



Prevent • Promote • Protect

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Sanctuary of Peace Cohousing Community at Benet Hill, PUDSP-19-002

Please accept the following comments from El Paso County Public Health (EPCPH) regarding the 49.58-acre, 27-commercial/residential lot development project referenced above:

- **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.**
- **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.**
- **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).**
 - **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.**

Response: The 50-foot radius on sheet 7 of the 285 Engineering design is for the separation distance requirement to sewer pipes. Any sewer pipe within this 50-foot radius needs to be encased per Table 7-1, footnote 2 of the El Paso County OWTS Regulations. The separation distance / zone of influence radius around the soil treatment areas is depicted on sheet 2 of the 285 Engineering design. The 200-foot zone of influence around the soil treatment areas satisfies the separation distance requirements in Table 7-1, footnote 3 of the OWTS Regulations, and the zone of influence requirements of the WQCD Policy 6.

- **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).**
- Each of the 4 OWTS's proposed must have a new permit from El Paso County Public Health.
- 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/construction-activity-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>
- 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.

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