

Landscaping

(Plantings, Retaining Walls, Vegetable Garden and Related Elements)

General Considerations

Landscaping is an integral part of the overall image and character of Broadlands. It should enhance the architecture of the house, the natural beauty of the environment and the overall quality of the neighborhood.

No approval is required for the installation of plantings, including trees or hedges, unless a landscape or planting plan is required as a part of the review of another application.

Approval is not required for the installation of individual trees or shrubs on the Lot, provided such plantings do not interrupt designed drainage patterns and swales.

Significant structural elements related to landscaping, such as retaining walls, raised gardens or planting beds higher than 10” above grade, paved areas, steps, ponds, and fountains etc., must be submitted for review and approval.

Specific Guidelines

- Trees and shrubs must be located so as not to obstruct significant views from neighboring residences or restrict sight lines from vehicular traffic.
- Plant materials should be appropriate in character, habitat, species, size (both installed and mature), number and arrangement for their purpose and surroundings.
- Wood chips and shredded wood should be used for mulch, rather than pebbles or gravel.
- Any use of synthetic materials including, but not limited to, synthetic turf, molded resin boulders and rubberized mulch requires an application and will be evaluated on a case-by-case basis. Synthetic plants, trees, or flowers are prohibited.
- Pebbles, gravel or stone used as accent elements, ground cover or paving material should be a natural earth tone such as buff, brown, etc. Monolithic paving of yards or completely covering yards with decorative stones as a primary design element is prohibited. Stones used for front or rear yard townhouses will be considered on a case by case basis.
- Mulch used to cover entire front or fenced rear yard of townhouse properties does not require an application.
- Regrading must not negatively impact neighboring properties.
- Small landscape-related elements such as bird feeders, bird baths, small decorative garden ornaments, etc. do not require approval.
- Birdhouses less than 24” for any dimension do not require an application.
- Landscape screens or barriers are generally not permitted in front yards.

BROADLANDS
Modifications Subcommittee Design Guidelines

Landscaping - *continued*

Planting Bed Borders

- Borders for ground level planting beds should only be built to the minimum height needed. Any border higher than 10” requires an application.
- Borders must be installed at least 3 inches from the sidewalk in case the association needs to remove or repair the sidewalk.

Retaining Walls

- Any retaining wall greater than 10” high requires an application.
- Walls should be as unobtrusive as possible and built to the minimum height needed and should be securely constructed with tiebacks or dead-men as needed.
- Walls should be compatible in color and appearance with their environment. Depending upon location, brick, heavy timbers, concrete or natural stone are appropriate.

Vegetable Garden

- Vegetable gardens in front yards are prohibited.
- Vegetable gardens must be appropriately sized for the area in which they are planted.
- Any borders for vegetable gardens higher than 10” requires an application. The borders must be made of wood or stone. Plastic or composite borders will be considered on a case by case basis.
- Plant support structures or protective screening shall require an application and will be considered based on location. Structures adjacent to the home shall not exceed 4’ feet in height.
- Protective screening shall be constructed of wire fabric, black or green plastic mesh, including chicken wire, securely attached to a four-sided wood frame. All screening material must match. Chain link and barbed wire are prohibited. The frame shall be securely anchored so that it remains vertical and square to the vegetable garden border.
- Vegetable gardens must be maintained in a neat manner and all plant debris removed at the end of the growing season.

Submission Requirements

- A copy of the existing property plat showing the house, driveway and any accessory structures, including pools, decks, patios, fencing, walks, significant vegetation, property lines and easements. In addition the proposed landscaping project location must be drawn (to scale and dimensioned) on the property plat.
- Photographs showing the proposed project location.
- A landscape plan identifying plant materials, accurately located and drawn to scale.
- For re-grading, retaining walls or terracing, show the existing and proposed grading.
- Where structural elements are proposed, include drawings showing design, installation details and measurements.
- Scale drawings illustrating the construction of borders, plant support structures, and protective screening. Catalog cuts or samples of materials to be used.