MEMORANDUM

DATE: 1/6/2021

TO: Distribution List

FROM: Tracy D. Strunk, AICP
Director, Zoning Evaluation Division
Department of Planning and Development

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. RZ/FDP 2020-MV-017 (Christopher Land, LLC)

Case Information

Staff Coordinator: Wanda Suder
Pre-Staffing: 2/22/2021 Staffing: 4/29/2021
Tentative PC: 9/22/2021 Tentative BOS: TBD

Note: This case is Non-Exempt
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 (2/17/2021) to be considered in preparing staff’s recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addressees

 DPD Planning Division
Chief, Env. & Dev. Review Br.
Attn: Denise James

 VDOT
Attn: Sid Siddiqui

 Fire Prevention Div
Plans Review Section
Attn: Mike Paruti

 Fairfax County Public Schools
Facilities & Transportation Svcs
Facilities Planning Svcs
Attn: Jessica Gillis

 Dept. of Transportation
Transportation Planning
Chief, Site Analyst Section
Attn: Jeff Hermann

 Dept. of Housing & Comm. Dev.
Housing Development Div.
Housing Development Officer
Attn: Abdirazak Hamud

 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
Mount Vernon District

 DPD-Community Revitalization
Attn: Elizabeth Hagg
“CRD/CRA only”

 DPD-Urban Centers Section
Attn: Suzanne Battista
“Reston or Tysons only”

 Fairfax County Water Authority
Planning & Engineering Div.
Manager, Planning Dept.
Attn: Greg Prelewicz
Attn: Ross Stilling

 DPWES Sanitary-Sewer
Attn: Sharad Regmi

 Dept. of Tax Administration
Real Estate Division Director
Attn: Thomas Reed

 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

 DPWES Site and Dev Svcs
Chief, Urban Forestry Branch
Attn: Craig Herwig

 Economic Dev. Authority
Director, Real Estate Services
Attn: Curtis Hoffman

Information Addressees

 Admin. Asst., Legal Notices
Attn: Rachael Pendergraph

 Planning Commission
Executive Director
Attn: Jill Cooper

 Clerk to Board of Supervisors
Attn: Jill Cooper

 DPD-ZED Division Director
Attn: Tracy Strunk, AICP

 DPD-ZED Asst. Director
Attn: Suzanne Wright

 DPD-ZED
Attn: Branch Chiefs

 DPD-ZED
Conformance Review & Acceptance Branch
Attn: Suzanne Wright

 DPD-ZED
Admin. Asst., Legal Notices
Attn: Rachael Pendergraph

 DPD Chief Zoning Inspector
Attn: ZIB Mail- Roger Marcy

 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*
NON-EXEMPT

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
https://www.fairfaxcounty.gov/planning-zoning/zoning/application-packages

ZONING APPLICATION

APPLICATION TYPE(S): [X] RZ [ ] PCA [ ] FDP [X] CDPA [ ] FDPA [ ] DPA [ ] CP [ ]
[ ] CPA [ ] PRC [ ] PRCA [ ] CSP [ ] CSA [ ] AA [ ] AF [ ] AR [ ]

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

[ ] (We), Christopher Land, LLC the applicant(s) petition you to adopt an ordinance amending the
Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the R-2 District to the
PDH-5 District.

[ ] (PCA) This application proposes to amend the proffers approved pursuant to
(case) in order to permit

Is this a partial PCA? [ ] Y [ ] N If Yes, please identify affected acreage:

TAX MAP PARCEL(S):
0983 01 0003

TOTAL ACREAGE: 1.90070 CURRENT ZONING DISTRICT: R-2

LEGAL DESCRIPTION: Deed Book: 10169 Page No.: 0924

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):
8708 Silverbrook Road, Lorton Virginia 22079

ADVERTISING DESCRIPTION: (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

Property is located on the north side of Silverbrook Road and is east of Southrun Road

EXISTING USE: VACANT PROPOSED USE: RESIDENTIAL

MAGISTERIAL DISTRICT: Mount Vernon OVERLAY DISTRICT(S):

Waiver/Modification of Submission Requirements Requested: [ ]

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.

Applicant Contact Name: Agent Name:
E. John Regan, Jr.
Address: 10481 White Granite Drive
Street: Suite 250
City: Oakton State: VA Zip: 22124
Phone Number: (W): 703-352-5950 (C):
E-mail: johnr@christophercompanies.com

Signature: Date: 12/3/2020

DO NOT WRITE IN THIS SPACE

Date Application Accepted: 12/21/2020 Application Fee Paid: $ 29,970

RE/FDP 2020-0248/0249
NARRATIVE STATEMENT OF JUSTIFICATION

NON-EXEMPT

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-2 to the PDH-5 District as further described below.

The Applicant is the contract purchaser of approximately 1.9 acres in the Mount Vernon Magisterial District, which is identified among the Fairfax County tax map records as 98-3 ((1)) 3 (the “Subject Property”). The Subject Property is located on the north side of Silverbrook Road and is bordered on the north and west by the single-family attached community known as Newington Commons, Section 2 and is zoned PDH-3. The Subject Property is bordered on the east by the single-family attached community known as Green Ridges Cozzo’s Addition and is zoned PDH-3. The area on the south side of Silverbrook Road is comprised land areas zoned R-C, R-1 and R-3. The Applicant proposes a rezoning for residential development that will be compatible with the surrounding area.

The Subject Property is located within the Pohick Planning District of the Area III Comprehensive Plan (the “Plan”); specifically, within the P7- Burke Lake Community Planning Sector. Land Use recommendation 1 within the Sector Plan recommends residential development at a density of 2-3 dwelling units per acre. However, the Fairfax County Board of Supervisors approved a motion on September 29, 2020 asking to consider a density of 4-5 dwelling units per acre. The Applicant is proposing a rezoning of the Subject Property from the R-2 to the PDH-5 District in accordance with the Board of Supervisors recommendation.

The Applicant proposes a residential community in harmony with the latest Board of Supervisor motion to consider a Plan recommendation of four to five 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 eight single-family attached dwelling units at a density of 4.2 dwelling units per acre. The applicant has also received endorsements from the South County Federation and the adjacent Homeowners Association Newington Commons. The proposed residential subdivision results in 38% open space on the Subject Property, greater than the 35% required in the PDH-5 District. The proposed residential community will allow for the further completion of the infill development.

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-5 District will allow for the further completion of the infill development. The communities adjoining the Subject are already zoned and developed residentially in accordance with Plan recommendations. The proposed layout integrates the elements of open space, landscaping, and functional quality design in a residential development that conforms to the Plan recommendations. Thirty eight percent (38%) of the site will be open space. A proposed sidewalk within the site will provide a connection from the existing sidewalk located on Southrun Road to the existing trail located on Silverbrook Road. The proposed house locations will allow all of the home to back to open space. Landscaping will be provided on individual lots, as well as within Parcels A and B. Landscape details of the common areas 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-5 zoning district would not be possible under convention R-5 zoning. Much of the open space in this proposal is located in outlots that are accessible and usable by the residents. This includes the gathering area and usable green space. The larger lots required by the R-5 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 attached residential units will be developed at a density consistent with the motion recently approved by the Board of Supervisors. Illustrative elevations are included on the CDP/FDP. The proposed homes will utilize high quality materials and design. Further, the bulk and massing of the proposed homes are in harmony with the surrounding neighborhood. The Applicant will be making a contribution to the adjoining Newington Commons HOA for the refurbishment of the playground equipment located across the street from the Subject Property. The future residents of the Subject Property will be entitled to use the playground equipment under a private Agreement.

Environment

The Applicant’s proposed residential development results in 38% open space on the subject Property. The Applicant is proposing to construct a SWM/BMP facility within the common open space of the community. The Applicant proposes constructing the units to achieve certification in accordance with either the National Green Building Standard (NGBS) using the ENERGY STAR (version 3.0) Qualified Homes path for energy performance or the Earth Craft House Program.
Tree Preservation and Tree Cover Requirements.

The Comprehensive Plan encourages applications for rezoning to take advantage of existing quality tree cover and meet most if not all the required tree cover via preservation. The Applicant has retained a certified arborist to complete an Existing Vegetation Map. Per this plan, 100% of the Subject Property is covered with existing tree canopy. Upon development, 20% of the Subject Property shall be required as tree cover. At this time, the Applicant is proposing areas of tree preservation to count towards the tree cover requirement. Preservation of existing vegetation will minimize noise and light pollution from the proposed development, maintain an existing canopy that provides for energy conservation, buffering and a habitat for wildlife. Additional plantings are also proposed as shown on the CDP/FDP to meet the remaining portion of the tree cover requirement not met via preservation. Portions of this vegetation will also provide for energy conservation in light of their location on the lots.

As with every rezoning application, the Applicant has committed to standard Tree Preservation proffers.

Transportation

The Applicant proposes safe and adequate access to the adjacent road network. The entry to the proposed community from Southrun Road will align with existing Newington Commons Road. The Applicant proposes to construct a crosswalk and 4 way stop in the approximate location shown on the CDP/FDP subject to VDOT approval. A proposed sidewalk within the community will provide a connection from the existing sidewalk located on Southrun Road to the existing trail located on Silverbrook Road. A minimum driveway length of eighteen feet is provided for each unit plus additional guest parking 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 eight new single-family attached homes will not have a measurable impact on public facilities. The Applicant will proffer to make a contribution to public schools in accordance with adopted formulas adopted by the Board of Supervisors.

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 proffer a sum equal to one-half of one percent (0.5%) of the value of all of the new units approved on the property to Habitat For Humanity or a similar organization in lieu of the contribution to the Fairfax County Housing Trust Fund.
Heritage Resources

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

Summary

The Applicant’s proposal meets the objectives of the proposed Plan, which recommends residential development at a density of four to five 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 allow for further completion of 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

[Signature]
By: E. John Regan, Jr., President

[Date]
10/24/2020
Final Development Plan
FDP 2020-MV-017

Applicant: CHRISTOPHER LAND, LLC
Accepted: 12/21/2020
Proposed: RESIDENTIAL
Area: 1.9 AC; DISTRICT - MOUNT VERNON
Zoning Dist Sect: NORTH SIDE OF SILVERBROOK ROAD EAST OF SOUTHRUN ROAD
Zoning: PDH- 5
Overlay Dist: NEX
Map Ref Num: 098-3- /01/ /0003

Rezoning Application
RZ 2020-MV-017

Applicant: CHRISTOPHER LAND, LLC
Accepted: 12/21/2020
Proposed: RESIDENTIAL
Area: 1.9 AC; DISTRICT - MOUNT VERNON
Zoning Dist Sect: NORTH SIDE OF SILVERBROOK ROAD EAST OF SOUTHRUN ROAD
Zoning: FROM R- 2 TO PDH- 5
Overlay Dist: NEX
Map Ref Num: 098-3- /01/ /0003

NON-EXEMPT
TYPICAL LOT/UNIT NOTES

1. THE TYPICAL LOT/UNIT NOTES INTENDED TO ESTABLISH MINIMUM YARD AREAS AND DISTANCES TO PRIVACY ENCLOSURES, SCREENS AND PRIVACY WALLS FROM THE PROPERTY LINE AND TO CONSIDER PROPER LANDSCAPING PER THE ZONING ORDINANCE.

2. OWNERSHIP IS BEING CONSIDERED AS PARCELS ARE A MINIMUM DISTANCE IS TO BE MAINTAINED FROM HOUSES OF VARIOUS SIZES TO BE COMPATIBLE WITH OTHER RESIDENTIAL USES.

3. EASEMENTS ARE TO BE CONSIDERED FOR PUBLIC ACCESS EASEMENTS TO BOUNDARY SET-UP TAKING INTO ACCOUNT THE PARCEL'S LOCATION AND THE PROPOSED USE.

4. PUBLIC EASEMENTS ARE TO BE CONSIDERED FOR PUBLIC ACCESS EASEMENTS TO BOUNDARY SET-UP TAKING INTO ACCOUNT THE PARCEL'S LOCATION AND THE PROPOSED USE.

5. THE PROPERTY IS CURRENTLY ZONED R-2. PROPOSED ZONING IS PDH-5.

6. THE PROPERTY IS CURRENTLY OWNED BY YI TAE H, YI PIL N.

7. THE PROPERTY IS CURRENTLY OWNED BY YI TAE H, YI PIL N.

8. THE PROPERTY IS CURRENTLY OWNED BY YI TAE H, YI PIL N.

9. THE PROPERTY IS CURRENTLY OWNED BY YI TAE H, YI PIL N.

10. THE PROPERTY IS CURRENTLY OWNED BY YI TAE H, YI PIL N.

11. THE PROPERTY IS CURRENTLY OWNED BY YI TAE H, YI PIL N.

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13. THE PROPERTY IS CURRENTLY OWNED BY YI TAE H, YI PIL N.

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31. THE PROPERTY IS CURRENTLY OWNED BY YI TAE H, YI PIL N.

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33. THE PROPERTY IS CURRENTLY OWNED BY YI TAE H, YI PIL N.

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41. THE PROPERTY IS CURRENTLY OWNED BY YI TAE H, YI PIL N.

42. THE PROPERTY IS CURRENTLY OWNED BY YI TAE H, YI PIL N.

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57. THE PROPERTY IS CURRENTLY OWNED BY YI TAE H, YI PIL N.

58. THE PROPERTY IS CURRENTLY OWNED BY YI TAE H, YI PIL N.

59. THE PROPERTY IS CURRENTLY OWNED BY YI TAE H, YI PIL N.

60. THE PROPERTY IS CURRENTLY OWNED BY YI TAE H, YI PIL N.
14. **COMPREHENSIVE PLAN AMENDMENT AUTHORIZATION FOR 7712 LITTLE RIVER TURNPIKE ROAD (FAIRFAX DISTRICT) (11 R-p-A)**

Supervisor Ball stated that the property at 7712 Little River Turnpike is located in the 11th Councilmanic District. It is proposed to rezone the property from a Planned Development District to a Planned Unit Development District. The purpose of the amendment is to allow the construction of a new development. The amendment will be considered at the October 19th meeting.


Supervisor Ball stated that the Board has received the following for the October 2020 quarterly report:

- FY2019 Budget:
  - Overall, the budget is in line with the approved budget.
  - The budget includes funds for new construction projects.

- Construction Work Plans:
  - The work plans include details of ongoing projects.
  - The plans are updated regularly to reflect progress.

**Correspondence**

- The letters include updates on projects and meetings.
- The correspondence is reviewed by the Board and action is taken as necessary.

**Non-Exempt**
EXISTING VEGETATION SUMMARY

<table>
<thead>
<tr>
<th>Category</th>
<th>Cover Type</th>
<th>Symbology</th>
<th>Total</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEVELOPED LAND</td>
<td></td>
<td></td>
<td>0.01 ac.</td>
<td>384 SF.</td>
</tr>
<tr>
<td>A</td>
<td></td>
<td></td>
<td>1.89 ac.</td>
<td>82,410 SF.</td>
</tr>
<tr>
<td>B</td>
<td></td>
<td></td>
<td>1.90 ac.</td>
<td>82,794 SF.</td>
</tr>
</tbody>
</table>

Primary Species:
- Red Maple (Acer rubrum)
- Red Oak (Quercus rubra)
- Black Cherry (Prunus serotina)
- Virginia Pine (Pinus virginiana)
- American Holly (Ilex opaca)
- Tree of Heaven (Ailanthus altissima)
- Paulownia (Paulownia tomentosa)
- English Ivy
- Greenbrier
- Poison Ivy
- Stiltgrass
- Wisteria

Condition: Fair
Stage: Young-Mature

Note: Field data collected during site visit by Chase Allen, ISA MA-5304A on October 14, 2020.
NON-EXEMPT
NON-EXEMPT

Table 12.10 Tree Preservation Target Calculations

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Planting Category</th>
<th>Code</th>
<th>Common Name</th>
<th>Size</th>
<th>Remarks</th>
<th>Multiplier</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Tree Bank or Tree Fund</td>
<td>No § 12-0312</td>
<td>TREE BANK</td>
<td>No</td>
<td>No</td>
<td>§ 12-0310.4D(1)</td>
</tr>
<tr>
<td>B</td>
<td>Total of canopy provided through offsite mechanism (D 19)</td>
<td>E 3</td>
<td>Total of canopy provided through offsite mechanism (D 19)</td>
<td>0</td>
<td>No</td>
<td>§ 12-0310.4D(1)</td>
</tr>
<tr>
<td>C</td>
<td>Total of canopy provided through tree planting (D 17)</td>
<td>E 2</td>
<td>Total of canopy provided through tree planting (D 17)</td>
<td>3,975</td>
<td>No</td>
<td>§ 12-0310.4D(1)</td>
</tr>
<tr>
<td>D</td>
<td>Total of 10-year Tree Canopy Provided</td>
<td>D 21</td>
<td>Amount to be deposited into the Tree Preservation and Planting</td>
<td>N/A</td>
<td>No</td>
<td>§ 12-0310.4D(1)</td>
</tr>
</tbody>
</table>

Note: There are no parking lots with over 20 spaces, therefore no interior or peripheral parking lot required.

This Plan Prepared or Approved by: Kevin J. Tarkansky, ISA Certified Arborist
2005-5571A

Project Name: THE VILLAS AT NEWINGTON CHASE
2005-5571A

Object No. Sealed

Client: THE VILLAS AT NEWINGTON CHASE
2005-5571A

Project No. 292492

Date: October 10, 2001

Sheet: 8

Non-Exempt
OPEN SPACE

PARCEL "A"

AMENITY AREA

(SEE SHEET 07)

APPROXIMATE ONSITE D.A = ± 1.24 AC

TO POSSIBLE BMP DEVICE

(FOR OFFSITE AREA SEE SHEET 10)

THE PROPOSED DEVELOPMENT WILL USE ONSITE MEASURES AND OFFSITE NUTRIENT CREDITS TO SATISFY THE WATER QUALITY REQUIREMENTS.

THE VRRM SPREADSHEET ON THIS PAGE SHOWS THE PRELIMINARY REQUIREMENTS THAT WILL BE SATISFIED BY THE SELECTED MEASURE TYPE DURING FINAL ENGINEERING.

PER FAIRFAX COUNTY CODE, CHAPTER 124-4-5 AND PURSUANT TO § 62.1-44.15:35, OPERATORS SHALL BE ALLOWED TO UTILIZE OFFSITE NUTRIENT CREDITS WHEN LESS THAN FIVE ACRES OF LAND WILL BE DISTURBED AND THE POST CONSTRUCTION PHOSPHORUS CONTROL REQUIREMENT IS LESS THAN 10 POUNDS PER YEAR.

THIS PROPOSED DEVELOPMENT MEETS BOTH CRITERIA AND MAY USE OFFSITE NUTRIENT CREDITS.
TO STUDY POINT A
TOTAL DA: 1.44 AC

STUDY POINT "A"

EXISTING SWM MAP

STUDY POINT "A"

PROPOSED SWM MAP

Preliminary SWM Narrative:
The site area is approximately 1.90 acres and consists of hydrologic group B, C, and D soils. This application is for a single family attached community. As shown on this sheet, the site will have concentrated outfall central north east of the subject site to an existing storm drainage system. At this outfall, a proposed ditch will be designed and constructed to convey the flow of the on-site SWM vault. The SWM vault will be utilized to reduce the 1 year, 2 year and 10 year post-developed peak runoff rates from the site to below the peak runoff rates for the site in the good forested condition.

In accordance with Virginia’s SWM regulations, the study point will be selected with the downstream rate around the study point to have the maximum rate around the study point. Using the design parameters by the county code, the potential outlet is proposed to reduce to the allowable rates and this will satisfy the requirement for the site.

Existing and proposed drainage divides for the site have been provided on this sheet in order to demonstrate the pre and post development SWM areas.

Preliminary SWM, drainage divides, areas, land cover condition, outfall locations, and the types, sizes and location of SWM facilities are all conceptual and subject to change with final engineering.

Non-Exempt
RUNOFF FROM THE SITE FLOWS OVERLAND TO OUTFALL POINT "A" AND FLOWS INTO AN EXISTING STORM PIPE SYSTEM (SHOWN IN THE ADJACENT MAP). THIS SYSTEM FLOWS NORTH TOWARDS SOUTH RUN. THE SYSTEM OUTFALLS SHORTLY AFTER CROSSING UNDER SOUTHRUN ROAD INTO AN EXISTING DITCH. THE DITCH CONTINUES TO FLOW NORTH TO AN EXISTING DRY POND. THE DRY POND OUTFALLS INTO AN EXISTING NATURAL CHANNEL THAT FLOWS TO THE SOUTH RUN FLOODPLAIN. AT THE POINT OF CONFLUENCE WITH SOUTH RUN, THERE IS AN APPROXIMATE UPSTREAM DRAINAGE AREA OF ±4,507 A.C.. NO FURTHER INVESTIGATION IS PROVIDED SINCE THIS EXCEEDED THE 100 TIMES AREA OF THE SUBJECT PROPERTY THAT DRAINS TO IT.

CHANNEL PROTECTION:

THE SWM FACILITY IS PROPOSED TO OUTFALL TO A PROPOSED DITCH THAT WILL FLOW TO "A" AND IS PROPOSED TO DETAIN THE 1-YEAR STORM PER SECTION 124-4-4(B)(3)(A), THEREFORE PER SECTION 6-0203.2 THE DOWNSTREAM REVIEW IS LIMITED TO PROVIDING CROSS SECTIONS TO SHOW A DEFINED DRAINAGE FACILITY. THE LIMITS OF ANALYSIS FOR THE CHANNEL PROTECTION IS PER SECTION 6-0203.2 AND IS ANTICIPATED TO BE AT THE EXISTING CURB INLET ON SOUTHRUN ROAD. THIS POINT WILL BE REFINED DURING FINAL ENGINEERING.

WITH THE USE OF SECTION 124-4-4(B)(3) OF THE COUNTY CODE, CHANNEL PROTECTION CRITERIA FOR OUTFALL A WILL BE SATISFIED WITH THE FINAL SUBDIVISION PLAN UTILIZING FACILITY 1, AND DEMONSTRATING THE DEFINED CHANNEL IN THE LIMITS OF ANALYSIS.

FLOOD PROTECTION:

TO MEET THE FLOOD PROTECTION REQUIREMENTS FOR THE SITE, SECTION 124-4-4(C) OF THE COUNTY CODE STATES THAT AS AN ALTERNATIVE TO COMPLYING WITH SUBSECTIONS (1) AND (2) OF THE CODE, THE DETENTION OF STORMWATER MAY BE PROVIDED THAT RELEASES THE POST-DEVELOPMENT FLOWS FOR THE 2-YEAR 24-HOUR STORM EVENT AND THE 10-YEAR, 24-HOUR STORM EVENT AT RATES THAT ARE COMPLIANT WITH SECTION 124-4-4(B)(3) A OR B. WHEN THIS METHOD IS USED, THE DOWNSTREAM ANALYSIS SHALL BE LIMITED TO OUTFALLING INTO A DEFINED CONVEYANCE SYSTEM, AND CHECKING FOR FLOODING OF EXISTING DWELLINGS OR BUILDINGS CONSTRUCTED UNDER AN APPROVED BUILDING PERMIT FROM THE 100-YEAR STORM EVENT FOR THE LIMITS OF ANALYSIS.

THE LIMITS OF ANALYSIS PER SECTION 124-4-4(C)(6)(C.) OF THE COUNTY CODE STATES THAT THE LIMIT OF ANALYSIS IS TO EXTEND TO A POINT WHERE THE STORMWATER CONVEYANCE SYSTEM ENTERS A MAPPED FLOODPLAIN. THIS CONFLUENCE POINT IS AT POINT OF CONFLUENCE OF THE NATURAL CHANNEL AND SOUTH RUN SHOWN IN THE ADJACENT MAP.

WITH THE USE OF SECTION 124-4-4(B)(3) OF THE COUNTY CODE, CHANNEL PROTECTION CRITERIA FOR OUTFALL A WILL BE SATISFIED WITH THE FINAL SUBDIVISION PLAN UTILIZING FACILITY 1, AND DEMONSTRATING THE DEFINED CHANNEL IN THE LIMITS OF ANALYSIS.
NON-EXEMPT

ARCHITECTURAL ELEVATIONS

ILLUSTRATIVE ARCHITECTURE

THIS RENDERING SHOWS AN ARCHITECTURAL ELEVATION THAT IS PROPOSED FOR THE DEVELOPMENT. THIS IS ILLUSTRATIVE AND REPRESENTS THE GENERAL APPEARANCE, QUALITY OF DESIGN AND MATERIALS PROPOSED. REFINEMENT AND REVISION MAY OCCUR WITH FINAL DESIGN DEVELOPMENT AND ENGINEERING. DETAILS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE.
REZONING AFFIDAVIT

DATE: 10/26/2020
(enter date affidavit is notarized)

I, ________________________________, 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.)

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Christopher Land, LLC</td>
<td>10461 White Granite Drive, Suite 250</td>
<td>Applicant/Contract Purchaser</td>
</tr>
<tr>
<td>E. John Regan, Jr., Agent</td>
<td>Oakton, Virginia 22124</td>
<td></td>
</tr>
<tr>
<td>Joseph John Regan, Agent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jacqueline Marie Regan, Agent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Engineering &amp; Associates, Inc.</td>
<td>7712 Little River Turnpike</td>
<td>Engineers/Agents for Applicant's Agent</td>
</tr>
<tr>
<td>T/A Urban Ltd.</td>
<td>Annandale, Virginia 22003</td>
<td></td>
</tr>
<tr>
<td>J. Edgar Sears, Jr., Agent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brian A. Sears, Agent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>David T. McElhaney, Agent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alvis Hageleis, Agent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ryan Connor, Agent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fred Dodds, Agent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Calvin Li, Agent</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(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).

FORM RZA-1 Updated (7/1/06)
REZONING AFFIDAVIT

DATE: 10/26/2020
(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 250
Oakton, Virginia 22124

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ x ] 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)
E. John Regan, Jr.
Joseph John Regan    Jacqueline Marie Regan
Christopher Management Inc., Manager

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.

FORM RZA-1 Updated (7/1/06)
REZONING AFFIDAVIT

DATE: 10/26/2020
(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.

FORM RZA-1 Updated (7/1/06)
REZONING AFFIDAVIT

DATE: 10/26/2020
(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: 10/26/2020

(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.)

NONE

(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:

[ ] Applicant [✓] Applicant’s Authorized Agent

E. John Regan, Jr., President
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 26 day of October 2020, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: July 31, 2024

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(a)

DATE: 10/26/2020

(enter date affidavit is notarized)

for Application No. (s): ____________________________

(enter County-assigned application number (s))

(NOTE: All relationships to the application are to 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.

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<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
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</thead>
<tbody>
<tr>
<td>Tetra Corporation</td>
<td>2653 Black Fir Court</td>
<td>Real Estate Agent for Applicant's Agent</td>
</tr>
<tr>
<td>Clark L. Massie</td>
<td>Reston, Virginia 20191</td>
<td></td>
</tr>
<tr>
<td>Tae H &amp; Pil N Yi</td>
<td>8708 Silverbrook Road</td>
<td>Title Owner 98-3-001</td>
</tr>
<tr>
<td>Vision Law Group, PLLC</td>
<td>Lorton Virginia 22079</td>
<td>8708 Silverbrook Road</td>
</tr>
<tr>
<td>Jiyou Kim, Esq.</td>
<td>7700 Little River Turnpike</td>
<td>Attorney/Agent for Title Owner</td>
</tr>
<tr>
<td></td>
<td>#506</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Annandale, Virginia 22003</td>
<td></td>
</tr>
</tbody>
</table>

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued further on a “Rezoning Attachment to Par. 1(a)” form.

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(a)

DATE: 10/26/2020
(enter date affidavit is notarized)

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

(NOTE: All relationships to the application are to 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.

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<tbody>
<tr>
<td>Christopher Management, Inc.</td>
<td>10461 White Granite Drive, Suite 250, Oakton, Virginia 22124</td>
<td>Agent for Applicant</td>
</tr>
</tbody>
</table>

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a “Rezoning Attachment to Par. 1(a)” form.

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(b)

DATE: 10/26/2020  
(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)
Urban Engineering & Associates, Inc. T/A Urban Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003

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)
J. Edgar Sears, Jr.
Brian A. Sears

NAMES OF OFFICERS & DIRECTORS:  (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
J. Edgar Sears, Jr.  President/Secretary
Brian A. Sears  Vice President/Secretary

NAME & ADDRESS OF CORPORATION:  (enter complete name, number, street, city, state, and zip code)
Christopher Management, Inc.
10461 White Granite Drive  Suite 250
Oakton, Virginia 22124

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)
Regan l&G Trust U/A Dated April 3, 2018
Beneficiary:  E. John Regan, Jr.
W. Craig Havenner (Former Shareholder)
E. John Regan, Jr. (Former Shareholder)

NAMES OF OFFICERS & DIRECTORS:  (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
E. John Regan, Jr.  President and Chief Executive Officer  Constance Walker  Secretary
Benjamin R. Steck  Vice President  Benjamin Shively  Vice President of Sales and Marketing
Joseph P. Hennessey  Chief Financial Officer and Treasurer

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

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(b)

DATE: 10/26/2020

for Application No. (s): ________________

(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Tetra Corporation
7712 L2653 Black Fir Court
Reston, Virginia 20191

DESCRIPTION OF CORPORATION: (check one statement)

[ ] 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)
Clark L. Massie

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

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

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are more than 10 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.)

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

FORM RZA-1 Updated (7/1/06)