

Town of Indian Trail

Memo



TO: Indian Trail Tree Board
FROM: Kevin Icard, AICP, CZO, Senior Planner
DATE: August 2015
SUBJECT: **Waste Pro
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 property, as shown in the map below, is approximately 8.6 acres located on Valley Parkway, off Old Charlotte Highway (parcel 09-366-022). The applicant purchased the property, annexed it into the town and conditionally rezoned the property.

One condition of the approval was that the site would be in compliance with the Tree Preservation and Protection Chapter of the UDO. The site has approximately 75 heritage trees that will be removed due to the development. The mitigation process requires that there are 233 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"	69	3	207
18" to 24"	4	4	16
24" +	<u>2</u>	<u>5</u>	<u>10</u>
TOTAL	75		233

Map 1: Valley Parkway Site



ALTERNATIVE LANDSCAPE/BUFFERING PLAN: WASTE PRO

The Waste Pro facility is located on Valley Parkway which is a private road that has properties that are located in both the Town and in unincorporated Union County. The uses in the area are typical of the Light Industrial zoning classification, which include; a brick and material yard, a utility contractor, material processing plant, and miscellaneous storage yards. The site is required to provide a 15-ft buffer along the Northeast portion of the property since the adjacent use is the Fire Station recently constructed.

The 8.6-acre subject property is a wooded site containing approximately 94-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 removal of approximately 75-Heritage Trees. Because of the intensity of the adjacent uses there is no other buffer requirement, other than the 15-ft buffer listed above, and the typical perimeter landscaping requirement on the other sides of the property. Since the site is over 8 acres in size the majority of mitigated trees can be replanted in the buffer/perimeter landscaping. 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 139 trees of the required 233 trees can be replanted onsite.

The applicant will discuss with the Board to potential options for mitigating off-site, or providing a payment-in-lieu 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 37,461 sq. ft. of tree canopy to be retained for this subject property. As reflected in Attachment 1, the plan proposes an approx. 36,349 sq. ft. of tree retention area; however, the area where the trees are retained, additional trees will be planted to bring the site into compliance. At full maturity the tree canopy will equal approximately 173,900 sq. ft. which includes; parking lot coverage, buffers and planting adjacent to the building. The plan places a priority on planting larger canopy trees, where appropriate, to help enlarge the tree canopy.

Site Layout: The site is relatively flat in design, therefore the majority of trees can be planted onsite without any additional constrains that other projects may have.

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.

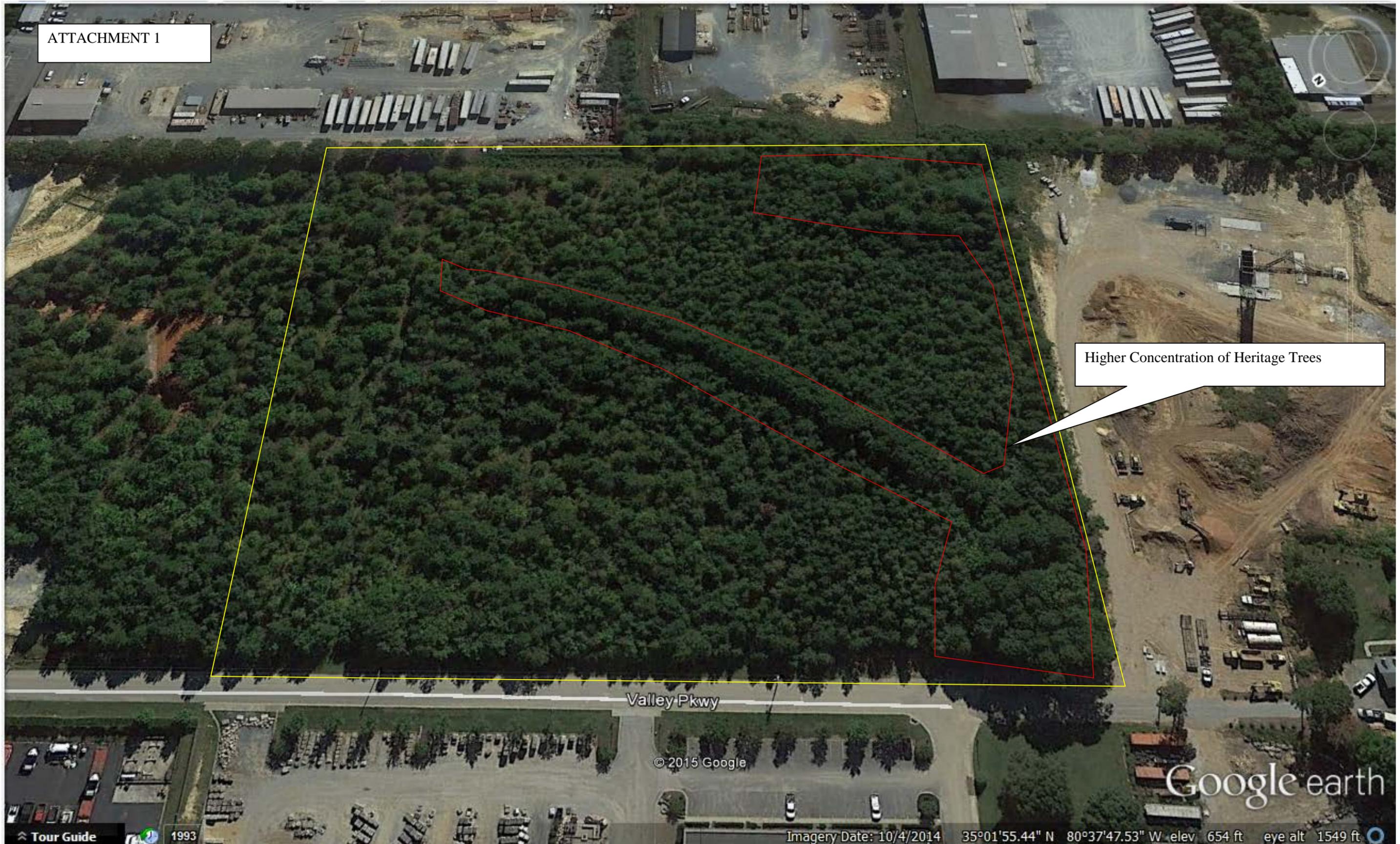
Attachment 1 – Alternative Landscape Plan

Attachment 2 – Additional Aerial Image

Attachment 3 – Tree Survey

Attachment 4 – Historical Aerials

ATTACHMENT 1



Higher Concentration of Heritage Trees

Valley Pkwy

© 2015 Google

Google earth

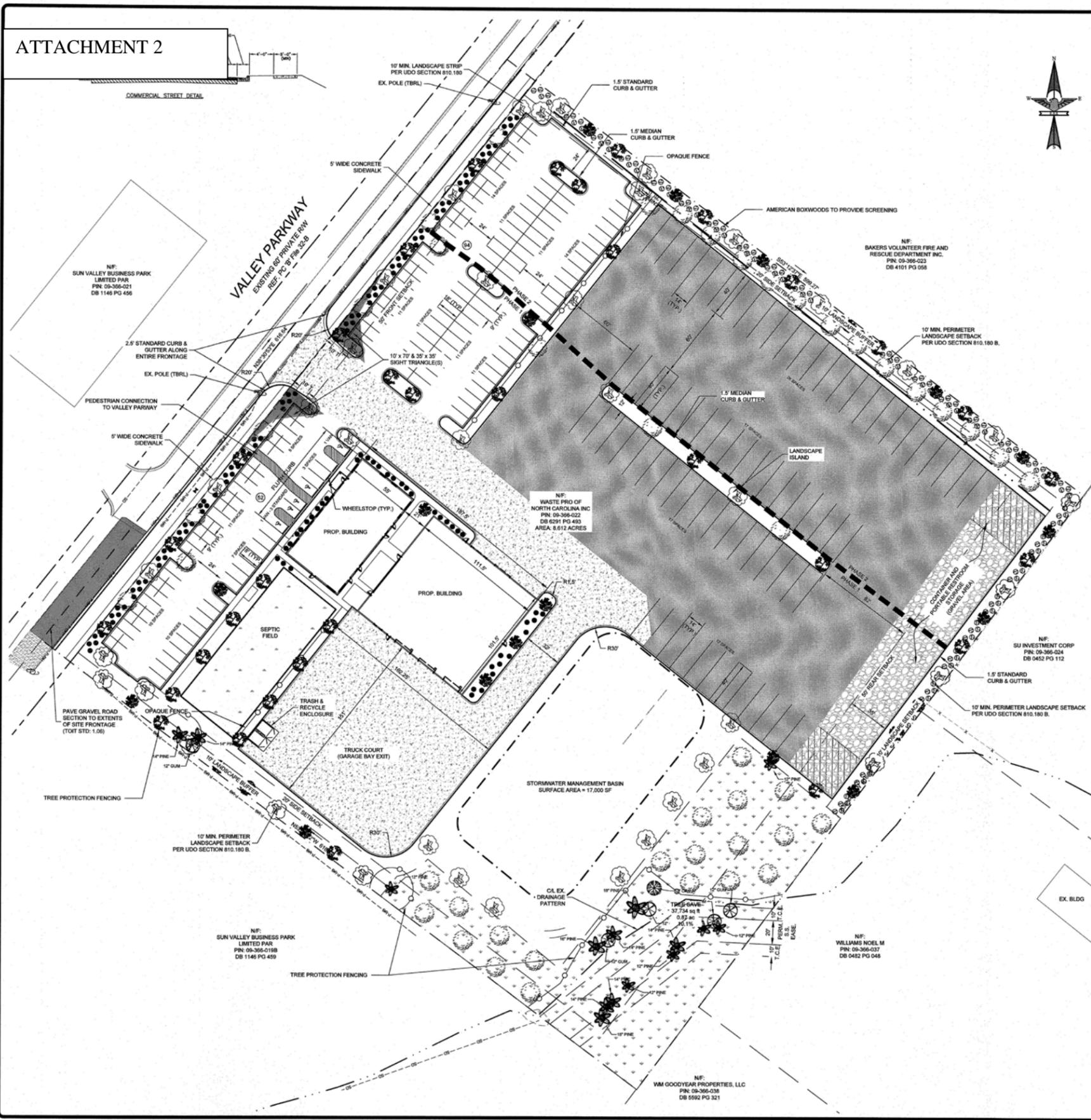
Tour Guide

1993

Imagery Date: 10/4/2014

35°01'55.44" N 80°37'47.53" W elev 654 ft eye alt 1549 ft

ATTACHMENT 2



LANDSCAPING LEGEND

- LARGE DECIDUOUS TREE (GREEN ASH OR EQUIVALENT)* 39
- LARGE DECIDUOUS TREE (OVERCUP OAK) 45
- MEDIUM DECIDUOUS TREE (EASTERN REDBUD OR EQUIVALENT)* 35
- SMALL DECIDUOUS TREE (HEDGE MAPLE OR EQUIVALENT)* 20

SHRUBBERY

- AMERICAN BOXWOOD (NORTHERN AND EASTERN BUFFER AREAS) 150
- ALTHEA (ALONG VALLEY PARKWAY) 85
- INDIAN HAWTHORNE (LANDSCAPE AREAS AROUND BUILDINGS) 41

*ALL TREE SPECIES TAKEN FROM INDIAN TRAIL UDO APPROVED TREE LIST. ANY SUBSTITUTIONS SHOULD BE FROM LIST UNLESS PRIOR APPROVAL IS GIVEN BY TOWN PLANNING STAFF.

CANOPY COVERAGE:
 84 LARGE TREES @ 1800SF = 151,200SF CANOPY
 35 MEDIUM TREES @ 900SF = 31,500SF CANOPY
 20 SMALL TREES @ 400SF = 8,000SF CANOPY

TOTAL CANOPY = 173,900 SF (3.99 AC.). 46% OF TOTAL SITE AREA WILL BE COVERED BY PROPOSED TREE CANOPY.

TREE MITIGATION CALCULATION

HERITAGE TREES TO BE REMOVED

- 12"-18", 69 TREES (3 NEW PER 1 REMOVED = 207 TREES TO BE PLANTED)
- 18"-24", 04 TREES (4 NEW PER 1 REMOVED = 16 TREES TO BE PLANTED)
- 24"+, 02 TREES (5 NEW PER 1 REMOVED = 10 TREES TO BE PLANTED)

233 TREES REQUIRED
 139 TREES PROVIDED ON-SITE
 94 TREES TO BE MITIGATED OFF-SITE

REQUIREMENTS OF THE INDIAN TRAIL UNIFIED DEVELOPMENT ORDINANCE SHALL BE CONSIDERED PART OF THIS PLAN OF DEVELOPMENT AND MUST BE FOLLOWED

*TREE SURVEY IS REQUIRED AT THE TIME OF SITE PLAN SUBMITTAL

*MITIGATION IS REQUIRED FOR REMOVAL OF HERITAGE TREES

*LIGHTING PLAN IS REQUIRED AT THE TIME OF SITE PLAN SUBMITTAL

FRONT SETBACK: 50'
SIDE SETBACKS: 20'
REAR SETBACKS: 50'
MAXIMUM HEIGHT: 100'
TREE SAVE: 10% (32,515 SF MINIMUM)

EXISTING ZONING: INDIAN TRAIL LIGHT INDUSTRIAL (LI)
PROPOSED ZONING: INDIAN TRAIL LIGHT INDUSTRIAL (LI)
PROPOSED USE: MUNICIPAL SOLID WASTE AND RECYCLING COLLECTION AND DISPOSAL COMPANY
 -PORTABLE RESTROOM SERVICE
 -NO ON-SITE STORAGE OF RECYCLABLES OR GARBAGE

ESTIMATED CONSTRUCTION SCHEDULE

ANTICIPATED START	JUNE 1, 2015
ANTICIPATED COMPLETION	MAY 31, 2016

PARKING SUMMARY

EMPLOYEE PARKING	
REQUIRED PARKING SPACES	62 SPACES *1 SPACE PER 2 EMPLOYEES
PROVIDED PARKING SPACES	147 SPACES
PROVIDED TRUCK PARKING	60 SPACES
ADA PARKING	
REQUIRED REGULAR SPACES	3 SPACES *FROM TOTL LAND DEVELOPMENT STANDARDS
REQUIRED VAN SPACES	2 SPACES *FROM TOTL LAND DEVELOPMENT STANDARDS
PROVIDED REGULAR SPACES	3 SPACES
PROVIDED VAN SPACES	2 SPACES
BICYCLE PARKING	
REQUIRED BICYCLE SPACES	6 SPACES *1 BICYCLE SPACE PER 25 PARKING SPACES
PROVIDED BICYCLE SPACES	6 SPACES

- LEGEND**
- TBRL - TO BE RELOCATED
 - PROP CURB & GUTTER
 - PROP HEAVY DUTY CONCRETE
 - PROP ASPHALT
 - PROP SEPTIC FIELD
 - PROP TREE SAVE AREA

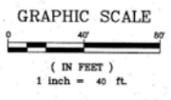
PROJECT ENGINEER: EAGLE ENGINEERING, INC.
 2013A VAN BUREN AVE.
 INDIAN TRAIL, NC 28079
 (704) 842-4222
 POU@EAGLEENGINEERING.NET
 PATRICK M. QUINN, P.E.

DEVELOPER: WASTE PRO USA, INC.
 185 MANOR AVE. SW
 CONCORD, NC 28025
 (704) 896-5044
 BTENHAUF@WASTEPROUSA.COM
 MR. BOB TENHAUF

OWNER: NORWOOD ARNOLD B. & MYRA HARVEY
 10908 RAVEN ROCK DR.
 RALEIGH, NC 27614-9525
 (919) 847-7813
 BLAKENORWOOD@NC.RR.COM
 MR. ARNOLD B. NORWOOD

NOTES:

- ALL RADII DIMENSIONS TO BACK OF CURB.
- ALL RADII 5' UNLESS OTHERWISE NOTED.



EAGLE ENGINEERING

P.O. BOX 551
 ALBERTA, GA 30009
 INDIAN TRAIL, NC 28079
 (704) 842-4222
 www.eagleonline.net

NO.	DATE	BY	REVISION	TOWN AND COUNTY COMMENTS
1	9-23-15			

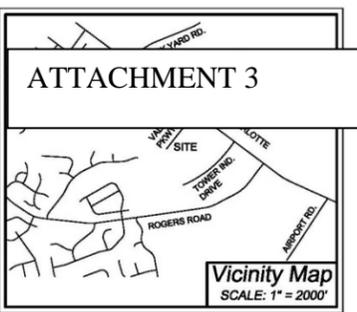
WASTE PRO INDIAN TRAIL
1902 VALLEY PARKWAY
WASTE PRO USA, INC.
185 MANOR AVE SW
CONCORD, NC 28025

SITE & LANDSCAPE PLAN

DESIGNED BY	THD	DATE	20 MAR 15
DRAWN BY	THD		
CHECKED BY	PMQ		
DATE			5/07



Sheet
C-2.0



ZONING INFORMATION
 ACCORDING TO THE COUNTY COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ADDRESS ON DATE, THE SUBJECT PROPERTY IS ZONED "ZONING" BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE CITY OF CITY, AND THE APPLICABLE ZONING CODES.

ENGINEERING
 P.O. BOX 551
 Alpharetta, GA 30009
 (770) 882-2222
 www.russellwhitehurst.com

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 LARGES COMPUTED USING COORDINATE GEOMETRY.
 IRON REBAR AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 REF. PC '19' FILE 32-B
 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.
 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. 3710541700, EFFECTIVE DATE OCTOBER 16, 2008.

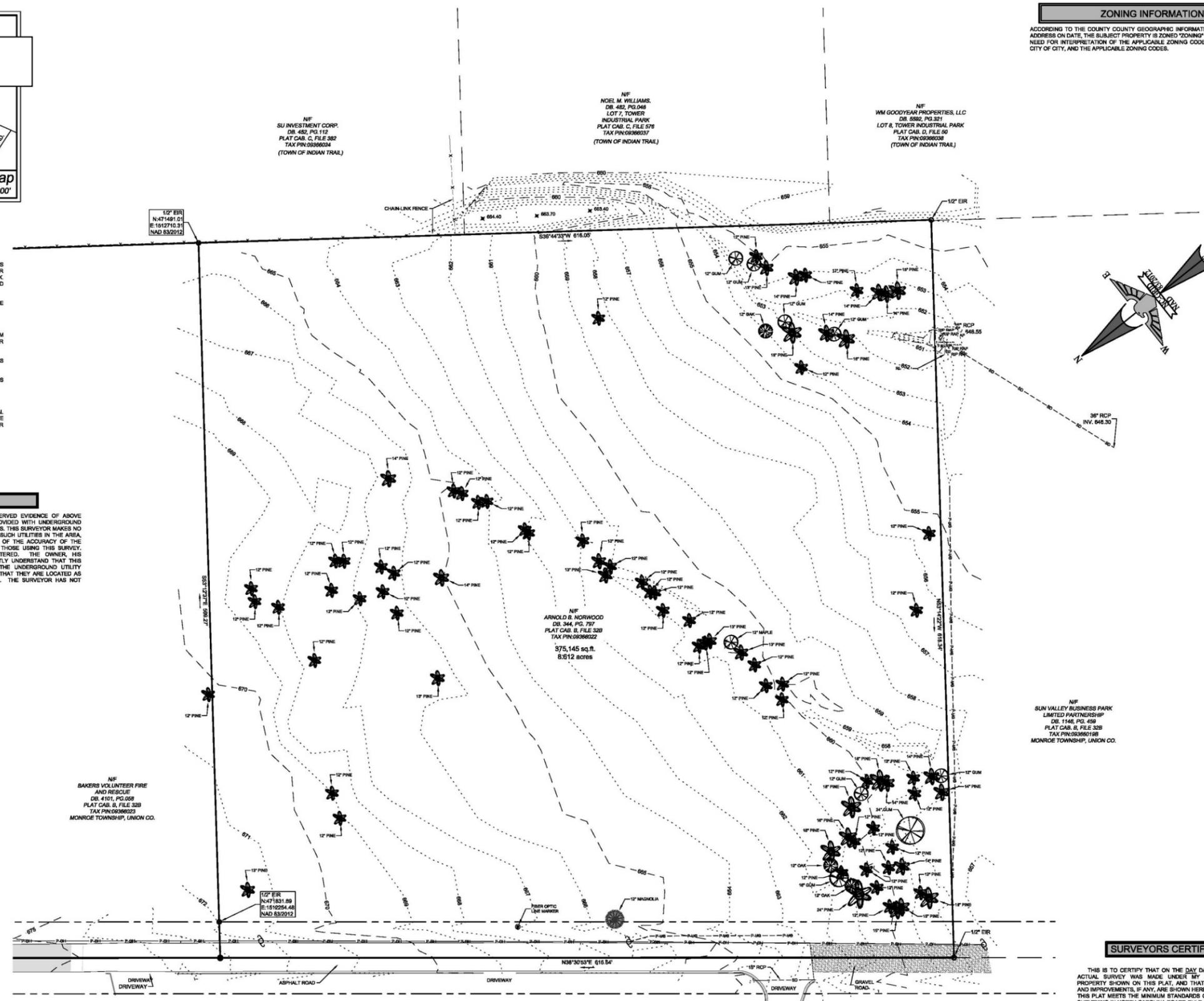
UTILITY NOTES

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.

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 North Carolina One Call
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 IT'S THE LAW
 http://www.2.ncoc.org

LEGEND OF SYMBOLS & ABBREVIATIONS

- ESP - EXISTING IRON PIPE
- EIR - EXISTING IRON REBAR
- MR - 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
- G.U.E. - GENERAL UTILITY EASEMENT
- C.P. - COMPUTED POINT
- ECM - EXISTING CONCRETE MONUMENT
- E.P.K. - EXISTING P.K. NAIL
- - UTILITY POLE
- - UNDERGROUND GASLINE
- - OVERHEAD UTILITY LINE
- - SANITARY SEWER LINE
- - SANITARY SEWER MANHOLE
- ⊕ - FIRE HYDRANT
- ⊕ - WATER VALVE
- - WATER LINE
- - FENCE LINE



SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT ON THE DAY OF MONTH, 2011, 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 1802 (21 NCAC 88) 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.
 RUSSELL L. WHITEHURST, PLS
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. L-3661
 1/13/15
 DATE

THE ARNOLD B. NORWOOD PROPERTY
 INDIAN TRAIL, MONROE TOWNSHIP,
 UNION CO., NORTH CAROLINA
 OWNER:
WASTE PRO USA, INC.
 185 MANOR AVE SW
 CONCORD, NORTH CAROLINA 28025

Existing Conditions Survey
Valley Parkway Property
8.612 Acres
 DRAWN BY: RLW APPROVED BY: RLW DATE: SEPT. 22, 2014
 LOCATION: S/LAND PROJECTS SCALE: 1" = 40' BEI PROJECT: 0107

RUSSELL L. WHITEHURST
 PROFESSIONAL LAND SURVEYOR
 SEAL L-3661
 1/13/15

C-1.0

ATTACHMENT 4



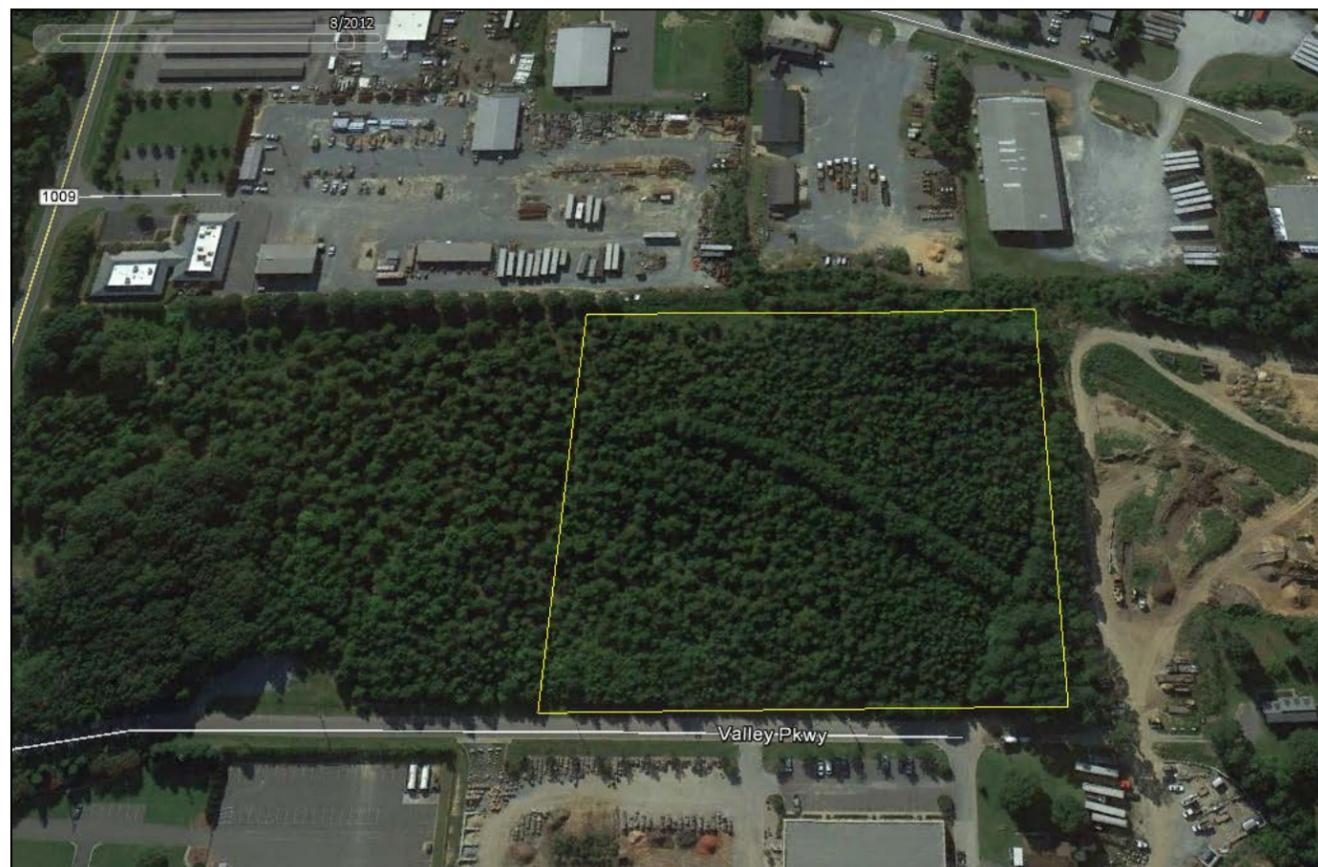
1993



2002



2007



2012