

SEWAGE DISPOSAL MANAGEMENT NOTES

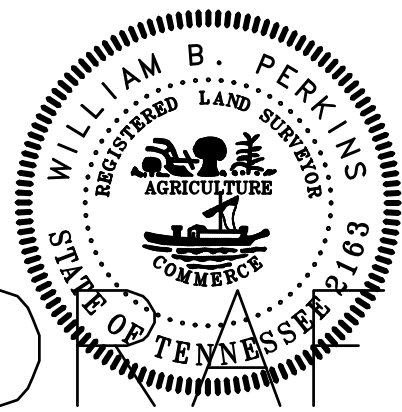
1. ANY CUTTING, FILLING, COMPACTION OR DISTURBANCE FROM THEIR NATURAL STATE, OF THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL, SHALL RESULT IN REVOCATION OF THE LOT APPROVAL. ADDITIONALLY, THE DEPARTMENT SHALL HAVE THE AUTHORITY TO REFUSE TO GRANT A CONSTRUCTION PERMIT OR MAY REVOKE A CONSTRUCTION PERMIT WHERE THE INTEGRITY OF THE PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM AREAS HAVE 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 BATHING FIXTURES EXCEEDING STANDARD CAPACITY (30 US GALLONS), INCLUDING, BUT NOT LIMITED TO, OVERSIZED BATHTUBS, SPA-TUBS, HOT-TUBS, WHIRLPOOLS, OR JACUZZIS, ETC., SHALL BE ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.
4. NO UTILITIES (I.E. GAS, WATER, OR ELECTRIC) OR THEIR EASEMENTS, ABOVE OR BELOW GROUND, SHALL BE ALLOWED TO ENROACH WITHIN 10 FEET OF THE BOUNDARIES OF THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL.
5. CURTAIN/INTERCEPTOR/DRAW-DOWN DRAINS MAY BE REQUIRED ON ANY OR ALL LOTS.
6. NO CUTTING, FILLING, COMPACTION OR ANY DISTURBANCE OF THE AREAS RESERVED FOR SEWAGE DISPOSAL SHALL BE PERMITTED.
7. 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.
8. 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.
9. ALL PARTS OF THE HOUSE AND ANY OF ITS RELATED APPENDAGES (INCLUDING, BUT NOT LIMITED TO: DETACHED GARAGES, PORCHES, DECKS, SIDEWALKS, DRIVEWAYS, PARKING AREAS, UTILITIES, ETC.) SHALL STRICTLY ADHERE TO THE MINIMUM SETBACK REQUIREMENTS FROM THE SUBSURFACE SEWAGE DISPOSAL SYSTEM AREAS AS OUTLINED IN SECTION 13 OF THE REGULATIONS GOVERNING ON-SITE SEWAGE DISPOSAL SYSTEMS OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT ADOPTED MAY 16, 2000 AND EFFECTIVE OCTOBER 1, 2000.
10. 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.
11. WATER SERVICE LINES MUST BE SEPARATED FROM SEWAGE DISPOSAL AREAS OR PLATTED DISPOSAL FIELD AREAS BY A MINIMUM OF 10 FEET.
12. ALL PLUMBING FIXTURES TO BE OF THE WATER CONSERVATIVE TYPE, INCLUDING LOW VOLUME FLUSH TOILETS (1.6 GALLONS OR LESS), 1.5 TO 2.0 GALLONS PER MINUTE SHOWER HEADS, AND FAUCET AERATORS.
13. 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.
14. PRIOR TO INSTALLATION, THE LOCATION OF THE WELL, SPRING, CISTERN OR PRIVATE WATER SOURCE MUST BE APPROVED BY THE DEPARTMENT OF WILLIAMSON COUNTY SEWAGE DISPOSAL MANAGEMENT.
15. LOCATION OF WELL, SPRING, CISTERN OR PRIVATE WATER SOURCE MUST BE A MINIMUM OF 50 FEET AWAY FROM ANY SEWAGE DISPOSAL AREA, INCLUDING THOSE LOCATED UPON ADJOINING LOTS.
16. EXACT LOCATION OF THE WATER SOURCE (I.E. WELL, CISTERN, SPRING OR PRIVATE WATER SOURCE) MUST BE FIELD LOCATED BY A SURVEYOR OR ENGINEER ON A COPY OF THIS PLAT AND SUBMITTED TO THE DEPARTMENT OF WILLIAMSON COUNTY SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND RECORD KEEPING PURPOSES.
17. DESIGNATED SEWAGE DISPOSAL AREAS PLOTTED IN ACCORDANCE WITH ACCEPTABLE SOIL AREAS FIELD MAPPED BY SOIL SCIENTIST, MICHAEL HAARBAUER, DATED 2-13-19, REVISED 3-15-19, AND APPROVED 4-1-19.
18. 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.
19. THIS SITE MAY MANDATE THE USE OF A SEWAGE/EFFLUENT PUMP AND APPROPRIATELY SIZED PUMP TANK IN ORDER TO PROVIDE SEWER SERVICES FROM THE HOUSE TO THE SSDS AREAS. THIS SHALL BE SPECIFIED BY THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT BASED UPON THE FINISHED ELEVATION OF THE HOUSE PLUMBING STUB-OUT AND THE SSDS AREAS.
20. NO IRRIGATION SYSTEMS, OR THEIR COMPONENTS THEREOF, SHALL ENROACH ON, IN OR WITHIN 10 FEET OF THE BOUNDARIES OF THE DESIGNATED OR PLATTED SSDS AREAS. IT SHALL ALSO BE LOCATED A MINIMUM OF 5 FEET AWAY FROM ANY DRAINAGE IMPROVEMENT PRACTICE ASSOCIATED WITH THE SSDS AREAS.
21. CURTAIN, INTERCEPTOR AND DRAW-DOWN DRAINS MAY BE REQUIRED ON ALL LOTS. AS SUCH, THEY SHALL STRICTLY ADHERE TO THE DESIGN, LOCATION AND ROUTING DEPICTED ON THIS PLAT. HOWEVER, THE DRAINS AS SHOWN HEREON MAY BE SUBJECT TO CHANGE AT THE SOLE DISCRETION OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT AS DEEMED NECESSARY BY THEIR FIELD INVESTIGATION AT THE TIME OF SUBMITAL OF EACH INDIVIDUAL LOTS ALTERNATIVE SYSTEM SITE AND DESIGN PLANS. THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT'S EVALUATION WILL BE CONDUCTED ON A SITE-SPECIFIC, LOT-BY-LOT BASIS.
22. BEFORE A PERMIT TO CONSTRUCT AN LPP OR M-LPP SEPTIC SYSTEM CAN BE ISSUED, DETAILED SITE AND DESIGN PLANS FOR THE LPP OR M-LPP SYSTEMS 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.

STANDARD LEGEND

- ⊙ SEWER MANHOLE
- ⊙ UTILITY POLE
- ⊙ ELECTRIC METER
- ⊞ ELECTRICAL BOX
- ⊞ ELECTRIC TRANSFORMER
- ⊙ FIRE HYDRANT
- ⊙ WELL
- ⊞ WATER VALVE
- ⊞ WATER METER
- OHP — OVERHEAD UTILITY LINES
- X — FENCE LINE

THE PURPOSE OF THIS PLAT IS TO RECORD THE SEPTIC AREA LOCATION AND RESTRICTIONS, EXCEPT FOR THE SEPTIC SETBACKS AS SHOWN HEREON, THE BUILDING SETBACKS ARE TO BE DETERMINED BY THE WILLIAMSON COUNTY PLANNING DEPT.

I HEREBY CERTIFY THAT THE SEPTIC AREA SHOWN WERE FIELD STAKED AT A PRECISION EXCEEDING 1:1000



DATE: NOVEMBER 19, 2019

COLDWATER PROPERTIES, LLC

DATE

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM 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

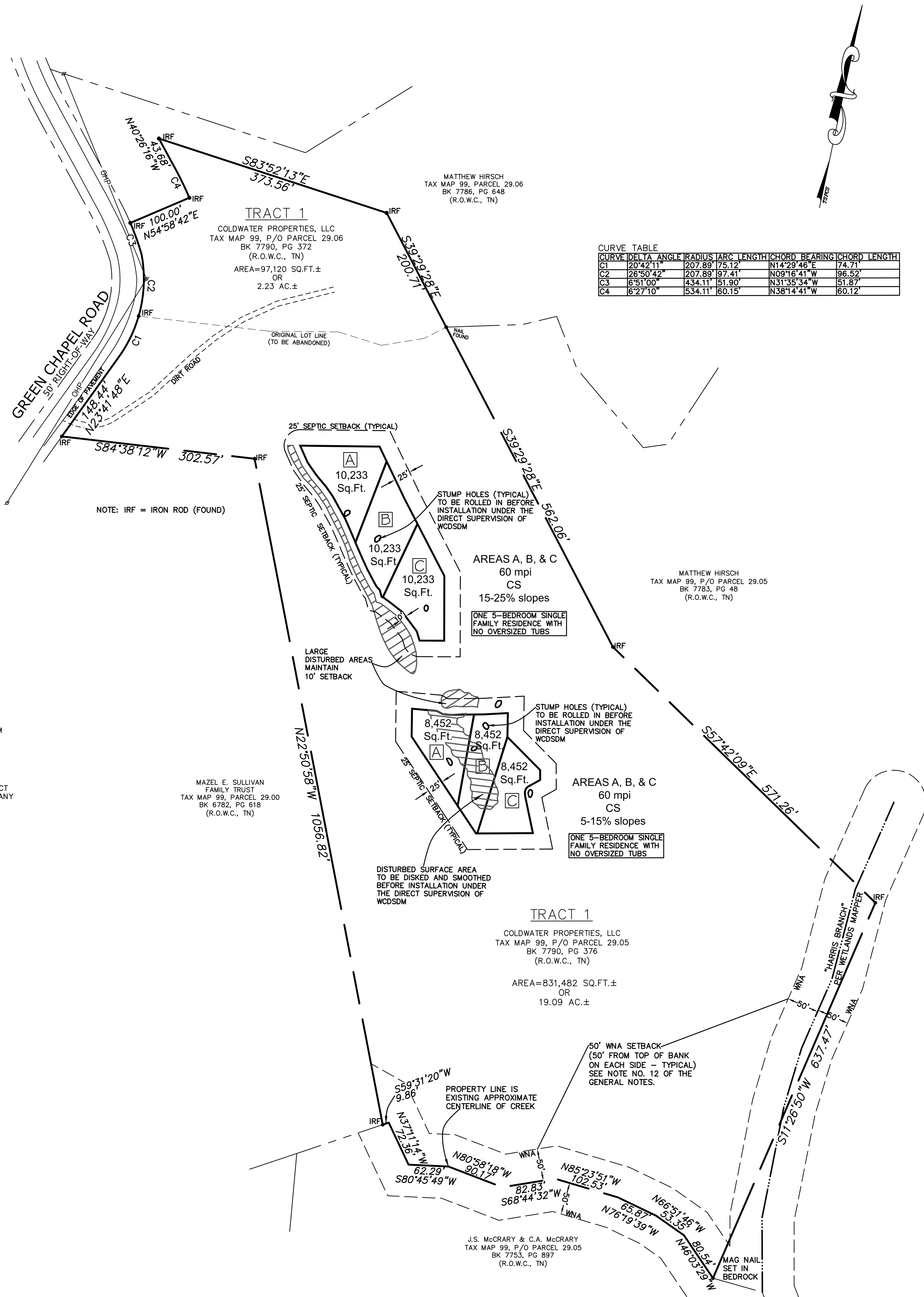
Local Health Authority, Director

23. CS DENOTES THAT THIS LOT IS SERVED BY A CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.
24. THIS PROPERTY IS SERVED BY THE H.B. & T.S. WATER DISTRICT.
25. BEFORE A PERMIT TO CONSTRUCT A CONVENTIONAL SYSTEM SERVING SINGLE SOURCE WITH A PROJECTED WASTE WATER FLOW RATE EXCEEDING 750 GALLON 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.
26. 0400-45-09-17 GEOTHERMAL WELL CONSTRUCTION STANDARDS FOR CLOSED LOOP GEOTHERMAL BORE HOLES

SOURCE OF STRUCTURE	MINIMUM DISTANCES
SEWER LINES	10 FEET
SEPTIC TANKS	25 FEET
SPRINGS	100 FEET
SEPTIC DRAIN FIELDS	25 FEET
WATER WELLS	100 FEET
HOUSE TO SEPTIC TANK CONNECTION	10 FEET
HOUSE TO SEWER CONNECTION	10 FEET

27. \*\*WATERWAY NATURAL AREAS (DENOTED AS WNA) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT. ANY WATERWAY NATURAL AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS. Waterway Natural Areas (designated as WNA) exist on all intermittent or perennial stream waterways as defined in the Williamson County Storm Water Management Regulations. For information or assistance in applying these regulations, please contact the Williamson County Engineering Department at (615) 790-5725.
28. AN ARAP PERMIT MUST BE OBTAINED FROM THE STATE OF TENNESSEE AT THE DEPARTMENT OF ENVIRONMENT & CONSERVATION BEFORE ANY CONSTRUCTION, EXCAVATION, CLEARING, OR GRADING ACTIVITIES CAN OCCUR WITHIN A CREEK OR WATERWAY NATURAL AREA.
29. THERE SHALL BE NO SEWAGE BEARING CONVEYANCES (PIPES, SUPPLY LINES, MANIFOLDS, SEPTIC, OR PUMP TANKS ETC.) LOCATED WITHIN 50' OF ANY AND ALL WELL(S) ON THIS PROPERTY.
30. SSDS COMPONENTS CROSSING UTILITIES (AND THEIR RELATED EASEMENTS) IN ADDITION TO: DRIVEWAYS, ACCESS EASEMENTS, ETC. ANY AND ALL SSDS COMPONENTS (INCLUDING BUT NOT LIMITED TO: CURTAIN DRAINS, SEWAGE SUPPLY LINES, MANIFOLDS, ETC.) SHALL BE SHEATHED AND BEDDED (AS PER SPECIFICATIONS FROM WCDSDM) WHERE THEY CROSS ANY DRIVEWAY, ACCESS EASEMENT, UTILITY LINES (AND THEIR RELATED EASEMENTS). THE SHEATHING SHALL EXTEND FROM A POINT 10' PRIOR TO ENTERING ANY EASEMENT AND SHALL EXTEND THROUGHOUT THE ENTIRE WIDTH OF THE EASEMENT AND SHALL END AT A POINT 10' PAST THE LIMITS OF ANY EASEMENT. ALL CROSSINGS MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT. ALL SHEATHING MUST BE SCHEDULE 80 PVC OR DUCTILE IRON AND BE BEDDED IN 12" OF GRAVEL.
31. TRACT 1 IS RESTRICTED TO TWO 5-BEDROOM SINGLE FAMILY RESIDENCES WITH NO OVERSIZED TUBS.
32. DISCLAIMER: THE SOLE PURPOSE OF THIS SUBSURFACE SEWAGE DISPOSAL SYSTEM LOCATION MAP IS TO DEDICATE SEPTIC SYSTEM AREAS (IN COMPLIANCE WITH THE WILLIAMSON COUNTY REGULATIONS GOVERNING ON-SITE SEWAGE DISPOSAL SYSTEMS) RESERVED FOR SUBSURFACE SEWAGE DISPOSAL ON THE SUBJECT PROPERTY, AND TO MEMORIALIZE RELATED CONDITIONS AND RESTRICTIONS. THE APPROVAL OF THIS DOCUMENT BY THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT DOES NOT GUARANTEE THE OWNER'S RIGHT TO SUBDIVIDE OR CONSOLIDATE PROPERTY, NOR GUARANTEE THE RIGHT TO CONSTRUCT OR ALTER A STRUCTURE. THIS MAP HAS NOT BEEN EVALUATED IN RELATION TO ANY OTHER RULES, REGULATIONS OR ORDINANCES OF OTHER COUNTY OFFICES OR DEPARTMENTS AND THIS APPROVAL GRANTS NO ASSURANCES THAT IT IS IN COMPLIANCE WITH ANYTHING OTHER THAN THE REGULATIONS NOTED HEREIN.
33. PUBLIC POTABLE WATER IS NOT AVAILABLE FOR THIS SITE. REFER TO WELL NOTES #11, 13, 14, 15, 16, AND 29.

TOTAL AREA OF TRACT 1 = 928,602 SQ.FT. OR 21.32 AC.±



SUBSURFACE SEWAGE DISPOSAL SYSTEM LOCATION MAP

FOR: THE COLDWATER PROPERTIES, LLC PROPERTY - TRACT 1  
GREEN CHAPEL ROAD  
TAX MAP 99, P/O PARCEL 29.05 & P/O PARCEL 29.06  
DEED BOOK 7783, PAGE 48 & DEED BOOK 7786, PAGE 648-(R.O.W.C., TN)  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale : 1" = 100'

DRAWN BY: MAF

CHECKED BY: MBP

DATE: NOVEMBER 19, 2019

REVISIONS

CHANGED

JOB NO. 2018-0621

SHEET 1 OF 1

H & H LAND SURVEYING, INC.

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