County of Loudoun

Department of Planning

MEMORANDUM

DATE: December 15, 2008

TO:

Building and Development, Zoning	Marilee Seigfried	MS 60
Building and Development, Zoning Permits	Marsha Keim	MS 60A
Comprehensive Planning	Cindy Keegan	MS 62
Board of Supervisors	Eugene Delgaudio	MS 01
Planning Commission	Helena Syska	MS 62

FROM: Mike Elabarger
Project Manager

SUBJECT: **ZMOD 2008-0013**
Safeway Signs at Sterling Plaza – Comprehensive Sign Plan

COMMENT DUE DATE: **January 14, 2009**
(Note: Please provide one paper copy to Project Manager by due date as well as one electronic copy of referral comments to Mike.Elabarger@loudoun.gov. If you have any questions, please contact me at 703-737-8506.)

Please find the enclosed information for your review: **Bolded items, please see LMIS documents**

1. Information Sheet
2. **Checklist waivers**
3. Statement of Justification
4. Comprehensive Sign package dated 8/5/2008

ZMOD 2008-0013
Safeway Signs at Sterling Plaza
Comprehensive Sign Plan

APPLICANT:	Safeway Inc. Joseph Sullivan, Construction Manager 4551 Forbes Blvd Lanham, MD 20706 301-918-6500
OWNERS:	Sterling Plaza Shopping Center LLC Joseph Regar, Asset Manager 875 N Michigan Avenue, Ste 1800 Chicago, IL 60611-1818 312-944-3777
REPRESENTATIVES:	Venable, LLP Frank W. Stearns, Attorney/Agent 8010 Towers Crescent Drive, Number 300 Vienna, VA 22182 703-760-1956 fwstearns@venable.com
PROPOSAL:	A Zoning Modification for a Comprehensive Sign Plan.
LOCATION:	22350 Sterling Blvd., Sterling, VA 20164
TAX MAP/PIN #:	TAX MAP: /81/F10////22A MCPI: 022-15-4155-000
ZONING:	PDH3

PROPOSED NON-RESIDENTIAL FLOOR AREA: N/A

SURROUNDING ZONING/LAND USES:

NORTH	PD-H3	Commercial/Industrial/Single Family
SOUTH	PD-H3	Commercial Industrial
EAST	PD-H3	Commercial Industrial
WEST	PD-H3	Residential

ELECTION DISTRICT: Sterling

Loudoun County, Virginia
Department of Planning
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Fax (703) 777-0441

September 18, 2008

Mr. Frank W. Stearns
Venable LLP
8010 Towers Crescent Drive, Suite 300
Vienna VA 22182

RE: Checklist Waiver
ZMOD 2008-0013 - Safeway at Sterling Plaza Sign Plan

Dear Mr. Stearns:

In response to your letter dated August 28, 2008, the Director has agreed to the following ZMAP Checklist waivers:

1. Item J, Existing Conditions.
2. Item K, Concept Plan: In lieu, please submit the property layout with sign locations, and address K6a and b and provide the adjacent property information on the layout or as part of the vicinity map.
3. Item M, Information tabulation.
4. Item N, Phasing Plan.
5. Item Q, Community Meetings.

The request to waive these requirements is based upon your explanation that the proposed Zoning Modification (ZMOD) would modify only the sign requirements of the Zoning Ordinance and that no other changes are proposed.

This letter does not preclude staff from requesting such information during the review process if it is deemed necessary. Furthermore, this waiver is granted solely for the proposed Zoning modification.

Please include a copy of this letter in your application material. If you have any questions please feel free to contact me at 703.777.0647.

Sincerely,

Ginni Van Horn, Planner
Land Use Review

cc: John Merrithew, Assistant Director, Department of Planning

APPLICATION BY SAFEWAY TO MODIFY SIGN AREA REGULATIONS TO PERMIT AN INCREASE IN SIGN AREA
22350 STERLING BLVD, STERLING, VA 20164

STATEMENT OF JUSTIFICATION

Introduction

Safeway Inc. ("Applicant") submits this application to modify the Sign Regulations subject to Section 5-1204 (3) (D) Matrix of the Revised 1993 Loudoun County Zoning Ordinance to permit an increase in the sign area for its building facade. The Applicant requests a larger sign area than is permitted on the facade of the existing building for its signs and signs for Sun Trust Bank, Starbucks Coffee and Signature Café.

Site Location

The Safeway is located at 22350 Sterling Blvd. in the Sterling Plaza in the southeast corner of East Maple Ave. and Sterling Blvd. The area is developed with a 154,000 sq. ft. neighborhood shopping center (Sterling Plaza Shopping Center) with community serving retail uses and is zoned PD-CC (CC).

The Sterling Community and Sterling Plaza

The Safeway Store is located in the Sterling community of the Suburban Policy Area and is governed by the policies of the Revised General Plan and the retail policies of the Countywide Retail Plan Amendment. The Sterling Plaza is characterized by community retail uses where the appearance and application of urban design guidelines for building designs and signage is paramount. It stresses good sign location and design as well as architectural details that enhance the building's character to form a distinctive visual appearance.

Safeway Store in Sterling Plaza

Safeway is in a one story building with an area of 55,255 sq. ft. A construction permit (ZP 06897) was approved in October 2000 and an Occupancy Permit (OP 11789) was issued to Safeway on October 11, 2000.

Safeway Stores as a Supermarket

Safeway is a well known supermarket in the area and has an easily identifiable store facade prototype. Like most other large chains, when Safeway moved from small neighborhood stores to larger supermarkets, it established a distinct predetermined design with a new prototype facade with large graphics of food items and distinctive signage to inform the public what was available within such as "Starbucks Coffee" "Sun Trust Bank" and " Pharmacy". All wall signs are related in color and appearance. Safeway

currently uses a nationwide recognized coordination of its signage in terms of design and materials and logos such as "Safeway", "Starbucks Coffee" and "SunTrust Bank." These nationally recognized logos are uniform and easily recognized to provide for quick identification to people in motor vehicles and to alert the public of products that are available within the Safeway.

Therefore Safeway submits this zoning modification application to modify the existing sign regulations to permit an increase in sign area to permit nationally recognized signs and logos, to ensure uniformity and consistency in trademarked names and communicate to the public in an efficient and quickly recognized fashion the products available within by using nationally recognized logos of the merchants.

Existing Zoning Regulations

Under the Planned Development Community Center (PD-CC (CC)) zoning, the site is subject to Section 5-1204 (3)(D) Matrix of the Revised 1993 Loudoun County Zoning Ordinance with the following regulations being germane:

a) The maximum area of any one sign is 60 sq. ft.

b) Each facade can have no more than 3 signs.

c) Total signage allowable is based upon two (2) sq. ft. for every linear foot of building frontage not to exceed 60 sq. ft.

Existing Signs at the Safeway Stores in Sterling Plaza (See attached Photographs)

This Safeway store has the following existing signs on its facade:

1) Safeway – 104 sq. ft. (to be removed)
2) Food and Drug – 63 sq. ft. (to be removed)
3) Sun Trust Bank (temporary on the front window) – 12 sq. ft.(to be removed)
4) Starbucks Coffee (temporary on the front window) – 4 sq. ft. (to be removed)

Total Area of Existing Signs – 183 sq. ft.

Proposed Signs at the Safeway Store in Sterling Plaza

1) Safeway – 36.18 sq. ft.
2) "S" logo – 6.72 sq. ft.

3) Safeway and "S" logo – 126.5 sq. ft.

4) Starbucks Coffee – 22.55 sq. ft.

5) Sun Trusts Bank – 12 sq. ft.

6) Pharmacy and logo – 26.58 sq. ft.

7) Signature Café – 16 sq. ft.

Total Signage at Safeway Store – 246.53 sq. ft.

Matters of Consideration on Section 6-122 (E)
of the Revised 1993 Zoning Ordinance

Criterion 1: *Will the number, location and size of signs proposed adequately help people find what they need without difficulty or confusion: (are the signs visible to the driving public and located and sized to enable the public to make turns in a timely manner? Identify the criteria used to make this assessment, such as sign industry standards, etc. Is the modification the least amount needed to meet these criteria?)*

The number, location and size of the proposed signs will adequately help people find what they need at Safeway Stores without difficulty or confusion. Signs are National Logos and are made according to the ANSI Sign Standards Manual.

Criterion 2: *Will the proposed signage have an adverse impact on the visual character of an area or provide an overload of graphic messages or displays in the environment of Loudoun County.*

The proposes signage will not have any adverse impact on the visual character of the area, nor will it provide an overload of graphic messages or displays. The area has been improved with community retail for many years and these wall signs are all oriented towards the retail area.

Criterion 3: *Does the proposed signage treat similar types of signs consistently?*
The signs are consistent in terms of color, style and format. This combination is prevalent for Safeway facilities throughout the region.

Criterion 4: *Are the proposed signs subordinate to the structures and land use functions they reference and are they accessory components of an overall composition of architectural elements?*

The proposed signs are accessory components of the overall architectural elements of the Safeway Store. They are also subordinate to the structures and land use functions. The linear frontage is 276 sq. ft. and the proposed 247 sq. ft. of signage is less than one square foot per linear foot.

Additionally, the store has two (2) entrances and the increase will allow for signage over each entrance.

Criterion 5: *Does the proposed signage encourage the general attractiveness, historic quality, and unique character of Loudoun County, and protect property values?*
Yes, the signs compliment the general attractiveness in the area.

Criterion 6: *Does the proposed signage represent a comprehensive sign plan that is coordinated/unified, in terms of design, lighting, materials, colors, landscaping, etc., that reflects unique character of the planned development?*
The signs represent a comprehensive sign plan that is coordinated and unified in design, materials and color. This sign package appears regularly on Safeway stores throughout the region.

Criterion 7: *Does the site have unusual characteristics such as topography, size configuration and the like which would warrant a modification?* No

Criterion 8: *Is the proposed sign plan in conformance with the policies of the County's Comprehensive plan?*

Yes the signs plan is in conformance with the policies of Loudoun County Comprehensive Sign Plan.

Implications on Regulations

The existing and proposed signs are over the maximum allowable signage area for the store facade. The Applicant therefore requests an increase in signage area to permit the signs on the facade for all the departments and tenants in Safeway for the following reasons:

- The proposed location, number, size, height, shape and color of signs on the Safeway facade compliments the visual appearance of the store and has no adverse visual impact on the shopping center, the adjacent communities or shoppers in the area.
- It promotes the regional character of the Safeway store, its products and departments.

- The signs are not intrusive upon the commercial atmosphere of the shopping center and the local business environment.
- The proposed signs promote good visual quality; add visual assistance and enhancements to better inform the public in a tasteful manner as to what is available at the site in a quickly recognized format particularly for operators of motor vehicles.

The above information supports the request for an increase in sign area for the Sterling Plaza Safeway. Should you need further information, please contact me at 703-760-1956.

Sincerely,

Frank W. Stearns

F.S.M. Traffic Study Guidelines (12/07)
Checklist for Application Acceptance
Page 1 of 4

Loudoun County Virginia
Office of Transportation Services

Application Name: Sterling Safeway Signs **Date:** 9/16/08
Application Type: ZMAP for Signs **Reviewer:** Dave R. Phillips
# of Guidelines Satisfied: 13 **of 13**
Accept or Reject: Accept **Comment:**

(1) **Study Area**: Roadways internal or adjacent to the development site shall be included in the traffic study. The study area should be defined at the scoping meeting and as a guideline should include other external roads to the extent that the project's generated traffic is anticipated to exceed 10 percent of the road's current/existing traffic volumes (at the time of application).

Does Study Meet Guidelines? Yes Comments: N.A.

(2) **Traffic Count Locations**: Traffic counts are required on the adjacent roads, the adjacent intersections beyond the project's frontage on adjacent roads in the study area. The AM/PM peak period traffic counts shall not be more than twelve (12) months old at the time of the application submission. Twenty-four (24) hour weekday traffic counts are also required for roadway segments.

Does Study Meet Guidelines? Yes Comments: N.A.

(3) **Trip Generation**: As a general guide to vehicle trip generation, the latest edition of the Institute of Transportation Engineer's (I.T.E.). Trip Generation Report shall be used. These rates may be supplemented by additional information provided by the County. If the applicant chooses to use different rates, they shall be documented and agreed to at the scoping meeting prior to their use in the traffic analyses. Primary trip reductions associated with passby trips and methodologies for trip reductions associated with passby trips shall be discussed and agreed upon at the scoping meeting.

Does Study Meet Guidelines? Yes Comments: The proposed sign regulation changes would have impacts on traffic.

(4) **Traffic Volume Projections**: The traffic study shall include an agreed upon build out year and provide existing and projected traffic volumes, with and without the subject project, for Average Daily Traffic (ADT), as well as AM and PM peak hours. The peak hour of the project/individual land use(s) (as given in the ITE Trip Generation Report) should be added to the corresponding AM/PM existing peak hour of the adjacent roadway traffic volumes (to show the worst case scenario), if the peak hour of the project/individual land use(s) for the generator is greater than the peak hour of the adjacent roadway (per ITE Trip Generation Report). The existing peak hour of traffic on the roads adjacent to the subject project site shall be identified. These traffic volumes shall be provided at roadway intersections and commercial or private accessways/entrances.

Does Study Meet Guidelines? Yes Comments: N.A

(5) **LOS Analysis**: : Level of Service (LOS) calculations for existing and projected conditions, with and without the subject project, for highway segments, intersection legs, and entrances shall be provided. Calculations shall be in accordance with the Highway Capacity Manual (HCM) and/or the Highway Capacity Software (HCS), or as may be agreed at the scoping meeting. Traffic volumes and LOS information shall be provided for each phase of development, to include conditions at date of project completion. Projections shall also be made for date of completion plus ten (10) years or to an agreed upon forecast year.

Does Study Meet Guidelines? Yes Comments: N.A.

(6) **Minimum Roadway/Intersection LOS Standards**: Recommendations for phased improvements to the road network links in order to maintain an acceptable LOS (minimum LOS "D") shall be provided. For each phase up to and including buildout, a minimum approach and overall LOS "D" at intersections shall apply.

Does Study Meet Guidelines? Yes Comments: N.A.

(7) **Background Traffic Assumptions**: Assumptions which determine projected background traffic, including through traffic growth rate to be applied on roadway links, shall be confirmed at the scoping meeting. The sources for determining future traffic projections will include one or more of the following:

- The Loudoun County Growth Summary or similar documents from Loudoun County.
- The Loudoun County transportation model which incorporates COG's Cooperative Forecasts for Loudoun County.
- Approved developments in the vicinity of the proposed development.

Specific other approved development names and respective development square footage or residential units in the study shall be provided.

Does Study Meet Guidelines? yes Comments: N.A.

(8) **Traffic/Trip Distribution**: Directional trip distribution information shall be provided for project entrances and collector and arterial intersections within the study area for the phases and categories (e.g., residential, office, retail, industrial and institutional) of development.

Does Study Meet Guidelines? yes Comments: N.A.

(9) **LOS Calculations Assumptions**: Traffic counts and LOS worksheets and projected traffic volume LOS analyses, using agreed upon analysis techniques, including existing AM/PM peak hour signal timing, shall be included as a part of the traffic study.

Does Study Meet Guidelines? yes Comments: N.A.

(10) **Mode Choice**: Modal split information shall be provided for the phases of the analysis, with sources of information identified (e.g., COG model).

Does Study Meet Guidelines? yes Comments: N.A.

(11) **Safety Locations**: Road safety hazards, as identified by the ISTEA set-aside funding criteria and/or as identified by the County at the scoping meeting, within the study area shall be analyzed for all roadway links and intersections in the traffic study.

Does Study Meet Guidelines? Yes Comments: N.A

(12) **Traffic Mitigation Measures**: If trip reduction factors are used in the study, measures necessary to implement the reduction must be specified, with supporting documentation.

Does Study Meet Guidelines? yes Comments: N.A.

(13) **Bicycle & Pedestrian Accommodations**: When bicycle and pedestrian accommodations are used to reduce anticipated traffic volumes, a description of the physical and functional characteristics of the proposed bicycle and pedestrian accommodations shall be provided. If such separate bicycle accommodations (e.g., striped lanes or multi-purpose trails) are anticipated, they shall also be identified. A description of the functional characteristics shall be provided to identify the transportation options that these accommodations provide (e.g., pedestrian access to retail center, safe bicycle route to elementary school, inter-parcel connections to adjacent neighborhoods, access to W&OD trail, etc.)

Does Study Meet Guidelines? Yes Comments: N.A.

lmm/
G:\LCG\OTS\FSM Traffic Study Scoping Documents\FSM Checklist for Application (12-07 FSM Revisions).doc

VENABLE® LLP

Frank W. Stearns

t (703) 760-1956
f 703.821.8949
fwstearns@venable.com

August 28, 2008

VIA HAND DELIVERY
Wini Polis, Planner
Department of Planning
1 Harrison Street, S. E., 3rd Floor
Leesburg, VA 20177

RECEIVED
SEP - 4 2008
PLANNING DEPARTMENT

Re: Proposed Sign Regulation Modification;
Safeway; Sterling Plaza, 22350 Sterling Blvd.

Dear Wini,

The Applicant is requesting waiver of se ctions of the ZMAP checklist that require information for items not impacted by the proposal. The proposed Zoning Modification request relates only to the sign area requirements of the Zoning Ordinance and no other changes are proposed.

Applicant asks that the following five (5) items be waived:

1. Item J – Existing Conditions (see Item K below)
2. Item K – Concept Plan; In lieu thereof Applicant submits the property layout with sign locations, and provides the adjacent property information on the layout and as part of the vicinity map.
3. Item M – Information Tabulation
4. Item N – Phasing Plan
5. Item O – Traffic Study; The proposed changes in the sign Regulations will not have a significant impact on traffic conditions.

Should you need any additional information, please do not hesitate to contact the undersigned.

Very Truly Yours,

Frank

Frank W. Stearns

RECEIVED
SEP - 9 2008
PLANNING DEPARTMENT

Loudoun County, Virginia
Department of Planning
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Fax (703) 777-0441

December 15, 2008

Re: ZMOD 2008-0013 Safeway Signs at Sterling Plaza – Comprehensive Sign Plan

Dear Adjacent Property Owner:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of December 15, 2008. The application will be sent to the appropriate referral agencies for review with a comment due date of January 14, 2009. Should you wish to review the file, it is available in the file room located in the Department of Building and Development. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Mike Elabarger /WP

Mike Elabarger
Project Manager

cc: Frank Stearns, Venable, LLP
Van Armstrong, Land Use Review Program Manager, Department of Planning

Attachment

ZMOD 2008-0013
Safeway Signs at Sterling Plaza
Comprehensive Sign Plan

APPLICANT:	Safeway Inc. Joseph Sullivan, Construction Manager 4551 Forbes Blvd Lanham, MD 20706 301-918-6500
OWNERS:	Sterling Plaza Shopping Center LLC Joseph Regar, Asset Manager 875 N Michigan Avenue, Ste 1800 Chicago, IL 60611-1818 312-944-3777
REPRESENTATIVES:	Venable, LLP Frank W. Stearns, Attorney/Agent 8010 Towers Crescent Drive, Number 300 Vienna, VA 22182 703-760-1956 fwstearns@venable.com
PROPOSAL:	A Zoning Modification for a Comprehensive Sign Plan.
LOCATION:	22350 Sterling Blvd., Sterling, VA 20164
TAX MAP/PIN #:	TAX MAP: /81/F10////22A MCPI: 022-15-4155-000
ZONING:	PDH3

PROPOSED NON-RESIDENTIAL FLOOR AREA: N/A

SURROUNDING ZONING/LAND USES:

NORTH	PD-H3	Commercial/Industrial/Single Family
SOUTH	PD-H3	Commercial Industrial
EAST	PD-H3	Commercial Industrial
WEST	PD-H3	Residential

ELECTION DISTRICT: Sterling

VENABLE® LLP

Frank W. Stearns (703) 760-1956 fwstearns@venable.com

November 24, 2008

RECEIVED
NOV 25 2008
PLANNING DEPARTMENT

Wini Polis, Planner
Department of Planning, Loudoun County
1 Harrison St., SE 3rd Floor,
Leesburg, Virginia 20177-7000

Re: Resubmission of ZMOD 2008-013 on behalf of Safeway Inc. for a Comprehensive Sign Plan at Sterling Plaza Shopping Center, 22350 Sterling Blvd. PIN: 022-15-4155

Dear Ms. Polis:

As per your letter dated September 30, 2008 and discussions regarding the above-referenced matter, the following information is being provided. You will also find enclosed seventeen (8) hard copies of the Sign Plan Matrix, layout and an electronic file. In addition the following have been provided.

COMMENTS ZMOD 2008-0013

1. Detailed information for the Disclosure of Real Parties is provided.

2. The Statement of Justification has been revised to include the Planning Commission issues and consideration.

3. Two (2) sets of preprinted address/mailing labels with addresses of all adjacent property owners are provided.

This should fulfill the outstanding resubmission requirements. Should you have any questions or need additional information please call me directly at (703) 760-1956.

Sincerely,

Frank W. Stearns
Agent for Applicant

Enclosures

Loudoun County, Virginia
Department of Planning
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Fax (703) 777-0441

October 24, 2008

Frank W. Stearns, Esquire
Venable, LLP
8010 Towers Crescent Drive
Number 300
Vienna, VA 22182

Dear Mr. Stearns:

According to our records, you have a pending, active land use application with Loudoun County, Virginia, for a special exception or a variance or a zoning map amendment [Safeway Signs at Sterling-ZMOD-2008-0013]. Enclosed, please find Loudoun County's revised Disclosures of Real Parties in Interest and Land Use Proceedings form.

Due to the enactment of Virginia Code Annotated Section 15.2-2287.1, *Disclosures in land use proceedings* effective as of July 1, 2008, and in conjunction with Loudoun County 1993 Revised Zoning Ordinance, Section 6-403, Loudoun County has modified its required disclosure form.

To avoid any delay in your application, please review and complete the enclosed form and submit it to this office to be filed with your application as soon as possible.

Sincerely,

Wini Polis
Planner, Land Use Review

Enclosure (2)

VENABLE® LLP

Frank W. Stearns
t (703) 760-1956
f 703.821.8949
fwstearns@venable.com

August 28, 2008

VIA HAND DELIVERY
Wini Polis, Planner
Department of Planning
1 Harrison Street, S. E., 3rd Floor
Leesburg, VA 20177

RECEIVED
SEP - 4 2008
PLANNING DEPARTMENT

Re: Proposed Sign Regulation Modification;
Safeway; Sterling Plaza, 22350 Sterling Blvd.

Dear Wini,

The Applicant is requesting waiver of se ctions of the ZMAP checklist that require information for items not impacted by the proposal. The proposed Zoning Modification request relates only to the sign area requirements of the Zoning Ordinance and no other changes are proposed.

Applicant asks that the following five (5) items be waived:

1. Item J – Existing Conditions (see Item K below)
2. Item K – Concept Plan; In lieu thereof Applicant submits the property layout with sign locations, and provides the adjacent property information on the layout and as part of the vicinity map.
3. Item M – Information Tabulation
4. Item N – Phasing Plan
5. Item O – Traffic Study; The proposed changes in the sign Regulations will not have a significant impact on traffic conditions.

Should you need any additional information, please do not hesitate to contact the undersigned.

Very Truly Yours,

Frank

Frank W. Stearns

RECEIVED
SEP - 9 2008
PLANNING DEPARTMENT

LOUDOUN COUNTY
LAND DEVELOPMENT APPLICATION

RECEIVED
SEP - 4 2008
PLANNING DEPARTMENT

(1) *This application form must be filled out in its entirety.*
(2) *An incomplete application form will result in rejection of the application prior to checklist review.*
(3) *If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.*
(4) *Do not write in shaded areas.*
(5) *See attached Instructions for completing the Land Development Application.*

PLEASE PRINT IN INK OR USE TYPEWRITE ZMOD-2008-0013

TYPE OF APPLICATION	Application Number Assigned ZMOD-2008-0013
_____ 1972 Zoning Ordinance	Fee Amount Paid _____
_____ 1993 Zoning Ordinance	Receipt Number _____
__x__ **Revised 1993 Zoning Ordinance**	Date of Official Acceptance Sept.

Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPR & STMP)

N/A

Total Number of Cross-Sections (FPAL Type II & FPST) N/A

Project Name: **Safeway Signs at Sterling Plaza**	Subdivision Name (*if different from project name*): Subdivision Section: **STERLING PLAZA LOT 22-A** Lot Numbers: **22A**

Description of Proposed Project: (*Must be completed*)
Requests a Zoning Modification for a Comprehensive Sign Plan for Safeway Stores at 22350 Sterling Blvd. MCPI-022-15-4155

Number and Types of Proposed Lots

Residential _____

Non-residential _____

Conservancy _____

Open Space _____

Other (Specify type) _____
1

Total Lots ____N/A____

PROPOSED RESIDENTIAL UNITS *This section is to be completed for all residential applications).*

	Total Units	Quantity Affordable	Quantity Elderly
Detached			
Semi-detached			
Townhouse			
Multi-family			
Other (*specify*)			
Total	**N/A**	**N/A**	**N/A**

PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE *This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type (s) in the appropriated category and the total square footage for the category:*

Category	**Description of Use**	**Square Footage**
Ag-Residential		
Sales & Service		
Office		
Industrial		
Gov't., Utilities & Public Service		
Recreation & Special Interests		
Transportation & Communications		
Education & Training		
Other (specify)	**Sign Area**	**228**
Total Square Footage		

PROJECT LOCATION

Property Address:	**Property Location:**	**Adjacent Roads**
22350 Sterling Blvd. Sterling, VA 20164	**Sterling Plaza**	**Sterling Blvd. Rte. 28 Rte. 7**

ELECTION DISTRICT(S)	**Sterling**

PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION

Tax Map Number(s) or Pin Number Reference(s)	**Zoning District(s)**	**Acreage**	**Zoning Status Existing**	**Zoning Status Proposed**
022-15-4155	**PDH3 administered as PD-CC (CC)**	**Parcel- 15.31 acres** **Project-55,225 sq. ft.**	**PDH3 administered as PD-CC (CC)**	N/A

SURROUNDING LAND USES AND ZONING

List all surrounding land uses and zoning districts adjacent to the property, including those across roads.

	LAND USE	ZONING
NORTH	Commercial	PDH-3 administered as PD CC-CC
SOUTH	Commercial	PDH-3 administered as PD CC-CC
EAST	Commercial	P PDH-3 administered as PD CC-CC
WEST	Commercial	PDH-3 administered as PD CC-CC

APPLICANT(S)

Company Name	Safeway, Inc.	Company Name	
Name of Person & Title	Joseph Sullivan Construction Manager	Name of Person & Title	
Mailing Address	4551 Forbes Blvd	Mailing Address	
City, State, Zip Code	Lanham, MD 20706	City, State, Zip Code	
Daytime Telephone	301-918--6500	Daytime Telephone	
E-mail Address		E-mail Address	
Correspondent?	Yes No X	Correspondent?	Yes No

PROPERTY OWNER(S)

Company Name	Sterling Plaza Shopping Center LLC	Company Name	
Name of Person & Title	Joseph Reger Asset Manager	Name of Person & Title	
Mailing Address	737 N. Michigan Ave. Ste 2050 (see address change notice)	Mailing Address	
City, State, Zip Code	Chicago, IL 60611	City, State, Zip Code	
Daytime Telephone	312.944.3777	Daytime Telephone	
E-mail Address	jreger@macerkeyinterests.com	E-mail Address	
Correspondent?	Yes No X	Correspondent?	Yes No

REPRESENTATIVE(S)

Company Name	Venable, LLP	Company Name	
Name of Person & Title	Frank W. Stearns Attorney/Agent	Name of Person & Title	
Mailing Address	8010 Towers Crescent Dr. #300	Mailing Address	
City, State, Zip Code	Vienna, VA 22182	City, State, Zip Code	
Daytime Telephone	(703) 760-1956	Daytime Telephone	
E-mail Address	fwstearns@venable.com	E-mail Address	
Correspondent?	Yes X No	Correspondent?	Yes No

CERTIFICATIONS

APPLICANT(S):
The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.

Joseph Sullivan Printed Name of Applicant	Printed Name of Applicant
Signature of Applicant Date	Signature of Applicant Date

PROPERTY OWNER(S) *(to be signed by all property owners)*:
I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.

Sterling Plaza Shopping Center LLC Printed Name of Property Owner	Printed Name of Property Owner
6/5/08 Signature of Property Owner Date	Signature of Property Owner Date

Updated 3/9/2007

LOUDOUN COUNTY DEPARTMENT OF PLANNING
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177 Local (703)777-0246

MINIMUM SUBMISSION REQUIREMENTS FOR ZONING MAP AMENDMENT APPLICATION

Application No.

TO BE COMPLETED BY THE APPLICANT

Project Name: SAFEWAY STORE AT STERLING PLAZA

Proposed Use: TO MODIFY SIGN REGULATIONS FOR A LARGER SIGN AREA

Project Location: 22350 STERLING BLVD, PIN 022-15-4155- STERLING PLAZA

Tax Map #(s): /81/F10///22A Parcel #(s): 22A

Parcel Owner(s): STERLING PLAZA SHOPPING CENTER LLC Telephone No.:

Applicant/Authorized Agent: FRANK STEARNS Telephone No.: 703-760-1956

Engineer/Surveyor: KERLEY SIGNS Telephone No.: 301-773-6800

Attorney: FRANK STEARNS Telephone No.: 703-760-1956

Signature of Person Completing Checklist: _____ Date: _____

****

TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL

Date Received: _____ Date Reviewed: _____

Reviewed by: _____ Date Accepted/Not Accepted: _____

Reason(s) For Not Accepting: _____

MCPI Number(s): _____

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A. APPLICANT RESPONSIBILITIES. The applicant must complete all of the Information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project Information is requested In thls checklist for adjacent property to the proposal, this information may be limited to projects on file wlth the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8½" x 1 t" with the title block visible.

If the application Is judged incomplete, the staff will Identify in writing the deficiencies that must be corrected. The application will not be accepted for processing. The fee and materials will be returned to the applicant.

All required forms are available in the Department of Planning.

Approved Deviations:

_____

_____

_____

_____

A letter signed by the applicant and by the owner of the property granting the right of entry upon the property to the Zoning Administrator, law enforcement agents, and County inspectors for the purpose of inspecting, and bringing law enforcement to the property, dunng the term of any permit which may be issued is required.

B. LAND DEVELOPMENT APPLICATION FORM. Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Applicant's name and address and ownership interest in the subject property.	X		
2. The name and address, and signed written consent of all those having an ownership interest, if different than the applicant filing the application.	X		
3. The names and addresses of all consultants representing the applicant with respect to the proposed development plan.	X		
4. The tax map identification number; MCPI number.	X		
C. CERTIFICATE OF PAYMENT OF TAXES. Provide a certificate verifying that real estate taxes have been paid for all property included in the application. (*A certificate of payment of taxes is available from the Treasurer's Office.*)		X WAIVER REQUEST	
D. USE VALUE ASSESSMENT PROGRAM. Provide a statement which identifies any parcel(s) currently subject to the County's Use Value Assessment that are included as part of this application. (*A Land Use certificate is available from the Department of Financial Services.*)		X WAIVER REQUEST	

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
E. DISCLOSURE OF REAL PARTIES IN INTEREST. Provide completed disclosure form(s).	X		
F. FEES. Provide a check made payable to the County of Loudoun.	X		
G. RECORD OF PRE-APPLICATION CONFERENCE. Provide a copy of the documentation provided at the Conference.[4]	X		
H. STATEMENT OF JUSTIFICATION. Provide 22 copies of a written Statement of Justification including the following:	X		
1. A Project Summary detailing the following:	X		
a. The present and proposed zoning classification[2] and use of the subject property and adjacent land. If an existing or proposed zoning district line does not follow roads, waterways, or property lines, a metes and bounds description of the district boundary is required.	X		
b. The planned use designation of the property and adjacent land as contained in the Comprehensive Plan[4] and taxing district,[1] if applicable.	X		
2. A written statement describing the proposed development's compliance with the environmental, cultural, land use, economic and fiscal, and design goals and policies of the Comprehensive Plan.	X		
3. Address the matters for consideration contained in Section 6-1211(E) of the Zoning Ordinance.[1]			
I. VICINITY MAP. Provide 22 copies of a map labeled "Vicinity Map" at a scale of 1" = 1000', 8½" x 11" in size with approximate Virginia coordinate grid information with the proposal's property centered on the map.[1] Include the following information on the map:	X		
1. Approximate location of arterial and collector streets and any local streets connecting to the proposed project and street names or numbers; major streams or rivers; the Potomac River; the W&OD trail.[1]	X		
2. Project boundaries and all existing lot boundaries (as shown on the County parcel maps) within the project and surrounding the project within the vicinity map area.[1]	X		
3. Jurisdictional boundaries.[1] (if applicable)	X		
4. Existing development of the subject property and the use and development of all land within 200 feet thereof.[1]	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
J. EXISTING CONDITIONS. Provide 22 copies of an existing conditions plat at a scale of 1"=200' (or other appropriate scale as approved by the Director of Planning), including the following:		X WAIVER REQUEST	
1. Rezoning Plat. A survey showing property and zoning boundary lines, metes end bounds, property acreage and acreage of area to be rezoned, if different, scale and north arrow, utility transmission lines and public rights-of-way crossing and adjacent to the subject property.[1]		X	
2. Topography at contours not more than five (5) feet. *(The Director may request a 2-foot contour.)*[1]		X	
3. Steep slopes.[1]		X	
4. Water courses, drainage ways, ponds, wetlands, lakes and bodies of water.[1]		X	
5. The location and general description of vegetation and existing tree cover including:		X	
a. A description of type and extent of tree cover that identifies canopy, understory growth and other flora.		X	
b. An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground).		X	
c. Endangered species habitat.[5]		X	
6. The delineation of major and minor floodplain, where applicable. Use and identify the source as the floodplain map of Loudoun County.[1]		X	
7. Soils as shown on the Loudoun County Soil Survey,[1] including hydric soils groups.		X	
8. Location of arterial and collector streets and any local streets crossing, connecting, or adjacent to the proposed project with street names or numbers.		X	
9. A delineation of existing structures, and an indication of their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites to determine whether the proposed development will impact those resources as preservation or mitigation of the resources may be required.		X	

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning
5. Information available from the State Department of Natural Resources

	SUBMITTED		
	YES	NO	N/A
10. Approximate delineation of any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.		X	
11. Features such as roads, stonewalls, fences, structures, and other prominent features as shown on the County PCT maps.[1]		X	
12. Limits of overlay districts on the property. (HCC, AI, FOD, MDOD).[1 OR 2]		X	
13. Identification of any Federal or State permits or conditions that directly limit development on the subject property.		X	
14. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management.		X	
K. CONCEPT PLAN. Provide 22 copies of a Concept Development Plan. The Plan shall include a title block identifying the project, owner, tax map and MCPI numbers, election district, plan date and revision dates. The Plan shall be at a scale of one inch to 200 feet or other appropriate scale as approved by the Director of Planning [at least one (1) set shall be at a scale of one inch to 200 feet]. The plat shall depict or describe the following features of the development:		X WAIVER REQUEST	
1. A land use plan map with a description of the type, location, and nature of land use and building type within each area of the development; the acreage and proposed density and lot requirements of each subarea or land bay; and the existing and proposed zoning district boundary lines.		X	
a. For residential districts (non-PDH): a plan that shows the potential lot layout for single family detached units that includes setback lines and streets; for single family attached units: a plan that shows lot layout, setbacks, travelways and the required parking; for multi-family units: the footprint of buildings to reflect the proposed FAR, setback lines, and the required parking and travelways.		X	
b. For non-residential districts (non-PDH), a footprint of buildings reflecting the proposed FAR, setback lines, and the required parking and travelways.		X	
c. Adjacent roadway, sidewalks, pedestrian and bicycle trails information.		X	

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
d. Existing and proposed abutting roads and their right-of-way widths.		X	
e. Existing nonresidential access points, existing and proposed roadway intersections and median breaks.		X	
f. Major roads identified in the County Transportation Plan and roads identified in the current Loudoun County/VDOT six-year plan.		X	
2. A proposed traffic circulation map that illustrates both external and internal traffic ways, including existing and proposed rights-of-way, travel lanes, major pedestrian and bike paths and trails, school bus stops/shelters, park and ride lots, and other transit or multi-modal related facilities, and other transportation improvements.		X WAIVER REQUEST	
3. A land use map that overlays the proposed land use and transportation elements over the existing conditions information submitted under Item J. *(NOTE: Intended to show the changes in topography, drainage, water features, trees and vegetation, etc., anticipated as a result of the proposed development. And to also show the measures proposed to protect or enhance the above features as well as known or potential historic features or structures, archaeological sites or cultural resources as part of the development process.)*		X WAIVER REQUEST	
4. The proposed plan for all major sanitary sewer improvements and a general description of the means of providing water service; the approximate location and estimated size of all proposed stormwater management facilities and a statement as to the type of facility proposed.		X WAIVER REQUEST	
5. A description and the general location of all proposed community and public facilities (schools, fire protection, libraries, parks and similar services).		X WAIVER REQUEST	
6. For adjacent property within 200 feet including property across the road from project:		X WAIVER REQUEST	
a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers[1] and zoning.[2]		X	
b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project.[1]		X	
c. Adjacent open space easements, park and recreation land.		X	
7. A delineation and description of the open space areas.		X WAIVER REQUEST	

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2. Information available from the Department of Building and Development
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4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
8. A statement of those special amenities that are proposed within the development (i.e. community center, park or pool; natural areas to be preserved and incorporated into the design, etc.).		x	
9. A statement identifying easements and restrictive covenants relating to the establishment of common open space or service facility within the planned development,[2] and the establishment and activation of any entity that is to be responsible for the management and maintenance of any public or private common open space or service facility.		x	
10.The Concept Development Plan shall include a note indicating the applicant's obligation to establish any separate entity to maintain open space or service facilities prior to approval of the first record plat in the proposed development in a form approved by the County.		x	
t1. Applicant's name and signature.		x	
12.If requested by the Planning Director the applicant shall provide:		x	
a. A minimum of two cross-sections on each land bay in the proposed development where a grade change of 3 feet or more is proposed or where buildings are proposed. The cross-sections shall illustrate existing and proposed topography, height and density of vegetation and the dimensions of proposed buildings.		x	
b. For projects adjacent to existing residentially zoned or used property, three-dimensional sketches providing a "bird's eye" (45°) view and at least two eye-level perspectives (30°) of the project illustrating the relationship between the proposed development and the surrounding community.		x	
NOTE: The cross sections and/or sketches shall be provided no later than the applicant's response to the initial agency comments (referrals).		x	
L. ELEVATIONS. If requested by the Planning Director, the applicant shall provide front, side, and rear elevations of all non-residential buildings proposed as part of the development where they abut residentially occupied property.		x	
M. INFORMATION TABULATION. Provide a tabulation of the following information on the concept development plan:		x WAIVER REQUEST	
1. The maximum total number of dwelling units proposed by type of structure, by subarea or land bay if applicable.		x	

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
2. The maximum total square feet of building floor area proposed for nonresidential uses by type of use, by sub-area or land bay if applicable.		X	
3. The total land area, expressed in acres and as a percent of the total development area, proposed to be devoted to residential and non-residential uses; land area devoted to passive open space, active recreation, parking, etc.		X	
4. The minimum lot requirements for each proposed use, if different than the minimum lot requirements specified in the Zoning Ordinance for the district in which the lot is to be located.[2]		X	
5. A schedule showing the number of parking spaces provided and the number required by the provisions of Sections 5-1100.[2]		X	
N. PHASING PLAN. If the development is proposed for construction in phases during a period extending beyond a single construction season, a proposed phasing plan shall be submitted stating the proportion of the total public and private open space and public improvements and the proportion of each type of proposed use to be provided or constructed during each such stage and overall chronology of development to be followed from stage to stage.		X WAIVER REQUEST	
O. TRAFFIC STUDY. Provide 6 copies of a traffic analysis indicating the relationship of the proposed development to traffic, road and transit use and plans according to FSM Section 4-200B.		X WAIVER REQUEST	
P. MODIFICATIONS. (For Planned Development Rezonings only). A statement identifying each of the planned development regulations or other applicable provisions of this Ordinance that the applicant proposes to be modified as part of the Concept Development Plan and the justification therefore.		X WAIVER REQUEST	
Q. COMMUNITY MEETINGS. The applicant must submit a list or schedule of meetings between the applicant and the surrounding communities either held or scheduled to be held.		SEE ATTACHED LIST	
R. MAILING LABELS. The applicant must submit two (2) sets of pre-printed address/mailing labels with addresses of all adjacent property owners.		X WAIVER REQUEST	

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

CERTIFICATION OF APPLICATION SUBMISSION.

I hereby certify that the above stated information is included in the attached zoning map amendment application and accompanying materials.

APPLICANT SIGNATURE _____ DATE_____

I, Frank W. Stearns, do hereby state that I am an

___ Applicant

_X_ Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): ZMOD-2008-0013

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

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C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. *REAL PARTIES IN INTEREST*

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 forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS,** and **REAL ESTATE BROKERS, and all AGENTS of any of the foregoing.**

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

PIN	*NAME (First, M.I., Last)*	*ADDRESS (Street, City, State, Zip Code)*	*RELATIONSHIP (Listed in bold above)*
022-15-4155	Sterling Plaza Shopping Center LLC Joseph Reger	737 N. Michigan Ave., Suite 2050 Chicago, IL 60611	Title Owner of Parcel /81F10////2A Agent for Title Owner
	Safeway, Inc. Joseph Sullivan	5918 Stoneridge Mall Road Pleasanton, CA 94588	Applicant/Lessee Agent for Applicant
	Venable LLP Frank W. Stearns David R. Lasso Kwasi X. Bosompem	8010 Towers Crescent Drive Suite 300 Vienna, VA 22182	Attorneys/Agents Attorney/Agent Attorney/Agent Urban Planner/Agent
	Kerley Signs, Inc. Michael Gardner	7650 Preston Drive Landover, MD 20785	Designers/Agents Designer/Agent

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

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

___ There are additional Real Parties in Interest. *See* Attachment to Paragraph C-1.

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

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 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)
Sterling Plaza Shopping Center LLC, 875 N. Michigan Ave., Suite 1800, Chicago, IL 60611

Description of Corporation:

___ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

_X_ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	***SHAREHOLDER NAME (First, M.I., Last)***
N/A	

Names of Officers and Directors:

NAME (First, M.I., Last)	***Title (e.g. President, Treasurer)***
Daniel T. McCaffery	President

Check if applicable:
_X_ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

2. ***CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)***

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 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)
Safeway Inc., 5918 Stoneridge Mall Road, Pleasanton, CA 94588

Description of Corporation:

___ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

_X_ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	***SHAREHOLDER NAME (First, M.I., Last)***
N/A	

Names of Officers and Directors:

NAME (First, M.I., Last)	***Title (e.g. President, Treasurer)***
Steve A. Burd	President
Robert L. Edwards	Vice-President/Treasurer
Bruce L. Everette	Executive Vice-President

Check if applicable:
_X_ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

2. ***CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)***

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 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)
Kerley Signs, Inc., 7650 Preston Drive, Landover, MD 20785

Description of Corporation:

_X_ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

___ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	***SHAREHOLDER NAME (First, M.I., Last)***
Thomas P. Kerley	
Susan K. Kerley	

Names of Officers and Directors:

NAME (First, M.I., Last)	***Title (e.g. President, Treasurer)***
Thomas P. Kerley	President
Susan K. Kerley	Secretary/Treasurer

Check if applicable:

___ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

Check if applicable:
___ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

3. *PARTNERSHIP INFORMATION*

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)
Venable LLP, 8010 Towers Crescent Drive, Suite 300, Vienna, VA 22182

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

Names and titles of the Partners:

NAME (First, M.I., Last)	*Title (e.g. General Partner, Limited Partner, etc)*
	All Venable Partners are General Partners

Partners
Adams , David G.
Adducci , Steven A.
Aitken , Andrew C.
Albrecht , Ralph P.
Ames , Robert G.
Anderson , Lars E.
Atlas , Harry I.
Auberger , Marcia A.
Ayres , Jeffrey P.
Baader , Michael J.
Bailey , Claude E.
Baker , Constance N.
Baldridge , J. Douglas
Barnes, Jeffrey A.
Baskin , Maurice
Bayh , Birch E. Jr.
Beaty , John B.
Beeman , E. Ray
Bechamps, Anne-Therese
Berlage , Derick P.
Blinken, Sally G.
Block , Joseph G.
Block , Sondra H.
Bolger , Robert J.
Boyle , Edward Patrick
Braker , Gregory S.
Brandenstein , Henry F. Jr.
Bronstein , John D.
Bruton , Jennifer
Bryan , Sally R.
Buckley , Richard D.
Burdett , James R.
Burnley , James H. IV
Burton, Robert A.
Bushnaq , Darek S.
Callari, Carollynn H.G.
Calvert , Walter R.
Capute , Courtney G.
Christner , Wallace E.
Ciatto , Frank A.
Cirulnick , Arthur E.
Cividanes , Emilio W.
Civiletti , Benjamin R.
Clancy , Patrick L.
Cohen, Philip K.
Cohen, Rory M.
Colaizzi , Roger A.
Constantine, George E.
Cook , Bryson L.
Cooke , Lawrence H. II
Cooney , John F.
Cooper , Thomas J.
Coston , William D.
Cross , Gregory A.
Cumbie , James E.
Currie, Andrew J.
Curtin , Peter J.
Daley , Henry J.
Davis , Michael C.
Davis , Michael H.
Deal , Jill B.
Debolt , Paul A.
Deeley , C. Carey Jr.
DeLong , Stephanie L.
Devaney , William H.
Dolan , William D. III
Donovan , William J.
Dunbar , James A.
Dunn , Jeffrey A.
Dvorak , James P. Jr.
Edlavitch , Susan T.
Eichen , Jeffrey L.
Elling , Terry L.
Emhoff , Douglas C.
Esty , JoAnna M.
Evans , Edward S. III
Fales , Lisa Jose
Faley , Kevin O.
Ferrell , Michael J.
Flack, Brian L.
Flyer , Michael R.
Foley, Danielle R.
France , Thomas W.
Frerichs, Herbert D. Jr.
Gaarder , Christina L.
Gallagher , Stephen K.
Garfinkel, Michael
Garinther , Geoffrey R.
Garrote , Nora E.
Gately , Caroline Petro
Geis , Robert H. Jr.
Gendron , Andrew

Gesner , Lawrence H.
Gill, Gregory M.
Glancz , Ronald R.
Glasgow , Paul T.
Glynn , Edward F. Jr.
Goewey , David W.
Gollin , Michael A.
Gonya , Jeffrey K.
Goodman , Leonard S.
Gorry , Timothy J.
Gottlieb , Robert G.
Gray , James E.
Green, Douglas H.
Grunberg , Nancy R.
Guben , Jan K.
Haddaway , Keith G.
Hailey , Gary D.
Hamel , W. Warren
Hanks , James J. Jr.
Hardway, Kathleen S.
Hardy, John D. Jr.
Harrison , Mark B.
Harrison , Todd A.
Hauptman , Gregory B.
Heard , C. Stephen Jr.
Heubeck , David J.
Heyward , Peter E.
Hill , Jon-Jamison
Hill , M. King III
Hobbs , Ann S.
Hoeg , A. Everett III
Hoffman , Kenneth R.
Hoffman , Robert A.
Hommer , J. Scott III
Horn , Todd J.
Horowitz , Philip M.
Howard , John B.
Hughes , Elizabeth R.
Ingis , Stuart P.
Jackson , Linda M.
Jacoby , Aaron
Johnson , Thora A.
Johnson , Treazure R.
Johnston , George W.
Jolly , Bruce O. Jr.
Joyce , Frederick M.
Kaminski , Jeffri A.
Kaplun , Paul T.
Katz , Lawrence A.
Kaufman , Joshua J.
Kelly , Thomas J. Jr.
Kemp , Paul F.
Kettel, David
Killefer , Campbell
Kinberg , Robert
Kirchanski , Stefan J.
Knowles , Jeffrey D.
Kolkin , Mitchell
Kroupa , Sharon A.
Kurzweil , Jeffrey
Lalle , A. Wayne Jr.
Landry , Brock R.
Leber , Michael A.
Lee, Tony S.
LeMoult , Brendan J.
Lencz , Norman
Levy, David M.
Lewis-Eng , Claudia A.
Lingan , Thomas M.
Lombard , Rebecca Goldsmith
Lynyak, Joseph T. III
MacWilliams , Michael B.
Madden , Michael K.
Madden , Thomas J.
Mallon, Colleen M.
Marshall , Stephen E.
McCann , Clifton E.
McCauley , John
McDonald , Douglas B.
McGowan , Patricia
McLaughlin , Matthew T.
Mellott , Christopher R.
Metz, Craig Huseman
Meyer , David C.
Meyer , Lindsay B.
Miles , Ralph
Milliken , John G.
Mirviss , Mitchell Y.
Moore , Jerry A. III
Morton , Charles J. Jr.
Moylan , Daniel P.
Murnane , Matthew T.
Newlon , Jeanne L.
Nifosi , Dana C.
Nordwind , William R.
O'Brien , Andrea I.
O'Connor , Brian J.
O'Neill, John J. Jr.
Olchyk , Samuel
Ossi , Gregory J.
O'Toole , Edmund M.
Parker , Bruce R.
Parvis , Peter P.
Pass , Caryn G.
Pavlick , John J.
Pearson , Rebecca E.
Petruzzelli , Julie A.
Powers , Richard E. Jr.
Price , Andrew D.
Prisbe , John T.
Quinn , Thomas H.
Racine , Karl A.
Radowich , Jeffrey J.
Ramirez , Ted L.
Reno , Russell R. Jr.
Rice , David E.
Richard, Julie
Ritchie, George F.
Roberts , Michael G.
Roberts , Theodore F.
Robinson , Michael W.
Rochkind , Deborah M.
Rodriguez , Maria E.
Rosenthal , Seth A.
Rothschild , Lowell M.
Rudd , Christopher L.
Sangiamo , Dino S.
Sartori , Michael A.
Satterthwaite , Janet F.
Schatzow , Michael
Schlaff , Barbara E.
Schiffer, Michael D.
Schmelter , Joseph C.
Schwalb , Brian L.
Sega , A. Christopher
Sergent , Randolph S.
Shea , James L.
Sharpe , Ralph E.
Shelton , Robert A.
Shepherd , Kevin L.
Shepherd , Raymond V. III
Sherman , Davis V.R.
Sherman, Michael D.
Shull , Joe A.
Simons , Serena G.
Singh , Jagpreet
Slaughter , Kenneth S.
Smith , Craig E.
Smith , David S.
Smith , Edward A.
Smith , Herbert G. II
Smith , Robert G.
Spira, Samuel R.
Starr , Judson W.
Stearns , Frank W.
Steinman , Melissa L.
Strachan , Nell B.
Strain , Paul F.
Strand , Margaret
Stierhoff, John R.
Stuart III, Colbern C.
Sweeney, Mary Rosewin
Tancredi , Lisa B.
Tavares , Lisa A.
Taylor , Ronald W.

Revised October 21, 2008

Tenenbaum , Jeffrey S.
Thompson , Craig A.
Thompson , Otho M.
Treanor , Gerard
Troup, James U.
Tucker , Stefan F.
Vecchio , Mark S.
Volner , Ian D.
Volpe , Michael J.
Wagner , Martha Jo
Waldman , Robert L.
Walsh , William L. Jr.
Warner , David R.
Washburne , Thomas D. Jr.
Wasserman , Richard L.
Webb , G. Stewart Jr.
Weissman, William R.
Wender , Edward L.
Whitwell , Ben D.
Wich , Joseph C. Jr.
Wilhelm , John A.
Wilkins , Robert L.
Williams , Samantha M.
Wilson , D. Edward Jr.
Wood, Sheryl Robinson
Wright , Damon W.D.
Wright , James D.
Yurow , M. Jay
Zemil , Brian A.
Zink , John H. III
Zinkham , W. Robert
Zottola, A.J.

Check if applicable:
___ Additional Partnership information attached. *See* Attachment to Paragraph C-3.

4. ***ADDITIONAL INFORMATION***

a. One of the following options **must** be checked:

___ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

_X_ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:
___ Additional information attached. *See* Attachment to Paragraph C-4(a).

b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals 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 though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

EXCEPT AS FOLLOWS: (If none, so state). NONE

Check if applicable:
___ Additional information attached. *See* Attachment to Paragraph C-4(b).

c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, 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 (as defined in the Instructions at Paragraph B.3) 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 customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of $100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

EXCEPT AS FOLLOWS: (If none, so state). NONE

Check if applicable:
___ Additional information attached. *See* Attachment to Paragraph C-4(c).

D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), 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 hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

Frank W. Stearns

check one: [ ] Applicant or [X] Applicant's Authorized Agent

Frank W. Stearns, Esq.
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 2nd day of December 2008, in the State/Commonwealth of Virginia, in the County/City of Fairfax.

Lynne A. Rhoades
Notary Public

My Commission Expires: 6/30/10

LYNNE A. RHOADES
Notary Public
Commonwealth of Virginia
106381
My Commission Expires Jun 30, 2010

ZONING MODIFICATION APPLICATION
SAFEWAY AT STERLING PLAZA
22350 STERLING BLVD.
PIN NUMBER 022-15-4155

RECEIVED
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PLANNING DEPARTMENT

Loudoun County, Virginia
Department of Planning
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Fax (703) 777-0441

RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2008-0028 Safeway Inc. Sterling Plaza	ZMOD (signage)
DATE OF CONFERENCE		3/11/08 4:00pm

ATTENDANCE LISTING

NAME	AFFILIATION
Teresa Miller	B+D Zoning 703-737-8787
Frank W. Stearns	Venable

I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with *Article VI* of the *Loudoun County Zoning Ordinance*. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

Director, Department of Planning or Designee: _____ Date: March 11, 2008

Application Fee: $7,865.00

Loudoun County, Virginia
Department of Planning
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Fax (703) 777-0441

SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2008-0028 ZMOD Safeway Inc. (signage) Sterling Plaza
DATE OF CONFERENCE	3/11/08 4:00pm

1. ISSUES RAISED BY THE APPLICANT

Adding logo sign and tenant sign to facade of Safeway a Sterling Boulevard. Proposed exceeds the 60 sq.ft per sign limitation
Existing signs to be replaced total 264 sq ft
New signs total 270 sq. ft.
Freestanding sign is modified but as long as it remains in same permit area ~~not~~ doesn't have to be part of application

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

hand out provided.

RECEIVED
SEP - 4 2008
PLANNING DEPARTMENT

3. ZONING ISSUES DISCUSSED ___1972 ___1993 ✓ Revised 1993 Zoning Ordinance
PDH-3 administered as PD-CC-CC.
Original sign approval referred, incorrectly, to PDCC SC
standards. Should have referred to PD-CC-CC.
Comprehensive sign plan should address all signs in shopping
Center (two owners). Opportunity to bring nonconforming
signs into compliance.

4. TRANSPORTATION ISSUES DISCUSSED
To scope traffic study, contact George Phillips, Office of Transportation Services 703-737-8624.

5. OTHER ISSUES DISCUSSED
Freestanding sign is too close to right-of-way and does not
leave required landscaping.
Starbucks sign meets regulations - does not have
to be included.

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

Conference Coordinator: _____

Date: _____

Loudoun County, Virginia
Department of Planning
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Fax (703) 777-0441

RECORD OF PRE-APPLICATION CONFERENCE

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Application Fee: $7,865.00

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Telephone (703) 777-0246 • Fax (703) 777-0441

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Freestanding sign is modified but as long as it remains in same permit area ~~not~~ doesn't have to be part of application

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

hand out provided-

RECEIVED
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PLANNING DEPARTMENT

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Center (two owners). Opportunity to bring nonconforming
signs into compliance.

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have required landscaping.
Starbucks sign meets regulations - does not have
to be included.

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

Conference Coordinator: _____

Date: _____

Easy Peel Labels
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032-10-6652-000
PRIETO, HECTOR & MARIA R/S
100 E MAPLE AVE
STERLING VA 20164

032-10-5476-000
TRAN, PHI
101 W MAPLE AVE
STERLING VA 20164-4114

032-10-7044-000
HENRIQUEZ SANCHEZ, P & M
HENRIQUEZ
108 E MAPLE AVE
STERLING VA 20164-4221

023-45-1478-000
GONZALEZ, EDUARDO J
PO BOX 2771
STERLING VA 20167-2771

023-45-1677-000
HUNT, NICOLE & JAMES
BROOKS JR
504 E MAPLE AVE
STERLING VA 20164-4229

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Juan A & Elmer Sanchez
603 S. Sterling Blvd.
Sterling, VA 20164-4121
032-10-4772-000

J. Robert Regan Jr.
William Watters House LP
1100 E. Main Street
FL 5
Richmond, VA 23219-3538
022-16-3335-000

Kannary Keo
601 Colonial Ave
Sterling, VA 20164-4203
023-45-0488-000

Thomas D. & Julia O. Adams
322 E. Main Street
Sterling, VA 20164-4225
033-40-9098-000

Gloria V. Johnson
318 E. Main Street
Sterling, VA 20164-4225
032-10-9003-000

David Flees
314 E. Main Street
Sterling, VA 20164-4225
032-10-8707-000

Mario & Lourdes Hernandez
310 E. Main Street
Sterling, VA 20164-4225
032-10-8510-000

Berta Iriarte
601 S. Concord Ct.
Sterling, VA 20164-4214
032-10-7729-000

Le Viet & Kim Nguygen Dang
116 E. Main Street
Sterling, VA 20164
032-10-7238-000

Christopher B. & M. Petway Baker
110 E. Main Street
Sterling, VA 20164-4221
032-10-7043-000

c/o Wade R. York
Sterling Park SO Townhouse Assocation
P.O. Box 164
Sterling, VA 20164-0164
032-10-6140-000

Larue Properties Maple LLC
500 E. Main Street
Sterling, VA 20164-4229
023-45-1179-000

Charles David Kern
324 E. Main Street
Sterling, VA 20164-4225
033-40-9297-000

Garrick K. Robbins
320 E. Main Street
Sterling, VA 20164-4225
032-10-9101-000

Richard & Huy Nguyen
214 Silverleaf Drive
Sterling, VA 20164-2827
032-10-8805-000

Michel J. & Lilian Gemond
c/o William R Davies Inc.
712 W. Broad Street
Falls Church, VA 22046-3222
032-10-8608-000

Charles D. Charpentier
600 S. Concord Ct.
Sterling, VA 20164-4213
032-10-8317-000

Archie Estelle Kling
118 E. Main Street
Sterling, VA 20164-4221
032-10-7335-000

Wm N. & J. M. Munsell Trust
c/o Dulles Area Management Group Inc.
809 N. York Rd.
Sterling, VA 20164
032-10-7140-000

Hee Kyong Piper
11709 Karbon Hill Ct.
Apt J
Reston, VA 20191-2369
032-10-7141-000

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AVERY®5161®

Trinh Thai
106 E. Main Street
Sterling, VA 20164-4221
032-10-6945-000

Lan K. Phung
104 E. Main Street
Sterling, VA 20164-4221
032-10-6847-000

Dinora Cabrea
8485 Kirby Street
Manassas, VA 20110-4895
032-10-6849-000

Bank of New York Trustee c/o Countywide Home Loans Inc.
7105 Corporate Drive
Mail Stop PTX-C-35
Plano, TX 75024
032-10-6652-000 032-10-5476-000

Jose Antonio Lopez
100 W. Maple Ave.
Sterling, VA 20164-4113
032-10-7078-000

Sterling Park Golf, Swim, Tennis Club
333 S. Sterling Blvd.
Sterling, VA 20164-3222
032-30-4046-000

Lower Loudoun Boys Football League
P. O. Box 163
Sterling, VA 20167-0163
032-20-9812-000

Lower Loudoun Little League
P. O. Box 23
Sterling, VA 20167-0023
022-25-4634-000

Food Lion LLC
Attn: Real Estate Department
P. O. Box 1330
Salisbury, NC 28145-1330
022-15-9108-000

Sterling Plaza Shopping Center II
875 N. Michigan Ave
Suite 1800
Chicago, IL 60611-1818
023-45-3891-000 022-15-4155-000

c/o Gelman Management Company
Sterling Park Shopping Center LP
2120 L Street NW
Suite 800
Wasington, DC 20037-1585
022-15-9873-000

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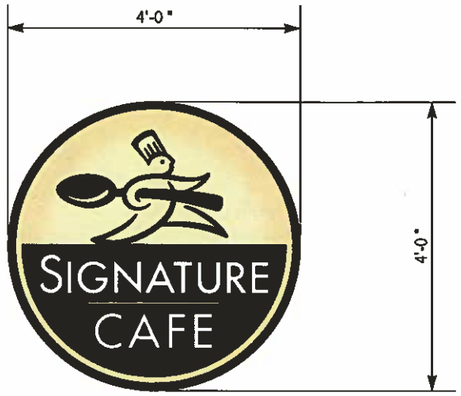
Receipt of Payment

Receipt Number :	080013022	**Date:**	2008-09-08
Transaction Number :	A000000005217	**Amount:**	$7,865.00
Payment Method:	CHECK	**Check Escrow Flag:**	N
Check Number:	3036	**Check Writer:**	SAFEWAY INC

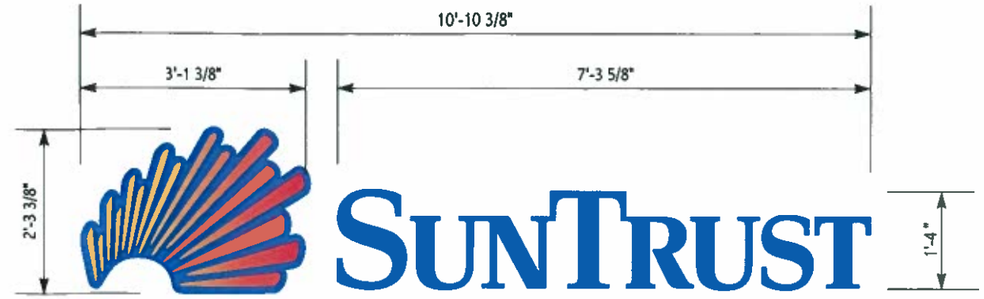
Detail Information

7,865.00	ZMOD-2008-0013	TOTAL FEE



SIGNATURE CAFE SIGN
SCALE: 1/2"= 1'-0"

16 SQ. FT.



SUNTRUST BANK SIGN
SCALE: 1/2"= 1'-0"

24.78 SQ. FT.

EXISTING SIGNAGE, SECONDARY ENTRANCE

ADD NEW SIGNATURE CAFE SIGN

RECEIVED
SEP - 4 2008
PLANNING DEPARTMENT

KERLEY SIGNS INC.
7650 Preston Drive, Landover, Md. 20785 (301) 773-6800 FAX: (301) 773-3465
web:www.kerleysigns.com email:sales@kerleysigns.com

Customer must approve sketch prior to fabrication of sign. Customer is responsible for proofreading and checking copy for any and all spelling and grammatical errors. KSI will not be responsible for these errors. Note that colors shown on this drawing are only a representation. Actual colors may vary. If exact match is needed, please inform the salesperson. Please initial in box provided. Signed copy must be returned to KSI salesperson or mail or fax to office.

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NOTES

PROPOSED SIGNAGE

CLIENT: SAFEWAY
4551 Forbes Blvd.
Lanham, MD

PROJECT: STORE #1759
22350 STERLING BLVD
STERLING VA 20164

PROJECT MGR:	Michael Gardner
PROJECT NO:	63380 rev4
SCALE:	3/8"=1'-0"
DATE:	08/05/2008
FILE NAME:	Sterling 1759
DRAWN BY:	Renee' King

SAFEWAY SIGN
SCALE: 3/8"= 1'-0"

126.50 SQ. FT.

EXISTING SIGNS

REMOVE SAFEWAY SIGNS, REPLACE WITH NEW STYLE SIGNAGE

Customer must approve sketch prior to fabrication of sign. Customer is responsible for proofreading and checking copy for any and all spelling and grammatical errors. KSI will not be responsible for these errors. Note that colors shown on this drawing are only approximations and actual colors may vary. If exact match is desired, please provide a sample to be shown the salesperson. Please retain in box provided. Signed copy must be returned to KSI salesperson or mail or fax to office.

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KERLEY SIGNS
web>www.kerleysigns.com email>sales@kerleysigns.com
7650 Preston Drive, Landover, Md. 20785 (301) 773-6800 FAX: (301) 773-3465

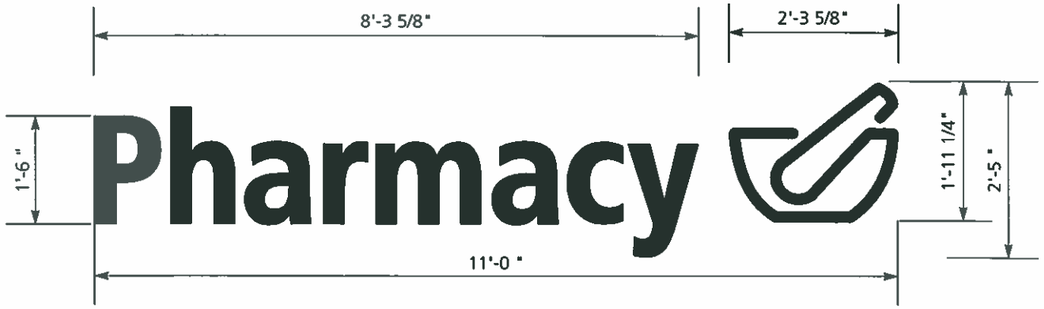
NOTES

PROPOSED SIGNAGE

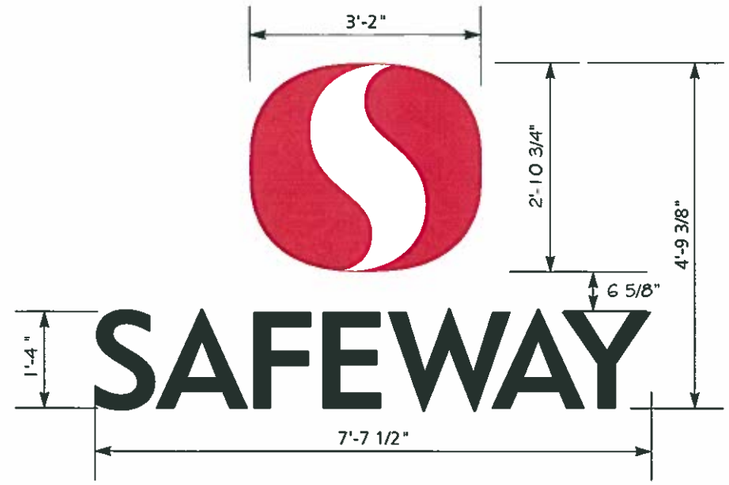
CLIENT: SAFEWAY
4551 Forbes Blvd.
Lanham, MD

OWNER: STORE #1759
22350 STERLING BLVD
STERLING VA 20164

PROJECT MGR:	Michael Gardner
PROJECT NO:	63380 rev4
SCALE:	3/8"=1'-0"
DATE:	08/05/2008
FILE NAME:	Sterling 1759
DRAWN BY:	Renee' King



PHARMACY SIGN
SCALE: 1/2"= 1'-0"
26.58 SQ. FT.



SAFEWAY SIGN
SCALE: 1/2"= 1'-0"
36.18 SQ. FT.

STARBUCKS COFFEE SIGN
SCALE: 1/2"= 1'-0"
22.55 SQ. FT.

ADD NEW STARBUCKS, SAFEWAY AND PHARMACY SIGNAGE

EXISTING SIGNS

KERLEY SIGNS
web>www.kerleysigns.com email>sales@kerleysigns.com
7650 Preston Drive, Landover, Md. 20785 (301) 773-6800 FAX: (301) 773-3465

Customer must approve sketch prior to fabrication of sign. Customer is responsible for proofreading and checking copy for any and all spelling and grammatical errors. KS will not be responsible for these errors. Note that colors shown on this drawing are approximate representations. Customer must approve actual color samples before production. Please initial in box provided. Signed copy must be returned to KS salesperson or mail or fax to office.

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NOTES

PROPOSED SIGNAGE

CLIENT: SAFEWAY
4551 Forbes Blvd.
Lanham, MD

PROJECT: STORE #1759
22350 STERLING BLVD
STERLING VA 20164

PROJECT MGR:	Michael Gardner
PROJECT NO:	63380 rev4
SCALE:	3/8"=1'-0"
DATE:	08/05/2008
FILE NAME:	Sterling 1759
DRAWN BY:	Renee' King

SAFEWAY SIGN
SCALE: 3/8"= 1'-0"
126.50 SQ. FT.

EXISTING SIGNS

REMOVE SAFEWAY SIGNS, REPLACE WITH NEW STYLE SIGNAGE

KERLEY signs
www.kerleysigns.com
7650 Preston Drive, Landover, Md. 20785 (301) 773-6800 FAX: (301) 773-3465

NOTES

PROPOSED SIGNAGE

CLIENT: SAFEWAY
4551 Forbes Blvd.
Lanham, MD

PROJECT: STORE #1759
4350 STERLING BLVD
STERLING, VA 20164

PROJECT MGR: Michael Gardner
PROJECT NO: 63380 rev4
SCALE: 3/8"=1'-0"
DATE: 08/05/2008
FILE NAME: Sterling 1759
DRAWN BY: Renee' King

PHARMACY SIGN
SCALE: 1/2"= 1'-0"
26.58 SQ. FT.

STARBUCKS COFFEE SIGN
SCALE: 1/2"= 1'-0"
22.55 SQ. FT.

SAFEWAY SIGN
SCALE: 1/2"= 1'-0"
36.18 SQ. FT.

EXISTING SIGNS

ADD NEW STARBUCKS, SAFEWAY AND PHARMACY SIGNAGE

SIGNATURE CAFE SIGN
SCALE: 1/2"= 1'-0"
16 SQ. FT.

EXISTING SIGNAGE, SECONDARY ENTRANCE

SUNTRUST BANK SIGN
SCALE: 1/2"= 1'-0"
24.78 SQ. FT.

ADD NEW SIGNATURE CAFE SIGN

COMPREHENSIVE SIGN MATRIX

EXISTING SIGNS	PROPOSED SIGNS
1) Safeway –104 sq. ft. (to be removed)	1) Safeway(Entrance) – 36.18 sq. ft.
2) Food and Drug -63 sq. ft. (to be removed)	2) "S" (Entrance) logo – 6.72 sq. ft.
3) Sun Trust Bank (temporary on the front window) 12 sq. ft. (to be removed)	3) Safeway and "S" logo – 126.5 sq. ft.
4) Starbucks Coffee (temporary on the front window) – 4 sq. ft. (to be removed)	4) Starbucks Coffee – 22.55 sq. ft.
	5) Sun Trusts Bank – 12 sq. ft.
	6) Pharmacy and logo – 26.58 sq. ft.
	7) Signature Café – 16 sq. ft.
Total Signage: 183 sq. ft.	Total Signage: 246.53 sq. ft.

EXISTING ZONING MATRIX
TABLE 5-1204 (D)

MODIFY RESTRICTIVE ITEM (d) TO ALLOW SAFEWAY SIGNS

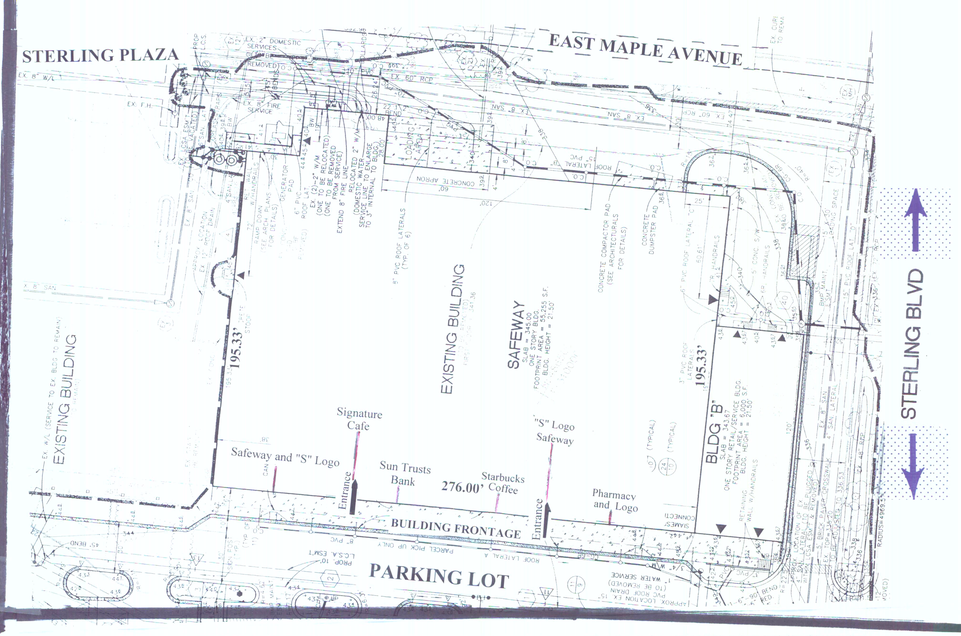
Table 5-1204(D) Sign Requirements Matrix

LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure				
(b) (PD-CC(NC)) Planned Development Neighborhood Center - Tenant Signs	2 SF/ linear foot of building frontage	1/facade, no more than 3 signs	60 SF						Backlight or White Light		Building Mounted	Roofline
(c) (PD-CC(CC)) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments in PD-TC, PD-TT, PD-UC, PD-TREC, PD-TREC, PD-MUB, PD-RV and PD-CV Districts	60 SF	1/vehicular entrance, no more than 3 signs	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT
(d) (PD-CC(CC)) Planned Development Community Center - Tenant Signs and Tenant Signs for Business in PD-TC, PD-TT, PD-UC, PD-TREC PD-TRC, PD-MUB, PD-RV, PD-CV Districts	2 SF/ linear foot of building frontage, not to exceed 60 SF	1/facade, no more than 3 signs	60 SF						Backlight or White Light		Building Mounted	Roofline
(e) (PD-CC (SC) &(RC)) Planned Development Small Regional Center and Regional Center - Entrance Signs		1/vehicular entrance	60 SF	1.25 2 (for centers over 1 million SF)	75 SF 120 SF	1.33 1.33	100 SF 160 SF	15 FT	Backlight or White Light	10 FT	Freestanding	15 FT
(f) (PD-CC(SC) & (RC)) Planned Development Small Regional Center and Regional Center –Tenant Signs (Freestanding Building with up to 4000 SF floor area)	60 SF	1/facade, no more than 3 signs	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight	10 FT	Freestanding Building Mounted	15 FT Roofline
(g) (PD-CC(SC)&(RC))	120 SF	1/facade, no	20 SF freestanding	1.5	30 SF	1.5	45 SF	8 FT	Backlight	10 FT	Freestanding	15 FT

ZMOD 2008-0013- SAFEWAY
SIGNS AT STERLING PLAZA
COMPREHENSIVE SIGN PLAN

22350 STERLING BLVD

SIGN LOCATION PLAN

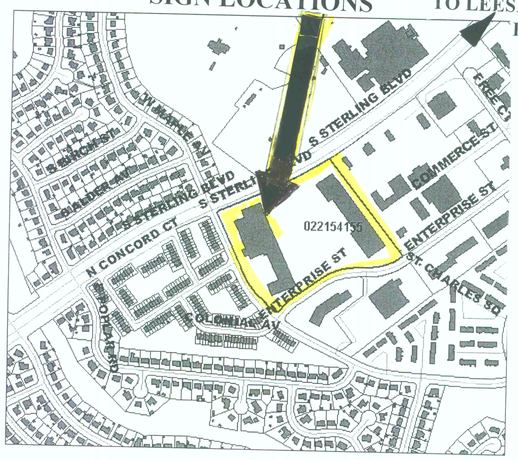


VICINITY MAP

Loudoun County Mapping System

SIGN LOCATIONS

TO LEESBURG PIKE
RTE 7



PIN	Address
022154155	22350 S Sterling Blvd Sterling 20164