



September 12, 2019

**Benet Hill Monastery of Colorado Springs, Inc.**

3190 Benet Lane  
Colorado Springs, CO 80921

**Re: OWTs – Site Evaluation for Sanctuary of Peace Filing No. 1  
Project No. 61087**

Dear Benet Hill Monastery:

The proposed PUD Development Plan/Preliminary Plan for the Sanctuary of Peace will be composed of 27 Lots and 4 Tracts with private roads, parking, landscaping, three (3) full spectrum sand filter basins and four (4) Onsite Wastewater Treatment Systems. The proposed development is composed of 13 single-family-attached structures (26 residential units) on 26 lots and one (1) Private Sanctuary Club House Building on one (1) lot. These lots are clustered on 3.11 acres with 0.59 acres of paved roads, totaling 3.70 acres which is to be developed out of the parcel's total acreage of 49.58 acres. Planned housing types include single story one (1) and two (2) bedroom attached units. The plan proposes 14 one-bedroom, 12 two-bedroom single-story residences, and one (1) private Sanctuary Club House having 4 guest bedrooms for use by guests of property owners within the development.

This letter addresses the proposed Onsite Wastewater Treatment Systems (OWTSs) for the project. However, water Supply is another aspect of the proposed development that ties into the satisfactory handling of water resources at the site. The proposed development will have a common on-site community water supply well and water supply treatment facility. The system will be designed by a Colorado registered professional engineer and will be reviewed and approved by the State of Colorado Department of Public Health and Environment (CDPHE). A separate Water Resources Report is provided with this Land Use Application. The use of the proposed non-evaporative septic leach field systems described in this letter and attached system design is key to maintaining compliance with the provisions of the decree of the Water Division 2 District Court Case # 18CS3019 (c/r 18CW3040, Div 1).

The Sanctuary of Peace property (El Paso County Parcel No. 6127000063) is adjacent to Benet Hill Monastery (El Paso County Parcel No. 6127000062). While Benet Hill Monastery of Colorado Springs, Inc. owns the property, the property and proposed subdivision are separate and distinct from the Monastery organization, property and facility. The water supply and wastewater disposal systems are not connected to or a part of the existing facilities for the Benet Hill Monastery. Also, the water supply and wastewater disposal systems will not be owned or operated by Benet Hill Monastery, but rather by a separate entity named Sanctuary of Peace Property Owners Association established under the laws of the State of Colorado. The associated Declarations of Protective and Restrictive Covenants for Sanctuary of Peace Residential Community declares that *“While Declarant likewise owns adjacent property outside of the [Sanctuary of Peace] Property and operates certain facilities thereon, no infrastructure, utilities, structures or amenities associated with this [Sanctuary of Peace] Property is in common use or association with such other property. The Benet Hill Monastery is not operationally associated with the Sanctuary of Peace Property and Subdivision, despite incidences of common ownership.”*

**Engineers • Surveyors**

**1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736**

**Fax 719-635-5450 • e-mail [mve@mvecivil.com](mailto:mve@mvecivil.com)**



The applicants desire to construct a total of four (4) wastewater treatment systems to accommodate the residential units and private Sanctuary Club House on the site. Each of the systems have design flows of no more than 1,500 gallons per day (GPD) for a total of 6,000 GPD for the entire site. The system designs are in keeping with the requirements of WQSA Policy 6 as all systems are designed to receive less than 2,000 GPD. System 1 treats flows of 1,500 GPD from six (6) residential units having a total of 10 bedrooms. System 2 treats flows of 1,500 GPD from six (6) residential units having a total of 10 bedrooms. System 3 treats flows of 1,500 GPD from six (6) residential units having a total of 10 bedrooms. System 4 treats flows of 1,500 GPD from eight (8) residential units having a total of 8 bedrooms plus the private Sanctuary Club House with four (4) guest bedrooms taken at the Hotel/Motel occupancy rate of one half bedroom per room. The Sanctuary Club House will include a kitchen for only occasional use by residents as in the manner of a typical HOA Clubhouse. The kitchen is included in the design flow rate for the hotel/motel occupancy. The total bedrooms being treated in the subdivision is 40 bedrooms at 150 GPD per bedroom for total flow of 6,000 GPD. Detailed information for each system is contained in the Onsite Wastewater Treatment System (OWTS) Design plans which are attached and included in this letter/report. The character of the proposed wastewater treatment systems are further controlled in the Declarations of Protective and Restrictive Covenants for Sanctuary of Peace Residential Community which state “... *the Association is vested with all easements necessary for the installation, construction, use, maintenance and repair of a community septic wastewater treatment system(s) for treatment of water utilized within each Residential Unit, consistent with the terms and conditions of the Augmentation Plan. It is anticipated that each 5-7 Residential Units may share a “sub” wastewater system, but no such sub-system shall have a discharge of greater than 1,999 gallons per day, and the entire system shall in no instance exceed 6,000 gallons per day of discharge. Such wastewater treatment system(s) shall be Common Elements, and repair to any such sub-systems shall be allocable amongst all Lots/Residential Units, regardless of whether a particular Residential Unit utilizes a particular sub-system. Such system(s) may be located within any portion of the open space within the Subdivision, whether owned by Declarant or the Association ....*”.

The Sanctuary of Peace is not located in a designated floodplain as denoted on the Flood Insurance Rate Map (FIRM), map number 08041C0295G, effective date December 7, 2018. The FIRM is included in the **Appendix** for readers reference.

The Natural Resource Conservation Service, previously the Soils Conservation Service, has mapped the soil type on the site as consisting of Kettle gravelly loamy sand (map unit 41), which is Hydrologic group “B”. The soil generally has rapid permeability. A soils Map and soils information is included for readers reference.

The site was previously investigated by 285 Engineering as part of the Onsite Wastewater Treatment System (OWTS) Design prepared for the site. The OWTS design is attached for readers reference. A map is included at the same scale as the preliminary plan, which locates the lots, drives, designates the topography, and denotes the locations of the designed OWTS's. The site design for the four (4) OWTS's mentioned above were located on the site to avoid drainage-ways, excessive slopes, and any other hazards. No sub-surface soils or geological hazards were encountered at the designed site locations.

The locations and pit profiles are included on an attached map for readers reference. The test pits were located in the area of potential on-site wastewater treatment system (OWTS) absorption field locations. The test pits were excavated June 19, 2018 to approximately 8 feet deep. Soils encountered in the test pits consisted of sandy loam with gravel, Sandy clay, and sandy clay loam. Bedrock was not encountered.

No signs of seasonal occurring ground water was observed in any of the test pits. All test pit sites are flagged in order that reviewing agencies may make field checks of the test locations. A test pit soils testing table of the summary of testing results by 285 Engineering is included for readers reference.

A visual and tactile evaluation was preformed by 285 Engineering and the soils were classified as USDA Soil Types of 2A, 3A, and 4. They used a LTAR of 0.30 GPD/SF based on Treatment Level 3 and soil type 4 (poorest soil encountered at site). No additional testing will be required for the site.

No conditions exist in the areas of the designed locations of the OWTS's such as concentrated stormwater runoff and no irrigation systems exist on the site. There is no availability of a central sewer system within a mile of miles of the site and therefore there is no possibility to be included in such a system.

There are no lakes streams, irrigation ditches, or other water sources in the area being subdivided. No water wells are located near the proposed OWTS's. The future Community well will be drilled into the Dawson aquifer and will not be influenced by the designed OWTS's.

Should you have questions of the information provided or need additional information please contact us.

Very truly yours,

M.V.E., Inc.



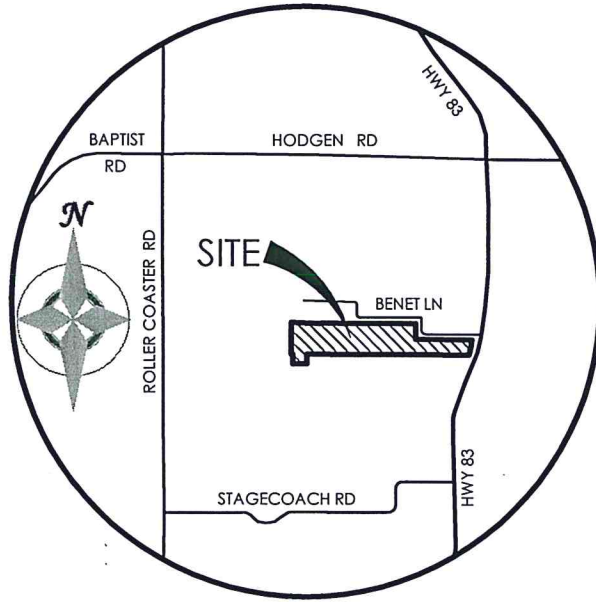
Charles C. Crum, P.E.

CCC:sh

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Enc.

CC: Vincent Crowder, Benet Hill Monastery  
Aaron Doussett, El Paso County Public Health Department



VICINITY MAP  
NOT TO SCALE



# National Flood Hazard Layer FIRMette



39°3'53.61"N



Uses The National Map: Orthoimagery. Data refreshed October, 2017.

39°3'25.68"N

1:6,000

Feet

0 250 500 1,000 1,500 2,000

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone 2
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- Area of Minimal Flood Hazard Zone X
- Effective LOMFRs
- Area of Undetermined Flood Hazard Zone C

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

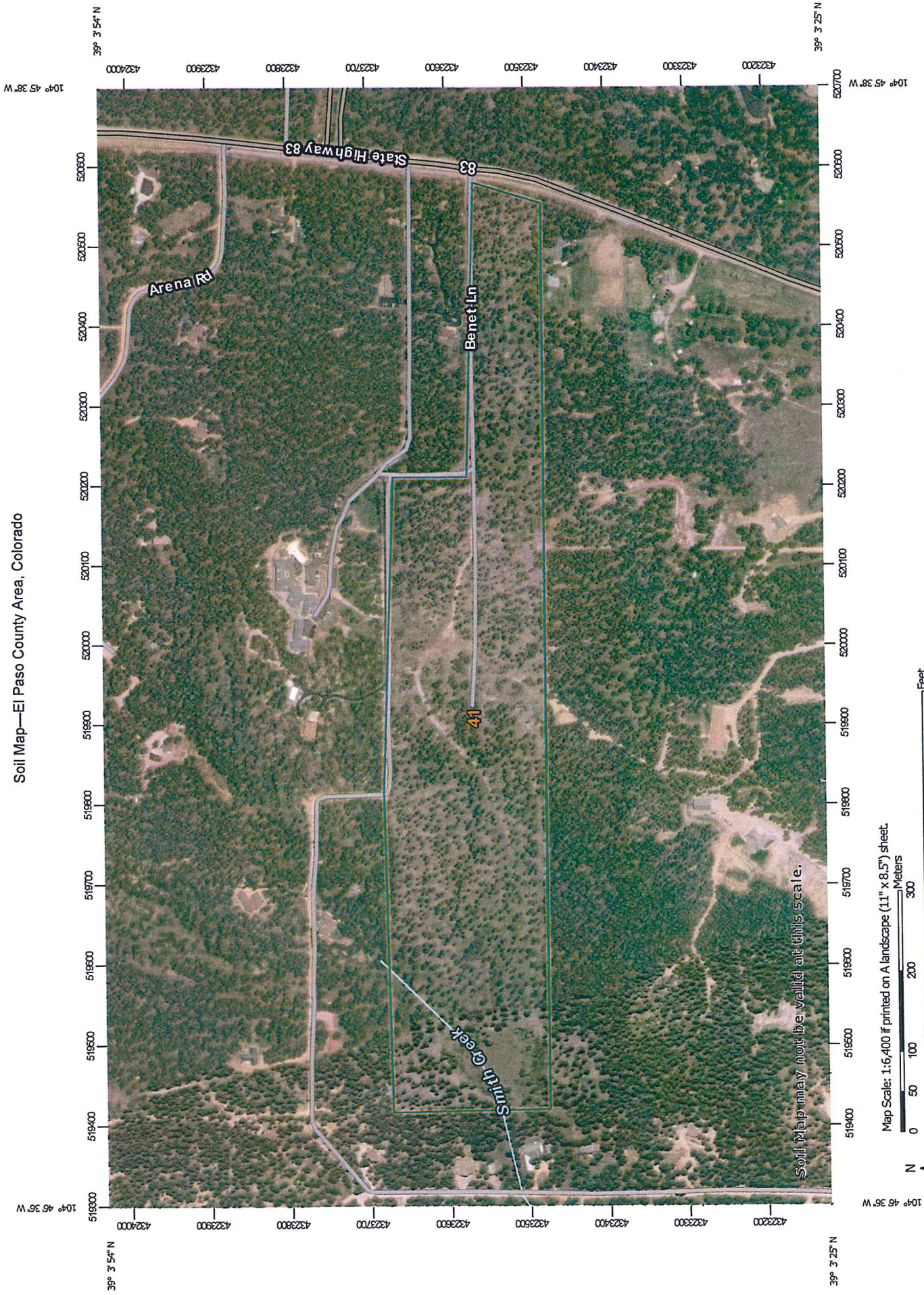
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/9/2019 at 2:51:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

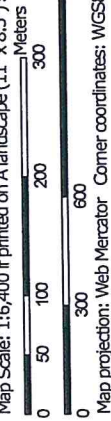
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Soil Map—El Paso County Area, Colorado








































Map Scale: 1:6,400 if printed on A landscape (11" x 8.5") sheet



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84



## MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soil Map Unit Polygons	 Stony Spot
 Soil Map Unit Lines	 Very Stony Spot
 Soil Map Unit Points	 Wet Spot
 Special Point Features	 Other
 Blowout	 Special Line Features
 Borrow Pit	<b>Water Features</b>
 Clay Spot	 Streams and Canals
 Closed Depression	<b>Transportation</b>
 Gravel Pit	 Rails
 Gravelly Spot	 Interstate Highways
 Landfill	 US Routes
 Lava Flow	 Major Roads
 Marsh or swamp	 Local Roads
 Mine or Quarry	<b>Background</b>
 Miscellaneous Water	 Aerial Photography
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado  
 Survey Area Data: Version 16, Sep 10, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 4, 2010—Oct 16, 2017

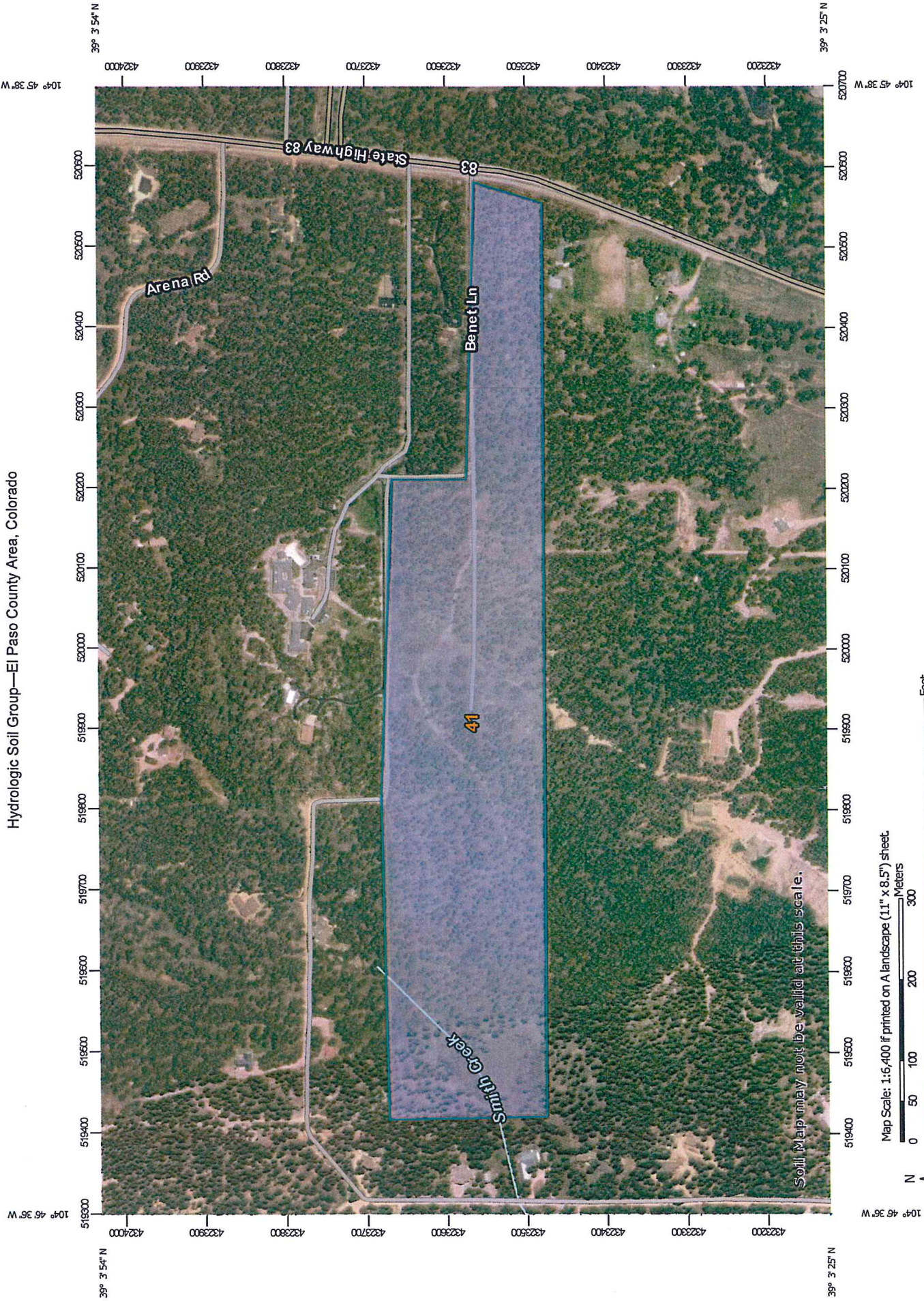
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

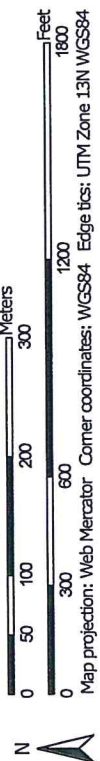
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
41	Kettle gravelly loamy sand, 8 to 40 percent slopes	47.2	100.0%
<b>Totals for Area of Interest</b>		<b>47.2</b>	<b>100.0%</b>



Hydrologic Soil Group—El Paso County Area, Colorado



Map Scale: 1:6,400 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84



## MAP LEGEND

- Area of Interest (AOI)
  - Area of Interest (AOI)
- Soils
  - Soil Rating Polygons
    - A
    - A/D
    - B
    - B/D
    - C
    - C/D
    - D
    - Not rated or not available
  - Soil Rating Lines
    - A
    - A/D
    - B
    - B/D
    - C
    - C/D
    - D
    - Not rated or not available
  - Soil Rating Points
    - A
    - A/D
    - B
    - B/D
- Water Features
  - Streams and Canals
- Transportation
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background
  - Aerial Photography

## MAP INFORMATION

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The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
41	Kettle gravelly loamy sand, 8 to 40 percent slopes	B	47.2	100.0%
Totals for Area of Interest			47.2	100.0%

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

### Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

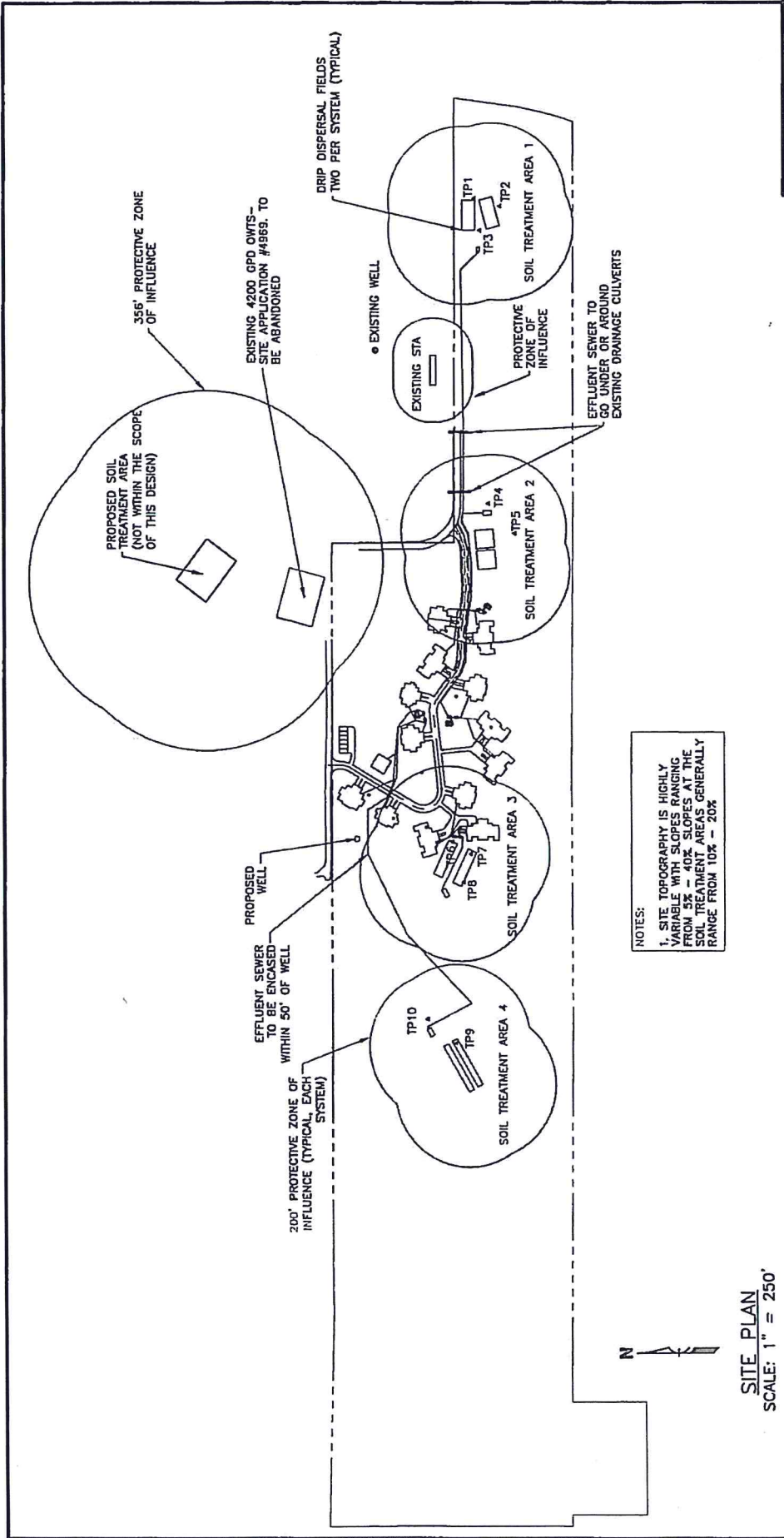
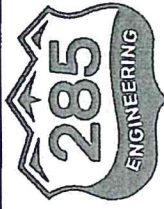
*Tie-break Rule: Higher*



## TEST PIT SOILS TESTING TABLE

TEST PIT NO.	SOIL TYPE	SOIL TEXTURE	DEPTH TO BEDROCK	SRUCTURE/ SHAPE	SRUCTURE/ GRADE	LTAR GPD/SF
1	2A	SANDY LOAM	> 8'	GR	1 MASSIVE	All system designs based on LTAR of 0.30 GPD/SF (See Deign Plan Notes).
2	4	SANDY CLAY	> 8'	GR	2 MODERATE	
3	2A	SANDY LOAM	> 8'	GR	1 MASSIVE	
4	3A	SANDY CLAY LOAM	> 8'	GR	1 MASSIVE	
5	3A	SANDY CLAY LOAM	> 8'	GR	1 MASSIVE	
6	3A	SANDY CLAY LOAM	> 8'	GR	1 MASSIVE	
7	2A	SANDY LOAM	> 8'	GR	1 MASSIVE	
8	2A	SANDY LOAM	> 8'	GR	1 MASSIVE	
9	4	SANDY CLAY	> 8'	GR	2 MODERATE	
10	4	SANDY CLAY	> 8'	GR	2 MODERATE	

NOTE: SOILS INFORMATION BY 285 ENGINEERING, ROGER J. SHAFER, P. E. SEE ONSITE WASTEWATER TREATMENT SYSTEM DESIGN FOR 15760 HWY 83, COLORADO SPRINGS, CO 80921 EL PASO COUNTY COLORADO PREPARED FOR BENET HILL MONASTERY AND DATED 06/18/2018



NOTES:  
 1. SITE TOPOGRAPHY IS HIGHLY VARIABLE WITH SLOPES RANGING FROM 5% - 40%. SLOPES AT THE SOIL TREATMENT AREAS GENERALLY RANGE FROM 10% - 20%



SITE PLAN  
 SCALE: 1" = 250'

285 ENGINEERING P.O. BOX 1048 CONIFER, CO 80433 (720)-515-1781	PROJECT: 2018196	TITLE: PROJECT SITE PLAN	SHEET: 2/15
	LOCATION: 3190 BENET LANE COLORADO SPRINGS, CO 80921 CLIENT: BENET HILL MONASTERY	DATE: 06/18/2018 SCALE: SHOWN	REVISIONS: 



**SOILS INFORMATION**  
 DATE TESTING COMPLETED: 08/19/2018  
 EQUIPMENT USED: EXCAVATOR  
 DEPTH TO BEDROCK REFUSAL: NOT PRESENT  
 DEPTH TO STANDING WATER: NOT PRESENT  
 REDOXIMORPHIC FEATURES: NOT PRESENT

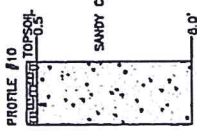
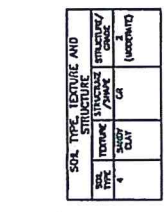
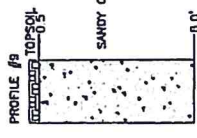
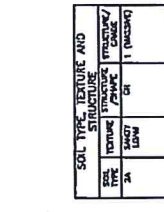
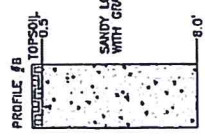
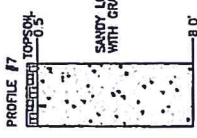
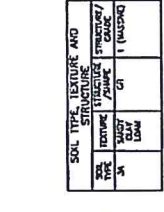
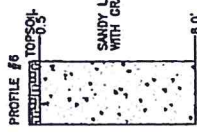
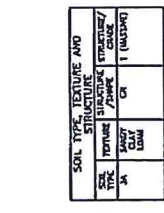
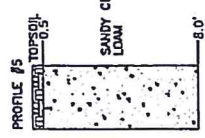
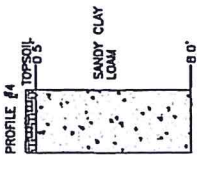
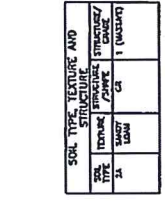
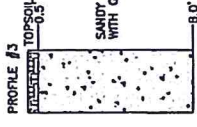
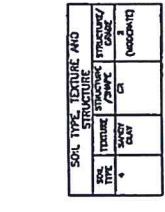
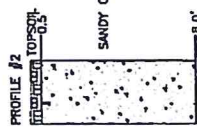
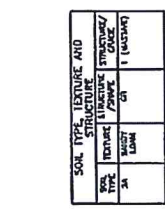
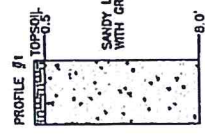
**SITE EVALUATOR**  
 ROGER J. SHAVER, P.E.  
 P.O. BOX 1048  
 CONIFER, CO. 80433  
 719-839-1382  
 rshafer@285engineering.com

**DIFFICULTIES ENCOUNTERED DURING SITE VISIT**  
 There were no difficulties encountered during the site visit. A full, complete evaluation of the property.

**POTENTIAL LAND USE CHANGES**  
 There are no known or foreseeable land use changes that would affect system performance.

**ANTICIPATED CONSTRUCTION RELATED ISSUES**  
 No construction related issues are expected for this site.

BS Civil Engineering  
 MS Environmental Engineering and Science  
 Credentials: CPOW Soils Characterization Class 2012



SCALE: 3/16" = 1'



PROJECT: 2018196 LOCATION: 3190 BENET LANE COLORADO SPRINGS, CO 80921 CLIENT: BENET HILL MONASTERY	TITLE: SUBSURFACE CONDITIONS	
	DATE: 06/18/2018	REVISIONS: 1 2 3
SHEET: 3/15	SCALE: SHOWN	

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

# ONSITE WASTEWATER TREATMENT SYSTEM DESIGN

15760 HWY 83, COLORADO SPRINGS, CO 80921  
EL PASO COUNTY, COLORADO

## DESIGN CRITERIA

This design is for a proposed, small multi-home development. The design consists of four separate 1500 GPD OWTS with a combined flow of 6000 GPD.

In addition to the county and state OWTS Regulations, the Water Quality Site Application Policy 6 has been used as a reference for guidelines on placing multiple OWTS on a single parcel of land. In particular, the horizontal influence area described in Policy 6 has been used to determine applicable separation distances between OWTS.

The site has a moderately dense tree cover, and is underlain by poorly permeable soils. Thus, a Higher Level Treatment (HLT) System, followed by Drip Dispersal, is proposed. The HLT is to pretreat the wastewater prior to Drip Dispersal into the poorly permeable soil. The Drip Dispersal System is to allow the installation of a Dispersal System that does not require tree removal.

## OBSERVATION REQUIREMENTS

This office is to observe the installation of the system at the following intervals:

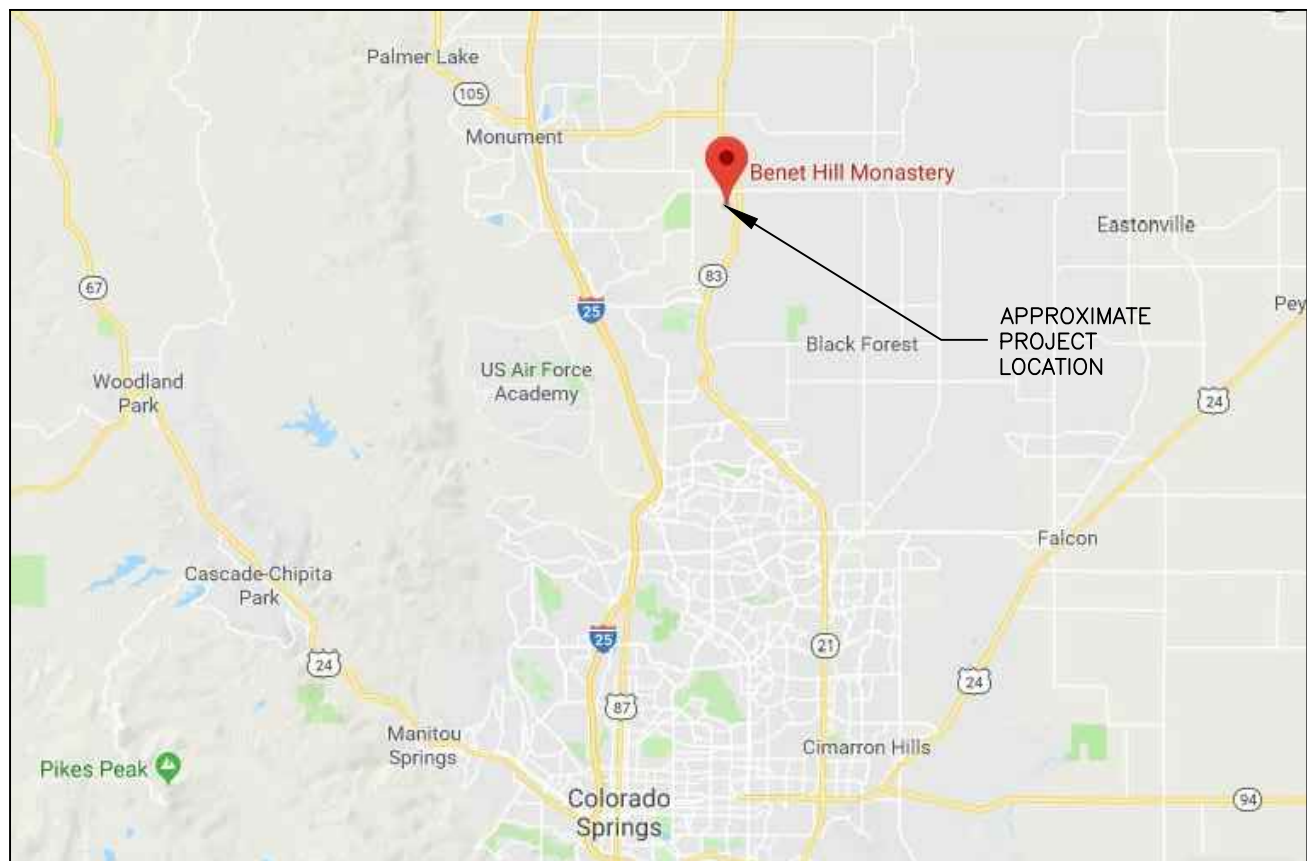
- (1) Pre-construction meeting
- (2) Prior to burial of any system components
- (3) Post burial to observe final grading
- (4) To observe system start-up and verify proper system operation.

## WATER SUPPLY REQUIREMENTS

The development is to be served by a well in the location depicted on Sheet 2.

## INDEX OF DRAWINGS

SHEET NO.	TITLE	SHEET NO.	TITLE
1.	Design Criteria	8.	Advantex System Plan Detail
2.	Project Site Plan	9.	Advantex System Profile
3.	Subsurface Conditions	10-13.	Drip Dispersal Plan View
4.	System #1 Site Plan	14.	Drip Dispersal Pump System
5.	System #2 Site Plan	15.	Drip Dispersal Detail
6.	System #3 Site Plan		
7.	System #4 Site Plan		



## GENERAL NOTES

## LOCATION MAP

The locations of wells and fields shown on this site plan, and staked in the field are not the result of a property survey, and are to be considered approximate. It is the property owner's responsibility to ensure all construction is located within the property boundaries. All separation distances are to be verified prior to excavation.

Design criteria has been created based upon information submitted. If conditions differ from the information presented, this office should be contacted to verify and observe the conditions.

Locate all utilities prior to construction.

Contractor shall have one set of county approved plans, on the jobsite, at all times during the construction and observation period.

Deviation from these plans must be approved by the engineer.

All onsite wastewater treatment system construction, and any requirements not specified within this design, must meet county requirements. The contractor should have documented, and demonstrated, knowledge of the requirements and regulation of the county in which they are working.

The system is designed and intended to be used only for the wastewater load specified.

The owner is to assume responsibility, and be aware of the ongoing maintenance, required for an onsite wastewater treatment system.

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PROJECT: 2018196

LOCATION:  
3190 BENET LANE  
COLORADO SPRINGS, CO 80921

CLIENT: BENET HILL MONASTERY

TITLE: DESIGN CRITERIA

DATE: 06/18/2018

SCALE: NONE

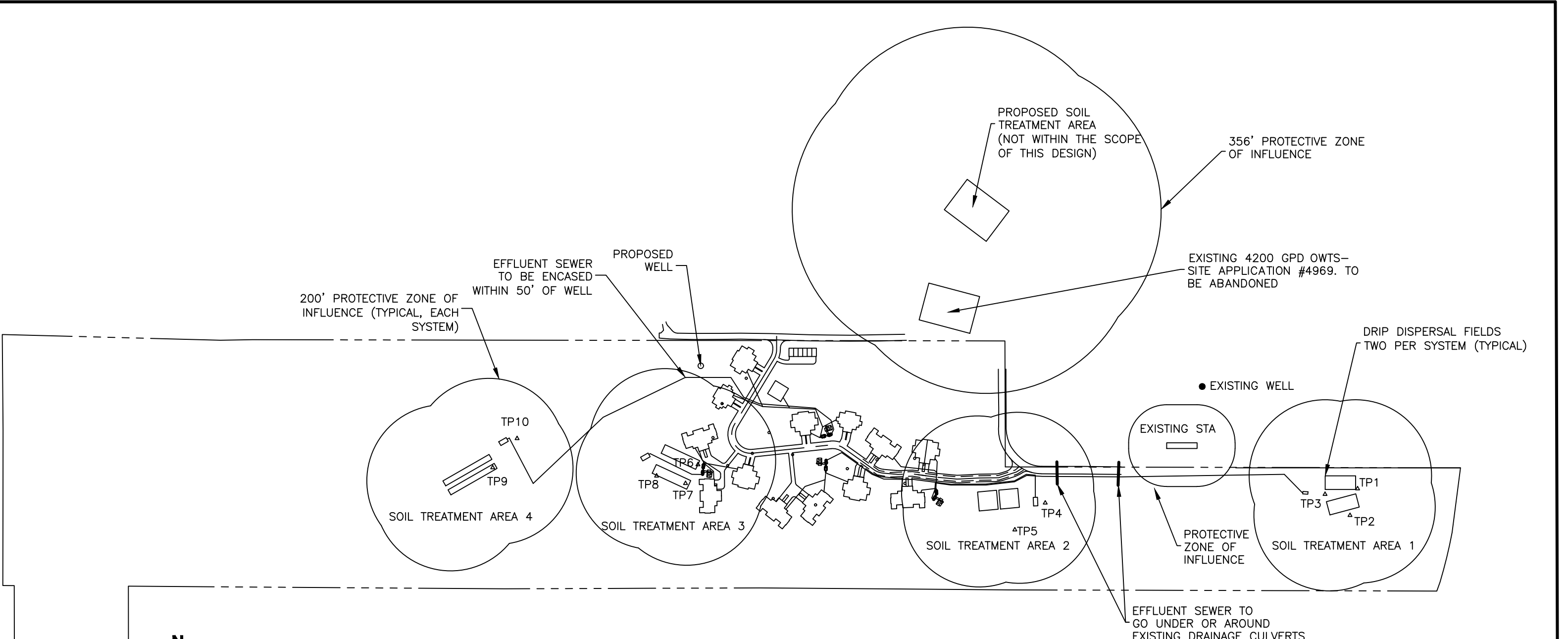
REVISIONS:



SHEET:

1/15





200' PROTECTIVE ZONE OF INFLUENCE (TYPICAL, EACH SYSTEM)

EFFLUENT SEWER TO BE ENCASED WITHIN 50' OF WELL

PROPOSED WELL

PROPOSED SOIL TREATMENT AREA (NOT WITHIN THE SCOPE OF THIS DESIGN)

356' PROTECTIVE ZONE OF INFLUENCE

EXISTING 4200 GPD OWTS— SITE APPLICATION #4969. TO BE ABANDONED

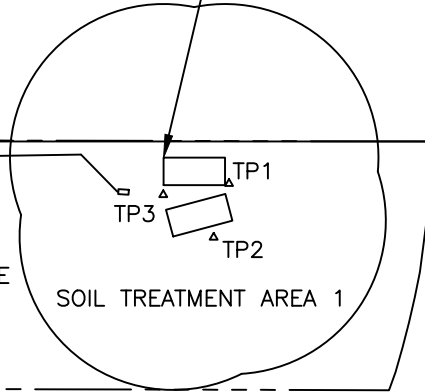
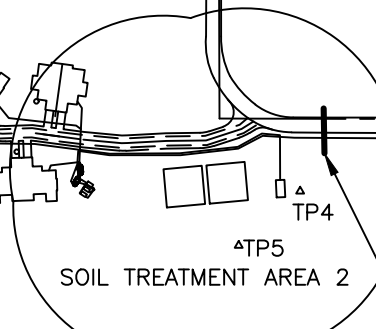
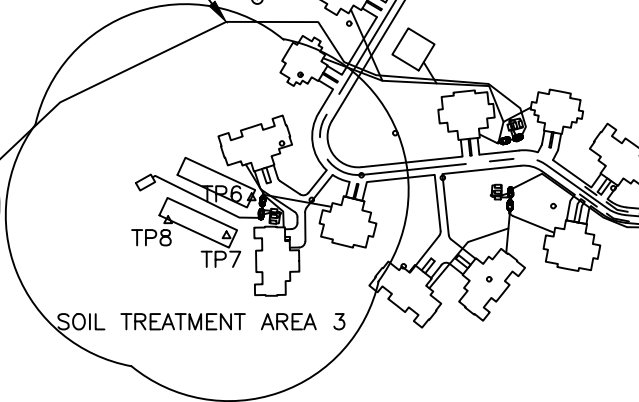
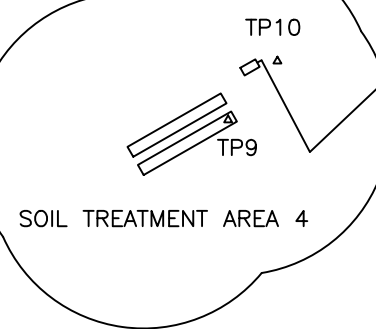
DRIP DISPERSAL FIELDS TWO PER SYSTEM (TYPICAL)

● EXISTING WELL

EXISTING STA

PROTECTIVE ZONE OF INFLUENCE

EFFLUENT SEWER TO GO UNDER OR AROUND EXISTING DRAINAGE CULVERTS



NOTES:  
 1. SITE TOPOGRAPHY IS HIGHLY VARIABLE WITH SLOPES RANGING FROM 5% - 40%. SLOPES AT THE SOIL TREATMENT AREAS GENERALLY RANGE FROM 10% - 20%

SITE PLAN  
 SCALE: 1" = 250'

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 (720)-515-1781

PROJECT: 2018196  
 LOCATION:  
 3190 BENET LANE  
 COLORADO SPRINGS, CO 80921  
 CLIENT: BENET HILL MONASTERY

TITLE: PROJECT SITE PLAN  
 DATE: 06/18/2018  
 SCALE: SHOWN  
 REVISIONS:  
 1  
 2  
 3

SHEET:  
 2/15



**SOILS INFORMATION**

DATE TESTING COMPLETED: 06/19/2018  
 EQUIPMENT USED: EXCAVATOR  
 DEPTH TO BEDROCK REFUSAL: NOT PRESENT  
 DEPTH TO STANDING WATER: NOT PRESENT  
 REDOXIMORPHIC FEATURES: NOT PRESENT

**SITE EVALUATOR**

ROGER J. SHAFER, P.E.  
 P.O. BOX 1048  
 CONIFER, CO. 80433  
 719-839-1382  
 rshafer@285engineering.com

BS Civil Engineering  
 MS Environmental Engineering and Science

Credentials: CPOW Soils Characterization Class 2012

**DIFFICULTIES ENCOUNTERED DURING SITE VISIT**

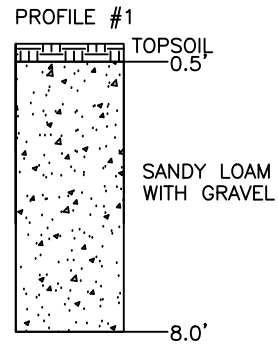
There were no difficulties encountered during the site visit that prevented a complete evaluation of the property.

**POTENTIAL LAND USE CHANGES**

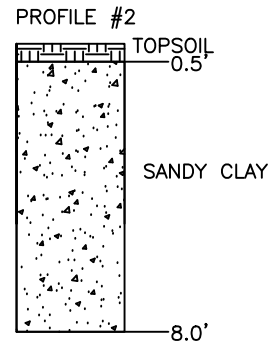
There are no known or foreseeable land use changes that would affect system performance.

**ANTICIPATED CONSTRUCTION RELATED ISSUES**

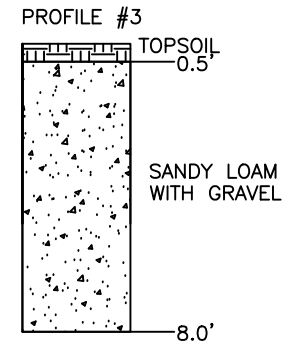
No construction related issues are expected for this site.



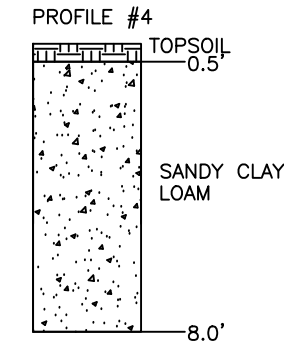
SOIL TYPE, TEXTURE AND STRUCTURE			
SOIL TYPE	TEXTURE	STRUCTURE /SHAPE	STRUCTURE/ GRADE
2A	SANDY LOAM	GR	1 (MASSIVE)



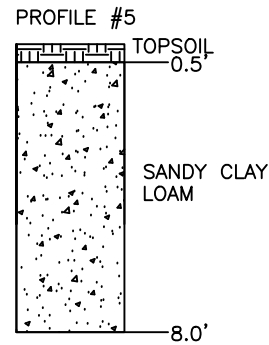
SOIL TYPE, TEXTURE AND STRUCTURE			
SOIL TYPE	TEXTURE	STRUCTURE /SHAPE	STRUCTURE/ GRADE
4	SANDY CLAY	GR	2 (MODERATE)



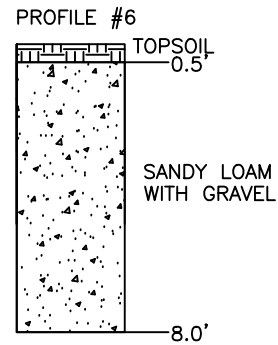
SOIL TYPE, TEXTURE AND STRUCTURE			
SOIL TYPE	TEXTURE	STRUCTURE /SHAPE	STRUCTURE/ GRADE
2A	SANDY LOAM	GR	1 (MASSIVE)



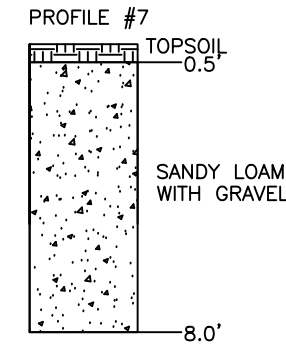
SOIL TYPE, TEXTURE AND STRUCTURE			
SOIL TYPE	TEXTURE	STRUCTURE /SHAPE	STRUCTURE/ GRADE
3A	SANDY CLAY LOAM	GR	1 (MASSIVE)



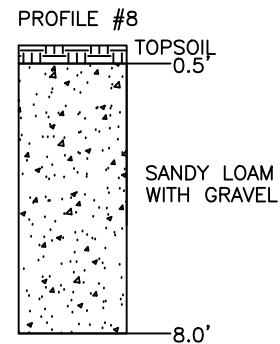
SOIL TYPE, TEXTURE AND STRUCTURE			
SOIL TYPE	TEXTURE	STRUCTURE /SHAPE	STRUCTURE/ GRADE
3A	SANDY CLAY LOAM	GR	1 (MASSIVE)



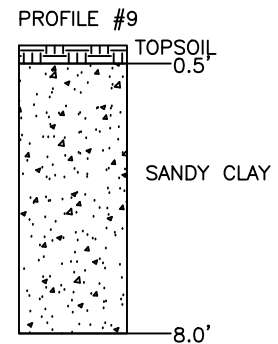
SOIL TYPE, TEXTURE AND STRUCTURE			
SOIL TYPE	TEXTURE	STRUCTURE /SHAPE	STRUCTURE/ GRADE
3A	SANDY CLAY LOAM	GR	1 (MASSIVE)



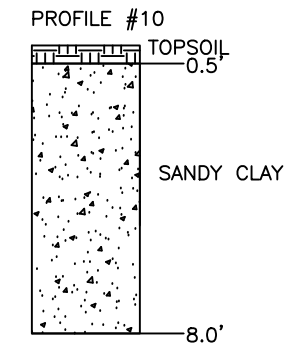
SOIL TYPE, TEXTURE AND STRUCTURE			
SOIL TYPE	TEXTURE	STRUCTURE /SHAPE	STRUCTURE/ GRADE
2A	SANDY LOAM	GR	1 (MASSIVE)



SOIL TYPE, TEXTURE AND STRUCTURE			
SOIL TYPE	TEXTURE	STRUCTURE /SHAPE	STRUCTURE/ GRADE
2A	SANDY LOAM	GR	1 (MASSIVE)



SOIL TYPE, TEXTURE AND STRUCTURE			
SOIL TYPE	TEXTURE	STRUCTURE /SHAPE	STRUCTURE/ GRADE
4	SANDY CLAY	GR	2 (MODERATE)



SOIL TYPE, TEXTURE AND STRUCTURE			
SOIL TYPE	TEXTURE	STRUCTURE /SHAPE	STRUCTURE/ GRADE
4	SANDY CLAY	GR	2 (MODERATE)

SCALE: 3/16" = 1'

285 ENGINEERING  
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 80433  
 (720)-515-1781

PROJECT: 2018196  
 LOCATION:  
 3190 BENET LANE  
 COLORADO SPRINGS, CO 80921  
 CLIENT: BENET HILL MONASTERY

TITLE: SUBSURFACE CONDITIONS

DATE: 06/18/2018

SCALE: SHOWN

REVISIONS:

- 1
- 2
- 3

SHEET:  
 3/15

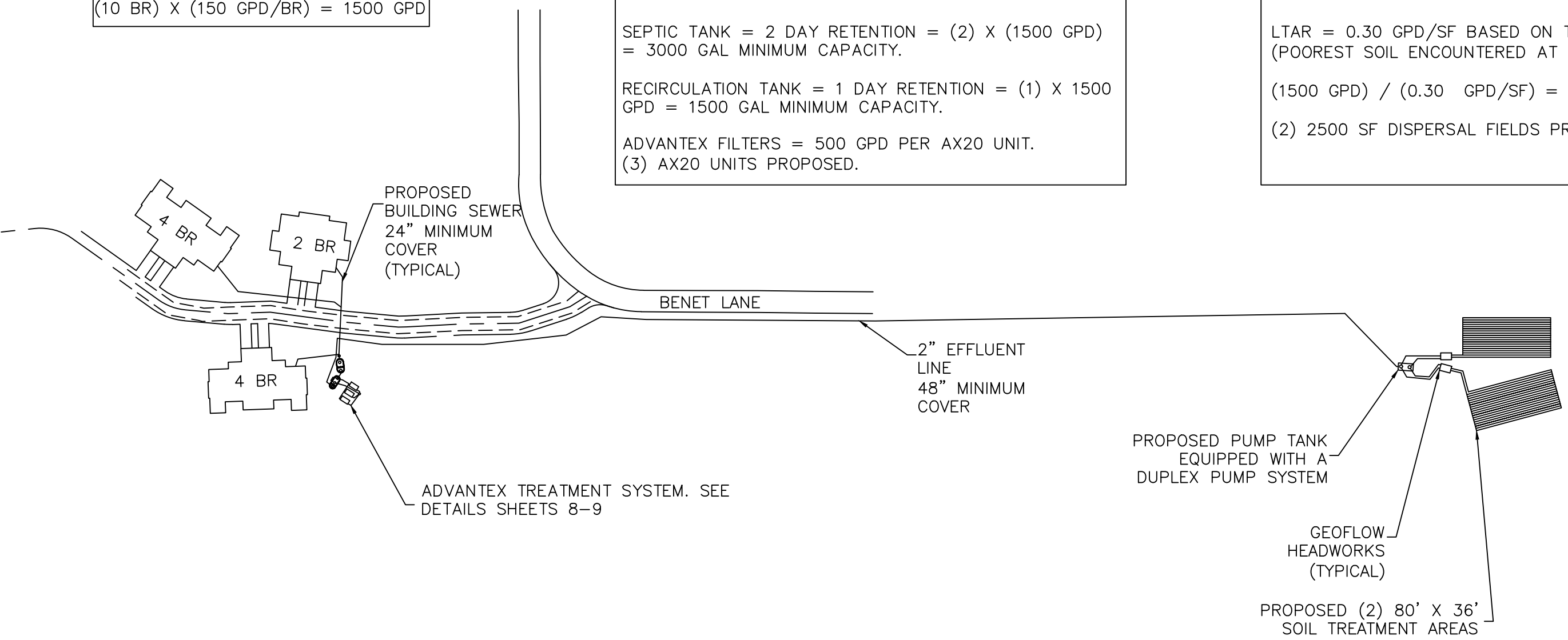




DESIGN FLOWS:  
 $(10 \text{ BR}) \times (150 \text{ GPD/BR}) = 1500 \text{ GPD}$

TREATMENT SYSTEM DESIGN CRITERIA:  
 SEPTIC TANK = 2 DAY RETENTION =  $(2) \times (1500 \text{ GPD}) = 3000 \text{ GAL MINIMUM CAPACITY.}$   
 RECIRCULATION TANK = 1 DAY RETENTION =  $(1) \times 1500 \text{ GPD} = 1500 \text{ GAL MINIMUM CAPACITY.}$   
 ADVANTEX FILTERS = 500 GPD PER AX20 UNIT.  
 (3) AX20 UNITS PROPOSED.

DRIP DISPERSAL SYSTEM DESIGN CRITERIA:  
 LTAR = 0.30 GPD/SF BASED ON TL3 AND SOIL TYPE 4 (POOREST SOIL ENCOUNTERED AT THE SITE).  
 $(1500 \text{ GPD}) / (0.30 \text{ GPD/SF}) = 5000 \text{ SF REQUIRED.}$   
 (2) 2500 SF DISPERSAL FIELDS PROPOSED.



DETAIL SITE PLAN  
 SCALE: 1" = 100'

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PROJECT: 2018196  
 LOCATION:  
 3190 BENET LANE  
 COLORADO SPRINGS, CO 80921  
 CLIENT: BENET HILL MONASTERY

TITLE: SYSTEM 1 SITE PLAN  
 DATE: 06/18/2018  
 SCALE: SHOWN  
 REVISIONS:  
 1  
 2  
 3

SHEET:  
 4/15



DESIGN FLOWS:  
 (10 BR) X (150 GPD/BR) = 1500 GPD

TREATMENT SYSTEM DESIGN CRITERIA:

SEPTIC TANK = 2 DAY RETENTION = (2) X (1500 GPD) = 3000 GAL MINIMUM CAPACITY.

RECIRCULATION TANK = 1 DAY RETENTION = (1) X 1500 GPD = 1500 GAL MINIMUM CAPACITY.

ADVANTEK FILTERS = 500 GPD PER AX20 UNIT.  
 (3) AX20 UNITS PROPOSED.

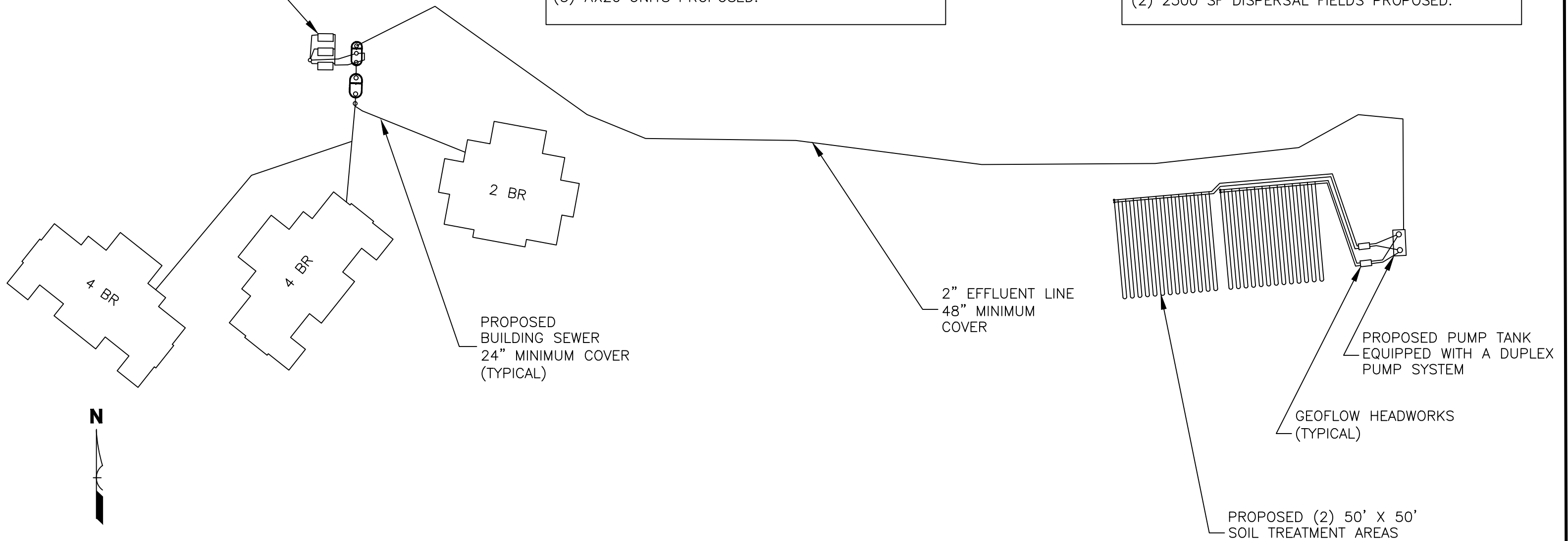
DRIP DISPERSAL SYSTEM DESIGN CRITERIA:

LTAR = 0.30 GPD/SF BASED ON TL3 AND SOIL TYPE 4 (POOREST SOIL ENCOUNTERED AT THE SITE).

(1500 GPD) / (0.30 GPD/SF) = 5000 SF REQUIRED.

(2) 2500 SF DISPERSAL FIELDS PROPOSED.

ADVANTEK TREATMENT SYSTEM.  
 SEE DETAILS SHEETS 8-9



DETAIL SITE PLAN  
 SCALE: 1" = 50'

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PROJECT: 2018196

LOCATION:  
 3190 BENET LANE  
 COLORADO SPRINGS, CO 80921

CLIENT: BENET HILL MONASTERY

TITLE: SYSTEM 2 SITE PLAN

DATE: 06/18/2018

SCALE: SHOWN

REVISIONS:



SHEET:  
 5/15





DESIGN FLOWS:  
 $(10 \text{ BR}) \times (150 \text{ GPD/BR}) = 1500 \text{ GPD}$

TREATMENT SYSTEM DESIGN CRITERIA:

SEPTIC TANK = 2 DAY RETENTION =  $(2) \times (1500 \text{ GPD}) = 3000 \text{ GAL}$  MINIMUM CAPACITY.

RECIRCULATION TANK = 1 DAY RETENTION =  $(1) \times 1500 \text{ GPD} = 1500 \text{ GAL}$  MINIMUM CAPACITY.

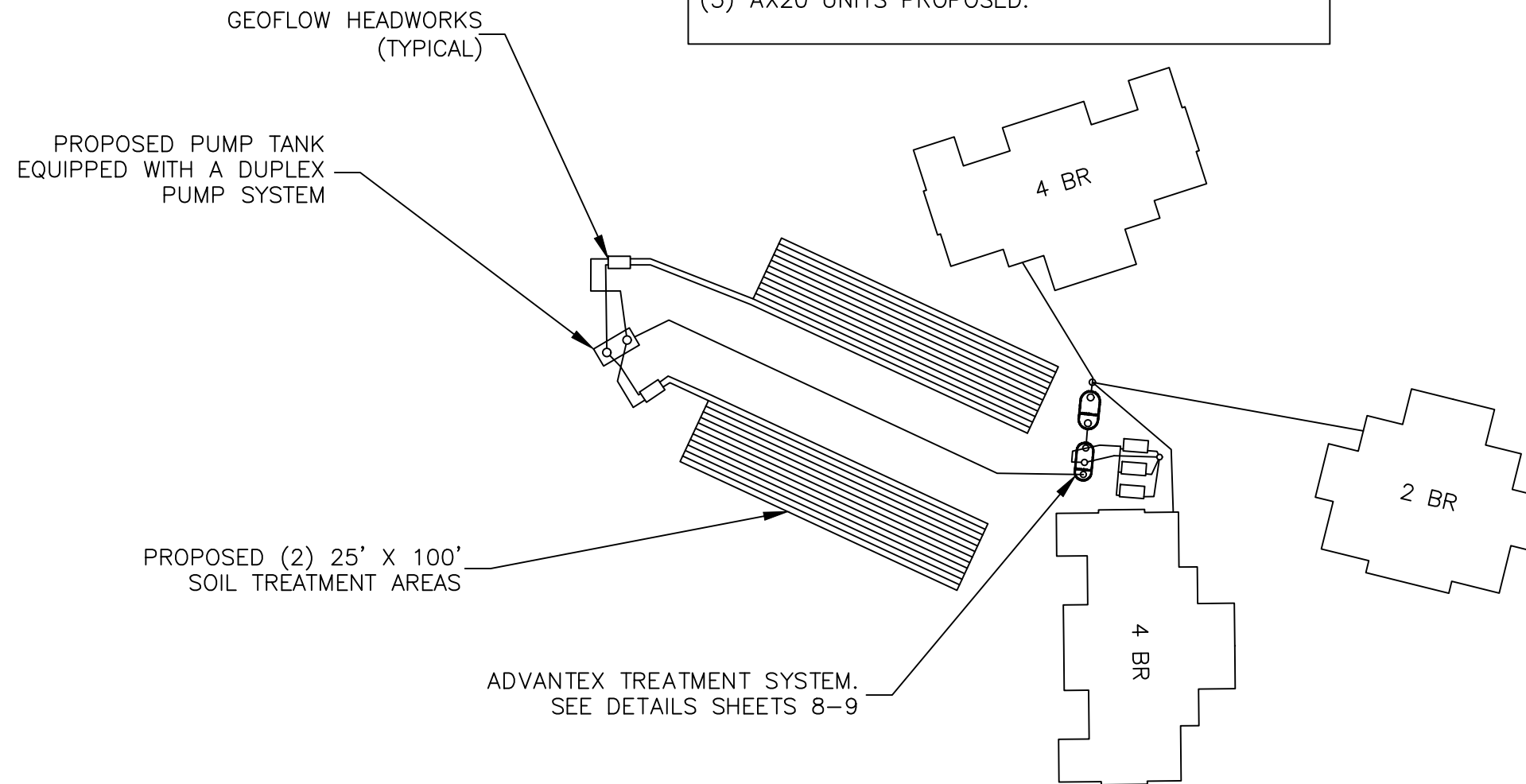
ADVANTEK FILTERS = 500 GPD PER AX20 UNIT.  
 $(3) \text{ AX20 UNITS PROPOSED.}$

DRIP DISPERSAL SYSTEM DESIGN CRITERIA:

LTAR = 0.30 GPD/SF BASED ON TL3 AND SOIL TYPE 4 (POOREST SOIL ENCOUNTERED AT THE SITE).

$(1500 \text{ GPD}) / (0.30 \text{ GPD/SF}) = 5000 \text{ SF}$  REQUIRED.

$(2) \text{ 2500 SF DISPERSAL FIELDS PROPOSED.}$



DETAIL SITE PLAN  
 SCALE: 1" = 50'

285 ENGINEERING  
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 CONIFER, CO  
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 (720)-515-1781

PROJECT: 2018196

LOCATION:  
 3190 BENET LANE  
 COLORADO SPRINGS, CO 80921

CLIENT: BENET HILL MONASTERY

TITLE: SYSTEM 3 SITE PLAN

DATE: 06/18/2018

SCALE: SHOWN

REVISIONS:

- 1
- 2
- 3

SHEET:  
 6/15



**DESIGN FLOWS:**

(8 BR) X (150 GPD/BR) = 1200 GPD  
 (4 ROOM GUEST HOUSE) X (75 GPD/ROOM) = 300 GPD  
 TOTAL DESIGN FLOW = 1500 GPD

NOTE - 75 GPD PER ROOM USED FOR THE GUEST HOUSE FROM "HOTELS AND MOTELS PER ROOM" FROM TABLE 6-2 OF THE OWTS REGULATION.

**TREATMENT SYSTEM DESIGN CRITERIA:**

SEPTIC TANK = 2 DAY RETENTION = (2) X (1500 GPD) = 3000 GAL MINIMUM CAPACITY.

RECIRCULATION TANK = 1 DAY RETENTION = (1) X 1500 GPD = 1500 GAL MINIMUM CAPACITY.

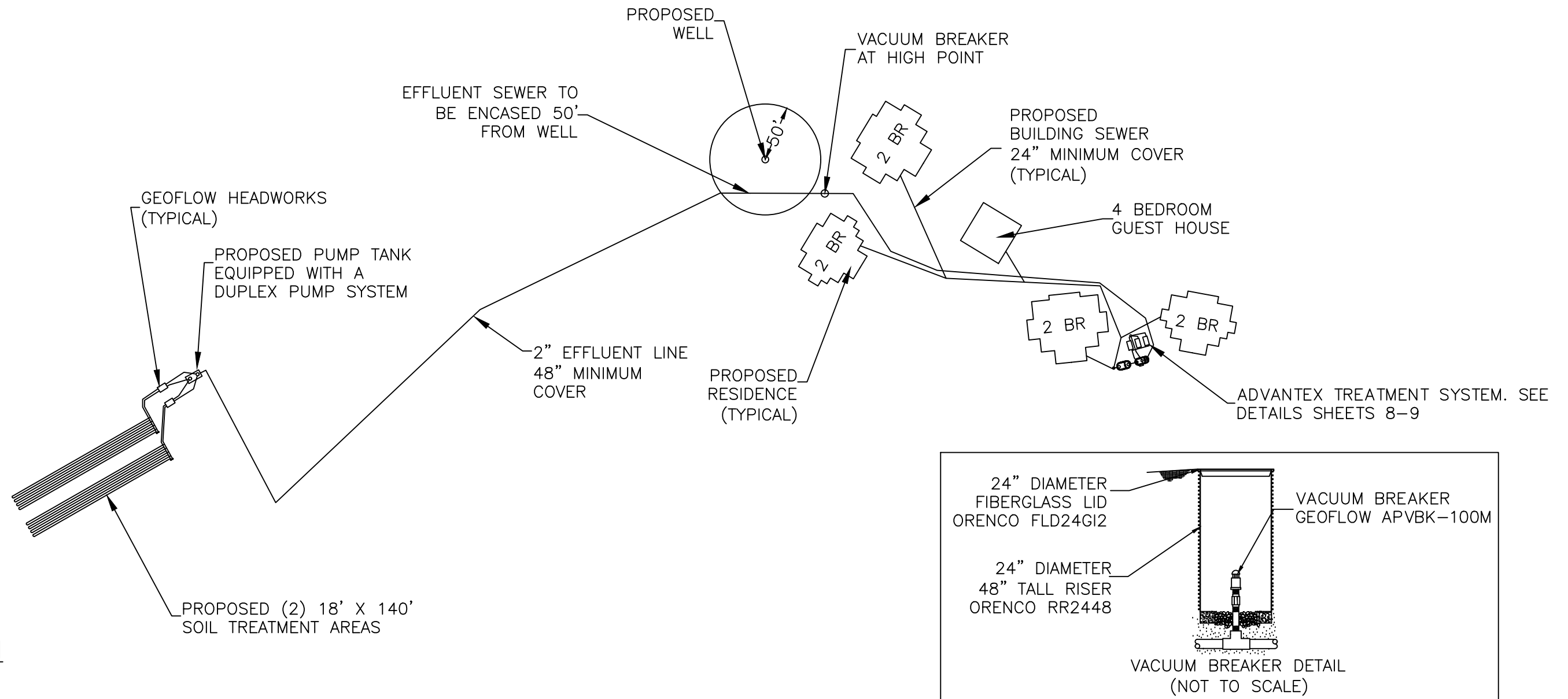
ADVANTEK FILTERS = 500 GPD PER AX20 UNIT.  
 (3) AX20 UNITS PROPOSED.

**DRIP DISPERSAL SYSTEM DESIGN CRITERIA:**

LTAR = 0.30 GPD/SF BASED ON TL3 AND SOIL TYPE 4 (POOREST SOIL ENCOUNTERED AT THE SITE).

(1500 GPD) / (0.30 GPD/SF) = 5000 SF REQUIRED.

(2) 2500 SF DISPERSAL FIELDS PROPOSED.



**DETAIL SITE PLAN**

SCALE: 1" = 100'

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 CONIFER, CO  
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 (720)-515-1781

PROJECT: 2018196

LOCATION:  
 3190 BENET LANE  
 COLORADO SPRINGS, CO 80921

CLIENT: BENET HILL MONASTERY

TITLE: SYSTEM 4 SITE PLAN

DATE: 06/18/2018

SCALE: SHOWN

REVISIONS:

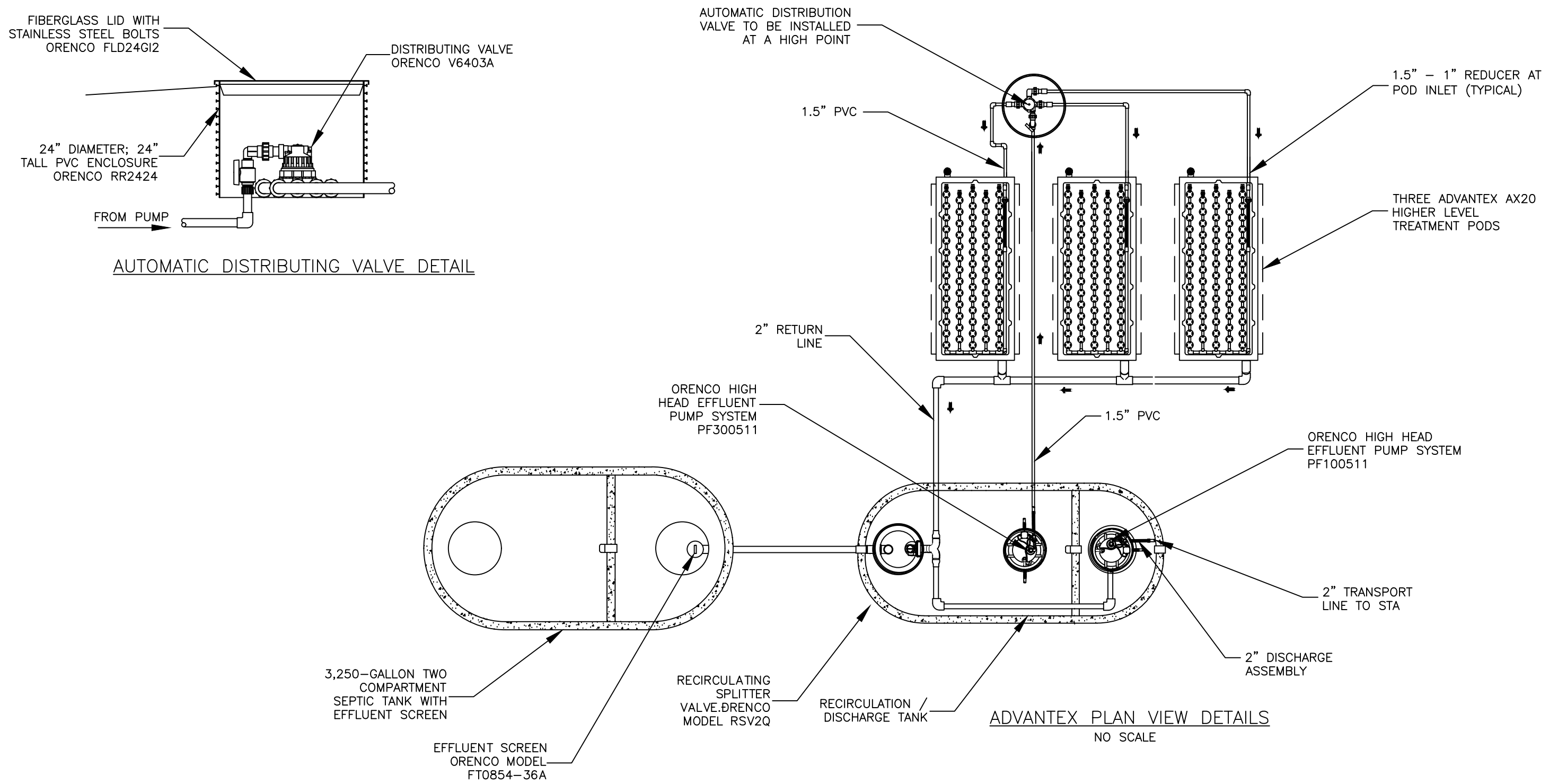
- 1
- 2
- 3

SHEET:

7/15







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P.O. BOX 1048  
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PROJECT: 2018196  
LOCATION:  
3190 BENET LANE  
COLORADO SPRINGS, CO 80921  
CLIENT: BENET HILL MONASTERY

TITLE: ADVANTEX SYSTEM PLAN DETAIL  
DATE: 06/18/2018  
SCALE: SHOWN

REVISIONS:  
1  
2  
3

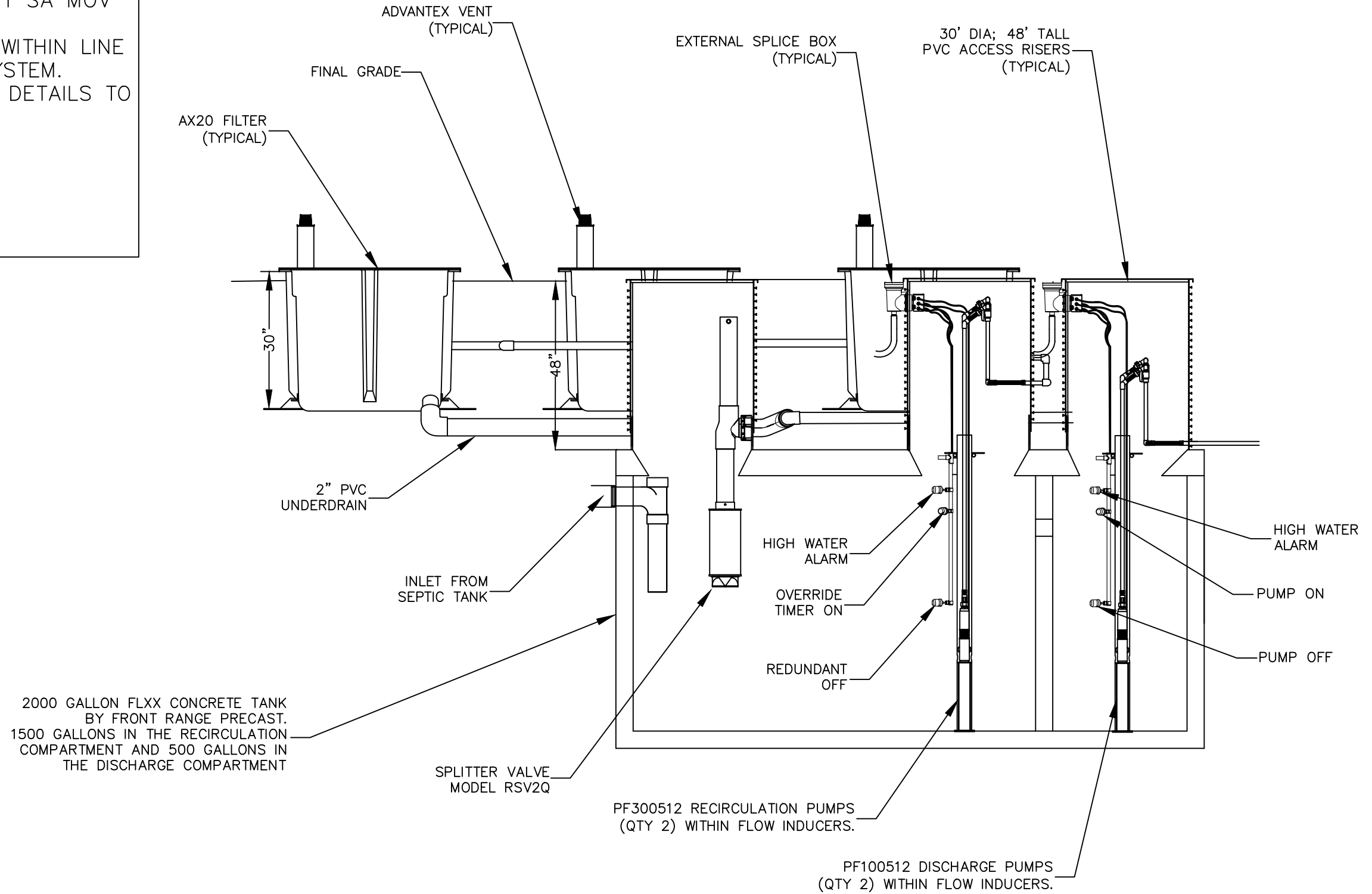
SHEET:  
8/15



ORENCO CONTROL PANEL  
 MODEL MVP-DAX/DAX2 PT RO HT SA MOV

CONTROL PANEL TO BE PLACED WITHIN LINE  
 OF SIGHT OF THE TREATMENT SYSTEM.  
 PANEL LOCATION AND MOUNTING DETAILS TO  
 BE DETERMINED AT THE TIME OF  
 CONSTRUCTION.

ELECTRICAL REQUIREMENTS:  
 ONE 230V, 40 AMP CIRCUIT  
 ONE 115V, 10 AMP CIRCUIT.



2000 GALLON FLXX CONCRETE TANK  
 BY FRONT RANGE PRECAST.  
 1500 GALLONS IN THE RECIRCULATION  
 COMPARTMENT AND 500 GALLONS IN  
 THE DISCHARGE COMPARTMENT

FLOATS TO BE SET BY ADVANTEX  
 SERVICE PROVIDER AT TIME OF  
 START-UP.

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 CONIFER, CO  
 80433  
 (720)-515-1781

PROJECT: 2018196  
 LOCATION:  
 3190 BENET LANE  
 COLORADO SPRINGS, CO 80921  
 CLIENT: BENET HILL MONASTERY

TITLE: ADVANTEX SYSTEM PROFILE

DATE: 06/18/2018

SCALE: SHOWN

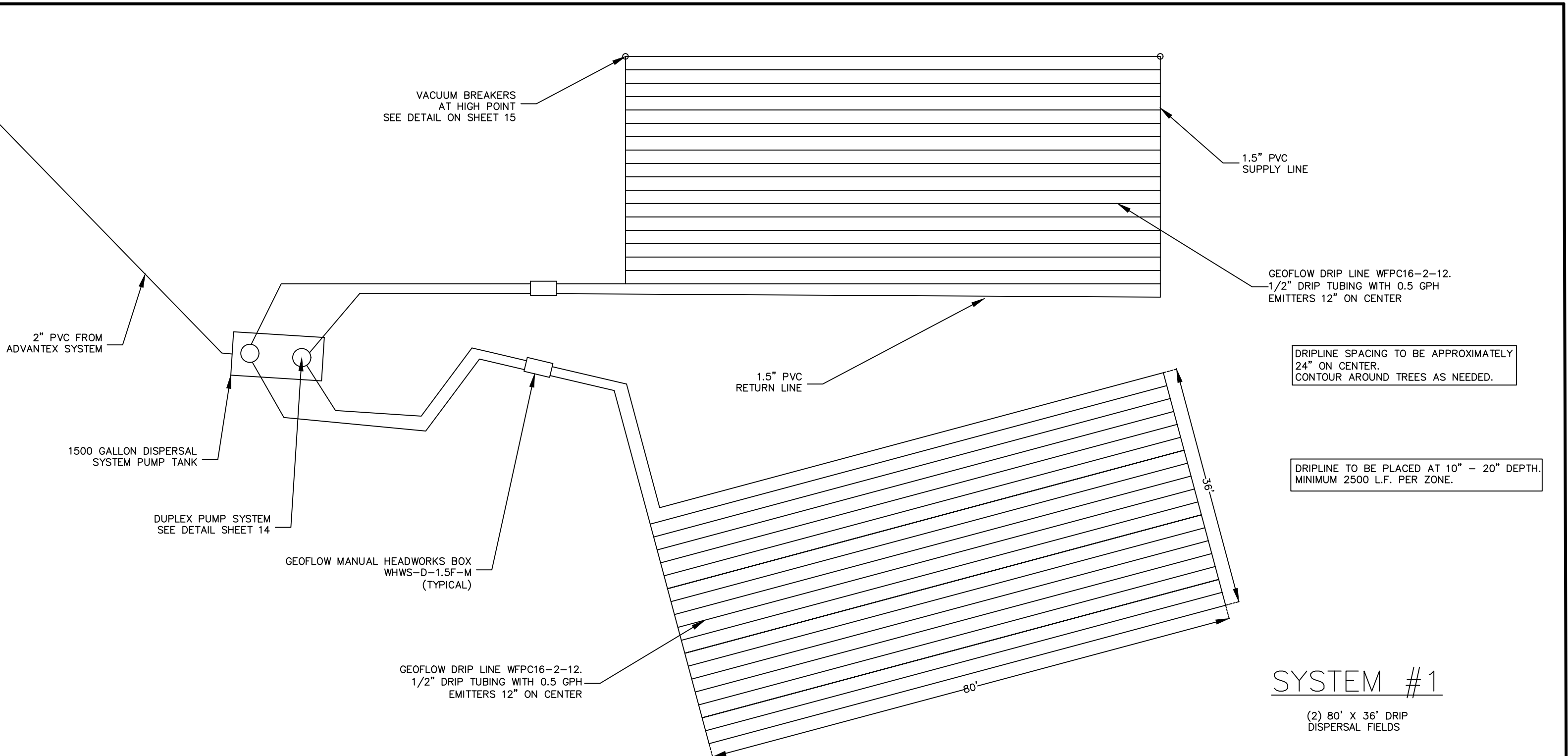
REVISIONS:

- 1
- 2
- 3

SHEET:  
 9/15







DRIPLINE SPACING TO BE APPROXIMATELY 24" ON CENTER. CONTOUR AROUND TREES AS NEEDED.

DRIPLINE TO BE PLACED AT 10" - 20" DEPTH. MINIMUM 2500 L.F. PER ZONE.

### SYSTEM #1

(2) 80' X 36' DRIP DISPERSAL FIELDS

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 (720)-515-1781

PROJECT: 2018196  
 LOCATION:  
 3190 BENET LANE  
 COLORADO SPRINGS, CO 80921  
 CLIENT: BENET HILL MONASTERY

TITLE: DRIP DISPERSAL PLAN DETAIL  
 DATE: 06/18/2018  
 SCALE: SHOWN  
 REVISIONS:  
 1  
 2  
 3

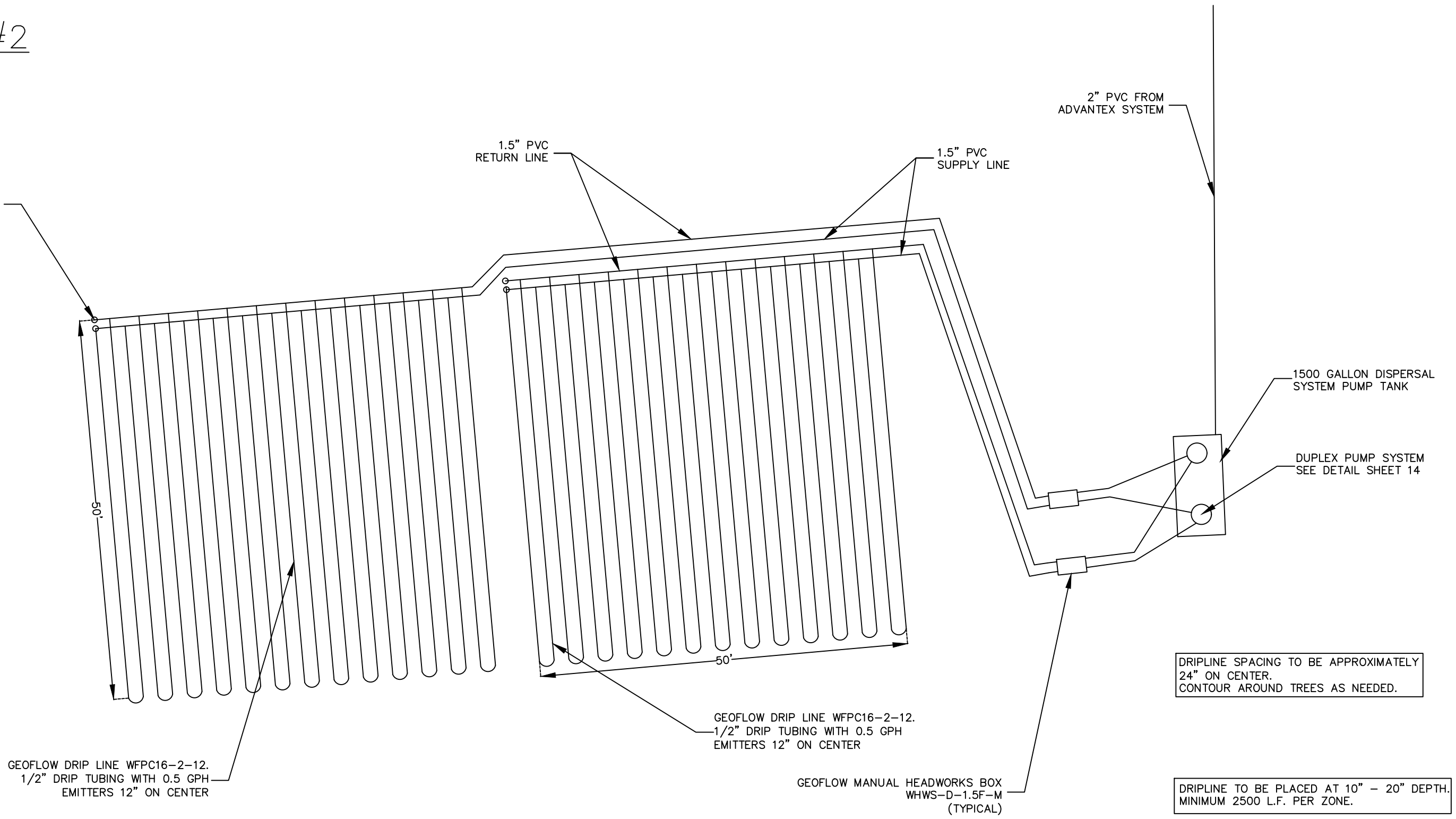
SHEET:  
 10/15



# SYSTEM #2

(2) 50' X 50' DRIP DISPERSAL FIELDS

VACUUM BREAKERS  
AT HIGH POINT  
SEE DETAIL ON SHEET 15



DRIPLINE SPACING TO BE APPROXIMATELY  
24" ON CENTER.  
CONTOUR AROUND TREES AS NEEDED.

DRIPLINE TO BE PLACED AT 10" - 20" DEPTH.  
MINIMUM 2500 L.F. PER ZONE.

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

PROJECT: 2018196  
LOCATION:  
3190 BENET LANE  
COLORADO SPRINGS, CO 80921  
CLIENT: BENET HILL MONASTERY

TITLE: DRIP DISPERSAL PLAN VIEW

DATE: 06/18/2018

SCALE: SHOWN

REVISIONS:

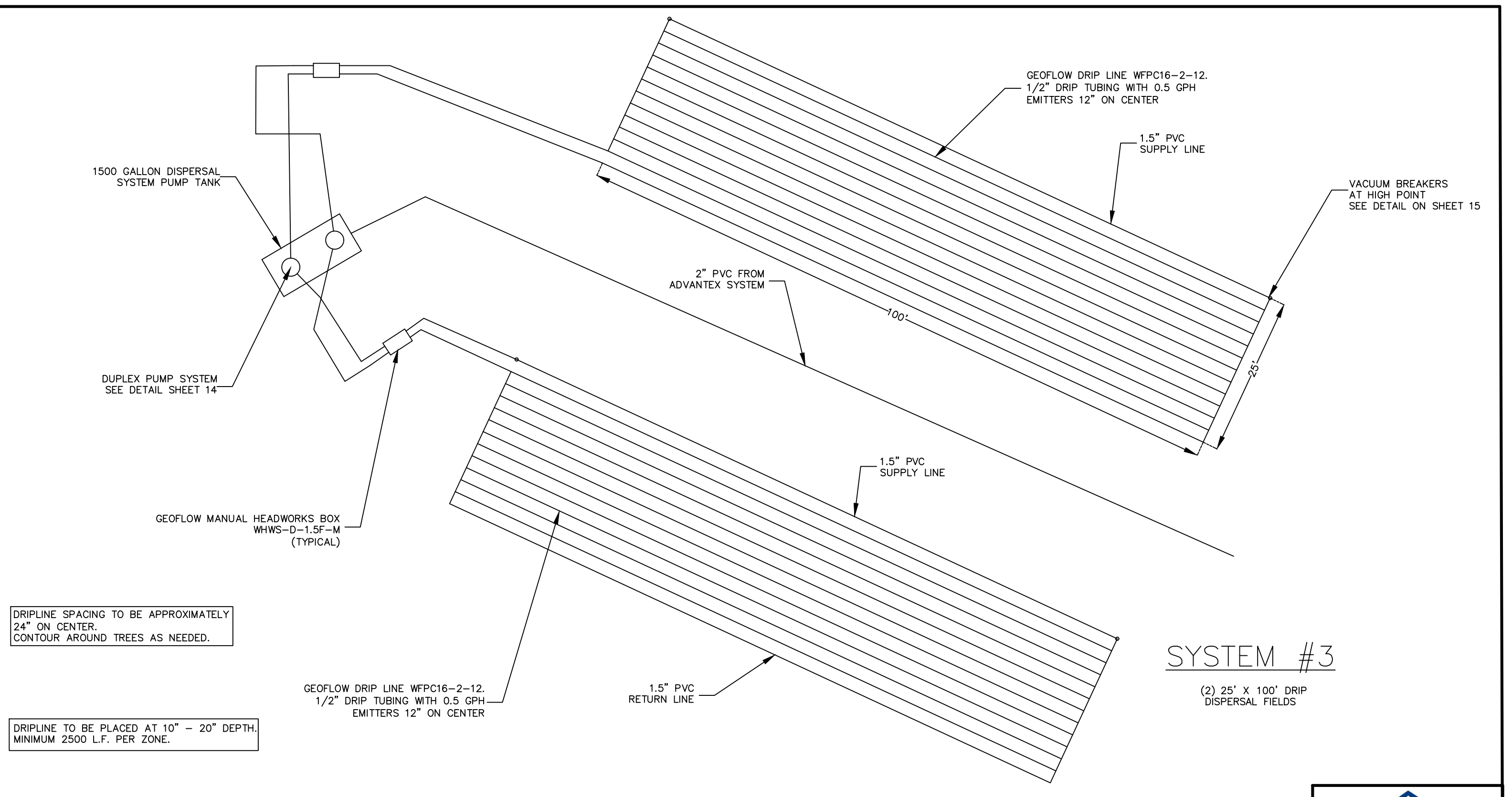
- 1
- 2
- 3

SHEET:

11/15







DRIPLINE SPACING TO BE APPROXIMATELY 24" ON CENTER. CONTOUR AROUND TREES AS NEEDED.

DRIPLINE TO BE PLACED AT 10" - 20" DEPTH. MINIMUM 2500 L.F. PER ZONE.

SYSTEM #3  
(2) 25' X 100' DRIP DISPERSAL FIELDS

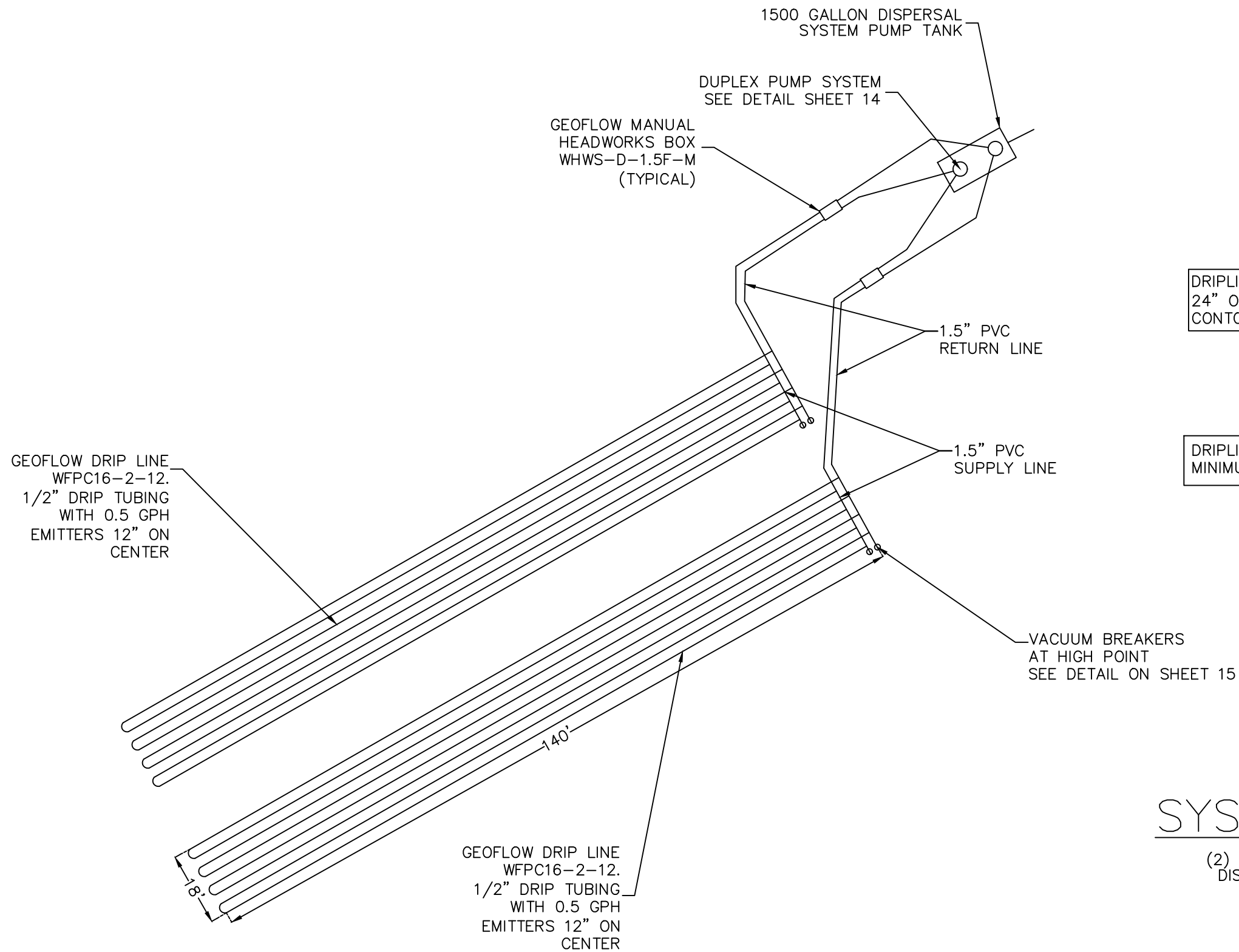
285 ENGINEERING  
P.O. BOX 1048  
CONIFER, CO  
80433  
(720)-515-1781

PROJECT: 2018196  
LOCATION:  
3190 BENET LANE  
COLORADO SPRINGS, CO 80921  
CLIENT: BENET HILL MONASTERY

TITLE: DRIP DISPERSAL PLAN VIEW  
DATE: 06/18/2018  
SCALE: SHOWN  
REVISIONS:  
①  
②  
③

SHEET:  
12/15





DRIPLINE SPACING TO BE APPROXIMATELY 24" ON CENTER. CONTOUR AROUND TREES AS NEEDED.

DRIPLINE TO BE PLACED AT 10" - 20" DEPTH. MINIMUM 2500 L.F. PER ZONE.

SYSTEM #4  
(2) 18' X 140' DRIP DISPERSAL FIELDS

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

PROJECT: 2018196  
LOCATION:  
3190 BENET LANE  
COLORADO SPRINGS, CO 80921  
CLIENT: BENET HILL MONASTERY

TITLE: DRIP DISPERSAL PLAN VIEW

DATE: 06/18/2018

SCALE: SHOWN

REVISIONS:

- 1
- 2
- 3

SHEET:

13/15





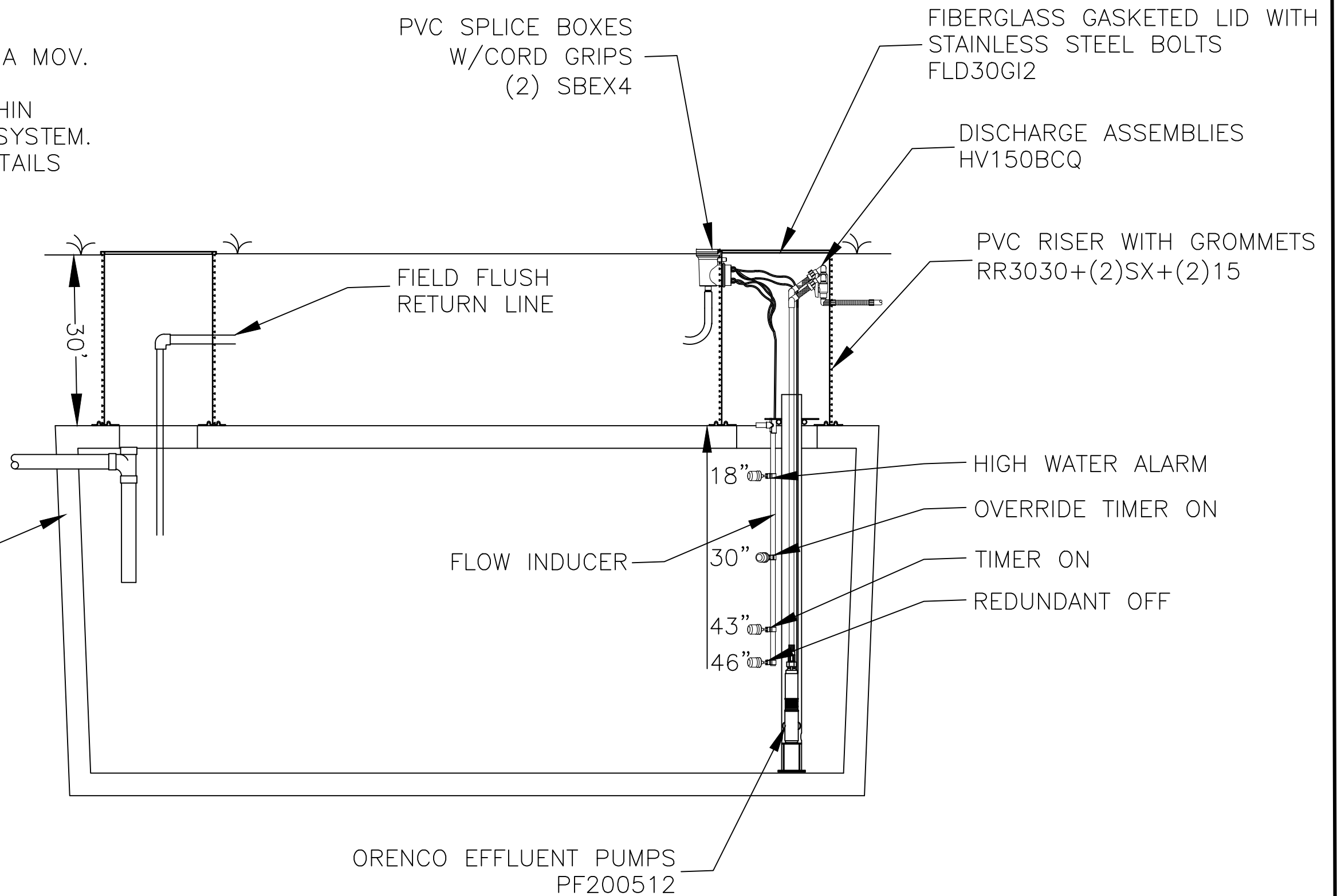
ORENCO CONTROL PANEL  
 MODEL MVP-DAX/DAX2 PT RO HT SA MOV.

CONTROL PANEL TO BE PLACED WITHIN  
 LINE OF SIGHT OF THE TREATMENT SYSTEM.  
 PANEL LOCATION AND MOUNTING DETAILS  
 TO BE DETERMINED AT THE TIME OF  
 CONSTRUCTION.

ELECTRICAL REQUIREMENTS:  
 ONE 230V, 40 AMP CIRCUIT  
 ONE 115V, 10 AMP CIRCUIT.

1500 GALLON CONCRETE  
 SEPTIC TANK  
 MANUFACTURED BY FRONT  
 RANGE PRECAST

TIMER SETTINGS:  
 PUMP TIMER ON: 5 MINUTES  
 PUMP TIMER OFF: 115 MINUTES  
 OVERRIDE TIMER ON: 5 MINUTES  
 OVERRIDE TIMER OFF: 60 MINUTES



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

PROJECT: 2018196  
 LOCATION:  
 3190 BENET LANE  
 COLORADO SPRINGS, CO 80921  
 CLIENT: BENET HILL MONASTERY

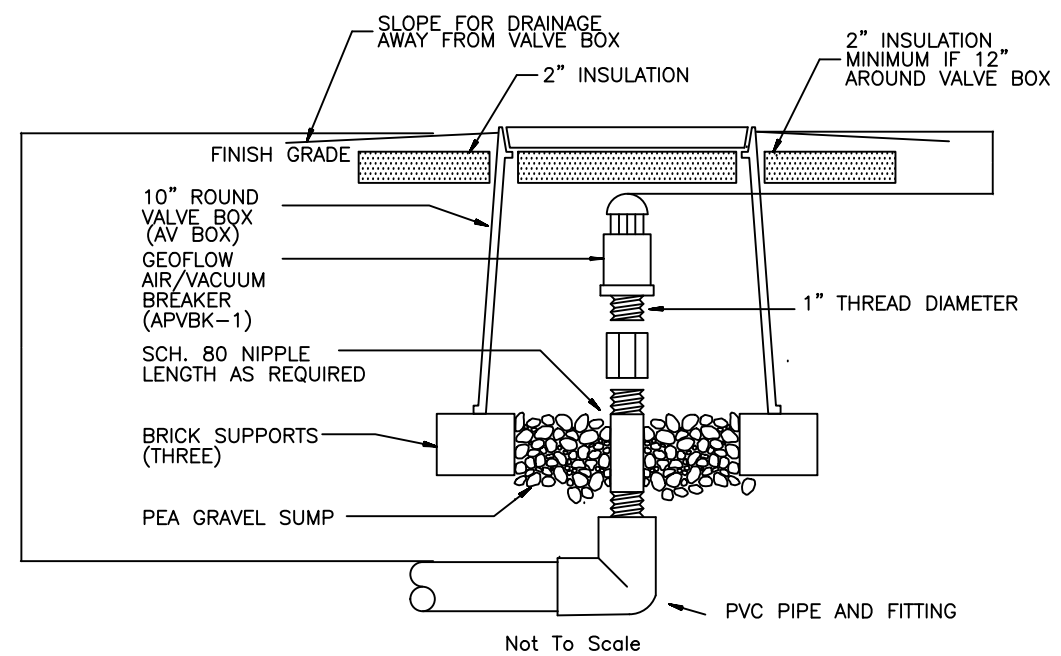
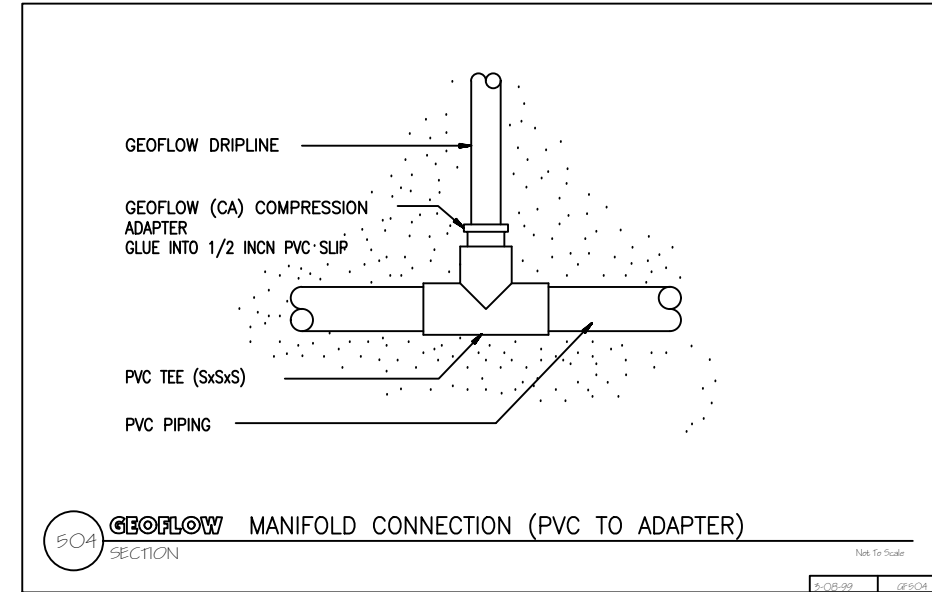
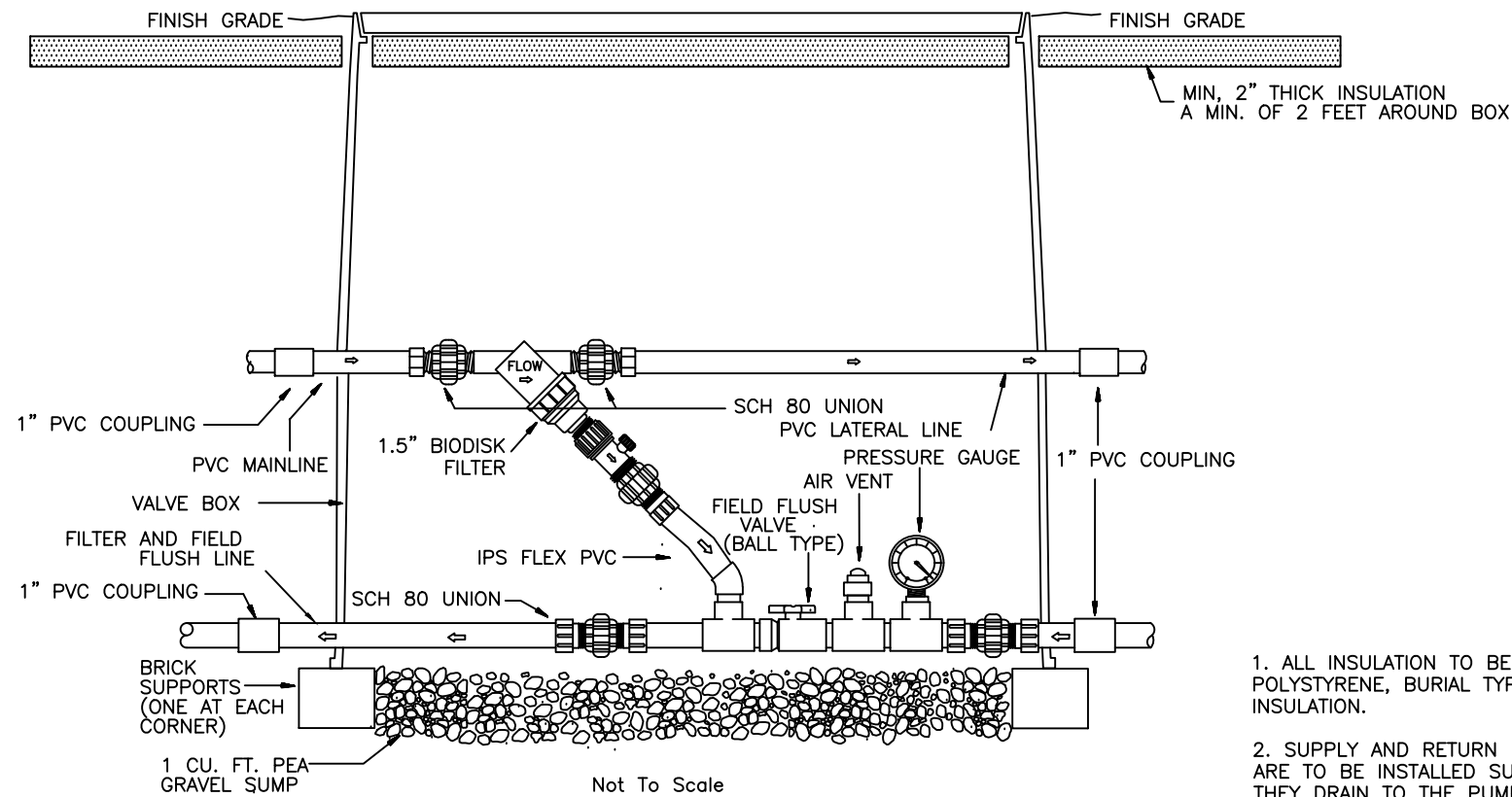
TITLE: DRIP DISPERSAL PUMP SYSTEM  
 DATE: 06/18/2018  
 SCALE: SHOWN

REVISIONS:  
 1  
 2  
 3

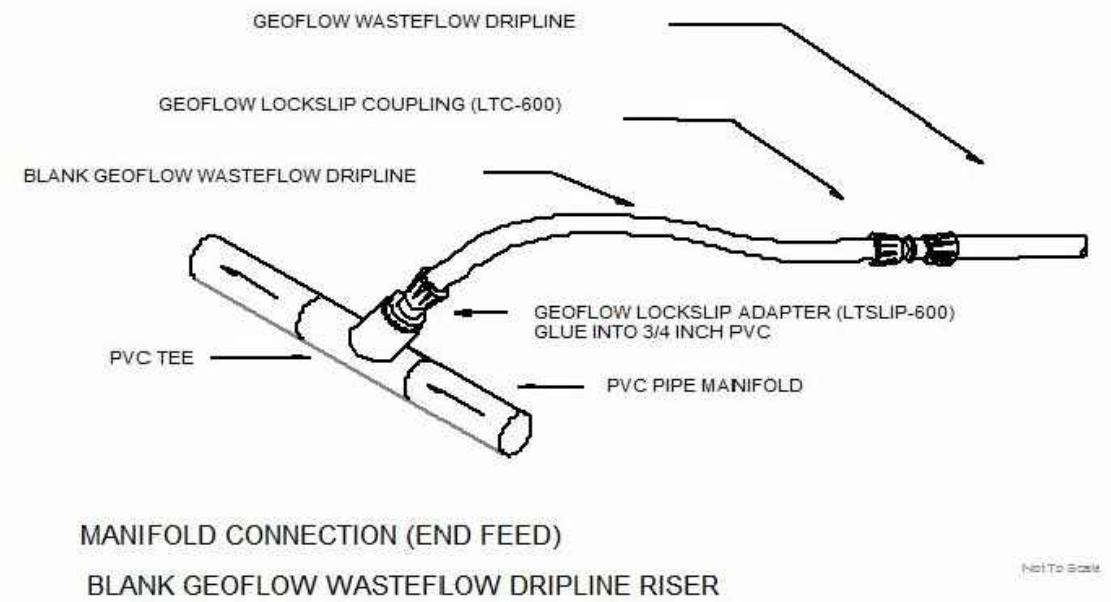
SHEET:  
 14/15



# GEOFLOW HEADWORKS WHWS-D-1.5F-M



1. ALL INSULATION TO BE HI-DENSITY POLYSTYRENE, BURIAL TYPE RIGID INSULATION.
2. SUPPLY AND RETURN MANIFOLDS ARE TO BE INSTALLED SUCH THAT THEY DRAIN TO THE PUMP SYSTEM AFTER EACH DOSE.
3. INSTALL SUPPLY AND RETURN MANIFOLDS A MINIMUM OF 18" DEEP, OR INSULATE. SLOPE TO DRAIN BACK TO HEADWORKS BOX.
4. FOLLOW ALL OTHER "WINTERIZATION" RECOMMENDATIONS IN THE GEOFLOW DESIGN, INSTALLATION AND MAINTENANCE GUIDELINES.
5. THE GEOFLOW DRIP TUBING IS TO BE INSTALLED AT A DEPTH OF 12-18 INCHES BELOW FINAL GRADE.
6. INSTALLATIONS IN THE SPRING AND SUMMER ARE PREFERABLE TO ALLOW FOR REVEGETATION PRIOR TO WINTER. VEGETATIVE COVER AIDS IN THE INSULATION OF THE DRIP SYSTEM. FOR SYSTEMS INSTALLED IN THE FALL OR WINTER, THE DRIP FIELD AREA SHOULD BE COVERED WITH A 4-6 INCH LAYER OF MULCH MATERIAL.



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PROJECT: 2018196  
LOCATION:  
3190 BENET LANE  
COLORADO SPRINGS, CO 80921  
CLIENT: BENET HILL MONASTERY

TITLE: DRIP DISPERSAL DETAIL

DATE: 06/18/2018

SCALE: SHOWN

REVISIONS:

- 1
- 2
- 3

SHEET:

15/15



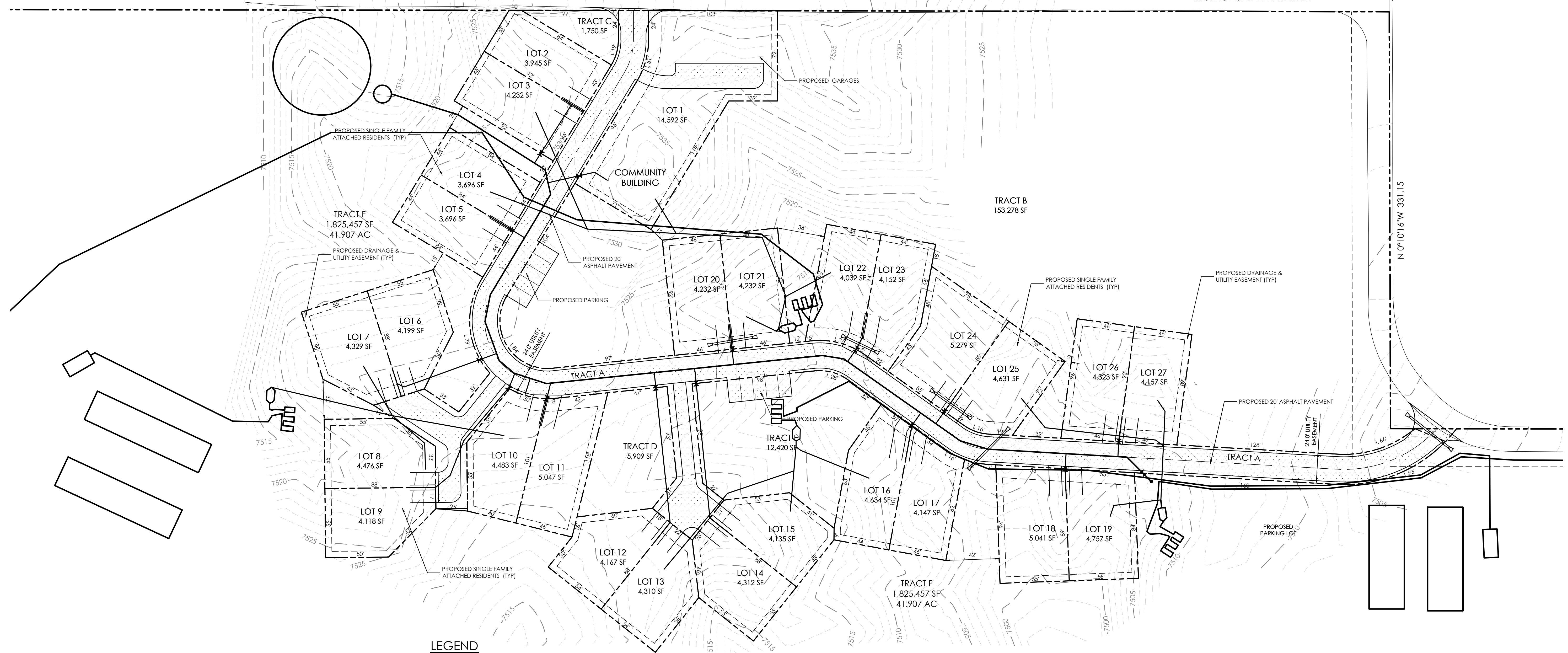


S 89°55'15"E 605.10

S 89°54'25"E 742.84

BENET LANE  
(30' R.O.W. PRIVATE)

EXISTING ASPHALT PAVEMENT

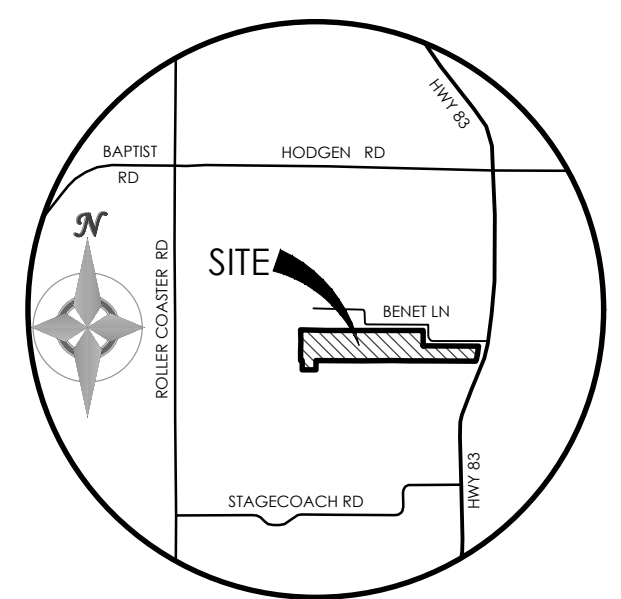


**LEGEND**

---	PROPERTY LINE	---	EASEMENT LINE
---	LOT LINE	---	BUILDING SETBACK LINE
---	ADJACENT PROPERTY LINE		
<b>EXISTING</b>		<b>PROPOSED</b>	
---	INDEX CONTOUR	---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR	---	INTERMEDIATE CONTOUR
[Pattern]	CONCRETE AREA	[Pattern]	CONCRETE AREA
[Pattern]	ASPHALT AREA	[Pattern]	ASPHALT AREA
[Pattern]	CURB AND GUTTER	[Pattern]	CURB AND GUTTER
[Pattern]	BUILDING/ BUILDING OVERHANG	[Pattern]	BUILDING/ BUILDING OVERHANG
[Pattern]	DECK	[Pattern]	DECK
[Pattern]	RETAINING WALL - SOLID/ ROCK	[Pattern]	RETAINING WALL - SOLID ROCK
[Symbol]	SIGN	[Symbol]	SIGN
[Symbol]	BOLLARD	[Symbol]	BOLLARD
[Symbol]	WOOD FENCE	[Symbol]	TOP OF WALL/GRADE AT BOTTOM OF WALL
[Symbol]	CHAIN LINK FENCE	[Symbol]	TOP OF CURB/FLOWLINE
[Symbol]	BARBED WIRE FENCE	[Symbol]	SPOT ELEVATION
[Symbol]	TREE (EVERGREEN/DECIDUOUS)	[Symbol]	FL = FLOWLINE
[Symbol]	SHRUB	[Symbol]	TSW = TOP OF SIDEWALK
[Symbol]	ROCK	[Symbol]	FF = 5986.00
		[Symbol]	FINISHED FLOOR ELEVATION

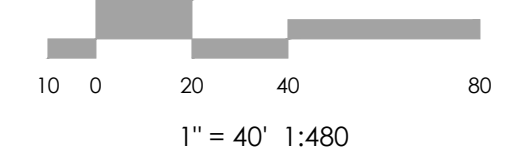
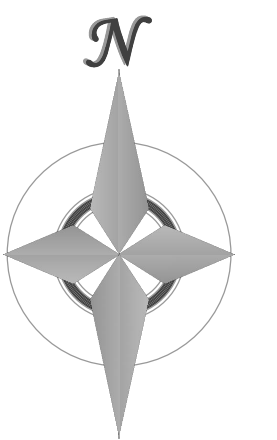
**DETAIL MAP**  
1" = 40'

**NOT A CONSTRUCTION DOCUMENT**  
THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.



VICINITY MAP  
NOT TO SCALE

BENCHMARK



**MVE, INC.**  
ENGINEERS / SURVEYORS

1903 Library Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

REVISIONS

DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
AS-BUILTS BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

**OWTS PLAN PRELIMINARY PUD**

**SANCTUARY OF PEACE RESIDENTIAL COMMUNITY**

MVE PROJECT 61087  
OWTS-1  
MVE DRAWING

FEBRUARY 21, 2019  
SHEET 1 OF 1