



## INDEPENDENCE OVERLAY METROPOLITAN DISTRICT

c/o Special District Solutions, Inc.

2370 Antelope Ridge Trail

Parker, CO 80138

<https://www.independenceoverlaymd.org/>

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### **Architectural Review of Fence and Landscaping Applications**

The District's Design Guidelines are available to view and/or download at <https://independenceoverlaymd.colorado.gov/> . That document provides the Architectural, Landscape, and General Design guidelines for all residential structures in the District, as well as the process for Design Review approvals for all residential landscaping and fence installations.

Please review this document and share with your contractor(s) prior to submitting your application for any fence, landscape, or hardscape improvements for your home.

#### **Tips for submission of Applications for Architectural Review:**

- Download and read the current version of the District's Design Guidelines.
- Become familiar with and participate in the trainings for use of non-potable reclaimed water for irrigation.
- Print and complete the Application Submittal Form that can be found at the rear of the District's Design Guidelines.
- It is suggested to submit your fence and landscape applications at one time in order to avoid additional design review fees.
- In addition to the Application, please submit all required documents including,
  - a. Copy of Official Plot Plan
  - b. Plans for the improvement - Be specific with your request and include a description of the fence detail, landscape plan to include numbers, type, and size of plantings, description of hardscape, etc.

#### **Landscaping Specific Items:**

1. Provide dimensions for turf area, and make sure it is corresponding to maximum allowable size base on your lot type.
2. Provide dimensions for concrete patio. Keep in mind it should not exceed more than 20% of the rear yard area.
3. Include hardscaping materials and colors.
4. Please show the location for each plant material and indicate their size at the time of planting.



5. For trees please include mature size (height and spread) in addition to size at the time of planting.
6. Show trees' distance to fence, property line, and neighboring properties (measures from center of the tree perpendicular to fence or property line). Trees should be planted in a way when fully grown not to encroach to neighboring properties.
7. No tree should be planted within a utility easement area.
8. Please provide information regarding the intended irrigation system.
9. Note that all improvements shall maintain, positive drainage away from the residence at all times; as well as not interrupt any existing swales. The assumption is being made that proper drainage techniques will be put into design as necessary, catch basin, pipes, French drain, cobble swales, etc. The applicant is to meet all applicable code requirements and use best construction practices for the construction of all elements.

**Fencing Specific Items:**

1. Please note on your plan that Front yard fence setback is a line parallel to the street and 15 feet behind the face of main structure (not front porch).
2. Show location of fence, and gate(s) on Plot Plan with dimensions.
3. Indicate gate(s) sizes and materials.
4. A latching pedestrian gate matching design and material shall be provided on the exterior garage wall side of the home on the lot.
5. Include fence height (not to exceed 55"), and materials.
6. Make sure 4" x 6" cedar posts have 1" chamfer on all corners.
7. Note that only the owner's side of the fence maybe lined with 2" x 4" welded wire mesh.
8. Side yard fencing shall match back yard fencing in all cases.
9. Installation detail should be in accordance with design guideline details for fence.

Submit the completed application Plan, and Plot Plan to:

Special District Solutions, Inc.  
2370 Antelope Ridge Trail  
Parker, CO 80138-4235  
[info@specialdistrictsolutions.com](mailto:info@specialdistrictsolutions.com)

Please mail your check or money order for the \$300 Design Review Fee, payable to the Independence Overlay Metropolitan District, to our office at the address above.