

**LOT A AND LOT C MCCLINTOCK STATION  
VACATE/REPLAT  
LETTER OF INTENT  
05-04-2023**

**OWNER:**

**Lot A**

Scott Belknap  
3603 First Light Dr, Castle Rock, C  
Castle Rock, CO 80109  
(719) 471-1742

**APPLICANT/CONSULTANT:**

JR Engineering  
5475 Tech Center Dr., Ste. 235  
Colorado Springs, CO 80919  
(719) 267-6178

**Lot C**

Scott Belknap  
3603 First Light Dr, Castle Rock, C  
Castle Rock, CO 80109  
(719) 471-1742

**SITE LOCATION:**

8765 and 8815 Vollmer Road, El Paso County, CO

**TAX SCHEDULE #'S:**

Lot A = 5233001001

Lot C = 5233001004

**CURRENT ZONING:** I-2, no overlay district/zoning

**REQUEST:**

A request by JR Engineering to vacate and replat Lots A (original acreage = 4.18) and Lot C (original acreage = 3.81) (Total = 7.99 acres) by adjusting the internal lot lines to create a total area for Lot A1 of 6.8488 acres, and Lot C1 of 1.1313 acres. No improvements are proposed with this application. No change in land use is proposed with this application.

The adjusted internal lot boundaries meet all the requirements of the Subdivision Design Standards and Criteria of Approval of Chapter 7 and 8 of the El Paso County Land Development Code. However, a waiver is being requested for land development code 8.4.8.B. Please see the attached Waiver and supporting documentation.

The proposed adjusted lot boundaries meet the standards of the I-2 zoning district, and the adjustment does not change the nature of the development and therefore is consistent with the applicable planning documents.

There are no proposed improvements with this application or Vacate/Replat. Lot A is vacant. Lot C is currently developed and will remain that way.

There are no known hazards existing on the subject site. The site is located outside of any mapped floodplain. No evidence of protected species or wetlands are known to be present on the site. The "Geology and Hydrogeology McClintock Station, El Paso County, Colorado" prepared by Lincoln DeVore, Dated February 22, 1978, states the site "is relatively free from significant geologic hazards or problems".

There is no change anticipated to the site generated traffic patterns or volumes as a part of this replat. The current site generated traffic and access patterns that exist today, will remain post replat.

Due to this being a replat, no new lots are being created, and no development is being proposed, the applicant does not expect to submit for building permits or pay "Road Impact Fees" as a part of this request.

There are no proposed improvements. There are no existing public improvements. Existing private improvements are currently owned and maintained by the land owner/s. The land owner/s will continue to own and maintain all private improvements.

The proposed replat will not adversely impact existing drainage runoff patterns or adjacent properties.

No deviations from the County's Engineering Design Standards or Engineering Criteria Manual are proposed or requested.

As part of a separate request for repair of an existing On-Site Wastewater Treatment System located on Lot C, a Waiver to Land Development Code 8.4.8.B regarding the minimum lot size of replated Lot C (proposed Lot C1) is attached.

Neighbor notifications to all required adjacent property owners were mailed out in April. Please see the Neighbor Notification Receipt's and Copy of the letter provided as a part of this application/submittal.

**Attachments:**

1. Letter from Falcon Area Water & Wastewater Authority stating no service will be provided
2. Waiver to Land Development Code 8.4.8.B
  - a. Approved permit & email from Health Department



Falcon Area Water & Wastewater Authority  
c/o Spencer Fane  
102 S Tejon St #750, Colorado Springs, CO 80903  
719.633.1050

September 15, 2023

JR Engineering, LLC  
Ryan Burns, PE  
5475 Tech Center Drive, Suite 235  
Colorado Springs, CO 80919

Ryan :

This letter is intended to serve as notice that Falcon Area Water and Wastewater Authority will not provide either water or sewer services to the 7.99-acre parcel referred to as Lot A and C of McClintock subdivision.

Please do not hesitate to contact me with any questions at [peggyl@morleycos.com](mailto:peggyl@morleycos.com) or 719-339-1149.

Regards,

A handwritten signature in blue ink that reads 'Peggy E Libbey'.

Peggy E Libbey  
FAWWA Board Member

November 7, 2023



**ENTECH**  
ENGINEERING, INC.

505 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907  
PHONE (719) 531-5599

Belknap Ventures LLC  
3603 First Light Drive  
Castle Rock, CO 80109

Attn: Scott Belknap

Re: Land Use Development Code 8.4.8.B Waiver Request  
8765 Vollmer Road  
Lot C, McClintock Station  
El Paso County, Colorado  
Entech Job No. 230381

Dear Mr. Belknap:

This letter is to request a waiver from the El Paso County Land Development Committee for the above referenced project. The project is to consist of an On-site Wastewater Treatment System Repair for an existing commercial metal building. No new development of this site is proposed. The existing shop will remain. A new OWTS System is required due to the proposed lot line change and the existing septic system field on the adjacent Lot A, McClintock Station. The system will be located in the area of the previous OWTS field.

The site is located in a portion of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 33, Township 12 South, Range 65 West, in the northeastern portion of Colorado Springs (Reference 1). A copy of the OWTS Site Evaluation and OWTS Design are presented in the Installation Permit issued by El Paso County Health Department (Appendix A).

The conditions on this site were investigated by the Entech Engineering, Inc., OWTS Site Evaluation (Reference 2). A copy of the OWTS Site Evaluation and OWTS Design are presented in the Installation Permit issued by El Paso County Health Department (Appendix A). The investigation consisted of excavating and evaluating two shallow test pits on the site. The approximate locations of the test pits are shown on Figure 1 and Sheet 2 in the OWTS Site Evaluation and OWTS Design, respectively.

The soils encountered on this site consisted of sandy clay loam topsoil with underlying sandy loam to sandy clay loam with gravel (highly weathered sandstone). Bedrock was not encountered in the test pits. The test pits were excavated to a depth of 6 feet. The upper site soils were encountered at medium dense states and dry to moist conditions. Site photographs taken March 17 and 20, 2023, are included in Appendix B.

Redoximorphic features were encountered in the test pits at approximately 4.5 to 5.0 feet below grade. The site does not lie in any floodplain zones according to the FEMA Map No. 08041C0533G (Reference 4).

In our opinion, the site is suitable for a Land Use Development Code Waiver with respect to the 2  $\frac{1}{2}$  acre minimum lot size as it meets the following characteristics:



Belknap Ventures LLC  
Land Use Development Code 8.4.8.B Waiver Request  
8765 Vollmer Road  
Lot C, McClintock Station  
El Paso County, Colorado

- El Paso County OWTS Regulations, including all setbacks outlined in Table 7-1, are maintained for the new OWTS Soil Treatment Area, Existing Septic Tank, and Existing Pump Chamber.
- A second (alternative) location for a Soil Treatment Area is provided to the east of the existing building on the proposed 1.13 acre parcel.
- An El Paso County Health Department officer has approved the OWTS Design by Entech Engineering, Inc. dated May 24, 2023, revised September 21, 2023, on the proposed 1.13 acre parcel.

We trust that this has provided you with the information required regarding a Land Use Development Code Waiver. If you have any questions or need additional information, please do not hesitate to contact us.

Respectfully Submitted,

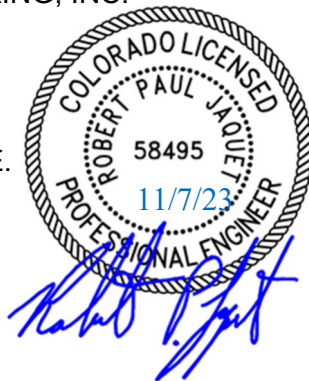
ENTECH ENGINEERING, INC.

Robert P. Jaquet, P.E.  
Project Engineer


JCG/rpj

Encl.

Entech Job No. 230381  
AA projects\2023\230381 OWTS Waiver Letter



Reviewed by:

  
Joseph C. Goode, Jr., P.E.  
President

Belknap Ventures LLC  
Land Use Development Code 8.4.8.B Waiver Request  
8765 Vollmer Road  
Lot C, McClintock Station  
El Paso County, Colorado

#### **BIBLIOGRAPHY**

1. City of Colorado Springs. *Zoning Map, City of Colorado Springs, Colorado*. <http://gis.coloradosprings.go>.
2. Entech Engineering, Inc., March 24, 2023. *OWTS Site Evaluation 8765 Vollmer Road, Colorado Springs, Colorado*. Entech Job No. 230381.
3. Entech Engineering, Inc., May 25, 2023, revised September 21, 2023. *OWTS Design 8765 Vollmer Road, Colorado Springs, Colorado*. Entech Job No. 230381.
4. Federal Emergency Management Agency. December 7, 2018. *Flood Insurance Rate Maps for the City of Colorado Springs, Colorado*. Map Number 08041CO736G.

**APPENDIX A:**

**El Paso County Health Department Installation Permit No. 137756,  
OWTS Site Evaluation, Entech Engineering, Inc., Dated March 24, 2023,  
Job No. 230381, OWTS Design Entech Engineering, Inc., Dated May 25,  
2023, Revised September 21, 2023, Job No. 230381**



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Environmental Health  
 1675 W. Garden of the Gods Rd.,  
 Suite 2044  
 Colorado Springs, CO 80907  
 (719) 578-3199 *phone*  
 (719) 575-3188 *fax*  
[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

# Onsite Wastewater Treatment System Installation Permit

PERMIT DETAILS			
<b>Permit No.:</b> 137756	<b>Record ID:</b> ON0001595	<b>Issued:</b> September 7, 2023	<b>Expires:</b> September 7, 2024
SYSTEM INFORMATION			
<b>OWTS Location:</b> 8765 Vollmer Rd, Colorado Springs CO 80908			
<b>Owner:</b> Belknap Ventures LLC	<b>Schedule #:</b> 5233001004	<b>Permit Type:</b> Major Repair	
<b>Proposed Use:</b> Commercial	<b>Facility Type:</b> Office	<b>Design Flow (gpd):</b> 375	
<b>System Type:</b> Pressure Distribution	<b>Treatment Level:</b> TL1PD	<b>Water Source:</b> Well	
PERMIT REQUIREMENTS			
<b>Tank:</b> 1000	<b>Pump Tank:</b> 500	<b>STA:</b> 682 sq ft (57 Q4/ 45 ARC 36)	<b>Media:</b> Chamber/bed
<b>STA Depth:</b> Maximum 18"		<b>Sand Filter:</b> Yes <b>Depth:</b> 24"	<b>O&amp;M Req:</b> Yes
<b>Design Document:</b> ENTECH Engineering		<b>Document ID#:</b> 230381	<b>Date:</b> 9.21.2023
PERMIT COMMENTS			
<ul style="list-style-type: none"> <li>- An Engineered OWTS system to be installed on site due to encountering groundwater at 54" and commercial OWTS, requiring a Tier II licensed installer.</li> <li>- TIER II LICENSED INSTALLER MUST BE NAMED AND VERIFIED PRIOR TO FINAL APPROVAL OF SYSTEM.</li> <li>- <b>Maximum 18" installation depth due to groundwater at 54"</b></li> <li>- <b>Control panel must meet current standards existing panel can only be used if it meets minimum standards of current regulations.</b></li> <li>- <b>Existing pump must be verified and engineer must confirm that it will meet the design parameters.</b></li> <li>- <b>SAND GRADATION MUST BE WITHIN 30 DAYS OF SAND PLACEMENT AND VERIFIED BY ENGINEER AS PART OF FINAL CERTIFICATION OF SYSTEM</b></li> <li>- Changes to approved design document must be submitted to EPCPH and design engineer prior to installation of changes</li> <li>- All horizontal setbacks must be maintained through system installation. In addition, system must remain completely uncovered, including the tank size, for final inspection.</li> <li>- The well must be installed at time of final inspection, or final approval will not be given until well installation is verified. Must maintain 100' set back to all wells on property or neighboring property.</li> <li>- Engineered systems require the as built drawing and certification letter from the engineer be submitted to Public Health prior to final approval and Regional Building sign off</li> <li>- Ensure that all work is completed prior to contacting and requesting final line for inspection, otherwise additional fees may be incurred.</li> <li>- <b>Installation of an OWTS system with higher level treatment requires Operation and Maintenance inspections and a maintenance contract by a certified O&amp;M Specialist. See EPCPH OWTS regulations section 8.14 for more details.</b></li> <li>- During excavation, if bedrock, groundwater, changes in soil type from that previously identified, or other notable soil changes are encountered, all excavation must cease and EPCPH is to be contacted for an evaluation to determine if additional tests are required</li> <li>- Issuance of this permit allows construction of the system as proposed. It does not imply or guarantee final system installation approval. System design or construction changes may be required based upon changed or newly discovered site conditions.</li> </ul>			
<b>Review Specialist:</b> Kat McGarvy, M.S., R.E.H.S		<b>Contact:</b> <a href="mailto:katmgarvy@elpasoco.com">katmgarvy@elpasoco.com</a>	

This permit is issued in accordance with 25-10-106 Colorado Revised Statutes. The PERMIT EXPIRES upon completion/installation of the Onsite Wastewater Treatment System, or at the end of twelve (12) months from date of issue, whichever occurs first. If both a Building Permit and an Onsite Wastewater Treatment System Permit are issued for the same property and construction has not commenced prior to the expiration date of the Building

Permit, the Onsite Wastewater Permit shall expire at the same time as the Building Permit. This permit is revocable if all stated requirements are not met. The Onsite Wastewater Treatment System must be installed by an El Paso County Licensed System Contractor, or the property owner.

The Health Officer shall assume no responsibility in case of failure or inadequacy of an Onsite Wastewater Treatment System, beyond consulting in good faith with the property owner or representative. Access to the property shall be authorized at reasonable time for the purpose of making such inspections as are necessary to determine compliance with the requirements of this law (permit).

**Inspection request line: Call (719) 575-8699 before 3:00 p.m. the business day prior to the requested inspection date or 1:00 p.m. the business day prior to a holiday. There are NO final inspection on Wednesdays.**

  
Kat McGarvy, M.S., R.E.H.S



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Environmental Health Division

1675 W. Garden of the Gods Rd., Suite 2044  
Colorado Springs, CO 80907  
(719) 578-3199 phone  
(719) 578-3188 fax  
www.elpasocountyhealth.org

## OWTS Application Review - Commercial

**System #:** ON0001595

**Permit Type:** Major repair

**Property Address:** 8765 Vollmer Rd, Colorado Springs CO 80908

**Approvals Rcvd:** DSD (new permits only): NA

Floodplain: FP on property: NO

Proposed system location outside FP: NA

Specialist: Kat McGarvy

Date of Review: 9.7.2023

**New/Major Repair/Modification:**

Site Evaluation date: 8.6.2023

**Soil Report:** Report date: 3.24.2023

Engineer: ENTECH Engineering Job #: 230381

High Rock Content: R-1 Soil Type: 3A LTAR: 0.55

Limiting Layer: Groundwater: 54/60" Bedrock: NONE

**Design Document:** Design signed: 5.25.2023

Engineer: ENTECH Engineering Job # 230381

Commercial Facility Type: Office (25 employee:15gpd)

Design Flow: 375

- *Design flows must be from table 6-2, submission of water data for active facilities or year of data from 3 similar facility types.*

**Minimum Requirements:**

Tank Capacity: Main: 1000 Pump Tank: 500

Pump Specs: Pump: Unknown existing

Gal/dose: 100 Flow(gpm): 21.2 Total Dynamic Head: 15.0

Run Time(min): NA Off Time: NA Override: NA

**STA Capacity:**

Sq. Ft. (10-1): 682 Sq. Ft. (10-2): 682 Sq. Ft. (10-3): 682 Sq. Ft. (with DV): NA

NDDS: Sq. Ft. (10-1): NA NDDS Factor: NA Sq. Ft. (NDDS adj): NA

Mound: LTAR (imp.): N/A Chamber adj: NA Dist Area: NA Basal Area: NA

End slope: NA Up slope: NA Down slope: NA Greenbelt: NA

**STA:**

Distribution: Pressure Distribution Add. Components: ADV

Media: Chambers Configuration: Bed Depth of Installation: 18" MAX

Q4 chambers: 57 Arc 36 chambers: 45 Laterals: NA

Comments: Office 8 hr shift/employee: 25 employee@15GPD. Control panel must be upgraded to meet current standards for OM. Pump must be verified at time of inspection engineer must ensure the exiting pump will support design standards.

**EH Specialist:** Kat McGarvy

**Approved Date:** 9.7.2023



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## ON-SITE WASTEWATER TREATMENT SYSTEM PERMIT APPLICATION

Submit application to [HEASepticinfo@elpasoco.com](mailto:HEASepticinfo@elpasoco.com)

PROPERTY INFORMATION			
Applicant Name	Rhino Rock Designs / Tom R Hughes		
Property Address	8765 Vollmer Road	City, State, Zip	Colorado Springs, CO 80908
Phone	719-493-8622	Email	rhinorockdesigns@gmail.com
Legal Description	LOT C MCCLINTOCK STATION		
Tax Schedule #	5233001004	Lot Size	3.81 acres
Is the property gated?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Code:	Water Supply	<input checked="" type="checkbox"/> Well <input type="checkbox"/> Cistern <input type="checkbox"/> Municipal
Proposed Use:	<input type="checkbox"/> Residential <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Commercial		Potential Number of Bedrooms: 0

OWNER INFORMATION			
Name	Belknap Ventures LLC	Phone	719-322-3556
Mailing Address	3603 First Light Drive	City, State, Zip	Castle Rock, CO 80109
Email	scott.belknap@yahoo.com		
General Contractor		Phone/Email	
System Installer	Tom R Hughes, Rhino Rock Designs	Phone/Email	719-493-8622, rhinorockdesigns@g
All engineered-design systems <i>must</i> be installed by a Tier II licensed installer.			

PERMIT FEES AS ESTABLISHED BY EL PASO COUNTY BOARD OF HEALTH	
<input type="checkbox"/> New Permit	\$750.00 (EPCPH Charge) + \$147.00 (EPC Planning Dept. Surcharge) + \$23.00 (CDPHE Surcharge) = \$920.00
Permit fee includes: Application design review, site evaluation, and 1 final inspection. Additional inspections incur additional fees	
<input type="checkbox"/> Modification Permit	\$675.00 (EPCPH Charge) + \$23.00 (CDPHE Surcharge) = \$698.00
Permit fee includes: Application design review, site evaluation, and 1 final inspection. Additional inspections incur additional fees	
<input checked="" type="checkbox"/> Major Repair Permit	\$535.00 (EPCPH Charge) + \$23.00 (CDPHE Surcharge) = \$558.00
Permit fee includes: Application design review, site evaluation, and 1 final inspection. Additional inspections incur additional fees	
<input type="checkbox"/> Minor Repair Permit	\$245.00 (EPCPH Charge) + \$23.00 (CDPHE Surcharge) = \$268.00
Permit fee includes: Application review, 1 final inspection. Additional inspections incur additional fees	
All Payments are due at the time of application submittal; by check or major credit card (Visa / MC) Permits expire one year from the date of issuance, unless otherwise noted.	

**REQUIRED: ADDITIONAL PROPERTY INFORMATION**

System Type  Engineered Design  Conventional Design Number of Structure(s) to be connected: 1

Written Scope of Work:

Replacement STA for warehouse, sized for 25 office employees @ 15 GPD, add a 500 gal pump chamber with 1/2HP pump per Entech Engineering Inc plans for job 230381 dated 5/25/23.

Please provide directions to the property from a main highway:

E Woodmen Rd east of Powers, left (north) on Black Forest Rd., right on Cowpoke Rd, left on Vollmer Rd., go 1.2 mi to right on Vollmer Pl., on the left

- Property address or lot number must be clearly marked and visible from the road
- Profile excavation test pit and/or soil profile holes must be clearly marked
- Proposed and alternate soil treatment areas must be protected from compaction and disturbance
- Locked gates require the gate code or lock combination be provided on front of application

*Failure to comply with the above information may result in an additional charge for a return trip.*

**COMPLETE APPLICATION INCLUDES**

**EPCPH will only accept submissions when all required components are included in submission.**

Colorado Professional Engineer (P.E.) stamped soils report:

**Soils report: including at least 2 soil profile excavation pits, in accordance with section 8.5 A-F of OWTS regulations**

Calculation/Design Worksheet

Clear legible 8.5'x11' Design Document

**Design document must include proposed and alternate locations, profile pit locations with respect to system layout, all setbacks to pertinent structures and features in table 7-1.**

I certify that the information provided on this application is in compliance with the Chapter 8 Onsite Wastewater System (OWS) Regulations of the El Paso County Board of Health. I also authorize the assigned representative of El Paso County Public Health to enter onto this property in order to obtain information necessary for the issuance of a permit.

Applicant Signature: Tom R Hughes Date: 6/14/23

Submit application to [HEASepticinfo@elpasoco.com](mailto:HEASepticinfo@elpasoco.com)



March 24, 2023



**ENTECH**  
ENGINEERING, INC.

505 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907  
PHONE (719) 531-5599  
FAX (719) 531-5238

Belknap Ventures LLC  
3603 First Light Drive  
Castle Rock, CO 80109

Attn: Scott Belknap

Re: OWTS Site Evaluation  
8765 Vollmer Road  
Lot C, McClintock Station  
El Paso County, Colorado

Dear Mr. Belknap:

As requested, personnel of Entech Engineering, Inc. have observed the excavation of two test pits in the area of the proposed on-site wastewater treatment system (OWTS) absorption field location at the above referenced site. This letter presents the results of our testing.

The locations of the test pits are shown in Figure 1. The test pits were excavated on March 20, 2023, to approximate depths of 6 feet. Soils encountered in the test pits consisted of sandy loam with underlying sandy clay loam with gravel (highly weathered sandstone) in both test pits. The Test Pit Logs and Laboratory Test Results are shown in Figures 2 through 5. Bedrock was not encountered in the test pits. Redoximorphic features were encountered in Test Pit Nos. 1 and 2 approximately 4.5 feet and 5.0 feet Test Pit Nos. 1 and 2, respectively.

Visual and tactile evaluation of the soils was performed. The limiting layer encountered in the test pits is the sandy clay loam (highly weathered sandstone), which classified as USDA Soil Type 3A, R-1, and the redoximorphic features encountered at 4.5 feet. For design purposes a LTAR Value of 0.30 gallons per day per square foot is recommended for Treatment Level 1. An engineer designed system is required for this site due to Soil Types 3A, R-1, and redoximorphic features. The absorption field should be installed in accordance with El Paso County Health Department regulations.

We trust that this has provided you with the information you required. If you have any questions or need additional information, please do not hesitate to contact us.

Respectfully Submitted,

ENTECH ENGINEERING, INC.

Logan L. Langford, P.G.  
Geologist

Reviewed by:

Robert P. Jaquet, P.E.



RPJ/cw




Encl.

Entech Job No. 230381

AA projects/2023/230381 owts site eval





- 
**TP- APPROXIMATE TEST PIT LOCATION AND NUMBER**
- 
 - TP-1 38°57'45.26"N, 104°40'44.15"W
- 
 - TP-2 38°57'44.79"N, 104°40'44.64"W



**ENTECH**  
**ENGINEERING, INC.**  
 505 ELKTON DRIVE  
 COLORADO SPRINGS, CO. 80907 (719) 531-5599

**TEST PIT LOCATION MAP**  
**8765 VOLLMER ROAD**  
**LOT C, MCCLINTOCK STATION**  
**EL PASO COUNTY, COLORADO**  
**FOR: BELKNAP VENTURES, LLC**

DRAWN: RPJ	DATE: 3/24/23	CHECKED: RPJ	DATE: 3/24/23
---------------	------------------	-----------------	------------------

JOB NO.:  
**230381**  
 FIG NO.:  
**1**



TEST PIT NO. 1  
 DATE EXCAVATED 3/20/2023  
 Job # 230381

TEST PIT NO. 2  
 DATE EXCAVATED 3/20/2023  
 CLIENT Belknap Ventures LLC  
 LOCATION 8765 Vollmer Road

REMARKS	Depth (ft)	Symbol	Samples	Soil Structure Shape	Soil Structure Grade	USDA Soil Type	REMARKS	Depth (ft)	Symbol	Samples	Soil Structure Shape	Soil Structure Grade	USDA Soil Type
Redoximorphic features Encountered @ 4'-6"							Redoximorphic features Encountered @ 5'-0'						
topsoil, sandy clay loam, brown, moist	1	[Symbol]					topsoil, sandy clay loam, brown, moist	1	[Symbol]				
sandy loam, fine to coarse grained, brown, moist	2	[Symbol]		g	s	2		2	[Symbol]				
	3	[Symbol]					sandy loam, fine to coarse grained, brown, moist	3	[Symbol]		g	s	2
	4	[Symbol]						4	[Symbol]				
highly weathered sandstone, sandy clay loam, fine to coarse grained, light brown, moist, R-1	5	[Symbol]					highly weathered sandstone, sandy clay loam, fine to coarse grained, light brown, moist, R-1	5	[Symbol]		ma		3A
	6	[Symbol]		ma		3A		6	[Symbol]				
	7	[Symbol]						7	[Symbol]				
	8	[Symbol]						8	[Symbol]				
	9	[Symbol]						9	[Symbol]				
	10	[Symbol]						10	[Symbol]				

Soil Structure Shape  
 granular - gr  
 platy - pl  
 blocky - bl  
 prismatic - pr  
 single grain - sg  
 massive - ma

Soil Structure Grade  
 weak - w  
 moderate - m  
 strong - s  
 loose - l



**ENTECH ENGINEERING, INC.**

505 ELKTON DRIVE  
 COLORADO SPRINGS, COLORADO 80907

TEST PIT LOG

DRAWN:  
cw

DATE:  
3/24/23

CHECKED:  
[Signature]

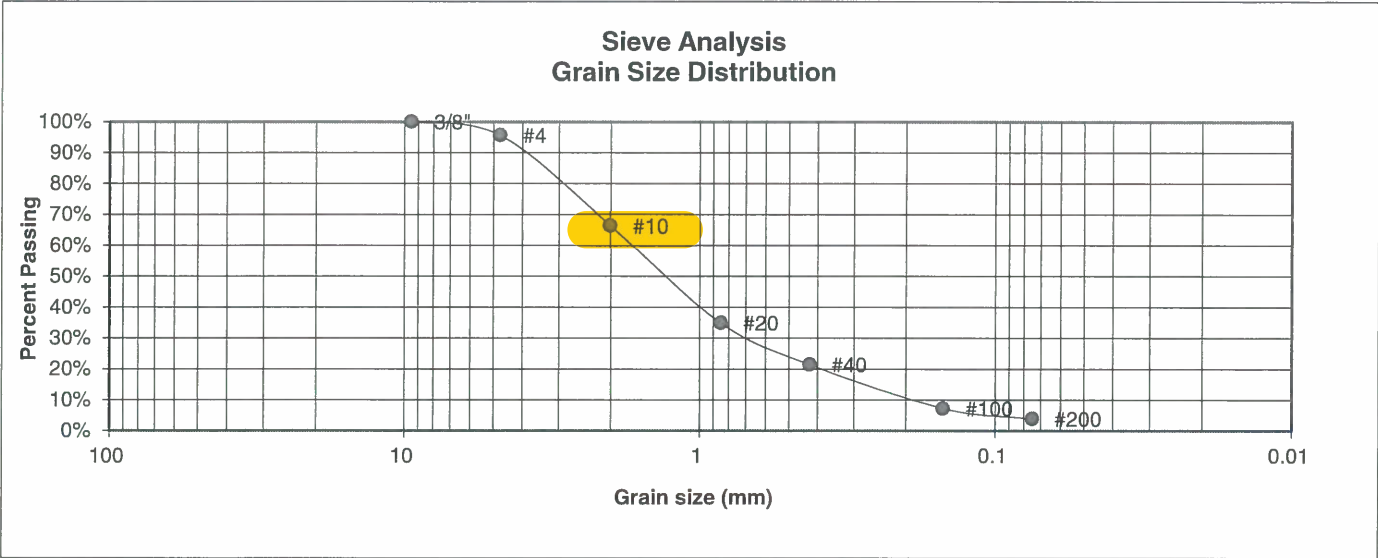
DATE:  
3/24/23

JOB NO.:  
230381

FIG NO.:

2

BORING NO.	TP-1	UNIFIED CLASSIFICATION	SW	TEST BY	BL
DEPTH(ft)	2	AASHTO CLASSIFICATION		JOB NO.	230381
CLIENT	BELKNAP VENTURES				
PROJECT	8765 VOLLMER ROAD				



U.S. Sieve #	Percent Finer
3"	
1 1/2"	
3/4"	
1/2"	
3/8"	100.0%
4	95.6%
10	66.4%
20	34.9%
40	21.4%
100	7.2%
200	3.9%

Atterberg Limits  
 Plastic Limit  
 Liquid Limit  
 Plastic Index

Swell  
 Moisture at start  
 Moisture at finish  
 Moisture increase  
 Initial dry density (pcf)  
 Swell (psf)



**ENTECH**  
**ENGINEERING, INC.**

505 ELKTON DRIVE  
 COLORADO SPRINGS, COLORADO 80907

### LABORATORY TEST RESULTS

DRAWN:

DATE:

CHECKED:

DATE:

*RAJ*

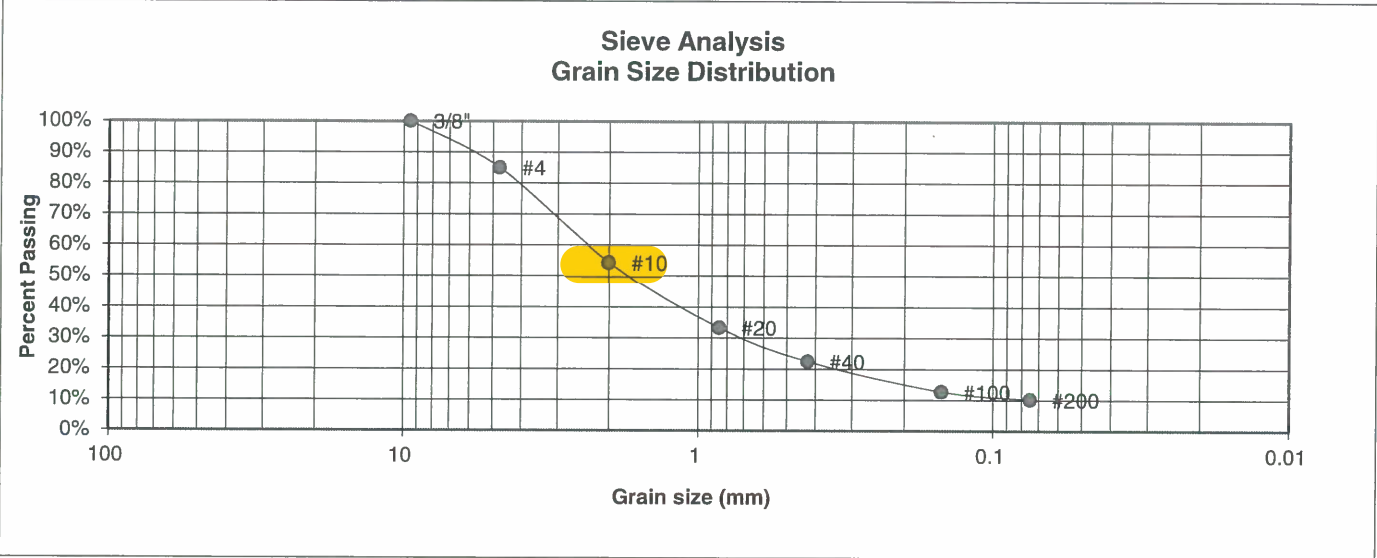
3/24/23

JOB NO.:  
230381

FIG NO.:

3

BORING NO.	TP-1	UNIFIED CLASSIFICATION	SM-SW	TEST BY	BL
DEPTH(ft)	6	AASHTO CLASSIFICATION		JOB NO.	230381
CLIENT	BELKNAP VENTURES				
PROJECT	8765 VOLLMER ROAD				



U.S. Sieve #	Percent Finer
3"	
1 1/2"	
3/4"	
1/2"	
3/8"	100.0%
4	85.0%
10	54.5%
20	33.3%
40	22.4%
100	12.7%
200	10.2%

Atterberg  
Limits  
Plastic Limit  
Liquid Limit  
Plastic Index

Swell  
Moisture at start  
Moisture at finish  
Moisture increase  
Initial dry density (pcf)  
Swell (psf)



**ENTECH**  
ENGINEERING, INC.

505 ELKTON DRIVE  
COLORADO SPRINGS, COLORADO 80907

LABORATORY TEST  
RESULTS

DRAWN:

DATE:

CHECKED:

DATE:

*RPJ*

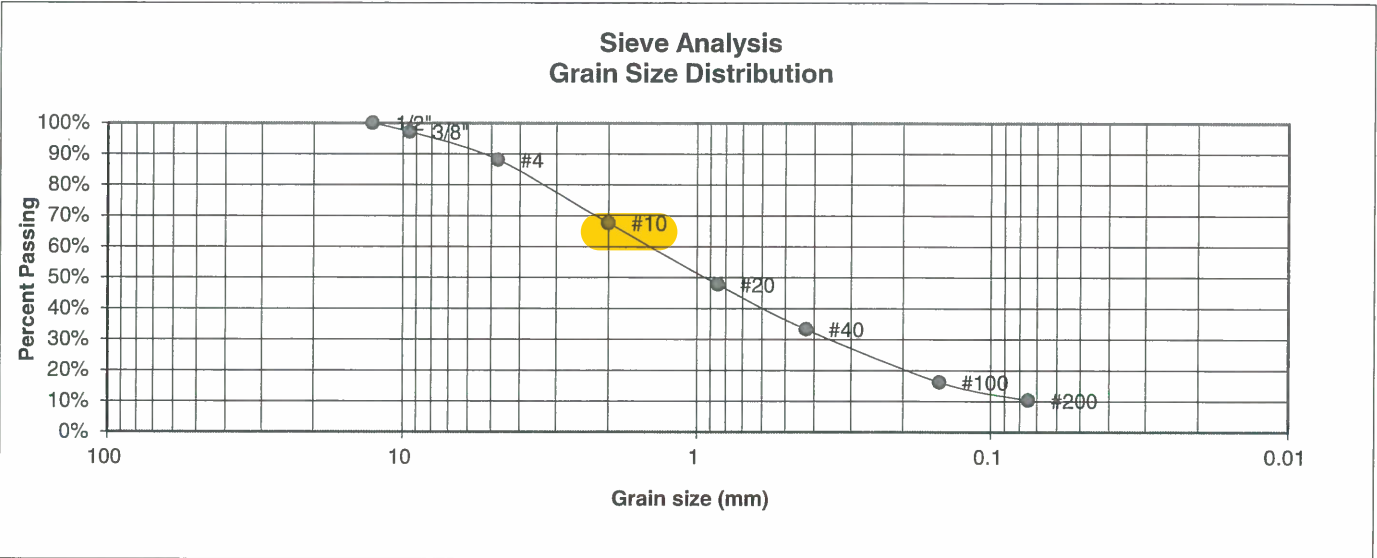
3/24/23

JOB NO.:  
230381

FIG NO.:

4

BORING NO.	TP-2	UNIFIED CLASSIFICATION	SM-SW	TEST BY	BL
DEPTH(ft)	4.5	AASHTO CLASSIFICATION		JOB NO.	230381
CLIENT	BELKNAP VENTURES				
PROJECT	8765 VOLLMER ROAD				



U.S. Sieve #	Percent Finer
3"	
1 1/2"	
3/4"	
1/2"	100.0%
3/8"	97.1%
4	88.1%
10	67.5%
20	47.8%
40	33.3%
100	16.2%
200	10.3%

Atterberg Limits  
 Plastic Limit  
 Liquid Limit  
 Plastic Index

Swell  
 Moisture at start  
 Moisture at finish  
 Moisture increase  
 Initial dry density (pcf)  
 Swell (psf)



**ENTECH**  
**ENGINEERING, INC.**

505 ELKTON DRIVE  
 COLORADO SPRINGS, COLORADO 80907

**LABORATORY TEST  
 RESULTS**

DRAWN:

DATE:

CHECKED:

DATE:

*RRJ*

3/24/23

JOB NO.:  
 230381

FIG NO.:

5



**NOTES:**

Site conditions require a designed septic system. We recommend using one of the existing septic tanks and pump chamber with new pressure dosed chambers in the area of the original Soil Treatment Area. The repair design is based on a lot map pending approval from El Paso County Planning Development. The size of the proposed lot is 1.1313 acres, which is less than the recommended 2.5 acre minimum lot size for new construction utilizing On-Site Wastewater Treatment Systems. This design demonstrates there is adequate space on the proposed lot for a primary and secondary Soil Treatment Area that meet the required setbacks stated in El County County Health Department Regulations, Table 7-1.

**DESIGN CRITERIA:**

El Paso County Health Department: On-site Wastewater Treatment System (OWTS) Regulations dated May 23, 2018, effective July 7, 2018.

**TEST PIT OBSERVATION:**

Two test pits were observed by Entech Engineering, Inc. The results were provided in a letter dated March 24, 2023, Entech Job No. 230381. An LTAR value of 0.30 gallons per day per square foot is recommended for Treatment Level 1, a maximum LTAR of 0.55 gallons per day per square foot is recommended for Treatment Level 3. Soil Type 3A, R-1 Option 1 (LTAR = 0.55), was encountered at 4.0 ft. below grade. Redoximorphic features were encountered in the test pits at approximately 4.5 to 5.0 feet below grade.

**DESIGN FLOW:**

25 EMPLOYEES (OFFICE 8 H.R.) - 15 GALLONS PER PERSON / 8 HR. SHIFT

Total Average Flow = 375 gpd

Minimum Area required =  $Q(1.0)/0.55 = 375 / 0.55 = 682$  sq. ft.

SOIL TYPE: Gravelly Sandy Clay Loam 3A, R-1 Option 1.

**EXISTING SEPTIC TANKS:**

The existing septic tanks' combined capacity for the warehouse/office building should be a minimum of 1,000 gallons. The septic tanks shall comply with El Paso County Health Department regulations. Verify condition and replace tanks if needed; add new effluent filter and baffles if condition is unacceptable. The tanks should be checked periodically and pumped as needed.

**PUMPING CHAMBER:**

A pumping chamber (2nd compartment of 2nd tank) with a minimum capacity of 500 gallons shall be sealed at all joints and shall be coated with a suitable asphaltic waterproofing. An existing 1/2 H.P. pump and high water alarm shall be used for the new soil treatment area. The pumping chamber shall comply with El Paso County Health Department regulations. Periodic monitoring of water usage is recommended to adjust dosing to 3 to 4 doses per day, with a 100 gallon minimum dose. Install check valve / air release valve to permit line to drain to pumping tank or to field.

**INSTALLATION OBSERVATION:**

The installation of the septic system shall be observed to check compliance with the design. Recommended observations include:

- 1) A meeting with Entech, property owner, and the installer to stake the field locations.
- 2) Site observation of required test pit(s) prior to excavating the bed.
- 3) Site observation(s) during and after the bed is excavated (BEFORE SAND PLACEMENT).
- 4) Site observation of pipe installation, infiltrators, distribution valves and manifold assembly, pumping chamber, and verification of stand pipes installation;
- 5) Site observation of final cover (including soil) over the chambers.

**PRE-CONSTRUCTION MEETING:**

Contractor should contact Entech Engineering, Inc. to discuss installation and scheduling of recommended observations. A site meeting with an engineer from Entech Engineering, Inc., an El Paso County Health Officer, and the ISDS contractor is required prior to excavation or installation of the field. The absorption field location will be finalized at the pre-construction meeting. The installed system minimum horizontal distances must be maintained from pertinent physical features according to El Paso County Health Department Regulations.

**WATER:**

The existing well and neighboring wells must be located a minimum of 100 feet away from the absorption field.

MODIFICATIONS TO THIS DESIGN MAY BE REQUIRED, TO BE DETERMINED AT THE TIME OF SITE OBSERVATIONS.

REVISIONS	BY:
9/21/2023	RPJ

**ENTECH ENGINEERING, INC.**  
 1515 W. MAIN ST. SUITE 100  
 FLORENCE, CO. 80607 (719) 531-5599



ONSITE WASTEWATER TREATMENT SYSTEM  
 8765 VOLLMER ROAD  
 EL PASO COUNTY, COLORADO  
 FOR: BELKNAP VENTURES, LLC.

DRAWN BY: R. JAQUET
DESIGNED BY: R. JAQUET
CHECKED BY: R. JAQUET
DATE: 5/25/2023
SCALE: AS SHOWN
JOB NO.: 230381
SHEET NO.: 1 OF 5

**CALCULATIONS**

25 EMPLOYEES • 15 GPD/EMPLOYEE  
 FLOW RATE - 375 GPD  
 LTAR (0.55)

BASIC REQUIRED AREA

$$A = \frac{Q \text{ (GPD)}}{\text{LTAR}}$$

FOR BED SYSTEM (CHAMBERS)

Q = 375 GPD  
 LTAR = 0.55 - SOIL TYPE 3A, TL - 3  
 ADJ FACTOR = 10 = BED (DOSED)  
 ADJ FACTOR = 10 = (CHAMBERS)

$$A = \frac{(375)(10)(1.0)}{0.55}$$

A= 682 SF USE 720 SF

QUICK-4 =  $\frac{720}{12} = 60$  USE 60

TOTAL = 60 QUICK 4

USE (1) 4 ROWS OF 15 INFILTRATORS FOR TOTAL OF 60 QUICK 4 INFILTRATORS



**VICINITY MAP**  
 SCALE: N.T.S.



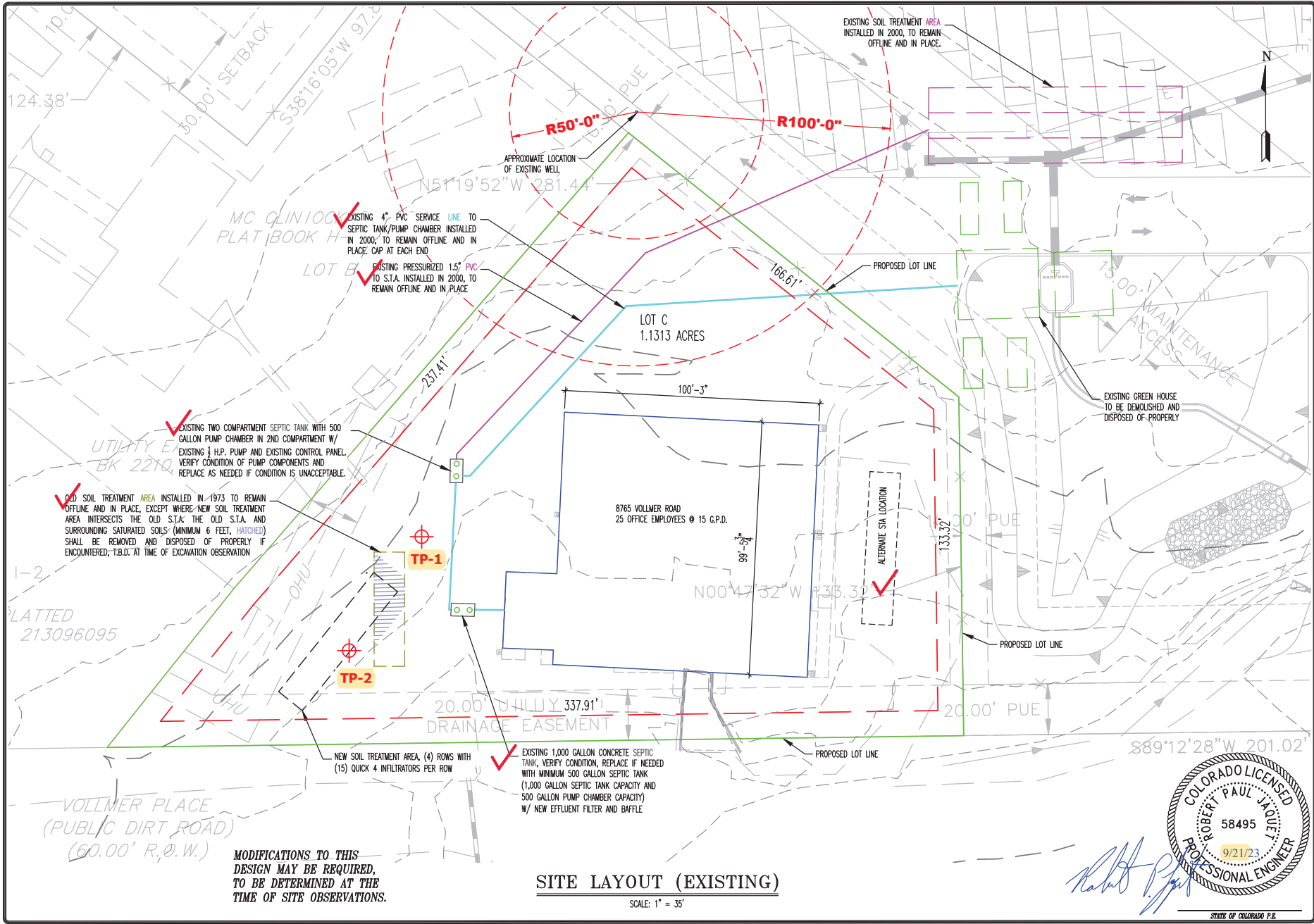
ORIGINAL LOT LINES  
 PROPOSED LOT LINES.

**KEY PLAN**  
 SCALE: N.T.S.

Robert Jaquet  
 Digitally signed by Robert Jaquet  
 Date: 2023.09.21 15:35:42 -06'00'




STATE OF COLORADO P.E.



MODIFICATIONS TO THIS DESIGN MAY BE REQUIRED, TO BE DETERMINED AT THE TIME OF SITE OBSERVATIONS.

**SITE LAYOUT (EXISTING)**

SCALE: 1" = 35'

*Robert P. Jaquy*



REVISIONS	BY:
9/21/2023	RPJ

**ENTECH ENGINEERING, INC.**  
 505 ELKTON DRIVE  
 COLORADO SPRINGS, CO 80907  
 (719) 531-5599

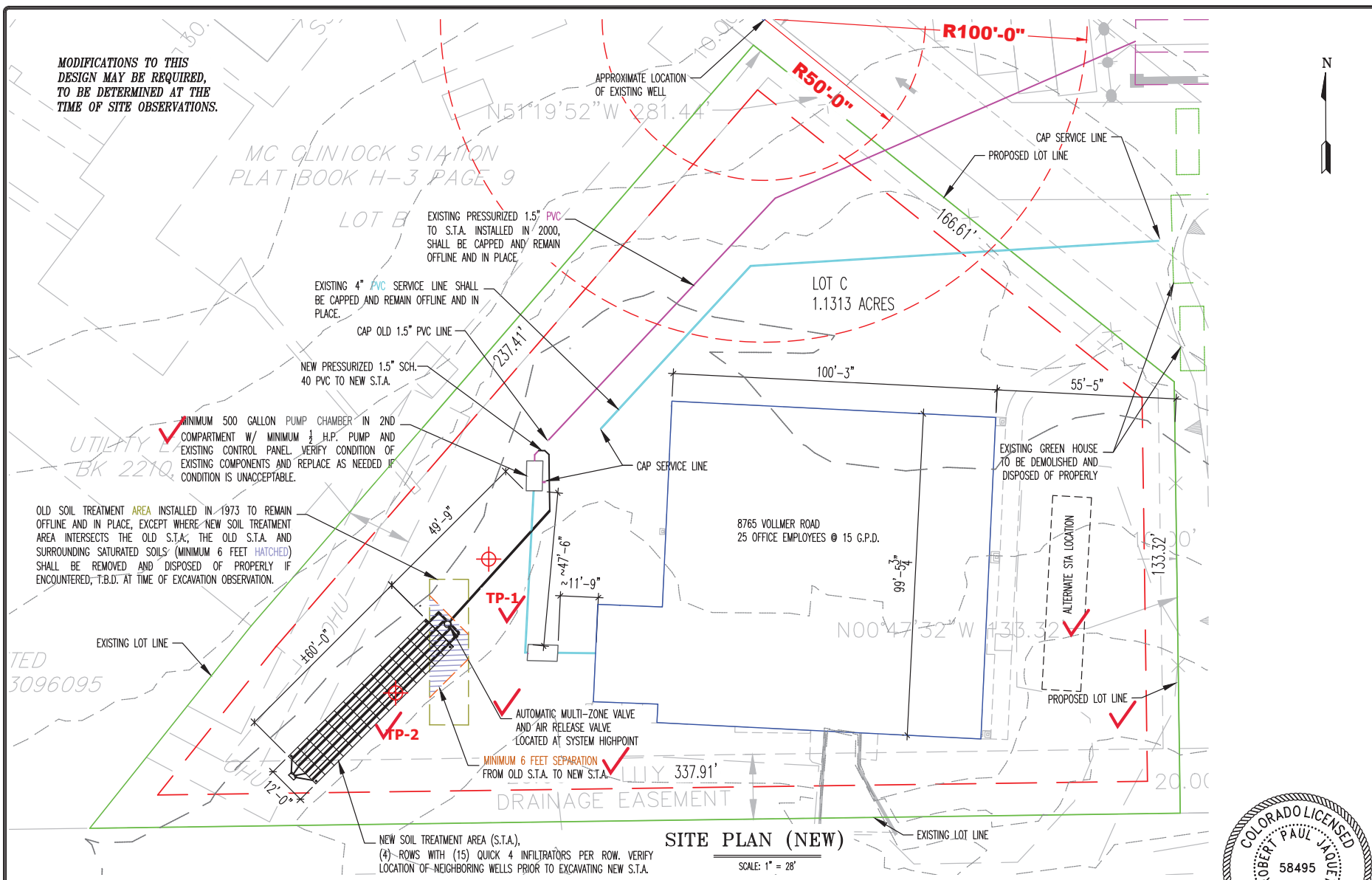
**ONSITE WASTEWATER TREATMENT SYSTEM**  
 8765 VOLLMER ROAD  
 EL PASO COUNTY, COLORADO  
 FOR: BELKNAP VENTURES, LLC.

DRAWN BY: R. JAQUY
DESIGNED BY: R. JAQUY
DATE: 5/25/2023
SCALE: AS INDICATED
JOB NO.: 230381
SHEET NO.: 2
OF 5 SHEETS

STATE OF COLORADO P.E.



MODIFICATIONS TO THIS DESIGN MAY BE REQUIRED, TO BE DETERMINED AT THE TIME OF SITE OBSERVATIONS.



**SITE PLAN (NEW)**

SCALE: 1" = 28'

NOTE: ENGINEER TO REVIEW PROPOSED LAYOUT PRIOR TO CONSTRUCTION W/ OWNER & INSTALLER.  
NOTE: LOCATE VALVE BOX AT THE "HIGH POINT" IN THE SYSTEM AND PROVIDE AIR RELEASE VALVE.

THE MAXIMUM SOIL COVER OVER THE TOP OF A NEW SEPTIC TANK IS 48" UNLESS OTHERWISE APPROVED BY EL PASO COUNTY.

ORIENTATION APPROXIMATE; COORDINATE EXACT LOCATION & ORIENTATION WITH ENGINEER ON-SITE PRIOR TO CLEARING & CONSTRUCTION.

NOTE: THE CONFIGURATION OF THE BED SOIL TREATMENT AREA CAN BE ALTERED TO ACCOMMODATE SITE SPECIFIC CONDITIONS AS APPROVED BY ENTECH.

NOTE: BUILDERS/OWNERS SHOULD REVIEW THEIR COVENANTS TO VERIFY IF THERE ARE SETBACK OR LAND-CLEARING RESTRICTIONS THAT MIGHT AFFECT SYSTEM INSTALLATION PRIOR TO CONSTRUCTION.

*Robert Paul Jaquet*

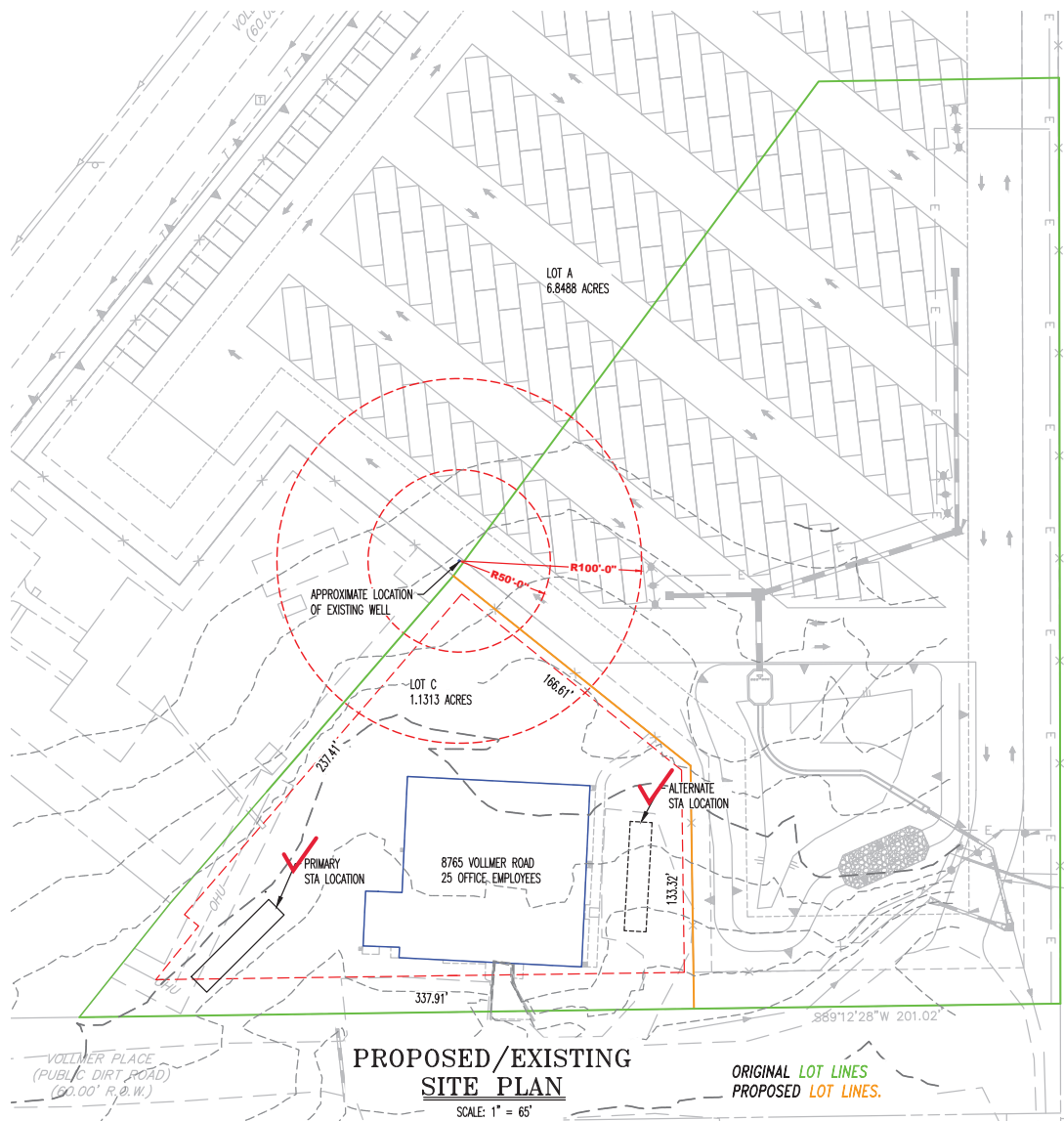


REVISIONS	BY:
9/21/2023	RPJ

**ENTECH ENGINEERING, INC.**  
300 ELKTON DRIVE  
COLORADO SPRINGS, CO. 80907  
(719) 531-5999

ONSITE WASTEWATER TREATMENT SYSTEM  
8765 VOLLMER ROAD  
EL PASO COUNTY, COLORADO  
FOR: BELKNAP VENTURES, LLC.

DRAWN BY: R. JAQUET
DESIGNED BY: R. JAQUET
CHECKED BY: R. JAQUET
DATE: 5/25/2023
SCALE: AS INDICATED
JOB NO.: 230381
SHEET NO.: 3
OF 5 SHEETS



**PROPOSED/EXISTING  
SITE PLAN**

SCALE: 1" = 65'

ORIGINAL LOT LINES  
PROPOSED LOT LINES.

MODIFICATIONS TO THIS  
DESIGN MAY BE REQUIRED,  
TO BE DETERMINED AT THE  
TIME OF SITE OBSERVATIONS.



NOTE: ENGINEER TO REVIEW PROPOSED LAYOUT PRIOR TO CONSTRUCTION W/ OWNER & INSTALLER.  
NOTE: LOCATE VALVE BOX AT THE "HIGH POINT" IN THE SYSTEM AND PROVIDE AIR RELEASE VALVE.

THE MAXIMUM SOIL COVER OVER THE TOP OF A NEW SEPTIC TANK IS 48" UNLESS OTHERWISE APPROVED BY EL PASO COUNTY.

ORIENTATION APPROXIMATE; COORDINATE EXACT LOCATION & ORIENTATION WITH ENGINEER ON-SITE PRIOR TO CLEARING & CONSTRUCTION.

NOTE: THE CONFIGURATION OF THE BED SOIL TREATMENT AREA CAN BE ALTERED TO ACCOMMODATE SITE SPECIFIC CONDITIONS AS APPROVED BY ENTECH.

NOTE: BUILDERS/OWNERS SHOULD REVIEW THEIR COVENANTS TO VERIFY IF THERE ARE SETBACK OR LAND-CLEARING RESTRICTIONS THAT MIGHT AFFECT SYSTEM INSTALLATION PRIOR TO CONSTRUCTION.

*Robert P. Jaquet*



STATE OF COLORADO P.E.

REVISIONS	BY:
9/21/2023	RPJ

**ENTECH ENGINEERING, INC.**  
300 ELKSTEN DRIVE  
COLORADO SPRINGS, CO. 80907 (719) 531-5999

PROPOSED/EXISTING SITE PLAN  
8765 VOLLMER ROAD  
EL PASO COUNTY, COLORADO  
FOR: BELKNAP VENTURES, LLC.

DRAWN BY: R. JAQUET
DESIGNED BY: R. JAQUET
CHECKED BY: R. JAQUET
DATE: 5/25/2023
SCALE: AS INDICATED
JOB NO.: 230381
SHEET NO.: 4 OF 5

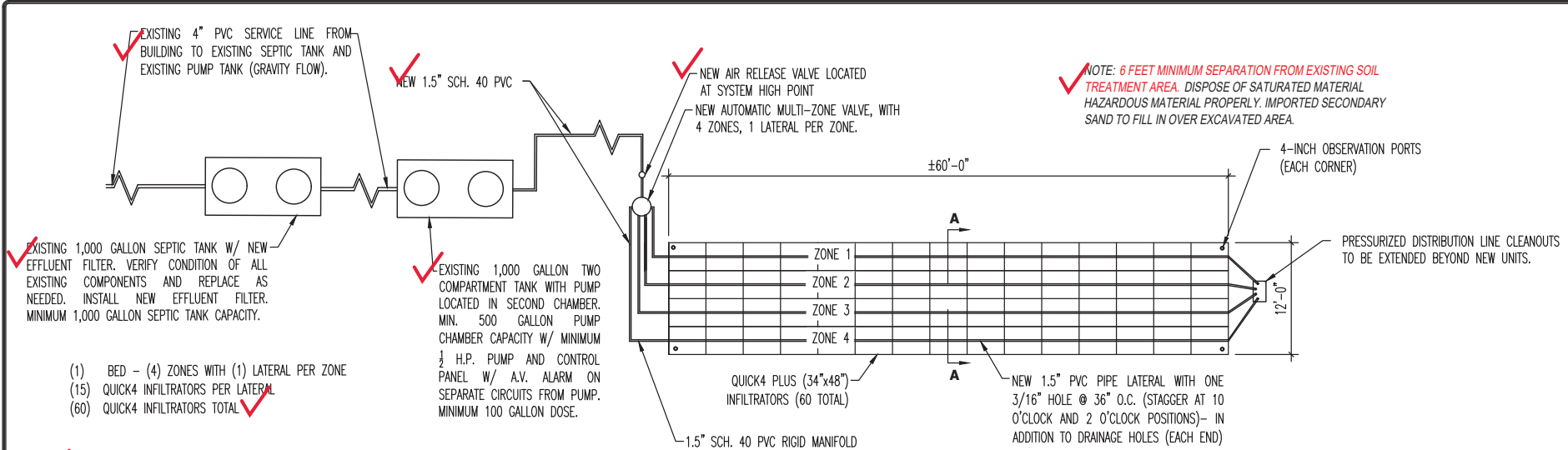
REVISIONS	BY:
9/21/2023	RPJ

**ENTECH ENGINEERING, INC.**  
 505 EASTERN BLVD.  
 COLORADO SPRINGS, CO. 80907 (719) 531-5599



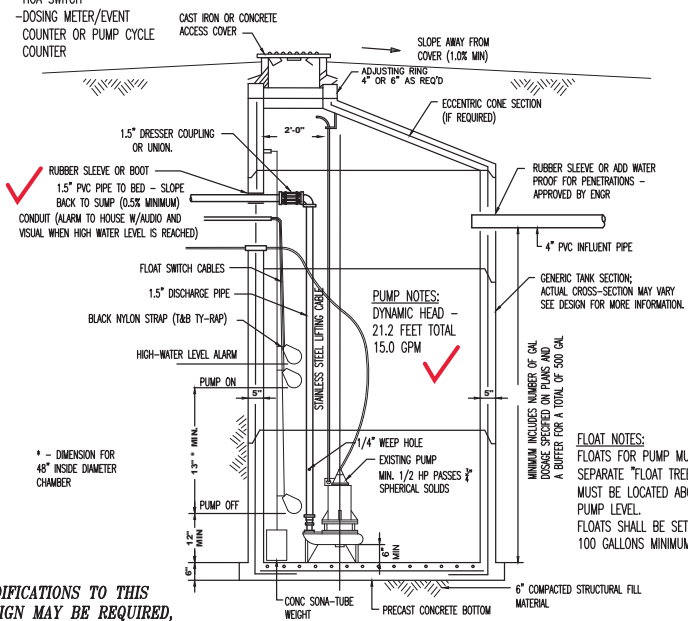
ONSITE WASTEWATER TREATMENT SYSTEM  
 8765 VOLLMER ROAD  
 EL PASO COUNTY, COLORADO  
 FOR: BELKNAP VENTURES, LLC.

DRAWN BY: R. JAQUET
DESIGNED BY: R. JAQUET
CHECKED BY: R. JAQUET
DATE: 5/25/2023
SCALE: AS SHOWN
JOB NO.: 230381
SHEET NO.: 5



- (1) BED - (4) ZONES WITH (1) LATERAL PER ZONE
- (15) QUICK4 INFILTRATORS PER LATERAL
- (60) QUICK4 INFILTRATORS TOTAL

NOTE:  
 EXISTING CONTROL PANEL MUST HAVE:  
 -AUDIO/VISUAL ALARM (ON SEPARATE CIRCUIT FROM PUMP)  
 -HOA SWITCH  
 -DOSING METER/EVENT COUNTER OR PUMP CYCLE COUNTER

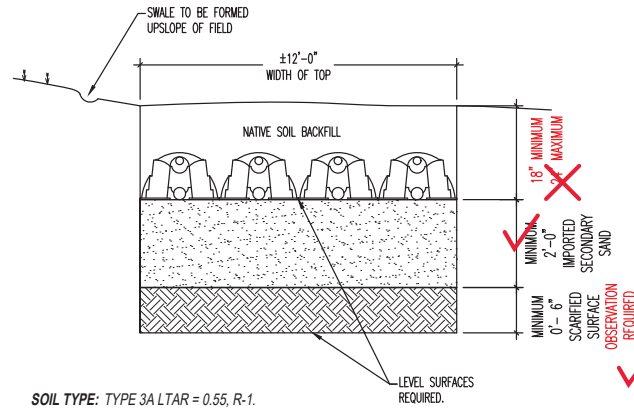


MODIFICATIONS TO THIS DESIGN MAY BE REQUIRED, TO BE DETERMINED AT THE TIME OF SITE OBSERVATIONS.

**GENERAL PUMPING CHAMBER**

SCALE: N.T.S.

**ABSORPTION FIELD**  
 SCALE: NOT TO SCALE



**SECTION A-A**  
 SCALE: NOT TO SCALE

**PLACEMENT AND TESTING:**  
 SECONDARY, C-33 SAND SHALL BE IMPORTED FOR PLACEMENT BELOW INFILTRATORS (2 FEET MINIMUM) AND TO PROVIDE SEPARATION FROM EXISTING ABANDONED SOIL TREATMENT AREA IF ENCOUNTERED DURING EXCAVATION (6 FEET MINIMUM).

MATERIAL SHALL BE PLACED TO CONTROL SETTLEMENT WITHOUT INTENTIONAL COMPACTION.

CONTACT ENTECH FOR REQUIRED TESTING OF PLACED SOILS/SAND PRIOR TO PLACEMENT OF INFILTRATORS.

NOTE:  
 EXCAVATION DEPTH IS APPROXIMATE, FIELD DETERMINE

ROBERT PAUL JAQUET  
 58495  
 9/21/23  
 PROFESSIONAL ENGINEER

STATE OF COLORADO P.E.

## Ryan Burns

---

**From:** Scott Belknap <scott.belknap@yahoo.com>  
**Sent:** Wednesday, October 11, 2023 8:04 AM  
**To:** Ryan Burns  
**Subject:** Fwd: 8765 Vollmer Road PERMIT and File # VR2312  
**Attachments:** 8765 & 8815 Vollmer Road, VR-23-12.pdf

Forwarding this as it directly addresses the comment from Mike McCarthy at the Health Department. Just wanted to make sure you had record of it.

Thank you,

Scott Belknap

Begin forwarded message:

**From:** Kat McGarvy <KatMcGarvy@elpasoco.com>  
**Date:** October 11, 2023 at 6:52:40 AM MDT  
**To:** Scott Belknap <scott.belknap@yahoo.com>, Robert Jaquet <rjaquet@entechengineers.com>  
**Cc:** Mike McCarthy <MikeMcCarthy@elpasoco.com>  
**Subject:** RE: 8765 Vollmer Road PERMIT and File # VR2312

Good morning,

Comments were originally provided in the attached letter. Issuance of a permit on the proposed lot implies verification that it will support and OWTS and satisfies that noted condition.

Regards,

**Kat McGarvy** M.S., R.E.H.S  
Water Quality Program Manager  
El Paso County Public Health  
1675 W. Garden of the Gods Rd.  
Colorado Springs, CO 80907  
Office: (719) 578-3112  
Cell: (719) 337-7832  
[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)



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[epcpublichealth](https://twitter.com/epcpublichealth)



[epcpublichealth](https://www.instagram.com/epcpublichealth)



[YouTube](#)



[News](#)



---

**From:** Scott Belknap <scott.belknap@yahoo.com>  
**Sent:** Wednesday, October 4, 2023 12:08 PM  
**To:** Kat McGarvy <KatMcGarvy@elpasoco.com>; Robert Jaquet <rjaquet@entechengineers.com>  
**Subject:** Re: 8765 Vollmer Road PERMIT and File # VR2312

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---

Hello Kat,

I hope this finds you well. Following up on the below message from Robert at Entech on 9/26 regrading the site plan for permit # 137756. This site plan is subject to the finalization and county approval of a vacate replat project with El Paso County, EDARP file # VR2312.

I understand that you have had conversations with Mr. Kilgore at El Paso County and he has provided Robert with direction to take. We will be completing a waiver and including that with our final submittal to the county along with a letter from FAWWA stating that they are not providing water or sewer services.

Can you please provide Robert and I with direction to take for the installation permit # 137756. This permit reflects the 3.8 acres that Lot C is today and not the 1.13 acres that Lot C will be after the vacate replat.

We appreciate your time and direction with this as this is the last remaining item needed for our final submittal to the county for File # VR2312.

Thank you,

**Scott Belknap**

**Direct: 719-322-3556**

On Tuesday, September 26, 2023 at 01:19:53 PM MDT, Robert Jaquet <[rjaquet@entechengineers.com](mailto:rjaquet@entechengineers.com)> wrote:

Good afternoon Kat,

I have updated the site plan to the most current site plan with 1.1313 acres shown. I also have the alternate location shown now very clearly on the site plans. I updated the notes in the upper left hand corner of the first page.

We wanted to ask you for your guidance in this situation because the county planning agency is asking for a letter from your department (I have the subject of the letter discussed in the design now, which is a primary and secondary or alternate S.T.A. location meeting setbacks on a lot less than 2.5 Acres). I understand why you don't want to issue a letter on behalf of El Paso County Health.

I have attached the updated design and the letter addressing the comment from the planning agency. I can alter my letter or design to say exactly what you would like me to. We can have the change request form sent over soon with any additional info you may need to help the permit language or design language persuade the planning agency to allow this proposed subdividing (property line change) of two lots.

If you could include my letter on the permit, maybe that would be enough for the planning department?

Please let me know your thoughts on how we should proceed.

Thank you!

~Robert

Robert P. Jaquet, P.E.

Professional Engineer

Entech Engineering, Inc.

719-531-5599

---

**From:** Kat McGarvy <[KatMcGarvy@elpasoco.com](mailto:KatMcGarvy@elpasoco.com)>

**Sent:** Thursday, September 14, 2023 7:49 AM

**To:** Scott Belknap <[scott.belknap@yahoo.com](mailto:scott.belknap@yahoo.com)>

**Cc:** Justin Kilgore <[JustinKilgore@elpasoco.com](mailto:JustinKilgore@elpasoco.com)>; Kylie Bagley <[KylieBagley@elpasoco.com](mailto:KylieBagley@elpasoco.com)>; Robert Jaquet <[rjaquet@entechengineers.com](mailto:rjaquet@entechengineers.com)>; Ryan Burns <[rburns@jrengineering.com](mailto:rburns@jrengineering.com)>; Tom Hughes

<[rhinorockdesigns@gmail.com](mailto:rhinorockdesigns@gmail.com)>

**Subject:** RE: 8765 Vollmer Road PERMIT and File # VR2312

Good Morning,

We will not be issuing a letter as one does not exist nor is that a standard operating procedure for us. The issuance of an approved permit to install and OWTS is the extent of any type of approval that is given by El Paso County Public Health.

Regards,

**Kat McGarvy** M.S., R.E.H.S

Water Quality Program Manager

El Paso County Public Health

1675 W. Garden of the Gods Rd.

Colorado Springs, CO 80907

Office: (719) 578-3112

Cell: (719) 337-7832

[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

<image001.png>

[ElPasoCountyPublicHealth](#)

<image002.png>

[epcpublichealth](#)

<image003.png>

[epcpublichealth](#)

<image004.png>

[YouTube](#)

<image005.png>

[News](#)





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**From:** Scott Belknap <[scott.belknap@yahoo.com](mailto:scott.belknap@yahoo.com)>  
**Sent:** Thursday, September 14, 2023 7:45 AM  
**To:** HEA Septic Information <[HEASepticinfo@elpasoco.com](mailto:HEASepticinfo@elpasoco.com)>  
**Cc:** Justin Kilgore <[JustinKilgore@elpasoco.com](mailto:JustinKilgore@elpasoco.com)>; Kylie Bagley <[KylieBagley@elpasoco.com](mailto:KylieBagley@elpasoco.com)>; Kat McGarvy <[KatMcGarvy@elpasoco.com](mailto:KatMcGarvy@elpasoco.com)>; Robert Jaquet <[rjaquet@entechengineers.com](mailto:rjaquet@entechengineers.com)>; Ryan Burns <[rburns@jrengineering.com](mailto:rburns@jrengineering.com)>; Tom Hughes <[rhinorockdesigns@gmail.com](mailto:rhinorockdesigns@gmail.com)>  
**Subject:** Re: 8765 Vollmer Road PERMIT and File # VR2312

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---

Hello,

Thank you for your reply and issuing of the installation permit # 137756 for the designed OWTS from Entech Engineering for property located at 8765 Vollmer Road.

RE: EDARP File # VR2312

I wanted to include everyone on this message as my engineering team has been working to address comments related to EDARP File # VR2312. On 6/1/23, the project manager listed a request for submission on this project. Following this, on 6/23/23 comments were listed to this project related to the lot size meeting a 2.5 acre minimum size to utilize a OWTS. Since then, we have been working to address this comment. The response time has been slow as it is now 9/13 and I am hoping that we can come together to provide El Paso County with what is being requested.

My understanding is that a meeting was held at the county to discuss a plan of action for moving forward. Mr. Kilgore then provided direction to Robert at Entech engineering. This direction was to obtain a letter from the Sterling Ranch Development stating that no service for sewer would be available and another letter from the Environmental Health Department approving the primary and secondary STA site locations. Both of these letters are to supplement the waiver that would be required.



We are currently working to obtain the requested letters and are preparing to submit and address all comments for File # VR2312. Is there any other requirement that we are missing to address this specific comment?

I am attaching the approved OWTS installation permit # 137756 along with the letter from Entech engineering detailing the primary and secondary STA's. Your assistance in providing the requested letter is greatly appreciated. Please contact me directly via email or cell 719-322-3556 with any questions or to provide clarification.

Thank you for your time.

**Scott Belknap**

**Direct: 719-322-3556**

On Friday, September 8, 2023 at 10:12:01 AM MDT, HEA Septic Information <[heasepticinfo@elpasoco.com](mailto:heasepticinfo@elpasoco.com)> wrote:

Good morning,

Please find attached your OWTS Permit.

**Please be sure to read your permit fully as there are requirements to the existing components that must be brought to current standards.**

**Additionally, you are limited to 18" maximum depth disregard engineers max 24" this is not allowable; in place of requesting design revision it is simply identified on the permit.**

Please note: Installation of the approved system will require continued operation and maintenance, by a Certified O&M Specialist, as required by section 8.14 of the Chapter 8 Regulations.

Thank you,

## Environmental Health

El Paso County Public Health

1675 W. Garden of the Gods Rd.

Colorado Springs, CO 80907

Office (719) 578-3199

Fax (719) 578-3188

[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

[ElPasoCountyPublicHealth](#)

[epcpublichealth](#)

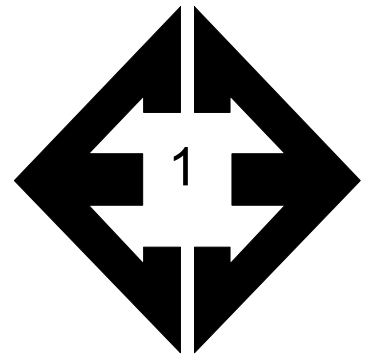
[epcpublichealth](#)

[YouTube](#)

[News](#)

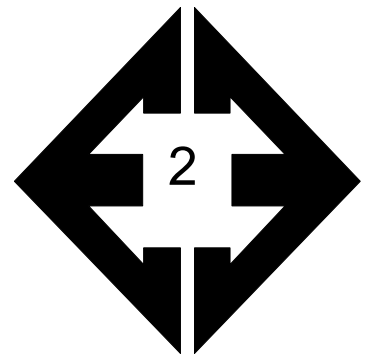


**APPENDIX B:**  
**Site Photographs**



**Looking east from the southwestern corner of the site.**

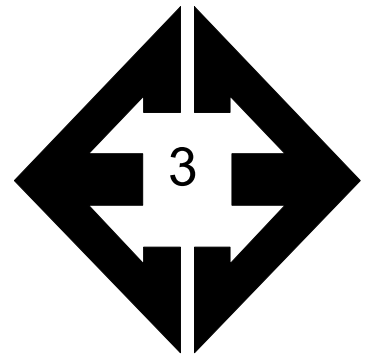
March 17, 2023



**Looking north from the southwestern portion of the site.**

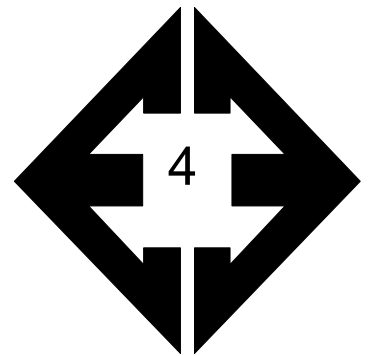
March 17, 2023





**Looking south from  
the western side of the  
site.**

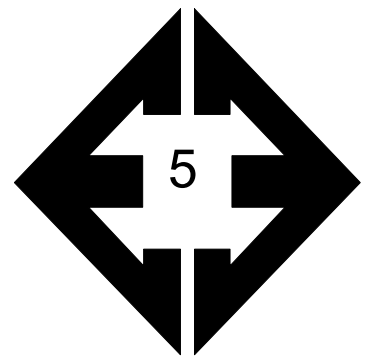
March 17, 2023



**Looking east from the  
western side of the  
site.**

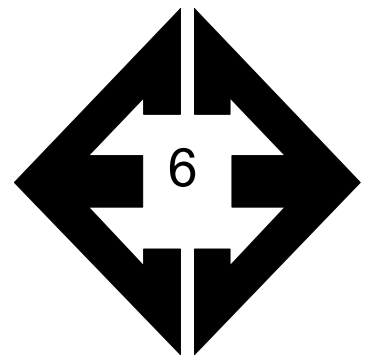
March 17, 2023





**Aerial photograph of entire site with test pits located on the western portion of the site.**

March 20, 2023



**Aerial photograph of southwestern corner of site with test pits located on the western portion of the site.**

March 20, 2023