

Attachment E - Tree Removal Jusification Statement

Jade Creek Subdivision
Carrboro SUP Submittal 9 Nov 2022
Tree Removal Justification Statement



KB Home is proposing the development of a subdivision consisting of 72 single-family detached houses on a mostly wooded site located in Carrboro Transition Area 1. The existing site is located on the east side of Old NC 86 and includes 1 vacant parcel totaling approximately 36.70 acres.

The project will also include a playground, greenway path network, large playfield, and a gathering space where most of the existing area will be preserved in its natural state. Vehicular access will be provided to the site through two public roadway connections: one via a new connection to Old NC 86 on the west and the other via an extension of Blocker Rd, which was constructed as part of the Lake Hogan Farms subdivision on the east.

Town of Carrboro stormwater requirements will be met with the construction of two stormwater wetlands.

Design efforts have been made to create a compact site and limit development impacts, while the construction of the single-family homes and associated amenities will create the need to remove existing trees. A tree survey was performed by licensed surveyors to locate all specimen trees on the property north of Lake Hogan, which is where proposed development is limited to. The survey revealed there are currently 58 specimen trees located in this area. The current design calls for 30 of these specimen trees to be preserved, primarily along the northern and southern project boundaries. A combination of the trees to be retained and new trees to be planted will provide a minimum of 40% tree canopy coverage as required by LUO Section 15-319.

Our justification for removing existing trees are as follows:

- The development provides much needed middle-income housing for the community.
- Provides compact density close to Town with ample bicycle and pedestrian connectivity.
- Provides stormwater treatment to meet the Town's requirements.
- New trees will be planted.

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