

Jeffrey A. Nein, AICP  
(703) 456-8103  
jnein@cooley.com

BY HAND DELIVERY

March 31, 2010

Stephen Gardner  
Project Manager  
Department of Planning  
1 Harrison Street, S.E., 3rd Floor  
Leesburg, Virginia 20177-7000



**RE: ZCPA 2006-0003/ZMAP 2006-0011, Stone Ridge Commercial**

Dear Stephen:

We have revised the proffer statement in accordance with the County Attorney comments dated and received on March 24<sup>th</sup>, with the following exceptions/clarifications:

1. Proffer I has been revised to include a new revision date for the ZCPA/ZMAP plan set. The plans have been revised in response to questions from the County Attorney regarding (i) a note on Sheet 5 concerning the consolidation of Land Bay EE2A and the Remaining Portion of Land Bay EE2, and (ii) an entrance point on Millstream Drive for the library, also shown on Sheet 5. Two complete sets of the plans are included with this letter.
2. Proffer III.C. has been clarified to reference the requirements of VA Code Section 15.2-2506 in order to address a concern regarding the County's annual appropriation of funds for the operation of the library.
3. Proffer III.G.4. has been clarified to provide the approximate net acreage (less public street right-of-way) for the parcel to be conveyed to the County for Public Use Site #4.
4. Proffer III.G.4.a. has been clarified to acknowledge the consolidation of Land Bay EE2A and the Remaining Portion of Land Bay EE2, as required under Proffer I.C.1.a.

Enclosed is the original signed and notarized proffer statement dated March 25, 2010, and a comparison with the previous proffer statement dated February 22, 2010.

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions.

Stephen Gardner  
March 31, 2010  
Page Two

Very truly yours,

Cooley Godward Kronish LLP



Jeffrey A. Nein, AICP  
Senior Land Use Planner

Enclosures

cc: Roy R. Barnett, Van Metre Companies  
Brian Martin, P.E., Urban, Ltd.  
Mark C. Looney, Esq., Cooley Godward Kronish LLP

435675 v1/RE