
Environmental Health Review Comments

VA265: 7620 Mohawk Road Sunflower Landscapes Contractor Equipment Yard Variance of Use

Please accept the following comments from El Paso County Public Health (EPCPH) regarding the project referenced above:

- Water service for the existing operation is a private well.
- The property has existing office building served by existing OWTS system. It's important to note the EPC Assessor record indicates the presence of a 2-bedroom residence but does not have record of office. EPCPH existing OWTS approval is for a 2-bedroom residence; therefore, EPCPH is unable to determine if the OWTS is adequately sized for its current use and will require the submission of an OWTS system verification letter completed by a Professional Engineer familiar with OWTS systems for Phase 1 approval.
 - The "System Verification" process, means "...the system is assessed for capacity and sufficiency to support existing, additional, or a change in design flow from a structure for the proposed purpose. System verification may require a profile pit evaluation consistent with Section 8.5.D., assessment by a Colorado professional engineer, and additional information as determined by EPCPH."
- If the existing OWTS is proposed to support both Phase 1 and Phase 2 addition of employees EPCPH recommends the system be verified for the full scope of project. Should the OWTS not be found to be sufficient, then:
 - A New or Modification OWTS permit will be required by EPCPH for the new additional structure(s). Full compliance with Chapter 8 of the Board of Health Regulations governing Onsite Wastewater Treatment Systems in effect at time of submission is required. Minimum OWTS installation setbacks must be maintained both internal and external to the property lines.
 - The purposed office use will require OWTS system design by Professional Engineer familiar with OWTS system siting and design.

- Earthmoving activity in excess of one acre, but less than twenty-five acres, will require a Construction Activity Permit from El Paso County Public Health. Visit <https://www.elpasocountyhealth.org/licenses-permits-inspections-water-testing/air-quality/> for additional information.

For any additional questions or comments, please contact us at HEAEH_Landuse@elpasoco.com. While every effort is made for timely responses, allow 2 to 3 business days for a response from our field staff.