

Courts & Ridges of Ashburn Association, Inc.

c/o Property Management People, Inc.

741 MILLER DRIVE, SUITE K-1 • LEESBURG, VA 20175-8914

TELEPHONE 703-771-9355 • FAX 703-771-9366

WWW.COURTSANDRIDGES.ORG

Peterson Companies Proposes New Community Adjacent to the Ridges

TO: Residents of the Courts and Ridges who live near Deerview Drive

The Peterson Companies is proposing a new community, referred to as "Belmont Estates", of 73 homes west of Stubble Road. The proposal includes connecting the existing cul-de-sac'd Deerview Drive to the new community. Deerview Drive would be the only means of egress for the residents of Belmont Estates, the existing residents on Graves Lane (who now exit via Stubble Road), and substation traffic. There is an additional property west of the Belmont Estates that may be developed and may add as many as 100 additional homes that will need to exit via Deerview as well.

This land, which is owned by Peterson Companies, is currently zoned for only 20 homes. A public hearing is scheduled for October 16, 2006* before the Planning Commission where the Peterson Companies will be presenting their rezoning application, ZMAP 2005-0019. If the zoning can be maintained at it's current designation (20 homes), then, if the property is ever developed, those residents will most likely exit via Stubble Road and the Deerview Drive connection will not be necessary.

Most of the residents of Stubble Road are opposed to the rezoning. Two nearby parcels of land have been designated as conservation easement, which means they will never be developed. The Belmont Estates would span from Stubble Road to the W&OD trail.

Electronic versions of the Belmont Estates plats are available on the community web site at www.courtsandridges.org under Community News. Plats of Belmont Estates are also available at the PMP office. Please contact Dalia Martinez if you'd like to see them - 703-771-9355.

The Planning Commission is taking input from residents now. Send your comments to Bob Klancher, our planning commissioner, rklancher@interplaninc.com. Bob recommends also sending the comments to the planning commission at loudounpc@loudoun.gov for distribution to the other commissioners. The rezoning number is ZMAP 2005-0019.

Your community's Board of Trustees has met with the Peterson Companies representatives. We have also heard from a representative of the affected residents on Stubble Road and the information we received was contradictory.

To help sort out what we have heard, Broad Run District Supervisor Lori Waters will attend the October 9th meeting of the Courts and Ridges Board of Trustees. The meeting will start at 7 p.m. in the community clubhouse (by the pool).

The Board of Trustees **opposes** the opening of Deerview Drive.

What you can do: Plan to attend the Planning Commission hearing*. In addition to the hearing, please take a few moments to fill out and mail the enclosed letter. Be sure to sign, date and print your name and address on the letter and mail it to the address found at the top of the letter.

*Public hearing will be held at the Loudoun County Government Center, 1 Harrison Street, S.E. in Leesburg at 6 p.m. The public hearing is broadcast on Adelphia Government Channel 2 and is also available for live viewing via streaming video on the Internet at www.loudoun.gov/webcast. For more information on the Planning Commission, visit: <http://www.loudoun.gov/planning/pcomm.htm>.

Date: _____

Loudoun County Department of Planning
1 Harrison Street, S.E., 3rd Floor
P.O. Box 7000
Leesburg, VA 20177

Members of the Planning Commission:

As a resident of the Courts and Ridges at Ashburn, I oppose the rezoning (ZMAP 2005-0019) of the property owned by Peterson Companies and referred to as Belmont Estates.

My primary reason for opposing the rezoning is because of the increase in traffic since the connection to Deerview Drive would be the only means of access for the residents of the 72 homes of Belmont Estates. Our neighborhood children cross Deerview Drive to get to and from the bus stop located at Deerview Drive and Gloucester Parkway. The families who live here cross Deerview Drive to walk to our community pool.

Residents of Graves Lane and trucks from the Dominion Power substation would have to exit via Deerview Drive also. It is rumored that a second development would follow just beyond Belmont Estates that would possibly double the traffic volume.

The intersection at Deerview Drive and Gloucester Parkway would become congested and even more dangerous than it is now. Gloucester Parkway is heavily used since it is a connector from Ashburn to Claiborne Parkway.

I am concerned about Storm Water Management and whether the proposed system can handle the volume of water from the Ridges, the Greens at Belmont Country Club, and Belmont Estates. I am concerned that drainage from the Kenilworth Terrace pond would be affected or that flooding would result.

Again I would like to state my opposition to the rezoning for the reasons I have given above.

Sincerely,

Courts and Ridges at Ashburn

Name and Address (Please Print)
