



County of Fairfax, Virginia

MEMORANDUM

NON-EXEMPT

FROM: Tracy D. Strunk, AICP
Director, Zoning Evaluation Division

This application is NOT EXEMPT from Senate Bill 549 (SB 549).

Please be aware that this application has been determined to be subject to the provisions of SB 549 which relates to certain residential rezoning applications and proffered condition amendment applications for new residential developments and new residential uses.

As such, the review of this application will be strictly reviewed and controlled, in consultation with the Office the County Attorney (OCA), to ensure that all communications from the County are in accord with the regulations. Therefore, please be aware of the following:

- All communication with the applicant or any agent of the applicant should be via the staff coordinator. No reviewer should be communicating directly with the applicant or agent of the applicant without prior discussion with the staff coordinator and senior staff.
- All written communication (*i.e.*, memos) with the applicant or any agent of the applicant will be reviewed by OCA prior to distribution. Memos should continue to be addressed to and delivered to the Zoning Evaluation Division, as normal; ZED staff will coordinate review with OCA. Although in the past it has been normal practice to occasionally send a copy of a memo directly to the applicant at their request, *please do not do so in this case*.
- Be aware that OCA review of memos may (1) impact timing (staff may request memos earlier to allow time for review) and/or (2) result in a request for edits to your memo (with discussion).
- Memos should identify issues and impacts of a proposal. Memos should NOT identify or include any potential solutions or suggestions as to how such issues or impacts could be addressed (at least not without further discussion with OCA).
- Reminder that the legislation does NOT outlaw proffers, it just limits what can be accepted (and sets up some unpleasant potential consequences if we are not in conformance with the legislation).
- **If you are not sure about something, CALL the staff coordinator and ASK.** Conversations are preferred to email to limit the opportunity for forwarding and inadvertently spreading incorrect information.
- Applicants in non-exempt cases will be requested to (if they are submitting proffers) provide an analysis of how EACH proffer meets the requirements of the legislation.

Please note that the legislation applies to the County, and some reviewers are not technically 'the County,' however, we recommend that all reviewers abide by these guidelines.



County of Fairfax, Virginia

MEMORANDUM

NON-EXEMPT

DATE: 4/1/2019

TO: Distribution List

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

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. RZ 2019-SP-006 Con. W/ FDP 2019-SP-006 & SEA 97-S-001 (Christopher Land, LLC)

Case Information

Staff Coordinator: **Wanda Suder**
 Pre-Staffing: **5/13/2019** Staffing: **6/27/2019**
 Tentative PC: **11/13/2019** Tentative BOS: **TBD**

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 **(5/8/2019)** 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: Denise James
- DPWES Site and Addressing
Attn: Lori Ramsey
- DPWES Sanitary-Sewer
Attn: Sharad Regmi
- VDOT
Attn: David Jordan
- Fire Prevention Div
Plans Review Section
Attn: Mike Paruti
- Fairfax County Public Schools
Facilities & Transportation 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
Springfield District
- Office of Community
Revitalization/Reinvestment
Attn: Barbara Byron
***CRD/CRA, Reston or Tysons
only***
- Fairfax County Water Authority
Planning & Engineering Div.
Manger, Planning Dept.
Attn: Greg Prelewicz
Attn: Ross Stilling
- 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
- DPWES Site and Dev Svcs
Chief, Urban Forestry Branch
Attn: Craig Herwig

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: Tracy Strunk, AICP

- DPZ-ZED Asst. Director
Attn: William Mayland
- DPZ-ZED
Attn: Branch Chiefs
- DPZ-ZED
Chief, Proffer Interp. Branch
Attn: Suzanne Wright
- DPZ-ZED
Admin. Asst., Legal Notices
Attn: Rachael Pendergraph
- DPZ Chief Zoning Inspector
Attn: Mavis Stanfield
- 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

APPLICATION #:

Concurrent with FDP 2019-SP-006 SEA 97-S-001

RZ 2019-SP-006 (Staff will assign)

Print RECEIVED

Department of Planning & Zoning

FEB 20 2019

Zoning Evaluation Division

ZONING APPLICATION

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

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

[x] (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-3 & R-1 District to the R-3 and PDH-3 District.

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

Is this a partial PCA? N (Y/N) If Yes, please identify affected acreage:

TAX MAP PARCEL(S):

0793 04 031B, 0793 04 026A, 0793 04 027A1, 0793 04 0027B

TOTAL ACREAGE: 12.3183 CURRENT ZONING DISTRICT: R-1, R-3

LEGAL DESCRIPTION: Deed Book: See Attached Page No.: See Attached

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE): See Attached

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

South Side of Tuttle Road and East Side of Louis Edmond Court

EXISTING USE: Single Fam Detached, Private School PROPOSED USE: Single Fam Detached, Private School

MAGISTERIAL DISTRICT: Springfield OVERLAY DISTRICT(S): H-C

Waiver/Modification of Submission Requirements Requested: []

The name(s) and address(es) of owner(s) of record shall be 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.

Applicant Contact Name: Christopher Land, LLC/ E. John Regan, Jr. Agent Name: Address: 10461 White Granite Drive Address: Street: Suite 103 Street: City: Oakton State: VA Zip: 22124 City: State: Zip: Phone Number: Phone Number: (W): 703-352-5950 (C): (W): (C): E-mail: johnr@christophercompanies.com E-mail:

Signature: [Signature]

Date: 2/19/2019

npc 3/27/19

DO NOT WRITE IN THIS SPACE

RZ 2019-0054

Date Application Accepted: March 27, 2019

Application Fee Paid: \$ 37,750.00

[Signature]

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

APPLICATION #:

FDP 2019-SP-006

(Staff will assign)

Concurrent with
RZ 2019-SU-006

SEA 97-S-001

Print

ZONING APPLICATION

RECEIVED
Department of Planning & Zoning

MAR 27 2019

Zoning Evaluation Division

APPLICATION TYPE(S):
RZ [] PCA [] FDP [x] CDDPA [] FDPA [] DPA [] CP []
CPA [] PRC [] PRCA [] CSP [] CSPA [] AA [] AF [] AR []

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

[x] (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-1 and R-3 District to the
PDH-3 District.

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

Is this a partial PCA? N (Y/N) If Yes, please identify affected acreage:

TAX MAP PARCEL(S):

0793 04 031B(part), 0793 04 026A, 0793 04 027A1(part), 0793 04 0027B

TOTAL ACREAGE: 8.41 CURRENT ZONING DISTRICT: R-1 and R-3

LEGAL DESCRIPTION: Deed Book: See Attached Page No.: See Attached

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

See Attached

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

South Side of Tuttle Road and East side of Louis Edmond Court

Table with 2 columns: EXISTING USE, PROPOSED USE, MAGISTERIAL DISTRICT, OVERLAY DISTRICT(S). Values include Single Fam Detached, Private School, Springfield, H-C.

Waiver/Modification of Submission Requirements Requested: []

The name(s) and address(es) of owner(s) of record shall be 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.

Applicant Contact Name: Christopher Land, LLC/E. John Regan, Jr.
Address: 10461 White Granite Drive
Street: Suite 103
City: Oakton State: VA Zip: 22124
Phone Number: (W): 703-352-5950 (C):
E-mail:

Signature: [Handwritten Signature]

Date: 2/26/2019

MPC 3/27/19

DO NOT WRITE IN THIS SPACE

FDP 2019-0055

Date Application Accepted: March 27, 2019

Application Fee Paid: \$ 3,915.00

[Handwritten Signature]



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: SEA 97-S-001
 (Staff will assign)
concurrent with
 RZ 2019-SP-006
 FDP 2019-SP-006
 FEB 20 2019
 Department of Planning & Zoning
 Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION
 (PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Christopher Land, LLC
	MAILING ADDRESS 10461 White Granite Drive, Suite 103, Oakton, VA 22124
	PHONE HOME () WORK (703) 352-5950
	PHONE MOBILE ()
PROPERTY INFORMATION	PROPERTY ADDRESS 8533 Tuttle Road, Springfield, Virginia 22152 and 8519 Tuttle Road, Springfield, Virginia 22152
	TAX MAP NO. Portions 0793 04 0031B and 0793 04 0027A SIZE (ACRES/SQ FT) 3.912
	ZONING DISTRICT R-1 and R-3 , H-C MAGISTERIAL DISTRICT Springfield
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: R-3 With Special Exception Amendment
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 9-310
	PROPOSED USE Private School - Amendment to Previously Approved S.E.
AGENT/CONTACT INFORMATION	NAME E. John Regan, Jr.
	MAILING ADDRESS 10461 White Granite Drive, Suite 103, Oakton, Virginia 22124
	PHONE HOME () WORK (703) 352-5950
	PHONE MOBILE ()
MAILING	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant -or- <input type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be 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 representatives on official business to enter the subject property as necessary to process the application.</p> <p>E. John Regan, Jr.</p>	
TYPE/PRINT NAME OF APPLICANT/AGENT	SIGNATURE OF APPLICANT/AGENT <i>E. John Regan, Jr.</i> <u>SEA 2019-0056</u>

DO NOT WRITE IN THIS SPACE

Date Application accepted: March 27, 2019 Application Fee Paid: \$ 8,187.50

Michael S. Clary

mpc
 3/27/19

NON-EXEMPT

RECEIVED
Department of Planning & Zoning

MAR 22 2019

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 for properties 79-3-((4)) parcels 27A1 and 27B from the R-1 zoning district to either the R-3 zoning district with Special Exception or the PDH-3 zoning district and properties 79-3-((4)) - parcel 26A from the R-3 zoning district to the PDH-3 zoning district and part of 79-3-((4)) - parcel 31B from the R-3 zoning district with Special Exception to the PDH-3 zoning district with the remainder to be the R-3 zoning district with Special Exception as further described in a separate Written Statement for a Special Exception application which will be processed concurrently with this rezoning application. All properties described above will hereafter be referred to as "the Subject Properties" and are located in the Springfield Magisterial District.

The Applicant is the contract purchaser of approximately 12.3183 acres. One of the Sellers will retain a home on approximately 1 acre of land. A private school is currently operating on parcel 31B which is 3.91 acres. The school will continue to operate with this proposed development., The Subject Properties are located approximately 225 feet from the intersection of Tuttle Road (Route 824) and Rolling Road (Route 4638) and across the street from West Springfield High School. The Subject Properties are bounded on the north west by West Springfield High School (zoned R-3), to the north east property zoned C-2 Rolling Mill Professional Park Condominium built in 1981, to the south east by West Springfield Government Center (zoned R-1), also to the south east a single family subdivision Wexford at Keene Mill zoned R-8 and to the south and south west single family homes zoned R-3. The Applicant proposes a rezoning for residential development that will be compatible with the surrounding area.

The Subject Properties are located within the Pohick Planning District of the Area III Comprehensive Plan (the "Plan"); specifically, within the P2–Main Branch Community Planning Sector. The Plan does provide specific language recommendations for the Subject Properties on Area III in the Zion Drive/ Guinea Road Area section 18 page 34 & 35 which states property north and west of Bauer Drive should be developed at a density of 2-3 units to the acre as single family detached. The Applicant is proposing a rezoning of the Subject Properties from the R-1 and R-3 to the R-3 and PDH-3 zoning districts in accordance with the Plan recommendation.

The Applicant proposes a residential community in harmony with the Plan recommendation of two to three 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 24 new single-family detached dwelling units at a density of 2.97 dwelling units per acre. The proposed residential community will allow for a completion of the infill development in that area.

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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 Properties to the R-3 and PDH-3 zoning districts will allow for the completion of the infill development. Surrounding properties 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. It also protects the large RPA area that bifurcates the property. Approximately forty one percent (41%) of the residential site will be open space. Landscaping will be provided on individual lots, as well as within open space parcels. Landscape details have been provided on the CDP/FDP to illustrate the quality and quantity of the proposed vegetation.

Neighborhood Context

The Applicant proposes a residential development that will allow for completion of established residential development patterns. The proposed detached residential units will be developed at a density of 2.97 dwelling units per acre, consistent with the Plan recommendations. The proposed homes will utilize high quality materials and design. Further, the bulk and massing of the proposed homes are in harmony with the existing communities that surrounds the Subject Property on two sides.

Environmental

The Applicant's proposed residential development results in approximately 41% open space on the subject residential properties. The Applicant is proposing to construct stormwater management facilities that meets all the new storm water management requirements. The stormwater management facilities will reduce water runoff to predevelopment levels. Issues such as potential noise impacts, lighting, and the use of energy conservation materials shall be addressed in our zoning that will be submitted during the processing of the rezoning application and meetings.

Tree Preservation and Tree Cover Requirements.

Tree cover requirements will be met through a combination of tree preservation and tree plantings as further depicted on the CDP/FDP.

NON-EXEMPT

Transportation

The Applicant proposes safe and adequate access to the adjacent road network. The Subject Properties are currently accessed via a private driveway from Tuttle Road. The applicant proposes to remove the existing driveway that serves parcels 26A, 26B and 27 B. A minimum driveway length of twenty feet is provided for each unit to insure adequate parking on site. Additional guest parking will be provided along the private street.

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 Twenty Four new single-family detached homes will not have a measurable impact on public facilities. The Applicant will make a contribution as part of our rezoning to Fairfax County to be transferred to the Fairfax County School Board to be utilities for capital improvements or capacity enhancements to schools within the pyramid which serves the Subject Properties.

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 two to three 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: E. John Regan, Jr. Date

**WRITTEN STATEMENT
SPECIAL EXCEPTION AMENDMENT APPLICATION
FOR A PRIVATE SCHOOL
ACCOTINK ACADEMY
Christopher Land, LLC
March 14, 2019**

RECEIVED
Department of Planning & Zoning
MAR 15 2019
Zoning Evaluation Division

This special exception amendment (“SEA”) is filed on behalf of Accotink Academy and Christopher Land, LLC (the “Applicants”) on property zoned R-1 and R-3 and identified as Tax Map 79-3-((4))-31B and part of 79-3-((4)) -27A1 (collectively, the “Application Property”). The application will amend the special exception to permit the exchange of land serving to meet the FAR requirement of its original approvals.

Overview/Current Conditions

The Application Property represents a total of acreage of 3.912 acres. Currently the property is the home of the Accotink Academy. The Academy has direct access onto Tuttle Road. The Application Property is developed with single private school with a square footage of 53,439 GFA and 82 parking spaces which was constructed in 1971 & 1980. A few renovations have occurred over the years.

The Application Property is located approximately 225 feet from the intersection of Tuttle Road (Route 824) and Rolling Road (Route 4638) and across the street from West Springfield High School. The Application Property is bounded on the north west by West Springfield High School (zoned R-3), to the north east property zoned C-2 Rolling Mill Professional Park Condominium built in 1981, to the south east by West Springfield Government Center (zoned R-1), also to the south east by a single family subdivision Wexford at Keene Mill zoned R-8 and to the south and south west by single family homes zoned R-3. The Applicant also proposes a concurrent rezoning application for residential development that will be compatible with the surrounding area and the Accotink Academy

Description of Request

The Applicant is requesting a land swap of the open space required for the FAR previously approved. No other adjustment to the approvals is requested.

Conformance with the Comprehensive Plan Land Use Recommendations

The Application Property is located within the Pohick Planning District of the Area III Comprehensive Plan (the “Plan”); specifically, within the P2–Main Branch Community Planning Sector. The Plan does provide specific language recommendations for the Subject Properties on Area III in the Zion Drive/ Guinea Road Area section 18 page 34 & 35 which states property north and west of Bauer Drive should be developed at a density of 2-3 units to the acre as single family detached.

The Applicant is proposing a rezoning of the Application Property from the R-1 and R-3 zoning districts to the R-3 zoning district in accordance with the Plan recommendation. Private schools are an allowable use in an R-3 District with a special exception.

Additional standards pursuant to Section 9-310 for Private Schools.

1 (B). "430 square feet of usable outdoor recreational area shall be provided for each child in grades 4-12 that may use the space at one time."

Currently, the Accotink Academy provides 11,500 square feet of recreational area shown on the approved special exception plat.

Zoning Ordinance Requirements

The following information is provided pursuant to Section 9 of the Fairfax County Zoning Ordinance:

- A. Type of operation: Private school for General and Special Education
- B. Hours of operation: Monday through Friday from 6:00 am to 10:00 pm. This includes time for after school events.
- C. Number of Students: 200
- D. Number of employees: 110.
- E. Estimate of traffic impact: Based on the Private School trip generation, approximately 162 trips in the AM peak hour and 34 trips in the PM peak hour are anticipated. Total daily trips are estimated to be 496. The threshold for the preparation of a Traffic Impact Analysis has not been met. Note that no additional trips associated with the existing private school are being proposed.
- F. Vicinity or general area to be served by the use: Northern Virginia and District of Columbia area.
- G. Architectural compatibility: There are no changes proposed to the architecture of the existing school. It is brick and glass in the architectural styles of 1970's and 1980's.
- H. Hazardous and toxic substances: There are no known hazardous or toxic substances that will be generated on site.

- I. Statement of conformance: To the best of the Applicant's knowledge, the proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards, and any applicable conditions with the exception of those waivers/modifications detailed on the original approvals of the Special Exception plat. All structures on the property will remain.

Conformance with Sect. 9-006, General Standards for Special Exceptions

1. *The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.*
As previously stated, the proposed Private School is in harmony with the Comprehensive Plan.
2. *The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.*
The intent of the R-3 zoning district is to provide for residential uses and other uses that are compatible with the character of the R-3 district and the intent of the Ordinance. The Private School is a needed type of use in the County and the site is designed to be compatible with the character of the R-3 district.
3. *The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.*
The use will not adversely affect the surrounding properties. As previously stated, the site has been designed to fit into the residential fabric which surrounds it. The use is unchanged and will not produce more noise or light level which would cause issues with the adjacent residences and similarly the traffic volumes will remain unchanged.
4. *The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*
The proposed use will not be hazardous nor conflict with existing or anticipated traffic in the area. This type of use is a low traffic generated, especially in the AM and PM peak hour. The site has safe access with adequate sight distance at its access point. Again, no change in use is being proposed and hence vehicular traffic should not change.
5. *In addition to the standards**may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.*

The community will be well landscaped with native trees and shrubs.

6. *Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.*

The current zoning for the proposed project is an R-3 district and the required open space is 25%. We are proposing approximately the same amount of open space on the property that exists today and meets the required amount of open space for this zoning district. We believe that the open space is appropriate and compatible with the surrounding communities.

7. *Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.*

Utility, drainage, and parking requirements have been met.

8. *Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.*

Signs shall meet the regulations of Article 12.

WAIVERS AND MODIFICATIONS

A waiver of Zoning Ordinance Section 17-201 Par 3-B which requires a 22-foot-wide service lane connecting to adjoining properties. There are no changes being proposed to the Private School which currently does not connect to any adjacent properties.

CONCLUSION

This application is a land swap and does not affect any of the previous approvals of this site. The use meets these standards and the other applicable Zoning Ordinance regulations and is in harmony with the Comprehensive Plan. For these reasons and the others stated in this written statement, we respectfully request approval of this application.

Respectfully submitted,

E. John Regan, Jr.
Christopher Land, LLC

Rezoning Application

RZ 2019-SP-006



Applicant: CHRISTOPHER LAND, LLC
Accepted: 03/27/2019
Proposed: RESIDENTIAL AND PRIVATE SCHOOL OF SPECIAL EDUCATION

Area: 12.32 AC; DISTRICT - SPRINGFIELD

Zoning Dist Sect: SOUTH SIDE OF TUTTLE ROAD AND EAST SIDE OF LOUIS EDMOND COURT

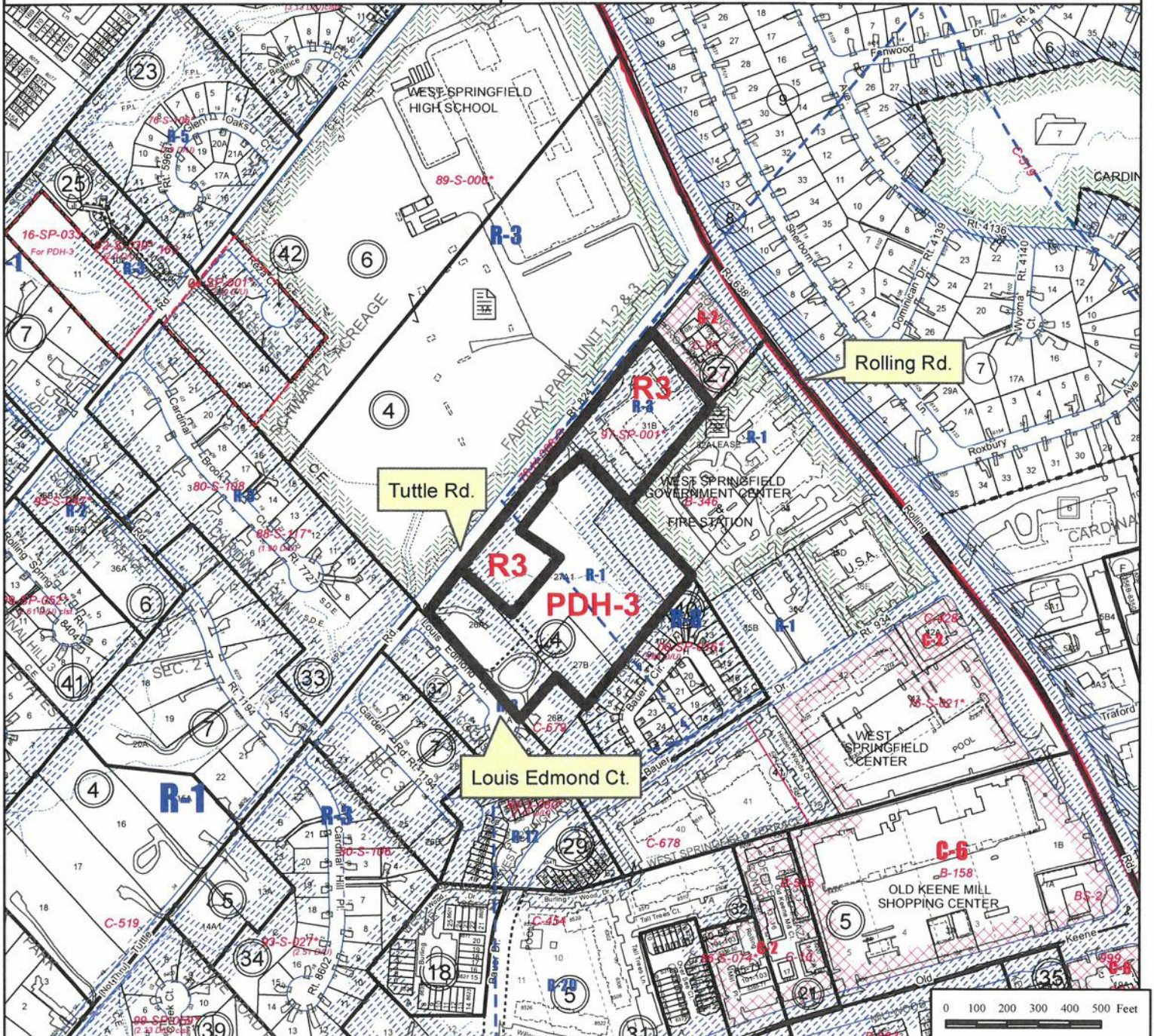
Located:

Zoning: FROM R-1 & R-3 TO R-3 & PDH-3

Overlay Dist: HC NEX

Map Ref Num: 079-3- /04/ /0026A /04/ /0027A1 /04/ /0027B /04/ /0031B

NON-EXEMPT



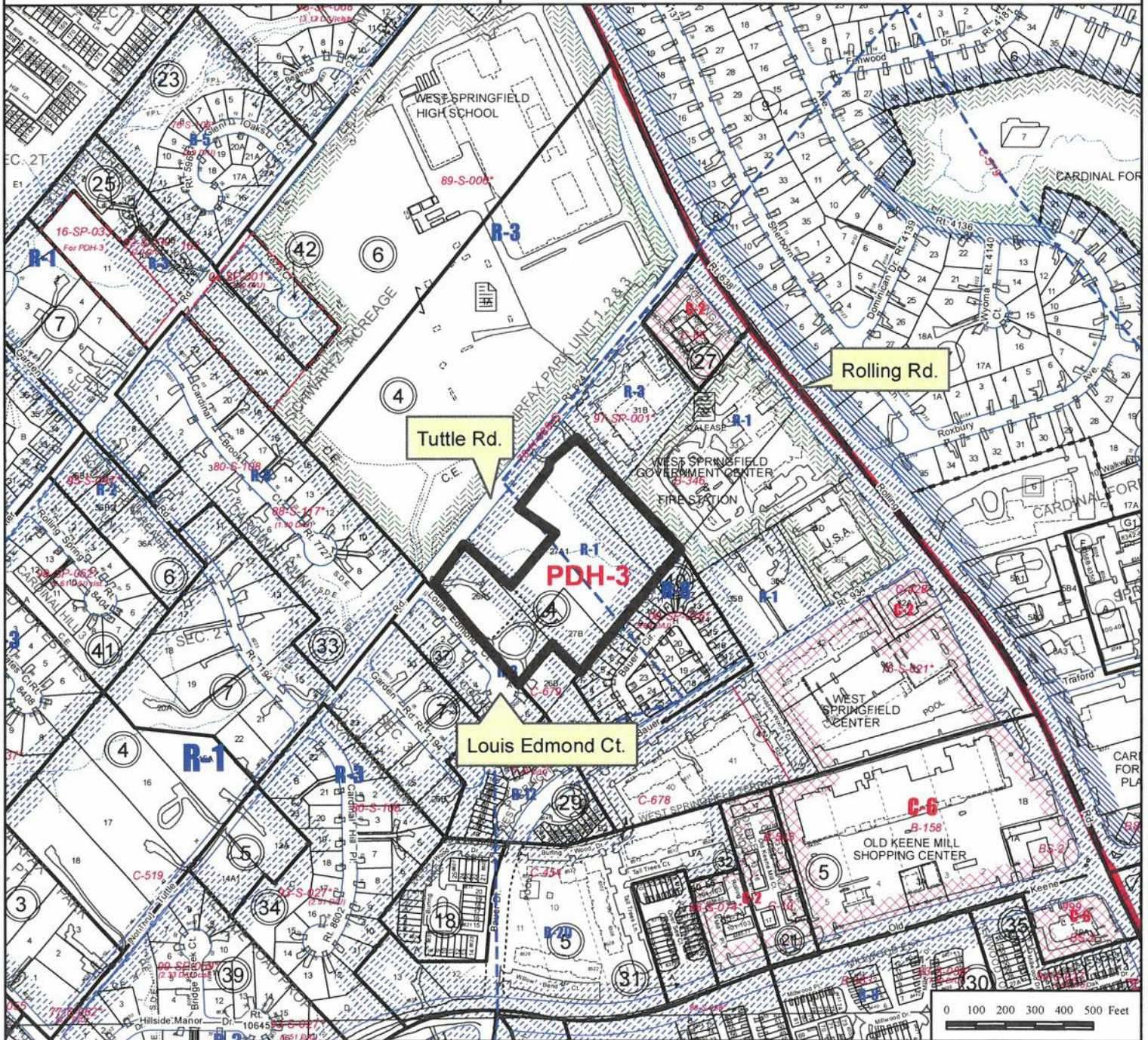
Final Development Plan

FDP 2019-SP-006



Applicant: CHRISTOPHER LAND, LLC
 Accepted: 03/27/2019
 Proposed: RESIDENTIAL
 Area: 8.41 AC; DISTRICT - SPRINGFIELD
 Zoning Dist Sect: SOUTH SIDE OF TUTTLE ROAD AND EAST SIDE OF LOUIS EDMOND COURT
 Located:
 Zoning: PDH- 3
 Overlay Dist: HC NEX
 Map Ref Num: 079-3- /04/ /0026A /04/ /0027A1 (pt.) /04/ /0027B /04/ /0031B (pt.)

NON-EXEMPT



Special Exception Amendment

SEA 97-S-001



Applicant:

CHRISTOPHER LAND, LLC

Accepted:

03/27/2019

Proposed:

AMEND SE 97-S-001 PREVIOUSLY APPROVED FOR PRIVATE SCHOOL OF SPECIAL EDUCATION TO MODIFY LAND AREA, SITE AND DEVELOPMENT CONDITIONS

Area:

3.91 AC; DISTRICT - SPRINGFIELD

Zoning Dist Sect:

03-0304

Located:

8519 AND 8533 TUTTLE ROAD,
SPRINGFIELD, VA 22152

Zoning:

R-1, R-3, & H-C

Plan Area:

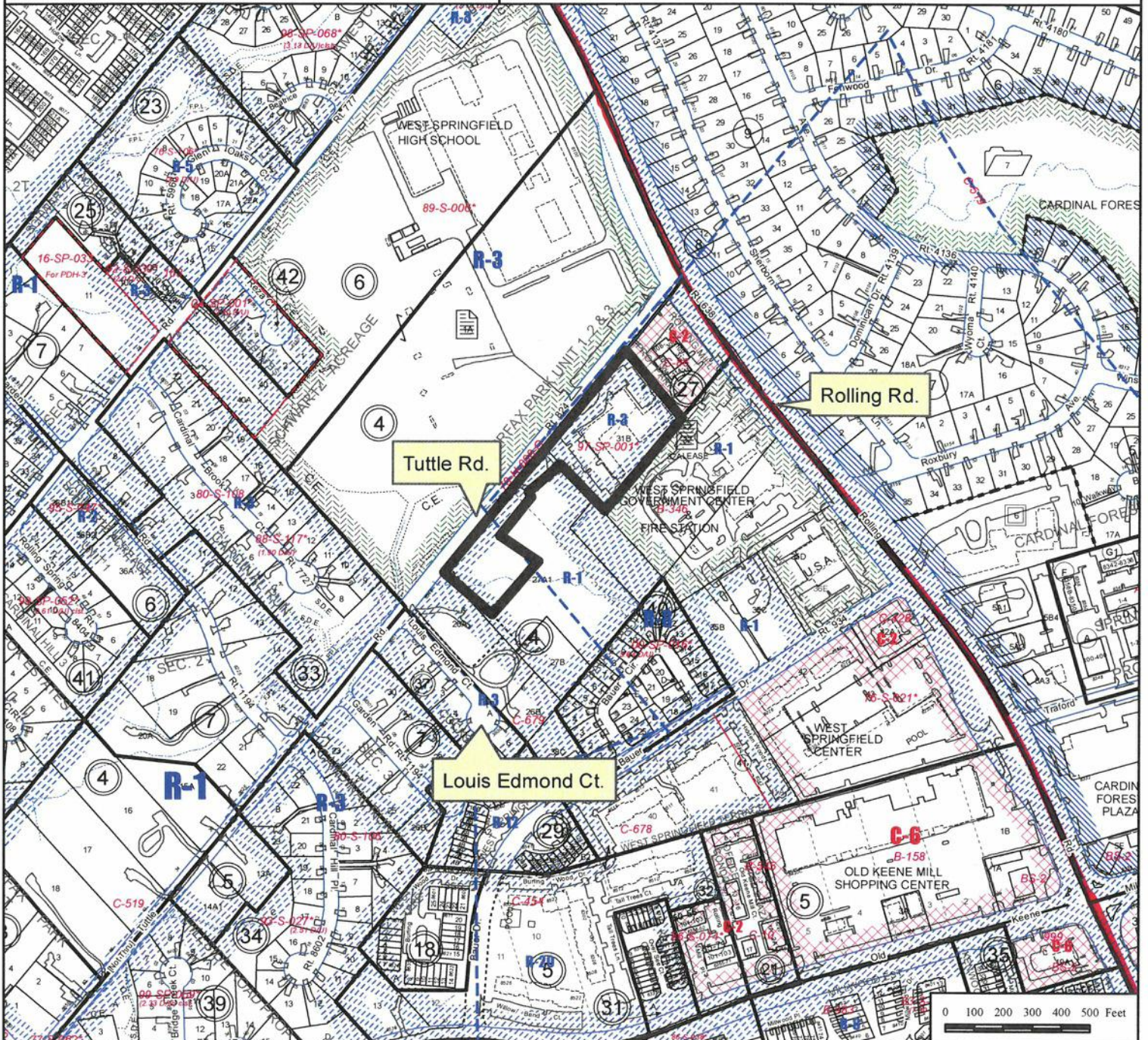
3,

Overlay Dist:

HC

Map Ref Num:

079-3- /04/ /0027A1 (pt.) /04/ /0031B (pt.)

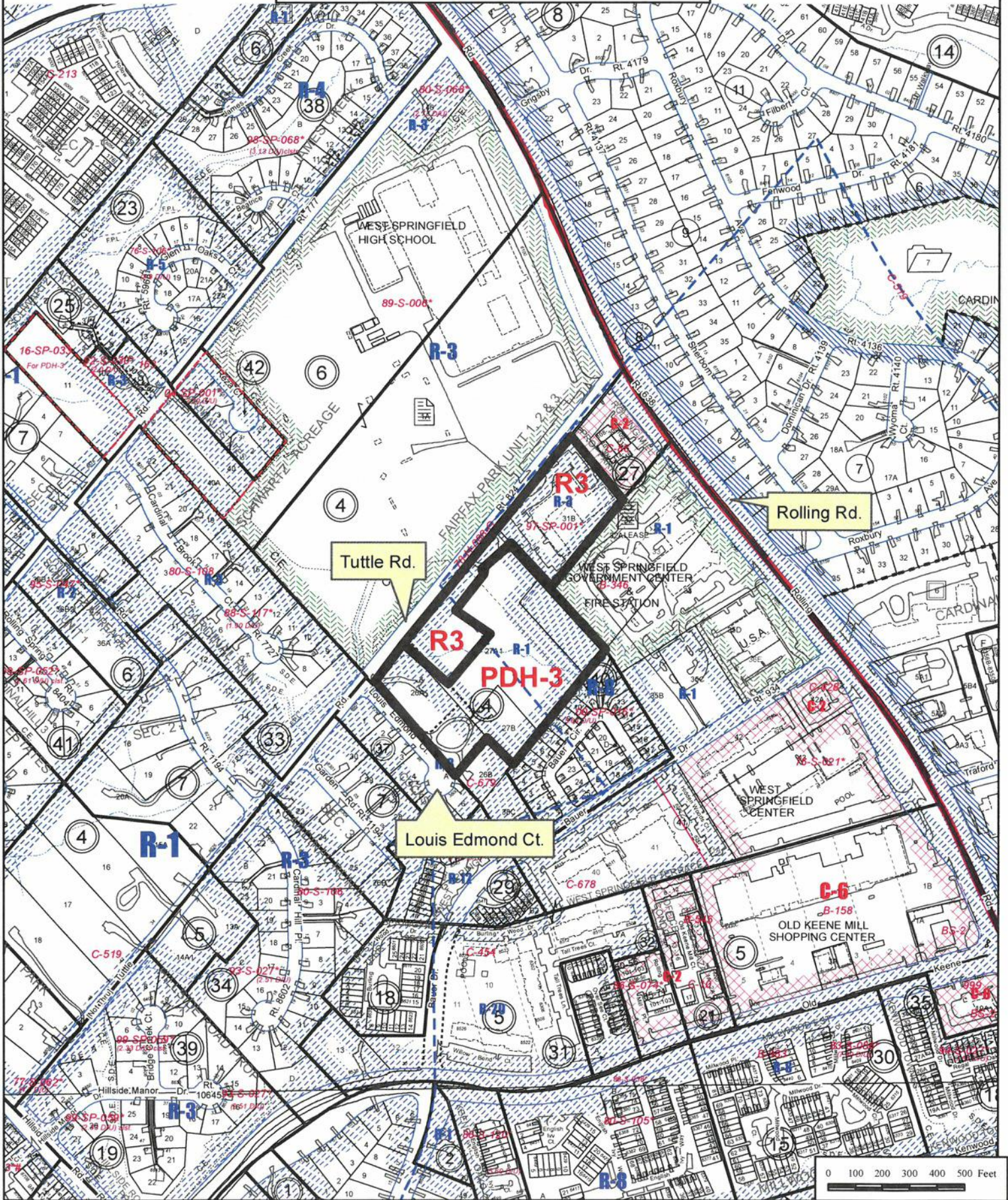


Rezoning Application

RZ 2019-SP-006

CHRISTOPHER LAND, LLC

NON-EXEMPT

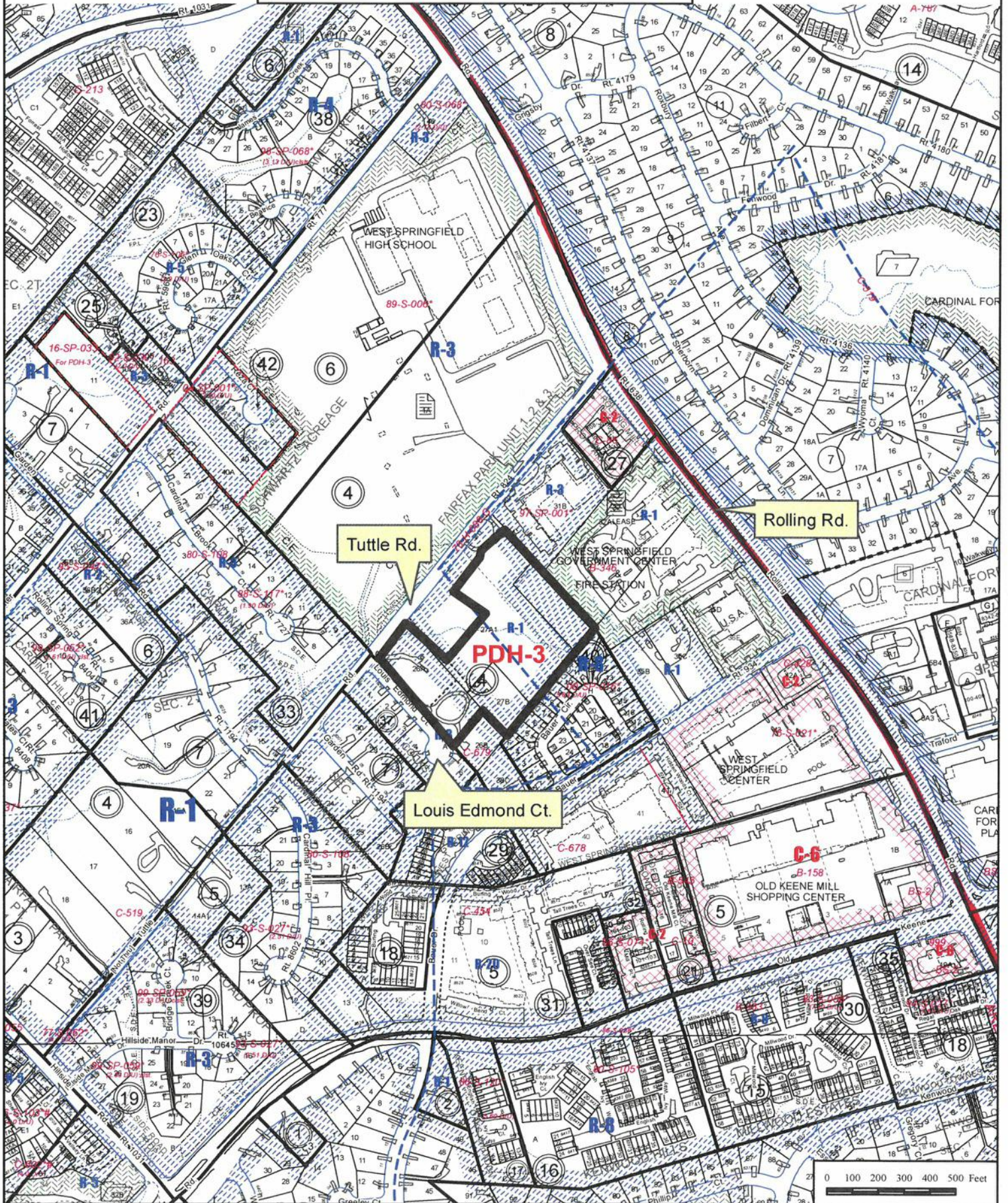


Final Development Plan

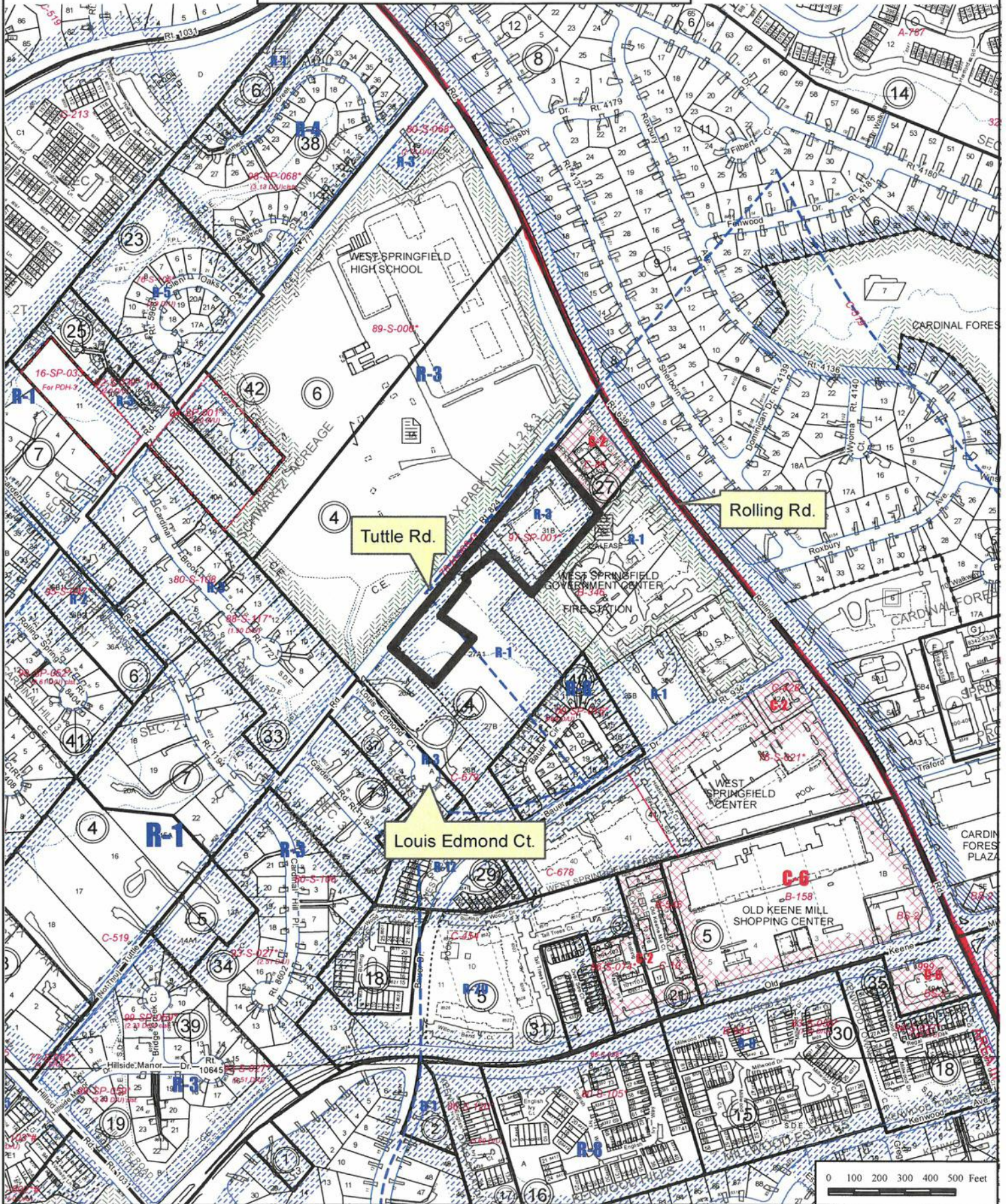
FDP 2019-SP-006

CHRISTOPHER LAND, LLC

NON-EXEMPT



Special Exception Amendment
SEA 97-S-001
CHRISTOPHER LAND, LLC

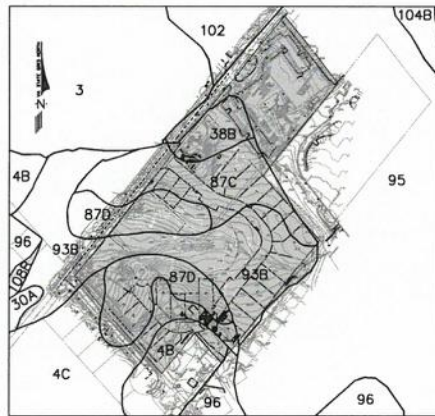


GENERAL NOTES

- ALL REFERENCES TO ZONING ORDINANCE SHALL REFER TO THE FAIRFAX COUNTY ZONING ORDINANCE. ALL REFERENCES TO PROPERTY, PARCEL OR SITE SHALL REFER TO THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTIES ARE LOCATED IN THE SPRINGFIELD DISTRICT, ON FAIRFAX COUNTY TAX MAP 79-3(4) PARCELS 25A, 27A1, 27B, AND 31B.
- THE PROPERTIES ARE CURRENTLY ZONED R-1 (PARCELS 27A1 AND 27B) AND R-3 (PARCELS 25A AND 31B). PARCELS 25A, 27B AND A PORTION OF 27A1 ARE TO BE REZONED TO PMH-3, A PORTION OF 27A1 IS TO BE REZONED TO R-3. A PORTION OF 31B IS TO BE REZONED TO PMH-3.
- THE PROPERTY ARE COMPOSED OF PARCELS OWNED BY:
WARREN H. MCCONNELL - PARCELS 25A, 27A1 AND 31B
MARK P. MCCONNELL - PARCEL 27B
- THE BOUNDARY INFORMATION SHOWN IS BASED ON AN ALTA SURVEY LAND TITLE SURVEY PREPARED BY URSBAN, DATED OCTOBER 3RD, 2018.
- THE TOPOGRAPHY SHOWN IS AT TWO FOOT CONTOUR INTERVAL BASED ON A FIELD SURVEY PREPARED BY URSBAN, DATED OCTOBER 3RD, 2018.
- BASED UPON COUNTY MAPPING THERE ARE NO FLOODPLAINS LOCATED ON THE PROPERTY.
- ACCORDING TO THE COUNTY TRAILS PLAN THERE ARE NO COUNTY PLANNED TRAILS WITHIN THIS PROPERTY.
- THERE ARE NO EXISTING UTILITY EASEMENTS GREATER THAN OR EQUALS TO 20 FEET IN WIDTH ON THE PROPERTY, BASED ON AN ALTA SURVEY LAND TITLE SURVEY PREPARED BY URSBAN, DATED OCTOBER 3RD, 2018.
- THERE ARE AREAS ON SITE THAT HAVE SCENIC ASSETS AND/OR NATURAL FEATURES WORTH PROTECTING AND PRESERVING. THE AREAS HAVE BEEN PRESERVED AS SHOWN ON SHEET 5.
- THERE ARE NO KNOWN GRAVE OR BURIAL SITES ON THIS PROPERTY BASED ON AN ALTA SURVEY LAND TITLE SURVEY PREPARED BY URSBAN, DATED OCTOBER 3RD, 2018.
- THERE ARE NO KNOWN ARCHEOLOGICAL SITES OR ANY ENDANGERED OR THREATENED PLANT AND ANIMAL SPECIES IN THE PROJECT AREA.
- THE USE AND DENSITY OF THE PROPOSED DEVELOPMENT CONFORMS TO THE RECOMMENDATIONS OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE PROPERTY IS LOCATED WITHIN SUBSECTION P2 OF THE AREA B, PORCH PLAN, AND IS PLANNED FOR LOW DENSITY RESIDENTIAL USE PER FAIRFAX COUNTY COMPREHENSIVE USE PLAN.
- IT IS NOT ANTICIPATED THAT THE PROPOSED DEVELOPMENT WILL POSE ANY KNOWN ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES. LOT SEES, HOMES AND SETBACKS WILL BE COMPATIBLE WITH THOSE OF ADJACENT DEVELOPMENTS.
- ALL EXISTING STRUCTURES ON PARCELS 25A AND 27B ARE TO BE REMOVED. THE EXISTING STRUCTURES ON PARCELS 27A1 AND 31B ARE TO REMAIN.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 43, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 305; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS, OR 62-1-14-HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 43, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE.
- THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS MAY BE SPECIFIED OTHERWISE.
- PUBLIC WATER AND SEWER SHALL BE PROVIDED BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTORS.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- IN ACCORDANCE WITH SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS INCLUDING THE SIZES, DIMENSIONS, AND/OR FOOTPRINTS AND LOCATIONS OF HOUSES, SIDEWALKS, UTILITIES AND STORM WATER MANAGEMENT BMP FACILITIES MAY OCCUR WITH FINAL SITE ENGINEERING WITHOUT REQUIRING AN AMENDMENT TO THIS CONFP.
- PURSUANT TO SECTION 16-403 OF THE ZONING ORDINANCE, THE LIMITS OF CLEARING AND GRADING AND LANDSCAPED OPEN SPACE AREA REPRESENTED ON THE PLAN ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL DESIGN AND SITE ENGINEERING.
- LANDSCAPING CONSISTING OF A COMBINATION OF EVERGREEN AND/OR DECIDUOUS TREES WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13. IT IS NOTED THAT PROPERTIES ADJACENT TO THE PROPOSED RESIDENTIAL DEVELOPMENT ARE THE SAME USE OR MORE INTENSE, HENCE TRANSITIONAL SCREENING IS NOT REQUIRED.
- SUBJECT TO MARKET CONDITIONS, IT IS ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
- STORMWATER MANAGEMENT FACILITIES WILL CONFORM TO ALL DPMS AND PFM REQUIREMENTS UNLESS WAIVED. THE DEVELOPER RESERVES THE RIGHT TO USE SUPPLEMENTARY INNOVATIVE MEASURES SUCH AS RAIN GARDENS AND GRASSED SWALES TO MEET WATER QUALITY REQUIREMENTS. ADDITIONALLY, THE APPLICANT RESERVES THE RIGHT TO PURCHASE WATER QUALITY CREDIT IN ACCORDANCE WITH PFM REQUIREMENTS.
- THERE ARE NO AFFORDABLE DWELLING UNITS PROPOSED WITH THIS PLAN.
- PUBLIC IMPROVEMENTS THAT WILL BE CONSTRUCTED SIMULTANEOUSLY WITH THE SINGLE FAMILY DWELLINGS INCLUDE STREET FRONTAGE IMPROVEMENTS, PRIVATE STREETS, AND SIDEWALKS AS SHOWN ON THE CONFP.
- THE CENTRAL PRESERVATION AREA, TRAILS, AND ADJACENT PROPOSED AMENITY AREA ARE TO SERVE THE PLANNED RESIDENTIAL DEVELOPMENT. MORE DETAILED INFORMATION OF THIS AREA WILL BE PROVIDED ON SUBSEQUENT SUBMISSIONS.
- OFF SITE IMPROVEMENTS INCLUDE ROAD WIDENING ALONG RESIDENTIAL FRONTAGE AND UTILITY CONNECTIONS WITH TUTTLE ROAD AND LOUIS EDMOND COURT.
- THERE ARE NO FLOODPLAINS LOCATED ON THE SUBJECT PROPERTY.
- RECREATIONAL FACILITIES SHALL BE PROVIDED IN THE RESIDENTIAL PORTION OF THIS PROJECT AND SUCH FACILITIES SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 16-404 OF THE ZONING ORDINANCE, AND SUCH REQUIREMENTS SHALL BE BASED ON A MINIMUM EXPENDITURE OF \$1,900 PER DWELLING UNIT FOR SUCH FACILITIES.

SOILS MAP

SCALE 1"=200'



SOILS RATINGS

SOIL ID NUMBER	SERIES NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	SLOPE STABILITY	ERODIBILITY	INFILTRATION SATURABILITY	GEOTECHNICAL REPORT REQ.
4B	BAKER CROSSLAND NATIDALE COMPLEX	GOOD	FAR-C, B	MARGINAL	HIGH	GOOD	YES
4C	BAKER CROSSLAND NATIDALE COMPLEX	GOOD	FAR-C, B	MARGINAL	HIGH	GOOD	YES
38B	FAIRFAX LOAM	GOOD	FAR-C	MODERATE	MEDIUM	GOOD	NO (GEOTECHNICAL WEST REQ.)
87C	BROOKS-SANDY LOAM	GOOD	FAR-C	MODERATE	MEDIUM	GOOD	YES
87D	BROOKS-SANDY LOAM	GOOD	FAR-C	MOD-HIGH	MEDIUM	GOOD	NO (GEOTECHNICAL WEST REQ.)
93B	SUMNERUCK LOAM	POOR-W	MARGINAL-N, B	MODERATE	MEDIUM	POOR-W	YES
95	URBAN LAND	N/A	N/A	N/A	N/A	N/A	NO (GEOTECHNICAL WEST REQ.)
96	URBAN LAND-BAKER CROSSLAND COMPLEX	FAIR-S	FAR-C, B	MOD-HIGH	MEDIUM	MARGINAL-S	NO (GEOTECHNICAL WEST REQ.)

SOILS NOTES

- SOILS INFORMATION AND MAPPING PROVIDED BY THE OFFICIAL 2018 FAIRFAX COUNTY SOIL MAPS.
- GEOTECHNICAL REPORT REQUIRED AT TIME OF SUBDIVISION PLAN.

WAIVERS/MODIFICATIONS

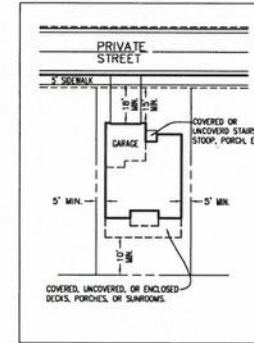
- WAIVER OF ZONING ORDINANCE SECTION 17-201 PART 3-B WHICH REQUIRES A 22 FOOT WIDE SERVICE LANE CONNECTING ADJACENT PROPERTIES IS HEREBY REQUESTED.

INTERIOR/CORNER LOT NOTES

- THE TYPICAL LOT DETAIL IS INTENDED TO ESTABLISH MINIMUM YARD AREAS AND SETBACKS. THE FOOTPRINT SHOWN IS ILLUSTRATIVE AND IS NOT INTENDED TO REPRESENT THE ACTUAL FOOTPRINT. ALTERNATIVE FOOTPRINTS MAY BE USED.
- DRIVEWAY LENGTH IS MEASURED FROM FACE OF GARAGE DOOR TO EDGE OF SIDEWALK OR FACE OF CURB IF NO SIDEWALK IS PROVIDED.
- DECK MODIFICATIONS MAY INCLUDE BUT ARE NOT LIMITED TO: LATTICE WORK, PERGOLAS, PRIVACY SCREENS, TRELLISES, BENCHES AND OVERHANGING PLANTER BOXES.
- EXTENSIONS INTO MINIMUM REQUIRED YARDS NOT SPECIFIED SHALL BE GOVERNED BY ARTICLE 2-412 OF THE ZONING ORDINANCE.
- SIDEWALKS MAY ENDOACH INTO FRONT AND SIDE YARDS, IF SO, THEN A PUBLIC ACCESS EASEMENT SHALL BE ESTABLISHED IN THOSE AREAS.
- COVERED AND UNCOVERED STAIRS, STOOPS, BAY WINDOWS, FIRE PLACES, AND HVAC UNITS MAY EXTEND UP TO 5 FEET INTO ANY MINIMUM REQUIRED YARD, BUT NOT CLOSER THAN 2 FEET TO ANY SIDE LOT LINE, NOT APPLICABLE TO INTERIOR LOT LINES.
- COVERED, UNCOVERED, OR ENCLOSED DECKS, PORCHES, OR SUNROOMS MAY EXTEND INTO REAR YARDS, BUT NOT CLOSER THAN 5 FEET FROM THE REAR LOT LINE AND MAY NOT PROJECT BEYOND THE SIDE OF THE HOUSE.

TYPICAL LOT DETAIL TYPE 1

N.T.S.



ZONING AND AREA TABULATIONS

TOTAL SITE AREA: 12.3183 ACRES OR 536,586 S.F.
 EXISTING ZONING: R-1 AND R-3
 PROPOSED ZONING: PMH-3 AND R-3 (SEE SHEET 6)
 PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED AND PRESERVATION OF EXISTING PRIVATE SCHOOL (ACCOITNK ACADEMY)

RESIDENTIAL DEVELOPMENT

PROPOSED SITE AREA: 366,188 SF OR 8.41 AC
 PROPOSED LOTS: 25 LOTS
 PROPOSED DENSITY: 25 LOTS / 8.41 AC = 2.97 DU/AC
 MINIMUM LOT AREA: NO REQUIREMENT
 MINIMUM LOT WIDTH: NO REQUIREMENT
 MINIMUM YARDS:
 FRONT: 15 FEET
 SIDE: 5 FEET
 REAR: 10 FEET
 BUILDING HEIGHT: 35 FEET MAXIMUM
 OPEN SPACE REQUIRED: 20% OR 1.71 AC.
 OPEN SPACE PROVIDED: 3.15 AC. OR 37.48% OF SITE AREA

EXISTING PRIVATE SCHOOL (ACCOITNK ACADEMY)

EXISTING SITE AREA: 170,418 S.F. OR 3.912 AC
 PROPOSED SITE AREA: 170,418 S.F. OR 3.912 AC.
 ALLOWABLE F.A.R.: 0.25
 TOTAL BUILDING AREAS FROM PREVIOUS SPEX: 40,968 S.F. (NO ADDITIONAL CFA BEING PROPOSED)
 PROPOSED F.A.R.: 40,968 / 170,148 = 0.240
 OUTDOOR RECREATIONAL AREA PROVIDED: 11,500 SQ.FT. PER ORIGINAL SPECIAL EXCEPTION

PARKING TABULATIONS-RESIDENTIAL DEVELOPMENT

TOTAL # OF UNITS: 24 NEW AND 1 EXISTING
 PARKING SPACES REQ'D. FOR SFD UNITS ON A PRIVATE STREET: 24 x 3 = 72 SPACES
 PARKING SPACES REQ'D. FOR SFD UNITS ON A PUBLIC STREET: 1 x 2 = 2 SPACES
 TOTAL PARKING REQUIRED: 72+2= 74 SPACES
 PARKING SPACES PROVIDED:
 2 GARAGE & 2 DRIVEWAY SPACES = 24 SFD UNITS = 96 SPACES
 2 DRIVEWAY SPACES x 1 SFD UNITS = 2 SPACES
 ON STREET PARKING = 11 SPACES
 TOTAL PARKING SPACES PROVIDED: = 109 SPACES
 109 SPACES PROVIDED > 74 SPACES REQUIRED; THEREFORE, PARKING REQUIREMENTS MET.
 FINAL PARKING COUNT SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS.

PARKING TABULATIONS-EXISTING PRIVATE SCHOOL *

PARKING REQUIRED
 SCHOOL OF SPECIAL EDUCATION:
 2 SPACES/EACH 3 EMPLOYEES + 110 EMPLOYEES = 74 SPACES
 ADDITIONAL ACCOMMODATING SPACES = 8 SPACES
 TOTAL = 82 SPACES
 PARKING PROVIDED
 REGULAR SPACES = 78 SPACES
 HANDICAPPED SPACES = 4 SPACES
 TOTAL = 82 SPACES
 LOADING SPACES:
 REQUIRED SPACES = 2 SPACES
 PROVIDED SPACES = 2 SPACES
 *INFORMATION BASED ON ORIGINAL SPECIAL EXCEPTION



7712 Old River Turnpike
 Arlington, Virginia 22203
 TEL: 703.243.2000 FAX: 703.243.2051
 www.urbans.com



Client

Revision / Issue
 No. Description Date
 1.
 2.
 3.
 4.
 5.

Issue Description

Project Name
**RESIDENCES
 AT
 MCCONNELL
 MANOR**
 GDP/ICDP/DP/SEA

Springfield District
 Fairfax County, Virginia

Drawn By Checked By
 DTM

Project No. ZP-2375

Date MARCH 21, 2019

Drawing Title
**NOTES AND
 DETAILS**

Scale: AS SHOWN

Drawing Number

2

Sheet 2 of 14

RESIDENCES AT MCCONNELL MANOR, ZP-2375

NON-EXEMPT



urban

7722 Old Wake Forest
Aurora, VA 22004
TEL: 703.526.2200 FAX: 703.526.2201
www.urban-va.com

Seal



Client

Revision / Issue
No. Description Date

Issue
Date Description

Project Name
**RESIDENCES
AT
MCCONNELL
MANOR**
GDP/CDP/DP/ISEA

Springfield District
Fairfax County, Virginia

Drawn By Checked By
DTM

Project No. ZP-2375

Date MARCH 21, 2019

Drawing Title
**EXISTING
CONDITIONS**

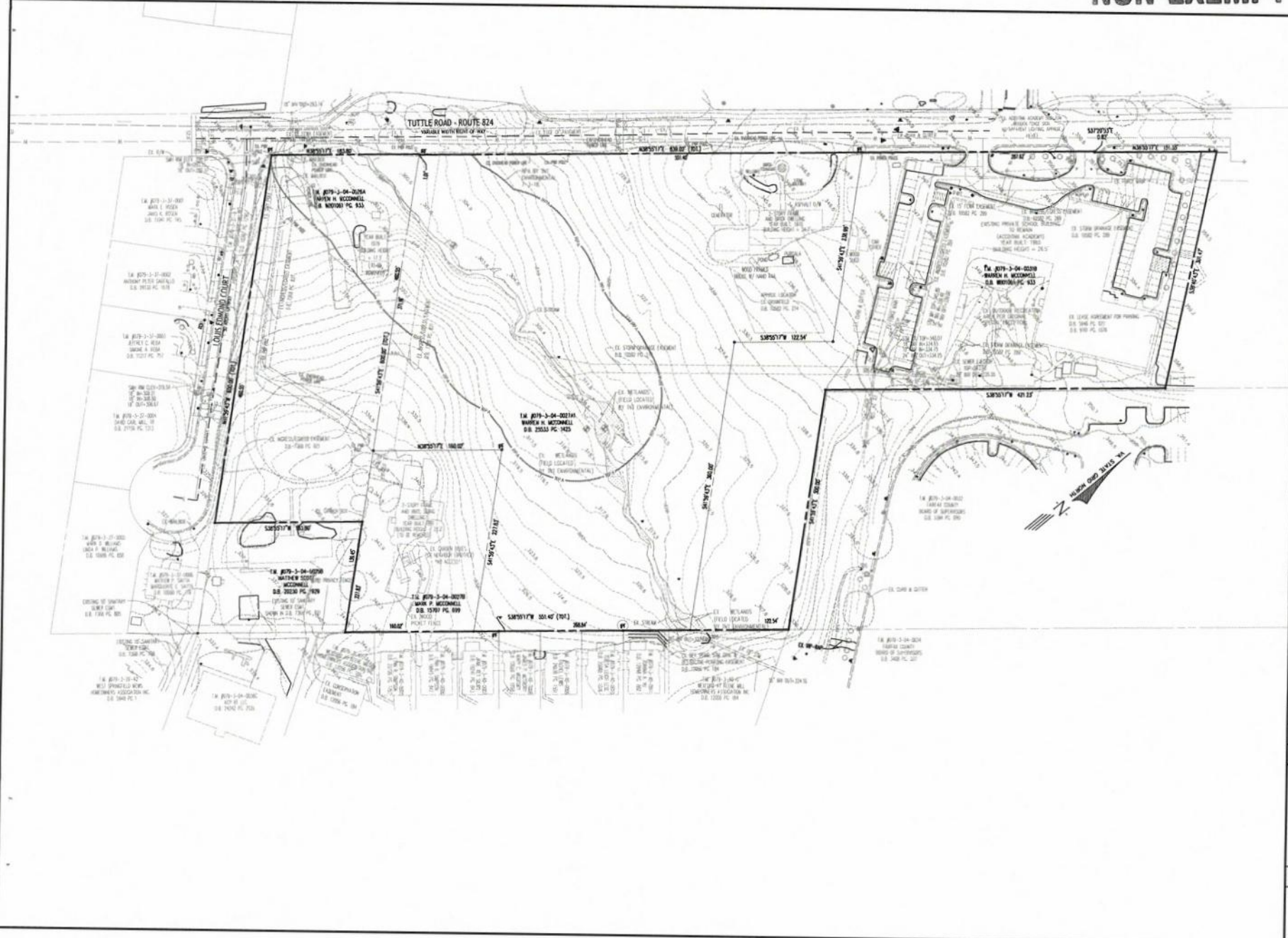
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Drawing Number

3

Sheet 3 of 14

RESIDENCES AT MCCONNELL MANOR ZP-2375



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7711 Lee River Landing
Arlingdale, Virginia 22025
TEL: 703.242.9200 FAX: 703.242.9201
www.urbaninc.com



Client

Revision / Issue	No.	Description	Date
	1.		
	2.		
	3.		
	4.		
	5.		

Issue Date

Project Name
RESIDENCES AT MCCONNELL MANOR
GDPICDP/DP/ISEA

Springfield District
Fairfax County, Virginia

Drawn By: [Blank] Checked By: DTM

Project No.: ZP-2375

Date: MARCH 21, 2019

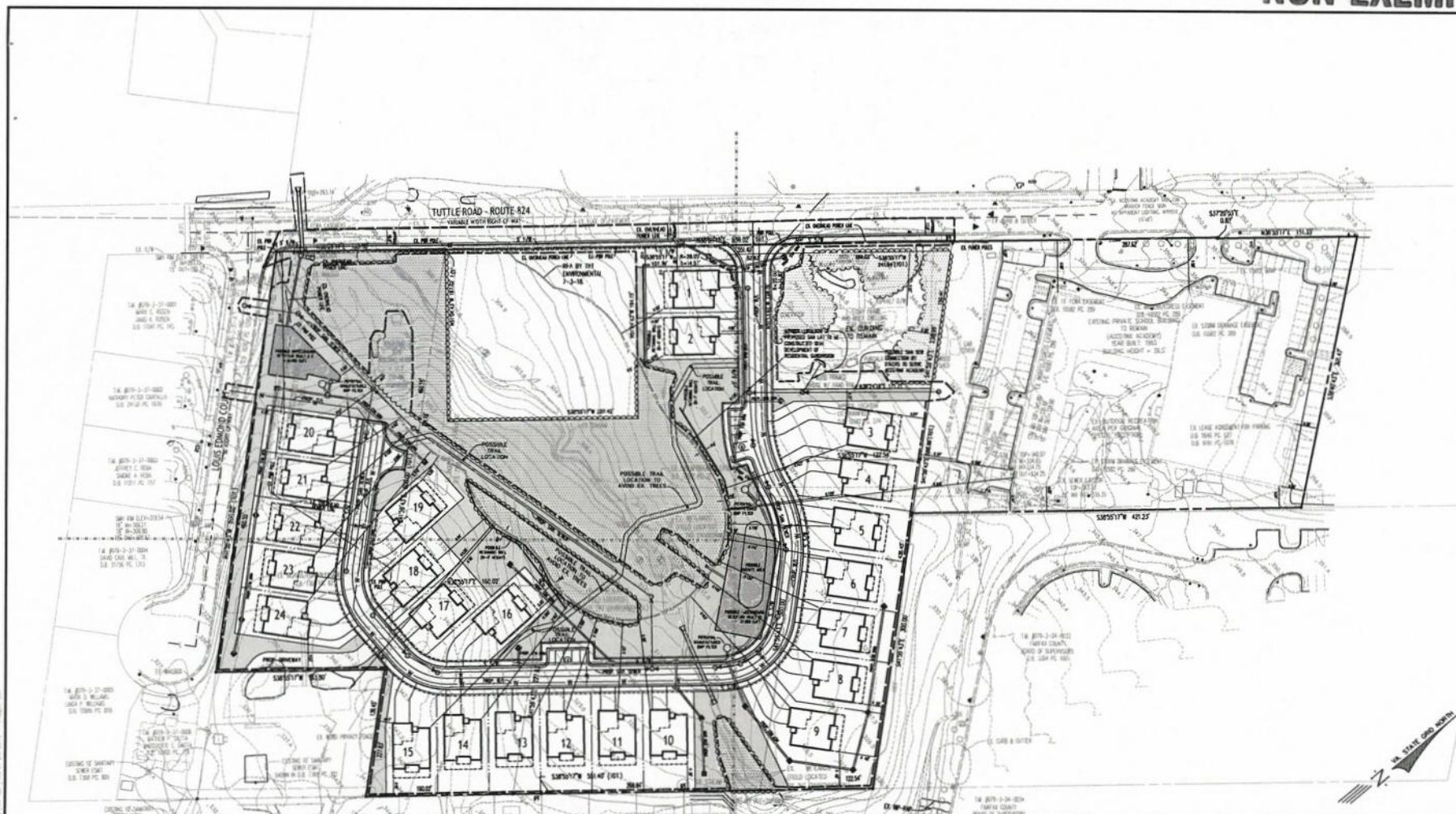
Drawing Title
OVERVIEW

Scale: 1" = 50'

Drawing Number

5

Sheet 5 of 14



LEGEND

- DENOTES OPEN SPACE FOR RESIDENTIAL DEVELOPMENT
- APPROXIMATE TREE SAVE AREA FOR RESIDENTIAL DEVELOPMENT
- APPROXIMATE LIMITS OF CLEARING
- APPROXIMATE LOCATION OF PROPOSED TRAIL

NOTES

1. THE LOCATIONS OF PROPOSED STORM WATER FACILITIES, UTILITIES AND LOT LINES ARE CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING, PROVIDED THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/DFP.
2. AREA OF RECREATIONAL SPACE IS APPROXIMATELY 2,211 S.F.
3. AN ENTRY FEATURE MAY BE LOCATED ON ONE OR BOTH SIDES OF THE ENTRY ROAD.
4. LOCATION OF TRAIL IS CONCEPTUAL. FINAL LOCATION TO BE ADJUSTED TO RESPOND TO TOPOGRAPHY, TREES, AND JURISDICTIONAL REVIEW.

A. L. ...

RESIDENCES AT MCCONNELL MANOR ZP-2375



7710 Lee New Yorks
Arlenside Virginia 22202
TEL: 703.426.8000 FAX: 703.426.8001
www.urban.com



Client

Revision / Issue	No.	Description	Date
1.			
2.			
3.			

Issue	Date	Description
1.		
2.		
3.		

Project Name
RESIDENCES AT MCCONNELL MANOR
GDP/ICDP/FDP/SEA

Springfield District
Fairfax County, Virginia

Drawn By: [Blank] Checked By: DTM

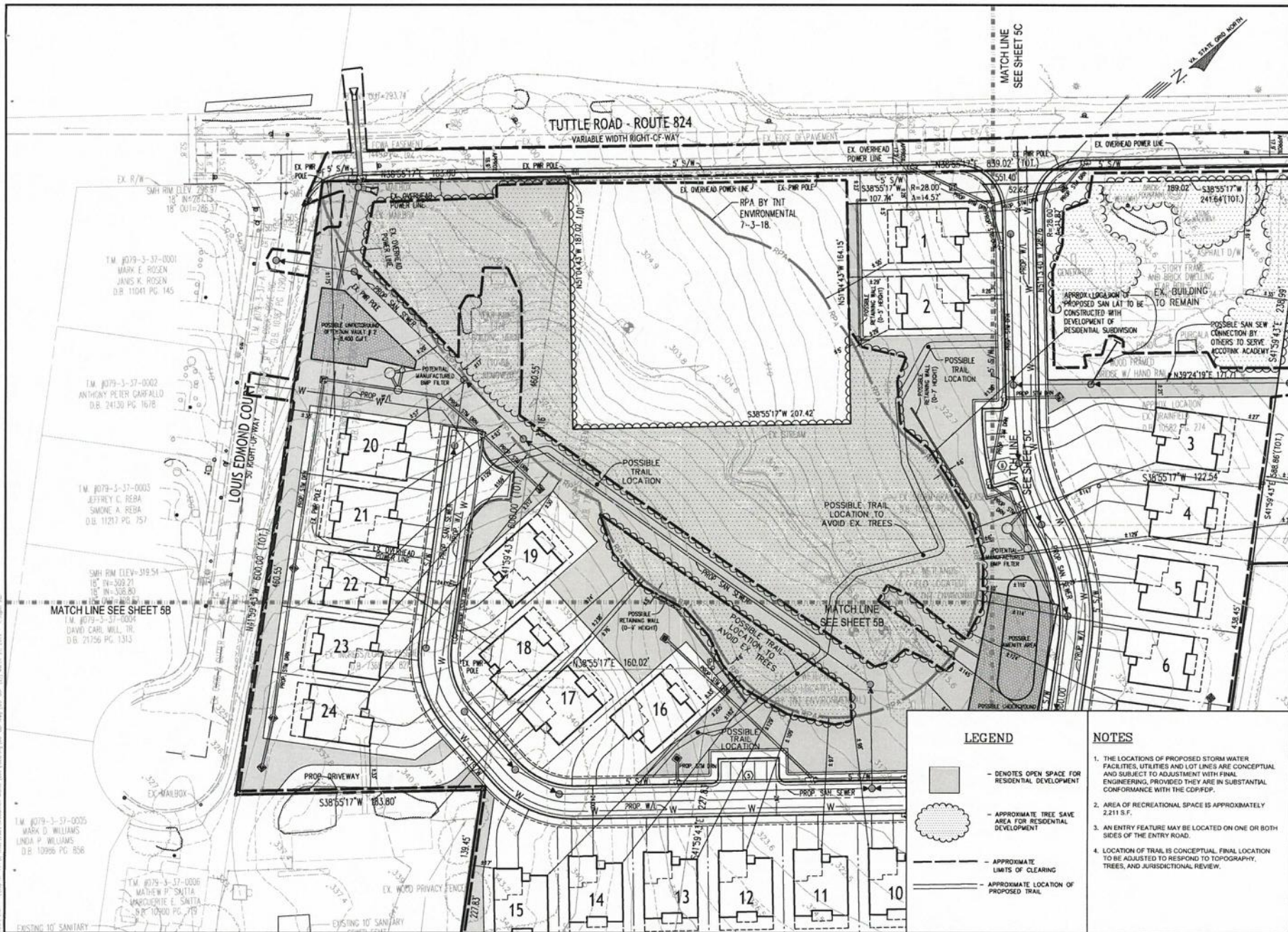
Project No. ZP-2375
Date MARCH 21, 2019

Drawing Title
GDP/ICDP/FDP & SEA LAYOUT

Scale: 1" = 30'

Drawing Number
5A

Sheet 5 of 14



LEGEND

- DENOTES OPEN SPACE FOR RESIDENTIAL DEVELOPMENT
- APPROXIMATE TREE SAVE AREA FOR RESIDENTIAL DEVELOPMENT
- APPROXIMATE LIMITS OF CLEARING
- APPROXIMATE LOCATION OF PROPOSED TRAIL

- NOTES**
- THE LOCATIONS OF PROPOSED STORM WATER FACILITIES, UTILITIES AND LOT LINES ARE CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING, PROVIDED THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE GDP/FP.
 - AREA OF RECREATIONAL SPACE IS APPROXIMATELY 2,211 S.F.
 - AN ENTRY FEATURE MAY BE LOCATED ON ONE OR BOTH SIDES OF THE ENTRY ROAD.
 - LOCATION OF TRAIL IS CONCEPTUAL. FINAL LOCATION TO BE ADJUSTED TO RESPOND TO TOPOGRAPHY, TREES, AND JURISDICTIONAL REVIEW.

DATE PLOTTED: 3/21/19 11:54 AM
 PLOTTER: HP DesignJet T1100PS
 PLOT SCALE: 1"=30'
 PLOT SHEET: 5A
 PLOT TITLE: GDP/ICDP/FDP & SEA LAYOUT
 PLOT PROJECT: RESIDENCES AT MCCONNELL MANOR
 PLOT CLIENT: GDC/ICDP/FDP/SEA
 PLOT DRAWN BY: [Blank]
 PLOT CHECKED BY: DTM
 PLOT DATE: 3/21/19
 PLOT PROJECT NO: ZP-2375
 PLOT SHEET NO: 5A
 PLOT TOTAL SHEETS: 14

NON-EXEMPT

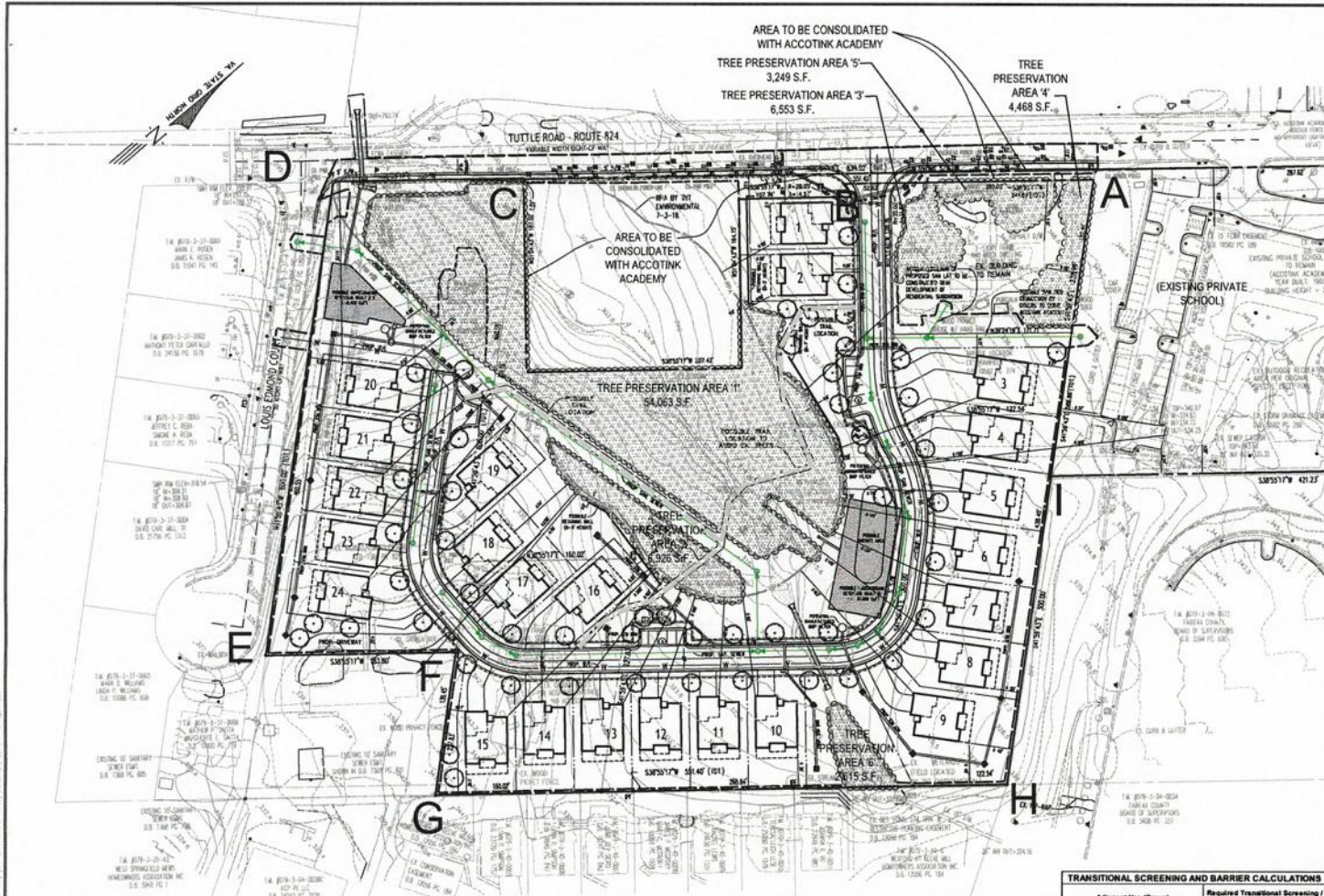


Table 12.3 Tree Preservation Target Calculations and Statement

Step	Criteria	Results
A	Pre-development area of existing tree canopy from existing vegetation maps (SF)	306,033 sq ft § 12-0507.2
B	Percentage of gross site area covered by existing tree canopy	84%
C	Percentage of 10-year tree canopy requirement that should be met through tree preservation	25% use Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation	84%
E	Processed percentage of canopy requirement that will be met through tree preservation	81.8%
F	Has the Tree Preservation Target minimum been met? If No to line F, then an owner to identify from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where detailed request is located	No
G	Step G requires a narrative. It shall be prepared in accordance with § 12-0508.4	n/a
H	Place the information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10	✓

Table 12.10 10-Year Tree Canopy Calculation Worksheet

Step	Criteria	Results
A	Tree Preservation Target Calculations and statement was processed the 10-year tree canopy	✓ use § 12-0508.3 for list of required items and worksheet
B	Tree Canopy Requirement	
B1	Identify gross site area (SF)	368,168 § 12-0511.1A
B2	Subtract area dedicated to parking, road, driveway, etc.	0 § 12-0511.1B
B3	Subtract area of exemptions (SF)	0 § 12-0511.1C(1) through § 12-0511.1C(5)
B4	Adjusted gross site area (B1-B2-B3) (SF)	368,168
B5	Identify the site's zoning and/or use	PDR-3
B6	Percentage of 10-year tree canopy required	25.0%
B7	Area of 10-year Tree Canopy Required (B4 x B6) (SF)	91,542 Square Feet
B8	Modification of 10-year Tree Canopy Requirement request?	No
B9	F88 is yes, then list plan sheet where modification request is located	n/a

C. Tree Preservation

Item	Criteria	Results
C-1	Tree Preservation Target Area (SF)	76,500 Square Feet
C-2	Total canopy area meeting standards of § 12-0400 (SF)	0
C-3	C-2 x 1.25 (SF)	0 § 12-0510.3B
C-4	Total canopy area provided by uncut or suitable forest or wooded areas (SF)	0
C-5	C-4 x 1.5 (SF)	0 § 12-0510.3B(1)
C-6	Total of canopy area provided by "Heritage" "Memorial" "Specimen" or "Street" trees (SF)	0
C-7	C-6 x 1.5 x 3.0 (SF)	0 § 12-0510.3B(2)
C-8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF)	60,989
C-9	C-8 x 1.0 (SF)	60,989 § 12-0510.3C(1)
C-10	Other areas of preserved tree canopy not requiring mitigation (SF)	13,677
	Total of C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, and C-10 (SF)	74,666

B. Tree Planting

Item	Criteria	Results
D-1	Area of canopy to be met through tree planting (D-10 to D-15)	16,876
D-2	Area of canopy planted for air quality benefits	0
D-3	D-2 x 1.5 (SF)	0 § 12-0510.4B(1)
D-4	Area of canopy planted for energy conservation	0
D-5	D-4 x 1.5 (SF)	0 § 12-0510.4B(2)
D-6	Area of canopy planted for water quality benefits	0
D-7	D-6 x 1.25 (SF)	0 § 12-0510.4B(3)
D-8	Area of canopy planted for wildlife benefits	3,750
D-9	D-8 x 1.5 (SF)	5,625 § 12-0510.4B(4)
D-10	Area of canopy provided by native trees	4,250
D-11	D-10 x 1.5 (SF)	6,375 § 12-0510.4B(5)
D-12	Area of canopy provided by improved cutlives and species	0
D-13	D-12 x 1.25 (SF)	0 § 12-0510.4B(6)
D-14	Area of canopy provided through tree seedlings (SF)	0 § 12-0510.4C(1)
D-15	Area of canopy provided through native structure	0
D-16	Percentage of D-14 represented by D-15	0.0%

E. Total of 10-year Tree Canopy Provided

Item	Criteria	Results
E-1	Total of canopy area provided through tree preservation (C-1 to C-10)	74,666
E-2	Total of canopy area provided through tree planting (D-1 to D-15)	17,000
E-3	Total of canopy area provided through offsets (B-1 to B-9)	0
E-4	Total of 10-year Tree Canopy Provided (E-1+E-2+E-3)	91,666

NOTES:
 1. TOTAL CANOPY COVERAGE PROVIDED BY MEANS OF WILDLIFE BENEFITS, NATIVE TREES, AND IMPROVED CULTIVARS MAY VARY AT TIME OF FINAL ENGINEERING. MINIMUM CANOPY COVERAGE REQUIREMENTS WILL BE MET.
 2. PROPOSED PLANTINGS ARE MEANT TO CONVEY THE GENERAL CHARACTER AND QUALITY OF DESIGN, THE LOCATION, SPECIES, SIZES, AND QUANTITIES OF PROPOSED TREES ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.
 3. LANDSCAPE COMPUTATIONS AND PROPOSED PLANTINGS ARE FOR PROPOSED RESIDENTIAL DEVELOPMENT (I.E. DOES NOT INCLUDE EXISTING PRIVATE SCHOOL).

Table 12.11 Interior Parking Lot Landscaping Calculations

NOTE: THERE ARE NO PARKING LOTS CONTAINING 20 OR MORE SPACES ON THE SITE. THEREFORE NO INTERIOR OR PERIMETER PARKING LOT COMPUTATIONS ARE NEEDED.

TREE PRESERVATION CALCULATIONS

Tree Preservation Area	RPA Upland Forest	Area (S.F.)	Weight Factor	Total
Tree Preservation Area 1	RPA Upland Forest	54,063	1.00	54,063
Tree Preservation Area 2	RPA Upland Forest	8,308	1.00	8,308
Tree Preservation Area 3	Upland Forest	3,345	1.00	3,345
Tree Preservation Area 4	Upland Forest	4,468	1.00	4,468
Tree Preservation Area 5	Landscaped Tree Canopy	2,249	1.00	2,249
Tree Preservation Area 6	Upland Forest	2,915	1.00	2,915
Total Tree Preservation Provided (S.F.)				74,666

TRANSITIONAL SCREENING AND BARRIER CALCULATIONS

Adjacent Use (Group)	Required Transitional Screening / Barrier
Northwest: Buller A-B Single Family Detached to Private School (Group 4)	None Required
Northwest: Buller C-C Single Family Detached to Private School (Group 4)	None Required
Northwest: Buller C-D Single Family Detached to High School (Group 4)	None Required
Southwest: Buller D-E Single Family Detached to Single Family Detached (Group 1)	None Required
Southwest: Buller E-F Single Family Detached to Single Family Detached (Group 1)	None Required
Northwest: Buller F-G Single Family Detached to Single Family Detached (Group 1)	None Required
Northwest: Buller G-H Single Family Detached to Single Family Detached (Group 1)	None Required
Northwest: Buller H-I Single Family Detached to Community Use (Group 5)	None Required
Northwest: Buller I-A Single Family Detached to Private School (Group 4)	None Required

PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Size	Type	Remarks	10 yr. Canopy Credit	Multiplier
A	Call. IV Deciduous Trees						
		<i>Acacia saligna</i>	12" Cal.	B & B	Uniform branching pattern	250	Native: 1.50
		<i>American Beech</i>	12" Cal.	B & B	Uniform branching pattern	250	Native: 1.50
		<i>Fagus sylvatica</i>	12" Cal.	B & B	Uniform branching pattern	250	Native: 1.50
		<i>Fraxinus pennsylvanica</i>	12" Cal.	B & B	Uniform branching pattern	250	Native: 1.50
		<i>Quercus alba</i>	12" Cal.	B & B	Uniform branching pattern	250	Wideleaf Branches: 1.50
		<i>Quercus coccinea</i>	12" Cal.	B & B	Uniform branching pattern	250	Native: 1.50
		<i>Quercus prinus</i>	12" Cal.	B & B	Uniform branching pattern	250	Wideleaf Branches: 1.50
		<i>Tilia americana</i>	12" Cal.	B & B	Uniform branching pattern	250	Native: 1.50
		<i>Liriodendron tulipifera</i>	12" Cal.	B & B	Uniform branching pattern	250	Native: 1.50
		<i>Ulmus americana</i>	12" Cal.	B & B	Uniform branching pattern	250	Native: 1.50
		<i>Ulmus americana</i>	12" Cal.	B & B	Uniform branching pattern	250	Native: 1.50
		<i>Ulmus americana</i>	12" Cal.	B & B	Uniform branching pattern	250	Native: 1.50
		<i>Ulmus americana</i>	12" Cal.	B & B	Uniform branching pattern	250	Native: 1.50
		<i>Ulmus americana</i>	12" Cal.	B & B	Uniform branching pattern	250	Native: 1.50

NOTE: THE LIST ABOVE REPRESENTS A GENERAL PALETTE OF PROPOSED PLANT MATERIAL FOR THE SITE, THOUGH NOT INTENDED TO BE FULLY INCLUSIVE OF ALL VARIETIES THAT MAY BE PLANTED. FINAL PLANT LIST SELECTIONS WILL INCLUDE SPECIES LISTED IN PPM OR OTHERS AS APPROVED BY UFMD AT TIME OF SITE PLAN SUBMITTAL.

LEGEND

- APPROXIMATE TREE SAVE AREA
- BUFFER DELINEATION
- APPROXIMATE LIMITS OF CLEARING
- APPROXIMATE LOCATION OF PROPOSED TRAIL
- CAT. IV DECIDUOUS TREE



7710 Little New Turnpike
 Annandale, Virginia 22003
 TEL: 703.442.8480 FAX: 703.442.8201
 www.urban-nv.com

Revision / Issue No. Description Date

Project Name
RESIDENCES AT MCCONNELL MANOR
 GDP/CDP/DP/SEA

Springfield District
 Fairfax County, Virginia

Project No. ZP-2375

Date MARCH 21, 2019

Drawing Title
LANDSCAPE PLAN

Scale: 1" = 50'

Drawing Number
7
 Sheet 7 of 14

RESIDENCES AT MCCONNELL MANOR ZP-2375

"SITE" DEFINITION:

FOR THE PURPOSE OF THIS NARRATIVE AND SWM DESIGN, THE SITE IS DEFINED AS ALL DISTURBED AREA ON-SITE THAT DRAINS TO THE POSSIBLE UNDERGROUND STORMWATER DETENTION FACILITIES, AND ALL DISTURBED AREA ON-SITE WHICH BY-PASSES THE DETENTION FACILITIES. #FACILITY 1 APPROXIMATE AREA = 4.48 AC AND APPROXIMATE STORAGE VOLUME = 27,650 CF. #FACILITY 2 APPROXIMATE AREA = 2.74 AC AND APPROXIMATE STORAGE VOLUME = 8,400 CF. OFF-SITE DRAINAGE PASSING THROUGH THE SITE IS NOT REQUIRED TO BE CONSIDERED WITH DETERMINING THE REDUCTION IN PEAK FLOW RATES, ONLY ON-SITE DRAINAGE.

PRELIMINARY SWM NARRATIVE:

THE SITE AREA IS APPROXIMATELY 6.84 ACRES AND CONSISTS OF HYDROLOGIC GROUP B, C, AND D SOILS (SEE SHEET 2 OF THE PLANS). THIS APPLICATION IS PROPOSING A SMALL RESIDENTIAL COMMUNITY SHOWN ON SHEET 5. AS CURRENTLY SHOWN WITH THIS APPLICATION, THERE IS ONE POINT OF CONCENTRATED DISCHARGE FROM THE DEVELOPED SITE. OUTFALL #1 IS LOCATED TO THE WEST OF THE SITE ON THE WESTERN SIDE OF TUTTLE ROAD. ADDITIONALLY, AN AREA OF OFF-SITE BY-PASS FLOW FROM UPSTREAM DEVELOPMENTS WILL BE DIVERTED THROUGH THIS SITE BY WAY OF NATURAL CHANNELS AND COLLETS. THE BY-PASS FLOW AND THIS SITE'S CONCENTRATED DISCHARGE HAVE A CONJUNCTION POINT ON THE EAST SIDE OF TUTTLE ROAD, AS PREVIOUSLY MENTIONED THE OFF-SITE BY-PASS FLOW IS NOT REQUIRED TO BE CONSIDERED WITH DETERMINING THE REDUCTION IN PEAK FLOW RATES; ONLY ON-SITE DRAINAGE.

UPSTREAM OF OUTFALL 1, TWO POTENTIAL UNDERGROUND STORMWATER DETENTION FACILITIES MAY BE UTILIZED IN ORDER TO REDUCE THE 1, 2, AND 10-YEAR POST DEVELOPMENT PEAK RUNOFF RATES FROM THE SITE TO BELOW THE PEAK RUNOFF RATES FOR THE SITE IN GOOD FORESTED CONDITION USING THE EQUATION REFERENCED IN SECTION 124-4.4-B.3a. THE POTENTIAL FACILITIES ARE CURRENTLY SIZED FOR SWM AND BMP ASSUMING NO INFILTRATION; HOWEVER, THIS IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.

IN ACCORDANCE WITH PRM SECTION 6-003.3, THE OUTFALL POINT AT THE NATURAL CHANNEL WILL BE ANALYZED WITH THE RELEASE RATE BASED ON THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS OF CHAPTER 124-4.4 OF THE COUNTY CODE. EXISTING AND PROPOSED DRAINAGE DIVIDES FOR THE OUTFALL POINT HAVE BEEN PROVIDED ON THIS SHEET IN ORDER TO DEMONSTRATE THE PRE AND POST DEVELOPMENT PEAK RUNOFF AREAS. THE DRAINAGE DIVIDES ARE SHOWN BASED ON THE CONCEPTUAL LAYOUT AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

THERE ARE A FEW ISOLATED AREAS WITHIN THE PROPOSED SITE THAT CONTRIBUTE SHEET FLOW TO BOTH OUTFALLS. PER SECTION 124-4.4-E, THESE SHEET FLOW AREAS DO NOT RESULT IN DOWN-GRADE EROSION, SEDIMENTATION, OR FLOODING.

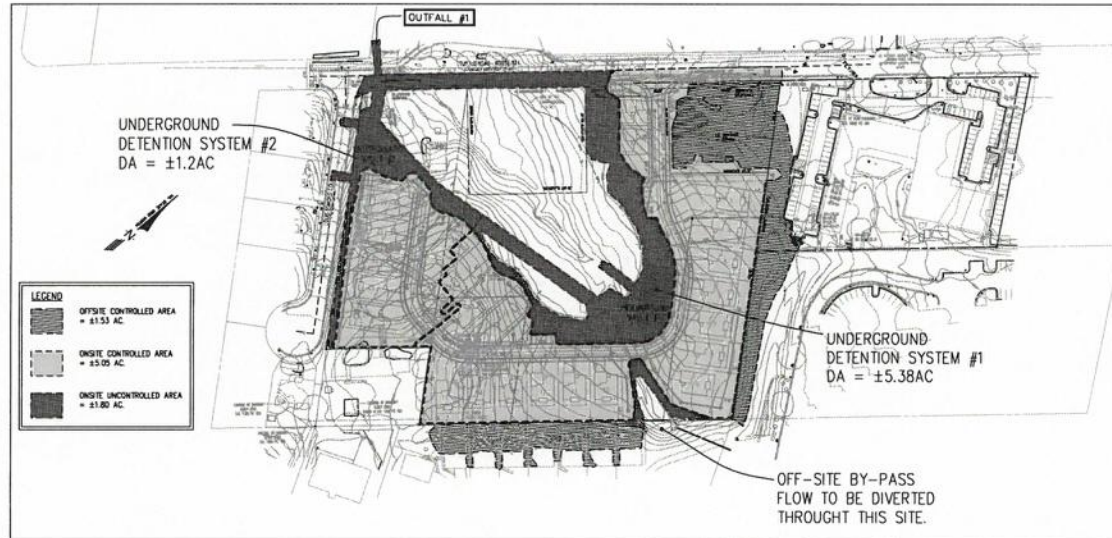
IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN SECTION 124-4.4-B AND 124-4.4-C OF THE COUNTY CODE, THE RELEASE RATE REQUIREMENT WILL BE SATISFIED. ADDITIONAL CALCULATIONS INCLUDED WITH THE FINAL SITE PLAN.

PRELIMINARY SWM NOTE:

AREAS CALCULATIONS AND FACILITY LOCATIONS SHOWN WITH THIS APPLICATION ARE FOR PRELIMINARY PURPOSES ONLY. THEY ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.



EXISTING SWM DIVIDE
SCALE: 1"=100'



PROPOSED SWM DIVIDE
SCALE: 1"=100'

MINIMUM STORMWATER INFORMATION FOR ZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance Sections:

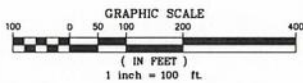
Special Permits (Sect. 9-011 21 & 21.1)	Special Exceptions (Sect. 9-011 21 & 21.1)
Cluster Subdivision (Sect. 9-015 1G & 1N)	Commercial Revitalization Districts (Sect. 9-022 2A(12) & (14))
Development Plans PRC District (Sect. 19-302 3 & 4L)	FRP Plan (Sect. 19-303 1E & 1 C)
FEFP Districts (Sect. 19-502 1A (6) & (17))	Amendments (Sect. 19-202 10F & 10)

1. Plot is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
2. A graphic depicting the stormwater management facility(ies), storm drainage pipe systems and outer protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) 5.
If infiltration is proposed for the site, it should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

Facility Name/ Type & No. (If a stormwater facility is to be constructed on the site)	On-site area served (acres)	Off-site area served (acres)	Drainage area (sf)	Footprint area (sf)	Storage volume (cf)	Spill dam height (ft)
UNDERGROUND DETENTION SYSTEM #1	APPROX. 3.65	APPROX. 1.53	APPROX. 5.38	APPROX. 5,458	APPROX. 27,650	N/A
UNDERGROUND DETENTION SYSTEM #2	APPROX. 1.20	APPROX. 0.00	APPROX. 1.20	APPROX. 2,744	APPROX. 8,400	N/A
TOTALS:	APPROX. 5.03	APPROX. 1.53	APPROX. 6.58	APPROX. 8,212	APPROX. 46,050	N/A

3. Provide
4. On-site drainage channels, outfalls and pipe systems are shown on Sheet(s) 5. Pond inlet and outlet pipe systems are shown on Sheet(s) 5.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) N/A.
Type of maintenance access road surface noted on the plan is N/A (asphalt, good/rock, gravel, etc.)
6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 7.
7. Stormwater management and BMP notes showing Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices (BMPs) will be not only provided on Sheet(s) 5, 12.
A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) 12 if the outfall is proposed to be improved off-site it should be specifically noted.
8. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) 12.
9. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) 2, 7, 8, and 11-13.
10. A submission waiver is required for N/A.
11. Stormwater management is not required because N/A.

Revised: 8/4/2015



Client

Revision / Issue	No.	Description	Date
1.			
2.			
3.			
4.			
5.			

Issue	Date	Description

Project Name
**RESIDENCES
AT
MCCONNELL
MANOR**
GDP/ICDP/DP/SEA

Springfield District
Fairfax County, Virginia

Drawn By _____
Checked By
DTM

Project No. ZP-2375

Date MARCH 21, 2019

Drawing Title
**PRELIMINARY
SWM ANALYSIS**

Scale: 1" = 100'

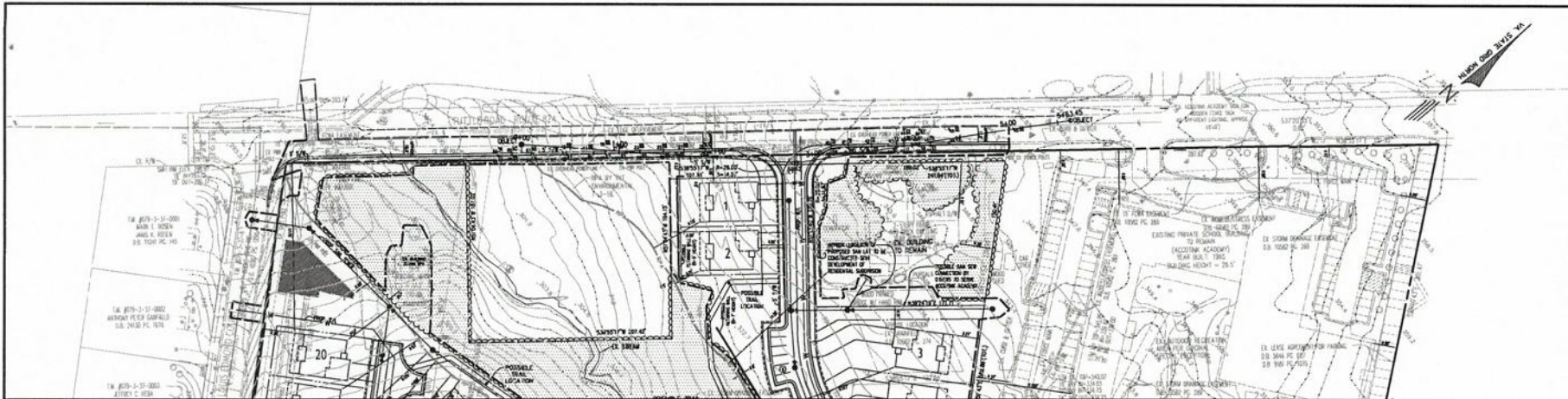
Drawing Number

11

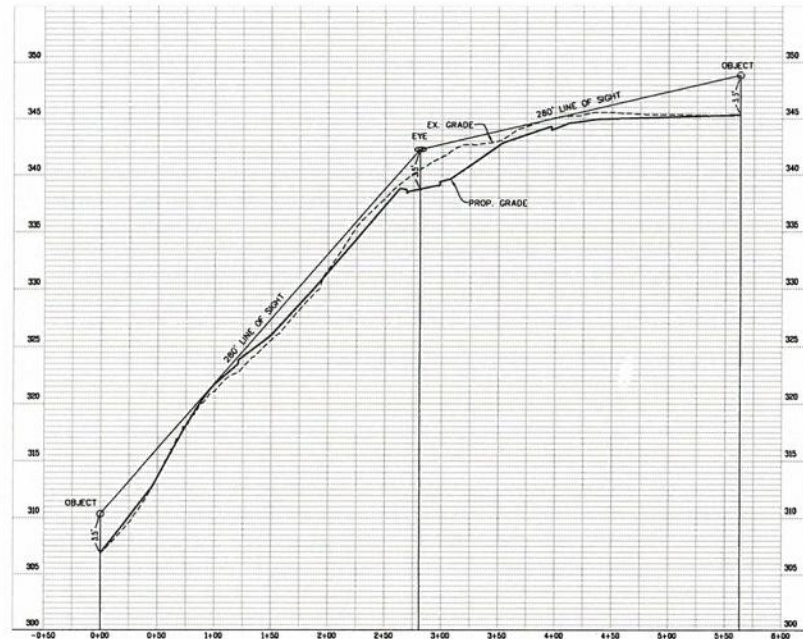
Sheet 11 of 14

RESIDENCES AT MCCONNELL MANOR ZP-2375

NON-EXEMPT



PROFILE TUTTLE ROAD 25MPH SIGHT DISTANCE



7711 Lee Street
Arlington, Virginia 22203
TEL: 703.241.8300 FAX: 703.241.8301
www.urban.net



Client

Revision / Issue	No.	Description	Date
	1.		
	2.		
	3.		
	4.		
	5.		

Issue Date Description

Project Name
**RESIDENCES
 AT
 MCCONNELL
 MANOR**
 GDP/ICDP/IFDP/SEA

Springfield District
 Fairfax County, Virginia

Drawn By: [Blank] Checked By: DTM

Project No. ZP-2375

Date MARCH 21, 2019

Drawing Title
**SIGHT DISTANCE
 ANALYSIS**

Scale: 1"=50'(H), 1"=5'(V)

Drawing Number

13

Sheet 13 of 14

A:\Projects\2019\ZP-2375\Drawings\19-0311.dwg (1/25/19) March 21, 2019 - 4:48pm 2019

RESIDENCES AT MCCONNELL MANOR ZP-2375

26-2 Jo 4/62
3/27/19

NON-EXEMPT

REZONING AFFIDAVIT

DATE: 2/15/2019
(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.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Christopher Land, LLC E. John Regan, Jr., Agent Joseph John Regan, Agent Jacqueline Marie Regan, Agent	10461 White Granite Drive, Suite 103 Oakton, Virginia 22124	Applicant/Contract Purchaser
Urban Engineering & Associates, Inc. T/A Urban Ltd. J. Edgar Sears, Jr., Agent Brian A. Sears, Agent David T. McElhaney, Agent Alvis Hagelis, Agent Ryan Connor, Agent Fred Dodds, Agent Calvin Li, Agent	7712 Little River Turnpike Annandale, Virginia 22003	Engineers/Agents for Applicant

(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).

NON-EXEMPT

Rezoning Attachment to Par. 1(a)

DATE: 2/15/2019
(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.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Warren H. McConnell TR	8545 Tuttle Road Ste 1 Springfield, VA 22152	Title Owner 0793 04 0026A
Warren H. McConnell Susan McConnell Corbett	8533 Tuttle Road, Springfield, VA 22152	Title Owners 0793 04 0027A1
Mark P. McConnell Vicki M. McConnell	8547 Tuttle Road Ste 1 Springfield, VA 22152	Title Owners 0793 04 0027B
Warren H. McConnell TR	8519 Tuttle Road Ste 1 Springfield, VA 22152	Title Owner 0793 04 0031B

(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.

REZONING AFFIDAVIT

DATE: 2/15/2019
(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, Suite103
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)

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.

Rezoning Attachment to Par. 1(b)

DATE: 2/15/2019
(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 103
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)

E. John Regan, Jr.
W. Craig Havenner

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

W. Craig Havenner	President/Secretary
E. John Regan, Jr.	Executive Vice President/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.

REZONING AFFIDAVIT

DATE: 2/15/2019
(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: 2/15/2019
(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: 2/15/2019 (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.)

A Contribution in excess of \$100.00 was made to Friends of Supervisor Cook and Pat Herrity by W. Craig Havenner
A Contribution in excess of \$100.00 was made to SupervisorGrosss and Jeff McKay by E. John Regan, Jr.

(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

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

Subscribed and sworn to before me this 15th day of February 20 19, in the State Comm. of Virginia, County/City of Fairfax

[Signature] Notary Public

My commission expires: 11/30/2019

Reg # 7510728

W to Jo Ellen
3/27/19

SPECIAL EXCEPTION AFFIDAVIT

DATE: 2/15/2019
(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. SE 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 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.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Christopher Land, LLC E. John Regan, Jr., Agent Joseph John Regan Jacqueline Marie Regan	10461 White Granite Drive, Suite 103 Oakton, Virginia 22124	Applicant/Contract Purchaser
Urban Engineering & Associates, Inc. T/A Urban Ltd. J. Edgar Sears, Jr., Agent Brian A. Sears, Agent David T. McElhaney, Agent Alvis Hagelis, Agent Ryan Connor, Agent Fred Dodds, Agent Calvin Li, Agent	7712 Little River Turnpike Annandale, Virginia 22003	Engineers/Agent for applicant

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

Special Exception Attachment to Par. 1(a)DATE: 2/15/2019
(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.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Warren H. McConnell/Trustee of Warren H. McConnell Trust dated July 19, 2001 G. William Graves/Trustee of Elaine N. McConnell Trust dated July 19, 2001	8533 Tuttle Road, Springfield, VA 22152	Title Owner 0793 04 0031B 8519 Tuttle Road
Warren H. McConnell, TR Susan McConnell Corbett	8533 Tuttle Road, Springfield, VA 22152	Title Owners 0793 04 0027A1 8533 Tuttle Road

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 2/15/2019
(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:

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and 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)

E. John Regan, Jr.
Joseph John Regan
Jacqueline Marie Regan
Christopher Management Inc., Manager

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit 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.

Special Exception Attachment to Par. 1(b)

DATE: 2/15/2019
(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 SHAREHOLDERS: (enter first name, middle initial, and last name)

J. Edgar Sears, Jr.
Brian A. Sears

=====

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

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)

=====

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 2/15/2019
(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, and 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 "Special Exception Affidavit 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 2/15/2019
(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 "Special Exception Attachment to Par. 2" form.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: 2/15/2019
(enter date affidavit is notarized)

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.)

A Contribution in excess of \$100.00 was made to Friends of Supervisor Cook and Pat Herrity by W. Craig Havenner
A Contribution in excess of \$100.00 was made to Supervisor Gross and Jeff McKay by E. John Regan, Jr.

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 "Special Exception 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) [] Applicant [x] Applicant's Authorized Agent

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

Subscribed and sworn to before me this 15th day of February, 2019, in the State/Comm. of Virginia, County/City of Fairfax.

Laurie F. Strong
Notary Public

My commission expires: 11/30/2019

Reg # 7510728