



County of Fairfax, Virginia

MEMORANDUM

DATE: 12/02/2015

TO: Distribution List

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

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. PCA 95-Y-016-05 concurrent with SEA 95-Y-024-05 (Lidi US Operations, LLC)

Case Information

Staff Coordinator: **Joseph Gorney**

Pre-Staffing: **1/4/16** Staffing: **3/17/16**

Tentative PC: **5/26/16** Tentative BOS: **TBD**

Memo Includes Full-Size Development Plans for Noted (1) 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 **(12/28/2015)** to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addressees

- ⑥ DPZ Planning Division
Chief, Env. & Dev. Review Br.
Attn: Denise James
- ⑥ DPWES Site and Addressing
Attn: Brandy Dyer
- ① DPWES Sanitary-Sewer
Attn: Gilbert Osei-Kwadwo
- ① VDOT
Attn: Paul Kraucunas
- ① Fire Prevention Div
Plans Review Section
Attn: Dave Thomas/Sandra Ward
- ① Fairfax County Public Schools
Facilities & Transportation Svcs
Facilities Planning Svcs
Attn: Greg Bokan
- ① Dept. of Transportation
Transportation Planning
Chief, Site Analyst Section
Attn: Michael Davis
- ① Dept. of Housing & Comm. Dev.
Housing Development Div.
Housing Development Officer
Attn: Charlene Fuhrman-Schulz
- ① Fairfax County Park Authority
Planning & Development Div.
Plan Review Coordinator
Attn: Lynne Johnson 4th fl.
- ① Northern Va Soil and Water
Conservation District
Attn: Willie Woode
- ① Planning Commission
Board of Supervisors
Sully District
- ① Office of Community
Revitalization/Reinvestment
Attn: Barbara Byron
CRD/CRA or Tysons only
- Fairfax County Water Authority
Planning & Engineering Div.
Manger, Planning Dept.
Attn: Greg Prelewicz
- Dept. of Tax Administration
Real Estate Division Director
Attn: Tim Shirocky
- Dept. of Health
Div. of Environmental Health
Technical Review and
Information Resources
Attn: Kevin Wastler

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

Information Addressees

- ① Economic Dev. Authority
Director, Real Estate Services
Attn: Curtis Hoffman
- ① Planning Commission
Executive Director
Attn: Jill Cooper
- Clerk to Board of Supervisors
Attn: Cathy Chianese
- DPZ-ZED Division Director
Attn: Barbara Berlin, AICP
- DPZ-ZED Asst. Director
Attn: Regina Coyle
- DPZ-ZED
Attn: Branch Chiefs
- DPZ-ZED
Chief, Proffer Interp. Branch
Attn: Kevin Guinaw
- DPZ-ZED
Admin. Asst., Legal Notices
Attn: Lori Mallam
- DPZ Chief Zoning Inspector
Attn: Joe Bakos
- Dept. of Facilities Mgmt.
Analyst, Property Mgmt. Div.
Attn: Marguerite Guarino
- Dept. of Information Technology
Technology Infrastructure Div.
Attn: Steve Brundage
- Dept. of Family Services
Adult Aging Services
AAA, B-3-708
Attn: Jacquie Woodruff
- Southeast Fairfax Dev. Corp.
Attn: Tony Fontana
MV or LEE only



DEC 01 2015

Zoning Evaluation Division



DEPARTMENT OF PLANNING AND ZONING
Zoning Evaluation Division
www.fairfaxcounty.gov/dpz/zoning/application

APPLICATION #: PCA 95-Y-016-05
(Staff will assign)

concurrent w/
SEA 95-Y-024-05

ZONING APPLICATION

APPLICATION TYPE(S): RZ PCA FDP FDPA DP DPA CP CPA PRC

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Lidl US Operations, 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 C-8 District to the C-8 District.

(PCA) This application proposes to amend the proffers approved pursuant to PCA 95-Y-016-4 (case) in order to permit retail uses on property currently approved for furniture store use.

Is this a partial PCA? Y (Y/N) If Yes, please identify affected acreage: apx. 5.09 acres

TAX MAP PARCEL(S):

34-3 ((13)) 3

TOTAL ACREAGE: apx. 5.09 CURRENT ZONING DISTRICT: C-8, HC, WS

LEGAL DESCRIPTION: Deed Book: 13562 Page No.: 463

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

N/A

ADVERTISING DESCRIPTION: (Ex.:North side of Lee Highway approx. 1000 feet west of it's intersection with Newgate Blvd.)
Southwest corner of intersection of Lee Road and Chantilly Crossing Lane.

EXISTING USE:	<u>Vacant</u>	PROPOSED USE:	<u>Retail</u>
MAGISTERIAL DISTRICT:	<u>Sully</u>	PROPOSED DISTRICT(S):	

Waiver/Modification of Submission Requirements Requested:

The name(s) and address(s) 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:			Agent Name:		
<u>Lidl US Operations, LLC</u>			<u>Matthew J. Allman, Attorney/Agent</u>		
Address:			Address:		
<u>3033 Wilson Blvd., Suite 700</u>			<u>Walsh, Colucci, Lubeley & Walsh, PC</u>		
Street:			Street:		
<u>3033 Wilson Blvd., Suite 700</u>			<u>2200 Clarendon Blvd., Suite 1300</u>		
City:	State:	Zip:	City:	State:	Zip:
<u>Arlington</u>	<u>VA</u>	<u>22201</u>	<u>Arlington</u>	<u>VA</u>	<u>22201</u>
Phone Number:			Phone Number:		
(W):			(W):		
			<u>703-528-4700</u>		
(C):			(C):		
E-mail:			E-mail:		
			<u>mallman@thelandlawyers.com</u>		

Signature: Matthew J. Allman Date: 12/1/2015

DO NOT WRITE IN THIS SPACE

Deborah Lubeley

Date Application Accepted: 11/30/2015

Application Fee Paid: \$ 19,100



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 95-Y-024-05
(Staff will assign)
Concurrent with
PCA 95-Y-016-5
RECEIVED
Department of Planning & Zoning

NOV 24 2015

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME	Lidl US Operations, LLC	
	MAILING ADDRESS	3033 Wilson Boulevard, Suite 700 Arlington, Virginia 22201	
	PHONE HOME ()	WORK ()	
	PHONE MOBILE ()		
PROPERTY INFORMATION	PROPERTY ADDRESS	N/A	
	TAX MAP NO.	SIZE (ACRES/SQ FT)	
	34-3 ((13)) 3	appx. 5.09 acres / 221,869 sf	
	ZONING DISTRICT	MAGISTERIAL DISTRICT	
C-8, WS, HC	Sully		
PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:	C-8		
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION	04-804	
	PROPOSED USE	Delete land area from SEA 95-Y-024-3.	
AGENT/CONTACT INFORMATION	NAME	Matthew J. Allman, attorney/agent	
	MAILING ADDRESS	Walsh, Colucci, Lubeley & Walsh, P.C. 2200 Clarendon Blvd., Suite 1300 Arlington, Virginia 22201	
	PHONE HOME ()	WORK (703) 528-4700	
	PHONE MOBILE ()		
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" 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>Matthew J. Allman, attorney/agent</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT</p> <p>SIGNATURE OF APPLICANT/AGENT</p>			

DO NOT WRITE IN THIS SPACE

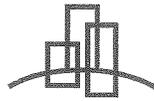
Date Application accepted:

November 30, 2015

Application Fee Paid: \$

8187.50

SEA 2015-0353



WALSH COLUCCI
LUBELEY & WALSH PC

Matthew J. Allman
(703) 528-4700 Ext. 5455
mallman@thelandlawyers.com

RECEIVED
Department of Planning & Zoning

NOV 03 2015

Zoning Evaluation Division

November 3, 2015

Barbara C. Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, 8th Floor
Fairfax, Virginia 22035

**Re: Requested Partial Proffered Condition Amendment / Generalized
Development Plan Amendment / Special Exception Amendment ("the
Application")**
Owner: Chantilly 50-28 Associates Limited Partnership
Applicant/Contract Purchaser: Lidl US Operations, LLC
Subject Property: Tax Map 34-3 ((13)) 3

Dear Ms. Berlin:

On behalf of the Applicant, please accept the following as a statement of justification for a partial Proffered Condition Amendment, Generalized Development Plan Amendment, and Special Exception Amendment to allow the development of retail uses on the Subject Property pursuant to §§ 4-802 of the Zoning Ordinance of Fairfax County, Virginia (the "Zoning Ordinance").

Containing approximately 222,136 square feet (5.09 acres) on one lot of record, the Subject Property is located in the Sully Magisterial District. The Subject Property is part of the Chantilly Crossing Shopping Center development and is zoned to the C-8 Highway Commercial District pursuant to § 4-800 et seq. of the Zoning Ordinance. The northern portion of the Subject Property is also located within the H-C Highway Corridor Overlay District. The Subject Property is located in the southeast quadrant of the intersection of Lee Road (Route 661) and Lee Jackson Memorial Highway (Route 50). It is bordered by Lee Road to the west, Chantilly Crossing Lane to the north, and an Environmental Quality Corridor ("EQC") to the south and east. The Subject Property does not contain any existing improvements.

By way of background, on June 2, 2003, the Board of Supervisors concurrently approved two applications, PCA 95-Y-016-4 and SEA 95-Y-024-3, which permitted construction of a furniture store on the Subject Property. Specifically, Condition 2(c) of PCA 95-Y-016-4 states that "The use of the [Subject Property] shall be limited to a single furniture store, a maximum of 67,500 gross square feet in size." Due to the decline in the national and local furniture market, construction of a furniture store has not been economically viable, and the Subject Property has remained vacant.

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

{A0680303.DOC / 1 Statement of Justification - Retail Sites 008686 000005}

The Applicant is requesting to amend the proffers previously approved pursuant to PCA 95-Y-016-4 and the site layout depicted on the approved Generalized Development Plan/Special Exception Plat. Revisions are proposed to permit retail uses in place of the currently approved furniture store.

Furthermore, the Applicant requests that the land area of the Subject Property be deleted from SEA 95-Y-024-3. This approval permits modifications of the sign regulations and building heights for other buildings in the Chantilly Crossing Shopping Center but does not contain provisions that are applicable to the Subject Property. No other changes are proposed to SEA 95-Y-024-3.

The Applicant proposes two (2) retail buildings comprising approximately 53,000 sf GFA in the aggregate. One building will be occupied with a medium-scale grocery use, while the second building will be for general retail sales uses. The proposed retail sites will be part of the larger Chantilly Crossing development, which is approved for hotel use, restaurants, and other retail uses.

The Subject Property is located within Land Unit I of the Dulles Suburban Center section of the Area III Comprehensive Plan (the "Comprehensive Plan"). On March 24, 2015, the Board of Supervisors approved an amendment to the Comprehensive Plan text for the Subject Property to permit development of retail uses with a maximum GFA of 67,500 sf. Therefore, the Applicant's proposed use is in conformance with the Comprehensive Plan. The proposed FAR of 0.23 is below the maximum recommended FAR in the Comprehensive Plan of 0.25.

The Applicant's proposal would not adversely affect the use of other properties in the Chantilly Crossing development that are subject to PCA 95-Y-016-4 and SEA 95-Y-024-3 or otherwise inhibit, adversely affect, or preclude in any manner such properties' fulfillment of the applicable conditions. Addition of retail uses to the Subject Property would not adversely affect the vehicular and pedestrian circulation, connectivity, landscaping, and streetscape applicable to other properties in the Chantilly Crossing development. Finally, the Applicant's proposal would actually decrease the currently approved density/intensity for the overall development.

To the best of our knowledge, there are no hazardous or toxic substances stored on the Subject Property. Furthermore, the uses proposed on the site will not generate, utilize, store, treat, or dispose of toxic substances on the Subject Property.

To the best of our knowledge, the proposed development of the Subject Property conforms to all currently applicable land development ordinances, regulations, and adopted standards.

The proposed development of this site with retail uses will be an appropriate complement to the existing retail and restaurant uses within the Chantilly Crossing development.

Statement of Justification

November 3, 2015

Page 3 of 3

I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. Should you have any questions, or require additional information, please do not hesitate to contact me.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Matthew J. Allman

Enclosures

cc: Megan Sizemore
Victor Guerrero
Lou Glickfield
Greg Zakarian
Martin Walsh
Elizabeth Baker

Proffered Condition Amendment

PCA 95-Y-016-05

Applicant: LIDL US OPERATIONS, LLC
Accepted: 11/30/2015
Proposed: RETAIL
Area: 5.09 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect:
Located: SOUTHWEST CORNER OF THE INTERSECTION OF LEE ROAD WITH CHANTILLY CROSSING LANE

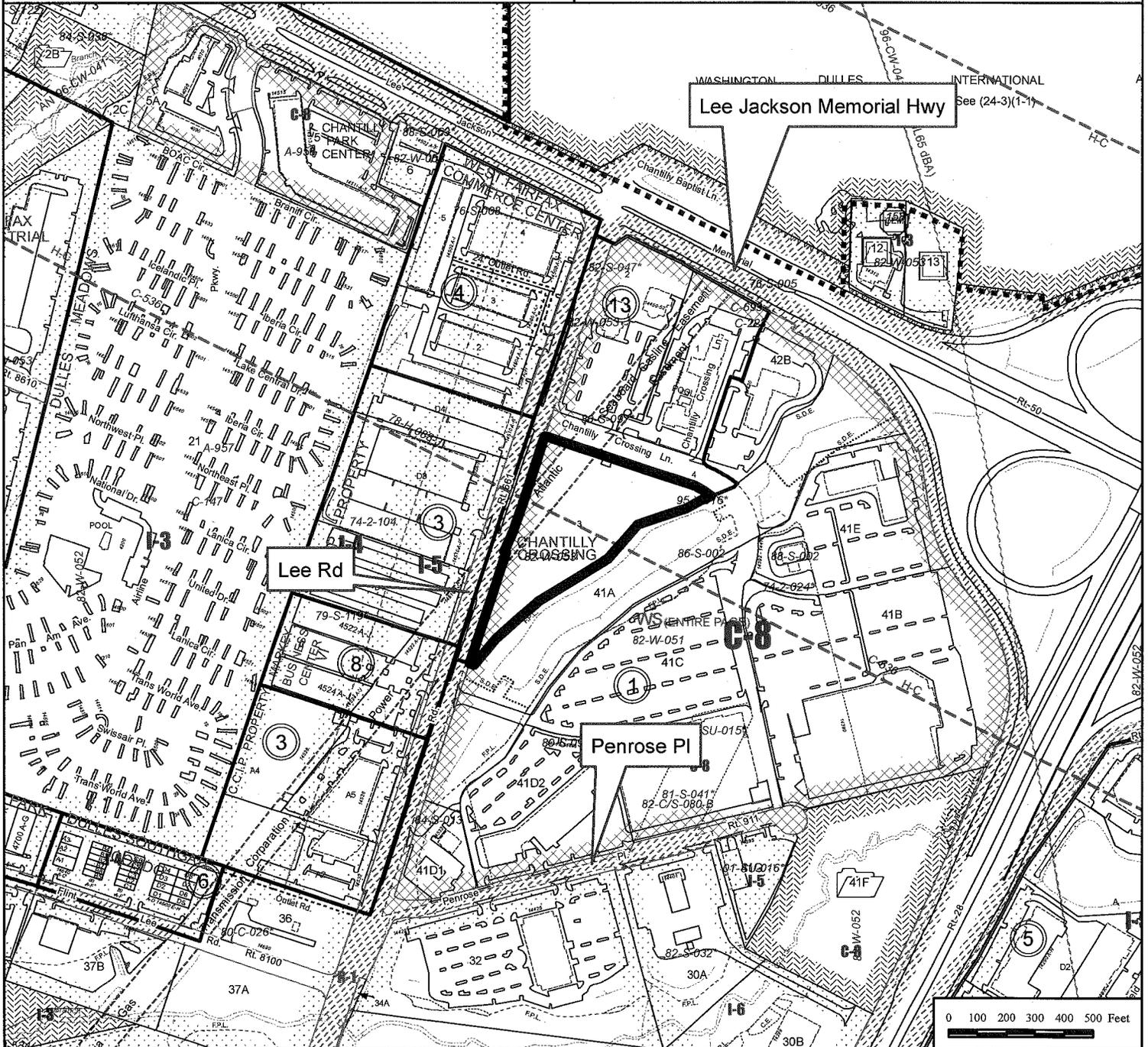
Zoning: C-8
Overlay Dist: HC WS
Map Ref Num: 034-3- /13/ /0003

Special Exception Amendment

SEA 95-Y-024-05

Applicant: LIDL US OPERATIONS, LLC
Accepted: 11/30/2015
Proposed: DELETE LAND AREA FROM SE 95-Y-024
Area: 5.09 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: 04-0804
Located: SOUTHWEST CORNER OF THE INTERSECTION OF LEE ROAD WITH CHANTILLY CROSSING LANE

Zoning: C-8
Plan Area: 3,
Overlay Dist: HC WS
Map Ref Num: 034-3- /13/ /0003



Proffered Condition Amendment

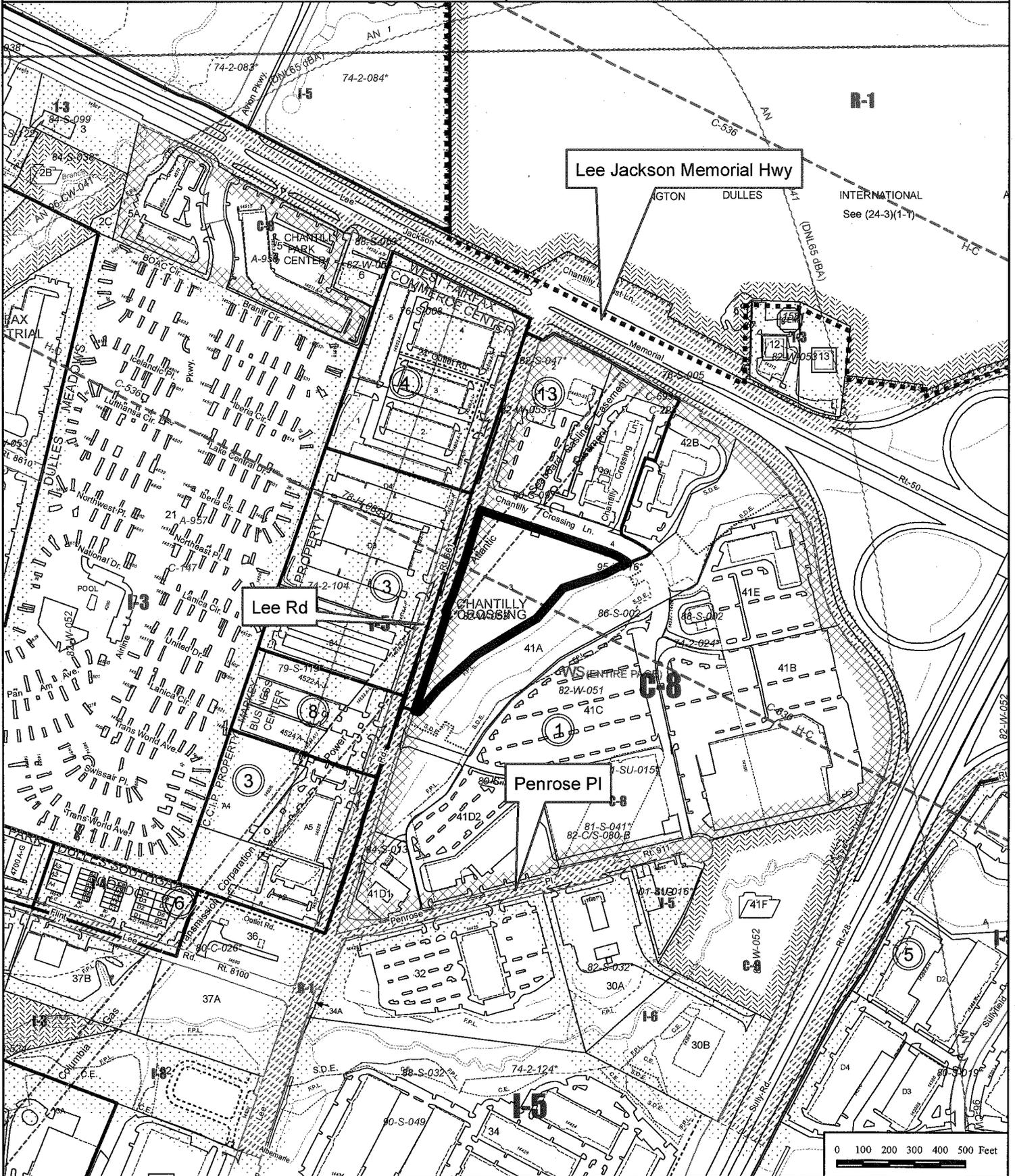
PCA 95-Y-016-05

LIDL US OPERATIONS, LLC

Special Exception Amendment

SEA 95-Y-024-05

LIDL US OPERATIONS, LLC

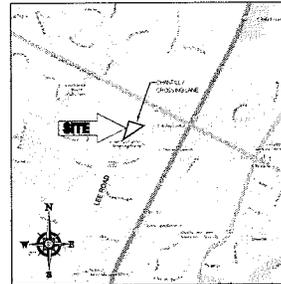


PROFFER CONDITION AMENDMENT / GENERALIZED DEVELOPMENT PLAN AMENDMENT / SPECIAL EXCEPTION PLAT AMENDMENT

FOR

LIDL US OPERATIONS, LLC

LOCATION OF SITE
SOUTHEAST CORNER OF CHANTILLY CROSSING LANE AND LEE ROAD
CHANTILLY, FAIRFAX COUNTY, VA
SULLY DISTRICT
TM# 0343-13-0003



LOCATION MAP
SCALE: 1" = 2000'

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
GENERALIZED DEVELOPMENT PLAN	3
EXISTING VEGETATION MAP	4
LANDSCAPE PLAN	5
PRELIMINARY STORMWATER MANAGEMENT PLAN	6-9
CIRCULATION PLAN	10

OWNER

CHANTILLY 50 28 ASSOC LP
C/O MARLO FURNITURE
725 ROCKVILLE PIKE
ROCKVILLE, MD 20852

APPLICANT/ CONTRACT PURCHASER

LIDL US OPERATIONS, LLC
3033 WILSON BOULEVARD
SUITE 700
ARLINGTON, VA 22201

ATTORNEY

WALSH, COLUCCI,
LUBELEY, AND WALSH PC
2200 CLARENDON BOULEVARD
SUITE 1300
ARLINGTON, VA 22201

CONTACT: MATTHEW J. ALLMAN
ELIZABETH D. BAKER
703-528-4700

PREPARED BY



BOHLER
ENGINEERING

22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com

CONTACT: KEITH G. SIMPSON, PE



REVISIONS			
REV	DATE	COMMENT	BY
1	11/23/15	REV PER ACCEPTANCE COMMENTS	BL



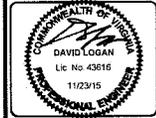
NOT APPROVED FOR CONSTRUCTION

PROJECT NO: 142420
DRAWN BY: KTS
CHECKED BY: GSE
DATE: 10/02/15
SCALE: AS NOTED
CAD: J.S.

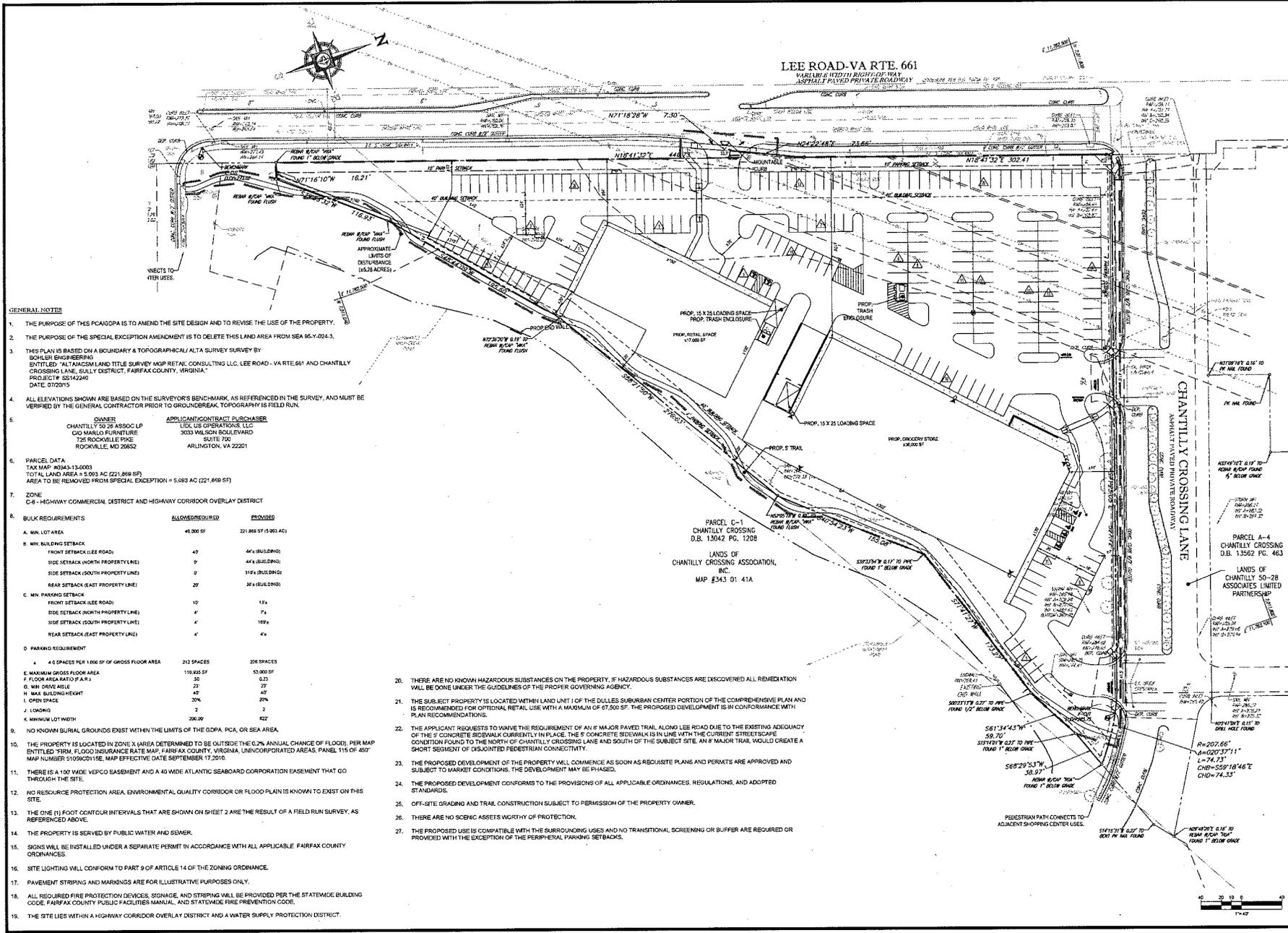
PROJECT: PROFFER CONDITION AMENDMENT / GENERALIZED DEVELOPMENT PLAN AMENDMENT / SPECIAL EXCEPTION PLAT AMENDMENT FOR

LIDL US OPERATIONS, LLC
LOCATION OF SITE: SEC CHANTILLY CROSSING LANE AND LEE ROAD, CHANTILLY, FAIRFAX COUNTY, VA, SULLY DISTRICT

BOHLER ENGINEERING
22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com



SHEET TITLE
COVER SHEET
SHEET NUMBER: 1



- GENERAL NOTES**
1. THE PURPOSE OF THIS PCA/GDPA IS TO AMEND THE SITE DESIGN AND TO REVISE THE USE OF THE PROPERTY.
 2. THE PURPOSE OF THE SPECIAL EXCEPTION AMENDMENT IS TO DELETE THIS LAND AREA FROM SEA 65-Y-024.3.
 3. THIS PLAN IS BASED ON A BOUNDARY & TOPOGRAPHICAL SURVEY CONDUCTED BY BOHLER ENGINEERING, ENTITLED "ALTA (MASON) LAND TITLE SURVEY MOP RETAIL CONSULTING LLC, LEE ROAD - VA RTE 661 AND CHANTILLY CROSSING LANE, SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA." PROJECT # 18142349, DATE: 07/20/15.
 4. ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND/BREAK. TOPOGRAPHY IS FIELD RUN.

OWNER: CHANTILLY 50-28 ASSOC LP
 520 MARLBOROUGH BLVD
 ROCKVILLE, MD 20852

APPLICANT/CONTRACT PURCHASER: LIDL US OPERATIONS, LLC
 3033 WILSON BOULEVARD
 SUITE 700
 ARLINGTON, VA 22201

PARCEL DATA:
 TAX MAP #084813-0003
 TOTAL LAND AREA = 5.093 AC (221,868 SF)
 AREA TO BE REMOVED FROM SPECIAL EXCEPTION = 5.093 AC (221,868 SF)

ZONE: C-4 - HIGHWAY COMMERCIAL DISTRICT AND HIGHWAY CORRIDOR OVERLAY DISTRICT

BULK REQUIREMENTS

	ALLOWED/REQUIRED	PROPOSED
A. MIN. LOT AREA	40,000 SF	221,868 SF (5.093 AC)
B. MIN. BUILDING SETBACK		
FRONT SETBACK (LEE ROAD)	40'	46' (BUILDING)
SIDE SETBACK (NORTH PROPERTY LINE)	5'	44' (BUILDING)
SIDE SETBACK (SOUTH PROPERTY LINE)	5'	31' (BUILDING)
REAR SETBACK (EAST PROPERTY LINE)	20'	36' (BUILDING)
C. MIN. PARKING SETBACK		
FRONT SETBACK (LEE ROAD)	10'	13'
SIDE SETBACK (NORTH PROPERTY LINE)	4'	7'
SIDE SETBACK (SOUTH PROPERTY LINE)	4'	16'
REAR SETBACK (EAST PROPERTY LINE)	4'	4'
D. PARKING REQUIREMENT		
A 4.0 SPACES PER 1,000 SF OF GROSS FLOOR AREA	312 SPACES	208 SPACES
E. MAXIMUM GROSS FLOOR AREA	110,000 SF	53,000 SF
F. FLOOR AREA RATIO (F.A.R.)	50	23
G. MIN. DRIVE WHEEL	20'	27'
H. MAX. BUILDING HEIGHT	40'	47'
I. DRIVE SPACES	20%	37%
J. LOADING	2	2
K. MINIMUM LOT WIDTH	200.00'	822'

20. THERE ARE NO KNOWN HAZARDOUS SUBSTANCES ON THE PROPERTY, IF HAZARDOUS SUBSTANCES ARE DISCOVERED ALL REMEDIATION WILL BE DONE UNDER THE GUIDELINES OF THE PROPER GOVERNING AGENCY.
21. THE SUBJECT PROPERTY IS LOCATED WITHIN LAND UNIT 1 OF THE DULLES SUBURBAN CENTER PORTION OF THE COMPREHENSIVE PLAN AND IS RECOMMENDED FOR OPTIONAL RETAIL USE WITH A MAXIMUM OF 67,500 SF. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH PLAN RECOMMENDATIONS.
22. THE APPLICANT REQUESTS TO WAIVE THE REQUIREMENT OF AN 8' MAJOR PAVED TRAIL ALONG LEE ROAD DUE TO THE EXISTING ADEQUACY OF THE 5' CONCRETE SIDEWALK CURRENTLY IN PLACE. THE 5' CONCRETE SIDEWALK IS IN LINE WITH THE CURRENT STREETSCAPE CONDITION FOUND TO THE NORTH OF CHANTILLY CROSSING LANE AND SOUTH OF THE SUBJECT SITE. AN 8' MAJOR TRAIL WOULD CREATE A SHORT SEGMENT OF DISJOINTED PEDESTRIAN CONNECTIVITY.
23. THE PROPOSED DEVELOPMENT OF THE PROPERTY WILL COMMENCE AS SOON AS REQUISITE PLANS AND PERMITS ARE APPROVED AND SUBJECT TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE PHASED.
24. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
25. OFF-SITE GRADING AND TRAIL CONSTRUCTION SUBJECT TO PERMISSION OF THE PROPERTY OWNER.
26. THERE ARE NO SCENIC ASSETS WORTHY OF PROTECTION.
27. THE PROPOSED USE IS COMPATIBLE WITH THE SURROUNDING USES AND NO TRANSITIONAL SCREENING OR BUFFER ARE REQUIRED OR PROVIDED WITH THE EXCEPTION OF THE PERIPHERAL PARKING SETBACKS.

BOHLER ENGINEERING
 3033 WILSON BOULEVARD, SUITE 700
 ARLINGTON, VA 22201
 (703) 759-8600
 FAX: (703) 759-8601
 VA@BohlerEng.com

REVISIONS

REV	DATE	COMMENT	BY
1	11/20/15	REV FOR ACCEPTANCE COMMENTS	BL

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: 18142349
 DRAWN BY: RTO
 CHECKED BY: GSE
 DATE: 10/20/15
 SCALE: 1" = 40'
 CAD ID: 251

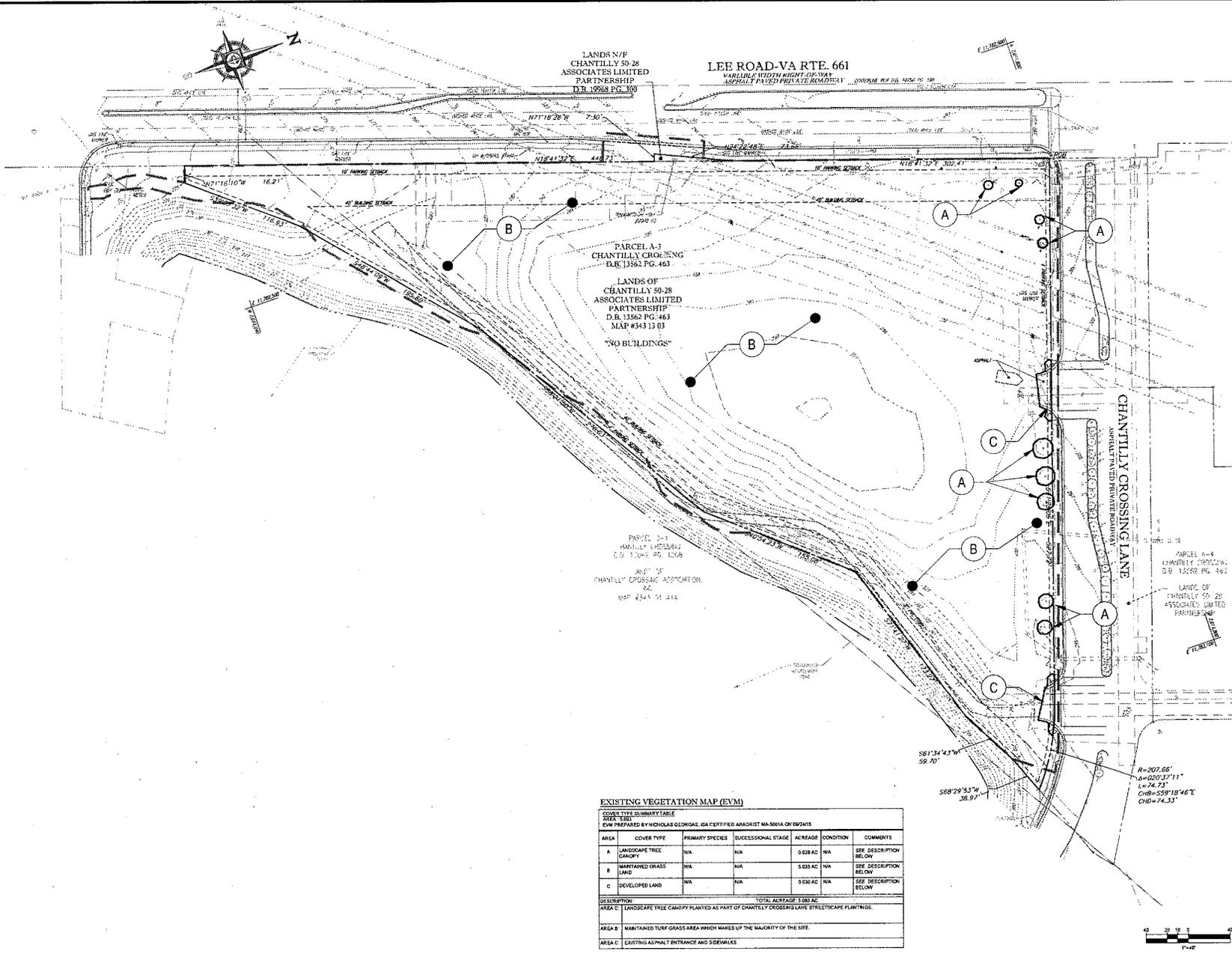
LIDL US OPERATIONS, LLC
 LOCATION OF SITE
 SEC CHANTILLY CROSSING LANE AND LEE ROAD
 CHANTILLY, FAIRFAX COUNTY, VA
 SULLY DISTRICT

BOHLER ENGINEERING
 2266 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20166
 Phone: (703) 759-8600
 Fax: (703) 759-8601
 VA@BohlerEng.com

DAVID LOGAN
 Lic No: 45616
 11/23/15

GENERALIZED DEVELOPMENT PLAN

SHEET NUMBER
3



LANDS N/F
CHANTILLY 50-28
ASSOCIATES LIMITED
PARTNERSHIP
D.B. 13562 PG. 463

LEE ROAD-VA RTE. 661
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PRIVATE ROADWAY

PARCEL A-3
CHANTILLY CROSSING
D.B. 13562 PG. 463

LANDS OF
CHANTILLY 50-28
ASSOCIATES LIMITED
PARTNERSHIP
D.B. 13562 PG. 463
MAP #343 15 03
"NO BUILDINGS"

PARCEL 2-1
PARCEL 1-1
D.B. 13562 PG. 463
AREA OF
CHANTILLY CROSSING ASSOCIATION
94
MAP #343 15 01A

CHANTILLY CROSSING LANE
NANTONVILLE DISTRICT ROADWAY

EXISTING VEGETATION MAP (EVM)

COVER TYPE SUMMARY TABLE						
2024 EVM PREPARED BY NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-5001A ON 06/24/25						
AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	CONDITION	COMMENTS
A	LANDSCAPE TREE CANOPY	N/A	N/A	0.028 AC	N/A	SEE DESCRIPTION BELOW
B	MAINTAINED GRASS LAND	N/A	N/A	5.025 AC	N/A	SEE DESCRIPTION BELOW
C	DEVELOPED LAND	N/A	N/A	0.030 AC	N/A	SEE DESCRIPTION BELOW
				TOTAL ACREAGE: 5.083 AC		
DESCRIPTION:						
AREA A: LANDSCAPE TREE CANOPY PLANTED AS PART OF CHANTILLY CROSSING LANE STREETSCAPE PLANTINGS						
AREA B: MAINTAINED TURF GRASS AREA WHICH MAKES UP THE MAJORITY OF THE SITE.						
AREA C: EXISTING ASPHALT ENTRANCE AND SIDEWALKS						

BOHLER ENGINEERING

STATE CIVIL AND CONSULTING ENGINEERING BOARD
LICENSED PROFESSIONAL ENGINEER
NO. 11123115

11123115

REVISIONS

REV.	DATE	COMMENT	BY
1	11/23/25	REV FOR ACCEPTANCE COMMENTS	BL



NOT APPROVED FOR CONSTRUCTION

PROJECT NO: 254206
DRAWN BY: HTG
CHECKED BY: KSS
DATE: 10/20/25
SCALE: 1" = 40'

PROJECT: PROPPER CONDITION AMENDMENT GENERALIZED DEVELOPMENT PLAN AMENDMENT SPECIAL EXCEPTION PLAT AMENDMENT FOR LIDL US OPERATIONS, LLC
LOCATION OF SITE: SEC CHANTILLY CROSSING LANE AND LEE ROAD, CHANTILLY, FAIRFAX COUNTY, VA SULLY DISTRICT

BOHLER
2080 DAVID DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 759-9550
Fax: (703) 759-9551
VA@BohlerEng.com



SHEET TITLE: EXISTING VEGETATION MAP

SHEET NUMBER: 4

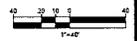
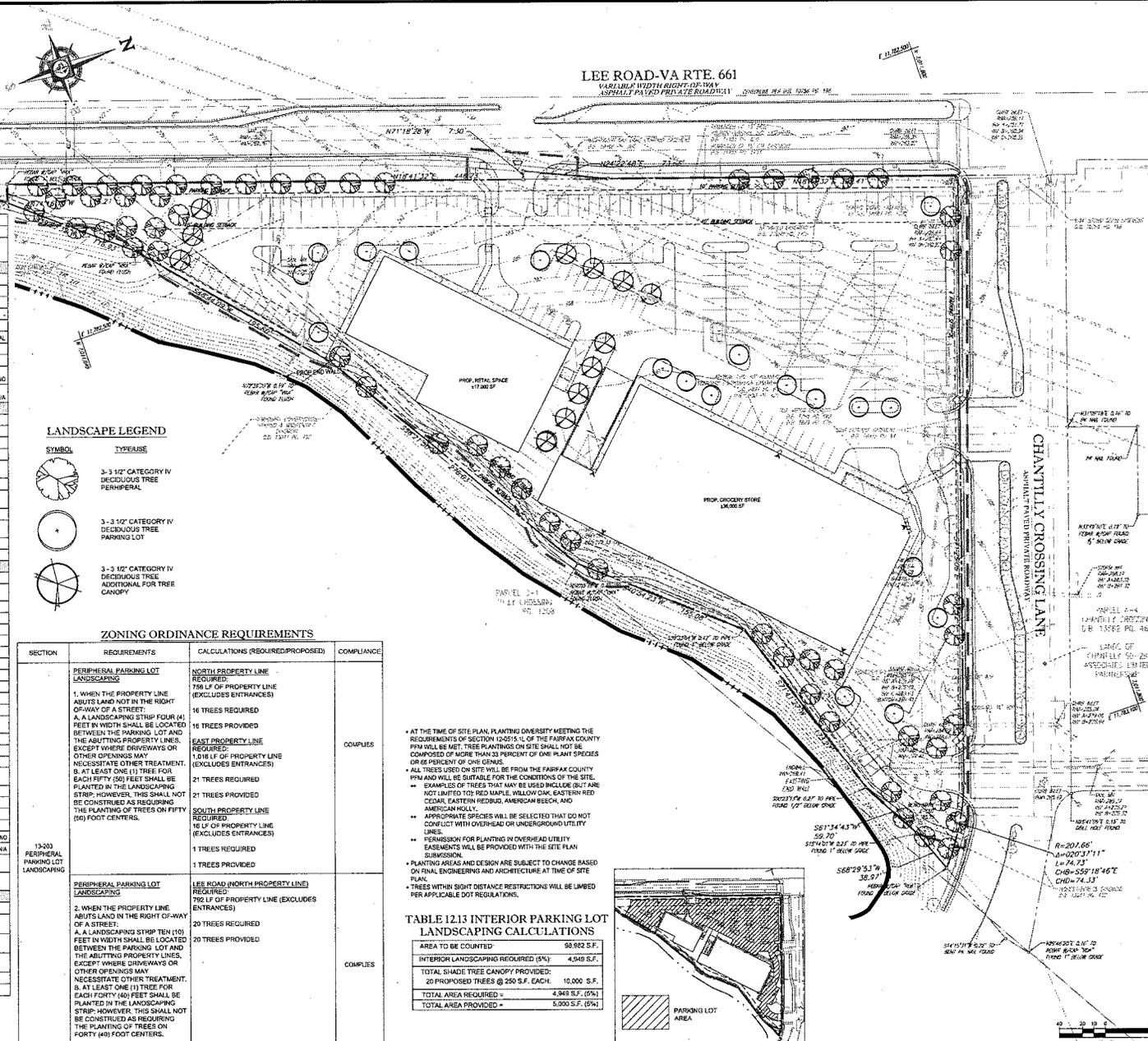


TABLE 12.3

A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	1,238
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	3.8%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4)	10%
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	3.8%
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	1.2%
F	HAS THE TREE PRESERVATION TARGET BEEN MET?	YES
G	IF NO FOR LINE F, THEN A REQUEST TO DEViate FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN 12.002.2	
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12.002.2	
I	PLACE THE INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

TABLE 12.10

STEP	A. TREE PRESERVATION TARGET AND STATEMENT	TOTALS
A1	PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS	
B. TREE CANOPY REQUIREMENT		
B1	IDENTIFY GROSS SITE AREA	221,889
B2	SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE	0
B3	SUBTRACT AREA OF EXEMPTIONS	0
B4	ADJUSTED GROSS SITE AREA (G1-B2-B3)	221,889
B5	IDENTIFY SITES ZONING AND CU USE	COMMERCIAL
B6	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED	10%
B7	AREA OF 10-YEAR TREE CANOPY REQUIRED (B4 x B6)	22,189
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED?	NO
B9	IF BY YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED	NA
C. TREE PRESERVATION		
C1	TREE PRESERVATION TARGET AREA	124
C2	TOTAL CANOPY AREA MEETING STANDARDS OF 12.002.1	260
C3	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES	300
C4	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "STREET" TREES	0
C5	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "STREET" TREES	0
C6	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "STREET" TREES	0
C7	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "STREET" TREES	0
C8	CANOPY AREA OF TREES WITHIN RESOURCE PROTECTION AREAS AND 10-YEAR FLOODPLAIN	0
C9	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "STREET" TREES	0
C10	TOTAL OF C3, C4, C5, C7, AND C9	300
D. TREE PLANTING		
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10)	21,889
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS	0
D3	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS	0
D4	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION	0
D5	AREA OF CANOPY PLANTED FOR WILDLIFE BENEFITS	0
D6	AREA OF CANOPY PROVIDED BY NATIVE TREES	0
D7	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES	0
D8	AREA OF CANOPY PROVIDED THROUGH TREE SHELTERS	0
D9	AREA OF CANOPY PROVIDED THROUGH TREE SHELTERS	0
D10	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY STEM MEY	0
D11	PERCENTAGE OF D11 REPRESENTED BY D11-1	0
D12	AREA OF CANOPY NOT MEETING MULTIPLIER CRITERIA	22,000
D13	TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING	22,000
D14	IS AN OFFSITE PLANTING RELIEF REQUESTED?	NO
D15	TREE BANK OR TREE STRIP	NA
D16	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFF-SITE PLANTING OR TREE BANK	0
D17	AMOUNT TO BE DISBURSED INTO THE TREE PRESERVATION AND PLANTING FUND	0
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10)	300
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D13)	22,000
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D16)	0
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED	22,300
E5	PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED	10.0%



LANDSCAPE LEGEND

SYMBOL	TYPE/USE
(Circle with cross)	3-5 1/2" CATEGORY IV DECIDUOUS TREE PERIPHERAL
(Circle with dot)	3-5 1/2" CATEGORY IV DECIDUOUS TREE PARKING LOT
(Circle with cross and dot)	3-5 1/2" CATEGORY IV DECIDUOUS TREE ADDITIONAL FOR TREE CANOPY

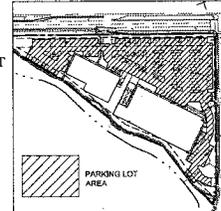
ZONING ORDINANCE REQUIREMENTS

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
13-203 PERIPHERAL PARKING LOT LANDSCAPING	PERIPHERAL PARKING LOT LANDSCAPING 1. WHEN THE PROPERTY LINE ADJUTS LAND NOT IN THE RIGHT-OF-WAY OF A STREET: A. A LANDSCAPING STRIP FOUR (4) FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ADJUTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY. NECESSITATE OTHER TREATMENT. B. AT LEAST ONE (1) TREE FOR EACH FIFTY (50) FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP; HOWEVER, THIS SHALL NOT BE CONSTRUED AS REQUIRING THE PLANTING OF TREES ON FIFTY (50) FOOT CENTERS. SOUTH PROPERTY LINE REQUIRED: 16 LF OF PROPERTY LINE (EXCLUDES ENTRANCES) 1 TREES REQUIRED 1 TREES PROVIDED	NORTH PROPERTY LINE REQUIRED: 795 LF OF PROPERTY LINE (EXCLUDES ENTRANCES) 16 TREES REQUIRED 16 TREES PROVIDED EAST PROPERTY LINE REQUIRED: 1,016 LF OF PROPERTY LINE (EXCLUDES ENTRANCES) 21 TREES REQUIRED 21 TREES PROVIDED SOUTH PROPERTY LINE REQUIRED: 16 LF OF PROPERTY LINE (EXCLUDES ENTRANCES) 1 TREES REQUIRED 1 TREES PROVIDED	COMPLIES
	2. WHEN THE PROPERTY LINE ADJUTS LAND IN THE RIGHT-OF-WAY OF A STREET: A. A LANDSCAPING STRIP TEN (10) FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ADJUTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY. NECESSITATE OTHER TREATMENT. B. AT LEAST ONE (1) TREE FOR EACH FORTY (40) FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP; HOWEVER, THIS SHALL NOT BE CONSTRUED AS REQUIRING THE PLANTING OF TREES ON FORTY (40) FOOT CENTERS.	LEE ROAD (NORTH PROPERTY LINE) REQUIRED: 795 LF OF PROPERTY LINE (EXCLUDES ENTRANCES) 20 TREES REQUIRED 20 TREES PROVIDED	COMPLIES

- AT THE TIME OF SITE PLAN, PLANTING DIVERSITY MEETING THE REQUIREMENTS OF SECTION 12-0215.1L OF THE FAIRFAX COUNTY PDM WILL BE MET. TREE PLANTINGS ON SITE SHALL NOT BE COMPOSED OF MORE THAN 33 PERCENT OF ONE PLANT SPECIES OR 66 PERCENT OF ONE GENUS.
- ALL TREES USED ON SITE WILL BE FROM THE FAIRFAX COUNTY PDM AND WILL BE SUITABLE FOR THE CONDITIONS OF THE SITE.
- EXAMPLES OF TREES THAT MAY BE USED INCLUDE (BUT ARE NOT LIMITED TO): RED MAPLE, WILLOW OAK, EASTERN RED CEDAR, EASTERN REDBUD, AMERICAN BEECH, AND AMERICAN HOLY.
- APPROPRIATE SPECIES WILL BE SELECTED THAT DO NOT CONFLICT WITH OVERHEAD OR UNDERGROUND UTILITY LINES.
- PERMISSION FOR PLANTING IN OVERHEAD UTILITY SEGMENTS WILL BE PROVIDED WITH THE SITE PLAN SUBMISSION.
- PLANTING AREAS AND DESIGN ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND ARCHITECTURE AT TIME OF SITE PLAN.
- TREES WITHIN SIGHT DISTANCE RESTRICTIONS WILL BE UNBED PER APPLICABLE DOT REGULATIONS.

TABLE 12.13 INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREA TO BE COUNTED	90,982 S.F.
INTERIOR LANDSCAPING PROVIDED (5%)	4,549 S.F.
TOTAL SHADE TREE CANOPY PROVIDED:	10,000 S.F.
20 PROPOSED TREES @ 250 S.F. EACH	5,000 S.F. (5%)
TOTAL AREA REQUIRED =	4,549 S.F. (5%)
TOTAL AREA PROVIDED =	5,000 S.F. (5%)



BOHLER ENGINEERING
 2026 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 Phone: (703) 708-9500
 Fax: (703) 708-9501
 VA@BohlerEng.com

REVISIONS

REV.	DATE	COMMENT	BY
1	11/23/15	REV FOR ACCEPTANCE	BL

NOT APPROVED FOR CONSTRUCTION

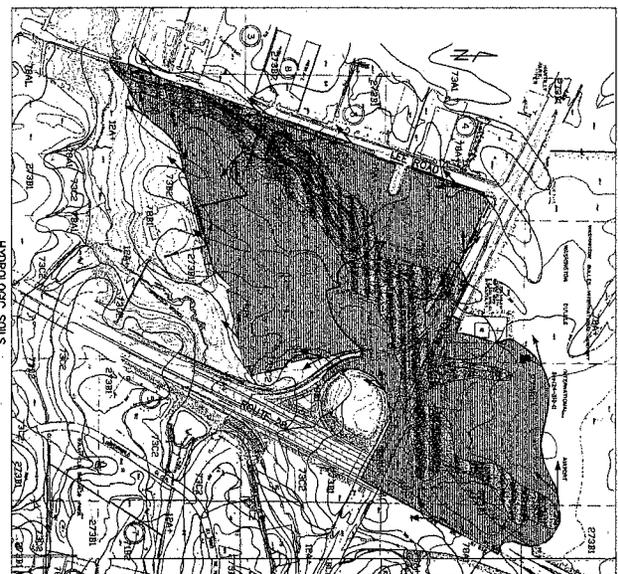
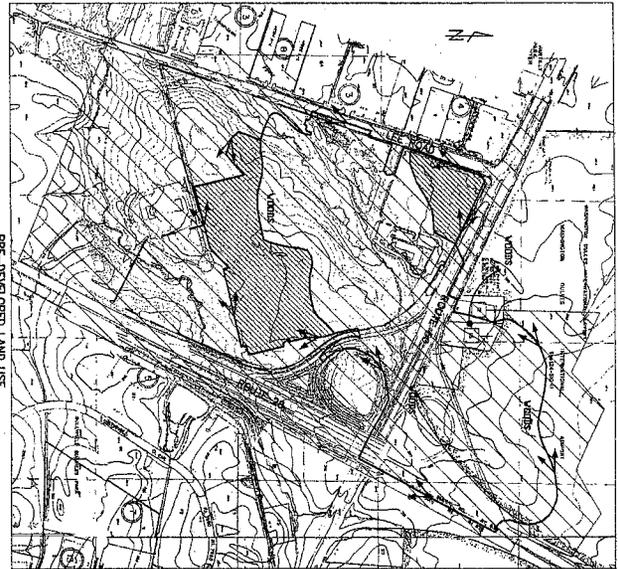
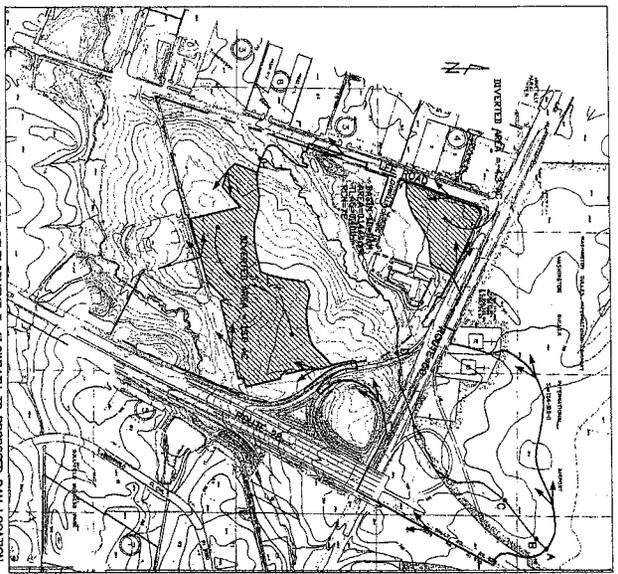
PROJECT CONDITION AMENDMENT GENERALIZED DEVELOPMENT PLAN AMENDMENT / SPECIAL EXCEPTION PLAT AMENDMENT FOR LIDL US OPERATIONS, LLC

LOCATION OF SITE: SEC CHANTILLY CROSSING LANE AND LEE ROAD, CHANTILLY, FAIRFAX COUNTY, VA, SULLY DISTRICT

BOHLER ENGINEERING
 2026 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 Phone: (703) 708-9500
 Fax: (703) 708-9501
 VA@BohlerEng.com

DAVID LOGAN
 Lic. No. 43618
 11/23/15

LANDSCAPE PLAN
 SHEET NUMBER
 5



URBAN/RESIDENTIAL DATA

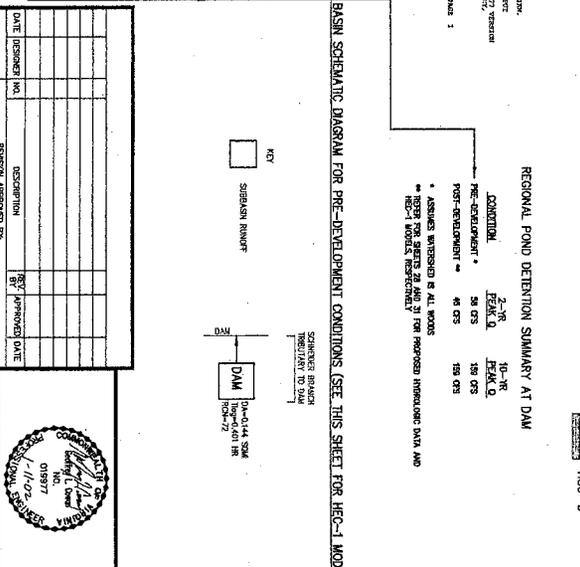
Category	Area (Acres)	Runoff Coefficient	Peak Discharge (MGD)
Single-Family Residential	100	0.35	1.0
Multi-Family Residential	50	0.40	1.5
Commercial/Industrial	20	0.60	3.0
Public Buildings	10	0.50	1.5
Highways	5	0.80	1.5
Other	10	0.40	1.0
Total	195	0.45	7.5

PROJECT CATCHMENT DATA

Subcatchment	Area (Acres)	Runoff Coefficient	Peak Discharge (MGD)
Subcatchment 1	100	0.35	1.0
Subcatchment 2	50	0.40	1.5
Subcatchment 3	20	0.60	3.0
Subcatchment 4	10	0.50	1.5
Subcatchment 5	5	0.80	1.5
Subcatchment 6	10	0.40	1.0
Total	195	0.45	7.5

REGIONAL POND DETENTION SUMMARY AT DAM

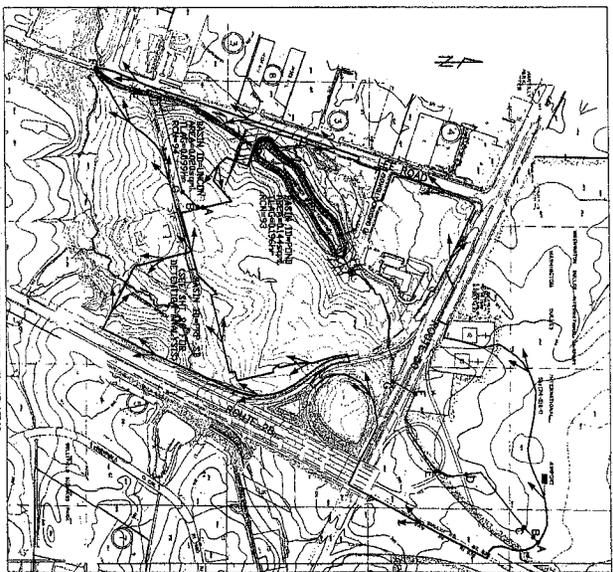
Category	Volume (MG)	Retention Time (HR)
Pre-Development	100	1.0
Post-Development	150	1.5
Hydrologic Sums	200	2.0
Total	450	3.0



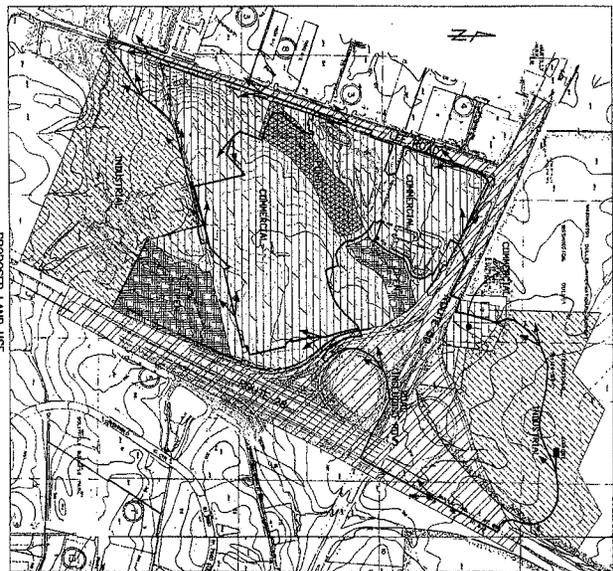
REGIONAL STORMWATER MANAGEMENT FACILITY C-41
CHANTILLY CROSSING
 SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

PRE-DEVELOPED CONDITIONS
 HYDROLOGIC DATA

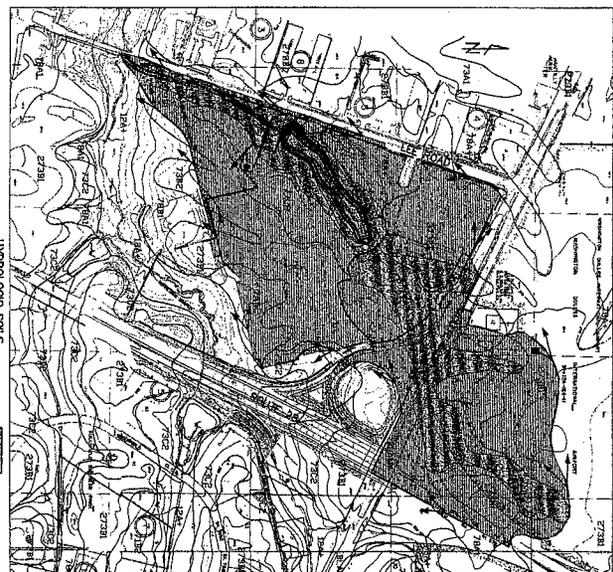
Dewberry & Davis LLC Engineers
 A Dewberry & Davis Company
 8401 Arlington Blvd., Fairfax, Va. 22031
 (703) 849-0100 FAX(703) 849-0537



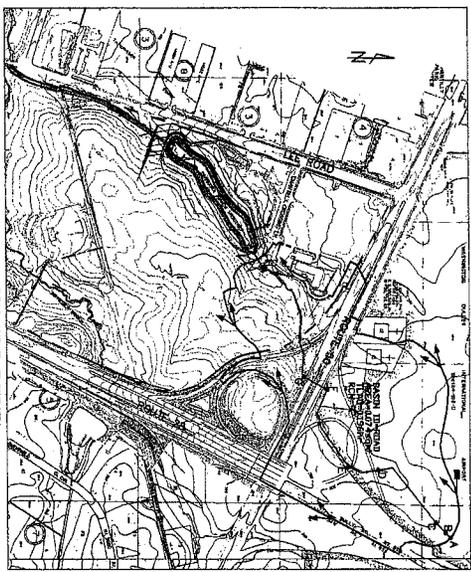
PROPOSED DRAINAGE AREAS AND TO FLOW-PATHS
(TO DAM AND UNCONTROLLED AREA)
1"=400'



PROPOSED LAND USE
1"=400'

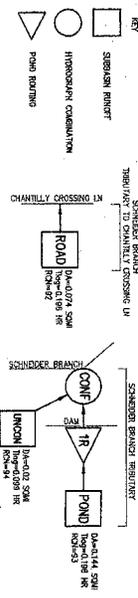


HYDROLOGIC SOILS
1"=400'



PROPOSED DRAINAGE AREAS AND TO FLOW-PATH
(TO CHANTILLY CROSSING LANE)
1"=400'

THIS SHEET IS FOR
INFORMATIONAL
PURPOSES ONLY.



CHANGING CONDITIONS FOR CALCULATIONS

Stormwater Inlet: 12" Dia. 10' Long

Stormwater Collector: 12" Dia. 10' Long

Stormwater Outlet: 12" Dia. 10' Long

Pond: 12" Dia. 10' Long

ROAD: 12" Dia. 10' Long

STORMWATER INLET

STORMWATER COLLECTOR

STORMWATER OUTLET

POND

ROAD

CHANGING CONDITIONS FOR CALCULATIONS

Stormwater Inlet: 12" Dia. 10' Long

Stormwater Collector: 12" Dia. 10' Long

Stormwater Outlet: 12" Dia. 10' Long

Pond: 12" Dia. 10' Long

ROAD: 12" Dia. 10' Long

STORMWATER INLET

STORMWATER COLLECTOR

STORMWATER OUTLET

POND

ROAD

CHANGING CONDITIONS FOR CALCULATIONS

Stormwater Inlet: 12" Dia. 10' Long

Stormwater Collector: 12" Dia. 10' Long

Stormwater Outlet: 12" Dia. 10' Long

Pond: 12" Dia. 10' Long

ROAD: 12" Dia. 10' Long

STORMWATER INLET

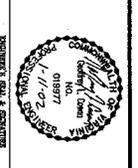
STORMWATER COLLECTOR

STORMWATER OUTLET

POND

ROAD

DATE	REVISION	BY	APPROVED DATE

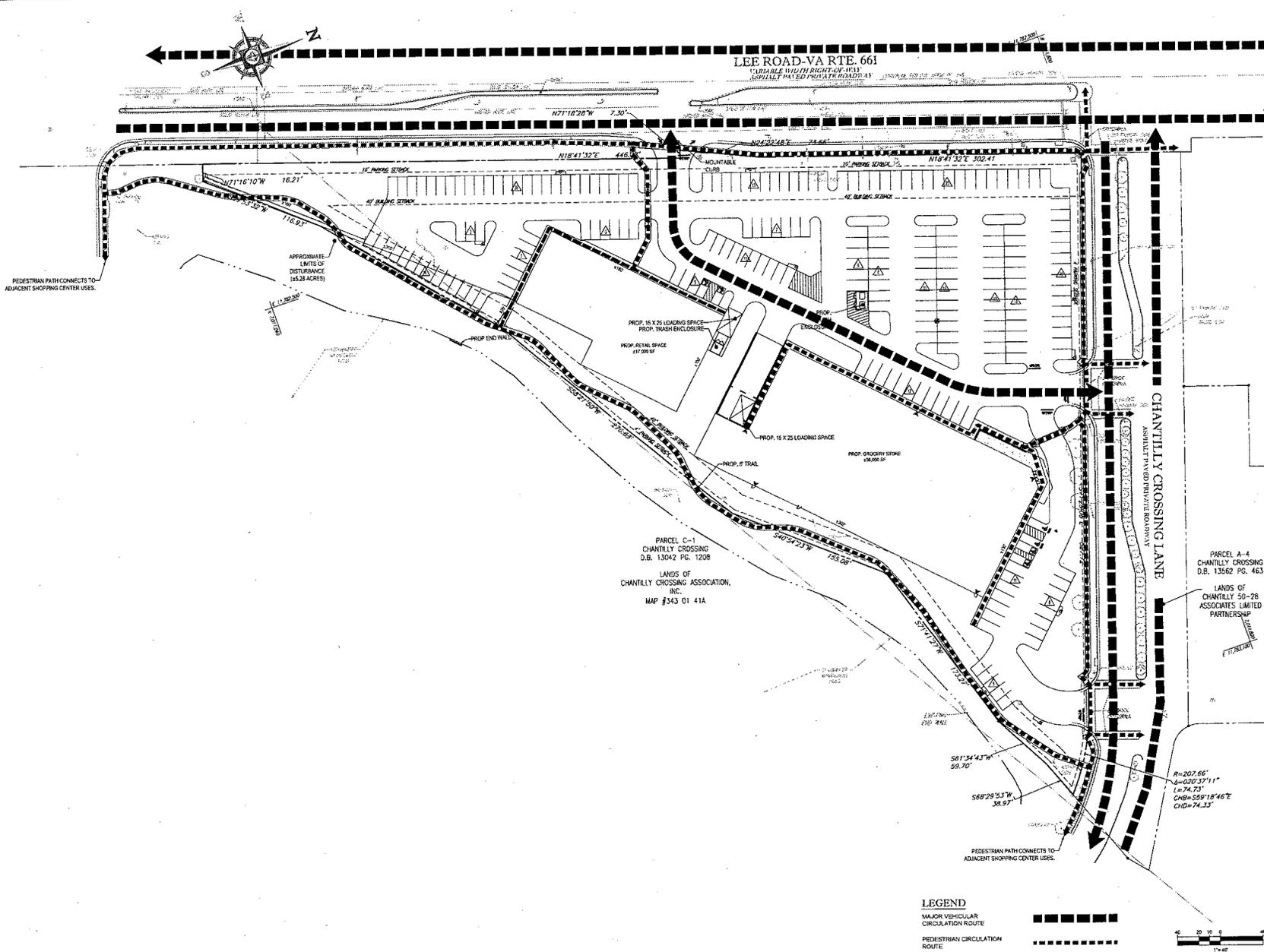


DESIGNED BY: SDC
CHECKED BY: SDC
DATE: DEC. 2001
AS SHOWN

REGIONAL STORMWATER MANAGEMENT FACILITY C-41
CHANTILLY CROSSING
SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

PROPOSED CONDITIONS
HYDROLOGIC DATA

Dewberry & Davis LLC Engineers
A Dewberry & Davis Company Planners
8401 Arlington Blvd., Fairfax, Va. 22031 Surveyors
(703) 849-0100 FAX (703) 849-0537 Landscape
Architects



BOHLER ENGINEERING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING
 ENVIRONMENTAL ENGINEERING
 GEOTECHNICAL ENGINEERING
 TRAFFIC ENGINEERING
 WATER RESOURCES ENGINEERING
 ELECTRICAL ENGINEERING
 MECHANICAL ENGINEERING
 CHEMICAL ENGINEERING
 METALLURGICAL ENGINEERING
 INDUSTRIAL ENGINEERING
 AEROSPACE ENGINEERING
 MARINE ENGINEERING
 NUCLEAR ENGINEERING
 PETROLEUM ENGINEERING
 POLYMER ENGINEERING
 THERMAL ENGINEERING
 TRANSPORTATION ENGINEERING
 URBAN ENGINEERING
 WIND ENGINEERING

REVISIONS

REV.	DATE	REVISION/COMMENT	BY
1	11/23/15	REV. RECEIPT COMMENTS	DL

NOT APPROVED FOR CONSTRUCTION

PROJECT No. 15424
 DRAWN BY: MTD
 CHECKED BY: KSD
 DATE: 10/20/15
 SCALE: 1" = 40'
 15'

PROJECT: PROFFER CONDITION AMENDMENT / GENERALIZED DEVELOPMENT PLAN AMENDMENT / SPECIAL EXCEPTION PLAT AND PCR
LIDL US OPERATIONS, LLC
 LOCATION OF SITE: SEC CHANTILLY CROSSING LANE AND LEE ROAD CHANTILLY, FAIRFAX COUNTY, VA SULLY DISTRICT

BOHLER ENGINEERING
 22436 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 Phone: (703) 703-8500
 Fax: (703) 703-8501
 VA@BohlerEng.com

HEALTH OF THE COMMONWEALTH OF VIRGINIA
DAVID LOGAN
 Lic No. 43616
 11/23/15

SHEET TITLE
CIRCULATION PLAN
 SHEET NUMBER
10

REZONING AFFIDAVIT

DATE: November 2, 2015
(enter date affidavit is notarized)

I, Matthew J. Allman, attorney/agent, 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): PCA
(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)
Lidl US Operations, LLC	3033 Wilson Boulevard, #700 Arlington, VA 22201	Applicant/Contract Purchaser of Tax Map 34-3 ((13)) 3
Agents: Victor Guerrero Megan McCann Sizemore Gareth Reed		

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)DATE: November 2, 2015
(enter date affidavit is notarized)for Application No. (s): PCA
(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)
Chantilly 50-28 Associates Limited Partnership	725 Rockville Pike, 3rd Floor Rockville, MD 20852	Title Owner of Tax Map 34-3 ((13)) 3
Agents: Gregory C. Zakarian Louis L. Glickfield		
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents
Agents: Martin D. Walsh Lynne J. Strobel M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Elizabeth D. Baker Inda E. Stagg Amy E. Friedlander		
		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Planner/Agent Planner/Agent Planner/Agent

*Admitted in New York and California.
Admission to Virginia Bar pending.

(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 Attachment to Par. 1(a)

DATE: November 2, 2015
 (enter date affidavit is notarized)

for Application No. (s): PCA
 (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)
Bohler VA, LLC Agents: Robert C. Harr, Jr. Brian J. Clifford Keith G. Simpson	22636 Davis Drive, Suite 250 Sterling, Virginia 20164	Engineers/Planners/Agent
M. J. Wells and Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultant/Agent

(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: November 2, 2015
 (enter date affidavit is notarized)

for Application No. (s): PCA
 (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)

Lomar Management Company, LLC
 725 Rockville Pike, 3rd Floor
 Rockville, MD 20852

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)

Members:

Louis L. & Marilyn S. Glickfield	Cheryl Numark
Neal Glickfield	Adam S. Glickfield
Marla A. Schram	

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Managing Member:

Louis L. Glickfield

(check if applicable) 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: November 2, 2015
(enter date affidavit is notarized)

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
NAI, II, Inc.
725 Rockville Pike, 3rd Floor
Rockville, MD 20852

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 SHAREHOLDERS: (enter first name, middle initial, and last name)
Patricia A. Norton

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

Michael W. Scott, Sole Director and
President

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Lomar II Investments, Inc.
725 Rockville Pike, 3rd Floor
Rockville, MD 20852

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)
Louis L. Glickfield

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

Louis L. Glickfield, President, Treasurer and Sole Director

(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 Attachment to Par. 1(b)

DATE: November 2, 2015
(enter date affidavit is notarized)

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Lidl US Operations, LLC
3033 Wilson Boulevard, #700
Arlington, VA 22201

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)
Members:
Lidl US, LLC
Lidl US Management, Inc.

=====

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

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Lidl US, LLC
3033 Wilson Boulevard, #700
Arlington, VA 22201

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)

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

(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 Attachment to Par. 1(b)

DATE: November 2, 2015
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Lidl US Management, Inc.
3033 Wilson Boulevard, #700
Arlington, VA 22201

DESCRIPTION OF CORPORATION: (check one statement)
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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.)
Gareth Reed, EVP-Real Estate

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

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)

Wendy A. Alexander	Jay du Von	J. Randall Minchew	Lynne J. Strobel
David J. Bomgardner	William A. Fogarty	Andrew A. Painter	Garth M. Wainman
E. Andrew Burcher	John H. Foote	G. Evan Pritchard	Nan E. Walsh
Thomas J. Colucci	H. Mark Goetzman	M. Catharine Puskar	
Michael J. Coughlin	Bryan H. Guidash	John E. Rinaldi	
Peter M. Dolan, Jr.	Michael J. Kalish	Kathleen H. Smith	

=====

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

(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 Attachment to Par. 1(b)

DATE: November 2, 2015
(enter date affidavit is notarized)

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M. J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, VA 22102

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)
M. J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT). All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

=====

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

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bohler VA, LLC
22636 Davis Drive, Suite 250
Sterling, Virginia 20164

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)
Ludwig H. Bohler
Adam J. Volanth
Daniel M. Duke
Mark R. Joyce

=====

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

(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: November 2, 2015
(enter date affidavit is notarized)

for Application No. (s): PCA
(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)
Chantilly 50-28 Associates Limited Partnership
725 Rockville Pike, 3rd Floor
Rockville, MD 20852

(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)

General Partners:
Lomar Management Company, LLC
NAI, II, Inc.

Limited Partners:
Louis L. Glickfield Dynasty Trust f/b/o Marilyn S. Glickfield, Neal J. Glickfield, Cheryl Numark, Marla A. Schram, Adam S. Glickfield
Louis L. Glickfield Irrevocable Trust f/b/o Marilyn S. Glickfield, Neal J. Glickfield, Cheryl Numark, Marla A. Schram, Adam S. Glickfield
Louis L. Glickfield Dynasty Trust II f/b/o Marilyn S. Glickfield, Neal J. Glickfield, Cheryl Numark, Marla A. Schram, Adam S. Glickfield
Irma Gross Irrevocable Trust f/b/o Michelle Post and Addison Liquorish
Steven H. Schram
Rosemary G. ("Penny") Dean
Lydia Pantos
Lomar II Investments, Inc.

(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: November 2, 2015
(enter date affidavit is notarized)

for Application No. (s): PCA
(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: November 2, 2015
(enter date affidavit is notarized)

for Application No. (s): PCA
(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.

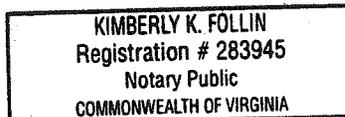
WITNESS the following signature:

(check one) [] Applicant [x] Applicant's Authorized Agent
Matthew J. Allman, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 2 day of November 2015, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015



To O.C.A
12/1/15

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 2, 2015
(enter date affidavit is notarized)

I, Matthew J. Allman, attorney/agent, 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)
LIDL US Operations, LLC Agents: Victor Guerrero Megan McCann Sizemore Gareth Reed	3033 Wilson Boulevard, #700 Arlington, VA 22201	Applicant/Contract Purchaser of Tax Map 34-3 ((13)) 3
Chantilly 50-28 Associates Limited Partnership Agents: Gregory C. Zakarian Louis L. Glickfield	725 Rockville Pike, 3rd Floor Rockville, MD 20852	Title Owner of Tax Map 34-3 ((13)) 3

(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

Special Exception Attachment to Par. 1(a)DATE: November 2, 2015
(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)
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents
Agents: Martin D. Walsh Lynne J. Strobel M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Elizabeth D. Baker Inda E. Stagg Amy E. Friedlander		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Planner/Agent Planner/Agent Planner/Agent

*Admitted in New York and California. Admission to Virginia Bar pending.

Bohler VA, LLC	22636 Davis Drive, Suite 250 Sterling, Virginia 20164	Engineers/Planners/Agent
Agents: Robert C. Harr, Jr. Brian J. Clifford Keith G. Simpson		

M. J. Wells and Associates, Inc.	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultant/Agent
Agents: Robin L. Antonucci Kevin R. Fellin		

(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: November 2, 2015
(enter date affidavit is notarized)

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

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

(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)

Lomar Management Company, LLC
725 Rockville Pike, 3rd Floor
Rockville, MD 20852

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)

Members: Cheryl Numark
Louis L. & Marilyn S. Glickfield Adam S. Glickfield
Neal Glickfield
Marla A. Schram
Managing Member: Louis L. Glickfield

(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: November 2, 2015
(enter date affidavit is notarized)

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
NAI, II, Inc.
725 Rockville Pike, 3rd Floor
Rockville, MD 20852

DESCRIPTION OF CORPORATION: (check one statement)

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- 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)
Patricia A. Norton

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Lomar II Investments, Inc.
725 Rockville Pike, 3rd Floor
Rockville, MD 20852

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.
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NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Louis L. Glickfield

(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 Attachment to Par. 1(b)

DATE: November 2, 2015
(enter date affidavit is notarized)

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

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

LIDL US Operations, LLC
3033 Wilson Boulevard, #700
Arlington, VA 22201

DESCRIPTION OF CORPORATION: (check one statement)

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- 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)

Members:
Lidl US, LLC
Lidl US Management, Inc.

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

Lidl US, LLC
3033 Wilson Boulevard, #700
Arlington, VA 22201

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Special Exception Attachment to Par. 1(b)

DATE: November 2, 2015
(enter date affidavit is notarized)

for Application No. (s): _____
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- 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)

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

Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

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

Wendy A. Alexander	Jay du Von	J. Randall Minchew	Lynne J. Strobel
David J. Bomgardner	William A. Fogarty	Andrew A. Painter	Garth M. Wainman
E. Andrew Burcher	John H. Foote	G. Evan Pritchard	Nan E. Walsh
Thomas J. Colucci	H. Mark Goetzman	M. Catharine Puskar	
Michael J. Coughlin	Bryan H. Guidash	John E. Rinaldi	
Peter M. Dolan, Jr.	Michael J. Kalish	Kathleen H. Smith	

(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 Attachment to Par. 1(b)

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for Application No. (s): _____
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

M. J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
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NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

M. J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT). All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

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

Bohler VA, LLC
22636 Davis Drive, Suite 250
Sterling, Virginia 20164

DESCRIPTION OF CORPORATION: (check one statement)

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

Ludwig H. Bohler
Adam J. Volanth
Daniel M. Duke
Mark R. Joyce

(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: November 2, 2015
(enter date affidavit is notarized)

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

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
Chantilly 50-28 Associates Limited Partnership
725 Rockville Pike, 3rd Floor
Rockville, MD 20852

(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)

General Partners:
Lomar Management Company, LLC
NAI, II, Inc.

Limited Partners:
Louis L. Glickfield Dynasty Trust f/b/o Marilyn S. Glickfield, Neal J. Glickfield, Cheryl Numark, Marla A. Schram, Adam S. Glickfield
Louis L. Glickfield Irrevocable Trust f/b/o Marilyn S. Glickfield, Neal J. Glickfield, Cheryl Numark, Marla A. Schram, Adam S. Glickfield
Louis L. Glickfield Dynasty Trust II f/b/o Marilyn S. Glickfield, Neal J. Glickfield, Cheryl Numark, Marla A. Schram, Adam S. Glickfield
Irma Gross Irrevocable Trust f/b/o Michelle Post and Addison Liquorish
Steven H. Schram
Rosemary G. ("Penny") Dean
Lydia Pantos
Lomar II Investments, Inc.

(check if applicable) [x] 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: November 2, 2015
(enter date affidavit is notarized)

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

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

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

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

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

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

None

(check if applicable) There are more interests to be listed and Par. 2 is continued on a “Special Exception Attachment to Par. 2” form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 2, 2015
(enter date affidavit is notarized)

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

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 "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

Matthew J. Allman, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 2 day of November 2015, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015

