

✓ 9-11-04

Variance File 14-2-
64.2(3)a

VARIANCE REQUEST

Iowa Department of Natural Resources

1. Date: June 9, 2004
2. Review Engineer: Satya P. Chennupati
3. Date Received: June 7, 2004
4. Facility Name: First Christian Church
5. County Number: 78 (Pottawattamie)
6. Program Area: CP (Wastewater Construction)
7. Facility Type: C05 (Biological Treatment)
8. Subject Area: 308
9. Rule Reference: 567-64.2(9)a
10. Design Stds Ref: 14.2.3
11. Consulting Engr: Ehrhart, Griffin, & Associates
12. Variance Rule: 567-64.2(9)c

13. Decision:

Date:

approved
9/6/04

14. Appeal:

Date:

15. Description of Variance Request: First Christian Church is proposing to construct a wastewater treatment system consisting of a 7,000 gallon septic tank and 1,300 linear feet of soil absorption lateral pipes within 1,000 feet of existing residences. Section 14.2.3 of the Iowa Wastewater Design Standards and Section 64.2(3) IAC 567 requires a 1000 feet of separation distance from treatment to the nearest inhabitable residence, building or other inhabitable structure.

16. Consulting Engineer's Justifications

- The proposed wastewater treatment system is subsurface type and is not likely to upset the aesthetic condition of the surrounding properties. There will be no visual impediment as the system is completely below the existing ground level. There will be no unpleasant odor impediment to the surrounding properties.
- The proposed treatment facility is hydraulically isolated from the nearest inhabitable structures and properties on the west by Little Pony Creek. Groundwater movement is predicted toward the channel of Little Pony Creek.
- The proposed wastewater treatment system is to be installed as a temporary system. The Church organization has an agreement with the City of Council Bluffs to discharge wastewater to the City's system once a sanitary sewer main has been installed along State Orchard Road or Highway 92 in the immediate vicinity of the project. Jeff Krist, City PWD official anticipates sanitary sewer service this area within ten years. State Orchard Road is currently under design for improvements slated to be completed within two years.
- The proposed treatment system is designed for the proper maximum loading conditions for all phases of construction. The Church facility project has been downsized for the first phase of construction. While the Church facility is downsized, the wastewater treatment system is designed for the full build-out of the Church.

17. Department's Justifications

- Recommend Approval.
- The proposed wastewater treatment system is a buried non-discharging system. Therefore, any possible adverse effects on the environment, water quality, or aesthetics should be minimized.
- No odors will be generated from this system unlike lagoons or mechanical treatment systems.

- The proposed treatment system is subjected to the 1,000 feet separation distance since it serves the population equivalent more than 15 people (1,500 gpd).
- If the proposed treatment system was divided into two or three smaller treatment components each to treat the equivalent of 15 people (1500 gpd) or less, those systems individually would be subjected to Chapter 69 IAC 567 and would have met all separation distance criteria. The site would not have been subjected to the 1,000 feet separation distance criteria in that case.
- The proposed treatment system is designed in excess for future development as well which would allow less initial design flows and loads until the future expansion.
- The proposed subsurface treatment system will provide equivalent effectiveness compared to the above ground discharge treatment system and the purpose of the rule will not be compromised if the variance is granted.

18. Precedents Used

Stoney Point Subdivision - Johnson Co., Winchester Heights Addition – Johnson Co., Promontory Point Subdivision - Panora

19. Staff Reviewer:

Satya Chennupati

Date:

6/9/04

20. Supervisor:

Date:

21. Authorized by:

Donna J. [Signature]

Date:

6/9/04



STATE OF IOWA

THOMAS J. VILSACK, GOVERNOR
SALLY J. PEDERSON, LT. GOVERNOR

DEPARTMENT OF NATURAL RESOURCES
JEFFREY R. VONK, DIRECTOR

June 9, 2004

Mr. Rick Carlson
First Christian Church
532 West Kanesville Blvd.
Council Bluffs, Iowa 51503

Subject: Variance Request from IA 14.2.3 & 64.2(3)a IAC 567
First Christian Church, Pottawattamie County, Iowa

Dear Mr. Carlson:

The Iowa Department has considered and approved your June 3, 2004 request for a variance from Rule 64.2(3)a of the Iowa Administrative Code and Chapter 14.2.3 of the Iowa Wastewater Facilities Design Standards, which requires separation distance of 1,000 feet from the wastewater treatment or lagoon water surface to the nearest inhabitable residence, commercial building, or other inhabitable structure. Based on the documentation presented by the Engineer, it is the determination of this Department that satisfactory justification has been presented to warrant the granting of a variance for separation distance to the First Christian Church.

This decision is based on our review of justification presented to support the request and our concurrence that the resulting project will provide substantially equivalent effectiveness as would be provided by technical compliance with the design standard on this issue. The temporary treatment facility until sewer service availability and future wastewater discharge to the City of Council Bluffs STP is noted.

If you have any questions, please call Satya P. Chennupati, P.E. at 515-281-8995.

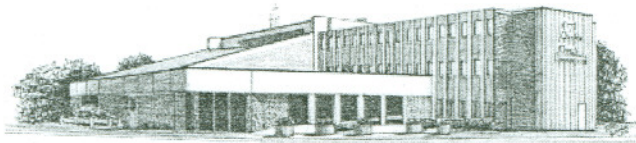
Sincerely,

A handwritten signature in black ink, appearing to read "Wayne Farrand", written over a horizontal line.

Wayne Farrand, P.E.
Wastewater Section Supervisor

cc: Field Office #4
Ehrhart, Griffin, & Associates
DNR File

FIRST CHRISTIAN CHURCH



532 W. KANESVILLE BLVD. • COUNCIL BLUFFS, IOWA 51503-0781 ~ (712) 328-2606 • FAX 328-2622

June 4, 2004

Mr. Dick Sandal
Wastewater Section
Henry A. Wallace State Office Building
502 E 9th Street
Des Moines, Iowa 50319-0034

Re: Request for Waiver of Separation Distance Requirements for a Septic System
for First Christian Church Facility – Pottawattamie County, Iowa

Dear Mr. Sandal:

Our organization is requesting a waiver of the 1000-foot separation distance requirement from the proposed wastewater treatment facility to inhabitable structures cited in the Environmental Protection [567] section, Chapter 64, paragraph 64.2(3), of the Iowa Administrative Code.

Satya Chennupati, with the Iowa Department of Natural Resources, has reviewed the septic system submittal prepared by Ehrhart Griffin & Associates. Mr. Chennupati has identified the above Code requirement as needing to be addressed prior to issuing a Permit to Construct.

We are requesting this waiver based on the following reasons:

1. The proposed wastewater treatment facility consisting of septic tank and subsurface soil absorption field is not likely to upset the aesthetic condition of the surrounding properties. There will be no visual impediment as the system is completely below existing ground level. There will be no unpleasant odor impediment to the surrounding properties for the same reason.
2. The proposed wastewater treatment facility is hydraulically isolated from the nearest inhabitable structures and properties on the west by Little Pony Creek. Groundwater movement is predicated toward the channel of Little Pony Creek.
3. The proposed wastewater treatment system is to be installed as a temporary system. Our organization has an agreement with the City of Council Bluffs to discharge wastewater to the City's system once a sanitary sewer main has been installed in State Orchard Road or State Highway 92 in the immediate vicinity of the property. Jeff Krist, with the City of Council Bluffs Public Works Department, anticipates sanitary sewer service to this area within ten years. State Orchard Road is already under design for roadway improvements within two years.

Request for Waiver of Separation Distance Requirements for a Septic System

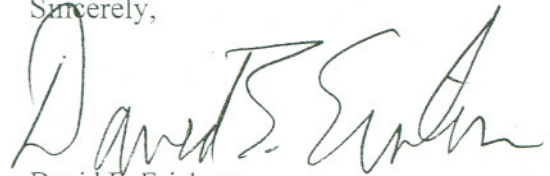
June 4, 2004

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4. The proposed wastewater treatment system is designed for the proper maximum loading conditions after all phases of construction. The Church Facility project has been downsized for the first phase of construction. The phasing of construction reduces the building's maximum occupancies and facilities that will generate the wastewater. The Facility's wastewater treatment system is designed for the full build-out of the Facility.

We request that you approve this waiver in an expeditious manner.

Sincerely,

A handwritten signature in dark ink, appearing to read "David E. Erickson". The signature is fluid and cursive, with a large initial "D" and "E".

David E. Erickson
Senior Minister
First Christian Church

cc: Paul Bass, First Christian Church
Dennis Nielsen, Alley Poyner Architecture
Scott Brown, Lund Ross Contractors
Dan Dolezal, Ehrhart Griffin & Associates