



Prevent • Promote • Protect

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**Viewpoint Estates, Filing No.2, Preliminary Plan (Minor), SF-21-42**

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

- **The proposed 7-lot (2.5 acre+ minimum lot size) rural residential development will be provided with water from Ellicott Utilities Company, LLC. Wastewater treatment service is proposed to be by onsite wastewater treatment systems (OWTS).**
- **There is a finding for sufficiency in terms of water quality for the Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division (WQCD) approved community water system. CDPHE has assigned Public Water System ID (PWSID) # CO0121245 to the system.**
- **The 14October2021, Entech Engineering Soil, Wastewater Study Report, and The Entech Engineering Soil, Geology, Geologic Hazard, and Wastewater Study Report were reviewed to determine the feasibility of using wastewater treatment through onsite wastewater treatment systems (OWTS). The referenced reports support the use of onsite wastewater treatment systems for this proposed development project. All onsite wastewater treatment systems must comply with Chapter 8 of the El Paso County Board of Health Regulations. Each individual lot requires soil profile test pit excavations in the proposed soil treatment areas as part of the permitting process by El Paso County Public Health. Planning the location of the house footprint, driveways, out-buildings, and primary and secondary soil treatment area locations on each lot is critical. Dry gulches, a detention basin, drainage ways, and no-build areas are variables to watch during lot development especially on lots 2, 3, 6 and 7.**
- **Water Quality detention ponds must be maintained to eliminate stagnant water to minimize the risk of West Nile Virus from potential mosquito breeding areas.**
- **Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the specifically the El Paso County area, have potentially higher radon levels than other areas of the country.**

- Earthmoving activity in excess of one acre, but less than twenty-five acres, will require a Construction Activity Permit from El Paso Public Health. Go to <https://www.elpasocountyhealth.org/service/air-quality/construction-activity-application> for more information, and links to the Colorado Department of Public Health and Environment for earthmoving activity greater than 25 acres.
- El Paso County Public Health encourages planned walkability of residential communities. Please consider appropriate connections to commercial areas through the use of sidewalks, and bike trails. Walkability features help in the effort to reduce obesity and associated heart diseases.

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