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Arvidson Minor Subdivision, MS-17-006

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

- The proposed Lot #1 which will contain an existing house has an onsite wastewater treatment system (OWTS) approved in 1982 for 3 bedrooms. This OWTS must be contained entirely within the new Lot #1 property lines and meet all the El Paso County Public Health minimum installation setbacks. There must be sufficient area on Lot #1 for replacement of the OWTS if ever required in the future.
- The proposed new Lot #2 has planned for the installation of an onsite wastewater treatment system (OWTS); however, according to the El Paso County Assessor's Office the 5.01 acre original lot is within the Monument Sanitation District. Monument Sanitation District may require connection to wastewater service.
- An OWTS is a viable means of wastewater service which El Paso County Public Health (EPCPH) can support if all lot internal and external OWTS installation setbacks can be maintained. The proposed lot size of 2.37 acres is typically large enough to support an OWTS and an individual private well. The Entech Engineering Soil, Geology, Geologic Hazard, and Wastewater Study dated 14Sept2017 supported the installation of an OWTS on the proposed lot. The OWTS may be required to be designed by a Colorado Registered Professional Engineer depending upon the soil test results in the area selected for the soil treatment area. Documents in the report show that the existing OWTS will be located on the same lot as the house it serves, and shows adequate area for an OWTS on the proposed 2.37 acre lot.
- Proposed Lot #2 will have an individual private well that must meet the minimum setback requirements from interior and external OWTS components as required by the Onsite Wastewater Treatment System (OWTS) Regulations within Chapter 8 of the El Paso County Board of Health Regulations.

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