



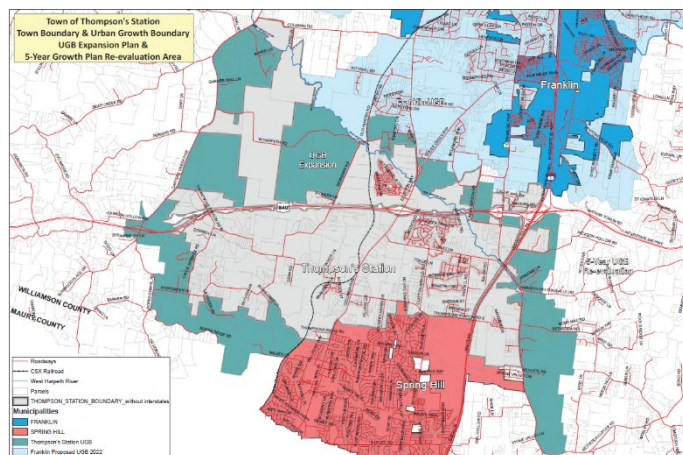
WASTEWATER INFRASTRUCTURE DEVELOPMENT POLICY & PROCEDURES

This policy is established in order to detail a Townwide framework for appropriate growth and development and to ensure that the Town's wastewater infrastructure is thoughtfully planned and extended. This policy sets the guidelines for new wastewater infrastructure and is but one element of the Town's overall growth and development policy. This policy is advisory in nature and subject to the recommendations of the Utility Board and Planning Commission, as well as the ultimate decision-making authority of the Board of Mayor and Aldermen, who have final authority on new wastewater infrastructure within the Town of Thompson's Station. Lastly, it should be noted that this policy provides overall guidance, but the Wastewater Capacity Reservation Ordinance, the Town Code, and the Land Development Ordinance set forth the regulatory process for any new wastewater infrastructure as it relates to private development.

New Wastewater Infrastructure within Town limits

All new wastewater infrastructure in the Town's municipal limits is categorized into two (2) areas:

- 1) those areas within the Sewer Network Area, as defined by the Sewer Network Plan, and
- 2) those areas outside of the Sewer Network Area.



Within the Sewer Network Area

Any new development proposed within the Sewer Network Area should connect to the Town's sewer network as identified in the Sewer Network Plan. Sewer network extensions should generally be located within the public Right-of-Way, unless otherwise approved by the Town Engineer. A conceptual off-site sewer connection plan should be submitted, reviewed, and approved as part of any application for reservation of future sewer capacity, with the initial step being consideration and review by town staff and the town's engineer as to the connection to the regional system to be utilized, including which manhole the Developer and/or owner plans to tie into pursuant to the applicant's capacity reservation application. Generally, applicants shall be required to pay for all off-site connections, as determined by the Town.

Outside the Sewer Network Area

Any new development proposed outside the Sewer Network Area, as defined by the Town's Sewer Network Plan, may either provide sewer service through septic tanks or an on-site sewer system. A proposed development that is not part of the Sewer Network Area as defined by the Town's Sewer Network Plan may petition the Town to be a part of the sewer service area as to be served by an existing sewer system. Such petition would be submitted to the planning office with a proposal as to how the proposed development would be incorporated into the sewer service area and as to how the proposed development would be served by an existing sewer system. The Town, with an initial review by the Utility Board and final consideration by the BOMA of the petition, would determine the feasibility of such a proposed development being a part of the sewer service area.

For developments that utilize septic systems, the following policies apply:

- Prior to any plat or site plan submitted to the Town, approval should be secured from the Williamson County Sewerage Disposal Department. Without such approval, the development should be classified as not having sufficient sewer service to warrant a plat or site plan approval by the Town.
- Property owners/developers are responsible for securing approval from the Williamson County Sewerage Disposal Department. The Town requires a septic review letter and

septic permit to be submitted for any plan, plat or permit utilizing a septic system within the Town limits.

For developments that utilize an on-site system, the following policies apply:

- The development must include a minimum of 50+ residential lots, or if the development is for commercial, retail, office use or mixed use then there must be the installation of an on-site system for use of a minimum of 15,000 gpd. Residential developments of 49 lots or less or any other non-residential use should not be considered for such on-site systems.
- The system should be expandable and designed such that surrounding properties have the opportunity to connect for wastewater treatment, subject to Town review and approval.
- The system should be designed to provide for eventual connection to the Town's sewer network.
- As the first step in an annexation, rezoning, or plat request that requires such on-site system, the developer/applicant must make application to the Utility Board for review. The Utility Board will review the application and make a recommendation to the Board of Mayor and Aldermen to accept or deny the proposed on-site sewer treatment, collection, and disposal system.
- The system should be within a D1, D2, D3, T3, T4, T5, or CC zoning district.
- The system should be consistent with other, existing, on-site systems (currently the Town has approved the Bio-clere system for on-site system use) within the Town's municipal limits so as to create efficiencies in maintenance.
- The system should be designed for the proposed development and reviewed by the Town. Any excess capacity (if any) in design will have no effect on future considerations or use.
- The system is intended to be public infrastructure and must be dedicated over to the Town upon completion and before any lot(s) are sold to the public, pursuant to the On-Site Wastewater Policy and Procedure of the Town of Thompson's Station. Accordingly, once dedicated, the developer shall have no rights or control over the system and no claim to excess capacity, if any.

- The developer shall post with the Town sufficient sureties to ensure the development and dedication of the on-site system. Additionally, the Developer shall post a sufficient sewer surety as part of the platting process.
- Any development that utilizes an on-site system should have a notation on both the construction documents and each final plat for the development noting that if and when the on-site system is ever decommissioned or terminated, for whatever reason, the lots within the development utilizing the on-site system, may be subject to a special assessment to connect the development to the Town's sewer network.
- The lots within the development utilizing the on-site system shall be subject to the monthly wastewater fee(s) as determined by the Town and such funds may be used for the maintenance and upkeep of the on-site system and, if necessary, the cost of connecting the development to the Town's sewer network and/or decommissioning the existing on-site system.