REVISED 1-31-15
P.U.D. Master Plan for:

# Bent Creek

17th District / Tax Map 59 / Parcel 25 & 25.01
Williamson County, Tennessee

Developer/Owner:

CK Development, L.L.C.

## ORIGINAL
## Land Use Summary

Total Site Area: 343 acres
(328 Residential)
(15 acres Commercial)

Open Space: +/- 118.0 Acres

R.O.W.: +/- 32,600 l.f.

Total Residential Units: 806
(757 Single Family)
(49 Multi-Family Units)

0 150 300 600

Scale: 1" = 300'-0"

North

BENT CREEK SITE DATA TABLE

| PHASE 1 - AREA TABLE | | TOTAL AREA | OPEN SPACE | % OPEN SPACE |
|---|---|---|---|---|
| SECTION | LOTS | | | |
| SECTION 1 | 36 | 10.37 | 1.74 | 16.78 |
| SECTION 2A | 34 | 16.24 | 6.93 | 42.67 |
| SECTION 2B | 29 | 7.58 | 1.72 | 22.69 |
| SECTION 3A | 22 | 11.69 | 6.22 | 53.21 |
| SECTION 3B | 14 | 6.09 | 2.85 | 46.80 |
| SECTION 4A | 17 | 9.08 | 4.61 | 50.77 |
| SECTION 4B | 13 | 3.76 | 0.36 | 9.57 |
| SUB-TOTAL | 165 | 64.81 | 24.01 | 37.05 |

| PHASE 2 - AREA TABLE | | TOTAL AREA | OPEN SPACE | % OPEN SPACE |
|---|---|---|---|---|
| SECTION | LOTS | | | |
| SECTION 1 | 19 | 4.45 | 0.00 | 0.00 |
| SECTION 2 | 11 | 3.03 | 0.00 | 0.00 |
| SECTION 3 | 32 | 14.55 | 6.35 | 43.64 |
| SECTION 4 | 20 | 10.76 | 6.09 | 56.60 |
| SECTION 5 | 35 | 6.62 | 0.00 | 0.00 |
| SUB-TOTAL | 117 | 39.41 | 12.44 | 31.57 |

| PHASE 3 - AREA TABLE | | TOTAL AREA | OPEN SPACE | % OPEN SPACE |
|---|---|---|---|---|
| SECTION | LOTS | | | |
| SECTION 1 | 36 | 14.53 | 6.81 | 46.85 |

| PHASE 4 S2 - AREA TABLE | | TOTAL AREA | OPEN SPACE | % OPEN SPACE |
|---|---|---|---|---|
| SECTION | LOTS | | | |
| SECTION 2 | 32 | 15.27 | 6.19 | 40.54 |
| SUB-TOTAL | 32 | 15.27 | 6.19 | 40.54 |

| PHASE 4 S1 AREA TABLE | | TOTAL AREA | OPEN SPACE | % OPEN SPACE |
|---|---|---|---|---|
| SECTION | LOTS | | | |
| SECTION 1A | 7 | 2.14 | 0.23 | |
| SECTION 1B | 12 | 3.31 | 0.00 | |
| SECTION 1C | 26 | 9.37 | 2.28 | |
| SECTION 1D | 11 | 6.65 | 3.55 | |
| SUB-TOTAL | 56 | 21.47 | 6.06 | 28.23 |

| PHASE 5 - AREA TABLE | | TOTAL AREA | OPEN SPACE | % OPEN SPACE |
|---|---|---|---|---|
| SECTION | LOTS | | | |
| SECTION 1 | 56 | 17.83 | 4.24 | 23.78 |
| SECTION 2 | 26 | 9.61 | 3.41 | 35.48 |
| SUB-TOTAL | 82 | 27.44 | 7.65 | 27.88 |

| PHASE 6 - AREA TABLE | | TOTAL AREA | OPEN SPACE | % OPEN SPACE |
|---|---|---|---|---|
| SECTION | LOTS | | | |
| SECTION 1A | 13 | 7.04 | 3.87 | |
| SECTION 1B | 16 | 4.26 | 0 | |
| SECTION 2A | 13 | 5.09 | 1.06 | |
| SECTION 2B | 13 | 10.82 | 7.4 | |
| SECTION 2C | 7 | 2.32 | 0 | |
| SUB-TOTAL | 62 | 29.53 | 12.33 | 41.77 |

| PHASE 7 AREA TABLE | | TOTAL AREA | OPEN SPACE | % OPEN SPACE |
|---|---|---|---|---|
| SECTION | LOTS | | | |
| SECTION 1 | 16 | 4.36 | 0.48 | 11.00 |
| SECTION 2 | 17 | 4.30 | 0.20 | 4.65 |
| SUB-TOTAL | 33 | 8.66 | 0.68 | 7.85 |

| PHASE 8 - AREA TABLE | | TOTAL AREA | OPEN SPACE | % OPEN SPACE |
|---|---|---|---|---|
| SECTION | LOTS | | | |
| SECTION 1 | 20 | 9.55 | 4.94 | 51.73 |

| PHASE 9 - AREA TABLE | | TOTAL AREA | OPEN SPACE | % OPEN SPACE |
|---|---|---|---|---|
| SECTION | LOTS | | | |
| SECTION 1 | 14 | 3.23 | 0.00 | 0 |

| TOWNHOMES - AREA TABLE | | TOTAL AREA | OPEN SPACE | % OPEN SPACE |
|---|---|---|---|---|
| SECTION | UNITS | | | |
| | 49 | 9.67 | 6.57 | 67.94 |

| PHASE 10 - AREA TABLE | | TOTAL AREA | OPEN SPACE | % OPEN SPACE |
|---|---|---|---|---|
| SECTION | LOTS | | | |
| SECTION 1 | 22 | 9.61 | 3.18 | 33.09 |
| SECTION 2 | 26 | 7.08 | .96 | 13.56 |
| SUB-TOTAL | 48 | 16.69 | 4.14 | 24.81 |

| PHASE 15 -AREA TABLE | | TOTAL AREA | OPEN SPACE | % OPEN SPACE |
|---|---|---|---|---|
| SECTION | UNITS | | | |
| SECTION 1 | 12 | 23.52 | 20.50 | 87.16 |

| PHASE 11 - AREA TABLE | | TOTAL AREA | OPEN SPACE | % OPEN SPACE |
|---|---|---|---|---|
| SECTION | LOTS | | | |
| SECTION 1 | 32 | 10.95 | 4.50 | 41.10 |
| SECTION 2 | 19 | 4.54 | 0.27 | 5.95 |
| ROW DEDICATION | | 0.34 | | |
| SUB-TOTAL | 51 | 15.83 | 4.77 | 30.13 |

| PHASE 12 -AREA TABLE | | TOTAL AREA | OPEN SPACE | % OPEN SPACE |
|---|---|---|---|---|
| SECTION | UNITS | | | |
| SECTION 1 | 14 | 13.88 | 9.87 | 71.11 |

| PHASE 18-AREA TABLE | | TOTAL AREA | OPEN SPACE | % OPEN SPACE |
|---|---|---|---|---|
| SECTION | UNITS | | | |
| SECTION 1 | 36 | 20.43 | 6.12 | 29.96 |

| UNPLATTED OPEN SPACE AREAS | | TOTAL AREA | OPEN SPACE | % OPEN SPACE |
|---|---|---|---|---|
| SECTION | | | | |
| SECTION 1 | | 5.48 | 5.48 | 100 |
| SECTION 2 | | 11.13 | 11.13 | 100 |
| SUB-TOTAL | | 16.61 | 16.61 | 100 |

| CUMMULATIVE TOTAL | | | | |
|---|---|---|---|---|
| | 827 | 350.53 | 149.69 | 42.70 |