

RESOLUTION 2024-08

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR GOOSE CREEK BYPASS PUD
SUBDIVISION WITH 14 MODIFICATIONS OF DEVELOPMENT STANDARDS
(COMMERCIAL BUILDING, OFFICE BUILDING, MATERIALS, SIGNAGE, FENCING), FOR
THE PROPERTY LOCATED SOUTH OF GOOSE CREEK BYPASS AND EAST OF GOOSE CREEK
DRIVE**

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2024-08; and

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
117-19.07	16.81
Total	16.81

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the Goose Creek Bypass PUD are as follows:

Entitlements	Goose Creek Bypass PUD
Base Zone District	NC
Other Zoning Overlays	n/a
Number of Dwelling Units	0
Number of Nonresidential Square Footage	96,000
Number of Hotel Rooms	0
Open Space Requirements	5%
Number of Phases in Development	1

SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and BOMA shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by BOMA after review and recommendation by the Franklin Municipal Planning Commission:

<p>MOS 1: Commercial Building - Request to change ground floor height to 10 feet.</p> <p>Approved: <input checked="" type="checkbox"/></p> <p>Denied: <input type="checkbox"/></p>	<p>6.8 Ground Floor Height</p> <p>Minimum of 13 feet on ground floor from finished floor to finished ceiling.</p> <p><i>Staff recommended <u>approval</u>.</i></p>
<p>MOS 2: Drive Aisle - Request to increase drive aisle width to 28 feet</p> <p>Approved: <input checked="" type="checkbox"/></p> <p>Denied: <input type="checkbox"/></p>	<p>10.1.14(A) Standard Parking Spaces and Drive Aisles</p> <p>Maximum width of 24 feet.</p> <p><i>Staff recommended <u>approval</u>.</i></p>

<p>MOS 3: Commercial Building - Request to allow gable and pitched roofs.</p> <p>Approved: <input checked="" type="checkbox"/></p> <p>Denied: <input type="checkbox"/></p>	<p>6.8 Commercial Building</p> <p>Commercial buildings shall have parapets complying with standards listed in Section 6.8.</p> <p><i>Staff recommended <u>approval</u>.</i></p>
<p>MOS 4: Commercial Building - Request to reduce window recession to a minimum of 2.5" for drive thru window and 1" for kitchen window.</p> <p>Approved: <input checked="" type="checkbox"/></p> <p>Denied: <input type="checkbox"/></p>	<p>6.8 Window Openings</p> <p>Windows shall be punched and recessed a minimum of 3 inches from the facade.</p> <p><i>Staff recommended <u>approval</u>.</i></p>
<p>MOS 5: Signage - Allow a Maximum Monument Height of 7.5 feet, the addition of Authentic Stucco material, and an overall monument height of 8.5 feet above the street centerline.</p> <p>Approved: <input checked="" type="checkbox"/></p> <p>Denied: <input type="checkbox"/></p>	<p>15.10 Monument Sign</p> <p>Maximum height of 6 feet; Brick, stone, stained split-face block, metal, or a composite material; overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way.</p> <p><i>Staff recommended <u>approval, with condition</u>.</i></p>
<p>MOS 6: Signage - Request to allow Wall Signs to be located above the main roofline of the uppermost full story.</p> <p>Approved: <input checked="" type="checkbox"/></p> <p>Denied: <input type="checkbox"/></p>	<p>15.15 Wall Sign</p> <p>Maximum height shall be the main roofline of the uppermost full story.</p> <p><i>Staff recommended <u>approval</u>.</i></p>
<p>MOS 7: Connectivity - Request to defer construction of additional east and west bound stub streets.</p> <p>Approved: <input checked="" type="checkbox"/> , 7-1</p> <p>Denied: <input type="checkbox"/></p>	<p>9.5.3(A) Cross Access Between Adjacent Properties</p> <p>Internal vehicular circulation shall be designed to provide cross access to each adjacent property.</p> <p><i>Staff recommended <u>approval, with conditions</u>.</i></p>

<p>MOS 8: Signage – Allow irregular shaped signage.</p> <p>Approved: <input checked="" type="checkbox"/></p> <p>Denied: <input type="checkbox"/></p>	<p>15.1.3 Proportion and Shape</p> <p>Signs shall not be irregularly shaped.</p> <p><i>Staff recommended <u>disapproval</u>.</i></p>
<p>MOS 9: Signage - Request to permit Halo Lighting for wall and monument signage.</p> <p>Approved: <input checked="" type="checkbox"/></p> <p>Denied: <input type="checkbox"/></p>	<p>15.1.6(A) Internal Illumination</p> <p>Internal illumination of signs shall be limited to light emanating only through the letters, numbers, logos, and accent lines. The remainder of the sign area shall not be illuminated and shall be opaque to prohibit light penetration.</p> <p><i>Staff recommended <u>approval</u>.</i></p>
<p>MOS 10: Commercial Building - Request to add stucco as a primary material.</p> <p>Approved: <input checked="" type="checkbox"/></p> <p>Denied: <input type="checkbox"/></p>	<p>6.8 Materials</p> <p>Primary Materials: Brick, natural stone, cultured stone, smooth wood siding, or fiber cement siding.</p> <p><i>Staff recommended <u>disapproval</u>.</i></p>
<p>MOS 11: Office Building - Request to Add Stucco as a Primary Material.</p> <p>Approved: <input checked="" type="checkbox"/></p> <p>Denied: <input type="checkbox"/></p>	<p>6.9 Materials</p> <p>Primary materials: brick, natural stone, or cultured stone.</p> <p><i>Staff recommended <u>disapproval</u>.</i></p>
<p>MOS 12: Office Building - Request to remove the requirement for a Base.</p> <p>Approved: <input checked="" type="checkbox"/></p> <p>Denied: <input type="checkbox"/></p>	<p>6.9 Horizontal Articulation</p> <p>Buildings shall have a base, middle, and cap.</p> <p><i>Staff recommended <u>disapproval</u>.</i></p>
<p>MOS 13: Fencing - Request to allow front yard fencing to be a maximum height of six feet.</p> <p>Approved: <input checked="" type="checkbox"/></p>	<p>13.1.2 (C) Maximum Height</p> <p>Maximum of 3 feet in height for front yard fencing.</p> <p><i>Staff recommended <u>approval</u>.</i></p>

Denied: _____	
MOS 14: Fencing - Request to remove the requirement for masonry columns on fencing.	13.1.3(G) Fence Materials
Approved: <u>✓</u>	Fences serving nonresidential uses shall have masonry columns every 50 feet on center or less.
Denied: _____	<i>Staff recommended <u>approval</u>.</i>

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2024-08, on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this 9th day of April, 2024.

Attest:

City of Franklin, Tennessee:

By: Eric S. Stuckey
Eric S. Stuckey
 City Administrator

By: [Signature]
Dr. Ken Moore
 Mayor

Approved as to form by:

Shauna R. Billingsley
Shauna R. Billingsley
 City Attorney

PREAPPLICATION CONFERENCE: _____ 12/5/23 _____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____ 1/25/24 _____

NEIGHBORHOOD MEETING: _____ 12/5/23 _____

PLANNING COMMISSION RECOMMENDED APPROVAL: 2/22/24, 7-0


























PUBLIC HEARING AND BOMA APPROVAL: 4/9/24, 8-0

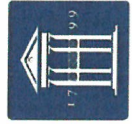
**GOOSE CREEK BYPASS PUD SUBDIVISION
ORDINANCE 2024-08
RESOLUTION 2024-08**

Project Information

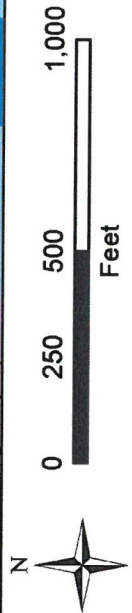
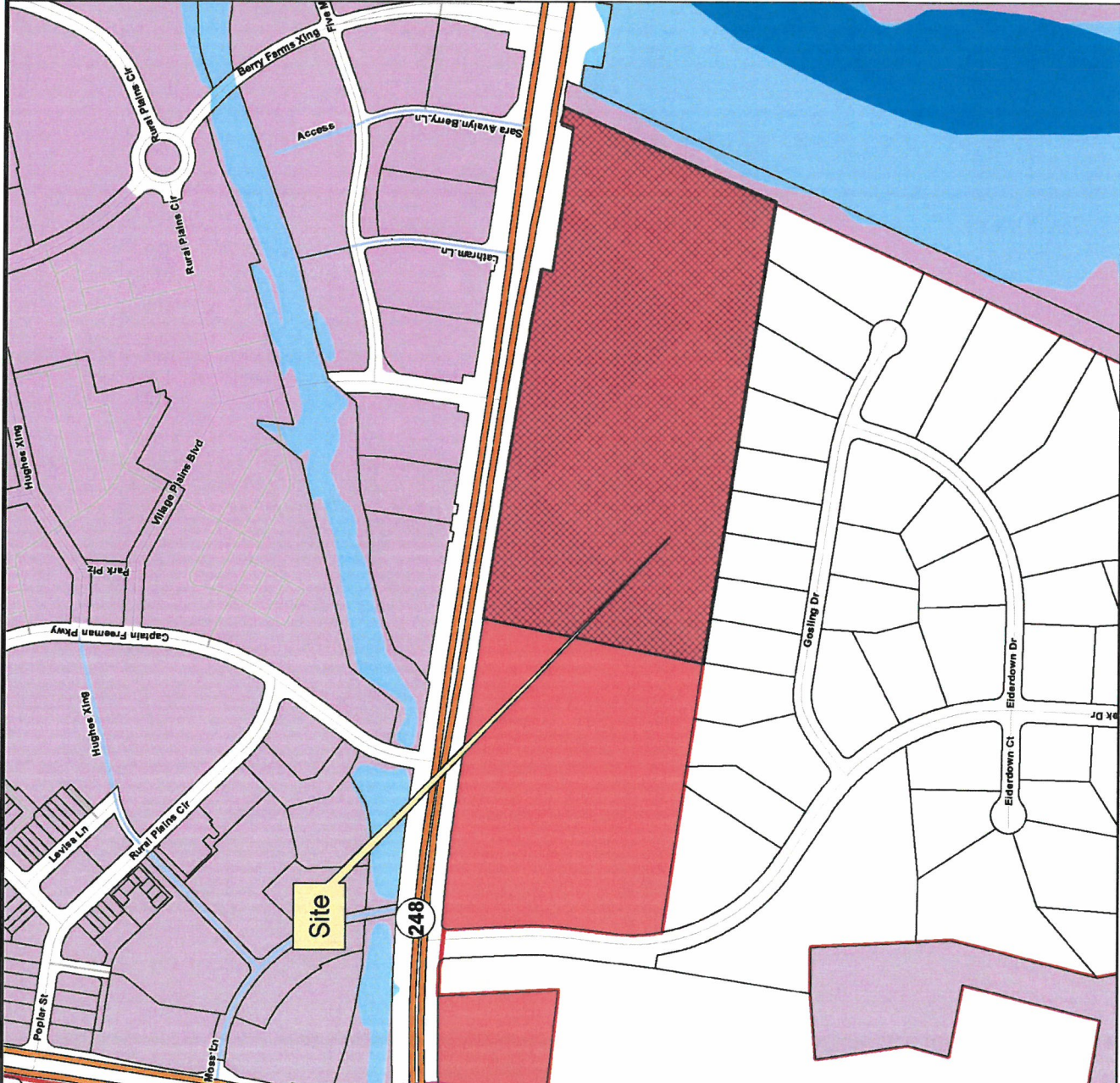
Existing Zoning: Neighborhood Commercial
Proposed Zoning: PD (96,000) Planned District
Overlay Districts: None
Site Acreage: 17.98 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 96,000 SF

Legend

-  Goose Creek Bypass PUD
-  Floodway Fringe Overlay
-  Floodway Overlay
-  Scenic Corridor Overlay
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



HISTORIC
FRANKLIN
TENNESSEE



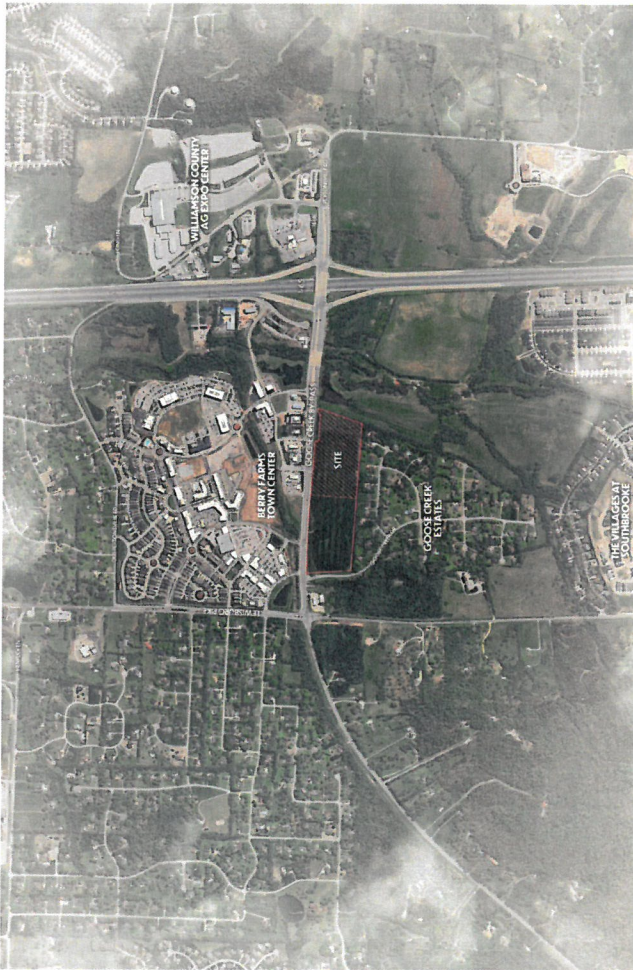
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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MODIFICATIONS OF STANDARDS (see sheets CO.1 - CO.3)

- Modification #1:** Minimum 15.0' Clearances at Intersections - Over Buildings - Street from Right-of-Way to 20 feet
- Modification #2:** Minimum 15.0' Clearances at Intersections - Over Buildings - Street from Right-of-Way to 20 feet
- Modification #3:** Minimum 15.0' Clearances at Intersections - Over Buildings - Street from Right-of-Way to 20 feet
- Modification #4:** Minimum 15.0' Clearances at Intersections - Over Buildings - Street from Right-of-Way to 20 feet
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- Modification #14:** Minimum 15.0' Clearances at Intersections - Over Buildings - Street from Right-of-Way to 20 feet
- Modification #15:** Minimum 15.0' Clearances at Intersections - Over Buildings - Street from Right-of-Way to 20 feet
- Modification #16:** Minimum 15.0' Clearances at Intersections - Over Buildings - Street from Right-of-Way to 20 feet
- Modification #17:** Minimum 15.0' Clearances at Intersections - Over Buildings - Street from Right-of-Way to 20 feet
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- Modification #19:** Minimum 15.0' Clearances at Intersections - Over Buildings - Street from Right-of-Way to 20 feet
- Modification #20:** Minimum 15.0' Clearances at Intersections - Over Buildings - Street from Right-of-Way to 20 feet

GOOSE CREEK BYPASS (IN-N-OUT) DEVELOPMENT PLAN PD (96,000)

GOOSE CREEK BY-PASS
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



STATEMENT OF IMPACTS

WATER FACILITIES
 WATER SERVICE TO BE PROVIDED BY HWTS
 4,000 SF COMMERCIAL x (1 seat/20SF) x 3.25 GPD/seat = 650 GPD
 92,000 SF OFFICE x (1 seat/100SF) x 25 GPD/seat = 23,000 GPD
 TOTAL GPD = 23,650 GPD
 30,000 GPD = 68 SPUE

SEWER FACILITIES
 SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN
 NOT AVAILABLE TO THIS SITE

REQUIRED (REUSE) WATER FACILITIES
 NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
 NEAREST FIRE STATION: 1.0 MI (FRANKLIN FIRE DEPT. STATION 7)
 NEAREST RECREATIONAL FACILITY: 4.5 MI (WINSTEAD HILL PARK)

PROJECTED STUDENT POPULATION
 NOT APPLICABLE

REUSE STORAGE AND SANITATION COLLECTION FACILITIES
 REUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

Vesting Development Standards
 Pre-Application Submitted Date: 11/27/2023

Based on the date of pre-application, minimal address (otherwise noted)

Development Standard	Version/Date
Zoning Ordinance	January 1, 2023
Subdivision Regulations	January 1, 2023
Transportation & Street Technical Standards	July 1, 2023
Stormwater BMP Manual	July 1, 2021
Technical Specifications for Utility Installation	October 17, 2019
Public Works Code	September 11, 2013
Public Works Ordinances	May 20, 2023

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER AND UTILITY ELEMENTS BY CITY OF FRANKLIN. DEVELOPMENT SHALL NOT BE CONSIDERED APPROVED UNTIL THE ROADWAY, STORMWATER AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF OPEN APPLICATION OF CITY OF FRANKLIN STREET DESIGN STANDARDS IS REQUIRED, THE APPLICANT SHALL BE REQUIRED TO SUBMIT TO THE CITY OF FRANKLIN THE NECESSARY APPROVED UTILITIES. THE APPLICANT SHALL BE CONFINED TO THE UTILITIES SHOWN ON THE DEVELOPMENT PLAN. THE APPLICANT SHALL BE CONFINED TO THE UTILITIES SHOWN ON THE DEVELOPMENT PLAN. THE APPLICANT SHALL BE CONFINED TO THE UTILITIES SHOWN ON THE DEVELOPMENT PLAN.

SITE DATA CHART

PROJECT NAME: GOOSE CREEK BY-PASS (IN-N-OUT)
 PROJECT NUMBER: 2023-001
 ADDRESS: 1177 FACILE 1107
 PARCELS: 1177 FACILE 1107
 AVERAGE # OF SITES: 1
 VESTING (IF APPLICABLE): 1177 FACILE 1107
 ZONING: COMMERCIAL (C)
 ZONING OVERLAY: COMMERCIAL (C)
 BUILDING TYPES APPLIED: LANDSCAPE OFFICE COMMERCIAL
 SETBACKS OFFICE: 15' SIDE, 25' FRONT, 10' REAR
 SETBACKS RESTAURANT: 15' SIDE, 25' FRONT, 10' REAR
 COMMERCIAL USE: 10,000 SF OFFICE
 BUILDING HEIGHT: 1-3 STORY BUILDINGS
 CONSTRUCTION TYPE: TYPE III FULLY SPRINKLERED
 MINIMUM LANDSCAPE SURFACE AREA: 2.00 AC (154,611 SF)
 MINIMUM LA PROVED: 2.00 AC (154,611 SF)
 OPEN SPACE: 0.50 AC (35,153 SF)
 REQUIRED ENL: 0.50 AC (35,153 SF)
 TREE CANOPY INTERCEPTION: 21.4 AC (1,487,232 SF (17% OF SITE)
 EXISTING TREE CANOPY: 21.4 AC (1,487,232 SF (17% OF SITE)
 REQUIRED TREE PRESERVATION: 21.4 AC (1,487,232 SF (17% OF TOTAL CANOPY)
 REQUIRED TREE PRESERVATION: 21.4 AC (1,487,232 SF (17% OF TOTAL CANOPY)
 PARKING: 1,000 SPACES
 TOTAL PARKING PROVIDED: 1,000 SPACES
 APPLICANT: GABLE DESIGN COLLABORATIVE
 ADDRESS: 381 DALLAS PARKWAY, SUITE 600
 FRISCO, TX 75034
 PHONE: (972) 554-2701
 CONTACT: GREG GABRIEL

SHEET INDEX

- CO.0 Cover
- CO.1 Modification of Standards
- CO.2 Modification of Standards
- CO.3 Modification of Standards
- CI.0 Overall Existing Conditions
- CI.1 Enlarged Existing Conditions
- CI.2 Enlarged Existing Conditions
- CI.3 Enlarged Existing Conditions
- CI.4 Enlarged Existing Conditions
- CI.5 Enlarged Existing Conditions
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- CI.7 Enlarged Existing Conditions
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- CI.50 Enlarged Existing Conditions
- CI.51 Enlarged Existing Conditions
- CI.52 Enlarged Existing Conditions
- LI.0 Tree Preservation Plan
- A/I.0 Architectural Character



OWNERS/DEVELOPER:
 CONTACT: SEAN FINNEGAN
 4199 CAMPUS DRIVE, 10TH FLOOR
 IRVINE, CA 92612
 (949) 251-1000
 sfinnegan@nso.com

APPLICANT & LANDSCAPE ARCHITECT:
 CONTACT: GREG GABRIEL
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 ggabriel@gable.com

ENGINEER:
 KIMLEY-HORN
 CONTACT: GRAY HARRISON
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 gharrison@kimley-horn.com

ARCHITECT:
 HASKELL
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 avalde@haskell.com

Kimley-Horn

HASKELL



SECTION NUMBER	SECTION DESCRIPTION	DATE
01	SECTION 01.01: GENERAL NOTES	03/14/23
02	SECTION 02.01: SITE PREPARATION	03/14/23
03	SECTION 03.01: CONCRETE	03/14/23
04	SECTION 04.01: MASONRY	03/14/23
05	SECTION 05.01: METALS	03/14/23
06	SECTION 06.01: PAINTS AND COATINGS	03/14/23
07	SECTION 07.01: FINISHES	03/14/23
08	SECTION 08.01: ELECTRICAL	03/14/23
09	SECTION 09.01: MECHANICAL	03/14/23
10	SECTION 10.01: PLUMBING	03/14/23
11	SECTION 11.01: TELECOMMUNICATIONS	03/14/23
12	SECTION 12.01: SECURITY	03/14/23
13	SECTION 13.01: SCHEDULING	03/14/23
14	SECTION 14.01: CONSTRUCTION METHODS	03/14/23
15	SECTION 15.01: SPECIALTY TRADES	03/14/23

Modification #1: In-Store Restaurant

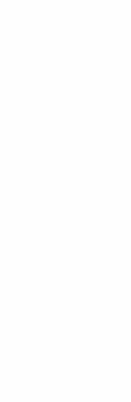
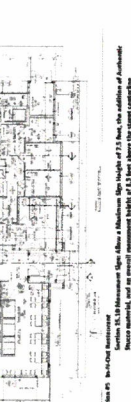
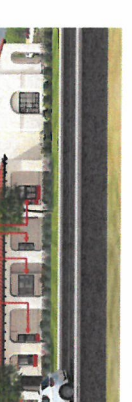
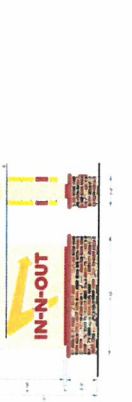
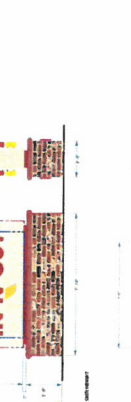
Section 05.1.1.1 - Kitchen Windows

Modification #1: In-Store Restaurant

Section 05.1.1.1 - Kitchen Windows

Modification #1: In-Store Restaurant

Section 05.1.1.1 - Kitchen Windows



Modification #2: In-Store Restaurant

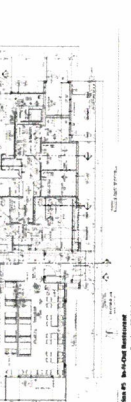
Section 05.1.1.1 - Kitchen Windows

Modification #2: In-Store Restaurant

Section 05.1.1.1 - Kitchen Windows

Modification #2: In-Store Restaurant

Section 05.1.1.1 - Kitchen Windows



Modification #3: In-Store Restaurant

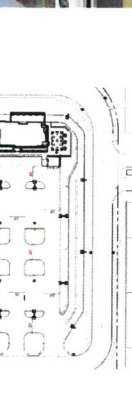
Section 05.1.1.1 - Kitchen Windows

Modification #3: In-Store Restaurant

Section 05.1.1.1 - Kitchen Windows

Modification #3: In-Store Restaurant

Section 05.1.1.1 - Kitchen Windows



Modification #4: In-Store Restaurant

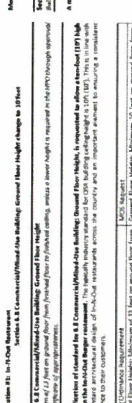
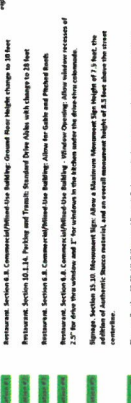
Section 05.1.1.1 - Kitchen Windows

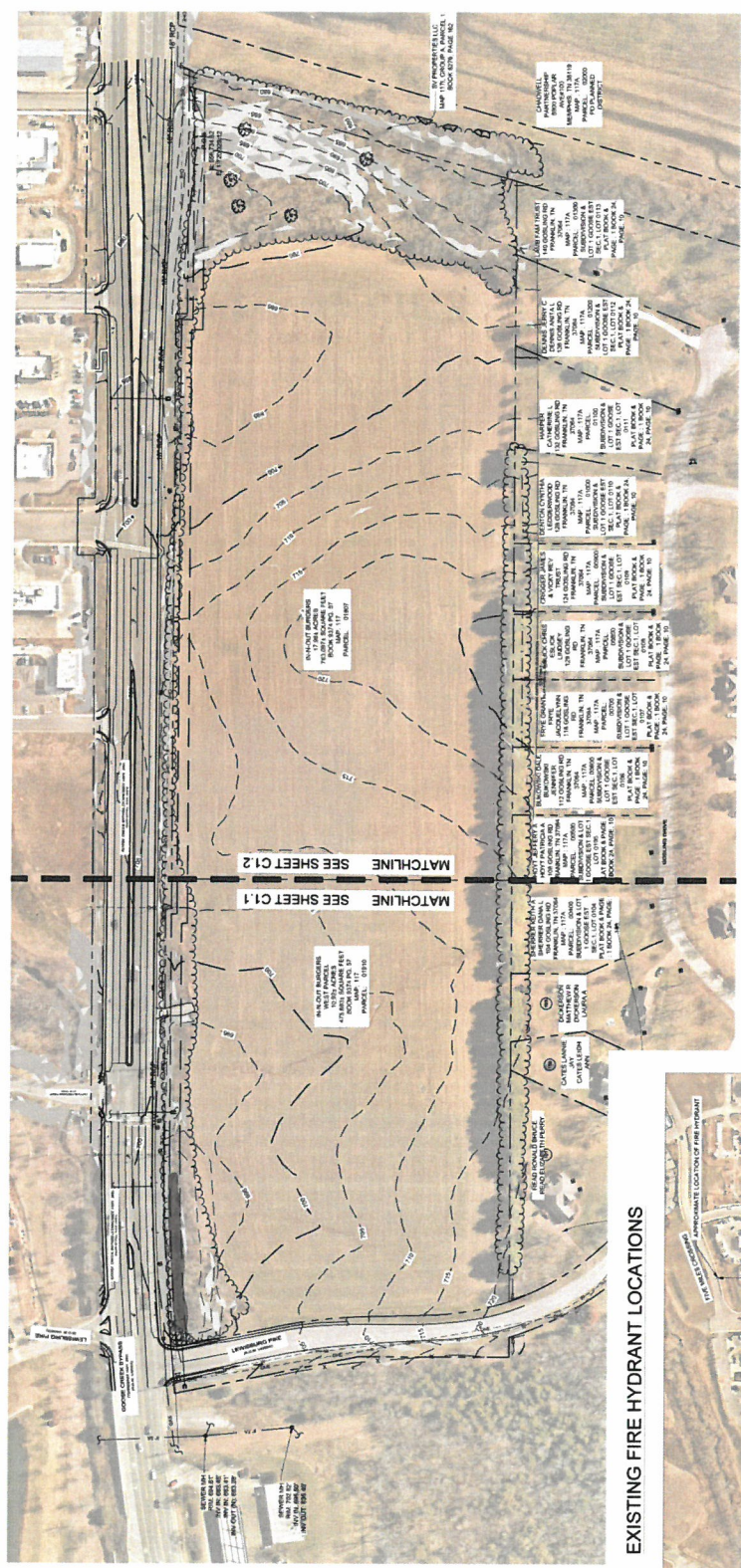
Modification #4: In-Store Restaurant

Section 05.1.1.1 - Kitchen Windows

Modification #4: In-Store Restaurant

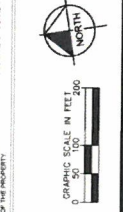
Section 05.1.1.1 - Kitchen Windows





EXISTING STORMWATER NARRATIVE

IN THE EXISTING CONDITION, STORMWATER RUNOFF FOR THE SITE DISCHARGES INTO THE EXISTING STORMWATER SYSTEM. APPROXIMATE CHANNEL VELOCITY TO PREVENT CHANNEL SLEWING IS 1.5 FT/SEC. CHANNEL VELOCITY TO PREVENT CHANNEL SLEWING IS 1.5 FT/SEC. CHANNEL VELOCITY TO PREVENT CHANNEL SLEWING IS 1.5 FT/SEC. CHANNEL VELOCITY TO PREVENT CHANNEL SLEWING IS 1.5 FT/SEC.



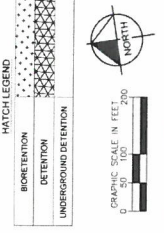
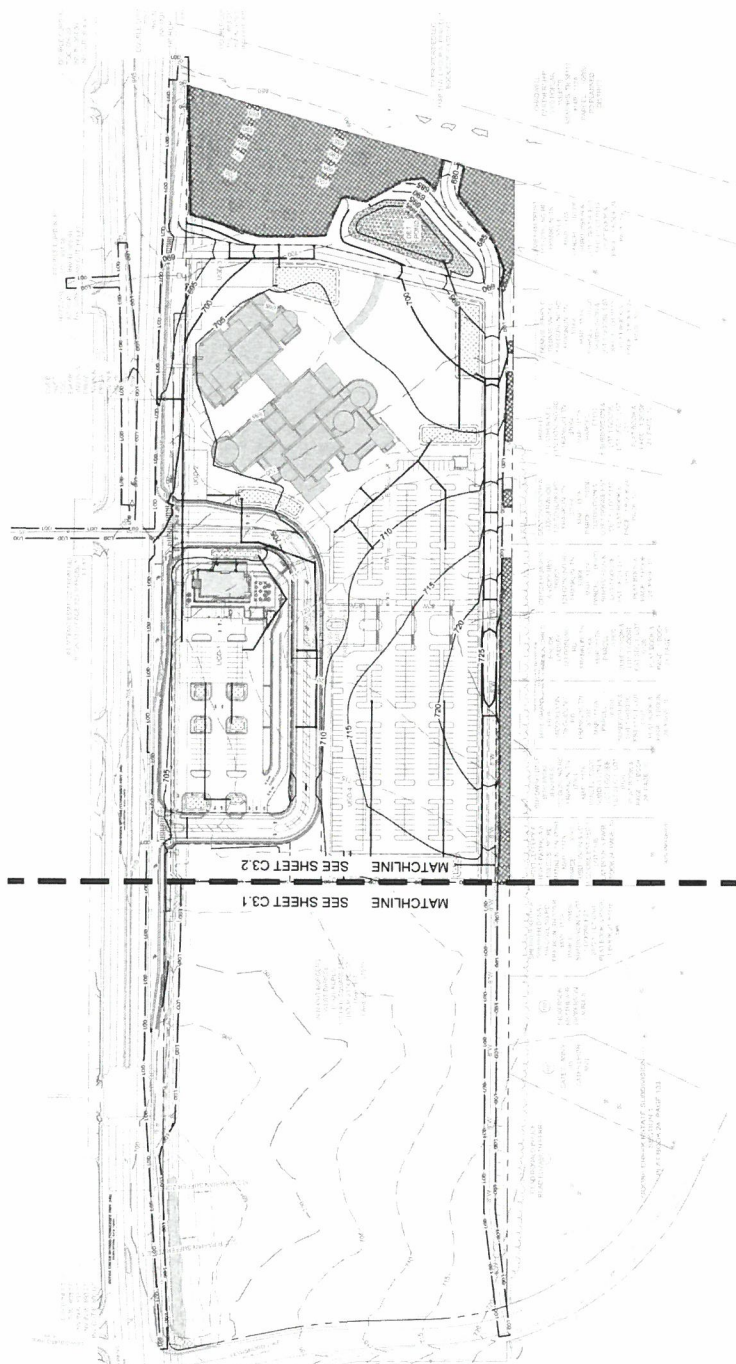
SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE SURVEY DATA PROVIDED BY THE CLIENT AND THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE TO VERIFY THE LOCATION OF THE EXISTING STORMWATER SYSTEM AND THE LOCATION OF THE EXISTING CHANNELS.
2. THE EXISTING STORMWATER SYSTEM IS SHOWN AS DOTTED LINES ON THIS PLAN. THE EXISTING CHANNELS ARE SHOWN AS SOLID LINES ON THIS PLAN.
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EXISTING FIRE HYDRANT LOCATIONS



This information is provided for informational purposes only. It is not intended to be used as a basis for any legal or financial decision. The user of this information is advised to consult with a qualified professional for any such decision. The user of this information is advised to consult with a qualified professional for any such decision.



COF GRADING & DRAINAGE GENERAL NOTES

- GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL GRADING AND DRAINAGE STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE STATE OF TENNESSEE.
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE STATE OF TENNESSEE.

RIPARIAN BUFFER NOTE
 THERE SHALL BE NO WORKING CLEARANCE, SIGNAGE, OR OBSTRUCTION WITHIN THE RIPARIAN BUFFER ZONE. THE RIPARIAN BUFFER ZONE SHALL BE MAINTAINED AND RESTORED TO ORIGINAL OR BETTER CONDITION.

SITE AREA TABLE

TOTAL SITE AREA*	17.47 ACRES
RIPARIAN BUFFER AREA*	4.63 ACRES

STORMWATER NARRATIVE
 THE STORMWATER MANAGEMENT PLAN FOR THIS PROJECT IS BASED ON THE CITY ENGINEER'S REQUIREMENTS. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE STATE OF TENNESSEE.

STATEMENT OF IMPACTS
 THERE WILL BE APPROXIMATELY 183 ACRES OF IMPROVED AREA. IMPROVED AREA WILL BE DETERMINED BY THE CITY ENGINEER. IMPROVED AREA WILL BE DETERMINED BY THE CITY ENGINEER. IMPROVED AREA WILL BE DETERMINED BY THE CITY ENGINEER.



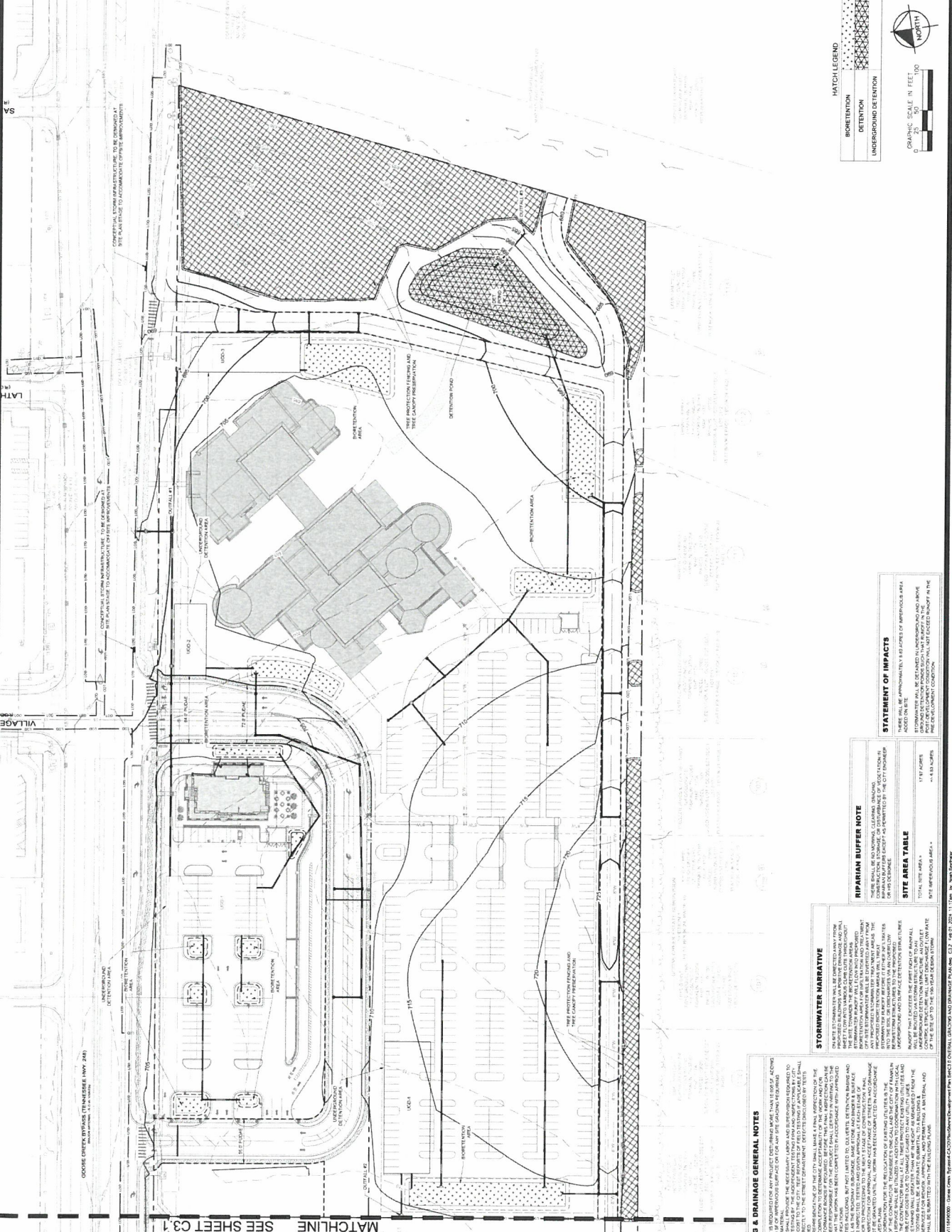
Kimley»Horn
 4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
 Main: 615.208.5112 | www.kimley-horn.com
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**GOOSE CREEK BYPASS (IN-N-OUT)
 DEVELOPMENT PLAN**
 Franklin, Williamson County, Tennessee



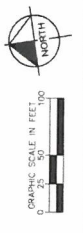
Enlarged Scale:
 1" = 20'
 1" = 50'
 1" = 100'

**ENLARGED
 GRADING &
 DRAINAGE PLAN**
C3.2
 COF # 6391



HATCH LEGEND

[Hatch Pattern]	BIOTENTION
[Hatch Pattern]	DETENTION
[Hatch Pattern]	UNDERGROUND DETENTION



STATEMENT OF IMPACTS
 THESE ARE APPROXIMATELY 1.83 ACRES OF IMPERVIOUS AREA ADDED ON SITE.
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RIPARIAN BUFFER NOTE
 THERE SHALL BE NO MOWING, CLEARING, GRUBBING, OR OTHER DISTURBANCE TO THE RIPARIAN BUFFER ZONE WITHIN THE 100-FOOT RIPARIAN BUFFER ZONE OF ANY WATERWAY EXCEPT AS PERMITTED BY THE CITY ENGINEER.

SITE AREA TABLE

TOTAL SITE AREA *	17.7 ACRES
SITE IMPERVIOUS AREA *	1.83 ACRES

STORMWATER NARRATIVE
 THE STORMWATER MANAGEMENT PLAN FOR THIS PROJECT SHALL BE DESIGNED TO MAINTAIN OR IMPROVE THE QUALITY OF THE RECEIVING WATERWAY AND TO PREVENT POLLUTION OF THE RECEIVING WATERWAY. THE STORMWATER MANAGEMENT PLAN SHALL BE DESIGNED TO MAINTAIN OR IMPROVE THE QUALITY OF THE RECEIVING WATERWAY AND TO PREVENT POLLUTION OF THE RECEIVING WATERWAY. THE STORMWATER MANAGEMENT PLAN SHALL BE DESIGNED TO MAINTAIN OR IMPROVE THE QUALITY OF THE RECEIVING WATERWAY AND TO PREVENT POLLUTION OF THE RECEIVING WATERWAY.

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MATCHLINE SEE SHEET C3.1

