



Prevent • Promote • Protect

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### **Winsome Preliminary Plan Amendment, SP-21-2**

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

- The proposed 768.03-acre, 146-residential lot and 1-commercial lot development will be served water by individual private wells, and wastewater service by onsite wastewater treatment systems (OWTS).
- Water service for the development will be provided by individual private wells. El Paso County Public Health has determined there is a finding for sufficiency in terms of water quality based on the 05Mar2019 sample results reported by Hazen Research, Inc., and the 21Feb2019, Colorado Analytical Laboratories, Inc. water quality report. Future residents should be aware the sample result for radium was slightly above the maximum contaminant limit (MCL) of the State of Colorado Primary Drinking Water Regulations. In addition, the sample result for manganese was above the secondary maximum contaminant limit (SMCL). Future lot owners are encouraged to resample for both constituents, as a single sample result is not 100% indicative of source water contamination throughout the site. Radium and manganese, if found above the MCL, can be removed with the installation of residential reverse osmosis (RO) units, or ion exchange water softeners.
- The Entech Engineering, Inc., Preliminary Soil, Geology, Geologic Hazard and Wastewater Studies dated 02Oct2018 (revised 11Jan2019) for the 2018 Preliminary Plan, the 14April2020 report for Winsome Filing No.1, the 26January2021 report for Winsome Filing 2 and the 21May2021 report for Winsome Filing No 3, were all reviewed for the determination of suitability of the site for onsite wastewater treatment systems (OWTS) installations. The overall number of soil test pits performed for the 146 lots proposed for OWTS meets the Land Development Code requirement for the soil test requirement of 20% of the total number of proposed lots.
- The soil test pits within the report indicated ground water was not encountered; however, the report did show most of the soil in the area will likely not be suitable for conventional onsite wastewater treatment systems and will require professional engineer designs. The most common reason for concern is how shallow the Dawson formation is throughout the area including this subdivision.
- Lots identified on the Entech Engineering 2018 Preliminary Plan Report (Figure 9) map show areas "Unsuitable for OWTS's" on several lots. Per a discussion held with Entech Engineering on 01May2019 these unsuitable

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areas can be crossed by a driveway and/or OWTS piping or avoided entirely with proper homesite and well planning and placement.

- El Paso County Public Health encourages planned walkability of residential communities with sidewalks, walking paths, and bike trails to surrounding neighborhood parks, schools, and commercial areas. Walkability features promote exercise, help reduce obesity and lower the risk of heart disease.
- 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.
- 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>
- Water quality basins 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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