

Setbacks

Setbacks

Setbacks in layout designs refer to the required horizontal distance from components of the OWTS and to structures, property lines, easements, watercourses, wells, or grading. Specific setback requirements will vary based on the type of system design and site conditions and are specified in the following table.

SETBACK REQUIREMENTS		
Component	Setback	Minimum Distance
<i>Septic Tank</i>	Structure	5 feet
	Property Line	5 feet
	Water Well	100 feet
	Leach Lines	5 feet
	Seepage Pits	10 feet

<i>Leach Lines</i>	Structure	8 feet
	Property Line	5 feet
	Water Well	100 feet
	Public Water Well	150 feet ¹
	Seepage Pits	15 feet
	Water Mains (Public)	25 feet
	Drainage Course	50 feet from centerline or top of bank
	Flowing Stream/Creek	100 feet from edge of flow line or top of bank
	Pond or Lake	100 feet from spillway elevation
	Water Supply Reservoir	200 to 400 feet from the high water line ²
	Aqueduct	5:1 setback to pipeline ³
	Road Easements	10 feet from edge of ultimate easement width ⁴
	Cut Slopes	5:1 setback from top of cut slope ⁵
Private Utility Trenches	10 feet	

SETBACK REQUIREMENTS, CONTINUED		
Component	Setback	Minimum Distance
<i>Seepage Pits</i>	Structure	10 feet
	Property Line	10 feet
	Private Water Well	150 feet
	Public Water Well	200 feet
	Other Seepage Pits	20 feet from edge of excavation
	Water Mains (Public)	25 feet
	Drainage Course and subsurface drains	50 feet from centerline or top of bank
	Flowing Stream/Creek	100 feet from edge of flow line or top of bank
	Pond or Lake	100 feet from spillway elevation
	Water Supply Reservoir	200 to 400 feet from the high water line ²
	Aqueduct	5:1 setback to pipeline ³
	Road Easements	10 feet from edge of ultimate easement width ⁴
	Cut Slopes	5 feet from top of slope ⁵
	Private Utility Trenches	10 feet

Notes:

1. The minimum setback required to a public water well is 150 feet and increases to 200 feet where the depth of the dispersal system exceeds 10 feet in depth. The minimum setback may be increased if site conditions show the minimum setback is insufficient to protect groundwater supplies.
2. Where the dispersal system is within 1200 feet of surface water intake point, the setback shall be 400 feet from the high-water mark of the reservoir, lake, or flowing water body. Where the dispersal system is greater than 1200 feet of the surface water intake point, the setback shall be 200 feet from the high-water mark of the reservoir, lake, or flowing water body.
3. Maximum setback of 100 feet. A reduction in setback to 50 feet may be considered with engineering to demonstrate no risk of sewage moving laterally to pipeline trench.
4. The setback may increase if the 5:1 setback to a road cut is greater than the minimum setback.
5. This maximum 100 foot setback would also be applied to the top of an eroded bank or natural slope in excess of 60%. A reduction in setback to 50 feet may be considered with engineering to demonstrate no risk of sewage surfacing on the face of the bank or slope.
6. For trenches less than 2 feet in depth, a 5:1 setback based on the trench depth can be used.