

BAREFOOT LAKES LANDSCAPE DESIGN GUIDELINES

FIRESTONE, COLORADO



GUIDE FOR RESIDENTS

AUGUST 11, 2016
REVISED JULY 24, 2017

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 shall

be in full force and effect unless specifically superseded by more stringent criteria herein.

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 the grading and 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.

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. 11 in. by 17 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:

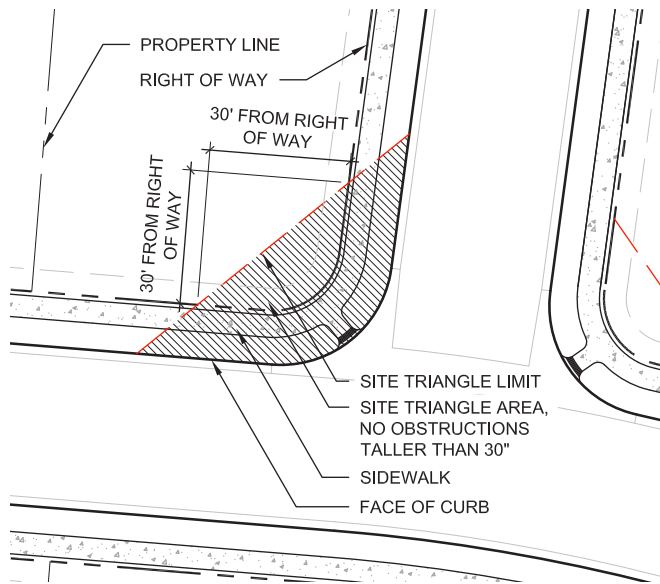
- Name and address of person(s) responsible for preparation of the Landscape Plan, including the name and address of the project.

- 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.

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**, and 100 percent of it must be covered by planting (within 3 to 5 years maturity). 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.

Practice water-wise 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 highly encouraged.

Turf

Keep turf 5 feet away from building foundations. No more than 80 percent of the rear yard may be turf. No more than 80 percent of the front yard may be turf. Xeric alternatives with no turf can be proposed. For establishment of the lawn area, initial installations must

be sod. Artificial turf is prohibited.

Use a low-water turf variety, preferably a blend that includes a Texas Blue Grass, such as "Reveille" by Gardner Turfgrass Inc., "Vortex" offered by Korby Sod, the "Quick-2-Gro" and "Triple Threat" turf mixes by Arkansas Valley Seed Company, or an approved equal. Kentucky Blue Grass is not permitted unless it comprises less than one-third of a low-water turf blend.

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.

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:

- Ornamental grasses and low groundcovers are permitted, but must be durable so that the ground does not become unkempt or bare.
- Stepping stones or crusher fines are allowed, but at least 50 percent of the tree lawn area must be planted and covered upon maturity (within 3-5 years).

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. This area must be landscaped whether or not a fence is installed. Lane planting zones must utilize shrubs and perennials that do not exceed 3 to 4 feet in height and are tolerant of salt and snow loads.

Plant Material Minimum Size Requirements:

- Deciduous trees - 2 inch caliper
- Ornamental trees - 2 inch caliper
- Evergreen trees - 6 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).

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).
- Note: Include a dimension for the rear property line width on the plan review submittal.

PROHIBITED OR RESTRICTED PLANTS:

- **Kentucky Blue Grass** – Unless it comprises less than one-third of a low-water turf blend.
- **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.

For native seed mixes, refer to the Barefoot Lakes Filing No. 1 Final Development Plan (FDP) recorded on 3/21/2016 at Rec. #4185100 at the office of Weld County Clerk and Recorder.

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)



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)



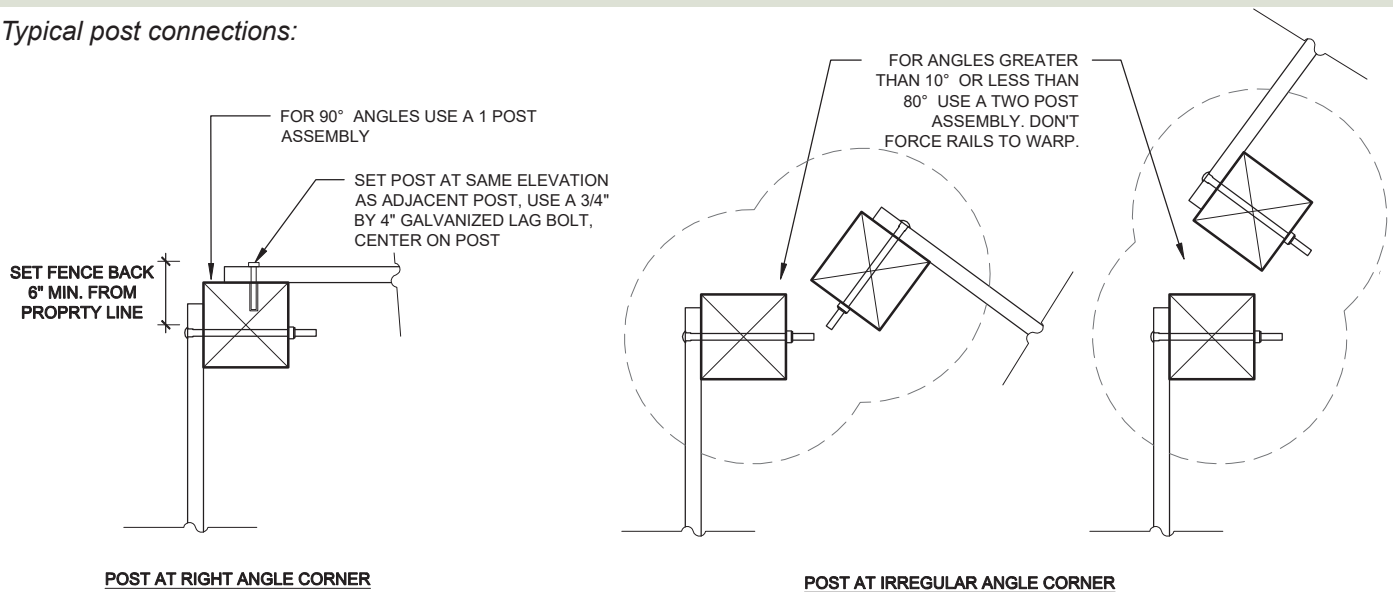
At Left (Option 4): V-12 by Venture Retaining Wall systems. Note, color shown is grey, which is not approved. Image provided for texture and cap reference. (<http://www.venturewalls.com/v12>)

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, in the beige/gold/tan 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 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: Venture Retaining Wall Systems
 - » Type: V-12
 - » Size: 8 inches tall by 18 inches wide
 - » Color: Tan / light brown
 - » This option not allowed on corner lots

FENCING, GENERAL

Typical post connections:



The fence styles included here have been submitted to and approved by the Town of Firestone in the Barefoot Lakes Filing No. 1 Final Development Plan (FDP) recorded on 3/21/2016 at Rec. #4185100 at the office of Weld County Clerk and Recorder. Fence styles have been updated in subsequent FDP Addenda.

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
- Eco Wood Treatment
» Manufacturer: Int. Eco Wood Treatment,
<http://ecowoodtreatment.com>
- An equivalent product may be used if approved by the New Construction Design Review Committee.

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 Architectural Review Committee prior to installation.

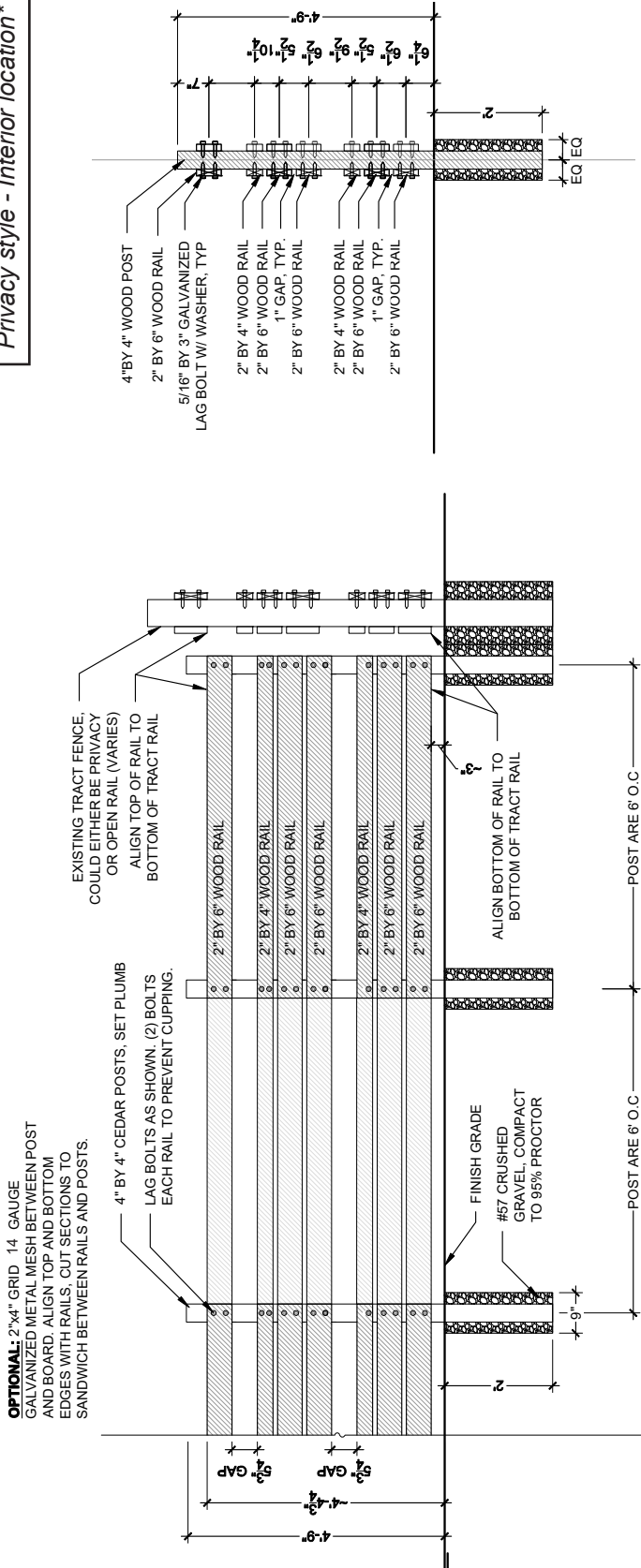
Fencing at interior lot lines are limited to 5 feet tall (as measured to the top of the top rail from finish grade), but can also be 4 feet 5 inches tall per any of the approved styles identified with an asterisk (*) on the following detail sheets. All fencing within an individual block must be of a consistent height.

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

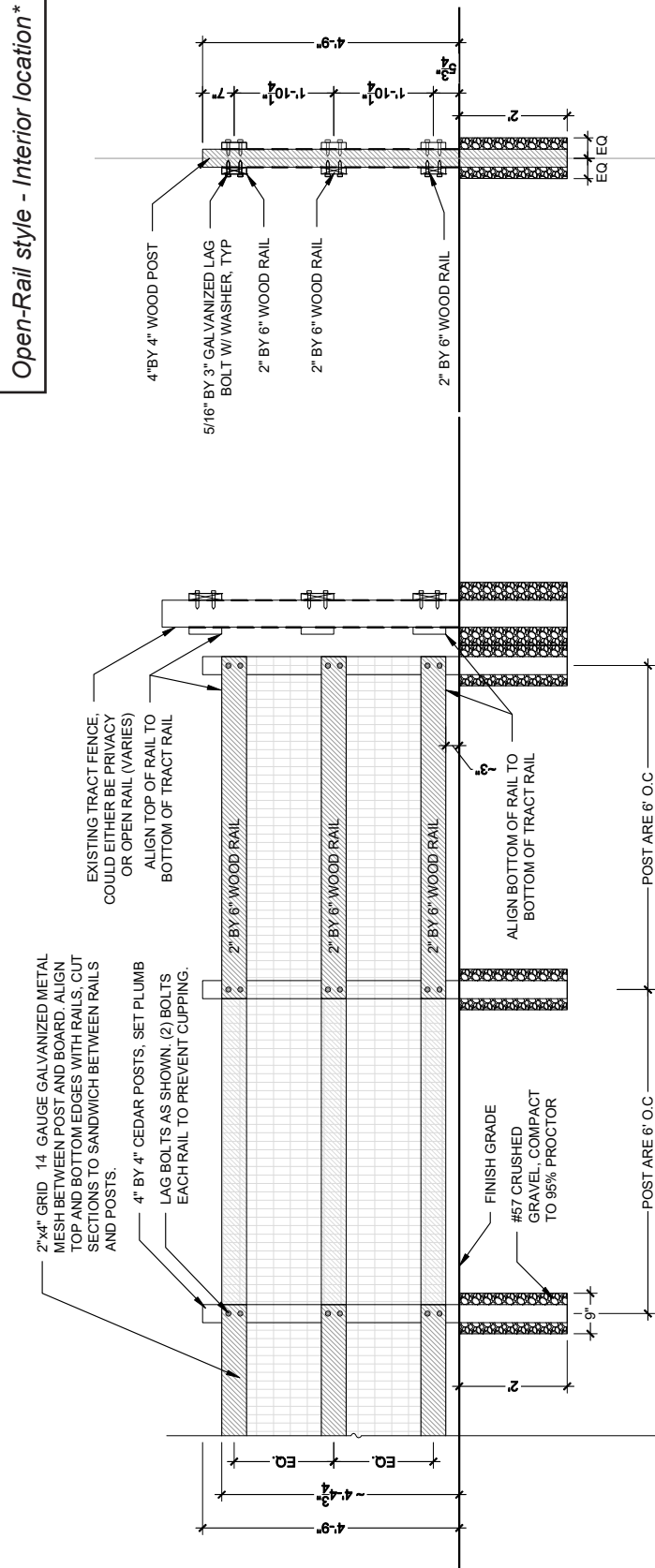
Fencing shall not be located in turf. Refer to planting requirements for additional information.

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.

Privacy style - Interior location*

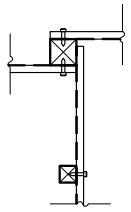
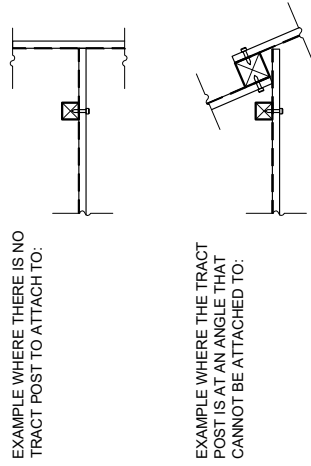
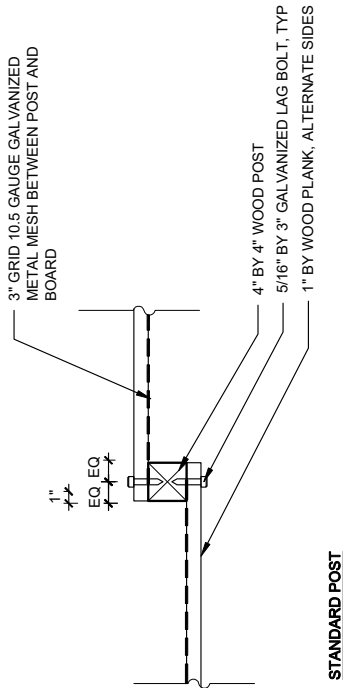


Open-Rail style - Interior location*

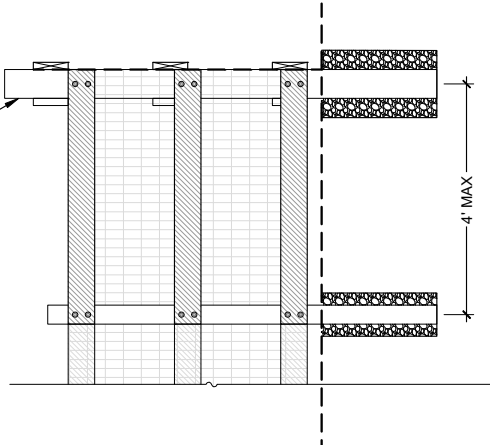


* Indicates fence style suitable for interior lot borders only. These fences are not permitted along tract landscapes.

*End Condition of Interior fences at tract fence**

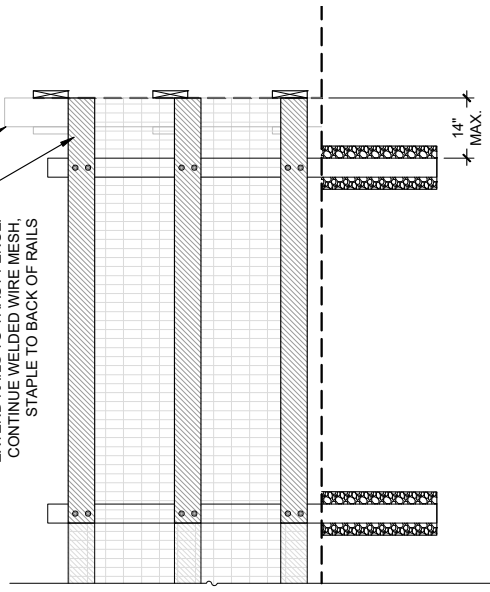


EXISTING TRACT FENCE, COULD EITHER BE PRIVACY OR OPEN RAIL (VARIES)



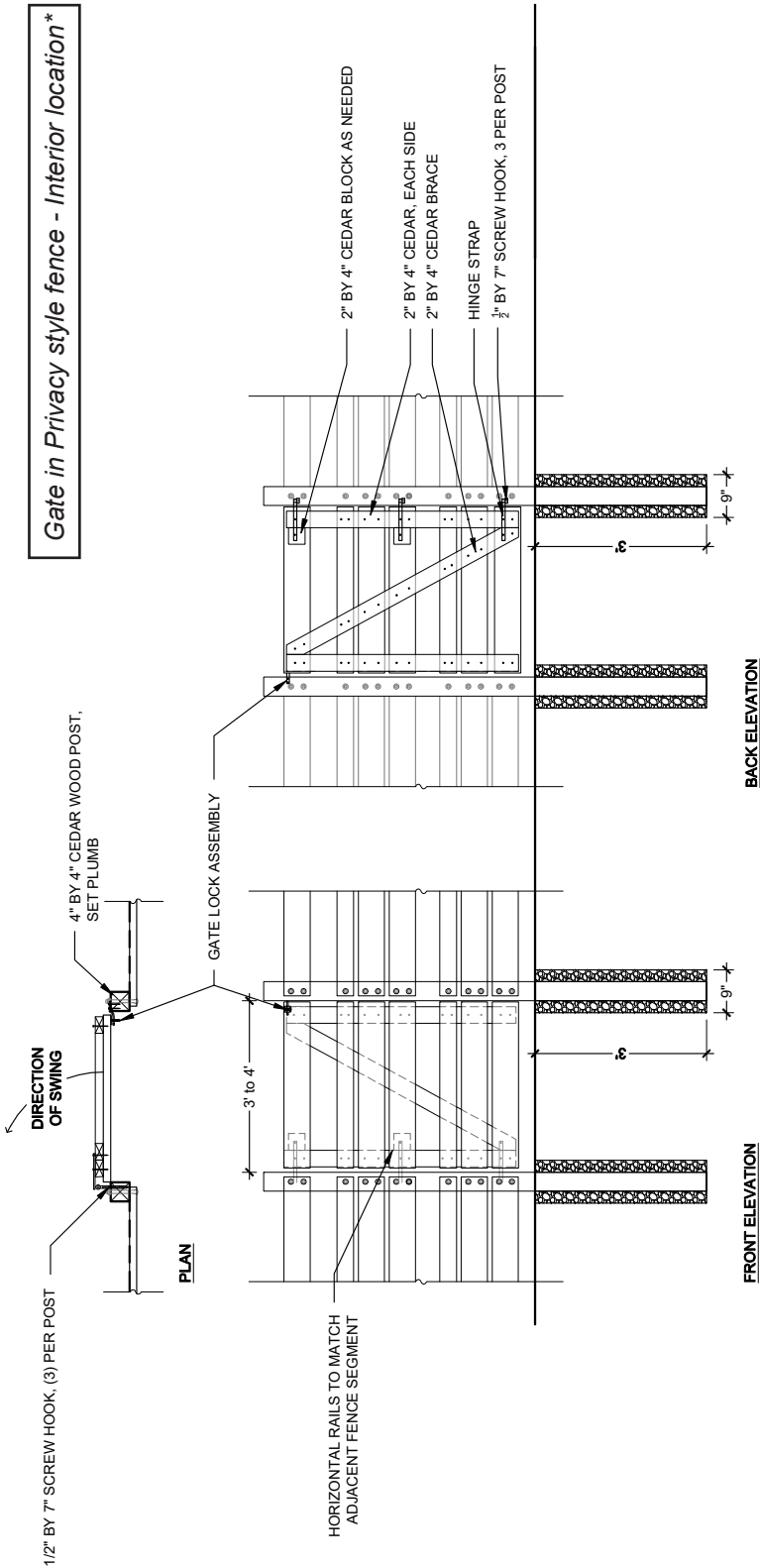
EXISTING TRACT FENCE, COULD EITHER BE PRIVACY OR OPEN RAIL (VARIES)

EXTEND RAILS TO TRACT FENCE. CONTINUE WELDED WIRE MESH, STAPLE TO BACK OF RAILS

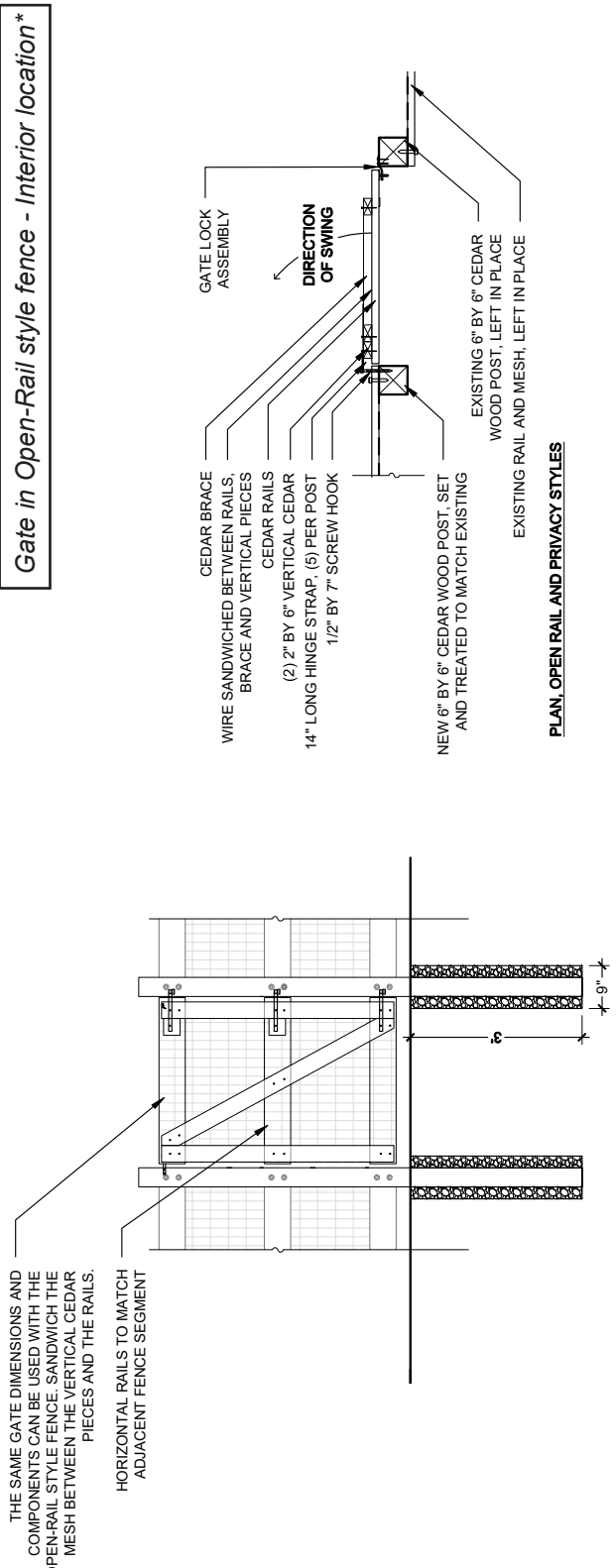


* Indicates fence style suitable for interior lot borders only. These fences are not permitted along tract landscapes.

Gate in Privacy style fence - Interior location*

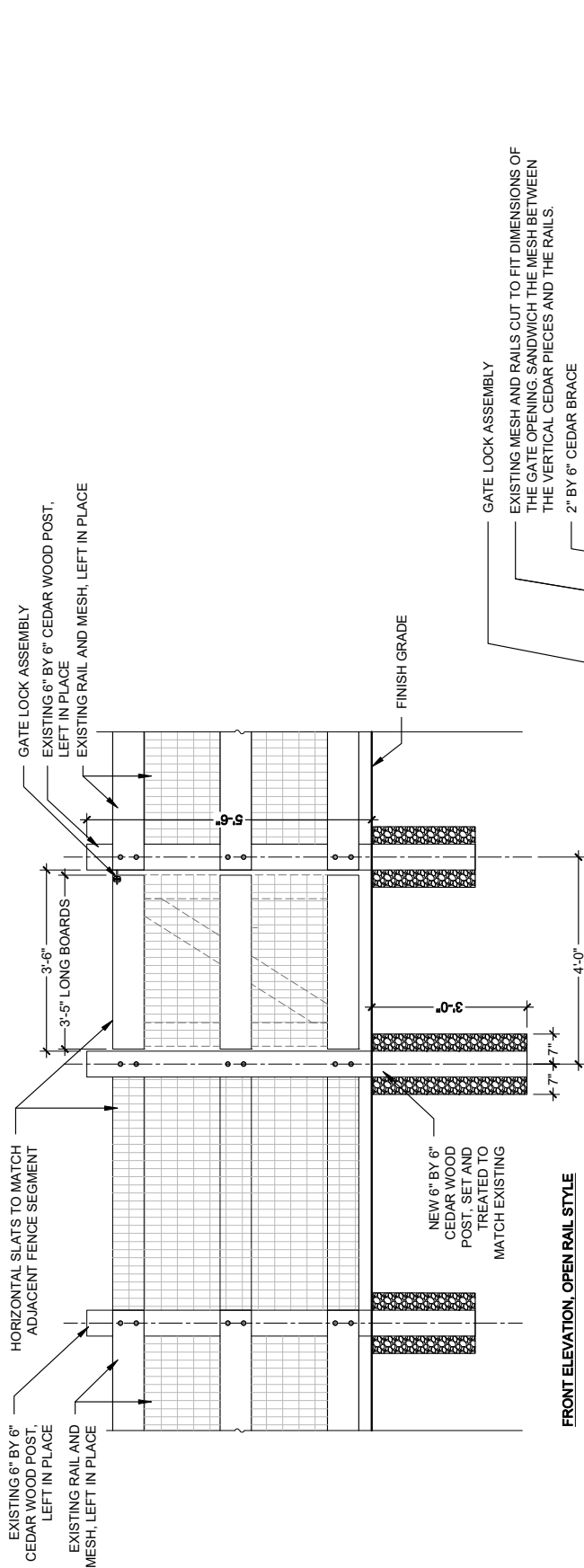


Gate in Open-Rail style fence - Interior location*

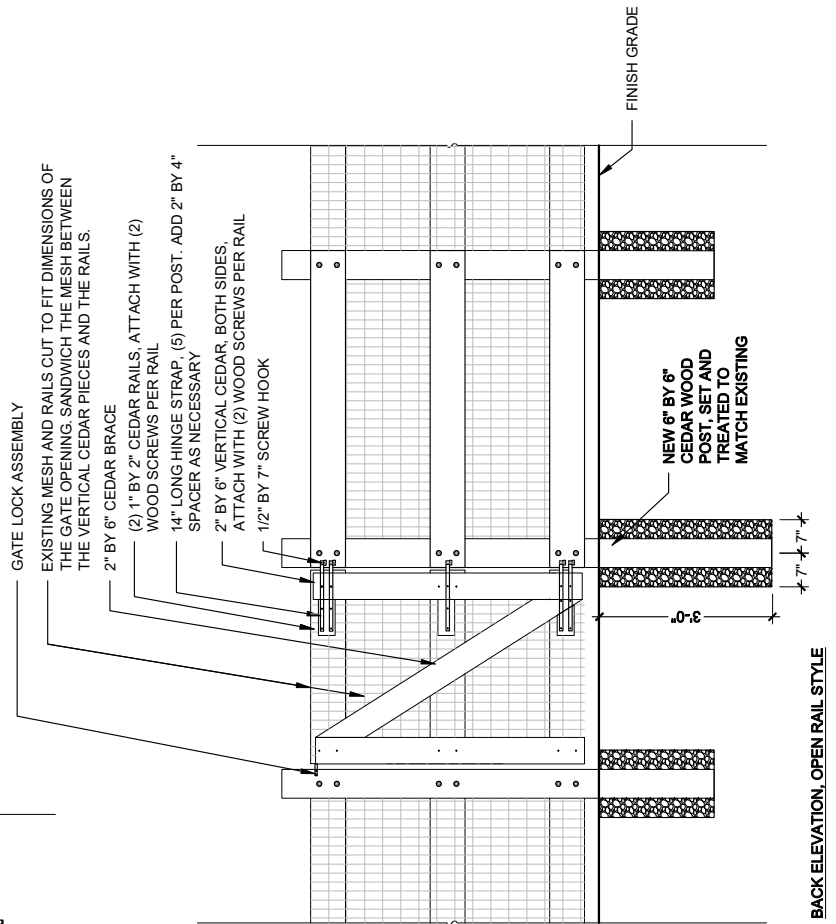


* Indicates style suitable for interior lot borders only. These gates are not permitted along tract landscapes.

Gate Retrofit at Existing Tract Fence, Open Rail Style

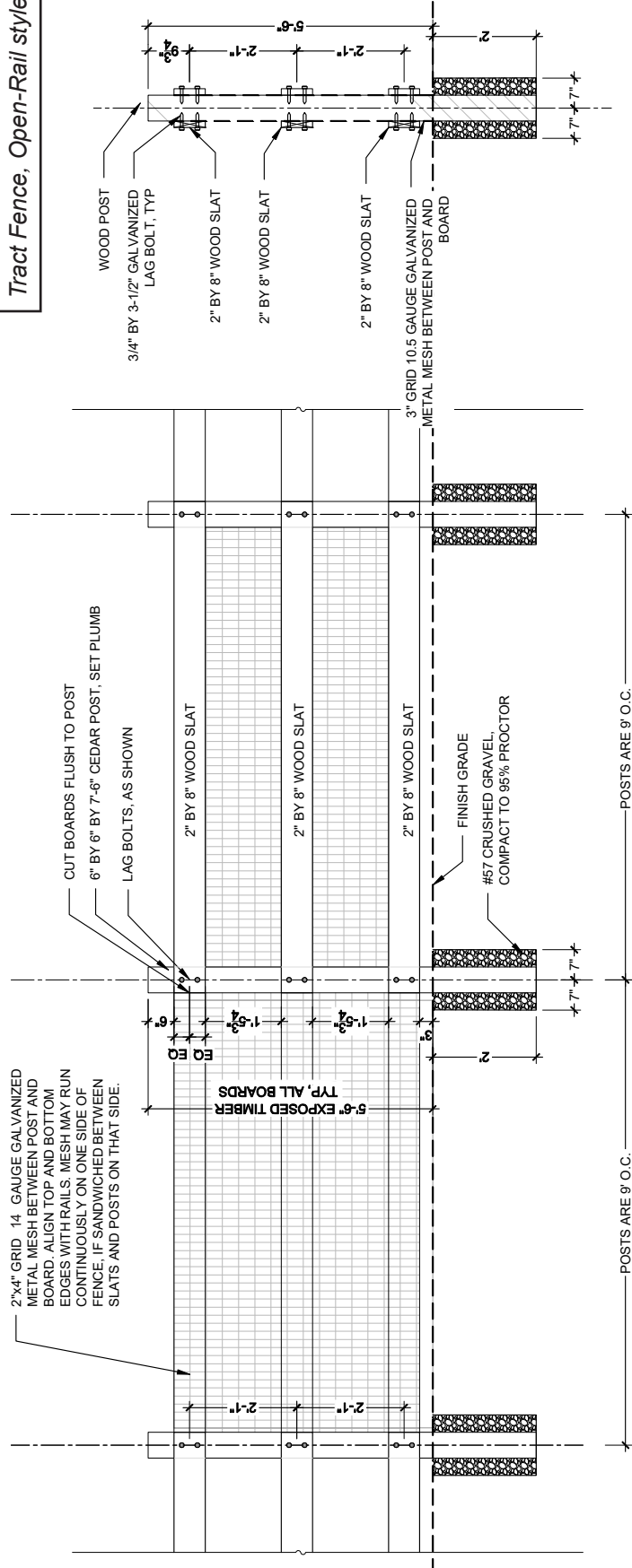


FRONT ELEVATION, OPEN RAIL STYLE

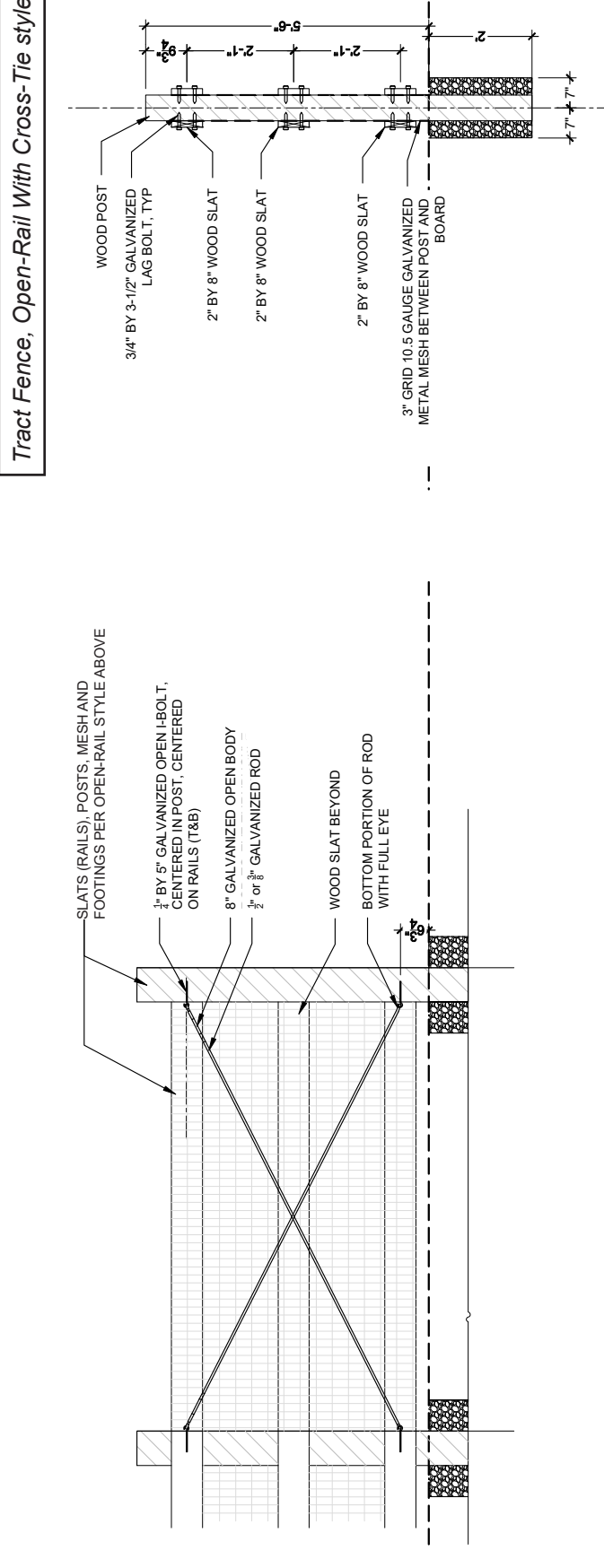


BACK ELEVATION, OPEN RAIL STYLE

Tract Fence, Open-Rail style



Tract Fence, Open-Rail With Cross-Tie style



Tract Fence, Gabion-Infill Specialty style

