	17.68'	S43°53'39" E	28.87'	
C4	218.63'	50.00'	250°31'44"	70.71'	N46°06'21" E	81.65'	
C5	39.27'	25.00'	90°00'00"	25.00'	N53°37'48" W	35.36'	
C6	18.39'	30.00'	35°07'47"	9.50'	S63°48'19" W	18.11'	

CITY OF FRANKLIN PROJECT # 6803  
 FINAL SUBDIVISION PLAT  
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

**OWNER**  
 RIVERBLUFF INVESTMENTS, LLC  
 103 FOREST CROSSING BLVD # 204  
 FRANKLIN, TN 37064

**SURVEYOR**  
 JAMES TERRY & ASSOCIATES  
 CONTACT : GREG TERRY  
 2111 DONELSON PIKE - SUITE 6  
 NASHVILLE, TN. 37214  
 PHONE : (615) 883-2918  
 EMAIL : greg@jta@comcast.net

TOTAL ACRES: 4.64±  
 TOTAL LOTS: 21  
 ACRES NEW STREETS: 1.03  
 FEET NEW STREETS: 797 LF  
 CIVIL DISTRICT: 10TH  
 CLOSURE ERROR: 1:10,000±  
 MILES OF NEW ROAD: 0.15  
 DATE: SEPTEMBER 4TH, 2018  
 PREPARED BY: JAMES TERRY & ASSOCIATES  
 2603 ELM HILL PIKE SUITE K  
 NASHVILLE, TENNESSEE 37214  
 PHONE: (615) 490-6920

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