



Revision Date

SITE DATA CHART

PROJECT NAME:	SOUTHBROOKE PUD SUBDIVISION
PROJECT #:	6974
ADDRESS:	LEWISBURG PIKE
COUNTY:	FRANKLIN
CIVIL DISTRICT:	WILLIAMSON
EXISTING ZONING:	MG-I (WILLIAMSON COUNTY)
PROPOSED ZONING:	SD-R (2.3A)
EXISTING CHARACTER AREA:	GCCO-5 & MLCO-2
OTHER APPLICABLE OVERLAYS:	HHO, HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER
ACREAGE OF SITE:	318.491 AC
SQUARE FOOTAGE OF SITE:	13,873,470.1 SF
EXISTING TREE CANOPY:	5,417.690 SF (39%)

APPLICANT:	GDC
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE
CONTACT:	

PARCEL OWNERS	
117--01200	FLORENCE E.H. MCKEITHAN 4116 BEEMAN DRIVE NASHVILLE, TN 37215
117--01300 & 118--04900	DWIGHT STACEY 1490 LEWISBURG PIKE FRANKLIN, TN 37064
117--01400, 118--04901, 118--05001, 118--05002, 133--00100	THE HILLS TENNESSEE, LLC CHARLES L. COLLUM 2381 EAST VINA DEL MAR BLVD ST. PETE BEACH, FL 33706
117--01901 & 117--01902	MARVIN PRATT LIMITED PARTNERSHIP MARY BUSH GENERAL PARTNER 3824 NEW HIGHWAY 96 WEST FRANKLIN, TN 37064

LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION: MARVIN PRATT LIMITED PARTNERSHIP MAP 117 PARCEL 13. LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 13 ON WILLIAMSON COUNTY PROPERTY MAP 117 AND PARCELS 13 AND 14 ON PARCEL 13 IN THE REGISTERED OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. BEING IDENTIFIED AS PARCELS 13 AND 14 IN THE REGISTERED OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. BEING IDENTIFIED AS PARCELS 13 AND 14 IN THE REGISTERED OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

ADJACENT PROPERTY OWNERS

OWNER	ADDRESS	CONTACT	PHONE
BERRY FARMS REAL ESTATE CO. LLC	1775 RAYBURN DRIVE	BRUCE HARRIS	615-975-5765
THE HILLS TENNESSEE, LLC	2381 EAST VINA DEL MAR BLVD	CHARLES L. COLLUM	615-975-5765
DWIGHT STACEY	1490 LEWISBURG PIKE	DWIGHT STACEY	615-975-5765
FLORENCE E.H. MCKEITHAN	4116 BEEMAN DRIVE	FLORENCE E.H. MCKEITHAN	615-975-5765
MARVIN PRATT LIMITED PARTNERSHIP	3824 NEW HIGHWAY 96 WEST	MARY BUSH	615-975-5765

SOIL MAP - N.T.S.

AmC3	Humphreys gravely silt clay loam, 5 to 12 percent slopes, severely eroded
A#B	Armour silt loam, 2 to 5 percent slopes
A#B2	Armour silt loam, 5 to 12 percent slopes, eroded
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded
B#C	Bodine gravely silt loam, 5 to 12 percent slopes
B#D	Bodine gravely silt loam, 12 to 20 percent slopes
Br#B2	Braxton cherty silt loam, 2 to 5 percent slopes, eroded
Br#C2	Braxton cherty silt loam, 5 to 12 percent slopes, eroded
Br#D2	Braxton cherty silt loam, 12 to 20 percent slopes, eroded
Br#D3	Braxton cherty silt loam, 12 to 20 percent slopes, severely eroded
Ca#B	Capina silt loam, phosphatic, 2 to 5 percent slopes
Ca#B2	Capina silt loam, phosphatic, 2 to 5 percent slopes, eroded
Ca#C2	Capina silt loam, phosphatic, 5 to 12 percent slopes, eroded
Ca#C	Culleoka silt loam, 5 to 12 percent slopes
Ca#E	Culleoka silt loam, 20 to 35 percent slopes
De#D	Delrose gravely silt loam, 12 to 20 percent slopes, eroded
De#E	Delrose gravely silt loam, 20 to 30 percent slopes, eroded
De#E3	Delrose gravely silt loam, 20 to 30 percent slopes, severely eroded
Def	Delrose silt loam, 30 to 40 percent slopes
Def3	Delrose silt loam, 30 to 40 percent slopes, severely eroded
Dn#B	Donaer silt loam, 2 to 5 percent slopes
Dn#B2	Donaer silt loam, 2 to 5 percent slopes, eroded
Do#B2	Donaer silt loam, concretionary, 2 to 5 percent slopes, eroded
Do#C2	Donaer silt loam, concretionary, 5 to 12 percent slopes, eroded
Du	Dunning silt loam, phosphatic
Eg	Egans silt loam, phosphatic
F#C	Franktown cherty silt loam, 5 to 12 percent slopes
G#U	Gulfield land
H#B2	Hampshire silt loam, 2 to 5 percent slopes, eroded
H#C2	Hampshire silt loam, 5 to 12 percent slopes, eroded
H#C3	Hicks silty clay loam, 5 to 12 percent slopes, severely eroded
H#B	Humphreys gravely silt loam, 2 to 5 percent slopes
H#C	Humphreys gravely silt loam, 5 to 12 percent slopes
H#S	Huntington cherty silt loam, phosphatic
H#U	Huntington silt loam, phosphatic
Im#C	Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded
Im#L	Inman flaggy silty clay loam, 12 to 20 percent slopes, eroded
Im#C3	Inman silty clay loam, 5 to 12 percent slopes, severely eroded

Ind3	Inman silty clay loam, 12 to 20 percent slopes, severely eroded
InE3	Inman silty clay loam, 20 to 30 percent slopes, severely eroded
L#L	Lantion silt loam, phosphatic
L#L	Lindsie cherty silt loam, phosphatic
L#P	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
M#B2	Maury silt loam, 2 to 5 percent slopes, eroded
M#B2	Maury silt loam, 5 to 12 percent slopes, eroded
Me	Melvain silt loam, phosphatic
M#C2	Mimosa gravely silt loam, 5 to 12 percent slopes, eroded
M#D2	Mimosa gravely silt loam, 12 to 20 percent slopes, eroded
M#E2	Mimosa gravely silt loam, 20 to 30 percent slopes, eroded
M#D3	Mimosa gravely silty clay, 12 to 20 percent slopes, severely eroded
M#E3	Mimosa gravely silty clay, 20 to 30 percent slopes, severely eroded
M#B2	Mimosa silt loam, 2 to 5 percent slopes, eroded
M#E	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
M#D	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
Sc	Sees silty clay loam
St#C3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded
S#D3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded
SH#B2	Stiversville silt loam, 2 to 5 percent slopes
SH#C2	Stiversville silt loam, 5 to 12 percent slopes, eroded
SH#D2	Stiversville silt loam, 12 to 20 percent slopes, eroded
S#E	Sulphura cherty silt loam, 20 to 50 percent slopes
S#E3	Sulphura cherty silt loam, 20 to 50 percent slopes, severely eroded
T#B	Taft silt loam, phosphatic
W	Water

STORMWATER NARRATIVE

Basin A: BASIN A SHEET FLOWS TO THE LOW POINT ALONG THE PROPERTY-LINE AND CONTINUES TO SEET FLOW INTO GOOSE CREEK SUBDIVISION.
 BASIN AREA: 2.7 ACRES
 OUTFALL ELEVATION: 734

Basin B: BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.
 BASIN AREA: 419.3 ACRES
 OUTFALL ELEVATION: 689

Basin C: BASIN C FLOWS TO A STREAM WHICH BECOMES A WET WEATHER CONVEYANCE PRIOR TO ENTERING A SMALL POND. THE WET WEATHER CONVEYANCE CONTINUES FROM THE POND TO THE CONFLUENCE WITH THE BLUE LINE STREAM IN BASIN B.
 BASIN AREA: 45.7 ACRES
 OUTFALL ELEVATION: 689

Basin D: BASIN D SHEETS FLOWS TO A LOW POINT AT THE EAST CORNER OF THE PROPERTY AND CONTINUES INTO THE STREAM VALLEY SUBDIVISION.
 BASIN AREA: 4.2 ACRES
 OUTFALL ELEVATION: 706

Basin E: BASIN E DRAINS TO A WET WEATHER CONVEYANCE INTO A SMALL POND. THE DISCHARGE CONTINUES AS A WET WEATHER CONVEYANCE FROM THE POND TO THE LOW POINT AT LEWISBURG PIKE.
 BASIN AREA: 130.5 ACRES
 OUTFALL ELEVATION: 751

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY

TREE AREA	EXISTING
TREE AREA A	291,328 SF
TREE AREA B	109,070 SF
TREE AREA C	1,312,343 SF
TREE AREA D	554,861 SF
TREE AREA E	925,028 SF
TREE HILLTOP AREA	2,225,060 SF
TOTAL	5,417,690 SF

EXISTING TREE CANOPY: 39% OF TOTAL SITE
 REQUIRED CANOPY PRESERVATION: 46% OF TOTAL CANOPY ~ 2,600,491 SF

NOTES:

- THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
- AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN, G.I.S.
- SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
- NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

