

# BAREFOOT LAKES LANDSCAPE DESIGN GUIDELINES

FIRESTONE, COLORADO



## GUIDE FOR RESIDENTS

MOST RECENT REVISION: 2/15/2024

ORIGINAL ISSUE: 8/11/2016

PREVIOUS REVISIONS: 7/24/2017, 1/11/2021, 3/18/2022, 7/25/2023

## GENERAL CONSIDERATIONS



It is the responsibility of the homeowner to comply with the landscape standards as set forth in the Landscape Design guidelines and the “Residential Improvement Guidelines and Site Restrictions”. Planting and fencing requirements are included here for convenience.

All landscaping and architectural modifications must be approved by the Architectural Review Committee (ARC) prior to installation to prevent any violation fines.

The Architectural Review Committee may, at their sole discretion, approve variance from these guidelines if circumstances merit. Items not explicitly covered in these guidelines are subject to review and approval by the ARC, at their sole discretion.

Firestone’s Rules and Regulations for Landscaping (per the Firestone Development Code) and relevant Final

Development Plans (FDP) shall be in full force and effect unless specifically superseded by more stringent criteria.

It is required by law to call 811 three business days prior to any digging, including landscape installation or removal, for underground utilities location markings.

Homeowners may not alter grading/drainage on their lot.

When applicable, rear landscaping and alley landscaping (outside of the fence) must be installed within 270 days of the original Owners’ closing date on the home. Please reference Landscaping in the Residential Improvement Guidelines for the full required installation schedule.

Auxiliary Structures (such as sheds) must be approved by the ARC prior to installation.

## PLAN REVIEW SUBMITTAL REQUIREMENTS: IMPROVEMENTS TO EXISTING SINGLE FAMILY RESIDENCE

Note: Digital Submission Required

Size:

- Min. 8.5 in. by 11 in. sheets, as many as needed.
- Residents are permitted to use the builder landscape plans as a base for proposed plans.
- Improvements to existing residential landscape need only show the portion of yard (i.e. front, back, side) to be revised.

Scale:

- Plans must be to scale, minimum 1 inch equals 30 feet, sufficient to determine detail of planting.

Plan information:

- Name and address of person(s) responsible for preparation of the Landscape Plan, including the name and address of the project.

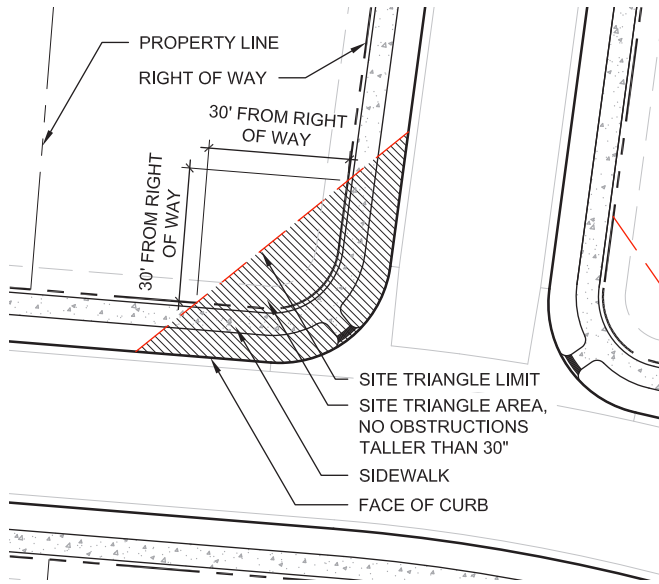
- Name and address of the owner.
- Identify scale in both written and graphic form.
- North arrow / symbol.
- Date of plan preparation.

Plan Details:

- Lot dimensions.
- Easements, setbacks, site triangles.
- Existing features to remain, such as streetlights, mailboxes, driveway, building footprint, fence, etc. .
- Existing vegetation to remain.
- Existing vegetation to be removed.
- Location, size and name (common and scientific) of all plant material, including turf.
- Location and design details of all landscape material to be used, including paving, fencing, etc.
- Include a separate sheet with interior and exterior water use calculations.



## PLANTING



Respect site triangle restrictions, particularly at all corner lots. See above for a typical configuration:



Keep turf at least 1 foot back from the face of fences. This is the **fence foundation planting zone**, which must be completely **mulched as a shrub bed**. Turf is permitted to run through gates.

### Irrigation

The use of automatic sprinklers for turf areas and drip irrigation for shrub and perennial areas is strongly encouraged. 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 and cohesive appearance.

Keep turf at least 1 foot back from fencing. This is the fence Foundation Planting Zone, which is intended to help prevent overspray from irrigation heads from staining and wearing down the fence. This is an ideal zone for drip irrigated shrubs and groundcover.

Refer to and comply with the Little Thompson Water District's watering times and restrictions. Practice water-wise irrigation BMPs, and water deeply and infrequently to develop deep roots. It is best not to water between 10 a.m. and 6 p.m. or when it is windy. Rain sensors with automatic shutoffs are encouraged.

### Turf

Keep turf 5 feet away from building foundations. No more than 80 percent of the rear yard may be turf. Xeric alternatives with no turf can be proposed. To establish the lawn area, initial installation must be sod.

Use a drought-tolerant turf variety that also requires

a low-water for maintenance. Kentucky Blue Grass is not permitted unless it comprises less than one-third of a low-water turf blend, or unless it can be verified as a strain that is not water-intensive, and must be approved by the ARC.

Apply a soil amendment for all turf areas and non-native shrub areas no more than 72 hours prior to planting. Typical conditions require spreading 1 to 2 inches of suitable compost and tilling to a depth of 4 to 6 inches.

Artificial turf in compliance with the Firestone Development Code is only allowed in the rear and side yard. Consult with the ARC for a list of currently approved brands and styles. Refer to "Artificial Turf" in the RIG for additional information and restrictions.

### Tree Lawns

Homeowners are responsible for maintaining tree lawns (the area between between sidewalk and back of street edge) along their lot frontage(s). Tree lawns are required to be turf, unless following the guidelines set forth:

- Shrubs, ornamental grasses and low groundcovers are permitted, but must be durable so that the ground does not become unkempt or bare.
- Must be fully covered with live plant material upon maturity (within 3-5 yrs.) Stepping stones are allowed to facilitate access.

## PLANTING (CONTINUED)

### Planting Beds at Residential Lots

Residential landscape improvements are encouraged to emphasize shrubs and perennials over turf. Plants should primarily be native or adaptive, and should be planted with enough density and variety to offer year-round seasonal interest.

It is the intent that **all land areas** not covered by structures, paving, or other approved surfaces be **shrub bed** or turf. This includes areas between fencing and sidewalks. 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, grasses, shrubs and perennials.
- 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.

#### All shrub beds are to be covered with mulch:

- Use mulch that fits with the material palette and prairie character of the community, such as double shredded cedar, or fiber mulch. Stained or dyed mulch is not allowed.
- Crusher fines, gravel larger than 3/4 inches diameter and river cobble greater than 3 inches in diameter are acceptable. Lava rock, unshredded bark “chips” or “nuggets”, “squeegee” or pea gravel are not allowed.
- Depth of mulch shall 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 a 2 foot radius (or larger) of mulch around trees in lawn. Where possible, incorporate mulched areas around trees 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.

Rear yards of corner lots using the Open-Rail style of fencing must follow shrub, turf and mulch requirements for front yards as described throughout this document.

In alleys, lane areas (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 are optional; plants must not exceed 3 to 4 feet in height, must be tolerant of road salt, and must be able to withstand snow loads.

#### 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.

#### Front Yard Plant Material Minimums:

- (5) Shrubs, (1) tree (Deciduous or Evergreen).
- Every lot is required to have a street tree for every 40' of frontage. Lots of 60' or more will require two trees. Plant these in the tree lawn where it exists; plant within 10' of the curb where there is no tree lawn.
- Front yard must be landscaped with live plant materials, for a minimum of 75% of the gross front yard area, excluding driveways.

#### Rear Yard Plant Material Minimums Based on Groupings of Lot Sizes:

- *Small (50 feet wide or less):*  
(4) Shrubs, (1) Deciduous tree.
- *Standard (51 feet to 75 feet wide):*  
(5) Shrubs, (1) tree (Deciduous or Evergreen).
- *Large (76' feet wide or larger):*  
(9) Shrubs, (2) trees (min. one Deciduous, second can be Deciduous or Evergreen).
- *Attached/Duplex:*  
(4) Shrubs (per unit)
- A minimum of 50% of the combined side and rear yards must be landscaped with live plant material.
- Note: Include a dimension for the rear property line width on the plan review submittal, as the number of trees and shrubs is determined by the rear lot width.
- Note: Trees should be placed so that they do not encroach on neighboring property at their maturity.
- Note: Where small lots have 18' or less clear in either width or depth, the minimum tree requirement in rear yards is waived.

For native seed mixes, use one of these pre-approved seed mixes by Arkansas Valley Seed Company: 1) *Native Wonder*, or 2) *Low Grow Mix*.

## PLANTING (CONTINUED)

### 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.

### Water Use Calculations

As part of the plan review process Residents must provide water use calculations that demonstrate they will not exceed their annual water allotment. This allotment includes both interior and exterior water use, and is set by the Water Provider (Little Thompson Water District). Most properties in Barefoot Lakes have a 114,000 gallon per year allotment (but each Resident must confirm their allotment for their particular circumstance).

The EPA provides a step-by-step guide and Excel template for assembling an outdoor water budget at this website:

<https://www.epa.gov/watersense/water-budget-tool>

Residents should consult with their Water Provider for more information on the requirements, restrictions and helpful water conservation tips.

### Pre-Approved Landscape Plans

In order to facilitate the development of water-wise landscapes, the following design plans have been pre-approved for use at Barefoot Lakes. Note that due to the nature of variations at each specific lot these plans are somewhat generic and will still need to be submitted for approval, to show how the pre-approved plan fits the Resident's specific lot. These variations include different building footprints, front walkway location, corner or interior lot condition, and lot widths. If a Resident chooses to employ one of these pre-approved landscape plans, they must include a label with the name of the pre-approved plan on their plan submission.

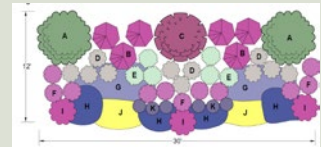
Note that these plans were all originally provided by Plant Select® at the following URL:

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

### PRE-APPROVED PLAN #1:

*Water Wise Cottage* by Lauren Springer Ogden

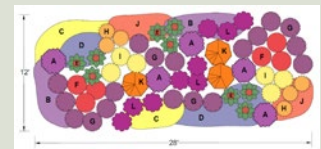
<https://plantselect.org/wp-content/uploads/2014/10/WWCottage.pdf>



### PRE-APPROVED PLAN #2:

*Butterfly and Hummingbird Garden* by Lauren Springer Ogden

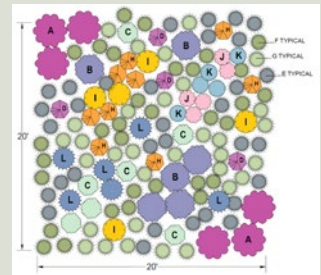
<https://plantselect.org/wp-content/uploads/2014/10/ButterHummer-FULL-sheet.pdf>



### PRE-APPROVED PLAN #3:

*Prairie Inspired* by Lauren Springer Ogden

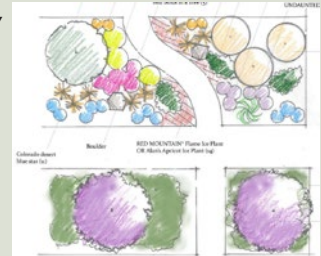
<https://plantselect.org/wp-content/uploads/2014/10/Prairie.pdf>



### PRE-APPROVED PLAN #4:

*Front Yard and Right of Way Design* by Annie Barrow

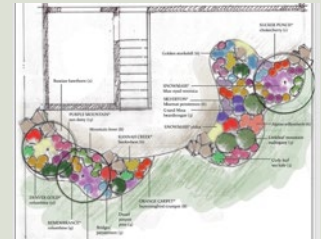
<https://plantselect.org/wp-content/uploads/2021/02/Front-Yard-and-Right-of-Way-Planting-Design-2.pdf>



### PRE-APPROVED 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>





## RETAINING WALLS



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



Above (Option 2): Gabion wall at neighborhood monument. Rotate stones when placing in basket so face of stone is flat to basket, minimizing voids along face of wall.



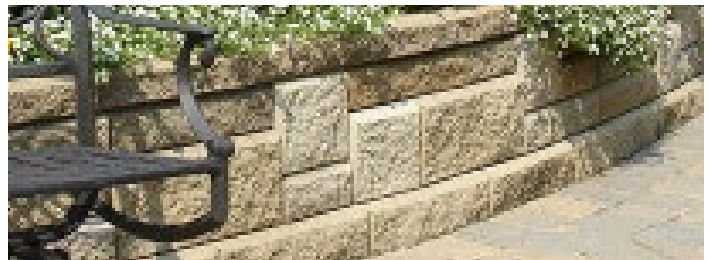
Above (Option 3): Pavestone Rockwall, Pecan color blend. Also depicts variable size and distribution. (Image from: [www.HomeDepot.com](http://www.HomeDepot.com))



Above (Option 3): Pavestone Rockwall, Yukon color blend. Note: image depicts color type, does not show random distribution of stones. (Image from: [www.HomeDepot.com](http://www.HomeDepot.com))



Above (Option 4): AB Collection by Allan Block.



Above (Option 4): AB Collection by Allan Block. Also depicts variable size and distribution.

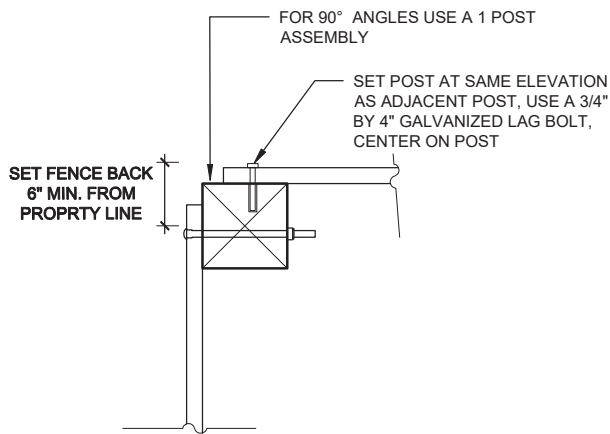
Retaining walls must be in one of the following pre-approved materials (or an approved equal):

- 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:
  - » Gabion cages, filled with rock to match neighborhood monument walls
  - » Stone to be in the beige/gold/tan or light grey color range

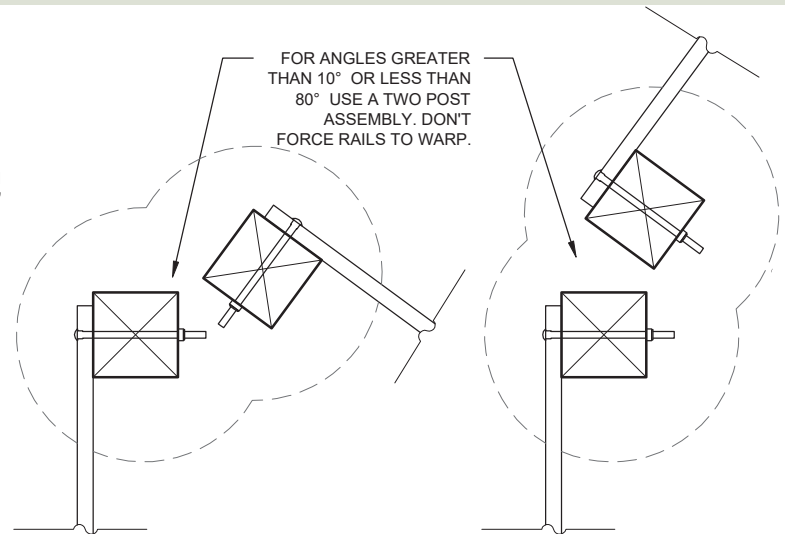
- » Wire to be galvanized; no minimum basket size
- Option 3:
  - » Manufacturer: Pavestone
  - » Type: Rockwall
  - » Corner lot must use a random distribution of at least three sizes
  - » Color: Pecan or Yukon
- Option 4:
  - » Manufacturer: Allan Block
  - » Type: AB Collection
  - » Color: Tan or Grey blend
  - » Corner lot must use different size blocks to create an Ashlar pattern.

## FENCING, GENERAL

Typical post connections:



POST AT RIGHT ANGLE CORNER



POST AT IRREGULAR ANGLE CORNER

All fencing must comply with corresponding Final Development Plan (FDP) where the residence is located. Each FDP is reviewed and approved by the Town of Firestone and recorded by the Weld County Clerk and Recorder, and may be Amended over time.

Painted fences look artificial and are not in keeping with the idea of an "honest" material palette: painted fences are not allowed.

In lieu of a stain that can be difficult to match across multiple phases and builders, and that must be applied regularly, fences should 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.

Per the recorded FDP, there are two approved **Preservative Treatment** products:

- LifeTime® Wood Treatment,  
» Manufacturer: Valhalla Wood Preservatives Ltd,  
[www.valhalco.com](http://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.

Fencing is generally not permitted in front yards, except to define the edges of tract areas from the sides of private front yards.

Wing fences (fences that separate a lot's 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.

A gate may be retrofitted into an existing tract fence per the details included in this document. Proposed locations must be approved by the ARC prior to installation. Gates that open onto sidewalks must open inward to not block the sidewalk.

Fencing at Tracts must follow the FDP / Final Plat plans approved by the Town. Fencing at interior lot lines can choose from the allowed fence types within the appropriate category. All fencing within an individual block must be of a consistent height.

Fencing at alleys may be up to 5 feet tall, Privacy style.

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. This could trap moisture against the fence, causing rot and decay.



KEY PLAN FOR FENCE CATEGORIES



The fencing details are slightly different in different neighborhoods within Barefoot Lakes. Fencing must comply with the details of the category indicated on this plan and the following detail sheets. It is not possible to mix and match details between different categories.

Per Town of Firestone regulations, fencing must comply with approved Final Development Plan (FDP) for each Filing. For convenience these design guidelines have consolidated all of the approved fence details per the latest approved FDP details, although these are subject to Amendment over time.

**NOTE:**

**Category 1** distinguishes between the two interior fence types and the two perimeter (Tract) fence types. Category 2 allows for more flexibility.

**Category 1** fencing designates limitations on the location of specific styles with this note:

*THIS FENCE / GATE STYLE SUITABLE FOR INTERIOR LOT BORDERS ONLY, AND IS NOT PERMITTED ALONG TRACT LANDSCAPES.*

**Category 2** fencing allows residents to use four of the five approved fence types, but makes the provision that post sizes may be reduced (refer to the example note below). Note that the open and private styles are interchangeable, but it is generally recommended that height is consistent along a fence run.

*6' CEDAR POST, SET PLUMB. ALL PERIMETER FENCING BORDERING A TRACT, BORDERING ARIGHT OF WAY, WING FENCES AND STREET SIDE FENCES ARE TO HAVE 6" BY 6" POSTS. INTERIOR FENCING SEPARATING A LOT FROM ANOTHER LOT MAY USE 4" BY 4" POSTS.*

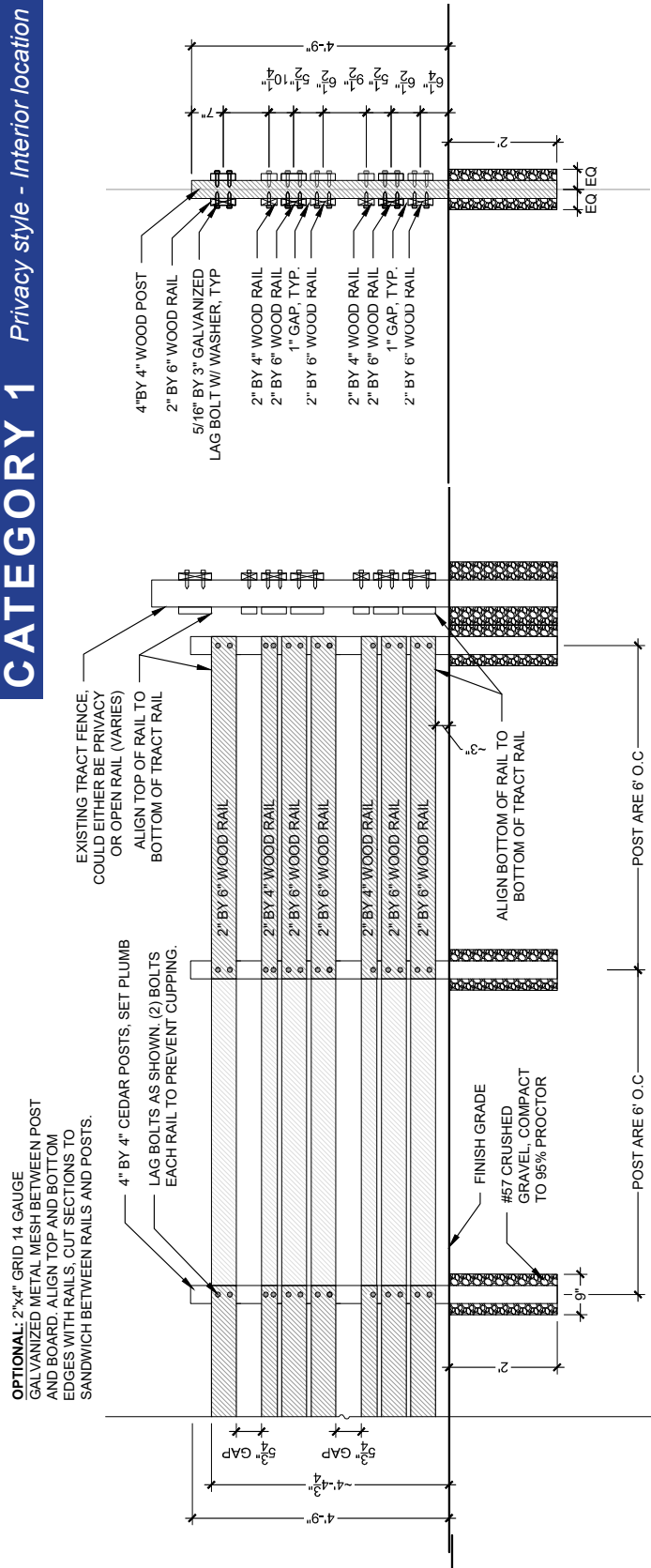
**Category 3** fencing introduces four completely new styles of fencing. This change was made in order to comply with the changes to the Town Code and Development Regulations. **Per the new Town Regulations fences adjacent to sidewalks must be placed at least four (4) feet from the edge of the sidewalk.** Where this condition occurs along a roadway, the area between the fence and sidewalk must be landscaped and maintained by the homeowner

Category 3 also allows interior lot fencing to use 4" by 4" posts, and designates limitations on the location of specific styles with this note:

*THIS FENCE / GATE STYLE SUITABLE FOR INTERIOR LOT BORDERS ONLY, AND IS NOT PERMITTED ALONG TRACT LANDSCAPES.*

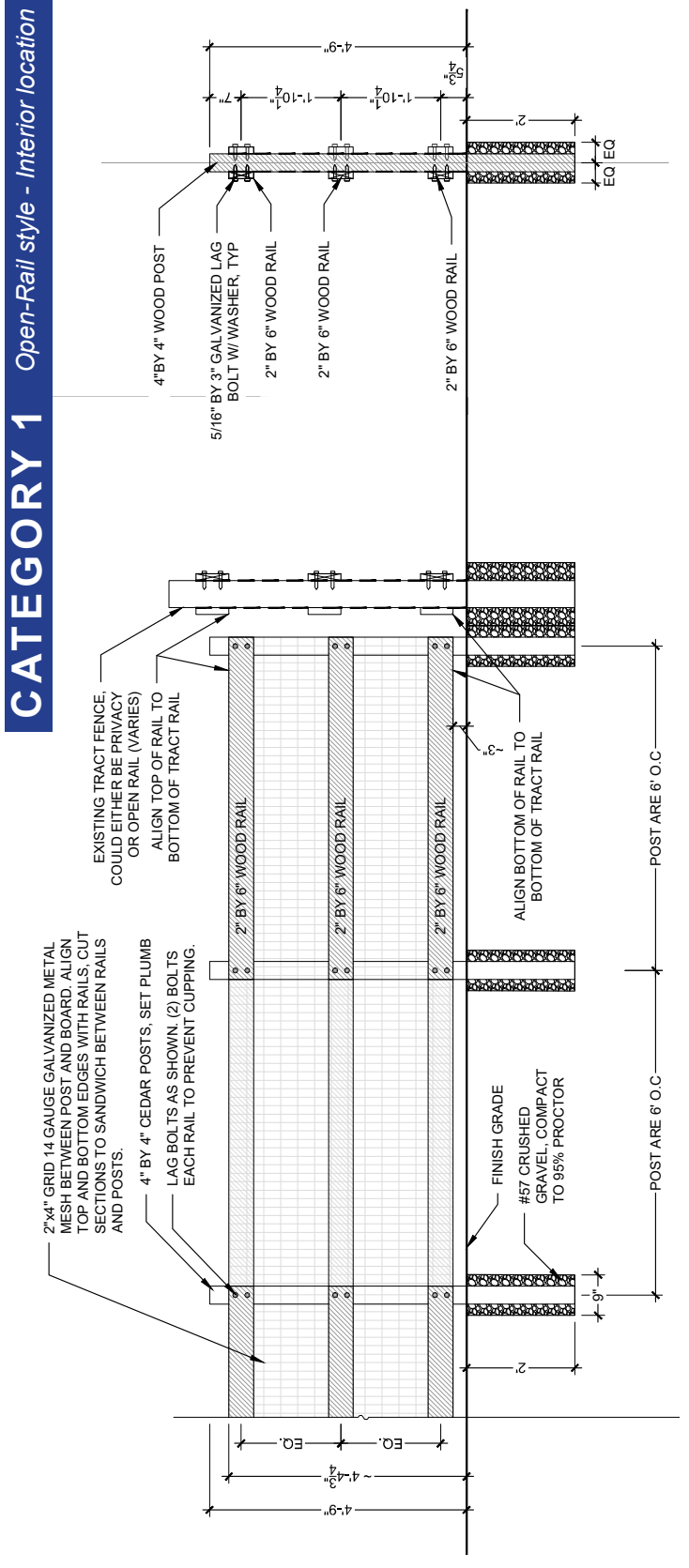


**CATEGORY 1 Privacy style - Interior location**



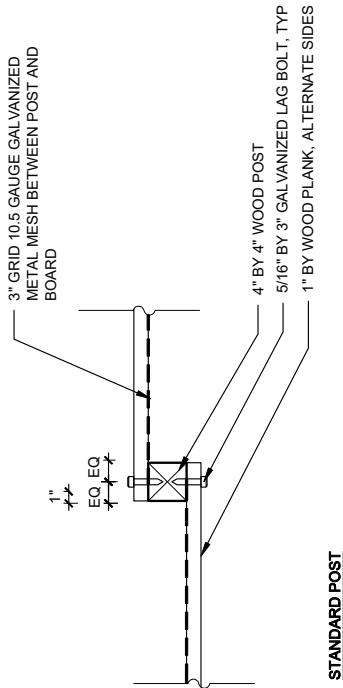
THIS FENCE / GATE STYLE SUITABLE FOR INTERIOR LOT BORDERS ONLY, AND IS NOT PERMITTED ALONG TRACT LANDSCAPES.

**CATEGORY 1 Open-Rail style - Interior location**



THIS FENCE / GATE STYLE SUITABLE FOR INTERIOR LOT BORDERS ONLY, AND IS NOT PERMITTED ALONG TRACT LANDSCAPES.

**CATEGORY 1 OR 2** End Condition of Interior fences at tract fence



EXAMPLE WHERE THERE IS NO TRACT POST TO ATTACH TO:

EXAMPLE WHERE THE TRACT POST IS AT AN ANGLE THAT CANNOT BE ATTACHED TO:

EXISTING TRACT FENCE, COULD EITHER BE PRIVACY OR OPEN RAIL (VARIES)

EXISTING TRACT FENCE, COULD EITHER BE PRIVACY OR OPEN RAIL (VARIES)  
 EXTEND RAILS TO TRACT FENCE. CONTINUE WELDED WIRE MESH, STAPLE TO BACK OF RAILS

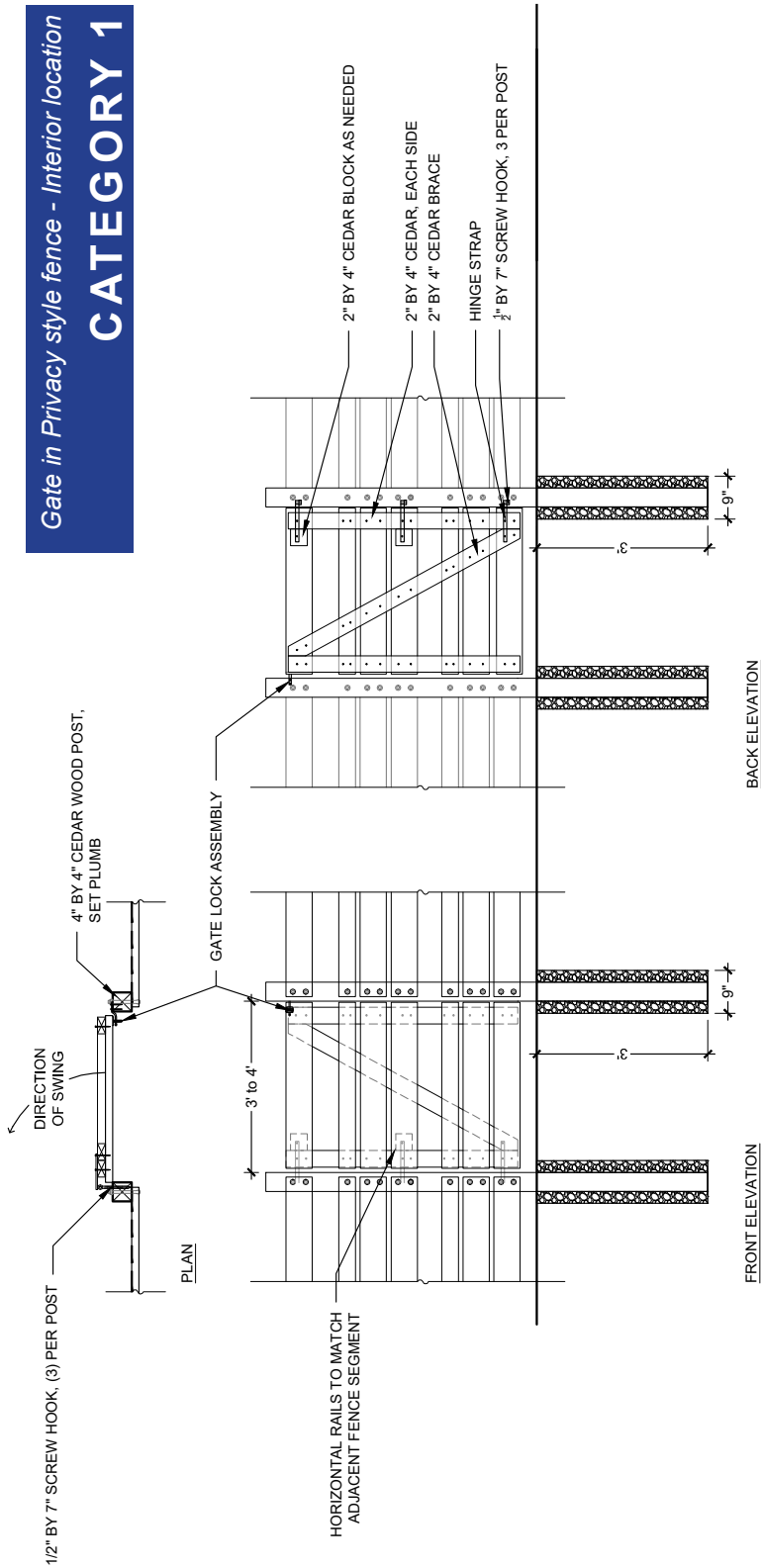
CONDITION AT TRACT FENCE, WHERE RAILS CAN ATTACH TO TRACT POST

CONDITION AT TRACT FENCE, WHERE RAILS CANNOT ATTACH TO TRACT POST

THIS FENCE / GATE STYLE SUITABLE FOR INTERIOR LOT BORDERS ONLY, AND IS NOT PERMITTED ALONG TRACT LANDSCAPES.

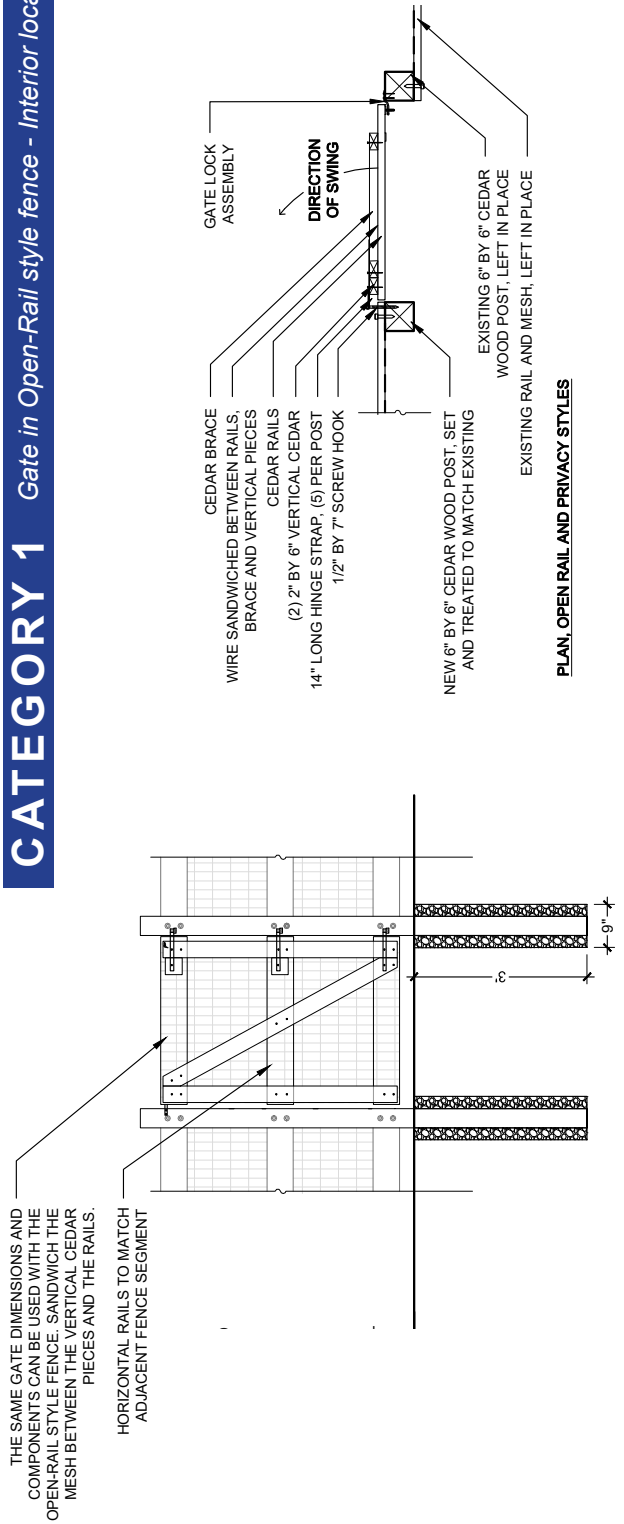


Gate in Privacy style fence - Interior location  
**CATEGORY 1**



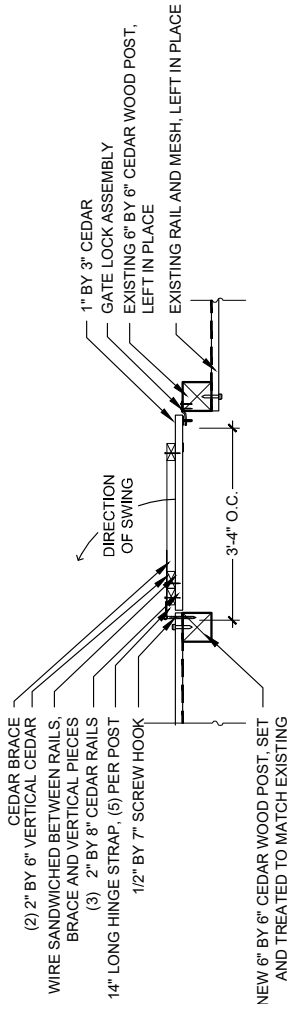
THIS FENCE / GATE STYLE SUITABLE FOR INTERIOR LOT BORDERS ONLY, AND IS NOT PERMITTED ALONG TRACT LANDSCAPES.

**CATEGORY 1** Gate in Open-Rail style fence - Interior location

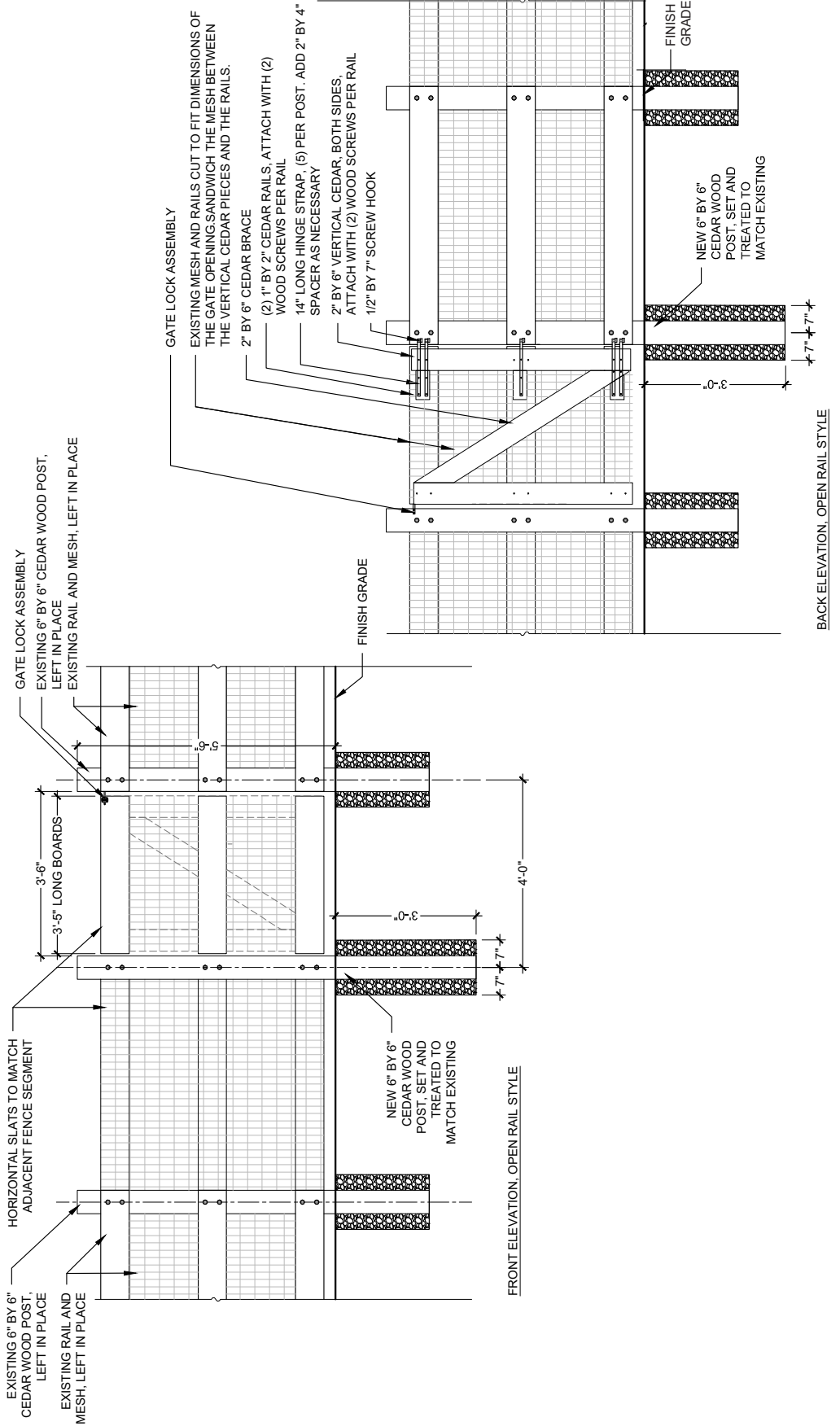


THIS FENCE / GATE STYLE SUITABLE FOR INTERIOR LOT BORDERS ONLY, AND IS NOT PERMITTED ALONG TRACT LANDSCAPES.

**CATEGORY 1** Gate Retrofit at Existing Tract Fence, Open Rail Style

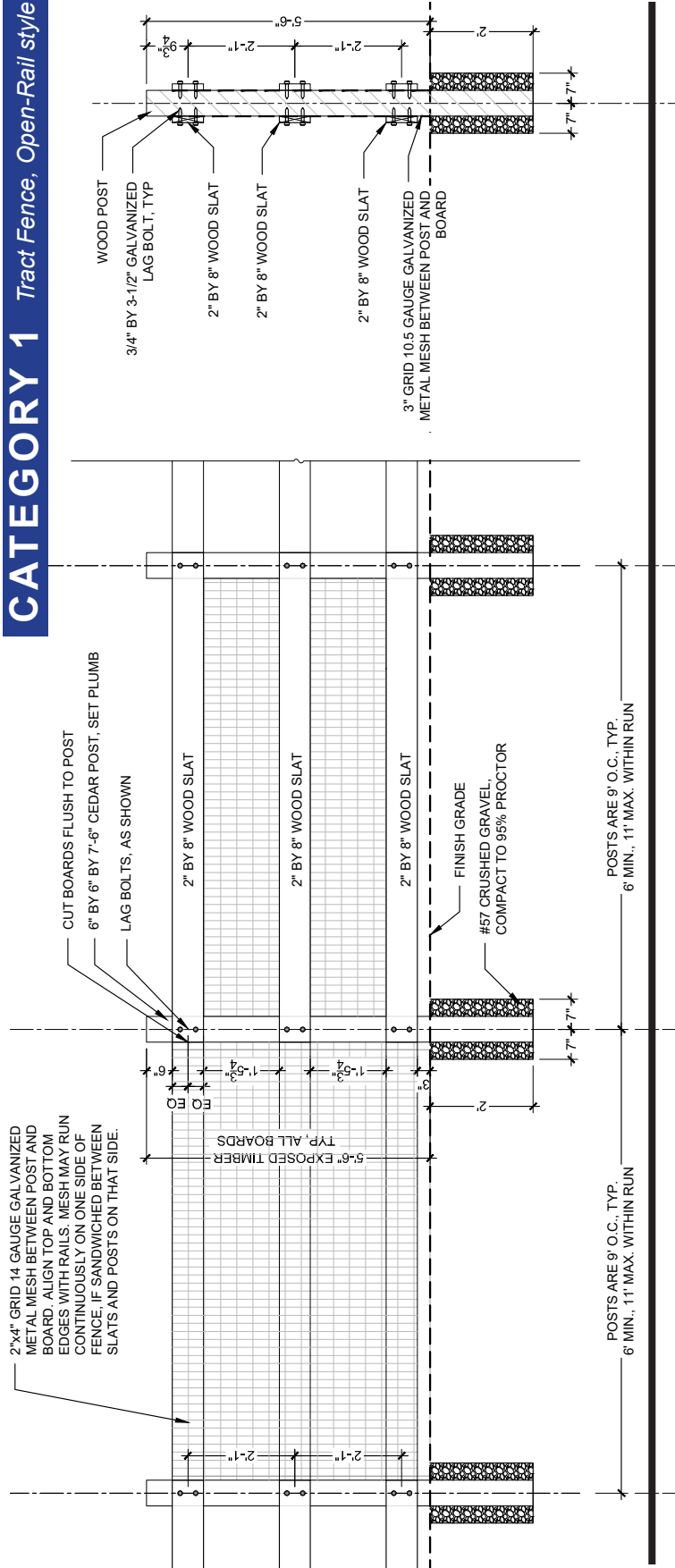


PLAN, OPEN RAIL AND PRIVACY STYLES

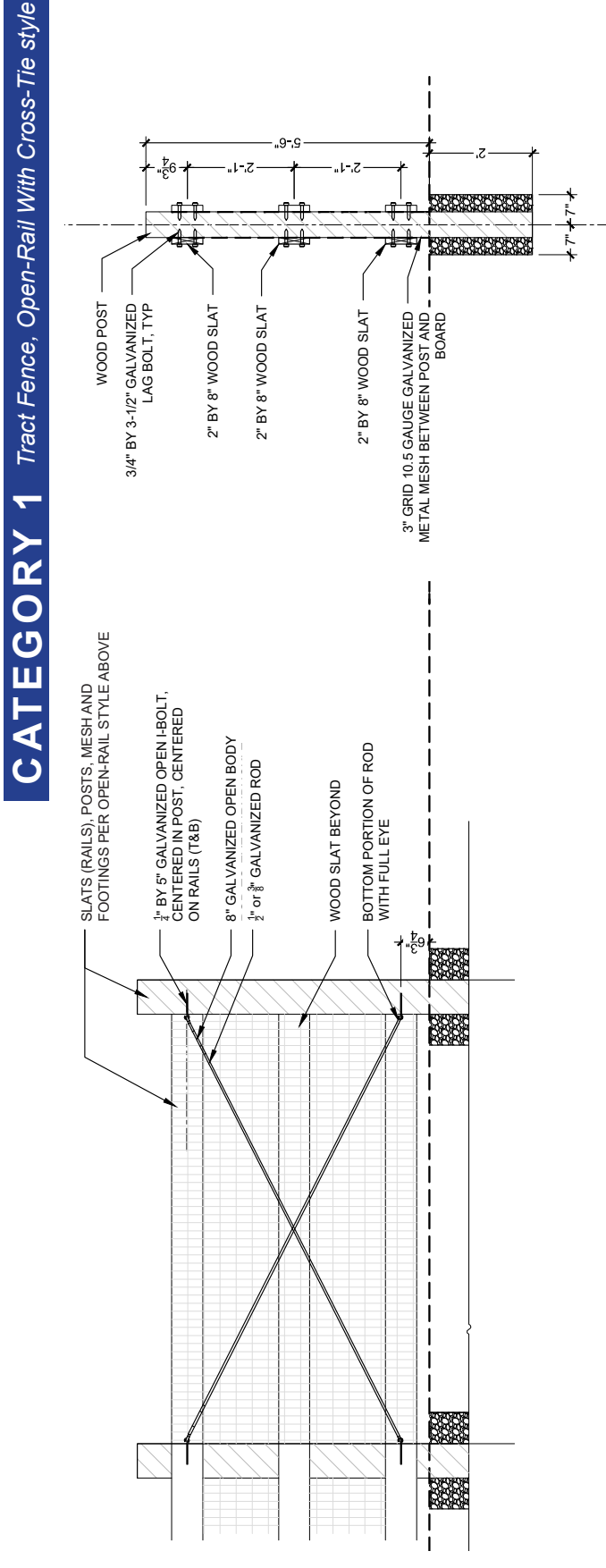




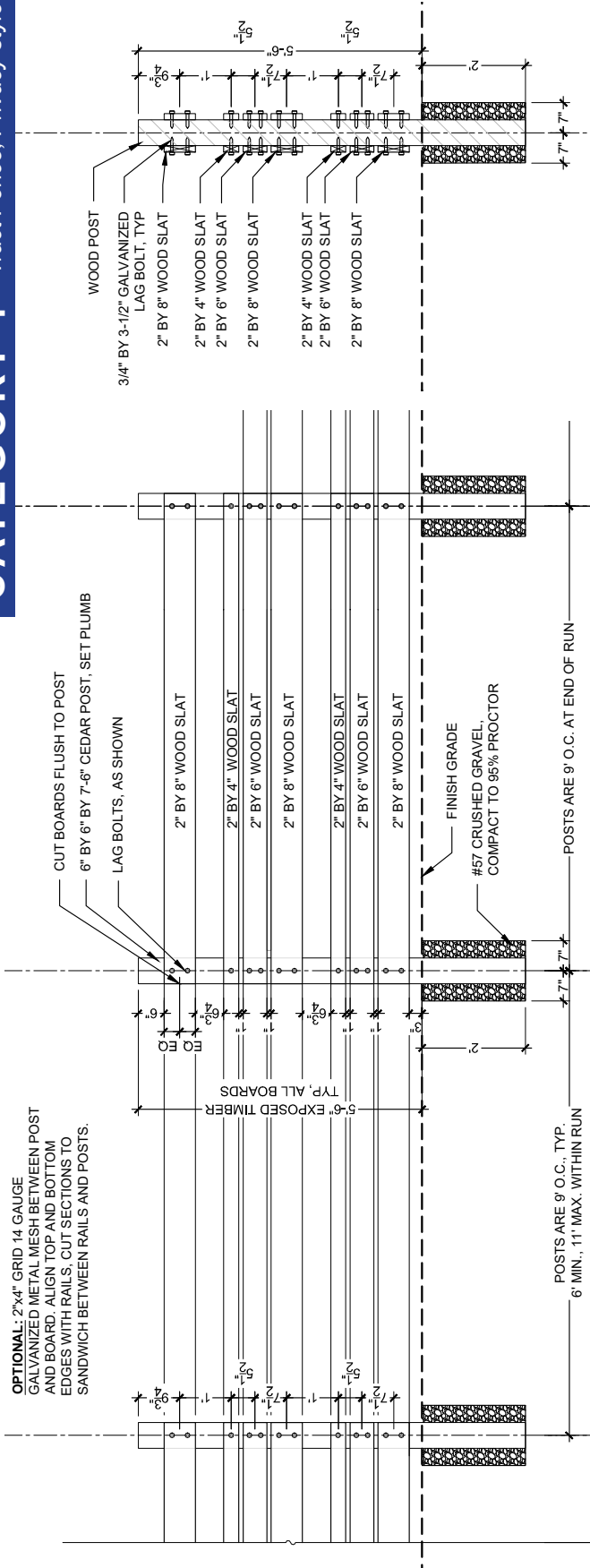
**CATEGORY 1** Tract Fence, Open-Rail style



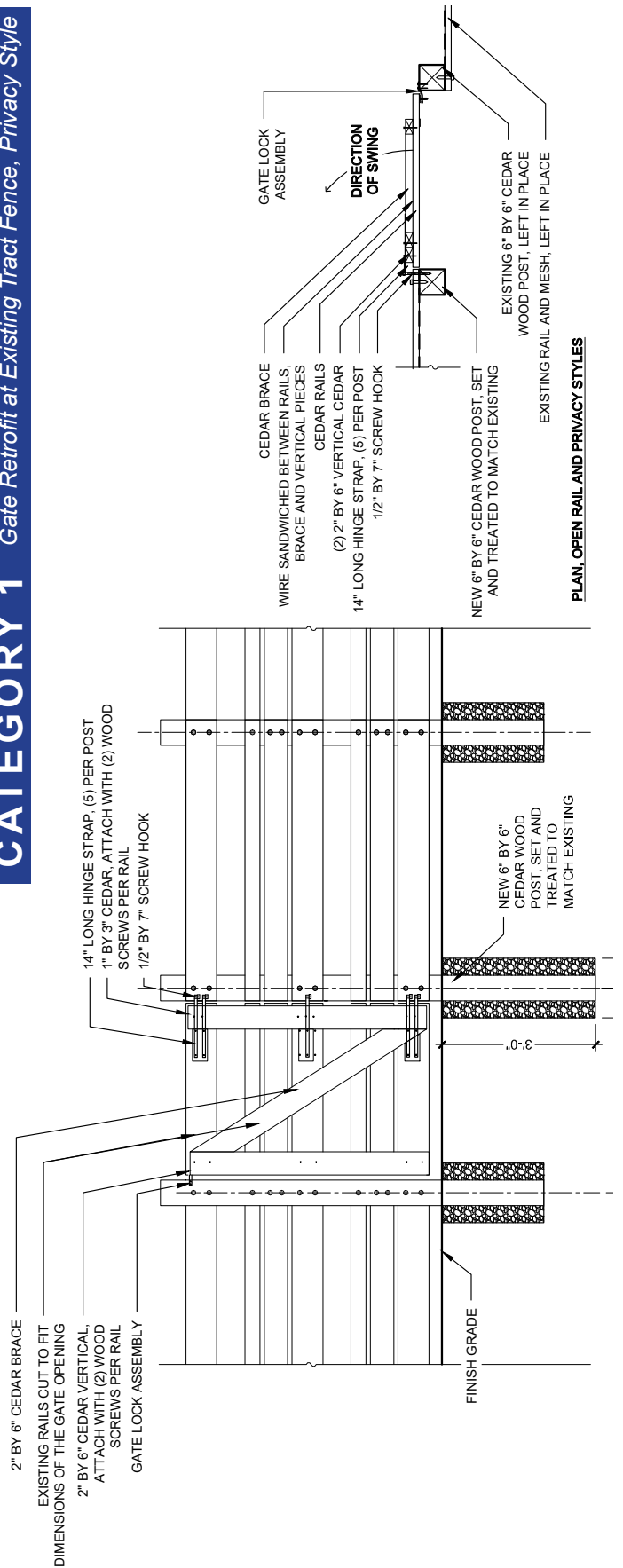
**CATEGORY 1** Tract Fence, Open-Rail With Cross-Tie style



**CATEGORY 1** Tract Fence, Privacy style



**CATEGORY 1** Gate Retrofit at Existing Tract Fence, Privacy Style



PLAN, OPEN RAIL AND PRIVACY STYLES

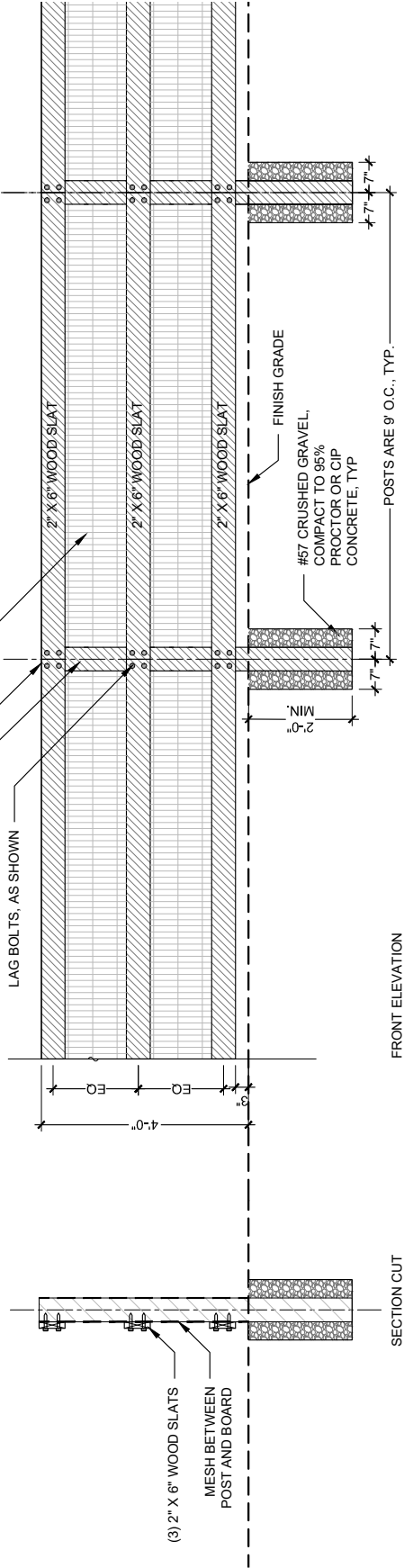


**CATEGORY 2** Short, open style

OPTIONAL 2"x4" GRID 14 GAUGE GALV. METAL MESH BETWEEN POST AND BOARD. ALIGN TOP AND BOTTOM EDGES WITH RAILS. CUT SECTIONS TO SANDWICH BETWEEN RAILS AND POSTS.

ALIGN TOP OF BOARD WITH TOP OF POST

6" CEDAR POST. SET PLUMB. ALL PERIMETER FENCING BORDERING A TRACT, BORDERING ARIGHT OF WAY, WING FENCES AND STREET SIDE FENCES ARE TO HAVE 6" BY 6" POSTS. INTERIOR FENCING SEPARATING A LOT FROM ANOTHER LOT MAY USE 4" BY 4" POSTS.

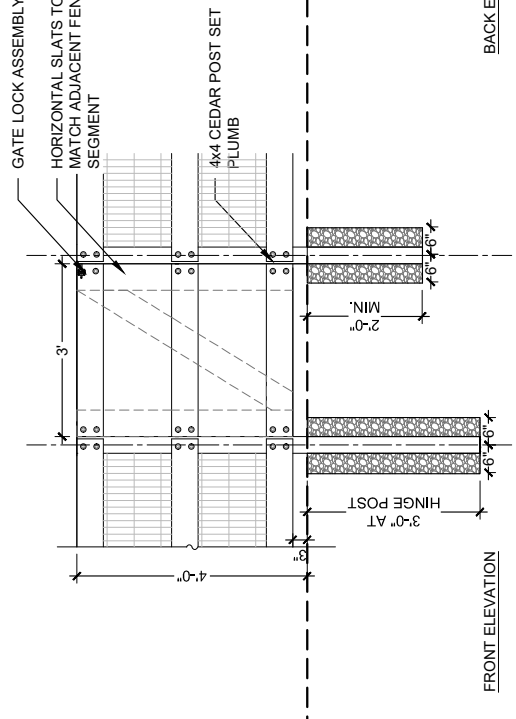


OPTIONAL 2"x4" GRID 14 GAUGE GALV. METAL MESH BETWEEN POST AND BOARD. ALIGN TOP AND BOTTOM EDGES WITH RAILS. CUT SECTIONS TO SANDWICH BETWEEN RAILS AND POSTS.

2 X 6 CEDAR BRACE

GATE LOCK ASSEMBLY

HORIZONTAL SLATS TO MATCH ADJACENT FENCE SEGMENT



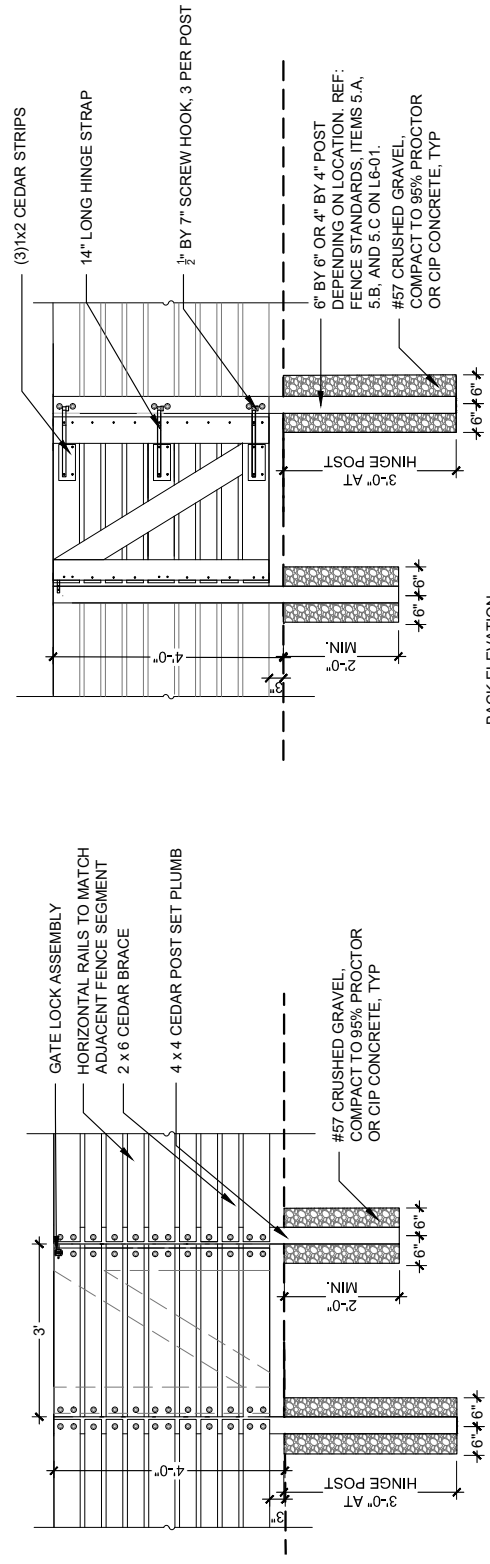
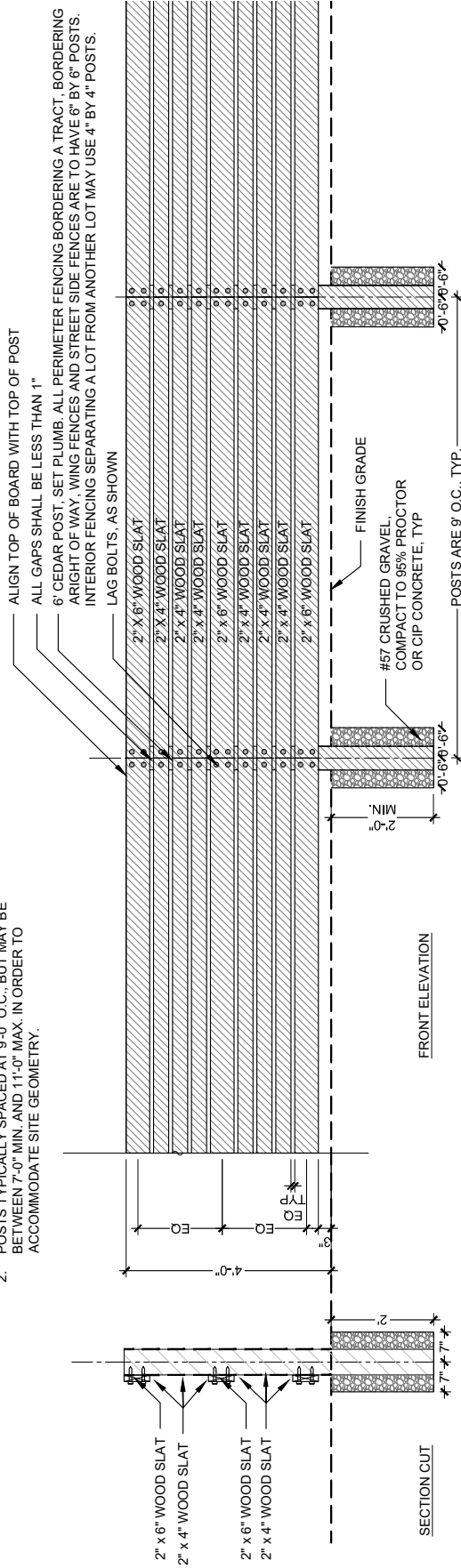
NOTE:  
 1. POSTS TYPICALLY SPACED AT 9'-0" O.C. BUT MAY BE BETWEEN 7'-0" MIN. AND 11'-0" MAX. IN ORDER TO ACCOMMODATE SITE GEOMETRY.

6" BY 6" OR 4" BY 4" POST DEPENDING ON LOCATION. REF: FENCE STANDARDS, ITEMS 5.A, 5.B, AND 5.C ON LG-01.

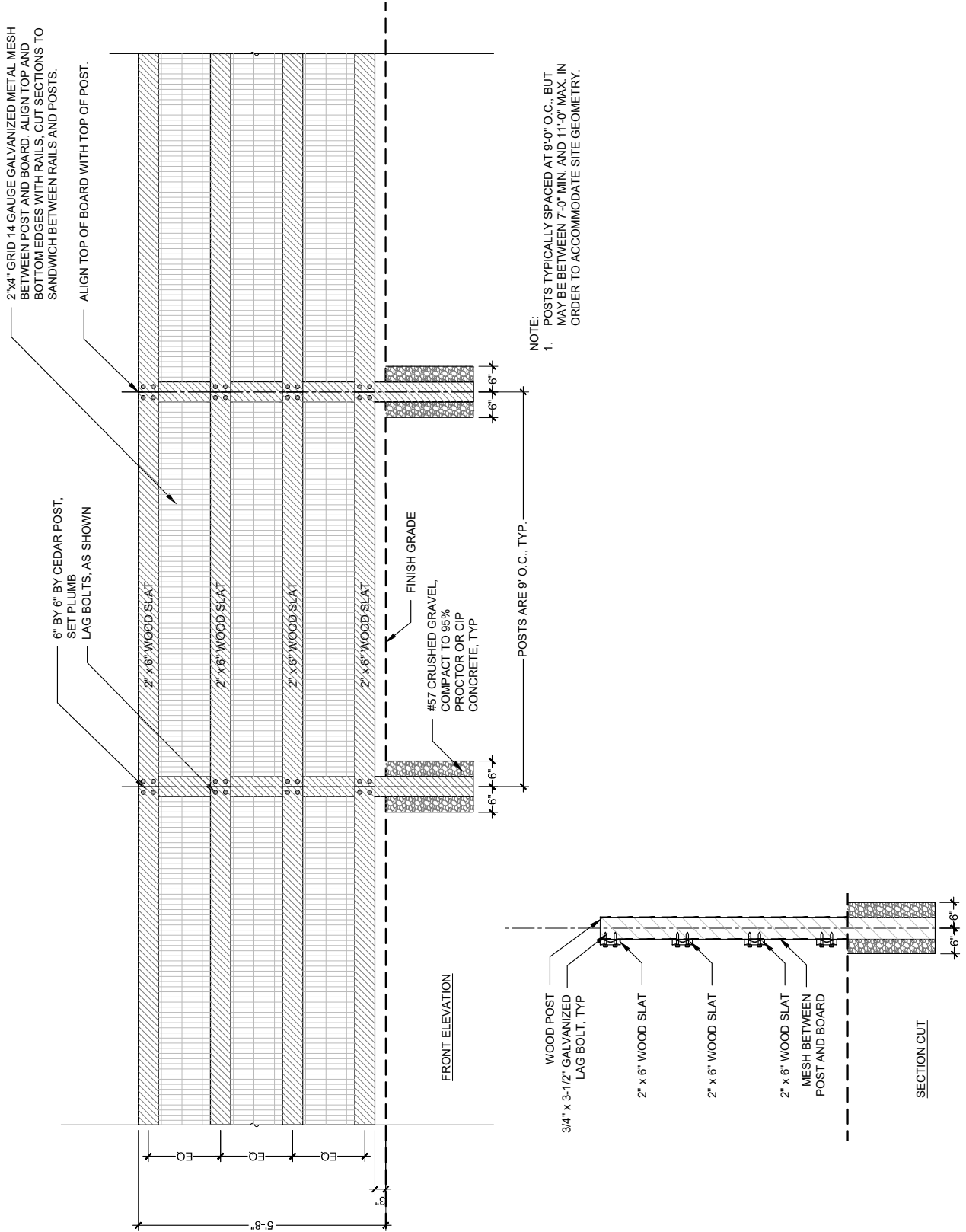
#57 CRUSHED GRAVEL, COMPACT TO 95% PROCTOR OR CIP CONCRETE, TYP

**CATEGORY 2** Short, privacy style

- NOTE:
- OPTIONAL TO ADD 2"x4" GRID 14 GAUGE GALVANIZED METAL MESH BETWEEN POST AND BOARD. ALIGN TOP AND BOTTOM EDGES WITH RAILS. CUT SECTIONS TO SANDWICH BETWEEN RAILS AND POSTS.
  - POSTS TYPICALLY SPACED AT 9'-0" O.C., BUT MAY BE BETWEEN 7'-0" MIN. AND 11'-0" MAX. IN ORDER TO ACCOMMODATE SITE GEOMETRY.



**CATEGORY 2** Tall, open style









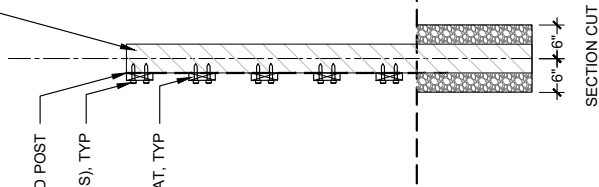
**CATEGORY 3** Tall, privacy style

7" CEDAR POST, SET PLUMB. ALL PERIMETER FENCING BORDERING A RIGHT OF WAY, WING FENCES AND STREET SIDE FENCES ARE TO HAVE 6" BY 6" POSTS. INTERIOR FENCING SEPARATING A LOT FROM ANOTHER LOT MAY USE 4" BY 4" POSTS.

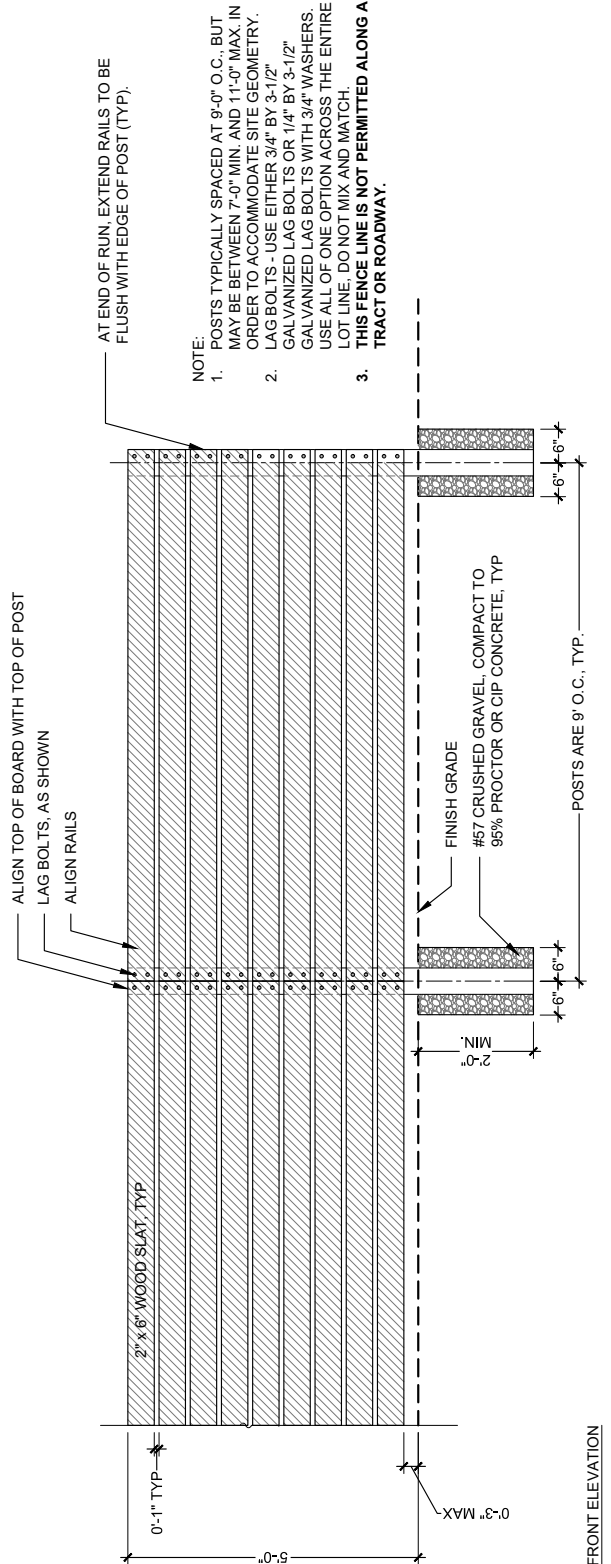
MESH BETWEEN RAIL AND POST

LAG BOLT (SEE NOTES), TYP

2" BY 6" WOOD SLAT, TYP

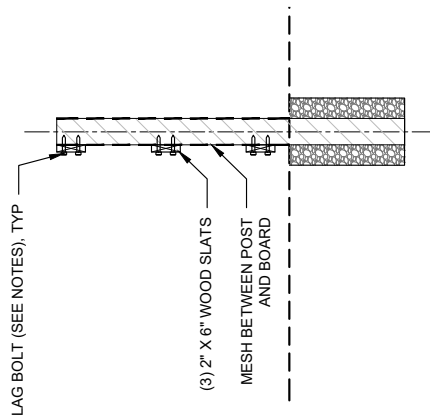


THIS FENCE / GATE STYLE SUITABLE FOR INTERIOR LOT BORDERS ONLY, AND IS NOT PERMITTED ALONG TRACT LANDSCAPES.





**CATEGORY 3** Short, open style



2"x4" GRID 14 GAUGE GALV. METAL MESH BETWEEN POST AND BOARD. ALIGN TOP AND BOTTOM EDGES WITH RAILS. CUT SECTIONS TO SANDWICH BETWEEN RAILS AND POSTS.

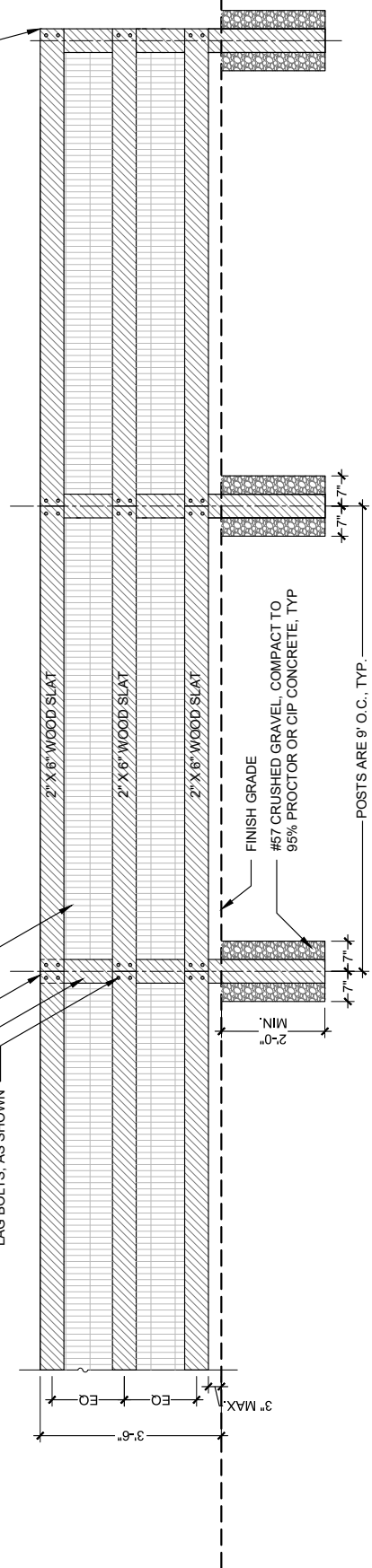
6" CEDAR POST. SET PLUMB. ALL PERIMETER FENCING BORDERING A TRACT, BORDERING A RIGHT OF WAY, WING FENCES AND STREET SIDE FENCES ARE TO HAVE 6" BY 6" POSTS. INTERIOR FENCING SEPARATING A LOT FROM ANOTHER LOT MAY USE 4" BY 4" POSTS.

LAG BOLTS, AS SHOWN

**NOTE:**

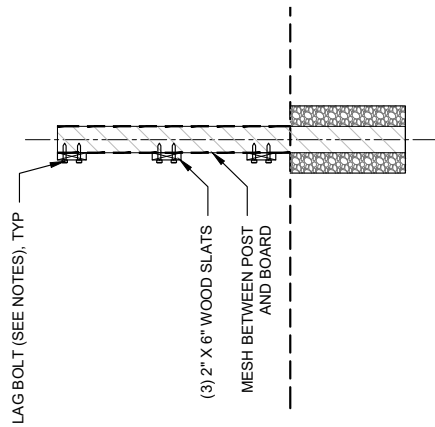
1. METAL MESH IS OPTIONAL, BUT NEEDS TO BE CONSISTENT ACROSS THE ENTIRE LOT LINE, INCLUDING LOCATIONS WHERE TALL FENCE SEGMENTS STEP DOWN TO SHORT FENCE SEGMENTS. DO NOT MIX AND MATCH.
2. POSTS TYPICALLY SPACED AT 9'-0" O.C., BUT MAY BE BETWEEN 7'-0" MIN. AND 11'-0" MAX. IN ORDER TO ACCOMMODATE SITE GEOMETRY.
3. 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.

AT END OF RUN, EXTEND RAILS TO BE FLUSH WITH EDGE OF POST (TYP.)

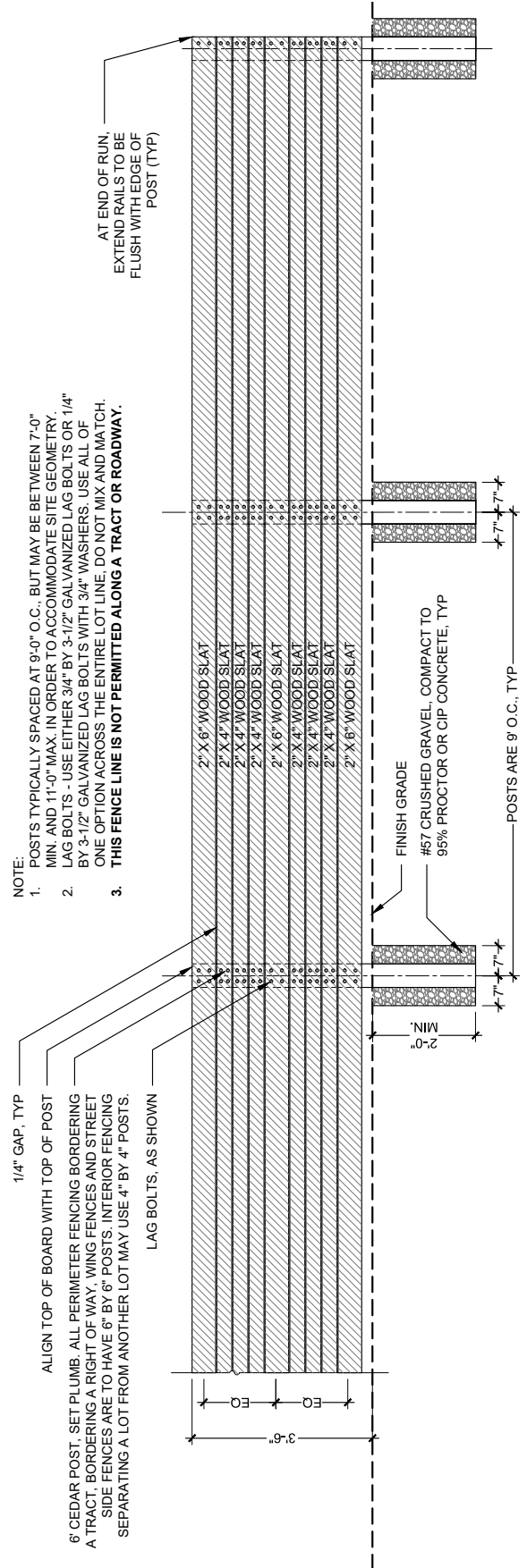


FRONT ELEVATION

**CATEGORY 3** Short, privacy style



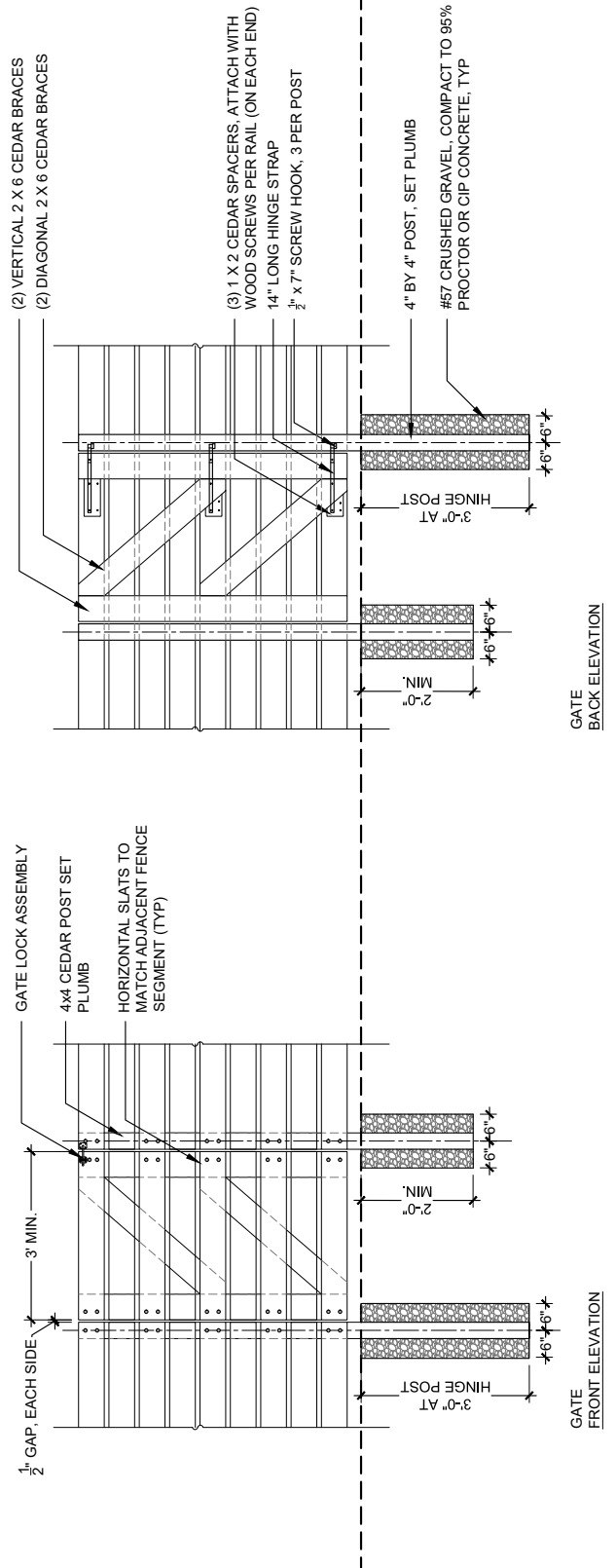
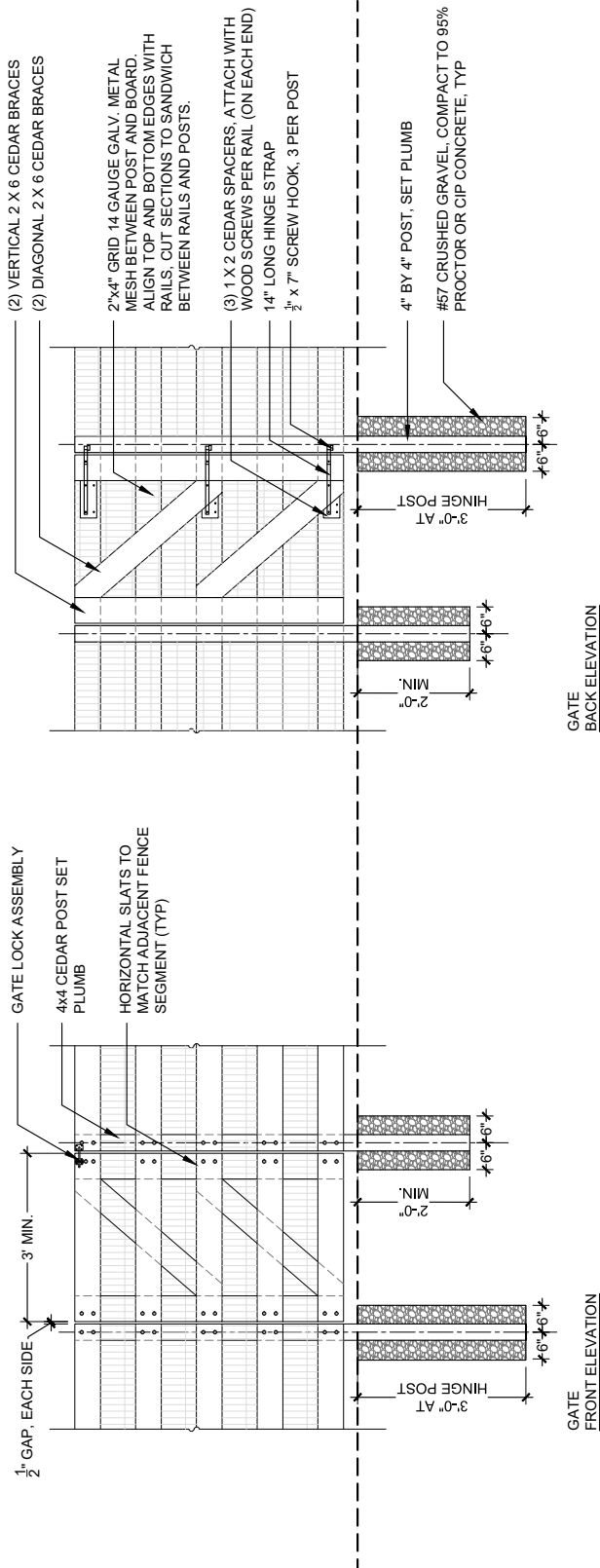
THIS FENCE / GATE STYLE SUITABLE FOR INTERIOR LOT BORDERS ONLY, AND IS NOT PERMITTED ALONG TRACT LANDSCAPES.



- NOTE:
1. POSTS TYPICALLY SPACED AT 9'-0" O.C., BUT MAY BE BETWEEN 7'-0" MIN. AND 11'-0" MAX. IN ORDER TO ACCOMMODATE SITE GEOMETRY.
  2. 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.
  3. THIS FENCE LINE IS NOT PERMITTED ALONG A TRACT OR ROADWAY.

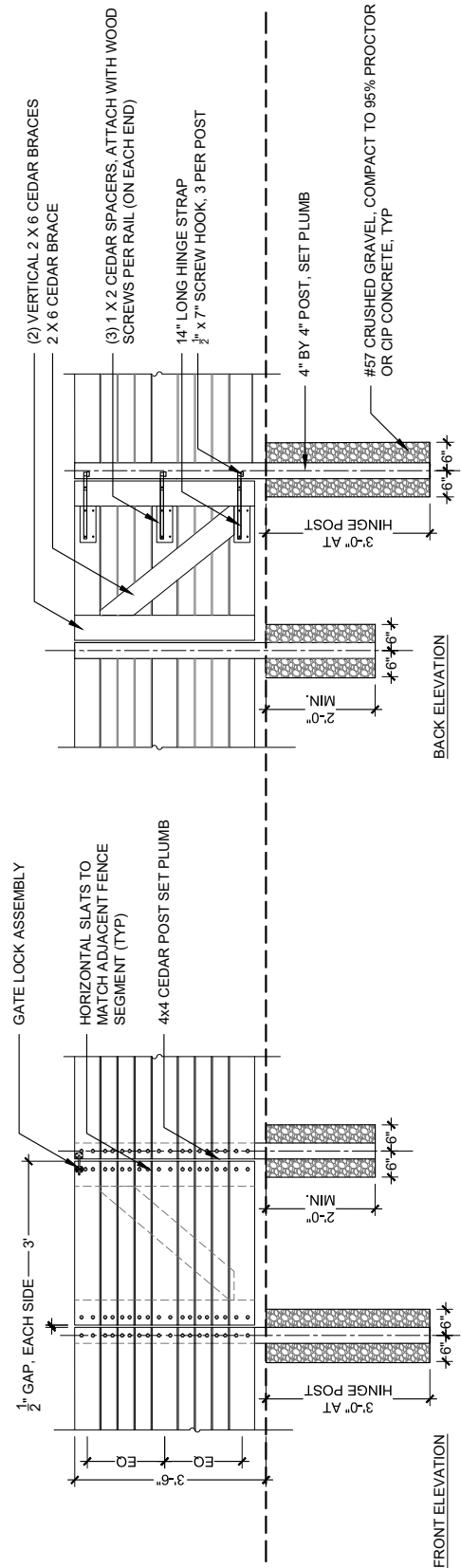
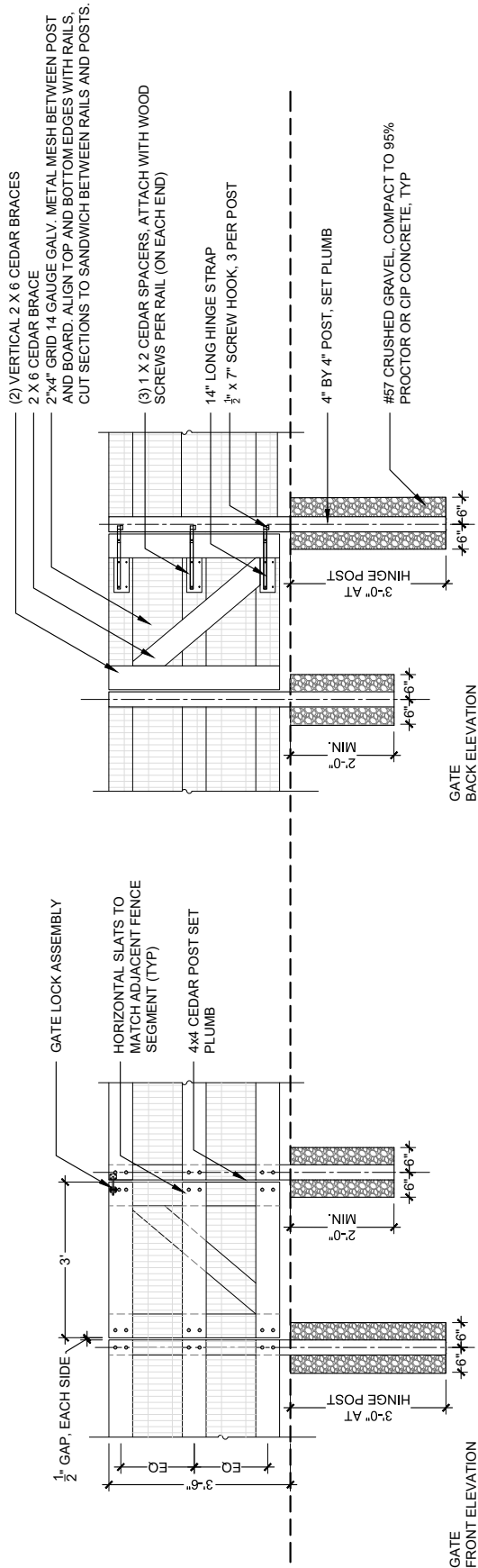
FRONT ELEVATION

**CATEGORY 3** Gates in Tall fences





**CATEGORY 3** Gates in Short fences



**CATEGORY 3** *Tall and Short adjacencies*

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. THIS DETAIL DEPICTS WHERE THE TALL AND SHORT STYLES MEET. DETAILS HERE SHOW WHERE HOW OPEN FENCE MEETS OPEN FENCE AND HOW PRIVACY FENCE MEETS PRIVACY FENCE. SAME CONCEPTS APPLY WHEN PRIVACY FENCE MEETS OPEN FENCE.
- 2.

