

LANDSCAPING

(PLANTINGS AND STRUCTURES)

RECREATIONAL AND RA PROPERTY

OBJECTIVE/GOAL

To enhance the architecture of the building, buffer undesirable elements, and complement the natural beauty of the environment, through the effective choice and installation of landscaping, both plant materials and associated structural elements.

REVIEW PROCESS



IF YOUR PROJECT MEETS THE FOLLOWING CRITERIA, **NO APPLICATION IS REQUIRED.**

MULCH

Replacement of small areas of grass with planted areas mulched with shredded/chipped wood (natural colors, not red) or natural colored gravel (not white).

LANDSCAPE EDGING

Installation of landscape edging no higher than four inches.

PLANTERS

Construction of enclosed planters no higher than 18 inches, made of stone or landscaping timbers (squared, not rounded).

INSTALLATION OF PLANTS

Installation of any type of planting, including trees or hedges, **unless** the DRB has specifically required the plan be submitted for approval as part of its review of an associated application.

PROHIBITED PLANTS

Installation of any invasive exotic vegetation is prohibited as identified in Reston Association Use and Maintenance Standards Resolution 2; Vegetation, as amended.

REMOVAL OF PLANTS

Removal of **only** undesirable plants such as brambles, poison ivy, honeysuckle, invasive exotic species, etc. from a DRB-approved natural area.



FOR ALL PROJECTS, YOU MUST COMPLETE AN **APPLICATION FORM** AND OBTAIN YOUR **NEIGHBORS' SIGNATURES.** YOUR APPLICATION WILL BE REVIEWED BY STAFF IN CONSULTATION WITH A DRB MEMBER OR BY A PANEL OF THE DRB, WHO WILL APPLY THE FOLLOWING GUIDELINES.

LANDSCAPING AND RELATED STRUCTURES

STRUCTURAL ELEMENTS

DRB review is required for significant structural elements related to landscaping.



LANDSCAPING (PLANTINGS AND STRUCTURES)

ALTERATIONS

DRB review is required for **removal or replacement** of landscaping elements (plants or structures) which substantially alters any previously approved landscaping plan.

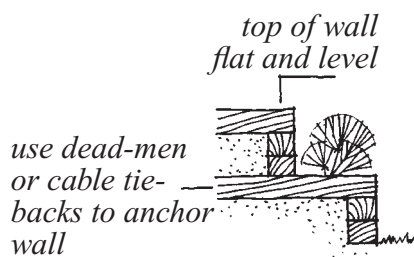
REGRADING

DRB review is required for regrading or other erosion control projects. Any such installation which alters the existing flow of water must not detrimentally affect neighboring properties or compromise the health of trees and existing vegetation.

RETAINING WALLS

Retaining walls should be visually integrated with nearby architectural elements and with the natural contours of the ground.

They should be securely constructed (with tie-backs or dead-men as needed) and made of durable materials that are compatible in color and appearance with their natural and architectural environment.



The DRB will carefully review the color, size, proportion and installed appearance of manufactured block systems, to determine their appropriateness with the architecture of surrounding structures and the natural environment.

Consider dividing high walls into one or more terraces, to minimize their visual impact. The DRB may also require plant material in front of, or cascading over, retaining walls to soften their appearance.

PLANT MATERIALS

Plant materials should be appropriate in character, habit, species, size (both installed and mature size), number, and arrangement for their purpose and environment.

PROHIBITED PLANTS

Installation of any invasive exotic vegetation is prohibited as identified in Reston Association Use and Maintenance Standards Resolution 2; Vegetation, as amended.

WALKWAYS AND STEPS

Walkways, paths, and steps should be simply configured and easy to negotiate, and should follow (and be set into) the natural contours of the ground. They should be securely constructed of durable materials that are compatible in color and appearance with one another and with their natural and architectural environment.



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RAILINGS	The design and material of railings should be harmonious with the architecture of the project and appropriate for their setting and purpose.
STONE	Stone, whether used as accent elements, ground cover, paving material, or “dry creeks”, should be chosen so that its color, size, and installation complement the architecture of the project, its natural environment, and the associated plant material. Consideration should be given to problems of maintenance or vandalism which might result. White stones are generally not acceptable.
ART WORKS	Sculpture will be reviewed under the residential Design Guidelines for “Art Works.”

APPLICATION CHECKLIST

 INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- | | |
|-----------------------|--|
| SITE PLAN | <input type="checkbox"/> A copy of your site plan, drawn to scale, showing the property lines, any adjacent residential lots, existing vegetation, and all existing or proposed structural and landscaping elements (decks, fences, walkways, terracing, etc.) relevant to the application |
| GRADING PLAN | <input type="checkbox"/> For regrading, retaining walls, or terracing, an indication (through contour lines, arrows, “spot” elevations, and/or section drawings) of the existing and proposed grading and drainage patterns |
| PLANTING PLAN AND KEY | <input type="checkbox"/> For plant material, a symbol for each plant, accurately located and drawn to scale at its mature size, and a plant key describing their quantities, installation size, and any other relevant information |
| CONSTRUCTION DRAWINGS | <input type="checkbox"/> For any structural element, construction drawings showing details of its design and installation |
| SAMPLES | <input type="checkbox"/> Samples and specifications or accurate description of all materials and colors. |



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COMMENTS



HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

NO REVIEW

Underground drainpipe does not require DRB review if it does not have a substantial effect on the original drainage patterns.

DETRIMENTAL VEGETATION

Concerns about trees or other plant material which may be detrimental to a neighboring property may be addressed under Section VI.2(b) (6) "Vegetation" of the Deed (call Covenants Administration for additional information).

PROHIBITED PLANTS

Installation of any invasive exotic vegetation is prohibited as identified in Reston Association Use and Maintenance Standards Resolution 2; Vegetation, as amended.

MULCH AND STONE COLOR

Mulch should be naturally colored (not red) and stone should be naturally colored (not white).

MANUFACTURED BLOCK SYSTEM

If used, manufactured block systems (modular, segmented, etc.) should have a natural look, a random pattern that ranges in size and color, and rusticated appearance that mimics natural stone. Uniform modular blocks are generally not acceptable.

QUESTIONS? CALL COVENANTS ADMINISTRATION: (703) 435-6530

