

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



September 24, 2019

Town of North East
106 South Main Street
North East, Maryland 21901

Attn: Ms. Betsy Vennell
Director of Planning

RE: Ridgely Forest
Master Planned Community
Narrative

Dear Ms. Vennell:

On behalf of our client, Ridgely Forest, Inc., Morris & Ritchie Associates, Inc. (MRA) is submitting this narrative to accompany a new application for the Ridgely Forest Master Planning Community. The original MPC was proposed in 2006 by CT Ridgely Forest Business Trust LLC, who owned the property at that time. The development of the MPC was begun by Clark Turner Signature Homes, LLC. Currently, the undeveloped lots and open space at Ridgely Forest are owned by WORF, LLC and developed by Ridgely Forest, Inc. Ryan Homes, a national homebuilder known for their affordability and quality, will be constructing the homes.

HISTORY

Ridgely Forest started in 2003 with the delineation of the site's nontidal wetlands and forest resources by Biota, Inc. Morris & Ritchie Associates, Inc. (MRA) was brought into the project to provide land planning and engineering services. An initial sketch plan was presented to the Town in October 2003. However, the original developer decided not to seek annexation into the Town and proceeded with the development through the County's subdivision process. On June 21, 2004, the Cecil County Planning Commission approved a Preliminary Plat, proposing 364 single-family detached residential lots. On January 17, 2006, the Final Plats were approved for the 132 lots in Phase I.

After the Phase I Final Plats were approved, CT Ridgely Forest Business Trust, LLC, purchased the property and began the process to annex the property into North East. The annexation was approved by the Mayor and Commissioners at their November 8, 2006 meeting.

Following the annexation, MRA prepared a Concept MPC Plan, which was submitted to the town for review. Through a series of meetings with the Town's representatives and their consultant, revisions were made to the plan to get Town concurrence. The refined Concept MPC Plan was submitted to the Mayor and Commissioners. At its March 14, 2007 meeting, the Mayor and Commissioners unanimously approved the preliminary application for the MPC District and referred it to the North East Planning Commission.

After the MPC district was approved, CT Ridgely Forest Business Trust LLC proceeded with the design, approval, and construction of the initial phases of the community and home sales at Ridgely Forest. However, after several years of inactivity and financial difficulties, CT Ridgely Forest Business Trust, LLC, lost the site to its lending institution.

A new developer WORF, LLC applied for and received approval June 13, 2018, for an updated MPC Master Planned Community and revised Concept Plan from the Mayor and Commissioners. This plan proposed 549 units, 88 units less than the original MPC Plan. WORF, LLC purchased the entire property in September, 2019.

PROPOSED MPC

The new application for the development of this site includes a community of 565 single family attached and detached homes and the associated infrastructure (parking, utilities, etc.), an increase of 16 Attached Duplex (AD) lots from the 6/13/18 MPC approval. Three distinct housing types (SF Detached, Townhouse and Attached Duplexes) are proposed with multiple design and feature options. WORF LLC is pursuing a new application from the previously approved Master Planned Community. This new application revises sections 3B and 5B to Attached Duplexes, and adds 16 more units from the approved MPC, for a total of 565 units.

Phase I & II and Section I have been recorded and remain unchanged and sections 2, 3A, 4, 5A and 6 remain unchanged. The phases and sections are broken down as follows, and are listed in order of the intended development schedule:

Ex. Phase I	= 78 Single-Family Detached (74 existing – Plat recorded)
Ex. Phase II	= 26 Attached Duplex (12 existing– Plat recorded) 62 Townhomes (60 existing)
Section 1	= 35 Single-Family Detached (3 existing– plat recorded)
Section 2	= 33 Single-Family Detached (Approved - awaiting recordation)
Section 3A	= 31 Single-Family Detached (Approved - awaiting recordation)
Section 3B	= 78 Attached Duplex (18 unit increase from 6/13/18 MPC Concept Plan)
Section 4	= 40 Single-Family Detached (Approved - awaiting recordation)
Section 5A	= 81 Single-Family Detached
Section 5B	= 54 Attached Duplex (2 unit decrease from 6/13/18 MPC Concept Plan)
<u>Section 6</u>	<u>= 47 Single-Family Detached</u>
Total	= 565 Units

The MPC Ordinance emphasizes the importance of open spaces, community spaces, and pedestrian friendly design to create a sense of neighborhood. Specifically, Section 6-31.5.a.(3) requires that at least 30% of the adjusted tract acreage be open space and “Not less than fifteen percent (15%) of the minimum required open space shall be in a form usable and accessible by the residents, such as a central green, neighborhood squares or commons, recreational playing fields, paved footpath, community park, or any combination of the above.” As currently envisioned, Ridgely Forest will provide 88.22± acres (48.21% of the adjust tract area) of open space, with 11.6± acres in pocket parks/active open space (7.3± acres required).

Ridgely Forest’s active and passive open spaces are proposed to be interconnected by the site’s 5’-wide sidewalks along the streets. The active open space will include amenities such as, play areas, benches, gazebos, pergolas, a dog park, playgrounds picnic tables, and landscaping. Directional signs and paved footpaths shall be installed to provide access to playgrounds, tot lots, and other passive and active open space areas. Pocket parks are scattered throughout the neighborhood, within easy walking distance to the residents.

The Club at Ridgely Forest will include a clubhouse, playground, swimming pool, and a multi-purpose field. The Club at Ridgely Forest has been located in the eastern portion of the site. The remaining pocket parks to be designed and constructed by WORF, LLC are located in Phase 2, Section 3B, 5A and 5B.

September 20, 2019

Page 3 of 3

Ridgely Forest is supplied with water from the Town of North East and sewer from Cecil County. Delmarva supplies power, Comcast TV and internet and Verizon provides phone service to existing homes, with Comcast providing new homes phone service. Additionally, Schagrin Gas provides propane to the existing community from its facility on Route 7, with no gas service provided to new homes. The existing and proposed utilities have been designed to meet Town and County Code.

Stormwater Management (SWM) will be provided for the site in accordance with Maryland's 2000 SWM Design Manual and per the approved stormwater management plans. A homeowner's association (HOA) has been formed for the community, and future phases will be included in the existing HOA. The HOA will be responsible for, but not limited to maintenance of the community center, open space, amenities, etc.

Ridgely Forest is currently in the Elk Neck Elementary School, North East Middle School and North East High School districts.

As a summary, the new MPC application revises the 6/13/18 approved MPC Plan as follows:

1. Revised sections 3B and 5B layouts and changed product type to Attached Duplexes, with a 16-unit increase, to 565 units total.
2. Open space was increased by 0.51 AC to 88.22+/- AC., and the clubhouse area open space was updated as shown.

Please feel free to contact me at 410.515.9000, should you have any questions or require further information.

Very truly yours,
MORRIS & RITCHIE ASSOCIATES, INC.



Jeff Matthai, PE

cc: Ms. Melissa Cooke-Mackenzie, Town of North East
Mr. Tom O'Laughlin, WOLF LLC
Mr. Jim Wolf, WOLF LLC
Mr. Chris Mink, CNA
Ms. Amy DiPietro, MRA
Ms. Kim Haney, MRA
FILE

**MAJOR SUBDIVISION APPLICATION - TOWN OF NORTH EAST
P.O. BOX 528 / 106 SOUTH MAIN STREET
NORTH EAST, MARYLAND 21901-0528
PHONE 410-287-5801 / FAX 410-287-8267**

THIS APPLICATION IS FOR A MAJOR SUBDIVISION

PART 1. APPLICANT INFORMATION

Owner Representative

APPLICANT NAME – (PLEASE PRINT CLEARLY – LIST ADDITIONAL NAMES ON PAGE 5): _____

WORF, LLC

APPLICANT ADDRESS: 2301 Rutledge Road

Fallston, Maryland 21047

TELEPHONE NUMBER: 410-458-2635 FAX NUMBER: _____

PART 2. PROPERTY INFORMATION

PROPERTY OWNER NAME – (PLEASE PRINT CLEARLY – LIST ADDITIONAL NAMES ON PAGE 5): _____

WORF, LLC

PROPERTY OWNER ADDRESS: 2301 Rutledge Road

Fallston, Maryland 21047

TELEPHONE NUMBER: 410-458-2635 FAX NUMBER: _____

LOCATION OF PROPERTY: North East SIDE OF Magnolia Drive (STREET)

PROPERTY ADDRESS: North side of East Old Philadelphia Road

TAX MAP # 31 BLOCK # 6 PARCEL # 235

DEED REFERENCE: FOLIO 4457 AND LIBER 364

ZONING CLASSIFICATION: R-4 MPC ACRES: 34.87

CRITICAL AREA LAND USE DESIGNATION: N/A

EXISTING USE OF PROPERTY: Residential

MAJOR SUBDIVISION APPLICATION – PAGE 2

DATE THIS MAJOR SUBDIVISION WILL BE/HAS BEEN HEARD BY THE COUNTY TECHNICAL ADVISORY COMMITTEE OF CECIL COUNTY: N/A

HOW MANY LOTS IS APPLICANT PROPOSING TO CREATE/RE-SUBDIVIDE? 132

HAVE THE ZONING DISTRICT PROVISIONS BEEN MET WITH REGARD TO LOT DEPTH, LOT WIDTH AND LOT AREA? IF NOT, WILL APPLICANT BE APPLYING FOR A VARIANCE FROM THE NORTH EAST BOARD OF APPEALS?

Lot depth, width and area meet Zoning District provisions

HAVE FLOODPLAIN REGULATIONS BEEN ADDRESSED?(IF APPLICABLE): N/A

HAVE THE CHESAPEAKE BAY CRITICAL AREA REGULATIONS BEEN ADDRESSED? (IF APPLICABLE):

N/A

PURPOSE OF THIS APPLICATION (DESCRIBE). To create 132 duplex single family

dwelling building lots

WILL A VARIANCE BE REQUIRED FOR PURPOSES OF STRUCTURE(S) PLACEMENT ON THE PROPOSED SUBDIVIDED LOTS? IF YES, EXPLAIN _____

NO

MAJOR SUBDIVISION APPLICATION – PAGE 3

LIST THE NAMES AND ADDRESSES OF ALL APPLICANTS: ATTACH ADDITIONAL SHEETS IF NECESSARY

(Please Print Clearly)

WORF, LLC	2301 Rutledge Road Fallston, Maryland 21047	410-458-2635
OWNER NAME	ADDRESS	PHONE

OWNER NAME	ADDRESS	PHONE
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OWNER NAME	ADDRESS	PHONE
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OWNER NAME	ADDRESS	PHONE
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OWNER NAME	ADDRESS	PHONE
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LIST THE NAMES AND ADDRESSES OF ALL PROPERTY OWNERS: ATTACH ADDITIONAL SHEETS IF NECESSARY

(Please Print Clearly)

WORF, LLC	2301 Rutledge Road Fallston, MD 21047	410-458-2635
OWNER NAME	ADDRESS	PHONE

OWNER NAME	ADDRESS	PHONE
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OWNER NAME	ADDRESS	PHONE
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OWNER NAME	ADDRESS	PHONE
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OWNER NAME	ADDRESS	PHONE
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MAJOR SUBDIVISION APPLICATION – PAGE 4

CERTIFICATION – SIGNATURES

I/WE CERTIFY THAT THE INFORMATION, EXHIBITS AND ATTACHMENTS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF.

APPLICANT(S):

James Wolf
PRINT NAME SIGNATURE DATE
James Wolf *member WOLF, UC* *9/20/19*

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

OWNER(S):

James Wolf
PRINT NAME SIGNATURE DATE
James Wolf *member WOLF, UC* *9/20/19*

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

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PRINT NAME SIGNATURE DATE