

Greetings Preserve Members,

This is an update from Jack Miller, pertaining to a possible subdivision in your area that the Board requested be forwarded to the Members:

Jerad Whelan, the city civil engineer, came out today and we did a walkabout through my property and yours. He first showed me the planning map of the subdivision. I expressed disappointment over the upcoming sight/sound/visual/light pollution of the project...I had to get those words in! He did say that just yesterday they approved a lower light level street lamp plan, whereas in most plans there is a light that is required every 250 feet (if I remember that right), there would be one only at each intersection. I think that comes out to 9 lights for the entire subdivision. He also said that the homes being built will not be suburbia America homes, so to speak, but should tend toward the higher side. They try to examine the fiscal impact on neighboring subdivisions.

I told him I didn't want our stars taken away, we still wanted the view day and night of the monument, we want the quiet solace of the area, we want the deer to continue visiting, and we want to keep our trees! How's that for a list? I also mentioned that this is a natural migration path for wildlife, according to the Department of Wildlife.

I talked with him about the ditch that runs around the perimeter of the field where our house sits, for protective drainage, then walked up to your (the Barnhurst's) property, where I talked about your French drain and the pond, and the need for the water diversion so you could build. Then we walked behind your house to the fence line between your property and the pasture. We both noted the ditch on your side of the fence and ditch on the other side. He said he would need to check into the history of those ditches, as they need to remain running as they were. He said he could see what the worry was and would need to check out more about it.

Standing looking at the meadow from your property line we can see the general slope of the meadow, half going to the right, half going to the left. I am assuming they all head toward your property corners, though I don't know exactly where they are. He said there are indeed two main drainages, one from your property, edging ours, and ending up at the little pond by Preserve Lane, the other coming out on the other side of the driveway as it intersects with Preserve Lane, maybe 30 feet away from our address stones. The subdivision will be graded so the water will flow naturally and/or through storm drainages to approximately your south east corner, where a holding pond will be required for the subdivision. Right now there is X amount of 'sheet water' that flows from the meadow into the Preserve, and after they put the subdivision in, there will be more water, call it Y amount of 'sheet water'. The holding pond is intended to catch that overflow. For conversation's sake, call it 100 cfm and it would double to 200 cfm. The holding pond will take that overage and let it back out into the drainage ditch that goes along our properties at a rate of, say, 40 cfm, until it is drained down. So that will keep too much water from coming in, in theory.

I expressed worry that too little water might come in. I used your example of such a highly concentrated group of houses. He will be checking on it further but said his first inclination is that there will always be enough seepage from the ditches into our adjacent lands.

The CSU extension office wrote back. They said they think that if the trees are entirely deprived of water, they will probably not make it, but they have no studies per se. They also said, as we all know, that the Russian Olive trees are durable in many types of soil. But water remains one of my questions.

That is the overview of our meeting, about 2 hours long, and he said it brought to light some things that at least he hadn't thought of. I will write him a thank you note for coming by and stress the need for follow-up. I think that if others in the neighborhood do the same, it will at least pay to have them exert a little extra effort into the study.

Jack Miller