



December 20, 2019

El Paso County
Environmental Health Division - Public Health
1675 W. Garden of the Gods Road, Suite 244
Colorado Springs, CO 80907

Attn: Mike McCarthy

Re: *Sanctuary of Peace PUDSP-19-002 – Review 2*
MVE Project No. 61087

Dear Mr. McCarthy:

M.V.E., Inc. has prepared the following response to your comment memo dated December 3, 2019.

*The proposed development will have an onsite well and water treatment facility. The water system must meet the design criteria, rules and regulations of the Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division (WQCD) for a community water system. **Well Permit Number 83885-F is attached. The permit permits and authorizes us to Construct a New Well in the location noted on the permit. That well is in compliance with the granting of water rights on the property. Also included is PWSID number CO0121702 that has been assigned by CDPHE – Colorado Department of Public Health and Environment as a “Proposed” water system for the Sanctuary of Peace POA. In addition, the email from Haley Orahood in compliance at CDPHE outlines what CDPHE will do and when they will do it with regard to full the interim time and also the full reporting and compliance oversight once the community is serving at least 25 people a day or 15 homes.***

*• There isn't a finding for sufficiency in terms of water quality for drinking water for this proposed development currently. No samples have been submitted to El Paso County Public Health for review. Samples may be taken from a surrounding well meeting the requirements outlined in Chapter 8 of the El Paso County Land Development Code, or from the proposed new well. If the new well is sampled for the El Paso County water quality sufficiency finding, then it is recommended to coordinate this process with CDPHE to possibly minimize duplicating the sampling process. **Water Quality testing data has been added to the Water Resources Report.***

• Wastewater treatment for the development is proposed to be by high-level treatment, onsite wastewater treatment systems (OWTS) and Water Quality Policy #6 established by the WQCD for locating multiple systems on one lot. A 12Sept2019 OWTS – Site Evaluation for Sanctuary of Peace, Filing No. 1, Project No. 61087 Report, submitted by MVE, Inc., and a 285 Engineering OWTS Design Report dated 18June2018, were reviewed that explain the wastewater plan in detail. Details included in the report are:

- Explanation of the relationship between the separate ownerships of the Sanctuary of Peace property (southern property) and the Benet Hill Monastery property (northern property).

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

- The clustered lots layout for the proposed 26-residential lots and 1-community club house lot with 4-bedrooms.

- The well and OWTS locations and the corresponding zones of influencing mapping showing how minimum setbacks from various OWTS and water system components will be maintained.

- Detailed wastewater flow calculations and treatment processes.

- Soil tests locations and results completed on the site.

• Note: The 285 Engineering, 18June2018, OWTS design shows the proposed well zone of influence circle with a radius of 50', but must be 100' minimum, and 8' of additional distance for each 100 gallons of wastewater flow over 1,000 gallons; therefore, the radius for the proposed well must be 140' from the zone of influence from the closest soil treatment area (appears to be soil treatment area 3). **200 ft zone of influence around each soil treatment area is shown on the plans. The well is outside the zone of influence. Please see attached noted plan page.**

• Each of the 4 OWTS's proposed must have a new permit from El Paso County Public Health. **Noted.**

• Earthmoving activity in excess of one acre, but less than twenty-five acres, requires a local Construction Activity Permit from El Paso County Public Health. Go to <https://www.elpasocountyhealth.org/service/air-quality/constructionactivity-application> for more information. Earthmoving activities greater than 25 acres require a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division. Go to: <https://www.colorado.gov/pacific/cdphe/general-air-permits> **Noted.**

• Radon resistant construction building techniques/practices are encouraged in this area. The EPA has determined that Colorado, and specifically the El Paso County area, have higher radon levels than other areas of the country. **Noted.**

Please review the attached revised submittal materials and contact us if there are any questions.

Very truly yours,

M.V.E., Inc.



David R. Gorman, P.E.

DRG:cwg

Z:\61087\Documents\Correspondance\61087 SOP EPC Health Comments Reply.odt



COLORADO
 Division of Water Resources
 Department of Natural Resources

WELL PERMIT NUMBER 83885-F
 RECEIPT NUMBER 3693757

ORIGINAL PERMIT APPLICANT(S)

BENET HILL MONASTERY

APPROVED WELL LOCATION

Water Division: 2 Water District: 10
 Designated Basin: N/A
 Management District: N/A
 County: EL PASO
 Parcel Name: N/A
 Physical Address: 15760 CO-83 COLORADO SPRINGS, CO
 80921
 NE 1/4 SW 1/4 Section 27 Township 11.0 S Range 66.0 W Sixth P.M.

AUTHORIZED AGENT

BARNHART PUMP COMPANY

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 519959.0 Northing: 4323626.0

PERMIT TO CONSTRUCT A NEW WELL

**ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
 CONDITIONS OF APPROVAL**

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-137(4), on the condition that this well is operated in accordance with the Sisters of the Benet Hill Monastery Augmentation Plan decreed by the Division 2 Water Court in case no. 18CW3019. If this well is not operated in accordance with the terms of said decree, it will be subject to administration including orders to cease diverting water. This well is known as Benet Well No. 1.
- 4) The use of ground water from this well is limited to household use within up to 26 residential dwellings and a community building, the irrigation of 26,000 square feet of landscaping, the irrigation of 0.75 acre (244,388 square feet) of common garden and storage for emergency firefighting purposes, per decree.
- 5) The pumping rate of this well shall not exceed 50 GPM, as requested.
- 6) The average annual amount of ground water to be withdrawn shall not exceed 8.37 acre-feet, per decree.
- 7) The total depth of the well shall not exceed 905 feet, which corresponds to the base of the Dawson aquifer. At a minimum, plain casing shall be installed and grouted through all unconsolidated materials and shall extend a minimum of ten feet into the bedrock formation to prevent production from other zones. Wells completed in the Dawson aquifer must be constructed in accordance with Well Construction Rule 10.4.6 (2 CCR 402-2) for a Type II aquifer.
- 8) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 9) The return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 10) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 11) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 12) This well shall be constructed more than 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
- 13) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

NOTE: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

Vincent Crowder

From: Orahood - CDPHE, Haley <haley.orahood@state.co.us>
Sent: Friday, December 13, 2019 12:49 PM
To: Vincent Crowder
Cc: daveg@mvecivil.com; chuckc@mvecivil.com; Dave Stanford
Subject: Re: Contact Application for CDPHE/PWSID# on Sanctuary of Peace Residential Community

Hi Vincent,

Thanks for sending that over! The assigned PWSID is **CO0121702**. I added the water system under the name SANCTUARY OF PEACE POA, to our database (I had to shorten the name for our database). Sanctuary of Peace is currently classified as a "Proposed" water system.

When we spoke last, you had mentioned the county would not issue certification of occupancy until the system is approved as a public water system (which may be a while out based on our discussion). Although we cannot issue official approval for your planned waterworks (wells, treatment system, etc) until you are serving at least 25 people a day or 15 homes, our Engineering Section can do a complementary technical, managerial, and financial planning review and can advise on treatment system equipment and configuration if needed. Please contact Amy Zimmerman in our Engineering Section to discuss this further:

Amy Zimmerman - ES Review Unit I Manager
303-692-3545
amy.zimmerman@state.co.us

Please contact me with any questions or concerns!

Regards,

On Fri, Dec 13, 2019 at 12:23 PM Vincent Crowder <VCrowder@benethillmonastery.org> wrote:

Haley –

Attached is the Contact Form that you have requested in order that you can assign a PWSID # for the proposed new Community Water System at the Sanctuary of Peace Residential Community that is proposed to be built on land adjacent to the Benet Hill Monastery.

Please contact me with any questions. I will greatly appreciate it if you are able to get a number assigned today as it will be a part of the final submission of our pending application for approval to develop at El Paso County.

Many thanks,

Vincent

Vincent Crowder

Property & Building Manager

Benet Hill Monastery

3190 Benet Lane

Colorado Springs, CO 80921

719.633.0655 ext. 109

Direct Line: 719.355-1639

Cell: 720-839-0752

You are invited to Pathways to Peace!

A Place of hope and hospitality.

Click on the icon to follow our link.



Haley Orahood
Compliance Specialist
Drinking Water Compliance & Enforcement Production Unit South



P [303.692.3503](tel:303.692.3503) | F [303.758.1398](tel:303.758.1398)

4300 Cherry Creek Drive South, Denver, CO 80246

haley.orahood@state.co.us | www.colorado.gov/cdphe/wqcd

24-hr Environmental Release/Incident Report Line: 1.877.518.5608 | Total Coliform Positive Report
Line: 303.692.3308

{DATE}

CO0xxxxxx - {PWS Name}

Public Water System Monitoring Plan

System Name	Sanctuary of Peace Property Owners Association
PWSID (Assigned by Department)	
County	El Paso
School or Daycare	
Describe Changes	

Submittal to the Department

Submit Online (Preferred): wqcdcompliance.com/login

Fax: 303-758-1398

WQCD - B2 - Drinking Water CAS

4300 Cherry Creek Drive South

Denver, CO 80246-1530

Revisions

Water systems are required to submit any changes to the Department within thirty (30) calendar days following the effective date of the change. If submitting revisions please only submit the individual section(s) that changed.

Monitoring Schedules

All routine monitoring information, facilities and sample points (with state assigned IDs), system classification, and system source classification is available at wqcdcompliance.com/schedules. Schedules are updated on a weekly basis and should be checked regularly for any changes.

Immediately call **303-692-3308** (or **1-877-518-5608** if after-hours) for:

1. Positive coliform or Positive *E. coli*.
2. Nitrate greater than or equal to 10.0 mg/L.
3. Nitrite greater than or equal to 1.0 mg/L.
4. Surface water high turbidity or inadequate disinfection.
5. Chlorine dioxide greater than or equal to 0.8 mg/L.
6. Chlorite greater than or equal to 1.0 mg/L.

{DATE}

CO0xxxxxx - {PWS Name}

Contact Information

Completed by:

Signature: 

Certification of Accuracy: I hereby certify that the information is true, accurate, and complete to the best of my knowledge and belief. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment.

System Physical Address (Not Mailing)

Address: 3190 Benet Lane

City: Colorado Springs State: CO Zip: 80921

System Phone: System Email:

Administrative Contact (AC) Name:

(The primary contact person for all Department mail or other communications regarding drinking water compliance)

Mailing Address: 3190 Benet Lane

City: Colorado Springs State: CO Zip: 80921

Phone: E-mail:

** If the Administrative Contact is also the Distribution or Treatment Operator and is not the owner or legal representative of the water system (e.g. contract operator), a signed delegation form must be submitted. (Form can be downloaded at: <https://www.colorado.gov/cdphe/monitoringplans>) **

Legally Responsible Water System Owner Name Benet Hill Monastery

(An individual, corporation, partnership, association, state or political subdivision thereof, municipality, or other legal entity)

Mailing Address: 3190 Benet Lane

City: Colorado Springs State: CO Zip: 80921

Phone: 719-355-1639 E-mail: vcrowder@benethillmonastery.org

Emergency Contact Name:

(Someone the Department can contact in an emergency if the administrative contact is unavailable)

Phone: 719-439-0320 E-mail: mtsummers@benethillmonastery.org

Distribution System (DS) Operator Name: David G. Stanford

(A certified operator designated by the owner to have ultimate responsibility for decisions regarding operational activities)

Operator ID#: 6107

Phone: 719-205-0201

E-mail: d.stanford@h2oconsultants.biz

DS Operator Signature: 

Treatment Operator Name: David G Stanford Same as DS?-yes

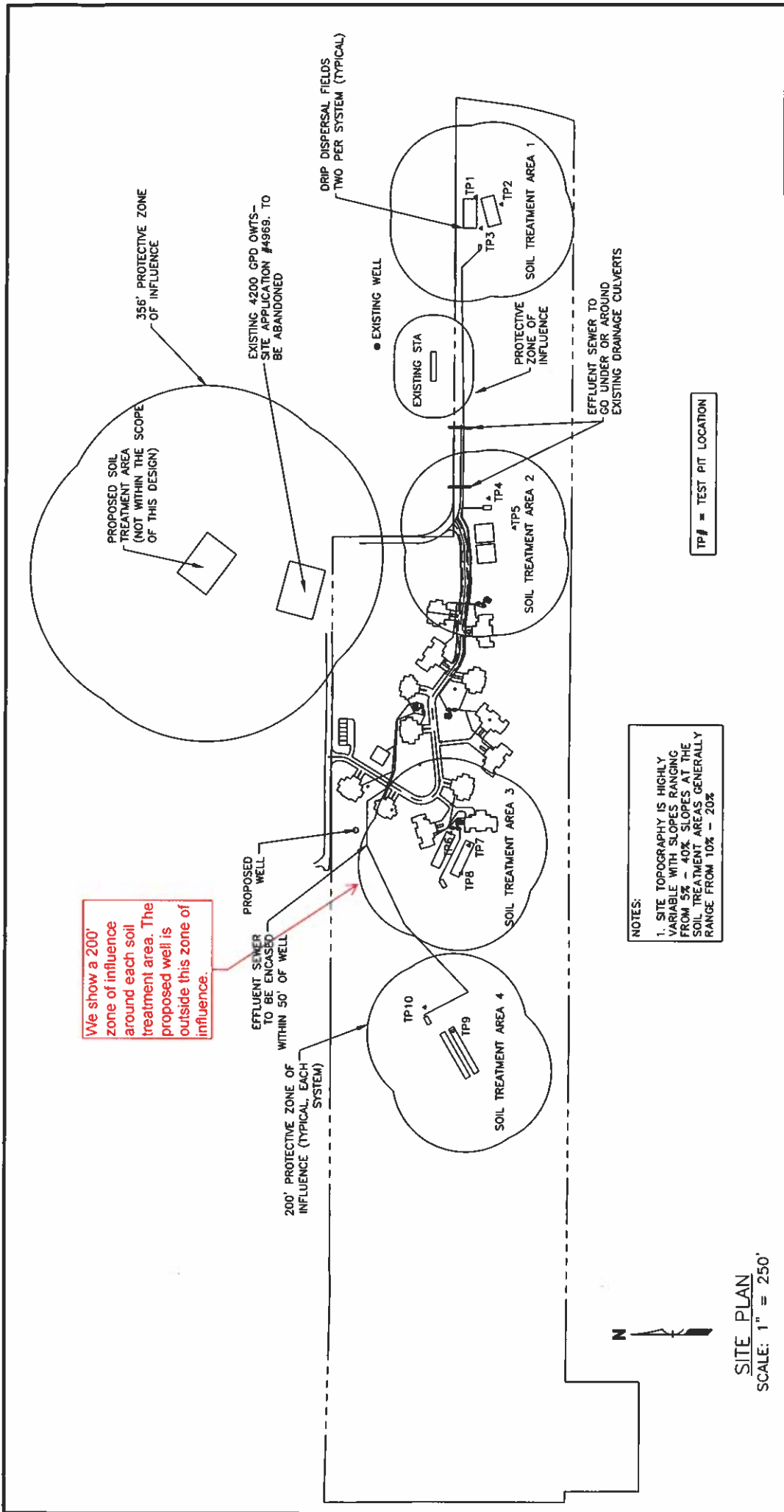
(A certified operator designated by the owner to have ultimate responsibility for decisions regarding operational activities)

Operator ID#: 6107

Phone: 719-205-0201

E-mail: d.stanford@h2oconsultants.biz

Treatment Operator Signature: 



SHEET: 2/15

TITLE: PROJECT SITE PLAN	
DATE: 06/28/2018	REVISIONS:
SCALE: SHOWN	▲
	▲
	▲

PROJECT: 2018196

LOCATION:
 3190 BENET LANE
 COLORADO SPRINGS, CO 80921

CLIENT: SANCTUARY OF PEACE AT BENET HILL

285 ENGINEERING
 P.O. BOX 1048
 CONIFER, CO
 80433
 (720)-515-1781

SITE PLAN
 SCALE: 1" = 250'