



PUBLIC NOTICE PLANNING COMMISSION MEETING

Public notice is hereby given that the Town of Rising Sun will be holding a public hearing regarding PCLD case #2023-03C. This hearing will take place before the Planning Commission on Monday February 19, at 5:30 PM, on the 3rd floor of Town Hall.

HEARING SUMMARY: The applicant, NVR, located at 807 Corporate Drive, Suite L, Baltimore, Maryland 21236, has submitted Concept Plans for a potential residential development. This development includes 406 residential dwellings across two properties:

- 130 Knutsen Lane: Tax Parcel 0014, Map 011D, Tax ID 06-009921, 190.5449 acres.
- 100 Pierce Road: Tax Parcel 0807, Map 010F, Tax ID 06-050611, 10.001 acres.

Both properties are currently zoned R-1 Single Family Residential, allowing the maximum construction of 414 homes with a required open space of 51.808 acres. The applicant is allocating approximately 65.089 acres. The applicant is requesting a special exception to construct this development as a Planned Unit Development (PUD), which would allow the same number of houses (414) but on smaller lots.

In order to accommodate the density being proposed, the applicant is also seeking the following variances from the Town's Subdivision and Land Development Code and the Zoning Code.

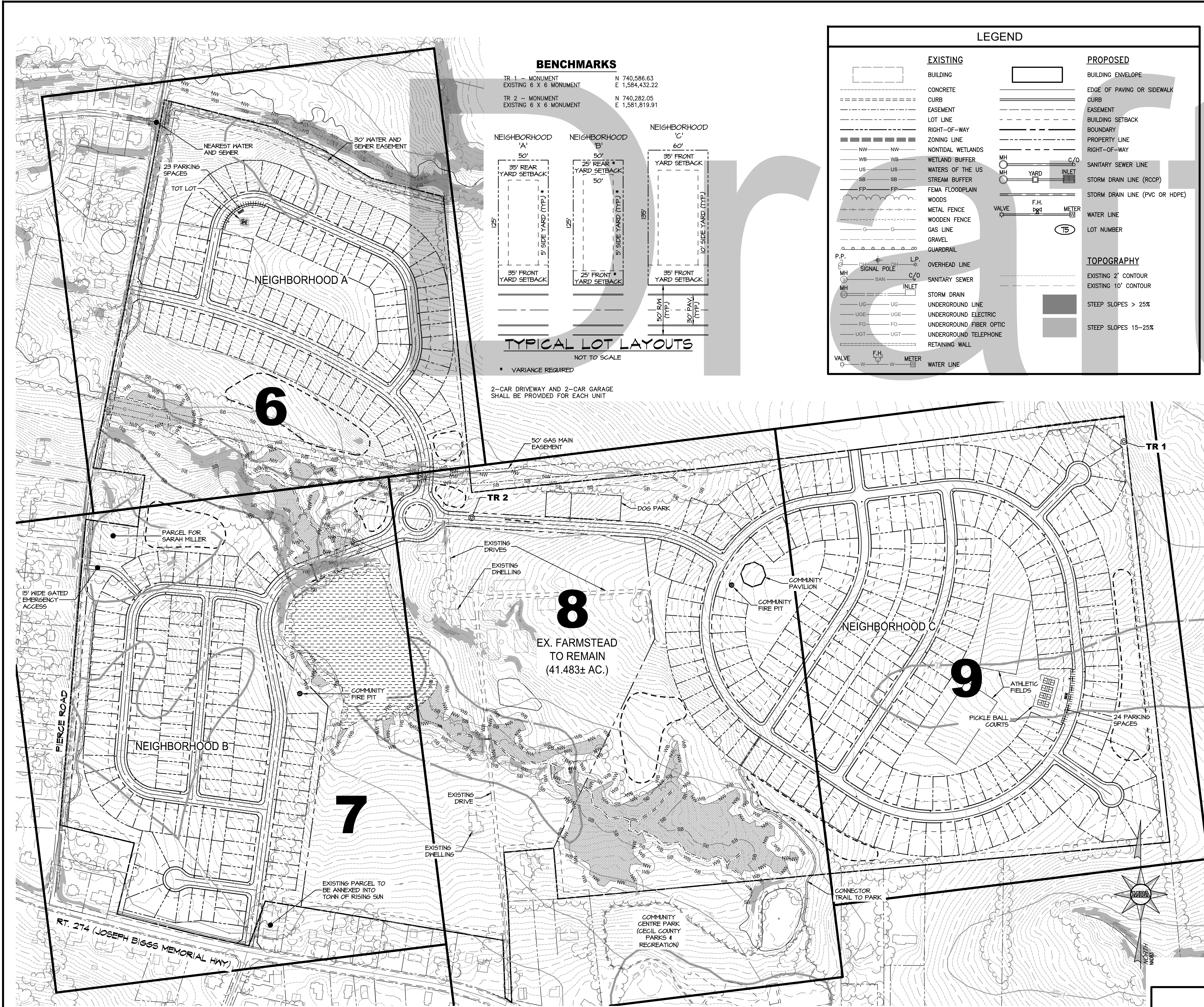
- Section 11-602 – Streets and Circulation – General (13) Number of Independent Exits
- Section 11-610 – Blocks (3) – Restricts the Length of Blocks to 750 feet.
- Section 12-512 2 (e) - Minimum Lot size, lot width, front yard, side yard and rear yard setback requirements for PUD's
- Section 12-914 4 – Wetland Buffer Disturbance

The review and approval process for the proposed development involves two key steps. Initially, the Planning Commission will examine the concept plan, which encompasses the critical details of the PUD design, and will submit recommendations for any special exceptions and variance requests to the Board of Zoning Appeals. Subsequently, the Board of Zoning Appeals will assess these requests, including the PUD concept itself, at a separate public hearing, the date and time of which will be announced at least 15 days in advance. This initial review phase is part of a comprehensive approval procedure that also includes a subsequent preliminary and final plan review process, expected to unfold over the coming months. These later stages will also involve public hearings, ensuring ongoing community engagement and transparency.

The Town of Rising Sun is committed to ensuring that all members of our community have the opportunity to participate in public meetings. This Planning Commission meeting is open to the public, and we encourage anyone with questions or concerns to contact the Town Hall at 410-658-5353.

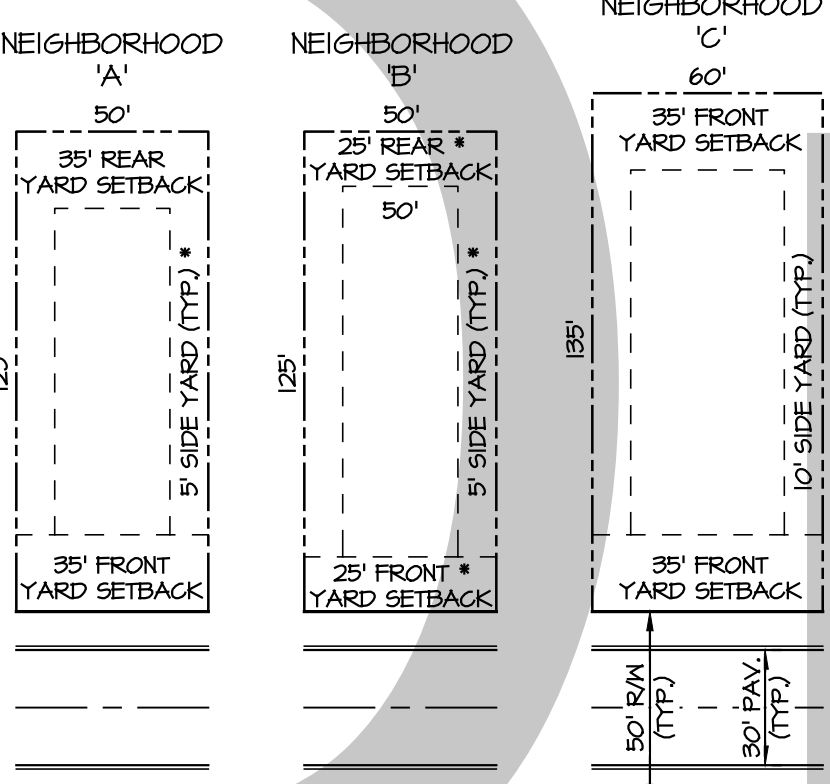
The meeting venue is fully accessible to individuals with disabilities. If you require special accommodations to attend and participate in this meeting, please contact the Town Hall at least 48 hours in advance so that we can make the necessary arrangements. We strive to accommodate all needs to the best of our ability and encourage anyone with specific requirements to contact us.

Published & Distributed by Authority of
Calvin A Bonenberger Jr. - Zoning Officer



BENCHMARKS

| | |
|--|--------------------------------|
| TR 1 - MONUMENT EXISTING 6 X 6 MONUMENT | N 740,586.63 E 1,584,432.22 |
| TR 2 - MONUMENT EXISTING 6 X 6 MONUMENT | N 740,282.05 E 1,581,819.91 |



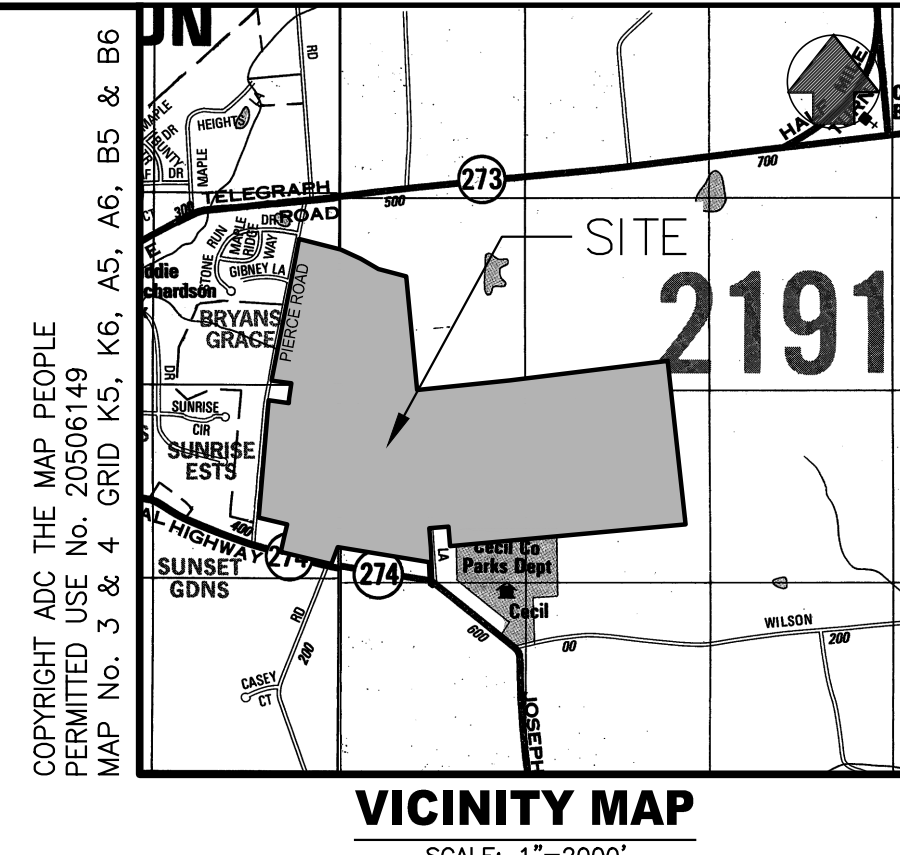
2-CAR DRIVEWAY AND 2-CAR GARAGE SHALL BE PROVIDED FOR EACH UNIT

LEGEND

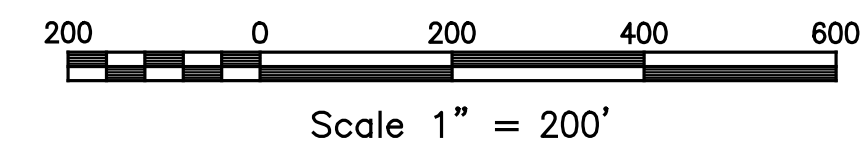
| EXISTING | PROPOSED |
|-------------------------|--------------------------------|
| BUILDING | BUILDING ENVELOPE |
| CONCRETE CURB | EDGE OF PAVING OR SIDEWALK |
| EASEMENT | EASEMENT |
| LOT LINE | BUILDING SETBACK |
| RIGHT-OF-WAY | BOUNDARY |
| ZONING LINE | PROPERTY LINE |
| NON-TIDAL WETLANDS | RIGHT-OF-WAY |
| WETLAND BUFFER | SANITARY SEWER LINE |
| WATERS OF THE US | STORM DRAIN LINE (RCCP) |
| STREAM BUFFER | STORM DRAIN LINE (PVC OR HDPE) |
| FEMA FLOODPLAIN | WATER LINE |
| WOODS | LOT NUMBER |
| METAL FENCE | |
| WOODEN FENCE | |
| GAS LINE | |
| GRAVEL | |
| GUARDRAIL | |
| OVERHEAD LINE | |
| SANITARY SEWER | |
| STORM DRAIN | |
| UNDERGROUND LINE | |
| UNDERGROUND ELECTRIC | |
| UNDERGROUND FIBER OPTIC | |
| UNDERGROUND TELEPHONE | |
| RETAINING WALL | |
| WATER LINE | |

SITE DATA

- OWNER: ROBERT KNUTSEN
130 KNUTSEN LN
RISING SUN, MD 21911
C/O MR. ROBERT KNUTSEN
- APPLICANT: NVR, INC.
8007 CORPORATE DRIVE, SUITE L
BALTIMORE, MD 21236
C/O MR. TOM VAUGHAN
- PREPARED BY: MORRIS & RITCHE ASSOCIATES, INC.
3445A BOX HILL CORP. CENTER DR.
ABINGDON, MD 21009
C/O MS. AMY DIPIETRO, P.E., LEED AP, PRINCIPAL
- SITE AREA: 207,230 AC.
41,483 AC. TO BE RETAINED BY OWNER
- DEED REFERENCE: 00264/00134
- TAX MAP: 11D
PARCEL: 14
ZONE: R-1 (PUD)
- EXISTING USE: VACANT/AG
- PROPOSED USE: RESIDENTIAL
- DENSITY: 2 UNITS PER AC. (R-1)
- PROPOSED DEVELOPMENT: 405 SINGLE-FAMILY DETACHED HOMES
NEIGHBORHOOD A - 94 UNITS
NEIGHBORHOOD B - 116 UNITS
NEIGHBORHOOD C - 192 UNITS
SARAH MILLER RESIDENCE - 1 UNIT
EXISTING FARMSTEAD - 2 UNITS
TOTAL: 405 UNITS



- MAX. BUILDING HEIGHT (R-1): REQUIRED 35 FT./2 STORIES; PROP. NEIGHBORHOOD A <35 FT.
- MIN. LOT AREA (PUD): 6,000 S.F. MIN.; PROP. NEIGHBORHOOD A 6,250 S.F. MIN.
- MIN. LOT WIDTH (PUD): 60 FT.; PROP. NEIGHBORHOOD A 50 FT. (VARIANCE REQUIRED)
- MIN. FRONT YARD SETBACK (PUD): 35 FT.; PROP. NEIGHBORHOOD A 25 FT. (VARIANCE REQUIRED)
- MIN. SIDE YARD SETBACK (PUD): 10 FT.; PROP. NEIGHBORHOOD A 6 FT. (VARIANCE REQUIRED)
- MIN. REAR YARD SETBACK (PUD): 35 FT.; PROP. NEIGHBORHOOD A 35 FT.
- MAX. LOT COVERAGE (R-1): 50%; PROP. NEIGHBORHOOD A 34.2% MAX. (2,140 S.F.)
- PARKING REQUIRED: 2.0 SPACES PER SINGLE FAMILY DETACHED UNIT; OFF-STREET PARKING PROVIDED: 405 X 2 = 810 SPACES (2-CAR DRIVEWAY, GARAGES WILL ALSO BE PROVIDED); ADDITIONAL NEIGHBORHOOD C = 23 SPACES; ADDITIONAL NEIGHBORHOOD C = 24 SPACES; STREET PARKING IS ALSO BEING PROPOSED ON ONE SIDE OF STREETS IN NEIGHBORHOOD B ONLY.
- OPEN SPACE REQUIRED: 25% OF 207,230 AC. (51,808 AC.); 31.4% PROPOSED (65,089 AC.)
- REQUIRED BUFFERYARD: BUFFERYARD 'C' REQUIRED BETWEEN PUD AND ADJACENT A-R ZONING; BUFFERYARD 'C' REQUIRED BETWEEN PUD AND ADJACENT R-1 ZONING
- THERE IS NOT A 100-YEAR FEMA FLOODPLAIN SHOWN ON THE SITE AS EVIDENCED BY FEMA FIRM MAP PANEL NO. 2401500330 EFFECTIVE DATE JULY 7, 2013.
- THIS COMMUNITY IS TO BE SERVED BY PUBLIC WATER & SEWER FACILITIES, WATER AND SEWER SHALL BE OFFERED TO ALL LOTS FOR SALE. PUBLIC SERVICE: TOWN OF RISING SUN SYSTEM, PUBLIC SEWER FACILITY: TOWN OF RISING SUN SYSTEM.
- THE LIMITS OF NON-TIDAL WETLANDS WERE PROVIDED BY GEO-TECHNOLOGY ASSOC. INC.
- TOPOGRAPHY IS BASED UPON AVAILABLE GIS DATA FROM CECIL COUNTY.
- BOUNDARY PREPARED BY MORRIS AND RITCHE ASSOCIATES MARCH, 2023.
- FINAL LOCATION FOR INLETS, FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
- FINAL LOCATION AND SIZE OF PROPOSED SIGNS SHALL BE DETERMINED PRIOR TO BUILDING PERMIT APPLICATION.
- STORMWATER MANAGEMENT WILL BE DESIGNED TO THE STORMWATER MANAGEMENT ACT OF 2007 FOR ENVIRONMENTAL SITE DESIGN.
- THERE IS NO CRITICAL AREA WITHIN THE SITE.
- A PUD WILL BE REQUIRED FOR THIS DEVELOPMENT. PLANNED UNIT DEVELOPMENTS ARE SPECIAL EXEMPTIONS IN THE R-1 ZONING DISTRICT.
- LIST OF REGULATORY APPROVAL: TOWN OF RISING SUN; CECIL SOIL CONSERVATION DISTRICT; US ARMY CORP OF ENGINEERS; MARYLAND DEPARTMENT OF THE ENVIRONMENT; MDOT-SHA; CECIL COUNTY DEVELOPMENT PLANS REVIEW
- LIST OF REQUIRED VARIANCES: SECTION 11-602 STREETS AND CIRCULATION-GENERAL (13) NUMBER OF INDEPENDENT EXITS; SECTION 11-610 BLOCKS (3) RESTRICTS THE LENGTH OF BLOCKS TO 750 FEET; SECTION 12-512 2(a) MINIMUM LOT WIDTH, FRONT YARD, REAR YARD AND SIDE YARD REQUIREMENTS FOR PUD; SECTION 12-914 4. WETLAND BUFFER DISTURBANCE.
- SUBDIVISION TO BE SERVED BY CECIL COUNTY PUBLIC SCHOOLS AND SCHOOL BUS SERVICES.
- ROAD RIGHT-OF-WAYS AND PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED TO THE TOWN OF RISING SUN FOLLOWING CONSTRUCTION, AS-BUILT AND ACCEPTANCE BY THE TOWN.
- OPEN SPACES, BUFFERS AND FORESTED AREAS WILL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- HOMEOWNER'S ASSOCIATION DOCUMENTS WILL BE PREPARED GOVERNING THE MAINTENANCE OF UNDEDICATED PUBLIC SPACES. HOA DOCUMENTS WILL BE PREPARED ALONG WITH THE FINAL PLATS.
- DELINEATION OF KNOWN EASEMENTS ARE SHOWN ON THE SITE PLAN.



ENGINEER'S CERTIFICATION
I, AMY DIPIETRO, CERTIFY THAT I AM A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF MARYLAND AND THAT THIS PLAN WAS PREPARED BY MYSELF OR UNDER MY SUPERVISION AND THAT SAID PLAN COMPLIES WITH ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE TOWN OF ELKTON.
SIGNATURE: _____ REGISTRATION NUMBER: 34672 DATE: 1/19/2024

DEVELOPER'S CERTIFICATION
WE, NVR, INC., HEREBY CERTIFY THAT THIS PLAN WAS PREPARED AT MY DIRECTION AND ALL LAND CLEARING, CONSTRUCTION, AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN.
SIGNATURE (TOM VAUGHAN): _____ DATE: 1/19/2024

TOWN OF RISING SUN PLANNING COMMISSION CHAIRMAN
CECIL COUNTY HEALTH DEPARTMENT DIRECTOR
APPROVED: _____ DATE: _____ APPROVED: _____ DATE: _____

| DATE | REVISIONS |
|------------|-------------------------|
| 12/08/2023 | REVISIONS PER NVR |
| 1/19/2024 | REVISIONS PER NVR, TOWN |

DEVELOPER
NVR, INC.
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
MR. TOM VAUGHAN
443-466-6523

OWNER
ROBERT L. ETAL KNUTSEN
130 KNUTSEN LN
RISING SUN, MD 21911

PROFESSIONAL CERTIFICATION:
I, AMY G. DIPIETRO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 34672, EXPIRATION DATE: 08.23.2025

MRA
MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE (410) 515-9000
FAX (410) 515-9002
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MAJOR SUBDIVISION CONCEPT PLAN
FOR
KNUTSEN FARM
130 KNUTSEN LANE
TOWN OF RISING SUN
TM 11D, P. 14
CECIL COUNTY, MARYLAND

JOB NO: 21759
SCALE: AS SHOWN
DATE: 11/30/2023
DRAWN BY: BJC
DESIGN BY: AGD
REVIEW BY: AGD
SHEET: 1 OF 13

G:\21759\PLANNING\PRELIMINARY\31759_PL-PRELM-PLAT-REV.dwg, 1/19/2024, 9:56:16 AM, Owners, 1:1, Copyright 2024 Morris & Ritchie Associates, Inc.