



Prevent • Promote • Protect

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Retreat @ Timber Ridge, PUD-17-003

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

- The proposed 293 acre 470 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 12 residential lots of 2.5 acres+ 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 a water quality sample report submitted for review and required for the 12 lots with private individual wells. The remaining lots in the project will have water obtained from a Colorado Department of Public Health and Environment, Water Quality Control Division, regulated public water system. The proposed Retreat @ TimberRidge Metropolitan District will obtain community water service through an IGA that will be developed with Sterling Ranch Metropolitan District No. 1. Sterling Ranch Metropolitan District No. 1 has written a letter of intent to provide water to the remainder of the development project.
- Sterling Ranch Metropolitan District No. 1 has also agreed to provide wastewater service through the IGA that will be developed with 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 for the twelve 2.5+ acre lots was reviewed for determining the suitability of the site located north of Arroyo Road 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. Professional engineer designs are likely to be needed for OWTS's in this area based on bedrock and some of the soil types identified in the report.
- 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 3 storm water detention ponds to be built as storm water quality protection measures will be maintained by the Retreat @ TimberRidge Metropolitan District once it is formed. The district is encouraged to include mosquito control as part of its 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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