

Woodlands at Echo Farms Tract 1

TRC Planning Review 1/2/20

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- If townhomes are intended to be subdivided in the future please keep in mind that only the SRB can approve alternative access for these lot types (Sec. 18-406 (c)).
- CAMA land use classification is 'urban' only.
- Existing use is vacant land.
- Provide building height (feet) for each building.
- Add note indicating reduced building setback (Sec. 18-184 (g)(7)) from parking areas allowed due to proposed tree protection.
- Identify number of bedrooms for each unit category for parking standards.
- Maximum parking standard is 2.5 spaces per unit.
- Provide detail for trash compactor screening.
- Landscape plan is required.
- Tree removal permit is required.
- There are several protected trees that appear to be located outside of essential site improvements. I suggest sitting down to review together to identify what can be saved and/or justification for removal.
- Can emergency access road meander at all to avoid tree removal? Can building footprints be adjusted to avoid tree removal? Can sidewalk connection be adjusted to avoid tree removal?
- Can we adjust the sidewalk along 'Road C' to be closer to the road to minimize/avoid impacts to the wetland buffer? Could a 90 degree turn near parking and driveway be used?
- All federal, state, and local permits are required prior to full construction release.