

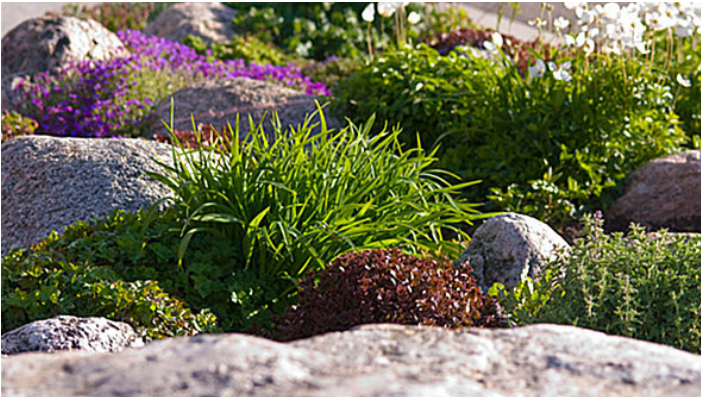
# BRIGHTON CROSSINGS LANDSCAPE DESIGN GUIDELINES

BRIGHTON, COLORADO



GUIDE FOR RESIDENTS  
JANUARY 17, 2019

## 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 Design Review Committee (DRC) prior to installation to prevent any violation fines.

The DRC 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 DRC, 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in full force and effect unless specifically superseded by more stringent criteria herein.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.

Landscaping for front and/or rear yard must be installed within 270 days of the original owners’ closing date on the home.

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

## 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:

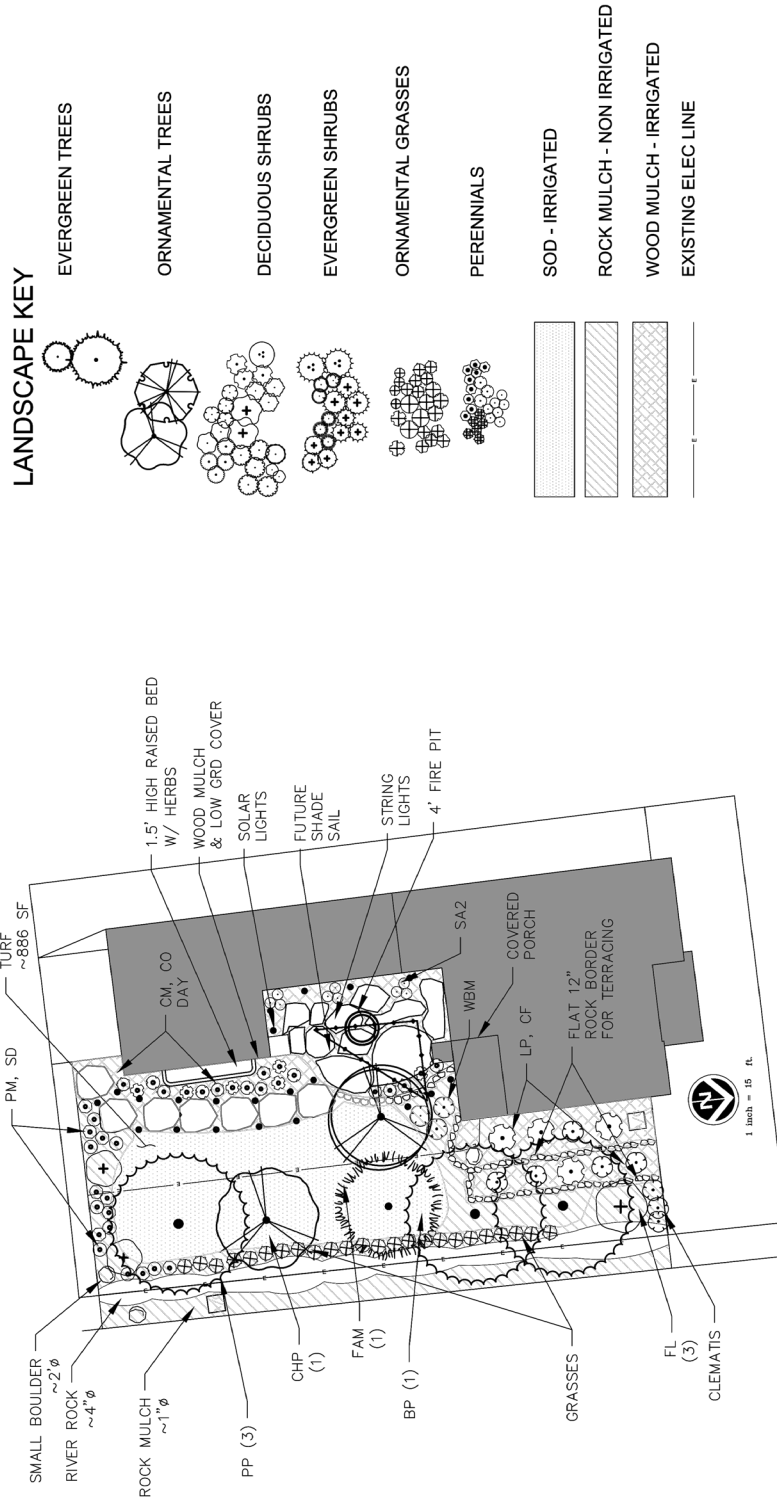
- Name and address of person(s) responsible for preparation of the landscape plan, including the name and address of the project.

- 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.

EXAMPLE OF AN IMPROVEMENT PLAN



\*AS THE OWNER OF THE PROPERTY LOCATED AT 8888 Smith Trail Brighton, CO 88888 I HEREBY ACKNOWLEDGE THAT ALL IMPROVEMENTS (BOTH LANDSCAPE AND HARDSCAPE) SHOWN WITHIN THE UTILITY EASEMENTS ARE PLACED AT MY SOLE RISK AND LIABILITY. I ACCEPT THAT AT ANY TIME IN THE FUTURE, THOSE WITH RIGHTS TO THE UTILITY EASEMENTS MAY ENTER THE AFFECTED PROPERTY AND REQUIRE THAT ALL IMPROVEMENTS BE REMOVED AND/OR RELOCATED AT MY SOLE EXPENSE. IN THE EVENT HARDSCAPE IMPROVEMENTS HAVE BEEN APPROVED WITHIN EASEMENTS BY THE CDRC, THE CITY OF ARVADA, IN CONJUNCTION WITH THE PERMITTING PROCESS, MAY REQUIRE LETTERS FROM THE APPLICABLE UTILITY PROVIDERS INDICATING THAT THEY HAVE NO OBJECTION TO THE PLACEMENT OF THE IMPROVEMENTS, PRIOR TO THE ISSUANCE OF BUILDING PERMITS. I HEREBY ACKNOWLEDGE THAT ALL IMPROVEMENTS SHOWN SHALL BE INSTALLED AND MAINTAINED AS DEPICTED HEREON. MODIFICATIONS TO THESE IMPROVEMENTS IN THE FUTURE WILL NOT BE MADE UNTIL CDRC APPROVAL IS SOUGHT AND EITHER WAIVED OR GRANTED.\*

SIGNATURE  
John and Jan Smith

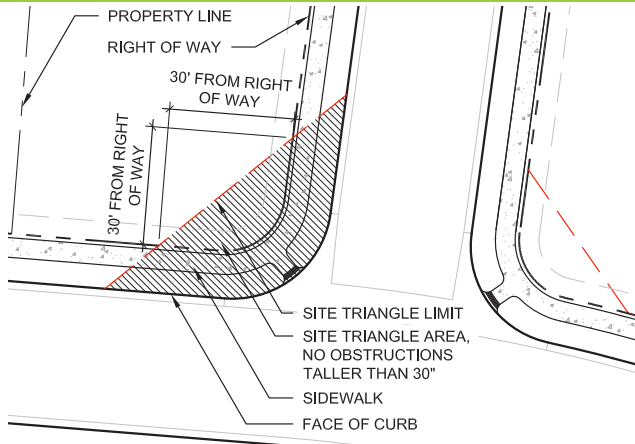
DATE

8888 Smith Trail  
Brighton, CO 88888

PREPARED BY JJ Smith Landscape Design



## 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 shrub bed, and 100 percent of it must be covered by planting (within 3-5 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. 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.

For establishment of the lawn area, initial installations must be sod. 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.

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.





## 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.



### 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.

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, 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.



## PLANTING (CONTINUED)

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

- (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.

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:

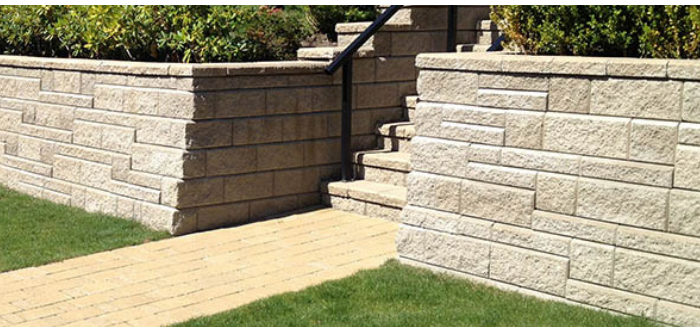
- Manufacturer: Pavestone
- Type: Rockwall
- Size: random distribution of at least three sizes (do not use all blocks of a single size)
- Color: Pecan or Yukon
- This option not allowed on corner lots



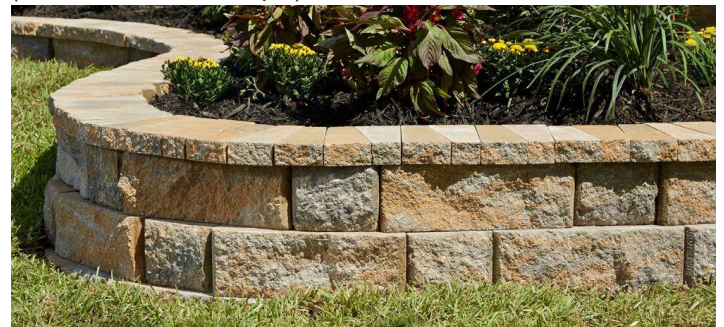
Above (option 1) Dry stacked sandstone  
(Photo credit: Gottschalk Sandstone Quarry)



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 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 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.

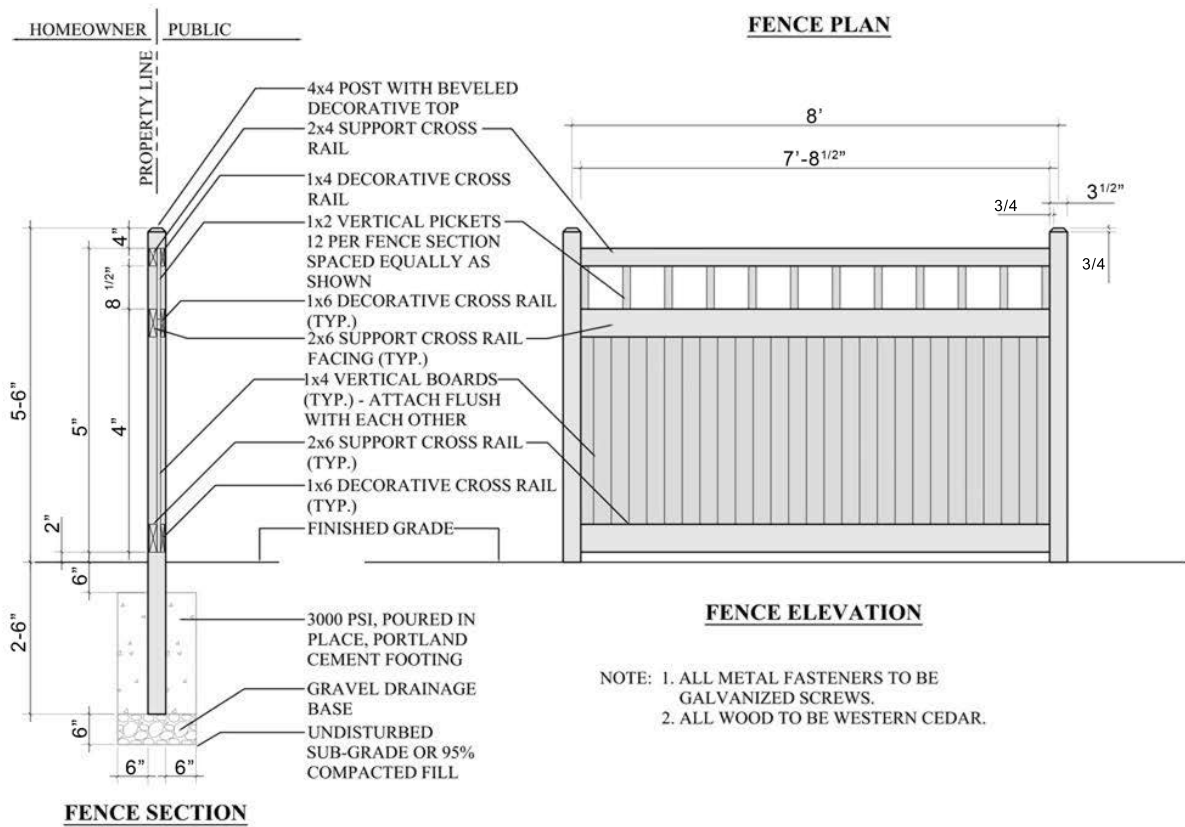
Mulch from planting beds must not be mounded up onto the lower rail of the fence. This could trap moisture against the fence, causing rot and decay.



# FENCING DETAILS

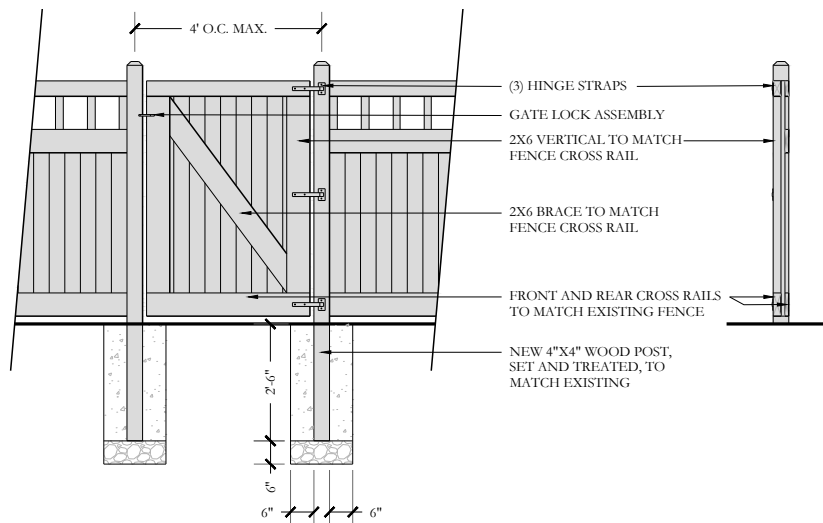
## PRIVACY FENCE DETAIL

The Land Planning and Design Group, Inc.  
JULY 2017



## PRIVACY FENCE - GATE RETROFIT

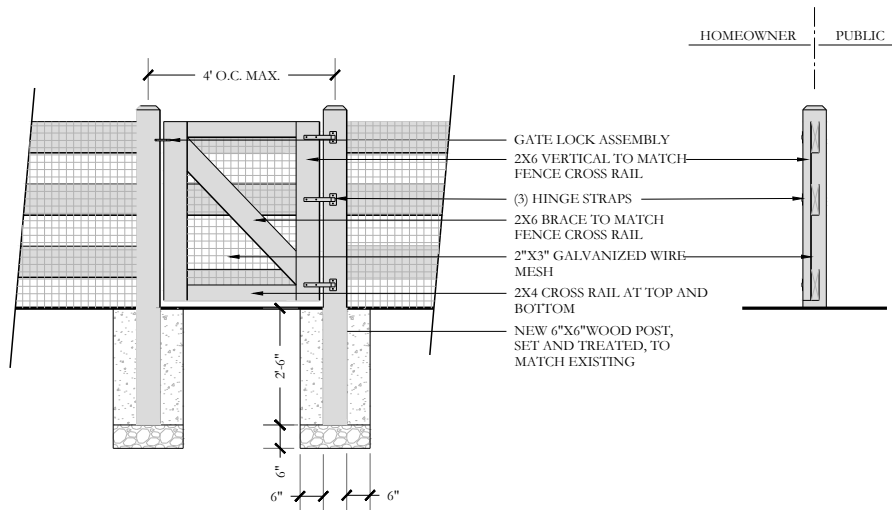
PCS Group  
APRIL 2018



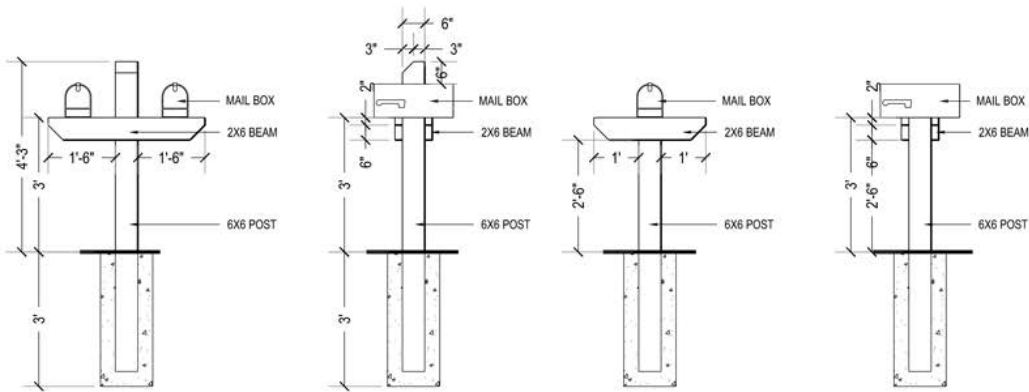
# FENCING DETAILS

## 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" D.
  4. 1/2 M. GALVANIZED BOLTS WITH RAILROAD WASHER.