

Wolf Creek Water and Sewer Improvement District
Landscape and Water Conservation Requirements – Homes

Secondary Water/ Landscaping Requirements:

Owner/Builder agrees to provide a landscaping plan(s) to District for approval by District at least 90 days prior to commencement of the landscape installation (“Plan”). Said approved Plan shall be kept on file by District, and landscape installation shall be consistent with the Plan. The basis for approval by District of the Plan is that the property has a landscape design goal for irrigation water use of less than 10,000 gals/month for the property achieved by design elements as follows:

1. Irrigation valves should irrigate landscaping with similar site, slope, soil conditions, and plant materials with similar needs. Drip irrigation and overhead sprinklers should be placed on separate irrigation valves.
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. Maximum total amount of turf grass shall be no more than 20 percent (**20%**) of the total building footprints, excluding detached 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**.
- 4.. 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.
5. EPA “Watersense” labeled irrigation controllers shall be used.
6. No landscape water features such as artificial streams and waterfalls, shall be constructed.
7. Every home 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 over 20,000 gallons shall be installed at single family homes. Fill rate of pools shall not exceed 5gpm.