

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



September 1, 2026

Anne Arundel County
Office of Planning & Zoning
2664 Riva Road
Annapolis, Maryland 21401

Attn.: Ms. Courtney Wilson
Planning Administrator

Re: **Two Rivers, Woodhaven and Overlook at, Parcel OR, Phases 1 & 2 - Sketch Plan
Modification Request – Completion of Subdivision**
Subdivision No. 2006-002; Project No. 2025-0004-00-NS
Tax Map 42 Block 9, Parcel 105
Tax Account – 04-816-90238304 & 04-816-90255483

Applicant: Grays Ford, LLC
C/O Classic Group LLC
8120 Woodmont Avenue
Bethesda, MD 20814
Attn : Dover T. Hankins
Dover@classicdev.com

Dear Ms. Wilson,

The purpose of this letter is to submit a modification request to Article 17-3-204 for the Two Rivers Parcel OR residential subdivision to allow the Sketch Plan expiration date to be extended from 12 months to 48 months following approval by the Office of Planning and Zoning. Article 17-3-204 allows for the Planning and Zoning Officer to extend approval of a Sketch Plan for a period not to exceed one year from the original date of expiration upon receipt of a written request made for good cause not less than 15 days before the expiration of the Sketch Plan approval. However, for the reasons outlined herein, additional time beyond the one-year expiration period is anticipated to be necessary for the Two Rivers Parcel OR subdivision.

Site Background

The project is 141.6 acres in size and part of the Two Rivers Planned Unit Development (PUD). The project is located in the southwest quadrant of the Meyer's Station Road and Grays Ford Road intersection. Parcel O contains 377 single family detached houses.

Purpose For the Request

Submitting one, overall Sketch Plan for the entirety of the project is the most efficient processing approach given the size of the project and development proposal. Following the Parcel O Sketch Plan approval, multiple Final Plans will be submitted in phases so the project can be developed as an age restricted phase and a non-age restricted phase. Currently age restricted and non-age restricted developments cannot be processed in the same final plan. In the Two Rivers PUD there are existing phases of age restricted and non-age restricted units. Parcel O is in keeping with the same mix of unit types. Those existing phases were processed as multiple final plans based on one sketch plan approval. A modification to allow the existing phases to be processed as multiple final plans was approved under Modification #9608.

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September 1, 2026

Re: Two Rivers, Woodhaven and Overlook at, Parcel OR, Phases 1 & 2 – Sketch Plan
Subdivision #206-0002; Project #2025-0004 00 NS
Tax Map 42 Block 9, Parcel 105
Tax Account 42 Block, Parcel 105
Community Notice for:
Sketch Plan Expiration Extension

Dear Madam or Sir,

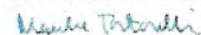
We are sending this Modification Notification Letter on behalf of the owner to notify you that a modification request will be submitted for the above-mentioned project. Per Article 17-2-108(5)(ii), a notification explaining the reason for a modification must be mailed to property owners within 300 feet of the subject property.

The project is 141.6 acres in size and part of the Two Rivers Planned Unit Development (PUD). The project is located in the southwest quadrant of the Meyer's Station Road and Grays Ford Road intersection. Parcel O contains 377 single family detached houses.

As explained in greater detail in the attached modification request letter, a modification to Article 17-3-204 has been requested to extend the Two Rivers sketch plan approval date. Detailed justification and additional information are presented in the enclosed modification request that was submitted to Anne Arundel County.

This concludes the Modification Notification Letter. If you have further questions, please contact our office (listed below) or the Anne Arundel County Office of Planning and Zoning.

Very Truly Yours,
MORRIS & RITCHIE ASSOCIATES, INC.

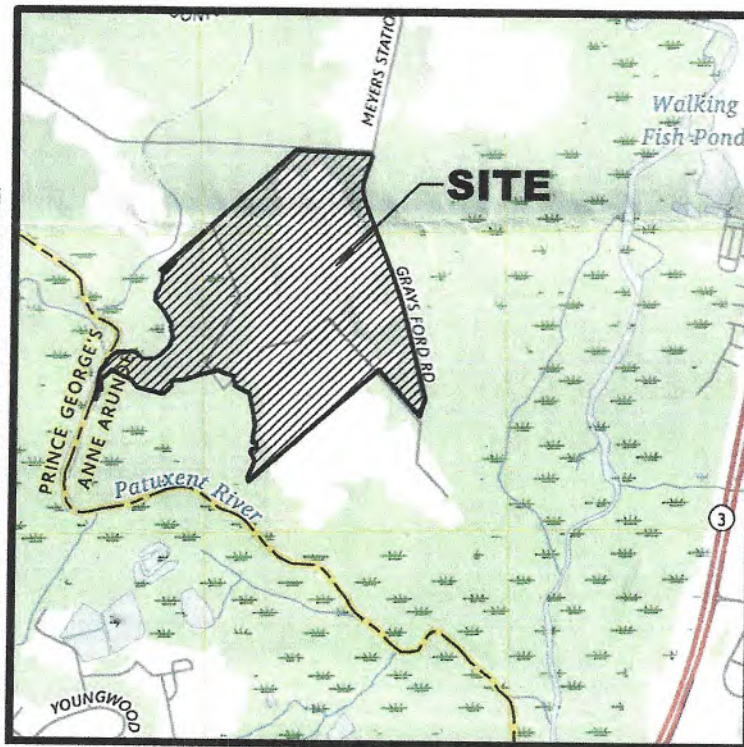

Marilee Tortorelli, RLA
Principal

cc: Dover Hankins
Courtney Galiber
Jeff Wahl

Enclosures: Sketch Plan Modification Package

P: PROJ12850 Two Rivers DOCUMENTS Community Meeting Notices Parcel O Notice 2025-08-27-TR Par O Sketch Plan Ext-Notice Notification Letterd Final Plan Notification.docx

TOPOGRAPHIC MAP COURTESY OF U.S. GEOLOGICAL SURVEY



VICINITY MAP

SCALE: 1" = 2000'



MRA

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**TWO RIVERS
PARCEL O - PHASE 1 & 2
SINGLE FAMILY DETACHED
VICINITY MAP**

ANNE ARUNDEL, MD

SCALE: 1" = 2000'

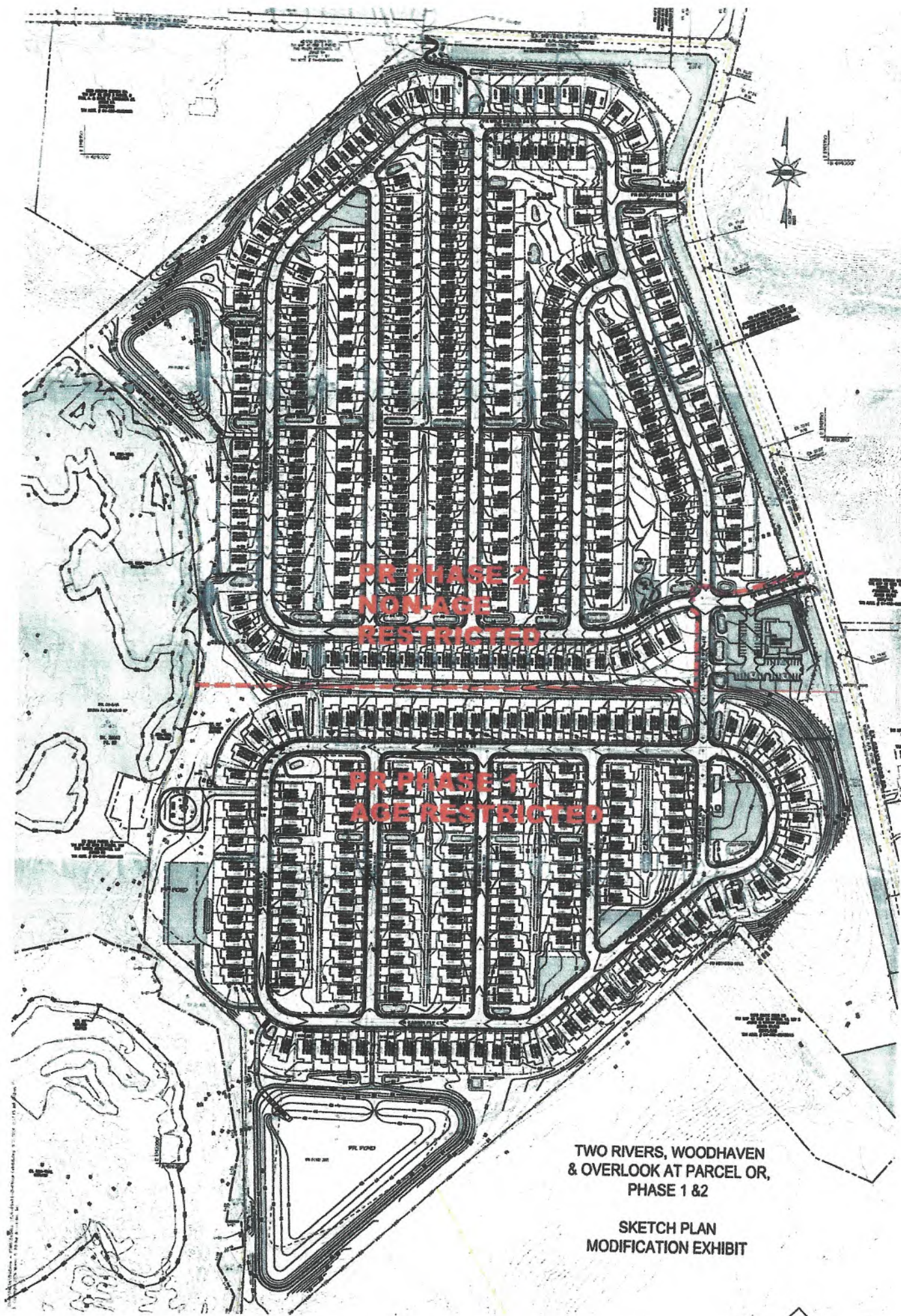
DATE: 9-1-2026

DRAWN BY: RMA

DESIGN BY: RMA

REVIEW BY: MT

JOB NO. : 12890X80



PR PHASE 2 -
NON-AGE
RESTRICTED

PR PHASE 1 -
AGE RESTRICTED

TWO RIVERS, WOODHAVEN
& OVERLOOK AT PARCEL OR,
PHASE 1 & 2

SKETCH PLAN
MODIFICATION EXHIBIT

Modification Criteria Satisfaction:

Criteria #1, practical difficulties, or unwarranted hardship will result due to special features of the site or other circumstances.

The approval of Parcel O sketch plan, with age restricted and non-age restricted uses, requires the submittal of a minimum of two final plan applications. Strict adherence to the regulations would require the submittal of multiple Final Plan applications within 12 months after a Sketch Plan is approved by OPZ. Practical difficulties would result from strict adherence to the regulations because the time and resources required to produce and submit a Final Plan make it infeasible to complete & submit all Final Plan applications within the allotted, 1-year time frame following Sketch Plan approval. Additionally, strict adherence to the regulations results in unnecessary hardships for County review staff, the consultant of record, and the applicant because filing multiple Final Plan applications for the same project within a 1-year time frame would result in burdensome overlapping applications and concurrent reviews. Ultimate build out of this project will take place over multiple years, which warrants having additional time to submit multiple Final Plan applications.

Criteria #2 the purpose of Article 17 of the Anne Arundel County Code, including minimization and mitigation of environmental impacts through the use of clustering or other available design alternatives to preserve the character of the impacted area, will be served by an alternate proposal.

The purpose of Article 17-3-204 is to ensure that projects progress through the development review process in a steady and expedient manner. Allowing the project to proceed with filing multiple Final Plan applications over a 48-month time period supports the objectives of this Article. Attempting to achieve multiple Final Plan submittals in a condensed timeframe would result in overlapping applications, concurrent reviews and likely subsequent revisions to previous approvals, which would only protract the overall Final Plan review cycle. This approach allows for the sequencing of Final Plan applications to better align with the project's anticipated, multi-year build out.

Criteria #3, the modification is not detrimental to the public health, safety, or welfare or injurious to other properties plus granting the modification would not adversely affect water quality.

The modification request to extend the time period for Sketch Plan expiration has no impact on public health, safety or welfare. The request is administrative in nature and pertains solely to the timing for filing multiple Final Plan applications following Sketch Plan approval and has no impact on other properties or water quality.

Criteria #4 this modification does not have the effect of nullifying the intent and purpose of Article 17 of the Anne Arundel County Code, the Anne Arundel County General Development Plan, or Article 18 of the Anne Arundel County Code.

This modification request does not have the effect of nullifying the intent and purpose of Articles 17 or 18 of the Anne Arundel County Code or the General Development Plan. This modification simply extends the time period for submitting multiple Final Plan applications from 12 months to 48 months following Sketch Plan approval. This will allow the project, which is consistent with the goals and policies of the General Development Plan and Regional Plan, to be phased based on unit types.

Criteria #5 The applicant has submitted written verification to the Office of Planning and Zoning that all owners of property located within 300 feet of the affected property were mailed a notice explaining the reason for the modification, along with a copy of the request for modification.

All owners of property located within 300 feet of the subject property have been mailed a notice explaining the reason for the modification, along with a copy of the modification request in accordance with Article 17-2-108(a)(5)(II). Verification of notification to adjacent property owners is included in this submission.

Anne Arundel County Office of Planning & Zoning
Re: Two Rivers Parcel OR Modification Request
Sketch Plan Expiration Extension
September 1, 2026
Page 3 of 3

Conclusion

The granting of this modification request is consistent with the criteria set forth in the Anne Arundel County Code and the granting of the modification will not endanger or present a threat to the public health, safety and welfare and is the minimum relief necessary to relieve the hardship to the applicant. A modification application, vicinity map, and site plan exhibit are included with this request. Please do not hesitate to contact us if you should have any questions or require additional information. Thank you for your consideration of this request.

Sincerely,
MORRIS & RITCHIE ASSOCIATES, INC.

Marilee Tortorelli

Marilee Tortorelli, RLA
Principal

Attachments

cc: Dover Hankins
Courtney Galiber
Jeff Wahl

P:\PROJ\12890 Two Rivers\DOCUMENTS\Correspondence\Parcel O\Modifications\2026-08-20-TR PAR O-Final Plan Phasing Mod Request-Draft.docx