## VEGETATIVE IMPACT EVALUATION

Westhaven Subdivision is a proposed upscale single-family residential development on what was previously open cropland. The subdivision is located north of Ashport Road, east of Windy City Road, south of the Dement tract, and west of Old Stage Road Subdivision in northwest Madison County.

The developer has no plans to removed any trees from this site without the city forester other tahn those falling in JEA sewer easements and/or slope and grading easements.

## PROPERTY INFORMATION

PROJECT NAME: WESTHAVEN Subdivision
OWNER/DEVELOPER: McAlexander Family Partners
OWNER/DEVELOPER ADDRESS: P.O. Box 12555
JACKSON, TN 38308

TAX MAP 28, PARCEL 16 (Portion) - DEED BOOK 741, PAGE 577

CURRENT ZONING: RS
MINIMUM LOT SIZE - WIDTH 100 FT.
AREA - 15,000 SQ FT.

SETBACK REQUIREMENTS:
FRONT: 40' MINIMUM
SIDE: 12'
REAR: 20' MINIMUM

ALL UTILITIES AVAILABLE TO THIS SITE

A portion of this property lies within the F.E.M.A. designated 100 year flood plain, therefore the developer will elevate the affected lots above the BFE and obtain a Letter of Map Revision (LOMR_F)

## WESTHAVEN SUBDIVISION - SECTION 4, 5, 6, 7, 8

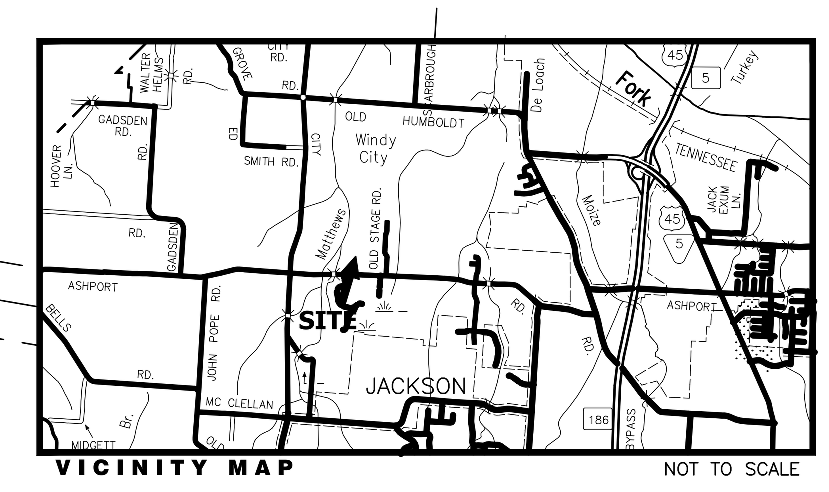
| | | |
|---|---|---|
| SECTION 1 | 21 LOTS + COMMONS AREAS | 10.86 ACRES - PLAT BOOK 11 PAGE 616 |
| SECTION 2 | 16 LOTS | 6.83 ACRES - PLAT BOOK 11 PAGE 733 |
| SECTION 3 | 16 LOTS + COMMONS AREA | 7.44 ACRES |
| SECTION 4 | 12 LOTS + COMMONS AREA | 6.28 ACRES |
| SECTION 5 | 20 LOTS | 8.17 ACRES |
| SECTION 6 | 16 LOTS + COMMONS AREA | 8.68 ACRES |
| SECTION 7 | 15 LOTS | 7.00 ACRES |
| SECTION 8 | 16 LOTS | 6.61 ACRES + 23.22 ACRES EXCESS |
| TOTAL | 132 LOTS | 85.09 ACRES |
| COMMONS AREAS | | 9.08 ACRES (FLOOD PLAIN) |
| | | 4.22 ACRES (PONDS & CEMETERY) |
| DEDICATED R.O.W. | | 0.17 ACRES (CITY OF JACKSON) |
| TOTAL DEVELOPMENT AREA | | 94.34 ACRES |

This is a private & gated development with private streets, ponds (commons areas) a cemetery, etc. to be maintained by Westhave Subdivision H.O.A.

Sidewalks are NOT required as a part of the street construction within this development. Therefore any sidewalks depicted in these plans are not reviewed by the City of Jackson for compliance.

## STREET INFORMATION TABLE:

| STREET NAME | STREET LENGTH | R.O.W. WIDTH | DESIGN SPEED | PAVEMENT WIDTH | C/G LENGTH |
|---|---|---|---|---|---|
| WESTHAVEN PLACE | 2723.81' | 50' | 30 mph | 26 FT | 5447.62' |
| WESTCOTT COVE | 802.50' | 40' | 30 mph | 26 FT | 1652.86' |
| LARKHAVEN LOOP | 3231.57' | 50' | 30 mph | 26 FT | 7256.57' |
| JASPER COVE | 175.63' | 40' | 30 mph | 26 FT | 351.26' |
| ACADIA COVE | 209.50' | 40' | 30 mph | 26 FT | 419.0' |
| WINGATE COVE | 486.95' | 40' | 30 mph | 26 FT | 1048.36' |



VICINITY MAP
NOT TO SCALE

# WESTHAVEN SUBDIVISION
# CONSTRUCTION PLAT
# SECTIONS 4–8

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| | |
|---|---|
| SCALE | 1"=100' |
| DATE | 12/07/22 |
| Revisions | N/A |
| FILE No. | 17-094 |

McAlexander Engineering

C–3.3