# *APPENDIX 16*

## SUBDIVISION OF LAND PARCELS – ASSOCIATED INFORMATION

STANDARD NOTES FOR PLATS SUBMITTED TO THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT

The following information outlines the types of notes that are required to be placed on plats submitted to the Department for review.

*IMPORTANT NOTE: Additional notes or modifications to the following notes may be required, for site specific cases or purposes, at the discretion of the Department.*

The note block placed upon a plat shall be entitled – *Williamson County Department of Sewage Disposal Management Notes*

A. Notes Always Required

The following are standard notes regarding septic systems and shall be placed on all plats.

1. Any cutting, filling, compaction or disturbance from their natural state, of the soil areas reserved for sewage disposal, shall result in revocation of the lot approval. Additionally, the Department shall have the authority to refuse to grant an Construction Permit or may revoke a Construction Permit where the integrity of the proposed subsurface sewage disposal system areas has been compromised.

2. All septic systems must be installed by an installer licensed by Williamson County to construct alternative or conventional septic systems.

3. No utilities (i.e. gas, water, or electric) or their easements, above or below ground, shall be allowed to encroach within 10 feet of the boundaries of the soil areas reserved for sewage disposal.

4. Curtain/interceptor/drawdown drains may be required on any or all lots.

5. No cutting, filling, compaction or any disturbance of the areas reserved for sewage disposal shall be permitted.

6. The limits of all excavations greater than 18 inches in depth, made for the purpose of house construction (or any other type of building construction), shall be kept 25 feet or more away from the platted or designated sewage disposal areas.

7. The limits of all excavations, made for the purpose of house construction (or any other type of building construction), shall be kept within the confines of the platted building envelope.

8. No part of the house or any of its related appendages (including, but not limited to - detached garages, porches, decks, sidewalks, etc.), or any portion of a driveway shall encroach on, through, or within 10 feet of the platted or designated sewage disposal areas.

9. No construction of patios, swimming pools, accessory buildings, etc. shall be allowed on any lot served by a subsurface sewage disposal system, unless approved by the Department of Sewage Disposal Management.

10. Water service lines must be separated from sewage disposal areas or platted disposal field areas by a minimum of 10 feet.

B. Other Required Notes

The following are additional notes regarding septic systems that shall be placed on all plats at the direction of the Department. The individual preparing a plat shall have contacted the Department prior to placing any note to ascertain whether or not any of these notes shall be required.

*NOTE: Where any notes contain blank spaces, the individual preparing a plat shall be required to contact the Department to obtain the appropriate information place upon the plat so as to replace the blank spaces, prior to submitting said plat to the Department.*

1. All plumbing fixtures to be of the water conservative type, including low volume flush toilets (4 quarts or less), 1.5 to 2.0 gallons per minute shower heads, and faucet aerators.

2. Curtain/interceptor drains shall be required on each lot.

3. No water source, wells or springs are to be drilled or constructed within 50 feet of any portion or component of the septic system or the designated or platted sewage disposal field areas.

4. Designated sewage disposal areas plotted in accordance with acceptable soil areas field mapped by _____, private consulting soil scientist, on _____ .

5. Designated sewage disposal areas plotted in accordance with acceptable percolation test area, located on a plat by a licensed surveyor, and approved by the Department. Percolation test conducted by _____, on _____ .

6. All lots are restricted to one, _____ bedroom, single-family dwelling unless otherwise noted.

7. Lot _____ is restricted to one, _____ bedroom, single-family dwelling.

8. All tracts are restricted to one, _____ bedroom, single-family dwelling unless otherwise noted.

9. Tract _____ is restricted to one, _____ bedroom, single-family dwelling.

10. Lot _____ is restricted to one, _____ bedroom, single-family dwelling, with no oversized bathing fixtures, in accordance with original subsurface sewage disposal system permit issued on the date of _____ , permit I.D. #_____ .

11. Lot _____ is restricted to a maximum of one, _____ bedroom, single-family dwelling, as per information obtained from the current property owner _____.

12. No soils information or percolation test data for lot #_____ is available in the Department of Sewage Disposal Management files due to the age of the existing structure.

13. No record of a final inspection of the septic system for lot #_____ is available in the Department of Sewage Disposal Management files due to the age of the existing structure.

14. LPP denotes that this lot is served by a Low Pressure Pipe system, which is an alternative means of sewage disposal.

15. MLPP denotes that this lot is served by a modified Low Pressure Pipe system, which is an alternative means of sewage disposal. MLPP systems require 6 to 10 inches of compatible soil fill material to be incorporated onto the designated or platted sewage disposal area, under Department of Sewage Disposal Management supervision.

16. Mound system denotes that this lot is served by a Mound system, which is an alternative means of sewage disposal.

17. Modified Mound system denotes that this lot is served by a modified Mound system, which is an alternative means of sewage disposal. Modified Mound systems require 6 to 12 inches (or more, if specified by a Department Soil Scientist) of compatible soil fill material to be incorporated onto the designated/platted sewage disposal area, under Department of Sewage Disposal Management supervision.



 *(Amended: October 17, 2023, effective November 1, 2023; ????, 2024, effective ????, 2024)*

18. ATS denotes that this lot is served by an Advanced Treatment System, which is a secondary pretreatment device used to improve the quality of septic tank effluent before final dispersal into the soil. All ATS must be designed by a licensed engineer, and require perpetual operation and maintenance performed by an authorized qualified service provider.

19. All lots served by an ATS require a recorded deed restriction providing notification to all future owners that the property is served by an ATS and subject to the operation and maintenance requirements of the Department's regulations.

20. All lots served by an ATS require the property owner, any successor of the property owner and any subsequent property owner, for the lifetime of the system, to have in effect a contract for operation and maintenance of the ATS with an authorized qualified service provider.

21. Drip or SDD denotes that this lot is served by a Subsurface Drip Disposal system, which is an alternative means of sewage disposal. Drip/SDD system shall be preceded by an ATS device capable of achieving secondary effluent treatment standards. All Drip/SDD systems must be designed by a licensed engineer, and require perpetual operation and maintenance performed by an authorized qualified service provider.

22. Drip/SDD systems proposed for use on any parcel of land shall be required to be designated as the primary system and shall be the initial system installed.

23. Before a permit to construct a _____ septic system can be issued, detailed site and design plans for the _____ system shall be submitted to the Department of Sewage Disposal Management for review and approval. These plans shall be prepared by an engineer licensed in the state of Tennessee.

24. Before a permit to construct a conventional system serving single sources with a projected wastewater flow rate exceeding 750 gallons per day (gpd), detailed site and design plans for said system shall be submitted to the Department of Sewage Disposal Management for review and approval. These plans shall be prepared by an engineer licensed in the state of Tennessee.

25. All platted sewage disposal areas shall be field-staked by a licensed surveyor and fenced off, to protect the areas from all construction traffic, by the property owner or building contractor. The areas then shall be field checked and verified by the Department of Sewage Disposal Management prior to the issuance of the septic permit.

26. The type of septic system necessary to serve this lot/tract will be determined at the time an application for a septic permit is made at the Department of Sewage Disposal Management.

**SIGNATURE BLOCK**

Where any plat is required to have Department approval, as outlined in these regulations or the regulations of any other government entity (i.e. Williamson County Planning Commission, incorporated town or city within the boundaries of Williamson County, etc.), the following signature block shall be placed upon said plat(s).

Certification of General Approval for Installation of Subsurface Sewage Disposal Systems with Restrictions

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.

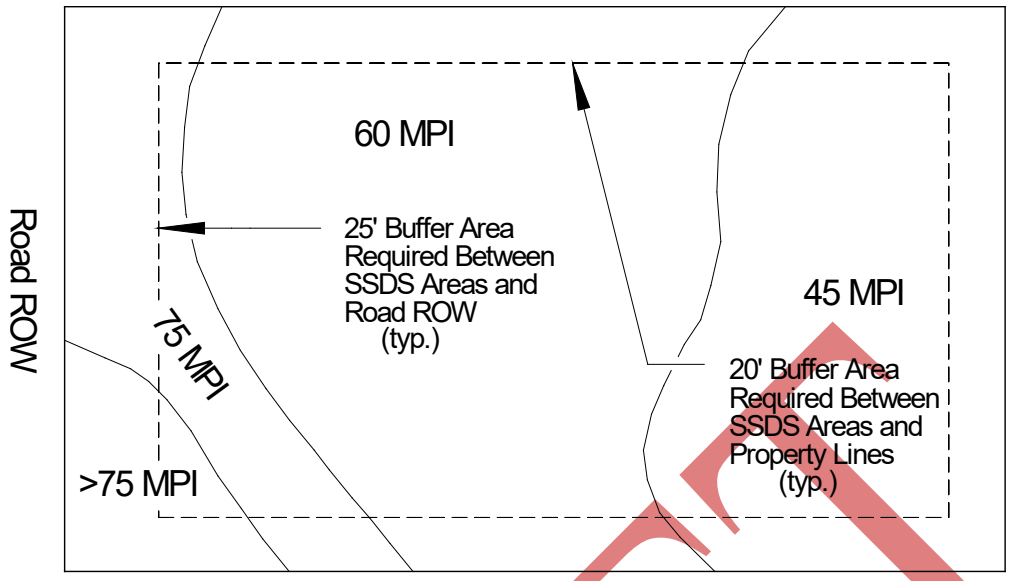
Before the initiation of construction, the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the local health authority.

_____ , _____

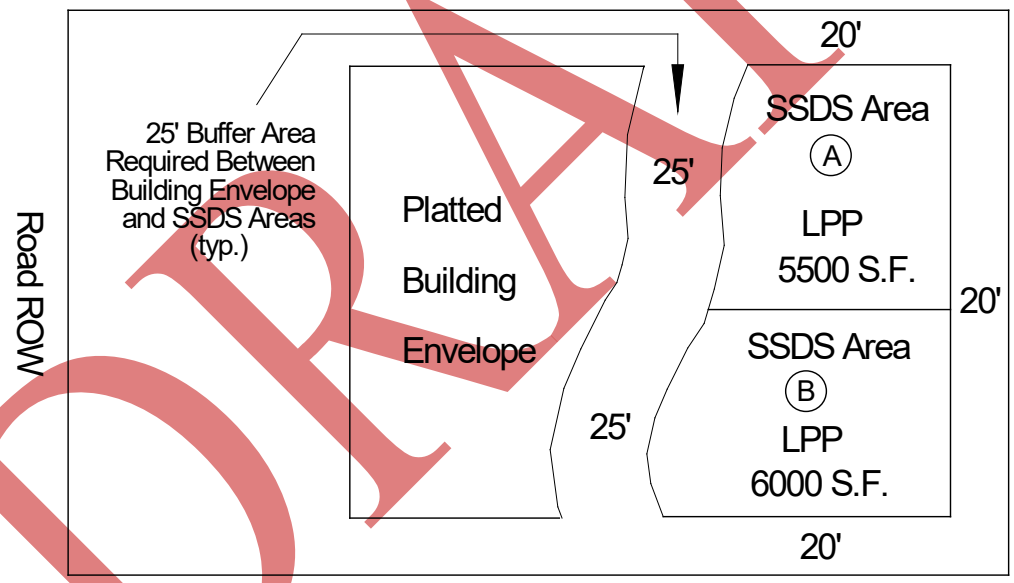
Date Local Health Authority



 *(Amended: December 15, 2009; October 17, 2023, effective November 1, 2023; ????, 2024, effective ????, 2024)*




Soil Map Information




Disposal Field Areas Plotted Within the 45MPI Soil Map Unit



Figure A16-1. Designation of disposal field areas within single soil map unit.

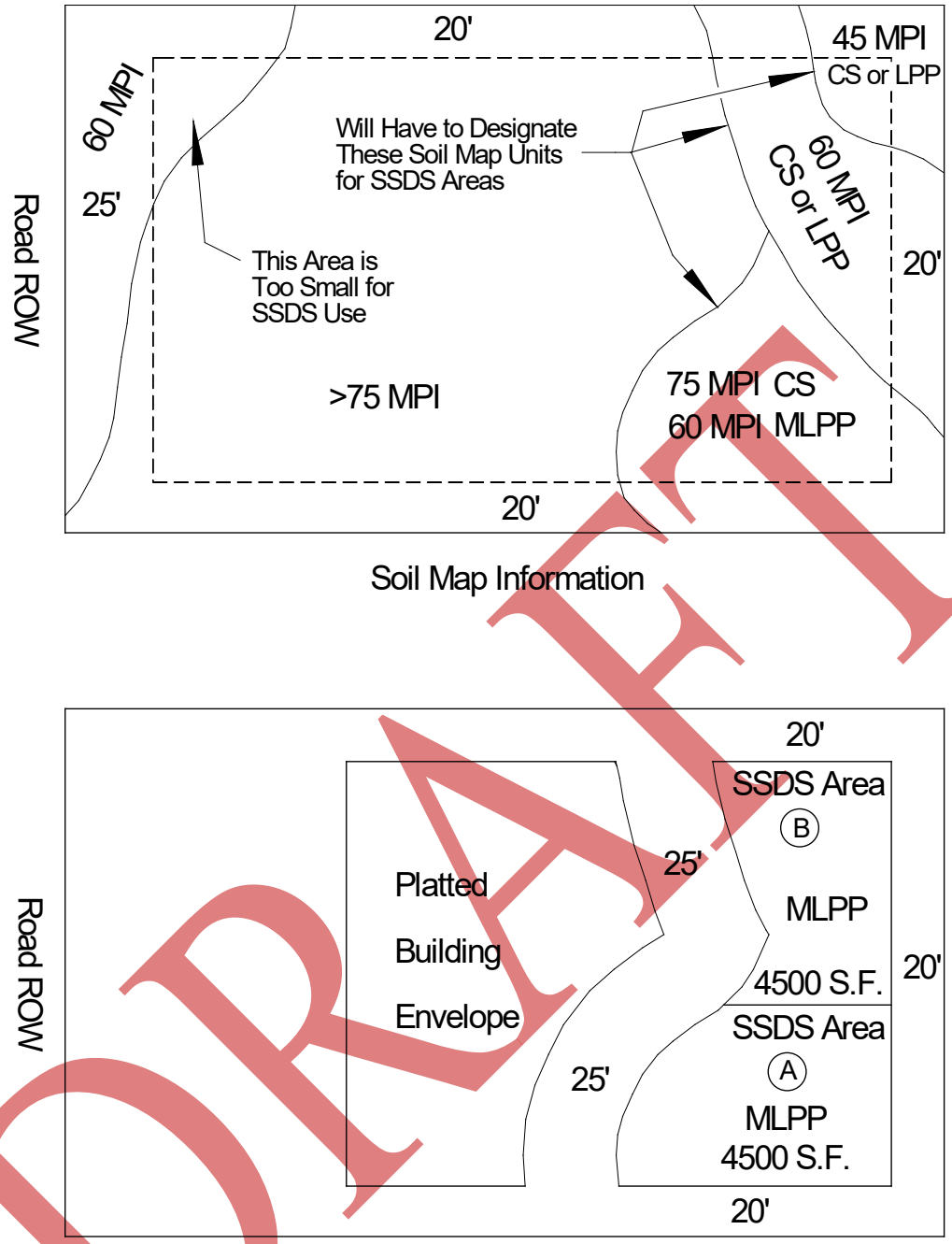





Figure A16-2. Designation of disposal field areas bridging multiple soil map units.

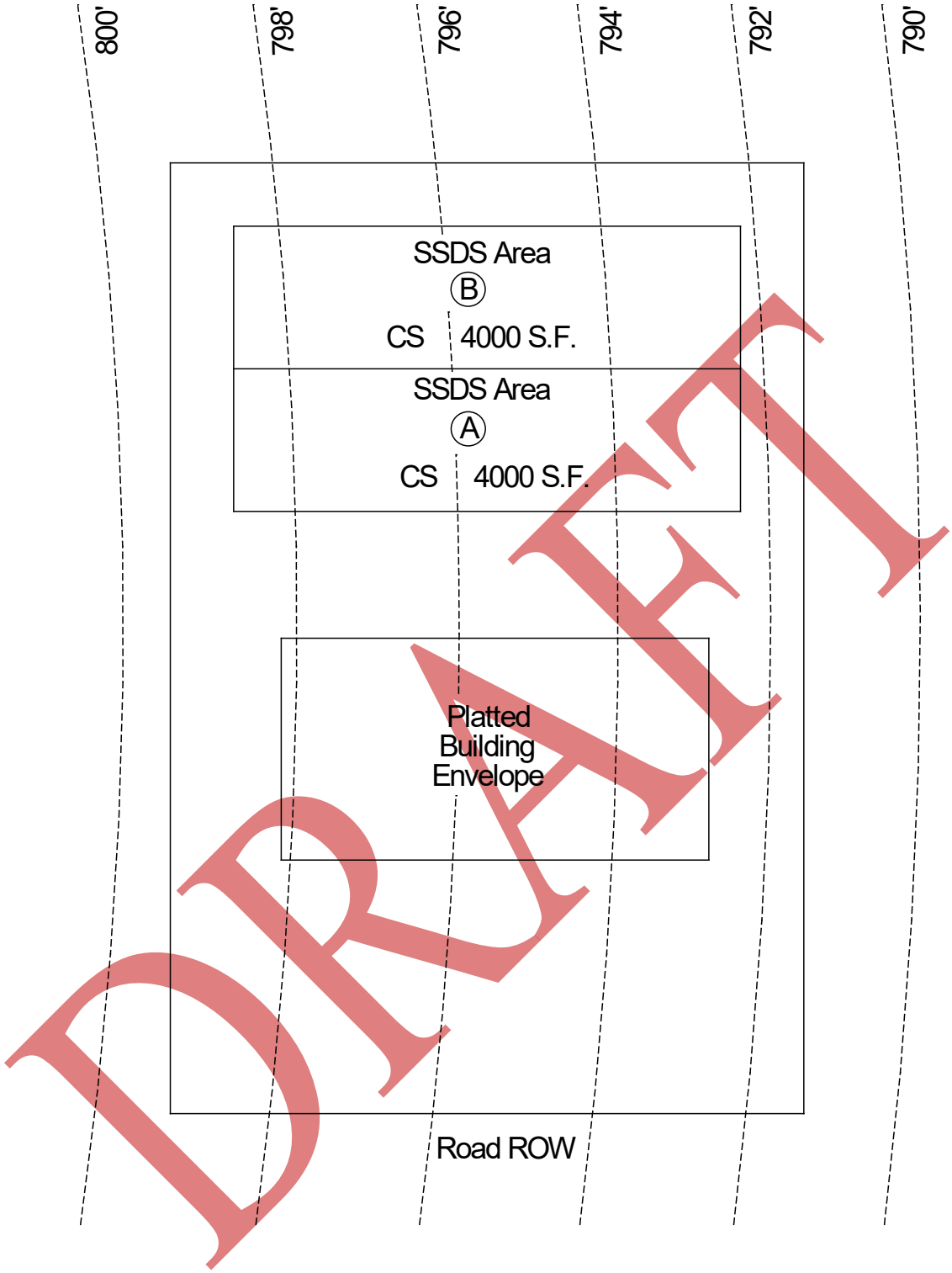





Figure A16-3. Example of installation restrictive characteristics. The entire lot contains 45 mpi soils and a conventional system has been proposed for use. However, due to poor area configuration for conventional system, the use of a LPP system would be required.

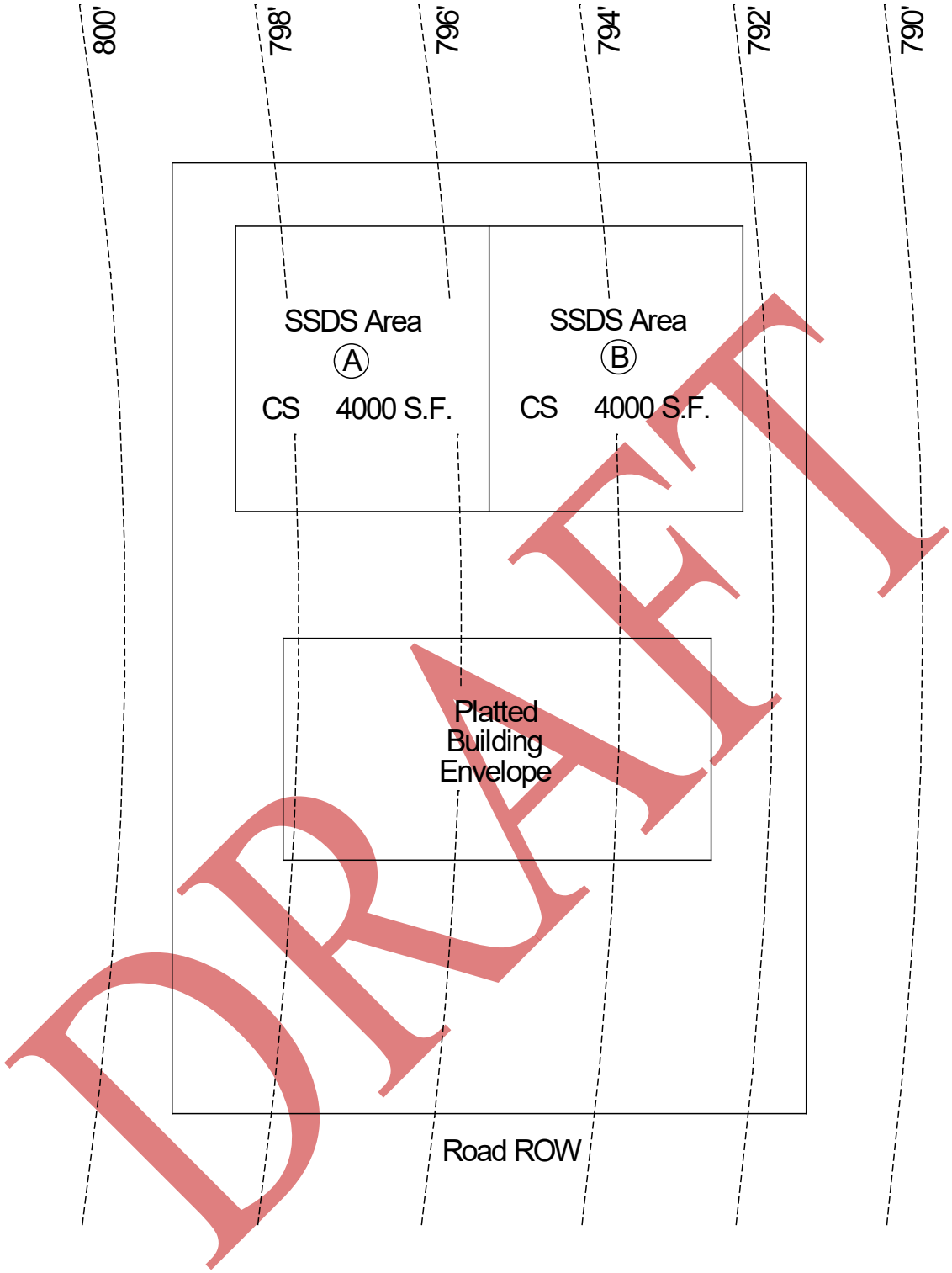





Figure A16-4. Example of an area layout that has been configured so as to allow for a more efficient conventional subsurface sewage disposal system layout and installation.

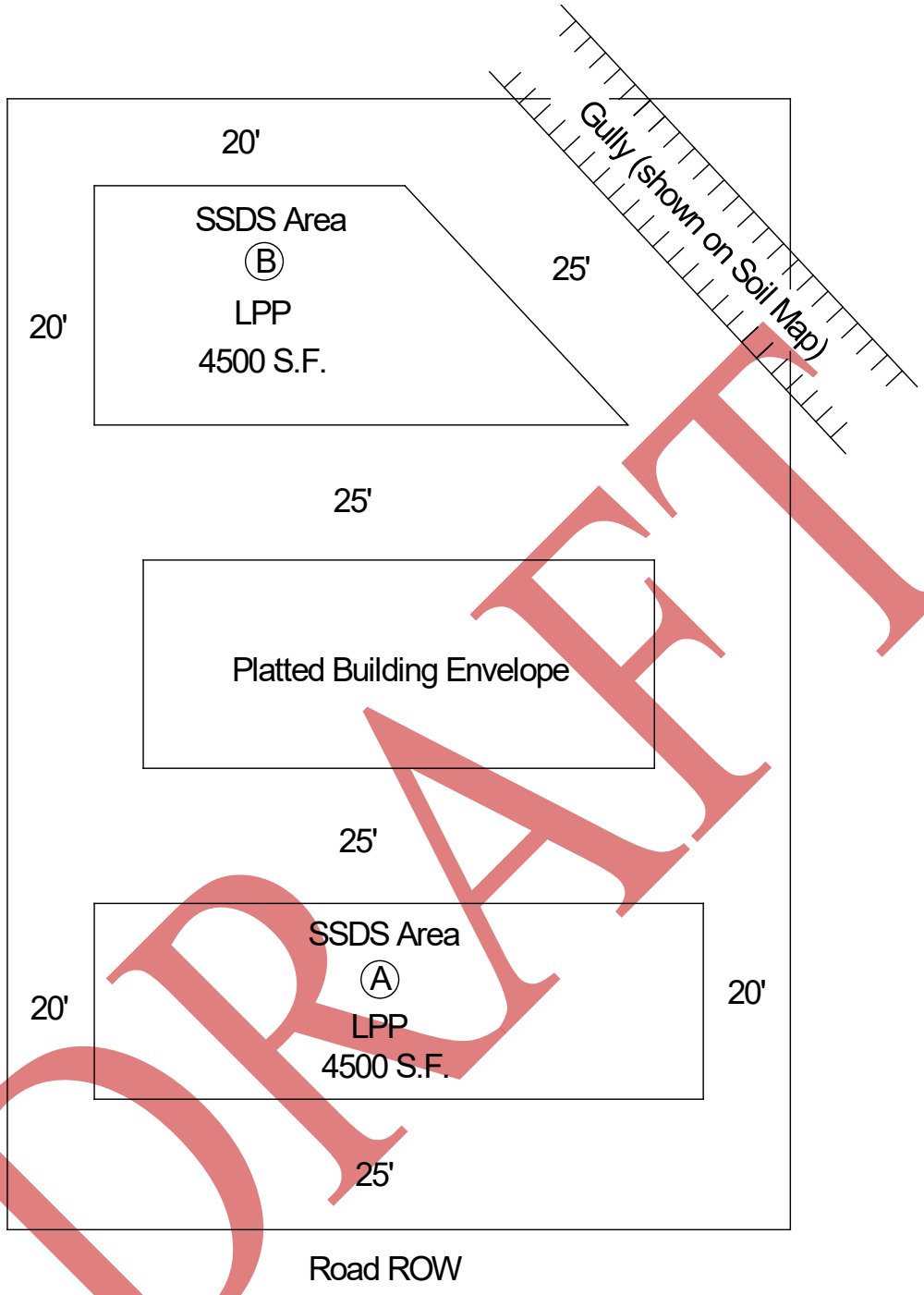





Figure A16-5. Example showing typical setbacks for subsurface sewage disposal system disposal field areas. The entire lot contains 60 mpi soil (i.e. 60 mpi for CS or LPP) and is on 0-5% slopes.

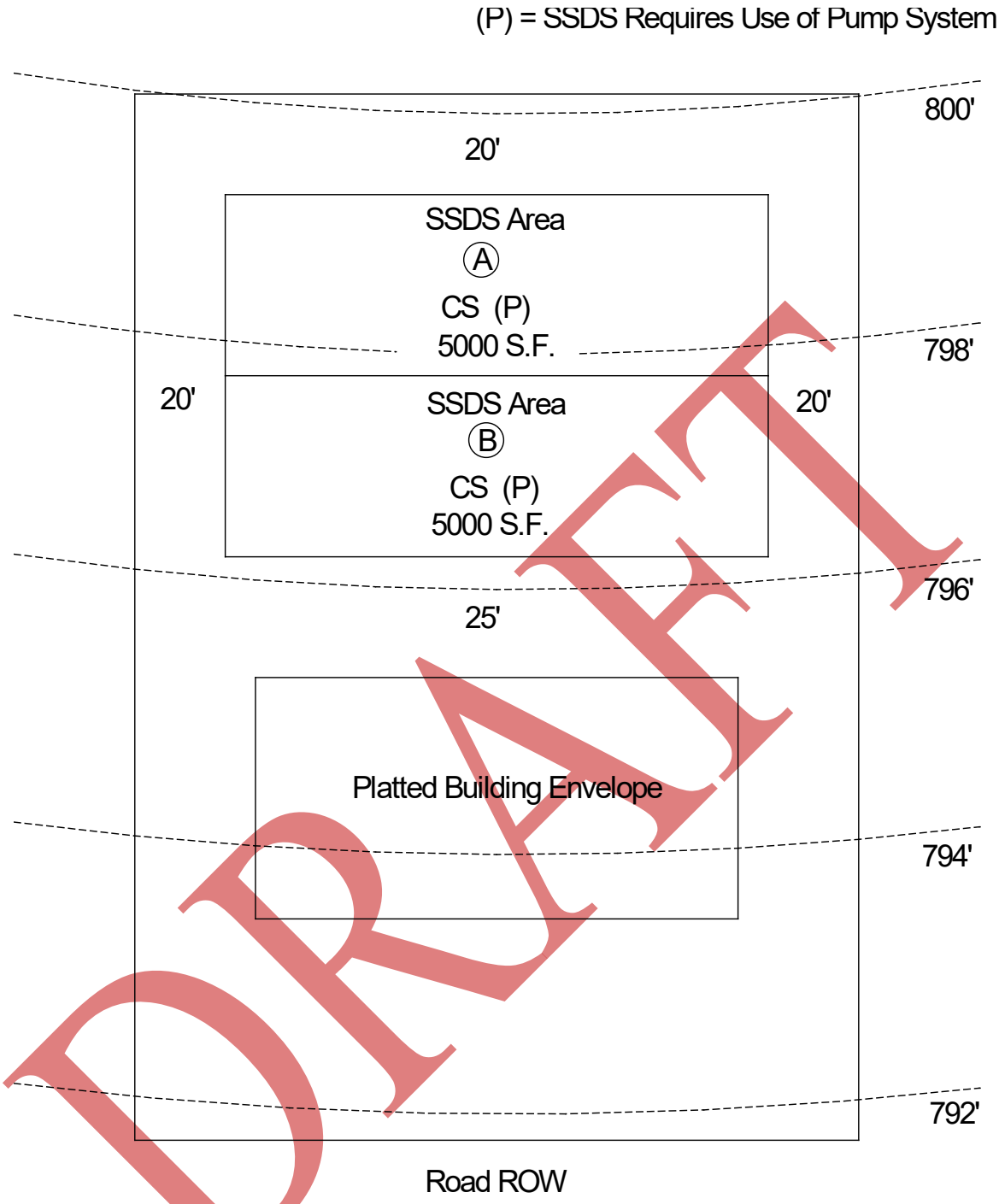
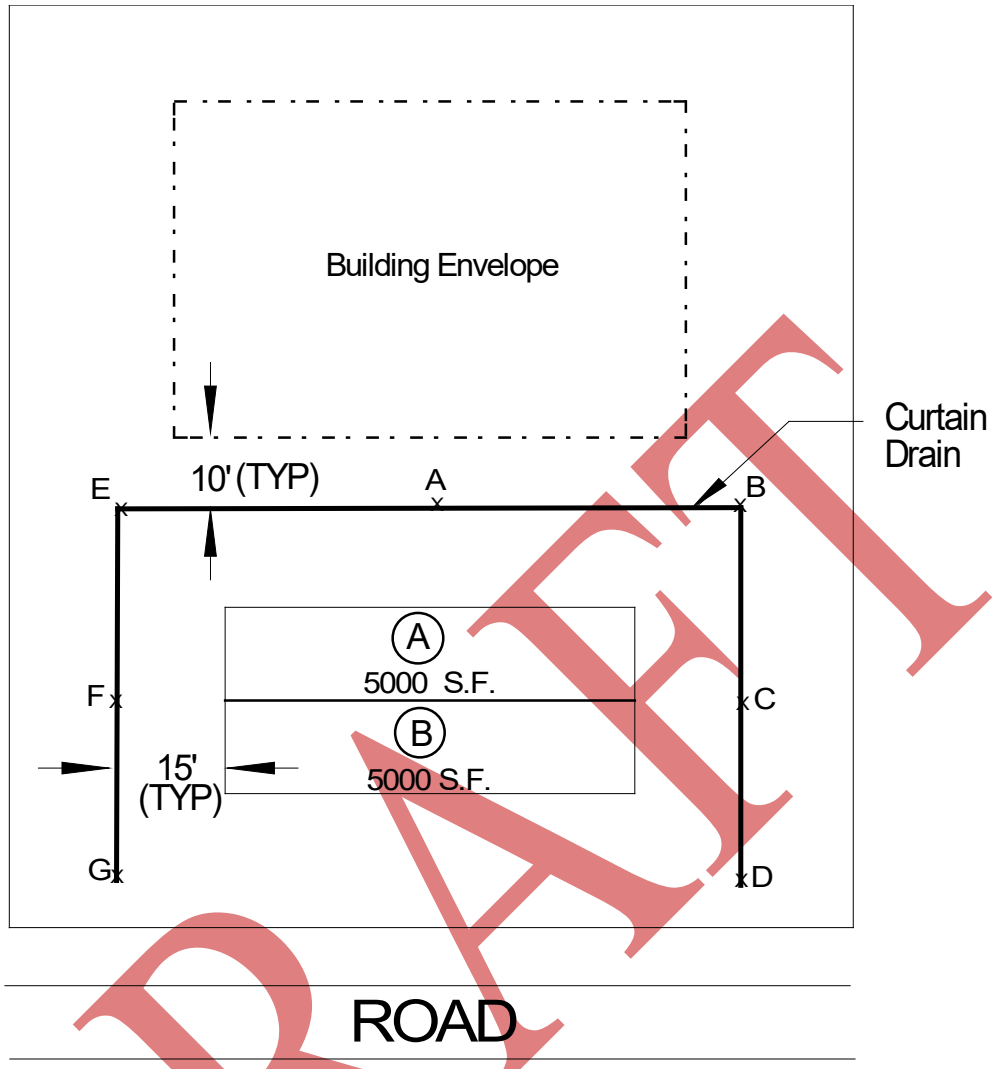





Figure A16-6. Example where the rear half of the lot contains 45 mpi soil (i.e. 45 mpi for CS or LPP system) and is on 5-15% slopes.




| Curtain Drain Elevation Schedule Table | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| LOT | Min. Depth | | A | B | C | D | E | F | G |
| 1 | 36" | Gnd. Elev. | 732.8 | 732.1 | 731.0 | 729.5 | 732.0 | 731.2 | 729.3 |
| | | Inv. Elev. | 729.8 | 729.1 | 728.0 | OUTLET | 729.0 | 728.2 | OUTLET |



Figure A16-7. Example of a platted lot showing the location and entire route of the required soil drainage improvement practice (a curtain drain in this particular case). Elevation points are shown along the drain route at regular intervals sufficient to adequately define its profile and to ensure a positive flow discharge outlet. Accompanying the drawing is a simple elevation schedule table. In addition to specifying the required minimum depth of the drain, this table gives both the ground and invert elevations corresponding to each and every point.