



CITY OF

Belle Meade

T E N N E S S E E

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Lately, many questions have risen concerning the lengthy process required to get stormwater approval to move ahead with a project. Many projects that have been approved by the Board of Zoning Appeal, or the Historic Zoning Commission to build a home, construct an addition or swimming pool, find that they have a larger hurdle ahead of them, stormwater!

In a perfect world, after receiving approval from the BZA or HZC your stormwater plan is submitted by your engineer to the City Engineer & Building Official where it will go into a queue for two weeks and then under review for a *minimum*, of one week. More than likely there will be review comments from the City engineer back to your civil engineer. How long will it take for your civil engineer to respond? Only your civil engineer knows the answer to that. Once off his desk back into the queue with the City engineer for two weeks and then under review for at *least* one more week. Are we talking 60 days? How about 75 or 90 days? I wish there were a firm answer to this, but in reality, it depends on the complexity of your lot and the complexity of the design your engineer has submitted and the timely response from your engineer.

Newer larger homes have become more desirable along with maximizing the allowable hardscapes and driveways within the City, and stormwater has become a monster of its own. The realization and disappointment of having to wait several months after your approval is frustrating but a necessary evil.

The goal of a stormwater plan is to protect properties by capturing the first one inch of rainfall and slowly releasing a controlled flow. Contrary to popular belief, stormwater is not designed to retain 100% of the water that falls on your property, this is just not practical. Even the best stormwater designs cannot control major rain events like 2010 and this past April where several inches fell with a few hours.

The City uses a third-party civil engineer (Civil & Environmental Consultants) for the professional reviews. CEC, has been the City's engineer for 20 years and does a remarkable job of filtering designs. The money that is paid to CEC for reviews is a pass-through fee, the City gets absolutely no revenue from these reviews. Stormwater is required for all new builds, large additions, swimming pools and projects that are close to a stream.

It is always recommended to engineers and contractors to ask for a pre-con meeting which can help eliminate up to 30 days of review. It is also highly recommended to engage an engineer familiar with the requirements of the City of Belle Meade and not necessarily familiar with the requirements of Metro Nashville, as the two are different stormwater methodologies.

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You are welcome to submit your engineered stormwater plans to the City before you go to the BZA or HZC but understand that there is a risk involved if one of the boards requires changes to your house plan that may in some way affect the outcome of your originally submitted stormwater plan, back to square one?

All information, applications and requirements are available on the City 's website under the stormwater section. This may be an everyday conversation with professional engineers or contractors, but not easy for residents to understand. A flow chart of the process is also provided in the stormwater section of the City website.

https://citybellemade.org/wp-content/uploads/2021/04/SKM_C25821042710390.pdf