

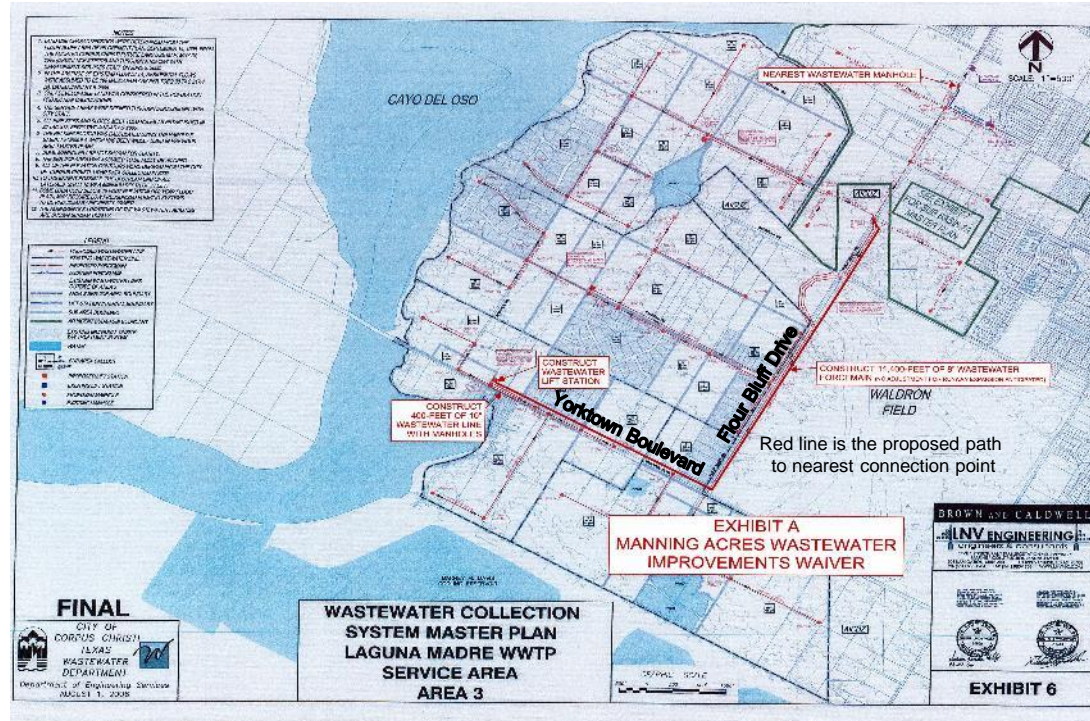
Wastewater Waiver from Construction

Manning Acres, Lot 1R and Lot 2



Planning
Commission
November 10, 2021

Master Plan Improvements Overview



ENGINEER OPINION OF PROBABLE CONSTRUCTION COSTS	
PROJECT: MANNING ACRES LOT 1R AND LOT 2 WASTEWATER IMPROVEMENTS	ESTIMATE #: D1 ESTIMATE DATE: November 2, 2013
<p>CITY: LEBANON, TN</p> <p>CONTACT: R/A</p> <p>PROJECT: R/A</p> <p>COWNER: FRANK MANNING</p> <p>CONTACT: R/A</p> <p>PROJECT: R/A</p> <p>ENGINEER: KIMBLE ENGINEERING, LLC (731) 251-1230</p> <p>CITY/STATE: MEMPHIS, TN 38103</p> <p>PROJECT: R/A</p>	
<p>NOTES: THIS ENGINEERING OPINION OF PROBABLE CONSTRUCTION COSTS IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AND THE PROJECT HAS BEEN REVIEWED BY THE ENGINEER. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AND THE PROJECT HAS BEEN REVIEWED BY THE ENGINEER. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AND THE PROJECT HAS BEEN REVIEWED BY THE ENGINEER.</p>	

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PROJECT		MANAGING ACRES LOT 3R AND LOT 2		01	
WASTEWATER IMPROVEMENTS				ESTIMATED DATE: November 3, 2011	
2E	WASTEWATER FORCE MAIN - A 18" DUCTILE IRON & VIBRATED	EA	5.00	24,852.00	110,606.22
3E	WASTEWATER FORCE MAIN - 48" DUCTILE IRON & VIBRATED	SF	4,000.00	22.00	56,222.00
4E	WASTEWATER FORCE MAIN - 48" DUCTILE IRON & VIBRATED	LS	1.00	4,500.00	4,500.00
4E	WASTEWATER FORCE MAIN - 48" DUCTILE IRON & VIBRATED	LS	1.00	32,892.00	32,892.00
TOTAL				10.00	230,542.00
PUBLIC IMPROVEMENTS				5	2,691,562.00
PROFESSIONAL SERVICES				5	355,192.65

TOTAL ESTIMATED COSTS: \$ 3,016,733.85

Platting Requirement to *Construct* Wastewater Lines / Facilities

- UDC 3.30.1.A: “Neither a final approval nor a certificate of occupancy for building development shall be issued **until the developer has installed the improvements** required by this Unified Development Code or has guaranteed that such improvements will be installed.”
 - UDC 8.1.4: During platting, the “developer shall provide”:
“C. **Wastewater system**, including but not limited to wastewater lines, force mains, manholes and lift stations.”
 - UDC 8.2.7: “**A.** Every lot within a proposed subdivision shall be provided with access to an approved wastewater collection and treatment system of sufficient capacity as determined adopted City wastewater standards and master plans.”
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Wastewater Waiver Standard

UDC 8.2.7.B.1

- Subdivision that is not “reasonably accessible” to a public wastewater facility of sufficient capacity”
- “Reasonably accessible” means
 - Master plan facilities are in the service area & can be extended
 - Collection lines of sufficient capacity are within 1,000 feet of the subdivision
- Options
 - a. Individual aerobic system on each lot (septic), or
 - b. Individual wastewater treatment plant, or
 - c. Interim service (lift station and force main).

Plat Waiver UDC 3.8.3.D

- **Need for waiver shall be demonstrated to Planning Commission's satisfaction**
 - **The waiver may be approved, approved with conditions or denied after consideration of the following factors:**
 1. Not detrimental to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
 2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
 3. Application of the provision will render subdivision of land unfeasible; or
 4. The granting of the waiver would not substantially conflict with the Comp Plan and the purposes of the UDC
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Staff Recommendation

Approval of the request for waiver of Wastewater construction.