



**TOWN OF SUMMERVILLE  
TREE PROTECTION BOARD - AGENDA**

**The public and Town Council members are invited to attend virtually**

**April 20, 2020 - 9:00 AM**

**Zoom Cloud Meeting Application**

**To view meeting click link: <https://zoom.us/j/627935751>**

*For additional information regarding items on this agenda including, please contact the Planning Department at [planning@summervillesc.gov](mailto:planning@summervillesc.gov) or 843.998.3811. Applications and related documents for this meeting are available for review at any time at [www.summervillesc.gov/AgendaCenter](http://www.summervillesc.gov/AgendaCenter)*

**Approval of Minutes**

March 9, 2020 minutes

**Old Business**

1. 1925 Bacon's Bridge Road, Lot 43 – 1 Pine tree

**New Business**

1. 116 Atlantic Street – 16 Pine trees
2. 2008 Shoal Creek Court – 4 Pine trees
3. 707 Kilarney Road – 2 Pine trees
4. 201 Simmons Avenue – 19 Pine trees, 3 Oak trees, 3 other trees
5. 100 Comiskey Park Circle – 6 Pine trees
6. 115 Heritage Lane – 3 Pine trees
7. 500 Crestview Drive – 1 Live Oak

**Miscellaneous**

**Adjournment**

Posted April 6, 2020

Amended April 17, 2020

**Tree Protection Board Minutes**  
**Monday, March 9, 2020**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

David Morris  
Ginger Reilly  
Peter Wallace  
Kenny Sott  
Faye Campbell

**Staff Present:**

Jessi Shuler Director of Planning  
Bill Salisbury Arborist

The meeting was called to order at 9:00 am. Ms Campbell asked for consideration of the February 10, 2020 meeting minutes. Mr. Wallace made a motion for approval of the minutes as presented. The motion carried 7-0.

**Old Business**

There were no items to review under Old Business.

**New Business**

- 1. 110 Pinewood – Removal of 12 - 25 trees** The owner explained driveway plans, is willing to do mitigation. He would like to get rid of threes that are not as naturally good. Mr. Salisbury stated that most of the trees are healthy. Ms. Reilly questioned about the setback requirements. The owner has need of additional storage for his business equipment. Ms Shuler requested the owner come back with an accurate survey and proposed driveway and buildings.
- 2. 112 Royal Troon – Removal of one Pine tree** Mr. Salisbury reported that the tree is a healthy, 25” cal. Tree that is close to the back porch and house, within 8’. The owner is concerned with pine beetles and root damage to house, branches over house. After some discussion, it was recommended to do root pruning. Mr. Salisbury did not see any evidence of pine beetles or large limbs hanging over roof. Mr. Wallace made the motion for root pruning; if problems recur, owner can return to TPB. Ms. Campbell seconded the motion. The motion carried.
- 3. 14 New Haven – Removal of one Pine tree and two Cypress trees.** The applicant did not pay \$25.00
- 4. 106 Smithfield Drive - Removal of three Pine trees, one Oak and one Magnolia tree –** The owner was not present so Mr Salisbury reported the magnolia and oak trees are in poor health. The pines appear healthy and are further from the house, they could be cleaned up. Ms. Reilly made the motion to remove the hardwoods but to deny the three pines. Ms. Campbell seconded the motion. The motion carried.
- 5. 205 Quinby - Removal of five Pine trees, one Oak tree and one Cherry Tree** Mr Salisbury reported the Oak and Cherry trees are in poor health; the pine trees look healthy. The owner is wants to remove the four pine trees due to proximity to house, he had one pine fall on house during Dorian. Ms. Salisbury reported one of the pines is leaning and there are several limbs over the roof. Mr. Morris made a motion to follow Mr. Salisbury’s recommendation which is to allow removal of the Oak, Cherry and three of the pine trees. Two pine trees were to be denied (P2, P4). Mr. Wallace seconded the motion. The motion carried.
- 6. 1925 Bacon’s Bridge Road, Lot 43 – Removal of one Pine tree** Mr Salisbury reported the tree looks healthy although it has not had much pruning done and could use clean-up. A tree service person in attendance reported that one of the residents was having issues with his sewer service. Mr. Salisbury reported there is not a trailer on this lot and he could not locate a sewer line. The only person on the property was an office person. Mr. Wallace made the motion to deny the tree until proof could be provided to show the tree is causing damage to the sewer lines. Ms. Campbell seconded the motion. The motion carried.

**Miscellaneous:**

Mr. Salisbury explained the TRAQ (Tree Risk Assessment Qualifications) course he had attended. He learned different techniques of evaluating trees to determine possible hazards.

**ADJOURN:**

There being no further business, the meeting was adjourned at 10:25 am on a motion by Ms. Campbell and a second by Ms Reilly. The motion carried.

Respectfully submitted,

Date: \_\_\_\_\_

Bill Salisbury,  
Arborist/Natural Resource Planner

Approved: Kenny Sott, Chair \_\_\_\_\_; or,

Faye Campbell, Vice Chair \_\_\_\_\_



**STAFF REPORT  
Tree Protection Board Meeting  
April 20, 2020**

**To:** Town of Summerville Tree Protection Board  
**From:** Bill Salisbury, Arborist/Natural Resource Planner  
**Date:** April 3, 2020

**GENERAL  
INFORMATION**

**Property Applicant:** Planet Green Landscaping LLC- Bryan Coker

**Owner:** Yes Companies SC LLC

**Requested Action:** Remove 1 Pine tree

**Location:** 1925 Bacons Bridge Rd. (43 Beresford)

**Guideline Citation:** UDO Section 13.9.1.G

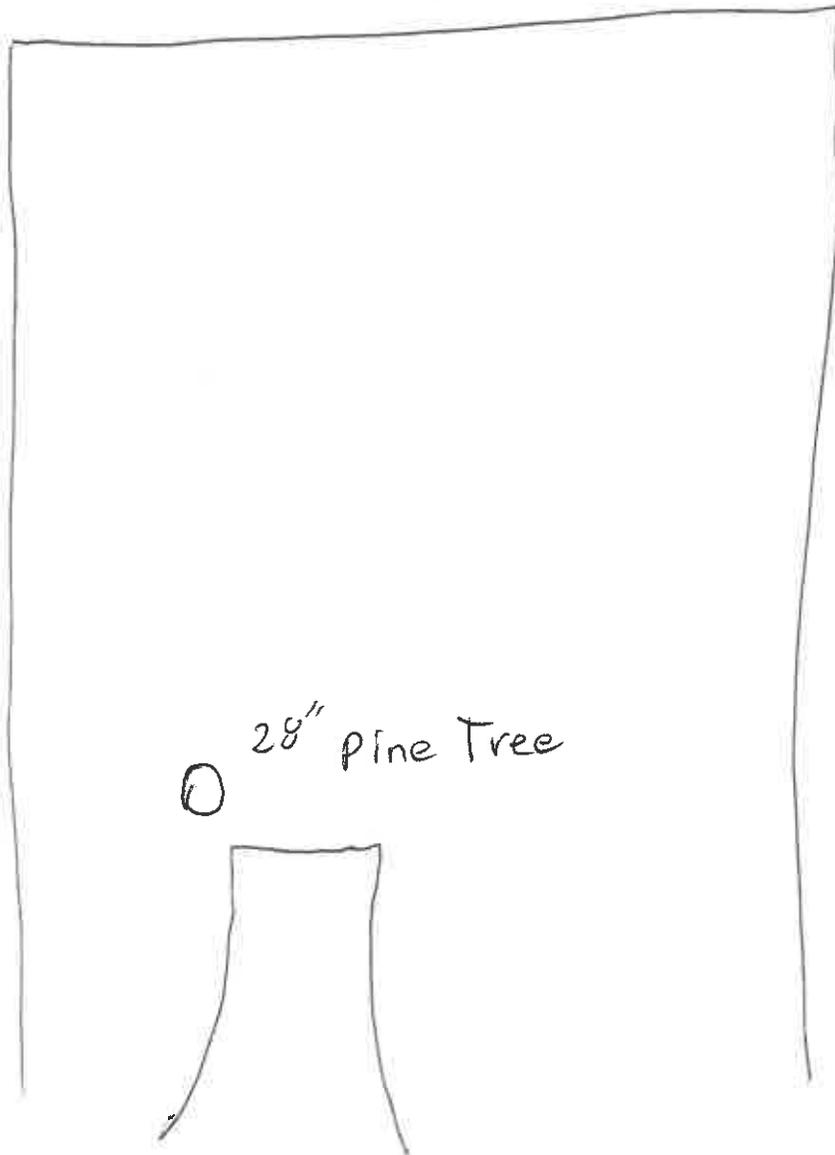
*Decisions/Justifications: The TPB may approve, deny, or approve with conditions the application for the removal of a Grand Tree. No approval shall be granted unless the following one or more of the following conditions are determined to exist:*

- 1. The Grand Tree is diseased, dead or dying; or*
- 2. The Grand Tree poses a safety hazard to nearby buildings, utility lines or pedestrian or vehicular traffic; or*
- 3. The Grand Tree prevents essential grade changes or all reasonable utility installations; or*
- 4. The Grand Tree prevents all reasonable site configurations; or*
- 5. The removal of the Grand Tree is the only reasonable means by which building, zoning, subdivision, health, public safety or other Town requirements can be met; or*
- 6. Grand Tree is located on the construction site and up to ten feet around the perimeter of the construction site of an approved building and related driveway parking area when every measure has been explored to preserve existing trees has failed, including the reconfiguration of the building and or driving/parking areas around the tree; or*
- 7. The lot is of such density with existing trees that the removal of certain protected trees is considered beneficial; or*
- 8. The removal of the Grand Tree has otherwise been approved by the Town Council.*

**Evaluation:** Pine tree looks to be in good health.

19 25 Bacons Bridge Rd

lot 43





28"

Lot  
43



lot 413

284



107  
4/3



29"

167 4/3



**STAFF REPORT  
Tree Protection Board Meeting  
April 20, 2020**

**To:** Town of Summerville Tree Protection Board  
**From:** Bill Salisbury, Arborist/Natural Resource Planner  
**Date:** March 30, 2020

**GENERAL  
INFORMATION**

**Property Applicant:** Timothy Haynes

**Owner:** Tarrance Hall

**Requested Action:** Remove 16 Pine Trees

**Location:** 116 Atlantic St.

**Guideline Citation:** UDO Section 13.9.1.G

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- 8. The removal of the Grand Tree has otherwise been approved by the Town Council.*

**Evaluation:** Most of the Pine trees look to be in good health.

TREE SURVEY AND SITE PLAN FOR TMS 137-05-02-013 OWNED BY TIMOTHY L HAYNES, LOT 25 & 26 OF WESTSIDE HEIGHTS SUBDIVISION. IN THE TOWN OF SUMMERVILLE, DORCHESTER COUNTY, SOUTH CAROLINA

TMS 137-05-02-012  
N/T VICTOR G TAKEALL & RUTH EVELYN ANDINO



25% IMPERVIOUS SURFACE  
ELEVATION TBM IS ASSUMED

CONTRACTOR: SHORTHY HALL

TMS 137-00-00-109  
N/T B18 CENTRAL AVENUE LLC

**REFERENCES**

- 1) DEED BOOK 11277, PG 72
- 2) PLAT BY JOHN DAVID BASS, JOB NO 2016-009
- 3) PLAT BY R.B. CUTHBERT, DEC 7, 1966
- 4) DEED BOOK 164, PG 287

**NOTES**

- 1) THIS NO. 137-05-02-013 OWNED BY TIMOTHY L HAYNES
- 2) ZONED R2-SUMMERVILLE
- 3) THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AS PER FIRM PANEL NO. 4502300330E, DATED 07-18-2017
- 4) THIS PROPERTY WAS SURVEYED BY REFERENCE PLATS AND FIELD INFORMATION. NO TITLE SEARCH WAS PERFORMED BY ME NOR THIS COMPANY AS TO THE CLEAR TITLE TO THE PROPERTY.
- 5) THIS PROPERTY MAY BE SUBJECT TO OTHER UTILITY EASEMENTS, SUCH AS STORM SEWER, SANITARY SEWER, ELECTRIC, AND/OR TELEPHONE. THOSE NOT FOUND BY THE REFERENCE DEEDS OR PLATS NOTED HEREON, THIS PLAT DOES NOT DEFINE OR ADDRESS ANY SUBTERRANEAN CONDITIONS OF ANY OF THESE EASEMENTS, UNLESS NOTED SPECIFICALLY HEREON.
- 6) IF THE SIGNATURE UPON THIS PAPER IS NOT IN RED INK ALONG WITH A WAXED EMBOSSED SEAL, THIS DOCUMENT IS NOT AN ORIGINAL SURVEY. VIEWER MAY BE VERY OF HEEDS THAT HAVE ADDED AND OR CHANGED FROM THE ORIGINAL DRAWING.

JOB NO: 2020-007  
SURVEY DATE: 01-13-2020  
FILE NAME: 118ATLANTIC

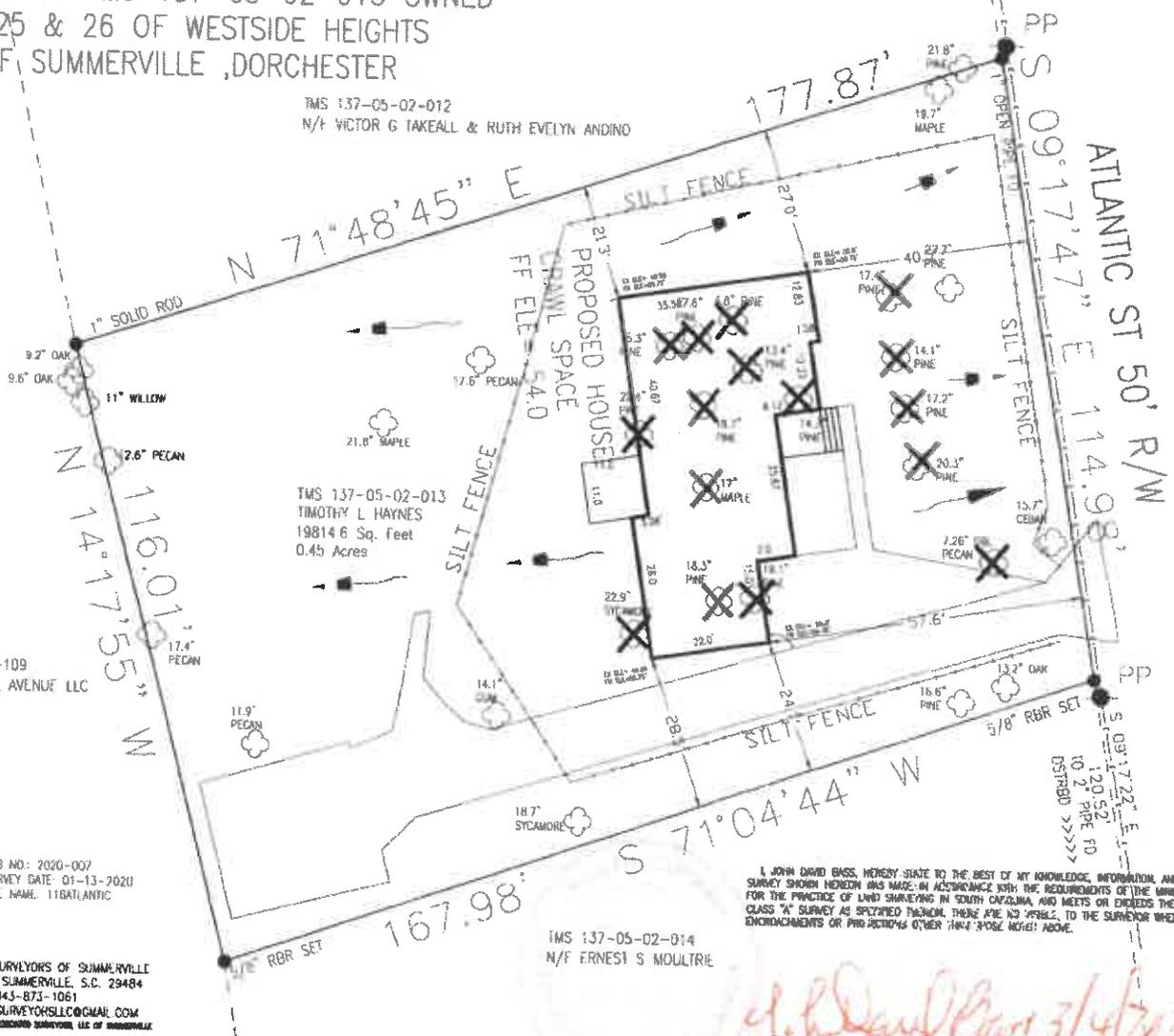
ASSOCIATED SURVEYORS OF SUMMERVILLE  
P.O. BOX 6, SUMMERVILLE, S.C. 29484  
845-873-1061  
ASSOCIATEDSURVEYORSLLC@GMAIL.COM  
COPYRIGHT 2020 BY ASSOCIATED SURVEYORS, LLC OF SUMMERVILLE

TMS 137-05-02-014  
N/T ERNEST S MOULTRIE

I, JOHN DAVID BASS, HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THERE ARE NO APPEALS TO THE SURVEYOR WHEN ON SITE, ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE NOTED ABOVE.

JOHN DAVID BASS, PLS.  
S.C. REGISTRATION NO. 13,063

*John David Bass*  
3/4/2020





116 AT/antic



1/16 Atlantic



116 Atlantic



116 Atlantic

116 Atlantic



116 Atlantic



1/6 Ant/1941ic



116 Atlantic

116 ATLANTIC



**STAFF REPORT  
Tree Protection Board Meeting  
April 20, 2020**

**To:** Town of Summerville Tree Protection Board  
**From:** Bill Salisbury, Arborist/Natural Resource Planner  
**Date:** **March 30, 2020**

**GENERAL  
INFORMATION**

**Property Applicant:** Maggie Cleveland

**Owner:** Maggie Cleveland

**Requested Action:** Removal of four Pine trees

**Location:** 2008 Shoal Creek Court

**Guideline Citation:** UDO Section 13.9.1.G

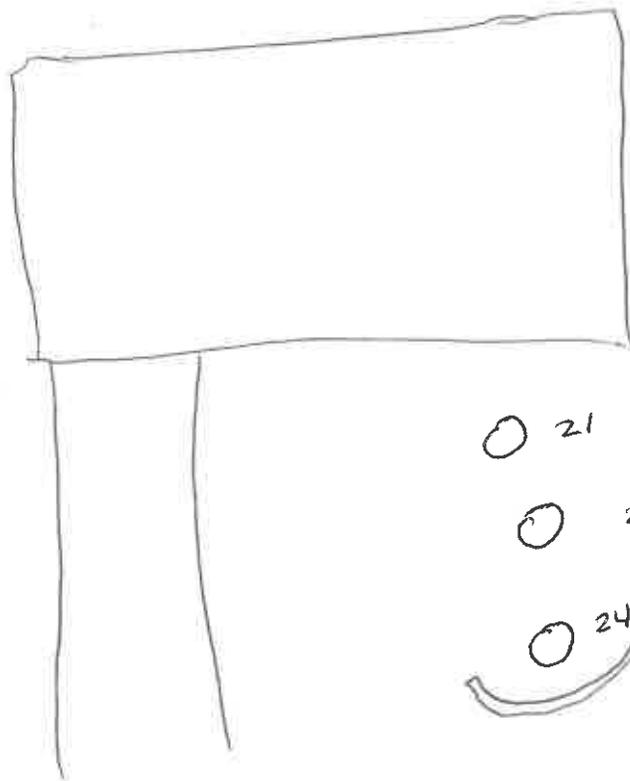
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- 6. Grand Tree is located on the construction site and up to ten feet around the perimeter of the construction site of an approved building and related driveway parking area when every measure has been explored to preserve existing trees has failed, including the reconfiguration of the building and or driving/parking areas around the tree; or*
- 7. The lot is of such density with existing trees that the removal of certain protected trees is considered beneficial; or*
- 8. The removal of the Grand Tree has otherwise been approved by the Town Council.*

**Evaluation:** The trees appear to be healthy.

2008 Shoal creek ET

○ 23 pine



○ 21 pine

○ 23 pine

○ 24" pine



200g Shoal creek



2008  
Şubat Cevrek



2008  
Shosh  
Creek



2008 Shoal Creek



2008 Shoal Creek



2008 Shoal/creek

2008

Shoal Creek



2008 Shoal creek



**STAFF REPORT  
Tree Protection Board Meeting  
April 20, 2020**

**To:** Town of Summerville Tree Protection Board  
**From:** Bill Salisbury, Arborist/Natural Resource Planner  
**Date:** **March 30, 2020**

**GENERAL  
INFORMATION**

**Property Applicant:** Stephanie Williams

**Owner:** Stephanie Williams

**Requested Action:** Removal of two Pine trees

**Location:** 707 Kilarney Road

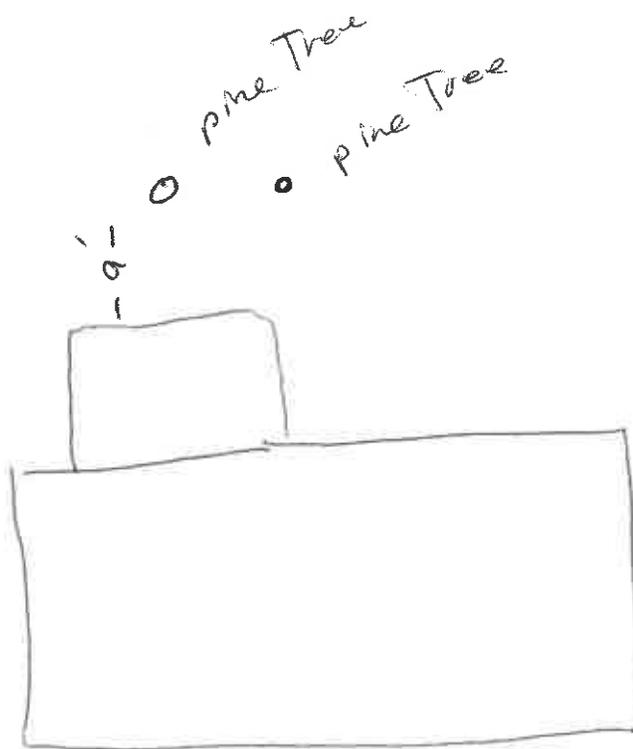
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- 8. The removal of the Grand Tree has otherwise been approved by the Town Council.*

**Evaluation:** One of the trees appears to be healthy. The smaller tree has some construction damage.

707 Kilarney Rd





707 Killarney



707 Kilavney

707

Kilarnes



**STAFF REPORT  
Tree Protection Board Meeting  
April 20, 2020**

**To:** Town of Summerville Tree Protection Board  
**From:** Bill Salisbury, Arborist/Natural Resource Planner  
**Date:** **March 30, 2020**

**GENERAL  
INFORMATION**

**Property Applicant:** Master Home Builder

**Owner:** Ashley Smith

**Requested Action:** Remove 19 Pine trees, 3 Oak trees, 3 other trees

**Location:** 201 Simmons

**Guideline Citation:** UDO Section 13.9.1.G

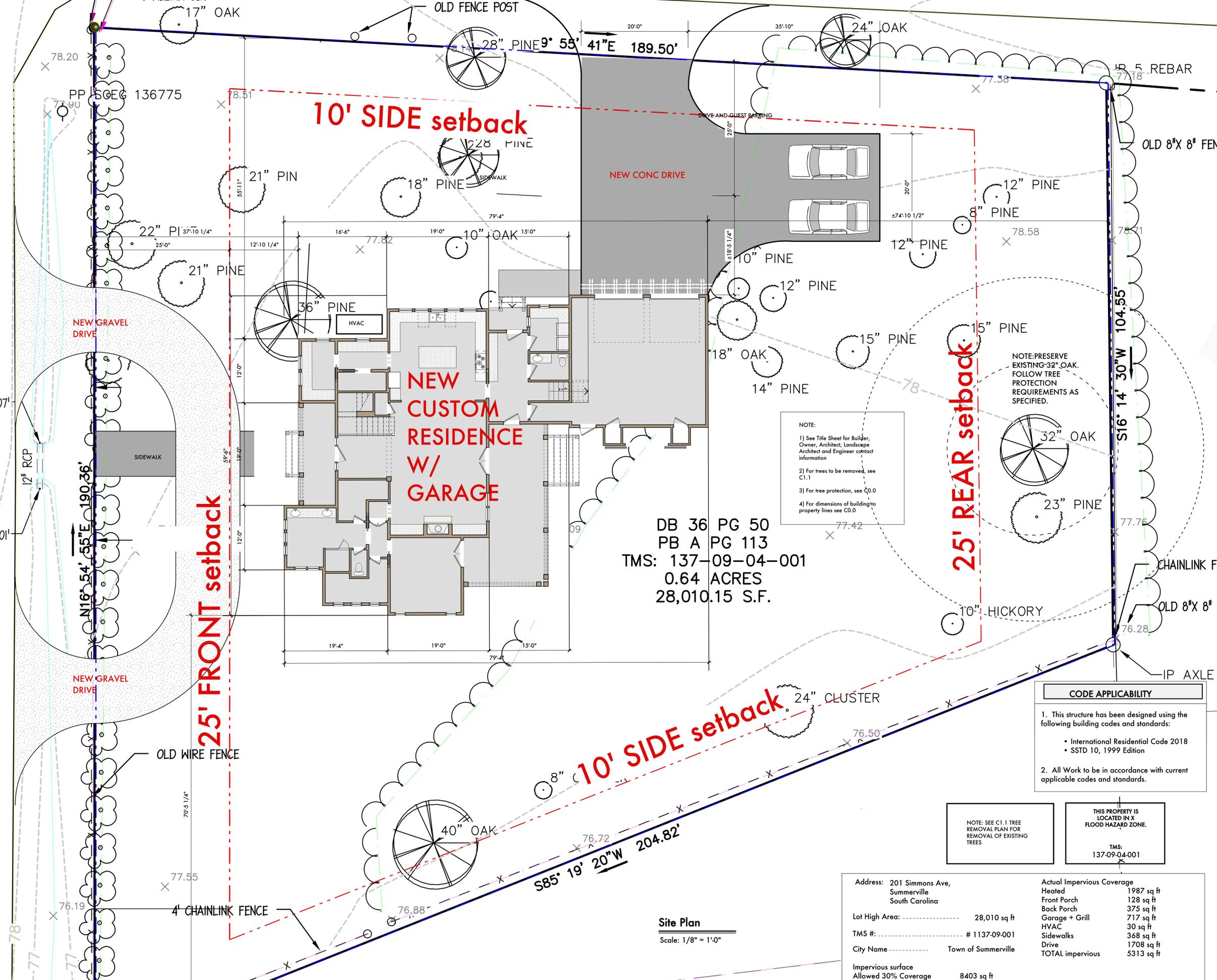
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- 7. The lot is of such density with existing trees that the removal of certain protected trees is considered beneficial; or*
- 8. The removal of the Grand Tree has otherwise been approved by the Town Council.*

**Evaluation:** There are a lot of Grand Trees on this lot so we need to save what we can.

**SIMMONS AVENUE (S-22)**  
**(50' PUBLIC R/W)**

INV: 77.07'  
INV: 77.01'



**10' SIDE setback**

**25' FRONT setback**

**25' REAR setback**

**10' SIDE setback**

**NEW CUSTOM RESIDENCE W/ GARAGE**

DB 36 PG 50  
PB A PG 113  
TMS: 137-09-04-001  
0.64 ACRES  
28,010.15 S.F.

NOTE:  
1) See Title Sheet for Builder, Owner, Architect, Landscape Architect and Engineer contact information  
2) For trees to be removed, see C1.1  
3) For tree protection, see C0.0  
4) For dimensions of building to property lines see C0.0

**CODE APPLICABILITY**

- This structure has been designed using the following building codes and standards:
  - International Residential Code 2018
  - SSTD 10, 1999 Edition
- All Work to be in accordance with current applicable codes and standards.

NOTE: SEE C1.1 TREE REMOVAL PLAN FOR REMOVAL OF EXISTING TREES

THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE.  
TMS: 137-09-04-001

Address: 201 Simmons Ave, Summerville, South Carolina		Actual Impervious Coverage	
Lot High Area: 28,010 sq ft	TMS #: # 1137-09-001	Heated	1987 sq ft
City Name: Town of Summerville	Impervious surface Allowed 30% Coverage: 8403 sq ft	Front Porch	128 sq ft
		Back Porch	375 sq ft
		Garage + Grill	717 sq ft
		HVAC	30 sq ft
		Sidewalks	368 sq ft
		Drive	1708 sq ft
		TOTAL impervious	5313 sq ft

**Site Plan**  
Scale: 1/8" = 1'-0"

N: 430,924,6816  
E: 2,247,339,42

Date	Feb 22, 2018
Issued For	Finance Review
No.	1
Issued For	Permit
No.	2
Issued For	Permit
No.	3
Issued For	Permit
No.	

Stamps

Jan. 30, 2020

STATE OF SOUTH CAROLINA  
RACHEL BEVERLEY BURTON  
Summerville, SC  
No. 1440  
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA  
SWALLOWTAIL ARCHITECTURE LLC  
Summerville, SC  
No. 100760  
REGISTERED ARCHITECTS

**SWALLOWTAIL ARCHITECTURE LLC**  
ARCHITECTURE AND INTERIOR DESIGN  
848 885 9400 • SouthCarolinaArchitect.com  
814 N Cedar Street, Summerville, SC 29483

**SMITH RESIDENCE**  
NEW CONSTRUCTION  
201 Simmons  
SUMMERVILLE, SC

Plot Date: 2/3/20  
Checked: RB  
Drawn: RB  
Drawing Title: Site Plan  
Drawing No.: **C1.0**

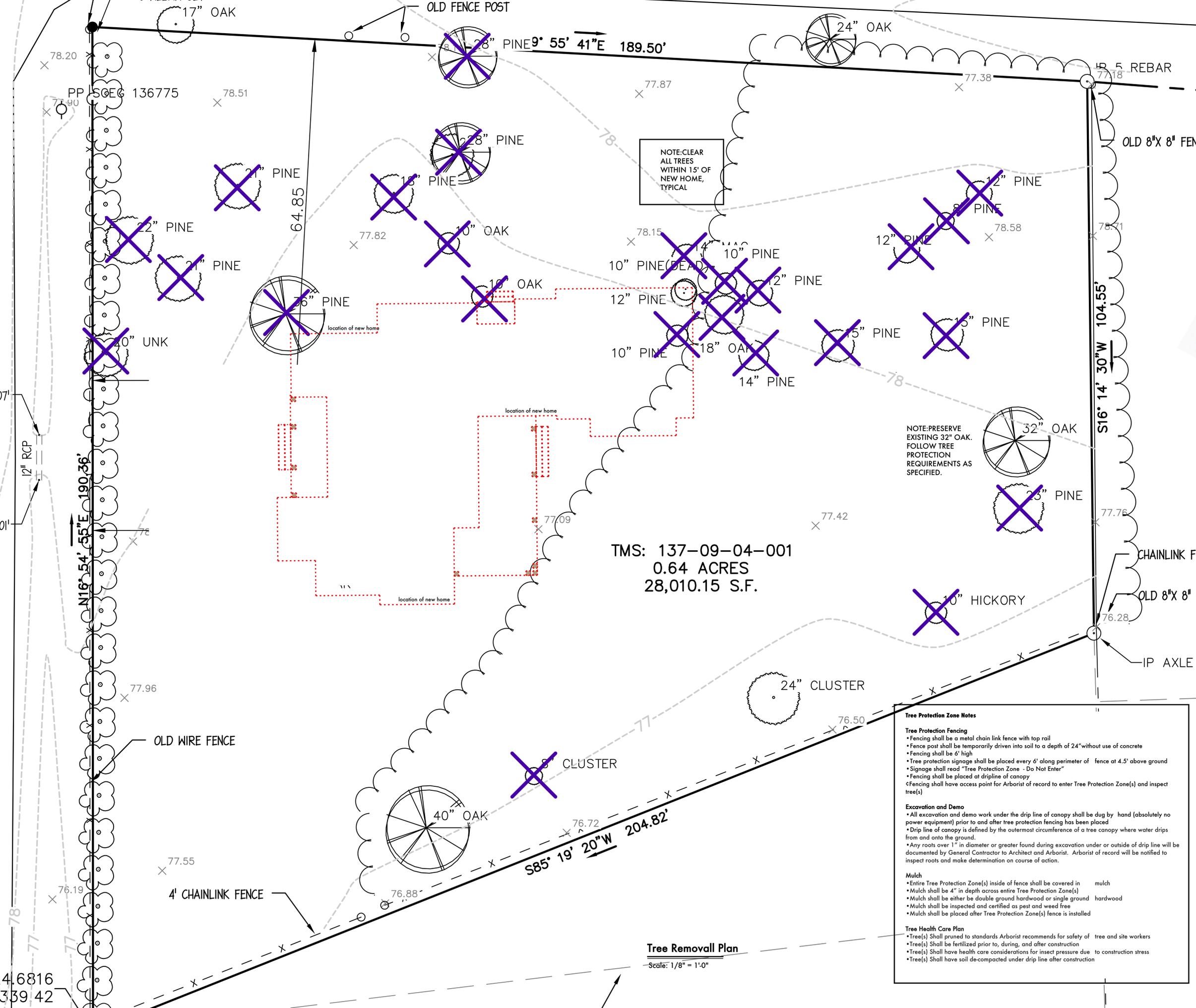
The information illustrated on this drawing was created specifically for this client for this project on this site, and may not be used for any other purpose than the legal permissions granted through this Project without the consent of the Architect. This drawing may not be reproduced without the written permission of Swallowtail Architecture, LLC. © 2017 Swallowtail Architecture, LLC

**SIMMONS AVENUE (S-22)  
(50' PUBLIC R/W)**

INV: 77.07'  
12" RCP  
INV: 77.01'

N16° 54' 55"E 190.36'

N: 430,924,6816  
E: 2,247,339,42



NOTE: CLEAR ALL TREES WITHIN 15' OF NEW HOME, TYPICAL

NOTE: PRESERVE EXISTING 32" OAK. FOLLOW TREE PROTECTION REQUIREMENTS AS SPECIFIED.

TMS: 137-09-04-001  
0.64 ACRES  
28,010.15 S.F.

**Tree Protection Zone Notes**

**Tree Protection Fencing**

- Fencing shall be a metal chain link fence with top rail
- Fence post shall be temporarily driven into soil to a depth of 24" without use of concrete
- Fencing shall be 6' high
- Tree protection signage shall be placed every 6' along perimeter of fence at 4.5' above ground
- Signage shall read "Tree Protection Zone - Do Not Enter"
- Fencing shall be placed at dripline of canopy
- Fencing shall have access point for Arborist of record to enter Tree Protection Zone(s) and inspect tree(s)

**Excavation and Demo**

- All excavation and demo work under the drip line of canopy shall be dug by hand (absolutely no power equipment) prior to and after tree protection fencing has been placed
- Drip line of canopy is defined by the outermost circumference of a tree canopy where water drips from and onto the ground.
- Any roots over 1" in diameter or greater found during excavation under or outside of drip line will be documented by General Contractor to Architect and Arborist. Arborist of record will be notified to inspect roots and make determination on course of action.

**Mulch**

- Entire Tree Protection Zone(s) inside of fence shall be covered in mulch
- Mulch shall be 4" in depth across entire Tree Protection Zone(s)
- Mulch shall be either be double ground hardwood or single ground hardwood
- Mulch shall be inspected and certified as pest and weed free
- Mulch shall be placed after Tree Protection Zone(s) fence is installed

**Tree Health Care Plan**

- Tree(s) Shall be pruned to standards Arborist recommends for safety of tree and site workers
- Tree(s) Shall be fertilized prior to, during, and after construction
- Tree(s) Shall have health care considerations for insect pressure due to construction stress
- Tree(s) Shall have soil de-compacted under drip line after construction

**Tree Removal Plan**  
Scale: 1/8" = 1'-0"

No.	Issued For	Date
1	Finance Review	Feb 22, 2018
2	Permit	March 23, 2018
3	Issued For Permit	Jan 30, 2020

Stamps

Jan. 30, 2020

STATE OF SOUTH CAROLINA  
RACHEL BEVERLEY BURTON  
Summerville, SC  
No. 6440  
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA  
SWALLOWTAIL ARCHITECTURE LLC  
Summerville, SC  
No. 100760  
REGISTERED ARCHITECTS

**SWALLOWTAIL ARCHITECTURE LLC**  
ARCHITECTURE AND INTERIOR DESIGN  
848.885.9400 • SwallowtailArchitecture.com  
814 N Cedar Street, Summerville, SC 29483

**SMITH RESIDENCE**  
NEW CONSTRUCTION  
201 Simmons  
SUMMERVILLE, SC

Plot Date: 2/3/20

Checked: RB

Drawn: RB

Drawing Title: **Trees to be Removed**

Drawing No.: **CI.1**





201  
Summit

2015 Summer



201 Simmons



201 Simmons



201

Simmons



201  
Simmons

201 Simmons



**STAFF REPORT  
Tree Protection Board Meeting  
April 20, 2020**

**To:** Town of Summerville Tree Protection Board  
**From:** Bill Salisbury, Arborist/Natural Resource Planner  
**Date:** **March 30, 2020**

**GENERAL  
INFORMATION**

**Property Applicant:** James Repasch

**Owner:** James Repasch

**Requested Action:** Remove 6 Pine trees

**Location:** 100 Comiskey Park Circle

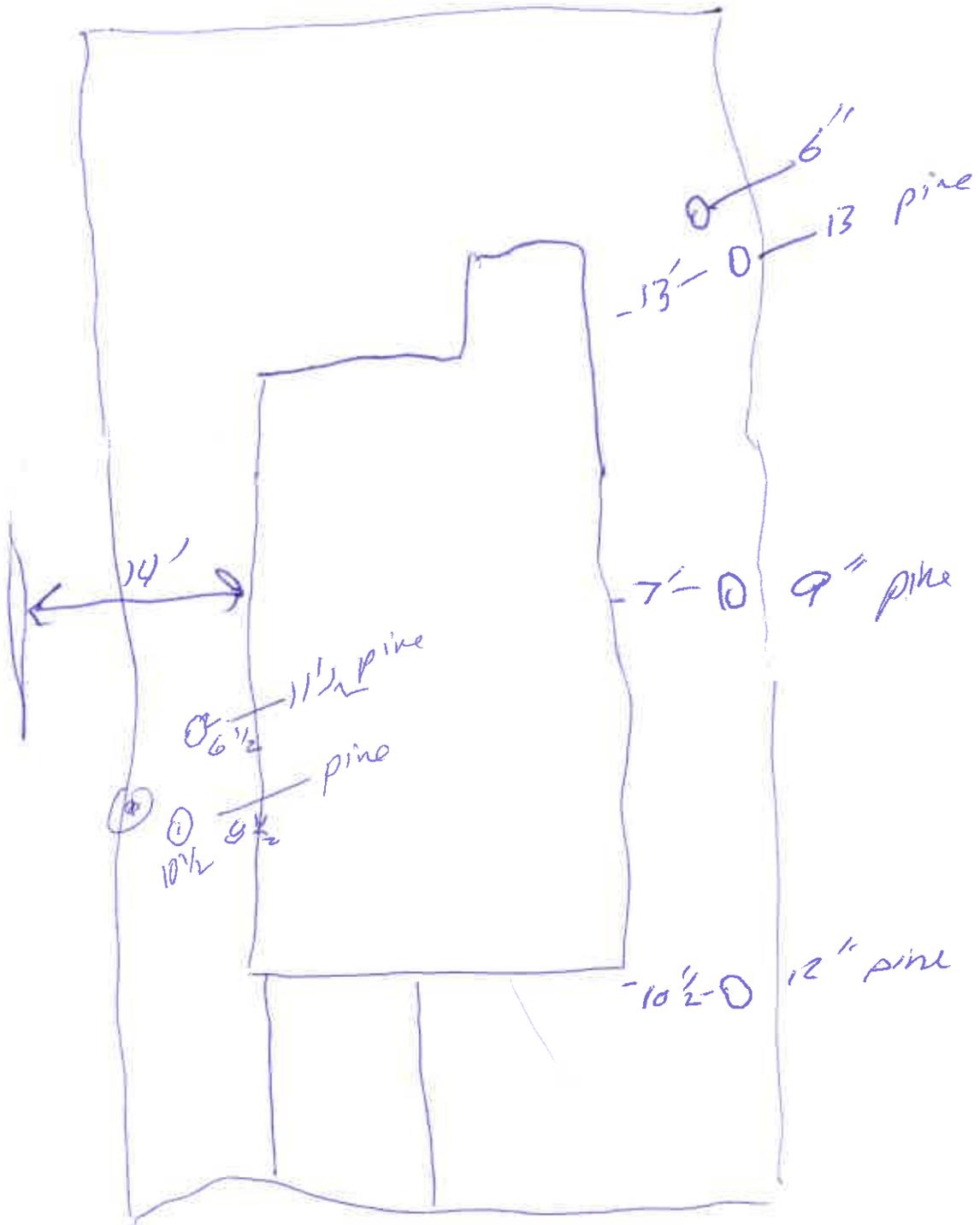
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- 7. The lot is of such density with existing trees that the removal of certain protected trees is considered beneficial; or*
- 8. The removal of the Grand Tree has otherwise been approved by the Town Council.*

**Evaluation:** The trees are in good shape, as the builder was careful to work around them, the homeowner is fearful during storms.

100 Comiskey PARK Cir.





100



100



100



100

100



100



100



STOP

4-WAY

7

CELSARY PARK

rod



rod



100



FDO



**STAFF REPORT**  
**Tree Protection Board Meeting**  
**April 20, 2020**

**To:** Town of Summerville Tree Protection Board  
**From:** Bill Salisbury, Arborist/Natural Resource Planner  
**Date:** **March 30, 2020**

**GENERAL**  
**INFORMATION**

**Property Applicant:** Tommy Grant Jr.

**Owner:** Tommy Grant Jr.

**Requested Action:** Remove 3 Pine trees

**Location:** 115 Heritage Ln

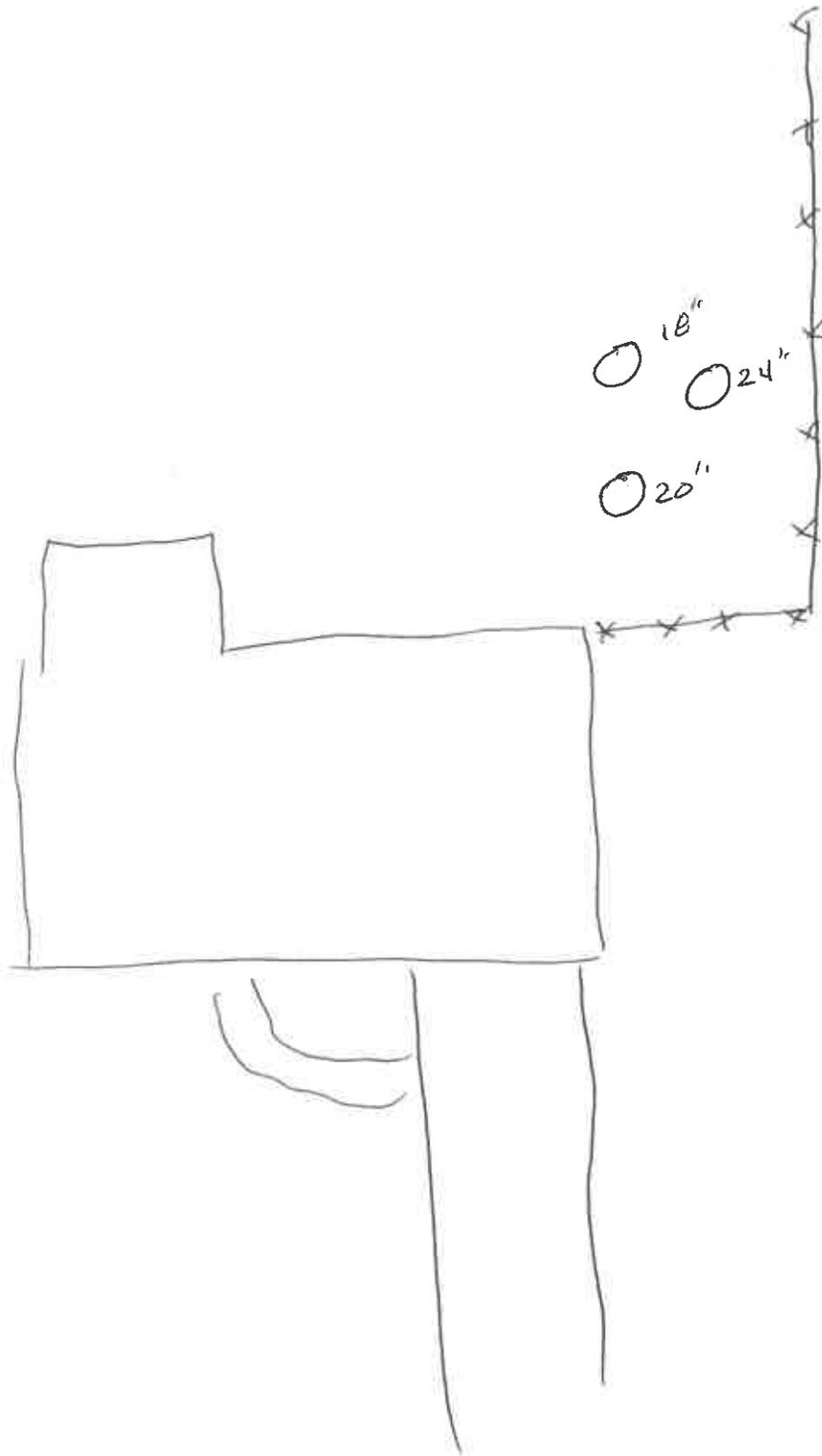
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- 7. The lot is of such density with existing trees that the removal of certain protected trees is considered beneficial; or*
- 8. The removal of the Grand Tree has otherwise been approved by the Town Council.*

**Evaluation:** The trees are in great shape but they do block access to the back yard.

# 115 Heritage



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Heritage





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**STAFF REPORT**  
**Tree Protection Board Meeting**  
**April 20, 2020**

**To:** Town of Summerville Tree Protection Board  
**From:** Bill Salisbury, Arborist/Natural Resource Planner  
**Date:** **March 30, 2020**

**GENERAL**  
**INFORMATION**

**Property Applicant:** Crestview Mobile Home Park

**Owner:** Crestview Mobile Home Park

**Requested Action:** Remove 1 Live Oak tree

**Location:** 500 Crestview Drive

**Guideline Citation:** UDO Section 13.9.1.G

*Decisions/Justifications: The TPB may approve, deny, or approve with conditions the application for the removal of a Grand Tree. No approval shall be granted unless the following one or more of the following conditions are determined to exist:*

- 1. The Grand Tree is diseased, dead or dying; or*
- 2. The Grand Tree poses a safety hazard to nearby buildings, utility lines or pedestrian or vehicular traffic; or*
- 3. The Grand Tree prevents essential grade changes or all reasonable utility installations; or*
- 4. The Grand Tree prevents all reasonable site configurations; or*
- 5. The removal of the Grand Tree is the only reasonable means by which building, zoning, subdivision, health, public safety or other Town requirements can be met; or*
- 6. Grand Tree is located on the construction site and up to ten feet around the perimeter of the construction site of an approved building and related driveway parking area when every measure has been explored to preserve existing trees has failed, including the reconfiguration of the building and or driving/parking areas around the tree; or*
- 7. The lot is of such density with existing trees that the removal of certain protected trees is considered beneficial; or*
- 8. The removal of the Grand Tree has otherwise been approved by the Town Council.*

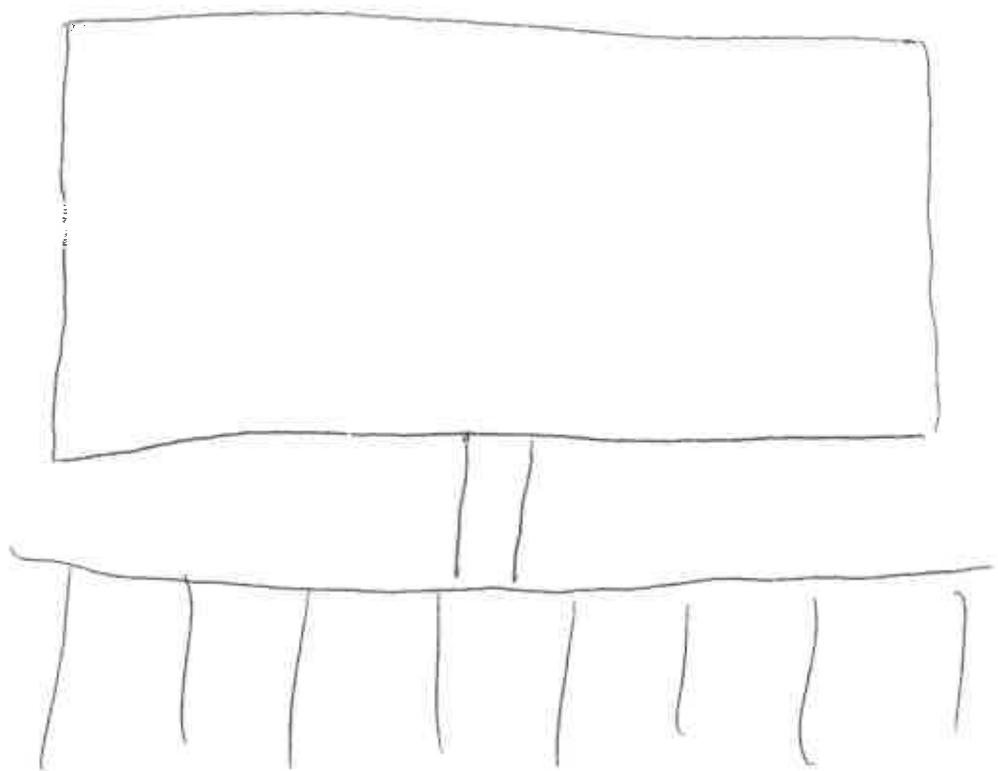
**Evaluation:** 44" DBH Live Oak tree has been struck by lightning. No die-back is visible; tree is leafing out with new growth.



⊙ OAK



500 Crestview





500 Crestview



500 Crestview



500 Crestview



500  
crestview



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500

Crestview