

## OBJECTIVE/GOAL

To encourage shoreline stabilization that protects and enhances the natural appearance of the lakeshore, and minimizes any disturbance to the shoreline environment and the ecology of the lake.

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## REVIEW PROCESS



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

LOCATION OF PROPERTY

Your property immediately abuts the RA-owned lake parcel and the existing shoreline is contiguous with, or within, your property line (see **COMMENTS**, below); and

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PLANT MATERIAL

You stabilize the shoreline using only plant material.

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IF YOUR PROJECT MEETS THE FOLLOWING CRITERIA, YOU MUST COMPLETE AN **APPLICATION FORM**. NEIGHBORS' SIGNATURES ARE **NOT** REQUIRED. STAFF MAY REVIEW YOUR APPLICATION AND MAY CONFER WITH RA PARKS AND RECREATION STAFF.

LOCATION OF PROPERTY

Your property immediately abuts the RA-owned lake parcel and the existing shoreline is contiguous with, or within, your property line (see **COMMENTS**, below);

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DEED

Your property deed specifically permits, and does not prohibit, the construction of a bulkhead;

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REPLACEMENT

You are replacing bulkhead or rip rap located on your own property and previously approved by the DRB;

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SHORELINE

The bulkhead or rip rap follows the existing shoreline; and

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CONSTRUCTION STANDARDS

The new bulkhead or rip rap complies with the **current** standards for shoreline stabilization recommended by the RA Parks and Recreation Department. The DRB strongly recommends modifying existing shoreline stabilization to meet current standards, including replacement of bulkhead with non-structural alternatives. Natural plantings and rip rap should be used wherever possible, with bulkhead restricted to areas of active lake access.

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# SHORELINE STABILIZATION

SINGLE FAMILY DETACHED



FOR ALL OTHER PROJECTS, YOU MUST COMPLETE AN **APPLICATION FORM** AND OBTAIN YOUR **NEIGHBORS' SIGNATURES** INCLUDING A REPRESENTATIVE OF THE RA PARKS AND RECREATION DEPARTMENT. 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.

## LOCATION OF PROPERTY

Your property must immediately abut the RA-owned lake parcel and the existing shoreline must be contiguous with, or within, your property line (see **COMMENTS**, below, if the existing shoreline is **beyond** your property line).

## DEED

If bulkhead is included in the plan, your property deed must specifically permit, and not prohibit, the construction of a bulkhead.

## ALTERNATIVES TO BULKHEAD

Natural plantings and rip rap should be used wherever possible, with bulkhead restricted to areas of active lake access. Bulkhead and dock together should be limited to no more than 25% of the shoreline.

## SHORELINE

Bulkhead and rip rap should be installed to follow the existing shoreline of the lake, even if your own property extends into the lake.

## BULKHEAD

The bulkhead should be no higher than 1 foot above the normal water line. The ends should return into the embankment and be anchored in solid ground if they do not tie into an adjacent wall; rip rap may be needed to stabilize the soil at the ends of the bulkhead.

## MATERIALS

Bulkhead should be made of vertical vinyl-coated sheeting and/or other non-toxic material suitable for extended water contact (see the standards recommended by the RA Parks and Recreation Department). The use of horizontal timbers without vertical support is not recommended.

## RIP RAP

Rip rap should be constructed of natural stones in muted colors, varying in size (large enough to withstand the force of the lake water) and be combined with plantings to soften its appearance and maintain the natural aesthetic of the shoreline.

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# SHORELINE STABILIZATION

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## INSTALLATION

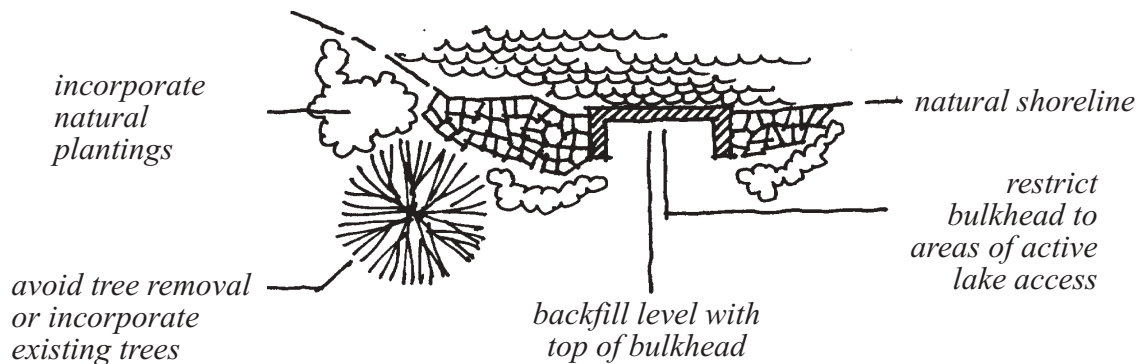
Bulkhead and rip rap should be installed according to the guidelines for shoreline stabilization recommended by RA's Parks and Recreation Department; alternative plans may require the review and approval of the Open Space Director.

## RESTORATION

The surface immediately behind the bulkhead must be backfilled level with the top of the bulkhead and restored to appropriate condition (grass, ground cover or mulch).

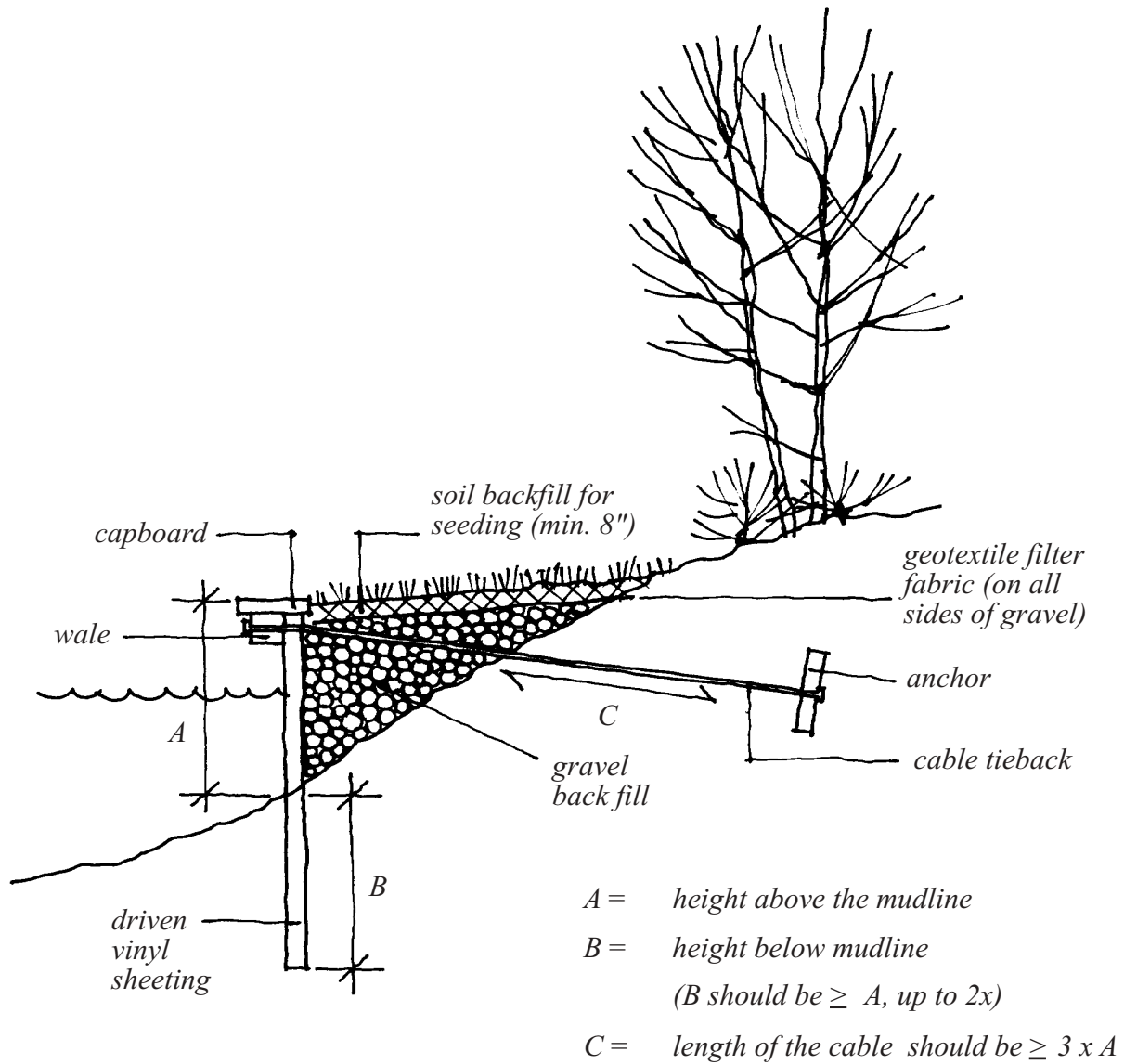
## PLANTINGS

Plantings may be required to stabilize the soil at the ends of the bulkhead or rip rap, and to soften the appearance of extended lengths of these installations.



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## APPLICATION CHECKLIST



INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

SITE PLAN



A copy of your site plan, drawn to scale, indicating property lines, the house, the location of the existing shoreline, the location of the proposed bulkhead, and any existing or proposed vegetation.

DRAWINGS



Detailed drawings to scale (both plan view and section drawings) demonstrating the construction of the bulkhead or rip rap

MATERIALS



A complete list of material specifications

SIGNATURE



The signature of the RA Open Space Director as one of the neighboring property owners

## COMMENTS



HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

GUIDELINES FOR SHORELINE STABILIZATION

The RA Parks and Recreation Department publication "Shoreline Stabilization Methods for Reston's Lakes and Ponds" is available from RA staff and online at [www.reston.org](http://www.reston.org).

APPLICANT'S RESPONSIBILITY

It is the responsibility of the applicant to accurately represent the location of the shoreline in relation to the property and to verify that there are no legal restrictions prohibiting the construction of a bulkhead on the property.

LICENSE AGREEMENT

No improvements (including bulkhead or rip rap) may be installed on RA-owned property without a license agreement signed by the RA Environmental Resource Manager. For information, contact RA's Watershed Manager at 703-435-6560.

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# SHORELINE STABILIZATION

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## INSTALLATION

Shoreline stabilization should be installed with care so as to minimize disturbance of the lake and adjacent property.

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## TOXIC MATERIALS AND PRODUCTS

CCA pressure-treated wood, paints, stains, sealants and other wood treatments are extremely toxic to aquatic organisms and their use is strongly discouraged.

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## RECOMMENDED MATERIALS AND PRODUCTS

Reston Association recommends the use of non-toxic wood, metal, vinyl and/or plastic composite materials for waterfront construction.

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**QUESTIONS? CALL COVENANTS ADMINISTRATION: (703) 437-9580**

