SECTION 26

SUBDIVISION OF LAND PARCELS

No proposed subdivision, where any proposed lots require the use of individual on-site subsurface sewage disposal systems, shall be approved by the State Planning Office, a local or regional planning commission or any other entity or agency authorized to approve subdivisions, until the plans for such subdivisions have been approved by the Williamson County Department of Sewage Disposal Management.

Further, except as otherwise provided herein, the provisions of this section apply to any size lot (e.g. one acre subdivision lots, ten acre tracts, etc.) which is required to be platted (e.g. for Planning Department purposes) or simply being platted for the purpose of creating a *buildable* lot.

It is the intent that this section shall ~~-~~be consistent with the Williamson County ~~z~~Zoning Ordinance and the Williamson County ~~s~~Subdivision ~~r~~Regulations adopted by the Williamson County Board of Commissioners and the Williamson County Regional Planning Commission, respectively ~~and the Williamson County Board of Commissioners~~.

A. Subdivision Platting Process

There shall be three (3) phases in which a plat will be processed. The three (3) phases consist of the ~~Sketch~~Concept Plan Phase, the Preliminary Plat Phase and the Final Plat Phase. Requirements of each phase are as follows:

1. ~~Sketch~~Concept Plan Phase

   The ~~sketch~~concept plan shows the generalized design concept of the proposed subdivision. It shall be considered only as a conceptual document which serves to illustrate potential development densities for subdivisions utilizing subsurface sewage disposal systems. As such, the ~~sketch~~concept plan plat is subject to change with regard to the various features dictated by the presence of soils determined suitable for subsurface sewage disposal system usage (as revealed by the Extra High-Intensity soils map required at the preliminary phase). Examples of such features include, but are not limited to: the number of lots, lot line location/configuration, building envelope configuration, street and drainage configuration~~-~~ etc.

   The ~~sketch~~concept plan plat submitted to the Department for review shall be at a scale of one-inch equals one hundred-feet (1"=100') and shall illustrate proposed improvements and natural features of the property in question. Written documentation from a Department approved soil consultant or a Department Soil Scientist regarding the suitability for subsurface sewage disposal system usage shall accompany this plat. This statement shall indicate that suitable soils are available for each lot proposed within the development.

   Once a ~~sketch~~concept plan and its required supporting documentation has been reviewed, the Department shall indicate to the Williamson County Planning Commission, in writing, the validity of the proposed concept with regards to its suitability for subsurface sewage disposal system usage.

   Once the ~~sketch~~concept plan plat has been approved by both this Department and the Williamson County Planning Commission it may proceed to the preliminary plat phase. Approval of the ~~sketch~~concept plan does not constitute overall approval of the subdivision, nor does it imply that the project is suitable for commencing any type of construction. Furthermore, ~~sketch~~concept plan approval does not imply or guarantee the approval of the preliminary and/or final plat phase.

2. Preliminary Plat Phase

   The preliminary plat serves as an actual pre-construction document illustrating the actual lot densities and designs, the placement of the various subdivision elements and the proposed areas to be allocated for subsurface sewage disposal system use. All aspects of the preliminary plat shall be generated based upon the soil properties and limiting factors as evidenced by the Extra High-Intensity soils map previously submitted to the Department (as referenced below). As such, only minor changes, with regard to building envelopes or drainage configurations, may be made between the preliminary plat phase and the final plat phase.

   The preliminary plat shall be shown on a transparency (i.e., mylar, slick or plastic drawing material) represented at a one-inch equal one hundred-feet (1"=100') scale and shall show all proposed improvements including, but not limited to: lot lines, roads, any and all drainage easements, locations and routes of any and all soil drainage improvement practices (see Important Note below), building envelopes, subsurface sewage disposal system areas and all utilities and/or their easements. Any existing structures or utilities shall also be shown on the preliminary plat. Further, any limiting natural features shall be shown on this plat, including, but not limited to: sinkholes, caves, gullies, ditches, ponds, areas susceptible to flooding, old road beds and/or agricultural terraces.

~~(~~*Amended: April 16, 2013; September ??, 2023)*~~)~~

An Extra High-Intensity soils map (See *Appendix 1*) shall be submitted to this Department a minimum of fifteen (15) working days prior to preliminary plat submittal. This soils map shall be subject to field verification and approval by the Department prior to review of the preliminary plat.

Additionally, a transparent contour map shall accompany the submitted preliminary plat. This contour map shall be constructed from field-run data, depicted at a one-inch equal one hundred-feet (1"=100') scale and shall show all contours at two (2) foot intervals. The Department shall have the authority to require the submittal of more detailed contour maps where deemed necessary. The proposed street configurations and lot lines shall be located on this contour map.

Once the preliminary plat and its required supporting documentation has been reviewed, the Department shall indicate to the Williamson County Planning Commission, in writing, the validity of the proposed preliminary plat. Once the preliminary plat has been approved by both this Department and the Williamson County Planning Commission it may proceed to the final plat phase.

Approval of the preliminary plat does not constitute overall approval of the subdivision, nor does it guarantee approval of the final plat phase. Once preliminary plat approval has been granted, all applicable protectionary measures as specified in *Appendix 10* shall immediately apply in order to prevent potential damage to the designated subsurface sewage disposal system areas.

IMPORTANT NOTE: Due to the critical nature of the placement of soil drainage improvement practice(s), these attributes shall be shown on the preliminary plat in accordance with the provisions outlined in Subsection A, Part 3, (g), (1)-(8) of this Section.

3. Final Plat Phase

The final plat serves as the recorded instrument governing the design and construction of all subdivisions. In the context of these regulations and as governed by this Department, all final plats are associated with only those subdivisions employing on-site subsurface sewage disposal methodologies. All aspects of the subdivision construction, including but not limited to: roadways, drainage, houses and all appurtenances, shall conform to the requirements of the final plat. Deviation from the final plat shall be grounds for revocation of lot approval.

The final plat shall show the absolute final arrangements of all pertinent elements the subdivision construction process. The pertinent elements to be shown shall include, but shall not be limited to: easements (of any type), drainage improvements and their associated configurations, road design details, grading plans, construction design, building envelope identification, subsurface sewage disposal system areas, all utilities (i.e. gas, water, electric, etc.) whether above-ground or below-ground and any other information which the Department deems necessary to complete a comprehensive review of the proposed subdivision.

Two (2) transparent copies (i.e. graphic representations of the plat printed upon a mylar, slick or plastic drawing material) and four (4) paper copies (e.g. blue-line copies made directly from each and every transparent copy) of the final subdivision plat, at the scale of one (1) inch equals one hundred (100) feet, shall be submitted to the Department. This final plat shall fully indicate, show and describe the following:

(a) Lot dimensions with all lots numbered in accordance with the regulations of the Williamson County Planning Commission.

(b) The building envelope.

(c) Any and all easements (e.g. roads, drainage, utilities, ingress/egress, etc.).

(d) All designated subsurface sewage disposal system areas.

NOTE: The disposal field areas shall be labeled in accordance with the examples shown in Figures A16-1, A16-2, A16-5 and A16-6 in *Appendix 16*.

All subsurface sewage disposal system areas shall be shown and identified, in accordance with *Appendix 8*, which shows the standards required for duplication and triplication (where applicable) for the actual square footage/area requirements for said sewage disposal areas.

(e) Easements for any purpose.

(f) Surface, subsurface, and underground drainage, and their appropriately designated easements, designed so as not to interfere with subsurface sewage disposal systems.

(g) Soil Drainage Improvement Practice(s). The information regarding this attribute shall include, but is not limited to:

(1) Graphically plot the location and entire route of each and every soil drainage improvement practice around the platted subsurface sewage disposal system areas for each lot, where applicable.

(2) The graphically represented soil drainage improvement practices shall maintain all minimum setbacks in accordance with the provisions outlined in *Section 13*.

(3) The graphically represented soil drainage improvement practice shall have elevation points shown at regular intervals sufficient to adequately define its profile and to ensure a positive flow discharge outlet is provided according to the required minimum depth.

(4) Each of the elevation points, as established in the above (3), shall be field staked/flagged and labeled so as to correspond to the elevation profile provided.

(5) Each of the established points shall be shown in an *elevation schedule table*. This table shall show the ground surface elevation and invert elevation corresponding to said point. The information shown in the elevation schedule shall include the point(s) of inception and positive flow outlet, and their associated elevations. See figure 16-7 in *Appendix 16.*

(6) Any and all off-site easements necessary to achieve positive flow outlets shall be shown.

(7) Indicate the soil drainage improvement practice minimum depth for each disposal field area on each and every lot.

(8) All soil drainage improvement practice designs shall be in accordance with the provisions outlined in *Appendix 5*.

(h) Positive drainage plan, where deemed necessary by the Department. A positive drainage outlet shall be available for each lot before the final plat is signed. If construction of a positive outlet is necessary, all construction shall be done before final plat approval is given. Off-site property easements may be necessary.

(i) Seal and signature of surveyor licensed to practice in the state of Tennessee (and seal and signature of engineer licensed to practice in the state of Tennessee, if separate entities). In order to survey and plat subdivisions said engineer shall also be a registered surveyor in the state of Tennessee.

(j) Precision of the unadjusted survey. A minimum ratio of precision of the unadjusted survey of 1:10,000 is required.

(k) Vicinity map. The vicinity map is not required to be to scale, however it shall be accurate in the descriptions it will depict.

(l) North arrow indicating magnetic north or otherwise and indicate the scale of the plat.

(m) All final plats shall have distances on all lines and shall indicate the identity of all corners such as steel post, concrete or iron pin.

(n) Title Block. The information shown within the title block shall include, but is not limited to:

(1) Name, address and telephone number (i.e. home, work, fax, pager, etc.) of the individual or firm preparing the subdivision proposal.

(2) Subdivision Name.

(3) Section Number of subdivision, if applicable.

(4) Number of lots shown on the plat.

(5) Total area encompassed by subdivision, as measured in acres.

(6) Property owners name, address and telephone number (i.e. home, work, fax, pager, etc.).

(7) Rate of Closure.

(8) Date of submittal, and the date of any subsequent revisions.

(9) Revision information, if applicable.

(10) Sheet number (respective to each sheet used in the platting of the subdivision)

(o) All restrictions, notes and charts as specified by the Williamson County Department of Sewage Disposal Management. See *Appendix 16.*

(p) Signature block for Williamson County Department of Sewage Disposal Management. See *Appendix 16*.

(q) Legend.

B. Soil Mapping Requirements

Except for large lot subdivision plats approved by the Department and recorded in the Register of Deeds office prior to January 1, 2010, all parcels of land subject to being subdivided and platted, shall be soil mapped. All soil mapping products shall be prepared in accordance with the provisions, regarding soil mapping, outlined in *Section 27*.

Percolation tests shall not be utilized as a method of land assessment for any property subject to being subdivided and platted.

C. Subdivision Design Requirements

The information outlined in this Subsection describes the criteria that shall be utilized for all subdivision designs which incorporate the use of subsurface sewage disposal systems.

1. Lot Size

   The minimum lot size for any platted subdivision lot shall be one (1) acre. The size of a lot shall be sufficiently large enough to construct the original subsurface sewage disposal system as required in these Regulations and to provide additional suitable repair area(s) for that system, in accordance with *Appendix 8*. The size and configuration of a lot and the availability of suitable soils may limit the type, size and location of the structure, and any related appendages, which can be built on the lot. The Department shall have the authority to make this determination where site and soil characteristics so warrant.

2. Surface Water Drainage

   The use of curb and gutter drainage shall not be considered, proposed or approved in subdivisions where subsurface sewage disposal systems are to be utilized.

   Where swales, ditches or any other means (e.g. conducting such waters into underground pipes) of directing surface water run-off are platted and designated as a type of easement, the limits of all proposed subsurface sewage disposal system areas shall be a minimum of twenty-five (25) feet from the limits of said easement boundary.

3. Subsurface Water Drainage

   Where the subdivision designer allocates, designs and configures a subsurface sewage disposal system area within a soil mapping unit, or units, that requires the use of any type of soil drainage improvement practice (including, but not limited to, curtain drains – WCD; drawdown drains – WDD or DDD; plan curtain drain – PCD; etc.), said designer shall ensure that each and every proposed disposal field area for each and every proposed lot or parcel, subject to said drainage improvement requirement, has an unrestricted access to a *positive drainage outlet* (See Appendix 5).

   The soil mapping information shall indicate the minimum depth to which said drainage improvements are to be constructed. Therefore, the subdivision designer shall ensure that said lot design will accommodate or provide the necessary elevation difference between the disposal field area and the point of achieving a positive drainage outlet. The positive drainage outlet shall either be upon the proposed lot or shall be via easements provided for this purpose. Where easements are provide for this purpose they shall be specifically dedicated for this purpose alone.

4. Allocation, Design and Configuration of Subsurface Sewage Disposal System Areas.

   (a) All platted subsurface sewage disposal system areas are to be considered as permanent easements. Removal of said easements can only be accomplished when a proper municipal sewer service becomes available. Once a connection to the sewer is completed, and approval notification (i.e. valid documentation) from the utility is provided to this Department, the subsurface sewage disposal system areas easements can become null and void.

   No encumbrance or physical structure shall be placed in such a manner so as to interfere with the platted subsurface sewage disposal system areas' intended purpose. Any changes in the location of the proposed structure, building footprint, utilities and/or their easements or deviations from the approved final plat shall result in a revision of said plat being submitted to the Department for review.

   (b) Design Criteria for Subsurface Sewage Disposal System Areas shall include, but are not be limited to:

      (1) Soils that are shown on a soil map which have an estimated soil absorption rating in excess of 75MPI shall not be considered suitable for either conventional or alternative subsurface sewage disposal system use.

      (2) The required square footage of acceptable soils land surface area proposed for subsurface sewage disposal system usage shall be in accordance with *Appendix 8*.

      (3) The subsurface sewage disposal system areas shall be drawn parallel to the naturally existing ground contours so as to facilitate ease of system installation.

      Poorly configured subsurface sewage disposal system areas which are designed or shaped so as to require special installation considerations (i.e. necessitate the use of short, multiple disposal field trenches of less than fifty feet in length) shall not be approved. See the example in Figure A16-3 in *Appendix 16*.

      (4) The subsurface sewage disposal system areas shall be configured in such a manner so as to provide simplicity of system construction within the proposed disposal field installation area. See the example in Figure A16-4 in *Appendix 16*.

      (5) The subsurface sewage disposal system areas shall be of sufficient shape and size so as to adequately allow proper installation of disposal field lines at a minimum length of one-hundred (100) linear feet (i.e. where conventional systems are proposed to be utilized)

      (6) The subsurface sewage disposal system areas shall be increased in size for those sites where the area proposed, possesses multiple or complex (i.e. hummocky) slopes, dense vegetation or any other potential installation-restrictive characteristics. The area shall be increased in size commensurate with the proposed needed installation requirements of the intended structure.

      (7) Where any subsurface sewage disposal system areas prove to be questionable, the Department shall require that extensive site and design plans, including actual field staking of the system layout be provided in order to aptly demonstrate that the required system can be physically installed in such a manner so as to provide for an adequate soil buffer, as determined by a Department Soil Scientist.

5. Setback Requirements for Platted Subsurface Sewage Disposal System Areas

   All proposed subsurface sewage disposal system areas shall be located and designed so as to be in accordance with the provisions outlined in *Section 13*. See the examples in Figures A16-5 and A16-6 in *Appendix 16*.

6. Use of Soil Mapping Units and the Subsequent Designation of Subsurface Sewage Disposal System Areas

   Soils that are shown on a soil map which have an estimated soil absorption rating in excess of 75MPI shall not be considered suitable for either conventional or alternative subsurface sewage disposal system use.

   Where the approved soil mapping information reveals the presence of soil units of suitable properties and of sufficient size (i.e. soil units meeting the specifications outlined in *Appendix 1* and the area requirements outlined in *Appendix 8*), the designation of the disposal field areas shall be contained entirely within the confines of said soil units.

However, where the soil mapping information reveals the presence of many small, dissimilar units of soils (i.e. soil units having different MPI rates, required soil improvement practices, etc.), or a mixture of both the aforementioned scenarios, the designation of the disposal field areas shall meet the following requirements:

(a) Where there exists the inclusion of two (2) or more dissimilar soil units within a proposed disposal field area, in order to meet the disposal field area size requirements (i.e. *Appendix 8*), the conditions for the use of the soil unit having the most restrictive soil characteristics (e.g. higher MPI rate, unit is designated for LPP use only, required use of a soil improvement practice for any purpose, soil unit laying upon a steeper slope class, etc.) shall take precedence in the design, designation and subsequent use of that disposal field area. See the example in Figure A16-2 in *Appendix 16*.

(b) Once the disposal field areas have been delineated for a particular lot, the areas shall be identified as to the type of subsurface sewage disposal system installation which shall be utilized in said disposal field areas.

(1) Type of Subsurface Sewage Disposal System to be Utilized

The subsurface sewage disposal system area size requirements, as shown in *Appendix 8*, in conjunction with the soil map information (i.e. the information indicating what type of system the soil will support), will determine the type of subsurface sewage disposal system that will be required.

Additionally, the disposal field area having the most restrictive soil characteristics and/or conditions for use, the available amount of square footage (as per *Appendix 8*) and/or the highest soil MPI rating shall dictate the type of system that shall be utilized in each subsurface sewage disposal system area designed for that lot. See the examples in Figures A16-1 and A16-2 in *Appendix 16*.

~~There shall be no mixed use of subsurface sewage disposal system types on any lot (e.g. one area cannot be designated for a conventional system and a LPP system used for the other area; both areas in this example would have to be designated for LPP system use). Should the aforementioned criteria indicate that a proposed disposal field area require the use of a particular system type, all duplicate disposal field areas shall be of the same type of system regardless of the soils that may occupy those areas.~~

(2) Identification of the Subsurface Sewage Disposal System Areas

The subsurface sewage disposal system areas delineated upon a plat shall require a means of identification so as to distinguish one area from another. For this purpose, each area shall be assigned and labeled with a capital letter A, B or C, where applicable. Thus, where any charts or other type of notes are needed to provide information pertaining to a specific disposal field area, that information shall be referenced to the area identified by its respective label.

(3) Lot Restrictions

The Department shall have the authority to place restrictions upon any proposed lot represented upon a subdivision plat. These restrictions may include, but shall not be limited to:

(i) Placement and/or configuration of a building envelope.

(ii) Placement and/or configuration of the lot's subsurface sewage disposal system disposal field areas.

(iii) The type of subsurface sewage disposal system to be utilized upon a lot.

(iv) The number of bedrooms that may be placed within a dwelling.

(v) The use of a structure proposed to be placed upon the lot.

~~(vi) The use of oversized bathing fixtures within a structure or dwelling.~~

The assessment and subsequent placement of such restrictions upon a subdivision lot shall be determined by the Department during the subdivision design review process. Said restrictions shall be based upon the assessment of factors including, but not limited to, the amount of available soil suited for subsurface sewage disposal system use, size of disposal field areas, slopes, data from Table A8-1 in *Appendix 8*, existing vegetative conditions (i.e. big trees), and any other potential subsurface sewage disposal system installation restrictive characteristics that may be noted by the Department.

7. Additional Site Limitations Restricting Suitability of Proposed Subsurface Sewage Disposal System Areas

The following information discusses the various types of physical and/or natural land features that shall be assessed by the subdivision design engineer and thus taken into consideration in the subdivision design process.

The Department shall have the authority to request any type of additional information or data regarding the proposed subdivision site, so as to ensure a thorough assessment of any potential problems, and as a basis for determining the suitability of the subdivision or any and all individual lots prior to approving any final plat.

Other types of data, in addition to that stipulated in any of the provisions of these regulations, that may be required by the Department may include, but is not limited to, soil observation pits, additional grid staking, geotechnical data, archeological investigations, etc.

(a) Prior to the design of subsurface sewage disposal system areas, the suitability of the proposed subsurface sewage disposal system site shall be demonstrated through acceptable soil absorption rates, acceptable soil conditions, freedom from groundwater interference or impervious strata below the level of the disposal field.

(b) The size (i.e. square footage) of the subsurface sewage disposal system areas shall be determined by the soil mapping information (i.e. estimated soil absorption rates, slope of the ground surface, etc.) and the requirements for the use of said soil map information (See *Appendix 8*). The size of the proposed subsurface sewage disposal system areas shall be calculated and expressed (i.e. denoted in the proposed subsurface sewage disposal system area depicted on the plat) in square footage of land area.

(c) The upper most surface of the local groundwater table, either permanent or perched, shall be at least four (4) feet below the bottom of the disposal field, except that a lesser depth may be permitted where soil conditions so warrant.

Borings (i.e. excavation of observation wells) for determination of perched groundwater and the groundwater table may be required by the Department. Where the Department requires such investigation, all borings shall be made to a minimum depth of six (6) feet. Sufficient time, as determined by the Department, shall be provided for stabilization of groundwater before water table elevations are recorded. In sandy soil this may require not less than thirty (30) minutes while clay soil may require several hours or overnight. Borings shall be plotted upon a plat by a licensed land surveyor. Said plat shall show the contour elevations of the investigation vicinity, at a two (2) foot interval, and each bore hole shall be identified by a number system, whereas the field boring I.D. number corresponds to the numbered boring shown on the plat. Borings shall be conducted during the historically wettest part of the year and at a time approved by the Department.

(d) Where surface rock outcropping or subsurface rock formations exist to such degree as to affect operational effectiveness of subsurface sewage disposal systems, a sufficient number of borings (i.e. observation holes) to a minimum depth of six (6) feet may be required by the Department.

Where site conditions so warrant, observation pits may also be required by the Department. Borings or pits shall be utilized to determine whether subsurface sewage disposal systems can be expected to give satisfactory service. Such borings or pits shall be in the exact same manner as prescribed for the observation wells, in the previous Subpart (i.e. *Subpart (c)*).

All rock formations shall be at a depth greater than four (4) feet below the bottom of a subsurface sewage disposal system, provided a lesser depth may be permitted where soil conditions so warrant as determined by a Department Soil Scientist.

(e) Other Site Considerations include, but are not limited to:

(1) Areas consisting of cut, filled, compacted, or disturbed soils shall be excluded from the area considered for installation of the septic tank and disposal fields. This condition my be waived by the Department if conditions so warrant, as determined by a Department Soil Scientist.

(2) Gullies, ravines, dry stream beds, natural drainage ways, sinkholes, wells, springs, cisterns, streams, areas subject to flooding which have no surface drainage outlet, closed depressions or depressional areas, caves, grave sites, cemeteries, Indian burial grounds, mined areas (i.e. phosphate mines), rock quarries, landfills or any type of dumping site (active or abandoned) shall be excluded from consideration as usable areas for disposal systems.

(3) Maximum slope permitted for the area to be used for the septic tank system shall be determined by the consideration of lateral flow of effluent to the surface of the slope. Slopes of more than twenty-five (25) percent shall be considered unsuitable for subsurface sewage disposal system use.

(4) All areas platted and reserved for the subsurface sewage disposal system use, on any lot, shall not be disturbed during the course of any construction activities.

(f) Drainage Feature Considerations as Related to Subsurface Sewage Disposal System Areas

Each development shall provide for the on-site or off-site detention of excess storm water runoff resulting from that development. Drainage consideration and features shall include, but not limited to:

(1) An increase in the impervious surface of the site, including all additions of buildings, roads, and parking lots.

(2) Changes in soil absorption caused by compaction during development.

(3) Modifications in contours, including the filling or draining of small depressional areas, alterations of drainage ways, or re-grading of slopes.

(4) Destruction of forest.

(5) Alteration of drainage ways or installation of collection systems to intercept street flows or to replace swales or other drainage ways.

(6) The alteration of subsurface flows, including any groundwater de-watering or diversion practices including, but not limited to, existing subsurface drainage improvements and structures, as related to agricultural practices.

(7) The items outlined in *numbers (1) through (6) of this Subpart*, shall be designed so as not to interfere with the proper functioning of a platted subsurface sewage disposal system area(s). All minimum buffer distances, as specified in Table S13-1 in *Section 13*, shall be utilized during both the design and construction of a subdivision.

D. Plat Review Procedures

All plats (i.e. ~~sketch~~concept plan, preliminary or final) requiring Williamson County Planning Commission approval shall be submitted to the Williamson County Department of Sewage Disposal Management, a minimum of ~~twenty-one (21) working days~~six (6) weeks prior to the scheduled Planning Commission meeting at which the proposed subdivision will be considered. All plats submitted to this Department for review, shall have been prepared in accordance with all provisions outlined in these regulations. All plat review fees shall be paid to the Department at the time of final plat submittal. See *Section 33*.

When plat deficiencies are found by the Department reviewer, said deficiencies shall be noted by the reviewer. The subdivision design engineer shall be contacted upon the conclusion of the initial review. ~~Subsequently, it shall be the responsibility of said engineer to schedule a Corrective Review Session.~~

Deficient plats shall be corrected so as to meet all design criteria presented in these regulations. Plats which have not been properly corrected in the time-frame allowed, may be subject to removal from the Planning Commission's agenda.

~~Continued submission of deficient plats by any design engineer, or a designated representative of said engineer or the engineer's firm, shall be considered as a willful disregard of these regulations. Where an engineer continuously displays or exhibits this pattern of behavior, the Department will, with the aide of the Williamson County Attorney's Office, file a complaint to the State Engineering Board regarding the actions of said engineer.~~

~~At the time of~~Prior to submittal of the preliminary plat, each lot of the proposed subdivision site shall be accurately surveyed and lot boundaries designated by survey stakes with lot numbers shown on said stakes. Other attributes of the lot(s) that shall also be staked and clearly identified by a surveyor on said subdivision site include, but are not limited to:

1. The building envelope.

2. Any and all easements (e.g. roads, drainage, utilities, ingress/egress, etc.).

3. All designated subsurface sewage disposal system areas. Applicable protectionary measures (as outlined in *Appendix 10)* shall also be in place.

4. All soil drainage improvement practices.

~~At the Department's discretion, t~~The above items ~~are subject to~~must be field reviewed by Department staff prior to preliminary plat submittal.

E. Plat Approval Process

1. Plat approval (i.e. written statement approval for sketch plans and preliminary plats, and signature approval for final plats) of a subdivision shall not be made until all applicable provisions of these regulations have been met.

2. Once all provisions of these regulations have been fulfilled, the final plat will be signed by the designated representative of the Department.

3. Once a final plat has been signed, any unauthorized changes made upon said final plat shall void the plat approval.

4. Once a subdivision has been granted Planning Commission and Department approval and has been recorded with the Register of Deeds of Williamson County, the following tasks shall be completed:

   (a) One (1) recorded transparent copy (i.e. graphic representations of the plat printed upon a mylar, slick or plastic drawing material) and two (2) recorded paper copies (e.g. blueline copies made directly from each and every transparent copy) of the signed final plat of the subdivision shall be submitted to this Department.

   (b) All lots, easements, improvements and subsurface sewage disposal system areas shall be field-staked and identified, by a land surveyor licensed in the state of Tennessee. All required field staking shall be verified by the Department prior to issuing subsurface sewage disposal system permits. See *Appendix 6*, for further information regarding the complete subsurface sewage disposal system permit application process.

   (c) Prior to any earth moving permits being granted, the landowner or developer shall erect, and have inspected, fencing to protect the disposal area from disruption during the construction process. See *Appendix 10.*

   In accordance with the warning label on the final plat, if these areas are disturbed, the Department may require the use of alternative systems. If an alternative system cannot be provided, 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 (e.g. the soils within said area have been cut, filled, compacted, disturbed, etc.).

   (d) Failure to comply with these regulations, or any part thereof, shall result in the denial of issuance of any subsurface sewage disposal system installation permits for any lots in said subdivision.