



September 12, 2019

Colorado Department of Public Health and Environment
Water Quality Control Division
4300 Cherry Creek Drive South
Denver, CO 80246-1530

Attn: Mr. Bret Icenogle, P.E.
Engineering Section Manager

Re: ***Sanctuary of Peace (El Paso County File No. PUDSP192)
MVE Project No. 61087***

Dear Mr. Icenogle:

This letter is in response to your March 20, 2019 comments regarding the above named project. The Wastewater Disposal Report for the project has been revised to clarify the intent of the proposed wastewater treatment systems for the development and to address your comments.

• Based on the application, the system appears to be proposing to expand their public water system. The supplier of water must meet all requirements of Regulation 11 related, but not limited, to records, monitoring, design review, operations, storage, and backflow prevention.

Response: The Sanctuary of Peace community is to be separate from the Benet Hill Monastery in ownership, operations, and facilities. The existing monastery onsite wastewater treatment system will not be expanded and will not be connected to the Sanctuary of Peace systems. Please see the revised and resubmitted Wastewater Disposal Report for full explanation and support of the separateness of the sites and systems.

• Based on the information provided, the system appears to be installing multiple onsite wastewater treatment systems (OWTS) in an attempt to have each system meet the requirements of WQSA Policy 6. While each appears to be separated, the information provided does not allow the division to analyze and determine if each of these OWTS are or are not domestic wastewater treatment works. All treatment works, including onsite wastewater treatment systems, designed to receive 2,000 gallons per day or greater based on the average daily flow at full occupancy are considered domestic wastewater treatment works and must have site location and design approval and a state discharge permit. Additional information related to each service area is required to make a determination regarding whether each OWTS is a domestic wastewater treatment works are requires site location and design approval by the division.

Response: The proposed community will contain 26 residential units and private club house having a mix of one and two bedroom configurations. A total of four onsite wastewater treatment systems (OWTS) are proposed which will serve not more than 10 bedrooms each resulting in design flows of not more than 1,500 gallons per day (GPD) in compliance with WQSA Policy 6. The four systems combined are designed to treat flows resulting from 40 total bedrooms and no more than 6,000 GPD. Please see the

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revised and resubmitted Wastewater Disposal Report and OWTS Design Plans for full explanation of the treatment capacity and compliance with WQSA Policy 6.

In addition, the applicant understands that the water supply system will consist of one central/communal well (Benet Well No. 1) and water treatment system, to be located on the Applicant's Property at a specific location not yet determined. The treated water will be delivered to each residential unit and club house using the appropriate pipe distribution system. The system will be designed by a Colorado registered professional engineer and must be reviewed and approved by the State of Colorado Department of Public Health and Environment (CDPHE). The applicant is planning for the design, review, approval, construction and necessary water quality testing for the water system.

Please review the attached revised Wastewater Disposal Report for the proposed Sanctuary of Peace community. Please let us know if there are further questions or if there is anything more that may aid in your review.

Very truly yours,

M.V.E., Inc.



Charles C. Crum, P.E.
CCC:cwg

Two treatment systems are required per lot- a waiver is required if not provided; at a minimum the shared systems should be shown here and on PUDSP plan; general location is required. The well/ tanksite detail should be located on the preliminary plan and PUD.

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Enc.

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

CDPHE V_2 redlines.pdf Markup Summary 10-16-2019

dsdparsons (1)



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