



Prevent • Promote • Protect

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Retreat @ TimberRidge, Filing No. 2, SF-21-21

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

- The proposed 76-acre, 90 residential lot development will have 78 lots (lots 13-90) served by central water and wastewater, the remaining 12 lots (lots 1-12) will have water provided by individual private wells and wastewater by onsite wastewater treatment systems (OWTS).
- There is a finding for sufficiency in terms of water quality for drinking water for the 12-2.5+ acre lots in Filing No. 2. The sufficiency finding is based upon extensive water quality test report reviews from ACZ Laboratories, Colorado Analytical Laboratories, Hazen Research, The Colorado Department of Public Health and Environment Laboratory, and Energy Laboratories from 2017 to 2021.
- 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 urban lots of less than 2.5 acres.
- Sterling Ranch Metropolitan District No. 1 has agreed to provide wastewater service through the Retreat @ TimberRidge Metropolitan District. An 01April 2021 letter verifying the wastewater treatment facility used by Sterling Ranch Metropolitan District No. 1 has sufficient treatment capacity for Filing No. 2 was provided in the project submittal.
- The Entech Engineering, Inc., Wastewater (OWTS) Study dated 26April2021, and revised 29October2021, for Filing No. 2 was reviewed for the determination of suitability of the site for onsite wastewater treatment systems (OWTS) installations. The number of soil test pits meets the Land Development Code requirement for soil testing.
- The Entech Engineering, Inc., Wastewater (OWTS) Study did show that most 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. Based on the results of the soil tests El Paso County Public Health agrees that OWTS installations are feasible for the 12 rural lots in Filing No. 2.

- 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 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>
- 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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10December2021