



MEMO

TO: Steve Walls, Town Manager, Town of Centreville, MD

FROM: Carter Farm Development - Ernie Sota / Rebecca Flora
408 Chesterfield Avenue, Centreville, MD

DATE: September 30, 2021

RE: Section 170-28 PUD: B(11) Administrative Procedures, (a) Preliminary Application
Critical Area Growth Allocation

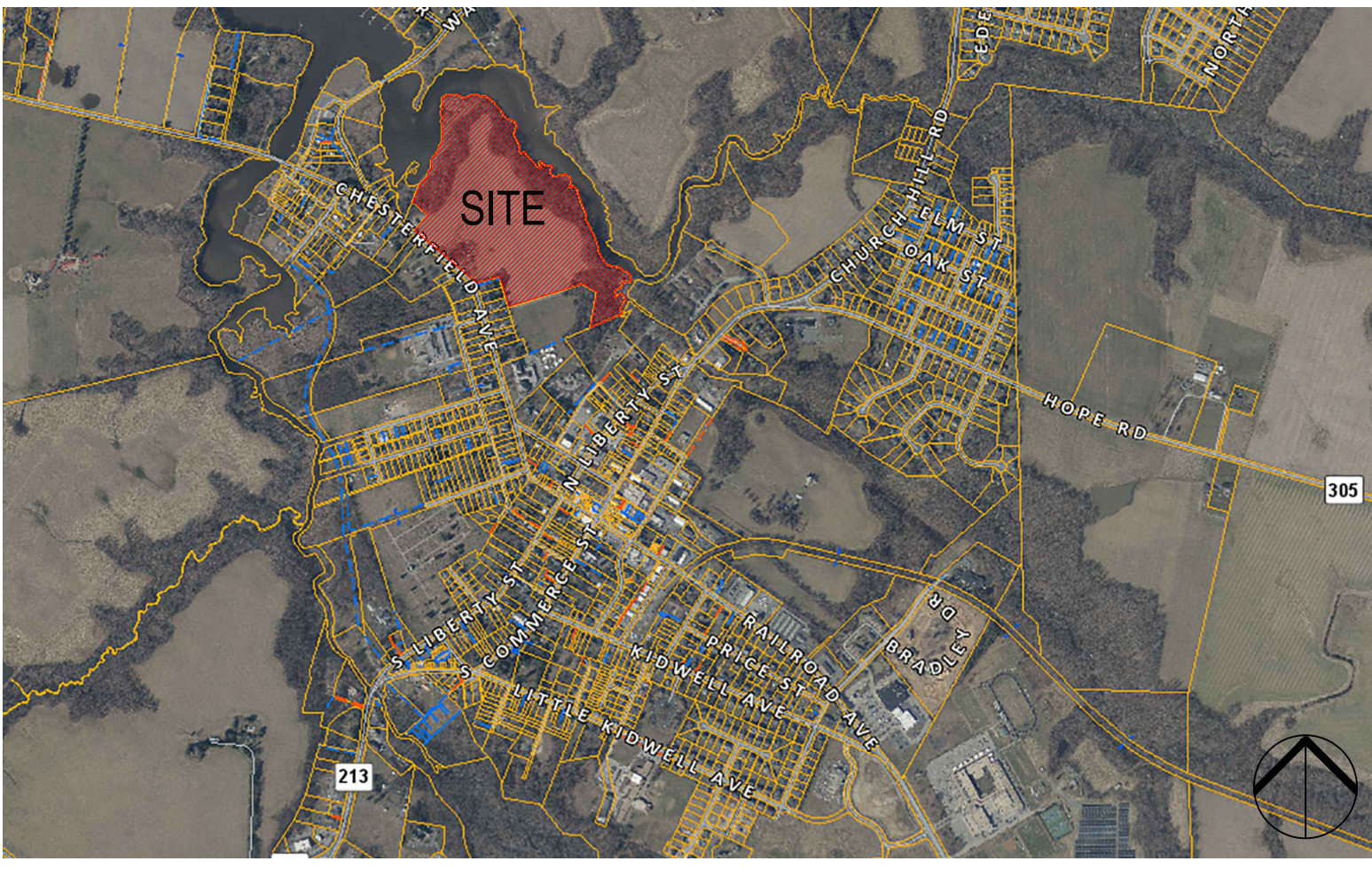
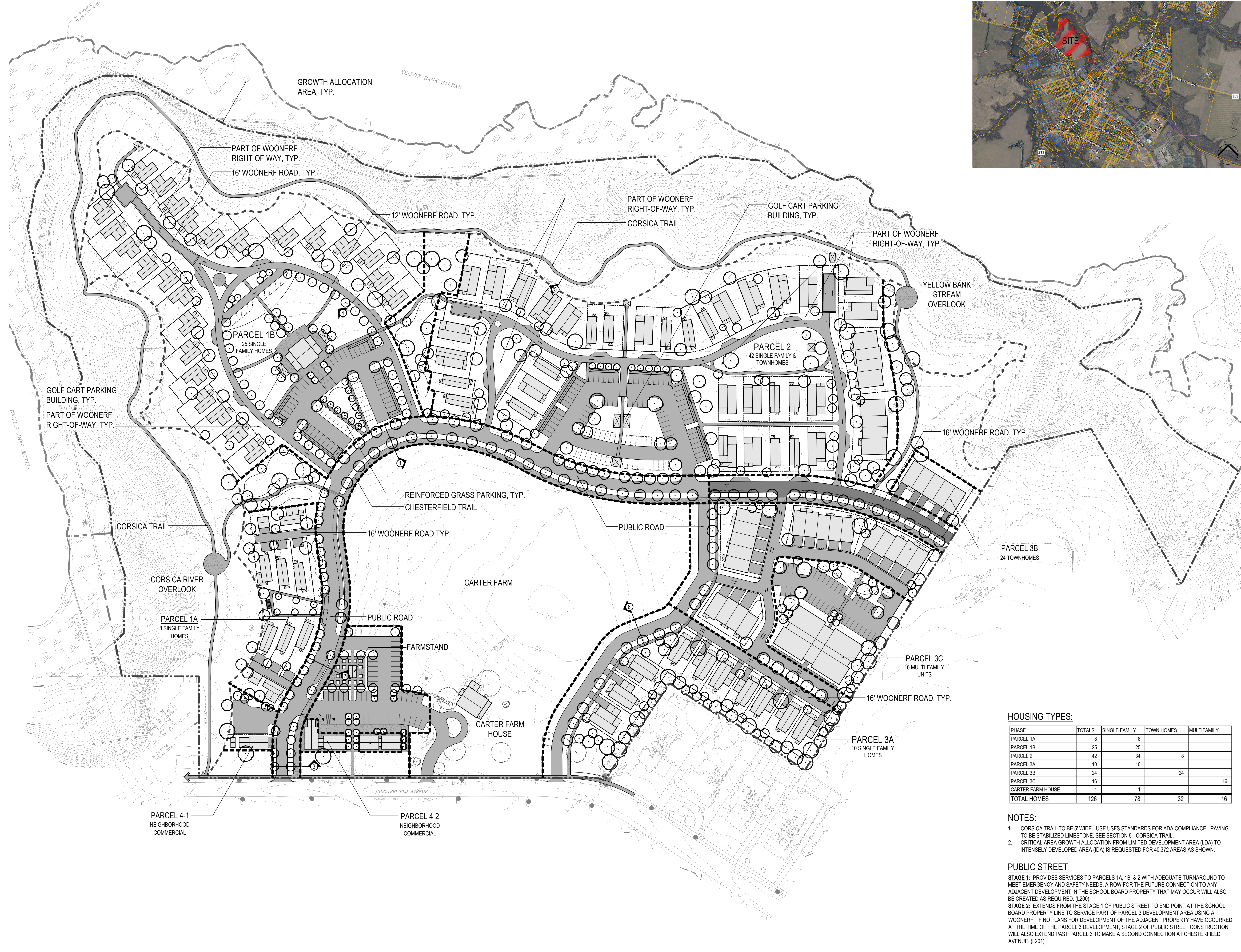
We would like to thank the Town Council and Planning Commission members along with the Town staff for their review and contributions to-date for the advancement of the Carter Farm development project. Our combined efforts have resulted in a Concept Plan for the site that we believe will provide significant benefit to the Town while also meeting economic requirements and market interests to make it successful.

As you are aware, we are working toward a start of construction by next Spring to ensure the project is underway during prime construction season and to meet the requirements of our agreement with the current landowner. To that end, we are submitting the first stage of required documents to begin the formal public review process. Our submittal documents are summarized in the attached excel table and are being provided in both electronic format and hard copies. We understand that this submission is for internal staff review in advance of finalization for submittal to the Planning Commission for their review and ultimate recommendation to Town Council.

The documents listed in the attached table are those required for consideration of both PUD Conditional Approval along with approval of a Critical Area Growth Allocation for submittal to the Critical Area Commission.

Please let us know if you have any questions or would like to schedule a meeting to discuss any aspect of this submittal package. Thank you.

	A	B	C
1	CARTER FARM DEVELOPMENT - List of Submittal Documents	09/30/21	DEVELOPER COMMENTS
2	SECTION 170-28 - PUD B(11) ADMINISTRATIVE PROCEDURES https://ecode360.com/9532220		
3	(a) PRELIMINARY APPLICATION shall be made to the Town Council and referred to the Planning and Zoning Commission for stage one consideration of the PUD Zone and shall include, but not be limited to:		Electronic version of all documents submitted on September 30, 2021 via a Dropbox link. Hard copies also submitted to the Town on 9/30/21 for TAC review purposes.
4	[1] A general diagram showing the PUDs relation to the Town of Centreville and major public access to the PUD (10 copies).	1-2.Site Plan	Context of site location within the town is included as an insert on the Plan. A table indicating number of housing types within each parcel areas is also included on this Plan.
5	[2] A general plan setting forth preliminary information (10 copies). Such information shall include, but not be limited to the following:		
6	[a] Proposed housing types, the total number of units, percentage of each type, general location of each type, elevations of each type.	2.a.Housing Types	Schematic elevations of prototype residential units.
7	[b] Proposed planned commercial centers and/or neighborhood convenience centers, location, types of business(es), size of area(s), and elevations of each building type.	2.b.Commercial Plan	Types of business anticipated are those included in the proposed TND zoning text amendment for permitted uses and sized in accordance with the zoning. Elevations provided are schematic illustration of a prototype design.
8	[c] Proposed open spaces, their size, their location, their uses, and their proposed ownership (Town and/or association).	2.c.Open Space Plan	Open spaces would be owned by the HOA with the exception of the Chesterfield Trail that is within the public street ROW. Refer to item [e] Town responsibilities.
9	[d] General statement concerning provision of utilities (public works agreement).	2.d.e.f.g Developer Statements	
10	[e] Statement of expected Town responsibilities.		
11	[f] Cost/benefit ratio of the proposed PUD for the Town.		
12	[g] Tentative time table and staging of development (schedule of construction).		
13	(h) Street Sections	2.h.Street Sections	Additional submission item provided that was not included in the PUD ordinance requirements list.
14	[3] Applicant shall pay an application fee as previously established by the Town.	3.Concept Application	A check was sent via FedEx on September 30, 2021.
15	CRITICAL AREA GROWTH ALLOCATION Section 170-31.6 https://ecode360.com/9532962		
16	DRRA Term Summary	9/30/21	Proposed for attachment to future Ordinance
17	Stormwater Concept Plan	9/30/21	
18	Conceptual BMP	9/30/21	
19	Environmental Features Plan	9/30/21	
20	Environmental Report w/Attachments	9/30/21	
21	1-Jurisdictional Determination		
22	2-CAC Letter 2015-08-11		
23	3-Community Plan-Land Use Map - Figure 11		
24	4-Community Plan-Future Growth Area - Figure 12		
25	5-Community Plan - Greeways - Pages 5-6		
26	6-Critical Area Map		
27	7-Heritage Letter 2021-04-28		



LaQuatra Bonci
ASSOCIATES
 LANDSCAPE ARCHITECTURE

95 South Tenth Street
 Pittsburgh, Pennsylvania 15203
 tel 412. 488. 8822
 fax 412. 488. 8825

Nature leads, art follows.

In Collaboration with:



Carter Farm at
 Chesterfield Avenue
 Town of Centerville
 Queens Anne's County, MD

Project Number:
 20011:1
 Drawn by:
 DM
 Checked by:
 FB | DM
 Date:
 October 1, 2021

Revisions:

Scale:
 1" = 60'
 SCALE 1"=60'

Sheet Name:
Site Plan

Submission:
 PUD Application

Sheet Number:
L200

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HOUSING TYPES:

PHASE	TOTALS	SINGLE FAMILY	TOWN HOMES	MULTIFAMILY
PARCEL 1A	8	8		
PARCEL 1B	25	25		
PARCEL 2	42	34	8	
PARCEL 3A	10	10		
PARCEL 3B	24		24	
PARCEL 3C	16			16
CARTER FARM HOUSE	1	1		
TOTAL HOMES	126	78	32	16

- NOTES:**
- CORSICA TRAIL TO BE 5' WIDE - USE USFS STANDARDS FOR ADA COMPLIANCE - PAVING TO BE STABILIZED LIMESTONE. SEE SECTION 5 - CORSICA TRAIL.
 - CRITICAL AREA GROWTH ALLOCATION FROM LIMITED DEVELOPMENT AREA (LDA) TO INTENSELY DEVELOPED AREA (IDA) IS REQUESTED FOR 40.372 ACRES AS SHOWN.

PUBLIC STREET

STAGE 1: PROVIDES SERVICES TO PARCELS 1A, 1B, & 2 WITH ADEQUATE TURNAROUND TO MEET EMERGENCY AND SAFETY NEEDS. A ROW FOR THE FUTURE CONNECTION TO ANY ADJACENT DEVELOPMENT IN THE SCHOOL BOARD PROPERTY THAT MAY OCCUR WILL ALSO BE CREATED AS REQUIRED. (L200)

STAGE 2: EXTENDS FROM THE STAGE 1 OF PUBLIC STREET TO END POINT AT THE SCHOOL BOARD PROPERTY LINE TO SERVICE PART OF PARCEL 3 DEVELOPMENT AREA USING A WOONERF. IF NO PLANS FOR DEVELOPMENT OF THE ADJACENT PROPERTY HAVE OCCURRED AT THE TIME OF THE PARCEL 3 DEVELOPMENT, STAGE 2 OF PUBLIC STREET CONSTRUCTION WILL ALSO EXTEND PAST PARCEL 3 TO MAKE A SECOND CONNECTION AT CHESTERFIELD AVENUE. (L201)

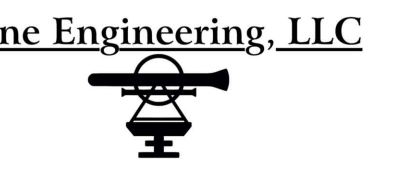


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In Collaboration with:



1 Single Family Homes
Scale: 3/16"=1'-0"
L201

2 Single Family Townhomes
Scale: 3/16"=1'-0"
L201



3 Single Family Homes
Scale: 3/16"=1'-0"
L201



4 Single Family Homes
Scale: 3/16"=1'-0"
L201

Carter Farm at
Chesterfield Avenue
Town of Centerville
Queens Anne's County, MD

Project Number:
20011:1
Drawn by:
DM
Checked by:
FB | DM
Date:
October 1, 2021

Revisions:

Scale:
as noted

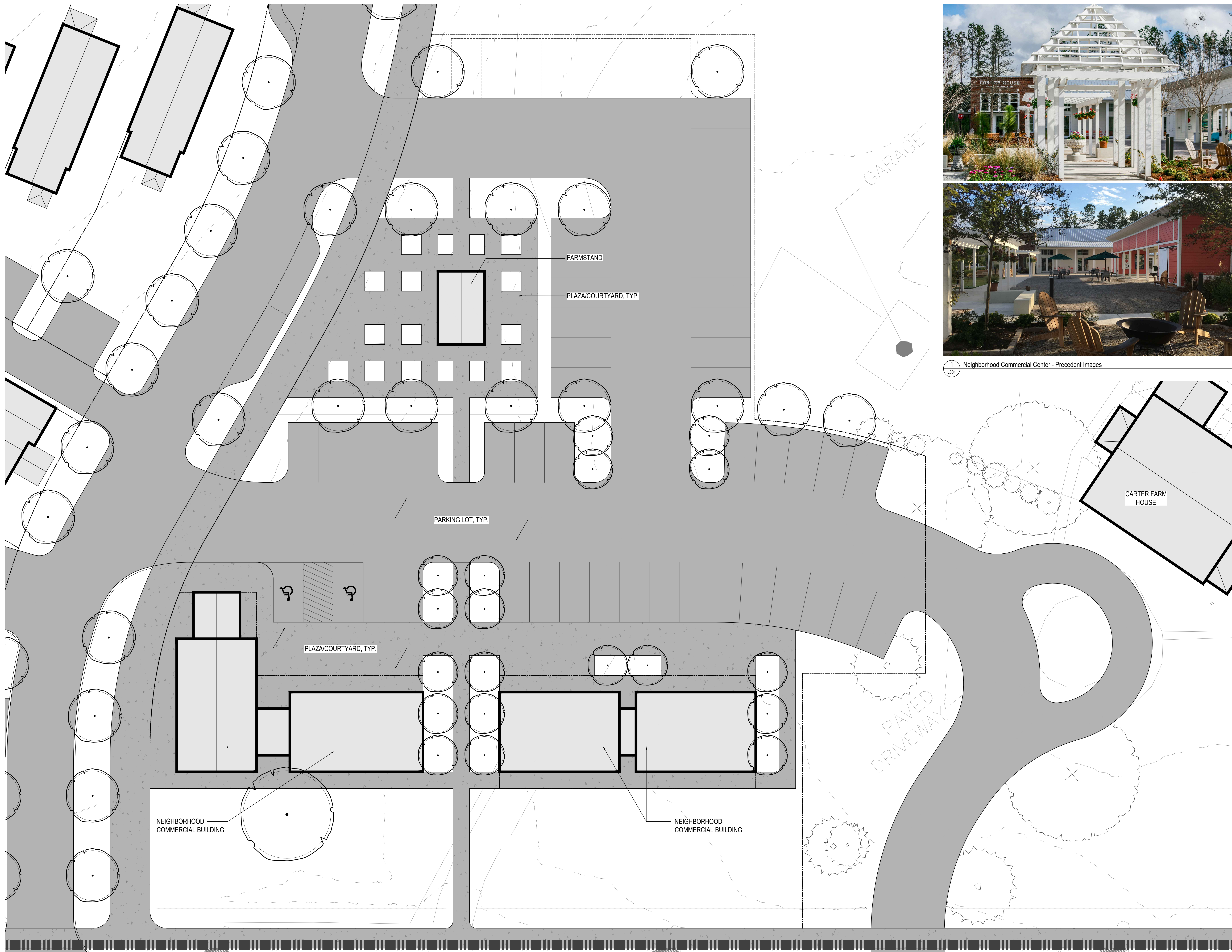
Sheet Name:
**Housing Types -
Elevations**
Submission:
PUD Application

Sheet Number:
L201

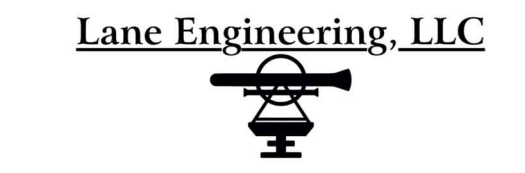
NOTES:

- HOME FOOTPRINTS AND ELEVATIONS ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY - THE FINAL UNIT TYPE WILL BE DETERMINED BY MARKET DEMAND.

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1 Neighborhood Commercial Center - Precedent Images
L301



Carter Farm at
Chesterfield Avenue
Town of Centreville
Queens Anne's County, MD

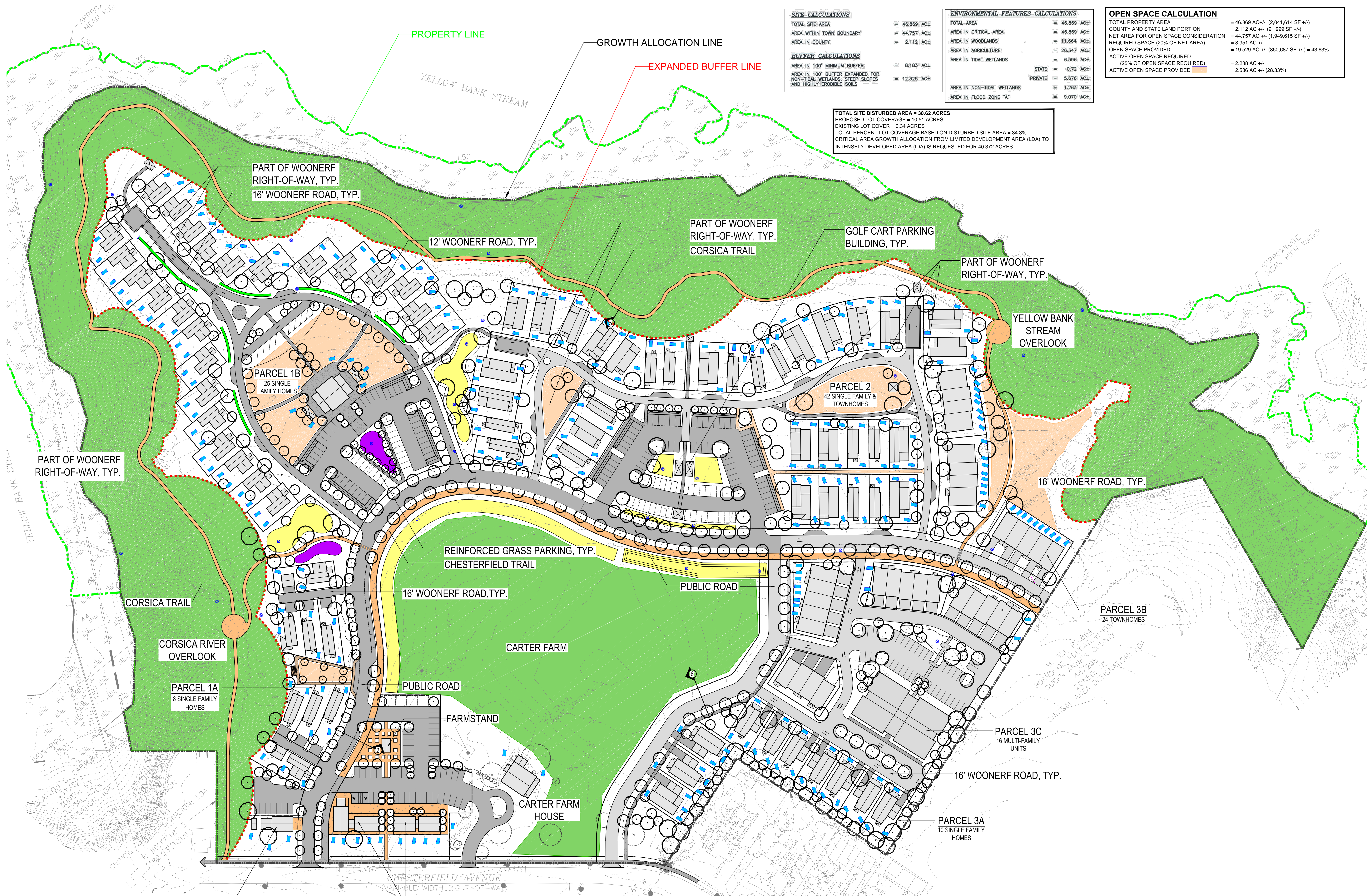
Project Number:
20011:1
Drawn by:
DM
Checked by:
FB | DM
Date:
October 1, 2021

Revisions:

Scale:
1" = 10'
SCALE 1" = 10'

Sheet Name:
**Neighborhood
Commercial Center Plan**
Submission:
PUD Application

Sheet Number:
L301



SITE CALCULATIONS	
TOTAL SITE AREA	= 46,869 AC±
AREA WITHIN TOWN BOUNDARY	= 44,757 AC±
AREA IN COUNTY	= 2,112 AC±
BUFFER CALCULATIONS	
AREA IN 100' MINIMUM BUFFER	= 8,183 AC±
AREA IN 100' BUFFER EXPANDED FOR NON-TIDAL WETLANDS, STEEP SLOPES AND HIGHLY ERODIBLE SOILS	= 12,325 AC±

ENVIRONMENTAL FEATURES CALCULATIONS	
TOTAL AREA	= 46,869 AC±
AREA IN CRITICAL AREA	= 46,869 AC±
AREA IN WOODLANDS	= 13,664 AC±
AREA IN AGRICULTURE	= 26,347 AC±
AREA IN TIDAL WETLANDS	= 6,396 AC±
STATE	= 0.72 AC±
PRIVATE	= 5,676 AC±
AREA IN NON-TIDAL WETLANDS	= 1,263 AC±
AREA IN FLOOD ZONE "A"	= 9,070 AC±

OPEN SPACE CALCULATION	
TOTAL PROPERTY AREA	= 46,869 AC± (2,041,614 SF ±)
COUNTY AND STATE LAND PORTION	= 2,112 AC± (91,999 SF ±)
NET AREA FOR OPEN SPACE CONSIDERATION	= 44,757 AC± (1,949,615 SF ±)
REQUIRED SPACE (20% OF NET AREA)	= 8,951 AC±
OPEN SPACE PROVIDED	= 19,529 AC± (850,687 SF ±) = 43.63%
ACTIVE OPEN SPACE REQUIRED (25% OF OPEN SPACE REQUIRED)	= 2,238 AC±
ACTIVE OPEN SPACE PROVIDED	= 2,536 AC± (28.33%)

TOTAL SITE DISTURBED AREA = 30.62 ACRES
 PROPOSED LOT COVERAGE = 10.51 ACRES
 EXISTING LOT COVER = 0.34 ACRES
 TOTAL PERCENT LOT COVERAGE BASED ON DISTURBED SITE AREA = 34.3%
 CRITICAL AREA GROWTH ALLOCATION FROM LIMITED DEVELOPMENT AREA (LDA) TO INTENSELY DEVELOPED AREA (IDA) IS REQUESTED FOR 40.372 ACRES.

LEGEND OF OPEN SPACE

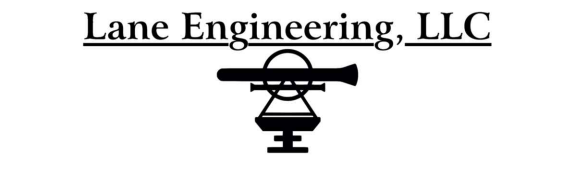
- PORTION OF OPEN SPACE NOT CONSIDERED ACTIVE
- ACTIVE OPEN SPACE

*OTHER COLOR SHADED AREAS ARE STORMWATER BMP'S WHICH ARE NEITHER CONSIDERED OPEN SPACE OR ACTIVE OPEN SPACE IN THE CALCULATIONS PROVIDED.



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 20011:1
 Drawn by:
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 Date:
 October 1, 2021

Revisions:

Scale:

 SCALE: 1" = 40'

Sheet Name:
Open Space Plan

Submission:
 PUD Application

Sheet Number:
OSP1

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MEMO

TO: Town of Centreville, MD

FROM: Carter Farm Development - Ernie Sota / Rebecca Flora
408 Chesterfield Avenue, Centreville, MD

DATE: September 30, 2021

RE: Section 170-28 PUD: B(11) Administrative Procedures, (a) Preliminary Application

The following statements are being provided as part of the Carter Farm development's PUD Preliminary Application in accordance with each submittal requirement as numbered.

[d]: General statement concerning provision of utilities (public works agreement)

Water Lines. Developer will provide engineering and installation of water lines to service the proposed lots as shown on the PUD Site Plan (submittal [2][a]). Water lines include a water loop generally within the ROW of the proposed public street and water loops at each of the private Woonerfs. Water lines will be built in accordance with Town regulations and dedicated to the Town. Maintenance of water lines will be a Town responsibility. Metering, issuance, and collection of water usage fees will be a Town responsibility since it is envisioned that there will be several HOAs and administration of collection of these fees are the responsibility of a public utility.

Sewerage. Developer will provide engineering and installation of a forced main with pumping stations and a gravity feed system anticipated to run across the adjacent school board property and connecting to the Town sewer plant. The lines will run in ROWs established within the parcels to service the homes. Sewerage lines and pumping stations will be built in accordance with Town regulations and dedicated to the Town. Maintenance of sewerage lines and pumping stations will be a Town responsibility.

Electric, CATV, Telephone. Developer will provide engineering and installation of conduits. The main electric service is anticipated to run within the public road ROW with loop feeds within the Woonerf ROWs to transformers within the various parcels. Wire and hookup to the homes will be a responsibility of the various utility companies.



[e]: Statement of expected Town responsibilities.

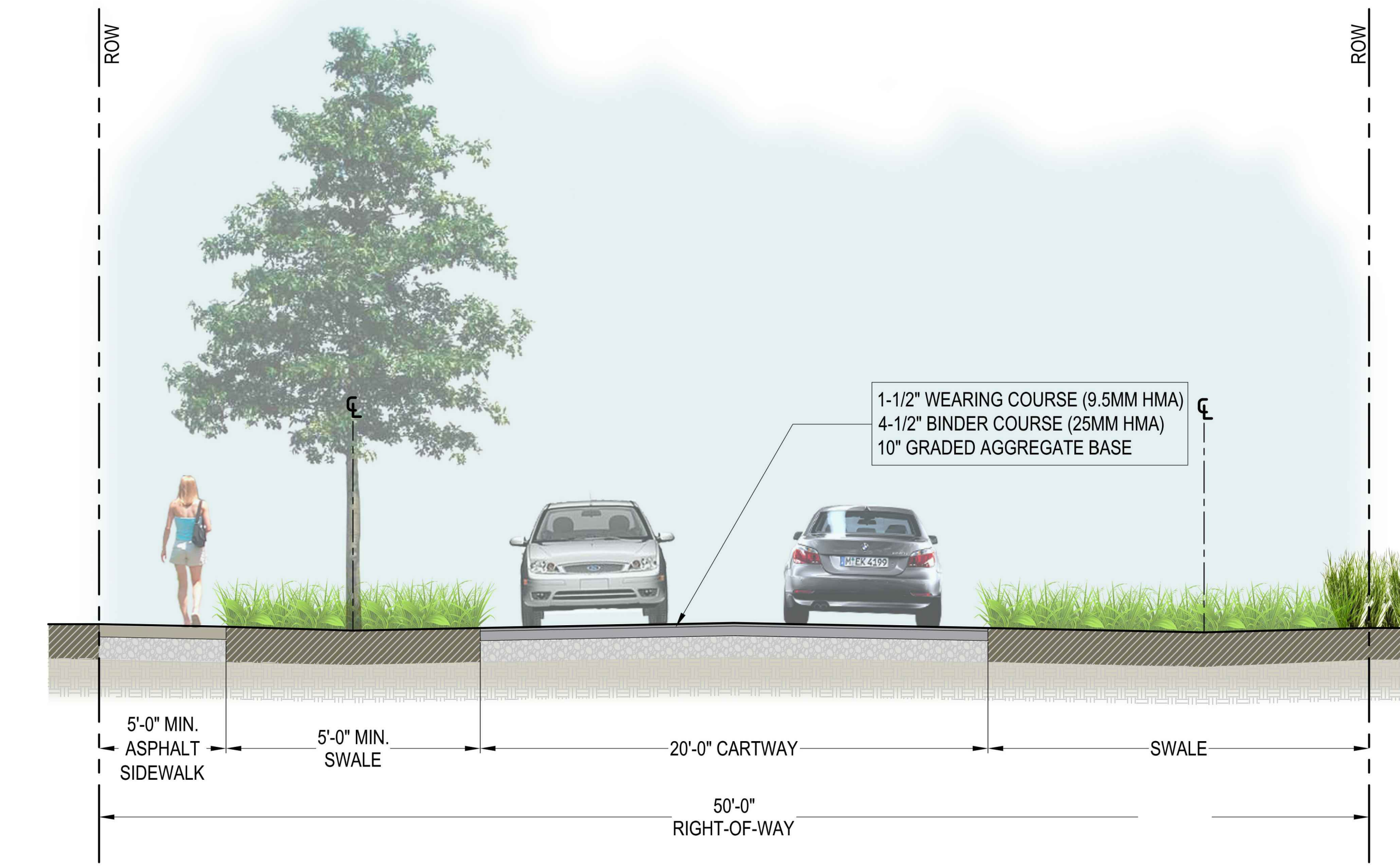
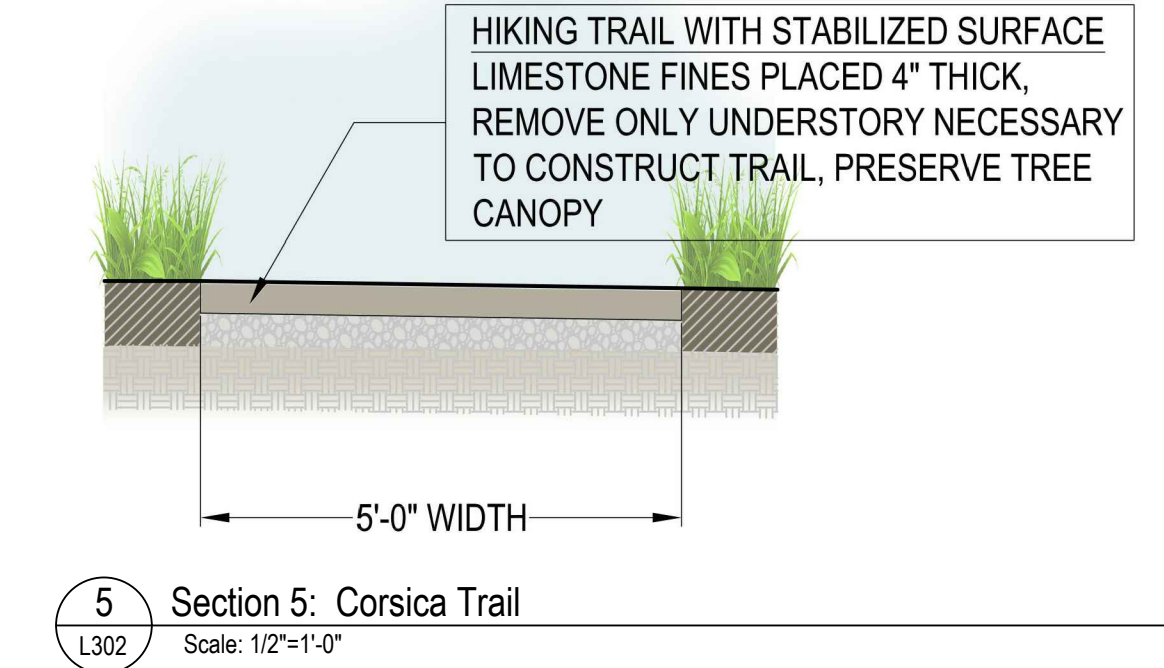
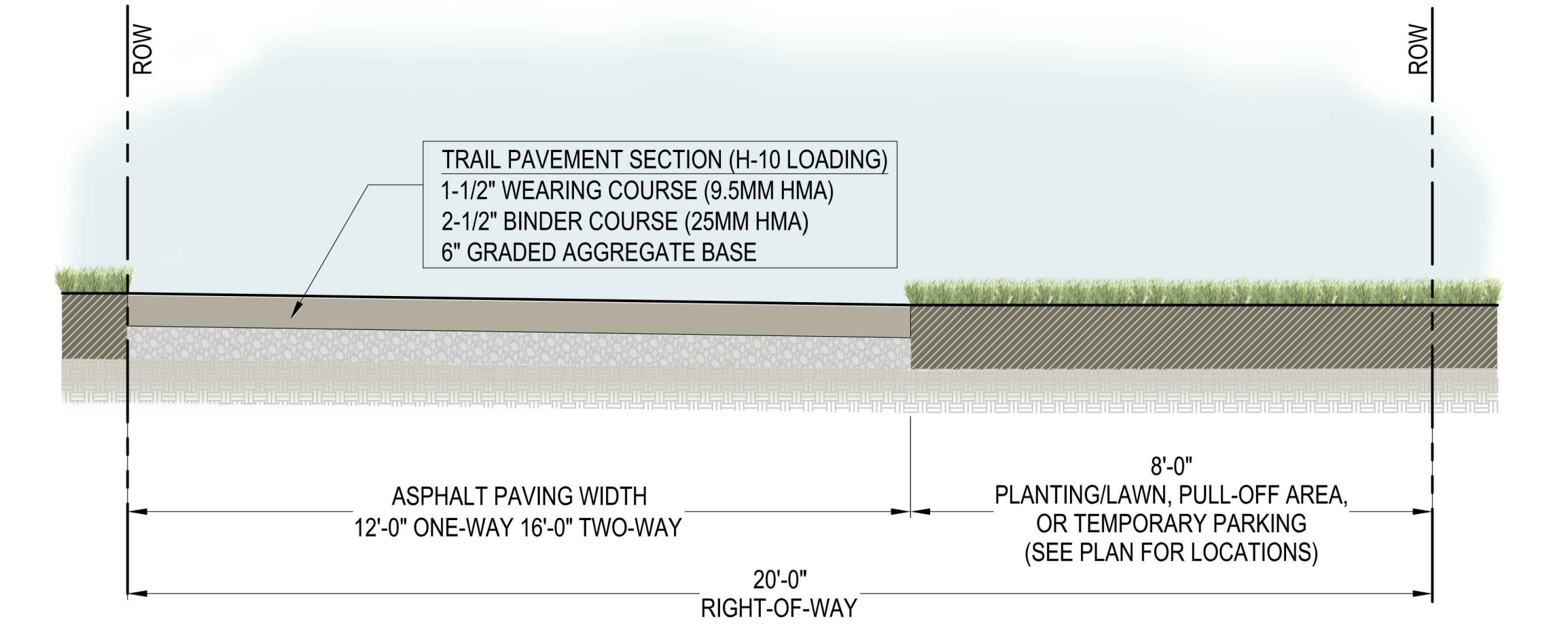
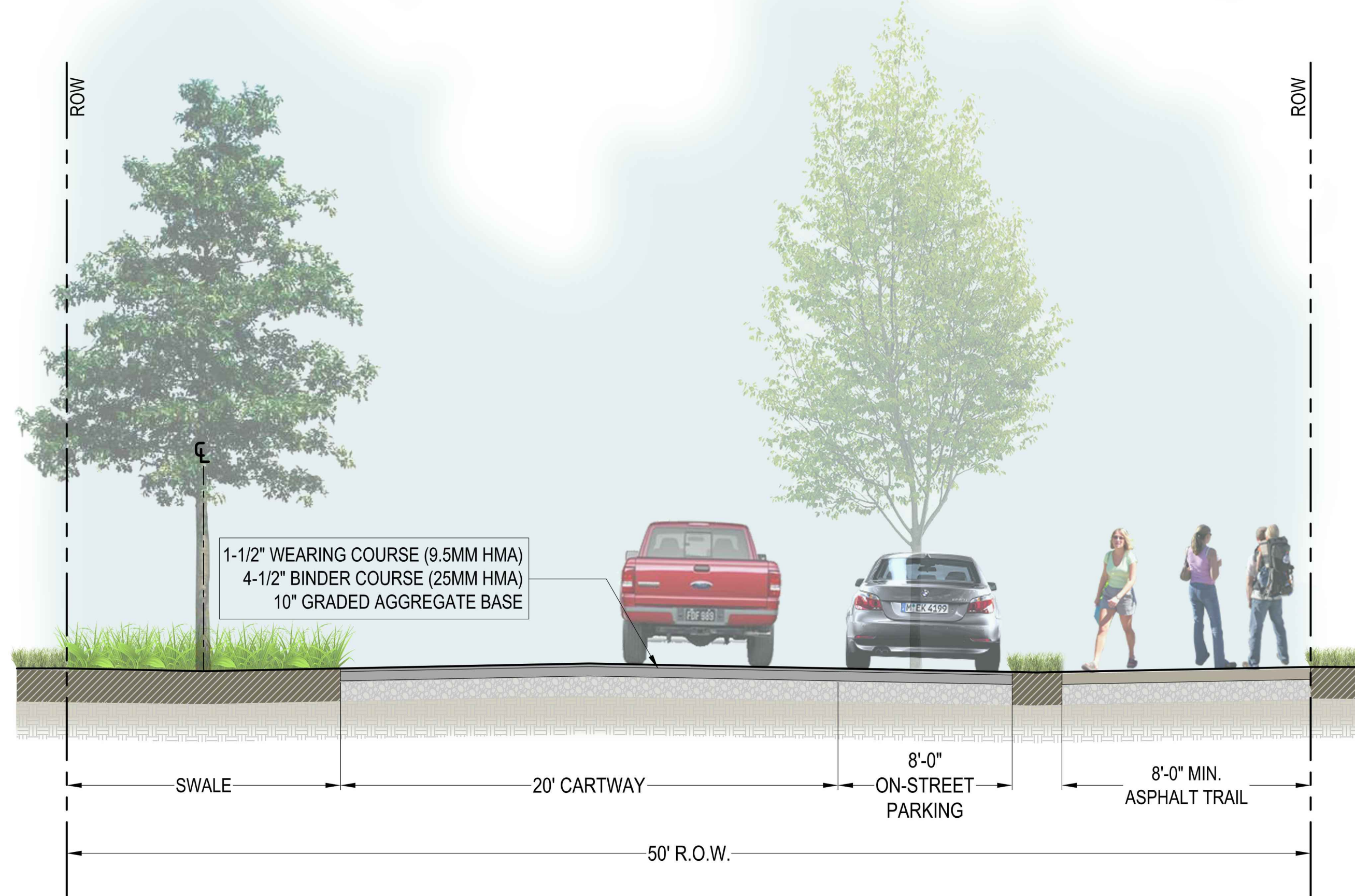
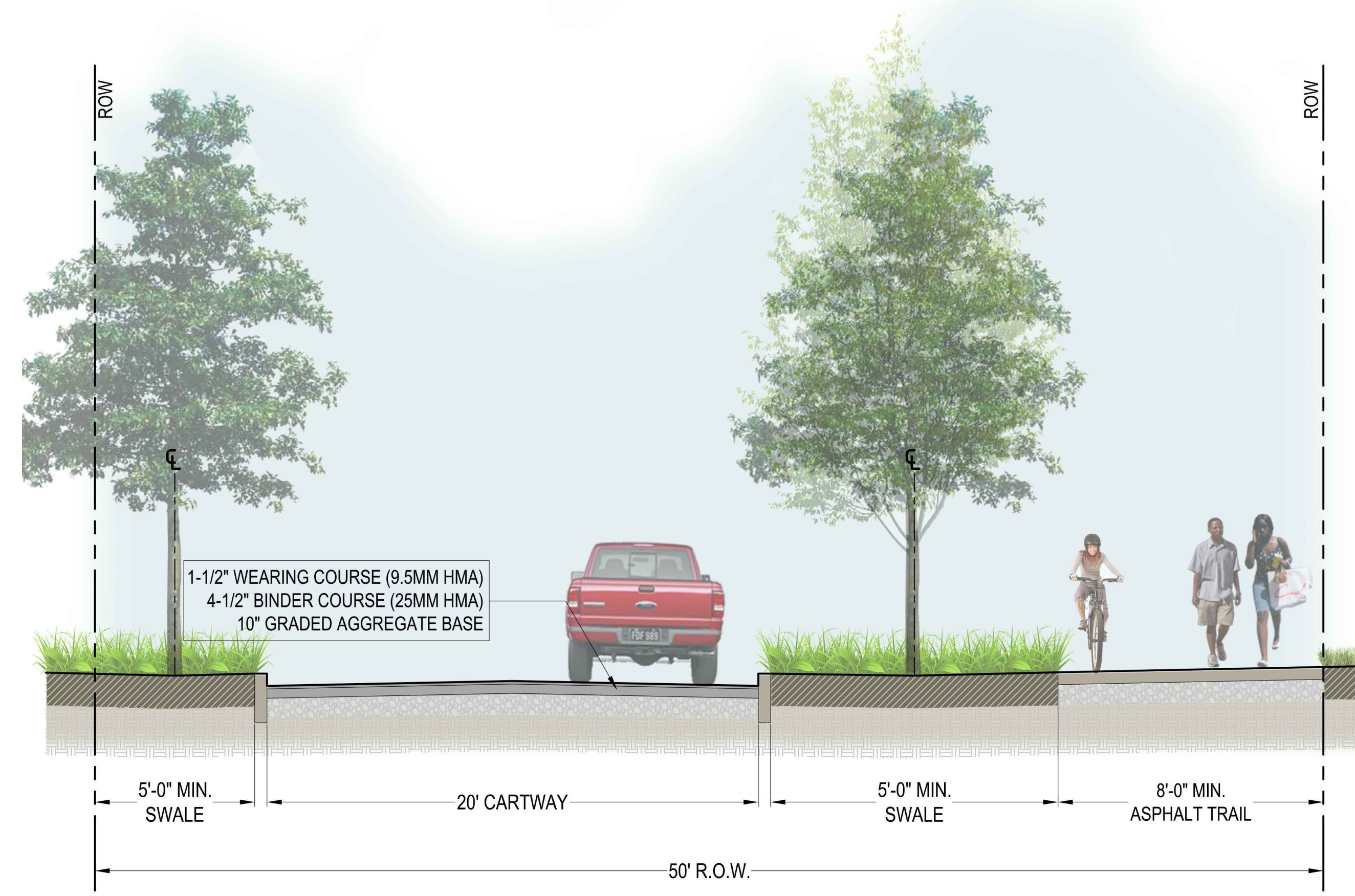
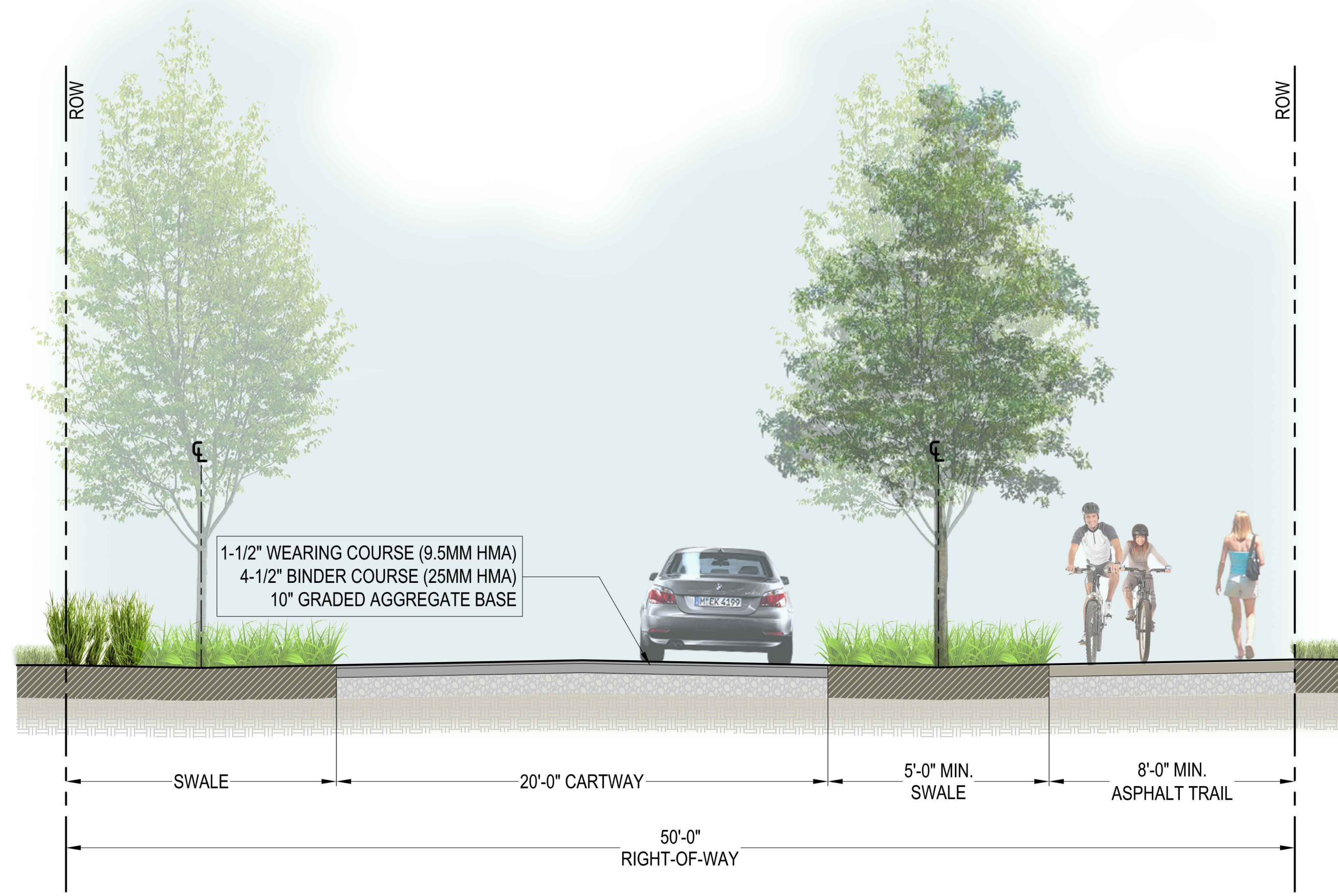
The Carter Farm concept plan dated July 30, 2021, includes public and private infrastructure and open space elements that will be constructed by the developer. Those elements that would be maintained by the Town include areas within the right-of-way (ROW) of the public street through the site and the pumping stations. These ROW elements generally include: street cartway and parking pull offs, water and sewerage lines within the public street and Woonerfs, and the 8-foot multi-modal Chesterfield Trail. The developer is open to discussion of the maintenance of the swales that serve storm/rain absorption along the public ROW. The Town would also be responsible for all waste management services to residents along the Woonerfs and within the development and along the public street. Additionally, the Town would provide the standard public fire and safety services to all occupants on the site, along with the ensuring public safety and appropriate use of Corsica Trail (perimeter trail and overlooks).

[f] Cost/benefit ratio of the proposed PUD for the Town

The developer has prepared a preliminary economic assessment of direct benefit to the Town based on full build-out of the Concept Plan. This assessment estimates annual property tax revenue of \$311,000 and Town water and sewer capacity fees of \$1.9 million. This does not include the value associated with increased local spending of new residents and development construction, or the multiplier impacts of a catalytic project such as Carter Farm within in core area of the Town. Once the Town costs for responsible areas are known a ratio will be created.

[g] Tentative timetable and staging of development (schedule of construction).

Task Name	Start	Finish
Construction / Public Road / Site Utilities to Serve Parcels 1a,1b,2 and 3a	Mon 5/16/22	Wed 11/30/22
5' Wide Perimeter Trail	Mon 7/11/22	Wed 11/9/22
Marketing Parcel 2	Thu 12/1/22	Wed 5/3/23
Horizontal Site Work Parcel 2	Thu 5/4/23	Wed 11/1/23
Sales / Marketing Parcel 3b,3c	Thu 11/2/23	Wed 4/3/24
Horizontal Site Work Parcel 3b,3c	Wed 4/3/24	Wed 10/2/24



SECTIONS:

- THE FOLLOWING SECTIONS ARE ATTACHED AND LABELED ON THE PLAN AT THEIR APPROXIMATE LOCATIONS AS NOTED BELOW:
- SECTION 1: PUBLIC STREET WITH MULTI-MODAL CHESTERFIELD TRAIL AND NO STREET PARKING (LOCATED IN FRONT OF PARCEL 1B)
 - SECTION 2: PUBLIC STREET WITH MULTI-MODAL CHESTERFIELD TRAIL AND STREET PARKING (LOCATED IN FRONT OF THE FARMSTAND)
 - SECTION 3: CURBED PUBLIC STREET WITH MULTI-MODAL CHESTERFIELD TRAIL AND NO STREET PARKING (LOCATED AT THE ENTRANCE FROM CHESTERFIELD AVENUE)
 - SECTION 4: WOONERFS ONE WAY WITH 12-FOOT PAVING (LOCATED ON THE RIGHT SIDE OF LOOP IN PARCEL 1B); NOTE: WOONERFS WITH A 16'-WIDTH ARE FOR TWO-WAY USE ARE THE SAME DESIGN WITH A WIDER PAVED AREA
 - SECTION 5: CORISCA TRAIL WITH 5-FOOT WIDTH AND MATERIALS AS NOTED (LOCATED ABOVE PARCEL 2)
 - SECTION 6: PUBLIC STREET WITH SIDEWALK AND NOT STREET PARKING (LOCATED IN FRONT OF PARCEL 3A)



THE TOWN OF CENTREVILLE 101 LAWYERS ROW CENTREVILLE, MD 21617
410-758-1180 FAX 410-758-4741 WWW.TOWNOFCENTREVILLE.ORG

PLANNING COMMISSION APPLICATION

<input type="checkbox"/> Site Plan	<input type="checkbox"/> Minor Subdivision	<input checked="" type="checkbox"/> Major Subdivision
<input type="checkbox"/> Concept	<input type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> Concept
<input type="checkbox"/> Final	<input type="checkbox"/> Final	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Property Line Adjustment	<input type="checkbox"/> Re-Subdivision	<input type="checkbox"/> Final
<input type="checkbox"/> Annexation	<input type="checkbox"/> Zoning Re-Classification	

Applicant Name: Green Development Inc.

Applicant Address: 80 Union Ave Bellevue Pa 15202

Phone #: 412-766-4630x102 Cell Phone #: 412-848-5927 Email: esota@sotaconstruction.com,rebecca@remakegroup.com

Proposed Name of Subdivision/Project: Carter Farm

Property Address: 408 Chesterfield Ave Centreville MD 21617

Map: 35 I Parcel: 1288 Block: Plat Liber 45 folio 12 Zoning: TND

Brief Description of Project Location: Located along Chesterfield Ave.

Brief Description of Project Proposal: Request for plan approval for residential development with Farm

Number of Existing Lots: 1 Number of Proposed Lots: 126

Has property involved ever been subject to previous application? Yes

If so, give application number and date: Application number unknown - initial application for TND plan was in late 2013.

[Signature]
Signature of Applicant(s) or Agent/Attorney

OFFICE USE ONLY

TOTAL PLAN REVIEW FEE

Payment Date: 9/30/2021

Amount: \$50 x 126 + 1,000 = \$7,300. Check Number: 2329

Receivables Approved: _____ Date: 9/30/2021