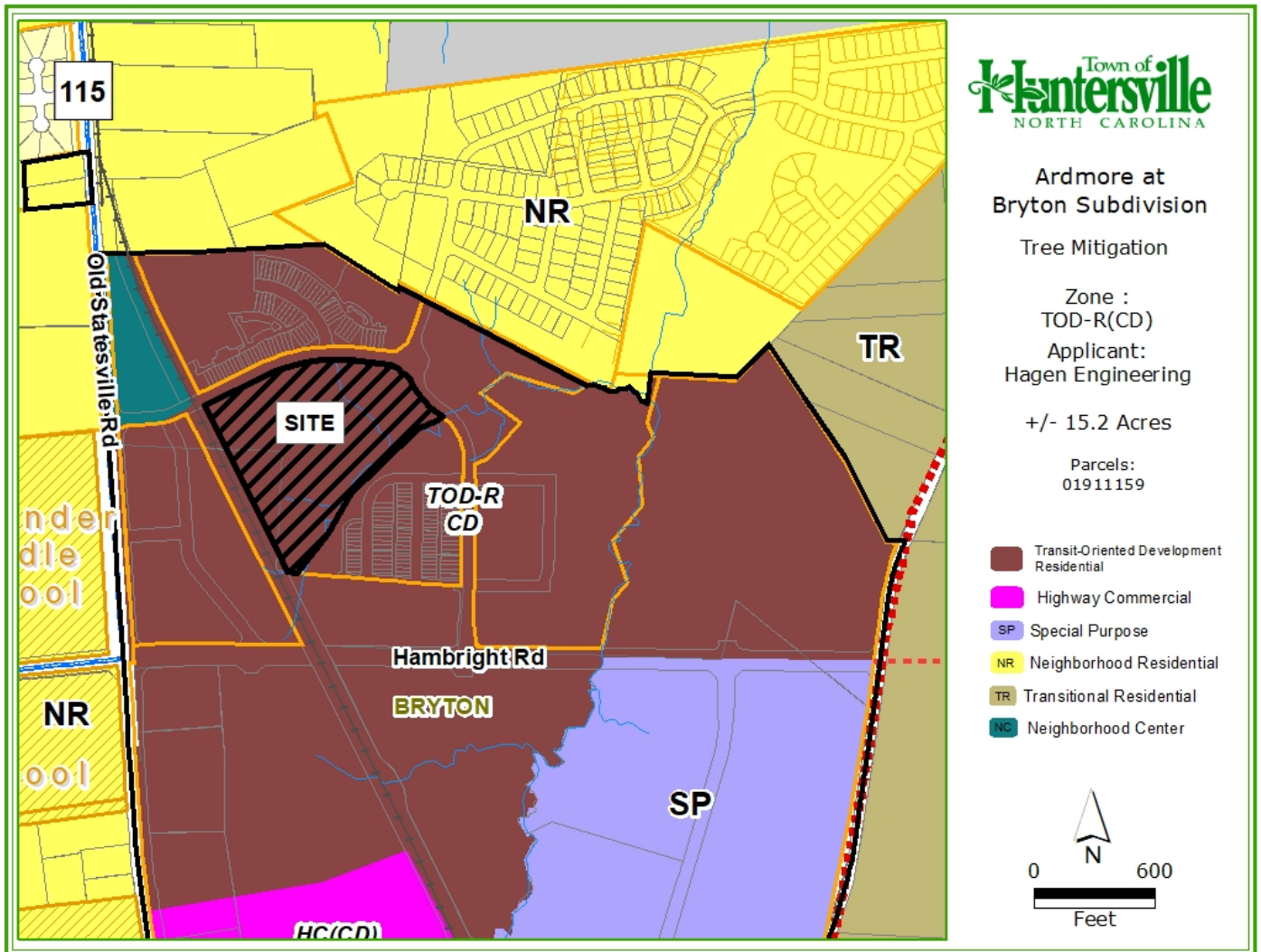


## Ardmore at Bryton Subdivision Required Tree-Save Mitigation Request

### Project Description

Request by Ardmore Bryton, LLC to mitigate the 30% Specimen Tree-save requirement per Article 7.4.2 (f) of the Huntersville Zoning Ordinance.

### Location



### Site Plan Description

The proposed site plan depicts the following information:

1. Zoning – Transient-Oriented Development – Residential Conditional District (TOD-R CD).
2. Project size – 15.2-acres
3. Proposed Land Use: Apartments



PROJECT:  
**ARDMORE AT BRYTON**

BRYTON RIDGE PARKWAY, HUNTERSVILLE, NORTH CAROLINA

PROJECT NO:  
**181220**

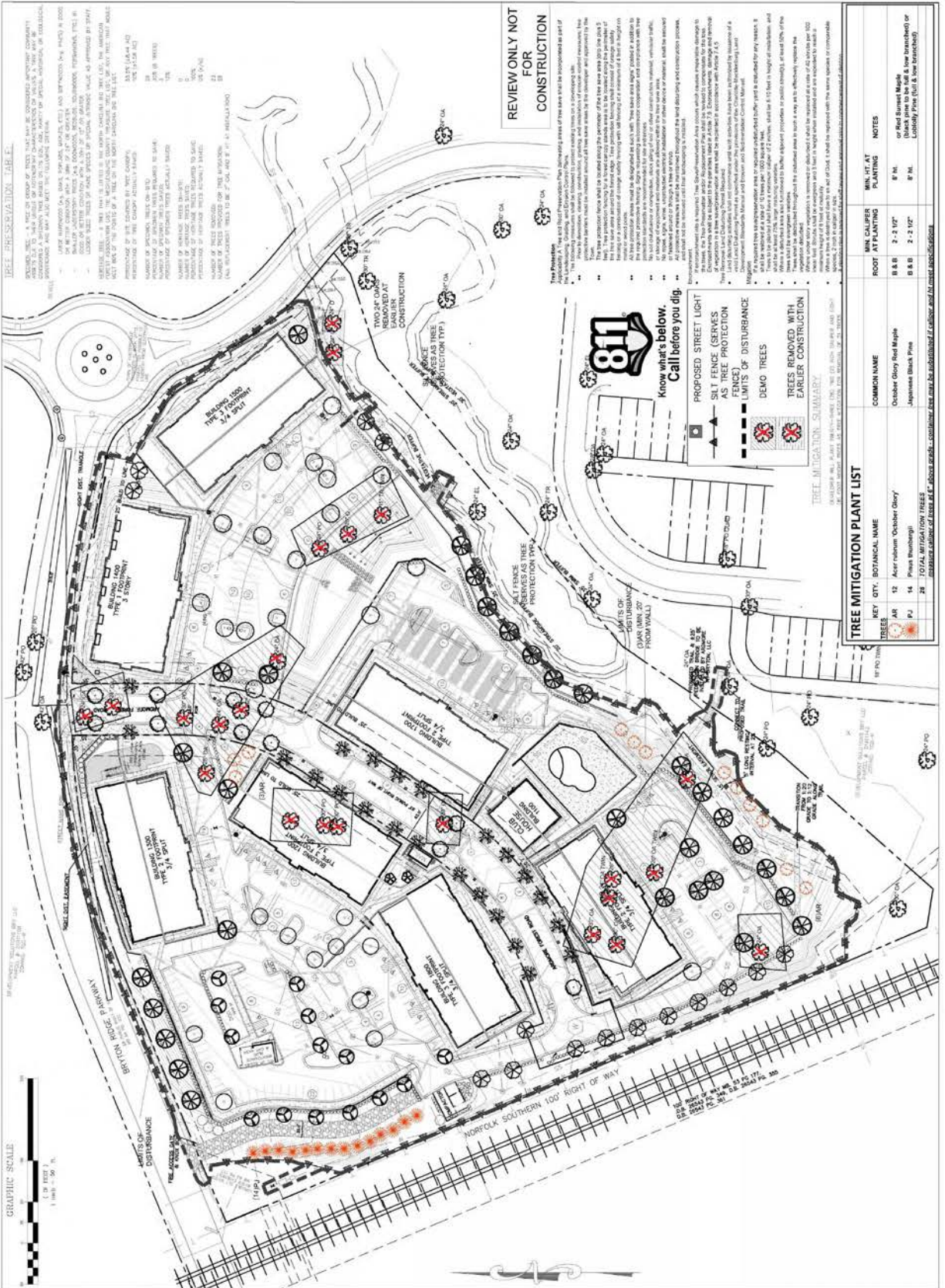
SHEET TITLE  
**TREE PRESERVATION AND EXISTING CONDITIONS PLAN**



SCALE:  
**1" = 50'**

ISSUE DATE  
**SEPT. 25, 2019**  
 REVISIONS:

SHEET:  
**L-1A**



**TREE PRESERVATION TABLE**

PROPOSED TREE - A TREE OF GROUP OF TREES NOT YET CONSIDERED IMPERMANENT COMPANY'S PROPERTY TO BE PRESERVED OR REMOVED BY THE DEVELOPER OR OWNER. IN THIS CASE, THE DEVELOPER OR OWNER HAS AGREED TO PRESERVE OR REMOVE THE TREE. THE TREE IS TO BE PRESERVED OR REMOVED BY THE DEVELOPER OR OWNER. THE TREE IS TO BE PRESERVED OR REMOVED BY THE DEVELOPER OR OWNER. THE TREE IS TO BE PRESERVED OR REMOVED BY THE DEVELOPER OR OWNER.

NO.	DATE	DESCRIPTION
1	09/25/19	ISSUE DATE
2	09/25/19	REVISIONS

**REVIEW ONLY NOT FOR CONSTRUCTION**

**Know what's below. Call before you dig.**

**PROPOSED STREET LIGHT SILT FENCE (SERVES AS TREE PROTECTION FENCE) LIMITS OF DISTURBANCE DEMO TREES TREES REMOVED WITH EARLIER CONSTRUCTION**

**TREE MITIGATION SUMMARY**

1. TOTAL MITIGATION TREES: 28  
 2. TOTAL DEMO TREES: 14  
 3. TOTAL TREE REPLANTING: 14

**TREE MITIGATION PLANT LIST**

TREES	KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT AT PLANTING	MIN. USE AT PLANTING	NOTES
AR	12	Acrostichum	October Glory	October Glory Red Maple	2-3 1/2"	2-3 1/2"	# 10. or Red Summit Maple
PJ	14	Prunus	Banhangii	Japanese Black Pine	2-2 1/2"	2-2 1/2"	# 10. or Liberty Pine (if not available)
		28	TOTAL MITIGATION TREES				

**Items Relevant to the Mitigation Request**

- Article 7.4.2(f) of the Huntersville Zoning Ordinance (in effect when Bryton CD Rezoning was approved) requires that commercial and mixed-use developments must save at least 30% of “specimen trees” on site. Removing the trees from this development will drop below the required 30% threshold for all of Bryton, therefore, 100% of remaining, qualifying trees must be saved or mitigated, per Zoning Ordinance. Specimen trees are large maturing tree species 24 inches in caliper or greater...or small maturing trees 12 inches in caliper or greater.
- The Ardmore at Bryton Subdivision has 26 specimen trees on-site, which requires that all 26 must be saved or mitigated per Town regulations (see Tree Preservation Table, below).
- There is a great deal of topographic change on this site, as the site falls from the railroad/Bryton Ridge Parkway right-of-ways, down to the creek along the southeastern border. In order to construct a new public street and create large building pads for the apartment buildings and associated parking, a great deal of land disturbance is required. Only three (3) of the existing specimen trees are proposed to be saved, and this proposal indicates that 23 additional trees (shown in orange) will be planted to replace all the specimen trees to be removed. These specimen trees are in addition to all required trees related to parking lots, open space and the new public street.

[Table below is from Sheet L-1A of the Ardmore at Bryton Preliminary Plan]

TREE PRESERVATION TABLE:

SPECIMEN TREE – A TREE OR GROUP OF TREES THAT MAY BE CONSIDERED IMPORTANT COMMUNITY ASSETS DUE TO THEIR UNIQUE OR NOTEWORTHY CHARACTERISTICS OR VALUES. A TREE MAY BE CONSIDERED A SPECIMEN TREE BASED ON ITS SIZE, AGE, RARITY OR SPECIAL HISTORICAL OR ECOLOGICAL SIGNIFICANCE AND MAY ALSO MEET THE FOLLOWING CRITERIA:

- LARGE HARDWOOD (e.g. OAKS, POPLARS, MAPLES, ETC.) AND SOFTWOODS (e.g. PINES) IN GOOD OR BETTER CONDITION WITH A DBH OF 24" OR GREATER
- SMALLER UNDERSTORY TREES (e.g. DOGWOODS, REDBUDS, SOURWOODS, PERSIMMONS, ETC.) IN GOOD OR BETTER CONDITION WITH A DBH OF 12" OR GRATER.
- LESSER SIZED TREES OR RARE SPECIES OR SPECIAL INTRINSIC VALUE AS APPROVED BY STAFF.

HERITAGE TREE – A TREE THAT IS LISTED IN THE NORTH CAROLINA BIG TREE LIST, THE AMERICAN FOREST ASSOCIATION LIST, THE MECKLENBURG COUNTY TREASURE TREE LIST, OR ANY TREE THAT WOULD MEET 80% OF THE POINTS OF A TREE ON THE NORTH CAROLINA BIG TREE LIST.

PERCENTAGE OF SITE COVERED BY TREE CANOPY:	55.5% (±8.44 AC)
PERCENTAGE OF TREE CANOPY ACTUALLY SAVED:	10% (±1.58 AC)
NUMBER OF SPECIMEN TREES ON-SITE:	26
PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE:	30% (8 TREES)
NUMBER OF SPECIMEN TREES SAVED:	3
PERCENTAGE OF SPECIMEN TREES ACTUALLY SAVED:	12%
NUMBER OF HERITAGE TREES ON-SITE:	0
NUMBER OF HERITAGE TREES SAVED:	0
PERCENTAGE OF HERITAGE TREES REQUIRED TO SAVE:	100%
PERCENTAGE OF HERITAGE TREES ACTUALLY SAVED:	0% (n/a)
NUMBER OF TREES REMOVED:	23
NUMBER OF TREES PROVIDED FOR TREE MITIGATION:	28

(ALL REPLACEMENT TREES TO BE 2" CAL AND 8' HT AT INSTALLATION)

**Staff Recommendation**

Staff can recommend approval of the mitigation request, as all of the qualifying specimen trees currently located on site, are to be replaced, 100%, as shown on Page 2 of this report.

**Attachments**

**A – Preliminary Subdivision Plan Application.**

**B – Tree Preservation and Existing Conditions Plan (Sheet L-1A).**