

September 12, 2022

Stephen Jones and Amy Baxter  
7171 Dry Creek Court  
Niwot, CO 80503

Job Number: 22-12605

Subject: On-Site Wastewater Treatment  
System Design, Proposed Jones  
Residence, 28395 Yellow Jacket Drive,  
Routt County, Colorado.

Stephen and Amy,

This report presents the results of an On-site Wastewater Treatment System (OWTS) Design for the proposed Jones Residence to be constructed at 28395 Yellow Jacket Drive in Routt County, Colorado. The design was completed in accordance with Colorado Department of Public Health and Environment-Water Quality Commission On-site Wastewater Treatment System Regulation #43 (Regulation), as adopted by Routt County.

**Proposed Construction:** It is our understanding, based on conversations with the owner and our review of the plans provided, it appears a one-bedroom residence will be constructed at the site. A residence with three bedrooms will also be constructed at the site in the future. The OWTS will be designed for a total of four bedrooms.

**Site Conditions:** The property is situated west of Yellow Jacket Drive in Routt County, Colorado. Potable water will be supplied to the lot by a new water well which was recently drilled south of the proposed residence and northeast of the future residence.

The soil treatment area (STA) for the OWTS will be placed approximately 90 to 100 feet northeast of the proposed residence. The STA will be located approximately 120 feet northwest from the existing well. The vegetation in the area of the proposed STA consists of grasses, weeds, deciduous brush and sagebrush. The topography in the area of the proposed STA is variable and generally slopes moderately down to the northwest on the order of 10 to 12 percent.

A site plan showing the overall site and approximate locations of the existing features and proposed residence and OWTS is provided in Figure #1. A detailed site plan showing the proposed and existing features along with the proposed OWTS is shown in Figure #2.

**Subsurface Conditions:** Two test pits were excavated in the area of the STA on August 2, 2022. The subsurface conditions encountered in the test pits consisted of approximately 24 to 36 inches of topsoil and organic materials (silt loam) overlying natural clays to the maximum depth investigated, 7 feet below the

existing ground surface (bgs). The clays were sandy to very sandy, fine to coarse grained, low to moderately plastic, stiff to very stiff, slightly moist to moist and brown in color. No evidence of a seasonal groundwater table was observed in the test pits.

Percolation testing was not conducted at the site of the proposed STA. Percolation testing has been conducted at several other sites in this area. Based on our experience, the upper 30 inches of topsoil and organic materials will exhibit percolation rates ranging from 20 to 40 minutes per inch. Based on the assumed percolation rates and visual soil classification, NWCC has classified the upper 30 inches of topsoil and organic materials (silt loam) as Soil Type 2A in accordance with Table 10-1 of the Regulations.

**OWTS Design:** Based on the soils encountered at the site and our understanding of the proposed construction, NWCC recommends the OWTS design consist of a trench soil treatment system constructed in the upper 2 to 12 inches of natural topsoil and organic materials.

The OWTS design presented below is based on one bedroom for the residence and the three bedrooms for the future residence, as well as the classification for the natural topsoil and organic materials. Considering the anticipated construction, NWCC has determined, using Table 6-1 of the Regulations, an effluent design flow of 600 gallons per day (gpd) for the OWTS.

**Trench/Chamber System:** The OWTS should consist of a trench soil absorption system utilizing Infiltrator Quick-4 Standard or ADS ARC 36 chambers. Based on the soil type, design effluent flow, a Long Term Acceptance Rate (LTAR) of 0.5 gpd/ft<sup>2</sup> (Treatment Level 1) and size adjustment factors of 0.9 for a dosed trench system (Table 10-2) and 0.7 for chambers (Table 10-3), a minimum trench STA of 756 square feet is required for the OWTS.

Using information provided by Infiltrator System, Inc., an absorption area of 12ft<sup>2</sup>/Quick-4 Standard Infiltrator chamber was used in the design. This results in a minimum of **sixty-three (63)** Quick-4 Standard Infiltrator chambers. NWCC recommends the chambers be installed with at least four runs with three runs having 16 chambers/run and one run having 15 chambers/run. An alternate to using Quick-4 Standard Infiltrator chambers is to use ADS ARC 36 chambers. Using an absorption area of 15ft<sup>2</sup>/ARC 36 chamber, a minimum of **fifty-one (51)** ARC 36 chambers can be used for the OWTS. If the ARC 36 chambers are used, NWCC recommends the chambers be installed with four runs with three runs having 13 chambers/run and one run having 12 chambers/run.

The soils exposed at the base of the trenches must be scarified a minimum of 4 inches prior to placement of the chambers. A distribution box, with flow equalizers, must be used to ensure equal flow to all of the trenches. The distribution box lid must be exposed at final grade. Extensions or an access manhole should be used as needed to reach final grade. An insulated lid is required to prevent freezing. A minimum of 18 inches of soil cover must be placed over the chambers in accordance with the manufacturer's recommendations. All finished surfaces should have a minimum of 3 inches of topsoil materials and seeded to prevent erosion.

The bases and sides of the chambers must be wrapped with a ¼-inch galvanized or stainless steel, or synthetic mesh to help prevent rodent intrusion. NWCC also recommends that the system be fenced off to livestock. If the system is not activated within 30 days of installation or if extended periods of inactivity occur at the residence, the chambers must be periodically flooded with water, every 30 days, to prevent rodents from nesting and burrowing in the chambers, which could result in another premature failure of the system.

**If a dosing system is not used, the minimum STA required will increase and NWCC must be consulted to determine the required number of chambers.**

Septic Tank: A septic tank with a minimum capacity of 1,250-gallons is required for the four bedroom system. Due to the subsurface conditions encountered at the site, we recommend that a concrete septic tank be used. We also recommend the septic tank capacity be increased if future additions to the residence are anticipated.

NWCC recommends a dosing system be used to distribute effluent to the soil treatment area. The dosing system should consist of a 1,500-gallon three-compartment septic tank with the siphon installed in the downstream compartment of the tank. NWCC recommends a Fluid Dynamics FD417 automatic dosing siphon for the residence.

**As noted above, a size adjustment for a dosed system was used in the sizing of the STA. If a dosing system is not used in the system that the size of the STA will need to be increased. NWCC must be consulted to determine the required system size if a dosing system is not used.**

A Biotube effluent filter (Orenco FT W0444-36) must be installed in the outlet 'T' of the septic tank, between the 2<sup>nd</sup> and 3<sup>rd</sup> chambers of the tank. NWCC recommends a high water alarm be installed in the 2nd compartment of the septic tank to warn the owner in the event of a filter malfunction. The manhole lids must be exposed at final grades. Manhole ring extensions should be used as needed to reach final grades. The tank must be placed to allow access for pumping. Generally, a septic tank can be pumped from 100 feet away with a maximum lift of 10 feet; however, a local sewage pumping contractor should be consulted in regards to the tank maintenance access. The construction of an access road to allow for pumping the septic tank may be required.

The manhole lids for the septic and dosing tanks must be exposed at final grades. Manhole ring extensions should be used as needed to reach final grades. The tanks must be placed to allow access for pumping. Generally, a septic tank can be pumped from 100 feet away with a maximum lift of 10 feet; however, a local sewage pumping contractor should be consulted in regards to the tank maintenance access. The construction of an access road to allow for pumping the septic tank may be required.

The system design for the chamber trench system is presented in Figures #2 through #3. Septic/dosing tank details are presented in Figure #4. The design calculations and minimum horizontal setback distances are shown in Appendix A and the specifications for the system are given in Appendix B. **Any variance of equipment/materials specified in this design must be approved by NWCC prior to construction.**

**Operation and Maintenance:** Observing the operation and performing routine maintenance of the OWTS is essential to allow proper, long term functioning of the system. NWCC recommends the operation be monitored and a qualified, licensed maintenance contractor provide maintenance of the system.

- 1) Septic Tank: The scum and sludge accumulation in the septic tank should be monitored yearly. Once the scum or sludge thickness reaches 25% of the chamber depth, the septic tank should be pumped. A pumping frequency of 1 to 3 years is likely at the design flows used for this system; however, depending on use, pumping may only be required every 3 to 5 years.
- 2) Effluent Filter and Dosing System: The effluent filter at the septic tank outlet should be cleaned when the septic tank is inspected or as required. The siphon should be checked semi-annually to ensure it is functioning properly. If the high water alarm sounds, the siphon should be inspected and serviced immediately.
- 3) Soil Treatment Area: STA should be fenced off to livestock. The surface area around the STA should be observed monthly for signs of failure, such as lush vegetation growth or ponding. Liquid levels within the chambers should be observed through the observation pipes.
- 4) Treated Water: Water softeners or water treatment systems **must not** be connected to the OWTS. The chemical and hydraulic loading from the backwash of these treatment systems may be detrimental to the OWTS. If a treatment system is used, a separate dry well should be constructed for the backwash waste. In addition, chemically treated water from a swimming pool or spa must not be discharged into the OWTS.
- 5) Floor Drains: Garage floor drain systems **must not** be connected to the OWTS. Oils, grease and chemicals from vehicles may be detrimental to the OWTS. NWCC recommends garage floor slab be sloped to drain to the garage door. If a garage floor drain is constructed, NWCC recommends the drain be connected to a separate sand/oil interceptor tank, which can be pumped as required, or be properly daylighted in accordance with current regulations.
- 6) General Notes: The owner should be aware that the operation of the OWTS is different from a public sewer service. Plastic and other non-biodegradable materials should not be placed into the system. Water use should be monitored so fixtures are not allowed to run if a seal malfunctions. Allowing fixtures to flow continuously to prevent water lines from freezing or a malfunctioning faucet or toilet can consume in excess of 1,000 gallons per day. Excessive flows could continually flood and cause premature failure of the system. No plastic or landscaping that requires additional irrigation should be placed over the STA.

**Limitations:** The procedures and design criteria used in this evaluation/design were obtained from the EPA "Design Manual - On-site Wastewater Treatment and Disposal Systems", 1980, as well as the Colorado Department of Public Health and Environment-Water Quality Control Commission, On-site Wastewater Treatment System Regulation, Regulation #43, effective June 30, 2017. The OWTS design

presented is based on currently accepted design procedures, the proposed structures and usage of the facilities. If the usage of the structure or addition of new facilities to those currently planned in the building changes, the OWTS design will also most likely change. It should also be noted that all OWTS require periodic maintenance as noted above. The failure of the owner to provide periodic inspection and maintenance of the system can lead to premature system failure.

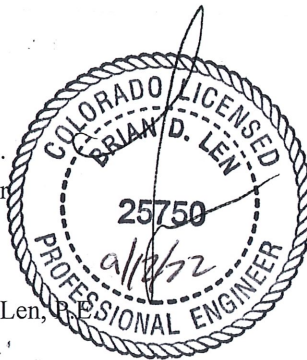
**Please be advised that Colorado law requires that a permit must be obtained prior to construction, alteration or use of an OWTS. In addition, this office must be retained by the client to observe the construction/installation of new components of the OWTS as well as provide an as-built report to the Routt County Department of Environmental Health when the construction is completed.**

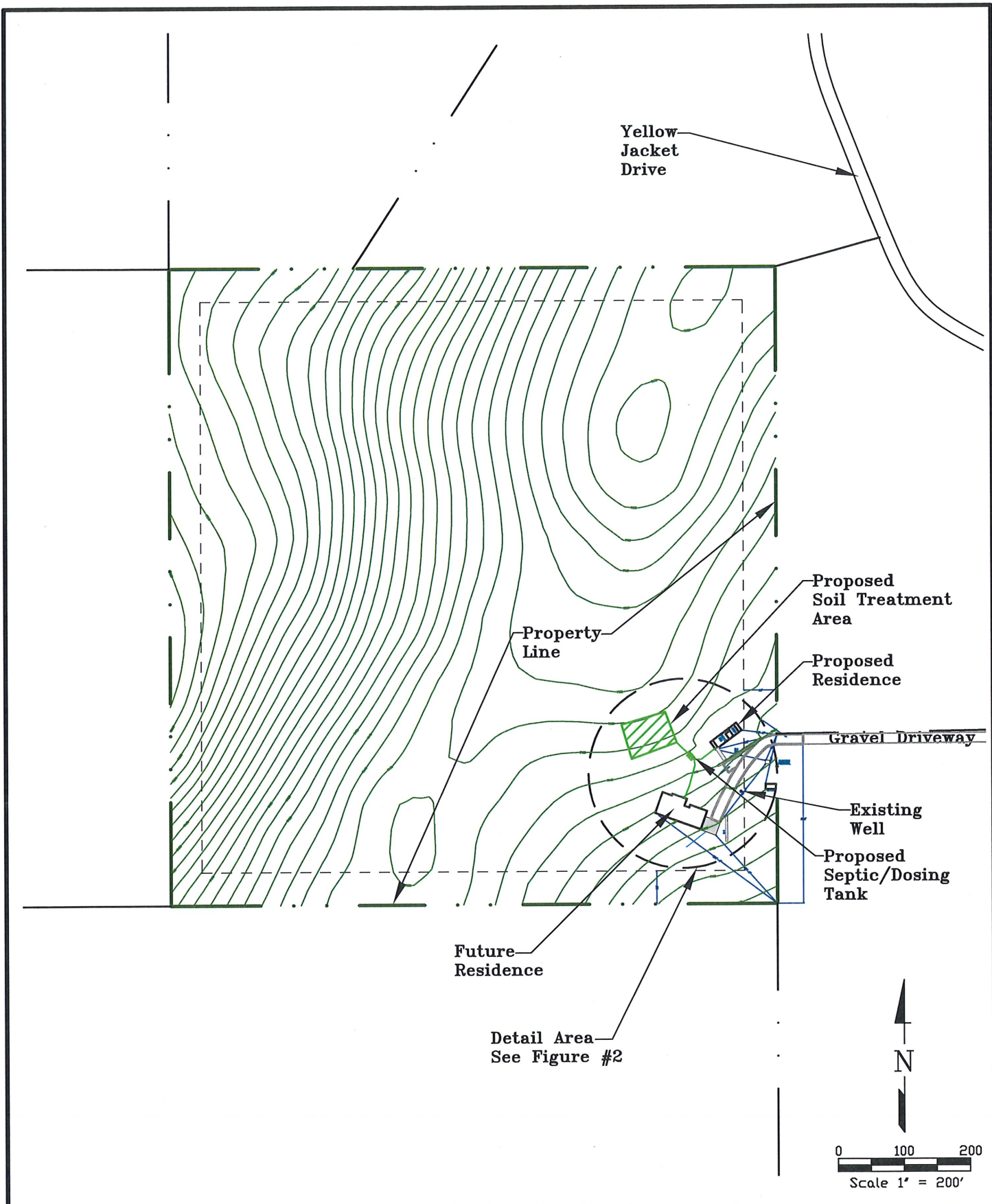
If you have any questions concerning this report, or if we may be of further service, please contact this office.

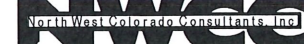
Sincerely,  
NWCC, INC.

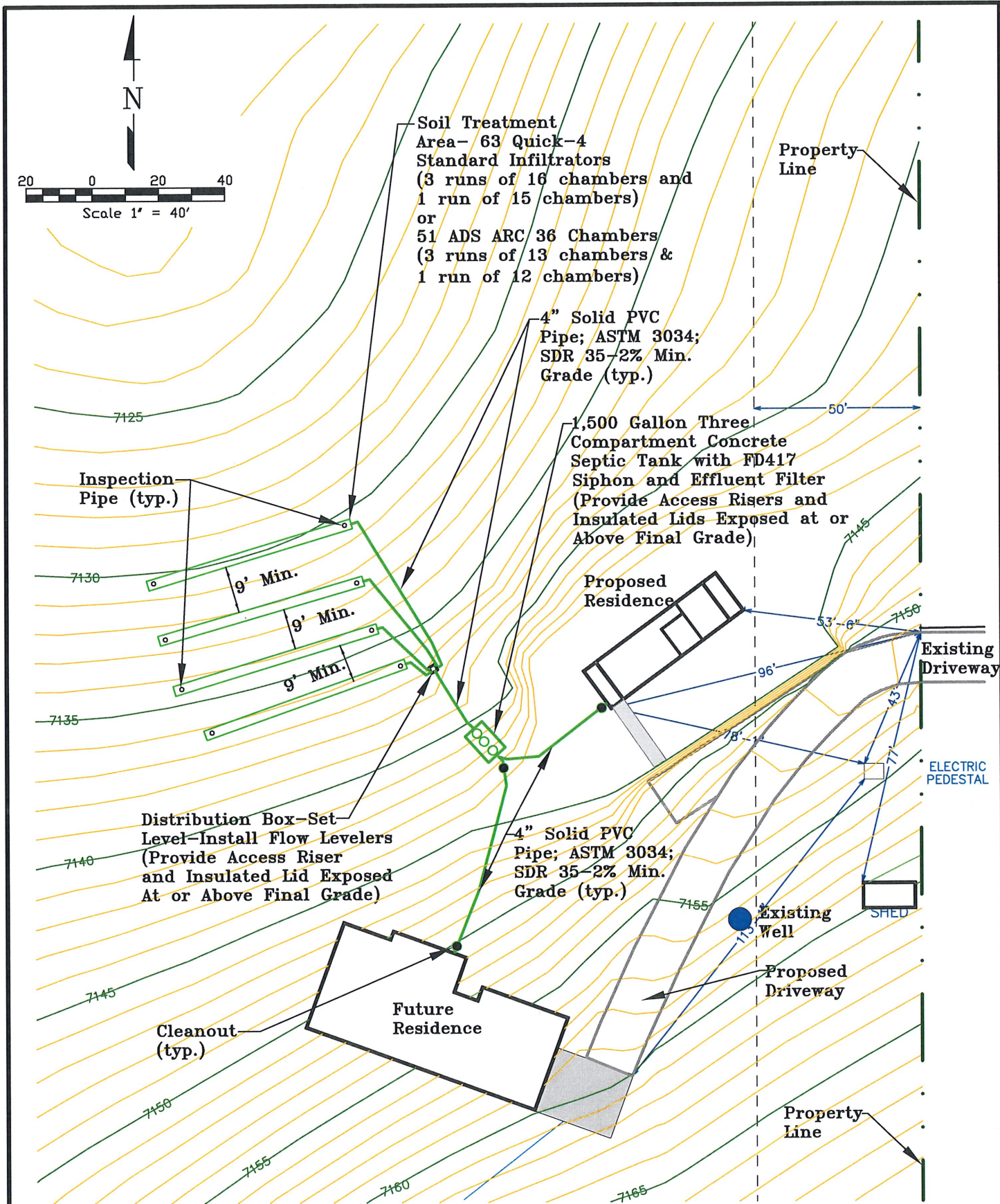
Timothy S. Travis, P.E.  
Senior Project Engineer

Reviewed by Brian D. Len,  
Principal Engineer





<b>Title:</b> OWTS – OVERALL SITE PLAN	<b>Date:</b> 9/12/2022	 <b>North West Colorado Consultants, Inc.</b> Geotechnical / Environmental Engineering - Materials Testing (970)879-7888 - Fax (970)879-7891 2580 Copper Ridge Drive Steamboat Springs, Colorado 80487
<b>Job Name:</b> Proposed Jones Residence	<b>Job No.</b> 22-12605	
<b>Location:</b> 28395 Yellow Jacket Drive, Routt County, Colorado	<b>Figure</b> #1	



Title: **OWTS - TRENCH-CHAMBERS SITE PLAN**

Date: **9/12/2022**

Job Name: **Proposed Jones Residence**

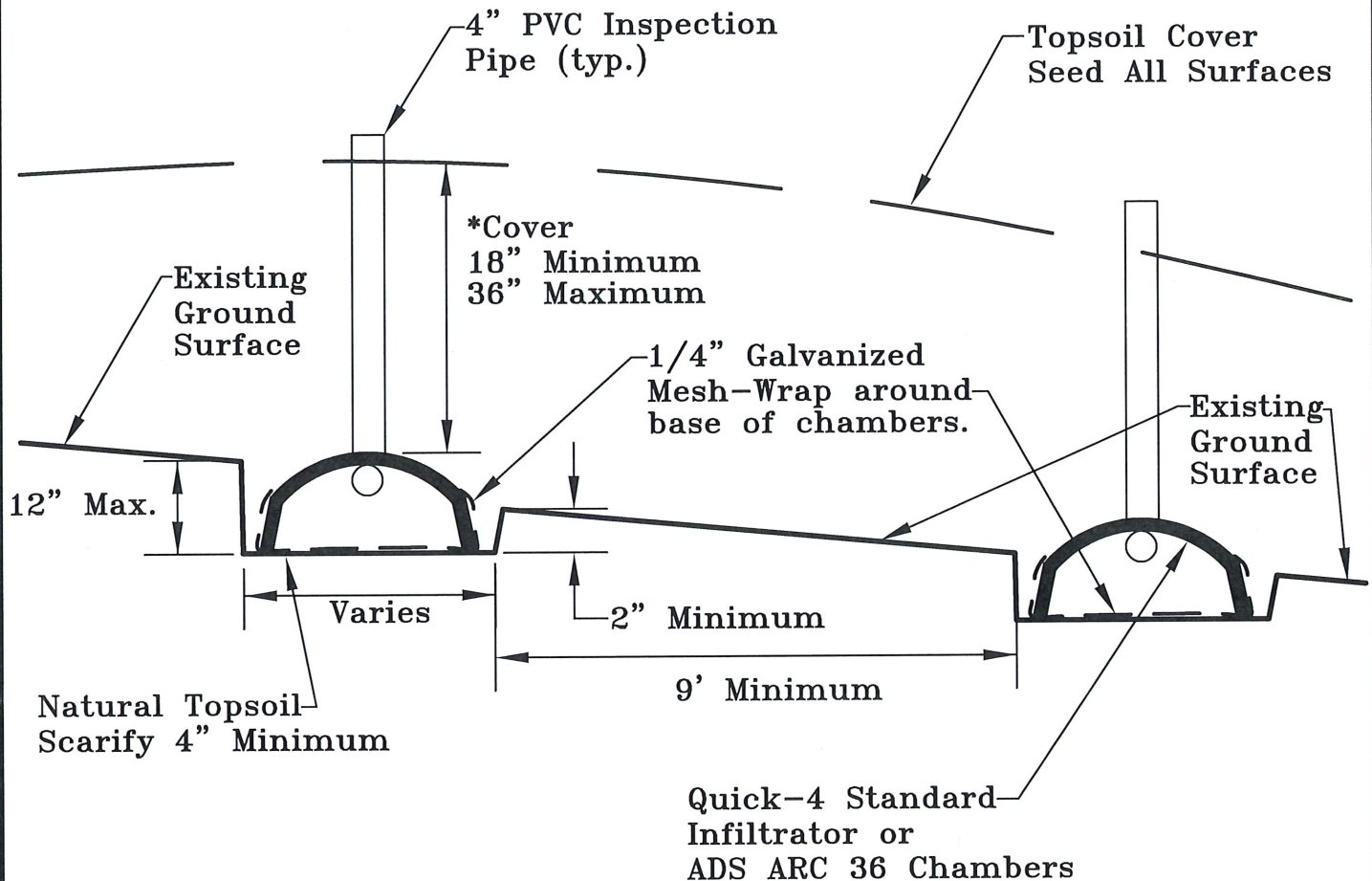
Job No. **22-12605**

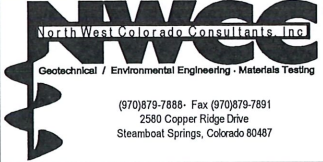
Location: **28395 Yellow Jacket Drive, Routt County, Colorado**

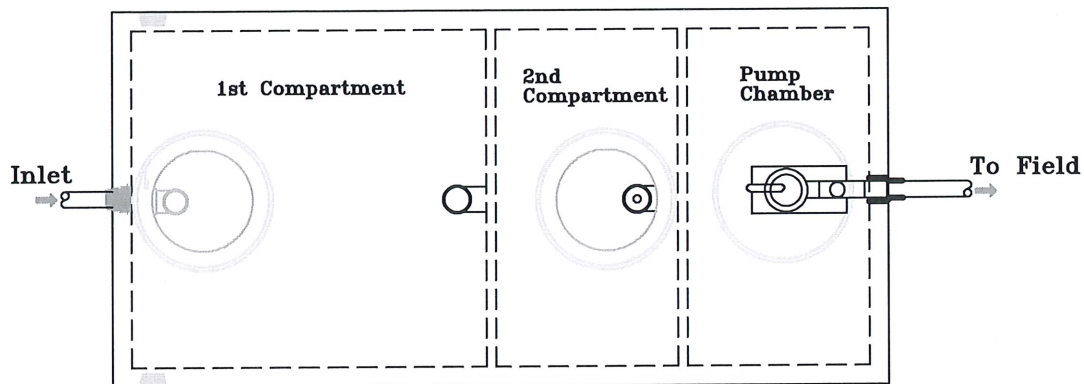
Figure **#2**

**NWCC**  
 North West Colorado Consultants, Inc.  
 Geotechnical / Environmental Engineering - Materials Testing  
 (970)879-7888 - Fax (970)879-7891  
 2580 Copper Ridge Drive  
 Steamboat Springs, Colorado 80487

\* The chambers should be backfilled in accordance with the manufacturer's recommendations.

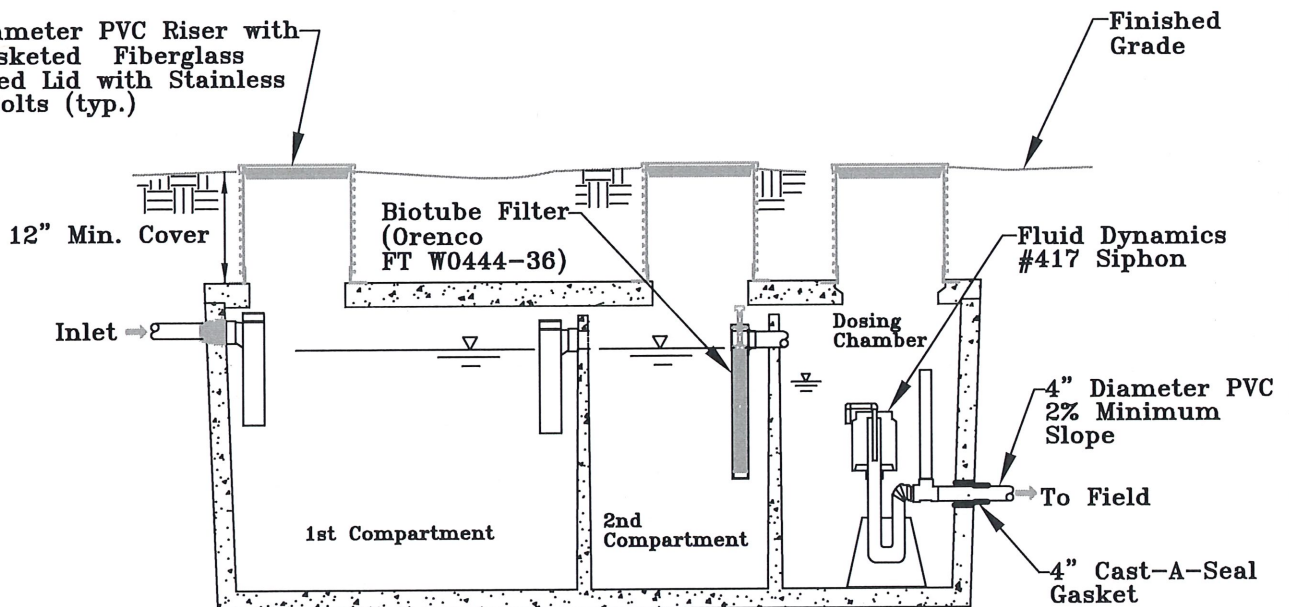


<b>Title:</b> OWTS TRENCH-CHAMBERS CROSS SECTION	<b>Date:</b> 8/3/2022	
<b>Job Name:</b> Blacktail Ranch	<b>Job No.</b> 22-12693	
<b>Location:</b> 28750 County Road 14, Routt County, Colorado	<b>Figure</b> #3	



Top View

24" Diameter PVC Riser with  
24" Gasketed Fiberglass  
Insulated Lid with Stainless  
Steel Bolts (typ.)



Section View

\* Note: Septic tank shown is a typical 3-compartment septic tank/siphon configuration. Installer must submit detail from septic tank manufacturer, for approval by NWCC prior to construction.

Title: OWTS - SEPTIC TANK DETAILS

Job Name: Blacktail Ranch

Location: 28750 County Road 14, Routt County, Colorado

Date: 8/3/2022

Job No. 22-12693

Figure #4

**NWCC**  
North West Colorado Consultants, Inc.  
Geotechnical / Environmental Engineering - Materials Testing  
(970)879-7888 • Fax (970)879-7891  
2580 Copper Ridge Drive  
Steamboat Springs, Colorado 80487

## APPENDIX A

### SUMMARY OF DESIGN CALCULATIONS

#### A. Sewage Volume Calculations

- 1) Residence-One Bedroom: ..... 150 gpd
- 2) Future Residence-Three Bedrooms:..... 450 gpd
- 3) Design Flow (Regulations Table 6-1) ..... Q = 600 gpd

#### B. System Sizing

- 1) Soil Type 2A (Table 10-1)
- 2) Minimum soil treatment area =  $Q/LTAR = 600\text{gpd}/0.5\text{gpd}/\text{ft}^2 = 1,200\text{ ft}^2$
- 3) Chamber Area =  $1,200\text{ ft}^2 \times 0.9$  (Dosed Trench-Table 10-2)  $\times 0.7$  (Chambers-Table 10-3) =  $756\text{ ft}^2$ .
- 4) Number of Quick-4 Standard. Infiltrator Chambers:  $756\text{ ft}^2/12.0\text{ ft}^2/\text{chamber} = 63.0$  chambers => use 63 Standard Quick-4 chambers.
- 4a) Number of ADS ARC 36 Chambers:  $756\text{ ft}^2/15.0\text{ ft}^2/\text{chamber} = 50.4$  chambers => use 51 ADS ARC 36 chambers.

#### Minimum Horizontal Setbacks in Feet

	Spring, Well, Potable Water Supply Cistern	Potable Water Supply Line	Structure with basement, crawl space or footing drain	Property Line, Piped or Lined Irrigation Ditch	Waterbody (Lake, Water Course, Irrigation Ditch, Wetland)	Dry Gulch/Swale
Septic Tank/ Dosing Tank	50	10	5	10	50	10
Building Sewer or Effluent Line	50	5		10	50	10
Soil Treatment Area	100	25	20	10	50	25

## APPENDIX B

- 1) The Rules and Regulations of the CDPHE and Routt County Department of Environmental Health must be complied with during the installation/construction of the system.
- 2) Periodic inspections must be made by NWCC at the following points during construction:
  - a. After subgrade excavation, septic tank and solid PVC pipe installation.
  - b. After placement of chambers and wire mesh, prior to backfilling.
  - c. Upon final completion of the project.
- 3) The 4-inch PVC pipe shall conform to ASTM 3034/SDR 35 or better quality. Schedule 40 pipe is required under any driveway areas.
- 4) Soils beneath the pipes entering and leaving a septic or aeration tank, which has been excavated, shall be backfilled in 6 inch lifts and mechanically compacted to a minimum of 95% of the maximum standard Proctor density.
- 5) Provide a minimum of 12 inches of soil cover over the septic tank, 18 inches of soil over the chambers and 24 inches of soils cover over all pipes. Any piping placed under a driveway or other plowed areas must be Schedule 40 PVC and have a minimum of 48 inches of soil cover or be protected from freezing using insulation or other approved means. Manhole and distribution box lids must be exposed at final grades. Provide manhole ring or distribution box extensions as needed to reach final grades. Insulated lids are required.
- 6) Special care should be taken when backfilling the system to prevent disturbance/crushing of the chambers and distribution lines. In addition, the distribution lines must be carefully bedded to minimize the settlement in these lines.
- 7) Surface drainage shall be ditched and diverted away from the soil treatment area and all tanks.
- 8) Disturbed surfaces, mounds and berms shall be covered with topsoil and heavily seeded. Heavy farm equipment and livestock should be fenced or kept off of the soil treatment area.
- 9) Inspection pipes to be constructed of PVC pipe. Inspection pipes must be extended to infiltrative surface at the bottom of the chambers. Cleanouts must be placed in the solid distribution line upstream of the septic tank at maximum intervals of 100' or above any pipe bends 45 degrees or greater.
- 10) It is the responsibility of the owner and the installer to comply with all of the minimum setback requirements in the Regulations.