



Prevent • Promote • Protect

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### **Settlers View Preliminary Plan, SP-17-006**

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

- **Pending approval of the preliminary plan, a finding for sufficiency in terms of well water quality for drinking water is required to be submitted for review and approval prior to submittal for the Final Plat.**
- **On-site wastewater treatment systems (OWTS) are planned for wastewater service for the development of the 14 residential lots. The Front Range Geotechnical Soils and Geology Report dated February 2, 2017 tests for the proposed area was reviewed. The soils in the area support the use of conventional and in some cases professionally designed OWTS's. Areas with shallow bedrock and soil types that will require OWTS designs were the prominent issues encountered with the 3 percolation tests and 3 soil profile test pit excavations covered 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.**
- **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.**

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