

Plat Notes:

- The purpose of this plat is to divide Section 49 Lot 1901 into two lots, Lot 1901 and Lot 2171.
- The recording of this plats voids, vacates, and supersedes the recording of Section 49 Lot 1901 as of record in Book P71, Page 64, R.O.W.C.T.
- Subject property is shown as Section 49 located in Westhaven P.U.D. Subdivision, Fifth Civil District, City of Franklin, Williamson County, Tennessee.
- Subject property is identified as a portion of Parcel 1 on Property Map 77.
- Zoning: SD-X (Special Development-Variety) (ML1.8/Traditional/WHCO-1)
- According to the Westhaven Pattern Book, the following building types would be permitted in the T4 and T5 transect zones - sideyard house, cottage, or house.  
Minimum setback requirements (Section 49 lots):  
Front yard - 10'  
Side yard - 5' (min. 10' between buildings)  
(Minimum 0' between townhome units)  
  
Note: Projections shall not extend to a point closer than 4 feet from the property line. Any projections (including soffits) into the 5' sideyard setback shall have a one-hour fire-resistive construction on the underside. Refer to the 2004 IRC Supplement R302.1 Exterior Walls for further explanation.

- Rear yard/Alley setback - 7' (minimum 18' wide x 22' deep parking apron is required from the front of the apron to the face of alley curb) except on street corner lots and lots that provide garages with a storage area of 50 square feet or greater.
- Rear yard/Non-alley setback - 5' minimum to the property line; 10' minimum between buildings (for the main, back and ancillary buildings)
- All lots in Section 49 fall in the T4 and T5 Transect Zone as defined in the Westhaven Concept Plan (Revision 3) and Pattern Book, revised 02/25/17.
- Section 49 includes the following building types and sizes: sideyard houses, cottages, houses, courtyards, courtyard apartments, townhomes, and flex houses.  
  
Dwelling unit living areas: Exclusive of open porches, garages, and ancillary apartments:  
Minimum.....1,000 S.F.  
Maximum.....10,000 S.F.  
Maximum building heights.....2 stories
- Bearings are based on Tennessee state plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 Datum.
- Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187CO195F, Revision Date September 29, 2006, Community No. 470206, Panel No. 195F.
- The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
- All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
- Streets, drainage easements, structures, and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the Westhaven Homeowners' Association.
- Stormwater quality shall be addressed with each site plan.
- Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
- Building Elements: Porches, stoops, chimneys, bay windows, and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the sideyard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin Building Codes.
- Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, (including cable television, electrical, natural gas, sewer, telephone and water lines) shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC. 17. Mineral rights are to be held by Westhaven Partners, LLC.
- Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
- At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
- Street address numbers are assigned to the following street names: Lots 889-1890 Championship Blvd., Lots 1960-1985 Rowan Street, and 1918-1934 Hathaway Street.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners' Association.
- Required Exterior Parking:  
A. Single Family Detached Residence  
2 spaces required except on street corner lots. Spaces must be on the same lot as the residence. Spaces shall be a minimum of 18' wide by 22' deep paved area (as measured from the face of the alley curb). Parking area may be garage apron or a separate parking pad.

Legend		Legend (cont.)	
Existing Iron Rod	○	Water Valve	⋈
Iron Rod Set	●	Fire Hydrant	FH⋈
Existing Concrete Monument	□	Street Light	*
Concrete Monument Set	■	Sidewalk Pattern	
Storm Catchbasin	▣	Public Utility & Drainage Esmt.	P.U.D.E.
Sewer Manhole	⊙	Public Drainage Esmt.	P.D.E.
Street Address	1234	Public Utility & Access Esmt.	P.U.A.E.

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 28th day of February, 2018.

Keith Ryan Brotherton Tennessee RLS No. 2850  
Wilson & Associates, P.C.  
Engineering/Surveying/Environmental  
108 Beasley Drive, Franklin, TN 37064  
Office: 615.794.2275 FAX 615.794.2176  
kbrotherton@wilsonpc.com



Owner/Subdivider: Westhaven Partners, LLC  
Owners/Partners with 5% interest or more:

Westhaven Partners, LLC c/o Tim Downey - tim.downey@southernland.com 1550 W. McEwen Drive, Suite 200 Franklin, TN 37067 (615) 778-3150	
H. Rhodes Hart 612 10th Ave, North Nashville, TN 37203 (615) 259-4222	Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 244-8400
PPMC Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855	Springlake, G.P. c/o Ron Pace 95 White Bridge Road, #504 Nashville, TN 37205 (615) 352-9600
Monica Smiley 1417 Heritage Landing Drive Chattanooga, TN 37405 (423) 266-1070	Frank J.B. Varallo Rone-Regency Jewelers Brainerd Village Chattanooga, TN 37411 (423) 894-1188

- 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 or 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 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 SUBDIVISION  
NAME, STREET NAMES, AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency \_\_\_\_\_ Date \_\_\_\_\_

City of Franklin \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF APPROVAL OF  
WATER SYSTEMS

I hereby certify that:

- (1) the water system designated in Westhaven PUD Subdivision, Resubdivision of Section 49 has been installed in accordance with City Specifications, or
- (2) a performance agreement and surety in the amount of \$ \_\_\_\_\_ for the water system has been posted with HB&TS Utility District to assure completion of such system.

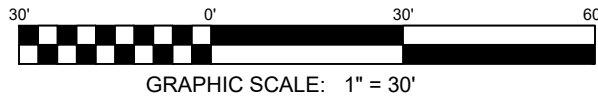
HB&TS Utility District \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF APPROVAL OF STREETS AND  
DRAINAGE AND SIDEWALKS

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Resubdivision of Lot 1901 Section 49 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



Parcel Line Table		
Line #	Length	Direction
L1	22.74'	N40°53'53"E
L2	161.29'	N40°53'53"E
L3	135.00'	S49°06'07"E
L4	18.17'	S40°53'53"W
L5	129.55'	S49°06'07"E
L6	103.12'	N85°01'27"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	41.07'	73.75'	31°54'26"	S79°01'20"W	40.54'
C2	28.54'	73.75'	22°10'14"	S51°59'00"W	28.36'
C3	20.31'	10.00'	116°21'54"	N26°50'30"W	16.99'
C4	63.51'	380.75'	9°33'25"	N36°07'10"E	63.44'

