



MASTER PLANNED COMMUNITY

LOCATED IN THE

TOWN OF NORTH EAST

CECIL COUNTY, MARYLAND

MPC DESIGN GUIDELINES

PREPARED FOR:

WORF LLC
RYAN HOMES

PREPARED BY:

MORRIS & RITCHIE ASSOCIATES, INC.



APPROVED BY MAYOR AND COMMISSIONERS NOV 13, 2019

REVISED SHEETS 36 & 37 ON JANUARY 16, 2023

RIDGELY FOREST

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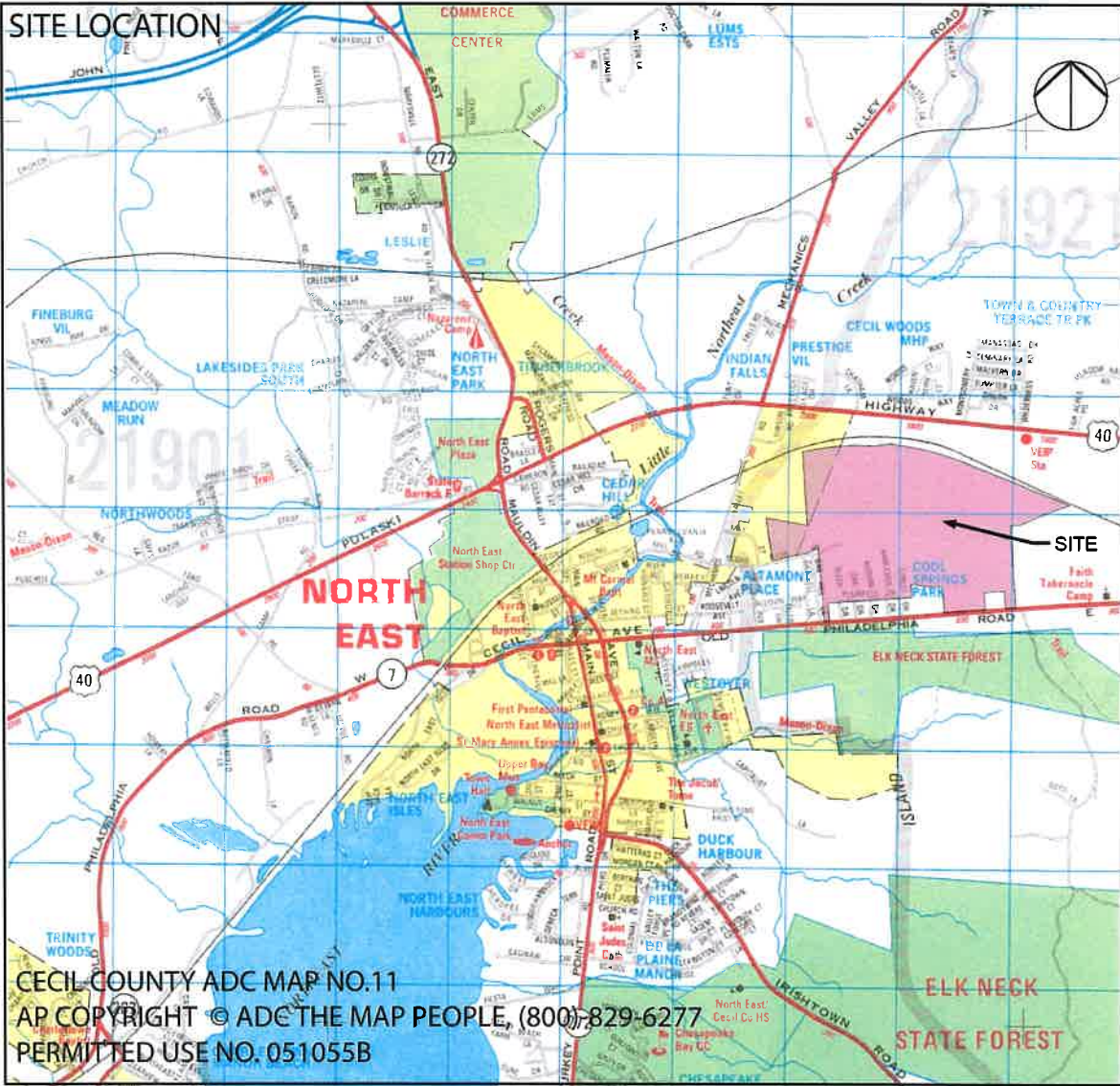
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RIDGELY FOREST



Ridgely Forest was proposed as the Town of North East's first Master Plan Community (MPC) and a premiere residential neighborhood.



The site is located in the eastern most portion of the Town and will provide a mixture of unit types for various home ownership options, while providing amenities that are unmatched in the Town.

The proposed Club at Ridgely Forest, with its clubhouse, swimming pool, and tot lot, will serve as the centerpiece of the community and is only a part of the amenities planned.

"Active open spaces" are also strategically located throughout Ridgely Forest to provide community gathering and recreational spaces, within walkable distances to each home.



On-site amenities, open space, and a variety of unit types, as well as easy access to main street North East and I-95 will make Ridgely Forest the desired place to live in North East.

The purpose of these MPC Design Guidelines is to:

- Define the overall design objectives;
- Set architectural design standards; and
- Establish form and spatial relationships for the MPC.

INTRODUCTION

RIDGELY FOREST

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 WOLF, LLC. and will be developed by Ridgely Forest Inc. Ryan Homes, a national home-builder known for their affordability and quality, will be constructing the homes.

RYAN HOMES' PROMISE

Ryan Homes was founded in 1948; since then, we have delivered over 250,000 homes to satisfied customers. Today, we are one of the nation's largest homebuilders, building in New York, Pennsylvania, Ohio, Delaware, New Jersey, Maryland, Michigan, Kentucky, Virginia, West Virginia, North Carolina and South Carolina. Ryan Homes is listed under the name NVR, Inc. on the American Stock Exchange.

Our concern with quality construction doesn't stop at the point of sale. We carefully select the people who build your home. Our contractors are responsible, highly qualified professionals, who are supervised by experienced Ryan construction personnel directing and inspecting each phase of the home's construction.



To give you peace of mind, we make at least two service reviews with our homeowners; one prior to settlement and another ten months after settlement. We back up everything we do with Ryan's exceptional 10 Year Limited Warranty.

We promise to be there for our customers, before and after they purchase and move in. Our service program is proactive, sincere and convenient. It's part of our overall concern for our customers, and helps to explain why more than half our business is generated through referrals.

WOLF, LLC.

WOLF, LLC was created in 2017 by its managing members, Tom O'Laughlin and Jim Wolf, to restart, develop, and complete the Ridgely Forest Master Planned Community. Although the LLC has been recently formed, both of the Managing Members have been involved in the homebuilding industry in Cecil, Harford, Baltimore, and other Maryland counties and local jurisdictions for more than 30 years each. Mr. Wolf has been a land developer most of his life, whereas Mr. O'Laughlin was formerly a Senior Vice President of MRA and has more recently become a land developer. While their LLC is a new endeavor, their collaboration is not. While with MRA, Mr. O'Laughlin was the principal-in-charge of numerous projects that Mr. Wolf developed, such as The Club at Patriots Glen in Elkton, Maryland.

DEVELOPMENT TEAM

RIDGELY FOREST



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.

In 2016, Morris & Ritchie Associates Inc. put together an "As-Built" Illustrative Marketing Plan, illustrating the status of the community.

"AS-BUILT" ILLUSTRATIVE MARKETING PLAN

RIDGELY FOREST

LAND USE SUMMARY



1. Owner: WORF, LLC
2301 Rutledge Road
Fallston, MD 21407
2. Developer: Ridgely Forest Inc.
2301 Rutledge Road
Fallston, MD 21407
3. Property Information:
Tax Map 31; Parcel 235; (NDS 178/425) CMN (04457/0364)
Tax Map 31; Parcel 971; (NDS 178/425)
Tax Map 31; Parcel 1279; (NDS 313/122)
Tax Map 31; Parcel 675; (NDS 856/527)
4. Existing Zoning (Town of North East): R-4 (MPC Overlay District)
5. Total Site Acreage: 195.94 Ac.
6. Adjusted Tract Acreage:

Density Factor	Acreage of Site	Adjusted Tract Acreage
DF-1 0.00	0.00 Ac.	0.00 Ac.
DF-2 0.05	9.93 Ac.	0.49 Ac.
DF-3 0.25	0.00 Ac.	0.00 Ac.
DF-5 0.75	14.07 Ac.	10.55 Ac.
DF-6 1.00	171.94 Ac.	171.94 Ac.
Total	195.94 Ac.	182.99 Ac.

7. Density: 3.09 D.U./Adjusted Tract Acre (565 D.U./182.99 Ac.)
8. Proposed Lot Totals: 565 Units
 - Single Family Detached Homes 345 Units (61.06%)
 - Attached Duplex 158 Units (27.96%)
 - Townhomes 62 Units (10.97%)
9. Required Open Space: 54.90Ac. (30% of Adjusted Tract)
Proposed Open Space: 88.22 Ac. (48.2% of Adjusted Tract)



ZONING & EXISTING DEVELOPMENT PATTERNS

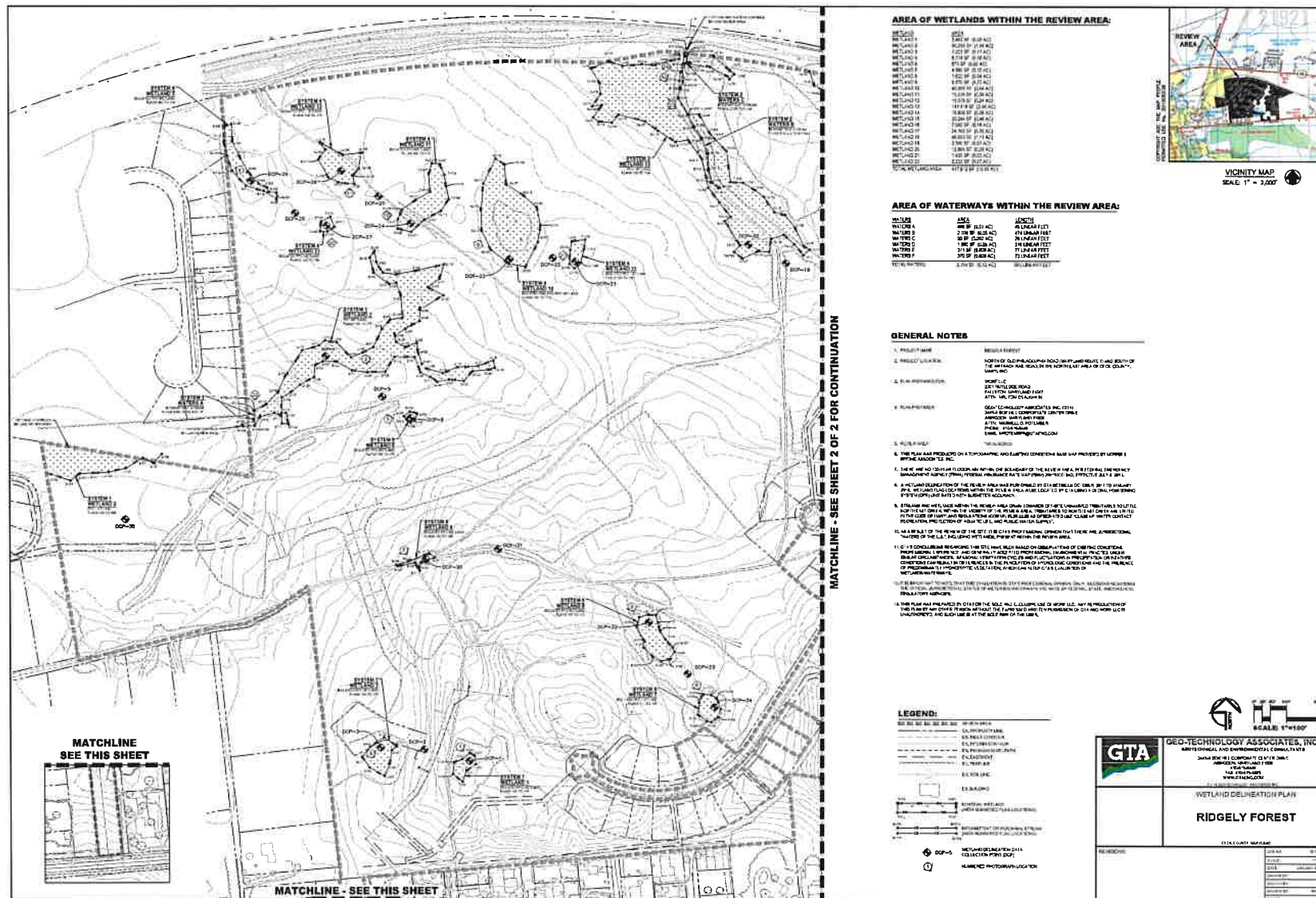


RIDGELY FOREST

As previously mentioned, the site's nontidal wetlands and waters were initially field delineated by Biota, Inc.

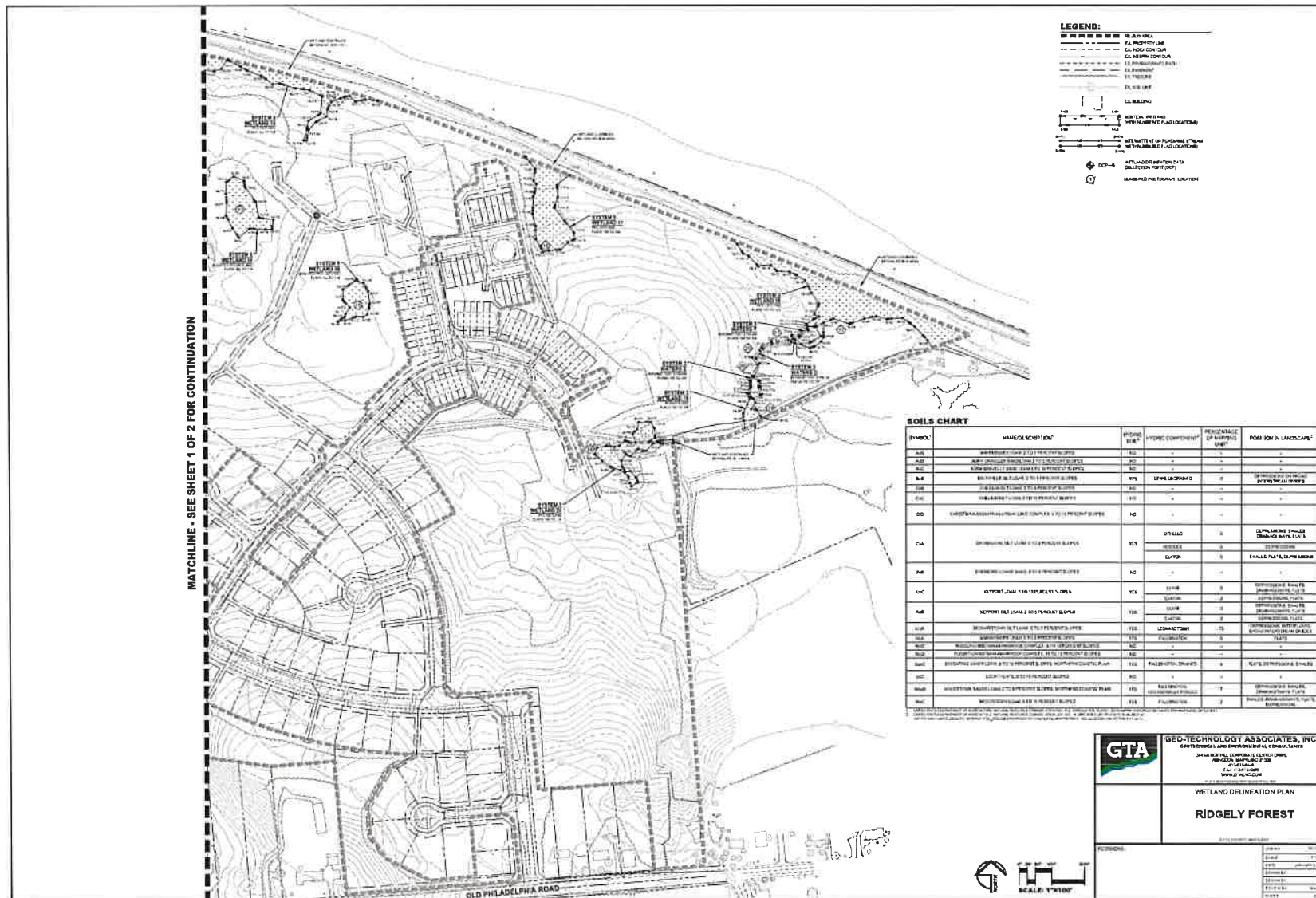
The U.S. Army Corps of Engineers confirmed the limits of the wetlands and waters and issued a Jurisdictional Determination (J.D.) in 2003. However, J.D.s are typically valid for a period of five years.

As part of WORF LLC's 2017 due diligence, Geo Technology Associates, Inc Conducted a new delineation of the site's wetlands and other jurisdictional waters. A copy of the updated delineation is shown on pages 5 & 6.



WETLAND DELINEATION PLAN, SHEET 1 of 2

RIDGELY FOREST



WETLAND DELINEATION PLAN, SHEET 2 of 2

RIDGELY FOREST

ENVIRONMENTAL CONSTRAINTS MAP







Ridgely Forest encompasses 195.94 acres. As part of the MPC Ordinance, the density is based on the “adjusted tract acreage,” which is a weighted acreage based on the site’s environmental features.

There are 9.93± acres of delineated nontidal wetlands, per GTA’s wetland delineation plan, and an additional 14.07± acres of soils classified as “poorly drained” at Ridgely Forest, which reduced the adjusted tract acreage to 182.99± acres.

In addition to the wetlands, there are also “Waters of the U.S.,” wetland and stream buffers that need to be preserved and restrict the developable area of the site. To the extent practical, impacts to these natural resources have been avoided in the proposed design of the development.

LEGEND:

	LIMIT OF NONTIDAL WETLANDS
	LIMIT OF 25’ STATE WETLAND BUFFER
	WATERS OF THE U.S.
	LIMIT OF 160’ EXPANDED PERENNIAL STREAM BUFFER

ENVIRONMENTAL CONSTRAINTS

RIDGELY FOREST



Larry Hogan, Governor
Boyd Rutherford, Lt. Governor
Mark Balton, Secretary
Joanne Throws, Deputy Secretary

November 7, 2017

Mr. Maxwell D. Potember
Geo-Technology Associates, Inc.
14280 Park Center Drive
Suite A
Laurel, Maryland 20707

RE: Environmental Review for Ridgely Forest, North of Old Philadelphia Road and south of Amtrak Rail Road, North East, Cecil County, Maryland.

Dear Mr. Potember:

The Wildlife and Heritage Service has determined that there are no official State or Federal records for listed plant or animal species within the delineated area shown on the map provided. As a result, we have no specific concerns regarding potential impacts or recommendations for protection measures at this time. We would like to point out, however, that our remote analysis suggests that the forested area on this property contains Forest Interior Dwelling Bird habitat. Populations of many bird species which depend on this type of forested habitat are declining in Maryland and throughout the eastern United States. Interested landowners can contact us for further voluntary guidelines to help conserve this important habitat.

Please be sure to let us know if the limits of proposed disturbance or overall site boundaries change and we will provide you with an updated evaluation. Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,

Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2017.1653.ce

Tawes State Office Building – 580 Taylor Avenue – Annapolis, Maryland 21401
410-260-80NR or toll free in Maryland 877-620-80NR – dnr.maryland.gov – TTY Users Call via the Maryland Relay

As part of the updated environmental review for Ridgely Forest, inquiry letters were sent to the Maryland Department of Natural Resources (DNR) and U.S. Fish and Wildlife Service (USFWS) requesting information concerning the presence of rare, threatened, or endangered species on or in the vicinity of the site.

DNR's Wildlife and Heritage Service responded that it had "no official State or Federal records for listed plant or animal species within the delineated area."

RIDGELY FOREST



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Chesapeake Bay Field Office
177 Admiral Cochrane Drive
Annapolis, Maryland 21401
<http://www.fws.gov/chesapeakebay>

November 7, 2017

Geo-Technology associates, Inc.
14280 Park Center Drive, Suite A
Laurel, MD 20707

RE: *Ridgely Forest*

Dear Maxwell Potember:

This responds to your letter, received October 24, 2017, requesting information on the presence of species which are federally listed or proposed for listing as endangered or threatened within the vicinity of the above referenced project area. We have reviewed the information you enclosed and are providing comments in accordance with section 7 of the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*).

This project as proposed is "not likely to adversely affect" the endangered, threatened, or candidate species listed on your IPaC species list because while the project is within the range of the species, it is unlikely that the species would occur within the project area that was submitted. Therefore, no Biological Assessment or further section 7 Consultation with the U.S. Fish and Wildlife Service is required. Should project plans change, or if additional information on the distribution of listed or proposed species becomes available, this determination may be reconsidered.

This response relates only to federally protected threatened or endangered species under our jurisdiction. For information on the presence of other rare species, you should contact Lori Byrne of the Maryland Wildlife and Heritage Division at (410) 260-8573.

An additional concern of the Service is wetlands protection. Federal and state partners of the Chesapeake Bay Program have adopted an interim goal of no overall net loss of the Chesapeake Bay's remaining wetlands, and the long term goal of increasing the quality and quantity of the Chesapeake Bay's wetlands resource base. Because of this policy and the functions and values wetlands perform, the Service recommends avoiding wetland impacts. All wetlands within the project area should be identified, and if construction in wetlands is proposed, the U.S. Army Corps of Engineers, Baltimore District, should be contacted for permit requirements. They can be reached at (410) 962-3670.



We appreciate the opportunity to provide information relative to fish and wildlife issues, and thank you for your interests in these resources. If you have any questions or need further assistance, please contact Trevor Clark at (410) 573-4527.

Sincerely,

Genevieve LaRouche
Supervisor

USFWS responded that "this project as proposed is not likely to adversely affect" the endangered threatened or candidate species listed on your IPaC Species list.



USFWS RARE, THREATENED & ENDANGERED SPECIES LETTER

RIDGELY FOREST

CONCEPT MPC PLAN



DESIGN PRINCIPLES

Ridgely Forest has been designed to implement the recommendations of the Town's Comprehensive Plan with an emphasis in preserving the existing site's natural resources while creating a sense of community under the Town's MPC criteria. With Phases I and II being engineered, final plats recorded, and construction nearly complete, the bulk of the revisions for the MPC occur in Sections I through VI. The primary design objectives are to provide:

- A range of housing types;
- A compact/clustered design;
- Interconnections for automobiles and pedestrians;
- A pedestrian friendly, residential environment;
- Open spaces that are integral to the community and become focal points within the community;
- A community with a diversity of household types, age groups, and economic levels; and
- A community that is an extension of the Town.

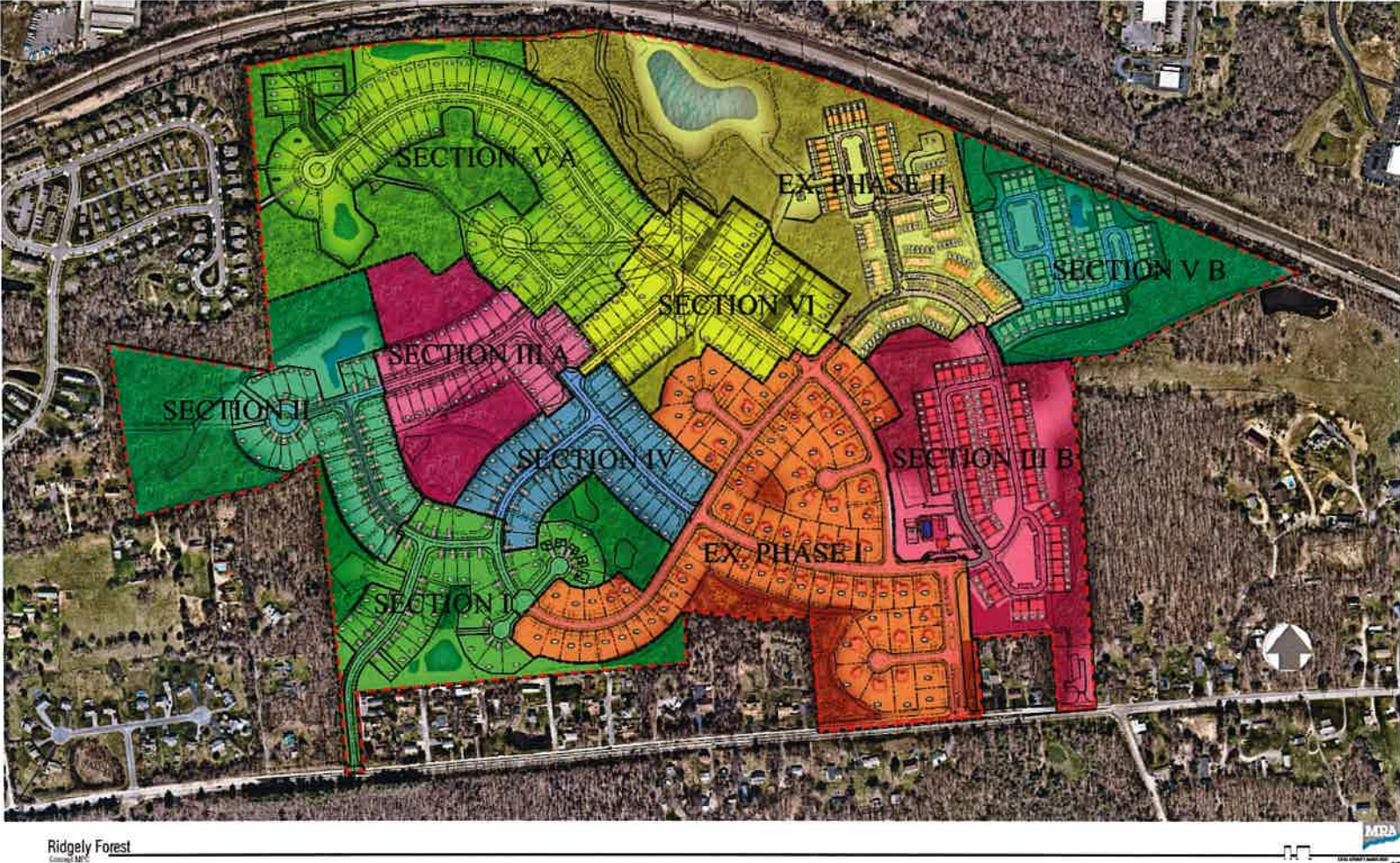
In accordance with Section 6-31.3.b of the North East Zoning Ordinance, the base density is to be between the minimum 3.5 dwelling units (d.u.) per adjusted tract acres and the maximum 6.0 d.u. per adjusted tract acres. However, the proposed density is 3.09 d.u. per adjusted tract acres, yielding 565 d.u., due to environmental and market constraints.

Section 6-31.4.b requires that MPC's include Single-Family Residential (SRA) Areas and Conservation (CA) Areas, at a minimum and as proposed. "SRA provide locations for a broad range of housing types, including single-family detached, semi-detached, and attached." "CA are permanently protected open spaces, including greens, commons, habitat protection areas and private non-common acreage."

CONCEPT MPC PLAN & DESIGN PRINCIPLES

RIDGELY FOREST

DEVELOPMENT PHASING PLAN



Ridgely Forest is planned to be constructed in a number of phases and sections. The construction of Phases I and II was started by the previous developer and includes 74 existing single-family detached residential units and 62 existing single family attached units (townhomes). The plats for Phases I and II have been recorded.

As anticipated, Phase II commenced prior to the build-out of Phase I to provide a diversity of available unit types, early on in the community's development. Subsequent sections of the proposed development may also, likewise, commence prior to the completion of either Phases I or II if the product takedown warrants doing so. There is also some interdependence with the site's stormwater management and public utilities that require parts of various sections to be constructed simultaneously. (For clarity the "Phase" designations are for the portion of the site with existing recorded lots and constructed homes. The "Section" designations are for the proposed and future areas of the community.)

The planned amenities in each phase or section shall be completed prior to the approval of the final two construction authorizations/ building permits for the final two dwelling units within that specific phase or section. The clubhouse and pool at The Club at Ridgely Forest shall be opened by the occupancy of the 272nd home.



DEVELOPMENT PHASING



RIDGELY FOREST

Total Number of Lots Per Phase or Section



EX. Phase I: 78 Single Family- Detached
 (77 Existing)

Remaining lots: 1 (Lot 252)



EXISTING PHASE I



RIDGELY FOREST

Total Number of Lots Per Phase or Section



EX. Phase II: 26 Attached Duplexes
 (26 Existing) Attached Duplexes
 62 Townhomes
 (62 Existing) Townhomes

Remaining Lots: 0 Lots
 (All have building permits)



EXISTING PHASE II



RIDGELY FOREST

Total Number of Lots Per Phase or Section

Section 1: 35 Single Family-Detached
(28 existing)

Remaining Lots: 7 Single Family- Detached



SECTION 1

RIDGELY FOREST



Total Number of Lots Per Phase or Section

Section 2: 33 Single Family-Detached

SECTION 2

RIDGELY FOREST



Total Number of Lots Per Phase or Section

Section 3A: 31 Single Family-Detached



SECTION 3A



RIDGELY FOREST



Total Number of Lots Per Phase or Section

Section 3B: 78 Attached Duplexes

SECTION 3B

RIDGELY FOREST



Total Number of Lots Per Phase or Section

Section 4: 40 Single Family-Detached

SECTION 4

RIDGELY FOREST



Total Number of Lots Per Phase or Section

Section 5A: 81 Single Family-Detached

As a condition of the original approval of the Ridgely Forest Development, The developer is required to provide an emergency access through to Courts of Mallory. Prior to the first construction authorization being released from from the Town of North East for Section 5A, the developer shall construct the emergency access from Augusta Loop through to Goldspire Drive in Section 5A. Construction shall include providing construction plans as determined by the Town's Engineer, grading and completion of access including the installation of gates/barriers and signs.

RIDGELY FOREST



Total Number of Lots Per Phase or Section

Section 5B: 54 Attached Duplexes

RIDGELY FOREST



Total Number of Lots Per Phase or Section

Section 6: 47 Single Family-Detached

SECTION 6

RIDGELY FOREST

INTERSECTION CROSSWALK DETAIL AT FOUR WAY STOP



One of the goals for an MPC is to create a pedestrian friendly community where people are encouraged to walk and feel safe doing so. To this end and in discussions with the Town's staff and consultant, traffic calming devices have been proposed to reduce vehicular speeds and emphasize pedestrian uses within the neighborhood.

These devices include curvilinear streets, a predominance of t-intersections, four-way stop conditions with narrower road sections, where appropriate, including one-way sections of roadways with center islands.

The community's maximum speed limit will be set at 15 M.P.H. and warning signage will be used to announce pedestrian crosswalks, active open spaces, and other gathering places along the roadways.

Since the neighborhood has not been designed to provide flow-through traffic from the surrounding area, the traffic in the community will be dominated by the homeowners, who will hopefully also wish to create a pedestrian friendly environment and curb their inclinations to use excessive speed.

Goldspire notes: Emergency access with gate will be provided in the cul-de-sac area of Goldspire Drive. Also traffic calming devices will be implemented on Goldspire Drive at final engineering.

* A follow up traffic signal warrant analysis shall be required when this development reaches 50% completion and again at full build out if a signal has not already been deemed necessary at 50% completion.

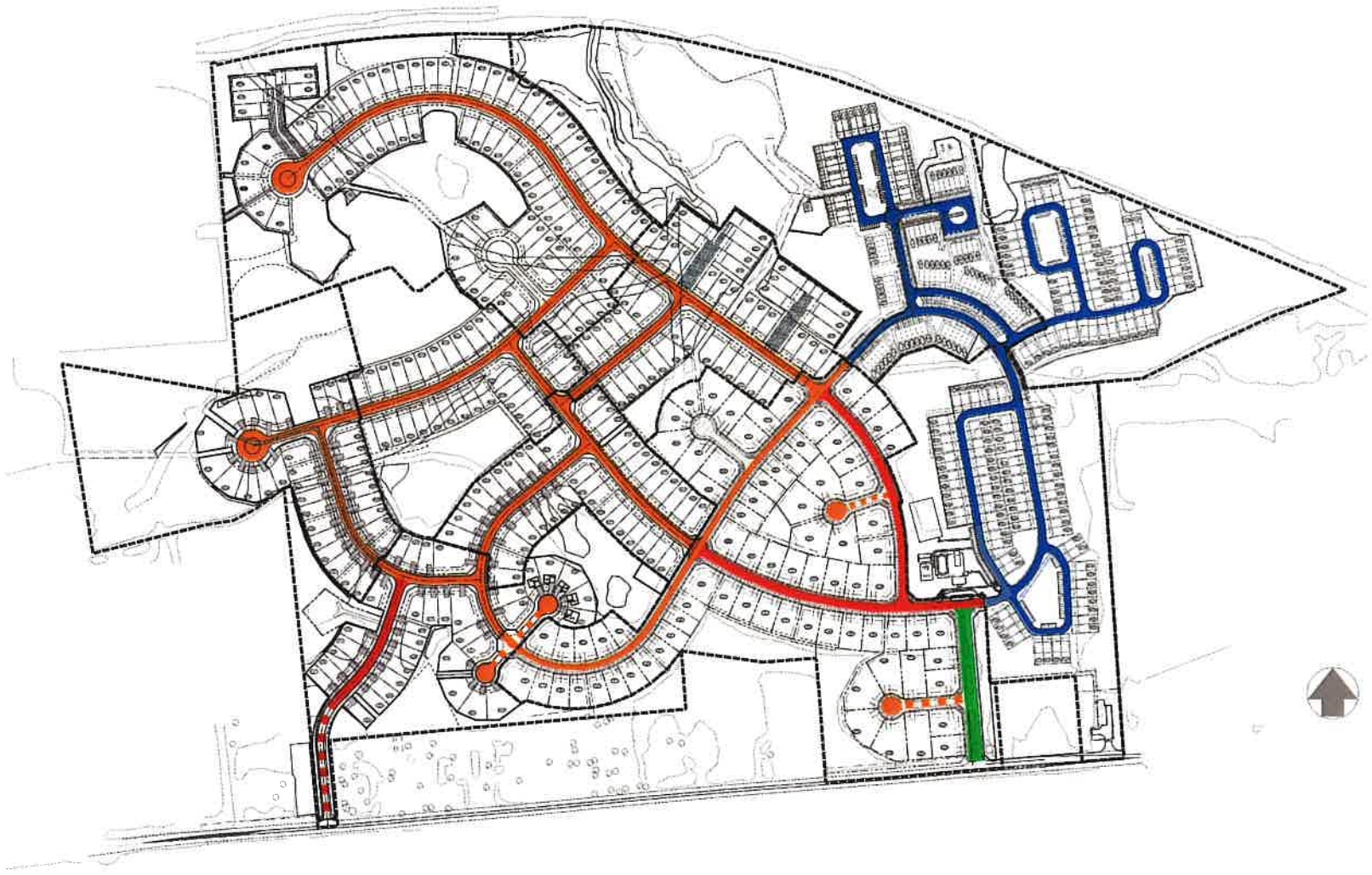


TRAFFIC CALMING DEVICES



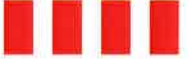





RIDGELY FOREST

STREET HIERARCHY PLAN



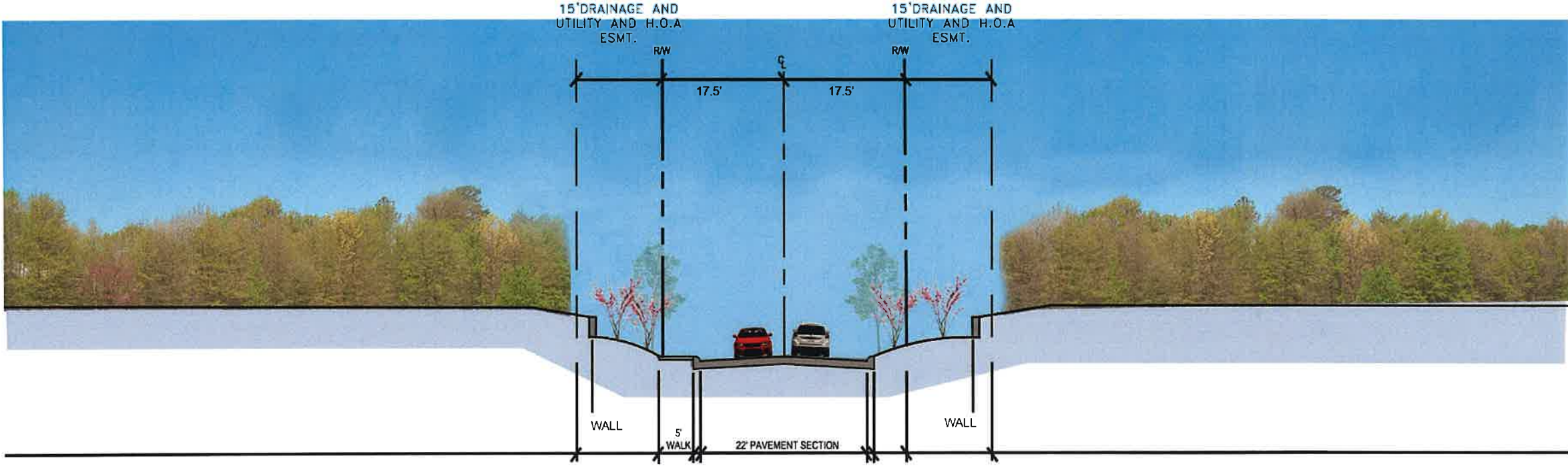
The road network in Ridgely Forest has been designed to provide interconnection and a hierarchy of streets. The narrower streets feed through wider ones and to Maryland Route 7. The right-of-way and pavement widths are shown on the following road section drawings.

Parking only on one side (right) of the street shall be permitted. Developer shall submit sign locations to the Town Engineer when each section of construction plans are being reviewed. The signs shall be placed at the expense of the developer and installation shall be required prior to an occupancy permit of any unit in the section.

-  22' PAVEMENT IN A 35' RIGHT-OF-WAY
-  32' PAVEMENT IN A 46' OR 60' RIGHT-OF-WAY
-  22' PAVEMENT IN A 50' RIGHT-OF-WAY
-  30' PAVEMENT IN A 50' RIGHT-OF-WAY
-  24' PAVEMENT & RIGHT-OF-WAY
-  BOULEVARD / SPLIT ROADWAY

STREET HIERARCHY PLAN

RIDGELY FOREST



Bayberry Dr.

35' PUBLIC RIGHT-OF-WAY ROAD SECTION (22' PAVEMENT SECTION)

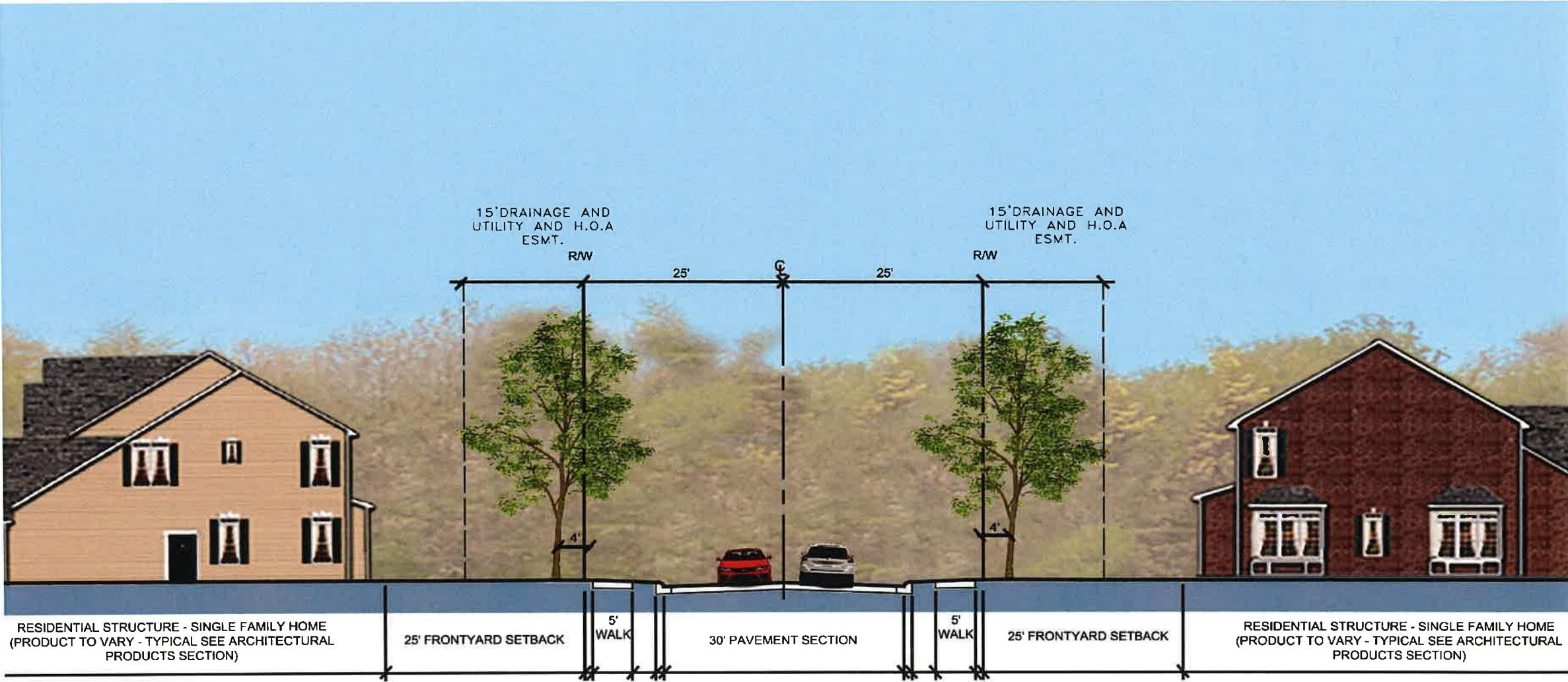
RIDGELY FOREST



Goldspire Dr. , Magnolia Dr., Bayberry Dr.

60' PUBLIC RIGHT-OF-WAY ROAD SECTION (32' PAVEMENT SECTION)

RIDGELY FOREST



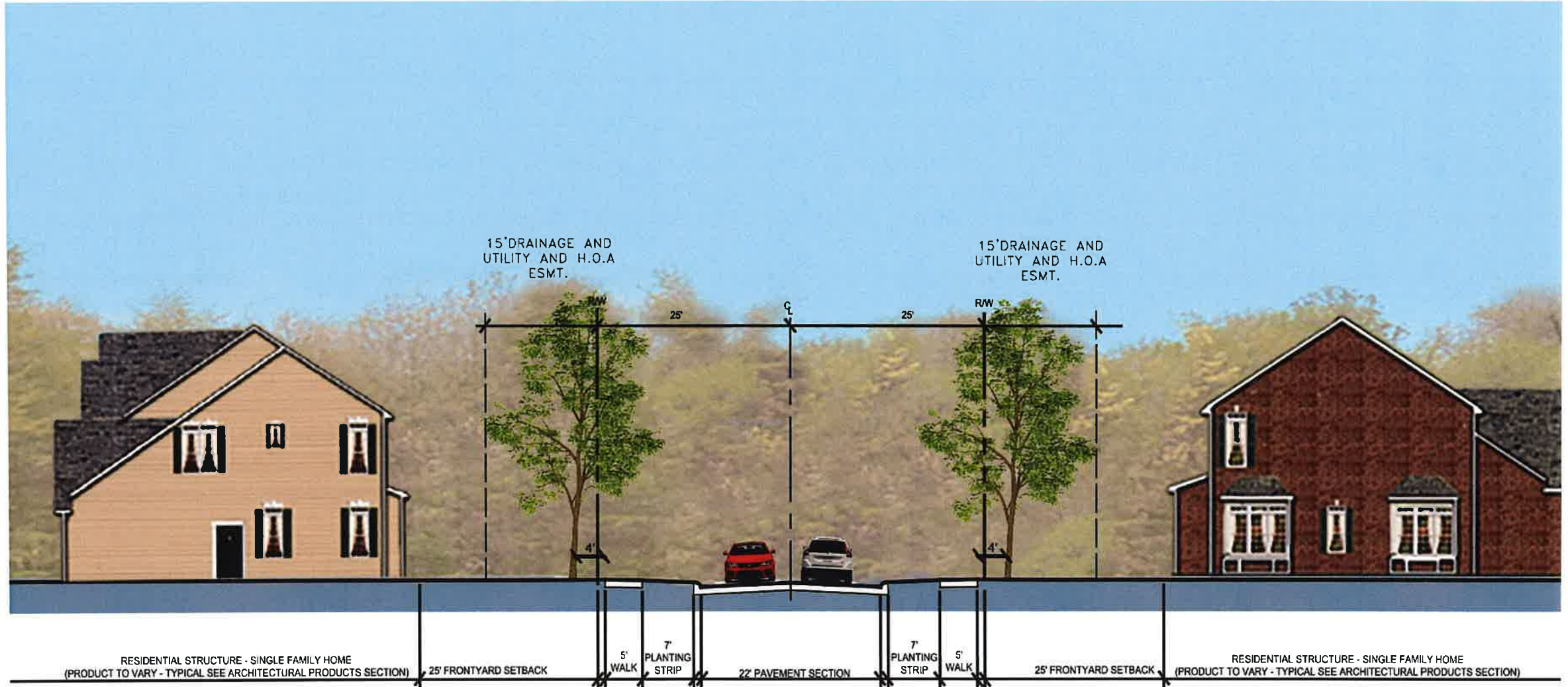
Viburnum Ave., Blue Spruce Dr., Tilia Dr., P/O Goldspire Dr., Sequoia Pl., P/O Magnolia Dr., Inkberry Lane



50' PUBLIC RIGHT-OF-WAY ROAD SECTION (30' PAVEMENT)



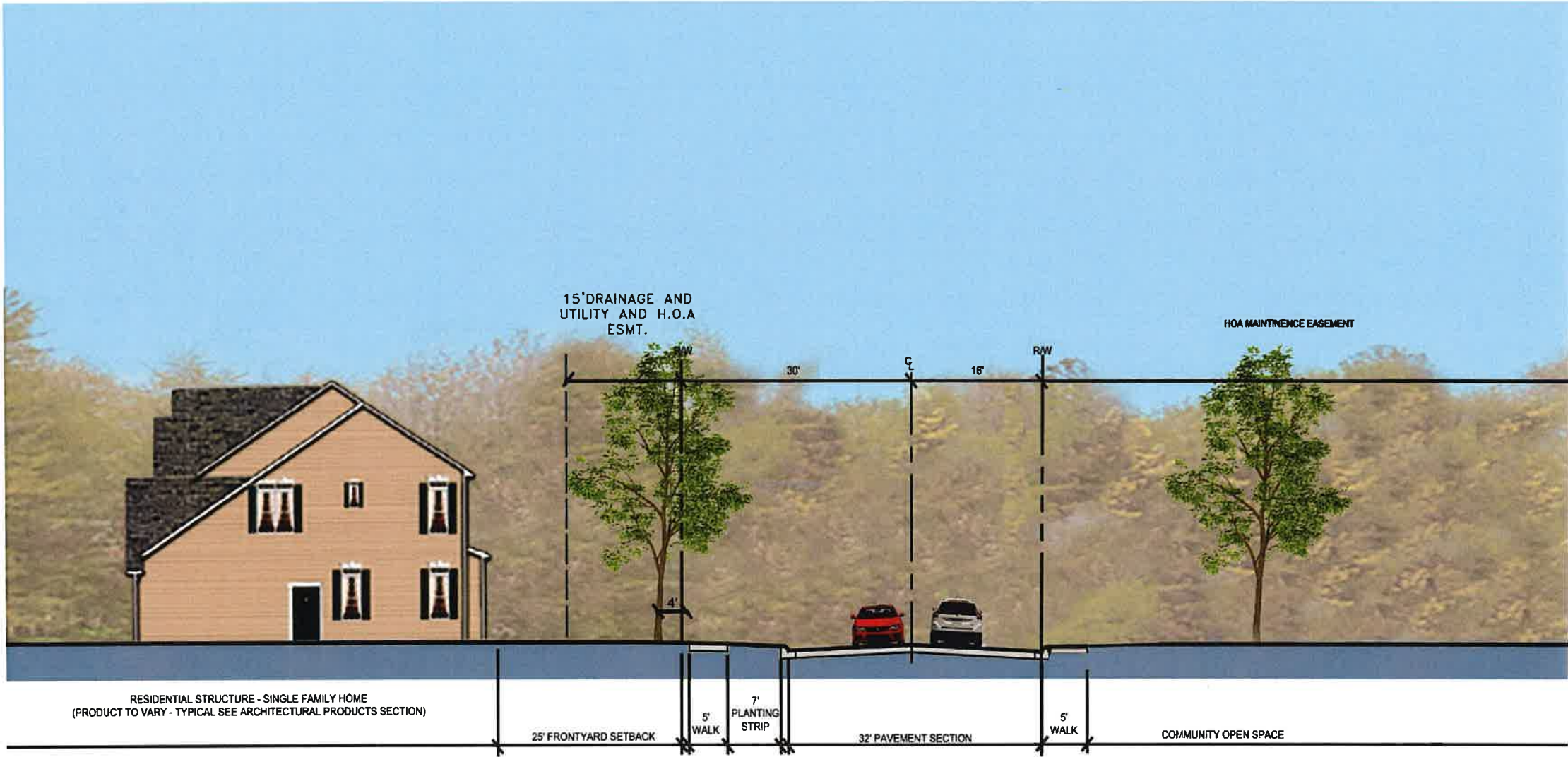
RIDGELY FOREST



Yellowwood Dr., Viburnum Ave., Spirea Ct., Redbud Ct.,
Sweetleaf Ct., Hibiscus Ct., Crabapple Ct.

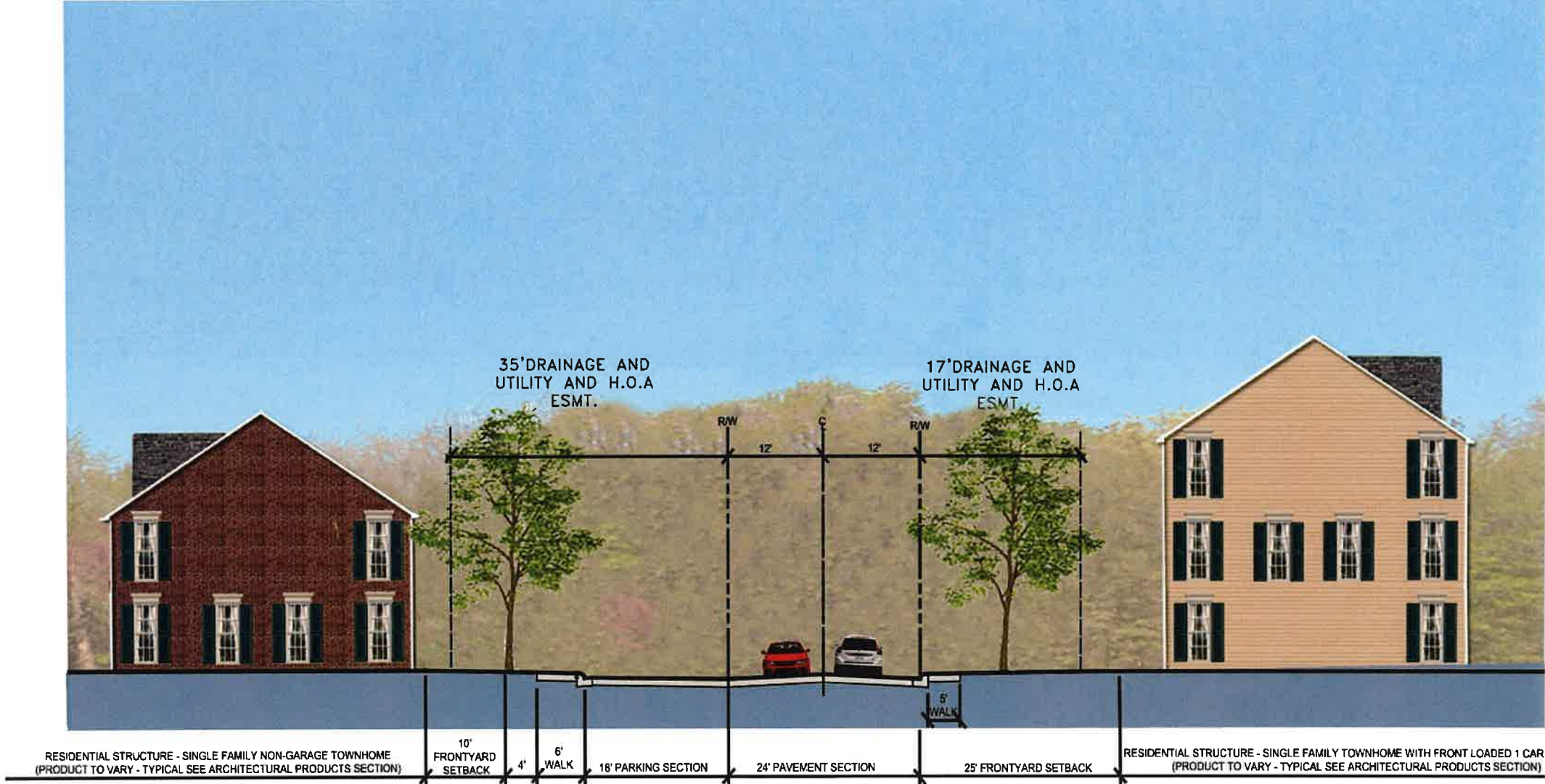
50' PUBLIC RIGHT-OF-WAY ROAD SECTION (22' PAVEMENT)

RIDGELY FOREST



46' PUBLIC RIGHT-OF-WAY ROAD SECTION (32' PAVEMENT)

RIDGELY FOREST

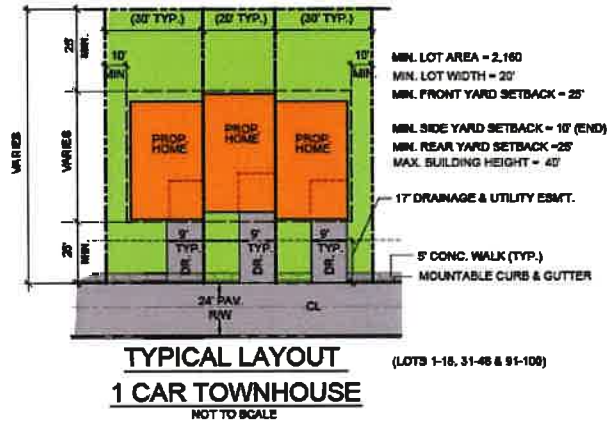


Honeylocust Cir, Juniper Cir, Corktree Ln., Sugarberry Dr., Olive Way, Teatree Ln., Magnolia Dr., Blackgum Rd.

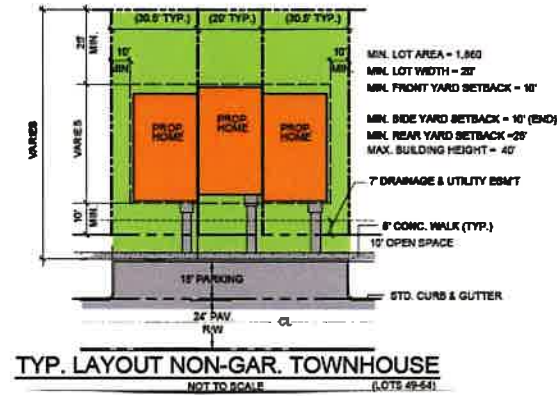
24' PUBLIC RIGHT-OF-WAY ROAD SECTION

RIDGELY FOREST

GARAGE TOWNHOME

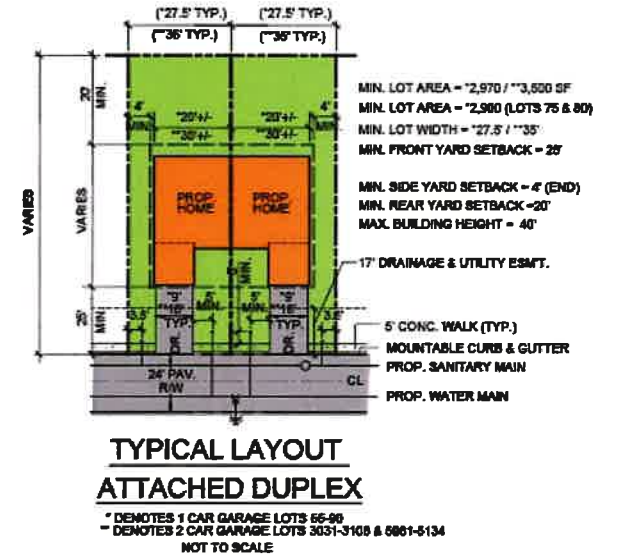


NON-GARAGE TOWNHOME

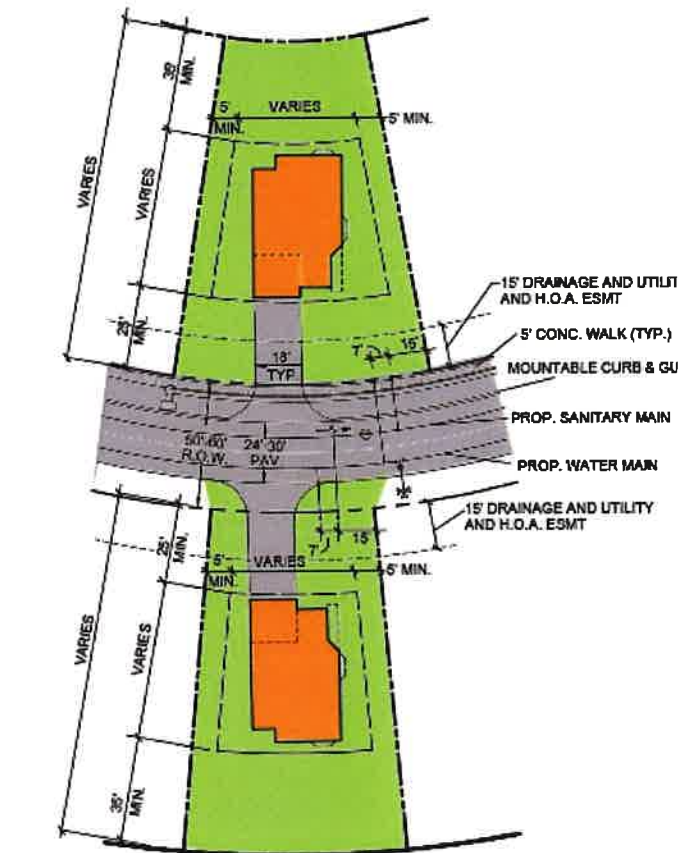


Attached Duplex 2 Car Garage lot #s 3031-3108 & 5081-5134

Attached Duplex 1 Car Garage Lot #s 65-90

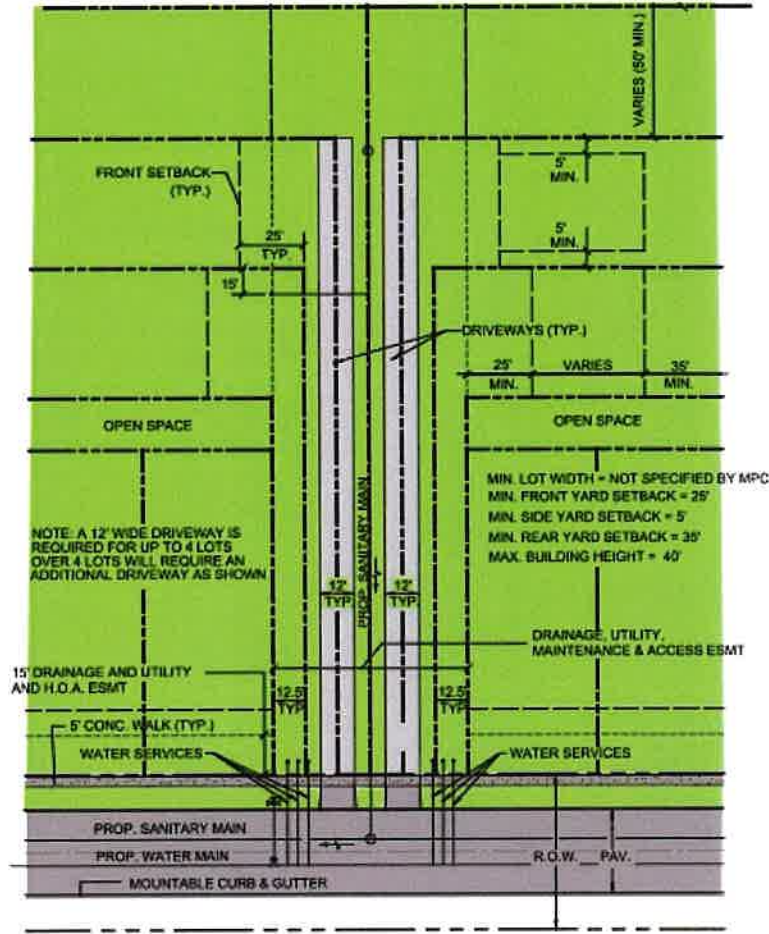


RIDGELY FOREST



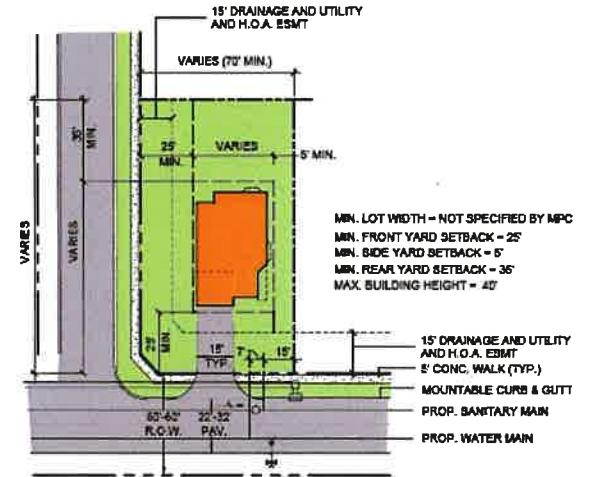
**TYPICAL LAYOUT ON CURVE
SINGLE FAMILY DETACHED DWELLING**

NOT TO SCALE



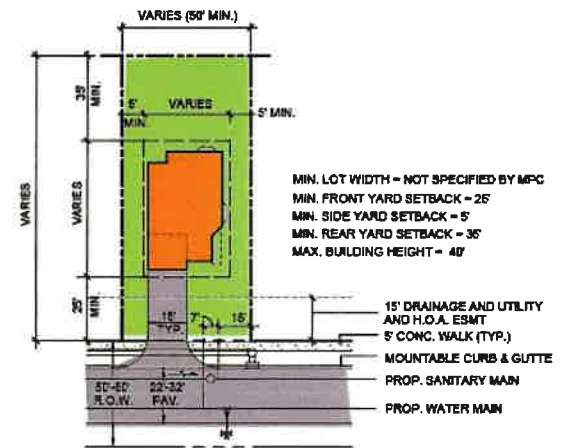
**TYPICAL PANHANDLE LAYOUT
SINGLE FAMILY DETACHED DWELLING**

NOT TO SCALE



**TYPICAL CORNER LAYOUT
SINGLE FAMILY DETACHED DWELLING**

NOT TO SCALE



**TYPICAL LAYOUT
SINGLE FAMILY DETACHED DWELLING**

NOT TO SCALE

RESIDENTIAL LOT STANDARDS

RIDGELY FOREST

UNIT TYPE	FYSB	SYSB	RYSB	HT	LOT#
Single Family Homes	25' Min.	5' Min.	35' Min.	40' Max.	176-209 224-252 285-294 302-306 1001-1035 2000-2032 3000-3030 4000-4039 5000-5080 6000-6038
Townhome Garage	25' Min.	10' Min. (End)	25' Min.	40' Max.	1-18 & 31-48 91-100
Townhome Non-Garage	13' Min.	10' Min. (End)	25' Min.	40' Max.	49-64
Attached Duplex 2 Car Garage	25' Min.	4' Min. (End)	20' Min.	40' Max.	3031-3108 5081-5134
Attached Duplex 1 Car Garage	25' Min.	4' Min. (End)	20' Min.	40' Max.	65-90

MINIMUM LOT SIZES:

UNIT TYPE	AREA	LENGTH	WIDTH
Single Family Home Typical-Corner-Panhandle-Curve-	6,000 S.F.	120'	50' 70' 50' 50' (At setback)
Townhome Garage	2,160 S.F.	108'	20'
Townhome Non-Garage	1,860 S.F.	93'	20'
Attached Duplex 2 Car Garage	3,500 S.F.	100'	35'
Attached Duplex 1 Car Garage	2,970 S.F. 2,900 S.F. Recorded Lots 75 & 80	108'	27.5'

PARKING:

UNIT TYPE	SPACES ON LOT	OFF LOT/ OVERFLOW
Single Family Home	2	
Townhome 1 Car Garage	1	2.5
Townhome Non-Garage	0	3.5
Attached Duplex 2 Car Garage	2	.5
Attached Duplex 1 Car Garage	1	1.5

RESIDENTIAL LOT STANDARDS

RIDGELY FOREST

Section 5-17 of the North East Zoning Ordinance indicates that 'The "MPC" Master Planned Community Floating Zone District is a floating zone that may be created to fulfill the purposes stated for the "R-4" Mixed-use Residential District.'

Section 5-5 indicates that the purpose of the R-4 district is to "encourage Master Planned Communities that include a diverse mix and efficient arrangement of land uses and housing types and to create communities that exhibit the following characteristics:

- a. Range of housing types and densities;
- b. Compact design;
- c. Interconnected streets designed to balance the needs of all users, with sidewalk and on-street parking;
- d. Open spaces integral to the community; and
- e. Location adjacent to and extending the Town into new areas in a manner that insures development that is consistent and complimentary to the existing Town character."

Each one of the purposes established for an MPC has been met with the proposed Ridgely Forest community.

Three housing types with multiple design and feature options are proposed.

Phase I and Sections I, II, IIIA, IV, VA, and VI have been designed to be moderately dense single-family detached housing, while Phases II and Sections IIIB and VB are higher density semi detached (Attached Duplex) housing areas.

The overall site design is compact as dictated by the Ordinance and the site's environmental features.

As discussed in the description of the Traffic Calming Devices in these guidelines, great care has been implemented in the layout to create a balance between the needs of drivers and pedestrians.

The amount of active and passive open spaces exceed the requirements set forth in the MPC Ordinance and are scattered throughout the community.

The project site was annexed into the Town in 2006 with the idea of creating the Town's first MPC neighborhood.

It is anticipated that Ridgely Forest will become a jewel in the Town's crown and the premiere community in which to live.

RIDGELY FOREST

EXISTING SINGLE FAMILY DETACHED HOMES



ARCHITECTURE

RIDGELY FOREST

PROPOSED SINGLE FAMILY DETACHED HOMES

Note: Sunburst shall not be used in Ex. Phase 1. See page 37 for the EX. Phase 1 options.



ARCHITECTURE

RIDGELY FOREST



ARCHITECTURE

RIDGELY FOREST

EXAMPLES OF DECORATIVE GABLE VENTS



EXAMPLES OF FAUX WINDOWS



ARCHITECTURE

RIDGELY FOREST

Attached Duplex



TOWNHOMES

RESIDENTIAL PRODUCT STANDARDS:

- Diversity of Unit Types
- Diversity of façade treatments using traditional color schemes. In the single-family detached areas, no identical units will be allowed adjacent or across the street from each other
- Decks or patios may extend into the rear yard setback, but not the side or front yard setback.
- The builder is a participant in S.E.P. (Superior Energy Program) and will construct the homes using energy efficient appliances and energy conserving building techniques.



RIDGELY FOREST

Carriage-style Garage Doors:

In order to minimize the visual affect of the two-car garage doors on the streetscape, the majority of the doors will be carriage-style or other architecturally varied style door. The HOA will govern and monitor the distribution of the doors.



ARCHITECTURE

RIDGELY FOREST

CONSERVATION AREA PLAN



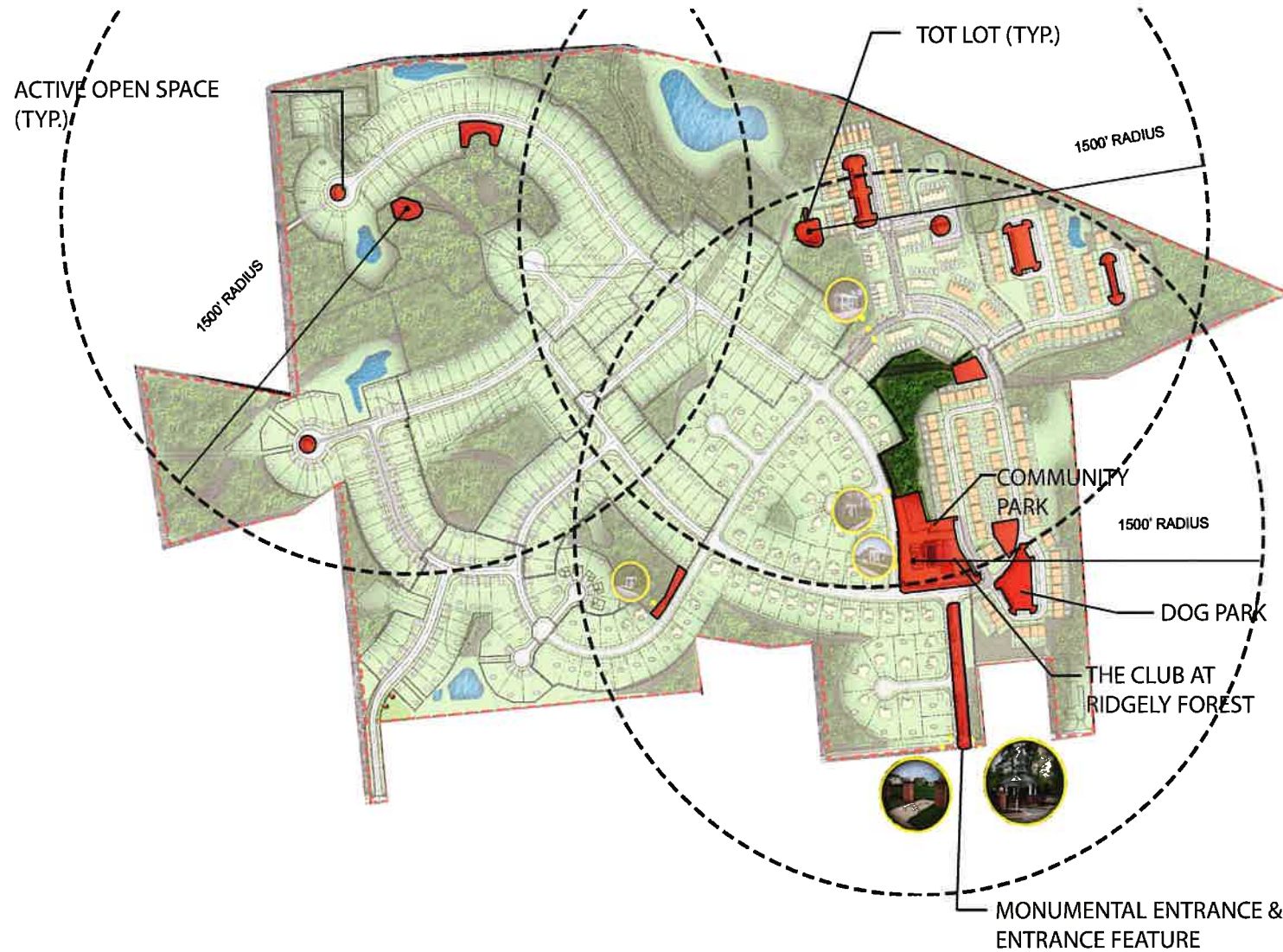
CONSERVATION AREA PLAN

CONSERVATION AREA PLAN

CONSERVATION AREA PLAN

RIDGELY FOREST

RECREATION, PARK & PEDESTRIAN PLAN



RECREATION & PARK

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 (48.2% of the adjust tract area) of open space, with 11.6± acres in 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 spaces 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. Active open spaces are scattered throughout the neighborhood, within easy walking distance to the residents. Bicycle racks will be incorporated into the parks and tot lots. Approval of the identified areas shall be approved by the Planning Commission prior to final plat approval for each specific section.

The Club at Ridgely Forest will include a clubhouse, playground, swimming pool, pavillion and a multi-purpose field. The Club at Ridgely Forest has been located to ensure it can be easily accessed by all residents.

RIDGELY FOREST

THIS ILLUSTRATIVE DEPICTS THE PROPOSED ENTRANCE FEATURES FOR RIDGELY FOREST DRIVE ENTRANCE AT MARYLAND ROUTE 7. RIDGELY FOREST WILL BE IDENTIFIED AS "A NORTH EAST NEIGHBORHOOD."



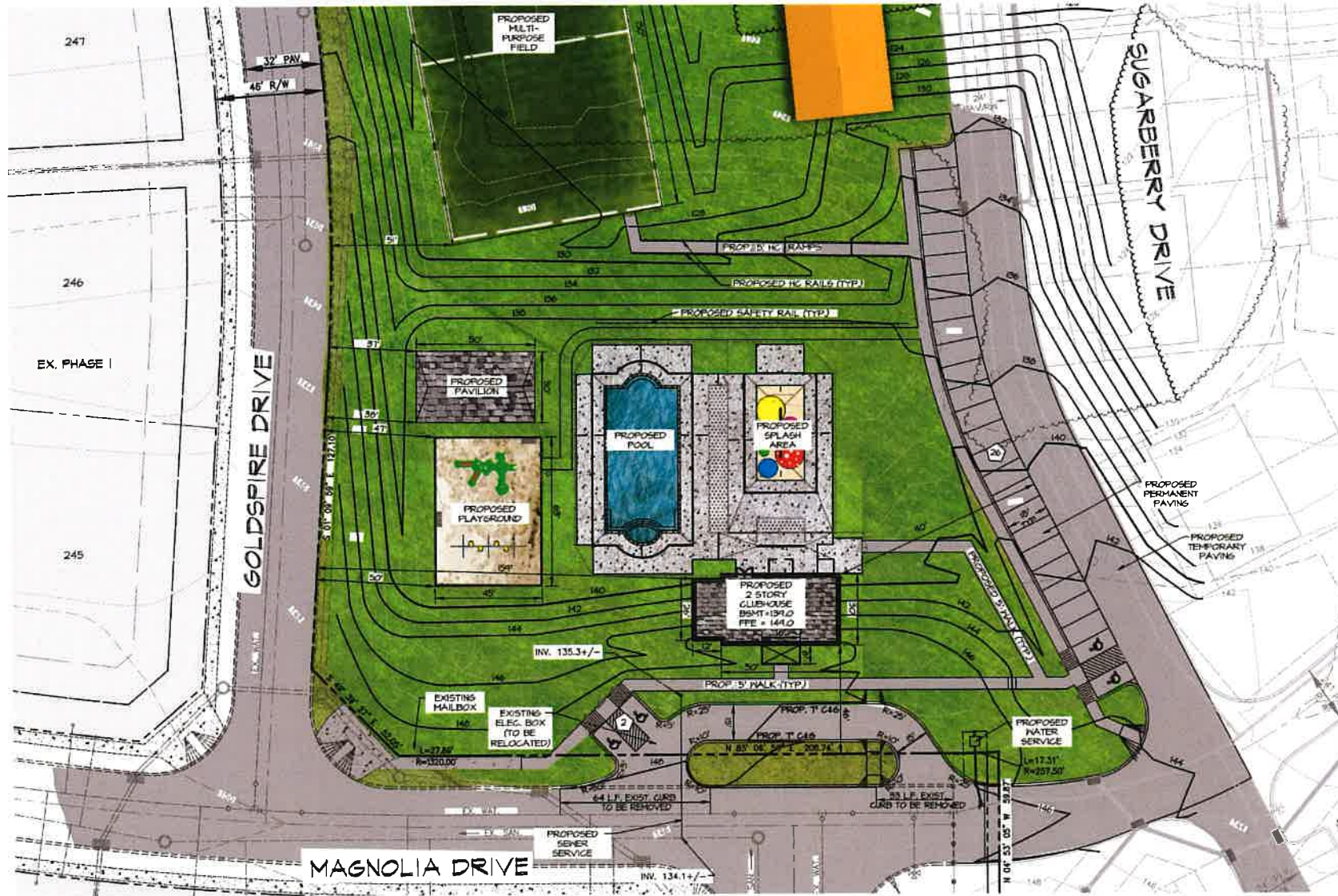
THIS PHOTOGRAPH DEPICTS THE ENTRANCE FEATURES FOR RIDGELY FOREST DRIVE ENTRANCE AT MARYLAND ROUTE 7. (POST CONSTRUCTION)



COMMUNITY ENTRANCE FEATURE

RIDGELY FOREST

THESE ILLUSTRATIVES DEPICT POSSIBLE FRONT FACADE FOR THE PROPOSED CLUBHOUSE AND DO NOT CONTAIN THE APPROVED FACADE OR ARCHITECTURE. THE FACADE AND ARCHITECTURE SHALL BE APPROVED BY THE NORTH EAST PLANNING COMMISSION AT THE TIME OF SUBMITTAL.



FRONT ELEVATION



IPC 2015 Edition

Building Calculations:

For A-2 Assemblies:

Water Closets - Male/Female:

- 1:75 Occupants (Water Closets)
- 1:200 Occupants (Lavatories)
- 1:500 Occupants (Drinking Fountains)

Pool Calculations:

12 SF of pool area per occupant in shallow areas under 5' deep.

15 SF of pool area per occupant in deep end areas over 5' deep.

300 SF per 1 Diving Board (When Applicable)

Scenario "A"

3,624 SF Building = 128 Occupants
1,900 SF Pool and 800 SF Splash Pool

Total = 462 Occupants / 2 = 231 (Male) and 231 (Female)

231 Occupants / 75 = 4 Water Closets for male and 4 Water Closets for females.

462 Occupants / 200 = 3 Lavatories

462 Occupants / 500 = 1 Water Fountain

THE CLUB AT RIDGELY FOREST

RIDGELY FOREST

THIS ILLUSTRATIVE DEPICTS TYPICAL OPEN SPACE AMENITIES,
REFER TO ARCHITECTURE SECTION FOR
PROPOSED ARCHITECTURE VERNACULAR.



COMMUNITY OPEN SPACE

RIDGELY FOREST



**POSSIBLE AMENITIES WITHIN
ACTIVE OPEN SPACES:**

- WALKS
- BENCHES
- OPEN RECREATION AREAS
- GAZEBO
- PERGOLA
- TRELLIS
- PLAY EQUIPMENT
- FOOTPATHS
- LANDSCAPING
- BICYCLE RACKS

Note: The material of the foot paths shall be subject to the approval of the Town Engineer at the time the construction plans are submitted for each specific section.

ACTIVE OPEN SPACE DETAIL

RIDGELY FOREST

TOWN OF NORTH EAST, MD

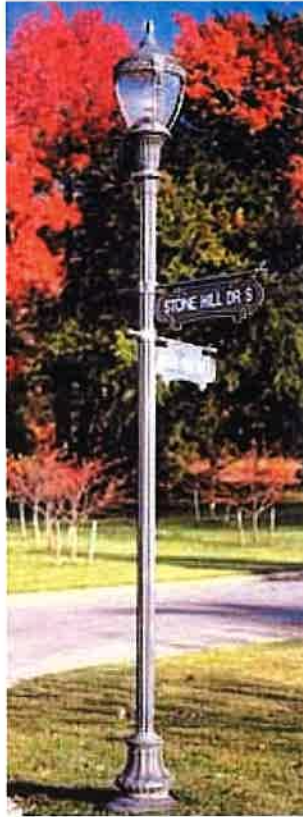


40884000
840-A BOX HILL CORPORATE CENTER DRIVE
ARMDA, MARYLAND 20740

03/14/07

ACTIVE OPEN SPACES

RIDGELY FOREST



POSSIBLE LANDSCAPE SITE FEATURES



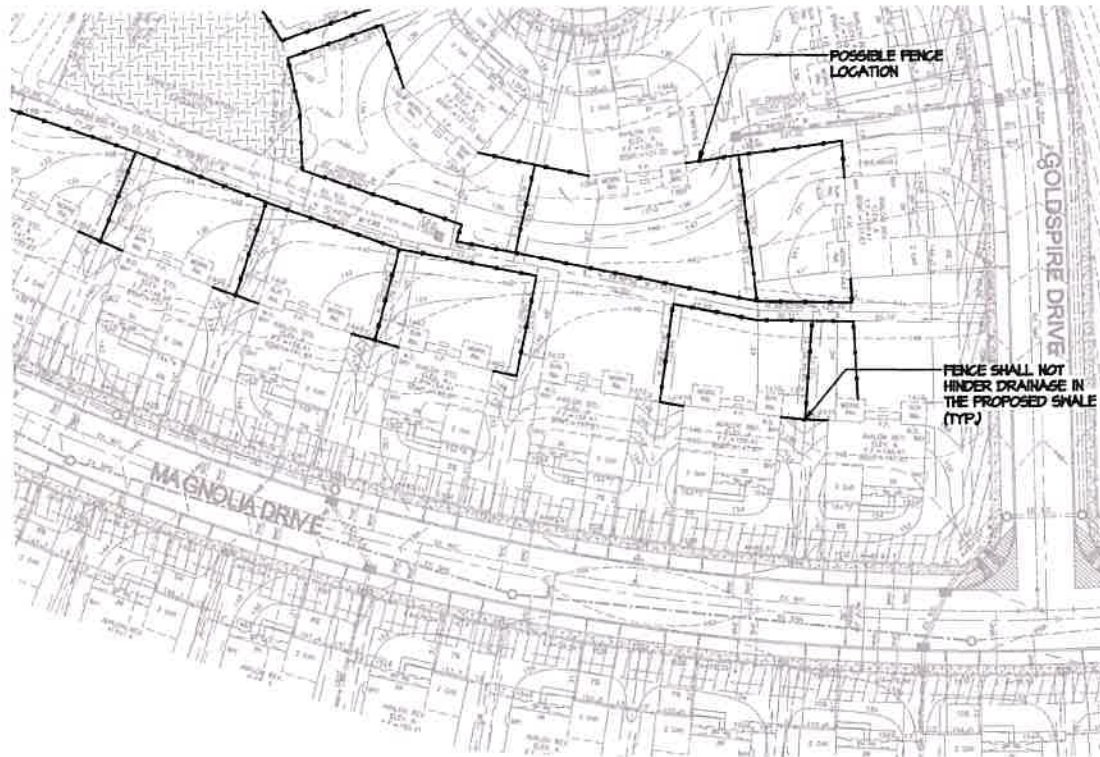
RIDGELY FOREST



POSSIBLE LANDSCAPE SITE FEATURES



RIDGELY FOREST



Fencing:

The fencing of rear yards will be permitted within the Ridgely Forest neighborhood with the following conditions:

- Fences may be placed withing drainage easements provided the Ridgely Forest Homeowners Association approves the location. Fences within the drainage easement shall be installed so that the base of the fence is located, at a minimum, three inches above grade to allow adequate flow of stormwater to pass under the fence area.
- Fences may not be placed in the utility easement.
- A fence permit is required from the from the town of North East Planning Office prior to the installation of a fence. The fence height fence location and fence style are subject to the North East Zoning Regulations.
- Approval of the fence height, location, and style are also subject to approval of the Ridgely Forest Homeowner's Association.
- The fencing of townhome and Attached Duplex unit rear yards shall be with six-foot high, board-on-board style fence and shall be subject to approval by the HOA.
- The fencing of the rear yards for single-family detached homes shall be a maximum of six-foot high fence and shall be subject to approval by the HOA.
- The fence may extend no further forward toward the street than the back corner of the residential unit (front fence line).
- The fenced in area may extend to the rear and side lot lines, but shall be exclusive of drainage, utility, access, and/or forest conservation easements.
- The fencing of corner lots will be discouraged within Ridgely Forest. However, the HOA may permit the fencing of a portion of a corner lot, if the fence extends toward the side street only as close as the rear corner, front fence line, of the adjacent residential unit.
- A 6-foot tall fence with green privacy slats shall be installed by the developer, on the property line between the Amtrak Rail Road and lands of Ridgely Forest. Please refer to the approved Concept MPC Plan for the proposed limits of the fence. For Existing Phase 2, the fence shall be installed prior to the approval of a Town construction authorization/building permit for lots 63-68. For Sections 5A and 5B, the fence shall be installed prior to the approval of a Town construction authorization/building permit for any of the dwelling units located within Sections 5A or 5B. The fence shall be owned and maintained by the Ridgely Forest Homeowner's Association.

**The fencing which is proposed adjacent to lot 5058 shall link the the required 4 foot height stormwater managment pond fencing and shall pickup again adjacent to the to lot 5050 after linking to the west side of the stormwater managment fencing.

The HOA will serve as the governing body for style, color, height, and location of the fencing within the neighborhood. No mature trees shall be removed to install the fencing.

FENCING

RIDGELY FOREST

Supplemental Ridgely Forest Design Standards:

The standards and guidelines that have been presented in this document are specific to the Ridgely Forest MPC and shall govern the development of the site. In addition, the following definitions, clarification, and standards, which may deviate from the Town's ordinances slightly, are permissible as part of this MPC:

- An Attached Duplex unit, for this MPC, includes one of two attached units on separate lots.
- The term "forest" shall be as defined by Cecil County in their Forest Conservation Manual.
- The proposed tot lots shall be designed for a range of younger children, not just those under 5 years of age.
- Parking shall be allowed within the driveways, as shown on the MPC Concept Plan. Individual parking spaces shall be a minimum dimension of 9 feet wide by 18 long.
- Utility buildings may not be placed within the drainage and utility easement, access and/or forest conservation easements. Utility buildings may be permitted per the North East Zoning Regulations and shall be subject to approval by the Town's Planning Office as well as the approval of the Ridgely Forest Homeowners Assosiation.
- Home occupations are permitted within Ridgely Forest, as permitted by the Town's ordinance and with the approval of the HOA.
- The general layout of the Ridgely Forest MPC shall be consistent with the MPC Concept Plan, which is included in this document. Variations from standard road widths, road geometry, block length, parking standards, landscaping standards, lot width to depth ratios, bulk lot standards, etc. are permitted, consistent with this document.
- A Panhandle lot, is a tract of land having insufficient lot width along a road or at a minimum setback line to meet the requirements of a standard lot the panhandle lot will provide the principle vehicle access to a street by way of a common 12' wide driveway when 4 or more lots are within the panhandle section. Common access between property owners in each panhandle section shall be required. The driveways landscape areas and parking pads located within a deed referenced common access area of the panhandle lot configuration, and shall be the responsibility of all the property owners within that panhandle lot configuration.
- The open space areas between lots, at the rear lots, adjacent to lots shall be owned and maintained by the Ridgely Forest Homeowners Association.
- The Stormwater Managment Areas shall be owned and maintained by the Ridgely Forest Homeowners Association.
- The active open spaces, tot lots playgrounds, footpaths etc. shall be owned and maintained by the Ridgely Forest Homeowners Association.
- The landscaping located within any of the open space areas shall be owned and maintained by the Ridgely Forest Homeowners Association.
- Bus Stops shall be owned and maintained by the Ridgely Forest Homeowners Association including snow and ice removal.
- All garages and parking pads shall be permanently reserved by deed restriction, for the temporary storage of motor vehicles.
- Snow removal and/or removal of ice from private parking lots shall be the responsibility of the Ridgely Forest Homeowners Association.
- The street trees within Ridgely Forest shall be the responsibility of the Ridgely Forest Homeowner's Association.

RIDGELY FOREST

SUPPLEMENTAL PLANS