

Via First Class Mail

TO: Adjoining property owners, municipalities within a mile, previous parties of record and/or registered associations

FROM: Christopher M. Rizzi, PLA

RE: # SDP-20001 (Locust Hill Umbrella Architecture) – Specific Design Plan
ARCHITECTURE ONLY

Dear Sir or Madam:

An application for an Umbrella Architecture Specific Design Plan for the above-referenced project will be submitted for review to the Development Review Division of the Maryland-National Capital Park and Planning Commission ("M-NCPPC"). The applicant is NVR, Inc. ("Applicant").

The subject property is zoned R-L (Residential Low Development) and is located along both the north and south side of existing Oak Grove Road and south of Locust Road, generally between Church Road and Collington Branch, approximately 1.2 miles west of US 301. The property consists of 505± acres and comprises Parcels 22 and part of Parcel 30 on Tax Maps 76 and 84. The applicant is requesting the approval of an umbrella architecture Specific Design Plan for single family units within the planned residential development known as Locust Hill. Please note that this application only seeks approval of architectural styles, and details pertaining to construction of homes will be provided as part of separate specific design plan applications. The proposed single family unit architecture includes the following models: Ashbrook, Cornica, Cumberland, Normandy, Powell, Roanoke, Saint Lawrence, Savannah, Versailles, Baldwin, Darville, Tyler, Bridgewater, Longwood, Marymount, Radford, Stratford Hall, Albert 2 Story, Albert Ranch, Ballenger, Bramante 2 Story, Bramante 2 Story, Bramante Ranch, Columbia, Hudson, Lehigh, Palladio 2 Story, Palladio Ranch, Seneca, York.

If you wish to become a Person of Record to this application, you may submit your request online or by written request to the Development Review Division of the M-NCPPC, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772. Please reference the Pre-Application Number and the Name of the Project in your request. At this time, no government agency has reviewed the application. After the application has been filed, you can contact the M-NCPPC at 301-952-3530.

IMPORTANT: This notice is your opportunity to interact with the applicant prior to the acceptance of the subject application. Once an application is accepted, it may be subject to mandatory action time frames that are established by law. Contacting the applicant as soon as possible after receiving this notice will help facilitate your ability to receive information and/or establish a time when the applicant may meet with you or your civic group to provide information and answer questions about the development proposed. Any concerns regarding an applicant's failure to provide information or engage in dialogue about the proposed development should be directed in writing to the same mailing address listed for becoming a party of record. Please be sure to include the application number with any such correspondence.

If you are interested in receiving more information about this application, reviewing a copy of a site plan, or meeting to discuss the project, you may contact Christopher M. Rizzi, PLA at 301-809-4500.

Sincerely,

Christopher M. Rizzi, PLA