



Prevent • Promote • Protect

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Retreat @ Timber Ridge, Filing No. 1 (revised), SF-19-009

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

- The 72.4-acre filing with 70 residential lots in total will have water and wastewater services provided through by a couple different sources. There are 59 lots with water and wastewater services provided by the Sterling Ranch Metropolitan District #1 (SRMD#1). SRMD#1 is assigned PWSID #CO0121724 by the Colorado Department of Public Health and Environment, Water Quality Control Division. The remaining 11 lots are 2.5-acre+ in area and will be supplied water with individual private wells and wastewater by onsite wastewater treatment systems (OWTS).
- There is a finding for sufficiency in terms of water quality for drinking water for Filing No. 1 based on the acceptable water quality sample results tested the following laboratories in February and March of 2017:
 - Colorado Analytical Laboratories, Inc.
 - Hazen Research, Inc.
 - Energy Laboratories
- Sterling Ranch Metropolitan District No. 1 has also agreed to provide wastewater service through an IGA developed with Meridian Service Metropolitan District and ultimately with Cherokee Metropolitan District for treatment. The 04April2019, JDS Hydro Water Resources and Wastewater Report for Sterling Ranch Service Area, reports there is sufficient capacity for the treatment of wastewater from the 59 more urban residential lots.
- The Entech Engineering, Inc., Soil, Geology and Geologic Hazard Study dated 12April2017 for the eleven 2.5+ acre lots was reviewed for determining the suitability of the site for OWTS installations. The report indicated no ground water was encountered in the soil profile test pit excavations, or in the percolation tests profile borings. However, the report did show the soil in the area does have a fluctuating level of bedrock known as the Dawson Formation. This formation is common throughout the northeastern part of El Paso County, and OWTS installations are possible with proper engineering.

Professional engineer designs are likely to be needed for OWTS's in this area based on bedrock and some of the poorer soil types identified in the report.

- 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 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>
- All water quality detention basins/sediment ponds must have mosquito control responsibilities included as a part of the construction design and the Timber Ridge Metropolitan District maintenance plan to help control mosquito breeding habitat and minimize the potential for West Nile Virus.

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