

CID-23-06 / Parker Ridge Preliminary Plat
1st Submittal
Planning/Zoning Comments
July 5, 2023

Project Background:

The following is the 1st review for the Construction Infrastructure Drawings [CID] for Parker Ridge, completed by BGE for Lennar Carolinas LLC., dated June 1, 2023. The project proposes the construction of 161 single-family detached (SFD) dwellings and 114 townhouse (TH) dwellings, on approximately 87 acres, located on School Street and Redford Place Drive. The subject site was recently rezoned under case number MA22-03 to RM-CZ, Cluster option and RH-CZ. As part of the rezoning, a Concept Plan and Conditions of Approval govern this development.

HOLDING COMMENT: A subsequent preliminary subdivision plat for this project is under review, PSP-23-02. The preliminary subdivision plat must be approved prior to approval of this plan set. Given the open application, many of the comments between the reviews may be repetitive in nature.

Please cloud or highlight any revisions to the plan set.

Review Comments:

Application and Submission Requirements

1. A Tree Survey (Section 6.2.4.2.A) and Tree Preservation Plan (Section 6.2.4.5.C) are required as a portion of Landscape Plan submitted with this application.
2. Copies of all environmental permits for disturbances and encroachments shall be submitted to the Town.
3. Addressing as well as street names should be shown on Construction Infrastructure Drawings.

Conditions of the Map Amendment / Rezoning

4. LDO Section 3.3., with note to Section 3.3.B.2 which indicates, "Conditions and site-specific standards imposed in a conditional district shall be standards above and beyond the requirements of the LDO; conditions shall not lesser the standards in the LDO."

It should be noted that Rezoning Condition #8, reduces the required buffer by allowing fences to be substituted for walls. It reads, "Perimeter buffers shall be provided as shown on the Concept plan. Type 3 and Type 4 perimeter buffers may include 6' fences instead of walls." The plans, however show the proposed Class 4 buffer with 3' fence and no berm as required by the ordinance standards.

The applicant responded that "The Class 4 buffer has been revised to include a 6' fence and a berm wherever existing vegetation is not being preserved." Until a Tree Survey and Tree Preservation Plan is submitted, it is unknown if preserved areas contain the coverage needed to be used for credit. Additional buffer comments may ensue following the submittal of the Tree Survey and Preservation Plan.

Cover Sheet and Site Details

5. Add case number CID-23-06 to the cover sheet. PSP-23-06 is the case number for the preliminary plat.
6. Update the open space data to match what is provided on PSP-23-06.
7. Remove the "1st Submittal: April 3, 2023" as this is the first submittal of the Construction Infrastructure Drawings".
8. Please add the following information to the Site Data Table:
 - a. Note the current impervious surface, and the proposed total impervious surface amounts.
 - b. Provide maximum building height permitted for each dwelling type and the height proposed.
 - c. Calculations and acreage to demonstrate compliance with the **maximum** 15 gross acres dedicated to the Townhouse Development in the RH zoning district.

Existing Conditions

9. The Existing Conditions plan sheet must include setbacks, environmental site features, tree lines, items to remain and those to be removed as a portion of this project, etc. Please refer to the application checklist for a full list of the expected information to be shown on an Existing Conditions and/or Demolition Plan sheet.
 - a. Please provide matchlines for ease of review and reference.
 - b. Identify any floodplain areas within the plan on applicable plan sheets.
 - c. The property owner, zoning district, and use of ALL adjacent properties should be shown.
10. There are existing street trees found along Redford Place that are not shown on the plans.

Demolition Plan Sheet(s)

11. Please add a legend or make the "Wetland" text more legible as it is hard to read even when reviewing digitally.
12. The property owner, zoning district, and use of ALL adjacent properties should be shown.
13. Existing street trees and overall tree lines for tree groupings should be identified. Where trees are to be removed, the plans should be labeled. Where trees are to be preserved, the trees should be marked with tree protection fencing.
14. In PSP-23-06, there were several sheets provided with an enlarged version of the Demolition Plan. It is recommended that those be provided here as well for consistency.

Site Plan Sheet(s)

15. Add a Legend to the Overall Site Plan. This should include what each color shown means.
16. Adjust the Rear Load Townhome Lot Typical shown on Sheet 2-0. Applicant has indicated a 15' setback. However, if a car is to park in the driveway, a minimum of 19' length clearance from front of garage shall be provided in accordance with 6.4.4.A.3 and 6.4.4.C.1.c. Please adjust accordingly.
17. Provide the acreage of open space alongside their labels.
18. Label the easement to the rear of Lots 123 and 124, between Lots 169 and 170, and between Lots 265 and 266 showing width as well as whether it is public or private.
19. The applicant shall provide additional information on the provision of both public and private alleys. The plans shall also demonstrate that the use of these alleys by emergency and delivery vehicles is sufficient and safe. **We will defer to staff and Engineering reviewers as the applicant's response denotes that things have been addressed and adjusted.**
20. The parking calculations show that six (6) parking spaces for the Future Amenity/Clubhouse will be located near Open Space #6. How will these be reserved?
21. Please provide the width of ALL ADA spaces throughout the site. Spaces are noted.
22. Provide the Zoning District designations for ALL adjacent parcels.
23. The applicant has noted that the private sidewalk near Lot 256 is aimed to be a "ramp down to the public greenway". Will there be a guard rail? Provide a detail of the guardrail to be used.
24. Please confirm there is to be ONE mailbox kiosk for the entire site as that is what is shown on the plan.
25. Roads and blocks should be designed in accordance with Section 9.2.1 and 9.2.2. The applicant notes that this has been reviewed based upon the approved Master Plan associated with the rezoning. **We defer to both staff and the Engineering reviewers to ensure that what is proposed is adequate.**
26. There are several easements and features called out on the plan set that need to be labeled.
27. Please consider plotting the clubhouse as a separate and individual lot.

Phasing Plan

28. Clearly denote the number of houses per phase, the amount of open space per phase, as well as parking to be provided in each phase.
29. The plan phases are 1, 1B, and 2. It is suggested that Phase 1 be labeled 1A and 1B, or simply rename all Phases 1, 2, and 3.
30. Recommend that the plans be revised to reflect different shading or hatching on each of the different phases.

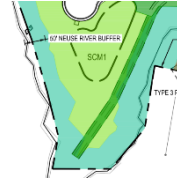
Utility, Erosion Control, and Grading Plan Sheets

31. Where trees are slated for preservation, Critical Root Zones as well as Tree Protection Fencing shall be shown on ALL utility and grading plan sheets.
32. Please ensure that all easements called out on the *Site Plan Sheet* markup sheets have been addressed and labeled accordingly.

Open Space Plan

33. It is recommended that the Open Space Plan be revised and/or an additional sheet added to the plan set to clarify and provide consistency with the other plan sheets:
 - a. Open Spaces on Site Plan do not match Open Spaces shown on Open Space Plan:
 - i. Open Space #1 on the Site Plan is not labeled but may be part of Open Space #6 on the Open Space Plan
 - ii. Open Space #2 on the Site Plan is Open Space #7 on the Open Space Plan
 - iii. Open Space #3 on the Site Plan is incorporated into Open Space #6 on the Open Space Plan
 - iv. Open Space #4 on the Site Plan is Open Space #5 on the Open Space Plan
 - v. Open Space #5 on the Site Plan is not labeled on the Open Space Plan
 - vi. Open Space #6 on the Site Plan is Open Space #4 on the Open Space Plan
 - vii. Open Space #7 on the Site Plan is not labeled on the Open Space Plan
 - viii. Open Space #8 on the Site Plan is Open Space #1 on the Open Space Plan
 - ix. Open Space #9 on the Site Plan may be part of Open Space #3 on the Open Space Plan
 - x. Open Space #10 on the Site Plan is Open Space #2 on the Open Space Plan.
 - b. The applicant shall clearly indicate the limits of each Open Space area either by color or hatching and the associated acreage. It is also recommended that a TOTAL line be added to the Open Space Breakdown table to show the total acreage of each open space.
34. The Open Space plan(s) shall demonstrate compliance with the requirements of the following subsections in Section 6.2.1.
 - a. Subsections D.1. and D.1.b., E. and F., in terms of the open space sizes and types.
 - b. Subsection G., design standards:
 - i. Subsection G.5. Please label the location of public seating.
 - ii. Subsection G.6. Please label the location of receptacles.
 - c. Subsection G8. indicates that a maximum of 20% of the required passive open space may be environmentally sensitive areas. There is approximately 4 acres of environmentally sensitive natural resource area that crosses Street E (runs parallel to Redford Place Drive) that does not appear to be accounted for in the Open Space table. The plans should be revised accordingly.
35. The applicant shall revise the plans to demonstrate compliance with the requirements of LDO Section 3.1.B which requires 40% open space be provided. Further, the plans should be revised to show the required open space as a conservation easement.

36. As mentioned previously, the RM cluster requires 12% open space. Calculations shall be updated accordingly. It is still unclear if the RM Cluster is meeting this requirement. Please break out the PROVIDED OPEN SPACE calculations by zoning district to confirm compliance.
37. In accordance with Subsection G.12., Greenways and walking trails are considered passive open space. However, the plans show this area as active open space. While the exercise facilities (aka, fitness stations) may count as active recreation areas, the plans should be revised accordingly.
38. For Active Open Space areas, designate what type of Open Space opportunities will be provided and any specific programming identified. Refer to Table 6.2.1.3 for clarification. (ie. Pocket park, dog park, playground, etc.)
39. The applicant has noted an easement will be placed at the end of this trail for future connection. Please label the easement and its width.



Landscape Plan

40. Please include buffer plant quantities with the next submittal. Note the plant diversity requirements within LDO Section 6.2.4.7. Oak Trees are being shown as making up well over 50% of the plants proposed.
41. Areas of existing vegetation which are to be preserved shall be indicated on the plans. All areas shall be clearly marked with tree protection fencing, fencing details, and critical root zones should be added to the plans.
42. Landscape plans or Preservations plan (as required by 6.2.4.2.A.10) shall demonstrate compliance with the preservation standards of LDO Section 6.2.4.5.B. Calculations of the required 10% shall be included on the plans.

Additional Comments and Requirements

43. A Lighting Plan, prepared in accordance with Section 6.6 shall be submitted. Proposed location of lighting standards shall be included on the site plan and any necessary easements shall be indicated.
44. Light pole locations should be shown on the Site Plan as well as Landscape Plan sheets.
45. There is a symbol labeled on the markup that is typically used for light poles. Is that meant to be there?
46. Details of Typical Fitness Stations should be provided.