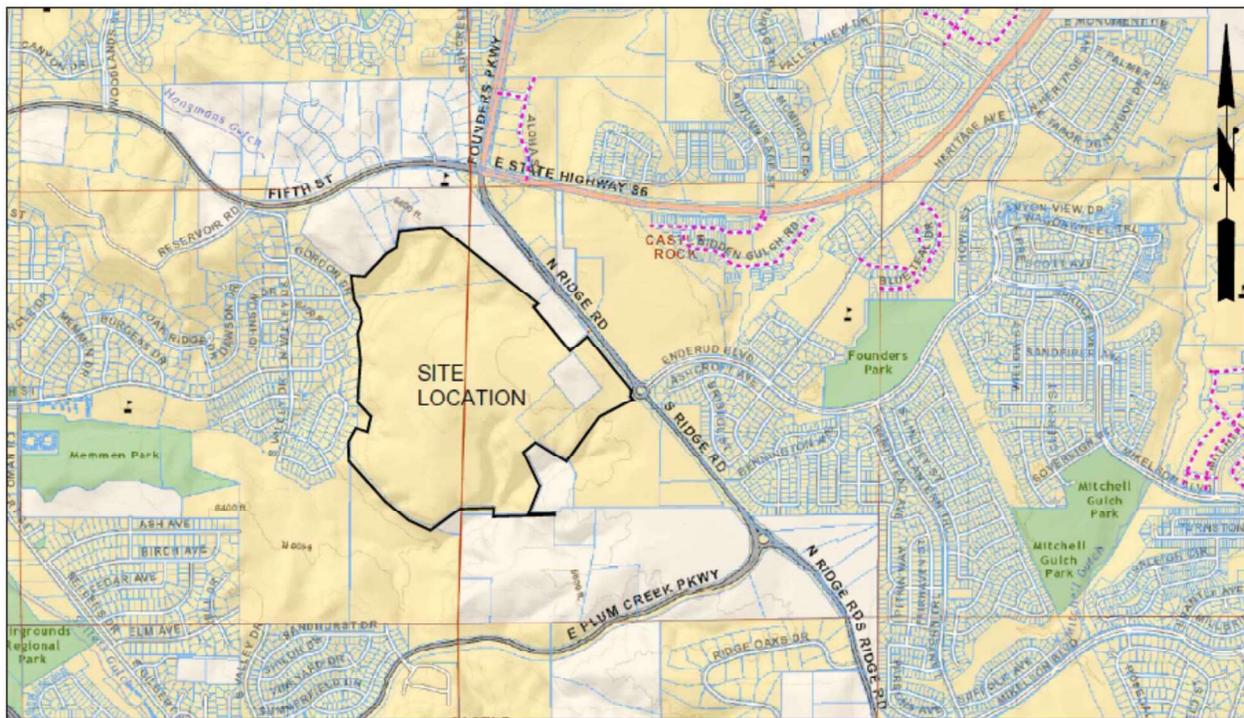


**Macor LLC
Founders Vista Subdivision
Castle Rock, Colorado**

**Water Efficiency Plan
July 26, 2022**

Owner:
Macor LLC
PO Box 1295
Parker, CO 80134

Consultant Team:
Highline Engineering and Surveying Co.,
Prepared in conjunction with Castle Rock
Water Staff



VICINITY MAP
nts

EXECUTIVE SUMMARY

Founders Vista home builders are building single family homes within Founders Vista Subdivision, and shall be notified by the developer of this WEP. Founders Vista is a planned residential development located within part of the West ½ of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado. The proposed site is bound to the northeast by North Ridge Road, approximately one-half mile East of Highway 86.

Founders Vista consists of 224 Duplex lots and 340 single family detached lots with walking paths and common area landscaping. The dimensions of the average Duplex lots are 35'X90' as shown in Appendix E for typical landscape plan. The minimum smaller single family detached lot dimensions are 50'x102.5', (5,125 sf) as shown in Appendix E for typical landscape plan. Larger single family detached lots are defined as lots greater than 5,555 square feet in area. Appendix B depicts all three lot size categories for determination of irrigable turf area:

1. duplex lot = 5125 sf x 18% = 567 sf turf area
2. SFD lot \leq 5555 sf x 18% = 1000 sf turf area
3. SFD lot > 5555 sf = 1200 sf turf area maximum.

Common area landscape design includes water wise plant material, native seed along roadways, and high efficiency irrigation. Macor recognizes the interrelationship between water resources and land use planning, and has worked closely with Castle Rock Water to develop an innovative Water Efficiency¹ Plan (the "Water Efficiency Plan" or "WEP") to manage water demands and extend the Town's water supplies by implementing aggressive design standards for the entire development.

¹ The terms water efficiency and water conservation are used interchangeably throughout this document, although efficiency is a more appropriate term for a new development where water demand reductions will be realized from inception.

This Water Efficiency Plan is expected to significantly reduce water demands relative to typical existing developments and as compared to the Town's current Municipal Code for new construction. There are four key elements of the Water Efficiency Plan:

- A. Design Guidelines & Education
- B. Verification
- C. Third-Party Certification
- D. Monitoring and Enforcement

This Water Efficiency Plan will be a component of development for the entire subdivision. This document provides a framework for the Water Efficiency Plan.

A. Design Guidelines

A comprehensive set of mandatory indoor and outdoor water efficiency standards are required by this Water Efficiency Plan to be included in each home built within Founders Vista by all

builders to ensure residential units are constructed to achieve lower water demand. The outdoor standards build upon the Town's current regulations, which are already some of the most progressive and stringent landscape and irrigation regulations in Colorado. Founders Vista is expected to achieve lower outdoor water demand, relative to the Town's current regulations, by reducing the maximum allowable turf areas, using lower water-demand turf varieties, promoting the use of water wise plant materials, and installing "smart" weather based, Wi-Fi enabled irrigation controllers, with rain sensors, master valves, flow sensors, and high efficiency sprinkler heads. Residential education programs (such as a homeowner education packet to be provided by builders to its homebuyers and such other programs as the Town elects to provide) will be provided to help explain to homeowners of Founders Vista citizens the importance of these features, as well as the economic relationship between each home's water budget, and the associated water bill.

The average annual single family detached residential water demand is projected to be 0.25 to 0.26 acre-feet per year per unit (ac-ft/yr/unit). The Town's planning standard for single-family residences is 0.55 ac-ft/yr/unit, which means the "Design Guidelines" identified below are expected to reduce water demands by an estimated 53% to 55% relative to the Town's planning value.

B. Verification

The Water Efficiency Plan requires each home built under this plan (includes indoor and outdoor efficiency measures) to verify, through a certification process, that the home when initially completed by the builders, was constructed in compliance with the standards outlined in the Design Guidelines. As part of the master plan building permit application, the builders are required to submit detailed information regarding the specific high-efficiency fixtures and appliances being installed in each unit, and information about the landscape and irrigation plan for each residential unit. Each submittal will be compared to the Design Guidelines to ensure compliance with the outlined water efficiency standards. In the event that a home does not meet WEP requirements, the builder shall be required to rectify paying increased inspection fees (doubled) at each inspection.

C. Third-Party Certification

The Water Efficiency Plan requires 100% of homes be inspected and certified by a qualified third party, at the expense of the builder. The inspection and certification process has been developed in cooperation with Town staff, and the inspectors will be specifically trained to assess compliance with the applicable water efficiency standards. The third-party certification for indoor fixtures must be provided to the Town, through Castle Rock Water, prior to the issuance of a Certificate of Occupancy. If a home is requesting a Certificate of Occupancy (CO) without landscape and irrigation installation due to time of year (November – March weather permitting), the Town of Castle Rock Landscape and Soil Inspection will provide the inspection for outdoor fixtures within 180 days from the CO date, or system development fees will be reverted without the WEP, and the water bank adjusted.

Upon issuance of a Certificate of Occupancy for each home, same shall evidence builder's completion of construction of such home in accordance with this Water Efficiency Plan and the Design Guidelines. Builders shall not be responsible for changes or non-compliance arising thereafter as a result of action or inaction by the applicable homeowner.

D. Monitoring and Enforcement

All homes within Founders Vista will have customized water budgets (to be established and provided by the Town) that provide a sufficient amount of water and are used with the Town's tiered billing rate structure to assist with the implementation of the Water Efficiency Plan. With homes designed and constructed to use less water, residential customers included under this plan will have a stricter water budget relative to elsewhere in Town. The indoor water budget, tier 1, will be based on the Town's current methodology utilizing the average winter monthly consumption (AWMC). <http://crgov.com/2070/Rates> The outdoor water budget, tier 2, will be customized by the Town for each residential unit, based on the actual irrigated area and plant type, as specified on the landscape and irrigation plan, and verified through the Town of Castle Rock Landscape and Soil inspection, with more stringent limitations on irrigated turf and the use of lower water demanding turf varieties. Alternative options to turf are Use of a ColoradoScape Design, Native Grass, or limited area of Texas Hybrid (to possibly include ColoradoScaping around the turf area). The customized water budget rate structure will be established and used by the Town as a tool for monitoring compliance with the water efficiency standards and reduced water demands. A tiered approach will continue to be used to financially incentivize customers to manage water use within the unit's water budget, and to charge a higher tier for excess water use. The rates for each tier of Founders Vista water budget rate structure will be consistent with the Town's standard rates; however, the thresholds for the various tiers will be unique to each specific home, and will be more restrictive than the Town's standard thresholds. Toilets shall be limited to 0.8 gpf and lots will be restricted to 18% turf with a cap of 1,200 sf for larger lots. The Town shall reserve the right to adjust the water budget rate structure consistent with changes to the Town Municipal Code, as applicable Town-wide.

A. DESIGN GUIDELINES

The following Design Guidelines provide mandated standards for all homes within Founders Vista development.

1. Indoor Water Efficiency

Single-family detached homes will be constructed according to the following indoor criteria. The values may be adjusted to reflect new advancements in efficiency technologies.

1.1. Service Pressure

1.1.1. Limited to 60 pounds per square inch (psi) operating pressure at the point of service.

1.2. Toilets

1.2.1. WaterSense labeled, less than or equal to 0.8 gallon per flush (gpf).

1.2.1a Grey water tanks may be used with waterSense labeled, 0.8 gpf for 100% Water savings on toilet fixtures.

1.3. Kitchen Faucets

1.3.1. Less than or equal to 1.5 gallons per minute (gpm).

1.4. Bathroom Faucets

1.4.1. WaterSense labeled, less than or equal to 1.2 gpm.

1.5. Showerheads

1.5.1. WaterSense labeled, less than or equal to 1.5 gpm per shower enclosure.

1.6. Dishwashers

1.6.1. Energy Star labeled, less than or equal to 4.25 gallons/cycle.

1.7. Demand-initiated hot water recirculation installed.

1.8. Leak Detection

1.8.1. The builder shall verify no leakage through pressure-loss testing at the time of new home construction, and visual inspection at the time of the third-party inspection.

1.8.2. Ongoing leak detection will be available through the use of the builder installed Wi-Fi enabled FLO by Moen flow detection and monitoring device or approved equal.

1.9. Resident Education

1.9.1. Residents shall be educated regarding installed indoor and outdoor water efficiency measures, including the relationships with water budgets and billing rates. Education will be via each respective builder delivery of the homeowner education packet to be provided by each builder to its homebuyers.

1.10. Leak Detection Technology

1.10.1. Daily Health Test help maintain a leak free home and MicroLeak Technology detects leaks as small as one drop of water per minute to help prevent waste of water. This leak detection is a function of the builder-installed Flo by Moen product or approved equal. The homeowner must connect the unit to their Wi-Fi, create an account, and select their alarm settings before the product will function as intended.

2. Outdoor Water Efficiency

2.1. Landscape Design

2.1.1. All front and rear yards will be designed by the respective builder. Front yards will be installed by the respective builder, but homeowners will have the option of having the builder install the rear yard landscape or constructing rear landscape with an independent contractor per the builders approved landscape design. Any deviation from the approved landscape design will require obtaining separate design approval and acceptance by the Town of Castle Rock.

2.1.2. The following requirements shall apply to all residential landscapes installed on all residences within Founders Vista:

2.1.2.1. Turf types shall not include Kentucky Bluegrass varieties. Allowable turf types shall include turf species such as fescue blends or Texas Hybrid Bluegrasses that can perform well on 19" or less of irrigation per year. Alternative options to turf are Use of a ColoradoScape Design, Native Grass, or limited area of Texas Hybrid (to possibly include ColoradoScaping around the turf area). Allowable turf species shall be approved by the Town.

2.1.2.2. Maximum turf areas shall not exceed 18% of the overall lot size with a cap of 1,200 sf for larger lots. Plant material, other than turf, and irrigated by drip irrigation are not included in the maximum turf area.

2.1.2.2.1. In no case shall maximum turf areas exceed the limits of this Water Efficiency Plan.

2.1.2.3. 100% water wise landscapes, in front and side yards, is encouraged, but must provide a minimum of 75% plant material coverage at 5 year maturity when adjacent to streets. Water wise plant material will include trees, shrubs, and ground cover. The intent is to create a natural look and feel while providing seasonal color, texture, and character, and still allowing for reduced maintenance and water consumption. Rear yards can contain a combination of sod, mulch (both organic and inorganic), artificial turf, and hardscape. Plant material in mulched areas is to be from the Town of Castle Rock plant list and must be low to very low hydrozones. Examples of hardscape include, but are not limited to: Decks, patios, walking paths, dry streambeds, boulders, and play structures.

2.2. Irrigation Design

Irrigation system shall include master valve and flow sensor

2.2.1. Residential Irrigation designs shall be consistent with industry standards, and will include a minimum of three heads/nozzles per zone. Sprinkler systems will be appropriately hydro-zoned to account for variations in plant type, slope, and exposure. Design and installation must be consistent with the current Town of Castle Rock Landscape and Irrigation Criteria Manual. Refer to Sections 4 and 6 for specific requirements.

Additional requirements shall include:

2.2.1.1. Controllers: Automatic irrigation system controllers for Founders Vista shall be Rain Bird ESP ME3 Wi-Fi enabled, weather based (ET) smart controllers (or approved equal) that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.

2.2.1.1.1. Rain sensors, master valves, flow sensors, are required.

2.2.1.2. Sprinkler Heads: Pop-up fixed spray or rotor heads that utilize high efficiency spray nozzles designed and installed to provide head to head coverage. Maximum application rate cannot exceed 1.25 inches per hour. This may include conventional rotors, rotating nozzles, or high efficiency fixed spray nozzles.

2.2.1.2.1. Minimum sprinkler pop-up height is six inches (6")

2.2.1.2.2. Sprinkler bodies shall have built in pressure regulating stems and check valves

2.2.1.2.3. Maximum sprinkler head spacing shall be 90% of stated maximum radius, and shall provide head to head coverage.

2.2.1.2.4. Traditional fixed and variable arc spray nozzles are not allowed.

2.2.1.2.5. Fixed spray heads/nozzles cannot be zoned together with rotating nozzles or rotor heads.

2.2.1.3. Drip irrigation (point source or inline drip tubing) will be used in all shrub bed areas. Overhead irrigation will not be allowed for trees, shrubs, and mulch areas.

2.2.1.3.1. Drip emitters must be pressure compensating

2.2.1.3.2. Drip zones must contain pressure regulation at the control valve assembly (min. of 20 PSI, max. 40 PSI)

2.2.1.4. Drip zones must contain filtration at the control valve assembly (min. 200 mesh)

2.2.2. The builder will create educational materials to be provided to residents. Educational program will be approved by the Town and will contain information pertinent to the Water Efficiency Plan, water budget rate structure, and specific water conservation measures including, but not limited to, soil preparation appropriate for existing conditions and selected plant materials, smart irrigation controllers, and high efficiency sprinkler heads and nozzles.

2.2.3. Residents shall receive written training in writing only on the care and operation of the irrigation system and plant material by the installing contractor, and must be included at the controller location on the wall next to the controller . This shall include controller operation and programming, locations of shut off valves, winterization need, watering days as determined by address, and expected plant material watering needs.

2.2.4. Residents shall be provided seasonal educational materials for spring, summer, fall, and winter maintenance, system equipment care, and water wise conservation.

2.2.5. Residents shall be educated regarding installed indoor and outdoor water efficiency measures, including relationships with water budgets and billing rates.

2.2.6. All financial costs and responsibility for implementation and delivery to each homeowner shall be borne by the builders.

2.2.7. Builders will record a disclosure against all respective builders Lots.

2.2.8. A permanent placard will be installed by the builder next to the meter in the house identifying the house as a Water Efficient House and provide contact information and / or website information of the Town advising the customer to contact the Town to get more information. The design of the placard has been reviewed and approved by Castle Rock Water. See Appendix D.

2.2.9. The Town and/or Rain Bird (Or approved equal) may provide additional educational materials to Builders for issuance to homebuyers as part of welcome packets to the new home buyer. The information may include water efficiency information, where they can go for more information, and water budget information.

B. VERIFICATION

Founders Vista Water Efficiency Plan requires each completed home, landscape, and irrigation system be inspected by a Town approved 3rd party inspector. The 3rd party inspector shall certify all homes, landscapes, and irrigation systems have been constructed / installed in compliance with the standards outlined in the WEP and Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual.

1. Indoor Water Efficiency Standards

As part of the building permit application, Builders are required to submit detailed information regarding the specific high-efficiency fixtures and appliances being installed in each unit and to verify they meet or exceed the indoor Design Guidelines.

2. Outdoor Water Efficiency Standards

In accordance with the Town's existing Landscape and Irrigation Criteria, a landscape and irrigation plan must be completed for each residential unit. Each submittal will be compared to the Design Guidelines to ensure compliance with Founders Vista water efficiency standards.

Each submittal will be compared to the irrigated turf and outdoor water budget restrictions to ensure compliance with Founders Vista standards. The submittal shall include the name of the Town-registered landscape and irrigation contractors.

C. THIRD-PARTY CERTIFICATION

Founders Vista Water Efficiency Plan requires 100% of the homes included within this plan be inspected and certified by a third-party, at the expense of the builder. The inspection and certification process has been developed in cooperation with Town staff, and the inspectors will be specifically trained to assess compliance with Founders Vista Water Efficiency Plan.

The indoor third-party inspection will be completed at the expense of the builder, outdoor inspection will be provided by the Town of Castle Rock Landscape and Soil inspection, and at a minimum, shall include the following:

1. Indoor Standards

Verification that pressure within the home does not exceed 60 psi operating (dynamic) pressure.

- i. Fixtures and appliances are consistent with approved verification submittal.
- ii. Results of leak detection pressure loss test.
- iii. Confirm installation of the FLO by Moen System, and record serial number.

2. Outdoor Standards

- i. Landscaping plant material type and quantity is consistent with approved design.
- ii. Irrigated square footage of turf (not to exceed 18% of overall lot size), with a cap of 1,200 sf for larger lots.
- iii. Irrigated square footage of plant material in mulched areas.
- iv. Visual inspection/audit of irrigation system to ensure installation is consistent with approved design.
- vi. Correct heads and nozzles.
- vii. Correct Rain Bird (Or approved equal) weather based irrigation controller is installed.
- viii. Confirm rain sensor, master valve and flow sensor installed and operational.
- ix. Check sprinkler head spacing to ensure head-to-head coverage, as determined by running the system.
- x. Check sprinkler adjustment to ensure no overspray onto impervious surfaces.

The third-party certification must be provided to the Town prior to the issuance of a Certificate of Occupancy.

D. MONITORING AND ENFORCEMENT

Residential customers in Founders Vista will have a custom water budget rate structure (prepared and administered by the Town) where the indoor budget (tier one) is based on the Town's current methodology (Average Winter Monthly Consumption – AWMC) and the outdoor budget (tier two) is based on the actual irrigated area of the water wise plant material. The custom water budget rate structure will be used as a tool by Castle Rock Water, for monitoring compliance with the water efficiency standards and reduced water demands. A tiered approach will continue to be used by the Town to financially incentivize customers to manage water use

within the unit's water budget, and to charge a higher rate for excessive water use. Builders shall not be responsible for any monitoring or enforcement. Builders shall not be responsible for changes or non-compliance arising after issuance of a Certificate of Occupancy as a result of any action or inaction by the applicable homeowner.

The Town shall reserve the right to adjust the water budget rate structure consistent with changes to the Town Municipal Code. The Town shall reserve the right to adjust the water budget allocation based on new technology and scientific data consistent with revisions to the Town's Municipal Code. The Town's surcharge tier (tier four) may be adjusted consistent with the intent of this reduced water usage development and may be modified by the Town Municipal Code.

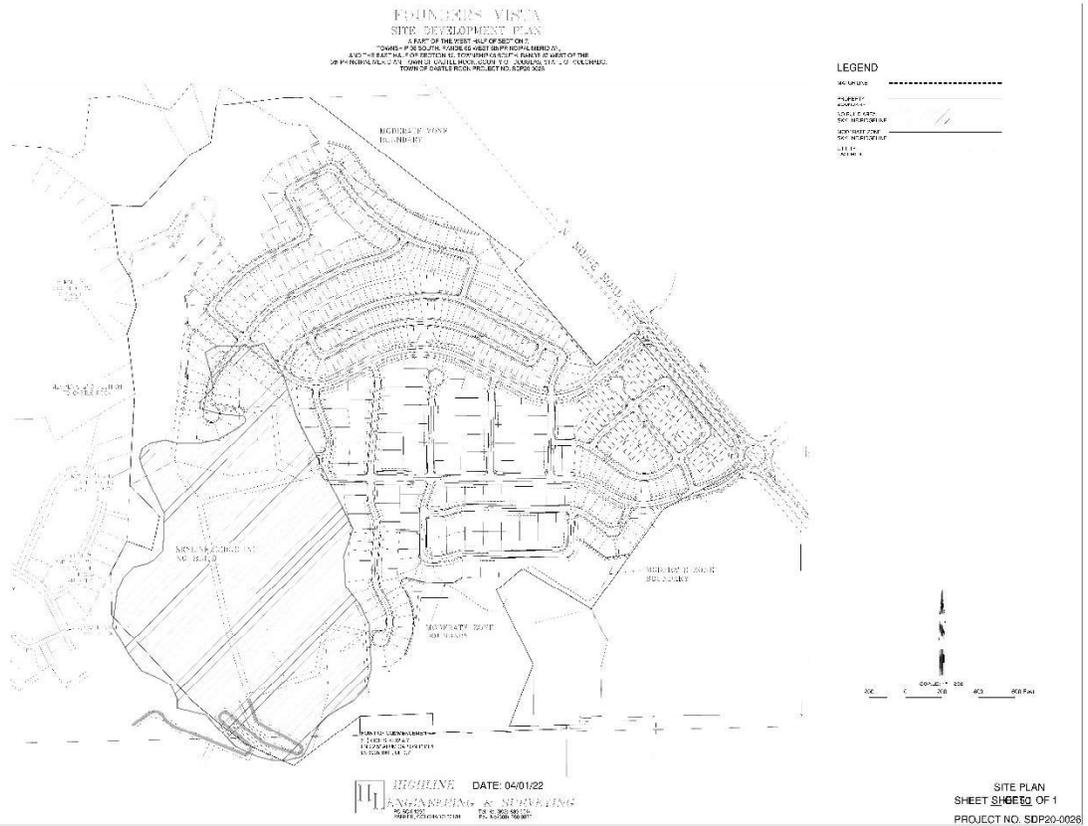
Founders Vista water budget rate structure will initially be based as follows:

Tier 1 – Indoor Use. Based on Town's current methodology.

Tier 2 – Outdoor Use. Amount of water required to meet outdoor demands from April through October. The outdoor water budget for each residential unit within this water efficiency plan will be based on the home's actual irrigated area and monthly plant material water needs.

Tier 3 – Excessive Use. Amount of water used in excess of indoor and outdoor water budget. Residents whose water use falls in this tier will be charged a higher rate for excessive water use.

Tier 4 - Surcharge - The water conservation measure adopted by Town council assesses an additional charge to each 1,000 gallons used over 40,000 gallons by single-family residential customers.



APPENDIX A – Founders Vista Subdivision

APPENDIX B - CALCULATIONS

Founders Vista (Memmen Young) Water Efficiency Plan (WEP) water demand spreadsheet - JULY 2022								
		No. of Units	persons per unit	indoor Gal/pp/Day	gal/d-unit	gal/d-unit with 5% WEP credit	gal/year	Ac-ft/yr, indoor use
DUPLEX (80% 2BR)	2 Bedroom	179	2.34	67	157	149	54363	0.167
DUPLEX (20% 3BR)	3 Bedroom	45	3.04	67	204	193	70626	0.217
		224						
SFD </= 5,555 SF LOT	3 bedroom	156	3.04	67	204	193	70626	0.217
SFD > 5,555 SF LOT	3 bedroom	184	3.04	67	204	193	70626	0.217

	irrigable turf area, SF	irrigable turf area, Ac	in/year irrigation	ft/yr, irr	ac-ft/yr	total water use, ac-ft/yr	Required 2:1 dedication, ac-ft	total ac-ft (inc irr); req	ac-ft avail	shortage, ac-ft	shortage, SFE (1.1 acft/sfe)
DUPLEX (80% 2BR)	567	0.013	19	1.583	0.021	0.19	0.37	67.1			
DUPLEX (20% 3BR)	567	0.013	19	1.583	0.021	0.24	0.47	21.4			
SFD </= 5,555 SF LOT	1000	0.023	19	1.583	0.036	0.25	0.51	79.0			
SFD > 5,555 SF LOT	1200	0.028	19	1.583	0.044	0.26	0.52	95.8			
								263.2	269.3	-6.1	-5.50
streetscape		2.2	19	1.583	3.483	3.483	6.967			7.0	6.33
										total	0.83

APPENDIX C – DRAFT DISCLOSURE

NOTICE OF WATER EFFICIENCY PROGRAM

This notice is to advise that the lots identified in Exhibit A (the “Lots” or the “Property”) are, as of the date hereof, subject to the rules, regulations and requirements, as may be amended from time to time, of the Water Efficiency Program (“WEP”) of the Town of Castle Rock (“TOCR”). The Water Efficiency Program encourages water conservation with the installation of low-water use appliances, efficient landscape materials and irrigation equipment, and tiered pricing.

The WEP program is managed by the TOCR and is subject to cancellation or change at the discretion of TOCR. Some of the current rules, regulations and requirements of the WEP are as follows:

An indoor water budget (tier one) is expected to be established for each Lot by TOCR using historical data for average water usage from similar lots/homes in the town. The water budget is expected to be recalculated each year from the actual in-house usage during the months of November – February.

During irrigation season, TOCR is expected to have a pre-determined water budget for water needed to sustain the plant material installed in the yard of each Lot. This outdoor budget (tier two) will be based on the actual irrigated area of the lot. Exceeding the determined water budget any time throughout the year may cause the billing for the excess usage to increase to the next tier of water rates for the overage.

Fixtures and/or water using appliances installed on a Lot are rated WaterSense, Energy Star, or are designed to reduce water usage, and changes to such fixtures or appliances could cause water usage to exceed the water budget designated for a Lot and any home on such Lot and may cause the billing for the excess usage to increase to the next tier of water rates.

The amount of irrigated turf-grass allowed on each Lot is not to exceed 18% of overall lot size by the WEP. Lots over 5,555 square feet may have a maximum of 1,200 square feet of irrigated turf – grass. Under the WEP, the turf in the Lot is required to be a water-saving turf type. Increasing the amount of irrigated area of the Lot, not using water-saving type turf, or altering the landscape or irrigation equipment may cause the billing for the excess usage to increase to the next tier of water rates.

Irrigation systems installed on each Lot will include FLO by Moen flow monitors and Rain Bird smart controllers which allow for water use monitoring by the homeowner and product manufacturer for which there may be recurring charges.

The provisions of the WEP apply to subsequent purchasers.

For more information about the WEP, contact Castle Rock Water at the TOCR (current phone number is 720-733-6000).

APPENDIX D – PLACARD

This home and landscaping has been designed and constructed to meet a Water Efficiency Plan approved by the Town of Castle Rock. This Smart Meter and the corresponding outdoor water budget is part of the water efficiency plan specifically designed for this home. Any changes to the fixtures in the home, or changes to the landscaping may adversely affect your water bill. For more information, contact Castle Rock Water: 720-733-6000, CRgov.com/Water

(122) 6" x 8" White PVC Plaques

- Holes drilled in the middle on the top and bottom of each sign

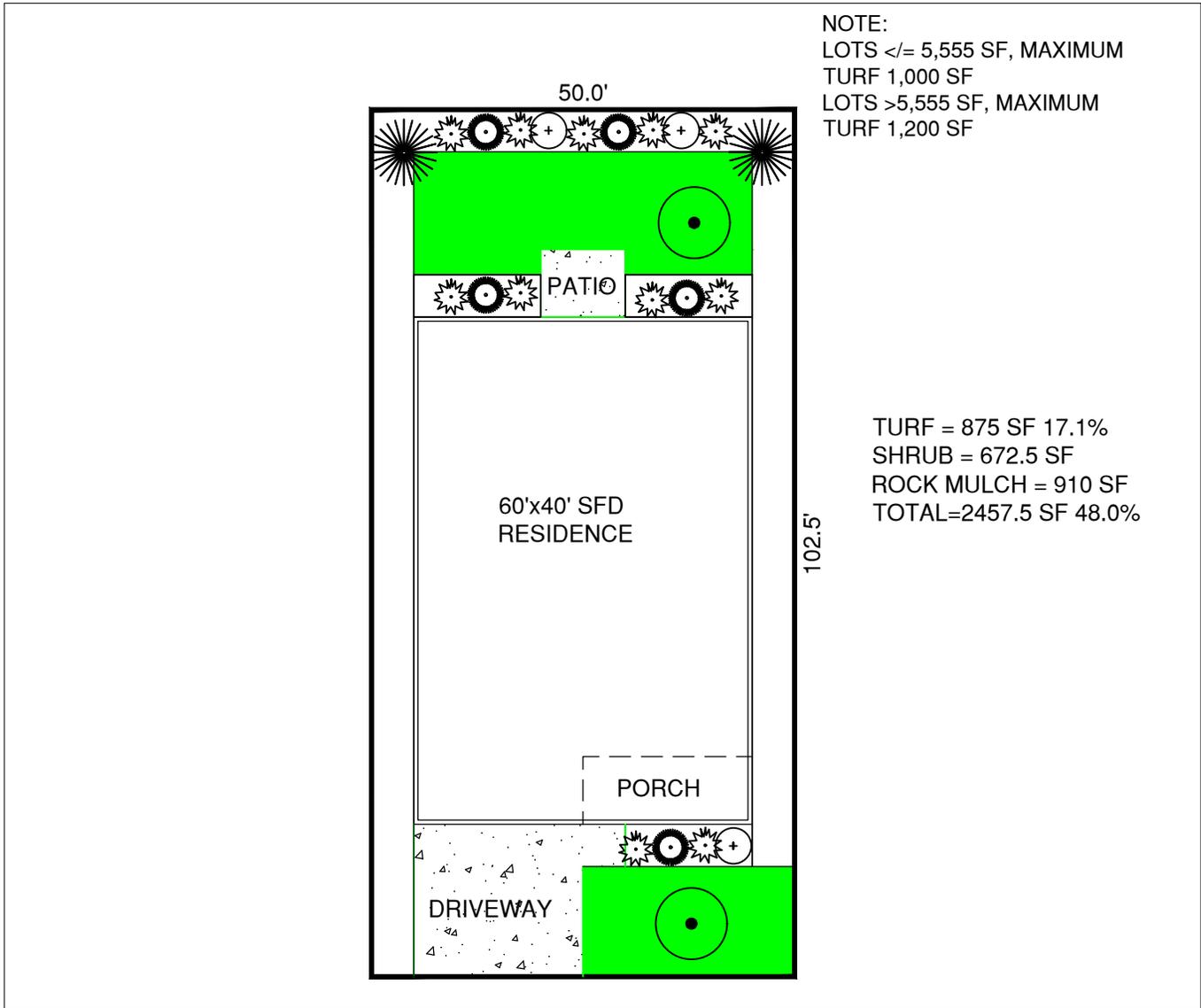
APPENDIX E – CONCEPTUAL LANDSCAPE PLANS

FOUNDERS VILLAGE

CONCEPTUAL LANDSCAPE PLAN
SINGLE FAMILY DETACHED RESIDENCE

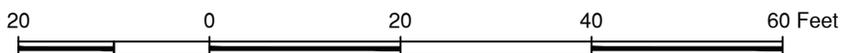
LEGEND

- 
PROPOSED DECIDUOUS TREE
- 
PROPOSED SHRUBS
- 
PROPOSED 3/4" ROCK MULCH
- 
PROPOSED EVERGREEN TREE
- 
GRASS TURF



TURF TYPES SHALL NOT INCLUDE KENTUCKY BLUEGRASS VARIETIES. ALLOWABLE TURF TYPES SHALL INCLUDE TURF SPECIES SUCH AS FESCUE BLENDS OR TEXAS HYBRID BLUEGRASSES THAT CAN PERFORM WELL ON 19" OR LESS OF IRRIGATION PER YEAR. ALTERNATIVE OPTIONS TO TURF ARE USE OF A COLORADOSCAPE DESIGN, NATIVE GRASS, OR LIMITED AREA OF TEXAS HYBRID (TO POSSIBLY INCLUDE COLORADOSCAPING AROUND THE TURF AREA). ALLOWABLE TURF SPECIES SHALL BE APPROVED BY THE TOWN.

SCALE: 1" = 20'

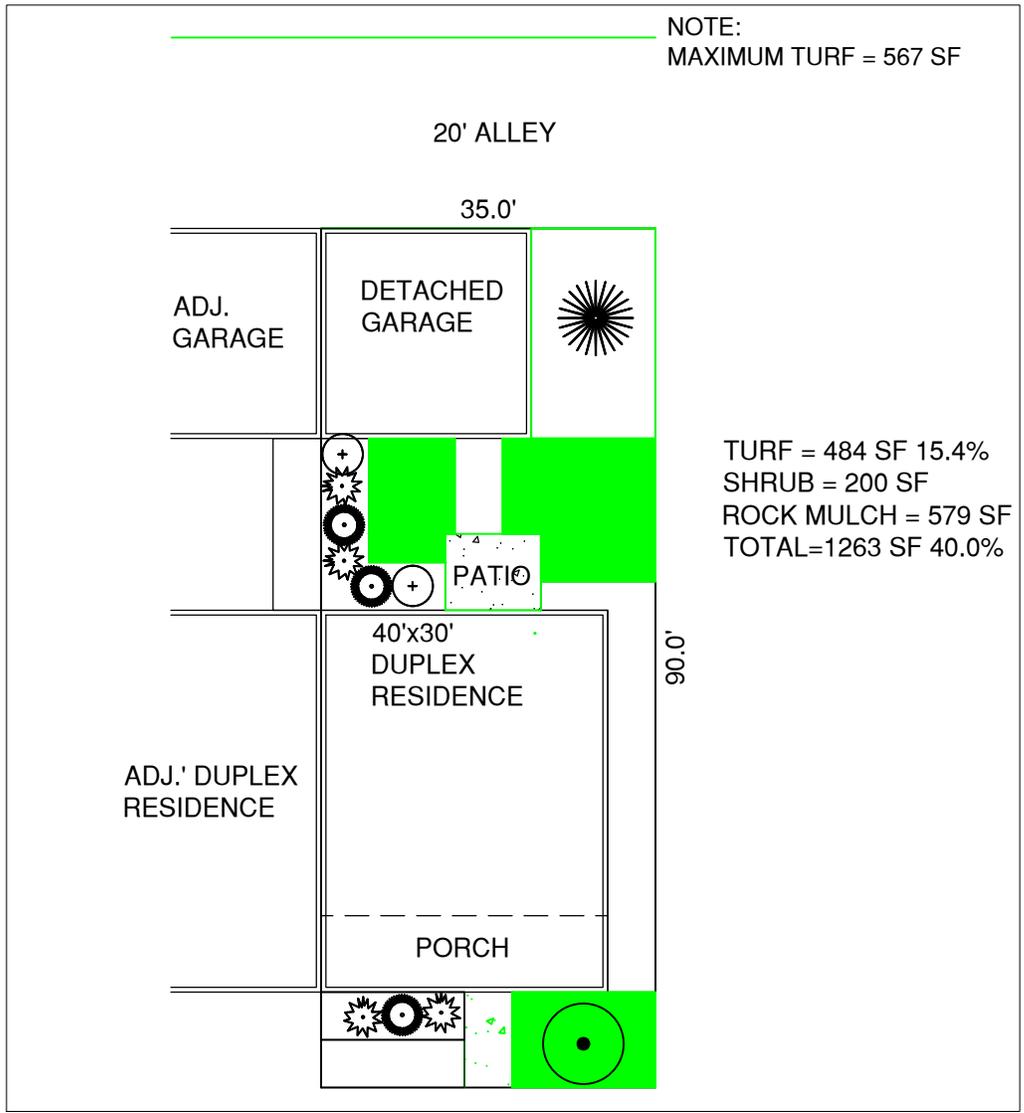


FOUNDERS VILLAGE

CONCEPTUAL LANDSCAPE PLAN DUPLEX RESIDENCE

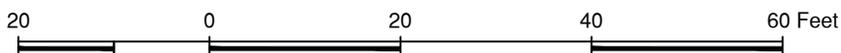
LEGEND

- 
PROPOSED DECIDUOUS TREE
- 
PROPOSED SHRUBS
- 
PROPOSED EVERGREEN TREE
- 
GRASS TURF
- 
PROPOSED $\frac{3}{4}$ " ROCK MULCH



TURF TYPES SHALL NOT INCLUDE KENTUCKY BLUEGRASS VARIETIES. ALLOWABLE TURF TYPES SHALL INCLUDE TURF SPECIES SUCH AS FESCUE BLENDS OR TEXAS HYBRID BLUEGRASSES THAT CAN PERFORM WELL ON 19" OR LESS OF IRRIGATION PER YEAR. ALTERNATIVE OPTIONS TO TURF ARE USE OF A COLORADOSCAPE DESIGN, NATIVE GRASS, OR LIMITED AREA OF TEXAS HYBRID (TO POSSIBLY INCLUDE COLORADOSCAPING AROUND THE TURF AREA). ALLOWABLE TURF SPECIES SHALL BE APPROVED BY THE TOWN.

SCALE: 1" = 20'



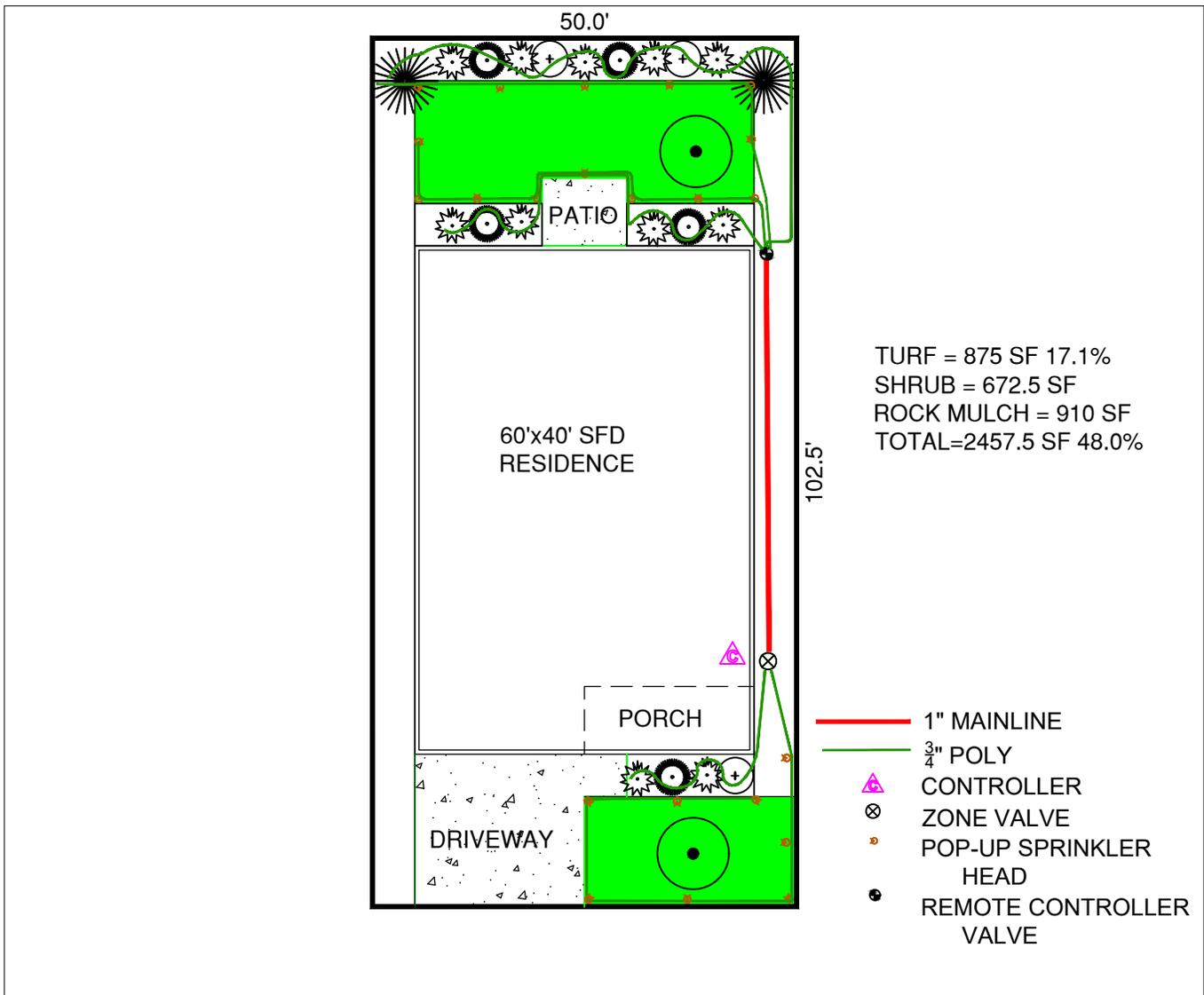
FOUNDERS VILLAGE

CONCEPTUAL IRRIGATION PLAN

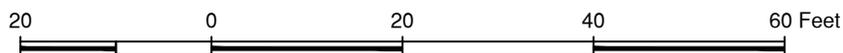
SINGLE FAMILY DETACHED RESIDENCE

LEGEND

-  PROPOSED DECIDUOUS TREE
-  PROPOSED SHRUBS
-  PROPOSED EVERGREEN TREE
-  GRASS TURF
-  PROPOSED $\frac{3}{4}$ " ROCK MULCH



SCALE: 1" = 20'



FOUNDERS VILLAGE

CONCEPTUAL IRRIGATION PLAN DUPLIX RESIDENCE

- 1" MAINLINE
- 3/4" POLY
- 4" PVC CONDUIT
- ▲ CONTROLLER
- ⊗ ZONE VALVE
- POP-UP SPRINKLER HEAD
- ⊕ REMOTE CONTROLLER VALVE

LEGEND

- PROPOSED DECIDUOUS TREE
- ⊙ PROPOSED SHRUBS

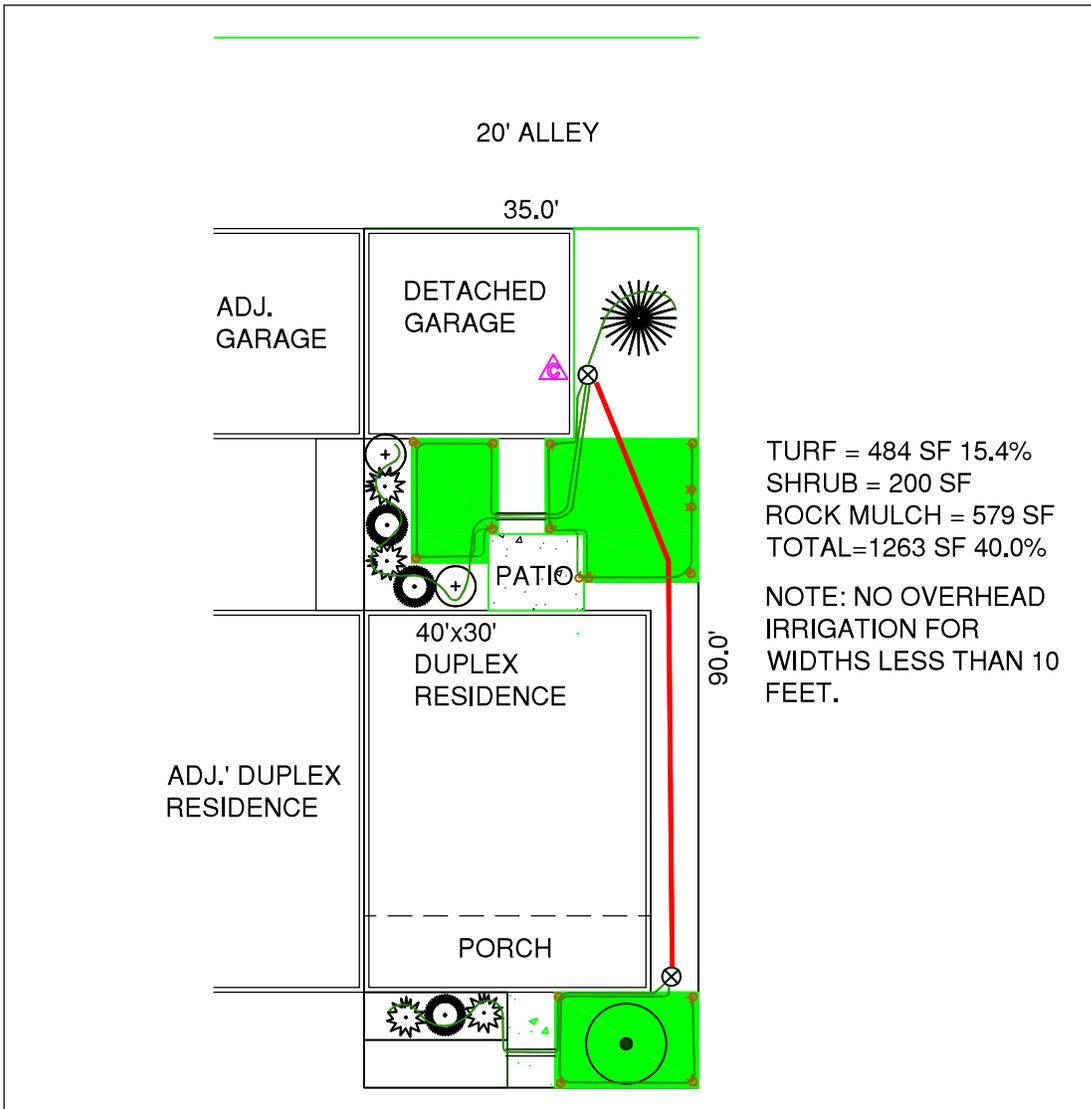
- ☼ PROPOSED EVERGREEN TREE



GRASS TURF



PROPOSED 3/4" ROCK MULCH

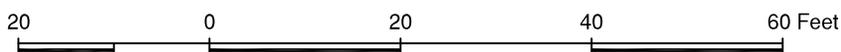


TURF = 484 SF 15.4%
 SHRUB = 200 SF
 ROCK MULCH = 579 SF
 TOTAL=1263 SF 40.0%

NOTE: NO OVERHEAD IRRIGATION FOR WIDTHS LESS THAN 10 FEET.

TURF TYPES SHALL NOT INCLUDE KENTUCKY BLUEGRASS VARIETIES. ALLOWABLE TURF TYPES SHALL INCLUDE TURF SPECIES SUCH AS FESCUE BLENDS OR TEXAS HYBRID BLUEGRASSES THAT CAN PERFORM WELL ON 19" OR LESS OF IRRIGATION PER YEAR. ALTERNATIVE OPTIONS TO TURF ARE USE OF A COLORADOSCAPE DESIGN, NATIVE GRASS, OR LIMITED AREA OF TEXAS HYBRID (TO POSSIBLY INCLUDE COLORADOSCAPING AROUND THE TURF AREA). ALLOWABLE TURF SPECIES SHALL BE APPROVED BY THE TOWN.

SCALE: 1" = 20'

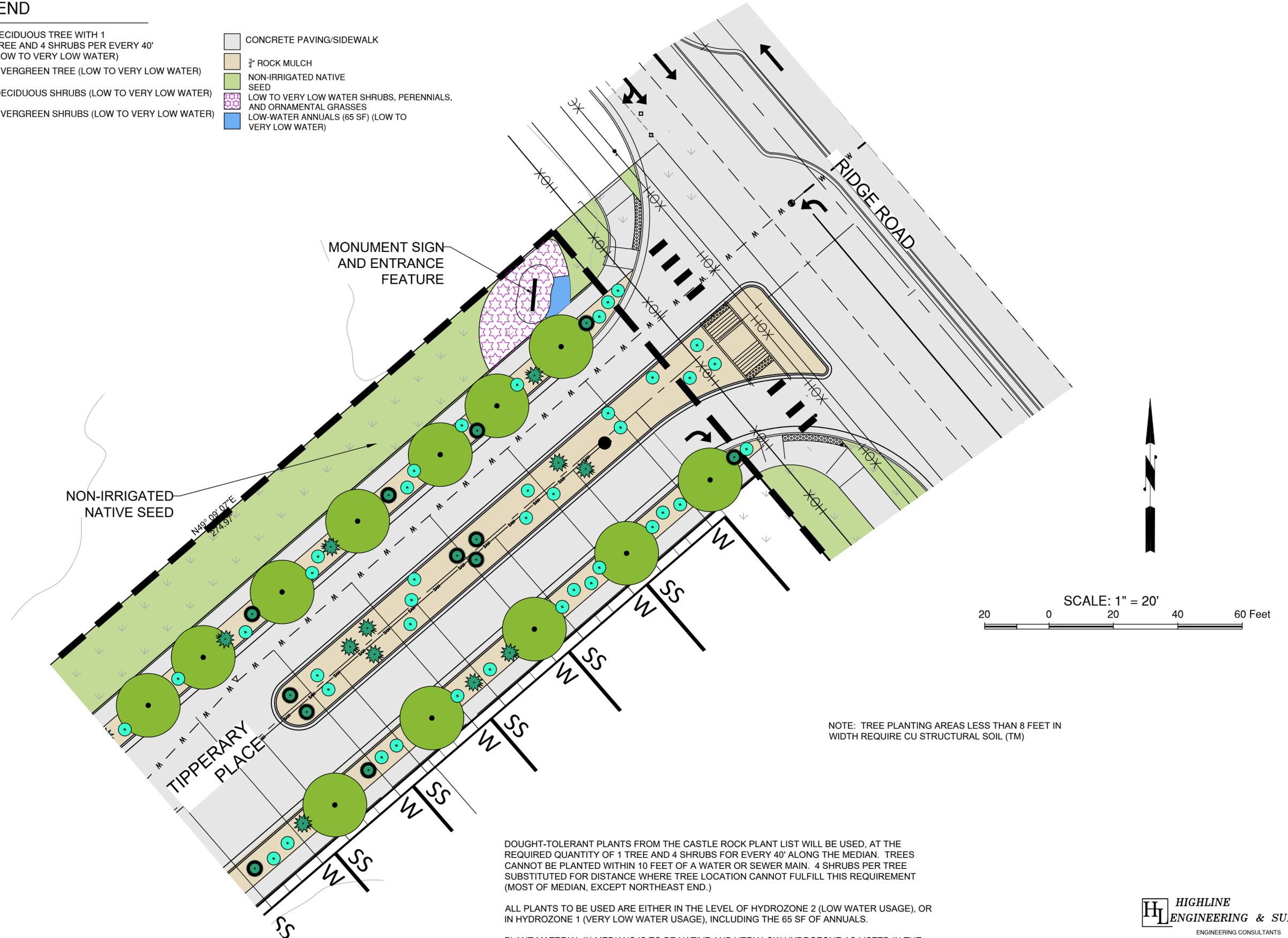


FOUNDERS VILLAGE

LANDSCAPE ENTRY PLAN TIPPERARY PLACE

LEGEND

-  DECIDUOUS TREE WITH 1 TREE AND 4 SHRUBS PER EVERY 40' (LOW TO VERY LOW WATER)
-  EVERGREEN TREE (LOW TO VERY LOW WATER)
-  DECIDUOUS SHRUBS (LOW TO VERY LOW WATER)
-  EVERGREEN SHRUBS (LOW TO VERY LOW WATER)
-  CONCRETE PAVING/SIDEWALK
-  3/4" ROCK MULCH
-  NON-IRRIGATED NATIVE SEED
-  LOW TO VERY LOW WATER SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES
-  LOW-WATER ANNUALS (65 SF) (LOW TO VERY LOW WATER)



DOUGHT-TOLERANT PLANTS FROM THE CASTLE ROCK PLANT LIST WILL BE USED, AT THE REQUIRED QUANTITY OF 1 TREE AND 4 SHRUBS FOR EVERY 40' ALONG THE MEDIAN. TREES CANNOT BE PLANTED WITHIN 10 FEET OF A WATER OR SEWER MAIN. 4 SHRUBS PER TREE SUBSTITUTED FOR DISTANCE WHERE TREE LOCATION CANNOT FULFILL THIS REQUIREMENT (MOST OF MEDIAN, EXCEPT NORTHEAST END.)

ALL PLANTS TO BE USED ARE EITHER IN THE LEVEL OF HYDROZONE 2 (LOW WATER USAGE), OR IN HYDROZONE 1 (VERY LOW WATER USAGE), INCLUDING THE 65 SF OF ANNUALS.

PLANT MATERIAL IN MEDIANS IS TO BE NATIVE AND VERY LOW HYDROZONE AS LISTED IN THE TOWN OF CASTLE ROCK PLANT LIST.

NOTE: TREE PLANTING AREAS LESS THAN 8 FEET IN WIDTH REQUIRE CU STRUCTURAL SOIL (TM)

FOUNDERS VILLAGE

LANDSCAPE ENTRY PLAN
ENDERUD BLVD.

LEGEND

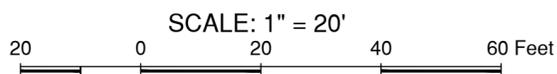
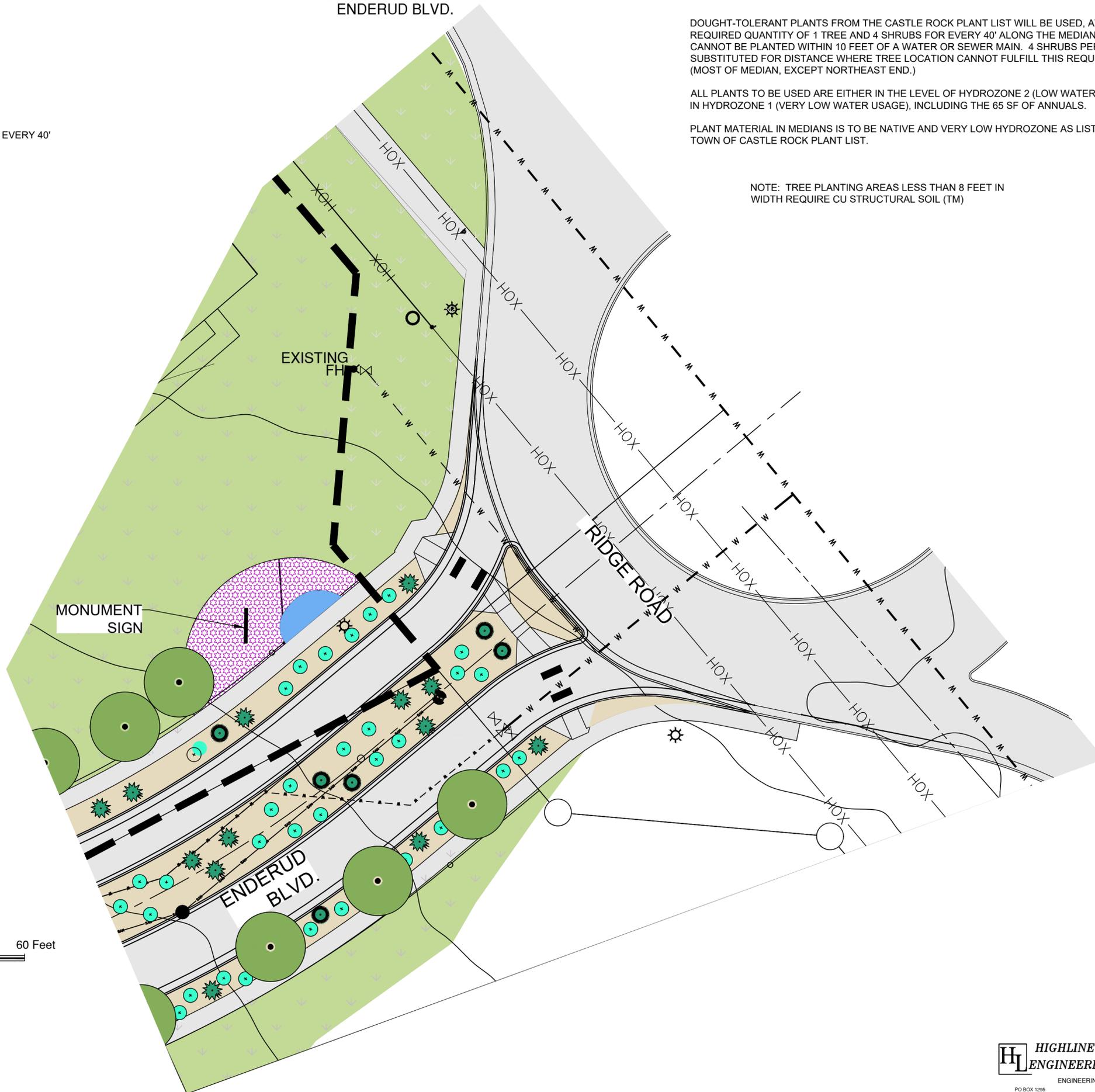
-  DECIDUOUS TREE WITH 1 TREE AND 4 SHRUBS PER EVERY 40' (LOW TO VERY LOW WATER)
-  EVERGREEN TREE (LOW TO VERY LOW WATER)
-  DECIDUOUS SHRUBS (LOW TO VERY LOW WATER)
-  EVERGREEN SHRUBS (LOW TO VERY LOW WATER)
-  CONCRETE PAVING/SIDEWALK
-  2" ROCK MULCH
-  NON-IRRIGATED NATIVE SEED
-  LOW TO VERY LOW WATER SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES
-  ANNUALS (125 SF) (LOW TO VERY LOW WATER)

DOUGHT-TOLERANT PLANTS FROM THE CASTLE ROCK PLANT LIST WILL BE USED, AT THE REQUIRED QUANTITY OF 1 TREE AND 4 SHRUBS FOR EVERY 40' ALONG THE MEDIAN. TREES CANNOT BE PLANTED WITHIN 10 FEET OF A WATER OR SEWER MAIN. 4 SHRUBS PER TREE SUBSTITUTED FOR DISTANCE WHERE TREE LOCATION CANNOT FULFILL THIS REQUIREMENT (MOST OF MEDIAN, EXCEPT NORTHEAST END.)

ALL PLANTS TO BE USED ARE EITHER IN THE LEVEL OF HYDROZONE 2 (LOW WATER USAGE), OR IN HYDROZONE 1 (VERY LOW WATER USAGE), INCLUDING THE 65 SF OF ANNUALS.

PLANT MATERIAL IN MEDIANS IS TO BE NATIVE AND VERY LOW HYDROZONE AS LISTED IN THE TOWN OF CASTLE ROCK PLANT LIST.

NOTE: TREE PLANTING AREAS LESS THAN 8 FEET IN WIDTH REQUIRE CU STRUCTURAL SOIL (TM)

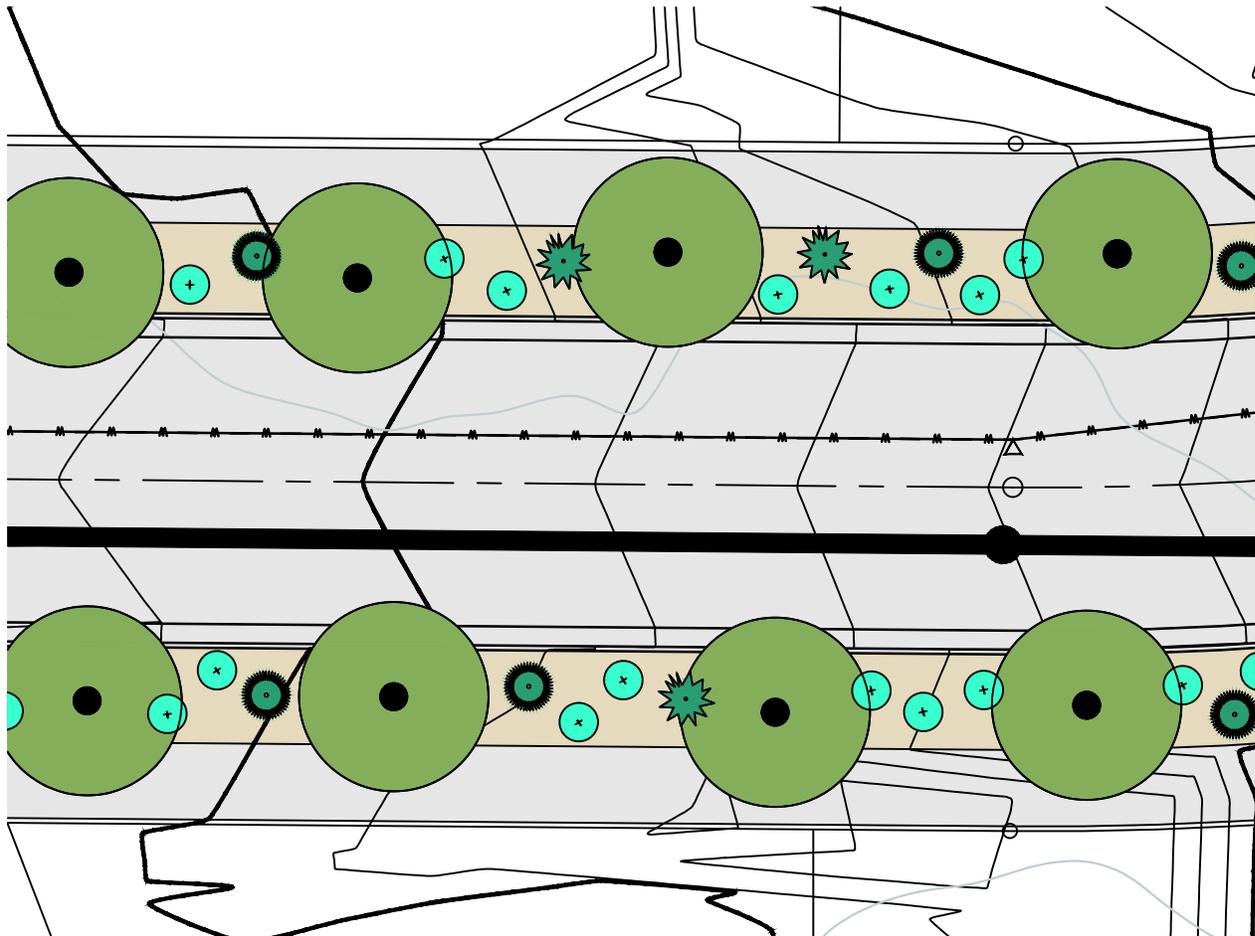


FOUNDERS VILLAGE

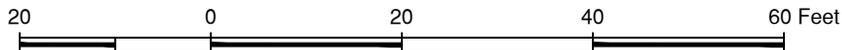
STREETSCAPE CONCEPT PLAN COLLECTOR STREETS

LEGEND

-  DECIDUOUS TREE WITH 1 TREE AND 4 SHRUBS PER EVERY 40' (LOW WATER)
-  EVERGREEN TREE (LOW WATER)
-  DECIDUOUS SHRUBS (LOW WATER)
-  EVERGREEN SHRUBS (LOW WATER)
-  CONCRETE PAVING/SIDEWALK
-  3/4" ROCK MULCH



SCALE: 1" = 20'



DOUGHT-TOLERANT PLANTS FROM THE CASTLE ROCK PLANT LIST WILL BE USED, AT THE REQUIRED QUANTITY OF 1 TREE AND 4 SHRUBS FOR EVERY 40' ALONG THE COLLECTOR STREET. ALL PLANTS TO BE USED ARE AT LEAST AT THE LEVEL OF HYDROZONE 2 (LOW WATER USAGE), AND SOME ARE ALSO IN HYDROZONE 1 (VERY LOW WATER USAGE.)

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