

Renaissance II Landscape Plan Revision

TRC Planning Review

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Planning Comments:

- Revision shows Willow Oaks for street trees. I believe the original approval had European Hornbeams to match the existing trees on Ashes Drive. Please confirm with City Arborist.
- A street tree is missing north or northern driveway on Ashes Drive. Street trees are missing on east side of roundabout.
- Remove incorrect shading calculation from site data table (i.e. 14%).
- Shade trees bordered on two or more sides by parking area can count full amount (e.g. 707 sq ft large, 314 sq ft small). Shade trees bordered on only one side can only count half of the amount (353.5 sq ft large, 157 sq ft small). Please adjust number/calculations accordingly.
- Tree canopies that do not cover parking areas cannot be counted for shading requirement.
- Regal Prince Oak would be considered a small shade tree (314/157 sq ft coverage)
- Landscape islands are required at the end of each parking row. Each island requires a tree. There are several islands not show and/or missing trees.
- Label location (parking screening) where 36" Needlepoint Hollies are being planted. 36" tall screening is required where parking spaces are within 50 feet of right-of-way.
- If creative code is being used, 50% of the required streetyard must be covered with trees and shrubs (see Sec 18-477(b)(2)). Current approved landscape plan shows that this provision is being met.