



Prevent • Promote • Protect

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Warner Minor Subdivision, MS-21-4

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

- **The existing 40-acre lot is proposing 1 20-acre lot that is developed (Lot 3), 1 undeveloped 10-acre lot (Lot 1), and 2 undeveloped 5-acre lots (Lots 3 & 4). All lots will be served water by individual private wells, and wastewater by onsite wastewater treatment systems (OWTS's).**
- **A finding for sufficiency in terms of water quality cannot be made as a water quality report per 8.4.7.(B)(10)(a) of the Land Development Code was not submitted with the project.**
- **The wastewater report submitted by RMG, dated 15Oct2020, support suitability of the property for use of an onsite wastewater treatment system (OWTS); however, 2 of the 3-soil profile test pit excavations encountered limiting layers of soil where professional engineer designed systems may be necessary.**
- **All components of the existing OWTS on Lot 3 must meet the minimum setbacks to the new property lines as required in the El Paso County Public Health OWTS Regulations.**
- **Radon resistant construction building techniques/practices are encouraged in this area. The EPA has determined that Colorado, and specifically the El Paso County area, have higher radon levels than other areas of the country.**

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