# HERON LAKES OVERALL

## NEIGHBORHOOD FENCE PLAN (DEVELOPER INSTALLED)

444 Mountain Ave. | TEL 970.532.5891 Berthoud, CO 80513 WEB TBGroup.us

HERON LAKES

FENCE PLAN

BERTHOUD, CO

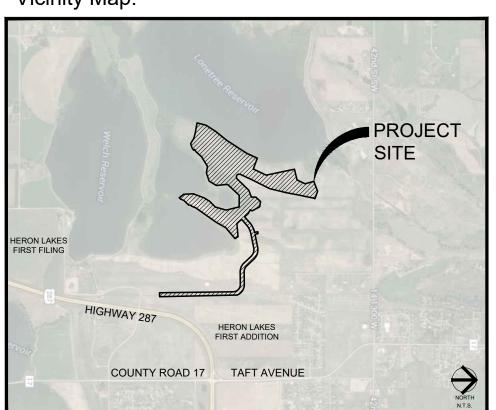
HERON LAKES

INVESTMENTS, LLC

444 Mountain Avenue

Berthoud, CO 80513

### Vicinity Map:



### Landscape Sheet Index:

SHEET 1	COVER SHEET, NOTES, AND DETAILS
SHEET 2	FENCE DETAILS
SHEET 3	FENCE DETAILS
SHEET 4	FENCE PLAN
SHEET 5	FENCE PLAN

### General Notes:

- 1. SEE SUBDIVISION PLAT AND UTILITY PLANS FOR ALL EASEMENTS, UTILITY LINES, LOT AREAS, DIMENSIONS, AND DESIGN OF STREETS AND WALKS.

- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION OPERATIONS.
- 5. FENCE MATERIAL LOCATIONS SHALL BE COORDINATED WITH UTILITY INFRASTRUCTURE AS REQUIRED TO AVOID CONFLICTS.
- 6. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES 48 HRS. PRIOR TO ANY EXCAVATION OR FENCING INSTALLATION.
- 7. ALL FENCING MATERIALS SHALL BE CEDAR LUMBER #1 GRADE AS DESIGNATED ON FENCING DETAILS.
- 8. ALL WOOD FENCING MATERIALS SHALL BE TREATED WITH A MINIMUM OF 2 COATS OPAQUE STAIN OR AS REQUIRED TO ACHIEVE DESIRED COLOR AND COVERAGE.
- 9. A SAMPLE OF STAIN APPLICATION 8" X 24" SHALL BE SUBMITTED THE METRO DISTRICT FOR APPROVAL PRIOR TO APPLICATION. ALL STAINED FENCING SHALL BE
- 10. ALL FENCING HARDWARE TO BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION
- 11. OWNER TO APPROVE STONE STYLE AND ALL COLORS AND THE PERCENTAGE OF EACH COLOR TO BE USED PRIOR TO INSTALLATION. CONTRACTOR SHALL SUBMIT STONE
- 12. ALL SIDE YARD FENCES NEED TO BE AT OR BEHIND THE FRONT YARD SETBACK LINE OR BE IN LINE WITH THE FRONT FACE OF THE HOUSE.
- 13. ALL FENCES AND FENCE COLUMNS LOCATED BETWEEN A LOT AND COMMON SPACE SHALL BE SET BACK A MINIMUM OF 15' FROM THE ROW.
- 14. ALL FENCING ADJACENT TO GREENBELT / COMMON OPEN SPACE WILL BE INSTALLED BY DEVELOPER. ALL OTHER FENCING WILL BE INSTALLED BY HOMEOWNER.
- 15. HOMEOWNERS WILL BE REQUIRED TO INSTALL FENCING IF THEY HAVE ANY OUTDOOR PETS.

#### NOTE:

- 2 X 6 CEDAR TYPICAL FOR THREE

2" MAXIMUM BETWEEN FENCE

POST AND COLUMN, TYP.

ABOVE TOP RAIL OR BELOW BOTTOM RAIL.

- OPTIONAL 4 x 4 WOVEN WIRE FABRIC ATTACHED TO THE

REAR OF 2 X 6 CEDAR RAILS, TYP. FABRIC CANNOT EXTEND

**ALL WOOD FENCING SHALL BE STAINED:** MANUFACTURER: SHERWIN WILLIAMS **COLOR: OPAQUE CAVIAR** 

REAR ELEVATION

ALL STONE COLUMNS SHALL MATCH IRRIGATION PUMP HOUSE STONE: MANUFACTURER: SIGNATURE STONE **COLOR: LEDGESTONE CHARDONNAY** 

4 X 6 CEDAR POST, TYP.

4 X 6 CEDAR POST, TYP.

- 2 X 6 CEDAR TYPICAL FOR THREE

1 X 6 CEDAR TRIM - TO ALIGN WITH

4 X 6 CEDAR

1 X 6 CEDAR TRIM

BOARD IN-LINE WITH

2 X 6 CEDAR TYPICAL

SLOPE CONCRETE AWAY

- FINISH GRADE, TYP.

UNDISTURBED SUBGRADE

12" DIAMETER CONCRETE

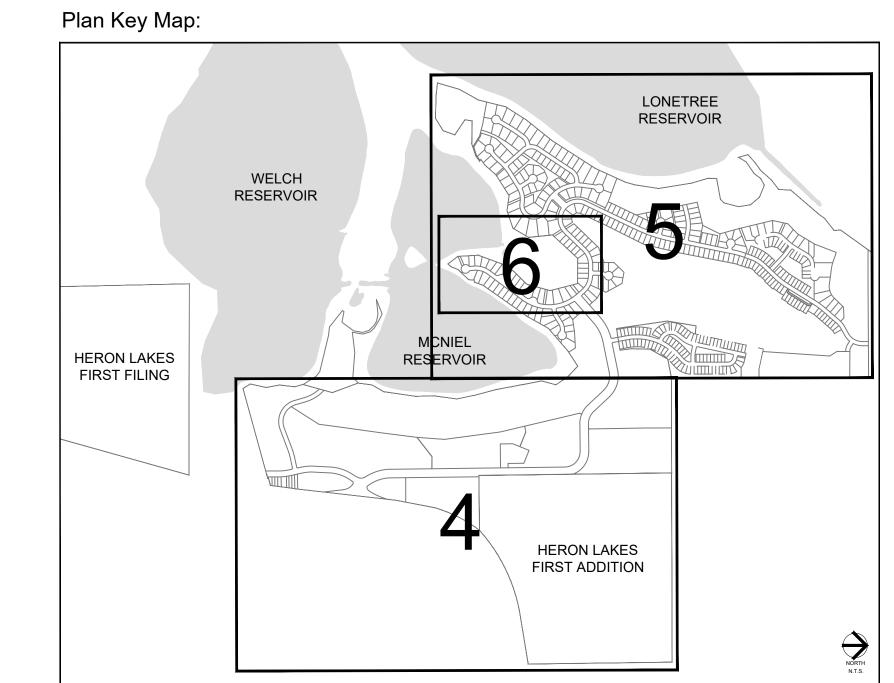
-4" DEPTH SAND

**SECTION** 

FOR THREE RAILS

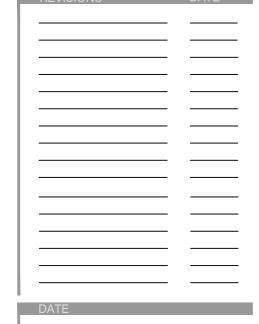
POST, TYP.

4 X 6 POST



STONE COLUMN SECTION





BUFF COLORED SANDSTONE CAP 4"

THICK, MINIMUM. MUST OVERHANG

STONE VENEER TO MATCH IRRIGATION

-8" DEEP FOUNDATION TO SUPPORT

CAISSON TO SUPPORT COLUMN

MASONRY BLOCK

**Cover Sheet,** Notes, Details

Sheet Number:

APRIL 29, 2024

FRONT ELEVATION

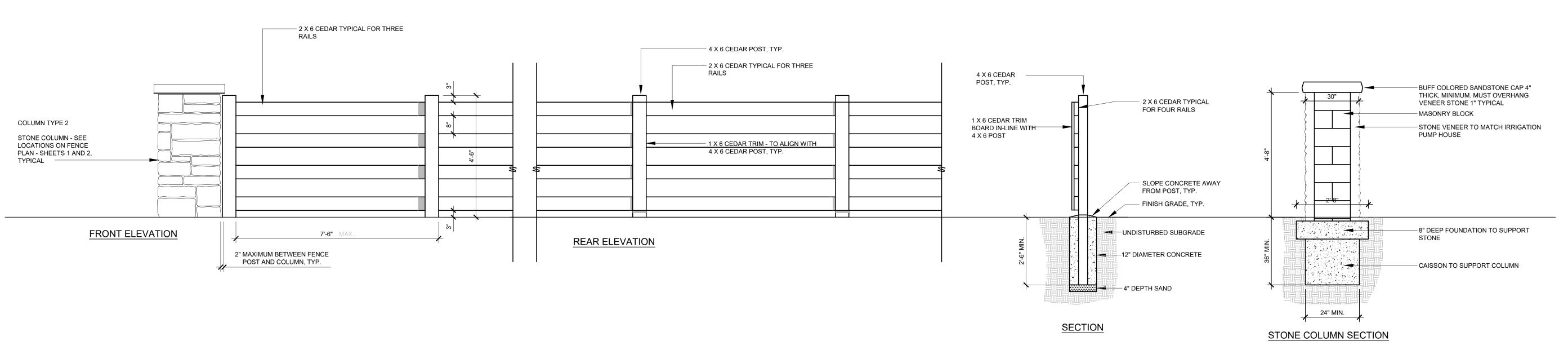
Fence Type 1 - Open Rail - 3 Rail Fence

NOTE: FRONT ELEVATION SHALL FACE ROW/GREENBELT

COLUMN TYPE 1

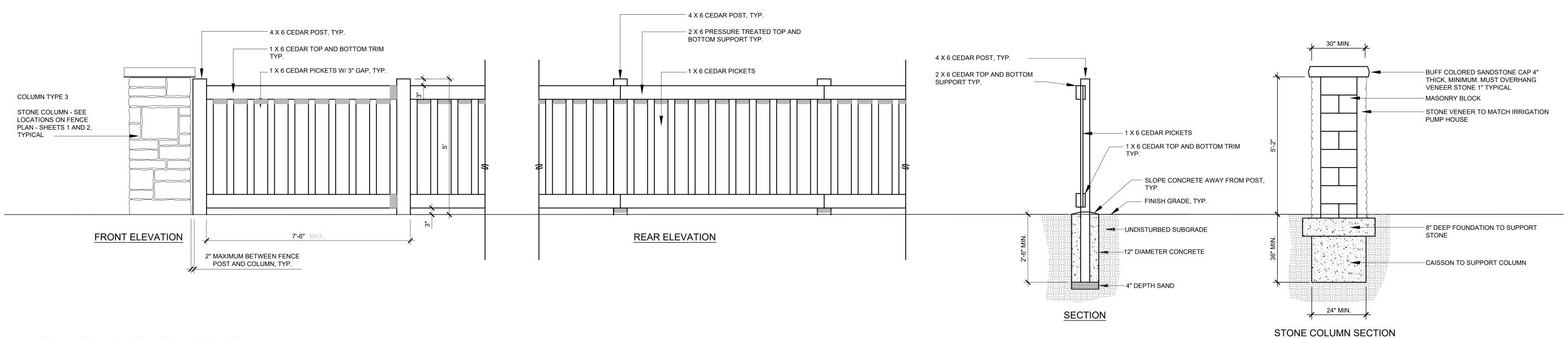
STONE COLUMN - SEE

PLAN - SHEETS 1 AND 2,



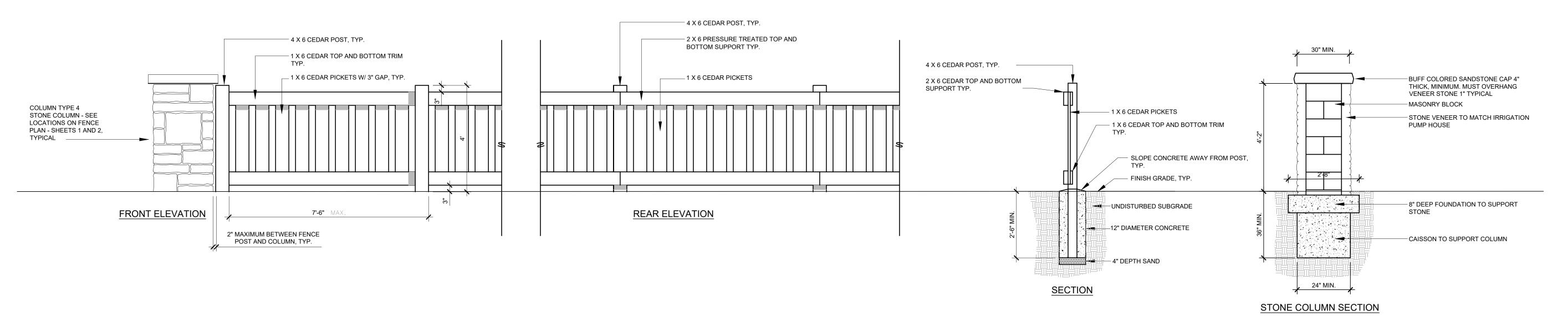
Fence Type 2 - Open Rail - 4 Rail Fence

SCALF 1/2" = 1'-0"



Fence Type 3 - Five Foot Picket Fence

SCALE 1/2" = 1'-0



Fence Type 4 - Four Foot Picket Fence

SCALE 1/2" = 1'-0"



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HERON LAKES FENCE PLAN

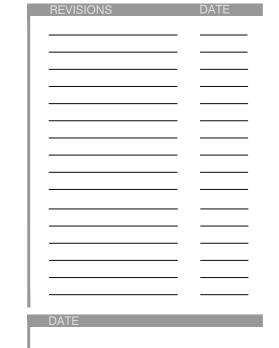
PROJECT TITLE

BERTHOUD, CO

PREPARED FOR

HERON LAKES INVESTMENTS, LLC 444 Mountain Avenue Berthoud, CO 80513



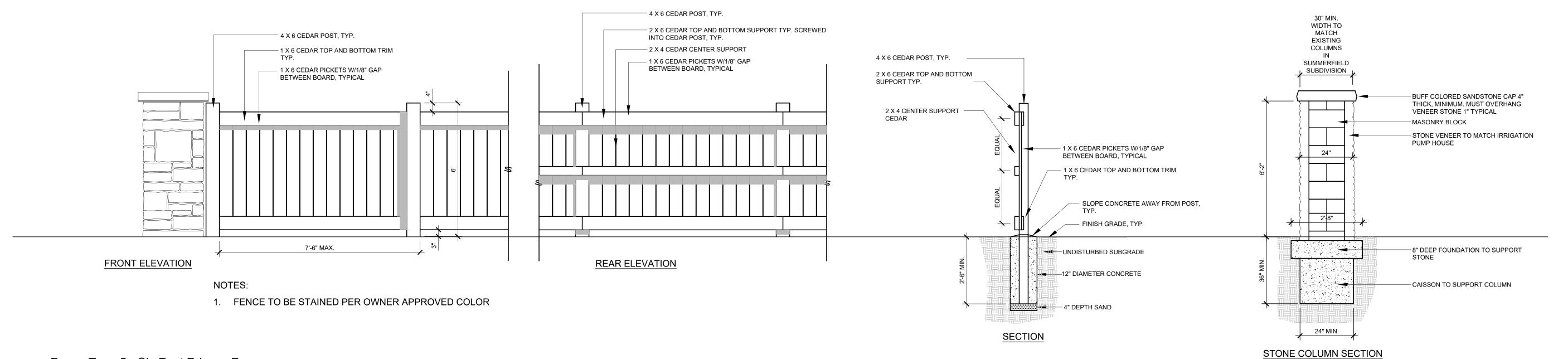


APRIL 29, 2024

Cover Sheet, Notes, Details

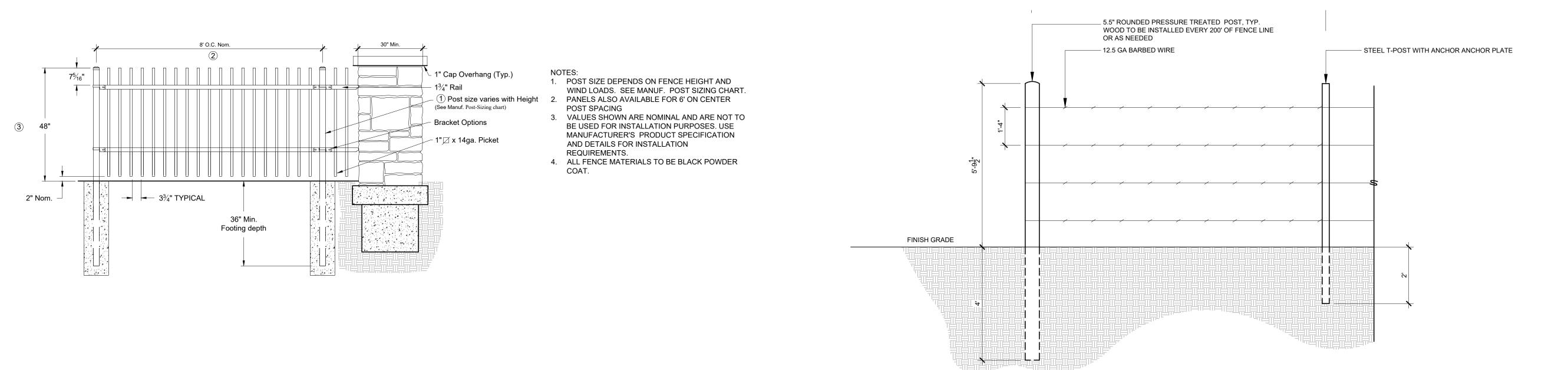
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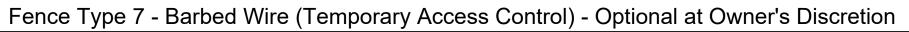
Fence Type 5 - Six Foot Privacy Fence

SCALE 1/2" = 1'-

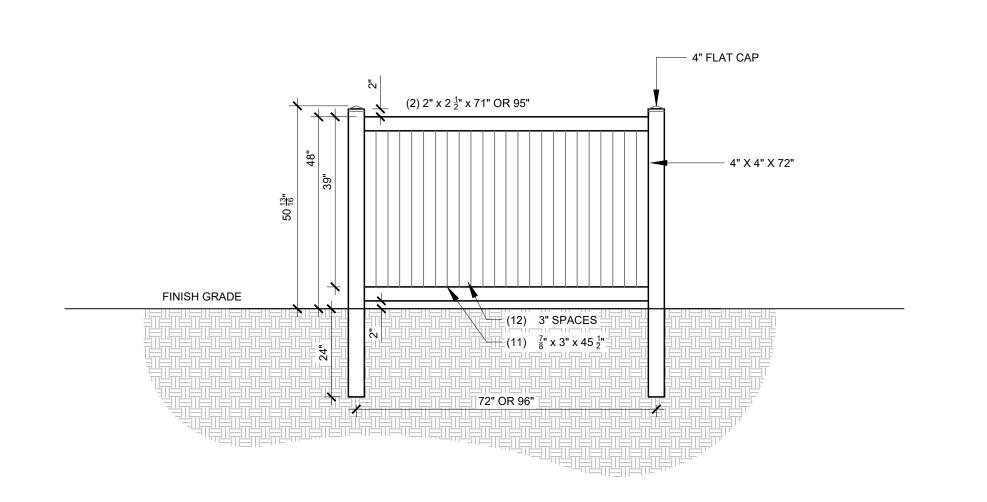


Fence Type 6 - 4 Foot Wrought Iron Golf Course Fence

SCALE 1/2" - 1/0'



SCALE 1/2" - 1'.0"



Fence Type 8 - Four Foot Stained Cedar Picket Fence

SCALE 1/2" = 1'-0"

IIB GROUP landscape architecture | planning | illustration

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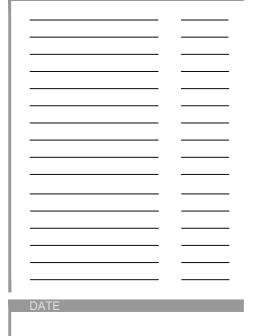
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APRIL 29, 2024

Cover Sheet, Notes, Details

Sheet Number: 3

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