

✓ 9-11-06

14.2.3

RE: Sidney Community Schools VARIANCE REQUEST

Fremont County

Iowa Department of Natural Resources

- | | |
|---|-------------------------------|
| 1. Date: 11/20/98 | 13. Decision: <u>Approved</u> |
| 2. Review Engineer: <u>Fred Evans</u> | Date: <u>11/20/98</u> |
| 3. Date Received: <u>11/13/98</u> | |
| 4. County Number: <u>36</u> | 14. Appeal: |
| 6. Program Area: CP (Wastewater) | Date: |
| 7. Facility Type: <u>205</u> | |
| 8. Subject Area: <u>308</u> | |
| 9. Rule Reference: <u>567-64.2(9)a</u> | |
| 10. Design Stds Ref: <u>14.2.3</u> | |
| 11. Consulting Engr: <u>Lynn Westrand, P.E.</u> | |
| 12. Variance Rule: <u>567-64.2(9)c</u> | |

15. Description of Variance Request

The Sidney Community Schools administration is constructing a junior-senior high school in a rural area located west of Sidney, Iowa. Inasmuch as municipal sewers are not available, it is proposed to construct an on-site system to include septic tanks and subsurface soil absorption system. A site survey was conducted by our field office staff and it was noted that a residence is located northwest across the county road from the school and on-site system at a separation distance between 600 and 700 feet. The school administration was advised that it would be necessary to obtain a written waiver from the owner of the residence. School officials attempted to get such a waiver but were unsuccessful, therefore, a variance from 14.2.3 has been requested.

16. Consulting Engineer's Justifications

I received a call from Joe Cheesebrough on Friday November 6th that the owner of the property Northwest of the new Sidney Jr/Sr High School had declined to sign a waiver to permit installing a disposal field within a 1,000 foot radius of the residence. Following is the rationale for request for a waiver based on Iowa Administrative Code, Chapter 64. (variance)

The residence is 698 feet from the NW corner of proposed disposal field. This is only a issue because the terrain of the land is significantly more important. Please refer to the attached aerial photo that shows that the contour of the land slopes away from the proposed disposal field in every direction except towards the north which is the Fremont County Fair Grounds and the Sidney Rodeo. The residence in question is at approximately the same elevation as the disposal field. Run-off, if any, would be away from the property in question. DNR representative, Fred Evans is in possession of U.S. Geological Survey maps that confirm this analysis.

It should be noted that there is no above ground disposal system. All processing is performed and dispersed underground.

Lynn D. Wenstrand

Lynn D. Wenstrand PE
Iowa License #4372

17. Department's Justifications

It is recommended that the requested variance in the separation distance be approved based upon the engineer's justification and the following additional considerations:

1. The proposed wastewater treatment facility is a buy non discharging system; therefore, any possible adverse effects on the environment, water quality or aesthetics should be minimized.
2. The proposed new school will be connected to the public water supply of the City of Sidney.
3. The separation distance of approximately 700 feet is substantially equivalent to the required distance of 1000 feet.

18. Precedents Used

Site separation variances previously approved in the Cities of Albion, Bronson, Chillicothe*, Eddyville, Fort Dodge, Harcourt, Ossian, Washington, West Chester and Lake Mills. Variances also approved for the Meadow Lawn Nursing Center*, Northridge Mall, Riverview Estates*, Ridge Estates, Troy Mills S.D., Beachland Inn MHP* and Westend Apartments.*

* - Subsurface systems granted variances

19. Staff Reviewer: Fred Evans

Date: 11/24/98

20. Supervisor: Wayne Farrand

Date: 11/24/98

21. Authorized by: Dartell McAllister

LYNN D. WENSTRAND & ASSOCIATES INC.

Professional Engineers
1456 Indian Hills Road
Council Bluffs, Iowa 51501
Phone (712) 322-2130

November 9, 1998
9804CAMBLIN1.LTR

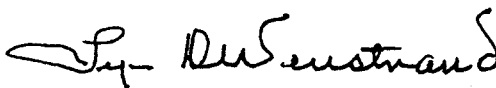
Mr. Robert E. Camblin
Camblin Mechanical, Inc.
PO Box 520, Atlantic IA 50022

Re: Sidney Jr - Sr High School

I received a call from Joe Cheesebrough on Friday November 6th that the owner of the property Northwest of the new Sidney Jr/Sr High School had declined to sign a waiver to permit installing a disposal field within a 1,000 foot radius of the residence. Following is the rationale to request for a waiver based on Iowa Administrative Code, Chapter 64. *(variance)*

The residence is 698 feet from the NW corner of proposed disposal field. This is only a issue because the terrain of the land is significantly more important. Please refer to the attached aerial photo that shows that the contour of the land slopes away from the proposed disposal field in every direction except towards the north which is the Fremont County Fair Grounds and the Sidney Rodeo. The residence in question is at approximately the same elevation as the disposal field. Run-off, if any, would be away from the property in question. DNR representative, Fred Evans is in possession of U.S. Geological Survey maps that confirm this analysis.

It should be noted that there is no above ground disposal system. All processing is performed and dispersed underground.



Lynn D. Wenstrand PE
Iowa License #4372

Copy to: Joe Cheesebrough, Cheesebrough & Assoc.
Ned Cox, Sidney Supt. of Schools

SIDNEY
RODE-O
(CITY SEWER
& WATER)

FREMONT
COUNTY
FAIR GRINDS
(CITY WATER)

003
mp

451

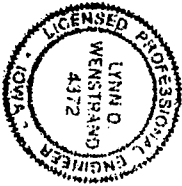
← RESIDENCE

SIDNEY
COMMUNITY
SCHOOLS

200

NORTH

SECTION -
1124 = 1'-0

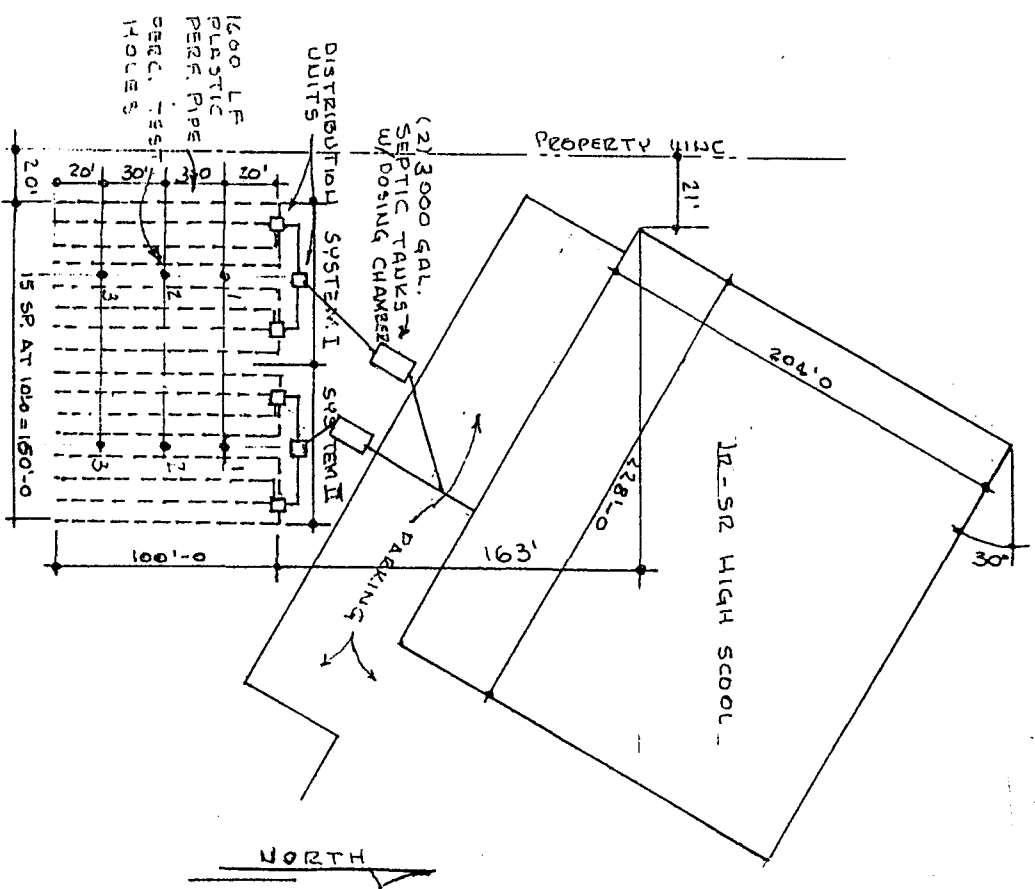


city could then this engineering consultant was contacted by me or under my direct personal supervision and that in a duly licensed Professional Engineer under the laws of the State of Iowa.

~~12/1/95~~ 11/1/95

[illegible]

Pages of graphs covered by this set:
Sheet 1 of 3, 2 of 3, 3 of 3



PLAN —————
1" = 60'-0"

Dec. 11/12/93

LYNN D. WENSTRAND & ASSOC.

DATE	2123 13	JOB NO.	9304	SHEET NO.	1	OF	3
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RORY E. BRANSTAD, GOVERNOR

DEPARTMENT OF NATURAL RESOURCES

LARRY J. WILSON, DIRECTOR

SITE SURVEY

Sidney Community Schools
100 Illinois Street
Sidney, IA 51652

Project No.: S98-394
File: Sidney Community Schools
Re: Wastewater Treatment Facility

Enclosed is a report of a wastewater treatment facility site survey for the above referenced project. The survey was conducted by Kirk Mathis with this department.

Based upon our preliminary site investigation, the site has not been found approvable at this time because the separation distance between the proposed wastewater treatment facility and a residence is less than the minimum 1,000 foot separation distance required by our department rules. In order to obtain approval of the site, it will be necessary to obtain a written agreement with the owner of the residence within 1,000 feet of the site as required by; Subrule 567--64.2(3)a of the Iowa Administrative Code. In accordance with our rules, the written agreement must be filed with the county recorder for abstract of title purposes, and a copy submitted to this department.

Contact Fred M. Evans at 515/281-8995 or the Field Office in Atlantic, Iowa, if you have any questions or comments.

By: _____

ENVIRONMENTAL PROTECTION DIVISION

Date: _____

September 17, 1998

Fremont County Board of Health
Lynn D. Wenstrand & Associates, Council Bluffs, IA
Field Office #4

1E260C.pa

Site Survey Distribution

1 Engineer; 1 Field Office; 1 DNR File; 1 I.A.M.U.

**DEPARTMENT OF NATURAL RESOURCES
Environmental Protection Division**

MEMORANDUM

DATE: September 14, 1998

TO: Fred Evans, Wastewater Permits Section

FROM: Kirk Mathis, E.S., Field Office 4

RE: Site Survey for Sidney Community School District Septic Tank System and Lateral Field

On September 14, 1998, in response to Work Request No. 98-39, a site survey was conducted at the site of a new Jr.-Sr. High School west of Sidney, IA., for a proposed septic tank system and associated lateral drain field. The septic system is to consist of two 4000 gallon septic tanks connected in series and a 100 foot by 120 foot lateral drain field, located behind the new building. Mr. Matt Truitt, project foreman for the mechanical contractor (Camblin Plumbing and Heating, Atlantic), was contacted on site. Mr. Ned Cox, Sidney Community School Superintendent, was contacted after completion of the site survey.

It was determined that the nearest residence is located northwest across the county road from the school and septic system. The distance from the residence to the school was determined to be between 600 and 700 feet. Accurate measurements could not be made because the school building is located between the residence and the septic system. It will be necessary for school officials to obtain a separation distance waiver from the owner of the residence and file it with the county recorder prior to receiving approval to construct this facility. A copy of the waiver must be sent to the department.

The public wells for the city of Sidney are located approximately four (4) miles southeast of the city. There were no private wells observed within 400 feet of the proposed septic system. The new school is connected to city water, and there are no wells located on the school property.

There are no lakes or public impoundments in the vicinity of the proposed septic system.

It appeared that, if the lateral field is constructed according to the site development plan, the edge of the lateral field will be approximately 50 feet from the west property line.

It appeared that this facility as proposed is capable of meeting the separation distance requirements of Subrule 567-64.2(3) of the Iowa Administrative Code, providing that a separation distance waiver is obtained for the residence located northwest of the school across County Road J34. Measurements were obtained using a laser rangefinder, visual observations and by referring to a plat map, and are considered approximate.