



Prevent • Promote • Protect

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Powers Ranch Subdivision, VR-25-3

Please accept the following comments from El Paso County Public Health for the vacation/replat request referenced above:

- **A 10.7-acre lot with an existing house will be divided into 2 lots. The developed lot 1 is 3+ acres, and the new undeveloped lot 2 is 7+ acres. The water service for the new lot 2 will be an individual private well.**
- **There is a finding for sufficiency in terms of water quality for the new lot 2 based upon the water quality test results from Colorado Analytical Laboratories and Hazen Research Laboratories contained in the . All enforceable drinking water quality standards were acceptable; however, there were two unenforceable standards that exceeded the secondary standards. Iron and manganese were found above the standards but as noted in the Monson, Cummins, Shohet and Farr, LLC, Water Resources Report they can be removed for improved water quality with a whole house water treatment system designed to remove them.**
- **Wastewater service for lot 2 is planned to be provided by an on-site wastewater treatment system (OWTS). The 21November2024, RMG Soil and Geology Study, and 19November2024, Wastewater Study report that installation of an OWTS is feasible, but installation may be challenged by all the setbacks outlined in the RMG Soil and Geology Study, Section 9.3. As a reminder there must be adequate area for both primary and secondary OWTS soil treatment areas (STA). Should the STA areas be compromised by compaction, then El Paso County Public Health will require the area(s) to be abandoned and new areas with associated soil testing be submitted and approved.**

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