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## **Retreat @ Timber Ridge, PUD-17-003, Revised Comments**

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

- The proposed 263 acre 212 residential lot development will be served water and wastewater services from a couple area metropolitan districts that will be referenced later in this report. There are also 48 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 not a finding for sufficiency in terms of water quality for drinking water for the project due to the lack of an acceptable water quality sample. The sample report is required by El Paso County Public Health to determine water quality sufficiency of the aquifer intended for the proposed 48 individual private wells.
- The remaining lots in the project 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 of water quality sufficiency. The proposed Retreat @ TimberRidge Metropolitan District will obtain community water service through Sterling Ranch Metropolitan District No. 1. Sterling Ranch Metropolitan District No. 1 has written a letter of intent to provide water to the lots less than 2.5 acres in area.
- Sterling Ranch Metropolitan District No. 1 has agreed to provide wastewater service through the Retreat @ TimberRidge Metropolitan District once the district is formed. A letter verifying the wastewater treatment facility used by Sterling Ranch Metropolitan District No. 1 has sufficient treatment capacity for this development project is requested for review by El Paso County Public Health.
- The Entech Engineering, Inc., Soil, Geology and Geologic Hazard Study dated 12April2017, and revised 01Dec2017, for the 48, 2.5 acre+ lots was reviewed for the determination of suitability of the site for onsite wastewater treatment systems (OWTS) installations. The number of soil test pits (6) for the planned 48 lots proposed to use onsite wastewater treatment systems (OWTS) is less than the requirement of the current Land Development Code. The number of soil tests must be 20% or more of the total number of lots with OWTS's planned. Ten soil test pits minimum are required for 48 such lots. Until this requirement is satisfied, OWTS installations for wastewater service cannot be approved.
- Note: The 6 soil test pits within the report did indicate that shallow ground water was not encountered. However, the report did show that a majority of the soil in the area does have a fluctuating level of bedrock known as the Dawson Formation.

This formation is common throughout the northeastern portion of El Paso County, and OWTS installations are possible with proper design engineering.

- Radon resistant construction 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.
- Earthmoving activity in excess of one acre, but less than twenty-five acres, will require a Construction Activity Permit from El Paso County Public Health. Go to <http://www.elpasocountyhealth.org/service/air-quality> for more information. If the earthmoving activity is in excess of twenty-five acres at one time, then a Construction Activity Permit is required from Colorado Department of Public Health and Environment, Air Pollution Control Division.
- The storm water detention ponds to be built as storm water quality protection measures will be maintained by the Retreat @ TimberRidge Metropolitan District once formed. The district is encouraged to include mosquito control as part of its maintenance responsibilities. Detention ponds that are not properly maintained provide mosquito breeding habitat and increase the risk of the general public to West Nile Virus.

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