



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

- | | |
|---|--|
| ③ DPZ Planning Division
Chief, Env. & Dev. Review Br.
Attn: Denise James | ① Fairfax County Park Authority
Planning & Development Div.
Plan Review Coordinator
Attn: Lynne Johnson 4th fl. |
| ③ DPWES Site and Addressing
Attn: Brandy Dyer | ① Northern Va Soil and Water
Conservation District
Attn: Willie Woode |
| ① DPWES Sanitary-Sewer
Attn: Gilbert Osei-Kwadwo | ① Planning Commission
Board of Supervisors
<u>Sully</u> District |
| ① VDOT
Attn: Paul Kraucunas | ① Office of Community
Revitalization/Reinvestment
Attn: Barbara Byron
CRD/CRA or Tysons only |
| ① Fire Prevention Div
Plans Review Section
Attn: Dave Thomas/Sandra Ward | Fairfax County Water Authority
Planning & Engineering Div.
Manager, Planning Dept.
Attn: Greg Prelewicz |
| ① Fairfax County Public Schools
Facilities & Transportation Svcs
Facilities Planning Svcs
Attn: Greg Bokan | Dept. of Tax Administration
Real Estate Division Director
Attn: Tim Shirocky |
| ① Dept. of Transportation
Transportation Planning
Chief, Site Analyst Section
Attn: Michael Davis | Dept. of Health
Div. of Environmental Health
Technical Review and
Information Resources
Attn: Kevin Wastler |
| ① Dept. of Housing & Comm. Dev.
Housing Development Div.
Housing Development Officer
Attn: Charlene Fuhrman-Schulz | |

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/applicationAPPLICATION #: 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)) 3TOTAL ACREAGE: apx. 5.09CURRENT ZONING DISTRICT: C-8, HLC, WSLEGAL 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>Walsh, Colucci, Lubeley & Walsh, PC</u>		
Street: <u>3033 Wilson Blvd., Suite 700</u>			Street: <u>2200 Clarendon Blvd., Suite 1300</u>		
City: <u>Arlington</u>	State: <u>VA</u>	Zip: <u>22201</u>	City: <u>Arlington</u>	State: <u>VA</u>	Zip: <u>22201</u>
Phone Number:			Phone Number:		
(W):	(C):		(W): <u>703-528-4700</u>	(C):	
E-mail:			E-mail:		
			<u>mallman@thelandlawyers.com</u>		

Signature: Matthew J. AllmanDate: 12/1/2015

DO NOT WRITE IN THIS SPACE

Date Application Accepted: 11/30/2015Application 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

Concurrent with
PCA 95-Y-016-5

(Staff will assign)

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. 34-3 ((13)) 3	SIZE (ACRES/SQ FT) appx. 5.09 acres / 221,869 sf	
	ZONING DISTRICT C-8, W/S, H/C	MAGISTERIAL DISTRICT 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:

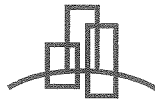
Donna L. Lubeley

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.

A handwritten signature in cursive script, appearing to read "Matthew J. Allman".

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

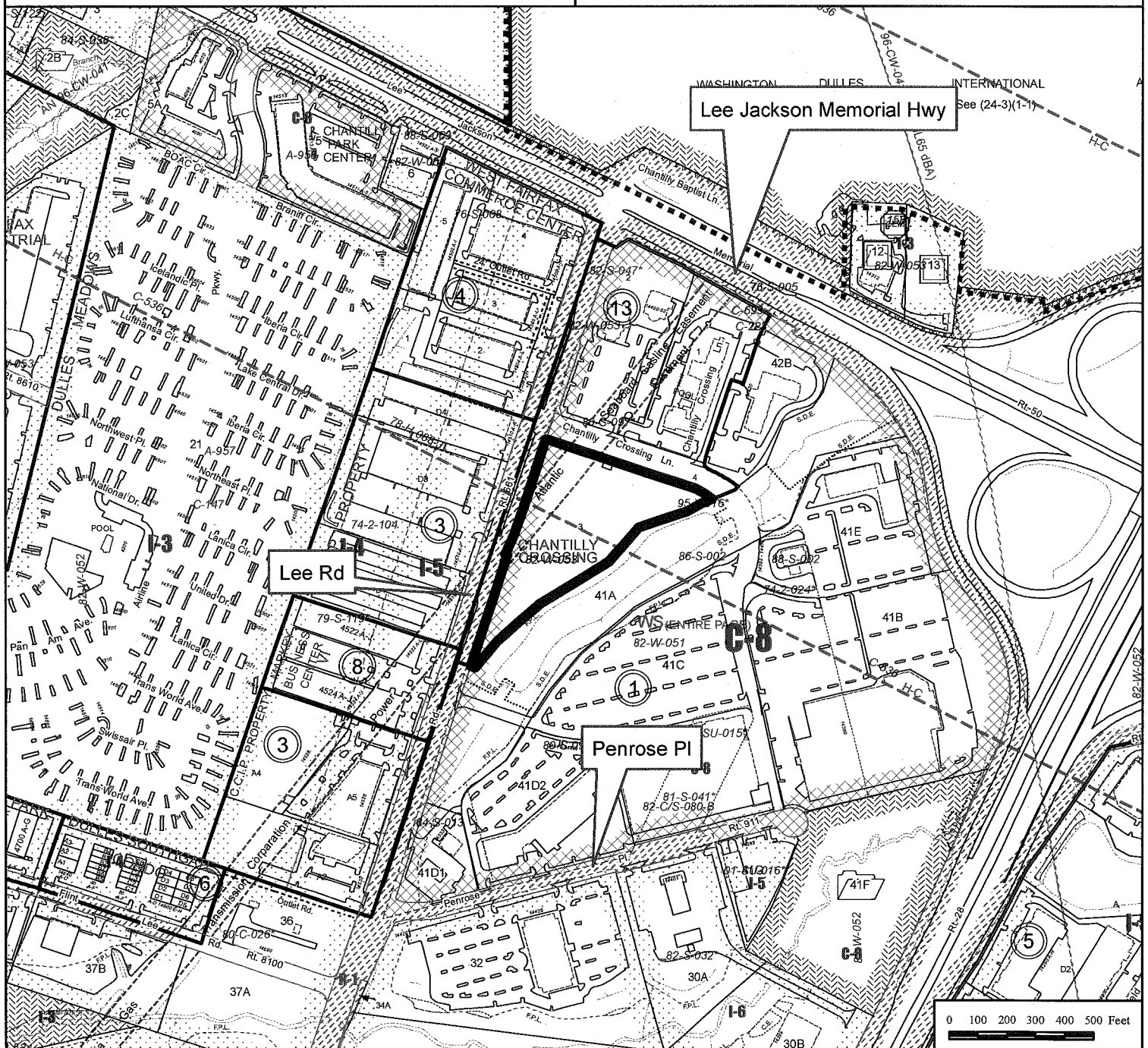
Zoning: C- 8
Overlay Dist: HC WS
Map Ref Num: 034-3- /13/ /0003

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

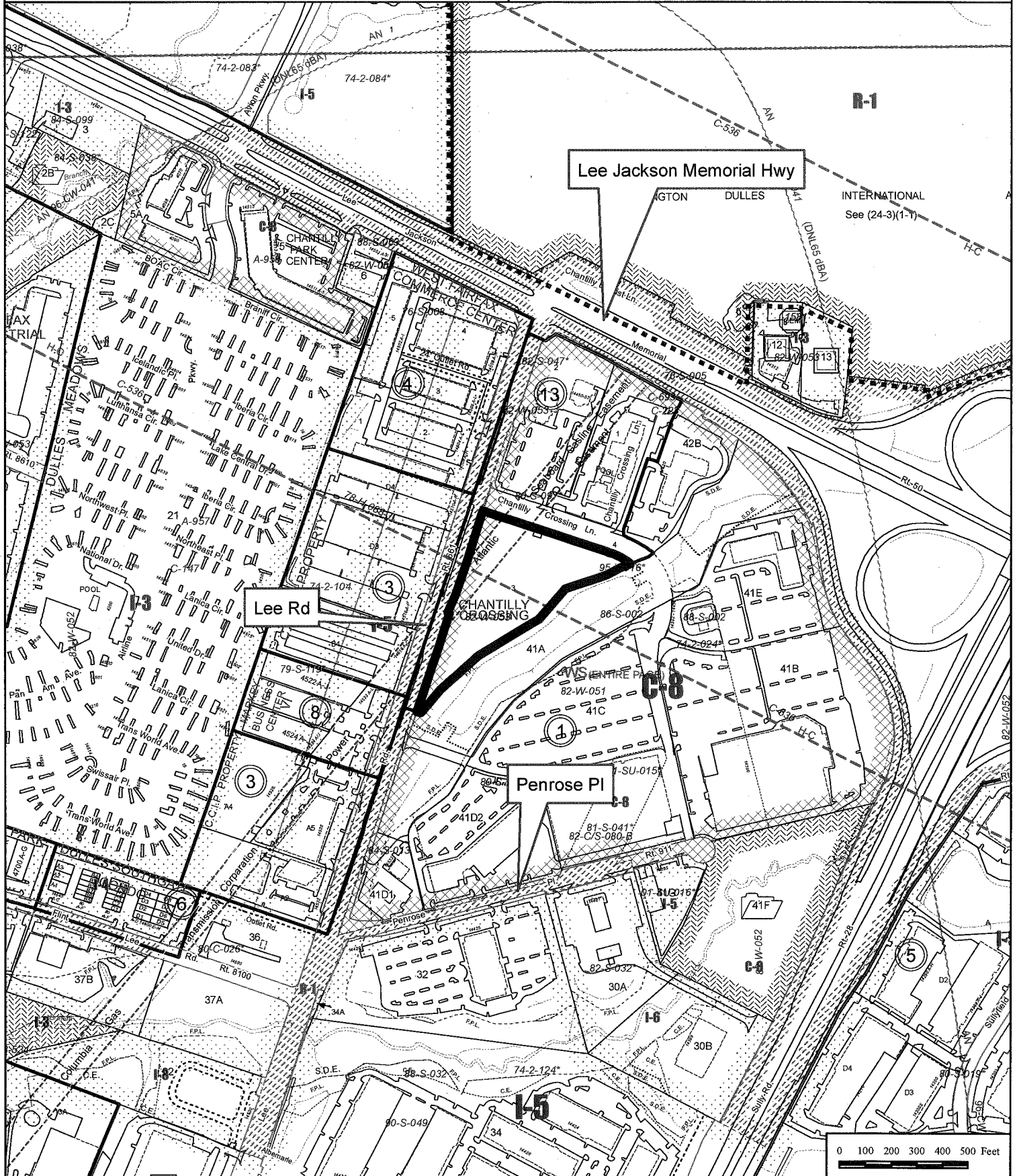
PCA 95-Y-016-05

LIDL US OPERATIONS, LLC

Special Exception Amendment

SEA 95-Y-024-05

LIDL US OPERATIONS, LLC



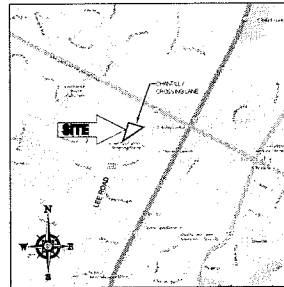
PROFFER CONDITION AMENDMENT / GENERALIZED DEVELOPMENT PLAN AMENDMENT / SPECIAL EXCEPTION PLAT AMENDMENT

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" = 2,000'

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

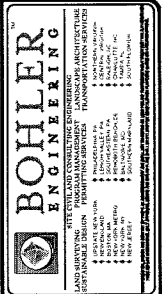
CONTACT: MATTHEW J. ALLMAN
ELIZABETH D. BAKER
703-528-4700

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



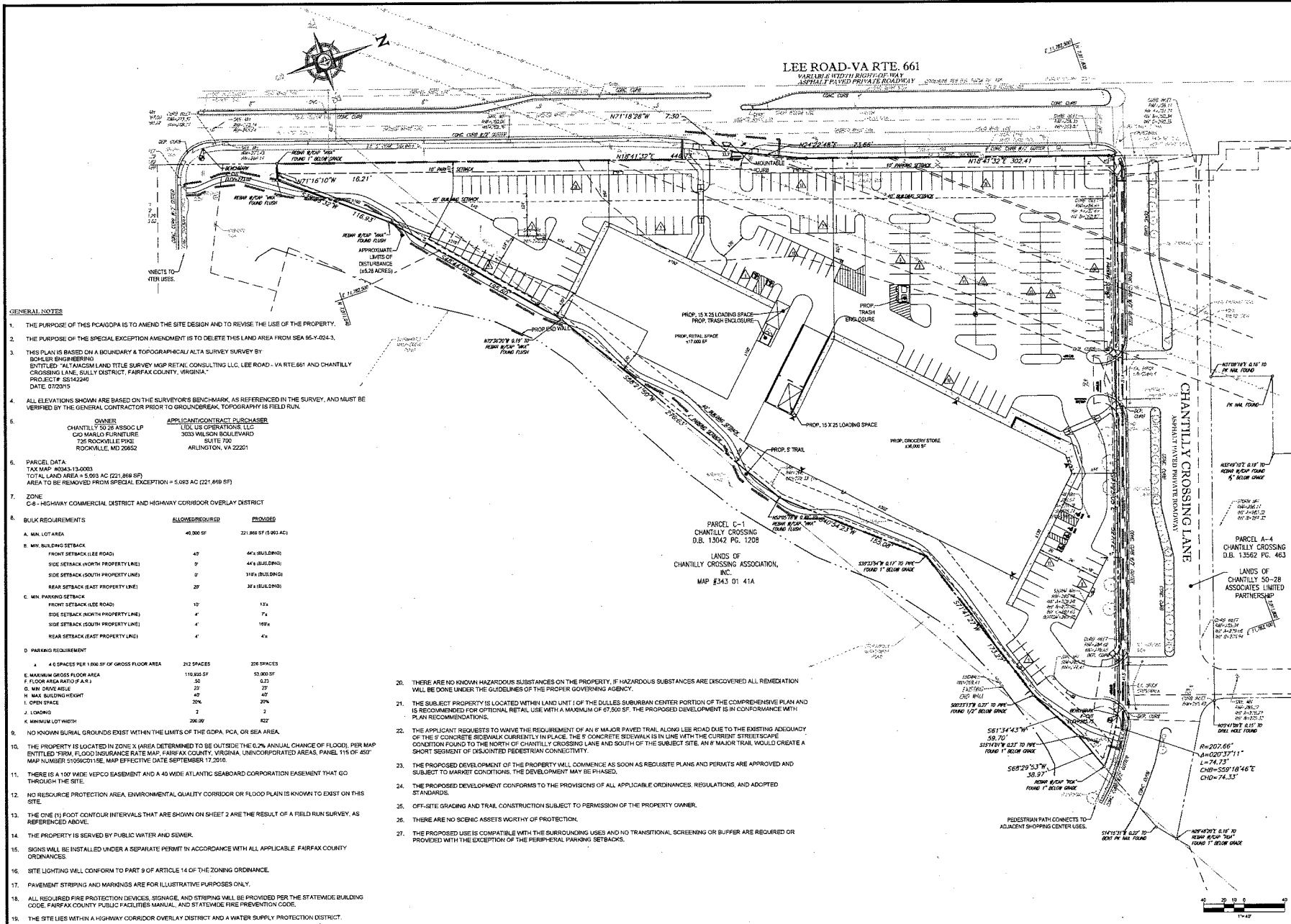
NOT APPROVED FOR
CONSTRUCTION
PROJECT NO.: S14200
DRAWN BY: RJS
CHECKED BY: RJS
DATE: 10/20/15
SCALE: AS NOTED
CADD IS: SDI

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/GPA 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 95-024-3.
3. THIS PLAN IS BASED ON A BOUNDARY & TOPOGRAPHICAL SURVEY BY BOHLER ENGINEERING, INC. DATED 11/20/15. THE SURVEY IS 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.
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.
5. OWNER: CHANTILLY 50-28 ASSOC LP
TAX MAP: 9504-13-0003
TOTAL LAND AREA = 5.093 AC (221,869 SF)
AREA TO BE REMOVED FROM SPECIAL EXCEPTION = 5.093 AC (221,869 SF)
6. APPLICANT/CONTRACT PURCHASER: LIDL US OPERATIONS, LLC
3033 WILSON BOULEVARD
SUITE 700
ARLINGTON, VA 22201
7. ZONE: C-4 - HIGHWAY COMMERCIAL DISTRICT AND HIGHWAY CORRIDOR OVERLAY DISTRICT
8. BULK REQUIREMENTS:

	ALLOWED/REQUIRED	PROPOSED
A. MIN. LOT AREA	40,000 SF	221,869 SF (5.093 AC)
B. MIN. BUILDING SETBACK		
FRONT SETBACK (LEE ROAD)	40'	40' (BULDOZED)
SIDE SETBACK (NORTH PROPERTY LINE)	5'	4' (BULDOZED)
SIDE SETBACK (SOUTH PROPERTY LINE)	5'	310' (BULDOZED)
REAR SETBACK (EAST PROPERTY LINE)	20'	36' (BULDOZED)
C. MIN. PARKING SETBACK		
FRONT SETBACK (LEE ROAD)	10'	12'
SIDE SETBACK (NORTH PROPERTY LINE)	4'	7'
SIDE SETBACK (SOUTH PROPERTY LINE)	4'	100'
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.)	3.0	0.75
G. MIN. DRIVE WHEEL	20'	27'
H. MAX. BUILDING HEIGHT	40'	40'
I. OPEN SPACE	30%	30%
J. LIGHTING	2	2
K. MINIMUM LOT WIDTH	200.00'	822'
9. NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE GPA, PCA, OR SEA AREA.
10. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD). PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREAS, PANEL 115 OF 450" MAP NUMBER 21090C015E, MAP EFFECTIVE DATE SEPTEMBER 17, 2010.
11. THERE IS A 10' WIDE VEPCO EASEMENT AND A 40' WIDE ATLANTIC SEABOARD CORPORATION EASEMENT THAT GO THROUGH THE SITE.
12. NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS SITE.
13. THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET 2 ARE THE RESULT OF A FIELD RUN SURVEY, AS REFERENCED ABOVE.
14. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
15. SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH ALL APPLICABLE FAIRFAX COUNTY ORDINANCES.
16. SITE LIGHTING WILL CONFORM TO PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.
17. PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
18. ALL REQUIRED FIRE PROTECTION DEVICES, SIGNAGE, AND STRIPING WILL BE PROVIDED PER THE STATEWIDE BUILDING CODE, FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, AND STATEWIDE FIRE PREVENTION CODE.
19. THE SITE LIES WITHIN A HIGHWAY CORRIDOR OVERLAY DISTRICT AND A WATER SUPPLY PROTECTION DISTRICT.

BOHLER ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
SPECIALIZING IN CIVIL AND CONSTRUCTION ENGINEERING
1226 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 759-9000
Fax: (703) 759-9001
VA@BohlerEng.com

REVISIONS

REV	DATE	COMMENT	BY
1	11/20/15	REV FOR ACCEPTANCE	ML

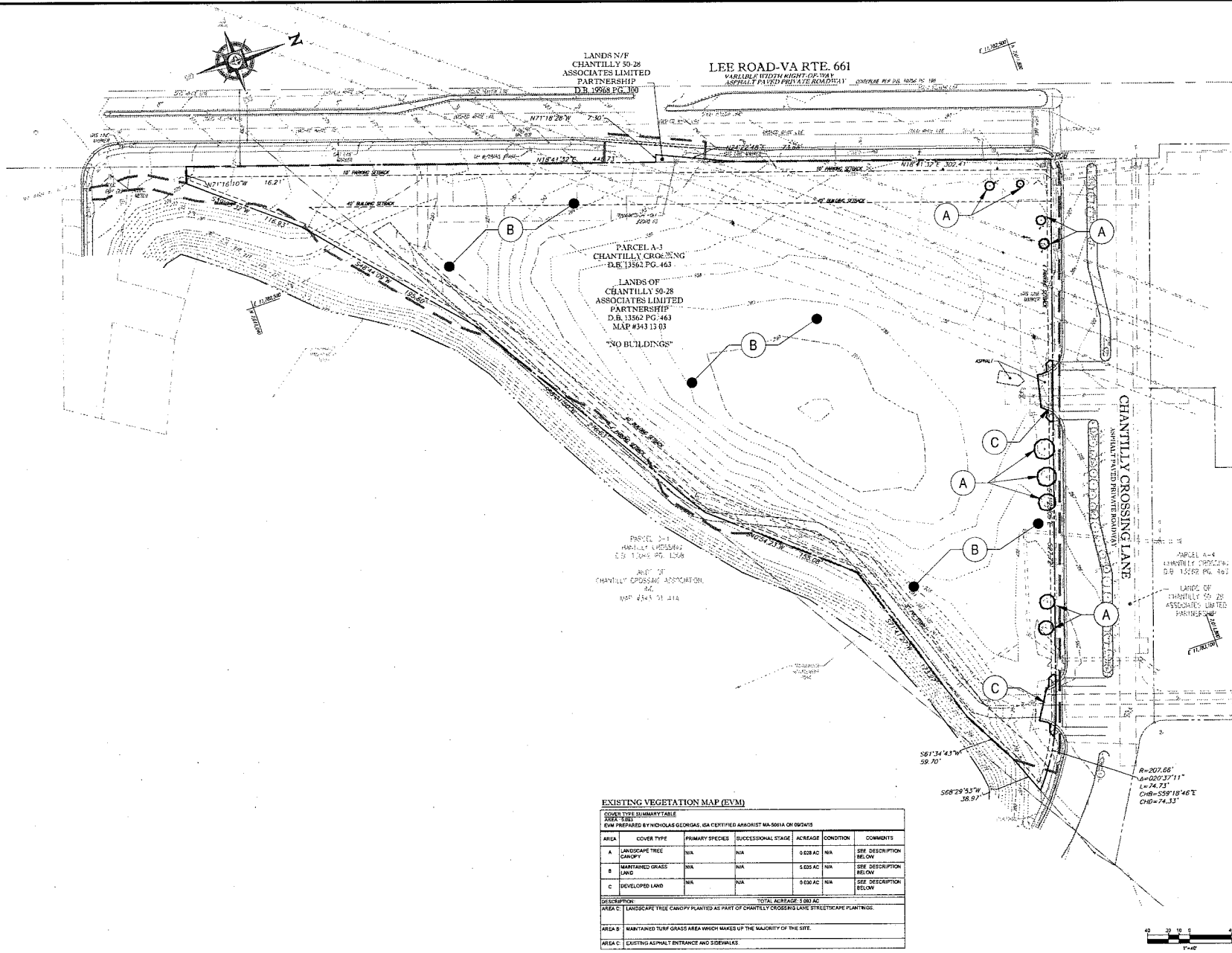
NOT APPROVED FOR CONSTRUCTION
PROJECT NO.: 1542008
DRAWN BY: RTG
CHECKED BY: KSE
DATE: 10/20/15
SCALE: 1" = 40'
CAD ID: 581

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

BOHLER ENGINEERING
1226 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 759-9000
Fax: (703) 759-9001
VA@BohlerEng.com

DAVID LOGAN
LIC NO. 45616
11/23/15

GENERALIZED DEVELOPMENT PLAN
SHEET NUMBER
3



BOHLER ENGINEERING
3000 DAVID DRIVE, SUITE 200
STERLING, VIRGINIA 20154
Phone: (703) 759-9550
Fax: (703) 759-9551
VA@BohlerEng.com

REVISIONS

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

NOT APPROVED FOR CONSTRUCTION

PROJECT: BUFFER 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
3000 DAVID DRIVE, SUITE 200
STERLING, VIRGINIA 20154
Phone: (703) 759-9550
Fax: (703) 759-9551
VA@BohlerEng.com

DAVID LOGAN
Lic No 43618
11/23/15

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	0.8%
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	0.5%
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	1.2%
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES
G	IF NOT 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 12.007.2	
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12.007.2	
I	PLACE THE INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

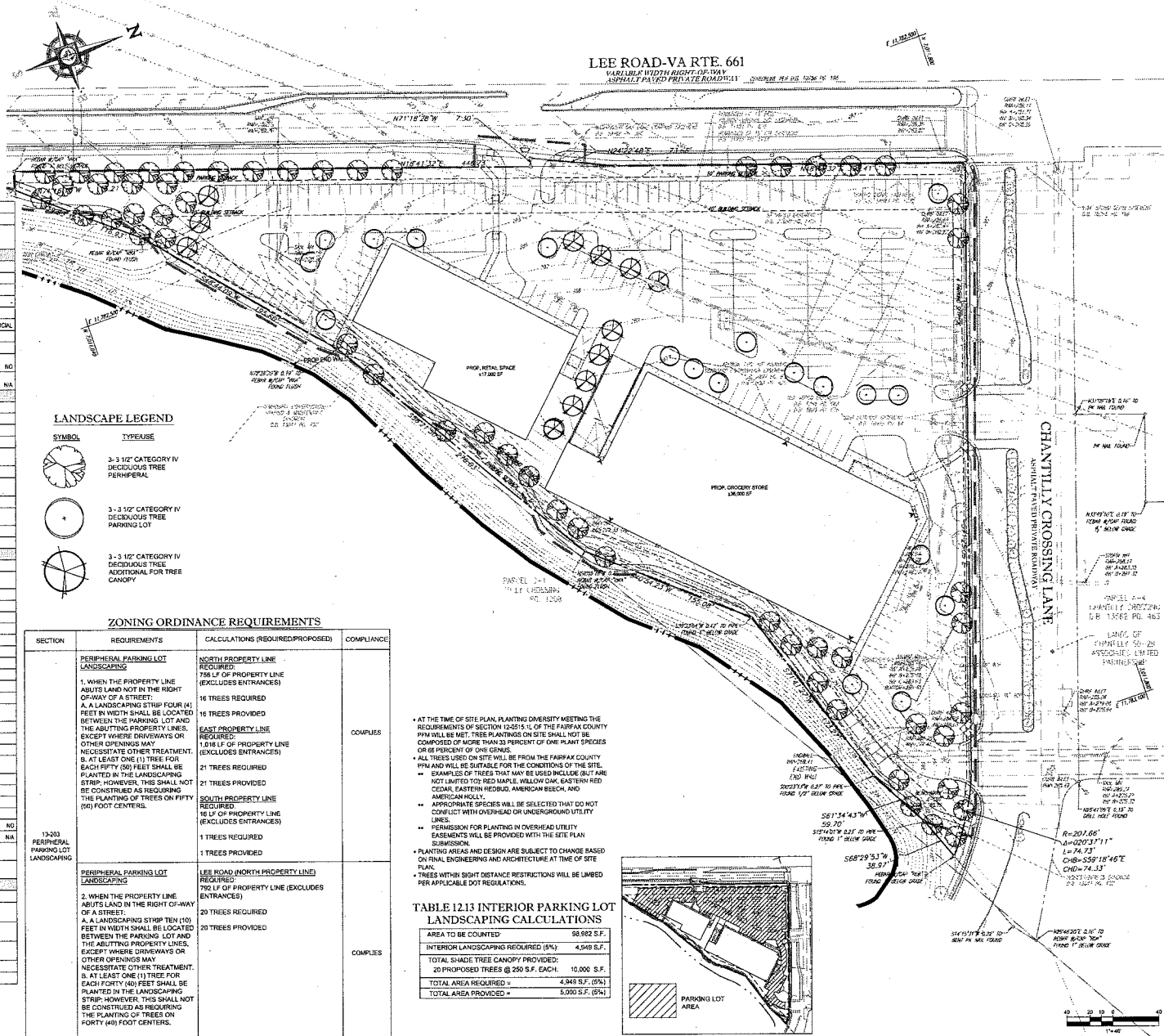
TABLE 12.10

STEP	A. TREE PRESERVATION TARGET AND STATEMENT	TOTALS
A.1	PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDED BY 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	221,889
B4	ADJUSTED GROSS SITE AREA (B1-B2-B3)	221,889
B5	IDENTIFY SITES DRAINAGE AND CUL 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	N/A

C. TREE PRESERVATION	TREE PRESERVATION TARGET AREA	TOTALS
C1	TOTAL CANOPY AREA MEETING STANDARDS OF 12.007.1	221,889
C2	SUBTRACT AREA OF EXEMPTIONS	0
C3	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES	0
C4	ADJUSTED GROSS SITE AREA (C1-C2-C3)	221,889
C5	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIES," OR "STREET" TREES	0
C6	ADJUSTED GROSS SITE AREA (C4-C5)	221,889
C7	CANOPY AREA OF TREES WITHIN RESOURCE PROTECTION AREAS AND 10-YEAR FLOODPLAIN	0
C8	ADJUSTED GROSS SITE AREA (C6-C7)	221,889
C9	TOTAL OF C1, C3, C5, C7, AND C9	221,889

D. TREE PLANTING	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C9)	TOTALS
D1	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS	0
D2	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION	0
D3	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS	0
D4	AREA OF CANOPY PLANTED FOR WILDLIFE BENEFITS	0
D5	AREA OF CANOPY PROVIDED BY NATIVE TREES	0
D6	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETALS	0
D7	AREA OF CANOPY PROVIDED THROUGH TREE SHELTERS	0
D8	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY SEED MIX	0
D9	PERCENTAGE OF D1-D8 REPRESENTED BY D1-D8	0
D10	AREA OF CANOPY NOT MEETING MULTICRITERIA CRITERIA	22,189
D11	TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING	22,189
D12	IS AN OFFSITE PLANTING REQUEST?	NO
D13	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE PLANTING OR TREE PLANT	0
D14	AMOUNT TO BE DEDUCTED INTO THE TREE PRESERVATION AND PLANTING PLAN	0

E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C9)	263
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D11)	22,000
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D13)	0
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED	22,263
	PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED	10.08%



BOHLER ENGINEERING
 2024 DAVIS DRIVE, SUITE 200
 STERLING, VIRGINIA 20166
 Phone: (703) 708-5500
 Fax: (703) 708-5501
 VA@BohlerEng.com

REVISIONS

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

NOT APPROVED FOR CONSTRUCTION

PROJECT: LIDLS OPERATIONS, LLC
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 DATE: 10/29/15
 SCALE: 1"=40'

PROVIDER CONDITION AMENDMENT
 GENERALIZED DEVELOPMENT PLAN AMENDMENT / SPECIAL EXCEPTION PLAT AMENDMENT FOR

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

BOHLER
 2024 DAVIS DRIVE, SUITE 200
 STERLING, VIRGINIA 20166
 Phone: (703) 708-5500
 Fax: (703) 708-5501
 VA@BohlerEng.com

DAVID LOGAN
 Lic. No. 03618
 11/23/15

LANDSCAPE PLAN

SHEET NUMBER
5

LEE ROAD-VA RTE. 661

VARIABLE WIDTH RIGHT-OF-WAY
ADJUSTED PLATTED PRIVATE BOUNDARY

REVISION 12-28-2015

REVISION 12-28-2015

REVISION 12-28-2015

REVISION 12-28-2015

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REVISION 12-28-2015

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MINIMUM STORMWATER INFORMATION FOR REZONING, 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. 16-211.2 & 16-211.3)
CLUSTER SUBDIVISION (SECT. 16-211.10 & 16-211.11)
DEVELOPMENT PLANS (SECT. 16-211.12 & 16-211.13)
FDP DISTRICTS (SECT. 16-211.14 (a) & (b))

AMENDMENTS (SECT. 16-211.15 & 16-211.16)
PRC PLAN (SECT. 16-211.17 & 16-211.18)
AMENDMENTS (SECT. 16-211.19 & 16-211.20)

1. PLAT 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 FACILITIES AND LIMITS OF CLEARING AND GRADING ACCOMMODATE THE STORMWATER MANAGEMENT FACILITIES, STORM DRAINAGE PIPE SYSTEMS AND OUTLET PROTECTION, POND SPILLWAYS, ACCESS ROADS, SITE CUTFALLS, ENERGY DISSIPATION DEVICES AND STREAM STABILIZATION MEASURES AS SHOWN ON THIS SHEET. NO ONSITE STORMWATER MANAGEMENT FACILITY IS REQUIRED TO AN OFFSITE REGIONAL FACILITY DESIGNED AND CONSTRUCTED TO MEET THE FULL DEVELOPMENT OF THE PROPERTY FOR QUALITY AND QUANTITY. IF INFILTRATION IS PROPOSED THE SOILS 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. NO INFILTRATION IS PROPOSED FOR THIS SITE.

3. PROVIDE NO ONSITE STORMWATER MANAGEMENT FACILITY IS REQUIRED DUE TO AN OFFSITE REGIONAL FACILITY DESIGNED AND CONSTRUCTED TO TREAT THE FULL DEVELOPMENT OF THE PROPERTY FOR QUALITY AND QUANTITY. BECAUSE THERE IS NO ONSITE STORMWATER MANAGEMENT FACILITY, THERE IS NO INFORMATION PROVIDED FOR THE ONSITE AREA SERVED, THE OFFSITE AREA SERVED, THE FOOTPRINT AREA, THE STORAGE VOLUME, OR THE DAM HEIGHT. THEREFORE, THE FACILITY INFORMATION TABLE IS NOT PROVIDED FOR THIS SITE.

4. ONSITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON THIS SHEET. POND INLET AND OUTLET PIPE SYSTEMS ARE NOT APPLICABLE. AS NO ONSITE FACILITY IS PROPOSED, THEREFORE NOT APPLICABLE.

5. NO ONSITE MAINTENANCE ACCESS (ROAD) TO STORMWATER MANAGEMENT FACILITY IS PROPOSED. TYPE OF MAINTENANCE ACCESS ROAD SURFACE NOTED ON THE PLAT IS NOT APPLICABLE. ASPHALT, GRAVEL, GRAVEL, ETC.

6. LANDSCAPING AND TREE PRESERVATION IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS NOT APPLICABLE BECAUSE THERE ARE NO ONSITE STORMWATER MANAGEMENT FACILITIES. THE LANDSCAPING PLAN FOR THIS SITE IS SHOWN ON SHEET 5.

7. STORMWATER MANAGEMENT AND BMP NARRATIVES INCLUDING DESCRIPTIONS OF HOW DETENTION AND BEST MANAGEMENT PRACTICES REQUIREMENTS WILL BE MET ARE PROVIDED ON THIS SHEET. A VIRGINIA RUNOFF REDUCTION SPREADSHEET IS NOT APPLICABLE FOR THIS SITE DUE TO THE SITE BEING GRANDFATHERED IN UNDER THE 1999 VIRGINIA STORMWATER MANAGEMENT REGULATIONS.

8. 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 ON WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES) IS NOT APPLICABLE. THE OUTFALL IS PROPOSED TO BE IMPROVED AT AN EXISTING OFFSITE REGIONAL STORMWATER MANAGEMENT FACILITY.

9. 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 THIS SHEET.

10. 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 2.

11. A SUBMISSION WAIVER IS REQUESTED FOR NOT APPLICABLE.

12. STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE: AN OFFSITE REGIONAL FACILITY DESIGNED AND CONSTRUCTED TO TREAT THE FULL DEVELOPMENT OF THE PROPERTY FOR QUALITY AND QUANTITY IS USED (SEE BMP NARRATIVE ON THIS SHEET).

STORM WATER MANAGEMENT & BMP NARRATIVE

THE SUBJECT SITE CONSISTS OF AN EXISTING VACANT LOT WITH MODERATE SLOPES. THE PROPOSED SITE SHALL CONSIST OF A GROCERY STORE AND RETAIL SPACE, UTILITIES, AND ASSOCIATED PARKING.

BEST MANAGEMENT PRACTICES (BMPs) WILL NOT BE PROVIDED FOR THE SUBJECT SITE BECAUSE BMP AND STORMWATER DETENTION REQUIREMENTS ARE SATISFIED THROUGH EXISTING REGIONAL FACILITY #C-41 (FAIRFAX COUNTY PLAN #FAS-3P-03, APPROVED 7/5/02) LOCATED TO THE SOUTHWEST OF THE SITE. THE ORIGINAL DESIGN OF REGIONAL FACILITY #C-41 ACCOUNTED FOR THE ENTIRETY OF THE DRAINAGE AREA ASSOCIATED WITH THIS SITE PLAN AS A FULLY DEVELOPED COMMERCIAL AREA.

NO STORM WATER MANAGEMENT DETENTION (SWMD) FOR THE SUBJECT SITE IS REQUIRED BECAUSE THERE IS AN EXISTING OFFSITE REGIONAL FACILITY #C-41 (FAIRFAX COUNTY PLAN #FAS-3P-03, APPROVED 7/5/02) LOCATED TO THE SOUTHWEST OF THE SITE DESIGNED AND CONSTRUCTED TO TREAT THE FULL DEVELOPMENT OF THE PROPERTY.

THE PROPOSED DEVELOPMENT IS THEREFORE GRANDFATHERED IN UNDER THE 1999 VIRGINIA STORMWATER MANAGEMENT REGULATIONS AND NO WATER QUALITY OR QUANTITY IMPROVEMENTS WILL BE REQUIRED.

OUTFALL ANALYSIS

THE PROPOSED DEVELOPMENT (45.06 ACRE SITE AREA) IS CAPTURED BY INLETS AND OUTFALLS TO THE SOUTH INTO A CLOSED PIPE STORM SYSTEM WHICH DISCHARGES INTO OFFSITE FACILITY #C-41 (FAIRFAX COUNTY PLAN #FAS-3P-03, APPROVED 7/5/02) LOCATED TO THE SOUTHWEST OF THE SITE. FOLLOWING DETENTION INTO THE OFFSITE REGIONAL FACILITY (WET POND #C-41), FLOW CONTINUES TO THE SOUTHWEST INTO SCHNEIDER BRANCH. FLOW CONTINUES IN SCHNEIDER BRANCH TO THE SOUTH TO CLUB RUN AND CONTINUES TO THE SOUTH WITHIN CLUB RUN UNTIL REACHING BULL RUN AND THE OCCOCHAN RIVER.

LEGEND

DRAINAGE DIVIDE

DRAINAGE DIVIDE

DRAINAGE DIVIDE

DRAINAGE DIVIDE

DRAINAGE DIVIDE

DRAINAGE DIVIDE

DRAINAGE DIVIDE

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DRAINAGE DIVIDE

DRAINAGE DIVIDE

DRAINAGE DIVIDE

DRAINAGE DIVIDE

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DRAINAGE DIVIDE

DRAINAGE DIVIDE

TOTAL ONSITE AREA TO POND:
5.09 ACRES

BOHLER ENGINEERING
CIVIL AND ENVIRONMENTAL ENGINEERING
11111 LEE ROAD, SUITE 200
STERLING, VIRGINIA 20164
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FAX: (703) 799-9901
WWW.BOHLENGE.COM

REVISIONS

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

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 15-0000

DRAWN BY: [NAME]

CHECKED BY: [NAME]

DATE: 11/20/15

SCALE: 1"=50'

CAD FILE: [NAME]

PROJECT: [NAME]

PROPOSED CONDITION

GENERALIZED DEVELOPMENT

PLAN AMENDMENT

SPECIAL INLET/OUTLET PLAT

AMENDMENT

LIDL OPERATIONS, LLC

LOCATION OF SITE

SEC CHANTILLY CROSSING

LANE AND LEE ROAD

CHANTILLY, FAIRFAX

COUNTY, VA

SULLY DISTRICT

BOHLER ENGINEERING

22336 DAVIS DRIVE, SUITE 200

STERLING, VIRGINIA 20164

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WWW.BOHLENGE.COM

DAVID LOGAN

Lic. No. 43616

11/20/15

SHEET TITLE

PRELIMINARY STORMWATER MANAGEMENT PLAN

SHEET NUMBER

6

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		Attorney/Agent
Lynne J. Strobel		Attorney/Agent
M. Catharine Puskar		Attorney/Agent
Sara V. Mariska		Attorney/Agent
G. Evan Pritchard		Attorney/Agent
Andrew A. Painter		Attorney/Agent
Matthew J. Allman		Attorney/Agent
Jeffrey R. Sunderland		Attorney*/Agent
Elizabeth D. Baker		Planner/Agent
Inda E. Stagg		Planner/Agent
Amy E. Friedlander		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)**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)

Lidl US Management, Inc.
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)**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

☒ 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

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

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		Attorney/Agent
Lynne J. Strobel		Attorney/Agent
M. Catharine Puskar		Attorney/Agent
Sara V. Mariska		Attorney/Agent
G. Evan Pritchard		Attorney/Agent
Andrew A. Painter		Attorney/Agent
Matthew J. Allman		Attorney*/Agent
Jeffrey R. Sunderland		Planner/Agent
Elizabeth D. Baker		Planner/Agent
Inda E. Stagg		Planner/Agent
Amy E. Friedlander		

*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)

- ☒ 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:

Louis L. & Marilyn S. Glickfield
Neal Glickfield
Marla A. Schram

Cheryl Numark
Adam S. Glickfield

Managing Member:

Louis L. Glickfield

(check if applicable) ☒ 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)

- ☒ 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

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

(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)

- ☒ 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.**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)(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 Management, Inc.
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)**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	

(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)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.

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(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
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for Application No. (s): _____
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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) ☒ 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

Matthew J. Allman
☒ 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

