

Town of Indian Trail

Memo



TO: Indian Trail Tree Board
FROM: Kevin Icard, AICP, CZO, Senior Planner
DATE: December 2015
SUBJECT: **Outdoor Storage Facility
Landscaping and Tree Protection Plans**

This is a request for an Alternative Landscape Plan developed in compliance with Unified Development Ordinance (UDO) Sections 810.090 and 880.040, which state alternative plans may be submitted to the Tree Board for review and recommendation. The Tree Board issues a recommendation to the Planning Director who ultimately makes the final approval or disapproval decision. When reviewing Alternative Plans, the Tree Board should undertake a comprehensive review of the entire proposal and contemplate the reasonableness of it relative to site conditions and the proposal's furtherment of the Town's landscaping and tree protection goals.

BACKGROUND AND REQUEST

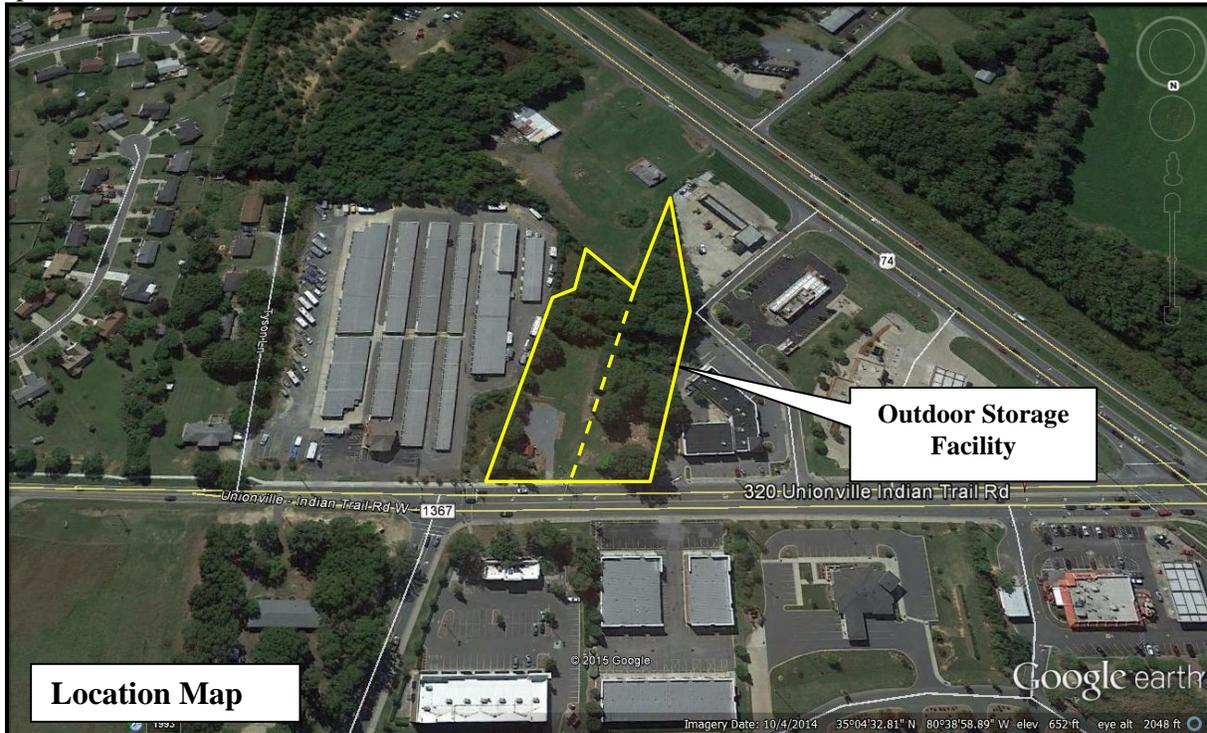
The subject properties, as shown in the map below, are approximately 2.31 acres located on Unionville-Indian Trail Road, (07-084-323, & 07-084-320E). The two properties will be recombined prior to final compliance, currently the lots are vacant. The owner received a Special Use Permit in June of this year to allow for the use of a Boat and RV Storage at this location (SUP2015-003).

The site has approximately 44 heritage trees (of varying size) as defined by the Town's UDO. The proposed development will require the removal of 33 heritage trees, with 11 heritage trees remaining. The mitigation process requires that there are 109 trees replanted. Below is a breakdown of the size of the mitigated trees and how many trees are required to be replanted.

Table 1: Tree Mitigation Calculation (Removed)

Caliber of Tree	Number of Trees Removed	Number Required	Required Replanting
12" to 18"	25	3	75
18" to 24"	6	4	24
24" +	2	5	10
TOTAL	33		109

Map 1: Unionville-Indian Trail Road Site



ALTERNATIVE LANDSCAPE/BUFFERING PLAN: OUTDOOR STORAGE FACILITY

The Outdoor Storage facility is located on Unionville-Indian Trail Road which is classified as a minor thoroughfare. The uses surrounding the properties consist of; multi-tenant buildings including retail, office, and restaurants. The property to the left is an existing mini-residential storage with outdoor storage of vehicles.

The 2.31-acre subject property is a partially wooded site containing approximately 44-Heritage Trees. The UDO defines a Heritage Tree as any tree with a min. caliper of 12-inches measured at 4.5-ft above grade. The proposed development will require the removal of 33 Heritage Trees. Because of the intensity of the adjacent uses there is a 15-ft buffer along the right side, and the typical perimeter landscaping requirement on the other sides of the property. UDO Section 830.040E specifies that for any Heritage Tree that is removed, it shall be replaced with a min. of 3 to 5 replacement trees based on the size of the removed tree. Approximately 59 trees of the required 109 trees can be replanted onsite.

The applicant will discuss with the Board to potential options for mitigating off-site, providing a payment-in-lieu or determining if the proposed plantings are sufficient at the meeting.

Tree Canopy Retention: The UDO requires that commercial sites retain or plant a min. of 10% of their site area as tree canopy. The UDO requires a minimum of approximately 10,062 sq. ft. of tree canopy to be retained for this subject property. The existing 11 heritage trees will provide 17,600 sq. ft. of coverage, which will meet the 10% required canopy. With the addition of 59 newly planted trees an additional 83,200 sq. ft. will go towards the canopy. At full maturity the tree canopy will equal approximately 100,800 sq. ft. which includes; storage lot coverage, and landscape buffers. The plan places a priority on planting larger canopy trees, where appropriate, to help enlarge the tree canopy.

Site Layout: The site is slightly sloping from left to right with a grade change of approximately five (5') feet. The use of a boat and RV storage facility lends itself to have the landscaping along the perimeter so as to not interfere with the storage vehicles; branches hitting vehicles or dropping leaves, sap or fruit.

Requested Options: The applicant is requesting that the following options be discussed;

1. Mitigation of 50 trees off-site; or
2. Payment-in-lieu; or
3. Acceptance of the planting of 59 trees on site as satisfactory with the 11 heritage trees that are being saved.

COMMITTEE ACTION

Pursuant to the UDO, the Board shall review the Alternative Landscape and Tree Protection/Planting Plan and make a recommendation to the Planning Director based on the finding that the proposal will afford a degree of buffering and screening, in terms of height, separation, and opacity that is equivalent or exceeding the applicable buffer standard and that the strict application of the tree protection/planting requirements is unreasonable or impracticable and the Alternative Tree Protection Plan is consistent with the Town's tree protection goals.

Attachment 1 – Additional Aerial Image

Attachment 2 – Alternative Landscape Plan

Attachment 3 – Tree Survey (Trees Remaining)

Attachment 4 – Historical Aerials

Calculations Based on Proposed Text Amendment (ZT2015-003)

If this site were to be calculated using the following proposed method;

- Classifying heritage trees at 14" for Deciduous and 18" for Evergreen
- Exempting trees that are located in the right-of-ways, or required infrastructure
- Replanting equation is based on a percentage of total caliper

Outdoor Storage Facility Proposed 14" Deciduous & 18" Evergreen and Pine				
Existing Tree	Existing Caliper Inches	Replace w Caliper Inches	Total trees onsite of this calipers	Total Caliper Inches for Mitigation
Pine	18	0.25	7	31.5
Pine	19	0.25	1	4.75
Pine	20	0.25	4	20
Pine	24	0.25	1	6
Deciduous	14	0.25	3	10.5
Deciduous	16	0.25	3	12
Deciduous	18	0.25	1	4.5
Deciduous	24	0.25	1	6
Deciduous	25	0.25	1	6.25
Deciduous	26	0.25	1	6.5
Deciduous	36	0.25	2	18
Deciduous	46	0.25	1	11.5
TOTALS:	286		26	137.5

Number of Replacement Trees

2.5"

55

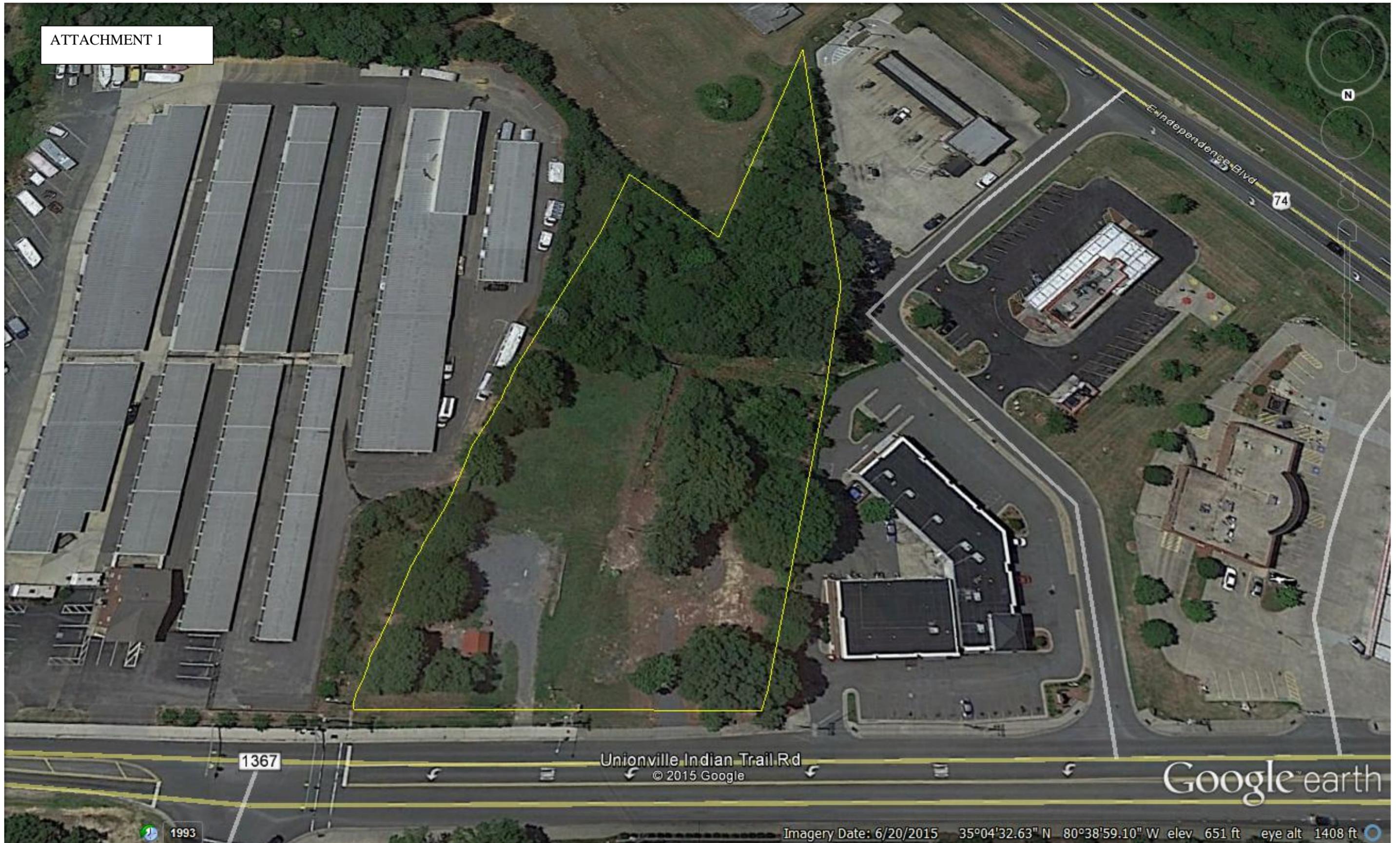
Number of Replacement Trees

3.5"

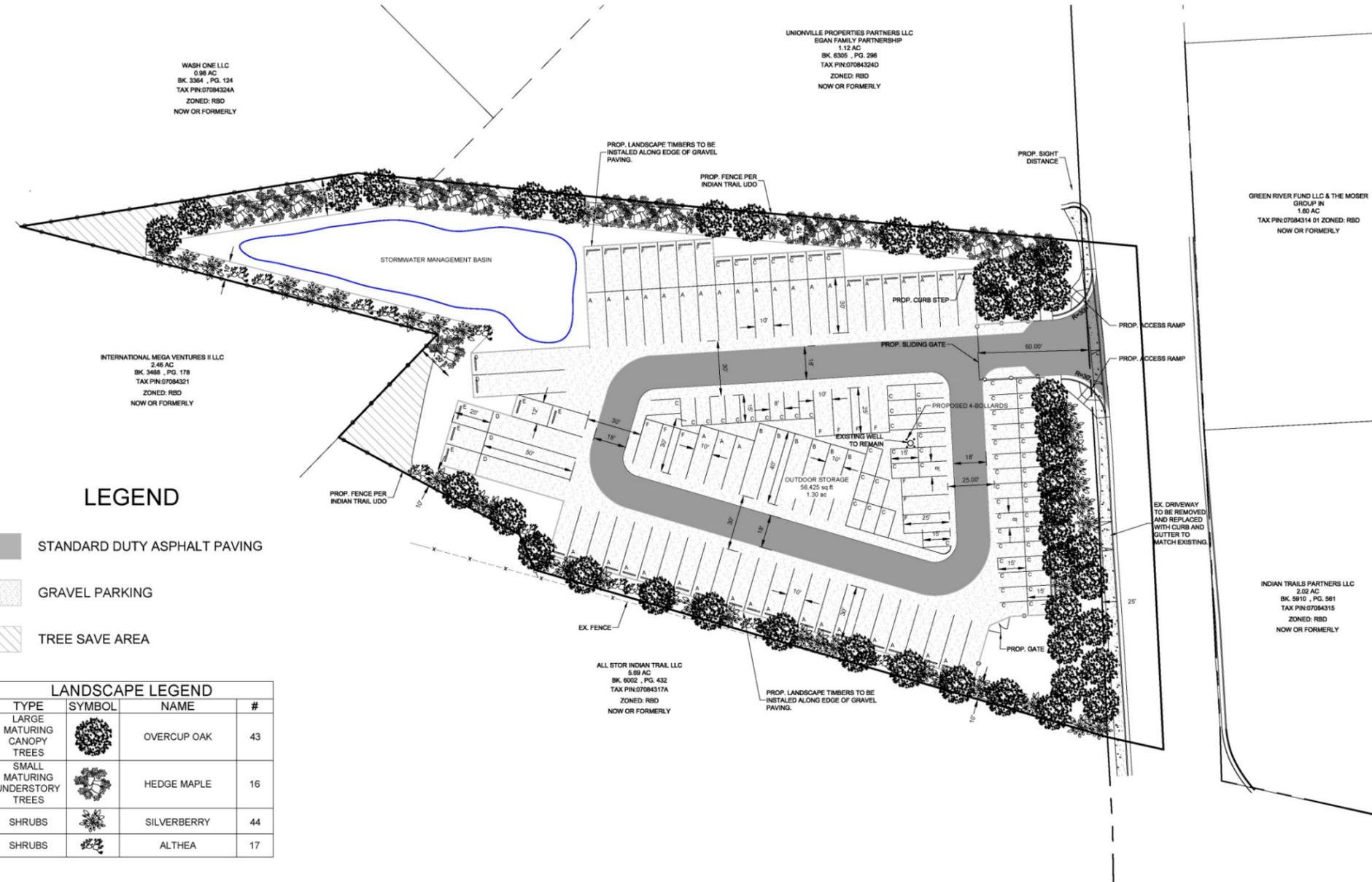
39.3

- Based on the proposed text, this project would meet the tree mitigation requirements and not be required to provide an alternative plan.

ATTACHMENT 1



ATTACHMENT 2



LEGEND

- STANDARD DUTY ASPHALT PAVING
- GRAVEL PARKING
- TREE SAVE AREA

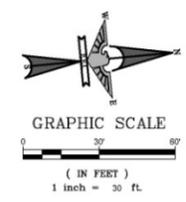
LANDSCAPE LEGEND

TYPE	SYMBOL	NAME	#
LARGE MATURING CANOPY TREES		OVERCUP OAK	43
SMALL MATURING UNDERSTORY TREES		HEDGE MAPLE	16
SHRUBS		SILVERBERRY	44
SHRUBS		ALTHEA	17

SPACES

TYPE / DIMENSIONS	NUMBER OF SPACES
A (30 X 10)	48
B (40 X 10)	6
C (15 X 8)	57
D (50 X 12)	5
E (20 X 12)	5
F (25 X 10)	17
TOTAL SPACES	138

NOTES:
1. SIGNAGE NOT INCLUDED WITH THIS PLAN. SIGNAGE TO BE APPROVED UNDER SEPARATE APPLICATION.
2. CONTRACTOR TO PROVIDE DETAIL SHEET OF ALL FENCING TO THE TOWN OF INDIAN TRAIL FOR REVIEW AND APPROVAL. ALL FENCING SHALL MEET THE TOWN OF INDIAN TRAIL STANDARDS AND SPECIFICATIONS. ANY FENCE USED MUST BE PLASTIC / BLACK POWDER COATED CHAIN LINK.



EAGLE ENGINEERING
P.O. BOX 551
Alpharetta, GA 30009
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

NO.	DATE	BY	ISSUE

OUTDOOR STORAGE
THE MOSER GROUP
231 POST OFFICE DRIVE, SUITE B8
INDIAN TRAIL, NC 28079

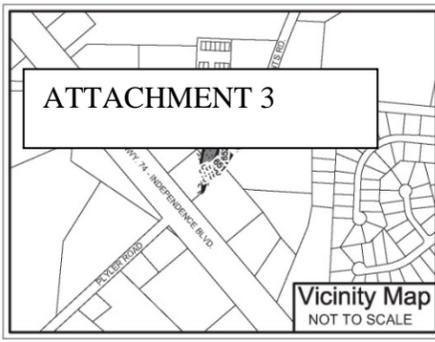
SITE & LANDSCAPE PLAN

PREPARED BY	DESIGNED BY	CHECKED BY	DATE
AS SHOWN	JAR	PMQ	11/24/2015

Scale: AS SHOWN



Sheet
C2.0



UTILITY NOTES

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THERE IS NO CERTAINTY OF THE ACCURACY OF THE INFORMATION AND IT SHALL BE CONSIDERED IN THE LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Call Before You Dig!!
North Carolina One Call
1-800-632-4949
IT'S THE LAW
http://www2.ncocc.org

ZONING INFORMATION

ACCORDING TO THE TOWN OF INDIAN TRAIL ZONING MAP DATED DECEMBER 30, 2008, THE SUBJECT PROPERTY IS ZONED "RBD" - REGIONAL BUSINESS DISTRICT. BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE TOWN OF INDIAN TRAIL PLANNING AND ZONING DEPARTMENT. (704) 821-6045.

MINIMUM SETBACKS ALONG PROPERTY LINES

BUILDING SETBACK FROM STREET R.O.W.: 40'; MAYBE REDUCED TO 20' IF PARKING IS LOCATED BEHIND BUILDING

BUILDING SETBACK FROM REAR LOT LINE: 20'

BUILDING SETBACK FROM SIDE LOT LINE - NOT ABUTTING RESIDENTIAL: 10'

BUILDING SETBACK FROM SIDE LOT LINE - ABUTTING RESIDENTIAL: 15'

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MISCELLANEOUS NOTES

NO USGS MONUMENTATION WITHIN 2000' OF SITE. GRID POSITIONS WERE DETERMINED USING A TRIMBLE 5800 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011.

AREAS COMPUTED USING COORDINATE GEOMETRY.

IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

DEED REFERENCE: AS SHOWN.

ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

RAW ERROR OF CLOSURE: 1:10,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

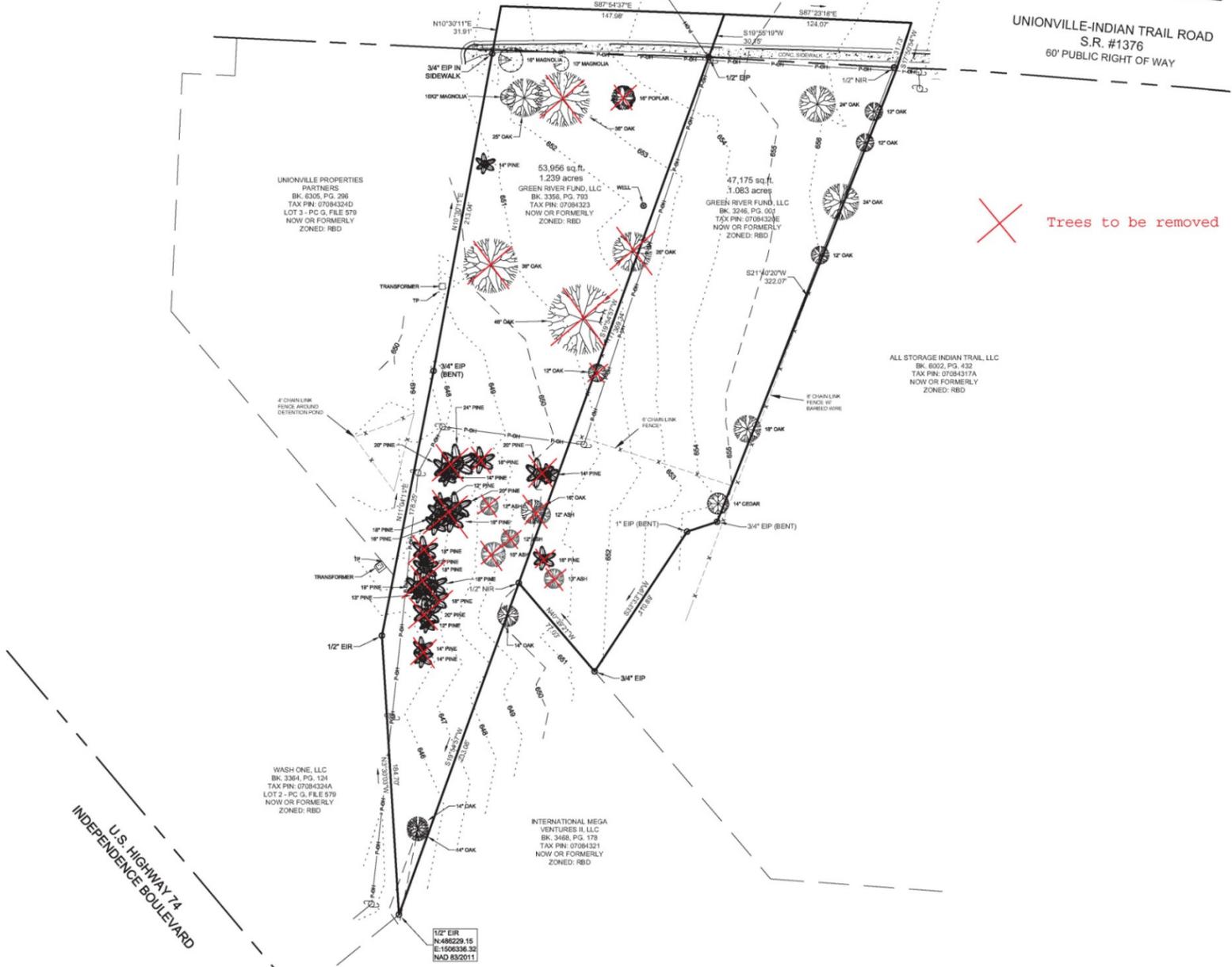
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710540800, EFFECTIVE DATE OCTOBER 16, 2005.

TREES SHOWN ARE SUBJECT TO ERROR IN KIND.

ELEVATION DATUM IS REFERENCED TO NAVD 88.

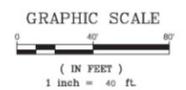


Trees to be removed



2.314 ACRES TOTAL

- LEGEND OF SYMBOLS & ABBREVIATIONS**
- EIP - EXISTING IRON PIPE
 - ER - EXISTING IRON REBAR
 - NR - NEW IRON REBAR
 - S.T. - SIGHT TRIANGLE
 - M.B.S. - MINIMUM BUILDING SETBACK
 - P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - SSMH - SANITARY SEWER MANHOLE
 - R.W. - RIGHT OF WAY
 - P.S.S.E. - PRIVATE SANITARY SEWER EASEMENT
 - GPU - GENERAL PUBLIC UTILITY EASEMENT
 - C.P. - CORNER POINT
 - ECM - EXISTING CONCRETE MONUMENT
 - E.P.K. - EXISTING P.K. NAIL
 - Handicapped Parking
 - Transmission Tower
 - Utility Pole
 - Underground Gasline
 - Overhead Utility Line
 - Sanitary Sewer Line
 - Sanitary Sewer Manhole
 - Fire Hydrant
 - Water Valve
 - Water Well
 - Yard Inlet / Area Drain
 - Railroad Track
 - Monitoring Well
 - Electric Box/Transformer
 - Curb Inlet
 - Storm Drain
 - Water Line
 - Fence Line
 - Zoning Line
 - Underground Telephone



SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT ON THE 20TH DAY OF APRIL, 2015, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND IMPROVEMENTS, IF ANY, ARE SHOWN HEREON, EXCEPT AS NOTED. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA BOARD RULE 1800 (21 NCAC 18) AND THE ERROR OF CLOSURE FOR THIS PARCEL DOES NOT EXCEED ONE (1) FOOT PER 10,000 LINEAR FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

W:\RL\W8ig Solo no background.jpg

8/25/15 DATE

RUSSELL L. WHITEHURST, PLS
PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-3661

THE GREEN RIVER FUND, LLC
PROPERTY
INDIAN TRAIL, UNION CO., N.C.
For the benefit of:
THE MOSER GROUP, INC.

EXISTING CONDITIONS SURVEY

DESIGNED BY	0/0	CHECKED BY	RLW
DRAWN BY	RLW	DATE	4/23/2015
SCALE	1" = 40'	JOB NUMBER	5355-S-NC

C-1.0

ATTACHMENT 4



2002



2007