



Loudoun County, Virginia

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Department of Planning

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000  
Telephone (703) 777-0246 • Fax (703) 777-0441

December 30, 2009

**RE: ZCPA 2009-0010  
Townes at East Gate Proffer Amendment**

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 30, 2009. Should you wish to review the public file, a hard copy is available in the file room located in the Department of Building and Development or to access documents electronically, please go to [www.loudoun.gov/lola](http://www.loudoun.gov/lola). This link also provides an additional opportunity for public input on active applications. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Ginny Rowen  
Land Use Planner

cc: Louis Canonico, PE, Regional Vice President, christopher consultants, ltd.  
Van Armstrong, Land Use Review Program Manager, Department of Planning

*Attachment on back*

**ZCPA 2009-0010  
Townes at East Gate**

**APPLICANT:** Pulte Homes  
Gary Leygraaf, VP Land Development  
10600 Arrowhead Drive, Suite 225  
Fairfax, VA 22030  
703-277-7461  
Gary.leygraaf@centex.com

**PROPERTY OWNER:** Same as Applicant

**REPRESENTATIVES:** christopher consultants, ltd.  
Louis Canonico, PE, Regional Vice President  
20110 Ashbrook Place, Suite 160  
Ashburn, VA 20147

**PROPOSAL:** Amend ZMAP 2002-0022 proffers V.C.1.a., V.C.1.b., V.C.1.c.,  
and V.D.1. to allow fee in lieu of Route 50/Pleasant Valley Road  
improvements.

**LOCATION:** Southeast of the intersection of Poland Road and Eastgate View  
Drive and southeast of the intersection of Poland Road and Tall  
Cedars Parkway.

**PARCEL INFO:** Tax Map # 107////////40/ PIN # 128-10-4864

**CURRENT ZONING:** PDH-6

**SURROUNDING ZONING / LAND USE:**

North	CLI	Business
South	R-1	Residential
East	CLI	Business
West	R-1 / CLI / R-8 / CR-1	Residential

**ELECTION DISTRICT:** Dulles