



BARNEYCASTLE FORESTRY SERVICES, INC.

ARBORICULTURE & FORESTRY CONSULTING

chris@barneycastle.net • 678.386.8623 • www.barneycastleforestryservices.com

May 25, 2021

Chacko Thomas
Keystone Land Surveying
162 East Crogan Street
Lawrenceville, GA 30046

Dear Chacko:

Per your request, I have located, inspected and evaluated the specimen size trees on the 9 acre tract at 1498 Scenic Highway in Snellville. I found six trees that meet the size criteria for specimen tree status. I attached numbered green and white flagging tape to each of the trees.

Attached is a spreadsheet listing the trees by number, species, DBH, description/condition, and specimen tree status. I have also attached a marked up survey of the tract showing the approximate location of the six trees.

Several of the trees have co-dominant stems that are a structural problem with trees. While co-dominant stems are not mentioned in the specimen tree section of the Snellville Tree Ordinance as a criterion that disqualifies them from specimen tree status, it is my opinion that trees with co-dominant stems that fork below 6 feet are subject to failure and are not specimen trees.

Please call me for questions or further assistance.

Sincerely,



Chris Barneycastle, CA, RI

LISTING OF SPECIMEN SIZE TREES AT 1498 SCENIC HIGHWAY IN SNELLVILLE

Tree #	Species	DBH	Condition	Specimen Tree?
1	Black oak	28"@2'	2 co-dominant stems at 2'. Dieback in top of one stem.	No
2	Southern red oak	28"	4 major dead limbs.	No
3	Southern red oak	29"	Two 12" diameter dead limbs. One 8" diameter dead limb.	No
4	Elm	29"@3'	2 co-dominant stems at 5'. Lower 30' of canopy dead.	No
5	Loblolly pine	30"	Several large dead branches in lower crown. Otherwise, good condition	Yes
6	Sweetgum	31"@2'	2 co-dominant stems at 4'. Decay in crotch. Several minor dead limbs.	No

Notes - DBH is diameter at breast height measured at 4.5 feet above ground. Diameters for trees with co-dominant stems that fork below 4.5 feet were measured at narrowest point below fork.

GENERAL NOTES:
1. This Plot has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plot.
2. This plot is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
3. Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
4. Geodetic monuments were found within 500 feet of this site.
5. This Plot has been prepared for the exclusive use of the person(s) or entities named hereon.

FIELD DATA:

DATE OF FIELD SURVEY:
8-29-2020, 8-30-2020,
9-2-2020

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.010 FEET.

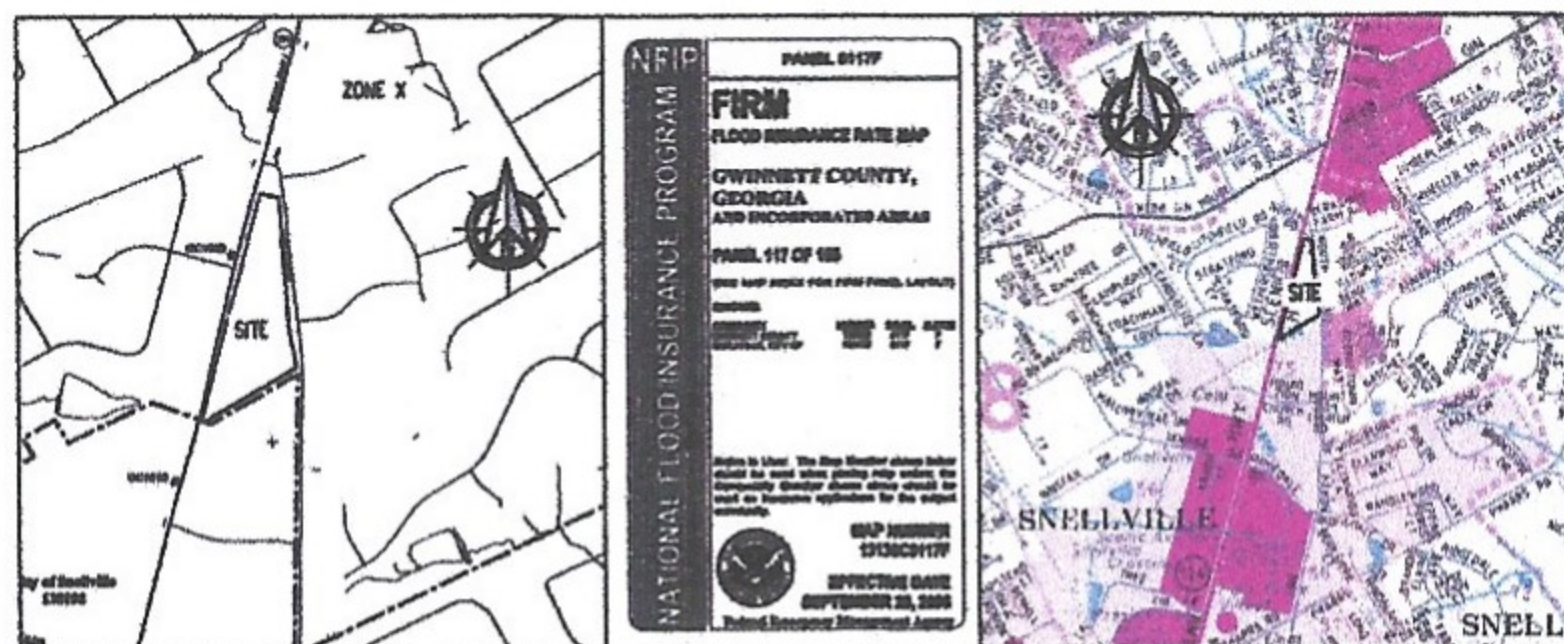
EQUIPMENT:
ELECTRONIC TOTAL STATION AND NETWORK GPS
GPS RECEIVER: CHAMPION INSTRUMENTS, PRO.
SERIAL: 103355A
NETWORK: #GPSNET

TOTAL AREA: 308,820.50 FT. 8.93 AC
CALCULATED PLAT CLOSURE: 1 FOOT IN 511,456 FEET

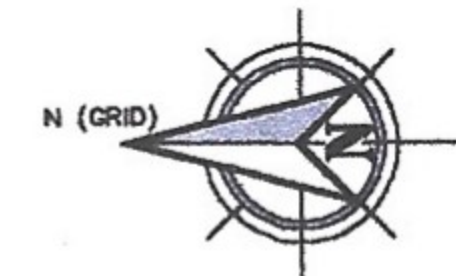
SURVEY DATA:
TYPE OF SURVEY: RETROCOMMITMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 50143 PG 337
PROPERTY OWNER AT TIME OF SURVEY:
LILLIAN MARSHALL MOULDER TRUST
PARCEL NUMBER: R5074 007

REFERENCE: PLAT BOOK 51 PAGE 207

FLOOD HAZARD NOTE: THIS PROPERTY IS LOCATED IN A ZONE X FLOOD HAZARD AREA AS DETERMINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0117Z EFFECTIVE DATE SEPTEMBER 28, 2008



LOCATION MAP (NOT TO SCALE) SOURCE AERO ATLAS



0 60' 120'
1" = 60'

LEGEND

- DI DROP INLET
- PP POWER POLE
- R/W RIGHT OF WAY
- FF RIGHT OF WAY FOUND
- PS 1/2" REBAR SET
- SW SIDE WALK
- FH FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER

This plot is a retrocommitment of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plot, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plot complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67

Date	Description	By



KEYSTONE LAND SURVEYING, INC.
182 E. CROOK ST.
SUITE 100
LAWRENCEVILLE, GEORGIA
770.545.8700
www.keystonesurveying.com

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BOUNDARY SURVEY FOR
BRAND PROPERTIES, LLC
PARCEL NUMBER R5074 007

LAND LOT 74 - 5TH DISTRICT
GWINNETT COUNTY, GEORGIA



Date: 8-3-2020
Scale: 1" = 60'
Client: BRAND PROPERTIES, LLC
Drawn By: PC
Sheet 1 of 1