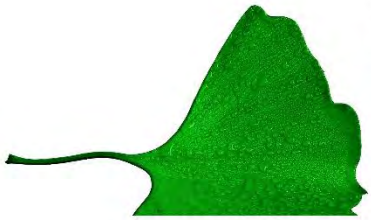
Arborist Report

35 Plains Road East,
Burlington, ON



adesso design inc
landscape architecture

April 25th, 2024

CONTENTS

Background 3
Methods 3
Inventory Data 4
table 1. summary of trees inventoried 4
Tree Inventory Photos 5
Overall Findings 6
Trees Recommended for Preservation 6
table 2. summary of trees recommended for preservation 6
Trees Recommended for Removal 6
table 3. summary of trees recommended for removal 7
Public Trees recommended for removal 7
tree permitting requirements 7
alternate layouts that could preserve more trees and avoid removing public trees 7
Compensation for private Trees recommended for Removal 8
Compensation for public Trees recommended for Removal 8
Tree Protection and Mitigation Measures 8
table 4. minimum tree protection zones per DBH class 9
Conclusions 10
Assumptions & Limitations 10
appendix a – tree inventory table 11
appendix b – City of Burlington tree preservation details 13

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BACKGROUND

The Subject Site is located at the intersection of Plains Road East and Cooke Boulevard in Burlington, ON. The site is currently undeveloped with a few large mature trees along its northern and western boundaries. The interior of the site contains remnants of a gravel parking and/or driving surface, and is contains several early successional/colonizing herbaceous species.

Surrounding land uses include detached single-family residential, semi-detached townhouses, industrial/manufacturing, and institutional. The Aldershot GO Station is situated just north of the Subject Site.

The proposed work includes excavation, grading, and construction of an 12-Storey multi-use residential and commercial building with underground parking facilities. Commercial uses are proposed for the ground floor with residential units and amenity spaces proposed for upper floors.

This report, along with the accompanying Tree Protection Plan (by adesso design inc.), intends to satisfy the City of Burlington requirements for an Arborist Report and any necessary tree-related permit applications.

All trees included in this report were inventoried on September 7, 2021 by Carleigh Pope, ISA Certified Arborist ON-2578A.

METHODS

Trunk size was measured as diameter at breast height (DBH, measured 1.37 m above grade), in accordance with protocols set by the International Society of Arboriculture and adopted by the City of Burlington.

All private trees with a trunk diameter equal to or greater than the minimum 10 cm DBH have been included in this report; all Public Trees in the vicinity of the proposed work have been included, regardless of DBH measurement. As per the City's Private Tree Preservation By-Law, the total DBH of trees with multiple stems has been calculated as the sum of all stems.

For the purposes of this report, tree ownership is defined as:

1. "Subject Site Tree": Trees with stem(s) situated on the subject site property,
2. "Neighbouring Tree": Trees with stem(s) situated on adjacent private property
3. "Public Tree": Trees with stem(s) situated on City-owned land adjacent the subject site.
4. "Boundary Tree": Trees with stem(s)from the ground level to the first branch straddles or bi-sects the property line of a lot

This report documents the following:

- Biological data (i.e., species, size, condition, notable observations) for all trees,
- Interpretation of the potential impact of the proposed works on the inventoried trees,
- Recommendations for preservation or removal of individual trees based on the nature of the proposed work, the current health of the tree, and the susceptibility/tolerance of the tree species to various stresses/insults related to construction and other sources,
- Recommendations for protective actions to be taken to mitigate construction-related damage to existing trees to be preserved, and
- Compensation for Trees to be removed as required.

This report has been prepared in accordance with the following applicable municipal by-laws and guidelines of the City of Burlington and Halton Region:

- By-Law to conserve and protect trees on private land within the Urban Planning Area Boundary of City of Burlington (02-2020);
- By-law to regulate planting, maintenance and preservation of trees on or affecting public property (68-2013);
- City of Burlington Specifications Index for Tree Protection and Preservation (SPEC NO. SS12A);
- By-law to prohibit or regulate the destruction or injuring of trees in the Regional Municipality of Halton (121-05)

INVENTORY DATA

Date/Time: September 8, 2021, 2:30 p.m.
Relative Part of Growing Season: Full Leaf
Weather Conditions: Clear 30 °C

TABLE 1. SUMMARY OF TREES INVENTORIED

Tree Ownership Category	Quantity & Species		Count
1. Subject Site Trees	5 Siberian Elm	subtotal	5
2. Neighbouring Trees	7 Austrian Pine 1 Paper Birch 1 Crimson King Norway Maple	subtotal	9
3. Public Trees	1 Little Leaf Linden 1 Norway Maple 2 Tree-of-Heaven	subtotal	4
4. Boundary Trees	1 Manitoba Maple 1 Rock Elm	subtotal	2
		total	20

TREE INVENTORY PHOTOS



Tree 1 (Public)



Tree 2 (Public) – Large healed stem wound



Trees 3-4 (Public – within Right of Way) & Tree 5 (Private)



Tree 7 (Neighbouring)



Tree 9 (Neighbouring)



Trees 10-12 (Neighbouring)



Tree 15 (Neighbouring)



Tree 17 (Subject Site)



Tree 20 (Neighbouring)

OVERALL FINDINGS

A total of 20 individual trees (4 Subject Site, 9 Neighbouring, 5 Public, and 2 Boundary) were recorded at the time of inventory. All trees were located on OLS Survey by Rady-Pentek & Edward Surveying Ltd. (2015).

Inventoried trees were mostly large, older individuals with some undersized (less than 10cm DBH) individuals in the understory. The majority of trees inventoried fall within the Neighbouring Ownership Category, many of which have canopies that overhang into the Subject Site.

TREES RECOMMENDED FOR PRESERVATION

Trees recommended for preservation have been assessed using one or more of the following criteria:

- Location sufficiently distanced from proposed site works and/or construction related stresses;
- Current health condition is acceptable;
- Tree poses a low hazard level to person or property; and
- General species tolerance to construction-related and other anticipated stressors

Trees recommended for preservation are summarized in table 2 below. All trees to be preserved are to be protected to the satisfaction of the City of Burlington prior to the commencement of construction. All tree protection measures are to remain in place during all stages of construction, as specified in *City of Burlington Specifications Index for Tree Protection and Preservation (SPEC NO. SS12A)*. Refer to the Tree Protection and Mitigation measures section below.

TABLE 2. SUMMARY OF TREES RECOMMENDED FOR PRESERVATION

Tree Ownership Category	Quantity & Species		Count
1. Subject Site Trees	None	subtotal	0
2. Neighbouring Trees	1 Crimson King Norway Maple 1 Austrian Pine	subtotal	2
3. Public Trees	None	subtotal	0
5. Boundary Trees	None	subtotal	0
		total	2

Two Neighbouring Trees are recommended for preservation due to sufficient distance from the proposed works. Both trees recommended for preservation (Tree #15 and Tree #20) are unlikely to be impacted by the proposed development and possess high species' tolerance to construction related impacts.

TREES RECOMMENDED FOR REMOVAL

Trees recommended for removal have been assessed using one or more of the following criteria:

- Location is in conflict with proposed works to a degree that would compromise the long term structural and/or health integrity

- Current health condition suggests tree is undergoing significant decline and/or death
- Potential impacts from proposed works will cause the tree to become a hazard to person or property
- General species intolerance of construction-related and other anticipated stressors

TABLE 3. SUMMARY OF TREES RECOMMENDED FOR REMOVAL

Tree Ownership Category	Quantity & Species		Count
1. Subject Site Trees	5 Siberian Elm	subtotal	5
2. Neighbouring Trees	6 Austrian Pine 1 Paper Birch	subtotal	7
3. Public Trees	1 Little Leaf Linden 1 Norway Maple 2 Tree-of-Heaven	subtotal	4
5. Boundary Trees	1 Manitoba Maple 1 Rock Elm	subtotal	2
		total	18

Eighteen Trees (5 Subject Site, 7 Neighbouring, 4 Public, and 2 Boundary) are recommended for removal due to direct conflict with proposed works, excavation, new building construction, and work within the Right-of-Way.

PUBLIC TREES RECOMMENDED FOR REMOVAL

All four Public trees recommended for removal (Trees #1-#4) are in conflict with the proposed removal of existing curbs within the Subject Site and proposed servicing within the boulevard of Plains Road East. In addition, minor (Trees #1 and #2) to severe (Trees #3 and #4) mTPZ and CRZ encroachment is expected due to the proposed underground parking facility.

The degrees of encroachment into the respective mTPZs and CRZs of these trees during removal and construction activities will likely cause irreversible damage to the trees' root systems.

TREE PERMITTING REQUIREMENTS

All Public Trees qualify under the City of Burlington Public Tree By-law (68-2013) and will require a Tree Permit and Council approval prior to removal (Trees #1 - #4). Written permission from Neighbouring landowners is required prior to the removal of any Neighbouring Trees.

The nine Private Trees (i.e., Subject Site, Neighbouring, and/or Boundary ownership categories) recommended for removal will be reviewed under the Planning Act (per City of Burlington Roads, Parks, and Forestry staff comments, March 31, 2023).

ALTERNATE LAYOUTS THAT COULD PRESERVE MORE TREES AND AVOID REMOVING PUBLIC TREES

Alternate site layouts were explored in earlier design stages in order to investigate the possibility of retaining more existing trees. The current proposed layout was determined to be the optimum design to meet the needs of the development within the area constraints of the Subject Site. The proposed layout has since received approval by the Ontario Municipal Board (OMB). As

outlined above, the proposed works (demolition, removal, and construction) are expected to cause significant injury to the Public trees recommended for removal. As a result, proposed planters (refer to landscape plans prepared by adesso design inc.) are not to be built around existing Public Trees #1 and #2. The potential injuries to these two Public trees may take several years to become apparent and if retained, the trees may become a public safety hazard due to a decline in structural and biological health integrity.

Compensation for private Trees recommended for Removal

The DBH of each Private Tree to be removed is the basis for required compensatory tree planting. The rate of compensation is determined by the total caliper of trees recommended for removal (Aggregate Caliper Method). The total (aggregate) caliper to be removed from the site is then replaced at parity with 50mm caliper nursery stock (i.e., one new 50mm caliper tree counts for 5cm of DBH that is removed from the site).

Twelve (12) Private Trees recommended for removal are included in the replacement calculations for the development, with a total caliper of 246cm to be replaced through compensation planting or cash-in-lieu payment. The removal of the 12 Private Trees will require 50, 50mm caliper replacement trees.

Where space within the Subject Site does not allow for all compensatory plantings, a cash-in-lieu payment for each unplanted compensation tree will be required at a rate of $250.00 per compensation tree (Engineering Services Department correspondence, dated March 31, 2023).

Compensation for public Trees recommended for Removal

Compensation plantings for removed Public Trees is calculated using the Aggregate Caliper Method. The DBH of each Public Tree recommended for removal is adjusted based on the overall condition rating expressed as a percentage. The removal of the four Public Trees will require 21, 50mm caliper trees as compensation.

Where space within the Subject Site does not allow for all compensatory plantings, a cash-in-lieu payment for each unplanted compensation tree will be required. No trees can be proposed within the public right-of-way as per City request (email correspondence, March 8 2023).

TREE PROTECTION AND MITIGATION MEASURES

The impacts to trees from the construction process can be severe and are often latent. Mechanical damage to tree structures (i.e. trunk, roots, and branches) as well as soil compaction from equipment, staging, material storage, and altered drainage patterns can cause potentially fatal impacts that may not become apparent until long-after construction is completed.

For these reasons, all trees to be preserved shall be afforded adequate protection measures in accordance with *City of Burlington Specifications Index for Tree Protection and Preservation (SPEC NO. SS12A)*. Tree protection measures are to be installed prior to and remain throughout all stages of construction.

The location of temporary tree protection hoarding is depicted graphically on the Vegetation Management Plan (by adesso design inc.) accompanying this report. Where possible, the City standard for minimum tree protection zone (mTPZ) and critical root zone (CRZ) have been provided. Table 3 provides a summary of the mTPZ CRZ distances per DBH class for the City of Burlington.

TABLE 4. MINIMUM TREE PROTECTION ZONES PER DBH CLASS

Trunk Diameter (DBH)	Minimum Protection Distances Required	Critical Root Zone Distances Required
< 10 cm	1.8 m	1.8m
11-40 cm	2.4 m	4.0m
41 – 50 cm	3.0 m	5.0m
51 – 60 cm	3.6 m	6.0m
61 – 70 cm	4.2 m	7.0m
71 – 80 cm	4.8 m	8.0m
81 – 90 cm	5.4 m	9.0
91 – 100 cm	6.0 m	10.0

If any disruption or injury occurs to a tree to be preserved, including planned injuries (e.g., "true injuries) and unplanned or accidental injuries (e.g., roots encountered unexpectedly, crown pruning required for construction access or equipment manoeuvring), it is recommended that a qualified tree care professional is consulted and performs all remedial work on the tree(s). General recommendations for mitigating damage trees include (but are not limited to):

- Excavation within mTPZ is to be done by hand and all tree roots that require removal are to be cleanly pruned by a tree care professional and according to best management practices of arboriculture. All exposed tree roots to remain are to be covered immediately with native soil or imported good-quality planting soil using 150mm lifts and hand tamped to prevent air pockets. All areas of disturbed tree roots to remain are to be thoroughly watered immediately upon completion of excavation and backfilling with soil.
- Damaged branches/limbs are to be cleanly pruned by a tree care professional and according to best management practices of arboriculture.
- Damage to tree trunks is to be reported immediately to a tree care professional for consultation and possible action.

One Neighbouring Tree (Tree #20) is recommended for preservation with minor CRZ encroachment due to the proposed underground parking structure. This encroachment (7%) is not expected to cause significant or irreversible damage to the tree or its root systems.

In addition to the above mitigative measures, construction-related disturbance to Tree #20 may be mitigated through root pruning, by a qualified tree professional or under their supervision, using a hydro-vacuum and/or air-powered soil excavation unit. Excavation of the area to be root pruned should reach a depth of 300mm and roots pruned at a maximum distance of 150mm beyond limit of work. Once pruning is complete, exposed roots are to be covered immediately as described above.

Prior to any work in proximity to neighbouring trees, a consent letter from neighbouring landowner(s) is required.

CONCLUSIONS

A total of 20 (5 Subject Site, 9 Neighbouring, 4 Public, 2 Boundary) individual trees have been inventoried and assessed for possible preservation in the context of the proposed work. Refer to appendix a the municipal address(es) of each tree inventoried.

Two trees (both Neighbouring) are recommended for preservation, and 18 trees (5 Subject Site, 7 Neighbouring, 4 Public, 2 Boundary) are recommended for removal. Twelve (12) Private Trees are included in compensation calculations and will require 50, 50mm caliper replacement trees. Where space does not allow for compensatory planting, a cash-in-lieu payment of $250.00 per unplanted compensation tree will be required.

Council Approval and a Public Tree Permit is required prior to the removal of Public Trees. Work conducted around any Public Trees will require a Tree Permit.

Compensation for Public Trees to be removed has been calculated using the Aggregate Caliper Method (ACM) as per City of Burlington Urban Forestry and Landscape Pre-Consultation comments (dated May 21, 2021). A total of twenty-one (21) 50mm caliper trees are required as compensation for the Public Trees to be removed; space limitations of the Subject Site restrict the ability to plant compensation trees therefore a cash-in-lieu payment will be required.

ASSUMPTIONS & LIMITATIONS

The data and assessment presented in this report are only valid at the time of inspection and inventory.

A reasonable effort has been made to assess the overall condition of trees included in this report.

Unless otherwise stated, all tree data and observations were collected from visual inspection of external tree features from the ground level.

This report is to be used only by the intended recipient for the purposes stated in the Background section. Use by any other person or for any other purpose must be authorized in writing by the consulting arborist or adesso design inc.

The data and its interpretation in this report are the sole opinion of adesso design inc. and were not influenced by any other party.



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APPENDIX A – TREE INVENTORY TABLE

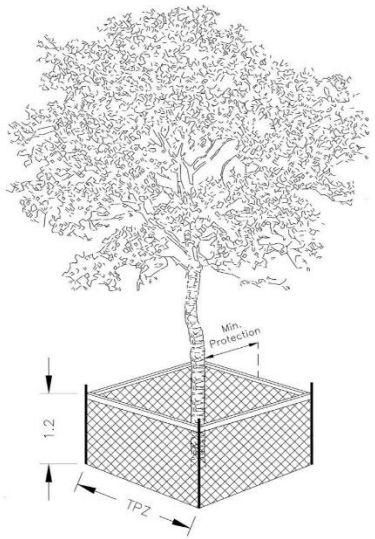
TREE #	SPECIES (COMMON NAME)	SPECIES (BOTANICAL NAME)	DBH (cm)	STRUCTURAL (%)	HEALTH (%)	OVERALL CONDITION (%)	CONDITION **	CROWN CLASS	CROWN WIDTH (m)	mTPZ (m)	CRZ (m)	COMMENTS	POTENTIAL IMPACTS FROM CONSTRUCTION	OWNERSHIP
1	Little Leaf Linden	*Tilia cordata*	52	80%	90%	85%	GOOD	D	7	3.6	6.0	watersprouts (severe), epicormic branching, dead branches (minor), canopy dieback <10%	encroachment due to proposed paving and servicing	Public - Plains Rd E ROW
2	Norway Maple	*Acer platanoides*	42	80%	90%	85%	GOOD	D	6	3.0	5.0	co-dominant leaders @1.8m, included bark at union, canopy dieback 10-20%, healed stem wound	encroachment due to proposed paving and servicing	Public - Plains Rd E ROW
3	Tree-of-Heaven	*Ailanthus altissima*	8, 11, 10	80%	80%	80%	GOOD	C	3	2.4	4.0	asymmetrical crown	encroachment due to proposed paving and servicing	Public - Plains Rd E ROW
4	Tree-of-Heaven	*Ailanthus altissima*	11	60%	80%	70%	GOOD	C	3	2.4	4.0	poor form	encroachment due to proposed paving and servicing	Public - Plains Rd E ROW
5	Tree-of-Heaven	*Ailanthus altissima*	10, 9	60%	80%	70%	GOOD	C	3	2.4	4.0	asymmetrical crown, co-dominant leaders @0.3m	encroachment due to proposed paving	Subject Site - 35 Plains Rd E
6	Paper Birch	*Betula papyrifera*	25, 25, 26, 24	40%	30%	35%	POOR	C	9	6.0	10.0	canopy dieback ~40%, healed stem wound, included bark poor form	encroachment due to proposed underground parking structure and building footprint	Neighbouring - 15 Plains Rd E
7	Austrian Pine	*Pinus nigra*	77	40%	40%	40%	POOR	C	12	4.8	8.0	co-dominant leaders @1.8m, included bark, woodpecker damage, Diploidia tip blight	encroachment due to proposed underground parking structure and building footprint	Neighbouring - 15 Plains Rd E
8	Manitoba Maple	*Acer negundo*	35	40%	40%	40%	POOR	C	10	2.4	4.0	broken branches, dead branches, canopy dieback ~20%	encroachment due to proposed underground parking structure and building footprint	Boundary - 15 & 35 Plains Rd E
9	Austrian Pine	*Pinus nigra*	54	70%	40%	55%	FAIR	C	10	3.6	6.0	Diploidia tip blight	encroachment due to proposed underground parking structure and building footprint	Neighbouring - 15 Plains Rd E
10	Austrian Pine	*Pinus nigra*	56	70%	50%	60%	FAIR	C	12	3.6	6.0	co-dominant leaders @2.6m, Diploidia tip blight	encroachment due to proposed underground parking structure and building footprint	Neighbouring - 15 Plains Rd E
11	Austrian Pine	*Pinus nigra*	30	50%	30%	40%	POOR	C	8	2.4	4.0	grapevine competition in canopy, slight lean west, asymmetrical crown, canopy dieback 20%	encroachment due to proposed underground parking structure and building footprint	Neighbouring - 15 Plains Rd E
12	Austrian Pine	*Pinus nigra*	40, 33	40%	35%	38%	POOR	C	7	4.8	8.0	co-dominant leaders @0,6m, included bark, Diploidia tip blight	encroachment due to proposed underground parking structure and building footprint	Neighbouring - 15 Plains Rd E
13	Austrian Pine	*Pinus nigra*	42	80%	50%	65%	GOOD	C	9	3.0	5.0	Oozing wounds, canopy dieback 20%, Diploidia tip blight	encroachment due to proposed underground parking structure and building footprint	Neighbouring - 15 Plains Rd E
14	Rock Elm	*Ulmus thomasii*	14	60%	70%	65%	GOOD	C	6	2.4	4.0	asymmetrical crown, conflict with existing chain link fence	encroachment due to proposed underground parking structure and building footprint	Boundary - 15 & 35 Plains Rd E
15	Austrian Pine	*Pinus nigra*	39	70%	40%	55%	FAIR	C	8	2.4	4.0	Diploidia tip blight, co-dominant leaders @4m, asymmetrical crown canopy dieback 30%	none	Neighbouring - 15 Plains Rd E
16	Siberian Elm	*Ulmus pumila*	18	60%	80%	70%	GOOD	C	5	2.4	4.0	poor branch structure and branch taper, included bark	encroachment due to proposed surface parking	Subject Site - 35 Plains Rd E
17	Siberian Elm	*Ulmus pumila*	12, 21	60%	70%	65%	GOOD	C	5	2.4	4.0	co-dominant leaders@0.3m, included bark, asymmetrical crown, wet wound	encroachment due to proposed surface parking	Subject Site - 35 Plains Rd E

TREE #	SPECIES (COMMON NAME)	SPECIES (BOTANICAL NAME)	DBH (cm)	STRUCTURAL (%)	HEALTH (%)	OVERALL CONDITION (%)	CONDITION **	CROWN CLASS	CROWN WIDTH (m)	mTPZ (m)	CRZ (m)	COMMENTS	POTENTIAL IMPACTS FROM CONSTRUCTION	OWNERSHIP
18	Siberian Elm	*Ulmus pumila*	12	70%	70%	70%	GOOD	C	4	2.4	4.0	canopy dieback 20%	encroachment due to proposed surface parking	Subject Site - 35 Plains Rd E
19	Siberian Elm	*Ulmus pumila*	12	80%	80%	80%	GOOD	C	4	2.4	4.0		encroachment due to proposed surface parking	Subject Site - 35 Plains Rd E
20	Crimson King Norway Maple	*Acer platanoides 'Crimson King'*	24	80%	90%	85%	GOOD	C	5	2.4	4.0	healed stem wound, exposed surface roots, poor branch taper	minor encroachment due to proposed transformer	Neighbouring - 1026 Cooke Blvd

APPENDIX B – CITY OF BURLINGTON TREE PRESERVATION DETAILS

Tree Protection and Preservation
Specification No.: SS12A

Detail TP-1 – Tree Protection Detail.



Trunk Diameter (DBH) [2]	Minimum Tree Protection Zone (MTPZ) Distances Required [3]	Critical Root Zone (CRZ) Distances Required [3&4]
< 10 cm	1.8 m	1.8 m
11 - 40 cm	2.4 m	4.0 m
41 - 50 cm	3.0 m	5.0 m
51 - 60 cm	3.6 m	6.0 m
61 - 70 cm	4.2 m	7.0 m
71 - 80 cm	4.8 m	8.0 m
81 - 90 cm	5.4 m	9.0 m
91 - 100+ cm	6.0 m	10.0 m

NOTES:

[1] The roots of a tree can extend from the trunk to approximately 2-3 times the distance of the drip line.
[2] Diameter at breast height (DBH) is the measurement of tree trunk taken at 1.4 metres above ground.
[3] Minimum Tree Protection Zone and Critical Root Zone distances are to be measured from the outside edge of the tree base towards the drip line and may be limited by an existing paved surface, provided the existing paved surface remains intact throughout the construction work and is subject to Section 6 of this specification.
[4] Where work is being performed beyond the Minimum Tree Protection Zone but within the Critical Root Zone the works are subject to Section 8 of this specification.

TREE PROTECTION BARRIER

1. The required barrier is a 1.2 metre (4 ft) high orange plastic web snow fencing on 2" x 4" frame. Where orange plastic web snow fencing creates a restriction to sightlines, page wire fencing with reflective tape can be used.
2. Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place throughout the entire duration of the project. The barriers shall be maintained erect and in good repair throughout the duration of construction operations with breaks and unsupported sections repaired immediately. Tree protection may be not be removed prior to the completion of construction without written authorization from the Manager of Urban Forestry or designate.
3. All supports and bracing used to safely secure the barrier should be located outside the MTPZ. All supports and bracing should minimize damage to roots.
4. Where some fill or excavated material must be temporarily located near a MTPZ, a wooden barrier with silt fencing must be used to ensure no material enters the MTPZ.
5. No materials or fill may be stored within the MTPZ.
6. Equipment or vehicles shall not be operated, parked, repaired, or refueled within the MTPZ.
7. No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the MTPZ without written authorization from the Manager of Urban Forestry or designate.
8. A laminated Minimum Tree Protection Zone sign (See Detail TP-3 – Minimum Tree Protection Zone Sign) must be attached to the side of the Tree Protection where it will be visible by persons entering the site. Minimum size must be 10"x14".

Page 6
September 2020

Tree Protection and Preservation
Specification No.: SS12A

Detail TP-3 – Minimum Tree Protection Zone Sign



Page 8
September 2020