

Soft Footprint Makes Sense

Despite popular misconceptions, builders are extremely conscious of the environment during every phase of property development.

After all, a site makes a sale. No one knows this better than David T. Burleson, principal of David. T. Burleson Construction Co. in Knoxville and a past president of the Home Builders Association of Greater Knoxville. At the onset of development of Avalon™ The Golf Community in nearby Lenoir City, Tenn., keeping the majestic property in tact took precedence.

Grandeur of the Site

The Avalon name was coined from the serenity and unsurpassed beauty of the land. Breathtaking views of the Tennessee Mountains and peaceful surroundings punctuate the premier golf course community. Most importantly, Avalon's 430 acres of rolling terrain owe its beauty to towering 100-year-old oak and elm trees.

Burleson's aim was to preserve nature at the 400-home development of luxury single-family homes and detached town home villas. Part of the plan to accomplish this involved using a sewer system akin to Mother Nature. With this in mind, he opted to install the E/One Sewer System™, a hydraulic design low pressure central sewer system from Environment One Corporation, Niskayuna, New York.

Conventional gravity central sewers traditionally use an 8-inch pipe and require deeper excavation. The E/One Sewer System he used required a shallow trench of about 24 inches along all roadways and 1-1/2-inch diameter pipe 18 inches deep from the sewer pump to the street – tying into a 2- to 4-inch diameter main.

"With the grinder pump output design of the E/One Sewer System developers can cut up-front costs for central sewers by as much as 50 percent," according to Michael Clute, President of Environment One Corporation.

In addition, E/One Sewer Systems are not destructive to the landscape, no matter what its physique. It can be installed in rugged hills, isolated flatlands, coastal areas or sites with high water tables.

Easy to install, E/One Sewer Systems are time-tested and reliable. They're also safer than septic systems, which may threaten the environment's ground and recreation water upon failure. For the homeowner, the E/One system provides a safe and protected water supply while increasing the home's value.

A gentler footprint on the environment was Burleson's aim with the E/One Sewer System. Because the E/One Sewer System follows the land, he found it perfect

for Avalon. Burleson did not want to disrupt the beauty of the landscape or damage the trees.

“We wanted a light touch on the land. The site has hardwoods over 100 years old, and we wanted to remove as few as possible,” Burleson says. Any cut trees were carefully recycled, he comments.

“With Avalon’s hilly terrain, a conventional gravity sewer system would have been difficult to install, and require more equipment – increasing costs overall. Also, trenches would have to be dug four to 10 feet more, as opposed to a shallow dig,” he adds.