. 6 . 7 (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. 21. 20. 15. 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. GENERAL NOTES: HEREBY CERTIFY THAT: DIRECTOR, STREETS DEPARTMENT CITY OF FRANKLIN, TENNESSEE CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS 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 WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE 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 OF IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENCE 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 HOMEOWNER'S EXPENSE. CONTACT: TELEPHONE: SIKELI ADDRESS ARE SHOWN THUS XXX THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE REQUIRED SETBACK LINES. THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, SECTION 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR 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 INTHE 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. THE PURPOSE OF THIS PLAT IS TO CREATE 21 BUILDING LOTS, 1 OPEN SPACE LOT, AND DEDICATE RIGHT OF WAY. EXISTING ZONING R-2 (RESIDENTIAL) ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND 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. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT—OF—WAY SHALL BE PUBLIC AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TELEPHONE: LOTS TO BE SERVED BY PUBLIC SS: 103 FOREST IRON ROD (FOUND) IRON ROD (SET) PROPERTIES ARE CURRENTLY IDENTIFIED TAX MAP NO. 89. BSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE INTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE GED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS. DIVIDER: RIVERBLUFF INVESTMENTS, LLC 103 FOREST CROSSING BOULEVARD—SUITE 204 BERKELY@CENTURYINVESTMENTPARTNERS.COM BERKELY@CENTURYINVESTMENTPARTNERS.COM RIVERBLUFF INVESTMENTS, LLC JAMES TERRY & ASSOCIATES 11 DONELSON PIKE — SUITE 6 NASHVILLE, TENNESSEE 37214 GREG TERRY SEWER SERVICE SHALL BE CUT L DEVELOPMENT S WATER AND SEWER CERTIFICATE OF OWNERSHIP DATE SUITE 204 AS AND CAPPED AT THE MAIN 19.05 ON CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY. CITY OF FRANKLIN Iron Rod (Found) Iron Rod (Set) Concrete Monument (Set) Sanitary Manhole Fire Hydrant SII OI Required area per unit: 1200 Sqaure Feet (first 35 | Required area per unit: 600 Sqaure Feet (remaining 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 Harpeth River) Deficiency : 0.63 TN STATE PLANE ZONE 5301, FIPSZONE 4100, NAD 83 DATUM — MIS— DATE DATE NORTH ea per unit : 1200 Sqaure ea per unit : 600 Sqaure : 80 Catch Basin Water Line Metal Light Pole Storm Line Sanitary Sewer Line Reclaimed Water Line **PARKLAND** I (WE) HEREBY CERNEY THAT THE SUBDINISION PLAT AS SHOWN HEREON, SOORRECT, AND THAT ALL OF THE MONUMENTS SHOWN HEREON, HAVE BLEN PLACED AS INDICATED. THE SUBDINISION, PLAT AS SUBVEX MODE WORKECTLY ON THE 4TH DAY OF CORRECTION ON THE 4TH DAY OF CORRECTION ON THE 4TH DAY OF CORRECTIONED TO THE 4TH DAY OF CORRECT ddle Tennessee Electric Membership Corporation (MTEMC) will provide electric service subject property according to the normal operating practices of MTEMC as defined the property according to the normal operating practices of MTEMC as defined and regulations, bylaws, policy bulletins and operational bulletins of MTEM of in accordance with the plat checklist, tree planting guidelines and other regulations to the MTEMC website at www.mtemc.com (collectively the "Requirements along approvements electric service will be until MTEMC's Requirements have been met and approvementing by an authorized representative of MTEMC. Any approval is, at all times, ntingent upon continuing compliance with MTEMC Requirements. Middle Tennessee Electric Membership Corporation Riverbluff Pl CERTIFICATE OF SURVEY Donelson Feet (remaining 45 ·7d DONELSON WEDŁOKD BOWMAN Cr. =Being Part of Parcel 19.05 on Tax Map Franklin, Williamson County, Lots) 90 PIKE LEWISBURG **M** \mathcal{I} HEREBY CERTIFY: FIN MOORE Elementary Section \bigcirc Not Donelson SCHOOL Ri√

DIRECTOR SEWER CITY OF FRANKLIN THE SEWER SYSTEMS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, SECTION 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR CERTIFICATE OF APPROVAL OF SEWER SYSTEMS LOC, MANCE AGREEMENT AND SURETY IN THE AMOUNT ... FOR THE WATER SYSTEM AND \$_____ FOR R SYSTEM HAS BEEN POSTED WITH THE CITY OF TENNESSEE, TO ASSURE COMPLETION OF SUCH ervice to yefined in ITEMC, jultations ints"). OEPARTMENT N, TENNESSEE ATION MAP \bigcirc (I)HEREBY CERTIFY: Scale) CITY OF FRANKLIN WATER UTILITY DISTRICT THE WATER SYSTEMS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, SECTION 1" SUBDIVISON NAME BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR CERTIFICATE OF APPROVAL OF WATER SYSTEMS DATE 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 FRANKLIN MUNICIPAL PLANNING COMMISSION CERTIFICATE OF APPROVAL FOR RECORDING DATE CONTACT : GREG TERRY 211 DONELSON PIKE - SUITE 6 NASHVILLE, TN. 37214 PHONE: (615) 883-2918 SURVEYOR JAMES TERRY & ASSOCIATES EMAIL: gregt.jta@comcast.net DATE MILES OF NEW ROAD: PREPARED BY: CIVIL DISTRICT: ACRES NEW STREETS: TOTAL ACRES: FINAL SUBDIVISION PLAT FINAL SUBDIVISION PLAT OWNER RIVERBLUFF INVESTMENTS, LLC 103 FORREST CROSSING BLVD. # 204 FRANKLIN, TN 37064 CITY OF FRANKLIN PROJECT # 4.64± JAMES TERRY & ASSOCIATES 2603 ELM HILL PIKE SUITE K NASHVILLE, TENNESSEE 37214 PHONE: (615) 490—6920 1.03 DATE: FEET NEW STREETS: CLOSURE ERROR: TOTAL LOTS: JOB NUMBER: 2016-457 SHEET 1 OF 2 6803 4TH, 2018 1:10,000+

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

NO. 2287



 \triangleright

PLAT

Subdivision

GTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
20,1	80.00	35°07′47″	25,32	S63°48′19″W	48,29
9.27	25,00	90°00′00″	25.00	N36°22′12″E	35,36
).77	25,00	70°31′44″	17.68	S43°53′39″E	28,87
3.63	50.00	250°31′44″	70.71	N46°06′21″E	81.65
).27	25,00	90°00′00″	25.00	N53°37′48″W	35,36
3.39	30,00	35°07′47″	9,50	S63°48′19″W	18.11

DETACHED RESIDENTIAL TREE LOT CHART

erbluff Drive

Tennessee

EDMOND

LOT TABLE

No. Square

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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)

SITE

FORREST CROSSING GOLF COURSE

Less than 5,000 Square Feet 5,001 - 10,000 Square Feet 10,001 - 12,500 Square Feet 12,501 - 20,000 Square Feet One three-inch (3") caliper trees Three three-inch (3") caliper trees Four three-inch (3") caliper trees One three-inch (3") caliper trees	One three—inch (3") caliper tr	
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PUD SUBDIVISION SECTION 4 SITE DATA FOR RIVERBLUFF

NDNNAHS

HILL

LN.

Ν,

KATHLEEN

KRISTEN

SHANNON

S,

KATHLEEN

CT

 ΓN

Total Area:	4.64 AC.
Residential Lots:	21 Lots
Area in Lots	3.49 Ac.
Area & Length of R.O.W.:	1.03 Ac./796 Feet
Open Space:	0.12 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

