



FAIRFAX COUNTY

DPZ

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151
FAX: 703-324-3926
TTY: 703-324-3903

October 22, 1999

Robert M. Jones
6206 Elati Court
Alexandria, Virginia 22310

RE: Rezoning Application
Number RZ 1998-LE-069

Dear Mr. Jones:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 13, 1999, granting Rezoning Application Number RZ 1998-LE-069 in the name of Heather Glen Associates, Incorporated, to rezone certain property in the Lee District from the R-1 District to the PDH-4 District, subject to the proffers dated June 14, 1999, on subject parcel 91-1 ((1)) 41 and 41A consisting of approximately 3.00 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan Application FDP 1998-LE-069 on June 17, 1999, subject to the Board's approval of RZ 1998-LE-069.

Sincerely,

Nancy Venrs
Clerk to the Board of Supervisors

NV/ns

RZ 1998-LE-069
October 22, 1999

- 2 -

cc: Chairman Katherine K. Hanley
Supervisor- Lee District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Ellen Gallagher, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPW&ES
DPW&ES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES
Barbara J. Lippa, Executive Director, Planning Commission

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 13th day of September, 1999, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 1998-LE-069

WHEREAS, Heather Glen Associates, Incorporated filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1, District to the PDH-4 District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-4 District, and said property is subject to the use regulations of said PDH-4 District and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 13th day of September, 1999.



Nancy Veirs

Clerk to the Board of Supervisors



PROFFERS

HEATHER GLEN ASSOCIATES, INC.

RZ 1998-LE-069

June 14, 1999

Pursuant to 15.2-2203(a), Code of Virginia, 1950 as amended, Heather Glen Associates, Inc., (hereinafter referred to as the "Applicant", themselves, successors and assigns in RZ 1998-LE-069, filed for property identified as Tax Map 91-1-001-41 & 41A, (hereinafter referred to as to the "Application Property"), proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-4 District in conjunction with a Conceptual/Final Development Plan (CDP/FDP) for residential development.

- 1. This parcel shall be developed in conformance with the CDP/FDP dated June 14, 1999 prepared by Huntley, Nyce & Associates, Ltd., showing 10 single family detached lots.**
- 2. The private street on this property shall be constructed in conformance with the public facilities manual, in accordance with Section 7-502 of the Fairfax County Public Facilities Manual.**
- 3. The applicant agrees to request the Department of Transportation to vacate the parcel of land on the north end of 6243 Wills Street, north of the subject site, adjacent to Franconia Commons. If the vacation is approved and the vacated area is conveyed to the subject property, then the land will become part of the Homeowners Association (HOA) land area for open space, or additional parking as shown on the attachment.**
- 4. The applicant shall establish a Homeowners Association (HOA) for the proposed development to own, manage and maintain the open space, private street and any other community-owned land and improvements. Purchasers shall receive a homeowners association disclosure packet prior to entering into a contract of sale that specifies that the homeowners association is responsible for the maintenance of the private streets. Purchasers shall be required to acknowledge receipt of the homeowners association disclosure packet in writing.**
- 5. The applicant shall construct a 6' high, solid board fence (with no gaps) along the west property line, adjacent to Fleet Drive.**
- 6. The applicant agrees to expend a minimum of \$955.00 per lot on recreational facilities including a gazebo in the open space as shown on the CDP/FDP, per Section 6-110 of the Zoning Ordinance. The balance of any funds not expended on-site shall be contributed to the Fairfax County Park Authority (FCPA) for the**

acquisition, development of park and recreational facilities in Manchester Lakes park.

7. **Storm Water Management.** The applicant reserves the right to apply for Storm Water Management and BMP waivers for this site. If the waivers or partial waivers are granted, the storm water management areas shown on the GDP/FDP will be used as common open space. These common areas will be owned by the Homeowners Association. If the SWM and BMP waivers are not approved, the developer will provide storm water management in accordance with DPWES requirements. Easements for the maintenance of this facility shall be provided as required by DPWES.
8. The applicant agrees to preserve the 15" in diameter Willow Oak tree identified by the Fairfax County Urban Forestry branch as being approximately 8 meters north of the southwest property corner. In the event this tree is found to be hazardous or dying, as determined by the Urban Forestry Branch or a certified Arborist, hired by the applicant, the builder shall replace the tree with two new trees of the same type, four inch to five inch in caliber at planting.
9. The applicant will flag the limits of clearing and grading prior to construction. Prior to construction, the applicant shall walk the limits of clearing and grading with a representative of the Urban Forestry Branch to determine where minor adjustments may be made to ensure preservation of trees in tree save areas. No construction equipment, material storage or activity shall take place within these areas, except that necessary for the removal of debris or maintenance.
10. The applicant shall plant one Holly Tree approximately 5' tall and one Oak or Maple Tree 3" caliber behind each house in the common area. In areas with no houses between lot 1 and lot 2, trees will be planted at the same rate. If a storm water management waiver is approved, a rain garden shall be located in the general vicinity of the storm water management area shown on the CDP/FDP. The rain garden shall be maintained by the Homeowners Association. Landscaping will be provided in conformance with Exhibit A.
11. Purchasers shall receive a HOA disclosure packet prior to entering into a contract of sale that specifies that the HOA is responsible for maintenance of the rain garden. Purchasers shall be required to acknowledge receipt of the HOA disclosure packet in writing.
12. No direct access to Fleet Drive will be provided. The developer will, however, apply with VDOT to locate and use a construction entrance off of Fleet Drive. In the event VDOT declines said entrance off Fleet Drive, Wills Street entrance shall be utilized. This Fleet Drive construction entrance will be used during the development and construction phases. Lot 8 as shown on the FDP will be the last house sold so the Fleet Drive construction entrance can be used as long as

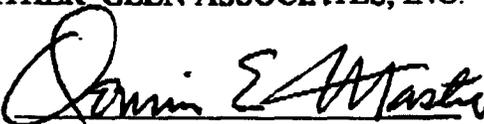
practical. When construction begins on lot 8 the Fleet Drive entrance will be closed and Wills Street will be used. All construction related vehicles shall be parked on site.

13. The developer shall provide six parking spaces located off of the Wills Street cul-de-sac as shown on the FDP. In the event that Fairfax County Department of Transportation, in conjunction with the developer, is successful in vacating the above described parcel of land on this FDP, the developer has the option to relocate the six parking spaces in this vacated area, as shown on the attached sheet.
14. No outside construction activity shall take place on Sundays.
15. All homes shall have 2 car garages. A covenant shall be recorded stating that the house garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney, prior to the sale of any homes, and shall run to the benefit of the HOA, which shall be established. Purchasers shall be advised of the use restriction prior to entering into a contract of sale.
16. A 4-foot sidewalk will be provided on the south side of the private drive in that area designated as a 9-meter ingress/egress easement.

APPLICANT

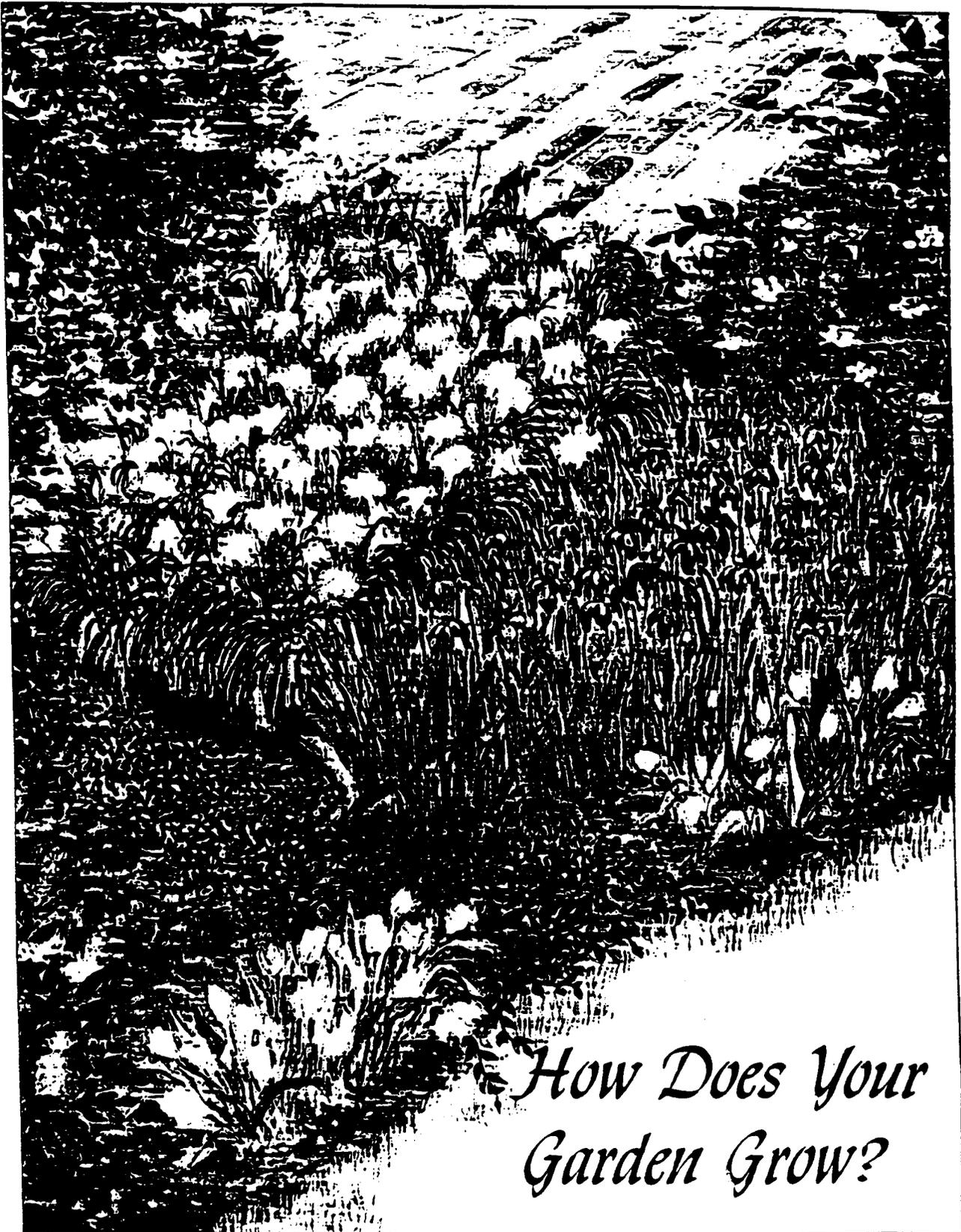
OWNER: Tax Map 91-1((1))41&41A

HEATHER GLEN ASSOCIATES, INC.

BY: 

Name: DENNIS E. MASTIE

Title: VICE PRESIDENT



*How Does Your
Garden Grow?*

A Reference Guide to Enhancing your Rain Garden



Contents

<i>Introduction</i>	3
<i>Adding and Replacing Plants</i>	4
<i>Sample Rain Gardens</i>	6
<i>Plant Lists</i>	
<i>Trees</i>	8
<i>Shrubs</i>	10
<i>Flowers</i>	10
<i>Grasses & Sedges</i>	12
<i>Ground covers</i>	12
<i>Ferns</i>	12
<i>Seasonal Care of your Rain Garden</i>	14
<i>Special Requirements</i>	18
<i>Helpful Tips for Enhancing and Protecting your Rain Garden</i>	19
<i>Glossary</i>	20

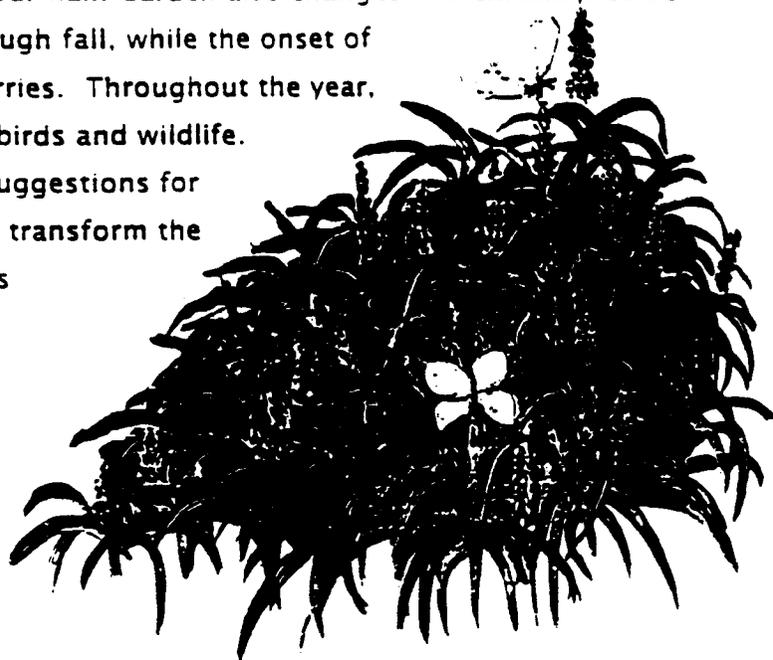
Rain Gardens—the natural solution

Rain Gardens use the concept of bioretention, a water quality practice in which plants and soils remove pollutants from stormwater. Planted in low-lying areas, Rain Gardens contain specific layers of soil, sand, and organic mulch. These layers naturally filter rainwater, which can be polluted by oil and chemicals built up on our lawns and driveways. Rainwater can also pick up pollutants as it passes through our atmosphere on its way to the ground. A natural way of protecting water quality, Rain Gardens ensure a cleaner, healthier environment.

Enhancing your Rain Garden

In nature, plants live where the environment is most suitable for their healthy growth. Your Rain Garden is most effective when created with plants that thrive in moist or sometimes saturated soils, and that are well adapted to the climate of our area. A variety of trees, shrubs, ground covers, grasses, and flowering plants have been carefully chosen and planted, and you can add others to create your own unique look. With each changing season, the look of your Rain Garden also changes. Perennials provide vibrant colors from early spring through fall, while the onset of winter highlights evergreens and berries. Throughout the year, your Garden will attract a variety of birds and wildlife.

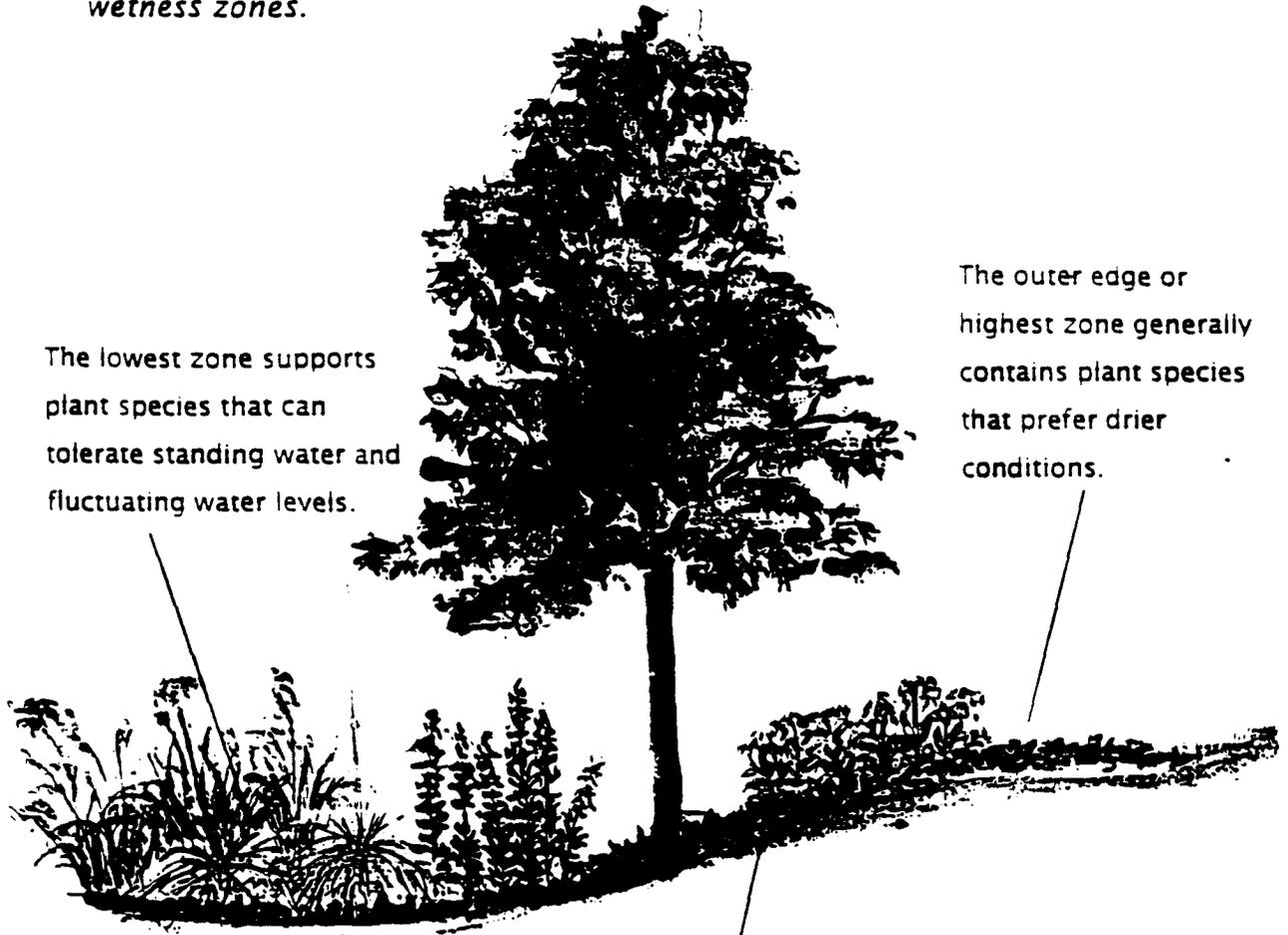
Beginning on page 8, you will find suggestions for alternate plants that can enhance or transform the look of your Garden. Each species is followed by important information about its moisture and sun requirements, as well as details about foliage, flowers, and fruit.



Adding and Replacing Plants

Your Rain Garden is composed of woody plants (trees and shrubs) and herbaceous species (flowers, grasses, and ground covers) planted in three wetness zones.

The lowest zone supports plant species that can tolerate standing water and fluctuating water levels.



The outer edge or highest zone generally contains plant species that prefer drier conditions.

The middle zone is slightly drier, but also supports plant species that can tolerate fluctuating water levels.



You are encouraged to add plants to your Rain Garden. More plants mean improved pollutant removal and stormwater quality. The information below provides helpful suggestions for adding or replacing plants in your Garden.

- ❖ When replacing a plant in your Rain Garden, place the new plant in the same location as the one you removed. If the old plant cannot be completely removed because of a large root system, place the new plant as close as possible to the original location. In addition, try to select a comparably sized plant for replacement. Seedlings are not recommended, since they do not tolerate fluctuating water levels as well as larger, containerized, or balled-and-burlapped plants.
- ❖ If you are replacing a full-grown tree or shrub, the replacement should be as large as possible. Since these plants are performing the service of collecting and filtering pollutants from stormwater, a small plant will not perform as well as a large one.
- ❖ Trees and shrubs may be planted in any location of your Rain Garden; however, be sure to leave enough room between new and existing trees and shrubs. Some trees and shrubs need more room than others to grow, and if crowded, may not be able to compete for sun and water. The best time to plant is fall or early spring, so plants can adapt to their surroundings before growing new leaves. Trees and shrubs should be planted as soon as possible after purchase, preventing dry-out and ensuring a better chance of survival.
- ❖ Perennials and ground covers can also be planted anywhere in your Rain Garden. Plant in the fall so that they can adapt to their surroundings before winter sets in. Ground covers should be planted in the middle to outer edges of your Rain Garden, and will naturally spread to other suitable areas.

Note: Plants placed in the wettest zone of your Garden, however, must be able to tolerate fluctuating soil moisture. Annuals (bulbs) should be planted along the outer edges of your Rain Garden where the soil is drier. Annuals should be planted in the spring, after the last frost. In our area, this is generally after March.

Sample Rain Gardens



Customized Rain Gardens can vary tremendously. The Garden above features Cardinal Flowers and ornamental grasses such as Redtop and Tufted Hair Grass for beautiful color throughout the summer and early fall.

The Rain Garden below is designed primarily with low-maintenance shrubs that look great year-round and attract a variety of wildlife. The bark of the River Birch adds interesting texture and color to the Garden in winter.



*Your Rain Garden can be a showplace in the spring.
Plants such as Daylilies, Iris, Viburnum, and
Sweet Pepperbush thrive in the moist
conditions of Rain Gardens.*



Species	Water Tolerance	Form	Flowers/Season	Frt
Red Maple <i>Acer rubrum</i>	High	Oval	Red/early March-April	Red pairs
River Birch <i>Betula nigra</i>	High	Oval	Yellow-green catkins/ April-May	Tan/ winge
Green Ash <i>Fraxinus pennsylvanica</i>	High	Irregular oval	Loose, purplish clusters/April-May	Tan/brow
Sweet Gum <i>Liquidambar styraciflua</i>	High	Conical, oval	Yellow-green clusters/April-May	Tan/b woolly
Eastern Cottonwood <i>Populus deltoides</i>	High	Oval	Red catkins/April	Light t caps
Swamp White Oak <i>Quercus bicolor</i>	High	Oval	Yellow-green catkins/April-May	Acc
Pin Oak <i>Quercus palustris</i>	High	Conical	Yellow-green catkins/April-May	Acc
White Ash <i>Fraxinus americana</i>	Medium	Irregular oval	Loose, purplish clusters/April-May	Tan/brow
Honeylocust <i>Gleditsia triacanthos</i>	Medium	Irregular oval	Yellow-green spikes/June	Purple-br
Black Gum <i>Nyssa sylvatica</i>	Medium	Conical	White clusters/May-June	Blue-bla
Sycamore <i>Platanus occidentalis</i>	Medium	Round	Yellow-green clusters/May-June	Tan/bro
Scarlet Oak <i>Quercus coccinea</i>	Low	Round	Yellow-green catkins/May-June	Acc
Eastern Red Cedar <i>Juniperus virginiana</i>	Low	Columnar	Reddish, solitary/May	Dar berry-
Shadbush <i>Amelanchier canadensis</i>	Low	Round	White, loose clusters/March-April	Maro be
Black Locust <i>Robinia pseudo-acacia</i>	Low	Round	White spikes/June	Tan/b

Foliage	Exposure	Native Plant	Wildlife Value	Height	Root System
Spring: light green Summer: green Fall: red, orange, yellow	Sun to shade	Yes	High	60'-90'	Shallow
Spring: yellow-green Summer: green Fall: yellow	Sun	Yes	High	50'-70'	Shallow
Spring: light green Summer: dark green Fall: yellow to orange	Sun	Yes	Low	50'-75'	Shallow
Spring: light green Summer: bright green Fall: red to purple	Sun	Yes	Low	75'-100'	Taproot
Spring: light green Summer: bright green Fall: yellow	Sun	Yes	High	75'-100'	Shallow
Spring: purplish green Summer: dark green Fall: brown to red	Sun to partial shade	Yes	High	60'-75'	Shallow
Spring: green Summer: dark green Fall: red to brown	Sun	Yes	High	50'-90'	Shallow
Spring: light green Summer: bright green Fall: yellow-purple	Sun to shade	Yes	Low	75'-90'	Shallow
Spring: light green Summer: green Fall: yellow	Sun	Yes	Low	50'-75'	Taproot
Spring: light green Summer: dark green Fall: bright red	Sun	Yes	Medium	50'-100'	Taproot
Spring: light green Summer: bright green Fall: tan-brown	Sun to partial shade	Yes	Low	75'-100'	Shallow
Spring: green Summer: bright green Fall: scarlet	Sun	Yes	High	50'-75'	Taproot
Spring: blue-green Summer: dark green Fall/winter: yellow-brown	Sun	Yes	High	40'-60'	Taproot
Spring: silvery gray Summer: yellow-green Fall/winter: red	Partial sun to shade	Yes	High	35'-50'	Shallow
Spring: blue-green Summer: dark blue-green Fall/winter: yellow-green to yellow	Sun	Yes	Low	50'-75'	Shallow

Species	Water Tolerance	Form	Flowers/Season	F
Red-osier Dogwood <i>Cornus stolonifera</i>	High	Arched spreading	White/May-June	White d
Inkberry <i>Ilex glabra</i>	High	Upright dense (deciduous)	Green to white clusters/May-June	Black d
Winterberry <i>Ilex verticillata</i>	High	Spreading (deciduous)	Green to white small clusters/June	Red b d
Spicebush <i>Lindera benzoin</i>	High	Upright	Yellow clusters/April	Red b dr
Withe Rod <i>Viburnum cassinoides</i>	High	Rounded compact	White clusters/June	Dar berry-li
Sweet Pepperbush <i>Clethra alnifolia</i>	Medium	Oval dense	White spikes/August-September	Brown
Witch Hazel <i>Hamamelis virginiana</i>	Medium	Vase-like compact	Yellow/October-November (also winter)	Brov car
Bushy St. John's Wort <i>Hypericum densiflorum</i>	Medium	Oval	Yellow/July-September	Red-b purple
Arrow-Wood <i>Viburnum dentatum</i>	Medium	Upright multi-stemmed	White clusters/May-June	Dar berry-lik
Nannyberry <i>Viburnum lentago</i>	Medium	Upright multi-stemmed	White clusters/May	Blue berry-lik
Perennials and Annuals				
Blazing Star <i>Liatris spicata</i>	Medium	N/A	Deep purple/Late summer-early fall	M
Iris <i>Iris versicolor</i>	High	N/A	Deep blue/Early summer	M
Purple Loosestrife <i>Lythrum salicaria</i>	High	N/A	Rose-red/Mid-summer-early fall	I
New York Aster <i>Aster novae-belgii</i>	High	N/A	Deep violet/July-October	
Tickseed Sunflower <i>Bidens aristosa</i>	High	N/A	Yellow/August-October	
Cardinal Flower <i>Lobelia cardinalis</i>	High	N/A	Scarlet/July-October	

Foliage	Exposure	Native Plant	Wildlife Value	Height	Root System
Spring: green Summer: medium green Fall: orange-red to purple	Sun to shade	Yes	High	8'-10'	Shallow
Spring: medium green Summer: green Fall: yellow-green	Sun to partial sun	Yes	High	6'-12'	Shallow
Spring: green Summer: dark green Fall: yellow-green	Sun to partial shade	Yes	High	6'-12'	Shallow
Spring: light green Summer: dark green Fall: yellow	Shade	Yes	High	6'-12'	Deep
Spring: green Summer: medium green Fall: red to purple	Sun to partial shade	Yes	High	6'-8'	Shallow
Spring: green Summer: dark green Fall: yellow	Sun to partial sun	Yes	Medium	4'-8'	Shallow
Spring: light green Summer: green Fall: yellow	Sun to shade	Yes	Low	6'-12'	Shallow
Spring: medium green Summer: olive green Fall: yellow-green	Sun	Yes	Medium	3'-6'	Shallow
Spring: green Summer: medium green Fall: bronze to red	Sun to partial shade	Yes	High	6'-10'	Shallow
Spring: light green Summer: shiny green Fall: yellow, orange, red	Sun to partial shade	Yes	High	10'-20'	Shallow
Linear	Full to partial sun	Yes	Medium	2'-5'	Shallow
Long, thin	Full sun	Yes	Medium	2'-4'	Shallow
Bushy (Caution: spreads very quickly)	Sun to partial shade	Yes	Medium	2'-4'	Shallow
Lance-shaped	Sun	Yes	High	1'-3'	Shallow
Lance-shaped	Sun	Yes	High	1'-3'	Shallow
Lance-shaped	Sun to partial shade	Yes	High	1'-5'	Shallow

Species	Water Tolerance	Form	Flowers/Season	Fru
Davilily <i>Hemerocallis</i> sp.	Medium	N/A	Variable/Spring-Summer	N/
Bee Balm <i>Monarda didyma</i>	Medium	N/A	Scarlet/Summer	N/
Wild Mint <i>Mentha arvensis</i>	High	N/A	Lilac/June-October	N/
Virginia Bluebell <i>Mertensia virginica</i>	Medium	N/A	Blue/April-May	N/
Spiderwort <i>Tradescantia virginiana</i>	Medium	N/A	Blue/April-July	N/
Swamp Milkweed <i>Asclepias incarnata</i>	High	N/A	Dull pink/June-August	N/
Queen-of-the-Prairie <i>Filipendula rubra</i>	Medium	N/A	Pink/June-July	N/
Goatsbeard <i>Aruncus dioicus</i>	Medium	N/A	Creamy white/Early Summer	N/
White Gloria <i>Astilbe</i> sp.	High	N/A	White/June-July	N/
Grasses and Sedges				
Switch grass <i>Panicum virgatum</i>	High	N/A	Green/July-September	N/
Redtop <i>Agrostis alba</i>	Medium	N/A	Loose clusters/Summer	N/
Tufted Hair Grass <i>Deschampsia caespitosa</i>	High	Dense	Loose clusters/Summer	N/
Ribbon Grass <i>Phalaris arundinacea</i>	High	N/A	Thin clusters/Summer	N/
Tussock Sedge <i>Carex stricta</i>	High	N/A	Green/May-August	N/
Ground covers				
Creeping Bugleweed <i>Ajuga reptans</i>	Low	N/A	Blue/May-July	N/
Common Periwinkle <i>Vinca minor</i>	Medium	N/A	Blue/April-June	N/
Lily-turf <i>Liriope</i> sp.	Medium	Tufted clumps	Whitish, blue, or violet/ early summer	N/
Ferns				
Cinnamon Fern <i>Osmunda cinnamornea</i>	Medium	Leafy cluster	Brown fronds/early summer-fall	N/
New York Fern <i>Thelypteris noveboracensis</i>	Medium	Leafy cluster	Green fertile fronds/ June-September	N/

Foliage	Exposure	Native Plant	Wildlife Value	Height	Root System
Rasal, long, thin	Partial shade	Yes	High	1'-3'	Shallow
Lance-shaped	Full to partial sun	Yes	High	2'-3'	Shallow
Lance-shaped	Sun to partial shade	Yes	High	0.5'-1.5'	Shallow
Oval	Partial to full shade	Yes	Medium	0.5'-1.5'	Shallow
Long, narrow	Partial sun to shade	Yes	Medium	0.5'-3'	Shallow
Narrow, lance-shaped	Sun	Yes	High	2'-4'	Shallow
Deeply divided	Full sun	Yes	Medium	2'-8'	Shallow
Leaf divided into leaflets	Sun to partial shade	Yes	Medium	3'-7'	Shallow
Toothed leaves	Sun to partial shade	Yes	Medium	2'	Shallow
Erect, curling flat blades	Sun	Yes	High	3'-6'	Shallow
Flat, linear	Sun	No	Medium	1'-3'	Shallow
Flat or folded	Sun	Yes	Medium	1'-2'	Shallow
Yellow or white striped	Sun	Yes	High	1'-2.5'	Shallow
Dense, grassy clumps	Sun to partial shade	Yes	Medium	1'-4'	Shallow
Oval, green or purple	Sun to partial shade	No	Medium	0.5'-1'	Shallow
Shining green	Sun to partial shade	No	Low	0.5'	Shallow
Dark green grass-like	Sun to shade	No	Low	0.5'-1'	Shallow
Large, broad	Shade	Yes	High	3'	Shallow
Long, tapering	Sun to partial shade	Yes	Medium	1'-1.5'	Shallow

Seasonal Care of your Rain Garden

The following sections provide seasonal information about enhancing your Rain Garden. Included are helpful maintenance tips, as well as plants that will be particularly noticeable during each season.

spring



Care

- ❖ Prune all deciduous trees and shrubs—those that lose their leaves in the fall—in early to mid-March before leaves appear.
- ❖ Prune flowering trees and shrubs after they have finished blossoming (usually in early June), allowing the plant to have plenty of time to develop new flower buds for next spring.
- ❖ Divide ornamental grasses and perennials as soon as the soil becomes soft enough to work with a shovel. Use a pointed garden spade to dig up perennials such as Hostas, Black-Eyed Susans, and Liriope. Gently divide the plant into two or three clumps, making sure to get enough of the roots with each clump. These clumps are new plants—relocate as desired. Divide every two to three years to keep plants healthy.

Highlights

- ❖ Flowering trees and shrubs such as Dogwood and Viburnum.
- ❖ Flowering ground covers, including Ajuga.

Special Note: Most annuals and bulbs will not do well in damp or saturated soil conditions. Because of the moisture of the soil in your Rain Garden—especially when it rains—these plants should be avoided or carefully located in the dry areas near the outer edges of your Garden.

SUMMER



Care

- ❖ During times of extended drought—July and August—water your Rain Garden as you would any other garden (every seven to ten days, if it has not rained). Look for the following physical features of stress if plants are too dry:
 - wilting
 - yellowing of leaves
 - brown, dry leaves
 - leaves dropping off
 - ringed spots on leaves
 - smaller leaves
 - fewer leaves

- ❖ Water your Garden in the early morning for several hours with a soaker hose, giving the Garden a gentle soaking, and providing plants with a better chance of retaining moisture. Do not water your plants during the day or evening; humidity is highest and some of the water will evaporate before the plants have a chance to absorb it. Do not water at night, as this promotes conditions for disease and fungus.

- ❖ Check trees and shrubs for any signs of disease or insect pests. Inspect leaves for unusual holes—a sure sign that insects have been chewing. Also check the underside of leaves for filmy or powdery deposits. Most plant diseases and damaging insects, like scale and lacebug, can be easily treated when detected early.

- ❖ Weed your Garden regularly to keep it healthy and beautiful. If you have an infestation of weeds that are not easily removed, ask a horticulturist for advice as to an environmentally safe herbicide.

Highlights

- ❖ A variety of annuals and perennials bloom from early to late summer, including Daylilies, Iris, Black-Eyed Susans, Spirea, and Goatsbeard.

fall



Care

- ❖ Cut perennials back to the ground after they begin to turn brown (following the first frost).
- ❖ Remove annuals.
- ❖ Plant new trees and shrubs, as long as the soil temperature remains above 32° at a depth of six inches—usually until November 15th in this area.
- ❖ Place fall perennials like Mums or Asters in the drier areas of your garden. Prepare for spring by adding bulbs to these dry areas as well.
- ❖ After removing annuals and trimming back perennials, mulch all trees and shrubs. This helps to condition the soil for spring, keeps soil temperatures warm so roots can continue to develop, and adds beauty to your Garden. Add two to four inches of well decomposed grass clippings or shredded hardwood mulch to your planting beds and around the bases of trees. Mulch should cover your Rain Garden uniformly; soil should not be exposed. Mulch should not be more than six inches deep.

Highlights

- ❖ Fall foliage: Red Maples and Sweet Gums are particularly spectacular.
- ❖ Ornamental grasses are in full bloom.
- ❖ Shrubs such as Holly, Dogwood, and Viburnum begin to produce colorful berries.

winter

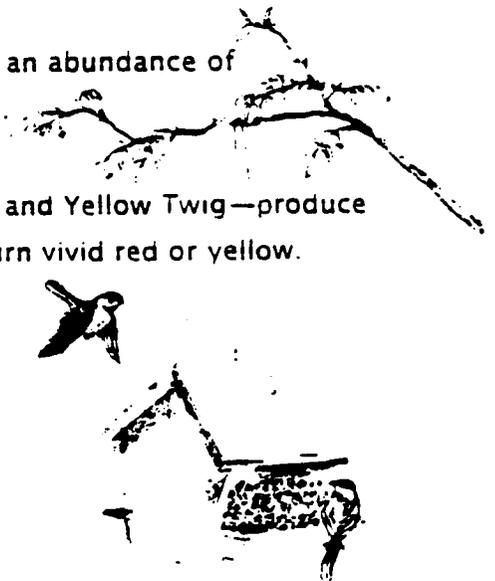


Care

- ❖ Cut back ornamental grasses that were still in bloom in late fall.
- ❖ Ground covers and flowers require no maintenance during this time.
- ❖ During wetter periods—winter and early spring—plants are dormant, the soil may be frozen, and your Garden ponds water for longer periods of time.

Highlights

- ❖ Witch Hazel, a small tree, produces yellow blooms in early February.
- ❖ Holly trees and shrubs retain handsome, dark green foliage, and produce brilliant red berries that last until spring.
- ❖ Deciduous hollies like Sparkleberry produce an abundance of red fruit and create eye-catching silhouettes.
- ❖ Two shrub varieties of Dogwood—Red-osier and Yellow Twig—produce striking color in the winter as their stems turn vivid red or yellow.
- ❖ Many varieties of ground covers add interesting texture.
- ❖ A bird feeder hanging in your Garden is an attractive addition.



Special Requirements for Rain Gardens

Plant Troubleshooting

- ❖ Plants in the wettest zone (low point) of your Rain Garden were specifically selected for their ability to withstand periodic temporary ponding. Ice is common in the winter and should not damage your plants. If ice damage occurs, select hardier plant species, as recommended by your local garden center.
- ❖ The failure of several plants in one area may indicate too much or too little water, or that the plants are unsuitable for that zone. Refer to the plant lists to determine if the species prefer wetter or drier conditions, and replace dead plants with ones more suited to that zone.

Ponding and Drainage

- ❖ Inspect your Garden after rainstorms to ensure that drainage paths are free from obstruction, and that ponding water levels dissipate over time.
- ❖ Water will pond for longer durations in winter and early spring—wetter times of the year when plants are not transpiring water. If ponding occurs throughout the Garden, contact Prince George's County (phone numbers listed inside back cover) for technical assistance.
- ❖ Look for the following signs of physical stress if plants are too wet:
 - ◆ wilting
 - ◆ yellowing of leaves
 - ◆ ringed spots on leaves
 - ◆ a soft or rotting plant base
- ❖ If erosion is occurring at the drainage paths, you may try to stabilize the erosion using sod or small stones (1-2" in diameter): or, contact Prince George's County for technical assistance.
- ❖ If you notice that ponding does not occur or that plants are dying, your Rain Garden may be too dry, and you may need to water more frequently. If plants continue to die, contact Prince George's County for technical assistance.

Soil

- ❖ If you notice that water is not dissipating and plants begin to die, your Garden may not be functioning properly. You may try adding an additional 2-3" of sandy top soil to reduce ponding levels: or, contact Prince George's County for technical assistance.

Safety

- ❖ Your Rain Garden has been designed to create a water depth of six inches or less that will dissipate within 1-2 days. Do not walk or mow in these areas.
- ❖ Be careful not to drag electrical equipment like weed-whackers or lawn-mower cords through the wet area.
- ❖ As with any area that contains water, take precautions with small children.

Helpful Tips for Enhancing and Protecting your Rain Garden

- ❖ In order to maintain its water quality protection benefits, the following items should **NEVER** be put into your Rain Garden:
 - Compost
 - Fresh grass clippings
 - Animal waste
 - A different soil mixture
 - Plants that prefer dryer conditions
 - Pool water

- ❖ Avoid exotic or invasive plant species that could be harmful to adjacent natural plant communities.

- ❖ Do not use plants that will not survive in wetter conditions in the lower elevations of your Rain Garden. The plants will die, reducing the effectiveness of your Rain Garden and causing costly replacement.

- ❖ Plant annuals and bulbs at the outer edges of your Rain Garden, as these plant species generally prefer a drier environment. Select perennials over annuals to save time replanting each spring.

- ❖ If other areas of your yard tend to collect stormwater, add wet soil-tolerant plant species to those areas as well.

- ❖ Select native plant species over ornamental plant species. Native species are hardy and well adapted to this region (refer to the plant list in this handbook).

- ❖ Select species that produce flowers and fruit. Birds, butterflies, and animals are attracted to these species. Refer to the recommended plant list for species that attract wildlife.

- ❖ Bird feeders placed at the edge of your Rain Garden will attract birds and provide many hours of viewing pleasure.

- ❖ A diversity of plants (trees, shrubs, perennials, annuals, and ground covers) is the most effective way to attract wildlife to your Garden. Layers of plants (canopy, understory, ground cover) will provide cover, food, and nesting sites for a greater diversity of wildlife species.

Glossary

- Blade** *the expanded part of a leaf*
- Capsule** *a dry compound fruit, with more than one compartment for seeds*
- Catkin** *a soft hanging cluster of flowers*
- Cluster** *a more or less loosely arranged group of flowers or leaves*
- Deciduous** *a tree or shrub that loses its leaves in the fall*
- Drupe** *a soft fruit containing seeds with hard coats*
- Fron** *the leaf of ferns*
- Panicle** *a loose and irregular flower cluster*
- Pod** *a fruit, such as that of the pea plant, that splits open when dry*
- Samara** *a winged fruit*
- Spike** *an elongated cluster of flowers*
- Taproot** *a long, central root*

- ❖ *For specific questions or technical information on bioretention, please call the Prince George's County Department of Environmental Resources at (301) 883-5935.*
- ❖ *For general landscaping and lawncare information, call the Maryland Home and Garden Information Center at (800) 342-2507.*

**RAIN GARDENS FUNCTION AS
ENGINEERED RIPARIAN BUFFERS**

AN ANALOGY

BUFFER

Low area where stormwater collects

Leaf litter layer which absorbs water

Facultative to wet tolerant plant species
that adapt to hydrologic extremes

Nutrient removal (Nitrogen, Phosphorous)
adsorbs to soil particles, utilized by plants
and bacteria

Interrupts and slows stormwater sheet flow

Soil composition leads to percolation
and recharge of groundwater

Provides wildlife habitat

RAIN GARDEN

Low area where stormwater collects

Mulch layer retains water

Facultative to wet tolerant plant species that
adapt/adjust to extreme hydrology

Nutrient removal through plants, bacteria and
adsorption

Stormwater is channeled into the rain garden

Soil is amended if natural drainage doesn't facilitate
percolation and groundwater recharge

Can attract wildlife, dependent on plant selection

Technical rain garden information is available in the Prince George's County Maryland,
"Design Manual For Use of Bioretention in Stormwater Management". The manual cost \$20.00
and is obtained from the Department of Environmental Resources, Phone: 410-974-7281.



PROPOSED DEVELOPMENT CONDITIONS

FDP 1998-LE-069

JUNE 15, 1999

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 1998-LE-069 for residential development located at Tax Map 91-1 ((1)) 41 and 41A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Where residential structures are located within three hundred twenty four feet (324') of the centerline of the railway, these structures shall be constructed with building materials that are sufficient to provide the level of acoustical mitigation reduce noise in interior areas to 45 dBA L_{dn} or less. The following acoustical attributes may be used:
 - Exterior walls shall have a laboratory sound transmission class (STC) of at least 39. If windows constitute more than 20% of any facade, they shall have the same laboratory STC rating as walls.
 - Doors and windows shall have a laboratory sound transmission class (STC) of at least 28. If windows constitute more than 20% of any facade, they shall have the same laboratory STC rating as walls.
 - Adequate measures to seal and caulk between the surfaces will be provided.
2. Prior to subdivision review, documentation shall be provided to the Department of Public Works and Environmental Services (DPWES) which demonstrates that there are no non-tidal wetlands on the site. In the event that there are non-tidal wetlands on site, the applicant shall comply with Section 404 of the Clean Water Act.
3. Prior to subdivision plan approval, a tree preservation and landscape plan shall be submitted for the review and approval of the Urban Forestry Branch, DPWES. ~~If trees designated for preservation, including the fifteen inch (15") Willow Oak, cannot be preserved, equivalent tree save areas or equivalent landscaped areas shall be substituted on site, as determined by the Urban Forestry Branch, DPWES.~~
4. ~~If the stormwater management facilities depicted on the GDP/FDP are not~~

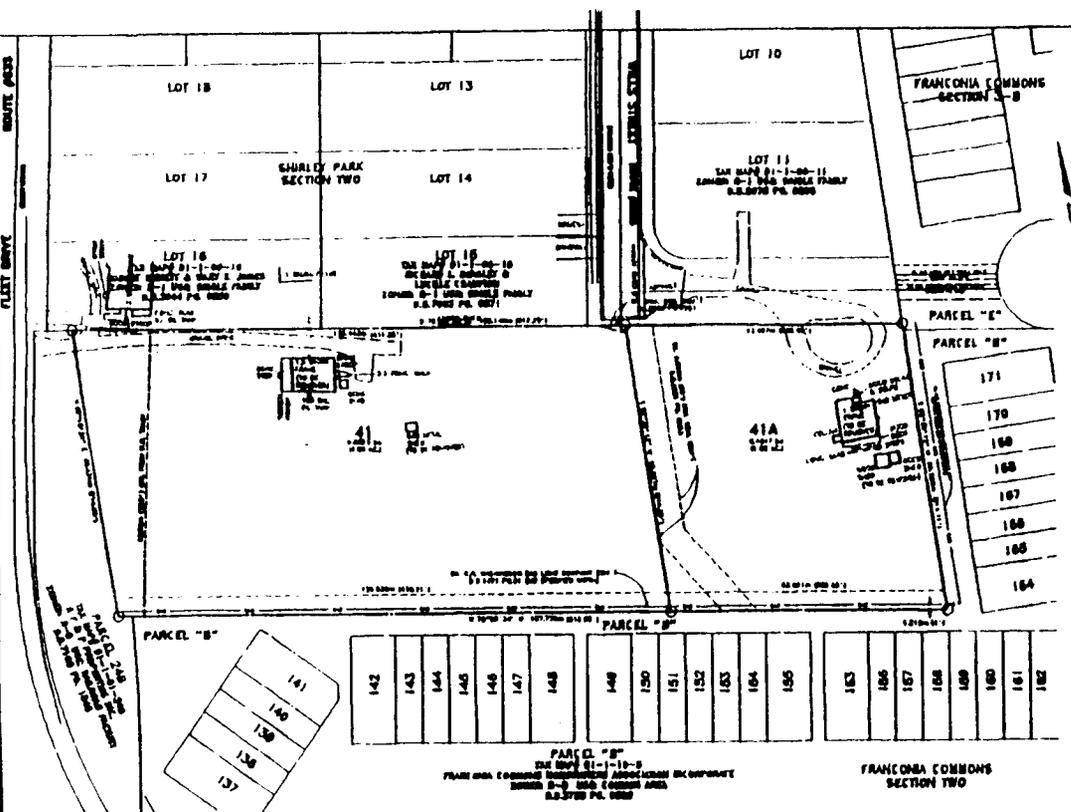
~~required by DPWES for this site, then the area proposed for the facilities shall be landscaped, as determined by the Urban Forestry Branch.~~

~~5. There shall be no direct access from the site to Fleet Drive.~~

4. The proposed single-family house footprints for Lots 9 and 10 shall be switched with the house footprints shown on Lots 3 and 8 so that the smaller of the two (2) proposed house footprints shall be sited on Lots 9 and 10. This condition shall not preclude the smaller house footprints also being constructed on Lots 3 and 8.

~~7. In the event that a portion of Wills Street is vacated/abandoned in the future, that area shall become a part of the HOA's open space.~~

5. *If the future homeowners' association restricts the parking of boats, recreational vehicles, etcetera, on the subject site, then the homeowners' association shall make provisions for off-site parking of boats, recreational vehicles, etc., in order to mitigate impacts to the adjacent neighborhood of Shirley Park.*



BOUNDARY SURVEY

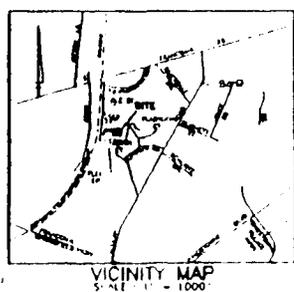
<p>FRANCONIA COMMONS SECTION TWO</p> <p>PARCEL B</p> <p>FRANCONIA COMMONS ASSOCIATION</p> <p>3881 BRUCKNER ROAD PO BOX 1000</p> <p>ALEXANDRIA, VA 22310</p>	<p>LOT 140</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 141</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 142</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 143</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 144</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 145</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 146</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 147</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 148</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 149</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 150</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 151</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 152</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 153</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 154</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 155</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 156</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 157</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 158</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 159</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 160</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 161</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>	<p>LOT 162</p> <p>WILLIAM E. HESS</p> <p>8002 TUCKER COURT</p> <p>ALEXANDRIA, VA 22310</p> <p>DB 0091 PG 1047</p>
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

SITE TABULATION

PROPOSED ZONING: PNH-2
 USE: SINGLE FAMILY DETACHED RESIDENTIAL
 TOTAL AREA: 12,211 SQ. FT. OR 0.281 AC.
 (112,000 SQ. FT. OR 2.56 AC.)

PNH-2 REQUIREMENTS:
 MAX. LOT AREA - NO REQUIREMENT
 MIN. LOT AREA - NO REQUIREMENT
 MIN. LOT WIDTH - NO REQUIREMENT
 MIN. LOT DEPTH - NO REQUIREMENT
 MIN. FRONT YARD SETBACK - NO REQUIREMENT
 MIN. SIDE YARD SETBACK - NO REQUIREMENT
 MIN. REAR YARD SETBACK - NO REQUIREMENT

THE MAXIMUM NUMBER OF DWELLING UNITS PROPOSED IS IN ACCORDANCE WITH THE PROVISIONS OF SEC. 2-102 OF THE ZONING ORDINANCE. THE FOLLOWING DENSITY CALCULATIONS ARE PROVIDED:
 GROSS SITE AREA = 12,211 SQ. FT. OR 0.281 AC.
 NUMBER OF LOTS = 10
 TOTAL LOT AREA = 100,000 SQ. FT. OR 2.28 AC.
 DENSITY = 0.224 DWELLING UNITS PER ACRE (0.211 DWELLING UNITS PER ACRE)
 GROSS SITE AREA = 112,000 SQ. FT. OR 2.56 AC.
 AREA OF STREET DEVIATION = 0.049 AC. (0.1024 AC.)
 PARCEL "B" PRIVATE DRIVE = 0.0011 AC. (0.112 AC.)
 GROSS SPACE PROVIDED = 0.0011 AC. (0.112 AC.)
 NET GROSS SPACE PROVIDED = 0.0011 AC. (0.112 AC.)



GENERAL NOTES

- THE PROPERTY LOCATED ON THIS PLAN IS LOCATED ON PARCEL "B" OF THE HEATHER GLEN DEVELOPMENT, MAP NO. 81-1-001-41 & 41A AND IS ZONED P-NH-2. PROPOSED PNH-2 MASTER CONCEPT DEVELOPMENT PLAN FOR PARCELS 170 TO 182. PARCEL "B" APPLICATION NUMBER AND CALCULATIONS FOR SECTION 18-202, PARAGRAPH 1, ITEM "A" SHALL APPLY.
- NEIGHBORHOOD MAP SHOWN HEREON.
- BOUNDARY OF PROPERTY SHOWN HEREON.
- TOTAL AREA OF SITE 12,211 SQ. FT. OR 0.281 AC.
- SCALE AND NORTH ARROW SHOWN HEREON.
- THE PROPERTY FRONTING ON WILSON STREET SHALL BE A PORTION OF WHICH IS PLANNED BUT NOT CONSTRUCTED. THE PLAN PROPOSES TO ADD 84-54C WILSON STREET.
- TOPOGRAPHY SURVEY IS FIELD SURVEY BY HEATHER GLEN ASSOCIATION AND 1998 TOPO IS METRIC WITH 5' CONTOUR INTERVALS.
- THE SUBJECT PROPERTY IS PROPOSED TO BE DEVELOPED WITH SINGLE FAMILY DETACHED DWELLING UNITS. MAXIMUM 10 UNITS.
- DISTANCE OF PROPOSED LOTS TO BOUNDARIES SHOWN HEREON.
- THE SPECIFIC LOCATION OF THE WHEELS OF EACH PLAN IS NOT REQUIRED WITH SINGLE FAMILY DETACHED DWELLING UNITS.
- THE PROPOSED DRAINAGE COLLECTION PLAN AND THE 15-MINUTE PUBLIC REQUIREMENT ARE SHOWN AS DASHED LINES WITHIN THE BOUNDARIES OF THE LOTS AND MAINTAINED.
- ARTICLE 11 OF THE ZONING ORDINANCE SPECIFIES THAT EACH SINGLE FAMILY DETACHED DWELLING UNIT MUST HAVE (1) OFF-STREET PARKING SPACES (2) EACH PROPOSED SINGLE FAMILY DETACHED DWELLING WILL HAVE A MINIMUM OF 1 OFF-STREET PARKING SPACES. ADDITIONAL VISITED PARKING SPACES PROVIDED WITHIN SPACES SHOWN AS DASHED "A" AND "B" WILL PROVIDE A BUFFER AROUND THE PROPOSED HOUSES. BUFFER "A" IS PROPOSED AS A LANDSCAPE BUFFER AREA WITH TREES AND PLANTS. BUFFER "B" IS PROPOSED AS A BUFFER BEHIND THE HOUSES FACING THE PARK.
- THE PLAN INDICATES THE PROPOSED LIMITS OF CLEARING. IT ALSO INDICATES THE DISTRICT VEGETATION TO BE MAINTAINED.
- THERE ARE NO WELLS (EVIDENCE OF CONCRETE) ON THIS SITE.
- PUBLIC UTILITIES AND PUBLIC UTILITIES ARE LOCATED WITHIN THE BOUNDARY OF THE WILSON STREET. THESE UTILITIES WILL BE EXTENDED AS SHOWN ON PLAN AND IF BENEATH THE POSSIBLE LOCATION SHOWN ON THE PLAN WILL BE MAINTAINED.
- THERE ARE NO UTILITY EASEMENTS AROUND A WIDTH OF 25 FT. OR MORE.
- THERE ARE NO CONFLICTING FLOOD PLANS OR CONDOMINIUM, GOLF COURSE/RECREATION PROTECTION AREAS (RPA) WITHIN THIS SITE.
- THE PROPOSED DEVELOPMENT SCHEDULE IS SUBJECT TO APPROVAL BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS, 0.25 M. AND SUBJECT TO MARKET CONDITIONS.
- LIMITS OF CLEARING AND/OR GRADING SHOWN ARE APPROXIMATE ONLY. FINAL LOCATIONS OF LOTS OF CLEARING AND/OR GRADING IS TO BE DETERMINED BY FINAL ENGINEERING DESIGN.
- THE BEST AVAILABLE KNOWLEDGE, THERE IS NO PHYSICAL EVIDENCE OF HAZARDOUS OR TOXIC SUBSTANCES OR MATERIALS ON THIS SITE.
- THE DEVELOPMENT SHALL CONFORM TO ALL ORDINANCES AND APPLICABLE ORDINANCES, REGULATIONS AND ACCEPTED ENGINEERING PRACTICES FOR THESE UTILITIES, MOISTURE, AND/OR VARIANTS. NECESSARY MAPS APPROVED.
- THE SINGLE FAMILY DETACHED DWELLING UNITS REPRESENTED HEREON ARE APPROXIMATE. FEATURES ARE SHOWN AS DASHED LINES. FOUND, SLOPES ARE APPROXIMATE. FOUND AND WILL BE SPECIFIED ON LOTS 8 & 10 SHALL BE CONSTRUCTION TO ACCOMMODATE THE APPLICATION FOR 10 LOTS. THE PLAN IS PROPOSED TO BE A MINIMUM OF 200 FEET FROM THE WILSON STREET.
- PROPOSED SINGLE FAMILY DWELLING ON LOTS 8 & 10 SHALL BE CONSTRUCTION TO ACCOMMODATE THE APPLICATION FOR 10 LOTS.

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN
HEATHER GLEN
 LAK DISTRICT
 FAIRFAX COUNTY, VIRGINIA

WAIVERS REQUESTED

- 1) FUTURE DEVELOPMENT BETWEEN 8-1 & 8-2 PROPOSED.
- 2) NUMBER OF STORM WATER DETENTION TANKS OF STORM WATER DETENTION TANKS.

DEVELOPER/OWNER:
 HEATHER GLEN ASSOCIATION INC.
 6206 ELATI COURT
 ALEXANDRIA, VIRGINIA 22310
 D.B. 10532 PG. 1831
 D.B. 10532 PG. 1833

HEATHER GLEN
 LAK DISTRICT
 FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN

SCALE: 1" = 100'

DATE: 07-10-18

REVISIONS:

1 of 2
 PAGE 18 OF 18



