

Neighborhoods

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Two Rivers developers submit plan for community

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A west county developer hopes to begin building the first road, clubhouse and golf course for a Gambrills adult community by early next year.

Morris, Ritchie and Associates submitted a sketch plan for Two Rivers, a 2,060-home planned unit development, on Jan. 23.

The gated community will sit on 1,471.5 acres, 962 of which are open space. It will include 690 townhouses, 1,373 single-family houses, a community center, a golf course, a clubhouse and community gardens for people older than 55.

"There are (more than) 900 acres of open space uses," said John Stamato of Two Rivers LLC, who's developing the project with Gary Koch of Koch Homes. "It is a tremendous amount of open space, and it's really beautiful back there."

The county has 45 days to submit comments about the 70-page plan, which includes sketches of what each parcel of land would look like, and details about parking, roads and

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stormwater management.

The first stage of development will be what Mr. Stamato has named "Two Rivers Boulevard," followed by the clubhouse and golf course.

"We hope to start in 2007," he said.

Two Rivers received a conditional special exception for its development on Jan. 12. Stephen LeGendre, county administrative hearing officer, said the developers must provide a mitigation proposal for traffic at the intersection of Routes 3 and 424.

Mr. Stamato said the company is working on a proposal to deal with traffic in that area, but declined to release specifics because it's subject to county and state review.

Under the plan submitted last month, each house would have two garage and driveway spaces, and there would be 239 parking spaces at the community center and 132 spaces at the golf course and clubhouse.

The developers have asked for two

modifications in construction. One is to disturb .48 acre of nontidal wetlands and an acre of nontidal wetland buffer because of locations for utility crossings, road crossings and storm drain pipes.

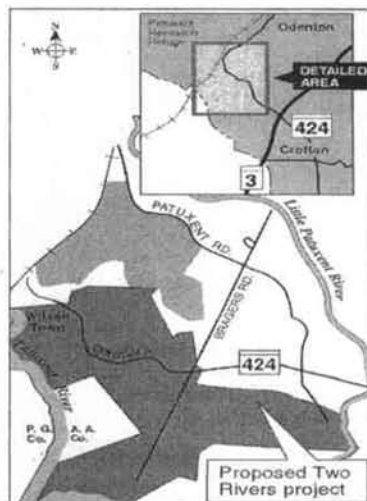
Two Rivers has also asked to disturb 37.2 acres of steep slopes. Denying the requests would accelerate erosion, the company said.

County land use spokesman Pamela Jordan declined to give an estimate for how long the review process would take. But 2007 seems likely for the first construction.

In comparison to some other developments, Two Rivers hasn't encountered major community opposition.

The developers have signed two covenant agreements with parties including the Forks of the Patuxent Improvement Association.

Sue Meyer, secretary of the association, said it's wrapping up a third covenant that combines the first two covenants and ties up any loose ends. Association members were told that they would get input on items such as street names, she said.



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"They are working with us," she said. "We have ironed out the last items."

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