

2021 Landscape and Irrigation Criteria Manual Summary of Changes

These changes are pending Water Commission and Town Council approval

The entire manual was reformatted and “cleaned up” to correct clarification, typos, etc. Some additional formatting changes may be completed to this manual.

All tracking changes are shown in red in the revised manual. Anything that may affect the current Criteria is listed below.

Manual title was changed to simplify

Old title: Landscape and Irrigation Performance Standards and Criteria Manual

New title: Landscape and Irrigation Criteria Manual

Cover page was updated

Section 1

Updated names/titles of people involved with document revision.

Definitions of Terms

The following definitions were removed since they are not mentioned within the manual:

- American Society of Landscape Architects (also deleted from acronyms)
- Central Irrigation Control System
- Certified Irrigation Contractor
- Certified Irrigation Designer
- Drought avoidance
- Double Row of Parking
- Monoculture
- Naturalized area
- Plaza
- Bachelor

The following definitions were combined with other common definitions:

- Condominium Building: This is now included in “Dwelling: Multi-family”
- Administrative Variance: This information is covered in “Variance”
- Apartment Building: This is now included in “Dwelling: Multi-family”
- Condominium Building: This is now included in “Dwelling: Multi-family”
- Deciduous tree: This is now included with “Deciduous”
- Dynamic pressure: This is now included with “Operating pressure”
- Landscape Island: Same definition as “Parking lot island”

- Landscape Peninsula: This is now included with “Parking Lot Peninsula”
- Licensed Landscape Architect: This is included with “Landscape Architect”.
- Site Plan: This is the same as “Site Development Plan”
- Townhome: This is now included with “Dwelling: Multi-family”
- Visibility Distance Triangle: This is now included with “Sight distance triangle”

The following definitions were changed or updated for clarification:

- Compost Class I: Changed to “Compost” and clarified
- Dwelling: Updated
- Peninsula: Changed to “Parking lot peninsula”
- Smart irrigation controller: A controller that automatically adjusts the programmed run time or watering frequency based on changes in weather or soil moisture.
- Variance: Changed to “Technical Criteria Variance”

The following definitions were added:

- Apartment
- Condominium
- Duplex
- Non-living ornamental
- Townhome
- Paired home
- Planting area
- Service line
- Single-family attached

Section 4

- Removed soil analysis text box: **All information is covered in the previous section.**
- Removed “Multi-trunk trees shall be three (3) or more canes with a minimum height of five-feet and a total caliper inches of the largest three (3) canes added together meet the standard caliper size for requirement for deciduous shade trees (between two (2) and two and one half (2½) inches).”
- Removed: “Town registered installer or maintenance contractor repair of an existing irrigation system.” **This creates unnecessary confusion.**
- Changed:
 - **From:** “Irrigated areas between five hundred (500) and two thousand five hundred (2,500) square feet should be served from the building through a combined tap.”
 - **To:** “Irrigated areas between five hundred (500) and five thousand (5,000) square feet shall be served from the building through a combined service line.”
- Deleted: “Dual meter installations are required for irrigated areas between two thousand five hundred (2,500) and five thousand (5,000) square feet, not exceeding seven and one half (7.5) feet per second through the service connection, and a demand of less than ten (10) gallons per minute (gpm).”

- Removed: "Turf grass and native areas **may** be irrigated with overhead irrigation (unless in areas less than ten (10) feet in width)." **This has already been stated and is not a requirement.**
- Moved from Section 4 to Section 9: "There shall be no irrigation within street medians or round-a-bouts."
- Moved from Section 4 to Section 9: All material proposed within street medians or round-a-bouts shall be designed to minimize dislodging and obstructing travel lanes, and be compatible with Town maintenance operations. Proposed material must be shown on plan submittals. Final selected material must be approved by the Town."
- Added: "All drip emitters shall be installed on stakes and placed above the mulch, around the perimeter of the plant". **Not a new requirement but added to the manual to create consistency with existing Town installation detail.**
- Removed "Identify duration of establishment period."
- Blanket statement: "Land use" **was deleted in several areas because this is general information that applies to all land uses, unless otherwise specified.**
- Removed: "As identified by Castle Rock Water, annual seasonal irrigation schedules may be required on an ongoing basis. These schedules will be submitted in accordance with the Town's Water Use Management Plan. Those properties that have not submitted the required information will be considered out of compliance and will be subject to enforcement action". **This is no longer required under the current WUMP.**
- Added: "All landscape and irrigation inspections are weather dependent. Due to extreme variability and unpredictability in temperatures, precipitation, and reduced daylight hours inspections will not be performed between November 1st and March 1st". **These inspections are seasonal and cannot be completed once plant material has gone into dormancy and irrigation systems can no longer be operated due to freezing temperatures.**

"Certificate of Occupancy (CO) will not be issued until all inspections have been completed, punch list items have been addressed, final letter of acceptance has been issued, and irrigation permit has been closed. **This is not a new requirement. Language has been added to clarify permitting process.**

In order to receive the CO, prior to completion of all permit requirements, the applicant may post a surety". **This is not a new requirement. Language has been added to clarify permitting process.**

Surety amount will be determined as a percentage of the owner's landscape and irrigation construction contract for items incomplete as determined by the approved plans unless a lower surety amount is outlined in the Subdivision Improvement Agreement (SIA) or Property Improvement Agreement (PIA).

Bond: 100% of owner's landscape and irrigation construction contract

Letter of credit: 75% of owner's landscape and irrigation construction contract

Cash / Escrow: 65% of owner's landscape and irrigation construction contract. **These amounts create consistency with existing Municipal Code.**

Section 6

- Removed: "Homeowner installations are not subject to efficiency testing requirements as outlined in Section 4."
- Changed: "**WI-FI enabled** smart irrigation controllers, capable of interval watering, are required. This requirement shall be adhered to by all installations within this category, including homeowner installations".

Section 7

- Section was split to create a separate section for "Urban Areas".

Section 9

- **Added:** Design and installation of utility and irrigation sleeving is the responsibility of the initial Developer and must be completed prior to the construction of streets, curb and gutter, and sidewalk.
- Arterial and Collector streets – the vertical Developer of the individual parcel adjacent to the right-of-way.
- Entry streets, Medians and Round-a-bouts – the vertical Developer of the individual parcel adjacent to the right-of-way.

Section 10

- **Deleted for active parks only:** "A minimum of four (4) shrubs per required tree shall be provided."

Appendix A

- Temporary Irrigation Criteria was updated