

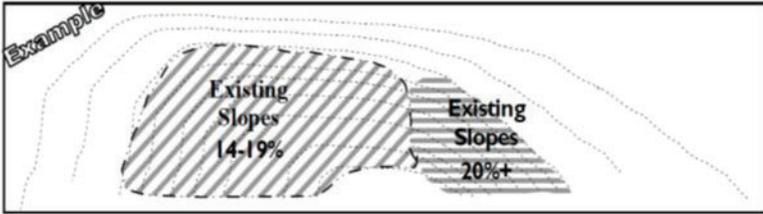
Site Plan Checklist

Contact the Department of Planning and Sustainability for the latest version of the Checklist for the different plan types.

The following checklist depicts the submittal requirements for Site Plans:

SITE PLAN CHECKLIST	
**All plans are required to be sealed, signed and dated by professionals licensed in the state of Tennessee and in accordance with state law and City of Franklin requirements.	
A. Preliminary Information	
1	FMPC / Administrative Project Application
2	Signed & notarized Owner Affidavit (and Public Notice Affidavit, if applicable)
3	Documentation on any modifications of standards granted with concept plan approval.
4	Copy of the approved concept plan revised to meet conditions of approval, including the FMPC and BOMA conditions of approval on the plan. The date of the BOMA approval shall also be included.
5	Fee (nonrefundable) NO SITE PLAN WILL BE REVIEWED UNTIL THE FEE IS PAID
6	Copy of Soils report from the United States Soil Conservation Service, or other acceptable standard
7	Copy of submitted Water & Sewer Availability Request Form (see Engineering Development webpage)
8	Stormwater Report (see Engineering Development Services webpage) and water quality calculation tool output file (.gip)
9	BMP Long Term Maintenance Plan and Maintenance Agreement (see Engineering Development Webpage)
10	All checklist items shall be included on sheets as laid out on this checklist. Additional information may be required and shall be shown; excessive and unnecessary items shall be omitted from applicable sheet. Disorganized and cluttered plan sheets shall be rejected.
11	Any additional information, as determined by City Staff, necessary to obtain an adequate review by the City staff and the FMPC
Standard Sheet Layout Requirements	
12	Submittal package shall follow sheet names and title as provided with this checklist. Subsequent sheets may be added to each sheet category (ie. C3.0, C3.1, C3.2). Additional sheet category(s) may be added to the end of this checklist.
13	All plan sheets shall be sealed, signed and dated by Tennessee licensed professional(s)
14	All plan sheets shall show project boundaries (including lengths to the nearest tenth and bearings & angles in degrees and minutes).
15	All plan sheets shall include North Arrow, Graphic Scale, and a note referencing the Tennessee State Plane Coordinate system, Zone 5301, Fipszone 4100; NAD 83 datum
16	Parcel boundaries, names of all subdivisions, Tax Map, Parcel Number, Deeds and Plat references, Existing land use, Name, Address, Telephone, and e-mail address of land owner within designated sheet limits.
17	Lot numbers and design (to include size) of residential (multi-family) and non-residential structures
18	Existing Road Network including street name and classifications shown on all plan sheets
19	All ROW within proposed development adjoining Arterial and Collector roadways required to dedicate (fee simples) right-of-way to meet the minimum requirements for the functional street classification of the existing street (Section 3.2.4 of Street Standards) must be shown as dedicated ROW on all plan sheets
20	All Existing Stormwater Conveyances including stream name and TDEC 303(d) classifications shown on all plan sheets
21	Water resource buffers, as defined and outlined in Municipal Code Title 23, shall be clearly delineated and labeled on all plan sheets.
22	Tree protection (existing & required) areas, hilltop overlays, floodway & floodplain, and other protected areas shall be clearly delineated and labeled on all plan sheets, including existing conditions
23	Project Benchmark(s)
C0.0 - Cover Sheet	

24	Name of Proposed development (Subdivision Name, Plan Type, Section, Revision, Lot Number, [Business Name])
25	The names and addresses of all individual parties, officers, directors and/or beneficial owners holding more than a five-percent interest in the project where the landowner is a partnership, corporation, or other business venture identified.
26	Names, addresses, telephone numbers, email addresses, and seals of all professionals participating in the development application process
27	Date
28	Tax map, group, and parcel number(s) of site
29	Site Location / Vicinity Map / North Arrow / Graphic Scale
30	Corporate limits (if within ½ mile of site)
31	City of Franklin Project number (to be assigned once initial submittal is made)
32	Sheet index for all sheets included in the submittal set.
33	Request of Modification of standards, if any.
34	In-lieu fee requests (sidewalk, trails, park, etc. if applicable)
C1.0 – Overall Existing Conditions Plan	
35	For site plans associated with an approved Development plan, sheet C1.0 shall be the Overall Existing Conditions Plan from the approved Development plan. For site plans without a Development Plan, sheet C1.0 shall be "Overall Existing Conditions Plan" extending 500' past site/project limits.
36	Most-current aerial photo depicting existing tree canopy cover and percent of site under existing tree cover.
37	Zoning Base, Zoning Overlays (including Character Area, Floodway & Floodway Fringe Overlays, Hillside & Hillside Buffer), and Development Standard Designations of site graphically illustrated
38	Existing structures and buildings, including the exact location & description, dimensions, dates of construction and architectural styles of historical structures and sites, original accesses to historical structures and sites, utilities both above and below ground, existing roadway and railroad infrastructure
39	Existing natural site features, including but not limited to tree canopy, rock outcrops, cliffs, karst topography, watercourses, water bodies, marshes, conveyances, springs (perennial only), sinkholes, and channels that drain 25 acres or more
40	All historic properties within sheet limits shall be clearly labeled with location & description (including date of construction and architectural style).
41	Planned developments within sheet limits (including approved, but not yet complete development)
42	All existing easements with dimensions and designation as to type
43	Mineral rights statement
44	Next 2 downstream structures with capacity analysis
45	Existing topography showing vertical intervals at five (5) feet, extending to sheet limits, per COF GIS or better. Existing natural slopes ranging between fourteen (14) and nineteen (19) percent, and slopes twenty (20) percent or greater, shall be graphically indicated and labeled. Development on natural slopes of twenty (20) percent or greater is prohibited.
C1.1 – Enlarged Existing Conditions Plan	
46	Subsequent sheet(s) are required, and shall have a maximum scale of 1" = 50' and extend a minimum 50' past property/project limits
47	Existing Conditions for subsequent sheets shall reflect field run topographic survey performed to Tennessee Minimum Standards of Practice by a licensed survey.
48	Most-current aerial photo depicting existing tree canopy cover and percent of site under existing tree cover. Location and caliper of all specimen trees. Show existing vegetation with delineation of % of tree canopy cover required for Overall Existing Conditions Plan.
49	Zoning Base, Zoning Overlays (including Character Area, Floodway & Floodway Fringe Overlays, Hillside & Hillside Buffer), and Development Standard Designations (Traditional or Conventional) of site graphically illustrated.
50	Existing structures and buildings, including the exact location & description, dimensions, dates of construction and architectural styles of historical structures and sites, original accesses to historical structures and sites, utilities both above and below ground, existing roadway and railroad infrastructure

51	Existing natural site features, including but not limited to tree canopy, rock outcrops, cliffs, karst topography, watercourses, water bodies, marshes, conveyances, springs (perennial only), sinkholes, wetlands, and channels that drain 25 acres or more
52	All historic properties within designated sheet limits shall be clearly labeled.
53	Planned developments within designated sheet limits (including approved, but not yet complete development)
54	All existing easements with dimensions and designation as to type
55	Mineral rights statement (Overall Existing Conditions sheet)
56	Stormwater Narrative recounting how stormwater is treated and detained prior to exiting the site, prior to development, soil types, vegetation, etc.
57	Grading & Drainage Data Chart (see Engineering Development Services webpage)
58	Existing topography showing vertical intervals at five (5) feet for overall existing conditions, extending to designated sheet limits, per COF GIS or better and at one (1) foot for subsequent sheets, extending to designated sheet limits, per topographic survey provided by a Licensed Surveyor.
59	Existing natural slopes ranging between fourteen (14) and nineteen (19) percent, and slopes twenty (20) percent or greater, shall be graphically indicated and labeled. Development on natural slopes of twenty (20) percent or greater is prohibited. 
60	Existing drainage basins with flow arrows, outfall locations with ID & Elevation. Existing Grading & Drainage Data Chart included for each drainage basin.
61	Locations, square footages, and exterior dimensions of all existing buildings and above-ground habitable structures
C2.0 – Overall Site Plan	
62	For site plans associated with an approved Development plan, sheet C2.0 shall be the Overall Development Conditions Plan from the approved Development plan. For site plans without a Development Plan, sheet C2.0 shall be "Overall Development Plan" extending 500' past site/project limits.
63	"Take Down" schedule, or table depicting how residential units or nonresidential floor space will be constructed and brought on line in multi-phase developments, see charts below (if applicable)

LAND USE DATA									
<i>(Insert Project Name)</i>									
Development	Approval Date	RX Zoned Acres	Single Family Dwelling Units	Multi-family Dwelling Units	Total Dwelling Units	Lot Numbers Of Buildable Units	Lot Numbers Of Open Space Lots	Remaining Acres	Remaining Dwellings
Concept Plan	1/30/2015	1506	1548	600	2148	**	**	**	**
Section 1	4/18/2015	18.22	48	0	48	Jan-48	49	1487.77	2100
Section 2	7/5/2015	28.35	65	0	65	53-80, 100-136	82, 90, 95	1459.43	2035
Section 3	9/21/2015	17.86	30	27	57	140-183	166	1441.57	1978

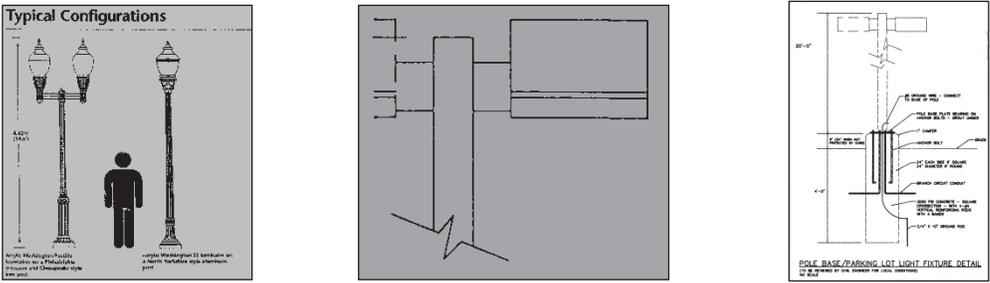
Development	Approval Date	MN, ML, or MR Zoned Acres	Use	Lot Numbers Of Buildable Units	Floor Area	Lot Numbers Of Open Space Lots	Remaining Acres	Remaining Square Footage
Concept Plan	1/30/2015	15	Retail, Office, Apartments	**	100,000 s.f.	**	**	**
Section 4	4/18/2015	5	Retail, Office	51, 52	50,000 s.f.	77	10	50,000 s.f.
Section 5	7/5/2015	5	Apartments	92	0	83, 95, 97	5	50,000 s.f.
Section 6	9/21/2015	5	Retail, Office	142-148	50,000 s.f.	143	0	0

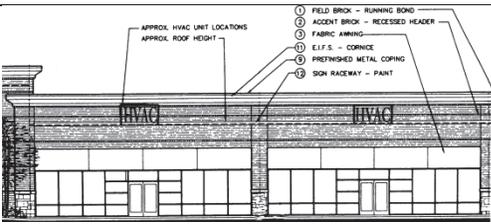
C2.1 - Enlarged Site Plan	
64	Subsequent sheet(s) are required, and shall have a maximum scale of 1" = 50' and extend a minimum 50' past property/project limits.
65	Standard Site Data Chart
66	Locations, square footages, and exterior dimensions of all proposed buildings and habitable structures
67	Location and dimensions of roadways, vehicle entrances/exits, cross-access between parking lots (required), sidewalks, loading zones, and refuse areas
68	Location, dimensions and applicable counts (total, handicap, impervious, etc) of vehicle and bicycle parking
69	Location and number of all stacking spaces
70	Drive-through lanes and queuing graphically illustrated
71	Location, width, and materials of all proposed sidewalks, trails, and paths
72	Location, limits, and label of all surface stormwater elements (i.e. Bioretention, pervious pavers, detention pond)
73	Minimum and maximum setback or build-to lines (based on base zoning and overlay district classifications)
74	All existing & proposed easements, including dimensions and type (e.g., existing drainage, proposed access, proposed public utility, etc.)
75	Location, height, and exterior material detail for all retaining walls and fences
76	Where common solid waste storage is required, the location of dumpster pads, dumpster pad details, screen walls, and screen gates, in conformance with sanitation department standards.
C3.0 - Overall Grading & Drainage Plan	
77	For site plans associated with an approved Development plan, sheet C3.0 shall be the Overall Grading Plan from the approved Development plan. For site plans without a Development Plan, sheet C3.0 shall be "Overall Grading Plan" extending 500' past site/project limits.
78	Overall Grading & Drainage Data Chart (see Engineering Development Services webpage)
79	Overall Grading & Drainage General Notes (see Engineering Development Services webpage)
80	Existing and Proposed topography showing vertical contours at intervals of five (5) ft maximum
81	Proposed Drainage basins with flow arrows, outfall locations with ID (corresponding to existing conditions ID) & Elevation. Proposed Grading & Drainage Data Chart shall be completed for each drainage basin.
82	Next two downstream structures analysis with proposed conditions
C3.1 - Enlarged Grading & Drainage Plan	

83	Subsequent grading sheet(s) are required, and shall have a maximum scale of 1" = 50' and extend a minimum 50' past property/project limits. If multiple sheets are necessary shall be labeled as 3.1a, 3.1b, etc.
84	Site Grading & Drainage Data Chart (see Engineering Development Services webpage)
85	Site Grading & Drainage General Notes (see Engineering Development Services webpage)
86	Existing and Proposed topography showing vertical contours at intervals of one (1) ft maximum
87	Proposed Drainage basins with flow arrows, outfall locations with ID (corresponding to existing conditions ID) & Elevation. Proposed Grading & Drainage Data Chart shall be completed for each drainage basin.
88	Time of concentration flow path and label
89	Limits of Disturbance and protected areas shall be clearly delineated.
90	All work in Floodplain and Floodway limits clearly indicated, fill in the floodplain calculations shall tabulated.
91	Storm infrastructure material, size, and elevations per standard drainage table (see Engineering Development Services)
92	Sufficient spot elevations to confirm drainage is directed away from all structures and towards an acceptable outfall
93	Breakdown chart for all BMPs and drainage basins designed for future expansions shall be clearly labeled on each BMP
94	Retaining wall location, dimensions and height labeled.
95	All proposed and existing to remain utilities shall be lightly shown in grayscale
96	Drainage details, e.g. bridges and mainline culverts
C3.2 - Initial EPSC / Pre Construction Plan	
97	Maximum scale of 1" = 50' and shall match layout sheets of Enlarged Grading Plans
98	Narrative explaining to contractor exactly what shall be completed prior to scheduling a pre-construction meeting. Shall also explain any areas of concern such as impaired streams, buffers, existing utilities, etc.
99	Silt fence, tree protection fencing, chain-link fence, signs, construction exits, etc
100	Sediment ponds shall also be shown on this sheet with a note that reads "Sediment pond to be installed immediately following pre-construction meeting, and shall be completed before any major clearing or grading takes place", or similar.
101	Sediment pond elevations and volume required vs provided callouts
102	Existing topography showing vertical contours at intervals of one (1) ft maximum, this should match the existing conditions sheet
103	Proposed Drainage basins with flow arrows, outfall locations with ID (corresponding to existing conditions ID) & Elevation and drainage area.
104	Limits of Disturbance and protected areas shall be clearly delineated.
105	Data Chart showing design storm event for EPSC controls and acreage sediment basin is required
C3.3 - Interim EPSC / Construction Plan	
106	Maximum scale of 1" = 50' and shall match layout sheets of Enlarged Grading Plans
107	Narrative explaining to contractor steps and practices which shall be taken during construction, including maintenance, inspection, protection of sensitive areas and sequence of events
108	Existing and Proposed topography showing vertical contours at intervals of one (1) ft maximum
109	Limits of Disturbance and protected areas clearly delineated on plan
110	GIP protection fencing or similar shall be clearly indicated for bioretention, rain gardens, and other areas of restricted heavy machinery
111	All appropriate EPSC measures graphically shown and called out on plans
112	Proposed Drainage basins with flow arrows, outfall locations with ID (corresponding to existing conditions ID) & Elevation and drainage area.
113	Data Chart showing design storm event for EPSC controls and acreage sediment basin is required
C3.4 - Final EPSC / Water Quality Plan	
114	Maximum scale of 1" = 50' and shall match layout sheets of Enlarged Grading Plans
115	Narrative explaining to the contractor which steps and practices shall be taken post construction in order to prepare the site for completion (converting sediment pond to detention pond, stabilization, etc). This sheet shall be used for LTMP.

116	Narrative explaining to contractor maintenance, inspection, and sequence of events
117	Existing and Proposed topography showing vertical contours at intervals of one (1) ft maximum
118	All stormwater BMPs/GIP shall be clearly labeled with Rv Value and required/provided volume (per Water Quality Calculation Tool)
119	Breakdown chart for all BMPs designed for future expansions shall be clearly labeled on each BMP
120	All permanent stormwater BMP's/Green Infrastructure are placed in open space lots. All water resource buffers are placed in open space lots or conservation easements.
C3.5 - Grading, Drainage & EPSC Details	
121	City Standard Details for all BMPs
122	This sheet may also be used for applicable general notes and tables
C4.0 - Overall ROW & Access Plan	
123	For site plans associated with an approved Development plan, sheet C4.0 shall be the Overall ROW & Access Plan from the approved Development plan. For site plans without a Development Plan, sheet C4.0 shall be "Overall ROW & Access Plan" extending 500' past site/project limits.
C4.1 - Enlarged ROW & Access Plan	
124	Subsequent ROW & Access sheet(s) are required, and shall have a maximum scale of 1" = 50' and extend a minimum 50' past property/project limits. If multiple sheets are necessary shall be labeled as 4.1a, 4.1b, etc.
125	ROW & Access Data Chart (see Engineering Development Services webpage)
126	ROW & Access General Notes (see Engineering Development Services webpage)
127	Roadway Network Layout: Proposed ROW classification, dimensions and layout including all surface items proposed in the ROW and Access Easements, including but not limited to roadway, curb and inlet locations, grass strips, sidewalk and landscape locations.
128	Begin & End Construction station callouts
129	General location and dimensions of refuse collection & service areas.
130	Handicap access ramp locations and crosswalks shown.
131	Fire Lanes and areas of parking prohibition clearly shown on plans
132	All signs, markings, signals and other traffic control devices used on public and private streets
133	Sign at end of temporary street end noting that the street will be extended in the future
134	Pavement markings on public and private streets called out as thermoplastic per TDOT specifications
135	All proposed and existing to remain utilities lightly shown in grayscale
136	All proposed and existing to remain landscaping lightly shown in grayscale
137	AutoTurn exhibit with vehicle dimensions and exhibit. See City of Franklin's website for Fire Apparatus AutoTurn requirements
138	Detailed intersections (1" = 20') at intersections of proposed City Street and State Highways
139	Sight distance triangles
140	Traffic control plan for all work in ROW
C4.2 - ROW & Access Plan & Profile	
141	Subsequent plan & profile sheet(s) are required for all proposed private and public roadway. Profile stations and elevations correspond to plan view. Maximum scale 1" = 50'.
142	Begin & End Construction station callouts on plan(s) and profile(s)
143	Profile stationing and label at 25-ft intervals
144	Vertical scale 1" = 5'
145	Vertical Curve Information
146	Intersections and approaches clearly labeled
C4.3 - ROW & Access Details	
147	Proposed typical cross sections for each proposed classification of roadway as shown in Street Standards.
148	City Standard Details for all applicable street standards
149	This sheet may also be used for applicable general notes and tables
C5.0 - Overall Utility Plan	
150	For site plans associated with an approved Development plan, sheet C5.0 shall be the Overall Utility Plan from the approved Development plan. For site plans without a Development Plan, sheet C4.0 shall be "Overall Utility Plan" extending 500' past site/project limits.

151	Utility name and contact information for all utilities shown within 500' of site.
152	Static and residual pressures at nearest fire hydrant.
153	Show all existing, proposed, and temporary construction easements associated with utilities.
C5.1 - Site Utility Plan	
154	Subsequent plan sheet(s) are required, and shall have a maximum scale of 1" = 50' and extend a minimum 50' past property/project limits.
155	Utility Plan Data Chart (see Engineering Development Services webpage)
156	Utility Data Chart (see Engineering Development Services webpage)
157	Type, size, location and dimensions of all existing and proposed public utilities, including non-City utilities, such as but not limited to, electric, telephone, gas and C.A.T.V., graphically shown on plan view with legend.
158	Show all existing, proposed, and temporary construction easements associated with utilities.
159	Hydrants (number & spacing) in accordance with International Fire Code.
160	All horizontal utility separations
161	Detailed description provided of how utility connections are to be made (i.e. Tapping Sleeve and Valve), and dimensions of mill and overlay (where applicable).
162	All proposed and existing to remain roadways, sidewalks, stormwater infrastructure, buildings, landscaping, contours, and any other surface features lightly shown.
163	Future extensions showing proposed sewer stub, water/reclaimed blow off valve, or water fire hydrant.
164	Service lines shown on plans
165	Manhole labels, stationing, and status (proposed, existing, future)
C5.2 - Site Utility Plan & Profiles	
166	Subsequent plan & profile sheet(s) are required for all proposed water/sewer/reclaimed. Profile stations and elevations correspond to plan view. Maximum scale 1" = 50'.
167	All vertical utility separations and cover dimensioned
168	Plan view, top half of sheet, orientated to match profile stationing. Plan view shall match C5.1 criteria
169	Profile stationing and label at 25-ft intervals
170	Vertical scale 1" = 5'
171	Label length, slope, and material on all sewer pipe sections
172	Manhole labels, stationing, status, invert and top of casting elevations (horizontal callouts)
173	Future and existing lines shown minimum 50' past proposed infrastructure
C5.3 - Utility Details	
174	Standard Drawings and details for all proposed utilities and accessories
175	City Standard Details for all applicable water/sewer specifications
176	This sheet may also be used for applicable general notes and tables
L1.X – Landscape Plan	
177	See landscape checklist
E1.0 – Lighting Plan	
178	Location, type, and height of all lighting (including street lights)
179	<p>The following chart shall be provided on all Lighting Plan sheets:</p> <div style="border: 1px solid black; padding: 5px;"> <p>SITE LIGHTING DATA Development Standard: <i>Traditional or Conventional</i> Land Use: <i>Residential or Nonresidential</i>Zoning District: <i>General Commercial (GC)</i> Height of Proposed/Existing Building: Pole Height: Pole/Fixture Color: Color of Light:</p> <p>THIS LIGHTING PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED LIGHTING PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING</p> </div>

180	<p>Details on colors and materials for all lighting fixtures</p> 																					
181	<p>Grid or photometric diagram showing maximum illumination values at grade and uniformity ratios to all boundaries of the development. Light intensity is to be measured in footcandles and shall be extended until 0.0 footcandles is maintained (for nonresidential only).</p>																					
182	<p>Maximum illumination in parking lots and maximum illumination at property lines (for nonresidential and multi-family only)</p>																					
183	<p>Clearly identified/labeled property lines</p>																					
184	<p>The following note shall be included regarding the location of proposed lighting: "Street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC."</p>																					
<p>A1.0 – Architectural Elevations</p>																						
185	<p>Building Elevations Required (meeting all applicable development standards in Section 5.3 of the FZO):</p> <ul style="list-style-type: none"> For attached residential/ multi-family buildings and all non-residential buildings, elevations shall be provided for all sides of the building(s) with a scale shown on the plan. The architectural elevations for all multifamily & non-residential buildings shall be signed and sealed by a Registered Architect. For detached residential/ single-family dwelling units, elevations of representative/typical units. In lieu of signed and sealed architectural elevations for detached residential units, the applicant shall submit the Detached Residential Affidavit. 																					
186	<p>List of proposed exterior materials and color</p>																					
187	<p>Description of the type of material(s) used on each façade elevation included in chart form with percentages of each material listed.</p> <table border="1" data-bbox="570 1115 1005 1486"> <thead> <tr> <th colspan="3">West/Cool Springs Boulevard 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>2,968</td> <td>N/A</td> </tr> <tr> <td>Net* of Wall</td> <td>2,743</td> <td>N/A</td> </tr> <tr> <td>Net* EIFS</td> <td>133</td> <td>4%</td> </tr> <tr> <td>Net* Brick</td> <td>1,734</td> <td>64%</td> </tr> <tr> <td>Net* Split-face Block (integrally stained)</td> <td>876</td> <td>32%</td> </tr> </tbody> </table> <p>* Excludes roof forms, windows, doors, awnings, and similar features.</p>	West/Cool Springs Boulevard Elevation				Surface Area	Percent of Net*	Gross of Wall	2,968	N/A	Net* of Wall	2,743	N/A	Net* EIFS	133	4%	Net* Brick	1,734	64%	Net* Split-face Block (integrally stained)	876	32%
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188	<p>Typical square footage of each dwelling unit type shown (for residential).</p>																					
189	<p>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.</p>																					
190	<p>The location of any rooftop units shall be shown and labeled on the elevation(s), including the information in the box below and completed as applicable to this development.</p>																					

	 <div data-bbox="602 443 1172 611" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>HVAC Units, cooling and/or mechanical units are located on the:</p> <ul style="list-style-type: none"> ↑ Rooftop ↑ Ground ↑ None Provided </div>
191	<p>For nonresidential projects, the following note shall be provided on each sheet of the elevation(s): “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.”</p> <p>For residential projects, the following note shall be provided on each sheet of the elevation(s): “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.”</p>
192	Color Elevations, to be included with the Electronic Copy of the plans
Resubmittal	
193	<p><u>Resubmittal: With resubmittal/second submittal to the City for DRT/FMPC review, 10 paper copies of the plan shall be submitted to the Planning Department (109 3rd Ave South, Suite 133, Franklin TN, 37064) and an electronic copy of the plan shall be uploaded to the City of Franklin Online Electronic Plan Review site: http://franklin.planreview.org.</u></p> <p>Failure to submit the paper copies & to upload the PDF copy of the plan by 5pm on the Resubmittal Date of the Franklin Municipal Planning Commission / Administrative Meetings and Deadline Schedule shall result in this item not being placed on the Administrative or FMPC Agenda.</p>