



Prevent • Promote • Protect

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### Jane Davis Ranch, SKP-23-2

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

- The proposed 399-acre, 92-residential lot and 2-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. Although not required at this phase of the development process El Paso County Public Health has determined there is a finding for sufficiency in terms of water quality based on the April/May2023 sample results reported by Hazen Research, Inc., and the 04April2023, Colorado Analytical Laboratories, Inc. water quality reports. All sample results were within the standards of the State of Colorado Primary Drinking Water Regulations. The June 2023, RESPEC Water Resources Report was also reviewed in support of the water quality determination.
- The RMG Engineers and Architects Soil and Geology Study, dated 27April2023, and RESPEC Wastewater Disposal Report dated June 2023, were reviewed for the proposed use of onsite wastewater treatment systems (OWTS) for the development. The studies indicated the use of OWTS's for wastewater treatment would be acceptable. Please be aware that prior to Final Plat submittal 8 additional soil profile test pit excavations are required to satisfy the Land Development Code requirement of 20% for the total number of proposed lots.
- There are currently 4 residences each with a well and an OWTS on the site. The determination on the future of the structures, wells and OWTS's has not been made at this time but be aware there are regulations regarding the proper abandonment of an OWTS should that become necessary.
- 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 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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- 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>
- The 3 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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09October2023