



Prevent • Promote • Protect

Environmental Health Division  
1675 W. Garden of the Gods Road  
Suite 2044  
Colorado Springs, CO 80907  
(719) 578-3199 *phone*  
(719) 578-3188 *fax*  
[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

### **Walker Reserve, MS-19-004**

Please accept the following comments from El Paso County Public Health regarding the 3-lot minor subdivision project referenced above:

- The existing developed 40-acre lot will be divided into 3-lots. Lot 3 will contain the existing residence and out buildings and will be reduced to 28-acres. Lots 1 and 2 will be 5-acre+ lots each planned for residential development.
- Water for all lots will be by private wells.
- Wastewater treatment for the development is by onsite wastewater treatment systems (OWTS). A Soil and Geology and Wastewater Treatment System Evaluation for Walker Reserve report by GWI, Groundwater Investigation, LLC., dated 27 June 2019 was submitted and reviewed. The report supports the use of OWTS's for wastewater service as does El Paso County Public Health.
- All components of the 1994 OWTS must be on Lot 3 and meet the current OWTS Regulations minimum horizontal installation setbacks. Based on the 1994 drawing this does not appear to be an issue.
- Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County area have potentially higher radon levels than other areas of the country.

Mike McCarthy  
El Paso County Public Health  
Environmental Health Division  
719.575.8602  
[mikemccarthy@elpasoco.com](mailto:mikemccarthy@elpasoco.com)  
03 Sept 2019