

# Site Plan Checklist

| General Submittal Requirements             |   |
|--|---|
| 1  | Copy of the One Stop approved development plan sheet or preliminary plat  |
| 2  | Signed and notarized Owner Affidavit  |
| 3  | Certificate of Appropriateness for properties within a Historic Preservation Overlay (HPO) District   |
| 4  | Stormwater report and water quality calculation tool output file (see Engineering Development Services webpage)   |
| 5  | BMP Long Term Maintenance Plan (LTMP) and Agreement (see Engineering Development Services webpage)  |
| 6  | Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), and Qualified Local Program (QLP) Checklist requirements if disturbing $\geq 1$ acre or part of a larger development. The City of Franklin is a QLP and issues Notices of Coverage (NOC) on behalf of TDEC.                                     |
| 7  | Request for Modification of Engineering Standards (streets, water/sewer, etc.), if any. Identify the standard proposed to be modified, the proposed alternative design or construction standard, and justification for such request.  |
| 8  | Copy of Water and Sewer Availability Request Form (see Engineering Development Services webpage)  |
| 9  | Shared parking study, if applicable   |
| 10   | Viewshed analysis for buildings over six stories or 75 feet in height   |
| 11   | Materials board demonstrating material and color of all primary and accent building materials. All material samples shall be marked with the project name, COF number, and address.   |
| 12   | Written notice provided to all adjoining property owners with visual and narrative explanation of proposed cross access connection points   |
| 13   | Any additional information, as determined by City Staff, necessary to obtain an adequate review   |
| Standard Sheet Layout (All Drawing Sheets) |   |
| 14   | Name of proposed development, sheet title, sheet number, date of submittal and revision, and City of Franklin project number  |
| 15   | Seal of design professional with signature and date   |
| 16   | Plans drawn to a scale no smaller than 1-inch = 50 feet and extending a minimum of 50 feet beyond property limits. Additional overall plans drawn at a larger scale shall be provided where necessary to show the site as it relates to the broader region, including the full extents of multi-section developments. |
| 17   | Existing, proposed, and adjacent boundaries and identifying numbers of sections, lots, and parcels  |
| 18   | North arrow, graphic scale, and legend of symbols and line types  |
| 19   | Road network including street name, right-of-way width, and functional street classification per <i>Connect Franklin</i>  |
| 20   | Right-of-way dedication required per <i>Connect Franklin</i>  |
| 21   | Hydrologic features with stream name, TDEC 303(d) classifications, top of bank, centerline, and riparian buffers  |
| 22   | Tree protection areas, both existing and proposed, and other protected areas  |
| 23   | Boundaries of overlay districts which intersect/cross the proposed development, including: HHO, 500-foot HHO buffer, FWO, FFO, HPO, SCO, CFO  |
| 24   | Type, size, and location of buffers (street, historic, etc.), if applicable   |
| 25   | Location and dimensions of transition zones, if applicable  |
| 26   | Easements, both existing (with deed/plat reference) and proposed. Indicate any easements to be abandoned.   |
| 27   | Scale, orientation, and layout of plans consistent throughout the plan set  |
| C0.0 – Cover Sheet                         |   |
| 28   | Name of proposed development ( <u>Approved</u> Subdivision Name, Plan Type, Section, Revision, Lot Number, [Business Name])   |

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| 29                                     | Names, addresses, and contact information of land owner(s) and all individual parties, officers, directors and/or beneficial owners holding more than a five (5) percent interest in the project where the landowner is a partnership, corporation, or other business venture identified  |
| 30                                     | Names, addresses, contact information, and signed and dated seals of design professionals   |
| 31                                     | Submittal and revision dates  |
| 32                                     | Tax map, group, parcel number(s), and address(es) of site   |
| 33                                     | Vicinity map with site location and corporate limits (if within one-half mile of site)  |
| 34                                     | City of Franklin project number (to be assigned once initial submittal is made)   |
| 35                                     | Sheet index for all sheets included in the submittal set  |
| 36                                     | Approved modifications of standards, if any   |
| 37                                     | Take-down schedule for components in multi-section developments (see C2.0 – Site Plan)  |
| 38                                     | Open space take-down schedule for components in multi-section developments (see Application User Guide)   |
| 39                                     | <p>Site Data Chart:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Project Name:<br/> Project #:<br/> Address:<br/> Parcel(s):<br/> Acreage/Square Footage of Site:<br/> Vesting (date development first became vested):</p> <p>REGULATIONS:<br/> Base Zoning:<br/> Overlay Zoning:<br/> Building Types Applied:<br/> Frontage Types Applied:<br/> Lot Width (Residential):<br/> Lot Size (Residential):<br/> Setbacks—<br/> Front yard:<br/> Side yard:<br/> Rear yard:<br/> Dwelling Unit Count, by Type:<br/> Commercial SF, by Use:<br/> Hotel Keys:<br/> Building Height:<br/> Minimum Landscape Surface Area:<br/> Open Space SF Required:<br/> Natural Area SF Required:<br/> Tree Canopy Retention Acreage:<br/> Parking Required, by Use:<br/> Parking Provided, by Use:<br/> Historic Resource Treatment (y/n):</p> </div> |
| 40                                     | Statement of Parkland Impact Fee requirements for the site, including approved offset agreements  |
| 41                                     | Description of changes to the previously approved site plan, as well as a summary of all past approved revisions, if applicable   |
| <b>C1.0 – Existing Conditions Plan</b> |   |
| 42                                     | Grading & Drainage Data Chart (see Engineering Development Services webpage) for each existing basin  |
| 43                                     | Existing information based on a field-run topographic survey performed to Tennessee Minimum Standards of Practice by a licensed surveyor. Survey shall extend a minimum of 50 feet beyond property limits. Information past 50 feet beyond property limits may be based on GIS data.  |
| 44                                     | Survey information, including survey coordinate system (Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100, NAD 83 datum), benchmark(s), survey company, and survey date and method  |

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| 45  | Project boundaries and internal property lines with lengths measured to the nearest hundredth of a foot and bearings reported in degrees and minutes   |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
|---|--|---------------------------------------|----------------|---------------------|--------------------|---------------------|--------------------|----------------------|-----------|---------------------------------------|---------|----|-----|-----------|-----------|-------------------|---------------|---|-----|-----------|-----------|-------------------|--------|----|---|-----------|--|--|---|---|---|
| 46  | Property boundaries, subdivision names, tax map, parcel numbers, deed and plat references, owner names, and existing land use of adjacent properties, including approved but not yet platted developments  |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 47  | Zoning Base District and Zoning Overlay Districts  |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 48  | Existing man-made site features including fences, walls, structures, buildings, pavement, cemeteries, archeological features, above- and below-grade utilities, hydrants, roadway and railroad infrastructure  |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 49  | Existing natural site features including tree canopy, sinkholes, and hydrologic features   |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 50  | All historic resources on site and within sheet limits shown and labeled with location and description. Include any original accesses to historic structures and sites.  |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 51  | Existing topography contours with vertical intervals at two (2) feet maximum   |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 52  | Existing natural slopes between 14 and 19.99 percent, and slopes 20 percent or greater graphically illustrated   |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 53  | Existing drainage basins with flow arrows and outfall locations with ID and elevation  |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 54  | Next two downstream offsite drainage structure locations and capacities  |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| <b>C2.0 – Site Plan</b>                   |  |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 55  | <p>Take-down schedule for components in multi-section developments</p> <table border="1"> <thead> <tr> <th>Development</th> <th>Approval date</th> <th>Nonresidential use</th> <th>Square footage</th> <th>Single-family Units</th> <th>Multi-family Units</th> </tr> </thead> <tbody> <tr> <td>Overall entitlements</td> <td>1/25/2018</td> <td>Restaurant, retail, personal services</td> <td>100,000</td> <td>12</td> <td>100</td> </tr> <tr> <td>Section 1</td> <td>3/22/2018</td> <td>Restaurant/retail</td> <td>10,000/60,000</td> <td>0</td> <td>100</td> </tr> <tr> <td>Section 2</td> <td>5/24/2018</td> <td>Personal services</td> <td>30,000</td> <td>12</td> <td>0</td> </tr> <tr> <td>Remaining</td> <td></td> <td></td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table> | Development                           | Approval date  | Nonresidential use  | Square footage     | Single-family Units | Multi-family Units | Overall entitlements | 1/25/2018 | Restaurant, retail, personal services | 100,000 | 12 | 100 | Section 1 | 3/22/2018 | Restaurant/retail | 10,000/60,000 | 0 | 100 | Section 2 | 5/24/2018 | Personal services | 30,000 | 12 | 0 | Remaining |  |  | 0 | 0 | 0 |
| Development                               | Approval date  | Nonresidential use                    | Square footage | Single-family Units | Multi-family Units |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| Overall entitlements                      | 1/25/2018  | Restaurant, retail, personal services | 100,000        | 12                  | 100                |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| Section 1                                 | 3/22/2018  | Restaurant/retail                     | 10,000/60,000  | 0                   | 100                |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| Section 2                                 | 5/24/2018  | Personal services                     | 30,000         | 12                  | 0                  |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| Remaining                                 |  |                                       | 0              | 0                   | 0                  |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 56  | Site Data Chart (see item #39)   |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 57  | Residential lot type diagrams per approved development plan, including corner lots (Residential only)  |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 58  | Setback lines  |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 59  | Open space plan location, type, and amenities with labels  |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 60  | Location, square footage, and exterior dimensions of proposed buildings and structures   |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 61  | Location, dimensions, and materials of roadways, vehicle entrances/exits, cross-access between lots, loading zones, sidewalks, trails, and paths   |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 62  | Location, dimensions and counts of vehicle (total and handicap) and bicycle parking  |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 63  | Drive-through lanes and queuing graphically illustrated, with location and number of stacking spaces   |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 64  | Locations of dumpster and mechanical equipment pads, screen walls, gates, and doors  |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 65  | Locations and details of gated access at streets or drives   |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 66  | Locations of mailbox delivery kiosks, transit stops, street lights, and other pertinent surface items  |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 67  | Extents of surface and below-grade stormwater management features  |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 68  | Retaining walls and fences, including height and material  |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| <b>C3.0 – Grading &amp; Drainage Plan</b> |  |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 69  | Site Grading & Drainage Data Chart and General Notes (see Engineering Development Services webpage)  |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 70  | Take-down schedule for regional stormwater management features designed for future development   |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 71  | Existing and proposed topography contours with vertical intervals at two (2) feet maximum, with spot elevations in areas with minimal topographic relief   |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |
| 72  | Proposed drainage basins with flow arrows, time of concentration, outfall locations with ID (corresponding to existing conditions ID) and elevation for each drainage basin  |                                       |                |                     |                    |                     |                    |                      |           |                                       |         |    |     |           |           |                   |               |   |     |           |           |                   |        |    |   |           |  |  |   |   |   |

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| 73  | Limits of disturbance, buffers, outfalls, and protected areas   |
| 74  | Stream buffer signage locations   |
| 75  | Proposed grading using slopes of three (3) horizontal to one (1) vertical or flatter in non-traffic areas   |
| 76  | Proposed grading within the floodplain and corresponding cut and fill quantities demonstrating compensatory cut of 150% for all fill within the floodplain  |
| 77  | Minimum pad and finish floor elevations   |
| 78  | Retaining wall type, location, and details, with spot elevations along top and bottom of walls  |
| 79  | Stormwater feature locations and details, including green infrastructure and detention areas  |
| 80  | Stormwater infrastructure locations and corresponding table showing material, size, and elevations  |
| 81  | Proposed and existing-to-remain utilities shown in grayscale  |
| <b>C3.1– Initial EPSC / Pre-Construction Plan</b>                     |   |
| 82  | Site Grading & Drainage Data Chart and EPSC General Notes (see Engineering Development Services webpage)  |
| 83  | Construction sequence of EPSC measures required prior to pre-construction meeting   |
| 84  | Limits of disturbance, riparian buffers, outfalls, and protected areas  |
| 85  | Stream buffer signage locations   |
| 86  | Wire backed silt fence along riparian buffers on water resources  |
| 87  | Drop bag type inlet protection with overflow ports, such as ADS Flexstorm, at onsite and adjacent inlets  |
| 88  | Temporary sediment basin locations and the following note: " <i>Temporary sediment basins to be installed immediately following pre-construction meeting, and shall be completed before any land disturbance takes place within the contributing drainage area.</i> " |
| 89  | Calculations for temporary sediment basins/traps, including acreage of drainage area, required and provided wet/dry storage volumes and elevations, and details of dewatering devices for each basin  |
| 90  | QLP Checklist requirements (see Engineering Development Services webpage)   |
| <b>C3.2 – Interim EPSC / Construction Plan (Disturbing ≥ 5 acres)</b> |   |
| 91  | Site Grading & Drainage Data Chart and EPSC General Notes (see Engineering Development Services webpage)  |
| 92  | Sequence of EPSC events during construction, including maintenance, inspection, protection of sensitive areas   |
| 93  | Limits of disturbance, riparian buffers, outfalls, and protected areas  |
| 94  | Stream buffer signage locations   |
| 95  | Protection fencing from heavy machinery around infiltrating BMPs including bioretention areas   |
| 96  | QLP Checklist requirements (see Engineering Development Services webpage)   |
| <b>C3.3 – Final EPSC / Water Quality Plan</b>                         |   |
| 97  | Construction sequencing for BMPs  |
| 98  | Stormwater BMPs/GIPs labeled with Rv Value and required/provided volume (per Water Quality Calculation Tool) (see Engineering Development Services webpage)   |
| 99  | Take-down schedule for all BMPs designed for future expansion   |
| 100   | Green Infrastructure BMPs located in open space lots (Residential) and within Green Infrastructure Easements (Residential and Commercial)   |
| 101   | Riparian buffers located in open space lots (Residential) or within Riparian Buffer Conservation Easements (Commercial)   |
| 102   | Stream buffer signage locations   |
| 103   | City standard details and site-specific details for BMPs, including pretreatment measures   |
| <b>C4.0 – ROW &amp; Access Plan</b>                                   |   |
| 104   | ROW & Access Data Chart and General Notes (see Engineering Development Services webpage)  |

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| 105                                     | Roadway network, including proposed and existing-to-remain elements in right-of-way and access easements (e.g. roadway, curb and gutter, drainage structures, grass strips, sidewalks, ADA access ramps, landscaping, etc.)  |
| 106                                     | Signs, markings, signals and other traffic control devices for public and private streets and drives   |
| 107                                     | Signs and markings for fire lanes and areas of parking prohibition   |
| 108                                     | Street light locations and the note: <i>"Street lights shall have a LED light source."</i>   |
| 109                                     | Sight distance triangles   |
| 110                                     | Autoturn exhibits for refuse collection and sewer vac-truck apparatuses  |
| 111                                     | Proposed and existing-to-remain utilities and landscaping shown in grayscale   |
| 112                                     | Roadway horizontal (centerline) and vertical (profile) alignments  |
| 113                                     | Cross sections for arterial and collector streets at 50-foot intervals   |
| 114                                     | Traffic control plan for work in right-of-way  |
| 115                                     | City standard drawings for street cross sections and elements within right-of-way and public access easements  |
| <b>C5.0 – Utility Plan</b>              |  |
| 116                                     | Water & Sewer General Notes and Data Chart (see Engineering Development Services webpage)  |
| 117                                     | Utility name and contact information for all utilities within 500 feet of site   |
| 118                                     | Type, size, and location of existing and proposed public utility infrastructure and appurtenances (valves, hydrants, etc.), including for City utilities (water, sewer, reclaimed water, communications) and non-City utilities (non-City water, electric, telephone, gas, cable television, communications) |
| 119                                     | City water, sewer, and reclaimed water extended to property lines designated by the Water Management Department as deemed necessary for future system expansion  |
| 120                                     | Water, sewer, and reclaimed water service line locations   |
| 121                                     | Horizontal utility clear separations   |
| 122                                     | Utility connections with descriptions (i.e. tapping sleeve and valve)  |
| 123                                     | Future extensions showing proposed sewer stubs, blow off valves, and fire hydrants   |
| 124                                     | Manhole labels, stationing, and status (proposed, existing, future)  |
| 125                                     | Extent of mill and overlay for open cut utilities  |
| 126                                     | Proposed and existing-to-remain roadways, sidewalks, stormwater infrastructure, buildings, landscaping, grading contours, and other surface features shown in grayscale  |
| 127                                     | Utility plan and profiles for proposed water/sewer/reclaimed water utilities showing cover, pipe information (length, slope, material), manhole information (labels, stationing, status, invert, and top of casting), crossing utilities, and vertical separation  |
| 128                                     | City standard drawings for proposed utilities and accessories  |
| <b>C6.0 – Emergency Management Plan</b> |  |
| 129                                     | International Building Code construction type for all buildings  |
| 130                                     | Main building entrance location labeled  |
| 131                                     | Fire hydrant locations   |
| 132                                     | Results of flow test at nearest fire hydrant, including test date (must be within 6 months from date of submittal), plan location of test and flow hydrants, static pressure, residual pressure, and calculated flow at 20 psi residual pressure   |
| 133                                     | Dimensions showing all portions of building perimeter are within 400 feet of a fire hydrant  |
| 134                                     | Fire department connection location  |
| 135                                     | Autoturn exhibits for fire apparatus   |
| <b>L1.0 – Tree Preservation Plan</b>    |  |
| 136                                     | Current aerial photo depicting existing tree canopy cover and percent of site under existing tree cover with linework depicting extents of tree canopy cover   |

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| 137  | Tree preservation area(s) with acreage labeled for each noncontiguous area  |
| 138  | Specimen Tree Survey and Inventory (see Application User Guide) with trees to be removed labeled  |
| 139  | Tree protection fencing and notification sign locations and details (see Application User Guide)  |
| 140  | Tree protection note on drawings: <i>“All tree protection fencing shall be in place prior to the issuance of a grading or land disturbance permit and shall be maintained in good working order until all construction activity is completed. No disturbance is permitted in a tree preservation area. Any required erosion control measures shall be placed outside of any tree protection fencing.”</i>   |
| <b>L2.0 – Landscape Plan</b>   |   |
| 141  | Landscape Data Chart (see Application User Guide)   |
| 142  | Landscape calculations (see Application User Guide)   |
| 143  | Labels and inventory of existing trees proposed to be used for credit toward landscape requirements   |
| 144  | Tree preservation area(s) and specimen trees  |
| 145  | Limits of disturbance, buffers, outfalls, and protected areas   |
| 146  | Street trees locations on the same plan with street lights and street signs   |
| 147  | Parking islands provided at every 10 parking spaces and at end of each parking bay  |
| 148  | Proposed landscape material plan locations and identification   |
| 149  | Foundation planting locations and identification, if applicable   |
| 150  | Plant schedule for proposed landscape materials (see Application User Guide)  |
| 151  | Plant schedule and Specimen Tree Replacement Chart for trees provided to meet specimen tree replacement requirements (see Application User Guide)   |
| 152  | Tree and shrub planting details (see Application User Guide)  |
| 153  | Show that required plant diversity has been met (see Application User Guide)  |
| 154  | Open space resources shown and detailed on plans with identifying number, plan extents, and amenity locations and details for each resource   |
| 155  | Open Space Requirement Chart corresponding to each open space resource (see Application User Guide)   |
| 156  | Open space take-down schedule for components in multi-section developments (see Application User Guide)   |
| <b>L2.1 – Landscape Details</b>                                      |   |
| 157  | City of Franklin Minimum Plan Quality and Size Standards (see Application User Guide)   |
| 158  | City of Franklin Landscape Notes (see Application User Guide)   |
| 159  | Landscape Responsibility Notes (see Application User Guide)   |
| 160  | Minimum Buffering / Screening Requirement Chart (see Application User Guide)  |
| 161  | Detached Residential Lot Tree Chart, if applicable (see Application User Guide)   |
| <b>E1.0 – Photometric Plan (Nonresidential and Multifamily Uses)</b> |   |
| 162  | Photometric plan showing maximum illumination generated by private lighting, with light intensity measured in foot-candles and extended until 0.0 foot-candles is maintained.   |
| 163  | Location and type of all site lighting  |
| 164  | Site lighting details, including pole height, fixture type, pole and fixture color, and light color   |
| <b>A1.0 – Architectural Elevations</b>                               |   |
| 165  | Color Building Elevations for all sides of the building(s) with scale, dimensions, and label (compass direction). Elevations must be signed and sealed by a registered architect. <ul style="list-style-type: none"> <li>For detached residential, two-family, and townhomes, typical elevations may be submitted in lieu of signed and sealed elevations but must be accompanied by the Detached Residential, Two-Family, and Townhome Affidavit.</li> </ul> |
| 166  | List of proposed exterior materials and color   |

# Site Plan Checklist

| 167   | Chart with type and percentage of both primary and accent material(s) used on each façade elevation   |                |                 |  |  |              |                 |               |  |  |              |  |  |           |  |  |            |  |  |   |  |  |
|---|---|----------------|-----------------|--|--|--------------|-----------------|---------------|--|--|--------------|--|--|-----------|--|--|------------|--|--|---|--|--|
|   | <table border="1"> <thead> <tr> <th colspan="3">West Elevation</th> </tr> <tr> <th></th> <th>Surface Area</th> <th>Percent of Net*</th> </tr> </thead> <tbody> <tr> <td>Gross of Wall</td> <td></td> <td></td> </tr> <tr> <td>Net* of Wall</td> <td></td> <td></td> </tr> <tr> <td>Net* EIFS</td> <td></td> <td></td> </tr> <tr> <td>Net* Brick</td> <td></td> <td></td> </tr> <tr> <td>Net* Split-face Block<br/>(integrally stained)</td> <td></td> <td></td> </tr> </tbody> </table>   | West Elevation |                 |  |  | Surface Area | Percent of Net* | Gross of Wall |  |  | Net* of Wall |  |  | Net* EIFS |  |  | Net* Brick |  |  | Net* Split-face Block<br>(integrally stained) |  |  |
|   | West Elevation  |                |                 |  |  |              |                 |               |  |  |              |  |  |           |  |  |            |  |  |   |  |  |
|   |   | Surface Area   | Percent of Net* |  |  |              |                 |               |  |  |              |  |  |           |  |  |            |  |  |   |  |  |
|   | Gross of Wall   |                |                 |  |  |              |                 |               |  |  |              |  |  |           |  |  |            |  |  |   |  |  |
|   | Net* of Wall  |                |                 |  |  |              |                 |               |  |  |              |  |  |           |  |  |            |  |  |   |  |  |
|   | Net* EIFS   |                |                 |  |  |              |                 |               |  |  |              |  |  |           |  |  |            |  |  |   |  |  |
| Net* Brick  |   |                |                 |  |  |              |                 |               |  |  |              |  |  |           |  |  |            |  |  |   |  |  |
| Net* Split-face Block<br>(integrally stained)                         |   |                |                 |  |  |              |                 |               |  |  |              |  |  |           |  |  |            |  |  |   |  |  |
| * Excludes roof forms, windows, doors, awnings, and similar features. |   |                |                 |  |  |              |                 |               |  |  |              |  |  |           |  |  |            |  |  |   |  |  |
| 168   | Glazing percentage for ground floor and upper floors  |                |                 |  |  |              |                 |               |  |  |              |  |  |           |  |  |            |  |  |   |  |  |
| 169   | Identification of building type   |                |                 |  |  |              |                 |               |  |  |              |  |  |           |  |  |            |  |  |   |  |  |
| 170   | Finish floor elevation for each story   |                |                 |  |  |              |                 |               |  |  |              |  |  |           |  |  |            |  |  |   |  |  |
| 171   | Dimensioned extents of façade elements  |                |                 |  |  |              |                 |               |  |  |              |  |  |           |  |  |            |  |  |   |  |  |
| 172   | Rooftop mechanical units and screening shown and labeled  |                |                 |  |  |              |                 |               |  |  |              |  |  |           |  |  |            |  |  |   |  |  |
| 173   | Elevations of non-building elements, including mail kiosk areas and dumpster screening  |                |                 |  |  |              |                 |               |  |  |              |  |  |           |  |  |            |  |  |   |  |  |
| 174   | <p>The following note(s) provided on each elevation sheet:</p> <ul style="list-style-type: none"> <li>For <b>nonresidential</b> projects: <i>“These elevations have been designed to meet the requirements of the City of Franklin’s architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the BNS Director or the Planning Commission.”</i></li> <li>For <b>residential</b> projects: <i>“These elevations are conceptual in nature. Individual building elevations may vary but will be reviewed and approved by the BNS Department according to City requirements at the time of permitting.”</i></li> </ul> |                |                 |  |  |              |                 |               |  |  |              |  |  |           |  |  |            |  |  |   |  |  |