

Attachment A  
Tree Preservation Standards for Grassy Creek

Having recognized the importance of preserving the natural landscape through the protection of existing trees, to lessen air pollution, to increase dust filtration, to reduce noise, to prevent soil erosion, to improve surface drainage and minimize flooding, to ensure that noise, glare and other distractions of movement in one area do not adversely affect activity within other adjacent areas, to beautify and enhance improved undeveloped land, to preserve and protect both the natural amenities within the neighborhood and to ensure that excessive tree cutting does not reduce property values, the Grassy Creek ARC does adopt the following with the intent to encourage the protection and replacement of trees consistent with the economic and healthful enjoyment of private property:

1. Regulating and restricting the removal of trees from all developed and underdeveloped real property
2. Providing for replacement of trees
3. Establishing tree protection during land clearing and construction
4. Providing penalties for violations of this policy
  - a. Each tree removed shall be identified as a separate offense
  - b. Should a stop work order be issued, each day of violation also represents a separate offense and separate fine.
  - c. The fine shall be based on an average wholesale cost of \$550 per four-inch caliper for each tree that would be required for replacement on the site. Should the tree(s) be removed without determination of the caliper of tree(s), the ARC shall determine a minimum fine of \$1,000 or more.

**DEFINITIONS:**

**REPLACEMENT TREE:** Any tree that is planted in order to replace an existing tree that must be removed. Replacement trees must have a minimum size of four inches in caliper and be 10 to 18 feet in height.

**CALIPER:** The diameter of a tree, measured 12 inches above the ground. This measurement is commonly associated with proposed or newly planted trees.

**DIAMETER BREAST HEIGHT (DBH):** The diameter of a tree, measured at breast height (4 ½ feet) above the ground. If a tree trunk splits at ground level and does not share a common base, each trunk shall be measured as a separate tree. If a multi-trunk tree splits below 4 ½ feet, all trunks shall be measured separately and count as one tree. This measurement is commonly associated with existing trees.

**SITE PLAN:** Included location map, property lines, name of property owner, the building lay-out with driveways or other hardscape areas, the tree protection zone, and a project contact's name and phone number. (often received in paperwork at closing)

**TREE REPLACEMENT SCHEDULE:** A plan showing the location, species and sizes of all replacement trees with total replacement caliper inches required.

In the event that any tree shall be determined to be severely damaged, of inferior quality, or in hazardous condition/location so as to endanger the public health, safety or welfare, written authorization shall be given by the ARC and the tree removed with replacement as determined by the ARC. To assist in making the above mentioned determination, the ARC may require that a written assessment by a certified arborist describing the condition of the tree be provided.

**TREE REMOVAL PROHIBITED:**

1. Pine trees or other trees will be maintained in buffer areas requiring protection of all vegetation of a certain size, according to the requirements of the buffer.

**REPLACEMENT:**

In such cases when the ARC approves removal, the following standards shall apply:

1. The replacement inches shall be equal to the number of DBH inches removed or a minimum of 4 inches in caliper per replacement tree.

Replacement trees shall be selected from the canopy tree list provided below.

American Beech	Overcup Oak
Bald Cypress	Southern Magnolia
Eastern Red Cedar	Southern Red Oak
Live Oak	Swamp Chestnut Oak
Nuttall Oak	

Replacement for trees protected by this section that are removed without permission shall be calculated by twice the number of inches removed.

If the DBH inches of the removed tree cannot be determined, replacement shall be based on the stump diameter. If the stump has been removed, replacement inches shall be at the discretion of the ARC.

To avoid a monoculture among plantings, the ARC shall require diversity in the plantings required. Depending on the number of replacement trees required, there shall be a diversity of plantings as follows:

1. 5 to 10 trees. Minimum two types of trees to be planted.
2. 10 to 20 trees. Minimum four types of trees to be planted.
3. 20 to 100 trees. Minimum seven types of trees to be planted.

All relocated or replaced trees may be inspected by the ARC one year after their planting to ensure they are surviving in a healthy condition.

Replacement trees planted pursuant to the tree protection section above, that are found to be in declining condition in the future, shall be replaced by the owner of the parcel within 30 days of notification from the ARC. If it is not the appropriate time of year for the best survivability of the trees, an action plan must be submitted to the ARC within the 30 days detailing the dates in which the replacement trees will be planted. If replacement is necessary, there may be a follow up inspection six months after the new plantings are completed.

**Please note that Grassy Creek ARC guidelines supersede the Town of Mount Pleasant' s tree removal guidelines.**