

Z-Zone Guidelines

Purpose

The purpose of z-zones is to allow for a temporary watering allocation to establish a native landscape. These z-zones will not require long-term water use and will be allowed for a zero cost per square foot tap fee to developers. An administrative fee will be assessed for installation of the temporary tap. This will allow for an upfront savings for developers and will encourage them to install water conservation oriented landscapes in common areas watered by irrigation meters.

Z-Zone Requirements

1. Irrigation meters are the only meters eligible to qualify for the z-zone or temporary water option.
2. Temporary taps will require a \$250 administration fee and a \$25,000 deposit which will be refunded after the three year period upon successful establishment of plant material in the z-zone areas.
3. Trees that are placed within the z-zone area and that are not contiguous with low-water permanently watered areas can be placed by themselves but it is recommended they be placed in clusters to help with the elements. Shrubs and other low-water plant material may be placed within this area. The area under the tree canopy will be considered low water use areas.
4. Landscape plans must clearly indicate in the plan that there is a z-zone component in the plan. Landscape plans must include a hydrozone map clearly delineating no-water, low-water and high-water use areas. This hydrozone map also must be included with the irrigation plan submittal for reference and water budget calculation. A table clearly stating the square footage of each hydrozone must be included with the map. The landscape plan must also include a count of trees within the z-zone areas listed by tree size classes. (See attachments for examples of tables and of a hydrozone map.)
5. If a property has multiple meters, the areas maintained by each meter must be clearly indicated on the landscape plans and irrigation plans.
6. The sum of the landscaped areas must equal 100% of the irrigable area within the property boundaries.
7. The tap fee will be assessed based on the approved landscape plan and associated square foot calculations.
8. An annual water allocation will be established based on the fee paid for the installation of a tap. A variance application will be required for a water allocation to be reviewed outside of the tap size basis upon submittal of plans indicating z-zone areas.
9. No z-zone areas will be allowed between sidewalks and street curbs (Streetscape).

Z-zone Process

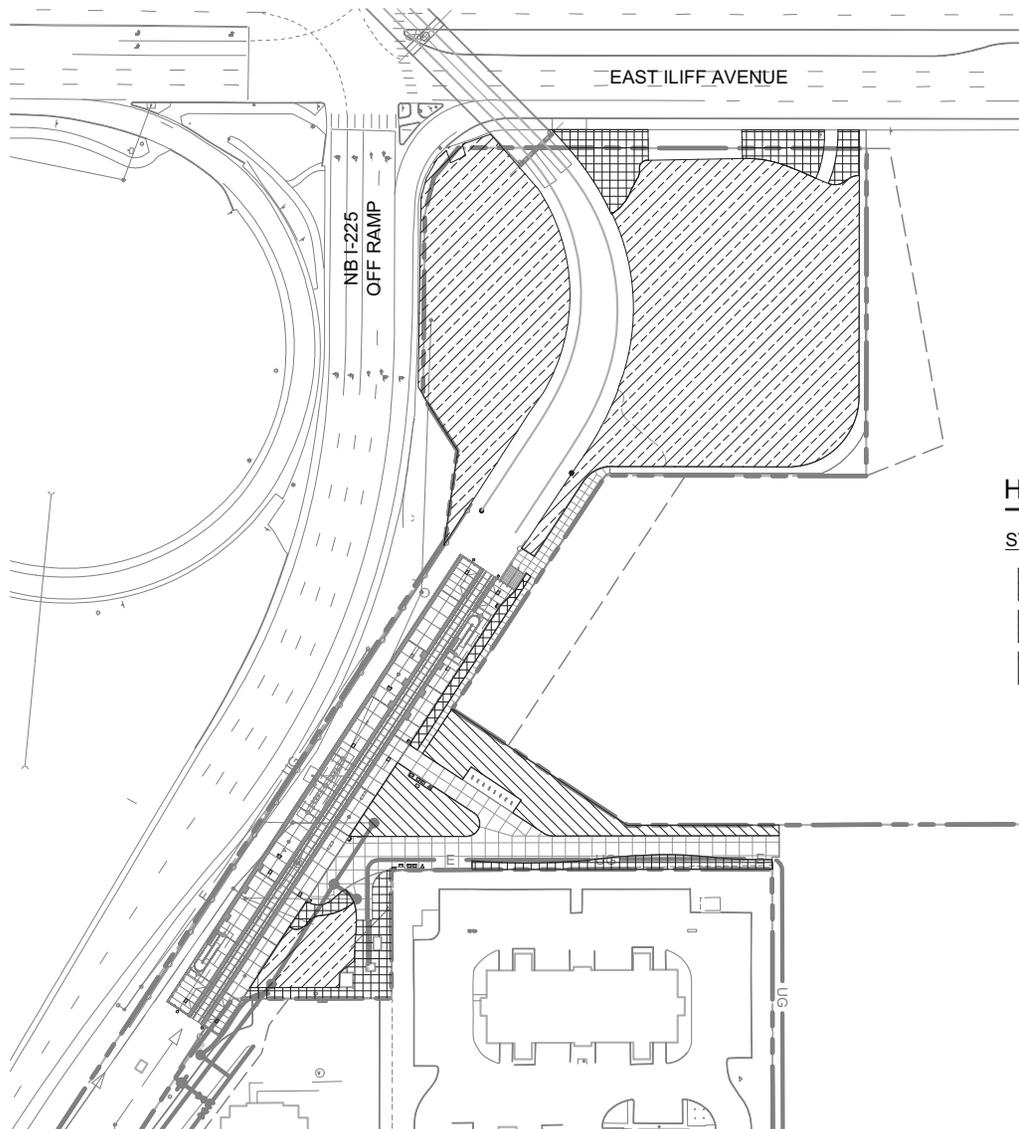
1. A developer/owner must indicate an interest in including a potential z-zone area as early as possible in the process, possibly in the pre-app meeting.
2. When the Planning Department reviews the Landscape Plan, they will indicate if there is a z-zone area in AMANDA. Water Conservation will be notified to review the plan for z-zone compliance and for water budget determination.
3. Once irrigation plans are submitted a final review of the z-zone areas and square footages will be performed. A final water budget will be determined upon approval of irrigation plans.
4. Water conservation staff will meet with responsible parties (developer, owner, landscape contractor) at the beginning of the process to discuss the full z-zone process and requirements.
5. Each year, for the first three years, water conservation staff will conduct an audit of the z-zone establishment areas on or around the anniversary of the landscape installation. Staff will determine the condition of the z-zone areas and make recommendations to the responsible party as necessary. A written letter will be sent regarding the audit to the responsible party each year and will be kept on file at the water conservation office.
6. Upon completion of the third year, unless an extension is requested, the appropriate water use for that z-zone area will be subtracted from the overall property water allocation, resulting in a smaller annual allocation amount.
7. After the third year, Aurora Water will pull the temporary meter, preventing further irrigation of the z-zone areas. This will only be delayed upon approval of an extension request.
8. If landscape development, specifically z-zone areas, are completed in phases, the responsible parties are required to contact the office of water conservation and submit a phasing map. Said phasing map must be kept up to date on an annual basis and as new areas are completed. This will allow for phasing and an appropriate adjustment of the meter's allocated water budget.
9. If the responsible party changes, the prior responsible party is required to notify the office of water conservation. This will allow staff to meet with new responsible party to provide education.

| "Project Name" - Landscape Type Table | | | | | |
|---|--------------------|------------------------|-----------------|---------------------------------|-------------------|
| Point of Connection - "1" | | | | | |
| Water Use Type | Area (s.f.) | Trees in Z-Area | Quantity | Area Value (square feet) | Total Area |
| Total High Water Use | 100,000 | Large Trees | 100 | 725 | 72,500 |
| Total Low Water Use (includes trees in Z-Zones) | 231,350 | Small Trees | 50 | 177 | 8,850 |
| Z-Zone | 200,000 | Total | | | 81,350 |
| Total Point of Connection 1 | 531,350 | | | | |

| "Project Name" - Landscape Type Table | | | | | |
|---|--------------------|------------------------|-----------------|---------------------------------|-------------------|
| Point of Connection - "2" | | | | | |
| Water Use Type | Area (s.f.) | Trees in Z-Area | Quantity | Area Value (square feet) | Total Area |
| Total High Water Use | 50,000 | Large Trees | 30 | 725 | 21,750 |
| Total Low Water Use (includes trees in Z-Zones) | 34,405 | Small Trees | 15 | 177 | 2,655 |
| Z-Zone | 25,000 | Total | | | 24,405 |
| Total Point of Connection 1 | 109,405 | | | | |

| Project Totals (all points of connection) | | | | | |
|--|--------------------|------------------------|-----------------|---------------------------------|-------------------|
| Water Use Type | Area (s.f.) | Trees in Z-Area | Quantity | Area Value (square feet) | Total Area |
| Total High Water Use | 150,000 | Large Trees | 130 | 725 | 94,250 |
| Total Low Water Use (includes trees in Z-Zones) | 265,755 | Small Trees | 65 | 177 | 11,505 |
| Total Z-Zone | 225,000 | Total | | | 105,755 |
| Total | 640,755 | | | | |

* NOTE: Trees in Z-Area will be counted as low water for calculating tap fees.



HYDROZONE LEGEND

| SYMBOL | DESCRIPTION | QTY | METHOD |
|---|--------------------------------------|-----------|-------------------|
|  | MODERATE HYDROZONE - TALL FESCUE SOD | 9,024 SF | SPRAY/ROTOR HEADS |
|  | LOW HYDROZONE - SHRUB BED, XERIC | 10,757 SF | POINT SOURCE DRIP |
|  | LOW HYDROZONE - NATIVE/WETLAND SEED | 66,045 SF | SPRAY/ROTOR HEADS |

Our hydrozone plans would need the following descriptions:

- High Water
- Low Water
- Z-zone Area
- Trees (trees will be calculated as low water)
- Trees within each Z-zone area need to be shown on the plan.

1 HYDROZONE PLAN
SCALE: 1:80