

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Addressing

17-0710 SUBDIVISION PLAT Cummins-18x24.pdf

1. Addressing

[lori.jarosz@franklintn.gov](mailto:lori.jarosz@franklintn.gov) The approved subdivision name is Christensen Subdivision. Applicant shall correct the final plat before recording.  
[Edited By Lori Jarosz]

Engineering - Final Plat Checklist

General Issues

15. C. Final Plat

[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov) Revise General Note #11 as follows:  
"The driveways for Lot 1 and Lot 2 have been constructed with pervious pavers as a condition of approval for the second driveway access and encroachment into the drainage easement. The driveway material shall be maintained as pervious pavers."

21. 0. General Information

[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov) Revise Surveyor Note #4 to remove limitations for reproduction and copying from the plat. It should be expected that a recorded plat will be reproduced without notification of the surveyor.

- 4. This survey may not be reproduced, altered, or copied without written permission of CESO, Inc.
- 5. This property has direct access to a dedicated public right-of-way

Performance Agreement and Surety

General Issues

12. Engineering Sureties

[kevin.long@franklintn.gov](mailto:kevin.long@franklintn.gov) No sureties are associated with this Final Plat.  
(Comment restated as a reminder to staff.)

Planning

General Issues

22. Title

[brad.baumgartner@franklintn.gov](mailto:brad.baumgartner@franklintn.gov) Ensure that your proposed subdivision name on the plat, matches the subdivision name that you have on your application and in your IDT submittal.

Stormwater

General Issues

14. Plats

[jeff.willoughby@franklintn.gov](mailto:jeff.willoughby@franklintn.gov) Please label as "Green Infrastructure Easement"

Water/Sewer

General Issues

5. General issues

[ben.mcneil@franklin.tn.gov](mailto:ben.mcneil@franklin.tn.gov) The previous comment was not fully addressed, Applicant shall label the sizes of the utility lines along Cummins Street. The current utility layout for water does not match, the water is a 2" line closer to the platted property. Applicant shall verify sizes and locations of water and sewer mains and revise. The use of City of Franklin GIS to locate water and sanitary sewer lines is not acceptable. The City of Franklin GIS is not intended to be used for survey purposes or accurate for legal documents. The applicant shall call 811 Tennessee one call for an accurate location of the utility lines. The applicants surveyor shall field verify the locations that are shown on the plat.