

CONDITIONS OF APPROVAL:**Engineering - Site Plan Checklist****General Comments****1. T. Stormwater Management Report**

- The previous comment: "Applicant shall submit a Stormwater Management Report. SWM calculations based on portion of the property which is to be developed and which account for any applicable offsite drainage areas shall be included in the Stormwater Management Report. Green Infrastructure is required for all new Site Plans in the City of Franklin and shall be included in the stormwater design for the site, including output from the City's online Water Quality Tool found at: <http://web.franklintn.gov:99/>" has not been satisfied.

Applicant shall submit formal petition letter to the City stating which requirements they wish to be waived. Applicant shall be aware that stormwater quality/detention requirements are a State mandate required as part of the City's MS4 permit and cannot be waived. The requested Stormwater Management Report shall be submitted for City approval, with calculations indicating how post-construction runoff from the site is less than the pre-construction runoff, and how stormwater quality requirements for the site are being met.

Performance Agreement and Surety**General Comments****2. Engineering Sureties Site Plan Calculations**

- Country projects are exempt from surety requirements. This note to remain open for reference.

3. Landscape

- At this point Landscape surety cannot be determined because applicant has not submitted a landscape plan. Until a formal petition letter has been received, the applicant will still be required to submit a landscape plan as a condition of approval for surety determination.

Planning**General Comments****4. HHO**

- Per Section 3.4.8 of the Franklin Zoning Ordinance, development is not allowed in the Hillside/Hillcrest Overlay (HHO) District. Applicant shall remove all proposed development, including the 10 acre surface parking lot, from the Hillside/Hillcrest Overlay (HHO) District. The purpose of this overlay district is to ensure development does not create soil erosion, silting of lower slopes, slide damage, flooding problems, severe cutting, or scarring of hillsides.

5. HHO

- Applicant shall clearly show the limits of the HHO District on Sheet 1B-the overall site map.

Planning (Landscape)**General Comments****6. Tree Preservation**

- Applicant shall show Tree Preservation sheets according to COF Zoning Ordinance. Comment shall remain open until formal petition letter has been received.

7. Landscape Plans

- Applicant shall show all landscape sheets. Comment shall remain open until formal petition letter has been received.

8. Tree Protection Fence

- Tree protection fencing immediately adjacent to the limits of disturbance (as currently shown) is required. All other tree protection fencing extending well beyond the limits of disturbance is not required (see sheet 4).

9. Tree Protection Fence Detail

- Applicant shall coordinate dimensions and callouts on tree protection fence detail to ensure that they match.

