



Prevent • Promote • Protect

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Mullens Minor Subdivision, MS-19-003

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

- The proposed 3-lot residential development 18.86 acre site will be served water by an individual private well and wastewater through an onsite wastewater treatment systems (OWTS).
- A finding for sufficiency in terms of water quality is not required for minor subdivision approval.
- The 16Jan2019, Onsite Wastewater Treatment System Report prepared by Oliver E. Watts, Consulting Engineer, Inc., and the 19Jun2018, OWTS Report prepared by Parr Engineering and Consulting, Inc., were reviewed for site suitability for the use of onsite wastewater treatment systems for wastewater service. Based on the findings of the two soil reports, the use of onsite wastewater treatment systems is acceptable.
 - The proposed development requires full compliance with the El Paso County Board of Health Regulations, Chapter 8, Onsite Wastewater Treatment Systems.
 - Each lot will require site-specific soil tests in the location of each of the OWTS soil treatment areas.
 - In some cases, the soil conditions may require a professional engineer design.
 - The soil treatment areas (STA) on each of the 3-lots must be protected from all construction and site development activities. Compaction of the STA by such activities may cause the area to be unsuitable for use. Recommend fencing the area during construction to minimize the potential for soil compaction.
 - Adjacent property well locations were not shown on the reports; therefore, be aware of the specific 100'+ setback requirements.

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24Apr2019