

Pre-Application Preliminary Plat Checklist

General Submittal Requirements	
1	Copy of Water and Sewer Availability Request Form (see Engineering Development Services webpage)
2	Water and Sewer capacity analyses with offsite improvement identified, if applicable
3	Any additional information, as determined by City Staff, necessary to obtain an adequate review
Standard Sheet Layout (All Drawing Sheets)	
4	Name of approved Subdivision, sheet title, sheet number, date of submittal and revision, and City of Franklin project number
5	Plans drawn to a scale no smaller than 1-inch = 50 feet and extending a minimum of 50 feet beyond property limits
6	Existing, proposed, and adjacent boundaries and identifying numbers for sections, lots, and parcels
7	North arrow, graphic scale, and legend of symbols and line types
8	Right-of-way dedication per Connect Franklin
9	Hydrologic features with stream name, TDEC 303 (d) classifications, top of bank, centerline, and riparian buffers
10	Tree protection areas, both existing and proposed, and other protected areas
11	Boundaries limits of overlay districts which intersect/cross the proposed development, including: FWO, FFO, HHO, 500-HHO buffer, HPO, NCO, CAO, CFO, SCO
12	Location and dimensions of buffers (street, historic, etc.), if applicable
13	Location and dimensions of transition zones, if applicable
14	Dimension and designation of all easements: existing, proposed, and proposed to be abandoned.
15	Scale, orientation, and layout of plans consistent throughout the plan set
C0.0 - Cover Sheet	
16	Name of Approved Subdivision
17	Tax map, group, parcel number(s), and address(es) of site
18	Sheet index for all sheets included in the submittal set
19	Identification of Parkland Impact Fee requirements and offset requests, if any
20	A purpose statement, explaining the scope of the project
21	Description of changes to any previously approved Preliminary Plat, as well of a summary of all past approved revisions, if applicable
C1.0 - Existing Conditions Plan	
22	Zoning District and any Overlay Zoning Districts
23	Existing man-made site features including fences, walls, structures, buildings, pavement, cemeteries, archeological features, above- and below-grade utilities, hydrants, roadway and railroad infrastructure
24	Existing natural site features including tree canopy, sinkholes, and hydrologic features
25	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.
26	Existing topography contours with vertical intervals at five (5) feet maximum
27	Existing natural slopes between 14 and 19.99 percent, and slopes 20 percent or greater graphically illustrated
28	Acreage and Square Footage of the site
C2.0 - Preliminary Plat	
29	Zoning District and any Overlay Zoning Districts
30	Preliminary lot lines (with dimensions and lot numbers) and proposed property monuments and benchmarks
31	Lot chart, with acreage and square footage of each lot
32	setback or build-to lines; however, building envelopes shall NOT be shown
33	Identification of phases, if applicable

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34	Open Space locations with labels of Open Space Type
35	Proposed street and alley rights-of-way widths and classification (with approved names), including sidewalks
36	Proposed connections to existing and proposed streets (including street classification)
37	General extents of surface and below-grade stormwater management features, including conceptual green infrastructure and detention areas
38	Proposed (and expected to remain) utility easements and utility features, including: water lines, fire hydrants, sanitary sewer, lift/pump stations, storm sewers, culverts, outfalls, ground-based utility vaults larger than ten square feet, or water towers
L1.0 – Existing Landscape Conditions	
39	Current aerial photo depicting existing tree canopy cover and percent of site under existing tree cover with linework depicting extents of tree canopy cover
40	Tree save area(s) with acreage labeled for each noncontiguous area
41	Potential specimen trees to be removed shown and labeled