



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

Settlers Ranch, Filing No. 2C, SF-18-018

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

- **There is a finding for sufficiency in terms of well water quality for drinking water based on the El Paso County Public Health original review and approval of the July 24, 2000, Aspen Analytical water quality tests results. The finding for sufficiency at that time was for all phases of the Settlers Ranch development project. The water quality parameters required for sufficiency in terms of water quality in 2000 were satisfied. Not all the water quality parameters listed in the El Paso County Public Health letter dated February, 2008, included in the review packet had to be sampled.**
- **On-site wastewater treatment systems (OWTS) are planned for wastewater service for the development of the 11 residential lots. The Front Range Geotechnical Soils and Geology Report dated February 16, 2004 tests for the proposed area were previously reviewed and approved, and the soils in the area support the use of OWTS's. The Dawson Arkose formation (weathered sandstone) was encountered in eight of the twenty-one percolation tests conducted on the property, and in some cases professional engineered, higher level treatment OWTS's may be necessary. A follow-up soils investigation completed on April 7, 2004 by Front Range Geotechnical in the eight areas where the Dawson Arkose was found, more suitable soil for the installations of conventional OWTS's were found. As a reminder, each individual lot owner is required to comply with all El Paso County Public Health OWTS regulations and OWTS permit requirements prior to commencement of lot development. The regulations require soil tests to be performed in the area of the proposed OWTS soil treatment area on each individual lot.**
- **Radon resistant construction and 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.**
- **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.**

- Earthmoving activity in excess of one acre, but less than twenty-five acres, requires a local Construction Activity Permit from El Paso County Public Health. Go to <https://www.elpasocountyhealth.org/service/air-quality/construction-activity-application> for more information.

Mike McCarthy, REHS
El Paso County Public Health
Environmental Health Division
719.578.3131,
mikemccarthy@elpasoco.com
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