



October 7, 2016

**Residential Landscaping & Fencing Submittal Guide**

The Candelas Design Review process is handled electronically.

Please send your submittal to [scameron@ccmcnet.com](mailto:scameron@ccmcnet.com)

Should you have any questions about your design submittal, they should be referred to CCMC at [scameron@ccmcnet.com](mailto:scameron@ccmcnet.com) or (720) 625-8080.

The following is provided as a quick reference for use in preparing landscape plan submittals for review by the Candelas Design Review Committee ("CDRC"). In this context, "landscaping" includes, but is not necessarily limited to, landscape plantings, fencing, concrete or modular paver stone patios, decks, deck railings and sun/wind screens, pergolas, storage sheds, play equipment, and most other improvements exterior to the home.

The items contained herein have been compiled from the Candelas Residential Design Guidelines ("Design Guidelines") and related documents, as amended from time to time. The full set of Design Guidelines and Addendums can be requested from [scameron@ccmcnet.com](mailto:scameron@ccmcnet.com). In the event of a discrepancy, the CDRC reserves the right to exercise reasonable judgment to the end that all improvements conform to and harmonize with the existing surroundings, residences, landscaping and structures.

**GENERAL REQUIREMENTS:**

1. The Architectural Review Application and the signature page, found on the last two pages of this document, must be completed and included with the submittal package.
2. Fencing and Landscape Plantings are to be approved and installed within 180 days of move-in.
3. ALL plan submittals must be emailed to [scameron@ccmcnet.com](mailto:scameron@ccmcnet.com) in PDF format, please do not send photos or jpegs.
  - *Please assemble all Plans and Notes into one PDF file.*
  - *All Plans and Notes must be readable from the PDF file.*
  - *All Plans must include the square footage of turf not to exceed the limits set by the Candelas Guidelines.*
  - *All Plans must include the type of rock being used.*

4. A copy of the Builder-supplied Plot Plan is to be submitted along with all other documents.
  5. Landscaping plan submittals must include:
    - a) Your plan submission must contain the following: property address, owner information, designer information, builder information, plan date and any revision dates, move-in date, north arrow, and a graphic bar scale.
    - b) Fencing must be noted as either existing or proposed for each lot line, and when proposed, specifications as noted below in the Fencing section shall be included.
    - c) Note adjacent uses for each lot line, e.g. residential lot, street, open space, etc.). All easements are to be shown and labeled on the plan.
      - d) A Drainage Certificate or Plan must be submitted unless the Plot Plan, noted above, includes drainage flow information.
      - e) A statement that turf will not exceed the limits set by the Candelas Guidelines.
      - f) The type of rock being used.
  6. All plants must be identified with their specific names (generic terms such as “deciduous” or “canopy” or “evergreen” cannot be accepted for review).
    - a) Plants must be selected from the Candelas Plant List (available on request from [scameron@ccmcnet.com](mailto:scameron@ccmcnet.com)).
    - b) Should plants which are not on the Candelas Plant List be proposed, they must be on the list of plants approved by the City of Arvada (available upon request). A separate written request, submitted with the landscape submittal package, to use plants from the City list instead of the Candelas list must explain why the Candelas List is not being used.
    - c) Aspens may be used in addition to, but not in lieu of, approved trees on the above-noted lists, however, Aspens are strongly discouraged due to disease and short life span issues.
  7. Deciduous large canopy trees are preferred on the South and West sides of homes for shade.
  8. Plants should be graphically shown on submittals at 100% of mature size, i.e. an oak that grows to a 50' diameter shall be drawn with a circle measuring 50' in the scale of the plan. Plant spacing must be shown as at least 75% of mature size.
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9. Review the soils report recommendations relating to foundation planting. Positive drainage away from the foundation should be maintained to a distance of approximately 10', or as specified in the soils report.
  10. Soil amendment information must be included in plan notes. Soils must be amended with at least 3 cubic yards of compost per 1,000 square feet of soil.
  11. Dimensions for the width of paths and walks must be provided.
    - a) The minimum width must be identified and may not be less than 3 feet.
    - b) Proposed paths designed of individual pavers/stones less than 36" in width must be so noted on the plan, and a request for deviation from the guidelines included in the plan notes explaining why the reduced width is proposed.
  12. Stairways exceeding 3 risers shall have handrails per the local building code. The number of risers and handrails must be identified.
  13. **When purchasing a Model Home only – Front Yard - Landscape Packages:** Builders must provide three landscape plan options per model that the buyer may choose from. CDRC review is required for all three. *(Individual homeowners are not subject to this requirement.)*
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**FRONT YARD:**

1. Must have water and sewer lines identified.
2. Must have one tree minimum: canopy, ornamental, or evergreen. Species must be identified.
3. Must have minimum 75% shrub bed coverage (mature size), in accordance with the City approved FDP for the applicable filing.
4. **Must have no more than 50% turf.** Dimensions for turf areas must be provided and the minimum width must be noted and may not be less than 8 feet. The square footage of the turf, overall front yard, and shrub areas should be noted on the plan. The percent of turf to the overall front yard area must also be noted.
5. Tree Lawns (The Street Planting Bed, which is the area between the detached sidewalk and back of Curb):
  - a) Shall not be planted with turf.
  - b) Must utilize 3" minimum depth of rock mulch (river rock of natural color) between 3/8"—1 1/2" in size over weed control fabric (plan notes must specify the above for each area of rock).
  - c) The Tree Lawn in front of Single Family Detached (SFD) lots shall be landscaped by the builder with a minimum of the following to ensure consistency throughout Candelas:
    - One tree per lot, or at least one tree for every 40 feet of lineal frontage along roads
    - 4 Shrubs
    - 10 Ornamental Grasses
  - d) Must have 75% plant coverage (mature size).

**REAR YARD** (includes side yards, except along streets):

1. Must have one tree minimum: canopy, ornamental, or evergreen. Species must be identified.
2. Must have three trees minimum, when adjacent to open space.
3. **Must have no more than 50% turf relative to the total area of rear & side yards (except side yards along streets).** The length and width of turf area must be shown. The square footage of both yard and turf is to be noted on the plan, as is the percent of turf to the overall yard.
4. Trees are strongly discouraged in the utility easements.
5. Must utilize 3" minimum depth of rock mulch (river rock of natural color) between 3/8" and 1 1/2" in size over weed control fabric (plan notes must specify the above for each area of rock). Larger rock/cobble is not permitted as mulch except in very limited areas when used for drainage-ways.
6. Alley Lots (in addition to the above):
  - Both side & rear yard areas are considered the rear yard for the purpose of these calculations
  - All utility appurtenances shall be fully screened from offsite views on at least 3 sides with evergreen shrubs of a mature height of at least 4'
  - When the utility appurtenances are located within the alley utility easement, they shall be fully screened (if not already done so by the builder) from offsite views on at least 3 sides with evergreen shrubs of a mature height of at least 4' as well as with fencing.
7. Water use must be provided, and expressed as average gallons per square foot per year. Five gallons is the maximum average per year allowable.
8. Weed barrier must be installed under all shrub and mulch beds, and must be included in notes.
9. In smaller isolated areas, wood mulch may be permitted.

**SIDE YARD** (Along Streets):

1. **Must have no more than 25% turf relative to the total side yard area.** If turf is proposed, the square footage of the turf in side yard along street and square footage of side yard total should be noted on the plan, as well as the percent of turf in side yard.
2. Must utilize 3" minimum depth of rock mulch (river rock of natural color) between 3/8 and 1 1/2" in size over weed control fabric (plan notes to specify above for each area of rock).
3. Must have a minimum of 75% shrub coverage (mature size), in accordance with the City approved FDP for the applicable filing.
4. Trees are strongly discouraged in the utility easements.
5. The Tree Lawn located on the side of Single Family Detached (SFD) lots shall be landscaped by the builder with a minimum of the following to ensure consistency throughout Candelas:
  - 2 Trees per lot
  - 8 Shrubs
  - 20 Ornamental Grasses

**IRRIGATION:**

1. Spray irrigation shall be limited to lawn or low ground covers only. Drip, bubbler, or sub- surface irrigation shall be used in all other cases, and must be included in notes.
  2. Spray irrigation is not allowed within 6' of building foundations or as stipulated within a soils report, and must be included in notes.
  3. All irrigation systems must be identified and labeled, and must be automated and programmable.
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## **SYNTHETIC TURF:**

### General Guidelines:

1. Synthetic Turf must be natural in appearance and integrated into the overall landscape design in a natural-looking manner.
  2. Synthetic Turf shall not be installed directly adjacent to property lines.
  3. Synthetic Turf shall be comprised of two yarn-type colors (green and tan) for a natural appearance. Putting greens may be of a single yarn type (green).
  4. The general appearance of synthetic turf must be designed and installed in such a manner as to effectively simulate the appearance of a well-maintained lawn.
  5. Uniformity must be maintained in all areas of synthetic turf.
  6. Synthetic turf must not be installed on grades greater than 6%, unless reviewed and approved by a licensed professional. The expense of such professional consultation is the sole responsibility of the homeowner.
  7. All synthetic turf must be circumscribed by a 3' rock or mulch bed at the property perimeter. The edges of turf rolls must not be exposed.
  8. No synthetic turf may be installed in front yards.
  9. The maximum area of artificial turf permitted in rear yards shall adhere to the same standards as natural turf.
  10. Pile height must be at least 1.75" and not greater than 3".
  11. Pile weight must be between 30 and 80 ounces per square yard.
  12. Synthetic turf must be protected by a minimum of an 8-year warranty, which must not be limited by the amount of usage, lawn elevation, or type of footwear that can be worn.
  13. Synthetic Turf must allow for 10' of standing per hour minimum vertical drainage.
  14. Synthetic Turf must be protected from UV damage.
  15. Yarn denier must be minimum 5,700 for putting greens, 7,000 for yards.
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16. Infill material must consist of sand, rubber, or a combination thereof. Sand must be silt free. Rubber with steel filaments is not permitted.
17. The primary backing system must contain a minimum of 8 ounces per square yard.
18. The secondary backing system must contain a minimum of 8 ounces per square yard.
19. Felt backing is not permitted.

Installation:

1. Synthetic Turf must permit adequate drainage both horizontally and vertically.
  2. Synthetic Turf must not be placed over existing grass. Dirt or adequate hardscape subgrade must be installed.
  3. Subgrade:
    - Must include a geotextile fabric between existing compacted soil and porous aggregate material.
    - Porous aggregate layer is defined as “a compacted material providing stability to subgrade that is sufficiently porous to allow adequate vertical drainage”.
  4. Synthetic Turf must be well-secured to prevent rippling or seams becoming visible.
  5. Seaming must be completed using an approved tape and glue, or stitching.
  6. Stitching must contain a minimum of 10 stitches per every 3”.
  7. Tear strength of synthetic turf must be at least 200lbs.
  8. Edges of Synthetic Turf must be finished and anchored with concrete curb, treated wood header, trench drain, or approved composite edging material. Synthetic Turf must be securely fastened to prevent any lateral movement of backing material.
  9. Synthetic Turf must have prepared base of infill as defined in the product specification section.
  10. Synthetic Turf must be protected by a minimum 1-year installation/workmanship warranty.
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Maintenance Guidelines:

1. The manufacturer and/or installer should provide detailed maintenance instructions for Synthetic Turf.
2. Remove all organic material from the surface of the Synthetic Turf.
3. If animals use the Synthetic Turf, feces must be removed frequently and the area must be washed by hose. Urine will drain through the turf. A spray irrigation system is recommended if pets are to use yards with Synthetic Turf as this allows for regular washing of the material.
4. Color and appearance of Synthetic Turf must remain as originally submitted to the Architectural Committee. Any unauthorized alteration to the color or appearance of Synthetic Turf after Committee approval constitutes Covenant Violation and may be subject to fine.

**LANDSCAPE LIGHTING:**

1. Residential landscape lighting fixtures shall complement the architecture. Fixture cut sheets from manufacturer must be included with submittal.
  2. Residential landscape lighting shall not exceed 100 watts incandescent or 26 watts compact fluorescent. LED lighting levels shall not exceed the equivalent levels of luminosity as noted herein. All lighting types and wattages must be identified on the landscaping plan, and shall conform to the City of Arvada's code.
  3. Residential landscape lighting shall have photocells or time clocks as part of lighting controls, and must be identified as having such on the landscaping plan.
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**DECKS, PERGOLAS, WIND/SUN SCREENS, AWNINGS, ETC:**

1. A detail drawing of the structure/accessory (and pictures or photo simulations) must be included with the submittal.
2. In addition to CDRC approval, a Building Permit from the City of Arvada is required.
3. All materials and finishes must be specified on the plan.
4. Notes shall include whether structure/accessory is freestanding or attached to the house. When attached, plan notes must describe attachment method. When freestanding, plan notes shall describe method of anchoring to the ground.
5. Pergola / Trellis --- the minimum size of overhead members shall be 2x6 nominal and they shall be spaced no greater than 16" o.c.; columns shall be a minimum of 6x6 nominal.
6. As set forth by the Candelas Design Guidelines, deck columns on walk-outs and garden levels specifically on lots that are adjacent to public areas (Open Space, Roads, etc.) must be of masonry material. The masonry should measure a minimum of 12" from face of finish material to face of finish material, and should extend from the ground to above the main level deck railing. The aforesaid requirement shall only apply when the height from grade to top of decking boards is at or greater than 6'-0".

**STORAGE SHEDS, DOG-RUNS, PLAYSETS, SATELLITE TV DISHES, MECHANICAL EQUIPMENT, ETC.:**

1. Storage Sheds shall be constructed of sturdy materials able to withstand the higher winds typical of the Candelas area, and shall be constructed of materials the same as or similar to the home. Storage Sheds shall be architecturally harmonious with the colors of the home. Metal and/or plastic (or plastic-like) materials shall not be permitted. Methods for anchoring the unit to the ground shall be identified on the plan. Locating the shed adjacent to the home or under a deck is preferred. In conjunction with a plan, pictures or photo simulations must be included with the submittal.
    - In addition to CDRC approval, storage sheds greater than 120 s.f. require building permits and must meet setback requirements.
  2. Dog Runs shall be constructed out of materials the same as or similar to lot fencing, and when applicable, harmonious with the materials and colors of the home.
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3. Playsets shall be identified on the plan and pictures or photo simulations must also be included with the submittal. The method of anchoring the playsets to the ground must be identified to ensure adequate protection from the strong winds of the area. Sturdy wooden playsets are required, however for the very small “tiny-tot” style, plastic sets may be allowed.
4. Basketball Hoops should be permanently installed on a pole that is dug into the ground and cemented in place to ensure adequate protection from the strong winds of the area.
  - Basketball Hoops shall not be mounted on roofs, nor are portable hoops allowed.
5. TV Satellite Dishes etc., must be mounted on the rear or side of a roofline; or on a ground mounted pole located in the rear yard to minimize visibility from any public spaces, e.g. Open Space or Streets.
6. Window Mounted Mechanical Equipment shall comply with the following as stated for roofs in Section 3.1.9, that flues, swamp coolers, satellite dishes, etc. are to be placed to the rear of the home or in a less prominent area, when possible, to minimize the impact from the street - similar sensitivity shall be given to window mounted mechanical equipment. Specifically, window mounted mechanical equipment shall not be allowed in windows that are visible from a public way and shall instead be placed in less prominent windows on an internal side or rear facing window. Furthermore, consider designing the supporting structure and painting it to match the architecture to also minimize the visual impact. Also, similar to Section 3.1.12, mechanical equipment shall be integrated into the building elevations (mounted in recessed locations or screened by wing walls) so they don't protrude from the house or look unsightly.
7. Ground Mounted Mechanical Equipment shall comply with the intent stated in section 2.5.8 that all utility service lines will be screened with landscape to reduce visual clutter, ground mounted mechanical equipment shall also generally be screened and obscured to also reduce visual clutter. Specifically, condensers or other similar equipment shall be located in the side yard areas and screened behind the home's fence and landscaping (as also depicted in the site plan illustration in section 2.7.1).

#### **FENCING:**

##### General:

1. These Guidelines are generally applicable to the entire community. In some cases however, there may be conflicts between these guidelines and the requirements that are imposed by the City of Arvada as depicted on the Final Development Plan that applies to each individual filing with Candelas. In cases of such conflict, the requirements of the Final Development Plan shall be binding.
  2. Fences may be constructed by the District, the Home Builder, or by the Home Owner. These guidelines are not intended to dictate who performs the installation but rather to establish standards for the improvements that are constructed.
  3. In addition to CDRC approval, building permits are required and must be obtained from the City of Arvada.
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Internal Lot Line Fencing:

1. Lot Line fencing shall be 3-rail fencing composed of #1 Grade Cedar wood, and must be treated or stained to a natural cedar appearance. The only exceptions to this are certain limited areas where screen/privacy fencing has been approved on the FDP for Alley Lots and for certain lots abutting to commercial areas of highways. The approved stain is “Diamond Vogel – GS 212 Cedar”, however other brands with similar appearance are also acceptable.
2. Wire mesh (“Pet Mesh”) is permitted on 3-rail fences. The mesh must be 2” x 4” grid, 12 gauge galvanized welded wire.
3. Specific fencing standards such as height, style, etc. are identified on the approved FDP for each filing.
4. Fence setbacks from public rights of way, sidewalks, corners of houses, etc. must adhere to the approved FDP for each filing.
5. Refer to the FDP for each filing regarding additional fencing requirements.
6. Fencing should be consistent with each parcel and must not exceed 48” in height.

Internal Patio Screen Walls / Fencing:

1. Patio screen/enclosure/privacy fencing is allowed on single family lots.
2. Patio screen/enclosure/privacy fencing should be harmonious with the architectural style of the house.
3. Screen fencing is not permitted on lot lines.
4. 25% of yard area must be left open and not included within the area that is being screened or enclosed.

**I acknowledged that I have read the above information.**

\_\_\_\_\_  
Signature



## Architectural Review Application

Send submittals to Suzi Cameron, at  
[scameron@ccmcnet.com](mailto:scameron@ccmcnet.com) in PDF  
format.

**There is a \$150 fee for the initial submittal and a \$75 fee for any subsequent submittal.** Please make checks payable to Cimarron Metropolitan District and send them to: Cimarron Metropolitan District 9371 McIntyre Street Arvada, CO 80007.

The application will not be processed until payment has been received.

Homeowner: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Builder/Contractor: \_\_\_\_\_

Requesting Approval for the Following:

☐ Landscape      ☐ Fence      ☐ Shade Structure      ☐ Play Set/Play Structure  
☐ Deck/Patio      ☐ Storage Shed      ☐ Driveway/Sidewalk      ☐ Paint      ☐ Other/Notes

Provide description of proposed improvements below.

**Please include that your turf will not exceed the square footage per the Candelas Guidelines and the type of rock that will be used:**

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**\*Be sure to include a plot plan with the submittal\***

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*"As the owner of the property located at \_\_\_\_\_, I hereby acknowledge that all improvements (both landscape and hardscape) shown within the utility easements are placed at my sole risk and liability. I accept that at any time in the future, those with rights to the utility easements may enter the affected property and require that all improvements be removed and/or located at my sole expense. In the event hardscape improvements have been approved within easements by the CDRD, the City of Arvada, in conjunction with the permitting process, may require letters from the applicable utility providers indicating that they have no objection to the placement of the improvements, prior to the issuance of building permits. I hereby acknowledge that all improvements shown shall be installed and maintained as depicted hereon. Modifications to these improvements in the future will not be made until CDRC approval is sought and either waived or granted."*

### For Office Use Only

Date Received: \_\_\_\_\_ Date Uploaded to GeoLens: \_\_\_\_\_

Acct. No.: \_\_\_\_\_ Notes: \_\_\_\_\_