

# **WASTE WATER TREATMENT REPORT**

for

**OHANA SUBDIVISION  
EL PASO COUNTY, COLORADO**

November 4, 2021

Prepared for:

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Prepared by:

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## PROJECT DESCRIPTION

The following presents the Waste Water Treatment Report, a part of the Soils and Geology Report, for the proposed OHANA Subdivision. The proposed development is located in the northwest quarter of Section 30, Township 13 South, Range 63 West of the 6th P.M., El Paso County, Colorado. Adjacent roads are Murr Road on the west property line and Jones Road parallel to the north property line. The intersection of these two county roads is shown in the upper left-hand corner of Figure 1.

The proposed subdivision encompasses 19.3101 acres of undeveloped land aside from the single homesite in the northwest corner closest to the intersection of Jones and Murr Roads. The homesite has been occupied for generations, dating at least to the start of the 20th century. Buildings on this, which is proposed as lot 1 in the plat plan, include a recently remodeled residence with a detached garage, two barns, and small greenhouse not suitable for commercial use but instead for hot-house fruits and vegetables. The proposed Lot 1 has a current address of 17825 Jones Road which since the entrance is from Murr Road might be reassigned within the process of subdividing.

The proposed subdivision plan is for a total of four lots, each of 4.8 acres +/- . The one existing residence on Lot 1 is currently serviced by a non-evaporative septic system. Each of the other three proposed lots will host single-family residences and each will likewise be serviced by proposed non-evaporative septic systems. All lots within the subdivision will have individual wells as is the case with the homesite on Lot 1. The following includes a composite summary of the the Septic Soil Site Evaluation performed on each of the four lots. The soil conditions on each of the four lots are consistent and vary within a single percentage point in compositions of the sieve analysis performed on each.

Lot	Hole	Depth	Soil Description
1	H1	0 to 1'	Topsoil
1	H2	1' to 8'	Sand Sandy Loam (Type 1)
2	H1	0 to 1'	Topsoil
2	H2	1' to 8'	Sand Sandy Loam (Type 1)
3	H1	0 to 1'	Topsoil
3	H2	1' to 8'	Sand Sandy Loam (Type 1)
4	H1	0 to 1'	Topsoil
4	H2	1' to 8'	Sand Sandy Loam (Type 1)

Figure 2 shows the percent by weight passing through a stack of sieves. Each lot and at each of depths 3- and 7-feet the soil profile was the same within a percentage point.

Existing site native grade slopes downward to the east towards the Haegler Ranch drainage way. The grade in its descent does not exceed 10% and is unbroken by recent erosion.

## SOIL TEST PITS

Field investigations at each of the four lots consisted of excavating two profile pits to minimum depths of 8 feet. In each pit the soil was found to be USDA soil Type 1, Sand, Loamy Sand for all but the top 6 to 12 inches which was seen as an organic laced topsoil. Groundwater or bedrock or evidence of either was not found.

The plat plan is appended to the end of this report. The last surveyor's map therein shows the locations of the profile pits examined and documented within this report.

## CONCLUSION

The type of septic system currently servicing the single-family home on Lot 1 is appropriate. Each of the other three lots can be serviced by a conventional On-Site Wastewater Treatment System, OWTS.



James L. Allison, Ph.D., P.E.

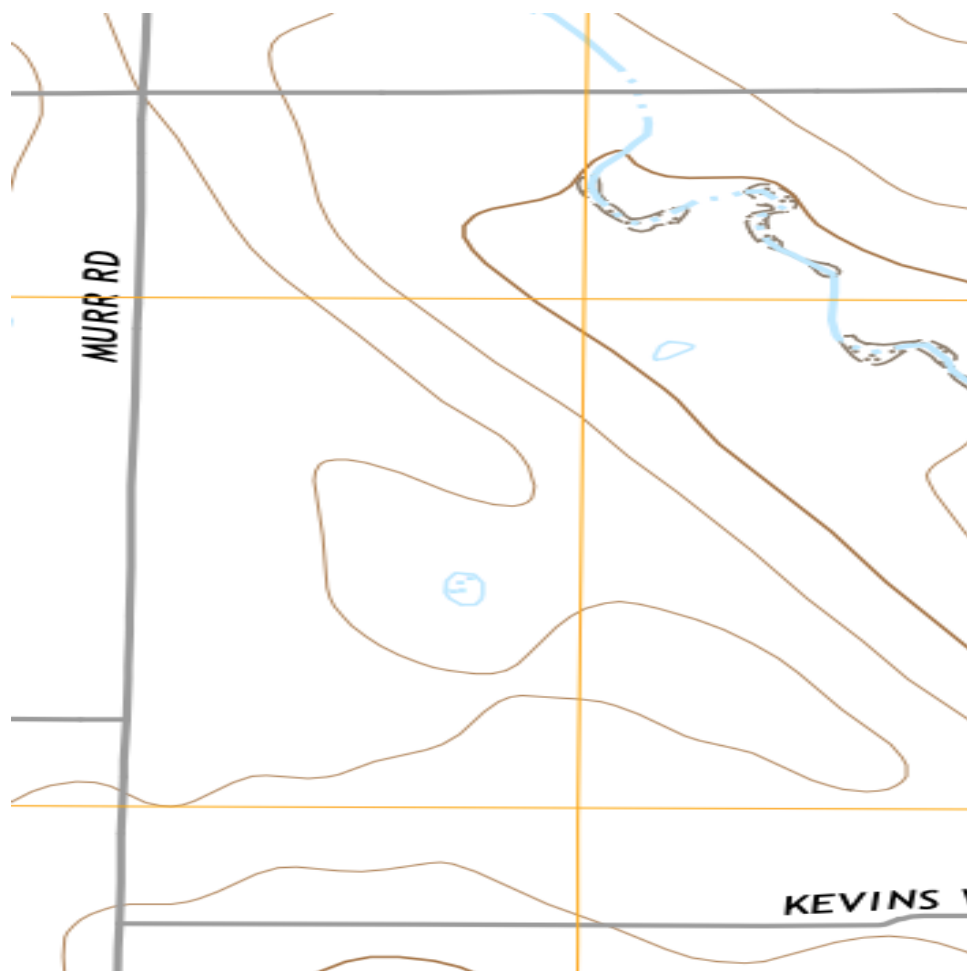


Figure 1: Context map from USGS Quad map.

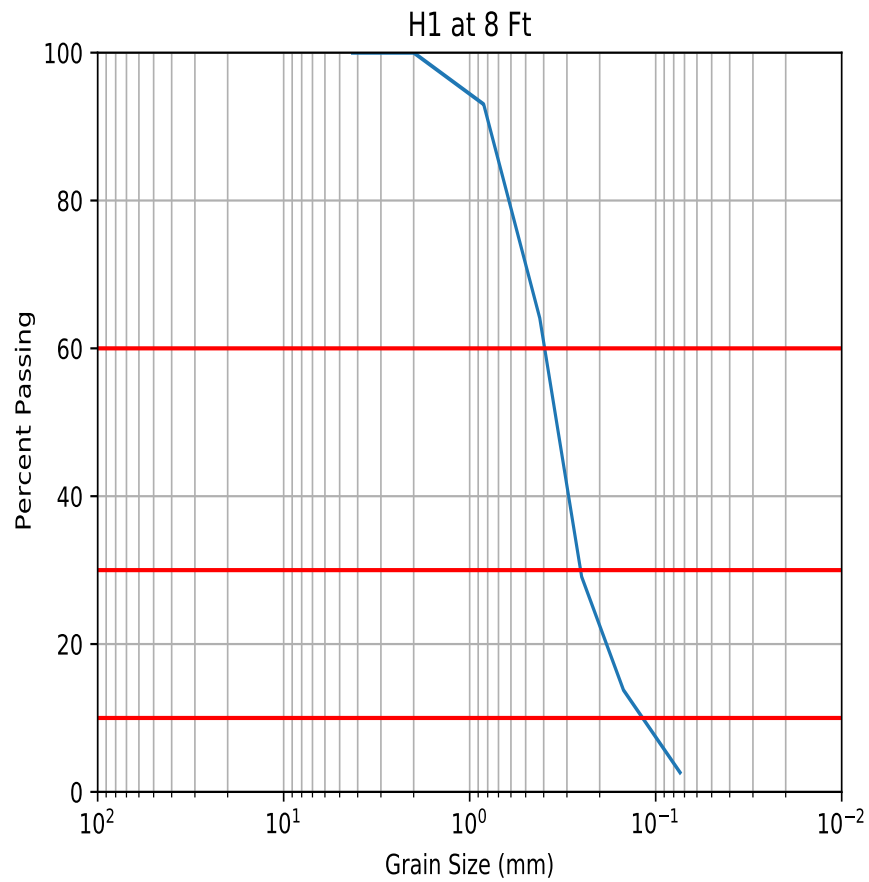


Figure 2: Sieve analysis composite for each of 4 lots throughout profile of 1' to 8'. Soil type and gradation do not change significantly throughout profile or from lot to lot.

**Black dots on the plat showing the four lots are locations of excavations in support of this report.**

Let  $f, V \in L^2(\Omega)$ , Quantity of  $\Omega$  from State of Colorado.

[illegible]

COUNTY OF EL PASO, TEXAS

Witness my hand and official seal  
Notary Public

[illegible]

Chair, Board of County Commissioners

[illegible]

Mark E. Johnson  
Colorado Professional Land Surveyor No. 32430  
Facts on behalf of Compass Surveying and Mapping, LLC



**COMPASS SURVEYING & MAPPING, LLC**  
701 ROUTE 1900, STREET SUITE 8

FINAL PLAT  
V I L FILING No. 1A  
A VACATION AND REPEAT OF LOT 1, V I L FILING No. 1  
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 30,  
TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

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<b>Cdrage Fee:</b>	\$65.00	<b>School Fee:</b>	\$80.00
<b>Bkstop Fee:</b>	\$75.00	<b>Pg/4 Fee:</b>	\$90.00

STATE OF COLORADO }  
COUNTY OF EL PASO } ss  
I hereby certify that this instrument was filed for record in my office of ----- on the  
----- day of -----, 2019, A.D., and is duly recorded  
under Register No. ----- of the records of El Paso County  
Colorado.

DN \_\_\_\_\_  
 Deputy \_\_\_\_\_

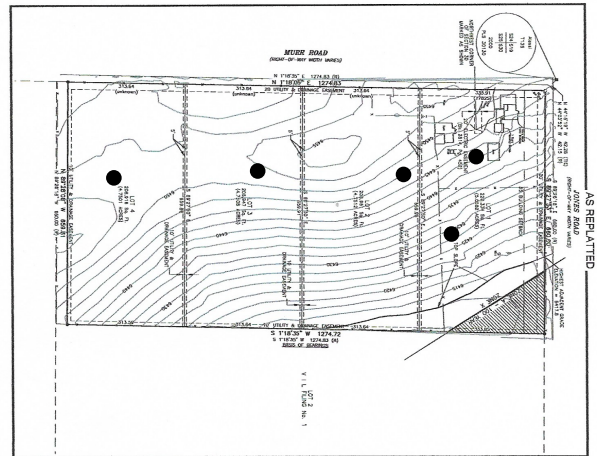
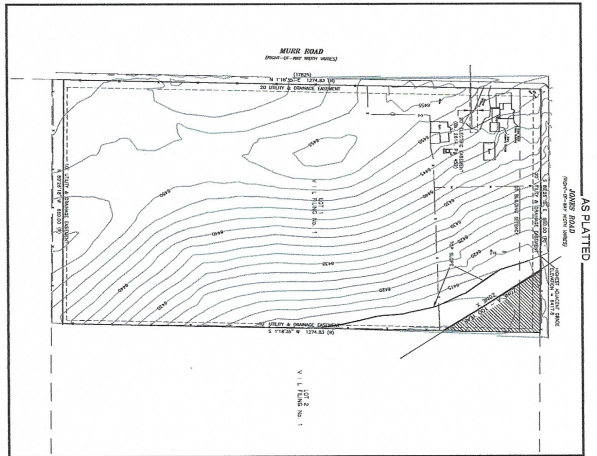
SUSPICIOUS \_\_\_\_\_

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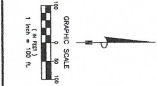
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PCD FILE NO.

**FINAL PLAT**  
**V.I.L. FILING No. 1A**  
 A VORTON LAND BEHAT OF LOT 1, V.I.L. FILING No. 1  
 LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 30,  
 TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH PAUL, EL PASO COUNTY, COLORADO



COLORED SURVEYING & MAPPING, LLC  
 221 SOUTH 25TH STREET, SUITE 2  
 DENVER, CO 80202  
 WWW.COLORED.COM



REVISIONS	DATE	BY	APP'D