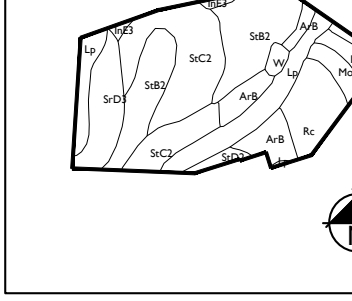


SOIL MAP - N.T.S.

Table with soil types (A#B, CaB, DoC2, etc.) and descriptions (Armour silt loam, 2 to 5 percent slopes, etc.).



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 B SHEET 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

EXISTING TREE CANOPY

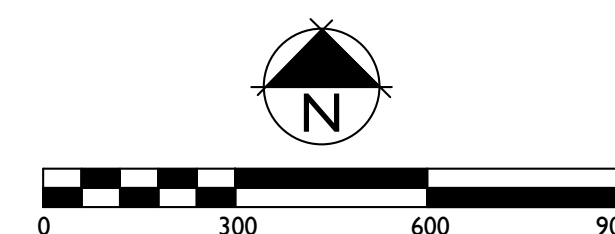
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY

Table with columns: TREE AREA, EXISTING, TOTAL. Values: 238,837 SF, 117,579 SF, 356,416 SF.

EXISTING TREE CANOPY: 11% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION: 54% OF TOTAL CANOPY = 192,464 SF

NOTES:

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



ADJACENT PROPERTY OWNERS

Table listing adjacent property owners with columns: PARCEL NUMBER, PROPERTY ADDRESS, OWNER, OWNER STREET, OWNER CITY, OWNEDOWN Z.

SITE DATA CHART

PROJECT NAME: SOUTH BROOKE PUD SUBDIVISION 7109
PROJECT #:
ADDRESS: LEWISBURG PIKE, FRANKLIN, TENNESSEE 37064
CIVIL DISTRICT: 10TH
EXISTING ZONING: MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING: SD-R (2.74)
GCO-5
OTHER APPLICABLE OVERLAYS: HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD: EITHER (CONVENTIONAL APPLIED)
ACREAGE OF SITE: 74.95 AC
EXISTING TREE CANOPY: 400,398 SF (13%)
APPLICANT: GDC
ADDRESS: 324 LIBERTY PIKE, SUITE 145, FRANKLIN, TN 37064
CONTACT: GREG GAMBLE

PARCEL OWNERS

117--0191 & 117--0192
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION: MARVIN H. PRATT FAMILY LIMITED PARTNERSHIP
PARCEL 1901, WILLIAMSON COUNTY PROPERTY MAP 117
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY THE STREAM VALLEY SECTION 1 AS OF RECORD IN BOOK P46, PAGE 101, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), ON THE WEST BY STREAM VALLEY SECTION 2 AS OF RECORD IN BOOK P50, PAGE 79, R.O.W.C., AND STREAM VALLEY SECTION 3 OF RECORD IN BOOK P51, PAGE 33, R.O.W.C., ON THE SOUTH BY WALTER T. BATES AND MARY JO BATES AS OF RECORD IN BOOK 551, PAGE 338, AND ON THE WEST BY LEWISBURG PIKE (U.S. HWY 431, R.O.W. VARIES), SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - ROW VARIES), SAID IRON ROD BEING THE SOUTHWEST CORNER OF STREAM VALLEY SECTION 1 AND THE NORTHWEST CORNER OF THE HEREBY DESCRIBED TRACT; THENCE LEAVING LEWISBURG PIKE WITH THE SOUTH LINE OF STREAM VALLEY SECTION 1 BEING THE NORTH LINES OF SAID HEREBY DESCRIBED PARCEL FOR THE FOLLOWING CALLS:
NORTH 70°29'37" WEST, FOR 542.80' TO AN IRON PIN;
NORTH 78°20'37" EAST, FOR 635.43' TO AN IRON POST;
SOUTH 88°11'23" EAST, FOR 227.14' TO AN IRON POST AT THE CORNER OF STREAM VALLEY SECTION 2;
THENCE WITH STREAM VALLEY SECTION 2, SOUTH 55°16'23" EAST, FOR 755.00' TO A CAPPED IRON PIN (FOUND);
THENCE WITH STREAM VALLEY SECTION 3, SOUTH 36°38'37" WEST, FOR 798.73' TO AN IRON PIN, SAID IRON PIN BEING THE NORTHEAST CORNER OF WALTER T. BATES AND MARY JO BATES; THENCE WITH BATES' NORTH LINES FOR CALLS AS FOLLOWS:
SOUTH 72°35'41" WEST, FOR 274.79' TO A FENCE CORNER (FOUND);
NORTH 17°48'26" WEST, FOR 107.92' TO AN IRON POST;
SOUTH 72°08'17" WEST, FOR 177.92' TO AN IRON PIN;
NORTH 20°37'49" WEST, FOR 396.68' TO AN IRON POST;
SOUTH 72°29'07" WEST, FOR 306.68' TO AN IRON POST;
NORTH 87°40'51" WEST, FOR 800.02' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, WITH SAID RIGHT OF WAY OF LEWISBURG PIKE, NORTH 03°41'12" EAST, FOR 854.80' TO THE POINT OF BEGINNING AND CONTAINING 41.92 ACRES OR 1,825,907.6 SQUARE FEET, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, P.C. IN AUGUST OF 2018.

PROPERTY DESCRIPTION: MARVIN H. PRATT FAMILY LIMITED PARTNERSHIP
PARCEL 1902, WILLIAMSON COUNTY PROPERTY MAP 117
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY THE HAWKMAN HWY AND WIFE, KYUNGHEE HWANG, AS OF RECORD IN BOOK 1202, PAGE 233, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), AND ON THE EAST BY GOOSE CREEK ESTATES SECTION 1 AND 2, BOOK P23, PAGE AND BOOK P25, PAGE 120 RESPECTIVELY, AND BY STREAM VALLEY SECTION 1 (BOOK P46, PAGE 101) ON THE EAST AND SOUTH, AND BY LEWISBURG PIKE (U.S. HWY 431 - R.O.W. VARIES) ON THE WEST; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN (FOUND) IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - ROW VARIES), SAID IRON PIN BEING THE SOUTHWEST CORNER OF HAWKMAN HWY AND WIFE, KYUNGHEE HWANG AND BEING A NORTHWEST CORNER OF THE HEREBY DESCRIBED TRACT;
THENCE LEAVING LEWISBURG PIKE WITH THE SOUTH LINE OF HWANG, SOUTH 81°26'34" EAST, FOR 573.15' TO AN IRON POST AT THE SOUTHEAST CORNER OF HWANG;
THENCE, CONTINUING WITH HWANG FOR THE FOLLOWING CALLS:
NORTH 13°07'26" EAST, FOR 390.00' TO AN IRON PIN;
NORTH 84°16'34" WEST, FOR 221.50' TO AN IRON POST;
NORTH 10°34'37" EAST, FOR 143.00' TO AN IRON PIN;
NORTH 09°27'34" WEST, FOR 203.80' TO AN IRON PIN;
SOUTH 89°51'44" EAST, FOR 279.50' TO AN IRON PIN IN THE WEST LINE OF GOOSE CREEK ESTATES SECTION 1, AS OF RECORD IN BOOK P24, PAGE 10, R.O.W.C.;
THENCE, WITH SAID WEST LINE OF GOOSE CREEK ESTATES SECTION 1 FOR THE FOLLOWING CALLS:
SOUTH 01°12'34" EAST, FOR 369.09' TO AN IRON PIN;
SOUTH 13°09'21" WEST, FOR 394.00' TO AN IRON PIN (FOUND) IN THE WEST LINE OF GOOSE CREEK ESTATES SECTION 1, AS OF RECORD IN BOOK P24, PAGE 10, R.O.W.C.;
SOUTH 10°34'37" EAST, FOR 403.59' TO A CAPPED IRON PIN (FOUND);
SOUTH 07°27'33" WEST, FOR 657.80' TO A FENCE CORNER (FOUND);
SOUTH 86°39'34" EAST, FOR 208.72' TO AN IRON PIN;
SOUTH 05°46'34" EAST, FOR 459.06' TO A FENCE CORNER (FOUND) AT A CORNER OF STREAM VALLEY SUBDIVISION SECTION 1 AS OF RECORD IN BOOK P46, PAGE 101, R.O.W.C.;
THENCE, WITH THE NORTH LINES OF STREAM VALLEY SECTION 1 FOR THE FOLLOWING:
SOUTH 76°34'26" WEST, FOR 715.55' TO AN IRON PIN;
SOUTH 46°17'26" WEST, FOR 321.00' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, NORTH 03°38'26" EAST, FOR 1912.06' TO THE POINT OF BEGINNING, AND CONTAINING 33.04 ACRES OR 1,439,059.36 SQUARE FEET, ACCORDING TO A SURVEY BY WILSON & ASSOCIATES PERFORMED IN AUGUST OF 2018.



SOUTH BROOKE PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee



Revision Date
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[]

OVERALL EXISTING CONDITIONS
SHEET C1.0
COF 7109