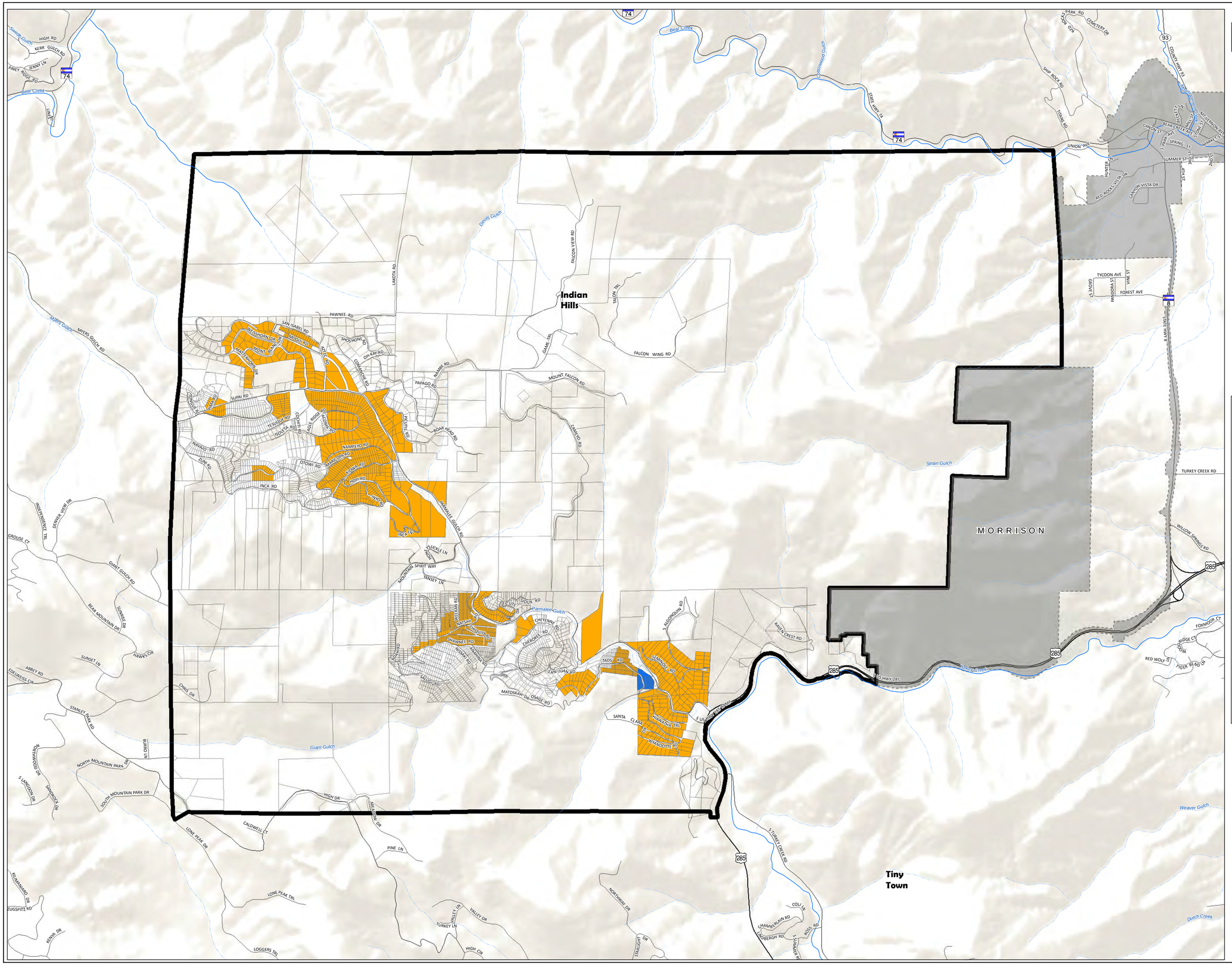


# Indian Hills Community Plan Update

# Septic Prohibition Areas

## Legend:

### Septic Prohibition Areas *

- Listed in Community Plan
- Areas currently being verified
- Parcels
- Indian Hills Area Plan Boundary
- Perennial Stream
- Intermittent Stream
- Cities

* from Indian Hills Community Plan Glossary:

## WATER & SANITATION

DAILY WATER USAGE ESTIMATES

**Residential Use**

Typical single-family-detached residence occupancy
3.5 persons per dwelling X 75 gal. per person per day = 262.5 gal. per day

**Commercial Use**

| | Gallons | Unit of Measure |
|---|---|---|
| Barber & beauty shops | 100 | gallons/chair/day |
| Dental offices | 50 | gallons/operatory chair/day |
| Factories & plants | 20 | gallons/employee/8-hour shift |
| Factories & plants (w/showers) | 35 | gallons/employee/8-hour shift |
| Kennels | 10 | gallons/run/day |
| Laundries, self service | 400 | gallons/washer/day |
| Offices | 15 | gallons/employee/8-hour shift |

*Not specific to Indian Hills area*
*Source: Jefferson County Individual Sewage Disposal System Regulations*

## ISDS PROHIBITION AREA

**Individual Sewage Disposal Systems Regulations**: Taken in total from *Findings of Fact and Resolution* dated August 17, 1979 and signed by the Jefferson County Board of Health sitting at that time and its subsequent addendum dated May 30, 1980 and signed by Julia H. Schott, Sanitarian, and Dennis B. Munsey, Supervisor.

"Pursuant to the provisions of Colorado Revised Statutes 1973, 25-10-110 and Section 3.21 of the Jefferson County Health Department's Individual Sewage Disposal Systems Regulations, the Jefferson County Board of Health conducted a public hearing on June 4, 1979, and 4:50 o'clock p.m. to consider the prohibitions of the issuance of individual sewage disposal permits in the following real property, situate in the County of Jefferson, State of Colorado, to wit:

*(legal descriptions)*

1. Block 1 lots 2-18; Block 2 lots 1-25; Block 3 lots 1-49; Block 4 lots 1-33, lots 43-47, lots 189-123, lots 151-161; Block 5 lots 1-48; Block 6 lots 1-78; Block 7 all lots; Block 8 lots 1-13; Block 9 lots 1-25; Block 10 lots 1-19; Block 11 lots 1-14; Block 12 lots 1-11, Indian Hills Filing #1.

2. Block 1 lots 1-49; Block 5 lots 1-4; Block 6 lots 18-33; Block 10 lots 2-6; Block 11 lots 32, 34, 34 and 37; Block 12 all lots, Indian Hills Filing #2.

3. Blocks 13 total, Indian Hills Filing #3.

4. Block 1 lots 1-22; Block 2 lots 1-51; Block 3 lots 1-7, 20-22; Block 8 lots 1-40; Block 9 lots 1-20; Block 10 lots 1-90; Block 11 lots 18-32; Block 12 lots 29-54; Block 14 lots 19-24, 32-56, 76-81, Indian Hills Filing #4.

5. Block 1 lots 1-15; Block 6 lots 1-7 (deleted, see amendment); Block 2 lots 1-54; Block 3 lots 36-130; Block 4 lots 1-90; Block 10 lots 1-45; Block 11 lots 1-25; Block 12 lots 1-39; Block 14 lots 33, 35, 37, 39, 41, 43, 45, 47, 49; Block 15 lots 14-25; Block 16 lots 1-14; Block 20 lots 38-45; Block 22 lots 1-6, 46-52; Block 23 lots 1-3, 13; Block 26 lots 25-29, Indian Hills Filing #5.

6. Alpine Village - Lots 8881, 8883, 8885, 9420, 9430, 9440, 9450, 9501-9527, 9529-9532, 9539, 9541, 9545-9547, 9601-9610, 9700, 9711-9716, 9720, 9721; Track L & L, M lots 9702, 9704, 9706, 9708, 9710.

Based upon the statements of witnesses and evidence presented at such meeting, and upon motion duly made, seconded and carried, the Jefferson County Board of Health at its regular meeting which occurred on July 20, 1979, adopted the following findings of fact:

1. That proper notice of the June 4, 1979 special meeting of the Board of Health was given to the owners of record of the above described real property.

2. That notice of the June 4, 1979 special meeting was properly published in newspapers of general circulation in the County of Jefferson, State of Colorado, at least 10 days prior to said meeting.

3. That the real property described is subdivided for a density of more than one dwelling unit per acre.

4. That certain portions of the above described property contain a density of more than one dwelling unit per acre.

5. That the geological condition of the real property above described is typified by:

A) steep slopes
B) poor soil conditions
C) constrained down slope drainage
D) the presence of the Floyd Hill fault
E) high levels of rock fracturing in the bedrock

6. The Board of Health takes administrative Notice of the Federal Safe Water Drinking Act (Public Law 93-523), the regulations implementing said Act (40 C.F.R. 141), and the Primary Drinking Water Regulations for the State of Colorado adopted by the State Board of Health, effective December 15, 1977.

7. That these acts and regulations above referenced provide in part that the maximum contaminant level for Nitrate in public water systems shall be 10 milligrams per liter.

8. That the presence of Nitrates in ground water is an indicator of the presence of sewage.

9. That the staff of the Environmental Health Division of the Jefferson County Health Department has conducted an ongoing well sampling program in the Indian Hills area from 1976 to date.

10. That a total of 140 wells have been sampled in this program. Nitrate levels in the samples range from:

| Public Water System Wells | Private Wells |
|---|---|
| 15 mg/l (8%) high | 40 mg/l - Alpine Village area |
| 4.6 mg/l (8%) low | 2.4 mg/l - 5th Filing area |

**% of Breakdown of Samples — Out of 75 Wells**

| | |
|---|---|
| 0-3 mg/l = 9 wells | = 12% |
| 3-5 mg/l = 30 wells | = 40% |
| 5-10 mg/l = 25 wells | = 33.3% |
| >10 mg/l = 11 wells | = 14.6% |

11. That the presence of Nitrates in drinking water at these levels can cause cyanosis in infants and methemoglobinemia.

12. The construction and use of additional individual sewage disposal systems in the real property above described will constitute a hazard to the public health.

These being the findings of fact adopted by the Board of Health, the following resolution was upon motion duly made, seconded and carried, unanimously adopted by the Board of Health:

"Resolved, that there be a prohibition on the issuance of individual sewage-disposal system permits for building sites situate on the real property above described; and

Further Resolved, that in order to minimize the impact of further development on the contaminated areas of Indian Hills, the Board determines that due to adverse geologic and topographic conditions and the remaining high potential for contamination, the existing lot size requirements for areas up slope of the real property above described in Indian Hills be increased, that individual sewage disposal system permits in those areas be restricted to systems that will potentially not release Nitrates into the environment, and that permit applications for individual sewage disposal systems in those areas be presented to the Board for review."

Addendum:

"The following is an amendment to the Findings of Fact and Resolution, Indian Hills individual sewage disposal system prohibition, as approved and signed by the Board of Health on August 17, 1979.

The real property identified as Filing 5, Block 6, Lots 1-7 should not have been included in the area of prohibition and shall be deleted."

*APPENDIX* INDIAN HILLS 33

NORTH

0 0.125 0.25 0.5 0.75 1 Miles

0 1,000 2,000 4,000 Feet

1:12,000 - 1 inch represents 1,000 feet

Jefferson County Planning & Zoning
100 Jefferson County Parkway, Suite 3500
Golden, CO 80419 - 303.271.8700
Stateplane Coordinate System
Colorado Central Zone
Datum: NAD83
September 11, 2012

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