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### **Monument Glamping II, AL-23-18**

Please accept the following comments from El Paso County Public Health (EPCPH) regarding the proposed 5.95-acre lot special use referenced above:

- A record of an approved, permitted on-site wastewater treatment system (OWTS) for this property indicates the OWTS was installed and approved for an existing 4-bedroom residence in 1991. The OWTS component locations are on file at EPCPH and accessible through the El Paso County Assessor's Office website property search page. Please make sure that the existing soil treatment area (STA) and a nearby equally size STA replacement area are protected from vehicular traffic and other means of compaction.
- Ardent Engineering Ltd. has submitted an onsite wastewater treatment system (OWTS) design for the 12 premium sites only; however, the Site Plan submitted shows 24 sites with no explanation of what the water or wastewater needs of the other 12 sites might be. Also, a unisex bathroom between sites 6 and 8 is noted on the Site Plan without any other design details on the planned use of this bathroom. The design submitted did not account for this bathroom. Compliance with all aspects of the EPCPH Onsite Wastewater Treatment System Regulations is required.
  - The OWTS design submitted currently has not been approved by EPCPH. An approved design is required prior to the approval of this Special Use.
- The water volume use, population served, and seasonality proposed is required to be evaluated by El Paso County Public Health and the Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division prior to approval of this proposed Special Use. This is required to determine if the water system will be classified as a private unregulated water system or regulated as a community water system.

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