

<<http://visitor.constantcontact.com/email.jsp?m=1102067490392>>

The Roxborough e-News

is a complimentary publication, issued each month to residents of the 80125 zip code.

It is not affiliated with any HOA, Special District, or other organization.

Check the links at the bottom of this e-mail to forward this e-mail to others or to unsubscribe.

No. 156, JAN 23, 2009

TOP STORIES THIS MONTH--

COUNTY APPROVAL URGED FOR STERLING RANCH WATER CONSERVATION PLAN

Pat Gallagher, (left) Red Fern Run, former Roxborough Park Board of Directors member and the principal author of One Roxborough's "Planned Success" themes, says that the "Sterling Ranch water plan is an **ambitious and historic effort that could well be the blueprint for future residential water use in Colorado.**"

In its 138-page filing with Douglas County, Sterling Ranch Principal Jack Hoagland, asks for a revision in the County's Zoning Regulation, Section 18A (Water Supply Standards). The current regulations require the availability of **.75 acre-feet** of water availability for each new residence constructed. This equates to the use of 245,000 gallons of water per year. Sterling Ranch asks for a reduction to **.286 acre-feet** of water availability (93,000 gallons) per year.

Gallagher said that every aspect of the Sterling Ranch Water Plan for a "**water efficient community**" is detailed in the County appeal. He said that "only those professionals in the water use and planning area will completely understand the wealth of information" presented, but, "it was not difficult for me to come away with the conclusion" that the **.286 acre-feet standard is achievable with even modest water wise behavior.**" Gallagher has tracked the water consumption at his residence since 1994. He said, "In nine of the past eleven years, annual water consumption at our residence has averaged 61,000 gallons per year (.187 acre-feet). For the current year (2009) our usage has been 48,000 gallons (.147 acre-feet). This is approximately half of the .286 acre-feet standard sought in the Sterling Ranch waiver appeal. These consumption levels have been delivered without any more than ordinary water conservation measures."

The plan submitted to the County has been sent to interested parties as part of the "Referral" process wherein interested agencies and groups are invited to review the plan and submit their comments to the Community Planning and Development Department. Further information may be obtained on the County Web site, www.douglas.co.us. Click on "What's New/Hot Topics" under Land Use. On-going correspondence and submittals related to this project are available. Sterling Ranch principal, Jack Hoagland, is shown at right on the Sterling Ranch land last summer.

Key elements of the water conservation program for potential Sterling Ranch residents include:

- All SR residents will implement a **Waterwise Home Certification Program** to minimize indoor (and outdoor) water use. The program will require that toilets, washing machines, dishwashers, kitchen faucets, bath faucets, and showerheads will meet **high-efficiency water standards**. The fixtures and appliances must be installed prior to occupancy.
- When homes are re-sold, the Water District will conduct a **point-of-sale audit** to verify water efficiencies and recommend upgrades.
- The average amount of irrigated areas included with single-family detached residences will **not exceed 1,500 square feet**.
- **Sub-surface drip systems will be required** for all plantings and narrow turf areas.
- All landscaping plans must be approved by the Water District.
- Once installed, all landscaping and irrigation systems will be **inspected** to ensure compliance.
-
- **Water meters will be installed on indoor and outdoor residential water lines**. Thus, the dual meters will enable the Water District to monitor each type of use.

The Roxborough Park Foundation Board of Directors, following its review of the Sterling Ranch plan and Gallagher's analysis, indicated its support of the program to Douglas County planners.

The Colorado Water Conservation Board said, "this advance helps to conserve Colorado's limited water resources today and for future generations." "We therefore commend Sterling Ranch for their innovative approach to conservation and hope this **model will set the stage for future developments in Douglas County** and throughout the State."

For further information, contact Herb Livingston at hlivingston@roxborough-park.com, or call **303-904-3993**. For more details about Joe and Jacqui, go to <http://www.taichidenver.com>. If there is sufficient interest, a regularly scheduled class may develop.

Greg Liptak, Editor and Publisher
 Roxborough e-News
rox eagle@aol.com