

Landscaping, Grading and Drainage

(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, French Drains, 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.
- Rock or stone-ground cover requires a border or should be dug in sufficiently to keep material contained.
- Mulch used to cover the entire front or fenced rear yard of townhouse properties does not require an application. A border is required to keep the material contained.
- 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.
- Bird Houses, Bat Houses and Butterfly Houses less than 24” for all dimensions do not require an application.
- Landscape screens or barriers are generally not permitted in front yards.

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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 should 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’ 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.

Grading and Drainage Changes

- Consideration must be given to the current drainage area where the builder intended the water flow and should be given precedence over diverting water to a different drainage area (ie: water flowing downhill in the rear yard generally should not be re-directed to the front yard). This will be considered on a case-by-case basis.
- Grading changes may require the introduction of retaining walls to level an area without creating a greater slope and adversely affecting an adjoining property.
- Grading changes shall be contained wholly within the property.
- French drains may be open (stone exposed) or covered (ground cover or grass) based on the overall landscaping design intended.
- Combined drainage systems with a single termination point (pop up emitter, diversion grate or similar) shall be located at least 6 to 10 ft from adjoining properties based on the severity of slope to allow water to diffuse and not adversely affect the adjoining property.
- Combined drainage systems with multiple terminations and low slope (less than 8%) may terminate within 3 feet of an adjoining property.

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Submission Requirements

- Signed and dated application form.
- Description of the project.
- 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 French drains, re-grading, retaining walls or terracing, show the existing and proposed grading. Grading/drainage plans should show the existing drainage pattern, upstream and downstream, on adjoining properties and approximate location (direction) of existing drainage structures(s).
- 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.