

**AN ORDINANCE  
AMENDING SECTIONS 3-2, 6-14 AND 6-16 OF THE CITY OF NORTH CHARLESTON  
CODE OF ORDINANCES, APPENDIX A, ZONING REGULATIONS, TO REVISE TREE  
PROTECTION AND REPLACEMENT REQUIREMENTS**

**Whereas**, the City of North Charleston is empowered to regulate to provide for the health, safety, and welfare of its citizens; and

**Whereas**, the City is statutorily authorized to pass zoning and land use regulations; and

**Whereas**, Appendix A, Section 6-16 of the City of North Charleston Code of Ordinances establishes standards for the protection and replacement of significant and grand trees

**Whereas**, pursuant to a duly advertised public meeting held on August 10, 2020, it has been recommended to the Mayor and Council by the Planning Commission that the zoning text should be amended to revise Section 6-16 to provide tree protection standards that do not place an undue burden on homeowners within the City; and

**Now, therefore, be it ordained and enacted by the Mayor and Council** that certain provisions of the Zoning Ordinance, as amended, be further amended as follows in **EXHIBIT A** attached hereto and incorporated herein. Note new language/amendments are in **UNDERLINED BOLD** and changes are in ~~strikethrough~~.

Ordained in City Council this 27<sup>th</sup> day of August,  
2020 in the year of our Lord, and in the 244<sup>th</sup> year  
of Independence of the United States of America.

  
R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:

ATTEST:

  
LEGAL COUNSEL

  
SANDY L. BROWN, MUNICIPAL CLERK

**NORTH CHARLESTON CITY COUNCIL  
AGENDA ITEM**

Meeting of August 27, 2020

**DATE:** August 5, 2020

**ITEM TITLE:** Ordinance – Final Reading  
An Ordinance Amending Sections 3-2, 6-14 and 6-16 of the City of North Charleston Code of Ordinances, Appendix A, Zoning Regulations, to Revise the Tree Protection and Replacement Requirements

**SUBMITTED BY:** Planning Commission

**CONTACT PERSON:** Gwen Moultrie, Planning and Zoning Director (843) 740-2572

**SUMMARY EXPLANATION:**

Following discussion of concerns of undue burden of tree mitigation on homeowners, staff reviewed and proposes changes to Section 6-16 as summarized below:

- Reorganization of Section 6-16
- Revised definitions
  - Pine trees are no longer considered a grand tree and are not protected at any size; sweetgums and invasive species are not protected as well
  - Protected trees now begin at 10” DBH
- In-fill residential lots are exempt from tree mitigation for significant trees – grand trees still require inch for inch mitigation
- Grand tree removal is permitted for structural damage
- Tree barricade installation distance is based on the DBH of the tree, with the option to barricade at the dripline if greater
- Greater than 25% encroachment is permitted with an arborist’s letter rather than a variance
- Wetland buffers may be used to count towards mitigation

The Planning Commission will be holding a public hearing on Monday, August 10<sup>th</sup> and subsequently provide a recommendation on the proposed changes.

**STAFF RECOMMENDATION:**

Staff recommends approval after Planning Commission consideration and a Public Hearing.

**BOARD, COMMISSION, COMMITTEE RECOMMENDATION:**

On August 10, 2020, the Planning Commission held a public hearing and voted unanimously to recommend approval (7-0-0).

**COUNCIL COMMITTEE RECOMMENDATION:**

On August 20, 2020 the Public Safety Committee voted unanimously to recommend approval of the Ordinance.

**COUNCIL ACTION:**

**EXHIBITS**

Resolution \_\_ Ordinance X Contract \_\_ Minutes \_\_ Plan/Map \_\_ Transfer of Funds \_\_ Other

## EXHIBIT A

### Section 3-2. - Definitions:

...

*Canopy tree.* A deciduous tree that forms the top layer of vegetation in a forest. Examples of such trees include oaks, hickories, maples, poplars, and others.

...

*Diameter breast height (DBH).* Breast height is reckoned to be four (4) feet six (6) feet above the ground. In the case of two (2) or more leaders emanating from a single trunk where the trunk is split below a height of four and one-half (4½) feet, the largest of the various leaders plus the average of the other leaders greater than 4 ½" measured at four and one-half (4½) feet is construed to be the DBH of the tree. Ex. If the tree has 2 leaders; one 8" and one 4", then the DBH is 12". If the tree has 3 leaders, one 4.75", one 5"; and one 6", then the DBH would be 6" plus the average of 4.75" and 5", equating to 10.875".

...

*Evergreen tree.* A tree that remains green throughout the year.

...

*Infill development.* New development of vacant parcels within existing areas that are already largely developed.

...

*Tree, grand.* Excluding pine, sweetgum, and invasive-species trees, any tree twenty-four (24) inches or greater DBH.

*Tree, healthy.* A tree not showing obvious signs of disease or damage or a tree with a grade of A, B, or C according to a certified arborist

*Tree, invasive-species.* Tree species as designated by the South Carolina Forestry Commission.

*Tree, mitigation.* A native tree greater than two (2) inches DBH and less than ten (10) inches DBH found existing on the development site, including within buffer areas, and which is offered as a replacement tree. Mitigation trees must be identified on the site survey protected during site disturbance. Pine, sweetgum, and invasive-species trees shall not be used as mitigation trees.

*Tree, protected.* Excluding pine, sweetgum, and invasive-species trees, any tree ten (10) inches DBH and greater, on-site mitigation trees greater than two (2) inches DBH and smaller than ten (10) inches DBH, trees of six (6) inches DBH and greater in the Upper Dorchester SC642 High Intensity Commercial Node front forty-foot buffer.

*Tree, replacement.* A tree of at least two (2) inches DBH which is intended to replace a like number of tree inches cut as part of an approved tree cutting plan. Replacement trees shall be of the same species that was cut if native to the South Carolinian Lowcountry. If the species cut was not native, then a substitution may be approved by the zoning administrator on the affirmative recommendation of the city horticulturist.

*Tree, significant.* Excluding pine, sweetgum, and invasive-species trees, all other trees of at least ten (10) inches DBH and less than twenty-four (24) inches DBH.

*Understory tree.* A small tree that forms the layer of vegetation under the canopy trees in a forest. Examples of such trees include dogwoods, sourwoods, fruit trees and others.

...

(Ord. No. 1986-61, 12-11-86; Ord. No. 1987-20, 4-9-87; Ord. No. 1990-36, 7-12-90; Ord. No. 1992-37, § 1, 10-8-92; Ord. No. 1992-47, 11-5-92; Ord. No. 1993-7, 3-11-93; Ord. No. 1993-8, 3-25-93; Ord. No. 1995-52, 10-24-95; Ord. No. 1996-35, 7-25-96; Ord. No. 1996-47, 8-22-96; Ord. No. 1998-62, 7-23-98; Ord. No. 2002-068, 9-26-02; Ord. No. 2002-088, 11-26-02; Ord. No. 2006-62, 9-28-06; Ord. No. 2007-19, § (5), 4-26-07; Ord. No. 2009-13, 3-26-09; Ord. No. 2010-071, 10-28-2010; Ord. No. 2014-017, 3-27-2014; Ord. No. 2015-032, 8-27-2015; Ord. No. 2018-069, 12-20-2018)

#### **Section 6-14. - Landscaping:**

...

- (c) *Landscaping plan.* A landscaping plan shall be submitted as part of the application for a permit. The plan shall:
- (1) Designate areas to be reserved for landscaping. The specific design of landscaping shall be sensitive to the physical and design characteristics of the site.
  - (2) Indicate the location and dimensions of landscaped areas, plant materials, decorative features, etc.
  - (3) Identify all existing trees ten (10) inches DBH (diameter breast height) in required setback (yard) areas.
  - (4) The landscape plan shall include all material (including existing) used to comply with the buffer requirement.

...

(Ord. No. 1998-51, 5-28-98; Ord. No. 1998-107, 12-22-98; Ord. No. 2009-13, 3-26-09; Ord. No. 2015-023, 5-28-2015)

## Section 6-16. - Tree protection:

- I. **Purpose.** The purpose of this section is to preserve existing trees of ten (10) inches in diameter or greater at breast height and generally discourage the clear cutting of sites, a practice which destroys the balance of nature, leads to sedimentation and erosion, contributes to air and water pollution, and unnecessarily robs the community of valuable natural resources.
- II. **Protected trees.** Healthy trees ten (10) inches and greater DBH (diameter breast height) are a valuable natural resource, by virtue of their age, size and contribution to the environment. Such trees shall be protected. Protected trees include "significant trees," "replacement/mitigation trees," and "grand trees."
- III. **Exemptions.** The following shall be exempt from the tree protection provisions of this article:
  - a. *Timber Harvesting:* Timber harvesting meeting the requirements of S.C. Code Ann. 48-23-205(B).
  - b. *Pruning or Cutting:* Pruning or cutting of trees necessary to the maintenance of preexisting utility company infrastructure, easements and rights-of-way.
  - c. *Dead, Diseased or Dying Trees:* Trees which are certified by an arborist or landscape architect, and which the Zoning Administrator concurs, to be dead, dying, or diseased may be removed without mitigation with the submittal of a report containing pictures of the trees' condition(s) that led to the determination.
  - d. *Building Damage:* Protected or grand trees that are determined by the Zoning Administrator or designee to be causing structural damage to a structure greater than 200 square feet or sidewalks and driveways, where said damage cannot be remedied without removing the tree, may be approved for removal. When there is a question of whether tree removal is necessary, the Zoning Administrator may require documentation from an arborist or who is certified by the International Society of Arboriculture or landscape architect or who is otherwise qualified, that said damage cannot be successfully halted through root pruning and installation of a root barrier while maintaining the structural integrity of the tree.
  - e. *In-Fill Residential Development:* Residential lots platted before 2007 shall be exempt from the tree mitigation provisions, except those relating to grand trees.
  - f. Nothing in this article shall be construed to prevent the ordinary trimming and maintenance of trees provided that a permit is obtained and such trimming is not so excessive so as to constitute an abuse as described in this section.
- IV. **Permit Required.** On all sites, removal of trees shall be prohibited prior to securing a permit. Any permits for removal shall meet the requirements set forth in this Article. No person shall cut down, top, remove, relocate, damage, destroy, or in any manner abuse any protected tree on any lot or public right-of-way in the city unless authorized by the terms of this Ordinance.
- V. **Tree survey Required for Removal, Site Disturbance or Subdivision** A tree survey showing all existing protected trees throughout the portion of any site or right-of-way proposed for disturbance and including any area counted as required open space area shall be submitted as part of any site plan for zoning and building permits or any preliminary and final subdivision plats in accordance with Section 6-16.V.a below. If there are no protected trees on a site, this requirement may be satisfied by a note on the site plan, preliminary or final plat to that effect.
  - a. **Tree Survey Requirements:** A tree survey shall be prepared and submitted that meets the following requirements:

- i. Qualified Professional: Tree surveys shall be prepared by a licensed landscape architect, surveyor or engineer registered in South Carolina and the location of each tree shall be shown within plus or minus three ( $\pm 3$ ) feet. The survey shall be presumed accurate for two (2) years beyond the survey date unless there is information to the contrary.
- ii. Significant trees: The survey shall identify all significant trees by species and location, specify their estimated canopy spread, and specify the trunk diameter at breast height (DBH).
- iii. Grand trees: The survey shall identify all grand trees by species and location, specify the actual canopy spread, and specify the trunk diameter at breast height (DBH).
  - a. For subdivisions, the siting of a lot so as to place a grand tree at or near the center of a lot in a location that will require the removal of the grand tree for construction of a dwelling unit, shall be prohibited.
- iv. Any trees which are defined as protected by the requirements of an overlay district or a riparian buffer as defined in Section 6-17.
- v. Tree Canopies: The canopies of trees which overhang the site, even if the trunks are located on an adjacent parcel.
- vi. Any existing trees proposed as mitigation for tree cutting: Any existing trees proposed as mitigation for tree cutting shall be at least two (2) inches DBH and of like kind to those cut if they are indigenous to the South Carolina Lowcountry. If the trees proposed to be cut are not an indigenous species, the zoning administrator and city horticulturist may approve an indigenous replacement type. Trees measuring two (2) inches but less than ten (10) inches within a required riparian or overlay corridor buffer may be counted toward mitigation for tree cutting.
- vii. Dead or Diseased Trees: The location, type and size of any dead or diseased trees.
- viii. Improvements: Location of all existing and proposed structures, improvements, rights-of-way, pavement, drainage areas, and easements on the property, and designation of all rights-of-way and other lands adjacent to the property.
- ix. Date: The date of the survey.
- x. Preparer Information: The name, signature, seal and address of the licensed landscape architect, surveyor or engineer who shall be responsible for the accuracy of the information provided.

## **VI. Provisions for Tree Removal.**

### **A. Significant Trees:**

- i. Any significant tree between ten (10) inches DBH and less than twenty-four (24) inches DBH falling within the footprint of a proposed building, drainage pond, rights-of-way, or driveway may be cut without any replacement requirement.
- ii. No more than twenty-five (25) per cent of the existing significant trees outside the footprint of a building, drainage pond, rights-of-way, or driveway shall be felled and removed, except by order of the zoning administrator, without inch for inch replacement.
  - a. Up to fifty (50) per cent of the trees outside the footprint of the buildings, driveways, rights-of-ways, or drainage ponds may be removed by order of the zoning administrator on the affirmative recommendation of the city horticulturist owing to unique circumstances surrounding the development of property

(example: exceptionally low terrain where significant cutting or filling might be needed to accomplish positive drainage).

B. Grand Trees:

- i. Only after a finding by the zoning administrator and city horticulturist that an applicant has demonstrated through an examination of various site designs that there is no practical alternative location of a building, drainage pond, driveway, right-of-way or other building design that would leave the grand tree in place and in good health, the removal of grand tree is permitted with applicable mitigation as prescribed in Section VII.c below.
- j.

**VII. Provisions for Mitigation and Tree Replacement.**

a. **Tree replacement plan required.** A site plan/building permit shall also include a tree protection/replacement plan (if applicable) which shall show:

- i. Tree Designations: Designations indicating whether each proposed tree is to be saved, relocated, or removed. Trees proposed for relocation should be marked with a bold letter "R", trees proposed to be saved shall be marked with a bold letter "S", trees proposed for mitigation shall be marked with a bold letter "M", and trees proposed for removal should be marked with a bold letter "X".
- ii. Tree Relocations: The species, size and new location of any trees which are proposed to be relocated within the site.
- iii. Tree Replacements: The species, size and location of trees that are proposed to be planted as replacement for trees cut. Replacement trees must be a minimum of two (2) inches DBH.
  1. Proposed replacement trees are to be of like kind to those proposed for cutting. Where existing site conditions would make the survivability of replacement trees unlikely or infeasible, the zoning administrator may (but shall not be required to) administratively permit a reasonable substitution for another tree species on the city's list of acceptable trees without the necessity of a variance being obtained.
  2. Replacement trees shall not be bunched together in a manner suggesting poor prospects for their long-term survival but shall be dispersed and well established. To help ensure successful tree planting, an evaluation of soil-species-combination before trees are proposed is recommended.
  3. Existing on-site mitigation trees. The location of any existing trees at least two (2) inches DBH and less than ten (10) inches DBH which are proposed as on-site mitigation, including trees within buffer areas. Any such trees must be flagged and protected during site disturbance or construction.
  4. Replacement trees shall be located in areas of common ownership (ie open space areas owned by associations). In the event there is not adequate common spaces for replacement tree plantings, other locations may be approved by the zoning administrator.
  - 5.

b. **Summary Table.** A summary table indicating the following (See Appendix X for example):

- i. The total number of protected trees
- ii. The total number of grand trees (Inch-for-Inch mitigation required, see Section c below)

- iii. The number of significant trees falling within the footprint of the buildings, driveways, rights-of-ways, or drainage ponds
- iv. The number of trees falling outside of the footprint of the buildings, driveways, rights-of-ways, or drainage ponds
- v. A calculation representing twenty-five (25) percent of the significant trees outside the footprints of buildings, driveways, rights-of-ways, and drainage ponds (Total Number of Significant Trees – Number of Significant Trees under footprints = Remaining Number of Significant Trees X 25%)
- vi. The total number of Significant Trees Proposed for Removal
- vii. A calculation representing the number and cumulative average DBH of the significant trees proposed to be removed in excess of the twenty-five (25) percent figure. This is the number of significant trees which will require mitigation. When determining the number of inches to be replaced, an average of the total inches removed multiplied by the number of trees removed shall be calculated. The average of total inches is based on all significant trees removed, including those under buildings, driveways, rights-of-ways, or drainage ponds.

c. **Mitigation.** Mitigation for cutting of grand and significant trees in accordance with this Ordinance is required:

i. Significant Trees: Inch for inch replacement shall be required for all trees cut over and above the number representing twenty-five (25) per cent of those outside the footprint of buildings, driveways, rights-of-ways, and drainage ponds. When determining the number of inches to be replaced, an average of the total inches removed shall be calculated and then multiplied by the number of trees removed. The average of total inches is based on all significant trees removed, including those under buildings, driveways, rights-of-ways, or drainage ponds.

ii. Grand trees: The approved cutting of any healthy grand tree shall require inch for inch replacement regardless of where the tree is located. For example, inch for inch replacement of grand trees shall be required even if the grand tree falls in the footprint of proposed buildings, driveways, rights-of-ways or drainage ponds.

iii. Any proposed tree bank replacement. After submitting a replacement plan exhausting all on-site replacement opportunities an applicant may, with the consent of the zoning administrator, pay into the tree bank account an amount to be determined by the city horticulturist equal to the cost to acquire, install and maintain for a two-year period trees equivalent in their average diameter at breast height otherwise required to be shown on a tree replacement plan.

d. **Bonding of required tree replacement.** In the event that an immediate planting schedule would prevent the healthy development of new plants and trees, the director of finance on the affirmative recommendation of the zoning administrator may approve a bond, an irrevocable letter of credit, or other financial surety guarantee to certify the completion of the required replacement planting in an amount equal to one hundred twenty-five (125) per cent of the cost of acquisition, installation, and a two-year replacement guarantee provided the total required bonded amount remains below fifty thousand dollars (\$50,000.00). Upon approval of the financial surety, a certificate of conditional zoning compliance shall be issued and the installation

of replacement material must be completed within twenty-four (24) months of that date. The applicant must provide the city permission to enter their premises and complete the work described in the contract submitted with the bond in the event that they have not done so within the time prescribed.

### **VIII. Provisions for Tree Protection**

a. **Protective Barricades Required.** Protective barricades shall be placed around all trees dedicated to be saved within a development area, prior to the start of any building and/or development activities, and shall remain in place until the building and/or development activities are completed. The area within the protective barricade shall remain free of all building materials, dirt or other construction debris, vehicles, and development activities. Should the tree die up to one year after the development, mitigation will be required. Barricades shall be erected at the dripline of the tree canopy or a minimum distance from the base of protected trees, whichever is greater, according to the following standards:

i. For Significant Trees: Protective barricades shall be placed a minimum distance of ten feet (10') from the base of each protected tree up to 10" DBH and an additional foot per inch above 10" DBH; unless an encroachment is approved as below

ii. For Grand Trees: Protective barricades shall provide a diameter of protection around the tree equal in feet to the diameter breast height of the trees (i.e. a 24" diameter tree would require a 24-foot diameter protective barricade), unless an encroachment is approved as below.

b. **Tree protection plan and tree protection detail required.** Site plans shall include a tree protection plan showing where tree protection barricades are to be installed and a tree protection detail illustration depicting the typical placement of tree protection.

#### **c. Barricade materials and inspection:**

i. The protective barrier shall consist of orange safety fencing, not less than three (3) feet high and supported by wood/metal poles.

ii. Inspection Required. An inspection of the protective barricades is required prior to the issuance of any permits.

### **IX. Provisions for Encroachment into Protected Trees**

a. A proposed encroachment equivalent to one-quarter ( $\frac{1}{4}$ ) of the distance from the tree trunk to the edge of the tree canopy of any grand tree or any significant tree designated for preservation is permitted.

b. An encroachment greater than one-quarter ( $\frac{1}{4}$ ) of the distance from the tree trunk to the edge of the tree canopy may be approved by the zoning administrator provided the applicant has supplied a letter from a certified arborist or a landscape architect stating that the proposed encroachment will not adversely affect the subject tree. This letter should specify the following:

i. The recommended regimen of care for the tree for at least twelve (12) months and should confirm that the arborist or landscape architect has been retained to provide such care.

ii. An exhibit from the arborist or landscape architect showing the grading of the health of the tree for which the encroachment is proposed

iii. An updated tree grading is required after one (1) year after the encroachment has been approved. If the second grading reveals any degradation in the health of the tree, the applicant shall:

a. Have the arborist or landscape architect indicate any needed changes in care, and confirm that the applicant has retained the arborist or landscape architect to provide that care; and

b. Repeat the tree health grading on the anniversary of the second grading, and if further degradation is detected, the application shall provide inch for inch replacement for the subject tree.

**X. Cutting, etc. of protected trees without a permit prohibited.** No person shall cut down, top, remove, relocate, damage, destroy, or in any manner abuse any protected tree on any lot or public right-of-way in the city unless authorized by the terms of this section or unless approved by the zoning administrator.

a. Abuse includes: alteration of the drip-line, storage of materials within the tree protection barricades; the deposit of any fill material within the tree protection barricades, excessive pruning; excessive thinning; paving with concrete, asphalt or other impervious material within such proximity as to be harmful to a protected tree; or any act of malicious damage to a tree. Improper or excessive pruning or thinning shall constitute abuse. For purposes of this article "excessive pruning" shall be pruning or thinning of a protected tree that:

i. Exceeds more than twenty-five (25) per cent of the leaf surface on both the lateral branch and the overall foliage of a mature tree that is pruned within a growing season; and/or

ii. Pruning that does not leave remaining one-half (1/2) of the foliage of a mature tree evenly distributed in the lower two-thirds (2/3) of the crown and individual limbs upon completion of any pruning; and/or

iii. Pruning that is not performed by a qualified tree service according to the National Arborists Association, and the American National Standards Institute, ANSI: Pruning Standards for Shade Trees.

b. Penalty for cutting without a zoning permit: Cutting down, topping, removing, relocating, damaging, destroying, or in any manner abusing any protected tree without a permit shall be punishable as set forth in section 1-10 of the North Charleston Code of Ordinances. Each day that such violation continues shall constitute a separate offense.

c. Tree replacement required for protected trees cut, damaged, or abused without a zoning permit: The planting of replacement trees on an inch for inch cut basis is required on the site where the unlawful cutting occurred. If the replacement cannot be accomplished entirely on the development site, all or part of it shall be accomplished through the tree bank account. Individual replacement trees should be of the largest reasonably transplantable DBH available, but in no event shall such replacements be smaller than two inches DBH.

**XI. Construction of section.** The provisions of this section shall not supersede the provisions of any other ordinance of the city which provides greater protection for trees.

**XII. Overlay districts.** For properties located in the overlay districts, refer to special provisions governing development in those districts for additional regulations.

(Ord. No. 1998-51, 5-28-98; Ord. No. 1998-107, 12-22-98; Ord. No. 2000-085, 12-14-00; Ord. No. 081, 10-24-02; Ord. No. 2006-45, 7-25-06; Ord. No. 2009-13, 3-26-09; Ord. No. 2009-70, 12-10-09; Ord. No. 2014-017, 3-27-2014)

## CALCULATING TREE MITIGATION

#	Item required per Section 6-16(d)(4)	How calculated	Number
A	Total number of protected trees ( <b>significant</b> and <b>grand</b> trees as defined below) on site (Pine, sweetgum, and invasive-species trees are not considered protected trees.)	$A = B + C$	
B	Total number of <b>significant</b> trees (Excluding pine, sweetgum, and invasive-species trees, all other trees of at least ten (10) inches DBH and less than twenty-four (24) inches DBH.)		
C	Total number of <b>grand</b> trees (Excluding pine, sweetgum, and invasive-species trees, any tree twenty-four (24) inches or greater DBH.) <b>Note:</b> Any healthy grand tree of twenty-four (24) inches DBH or greater may be cut only after a finding by the zoning administrator and city horticulturist that an applicant has demonstrated through an examination of various site designs that there is no practical alternative location of a building, drainage pond, driveway, right-of-way, or other building design that would leave the grand tree in place and in good health. <b>The approved cutting of any grand tree shall require inch for inch replacement regardless of where the tree is located.</b> For example, inch for inch replacement of grand trees shall be required even if the grand tree falls in the footprint of proposed buildings, driveways, rights-of-way, or drainage ponds.		
D	Number of <b>significant</b> trees falling within the footprint of a proposed building or proposed driveway or drainage ponds		
E	Number of <b>significant</b> trees falling outside of the footprint of proposed buildings and proposed driveways or drainage ponds	$E = B - D$	
F	Number of <b>significant</b> trees representing twenty-five (25) per cent of those outside the footprints of buildings, driveways, rights-of-way, and drainage ponds	$F = E * .25$	
G	Number of <b>significant</b> trees outside the footprint of buildings, driveways, rights-of-way, and drainage ponds which are proposed for removal		
H	Number of <b>significant</b> trees proposed to be removed in excess of the twenty-five (25) per cent figure [F, above] (if any).	$H = G - F$	
I	Average DBH of the <b>significant</b> trees proposed to be removed in excess of the twenty-five (25) per cent figure [F, above] (if any).	Avg DBH of trees counted in line H	
J	Number of inches required for mitigation for removal of <b>significant</b> trees	$J = H * I$	
K	If replacement trees cannot be planted on-site, mitigation amount due for <b>significant</b> trees removed	$K = J * \$217.50$	
L	Number of inches required for mitigation for removal of <b>grand</b> trees	Sum of DBH of trees counted in line C	
M	If replacement trees cannot be planted on-site, mitigation amount due for <b>grand</b> trees removed	$M = L * \$217.50$	
N	Total mitigation amount due for tree removals	$N = K + M$	