

# Pre-Application Preliminary Plat Checklist

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

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34	Identification of phases, if applicable
35	Open Space locations with labels of Open Space Type
36	Proposed street and alley rights-of-way widths and classification (with approved names), including sidewalks
37	Proposed connections to existing and proposed streets (including street classification)
38	General extents of surface and below-grade stormwater management features, including conceptual green infrastructure and detention areas
39	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
<b>L1.0 – Existing Landscape Conditions</b>	
40	Current aerial photo depicting existing tree canopy cover and percent of site under existing tree cover with linework depicting extents of tree canopy cover
41	Tree save area(s) with acreage labeled for each noncontiguous area
42	Potential specimen trees to be removed shown and labeled