



Prevent • Promote • Protect

Environmental Health Division  
1675 W. Garden of the Gods Road  
Suite 2044  
Colorado Springs, CO 80907  
(719) 578-3199 *phone*  
(719) 578-3188 *fax*  
[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

### **Retreat at PraireRidge, Phase 1, SP-23-9**

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

- **The proposed 135-acre 187-residential lot development will be served water and wastewater services by the Falcon Area Water and Wastewater Authority (FAWWA). There are also 6-residential lots of 2.5 acres+ planned that will utilize individual private wells and onsite wastewater treatment systems (OWTS) as their source of water and wastewater service.**
- **There is a finding for sufficiency in terms of water quality for drinking water for the 6-lots with private wells. 2017 water quality reports from the following laboratories were reviewed: Colorado Department of Public Health and Environment, Colorado Analytical, Hazen Research, and Energy. No water quality parameters established in the Colorado Primary Drinking Water Regulations were exceeded.**
- **The remaining 187-lots will have water obtained from an approved Colorado Department of Public Health and Environment, Water Quality Control Division, regulated public water system from which there is a finding for water quality sufficiency. The proposed Retreat at PraireRidge will obtain community water service through the FAWWA.**
- **The Wastewater Report completed by RESPEC indicated wastewater service will be provided by Colorado Springs Utilities (CSU) on an interim basis with eventual service through Meridian Service Metropolitan District and treatment by Cherokee Metropolitan District.**
- **The Entech Engineering, Inc., Soil and Geology Study and their Wastewater Study both dated February 2, 2024, were reviewed for the determination of suitability of the 5-lots for onsite wastewater treatment systems (OWTS) installations. The number of soil test pits (2) for the 5-lots proposed to use onsite wastewater treatment systems (OWTS) meet the Land Development Code and based on the Entech testing performed professional engineer designed systems should be anticipated for new the lots.**
- **Radon resistant construction techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the**

El Paso County area, have potentially 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>
- The 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.
- El Paso County Public Health encourages planned walkability of residential communities with sidewalks, walking paths, and bike trails to surrounding neighborhood parks, schools and commercial areas. Walkability features promote exercise, help reduce obesity and lower the risk of heart disease.

Mike McCarthy  
El Paso County Public Health  
[mikemccarthy@elpasoco.com](mailto:mikemccarthy@elpasoco.com)  
719-332-5771  
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