

Rutherford County, TN Critical Lot Grading Plan Checklist

Lot Number: _____	Site Address: _____
Subdivision: _____	_____
Applicant (PE): _____	Owner: _____
Email: _____	Email: _____
Phone: _____	Phone: _____
Company: _____	Land Disturbance # _____
Address: _____	TDEC Notice of Coverage #: _____
_____	_____

NOTE: This critical lot checklist is not all-inclusive of all county ordinances and standards.

Critical Lot Checklist		
*Submittals should include three (3) paper copies of the listed items		
**All plans are required to be sealed, signed, and dated by professionally licensed engineer in the State of Tennessee in accordance with state law and Rutherford County requirements.		
A. General Information		
1	Subdivision Name, address, and lot number of Proposed Development	<input type="checkbox"/>
2	Name and address of owner	<input type="checkbox"/>
3	Name and address of builder	<input type="checkbox"/>
4	Names, addresses, telephone numbers, email addresses, and seals of all professionals participating in the development application process (TN Professional Engineer License Required)	<input type="checkbox"/>
5	Site Location / Vicinity Map	<input type="checkbox"/>
6	Date	<input type="checkbox"/>
7	North Arrow	<input type="checkbox"/>
8	1" = 20' (max) graphic scale site/grading plan (24x26" sheets)	<input type="checkbox"/>
9	Show house foot print area (SF), Lot area (SF), and house to lot ratio	<input type="checkbox"/>
10	Total impervious area and impervious to lot ratio	<input type="checkbox"/>
11	Provide owner's name, or reference deed where vacant, lot status (built, vacant, etc.) of all adjacent properties.	<input type="checkbox"/>
12	Where adjacent lot(s) are affected by grading or other, provide written affidavit prior to obtaining permit.	<input type="checkbox"/>
B. General Site Layout		
1	Show and label all existing and proposed property lines, easements, and setback lines	<input type="checkbox"/>
2	Show finish floor elevations and footprint for house, garage, patio, porch, etc.	<input type="checkbox"/>
3	Show and label existing and proposed water, sewer, and stormwater utilities connections services and mainline utility type & size	<input type="checkbox"/>
4	No permanent structure/fixture/fill material/or obstruction is permitted in a drainage easement with an open stormwater conveyance. HVAC pad is not permitted in any easement.	<input type="checkbox"/>
5	No portion of retaining walls to be located in utility, drainage, or access easements	<input type="checkbox"/>
		<input type="checkbox"/>

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C. Site Grading and Drainage		
1	Provide and label existing and proposed site contours (2' maximum interval)	<input type="checkbox"/>
2	Existing contours to extend a minimum of 10' beyond site's legal boundary and to the roadways centerline	<input type="checkbox"/>
3	Proposed grading remains within legal limits or written approval by affected owner provided on plans	<input type="checkbox"/>
4	Provide spot elevations at critical locations (Stair connections, concrete slabs, outfalls, sidewalks, walls, etc.)	<input type="checkbox"/>
5	Provide spot elevations along and around the home as to ensure proper drainage away from home	<input type="checkbox"/>
6	Provide spot elevations and drainage arrows at critical drainage areas	<input type="checkbox"/>
7	Indicate ditches with flow lines and spot elevations	<input type="checkbox"/>
8	Label ditch slopes where slope is in excess of 14%	<input type="checkbox"/>
9	Design should comply with Rutherford County Stormwater Management: Best Management Practices Manual	<input type="checkbox"/>
D. Driveway and Sidewalk		
1	Provide width dimension of driveway	<input type="checkbox"/>
2	Show location and dimension of garage door(s)	<input type="checkbox"/>
3	Provide driveway street connection radii label	<input type="checkbox"/>
4	Provide label of driveway entering the garage radius	<input type="checkbox"/>
5	Label slope and depth of driveway pad from garage door to back of pad (2% max, 24' min)	<input type="checkbox"/>
6	Standard vehicle able to straightforwardly enter garage in one motion, and be able to back out of garage and head out to street straightforwardly in two motions	<input type="checkbox"/>
7	Label driveway slope	<input type="checkbox"/>
8	Maximum cross slope of driveway is 5% (excluding transition from street)	<input type="checkbox"/>
9	Label critical elevation points or slope between street and sidewalk (5% max slope)	<input type="checkbox"/>
10	Label critical elevation points or cross slope of sidewalk (2% max cross slope) if utilized	<input type="checkbox"/>
11	Grade of sidewalk matches grade of paralleling street if utilized	<input type="checkbox"/>
E. Retaining Walls		
1	Label top and bottom elevation of retaining wall elevations at high, low, and transition points	<input type="checkbox"/>
2	Top of wall shall be a minimum 3" above ground surface or other safety measure, specify on plans	<input type="checkbox"/>
3	Stormwater shall not be designed to flow over retaining wall	<input type="checkbox"/>
4	Wall designs in excess of 4' in height shall be submitted to Building and Codes Department for approval. Note retaining walls require a separate permit and submittal by a structural professional engineer.	<input type="checkbox"/>
5	Retaining walls holding soil back, away from home, shall be placed no closer than twice the wall's height away	<input type="checkbox"/>

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F. Erosion Prevention and Sediment Control		
2	Provide appropriate erosion control measures and show their locations	<input type="checkbox"/>
3	Tree protection shown for all trees, to remain, within 5' of disturbed area	<input type="checkbox"/>
4	Indicate removal of all specimen trees (12" or larger)	<input type="checkbox"/>
5	Provide details for all erosion control, soil stabilization, and tree protection methods utilized	<input type="checkbox"/>
6	Provide an area for topsoil storage as well as an area for concrete truck washout	<input type="checkbox"/>
7	Provide detail for stormwater swale- if utilized	<input type="checkbox"/>
8	Provide a level spreader or comparable energy dissipating BMP at swale/ditch outfalls	<input type="checkbox"/>
9	Provide permanent method of energy dissipation at downspouts and other high concentration areas.	<input type="checkbox"/>
10	Indicate each BMP as 'Permanent' or 'Temporary'	<input type="checkbox"/>

Licensed Professional: _____

License Number: _____

Date: _____

By Submitting this application and construction drawings I certify that all plans were prepared by, or under the direct supervision of, or reviewed by the Licensed Professional. Plans are complete, and are, as of the date of submission, in accordance with the requirements of the Rutherford County's regulations and all other applicable laws.