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## ARBORIST REPORT

**PROPOSED MIXED USE DEVELOPMENT  
484 PLAINS ROAD EAST  
CITY OF BURLINGTON**

**PREPARED FOR:  
NATIONAL HOMES (PLAINS ROAD) LP  
291 EDGELEY BOULEVARD, SUITE 1  
CONCORD, ONTARIO  
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OUR PROJECT NO:  
17-5038**

**February 15, 2019**

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**Enclosed: full size *V100 - Tree Inventory & Preservation Plan***

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**Introduction**

Strybos Barron King Ltd. was retained by National Homes (Plains Road) LP to prepare an Arborist Report for the subject property in accordance with City of Burlington guidelines.

**Site Context**

The subject site (484 Plains Road East) is located on the south side of Plains Road East, abutting single family residential subdivisions to the east, south and west. Currently the property contains a commercial plaza with associated driveways and parking areas as well as three existing commercial buildings.

The proposal for this property will see the demolition of the existing buildings and the construction of a new, mixed use development. The majority of the existing trees are located around the perimeter of the property.

**Plans Utilized**

A topographic plan prepared by J.D. Barnes along with a site plan prepared by Kirkor Architects & Planners were used as reference to determine the location of existing trees within and adjacent to the subject site in relation to the proposed development.

**Tree Inventory** (refer to tables below)

Trees were identified both within and immediately adjacent to the subject property during a site visit conducted by ISA Certified Arborist, Joshua Beitz of Strybos Barron King Ltd. (ISA #ON-1463A). The trees are described in terms of species and diameter at breast height (DBH – measured at 1.4m from grade). They have been assessed in terms of their general health from poor to good; **GOOD** – trees in good overall health and condition with desirable structure, **FAIR** – trees in moderate health and condition with less desirable structure, and **POOR** – trees displaying prominent health issues such as decay and disease and/or poor form and structure. (Refer to V100 – Tree Inventory and Preservation Plan for locations of and information pertaining to specific trees)

**Tree Inventory Table Descriptions** (See Existing Tree Inventory - Pages 1 &2)

<b>Key#</b>	This number refers to inventory number assigned to the tree on the plan.	
<b>Species</b>	The common names are provided for each tree.	
<b>Caliper</b>	This refers to diameter (in centimetres) at breast height and is measured at 1.4m above the ground for each tree.	
<b>Crown</b>	Canopy Width	An estimation of the average diameter of the tree canopy, in metres.
<b>Health</b>	The general assessed health of the tree.	
<b>Structure</b>	This is an assessment of the trees overall form.	
<b>Comments</b>	A general description of each tree's condition and/or pertinent characteristics is provided.	
<b>Direction</b>	This indicates either preservation or removal of the tree (as noted on the plan)	
<b>Min. TPZ</b>	Recommended Tree Preservation Zone (in metres).	

EXISTING TREE INVENTORY												
KEY	SPECIES	CALIPER (IN CM)	CROWN (IN M)	HEALTH GRIP	STRUCTURE	COMMENTS		PRESERVATION DIRECTION	MIN. TPZ	KEY		
1	TREE OF HEAVEN	34	8	GOOD	ONE SIDED FORM	CROWDING BY ADJACENT TREE, RAISED PLANTER CONDITION, PRUNED BY HYDRO FOR CLEARANCE ON EAST SIDE.		PRESERVE	2.4	1		
2	NORWAY MAPLE	38	9	FAIR-GOOD	BROAD FORM	CROWDING BY ADJACENT TREE, SLIGHT LEAN NORTH, INTERNAL PRUNING AND SUCKERS, MULTIPLE UNIONS AT 1.5m, HEAVILY PRUNED FOR BY HYDRO FOR CLEARANCE.		PRESERVE	2.4	2		
3	MANITOBA MAPLE	85	10	POOR	POOR FORM	CHAIN LINK FENCE BUILT AROUND STEM, SIGNIFICANT CROWN DECLINE, SUCKERS, SEVERAL CAVITIES, LEANING NORTH, HEAVILY PRUNED BY HYDRO FOR CLEARANCE.		REMOVE	5.4	3		
4	WHITE MULBERRY	20828	8	FAIR	BROAD FORM	DOUBLE STEMMED AT GRADE, CROWDING BY ADJACENT TREE, LARGER STEM LEANING EAST, LOW CROWN, CROSSING BRANCHES, DIEBACK ON LOWER BRANCHES, TOPPED BY HYDRO FOR CLEARANCE.		PRESERVE	1.8	4		
5	MANITOBA MAPLE	90	13	FAIR-POOR	POOR FORM	LEANING SOUTH, CROWN DOUBLE STEMMED, SUCKERS THROUGHOUT, SECONDARY STEMS AT GRADE, OPEN CAVITIES, INCLUDED BARK AT FORMER UNIONS, LOWER STEMS PRUNED BY HYDRO FOR CLEARANCE.		PRESERVE	5.4	5		
6	BLACK CHERRY	18	6	FAIR	POOR FORM	CROWDING BY ADJACENT TREE, SUCKERS FROM PRUNING/FALLURE SITES FORM CROWN, TOPPED BY HYDRO FOR CLEARANCE.		PRESERVE	1.8	6		
7	WHITE MULBERRY	27	7	FAIR	POOR FORM	CROWDING BY ADJACENT TREE, LEANING EAST, SUCKERS THROUGHOUT, DIEBACK ON LOWER BRANCHES, OPEN CAVITY AT GRADE, TOPPED BY HYDRO FOR CLEARANCE.		PRESERVE	1.8	7		
8	MANITOBA MAPLE	20842	11	FAIR	POOR FORM	DOUBLE STEMMED AT GRADE, SECONDARY STEM IS SEVERELY FENCE INGROWN, CURVED MAIN STEM, HEAVILY PRUNED, DIEBACK AND SUCKERS THROUGHOUT, SMALLER STEM TOPPED BY HYDRO FOR CLEARANCE.		PRESERVE	3	8		
9	WHITE FR	16	3	GOOD	GOOD FORM	CROWDING BY ADJACENT TREE, LEADER STRUGGLING TO ESTABLISH DUE TO CROWDING.		PRESERVE	1.8	9		
10	JUNIPER SPP.	10	2	GOOD	GOOD FORM	CROWDING BY ADJACENT TREE		PRESERVE	1.8	10		
11	MANITOBA MAPLE	8	3	GOOD	NARROW FORM	CROWDING BY ADJACENT TREE, BRANCHING TO GRADE, TOPPED BY HYDRO FOR CLEARANCE.		REMOVE	1.2	11		
12	WHITE MULBERRY	37	9	FAIR	ONE SIDED FORM	CROWDING BY ADJACENT TREE, MULTIPLE UNIONS AT 2m, HEAVILY PRUNED, SUCKERS, CROSSING BRANCHES, EXPOSED STRUCTURAL ROOTS IN LAWN, TOPPED BY HYDRO FOR CLEARANCE.		REMOVE	2.4	12		
13	WHITE MULBERRY	39	9	FAIR	ONE SIDED FORM	CROWDING BY ADJACENT TREE, DOUBLE STEMMED, SOME CROWN DIEBACK, PRUNED BY HYDRO ON EAST SIDE FOR CLEARANCE.		PRESERVE	2.4	13		
14	MANITOBA MAPLE	66	14	FAIR-POOR	ASYMMETRICAL FORM	SEVERELY FENCE INGROWN, HEAVILY PRUNED BY HYDRO ON EAST SIDE FOR CLEARANCE, SUCKERS AND DIEBACK THROUGHOUT, CURVED STEMS, BROKEN BRANCHES, LEANING SOUTHEAST.		REMOVE	4.2	14		
15	WHITE MULBERRY	34	9	FAIR	ASYMMETRICAL FORM	CROWDING BY ADJACENT TREE, LEANING EAST, HEAVILY PRUNED BY HYDRO FOR CLEARANCE, SUCKERS THROUGHOUT.		REMOVE	2.4	15		
16	MANITOBA MAPLE	55	10	POOR	POOR FORM	LEANING NORTH, CROWDING BY ADJACENT TREE, HEAVILY PRUNED BY HYDRO FOR CLEARANCE, FUNGAL FRUITING BODY ON STEM, LEADER SEVERED AT 8m.		PRESERVE	3.6	16		
17	BLACK CHERRY	35838	10	FAIR	NARROW FORM	DOUBLE STEMMED AT 5m, CROWDING BY ADJACENT TREE, HIGH CROWN, SOME CROWN DIEBACK.		PRESERVE	2.4	17		



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**Observations**

The trees inventoried within and immediately adjacent to the site are described as primarily semi-mature to mature, naturalized groupings of trees flanking the perimeter property limits. These trees mainly occur along the rear limit of the adjacent residential lots.

The west limit is dominated by a mature grouping of trees, most of which occur within the subject site. Several trees are located along the property limit and are growing within the existing mix of fence types along the lot line. Some of these trees are located within the adjacent rear lots. The species composition in this area is mostly Norway Maple, Manitoba Maple, White Mulberry and Norway Spruce. Other species noted include White Elm Eastern Red Cedar and Black Cherry. The health of these trees varies; however, their condition is considered poor. One sided, asymmetrical and leaning forms are caused by the crowded nature of the trees. Significant crown reduction pruning or topping, due to overhead wires, is also prevalent along this portion of the site. Overall, the majority of the edge trees along the west limit of the subject property are in poor condition.

The south limit is dominated by an immature to semi-mature White Cedar hedge. This hedge gives way to a small number of intermittently spaced Norway Maple, Amur Maple, Honey locust and Colorado Spruce trees. An immature row of White Spruce trees occurs within the rear property limits of the adjacent lots southeast of the site. Several mature Black Locust trees also occur within the adjacent lots. The Cedar hedge is in fair condition and the adjacent trees vary from fair to good in health and condition. The entire south flankage is defined by chain link fencing.

The east limit contains a mix of deciduous and coniferous trees either within the subject property, mutually owned straddling the lot line or within the adjacent rear yards. The south portion of the east limit is dominated by an immature to semi-mature, densely planted White Cedar hedge located in the adjacent rear yard. Several deciduous trees are interspersed along the west side of the hedge, including three mature Honeylocusts and two immature to semi-mature Norway Maples, all within the subject site. Mature trees of note along the remainder of the east limit include Tree of Heaven, Manitoba Maple, Blue Colorado Spruce, White Spruce and White Cedar. Generally, the trees are in fair to good health and condition. Tree #85 is a mature, heavily pruned, suckering and leaning Manitoba Maple. The entire treed portion of the east flankage is defined by existing board fencing.

The north limit consists of City owned boulevard trees, including an established mature row on the south side of the municipal sidewalk and an immature row on the north side of the sidewalk, planted as part of the recent streetscape upgrades to Plains Road. The majority of the City owned trees are Honeylocusts and are generally in fair to good health and condition. Other species noted in the boulevard include Hackberry and Columnar Norway Maple. Tree #108 is a mature, declining Columnar Norway Maple in poor condition.

**Discussion****Limits of Development**

Successful preservation of existing trees is a challenge for development infill sites. The disturbance associated with construction of underground services, access driveways, buildings and final surface grading results in impacts on existing trees, requiring their removal. While the majority of the inventoried trees are located along the boundaries of

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the existing property, the site plan and grading constraints present a challenge for the preservation of several trees.

**Tree Removals**

In determining the tree preservation recommendations for the site, the criteria noted below were considered:

- Overall tree health, form, size, species and predicated longevity.
- Anticipated impact from construction of buildings and proposed landscape features, road works, site servicing and grading.

Each tree was assigned a minimum Tree Preservation Zone (TPZ) as per standard requirements used by municipal by-laws (Refer to Table1-Tree Protection Zones).

**Table 1 - Tree Protection Zones**

<i>Trunk Diameter (DBH)</i>	<i>Minimum Protection Zone</i>
<10 cm	1.2m
10-29 cm	1.8 m
30-40 cm	2.4 m
41-50 cm	3.0 m
51-60 cm	3.6 m
61-70 cm	4.2 m
71-80 cm	4.8 m
81-90 cm	5.4 m
91-100 cm	6.0 m
< 100 cm	6cm per 1cm DBH

Trees are recommended for preservation or removal based on proximity of the TPZ to the limit of construction, in conjunction with the overall tree health, size and anticipated ability to withstand root or crown impacts.

**Subject Property Trees**

Due to the constraints of the proposed construction and associated site access, servicing and grading requirements, the majority of the trees within the property require removal. In total, an aggregate caliper of 1,082 cm is proposed for removal. While the City of Burlington does not have a specific replacement requirement for tree removals, the best practices that are referenced in the Official plan, Urban Forest Management Plan and other municipal guiding documents refer to a 1:1 caliper replacement which, in practice, translates to an adjusted aggregate caliper ratio. This adjusted value takes into consideration such factors as existing tree species, health, condition and predicted longevity. It is anticipated that the City will apply an adjusted aggregate caliper ratio to the current proposed removals in order to determine tree replacement requirements.

**Adjacent Property Trees**

As part of the development, a connection is required into the existing servicing easement that is located to the south of the property and flanking an adjacent rear yard. The disturbance associated with this tie-in will result in the removal of Tree #55 (+/- 36cm DBH Norway Spruce) which is located within the easement.

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**City Trees**

As noted in the preceding observations, several existing City trees were inventoried adjacent to the north limit of the subject site. These range from immature, recently planted trees within the new streetscape to mature trees established trees along the south side of the municipal sidewalk. Due to the constraints of the proposed new streetscape, including layby parking on Plains Road, the recently planted streetscape trees will require removal.

Additionally, the site grading limitations along the north property line are such that a significant grade change is required within the TPZ's of the mature boulevard trees. The trees are not anticipated to survive the impacts and are recommended for removal. In total, an aggregate caliper of 376 cm is proposed for removal within the City right of way. Similar to the replacement procedure noted above, it is anticipated that the City will apply an adjusted aggregate caliper ratio to the proposed City trees removals in order to determine compensation requirements.

**Tree Injuries**

As noted previously, the West edge of the site consists of a predominantly naturalized, crowded row of mature trees located either on the subject property, straddling the lot line (mutually owned) or on adjacent lands. An excavation and shoring limit at a 2m offset from the property line is required in the southwest portion of the property. This limit of disturbance will result in the removal of all subject property trees in the area and an encroachment into the minimum tree protection zones (TPZs) of several mutually owned and neighbouring property trees. Considering the extent of the proposed encroachments, the trees are recommended for preservation, pending a root exploration which will ultimately determine the final limits of tree preservation. While a permit is not required for these works, it is recommended that permission is acquired from the respective neighbouring property owners prior to mobilization of any exploration activities with the minimum TPZs of the subject trees. (refer to *Tree Preservation and Construction Mitigation Recommendations* section, below)

**Tree Preservation and Construction Mitigation Recommendations**

The following tree protection measures are recommended to be undertaken by the owner in order to successfully preserve the trees noted on the Tree Preservation Plan.

**Pre-Construction****Tree Protection Hoarding**

- All trees to be preserved will be protected with City approved tree protection hoarding. This hoarding shall be maintained for the duration of site construction. It shall not be removed until authorized by the Consulting Arborist and the City. The hoarding shall be constructed at the location as noted on the Tree Inventory & Preservation Plan (V100).
- Once installed, the limits of protection hoarding shall be approved in the field by the Consulting Arborist.

**Crown Pruning**

- Some crowns may need to be elevated in order to accommodate the excavation and shoring works. Any limbs that are to be removed will need to be determined on site by the Consulting Arborist.
- The amount of pruning is not to exceed approximately 1/3 of the live crown of any tree. If more pruning is required, the tree may need to be removed.
- All pruning works are to be undertaken by a certified Arborist, utilizing arboricultural best practices.
- The Consulting Arborist shall be on site during pruning activities.

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Root Exposure and Pruning - Southwest limit of Property (Tree #'s 16, 19, 30, 32, 37, 42)

As noted in the preceding section, the minimum TPZs of several mutually owned and adjacent property trees in the southwest portion of the site will be encroached by the required limit of excavation and shoring. Considering the extent of the encroachments, it is anticipated that the trees can be successfully preserved within the context of the proposed injuries. In order to expose the roots present within the limits of excavation and to minimize the total area of root impact, the following mitigation measures are recommended:

- After tree protection hoarding is in place, excavation of a root pruning trench is to be undertaken at the limit of required excavation/shoring.
- This will be completed through the use of Hydro-Vac, utilizing 50psi water pressure or air spade excavation by a certified operator.
- Root pruning trenches to be approximately 300mm wide x 900mm deep.
- All exposed roots are to be pruned at the limit of excavation.
- Immediately following excavation and root pruning, the trench is to be backfilled with topsoil or clear granular to ensure that no further disturbance is incurred until the time of shoring installation.
- All root pruning is to be undertaken by a certified Arborist, utilizing arboricultural best practices.
- The Consulting Arborist shall be on site during root exposure and pruning activities.

In the event that significant root material is exposed and the level of root loss would not be sustainable for any of the subject trees, tree removal will be required. Permission is to be obtained from the adjacent property owner prior to the removal of any tree that is mutually owned or on a neighbouring site.

**During Construction**

- Areas within the protection hoarding shall remain undisturbed for the duration of site construction and shall not be used for the storage of excavated fill, building materials, structures or equipment.
- Structures, paving and retaining walls located within the protected areas that require removal, shall be removed by hand.
- No cables of any type shall be wrapped around or installed in trees to be preserved. No contaminants will be dumped or flushed where feeder roots of trees exist.
- Where limbs or portions of trees require pruning to remove deadwood or accommodate construction, they will be removed by a qualified Arborist in accordance with acceptable arboricultural practice.

**Post-Construction**

- Following construction, the limits of the "Tree Protection Zone" shall be inspected by the Consulting Arborist. Any pruning, watering, fertilization or replacement requirements will be determined at that time.
- Tree protection hoarding may be removed to facilitate final landscape fine grading and tree planting. This must be completed under the review of the Consulting Arborist.



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To ensure that the above measures are properly implemented, the Consulting Arborist shall be involved at the following stages of construction:

1. Upon layout and installation of protective hoarding and root protection layer
2. During root pruning trench excavation and root pruning activities
3. Periodically during construction to ensure that hoarding and root protection remains in place and no damage occurs to trees to be preserved
4. Upon fine grading of site or other landscape works
5. Upon completion of construction activities

**Conclusion**

Strybos Barron King Ltd. was retained by National Homes (Plains Road) LP to prepare an Arborist Report for the subject property in accordance with City of Burlington guidelines. The report summarizes the trees inventoried within and immediately adjacent to the site and provides recommendations for retention, removal and mitigation in context with the proposed site plan. The *V100 – Tree Inventory & Preservation Plan* should be used as a reference with this report for detailed information pertaining to existing trees.

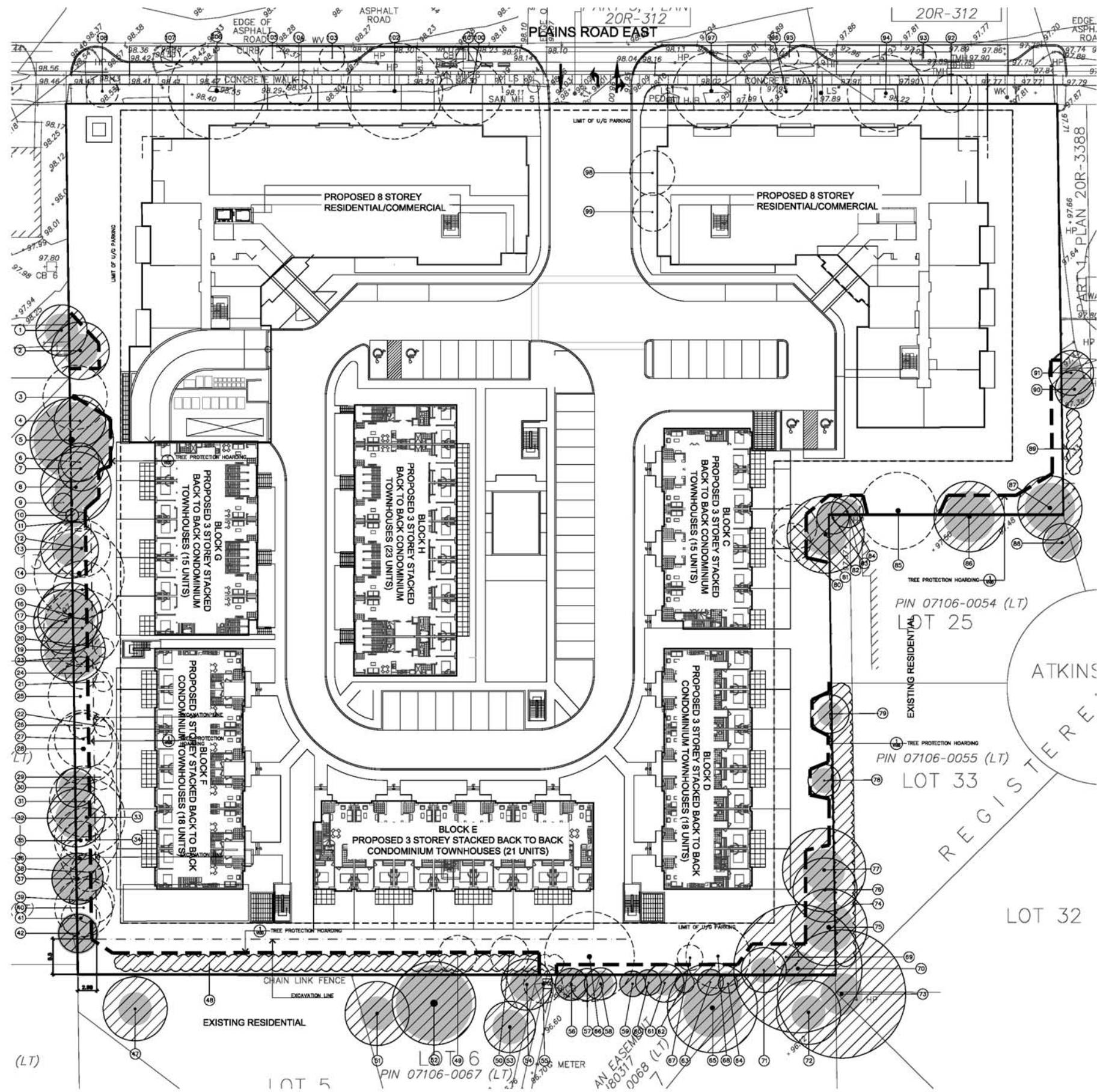
The owner is proposing to construct a multi-block residential development within the subject property. Due to the constraints of the proposed limits of construction, the majority of the trees within the site and City trees immediately adjacent to the site will require removal. Several mutually owned and neighbouring property trees will incur injury as a result of the required limits of construction in the southwest portion of the development; however, these trees are eligible for preservation pending the mitigation measures noted in the preceding sections. All proposed tree removals are subject to City review, the results of which will generate tree replacement requirements in accordance with municipal guidelines.

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**Appendix A – TREE INVENTORY CONTEXT PLAN** (refer to V100 for information pertaining to individual trees and preservation details)



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Appendix B – SITE PHOTOGRAPHS



Hydro pruning/topping along West property limit



View Northwest along partially naturalized West property limit



View East along South property limit (Inventory #48 White Cedar hedge)



View East into southeast corner of site (Tree #'s 75-77 semi-mature to mature Honeylocusts)



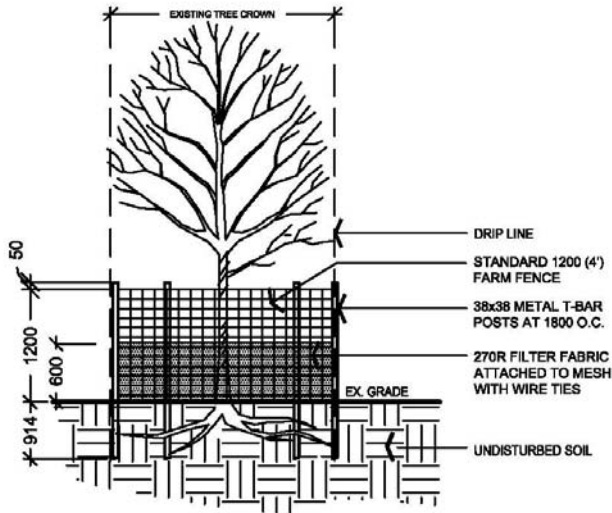
View North along East property line (Inventory # 74 White Cedar Hedge)



View West towards Plains Road Streetscape - Midground Centre: Tree #102 Mature Honeylocust

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**Appendix C – TREE PROTECTION HOARDING DETAIL**



1.2m HT FARM FENCE HOARDING

N.T.S.

PLANTING/TPH.DWG

**TREE PRESERVATION NOTES:**

- A) ALL EXISTING TREES TO REMAIN ON SITE, OR ON ADJACENT PROPERTIES WHICH MAY BE AFFECTED, SHALL BE PROTECTED WITH HOARDING, I.E. PROTECTIVE FENCING, ERECTED BEYOND THEIR 'DRIP LINE' OR OTHERWISE SPECIFIED, PRIOR TO THE COMMENCEMENT OF SITE CLEARING AND STRIPPING, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND THE LOCAL AUTHORITY. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED SHALL BE TREATED IN A LIKE MANNER WITH HOARDING AROUND THE ENTIRE CLUMP(S). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS, STRUCTURES OR EQUIPMENT. THIS SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF SITE CLEARANCE, DEMOLITION, OR ANY TYPE OF CONSTRUCTION.
- B) NO CABLES OF ANY TYPE SHALL BE WRAPPED AROUND OR INSTALLED IN TREES. SURPLUS SOIL, EQUIPMENT, VEHICLES, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
- C) THE DEVELOPER OR THEIR AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED
- D) WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY BY A CERTIFIED ARBORIST IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE. MEASURES SHALL BE TAKEN TO PREVENT ANY FURTHER DAMAGE.
- E) WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.
- F) WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.
- G) IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND THE LOCAL AUTHORITY.

Note: The developer may be required to install plywood hoarding along certain limits of work which is deemed appropriate as an alternative to this hoarding detail (in so far as it is installed in the same alignment shown on the V100 plan). All hoarding is to be reviewed by the Consulting Arborist prior to mobilization.