

MOUNT AETNA FARMS Planning and Design Guide



MOUNT AETNA FARMS IN WASHINGTON COUNTY MARYLAND

A QUILLEN DEVELOPMENT PLANNED COMMUNITY

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3-01-05

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Note:

This document, including appendices, is intended to describe the design approach to a Planned Unit Development (PUD) zoning application and Planned Community for Mount Aetna Farms. As such, the information shown is considered conceptual in nature and subject to change as the application develops.

All illustrations are an artists concept of future conditions.



Forward...

Mount Aetna Farms' plan is unique in it's approach to community design in Hagerstown and Washington County. The approach is traditional in layout and is inspired by the original grid system of the city to which it is nearly adjacent. The goal is to provide an environment which fosters family living and lasting value by creating a neighborhood which is unique and desirable.

To do this, the developer and builders have turned to traditional neighborhood design techniques. Everything, from the form of the streets to the home placement on parcels, has been selected to create an identity for Mount Aetna Farms as a community of traditional values and longevity. Color, form, and variety have been chosen to reinforce the traditional feel of this special place to live.

This booklet illustrates the concepts behind the plan. It is constructed with the notion that the Mt. Aetna Farms Homeowners Association, Builders, and other stakeholders can benefit from the developers and designers ideas. By providing insight to the design concepts, original patterns, and process behind the community, it is intended future homeowners can form self sustaining operational and maintenance programs which will promote the vibrancy of Mt. Aetna Farms for years to come.



Introduction...

WHAT IS MOUNT AETNA FARMS?

Mt. Aetna Farms is a Planned Unit Development under review with Washington County, with a vision toward possible annexation to the City of Hagerstown in the future. It is a land plan which clusters new home and commercial construction into the traditional form of a Maryland town. It is also a plan that will accommodate growth in a location and form which will add value in the community and direct private investment toward public infrastructure. Mount Aetna Farms is an application which recognizes a partnership between Hagerstown, Washington County, and the landowners, to create a place of lasting value.

A Planned Unit Development (PUD) Concept Plan has been submitted, to Washington County The Concept Plan requests a zoning of PUD from A and RS. The Concept Plan illustrates the following land uses:

1. Employment/ Commercial Uses including community scale retail shops, professional services, restaurants, and recreational support uses located in a convenient location near the Village Green. The proposed land use area would support between 7,500 and 39,000 square feet of commercial “tax-base” use with access to both adjacent and local communities. F.A.R restrictions shall be superseded by the approved PUD Concept Plan. Commercial retail space is exclusive of Community recreation space.
2. Residential Uses including a variety of building types and values that are organized in approximately four phases. Each phase includes several housing products that are located near site amenities and connected with pedestrian systems to this and adjacent communities. The central area of the property is planned for a Village Green that will provide a high value active open space for Mt. Aetna residents and community guests.
3. Civic and Open Space Uses include areas reserved for community use, such as the proposed pool and community building. Other natural areas of the site will provide an opportunity to meet the projected need for park space and natural resource protection. With the proposed site design concept, over 20% of the land area will be managed as open space and recreational use with a focus on enhancing water quality.

THE PURPOSE OF THESE GUIDELINES AND HOW TO USE THEM

These Design Guidelines have been prepared to assist property owners, builders, architects and engineers in developing appropriate pattern books, property owners documentation, architectural plans and site plans for submittal to a Design Review Committee formed for Mount Aetna Farms. It has been produced as a guide to:

- Educate property owners, developers, the public, and plan reviewers on what is to be expected of the Mount Aetna Farms Community;
- Present clear principles and priorities for achieving this preferred planned development growth pattern;
- Present clear policy guidelines and criteria for development to implement particular building design and landscaping criteria;
- Illustrate specific examples to use when evaluating the design options presented during later stages of plan review.

Planning staff and officials may use these Design Guidelines to evaluate conformance with policy plans and implement PUD ordinance standards. Builders may use these guidelines to evaluate cost and value considerations that will influence architecture, lifestyle and design decisions. The Developer will use these guidelines to help in making decisions regarding the Property Owners documents and the future care of Mount Aetna Farms.



Introduction

Mt. Aetna Farms is an important project for Washington County, Maryland and is intended to be a premier mixed use development in a town environment, focusing on providing neighborhood and community recreation and services, as well as providing a variety of housing choices supportive of community development goals. Sound planning principles mandate that the design and upkeep of a development are critical to its success, and this can best be accomplished by adopting design guidelines which provide guidance for development. It is intended that the development, construction and maintenance of Mt. Aetna be in conformance with these Design Guidelines, which will be adopted by the Board of Directors of Mt. Aetna Farm's Owners' Association ("Board") pursuant to the powers granted by the Declaration for Mt. Aetna (the "Design Guidelines" or "Guidelines").

During the overall site development of the property, it is anticipated that review of all site and architectural design submissions to Washington County shall be first reviewed by a Design Review Committee (DRC) formed specifically for Mount Aetna Farms. A letter of conformance (or non-conformance) with the design guidelines will be prepared for submission with any Washington County application. Following the sale of individual subdivided properties to the resident/ landowner, the Property Owners Association shall continue to interact with the DRC for approval of landscaping improvements and minor additions.

These Design Guidelines present general design priorities and core design principles that can be adapted to specific site and subdivision characteristics. While specific examples are provided, the strength of these guidelines relies on their flexibility. Not every case and circumstance can be anticipated, nor is the goal to prescribe the design of every development in Mt. Aetna Farms. In fact, it is anticipated that the development of each section of the community will be able to build on these principles and create unique, livable, and viable projects that meet the overall goals.

These Guidelines, including criteria and enforcement, may be more stringent than applicable governmental requirements, but these Guidelines shall not take the place of or constitute satisfaction of any rule or regulation promulgated by a government agency. All development within Mt. Aetna Farms is also subject to the current ordinances and regulations of Washington County, Maryland. The more stringent requirements shall apply, but in the case of direct conflict between these Guidelines and a governmental requirement, which is not a case of the guideline only being more stringent or supplemental, the government requirements shall control, unless otherwise modified. This booklet is intended only as a guide and will not supercede any officially approved plan, pattern book, property owners document, or government ordinance.

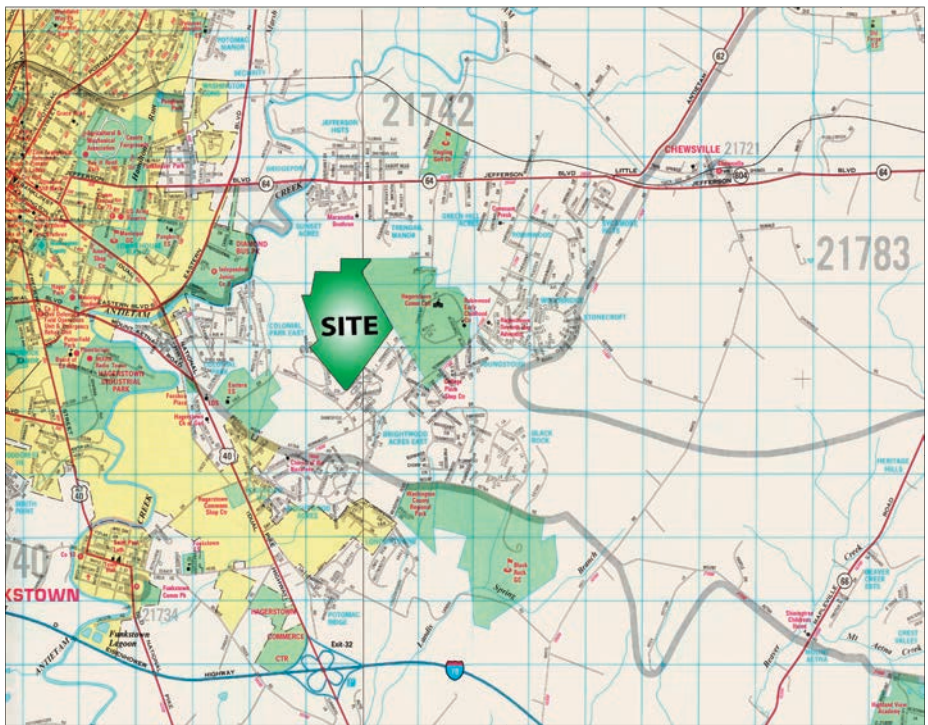
Mt. Aetna Farms will be a Planned Development form of land use approval and ultimately a form of unincorporated property owner association governance in order for the County to maintain its primary role as service provider. In this way, the economic, social, and cultural strength of Mt. Aetna Farms will add value to the County as a whole.



I. The Plan...



Site Setting

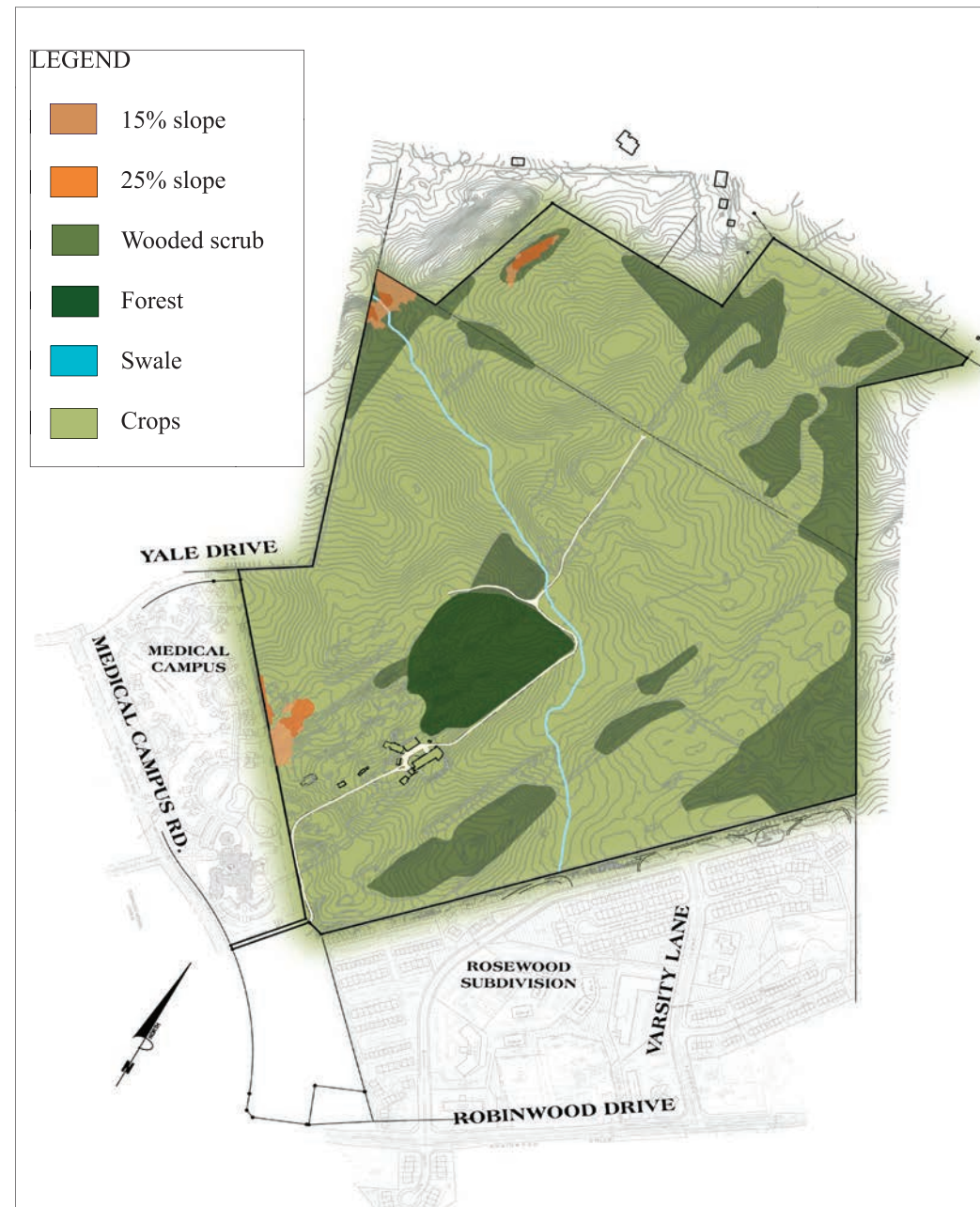


Mount Aetna Farms is accessed from Yale Drive, near the existing Robinwood Medical Center and the proposed site of the new Washington County Hospital, in Washington County Maryland. The property will contribute to and enjoy the diversity and lifestyle that Washington County and Hagerstown have to offer.

The regional setting is extremely diverse. From the 1950’s on, the area around the site has seen commercial and residential patterns common each wave of building. The grid pattern of the City approaches the site from the west. Suburban building styles from the 1960’s and 70’s ring the site along Robinwood and approach as institutional and commercial development from the south. The 1980’s and 90’s brought a wave of development from both the south and north as the Washington County Community College and the Medical Campus expanded near Mount Aetna Farms.



Environmental Analysis



Natural Features

Mt. Aetna Farms has been carefully researched, mapped, and analyzed during the creation of the conceptual plan.

One natural feature lends form to the site more than any other: a swale forming a natural drainageway running southeast to northwest across the site. Special attention has been made to delineate potential drainage patterns and the orientation of the streets, lots, and blocks reinforces this natural drainage pattern. The concept suggests they be incorporated into the Plan as water quality features.

A fracture trace study (phase 1) has been performed on the site as well as review of existing soils maps and a wetlands delineation. No existing wetlands were found on site. The soils seem suitable to support this development in every aspect. Less than 5% of the site has slope in excess of 15% and very small areas of 25% slope are present.

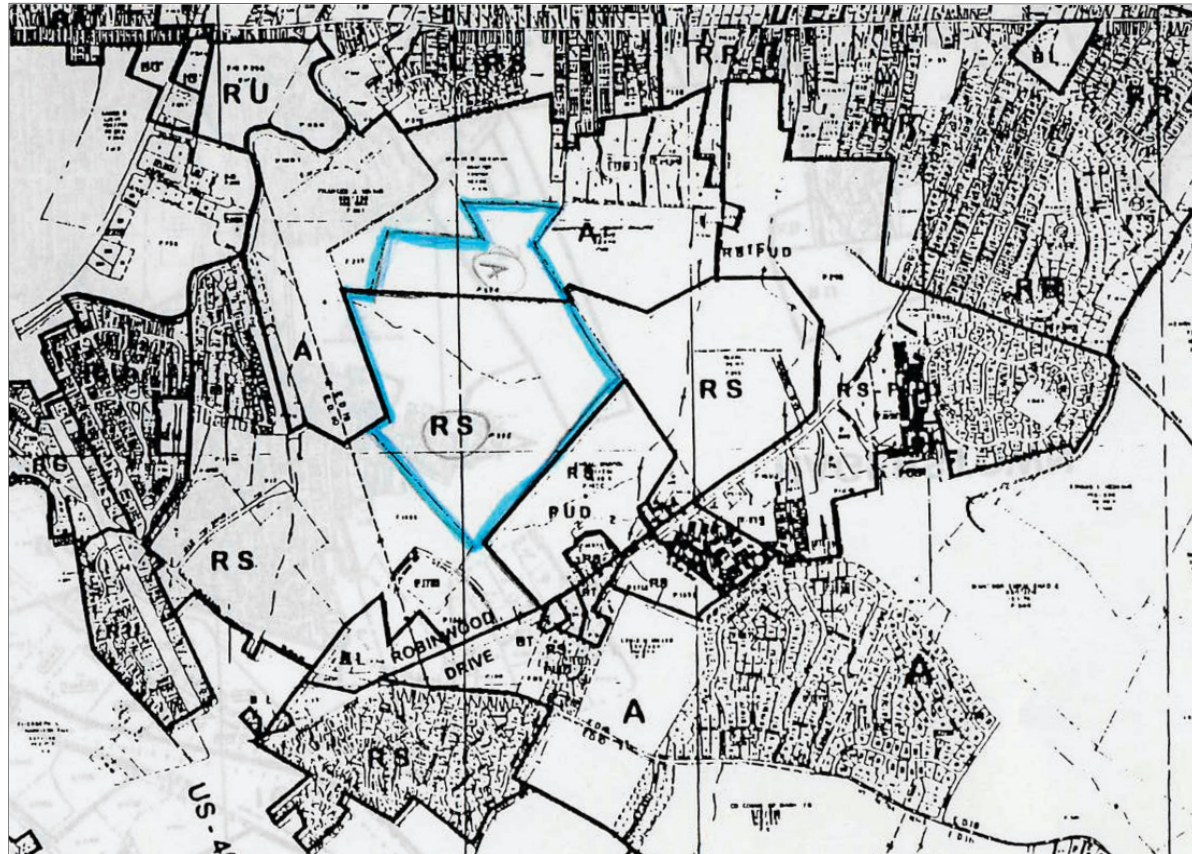
Historic resources are currently under review and will be presented as part of the zoning request.

A Phase One Environmental site assessment has been performed and no environmental constraints have been discovered through those studies.

A Forest Stand Delineation is approved and on file with Washington County. It was undertaken as part of a related Washington County Zoning application.



Cultural Setting



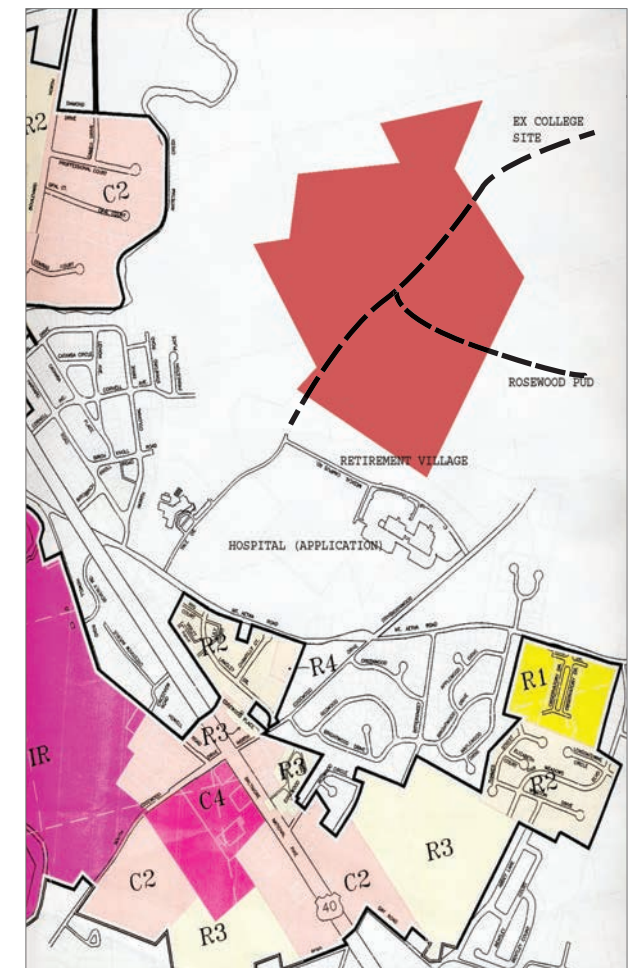
Mt. Aetna Farms is located in unincorporated Washington County. The site is within the Urban Growth Area of Hagerstown, Maryland as defined by the Comprehensive Plan of Washington County (2002). The majority of the property has a zoning of RS, Residential Suburban, with a smaller portion zoned A, Agriculture. The site is bounded on the south and east by RS zones and is adjacent to the Rosewood PUD on the southeast. The northern edges abut "A" zoned properties which have been improved with single family houses. The area to the south near Yale Blvd. has a retirement village nearly completed and the Hagerstown Community College campus is adjacent to the northeast.

Policy and Zoning

Located in the 2002 Washington County Comprehensive Plan's Hagerstown Urban Growth Area, Mount Aetna Farms has been identified as a site for future residential development.

Investigating various options for expanding the urban grid of Hagerstown, it is clear a PUD zoning scenario allows for "a greater degree of flexibility in the design and development of residential areas than is possible under convention zoning standards while promoting economic and efficient use of the land and providing for more harmonious housing choices." A PUD zoning overlay on Mount Aetna Farm's is a perfect match for facilitating neo-traditional development, allowing the modifications required to permit the creation of densities and open spaces typical of historic Maryland towns.

A Planned Unit Development application process is similar with both Washington County and Hagerstown. It is anticipated the application will be approved as a PUD and all required services will be supplied by the City,



This illustration shows the tracts adjacent to the site and approximate arterial transportation corridors as stated by Washington County.

Traditional development patterns help to unite the existing college, residential, and medical campus uses surrounding the site into a larger campus. Future expansion of arterial road corridors can be readily established to meet the goals of both Hagerstown and Washington County.



Concept Plan Evolution



The original Mount Aetna Farms plan was first introduced in 2002 as a PUD application in a hybrid suburban/ traditional community. Designed to Washington County standards, it presented a less structured street grid style but a well defined community center. Open spaces were less structured than most traditional developments.



The early 2004 introduction of Mount Aetna Farms offered a preferred design, which adapted a more urban density, with a neo-traditional design pattern. Diversity in home types, the available number of homes, and a refined grid system offered improvements in traffic and centralized park patterns. A more centralized community center was created to reflect the new layout and market conditions. Open spaces began to be organized as the core of neighborhoods

In late 2004, the plan was reintroduced to provide a refined traditional design- a plan more oriented to pedestrian life, interconnected by walkways and trails, and incorporating the latest techniques in environmental protection and neighborhood design.



The PUD Concept Plan

The submitted plan borrows the best of all previous designs.

From the original plan, the PUD plan builds on the notion of a core community center, with decreasing density at the edges. From the early 2004 plan proposal comes the ideas of a greater diversity in home types, a more historic pattern, and improved traffic patterns.

The final 2004 Concept Development Plan tied all these elements together by bringing to Mount Aetna Farms multiple access points, a more refined village center, a greater range of homes, more centralized open spaces, and provisions for schools, off-site transportation, and environmental infrastructure. The resulting design ties streets together, unifies the main road frontage, and refines environmental management. The result will be a neighborhood tied to the greater Hagerstown community in layout, diversity, and developer commitment toward civic uses and public infrastructure.



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II. Traditional Planning Design Concepts...



TRADITIONAL PLANNING DESIGN CONCEPTS



- a. *Narrow, variable streets arranged in a grid dispersed traffic, providing alternate routes for pedestrians and vehicles.*
- b. *Alley access for utilities and vehicles separated cars and pedestrians, promoting public interaction on the street.*
- c. *Homes brought closer to public street to save space and provide utility for public services. Combined with narrow lots, and rear access, they promoted pedestrian scale and interaction on the street.*
- d. *Mixed lot fronts, sizes, home types, and uses were evident within each block. A wide variety of professions and incomes lived within walking distance of activities and services.*
- e. *Private areas for work and family were provided in the rear, presenting a formal appearance to the street front.*

Historic Context

The land use, density, and building- to building relationships at Mt. Aetna Farms are intended to provide a pedestrian oriented community that will blend and age in partnership with the historic patterns of Hagerstown and Washington County. To do this, each planned block is measured against the visual impact of the street edge, building type, and historic context of the original town grid. Mt. Aetna recreates many of the same features- the same traditional patterns- as historic Hagerstown. In applying this pattern, many of today's land planning dilemmas, such as vehicular congestion, can be solved.

Hagerstown has a distinct historic development pattern. Born at the point where several colonial roads and, later, railroads intersected, the town grew as a commercial center. Road patterns were based on the efficient grid.

Over time, the town grew to include a variety of home types. In this pre-zoning era, the homes were often intermixed as to size, and shape. Uses were also mixed and home occupations common. Outbuildings were handy to the home and were frequently used as second residences. For ease of maintenance, homes were often oriented close to a narrow street. In some cases, and particularly with commercial uses, alleys relieved street congestion with alternate entries and a place for utility. Commercial areas often had proprietors living above the store front.



TRADITIONAL PLANNING DESIGN CONCEPTS

Historic Context (cont.)

Prior to the era when carriages gave way to autos, many “in- village“ homes had a barn located to the rear of the house for the care of horses and carriages. In the era of the auto, garages took the place of the livery. In both times, these utility buildings tended to be subordinate to the house. Often they were hidden in the rear and/ or accessed by alley. Visitors were greeted by the home when they pulled up along the street.

The use of garages and, in particular, alleys, promoted narrow, efficient side yards. They also promoted the front porch as living space and the street front as a place where neighbors met. For those fortunate enough, their home was located upon a green, where the living room extended out into the public park in the summertime.

Applying Historic Patterns

Mt. Aetna Farms has been laid out to recreate the best of these historic features and offer the best of today’s planning practices.

Parcels and lots approximate familiar Hagerstown proportions. The narrower street widths and shallow front yards common to the city’s historic pattern, are repeated in Mt. Aetna Farms, imitating the basic historic pattern. Homes are moved closer to the street edge, nearer together and are often fronting community greens. The street is encouraged to become a pedestrian space as much of the auto and utility access is directed to the rear of the homes, often in stand alone garages. Blocks themselves are smaller- generally less than 800’ - which helps to promote walkability in the neighborhood. The use of front porches and stoops is promoted to help the home reach to the street edge and on-street parking on a reduced cartway gives an intimate feel to the homes. Blocks are patterned so that views are terminated with a point of interest and high profile homes, such as those on corners, have an architecture treatment similar to their front to create visual interest and a feel of permanency.

Vehicular access to many homes is from multiple points at both the alleys and the streets, helping to reduce vehicle trips past home fronts and bringing the street back into the public realm. Utilities are run in the rear along alleys where feasible, to help reduce future traffic disruption. The grid system of blocks and roads also provides a comfortable feeling of familiarity, where the general pattern of the neighborhood becomes second nature and a resident always knows where they are.

Homes feature a wide diversity in style and type. While each block is identifiable as belonging to a neighborhood by home type, it may also feature a mix of styles and sizes. Blocks may be “capped” by different home types to further enhance visual interest.



TRADITIONAL PLANNING DESIGN CONCEPTS



This sketch shows a view across a typical village green. A variety of home types can be found on village greens. The areas can be publicly held or be part of the HOA program. Many are formal but they may also contain elements of the water quality system and/or be part of the reforestation program.

Most, but not all, greens are intended for passive recreation. Some are designated for active recreation with facilities to match a hierarchy of community based needs, ranging from court sports to tot lots. Some greens may be designated as public parks to enhance a wider regional public recreation program.

Neighborhood Centers

Mount Aetna Farms is designed around neighborhood greens. Each green is local to that neighborhood and is within easy walking distance of that neighborhood.

Many homes at Mount Aetna Farms front on these community green spaces. The greens may be formal and/or active in nature. All shall have sidewalks along public street fronts.

In many cases, homes surrounding the greenspaces are accessed from an alley to maximize the visual street wall. Those homes on corners or with utility or out structures facing the green have a full architectural side to present a finished facade to the greenspace.

Homes surrounding greens may be of mixed type to promote variety.



This illustration shows a typical village green. Please note:

- a. The street tree program is matched with those trees in front of homes to help define and unite the greens with each neighborhood.*
- b. Many, but not all, homes reinforce this edge with alley accessed garages and reduced street frontage.*
- c. Central greens offer attractive areas for active recreation.*
- d. Greenspaces often have individual character all their own, helping to form a neighborhood identity. Many are integrated with the storm water management system and include ponds and stream courses.*



TRADITIONAL PLANNING DESIGN CONCEPTS



This sketch shows a view of the grand townhomes from the street. Linear green spaces are used to create a formal boulevard and provide for creative storm water management. A BMP pond is shown here in the foreground. At Mt. Aetna Farms, these homes provide a “grand” edge to a townhome neighborhood with several styles of townhomes, all with differing facades and approaches.

Home Variety and Selection

Among Mount Aetna Farms primary design considerations is a wide variety and selection of home types and an intentional mixture of these home types within the community. The mix is intended to provide a diversity of lifestyle choices and to reinforce a sense of neighborhood within the larger community. Each neighborhood in itself will offer further choices within each block, with a number of style choices offering visual interest and character to the streetfront.



This illustration shows the variety of selection at a neighborhood edge.

- a. Linear greenspace defines an edge and connects to adjacent neighborhoods.
- b. Many blocks have a variety of home types, styles, and sizes within the block.
- c. Neighborhoods are connected with both road and pedestrian routes.
- d. Greenspaces often have a character all their own, helping to form a neighborhood identity. Many are integrated with the storm water managment system with ponds and stream courses.



TRADITIONAL PLANNING DESIGN CONCEPTS



This illustration shows Mt. Aetna Farms main community center.

- a. *Enhanced pedestrian features and pocket parks echo the character of Washington County's City center.*
- b. *The Yale entry view terminates at the clubhouse, which is designed to imitate Hager House architecture.*
- c. *Greenspaces connect Mount Aetna Farm's and adjacent neighborhoods with a hierarchy of pedestrian routes.*
- d. *Higher density residential structures and reduced bulk restrictions lend a sense of a town center and an enhanced street edge.*

Defined Community Center

Mount Aetna Farms features a well defined community/town center. The center is located at the intersection of the main thoroughfares and terminates the view up Yale Boulevard, the main entry.

The center features the community clubhouse with indoor recreation and meeting spaces, neighborhood retail areas, community pool and tennis courts, and formal gardens. The area is defined by wider streets, larger building types, pocket parks, and contains a community pool.



This sketch shows how the view may be across the "Sailing Pond" to the clubhouse. This area is well defined by larger building and street types at it's edges and has a formal planting pattern to reinforce it's status as the main community facility. The area provides a focus for community activity with the community center (middle, above), indoor and outdoor recreation facilities, and neighborhood retail services serving both Mount Aetna Farms and adjacent residential and commercial areas.



TRADITIONAL PLANNING DESIGN CONCEPTS



This illustration shows a typical street grid and access points.

- a. *Pedestrians enjoy sidewalks on both sides of all public streets.*
- b. *A variety of access types, including front loaded detached and attached and alley loaded garages provide a variety of facades.*
- c. *Street and alley views are terminated at structures, creating an intimate feel and more interest to views down streets.*
- d. *Where used, alley access gives multiple choices of access for vehicles, reducing neighborhood traffic. They also allow greenspace frontage options.*

Traditional Access and Street Pattern

Mount Aetna Farms traditional grid street layout offers a proven solution to many of today's traffic circulation problems. The grid layout offers the flexibility to provide numerous entry points to access homes and promotes on-street parking.

Particularly with those areas with alley access, the grid also promotes efficient placement of utilities, allowing them to be placed behind homes where repairs and maintenance can be done with a minimum of disruption to the main travel ways in front. Alleys help remove vehicle trips from the main street, regaining the street as a public pedestrian space.

The grid encourages the creation of unique neighborhood character through architecture, allowing buildings to be moved closer to the street and creating a more human scale.

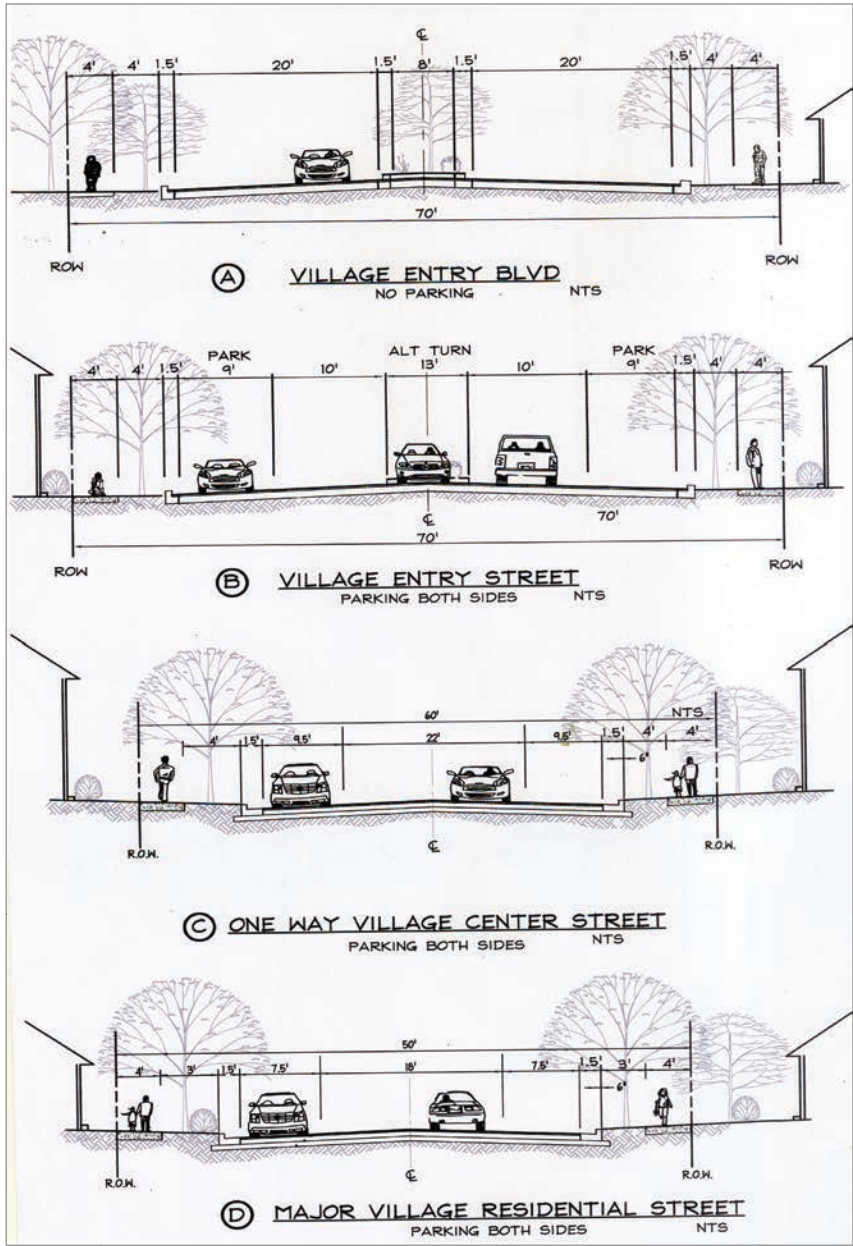


This sketch shows a typical alley view. The aprons provide for full parking and safe maneuver as well as additional greenspace. Utilities are also installed along the alley to minimize disruption of main thoroughfares in the front of the homes. The garages form a partial wall along the alley giving homes a greater degree of privacy in the spaces between the home and detached garage.



TRADITIONAL PLANNING DESIGN CONCEPTS

Historic Character and Street Design

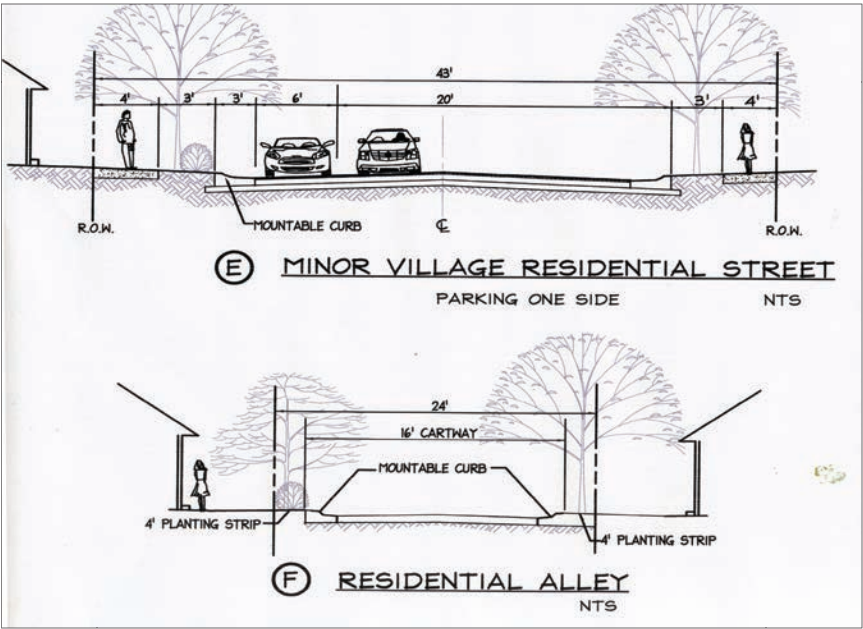


Mount Aetna Farms grid street layout emphasizes a return to traditional street sizes.

Many of today’s most charming neighborhoods have been built upon streets geared specifically to the automobile, not in response to it. Streets built this way have a pedestrian character people have found most attractive, without sacrificing public safety. They are streets with a pedestrian scale.

Hagerstowns city streets encourage much of this sense of pedestrian scale and to help recreate this, Mt. Aetna Farms encourages reduced rights of way and setbacks to bring homes and businesses closer to the street. Parking is provided on most streets, where it may act as a traffic calming measure, as well as additional parking spaces. Major transportation thruways, in accordance with both Washington County and Hagerstown policies, are established in function, but are deliberately aligned to deter high speed traffic and, most importantly, avoid routes which may divide a community.

All streets are designed to work together to disperse traffic to designated routes where regional systems, with Mt. Aetna Farm’s assistance, can provide for a regional traffic solution for the future.



These section show reduced street hierarchies proposed for Mount Aetna Farms. Please refer to the PUD zoning application for specific information.



TRADITIONAL PLANNING DESIGN CONCEPTS



This sketch shows the concept behind the Yale Boulevard entrance. It illustrates the notion that density builds the closer one moves to the community center, creating a sense of a town core. The variety of home choices is immediately evident as you proceed into the community.

Defined Community Edges and Entry

Mount Aetna Farms design pays strict attention to the feel of the edges and entries to the community. The goal is to create a place that is linked to the fabric of the larger community and also creates a sense of uniqueness, a sense of place.

The community is connected at all edges with pedestrian and vehicular connections, incorporating the planning policy of both Washington County and the City. Beyond that, Mount Aetna Farms takes cues from the existing terrain and surrounding countryside to promote a sense of arrival.



This illustration shows the Yale Boulevard entrance (also at left) and details:

- (a.) *The crossing into the site, a structure designed to mimic the material characteristics of existing stone bridges in Washington County.*
- (b.) *Home variety and choices and increasing density toward the Community Center.*
- (c.) *Use of existing local features- such as retention of existing stone walls and hedgerows instead of planted buffers*
- (d.) *Pedestrian connections to all adjacent communities.*



III. Plan Details...



Lot Types and Distribution



The plan for Mount Aetna Farms follows closely the historic patterns established by historic Washington County. The community provides not just diversity in uses but a wide selection in home styles and building locations. It creates an architectural similarity with existing housing patterns, by repeating the patterns existing in the City today. This helps Mount Aetna Farms to rapidly integrate with the rest of the City.

The selection of homes is intended to serve a wider range of life style choices and create more choices than the average planned development. Active adult, family, professional and starter homes are integrated within Mount Aetna Farms to capture a true cross section of the American small town market.

The homes are intermixed, creating architectural diversity and sustainability. The blocks are carefully laid out to include numerous homes types and sizes to establish lasting home value for buyers, future owners, and Washington County in general.

Legend

- Community Center
- Estate Lot
- Village and Cottage Lots
- Town Home Lots
- Town Center and Travellers Lots

The illustration at left shows the lot distribution at Mount Aetna Farms in Washington County. Traditional planning techniques are used throughout.

Mount Aetna Farm's main planning tools include a central green surrounded with higher density professional homes. This green is augmented by satellite greens, each forming the nucleus of a neighborhood, with progressively lower density single family homes toward the edge of the property. Within each block type, different homes are mingled to create architectural interest and sustainable value. Views are controlled so that something of interest is at the end of each street.



Lot Types and Distribution

Mount Aetna Farms is based upon a series of residential neighborhoods centered upon a local green space and/or edge. The character of each green space is intended to be unique but will be defined in large extent by the character of the homes facing the green. Each home is intended to offer a contribution to the street edge, creating an inviting public space to welcome neighbors. The homes will be designed to be harmonious in character and form with both each other and the larger community. Mount Aetna Farm's homes will create a sense of scale to the street front while preserving the rear yards for the private uses of the family.

Mount Aetna Farm's lots come in six basic types: Estate Homes, Village Homes, Cottage Homes, Town Center (carriage) Homes, Traveller Homes, and Town Homes. Each type may have several sub-types, depending upon access, architectural style, or approved exception. Each of the lots may be intermixed among each other to create interest in the street front. The location of some lots is also influenced by its position within the greenspace hierarchy and within the community. Larger lots tend to dominate the edges of Mt. Aetna Farms as transitional units to adjacent properties. Near the community center, Town Center homes predominate to form a more traditional urban feel. Townhomes, village and cottage lots are found most often (but not always) surrounding village greens or transitioning between less and more dense portions of the community.



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Estate Lots



Estate lots generally are 70 feet in width and may have detached or attached garages. Access to the garages may be from front, side or rear. The character of the homes shall generally be that of small town edge and countryside communities. The homes will feature reduced yard setbacks to move the structures closer to each other and to the street.

Mount Aetna Farms encourages the following traditional planning features for Estate lots:

High visibility corners have surrounding extensions and finishes similar to front exposures.

Porch and building extensions are measured from the building face, and may extend into the yard to bring dimension to the street edge. Porches shall not be wider than the main building except on corner lots.

Garage access can be from front, side, or rear. Front access attached garages are located a minimum of two feet behind the front of the home to minimize street dominance.

Front access driveways shall be “paired” to maximize continuous green space.

Formal hedging and fencing shall be encouraged along public fronts. Corner lots shall have continuous fencing along the entire front when installed. A gate shall be provided at all street edges. Fences should be no higher than 3’-6”

On lot landscaping shall be formal in character using native materials.

Garages shall be a minimum of four feet off an alley right of way. Driveways to a detached garage shall be no wider than ten feet when traversing the front yard and between main structures. Side loaded drives may be exempted on corner lots.

Ancillary structures are to be encouraged and shall be no closer than two feet to a property line.

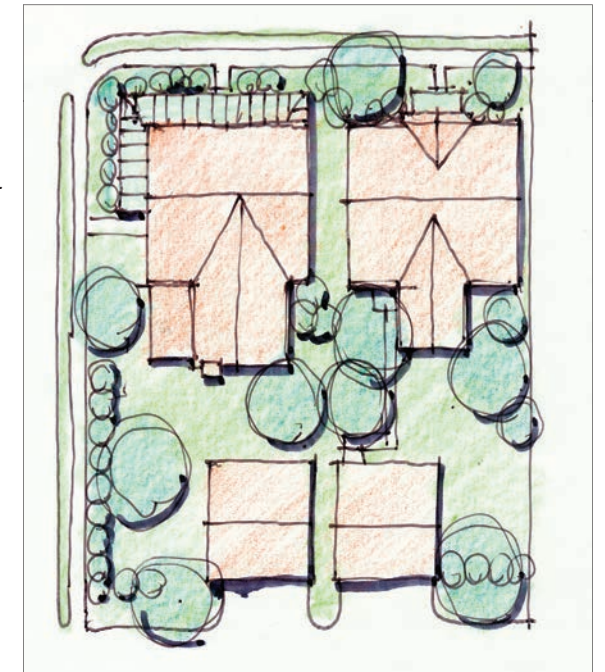
All homes shall have a minimum of 2 planes along a facing wall when abutting a public right of way. Stoops and porches may fulfill this requirement.

Recommended bulk restrictions for Estate lots are:

Front:	15’
Side:	5’ to main structure, 3’ for building extensions
Ancillary Structure:	2’
Rear:	25’ to main structure
Garage:	Detached- 4’ to alley property line, 2’ otherwise Attached- 2’ behind building line when front loaded; 4’ from alley line when rear loaded.

Minimum on-lot open space: 300 s.f.

Note: Please refer to the PUD plan for detailed layout and bulk regulations



Village Lots



Village lots generally are 60 feet in width and may have detached or attached garages. Access to the garages may be from front, side or rear. The character of the homes shall generally be that of small town and city neighborhoods with the homes sharing drives when front loaded garages are used. The homes will feature reduced yard setbacks to move the structures closer to each other and to the street. Recommended bulk restrictions for Village lots are:

Front:	15'
Side:	5' to main structure, 3' for building extensions
Ancillary Structure:	2'
Rear:	25' to main structure
Garage:	Detached- 4' to alley property line, 2' otherwise Attached- 2' behind building line when front loaded; 4' from alley line when rear loaded. 18' from any public right of way when side loaded in all cases.

Minimum on-lot open space: 180 s.f.

Note: Please refer to the PUD plan for detailed layout and bulk regulations

Mount Aetna Farms encourages the following traditional planning features for Village lots:

High visibility corners have surrounding extensions and finishes similar to front exposures.

Porch and building extensions are measured from the building face, and may extend into the yard to bring dimension to the street edge. Porches shall not be wider than the main building except on corner lots.

Garage access can be from front, side, or rear. Front access attached garages are located a minimum of two feet behind the front of the home to minimize street dominance.

Front access driveways shall be "paired" to maximize continuous green space.

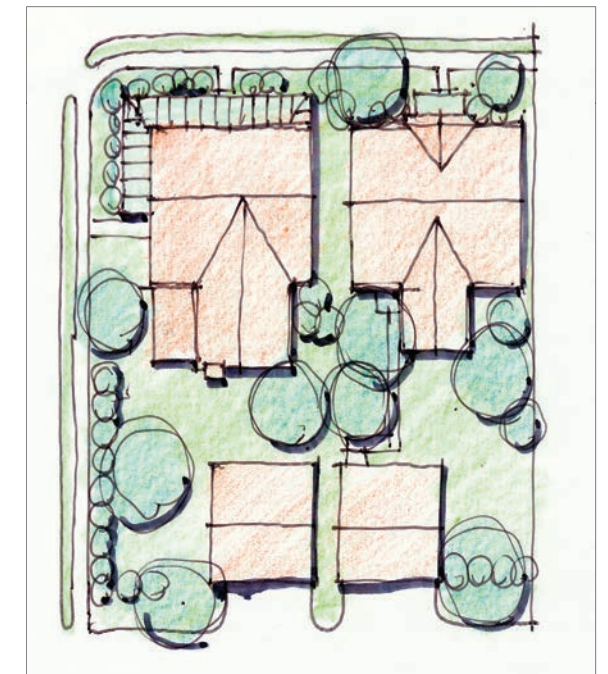
Formal hedging and fencing shall be encouraged along public fronts. Corner lots shall have continuous fencing along the entire front when installed. A gate shall be provided at all street edges. Fences should be no higher than 3'-6"

On lot landscaping shall be formal in layout and native in material.

Garages shall be a minimum of four feet off an alley right of way. Driveways to a detached garage shall be no wider than ten feet when traversing the front yard and between main structures. Side loaded drives may be exempted on corner lots.

Ancillary structures are to be encouraged and shall be no closer than two feet to a property line.

All homes shall have a minimum of 2 planes along a facing wall when abutting a public right of way. Stoops and porches may fulfill this requirement.



Cottage Lots



Cottage lots generally are 50 feet in width and may have detached or attached garages. Access to the garages may be from side or rear. The character of the homes shall generally be that of a city neighborhood. The homes will feature reduced yard setbacks to move the structures closer to each other and to the street.

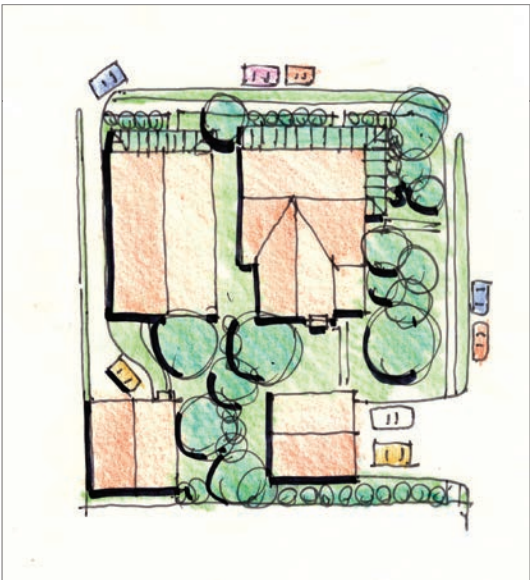
Recommended bulk restrictions for Cottage lots are:

- Front: 15’
- Side: 5’ to main structure, 3’ for building extensions
- Ancillary Structure: 2’
- Rear: 25’ to main structure
- Garage: Detached- 4’ to alley property line, 2’ otherwise
Attached- 2’ behind building line when front loaded; 4’ from alley line when rear loaded. 18’ from any property line when side loaded in all cases.
- Minimum on-lot open space: 200 s.f.

Note: Please refer to the PUD plan for detailed layout and bulk regulations

Mount Aetna Farms encourages the following traditional planning features for Cottage lots:

- High visibility corners have surrounding extensions and finishes similar to front exposures.
- Porch and building extensions are measured from the building face, and may extend into the yard to bring dimension to the street edge. Porches shall not be wider than the main building except on corner lots.
- Garage access can be from side or rear. Front access attached or detached garages are not recommended.
- Alley access driveways shall be “paired” to maximize continuous green space.
- Formal hedging and fencing shall be encouraged along public fronts. Corner lots shall have continuous fencing along the entire front when installed. A gate shall be provided at all street edges. Fences should be no higher than 3’-6”
- On lot landscaping shall be formal in layout and native in material.
- Garages shall be a minimum of four feet off an alley right of way. The exception shall be side loaded garages on corner lots, where they shall be located a minimum of 15’ from the side/ front property line and two feet from the rear property line
- Ancillary structures are to be encouraged and shall be no closer than two feet to a property line.
- Wrap around porches, breezeways, and side loaded garages are encouraged on corner lots.
- All homes shall have a minimum of 2 planes along a facing wall when abutting a public right of way. Stoops and porches may fulfill this requirement.



Grand Town Lots



Grand Town lots generally are 24' feet in width and may have detached or attached garages. Access to the garages may be from the side, or rear. The character of the homes shall generally be that of city neighborhoods where homes line major roads or neighborhood edges. The homes will feature reduced yard setbacks to move the structures closer to each other and to the public right of way.

Recommended bulk restrictions for Grand Town lots are:

Front:	10'
Side:	0'/5' to main structure, 2' for building extensions
Ancillary Structure:	2'
Rear:	25' for units without attached garages
Garage:	Detached- 4' to alley property line, 4' otherwise; if loaded from the side, 18' from property line.

Minimum on-lot open space: 180 s.f.

Note: Please refer to the PUD plan for detailed layout and bulk regulations

Mount Aetna Farms encourages the following traditional planning features for Grand Town lots:

High visibility corners have surrounding extensions and finishes similar to front exposures.

Porch and building extensions are measured from the building face, and may extend into the yard to bring dimension to the street edge. Porches shall not be wider than the main building except on corner lots.

Garage access can be from side, or rear to promote a formal street appearance.

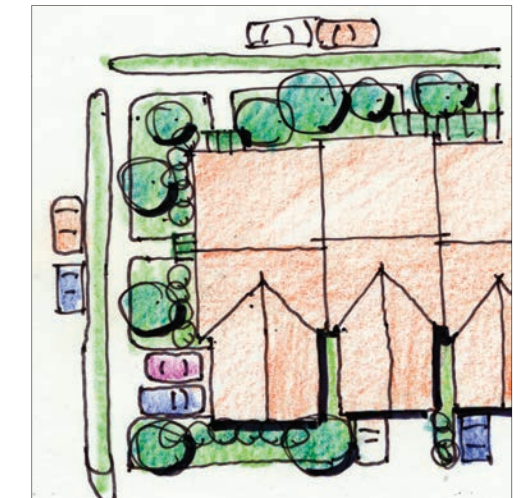
A full three stories is encouraged and a maximum height limit of 46' is recommended.

Formal hedging and fencing shall be encouraged along public fronts. Corner lots shall have continuous fencing along the entire front when installed. A gate shall be provided at all street edges. Fences should be no higher than 3'-6"

Garages shall be a minimum of four feet off an alley right of way. Side loaded garages shall be a minimum of 15' from the public or private property line.

Where a public right of way does not provide at least 15' of green space to the cartway, a front yard of 15' is recommended.

All homes shall have a minimum of 2 planes along a facing wall when abutting a public right of way. Stoops and porches may fulfill this requirement.



City Town Lots



City Town lots generally are 20-24 feet in width and may have detached or attached garages. Access to the garages may be from the side or rear. The character of the homes shall generally be that of small town and city neighborhoods with the homes sharing drives when front loaded garages are used. The homes will feature reduced yard setbacks to move the structures closer to each other

Recommended bulk restrictions for City Town lots are:

- Front: 10'
- Side: 0'/5' to main structure, 2' for building extensions
- Ancillary Structure: 2'
- Rear: 15'
- Garage: Detached- 4' to alley property line, 2' otherwise
Attached- 4' from alley line when rear loaded. 18' from property line otherwise

Minimum on-lot open space: 160 s.f.

Note: Please refer to the PUD plan for detailed layout and bulk regulations

Mount Aetna Farms encourages the following traditional planning features for Grand Town lots:

High visibility corners have surrounding extensions and finishes similar to front exposures.

Porch and building extensions are measured from the building face, and may extend into the yard to bring dimension to the street edge. Porches shall not be wider than the main building except on corner lots.

Garage access can be from side, or rear to promote a formal street appearance.

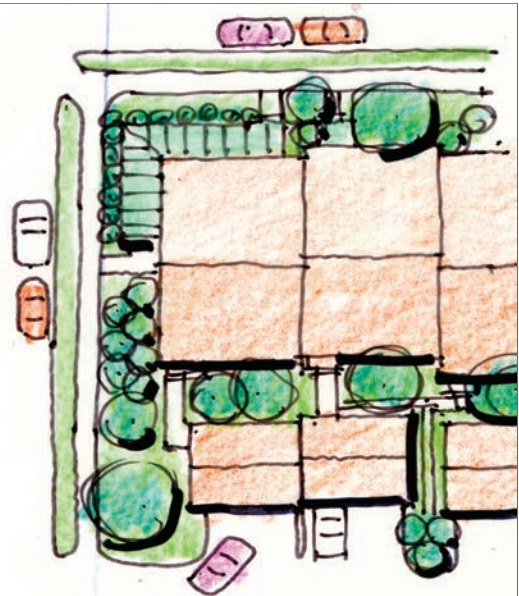
A full 2 1/2 stories is encouraged and a maximum height limit of 36' is recommended.

Formal hedging and fencing shall be encouraged along public fronts. Corner lots shall have continuous fencing along the entire front when installed. A gate shall be provided at all street edges. Fences should be no higher than 3'-6"

On lot landscaping shall be formal in layout and native in character.

Garages shall be a minimum of four feet off an alley right of way. Side loaded garages shall be a minimum of 15' from the public or private property line.

All homes shall have a minimum of 2 planes along a facing wall when abutting a public right of way. Stoops and porches may fulfill this requirement.



Town Lots



Town lots generally are generally 22' to 24' feet in width. Access to the garages will be from front or side. Garages may be one or two stalls. The character of the homes shall generally be that of a city neighborhood. The homes will feature reduced yard setbacks to move the structures closer to each other and to the street.

Recommended bulk restrictions for Town lots are:

- Front: 18'
- Side: 0'5' to main structure, 2' for building extensions
- Ancillary Structure: 2'
- Rear: 15'
- Garage: Attached- 2' behind building line when front loaded;
- Minimum on-lot open space: 160 s.f.

Note: Please refer to the PUD plan for detailed layout and bulk regulations

Mount Aetna Farms encourages the following traditional planning features for Grand Town lots:

High visibility corners have surrounding extensions and finishes similar to front exposures.

Porch and building extensions are measured from the building face, and may extend into the yard to bring dimension to the street edge. Porches shall not be wider than the main building except on corner lots.

Garage access can be from the front or side.

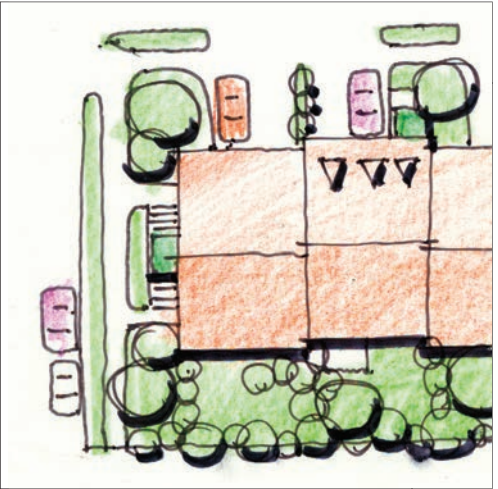
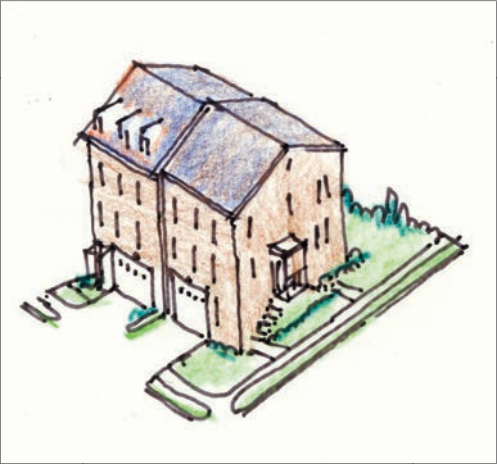
A full 3 stories is encouraged and a maximum height limit of 42' is recommended.

Formal hedging and fencing shall be encouraged along public fronts. Corner lots shall have continuous fencing along the entire front when installed. A gate shall be provided at all street edges. Fences should be no higher than 3'-6"

On lot landscaping shall be formal in layout and native in character.

Garages shall be a minimum of four feet off an alley right of way. Front and side loaded garages shall be a minimum of 15' from the public or private property line.

Units shall be setback along the face a minimum of 2' from unit to unit.



Town Center (Carriage) Home Lots



Carriage Home lots are condominium owned townhomes featuring a single garage and the appearance similar to a luxury urban townhome. The townhomes are stacked over each other. The homes will feature reduced yard setbacks to move the structures closer to each other and to the street.

Recommended bulk restrictions for Town Center lots are:

- Front: 15'
- Side: 10' to main structure, 3' for building extensions
- Ancillary Structure: 2'
- Rear: 18'
- Garage: 18' from property line.
- Minimum on-lot open space: N/A

Note: Please refer to the PUD plan for detailed layout and bulk regulations

Mount Aetna Farms encourages the following traditional planning features for Town Center lots:

High visibility corners have surrounding extensions and finishes similar to front exposures.

Porch and building extensions are measured from the building face, and may extend into the yard to bring dimension to the street edge. Porches shall not be wider than the main building except on corner lots.

Garage access can be from side, or rear to promote a formal street appearance.

A full four stories is encouraged and a maximum height limit of 52' is recommended.

Formal hedging and fencing shall be encouraged along public fronts. Corner lots shall have continuous fencing along the entire front when installed. A gate shall be provided at all street edges. Fences should be no higher than 3'-6"

On lot landscaping shall be formal and native in character.

Garages shall be a minimum of four feet off an alley right of way. Side loaded garages shall be a minimum of 15' from the public or private property line.

Where a public right of way does not provide at least 15' of green space to the cartway, a front yard of 15' is recommended.



Travellers Homes



Travellers Homes are large lot condominium. They are elevator units intended to cater to young professionals, first time home buyers, and empty nesters and will have the general charater of an urban neighborhood. Access to the garages and parking will be centralized to the inside of the complex. All buildings will have a public road facing and address. The homes will feature reduced yard setbacks to move the structures closer to each other and to the street.

Mount Aetna Farms encourages the following traditional planning features for Travellers Homes:

High visibility corners have surrounding extensions and finishes similar to front exposures.

Porch and building extensions are measured from the building face, and may extend into the yard to bring dimension to the street edge. Porches shall not be wider than the main building except on corner lots.

Garages and parking will be to the rear of the buidings as defined by the public street frontage, to reduce parking area visibilty to the rest of the neighborhood.

Formal hedging and fencing shall be encouraged along public fronts. Corner lots shall have continous fencing along the entire front when installed. A gate shall be provided at all street edges where a fence is installed. Fences should be no higher than 3’-6”

On lot landscaping shall be formal and native in character.

Exterior finishes shall be similar in color and texture to those used by single family and townhome builders and shall be subject to approval by the DRC.

A separate property owners organization may be formed for the Travellers Community at the developers sole discretion.

Recommended bulk restrictions for Travelers Homes are:

Front:	15’
Side:	10’ to main structure, 3’ for building extensions, 30’ between buildings
Ancillary Structure:	2’
Rear:	10’
Garage:	N/A
Minimum on-lot open space:	N/A

Note: Please refer to the PUD plan for detailed layout and bulk regulations



Community Center Lots



Commercial and the community recreation center lots are unique in Mount Aetna Farms. This single block will be designed to imitate the historic architecture of western Maryland, including the community center, which will be patterned after the historic Hager Home.

The community center lot will be owned by the home owners association. The commercial lot(s) may be divided according to desired uses and the market. Retail and office structures will have a minimum width of 20' and a typical depth of 80'. No retail/ office structure shall be less than two full stories. All spaces shall be classified as flex space, inclusive of second floor residential spaces. Parking will be provided at spaces adjacent to the community areas with on-street spaces satisfying the requirement. Separate community regulations and site plans will be required.



Recommended bulk restrictions for Community Center are:

Front: 0'

Side: 0' to main structure

Rear: 15'

Max. recommended lot coverage: 100%

Note: Please refer to the PUD plan for detailed layout and bulk regulations



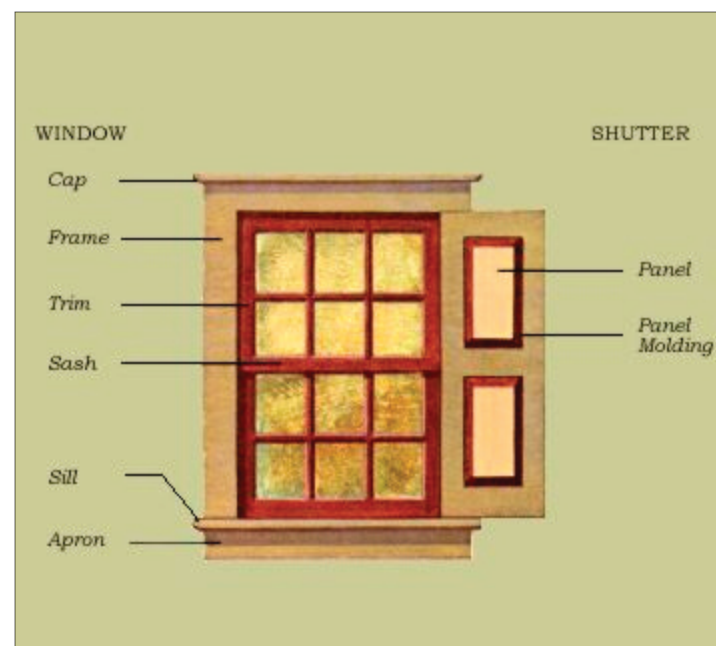
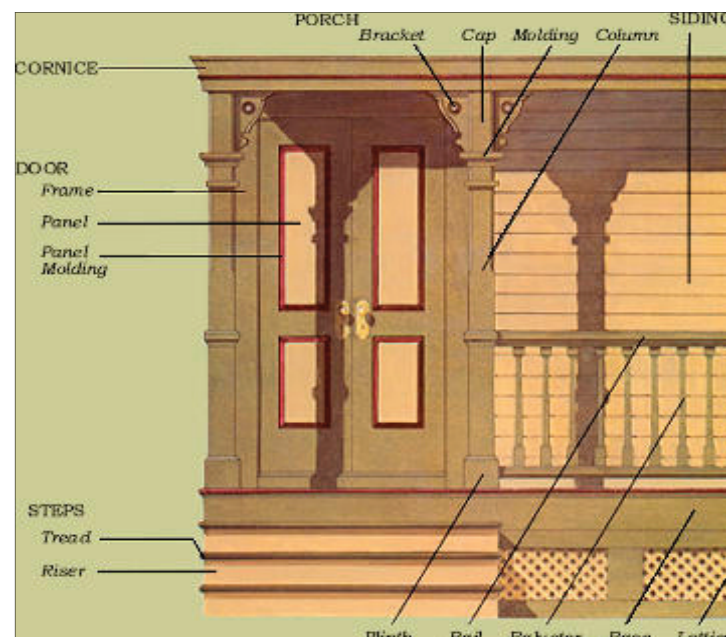
Architectural Themes

The architecture at Mount Aetna Farms will be local and familiar. Much of building in the community is envisioned as a seamless complement to existing Hagerstown architecture and surrounding small towns.

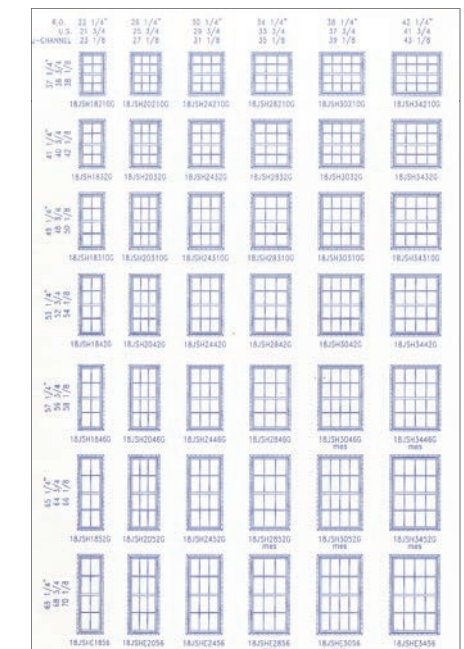
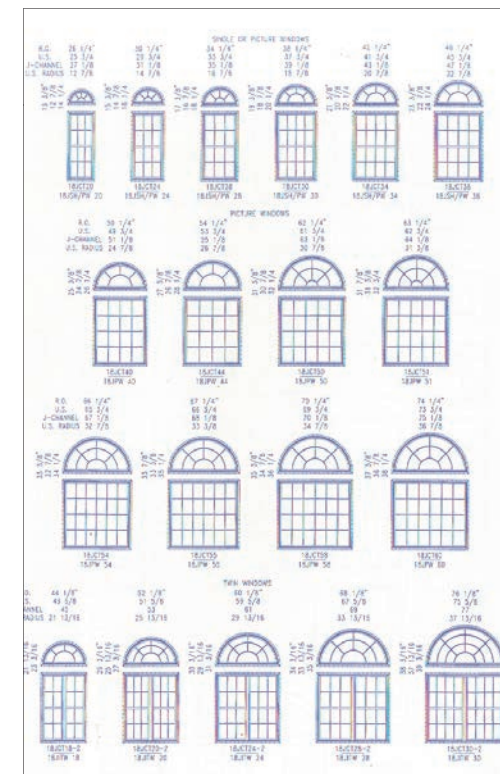
To help Mount Aetna Farms integrate visually, a DRC approved palette of acceptable architectural trims and styles will be developed. All new applications for building permit will be subject to review and approval by the DRC. The DRC shall evaluate a plan against the list of approved styles. These reviews for style conformity will consider the elements of visual character such as, but not limited to, overall shape, openings (size, form and shape of windows and doors), trim, roof line, eave projection, materials, and craft details. No new construction, renovation, or addition will be permitted without DRC approval.

Building styles deemed acceptable include Colonial, Georgian/ Williamsburg Colonial, Prairie, Bungalow/ Craftsman, Tidewater Southern Cape or Colonial, Federal, and Vernacular Farmhouse. All materials, trim, and finishes common to those styles shall be permitted. At no time shall Mission, Gothic, Minimalist, Ranch, or Modern styles, or their elements, be permitted. All other American architectural styles and their elements- particularly if they are revival styles of Maryland piedmont styles from the early 1800's to the 1920's, shall be permitted on a case-by-case basis.

Trim elements are an important part of any architectural style. Those elements visible from the street will be subject to DRC review and will include windows, doors, eaves, porches, and numbering.



Samples of architectural trim details as may be developed by a DRC.



Exterior Architectural Finishes

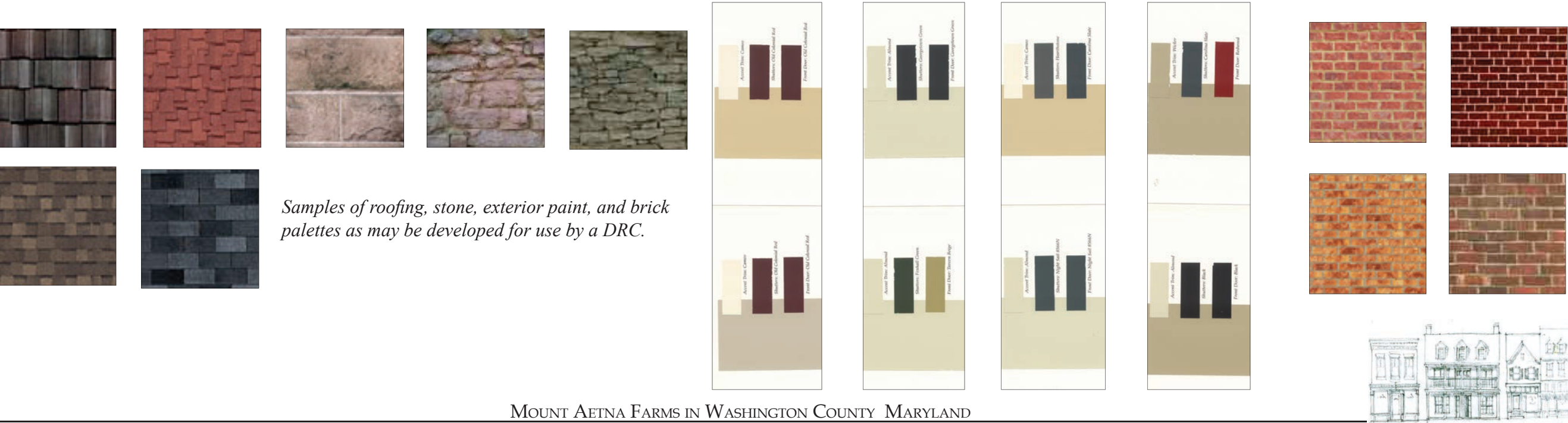
A common element throughout Mount Aetna Farms will be choice in color and finish types. All Paint and exterior finish will be subject to approval of the Design Review Committee and decisions will be based on an approved color and finish palette.

Exterior walls will generally be of local color and texture. Brick, stone, wood, and stucco are all encouraged. Where a structure with high visibility is located, such as on a corner, all pars of a wall visible from the street will be composed of similar high quality finishes. Vinyl siding is permitted on portions not facing public rights of way. Garages are permitted to be sided in vinyl in their entirety except when facing public roadways where they will have a finish equal to the home on the same lot. At no time shall three adjacent single family lots have the same color or material wall finish

Color will also be subject to approval of the DRC. Muted, neutral colors are encouraged. At no time will any building have the same color finish on a door, wall, or trim when standing directly next to each other or directly across the street.

Roofs shall be of black, gray, or dark green, or dark brown unless exempted by the DRC. Dimensional shingles are encouraged, as are wood, slate, and standing seam metal with painted finish. At no time will orange Mediterranean tiles be permitted as a roofing finish.

To improve the appearence of cohesiveness, the palette developed for architecural finishes will be limited to a specific number of options for color, walls, and roofs. Native materials, such as the local stone, will be encouraged, as will extension of a homes local material into landscape elements, such as retaining walls, walkways, and patios. Garages shall be required to repeat a primary homes finish on high profile lots.



III. Community Open Spaces...



The Open Space Master Plan



Mount Aetna Farms is founded upon a series of greens and open spaces local to each neighborhood. Each open space is intended to have a character of it's own to help define neighborhoods. All are walkable from the neighborhood itself. Some are designated active recreation areas. Many are informal and help preserve water quality and forest resources. Central to all the open spaces is the Community Campus or center, featuring neighborhood services, year around active recreation, and formal gardens.

The illustration at left shows the recreation network at Mount Aetna Farms. Public and Home Owners Association spaces include:

- a. *The formal central community area with neighborhood retail services and town squares*
- b. *Village Greens and neighborhood parks.*
- c. *Connector Trails for both internal and external community connections.*
- d. *Home Owners private recreation areas, intended for specific community uses.*
- e. *Entry Boulevards*



Greens



This illustration shows a Mount Aetna Farms green with typical frontage. Note the home facing can be garage loaded from the front or rear. High profile end and side facings are encouraged to have front yard and facing exterior treatments.

One of Mount Aetna Farms salient features is the village green, Designed to be accessible and walkable, they form the nucleus of each individual neighborhood. Each is designated to meet specific recreational and environmental needs. At right, clockwise from upper left, this sample of greens shows the main community campus, with neighborhood retail and professional services, active recreation, coordinated corner and crossing treatments, and formal gardens; an HOA open space for tot and pre-teen active recreation; a neighborhood green showing reforestation and water quality features; a green with potential forest retention, and a green with multipurpose active recreation fields.

Greens may be held privately within a homeowners association or may be designated for inclusion within the public park system.



The Main Campus



Active recreation green



Homes Owners Green



Reforestation Green



Green with forest retention



Entryways



The Medical Campus Entrance

Mount Aetna Farms has been planned to give residents a sense of place, to introduce newcomers to Mount Aetna as a special community, and to provide interconnectability with adjacent communities. At right, in clockwise order from upper left are the Medical Campus entrance, a secondary entrance framed by some of the larger single family homes in Mt. Aetna, the Rosewood entrance, connecting the adjacent community to Robinwood via sidewalks and formal boulevard, the Abraham entrance, marking a future community connection, the college entrance, providing for future expansion with Washington County Community College, the Trail Entrance, for future connection to the properties to the north, and the Yale Boulevard Entrance, providing primary access to the community with ponds, bridge, fountain, and other formal features. All road corridors and pedestrian access routes are in conformance with Washington County transportation policies.



The Medical Campus Entrance



The Rosewood Entrance



The Abraham Entrance



The Yale Entrance



The Trail Entrance



The College Entrance



Streetscape

Mount Aetna Farms will have a program of streetscape elements which will help define the community as unique.

The lighting program will be similar to those shown here. Neighborhoods will be lit on a sliding scale, with entrances and major intersections having larger fixtures and secondary and tertiary streets having somewhat smaller fixtures. Homefront lights and street address lights will be subject to DRC approval to promote cohesiveness within the community. All street lighting will meet applicable Washington County standards for safety. Retail and civic areas are seen as having their own unique lighting themes. Specialty lighting at certain locations, such as the retail and tennis courts will also be subject to applicable Washington County regulations and DRC review.

Community Center areas will have specific streetscape elements. Metal fencing (black), trash receptacles, and benches will be supplied in the central area to address. Court sports will be fenced and have visual wind screens (green) mounted on backstop chainlink fencing in green or black. A minimum of two benches and one trash receptacles per court will be supplied in addition to those provided in the formal gardens, storefronts, and squares. A pavilion for picnicking will be provided at the “sailing pond” and Yale Drive entry.

Within both the community center area and the neighborhood parks, matching refuse containers and benches will be used. These features will match in material and color to the mailbox and street numbering program.

Typical elements will be similar to those shown below. Palettes governing DRC approval will be developed when the Property Owners Association documents are formulated.



Recreational Opportunity



Mount Aetna Farms offers several open space and recreational opportunities. In addition to the internal open walkways, a recreational trail will run through the center of the community, connecting neighborhoods to the central recreation area and beyond. The open space system also incorporates tot lots and pre-teen lots for daily activities for caregivers and children. The Community Center will offer two courts, with a minimum of one tennis court, within the park area, as well as outdoor swimming pool, racquetball court, and meeting rooms for use of the residents.

A minimum of two recreational fields will be constructed for the use of Mount Aetna Farms and neighboring communities. These fields will be publicly dedicated, along with proffered equipment, and maintained by Washington County. Open space and facilities will be credited toward Mount Aetna Farms’ open space requirements.

Each Neighborhood Park, square or green will be landscaped with an assortment of equipment and themed with the planting palette of the neighborhood. Equipment selections will include at least one of a selection of a multipurpose field, tot or pre-teen playground equipment, gazebo, benches, or picnic shelter. In addition, each park will include (1) Victor Stanley Classic series Picnic Table or equivalent, (2) Victor Stanley Classic Benches or equivalent, and matching refuse containers.

All recreational areas will be landscaped with the palette of the local neighborhood.

Selections will be similar to those shown here.



NOTES



Appendices

The appendices contain sample structures for property owners documents. They are intended as guidelines for the formulation of future property owners documents which, in turn will be filed and approved with jurisdiction authorities and incorporated with approved plans. These appendices contain recommendations for, but are not limited to, items of concern in future property owners documents.

These guidelines are not intended to replace developer initiated pattern books, approved plans, or property owners documents, prepared by a qualified professional, unless specifically stated in those documents.



Appendix I

THE DESIGN REVIEW COMMITTEE

ESTABLISHMENT OF DESIGN REVIEW COMMITTEE

The Design Review Committee (“DRC”) must review and approve all architectural plans for any structure prior to the commencement of construction and building permit issuance. Where the builder will be repeating floor plans and elevations, this Committee also must review and approve each standard model or unit, in addition to all colors, prior to the construction of the builder’s first structure. For buildings where the elevation and floor plan are not being repeated, approvals must include architectural plans, site plans and colors for that building. Any changes made to the DRC approved plans must be submitted and approved by the DRC if such changes are made during construction or prior to the builder’s Notice of Completion and Inspection of Work by the DRC.

The Design Review Committee (“DRC”) or its delegate must review and approve all landscaping prior to the installation of such landscaping. The DRC or its delegate also must review and approve any improvements to the Site or structure made subsequent to the initial construction of the structure. For improvements other than those standards contained and specified in this document, the DRC may delegate the review and approval of improvements to a Site (subsequent to the construction of the initial structure) to the site superintendent. The DRC shall establish design review procedures through the Declaration, Articles, Bylaws and/or Design Guidelines.

The DRC of the Owners Association or its delegate shall approve any improvement to a Site only if it deems, in its reasonable discretion, that: (a) the improvements are in conformance with the Design Guidelines established herein and the applicable PUD Plan; (b) the improvement to the Site in the location indicated will not be detrimental to the appearance of the surrounding areas of the Mt. Aetna area as a whole; (c) the appearance of the proposed improvement to the Site will be in harmony with the surrounding areas of the Mt. Aetna area; (d) the improvement to the Site will not detract from the beauty, function and attractiveness of the Mt. Aetna area as a planned mixed use community or the enjoyment thereof by owners; and (e) the upkeep and maintenance of the proposed improvements to Sites will not become a burden on the Mt. Aetna Association.

The Owners Association will require consistency from the DRC in their review of all proposed improvements to insure conformance with these Design Guidelines and the applicable Master Plan and to establish continuity throughout the Mt. Aetna community. The Design Review Committee (DRC) will consist of four to five members appointed by the developer initially and later by the Owners Association. The qualifications will be as follows:

- o One member will be a Maryland Registered Landscape Architect
- o One member will be a Maryland Registered Architect
- o One member will have extensive experience in construction management and/or construction contracting as deemed appropriate by the developer
- o One member will be an elected leader of the Owners Association

An administrative manager will be assigned to the DRC by the Project Developer to provide essential support and assistance until the site development is substantially complete.



Appendix II

REVIEW CRITERIA AND PERFORMANCE STANDARDS

RESIDENTIAL AND RECREATIONAL USES

DEVELOPMENT CONCEPT

The focus of residential and open space development in Mt. Aetna is to create planned neighborhoods that share in the benefits of the extensive open space protection. Each neighborhood will contain a variety of housing types and a hierarchy of open spaces that will be accessible for both pedestrian and vehicular mobility to schools, shops, and the greater Washington County community. Additional uses may be permitted as listed in the PUD zoning district standards and limited by language officially adopted with the rezoning application.

Common design elements must be used throughout Mt. Aetna to create a cohesive high quality environment. Design elements like lighting, freestanding signage and landscaping should be consistent throughout the commercial, retail and residential land-use areas to establish an ordered high-quality environment. General design guidelines applicable throughout Mt. Aetna as well as guidelines for specific uses are described in the following pages of this document.

BUILDING TYPES

All permitted uses and building types identified with the Washington County Zoning Ordinance are applicable to this property, as modified by the approved Zoning Plan and conditions.

ARCHITECTURAL STYLE

It is the intent of these Design Guidelines to ensure that each home, or commercial structure has individual design quality and integrity while remaining compatible with the neighborhood as a whole. The general style of the community architecture will be in keeping with the character of Washington County's historic buildings, with a predominant use of brick, stone, and frame construction. No specific architectural styles are expressly prohibited, however the DRC reserves the right, in its sole and absolute discretion, to reject highly stylized structures with overstated design elements, overly mixed styles with insufficient stylistic theme or treatment, or styles not in keeping with an established neighborhood pattern.

BUILDING MASSING

It is the intent of these Design Guidelines to encourage design solutions which reduce the visual mass and develop proportions and details appropriate in scale to the Site. Multiple roof lines and the softening of elevations through multiple face planes will be required. Multiple plane changes are required on all front and rear elevations. This requirement may be satisfied on the front elevation where full or partial porches are constructed.



Appendix II

ENHANCED SITE DESIGNATION

Any Site located adjacent to any portion of the community center, open space, street corner or abutting a through public street shall be considered for Enhanced Site Designation as listed or illustrated on attachment A of these guidelines. The incorporation of enhanced architectural features are encouraged on all structures located on Enhanced Sites in addition to any other architectural features required herein. Any enhanced side of the structure must have a minimum of two (2) planes or a distinct architectural feature such as a bay window, gable roof, masonry chimney stack, feature window element or corner porch. The intent is to bring the architectural style around the enhanced side. All enhanced elevations must be included in the architectural plan submittal and approved by the DRC.

ROOF FORM

Slope of any major roof must be 6:12 or above unless otherwise approved by the DRC. Sky lights, roof ventilators, and satellite equipment must be kept to the rear roof elevation. Vents, flues, and other projections through the roof must be painted black or match roof color.

SETBACKS/ HEIGHT RESTRICTIONS

Setback and height restrictions must meet all regulations defined in the approved Zoning Plan and within the PUD ordinance for each area.

EXTERIOR ELEVATIONS

Plans should be designed to look attractive from all four sides. Decorative elements (masonry veneer, water tables, shutters, dormer windows, bay windows, recessed windows, etc.) should not be limited to the front facade only. Consistency of style, details and window groupings shall be maintained on all four (4) sides. Multiple plane changes will be required on all front and rear elevations. Windows and doors should align vertically and horizontally or be designed in an organized manner, rather than located randomly. Mt. Aetna Farms will require a balance of masonry, stone and/or stucco, non-garage area and window and door openings on every structure. All rear elevations on Enhanced Sites will have a minimum of two window types/ styles/ shapes. Decorative and fixed pane windows are encouraged on Enhanced Sites.

EXTERIOR LIGHTING

Site lighting is intended to be both attractive and functional and sited to provide efficient illumination, enhance its setting aesthetically, and provide for safety and security.

A hierarchy of fixture types, depending upon their intended use, different sizes or types of fixtures shall be employed for streetlights, parking area lights, building illumination and trail lights. The Design Review Committee will select lighting types appropriate, to the use being served, the surrounding uses, and overall visibility of the location to be illuminated. Light from on-site sources/ fixtures should not be directed toward homes.

To this end, each applicant shall submit a detailed lighting plan for DRC review and approval, which will, among other things, provide the type (including the color spectrum), wattage, siting and material of each exterior light/ light fixture/ pole. Heights of light poles and heights above grade for building-mounted fixtures shall be provided. Typical fixture schematics, including sketch of area of light spillage at ground plane, shall be provided for each type of fixture proposed. The type, height and location of streetlights shall be approved by the DRC. The design should enhance the community image of the project overall. The DRC may adopt a standard street light fixture, approved for public use, including pole, which shall then be required throughout Mt. Aetna.

Exterior lighting for residential use must be subdued and generally directed downward. The lighting should minimize light spill onto adjacent properties and may be permitted by the DRC with the architectural plans or in subsequent submittals for such purposes as illuminating entrances, decks, driveways, parking areas etc. In all cases, exterior lights should be of a design compatible with the structure.

Residential light fixtures operated by a photocell must be installed on the front elevation of each structure in order to illuminate the house numbers.



Appendix II

ARCHITECTURAL DETAILING

Exterior architectural detail including trim and siding shall be compatible with the particular style of the house design. A basic design may be deemed inappropriate if consideration is not given to such details as trim around windows and doors, at the eaves or gables of roofs, or porch columns, railings or steps. Such consideration does not imply that very elaborate or decorative elements are encouraged; however, Builders and property owners should discuss this issue with the DRC in conjunction with the design approval.

FIREPLACES

Fireplaces and the full height of their chimneys, if any, must be fully enclosed with compatible materials. Fireplaces must visually extend to grade.

EXTERIOR MATERIALS

Wood siding shall be restricted to natural wood boards or shingles and shall be stained or painted. Hardboard siding must be pre-finished or painted. Concrete board siding shall be primed and painted. Smooth vinyl siding shall be restricted to where trim work is built out to maintain a three-dimensional appearance. Masonry/ stucco shall be restricted to stone, brick or stucco for residential structures unless otherwise approved by the DRC. Split face block will be permitted for commercial structures when incorporated with other building materials.

All structures will include brick, stone, or stucco at the front elevations and a portion of each side (wrapped around the corners). Masonry water table foundations will meet this requirement. The rear and side elevations of any structure on an enhanced or high profile Site will be required to include brick, stone or stucco. The DRC encourages the use of masonry on the structure as a unifying element on all four elevations of every structure. Masonry water table foundations will meet this requirement. Tile, concrete tile or heavy textured asphalt shingles (minimum 30 year/ 330 lb.) are acceptable. Metal roofs, standard asphalt shingles and woodruff masonite shingles or other materials will be considered by the DRC. Selection of roofing material must be consistent with the architectural style of the structure.

Simulated materials require specific approval from the DRC. Vinyl and aluminum siding is acceptable on side and rear elevations only and must be beaded. Window frames will be painted wood, natural wood, anodized painted aluminum or vinyl cladding. The DRC will encourage all exposed foundations to be brick, stone or stucco to grade. Any exposed concrete must be stamped/ textured and painted to match the color of the exterior materials. Exposed concrete shall be minimized by stepping the foundation and with the use of landscaping.

COLORS

ALL EXTERIOR COLORS MUST BE APPROVED BY THE DRC.

The color of exterior materials shall be compatible with the exterior style. At no time will duplicated color palettes be allowed adjacent to or directly across the street from one another. The intent of the color palette is to provide a tasteful, yet animated, streetscape. Accent colors on doors, window frames, fascias, soffits and trims, used judiciously and with restraint, may be permitted. Colors shall be soft, muted, earthen tones and shall harmoniously blend to the visual benefit of the community. All projections including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railings and exterior stairways will match the color of the surface from which they project unless otherwise approved.

The Owners Association will develop several potential color palettes. The Association encourages the use of these color palettes by all builders. Builders are required to submit color schemes with each DRC submittal. The builder may request the use of any of the approved color schemes or propose an alternative scheme, which must be approved by the DRC. Any repainting of any structure with the original colors is permitted. However, any color changes must receive approval from the DRC or its delegate.



Appendix II

SITING

Each building site has its own specific qualities and characteristics. It is important to look carefully at the site, observe its special assets and decide how each of these can best be used to increase the aesthetic value of the site for the individual property owner and the community.

- Exterior grading will be adequate for drainage away from the structure and adjacent structures.
- Structures will be sited to complement existing or planned structures on adjacent sites. It is especially important that any altered drainage patterns not cause soil erosion on adjacent properties. Joint cooperation between adjacent site owners is encouraged with respect to site grading.
- Existing and proposed grades on the site must be shown on all site plans submitted to the DRC with the architectural plan submittal.
- No grading will extend beyond lot lines.
- No grading will exceed a 2.5:1 slope.

PROTECTION OF EXISTING VEGETATION

Beyond the general clearing limits proposed by the Preliminary Plan and within any proposed Conservation Easements, clearing of existing vegetation for landscaping and view shall meet the following requirements:

- A tree inventory, prepared by a qualified professional, will be used to guide construction design and advise the developer/ builders during construction.
- No clearing is permitted within the designated Conservation Easements, except as may be allowed by Washington County in accordance with the approved Construction Drawings. The property owner can within these limitations, maintain and manage growth of existing vegetation by pruning and limbing up existing trees for view and breeze.

RETAINING WALLS

A single retaining wall will not be more than thirty-six inches (36”) in height (measured at the exposed side). Retaining walls will be constructed of brick, treated wood, natural stone or similar materials, subject to approval by the DRC. Creosoted railroad tie retaining walls are specifically forbidden. Walls constructed out of brick, stone and stucco, or concrete faced and capped with brick, stone or stucco, will be allowed for retaining or changes in grade and courtyard walls, if approved by the DRC or its delegate.

PAVED AREAS

Lead walks and driveways must be hard surfaced and made of concrete or decorative pavers. Materials such as colored concrete or special paving patterns are subject to the approval of the DRC or its delegate. Community walking paths, streets and commercial parking areas will generally be asphalt. Alternate materials for walking paths may include wood boardwalks, crushed stone or wood chip trails through open space areas.

The edge of the residential driveway must be a minimum of two feet (2’) from the property line, unless a single drive is shared. Commercial parking areas must be located a minimum of five feet (5’) to any property line. Modifications to the original driveway will require the approval of the DRC or its delegate. Widening for the purpose of extra parking space is not permitted. A minimum of eighteen feet (18’) will be required from the garage door to the front lot line on all single family detached residences. Parking requirements will be reviewed during subdivision and site plan application for conformance with PUD Plan criteria.



Appendix II

DECKS, PORCHES, PATIOS, WALLS - at initial construction of the structure
DRC approval is required for all decks, porches, patios and walls which will be built or installed at the time of the construction of the initial structure. These plans are required to be submitted to the DRC, with the architectural and site plan submittal, prior to building permit issuance. Pre-Approval of specific deck design and size options may be granted for approved house elevations. Any decks, porches, patios or walls being built subsequent to the construction of the initial structure must be approved by the DRC or its delegate. Plans must show the exterior elevations, dimensions, massing, location and must designate materials and colors.

Decks must be constructed of wood or other material compatible with the residence. Any deck or stair accessing deck will be supported by posts built up to a minimum dimension of 8” x 8” and will be covered by a material consistent with the exterior material used in the construction of the structure. Larger columns may be necessary depending on material or architectural style. Masonry columns will be encouraged. The deck rail, rim and supports (if wood) will be painted or stained using the same color as the body or trim color of the structure. No deck will occur above the main level of the structure unless cantilevered or integrated into the structure design by being supported by at least two (2) walls of the structure. Patios constructed out of brick, stone, colored concrete or other materials may be permitted anywhere on a Site as long as all landscape requirements are met. Front porches must have a minimum depth of five feet (5’). Walks, front porches and stoops may be constructed of brick, wood, modular pavers, stone or concrete. Patios and decks will not be used for storage other than patio furniture and barbecues. Patios and decks will not be used for hanging garments or other articles or for cleaning rugs, household articles or other items.

DECKS, PORCHES, PATIOS, WALLS, GAZEBOS AND HOUSE NUMBERS - subsequent to the initial construction of the structure
Approval by the DRC or its delegate is required for all decks, porches, patios, gazebos, arbors and walls which will be built or installed after the initial construction of the structure. These plans are required to be submitted to the DRC or its delegate with the landscaping plan submittal, prior to construction.

HOT TUBS AND POOLS
Approval of the DRC or its delegate is required for all hot tubs and pools. Plans must designate materials, dimensions and location. Hot tubs and pools will be integrated into the design of the structure and landscaping. Above-ground pools will not be allowed.

EXTERIOR STORAGE AREAS
Outbuildings, storage sheds, greenhouses, and structures of a temporary nature are prohibited. Camping tents set up for cleaning or occasional overnight sleeping by children will not require approval from the DRC or its delegate if left up less than forty-eight (48) hours. Accessory buildings (other than approved decorative gazebos and swimming pool cabanas) will only be allowed as approved by the DRC or its delegate.

EXTERIOR MECHANICAL EQUIPMENT
All exterior mechanical equipment, such as air conditioners and heating equipment, will be either incorporated into the overall form of the structure, be enclosed by a structure matching exterior house material or be landscaped to reduce impact. Installation of any exterior mechanical equipment requires approval from the DRC or its delegate.



Appendix II

TRASH RECEPTACLES AND MECHANICAL EQUIPMENT

All external trash receptacles and mechanical equipment shall be located on the site plan, and shall be located on the rear, or rear of a side elevation, of a building. All such equipment shall be screened with approved vegetation or structures.

ANTENNAE

No exterior radio or television antennas may be erected. This prohibition includes exterior microwave or cable television satellite dish antennas. However, the DRC or its delegate may approve satellite dishes that are less than twenty inches (20”) in diameter or length and flat array wireless cable TV antennas. Requests to the DRC or its delegate for approval of installation of such instruments must meet the following requirements:

- Each dish or antenna must be located in the least conspicuous area possible to minimize visual clutter.
- A written request with specifications and a photograph of the structure indicating the location where the instrument is to be placed must be submitted for approval prior to any installation.
- The apparatus must be painted to blend with the color of the structure within ten (10) days of installation.

SOLAR ENERGY DEVICES

Approval by the DRC or its delegate is required. Passive and active solar energy systems must be integrated into the architecture of the structure area. Solar collection panels should blend into overall architectural massing and roof form designs. Solar panels should be at the same pitch as the roof, even though the slope may not be “optimal.” For solar collection, the small increase in panel size that may be required to increase the efficiency of the collector array is preferable to the visual conflicts of different angles and slopes on the roof. Solar panels will not protrude more than twelve inches (12”) above roof surface or above the ridge line of a roof. No exterior plumbing may be visible.

PLAY AND SPORTS EQUIPMENT

Approval by the DRC or its delegate is required. Equipment such as basketball backboards and play sets will be located in the rear or side yard. Size and color will be considered on a case-by-case basis depending on Site size and proximity to neighbors. Play structures may not exceed eleven feet (11’) in height. The applicant is required to provide proof of notification of all adjacent abutting property owners when plans are submitted for approval for any play and sports equipment.

STORAGE AND PARKING OF VEHICLES

No recreation vehicle, camper, campers not on a truck, boat, mobile home, horse trailer or other trailer, tractor, motor home or truck (other than a pickup truck) will be stored or parked over-night anywhere within Mount Aetna Farms unless such parking or storage is within a garage, except that any such vehicle may be otherwise parked as a temporary expedient for loading, delivery or emergency. This restriction, however, will not restrict trucks or other commercial vehicles associated with a permitted business use or which are necessary for construction or for the maintenance of the sites, common elements, other property or any improvements.



Appendix II

VEHICLE REPAIR

No maintenance, servicing, repair, dismantling, or repainting of any type of vehicle, boat, machine, or device may be conducted upon a Site, except within a structure which screens the sight and sound of the activity from the street and from other Sites.

MOTORIZED VEHICLES

Other than public safety/ fire protection or maintenance equipment, motorized vehicles are not to be driven on greenbelts or common areas. This includes snowmobiles, motorcycles, minibikes, etc. Such vehicles will not be stored as to be visible from any of the Sites.

WEATHER VANES

Weather vanes are not allowed unless they are included in the initial design and character of the structure and approved by the DRC with the architectural plan submittal.

FLAGPOLES

Flagpoles which are freestanding are prohibited, except as approved by the DRC. Flagpoles attached to the front of the house do not require approval as long as the pole top does not rise above the level of the bottom sill of the second story windows and is a maximum of eight feet (8') long.

FENCES

To promote an open feeling, three-rail and picket fencing is the standard fencing throughout Mt. Aetna Farms and is the only fencing allowed unless specifically approved during the Final Site Plan process. An inconspicuous wire mesh may be attached to the homeowner side of the three-rail fence to contain small pets and children within rear yards. All fencing must be painted white or other uniform color approved by the DRC. Any deviations from the standard three-rail fencing must be located and detailed for review by the DRC or its delegate.

Fencing location requires approval from the DRC or its delegate. Wing fences must be set back a minimum of four feet (4') from the front corner of the house and/or garage. Wing fences may have a gate. No fencing will be installed in such a way that it impedes drainage.

Other fences, such as interior fencing to enclose patios, hot tubs, pools, screen trash receptacles, support arbors, etc., will be of a type, finish, color, etc. compatible with the standard fence design and color and/or building architecture. All such fencing must be located on a site plan and detailed for review and approval by the DRC or its delegate.

Fences and/or stone columns and entrance monumentation constructed by the Developer or builder along or abutting property lines or adjacent streets may not be removed, replaced or painted without the approval of the DRC or its delegate.

DOG RUNS

Dog runs are subject to approval by the DRC or its delegate and must be constructed and finished with fencing of the same standard design as allowed at the property line. Dog runs must be located in the rear or side yards, abutting the structure, substantially screened from view from neighbors and adjacent public areas and must be limited in size to two hundred (200) square feet or less.



Appendix II

PETS

Pets must be carried or on a handheld leash. Pets may not be leashed to any object on the common areas. Pets are not permitted to bark, howl or make other loud noises for such a time as to disturb residents. Owners are responsible for the removal of wastes of their pets from the common areas and from the premises of other property owners. Owners are responsible for any property damage, injury or disturbances caused by their pets.

USE OF COMMON AREAS

Private property such as toys, tools, etc. may not be left unattended in the common areas. Property left unattended may be removed by agents of Mt. Aetna Farms Property Owners Association.

DISTURBANCES

Residents shall exercise reasonable care to avoid making or permitting loud, disturbing or objectionable noises. Residents shall also exercise reasonable care to avoid using or playing musical instruments or devices in such a manner as may disturb other residents, nor shall residents allow musical instruments or devices to be used or played in such a manner as may disturb other residents.

MAILBOXES

Mailboxes and pedestals are to be provided and installed by the builder per U.S. Postal standards, and, where freestanding, adjacent to the curb or edge of pavement. The pedestals will be constructed to meet local standards. Cluster mailboxes may be appropriate in the attached unit neighborhoods within Mt. Aetna community and will require the approval of the DRC or its delegate. All wood used on mailbox pedestals must be rough sawn cedar. Mailbox wood will be stained or painted white or as approved by the DRC

LANDSCAPING

Review and approval of all landscaping by the DRC or its delegate is required. All portions of a Site not covered by a structure, driveway, patio, sidewalk, etc. will be landscaped to comply with County ordinances. Landscaping will be done in accordance with a landscape plan approved by the DRC or its delegate. The plan will show all proposed landscape improvements including trees, shrubs, turf, mulches (bark, gravel, etc.), rock work, flower gardens, etc. Landscaping plans must also show the proposed locations of patios, fences, arbors, swimming pools, decks, gazebos and retaining walls. Approval of the landscaping plan in no way constitutes approval of any patio, fence, swimming pool, deck, gazebo, arbor or retaining wall unless specific plans have been submitted and approved by the DRC or its delegate. Plans must include specific details on existing and proposed grades on the Site.

Drainage swales must be maintained and unimpeded on all lot lines. In addition, at no time may the installation of landscaping alter the drainage of any adjacent or subject Site. Landscaping additions, including planting, irrigation systems, walls, patios, etc. that were not part of the initial approved plan, must receive separate approval from the DRC or its delegate prior to installation. The utilization of non-living objects as ornaments in the landscape is discouraged in the front yard. The landscape package will include as a minimum, one (1) tree (at least 1½” caliper) in the tree lawn (between curb and sidewalk), three (3) trees and ten (10) shrubs in the front yard, grass lawn. Side and rear yard areas may include saved trees with naturalized plantings and organic mulch ground cover.

Proposed landscaping shall generally conform to the tree species depicted on Mt. Aetna Farms Zoning Plan.



Appendix II

MAINTENANCE OF DRAINAGE

There will be no interference with the established drainage pattern over any property within the Association Area except as approved in writing. Approval will not be granted unless provisions are made for adequate alternate drainage. The “established drainage pattern” will mean the drainage pattern which exists prior to the construction of the structure and will include any established drainage pattern shown on any approved plans. The established drainage pattern may include the drainage pattern from common elements over any site, from any site over the common elements, or from any site over another site. Each Site owner is responsible for any erosion control that may be necessary to protect adjacent sites or common areas from damage due to drainage or related erosion. When installing landscaping, it is very important to insure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks and driveways.

All storm water management areas shall be maintained in accordance with Association, State, and local requirements.



Appendix III

REVIEW CRITERIA AND PERFORMANCE STANDARDS COMMERCIAL, CIVIC AND RETAIL USES

DEVELOPMENT CONCEPT

The focus of commercial and retail development in Mt. Aetna is to provide for the everyday needs of the residents in the community. The areas set aside for this use are sized and located to recognize the potential for small scale shopping, professional services, local office and limited auto oriented uses. Additional uses may be permitted as listed in the approved PUD zoning district standards and limited by language adopted with the rezoning application. The development image of the commercial land use areas is critical and should take on some of the principles of “main street” architecture and site design. It will also be important to integrate the commercial land uses into the open space setting of the community park.

Common design elements must be used throughout Mt. Aetna Farms to create cohesive high quality environment. Design elements like lighting freestanding signage and landscaping should be consistent throughout the commercial, retail and residential land use areas to establish an ordered high-quality environment. General design guidelines applicable throughout Mt. Aetna Farms as well as guidelines for specific uses are described in the following pages of this document. Any construction on this site will also be subject to review by the DRC under these guidelines.

BUILDING TYPE

All permitted uses and building types identified in the Washington County Zoning Ordinance except as modified by the approved PUD Zoning Plan and conditions. In general, the commercial building types are anticipated as a combination of two and three story construction depending on the ultimate market conditions and uses proposed.

DESIGN

Retail areas should incorporate a pedestrian orientation design.

In areas with uses and buildings other than retail, the design and scale of the buildings containing the retail uses shall complement and harmonize with the non-retail buildings in that area.

Commercial fronts, doors, awnings and signage, including address numbers, shall have a unified design. Siting and design shall be subject to DRC review and approval. Such review and approval shall take into consideration the differing programmatic requirements of a retail environment, as opposed to office or service uses, and shall be referenced and explained in an applicant’s application/ plans submitted to the DRC.

Finer materials, superior details, and more skillful craftsmanship shall be used on facades facing public areas, especially any portions of a building visible from the street. All facades facing public areas shall be of uniform design so as to present an integrated appearance of all facades from any viewpoint. Less expensive materials, simpler details, and more expedited means of construction may be used on other, less prominent elevations.

No individual retail or office use shall exceed 16,000 square feet.



Appendix III

SITING/ HEIGHT/ LOT COVERAGE

Buildings and structures, as well as on-site travelways and surface, off street parking areas, shall be subject to the applicable PUD Zoning setbacks. The entire length and width of setback areas, except at locations of access points, sidewalks/ trails and where such landscaping would directly interfere with utilities shall contain one or more of the following:

- a. existing woodland vegetation;
- b. a combination of existing woodland vegetation and supplemental landscape plantings intended to provide an integrated streetscape that is consistent with the landscape plan of adjacent properties; or
- c. landscape plantings consistent with the landscape approved plan. Such setback areas shall contain screening if required by the Washington County Zoning Ordinance.

ARCHITECTURAL STYLE

Design and architecture of buildings and structures within Mt. Aetna Farms, including siting and materials, shall be subject to DRC review and approval, with the intent being that building and structures within Mt. Aetna complement each other in design, style and materials, without necessarily being identical, and all contributing to the town setting. The design and siting of buildings shall complement the natural terrain and location of open space and public use areas. All architectural plans will be evaluated in terms of integration, form, texture (materials and color), scale and facade with the particular character of each site, as well as with adjacent buildings.

Plans and specifications submitted by an applicant shall show the proposed design, including materials, of the proposed building or structure and indicate how it relates to existing or proposed commercial buildings or structures on adjoining lots or sites or across public or private streets within Mt. Aetna.

WALLS

All exterior building walls and structures shall be constructed with attractive, durable materials, such as textured concrete, masonry, stone, brick, finishing wood, stucco, smooth metal panels or glass.

Finer materials, superior details, and more skillful craftsmanship shall be used on facades facing public areas, especially any portions of a building visible from the street. The side or less prominent elevation facades may have slightly less detail than the front facades. Elevations visible from other public or private roadways shall also be provided with a higher quality, less utilitarian standard for materials and craftsmanship, but shall not be held to the same heightened standards as those elevations visible from the green. Less expensive materials, simpler details, and more expedited means of construction may be used on other, less prominent elevations, but shall be harmonious with and complement the design and construction of more visible elevations. Unless otherwise approved by the DRC, and properly maintained, colors to be used on building exteriors must not be applied, but must be intrinsic to the material use. Exposed concrete foundation walls shall be clad in brick or stone.

Retaining walls shall be brick or stone or acceptable pre-cast units. Screening walls shall be stone, brick or stucco and may include pierced brick. Gates shall be wood. Arches and piers shall be brick, stone or stucco. Wood screening fence, where permitted, must have 2 finished sides and masonry piers/ posts. Movement joints (expansion, contraction, etc.) shall not be easily identifiable.

Trim is required where there is a change in materials, and shall be an appropriate size and material for the location. Trim color shall be selected from the list approved by the DRC and should match or compliment the color of the wall on which the trim is located. Trim may be permitted wall materials or precast concrete.

Fences, railings, and guardrails shall be subject to DRC approval in terms of materials and location. Approval by the DRC does not guarantee the safety of anyone utilizing such railings, fences or guardrails.



Appendix III

ROOF FORM

Building roofs are to be uncluttered, and when flat roof surfaces would be visible from roads and adjacent areas, pitched, sloped roofs should be utilized. Roofs, when sloped, shall be of standing seam metal, slate, artificial slate or fiberglass shingles. Colors for roof materials, if other than a natural material left to age naturally, shall be black, gray, silver, dark red or dark green. In considering the color of roof materials, the DRC shall consider the visibility of such materials and the color of buildings/ roofs on adjacent sites.

Principal roofs that are sloped shall have a symmetrical gable or hip. Principal roofs that are flat shall have a horizontal parapet wall no less than 2 feet high. Principal roofs may be a combination of mansard and flat roofs, if the mansard is continuous over a constant slope.

Equipment placed on the roof must be hidden by an enclosure designed to be compatible with the roof, which enclosure shall be a parapet wall or similar enclosure, which is consistent with the color and materials of the building. Roof equipment shall not be visible from public rights-of-way or the ground level of surrounding properties. Solar panels shall be flat and mounted only on the rear slope of the roof and in a location not visible from the public street. An applicant may request an alternative location if a location meeting the above criteria would not allow such solar panel to work effectively. The DRC, in its discretion, may approve an alternative location. Freestanding screens are not permitted.

Vertical projections beyond the roof or parapet wall, such as towers, dish antennas, vents, etc. should be avoided. However, should such projections be necessary, they must be appropriately designed and/or screened, and approved by the DRC in its discretion.

UTILITIES

All utilities, including but not limited to, electric power lines, telephone lines, gas lines, cable TV lines, water and sewer lines and drainage pipes, shall be underground or enclosed within a main building.

Common Shared Easements shall be used to the maximum extent possible to minimize the area encumbered by utility easements. Landscaping will be permitted in the utility easements where the placement of plant material does not directly interfere with the purpose of the easement.

Related facilities to such utilities shall be underground or enclosed within a main building, or where that is impossible because of the nature of such facility, it may be located above ground in an unobtrusive location and screened completely by landscaping, as approved by the DRC. Where possible, utilities should be installed within already-cleared areas, such as road rights-of-way and driveways serving the property so as to avoid the disruption of existing vegetation and pavement when installing or repairing utility lines.

Consistent with any requirements of federal or local law, antennas and receiving or transmitting dishes shall be located in an unobtrusive location and screened from view. Such location shall be shown on a plan submitted for DRC review and approval, taking into consideration the technical requirements and need for such antenna/ dish and location.



Appendix III

SIGNS

All signs will be subject to zoning ordinance requirements, in addition to meeting the guidelines contained herein. All signs, whether temporary or permanent, shall be designed, fabricated, sited, altered and maintained in accordance with the plan or plans approved by the DRC.

An applicant shall submit, to the DRC for review and approval, an application and plan or plans, indicating type, size, location, height, colors, materials, and text of each proposed sign, as well as any proposed lighting and landscaping for such sign. All signage shall demonstrably complement the architectural style and color scheme of structures on the site. The application shall indicate whether the proposed sign is to be temporary or permanent.

In order to coordinate signage to protect views and the planned development setting, the DRC may require an applicant to show on its application/ plans existing or approved signs within 1,000 feet of the applicant's site. The DRC may require that Mt. Aetna Farms or any controlling association or declarants, prepare and submit for DRC review and approval, a comprehensive sign plan for Mt. Aetna Farms, which, once approved, shall serve as the DRC's guideline for siting of signs throughout the development.

Signs may be illuminated, but shall not be moving, flashing, blinking or fluctuating. General advertising, locational advertising and billboards are not permitted. Signage in the areas containing retail uses shall also be subject to specific guidelines set forth below. Signs may, with DRC approval, be placed on the wall of a building, in or behind a window of a building or on a pole if otherwise permitted, or on the ground. No roof signs shall be permitted. All freestanding business, informational and directional signs shall be monument-style.

Directional Signs

Private street signs shall be pole-mounted, and of such size and location as to be readily visible from vehicles within the private streets. Such signs shall be of the same style or color as standard street signs in Washington County, but are intended to include a decorative post unique to Mt. Aetna Farms. Such signs shall be consistent throughout Mt. Aetna Farms. All signs, including but not limited to, their design and location, are subject to DRC review and approval.

Permanent Signs

One building entrance sign shall be allowed per public entrance, and located over or immediately beside the entrance. Such sign shall be a maximum of 12 square feet per face, with not more than two faces, and shall extend no higher than seven feet above the ground elevation at the foundation of the sign structure.

No facade sign, including building logo signs, shall extend above the roofline of the building or structure.

Signs may be illuminated externally, or backlit in retail areas. External lighting fixtures shall be placed on the ground at a distance of no more than six feet from the base of the sign, so as not to cause glare or nuisance beyond property lines and not shine directly into eyes of drivers entering or exiting a site. External lighting fixtures shall be shielded and concealed by landscaping.



Appendix III

Window dressing, signs and displays may be in or behind a retail establishment’s window, but shall not be attached to the exterior of a window or building or located on or within any pedestrian or vehicular travel-way. Not more than 50% of a window’s surface area may be covered. All retail signs shall be of consistent colors, type styles, shapes and dimensions, as approved by the DRC. Materials and design shall complement the architectural style and color scheme of the building(s) within this area.

All retail signage must be reviewed and approved by the DRC. Materials, design, color, type styles, shapes and dimensions of retail signage shall be consistent, and shall demonstrably complement the architectural style and color scheme of the non-commercial use signage and the building(s) within this area.

LANDSCAPING

The primary design objective for new landscaping is to visually combine new development with its natural surroundings, compliment the design of buildings and structures, screen service areas and utilitarian elements of the use from view, enhance the attractiveness of trails and courtyards, and, improve the appearance of public and private streets

Landscape plans are subject to DRC review and approval. Landscape plans shall be prepared by Registered Landscape Architects. The landscape design should emphasize large-scale formal motifs and areas of naturalized design; utilize plant material that is sympathetic in color, form and texture to the naturalized planting goals; be simple, incorporating only a few plant types in any given area to avoid “visual chaos;” concentrate selected species in masses to maximize their visual effect; use specimen trees and shrubs to reinforce native plant species for maximum design effect; be aware of seasonal interest; and restore areas close to forest conservation easements with naturalized plantings. The DRC may designate a list of acceptable plantings, or unacceptable plantings or both, which list(s) shall be utilized in preparing and submitting a landscape plan.

A landscaping plan for any lot is to be submitted to and approved by the DRC prior to any development of the lot. Such plans shall include information regarding type of sodding, seeding, trees, hedges and shrubs, and other proposed treatment of site such as irrigation, walls, sign locations, etc. Landscaping of the lot must be in accordance with the approved landscaping plan for the proposed site and any subsequent overall landscape plans for Mt. Aetna Farms. Street trees shall be located out of the public right-of-way or utility and sight distance easements.

Parking areas shall be visually screened from adjacent roads. Open, off-street parking areas shall have interior landscape areas comprising at least 5% of the total parking area. Plant species located in parking areas should be selected with consideration of the area needed for roots to allow maturation of the species, as well as the need to be drought, glare, and salt damage resistant to ensure a quality landscape planting.

Sufficient landscape plantings will be encouraged around all proposed buildings to soften and harmoniously integrate all structures with the surrounding natural landscape.

All disturbed areas surrounding site lakes, wetlands and storm detention areas shall be stabilized and landscaped according to an approved SWM planting plan. These areas should be carefully designed to accommodate aesthetic naturalized plantings and recreation amenities while minimizing the impact of hardened or edge treatments, headwalls, pipe outfalls and bulkheads to the extent allowed by applicable governmental standards.



Appendix III

SERVICE/ LOADING/ DUMPSTER AREAS

Outside storage of material, supplies, or equipment, including trucks or other motor vehicles, shall be permitted only if approved by the DRC, in its discretion, and the area containing such storage is fully screened on sides with architectural walls and/or landscape screening. Dumpsters shall be inside the building or located in service areas, away from public view and screened with a solid wall or fence, architecturally harmonious with the building it serves and/or landscape screens which are at least 12 inches taller than the dumpster walls.

SIDEWALKS/ TRAILS

An overall trails and sidewalk system for Mt. Aetna shall be subject to review and approval by the DRC. Sidewalks and/or trails shall be provided for non- motorized traffic, including pedestrian and bicycle connections from parking areas to buildings, between buildings, to adjacent parcels, along public and private streets, and to recreation facilities. Sidewalks and trails shown on the master plan shall be constructed by the owner or developer of property when sidewalks and trails are on such property.

STORMWATER MANAGEMENT

Innovative and adequate stormwater management systems must be designed in accordance with the requirements of County and State standards.

MAINTENANCE

To preserve the high quality image for Mt. Aetna Farms, each owner shall be held to a consistently high standard of maintenance for both land and improvements. As required in the Declaration, each owner must keep the land and improvements, including appurtenances and parking areas, in a safe, clean and neat condition.

ASSOCIATION RESPONSIBILITY

Mt. Aetna Owners Association or the City of Washington County will be responsible for maintenance of the common area parcels. Association maintenance responsibility includes but is not limited to the following areas and improvements:

- All property and improvements on the Common Area.
- Easements and improvements for access to and from the Common Area.
- Common Area Lighting.
- Street trees planted within the right-of-way of public roadways.
- Improvements at the main entrance including signage, landscape, irrigation and lighting.
- Street pavers or special treatments installed within public roadways not maintained by Maryland Department of Transportation or Washington County, Maryland.



Appendix IV

BUILDING/ SITE CONSTRUCTION

SUBMITTAL PLAN REQUIREMENTS – Design Review Committee

Prior to the commencement of construction, two (2) sets of plans shall be submitted to the DRC for review and approval. The complete submittal requirements are as follows:
A completed Submittal Application Form and a completed Submittal Checklist shall be included with each submittal to the DRC.

The Site Plan must include:

- One copy of the site plan must be reduced to 8½” x 11” and one copy of the site plan must be either 18” x 24” or 24” x 36” at a scale of 1:20 or larger.
- Building location with dimensions to at least two (2) property lines.
- Setbacks and easements.
- Entrance location and percent of slope indicated. All driveway requirements contained in these Design Guidelines must be met.
- Grading and drainage plan showing existing and proposed grades at a maximum two foot (2’) intervals with spot elevations at building corners. The existing grades on the adjacent Sites must be shown.
- Finished floor elevations and top of foundation elevations including garage and basement. Include the finished floor elevations and top of foundation elevations for adjacent homes, if any.

Complete architectural working drawings including:

- Floor plans at no less than 1/4” = 1’.
- All exterior elevations with exterior materials noted.
- Exterior details, including chimneys, exterior stairs, decks, railings, deck columns, etc.
- At least one cross section of the structure indicating roof pitches and height.
- Electrical plans indicating location of all exterior lighting. Any front elevation lighting must be activated by a photoelectric cell.
- Completed Exterior Materials and Colors Submittal Record (must be accompanied by material and color board).

All plans and samples must be clearly marked with the submittal date, owner’s and/or builder’s name, lot and filing number. The DRC may occasionally request additional information in order to be able to visualize the proposed structure. Any and all changes and/or revisions made to the DRC approved plans must be submitted and approved by the DRC if such changes are made during construction or prior to the builder’s Notice of Completion and Inspection of Work by the DRC.

When your submittal has been prepared it should be submitted : TO BE ESTABLISHED AT A LATER DATE

SUBMITTAL REVIEW - Design Review Committee

Upon receipt of all required documents and the review fee, the DRC will review the plans and will provide a written response to the owner within thirty (30) days after submittal. For revised applications that require a minor review, such as re-sites, additions, or landscape modifications, a written response will be provided within ten (10) days.

RESUBMITTAL OF PLANS - Design Review Committee

In the event of any disapproval by the DRC of final submittal, re-submittal of plans will follow the same procedure as an original submittal.

NOTICE OF COMPLETION AND INSPECTION OF WORK - Design Review Committee

A written Notice of Completion must be given to the DRC upon completion of improvements to any structure.

In accordance with the Declaration, the DRC reserves the right to inspect and request any changes required to bring the structure into conformance with the approved plans.



Appendix IV

LANDSCAPE/ MINOR ADDITIONS

LANDSCAPING, ANCILLARY IMPROVEMENTS OR ADDITIONAL CONSTRUCTION AND/ OR EXTERIOR CHANGES - Design Review Committee or its delegate
Additional construction, landscaping, or ancillary improvements and/or changes after completion of a DRC approved structure must be submitted to the DRC or its delegate for approval prior to initiating such changes and/or additions. Landscape improvements shall occur within the time frames set forth in these guidelines.

Please review the following information prior to design:

- Soils information that may be available for your Site should be reviewed for grading, planting and irrigation recommendations.
- The Final Plat or Development Plan should be reviewed for setbacks, requirements and restrictions.
- The improvement survey for your lot should be reviewed for drainage easements, utility easements and any other pertinent items related to the development of your plan.

It is the responsibility of the homeowner to verify compliance with any soils report recommendations, easements, setbacks, height restrictions, etc. The DRC or its delegate is not responsible for compliance with these requirements.

SUBMITTAL PLAN REQUIREMENTS - Design Review Committee or its delegate

Prior to the installation of any landscaping, landscaping changes or the initiation of any changes to the approved initial structure must be submitted to the DRC or its delegate for review and approval. The complete submittal requirements are as follows:

Completed Architectural Improvement Request (landscape plan/ ancillary improvement) submittal form.

The landscaping plan must include:

- The location, quantity, species and size of all plant material to be planted
- All proposed exterior materials (wood, mulch, rock mulch, concrete, flagstone, patios, etc.) must be identified and described in detail (include color samples, descriptions or material samples with your submittal to adequately explain necessary items)

The minimum scale for the plan shall be 1" = 10'. All plans must include the name, address and phone number of both the homeowner and the architect/ landscape/ architect/ designer, if appropriate. The lot, parcel identification and address must be included with your submittal. Any proposed exterior additions, hot tubs, solar connectors, sculptures, play equipment, fences, dog runs, sport courts (basketball hoops), gazebos, pools, decks, overhead structures, lighting, retaining or re-painting in a new color, etc. must be submitted to the DRC or its delegate for review and approval. These plans must be submitted to the DRC or its delegate in addition to the landscaping plan prior to construction or installation.

The plans for these improvements must include the following:

- Exterior elevations including the designation of materials and colors, dimensions, massing and location. Include detailed descriptions and/or cut sheets including color.
- Locations of all street related structures such as curb, gutter, sidewalk, street lighting, traffic signage, etc.
- Proof of notification of all adjacent abutting property owners for the addition of any decks, gazebos, porches, patios, arbors and/or walls.

SUBMITTAL REVIEW - Design Review Committee or its delegate

Upon receipt of all required documents and the review fee, the DRC or its delegate will review the plans and will provide a written response to the homeowner within thirty (30) days after submittal. For revised applications that require a minor review, such as re-sites, additions, or landscape modifications, a written response will be provided within ten (10) days.



Appendix IV

GENERAL STANDARDS

TIME LIMITATION OF APPROVAL

Final approval of plans is valid for six (6) months. Construction must begin within this period. If not, plans must be resubmitted and reviewed again without further submittal fees. A submittal of a different dwelling on the same Site requires another review fee.

WORK IN PROGRESS

The DRC and/or its delegates may inspect all work in progress and give notice of non-compliance. Absence of such inspection and notification during the construction period does not constitute either approval or compliance of the work in progress by the DRC and/or its delegates.

NON-LIABILITY OF THE DESIGN REVIEW COMMITTEE OR ITS DELEGATES

The DRC and/or its delegates shall not be liable for damages to anyone submitting plans to them for approval or to any owner by reason of mistake in judgment, negligence, or malfeasance arising out of or in connection with the approval, disapproval or failure to approve any plans or specifications. Every owner or other person who submits plans to the DRC and/or its delegates for approval agrees by submittal of such plans and specifications that he/ she will not bring action or suit against the DRC and/or its delegates to recover damages.

OTHER CONDITIONS

Approval of plans by the DRC and/or its delegates shall not be deemed to constitute compliance with the requirements of any local building, zoning, safety, health or fire codes and shall be the responsibility of the owner or other person submitting plans to assure such compliance. Nor shall approval waive any requirements on the part of the owner or his/ her agent to comply with setbacks, height restrictions, or requirements unless such waiver or variance is specifically requested at the time of submittal and provided that the waiver or variance may properly be granted by the DRC and/or its delegates. In addition, approval shall not waive the requirements for obtaining permits from Washington County (or any other governmental agency) nor does obtaining all required permits from the Washington County (or any other governmental agency) waive the need for approval by the DRC and/or its delegates. The DRC and/or its delegates will not knowingly approve a project that violates Washington County building or zoning codes or those of any other governmental agency or entity, but takes no responsibility for plan conformance to any criteria other than these Design Guidelines.

REVIEW OF WAIVER

The DRC and/or its delegates reserve the right to waive or vary any of the procedures or standards set forth at its discretion for good cause shown.

FORMS AND FEES

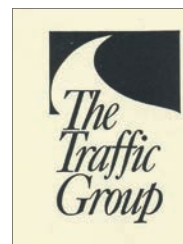
To be established at a later stage of review





PLANNING, ENGINEERING, AND
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TRAFFIC STUDIES

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HOME
BUILDERS

