

Rollin Ridge Commercial, PUD-18-003, (Revised 09June2018)

Please accept the following revised comments from El Paso County Public Health regarding the proposed commercial development:

- **El Paso County Public Health (EPCPH) has reviewed all of the submittal documents, and in addition met with Entech Engineering and LDC representatives on 03Apr2018, and discussed the development concept in more detail. El Paso County Public Health's main concerns are summarized below:**
 - **The office/retail buildings shall be limited in terms use and lower designed wastewater flows to assure full compliance with the Board of Health Regulations, Chapter 8, Onsite Wastewater Treatment Systems.**
 - **The Letter of Intent indicated a gas station with a convenience store is proposed in the NE corner of Tract B. As discussed in the 03Apr2018 meeting, the convenience store shall be limited to pre-packaged food and beverages. Extensive preparation of food creates higher strength wastewater, and requires significantly more water to operate. As discussed, extensive food preparation in Tract B will not be supported. The onsite wastewater treatment system for the convenience store must incorporate pressure distribution into the required design. *(The OWTS design engineer is encouraged to consider the use of "Demand Dosing" in which a specific volume of effluent is delivered to a component based upon patterns of wastewater generation from the source.)***
 - **The convenience store will be a licensed food service establishment; therefore, the water system will be classified as a public water system and must comply with the applicable regulations of the Colorado Department of Public Health and Environment.**
 - **The primary and secondary soil treatment areas identified in Tract B must be protected from compaction during all development and construction processes. Severe damage to these areas may cause further limitations to the scope of the commercial development of Tract B.**
- **The 24Nov2017 Entech Engineering, Inc., Soil, Geology, Geologic Hazard, and Wastewater Study reported that the majority of OWTS's on the site will require a professional engineer design due to shallow bedrock and poor soils. All commercial development shall have onsite**

wastewater treatment systems designed by a Colorado Registered Professional Engineer.

- A finding for sufficiency in terms of well water quality for drinking water is required by El Paso County Public Health. Water quality sample results must be submitted for review and approval prior to submitting the project for Final Plat.
- Radon resistant construction and building 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.
- El Paso County Public Health encourages planned walk-ability of residential communities. Please consider appropriate connections to adjacent subdivisions through the use of sidewalks, and/or other established trails in the surrounding area. Walk-ability features help in the effort to reduce obesity and associated heart diseases.
- Earthmoving activity in excess of one acre, but less than twenty-five acres, will require a Construction Activity Permit from El 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.

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