

# EXHIBIT C

## BRIGHTON LAKES

**PUD - FIRST AMENDMENT (TO BE KNOWN AS FARMLORE)**  
 PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 20  
 TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



### LANDSCAPE NOTES

All common area landscaping shall focus on xeriscaping and grouped by hydrozones for efficient watering. Drought-tolerant plant species that are native to the region or otherwise suitable to the climate shall be used. The irrigation system shall be designed to be water wise and integrate technology to limit water waste. The tree lawns along public streets are intended to use low water requiring turf and drought tolerant trees. High visibility areas at key locations shall utilize moderate water usage plantings to highlight neighborhood entries and key intersections.

- A. General Notes:**
- Final Landscape and Irrigation Plans shall be submitted with the appropriate development submittal for Parks and Recreation Department review. Multi-family and commercial landscape plans shall be submitted with Site Development Plan. Common area landscapes shall be submitted at time of Final Plat. Single family attached and detached landscape plans shall be submitted for each phase by the builder as part of their master plan review at time of Final Plat.
- B. Parks and Open Space:**
- City parks and Tract C to be dedicated at the time of each Final Plat.
  - Both community and residential landscaping to be phased with adjacent development.
  - Neighborhood and Community Park program amenities to follow City of Brighton's Parks and Recreation Master Plan.
- C. Perimeter Landscape Buffers:**
- Landscape buffers along Arterial and Collectors roadways shall provide an undulating edge condition and landscape treatments. Perimeter buffers area to include drainage channels and all utility easements and shall count toward overall open space requirement.
  - Major and Minor Arterials: Thirty (30) foot landscape buffer located on the adjacent side to Brighton Lakes property to include berming, fencing, drainage channel, landscape plantings and utility easements not included in ROW, with a minimum of one (1) tree and five (5) xeriscape shrubs for every one thousand (1,000) square feet of buffer area. Limit turf to useful and high visibility spaces; traditional high water use turf grass shall be a maximum of twenty-five percent (25%) of any required landscape buffer area.
  - Collector: Twenty (20) foot landscape buffer located on the adjacent side to the Brighton Lakes property to include berming, fencing, drainage channel, landscape plantings and utility easements not included in ROW, with a minimum of one (1) tree and four (4) xeriscape shrubs for every one thousand (1,000) square feet of buffer area. Limit turf to useful and high visibility spaces; traditional high water use turf grass shall be a maximum of twenty-five percent (25%) of any required landscape buffer area.
  - 19<sup>th</sup> Street Collector: Ten (10) foot landscape buffer located on the adjacent side to the Brighton Lakes property to include fencing, drainage channel, landscape plantings and utility easements not included in ROW, with a minimum of one (1) tree and three (3) xeriscape shrubs for every one thousand (1,000) square feet of buffer area. Limit turf to useful and high visibility spaces; traditional high water use turf grass shall be a maximum of twenty-five percent (25%) of any required landscape buffer area.
- L. LANDSCAPE STANDARDS PER LAND USE:**
- A. The builder(s) of Single Family Attached, Townhome, Multi-Family and Mixed-Use to provide landscape plantings for all planting areas and to be maintained by the HOA/District or property management group. If homes are placed on a fee simple lot, then individual home owners are responsible for Landscape Installation and maintenance.**
- B. Builder(s) to provide street trees along local and neighborhood connector streets for Single Family Detached and Single Family Attached. Future home owner(s) to maintain tree lawn and street trees upon expiration of builder warranty period.**
- C. Individual home owners may not alter the final lot grading and drainage or interfere with utility easements, unless approved and permitted by the City.**
- D. Plant substitutions for all land uses: One (1) ornamental grass in a five-gallon container or three (3) ornamental grasses in a one-gallon container may be substituted for one (1) five-gallon shrub. Ten (10) shrubs five-gallon may be substituted for one (1) tree.**
- E. Planting requirements:**
- Street trees along public rights-of-way: One (1) tree per 40 linear feet average. Tree locations to vary based on utility services and driveway locations. Ground cover within tree lawns is encouraged to be drought tolerant turf grass, ground cover is permitted to consist completely of traditional high water use turf grass. Rock mulch, wood mulch or other non-living material may be allowed within the tree lawns when shrub or perennial planting beds are proposed.
  - At maturity, at least seventy-five percent (75%) of the landscape areas shall have a ground cover of living plant material. Deciduous tree canopies shall not be included in the calculation. Inorganic mulch (decorative rock, river rock, pea gravel, crusher fines, rubber, etc.) may not exceed fifty percent (50%) of ground cover. There shall be no limit regarding landscape coverage using organic mulch (wood mulch).
  - Refer to Development Design Guidelines for landscape requirements pertaining to Single Family Detached, Single Family Attached, Multi-Family uses.
  - Mixed-Use Planning Areas:
    - Single Family Detached, Single Family Attached and Multi-Family to follow landscape requirements outlined in Development Design Guidelines.
    - Commercial Planting Requirements
      - Parking Lot Interior: One (1) tree and twelve (12) xeriscape shrubs per thirty (30) feet of landscape median. Ten (10) foot minimum median width without walk and eighteen (18) foot minimum median width with walk. Traditional turf grasses are prohibited for use on interior parking lot landscaping.
      - Perimeter Edges: One (1) tree and ten (10) xeriscape shrubs per fifteen hundred (1,500) square feet of lot area not covered by building, walks or parking lot.

### PROPOSED PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER REQUIREMENT
<b>DECIDUOUS TREES</b>			
CO	Catalpa occidentalis	WESTERN HACKBERRY	LOW WATER ZONE
CS	Catalpa speciosa	WESTERN CATALPA	LOW WATER ZONE
GT	Gleditsia triacanthos inermis	THORNLESS COMMON HONEYLOCUST	LOW WATER ZONE
KS	Koeleria paniculata	GOLDEN RAIN TREE	LOW WATER ZONE
QA	Quercus alba x robur	CRIMSON SPIRE OAK	LOW WATER ZONE
QM	Quercus muhlenbergii	CHINKAPIN OAK	LOW WATER ZONE
TA	Tilia americana	AMERICAN LINDEN	LOW WATER ZONE
<b>ORNAMENTAL TREES</b>			
AT	Acer tataricum	HOT WINGS TATARIAN MAPLE	LOW WATER ZONE
CV	Crataegus viridis 'Winter King'	WINTER KING WASHINGTON HAWTHORN	LOW WATER ZONE
FN	Forestiera neomexicana 'Happy Boy'	NEW MEXICO PRIVET	LOW WATER ZONE
SR	Syringa reticulata	JAPANESE TREE LILAC	MODERATE WATER ZONE
<b>EVERGREEN TREES</b>			
PE	Pinus Edulis	PINYON PINE	LOW WATER ZONE
PG	Picea glauca 'Pendula'	WHEEPING WHITE SPRUCE	LOW WATER ZONE
PN	Pinus nigra	AUSTRIAN PINE	LOW WATER ZONE
PP	Pinus ponderosa	PONDEROSA PINE	LOW WATER ZONE
<b>DECIDUOUS SHRUBS</b>			
BA	Buddleia alternifolia 'Argentea'	ALTERNATE-LEAF BUTTERFLY BUSH	LOW WATER ZONE
BP	Buddleia 'Podaras 88' Flutterby Petite™ Blue Heaven	FLUTTERBY PETITE BLUE HEAVEN BUTTERFLY BUSH	MODERATE WATER ZONE
CDK	Caryopteris dandonesis 'Dark Knight'	DARK NIGHT BLUE MIST SPIREA	LOW WATER ZONE
FP	Fallugia paradoxa	APACHE PLUME	LOW WATER ZONE
PB	Prunus besseyi 'Pawnee Buttes'	PAPWEE BUTTES SAND CHERRY	LOW WATER ZONE
RA	Rhus aromatica	GR-O-LOW SUMAC	LOW WATER ZONE
RAG	Ribes alpinum 'Green Mound'	GREEN MOUND CURRANT	LOW WATER ZONE
RI	Ribes sanguineum 'King Edward VII'	RED FLOWERING CURRANT	LOW WATER ZONE
RK	Rosa x Knock Out	KNOCKOUT ROSE	LOW WATER ZONE
SJ	Syringa x Bloomerang	PURPLE REBLOOMING LILAC	LOW WATER ZONE
SI	Spiraea japonica 'Tracy' P.P.A.F.	DOUBLE PLAY BIG BANG SPIREA	MODERATE WATER ZONE
<b>EVERGREEN SHRUBS</b>			
AC	Arctostaphylos x coloradensis	PANCHITO MARZANITA	LOW WATER ZONE
EF	Euonymus fortunei 'Coloratus'	WINTERCREEPER	LOW WATER ZONE
HP	Hesperaloe parviflora	RED FLASE YUCCA	LOW WATER ZONE
JAC	Juniperus communis 'Alpine Carpet'	ALPINE CARPET JUNIPER	LOW WATER ZONE
JS	Juniperus sabinia 'amarisidifolia'	PIMOKO DWARF SERBIAN SPRUCE	MODERATE WATER ZONE
PMS	Pinus mugho 'Slowmound'	SLOWMOUND DWARF MUGHO PINE	LOW WATER ZONE
PMV	Pinus mugho 'Valley Cushion'	VALLEY CUSHION MUGHO PINE	MODERATE WATER ZONE
<b>ORNAMENTAL GRASSES</b>			
AG	Andropogon gerardii	WINDWALKER BIG BLUESTEM	LOW WATER ZONE
BG	Bouteloua gracilis 'Blonde Ambition'	BLONDE AMBITION GRAMA GRASS	LOW WATER ZONE
HS	Helliotrichon sempervirens	BLUE AVELNA GRASS	LOW WATER ZONE
MR	Muhlenbergia reverchonii 'Undaunted'	UNDAUNTED RUBY MUHLY GRASS	LOW WATER ZONE
PO	Pennisetum orientale 'Karley Rose'	PINK ORIENTAL FOUNTAIN GRASS	LOW WATER ZONE
<b>PERENNIALS</b>			
AR	Agastache rupestris	SUNSET HYSSOP	LOW WATER ZONE
CS	Calyophus serrulatus 'Prairie Lode'	PRAIRIE LODSUNDROPS	LOW WATER ZONE
CR	Centranthus ruber Coccineus	RED VALERIAN	LOW WATER ZONE
EGG	Epilobium canum garrettii 'Orange Carpet'	CREeping HUMMINGBIRD TRUMPET	LOW WATER ZONE
HM	Heimerocallis x 'Happy Returns'	HAPPY RETURNS DWARF DAYLILY	LOW WATER ZONE
KC	Kniphofia caulescens	REGAL TORCHLILY	LOW WATER ZONE
NP	Nepeta Wilke's low	WALKER'S LOW CATMINT	LOW WATER ZONE
OA	Osteospermum 'Avalanche'	AVALANCHE WHITE SUN DAISY	LOW WATER ZONE
SS	Sedum sp.	STONECROP	LOW WATER ZONE
RF	Rudbeckia fulgida	BLACK EYED SUSAN	LOW WATER ZONE
<b>PERENNIAL GROUNDCOVERS/BULBS</b>			
IR	Iris x pumila	DWARF IRIS	LOW WATER ZONE
VB	Verbena bipinnatifida	VALLEY LAVENDER PLAINS VERBENA	LOW WATER ZONE

Note:  
 Agricultural character shall be reinforced with the use of fruit trees, shrubs, vegetable, and herb plants. Designed to be included in final plan.

DATE	8/4/2018	NO.	1
DRAWN	SEH,AEV,MEH	NO.	2
CHECKED	SMW,FT	NO.	3
APPROVED	FT	NO.	
PROJECT NO.	18710	NO.	
HORIZ. SCALE		NO.	
VERT. SCALE		NO.	

**BRIGHTON LAKES**  
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**LANDSCAPE NOTES**