AUM LOT SHEET · FIG 5 · 2026-10-17

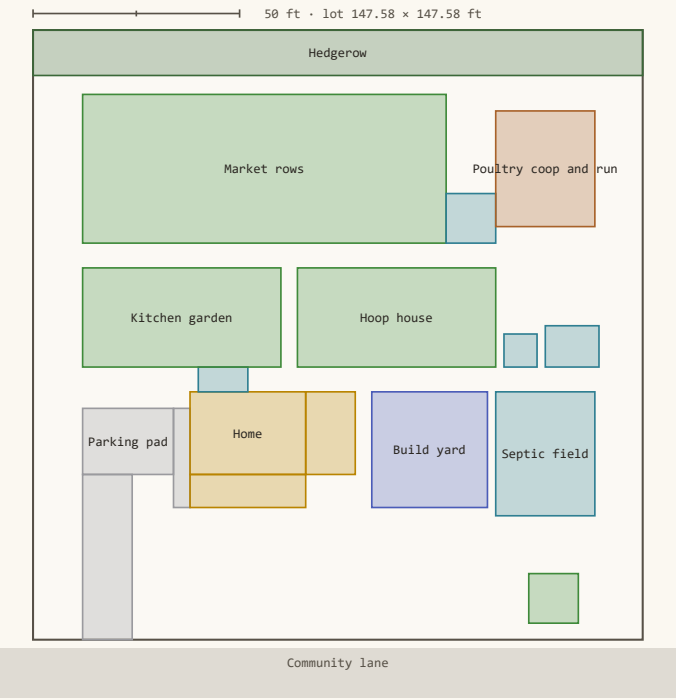
Builder Starter

A 560 sq ft starter home built by the owner with AUM's crew, with ground kept for a 240 sq ft addition and a build yard that is cleared once the home is finished.

Builder · From $66,000

Home 560 sq ft, can grow to 800

The prices shown are starting prices. Each one includes the homesite set-up: septic, water and power runs, and solar. They are estimates while we lock in builder and material costs. Your contract shows your final price before you commit to anything.



ZONE	GROUP	SIZE (FT)	AREA (SQ FT)
Drive	access	12 × 40	480
Parking pad	access	22 × 16	352
Path	access	4 × 24	96
Porch	living	28 × 8	224
Home	living	28 × 20	560
Future addition	living	12 × 20	240
Tool and feed shed	utility	12 × 6	72
Build yard	making	28 × 28	784
Septic field	utility	24 × 30	720
Kitchen garden	growing	48 × 24	1,152
Hoop house	growing	48 × 24	1,152
Rainwater cistern	utility	8 × 8	64
Solar array	utility	13 × 10	130
Market rows	growing	88 × 36	3,168
Compost bays	utility	12 × 12	144
Poultry coop and run	animals	24 × 28	672
Produce stand	growing	12 × 12	144
Hedgerow	buffer	148 × 11	1,623
Base drawing, half-acre lot			**21,780**
Zoned share · hard surface			**54% · 9%**

BUILDER STARTER · WASTEWATER

Own septic, with a shared-sewer fallback

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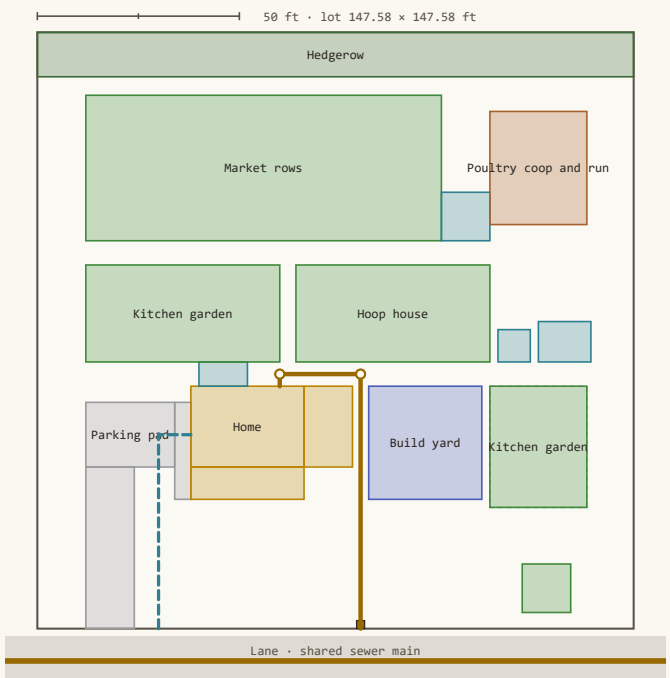
Every homesite is 150 by 150 feet, just over half an acre, with its own septic system. On a Maker Kitchen lot, the kitchen also gets its own treatment unit, because a food business cannot share the home's system. The health department approves each system before it is built. Each lot sheet also shows a shared-sewer version.

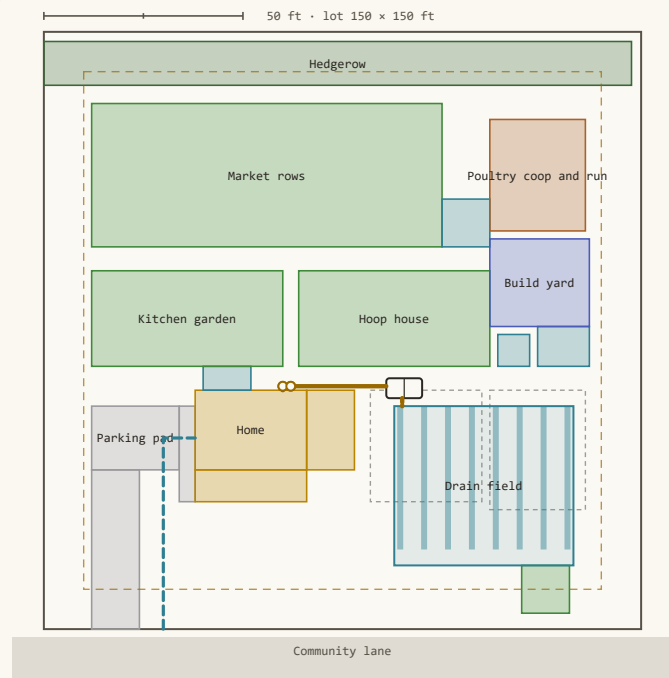
Community sewer



LOT	148 × 148 ft, 21,780 sq ft, a half acre
SEWER FROM HOME	86 ft, 4 inch Schedule 40 PVC, watertight joints, laid at 1/8 inch per foot or more; fall at least 10.8 in
CLEANOUTS	2: within 6 ft of each building, at every bend, no more than 80 ft apart (LAC 51:XIV.717.B.1, B.2, B.4.b)
STREET STUB	One stub with a two-way cleanout at the street lot line, to the shared sewer main in the lane
WATER LINE	56 ft, 1 inch pressure-rated water service pipe in its own trench; 24 ft from the nearest sewer pipe
GIVES UP	septic field (720 sq ft)
ADDS	kitchen garden (720 sq ft)

- Each building's sewer pipe runs to one stub at the street lot line, where it meets the shared sewer main in the lane.
- The water line runs in its own trench, at least 6 ft from any sewer pipe.
- The sewer pipe leaves the back of the home so the future addition never sits on it.

Own septic system



LOT	150 × 150 ft, 22,500 sq ft, the septic-ready lot
SEWER FROM HOME	27 ft, 4 inch Schedule 40 PVC, watertight joints, laid at 1/8 inch per foot or more; fall at least 3.4 in
CLEANOUTS	2: within 6 ft of each building, at every bend, no more than 80 ft apart (LAC 51:XIV.717.B.1, B.2, B.4.b)
DESIGN FLOW	Home, 2 bedrooms: 300 gpd = **300 gpd** (LAC 51:XIII.1501 (sewage loading criteria))
SEPTIC TANK	**750 gal**, at least 2.5 × 300 gpd and never under 500 gal (LAC 51:XIII.715.D)
TRENCH NEEDED	142 ft per bedroom at the slowest accepted soil (3 in drop in 60 min), minimum 160 ft: **284 ft** (LAC 51:XIII.719.D Table 1, 719.I, 719.K)
DRAIN FIELD	**8 trenches × 36 ft = 288 ft**, 18 in wide, 6 ft apart centre to centre, 1,800 sq ft footprint
FIELD CLEARANCES	10 ft to the home, 16 ft to the nearest lot line (10 ft minimum each); not under drives, parking, buildings or the build yard
WATER LINE	56 ft, 1 inch pressure-rated water service pipe in its own trench; 24 ft from the nearest sewer pipe
GIVES UP	build yard (784 sq ft), septic field (720 sq ft)
ADDS	build yard (550 sq ft)

- Sized for 2 bedrooms: 300 gallons a day, a 750 gallon tank and 288 ft of trench.
- Trench length assumes the slowest soil the code accepts (3 inches in 60 minutes); faster soil needs less.
- Nothing is paved, parked or built over the tank or the trenches.
- The build yard moves behind the hoop house, because trucks and stored materials may not sit on a drain field.

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sewer pipe, cleanouts and stub · water line · dashed outlines: ground the option uses differently · dashed gold frame: 10 ft drain-field clearance from lot lines

Setbacks and separations

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BETWEEN	MINIMUM	SEWER PLAN	SEPTIC PLAN	BASIS
water line ↔ sewer pipes	6 ft	24 ft	24 ft	LAC 51:XIV.307.F (no single trench); LAC 51:XII.341 (6 ft between parallel water and sewer mains)
water line ↔ septic tank	10 ft	—	49 ft	AUM design rule (LAC 51:XIII.715.P and 719.J defer to Part XII, which sets no figure for water lines)
water line ↔ septic field	10 ft	—	50 ft	AUM design rule (LAC 51:XIII.715.P and 719.J defer to Part XII, which sets no figure for water lines)
septic field ↔ home	10 ft	—	10 ft	LAC 51:XIII.719.I ("at least 10 feet from any dwelling or property line")
septic tank ↔ home	5 ft	—	8 ft	AUM design rule (LAC 51:XIII.715.S: no slab or building over a tank)
animals ↔ septic field	10 ft	—	44 ft	AUM design rule
animals ↔ home	25 ft	52 ft	52 ft	Parish livestock rules (Natchitoches, Sabine): to be confirmed
compost bays ↔ home	20 ft	42 ft	42 ft	AUM design rule

Setbacks on every plan: 25 ft front, 10 ft sides, 15 ft rear for buildings. Distances are the closest edge-to-edge gaps on these drawings.

What the rules say

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Quoted word for word from Louisiana Sanitary Code (LAC Title 51), Part XIII Sewage Disposal, Title 51 compilation, July 2026 (Office of the State Register), with the cited sections of Parts XII and XIV. Retrieved 2026-10-16. "…" marks words left out.

LAC 51:XIII.511.A Connecting to a community sewer	"Where an established community sewerage system (either public or private) is available, and there is ample water supply, all plumbing fixtures within any structure shall be connected to such community sewerage system."
LAC 51:XIII.511.B Community sewer required for new subdivisions	"Community sewerage systems shall be provided for all new subdivisions and developments where lots are sold or leased. The developer/owner shall be responsible for the provision of adequate sewage treatment and disposal. The use of individual sewerage systems in lieu of a community sewerage system may be authorized and will be considered under the following circumstances."
LAC 51:XIII.511.B.1 Drainage plan and covenants	"In subdivisions comprised of less than 125 lots, when the developer submits a comprehensive drainage plan as well as a proposal for restrictive covenants which detail requirements for perpetual maintenance of drainage. This requirement shall apply for all new subdivisions and developments."
LAC 51:XIII.511.B.4 Minimum lot for an individual system	"The installation would be located on a lot, plot or site which has a minimum area of 22,500 square feet, and a minimum frontage of 125 feet."
LAC 51:XIII.511.B.5 Minimum lots in a subdivision	"For subdivisions when each and all lots have a minimum area of at least 22,500 square feet and a minimum frontage of 125 feet, except that the 125 foot frontage requirement may be waived for up to 15 percent of the total number of lots in the development if:"
LAC 51:XIII.511.B.6 Parishes with a formal sewage permitting system	"For parishes in which the parish governing authority has enacted and enforces a formal sewage permitting system (requiring approval of individual sewage disposal systems by the state health officer prior to issuance of any parish permits) and when the lots or sites in question meet any of the following criteria:"
LAC 51:XIII.511.B.6.a–c Parish-permit lot sizes	"minimum area of 22,500 square feet and a minimum frontage of 80 feet; … minimum area of 16,000 square feet and a minimum frontage of 80 feet where an approved individual mechanical plant is to be utilized; … minimum area of 12,000 square feet and a minimum frontage of 60 feet where an approved individual mechanical plant is utilized and is followed by 50 feet of modified absorption field"
LAC 51:XIII.501.A Community sewer permit	"A person shall not construct or operate a community sewerage system, or make a modification of an existing system which changes the system's capacity, effluent quality, point of discharge, hydraulic or contaminant loadings, or operation of the component units of the system without having first obtained a permit from the state health officer."
LAC 51:XIII.505.B Community sewer treatment standard	"Community sewerage systems shall be operated and maintained so as to consistently produce effluent water quality meeting the minimum requirements of the secondary treatment standard."
LAC 51:XIII.701.E Recorded plat before septic permits	"Permits for the installation of individual sewerage systems shall not be issued for lots within a formal subdivision unless an official recorded plat/property survey has been filed with and subsequently approved for use of individual sewerage systems by the Office of Public Health."
LAC 51:XIII.711.A When a mechanical plant may be used	"An individual mechanical plant may be used where a community-type system is not available, and where the state health officer determines that a conventional septic tank system (septic tank-absorption field) would not be expected to function properly, and where the requirements of §§511.B, 701, 703.B, and 705 are complied with."
LAC 51:XIII.715.D Septic tank size	"The minimum total septic tank liquid capacity required is 2 1/2 times the estimated average daily design flow. … One-bedroom residences may, however, utilize a 500 gallon tank."
LAC 51:XIII.715.R Pipe from the house to the tank	"the inlet piping from the house must have a minimum diameter of four inches and be laid on a slope of at least 1/8 inch per foot. The slope for the last 10 feet of line preceding the septic tank must not exceed 1/4 inch per foot."
LAC 51:XIII.715.S Nothing built over the tank	"Sufficient soil cover can be provided over the top of the septic tank to permit grass growth. However, no other obstruction to access (i.e., concrete slabs, buildings, etc.) shall be allowed."
LAC 51:XIII.719.B.2–3 Water table and clay	"The maximum elevation of the ground water table should be at least 2 feet below the bottom of the proposed trench system. … Clay formations or other impervious strata should be at a depth greater than 4 feet below the bottom of the trenches."
LAC 51:XIII.719.D, Table 1 Trench length per bedroom	"NOTE: A minimum of 160 linear feet of field line shall be provided."
LAC 51:XIII.719.I Trench size, spacing and clearances	"Individual trenches shall not be greater than 100 feet in length and not less than 18 inches in width. The center line distance between individual trenches shall be at least 6 feet. In addition, the absorption trenches shall be located at least 10 feet from any dwelling or property line."
LAC 51:XIII.719.K At least two trenches	"In every case, at least two trenches shall be used."
LAC 51:XIII.719.R Where trenches may not go	"beneath driveways, parking or other paved areas; … in areas that may be subjected to passage or parking of heavy equipment or vehicles, or storage of materials; … beneath buildings or other structures."
LAC 51:XIII.1301.A.2.a Food businesses	"A commercial treatment facility shall be installed for business establishments where the preparation of food and/or drink is the primary business activity."

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LAC 51:XIII.1301.A.2 Single commercial buildings	"Single commercial structures, where less than 1,500 gpd total flow is expected, and where the connection to a community sewerage system to serve other loading sources as well is not required, may utilize either an individual or commercial sewerage system, provided minimum lot size requirements for the use of individual sewerage systems are met."
LAC 51:XIII.101 What a commercial treatment facility is	"Commercial Treatment Facility (designed in accordance with §503)—any treatment facility which is required by the state health officer whenever the use of an individual sewerage system is unfeasible or not authorized."
LAC 51:XIII.503.A Design standard for treatment plants	"The review and approval of plans and specifications submitted for issuance of a permit will be made in accordance with the design standards presented in "Recommended Standards for Sewage Works," 1990 Edition"
LAC 51:XIII.703.B Systems other than a septic tank and field	"Individual sewerage systems, other than conventional septic tank systems, i.e., septic tanks followed by a subsurface disposal system, including those facilities built in conflict with the state of Louisiana sanitary code, shall comply with all provisions of the Louisiana Department of Environmental Quality Wastewater Discharge Permit."
LAC 51:XIII.1501, notes Loading not in the table; flow and strength	"Note (a) If loading criteria other than presented here are used, they should be justified. … Note: Design calculations for sewage treatment facilities must be made based on both hydraulic loading(s) and organic loading(s). Final design of facility to be used upon the larger capacity (size) required by these calculations."
LAC 51:XIII.725.K Treatment plant from the lot line	"Individual mechanical plants should be installed at least 10 feet from the property line."
LAC 51:XIII.731.A Disinfection	"Where effluent discharges are required to be disinfected, and chlorine is used as the disinfectant, a chlorine contact chamber is required."
LAC 51:XIII.731.C Effluent reducer	"Individual sewage systems, with a capacity up to and including 1500 gpd, that produce a treated, off-site effluent, shall include an effluent reducer as part of the overall system"
LAC 51:XIII.733.A.3, A.6 Effluent reduction field	"The effluent reduction field trenches shall be at least 18 inches wide and between 16 to 24 inches in depth. … The effluent reduction field (ERF) must be installed a minimum of 10 feet from any property line."
LAC 51:XIII.733.A.9–10 Discharge pipe from the field	"The pipe from the end of the effluent reduction field to the discharge point must be solid. … A backwater valve must be provided at the end of the effluent reduction field whenever the discharge line is less than 12 inches above the ditch flow-line."
LAC 51:XIII.308.A Outfall path	"the state health officer shall require the system owner to provide evidence of appropriate servitudes or permissions for any portion of the outfall path lying between the boundaries of the system owner's property and the first suitable publicly maintained ditch, canal, or channel forming part of the outfall path"
LAC 51:XIV.1005.D Grease traps	"An approved type grease trap, grease interceptor, or large capacity grease interceptor complying with the provisions of this Section shall be installed in the waste line leading from sinks, drains and other fixtures or equipment in establishments such as restaurants, … or other establishments where grease may be introduced into the drainage or sewage system in quantities that can affect line stoppage or hinder sewage treatment or the functioning of an individual sewerage system"
LAC 51:XIV.1005.N.3.b, N.4.c–d Grease trap size and placing	"The minimum capacity for applications without a garbage grinder shall not be less than 125 gallons below the static water level. … A one compartment grease trap is acceptable; however, a two compartment, or a one compartment grease trap with a baffle wall between the inlet and outlet, is preferred. … The grease trap shall be placed as close to the plumbing fixture(s) discharging greasy waste as possible, but preferably on the outside of the building when feasible."
LAC 51:XIV, editor's note Part XIV is no longer in force	"Part XIV (Louisiana State Plumbing Code) of the Louisiana State Sanitary Code [LAC 51 (Public Health Sanitary Code)] became null and void on January 1, 2016."
LAC 51:XIII.305.A No discharge to ditches or water	"A person shall not directly or indirectly discharge, or allow to be discharged, the contents or effluent from any plumbing fixtures, vault, privy, portable toilet, or septic tank, into any road, street, gutter, ditch, water course, body of water, or onto the surface of the ground."
LAC 51:XII.327.A.2, notes 1–2 Distances from a water well	"This distance may be reduced to 30 feet if the sewer is of cast iron with leaded joints or Schedule 40 plastic pipe with water-tight joints. … For a private water well this distance may be reduced to 50 feet."
LAC 51:XII.341.A Water and sewer mains	"Sewer and water mains shall be laid in separate trenches not less than 6 feet apart horizontally, when installed in parallel. Crossing water and sewer mains shall have a minimum vertical separation of 18 inches."
LAC 51:XIV.307.F Water and sewer never share a trench	"Water service pipes or any underground water pipes shall not be run or laid in the same trench as the building sewer or drainage piping, except as provided for in Chapters 6 and 7 of this code."
LAC 51:XIV.705.F Building sewer size	"No building sewer shall be less than 4 inches in size with the exception of force lines."
LAC 51:XIV.717.B Cleanouts	"Each horizontal drainage pipe shall be provided with a cleanout at the upstream end of the pipe and in changes of direction over 45° (0.785 rad). … Each building drain shall be provided with a cleanout within 6-feet (1829 mm) of the junction of the building drain and building sewer. … In pipe 4 inches nominal diameter through 6 inches nominal diameter, cleanouts shall be located at not more than 80 ft (24.4 m) intervals."

Trench length per bedroom (LAC 51:XIII.719.D, Table 1)

>12 in	12 in	11 in	10 in	9 in	8 in	7 in	6 in	5 in	4 in	3 in
72	**83**	**87**	**91**	**96**	**100**	**104**	**110**	**117**	**127**	**142**

Average water-level drop in 60 minutes, and feet of trench per bedroom (or per 150 gallons a day for other uses). Under 3 inches: not acceptable for an absorption field. AUM sizes every field at 3 inches.

Distances from a drinking-water well (LAC 51:XII.327.A.2)

Septic tanks	50 ft	
Storm or sanitary sewer	50 ft	30 ft for Schedule 40 plastic with watertight joints
Subsurface absorption fields, mechanical sewage treatment plants and similar	100 ft	50 ft for a private water well
Another water well	25 ft	
Feed lots, manure piles and similar	100 ft	
Drainage canal, ditch or stream	50 ft	

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Sources

- Official Title 51 file (Office of the State Register): https://www.doa.la.gov/media/dtxju50z/51.docx
- Louisiana Administrative Code index: https://www.doa.la.gov/doa/osr/louisiana-administrative-code/
- Louisiana Department of Health copy of Part XIII (PDF): https://ldh.la.gov/assets/oph/Center-EH/sanitarian/onsitewastewater/StudyMaterialOSWWInstWk.pdf
- AUM verbatim extract (PDF): https://www.acresundermanagement.com/docs/sources/LAC-51-XIII-sewage-disposal-2026-07.pdf

Lot minimum for an individual system: 22,500 sq ft and 125 ft of frontage (LAC 51:XIII.511.B.4–5, Louisiana Sanitary Code, July 2026 compilation). A half acre is 21,780 sq ft, under that minimum, so every AUM site uses 150 × 150 ft homesites with their own septic system (owner decision 2026-10-16); the shared-sewer plan on each sheet is a fallback on a half-acre lot. A Maker Kitchen's kitchen building has its own commercial treatment unit and field (LAC 51:XIII.1301.A.2.a).

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