

Plat Notes:

- The purpose of this plat is to create 33 lots (Lots 2085-2117), and one reserved area for the purpose of building a sidewalk in this phase.
- Subject property is shown as Section 53 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 53 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 53 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 2085-2086 Hathaway St., Lots 2087-2090 Cheltenham Ave., Lots 2091-2117 Calico 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 herein 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@wilsonpcc.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, Section 53 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 OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 2269, Page 345, 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) further certify that there are no liens on this property, except as follows: Book _____ Page _____, R.O.W.C.

Owner _____ Date _____

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 53 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

NOTE: THE BOUNDARY
CALLS SHOWN ON THIS
SHEET ARE FOR THE
PHASE BOUNDARY ONLY.

WESTHAVEN SEC. 30
BOOK P62, PG 57

WESTHAVEN PARTNERS
FUTURE DEVELOPMENT

PHASE LINE
AND ROW LINE

SHADED AREA IS
RESERVED AREA
FOR SIDEWALK
(3,379.52 SF)

WESTHAVEN SEC. 49
BOOK P71, PG 64

HATHAWAY STREET

CHELLENHAM AVE.

CALICO STREET

WESTHAVEN PARTNERS
FUTURE DEVELOPMENT

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	15.71'	10.00'	90°00'27"	S40°01'13"E	14.14'
C7	39.27'	25.00'	89°59'33"	N49°58'47"E	35.35'
C10	50.50'	22.00'	131°31'44"	N31°05'09"W	40.12'
C11	112.46'	906.75'	7°06'23"	S31°07'32"W	112.39'
C12	11.76'	10.00'	67°24'12"	N61°16'27"E	11.10'
C13	36.91'	20.00'	105°44'03"	S26°29'39"E	31.89'
C14	61.21'	619.25'	5°39'47"	S82°11'33"E	61.18'
C15	107.34'	749.75'	8°12'09"	S22°16'18"W	107.24'
C16	14.14'	10.00'	81°01'56"	S58°41'12"W	12.99'
C17	6.07'	480.25'	0°43'25"	N81°09'33"W	6.07'
C22	72.77'	980.75'	4°15'04"	S5°58'11"W	72.75'
C24	39.27'	25.00'	90°00'00"	S49°58'33"W	35.36'
C25	15.71'	10.00'	90°00'00"	N40°01'27"W	14.14'
C26	30.33'	20.00'	86°52'50"	S51°32'08"W	27.50'
C29	32.60'	180.75'	10°20'03"	S9°00'41"W	32.56'
C30	31.02'	20.00'	88°52'06"	S40°35'24"E	28.00'
C31	43.55'	211.00'	11°49'34"	N89°03'46"E	43.47'
C32	29.14'	489.00'	3°24'53"	N83°19'00"W	29.14'

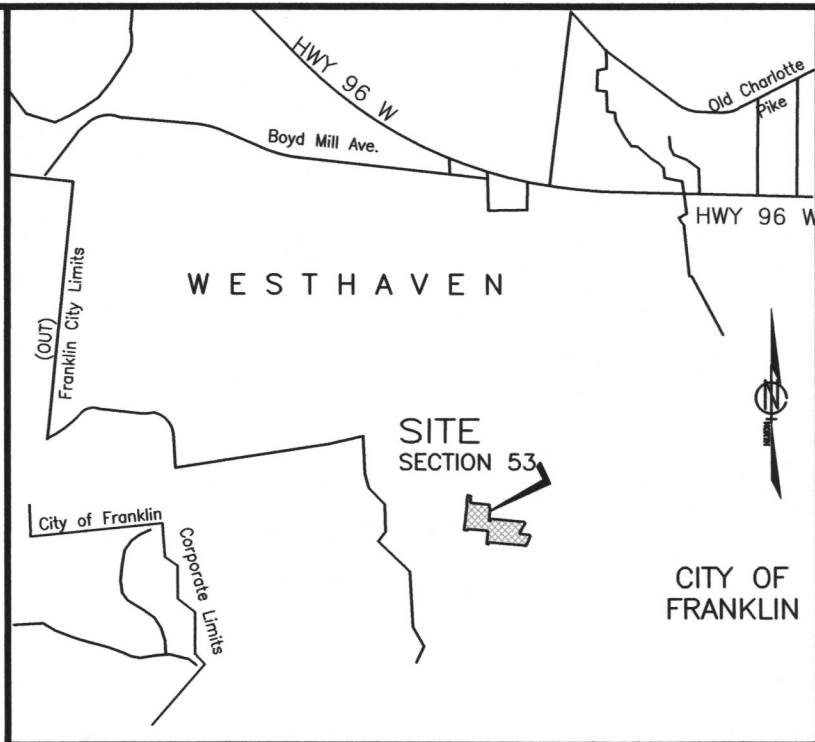
MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Date _____ Middle Tennessee Electric Membership Corporation

Parcel Area Table		
Parcel #	Area (SF)	Area (Ac.)
2085	8886.15	0.20
2086	9490.00	0.22
2087	11548.93	0.27
2088	11297.00	0.26
2089	9980.81	0.23
2090	11705.10	0.27
2091	9490.00	0.22
2092	8884.47	0.20
2093	6714.53	0.15
2094	6210.00	0.14
2095	5535.00	0.13
2096	5535.00	0.13
2097	4455.00	0.10
2098	4455.00	0.10
2099	4455.00	0.10
2100	4455.00	0.10
2101	5535.00	0.13

Parcel Area Table		
Parcel #	Area (SF)	Area (Ac.)
2102	5535.00	0.13
2103	10113.12	0.23
2104	9413.20	0.22
2105	5600.99	0.13
2106	4458.29	0.10
2107	4455.00	0.10
2108	4455.00	0.10
2109	5535.00	0.13
2110	5535.00	0.13
2111	5535.00	0.13
2112	5535.00	0.13
2113	5535.00	0.13
2114	6714.53	0.15
2115	4455.00	0.10
2116	4455.00	0.10
2117	4455.00	0.10



VICINITY MAP
NOT TO SCALE

WESTHAVEN SEC. 49
BOOK P71, PG 64

ALLEY

SHEET 3

CALICO STREET

WESTHAVEN SEC. 46
BOOK P68, PG 8

WESTHAVEN PARTNERS FUTURE DEVELOPMENT

Line Table		
Line #	Length	Direction
L99	5.50'	S4°58'33"W
L100	38.50'	N81°54'17"W
L101	198.57'	N8°05'43"E
L102	172.74'	N3°50'40"E
L103	38.50'	S73°26'59"E
L104	22.00'	N85°01'27"W
L105	407.28'	N85°01'27"W
L106	177.50'	N4°58'33"E
L107	258.57'	N85°01'27"W
L111	39.06'	S3°50'40"W

Line Table		
Line #	Length	Direction
L112	247.07'	S85°01'27"E
L113	38.50'	S4°58'33"W
L114	177.50'	S4°54'07"W
L115	17.00'	N85°01'27"W
L116	396.60'	S85°01'27"E
L117	38.50'	N4°58'33"E
L118	22.00'	S8°28'45"W
L119	66.96'	N81°36'34"W
L120	72.71'	S85°01'27"E

SOUTHERN LAND
COMPANY

WESTHAVEN
P.U.D. SUBDIVISION
SECTION 53

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 6.887	TOTAL # OF LOTS 33
ACRES NEW RD/ST 1.903 (ROW)	L.F. OF NEW RD/ST 2,399.80
ACRES OPEN SPACE 0.078	CIVIL DISTRICT 5th
DRAWN BY JAG	CLOSURE ERROR < 1:10,000
SCALE = NO SCALE	DATE = 10/29/2019

COF PROJECT # 0000

SHEET 1 OF 3

CERTIFICATE OF APPROVAL OF RECORDING

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, Tennessee.

Secretary _____ Date _____
Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL OF
SEWER SYSTEMS

I hereby certify that:

(1) the sewer system designated in Westhaven PUD Subdivision, Section 53 has been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee to assure completion of such system.

Director Water Management Department _____ Date _____
City of Franklin, Tennessee