

**SCHEDULE 1**  
**BRIGHTON CROSSINGS**  
**LANDSCAPE DESIGN GUIDELINES**

**BRIGHTON, COLORADO**



**GUIDE FOR RESIDENTS**  
**OCTOBER 31, 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" (RIG). Planting and fencing requirements are included here for convenience.

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

The ARC 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.

City of Brighton's rules and regulations for landscaping shall be in full force and effect unless specifically superseded by more stringent criteria herein.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.

Application for front and/or rear yard landscaping must be submitted to the ARC no more than nine months after closing on the sale of the Lot from the Declarant or Builder to the first owner.

Accessory buildings (such as sheds) must be approved by the ARC prior to installation, refer to RIG.

## GENERAL CONSIDERATIONS

### 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 a measurable 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.

#### Pre-approved Plans:

- In order to facilitate the development of water-wise landscapes, the following design plans have been pre-approved for use at Brighton Crossings. 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/>

EXAMPLES OF IMPROVEMENT PLANS  
- FRONT YARD & R.O.W. PLANTING DESIGN



Designed by: Annie Barrow  
Manager of Horticulture Outreach Programs  
annie.barrow@botanicgardens.org

RESIDENCE

BLUE VELVET™  
Honeysuckle  
OR  
Silver Fountain  
Butterfly Bush

SteppeSuns™ Sunset  
Glow Penstemon

Pink Cotton  
Lamb's Ear  
OR  
Winecups (5)

DOG TUFF™ grass

Fernbush  
OR  
Apache Plume (3)

RED MOUNTAIN™  
Flame ice plant  
OR  
Turkish Veronica  
(1 flat)

ENTRYWAY PATH

DOG TUFF™ grass

UNDAUNTED®  
Alpine Plume  
Grass (5)

MINI MAN™  
Viburnum (4)

Mongolian  
Snowflakes (3)

Wee One Dwarf  
English Lavender (4)

Woodward Columnar  
Juniper (5)

Red Yucca (7)

SIDEWALK

VALLEY LAVENDER® Plains Verbena  
OR  
Sky's Edge™  
Scutellaria (8)

RED MOUNTAIN™  
Flame ice plant  
OR  
Turkish Veronica  
(1 flat)

Baby Blue  
Rabbitbrush (11)

Silverheels  
Horehound (9)

STREET

FRONT YARD & RIGHT OF WAY PLANTING DESIGN

Exposure: Full Sun  
SCALE 1/4"=1'

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

EXAMPLES OF IMPROVEMENT PLANS  
- XERISCAPE DESIGN SOLUTIONS



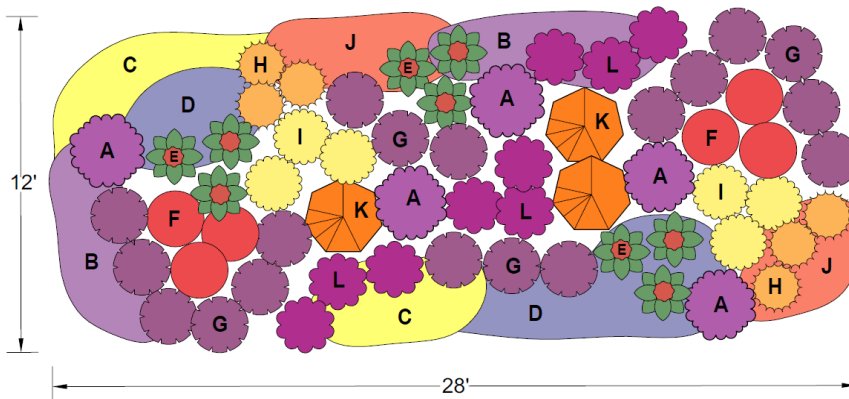
Plant Select®  
plant smarter

**XERISCAPE DESIGN SOLUTIONS**  
*Lauren Springer Ogden Collection:*

PRACTICAL AND INSPIRING DESIGNS WITH REGIONAL RESONANCE USING PLANT SELECT® PLANTS, BY ONE OF AMERICA'S BEST-KNOWN HORTICULTURISTS AND GARDEN DESIGNERS.

**BUTTERFLY & HUMMINGBIRD GARDEN**

This garden features plants that attract butterflies and hummingbirds. Flower colors are rich and deeply saturated, blooming spring through fall. Fine textures and silver and gray foliage compliment the blossoms; evergreen foliage enlivens the winter months. All but the penstemons are deer resistant. For additional late winter and early spring color, consider adding the bulbs listed below amid the lower-growing plants in the foreground of the planting. The tulips and snow iris are not deer resistant. All plants are sun-loving and drought-tolerant, and will do best in a well-drained soil with little or no amendment.



**PLANT LIST:**

Plant Select® plants are in bold

- A. **Mojave Sage** -or- Big Catmint 'Walker's Low' (5)
- B. **Valley Lavender**® Plains Verbena -or- 'Annie' Verbena (12)
- C. **Filigree daisy** (11) -or- Silver Heels Horehound (7)
- D. **Little Trudy**® Catmint (9) -or- Select Blue Catmint (6)
- E. **Red Yucca** -or- Golden Threadleaf Yucca (9)
- F. **Vermillion Bluffs**® Mexican Sage -or- Hardy Autumn Sage (6)
- G. **Pike's Peak Purple**® Penstemon -or- Shadow Mountain® Penstemon (18)
- H. Indian Blanket (6)
- I. **Baby Blue Rabbitbrush** -or- Dwarf Blue Mist Spirea (6)
- J. **Orange Carpet**® Hummingbird Trumpet -or- Compact Indian Blanket (7)
- K. **Coronado**® Hyssop -or- Dwarf Pink Hyssop (3)
- L. **Ultra Violet Sage** (9) -or- English Lavender (6)

**Additional Plants:**

- Corsican Violet (12) plant between larger shrubbier plants to self-sow year after year
- Sprinkle seed of annual California poppies and blue larkspur to self-sow year after year

**Bulbs:**

- Blue Snow Iris (50)
- Narrowleaf Tulip (25)
- Ancilla Tulip (25)
- Fire of Love Tulip (25)
- Blue Onion (50)

Find more designs and inspiration at [plantselect.org](http://plantselect.org)



**Designer Lauren Springer Ogden**

Lauren Springer Ogden designs both public and private gardens. Her book *The Undaunted Garden* is the mountain region's all-time best-selling garden book. She also coauthored the award-winning *Plant-Driven Design* and *Passionate Gardening*. She has also introduced numerous plants to the nursery trade, and Lauren and her work have been featured in national and international publications, and on radio and television.

[www.plantdrivendesign.com](http://www.plantdrivendesign.com)

EXAMPLES OF IMPROVEMENT PLAN  
- XERISCAPE DESIGN SOLUTIONS

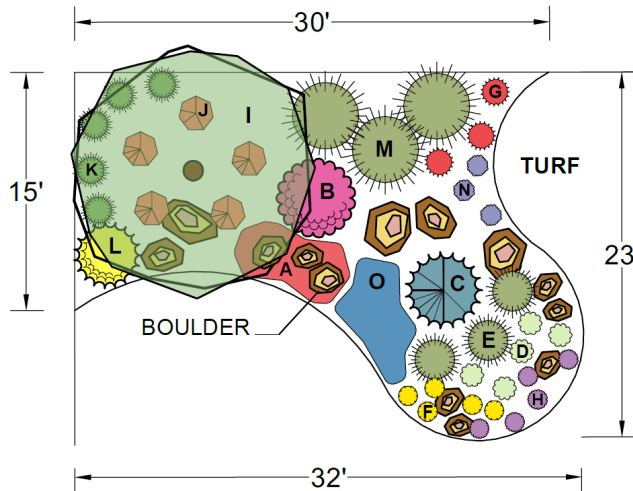


Plant Select®  
plant smarter

XERISCAPE DESIGN SOLUTIONS

FOUR SEASON SENSATION

This garden represents a partial conversion of lawn to garden. Reshaping the existing lawn using a curvilinear approach adds flow and movement. Ornamental and coniferous trees provide height, shade and winter interest without interfering excessively with the views. This once water-hogging space is now a lush garden with plants that provide four season beauty, color and interest; thrive in low-water, clay soil and full sun conditions; and attract butterflies and hummingbirds. Drip irrigation and organic mulch, along with proper plant selection, aid in long-term water conservation.



PLANT LIST:  
All plants are Plant Select® plants

- A. Fire Spinner™ Ice Plant -or- Lavender Ice Plant (7)
- B. Ruby Voodoo Rose -or- Redleaf Rose (1)
- C. Weeping White Spruce (1)
- D. Avalanche White Sun Daisy -or- Golden Storksbill (5)
- E. Blonde Ambition Blue Grama Grass -or- Korean Feather Reed Grass (3)
- F. Colorado Gold® gazania -or- Chocolate Flower (5)
- G. Red Birds in a Tree -or- Bridges' Penstemon (3)
- H. Valley Lavender® Plains Verbena -or- Winecups (5)
- I. Russian Hawthorn -or- Hot Wings® Tatarian Maple (1)
- J. Orange Carpet® Hummingbird Trumpet (5)
- K. Korean Feather Reed Grass (5)
- L. Spanish Gold Broom -or- Baby Blue Rabbitbrush (1)
- M. Giant Sacaton (3)
- N. Little Trudy® Catmint -or- Shadow Mountain® Penstemon (3)
- O. Crystal River® Veronica -or- Turkish Veronica (5)



Designer Tanya Fisher

President of Colorado Vista Landscape Design, Inc. since 2003, Tanya Fisher provides high quality and sustainable landscape design plans and horticulture consulting for residential, community and commercial landscapes in the northern Colorado region.

ColoradoVista@comcast.net    www.ColoradoVista.com    Windsor, CO (970) 231-3088

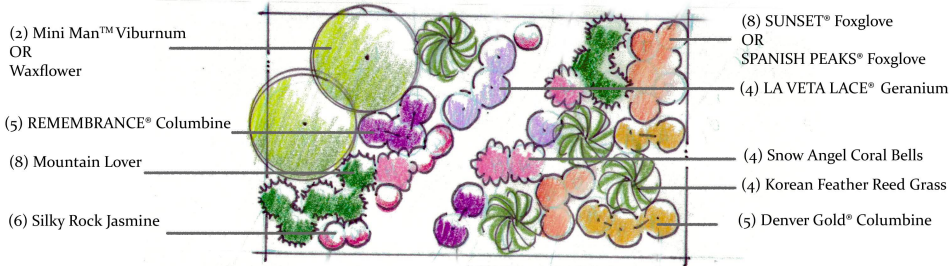
Find more and inspiration  
at [plantselect.org](http://plantselect.org)!

EXAMPLES OF IMPROVEMENT PLANS  
- DRY & PART SHADE PLANTING DESIGN



DENVER BOTANIC  
**GARDENS**

Designed by: Annie Barrow  
Manager, Horticulture Outreach Programs  
annie.barrow@botanicgardens.org



DRY SHADE PLANTING DESIGN

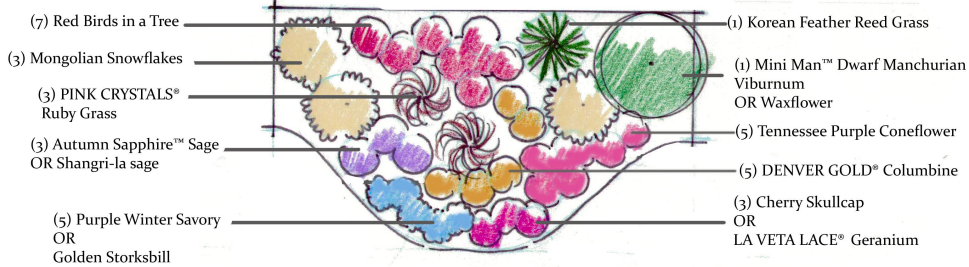
Exposure: Shade  
SCALE 1/4"=1'



Plant Select®  
plant smarter

DENVER BOTANIC  
**GARDENS**

Designed by: Annie Barrow  
Manager, Horticulture Outreach Programs  
annie.barrow@botanicgardens.org




PART SHADE PLANTING DESIGN

Exposure: Part Shade  
SCALE 1/4"=1'

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

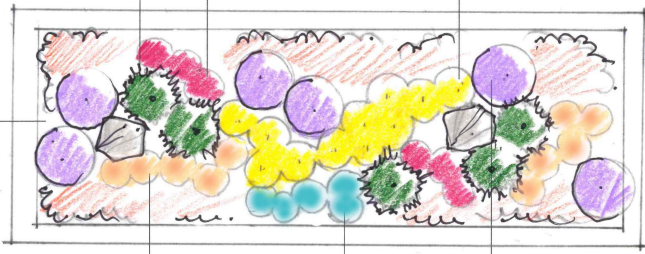
EXAMPLES OF IMPROVEMENT PLANS  
RIGHT-OF-WAY AND NATIVE PLANTING DESIGN



**Plant Select**  
plant smarter

**DENVER BOTANIC GARDENS**  
Designed by: Annie Barrow  
Manager, Horticulture Outreach Programs  
annie.barrow@botanicgardens.org

Blue Jazz pinyon pine (5)    Moroccan pincushion flower (6)    Engelmann's daisy (11)




Groundcover: Veronica OR Delosperma\*

Dalmatian daisy (10)    Silverheels horehound (5)    Shangri-la sage (6)

\*Mix of Veronica CRYSTAL RIVERS™ & SNOWMASS® or Delosperma Granita® Raspberry & Granita® Orange

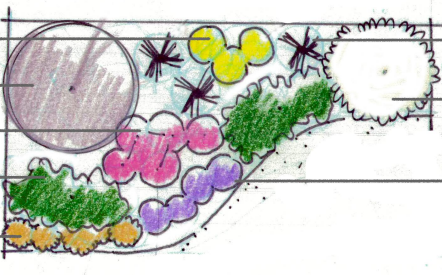
Scale 1/4"=1'  
Exposure: Full to part sun

**RIGHT OF WAY PLANTING DESIGN**



**Plant Select**  
plant smarter

**DENVER BOTANIC GARDENS**  
Designed by: Annie Barrow  
Manager, Horticulture Outreach Programs  
annie.barrow@botanicgardens.org



(3) Engelmann's Daisy    (3) Standing Ovation Little Bluestem OR Blonde Ambition Grama Grass

(1) Apache Plume    (1) Fernbush

(5) Coral Baby Penstemon    (5) SILVERTON® Bluemat Penstemon OR Grand Mesa Beardtongue

(2) Chieftain Manzanita OR PAWNEE BUTTES® Sand Cherry

(5) Chocolate Flower OR SILVER BLADE® Evening Primrose

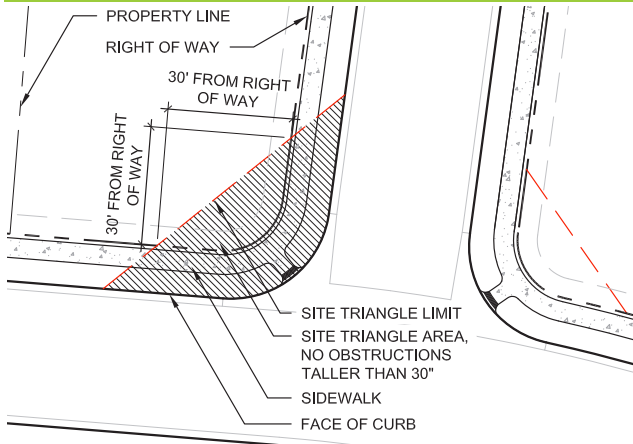
Exposure: Full Sun  
SCALE 1/4"=1'

**NATIVE PLANTING DESIGN**

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



## PLANTING



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

### 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.

Residents are to follow the City of Brighton watering plans and restrictions when in place.



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 shrub bed, and 100 percent of it must be covered by planting (within 3-5 years maturity). Turf is permitted to run through gates.

### Turf Areas

Keep turf 5 feet away from building foundations. A maximum of 45% of the permeable surface of the lot may be covered by turf, excluding the tree lawn area between the sidewalk and curb. Xeric alternative with no turf can be proposed.

Xeriscape, non-vegetative turf grass, or drought-tolerant vegetative landscapes are allowed as a ground covering to the property for which a unit owner is responsible for maintenance, including front yard, rear yard, side yard, and tree lawn.

For establishment of the lawn area, initial installations must be sod. Use a low-water turf variety, preferably a blend that includes 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, Dog Tuff, or an approved equal.

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 is allowed. A list of pre-approved artificial turf brands include Next 2 Natural Turf, SYN Lawn, and Smart Turf.



## PLANTING (CONTINUED)

### Tree Lawns

Homeowners are responsible for maintaining tree lawns (the area between sidewalk and back of street edge) along their lot frontage(s). Developer or Builder installed tree lawn landscaping may not be altered, unless approved by the Design Review Committee.

Tree Lawn planting plan examples are included. See “Front Yard and R.O.W. Planting Design” (pg. 4) and “Right-of-Way Planting Design.” (pg.8)



### Planting Beds at Residential Lots

Residential landscape improvements are encouraged to emphasize shrubs and perennials over turf. Plants should primarily be native or drought-tolerant, and should be planted with enough density and variety to offer year round seasonal interest. There is no limit on the amount of drought-tolerant plantings.

It is the intent that all land areas not covered by structures, hardscape, or other approved surfaces shall be shrub bed or turf areas. This includes areas between fencing and sidewalks. Hardscape refers to any element within landscaping design that is made of inanimate materials like gravel, brick, wood, pavers, or stone. Bare ground is not permitted unless part of a temporarily fallow garden.

Front yards are required to have a minimum of one tree and a minimum of five shrubs, and one tree in the tree lawn.



Shrub beds are areas that include shrubs, perennials and ground cover plantings. Provide a variety of species, and a mix of evergreen and deciduous shrubs, grasses, 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. Refer to the pre-approved plans for direction.

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.



## PLANTING (CONTINUED)

- 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.
- Rubber mulch is not permitted.

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.

Per RIG Section 3.31.1 Vegetable gardens are allowed in the front, back, or side yard of a unit owner's property. "Vegetable garden" means a plot of ground or an elevated soil bed in which pollinator plants, flowers, vegetables, herbs, fruits, leafy greens, or other edible plants are cultivated.

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 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) should 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" caliper
- Ornamental trees - 2" caliper
- Evergreen trees - 6' height
- Shrubs - #5 (5 gallon) container
- Groundcover, Perennials, Bunch Grasses - #1 (1 gallon) container (Note: These do not count against the minimum 5 gallon shrub count)

### Front Yard Plant Material Minimums

- Front yard must be landscaped with live plant materials, for a minimum of 75% of the gross front yard area, excluding driveways.
- (5) Shrubs, (1) tree (Deciduous or Evergreen)

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

- **Small (50 ft wide or less):** (4) Shrubs, (1) Deciduous tree
- **Standard (51 - 75 ft wide ft):** (5) Shrubs, (1) tree (Deciduous or Evergreen)
- **Large (76 ft wide or greater):** (9) Shrubs, (2) trees (min. one Deciduous, second can be Deciduous or Evergreen)
- Note: Include a dimensions for the rear property line width on the plan review submittal

### PROHIBITED OR RESTRICTED PLANTS:

- Cottonwood, Evergreen and fruit-bearing trees may not be utilized as street trees.
- Ash trees and aspen trees are not permitted.

Native grass shall include warm & cool season grasses.

For recommendations on trees to install, please visit the City of Brighton's website for a list of recommended trees <http://www.brightonco.gov/DocumentCenter/View/9671>.



## SIDEWALKS

Pursuant to City of Brighton Municipal Code Section 12-8-20, "The responsibility for maintenance and repairs to the sidewalk, curb or gutter is solely the responsibility of the owner (or his or her tenant) of the property abutting such sidewalk, curb or gutter." Also pursuant to City of Brighton Municipal Code, any and all sidewalk replacements must conform to City of Brighton Standards and be installed by a Licensed, Insured and Bonded contractor hired by the property owner.

## RETAINING WALLS

Approval is required. Front yard retaining walls shall not exceed thirty (30) inches in height. In the side yard, retaining walls up to thirty (30) inches high, with a planted slope above the wall, may be constructed. In no event shall rear yard retaining walls exceed four (4) feet in height unless installed by a Participating Builder or Declarant. All retaining walls shall comply with applicable requirements of the City or the County and shall not significantly alter the drainage patterns on the lot or adjacent properties (including District or public areas). Retaining walls shall be constructed with boulders, stone, brick or modular concrete block facing units installed per manufacturer instructions. New or old creosote treated timber railroad ties and split faced blocks are prohibited.

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

### Option 1:

- Dry stacked natural stone
- Size may vary, min. 9 inches tall by 18 inches wide
- Sandstone, in the beige/gold/tan color range
- Stone may be natural boulders or cut into blocks

### Option 2:

- Manufacturer: AllanBlock
- Type: AB Collection, flat face
- Size: AB Ashlar Blend
- Color: Tan Blend

### Option 3:

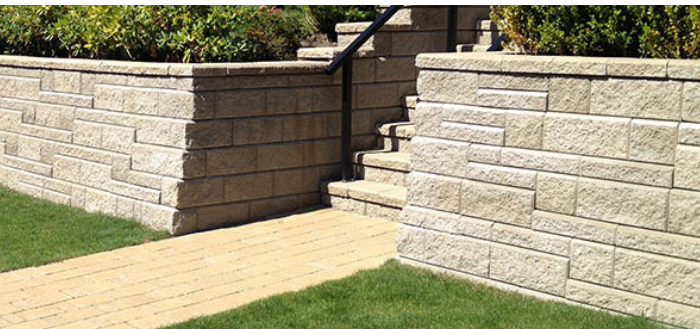
- Manufacturer: Pavestone
- Type: Rockwall
- Size: random distribution of at least three sizes (do not use all blocks of a single size)
- Color: Pecan or Yukon
- This option not allowed on corner lots



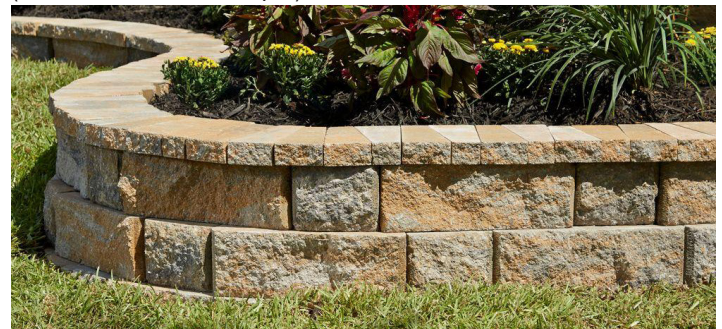
Above (option 1) Dry stacked sandstone  
(Photo credit: Gottschalk Sandstone Quarry)



Above (option 3): Pavestone Rockwall, Pecan color blend, and variable size and distribution  
(Photo credit: Home Depot)



Above (option 2) AllanBlock AB Collection, AB Ashlar Blend, Tan color blend. (Photo credit: AllanBlock)



Above (option 3): Pavestone Rockwall, Yukon color blend (Photo credit: Home Depot)

## FENCING, GENERAL



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.

There are three 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>

An equivalent product may be used if approved by the Design Review Committee.

Apply the Preservative Treatment per the manufacturer's instructions.

Fencing is generally not permitted on alley-loaded or front-loaded attached lots, except to define the edges of tract areas from the sides of private front yards.

Double-fencing of property lines is not permitted.

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 Design Review Committee prior to installation.

Fencing must be installed per the attached fence detail. Three rail fencing is only allowed adjacent to District Tracts and installed by District. All fences constructed on a lot shall be maintained, repaired, and replaced by the Owner of such lot. Regular physical and aesthetic maintenance of fencing is required.

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

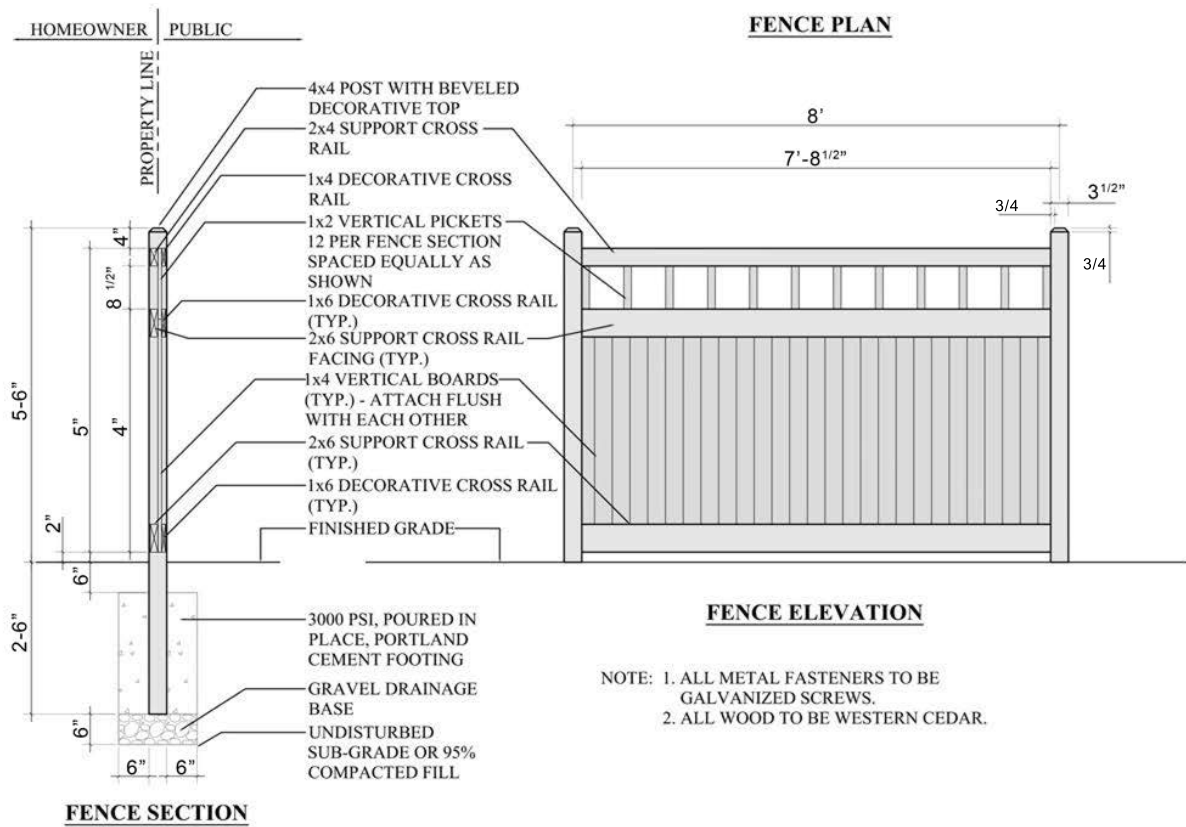
Mulch from planting beds must not be mounded up onto the lower rail of the fence. This could trap moisture against the fence, causing rot and decay.

Vining plants shall not be permitted on shared fencing.

# FENCING DETAILS

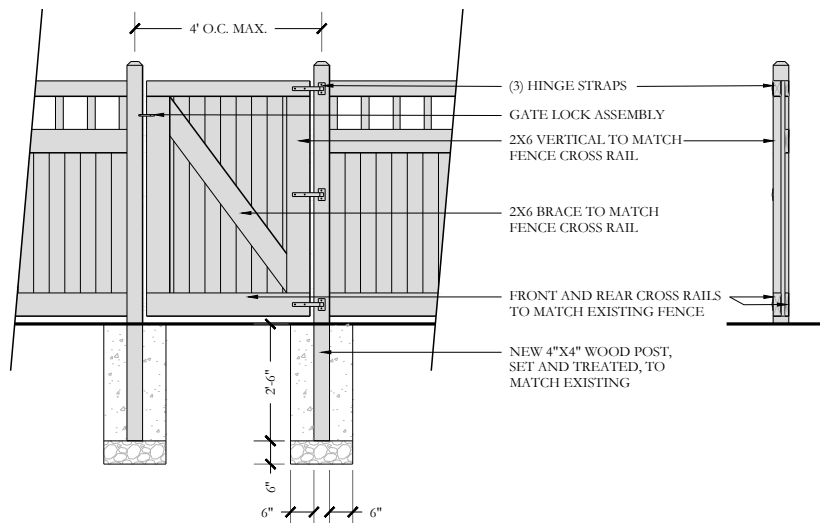
## PRIVACY FENCE DETAIL

The Land Planning and Design Group, Inc.  
JULY 2017



## PRIVACY FENCE - GATE RETROFIT

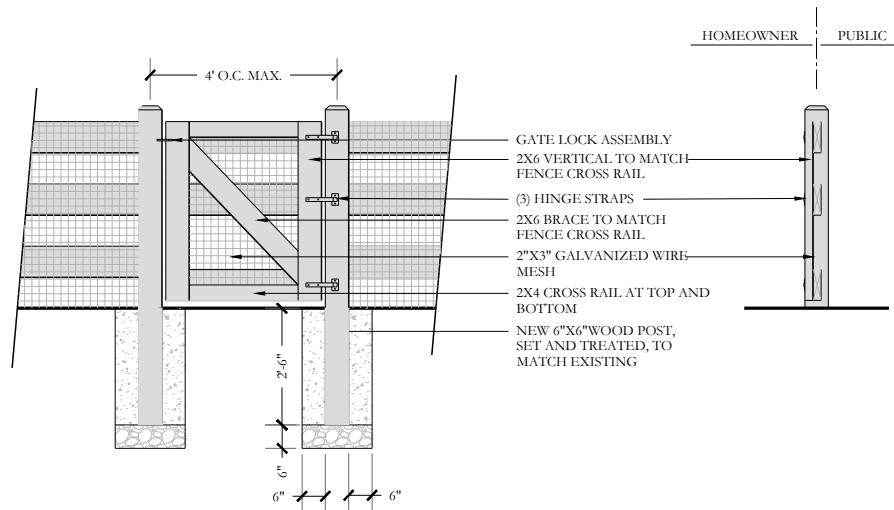
PCS Group  
APRIL 2018



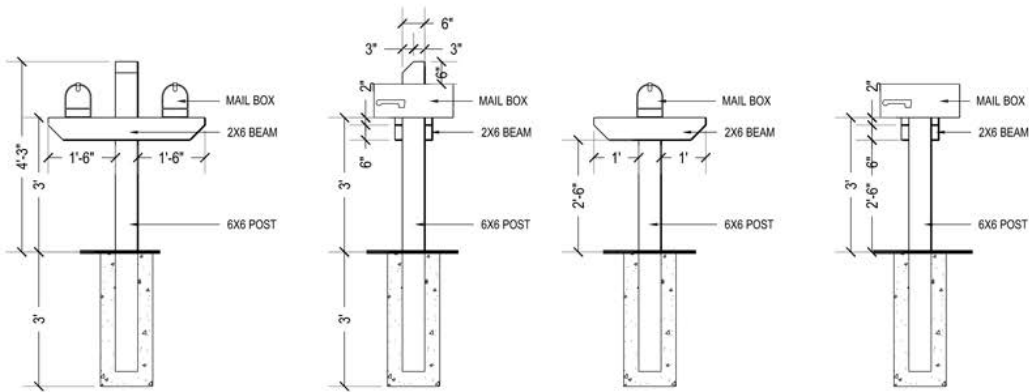
# FENCING DETAILS

## 3-RAIL FENCE - GATE RETROFIT

PCS Group  
APRIL 2018



## MAIL BOX DETAIL- ONLY APPLICABLE TO LOTS WITH EXISTING MAILBOXES



- NOTE:
1. SET POST MIN 36" IN CONCRETE FOOTING (MIN 12") 2000PSI IN 28 DAYS.
  2. ALL WOOD TO BE PAINTED BEHR NWF WATERPROOFING WOOD SEALER AND FINISH. NATURAL SEAL #92 CLEAR.
  3. RURAL MAILBOX TO BE BLACK WITH A DIMENSION OF 11 7/8" H X 9 5/8" W X 2 1/2" L.
  4. 1/2 M. GALVANIZED BOLTS WITH RAILROAD WASHER.