

REVISIONS	DATE

DATE
NOVEMBER 2, 2016

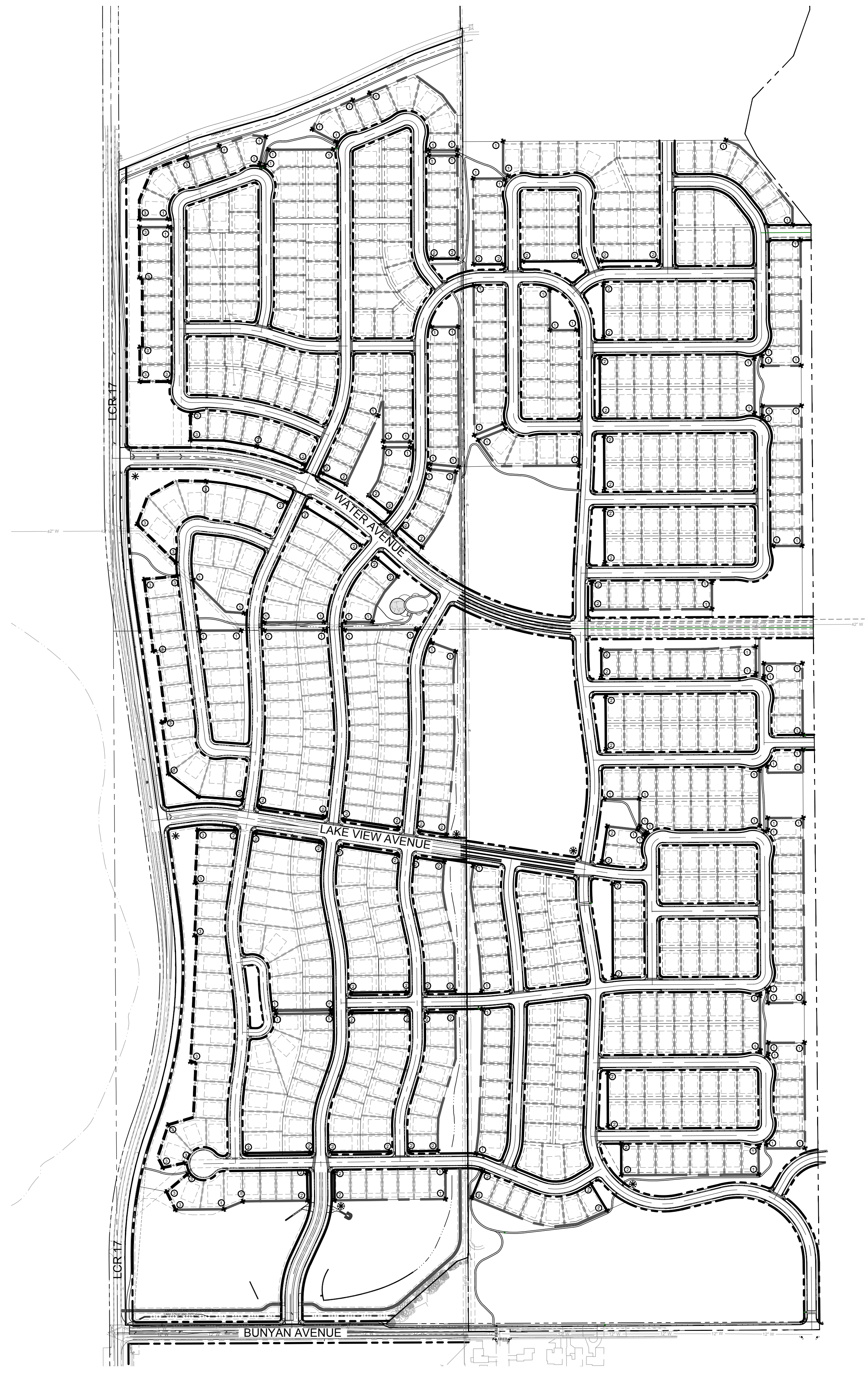
SHEET TITLE

Cover Sheet

SHEET INFORMATION

General Notes:

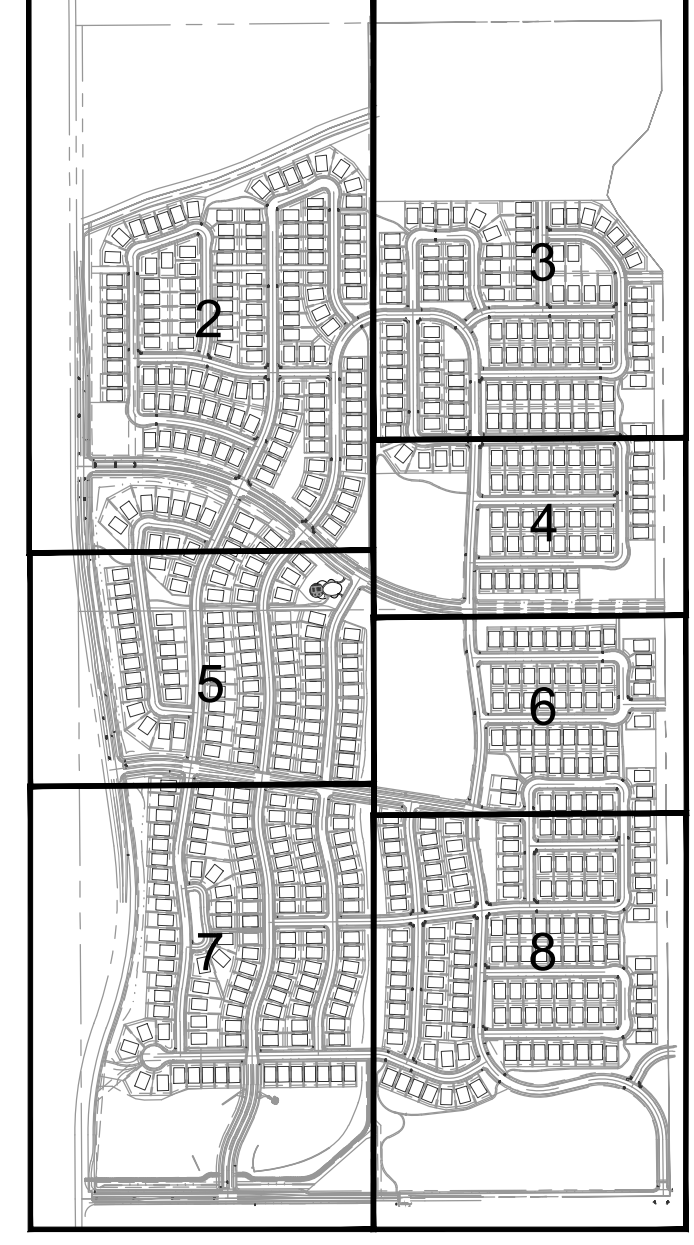
- SEE SUBDIVISION PLAT AND UTILITY PLANS FOR ALL EASEMENTS, UTILITY LINES, LOT AREAS, DIMENSIONS, AND DESIGN OF STREETS AND WALKS.
- ANY DISCREPANCIES WITH THE DRAWINGS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THESE DRAWINGS ARE INTENDED TO CONVEY ONLY DESIGN CONCEPTS. THERE IS NO INTENTION TO CONVEY EVERY ELEMENT OF THE WORK NECESSARY TO THE SUCCESSFUL COMPLETION OF THE PROJECT. THE LANDSCAPE ARCHITECT/OWNER AND CONTRACTOR MUST INTERPRET ELEMENTS OF THE DESIGN TO ADJUST TO SITE CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION OPERATIONS.
- FENCE, SIGNAGE AND WALL MATERIAL LOCATIONS SHALL BE COORDINATED WITH UTILITY INFRASTRUCTURE AS REQUIRED TO AVOID CONFLICTS.
- SIGN LOCATIONS ARE CONCEPTUAL.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES 48 HRS. PRIOR TO ANY EXCAVATION OR FENCING INSTALLATION.
- A SIGN PERMIT IS REQUIRED BY THE TOWN OF BERTHOUD PRIOR TO CONSTRUCTION OF ANY SIGN. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SIGNAGE PLANS FOR PERMIT TO THE TOWN OF BERTHOUD.
- ALL FENCING MATERIALS SHALL BE SELECT CEDAR OR PRESSURE TREATED LUMBER #1 GRADE, SPECIFICALLY WHERE ANY KNOTS ARE SOUND AND TIGHT.
- ALL WOOD FENCING MATERIALS SHALL BE TREATED WITH A MINIMUM OF 2 COATS OF SHERWIN WILLIAMS SUPERDECK, OR COMPARABLE APPROVED ALTERNATIVE. STAIN COLOR TO BE APPROVED BY THE METROPOLITAN DISTRICT.
- A SAMPLE OF STAIN APPLICATION 8" X 24" SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT AND THE METRO DISTRICT FOR APPROVAL PRIOR TO APPLICATION. ALL STAINED FENCING SHALL BE COMPARED TO SUBMITTED SAMPLE FOR CONSISTENCY OF COLOR AND APPLICATION.
- ALL FENCING HARDWARE TO BE APPROVED BY THE METROPOLITAN DISTRICT ARCHITECTURAL REVIEW COMMITTEE PRIOR TO INSTALLATION.
- COLUMNS WILL BE APPROXIMATELY 24" SQUARE WITH A STONE CAP UNLESS OTHERWISE APPROVED BY THE METROPOLITAN DISTRICT. THE METROPOLITAN DISTRICT ARCHITECTURAL CONTROL COMMITTEE SHALL SPECIFY THE COLOR, BRAND, AND SIZE OF THE STONE USED TO BUILD SUCH COLUMNS.
- 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.
- SIDE YARD FENCES SHALL BE A MAXIMUM OF SIX FEET HIGH FROM THE BOTTOM OF THE VERTICAL SLATS TO THE TOP OF THE VERTICAL SLATS, NOT INCLUDING ANY TRIM BOARD ON TOP.
- ALL FENCES AND FENCE COLUMNS LOCATED BETWEEN A LOT AND COMMON SPACE SHALL BE SET BACK A MINIMUM OF 15' FROM THE ROW, OR AS SPECIFIED BY THE TOWN OF BERTHOUD.
- HOMEOWNERS WILL BE REQUIRED TO INSTALL PHYSICAL OR ELECTRONIC FENCING IF THEY HAVE ANY OUTDOOR PETS THAT ARE KEPT UNATTENDED OUTSIDE FOR ANY PERIOD OF TIME.
- ALL FENCING ADJACENT TO GREENBELT / COMMON OPEN SPACE WILL BE INSTALLED BY BUILDER. ALL OTHER FENCING WILL BE INSTALLED BY HOMEOWNER.
- CHAIN LINK FENCING SHALL NOT BE PERMITTED.
- THE FENCES TOP SHALL BE SQUARE EDGED AND WILL NOT RUN WITH THE SLOPE. THE HEIGHT OF THE FENCE SHALL BE STEPPED DOWN IN UNIFORM INCREMENTS, AS APPROVED BY THE METROPOLITAN DISTRICT ARCHITECTURAL REVIEW COMMITTEE.
- ALL FENCES SHALL BE APPROVED BY THE METROPOLITAN DISTRICT ARCHITECTURAL REVIEW COMMITTEE AND THE TOWN OF BERTHOUD PRIOR TO INSTALLATION. FENCE DESIGN SHALL BE SHOWN ON A SITE PLAN FOR THE CUT WHICH ALSO ILLUSTRATES ALL PROPOSED OR CURRENT IMPROVEMENTS.
- ALL VERTICAL FENCE SLATS SHALL BE 1X6.
- WIRE MESH IS REQUIRED ON ALL OPEN RAIL FENCING.
- ALL REAR/SIDE YARD FENCES THAT ARE ADJACENT TO COMMON AREAS SHALL BE 4' UNLESS OTHERWISE SHOWN AND SHALL BE IN ACCORDANCE WITH THE DESIGN STANDARD SHOWN ON PAGE 9 OF THIS FENCING PLAN.
- RUNNERS SHALL NOT FACE THE STREET OR BE VISIBLE FROM ANY COMMON AREA BOUNDARY.
- THE TRANSITION FROM A MAXIMUM HEIGHT OF 6 FEET FOR A SIDE YARD FENCE SHALL BE AS FOLLOWS:
 - THE FIRST EIGHT FEET OF SIDE YARD FENCING FROM THE REAR (45' TALL MAXIMUM) COMMON AREA FENCE SHALL BE NO GREATER THAN FIVE FEET.
 - THE TRANSITION FROM A FIVE FOOT SIDE YARD FENCE TO A SIX FOOT SIDE YARD FENCE SHALL OCCUR NO LESS THAN EIGHT FEET FROM THE INTERSECTION OF THE COMMON AREA FENCE WITH THE SIDE YARD FENCE.



Vicinity Map:



Sheet Key:



Legend:

Fencing Schedule

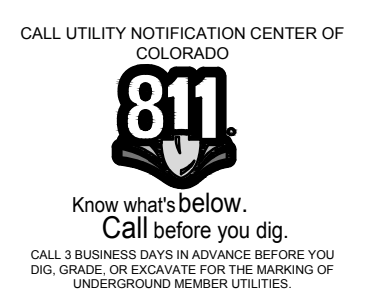
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- FENCE TYPE 2 - FIVE FOOT PRIVACY FENCE
- FENCE TYPE 3 - SIX FOOT PRIVACY FENCE
- COLUMN LOCATION
- COLUMN TYPE
- PRIMARY SIGN LOCATION
- SECONDARY SIGN LOCATION

NOTES:

Fencing Sheet Index:

SHEET 1	COVER SHEET, VICINITY MAP, NOTES, AND OVERALL FENCING PLAN
SHEET 2	FENCING PLAN
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SHEET 9	FENCING DETAILS

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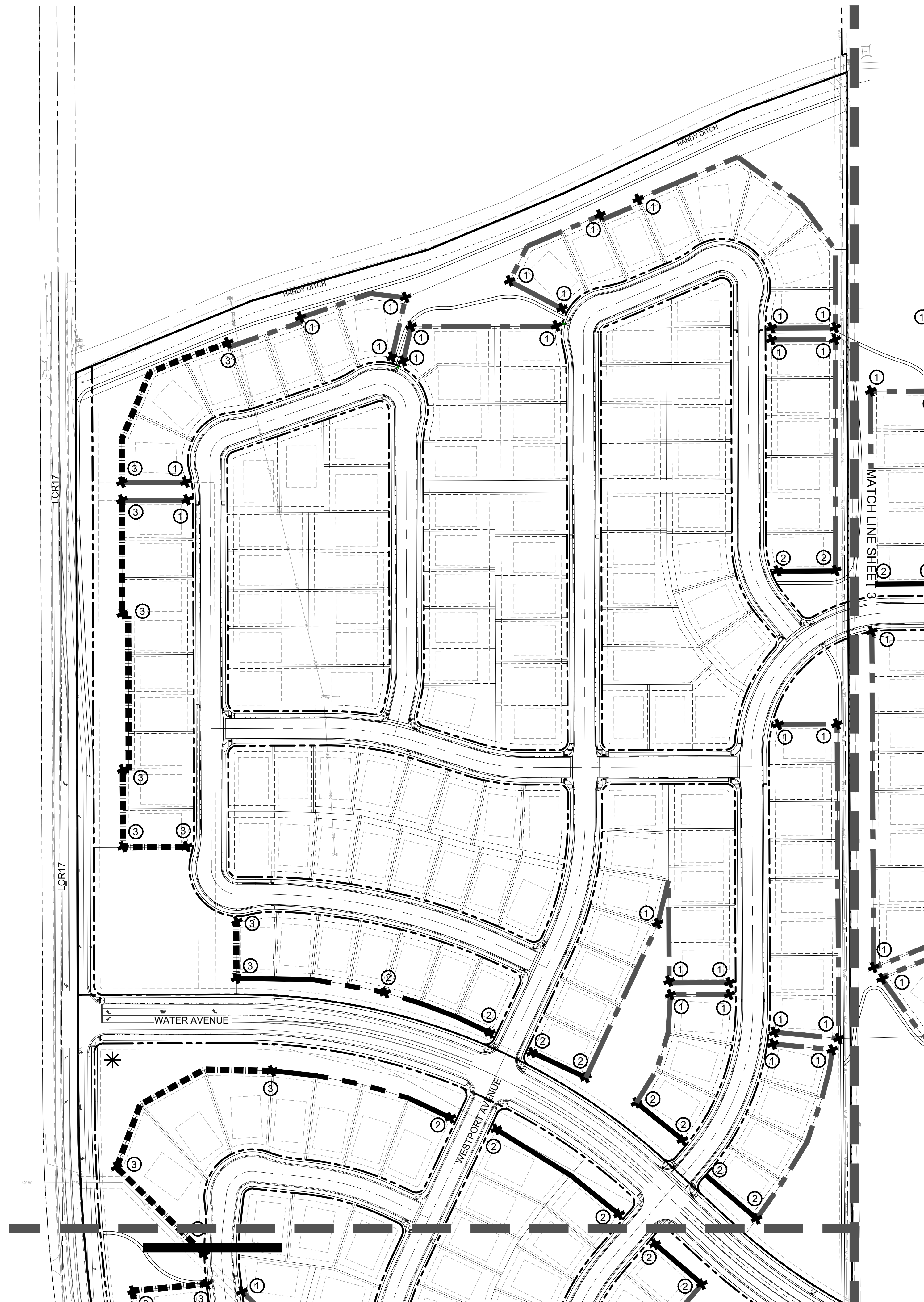
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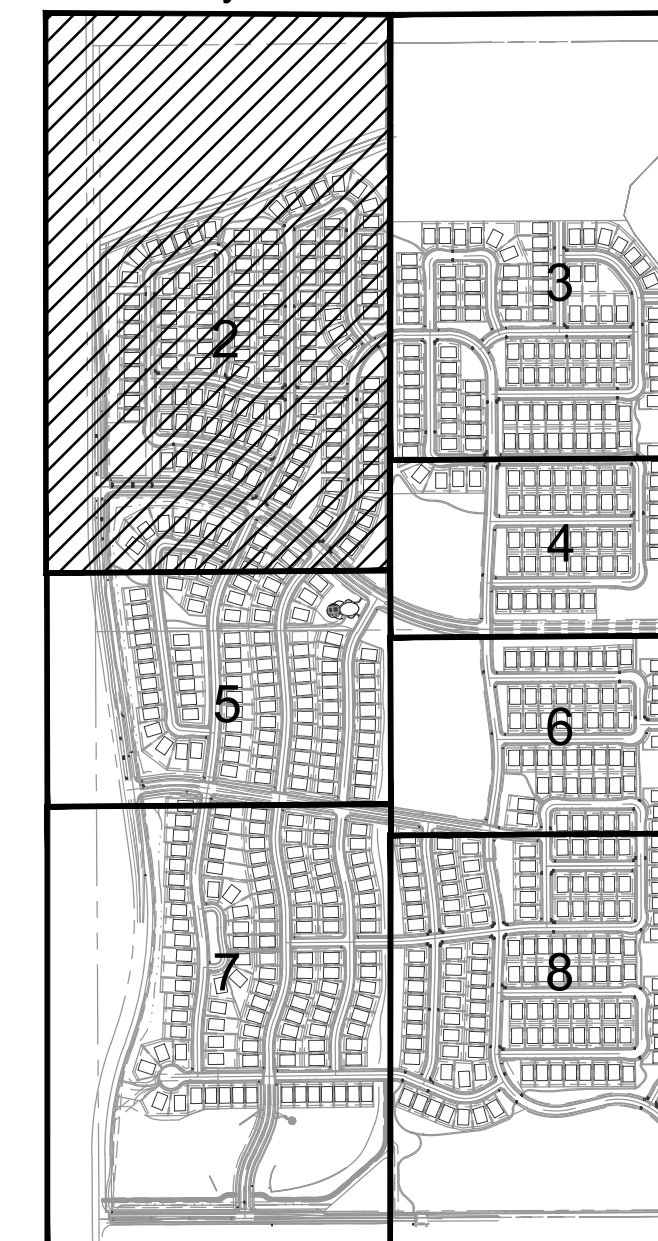
Fence Plan

SHEET INFORMATION

SHEET 2 OF 9



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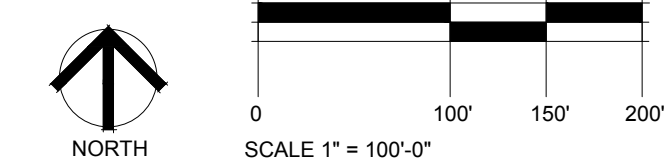
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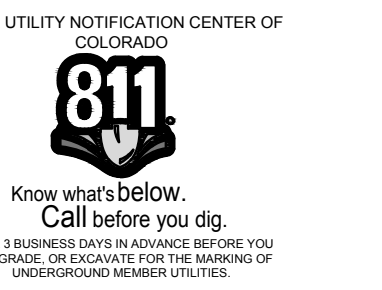
VANTAGE
Master Fencing Plans

Berthoud, Colorado

ACCESS LAND
COLORADO,
LLC.

8678 Carey Court
Stockton, CA 95212

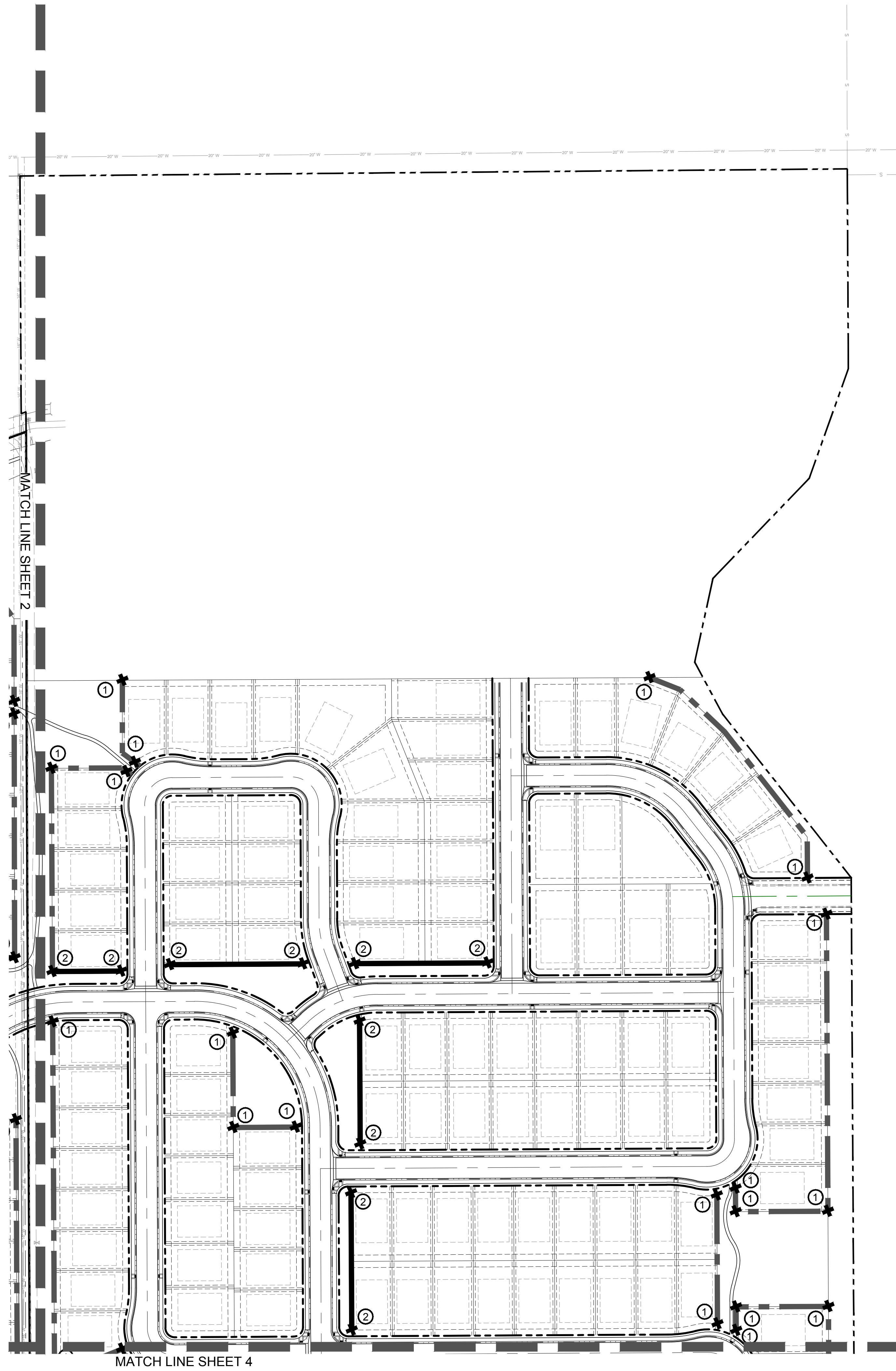
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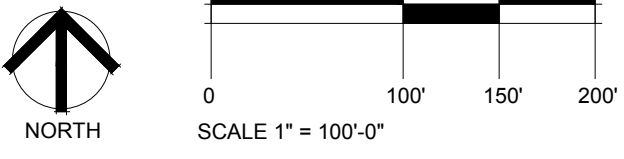
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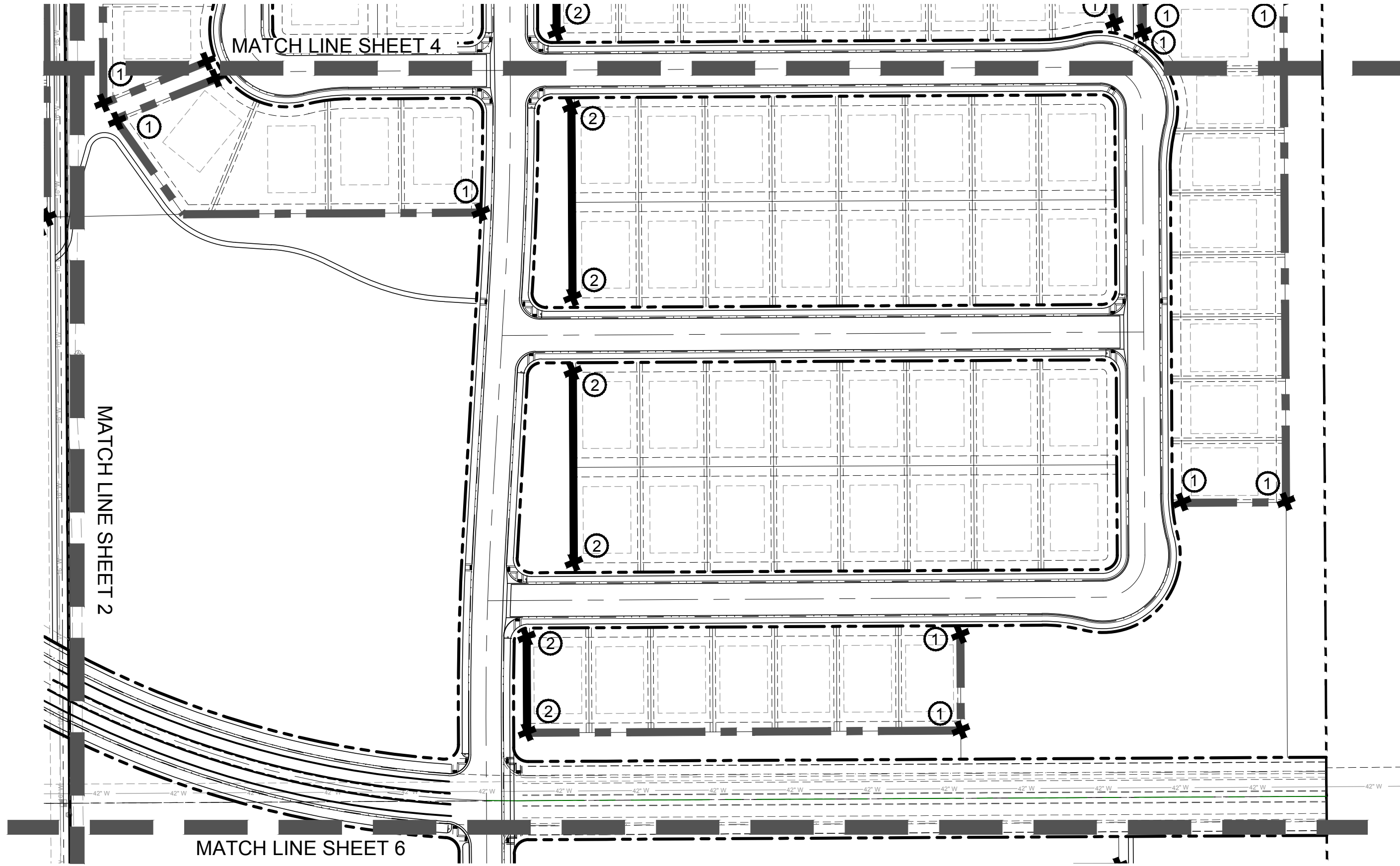
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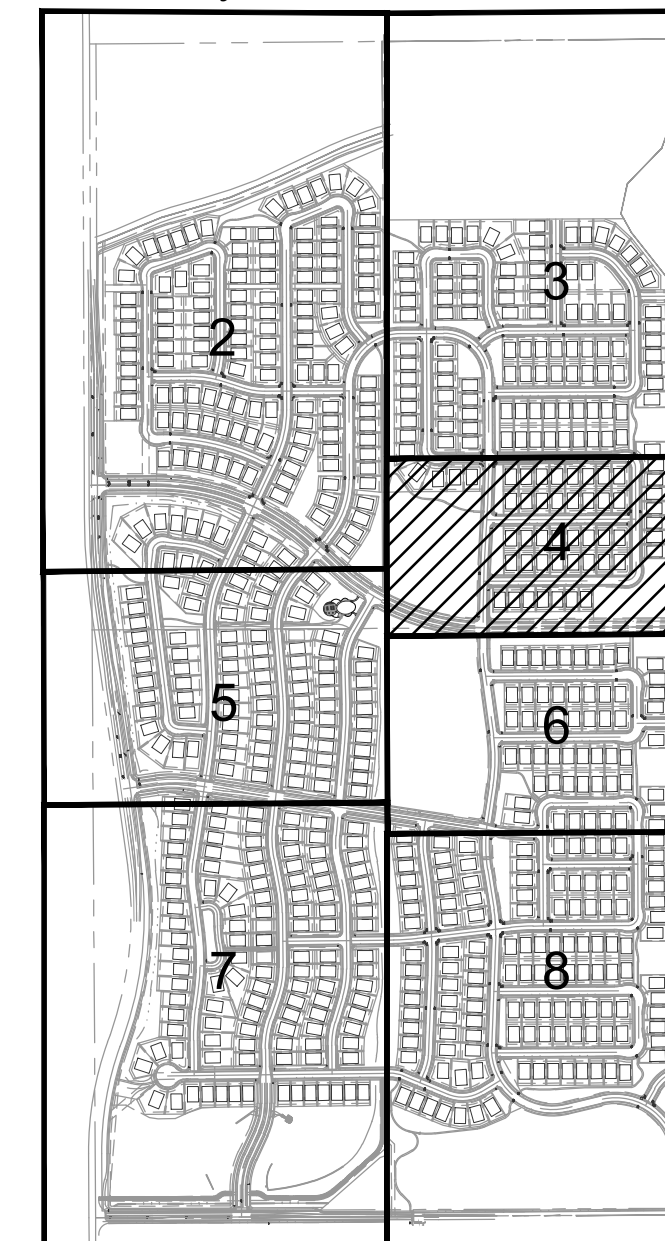
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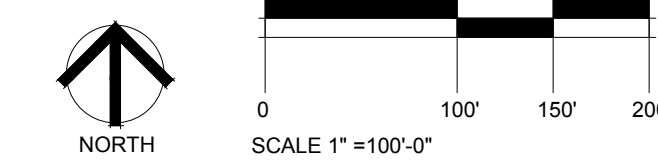
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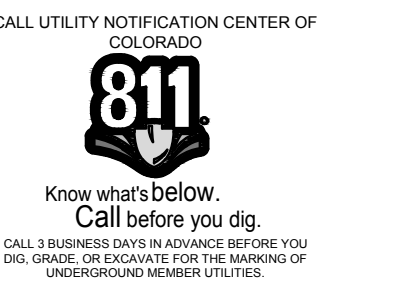
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- 1
 COLUMN TYPE
- *
 PRIMARY SIGN LOCATION
- *•
 SECONDARY SIGN LOCATION

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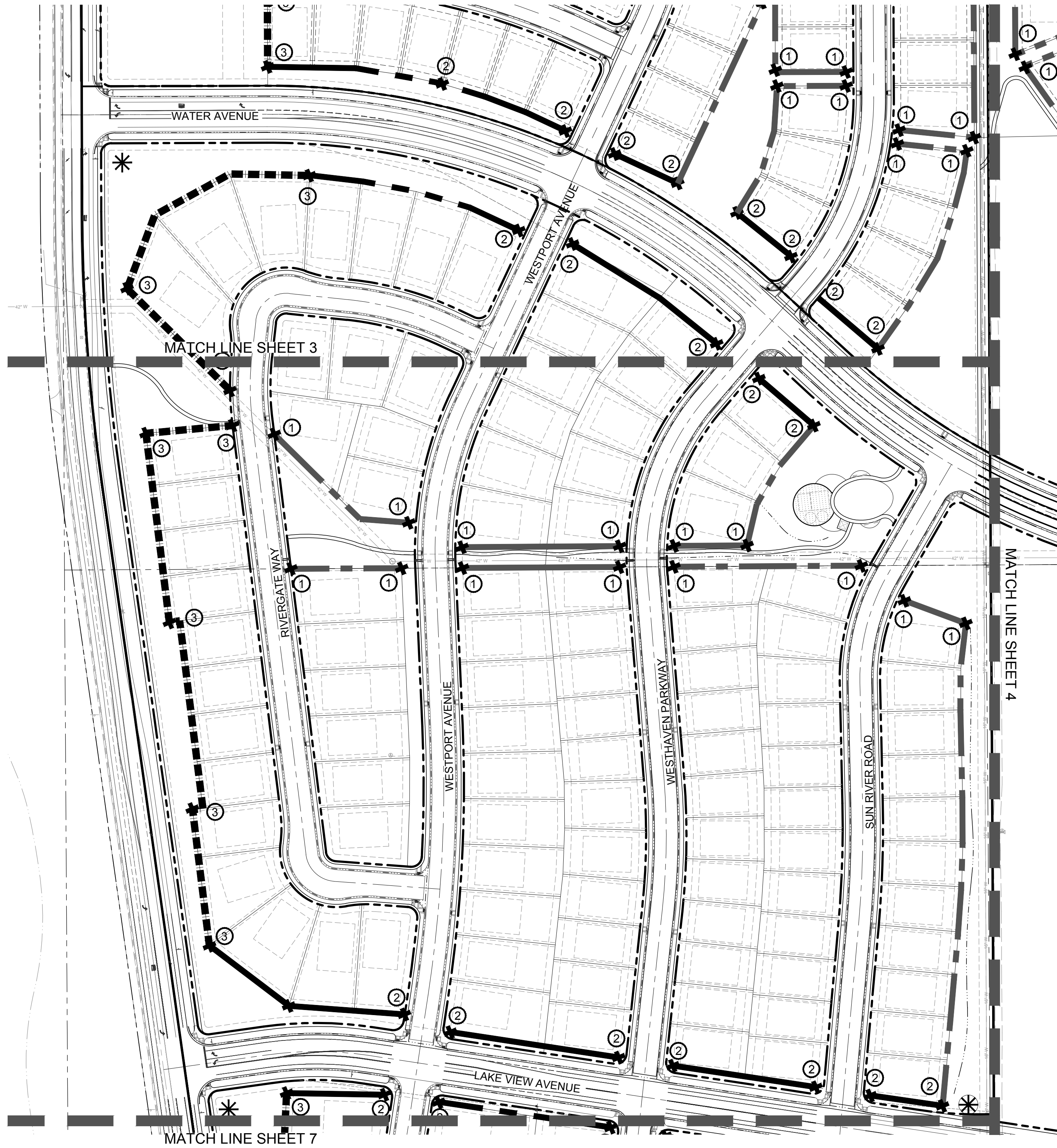




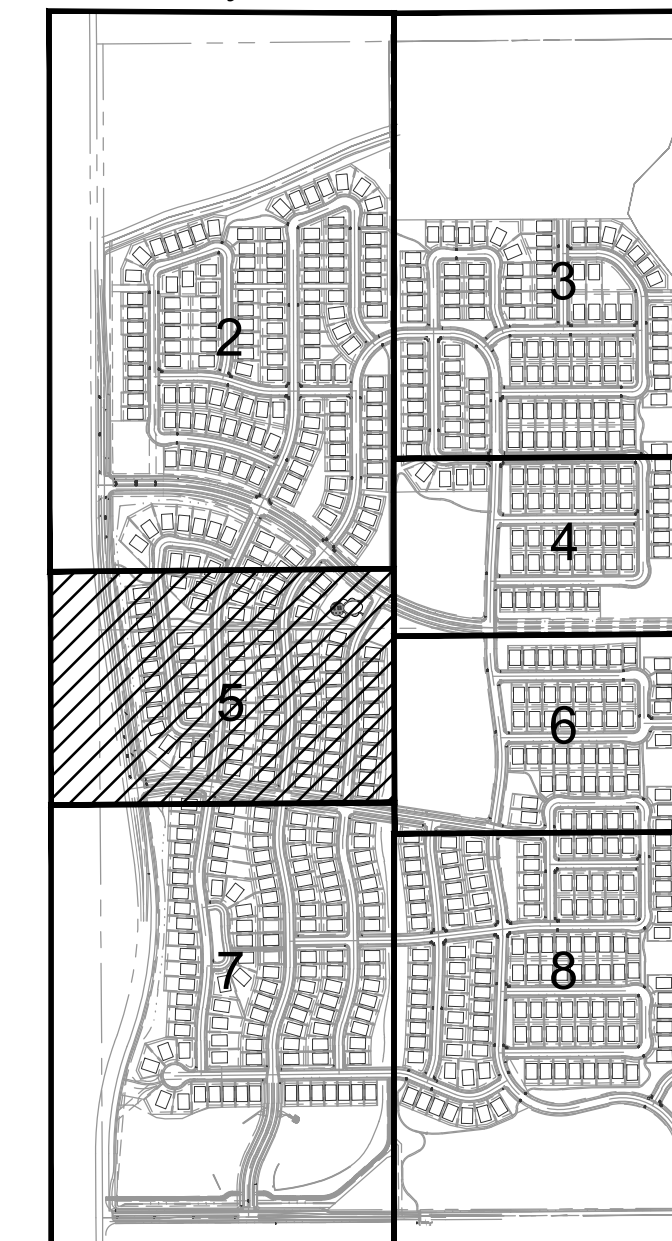
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Fence Plan



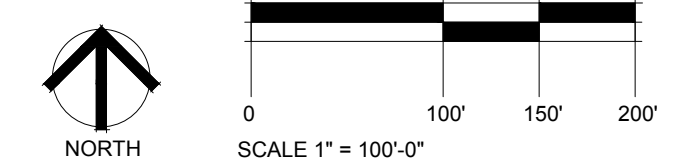
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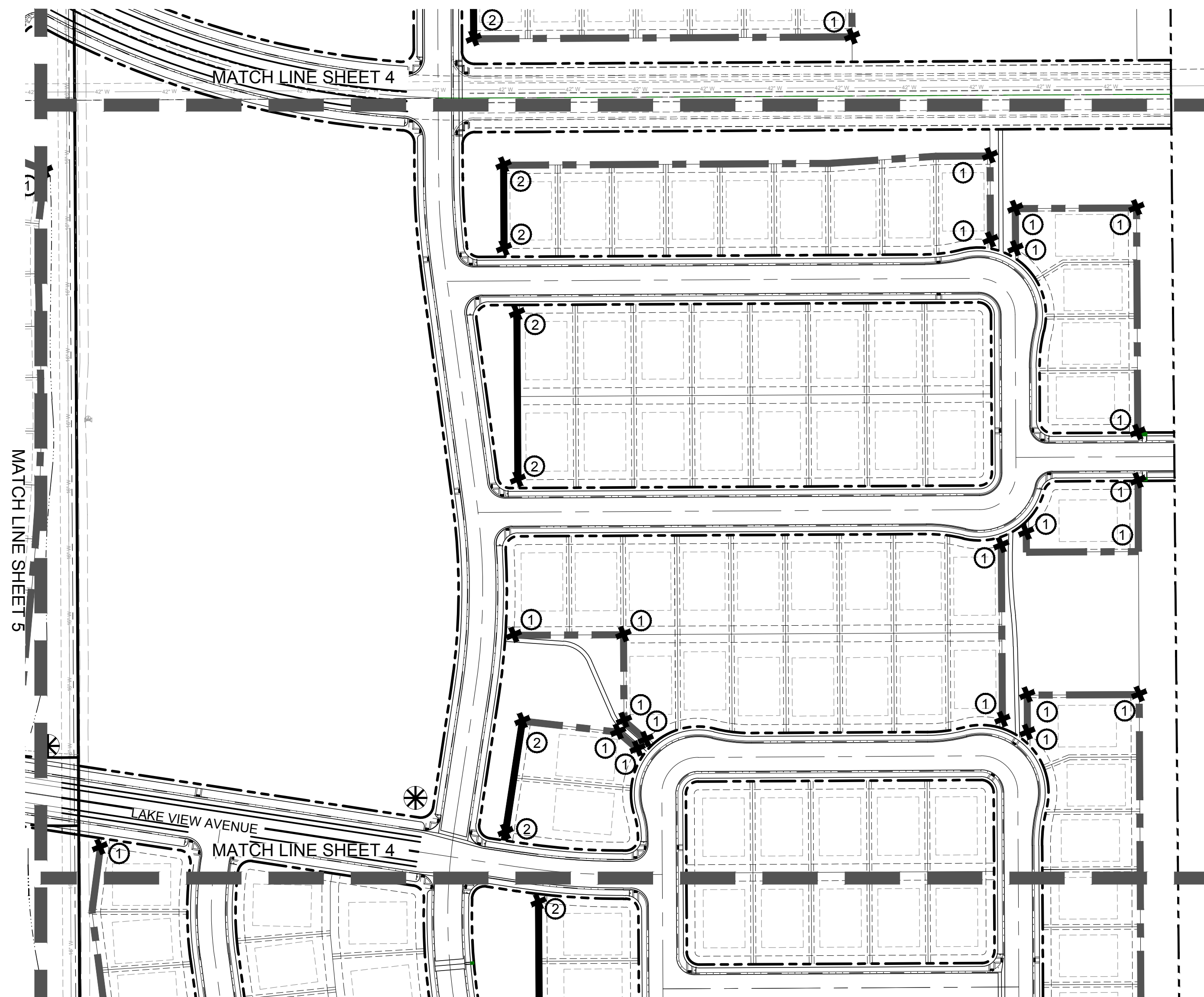


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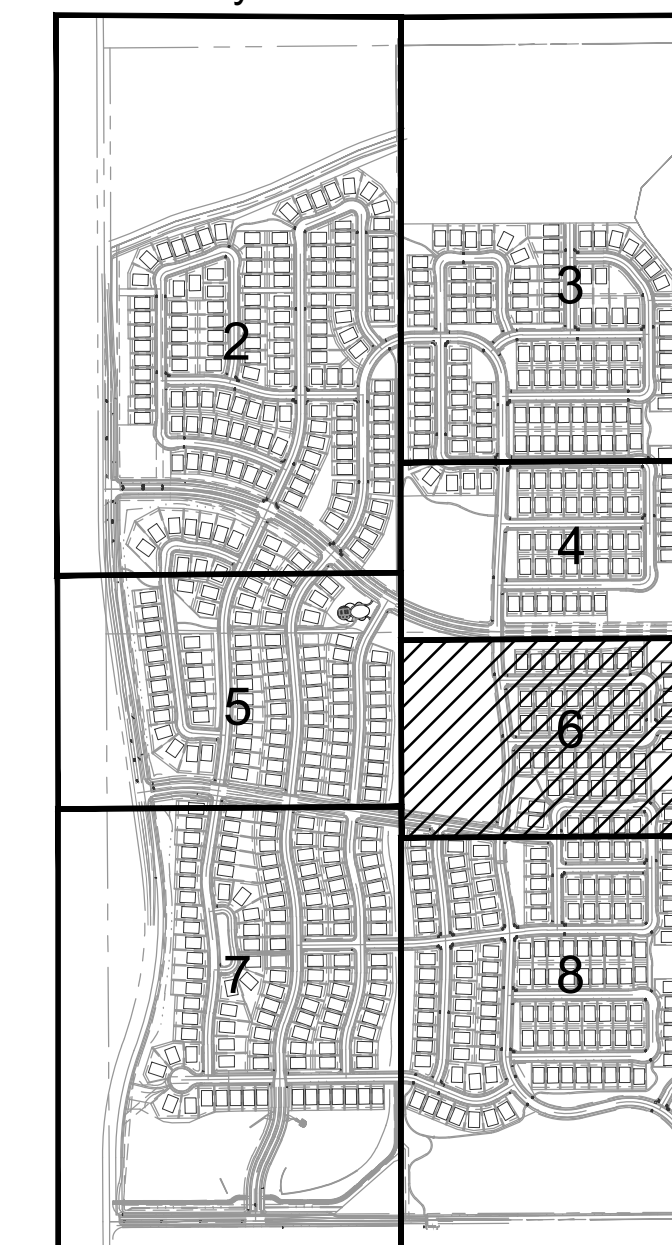
Fencing Schedule	
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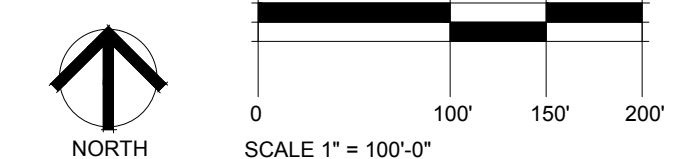
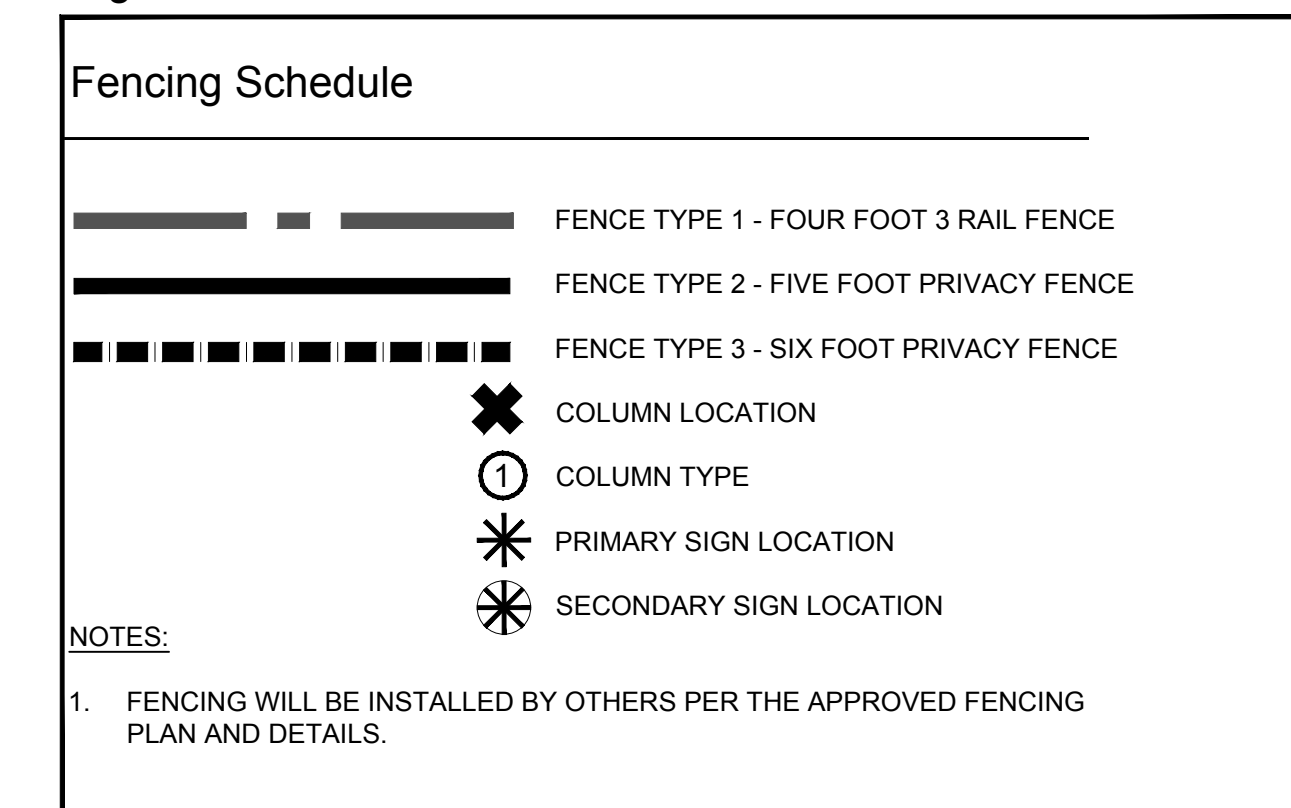


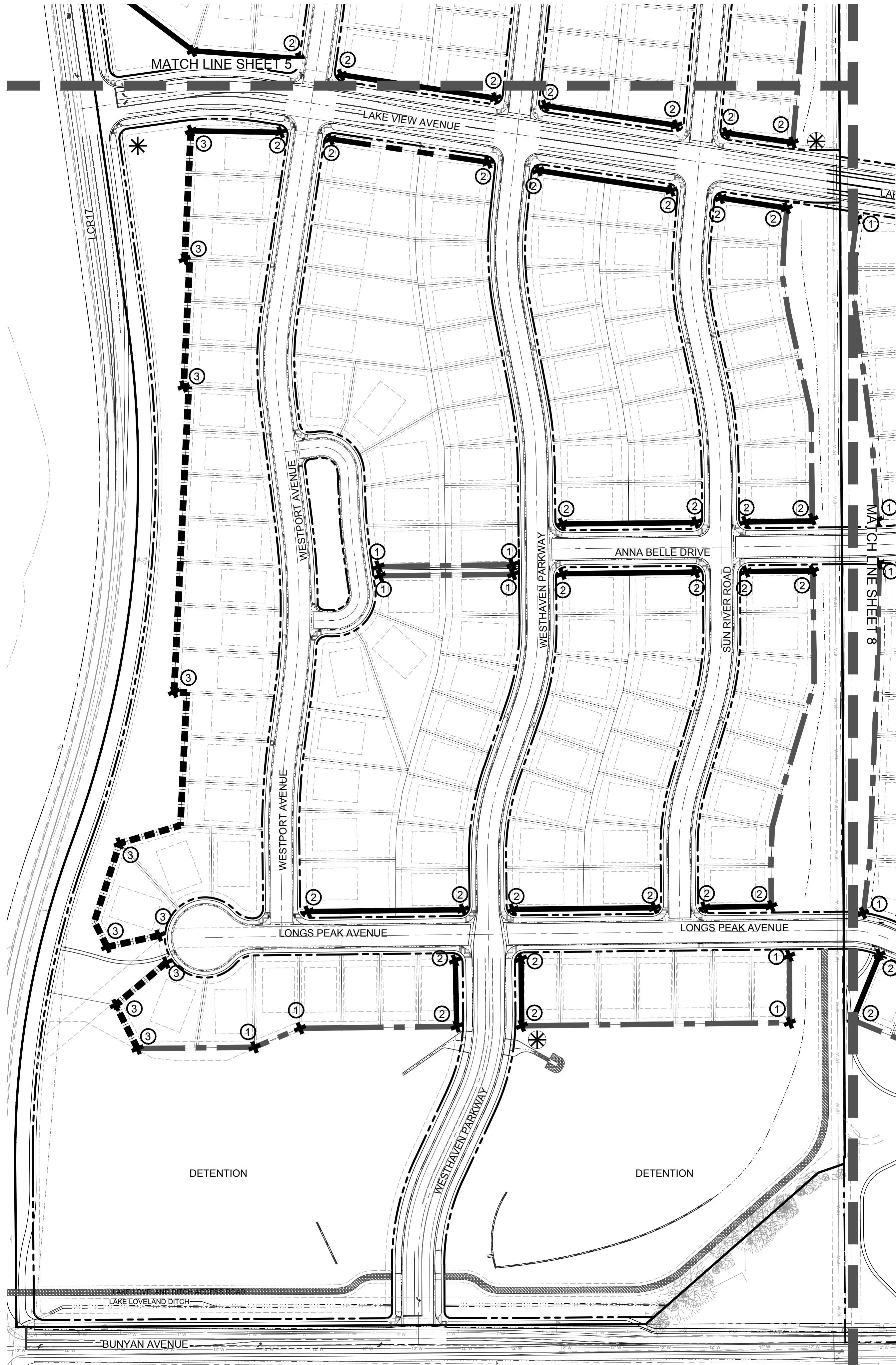


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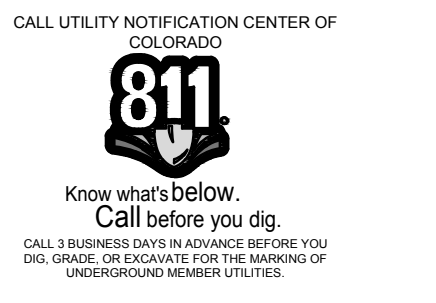


PROJECT TITLE
VANTAGE
Master Fencing Plans

Berthoud, Colorado

PREPARED FOR
ACCESS LAND COLORADO, LLC.
8678 Carey Court
Stockton, CA 95212

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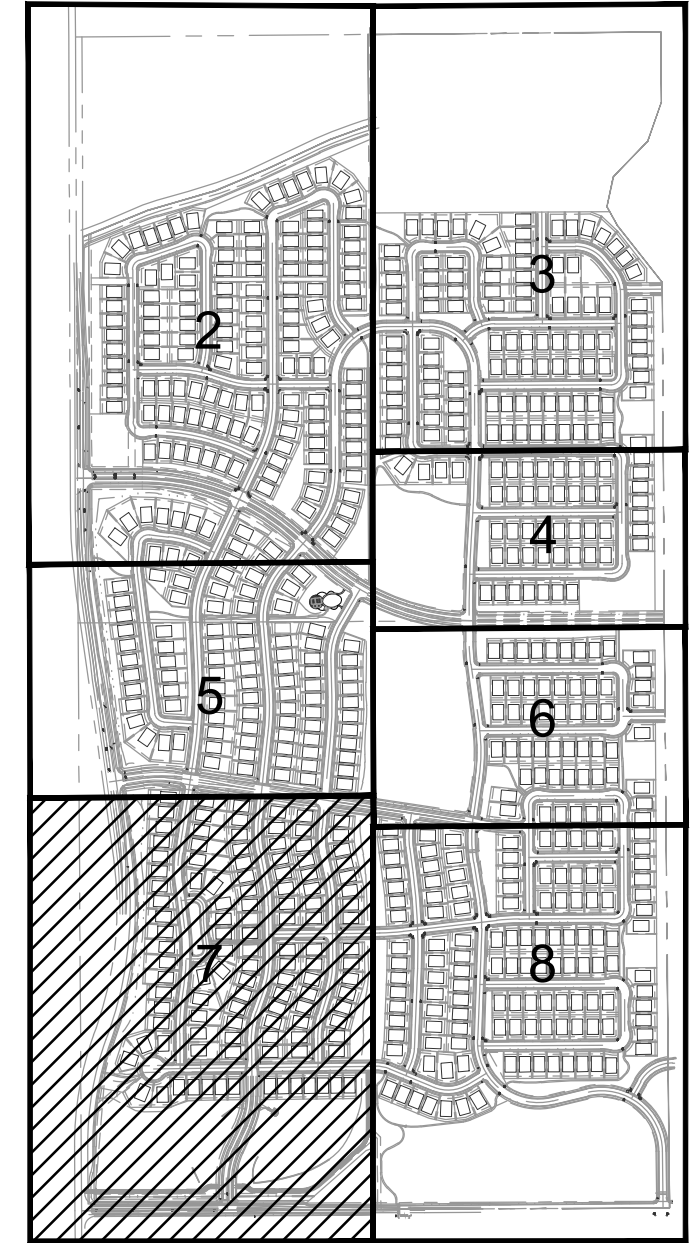
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SHEET TITLE
Fence Plan

SHEET INFORMATION

SHEET **7** OF 9

Sheet Key:



Legend:

Fencing Schedule

FENCE TYPE 1 - FOUR FOOT 3 RAIL FENCE

FENCE TYPE 2 - FIVE FOOT PRIVACY FENCE

FENCE TYPE 3 - SIX FOOT PRIVACY FENCE

COLUMN LOCATION

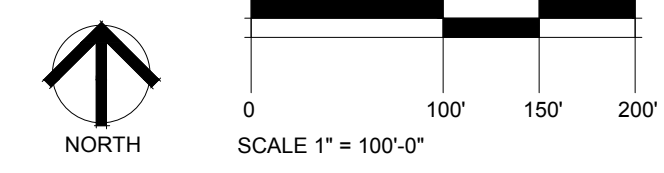
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SEAL

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VANTAGE
Master Fencing Plans

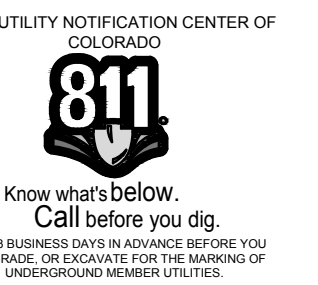
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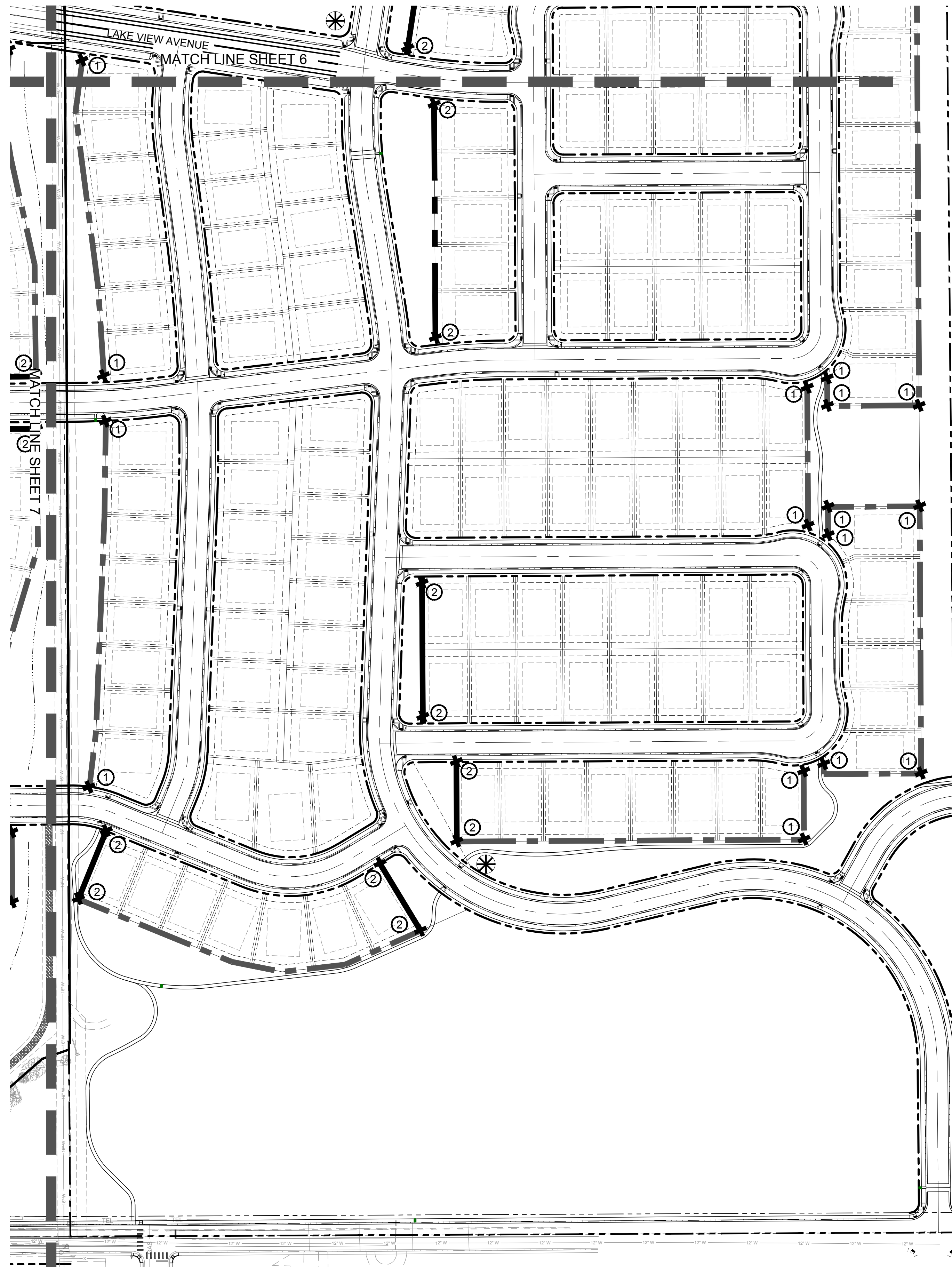
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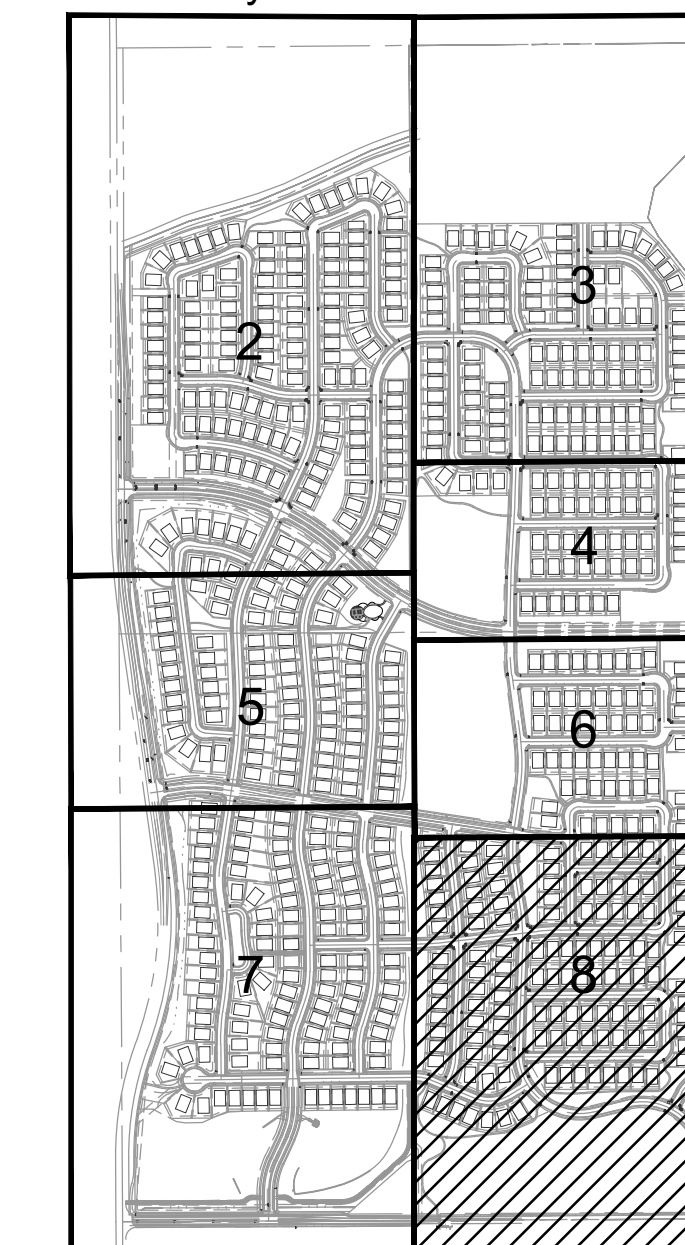
Fence Plan

SHEET INFORMATION

SHEET **8** OF 9



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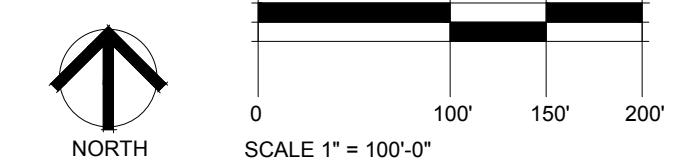
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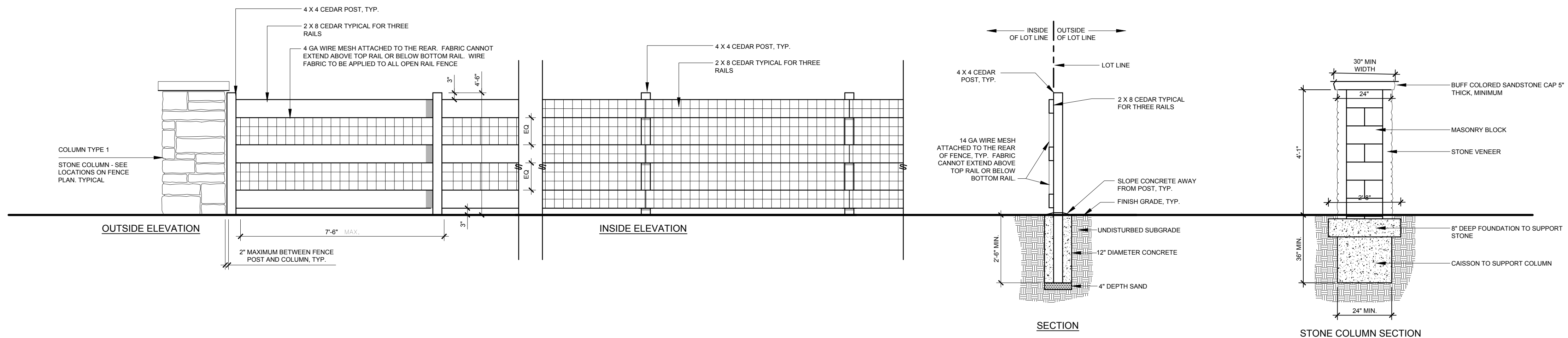
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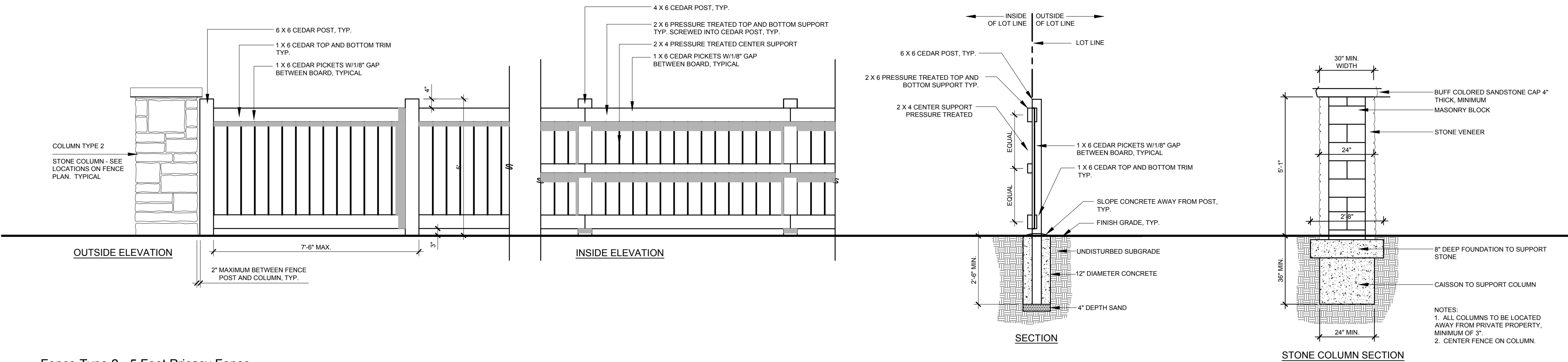




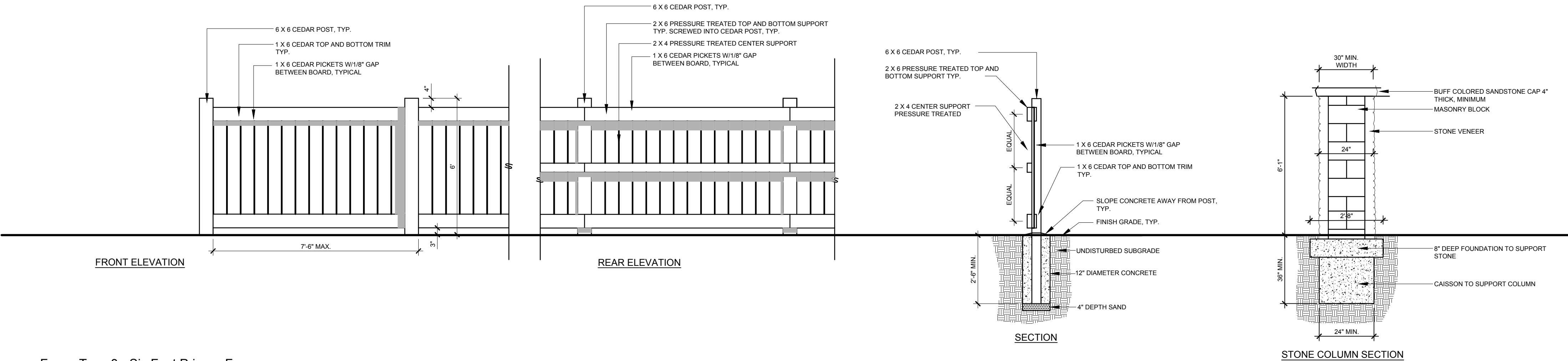
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Fence Type 1 - 4 Foot Three Rail Fence



Fence Type 2 - 5 Foot Privacy Fence



Fence Type 3 - Six Foot Privacy Fence