



# County of Fairfax, Virginia

10/27/15 10:00 AM

## MEMORANDUM

DATE: 4/16/2015

**TO:** Distribution List

**FROM:** Barbara C. Berlin, AICP  
Director, Zoning Evaluation Division  
Department of Planning and Zoning

**SUBJECT:** Zoning Application Analysis

**REFERENCE:** Application No. RZ/FDP 2015-SP-004 (Christopher Land, LLC)

| <u>Case Information</u>                   |                 |                |               |
|---|-----------------|----------------|---------------|
| Staff Coordinator: <b>Nicholas Rogers</b> |                 |                |               |
| Pre-Staffing:                             | <b>5/25/15</b>  | Staffing:      | <b>7/9/15</b> |
| Tentative PC:                             | <b>10/14/15</b> | Tentative BOS: | <b>TBD</b>    |

Memo Includes Full-Size Development Plans for Noted (●) Addressees: Yes  No

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by **(5/18/2015)** to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

### Action Addressees

- DPZ Planning Division  
Chief, Env. & Dev. Review Br.  
Attn: Pam Nee
- DPWES Site and Addressing  
Attn: Brandy Dyer
- DPWES Sanitary-Sewer  
Attn: Gilbert Osei-Kwadwo
- VDOT  
Attn: Paul Kraucunas
- Fire Prevention Div  
Plans Review Section  
Attn: Dave Thomas/Sandra Ward
- Fairfax County Public Schools  
Facilities & Transportation Svcs  
Facilities Planning Svcs  
Attn: Greg Bokan
- Dept. of Transportation  
Transportation Planning  
Chief, Site Analyst Section  
Attn: Michael Davis
- Dept. of Housing & Comm. Dev.  
Housing Development Div.  
Housing Development Officer  
Attn: Charlene Fuhrman-Schulz
- Fairfax County Park Authority  
Planning & Development Div.  
Plan Review Coordinator  
Attn: Lynne Johnson 4th fl.
- Northern Va Soil and Water  
Conservation District  
Attn: Willie Woode
- Planning Commission  
Board of Supervisors  
Springfield District
- Office of Community  
Revitalization/Reinvestment  
Attn: Barbara Byron  
**\*CRD/CRA or Tysons only\***
- Fairfax County Water Authority  
Planning & Engineering Div.  
Manger, Planning Dept.  
Attn: Greg Prelewicz
- Dept. of Tax Administration  
Real Estate Division Director  
Attn: Tim Shirocky
- Dept. of Health  
Div. of Environmental Health  
Technical Review and  
Information Resources  
Attn: Kevin Wastler

- Fairfax County Public Schools  
Facilities & Transportation Svcs  
Office of Design & Construction  
Services  
Attn: Eric Brunner
- Fire & Rescue Dept.  
Information & Technology  
Attn: Eric Fisher
- Virginia Department of Forestry  
Forester  
Attn: Jim Mc Glone

### Information Addressees

- Economic Dev. Authority  
Director, Real Estate Services  
Attn: Curtis Hoffman
- Planning Commission  
Executive Director  
Attn: Jill Cooper
- Clerk to Board of Supervisors  
Attn: Cathy Chianese
- DPZ-ZED Division Director  
Attn: Barbara Berlin, AICP
- DPZ-ZED Asst. Director  
Attn: Regina Coyle
- DPZ-ZED  
Attn: Branch Chiefs
- DPZ-ZED  
Chief, Proffer Interp. Branch  
Attn: Kevin Guinaw
- DPZ-ZED  
Admin. Asst., Legal Notices  
Attn: Lori Mallam
- DPZ Chief Zoning Inspector  
Attn: Joe Bakos
- Dept. of Facilities Mgmt.  
Analyst, Property Mgmt. Div.  
Attn: Marguerite Guarino
- Dept. of Information Technology  
Technology Infrastructure Div.  
Attn: Steve Brundage
- Dept. of Family Services  
Adult Aging Services  
AAA, B-3-708  
Attn: Jacquie Woodruff
- Southeast Fairfax Dev. Corp.  
Attn: Tony Fontana  
**\*MV or LEE only\***





**COUNTY OF FAIRFAX**  
**Department of Planning and Zoning**  
**Zoning Evaluation Division**  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 703-324-1290, TTY 711  
 www.fairfaxcounty.gov/dpz/zoning/applications

**APPLICATION No:** RZ/FDP 2015-SP-004  
 (Assigned by staff)

RECEIVED  
 Department of Planning & Zoning

APR 02 2015  
 Zoning Evaluation Division

**APPLICATION FOR A REZONING**  
 (PLEASE TYPE or PRINT IN BLACK INK)

**PETITION**

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

I (We), Christopher Land, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R1 District to the PDH-2 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

|                      |                              |   |                              |   |                               |                               |                               |
|----------------------|------------------------------|---|------------------------------|---|-------------------------------|-------------------------------|-------------------------------|
| APPLICATION TYPE(S): | PCA <input type="checkbox"/> | CDP <input checked="" type="checkbox"/> | CSP <input type="checkbox"/> | FDP <input checked="" type="checkbox"/> | CDPA <input type="checkbox"/> | CSPA <input type="checkbox"/> | FDPA <input type="checkbox"/> |
|----------------------|------------------------------|---|------------------------------|---|-------------------------------|-------------------------------|-------------------------------|

**LEGAL DESCRIPTION:**

|        |          |             |           |          |
|--------|----------|-------------|-----------|----------|
| 29     |          |             | 16896     | 711      |
| 29A    |          |             | 14984     | 1986     |
| Lot(s) | Block(s) | Subdivision | Deed Book | Page No. |

**TAX MAP DESCRIPTION:**

|         |                   |                   |                      |               |
|---------|-------------------|-------------------|----------------------|---------------|
| 55-4    | 1                 |                   | 29                   | 6.533         |
|         |                   |                   | 29A                  |               |
| Map No. | Double Circle No. | Single Circle No. | Parcel(s)/Lot(s) No. | Total Acreage |

**POSTAL ADDRESS OF PROPERTY:**

12727 Lee Highway, Fairfax, Virginia 22030; 12733 Lee Highway, Fairfax, Virginia 22030

**ADVERTISING DESCRIPTION:** (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)  
 At the terminus of Crouch Drive, Route 10075

|  |   |
|--|---|
| <b>PRESENT USE:</b> Single Family Home   | <b>PROPOSED USE:</b> Single Family Detached Homes |
| <b>MAGISTERIAL DISTRICT:</b> Springfield | <b>OVERLAY DISTRICT (S):</b> WSP0D                |

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

E. John Regan, Jr. EVP, Christopher Management, Inc. Manager, Christopher Land LLC

**Type or Print Name**

10461 White Granite Drive, Suite 103, Oakton, Virginia 22124

**Address**

**Signature of Applicant or Agent**

(Work) 703-352-5950 (Mobile) 703-927-8677

**Telephone Number**

Please provide name and telephone number of contact if different from above:

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: April 6, 2015

Fee Paid \$ 36,695.00

*Debrah Lebo*  
RZ/FDP 2015-0076/0077  
 nyc  
 4/6/15

APR 02 2015

Zoning Evaluation Division

NARRATIVE STATEMENT OF JUSTIFICATION

Pursuant to Section 1/-204 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Ordinance"), Christopher Land, LLC (the "Applicant"), hereby requests approval of a rezoning application from the R-1 to the PDH-2 District as further described below.

The Applicant is the contract purchaser of two parcels of land containing approximately 6.53 acres in the Springfield Magisterial District, which is identified among the Fairfax County tax map records as 55-4 001 parcels 29 and 29A (the "Subject Property"). Parcel 29 is improved with a single family home built in 1946 which will be removed. Parcel 29A contains a single family home originally built in 1974 that has been substantially expanded and updated and will be retained by the current owners. The Subject Property is located at the northern terminus of Crouch Drive, approximately 850 feet south of Lee Highway (Rt. 29) and is bordered on the north by a 2.06 acre parcel of land improved with a single family home, on the east by the Crystal Springs community developed with single homes and on the south and west by the Hampton Woods and Senes Property developed with single family homes. The surrounding area includes properties zoned and developed to the R-1 and R-2 Cluster. The Applicant proposes a rezoning for residential development that will be compatible with the surrounding area.

The Subject Property is located within the Fairfax Center Area of the Area III Comprehensive Plan (the "Plan"); specifically, within the Land Unit S Planning Sector. The Plan recommends that development in this sector should be single-family residential at 2 dwelling units per acre at the overlay level. New development in this area must be compatible with the existing Crystal Springs Subdivision. The Applicant is proposing a rezoning of the Subject Property from the R-1 to the PDH-2 District in accordance with the Plan recommendation. The adjacent 2.06 acre parcel located to the north is zoned R-1 and the neighborhoods to the south and west are zoned R-2 Cluster. A 20' outlet road separates the Subject Property from the Crystal Springs neighborhood located to the east. The 20' outlet road is zoned R-2 Cluster and the Crystal Springs neighborhood is zoned R-1.

The Applicant proposes a residential community in harmony with the Plan recommendation of one to two dwelling units per acre and compatible with the surrounding area. The Applicant has prepared and submitted a conceptual/final development plan (CDP/FDP) that illustrates a total of thirteen single-family detached dwelling units at a density of 1.99 dwelling units per acre, which is within the Plan density range. The current owners of Parcel 29A will retain their existing home on an approximate one acre lot. The approximate one acre lot is necessitated due to the location of the existing home, measuring approximately 120' x 48' and the location of various outbuildings which are to remain. The proposed residential subdivision results in 20% open space on the Subject Property, meeting the 20% required in the PDH-2 District. The

proposed residential community will allow for the further completion of the infill development.

### Fairfax Center Development Elements

Pursuant to the Plan language adopted for the Fairfax Center area, this proposal satisfies the relevant elements for the development at the overlay level and meets the performance criteria for residential/single family detached housing. A detailed table describing the application's conformance with the Fairfax Center Development Elements follows:

#### **Basic Development Elements**

##### **Transportation**

Roadways Crouch Drive will be extended through the development to the adjoining 2.06 acre parcel to the north

Transit NA

Non-motorized Sidewalks are provided within the development and  
Transportation will tie into the existing sidewalk on Crouch Drive

##### **Environmental Systems**

EQC No EQC is present on the site

SWM A stormwater management facility will be constructed on Parcel B consisting of a rain garden with underground stone storage and a piped outfall.

Preservation of Parcels A and C contain approximately 8,700 and 24,000  
Natural Features square feet, respectively, and will be preserved as un-disturbed open space.

Other Environmental The majority of the homes will have southern facing  
Improvements exposures. The homes shall be constructed with Certification from either ENERGY STAR or the EarthCraft Virginia Program.

##### **Provision of Public Facilities**

Park Dedication NA

Public Facilities  
Dedication NA

**Land Use/Site Planning**

Site Consideration Crouch Drive will be extended into the site and a 5' sidewalk will be installed on all streets and will tie into the existing sidewalk on Crouch Drive. Public water and sewer will be extended to serve the property. Development of the site will allow for further completion of the infill development.

Landscaping Landscaping will be provided on individual lots, as well as within Parcel A, B, C. However, no landscaping will be planted within the VDOT right of way.

**Detailed Design**

Site Entry Zone An entry sign is proposed for the development.

Street Furnishings NA

**Minor Development Elements**

**Transportation**

Roadways NA

Transit NA

Non-motorized Transportation NA

Transportation Strategies NA

**Environmental Systems**

Increased Open Space Open space will be provided on Parcel A and B and undisturbed open space will be provided on Parcel C.

Protection of Ground Two rain gardens will be constructed on Parcel B.

Water Resources

SWM Two rain gardens with underground stone storage will be provided. A closed storm sewer system will be installed to collect most of the site's runoff into the proposed rain garden. This rain garden will provide stormwater management and stormwater quality control for this site. The post development peak flow will be below the pre development peak flows.



**Provision of Public Facilities**

Park Dedication NA

Public Indoor or Passive open space is being provided.

Outdoor Activity

Space

**Land Use/Site Planning**

Extraordinary Innovation Open spaces have been strategically placed to provide buffering to the adjoining neighborhoods. The majority of the homes will have southern facing exposure. Two rain gardens will be installed on Parcel B.

**Detailed Design**

Detailed site design NA

Major Plazas NA

Street Furnishings NA

Landscaping of

Major Public Spaces Buffering is proposed to most adjacent neighborhoods.

The Applicant's proposed residential layout is compatible in density and scale with the surrounding development. Surrounding properties are developed with similar use, type, and intensity to the Applicant's proposal. In addition, the Applicant meets the Plan's residential development criteria as follows:

**Site Design**

A rezoning of the Subject Property to the PDH-2 District will allow for the further completion of the infill development of the Hampton Woods and Senes Property communities, located to the south and west of the Subject Property that are already zoned and developed residentially in accordance with Plan recommendations. The Applicant attempted to consolidate the two parcels located to the north of the Subject Property that would provide access to Rt. 29 but has been unsuccessful despite several meetings and conversations with the owner and the owner's representatives. The 20' outlet road located to the east of the Subject Property is zoned R-2 Cluster and provides a buffer to the Crystal Springs community zoned R-1. The proposed layout integrates the elements of open space, landscaping, and functional quality design in a residential development that conforms to the Plan recommendations. Twenty percent (20%) of the site will be open space. The open space has been strategically designed to allow the majority of the homes to back to open space or the 20' outlet road located east of the subject property and acting as de facto open space. The open space will also provide buffering of the proposed homes to the existing homes in the Hampton Woods and Senes Property communities. The entry to the proposed community will be provided by an extension of

communities. The entry to the proposed community will be provided by an extension of Crouch Drive. Crouch Drive will be extended to the northern portion of the site to provide future interparcel connection to the 2.06 acre parcel of land currently zoned R-1. The Applicant proposes a 5' concrete sidewalk to be installed along the public roads in the community. Landscaping will be provided on individual lots, as well as within Parcel A, B and C. Landscape details have been provided on the CDP/FDP to illustrate the quality and quantity of the proposed vegetation.

It should be noted that the usable open space provided under the PDH-2 zoning district would not be possible under convention R-2 zoning. Much of the open space in this proposal is located in out lots that are accessible and usable by the residents. The larger lots required by the R-2 district would move most of this open space into private backyards, which provides less community benefit.

### Neighborhood Context

The Applicant proposes a residential development that will allow for further completion of established residential development patterns. The proposed new detached residential units will be developed at a density of 1.99 dwelling units per acre. The Hampton Woods community, located to the west of the Subject Property, was rezoned in 1995. The site contains 19.24 acres and has been developed with 31 single family homes. However, approximately 2.67 acres of the open space generally coincides with the boundaries of the Resource Protection Area (RPA), as defined by the Chesapeake Bay Preservation Act. Deducting the RPA area from the 19.24 acre site, results in an effective density of 1.87 dwelling units per acre. Similarly, the Senes Property contains 10.91 acres and has been developed with 17 lots but contains over 3.38 acres of RPA, resulting in an effective density of 2.12 dwelling units per acre. The Subject Property contains no RPA. The proposed new residential development will provide a transition from the 2.06 acre parcel zoned R-1 located north of the Subject Property to the surrounding single family detached communities developed at effective densities ranging from 1.87 to 2.12 dwelling units per acre and located south and west of the Subject Property. The Applicant rezoned the neighboring Hampton Estates community, tax map 66-2 007, in 2003. The property was rezoned to the PDH-2 zoning category at a density of 1.91 dwelling units per acre. The community adjoins the Hampton Forest community to the west zoned R-2 Cluster, the Willow Springs Elementary School to the north zoned R-1 and several residential parcels zoned R-C located to the east.

### Environment

The Applicant's proposed residential development results in 20% open space on the subject Property as required in the PDH-2 District. A stormwater management facility will be constructed on Parcel B consisting of two rain gardens. There are no scenic assets or natural features deserving of preservation on the property. The slopes and soils on the property are well suited for the proposed development. Since the property is being developed at the Comprehensive Plan density with the type of use envisioned in the Plan and due to the layout and buffering provided, the addition of 12 new homes (13 homes,

less 1 existing home to remain) should not create a noise or lighting issue for the existing residences in the area. Through proffers, the Applicant will commit that all homes shall be constructed with certification from either ENERGY STAR or the EarthCraft Virginia Program.

#### Tree Preservation and Tree Cover Requirements.

The Applicant will submit proffers during the processing of the rezoning application to ensure appropriate tree preservation measures that will increase survivability. The remainder of the proposed development's tree cover requirements will be satisfied by plantings, as depicted on the CDP/FDP.

#### Transportation

The Applicant proposes safe and adequate access to the adjacent road network. The Applicant will remove the temporary cul-de-sac located at the northern terminus of Crouch Drive and extend the road north to provide a future interparcel connection to the 2.06 acre site zoned R-1 located adjacent to the Subject Property. The existing driveway providing access from Rt. 29 to the existing two homes located on the Subject Property will be abandoned. The existing home located on parcel 29A will be served the by the public streets to be installed by the Applicant. The proposed residential development includes a 5' concrete sidewalk to be constructed by the Applicant along both sides of the public streets. The sidewalk along the new section of Crouch Drive extended will tie into the exiting sidewalk located along the west side of the existing Crouch Drive in the Senes Property community. A minimum driveway length of twenty feet as measured from the back of the sidewalk to the garage door is provided for each unit to insure adequate parking on site.

#### Public Facilities

The proposed residential community may be classified as infill development that will be served by existing adequate public facilities. The Applicant's proposal of twelve new single-family detached homes (13 homes, less 1 existing home to remain) will not have a measurable impact on public facilities. The Applicant will address the issue of a contribution to public schools in accordance with adopted formulas adopted by the Board of Supervisors in the proffers that will be submitted during the processing of the rezoning application.

#### Affordable Housing

The requirements of the Affordable Dwelling Unit Ordinance do not apply to the Applicant's proposal, as it is less than fifty residential dwelling units. The Applicant will address the issue of a contribution for affordable housing in accordance with policies adopted by the Board of Supervisors in the proffers that will be submitted during the processing of the rezoning application.

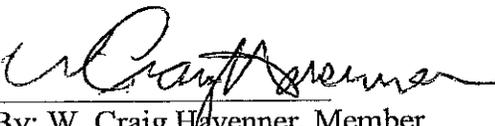
Heritage Resources

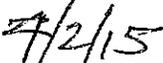
The Applicant is unaware of any heritage resources that may be located on the subject Property.

Summary

The Applicants proposal meets the objectives of the Plan, which recommends residential development at a density of one to two dwelling units per acre. Further, the Applicant's proposal may be characterized as infill development that is compatible in use, type, and intensity with the surrounding area. The Applicant's proposal will complete an existing and established residential development pattern. Further, the layout and design of the proposed residential developments satisfies the residential development criteria as outlined herein. Lastly, the proposed development may be supported by existing transportation and public facilities.

Christopher Land, LLC

  
By: W. Craig Havenner, Member

  
Date

# Final Development Plan

FDP 2015-SP-004

Applicant: CHRISTOPHER LAND, LLC  
Accepted: 04/06/2015  
Proposed: RESIDENTIAL  
Area: 6.53 AC OF LAND; DISTRICT - SPRINGFIELD

Zoning Dist Sect:  
Located: AT THE TERMINUS OF CROUCH DRIVE  
Zoning: PDH- 2  
Overlay Dist: WS  
Map Ref Num: 055-4- /01/ /0029 /01/ /0029A

# Rezoning Application

RZ 2015-SP-004

Applicant: CHRISTOPHER LAND, LLC  
Accepted: 04/06/2015  
Proposed: RESIDENTIAL  
Area: 6.533 AC OF LAND; DISTRICT - SPRINGFIELD

Zoning Dist Sect:  
Located: AT THE TERMINUS OF CROUCH DRIVE  
Zoning: FROM R- 1 TO PDH- 2  
Overlay Dist: WS  
Map Ref Num: 055-4- /01/ /0029 /01/ /0029A



# Final Development Plan

FDP 2015-SP-004  
CHRISTOPHER LAND, LLC

# Rezoning Application

RZ 2015-SP-004  
CHRISTOPHER LAND, LLC









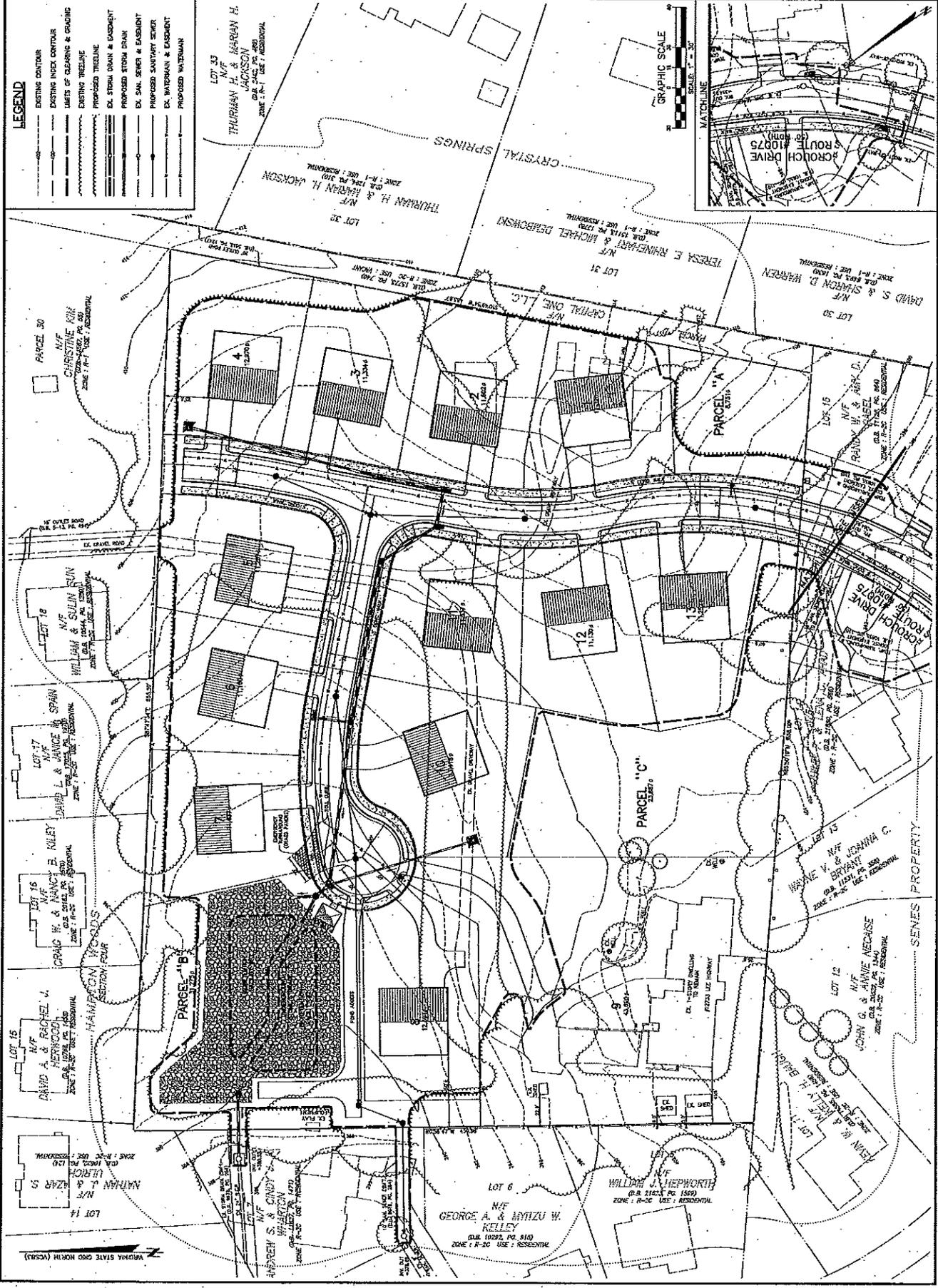
| NO. | DESCRIPTION       | DATE       |
|-----|-------------------|------------|
| 1   | ISSUED FOR PERMIT | 04/10/2013 |
| 2   | REVISED           |            |
| 3   | REVISED           |            |
| 4   | REVISED           |            |
| 5   | REVISED           |            |
| 6   | REVISED           |            |
| 7   | REVISED           |            |
| 8   | REVISED           |            |
| 9   | REVISED           |            |
| 10  | REVISED           |            |



**THE RESERVE AT HAMPTON SPRINGS**  
 CONCEPTUAL / FINAL DEVELOPMENT PLAN  
 SPRINGFIELD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**CP** Charles R. Johnson & Associates, Inc.  
 10000 WOODBURN ROAD, SUITE 100, FALLS CHURCH, VA 22044  
 (703) 271-1100  
 www.cprjohnson.com

| NO. | DATE | REVISION |
|-----|------|----------|
|     |      |          |
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VIRGINIA STATE GRID NORTH (VCSM)





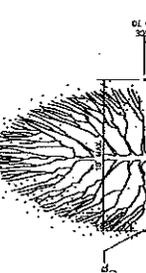
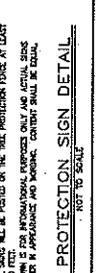
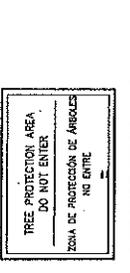
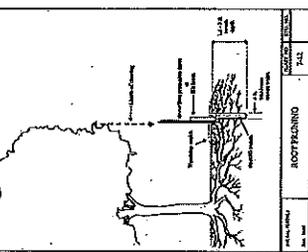


|         |            |
|---------|------------|
| DATE    | 7/10       |
| PROJECT | RESERVE AT |
| SCALE   | AS SHOWN   |
| BY      | CPA        |
| CHECKED | CPA        |
| DATE    | 7/10       |

TREE INVENTORY AND ACTIVITIES SPREADSHEET

| Tree # | Tree Species | Common Name           | DBH (in) | Height (ft) | Condition | Location | Notes | Activity | Priority | Remarks |
|--------|--------------|-----------------------|----------|-------------|-----------|----------|-------|----------|----------|---------|
| 001    | Red Maple    | Acer rubrum           | 12       | 25          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 002    | White Oak    | Quercus alba          | 15       | 30          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 003    | Red Oak      | Quercus rubra         | 10       | 20          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 004    | Black Oak    | Quercus nigra         | 18       | 35          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 005    | White Pine   | Pinus strobus         | 8        | 15          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 006    | Red Pine     | Pinus resinosa        | 10       | 20          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 007    | White Birch  | Betula papyrifera     | 6        | 12          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 008    | Black Birch  | Betula nigra          | 8        | 15          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 009    | Red Birch    | Betula rubra          | 7        | 14          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 010    | Yellow Birch | Betula alleghaniensis | 9        | 18          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 011    | White Birch  | Betula papyrifera     | 5        | 10          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 012    | Black Birch  | Betula nigra          | 7        | 14          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 013    | Red Birch    | Betula rubra          | 6        | 12          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 014    | Yellow Birch | Betula alleghaniensis | 8        | 16          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 015    | White Birch  | Betula papyrifera     | 4        | 8           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 016    | Black Birch  | Betula nigra          | 6        | 12          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 017    | Red Birch    | Betula rubra          | 5        | 10          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 018    | Yellow Birch | Betula alleghaniensis | 7        | 14          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 019    | White Birch  | Betula papyrifera     | 3        | 6           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 020    | Black Birch  | Betula nigra          | 5        | 10          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 021    | Red Birch    | Betula rubra          | 4        | 8           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 022    | Yellow Birch | Betula alleghaniensis | 6        | 12          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 023    | White Birch  | Betula papyrifera     | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 024    | Black Birch  | Betula nigra          | 4        | 8           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 025    | Red Birch    | Betula rubra          | 3        | 6           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 026    | Yellow Birch | Betula alleghaniensis | 5        | 10          | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 027    | White Birch  | Betula papyrifera     | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 028    | Black Birch  | Betula nigra          | 3        | 6           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 029    | Red Birch    | Betula rubra          | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 030    | Yellow Birch | Betula alleghaniensis | 4        | 8           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 031    | White Birch  | Betula papyrifera     | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 032    | Black Birch  | Betula nigra          | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 033    | Red Birch    | Betula rubra          | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 034    | Yellow Birch | Betula alleghaniensis | 3        | 6           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 035    | White Birch  | Betula papyrifera     | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 036    | Black Birch  | Betula nigra          | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 037    | Red Birch    | Betula rubra          | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 038    | Yellow Birch | Betula alleghaniensis | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 039    | White Birch  | Betula papyrifera     | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 040    | Black Birch  | Betula nigra          | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 041    | Red Birch    | Betula rubra          | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 042    | Yellow Birch | Betula alleghaniensis | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 043    | White Birch  | Betula papyrifera     | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 044    | Black Birch  | Betula nigra          | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 045    | Red Birch    | Betula rubra          | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 046    | Yellow Birch | Betula alleghaniensis | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 047    | White Birch  | Betula papyrifera     | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 048    | Black Birch  | Betula nigra          | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 049    | Red Birch    | Betula rubra          | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 050    | Yellow Birch | Betula alleghaniensis | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 051    | White Birch  | Betula papyrifera     | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 052    | Black Birch  | Betula nigra          | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 053    | Red Birch    | Betula rubra          | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 054    | Yellow Birch | Betula alleghaniensis | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 055    | White Birch  | Betula papyrifera     | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 056    | Black Birch  | Betula nigra          | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 057    | Red Birch    | Betula rubra          | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 058    | Yellow Birch | Betula alleghaniensis | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 059    | White Birch  | Betula papyrifera     | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 060    | Black Birch  | Betula nigra          | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 061    | Red Birch    | Betula rubra          | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 062    | Yellow Birch | Betula alleghaniensis | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 063    | White Birch  | Betula papyrifera     | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 064    | Black Birch  | Betula nigra          | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 065    | Red Birch    | Betula rubra          | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 066    | Yellow Birch | Betula alleghaniensis | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 067    | White Birch  | Betula papyrifera     | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 068    | Black Birch  | Betula nigra          | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 069    | Red Birch    | Betula rubra          | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 070    | Yellow Birch | Betula alleghaniensis | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 071    | White Birch  | Betula papyrifera     | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 072    | Black Birch  | Betula nigra          | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 073    | Red Birch    | Betula rubra          | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 074    | Yellow Birch | Betula alleghaniensis | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 075    | White Birch  | Betula papyrifera     | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 076    | Black Birch  | Betula nigra          | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 077    | Red Birch    | Betula rubra          | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 078    | Yellow Birch | Betula alleghaniensis | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 079    | White Birch  | Betula papyrifera     | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 080    | Black Birch  | Betula nigra          | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 081    | Red Birch    | Betula rubra          | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 082    | Yellow Birch | Betula alleghaniensis | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 083    | White Birch  | Betula papyrifera     | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 084    | Black Birch  | Betula nigra          | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 085    | Red Birch    | Betula rubra          | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 086    | Yellow Birch | Betula alleghaniensis | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 087    | White Birch  | Betula papyrifera     | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 088    | Black Birch  | Betula nigra          | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 089    | Red Birch    | Betula rubra          | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 090    | Yellow Birch | Betula alleghaniensis | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 091    | White Birch  | Betula papyrifera     | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 092    | Black Birch  | Betula nigra          | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 093    | Red Birch    | Betula rubra          | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 094    | Yellow Birch | Betula alleghaniensis | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 095    | White Birch  | Betula papyrifera     | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 096    | Black Birch  | Betula nigra          | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 097    | Red Birch    | Betula rubra          | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 098    | Yellow Birch | Betula alleghaniensis | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 099    | White Birch  | Betula papyrifera     | 1        | 2           | Good      | Area 1   | ...   | ...      | ...      | ...     |
| 100    | Black Birch  | Betula nigra          | 2        | 4           | Good      | Area 1   | ...   | ...      | ...      | ...     |

BARBARA COUNTY PUBLIC UTILITIES MANUAL



TREE PRESERVATION NARRATIVE

These are related to this document are considered those trees that are protected by limits of clearing and grading as shown on preservation approved plans.

1. **Flagging/ Site Layout:** Prior to requesting a pre-construction meeting, the contractor is responsible for flagging the limits of clearing and grading. These limits shall not exceed that shown on the approved plans.

2. **Pre-Construction Meeting:** After clearing limits have been marked a meeting shall be requested by the contractor to with owner or owner's designated representative, representative of the utility, and representative of the City of Springfield. The meeting shall be held prior to the start of any clearing and grading activities. The meeting shall be held prior to the start of any clearing and grading activities. The meeting shall be held prior to the start of any clearing and grading activities.

3. **Tree Protection:** Appropriate scientific tree preservation techniques shall be used to maintain tree health and vitality. The contractor shall be responsible for the protection of all trees within the Tree Preservation Area. The contractor shall be responsible for the protection of all trees within the Tree Preservation Area.

4. **Pruning:** All pruning shall be done in accordance with ANSI A300-2001 pruning standards. Pruning shall be done in accordance with ANSI A300-2001 pruning standards. Pruning shall be done in accordance with ANSI A300-2001 pruning standards.

5. **Use of Equipment:** Equipment shall be used in accordance with ANSI A300-2001 pruning standards. Equipment shall be used in accordance with ANSI A300-2001 pruning standards. Equipment shall be used in accordance with ANSI A300-2001 pruning standards.

6. **Root Pruning:** Root pruning shall be done in accordance with ANSI A300-2001 pruning standards. Root pruning shall be done in accordance with ANSI A300-2001 pruning standards. Root pruning shall be done in accordance with ANSI A300-2001 pruning standards.

7. **Staking:** Staking shall be done in accordance with ANSI A300-2001 pruning standards. Staking shall be done in accordance with ANSI A300-2001 pruning standards. Staking shall be done in accordance with ANSI A300-2001 pruning standards.

8. **The Protection Fencing:** The Protection Fencing shall be maintained in an upright position for the duration of the project. The protection fencing shall be maintained in an upright position for the duration of the project. The protection fencing shall be maintained in an upright position for the duration of the project.

9. **Pruning:** All pruning shall be done in accordance with ANSI A300-2001 pruning standards. All pruning shall be done in accordance with ANSI A300-2001 pruning standards. All pruning shall be done in accordance with ANSI A300-2001 pruning standards.

10. **Site Maintenance:** During any clearing or tree preservation activities, the contractor shall be responsible for site maintenance. During any clearing or tree preservation activities, the contractor shall be responsible for site maintenance. During any clearing or tree preservation activities, the contractor shall be responsible for site maintenance.

11. **Site Maintenance:** During any clearing or tree preservation activities, the contractor shall be responsible for site maintenance. During any clearing or tree preservation activities, the contractor shall be responsible for site maintenance. During any clearing or tree preservation activities, the contractor shall be responsible for site maintenance.

NOTE: AS STATED BY SECTION 10-2-602.10 IN THE PUBLIC UTILITIES MANUAL, DEAD TREES AND TREES THAT REPRESENT A POTENTIAL HAZARD TO HUMAN HEALTH AND PROPERTY WHICH ARE 12 INCHES IN DIAMETER OR GREATER SHOULD BE REMOVED IN ONE OF THE TWO FOLLOWING AREAS WILL BE IDENTIFIED IN THE TREE INVENTORY.

AREA 1. 100 FEET FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE UNDISTURBED AREA.

AREA 2. 10 FEET FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE DISTURBED AREA.

**THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY**

THIS PLAN IS NOT INTENDED TO BE USED FOR CALCULATING 10-YEAR TREE CANOPY. PLEASE SEE THE LANDSCAPE PLAN ON SHEET 5.







Not to Jo Ellen  
4/7/15

**REZONING AFFIDAVIT**

DATE: 3/6/2015  
(enter date affidavit is notarized)

I, Christopher Land, LLC, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one)       applicant  
                          applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): \_\_\_\_\_  
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

| NAME<br>(enter first name, middle initial, and last name)   | ADDRESS<br>(enter number, street, city, state, and zip code)   | RELATIONSHIP(S)<br>(enter applicable relationships listed in <b>BOLD</b> above) |
|---|--|---|
| Christopher Land, LLC<br>E. John Rean, Jr., Agent<br>W. Craig Havenner, Agent   | 10461 White Granite Drive, Suite 103<br>Oakton, Virginia 22124 | Applicant, Contract Purchaser   |
| Tetra Corporation<br>Clark L. Massie, Agent   | 2653 Black Fir Court,<br>Reston, Virginia 20191                | Real Estate Agent   |
| Charles P. Johnson & Associates, Inc.<br>Allan D. Baker, Agent<br>Henry M. Fox, Jr., Agent<br>Paul B. Johnson, Agent<br>Ipek Aktuglu, Agent | 3959 Pender Drive, Suite 210<br>Fairfax, Virginia 22030        | Engineer, Agent   |
| Nga K. Strom and Kim Nhung N. Nguyen  | 12727 Lee Highway<br>Fairfax, Virginia                         | Title Owner   |
| Roel and Anita Cruz   | 12733 Lee Highway<br>Fairfax, Virginia                         | Title Owner   |

(check if applicable)       There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.  
\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

REZONING AFFIDAVIT

DATE: 3/6/2015 (enter date affidavit is notarized)

for Application No. (s): (enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) Christopher Land, LLC 10461 White Granite Drive, Suite 103 Oakton, Virginia 22124

DESCRIPTION OF CORPORATION: (check one statement)

- [X] There are 10 or less shareholders, and all of the shareholders are listed below. [ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below. [ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

W. Craig Havenner E. John Regan, Jr.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: 3/6/2015  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: 3/6/2015  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: 3/6/2015  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

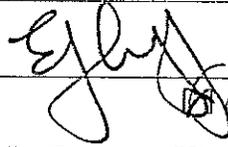
Friend of Supervisor John Cook- In Excess of \$100 by: W. Craig Havenner

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

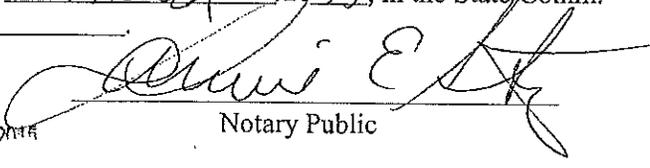
(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [x] Applicant  [ ] Applicant's Authorized Agent  
Christopher Land LLC E. John Regan, Jr., Executive Vice President, Manager of  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 6<sup>th</sup> day of March 2015, in the State/Comm. of Virginia, County/City of Fairfax

  
Notary Public

My commission expires: My Commission Expires November 30, 2014

**Rezoning Attachment to Par. 1(b)**

DATE: 3/6/2015  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Charles P. Johnson & Associates, Inc.  
3959 Pender Drive, Suite 210  
Fairfax, Virginia 22030

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Charles P. Johnson  
Paul B. Johnson

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Tetra Corporation  
2653  
Black Fir Court  
Reston, Virginia 20191

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Clark L. Massie

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.