



## **SUMNER COUNTY DEVELOPMENT SERVICES**

Sumner County Administration Building  
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### **CRITICAL LOT PLAN REQUIREMENTS**

Per Article III, Section F, Part 3 of the County Subdivision Regulations:

*“Lots may be designated as critical based on soil conditions, susceptibility to flood inundation, karst features, degree of slope or other lot features to address concerns related to the feasibility of construction as determined by the County Engineer. Generally, a lot will be designated critical when the slope is greater than 15%. A star symbol shall be used to identify critical lots on the face of both the Preliminary and Final plats.*

*Prior to application for a building permit on a lot designed as “critical,” a plan shall be submitted to the County Engineer for approval. The plan shall provide a survey of existing conditions and details of the proposed development on the lot. Critical lots will not be released for construction of a structure until a critical lot plan is approved by the County Engineer. The County Engineer shall be specifically authorized to require that floor elevations be raised as part of a critical lot plan, whether or not the lot in question lies within a regulatory flood area.”*

Accordingly, all critical lot plans shall, at minimum, contain the following information:

- a. The exact size, shape, and location of the lot, along with any and all easements;
- b. The proposed location of all buildings, driveways, drainage ways, and utilities;
- c. Proposed contours at vertical intervals of no more than two (2) feet;
- d. The boundaries and elevations of any FEMA Flood Zones, designated wetlands, ditches, streams or other wet weather conveyances;
- e. Any required stream buffers;
- f. The extent of natural tree cover and vegetation;
- g. The location of any on-site sewage disposal systems;
- h. A building foundation plan;
- i. Any proposed retaining walls and bridges;
- j. The type and location of erosion control facilities;
- k. The stamp of the Tennessee registered engineer who prepared the plan, or, if approved by the County Engineer, a Tennessee registered land surveyor; provided that any retaining walls or bridges must be designed by a Tennessee registered professional engineer.

Additional information may be required upon the Critical Lot Plan at the discretion of the County Engineer.