



Prevent • Promote • Protect

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Cornerstone Estates Final Plat, SF-22-2

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

- A finding for sufficiency in terms of well water quality for drinking water cannot be made at this time. Samples have not been submitted for review at this time. The Letter of Intent mentioned water quality testing would be completed after the first well on the property is drilled and in operation; however, the Letter of Intent did not mention if a qualifying well was available for sampling within the offsite distance requirements of the Land Development Code.
- On-site wastewater treatment systems (OWTS) are planned for wastewater service for the development of the 16 residential lots. The January 5, 2022, RMG Engineering, Wastewater Disposal Report submitted the results of three soil test pit excavations for the proposed 16-lot subdivision. Although the requirement for the number of soil tests is 20% of the total number of planned lots, 18.75% is sufficient in this case as professional engineer designed OWTS's are likely based on the results of the testing. 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 activities greater than 25 acres require a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division. Go to:
<https://www.colorado.gov/pacific/cdphe/general-air-permits>

- Any water quality basin must have mosquito control responsibilities included as a part of the construction design and maintenance plan to help control mosquito breeding habitat and minimize the potential for West Nile Virus.

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27Feb2022