

Flying Horse North, SP-17-012, Phase I, (Revised)

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

- The proposed 80 lot (2.5 acre+ minimum lot size) rural residential development will be provided water from individual private wells. Wastewater treatment service is proposed to be by onsite wastewater treatment systems (OWTS).
- There is a finding for sufficiency in terms of water quality. The analytical results submitted by Colorado Analytical in March, 2018, were in compliance with the parameters required by El Paso County Public Health. Please be advised that the results for fluoride were measured at 3.37 mg/L, and the maximum contaminate level (MCL) established by the EPA is 4.0 mg/L. No treatment measures are required, but advising future property owners to test their own well water quality for fluoride is recommended.
- The 20Nov2017, Entech Engineering Soil, Geology, Geologic Hazard, and Wastewater Study Report, and The Entech Engineering Soil, Geology, Geologic Hazard, and Wastewater Study Report was reviewed to determine the feasibility of using wastewater treatment through onsite wastewater treatment systems (OWTS). The referenced report supports the use of onsite wastewater treatment systems for this proposed development project. Review of the 4 existing (2016) soil percolation tests and the 11 soil profile test pit excavations all indicated that the majority of, if not all, OWTS's will be require a Colorado Professional Engineer design due to poor soil conditions. It is recommended that this information is discussed at future formal and informal public meetings. In any case, all onsite wastewater treatment systems must comply with Chapter 8 of the El Paso County Board of Health Regulations. Each individual lot requires soil profile test pit excavations in the proposed soil treatment areas as part of the permitting process by El Paso County Public Health. Planning the location of the house footprint, well location, and primary and secondary soil treatment area locations on each lot is critical. Dry gulches, ponds, and rolling terrain are variables to watch during lot development.

- The OWTS for the Clubhouse and any golf course related out-building with wastewater requirements must also be designed by a Colorado Registered Professional Engineer.
- Water Quality detention ponds must be maintained to eliminate stagnant water in an effort to minimize the risk of West Nile Virus from potential mosquito breeding areas.
- Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the specifically the El Paso County area, have potentially higher radon levels than other areas of the country.
- Earthmoving activity in excess of one acre, but less than twenty-five acres, will require a Construction Activity Permit from El Public Health. Go to <https://www.elpasocountyhealth.org/service/air-quality/construction-activity-application> for more information, and links to the Colorado Department of Public Health and Environment for earthmoving activity greater than 25 acres.
- El Paso County Public Health encourages planned walk-ability of residential communities. Please consider appropriate connections to commercial areas through the use of sidewalks, and bike trails. Walk-ability features help in the effort to reduce obesity and associated heart diseases.

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