



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

Rollin Ridge Estates, SP-18-001

Please accept the following comments from El Paso County Public Health regarding the preliminary plan request referenced above:

- The proposed 16 lot (2.5 acre+ minimum lot size) rural residential development, with a 3-lot commercial site, is will be provided water by individual private wells. Wastewater treatment service is planned to be onsite wastewater treatment systems (OWTS).
- The proposed 3-commercial lots, depending on several factors, may require the water systems to be classified as community water systems requiring regulatory oversight by the Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division (WQCD). Sufficiency for water quality has not been determined at this time, nor is it required with the preliminary plan.
- The Entech Engineering, Inc., Soil, Geology, Geologic Hazard and Wastewater Study, dated 24Nov2017, supports the use of onsite wastewater treatment systems (OWTS) with the majority requiring professional engineer designs due to areas of seasonal high groundwater (perched groundwater), and soil with compromised soil structure. The report also diagramed how both a primary and secondary soil treatment area site meeting the minimum horizontal installation setbacks could potentially be located on each lot.
- Earthmoving activity in excess of one acre, but less than twenty-five acres, requires a local Construction Activity Permit from El Paso County Public Health. Go to <https://www.elpasocountyhealth.org/service/air-quality/construction-activity-application> for more information. 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>
- Water Quality detention ponds must be maintained to eliminate stagnant water in an effort to minimize the risk of West Nile Virus from potential mosquito breeding areas.

- **Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the specifically 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 commercial areas using sidewalks, and bike trails. Walk-ability features help in the effort to reduce obesity and associated heart diseases.**

**Mike McCarthy, R.E.H.S.
El Paso County Public Health
Environmental Health Division
719.575.8602
mikemccarthy@elpasoco.com
01Dec2018**