



# COOSAW POINT

20 The Horseshoe  
Beaufort, SC 29907

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The intent of the Coosaw Point Tree Policy to protect the natural surroundings and aesthetic appeal of our community. Coosaw Point's planned development includes the construction of 450 single-family dwellings within a 400-acre environment. This policy intends to encourage environmentally sensitive results through a careful, well-thought-out approach.

The Coosaw Point Tree Policy takes into consideration many factors:

- tree species,
- tree size,
- tree health,
- land topography,
- lot and building size,
- construction protective measures, and
- regulations.

Individual decisions involved require oversight and judgment on the part of the Coosaw Point ARB.

This policy incorporates measures that encourage preservation of Coosaw Point's natural beauty and habitat and lessen the impact of increased development. These measures include:

- tree mitigation,
- penalties for damaging, destroying, or unauthorized removal,
- tree removal permitting process,
- a new community tree fund

While tree removal is sometimes inevitable, mitigation protects and sustains the benefits our natural setting provides. Improved air quality, reduced stormwater runoff, wind protection, and lower home energy cost are all attributed to our neighborhood trees. Their preservation benefits all Coosaw Point homeowners.

Infrastructure improvements within our development, including roads and common areas that require tree removal, are subject to Beaufort County regulations, including mitigation fees, studies, surveys, etc. and are the responsibility of the declarant.

Sincerely,

Coosaw Point Board of Directors



## Coosaw Point Tree Policy

### I. Purpose

A comprehensive Tree Policy (“Policy”) to be followed during development and home ownership which minimizes environmental impact within Coosaw Point. This Policy supplements the Architectural Guidelines and Permitting Procedures and Landscape Guidelines.

The aims of the Policy are:

1. Preservation of arboreal assets, including Grand Trees and Specimen Trees, as defined below, to the greatest extent practical.
2. Establishment of written preservation, removal, and mitigation criteria applicable to residential properties, developed and undeveloped.
3. Revision of ARB approval & enforcement procedures.
4. Establish that funds collected from penalties will be designated to a tree fund for future plantings on community property.

### II. Trees covered by this policy

- Grand Trees
- Invasive Trees
- Specimen Trees
- Any other tree(s) with a DBH equal to or greater than 4”

### III. Definitions – See Table 1

### IV. Process - Undeveloped Properties

#### General Guidelines

- While most trees (except invasive trees) are protected under this Policy, special emphasis is placed on preservation of “Grand Trees” and “Specimen Trees”.
- Site design priority is to be given to the preservation of Live Oaks and “Grand Trees”, and their removal is highly discouraged and will only be approved by the POA Board upon the determination of the ARB Review Team that all reasonable design alternatives have been explored, and removal cannot be avoided.

#### Tree Removal Criteria

To receive ARB approval to remove trees identified in the Tree Survey, the following criteria must be met and documented in the Tree Survey:

1. Impossible to reasonably use the property without tree removal.
2. Roads, parking areas, drive aisles, paths and other site features have been designed around the canopies of existing trees to the extent possible.
3. Removal will allow the preservation of healthier trees on the property.
4. Adjustments to the site plan cannot be made to save a tree without notable loss of intended structure footprint(s).
5. Trees structurally compromised or dead that present risk to persons or structure.
6. “Invasive Trees” removal.

**Note:** “Mitigation” is required in all cases except for sections 1, 5 and 6 above.



## Undeveloped Property Process

- Submission of build application with a fee of \$300 to the Coosaw Point POA.
- Inspection and report submitted to the ARB-by approved arborist Action Tree, [austinwithactiontree@gmail.com](mailto:austinwithactiontree@gmail.com).
- ARB to do an on-site inspection with builder prior to approval.
- ARB reserves the right to inspect after tree removal is completed.

## Mitigation/ Penalties

The process of replacing removed trees and/or payment for not replacing removed trees

- **Tree Replacement:** If the lot owner elects to replace removed trees the following applies. Following an on-site inspection, a cumulative inventory of DBH will be determined for the proposed trees to be removed. Homeowners may then **elect to** replant one tree for every 5 inches of DBH determined by the Tree Survey or pay the Mitigation fee specified below.

Trees selected for replanting must meet a 2.5-inch DBH and 12' height requirement and include care and irrigation for two years. Records of mitigation will be maintained by the ARB/POA with follow up inspections. Failure to provide care and irrigation as described will result in a replacement requirement.

- If a Grand Tree removal is approved, the replanting of new trees of the same species or live oak trees, if the same species is not available, will be required. Mitigation of a Grand Tree requires a 1:1 replacement of an equivalent number of caliper inches of live oaks with a minimum diameter of 2 1/2 inches DBH and a height of 12'.
- **Mitigation Fee:** In lieu of replacing trees approved for removal, Mitigation fees are required. Mitigation fees revised are calculated for every inch of tree proposed to be removed that is not in the building envelope or within 10 feet of a structure, divide the total caliper of the tree by 5 which equals the number of trees required for mitigation @ \$250. per tree. Example: 25-inch tree/5 trees @ \$250 per tree = \$1,250. Mitigation fees will be paid into the "Coosaw Point POA". Monies from collective contributions will be escrowed and utilized exclusively for Coosaw Point tree maintenance and replacement projects as decided by the Coosaw Point POA Board of Directors.

Builders are required to establish tree protection zones that encompass the drip line for protected forest areas and other groupings of trees. For all other trees, the tree protection zone shall be to the drip line of individual trees. The tree protection zone shall be physically outlined using brightly colored tape attached to stakes. Evidence of tampering with the protection zone, or heavy equipment incursions into the protection zone will incur fines of \$500/incident to be paid by the builder.

- If trees are destroyed, damaged or poisoned as a result of the construction process, the mitigation shall require individual plantings of trees with a minimum of 2.5" caliper inches & 12' height with a total equal to the total of the DBH of the trees destroyed. Trees shall be planted at a cost borne by the builder or responsible party. Replacement trees shall be planted within the disturbed area of the site, or an ARB-approved alternate location.
- Failure to follow the process described herein will result in a fine of \$2,500.
- All fees/fines are payable to the Coosaw Point POA.



## v. Process - Developed Properties

### General Guidelines

- Tree removal guidelines for developed properties are consistent with those for undeveloped properties.
- Special emphasis is placed on the preservation of Grand Trees, Specimen Trees.
- The ARB will issue a Tree Removal Permit trees if the tree is dead, diseased, hollow, or has another condition that poses a hazard to people or structures on the lot or adjoining lot.

### Process

- Removal of any tree(s) with a DBH equal to or greater than 4" (except for Invasive Trees), requires the following:
- Arrange for inspection by Coosaw Point approved arborist at Action Tree, austinwithactiontree@gmail.com. Submit payment of \$ 200 to approved arborist. Exception to this requirement if the tree is dead. If the subject tree is dead, inspection will be made at the direction of the ARB at no fee to the property owner.
- Submit the application with supporting documentation, if any, and the arborist report to the office at the River Club in person or email at coosawpointpoa@gmail.com.
- The ARB will review the application once all required documentation is provided. You will be notified by phone or email of ARB decision.

### Mitigation/ Penalties

- Following the on-site inspection by the approved Coosaw arborist, a cumulative inventory of DBH will be determined for the proposed tree(s) to be removed.
- If the ARB approves removal of a Grand Tree or Specimen Tree that is not diseased, dead, or posing danger to a standing structure, homeowners may then elect to replant one tree for every 5 inches of DBH determined by the tree inspection or pay \$250 for every 5 inches of DBH into the "Coosaw Point POA".
- All other trees on a developed property, except those within required buffers, including river buffers, may be removed with a Tree Removal Permit.
- The ARB reserves the right to require a replacement for the tree(s) removed.
- Trees selected for replanting must meet a 2.5-inch DBH and 12' height requirement and include care and irrigation for two years. Records of mitigation will be maintained by the ARB/POA with follow up inspections. Failure to provide care and irrigation as described will result in a replacement requirement.
- ARB reserves the right to inspect after tree removal is completed.
- The failure to follow the process as described herein will result in a fine of \$1,000.
- All fees/fines are payable to the "Coosaw Point POA".



## Table 1 - Definitions

1. **DBH** – Diameter at breast height of 4' above ground level
2. **Grand Trees** – an exceptionally large tree for its species which is:
  - 2.1 Healthy
  - 2.2 Worthy of protection
  - 2.3 Contributes aesthetically to the neighborhood's "sense of place"
  - 2.4 Serves as seed stock for future generations, and/or
  - 2.5 Meets any one of the following:
    - Black Walnut, Live Oak, or Longleaf Pine with a DBH equal to or greater than 24"
    - Loblolly Pine, Shortleaf Pine, or Slash Pine with a DBH equal to or greater than 36"
    - All other tree species not defined above with a DBH equal to or greater than 30" unless otherwise defined as an Invasive Tree
3. **Invasive Trees**
  - Chinaberry,
  - Chinese Tallow,
  - Mimosa/ Silk Tree
  - Paper Mulberry,
  - Popcorn,
  - Princess,
  - Tree of Heaven with a DBH equal to or less than 12"
  - Invasive Trees do not require a Tree Removal Permit for removal
4. **Specimen Trees**
  - American Holly with a DBH equal to or greater than 8"
  - Bald Cypress with a DBH equal to or greater than 16"
  - Beech with a DBH equal to or greater than 16"
  - Black Cherry with a DBH equal to or greater than 16"
  - Black Oak with a DBH equal to or greater than 16"
  - Black Tupelo with a DBH equal to or greater than 16"
  - Cedar with a DBH equal to or greater than 16"
  - Dogwood with a DBH equal to or greater than 4"
  - Hickory with a DBH equal to or greater than 8"
  - Live Oak with a DBH equal to or greater than 12"
  - Longleaf Pine with a DBH equal to or greater than 16"
  - Palmetto with a DBH equal to or greater than 16"
  - Pecan with a DBH equal to or greater than 16"
  - Red Buckeye with a DBH equal to or greater than 8"
  - Red Maple with a DBH equal to or greater than 16"
  - Redbud with a DBH equal to or greater than 4"
  - Southern Magnolia with a DBH equal to or greater than 4"
  - Southern Red Oak with a DBH equal to or greater than 16"
  - Sycamore with a DBH equal to or greater than 16"
  - Walnut with a DBH equal to or greater than 16"



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**5. Request for Tree Removal Application - attached.**

**6. Tree Removal Permit – ARB approved application.**

**7. Tree Survey:**

- conducted by a certified arborist, registered landscape architect, or registered land surveyor.
- depicts all “Specimen Trees” and/or “Grand Trees” within the area to be modified to seventy-five (75’) beyond in each direction or to the property lines, whichever is less.
- Clearly indicates the species and size of the trees.



## REQUEST FOR TREE REMOVAL APPLICATION

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

Property Address: \_\_\_\_\_ Lot #: \_\_\_\_\_

Email Address: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Year Home Built: \_\_\_\_\_ Tree Company: \_\_\_\_\_

Trees whose diameter is less than 4 inches may be removed without ARB approval. Tree size is defined as the diameter in inches at the height of 4 feet above the grade level. Removal of any tree greater than 4 inches in diameter requires ARB approval.

Trees must be tagged with red, orange or pink ribbons. Please submit pictures with your application if possible. Do not mark any other trees.

- Arrange for inspection by Coosaw Point approved arborist at Action Tree, [austinwithactiontree@gmail.com](mailto:austinwithactiontree@gmail.com). Submit payment of \$200 to an approved arborist.
- Submit this application with supporting documentation, if any, and the arborist report to the office at the River Club in person or email at [coosawpointpoa@gmail.com](mailto:coosawpointpoa@gmail.com).
- The ARB will review the application once all required documentation is provided. You will be notified by phone or email of ARB decision.

**Note:**

Each Coosaw owner is solely responsible for ensuring that all requests conform to applicable regulations, codes, ordinances, and applicable laws. Each Coosaw owner is solely responsible for fulfilling any review, permit, or code requirements of the county, state, or municipal government. Approval of the ARB does **not** take the place of fulfilling any requirements of the county, state or municipal government.

**Circle below all that are applicable:**

- A. Tree is dead.
- B. Tree is diseased.
- C. Tree is too close to house or outbuilding.
- D. Tree is leaning in a hazardous manner.
- E. Tree is an invasive species.
- F. Tree is not a Grand Tree or Specimen Tree as defined in the Policy and any other specified reason(s) (i.e., negative effect on landscaping, restricts reasonable usage of property etc.).



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**Owner to complete the section below:**

Type	Size	Reason	Location

Comments

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Inspected By: \_\_\_\_\_ Date: \_\_\_\_\_

**If approval is granted for each requested removal, this document is the Tree Removal Permit for those items approved above.**

ARB Signature: \_\_\_\_\_ Date: \_\_\_\_\_

ARB Signature: \_\_\_\_\_ Date: \_\_\_\_\_

ARB Signature: \_\_\_\_\_ Date: \_\_\_\_\_

ARB Signature: \_\_\_\_\_ Date: \_\_\_\_\_





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**Line items approved:**


**Line items denied:**


**Mitigation: Fee imposed**


**Required planting:**
