

Tree Protection and Mitigation Checklist

All commercial land development and construction activities requiring removal of trees within the City of Tupelo is required to submit Tree Protection and Mitigation documentation with application for permitting. No designated historic or specimen or trees may be removed without a public hearing and approval by the City of Tupelo Planning Committee.

Where no protected trees are proposed for removal, a Tree Affidavit signed by the applicant as confirmed by a certified Notary Public, may serve to meet this requirement.

All items noted (*) are REQUIRED where removal of ANY protected trees: Please initial each item below to indicate the item is included as an attachment to this checklist.

Required Attachments, initial or indicate “NR” for Not Required:

- Preliminary Site Plan or Plat including Tree Coverage Area _____
- Specimen Tree Survey _____
- Tree Mitigation Plan and, if applicable, Protected Tree Replacement Cost _____
- Tree Replacement Planting Plan with required Tree Protection Zone _____
- Review Criteria Contingency (circle one or more applicable criteria from the list below) _____
 - (1) A permissible use of the site cannot reasonably be undertaken unless specific trees are removed or relocated;
 - (2) The tree is located in such proximity to an existing or proposed structure that the safety, utility, or structural integrity of the structure is materially impaired;
 - (3) The tree materially interferes with the location, servicing or functioning of existing utility lines or services;
 - (4) The tree creates a substantial hazard to motor, bicycle, or pedestrian traffic by virtue of physical proximity to traffic or impairment of vision;
 - (5) The tree is diseased, insect ridden, or weakened by age, abuse, storm or fire and is likely to cause injury or damage to people, buildings or other improvements;
 - (6) The removal of the tree is necessary to promote the growth of surrounding protected trees. Under this provision, the applicant must demonstrate a preference for protecting historic and specimen trees. Trees removed pursuant to this subsection are exempt from tree replacement requirements; or
 - (7) Any law or regulation requires the removal.

The following trees of 8” caliper or larger are protected by the City of Tupelo Development Code, Section 9.11

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| Butternut Hickory | Shagbark Hickory | Tulip Poplar |
| Shellbark Hickory | Mockernut Hickory | White Ash |
| Green Ash | Sycamore | American Elm |
| Redbud | Black Gum | American Hornbeam |
| Red Oak | Post Oak | Hophornbeam |
| Willow Oak | Water Oak | Dogwood |
| Shumard Oak | White Oak | Southern Magnolia |
| Sugar Maple | Red Maple | Pecan |

Tree Survey Requirements:

The following items must be represented on a Tree Survey as certified by a design professional:

1. Total tree coverage area, to scale, on parcel
 - a. Where 25% or more of a parcel, the water surface area of ponds, streams, and other water bodies, is covered by trees, the following preservation area outside of riparian or boundary buffers is required in each zone:

- i. Agriculture/Open Space or Low Density Residential: 40%
 - ii. Medium Density Residential or Mixed Use Residential: 25%
 - iii. All other Zoning Districts: 15%
 - iv. See full detail of Tree Preservation
2. Location of protected trees on parcel, noting species, to scale
 3. Caliper inches of all protected trees, measured 6" above the base
 4. Identification of protected trees proposed for removal

Note: Trees removed or fatally injured by mechanical, chemical poisoning, grade changes, excavation, or paving during construction that are not noted in the approved tree survey are subject to violation penalties.

OR

A tree coverage mitigation plan prepared by a Mississippi registered forester, Mississippi registered arborist, or Mississippi registered landscape architect including the following may meet the requirements of a tree survey.

1. A report on the estimated number, size, species and location of trees on the site, based on an acceptable method of timber stand evaluation, as well as an estimate of the square footage or acreage of tree coverage;
2. Identification of any specimen trees or trees which may be candidates for specimen tree designation;
3. Identification of any tree coverage areas proposed for removal;
4. An estimate of the total area required for preservation or mitigation based on the requirements above.

Note: A tree survey is required where existing trees, or tree preservation, are proposed to meet any buffering, landscaping, or tree coverage requirements.

Tree Mitigation Plan Requirements:

Tree Replacement

1. Each removed tree shall be replaced with a new tree(s) having a total tree caliper equivalent to that of the removed tree
2. Replacement trees shall be of species appropriate for mitigation of the specific function (canopy, ornamental, et cetera) of removed trees.
3. Each replacement tree shall be a minimum of 2 caliper inches and minimum of 6 feet in height
4. Trees removed and relocated to another site are considered replaced
5. If on site replacement is not possible due to insufficient planting area, trees may be purchased and provided to the City of Tupelo Public Works Tree Farm
6. Any tree replaced on site which dies within one year of planting must be replaced with a 2" caliper tree at 10 ft height
7. A Tree Replacement Planting Plan, to scale, including Tree Protection Zone around protected trees designated to remain and all replacement trees (6 ft if drip line is less than 6 ft; full radius of dripline if 6 ft or larger) where development activities, except utility excavation or ground cover, are prohibited, is required. Tree Protection Zone required fencing during construction activities is required on all construction plans.
8. Trees planted as part of required landscaping may count toward required tree replacement

OR

If on site replacement is not possible due to one or more Review Criteria as listed above, Protected Tree Replacement Cost may be determined via quote from a tree nursery, according to replacement specifications for size and species, and paid to the City of Tupelo in lieu of onsite replacement.