

Woodlands Tract 2

TRC Planning Review – 8/19/19

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- Provide lot widths on site plan.
- Minimum lot widths (50 feet) must be maintained between lot lines to the rear setbacks (15 feet), please verify.
- Provide copy of wetland impact permit.
- Adjust lot lines to remove proposed lots from resource setbacks (Lots, 21, 22, 52, 53, etc). Makes more sense than encumbering them with a conservation easement.
- Final plat will need to show land dedication for public green space and kayak launch (SRB Condition #19).
- Kayak misspelled (cayak) in data table on C-2.0.
- Provide parking study that justifies parking for park area. This can be a short email that references ITE data. We may be able to provide ITE Park Gen data if needed.
- Update #14 and #20 on site inventory (C-2.3).
- Retain 22" Pine on Lot 25, don't see an essential site improvement that justifies removal.
- We need to look at scaling back the parking area to save the 20" oak, 23" pine, and 12" pine. There is no parking requirement so we have room to get creative to save some trees. Parking doesn't need to be paved so we should be able to get a little closer than if we needed to excavate for the parking lot install.
- Update tree removal chart on C-2.3.
- Provide more information for tree removal/mitigation chart (C-2.3). It is not clear what is being shown in each column.
- Long Leaf Pine is in the 100% mitigation category.
- Table shows three pines to be verified as to whether they are significant or not? Please verify.
- Please confirm type of Gum trees being removed.
- Add note that no trees to be removed as part of the kayak launch path.
- Provide landscape plan that shows required street trees, how stormwater ponds are being designed as open space amenities (SRB Condition #21), and any trees being planted for mitigation.