

Alternative #2
TRP#10-C
RESOLUTION NO. 10-04

RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION

WHEREAS, a Tree Removal Permit application has been submitted by CRER Properties of Dade City, LLC for construction of a single-family house pursuant to Article XII: Landscape Buffering and Tree Protection, Sec. 12.4 Tree Protection and Restoration.

WHEREAS, the tree removal request includes seven (7) Grand Trees (20-inches DBH or greater), five (5) trees between 10-inch and less than 20-inch DBH and seven (7) trees between five (5) inch, but less than ten (10) inch DBH , which require approval by the Town Commission.

WHEREAS, a public meeting was held on March 8, 2010, before the Town of St. Leo Town Commission, which gave full and complete consideration to the recommendations of the staff and evidence presented at the meeting.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF ST. LEO TOWN COMMISSION:

SECTION A. REQUEST

The Applicant is requesting removal of seven (7) Grand Trees (20-inches DBH or greater), five (5) trees between 10-inch and less than 20-inch DBH and seven (7) trees between five (5) inch, but less than ten (10) inch DBH.

SECTION B. FINDINGS AND CONCLUSIONS

Based on the facts and analysis presented in the staff report (Exhibit A), the Town Commission finds some hardship has been demonstrated and concurs that the protected trees identified by Mindy Moss, Arborist are diseased, which include the following:

Grand Trees:

- Laurel Oak: One (1), 36-inch DBH [Tree #5].
- Live Oak: One (1), 42-inch DBH [Tree# 8].
- Hickory trees: Two (2), 24-inch and 26-inch DBH [Trees#11 and tree noted on Table 1 of the March 1, 2010 report as not surveyed]

Trees 10-inch DBH, but less than 20-inch DBH

- Laurel Oak: One (1), 19-inch DBH [Tree# 30].
- Magnolia: One (1), 10-inch DBH [Tree# 19].

SECTION C. TOWN COMMISSION DECISION

Based on the justification statement, site constraints and photographs that the protected trees to be removed, specifically three (3) Grand Tree (30-inch, 31-inch and 24-inch DBH), three (3) trees between 10-inch DBH, but less than 20-inch DBH and seven (7) trees between five (5) inch, but less than ten (10) inch DBH is warranted; and that no replacement trees will be required for the trees identified as being diseased, therefore, the Tree Removal Permit is APPROVED with the following conditions:

1. Approval of the tree removal permit is not an approval for the residence site plan. A site plan must be submitted for Town approval prior to any removal of trees.
2. Plant thirty-two (32) replacement canopy trees (per LDC list or other Town approved tree), each a minimum of three (3)-inch DBH and ten (10) feet in height, Florida Quality Grade One. Alternatively, pursuant to Section 12.4.9, pay the tree mitigation fee for up to eighteen (18) of the required trees to be replaced.
3. Submit a site plan, for approval by the Town Planning Consultant, depicting the tree species and location of the replacement trees on the property pursuant to Condition #2. Given the existing canopy of the site, replacement trees shall be planted to provide clustering of trees to recreate the forested canopy effect.
4. The replacement trees shall be planted by the owner/contractor and then inspected by the Town Planning Consultant prior to final building inspection of the single-family house by the Town's Building Official. Any payments to the Tree Mitigator must be made prior to final inspection approval. No final inspection approval the Town's Building Official will be issued until these conditions are met.

SECTION D. EXHIBITS

The following exhibit is attached to this resolution and incorporated by reference:

Exhibit A: Staff Report.

SECTION E. TOWN COMMISSION MOTION

The foregoing resolution was adopted by the St. Leo Town Commission vote as follows:

Brother James Hallett, O.S.B., Mayor
William Hamilton - absent
Sister Donna DeWitt
Richard Christmas
Robert Courtney

DULY PASSED AND ADOPTED this 8th day of March, 2010.

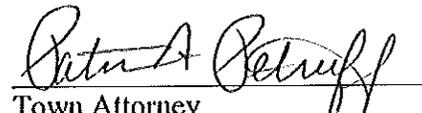
ATTEST:
JOAN MILLER, CLERK

MAYOR, TOWN OF ST. LEO



Brother James Hallett, O.S.B.

Approved as to form by:



Town Attorney

PATRICIA A. PETRUFF, ESQ.
Approved as to
legal form
and sufficiency



Town of St. Leo

**TREE REMOVAL PERMIT REVIEW (TRP)
STAFF REPORT
Case # TRP 10-C
March 8, 2010 Town Commission Meeting**

- Property Owner:** CRER Properties of Dade City, LLC.
- Applicant:** Same
- Representative:** Bob Larkin, Bob Larkin Construction, Inc.
- Request:** Remove seven (7) Grand Trees (20-inches DBH or greater), five (5) trees between 10-inch, but less than 20-inch DBH and seven (7) trees between five (5) inch, but less than ten (10) inch DBH
- Location/Legal Description:** Lake Jovita Golf & Country Club Phase One-A, Lot 254
- Property Appraiser Folio:** 01-25-20-0030-0000-2540
- Land Use Designation:** Low Density Residential and Permanently Open Land
- Zoning:** Low Density Residential and Permanently Open Land

Tree Removal Review Application Overview:

The subject property is a vacant residential lot (Lot 254) located within the Lake Jovita development with frontage along Lake Jovita (Exhibit A). The site contains thirty-three (33) trees of which twenty-four (24) are protected trees (Oak, Hickory and Magnolia trees) and nine (9) are non-protected trees (Camphor trees). The Camphor tree is an invasive species (not native to Florida) and would not be considered a protected tree. The applicant proposes to remove nineteen (19) out of a total of twenty-four (24) protected trees on the site or 79 percent of the protected trees. All nine (9) Camphor trees are to be removed, representing a total of twenty-eight (28) trees to be removed or 84.8 percent of the total trees on the site.

The Applicant has provided a detailed listing of the trees (number assignment, species, DBH and height) in the application along with a site plan depicting the trees (with number assignment) to be removed and a Tree Recommendation Report (dated March 1, 2010) and Tree Assessment Report both prepared by Mindy Moss, certified Arborist (Appendix A).

Appendix B contains a site plan exhibit prepared by Mr. Norsoph that is based on the submitted site plan and illustrates by color all tree species on site, trees to be removed and the trees that are diseased as noted in the following sections of this report.

The protected trees that are not being removed are four (4) Laurel Oaks (Trees#1, #26, #27 and #28) and one (1) Hickory tree (Tree# 32). The trees to be removed include seven (7) Grand Trees (20-inches DBH or greater), five (5) trees between 10-inch, but less than 20- inch DBH and seven (7) trees between five (5+) inch, but less than ten (10) inch DBH for construction of a single-family house.

The specific protected trees to be removed are as follows:

Grand Trees:

- Live Oaks: Four (4), ranging from 24 to 42-inch DBH.
- Laurel Oak: One (1), 38-inch DBH.
- Hickory trees: Two (2), 24-inch (noted on list as not surveyed) and 26-inch DBH

-Trees 10-inch DBH, but less than 20-inch DBH

- Laurel Oaks: Three (3), ranging from 9-inch DBH to 19-inch DBH.
- Magnolia: One (1), 10-inch DBH.
- Hickory: One (1), 14-inch DBH.

Trees greater than five (5) inch DBH, but less than ten (10) inch DBH

- Hickory trees: Seven (7), ranging from six (6) to nine (9) inch DBH.

The Oak and Magnolia trees are specifically listed in the LDC as protected trees. However, the LDC, *Sec. 12.4.5 Definitions and Tree Species, B. Tree Species, 8. [This list may expand as important tree species are identified within the Town.]*, permits the Town Commission to determine during the tree removal permit application review process and/or site plan review process if a tree not listed as protected should be given protected tree status. The Hickory tree is recognized by Pasco County as a protected tree and other authoritative documents as a Florida native tree, and therefore, merits status as a protected tree.

Pursuant to Mindy Moss (Arborist), there are six (6) protected trees that require removal solely due to disease or combination of disease and unsafe tree structure. More detail on these disease and structure problems is provided in Appendix A per Ms. Moss's March 1, 2010 letter, Tree Assessment report and in the form of two e-mails from Ms. Moss dated February 26, 2010 and March 2, 2010. These trees are listed below:

Grand Trees:

- Laurel Oak: One (1), 36-inch DBH [Tree #5].
- Live Oak: One (1), 42-inch DBH [Tree# 8].
- Hickory trees: Two (2), 24-inch and 26-inch DBH [Trees#11 and tree noted on Table 1 of the March 1, 2010 report as not surveyed]

Trees 10-inch DBH, but less than 20-inch DBH

- Laurel Oak: One (1), 19-inch DBH [Tree# 30].
- Magnolia: One (1), 10-inch DBH [Tree# 19].

Therefore, based on documented disease or combination of disease and structural problems, these six (6) protected trees can be approved for removal. It is noted that the LDC is not clear on whether trees removed as a result of disease require replacement. This will require a determination by the Town Commission as to whether tree replacement is required for diseased trees and based on what replacement ratio.

The Arborist also identified ten (10) trees to be removed that have structural problems. These structural problems when compounded with construction and grading, would have impacts on the root system, which could eventually lead to tree failure and/or disease. These include the following trees:

Grand Trees:

- Live Oak: One (1), 31-inch DBH.

Trees 10-inch DBH, but less than 20-inch DBH

- Laurel Oaks: Two (2), 11-inch and 18-inch DBH.
- Hickory: One (1), 14-inch DBH.

Trees 5+-inch DBH, but less than 10-inch DBH

- Laurel Oak: One (1), 8-inch DBH.
- Hickory trees: Five (5), ranging from 5+-inch to 7-inch DBH.

It is noted that the Arborist, recommended that two (2) Live Oaks (Tree# 24: 30-inch DBH and Tree# 6:24-inch DBH and a Hickory 9-inch DBH (Tree #29) be preserved. Neither tree has any disease or structural issues; however, the Applicant has requested that these trees be removed.

Excluding the diseased trees, based on the trees with structural issues and the two trees that are in good health, but have been requested to be removed, thirteen (13) protected trees require Tree Removal Permit approval and tree replacement. This would equate to thirty-two (32) replacement trees. If the Town Commission determines that diseased trees require replacement then an additional eighteen (18) replacement trees would be required for a total of fifty (50) trees.

Relevant LDC Sections

Sec. 12.4 Tree Protection and Restoration

Sec. 12.4.1 Purpose and Intent

- A. To promote the health, safety and welfare of the current and future residents of the Town of St. Leo by establishing minimum standards for the regulation of the preservation, protection and removal of trees within the Town of St. Leo.
- B. Trees are declared as a significant natural and visual resource, particularly as related to protecting the aesthetic character of the visual corridors (SR 52 and Lake Jovita) defined in the Town of St. Leo Visual Corridor Study.
- C. Protecting trees maintains the aesthetic character and quality of the Town of St. Leo as adopted in the Comprehensive Plan. The aesthetic quality of the Town is comprised of the forested shoreline of Lake Jovita and its surrounding hillside, and the forested hillsides along S.R. 52.
- D. Trees provide significant environmental benefits such as purifying and cooling the ambient air, providing shade, conserving energy, reducing noise levels, providing important habitats for wildlife and preventing soil erosion and flood control.

Sec. 12.4.3 Tree Removal Permit Required

- A. Any commercial, institutional, multi-family or residential subdivision development requires a tree removal permit for the following:
 - 1. Removal of ten (10) percent or more of the total trees on a property or development site that are greater than five (5) inch diameter at breast height (DBH) or
 - 2. Any tree ten (10) inch DBH or greater.
- C. The removal of a Grand Tree (20-inch DBH or greater) on any property requires approval by the Town Commission.

Sec. 12.4.6 Tree Replacement

- A. Minimum tree replacement size is three (3)-inch DBH.
- B. The replacement tree(s) shall be of a species listed on the Tree Species List. The replacement tree(s) may be located anywhere on the subject property.
- C. Minimum number of replacement trees for the removal of a tree less than ten (10)-inch DBH is at a ratio of two (2) replacement trees for each tree removed.
- D. The minimum number of replacement trees for a tree removed of ten (10)-inch DBH or greater is at a ratio of three (3) replacement trees for each tree removed.

Staff Review

The subject property is irregular in shape and narrow in width. The grade of the site slopes down to Lake Jovita with a grade change of approximately thirty-five (35) feet. Major tree clusters are located within the northwest and south central quadrants of the site (Appendix B-Photographs). The narrow site width and location of the tree clusters do create site development constraints, which would warrant removal of some trees.

One protected tree, the Magnolia, which the Arborist listed as diseased, is located within the footprint of the proposed residential structure; however, the Applicant has indicated that because of the steep slope of the site, grading and terracing with retaining walls would be required and removal of the adjacent trees would be necessary because of the impact grading and construction of retaining walls would have on the root systems. The Applicant has indicated that this is the reason for removal of the Oak and Hickory trees recommended for preservation by the Arborist.

The protected trees that are not being removed are four (4) Laurel Oaks and one (1) Hickory tree. Pursuant to Mindy Moss (Arborist), there are six (6) protected trees that require removal solely due to disease or combination of disease and unsafe tree structure. Replacement trees are not required for diseased trees. The Arborist identified ten (10) trees that would require removal because structural problems that would become exasperated by the impact of grading and proximity to construction.

The LDC requires a canopy tree replacement ratio of three (3) to one (1) for any tree 10-inch DBH or greater and a ratio of two (2) to one for any tree less than 10-inch DBH. Based on evidence provided by Mindy Moss (Certified Arborist) relative to diseased trees and the applicant's request, the following are the thirteen (13) remaining protected trees proposed to be removed:

Grand Trees:

- Live Oaks: Two (2), 31-inch DBH [Tree# 7] and 30-inch DBH [Tree# 24].

- Laurel Oak: One (1), 24-inch DBH [Tree# 6].

Trees 10-inch DBH, but less than 20-inch DBH

- Laurel Oaks: Two (2), 11-inch and 18-inch DBH [Trees#3 and #4].
- Hickory: One (1), 14-inch DBH [Tree# 31].

Trees 5+-inch DBH, but less than 10-inch DBH

- Laurel Oak: One (1), 8-inch DBH [Tree# 2].
- Hickory trees: Six (6), ranging from 5+-inch to 9-inch DBH [Trees#10, #12-#15 and #29].

Based on the above, there are six (6) trees ten (10) inch DHB or greater, which requires 18 replacement trees and seven (7) trees that are greater than five (5) inch DBH, but less than ten (10) inch DBH, which requires 14 replacement trees for a total of thirty-two (32) replacement trees.

Based on review of the site plan and recommendation by the Arborist, it would appear that measures can be utilized to preserve the Live Oak (Tree #6: 24-inch DBH) and a Hickory 9-inch DBH (tree #29). Tree # 24, 30-inch DBH Live Oak appears to be close the house. If approved by the Commission, preserving Trees #6 and #29, then a total of twenty-seven (27) replacement trees would be required.

If the Commission determines that replacement trees are required for the six (6) diseased trees, then an additional eighteen (18) replacement trees would be required for a total of fifty (50) trees or forty-five (45) trees if the two trees referenced above are preserved.

Town Commission Alternatives:

Pursuant to the LDC, removal of grand trees requires approval by the Town Commission. This does not require a formal public hearing and notice, but would be advertised as any normal Commission meeting.

The Town Commission has at least four (4) decision-making alternatives:

Alternative 1: Determine that there is no hardship or justification for removal of the protected trees (including the Hickory trees), excluding the identified as being diseased, specifically, two (2) Grand Tree (31-inch and 24-inch DBH), three (3) trees between 10-inch DBH, but less than 20-inch DBH and seven (7) trees between five (5) inch, but less than ten (10) inch DBH. Therefore, the Tree Removal Permit application is DENIED and the trees are to be preserved and protected.

If the Commission determines that replacement trees are required for the six (6) diseased trees, then eighteen (18) replacement trees would be required, and therefore, the following conditions would apply:

1. Approval of the tree removal permit is not an approval for the residence site plan. A site plan must be submitted for Town approval prior to any removal of trees.
2. Plant eighteen (18) replacement canopy trees (per LDC list or other Town approved tree), each a minimum of three (3)-inch DBH and ten (10) feet in height, Florida Quality Grade One. Alternatively, pursuant to Section 12.4.9, pay the tree mitigation fee for up to nine (9) of the required trees to be replaced.

3. Submit a site plan, for approval by the Town Planning Consultant, depicting the tree species and location of the replacement trees on the property pursuant to Condition #2. Given the existing canopy of the site, replacement trees shall be planted to provide clustering of trees to recreate the forested canopy effect.
4. The replacement trees shall be planted by the Applicant and inspected by the Town Planning Consultant prior to final building inspection of the single-family house by the Town's Building Official. Any payments to the Tree Mitigation Fund or must be made prior to final inspection approval. No final inspection approval the Town's Building Official will be issued until these conditions are met.

Alternative 2: Determine that based on the justification statement, site constraints and photographs that the protected trees to be removed, specifically three (3) Grand Tree (30-inch, 31-inch and 24-inch DBH), three (3) trees between 10-inch DBH, but less than 20-inch DBH and seven (7) trees between five (5) inch, but less than ten (10) inch DBH is warranted; and that no replacement trees will be required for the trees identified as being diseased, therefore, the Tree Removal Permit is APPROVED with the following conditions:

1. Approval of the tree removal permit is not an approval for the residence site plan. A site plan must be submitted for Town approval prior to any removal of trees.
2. Plant thirty-two (32) replacement canopy trees (per LDC list or other Town approved tree), each a minimum of three (3)-inch DBH and ten (10) feet in height, Florida Quality Grade One. Alternatively, pursuant to Section 12.4.9, pay the tree mitigation fee for up to eighteen (18) of the required trees to be replaced.
3. Submit a site plan, for approval by the Town Planning Consultant, depicting the tree species and location of the replacement trees on the property pursuant to Condition #2. Given the existing canopy of the site, replacement trees shall be planted to provide clustering of trees to recreate the forested canopy effect.
4. The replacement trees shall be planted by the Applicant and inspected by the Town Planning Consultant prior to final building inspection of the single-family house by the Town's Building Official. Any payments to the Tree Mitigation Fund must be made prior to final inspection approval. No final inspection approval the Town's Building Official will be issued until these conditions are met.

Alternative 3: Determine that based on the justification statement, site constraints and photographs that the Trees#6 and #29 are to be preserved, and that the remaining trees to be removed, specifically two (2) Grand Tree (24-inch DBH and 31-inch DBH), three (3) trees between 10-inch DBH, but less than 20-inch DBH and six (6) trees between five (5) inch, but less than ten (10) inch DBH is warranted, and that no replacement trees will be required for the trees identified as being diseased; therefore, the Tree Removal Permit is APPROVED with the following conditions:

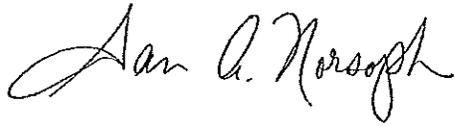
1. Approval of the tree removal permit is not an approval for the residence site plan. A site plan must be submitted for Town approval prior to any removal of trees.

2. Plant twenty-seven (27) replacement canopy trees (per LDC list or other Town approved tree), each a minimum of three (3)-inch DBH and ten (10) feet in height, Florida Quality Grade One. Alternatively, pursuant to Section 12.4.9, pay the tree mitigation fee for up to thirteen (13) of the required trees to be replaced.
3. Submit a site plan, for approval by the Town Planning Consultant, depicting the tree species and location of the replacement trees on the property pursuant to Condition #2 above. Given the existing canopy of the site, on-site replacement trees shall be planted in clusters/groupings to recreate the canopy effect.
4. The replacement trees shall be planted by the Applicant and inspected by the Town Planning Consultant prior to final building inspection of the single-family house by the Town's Building Official. Any payments to the Tree Mitigation Fund must be made prior to final inspection approval. No final inspection approval the Town's Building Official will be issued until these conditions are met.

Alternative 4: Determine that based on the justification statement, site constraints and photographs that the Trees# 6 and #29 are to be preserved, and that the remaining trees to be removed, including providing replacement trees for the trees identified as being diseased, specifically six (6) Grand Trees, five (5) trees between 10-inch DBH, but less than 20-inch DBH and five (5) trees between five (5) inch, but less than ten (10) inch DBH is warranted, and therefore, the Tree Removal Permit is APPROVED with the following conditions:

1. Approval of the tree removal permit is not an approval for the residence site plan. A site plan must be submitted for Town approval prior to any removal of trees.
2. Plant forty-five (45) replacement canopy trees (per LDC list or other Town approved tree), each a minimum of three (3)-inch DBH and ten (10) feet in height, Florida Quality Grade One. Alternatively, pursuant to Section 12.4.9, pay the tree mitigation fee for up to twenty-two (22) of the required trees to be replaced.
3. Submit a site plan, for approval by the Town Planning Consultant, depicting the tree species and location of the replacement trees on the property pursuant to Condition #2 above. Given the existing canopy of the site, on-site replacement trees shall be planted in clusters/groupings to recreate the canopy effect.
4. The replacement trees shall be planted by the Applicant and inspected by the Town Planning Consultant prior to final building inspection of the single-family house by the Town's Building Official. Any payments to the Tree Mitigation Fund must be made prior to final inspection approval. No final inspection approval the Town's Building Official will be issued until these conditions are met.

This report has been prepared by:



Jan A. Norsoph, AICP
Engelhardt, Hammer & Associates, Inc.
Town of St. Leo Planning Consultant

Engelhardt, Hammer & Associates reserves the right to update this report upon becoming aware of new or updated information.

EXHIBIT A



Prepared by the Office of Mike Wells, Pasco County Property Appraiser.
Map Created on 2/24/2010 at 3:25:39 PM.

APPENDIX A
Site Plan and Application Submittal Documents
Arborist Report

TOWN OF ST. LEO
TREE REMOVAL APPLICATION
P.O. BOX 2479, SAINT LEO, FLORIDA 33574
352.588.2622 FAX 352.588.3010

PLEASE SEE TOWN OF ST. LEO LAND DEVELOPMENT
CODE 12.4 THROUGH 12.4.11.

DATE 2/23/10 ZONING DISTRICT A RDR MDR IL B POL V/LJ
PROPERTY ADDRESS 12704 Ridgeview Court
CRER PROPERTIES OF DADE CITY LLC
PROPERTY OWNER REED, CHAD M. & ELLIE
PROPERTY PARCEL I.D.# 01-25-20-0030-00000-2540
REPRESENTATIVES NAME BOB LARKIN PHONE 352-567-5143

Information required for a single-family tree removal permit:

1. Identify all trees on the property, indicating the tree(s) to be removed either on property survey, aerial photograph, or hand drawn sketch. The plans shall delineate the tree species, height and size (DBH) to be removed.

Information required for residential subdivision, multi-family, commercial or institutional development tree removal permit.

1. Identify all trees on the property, indicating the tree(s) to be removed either on a site or aerial photograph (scale of one (1) inch: two hundred (200) feet or smaller). Plans or an aerial photograph shall delineate the tree species, height and size (DBH) to be removed.

Tree is diseased and deemed unsafe and verified by written documentation signed by a licensed professional (forester, arborist or horticulturalist). _____ If, yes, attach documentation to the form.

Submit a written justification statement for the proposed tree removal based on the criteria contained above. Sites to replace trees must be included in site plans and project description.

Application must be completed by homeowner or an affidavit to Authorize Agent must be completed and notarized.

FEE: The applicant may be billed for the actual expenses related to the Town of St. Leo's Planning Consultant and other Town of St. Leo staff review of application.

[Signature] 2/23/2010
Signature of Homeowner Date

St. Leo Signature for Tree Removal Approval Date

Application Expires _____ form revised 2/3/10

AFFADAVIT

We hereby authorize Bob Larkin Construction, Inc., to handle any and all matters relating to the Tree Removal Application with the Town of St. Leo for CRER Properties of Dade City, LLC, Chad and Ellie Reed, 12704 Ridgeview Court, Dade City, FL 33525, Parcel #01-25-20-0030-00000-2540.

2.17.10
Date

2.17.10
Date

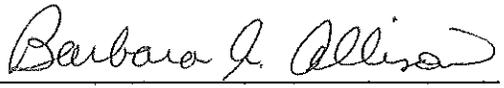

Chad M. Reed


Ellie Reed

Sworn to and subscribed before me this 17th day of February, 2010.

My Commission Expires:




Notary Public – State of Florida

TREE INVENTORY FOR LOT 254

TREE #	SPECIES	DBH	HEIGHT	PROTECTED		SPECIAL NOTES	ARBORIST RECOMMENDATION	
				Y/N	Y/N		RECOMMENDATION	RECOMMENDATION
1	Laurel Oak	12"	30'	Y			Preserve	Preserve
2	Laurel Oak	8	30	Y			Remove	Remove
3	Laurel Oak	8	30	Y			Remove	Remove
4	Laurel Oak	12	30	Y			Remove	Remove
5	Laurel Oak	38	65	Y		Grand Tree	Remove	Remove
6	Live Oak	24	60	Y		Grand Tree	Preserve	Preserve
7	Live Oak	28	65	Y		Grand Tree	Remove	Remove
8	Live Oak	42	70	Y		Grand Tree	Remove	Remove
9	Camphor	18		N				
10	Hickory	7	30	N				
11	Hickory	26	55	N		Grand Tree		
12	Hickory	6	30	N				
13	Hickory	6	30	N				
14	Hickory	6	30	N				
15	Hickory	6	30	N				
16	Camphor	12		N				
17	Camphor	15		N				
18	Camphor	15		N				
19	Magnolia	10	45	Y			Remove	Remove
20	Camphor	24		N		Grand Tree		
21	Camphor	20		N		Grand Tree		
22	Camphor	12		N				
23	Camphor	10		N				
24	Live Oak	34	55	Y		Grand Tree	Remove	Remove
25	Camphor	14		N				
26	Laurel Oak	12	45	Y			Preserve	Preserve
27	Laurel Oak	12	45	Y			Preserve	Preserve
28	Laurel Oak	12	45	Y			Preserve	Preserve
29	Hickory	8		N				
30	Laurel Oak	14	40	Y			Remove	Remove
31	Hickory	10		N				
32	Hickory	12		N				

Proposed Tree Removal for Lot 254—Reed Project

1. We are proposing to remove the following numbered trees (see site plan):

<u>Tree #</u>	<u>Species</u>	<u>Special Note</u>
5	Laurel Oak	Grand Tree
6	Live Oak	Grand Tree
7	Live Oak	Grand Tree
8	Live Oak	Grand Tree
9	Camphor	
10	Hickory	
12	Hickory	
13	Hickory	
14	Hickory	
15	Hickory	
16	Camphor	
17	Camphor	
18	Camphor	
19	Magnolia	
20	Camphor	Grand Tree
21	Camphor	Grand Tree
22	Camphor	
23	Camphor	
24	Live Oak	Grand Tree
25	Camphor	
29	Hickory	
30	Laurel Oak	

2. Of these trees, the following are protected:

<u>Tree #</u>	<u>Species</u>	<u>Special Note</u>
5	Laurel Oak	Grand Tree
6	Live Oak	Grand Tree
7	Live Oak	Grand Tree
8	Live Oak	Grand Tree
19	Magnolia	
24	Live Oak	Grand Tree
30	Laurel Oak	

3. The non-protected tree species are exempted by Ordinance Section 12.4.5.C.

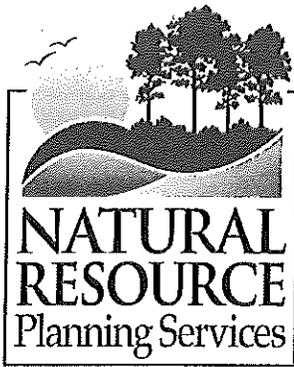
4. Of the protected species, the following trees were inspected by Mindy Moss, ISA Certified Arborist (#FL-5874A) and recommended for removal based on disease or unsafe structure (see her attached report):

<u>Tree</u>	<u>Species</u>	<u>Special Note</u>
2	Laurel Oak	
3	Laurel Oak	
4	Laurel Oak	
5	Laurel Oak	Grand Tree
7	Live Oak	Grand Tree
8	Live Oak	Grand Tree
19	Magnolia	
24	Live Oak	Grand Tree
30	Laurel Oak	

5. The following trees will be preserved and protected during construction:

<u>Tree</u>	<u>Species</u>	<u>Special Note</u>
1	Laurel Oak	
2	Laurel Oak	
3	Laurel Oak	
4	Laurel Oak	
11	Hickory	Grand Tree
26	Laurel Oak	
27	Laurel Oak	
28	Laurel Oak	
31	Hickory	
32	Hickory	

6. Although Arborist Mindy Moss recommends the preservation of tree #6, a live oak, the plans call for its removal due to the terracing of that area. Therefore, 3 replacement trees of 3 inch DBH size or greater, selected from the Tree Species] List in Section 12.4.5.B will be planted along the northern side of the lot.
7. Arborist Mindy Moss also recommends the removal of trees #2, 3, and 4 (a clump of laurel oaks in the lot between the proposed house and Ridgeview Court). We are proposing preservation of these during the construction phase. Should they not do well during construction, then we will replace them with 8 trees (of 3 inch DBH or greater) from the Tree Species List, planting some along the northern side and some along the eastern side of the property.



*CONSULTING FORESTERS — FORESTRY, WILDLIFE &
ENVIRONMENTAL SERVICES*

Post Office Box 564
San Antonio, FL 33576

Phone: 352.588.2580
Fax: 352.588.2206

www.NRPSforesters.com

February 22, 2010

Mr. Jimmy Miller
Construction Superintendent
Bob Larkin Construction, Inc.
P.O. Box 1474
Dade City, FL 33526

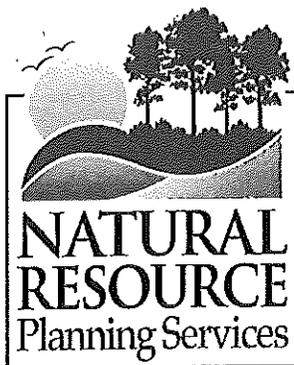
RE: Tree Recommendations for 12704 Ridgeview Ct, Dade City, FL 33525

Pursuant to your request, I have performed a reconnaissance on the above referenced tract to determine the condition of the trees which should be considered for protection during the development of the residential site. My inspection was completed visually on Feb. 19, 2010, and no intrusive or obstructive methods were used during the examination. Furthermore, the trees that were inspected consisted only of protected trees, and did not include any invasive tree species or trees that were less than five inches in diameter at breast height (DBH). I am herein providing my opinion for the overall condition and recommendation of the trees.

A total of fourteen trees were identified and tallied. In addition to species, the condition of each tree was noted and recommendations provided. Species codes are as follows:

QULA: Laurel Oak	<i>Quercus laurifolia</i>
QUVI: Live Oak	<i>Quercus virginiana</i>
MAG: Magnolia Tree	<i>Magnolia sp.</i> (most likely <i>M. grandiflora</i>)

The condition was rated on a scale of 0 to 100 percent. A rating of 60 to 80 percent indicates a tree with average condition. Naturally, trees in poor condition were not recommended to leave on the property.



*CONSULTING FORESTERS — FORESTRY, WILDLIFE &
ENVIRONMENTAL SERVICES*

Post Office Box 564
San Antonio, FL 33576

Phone: 352.588.2580
Fax: 352.588.2206

w w w . N R P S f o r e s t e r s . c o m

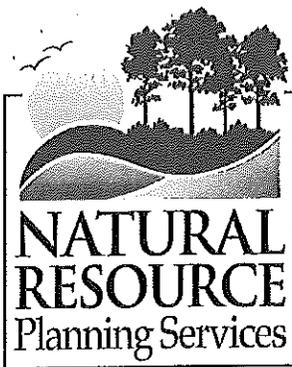
The trees inspected are listed on the attached summary table. This table provides the number, species, and diameter of each tree as well as any recommendations and comments. Please note, that in one case, a cluster of trees rather than individual trees, were recommended for preservation. This was decided because the small groups of trees were of good quality and no one tree dominated. The trees in this clump were relatively small in diameter, but taken together, form a good canopy and create an aesthetically pleasing setting. Furthermore, please see the attached PowerPoint document. This document provides pictures of the individual trees with specific issues. Not all trees are shown in the document; only trees with larger issues are shown.

It is strongly recommended that tree preservation specifications be written into the construction contract and that these recommendations are implemented during the course of site development. Merely identifying the trees and placing flagging tape around their driplines is not sufficient to adequately protect and preserve them.

I hope this information is of assistance. If you have any questions or need further information, please call me at 352-588-2580. Thank you for calling upon Natural Resource Planning Services, Inc. to assist you in this matter.

Sincerely,

Mindy Moss
ISA Certified Arborist
FL-5874A



CONSULTING FORESTERS — FORESTRY, WILDLIFE & ENVIRONMENTAL SERVICES

Post Office Box 564
San Antonio, FL 33576

Phone: 352.588.2580
Fax: 352.588.2206

www.NRPSforesters.com

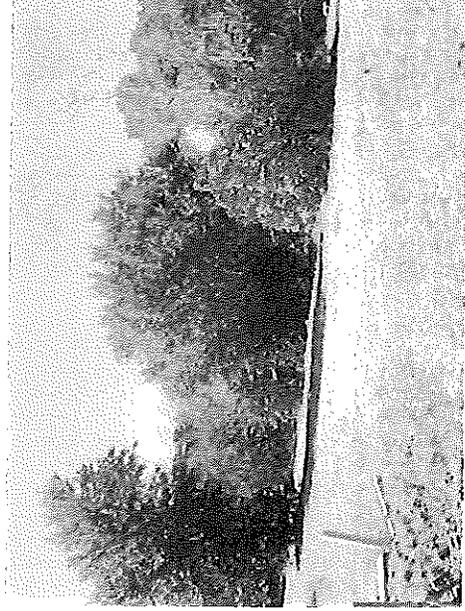
Table 1: Pre-Development Tree Assessment

Tree No.	Species	Diameter*	Condition	Fixable	Comments	Recommendations
1	QULA	14.7	0.7	Y	Poor architecture, many branches are attached at similar points on trunk/main stem. Bark inclusion between trunk and stems in a few branches.	Structural Pruning & Preserve
2	QULA	8.2	0.55	N	Co-dominant; poor architecture; weak attachment to other 2 trees in cluster; would not withstand construction, compaction or grade changes	Remove
3	QULA	11	0.5	N	Co-dominant; poor architecture; weak attachment to other 2 trees in cluster; crack on both sides of trunk; would not withstand construction, compaction or grade changes	Remove
4	QULA	18.8	0.55	N	Co-dominant; poor architecture; weak attachment to other 2 trees in cluster; would not withstand construction, compaction or grade changes	Remove
5	QULA	36	0.35	N	Fissures present (indicator of internal decay) on trunk; decay at base (approx. 5" deep); previous limb failures throughout canopy (approx. 2 to 5" in diameter); decay on supporting limbs	Remove (Grand Tree)
6	QUVI	24	0.6	Y	Smaller crown due to growing space competition from other trees	Preserve (Grand Tree)
7	QUVI	31	0.45	N	Previous limb failure (approx. 4" in diameter); leaning to NNE side; tree with weight of canopy on same side; would not withstand construction, compaction or grade changes	Remove (Grand Tree)
8	QUVI	42	0.35	N	Some decay & previous limb failures (approx. 3 to 5" in diameter); decay at base of tree; wound with callous & dead wood on trunk of tree; fissures on trunk of tree (indicator of internal decay)	Remove (Grand Tree)
19	MAG	10	0.5	N	Wound with some decay on SSW side on trunk; infected with "Banana-Shaped" Scale	Remove
24	QUVI	30.2	0.55	N	Slight lean to SSW; weight of canopy on SW side; would not survive compaction or grade change	Remove (Grand Tree)
26	QULA	12	0.65	Y	Clean crown; some bark inclusion; in cluster with 2 other trees	Crown Cleaning & Preserve
27	QULA	12	0.65	Y	Clean crown; some bark inclusion; in cluster with 2 other trees	Crown Cleaning & Preserve
28	QULA	12	0.65	Y	Clean crown; some bark inclusion; in cluster with 2 other trees	Crown Cleaning & Preserve
30	QULA	19	0.4	N	Severe lean to the south; crack with decay on trunk of tree; decay on both sides of tree and in multiple points on trunk; reduced canopy	Remove

*Note: Some diameters differed than survey diameters. Diameters were measured with a 'Foresters' Tape' at 4.5 ft from ground.

Pre-Development Tree Assessment

Location:
12704 Ridgeview Ct
Dade City, FL 33525
Lot No.: 2540

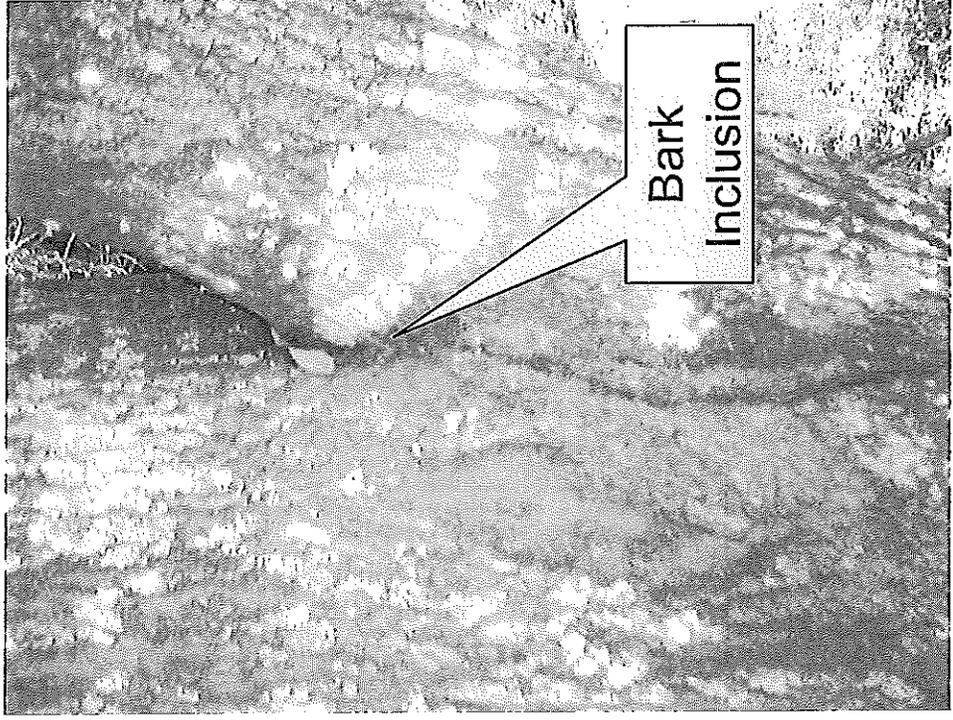


By: Mindy Moss
Certified Arborist # FL-5874A
Natural Resource
Planning Services, Inc.

Tree No. 1



Poor Branch
Architecture



Bark
Inclusion

Tree No. 2, 3 & 4



Split in bases of
joining trees



Weak
attachment

Tree No. 2, 3 & 4



Split in Co-dom. Stem (both pictures
from opposite side of tree)

Tree No. 5

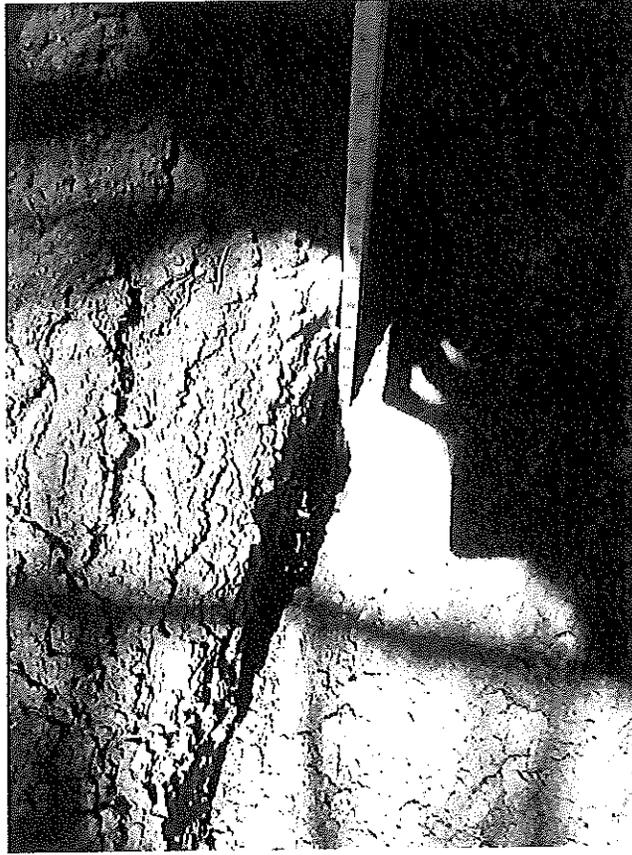


Previous
branch failure



Fissures

Tree No. 5



Cavity with decay (approx.
5 inches deep at base
of tree

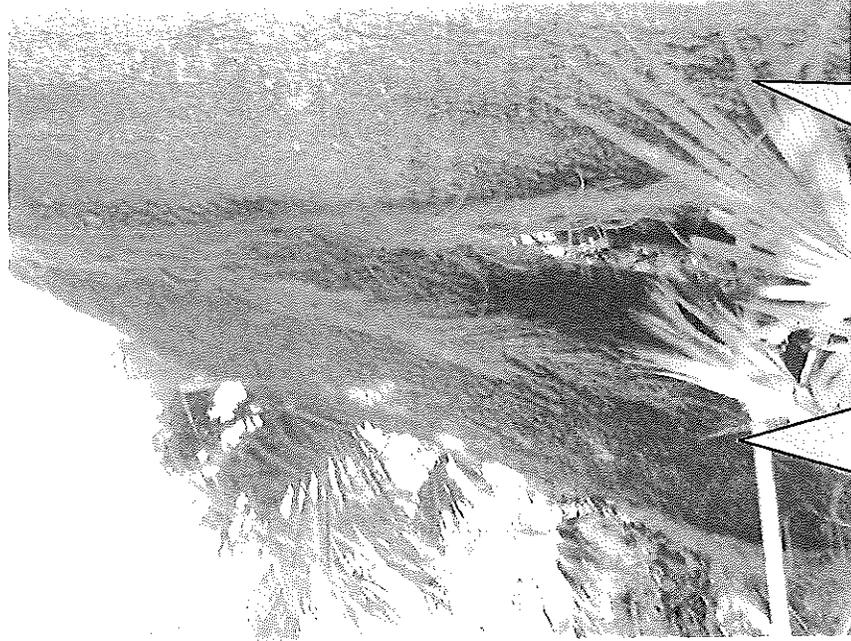


Wound with decay in
branch & additional
previous branch failure

Tree No. 5

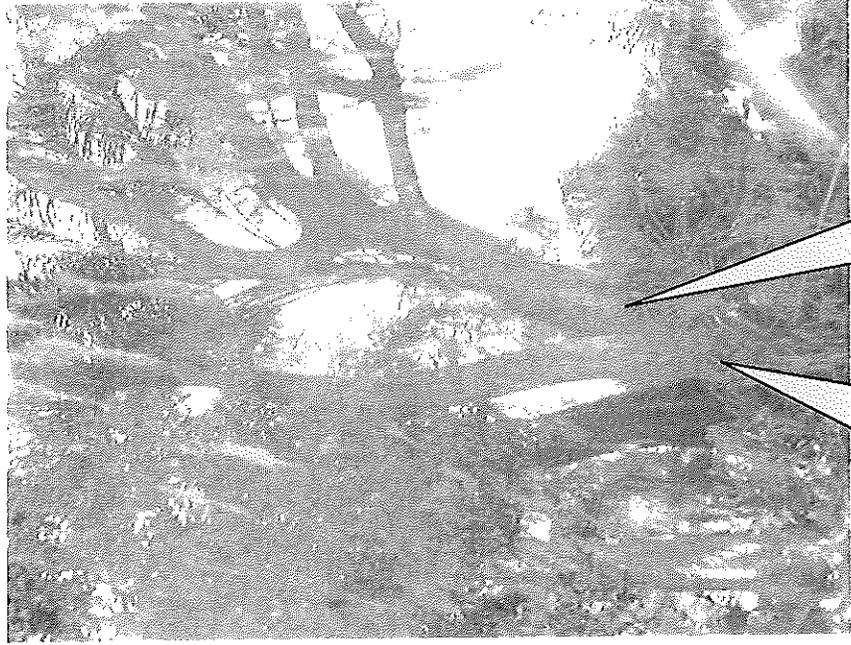


Trees No. 6 & 7



Tree No. 7
- leaning

Tree No. 6



Tree No. 6

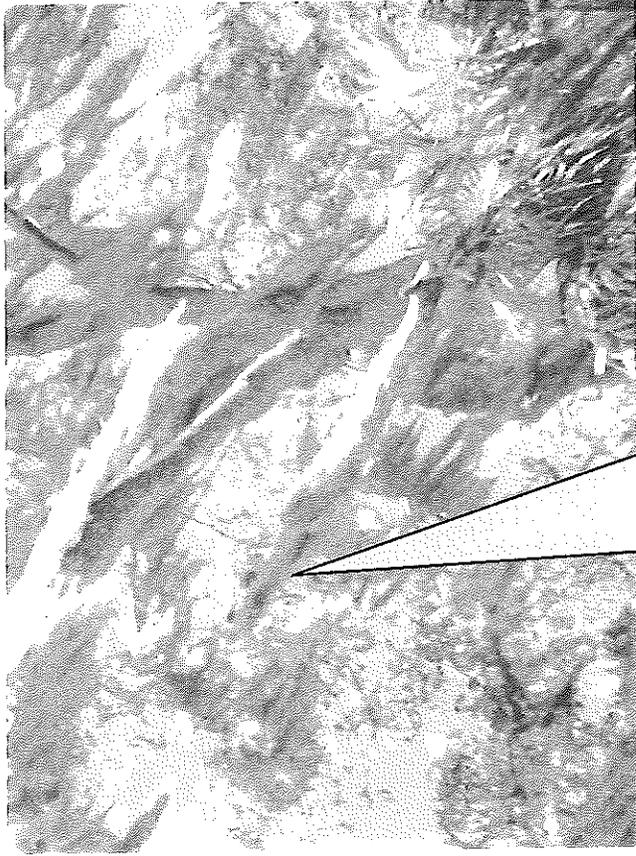
Tree No. 7

Tree No. 7



Weight of tree on
the NNW side of
tree

Tree No. 8



Previous branch failure with fungus



Fissures

Tree No. 8



Cavity approx. 8 inches in height



Cavity at base of tree with decay with approx. 12 inches deep

Tree No. 8



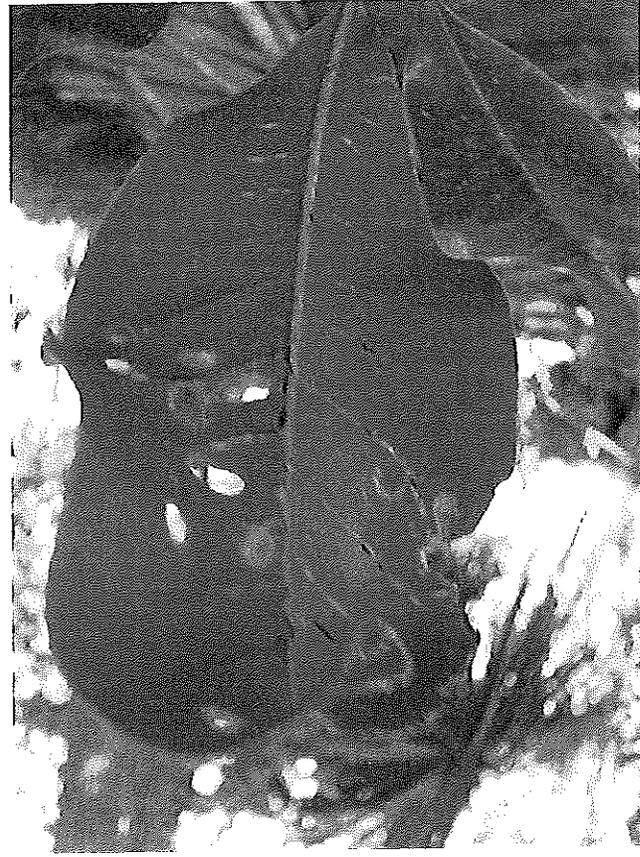
Wound with
callus wood &
dead wood

Tree No. 19



Wound with decay

Tree No. 19



“Banana Shaped” Scale

Tree No. 30



Tree No. 30



ELEVATIONS 1

CLIENT
 A FLAVOR
 CHAD & ELLE REED
 LOT 254, RIDGEVIEW CT,
 LAKE JOYTA GOLF & COUNTRY CLUB,
 ST. LEO, FLORIDA
 PALM & COUNTY

DATE
 08/11/2014

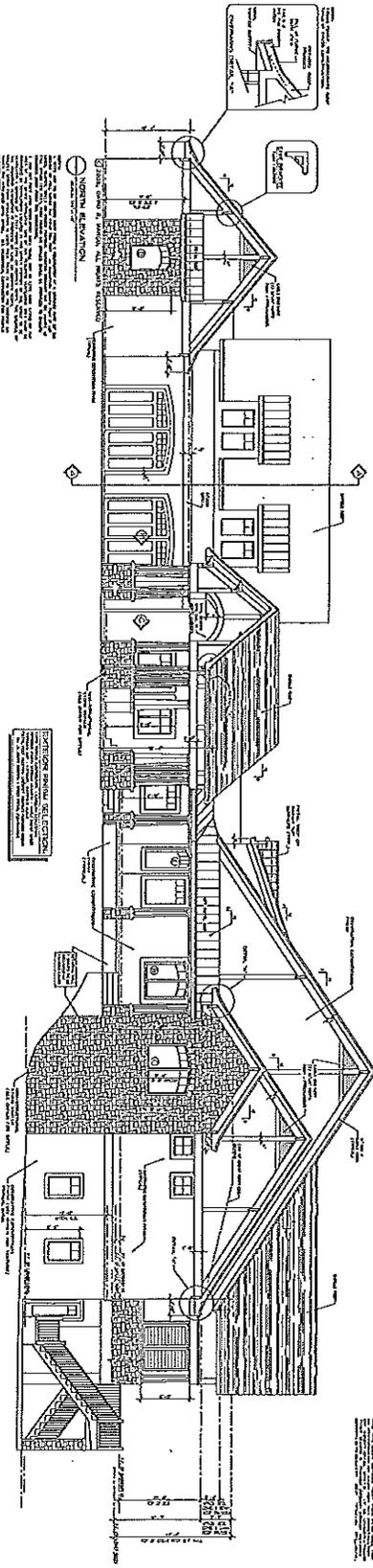
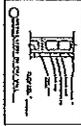
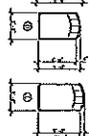
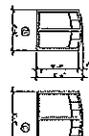
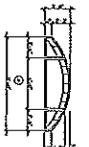
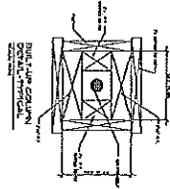
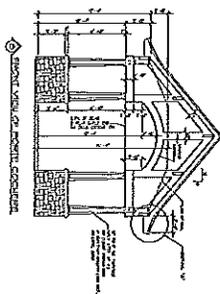
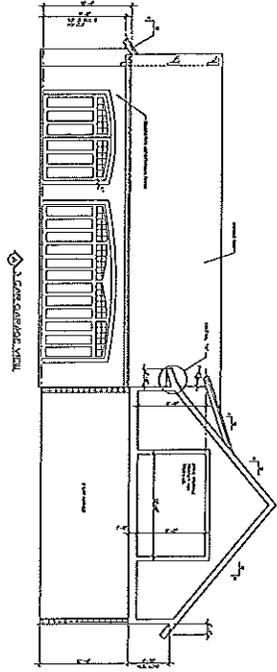
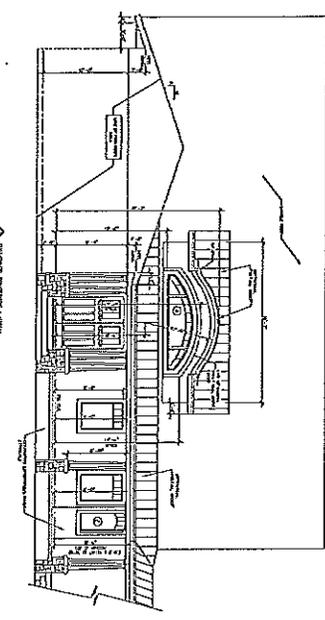
DESIGNER
 DAVID MANGO
 ARCHITECT
 1000 W. PALM BEACH BLVD.
 SUITE 100
 WEST PALM BEACH, FL 33411

I hereby certify that I have prepared the attached design and related documents in accordance with the 2012 Florida Building Code with 2010 Amendments.

CLARENCE F. J. LICENSE NO. 2014
 P.O. BOX 1078, OAKCREEK, FL 33453

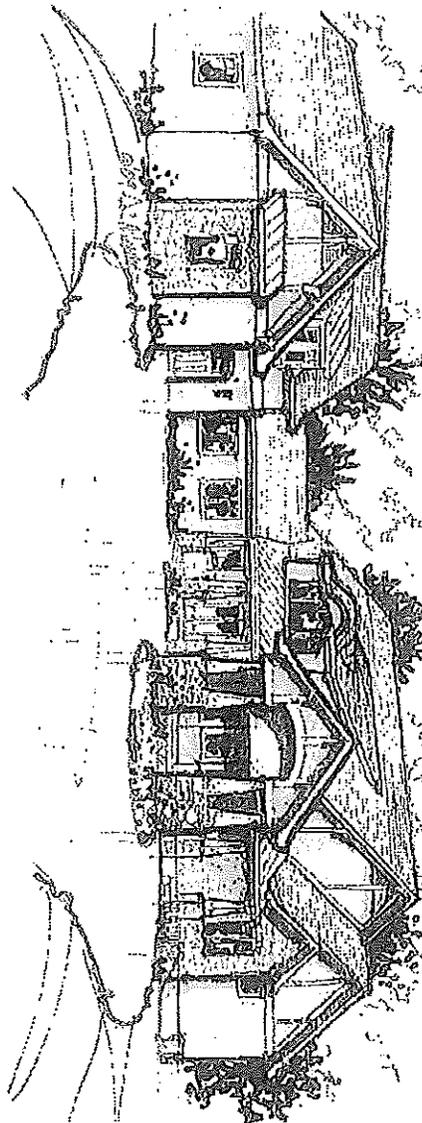


www.davidmangodesign.com



CONTRACT NUMBER: 14-000001-01

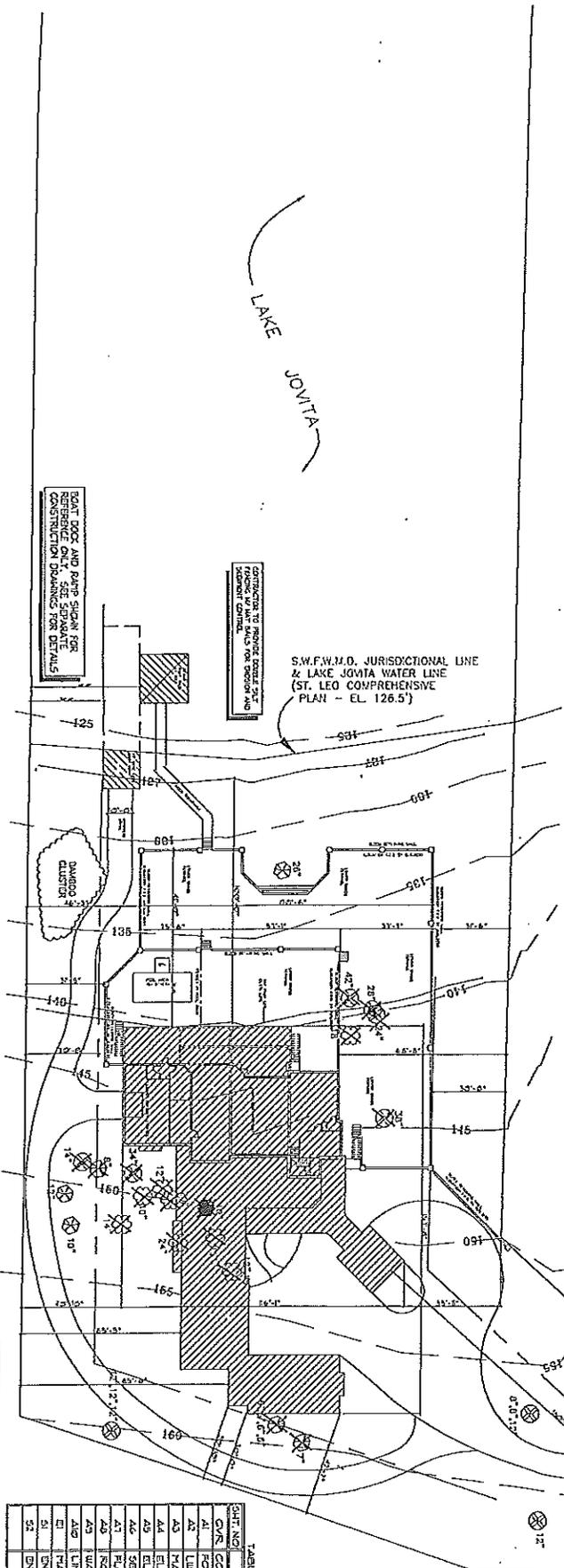
A. Civil, all proposed work. Each page shall be printed on a separate sheet. Each page shall be numbered in the upper right corner. The sheets shall be bound in a book. The sheets shall be numbered in the upper right corner. The sheets shall be numbered in the upper right corner.



ARTIST'S CONCEPT ONLY -
SOME FEATURES SHOWN MAY
BE OPTIONAL & MAY NOT BE
PER FINAL CONSTRUCTION DRAWINGS

CHAD & ELLIE REED

A NEW HOME FOR:



S.W.F.W.M.D. JURISDICTIONAL LINE
& LAKE JOVITA WATER LINE
(ST. LEO COMPREHENSIVE
PLAN - EL. 126.5')

CONNECTION TO EXISTING SEWER
FROM LAKE JOVITA FOR DESIGN AND
CONSENT CONTROL

BOAT DOCK AND PUMP STATION FOR
REFERENCE ONLY. SEE SEPARATE
CONSTRUCTION DRAWINGS FOR DETAILS

X - REMOVE TREE

SITE PLAN
THIS SHEET SHALL BE FOR REFERENCE ONLY.

SHEET NO.	DESCRIPTION
01	COVER SHEET
02	FOUNDATION / FLOOR PLAN
03	1ST FLR. PLAN & ELEC. PLAN
04	2ND FLR. PLAN
05	ELEVATIONS I
06	ELEVATIONS II
07	SECTIONS / DETAILS
08	FLOOR STAIRS & SECTIONS
09	ROOF FINISHING PLAN
10	WALL & FOOTING DETAILS
11	LANDSCAPE PLAN
12	MECHANICAL ELECTRICAL
13	ENGINEERING NOTICEDALS
14	ENGINEERING NOTICEDALS

COVER / SITE PLAN

A PLAN FOR:
CHAD & ELLIE REED
 LOTS 2&4, RIDGEVIEW CT.,
 LAKE JOVITA GOLF & COUNTRY CLUB
 ST. LEO, FLORIDA
 PALMO COUNTY

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: 1/8" = 1'-0"

PROFESSIONAL SEAL
 T.J. HANCOCK, P.E. LICENSE NO. 18224
 P.O. BOX 1724, DUNN CREEK, FL 32828

PROFESSIONAL SEAL
 I hereby certify that I have prepared the attached design and plan and that I am a duly licensed professional engineer and that I am a duly licensed professional engineer and that I am a duly licensed professional engineer.

PAVING CONTRACTOR
 T.J. HANCOCK, P.E. LICENSE NO. 18224
 P.O. BOX 1724, DUNN CREEK, FL 32828

E-mail from Mindy Moss dated February 26, 2010

As for the "diseased" trees, many of the trees did have signs of decay by having visible wounds with decay on the outside or fissures. Vertical fissures on opposite sides of the tree is often an indicator of internal decay. Decay is a fungus, and therefore, the trees are diseased. Many of the trees had decay within their trunk of the tree and this, unfortunately, is "un-fixable". The lower part of the trunk is one of the worst areas for injuries on trees. This can cause decay at the trunk base and can initiate cracks. Cracks and decay are major causes of tree failure and breakage. There is little that can be done to help this injury.

One tree (tree no. 10), a magnolia, was infested with scale. Scales are insects and may cause extensive damage. In particular, scales weaken or kill the host tree (or plant) by sucking plant sap through piercing-sucking mouthparts (Reference: Florida Critters by Bill Zak). This scale is common and a treatment of insecticide oils may help. However, due to the combination of factors with the scale and the wound with decay found on the trunk of the tree, it was determined that this tree is not an ideal candidate to have around a home.

As for the question of structure, trunks need enough wood tissue arranged appropriately to hold the tree up in the event of stormy weather, etc. Branches well attached to the trunk can remain secured for a long time. Weakly attached branches can split from the tree. Trees with weakly attached branches fail more often than trees without these defects. Trunks can split for a variety of reasons, however, bark inclusions often cause splits in the trunk. Inclusions result from bark becoming trapped in the union of two trunks or between a branch and the trunk. This represents a weak point in the trunk that can result in cracks and tree failure. Bark inclusions can result in cracked trunks and broken trees. The trees that contained bark inclusion(s) on the site also had a number of other factors that contributed to my conclusion to not preserve the individual trees. A branch or trunks with two codominant stems are weakly attached because they are the same size and because of the bark inclusion between them. They are more likely to fail in the future vs. other trees that do not exhibit this defect. Cracks can not be fixed. Once a crack is formed it will always be there.

Cavities and hollows in trunks and branches are typically the result of decay that followed injury. Opposite branches can grow aggressively causing structural weakness. Two aggressive branches (or more) cut off resources to the leader causing the leader to decline in health. The point where the opposite branches emerge from the trunk is a weak point and the tree can break at this point.

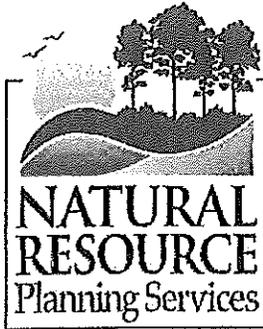
Again, many of the trees on this site exhibited multiple types of defects. It was primarily due to the combination of defects that the trees were not recommended for preservation. I hope this information is helpful and allows you to better understand the recommendations.

E-mail from Mindy Moss dated March 2, 2010

Many of these trees have multiple issues, and please realize that the decision to remove the trees may be based on cumulative factors. However, if I had to list the main concern with each of the trees I recommended for the removal, I would choose the following:

- 2- Structure
- 3- Structure
- 4- Structure
- 5- Decay (fungus, and therefore, is diseased)
- 7- Structure
- 8- Decay
- 10- Structure
- 11- Decay
- 12- Structure
- 13- Structure
- 14- Structure
- 15- Structure
- 19- Decay & infested with scale
- 30- Decay
- 31- Structure
- Other tree not in survey- both

Thank you,
Mindy Moss



*CONSULTING FORESTERS — FORESTRY, WILDLIFE &
ENVIRONMENTAL SERVICES*

Post Office Box 564
San Antonio, FL 33576

Phone: 352.588.2580
Fax: 352.588.2206

www.NRPSforesters.com

March 1, 2010

Mr. Jimmy Miller
Construction Superintendent
Bob Larkin Construction, Inc.
P.O. Box 1474
Dade City, FL 33526

RE: Tree Recommendations for 12704 Ridgeview Ct, Dade City, FL 33525

Pursuant to your request, I have performed a reconnaissance on the above referenced tract to determine the condition of the trees which should be considered for protection during the development of the residential site. My inspection was completed visually on Feb. 19, 2010, and no intrusive or obstructive methods were used during the examination. Furthermore, the trees that were inspected consisted only of protected trees, and did not include any invasive tree species or trees that were less than five inches in diameter at breast height (DBH). I am herein providing my opinion for the overall condition and recommendation of the trees.

A total of fourteen trees were identified and tallied. In addition to species, the condition of each tree was noted and recommendations provided. Species codes are as follows:

QULA: Laurel Oak	<i>Quercus laurifolia</i>
QUVI: Live Oak	<i>Quercus virginiana</i>
MAG: Magnolia Tree	<i>Magnolia sp.</i> (most likely <i>M. grandiflora</i>)
CAGL: Pignut Hickory	<i>Carya glabra</i>

The condition was rated on a scale of 0 to 100 percent. A rating of 60 to 80 percent indicates a tree with average condition. Naturally, trees in poor condition were not recommended to leave on the property.



*CONSULTING FORESTERS — FORESTRY, WILDLIFE &
ENVIRONMENTAL SERVICES*

Post Office Box 564
San Antonio, FL 33576

Phone: 352.588.2580
Fax: 352.588.2206

www.NRPSforesters.com

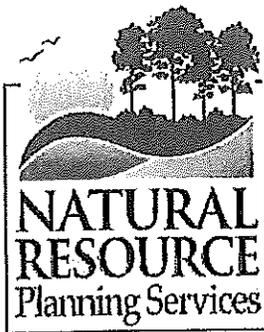
The trees inspected are listed on the attached summary table. This table provides the number, species, and diameter of each tree as well as any recommendations and comments. Please note, that in one case, a cluster of trees rather than individual trees, were recommended for preservation. This was decided because the small groups of trees were of good quality and no one tree dominated. The trees in this clump were relatively small in diameter, but taken together, form a good canopy and create an aesthetically pleasing setting. Furthermore, please see the attached PowerPoint document. This document provides pictures of the individual trees with specific issues. Not all trees are shown in the document; only trees with larger issues are shown.

It is strongly recommended that tree preservation specifications be written into the construction contract and that these recommendations are implemented during the course of site development. Merely identifying the trees and placing flagging tape around their driplines is not sufficient to adequately protect and preserve them.

I hope this information is of assistance. If you have any questions or need further information, please call me at 352-588-2580. Thank you for calling upon Natural Resource Planning Services, Inc. to assist you in this matter.

Sincerely,

Mindy Moss
ISA Certified Arborist
FL-5874A



ENVIRONMENTAL SERVICES

Post Office Box 564
San Antonio, FL 33576

Phone: 352.588.2580
Fax: 352.588.2206

www.NRPSforesters.com

Table 1: Pre-Development Tree Assessment

Tree No.	Species	Diameter*	Condition	Fixable	Comments	Recommendations
1	QULA	14.7	0.7	Y	Poor architecture, many branches are attached at similar points on trunk/main stem. Bark inclusion between trunk and stems in a few branches.	Structural Pruning & Preserve
2	QULA	8.2	0.55	N	Co-dominant; poor architecture; weak attachment to other 2 trees in cluster; would not withstand construction, compaction or grade changes	Remove
3	QULA	11	0.5	N	Co-dominant; poor architecture; weak attachment to other 2 trees in cluster; crack on both sides of trunk; would not withstand construction, compaction or grade changes	Remove
4	QULA	18.8	0.55	N	Co-dominant; poor architecture; weak attachment to other 2 trees in cluster; would not withstand construction, compaction or grade changes	Remove
5	QULA	36	0.35	N	Fissures present (indicator of internal decay) on trunk; decay at base (approx. 5" deep); previous limb failures throughout canopy (approx. 2 to 5" in diameter); decay on supporting limbs	Remove (Grand Tree)
6	QUVI	24	0.6	Y	Smaller crown due to growing space competition from other trees	Preserve (Grand Tree)
7	QUVI	31	0.45	N	Previous limb failure (approx. 4" in diameter); leaning to NNE side; tree with weight of canopy on same side; would not withstand construction, compaction or grade changes	Remove (Grand Tree)
8	QUVI	42	0.35	N	Some decay & previous limb failures (approx. 3 to 5" in diameter); decay at base of tree; wound with callous & dead wood on trunk of tree; fissures on trunk of tree (indicator of internal decay)	Remove (Grand Tree)
19	MAG	10	0.5	N	Wound with some decay on SSW side on trunk; infested with "Banana-Shaped" Scale	Remove
24	QUVI	30.2	0.55	N	Slight lean to SSW; weight of canopy on SW side; would not survive compaction or grade change	Remove (Grand Tree)
26	QULA	12	0.65	Y	Clean crown; some bark inclusion; in cluster with 2 other trees	Crown Cleaning & Preserve
27	QULA	12	0.65	Y	Clean crown; some bark inclusion; in cluster with 2 other trees	Crown Cleaning & Preserve
28	QULA	12	0.65	Y	Clean crown; some bark inclusion; in cluster with 2 other trees	Crown Cleaning & Preserve
30	QULA	19	0.4	N	Severe lean to the south; crack with decay on trunk of tree; decay on both sides of tree and in multiple points on trunk; reduced canopy	Remove

*Note: Some diameters differed than survey diameters. Diameters were measured with a 'Foresters' Tape' at 4.5 ft from ground.

Update of report for the inclusion of hickory trees located on the subject site:

Table 2: Pre-Development Tree Assessment - Hickories

Tree No.	Species	Diameter*	Condition	Fixable	Comments	Recommendations
10	CAGL	5.8, 1.8, & 3.9	0.50	N	Codominant; bark inclusion in multiple attachments	Remove
11	CAGL	26	0.55	N	Previous branch failure; decay with hollow in multiple stems within canopy; poor branch architecture; possible beginning formation of vertical fissures; may not withstand construction, compaction or grade changes	Remove
12	CAGL	6	0.55	N	In clump with tree no. 13, 14, & 15; bark inclusion at tree no. 12 & 13 attachment (weak attachment)	Remove
13	CAGL	7.3	0.50	N	In clump with tree no. 12, 14, & 15; bark inclusion at tree no. 14 & 15 attachment (weak attachment); bark inclusion at junction of branch and trunk of tree	Remove
14	CAGL	7.5	0.50	N	In clump with tree no. 12, 13, & 15; Codominant with bark inclusion; weak attachment at base with tree no. 15	Remove
15	CAGL	6.7	0.55	N	In clump with tree no. 12, 13, & 14.; weak attachment with tree no. 14	Remove
29	CAGL	9.6	0.60	N	Visible cuts on trunk of tree from knife (wound is not fixable, but tree may develop enough callus wood over time to cover wound(s)).	Preserve
31	CAGL	14.1	0.45	N	Previous limb failure; hanger present; slight lean to SSE; poor branch structure; little to no trunk flare at base; would not withstand construction, compaction or grade changes	Remove
32	CAGL	11.7	0.60	y	Weight of canopy mostly to NNW	Preserve; clean canopy ; keep pruning to a minimum due to current size of canopy
** Tree not on Survey	CAGL	24.5	0.40	N	Vertical fissures on opposite sides of trunk; sprouts (typically sign of stress & are weakly attached); poor branch and stem architecture – many with bark inclusion; weight of canopy on SSE; lean of tree to SSE; near tree no. 31	Remove

*Note: Some diameters differed than survey diameters. Diameters were measured with a 'Foresters' Tape' at 4.5 ft from ground.

** Tree was not on survey; however, it was included within this report due to its presence on the subject property

APPENDIX B
Site Plan Exhibit and Photographs
by Town Consultant



View of Tree Cluster in NW Quadrant



View of Tree Cluster in South Central Quadrant



View of Site from Ridge Court

