

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO REVISED THE PERIMETER BOUNDARY LINES TO REMOVE THE VIA EASEMENT AND TO REVISE THE AREA/OPEN SPACE CALCULATIONS.
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
FRANKLIN, TN, 37076

CONTACT: JIM CROSS
TELEPHONE: (615) 207-0284

EMAIL: JIM@CENTURYNVESTMENTPARTNERS.COM

8. SURVEYOR: JAMES TERRY & ASSOCIATES
2601 ELM HILL PIKE, SUITE R
NASHVILLE, TENNESSEE 37214

CONTACT: GREG TERRY
TELEPHONE: (615) 490-6920
EMAIL: GREG.JIM@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 APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE WITH SUCH RECORDS. THE SURVEYOR'S FIELD NOTES AND RECORDS HAVE BEEN REVIEWED AND SUCH 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 EXPRESSED ON FEMA COMMUNITY PANEL NUMBER 47187C 0215 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 DISCRETION OF WTEMC.

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/SUBDIVIDER: RIVERBLUFF INVESTMENTS, LLC
ADDRESS: 103 FOREST CROSSING BOULEVARD—SUITE 204
FRANKLIN, TN, 37076

CONTACT: JIM CROSS
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EMAIL: JIM@CENTURYNVESTMENTPARTNERS.COM

19. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

20. ALL OPEN SPACE LOTS CAN BE PUBLICLY ACCESSED.

21. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

22. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS.

23. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS. THE DEVELOPMENT AND THE EXISTING LANDSCAPING, FENCING, OR OTHER 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 REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING FURTHER PERMISSION FROM THE PROPERTY OWNER OF HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES THAT ARE LOCATED WITHIN THE EASEMENT. THE CITY OF FRANKLIN SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY STRUCTURES OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I/HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN THIS RIVERBLUFF PUD SUBDIVISION, SECTION 1—REVISION 2nd 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 AGENCY:

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY _____ DATE _____
CITY OF FRANKLIN _____ DATE _____

CERTIFICATE OF OWNERSHIP

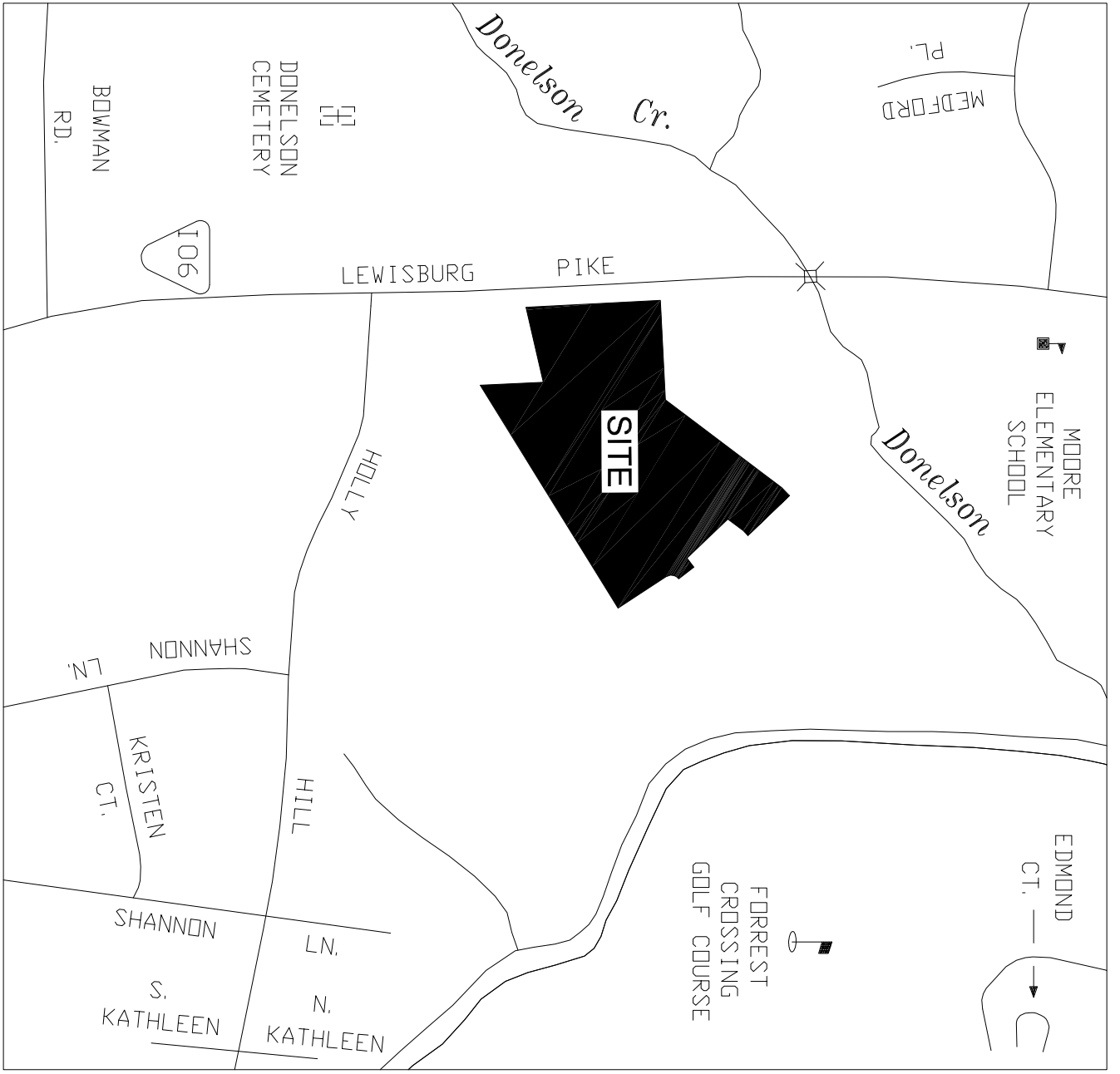
I (WE) HEREBY CERTIFY THAT I AM (WE ARE), THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED 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.

* OWNER(S) - RIVERBLUFF INVESTMENTS, LLC _____ DATE _____

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

FINAL PLAT
Riverbluff PUD Subdivision
SECTION 1 - REVISION 2

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



LOCATION MAP
(Not to Scale)

LEGEND

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

PARKLAND

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

SURVEYOR
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PHONE: (615) 490-6920
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OWNER
RIVERBLUFF INVESTMENTS, LLC
103 FOREST CROSSING BLVD. # 204
FRANKLIN, TN 37064
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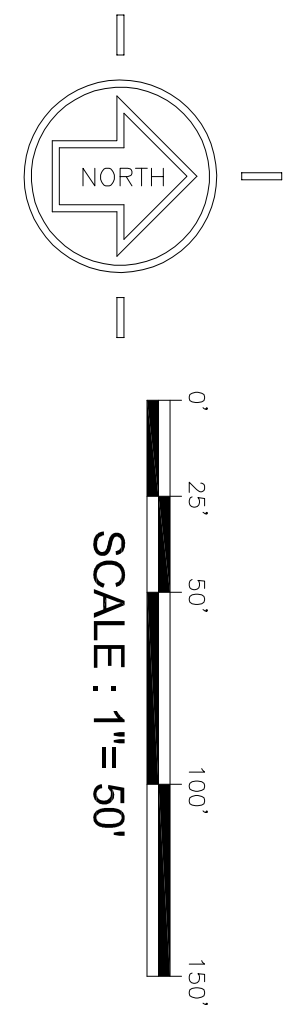
CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN ON THE PLAT OF THE CITY OF FRANKLIN, TENNESSEE, IS A TRUE AND CORRECT REPRESENTATION OF THE MOVEMENTS SHOWN HEREON. THE PLAT HAS BEEN PLACED AS INDICATED ON THE SUBDIVISION PLAT, AND THE SURVEYOR'S FIELD NOTES AND RECORDS HAVE BEEN REVIEWED AND SUCH DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.

DATE: 5/31/18
LAND SURVEYOR'S EXPLANATORY NOTES
RECORDED IN BOOK 6350, PAGE 922, R.O.W.C., TN.

GRID NORTH

Tennessee State Plane Coordinate System,
Zone 5301, Fipszone 4100; NAD 83 Datum.



CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	47.12	30.00	90°00'00"	30.00	S47°58'52"E		42.43
C2	30.65	41.00	42°50'00"	16.08	N21°33'52"E		29.94
C3	14.20	19.00	42°50'00"	7.45	S71°33'52"E		13.88
C4	107.27	173.00	35°07'20"	55.38	N69°27'28"E		103.60
C5	37.08	25.00	84°59'02"	22.90	S09°24'17"W		33.77
C6	41.46	225.00	35°07'20"	27.29	N80°35'43"W		36.87
C7	137.92	225.00	35°07'20"	71.21	N69°27'28"E		135.78
C8	14.20	19.00	42°50'00"	7.45	S65°36'07"W		13.88
C9	30.65	41.00	42°50'00"	16.08	N65°36'07"E		29.94
C10	47.12	30.00	90°00'00"	30.00	S42°01'08"W		42.43

LOT TABLE

Lot No.	Square Feet	Acres
1	5824	0.13
2	8144	0.19
3	9298	0.21
72	9636	0.22
73	8002	0.18
74	7737	0.18
75	7471	0.17
76	7206	0.17
77	6940	0.16
78	7609	0.17
79	11067	0.25
80	9835	0.23

RIGHT OF WAY DEDICATION

Square Feet	Acres
8,704	0.20

OPEN SPACE TABLE

Lot No.	Square Feet	Acres
81	19,578	0.45
82	89,505	2.05

SITE DATA

Total Area:	6.11 AC.
Residential Lots:	12 Lots
Area in Lots	2.26 AC.
Area & Length of R.O.W.:	1.15 Ac./965 Feet
Open Space:	2.50 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

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 # 6687

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
FINAL SUBDIVISION PLAT

TOTAL ACRES: 6.11 ±	TOTAL LOTS: 14
ACRES NEW STREETS: 1.15	FEET NEW STREETS: 965
CIVIL DISTRICT: 10TH	CLOSURE ERROR: 1:10,000+
MILES OF NEW ROAD: 0.18	DATE: MAY 1ST, 2018
PREPARED BY: JAMES TERRY & ASSOCIATES 2601 ELM HILL PIKE, SUITE R NASHVILLE, TENNESSEE 37214 PHONE: (615) 490-6920	REV: 5-1-18 JOB NUMBER 2015-294 SHEET 1 OF 2

