



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 4-lot minor subdivision project referenced above:

- The existing developed 40-acre lot will be divided into 4-lots. Lot 3 will contain the existing residence and outbuildings and will be reduced to 20-acres. Lots 1 and 2 will be 5-acre+ lots each planned for residential development. Lot 4 will be 10 acres.
- Water for all lots will be provided by individual private wells.
- Wastewater treatment for the development is proposed to be by onsite wastewater treatment systems (OWTS). A GroundWater Investigations, LLC., Soils and Geology Report dated 15October2020, and a RMG Engineering Wastewater Study also dated 15October2020, were reviewed for the use of onsite wastewater treatment systems (OWTS) for the proposed project. The report supports the use of OWTS's for wastewater service as does El Paso County Public Health (EPCPH).
- All components of the 1978 OWTS must be on Lot 3 and meet the current OWTS Regulations minimum horizontal installation setbacks. EPCPH recommends locating the soil treatment area to assure it is located entirely on Lot 3.
- Radon resistant construction 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.

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