

Decentralized Wastewater System Lot Requirements

- Minimum lot width of 65 feet. Cul-de-sac lots will be required to have a minimum lot width at the R.O.W. of 65 feet. All lots will be required to have a minimum 65 foot lot width at the front setback line
- Minimum Front Building Setback shall be 35 feet on lots without sidewalks running parallel to the R.O.W.
- Minimum Front Building Setback shall be 40 feet on lots with sidewalks running parallel to the R.O.W.
- Minimum 10 foot separation between water and sewer services as specified by T.D.E.C. regulations
- STEP tanks or water meters will not be allowed in driveways. Existing service connections that have to be relocated to avoid driveways or other obstacles being constructed shall be relocated by the District and will be subject to charges pursuant to the District's policy.
- STEP tanks are to be located a minimum of 10 feet from any property line as specified by T.D.E.C. regulations
- STEP tanks are to be located a minimum of 10 feet from any structure or driveway and shall be located in the front yard between the structure and road R.O.W. (No tanks will be allowed in the rear of any structure)
- For lots serviced by a Decentralized Wastewater System that are **80 feet in width and less as measured at the R.O.W.**, a plot plan drawn by a Professional Engineer for each lot is to be submitted to the District for review and approval prior to the start of any construction.
 - Plot Plans shall include the following**
 - 1. Contact information for builder (Name, Address, Phone & Email Address)
 - 2. Drawn at a minimum scale of 1" = 20'
 - 3. Lot Number
 - 4. Drainage & Utility Easements
 - 5. Structures
 - 6. Driveways
 - 7. Mailbox
 - 8. Sidewalks
 - 9. Public Utilities (Water, Sewer, Phone, Cable TV, Gas, etc.)
 - 10. Utility Service Connections that have been field located
 - 11. STEP Tank Location with a 25' wide easement centered with the tank. The easement shall also extend 10 feet beyond both ends of the tank.
- Any Decentralized Wastewater lots requiring a plot plan will be subject to review and final approval of the plot plan prior to a STEP Tank Permit being issued. Lots requiring plots plan will also be subject to a \$250.00 per lot review and inspection fee in addition to the \$250.00 STEP Tank Permit fee.
- CUD will inspect all installations conducted pursuant to a plot plan as outlined above and no water service will be established to any lot that does not conform to the plan as approved.