

MM

9-11-06

14.2.3

RE: *Stoney Pointe Subd.* **VARIANCE REQUEST**
Johnson County Iowa Department of Natural Resources

1. Date: *11/18/99*
 2. Review Engineer: *Fred Evans*
 3. Date Received: *10/17/99*
 4. County Number: *52*
 6. Program Area: CP (Wastewater)
 7. Facility Type: *C05*
 8. Subject Area: *308*
 9. Rule Reference: *64.2(3) a*
 10. Design Stds Ref: *14.2.3*
 11. Consulting Engr: *MMS Consultants*
 12. Variance Rule: *64.2(9)c*

13. Decision: *Approved*
 Date: *12/2/99*
 14. Appeal:
 Date:

15. Description of Variance Request

A project has been submitted for a 13 residential subdivision in Johnson County. Inasmuch as municipal sewers are not available, individual septic tanks will be provided on each lot and the combined total septic tank effluent of 4,000 gpd will be conveyed to a mound system for final disposal. There are 4 existing homes located within 1000 feet of the proposed mound site with the nearest home located 750 feet from the site. Inasmuch as the required minimum separation distance of 1000 feet can not be provided, a variance from Chapter 14.2.3 of the design standards has been requested. A plat of the site area is attached.

16. Consulting Engineer's Justifications

1. A mound system has no odor or surface discharge
2. There are individual on-site wastewater systems on adjacent lots, some of them are mound systems. The community mound system works the same as the on-site systems, only larger.
3. The intent of the 1000 feet minimum separation was to separate lagoons or other surface discharging systems or systems that may have an odor concern from residence.
4. The regulation regarding hog lots was 750 feet and recently was increased to 1000 feet (see the attached article). Unlike hog lots. Mound systems have no odor therefore do not require the 1000-foot separation.

5. The state requires a 10-foot separation from existing homes to on-site systems. This subdivision could have had individually managed single home sand filters on the 13 lots; each with surface discharge and would **not** have required the 1000-foot separation. Unlike individual sand filters that in the past have not been maintained or monitored, the community mound system will be managed and maintained on a regular bases. Therefore, the state should be encouraging the community systems where soils and landscape do not allow for conventional on-site systems.

6. The closet resident is ⁷⁵⁰~~800~~ feet from the mound system.

17. Department's Justifications *It is recommended that a variance be granted based upon the engineer's justification and the following additional reasons:*

1. *The proposed mound system is a buried non-discharging system; therefore, any possible adverse affects on the environment, water quality or aesthetics should be minimized. In this regard a mound system will provide improved effectiveness over a discharging above ground wastewater treatment facility located at least 1000 feet from inhabitable residences.*

2. *(see attached sheet)*

18. Precedents Used *Riverview Estates - Approved 11/10/86*
Chillicothe - Approved 3/31/90
Meadow Lawn Nursing Center - Approved 9/28/90
Beachland Inn MHP - Approved 4/25/94
Westend Apartments - Approved 2/2/96
Sidney Community Schools - Approved 10/30/90

19. Staff Reviewer: *Bred Evans*

Date: *12/2/99*

20. Supervisor: *Wayne Farrand*

Date: *12/2/99*

Departments Justification Continued

2. Since the nearest home is located 750 feet from the site, any private wells serving these homes will be located at greater distances than the required minimum 400 feet in our department rules and design standards.
3. We concur with the consulting engineer's comments under item #5 of the justifications that a single wastewater treatment facility located at a more remote site is preferable to individual on-site systems located on each lot.



MMS CONSULTANTS, INC.

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October 4, 1999

Mr. Wayne Farrand
Wastewater Permits Section
Iowa Department of Natural Resources
Wallace State Office Building
900 East Grand Ave
Des Moines, Iowa 50319-0034

Re: Project # S99-350-S
Stoney Pointe Subdivision-Sewage

We are requesting a variance of 500 feet from the 1000 feet minimum separation distance from existing homes to the Community Mound System. The reasons for the variance request are:

1. A mound system has no odor or surface discharge
2. There are individual on-site wastewater systems on adjacent lots, some of them are mound systems. The community mound system works the same as the on-site systems, only larger.
3. The intent of the 1000 feet minimum separation was to separate lagoons or other surface discharging systems or systems that may have an odor concern from residence.
4. The regulation regarding hog lots was 750 feet and recently was increased to 1000 feet (see the attached article). Unlike hog lots, Mound systems have no odor therefore do not require the 1000-foot separation.
5. The state requires a 10-foot separation from existing homes to on-site systems. This subdivision could have had individually managed single home sand filters on the 13 lots; each with surface discharge and would **not** have required the 1000-foot separation. Unlike individual sand filters that in the past have not been maintained or monitored, the community mound system will be managed and maintained on a regular bases. Therefore, the state should be encouraging the community systems where soils and landscape do not allow for conventional on-site systems.
6. The closet resident is 800 feet from the mound system.

Currently, Stoney Pointe Subdivision does not have houses built on lots, however, there may be some houses constructed later this fall. If you have any questions, please contact us.

Sincerely,

Judy Krieg
MMS Consultants

STONE
POINTE
SUBDIVISION

GROUND
TREATMENT
SYSTEM

DUBUQUE STREET

