

## Wolf Creek Water and Sewer Improvement District

### Landscape and Water Conservation Requirements – Developer/Homes/Multifamily

#### **Secondary Water/ Landscaping Requirements:**

Developer agrees to provide a landscaping plan(s) to District for approval by District prior to commencement of the Project (“Plan”). Said approved Plan shall be kept on file by District for the Project. Developer shall obtain written agreement, with original kept by District, with Homeowner’s Association requiring compliance with the landscaping rules of District in accordance with District’s standard policies, as modified from time to time. The basis for approval by District of the Plan is that the Development has a landscape design goal for irrigation water use of less than 10,000 gals/month/connection for each building, including multi-family buildings, achieved by design elements as follows:

1. Maximum total amount of turf grass shall be no more than 20 percent (**20%**) of the total building footprints (excluding garages and accessory buildings). No turf shall be installed in areas with slopes greater than 20 percent (**20%**), or in areas narrower than **8 feet**. Areas are to be totaled within the Project to include all planned units, all unit landscaping, clubhouses and open space turf areas.
2. All shrubs, perennials and trees shall be watered by drip-irrigation lines with controlling emitters to establish flow rates for different plant types.
3. All turf grass shall be on separate irrigation zones from the drip irrigation system. All spray irrigation shall be head-to-head design, with low pressure irrigation heads, properly maintained to minimize watering of pavement areas. No overhead spray irrigation systems shall be used except on turf areas.
4. EPA “Watersense” labeled irrigation controllers shall be used.
5. No landscape water features such as artificial streams and waterfalls, shall be constructed.
6. Every building shall be equipped with at least one identified secondary water hose bib, such that all landscaping can be reached by a 100 ft hose connection.

#### **Culinary Water Conservation:**

1. It is the policy of District that no culinary water shall be used for landscape watering or any other outside use, other than spas. Owner shall acknowledge that requirement.
2. All homes (all types - single family homes, townhomes, condos and multifamily units) shall provide dual-flush or equivalent low flow toilets, and low flow lavatory and shower fixtures for all bathrooms in residential units and common area facilities. All bathroom fixtures shall have “Watersense” labeling.
3. No swimming pools, splash pads, or spas over 2000 gallons shall be installed at the buildings, except clubhouse facilities. Fill rate of pools shall not exceed 5gpm.