

### **Rollin Ridge Estates (revised), SP-18-001**

**Please accept the following revised comments from El Paso County Public Health regarding the rezoning request referenced above. The revised comments are based upon a meeting held 03Apr2018 with Stan Culp and Joe Goode from Entech Engineering, David Jones of LDC, and Aaron Doussett and Mike McCarthy from El Paso County Public Health:**

- **El Paso County Public Health (EPCPH) has several concerns regarding the proposed future zoning from RR-5 to PUD Commercial of the 5.35 acre Tract B. The number of proposed commercial structures planned for the 5.35 acre tract presents the following concerns:**
  - **The proposed commercial uses (and subsequently their designed wastewater flows) and how to locate primary and secondary OWTS sites for each structure on only 5.35 acres.**
  - **The proximity to the drainage detention basin in Tract A with soil treatment areas is a concern.**
  - **The well location(s). Please be aware that for every 100 gallons per day over 1,000 gallons per day of wastewater flow the setback from any OWTS soil treatment area increases by 8 feet beyond the minimum setback of 100 feet.**
  - **The Letter of Intent mentions a gas station with a convenience store in the NE corner of the Tract. This type of commercial use is usually a higher wastewater flow operation. The gas station/convenience store well will be a Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division (WQCD), regulated public water system. If there are 3 wells proposed, then the other 2 might also be CDPHE regulated depending on the anticipated population to be served.**
  - **Additional concern is will there be 1 well or 3 wells? Three wells on a 5.35 acre site will sterilize even more area which is a major concern with the development of Tract B.**
  - **The 24Nov2017 Entech Engineering, Inc., Soil, Geology, Geologic Hazard, and Wastewater Study provides more information on the proposed commercial use of Tract B than the Letter of Intent. Lots 17, 18, and 19 are discussed in the Entech report which further complicates how this is possible on only a 5.35 acre site. The lots would be less than the 2.5 acre minimum lot size required in the Land Development Code. Although this is not an El Paso County Public Health regulation, it remains an EPCPH concern.**
- **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. The residential area with 16 lots with 2.5 acres plus appears to have sufficient area to accommodate an OWTS with both a primary and secondary soil treatment area, and a private well.

- 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.

As mentioned above, all of the concerns listed as sub-bullets under the first bullet of these comments were discussed in detail in a meeting held at El Paso County Public Health on 03Apr2018. These site specific concerns will be addressed under the Rollin Ridge Commercial PUD submittal. El Paso County Public Health has reviewed sufficient information for Tract B to be considered for future commercial development.

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