Gunnison County, CO

Community Development Office

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To: Environmental Health Board Committee Members

From: Shannon Frias, Administrative Assistant III

Date: June 24, 2022

Included in your packet for the Gunnison County Environmental Health Board Committee:
June 30, 2022 Agenda
Draft of April 28, 2022 Minutes
Harmel's Public Hearing Packet OWTS-22-00138
Public Comments

Gunnison County Environmental Health Board

Agenda: June 30, 2022

In Person at the Blackstock Government Center Meeting Room at 221 N. Wisconsin Street in Gunnison and by Zoom (see Teleconference Information below)

2:20 p.m. Call to order; determine quorum
Approval of Minutes
Unscheduled citizens

2:30 p.m. Harmels on the Taylor, LLC, Public Hearing for a variance for the temporary use of vault systems at 6748 County Road 742 OWTS-22-00138

Adjourn

Zoom Link:

Join Zoom Meeting
https://us06web.zoom.us/j/87656473660?pwd=R3ZjaEExa3pGclRtVDlDSVhpYnZXQT09

Meeting ID: 876 5647 3660
Passcode: 317701
One tap mobile
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Passcode: 317701
Find your local number: https://us06web.zoom.us/u/kc03ZV2QBP

ADA ACCOMMODATIONS: Anyone needing special accommodations as determined by the *American Disabilities Act* may contact the Community Development Department prior to the day of the hearing.

Gunnison County Environmental Health Board Minutes

April 28, 2022

The April 28, 2022 Gunnison County Environmental Health Board meeting was conducted in the BOCC meeting room, located at 200 E. Virginia, Gunnison, Co. 81230 and by ZOOM virtual online meeting.

Board Members Present:
Shea Earley, EH Board Member
Lucinda Lull, EH Board Member
Bill Barvitski, EH Board Member
Lynn Cudlip, EH Board Member

Staff Present:
Crystal Lambert, Building and EH Official
Rachel Sabbato, Community Development
Shannon Frias, Community Development
Charlie Dominquez, Community Development
Rebecca Ricord, Community Development

Other attendees as listed in text.

Call to order: Earley called the meeting to order at 2:20 pm. A quorum was determined by Earley at 2:25 pm

Approval of Agenda;

Approval of Minutes: Moved by Cudlip seconded by Lull to approve the April 14, 2022 meeting minutes as amended. The motion passed unanimously.

Unscheduled citizens: None present or on ZOOM

With a quorum present Vice Chairperson Earley opened the public hearing at 2:30 pm

Coleman (OWTS-22-00004) The Environmental Health Board conducted a public hearing to review the variance request to the Gunnison County On-site Waste Water Treatment System (OWTS) regulations for a second OWTS on a parcel at 4995 County Road 76.

The members introduced themselves.

Voting Members: Early was seated as vice-chair. Lull and Cudlip.

Barvitski recused himself from the Environmental Health Board to represent the applicant in the public hearing at 2:31 PM

Environmental Health Official Crystal Lambert confirmed adequate public notice. The notices were published in the CB News and the Gunnison Country Times. All property owners within 500 feet of the parcel boundaries were notified by certified mail of the public hearing. The agenda was posted at the new posting location, on the Gunnison County Community Development website. The applicant submitted the certified mailing receipts, photo and affidavit of posting.

Application Presentation: Sara Coleman Craig stated she is hoping to build a secondary residence on the Coleman Trust. A creek divides the property necessitating the need for a second septic field on the property. Barvitski added that the creek divides the property in half which you can see on the site plan. She is wanting to develop on the county road side of the creek. The opposite side is where the existing residence and well is located. There is already a legal well drilled on the county road side. We need the variance for the second OWTS design system.

Staff Comments:

Lambert stated that staff reviewed application and did a site visit. This was a second site visit by staff. A decade ago Lambert met with Coleman at the site and reviewed the same scenario. At that time, Coleman had not begun working with a design professional. It was a concept at that point. Lambert gave Coleman ideas of what she should be focused on. The second site visit was after reviewing the application and the report from Trout Creek. The design specifies the design of a second OWTS. That system is in compliance with all of the minimum requirements of Gunnison County's OWTS regulations, with one exception. It is a second septic system on a single undivided parcel. No building permit has been submitted at this time. Staff did notice that this parcel is within a zone A floodplain. This will require a hydrologic study to determine the base flood elevation so a flood elevation certificate can be prepared. This is required before any permit can be issued. The design professional only wants to bring the second system in front of the board today, not the floodplain elements. Staff's site inspection report on April 19th confirmed that Quartz Creek runs across this parcel on the northwestern side and the parcel is bordered by County Road 76 on the southeastern side with an irrigation ditch that branches near and along the County Road. The parcel is relatively flat <5%slope. The owner wishes to build a dwelling on the southeastern portion and there is an existing dwelling on the other side of Quartz Creek in the northwestern region of the parcel. It is not feasible to run a sewer line across Quartz Creek so that both dwellings could be served by one system. The proposed plan appears to meet all of the minimum setback requirements to waterbodies, wetlands, and wells and the minimum technical requirements of the OWTS Regulations.

Lambert shared the plan as submitted by the design professional. Lambert stated that the applicant initially stated that the ditch was full irrigation. Staff determined that it appeared to be an intermittent ditch. The applicant proposed that the ditch could be piped or lined across the property which would make the setback requirements much less. All setbacks can be made with the proposed design. If a second residence is going to be built on this property, it makes sense for a second septic you are going to do a second residence you would need to do a second septic due to Quartz Creek running through. Lambert shared the prohibitions on the granting or variance requests.

***Section 3.M.2.*: Prohibitions on the granting of variance requests**

Prohibitions on the granting of variance requests:	**Staff comments:**
No variance shall be issued where the property can accommodate a conforming OWTS. Section 3.M.2.a.	The owner wishes to construct a dwelling and OWTS on the opposite side of Quartz Creek from the existing dwelling and OWTS. Staff discussed this plan with the current owner about 10 years ago and she has been considering any alternatives and preparing the design phase ever since.
No variance shall be issued to mitigate an error in construction involving any element of property improvements. Section 3.M.2.b.	N/A
No variance shall be allowed on the grounds of cost of compliance. Section 3.M.2.c.	N/A
No variance shall be issued if it will result in a setback reduction to an offsite physical feature that does not conform to the minimum setbacks defined in Table 7-1 of this regulation without proof of compliance of Section 3.M.5. Section 3.M.2.d.	The minimum setbacks to off-site physical features appear to be met with the proposed development plan.
No variance shall be issued if it reduces the separation to ground water or bedrock based on the level of treatment in Table 7-2.Section 3.M.2.e.	The required separation to ground water will be met with the proposed raised bed sand filter system.
No variance from the horizontal setback from a well shall be issued unless it also meets the variance requirements of the Board of Examiners of Water Well Construction and Pump Installation Contractors. Section 3.M.2.f.	N/A
No variance shall be issued for the installation of a higher level treatment system based on sizing or separation reductions without the Department having a maintenance and oversight program. Section 3.M.2.g.	N/A

Staff Recommendation on the application for a variance to the *Gunnison County OWTS Regulations*:

The proposed plan appears to meet all of the minimum setback requirements to waterbodies, wetlands, and wells and provides the required minimum separation to groundwater with an elevated sand bed design. Additionally, the technical requirements of the OWTS Regulations are met with the proposed design. Quartz Creek runs across this parcel on the northwest side and the property owner wishes to construct the proposed dwelling on the opposite side of the creek (closer to County Road 76) from the existing dwelling. Staff recommends approval of the Coleman application for a variance to the Gunnison County OWTS Regulations, Section 3.A.10., to allow for a second system on the parcel. Staff will to continue to work with the applicant once the base flood elevation is

determined to ensure that compliance with FEMA regulations and the floodplain design requirements of the OWTS Regulations are met with the final design.

Planning office will review any application and any items as needed under the Gunnison County Land Use Resolution before any OWTS permit will be issued. Cudlip stated that she is concerns with health and safety issues that may come with placing a new septic system on this parcel. Even with all of the setbacks being met.

Review Body Comments to staff comments and report:

Cudlip asked the applicant if there is any intent to subdivide the parcel. The applicant respond no.

Cudlip stated that she has concerns with health and safety issues that may come with placing a new septic system on this parcel. Even with all of the setbacks being met.

Early asked is a pressurized service back to the existing OWTS considered? Barvitski stated that they did not consider it due to the elevation drainage and crossing of the creek.

Cudlip asked about the landscape and irrigation. Cudlip would like more information on that. Cudlip also wants to make sure it goes through the LUC permit process. Lambert stated she spoke with Rachel Sabbato before the meeting regarding the second residence. Sabbato stated that an administrative review would be required for any second residence per the Land Use Resolution. Lambert commented that this variance request in not for approving a second residence, it is for a second OWTS system.

Lambert asked Sabbato to If they were to move forward to build they would have to go through an admin review. Sabbato listed what standards the second residence would have to go through:

Shea asked if the ditch is determined is not an nterminent ditch could the setbacks still be met. Bill stated that the original design was done with the ditch being it being a ditch. After the site visit the design was changed for the it being an intermminent ditch. Bill stated that the setbacks would still be made even if it isn't an interminent ditch.

Public Comments:

Public comment by email from residents Jeffrey Ryan and Cynthia Cechini-Ryan was read by Vice Chair, Earley. The residents expressed their concern with the board approving the variance. It was stated that that the original development agreed upon acres per structure. Not in support of changing that agreement.

Public comment by email from resident Deb Hefftner was read by Vice Chair, Early. She expressed her concern with the board approving the variance. She is not in favor of a variance or subdivision.

Taylor Hefftner, representing the Nienhueser family, specifically Seth Nienhueser, gave public comment in person. It was stated that Mr. Nienhueser has concerns with the board approving the

variance. It was stated that the variance would have a large encompassing effect on all surrounding properties. Over development would be a problem.

Public comment was given in person by resident William Earley. Mr. Earley expressed concern with the board approving the variance.

Mr. Earley also stated that he was concerned that the ditch is being considered an intermittent ditch and the well being legal.

Cudlip asked if Mr. Earley has looked at the design for the OWTS that is being presented. Mr. Earley commented that he has not had time to go over the design yet.

Public comment was given in person by resident Justin McLain. Mr. McLain expressed concern regarding who would be responsible for maintaining the ditch if it is piped or lined. Barvitski stated it would be for the attorney's office and reminded the room that this hearing is for a variance for a septic system design. The permit would still need to go through the Land Use Change permitting process with the county.

Applicants response to Public Comments:

Barvitski wanted to comment a reminder that this is just the approval of a septic system design. Everything will have to be reviewed through Gunnison County LUR compliance.

Aaron Huckstep was in person, representing the applicant. The concerns that the board is hearing relate to density issues. Which is not the variance request. Huckstep recently obtained a title commitment for the property and there is not a covenant with respect to subdivision of this property. In respect to the well, Huckstep has a letter dated February 25, 2019 that states both wells on the property are legal and can each be used for a single-family residence. In respect to the ditch, the pictures that Lambert showed do not indicate that the ditch goes very far beyond the property. Huckstep stated that there are no health or safety issues.

Review Body Response to Public Comment:

Cudlip asked who maintains the ditch now and does it go off property? It does go off property. The pictures show that the irrigation ditch leaves the property and appears to peter out to a very shallow depression.

Cudlip asked when the pictures were taken. Lambert stated they were taken the week before the hearing.

Additional Staff Comments:

Lambert asked Sabbato to explain what the process would be for the LUR review. Sabbato stated that if Coleman wanted to move forward, they would have to submit a LUC permit and go through an Administrative Review process to address a secondary structure. Sabbato explained the

standards that need to be met for a secondary structure. This includes that the secondary structure be smaller then the primary residence, the location has to be within close proximately to the primary, designation of building envelope, adequate parking, shared water supply, shared OWTS and the need to review if there are any deed restrictions or protective covenants. Sabbato stated that a document on suggested covenants has not been found.

Review Body Comments:

Earley asked if the ditch is determined to not be an intermittent ditch could the setbacks still be met. Barvitski stated that the original design was done with the ditch being considered an irrigation ditch. After the site visit the design was changed for the it being an intermittent ditch. Barvitski stated that the setbacks would still be made even if it isn't an intermittent ditch.

Earley has reservations in closing the meeting due to the status of the ditch. Cudlip stated that she would have significant conditions if they want to approve.

Earley stated that he needs to know about the ditch. The plans need to show. Conditions need to be made with the ditch holders.

Determination Discussion

Lambert reminded the board that if there it is apparent that a decision can be made, either approve, deny, or approve with conditions, then they hearing can be closed.

Earley stated he is having pause to closing the hearing without knowing the status of the ditch.

Cudlip asked if they should continue the meeting or approve with conditions. Cudlip stated that she has several conditions before approval.

Earley again stated the they need to determine what engineering needs to be done on the ditch and if it is an intermittent ditch. Earley also stated that a condition should be an agreement between the ditch owners of the maintenance.

Cudlip stated to the board that the 2 conditions she would ask for on approval are: 1.) We must know what kind of ditch it is and if it is an actual ditch that it must be lined or piped. 2.) There must be a maintenance plan between owners for the ditch.

Lambert stated that there are definitions for ditches and she has spoke to representatives at the state level and the OWTS coordinator and she feels that we can apply those definitions definitively.

Huckstep thinks the applicant can take the classification of the ditch off the table for the board. She will take responsibility of the ditch being lined or piped.

Huckstep also suggested that If there is a condition of approval that there is an agreement for the maintenance of the ditch, that it should be provided at the time of a LUR application. Because if there is no secondary residence and LUR application then an agreement is meaningless.

Earley asked if they can put a condition on the LUC application. Lambert stated that the staff does a thorough job and they shouldn't put a condition on the application.

Lull stated that she is having a hard time with this not knowing what other conditions may come up. You think you have them all covered and things still come up. Lull stated she wanted to continue the hearing until all information is gathers. Lambert asked if the concern was on what conditions may come up for the OWTS or the Land Use and building code regulations? Lull answered that the concern is with the OWTS conditions that may come up and effect the variance if it is approved.

Huckstep stated he isn't sure what new information would come up. Barvitski agreed.

Moved by : Early, **seconded by** Cudlip to close the public hearing at 3:43 PM.

Barvitski went on record at 3:44 pm that he will leave the room for the EH Board determination

The EH board wants to add the following conditions. 1.) Staff review and verify the status of the ditch in closest to the proposed OWTS and determine whether it is a intermittent irrigation lateral or an irrigation ditch as defined by the Gunnison County OWTS Regulations and that the ditch be piped and or lined and be maintained as required. 2.) The first one is to get the definitions of the ditch and have the staff review the state definitions. And to ask the applicant to pipe the ditch. The second condition is to accept the document from Mr. Huckstep regarding the wells from the state engineer's office.

EH Determination of Application: Moved by Cudlip. Seconded by Lull to approve, with conditions, the application for Coleman, OWTS-22-00004 before the Gunnison County Environmental Health Board. The motion passed unanimously.

Barvitski joined the EH meeting at 3:49.

Draft-ENVIRONMENTAL HEALTH BOARD VARIANCE REQUEST ACTION

APPLICANT: Coleman Trust-Sarah Coleman Craig

DATE: April 28, 2022

SITE LOCATION: 4995 County Road 76; 5.54 Acres in Section 4 49N3E

ACTION: Request for a variance to the Gunnison County OWTS Regulations for a second OWTS on a single undivided parcel

PREPARED BY: Crystal Lambert, Building and Environmental Health Official

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PROPOSED PROJECT:

The applicant is requesting a variance to the Gunnison County OWTS Regulations for a second on-site wastewater treatment system (OWTS) on a single undivided parcel.

GUNNISON COUNTY ENVIRONMENTAL HEALTH OFFICE ACTION:

The application and proposed design plans have been reviewed by the Environmental Health Office for compliance with the OWTS Regulations. The proposed septic design meets the design criteria of the Gunnison County OWTS Regulations and the minimum horizontal distance requirements from water features, pertinent physical features and property lines are met. Additional floodplain requirements will be demonstrated and verified by Department staff prior to permit approval and issuance.

The OWTS application was denied by the Environmental Health Office because *Section 3.A.10.* of the *Gunnison County OWTS Regulations* states that no more than one OWTS shall be permitted for an undivided parcel.

APPLICANT'S REQUEST FOR A VARIANCE:

A request for a Public Hearing with the Environmental Health Board for the consideration of a variance to *Section 3.A.10.* of the *Gunnison County OWTS Regulations* has been received.

PUBLIC HEARING:
On April 28, 2022, the Gunnison County Environmental Health Board conducted a Public Hearing on this request for a variance.
FINDINGS:
Based on a review of all the information included with the OWTS application, the request for a variance, and staff reports for this project and consideration of any and all testimony and public input received relative to this application, the Gunnison County Environmental Health Board finds that:

1. Action on this request for a variance from the *Gunnison County OWTS Regulations* is property-specific and limited to the circumstances unique to this application.

2. The applicant has demonstrated that the requested variance from the *Gunnison County OWTS Regulations* is warranted by unique and existing site-specific configuration and site size that make compliance with the Regulations technically infeasible.

3. The applicant has provided justification through specific conditions that exist which support a finding that approval of the requested variance will result in no greater risk than that associated with compliance with the requirements of the *Gunnison County OWTS Regulations*.

4. The applicant has demonstrated that approval of the requested variance will not be in violation of any minimum standards established in any other applicable federal or state rule or regulation.

5. The applicant has demonstrated that the proposed OWTS will not be a nuisance or injurious to public health, safety or welfare.

6. The applicant has demonstrated that no substantial injury will result from the granting of the requested variance.

7. This review and decision incorporate, but is not limited to, all the documentation submitted to the County and included within the Department file relative to this application; including all exhibits, references and documents.

DECISION:
The Gunnison County Environmental Health Board, having reviewed the proposed application and supporting documentation, site observations and public testimony does approve the requested variance to Section 3.A.10. of the *Gunnison County OWTS Regulations* for the Coleman Trust and Sarah Coleman Craig at her parcel, 4995 County Road 76, 5.54 Acres in Section 4 49N3E, under OWTS application 22-00004, with the following conditions:

1. The OWTS shall be designed and installed in accordance with the *Gunnison County OWTS Regulations* and the *Gunnison County Land Use Resolution,* including but not limited to setback requirements, design standards, floodplain requirements, system components and general technical standards.

2. This approval is founded on each individual requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.

3. This permit may be revoked or suspended if Gunnison County determines that any material fact set forth herein or represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.

4. Approval of this use is based upon the facts presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and evaluated, subject to its compliance with current regulations, and its impact to the County.

Adjourn: Earley adjourned the meeting at 3:58 pm

/S/ Shannon Frias
Administrative Assistant III
Gunnison County Community and Economic Development

GUNNISON COUNTY, COLORADO
COMMUNITY DEVELOPMENT DEPARTMENT, ENVIRONMENTAL HEALTH OFFICE STAFF REPORT

Harmels on the Taylor, LLC

Application No:	OWTS-22-00138
Date application scheduled with EH Board:	June 30, 2022
Prepared by:	Crystal Lambert, Building & EH Official

APPLICANT/OWNER:	Harmels on the Taylor, LLC
PROJECT DESCRIPTION:	The applicant is proposing a variance for the temporary use, approximately two years, of vault systems throughout the resort while work to design, permit, and construct a wastewater treatment plant is being undertaken.
CURRENT STATUS OF OWTS APPLICATION:	The OWTS application was denied by the Environmental Health Office because *Section 12.C.* of the *Gunnison County OWTS Regulations* prohibits vault systems in the unincorporated areas of Gunnison County.
ENVIRONMENTAL HEALTH BOARD ACTION REQUESTED:	A request for a Public Hearing with the Environmental Health Board for the consideration of a variance to *Section 12.C.* of the *Gunnison County OWTS Regulations* has been received.
PROPERTY LOCATION:	6748 County Road 742
AREA DESCRIPTION:	The parcel is located on both sides of County Road 742 at the confluence of Spring Creek and the Taylor River
ATTACHED EXHIBITS:	▪ OWTS application ▪ Aerial view of parcel and surrounding parcels ▪ Map of resort ▪ Proposed plan narrative and variance request submittal

	▪ Proposed service agreement ▪ Existing system inspection reports (from SGM and Turd Herder) ▪ As-built site plans of the resort on file with the County (may not be complete and/or accurate) ▪ Staff site visit inspection report with photographs ▪ Development Draft Action
ENVIRONMENTAL BOARD TASKS AT PUBLIC HEARING:	— Acknowledge receipt of application by applicant name, name of development (if applicable) and date of application — Confirmation of adequate public notice: • Posting of legal notice in the County's official newspaper at least 20 days prior the hearing. • Posting of public hearing notice at the County posting locations. • Mailing of public hearing notice to all owners of properties who own surface rights within 500 feet of each boundary of the entire parcel at least 20 days prior to the hearing. • Posting of the public hearing notice in a conspicuous location at or near the parcel. — Hear applicant presentation — Hear staff comments — Ask questions, identify and consider issues — Hear applicant response and staff response — Continue public hearing or close public hearing.

Variance Request Submittal Analysis		
Variance request submittals shall include the following items:	**Applicant Submittal Summary**	**Staff Comments**
Site-specific request identifying the specific criteria from which a variance is being requested. Section 3.M.1.b(1)	The variance is being requested for temporary (2 year) use of vault systems at the property.	*Section 12.C.* of the *Gunnison County OWTS Regulations* prohibits the use of vault systems.
Technical justification by a professional engineer or professional geologist, which indicates the specific conditions which exist and/or the measures which will be	Vaults will ensure no risk during storage. The contractor retained for pumping is licensed and insured to protect against loses associated with	Vault privies are permittable under the *Gunnison County OWTS Regulations*. Vault systems are prohibited. The difference is privies only receive toilet waste whereas

taken that support a finding that the variance shall result in no greater risk than that associated with compliance with the requirements of the OWTS Regulations. Section 3.M.1.b(2)	transportation of wastewater.	"vault systems" receive wastewater from toilets, sinks, showers, etc. and they can reach capacity more frequently and are therefore more expensive to maintain with frequent cost of pumping and hauling. So long as the vault tanks are watertight and cleaning/pumping is provided as needed there should be no greater risk. Without cleaning/pumping as needed, the risk of wastewater overflowing the tank could be a greater risk. Additionally, there would be an increase of pump truck traffic hauling wastewater to the Gunnison transfer station which is a 18.5 mile trip one way.
A discussion of alternatives considered in lieu of the requested variance. Section 3.M.1.b.(3)	Applicant has no other feasible solution to the requested variance. A state approved wastewater treatment plant is the permanent solution and will take time to attain and construct.	Staff agrees with the applicant's assessment of alternatives.
Technical documentation for selected alternative, which may include a testing program, which confirms that the variance does not increase the risk to public health and to the environment. Section 3.M.1.b.(4)		The proposed variance is for a temporary use of vault tanks. The tanks can be equipped with high level alarms to alert resort staff that cleaning/pumping is required.
A statement of the hardship that created the necessity for the variance. Section 3.M.1.b.(5)	The potential hardship to the Applicant is shuttering the business. The applicant is working as quickly as possible to implement a permanent solution.	The applicant is a new owner of the resort and inherited the wastewater treatment deficiencies with purchase of the property. The required Transfer of Title septic inspection provided County staff with information about the condition of the systems that has previously been withheld.

***Section 3.M.2.*: Prohibitions on the granting of variance requests**	
Prohibitions on the granting of variance requests:	**Staff comments:**
No variance shall be issued where the property can accommodate a conforming OWTS. Section 3.M.2.a.	The owner is working with the State and a design professional to design and permit a permanent wastewater solution for the resort. The requested variance is a temporary solution so that the resort can stay open to accommodate guests.
No variance shall be issued to mitigate an error in construction involving any element of property improvements. Section 3.M.2.b.	N/A
No variance shall be allowed on the grounds of cost of compliance. Section 3.M.2.c.	N/A
No variance shall be issued if it will result in a setback reduction to an offsite physical feature that does not conform to the minimum setbacks defined in Table 7-1 of this regulation without proof of compliance of Section 3.M.5. Section 3.M.2.d.	The resort cabins and structures are existing and the proposed vault tanks should be water-tight and contain all wastewater until pumping and hauling.
No variance shall be issued if it reduces the separation to ground water or bedrock based on the level of treatment in Table 7-2.Section 3.M.2.e.	The resort cabins and structures are existing and the proposed vault tanks should be water-tight and contain all wastewater until pumping and hauling.
No variance from the horizontal setback from a well shall be issued unless it also meets the variance requirements of the Board of Examiners of Water Well Construction and Pump Installation Contractors. Section 3.M.2.f.	The resort cabins and structures are existing and the proposed vault tanks should be water-tight and contain all wastewater until pumping and hauling.
No variance shall be issued for the installation of a higher level treatment system based on sizing or separation reductions without the Department having a maintenance and oversight program. Section 3.M.2.g.	N/A

Staff Recommendation on the application for a variance to the *Gunnison County OWTS Regulations*:

Staff conducted a site visit of the property on May 11, 2022 (see site inspection report later in packet) and discussed the condition of wastewater treatment for every structure on the parcel with Jack Barker (Turd Herder). Some of the systems are old (>40 years) and the field or outlet areas are unknown. It is likely that many of the systems are "Arrowhead" type systems in which wastewater flows out of the tank and into the surrounding soil. These systems are prohibited for new construction but were popular in the 70s and 80s as a solution for small lots and tight spaces. Many of our repair/replacement septic permits are to replace failing "Arrowhead" type systems. While "Arrowhead" type systems are not permittable for new construction, existing "Arrowhead" systems are allowed to continue in use so long as the system is not failing and appears to be operating as designed during a Transfer of Title inspection.

Staff believes that State permitting of the wastewater treatment for the resort is needed as the total design capacity plus proposed future expansions will be well over 2,000 gallons per day. Many of the systems that currently serve the resort are old and failing or "unknown" and a new, modern wastewater system is a much-needed improvement to protect public health and water quality. The process for State site approval and permitting plus construction of the system can take several years. Staff agrees that, in the interim, the temporary use of vault systems is the only feasible solution given the site layout, topography and proximity to water-bodies. Vault systems have been prohibited for use in Gunnison County because they require continuous monitoring, frequent pumping and the resources to ensure this happens throughout the life of the system. The applicant is proposing this for a temporary interim period and is willing to pre-fund the maintenance and pumping. Staff recommends approval of the variance request and also recommends the following conditions of approval:

1. The applicant submits a plan showing the location of the proposed vault tanks, the manufacturers information of the vault tanks, and information about the electronic high-water alarm devices for review and approval before any permit be issued.
2. Pumping and hauling records be kept for each vault system and submitted to the Environmental Health Office monthly.
3. Anyone pumping, cleaning, and/or hauling wastewater at and from this site be licensed OWTS cleaners with Gunnison County.
4. The system serving Cabins 32-35 be located, and the tank cleaned and inspected.
5. Cabin 2 and the "flyshop" be connected to a vault system (as described below).
6. Cabins 5, 6, 10, 13, 16 and 17: either the fields be located and verified or they also be served by a vault system during the interim.
7. The approval of temporary use of vault systems for the resort be limited to two-years with the possibility of a one-year extension if warranted.

Applicants proposed structures for vault systems and staff recommends approval of the requested variance for temporary use of vault systems:

Cabins 3 and 4: Both of these cabins have a shower, toilet, and sink (no kitchen). They shared a fiberglass tank that has collapsed. The field is unknown and is likely an "Arrowhead" type system. The applicant is proposing that cabins 3 and 4 share a 1,000 gallon vault tank that will need to be pumped/cleaned/hauled when full.

Cabins 9, 28 and 29: According to the applicant, Cabin 9 has 2 bedrooms and a kitchen and Cabins 28 and 29 each have 2 bedrooms and no kitchen. A shared septic tank has failed and the field is unknown. The applicant is proposing these three units share a 1,500 gallon vault system tank that will need to be pumped/cleaned/hauled when full.

Cabin 11: This unit has 1 bedroom, 1 bathroom and no kitchen. The applicant is proposing a 1,000 vault system that will need to be pumped/cleaned/hauled when full.

Cabin 14: This unit has 2 bedrooms. The applicant is proposing a 1,000 gallon vault system that will need to be pumped/cleaned/hauled when full.

Lodge Units 20-27 "Hitching Post": Steel tank deep underground with only access pipe. The seven units are all studio style with no kitchen. The applicant is proposing a 1,500 gallon vault system that will need to be pumped/cleaned/hauled when full.

Laundry Building: The existing components appear to be a 1,000 gallon plastic tank that is only partially buried and exposed sewer line to tank that is not connected. The applicant is proposing a 1,000 gallon vault system that will need to be pumped/cleaned/hauled when full.

Applicants proposed structure to connect to another system and staff's observed notes and recommendations:

Cabin 2 System: Tank is damaged and field is unknown. The applicant is proposing to pump the wastewater from this cabin to the "office". Staff's notes on the **flyshop/office** system is that wastewater goes to a 1,000 gallon tank under a deck and the field-outlet is unknown. Staff recommends that wastewater from Cabin 2 and the Flyshop/office should be vaulted and pumped as part of this variance request. Connecting Cabin 2 to an unknown vintage tank (located under a deck) and completely

unknown field (no County permit on record) could be in violation of the sizing and component requirements, among other things, in the OWTS Regulations.

Other remaining structures for which the applicant is not proposing anything, other than routine maintenance, and staff's comments, if any:

Restaurant//Store system: This system was permitted by Gunnison County ~2003 (ISDS-03-00005) and appears to be functioning as designed with no observed signs of failure. This system includes a grease interceptor for the restaurant waste.

Bunkhouse M (Wrangler Bunkhouse): Appears to be a recent septic tank. The County does not have a record of a septic permit. An RV was also hooked up to the system at the time of inspection. The distance to waterbodies far exceeds the minimum setback distances as it is across the County Road in the vicinity of the horse coral area.

Flyshop-office: This system was also was discussed above with the "Cabin 2" system, however, the applicant does not appear to be proposing anything for this system other than to connect Cabin 2 to it. This system appears to be a 1,000 gallon tank of unknown vintage (no permit on record) to an unknown field area and a deck has been built over the existing tank. Staff recommends that wastewater from Cabin 2 and the Flyshop/office should be vaulted and pumped as part of this variance request. Connecting Cabin 2 to an unknown vintage tank (located under a deck) and completely unknown field (no County permit on record) could be in violation of the sizing and component requirements, among other things, in the OWTS Regulations.

Cabins 5 and 6: These units share a 1,000 gallon fiberglass tank that appears to be holding water. The field-outlet is unknown. Staff is concerned that the field could be the same as Cabins 3 & 4 (likely an "Arrowhead" style system). Given the vintage of the system staff is concerned about the proximity to Spring Creek, about 50 feet, and the ability of the field to function for treatment in addition to disposal of wastewater.

Cabin 10: According to the applicant on the site visit, this is a 2 bedroom, 1bath unit with no kitchen. The system has a 500-gallon fiberglass tank and the field-outlet is unknown. The proximity to the Taylor River is about 65 feet. Given the vintage of the system (no permit on record), staff is concerned about the ability of the field to function for treatment in addition to disposal of wastewater.

Cabins 31, 30 and 8: There are 4 bedrooms, 2 bathrooms, and two kitchens between these units. The shared 1,000 gallon fiberglass tank appears to be holding water and the field-outlet area is unknown. The proximity to the Taylor River is at least 100 feet, however, separation from high ground water could be a concern in the lower area.

Cabins 16 and 17: According to Jack Barker during the site visit, each unit has their own fiberglass tank that appears to be functioning-holding water. The field-outlet is unknown and the proximity to the Taylor River is less than 100 feet.

Cabin 15: 1,000 gallon concrete septic tank and appears to be holding water. During the site visit, the field was thought to be across the road and tied into a modern shared field, however, staff did not conduct a final inspection for installation of the system ~2013. The engineer's as-built does not show cabin 15 connected to the shared field.

Cabins/units 12, 18, and 36-39: Served by a system installed around 2013 and appears to be functioning as designed. The engineer's as-built drawing confirms the installation and that these units are connected.

Cabin 13: 500 gallon fiberglass septic tank and unknown field-outlet. The tank appears to be holding water. The proximity to the Taylor River is less than 100 feet.

Cabin 19: 1,000 gallon concrete tank that appears to be in good condition. The field is thought to be tied into the modern shared field, however, the engineer's as-built does not confirm this.

Cabins 32-35: A shared system is thought for these units; however, the tank could not be located and the field is unknown.

Gunnison County, CO
Community Development Department
221 N. Wisconsin St. Ste. D, Gunnison, CO 81230
Phone: (970) 641-0360
Website:**https://www.gunnisoncounty.org/144/Community-and-Economic-Development**
Email: **planning@gunnisoncounty.org**

ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS) PERMIT APPLICATION

Application Fee- Residential New- Due at Submittal: $986
Application Fee- Commercial New or Replacement- Due at Submittal: $1,085
Application Fee- Residential Repair- Due at Submittal: $609
Application Fee- Residential and Commercial Tank Replacement Only- Due at Submittal: $345
Application Fee- System Alteration or Expansion- Due at Submittal: $763

Application Received Date: _____
Application Fee Paid: _____

SUBMIT ALL PERMIT PACKET INFORMATION TO PERMIT@GUNNISONCOUNTY.ORG

OWNER: Harmels Operations LLC
MAILING ADDRESS: 6748 CR 742 Almont CO 81210
DAY PHONE:970-712-4526 **CELL PHONE**:
EMAIL ADDRESS:dave@harmels.com

LICENSED SEPTIC CONTRACTOR: Outbackjack LLC Jack Barker
MAILING ADDRESS:402 W Gunnison Ave Ste 1 Gunnison CO 81230
DAY PHONE:970-641-7450 **CELL PHONE:**970-209-9026
EMAIL ADDRESS: outbackjackllc@outlook.com

PRIMARY PROJECT CONTACT PERSON: Jack Barker
DAY PHONE:970-641-7450 **CELL PHONE:**970-209-9026

DESCRIPTION OF PARCEL (legal description, site address)**:** See Attached

PARCEL SIZE: See Attached ACRES

HAVE YOU APPLIED FOR A LAND USE CHANGE PERMIT? No

- ☐ Is this application for a secondary residence?
- ☐ Do you need a lot cluster? (Do you own adjacent lots that are less than one acre, if so you may need a lot cluster)

WHAT TYPE OF PERMIT ARE YOU REQUESTING?

- ☐ New
- ☐ Alteration
- ☑ Repair

Project Description (Please identify all existing buildings/development and all proposed buildings/development on the parcel.)
See Attached

Description of Proposed Development

☐ Single-Family Residence
☐ Multi-Family Residence
☑ Commercial; describe use: Seasonal Ranch Resort
☐ Other: _____

Number of Bedrooms: _____ **Number of Baths:** _____ **Number of Kitchens:** _____

For commercial note the square footage, number of seats if it is a food/bar establishment, number of rooms for hotel/motel/B-N-B facility, number of employees. _____
See Attached

Type of System Proposed (For engineered systems, provide the design, stamped and signed by a Colorado Licensed Professional Engineer)

☐ Conventional Septic System Design
☐ Engineered System; Engineer Name: _____ Phone: _____
☑ Other: Holding tanks with regular pumping

Description of the Proposed and/or Exiting Water Source. Description of proposed/existing water source; if such proposed source is by well, copy of the well permit may be required to verify the location of the well; and, if such source is a central system, documentation from the operator of that system that water will be supplied:
Public Water System PWSID CO0226333

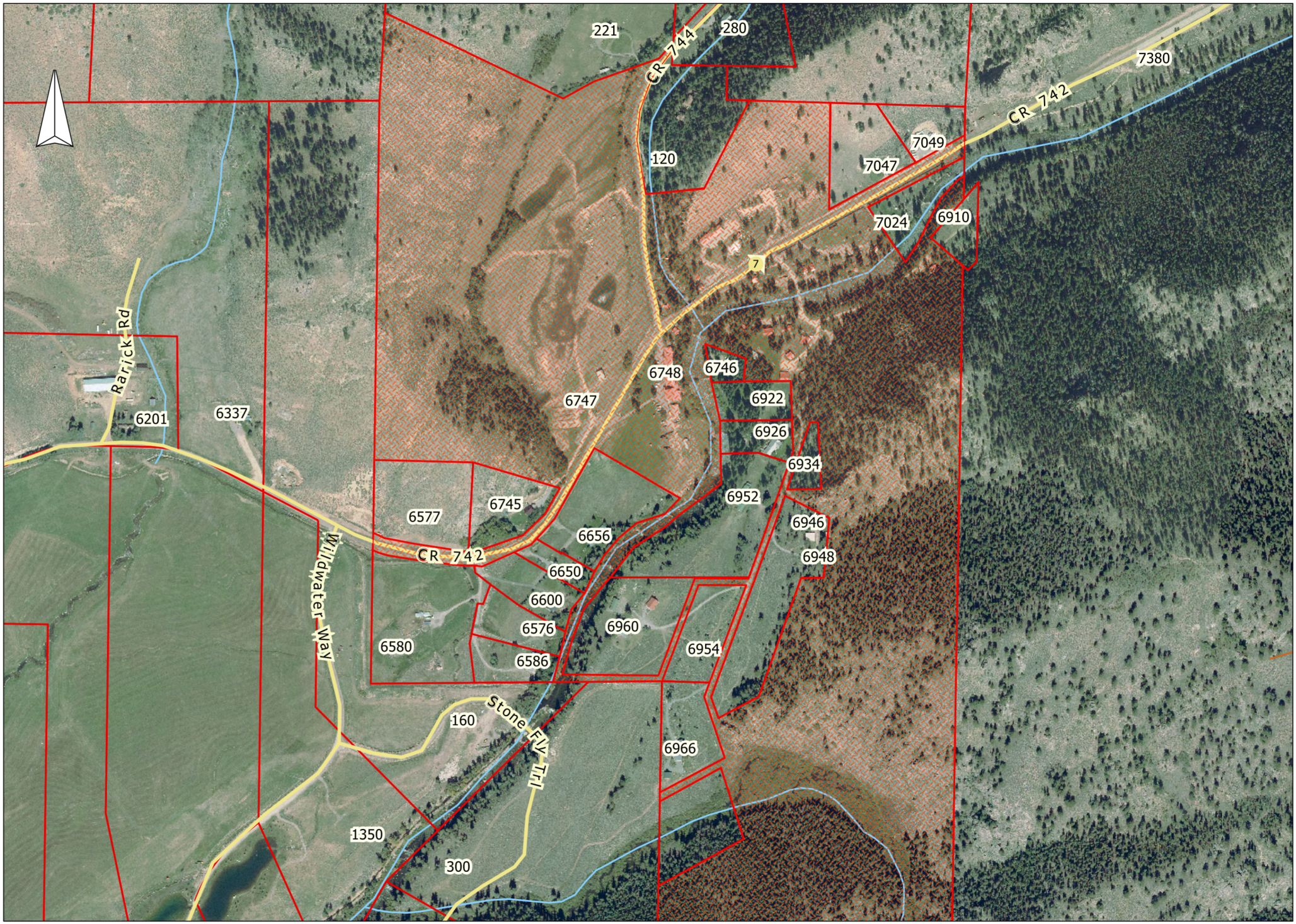
THE FOLLOWING INFORMATION IS NEEDED FOR THE SUBMITTAL OF ALL OWTS APPLICATIONS:

- ❑ **Report from Site and Soils Evaluation and Site Plan.** The report from the Site and Soil Evaluation in accordance with Section 5-110: *Report and Site Plan* of the *Gunnison County OWTS Regulations* (see page 9 for description).
- ❑ **Vicinity Map.** General area map showing the location of the proposal on a typical U.S. Geological Survey map, U.S. Forest Service map or County parcel map, available from the Gunnison County Geographic Information Services Department or the Gunnison County Assessor's Office.
- ❑ **System Design.** The system design document shall contain all plan details necessary for permitting, installation and maintenance and shall include a brief description of the facility and its proposed use, basis and calculations of design flow, and influent strength in accordance with Section 5-111: *Design Document* of the *Gunnison County OWTS Regulations* (see page 10 for description).
- ❑ A copy of the recorded **Warranty Deed** is required for proof of ownership. This may be obtained from the Recorder's Office, located on the first floor of the Blackstock's Government Center. The Recorder's Office can be reached by phone at 970-641-2038.
- ❑ **Letter of Consent.** If applicable, a letter from the property owner acknowledging a person other than the owner may apply for permits.
- ❑ Copy of **Well Permit**, if applicable
- ❑ Application Fee. **Fees** are determined by type of OWTS permit and proposed use. *See fee schedule.

GUNNISON COUNTY PUBLIC WORKS
ACCESS DETERMINATION

SIGNATURE OF OWNER OR CONTRACTOR: _____

DATE: _____



Scale = 1:6900

Thursday, June 23, 2022


Harmels
Aerial
Legend
Google Earth
© 2022 Google
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400 ft


HARMELS
ON THE TAYLOR
HARMELS POINT
TO BRAVER CREEK
COOKOUT GROUNDS
CHUCK WAGON
LAUNDRY
HARMEL'S
TO GUNNISON
CORRAL
BAR & RESTARAUNT
FLY SHOP/ OFFICE COFFEE SHOP
CR 742
TAYLOR RIVER
TO TAYLOR RESV.
CR 742
HOT TUB
SPRING CREEK
CR 744
TO SPRING CREEK RESV.
STOCKED POND
HITCHING POST LODGE
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LAW OF THE ROCKIES

525 N. Main Street, Gunnison, CO 81230 | 970.641.1903
lawoftherockies.com | Fax: 970.641.1943
Email: jwith@lawoftherockies.com

Members
Marcus J. Lock
Jacob A. With
Kendall K. Burgemeister

Of Counsel
John R. Hill, Jr.

Special Counsel
Daniel P. Spivey

June 2, 2022

VIA ELECTRONIC MAIL

Crystal Lambert
Gunnison County Building and Environmental Health Official
clambert@gunnisoncounty.org

Re: Request for temporary variance relating to Harmel's Resort.

Dear Ms. Lambert,

As you are aware from our onsite meeting, I represent Harmel's on the Taylor, LLC ("Applicant"), who owns the Harmel's Resort. We appreciate the time and attention that Gunnison County has given to the resort and your assistance in ensuring that the resort is able to serve our community in accordance with Gunnison County standards. It is my assumption that this letter will be forwarded on to the Environmental Health Board as part of a variance request. In that regard, I want to provide an overall context for the request.

Applicant purchased the resort in August of 2021. Applicant retained various consultants to review the existing wastewater treatment systems utilized as part of the resort during its due diligence. Those investigations revealed a number of deficiencies that had existed for many years and, likely, in some cases for decades. The seller was not able to correct these deficiencies even though the seller continued to operate the resort with defective wastewater treatment systems. As there was no way to correct this situation prior to the sale given the seller's inability or intransigence, Applicant proceeded with the purchase and closed the transaction, moving immediately thereafter to obtain a long-term solution to all the septic issues.

Immediately upon the purchase of the resort, Applicant began working with representatives from the state and county in an effort to address wastewater concerns. The county expressed concerns that the property should be served by a state permitted plant. In that regard, Applicant has had substantial discussions with the state of Colorado and Gunnison County regarding the installation of a full wastewater treatment plant. Applicant has submitted that application to the state. Based on the experience of its engineers and consultants, Applicant believes that it will take approximately 18 to 24 months before the application for the wastewater treatment system will be processed by the state. After that, depending on the timing, Applicant

is hopeful that an approved treatment plan can be installed within 6 months. Accordingly, Applicant's estimate to fully address all current and future anticipated needs with a long-term treatment plant approved by the state is two years.

During these two years, the resort is in need of a temporary solution to a number of existing concerns. To be clear, however, not all of the existing systems have failed. The current systems and their status is as follows:

1. *Restaurant/Office/Store System*. This is an approved system on file with the county. The design is **enclosed**. The system appears to be functioning as designed with no observed sign of failure.
2. *Bunkhouse M*. This is a concrete tank system that is pumped that appears to be functioning as designed with no observed sign of failure. The size of the tank has not been determined but appears to substantially exceed any system use.
3. ***Cabin 2 System*. This system is failed. We propose to pump this to the system that serves the Office.**
4. ***Cabins 3 and 4 System*. This system has a fiberglass tank that has collapsed. We proposed a replacement 1,000 gallon holding tank.**
5. *Cabins 5 and 6 System*. This system has a 1,000 gallon fiberglass tank. The system appears to be functioning as designed with no observed sign of failure.
6. *Cabin 7 System*. This system has what appears to be a 1,000 gallon fiberglass tank. The system appears to be functioning as designed with no observed sign of failure.
7. *Cabins 8, 30 and 31 System*. This system has a 1,000 gallon fiberglass tank. The system appears to be functioning as designed with no observed sign of failure.
8. ***Cabins 9, 28, and 29 System*. These three cabins are served by a single system that has failed. Cabin 9 is a 2 bedroom with a kitchen. Cabins 28 and 29 are each 2 bedrooms. This is a total of 6 bedrooms and a kitchen. Applicant is proposing a 1,500 gallon holding tank.**
9. *Cabin 10 System*. This is a 500 gallon fiberglass tank. The system appears to be functioning as designed with no observed sign of failure.
10. ***Cabin 11 System*. This is a failed system. This is a studio with a kitchen. We are proposing a 1,000 gallon holding tank.**
11. *Cabins 12, 15, 18, 19, 36-39 System*. This system includes a 1,000 gallon concrete tank for cabin 15 that feeds the soil treatment area shared with these. Cabin 19 has a 1,000 gallon concrete tank and a 2,000 gallon concrete tank for cabins 12, 18, 36-39. The system shares a common treatment area. The system appears to be functioning as designed with no observed sign of failure. These designs are approved by the county and on file with the county and **enclosed**.
12. *Cabin 13 System*. This system has a 500 gallon fiberglass tank. The system appears to be functioning as designed with no observed sign of failure.
13. ***Cabin 14 System*. This is a cabin with 2 bedrooms. It has a steel tank that does not pass inspection. We are proposing a 1,000 gallon holding tank.**
14. *Cabins 16 and 17 System*. This system has a 1,000 gallon fiberglass tank. The system appears to be functioning as designed with no observed sign of failure.

15. ***Lodge Units 20-27 System*. This is a single system with a steel tank which did not pass inspection. These are 7 studio style apartments with no kitchen. We are proposing a 1,500 gallon holding tank.**
16. *Cabins 32-35 System*. This system has a 1,000 gallon fiberglass tank. The system appears to be functioning as designed with no observed sign of failure.
17. ***Laundry System*. This has a 1,000 gallon polymer tank. The laundry building on the property is served by a system that is not functioning. We are proposing to pump this tank.**

Proposed Solution.

The proposed solution is to vault and pump the systems for Cabins 2, 3, 4, 11, 14, 9, 28, 29 and lodge units 20-27. Applicant proposes replacing the existing failed systems with temporary holding tanks. A pumper truck will be located on site. Automated sensors will be installed to ensure that the tank capacities are not exceeded. If at any time the automated sensors provide an alarm, they will be immediately verified. If the tank is at capacity, it will be immediately pumped. If it cannot be pumped for any reason, the system will not be used until such time as it can be pumped. To ensure that guests can be moved if necessary, the resort will not operate at more than 90% overnight guest capacity.

Cabin 2 is proposed to have a lift vault to pump to the 1,000 gallon concrete tank that serves the office.

Physical and Financial Assurance of Solution.

Applicant has contracted with Jack Barker, CCWP for the pumping and removal of wastewater. A copy of that contract is enclosed. The contract requires that Mr. Barker's company, Outbackjack a/k/a The Turd Herder, provide one pump truck on site at all times and that it accommodate the removal of wastewater as needed. Mr. Barker estimates that trucking will need to occur every other day, but this is dependent upon occupancy. Mr. Barker has three pumping trucks available and can accommodate this schedule. In addition, Applicant has provided an upfront payment to Mr. Barker's company of $20,000. This $20,000 will not be returned until the conclusion of the contract and may only be drawn against by Mr. Barker in the event that Applicant fails to pay any invoices. This $20,000 should cover multiple weeks of services in the event that Applicant otherwise fails to pay such that there should be no interruption of services during any season. The contract specifically provides that Mr. Barker will immediately notify Gunnison County if any portion of this $20,000.00 is used to satisfy any outstanding invoices for services.

Why is this beneficial to environmental health in Gunnison County?

Spring Creek, Taylor Park and the national forest areas along Spring Creek Road and along Taylor River Road continue to have increased traffic. The USFS has indicated a desire to limit dispersed camping in these areas and reduce environmental impacts from camping. While Cottonwood Pass is a major amenity for the community, it provides an opportunity for outdoor recreation in Gunnison County that will invariably increase traffic. With that increased traffic comes additional environmental impacts. Though campers, including RV users, are intended to use appropriate facilities and disposal locations, that does not always occur. Focusing as much of the outdoor recreational activity to certain locations that are being actively monitored and have long term wastewater planning is the best mechanism for Gunnison County to utilize to ensure the integrity of the environmental health in our wild areas. Though not ideal, the proposed temporary solution has a requested time limit of 2 years. More importantly, it has been developed with mechanisms to ensure that there is **no** environmental harm during those two years. Unlike RV sites that are not actively monitored by Gunnison County, Applicant expects and has no objection to Gunnison County checking on the wastewater treatment (including storage and pumping) under the requested temporary variance.

Indeed, the proposed solutions with vaulting and pumping are not materially different than the USFS solution at its outhouses, including one that is just up Taylor River Road from the resort. The material difference is that the vaulting at Harmel's will be done with mechanisms in place to provide additional protection and with such county oversight as the county believes appropriate to protect environmental health.

Ultimately, by facilitating Applicant during this transitional timeframe, the environmental health of the community will be protected. Applicant is motivated to have the wastewater treatment plan online as soon as possible. That permanent solution represents a drastic improvement to Gunnison County's overall environmental health with respect to Harmel's.

For decades, Harmel's has operated at a total deficiency without being held accountable. Applicant purchased the resort and immediately began plans to exceed the piecemeal septic system solutions envisioned by the prior owners. Applicant has already provided a site visit to Gunnison County and wants to actively work with Gunnison County to protect the environmental health of the community while still operating as a resort to the fullest extent feasible. Applicant submits that the proposed temporary variance poses no risk to the environmental health of the community, is a substantial improvement to past practices, and will facilitate a long-term solution that will help facilitate the long-term environmental health of the community.

Variance standards under OWTS regulations.

As to the specific variance requirements of the OWTS regulations:

(1) Site-specific request identifying the specific criteria from which a variance is being requested:

As discussed above, Applicant is requesting permission to vault and pump the identifies systems. The regulations provide in Section 10 I., "Vault Systems are prohibited in unincorporated Gunnison County." Applicant is requesting a 2 year variance from this provision allowing for vaulting and pumping.

(2) Technical justification.

In discussing with staff, this provision is not applicable because a request is not being made for a variance from design standards for an OWTS system. The vaults will ensure no risk during storage. The contractor retained for pumping is licensed and insured to protect against loses associated with transportation of wastewater.

(3) A discussion of alternatives considered in lieu of the requested variance.

Applicant has no other feasible solution to the requested variance. The only other possible solutions would be to install new septic systems that would then become immediately obsolete upon installation of the wastewater treatment plant. Because the site should be served by a plant, the county has already requested that a state approved system be put into place rather than piecemeal systems approved by the county. Accordingly, individual OWTS do not provide a solution.

(4) Technical documentation for selected alternative.

In discussion with staff, this standard is not applicable because the vault and pump proposal is not an engineered solution.

(5) A statement of the hardship that created the necessity for the variance.

The potential hardship to Applicant is shuttering its business. There are many individuals that love to come to Gunnison County, that are requesting to have weddings at Harmel's, and that would otherwise be forced either to no recreate in Gunnison County or recreate through dispersed camping if Harmel's is unable to remain open and serve guests. This hardship is created through no neglect or bad actions of Applicant but is a deferred pre-existing problem in Gunnison County not of Applicant's making. Applicant is working as quickly as possible to implement a permanent solution.

(6) A nonrefundable fee.

The required fee has been paid contemporaneously with the submission of this letter.

Prohibitions on the granting of variance requests.

Of the laundry list of prohibitions, none apply. While most of these require no explanation, some explanation is appropriate with respect to the prohibition on variances where the property can accommodate a conforming OWTS. The county's prior determination is that a state approved system should be installed and thus individual OWTS permits for these systems is not appropriate. In this case, the property cannot be uniformly and universally served through onsite systems except a state approved plant that serves properties throughout the resort. Applicant is not requesting any setback reduction or any variance based on cost of compliance.

Burden of proof.

The regulations provide that, "the applicant has the burden of proof by a preponderance of evidence to demonstrate that the variance is justified and shall result in no greater risk than that associated with compliance with these Regulations." A preponderance of the evidence simply means that it is more likely than not that the variance is justified and it is more likely than not that the variance shall not result in greater risk than compliance with these Regulations. Here, the variance is necessary and justified to accommodate a temporary use pending receipt of full plant. Given that the alternative to having a buyer come in and purchase and rehabilitate this project was that the resort remain deficient and continue to operate, assisting purchasers of defective systems of this scale with a temporary variance is justified to encourage the turnover of defective systems and their expedited remediation. Finally, the vaulting and pumping are more likely than not to remove all wastewater from the effected systems without introduction of any of that wastewater into the natural environment during the temporary period requested. As such, it is more likely than not that the proposed vaulting and pumping will result in no grater risk than that associated with compliance with these Regulations.

A completed application is also enclosed. We greatly appreciate you taking the time to review this matter and look forward to working with you to ensure that Harmel's is supportive of the environmental needs of our community.

Sincerely,

Jacob A. With
LAW OF THE ROCKIES

cc: Applicant; Outbackjack, LLC; Jerry Greene
Enclosures

SERVICES AGREEMENT

THIS AGREEMENT is made and entered into effective January 1, 2022 (the "Agreement Date") by and between:

"CLIENT"
Name: Harmels on The Taylor River, LLC and Harmels Operations, LLC

Address: 674 & CR 742
Almont, CO 81210

Phone: 970-712-4526 Fax: _____

Representative: Dave Reynolds

Title: Manager

"OUTBACK"

Name: Outbackjack, llc. A Colorado Limited Liability Company
Address: 402 W Gunnison Ave Ste 1, Gunnison, Colorado 81230
Phone: (970) 209-9026
Email: outbackjackllc@outlook.com
Representative: Jack Barker, Principal

PROJECT NAME (the "PROJECT'):

Water System Operations for CLIENT

DESCRIPTION OF WORK: OUTBACK shall render the services described in Attachment "A" (hereinafter called the "SERVICES") in accordance with this AGREEMENT. OUTBACK may, at its discretion and at any stage, engage sub consultants or employees to perform all or any part of the SERVICES. The CLIENT and OUTBACK by written amendment to this AGREEMENT may from time to time make changes to the SERVICES. All changed work shall be carried out under this AGREEMENT.

AGREEMENT: This Agreement sets forth the entire AGREEMENT between the CLIENT and OUTBACK and no terms, conditions, understanding, or agreement purporting to modify or vary the terms of this AGREEMENT shall be binding unless hereafter made in writing and signed by the CLIENT and OUTBACK. All attachments referred to in this AGREEMENT are incorporated herein by this reference; however, in the event of any conflict between attachments and the terms and conditions of this AGREEMENT, the terms and conditions of this AGREEMENT shall take precedence.

COMPENSATION: Charges for the SERVICES rendered will be made in accordance with the CONTRACT PRICE indicated in Attachment "A.

Invoices shall be paid by the CLIENT upon receipt. Failure to make any payment when due is a material breach of this Agreement, except any amount that is the subject of a good faith dispute, and will entitle OUTBACK, at its option, to suspend or terminate this Agreement and the SERVICES. Interest will accrue on accounts overdue by 30 days at the lesser of 1.5% per month (18% per annum) or the maximum legal rate of interest.

REPRESENTATIVES: Each party shall designate in the space provided above a representative who is authorized to act on behalf of that party and receive notices under this AGREEMENT. Such representatives have complete authority to act on behalf of their principal's in respect to all matters arising under this AGREEMENT.

NOTICES: All notices, consents, and approvals required to be given hereunder shall be in writing and shall be given to the representatives of each party. All notices required by this AGREEMENT to be given by either party shall be deemed to be properly given and received within two (2) business days if made in writing to the other party by certified mail, telegram, email, facsimile or telex, addressed to the regular business address of such party as identified above.

CLIENT'S RESPONSIBILITIES: The CLIENT shall provide to OUTBACK all relevant information or data pertinent to the PROJECT which is required by OUTBACK to perform the SERVICES. OUTBACK shall be entitled to rely upon the accuracy and completeness of all information and data furnished by the CLIENT, including information and data originating with other consultants employed by the CLIENT whether such consultants are engaged at the request of OUTBACK or otherwise. Where such information or data originates either with the CLIENT or its consultants then OUTBACK shall not be responsible to the CLIENT for the consequences of any error or omission contained therein, unless OUTBACK has actual knowledge that said information or data is inaccurate.

When required by OUTBACK, the CLIENT shall engage specialist consultants directly to perform items of work necessary to enable OUTBACK to carry out the SERVICES. Whether arranged by the CLIENT or OUTBACK, these services shall be deemed to be provided under direct contracts with the CLIENT unless expressly provided otherwise.

The CLIENT shall give prompt consideration to all documentation related to the PROJECT prepared by OUTBACK and whenever prompt action is necessary shall inform OUTBACK of CLIENT's decisions in such reasonable time so as not to delay any schedule for providing the SERVICES.

When applicable, the CLIENT shall arrange and make provision for OUTBACK's entry to the PROJECT site as well as other public and private property as necessary for OUTBACK to perform the SERVICES. The CLIENT shall obtain any required approvals, licenses and permits from governmental or other authorities having jurisdiction over the PROJECT so as not to delay OUTBACK in the performance of the SERVICES.

OUTBACK'S RESPONSIBILITIES: OUTBACK shall furnish the necessary qualified personnel to provide the SERVICES. OUTBACK represents that it has access to the experience and capability necessary, and agrees to perform the SERVICES with the reasonable skill and diligence normally provided in the performance of the SERVICES at the time when the SERVICES were performed. This undertaking does not imply or guarantee a perfect PROJECT and in the event of failure or partial failure of the product of the SERVICES, OUTBACK will be liable only for its failure to exercise diligence and reasonable care. This standard of care is the sole and exclusive standard of care that will be applied to measure OUTBACK's performance. There are no other representations or warranties expressed or implied made by OUTBACK. In particular, but not by way of limitation, no implied warranty of merchantability or fitness for a particular purpose shall apply to the SERVICES provided by OUTBACK nor shall OUTBACK warrant or guarantee economic, market or financial conditions, schedules for public agency approvals, or other factors beyond OUTBACK's reasonable control. OUTBACK does not warrant the SERVICES to any third party.

In performing the SERVICES under this AGREEMENT, OUTBACK shall operate as and have the status of an independent contractor and shall not act as, or be an employee of the CLIENT.

The SERVICES performed by OUTBACK shall be subject to the inspection and the review of the CLIENT at all times but such inspection and review shall not relieve OUTBACK from its responsibility for the proper performance of the SERVICES.

TERMINATION: Either party may terminate this AGREEMENT without cause upon thirty (30) days' notice in writing. If either party breaches this AGREEMENT, the non-defaulting party may terminate this AGREEMENT after giving seven (7) days' written notice to remedy the breach. On termination of this AGREEMENT, the CLIENT shall forthwith pay OUTBACK for the SERVICES performed to the date of termination except any amount that is the subject of a good faith dispute. Non-payment by the CLIENT of OUTBACK's undisputed invoices within 30 days of OUTBACK rendering same is agreed to constitute a material breach of this AGREEMENT and, upon written notice as prescribed above, the duties, obligations and responsibilities of OUTBACK are terminated.

ENVIRONMENTAL: Except as specifically described in this AGREEMENT, OUTBACK's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of soil or pollution of groundwater.

PUBLIC REGULATIONS: OUTBACK shall, to the best of its ability, interpret public regulations as they apply to the PROJECT and as they are published at the time SERVICES commence. However, it is expressly acknowledged and agreed by the CLIENT that such public regulations may change or the interpretation of any public authority may differ from the interpretation of OUTBACK, through no fault of OUTBACK, and any extra costs necessary to conform to such changes or interpretations during or after execution of the SERVICES will be paid by the CLIENT.

When services are provided by other consultants, contractors, persons or entities other than OUTBACK, no acceptance by OUTBACK of the work or services of a contractor or other consultants, whether express or implied, shall relieve such contractor or other consultants from their responsibilities to the CLIENT for the proper performance of such work or services; and further, OUTBACK shall not be responsible to the CLIENT or to the contractor or to the other consultants for the means, methods, techniques, sequences, procedures and use of equipment of any nature whatsoever, whether reviewed by OUTBACK or not, which are employed by the contractor or the other consultants in executing, designing, or administering any phases of the PROJECT, or for placing into operation any plant or equipment or for safety precautions and programs incidental thereto.

JOBSITE SAFETY: Neither the activities of OUTBACK, nor the presence of OUTBACK or its employees and sub consultants, shall relieve the CLIENT, and any other entity, of their obligations, duties and responsibilities with respect to job site safety. Subject only to applicable legislation, OUTBACK and its personnel have no authority to exercise any control over any contractor or other entity or their employees in connection with their work or any health or safety precautions.

LIMITATION OF LIABILITY: The CLIENT releases OUTBACK from any liability and agrees to defend, indemnify and hold OUTBACK harmless from any and all claims, damages, losses, and/or expenses, direct and indirect, or consequential damages, including but not limited to attorney's fees and charges and court and arbitration costs, arising out of, or claimed to arise out of, the performance of the SERVICES, excepting liability arising from the negligence or willful misconduct of OUTBACK. It is further agreed that the total amount of all claims the CLIENT may have against OUTBACK under this AGREEMENT or arising from the performance or non-performance of the SERVICES under any theory of law, including but not limited to claims for negligence, negligent misrepresentation and breach of contract, shall be strictly limited to the lesser of the fees paid to OUTBACK for the Services or the sum of $ 1,000,000.00. No claim may be brought against OUTBACK in contract or tort more than two (2) years after the cause of action arose. Any claim, demand or suit shall be directed and/or asserted only against OUTBACK and

not against any of OUTBACK'S employees, officers or members.

OUTBACK's liability with respect to any claims arising out of this AGREEMENT shall be absolutely limited to direct damages arising out of the SERVICES and OUTBACK shall bear no liability whatsoever for any consequential loss, injury or damage incurred by the CLIENT, including but not limited to claims for loss of use, loss of profits and loss of markets

INDEMNITY. CLIENT agrees to indemnify and hold the other harmless and its officers, employees, agents and representatives, from and against liability for all claims, losses, damages and expenses, including reasonable attorney fees, claimed by third parties to the extent such claims, losses, damages or expenses are caused by CLIENT'S negligent acts, errors or omissions.

INDEMNITY FOR MOLD CLAIMS: It is understood by the parties that existing or constructed buildings may contain mold substances that can present health hazards and result in bodily injury, property damage and/or necessary remedial measures. If, during performance of the SERVICES, OUTBACK knowingly encounters any such substances, OUTBACK shall notify the CLIENT and, without liability for consequential or any other damages, suspend performance of services until the CLIENT retains a qualified specialist to abate and/or remove the mold substances. The CLIENT agrees to release and waive all claims, including consequential damages, against OUTBACK, its sub consultants and their officers, directors and employees arising from or in any way connected with the existence of mold on or about the project site whether during or after completion of the SERVICES unless attributable to OUTBACK'S breach of its duties hereunder, and except for those claims, liabilities, costs or damages caused solely by the gross negligence and/or knowing or willful misconduct of OUTBACK. OUTBACK and the CLIENT waive all rights against each other for mold damages to the extent that such damages sustained by either party are covered by insurance.

FORCE MAJEURE: Any default in the performance of this AGREEMENT caused by any of the following events and without fault or negligence on the part of the defaulting party shall not constitute a breach of contract: labor strikes, riots, war, acts of governmental authorities, unusually severe weather conditions or other natural catastrophe, or any other cause beyond the reasonable control or contemplation of either party.

GOVERNING LAW: This AGREEMENT shall be governed, construed and enforced in accordance with the laws of the State of Colorado.

DISPUTE RESOLUTION: If requested in writing by either the CLIENT or OUTBACK, the CLIENT and OUTBACK shall attempt to resolve any dispute between them arising out of or in connection with this AGREEMENT by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties.

ATTORNEYS FEES: In the event of a dispute hereunder, the prevailing party shall be awarded all costs incurred by the prevailing party in enforcing this AGREEMENT and prosecuting the dispute, including reasonable attorneys and expert's fees, whether incurred through formal legal proceedings or otherwise.

ASSIGNMENT AND SUCCESSORS: Neither the CLIENT nor OUTBACK shall, without the prior written consent of the other party, assign the benefit or in any way transfer the obligations of this AGREEMENT or any part hereof. This AGREEMENT shall enure to the benefit of and be binding upon the parties hereto, and except as otherwise provided herein, upon their executors, administrators, successors, and assigns.

ENTIRE AGREEMENT: This AGREEMENT constitutes the sole and entire agreement between the CLIENT and OUTBACK relating to the PROJECT and supersedes all prior agreements

between them, whether written or oral respecting the subject matter hereof and no other terms, conditions or warranties, whether express or implied, shall form a part hereof. This AGREEMENT may be amended only by written instrument signed by both the CLIENT and OUTBACK.

SEVERABILITY: If any term, condition or covenant of this AGREEMENT is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this AGREEMENT shall be binding on the CLIENT and OUTBACK THE PARTIES EXPRESSLY ACKNOWLEDGE THAT THIS AGREEMENT CONTAINS LIMITATION OF LIABILITY PROVISIONS RESTRICTING RIGHTS FOR THE RECOVERY OF DAMAGES.

The Parties, intending to be legally bound, have made, accepted and executed this AGREEMENT as of the Agreement Date noted above:

OUTBACK:

Outbackjack, llc, a Colorado limited liability company

By: _____ 5/31/22
Jack Barker, Member

CLIENT:

Harmel's on the Taylor River LLC & Harmel's Operations LLC

By: David H Reynolds
Harmels on the Taylor River, LLC

Name: Harmels Operations, LLC

Title: Manager

Attachment A Harmel's Ranch Resort

SCOPE OF WORK

1. The Scope of Work shall include the following (or such portions thereof as are applicable based upon any variance received) upon approval of a variance by Gunnison County that allows this work:
   - 1.1. Supervision for vaulting of septic systems in compliance with County requirements at the cost of $65.00 per hour.
   - 1.2. Supervision of installation of automated sensors in tanks in compliance with County requirements at the cost of $65.00 per hour.
   - 1.3. Provision of one pumper truck on site at a per day rate of $250.00, which is $1,750.00 per week. This truck will not be provided unless and until CLIENT provides a licensed and certified operator to operate the pumper truck on site. CLIENT shall not operate the truck off the site. The truck will be onsite and these charges incurred May 15 through October 1 of each year commencing as soon as the County approves this truck pursuant to a temporary variance for wastewater.
   - 1.4. Transportation and dumping of waste at the cost of $250.00 per trip plus the city's dump fee, which is currently thirty cents per gallon. If trips are required at the weekends and holidays, they are charged at $350.00 per trip.

2. The following additional work shall be billed at the rate of $65.00 per hour:
   - 2.1 Any required site visits including travel time.
   - 2.2 Any associated travel in order to remain in compliance with State and County.
   - 2.3 Communications, discussions and assistance in working with the State and County and CLIENT in an effort to be compliant with wastewater standards.

   OUTBACK shall be reimbursed by CLIENT for all associated travel expenses, including mileage at the rate of $.50 per mile, lodging, and meals which shall be due and payable upon invoice.

3. CLIENT shall provide all necessary supplies to perform the scope of work and CLIENT'S expense.

4. The Systems remain the property of CLIENT, and any and all repairs to the Systems are the responsibility of the CLIENT. OUTBACK must be permitted to inspect any and all repairs or replacements to the Systems to verify that the same meets the basic industry standards to protect the public health.

5. CLIENT shall pay to OUTBACK the sum of $20,000.00 upon the mutual execution of this agreement. This $20,000.00 is protection from nonpayment. Outback will not apply the $20,000.00 to outstanding invoices unless such invoices remain unpaid for more than 40 calendar days. Outback will immediately notify Gunnison County of any use of the $20,000.00 to pay for the Work, including any invoice. Outback will continue to provide the Work notwithstanding nonpayment of any invoice until the $20,000.00 has been exhausted. Any unpaid or unused portion of the $20,000.00 will be immediately returned to CLIENT upon

CLIENT: _____

OUTBACK: _____ 5/31/22

termination or conclusion of this agreement and in no event later than November 1, 2023. This $20,000.00 may not be used, distributed, or paid except as expressly set forth in this paragraph.

6. The term of this Agreement shall run from May 1, 2021, through November 1, 2023.

CLIENT: _____

OUTBACK: _____ 5/31/22

Inspected On: 7/29/21

Onsite Wastewater Treatment System Inspection Report

Harmel's Bunkhouse M (Ranger) System

Contact Information	
Ordered By:	Brent Hedrick
Inspection Purpose:	OWST inspected for sale of Harmel's Ranch
Owner:	The Brothers Estate, LLC
Site Address:	6748 County Road 742
Billing Address:	PO Box 399, Almont, CO 81210
E-Mail	Brent Hedrick <brent@haydenoutdoors.com>
Phone	719.659.7598
SGM Project Number:	2021-514.001

General Information (Background Information from Interview, and County Records)			
Date of Installation:	N/A		
Date of Last Pump:	n/a		
Record of Last Pump?:	n/a		
Previous Pumps:	n/a		
Date of Last Inspection:	n/a		
Additives:	N/A		
Ever Been a Backup:	none reported		
If yes what was the problem:	n/a		
Repairs:	No repair work done.		
Are there Design Drawings or Calculations?:	May 1996 Mesa Engineering drawing(attached) show it having its own system but no specifications, calculations, dimensions or details. Actual location of septic tank on north side of house and the 1996 Mesa Engineering drawings show it on the east side.		
Design/Listing Bedrooms:	2 bed 1 bath cabin		
People Living:	Seasonal use From May 15th - Oct 1st.		
Full Time Residents:	No		
Amount of Bathrooms:	1 bathroom		
	Yes	No	
Garbage Disposal:		X	
Dishwasher:		X	
Water Softener:		X	
Washer/Dryer:		X	
Radiator:		X	
Other:	N/A		

System Evaluation (as inspected and seen on site)					
System Type and Components:		Gravity to septic tank, then outlet to soil treatment area. Could not confirm location of treatment area			
Tanks:		Single 2 chamber concrete tank.			
Size of Tank/s:		1000 Gallon tank			
Quality of Tank:		Concrete tank in decent shape. Metal risers and lids corroding and need replacement. Tank should also be pumped. No sign of leaking or root infiltration.			
Lid Size:		(2) 24" risers covered by sheet metal.			
		Yes	No	Other	
	At Grade?	X			
	Secure		X	Metal lid easily moved, not secure	
	Surface Water		X		
	Odor		X		
Baffles Present:		Yes			
Ground to Top of Tank:		Approximately 30"			
Distance to Invert:		Approximately 36"			
Water Level:		Appropriate level at baffle			
Tank Depth:		~58"			
Sludge Depth:		Unknown			
Scum Depth:		~6" scum			
Tank General Condition		Tank in average condition. Risers and lids need to be replaced and secured.			
Dosing or pump tank or distribution box?		N/A			
Size/location of Soil Treatment Area:		Size of field not able to be determined.			
If pump is it working?		N/A			
Gravity system:		Gravity from structure to tank. Gravity from tank to treatment area			
Gray Water Discharge:		None			
Foundation Drainage:		None			
Clean Outs:		Could not find cleanout			
Soil Treatment Area Evaluation:		Yes	No	Details	
Odor:			X		
Indication of previous failure:			X		
Seepage Visible on Lawn:			X		
Lush Vegetation:			X	normal vegetation levels	
Ponding water in Distribution Media:			X	N/A	
Even distribution in field:			X	unable to determine	
Distance to Water Well:		not determined			
Reaction of System as water is run through it:		No ponding, wet areas, backed up water, water flows in and out at inverts and it should.			

Evaluation Summary and General Notes:			
	Acceptable	Unacceptable	Not Applicable
1) Bunkhouse M (Rangers) Tank	X		
Notes:			
Risers and lids should be replaced and secured tank needs to be pumped			
2) Pump and Pump Tank			X
Notes:			
3) Soil Treatment Area			X
Notes:			
Size and location of treatment area not able to be determined. No visual signs of failure, good distance from any water feature, no ponding or wet areas or excessive vegetation			

Site Schematic

View of tank risers

View of inlet

View of Outlet

Provided past information attached:

Company Disclaimer:

Based on what we were able to observe and our experience with onsite wastewater technology, we submit this Onsite Wastewater Treatment Inspection Report based on the present condition of the onsite wastewater treatment system. SGM has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the wastewater treatment system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer or user. SGM disclaims any warranty, either expressed or implied, arising from the inspection of the wastewater treatment system or this report. We are also not ascertaining the impact the system is having on the environment.

Signed:

Tyler Harpel _____ Date: 8/4/2021

Tyler Harpel P.E.
Professional Engineer
NAWT Trained OWST inspector

Celebrating 30 *Years*

103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

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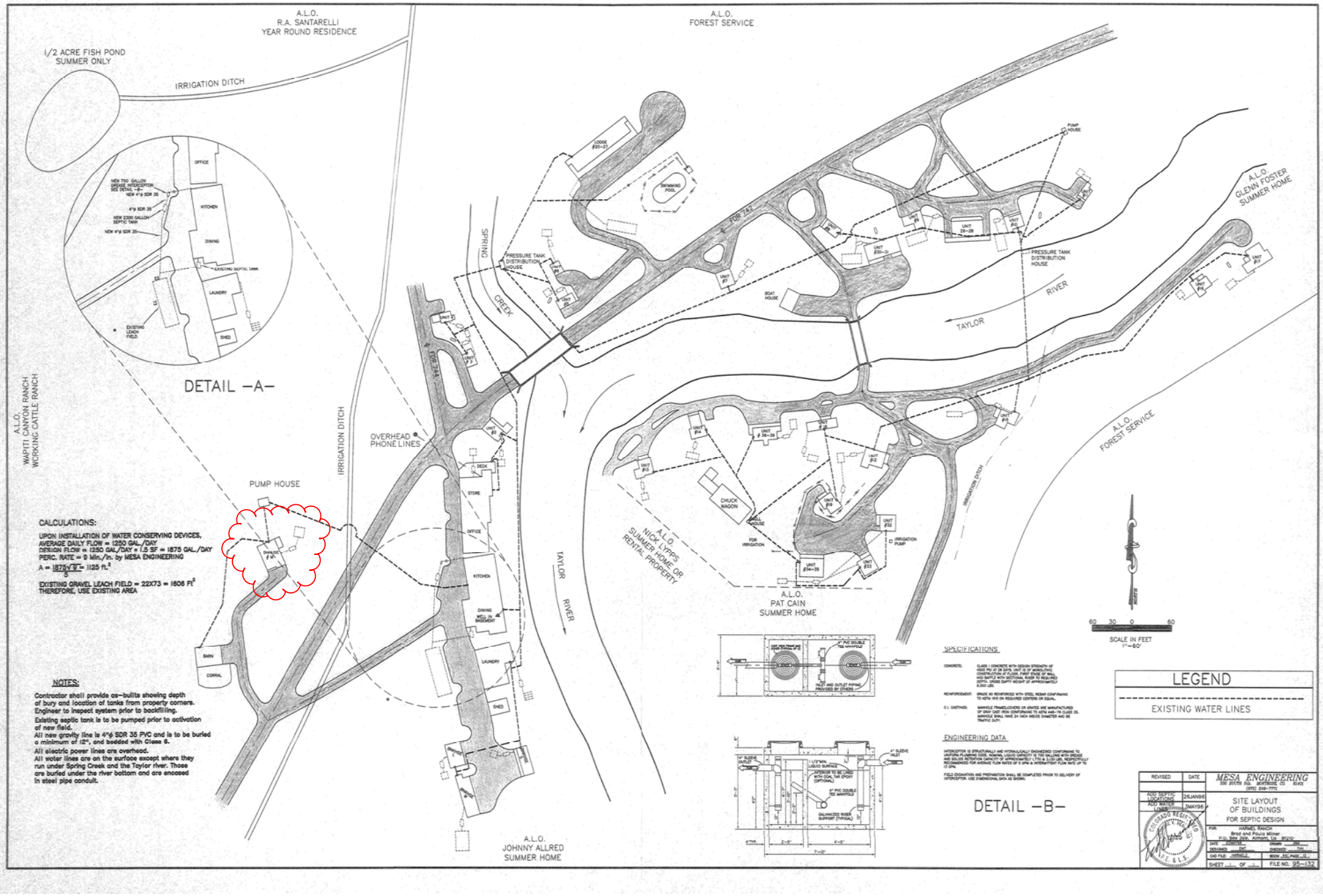


CALCULATIONS:

UPON INSTALLATION OF WATER CONSERVING DEVICES,
AVERAGE DAILY FLOW = 1250 GAL./DAY
DESIGN FLOW = 1250 GAL/DAY x 1.5 SF = 1875 GAL./DAY
PERC. RATE = 9 MIN./in. by MESA ENGINEERING
$A = \frac{1875 \sqrt{9}}{8} = 1125\ ft^2$

EXISTING GRAVEL LEACH FIELD = 22X73 = 1606 Ft^2
THEREFORE, USE EXISTING AREA

NOTES:

Contractor shall provide as-builts showing depth of bury and location of tanks from property corners. Engineer to inspect system prior to backfilling.
Existing septic tank is to be pumped prior to activation of new field.
All new gravity line is 4"ø SDR 35 PVC and is to be buried a minimum of 12", and bedded with Class B.
All electric power lines are overhead.
All water lines are on the surface except where they run under Spring Creek and the Taylor river. Those are buried under the river bottom and are encased in steel pipe conduit.

DETAIL -B-

SPECIFICATIONS

CONCRETE: CLASS I CONCRETE WITH DESIGN STRENGTH OF 4000 PSI AT 28 DAYS, UNIT IS OF MONOLITHIC CONSTRUCTION WITH FLOOR, WALLS AND TOP SLAB AND BAFFLE WITH CURVED WALLS. RISER AS REQUIRED DEPTH. GROSS DEPTH HEIGHT OF APPROXIMATELY 8,000 LBS.

REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

C.I. CASTINGS: MANHOLE FRAME,COVERS OR GRATES ARE MANUFACTURED OF GRAY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30. MANHOLE SHALL HAVE 24 INCH INSIDE DIAMETER AND BE TRAFFIC DUTY.

ENGINEERING DATA

INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED CONFORMING TO UNIFORM PLUMBING CODE, NOMINAL LIQUID CAPACITY IS 750 GALLONS WITH GREASE AND SOLIDS RETENTION CAPACITY OF APPROXIMATELY 1,775 & 3,150 LBS. RESPECTIVELY RECOMMENDED FOR AVERAGE FLOW RATES OF 5 GPM & INTERMITTENT FLOW RATE UP TO 13 GPM.

FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF INTERCEPTOR. USE DIMENSIONAL DATA AS SHOWN.

LEGEND

EXISTING WATER LINES

REVISED	DATE
ADD SEPTIC LOCATIONS	26JAN96
ADD WATER LINES	3MAY96

MESA ENGINEERING
330 200TH RD. MONTROSE, CO. 81401
(970) 249-7771

SITE LAYOUT
OF BUILDINGS
FOR SEPTIC DESIGN

FOR: HARMEL RANCH
Brad and Paula Milner
P.O. BOX 2674, Ashland, OR. 97520

DATE: JUNE96 | DRAWN: JRP
DESIGNED: JMT | CHECKED: TJH
CAD FILE: HARMEL | BOOK NO. PAGE NO.
SHEET 1 OF 1 | FILE NO. 95-132

COLORADO REGISTERED P.E. & L.S.

Inspected On: 7/29/21

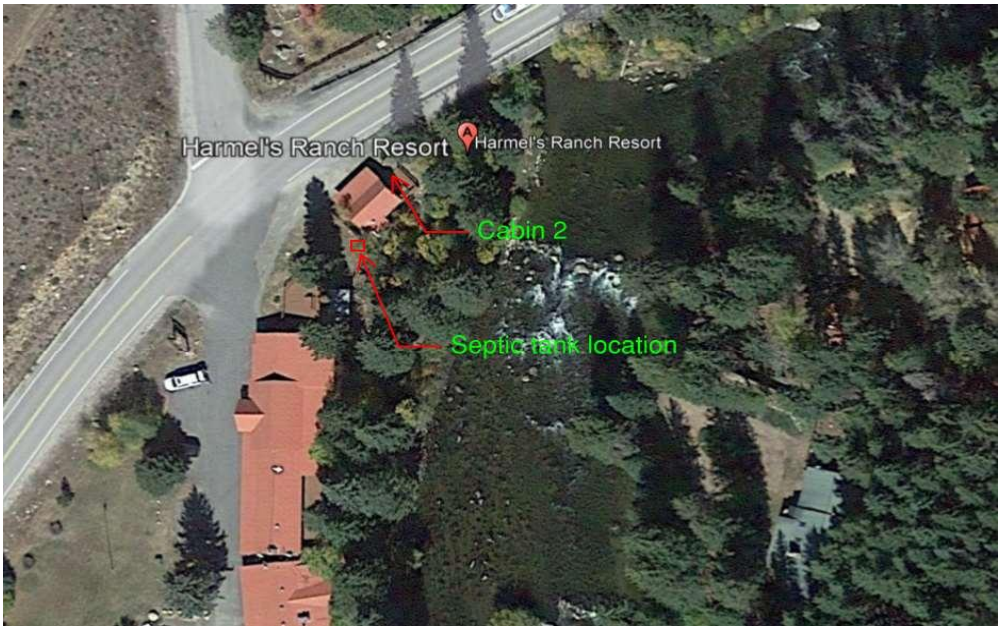
Onsite Wastewater Treatment System Inspection Report

Harmel's Cabin #2 System

Contact Information				
Ordered By:	Brent Hedrick			
Inspection Purpose:	OWST inspected for sale of Harmel's Ranch			
Owner:	The Brothers Estate, LLC			
Site Address:	6748 County Road 742			
Billing Address:	PO Box 399, Almont, CO 81210			
E-Mail	Brent Hedrick <brent@haydenoutdoors.com>			
Phone	719.659.7598			
SGM Project Number:	2021-514.001			
General Information (Background Information from Interview, and County Records)				
Date of Installation:	N/A			
Date of Last Pump:	n/a			
Record of Last Pump?:	n/a			
Previous Pumps:	n/a			
Date of Last Inspection:	n/a			
Additives:	N/A			
Ever Been a Backup:	System had backed up due to root intrusion, and since 2019 not been in use			
If yes what was the problem:				
Repairs:	No repair work done to system in the past, with tank backed up clear root intrusion they stopped using the cabin			
Are there Design Drawings or Calculations?:	Mesa Engineering 1996 drawing (attached) shows Cabin #2 on its own system, in same general location as located in field, but now dimensions, details, calculations or specifications			
Design/Listing Bedrooms:	1 Bedroom Cabin			
People Living:	Seasonal use. Cabin hasn't been used since 2019			
Full Time Residents:	No			
Amount of Bathrooms:	1 bathroom			
	Yes	No		
Garbage Disposal:		X		
Dishwasher:		X		
Water Softener:		X		
Washer/Dryer:		X		
Radiator:		X		
Other:	N/A			

System Evaluation (as inspected and seen on site)					
System Type and Components:		Gravity to septic tank, then outlet to drain field which couldn't be located.			
Tanks:		1 septic tank of unknown size			
Size of Tank/s:		Unknown			
Quality of Tank:		Tank is in poor condition. Tree roots making their way into tank, plugging inlet pipe. Small ground water leak coming into tank from unknown source near inlet.			
Lid Size:		5 gallon bucket lid			
		Yes	No	Other	
	At Grade?	X			
	Secure		X	Bucket lid not secure	
	Surface Water		X	No surface water	
	Odor		X	No abnormal odors	
Baffles Present:		No			
Ground to Top of Tank:		Approximately 24"			
Distance to Invert:		Approximately 30"			
Water Level:		water 4" below outlet invert			
Tank Depth:		Tank of unknown size			
Sludge Depth:		No Sludge			
Scum Depth:		No Scum			
Tank General Condition		Tank not in operating condition			
Dosing or pump tank or distribution box?		N/A			
Size/location of Soil Treatment Area:		Size of field not able to be determined.			
If pump is it working?		N/A			
Gravity system:		Gravity from structure to tank.			
Gray Water Discharge:		None			
Foundation Drainage:		None			
Clean Outs:		No Cleanout			
Soil Treatment Area Evaluation:		Yes	No	Details	
Odor:			X	N/A	
Indication of previous failure:		X		NA	
Seepage Visible on Lawn:			X		
Lush Vegetation:			X		
Ponding water in Distribution Media:			X	N/A	
Even distribution in field:			X	N/A	
Distance to Water Well:		N/A			
Reaction of System as water is run through it:		System or cabin is not in use due to failure. Soil Treatment Area not found, very near steep embankment to Taylor river, little to no area for treatment area replacement.			

Evaluation Summary and General Notes:			
	Acceptable	Unacceptable	Not Applicable
1) Cabin 2 septic tank		X	
Notes:			
System unacceptable due to root intrusion and not water tight			
2) Pump and Pump Tank			X
Notes:			
3) Soil Treatment Area		X	
Notes:			
Full system needs to be replaced. Current setback requirements cannot be met with current drain field location.			



Site Schematic

5 gallon bucket riser and root intrusion

Septic tank 14' from wall corner

View from tank looking toward river/assumed drain field area.

Provided past information attached:

Company Disclaimer:

Based on what we were able to observe and our experience with onsite wastewater technology, we submit this Onsite Wastewater Treatment Inspection Report based on the present condition of the onsite wastewater treatment system. SGM has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the wastewater treatment system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer or user. SGM disclaims any warranty, either expressed or implied, arising from the inspection of the wastewater treatment system or this report. We are also not ascertaining the impact the system is having on the environment.

Signed:

Tyler Harpel _____ Date: 8/4/2021

Tyler Harpel P.E.
Professional Engineer
NAWT Trained OWST inspector
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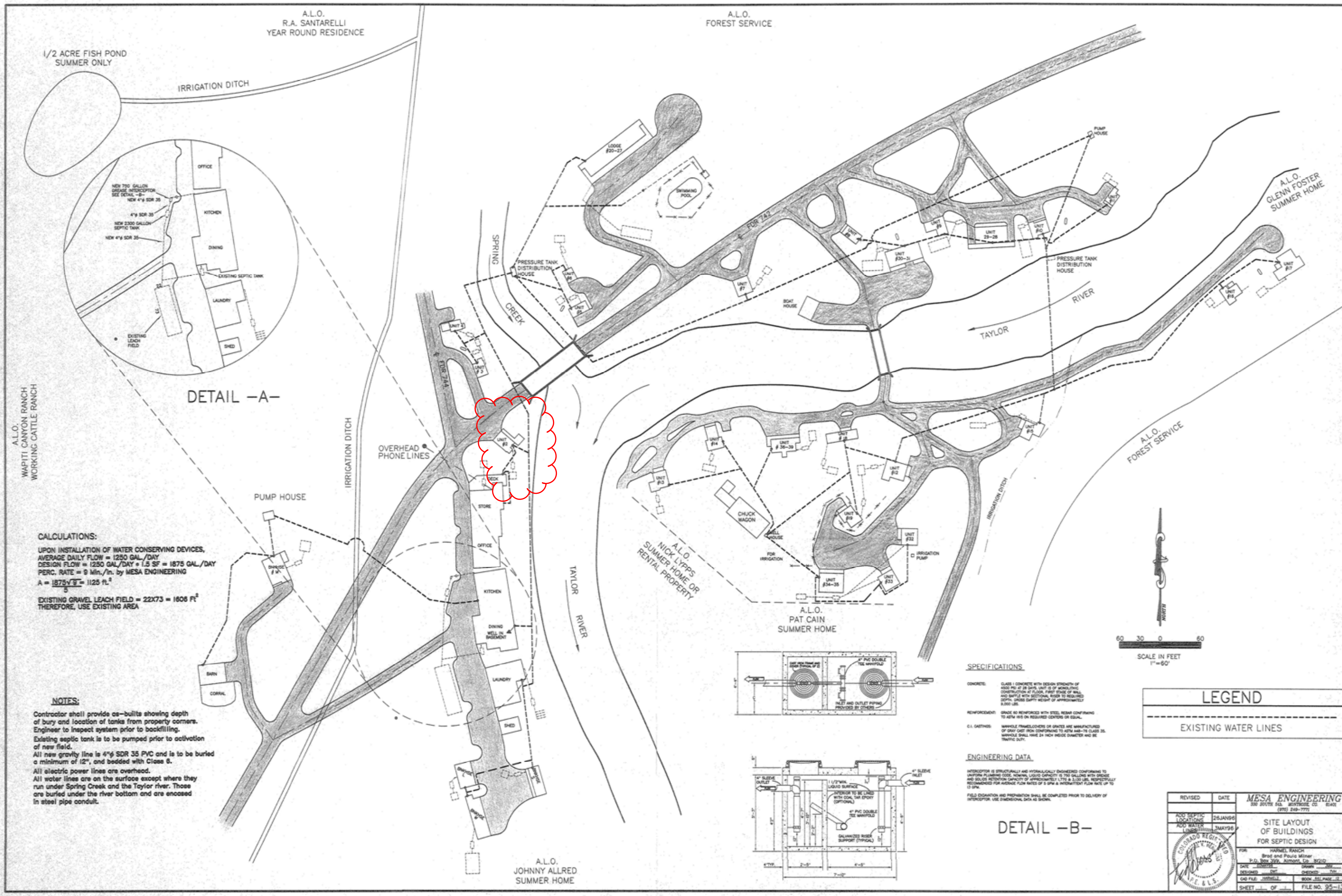

A.L.O.
R.A. SANTARELLI
YEAR ROUND RESIDENCE
A.L.O.
FOREST SERVICE
1/2 ACRE FISH POND
SUMMER ONLY
IRRIGATION DITCH
DETAIL -A-
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WAPITI CANYON RANCH
WORKING CATTLE RANCH
SPRING
CREEK
PRESSURE TANK
DISTRIBUTION
HOUSE
FDR 742
FDR 744
TAYLOR
RIVER
OVERHEAD
PHONE LINES
PUMP HOUSE
A.L.O.
GLENN FOSTER
SUMMER HOME
A.L.O.
FOREST SERVICE
A.L.O.
NICK LYPPS
SUMMER HOME OR
RENTAL PROPERTY
A.L.O.
PAT CAIN
SUMMER HOME
A.L.O.
JOHNNY ALLRED
SUMMER HOME
CALCULATIONS:
UPON INSTALLATION OF WATER CONSERVING DEVICES,
AVERAGE DAILY FLOW = 1250 GAL./DAY
DESIGN FLOW = 1250 GAL/DAY + 1.5 SF = 1875 GAL./DAY
PERC. RATE = 9 Min./In. by MESA ENGINEERING
A = 1875√9 / 5 = 1125 ft.²
EXISTING GRAVEL LEACH FIELD = 22X73 = 1606 Ft²
THEREFORE, USE EXISTING AREA
NOTES:
Contractor shall provide as-builts showing depth of bury and location of tanks from property corners.
Engineer to inspect system prior to backfilling.
Existing septic tank is to be pumped prior to activation of new field.
All new gravity line is 4"φ SDR 35 PVC and is to be buried a minimum of 12", and bedded with Class 6.
All electric power lines are overhead.
All water lines are on the surface except where they run under Spring Creek and the Taylor river. Those are buried under the river bottom and are encased in steel pipe conduit.
SPECIFICATIONS
ENGINEERING DATA
DETAIL -B-
SCALE IN FEET
1"=60'
LEGEND
EXISTING WATER LINES
MESA ENGINEERING
SITE LAYOUT
OF BUILDINGS
FOR SEPTIC DESIGN
FILE NO. 95-132

Inspected On: 7/29/21

Onsite Wastewater Treatment System Inspection Report

Harmel's Cabins 3 and 4 System

Contact Information	
Ordered By:	Brent Hedrick
Inspection Purpose:	OWST inspected for sale of Harmel's Ranch
Owner:	The Brothers Estate, LLC
Site Address:	6748 County Road 742
Billing Address:	PO Box 399, Almont, CO 81210
E-Mail	Brent Hedrick <brent@haydenoutdoors.com>
Phone	719.659.7598
SGM Project Number:	2021-514.001

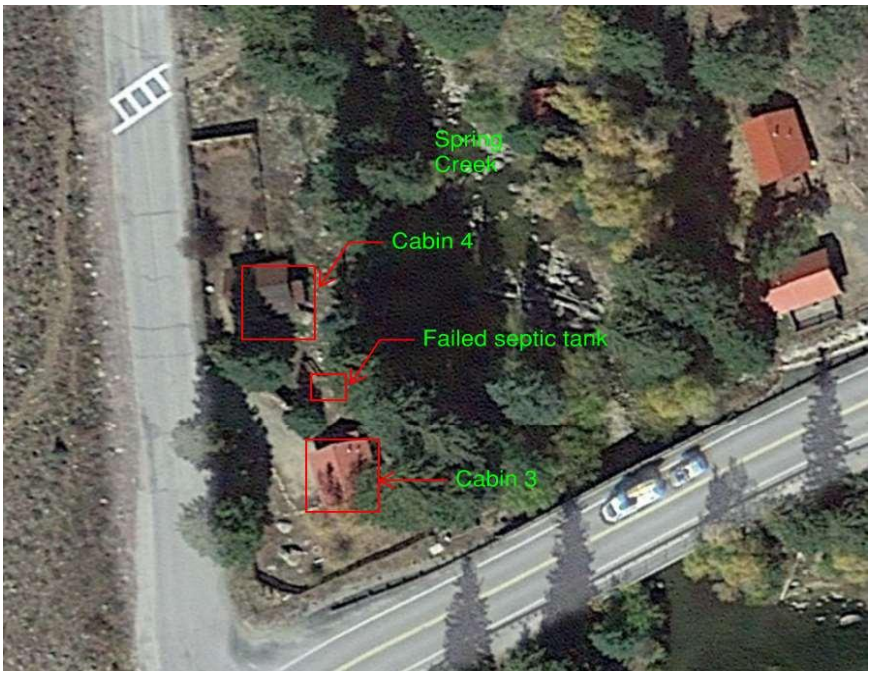
General Information (Background Information from Interview, and County Records)		
Date of Installation:	N/A	
Date of Last Pump:	n/a	
Record of Last Pump?:	n/a	
Previous Pumps:	n/a	
Date of Last Inspection:	n/a	
Additives:	N/A	
Ever Been a Backup:	System appears to have backed up near wall penetration at structure	
If yes what was the problem:	Appears that pipe backed up due to unmaintained fiberglass tank.	
Repairs:	No repair work done to system in the past. Tank was attempted to be pumped out in 2021 and in excavating inlet the top of tank was broken through and simply covered with plywood and cabins 3 and 4 are now no longer in use. No further attempt to repair system.	
Are there Design Drawings or Calculations?:	Mesa Engineering 1996 drawing (attached) shows Cabin #3 and 4 on its own combined system, in same general location as located in field, but no dimensions, details, calculations or specifications	
Design/Listing Bedrooms:	2 - 1 bedroom cabins sharing system	
People Living:	Seasonal use. Cabin has been out of use since early summer of '21.	
Full Time Residents:	No	
Amount of Bathrooms:	2 bathrooms	

	Yes	No
Garbage Disposal:		X
Dishwasher:		X
Water Softener:		X
Washer/Dryer:		X
Radiator:		X

Other:	N/A

System Evaluation (as inspected and seen on site)					
System Type and Components:		Gravity to septic tank, then outlet to drain field which couldn't be located.			
Tanks:		1 fiberglass septic tank of unknown size			
Size of Tank/s:		Unknown			
Quality of Tank:		Tank is in poor condition. Resident of cabin stepped through septic tank top due to failure. Hole to top of broken tank still open and covered with plywood.			
Lid Size:		Tank opening covered with plywood and rocks.			
		Yes	No	Other	
	At Grade?		X	Hole excavated to top of tank	
	Secure		X	Plywood and rocks easily moved	
	Surface Water		X	No surface water	
	Odor		X	No abnormal odors	
Baffles Present:		No			
Ground to Top of Tank:		Approximately 24"			
Distance to Invert:		Unknown, could not see invert			
Water Level:		water 1' below top of tank			
Tank Depth:		Tank of unknown size			
Sludge Depth:		Unknown Sludge			
Scum Depth:		Minimal surface scum			
Tank General Condition		Tank not in operating condition			
Dosing or pump tank or distribution box?		N/A			
Size/location of Soil Treatment Area:		Size of field not able to be determined. Looks to be very little to no room in directly adjacent area, close to embankment to Spring Creek.			
If pump is it working?		N/A			
Gravity system:		Gravity from structure to tank.			
Gray Water Discharge:		None			
Foundation Drainage:		None			
Clean Outs:		No Cleanout			
Soil Treatment Area Evaluation:		Yes	No	Details	
Odor:			X		
Indication of previous failure:			X		
Seepage Visible on Lawn:			X		
Lush Vegetation:			X		
Ponding water in Distribution Media:			X	N/A	
Even distribution in field:			X	N/A	
Distance to Water Well:		N/A			
Reaction of System as water is run through it:		System or cabin is not in use due to failure of septic system			

Evaluation Summary and General Notes:			
	Acceptable	Unacceptable	Not Applicable
1) Cabin 3 and 4 septic tank		X	
Notes:			
System unacceptable due broken and open septic tank, cleanout to cabin #4 appeared to have been backed up and overflowed			
2) Pump and Pump Tank			X
Notes:			
3) Soil Treatment Area		X	
Notes:			
Current setback requirements cannot be met with current drain field location. With new tank and Soil treatment area to be relocated.			



Site Schematic

View of tank toward cabin 3

View of tank toward cabin 4

Top view of failed fiberglass tank.

Backed up Sewer line with toilet paper shown.

Provided past information attached:

Company Disclaimer:

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Signed:

Tyler Harpel _____ Date: 8/4/2021

Tyler Harpel P.E.
Professional Engineer
NAWT Certified OWST inspector

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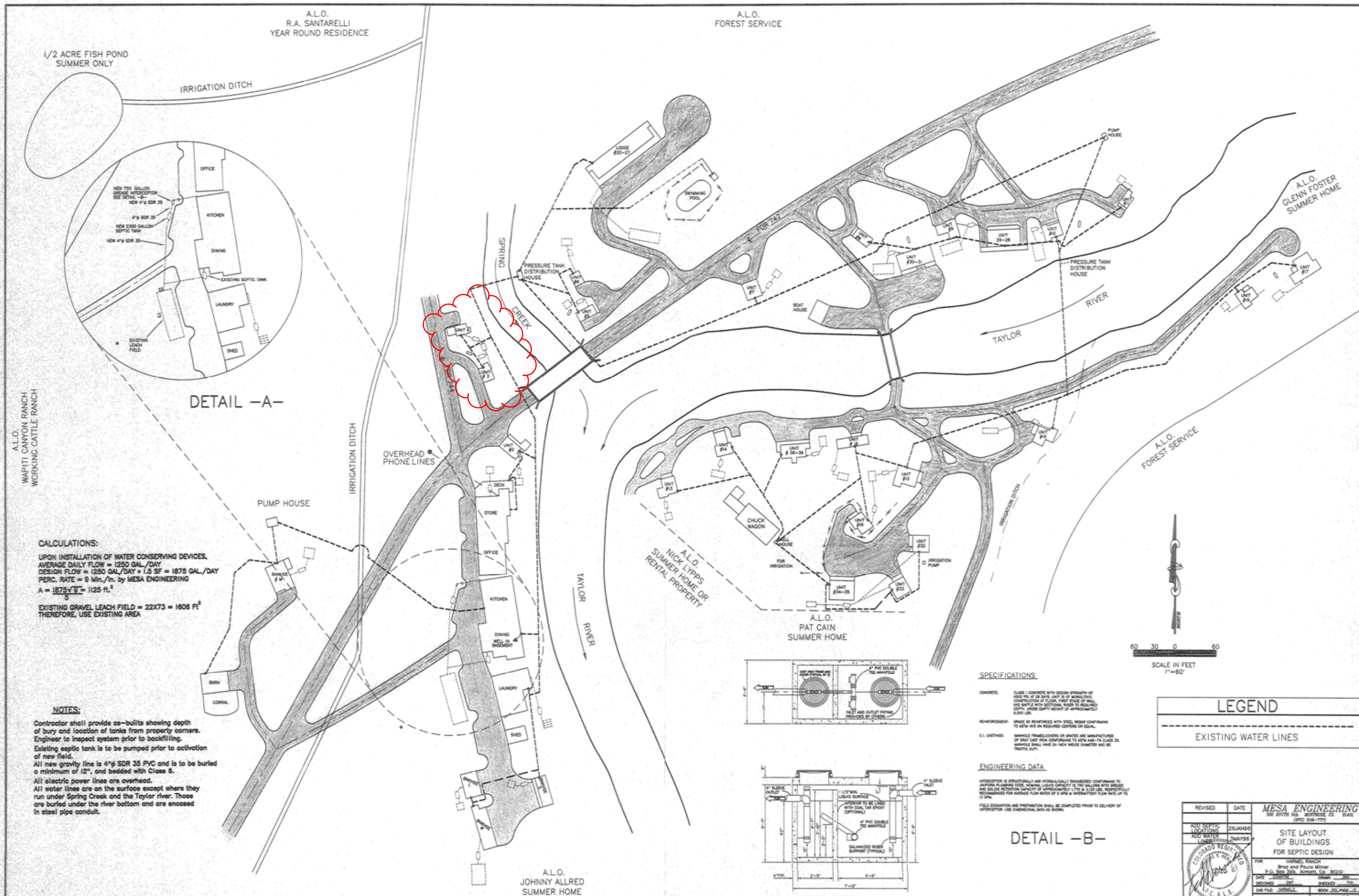
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DETAIL -A-
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SHED
EXISTING SEPTIC TANK
EXISTING LEACH FIELD
LODGE #20-27
SWIMMING POOL
FOR 742
PRESSURE TANK
DISTRIBUTION
HOUSE
PUMP HOUSE
SPRING
CREEK
BOAT HOUSE
UNIT 29-28
RIVER
TAYLOR
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GLENN FOSTER
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PAT CAIN
SUMMER HOME
A.L.O.
FOREST SERVICE
BARN
CORRAL
A.L.O.
JOHNNY ALLRED
SUMMER HOME
CALCULATIONS:
UPON INSTALLATION OF WATER CONSERVING DEVICES,
AVERAGE DAILY FLOW = 1250 GAL./DAY
DESIGN FLOW = 1250 GAL/DAY • 1.5 SF = 1875 GAL./DAY
PERC. RATE = 9 Min./in. by MESA ENGINEERING
A = 1875√9 / 5 = 1125 ft.²
EXISTING GRAVEL LEACH FIELD = 22X73 = 1606 Ft²
THEREFORE, USE EXISTING AREA
NOTES:
Contractor shall provide as-builts showing depth of bury and location of tanks from property corners.
Engineer to inspect system prior to backfilling.
Existing septic tank is to be pumped prior to activation of new field.
All new gravity line is 4"φ SDR 35 PVC and is to be buried a minimum of 12", and bedded with Class 6.
All electric power lines are overhead.
All water lines are on the surface except where they run under Spring Creek and the Taylor river. Those are buried under the river bottom and are encased in steel pipe conduit.
SPECIFICATIONS
ENGINEERING DATA
DETAIL -B-
SCALE IN FEET
1" = 60'
LEGEND
EXISTING WATER LINES
REVISED
DATE
ADD SEPTIC LOCATIONS
26JAN96
ADD WATER LINES
3MAY96
MESA ENGINEERING
SITE LAYOUT
OF BUILDINGS
FOR SEPTIC DESIGN
FOR: HARMEL RANCH
Brad and Paula Milner
SHEET 1 OF 1
FILE NO. 95-132

Inspected On: 7/29/21

Onsite Wastewater Treatment System Inspection Report

Harmel's Cabin #5 System

Contact Information	
Ordered By:	Brent Hedrick
Inspection Purpose:	OWST inspected for sale of Harmel's Ranch
Owner:	The Brothers Estate, LLC
Site Address:	6748 County Road 742
Billing Address:	PO Box 399, Almont, CO 81210
E-Mail	Brent Hedrick <brent@haydenoutdoors.com>
Phone	719.659.7598
SGM Project Number:	2021-514.001

General Information (Background Information from Interview, and County Records)		
Date of Installation:	N/A	
Date of Last Pump:	n/a	
Record of Last Pump?:	n/a	
Previous Pumps:	n/a	
Date of Last Inspection:	n/a	
Additives:	N/A	
Ever Been a Backup:	No	
If yes what was the problem:	N/A	
Repairs:	No repair work done to system in the past	

Are there Design Drawings or Calculations?:	Mesa Engineering 1996 drawing (attached) shows Cabin #5 on its own system, in same general location as located in field, but no dimensions, details, calculations or specifications
Design/Listing Bedrooms:	1 bedroom cabin
People Living:	Seasonal use From May 15th - Oct 1st.
Full Time Residents:	No
Amount of Bathrooms:	1 bathroom

	Yes	No
Garbage Disposal:		X
Dishwasher:		X
Water Softener:		X
Washer/Dryer:		X
Radiator:		X

Other:	N/A

System Evaluation (as inspected and seen on site)					
System Type and Components:	Gravity to septic tank, then outlet to drain field neither of which could be located. Cleanout was found for the system and in the direction of schematics provided by owner. Sewer camera placed in cleanout for a few feet and 4" pvc sewer line appeared in good operating system, no standing water or plug seen and pipe going in direction of MESA drawings				
Tanks:	Unknown				
Size of Tank/s:	Unknown				
Quality of Tank:	Unknown				
Lid Size:	Unknown				
		Yes	No	Other	
	At Grade?		X		
	Secure		X		
	Surface Water		X		
	Odor		X		
Baffles Present:	No				
Ground to Top of Tank:	tank not located				
Distance to Invert:	Unknown				
Water Level:	Unknown				
Tank Depth:	unknown				
Sludge Depth:	Unknown, but has not been pumped or even located in known time period.				
Scum Depth:	Unknown				
Tank General Condition	Unknown				
Dosing or pump tank or distribution box?	N/A				
Size/location of Soil Treatment Area:	Size of field not able to be determined.				
If pump is it working?	N/A				
Gravity system:	Gravity from structure to tank.				
Gray Water Discharge:	None				
Foundation Drainage:	None				
Clean Outs:	Cleanout found 10' from structure				
Soil Treatment Area Evaluation:		Yes	No	Details	
Odor:			X		
Indication of previous failure:			X	no sign of failure	
Seepage Visible on Lawn:			X		
Lush Vegetation:			X		
Ponding water in Distribution Media:			X	N/A	
Even distribution in field:			X	N/A	
Distance to Water Well:	N/A				
Reaction of System as water is run through it:	View from cleanout appears that system is working properly				

Evaluation Summary and General Notes:

	Acceptable	Unacceptable	Not Applicable
1) Cabin 5 septic tank	X		

Notes:

Assumed acceptable since no sign of backup or failure, but probably needs to be located and pumped

2) Pump and Pump Tank			X

Notes:

3) Soil Treatment Area	X		

Notes:

Drain field could not be located, but no sign of failure in assumed treatment area.

Site Schematic

Provided past information attached:

Company Disclaimer:

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Signed:

_____ Date: 8/4/2021

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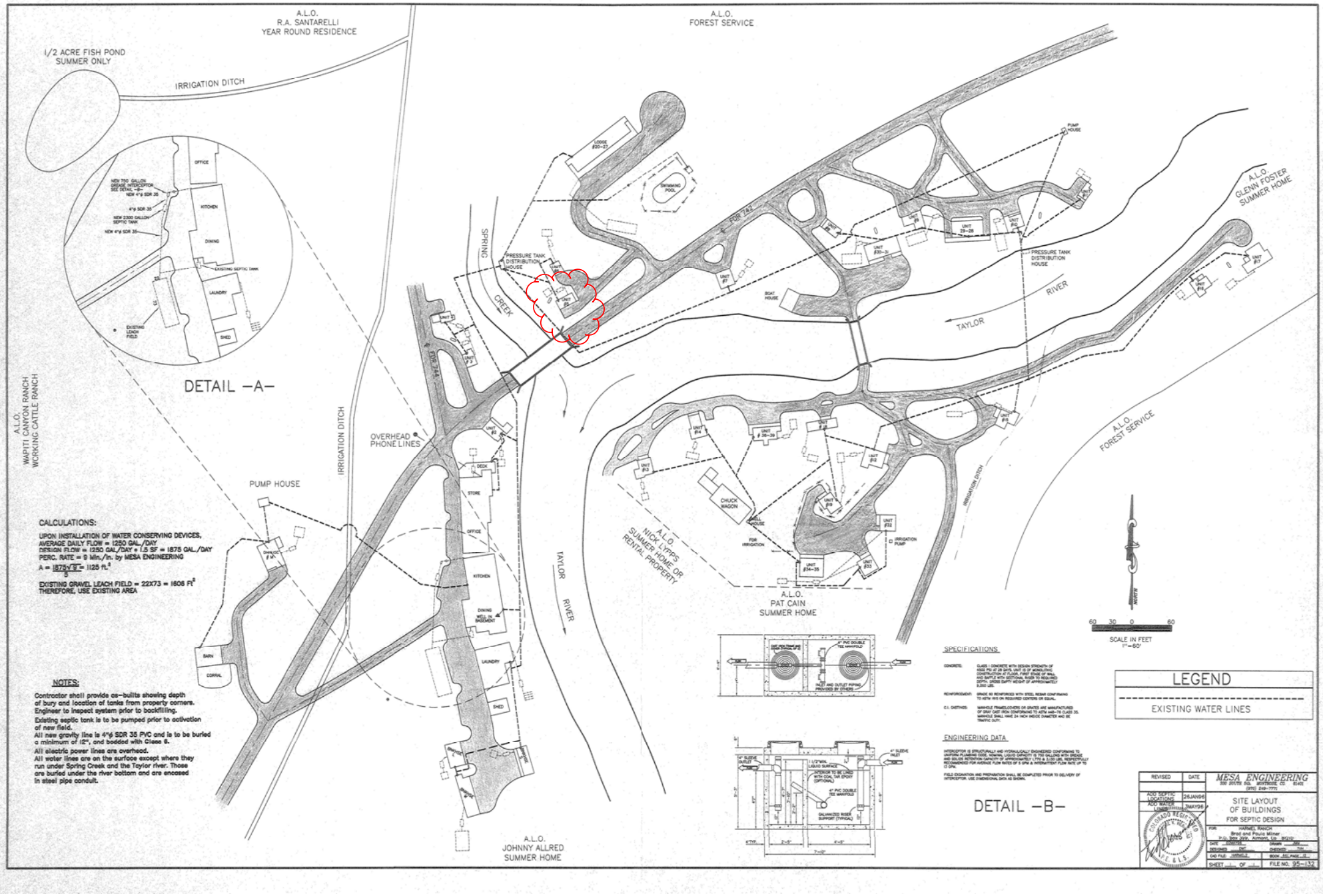

CALCULATIONS:

UPON INSTALLATION OF WATER CONSERVING DEVICES,
AVERAGE DAILY FLOW = 1250 GAL./DAY
DESIGN FLOW = 1250 GAL/DAY x 1.5 SF = 1875 GAL./DAY
PERC. RATE = 9 MIN./in. by MESA ENGINEERING
$A = \frac{1875 \sqrt{9}}{8} = 1125\ ft^2$

EXISTING GRAVEL LEACH FIELD = 22X73 = 1606 Ft^2
THEREFORE, USE EXISTING AREA

NOTES:

Contractor shall provide as-builts showing depth of bury and location of tanks from property corners. Engineer to inspect system prior to backfilling.
Existing septic tank is to be pumped prior to activation of new field.
All new gravity line is 4"ϕ SDR 35 PVC and is to be buried a minimum of 12", and bedded with Class 6.
All electric power lines are overhead.
All water lines are on the surface except where they run under Spring Creek and the Taylor river. Those are buried under the river bottom and are encased in steel pipe conduit.

SPECIFICATIONS

CONCRETE: CLASS I CONCRETE WITH DESIGN STRENGTH OF 4000 PSI AT 28 DAYS, UNIT IS OF MONOLITHIC CONSTRUCTION WITH FLOOR, BASE, WALLS OF WALL AND BAFFLE WITH SUBMERGED INLET AND OUTLET AS REQUIRED DEPTH. GROSS DEPTH HEIGHT OF APPROXIMATELY 8,000 LBS.

REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

C.I. CASTINGS: MANHOLE FRAMES,COVERS OR GRATES ARE MANUFACTURED OF GRAY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30. MANHOLE SHALL HAVE 24 INCH INSIDE DIAMETER AND BE TRAFFIC DUTY.

ENGINEERING DATA

INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED CONFORMING TO UNIFORM PLUMBING CODE, NOMINAL LIQUID CAPACITY IS 750 GALLONS WITH GREASE AND SOLIDS RETENTION CAPACITY OF APPROXIMATELY 1,775 & 3,130 LBS, RESPECTIVELY RECOMMENDED FOR AVERAGE FLOW RATES OF 5 GPM & INTERMITTENT FLOW RATE UP TO 15 GPM.

FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF INTERCEPTOR. USE DIMENSIONAL DATA AS SHOWN.

LEGEND

EXISTING WATER LINES

REVISED	DATE
ADD SEPTIC LOCATIONS	26JAN96
ADD WATER LINES	3MAY96

MESA ENGINEERING
330 SOUTH 3RD. MONTROSE, CO. 81401
(970) 249-7771

SITE LAYOUT
OF BUILDINGS
FOR SEPTIC DESIGN

FOR: HARMEL RANCH
Brad and Paula Milner
P.O. Box 309, Ashland, CO. 80509

DATE: JUNE96 | DRAWN: JRP
DESIGNED: JMT | CHECKED: TJH
CAD FILE: HARMEL | BOOK NO. PAGE NO.
SHEET 1 OF 1 | FILE NO. 95-132

COLORADO REGISTERED P.E. & L.S.

SGM

Inspected On: 7/29/21

Onsite Wastewater Treatment System Inspection Report

Harmel's Cabin #6 System

Contact Information	
Ordered By:	Brent Hedrick
Inspection Purpose:	OWST inspected for sale of Harmel's Ranch
Owner:	The Brothers Estate, LLC
Site Address:	6748 County Road 742
Billing Address:	PO Box 399, Almont, CO 81210
E-Mail	Brent Hedrick <brent@haydenoutdoors.com>
Phone	719.659.7598
SGM Project Number:	2021-514.001

General Information (Background Information from Interview, and County Records)		
Date of Installation:	N/A	
Date of Last Pump:	n/a	
Record of Last Pump?:	n/a	
Previous Pumps:	n/a	
Date of Last Inspection:	n/a	
Additives:	N/A	
Ever Been a Backup:	No	
If yes what was the problem:	N/A	
Repairs:	No repair work done to system in the past	
Are there Design Drawings or Calculations?:	Mesa Engineering 1996 drawing (attached) shows Cabin #6 on its own system, in same general location as located in field, but no dimensions, details, calculations or specifications	
Design/Listing Bedrooms:	1 bedroom cabin	
People Living:	Seasonal use From May 15th - Oct 1st.	
Full Time Residents:	No	
Amount of Bathrooms:	1 bathroom	

	Yes	No
Garbage Disposal:		X
Dishwasher:		X
Water Softener:		X
Washer/Dryer:		X
Radiator:		X

Other:	N/A

System Evaluation (as inspected and seen on site)					
System Type and Components:	Gravity to septic tank, then outlet to drain field neither of which could be located. Cleanout was found for the system and in the direction of schematics provided by owner. Sewer camera placed in cleanout for a few feet and 4" pvc sewer line appeared in good operating system, no standing water or plug seen and pipe going in direction of MESA drawings				
Tanks:	Unknown				
Size of Tank/s:	Unknown				
Quality of Tank:	Unknown				
Lid Size:	Unknown				
		Yes	No	Other	
	At Grade?		X		
	Secure		X		
	Surface Water		X		
	Odor		X		
Baffles Present:	No				
Ground to Top of Tank:	tank not located				
Distance to Invert:	Unknown				
Water Level:	Unknown				
Tank Depth:	unknown				
Sludge Depth:	Unknown				
Scum Depth:	Unknown				
Tank General Condition	Unknown				
Dosing or pump tank or distribution box?	N/A				
Size/location of Soil Treatment Area:	Size of field not able to be determined.				
If pump is it working?	N/A				
Gravity system:	Gravity from structure to tank.				
Gray Water Discharge:	None				
Foundation Drainage:	None				
Clean Outs:	Cleanout found 10' from structure				
Soil Treatment Area Evaluation:	Yes	No	Details		
Odor:		X			
Indication of previous failure:		X	no sign of failure		
Seepage Visible on Lawn:		X			
Lush Vegetation:		X			
Ponding water in Distribution Media:		X	N/A		
Even distribution in field:		X	N/A		
Distance to Water Well:	N/A				
Reaction of System as water is run through it:	View from cleanout appears that system is working properly no signs of backup or failure				

Evaluation Summary and General Notes:			
	Acceptable	Unacceptable	Not Applicable
1) Cabin 6 Septic tank	X		
Notes:			
Assumed acceptable since no sign of backup or failure, but recommended to be located and pumped out.			
2) Pump and Pump Tank			X
Notes:			
3) Soil Treatment Area	X		
Notes:			
Drain field could not be located, but no sign of failure in assumed treatment area.			

Site Schematic

Provided past information attached:

Company Disclaimer:

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Signed:

Tyler Harpel _____ Date: 8/4/2021

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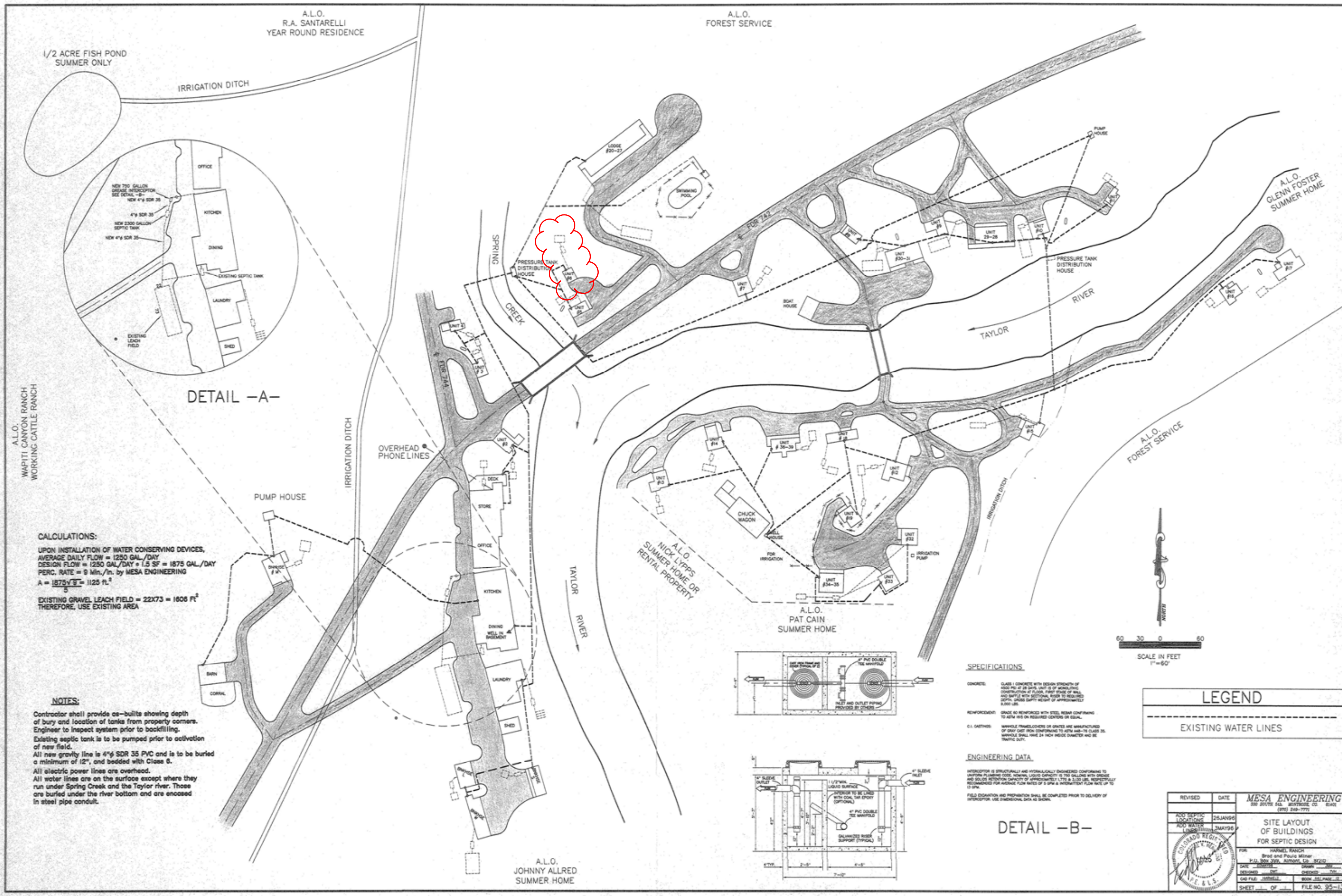
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A.L.O.
JOHNNY ALLRED
SUMMER HOME
NORTH
SCALE IN FEET
1"=60'
60 30 0 60
CALCULATIONS:
UPON INSTALLATION OF WATER CONSERVING DEVICES,
AVERAGE DAILY FLOW = 1250 GAL./DAY
DESIGN FLOW = 1250 GAL/DAY • 1.5 SF = 1875 GAL./DAY
PERC. RATE = 9 Min./in. by MESA ENGINEERING
A = 1875√9 / 5 = 1125 ft.²
EXISTING GRAVEL LEACH FIELD = 22X73 = 1606 Ft²
THEREFORE, USE EXISTING AREA
NOTES:
Contractor shall provide as-builts showing depth of bury and location of tanks from property corners.
Engineer to inspect system prior to backfilling.
Existing septic tank is to be pumped prior to activation of new field.
All new gravity line is 4"ϕ SDR 35 PVC and is to be buried a minimum of 12", and bedded with Class 6.
All electric power lines are overhead.
All water lines are on the surface except where they run under Spring Creek and the Taylor river. Those are buried under the river bottom and are encased in steel pipe conduit.
SPECIFICATIONS
ENGINEERING DATA
DETAIL -B-
LEGEND
EXISTING WATER LINES
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ADD SEPTIC LOCATIONS
26JAN96
ADD WATER LINES
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MESA ENGINEERING
SITE LAYOUT
OF BUILDINGS
FOR SEPTIC DESIGN
FOR: HARMEL RANCH
Brad and Paula Milner
SHEET 1 OF 1
FILE NO. 95-132

Inspected On: 7/29/21

Onsite Wastewater Treatment System Inspection Report

Harmel's Cabin #7 System

Contact Information	
Ordered By:	Brent Hedrick
Inspection Purpose:	OWST inspected for sale of Harmel's Ranch
Owner:	The Brothers Estate, LLC
Site Address:	6748 County Road 742
Billing Address:	PO Box 399, Almont, CO 81210
E-Mail	Brent Hedrick <brent@haydenoutdoors.com>
Phone	719.659.7598
SGM Project Number:	2021-514.001

General Information (Background Information from Interview, and County Records)	
Date of Installation:	N/A
Date of Last Pump:	n/a
Record of Last Pump?:	n/a
Previous Pumps:	n/a
Date of Last Inspection:	n/a
Additives:	N/A
Ever Been a Backup:	No
If yes what was the problem:	N/A
Repairs:	No repair work done to system in the past
Are there Design Drawings or Calculations?:	Mesa Engineering 1996 drawing (attached) shows Cabin #7 on its own system, in same general location as located in field, but no dimensions, details, calculations or specifications
Design/Listing Bedrooms:	2 bedroom 1 bath cabin
People Living:	Seasonal use From May 15th - Oct 1st.
Full Time Residents:	No
Amount of Bathrooms:	1 bathroom

	Yes	No
Garbage Disposal:		X
Dishwasher:		X
Water Softener:		X
Washer/Dryer:		X
Radiator:		X

Other:	N/A

System Evaluation (as inspected and seen on site)					
System Type and Components:	Gravity to septic tank, then outlet to soil treatment area. Could not find location of treatment area.				
Tanks:	1 tank 18' from corner of structure.				
Size of Tank/s:	8' long fiberglass tank (500 gal)				
Quality of Tank:	Average condition. Access safety issue as the lid is not secured.				
Lid Size:	2 ea. 24" access lids.				
		Yes	No	Other	
	At Grade?	X			
	Secure		X		
	Surface Water		X		
	Odor		X		
Baffles Present:	Yes				
Ground to Top of Tank:	Ground 24" of cover over tank				
Distance to Invert:	Approximately 30"				
Water Level:	Water level appropriate, just below invert of inlet and outlet				
Tank Depth:	4' deep				
Sludge Depth:	Unknown				
Scum Depth:	Thin top scum layer				
Tank General Condition	Tank in decent condition. No abnormal odors and seems to be performing properly.				
Dosing or pump tank or distribution box?	N/A				
Size/location of Soil Treatment Area:	Size of field not able to be determined.				
If pump is it working?	N/A				
Gravity system:	Gravity from structure to tank. Gravity from tank to treatment area.				
Gray Water Discharge:	None				
Foundation Drainage:	None				
Clean Outs:	Cleanout at building				
Soil Treatment Area Evaluation:		Yes	No	Details	
Odor:			X		
Indication of previous failure:			X	no sign of failure	
Seepage Visible on Lawn:			X		
Lush Vegetation:			X	normal vegetation levels	
Ponding water in Distribution Media:			X	N/A	
Even distribution in field:			X	unable to determine	
Distance to Water Well:	not determined				
Reaction of System as water is run through it:	View from the tank appears that the system is working appropriately. No ponding, wet or over vegetated areas for soil treatment area				

Evaluation Summary and General Notes:

	Acceptable	Unacceptable	Not Applicable
1) Cabin 7 Septic tank	X		

Notes:

Assumed acceptable no sign of backup or failure, need to secure lids to both access lids.

2) Pump and Pump Tank			X

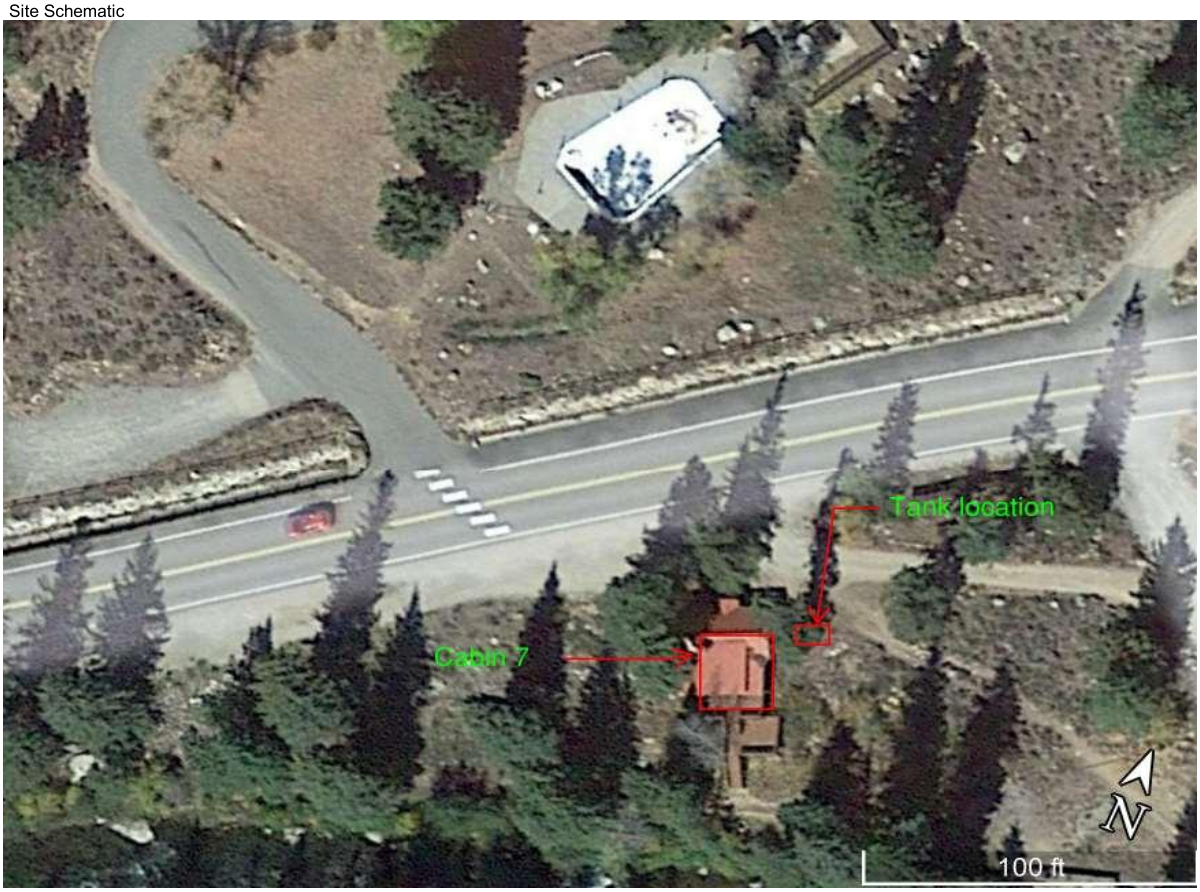
Notes:

3) Soil Treatment Area	X		

Notes:

Drain field could not be located, but no sign of failure in assumed treatment area.

Site Schematic



View of tank risers

View of tank risers toward structure

Provided past information attached:

Company Disclaimer:

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Signed:

Tyler Harpel _____ Date: 8/4/2021

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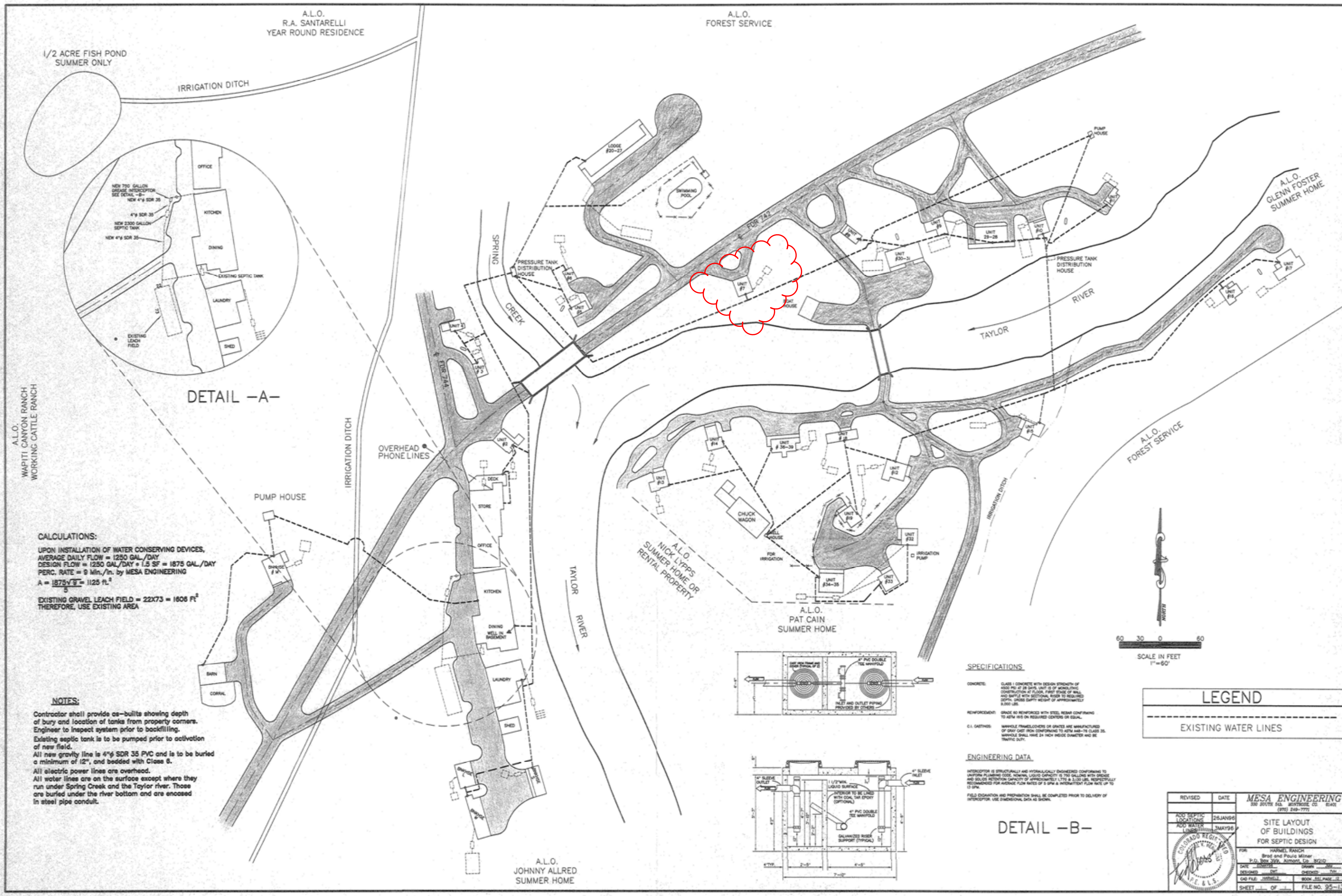
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NICK LYPPS
SUMMER HOME OR
RENTAL PROPERTY
A.L.O.
PAT CAIN
SUMMER HOME
BARN
CORRAL
A.L.O.
JOHNNY ALLRED
SUMMER HOME
NORTH
60 30 0 60
SCALE IN FEET
1"=60'
LEGEND
EXISTING WATER LINES
SPECIFICATIONS
ENGINEERING DATA
DETAIL -B-
CALCULATIONS:
UPON INSTALLATION OF WATER CONSERVING DEVICES,
AVERAGE DAILY FLOW = 1250 GAL./DAY
DESIGN FLOW = 1250 GAL/DAY • 1.5 SF = 1875 GAL./DAY
PERC. RATE = 9 Min./in. by MESA ENGINEERING
A = 1875√9 / 5 = 1125 ft.²
EXISTING GRAVEL LEACH FIELD = 22X73 = 1606 Ft²
THEREFORE, USE EXISTING AREA
NOTES:
Contractor shall provide as-builts showing depth of bury and location of tanks from property corners.
Engineer to inspect system prior to backfilling.
Existing septic tank is to be pumped prior to activation of new field.
All new gravity line is 4"φ SDR 35 PVC and is to be buried a minimum of 12", and bedded with Class 6.
All electric power lines are overhead.
All water lines are on the surface except where they run under Spring Creek and the Taylor river. Those are buried under the river bottom and are encased in steel pipe conduit.
REVISED
DATE
ADD SEPTIC LOCATIONS
26JAN96
ADD WATER LINES
3MAY96
MESA ENGINEERING
SITE LAYOUT
OF BUILDINGS
FOR SEPTIC DESIGN
FOR: HARMEL RANCH
Brad and Paula Milner
SHEET 1 OF 1
FILE NO. 95-132

Inspected On: 7/29/21

Onsite Wastewater Treatment System Inspection Report

Harmel's Cabin #8 and #30/31 System

Contact Information	
Ordered By:	Brent Hedrick
Inspection Purpose:	OWST inspected for sale of Harmel's Ranch
Owner:	The Brothers Estate, LLC
Site Address:	6748 County Road 742
Billing Address:	PO Box 399, Almont, CO 81210
E-Mail	Brent Hedrick <brent@haydenoutdoors.com>
Phone	719.659.7598
SGM Project Number:	2021-514.001

General Information (Background Information from Interview, and County Records)			
Date of Installation:	N/A		
Date of Last Pump:	n/a		
Record of Last Pump?:	n/a		
Previous Pumps:	n/a		
Date of Last Inspection:	n/a		
Additives:	N/A		
Ever Been a Backup:	No		
If yes what was the problem:	N/A		
Repairs:	No repair work done to system in the past		
Are there Design Drawings or Calculations?:	Mesa Engineering 1996 drawing (attached) shows Cabin #8 and duplex cabin #30/31 on its own combined system, in same general location as located in field, but no dimensions, details, calculations or specifications		
Design/Listing Bedrooms:	1 bedroom 1 bath cabin (unit 8), 1 bedroom 1 bath cabin (unit 30) 2 bedroom 1 bath cabin (unit 31)		
People Living:	Seasonal use From May 15th - Oct 1st.		
Full Time Residents:	No		
Amount of Bathrooms:	3 bathroom, 4 bedroom		
	Yes	No	
Garbage Disposal:		X	
Dishwasher:		X	
Water Softener:		X	
Washer/Dryer:		X	
Radiator:		X	
Other:	N/A		

System Evaluation (as inspected and seen on site)				
System Type and Components:	Gravity to septic tank, then outlet to soil treatment area. Could not find location of treatment area.			
Tanks:	1 fiberglass tank 6' from corner of structure.			
Size of Tank/s:	Undetermined size since tank was full.			
Quality of Tank:	Average condition. Tank seems to be working but has not been maintained. Access was fully buried but was found and dug up during inspection, Tank very full.			
Lid Size:	1 ea. 24" access lids.			
		Yes	No	Other
	At Grade?		X	Had to remove about 6" of dirt to find tank lid.
	Secure		X	Not secure other than the lid had to be dug up.
	Surface Water		X	
	Odor		X	
Baffles Present:	Yes			
Ground to Top of Tank:	6" of cover over tank			
Distance to Invert:	~2'			
Water Level:	Water level appropriate could not be determined with 8" of scum on top.			
Tank Depth:	4' deep			
Sludge Depth:	2'+			
Scum Depth:	8" of surface scum			
Tank General Condition	Tank seems to be working but needs to be maintained and pumped out			
Dosing or pump tank or distribution box?	N/A			
Size/location of Soil Treatment Area:	Size of field not able to be determined.			
If pump is it working?	N/A			
Gravity system:	Gravity from structure to tank. Gravity from tank to treatment area.			
Gray Water Discharge:	None			
Foundation Drainage:	None			
Clean Outs:	Cleanouts at both structures 8 and 30-31. Cleanout for unit 8 is under southern porch.			
Soil Treatment Area Evaluation:		Yes	No	Details
Odor:			X	
Indication of previous failure:			X	no sign of failure
Seepage Visible on Lawn:			X	
Lush Vegetation:			X	normal vegetation levels
Ponding water in Distribution Media:			X	N/A
Even distribution in field:			X	unable to determine
Distance to Water Well:	not determined			
Reaction of System as water is run through it:	View from the tank and cleanouts appear that they system is working but needs to be maintained/pumped out. Soil treatment area per 96 plans seems to be in good condition but no cleanouts into soil treatment area.			

Evaluation Summary and General Notes:

	Acceptable	Unacceptable	Not Applicable
1) Cabin 8 and 30-31 Septic tank	X		

Notes:

Acceptable however tank needs to be maintained and pumped out.

2) Pump and Pump Tank			X

Notes:

3) Soil Treatment Area	X		

Notes:

Drain field could not be located, but no sign of failure in assumed treatment area. Williams Engineering put together stamped approved plans permitted by the county to combine units, 2, 9, 10, 11, 28-29, and 30-31, but it appears to never have been installed. System appeared to by in same layout as 1996 MESA Engineering drawings.

Site Schematic

Tank access view

view of tank and clean out at cabin 30-31

Provided past information attached:

Company Disclaimer:

Based on what we were able to observe and our experience with onsite wastewater technology, we submit this Onsite Wastewater Treatment Inspection Report based on the present condition of the onsite wastewater treatment system. SGM has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the wastewater treatment system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer or user. SGM disclaims any warranty, either expressed or implied, arising from the inspection of the wastewater treatment system or this report. We are also not ascertaining the impact the system is having on the environment.

Signed:

Tyler Harpel _____ Date:

Tyler Harpel P.E.
Professional Engineer
NAWT Trained OWST inspector

Celebrating 30 *Years*

103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

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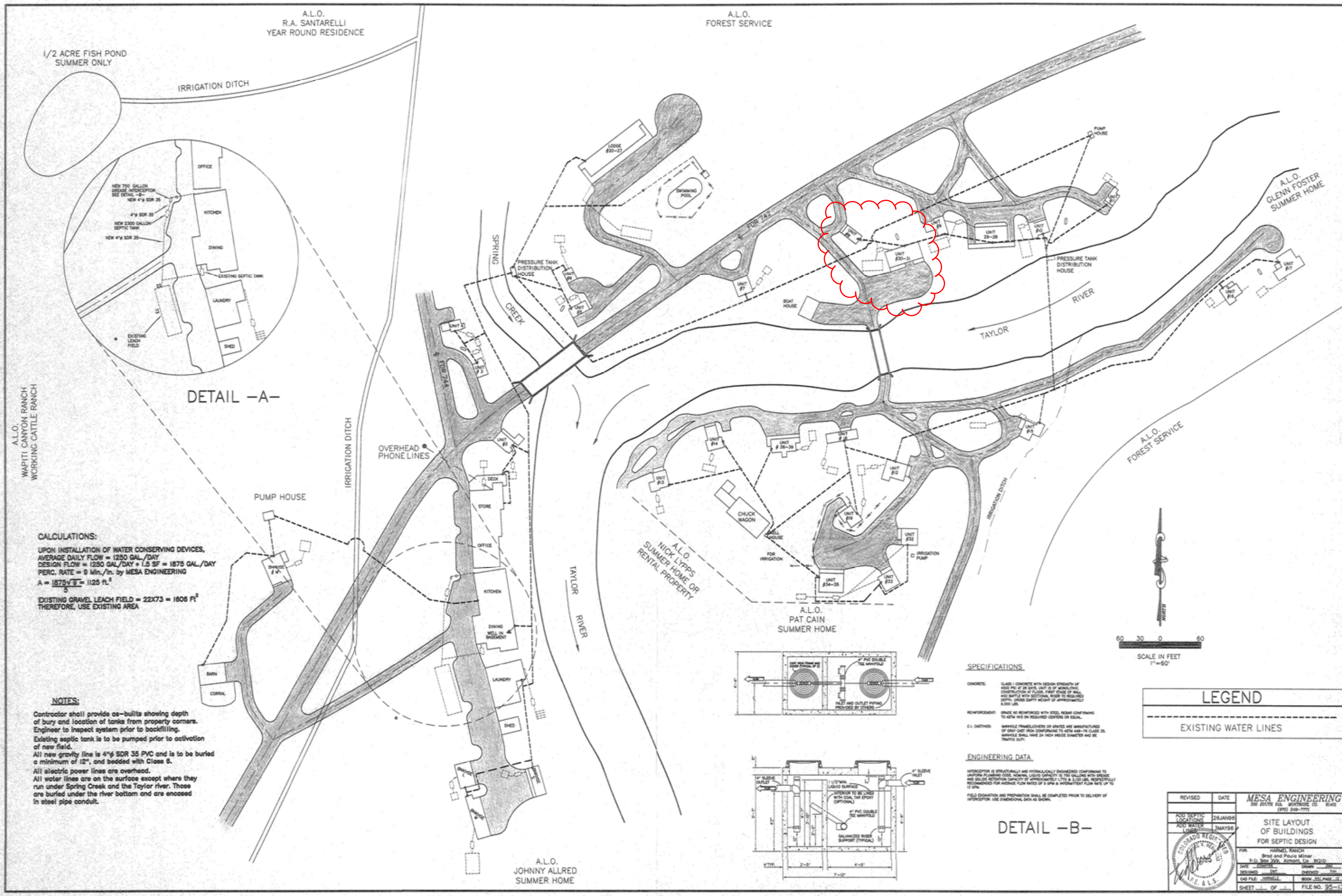
A.L.O.
R.A. SANTARELLI
YEAR ROUND RESIDENCE
A.L.O.
FOREST SERVICE
1/2 ACRE FISH POND
SUMMER ONLY
IRRIGATION DITCH
A.L.O.
GLENN FOSTER
SUMMER HOME
LODGE
#20-27
SWIMMING POOL
FDR 742
PUMP HOUSE
UNIT 29-28
PRESSURE TANK
DISTRIBUTION
HOUSE
BOAT HOUSE
TAYLOR
RIVER
SPRING
CREEK
DETAIL -A-
OFFICE
KITCHEN
DINING
LAUNDRY
SHED
EXISTING SEPTIC TANK
EXISTING LEACH FIELD
FDR 744
A.L.O.
WAPITI CANYON RANCH
WORKING CATTLE RANCH
IRRIGATION DITCH
OVERHEAD
PHONE LINES
DECK
STORE
WELL IN BASEMENT
PUMP HOUSE
BARN
CORRAL
TAYLOR RIVER
CHUCK WAGON
A.L.O.
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SCALE IN FEET
1"=60'
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LEGEND
EXISTING WATER LINES
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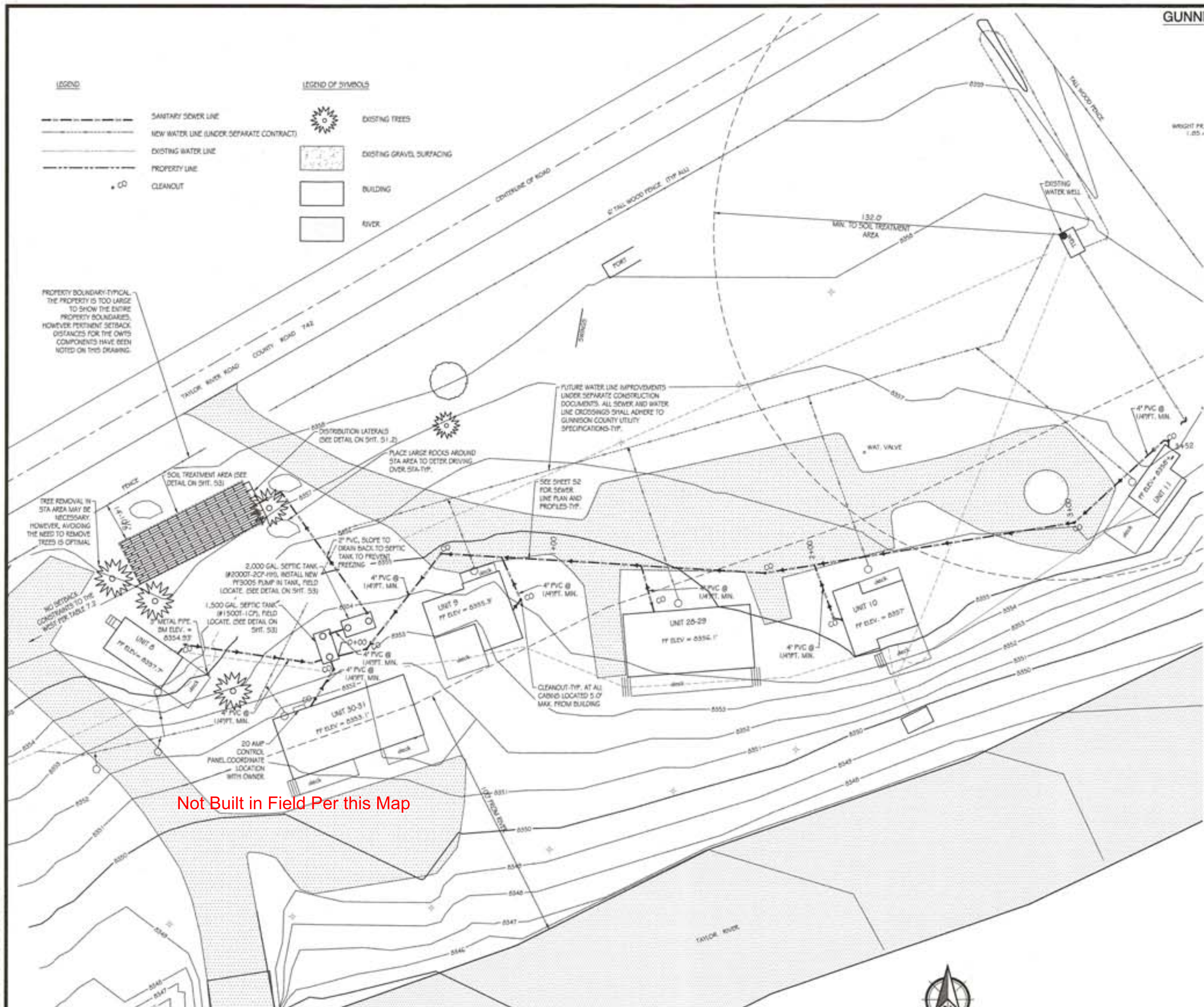

SANITATION PLAN

SCALE: 1" = 20.0'

INSPECTION NOTES:

1. A FINAL INSPECTION PRIOR TO BACKFILLING THE SEWER LINES AND STA SHALL BE CONDUCTED BY THE LOCAL PUBLIC HEALTH AGENCY AND WILLIAMS ENGINEERING, LLC CONFIRMING THE ON SITE WASTE WATER TREATMENT SYSTEM WAS INSTALLED ACCORDING TO THE PERMIT REQUIREMENTS AND REGULATIONS OR VARIANCES TO THE REGULATIONS.
2. ALL COMPONENTS MUST BE INSTALLED PRIOR TO INSPECTION.
3. THE PUMP AND CONTROL BOX INCLUDING THE ALARM SHALL BE PERMANENTLY WIRED, BY A LICENSED ELECTRICIAN, AND READY TO CYCLE PRIOR TO INSPECTION.
4. ALL CHAMBERS OF THE SEPTIC TANK MUST BE FILLED WITH WATER AND ADDITIONAL WATER MUST BE ON-SITE TO CYCLE PUMPS AND TEST THE SOIL TREATMENT AREA PRIOR TO INSPECTION.

GUNNISON COUNTY MINIMUM SETBACK REQUIREMENTS:

Table 7-1 — Minimum Horizontal Distances in Feet Between Components of an On-Site Wastewater Treatment System Installed After November 15, 1973 and Water, Physical and Health Impact Features

	Spring, Well,[1] Suction Line, Potable Water Supply Cistern[4]	Potable Water Supply Line [2]	Structure w/basement, crawl space or footing drains	Structure without basement, crawl space or footing drains	Property Lines, Piped or Lined Irrigation Ditch, upslope curtain drain	Subsurface Drain, Intermittent Irrigation Lateral, Drywell, Stormwater Structure	Lake, Water Course, Irrigation Ditch, Stream, Wetland	Dry Gulch, Cut Bank, Fill Area (from Crest)	Septic Tank, Higher level treatment Unit, Dosing Tank, Vault or Privy
Septic Tank, Higher Level Treatment Unit, Dosing Tank, Vault or Vault Privy	50 [2]	10 [2]	5	5	10	10	50	10	–
Building Sewer or Effluent Lines	50 [2]	5 [6]	0	0	10 [2]	10 [2]	50 [2]	10 [2]	–
STA Trench, STA Bed, Unlined Sand Filter, Sub-surface Dispersal System, Seepage Pit	100 [3]	25 [2]	20	10	10	25	50 [3]	25	5
Lined Sand Filter	60	10 [2]	15	10	10	10	25	10	5
Lined Evapo-transpiration Field or Outside of Berm of Lined Wastewater Pond	60	10 [2]	15	15	10	10	25	10	5
Unlined Sand Filter in Soil With a Percolation Rate Slower than 60 Minutes per inch, Unlined or Partially Lined Evapotranspiration System, Outside of Berm of Unlined Wastewater Pond, or System Not Relying on STA for Treatment Other than Aerobic	100	25 [2]	15	15	10	25	25	15	10
Slit Trench Latrine, Pit Privy	100	50 [2]	25	25	25	25	100	25	N/A
System Not Relying on STA for Dispersal	100 [3]	10 [2]	125	125[5]	10	5	25 [3]	10	10

NOTE: The minimum distances shown above must be maintained between the OWTS components and the features described. Where soil, geological or other conditions warrant, greater distances may be required by the local board of health or by the Water Quality Control Commission pursuant to section 25-8-206, C.R.S. and applicable regulations. For repair or upgrading of existing OWTS where the size of lot precludes adherence to these distances, a repaired OWTS must not be closer to setback features than the existing OWTS, as reviewed and approved by the local public health agency. Components that are not watertight should not extend into areas of the root system of nearby trees.

1 Includes potable wells, irrigation wells and monitoring wells set within a potable aquifer and infiltration galleries permitted as wells by the Division of Water Resources.

2 Crossings or encroachments may be permitted at the points as noted above provided that the water or wastewater conveyance pipe is encased for the minimum setback distance on each side of the crossing. A length of pipe with a minimum Schedule 40 rating [ASTM Standard D 3034-16 (2016 version)] of sufficient diameter to easily slide over and completely encase the conveyance must be used. Rigid end caps of at least Schedule 40 rating [ASTM Standard D 3034-16 (2016 version)] must be glued or secured in a watertight fashion to the ends of the encasement pipe. A hole of sufficient size to accommodate the pipe must be drilled in the lowest section of the rigid cap so that the conveyance pipe rests on the bottom of the encasement pipe. The area in which the pipe passes through the end caps must be sealed with an approved underground sealant compatible with the piping used. Other methods of encasement that provide equal protection are allowed. These methods must be reviewed and approved by the local public health agency.

3 Add eight feet additional distance for each 100 gallons per day of design flow between 1,000 and 2,000 gallons per day, unless it can be demonstrated by a professional engineer or geologist by a hydrologic analysis or the use of a barrier, consisting of a minimum 30 mil PVC liner or equivalent, that contamination will be minimized. If effluent meets Treatment Level 3N and the local public health agency has a maintenance oversight program in accordance with section 14.D. of this regulation, the distance addition is not required. Flows greater than 2,000 gallons per day must be hydrologically analyzed for flow, velocity, hydraulic head, and other pertinent characteristics as means of estimating distances required to minimize contamination as part of the Division site application and permitting process.

GENERAL NOTES:

1. THE HOMEOWNER OR CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER PRIOR TO MAKING ANY CHANGES TO PLANS.
2. SEWAGE DISPOSAL SYSTEM TO BE INSTALLED IN ACCORDANCE WITH GUNNISON COUNTY REGULATIONS .
3. COUNTY SHALL BE NOTIFIED FOR INSPECTION PRIOR TO COVERING LATERALS AND WITH ALL SYSTEM COMPONENTS IN PLACE.
4. CONTRACTOR SHALL PRECLUDE ALL VEHICULAR TRAFFIC AND MATERIALS STORAGE ON THE SOIL TREATMENT AREA.
5. PVC SEWER PIPE IS TO BE SDR 35 MEETING ASTM SPECIFICATION D3034.
6. PREPARE TRENCHES BOTTOM AND SIDES BY CAREFULLY LEVELING, RAKING, AND SCARIFYING INFILTRATIVE SURFACES. AVOID COMPACTING TRENCH BOTTOM BY OPERATING HEAVY EQUIPMENT IN THE TRENCHES.
7. INSTALL ALL SEWER LINES AT A MINIMUM SLOPE OF 1/4" DROP PER FOOT.
8. GEOGRID SHALL BE TRIAX TX140 GEOGRID OR EQUAL.
9. NOTIFY ENGINEER IF SOILS TYPES AND CHARACTERISTICS CHANGE IN SOIL TREATMENT AREA.
10. FILTER FABRIC SHALL BE ELJEN COVER FABRIC.
11. PROVIDE ADEQUATE DRAINAGE IN ALL DIRECTIONS OVER SOIL TREATMENT AREA AND PLANT WITH NATIVE PRODUCTS.
12. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE ENGINEER.
13. DO NOT PROVIDE MORE THAN 2 TO 3 FEET OF FILL OVER SEPTIC TANK.
14. IT IS THE SOLE RESPONSIBILITY OF THE SYSTEM INSTALLER TO VERIFY AND CONFIRM THE REQUIRED HORIZONTAL SETBACK DISTANCES ARE MET PRIOR TO EXCAVATION. IF THE DESIGNED PLANS DO NOT REFLECT THE FIELD CONDITIONS THE ENGINEER MUST BE NOTIFIED PRIOR TO PLACEMENT OF ANY ON SITE WASTE WATER TREATMENT SYSTEM COMPONENTS.
15. SEPTIC TANK & PUMP SUPPLIER IS VALLEY PRECAST, INC., 28105 COUNTY ROAD, BUENA VISTA, CO 81211 PHONE # (719) 395-6764, OR GRAND JUNCTION PIPE & SUPPLY.

ELJEN GSF A42 INSTALLATION GUIDELINES (COLORADO AS OF JAN. 2017):

1. INSURE ALL COMPONENTS LEADING TO GSF SYSTEM ARE INSTALLED PROPERLY. SEPTIC TANK EFFLUENT FILTERS (OR SCREENED EFFLUENT PUMPS) ARE REQUIRED WITH THE GSF SYSTEM.
2. DETERMINE THE NUMBER OF GSF MODULES REQUIRED PER DESIGN.
3. PREPARE SITE. DO NOT INSTALL A SYSTEM IN SATURATED GROUND OR WET SOILS THAT ARE SMEARED DURING EXCAVATION. KEEP MACHINERY OFF INFILTRATIVE AREAS.
4. PLAN ALL DRAINAGE REQUIREMENTS ABOVE (UP-SLOPE) OF THE SYSTEM. SET SOIL GRADES TO ENSURE THAT STORM WATER DRAINAGE AND GROUND WATER IS DIVERTED AWAY FROM THE ABSORPTION AREA ONCE THE SYSTEM IS COMPLETE.
5. EXCAVATE THE BED ABSORPTION AREA: SCARIFY THE RECEIVING LAYER TO MAXIMIZE THE INTERFACE BETWEEN THE NATIVE SOIL AND SPECIFIED SAND.
6. MINIMIZE WALKING IN THE ABSORPTION AREA PRIOR TO PLACEMENT OF THE SPECIFIED SAND TO AVOID SOIL COMPACTION.
7. PLACE SPECIFIED SAND IN SIX (6) INCH LIFTS, STABILIZE BY FOOT, A HAND HELD TAMPING TOOL OR A PORTABLE VIBRATING COMPACTOR. THE STABILIZED HEIGHT BELOW THE GSF MODULE MUST BE LEVEL.
8. PLACE GSF MODULES WITH PAINTED STRIPE FACING UP, END TO END ON TOP OF THE SPECIFIED SAND ALONG THEIR 4 FOOT LENGTH.
9. A STANDARD 4-INCH PERFORATED PIPE, SDR 35 OR EQUAL, IS CENTERED ALONG THE MODULES 4-FOOT LENGTH. ORIFICES ARE SET AT THE 4 & 8 O'CLOCK POSITION.
10. ALL 4-INCH PIPES ARE SECURED WITH MANUFACTURERS SUPPLIED WIRE CLAMPS, ONE PER MODULE.
11. (PRESSURE DISTRIBUTION SYSTEMS ONLY) INSERT A PRESSURE PIPE (SIZE AND ORIFICES PER DESIGN) INTO THE STANDARD 4-INCH PERFORATED PIPE. THE PRESSURE PIPE ORIFICES ARE SET AT THE 12 O'CLOCK POSITION AS SHOWN ON THE PLANS. EACH PRESSURE LATERAL WILL HAVE A DRAIN HOLE AT THE 6 O'CLOCK POSITION. EACH PRESSURE LATERAL SHALL HAVE A CLEAN OUT AT THE END OF EACH MODULE.
12. COVER FABRIC SUBSTITUTIONS IS NOT ALLOWED. THE INSTALLER SHOULD LAY THE ELJEN PROVIDED GEOTEXTILE COVER FABRIC LENGTHWISE DOWN THE ROW, WITH THE FABRIC FITTED TO THE PERFORATED PIPE ON TOP OF THE GSF MODULES. FABRIC SHOULD BE NEITHER TOO LOOSE, NOR TOO TIGHT. THE CORRECT TENSION OF THE COVER FABRIC IS SET BY:
    A. SPREADING THE COVER FABRIC OVER THE TOP OF THE MODULE AND DOWN BOTH SIDES OF THE MODULE WITH THE COVER FABRIC TENTED OVER THE TOP OF THE PERFORATED DISTRIBUTION PIPE.
    B. PLACE OCCASIONAL SHOVELFULS OF SPECIFIED SAND DIRECTLY OVER THE PIPE AREA ALLOWING THE COVER FABRIC TO FORM A MOSTLY VERTICAL ORIENTATION ALONG THE SIDE OF THE PIPE. REPEAT THIS STEP MOVING DOWN THE PIPE.
13. PLACE 6-INCHES OF SPECIFIED SAND ALONG THE SIDES OF THE MODULE EDGE. A MINIMUM OF 6-INCHES OF SPECIFIED SAND IS PLACED AT THE BEGINNING AND END OF EACH ROW. A MINIMUM OF 12-INCHES OF SPECIFIED SAND IS PLACED BETWEEN MODULE ROWS.
14. CALL TO SCHEDULE THE REQUIRED INSPECTIONS.
15. COMPLETE BACKFILL WITH A MINIMUM OF 12-INCHES OF CLEAN POROUS FILL MEASURED FROM THE TOP OF THE MODULES. BACKFILL EXCEEDING 18-INCHES REQUIRES VENTING AT THE FAR END OF THE BED. USE WELL GRADED NATIVE SOIL FILL THAT IS CLEAN, POROUS AND DEVOID OF LARGE ROCKS. DO NOT USE WHEELED EQUIPMENT OVER THE SYSTEM.
16. DIVERT SURFACE RUNOFF FROM THE SYSTEM. FINISH GRADE TO PREVENT SURFACE PONDING. TOPSOIL AND SEED SYSTEM AREA TO PROTECT FROM EROSION.

ISSUED FOR OWTS PERMIT 2/2019

WILLIAMS ENGINEERING LLC
400 NORTH MAIN STREET
GUNNISON, COLORADO 81230
PH. (970) 641-2469
EMAIL: wengineer@msn.com

ON-SITE WASTEWATER TREATMENT SYSTEM

CABIN 8,9,10,11,28-29, 30-31

THE BROTHERS ESTATE, LLC
6577 COUNTY ROAD 742
TAYLOR RIVER CANYON
GUNNISON COUNTY, COLORADO

DRAWN BY: SLB
CHECKED BY: RLW
SCALE: AS NOTED
MOST CURRENT DATE: 2/8/2019
JOB NO. 2984
SHEET: S1

ENGINEER'S STAMP
ROBERT L. WILLIAMS REGISTERED 13275 PROFESSIONAL ENGINEER STATE OF COLORADO
2/8/19

W:\O.W.T.S\2018\2984-HARMELS\HARMELS 2018-OWTS SITE & SYSTEM.DWG

SGM

Inspected On: 7/29/21

Onsite Wastewater Treatment System Inspection Report

Cabin #11 System

Contact Information			
Ordered By:	Brent Hedrick		
Inspection Purpose:	OWST inspected for sale of Harmel's Ranch		
Owner:	The Brothers Estate, LLC		
Site Address:	6748 County Road 742		
Billing Address:	PO Box 399, Almont, CO 81210		
E-Mail	Brent Hedrick <brent@haydenoutdoors.com>		
Phone	719.659.7598		
SGM Project Number:	2021-514.001		
General Information (Background Information from Interview, and County Records)			
Date of Installation:	N/A		
Date of Last Pump:	n/a		
Record of Last Pump?:	n/a		
Previous Pumps:	n/a		
Date of Last Inspection:	n/a		
Additives:	N/A		
Ever Been a Backup:	Yes, due to root intrusion. Cabin has been out of operation since 2019 due to root intrusion/backup issues.		
If yes what was the problem:	Root intrusion		
Repairs:	No repair work done, was supposed to be added to new combined septic system per Williams Engineering permitted drawings in 2019, but was never built.		
Are there Design Drawings or Calculations?:	Yes, for the new system that was never built. Old 1996 MESA Engineering drawing seems to show current conditions layout.		
Design/Listing Bedrooms:	1 bed 1 bath cabin		
People Living:	Seasonal use From May 15th - Oct 1st.		
Full Time Residents:	No		
Amount of Bathrooms:	1 bathroom		
	Yes	No	
Garbage Disposal:		X	
Dishwasher:		X	
Water Softener:		X	
Washer/Dryer:		X	
Radiator:		X	
Other:	N/A		

System Evaluation (as inspected and seen on site)					
System Type and Components:	Gravity to septic tank,then outlet to soil treatment area. Could not confirm location of treatment area.				
Tanks:	1 fiberglass tank 15' from corner of cabin 11.				
Size of Tank/s:	unknown size				
Quality of Tank:	Inoperable condition due to root intrusion.				
Lid Size:	1 ea. 5 gallon bucket acess riser.				
		Yes	No	Other	
	At Grade?	X			
	Secure		X	plywood with rocks	
	Surface Water		X		
	Odor		X		
Baffles Present:	Could not be found				
Ground to Top of Tank:	Ground 18" of cover over tank				
Distance to Invert:	couldn't be determined				
Water Level:	Water level couldn't be determined, system not in use				
Tank Depth:	unknown				
Sludge Depth:	Unknown				
Scum Depth:	Thick top scum layer				
Tank General Condition	Tank inoperable due to root intrusion.				
Dosing or pump tank or distribution box?	N/A				
Size/location of Soil Treatment Area:	Size of field not able to be determined.				
If pump is it working?	N/A				
Gravity system:	Gravity from structure to tank. Gravity from tank to treatment area.				
Gray Water Discharge:	None				
Foundation Drainage:	None				
Clean Outs:	Cleanout next to building. System has not been in use since 2019.				
Soil Treatment Area Evaluation:		Yes	No	Details	
Odor:			X		
Indication of previous failure:			X		
Seepage Visible on Lawn:			X		
Lush Vegetation:			X	normal vegitation levels	
Ponding water in Distribution Media:			X	N/A	
Even distribution in field:			X	unable to determine	
Distance to Water Well:	not determined				
Reaction of System as water is run through it:	System has not been in operation since 2019.				

Evaluation Summary and General Notes:

	Acceptable	Unacceptable	Not Applicable
1) Cabin 11 tank		X	

Notes:

Tank inoperable due to root intrusion. Has not been in use since 2019 and never fixed.

2) Pump and Pump Tank			X

Notes:

3) Soil Treatment Area			X

Notes:

Size and location of treatment area not able to be determined. System has not been in use since 2019 due to root intrusion. Cabin 11 was apart of signed permitted plans by Williams engineering to combine systems 8,9,10,11, 28-29 and 30-31 but was never built. Plans attached for reference.

Site Schematic

View of tank lid and cleanout

Provided past information attached:

Company Disclaimer:

Based on what we were able to observe and our experience with onsite wastewater technology, we submit this Onsite Wastewater Treatment Inspection Report based on the present condition of the onsite wastewater treatment system. SGM has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the wastewater treatment system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer or user. SGM disclaims any warranty, either expressed or implied, arising from the inspection of the wastewater treatment system or this report. We are also not ascertaining the impact the system is having on the environment.

Signed:

Tyler Harpel _____ Date: 8/4/2021

Tyler Harpel P.E.
Professional Engineer
NAWT Trained OWST inspector

Celebrating 30 *Years*

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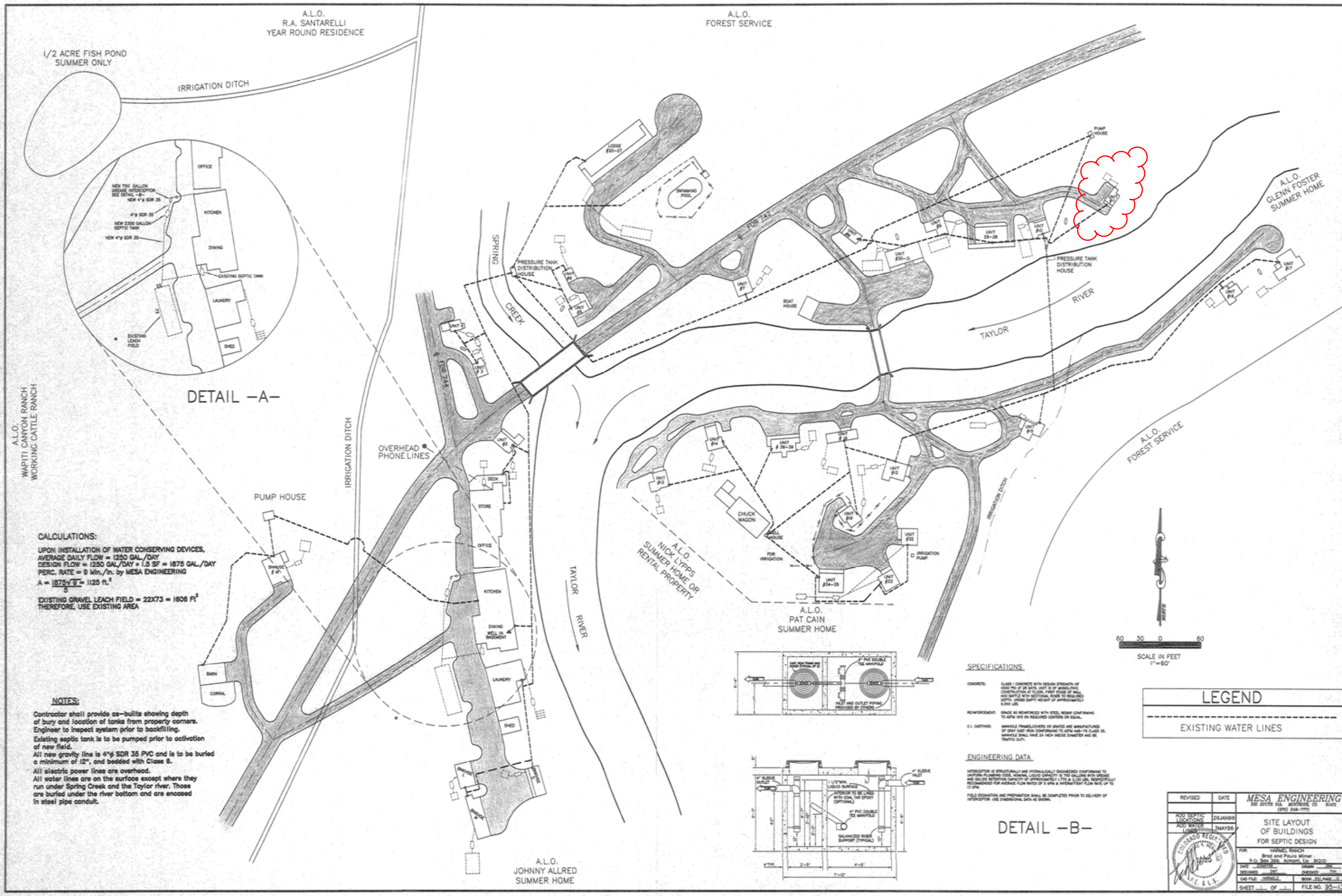

A.L.O.
R.A. SANTARELLI
YEAR ROUND RESIDENCE
A.L.O.
FOREST SERVICE
1/2 ACRE FISH POND
SUMMER ONLY
IRRIGATION DITCH
A.L.O.
GLENN FOSTER
SUMMER HOME
A.L.O.
WAPITI CANYON RANCH
WORKING CATTLE RANCH
DETAIL -A-
PUMP HOUSE
PRESSURE TANK DISTRIBUTION HOUSE
SPRING
CREEK
TAYLOR
RIVER
TAYLOR RIVER
FDR 742
FDR 744
OVERHEAD PHONE LINES
IRRIGATION DITCH
LODGE
SWIMMING POOL
BOAT HOUSE
CHUCK WAGON
FOR IRRIGATION
IRRIGATION PUMP
IRRIGATION DITCH
A.L.O.
FOREST SERVICE
A.L.O.
NICK LYPPS
SUMMER HOME OR
RENTAL PROPERTY
A.L.O.
PAT CAIN
SUMMER HOME
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JOHNNY ALLRED
SUMMER HOME
DECK
STORE
OFFICE
KITCHEN
DINING
WELL IN BASEMENT
LAUNDRY
SHED
BARN
CORRAL
EXISTING SEPTIC TANK
EXISTING LEACH FIELD
CALCULATIONS:
UPON INSTALLATION OF WATER CONSERVING DEVICES,
AVERAGE DAILY FLOW = 1250 GAL./DAY
DESIGN FLOW = 1250 GAL/DAY • 1.5 SF = 1875 GAL./DAY
PERC. RATE = 9 Min./in. by MESA ENGINEERING
$A = \frac{1875\sqrt{9}}{5} = 1125 \text{ ft.}^2$
EXISTING GRAVEL LEACH FIELD = 22X73 = 1606 Ft^2
THEREFORE, USE EXISTING AREA
NOTES:
Contractor shall provide as-builts showing depth of bury and location of tanks from property corners.
Engineer to inspect system prior to backfilling.
Existing septic tank is to be pumped prior to activation of new field.
All new gravity line is 4"ϕ SDR 35 PVC and is to be buried a minimum of 12", and bedded with Class 6.
All electric power lines are overhead.
All water lines are on the surface except where they run under Spring Creek and the Taylor river. Those are buried under the river bottom and are encased in steel pipe conduit.
SPECIFICATIONS
ENGINEERING DATA
DETAIL -B-
SCALE IN FEET
1"=60'
NORTH
LEGEND
EXISTING WATER LINES
REVISED
DATE
ADD SEPTIC LOCATIONS
26JAN96
ADD WATER LINES
3MAY96
MESA ENGINEERING
SITE LAYOUT
OF BUILDINGS
FOR SEPTIC DESIGN
FOR: HARMEL RANCH
Brad and Paula Milner
SHEET 1 OF 1
FILE NO. 95-132

GUNNISON COUNTY MINIMUM SETBACK REQUIREMENTS:

Table 7-1 — Minimum Horizontal Distances in Feet Between Components of an On-Site Wastewater Treatment System Installed After November 15, 1973 and Water, Physical and Health Impact Features

	Spring, Well,[1] Suction Line, Potable Water Supply Cistern[4]	Potable Water Supply Line[2]	Structure w/basement, crawl space or footing drains	Structure without basement, crawl space or footing drains	Property Lines, Piped or Lined Irrigation Ditch, upslope curtain drain	Subsurface Drain, Intermittent Irrigation Lateral, Drywell, Stormwater Structure	Lake, Water Course, Irrigation Ditch, Stream, Wetland	Dry Gulch, Cut Bank, Fill Area (from Crest)	Septic Tank, Higher level treatment Unit, Dosing Tank, Vault or Privy
Septic Tank, Higher Level Treatment Unit, Dosing Tank, Vault or Vault Privy	50[2]	10[2]	5	5	10	10	50	10	–
Building Sewer or Effluent Lines	50[2]	5[6]	0	0	10[2]	10[2]	50[2]	10[2]	–
STA Trench, STA Bed, Unlined Sand Filter, Sub-surface Dispersal System, Seepage Pit	100[3]	25[2]	20	10	10	25	50[3]	25	5
Lined Sand Filter	50	10[2]	15	10	10	10	25	10	5
Lined Evapo-transpiration Field or Outside of Berm of Lined Wastewater Pond	50	10[2]	15	15	10	10	25	10	5
Unlined Sand Filter in Soil With a Percolation Rate Slower than 60 Minutes per inch, Unlined or Partially Lined Evapotranspiration System, Outside of Berm of Unlined Wastewater Pond, or System Not Relying on STA for Treatment Other than Aerosol	100	25[2]	15	15	10	25	25	15	10
Slit Trench Latrine, Pit Privy	100	50[3]	25	25	25	25	100	25	N/A
System Not Relying on STA for Dispersal	100[3]	10[2]	125	125[5]	10	5	25[3]	10	10

NOTE: [illegible]

1 [illegible]

2 [illegible]

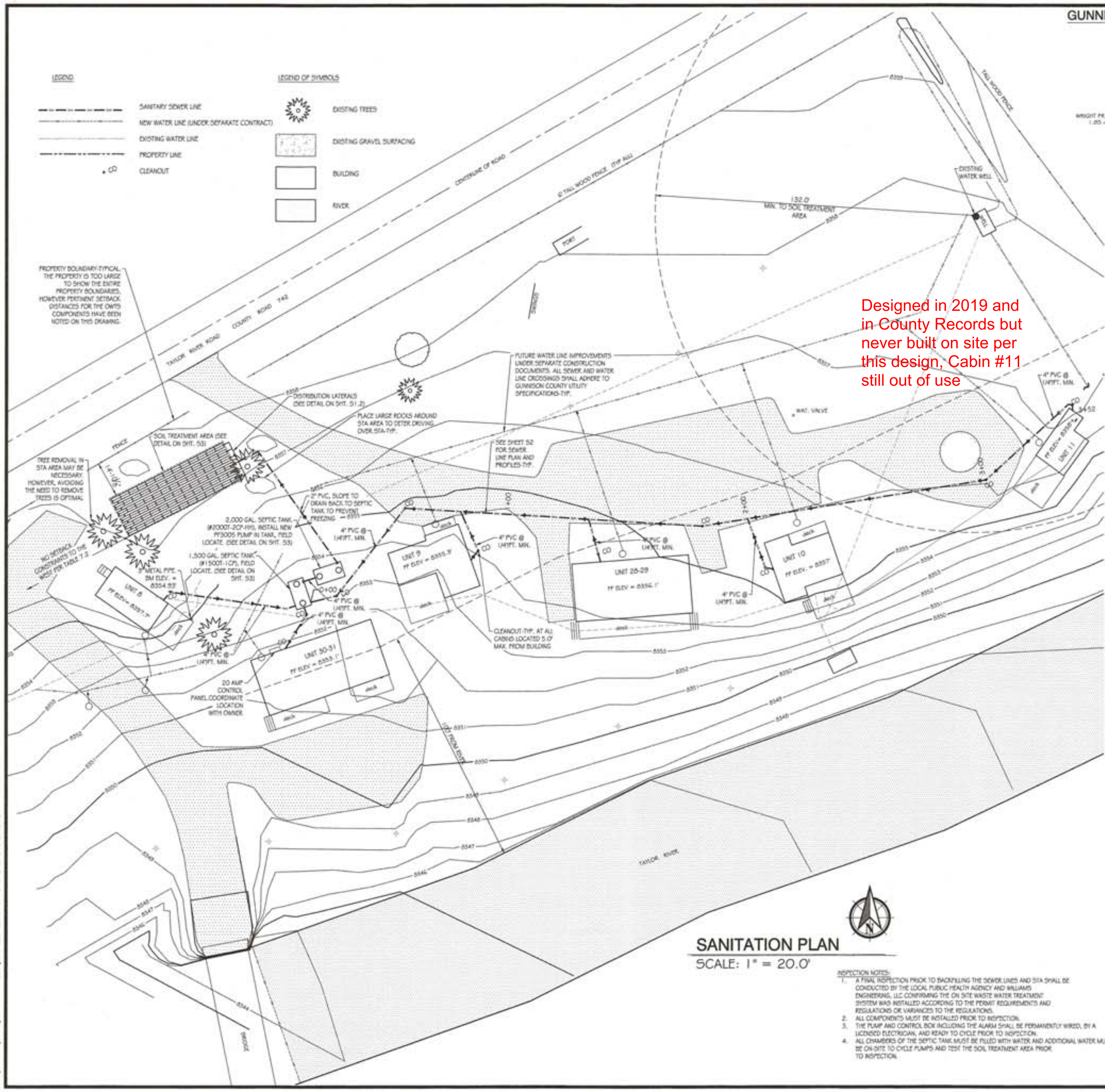
3 [illegible]

GENERAL NOTES:

1. THE HOMEOWNER OR CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER PRIOR TO MAKING ANY CHANGES TO PLANS.
2. SEWAGE DISPOSAL SYSTEM TO BE INSTALLED IN ACCORDANCE WITH GUNNISON COUNTY REGULATIONS.
3. COUNTY SHALL BE NOTIFIED FOR INSPECTION PRIOR TO COVERING LATERALS AND WITH ALL SYSTEM COMPONENTS IN PLACE.
4. CONTRACTOR SHALL PRECLUDE ALL VEHICULAR TRAFFIC AND MATERIALS STORAGE ON THE SOIL TREATMENT AREA.
5. PVC SEWER PIPE IS TO BE SDR 35 MEETING ASTM SPECIFICATION D3034.
6. PREPARE TRENCHES BOTTOM AND SIDES BY CAREFULLY LEVELING, RAKING, AND SCARIFYING INFILTRATIVE SURFACES. AVOID COMPACTING TRENCH BOTTOM BY OPERATING HEAVY EQUIPMENT IN THE TRENCHES.
7. INSTALL ALL SEWER LINES AT A MINIMUM SLOPE OF 1/4" DROP PER FOOT.
8. GEOGRID SHALL BE TRIAX TX140 GEOGRID OR EQUAL.
9. NOTIFY ENGINEER IF SOILS TYPES AND CHARACTERISTICS CHANGE IN SOIL TREATMENT AREA.
10. FILTER FABRIC SHALL BE ELJEN COVER FABRIC.
11. PROVIDE ADEQUATE DRAINAGE IN ALL DIRECTIONS OVER SOIL TREATMENT AREA AND PLANT WITH NATIVE PRODUCTS.
12. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE ENGINEER.
13. DO NOT PROVIDE MORE THAN 2 TO 3 FEET OF FILL OVER SEPTIC TANK.
14. IT IS THE SOLE RESPONSIBILITY OF THE SYSTEM INSTALLER TO VERIFY AND CONFIRM THE REQUIRED HORIZONTAL SETBACK DISTANCES ARE MET PRIOR TO EXCAVATION. IF THE DESIGNED PLANS DO NOT REFLECT THE FIELD CONDITIONS THE ENGINEER MUST BE NOTIFIED PRIOR TO PLACEMENT OF ANY ON SITE WASTE WATER TREATMENT SYSTEM COMPONENTS.
15. SEPTIC TANK & PUMP SUPPLIER IS VALLEY PRECAST, INC., 28105 COUNTY ROAD, BUENA VISTA, CO 81211 PHONE # (719) 395-6764, OR GRAND JUNCTION PIPE & SUPPLY.

ELJEN GSF A42 INSTALLATION GUIDELINES (COLORADO AS OF JAN. 2017):

1. INSURE ALL COMPONENTS LEADING TO GSF SYSTEM ARE INSTALLED PROPERLY. SEPTIC TANK EFFLUENT FILTERS (OR SCREENED EFFLUENT PUMPS) ARE REQUIRED WITH THE GSF SYSTEM.
2. DETERMINE THE NUMBER OF GSF MODULES REQUIRED PER DESIGN.
3. PREPARE SITE. DO NOT INSTALL A SYSTEM IN SATURATED GROUND OR WET SOILS THAT ARE SMEARED DURING EXCAVATION. KEEP MACHINERY OFF INFILTRATIVE AREAS.
4. PLAN ALL DRAINAGE REQUIREMENTS ABOVE (UP-SLOPE) OF THE SYSTEM. SET SOIL GRADES TO ENSURE THAT STORM WATER DRAINAGE AND GROUND WATER IS DIVERTED AWAY FROM THE ABSORPTION AREA ONCE THE SYSTEM IS COMPLETE.
5. EXCAVATE THE BED ABSORPTION AREA: SCARIFY THE RECEIVING LAYER TO MAXIMIZE THE INTERFACE BETWEEN THE NATIVE SOIL AND SPECIFIED SAND.
6. MINIMIZE WALKING IN THE ABSORPTION AREA PRIOR TO PLACEMENT OF THE SPECIFIED SAND TO AVOID SOIL COMPACTION.
7. PLACE SPECIFIED SAND IN SIX (6) INCH LIFTS, STABILIZE BY FOOT, A HAND HELD TAMPING TOOL OR A PORTABLE VIBRATING COMPACTOR. THE STABILIZED HEIGHT BELOW THE GSF MODULE MUST BE LEVEL.
8. PLACE GSF MODULES WITH PAINTED STRIPE FACING UP, END TO END ON TOP OF THE SPECIFIED SAND ALONG THEIR 4 FOOT LENGTH.
9. A STANDARD 4-INCH PERFORATED PIPE, SDR 35 OR EQUAL, IS CENTERED ALONG THE MODULES 4-FOOT LENGTH. ORIFICES ARE SET AT THE 4 & 8 O'CLOCK POSITION.
10. ALL 4-INCH PIPES ARE SECURED WITH MANUFACTURERS SUPPLIED WIRE CLAMPS, ONE PER MODULE.
11. (PRESSURE DISTRIBUTION SYSTEMS ONLY) INSERT A PRESSURE PIPE (SIZE AND ORIFICES PER DESIGN) INTO THE STANDARD 4-INCH PERFORATED PIPE. THE PRESSURE PIPE ORIFICES ARE SET AT THE 12 O'CLOCK POSITION AS SHOWN ON THE PLANS. EACH PRESSURE LATERAL WILL HAVE A DRAIN HOLE AT THE 6 O'CLOCK POSITION. EACH PRESSURE LATERAL SHALL HAVE A CLEAN OUT AT THE END OF EACH MODULE.
12. COVER FABRIC SUBSTITUTIONS IS NOT ALLOWED. THE INSTALLER SHOULD LAY THE ELJEN PROVIDED GEOTEXTILE COVER FABRIC LENGTHWISE DOWN THE ROW, WITH THE FABRIC FITTED TO THE PERFORATED PIPE ON TOP OF THE GSF MODULES. FABRIC SHOULD BE NEITHER TOO LOOSE, NOR TOO TIGHT. THE CORRECT TENSION OF THE COVER FABRIC IS SET BY:
    - A. SPREADING THE COVER FABRIC OVER THE TOP OF THE MODULE AND DOWN BOTH SIDES OF THE MODULE WITH THE COVER FABRIC TENTED OVER THE TOP OF THE PERFORATED DISTRIBUTION PIPE.
    - B. PLACE OCCASIONAL SHOVELFULS OF SPECIFIED SAND DIRECTLY OVER THE PIPE AREA ALLOWING THE COVER FABRIC TO FORM A MOSTLY VERTICAL ORIENTATION ALONG THE SIDE OF THE PIPE. REPEAT THIS STEP MOVING DOWN THE PIPE.
13. PLACE 6-INCHES OF SPECIFIED SAND ALONG THE SIDES OF THE MODULE EDGE. A MINIMUM OF 6-INCHES OF SPECIFIED SAND IS PLACED AT THE BEGINNING AND END OF EACH ROW. A MINIMUM OF 12-INCHES OF SPECIFIED SAND IS PLACED BETWEEN MODULE ROWS.
14. CALL TO SCHEDULE THE REQUIRED INSPECTIONS.
15. COMPLETE BACKFILL WITH A MINIMUM OF 12-INCHES OF CLEAN POROUS FILL MEASURED FROM THE TOP OF THE MODULES. BACKFILL EXCEEDING 18-INCHES REQUIRES VENTING AT THE FAR END OF THE BED. USE WELL GRADED NATIVE SOIL FILL THAT IS CLEAN, POROUS AND DEVOID OF LARGE ROCKS. DO NOT USE WHEELED EQUIPMENT OVER THE SYSTEM.
16. DIVERT SURFACE RUNOFF FROM THE SYSTEM. FINISH GRADE TO PREVENT SURFACE PONDING. TOPSOIL AND SEED SYSTEM AREA TO PROTECT FROM EROSION.



SANITATION PLAN

SCALE: 1" = 20.0'

INSPECTION NOTES:

1. A FINAL INSPECTION PRIOR TO BACKFILLING THE SEWER LINES AND STA SHALL BE CONDUCTED BY THE LOCAL PUBLIC HEALTH AGENCY AND WILLIAMS ENGINEERING, LLC CONFIRMING THE ON SITE WASTE WATER TREATMENT SYSTEM WAS INSTALLED ACCORDING TO THE PERMIT REQUIREMENTS AND REGULATIONS OR VARIANCES TO THE REGULATIONS.
2. ALL COMPONENTS MUST BE INSTALLED PRIOR TO INSPECTION.
3. THE PUMP AND CONTROL BOX INCLUDING THE ALARM SHALL BE PERMANENTLY WIRED, BY A LICENSED ELECTRICIAN, AND READY TO CYCLE PRIOR TO INSPECTION.
4. ALL CHAMBERS OF THE SEPTIC TANK MUST BE FILLED WITH WATER AND ADDITIONAL WATER MUST BE ON-SITE TO CYCLE PUMPS AND TEST THE SOIL TREATMENT AREA PRIOR TO INSPECTION.

ISSUED FOR OWTS PERMIT — 2/2019

WILLIAMS ENGINEERING LLC
400 NORTH MAIN STREET
GUNNISON, COLORADO 81230
PH. (970) 641-2489

ON-SITE WASTEWATER TREATMENT SYSTEM

CABIN 8,9,10,11,28-29, 30-31

THE BROTHERS ESTATE, LLC
6577 COUNTY ROAD 742
TAYLOR RIVER CANYON
GUNNISON COUNTY, COLORADO

DRAWN BY: SLB
CHECKED BY: RLW
SCALE: AS NOTED
MOST CURRENT DATE: 2/8/2019
JOB NO. 2984
SHEET: S1

ENGINEER'S STAMP: ROBERT L. WILLIAMS, REGISTERED PROFESSIONAL ENGINEER, 13275, STATE OF COLORADO — 2/8/19

W:\O.W.T.S\2018\2984-HARMELS\HARMELS 2018-OWTS SITE & SYSTEM.DWG

Inspected On: 7/29/21

Onsite Wastewater Treatment System Inspection Report

Harmel's Cabin #13 System

Contact Information	
Ordered By:	Brent Hedrick
Inspection Purpose:	OWST inspected for sale of Harmel's Ranch
Owner:	The Brothers Estate, LLC
Site Address:	6748 County Road 742
Billing Address:	PO Box 399, Almont, CO 81210
E-Mail	Brent Hedrick <brent@haydenoutdoors.com>
Phone	719.659.7598
SGM Project Number:	2021-514.001

General Information (Background Information from Interview, and County Records)			
Date of Installation:	N/A		
Date of Last Pump:	n/a		
Record of Last Pump?:	n/a		
Previous Pumps:	n/a		
Date of Last Inspection:	n/a		
Additives:	N/A		
Ever Been a Backup:	none reported		
If yes what was the problem:	n/a		
Repairs:	No repair work done.		
Are there Design Drawings or Calculations?:	Mesa Engineering 1996 drawing (attached) shows Cabin #13 on its own system, in same general location as located in field, but no dimensions, details, calculations or specifications		
Design/Listing Bedrooms:	2 bed 1 bath cabin		
People Living:	Seasonal use From May 15th - Oct 1st.		
Full Time Residents:	No		
Amount of Bathrooms:	1 bathroom		
	Yes	No	
Garbage Disposal:		X	
Dishwasher:		X	
Water Softener:		X	
Washer/Dryer:		X	
Radiator:		X	
Other:	N/A		

System Evaluation (as inspected and seen on site)					
System Type and Components:		Gravity to septic tank, then outlet to soil treatment area. Could not confirm location of treatment area or tank			
Tanks:		unknown could not find tank			
Size of Tank/s:		unknown size			
Quality of Tank:		Could not find tank or access			
Lid Size:		Could not find tank or access			
		Yes	No	Other	
	At Grade?		X	Could not find tank	
	Secure		X	could not find lid	
	Surface Water		X		
	Odor		X		
Baffles Present:		could not be determined			
Ground to Top of Tank:		could not be determined			
Distance to Invert:		could not be determined			
Water Level:		could not be determined			
Tank Depth:		Unknown			
Sludge Depth:		Unknown			
Scum Depth:		Unknown			
Tank General Condition		could not be determined			
Dosing or pump tank or distribution box?		N/A			
Size/location of Soil Treatment Area:		Size of field not able to be determined.			
If pump is it working?		N/A			
Gravity system:		Gravity from structure to tank. Gravity from tank to treatment area assumed			
Gray Water Discharge:		None			
Foundation Drainage:		None			
Clean Outs:		Could not find cleanout			
Soil Treatment Area Evaluation:		Yes	No	Details	
Odor:			X		
Indication of previous failure:			X		
Seepage Visible on Lawn:			X		
Lush Vegetation:			X	normal vegetation levels	
Ponding water in Distribution Media:			X	N/A	
Even distribution in field:			X	unable to determine	
Distance to Water Well:		not determined			
Reaction of System as water is run through it:		Could not be determined			

Evaluation Summary and General Notes:

	Acceptable	Unacceptable	Not Applicable
1) Cabin 13 Tank			X

Notes:

Could not be determined, no bad odors or back up complaints

2) Pump and Pump Tank			X

Notes:

3) Soil Treatment Area			X

Notes:

Size and location of treatment area not able to be determined, no bad odors, backup, ponding or excessive vegetation

Site Schematic

Provided past information attached:

Company Disclaimer:

Based on what we were able to observe and our experience with onsite wastewater technology, we submit this Onsite Wastewater Treatment Inspection Report based on the present condition of the onsite wastewater treatment system. SGM has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the wastewater treatment system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer or user. SGM disclaims any warranty, either expressed or implied, arising from the inspection of the wastewater treatment system or this report. We are also not ascertaining the impact the system is having on the environment.

Signed:

Tyler Harpel _____ Date: 8/4/2021

Tyler Harpel P.E.
Professional Engineer
NAWT Trained OWST inspector
Celebrating
30 Years
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
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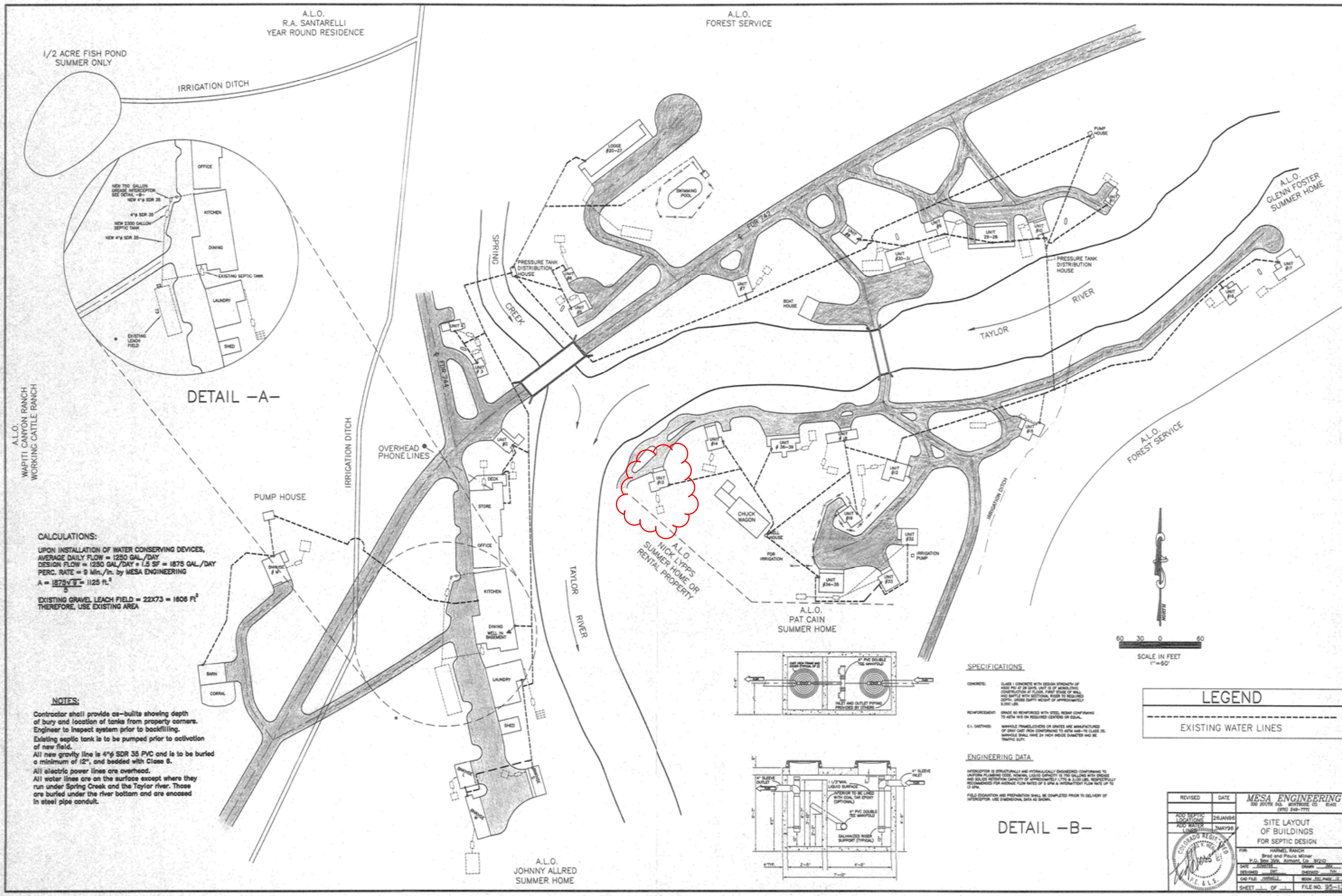
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UPON INSTALLATION OF WATER CONSERVING DEVICES,
AVERAGE DAILY FLOW = 1250 GAL./DAY
DESIGN FLOW = 1250 GAL/DAY • 1.5 SF = 1875 GAL./DAY
PERC. RATE = 9 Min./in. by MESA ENGINEERING
A = 1875√9 / 5 = 1125 ft.²
EXISTING GRAVEL LEACH FIELD = 22X73 = 1606 Ft²
THEREFORE, USE EXISTING AREA
NOTES:
Contractor shall provide as-builts showing depth of bury and location of tanks from property corners.
Engineer to inspect system prior to backfilling.
Existing septic tank is to be pumped prior to activation of new field.
All new gravity line is 4"ϕ SDR 35 PVC and is to be buried a minimum of 12", and bedded with Class 6.
All electric power lines are overhead.
All water lines are on the surface except where they run under Spring Creek and the Taylor river. Those are buried under the river bottom and are encased in steel pipe conduit.
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SUMMER HOME
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ENGINEERING DATA
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SCALE IN FEET
1"=60'
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SITE LAYOUT
OF BUILDINGS
FOR SEPTIC DESIGN
FOR: HARMEL RANCH
Brad and Paula Milner
SHEET 1 OF 1
FILE NO. 95-132

Inspected On: 7/29/21

Onsite Wastewater Treatment System Inspection Report

Harmel's Cabin #14 System

Contact Information			
Ordered By:	Brent Hedrick		
Inspection Purpose:	OWST inspected for sale of Harmel's Ranch		
Owner:	The Brothers Estate, LLC		
Site Address:	6748 County Road 742		
Billing Address:	PO Box 399, Almont, CO 81210		
E-Mail	Brent Hedrick <brent@haydenoutdoors.com>		
Phone	719.659.7598		
SGM Project Number:	2021-514.001		
General Information (Background Information from Interview, and County Records)			
Date of Installation:	N/A		
Date of Last Pump:	n/a		
Record of Last Pump?:	n/a		
Previous Pumps:	n/a		
Date of Last Inspection:	n/a		
Additives:	N/A		
Ever Been a Backup:	none reported		
If yes what was the problem:	n/a		
Repairs:	No repair work done.		
Are there Design Drawings or Calculations?:	Mesa Engineering 1996 drawing (attached) shows Cabin #14 on its own system, in same general location as located in field, but no dimensions, details, calculations or specifications		
Design/Listing Bedrooms:	2 bed 1 bath cabin		
People Living:	Seasonal use From May 15th - Oct 1st.		
Full Time Residents:	No		
Amount of Bathrooms:	1 bathroom		
	Yes	No	
Garbage Disposal:		X	
Dishwasher:		X	
Water Softener:		X	
Washer/Dryer:		X	
Radiator:		X	
Other:	N/A		

System Evaluation (as inspected and seen on site)					
System Type and Components:		Gravity to septic tank, then outlet to soil treatment area. Could not confirm location of treatment area			
Tanks:		1 chamber older concrete tank.			
Size of Tank/s:		unknown size			
Quality of Tank:		Older tank but seemed to be operating correctly, minimal scum and sludge must have been pumped somewhat recent, appeared to have dirt work around tank.			
Lid Size:		5 gallon bucket lid, but did have tight turn close lid			
		Yes	No	Other	
	At Grade?	X			
	Secure		X	Tank access cut out 5 gallon bucket with snap lid	
	Surface Water		X		
	Odor		X		
Baffles Present:		No			
Ground to Top of Tank:		Approximately 18"			
Distance to Invert:		Approximately 24"			
Water Level:		just below inlet invert			
Tank Depth:		Unknown			
Sludge Depth:		Unknown			
Scum Depth:		none			
Tank General Condition		Tank older but seemed to be operating correctly.			
Dosing or pump tank or distribution box?		N/A			
Size/location of Soil Treatment Area:		Size of field not able to be determined. Piping headin in direction of 96 MESA plans			
If pump is it working?		N/A			
Gravity system:		Gravity from structure to tank. Gravity from tank to treatment area assumed			
Gray Water Discharge:		None			
Foundation Drainage:		None			
Clean Outs:		Cleanout in between cabin 14 and tank appeared clear and free.			
Soil Treatment Area Evaluation:		Yes	No	Details	
Odor:			X		
Indication of previous failure:			X		
Seepage Visible on Lawn:			X		
Lush Vegetation:			X	normal vegetation levels	
Ponding water in Distribution Media:			X	N/A	
Even distribution in field:			X	unable to determine	
Distance to Water Well:		not determined			
Reaction of System as water is run through it:		System appeared to be operating correctly.			

Evaluation Summary and General Notes:			
	Acceptable	Unacceptable	Not Applicable
1) Cabin 14 Tank	X		
Notes:			
Appeared to be working aside from inlet baffle not in place.			
2) Pump and Pump Tank			X
Notes:			
3) Soil Treatment Area			X
Notes:			
Size and location of treatment area not able to be determined.			

Site Schematic

View of tank riser

Provided past information attached:

Company Disclaimer:

Based on what we were able to observe and our experience with onsite wastewater technology, we submit this Onsite Wastewater Treatment Inspection Report based on the present condition of the onsite wastewater treatment system. SGM has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the wastewater treatment system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer or user. SGM disclaims any warranty, either expressed or implied, arising from the inspection of the wastewater treatment system or this report. We are also not ascertaining the impact the system is having on the environment.

Signed:

Tyler Harpel _____ Date: 8/4/2021

Tyler Harpel P.E.
Professional Engineer
NAWT Trained OWST inspector

Celebrating 30 *Years*

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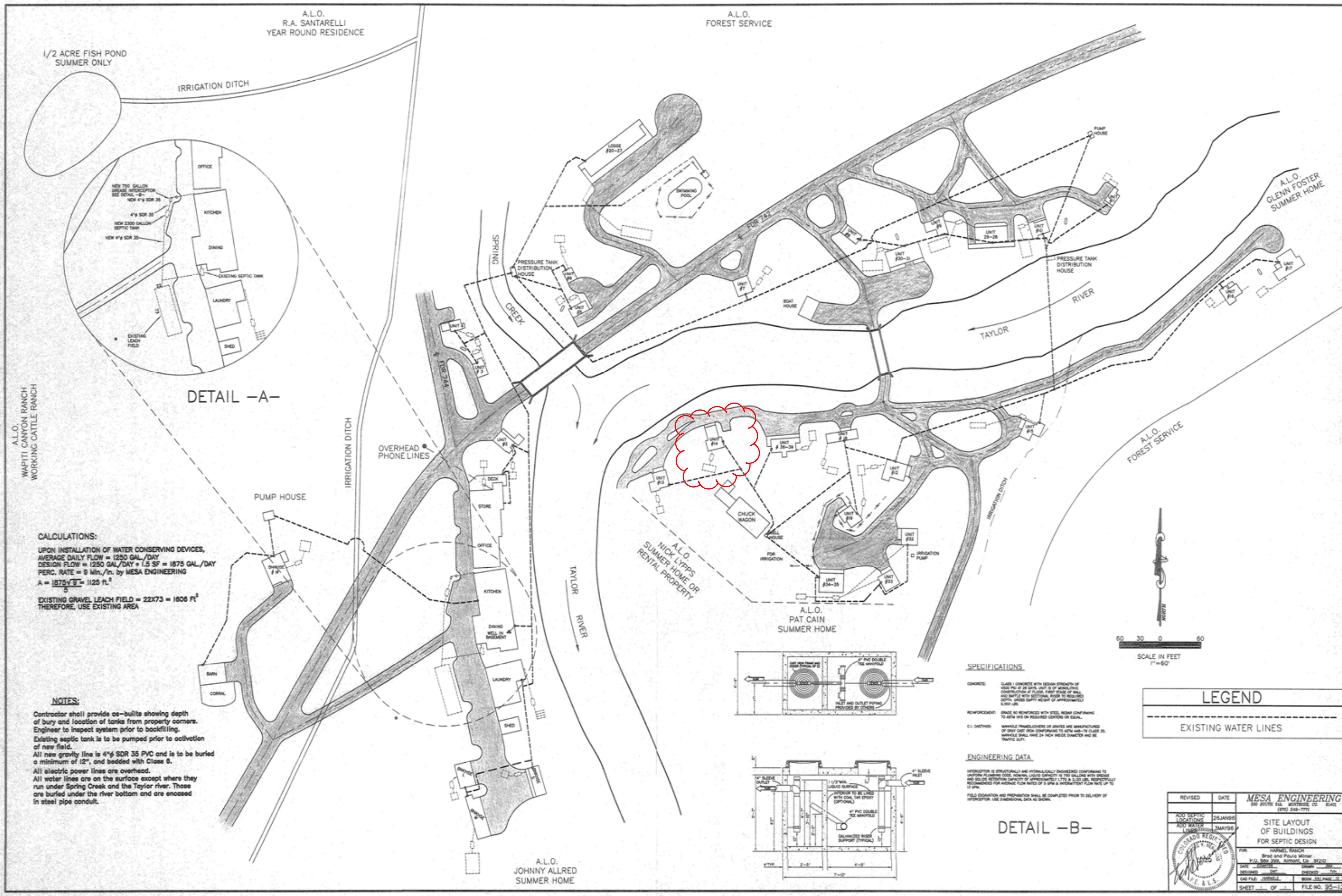
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FOREST SERVICE
A.L.O.
JOHNNY ALLRED
SUMMER HOME
BARN
CORRAL
CALCULATIONS:
UPON INSTALLATION OF WATER CONSERVING DEVICES,
AVERAGE DAILY FLOW = 1250 GAL./DAY
DESIGN FLOW = 1250 GAL/DAY • 1.5 SF = 1875 GAL./DAY
PERC. RATE = 9 Min./in. by MESA ENGINEERING
A = 1875√9 / 5 = 1125 ft.²
EXISTING GRAVEL LEACH FIELD = 22X73 = 1606 Ft²
THEREFORE, USE EXISTING AREA
NOTES:
Contractor shall provide as-builts showing depth of bury and location of tanks from property corners.
Engineer to inspect system prior to backfilling.
Existing septic tank is to be pumped prior to activation of new field.
All new gravity line is 4"φ SDR 35 PVC and is to be buried a minimum of 12", and bedded with Class 6.
All electric power lines are overhead.
All water lines are on the surface except where they run under Spring Creek and the Taylor river. Those are buried under the river bottom and are encased in steel pipe conduit.
SPECIFICATIONS
ENGINEERING DATA
DETAIL -B-
SCALE IN FEET
1"=60'
LEGEND
EXISTING WATER LINES
REVISED
DATE
ADD SEPTIC LOCATIONS
26JAN96
ADD WATER LINES
3MAY96
MESA ENGINEERING
SITE LAYOUT
OF BUILDINGS
FOR SEPTIC DESIGN
FOR: HARMEL RANCH
Brad and Paula Milner
SHEET 1 OF 1
FILE NO. 95-132
COLORADO REGISTERED
P.E. & L.S.

Inspected On: 7/29/21

Onsite Wastewater Treatment System Inspection Report
Harmel's Cabin #16 and #17 System

Contact Information	
Ordered By:	Brent Hedrick
Inspection Purpose:	OWST inspected for sale of Harmel's Ranch
Owner:	The Brothers Estate, LLC
Site Address:	6748 County Road 742
Billing Address:	PO Box 399, Almont, CO 81210
E-Mail	Brent Hedrick <brent@haydenoutdoors.com>
Phone	719.659.7598
SGM Project Number:	2021-514.001

General Information (Background Information from Interview, and County Records)	
Date of Installation:	N/A
Date of Last Pump:	n/a
Record of Last Pump?:	n/a
Previous Pumps:	n/a
Date of Last Inspection:	n/a
Additives:	N/A
Ever Been a Backup:	None reported
If yes what was the problem:	N/A
Repairs:	None reported
Are there Design Drawings or Calculations?:	Mesa Engineering 1996 drawing (attached) shows Cabin #16 and Cabin #17 each on its own systems, in same general location as located in field, but no dimensions, details, calculations or specifications. But staff had always thought they were on one combined system.
Design/Listing Bedrooms:	3 bed 1 full bath + 1/2 bath (cabin 17) 2 bed 1 bath (cabin 18)
People Living:	Seasonal use From May 15th - Oct 1st.
Full Time Residents:	No
Amount of Bathrooms:	2 full baths, 1 shower only.

	Yes	No
Garbage Disposal:		X
Dishwasher:		X
Water Softener:		X
Washer/Dryer:		X
Radiator:		X

Other:	N/A

System Evaluation (as inspected and seen on site)					
System Type and Components:	Gravity to septic tank,then outlet to soil treatment area. Could not confirm location of treatment area.				
Tanks:	1 concrete tank 18' from edge of cabin 16.				
Size of Tank/s:	unknown size				
Quality of Tank:	Tank condition seems to be ok, but completely full.				
Lid Size:	1 ea. 24" plastic twist on lid.				
		Yes	No	Other	
	At Grade?	X			
	Secure		X	easily accessable tank	
	Surface Water		X		
	Odor		X		
Baffles Present:	Yes				
Ground to Top of Tank:	Yes. Only a couple inches of ground cover.				
Distance to Invert:	couldn't be determined				
Water Level:	Water level couldn't be determined				
Tank Depth:	unknown				
Sludge Depth:	Unknown, appeared to be almost all the way full				
Scum Depth:	12" + thick top scum layer				
Tank General Condition	Tank seems to be operating, however it is completely full.				
Dosing or pump tank or distribution box?	N/A				
Size/location of Soil Treatment Area:	Size and location of field not able to be determined.				
If pump is it working?	N/A				
Gravity system:	Gravity from structure to tank. Gravity from tank to treatment area.				
Gray Water Discharge:	None				
Foundation Drainage:	None				
Clean Outs:	Cleanouts next to both cabin 16 and 17.				
Soil Treatment Area Evaluation:		Yes	No	Details	
Odor:			X		
Indication of previous failure:			X		
Seepage Visible on Lawn:			X		
Lush Vegetation:			X	normal vegitation levels	
Ponding water in Distribution Media:			X	N/A	
Even distribution in field:			X	unable to determine	
Distance to Water Well:	not determined				
Reaction of System as water is run through it:	System appears to be working however the septic tank is very full. Site layouts show that cabins 16 and 17 should have their own systems, however no evidence of a separate tank for cabin 17 could be found. Notes from previous GIS report also state that pipe configurations indicate 16 and 17 share a tank and soil treatment area.				

Evaluation Summary and General Notes:

	Acceptable	Unacceptable	Not Applicable
1) Cabin 16 and 17 tank	X		

Notes:

Tank appears acceptable however it needs to be pumped as it is nearly completely full.

2) Pump and Pump Tank			X

Notes:

3) Soil Treatment Area			X

Notes:

Could not determine location for soil treatment area

Site Schematic

View of tank lid and cleanout

View down riser

Provided past information attached:

Company Disclaimer:

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Signed:

Tyler Harpel Date: 8//2021

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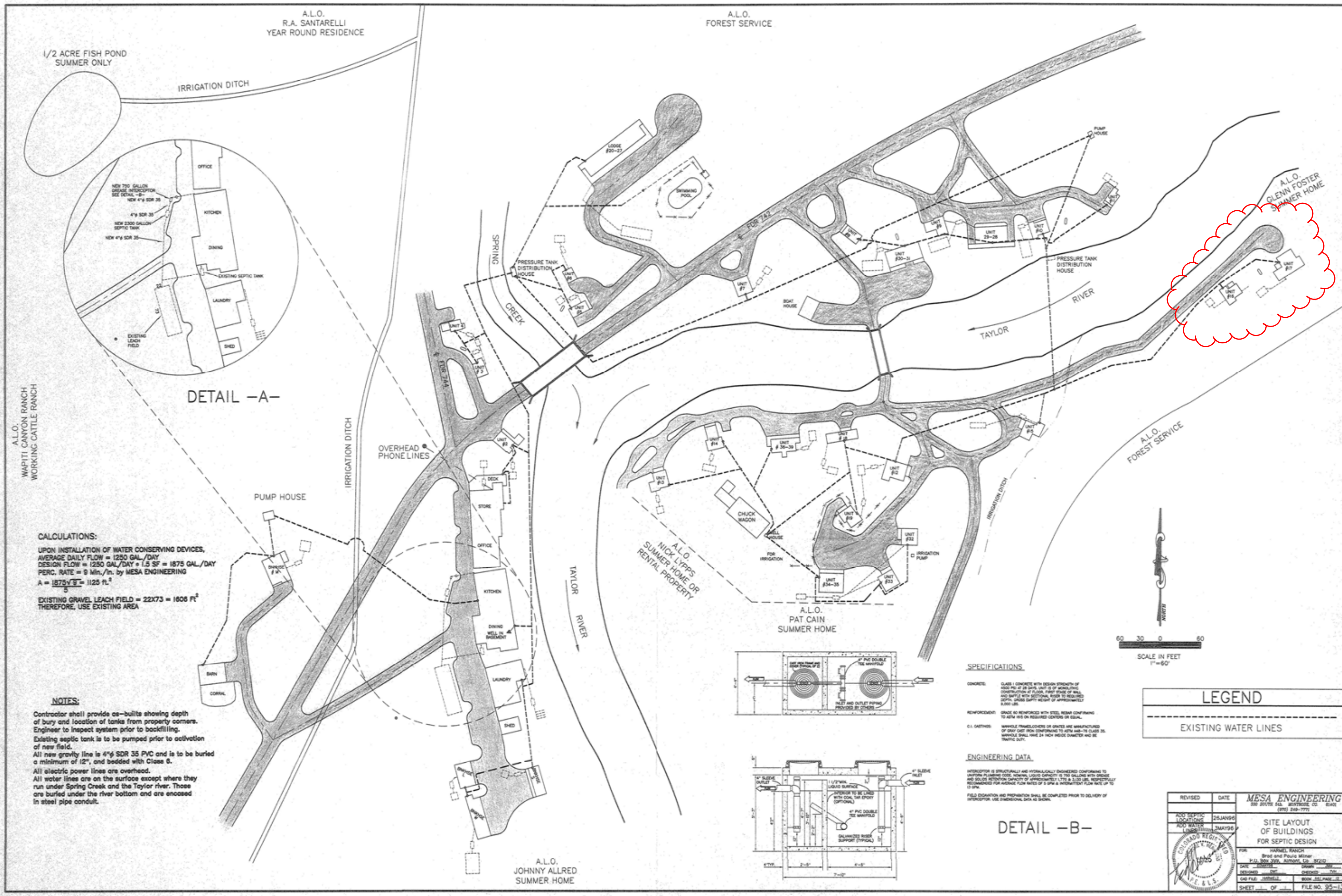
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WORKING CATTLE RANCH
DETAIL -A-
OFFICE
KITCHEN
DINING
LAUNDRY
SHED
EXISTING SEPTIC TANK
EXISTING LEACH FIELD
LODGE #20-27
SWIMMING POOL
FDR 742
FDR 744
SPRING
CREEK
PRESSURE TANK
DISTRIBUTION
HOUSE
PUMP HOUSE
BOAT HOUSE
UNIT 29-28
TAYLOR
RIVER
A.L.O.
GLENN FOSTER
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FOREST SERVICE
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FOR IRRIGATION
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A.L.O.
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CALCULATIONS:
UPON INSTALLATION OF WATER CONSERVING DEVICES,
AVERAGE DAILY FLOW = 1250 GAL./DAY
DESIGN FLOW = 1250 GAL/DAY • 1.5 SF = 1875 GAL./DAY
PERC. RATE = 9 Min./in. by MESA ENGINEERING
A = 1875√9 / 5 = 1125 ft.²
EXISTING GRAVEL LEACH FIELD = 22X73 = 1606 Ft²
THEREFORE, USE EXISTING AREA
NOTES:
Contractor shall provide as-builts showing depth of bury and location of tanks from property corners.
Engineer to inspect system prior to backfilling.
Existing septic tank is to be pumped prior to activation of new field.
All new gravity line is 4"ϕ SDR 35 PVC and is to be buried a minimum of 12", and bedded with Class 6.
All electric power lines are overhead.
All water lines are on the surface except where they run under Spring Creek and the Taylor river. Those are buried under the river bottom and are encased in steel pipe conduit.
SPECIFICATIONS
ENGINEERING DATA
DETAIL -B-
SCALE IN FEET
1"=60'
60 30 0 60
LEGEND
EXISTING WATER LINES
REVISED
DATE
ADD SEPTIC LOCATIONS
26JAN96
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MESA ENGINEERING
SITE LAYOUT
OF BUILDINGS
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FOR: HARMEL RANCH
Brad and Paula Milner
SHEET 1 OF 1
FILE NO. 95-132
COLORADO REGISTERED
P.E. & L.S.

Inspected On: 7/29/21

Onsite Wastewater Treatment System Inspection Report

Harmel's Cabin #19 System

Contact Information	
Ordered By:	Brent Hedrick
Inspection Purpose:	OWST inspected for sale of Harmel's Ranch
Owner:	The Brothers Estate, LLC
Site Address:	6748 County Road 742
Billing Address:	PO Box 399, Almont, CO 81210
E-Mail	Brent Hedrick <brent@haydenoutdoors.com>
Phone	719.659.7598
SGM Project Number:	2021-514.001

General Information (Background Information from Interview, and County Records)	
Date of Installation:	N/A
Date of Last Pump:	n/a
Record of Last Pump?:	n/a
Previous Pumps:	n/a
Date of Last Inspection:	n/a
Additives:	N/A
Ever Been a Backup:	none reported
If yes what was the problem:	n/a
Repairs:	No repair work done.
Are there Design Drawings or Calculations?:	Mesa Engineering 1996 drawing (attached) shows Cabin #19 and Cabin #12 connected into one shared system. Since Cabin #12 has been tied into a new combined 2011 system. It is unknown if #19 also got tied in, clean out seems to be in same general location as located in field, but no dimensions, details, calculations or specifications.
Design/Listing Bedrooms:	2 bed 1 bath cabin
People Living:	Seasonal use From May 15th - Oct 1st.
Full Time Residents:	No
Amount of Bathrooms:	1 bathroom

	Yes	No
Garbage Disposal:		X
Dishwasher:		X
Water Softener:		X
Washer/Dryer:		X
Radiator:		X

Other:	N/A

System Evaluation (as inspected and seen on site)					
System Type and Components:		Gravity to septic tank,then outlet to soil treatment area. Could not confirm location of treatment area or tank			
Tanks:		Tank not found			
Size of Tank/s:		unknown size			
Quality of Tank:		Unable to determine location or quality of tank. Could be connected to shared #12, #18, #36-39 2011 system.			
Lid Size:		No access lid found.			
		Yes	No	Other	
	At Grade?		X		
	Secure			Unable to find tank or riser lid.	
	Surface Water		X		
	Odor		X		
Baffles Present:		Could not be found			
Ground to Top of Tank:		undetermined			
Distance to Invert:		undetermined			
Water Level:		undetermined			
Tank Depth:		Unknown			
Sludge Depth:		Unknown			
Scum Depth:		Unknown			
Tank General Condition		Undetermined			
Dosing or pump tank or distribution box?		N/A			
Size/location of Soil Treatment Area:		Size of field not able to be determined.			
If pump is it working?		N/A			
Gravity system:		Gravity from structure to tank. Gravity from tank to treatment area assumed			
Gray Water Discharge:		None			
Foundation Drainage:		None			
Clean Outs:		Cleanout next to cabin 19 appeared clean and clear.			
Soil Treatment Area Evaluation:		Yes	No	Details	
Odor:			X		
Indication of previous failure:			X		
Seepage Visible on Lawn:			X		
Lush Vegetation:			X	normal vegitation levels	
Ponding water in Distribution Media:			X	N/A	
Even distribution in field:			X	unable to determine	
Distance to Water Well:		not determined			
Reaction of System as water is run through it:		Unable to observe water flowing into system. Cleanout appeared clean and clear could not find rest of system.			

Evaluation Summary and General Notes:

	Acceptable	Unacceptable	Not Applicable
1) Cabin 19 Tank			X

Notes:

Could not determine acceptability of tank. If not connected to 2011 combined system with #12, #18, #36-39 it could be tied into this system easily via gravity but not sure of capacity.

2) Pump and Pump Tank			X

Notes:

3) Soil Treatment Area			X

Notes:

Size and location of treatment area not able to be determined. If not connected to 2011 combined system with #12, #18, #36-39 it could be tied into this system easily via gravity but not sure of capacity.

Site Schematic

Provided past information attached:

Company Disclaimer:

Based on what we were able to observe and our experience with onsite wastewater technology, we submit this Onsite Wastewater Treatment Inspection Report based on the present condition of the onsite wastewater treatment system. SGM has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the wastewater treatment system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer or user. SGM disclaims any warranty, either expressed or implied, arising from the inspection of the wastewater treatment system or this report. We are also not ascertaining the impact the system is having on the environment.

Signed:

Tyler Harpel _____ Date: 8/4/2021

Tyler Harpel P.E.
Professional Engineer

NAWT Trained OWST inspector

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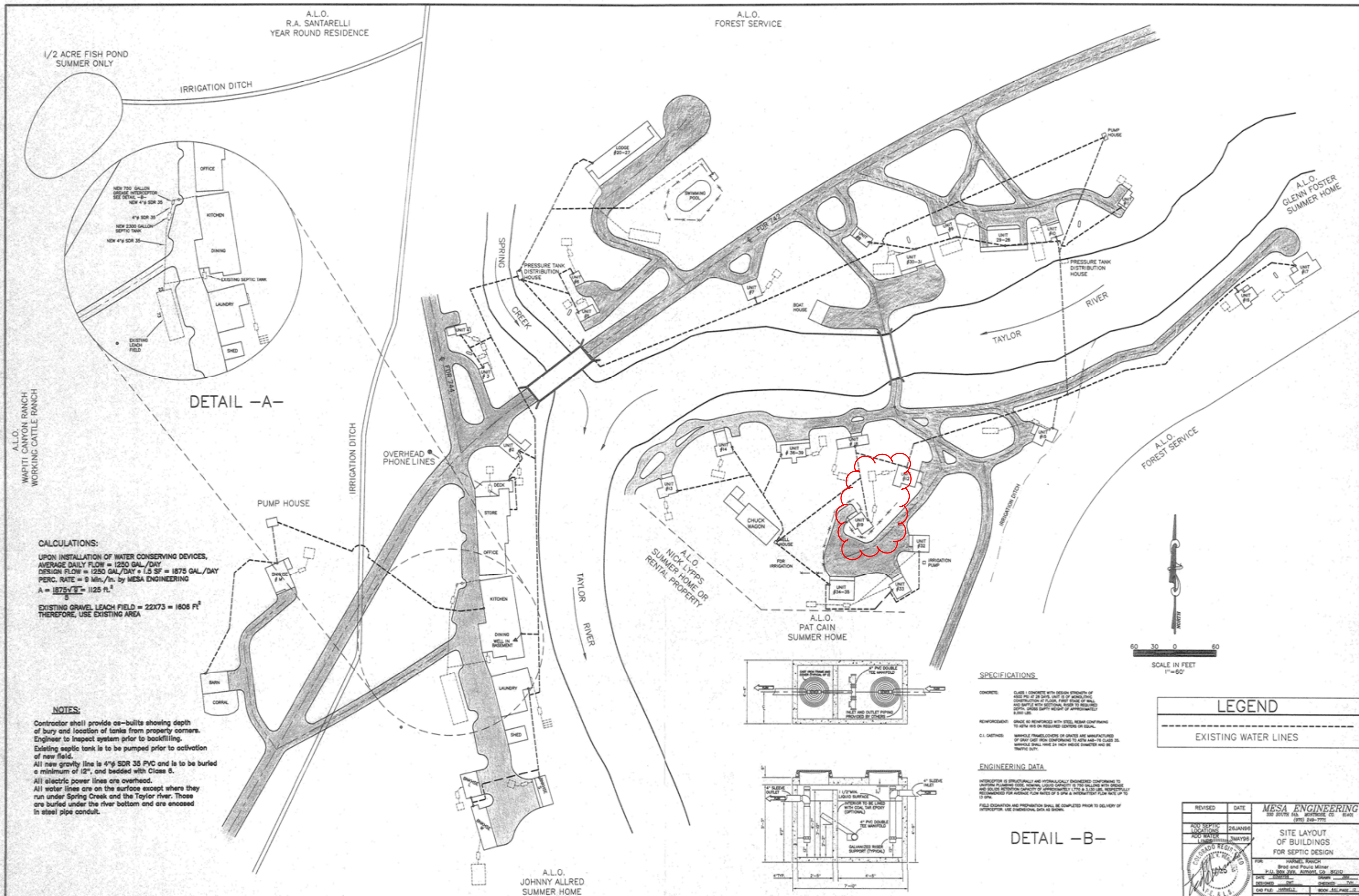
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KITCHEN
DINING
LAUNDRY
SHED
EXISTING SEPTIC TANK
EXISTING LEACH FIELD
LODGE #20-27
SWIMMING POOL
FDR 742
FDR 744
SPRING
CREEK
PRESSURE TANK DISTRIBUTION HOUSE
PUMP HOUSE
UNIT 29-28
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A.L.O.
JOHNNY ALLRED
SUMMER HOME
NORTH
60 30 0 60
SCALE IN FEET
1"=60'
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MESA ENGINEERING
SITE LAYOUT
OF BUILDINGS
FOR SEPTIC DESIGN
FOR: HARMEL RANCH
Brad and Paula Milner
SHEET 1 OF 1
FILE NO. 95-132

CALCULATIONS:

UPON INSTALLATION OF WATER CONSERVING DEVICES,
AVERAGE DAILY FLOW = 1250 GAL./DAY
DESIGN FLOW = 1250 GAL/DAY • 1.5 SF = 1875 GAL./DAY
PERC. RATE = 9 Min./in. by MESA ENGINEERING

$A = \frac{1875\sqrt{9}}{5} = 1125 \text{ ft.}^2$

EXISTING GRAVEL LEACH FIELD = 22X73 = 1606 Ft^2
THEREFORE, USE EXISTING AREA

NOTES:

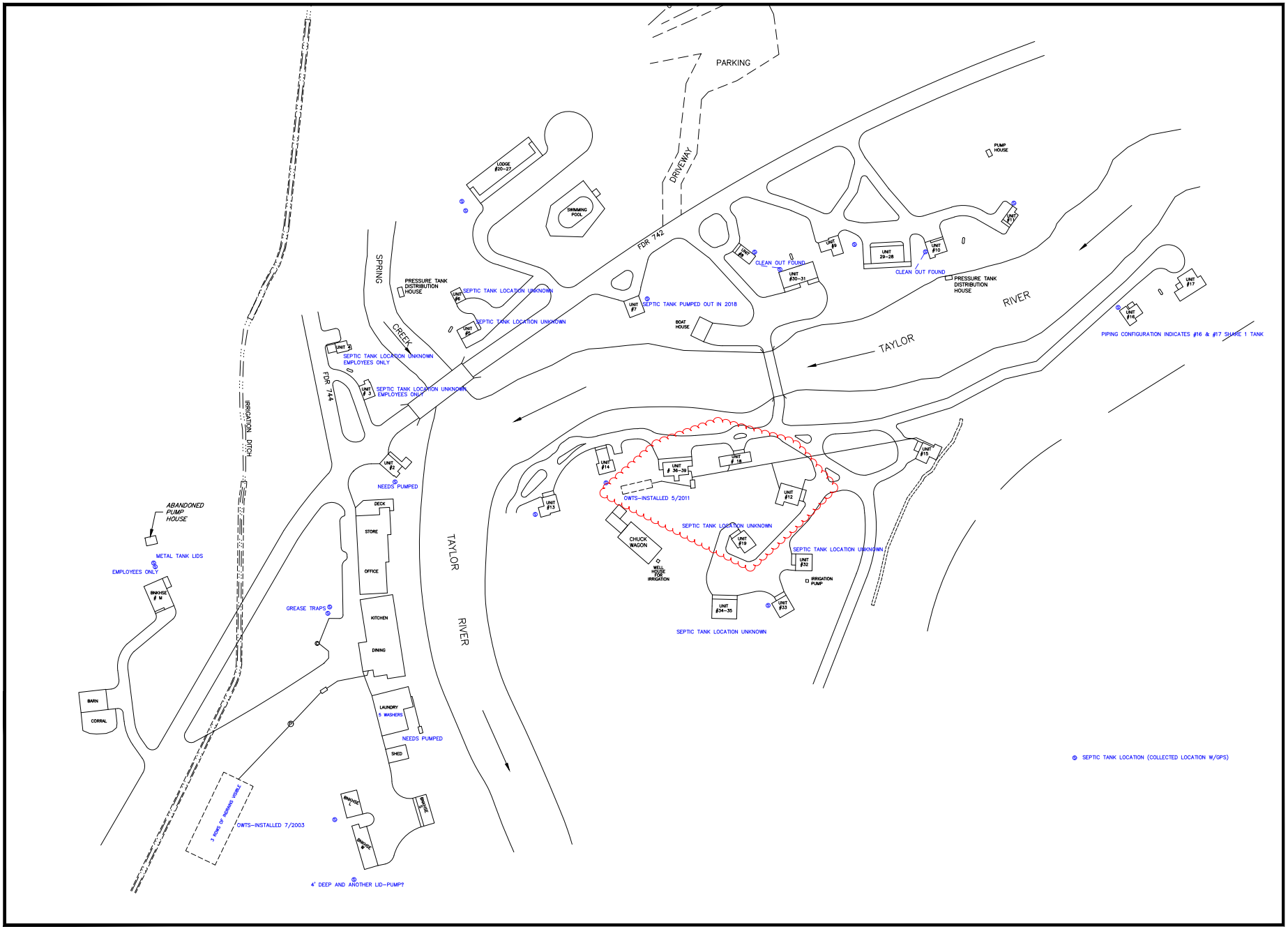
Contractor shall provide as-builts showing depth of bury and location of tanks from property corners. Engineer to inspect system prior to backfilling.

Existing septic tank is to be pumped prior to activation of new field.

All new gravity line is 4"ϕ SDR 35 PVC and is to be buried a minimum of 12", and bedded with Class 6.

All electric power lines are overhead.

All water lines are on the surface except where they run under Spring Creek and the Taylor river. Those are buried under the river bottom and are encased in steel pipe conduit.


PARKING
DRIVEWAY
LODGE #20–27
SWIMMING POOL
PUMP HOUSE
UNIT #17
UNIT #9
UNIT #10
UNIT 29–28
UNIT #30–31
CLEAN OUT FOUND
CLEAN OUT FOUND
PRESSURE TANK DISTRIBUTION HOUSE
FDR 742
SPRING
CREEK
PRESSURE TANK DISTRIBUTION HOUSE
UNIT #6
SEPTIC TANK LOCATION UNKNOWN
UNIT #5
SEPTIC TANK LOCATION UNKNOWN
UNIT #7
SEPTIC TANK PUMPED OUT IN 2018
BOAT HOUSE
RIVER
TAYLOR
UNIT #17
UNIT #16
PIPING CONFIGURATION INDICATES #16 & #17 SHARE 1 TANK
UNIT #1
SEPTIC TANK LOCATION UNKNOWN EMPLOYEES ONLY
UNIT #4
SEPTIC TANK LOCATION UNKNOWN EMPLOYEES ONLY
FDR 744
IRRIGATION DITCH
UNIT #2
NEEDS PUMPED
UNIT #14
UNIT # 36–39
UNIT # 18
UNIT #15
OWTS–INSTALLED 5/2011
UNIT #12
UNIT #13
SEPTIC TANK LOCATION UNKNOWN
CHUCK WAGON
UNIT #19
SEPTIC TANK LOCATION UNKNOWN
UNIT #32
WELL HOUSE IRRIGATION
IRRIGATION PUMP
UNIT #34–35
UNIT #33
SEPTIC TANK LOCATION UNKNOWN
ABANDONED PUMP HOUSE
METAL TANK LIDS
EMPLOYEES ONLY
BNKHSE # N
DECK
STORE
OFFICE
KITCHEN
DINING
GREASE TRAPS
TAYLOR
RIVER
BARN
CORRAL
LAUNDRY
5 WASHERS
NEEDS PUMPED
SHED
3 POINTS OF WARNING VISIBLE
OWTS–INSTALLED 7/2003
SEPTIC TANK LOCATION (COLLECTED LOCATION W/GPS)
4" DEEP AND ANOTHER LID–PUMP?

SGM

Inspected On: 7/29/21

Onsite Wastewater Treatment System Inspection Report
Cabin #9, #10 and #28/#29 System

Contact Information	
Ordered By:	Brent Hedrick
Inspection Purpose:	OWST inspected for sale of Harmel's Ranch
Owner:	The Brothers Estate, LLC
Site Address:	6748 County Road 742
Billing Address:	PO Box 399, Almont, CO 81210
E-Mail	Brent Hedrick <brent@haydenoutdoors.com>
Phone	719.659.7598
SGM Project Number:	2021-514.001

General Information (Background Information from Interview, and County Records)		
Date of Installation:	N/A	
Date of Last Pump:	Told by Jeremiah unit 10 was pumped in 2020. No record of cabin 9 or 28-29 being pumped.	
Record of Last Pump?:	n/a	
Previous Pumps:	n/a	
Date of Last Inspection:	n/a	
Additives:	N/A	
Ever Been a Backup:	No	
If yes what was the problem:	N/A	
Repairs:	No repair work done to system in the past	

Are there Design Drawings or Calculations?:	Mesa Engineering 1996 drawing (attached) shows Cabin #9 and duplex cabin #28/29 on its own combined system, and Cabin #10 on its own separate system in same general location as located in field, but no dimensions, details, calculations or specifications. But no tank was found for cabin #10 and clean out and pipe seems to being on north side of #28/29 to connec into that sytem? Also 2019 Willams Engineering drawings were created and submitted to County to replace this system but never installed.
Design/Listing Bedrooms:	2 bedroom 1 bath cabin (cabin 9) 2 bedroom 1 bath cabin (cabin 10) 4 bed 2 bath (cabin 28-29)
People Living:	Seasonal use From May 15th - Oct 1st.
Full Time Residents:	No
Amount of Bathrooms:	4 bathrooms total

	Yes	No
Garbage Disposal:		X
Dishwasher:		X
Water Softener:		X
Washer/Dryer:		X
Radiator:		X

Other:	N/A

System Evaluation (as inspected and seen on site)					
System Type and Components:	Gravity to septic tank,then outlet to soil treatment area. Could not confirm location of treatment area.				
Tanks:	1 tank 18' from corner of cabin 9. Couldn't determine tank material type.				
Size of Tank/s:	unknown size				
Quality of Tank:	Below average condition. Metal appears to be corroding and root intrusion apparent at the inlet of the tank.				
Lid Size:	1 ea. 18" access lid.				
		Yes	No	Other	
	At Grade?	X			
	Secure		X	Friction fit metal lid	
	Surface Water		X		
	Odor		X		
Baffles Present:	Could not be found				
Ground to Top of Tank:	Ground 36" of cover over tank				
Distance to Invert:	couldn't be determined				
Water Level:	Water level couldn't be determined due to various clean outs and could not tell how tank was filling				
Tank Depth:	unknown				
Sludge Depth:	Unknown				
Scum Depth:	Thick top scum layer				
Tank General Condition	Couldn't be determined as there was only one access point and tank appeared full. And it was hard to tell what cabins from what directions connected into tank.				
Dosing or pump tank or distribution box?	N/A				
Size/location of Soil Treatment Area:	Size of field not able to be determined.				
If pump is it working?	N/A				
Gravity system:	Gravity from structure to tank. Gravity from tank to treatment area.				
Gray Water Discharge:	None				
Foundation Drainage:	None				
Clean Outs:	Cleanouts found at cabins 9,10 and 28-29. Cleanout from cabin 10 indicated that sewer line was running to cabin 9 and 28-29 shared tank whereas on site layouts provided by county show cabin 10 should have its own tank and field. Could not locate tank or sign of one anywhere near cabin 10.				
Soil Treatment Area Evaluation:	Yes	No	Details		
Odor:		X			
Indication of previous failure:		X	no sign of failure		
Seepage Visible on Lawn:		X			
Lush Vegetation:		X	normal vegitation levels		
Ponding water in Distribution Media:		X	N/A		
Even distribution in field:		X	unable to determine		
Distance to Water Well:	not determined				
Reaction of System as water is run through it:	Cleanouts appeared to be on wrong side (downstream side) of the tank so it was difficult to determine how the system was operating.				

Evaluation Summary and General Notes:

	Acceptable	Unacceptable	Not Applicable
1) Cabin 9,10, 28-29 Septic tank			X

Notes:

Could not determine acceptability of tank as its size, material and condition were unable to be determined.

2) Pump and Pump Tank			X

Notes:

3) Soil Treatment Area			X

Notes:

Size and location of treatment area not able to be determined. Site layouts show cabin 10 should have its own tank and treatment area. After investigation, no tank or indication of treatment area were found. Looking through the cleanout, it appears the sewer line from cabin 10 was heading toward the north side of cabin 28-29 and may be tied in to the cabin 9 and 28-29 shared system. We were unable to confirm this. Also note, there is a stamped permitted set of plans from Williams engineering to combine soil treatment areas and tanks for cabins 8, 9, 10, 11, 28-29 and 30-31 but was never constructed.

Site Schematic

View of tank risers

View inside tank

Provided past information attached:

Company Disclaimer:

Based on what we were able to observe and our experience with onsite wastewater technology, we submit this Onsite Wastewater Treatment Inspection Report based on the present condition of the onsite wastewater treatment system. SGM has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the wastewater treatment system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer or user. SGM disclaims any warranty, either expressed or implied, arising from the inspection of the wastewater treatment system or this report. We are also not ascertaining the impact the system is having on the environment.

Signed:

Tyler Harpel _____ Date: 8/4/2021

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Professional Engineer
NAWT Trained OWST inspector
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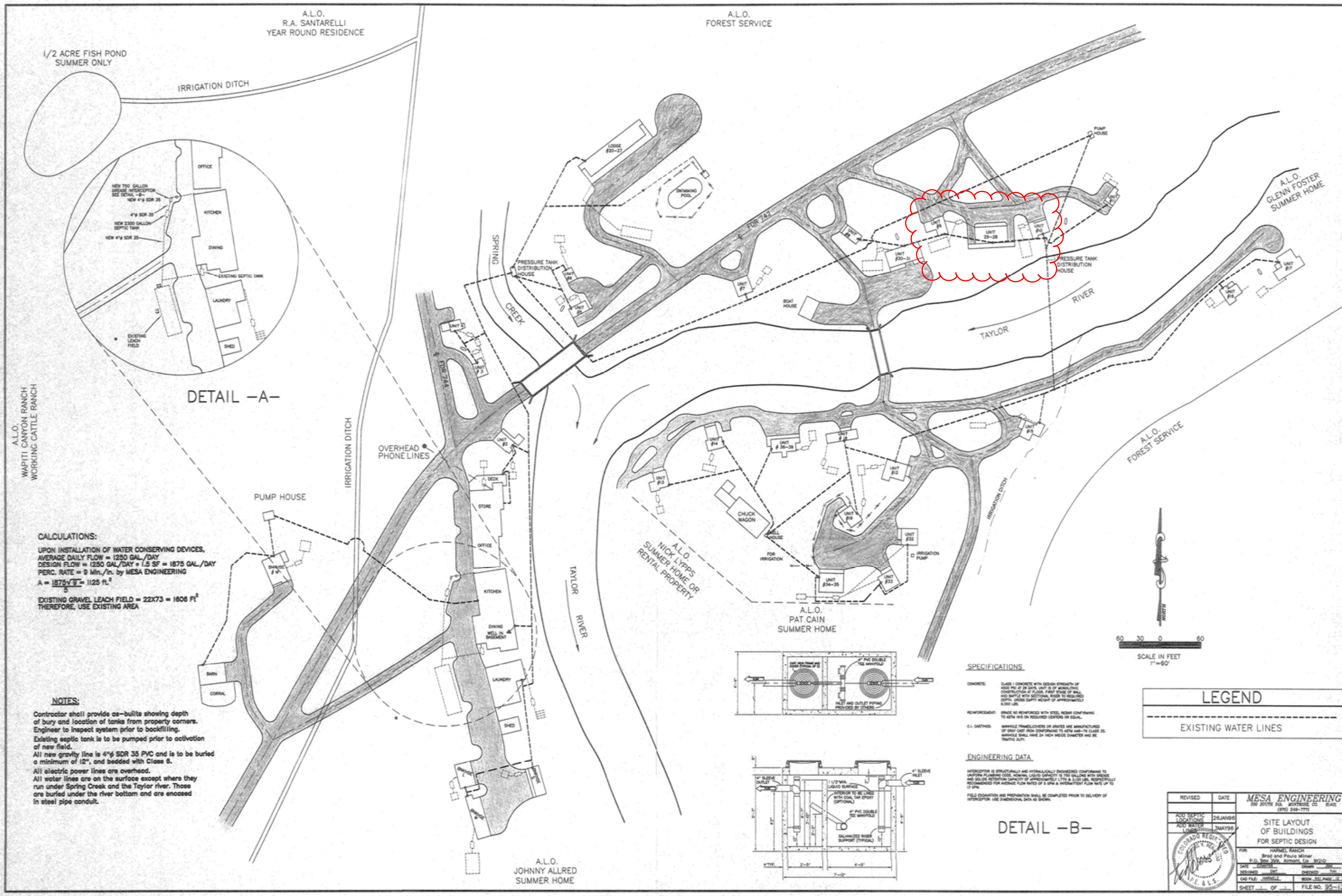
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DETAIL -A-
OFFICE
KITCHEN
DINING
LAUNDRY
SHED
EXISTING SEPTIC TANK
EXISTING LEACH FIELD
LODGE
SWIMMING POOL
FDR 742
FDR 744
SPRING
CREEK
PRESSURE TANK
DISTRIBUTION
HOUSE
PUMP HOUSE
BOAT HOUSE
TAYLOR
RIVER
OVERHEAD
PHONE LINES
DECK
STORE
WELL IN BASEMENT
BARN
CORRAL
CHUCK WAGON
IRRIGATION PUMP
A.L.O.
NICK LYPPS
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A.L.O.
PAT CAIN
SUMMER HOME
A.L.O.
FOREST SERVICE
A.L.O.
JOHNNY ALLRED
SUMMER HOME
CALCULATIONS:
UPON INSTALLATION OF WATER CONSERVING DEVICES,
AVERAGE DAILY FLOW = 1250 GAL./DAY
DESIGN FLOW = 1250 GAL/DAY • 1.5 SF = 1875 GAL./DAY
PERC. RATE = 9 Min./in. by MESA ENGINEERING
A = 1875√9 / 5 = 1125 ft.²
EXISTING GRAVEL LEACH FIELD = 22X73 = 1606 Ft²
THEREFORE, USE EXISTING AREA
NOTES:
Contractor shall provide as-builts showing depth of bury and location of tanks from property corners.
Engineer to inspect system prior to backfilling.
Existing septic tank is to be pumped prior to activation of new field.
All new gravity line is 4"ϕ SDR 35 PVC and is to be buried a minimum of 12", and bedded with Class 6.
All electric power lines are overhead.
All water lines are on the surface except where they run under Spring Creek and the Taylor river. Those are buried under the river bottom and are encased in steel pipe conduit.
SPECIFICATIONS
ENGINEERING DATA
DETAIL -B-
SCALE IN FEET
1"=60'
LEGEND
EXISTING WATER LINES
REVISED
DATE
ADD SEPTIC LOCATIONS
26JAN96
ADD WATER LINES
3MAY96
MESA ENGINEERING
SITE LAYOUT
OF BUILDINGS
FOR SEPTIC DESIGN
FOR: HARMEL RANCH
Brad and Paula Milner
SHEET 1 OF 1
FILE NO. 95-132

GUNNISON COUNTY MINIMUM SETBACK REQUIREMENTS:

Table 7-1 – Minimum Horizontal Distances in Feet Between Components of an On-Site Wastewater Treatment System Installed After November 15, 1973 and Water, Physical and Health Impact Features

	Spring, Well,[1] Suction Line, Potable Water Supply Cistern[4]	Potable Water Supply Line [2]	Structure w/basement, crawl space or footing drains	Structure without basement, crawl space or footing drains	Property Lines, Piped or Lined Irrigation Ditch, upslope curtain drain	Subsurface Drain, Intermittent Irrigation Lateral, Drywell, Stormwater Structure	Lake, Water Course, Irrigation Ditch, Stream, Wetland	Dry Gulch, Cut Bank, Fill Area (from Crest)	Septic Tank, Higher level treatment Unit, Dosing Tank, Vault or Privy
Septic Tank, Higher Level Treatment Unit, Dosing Tank, Vault or Vault Privy	50 [2]	10 [2]	5	5	10	10	50	10	–
Building Sewer or Effluent Lines	50 [2]	5 [6]	0	0	10 [2]	10 [2]	50 [2]	10 [2]	–
STA Trench, STA Bed, Unlined Sand Filter, Sub-surface Dispersal System, Seepage Pit	100 [3]	25 [2]	20	10	10	25	50 [3]	25	5
Lined Sand Filter	50	10 [2]	15	10	10	10	25	10	5
Lined Evapo-transpiration Field or Outside of Berm of Lined Wastewater Pond	50	10 [2]	15	15	10	10	25	10	5
Unlined Sand Filter in Soil With a Percolation Rate Slower than 60 Minutes per inch, Unlined or Partially Lined Evapotranspiration System, Outside of Berm of Unlined Wastewater Pond, or System Not Relying on STA for Treatment Other than Aerosol	100	25 [2]	15	15	10	25	25	15	10
Slit Trench Latrine, Pit Privy	100	50 [2]	25	25	25	25	100	25	N/A
System Not Relying on STA for Dispersal	100 [3]	10 [2]	125	125[5]	10	5	25 [3]	10	10

NOTE: [illegible]

1 [illegible]

2 [illegible]

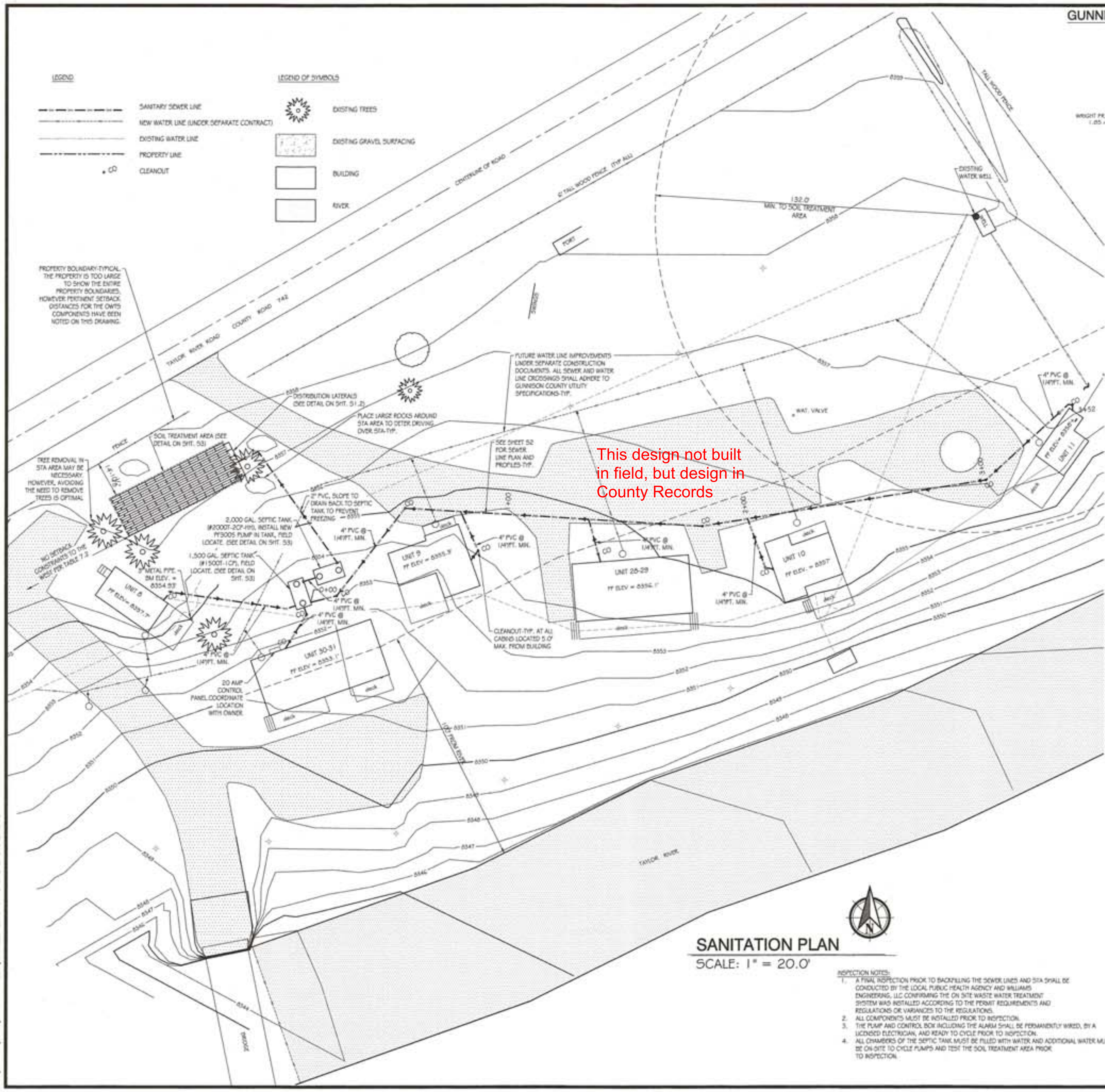
3 [illegible]

GENERAL NOTES:

1. THE HOMEOWNER OR CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER PRIOR TO MAKING ANY CHANGES TO PLANS.
2. SEWAGE DISPOSAL SYSTEM TO BE INSTALLED IN ACCORDANCE WITH GUNNISON COUNTY REGULATIONS .
3. COUNTY SHALL BE NOTIFIED FOR INSPECTION PRIOR TO COVERING LATERALS AND WITH ALL SYSTEM COMPONENTS IN PLACE.
4. CONTRACTOR SHALL PRECLUDE ALL VEHICULAR TRAFFIC AND MATERIALS STORAGE ON THE SOIL TREATMENT AREA.
5. PVC SEWER PIPE IS TO BE SDR 35 MEETING ASTM SPECIFICATION D3034.
6. PREPARE TRENCHES BOTTOM AND SIDES BY CAREFULLY LEVELING, RAKING, AND SCARIFYING INFILTRATIVE SURFACES. AVOID COMPACTING TRENCH BOTTOM BY OPERATING HEAVY EQUIPMENT IN THE TRENCHES.
7. INSTALL ALL SEWER LINES AT A MINIMUM SLOPE OF 1/4" DROP PER FOOT.
8. GEOGRID SHALL BE TRIAX TX140 GEOGRID OR EQUAL.
9. NOTIFY ENGINEER IF SOILS TYPES AND CHARACTERISTICS CHANGE IN SOIL TREATMENT AREA.
10. FILTER FABRIC SHALL BE ELJEN COVER FABRIC.
11. PROVIDE ADEQUATE DRAINAGE IN ALL DIRECTIONS OVER SOIL TREATMENT AREA AND PLANT WITH NATIVE PRODUCTS.
12. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE ENGINEER.
13. DO NOT PROVIDE MORE THAN 2 TO 3 FEET OF FILL OVER SEPTIC TANK.
14. IT IS THE SOLE RESPONSIBILITY OF THE SYSTEM INSTALLER TO VERIFY AND CONFIRM THE REQUIRED HORIZONTAL SETBACK DISTANCES ARE MET PRIOR TO EXCAVATION. IF THE DESIGNED PLANS DO NOT REFLECT THE FIELD CONDITIONS THE ENGINEER MUST BE NOTIFIED PRIOR TO PLACEMENT OF ANY ON SITE WASTE WATER TREATMENT SYSTEM COMPONENTS.
15. SEPTIC TANK & PUMP SUPPLIER IS VALLEY PRECAST, INC., 28105 COUNTY ROAD, BUENA VISTA, CO 81211 PHONE # (719) 395-6764, OR GRAND JUNCTION PIPE & SUPPLY.

ELJEN GSF A42 INSTALLATION GUIDELINES (COLORADO AS OF JAN. 2017):

1. INSURE ALL COMPONENTS LEADING TO GSF SYSTEM ARE INSTALLED PROPERLY. SEPTIC TANK EFFLUENT FILTERS (OR SCREENED EFFLUENT PUMPS) ARE REQUIRED WITH THE GSF SYSTEM.
2. DETERMINE THE NUMBER OF GSF MODULES REQUIRED PER DESIGN.
3. PREPARE SITE. DO NOT INSTALL A SYSTEM IN SATURATED GROUND OR WET SOILS THAT ARE SMEARED DURING EXCAVATION. KEEP MACHINERY OFF INFILTRATIVE AREAS.
4. PLAN ALL DRAINAGE REQUIREMENTS ABOVE (UP-SLOPE) OF THE SYSTEM. SET SOIL GRADES TO ENSURE THAT STORM WATER DRAINAGE AND GROUND WATER IS DIVERTED AWAY FROM THE ABSORPTION AREA ONCE THE SYSTEM IS COMPLETE.
5. EXCAVATE THE BED ABSORPTION AREA: SCARIFY THE RECEIVING LAYER TO MAXIMIZE THE INTERFACE BETWEEN THE NATIVE SOIL AND SPECIFIED SAND.
6. MINIMIZE WALKING IN THE ABSORPTION AREA PRIOR TO PLACEMENT OF THE SPECIFIED SAND TO AVOID SOIL COMPACTION.
7. PLACE SPECIFIED SAND IN SIX (6) INCH LIFTS, STABILIZE BY FOOT, A HAND HELD TAMPING TOOL OR A PORTABLE VIBRATING COMPACTOR. THE STABILIZED HEIGHT BELOW THE GSF MODULE MUST BE LEVEL.
8. PLACE GSF MODULES WITH PAINTED STRIPE FACING UP, END TO END ON TOP OF THE SPECIFIED SAND ALONG THEIR 4 FOOT LENGTH.
9. A STANDARD 4-INCH PERFORATED PIPE, SDR 35 OR EQUAL, IS CENTERED ALONG THE MODULES 4-FOOT LENGTH. ORIFICES ARE SET AT THE 4 & 8 O'CLOCK POSITION.
10. ALL 4-INCH PIPES ARE SECURED WITH MANUFACTURERS SUPPLIED WIRE CLAMPS, ONE PER MODULE.
11. (PRESSURE DISTRIBUTION SYSTEMS ONLY) INSERT A PRESSURE PIPE (SIZE AND ORIFICES PER DESIGN) INTO THE STANDARD 4-INCH PERFORATED PIPE. THE PRESSURE PIPE ORIFICES ARE SET AT THE 12 O'CLOCK POSITION AS SHOWN ON THE PLANS. EACH PRESSURE LATERAL WILL HAVE A DRAIN HOLE AT THE 6 O'CLOCK POSITION. EACH PRESSURE LATERAL SHALL HAVE A CLEAN OUT AT THE END OF EACH MODULE.
12. COVER FABRIC SUBSTITUTIONS IS NOT ALLOWED. THE INSTALLER SHOULD LAY THE ELJEN PROVIDED GEOTEXTILE COVER FABRIC LENGTHWISE DOWN THE ROW, WITH THE FABRIC FITTED TO THE PERFORATED PIPE ON TOP OF THE GSF MODULES. FABRIC SHOULD BE NEITHER TOO LOOSE, NOR TOO TIGHT. THE CORRECT TENSION OF THE COVER FABRIC IS SET BY:
    - A. SPREADING THE COVER FABRIC OVER THE TOP OF THE MODULE AND DOWN BOTH SIDES OF THE MODULE WITH THE COVER FABRIC TENTED OVER THE TOP OF THE PERFORATED DISTRIBUTION PIPE.
    - B. PLACE OCCASIONAL SHOVELFULS OF SPECIFIED SAND DIRECTLY OVER THE PIPE AREA ALLOWING THE COVER FABRIC TO FORM A MOSTLY VERTICAL ORIENTATION ALONG THE SIDE OF THE PIPE. REPEAT THIS STEP MOVING DOWN THE PIPE.
13. PLACE 6-INCHES OF SPECIFIED SAND ALONG THE SIDES OF THE MODULE EDGE. A MINIMUM OF 6-INCHES OF SPECIFIED SAND IS PLACED AT THE BEGINNING AND END OF EACH ROW. A MINIMUM OF 12-INCHES OF SPECIFIED SAND IS PLACED BETWEEN MODULE ROWS.
14. CALL TO SCHEDULE THE REQUIRED INSPECTIONS.
15. COMPLETE BACKFILL WITH A MINIMUM OF 12-INCHES OF CLEAN POROUS FILL MEASURED FROM THE TOP OF THE MODULES. BACKFILL EXCEEDING 18-INCHES REQUIRES VENTING AT THE FAR END OF THE BED. USE WELL GRADED NATIVE SOIL FILL THAT IS CLEAN, POROUS AND DEVOID OF LARGE ROCKS. DO NOT USE WHEELED EQUIPMENT OVER THE SYSTEM.
16. DIVERT SURFACE RUNOFF FROM THE SYSTEM. FINISH GRADE TO PREVENT SURFACE PONDING. TOPSOIL AND SEED SYSTEM AREA TO PROTECT FROM EROSION.



SANITATION PLAN

SCALE: 1" = 20.0'

INSPECTION NOTES:

1. A FINAL INSPECTION PRIOR TO BACKFILLING THE SEWER LINES AND STA SHALL BE CONDUCTED BY THE LOCAL PUBLIC HEALTH AGENCY AND WILLIAMS ENGINEERING, LLC CONFIRMING THE ON SITE WASTE WATER TREATMENT SYSTEM WAS INSTALLED ACCORDING TO THE PERMIT REQUIREMENTS AND REGULATIONS OR VARIANCES TO THE REGULATIONS.
2. ALL COMPONENTS MUST BE INSTALLED PRIOR TO INSPECTION.
3. THE PUMP AND CONTROL BOX INCLUDING THE ALARM SHALL BE PERMANENTLY WIRED, BY A LICENSED ELECTRICIAN, AND READY TO CYCLE PRIOR TO INSPECTION.
4. ALL CHAMBERS OF THE SEPTIC TANK MUST BE FILLED WITH WATER AND ADDITIONAL WATER MUST BE ON-SITE TO CYCLE PUMPS AND TEST THE SOIL TREATMENT AREA PRIOR TO INSPECTION.

ISSUED FOR OWTS PERMIT 2/2019

WILLIAMS ENGINEERING LLC
400 NORTH MAIN STREET
GUNNISON, COLORADO 81230
PH. (970) 641-2469
EMAIL: wengineer@msn.com

ON-SITE WASTEWATER TREATMENT SYSTEM

CABIN 8,9,10,11,28-29, 30-31

THE BROTHERS ESTATE, LLC
6577 COUNTY ROAD 742
TAYLOR RIVER CANYON
GUNNISON COUNTY, COLORADO

DRAWN BY: SLB
CHECKED BY: RLW
SCALE: AS NOTED
MOST CURRENT DATE: 2/8/2019
JOB NO. 2984
SHEET: S1

ENGINEER'S STAMP
ROBERT L. WILLIAMS REGISTERED 13275 PROFESSIONAL ENGINEER STATE OF COLORADO
2/8/19

W:\O.W.T.S\2018\2984-HARMELS\HARMELS 2018-OWTS SITE & SYSTEM.DWG

Inspected On: 7/29/21

Onsite Wastewater Treatment System Inspection Report
Harmel's Cabins #12, #15, #18, #36-39 System

Contact Information			
Ordered By:	Brent Hedrick		
Inspection Purpose:	OWST inspected for sale of Harmel's Ranch		
Owner:	The Brothers Estate, LLC		
Site Address:	6748 County Road 742		
Billing Address:	PO Box 399, Almont, CO 81210		
E-Mail	Brent Hedrick <brent@haydenoutdoors.com>		
Phone	719.659.7598		
SGM Project Number:	2021-514.001		
General Information (Background Information from Interview, and County Records)			
Date of Installation:	May-11		
Date of Last Pump:	n/a		
Record of Last Pump?:	n/a		
Previous Pumps:	n/a		
Date of Last Inspection:	n/a		
Additives:	N/A		
Ever Been a Backup:	NO		
If yes what was the problem:	N/A		
Repairs:	No repair work done to system in the past		
Are there Design Drawings or Calculations?:	No, attached is a "GPS" provided by Owners but unknown who made the notes, that says a new combined system was installed in 2011, but no design, calculations or specifications. However layout and component age does line up with drawing and dates.		
Design/Listing Bedrooms:	3 Bedroom, 1 full bath, 1/2 bath (cabin 12) 3 bedroom 1 bath (cabin 15) 2 bedroom 1 bath (cabin 18) 4 bed 4 bath (cabin 36-39).		
People Living:	Seasonal use From May 15th - Oct 1st.		
Full Time Residents:	No		
Amount of Bathrooms:	7.5 bathrooms total		
	Yes	No	
Garbage Disposal:		X	
Dishwasher:		X	
Water Softener:		X	
Washer/Dryer:		X	
Radiator:		X	
Other:	N/A		

System Evaluation (as inspected and seen on site)					
System Type and Components:	Gravity to septic tank, then outlet to soil treatment area. Two tanks share one Soil treatment area.				
Tanks:	1 tank for cabin 15. Separate larger tank for 12, 18 and 36-39				
Size of Tank/s:	1 1500 gallon tank for Cabin 15. 2000 gal tank for 12, 18 and 36-39				
Quality of Tank:	Both tanks appear to be in great condition however are missing inlet and outlet baffles on cabin 15 tank and inlet baffle on cabin 18 tank.				
Lid Size:	2 ea 24" access lids on both tanks.				
		Yes	No	Other	
	At Grade?	X			
	Secure	X		lid screwed into riser	
	Surface Water		X		
	Odor		X		
Baffles Present:	Baffles not present other than downstream end of tank 18,12 and 36-39.				
Ground to Top of Tank:	Ground 36" of cover over tank				
Distance to Invert:	1' from top of tank				
Water Level:	Water level appears appropriate in both tanks.				
Tank Depth:	56" for both.				
Sludge Depth:	Unknown				
Scum Depth:	Minimal scum at tank 15. 2" of scum on tank 18				
Tank General Condition	Tank conditions like new aside from missing baffles.				
Dosing or pump tank or distribution box?	N/A				
Size/location of Soil Treatment Area:	Size of field not able to be determined.				
If pump is it working?	N/A				
Gravity system:	Gravity from structure to tank. Gravity from tank to treatment area.				
Gray Water Discharge:	None				
Foundation Drainage:	None				
Clean Outs:	Cleanouts found in between each connected structure upstream of tank.				
Soil Treatment Area Evaluation:		Yes	No	Details	
Odor:			X		
Indication of previous failure:			X	no sign of failure	
Seepage Visible on Lawn:			X		
Lush Vegetation:			X	normal vegetation levels	
Ponding water in Distribution Media:			X	N/A	
Even distribution in field:			X		
Distance to Water Well:	not determined				
Reaction of System as water is run through it:	Systems seemed to be operating properly. Aside from missing baffles, systems appear to be in good shape.				

Evaluation Summary and General Notes:			
	Acceptable	Unacceptable	Not Applicable
1) Cabin 15, 12, 18, 36-39 Tanks	X		
Notes:			
Acceptable and in good shape assuming baffles are installed.			
2) Pump and Pump Tank			X
Notes:			
3) Soil Treatment Area	X		
Notes:			
Soil treatment area assumed to be acceptable as no evidence or indication of failure or backup could be found. But no cleanouts. In open grassy area to the southwest of 36-39.			

Site Schematic

view of 1500 gal septic tank toward cabin 15

View of 1500 gal tank outlet

View of 1500 gal inlet

View of 2000 gallon inlet

View of 2000 gal outlet

View of 2000 gal tank toward unit 12 and 18

Provided past information attached:

Company Disclaimer:

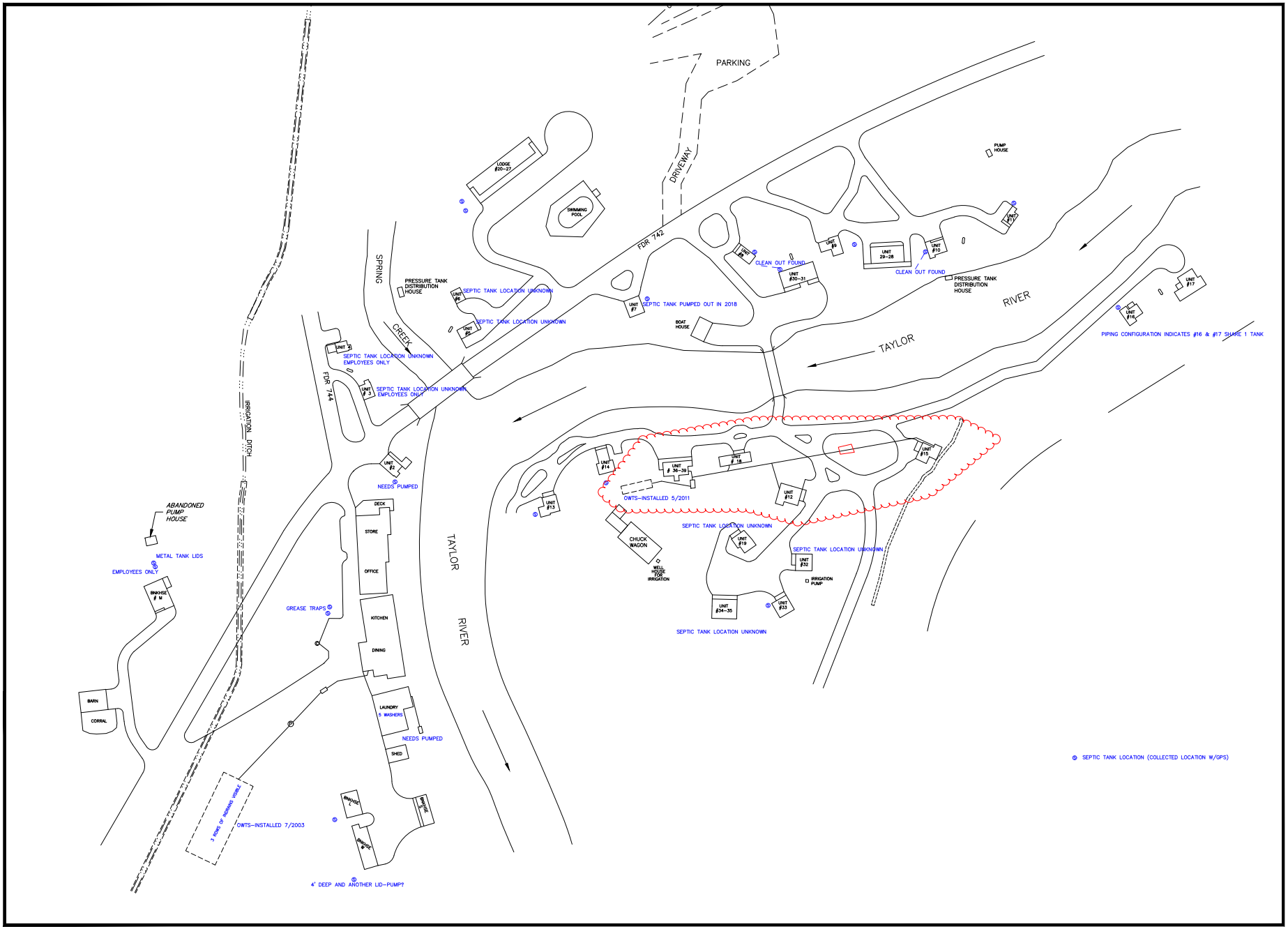
Based on what we were able to observe and our experience with onsite wastewater technology, we submit this Onsite Wastewater Treatment Inspection Report based on the present condition of the onsite wastewater treatment system. SGM has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the wastewater treatment system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer or user. SGM disclaims any warranty, either expressed or implied, arising from the inspection of the wastewater treatment system or this report. We are also not ascertaining the impact the system is having on the environment.

Signed:

Tyler Harpel _____ Date:

Tyler Harpel P.E.
Professional Engineer
NAWT Trained OWST inspector

Celebrating
30 *Years*
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com
SGM *2015 Colorado Companies to Watch WINNER!*


PARKING
DRIVEWAY
LODGE #20–27
SWIMMING POOL
PUMP HOUSE
UNIT #17
UNIT #9
UNIT 29–28
UNIT #10
UNIT #8
CLEAN OUT FOUND
UNIT #30–31
CLEAN OUT FOUND
PRESSURE TANK DISTRIBUTION HOUSE
FDR 742
SPRING
PRESSURE TANK DISTRIBUTION HOUSE
UNIT #6
SEPTIC TANK LOCATION UNKNOWN
UNIT #7
SEPTIC TANK PUMPED OUT IN 2018
BOAT HOUSE
RIVER
TAYLOR
UNIT #5
SEPTIC TANK LOCATION UNKNOWN
CREEK
UNIT #4
SEPTIC TANK LOCATION UNKNOWN EMPLOYEES ONLY
UNIT #3
SEPTIC TANK LOCATION UNKNOWN EMPLOYEES ONLY
FDR 744
UNIT #16
UNIT #17
PIPING CONFIGURATION INDICATES #16 & #17 SHARE 1 TANK
IRRIGATION DITCH
UNIT #2
NEEDS PUMPED
UNIT #14
UNIT # 36–39
UNIT # 18
UNIT #15
OWTS–INSTALLED 5/2011
UNIT #12
UNIT #13
CHUCK WAGON
SEPTIC TANK LOCATION UNKNOWN
UNIT #19
SEPTIC TANK LOCATION UNKNOWN
UNIT #32
WELL HOUSE IRRIGATION
IRRIGATION PUMP
UNIT #34–35
UNIT #33
SEPTIC TANK LOCATION UNKNOWN
ABANDONED PUMP HOUSE
METAL TANK LIDS
EMPLOYEES ONLY
BNKHSE # N
DECK
STORE
OFFICE
KITCHEN
DINING
GREASE TRAPS
TAYLOR
RIVER
BARN
CORRAL
LAUNDRY
5 WASHERS
NEEDS PUMPED
SHED
3 SIDES OF WOODEN CRIBBLE
OWTS–INSTALLED 7/2003
SEPTIC TANK
GREASE TRAP
4' DEEP AND ANOTHER LID–PUMP?
SEPTIC TANK LOCATION (COLLECTED LOCATION W/GPS)

Inspected On: 7/29/21

Onsite Wastewater Treatment System Inspection Report
Harmel's Cabins #32, #33, #34/35 System

Contact Information	
Ordered By:	Brent Hedrick
Inspection Purpose:	OWST inspected for sale of Harmel's Ranch
Owner:	The Brothers Estate, LLC
Site Address:	6748 County Road 742
Billing Address:	PO Box 399, Almont, CO 81210
E-Mail	Brent Hedrick <brent@haydenoutdoors.com>
Phone	719.659.7598
SGM Project Number:	2021-514.001

General Information (Background Information from Interview, and County Records)			
Date of Installation:	N/A		
Date of Last Pump:	n/a		
Record of Last Pump?:	n/a		
Previous Pumps:	n/a		
Date of Last Inspection:	n/a		
Additives:	N/A		
Ever Been a Backup:	None reported		
If yes what was the problem:	N/A		
Repairs:	None reported		
Are there Design Drawings or Calculations?:	Mesa Engineering 1996 drawing (attached) shows Cabin #32, #33, #34-#35 on its own combined system, in same general location as located in field, but no dimensions, details, calculations or specifications		
Design/Listing Bedrooms:	2 bed 1 bath (Cabin 32) 2 bed 1 bath (Cabin 33) 1 bed 1 bath ea. (Cabin 34-35)		
People Living:	Seasonal use From May 15th - Oct 1st.		
Full Time Residents:	No		
Amount of Bathrooms:	4 bathrooms		
	Yes	No	
Garbage Disposal:		X	
Dishwasher:		X	
Water Softener:		X	
Washer/Dryer:		X	
Radiator:		X	
Other:	N/A		

System Evaluation (as inspected and seen on site)					
System Type and Components:		Gravity to septic tank, then outlet to soil treatment area. Could not confirm location of treatment area or septic tank.			
Tanks:		Tank of unknown size and location			
Size of Tank/s:		unknown size			
Quality of Tank:		tank unable to be located or accessed.			
Lid Size:		could not find tank access			
		Yes	No	Other	
	At Grade?		X	Couldn't locate tank lid	
	Secure			Couldn't locate	
	Surface Water		X		
	Odor		X		
Baffles Present:		n/a			
Ground to Top of Tank:		n/a			
Distance to Invert:		couldn't be determined			
Water Level:		could not locate tank			
Tank Depth:		could not locate tank			
Sludge Depth:		Unknown			
Scum Depth:		unknown			
Tank General Condition		Could not locate tank to verify condition.			
Dosing or pump tank or distribution box?		N/A			
Size/location of Soil Treatment Area:		Size and location of field not able to be determined.			
If pump is it working?		N/A			
Gravity system:		Gravity from structure to tank. Assumed gravity from tank to treatment area.			
Gray Water Discharge:		None			
Foundation Drainage:		None			
Clean Outs:		Cleanouts at cabin 32 and 33 appear clean and clear. Could not locate cleanout for unit 34-35.			
Soil Treatment Area Evaluation:		Yes	No	Details	
Odor:			X		
Indication of previous failure:			X		
Seepage Visible on Lawn:			X		
Lush Vegetation:			X	normal vegetation levels	
Ponding water in Distribution Media:			X	N/A	
Even distribution in field:			X	unable to determine	
Distance to Water Well:		not determined			
Reaction of System as water is run through it:		Could not locate tank to determine operation of system. Cleanouts that were found appeared clean and clean with no sign of backup or failure and flowing in direction as shown in 1996 MESA drawings			

Evaluation Summary and General Notes:

	Acceptable	Unacceptable	Not Applicable
1) Cabin 32,33, 34-35 Tank			X

Notes:

Couldn't determine acceptability as tank was never located.

2) Pump and Pump Tank			X

Notes:

3) Soil Treatment Area			X

Notes:

Could not determine location for soil treatment area

Site Schematic

Provided past information attached:

Company Disclaimer:

Based on what we were able to observe and our experience with onsite wastewater technology, we submit this Onsite Wastewater Treatment Inspection Report based on the present condition of the onsite wastewater treatment system. SGM has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the wastewater treatment system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer or user. SGM disclaims any warranty, either expressed or implied, arising from the inspection of the wastewater treatment system or this report. We are also not ascertaining the impact the system is having on the environment.

Signed:

Tyler Harpel _____ Date: 8/4/2021

Tyler Harpel P.E.
Professional Engineer
NAWT Certified OWST inspector
Celebrating 30 Years
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Gunnison, CO 81230
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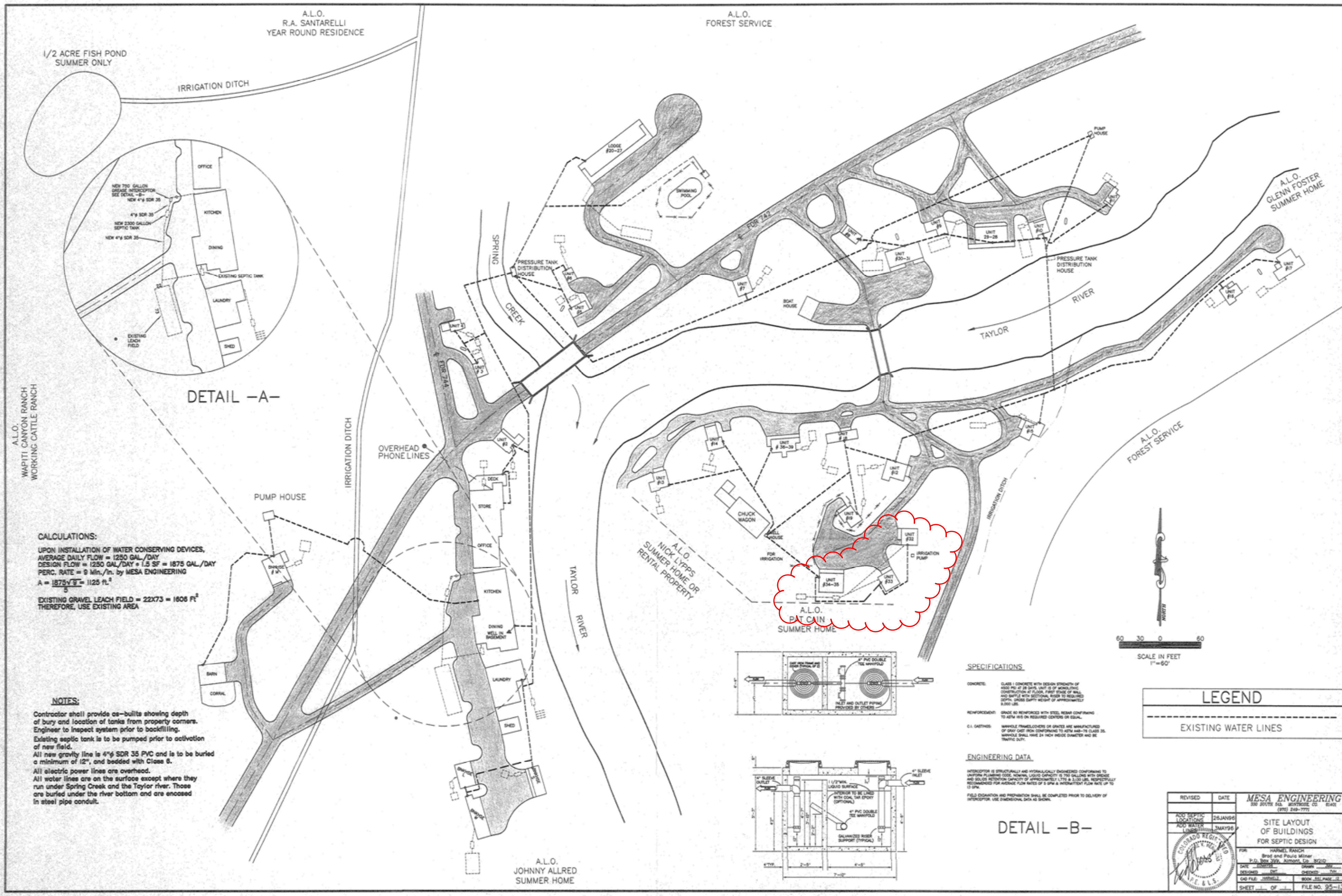
A.L.O.
R.A. SANTARELLI
YEAR ROUND RESIDENCE
A.L.O.
FOREST SERVICE
1/2 ACRE FISH POND
SUMMER ONLY
IRRIGATION DITCH
LODGE
SWIMMING POOL
PUMP HOUSE
A.L.O.
GLENN FOSTER
SUMMER HOME
PRESSURE TANK
DISTRIBUTION
HOUSE
SPRING
CREEK
FDR 742
FDR 744
TAYLOR
RIVER
BOAT HOUSE
OFFICE
KITCHEN
DINING
LAUNDRY
SHED
DETAIL -A-
A.L.O.
WAPITI CANYON RANCH
WORKING CATTLE RANCH
OVERHEAD
PHONE LINES
DECK
STORE
CHUCK WAGON
A.L.O.
NICK LYPPS
SUMMER HOME OR
RENTAL PROPERTY
A.L.O.
PAT CAIN
SUMMER HOME
IRRIGATION PUMP
A.L.O.
FOREST SERVICE
PUMP HOUSE
BARN
CORRAL
A.L.O.
JOHNNY ALLRED
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FOR SEPTIC DESIGN
FOR: HARMEL RANCH
Brad and Paula Milner
SHEET 1 OF 1
FILE NO. 95-132

Inspected On: 7/29/21

Onsite Wastewater Treatment System Inspection Report

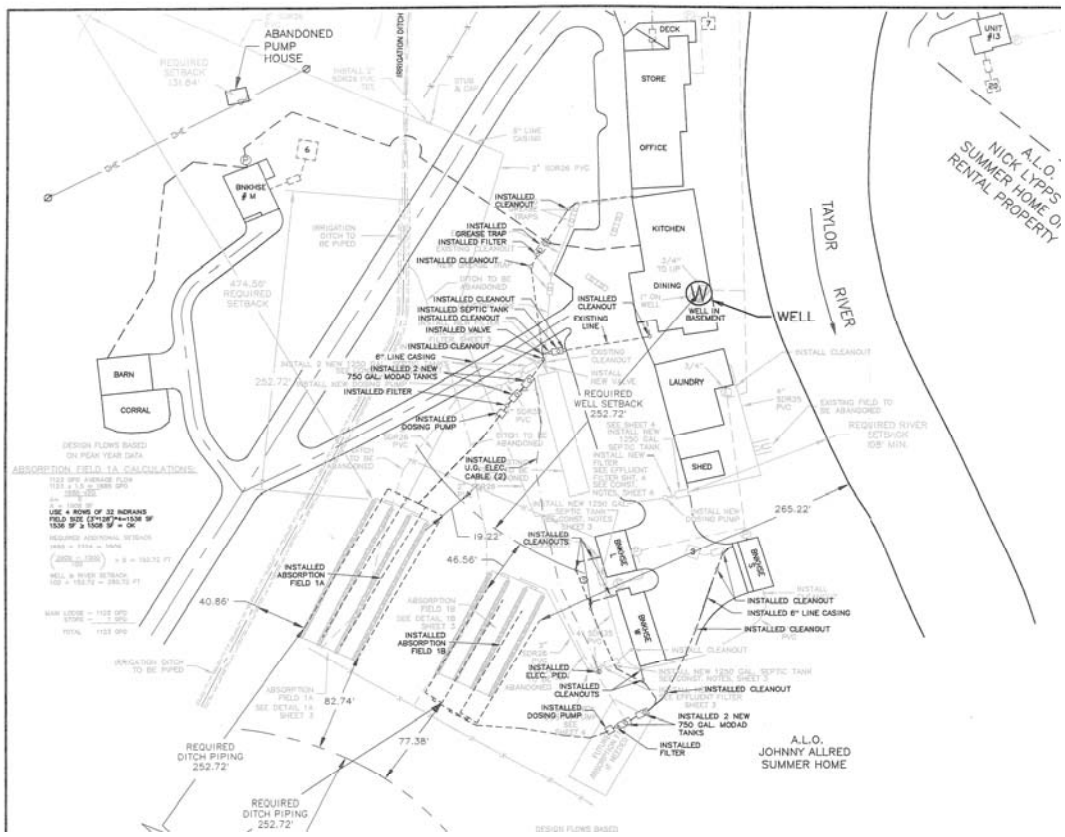
Harmel's Commercial (office, store, kitchen, and bunks) System

Contact Information			
Ordered By:	Brent Hedrick		
Inspection Purpose:	OWST inspected for sale of Harmel's Ranch		
Owner:	The Brothers Estate, LLC		
Site Address:	6748 County Road 742		
Billing Address:	PO Box 399, Almont, CO 81210		
E-Mail	Brent Hedrick <brent@haydenoutdoors.com>		
Phone	719.659.7598		
SGM Project Number:	2021-514.001		
General Information (Background Information from Interview, and County Records)			
Date of Installation:	7/28/2003 Per Mesa Engineering Plan		
Date of Last Pump:	n/a		
Record of Last Pump?:	n/a		
Previous Pumps:	n/a		
Date of Last Inspection:	n/a		
Additives:	Rid-X when them come in for the season to help start it up		
Ever Been a Backup:	Owner said they have not had issues with backing up into building. Upon inspection it appears that the floats in dosing pump tank were set high and that scum was backing up near the cleanout.		
If yes what was the problem:	Pump floats set too high.		
Repairs:	No repair work done to system in the past		
Are there Design Drawings or Calculations?:	Yes, Mesa Engineering plans dated 7/28/2003. Available on the Gunnison County permit database.		
Design/Listing Bedrooms:	Store, Office, Kitchen, Dining, 4 apartments above Dining/Bar and bunkhouses L, W and S. Bunkhouse S not in use.		
People Living:	Seasonal rental use		
Full Time Residents:	No; Seasonal use May 15 - Oct. 1st.		
Amount of Bathrooms:	Two full bathrooms in Commercial areas + 1 ea. Bathroom for 4 apartment units. Bunkhouse L and W 1 bath each.		
	Yes	No	
Garbage Disposal:		X	
Dishwasher:	X		
Water Softener:		X	
Washer/Dryer:		X	
Radiator:		X	
Other:	No evidence of foundation or surface drains connected to system.		

System Evaluation (as inspected and seen on site)				
System Type and Components:	Gravity to septic tank, then dose pumped soil treatment area. One field for kitchen, dining, office, store and 4 units above dining. Adjacent field for bunkhouses L, S and W.			
Tanks:	1 ea. 2 chamber concrete tank 1250 gallon. 1 (2) chamber concrete tank with one opening. Length unknown - 26" deep. 1 ea. 750 gallon tanks for Bunkhouses L, W and S.			
Size of Tank/s:	1 (1250 gal tank), 1 (26" deep, length unknown concrete lid tank), 1 (750 concrete gallon tank).			
Quality of Tank:	Tanks look good with no sign of deterioration. No abnormal odors and water levels seemed appropriate. Was not able to access 750 gal tank near bunkhouse W as the lid was sealed shut with caulk or putty.			
Lid Size:	Two 24" plastic lids on 1250 gallon tank. Concrete lid on 26" single access tank. Plastic handle lid on 750 gallon tank which couldn't be accessed.			
		Yes	No	Other
	At Grade?	X		
	Secure		X	Lids not fastened
	Surface Water		X	Good Drainage away from tanks
	Odor		X	No abnormal odors
Baffles Present:	Yes			
Ground to Top of Tank:	26" - 30" deep on each tank.			
Distance to Invert:	4' to invert in and out			
Water Level:	water just below outlet invert			
Tank Depth:	1250 gallon tank 68" deep. Single access concrete tank 26" deep. 750 gallon tank depth unknown due to sealed lid.			
Sludge Depth:	Sludge 2" or less, minimal			
Scum Depth:	Surface scum in tanks that were accessible.			
Tank General Condition	Tank that could be accessed looked good, no sign of deterioration or damage or root infiltration.			
Dosing or pump tank or distribution box?	Pump vault looked good, not scum or sludge or bad odors. Pump floats in tank from Office, store and kitchen may need to be lowered as they appear to be set high. Pump controls for commercial space in enclosed safe dry area. Pump vault for bunkhouses L, W and S looked good and in working condition. Pump controls located on southern exterior of bunkhouse W.			
Size/location of Soil Treatment Area:	Pumped effluent to treatment areas 1A and 1B. Treatment area 1A is ~1536 SF. Area 1B is ~1104 SF.			
If pump is it working?	Yes, pumps were operating while inspecting. Note that Pump floats in commercial vault may need to be lowered for more frequent pump intervals.			
Gravity system:	Gravity through septic tank to pump vault. Gravity from pump vault to soil treatment area.			
Gray Water Discharge:	No			
Foundation Drainage:	None			
Clean Outs:	Several clean outs on site. At least on cleanout in between the structures and tanks. One cleanout found in drain field 1B. No cleanouts found in field 1A.			
Soil Treatment Area Evaluation:		Yes	No	Details
Odor:			X	None in the field
Indication of previous failure:			X	
Seepage Visible on Lawn:			X	
Lush Vegetation:			X	Normal vegetation, but trenches can be seen with greener vegetation
Ponding water in Distribution Media:			X	No standing water in soil treatment area
Even distribution in field:		X		No standing water in either trench
Distance to Water Well:	Over 252' setback according to Mesa engineering plans. Did not field measure.			
Reaction of System as water is run through it:	Flow through bunkhouse system was working correctly. Note that bunkhouse S is not currently in use. The cleanout showed indication that the line had backed up as solid waste was stuck near the cleanout. Commercial system seems to be operating correctly, but the pump floats should be lowered so that the dosing pump operates in correct intervals.			

Evaluation Summary and General Notes:			
	Acceptable	Unacceptable	Not Applicable
1) Commercial and Bunkhouse Pretreatment Unit (septic tank)	X		
Notes:			
All tanks seem to be in working order. Sludge, scum and water depths all seem to be appropriate aside from the tank that was unable to be accessed. Pipe and cleanout from Bunkhouse S not in use and seems to be plugged.			
2) Pump and Pump Tank	X		
Notes:			
Pump vaults in good working conditions. As previously mentioned in this report, pumps for commercial dosing tank should be lowered so the pump is operating at more frequent intervals. Pump vault for bunkhouse seemed to be working well			
3) Soil Treatment Area	X		
Notes:			
Soil treatment area had no indication or evidence of failure. No obscure smells were observed and both fields 1A and 1B seem to be in working condition.			

site schematic


ABANDONED PUMP HOUSE
IRRIGATION DITCH
DECK
STORE
OFFICE
KITCHEN
DINING
WELL IN BASEMENT
WELL
TAYLOR RIVER
LAUNDRY
SHED
BARN
CORRAL
INSTALLED CLEANOUT
INSTALLED GREASE TRAP
INSTALLED FILTER
INSTALLED SEPTIC TANK
INSTALLED VALVE
EXISTING LINE
6" LINE CASING
INSTALLED 2 NEW 750 GAL. MODAD TANKS
INSTALLED DOSING PUMP
INSTALLED U.G. ELEC. CABLE (2)
INSTALLED ABSORPTION FIELD 1A
INSTALLED ABSORPTION FIELD 1B
INSTALLED ELEC. PED.
REQUIRED WELL SETBACK 252.72'
REQUIRED DITCH PIPING 252.72'
265.22'
46.56'
40.86'
82.74'
77.38'
A.L.O. JOHNNY ALLRED SUMMER HOME
A.L.O. NICK LYPPS SUMMER HOME OR RENTAL PROPERTY
UNIT #13

Commercial tank access covers

Commercial tank Effluent

Commercial Tank Influent in baffle

Commercial Pump Vault, controls in secure shed near vault.

Single access, 2 compartment concrete tank, unknown size.

View inside tank

Looking toward field from single access concrete tank

Bunkhouse sealed tank

Bunkhouse pump vault

Bunkhouse control panel on outside of bunk W

Provided past information attached:

Company Disclaimer:

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Signed:

Tyler Harpel _____ Date: With revised correct installation date

Tyler Harpel P.E.
Professional Engineer
NAWT Trained OWST inspector

Celebrating 30 Years
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
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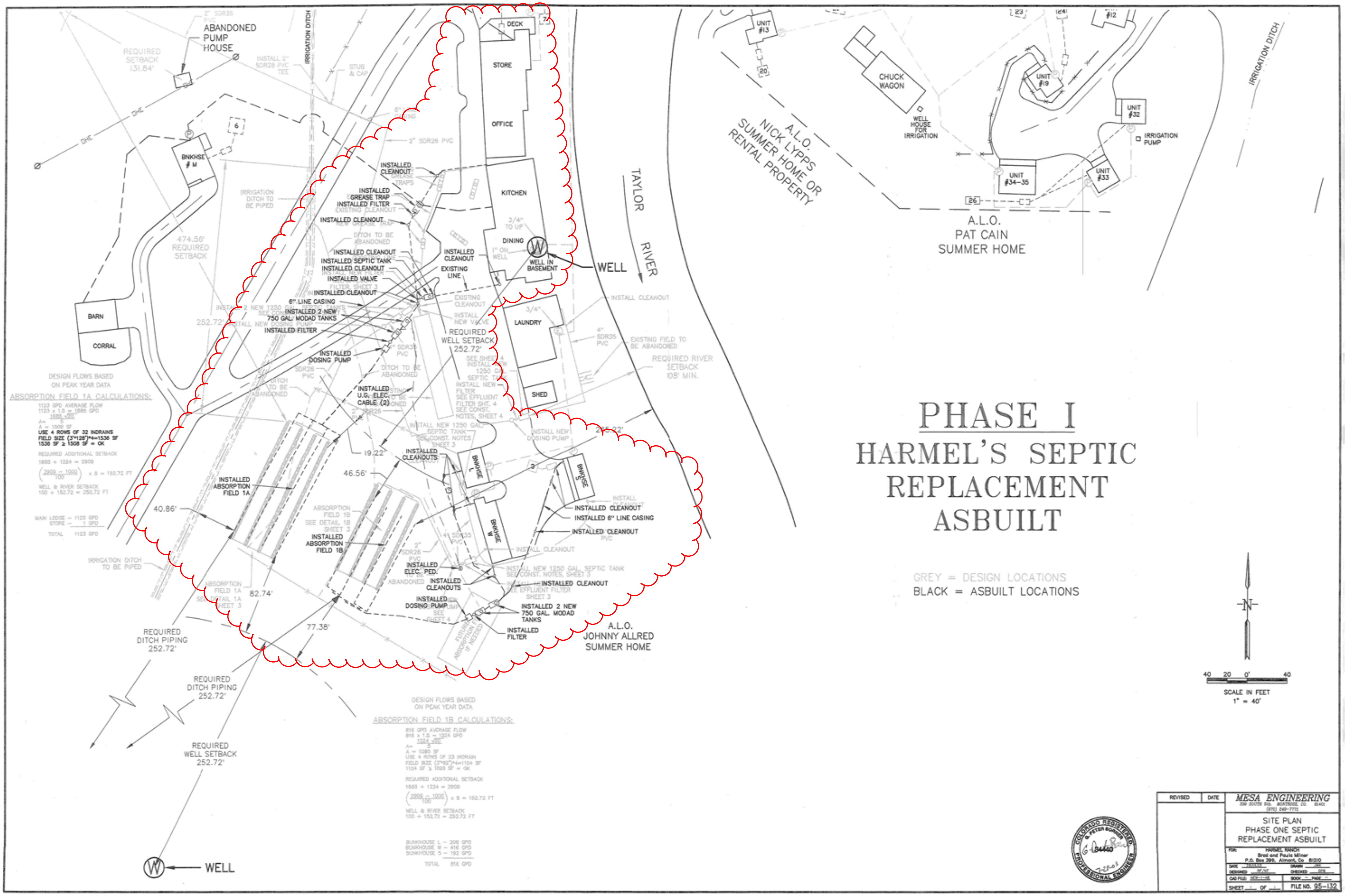

PHASE I
HARMEL'S SEPTIC
REPLACEMENT
ASBUILT
GREY = DESIGN LOCATIONS
BLACK = ASBUILT LOCATIONS
TAYLOR RIVER
WELL
A.L.O.
PAT CAIN
SUMMER HOME
A.L.O.
NICK LYPPS
SUMMER HOME OR
RENTAL PROPERTY
A.L.O.
JOHNNY ALLRED
SUMMER HOME
ABANDONED
PUMP
HOUSE
CHUCK WAGON
IRRIGATION DITCH
DECK
STORE
OFFICE
KITCHEN
DINING
WELL IN BASEMENT
LAUNDRY
SHED
BARN
CORRAL
REQUIRED
WELL SETBACK
252.72'
REQUIRED
DITCH PIPING
252.72'
INSTALLED ABSORPTION FIELD 1A
INSTALLED ABSORPTION FIELD 1B
ABSORPTION FIELD 1A CALCULATIONS:
ABSORPTION FIELD 1B CALCULATIONS:
SCALE IN FEET
1" = 40'
MESA ENGINEERING
SITE PLAN
PHASE ONE SEPTIC
REPLACEMENT ASBUILT
FILE NO. 95-132

Inspected On: 7/29/21

Onsite Wastewater Treatment System Inspection Report

Harmel's Laundry "Gray Water" System

Contact Information	
Ordered By:	Brent Hedrick
Inspection Purpose:	OWST inspected for sale of Harmel's Ranch
Owner:	The Brothers Estate, LLC
Site Address:	6748 County Road 742
Billing Address:	PO Box 399, Almont, CO 81210
E-Mail	Brent Hedrick <brent@haydenoutdoors.com>
Phone	719.659.7598
SGM Project Number:	2021-514.001

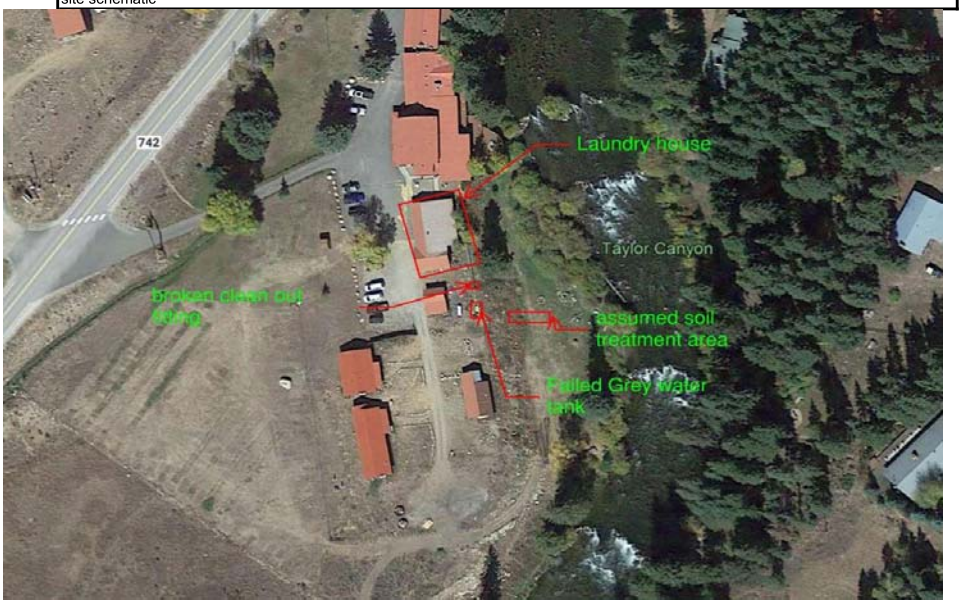
General Information (Background Information from Interview, and County Records)	
Date of Installation:	N/A
Date of Last Pump:	n/a
Record of Last Pump?:	n/a
Previous Pumps:	n/a
Date of Last Inspection:	n/a
Additives:	N/A
Ever Been a Backup:	Owner did not indicate there had been a backup, however noted the system needs to be pumped
If yes what was the problem:	
Repairs:	No repair work done to system in the past
Are there Design Drawings or Calculations?:	Mesa Engineering 1996 drawing (attached) shows Laundry on its own system, in same general location as located in field, but no dimensions, details, calculations or specifications. The Mesa Engineering 2003 As-builts for the Office/Store/Kitchen system seems to show a design for the laundry but in light gray linework indicating it was never installed?
Design/Listing Bedrooms:	Commercial Laundry Grey water system.
People Living:	Seasonal commercial washing use
Full Time Residents:	No; Seasonal use May 15 - Oct. 1st.
Amount of Bathrooms:	No Bathrooms. 3 industrial washers, 2 dryers and 2 residential washers for guest use.

	Yes	No	
Garbage Disposal:		X	
Dishwasher:		X	
Water Softener:		X	
Washer/Dryer:	X		noted above
Radiator:		X	
Other:	N/A		

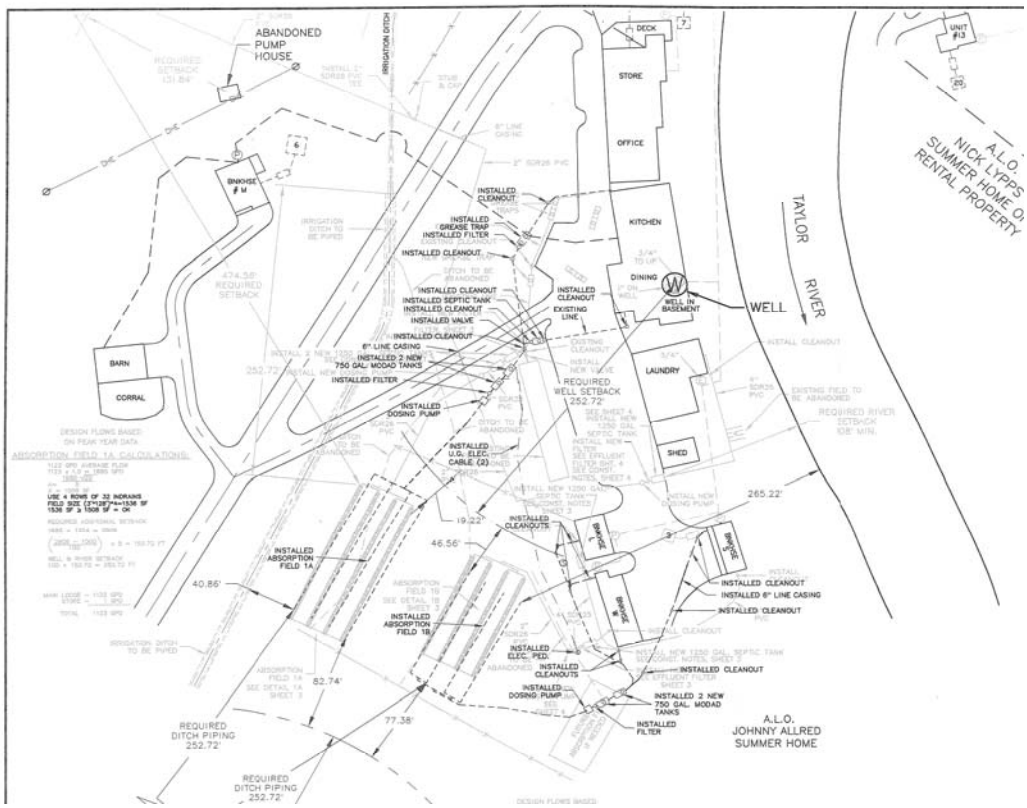
System Evaluation (as inspected and seen on site)				
System Type and Components:	Gravity to septic tank, then outlet to assumed drain field on bench near Taylor River			
Tanks:	1 two chamber plastic grey water tank. 1/2 buried and 1/2 above ground			
Size of Tank/s:	10' long plastic grey water tank.			
Quality of Tank:	Tanks looks in below average condition. Exposed at ground surface, UV damage with brittle plastic. Water level was 4" below inlet and outlet invert indicating potential leak. Cleanout fitting between tank and structure was disconnected causing wastewater "gray water" to be drained from the line down hill in direction of river before reaching tank.			
Lid Size:	Two 24" plastic lids fastened by twisting mechanism.			
		Yes	No	Other
	At Grade?	X		
	Secure	X		Lids not fastened not locked
	Surface Water	X		surface water at broken fitting
	Odor		X	No abnormal odors
Baffles Present:	Yes			
Ground to Top of Tank:	No			
Distance to Invert:	10" to invert in and out			
Water Level:	water 4" below outlet invert			
Tank Depth:	4' deep			
Sludge Depth:	No Sludge			
Scum Depth:	No scum, Algae present			
Tank General Condition	Tank itself in below average condition. System non functional as a whole.			
Dosing or pump tank or distribution box?	N/A			
Size/location of Soil Treatment Area:	Size of field not able to be determined. Water draining from line before reaching tank or field.			
If pump is it working?	N/A			
Gravity system:	Gravity from structure to tank.			
Gray Water Discharge:	yes. Discharging before reaching tank.			
Foundation Drainage:	None			
Clean Outs:	Clean out found but disconnected from drain line.			
Soil Treatment Area Evaluation:		Yes	No	Details
Odor:			X	None in the field, but yes near tank
Indication of previous failure:		X		Line disconnected before grey water tank.
Seepage Visible on Lawn:		X		
Lush Vegetation:		X		Normal vegetation
Ponding water in Distribution Media:			X	Water doesn't make it to distribution field.
Even distribution in field:			X	Water doesn't make it to distribution field.
Distance to Water Well:	~120'			
Reaction of System as water is run through it:	System has apparently failed as sewer line is broken at cleanout before making it to the grey water tank. Untreated grey water is being released directly to ground surface in between laundry structure and tank. Piping above ground and exposed to UV damage and very brittle.			

Evaluation Summary and General Notes:			
	Acceptable	Unacceptable	Not Applicable
1) Laundry Grey Water Tank		X	
Notes:			
System unacceptable as drain line is disconnected. Also setback from Taylor River doesn't meet current code. And tank 1/2 exposed and above ground and water level lower than outlet.			
2) Pump and Pump Tank			X
Notes:			
3) Soil Treatment Area		X	
Notes:			
Current treatment area not in use as water is not making it to the tank or soil treatment area. Current soil treatment area doesn't meet setback requirements from the Taylor River.			

site schematic



As Built Drawings



Grey water tank

Exposed grey water tank

Broken cleanout before grey water tank

Closeup of broken fitting and indication of laundry lint draining before tank

View of drain line connection to Laundry structure.

View from tank influent. Water level 4" below tee fitting invert

View of effluent pipe to treatment area near Taylor River

Another view of broken cleanout fitting

Provided past information attached:

Company Disclaimer:

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Signed:

Tyler Harpel _____ Date: 8/4/2021

Tyler Harpel P.E.
Professional Engineer
NAWT Trained OWST inspector

Celebrating 30 *Years*

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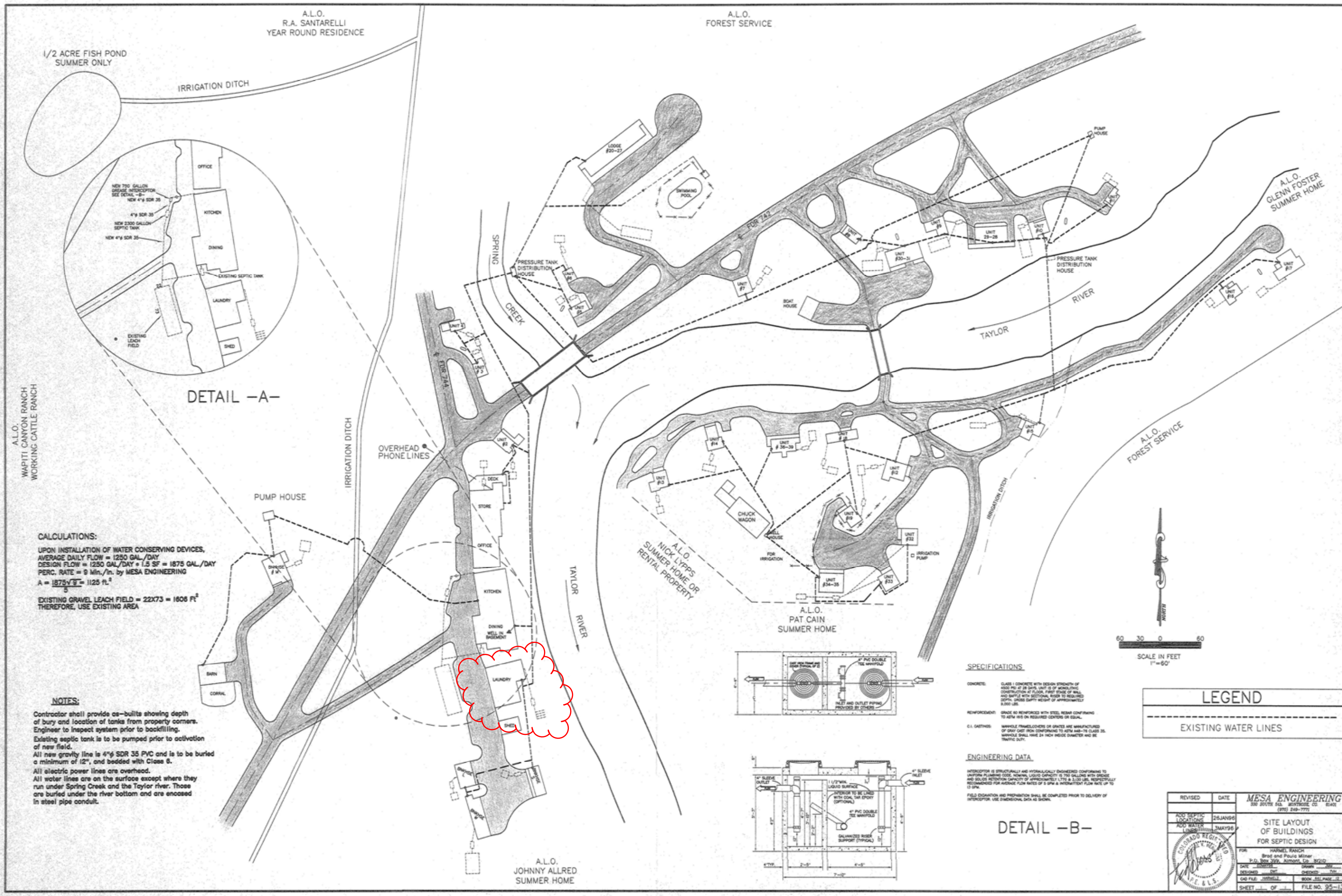

A.L.O.
R.A. SANTARELLI
YEAR ROUND RESIDENCE
A.L.O.
FOREST SERVICE
1/2 ACRE FISH POND
SUMMER ONLY
IRRIGATION DITCH
A.L.O.
GLENN FOSTER
SUMMER HOME
LODGE
SWIMMING POOL
FDR 742
PUMP HOUSE
PRESSURE TANK DISTRIBUTION HOUSE
SPRING
CREEK
TAYLOR
RIVER
BOAT HOUSE
DETAIL -A-
OFFICE
KITCHEN
DINING
LAUNDRY
SHED
EXISTING SEPTIC TANK
EXISTING LEACH FIELD
A.L.O.
WAPITI CANYON RANCH
WORKING CATTLE RANCH
FDR 744
OVERHEAD PHONE LINES
PUMP HOUSE
DECK
STORE
WELL IN BASEMENT
TAYLOR
RIVER
A.L.O.
FOREST SERVICE
CHUCK WAGON
FOR IRRIGATION
IRRIGATION PUMP
A.L.O.
NICK LYPPS
SUMMER HOME OR
RENTAL PROPERTY
A.L.O.
PAT CAIN
SUMMER HOME
A.L.O.
JOHNNY ALLRED
SUMMER HOME
BARN
CORRAL
CALCULATIONS:
UPON INSTALLATION OF WATER CONSERVING DEVICES,
AVERAGE DAILY FLOW = 1250 GAL./DAY
DESIGN FLOW = 1250 GAL/DAY • 1.5 SF = 1875 GAL./DAY
PERC. RATE = 9 Min./in. by MESA ENGINEERING
A = 1875√9 / 5 = 1125 ft.²
EXISTING GRAVEL LEACH FIELD = 22X73 = 1606 Ft²
THEREFORE, USE EXISTING AREA
NOTES:
Contractor shall provide as-builts showing depth of bury and location of tanks from property corners.
Engineer to inspect system prior to backfilling.
Existing septic tank is to be pumped prior to activation of new field.
All new gravity line is 4"ϕ SDR 35 PVC and is to be buried a minimum of 12", and bedded with Class 6.
All electric power lines are overhead.
All water lines are on the surface except where they run under Spring Creek and the Taylor river. Those are buried under the river bottom and are encased in steel pipe conduit.
SPECIFICATIONS
ENGINEERING DATA
DETAIL -B-
SCALE IN FEET
1"=60'
LEGEND
EXISTING WATER LINES
REVISED
DATE
ADD SEPTIC LOCATIONS
26JAN96
ADD WATER LINES
3MAY96
MESA ENGINEERING
SITE LAYOUT
OF BUILDINGS
FOR SEPTIC DESIGN
FOR: HARMEL RANCH
Brad and Paula Milner
SHEET 1 OF 1
FILE NO. 95-132

Inspected On: 7/29/21

Onsite Wastewater Treatment System Inspection Report
Harmel's Lodge Units #20-#27 System

Contact Information	
Ordered By:	Brent Hedrick
Inspection Purpose:	OWST inspected for sale of Harmel's Ranch
Owner:	The Brothers Estate, LLC
Site Address:	6748 County Road 742
Billing Address:	PO Box 399, Almont, CO 81210
E-Mail	Brent Hedrick <brent@haydenoutdoors.com>
Phone	719.659.7598
SGM Project Number:	2021-514.001

General Information (Background Information from Interview, and County Records)		
Date of Installation:	N/A	
Date of Last Pump:	n/a	
Record of Last Pump?:	n/a	
Previous Pumps:	n/a	
Date of Last Inspection:	n/a	
Additives:	N/A	
Ever Been a Backup:	No	
If yes what was the problem:	N/A	
Repairs:	No repair work done to system in the past	
Are there Design Drawings or Calculations?:	Mesa Engineering 1996 drawing (attached) shows Lodge Units #20-#27 on its own system, in same general location as located in field, but no dimensions, details, calculations or specifications	
Design/Listing Bedrooms:	7 room lodge with bath and toilet in each room	
People Living:	Seasonal use From May 15th - Oct 1st.	
Full Time Residents:	No	
Amount of Bathrooms:	1 bathroom per unit = 7 total	

	Yes	No
Garbage Disposal:		X
Dishwasher:		X
Water Softener:		X
Washer/Dryer:		X
Radiator:		X

Other:	N/A

System Evaluation (as inspected and seen on site)					
System Type and Components:		Gravity to septic tank, then outlet to drain field. Tank and cleanout located and seemed to be in working order. No abnormal odors or signs of failure.			
Tanks:		Unknown due to limited access into tank. (only 6" pipe clean out)			
Size of Tank/s:		Unknown			
Quality of Tank:		Unknown due to lack of access.			
Lid Size:		6" cap and cleanout into tank.			
		Yes	No	Other	
	At Grade?	X		slightly above grade	
	Secure		X	friction fit cap.	
	Surface Water		X		
	Odor		X		
Baffles Present:		could not see baffles due to limited access			
Ground to Top of Tank:		ground over top of tank.			
Distance to Invert:		Unknown			
Water Level:		Unknown			
Tank Depth:		unknown			
Sludge Depth:		Unknown			
Scum Depth:		Unknown			
Tank General Condition		Seems to be in working order. Saw water flowing from cleanout to tank with no signs of backup.			
Dosing or pump tank or distribution box?		N/A			
Size/location of Soil Treatment Area:		Size of field not able to be determined.			
If pump is it working?		N/A			
Gravity system:		Gravity from structure to tank.			
Gray Water Discharge:		None			
Foundation Drainage:		None			
Clean Outs:		Cleanout found 14' from structure			
Soil Treatment Area Evaluation:		Yes	No	Details	
Odor:			X		
Indication of previous failure:			X	no sign of failure	
Seepage Visible on Lawn:			X		
Lush Vegetation:			X		
Ponding water in Distribution Media:			X	N/A	
Even distribution in field:			X	N/A	
Distance to Water Well:		N/A			
Reaction of System as water is run through it:		View from cleanout appears that system is working as designed			

Evaluation Summary and General Notes:

	Acceptable	Unacceptable	Not Applicable
1) Lodge 20-27 Septic tank	X		

Notes:

Assumed acceptable since no sign of backup or failure

2) Pump and Pump Tank			X

Notes:

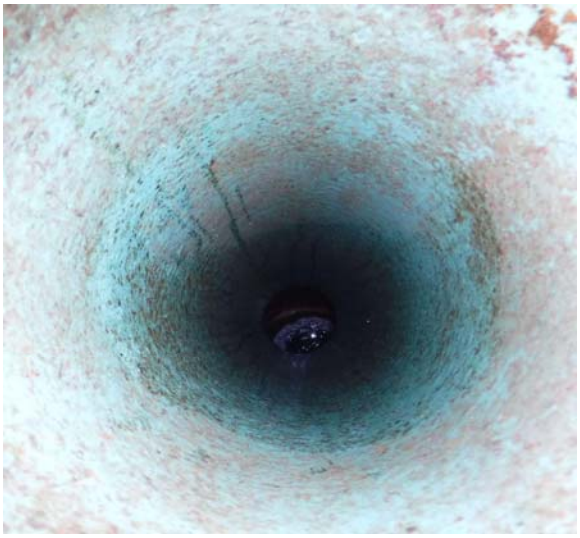
3) Soil Treatment Area	X		

Notes:

Drain field appeared to be working correctly. No obvious signs of failure or seepage. Should be noted that pool adjacent to open green area that Soil Treatment Area is located was filled in in 2021 and is no longer a pool.

Site Schematic

Cleanout and 6" tank riser



Looking down riser into tank

Provided past information attached:

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Signed:

Tyler Harpel _____ Date: 8/4/2021

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Professional Engineer
NAWT Trained OWST inspector

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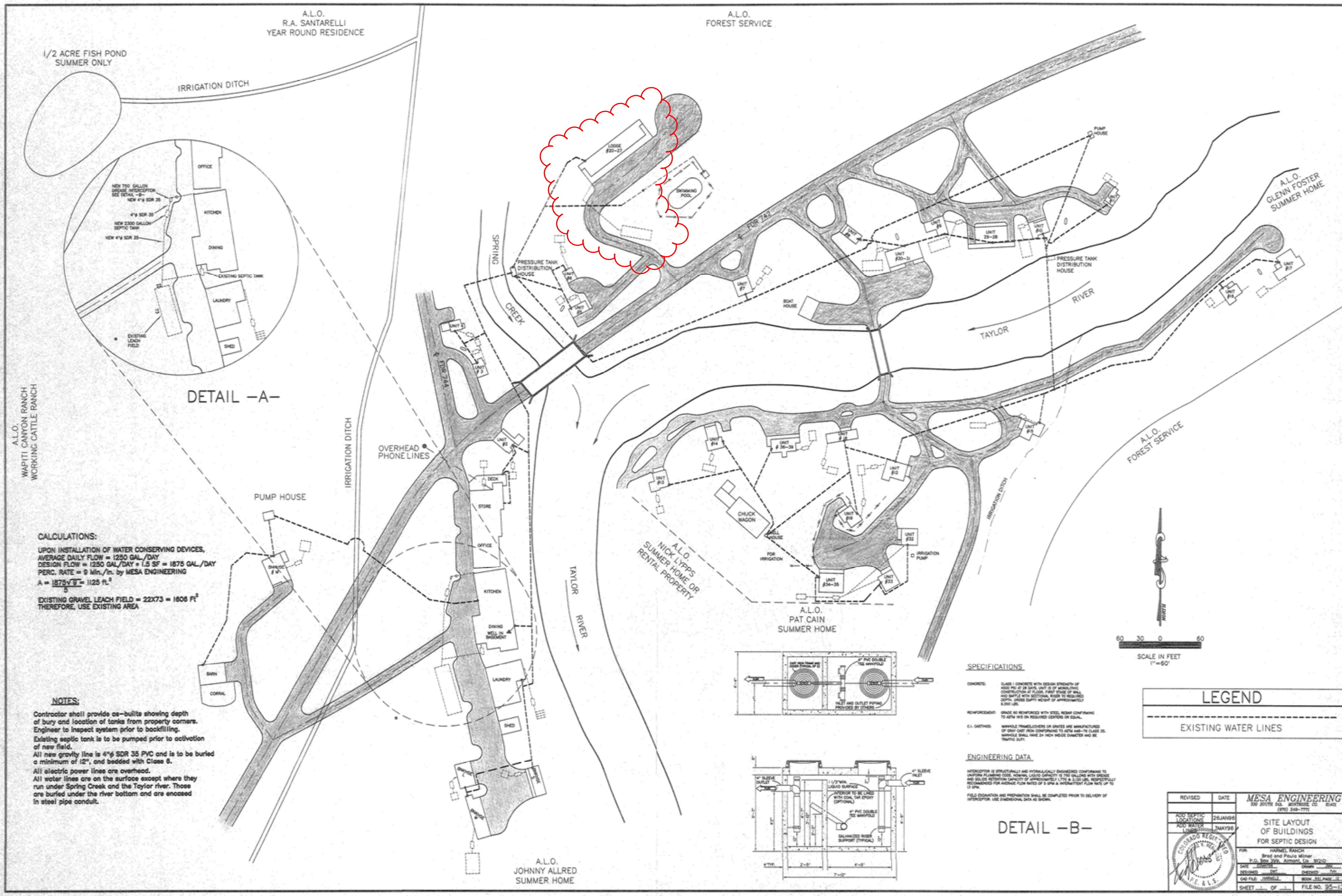


CALCULATIONS:

UPON INSTALLATION OF WATER CONSERVING DEVICES,
AVERAGE DAILY FLOW = 1250 GAL./DAY
DESIGN FLOW = 1250 GAL/DAY • 1.5 SF = 1875 GAL./DAY
PERC. RATE = 9 Min./in. by MESA ENGINEERING

$A = \frac{1875\sqrt{9}}{5} = 1125 \text{ ft.}^2$

EXISTING GRAVEL LEACH FIELD = 22X73 = 1606 Ft^2
THEREFORE, USE EXISTING AREA

NOTES:

Contractor shall provide as-builts showing depth of bury and location of tanks from property corners. Engineer to inspect system prior to backfilling.

Existing septic tank is to be pumped prior to activation of new field.

All new gravity line is 4"ϕ SDR 35 PVC and is to be buried a minimum of 12", and bedded with Class 6.

All electric power lines are overhead.

All water lines are on the surface except where they run under Spring Creek and the Taylor river. Those are buried under the river bottom and are encased in steel pipe conduit.

REVISED	DATE
ADD SEPTIC LOCATIONS	26JAN96
ADD WATER LINES	3MAY96

MESA ENGINEERING

SITE LAYOUT
OF BUILDINGS
FOR SEPTIC DESIGN

FOR: HARMEL RANCH
Brad and Paula Milner

SHEET 1 OF 1
FILE NO. 95-132

OUTBACK JACK
WATER AND WASTEWATER SPECIALISTS

Jack Barker
Colorado Certified Water Professional
(970) 209-9026
402 W. Gunnison, Suite 1
Gunnison CO 81230
outbackjackllc@outlook.com

9/2/2021

Gunnison County Community Development Dept.

On August 12, 2021, we were contracted by Harmels Operations, LLC to do a follow up inspection and pumping of all the OSWTS at the Harmel's Ranch. The original Transfer of Title inspection was performed by SGM Engineering. SGM pointed out multiple deficiencies and multiple tanks that were in unknown locations. We located all tanks, exposed, and pumped each system.

At this time, we identified 6 tanks/systems that will need to be replaced.

Cabin #2: Identified by SGM as failed tank at a minimum. Tank is full of roots and not acceptable. We concur with SGM that there is no room for a traditional system so the best remedy would be to install a lift station and pump into the office system. That is a 1000-gallon tank servicing only a single bathroom.

Cabins #9,28, and 29 are served by a single tank that SGM failed, and we concur. Tank needs to be replaced at a minimum. There is no sign of a STA, and we are concerned that it is an Arrowhead system and tank removal will destroy the System.

Cabin #11 Tank is empty, system not in use. Recommend replacing tank. This cabin potentially has a STA; however, condition and location is unknown.

Cabin #14 Appears functional according to SGM, however upon further investigation we found that the tank is steel and fails inspection. Probable Arrowhead system once again.

Cabins #3 and #4 Share a common system with a collapsed fiberglass tank. SGM identified as potential replacement, however we have confirmed that this is an Arrowhead System and there is no room for any sort of STA.

Lodge units 20-27 SGM identified as potentially working however upon further investigation we found it to be a steel tank approximately 5 ft deep with no access. There is a potential STA, however location is unknown currently.

Remaining systems appear to be functioning, some old fiberglass tanks, some concrete. There are no identifiable STA's. Most appear to be arrowhead systems. Risers have been installed on all systems.

Due to the location of Spring Creek and the Taylor River, it is our opinion as Water and Wastewater professionals that the new owners begin the process of designing a wastewater treatment plant for the resort. There is an approved design from Williams Engineering that SGM refers to for a new septic system, however that would only solve the issues with a portion of the Resort. Without any knowledge of what the current owner's intent for future development, installing a partial fix does not seem like a wise decision.

With that being said, we would like to propose replacing the existing failed systems with temporary holding tanks so that the Resort may continue to operate and serve the community. In our experience, the process of designing and installing a wastewater treatment plant will take 2-3 years at a minimum depending on the extent of the development. Also, any future development will have to go through the full County planning process, which takes time. We propose contracting with the owners to keep new holding tanks pumped on a regular schedule throughout the Summer depending on usage.

Prior to submitting formal replacement applications for these systems, we are reaching out for guidance from Gunnison County. Currently, we see no alternatives to be able to keep the resort in operation over the course of the next 2 to 3 years. We welcome the opportunity to meet at the resort to discuss this proposal in person at the County's convenience.

Please feel free to contact us with any questions or suggestions.

Thank you for your time and consideration

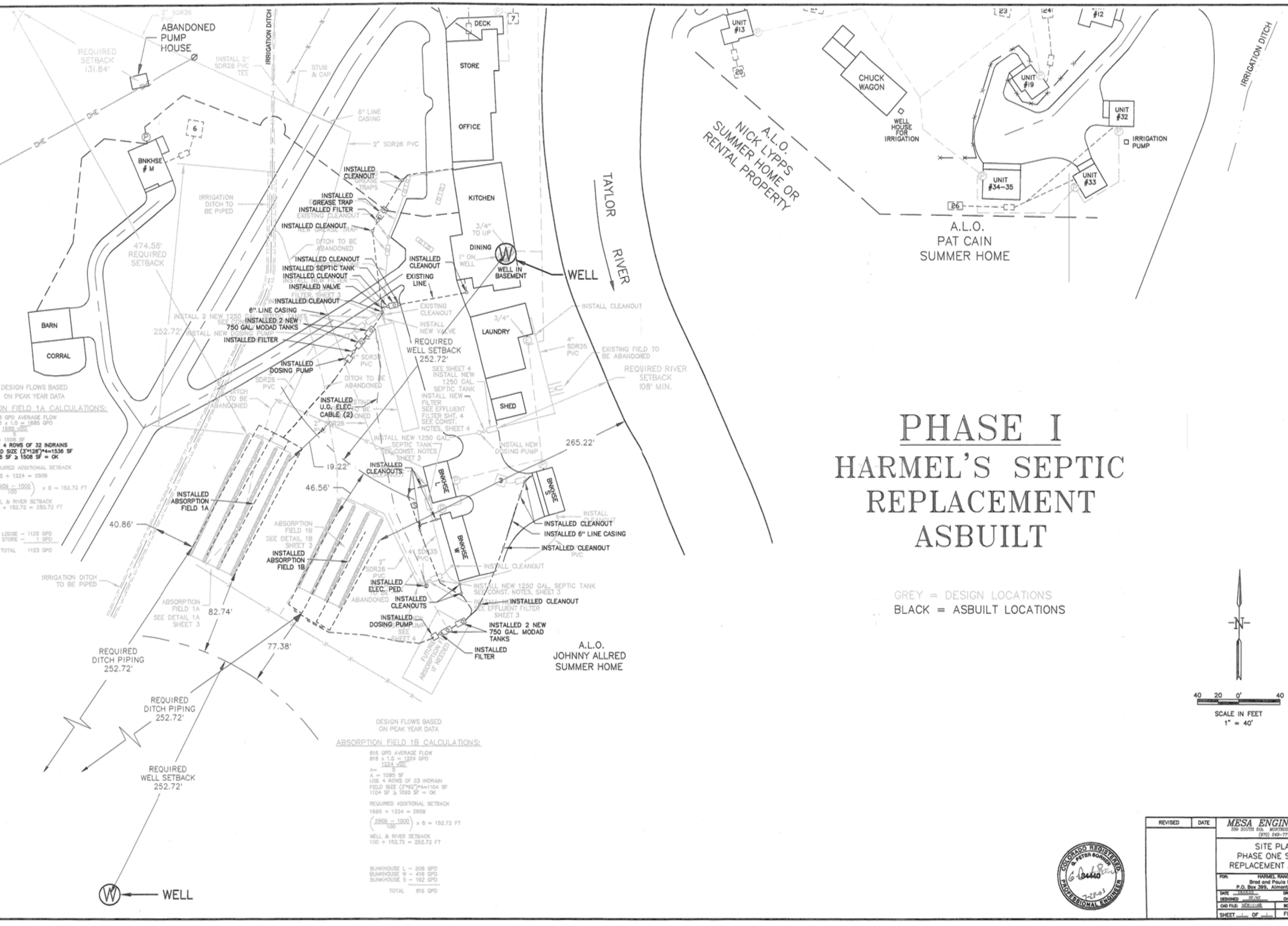
Jack Barker, CCWP

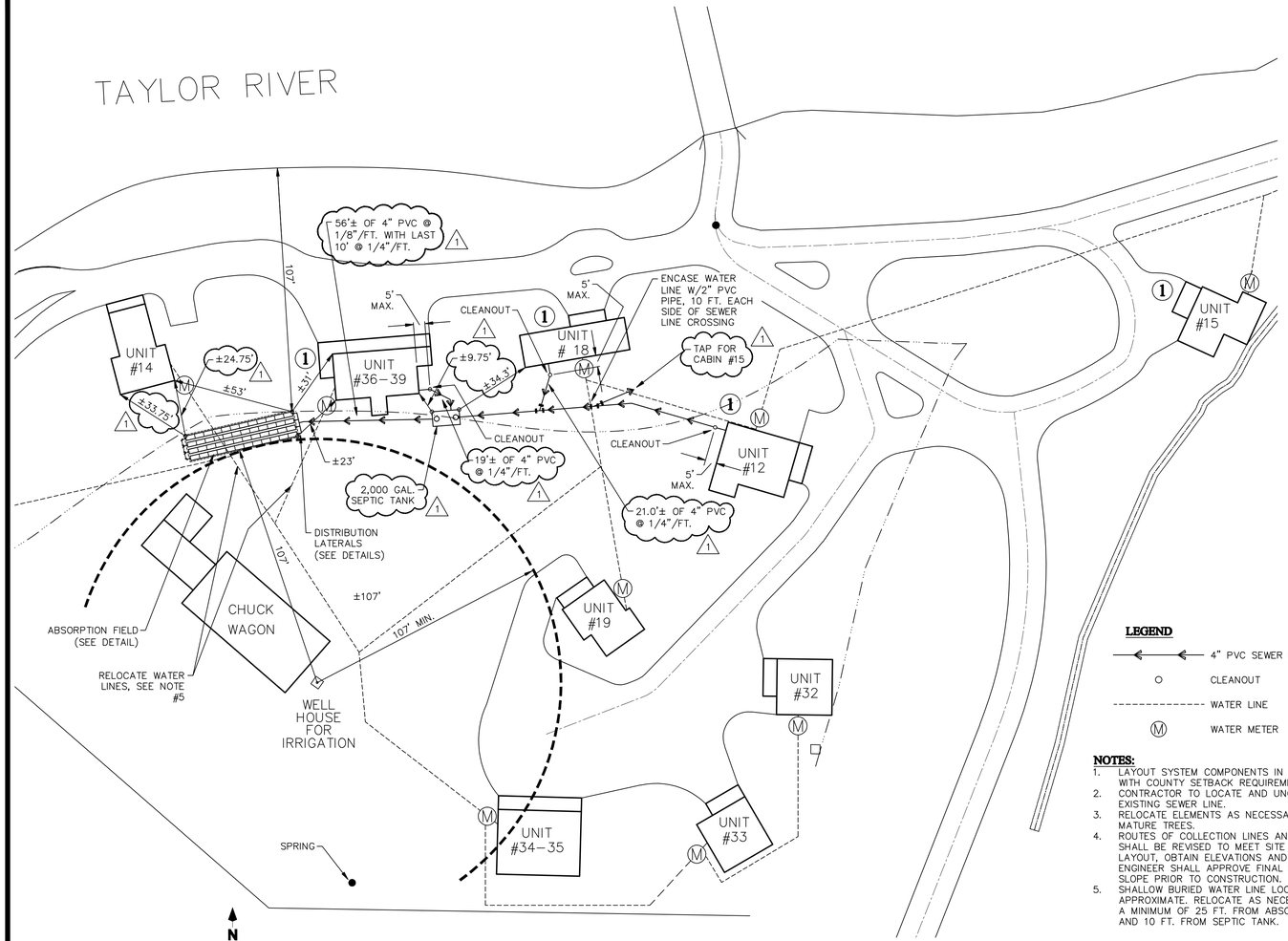
Owner Outbackjack LLC Aka The Turd Herder

Dave Reynolds

Manager

Harmels Operations, LLC


PHASE I
HARMEL'S SEPTIC
REPLACEMENT
ASBUILT
GREY = DESIGN LOCATIONS
BLACK = ASBUILT LOCATIONS
ABANDONED PUMP HOUSE
REQUIRED SETBACK 131.84'
IRRIGATION DITCH
BNKHSE # M
474.56' REQUIRED SETBACK
BARN
CORRAL
DECK
STORE
OFFICE
KITCHEN
DINING
WELL IN BASEMENT
WELL
LAUNDRY
SHED
TAYLOR RIVER
INSTALLED CLEANOUT
INSTALLED GREASE TRAP
INSTALLED FILTER
INSTALLED SEPTIC TANK
INSTALLED VALVE
6" LINE CASING
INSTALLED 2 NEW 750 GAL. MODAD TANKS
INSTALLED DOSING PUMP
INSTALLED U.G. ELEC. CABLE (2)
EXISTING LINE
REQUIRED WELL SETBACK 252.72'
REQUIRED RIVER SETBACK 108' MIN.
265.22'
19.22'
46.56'
40.86'
82.74'
77.38'
INSTALLED ABSORPTION FIELD 1A
INSTALLED ABSORPTION FIELD 1B
INSTALLED CLEANOUTS
INSTALLED ELEC. PED.
INSTALLED 6" LINE CASING
BNKHSE L
BNKHSE W
BNKHSE S
IRRIGATION DITCH TO BE PIPED
REQUIRED DITCH PIPING 252.72'
REQUIRED WELL SETBACK 252.72'
A.L.O. JOHNNY ALLRED SUMMER HOME
A.L.O. NICK LYPPS SUMMER HOME OR RENTAL PROPERTY
A.L.O. PAT CAIN SUMMER HOME
UNIT #13
UNIT #19
UNIT #32
UNIT #33
UNIT #34-35
CHUCK WAGON
WELL HOUSE FOR IRRIGATION
IRRIGATION PUMP
DESIGN FLOWS BASED ON PEAK YEAR DATA
ABSORPTION FIELD 1B CALCULATIONS:
816 GPD AVERAGE FLOW
816 x 1.5 = 1224 GPD
USE 4 ROWS OF 23 INDRAIN
FIELD SIZE (3'*93')*4=1104 SF
1104 SF ≥ 1095 SF = OK
REQUIRED ADDITIONAL SETBACK
1685 + 1224 = 2909
WELL & RIVER SETBACK
100 + 152.72 = 252.72 FT
BUNKHOUSE L = 208 GPD
BUNKHOUSE W = 416 GPD
BUNKHOUSE S = 192 GPD
TOTAL 816 GPD
SCALE IN FEET
1" = 40'
COLORADO REGISTERED PROFESSIONAL ENGINEER 34440
MESA ENGIN
SITE PLA
PHASE ONE S
REPLACEMENT
REVISED
DATE
SHEET OF

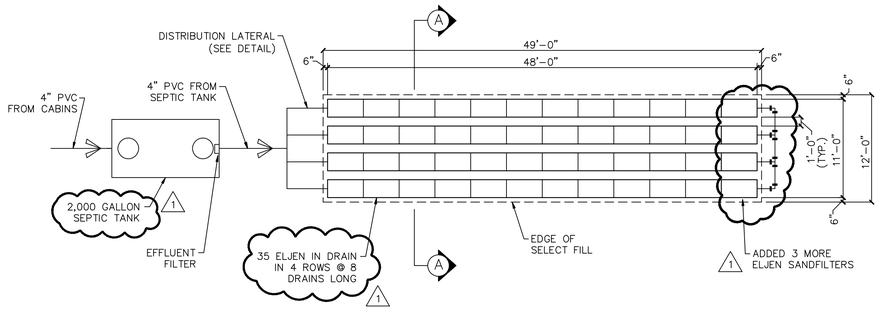


SANITARY PLAN
SCALE: 1" = 30'

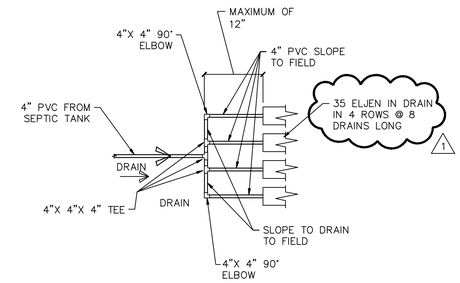
LEGEND

- 4" PVC SEWER LINE
- CLEANOUT
- WATER LINE
- WATER METER

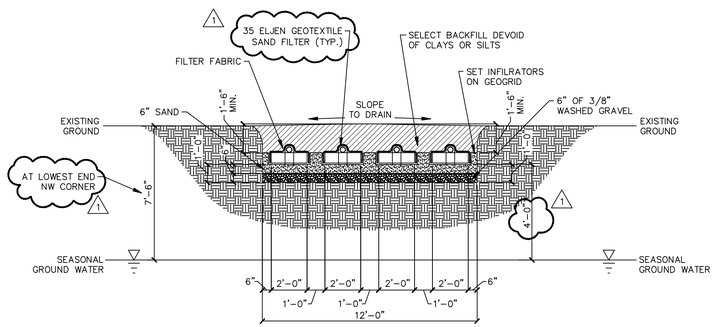
NOTES:
1. LAYOUT SYSTEM COMPONENTS IN ACCORDANCE WITH COUNTY SETBACK REQUIREMENTS.
2. CONTRACTOR TO LOCATE AND UNCOVER EXISTING SEWER LINE.
3. RELOCATE ELEMENTS AS NECESSARY TO AVOID MATURE TREES.
4. ROUTES OF COLLECTION LINES AND SLOPES SHALL BE REVISED TO MEET SITE CONDITIONS. LAYOUT, OBTAIN ELEVATIONS AND CALCULATE. ENGINEER SHALL APPROVE FINAL LAYOUT AND SLOPE PRIOR TO CONSTRUCTION.
5. SHALLOW BURIED WATER LINE LOCATIONS ARE APPROXIMATE. RELOCATE AS NECESSARY TO BE A MINIMUM OF 25 FT. FROM ABSORPTION FIELD AND 10 FT. FROM SEPTIC TANK.



ABSORPTION FIELD
SCALE: 1/8" = 1'-0"



DISTRIBUTION LATERAL
SCALE: N.T.S.



SECTION A-A
SCALE: 1/4" = 1'-0"

MINIMUM SETBACK REQUIREMENTS:

DESCRIPTION	DISTANCE FEET
WELL TO SEPTIC TANK	50
WELL TO ABSORPTION FIELD	107
WATER LINE TO ABSORPTION FIELD	25
WATER LINE TO SEPTIC TANK/SEWER LINE	10
BUILDING TO ABSORPTION FIELD	20
BUILDING TO SEPTIC TANK	5
PROPERTY LINE TO ABSORPTION FIELD	10
PROPERTY LINE TO SEPTIC TANK	10
DRAIN LINES/INTERMITTENT IRRIGATION LATERAL TO ABSORPTION FIELD	10
DRAIN LINES/INTERMITTENT IRRIGATION LATERAL TO SEPTIC TANK	10
SEPTIC TANK TO ABSORPTION FIELD	6
WATER COURSE, WETLAND TO SEPTIC TANK	107
WATER COURSE, WETLAND TO ABSORPTION FIELD	107

GENERAL NOTES:

1. SEWAGE DISPOSAL SYSTEM TO BE INSTALLED IN ACCORDANCE WITH GUNNISON COUNTY SEWAGE DISPOSAL REGULATIONS.
2. COUNTY & ENGINEER SHALL BE NOTIFIED FOR INSPECTION PRIOR TO COVERING LATERALS AND WITH ALL SYSTEM COMPONENTS IN PLACE.
3. CONTRACTOR SHALL PRECLUDE ALL VEHICULAR TRAFFIC AND MATERIALS STORAGE IN THE ABSORPTION FIELD AREA.
4. PVC SEWER PIPE IS TO BE SDR 35 MEETING ASTM SPECIFICATION D3034.
5. PREPARE TRENCHES BOTTOM AND SIDES BY CAREFULLY LEVELING, RAKING, AND SCARIFYING INFILTRATIVE SURFACES. AVOID COMPACTING TRENCH BOTTOM BY OPERATING HEAVY EQUIPMENT IN THE TRENCHES.
6. GEOGRID SHALL BE TENSAR BX110 OR EQUAL.
7. INSTALL ALL SEWER LINES AT A MINIMUM SLOPE OF 1/4" DROP PER FOOT.
8. NOTIFY ENGINEER IF SOILS TYPES AND CHARACTERISTICS CHANGE IN ABSORPTION FIELD.
9. FILTER FABRIC SHALL BE MIRFIA 140, CONTECH C45NW OR EQUAL.
10. PROVIDE ADEQUATE DRAINAGE IN ALL DIRECTIONS OVER ABSORPTION FIELD AND PLANT WITH NATIVE PRODUCTS.
11. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE ENGINEER.
12. DO NOT PROVIDE MORE THAN 2 TO 3 FEET OF FILL OVER SEPTIC TANK.

NO.	REVISION	DATE	BY
1	AS BUILT MAY 2013	5-24-13	DWP

WILLIAMS ENGINEERING L.L.C.
90 CAMINO DEL RIO, SUITE #1
DURANGO, COLORADO 81301
PH. (970) 641-2489
EMAIL: wenginee@msn.com

INDIVIDUAL SEWAGE DISPOSAL SYSTEM FOR UNITS 12, 15, 18 & 36-39

HARMELS RANCH RESORT
6748 COUNTY ROAD 742
GUNNISON COUNTY
ALMONT, COLORADO 81210

DRAWN: DWP
CHECKED: RLW
SCALE: AS NOTED
DATE: 6-9-11
JOB NO.: 2183
SHEET: S1

ENGINEER'S STAMP

ROBERT L. WILLIAMS REGISTERED 13275 PROFESSIONAL ENGINEER STATE OF COLORADO
5/24/13

Site Inspection

Application #: No application received as of yet Date: 5-13-2022

Owner: **Harmels on the Taylor River LLC**
Installer/Cleaner: Jack Barker

Site Address: 6748 and 6747 County Road 742

_*OK*___**Lot corners staked and labeled, or defined if parcel is large**

_*Existing with possible additions proposed in future*___**Location of proposed structure staked and labeled**

_*Plan in development*___**Proposed system components staked and labeled (tank, STA, etc.)**

_*multiple State permitted PWS* ___**Well and/or other potable water sources staked and labeled**

_*apparent*___**Other pertinent physical features staked and labeled**

_*Plan in development*___**Site conditions concur with the findings of the Site and Soil Evaluation**

__*potential limiting factors*__**Site adequate as are required by LUR & OWTS Regs**

_*beyond current study area but probable-will request State study in area*___**Flood hazards (check for floodplain if not mapped)**

_*OK*__**Ground slope in excess of twenty percent requires engineer**

_*Yes*___**Probability of high groundwater or shallow bedrock in area**

_**Not in developed areas**___**Geologic hazards (avalanche, rockfall, soil creep, etc.)**

_not currently being met by some existing components___**Water quality--check for setbacks to water bodies including wetlands, ponds, irrigation ditches, gulches, etc.**

__N/A__**Check for visibility on ridgelines from County Roads**

__**guest resort**__**Proposed use of site verified-Residential, Commercial, Agricultural, etc.**

__Spring Creek, Taylor River, springs, wells, high groundwater possible__**Other water sources verified-walking the site within 200' of the proposed system**

_plan in development___**Pertinent physical and environmental features verified**

Additional Comments: New owner of property with plans for upgrading facilities and accommodations. Transfer of Title acceptance document was not applied for or provided. Inspection of existing system components throughout the property showed deficiencies and unknowns while some system components appear to be providing ww treatment. Installation of some system components predates County permitting. County permitting provided for some systems. County permitting records cannot be found for some systems that do not appear to predate County permitting based on the apparent vintage of components, i.e. precast concrete septic tanks, modern dispersal materials, etc. It could be that complete records were not received or kept.

Work that requires a building permit was observed during the walk-through and the owner was notified to stop and obtain the required building permit(s). The observed work includes the addition of spray foam insulation to some of the units and a renovation of the lodge/kitchen area. The owner should submit a full scope of planned work, including details of all renovations, to the building office so that further direction towards permitting can be determined.

The location of a proposed (no application received) shop building for maintenance was observed. Location is pushed back against hillside to the north east of the “Hitching Post Lodge” on a relatively flat area. They want to have full hookups for future water and septic, however, they will be capped off until approvals for land use are complete.

Having a master plan with anticipated phases could be helpful to fully understand to build-out desired by the applicant so that we can assess and provide direction.

Inspector: Crystal Lambert

Flyshop-office-coffee shop building with 1 bathroom: wastewater goes to 1,000 gallon tank under deck. Field-outlet unknown.

Cabin 2 with 1 bedroom 1 bathroom shower-toilet-sink, no kitchen: tank is damaged. Field-outlet unknown.

Cabins 3 and 4 both with 1 bathroom shower-toilet-sink, no kitchen: shared tank is damaged. Field-outlet unknown or Arrowhead style.

Cabins 5 and 6 with "kitchenettes or light service" and 1 bathroom: shared fiberglass tank appears to hold wastewater. Field-outlet is unknown. Staff concerned that field could be same as cabins 3 & 4, Arrowhead style. Given the vintage of the system is concerned about proximity to creek and ability of field to function for treatment in addition to disposal. Work to add insulation to attics was underway and the owner was notified of the required permits and danger of spray foam insulation without the required ignition barrier. Work to upgrade cabins with new finishes and fixtures was underway. Smoke alarms and carbon monoxide detectors should be verified before any occupancy.

Units 20-27 "Hitching Post Lodge" building: Steel tank with unknown field. Only access is pipe. Tank is deep underground. Did not pump. This should be cleaned/pumped before abandonment.

Unit 11: 1 bedroom-1 bath-no kitchen. Failed tank. System unknown.

Unit 10: 2 bedroom-1 bath-no kitchen. Fiberglass tank. Field unknown, could be Arrowhead. Proximity from tank to Taylor River is about 65 feet.

Units 9, 28, 29: 6 bedrooms and 3 kitchens between these units. Shared tank that has failed. Field unknown, could be Arrowhead.

Units 31, 30, and 8: 4 bedrooms-3 baths-2 kitchens between these units. Fiberglass tank appears functioning. Field could be arrowhead like the others but is unknown. Proximity to Taylor River is at least 100 feet, however, separation from high groundwater is also a concern.

Units 16 and 17: Each have their own fiberglass tank that appears to be functioning. Field is unknown and could be arrowhead. Proximity to Taylor River is less than 100 feet.

Unit 15: 1,000 gallon concrete tank. Field was thought to be across road and tied into modern common field, however, engineer as-built does not concur. Field location is unknown.

Units 12, 18, 36-39, 14: Served by system installed around 2013 and appears to be functioning as designed under modern septic codes and in good working order. Although there appears to be some conflicting information with the recent on-the-ground septic inspection work regarding the system for cabin 14 which was reported to be a steel tank. Further investigation may be needed to confirm

but staff tends to lean towards the field inspection over the older as-built drawing with no record of County final inspection.

Unit 13: Functioning fiberglass tank. Unknown field. Proximity to river is less than 100 feet.

Unit 19: Functioning tank, unknown field.

Units 32, 33, 34 and 35: 1,000-gallon fiberglass tank with unknown field. Appears to be less than 100 feet from spring and water well.

Unit 7: Fiberglass tank unknown field. Less than 100 feet to Taylor River.

Restaurant-bar-employee housing unit building. System contains grease trap. Field relatively modern under ISDS-03-00005.

Laundry building: 2003 permit was issued to connect to new system to serve employee units as well as laundry but it appears that the laundry building tie-in phase was not done. See photos below for the existing system serving the laundry building.

Employee housing buildings (3): All 3 buildings appear to be served by a system permitted and installed under permit ISDS-03-00005 according to the as-built drawing. The system was reported to be installed by Spallone. Recent inspection of the structure adjacent to the laundry building determined that a tank has collapses and no field was present. Need additional investigation to determine which is the case?

Wrangler Bunkhouse: concrete tank to unknown field. This could be a recent system installed in the early 2000s, however, there is no record drawing. An older plan shows the system coming out of the building at a different location and does not match up.

Photos below-

Sewer line serving laundry facility building. Line is exposed on ground and lengths are connected with Fernco rubber fittings. Photo shows a fitting that is not secured. Hillside adjacent to line has apparent path where flow out of pipe has been discharging towards Taylor River.

Tank that wastewater would flow into from laundry facility if sewer line were connected. Tank is at edge of hillside and exposed.

Standing at area just past tank that is supposed to serve laundry facility. White Clean-out cap in middle right of photo suggests that a dispersal area exists on edge of slope. Taylor River at top of photo.

For many of the systems, the location of the septic tank is apparent but the location of a field is not. This makes evaluation of a field difficult and at best the evaluation is simply an “ability to get rid of effluent” test which does not provide information as to the quality or performance of the field towards treatment.

Some of the existing systems are in close proximity (~20-25feet) to the Taylor River.

Work in progress to upgrade some structures includes insulating. In this photo, a wall has been furred out with additional lumber and spray foam insulation has been added. New siding is being added.
This work needs to be done under a building permit.

Spray foam insulation work in progress to upgrade some structures. In this photo, the attic access panel is open and shows that spray foam insulation has been added to the attic. Inspector was told, after asking, that the plan is to be open in the winter and this work appears to be aligned with that plan.
This work needs to be done under a building permit. The inspector notified the property owners and owner's representatives that the work needs to stop, a building permit is needed, and to work with the building office towards achieving the required permits.

This is a photo of a sign on the door of one of the units and was also observed on other units. At the time this photo was taken, the propane tank was being filled and the inspector was told that they are getting ready for operation. The sign indicates that antifreeze is added to the drain lines which suggests that antifreeze will make it to the septic tank and disposal into the soil if not during the act of filling then/and during the act of flushing.

Draft-ENVIRONMENTAL HEALTH BOARD VARIANCE REQUEST ACTION

APPLICANT: Harmels on the Taylor, LLC

DATE: June 30, 2022

SITE LOCATION: 6748 County Road 742

ACTION: Request for a variance to the *Gunnison County OWTS Regulations* for the temporary use of vault systems throughout the resort while work to design, permit, and construct a permanent wastewater treatment plant is undertaken.

PREPARED BY: Crystal Lambert, Building and Environmental Health Official

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PROPOSED PROJECT:

The applicant is requesting a variance to the Gunnison County OWTS Regulations so that the Environmental Health Office can permit the temporary use of vault systems throughout the resort while working to design, permit, and construct a permanent wastewater treatment plant.

GUNNISON COUNTY ENVIRONMENTAL HEALTH OFFICE ACTION:

The application and proposed design narrative have been reviewed by the Environmental Health Office for compliance with the *Gunnison County OWTS Regulations*. The proposed use of vault systems is prohibited per *Section 12.C.* of the *Gunnison County OWTS Regulations* and a permit for the use of vault systems cannot be issued without a variance granted by the Gunnison County Environmental Health Board.

APPLICANT'S REQUEST FOR A VARIANCE:

A request for a Public Hearing with the Environmental Health Board for the consideration of a variance to *Section 12.C.* of the *Gunnison County OWTS Regulations* has been received.

PUBLIC HEARING:

On June 30, 2022, the Gunnison County Environmental Health Board conducted a Public Hearing on this request for a variance.

FINDINGS:

Based on a review of all the information included with the OWTS application, the request for a variance, and staff reports for this project and consideration of any and all

testimony and public input received relative to this application, the Gunnison County Environmental Health Board finds that:

1. Action on this request for a temporary variance from the *Gunnison County OWTS Regulations* is property-specific and limited to the circumstances unique to this application.

2. The applicant has demonstrated that the requested temporary variance from the *Gunnison County OWTS Regulations* is warranted by unique and existing site-specific configurations and conditions that make immediate compliance with the Regulations technically infeasible.

3. The applicant has provided justification through specific conditions that exist which support a finding that approval of the requested temporary variance will result in no greater risk than that associated with compliance with the requirements of the *Gunnison County OWTS Regulations*.

4. The applicant has demonstrated that approval of the requested variance will not be in violation of any minimum standards established in any other applicable federal or state rule or regulation.

5. The applicant has demonstrated that the proposed plan for maintenance and cleaning of the vault systems will not be a nuisance or injurious to public health, safety or welfare.

6. The applicant has demonstrated that no substantial injury will result from the granting of the requested temporary variance.
7. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Department file relative to this application; including all exhibits, references and documents.

DECISION:

The Gunnison County Environmental Health Board, having reviewed the proposed application and supporting documentation, site observations and public testimony does approve the requested temporary variance to Section 12.C. of the *Gunnison County OWTS Regulations* for Harmels on the Taylor, LLC at their parcel, 6748 County Road 742, under OWTS application OWTS-22-00138, with the following conditions:

1. The applicant shall submit a design plan that shows the location of all the proposed vault tanks, the manufacturers information of each vault tank, and information about the electronic high-water alarm devices for review and approval before any permit be issued for the use of vault systems at the property.

2. Pumping and hauling records be kept for each vault system and submitted to the Environmental Health Office monthly.

3. Anyone pumping and/or cleaning vault systems or hauling wastewater at and from this site be licensed OWTS cleaners with Gunnison County.

4. This approval of the temporary use of vault systems at the parcel is limited to 24 months from the date of permit issuance. A one time, one-year extension can be granted by the Department if justifiable evidence is provided that shows the extension is warranted and necessary for timing of the completion of the future wastewater treatment plant.

5. The system(s) serving Cabins 32-35 be located and inspected; and cleaned and repaired if needed. If repair is not possible, the system(s) shall be replaced with vault system(s) as part of this temporary variance approval.

6. Cabin 2 and the “flyshop” system be connected to a vault system as part of this temporary variance approval.

7. The fields for cabins 5, 6, 10, 13, 16 and 17 shall be located and verified as existing and in working order and not damaged or they also shall be connected to vault system(s) as part of this temporary variance approval.

8. This approval is founded on each individual requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.

9. This permit may be revoked or suspended if Gunnison County determines that any material fact set forth herein or represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.

10. Approval of this use is based upon the facts presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and evaluated, subject to its compliance with current regulations, and its impact to the County.

From: unobrown@suddenlink.net
To: Planning
Subject: Hormels
Date: Thursday, June 23, 2022 12:54:21 PM

[EXTERNAL SENDER - USE CAUTION]

This email is in support of Harmels receiving a variance for the use of vault tanks for the holding of wastewater for a period of two years. It is my understanding that permitting and construction of a wastewater treatment plant will take approximately 2 years.

My wife and I reside part time at 1230 CR 744 Almont (Spring Creek). My wife's family has been coming here for 6 generations— mine for 5 generations We are in complete support of the restoration of Harmels. This is an iconic local resort. The new owner is doing an outstanding job restoring this property to the historic quality that has attracted families to our region for many years.

I support the requested variance being approved so the new and improved Harmels can continue to be a cornerstone of our local community.

Randy and Diane Brown
806-787-0173

Sent from my iPhone

From:	Linda Jennings
To:	Planning
Subject:	Harmel"s Variance
Date:	Monday, June 20, 2022 9:27:28 AM

[EXTERNAL SENDER - USE CAUTION]

To: The Gunnison County Environmental Health Board

This email is in support of Harmels receiving a variance for the use of vault tanks for the holding of wastewater for a period of two years. It is my understanding that permitting, and construction of a wastewater treatment plant will take approximately 2 years.

My husband and I reside in Spring Creek at 1717 CR 744. We are in complete support of the restoration of Harmels. This is an iconic local resort. The new owner is doing an outstanding job restoring this property to the historic quality that has attracted families to our region for many years.

We support the requested variance being approved so the new and improved Harmels can continue to be a cornerstone of our local community.

Sincerely,

Linda Jennings

703-623-7446

From: John Johnson
To: Planning
Subject: Harmels
Date: Saturday, June 18, 2022 10:32:05 AM

[EXTERNAL SENDER - USE CAUTION]

I am in favor of the restoration and opening of harmels. John Johnson. Spring creek.

John Johnson Johnsons of kingfisher. Cell 405 368 8518

From: Lynn Kessler
To: Planning
Subject: Harmel"s variance
Date: Saturday, June 18, 2022 5:06:48 PM

[EXTERNAL SENDER - USE CAUTION]

Harmels Request for Variance

To: The Gunnison County Environmental Health Board

This email is in support of Harmels receiving a variance for the use of vault tanks for the holding of wastewater for a period of two years. It is my understanding that permitting and construction of a wastewater treatment plant will take approximately 2 years.

I reside 6 months of the year at Cabin 1 (Cabins on Spring Creek

1730CR 744 Almont (Spring Creek). I am in complete support of the restoration of Harmels. This is an iconic local resort. The new owner is doing an outstanding job restoring this property to the historic quality that has attracted families to our region for many years.

I support the requested variance being approved so the new and improved Harmels can continue to be a cornerstone of our local community.

Sincerely,
Lynn Kessler
ldkessler@gmail.com.
Cell 720-273-4951

From: Kevin Persons
To: Planning
Subject: Harmel"s variance request
Date: Thursday, June 23, 2022 2:43:59 PM

[EXTERNAL SENDER - USE CAUTION]

Hello,

We are residents of Spring Creek and we give our support for Harmel's receiving a variance for the use of vault tanks for the holding of wastewater. This we understand to be for two years.

Harmels has been a staple in this community for many years.

We would like to see them continue the ability to **rent cabins and offer bar and dining**.

Thank you for your time.

Kevin and Becky Persons
1231 County Rd 744

From: Bob Skelton
To: Planning
Subject: Harmels request for Variance
Date: Friday, June 17, 2022 10:51:40 AM

[EXTERNAL SENDER - USE CAUTION]

To: The Gunnison County Environmental Health Board

This email is in support of Harmels receiving a variance for the use of vault tanks for the holding of wastewater for a period of two years. It is my understanding that permitting and construction of a wastewater treatment plant will take approximately 2 years.

My wife and I reside full time at
1715 CR 744 Almont (Spring Creek). We are in complete support of the restoration of Harmels. This is an iconic local resort. The new owner is doing an outstanding job restoring this property to the historic quality that has attracted families to our region for many years.

I support the requested variance being approved so the new and improved Harmels can continue to be a cornerstone of our local community.

Sincerely,

Bob
Bob Skelton
(248)877-7557

Sent from my iPhone