



Prevent • Promote • Protect

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Winsome (McCune Ranch), SP-18-006

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

- The proposed 766.66-acre, 143-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, and wastewater service will be provided by onsite wastewater treatment systems (OWTS). 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. However, future residents should be aware the sample result for radium was 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). Residents 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, 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 Study dated 02Oct2018 (revised 11Jan2019), for Winsome Subdivision was reviewed for the determination of suitability of the site for onsite wastewater treatment systems (OWTS) installations. The number of soil test pits (10), and soil profile holes (5) for the 143 lots proposed for OWTS use does not meet the Land Development Code requirement for the soil test requirement of 20% of the total number of proposed lots. There are 29 soil tests minimum required for this subdivision.
- A determination of the suitability of the subdivision for the preliminary plan use of OWTS's is not required; however, prior to the final plat the 14 remaining soil tests and an acceptable response to the issues with the lots identified in the comments below is required. EPCPH encourages the remaining 14 soil tests be conducted at least in a few of the lot areas listed below. Note: The soil test pits within the report did indicate that ground water was not encountered; however, the report did show the majority of the soil in the area is not suitable for conventional onsite wastewater treatment systems and will require professional engineer designs. The most common reason for concern are the lots identified on Figure 9 of the Entech Engineering, Inc.,

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Preliminary Soil, Geology, Geologic Hazard and Wastewater Study dated 02Oct2018, (revised 11Jan2019) for Winsome Subdivision showing “areas that are not suitable for onsite wastewater treatment systems”.

- **Identified areas unsuitable for OWTS’s affect several lots. Depending on if these identified areas can be crossed by driveways and/or OWTS piping, this may place the house site and the OWTS in an area of the lot too small for locating the house, an OWTS, and a well, and still have the ability to meet all the internal and external minimum horizontal installation setbacks. NOTE: The lots listed below were identified only upon the review of the Figure 9 map, and there may not be as significant of an access issue to the entire lot as it appears. A discussion with Entech Engineering on 01May2019 indicated the low areas could be crossed by a driveway with the installation of a properly sized culvert. The lots identified are:**

Lots 5 – 11; Lot 21; Lots 23 – 24; Lot 41, Lot 44 (for an identified downslope creep area in mid-lot); Lot 49; Lot 52; Lots 54 - 55 (for unstable slope areas in mid-lot); Lots 57 – 61; Lot 86; Lot *127 (not Lot 128 as noted in the report narrative); Lots 134 – 135; Lots 138 - 141

- **El Paso County Public Health encourages planned walk-ability of residential communities with sidewalks, walking paths, and bike trails to surrounding neighborhood parks, schools and commercial areas. Walk-ability 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 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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