

RUTHERFORD COUNTY PLANNING AND ENGINEERING

PLAN REVIEW COMMENTS



Jan 31, 2024

Re: Uzzi Subdivision Lots 2 and 3
Project #: FIN24-003
Review 1

Dear Mr. Huddleston:

Rutherford County has completed its review of the submission of the site plans for the referenced project.

The following comments outline items that need to be addressed in your next submission pursuant to Rutherford County Ordinances, Standards and Policies. To assist in the review of your plans during the next submittal, please provide a response letter answering review comments in the format of our review letter. Any resubmittals without a response letter will be considered incomplete.

GENERAL COMMENTS

1. The developer/owner is responsible for acquiring and submitting all local, state and federal permits and any other permits and approvals required for the development of this project.
2. The Rutherford County Stormwater Management Ordinance requires any land disturbance of one acre or greater (or part of a larger development) to obtain a Land Disturbance Permit through our office. A copy of the Land Disturbance Permit, the coverage letter and the SWPPP must be kept on the job site at all times. Contact Rutherford County Engineering/Stormwater Dept. to determine proper permitting at 615-898-7730. **A copy of the coverage letter must be submitted to the County after plan approval but before a preconstruction meeting can be scheduled or any permits issued. A copy of the SWPPP is required at the precon.**
3. The review and approval of building plans and retaining walls is handled separately through the Building Codes Department. The building plans review process cannot be initiated until final site plan approval is obtained. Contact Rutherford County Building Codes at 615-898-7734 for Plans Review submittal and Building Permit issuance information.

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REVIEWER COMMENTS				
Sheet Name	ID	Reviewer	Comment	Response
24-2010_Uzzi_Subdivision_Lots_2_and_3	ENG-3	Duncan Cox	Add note that the MPE/MFEs are due to local drainage concerns.	
24-2010_Uzzi_Subdivision_Lots_2_and_3	ENG-4	Mike Hughes	Engineering staff has serious concerns about the drainage impacting these two lots. The drainage structures (the box culvert & roadside culvert) need to be sized and shown to handle all of the flow crossing these lots. Furthermore, a critical lot grading & drainage plan for the driveway must be design & submitted prior to this final plat Planning Commission approval. The driveway grading may impact the septic system soils shown on these lots.	
24-2010_Uzzi_Subdivision_Lots_2_and_3	ENG-5	Mike Hughes	Add the actual dimensions of the existing box under Compton Road.	
24-2010_Uzzi_Subdivision_Lots_2_and_3	ENG-6	Mike Hughes	It appears that there was a freshwater pond on the southwest corner of Lot 2. Please provide a compaction letter as this area is within the MBSL.	
24-2010_Uzzi_Subdivision_Lots_2_and_3	P&Z-1	Danielle Glouner	Include the square footage of each lot.	

Please make the necessary changes and e-mail PDF versions to planeng@rutherfordcountyttn.gov. INCLUDE THIS COMPLETED SHEET WITH YOUR RESUBMITTALS. THIS SHEET IS CONSIDERED PART OF THE APPLICATION.

If you should have any questions regarding the comments in this letter, please do not hesitate to call at (615) 898-7730.