

BAREFOOT VILLAGE LANDSCAPE DESIGN BOOK

FIRESTONE, COLORADO



DECEMBER 19, 2024

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ACKNOWLEDGEMENTS

Owner/Developer: Barefoot, LLC

Master Planner: Design Workshop, Inc.

LANDSCAPE VISION

While Barefoot Lakes was defined by its relationship to the lakes and connection to nature, Barefoot Village will be defined by its relationship to the Village Square. It will be a relationship largely inspired by walkability, connection, and bringing the vibrance of village life to Barefoot.

This relationship to the Village Square influences many aspects of Barefoot Village. From the gridded street pattern and higher density to the more tended landscape and architectural character.

Landscape Design Principles

The native planting and wild free-flowing landscape of Barefoot Lakes will transition into a more urban village pattern as the community transitions north; all while retaining a commitment to native plantings and demonstrating the beauty of creative native landscape with a waterwise ethic.

The native and naturalized plantings commonly found in the prairie will be reflected in the more refined manner within the village environment. The landscape within Barefoot Village will be a sophisticated

interpretation of the native prairie landscape and intersection between urban and wild, designed to soften the gridded land plan. Due to its semi-arid climate and limited availability, the responsible use of water is emphasized, and sod turf will be strictly limited.

This tended native character will permeate the Village at an intimate scale through the streetscapes, livable alleys, and the front yards of each home, while native grass open space corridors will provide a community connection to the lakes.

Waterwise Design Principles

Landscape designs for individual homes will be required to reflect an intensely waterwise pattern. Front yard designs will feature all native, waterwise plant materials. Backyard designs will be restricted to a small amount of water-sensitive sod with the balance primarily focused on elements of xeriscape design. This reflects the commitment for the overall landscape to be reduce water consumption.



Residential landscape improvements should use materials that fit with the overall community goals, and employ plant palettes that are varied yet complementary, emphasizing year-round seasonal interest.

GENERAL LANDSCAPE STANDARDS

Pattern of Landscape Schemes

No more than two lots out of every four in a row should employ the same landscape scheme. Avoid patterns in the distribution of landscape design schemes. Use an (approximately) equal mix of the different design schemes. Refer to the three examples at right.

The character of adjacent lot landscapes should be coordinated as described in the below examples. This is especially important for attached units and small lots.

Trees

Refer to lot-specific requirements for the minimum number of trees per lot. The general intent is at least one "street tree" within 10' of the curb for every 40 feet of frontage. Where there is a tree lawn, the "street tree" should be located in the tree lawn. Lot frontage is measured separately for each street bordering that lot (i.e. corner lots have two frontage measurements). At a minimum, each residential lot must have at least one (1) two-inch caliper deciduous street tree to form a consistent row along the street. Street tree spacing should be consistent along individual blocks.

No more than 66% of the street trees on a single street should be of a single species. It is encouraged to use one species at intersections only. Cluster similar species together, generally in groups of 3 to 5, as in the diagram to the right.

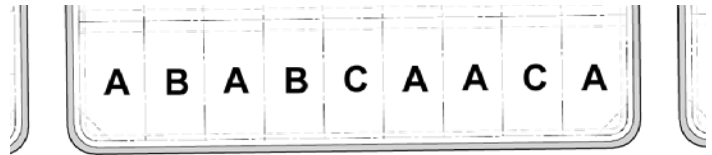
Trees should be placed so that their trunks and roots do not encroach on neighboring property at their maturity.

Avoid placing trees in the center of the yard.

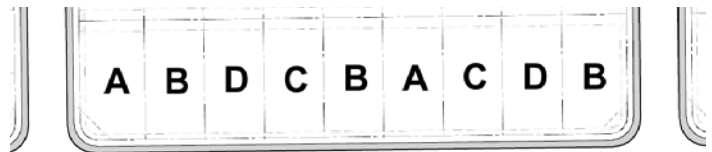
The mature canopy of a tree counts toward the **live plant material coverage** requirement. Label expected mature size of each tree on the plan submittal. The anticipated mature size should be based on reputable industry source (such as the nursery supplying the trees, *CSU Extension* tree fact sheets, *Arboday.org* tree guide, etc.)



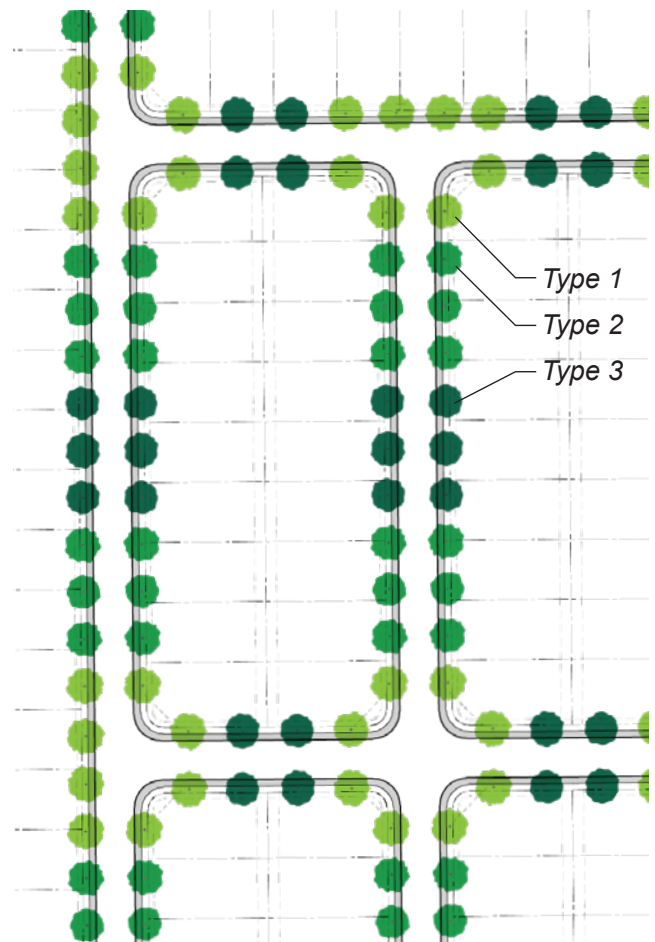
Ex. 1: Pattern too predictable.



Ex. 2: Distribution favors one landscape scheme too much.



Ex. 3: Preferred pattern and distribution.



Street tree species distribution example.

GENERAL LANDSCAPE STANDARDS (CONTINUED)

Planting

Materials should fit with the overall community landscape vision. This favors a waterwise landscape featuring native, native-adapted and low-water use plants. Plants should be placed with enough density and diversity to offer year-round seasonal interest. Bare ground is not permitted unless a part of a temporarily fallow garden.

Shrub beds are areas that include shrubs, perennials and ground cover plantings.

- Provide a variety of species, and a mix of evergreen and deciduous, ornamental grasses, shrubs, perennials, and groundcovers.
- It is preferable to arrange plants to form masses (at maturity) rather than a scattering of isolated plants. Group plants of similar shade and water requirements. Take this a step further by “layering” plants to provide additional interest, help soften fence lines, and blend into adjacent open spaces.
- Use shrub beds to screen exposed foundations.

All shrub beds are to be covered with mulch.

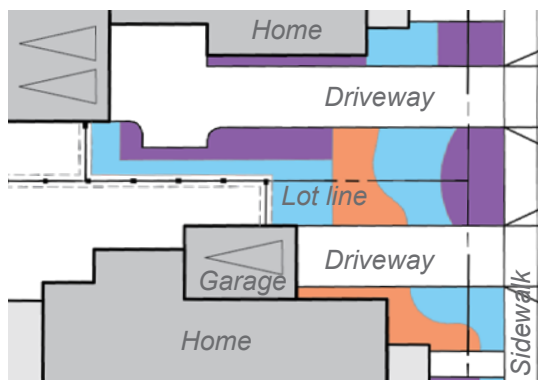
- Use mulch that fits with the material palette of the community, such as double shredded cedar, or fiber mulch. Stained or dyed mulch is not allowed.
- Crusher fines, gravel, and river cobble greater than 3 inches in diameter are acceptable. Lava rock, unshredded bark “chips” or “nuggets” are not allowed.
- Depth of mulch should be four inches for wood mulch, three inches for rock mulch.
- Weed-control barriers are not required; however, impervious or plastic materials are prohibited.

It is highly encouraged to maintain at least 2 foot radius mulch around trees in lawn. Where possible, incorporate mulched trees rings into larger areas of shrub beds.

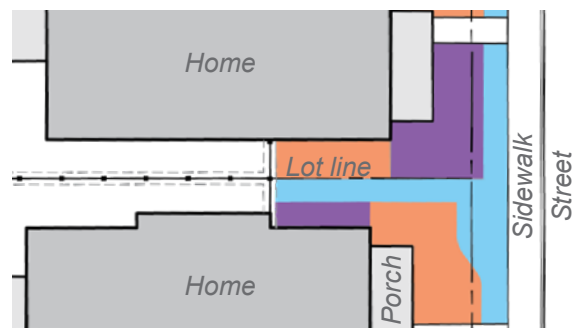
Vegetable, herb, and cut flower gardens that are visible from the sidewalk must be tended to avoid blown soil and are not allowed to remain fallow for more than 8 months of the year. Raised beds are preferred.

On a corner lot if a perimeter fence is not installed, the initial front yard landscape installation must extend 10 feet past the front of the structure. The front of the structure does not include front porches or patios.

The lane areas at alleys (the zone between alley and rear yard fence and/or property boundary) must be landscaped with rock or mulch whether or not a fence is installed. Plants must not exceed 3 to 4 feet in height and must be able to withstand snow loads.



Ex. 1: Planting beds and features should flow across lot lines in a cohesive manner.



Ex. 2: Avoid abrupt lot boundaries.

GENERAL LANDSCAPE STANDARDS (CONTINUED)

PLANT MATERIAL MINIMUM SIZE REQUIREMENTS:

- Deciduous trees - 2 inch caliper
- Ornamental trees - 2 inch caliper
- Evergreen trees - 8 foot height
- Shrubs - #5 (aka 5 gallon) container
- Groundcover, Perennials, Bunch Grasses - #1 (aka 1 gallon) container. Note: these do not count against the minimum 5 gallon shrub count

PROHIBITED OR RESTRICTED PLANTS:

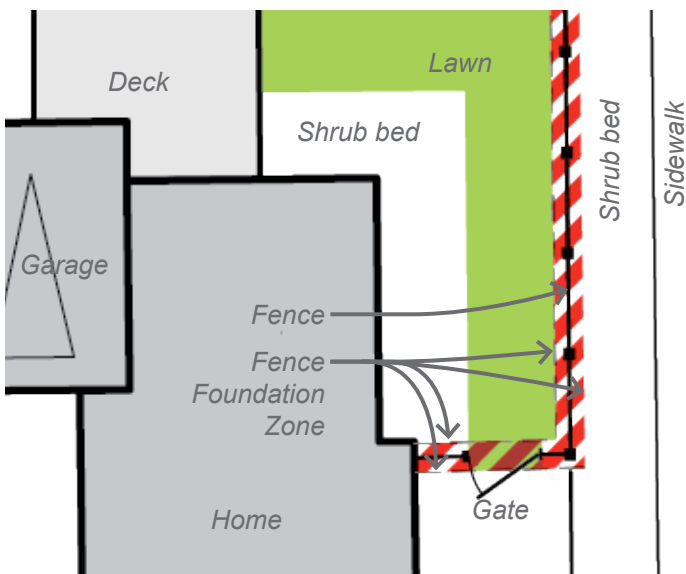
- **Ash trees** – not allowed.
- **Russian Olive trees** – not allowed.
- **Cottonwood, Evergreen and fruit-bearing trees** may not be utilized as **street trees**.
- **Cottonwood trees** – not allowed on residential lots.
- **Aspen trees** – not allowed on residential lots.

Turf

No turf is allowed in the front yard or tree lawns. Where turf is permitted, initial installations are recommended to be sod to reduce weed management requirements during establishment. Blend in a soil amendment for all turf areas and non-native shrub areas no more than 72 hours prior to planting. For typical conditions, spread 1 to 2 inches of suitable compost over the entire area and till to a depth of 4 to 6 inches.

Turf must be drought-tolerant and have a low-water requirement. Kentucky Blue Grass is not permitted unless it comprises less than one-third blend with low-water species. All turf selections must be approved. There are many Texas Blue Grass turf blends that look like Kentucky Blue Grass but require a fraction of the water. See list of pre-approved turf types and blends which are all (at the time of publication) available locally.

Native grass areas are allowed on residential lots, but must be maintained free of weeds.



Keep turf at least one foot back from the face of the fence. This is the **fence foundation planting zone** (emphasized with the red hatch pattern in the above diagram). Turf is permitted to run up to gates.



Fence foundation planting zones are treated as a shrub bed, filled with mulch or gravel. In the example above, the **fence foundation planting zone** is 30 inches wide from face of fence, and would be considered completely covered by planting.

GENERAL LANDSCAPE STANDARDS (CONTINUED)

PRE-APPROVED TURF TYPES AND BLENDS:

- Scienturfc Sod – [Tahoma 31](#)
- Scienturfc Sod – [Sun and Shade](#)
- Scienturfc Sod – [Eco-Tuf](#)
- Turfmaster Sod – [Enviro turf](#)
- Turfmaster Sod – [Self-Repairing Tall Fescue](#)
- Turfmaster Sod – [Cowboy Turf](#)
- Turfmaster Sod – [90-10 Fescue Blend](#)
- Greenlawn Sod Co. – [Ken-Tex Bluegrass](#)
- Greenlawn Sod Co. – [Thermal Blue](#)
- Greenlawn Sod Co. – [Ecoloturf](#)
- Arkansas Valley Seed Co. – [Low Maintenance Mix](#)
- Arkansas Valley Seed Co. – [Triathlawn Mix](#)
- Arkansas Valley Seed Co. – [Wear Tolerant Mix](#)

PRE-APPROVED NATIVE SEED MIXES:

- Arkansas Valley Seed Co. – [Low Grow Mix](#)
- Arkansas Valley Seed Co. – [Native Wonder](#)

Artificial turf (AKA: synthetic turf) in compliance with the Firestone Development Code is **only** allowed in the rear and side yard, and is limited to 75 percent of the total area. Where artificial turf is used at least 25 percent of the rear and side yard is required to be covered with **live plant material** and must be a permeable surface. The color must be similar to the geographical area, preferably a blended, multi-color monofilament fiber. All artificial turf selections must be approved prior to installation. Refer to “Artificial Turf” in the Residential Improvement Guidelines (RIG) for additional information and restrictions.

Irrigation

Turf irrigation must be 5 feet from foundations (3 feet for drip irrigation) per geotechnical recommendations.

Adjust individual sprinklers so they do not spray fences or buildings. This promotes material longevity, cohesive appearance, and reduces water waster.

Refer to and comply with the Little Thompson Water District’s watering times and restrictions. Practice waterwise irrigation BMPs: Water deeply and infrequently to develop deep roots. Don’t water between 10 a.m. and 6 p.m. or when it is windy. Rain sensors with automatic shutoffs are required. Residents should consult with Little Thompson Water District. for more information on the requirements, restrictions and helpful water conservation tips.

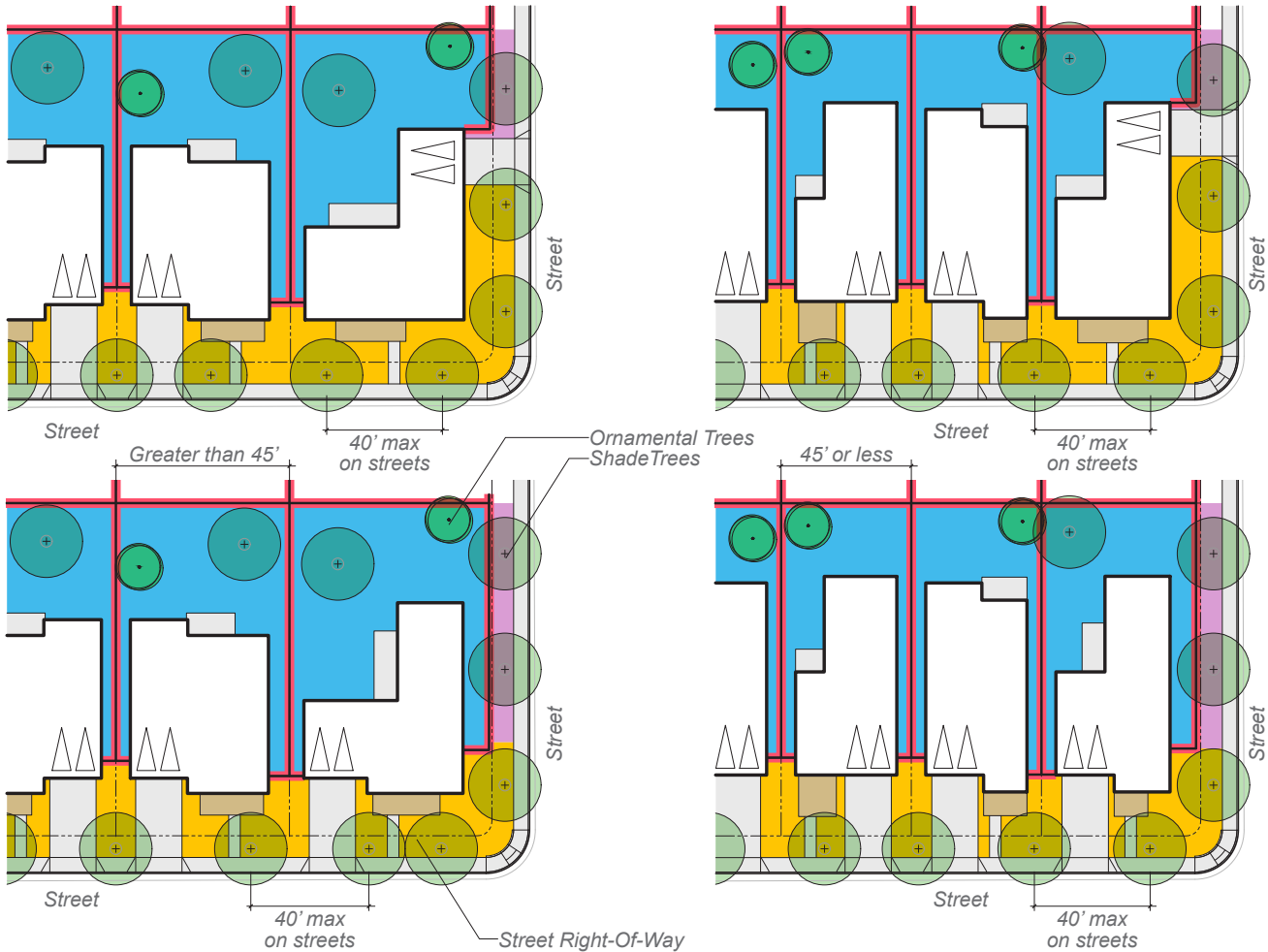
Water Use Calculation Requirement

As part of the plan approval water use calculations must be provided. The use calculations must demonstrate landscaping plans will not exceed the lots’ annual water allotment. This allotment includes both interior and exterior water use, and is set by the water provider, Little Thompson Water District. Most lots in Barefoot have a 114,000 gallon per year allotment (but each builder must confirm their allotment for their particular lots).

The EPA provides a step-by-step guide and Excel template for assembling an outdoor water budget, available at this website: <https://www.epa.gov/watersense/water-budget-tool>.

LANDSCAPE STANDARDS BY LOT TYPE - SINGLE FAMILY DETACHED

Example Diagrams:



Color Legend: Front Yard Rear and Side Yard Corner Lot Side Yard Fence

In addition to the general landscape standards outlined earlier in this Design Book:

Front Yard Minimums:

- Every lot is required to have at least (1) street tree for every 40' of frontage. Lots 60' or wider require two trees. Plant within 10' of the curb, or in the tree lawn where one is present.
- Front yard must be landscaped with *live plant materials*, for a minimum of 80% of the gross front yard area, excluding driveways and walkways.
- **Small (45' wide or less):** (6) Shrubs of 2-3 different types, (8) perennials/ornamental grasses/groundcovers of 2-4 different types
- **Standard (46' wide or wider):** (8) Shrubs of 2-4 different types, (10) perennials/ornamental grasses/groundcovers of 2-4 different types

Rear and Side Yard Minimums:

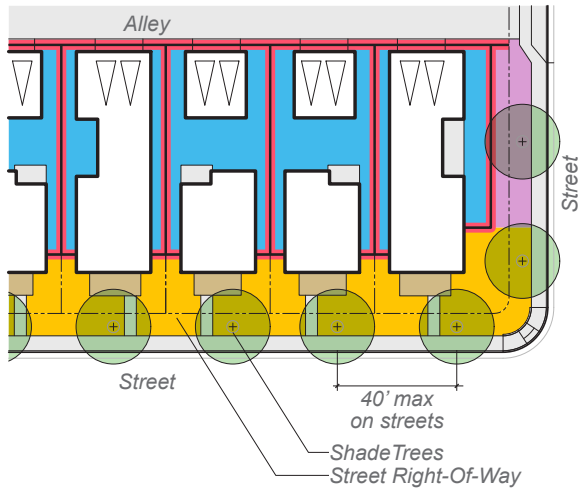
- **Small (45' wide or less):** (4) Shrubs, (1) Deciduous tree.
- **Standard (46' or wider):** (5) Shrubs, (1) tree (Deciduous or Evergreen).
- Turf cannot be more than 75% of the rear yard area. Do not use turf in a side yard less than 8'.
- A minimum of 50% of the combined side and rear yards must be landscaped with *live plant material*.

Corner Lot Side Yard Minimums:

- Every lot is required to have at least (1) street tree for every 40' of frontage. Plant these in the tree lawn, or within 10' of the curb where there is no tree lawn.
- (8) Shrubs of 2-4 different types

LANDSCAPE STANDARDS BY LOT TYPE - SINGLE FAMILY DETACHED, ALLEY

Example Diagrams:



Color Legend:

Front Yard

Rear and Side Yard

Corner Lot Side Yard

Fence

In addition to the general landscape standards outlined earlier in this Design Book:

Front Yard Minimums:

- Every lot is required to have at least (1) street tree for every 40' of frontage. Lots 60' or wider require two trees. Plant within 10' of the curb, or in the tree lawn where one is present.
- Front yard must be landscaped with *live plant materials*, for a minimum of 80% of the gross front yard area, excluding driveways and walkways.
- *Interior Lot:* (4) Shrubs of 1-2 different types, (6) perennials/ornamental grasses/groundcovers of 2-3 different types
- *Corner Lot:* (6) Shrubs of 2-3 different types, (8) perennials/ornamental grasses/groundcovers of 2-4 different types

Rear and Side Yard Minimums:

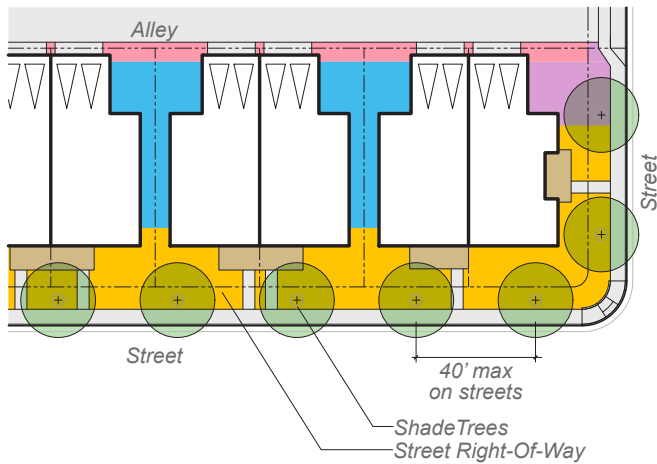
- (4) Shrubs of 1-2 different types OR (8) perennials/ ornamental grasses/ groundcovers of 2-4 different types.
- Turf cannot be more than 75% of the rear yard area. If there is a detached garage, locate turf between the main structure and garage. Do not use turf in a side yard less than 8'. No turf within 2' of the alley edge.
- A minimum of 50% of the combined side and rear yards must be landscaped with *live plant material*.

Corner Lot Side Yard Minimums:

- At least (1) street tree for every 40' of frontage. Plant these in the tree lawn, or within 10' of the curb where there is no tree lawn.
- (6) Shrubs of 2-3 different types

LANDSCAPE STANDARDS BY LOT TYPE - DUPLEX, ALLEY

Example Diagrams:



Color Legend: Front Yard Rear and Side Yard Alley Edge Corner Lot Side Yard Fence

In addition to the general landscape standards outlined earlier in this Design Book:

Front Yard Minimums:

- Every lot is required to have at least (1) street tree for every 40' of frontage. Lots 60' or wider require two trees. Plant within 10' of the curb, or in the tree lawn where one is present.
- Front yard must be landscaped with *live plant materials*, for a minimum of 80% of the gross front yard area, excluding driveways and walkways.
- *Interior Lot:* (4) Shrubs of 1-2 different types, (6) perennials/ornamental grasses/groundcovers of 2-3 different types
- *Corner Lot:* (8) Shrubs of 2-3 different types, (10) perennials/ornamental grasses/groundcovers of 2-4 different types

Rear and Side Yard Minimums:

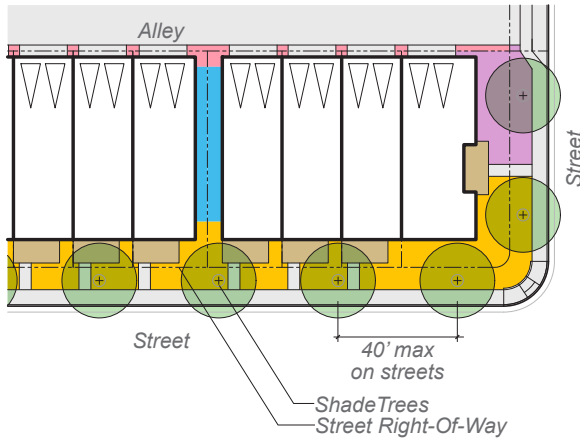
- (4) Shrubs of 1-2 different types OR (8) perennials/ ornamental grasses/ groundcovers of 2-4 different types.
- Depending on the building design turf will most likely not fit within the lot due to the required minimum clearances from buildings and fences. Turf cannot be more than 75% of the rear yard area. Do not use turf in a side yard less than 8'. No turf within 2' of the alley edge.
- A minimum of 50% of the combined side and rear yards must be landscaped with *live plant material*.

Corner Lot Side Yard Minimums:

- At least (1) street tree for every 40' of frontage. Plant these in the tree lawn, or within 10' of the curb where there is no tree lawn.
- (4) Shrubs of 2-3 different types


LANDSCAPE STANDARDS BY LOT TYPE - TOWNHOME

Example Diagrams:



Color Legend:

 Front Yard

 Rear and Side Yard

 Corner Lot Side Yard

 Fence

In addition to the general landscape standards outlined earlier in this Design Book:

Front Yard Minimums:

- Every lot is required to have at least (1) street tree for every 40' of frontage. Lots 60' or wider require two trees. Plant within 10' of the curb, or in the tree lawn where one is present.
- Front yard must be landscaped with *live plant materials*, for a minimum of 80% of the gross front yard area, excluding driveways and walkways.
- *Interior Lot*: (3) Shrubs of 1-3 different types, (4) perennials/ornamental grasses/groundcovers of 1-2 different types
- *Corner Lot*: (8) Shrubs of 2-3 different types, (10) perennials/ornamental grasses/groundcovers of 2-4 different types

Rear and Side Yard Minimums:

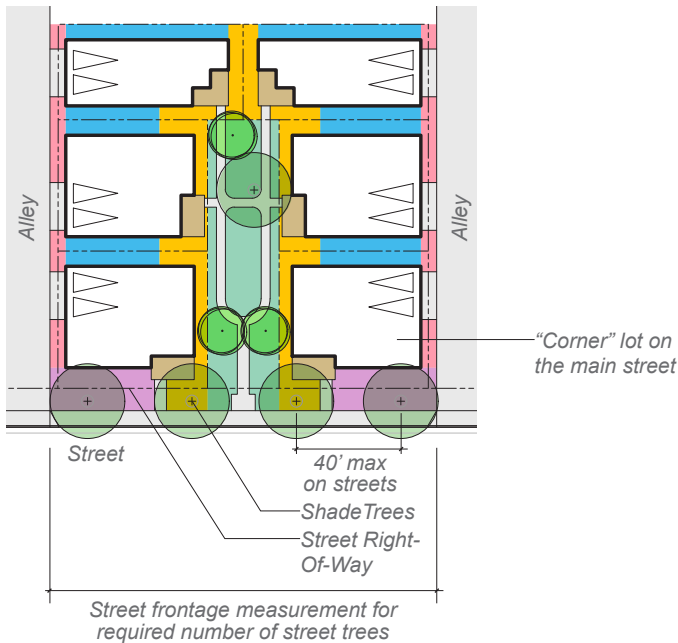
- (2) Shrubs of 1-2 different types, (6) perennials/ornamental grasses/ groundcovers of 1-2 different types.
- Turf is not allowed in the rear or side yards.
- A minimum of 50% of the combined side and rear yards must be landscaped with *live plant material*.

Corner Lot Side Yard Minimums:

- At least (1) street tree for every 40' of frontage. Plant these in the tree lawn, or within 10' of the curb where there is no tree lawn.
- (4) Shrubs of 1-2 different types, (4) perennials/ornamental grasses/groundcovers of 1-2 different types

LANDSCAPE STANDARDS BY LOT TYPE - GARDEN COURT

Example Diagrams:



Color Legend: Front Yard Rear and Side Yard Alley Edge Corner Lot Side Yard Community Space

In addition to the general landscape standards outlined earlier in this Design Book:

Front Yard Minimums:

- Front yard must be landscaped with *live plant materials*, for a minimum of 80% of the gross front yard area, excluding driveways and walkways.
- *Interior Lot:* (3) Shrubs, and (4) perennials/ ornamental grasses/groundcovers.
- *Street-side Lot:* (6) Shrubs of 2-3 different types, (8) perennials/ornamental grasses/groundcovers of 2-4 different types

Rear and Side Yard Minimums:

- (3) Shrubs of 1-2 different types OR (6) perennials/ ornamental grasses/ groundcovers of 2-4 different types.
- Depending on the building design turf will most likely not fit within the lot due to the required minimum clearances from buildings and fences.

Turf cannot be more than 75% of the rear yard area. Do not use turf in a side yard less than 8'. No turf within 2' of the alley edge.

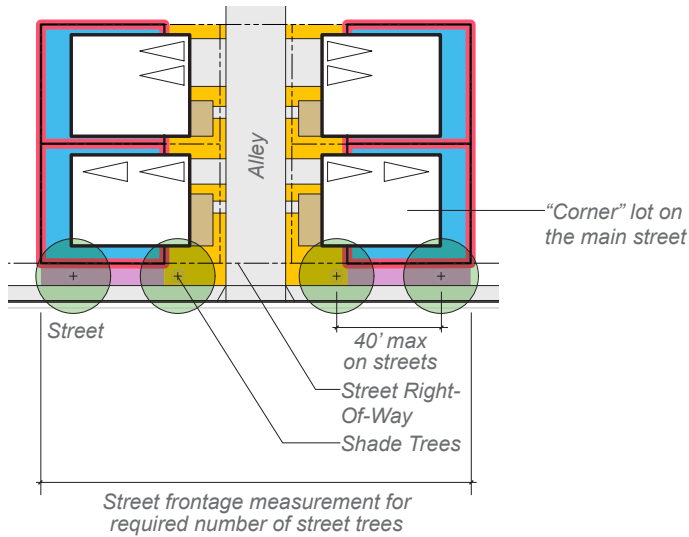
- A minimum of 50% of the combined side and rear yards must be landscaped with *live plant material*.

Corner Lot Side Yard Minimums:

- (1) street tree is required for every 40' of frontage for the overall width of the lot cluster. This is measured from back of lot to back of lot along the primary street. Plant within 10' of the curb, or in the tree lawn where one is present.
- (6) Shrubs of 2-3 different types

LANDSCAPE STANDARDS BY LOT TYPE - MOTOR COURT

Example Diagrams:



Color Legend:

Front Yard

Rear and Side Yard

Corner Lot Side Yard

Fence

In addition to the general landscape standards outlined earlier in this Design Book:

Front Yard Minimums:

- Front yard must be landscaped with *live plant materials*, for a minimum of 80% of the gross front yard area, excluding driveways and walkways.
- *Interior Lot*: (3) Shrubs, and (4) perennials/ornamental grasses/groundcovers.
- *Street-side Lot*: (6) Shrubs of 2-3 different types, (8) perennials/ornamental grasses/groundcovers of 2-4 different types

Rear and Side Yard Minimums:

- (3) Shrubs of 1-2 different types OR (6) perennials/ornamental grasses/groundcovers of 2-4 different types.
- Depending on the building design turf will most likely not fit within the lot due to the required minimum clearances from buildings and fences.

Turf cannot be more than 75% of the rear yard area. Do not use turf in a side or rear yard less than 8'.

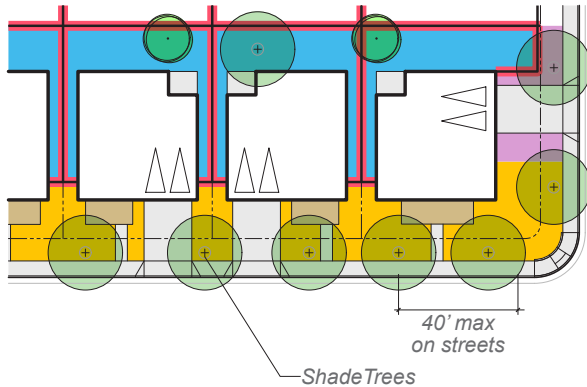
- A minimum of 50% of the combined side and rear yards must be landscaped with *live plant material*.

Corner Lot Side Yard Minimums:

- (1) street tree is required for every 40' of frontage for the overall width of the lot cluster. This is measured from back of lot to back of lot along the primary street. Plant within 10' of the curb, or in the tree lawn where one is present.
- (6) Shrubs of 2-3 different types

LANDSCAPE STANDARDS BY LOT TYPE - "SMALL LOT"

Example Diagrams:



Color Legend:

Front Yard

Rear and Side Yard

Corner Lot Side Yard

Fence

In addition to the general landscape standards outlined earlier in this Design Book:

Front Yard Minimums:

- Every lot is required to have at least (1) street tree for every 40' of frontage. Lots 60' or wider require two trees. Plant within 10' of the curb, or in the tree lawn where one is present.
- Front yard must be landscaped with *live plant materials*, for a minimum of 80% of the gross front yard area, excluding driveways and walkways.
- *Interior Lot*: (3) Shrubs, (4) perennials/ornamental grasses/groundcovers.
- *Corner Lot*: (8) Shrubs of 2-3 different types, (10) perennials/ornamental grasses/groundcovers of 2-4 different types

Rear and Side Yard Minimums:

- At least (1) shade or ornamental tree.
- (4) Shrubs of 1-2 different types OR (8) perennials/

ornamental grasses/ groundcovers of 2-4 different types.

- Turf cannot be more than 75% of the rear yard area. Do not use turf in a side or rear yard less than 8'.
- A minimum of 50% of the combined side and rear yards must be landscaped with *live plant material*.

Corner Lot Side Yard Minimums:

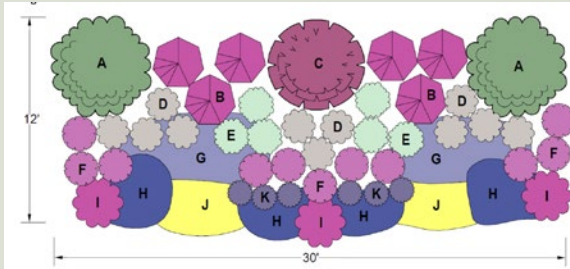
- At least (1) street tree for every 40' of frontage. Plant these in the tree lawn, or within 10' of the curb where there is no tree lawn.
- (4) Shrubs of 2-3 different types

SUPPLEMENTAL EXHIBIT: EXAMPLE WATERWISE LANDSCAPE PLANS

EXAMPLE PLAN #1:

Water Wise Cottage by Lauren Springer Ogden

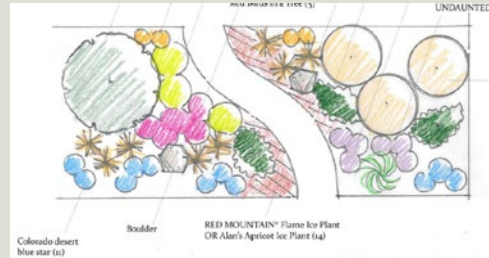
<https://plantselect.org/wp-content/uploads/2014/10/WWCottage.pdf>



EXAMPLE PLAN #4:

Front Yard and Right of Way Design by Annie Barrow

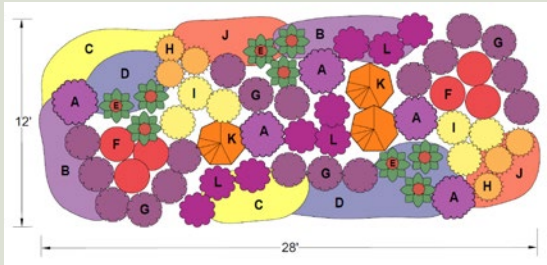
<https://plantselect.org/wp-content/uploads/2021/02/Front-Yard-and-Right-of-Way-Planting-Design-2.pdf>



EXAMPLE PLAN #2:

Butterfly and Hummingbird Garden by Lauren Springer Ogden

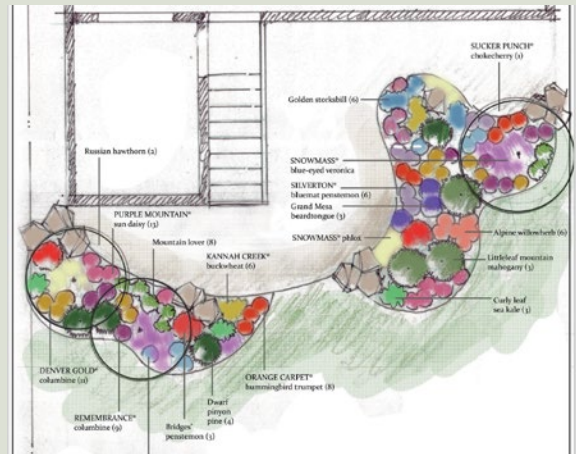
<https://plantselect.org/wp-content/uploads/2014/10/ButterHummer-FULL-sheet.pdf>



EXAMPLE PLAN #5:

Back Yard High Elevation Design by Annie Barrow

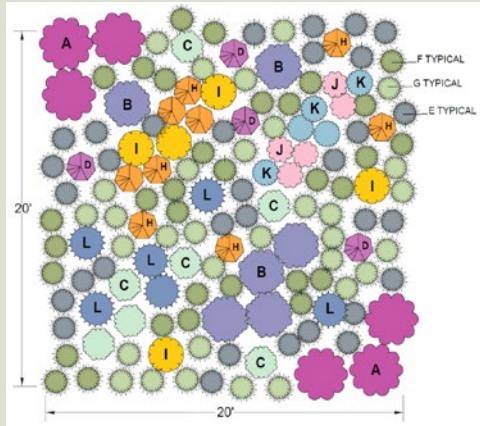
<https://plantselect.org/wp-content/uploads/2021/05/HIGH-ELEVATION-PLANTING-DESIGN-Backyard-with-list.pdf>



EXAMPLE PLAN #3:

Prairie Inspired by Lauren Springer Ogden

<https://plantselect.org/wp-content/uploads/2014/10/Prairie.pdf>



These plans were all originally provided by Plant Select® at the following URL:

<https://plantselect.org/design/downloadable-designs/>

RETAINING WALLS



Above (Option 1): Dry stacked sandstone. In the example large boulders are integrated with smaller cleft blocks.



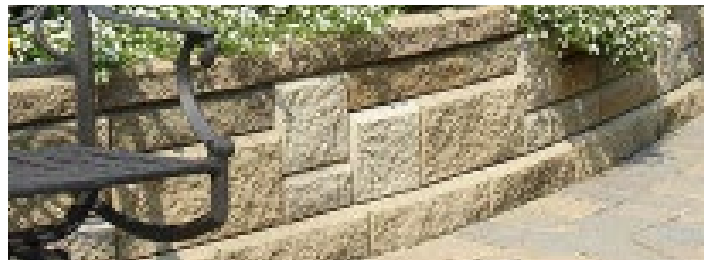
Above (Option 2): Pavestone Rockwall, Pecan color blend. Also depicts variable size and distribution. (Image from: www.HomeDepot.com)



Above (Option 2): Pavestone Rockwall, Yukon color blend. Note: image depicts color type, does not show random distribution of stones. (Image from: www.HomeDepot.com)



Above (Option 3): AB Collection by Allan Block.



Above (Option 3): AB Collection by Allan Block. Also depicts variable size and distribution.

Retaining walls must be in one of the following pre-approved materials (or an approved equal):

- Option 1:
 - » Dry stacked natural stone
 - » Stone Size may vary, min. 6 in. tall by 12 in. wide
 - » Sandstone, beige/gold/tan or light grey color range
 - » Stone may be natural boulders or cut into blocks
- Option 2:
 - » Manufacturer: Pavestone
 - » Type: Rockwall
 - » Corner lot must use a random distribution of at least three sizes
 - » Color: Pecan or Yukon
- Option 3:
 - » Manufacturer: Allan Block
 - » Type: AB Collection
 - » Color: Tan or Grey blend
 - » Corner lot must use different size blocks to create an Ashlar pattern.

FENCING, GENERAL

Fencing

The fencing design reinforces the character of the community and complements the building types with compatible materials of comparable quality, aesthetics, and durability.

The intent of fencing is to define the edges of yards and to frame the landscape and architecture. The scale and configuration allow for a more open feeling that makes individual yards feel larger through borrowed landscape views. Fencing should feel like a background character element rather than an imposing form.

The approved fencing materials include wood (cedar and other types), and welded wire mesh.

Instead of a stain that can be difficult to match across multiple phases and that must be applied regularly, fences must be sealed with an approved Preservative Treatment. This clear treatment contains no dye or coloring; it causes the lignin in the wood to form a natural, rustic-weathered patina that enhances the life of the wood and does not need to be reapplied.

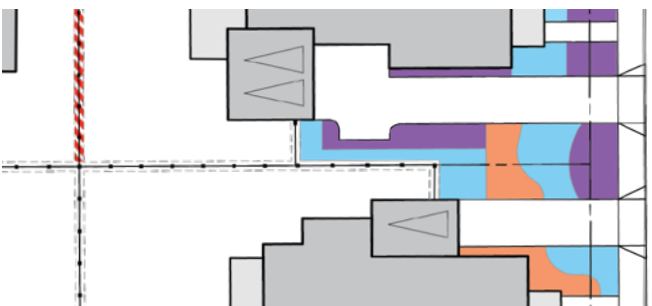
Two pre-approved **Preservative Treatment** products:

- LifeTime® Wood Treatment,
 - » Manufacturer: Valhalla Wood Preservatives Ltd,
www.valhalco.com
- Eco Wood Treatment
 - » Manufacturer: Int. Eco Wood Treatment,
<http://ecowoodtreatment.com>
- Note: for both products the color designation is “clear”, and results in a brown/silver patina.
- An equivalent product may be used if approved by the ARC.
- Apply the **Preservative Treatment** per the manufacturer’s instructions.
- Painted fences are not allowed due to the artificial look that is not in keeping with a natural material palette.

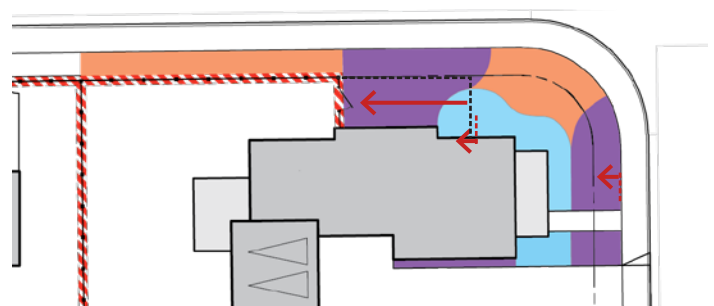
Fencing at tracts must follow the Final Plat Landscape Construction Documents approved by the Town, and also comply with the Firestone Development Code, and with the Barefoot Planned Unit Development Amendment. This standards require the 4 feet tall along tracts and streets. “Tracts” generally refer to non-residential open space; fencing along tracts are typically installed by the Developer.

Fencing at interior lot lines is 5 feet tall. Fencing is generally not permitted in front yards, except to define the edges of tract areas from the sides of private front yards. The latter is installed by the Developer.

Wing fences (fencing that separates the lot front yard from rear yard) must be a minimum of six feet behind the front face of the structure and a minimum of six feet behind the edge of a porch that wraps around the corner of the structure. At corner lots, the indicated six-foot distances shall be increased to ten feet.



Wing fences are pulled back from face of structure. (Refer to requirements below).



Wing fences at corner lots are pulled further back from face of structure.

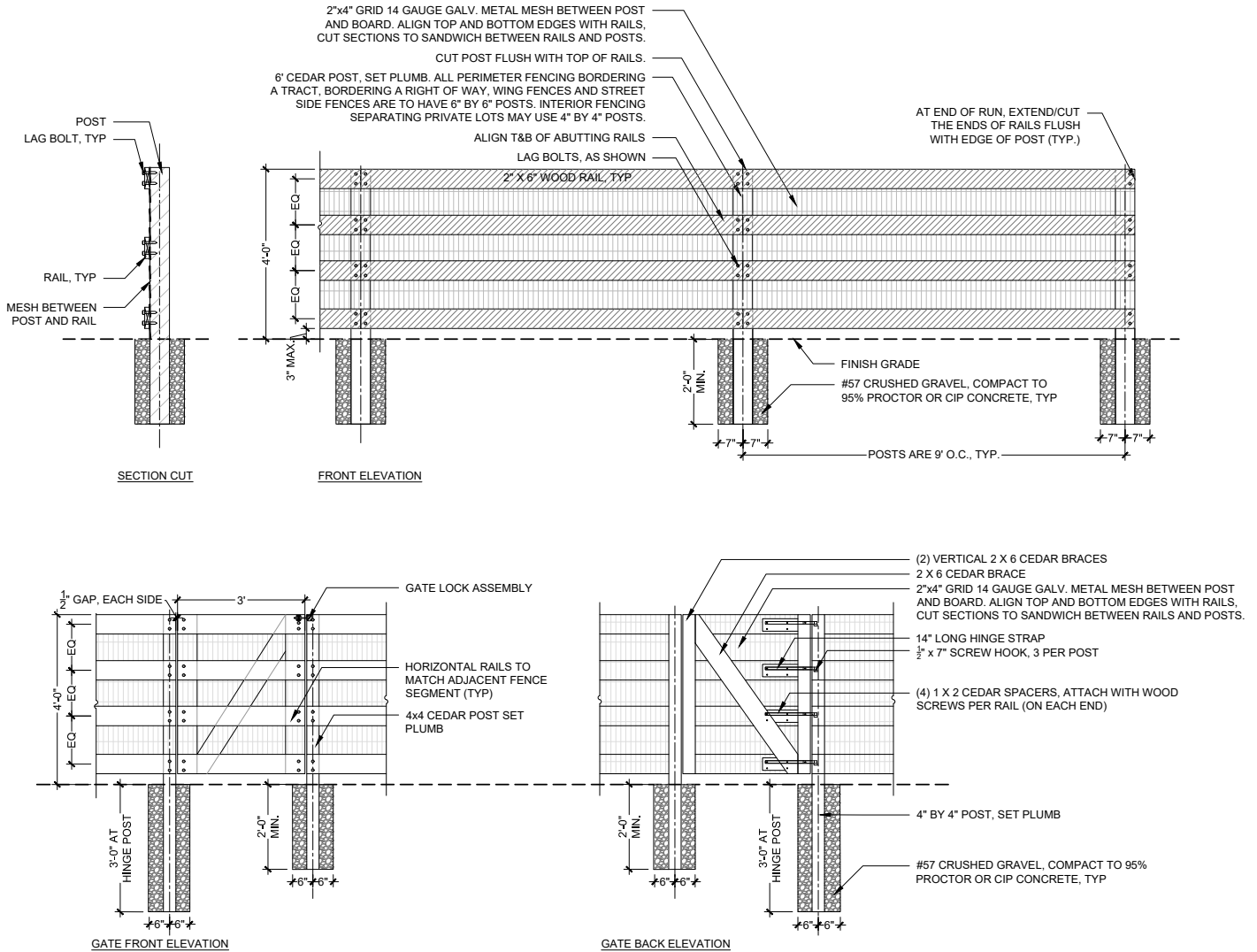
FENCING, GENERAL

A gate may be retrofitted into an existing Tract fence per the details included in this Design Book. The location must be approved prior to installation.

Fencing shall not be located in turf. Refer to planting requirements for additional information. Mulch from planting beds must not be mounded up onto the lower rail of the fence as this could trap moisture against the fence, causing rot and decay.

The details included in this Design Book have been reviewed and approved by the Town of Firestone. However, Town requirements are subject to annual revisions. The Town requires that **all fences obtain a fence permit from the Town prior to installation**. Any Final Development Plan (FDP) will need to include the fencing details in the FDP submittal to the Town.

SHORT, OPEN STYLE



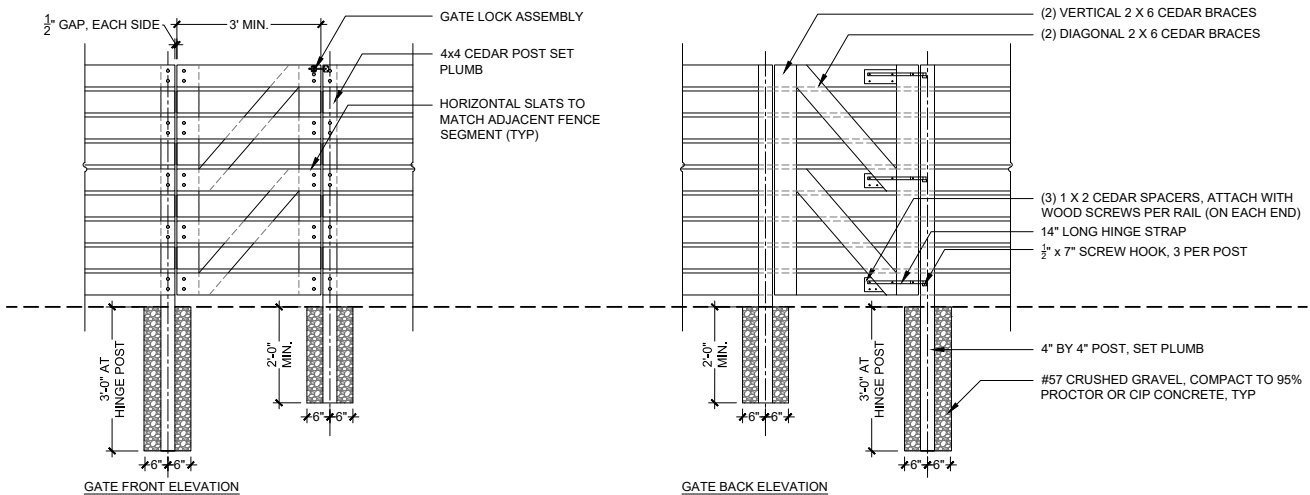
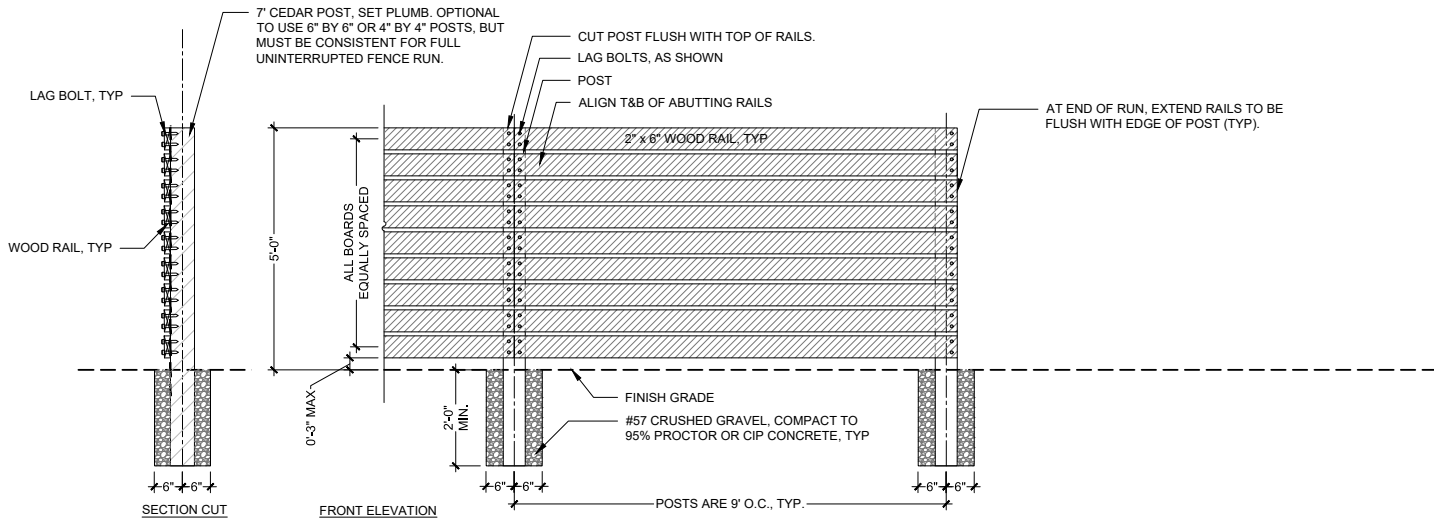
NOTE:

1. All fence components must be installed within the appropriate property or tract. Fencing between private lots may be installed centered on the shared property line.
2. No portion of fencing installed by the developer in the distract tracts may encroach on to private lots.
3. Private fences installed by developer, builder, or homeowner are to be located on private residential lot. No portion may encroach on to tract.
4. Rails to be flat against surface of post. Do not force rails to warp or curve, and do not use shims

or blocking to artificially angle rails out from posts. See associated corner details.

5. Posts are typically spaced at 9'-0" O.C., But may be adjusted to accommodate lot geometry (7'-0" min. And 11'-0" max.)
6. Metal mesh is optional, but needs to be consistent across the entire lot line. Do not mix and match.
7. Lag bolts - use either 3/4" by 3-1/2" galvanized lag bolts or 1/4" by 3-1/2" galvanized lag bolts with 3/4" washers. Use all of one option across the entire lot line, do not mix and match.

TALL, PRIVACY STYLE



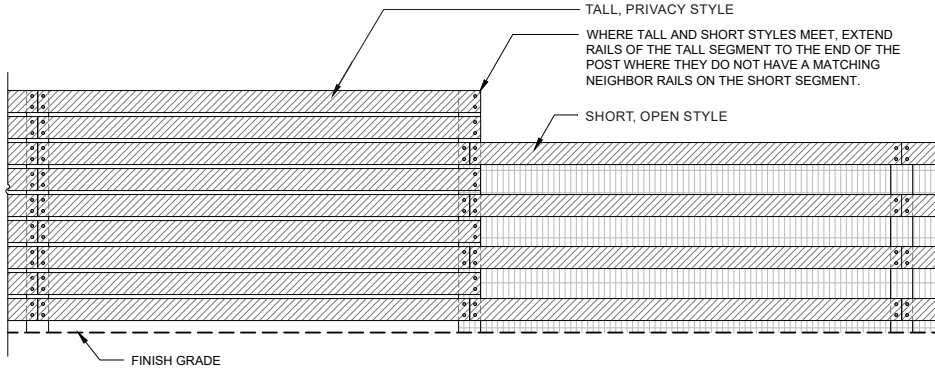
NOTE:

1. All fence components must be installed within the appropriate property or tract. Fencing between private lots may be installed centered on the shared property line.
2. No portion of fencing installed by the developer in the distract tracts may encroach on to private lots.
3. Private fences installed by developer, builder, or homeowner are to be located on private residential lot. No portion may encroach on to tract.
4. Rails to be flat against surface of post. Do not force rails to warp or curve, and do not use shims

- or blocking to artificially angle rails out from posts. See associated corner details.
5. Posts are typically spaced at 9'-0" O.C., But may be adjusted to accommodate lot geometry (7'-0" min. And 11'-0" max.)
6. Lag bolts - use either 3/4" by 3-1/2" galvanized lag bolts or 1/4" by 3-1/2" galvanized lag bolts with 3/4" washers. Use all of one option across the entire lot line, do not mix and match.
7. **This fence line is not permitted along open space, parks, tracts or roadways.**

FENCING, GENERAL DETAILS

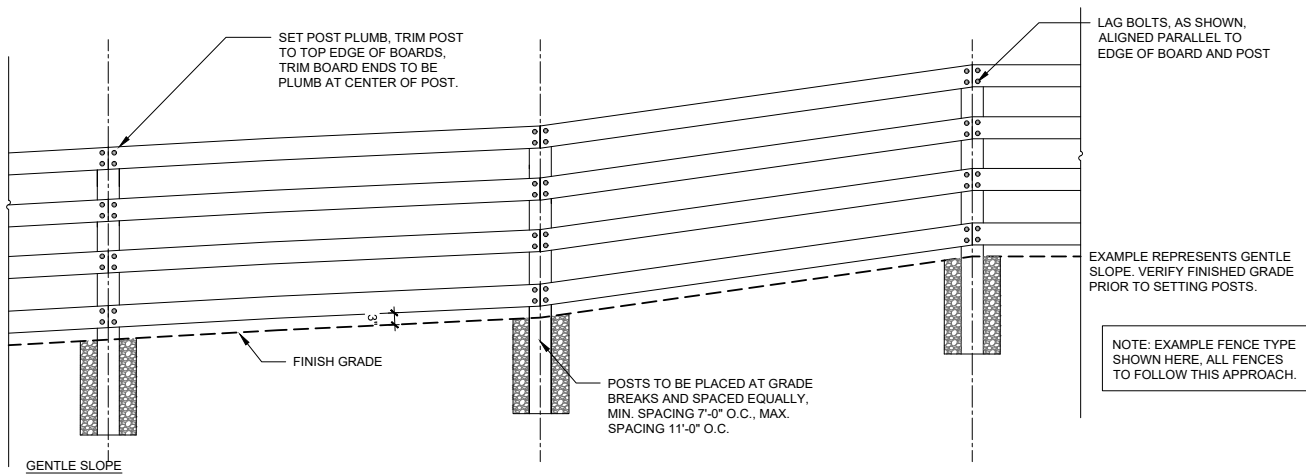
WHERE A TALL FENCE AND SHORT FENCE SHARE A POST:



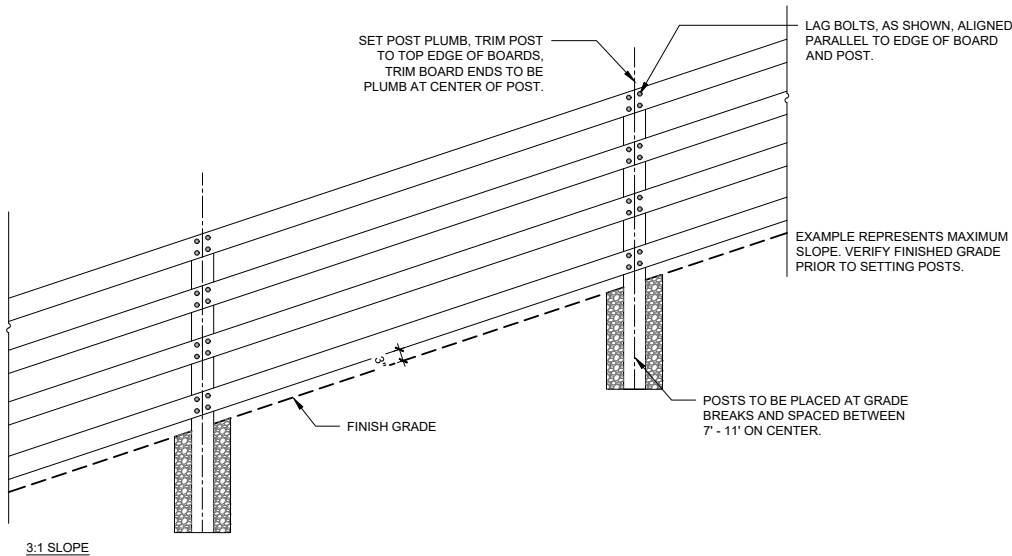
NOTE:

1. WHILE IT LOOKS SIMILAR, THIS IS NOT THE SAME CONDITION AS WHEN THE TALL FENCE STYLE STEPS DOWN AT THE END OF A RUN.
2. THIS DETAIL DEPICTS WHERE THE TALL AND SHORT STYLES MEET, TYPICALLY ALONG AN OPEN SPACE TRACT. THIS CONDITION DOES NOT OCCUR ON INTERIOR LOT LINES.

WHERE A FENCE IS ON A SLOPED CONDITION:

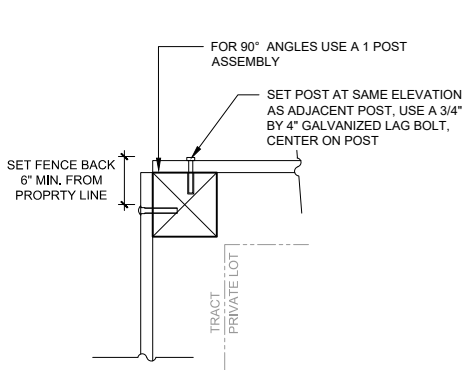


NOTE: EXAMPLE FENCE TYPE SHOWN HERE, ALL FENCES TO FOLLOW THIS APPROACH.

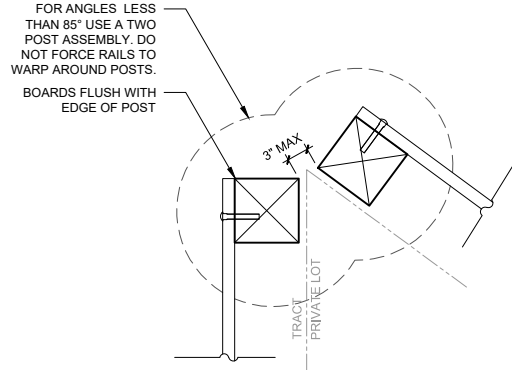


FENCING, GENERAL DETAILS

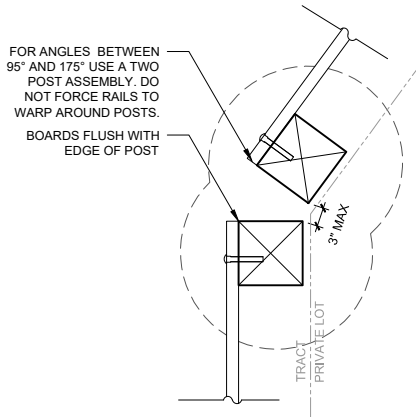
TYPICAL POST PLACEMENT AND CONNECTION DETAILS THAT APPLY TO ALL FENCE STYLES AND HEIGHTS:



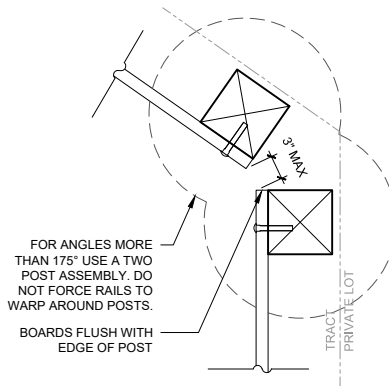
1 RIGHT ANGLE POST CONFIGURATION
SCALE: 1" = 1'



2 ACUTE ANGLE POST CONFIGURATION
SCALE: 1" = 1'



3 OBTUSE ANGLE POST CONFIGURATION
SCALE: 1" = 1'



4 REVERSE ANGLE POST CONFIGURATION
SCALE: 1" = 1'