

The Collection at Independence Phase 1

TRC Planning Review 8/28/18

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Planning Comments:

- Your comment response was based on comments posted with sheets missing from set (6/26/18). Updated comments were posted on 6/28/18. All unaddressed comments are included below.
- Be signature blocks are included on all plan sheet.
- Include interior side setback adjacent to residential (min. 20 feet).
- For structures over 20 feet in height, side and rear setbacks must be increased 1-foot for every 1-foot above 20-foot height. Include in table.
- Provide copy of shared parking agreement.
- Identify loading spaces in table and on plan. Loading docks can/should be used to satisfy this requirement.
- Provide bike parking (calculation, location, and number per location). *Calculation is incorrect. 25 spaces require 5 bicycle spaces, for every 100 additional spaces 5 bicycle spaces are required. Table shows 20 required but only 19 provided. Provide number of bicycle spaces at each rack.*
- Consider additional pedestrian connections to Oleander Drive and Fordham Road.
- Tree removal/preservation permit is required.
- A landscape plan is required.
- Consider landscaped allee along pedestrian connection at main entrance on Oleander Drive.