

Metzler Ranch Xeriscape Information and Guidelines

In an effort to promote the town of Castle Rock's water conservation initiatives, and to maintain the integrity and aesthetics of Metzler Ranch, the Home Owner's Association is providing the following information and guidelines for xeric landscape renovations.

Xeriscaping offers a way to have beautiful, livable landscapes without excess water use. Xeriscape does not mean landscaping with rocks and cacti. Drought-tolerant plants work best in most xeriscape plans. The most basic principles of xeriscaping are to use plants that can thrive with little supplemental water.

All landscape renovations must be approved by the HOA Design Committee. To download an application, visit www.metzleranchhoa.com/design_review_form.pdf.

The concept of Xeriscape is based on seven principles:

- 1) **Planning & Designing:** draw plans to scale, list plant names and container sizes. These are the minimum sizes required by the city of Castle Rock.
 - a) Deciduous trees: at least two (2) " caliper
 - b) Coniferous trees shall be at least six (6) feet tall.
 - c) Shrubs shall be five-gallon container size.
 - d) Perennials shall be one-gallon container size.
 - e) Ground covers/vines shall be spaced to provide eighty percent (80%) ground plane coverage within 3 years.
- 2) **Soil Improvement:** soil amendments can enhance the health & growing capabilities by improving water drainage and water holding capacity. Minimum town requirements are 3 cu. yds. organic matter per 1,000 sq. feet. This organic matter should be rototilled into the soil to a minimum depth of 4 inches.
- 3) **Limit turf areas:** keep turf to a minimum or use alternatives such as ground covers or other low water plants. Choose lower water turfs, like Canadian Blue Fescue, Blue Grama grass or Buffalo grass.
- 4) **Water efficiently:** water deeply, infrequently to develop a deep root system. Place plants with similar watering needs in clusters. Use one or more areas (oases) of high density, high-color plants as the focal point of the design.
- 5) **Wise plant selection:** Select zoning plants appropriate for climate and species indigenous to Castle Rock. Visit www.plantselect.org, www.parkeronline.org/index.aspx?NID=295, or www.ctgov.com for help in plant selection.
- 6) **Mulch to reduce evaporation and weed growth:** Mulch holds moisture in soil, reduces weed growth, slows erosion & beautifies your landscape. Mulches should be applied to at least a 4" depth, preferably 4-6". Rock mulches should be used sparingly and is discouraged because they raise the soil temperature and evaporation rates. Designs using 100% rock mulch will not be approved.
- 7) **Maintenance:** a xeriscape landscape means low maintenance, but not zero maintenance.

At Planting Installation:

- A minimum of 40% of the xeriscape area shall be landscaped with "long-lived" live plantings (perennials, shrubs, trees) that are drought tolerant.
- A maximum of 60% of non-living durable landscape materials shall be included in xeriscape landscaping (rock, mulch, etc).

After 3 years establishment:

- A minimum of 50% of the xeriscape area shall be landscaped with live plantings (xeric perennials, shrubs, trees and xeric turf).
- A maximum of 50% of non-living landscape materials shall be included in xeriscape landscaping (rock, mulch).