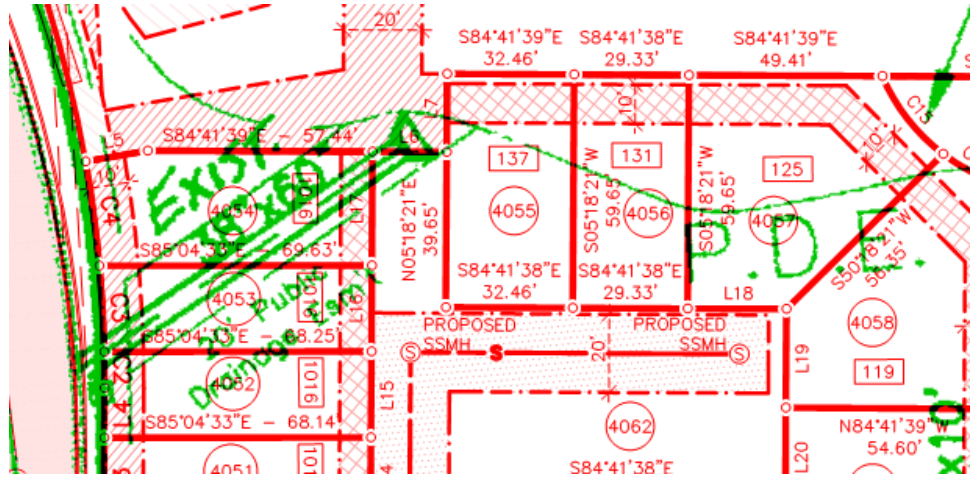


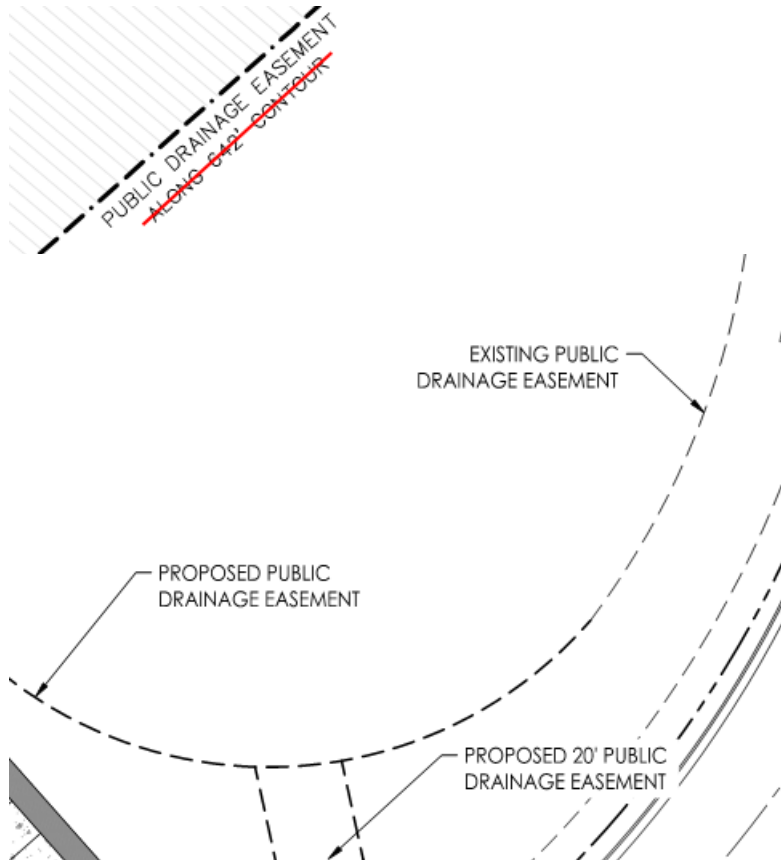


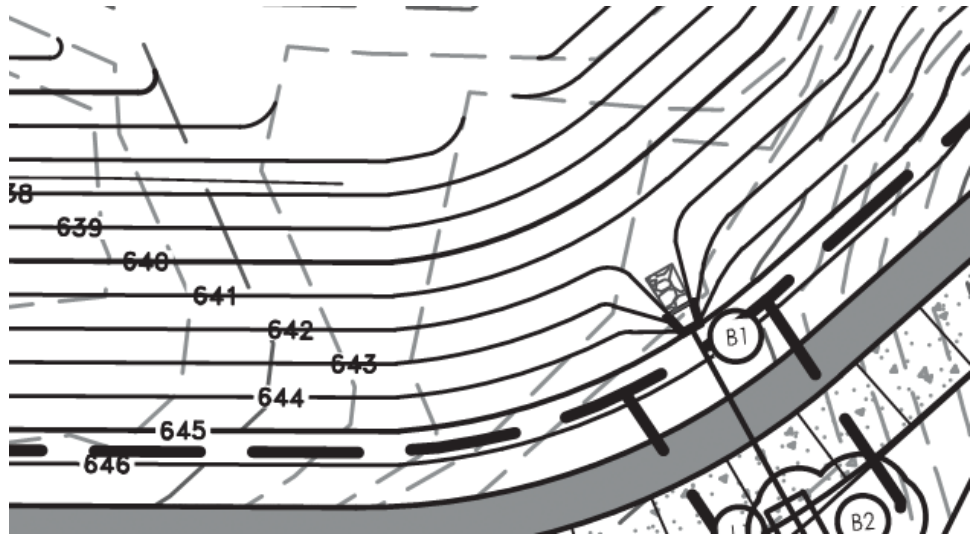
previous recorded easement encompassing the pond." has not been addressed.

Multiple easements shown on the previous plat encroach into the buildable lot areas proposed for the revised plat and must be abandoned. Two examples appear in the overlay pasted below (current plat in red, previous plat in green):



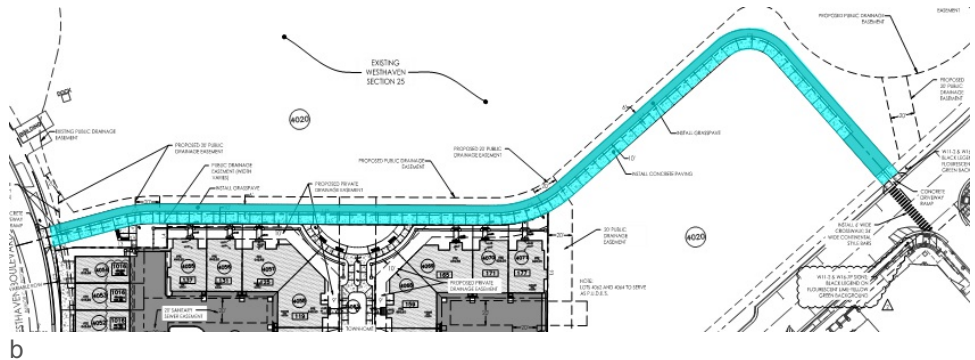
The call-out for the proposed drainage easement around the portion of Lake Westhaven adjacent to the condos shall be revised to remove the "along 642' contour" portion of the text. The original easement around the lake was based on the 642' contour, but that is to be revised for the portion adjacent to the condos and commercial site where revised grading has changed the easement line. The line appears to be drawn correctly from the site plan, but does not follow the 642' contour in this area.





**15. C. Final Plat**

[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov) Applicant shall provide Emergency Access Easement for the 10' sidewalk and 6' grasspave section (16' total easement width) that loops around the lake side of the condos and future retail portion of the development (highlighted in blue in the below snippet from the site plan).



**Performance Agreement and Surety**

**General Issues**

**6. Engineering Sureties**

[kevin.long@franklintn.gov](mailto:kevin.long@franklintn.gov) *(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and this comment does not hinder approval.)*

Any unposted sureties associated with this development from site plan [COF# 6637 \(Westhaven PUD Subdivision, site plan, section 25, lot 4020, \(Lakeside Condos\)\)](#) shall be transferred to this final plat as a condition of approval.

**Planning**

[Southern Land Company - Westhaven - Lakefront Subdivision Plat - PRELIMINARY 12.06.2018.pdf](#)

**17. Lot Table Area**

christopher.andrews@franklinton.gov Please provide a total acreage for the overall plat within the Lot Area Table prior to One Stop submittal.

LOT AREA TABLE		
LOT #	AREA (SF.)	AREA (AC.)
4020	610009	14.00
4049	2675	0.06
4050	1499	0.03
4051	1499	0.03
4052	1499	0.03
4053	1514	0.03
4054	2072	0.05
4055	1936	0.04
4056	1750	0.04
4057	2906	0.07
4058	2696	0.06
4059	2688	0.06
4060	3305	0.08
4061	2242	0.05
4062	9324	0.21
4063	7995	0.18
4064	5786	0.13
4065	2210	0.05
4066	3305	0.08
4067	2688	0.06
4068	2694	0.06
4069	2902	0.07
4070	1753	0.04
4071	2091	0.05

2 | ?

### 18. Plat Note

christopher.andrews@franklinton.gov Minor revisions for spelling errors to be corrected before One Stop approval:

Surveyor note 14:

"WITH" presumably changed to "WILL"

47187C0195F AND HAS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

14. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WITH BE REQUIRED.

15. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-OF-WAY; THE CITY OF

Ownership note:

"TIME" presumably changed to "TIM"

WESTHAVEN PARTNERS, LLC  
C/O TIME DOWNEY - TIM.DOWNEY@SOUTHERNLAND.COM  
1550 W. MCEWEN DRIVE, SUITE 200  
FRANKLIN, TN 37067  
(615) 778-3150

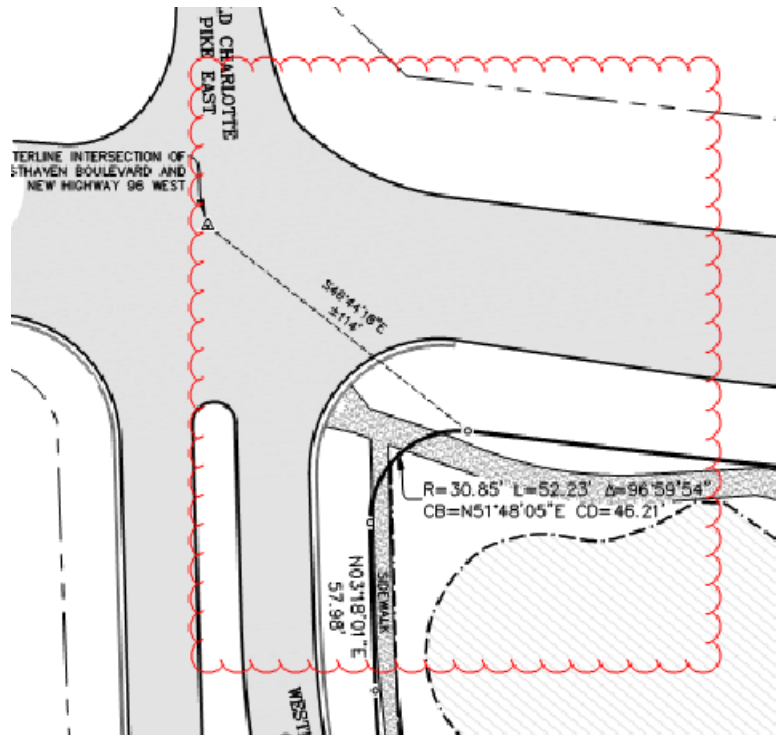
H. RHODES HART

Water/Sewer

General Issues

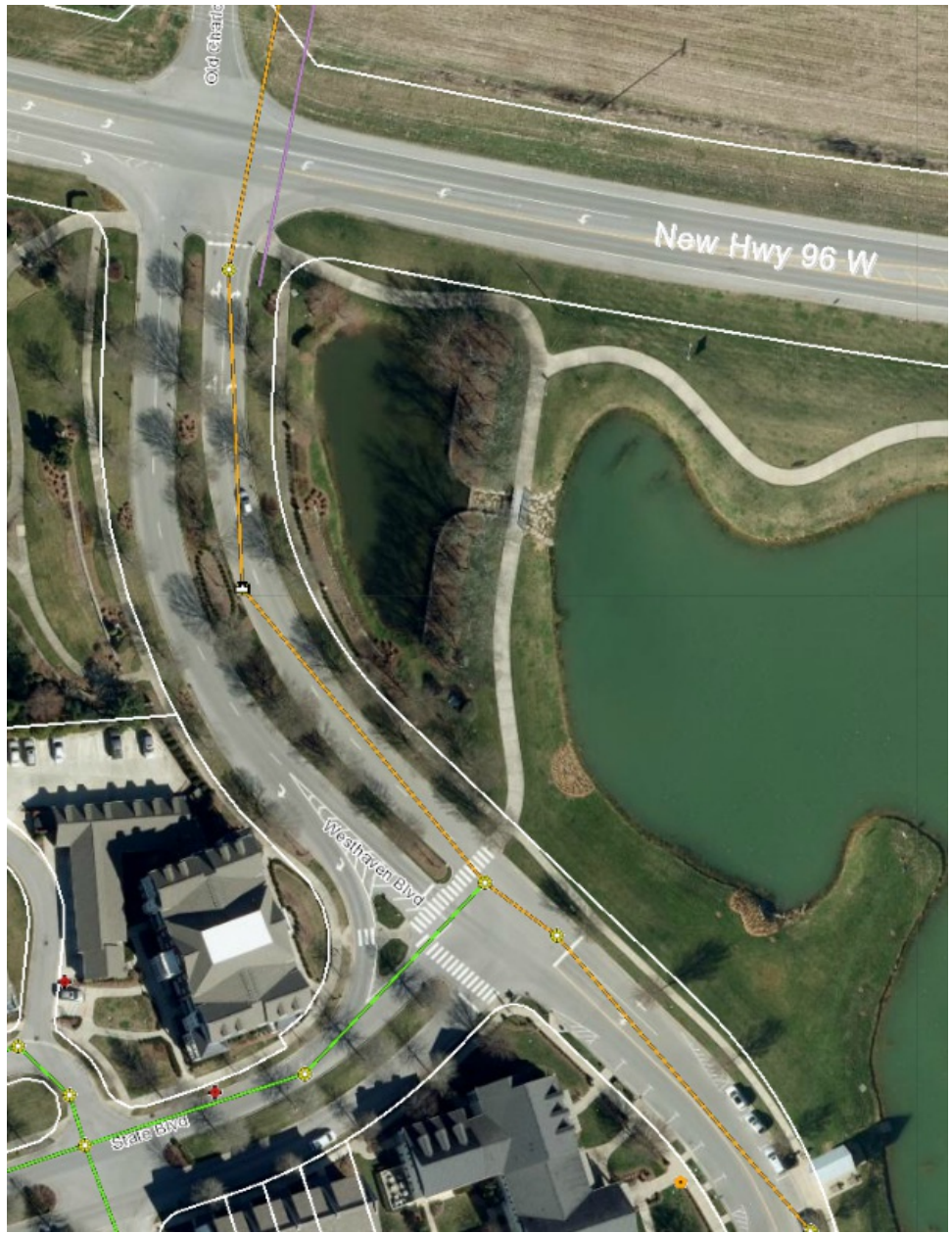
### 3. Reclaim Water

[ben.mcneil@franklin.tn.gov](mailto:ben.mcneil@franklin.tn.gov) The applicant failed to address the issue, the applicant shall show the existing reclaim water line and appropriate easement around the reclaim water line and meter.



### 4. Sanitary sewer

[ben.mcneil@franklin.tn.gov](mailto:ben.mcneil@franklin.tn.gov) The applicant failed to address the issue, the applicant shall provide the location of all existing sanitary sewer on the proposed plat. The areas along Westhaven Blvd do not show the existing sanitary sewer. The GIS information is provided below, but is not intended for the applicant to use this information. The applicant shall physically locate the utilities for platting.



**5. Utility easement**

[ben.mcneil@franklin.tn.gov](mailto:ben.mcneil@franklin.tn.gov) The applicant did not address the issue, the comments stated that the notes have been added, but I failed to find the notes that relate to sanitary sewer easements. The applicant shall provide the sewer line information centered in the easement as well as the depths of the sewer to ensure the proper easement widths are provided. The sanitary sewer easements are to be labeled as exclusive.

#### **EASEMENTS**

A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

1. 0'-12' depth requires 20' easement.
2. 13'-20' depth requires 30' easement.
3. Depths greater than 20' requires prior approval.

A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.