SITE DATA CHART

PROJECT NAME: SOUTHBROOKE PUD SUBDIVISION PROJECT #:

ADDRESS: LEWISBURG PIKE FRANKLIN COUNTY WILLIAMSON TENNESSEE CIVIL DISTRICT:

EXISTING ZONING: MGA-I (WILLIAMSON COUNTY)

OTHER APPLICABLE OVERLAYS **HHO BUFFER** EITHER (CONVENTIONAL APPLIED) APPLICABLE DEVELOPMENT STANDARD: 74.95 AC ACREAGE OF SITE:

EXISTING TREE CANOPY: 400,398 SF (13%)

APPLICANT: ADDRESS:

100 GOSLING DR

D2 STREAM VALLEY BLVE

.03 STREAM VALLEY BLVD

.04 STREAM VALLEY BLVD

.05 STREAM VALLEY BLVD

STREAM VALLEY DR

.10 STREAM VALLEY BLVD

.10 STREAM VALLEY BLVD

1 STREAM VALLEY BLVD

12 STREAM VALLEY BLVD

3 STREAM VALLEY BLV

.14 STREAM VALLEY BLVD

.15 STREAM VALLEY BLVD

16 STREAM VALLEY BLV

17 STREAM VALLEY BLVD

118 STREAM VALLEY BLVD

119 STREAM VALLEY BLVD

20 STREAM VALLEY BLVD

21 STREAM VALLEY BLVD

22 STREAM VALLEY BLVD

.24 STREAM VALLEY BLVD

3 STREAM VALLEY BLVD

134 STREAM VALLEY BLVD

135 STREAM VALLEY BLV

136 STREAM VALLEY BLVD

137 STREAM VALLEY BLVD

138 STREAM VALLEY BLVD

39 STREAM VALLEY BLVD 140 STREAM VALLEY BLVD

.41 STREAM VALLEY BLVD

142 STREAM VALLEY BLVD

143 STREAM VALLEY BLVD

144 STREAM VALLEY BLVD

145 STREAM VALLEY BLVD

146 STREAM VALLEY BLVD

490 LEWISBURG PK

147 STREAM VALLEY BLVD

151 STREAM VALLEY BLVD

153 STREAM VALLEY BLVD

154 STREAM VALLEY BLVD

156 STREAM VALLEY BLVD

158 STREAM VALLEY BLVD

2020 GOOSE CREEK DR

2024 GOOSE CREEK DR

2025 GOOSE CREEK DR

2035 GOOSE CREEK DR

2047 GOOSE CREEK DR

2072 GOOSE CREEK DR

2073 GOOSE CREEK DR

2074 GOOSE CREEK DR

2077 GOOSE CREEK DR

2078 GOOSE CREEK DR

3005 NARROW FORD LN

3008 NARROW FORD LN

3009 NARROW FORD LN

3010 NARROW FORD LI

3012 NARROW FORD LN

3014 NARROW FORD LN

305 EIDERDOWN C

308 EIDERDOWN C

309 EIDERDOWN C

3824 NEW HWY 96 W

3824 NEW HWY 96 W

400 DOWNY MEADE C

401 DOWNY MEADE C

405 DOWNY MEADE

408 DOWNY MEADE C

409 DOWNY MEADE

411 DOWNY MEADE

412 DOWNY MEADE

4416 BEEKMAN DR

600 CATTAIL LN

608 CATTAIL LN

611 CATTAIL LN

12 CATTAIL LN

L5 STREAMSIDE L

619 STREAMSIDE LN

623 STREAMSIDE LN

625 STREMSIDE LN

626 STREAMSIDE LN

630 STREAMSIDE LN

636 STREAMAIDE LN

638 STREAMSIDE LN

640 STREAMSIDE LN

642 STREAMSIDE LN

643 STREAMSIDE LN

644 STREAMSIDE LN

645 STREAMSIDE LN

648 STREAMSIDE LN

649 STREAMSIDE LN

50 STREAMSIDE LN

651 STREAMSIDE LN

806 SHADE TREE LN

812 SHADE TREE LN

818 SHADE TREE LN

828 SHADE TREE LN

830 SHADE TREE LN

833 SHADE TREE LN

836 SHADE TREE LN

837 SHADE TREE LN

838 SHADE TREE LN

902 LINDEN ISLE DR

904 LINDEN ISLE DR

906 LINDEN ISLE DR

910 LINDEN ISLE DR

912 LINDEN ISLE DR

629 STREAMSIDE LN

20 STREAMSIDE LN

524 STREAMSIDE LN

609 STREAMSIDE LN

301 EIDERDOWN CT

52 STREAM VALLEY BLVD

1349-A COLLEGE ST

121 FIRST AVE S

108 STREAM VALLEY BLVD

1025 SOUTH FERNANDEZ AVE #2J

ARLINGTON HEIGHT

FRANKLIN

CLARKSVILLE

RANKLIN

ERWIN ALBERT SIDNEY S

MCCAULEY MATTHEW LUC

WATKINS CURTIS DEWAYNE

MCGEE JOYCE M REV TRU

TANNER GEARY

ADAMS JUSTIN W

BREWER REV LIV TRU

MOORE KENNETH

WILBANKS TONY L

KRAFT PAUL R

MOSS KATHRYN

JAROSZ MICHAEL

WHITLEY ERIC C

FINCHUM JACK

HALL ROBIN S

HAMILTON KARLTON

/ PROPERTIES LL

NAHTANOL NAWC

BAUMSTARCK ADAM

MCINTOSH CHARLE

GUPTON STEVEN

ASHWORTH JONATHON CA

ENTON HARRY SCOTT JI

UJJETI PRANAY KUMAI

HENRY WOODROW MACK J

ATCHISON MICHAEL A

HAILSTON ASHLEY

MULKEY ZACHARY D

KIRKHAM MATTHEW

NET FRANCES SU

READ RONALD BRUC

VATSON DAVID W

MCGREW MICHAEL A

CATES LANNIE JAY

TURNER CHARLES A

ROSS JERRY BEN II

RICKSON BRIAN

MORTON RACHEL I

EDMONSON BRANDO

BROWN ALAN

PRICE ROBERT IV

MISTRY PARIJATHA

BENNETT DEBORAH

NATHAN STEVEN R

SARTORE KRISTA L

ISENBERGER AUSTIN I

SAWYER WILLIAM S J

HORTON MARK T

ELLISON KENNETH

SPOCK WILLIAM E

CARTEE TRACEY S

MCKEITHAN FLORENCE

BAILEY WILLIAM JEFFI

GAY CHARLES DONAL

PISORS LUKE

KIM MIN KU

BUTLER SARA K

AK SEREIVUTH

EDWARDS TIMOTH

WIGTON ROBERT

RAMHOFF KIMBERLY

CANTRELL JOHN W JE

RITCHIE JEANNENE

PAUK MICHELLE M

DENTON ANDY DAL

LOGSDON DEBORAH C

GLASS CELBY S

TRAKAS LESLIE B

ZIBDEH AMJAD

BERTELKAMP EMILIA

ROUDABUSH BARRE

UKE GREGORY R JR

ARDEN GINGI ISABELL

ARSON ELIZABETH O

IASER SULAIMAN ROFA

MOREO ROBIN P

YOON SUK-JOON N

SWIFT MICHAEL

MOMEN ASHIK

CHITWOOD WILLIAM CO

TOOPS AARON P

MONSON MARTI

INGLE ANNETTE K

RUSSELL PATRICIA

ANFILIPPO VINCENZ

PRATT MARVIN H FAMILY

PRATT MARVIN H FAMILY

WALLEY HOWARD EUGENE JR & GISELA M R 404 DOWNY MEADE C

KEHN BRIAN E

IAIRE ANDREW PHILIF

RUDDY WILLIAM AND CYNTHIA 2010

MURRAY MICHAEL P

KING LIVING TRUS

SISK BRYAN

102 STREAM VALLEY BLVD

103 STREAM VALLEY BLVD

104 STREAM VALLEY BLVD

105 STREAM VALLEY BLVD

107 STREAM VALLEY BLVD

108 STREAM VALLEY BLVD

106 STREAM VALLEY BLVD

110 STREAM VALLEY BLVD

112 STREAM VALLEY BLVD

13 STREAM VALLEY BLVD

114 STREAM VALLEY BLVD

115 STREAM VALLEY BLVD

6 STREAM VALLEY BLVD

117 STREAM VALLEY BLVD

118 STREAM VALLEY BLVD

119 STREAM VALLEY BLVD

LINDEN ISLE DR

120 STREAM VALLEY BLVD

21 STREAM VALLEY BLVD

124 STREAM VALLEY BLVD

134 STREAM VALLEY BLVD

135 STREAM VALLEY BLVD

136 STREAM VALLEY BLVD

137 STREAM VALLEY BLVD

138 STREAM VALLEY BLVD

139 STREAM VALLEY BLVD

141 STREAM VALLEY BLVD

143 STREAM VALLEY BLVD

144 STREAM VALLEY BLVD 145 STREAM VALLEY BLVD

146 STREAM VALLEY BLVD

147 STREAM VALLEY BLVD

151 STREAM VALLEY BLVD

153 STREAM VALLEY BLVD

154 STREAM VALLEY BLVD

156 STREAM VALLEY BLVD

158 STREAM VALLEY BLVD

2020 GOOSE CREEK DR

2024 GOOSE CREEK DR

2025 GOOSE CREEK DR

2035 GOOSE CREEK DR

2047 GOOSE CREEK DR

2072 GOOSE CREEK DR

2073 GOOSE CREEK DR

2074 GOOSE CREEK DR

2077 GOOSE CREEK DR

2078 GOOSE CREEK DR

3005 NARROW FORD LN

3008 NARROW FORD LN

3009 NARROW FORD LN

3010 NARROW FORD LN

3012 NARROW FORD LN

3014 NARROW FORD LN

301 EIDERDOWN CT

304 EIDERDOWN (

305 EIDERDOWN C

308 EIDERDOWN (

309 EIDERDOWN (

1445 LEWISBURG P

400 DOWNY MEADE

404 DOWNY MEADE C

405 DOWNY MEADE

408 DOWNY MEADE C

409 DOWNY MEADE

411 DOWNY MEADE (

412 DOWNY MEADE (

LEWISBURG PK

600 CATTAIL LN

608 CATTAIL LN

611 CATTAIL LN

512 CATTAIL LN

609 STREAMSIDE LN

1 STREAMSIDE LI

623 STREAMSIDE LN

524 STREAMSIDE LN

25 STREAMSIDE LI

29 STREAMSIDE LI

630 STREAMSIDE LI

636 STREAMSIDE LI

638 STREAMSIDE LI

640 STREAMSIDE LN

542 STREAMSIDE LI

543 STREAMSIDE LI

644 STREAMSIDE LI

45 STREAMSIDE LI

648 STREAMSIDE LN

649 STREAMSIDE LI

550 STREAMSIDE LI

651 STREAMSIDE LN

806 SHADE TREE LN

812 SHADE TREE LN

818 SHADE TREE LN

820 SHADE TREE L

828 SHADE TREE LN

830 SHADE TREE LN

833 SHADE TREE LN

836 SHADE TREE LN

837 SHADE TREE LN

838 SHADE TREE LN

904 LINDEN ISLE DE

906 LINDEN ISLE DR

910 LINDEN ISLE DR

902 LINDEN ISLE DR

626 STREAMSIDE LI

401 DOWNY MEADE C

LEWISBURG PK

52 STREAM VALLEY BLVD

1490 LEWISBURG PK

142 STREAM VALLEY BLVD

GOOSE CREEK BY-PASS

2 STREAM VALLEY BLVD

STREAM VALLEY BLVD

111 STREAM VALLEY BLVD CARRICK SCOT

3007 NARROW FORD LN

324 LIBERTY PIKE SUITE 145 (615) 975-5765

SD-R (2.74)

GCCO-5

greg.gamble@gdc-tn.com CONTACT: GREG GAMBLE

PARCEL OWNERS

117---01901 & 117---01902

PROPOSED ZONING:

EXISTING CHARACTER AREA:

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 19.01, 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 I AS OF RECORD IN BOOK P46, PAGE 101, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), ON THE EAST 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 I AND THE NORTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT: THENCE, LEAVING LEWISBURG PIKE WITH THE SOUTH LINE OF STREAM VALLEY, SECTION I BEING THE NORTH LINES OF SAID HEREIN-DESCRIBED PARCEL FOR THE FOLLOWING CALLS: NORTH 70°29'37" EAST, 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 755.04' 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 IO 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°08'37" WEST, FOR 177.92' TO AN IRON PIN; NORTH 20°37'49" WEST, FOR 9.95' 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 19.02, WILLIAMSON COUNTY PROPERTY MAP 117

LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY THE HAEKWAN HWANG 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 I AND 2, BOOK P23, PAGE AND BOOK P25, PAGE I20 RESPECTIVELY, AND BY STREAM VALLEY SECTION I (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

BEGINNING AT AN IRON PIN (FOUND) IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 43 I - ROW VARIES), SAID IRON PIN BEING THE SOUTHWEST CORNER OF HAEKWAN HWANG AND WIFE, KYUNGHEE HWANG AND BEING A NORTHWEST CORNER OF THE HEREIN-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°51'34" EAST, FOR 279.50' TO AN IRON PIN IN THE WEST LINE OF GOOSE CREEK ESTATES SECTION 1. AS OF RECORD IN BOOK 24, PAGE 10, R.O.W.C.: THENCE, WITH SAID WEST LINE OF GOOSE CREEK ESTATES SECTION I FOR THE FOLLOWING

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 I, 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 I AS OF RECORD IN BOOK P46, PAGE 101, R.O.W.C.; THENCE, WITH THE NORTH LINES OF STREAM VALLEY SECTION I FOR THE FOLLOWING:

SOUTH 76°34'26" WEST, FOR 715.55' TO AN IRON PIN; SOUTH 66°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.

UBDI

SIO

DESIGN COLLABORATIV

DEVELOPMENT PLANNING AND

LANDSCAPE ARCHITECTURE



OVERALL EXISTING CONDITIONS SHEET

Revision Date