



Prevent • Promote • Protect

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Redtail Ranch, SP-18-004

Please accept the following comments from El Paso County Public Health regarding the 67.9 acre, 12 residential lot project referenced above:

- **Pending approval of the preliminary plan, a finding for sufficiency in terms of water quality for drinking water is required for review and approval prior to submittal for Final Plat.**
- **On-site wastewater treatment systems (OWTS) are planned for wastewater service for the development of the 12 residential lots. The RMG Engineering, Geology and Soils Report and Wastewater Study with Detention Storage Criteria Report dated May 18, 2018, was completed for this proposed subdivision utilizing OWTS's for wastewater treatment. The referenced report supports the use of conventional and in some cases professionally designed OWTS's. Areas with shallow (Dawson Formation) bedrock and soil types that will require OWTS engineer designs were the prominent issues encountered with the 3 soil profile test pit excavations evaluated in the report. 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.**
- **In The Letter of Intent, it indicates there are five abandoned OWTS's on the site. The report addresses the correct procedure for soil treatment areas if encountered during the development process. In addition, the abandoned septic tanks must be located, pumped of all effluent, and then collapsed and backfilled, or removed and properly disposed.**
- **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 other areas through the use of sidewalks, and/or other established trails in the surrounding area. Walk-ability features help in the effort to reduce obesity and associated heart diseases.**

- **Water quality detention basin(s), if constructed, should drain completely in order to help minimize mosquito breeding habitat and the potential for West Nile Virus.**

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