



July 26, 2021

PCD File No.:

**LETTER OF INTENT
SANCTUARY OF PEACE FILING NO. 1
FINAL PLAT**

Owner / Applicant:

Benet Hill Monastery of Colorado Springs, Inc.
3190 Benet Ln
Colorado Springs, CO 80921
(719) 633-0655
Vincent Crowder

Authorized Representative / Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO
(719) 635-5736
David Gorman

Site Location Size and Zoning:

Proposed Sanctuary of Peace Filing No. 1 is located west of Colorado State Highway 83, north of Stagecoach Road and south of Arena Road. The subject property is located in the South one-half of Section 27, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, State of Colorado. The site is owned by Benet Hill Monastery of Colorado Springs Inc. The El Paso County Assessor Schedule Number for the site is 6127000063 and the address is 15760 Colorado State Highway 83. The property to be platted is 49.58+/- acres in size.

The owners also own three adjacent parcels along the north side of Benet Lane which contain the monastery facility and grounds and other residential and utilitarian structures. These three parcels are not a part of the proposed Final Plat application and will continue to be owned, operated and maintained separately. The site of the Sanctuary of Peace Filing No. 1 is bound on the east by State Highway 83, on the north by Benet Lane, on the west by Black Forest Park subdivision, and on the south by 10 & 20+/- acres parcels of un-platted land of single-family residential use.

The site was rezoned to PUD on December 8, 2020 as approved by the El Paso County Board of County Commissioners with Resolution 20-428 recorded under Reception Number 220200121 of the records of El Paso County Colorado. The PUD/Preliminary Plan was approved in the same board action and is recorded under Reception No. 220210778.

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

Project Description:

The Sanctuary of Peace Filing No. 1 final plat provides for the establishment of 26 single-family lots (Lots 2 – 27), twelve tracts and one lot that is to contain the private Sanctuary Club House building (Lot 1). The clustering of the visible improvements of the development consisting of the 27 units comprised of 26 single family attached homes and the private Sanctuary Club House in Lots 1 through 27, the private road in Tract A, private residential driveways on Tract C, detention ponds in Tracts E, F and G, water well, water treatment buildings and trash enclosure in Tract H, parking and gazebo in Tract J, parking in Tract K, mail kiosk and paved pull-over area in Tract L makes up 5.14 acres in area. The development area is surrounded by the remaining 44.44 acres of forested open space. The development is to be served by a central water system and four onsite wastewater treatment systems (OWTS). Access to each lot is to be from a proposed private roadway (Promise Point) which extends from existing private Benet Lane. Benet Lane connects to Highway 83 located to the east of the site. An emergency-only access to the Fools Gold Lane will also serve the property.

Request and Justification:

The request is for approval of the Final Plat of Sanctuary of Peace Filing No. 1, containing 49.58± acres. This proposed final plat will create 27 lots and twelve tracts in the PUD zone (Planned Unit Development). The plat is in compliance with the PUD / Preliminary Plan as approved on December 8, 2020 by the El Paso County Board of County Commissioners with Resolution 20-428.

This application meets the Final Plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivisions in Chapter 8 of the El Paso County Land Development Code (2021). Final Plats are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code. Each criteria is listed below followed by the appropriate justification.

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.* “Your El Paso Master Plan” (2021) is a comprehensive document communicating a vision for many factors that influence the quality of in El Paso County, including Land Use. The Master Plan provides a strategy to achieve the vision by putting forth goals and policies that can be used as a framework for decision-making regarding development of the County.

The site is located in the “Tri Lakes Area” of the county located west Highway 83 and south of Hodgen Road. The site is designated as a Large-Lot Residential Placetype. The Primary Land Use of this placetype is Single Family Detached housing with Agriculture, Commercial Retail, Commercial Service and Parks and Open Space as Supporting Land Uses. The site and existing adjacent infrastructure is suited to single family residential use. The site is not near a conveniently accessed intersection and the location not suitable for Commercial Service and Commercial Retail uses. In the Land Use category, Goal 1.1 is “*Ensure compatibility with established character and infrastructure capacity*”. While the proposed lots are smaller than the surrounding properties in the RR-5 zone, the setbacks of the residential lots provide a space and separation from adjacent properties that is compatible with the RR-5 zone. The proposed plat will not overburden the existing roadway infrastructure or capacity of the land to support the water and wastewater needs of the development. The proposed water and wastewater systems utilize only a portion of the available water rights that can be appropriated to the property. The Traffic Impact Analysis has determined that the existing roadway infrastructure is adequate to

serve the development. The proposed plat will not create the need for additional public roadways or public facilities. The Board of County Commissioners have determined with the approval of the PUD / Preliminary Plan that Sanctuary fo Peace Filing No. 1 is compatible with surrounding community. Goal 2.2 is *“Preserve the character of rural and environmentally sensitive areas”*. The proposed subdivision will keep the forested nature of the area intact. The proposed plat preserved nearly 90% of the 49.58 acre site as forested private open space. The clustered nature of the subdivision results in reduced land disturbance compared to typical 5-acre rural residential subdivisions. The proposed open space tracts are intended to preserve and maintain the forested opens space in perpetuity as supported by the HOA covenants and bylaws which have been furnished for inspection. The private roadway to be used for access has been designed to have minimal impact on the existing terrain. The project maintains the rural character of site and neighborhood.

The proposed Minor Plat is in compliance with the Parks Master Plan, which does not appear to call for trails or parks in the site. The site is located a short distance east of Fox Run Regional Park. The required Park Fees will be paid at the time of plating.

The proposed subdivision is in compliance with the 2040 Major Transportation Corridors Plan (MTCP) with no roadway dedication being required for this project. The site accesses Colorado State Highway 83 by way of existing Benet Lane.

The proposed subdivision is also in compliance with the Master Plan for Mineral Extraction as no separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

The proposed subdivision is in compliance with the El Paso County Water Master Plan (2018). The District Court, Water Division 2 Colorado, has decreed certain water rights and approved a plan for augmentation as necessary to allow use of a new well for the subdivision in Case No. 18CW3019 (c/r 18CW3040, Div. 1) recorded under reception number 218100150 the records of El Paso County. A well permit for the new site was issued by Colorado Division of Water Resources under Well Permit Number 83855-F issued on 12/11/2019. The well was constructed on 3/23/2020. Water for the Sanctuary of Peace subdivision will be provided by a small community water system comprised of a water well, treatment, storage tank, and distribution lines designed in accordance with the Colorado Department of Public Health and Environment Regulations.

Sanctuary of Peace is located within Region 2 in the Water Master Plan. This is comprised of the northwest corner of the county including the tri-lakes area. The site is not located in a designated Growth Area as determined in the Water Master Plan. The Water Master Plan contains estimates of the demands and available supply by region at the years 2018, 2040 and 2060 Build-Out. The 2018/2040/2060 demands in Region 2 are estimated to be 7,532 acre-feet per year, 11,713 acre-feet per year, and 13,254 acre-feet per year, respectively. The 2018/2040/2060 supplies in Region 2 are estimated to be 13,607 acre-feet per year, 20,516 acre-feet per year, and 20,756 acre-feet per year, respectively, indicating a surplus of supply for the region at each time. However, a significant portion of the supply is derived from non-renewable Denver Basin groundwater. Considering only the Sanctuary of Peace subdivision, demands are estimated to be 8.37 acre-feet of water per year for the current, 2040 and 2060 time frames, respectively. Water supply available by decree to the subdivision is 8.37 acre-feet per year for each of the current, 2040 and 2060 time frames. The decree allows up to 1.3 acre-feet of water per year for irrigation of up to

26,000 square feet of landscaping. In practice, the owner will limit water use for landscape irrigation as a conservation measure. Additionally, due to the nature of the community, each residential unit in the subdivision is anticipated to house fewer than the normal county-wide average number of occupants per household, which will further reduce actual demand in the subdivision.

The following is a listing of some of the policies of the Water Master Plan that are supported by the proposed PUD: Policy 4.1.3 – Support enhanced monitoring of sources of surface and tributary groundwater in the County. The proposed water system will include metering of total use at the treatment plant and metering of the individual residential units; Policy 6.1.2.1 – Follow best management practices to maximize aquifer recharge, including supporting the use of greenway corridors, the maintenance of drainage ways in their natural state, and the avoidance of large amounts of impervious cover for recharge areas. The proposed PUD will preserve 89.60% of the 49.58 acre site as open space (44.43) acres, encouraging and enabling aquifer recharge. Policy 6.1.2.2 – Encourage and accommodate water conservation practices for existing and new developments. The PUD will limit the use of water for landscape irrigation in favor of maintaining the character of the existing forest natural landscape resulting in conservation of the water source. Policy 6.2.1.2 – Encourage re-use of treated wastewater for irrigation and other acceptable uses when feasible. The proposed subdivision will utilize onsite wastewater treatment systems which will provide “Return Flows” to the environment as a condition of the groundwater findings and order and the well permit.

2. *The subdivision is in substantial conformance with the approved preliminary plan.*

This is a proposed Final Plat is in substantial compliance with the PUD / Preliminary Plan that was approved by the Board of County Commissioners on December 8, 2020 and recorded under Reception No. 220210778 of the records of El Paso County with respect to density, lot size, layout, utility and infrastructure provision.

3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.*

The proposed Final Plat is prepared in accordance with applicable subdivision design standards and regulations and as modified by the already approved PUD and ECM deviations. No public improvements are required for this subdivision.

4. *Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval.*

The District Court, Water Division 2 Colorado, has decreed certain water rights and approved a plan for augmentation as necessary to allow use of a new well for the subdivision in Case No. 18CW3019 (c/r 18CW3040, Div. 1). A well permit for the new site was issued by Colorado Division of Water Resources under Well Permit Number 83855-F issued on 12/11/2019. The well was constructed on 3/23/2020. Water for the Sanctuary of Peace subdivision will be provided by a small community water system comprised of a water well, treatment, storage tank, and

distribution lines designed in accordance with the Colorado Department of Public Health and Environment Regulations. The water system will also be regulated by CDPHE after 15 residential units are connected to the system in accordance with State regulations.

5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.*

Waste water is intended to be treated by four shared engineered Onsite Wastewater Treatment Systems designed, constructed and operated under State and County Health Department rules and regulations and in accordance with the Water Decree. The systems have been designed to provide a high level of treatment and for adequate capacity for the subdivision.

6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)].*

A soils report has been prepared for the site and the owner will comply with the recommendations of the report. All areas where the geologic conditions would impose some constraints on development and land use are located outside the areas to be developed. These include areas of potentially seasonal shallow groundwater and potentiality unstable slope. Based on the PUD / Preliminary Plan, these areas will have no impacts on the development of the site. These conditions are discussed in further detail in the Soil, Geology, and Geologic Hazard Study produced by Entech Engineering, Inc.

7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM.*

The proposed Minor Subdivision is consistent with the submitted and approved Final Drainage Report. The owner is constructing the three recommended Full Spectrum Sand Filter basins for storm water detention and water quality treatment of runoff. The owner will comply with the requirements of the drainage report.

8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.*

All proposed lots will be accessed via proposed private Promise Point which connects to existing private Benet Lane and State Highway 83. Promise Point is to be maintained by the HOA. Individual driveways will be extended from the residential units to Promise Point. An additional emergency-only access is provided to allow emergency traffic to enter and exit to west to Fools Gold Lane.

9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.*

The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provides police protection for the site and surrounding area. Sanctuary of Peace Filing No. 1 is located within the Donald Wescott Fire Protection District which is providing fire protection for the site and has agreed to serve this subdivision. Water and sanitary sewer provisions are discussed in items 4 & 5 above. The property is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Centurylink Telephone, and

Lewis-Palmer School District 38, which will serve the subdivision. Transportation is being facilitated by the existing adjacent roadway system.

10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*

The subdivision is located within the Donald Wescott Fire Protection District which is providing fire protection for the site and the surrounding area. The District has agreed to serve this subdivision. Building permits for each structure shall be in accordance with the requirements of the Fire District as administered by the Pikes Peak Regional Building Department. The owner has prepared the site with extensive and comprehensive fire hazard mitigation measures.

11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8.*

All offsite impacts are determined to be insignificant. Storm drainage is being mitigated with construction of the storm water ponds. The HOA will maintain the ponds. The owner will be responsible to pay park, school, drainage and Traffic Impact fees.

12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SLA so the impacts of the subdivision will be adequately mitigated.*

There are no public facilities or infrastructure required or proposed for this subdivision. The platting of the site will include the collection of the applicable School Fees, Park Fees, Drainage Fees and Traffic Impact fees due for this project.

13. *The subdivision meets other applicable sections of Chapter 6 and 8; and*
The subdivision meets the requirements of the Land Development Code.

14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.] . Mineral estate owners have been notified of this application. It is unlikely that mineral extraction operations would be feasible in this area.*

Total Number Of Residential Units And Densities:

The gross area of Sanctuary of Peace Filing No. 1 is 49.58+/- acres and is proposed to contain 27 residential Units. Proposed density within the PUD is approximately 0.55 DU/AC (27 units/49.58 acres = 0.55 DU/Ac or 1 DU/ 1.84 Ac).

Traffic Impact Fees:

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471. The owners have elected to not be included in any Public Improvements District. Traffic Impact Fees will be paid at time of building permit.

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Certificate Of Completion

Envelope Id: 033283EAF1244496B2D6880F011DD039	Status: Sent
Subject: Transmittal Documents - Access Permit Offer Number 220060	
Source Envelope:	
Document Pages: 54	Signatures: 1
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Arthur Gonzales
Time Zone: (UTC-07:00) Mountain Time (US & Canada)	601 E. 18th Ave., Suite 250
	Denver, CO 80203
	arthur.gonzales@state.co.us
	IP Address: 13.108.254.8


Record Tracking

Status: Original	Holder: Arthur Gonzales	Location: DocuSign
7/15/2020 1:08:24 PM	arthur.gonzales@state.co.us	
Security Appliance Status: Connected	Pool: FedRamp	
Storage Appliance Status: Connected	Pool: CDOT - Permits	Location: DocuSign

Signer Events

Benet Hill Monastery
 mtsummers@benethillmonastery.org
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 43101D3A786A45E...
 Signature Adoption: Pre-selected Style
 Using IP Address: 207.173.244.4

Timestamp

Sent: 7/15/2020 1:22:23 PM
 Viewed: 7/16/2020 9:54:34 AM
 Signed: 7/17/2020 11:00:31 AM

Electronic Record and Signature Disclosure:
 Accepted: 7/16/2020 9:54:34 AM
 ID: 4c2d9715-4c2d-4429-9c34-14951147fe45

Sister Marie Teresa Summers
 mtsummers@benethillmonastery.org
 Security Level: Email, Account Authentication (None)

Sent: 7/17/2020 11:00:41 AM

Electronic Record and Signature Disclosure:
 Accepted: 7/16/2020 9:54:34 AM
 ID: 4c2d9715-4c2d-4429-9c34-14951147fe45

Arthur Gonzales
 arthur.gonzales@state.co.us
 R2 - Access Manager
 CDOT
 Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	7/17/2020 11:00:41 AM
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Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure		
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DONALD WESCOTT FIRE PROTECTION DISTRICT

15415 Gleneagle Drive Colorado Springs, CO 80918

Ph: 719-488-8680 Fx: 719-488-3414

To: Whom it may concern
From: Chief Vinny Burns
Donald Wescott Fire Protection District
Date: August 20, 2019
Re: Sanctuary of Peace P.U.D.

This is a letter of commitment for fire protection by Donald Wescott Fire Protection District for the property located at 15760 Hwy. 83, for the development known as The Sanctuary of Peace Residential Community.

The Donald Wescott Fire Protection District is an ISO protection class 3 department that has two full time staffed fire stations, the closest of which is located at 15505 Hwy. 83.

The district understands that the applicant has proposed modifications to PUD criteria and waivers to the El Paso County Land Development Code. The applicant has proposed 20 ft wide private paved roadways in a 24 ft wide roadway tract. The applicant proposes more than 25 lots on a dead-end road and a dead-end road in excess of 1,600 feet. The applicant also proposes an unpaved 12 ft. wide to 16 ft. wide emergency-only access road from Benet Lane to Fools Gold Lane in an emergency access easement. The emergency access road will be gated and secured in a manner acceptable to the district. The district finds the proposed modifications and waivers to be acceptable.

The Sanctuary of Peace development will be required to provide an on-site 15,000 gallon fire cistern along with a fire turnout to allow the usage of the cistern while not impeding traffic on the roadway. Residential construction will be reviewed by the district and shall comply with district requirements.

If you have any questions or need further information, please feel free to contact me.

Thank you,

A handwritten signature in black ink, appearing to read 'V. P. Burns', with a long, sweeping underline.

Vincent P. Burns
Fire Chief



July 20, 2020

Vincent Crowder
Sanctuary of Peace POA
3190 Benet Lane
Colorado Springs, CO 80921

RE: Acknowledgement of Drinking Water Final Plans and Specifications for Construction
Sanctuary of Peace POA Water System, Sanctuary of Peace POA
Public Water System Identification (PWSID) No. CO0121702, El Paso County
ES Project No. ES.20.DWDR.05394

Dear Mr. Crowder:

The Colorado Department of Public Health & Environment (Department), Water Quality Control Division, Engineering Section has received and reviewed the Capacity Assessment Worksheet and Supplemental Information for the Technical, Managerial, and Financial (TMF) Capacity, and the Final Plans and Specifications for the Sanctuary of Peace POA Water System in accordance with Sections 11.4.1(a) and 11.4(1)(b) of the *Colorado Primary Drinking Water Regulations* (Regulation 11). The TMF and design has been found to be in conformance with the current requirements of the *New Public Water System Capacity Planning Manual* and the *State of Colorado Design Criteria For Potable Water Systems* (Design Criteria). At this time, Sanctuary of Peace POA does not meet the definition of a public water system as defined by Section 11.3(57) of the Colorado Primary Drinking Water Regulations (Regulation 11), and therefore, the Department does not have the authority by Regulation 11 to approve or deny the capacity assessment or the plans and specifications for construction of the water system. At such time that Sanctuary of Peace POA will meet the definition of a public water system, Sanctuary of Peace POA must submit plans and specifications, and a capacity assessment in accordance with Sections 11.4(1)(a) and 11.4(1)(b) of Regulation 11, and receive design approval. The Sanctuary of Peace POA should anticipate being classified as a community water system.

This acknowledgement is limited to the following:

- Well (SDWIS ID: 001): Groundwater source
 - Well Permit Number 83885-F. Drilled well. Screen: 331-751 feet, total depth: 751 feet, static water level approximately 196 feet.
 - Surface improvements: sloped area away from wellhead.
 - Well improvements: casing raised to provide a minimum of 12 inch between grade and wellhead.
 - Permitted Flow: 50 gallons per minute (gpm).
 - Pumped Flow: 25 gpm.
 - All associated piping and appurtenances.
- Treatment Plant (SDWIS ID: 002)
 - Treatment for Well (001), Maximum flowrate of 25 gpm based on well pump rate.
 - Sodium hypochlorite treatment (421):
 - Sodium hypochlorite feed pump (design basis: diaphragm pump with anti-siphon valve), 35 gallon solution feed tank (design basis: polyethylene tank) and secondary chemical containment curb.
 - Sodium hypochlorite injection point prior to contact time storage tanks.
 - Chlorine pump electrically connected to flow meter for flow paced dosing.
 - Treatment appurtenances. Raw water sampling tap, water meter (design basis: NSF61 certified), handheld chlorine analyzer, 119 gallon pressure tank (design basis: Well-X-Trol) and finished water tap (residual chlorine monitoring location) after storage tanks in the treatment plant.



- Booster pumps: two submersible pumps located in 8-inch pits with watertight well cap next to storage tanks (003) to pump from storage tanks back to treatment plant, operating in lead/standby mode, 20 gpm each, 53-62 psi, with variable frequency drives.
- Associated piping and appurtenances.
- Storage Tanks (SDWIS ID: 003)
 - Two (2) 2,500 gallon buried HDPE storage tanks (design basis: Ace Roto-Mold ACT2500-LPG) utilized for contact time (2,000 gallons minimum operating volume between the two tanks). Tank piping and appurtenances: 4-inch inlet pipe, 4-inch vent that opens downward with 24 mesh non corrodible screen, lockable access hatch with gasket, 4-inch outlet pipe.

Deviations:

The design includes the following deviation(s) from the Design Criteria:

- Section 5.1 of the Design Criteria requires that at least two chemical feeders be provided. The response to Request for Information letter indicates spare parts will be kept on site and the system has the ability to service the pump within 24 hours. Based on the information supplied to support this deviation, the Department accepts this deviation request.

Conditions:

The design must comply with the following conditions:

General Requirements:

- Section 2.21 of the Design Criteria requires all chemicals and materials that come in contact with treated or partially treated water to be ANSI/NSF 60 and 61 certified, respectively, for potable water use.
- All wells, pipes, tanks and equipment that can convey or store water intended for potable use must be disinfected in accordance with current AWWA procedures prior to initial use as required in Sections 2.15, 6.6.2, 7.0.18 and 8.7.7 of the Design Criteria.

Monitoring Notifications:

- The project includes installation of a new well that will require completion of initial monitoring when the water system becomes a public water system.
- The design is capable of providing 4-log virus inactivation. As outlined in the Basis of Design Report, the treatment conditions that must exist to achieve 4-log inactivation of viruses are as follows:
 - The supplier must continuously maintain a chlorine residual of 1.0 mg/L at the entry point monitoring location downstream of the two storage tanks, assuming a flow rate of 25 gpm (well pumping rate), a pH between 6.0-9.0, a liquid temperature at or greater than 5-degrees Celsius, a baffle factor of 0.1 and a minimum active storage volume of 2,000-gallons.

Facility Classification under Regulation 100:

- Based on the current water treatment plant and distribution system design and in accordance with the current Colorado Operators Certification Board regulations, the water treatment plant is anticipated to be a Class "D" water treatment facility and the distribution system is anticipated to be a Class "1" distribution system.

The documents that were reviewed are as follows:

- Basis of Design Report dated February 18, 2020 titled *Sanctuary of Peace POA Water System*. Prepared by M.V.E., Inc. for Sanctuary of Peace POA.
- Capacity Planning Document (TMF) dated February 18, 2020 titled *Sanctuary of Peace POA Community Water System*. Prepared by M.V.E., Inc. and H2O Consultants for Sanctuary of Peace POA.
- Raw water quality data received April 21, 2020 and July 7, 2020.
- Response to Request for Information Letter dated June 17, 2020. Prepared by M.V.E., Inc. for Sanctuary of Peace POA.
- Email correspondence dated July 8, 2020 from M.V.E., Inc. for Sanctuary of Peace POA.
- Miscellaneous correspondence.

Please be advised of the following notifications and requirements that may apply to the project:

- Acknowledgement of this project is based only upon engineering design to provide safe potable water, as required by Regulation 11 and shall in no way influence local building department or local health department decisions on this project. This review does not relieve the owner from compliance with all Federal, State and local regulations and requirements prior to construction nor from responsibility for proper engineering, construction and operation of the facility.
- Any point source discharges of water from the facility are potentially subject to a discharge permit under the State Discharge Permit System. Any point source discharges to state waters without a permit are subject to civil or criminal enforcement action. If you have any questions regarding permit requirements contact the Permits Unit at 303-692-3500.

Please direct any further correspondence regarding the technical approval (plans and specifications/design review) to:

Kristen Harris, P.E.
Colorado Department of Public Health & Environment
Water Quality Control Division - Engineering Section
4300 Cherry Creek Drive South
Denver, CO 80246-1530

Thank you for your time and cooperation in this matter. Please contact me by telephone at 303-692-3538 or by email at kristen.harris@state.co.us if you have any questions.

The Engineering Section is interested in gaining feedback about your experience during the engineering review process. We would appreciate your time to complete a Quality-of-Service Survey regarding your experience during the engineering review process leading up to issuance of this decision letter. The Engineering Section will use your responses and comments to identify strengths, target areas for improvement and evaluate process improvements to better serve your needs. Please take a moment to fill out our survey at the following website: <http://fs8.formsite.com/cohealth/form627710151/index.html>.

Sincerely,

Kristen Harris, P.E.
Senior Review Engineer
Engineering Section | Water Quality Control Division
Colorado Department of Public Health & Environment

cc: David Gorman, M.V.E., Inc.
Charles Crum, M.V.E., Inc.
Lisa Lemmon, El Paso County Public Health
Catherine McGarvy, El Paso County Public Health
Amy Zimmerman, WQCD ES Engineering Review Unit Manager
Haley Orahood, DWCAS, Compliance & Enforcement Unit South
Drinking Water File (CO0121702)