
Environmental Health Review Comments

Date: May 31, 2026

SF265: Hardy Road Properties Subdivision

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

- Scope: Subdivision of 19.4-acre lot into 2 – 5-acre lots (Lot 1 and Lot 2) and a 9.34-acre Tract of open space.
- Water service for the development will be provided by individual private wells, and wastewater service will be provided by onsite wastewater treatment systems (OWTS).
- There is a finding for sufficiency in terms of water quality. The analytical results dated 2.4.2025 by RESPEC Company LLC with results by Colorado Analytical Laboratories, met the drinking water standards required by Colorado Primary Drinking Water Regulations as verified by EPCPH.
 - The water quality results found a Langelier index indicative of moderate corrosivity. While this is within the acceptable range for drinking water, corrosive water can leach heavy metals (such as lead and copper) from plumbing systems and household pipes. This leaching could pose long-term health risks if the water is consumed regularly, it is recommended that in home point of use filter be utilized.
- The RMG Wastewater Study dated January 23, 2026, was reviewed and found the site is suitable for OWTS installations. OWTS's on the site will likely require design by professional engineers and must maintain appropriate separation to bedrock and groundwater which was found during the initial evaluation test pits.
- Each lot will require individual submissions of new OWTS permit applications as required by El Paso County Public Health for any structure to be served by an OWTS system. Full compliance with Chapter 8 of the Board of Health Regulations governing Onsite Wastewater Treatment Systems in effect at time of submission is required. Minimum OWTS installation setbacks must be maintained both internal and external to the property lines.
 - It is likely the OWTS designed for these sites will be subject to the requirements of ongoing Operation and Maintenance annual inspections.

- Radon resistant construction 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.

For any additional questions or comments, please contact us at HEAEH_Landuse@elpasoco.com. While every effort is made for timely responses, allow 2 to 3 business days for a response from our field staff.