

## **The Collection at Independence Phase 1**

*TRC Planning Review 6/28/18*

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### Planning Comments:

- Be sure all plan sheets are include with hard copy submittals.
- Proposed building height of 85 feet requires increased setback of 40 feet (not 30'). Code requires 8 feet for each 10-foot increment over 35 ( $50/10*8=40$ ). Please correct table.
- Provide required and proposed building lot coverage, as a percentage of the site/parcel.
- Provide copy of shared parking agreement.
- Provide bike parking (calculation, location, and number per location)
- Consider additional pedestrian connections to Oleander Drive and Fordham Road.
- Provide list of all protected trees being removed including size and species.
- Tree removal/preservation permit is required.
- A landscape plan is required.
- Consider landscaped allee along pedestrian connection at main entrance on Oleander Drive.
- All federal, state, and local permits are required prior to full construction release.