



## MEMO

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

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

**DATE:** November 12, 2021

**RE:** Section 170-28 PUD: B(11) Administrative Procedures, (a) Preliminary Application  
Revisions in Response to TAC Comments Dated 11/01/21

We have reviewed the Technical Advisory Committee comments provided to us on November 1, 2021 and prepared revisions to our September 30, 2021 submittal documents for your review and consideration. The attached Table summarizes all TAC comments and the revisions we have made in response to each of the revised submittal items that are also attached. The Open Space Plan and calculations will be updated for the Planning Commission submission package once the Site Plan base is confirmed. All sections have remained the same as our September 30, 2021 submission and will also be part of our final package for Planning Commission.

- Site Plan
- 2.a. Housing Types
- 2.b. Commercial Plan
- Developer Statements Memo

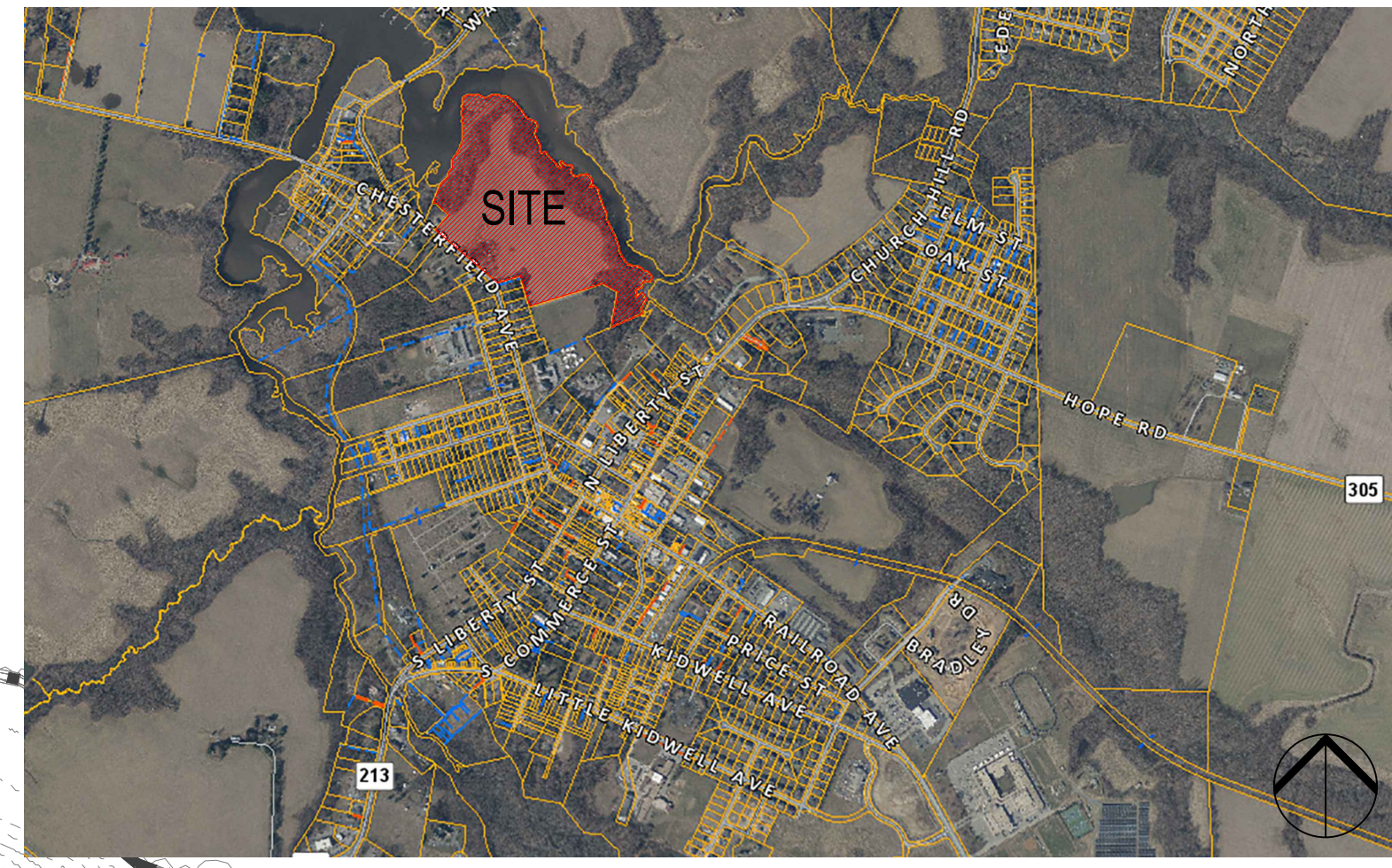
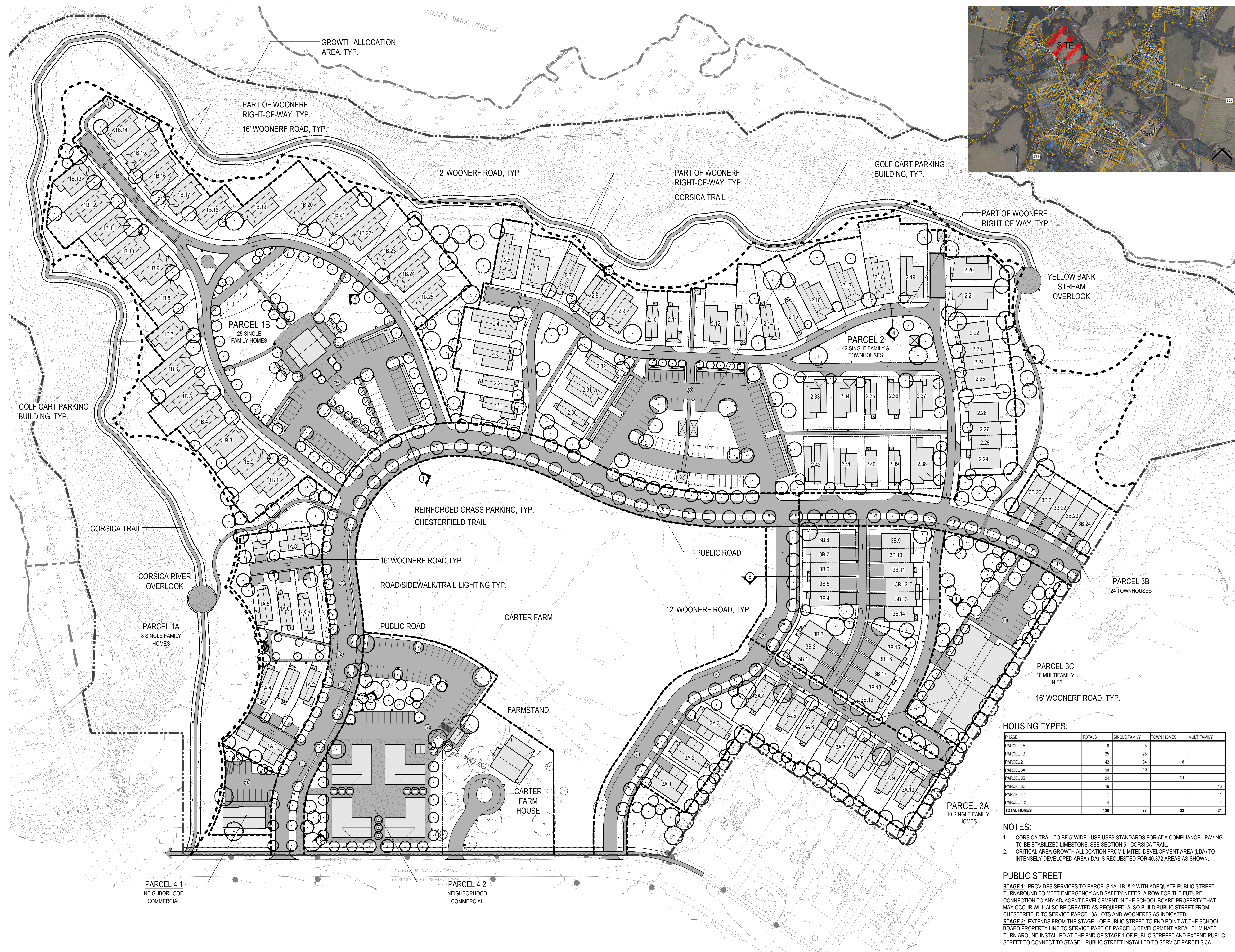
We would welcome an opportunity to participate in a portion of the TAC meeting on Monday to discuss any outstanding questions, or to receive any immediate verbal response in advance of formal minutes. This would allow us to make any final revisions to the full PUD Preliminary Application package by November 17, 2021, the TAC schedule deadline for submission to be considered by Planning Commission at their December 15, 2021 meeting.

As is noted on the attached table, we are also proceeding with the actions item from the October 14, CAC meeting and expect to have a field visit completed by early December.

Finally, we are seeking guidance from Town Council President Kline on the preferred approach to the DRRRA and Capacity items noted in the TAC comments.

Please let us know if you have any questions or would like to discuss the attached revisions. Thank you.

cc: TAC Members



**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:  
 November 12, 2021

Revisions:

Scale:  
 1" = 100'

Sheet Name:  
**Preliminary 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
PARCEL 4-1	1			1
PARCEL 4-2	4			4
<b>TOTAL HOMES</b>	<b>130</b>	<b>77</b>	<b>32</b>	<b>21</b>

**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 AREAS AS SHOWN.

**PUBLIC STREET**

**STAGE 1:** PROVIDES SERVICES TO PARCELS 1A, 1B, & 2 WITH ADEQUATE PUBLIC STREET 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. ALSO BUILD PUBLIC STREET FROM CHESTERFIELD TO SERVICE PARCEL 3A LOTS AND WOONERFS AS INDICATED.

**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. ELIMINATE TURN AROUND INSTALLED AT THE END OF STAGE 1 OF PUBLIC STREET AND EXTEND PUBLIC STREET TO CONNECT TO STAGE 1 PUBLIC STREET INSTALLED TO SERVICE PARCELS 3A.



COMPOSITE SIDING (PAINT GRADE) (STYLE VARIES)

STANDING SEAM METAL CANOPIES

PAINTED WOOD (OR COMPOSITE) PORCH POSTS



2 Woonerf Perspective Image  
Scale: NTS

1 Town Home Schematic Elevations  
Scale: 3/16"=1'-0"



COMPOSITE SIDING (PAINT GRADE) (STYLE VARIES)

PAINTED WOOD (OR COMPOSITE) PORCH POSTS

3 One-Story Home Schematic Elevations  
Scale: 3/16"=1'-0"



COMPOSITE SIDING (PAINT GRADE) (STYLE VARIES)

PAINTED WOOD (OR COMPOSITE) PORCH POSTS

4 Two-Story Home Schematic Elevations  
Scale: 3/16"=1'-0"

**NOTES:**  
1. PRELIMINARY SCHEMATIC DESIGN TO BE FURTHER DETAILED FOLLOWING PUD CONDITIONAL APPROVAL AS PART OF THE PUD PRELIMINARY PLAN SUBMISSION.



1 Apartment Elevation West - Front  
Scale: 3/16"=1'-0"



2 Apartment Elevation South (Same as North)  
Scale: 3/16"=1'-0"



3 Apartment Elevation East  
Scale: 3/16"=1'-0"

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LANDSCAPE ARCHITECTURE

95 South Tenth Street  
Pittsburgh, Pennsylvania 15203  
tel 412. 488. 8822  
fax 412. 488.8825

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In Collaboration with:

**Common Ground**  
Emergent Regenerative Design

**GREEN DEVELOPMENT, INC.**

**REMAKE GROUP**

Lane Engineering, LLC

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

Project Number:  
20011:1  
Drawn by:  
RD  
Checked by:  
FB | DM  
Date:  
November 12, 2021

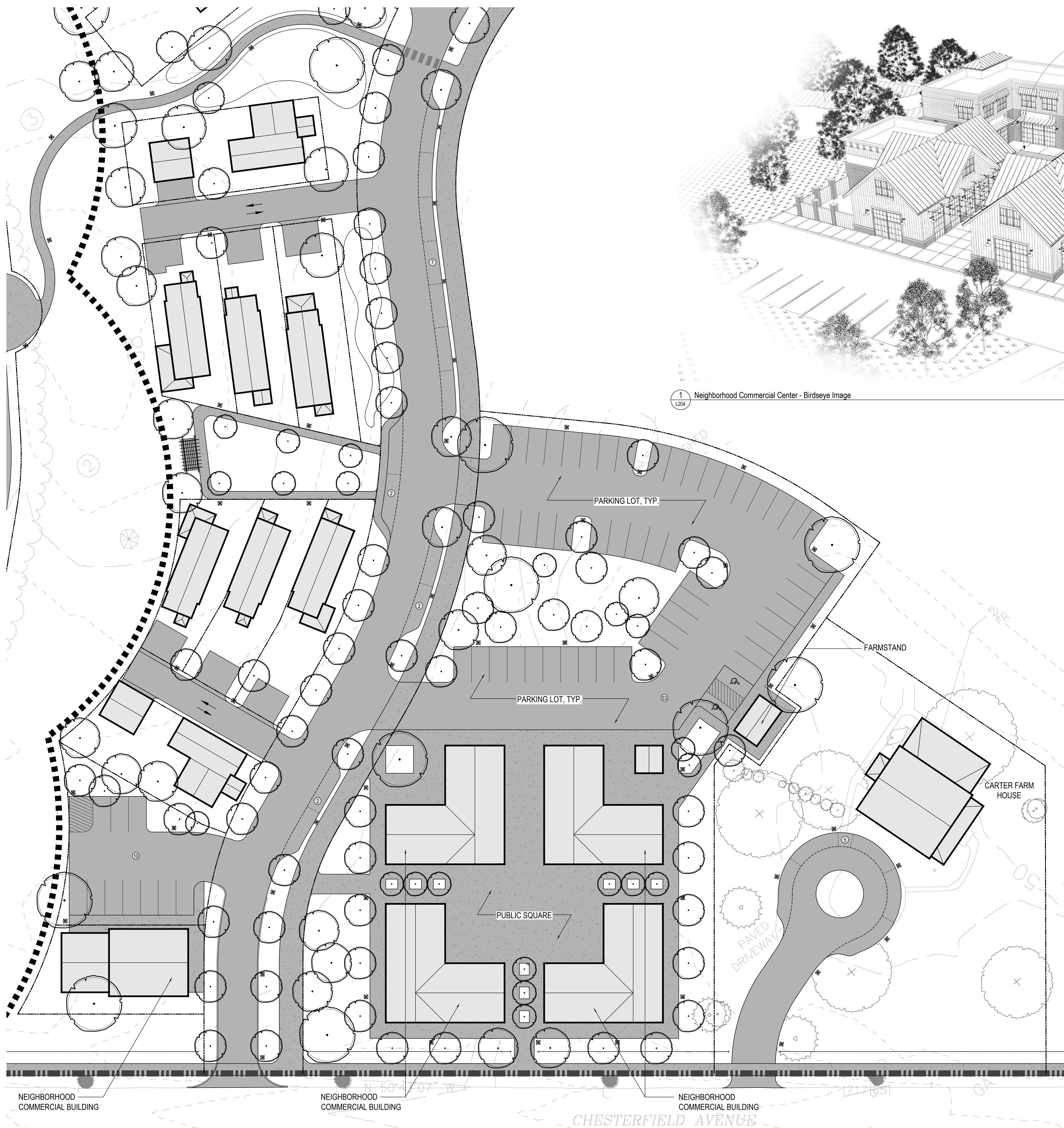
Revisions:

Scale:  
as noted

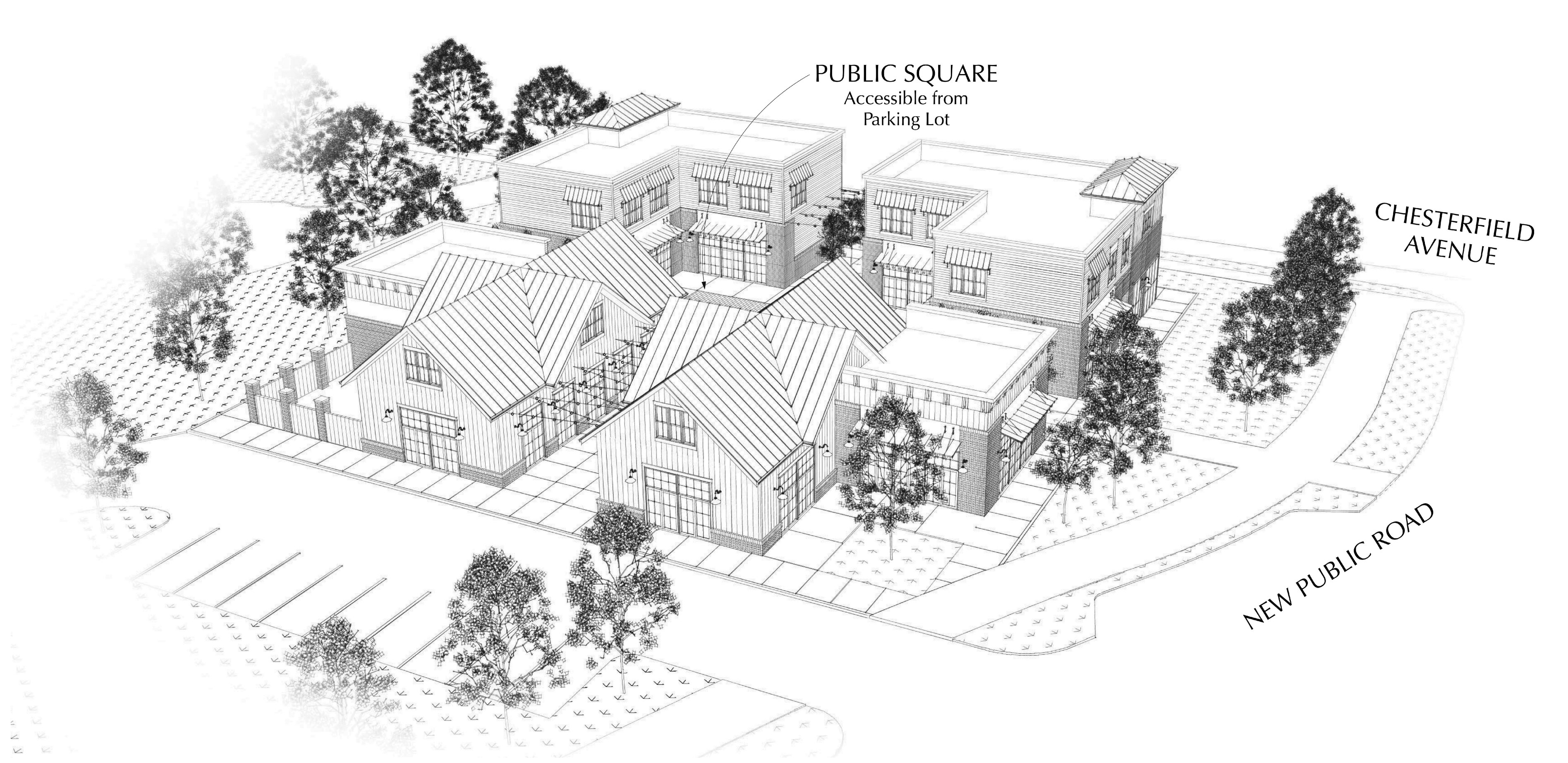
Sheet Name:  
**Housing Types - Elevations**  
Submission:  
PUD Application

Sheet Number:  
**L202**

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1 Neighborhood Commercial Center - Birdseye Image



**COMMERCIAL PARKING COUNT:**

SPACES PROVIDED	SF COMMERCIAL	COMMENTS	SPACES REQUIRED
PARCEL 4.1 LIV/WORK	2,100	1 / 300 SF + 3 RESIDENTIAL	10
RESTAURANT CARTER FARM HOUSE	2,260	1 / 100 SF	23
GENERAL SERVICES / RETAIL	11,200	1 / 275 (AVERAGE RETAIL & GENERAL) + 8 RESIDENTIAL	49
<b>TOTAL</b>	<b>15,560</b>		<b>82</b>
<b>SPACES PROVIDED</b>			
NORTH STREET			9
SOUTH STREET			12
CARTER FARM HOUSE DRIVE			5
MAIN LOT			53
LIV/WORK LOT			10
<b>TOTAL</b>			<b>89</b>

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In Collaboration with:

**Carter Farm at  
Chesterfield Avenue**  
Town of Centerville  
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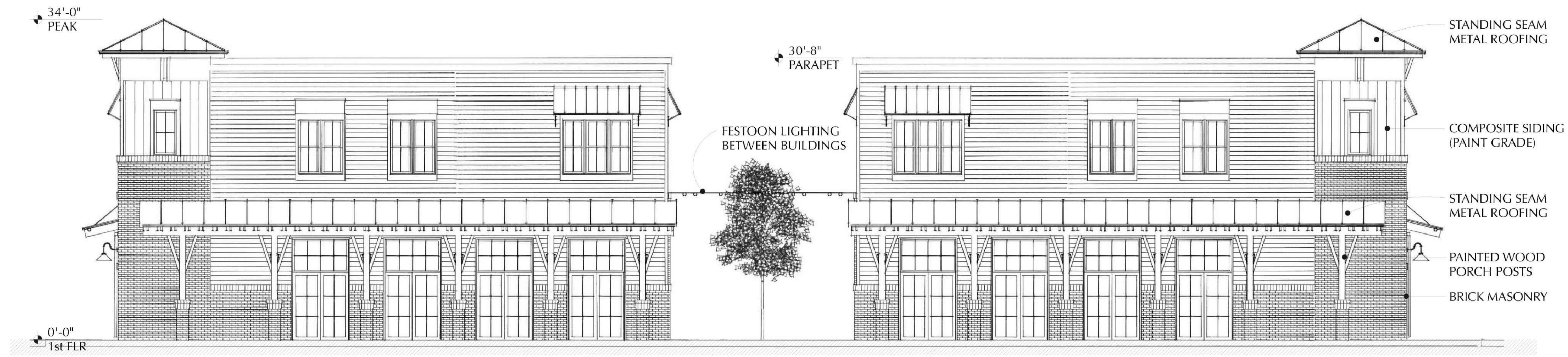
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20011:1  
Drawn by:  
DM  
Checked by:  
FB | DM  
Date:  
November 12, 2021

Scale:  
SCALE 1"=30'

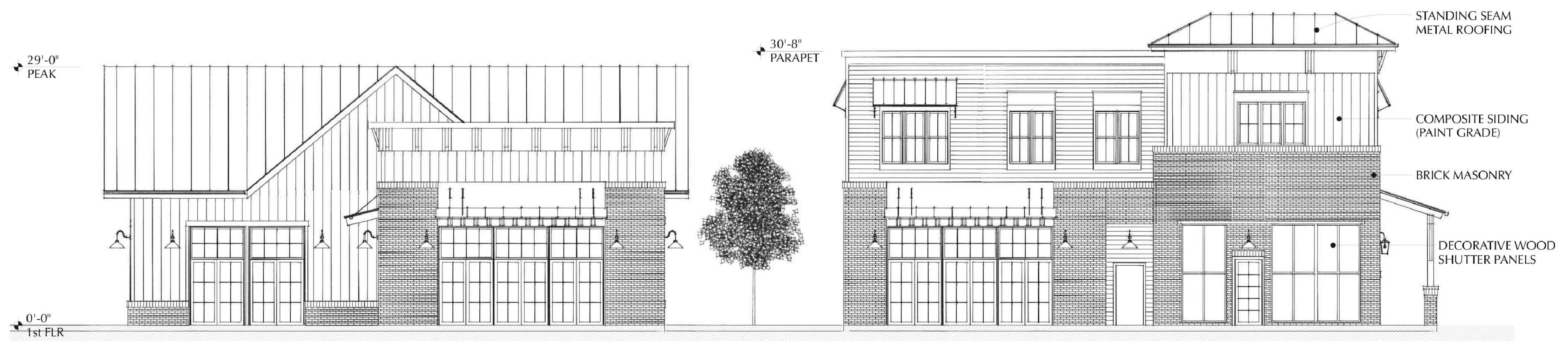
Sheet Name:  
**Neighborhood  
Commercial Center Plan**  
Submission:  
PUD Application

Sheet Number:  
**L204**

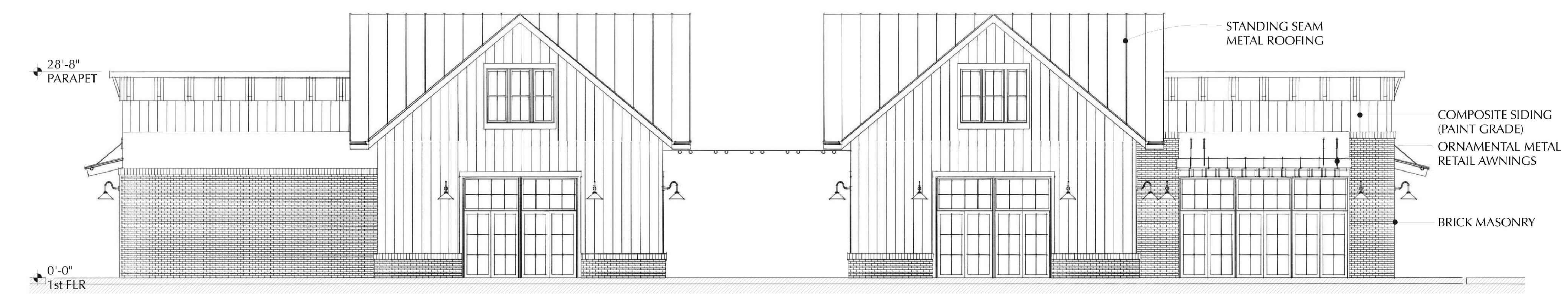
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1 Commercial / Retail Elevation Southwest - Chrsterfield Avenue  
 Scale: 1/8"=1'-0"



2 Commercial / Retail Elevation Northwest (Same as Southeast)  
 Scale: 1/8"=1'-0"



3 Commercial / Retail Elevation Northeast - Parking Lot Side  
 Scale: 1/8"=1'-0"

**NOTES:**  
 1. PRELIMINARY SCHEMATIC DESIGN TO BE FURTHER DETAILED FOLLOWING PUD CONDITIONAL APPROVAL AS PART OF THE PUD PRELIMINARY PLAN SUBMISSION.



## MEMO

**TO:** Town of Centreville, MD

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

**DATE:** November 10, 2021 (update to September 30, 2021 PUD submission)

**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 remain privately owned when within a Woonerf ROW. Maintenance of private water lines located on the project site and outside of individual lots will be a Homeowner's Association (HOA) 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 be privately owned. Maintenance of sewerage lines on the project site and outside of individual lots and pumping stations will be a HOA responsibility. It is not currently anticipated that sewer mains will be located in the public street.

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. These ROW elements generally include: public street cartway and parking pull offs, water and any sewerage lines within the public street, 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 of trash and recycling along the public street. The HOA will be responsible for resident trash and recycling on the private streets. 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 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).**

<b>Task Name</b>	<b>Start</b>	<b>Finish</b>
Construction / Public Road / Site Utilities to Serve Parcels 1a,1b,2 and 3a (assumes approvals and permitting is completed in advance of start date)	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





**Supplemental response to TAC comments dated 11/1/21.**

Woonerf ROW: The Woonerf ROW is shown as a 20' required minimum throughout the site. All lot lines coincide with the Woonerf ROW lines. The lots are maintained at consistent front yard sizes to create uniformity for the private front lawns.

Portions of the lots will be maintained under an HOA easement – the site plan will indicate this in a future submission. The intent is that a space between the front yards of the lots and the Woonerf ROW will be maintained under an HOA maintenance easement agreement so that uniformity in landscaping is maintained.

The HOA will maintain both the pavement and the landscaped areas within the Woonerf ROW and those areas indicated above.

HOA Green Space: The various parcel areas include green spaces that will be owned and maintained by the respective HOA(s). These areas include: stormwater management, Woonerf edges outside of the 12' and 16' paved areas, common open spaces for active use by homeowners, and a buffer maintenance pathway between private lots and the buffer line as well as those areas between the buffer zone and the rear lot lines as indicated.

Grading: The site will not require massive grading. Basements may be included in some, but not all, units and excavation will occur following all standards and best practices.

Design Guidelines: The developer intends to prepare Design Guidelines for the site that will meet and exceed the existing Town Design Guidelines. The Guidelines or an alternative method will include specific rules for setbacks, stepback for solar access, and other requirements for the development area of each lot.

HOA: The applicant intends to establish enforceable, HOA covenants and restrictions to govern the operation of the community. These instruments will ensure the collection of adequate fees to cover all costs associated with the community, including operation and maintenance of private infrastructure. The amendment provisions will include protections for the Town. Drafts will be provided to the Town in conjunction with the final subdivision plat review.