

**CID-23-06  
Parker Ridge  
Construction Infrastructure Plans  
2nd Submittal  
Planning/ZONING Comments**

**Project Background:**

The following is the Second Submittal review for the Construction Infrastructure Drawings for Parker Ridge, completed by BGE for Lennar Carolinas LLC., dated June 1, 2023 and revised August 1, 2023. The project proposes the construction of 161 single-family detached dwellings and 114 townhouse dwellings, on approximately 87 acres, located on School Street and Redford Place Drive. The subject site was Rezoned under case number MA22-03 to RM-CZ, Cluster option and RH-CZ. As part of the rezoning, a number of conditions were attached to the approval.

**HOLDING COMMENT:** The precursor preliminary subdivision plat, PSP-23-02, for this project is under review; this must be approved prior to approval of this CID plan set. Given the open application, many of the comments between the reviews may be repetitive, or sequential, in nature (ie make change on PSP, then reflect the same on CID plans).

Please cloud or highlight any revisions to the plan set.

**Review Comments:**

***Application and Submission Requirements***

1. **Holding Comment:** Copies of all environmental permits for disturbances and encroachments shall be submitted to the Town. The applicant has indicated that these are currently in processing and will be submitted with the next submittal. We defer compliance with this requirement to the Town staff.

***Demolition Plan***

2. **New Comment Based Upon Changes to the Plan:** There are several trees shown as being preserved in this area on the Preservation Plan. Please label tree protection fencing (TPF) and critical root zones (CRZ).

***Site Plan Sheet(s)***

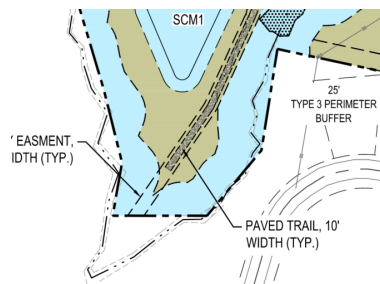
3. **Repeat Comment:** The parking calculations show that six (6) parking spaces for the Future Amenity/Clubhouse will be located near Open Space #6. Staff recommends that the spaces be intended for Clubhouse Use only, and signed appropriately. Add a standard detail of the sign to the detail sheets within this plan.

***Landscape Plan***

4. **Repeat Comment:** 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 (TPF), fencing details, and critical root zones (CRZ) should be added to the plans.
5. **New Comment Based Upon Changes to the Plan:** Per LDO Section 6.2.4.5.B.1, deciduous and evergreen trees shall be preserved to the greatest extent possible. At least 10% of all existing trees in good health (as determined by a professional arborist) shall be preserved within developments that are 2 acres or greater in size. The applicant appears to only be saving 10% of trees over 18" dbh.
6. **New Comment Based Upon Changes to the Plan:** Please include a tree protection fencing (TPF) detail.
7. **New Comment Based Upon Changes to the Plan:** On the Preservation Plan and/or Landscape Plan, please clarify which new trees are replacement trees as required by LDO Section 6.2.4.5B.

### **Open Space**

8. **Repeat Comment:** Public seating area and receptacle areas must be labeled. Areas are designated with specific items they have, however the open space plan must show these item's location.
9. **Repeat Comment:** 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 in the Cluster portion of the development (which is only the RM-CZ zoning district portion). Further, the plans should be revised to show the required Open Space as a conservation easement.
10. **New Comment Based Upon Changes to the Plan:** The Greenway easement shows that it is not to be constructed/paved all the way (see clip below), despite being in an easement. Please explain in writing the intention here; ultimately defer to Parks & Recreation on the Greenway.



### **Lighting Plan**

11. **New Comment Based Upon Changes to the Plan:** The lighting plan has not been sealed by an engineer – please have this remedied as this is required by LDO Section 6.6.F.1