

September 13, 2023

14456335 Canada Inc.
Delivered Via Email

RE: **Tree Preservation Plan – Dorchester Road Property, City of Niagara Falls**

Below is a Tree Preservation Plan for lands located southwest of the intersection of Dorchester Road and Oldfield Road, in the City of Niagara Falls. It is understood that the preparation of a Tree Preservation Plan (TPP) has been requested by the City of Niagara Falls and Niagara Region as part of proposed rezoning and future development on the Subject Property.

Proposed Development

It is understood that future development on the property will consist of two six-storey residential buildings, with associated surface parking and amenity space. The conceptual location of the buildings and amenity areas are illustrated in Appendix A.

Methods

The tree inventory of this property was conducted on September 9 and 10, 2023, and included the following parameters:

Species – common and botanical names provided in the inventory table.

DBH – diameter at breast height (cm), measured at 1.4 m above the ground.

Dripline – recorded as crown diameter in meters.

Condition – condition of tree considering trunk integrity, crown structure and crown vigor. Condition ratings include Good, Fair, and Poor.

Location – UTM coordinates of the tagged tree.

The inventory of trees on this property was generally limited to trees 10 cm in DBH and larger, which were situated within and adjacent to the proposed development area. All live trees on the property greater than 10cm in diameter were inventoried and marked with an aluminum tree tag displaying an identification number. A summary of tree tally information is provided in Appendix B.

Existing Conditions

The Subject Property is located southwest of the intersection of Dorchester Road and Oldfield Road (see Figure 1), and is described as Part Lot 197, Township of Stamford. The property is generally flat and measures approximately 2.64 ha (6.52 acres) in size. The northern portion of the property was formerly used as a storage yard for railway construction materials, however no construction materials are currently stored on the granular base that remains present in this area. No buildings or structures are located on the property.

Vegetation on the central and southern portions of the property consists primarily of deciduous swamp, deciduous forest and cultural thicket and woodland. A review of background air photos indicates that this property was formerly utilized as a part of an agricultural operation, which appears to have been abandoned prior to 1965. The previous land use is reflected in the younger to mid-aged trees that are present on and adjacent to the property.

Results

A total of 110 trees were inventoried on and adjacent to the Subject Property. Inventoried trees consisted predominantly of Pin Oak (40%), Green Ash (26%) and American Elm, with an additional seven species comprising the remaining 12% of species composition. No botanical species at risk were observed during the tree inventory. A list of inventoried trees is provided in Appendix B and locations of trees are illustrated in Figure 1.

The Subject Property was previously cleared for agricultural purposes and has generally been regenerating since the early 1960's. As such, trees on and adjacent to the property are generally young to mid-aged. The average diameter of inventoried trees was determined to be approximately 17cm.

With respect to the general health of trees, no obvious signs of wide-spread disease were evident. Several dead and declining Green Ash were present, however most trees were in good to fair condition.

Summary and Recommendations

From our assessment, it is anticipated that 1 of the 110 inventoried trees will need to be removed to facilitate the proposed development and associated grading. This tree consists of a 14cm diameter Eastern Cottonwood (tree 734) that is growing on a berm in the northeast corner of the property. The remainder of trees on this property can likely be retained on site.

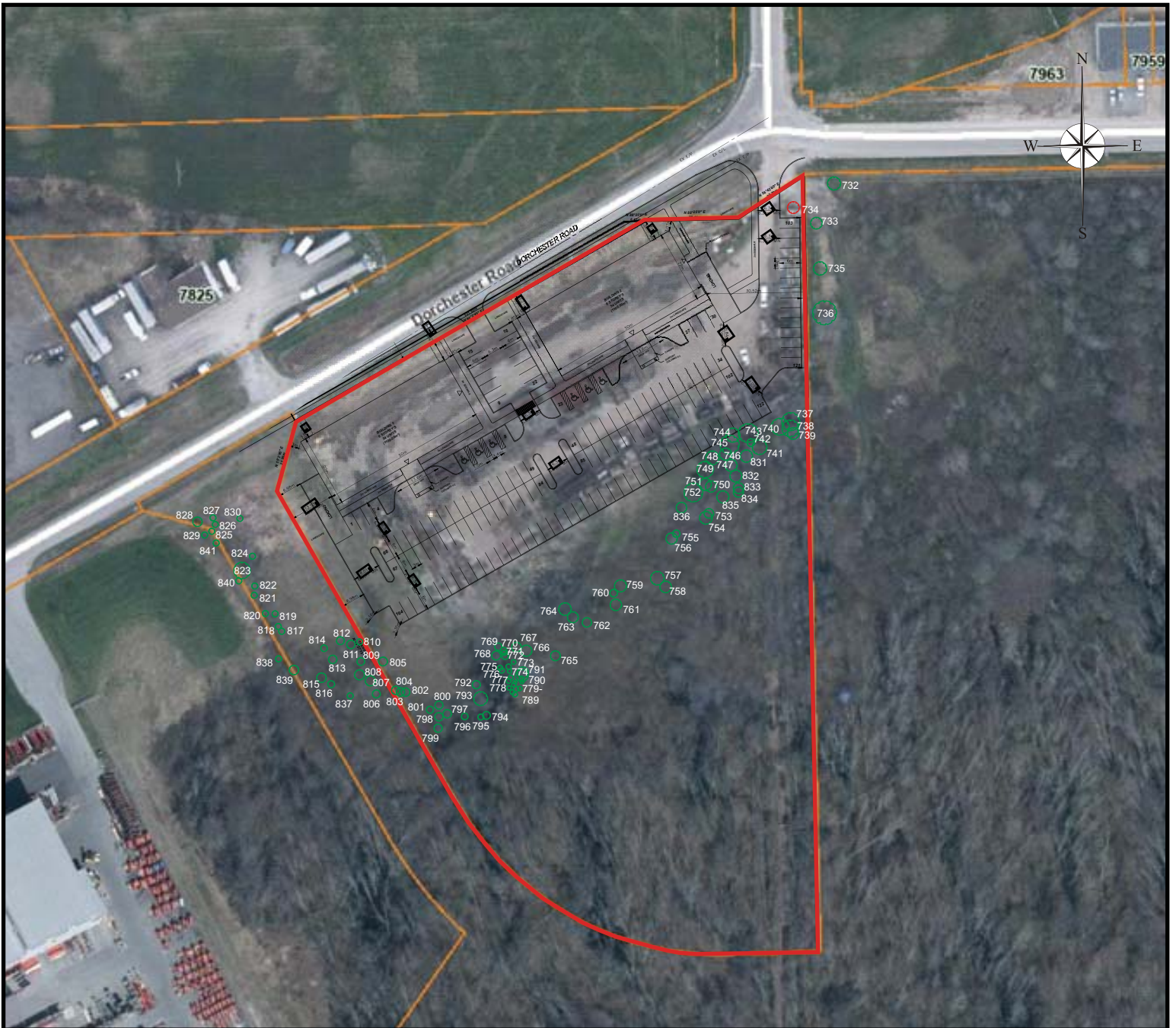
It should be noted that the proposed parking area is located adjacent to several Pin Oak trees in the southeast corner of the development area. Fill, granular material and concrete blocks appear to have been historically placed on the roots of trees 737, 740, 743, 744 and 745, however these trees still appear to be in good to fair condition. To help maintain the health of trees 737 and 740, it is recommended that any fill and concrete blocks be removed from over the roots of these individuals.

As illustrated in Figure 1, trees 743, 744 and 745 are located in close proximity to the proposed parking area. In an effort to maintain these trees on the property, it is recommended that fill and site disturbance be minimized within the critical root zones of these trees (approximately 3m from the trunk of trees). However, since the current fill on the roots of trees 743 and 744 may have impacted the longevity of these trees, it is recommended that six replacement Pin Oaks be installed on the property as part of future buffer and woodland enhancement works.

Mitigation Measures

To assist in maintaining the health of trees to remain on and adjacent the Subject Property, it is recommended that the following mitigation measures be implemented during grading and construction works.

- A limit of work fence should be erected on the property where anticipated grading or construction works are to occur in close proximity to trees to be retained. Where possible, it is recommended that a Tree Protection Zone be established no less than 2.4m from any trees between 10-40cm DBH, 3m from any trees 40-50cm DBH, 3.6m from any trees 50-60cm DBH and 4.2 m from any tree larger than 60cm DBH.
- Where possible, it is recommended that historical fill and concrete blocks placed adjacent trees 737, 740, 743, 744 and 745 be removed to help maintain the health of these trees. Base material to be installed as part of the construction of the parking area should also be minimized in this area.



Legend

- Subject Property
- 732 Tree to be Retained
- 734 Tree to be Removed

Figure 1
Location of Trees
on the Subject Property

Tree Protection Plan Dorchester Road, City of Niagara Falls

Prepared for: **14456335 Canada Inc.**

Prepared by: **COLVILLE** 
CONSULTING INC.

Notes: Tree icons not to scale.

September 2023

FILE: C23095

- Construction materials, equipment, soil, construction waste or debris shall not to be stored within the Tree Protection Area or within the dripline of any trees identified for protection.
- Any tree roots encountered during excavation should be flush-cut to promote new root growth.
- Any required vegetation removal should be conducted in a manner to avoid impacts to nesting birds and wildlife that may be utilizing habitats on the property.

Limitations of Assessment

It is our policy to attach the following clause regarding limitations. We do this to ensure that all interested parties are aware of what is technically and professionally realistic in retaining trees.

The assessment of trees presented in this report has been made using accepted arboricultural techniques. Specifically, we conducted a visual examination of all the above ground parts of the tree for: structural defects; scars; external indications of decay such as fungal fruiting bodies; evidence of attack by insects; discolored foliage; the condition of any visible root structures; and the degree and direction of lean (if any). We also noted the general condition of the trees and the surrounding site, and the proximity of property and people. Trees were not cored, probed or climbed and there was no detailed inspection of the root crowns involving excavations.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions.

The assessment presented in this report is valid at the time of inspection.

Please do not hesitate to contact the undersigned should you have any questions regarding the results of this report.

Respectively submitted by:



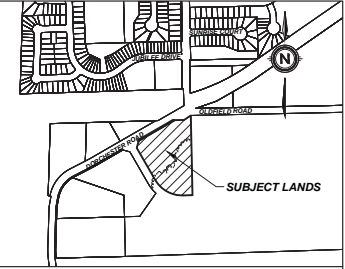
Ian Barrett, M.Sc.
Colville Consulting Inc.

Appendix A

Proposed Development Plan

DORCHESTER AND OLDFIELD ROAD

CITY OF NIAGARA FALLS



KEY PLAN
N.T.S.

CONCEPT PLAN

LEGAL DESCRIPTION

PART OF LOT 197 AND
PART OF THE ROAD ALLOWANCE
BETWEEN LOTS 196 & 197
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

ZONING MATRIX

| PROVISION | ZONING (R5D) | PROVIDED |
|---|--|----------------------------|
| RESIDENTIAL APARTMENT SO DENSITY ZONE | | |
| MIN. LOT FRONTAGE | 30m | 121.82m |
| MIN. LOT AREA | 80m ² per unit | 100m ² per unit |
| MIN. FRONT YARD | 7.5m plus any applicable distance specified in section 4.2.7.1 | 15.0m |
| MIN. SIDE YARD | one half the height of the building | 28.92m |
| MIN. EXTERIOR SIDE YARD | 7.5m plus any applicable distance specified in section 4.2.7.1 | N/A |
| MIN. REAR YARD | one half the height of the building or 15m, whichever is greater plus any applicable distance specified in section 4.2.7.1 | 198.16m |
| MAX. BUILDING HEIGHT | 22m | 18.5m |
| MIN. LANDSCAPED AREA | 40% of lot area | 175 |
| MIN. DISTANCE BETWEEN BUILDINGS ON SAME LOT | 15m | 15m |
| MAX. DENSITY | - | - |
| MAX. LOT COVERAGE | 30% | 88 |
| NUMBER OF APARTMENT DWELLINGS ON ONE LOT | 1 | 1 |

| REQUIRED | PROVIDED |
|---|--|
| FOR DWELLING CONTAINING 3 OR MORE DWELLING UNITS 1.4 SPACES PER DWELLING UNIT = 151 SPACES | 164 TOTAL SPACES (152 residential & 12 visitor) |
| ACCESSIBLE PARKING 101-200 SPACES = 1+3% OF THE TOTAL PARKING = 6 | 6 SPACES |

LAND USE SCHEDULE

| LAND USE | LOT/BLOCK | # OF UNITS | AREA(ha) | AREA(%) |
|--------------------------|-----------|------------|----------|---------|
| MULTI FAMILY RESIDENTIAL | | 108 | 0.220 | 8% |
| PARKING | | | 0.592 | 22% |
| LANDSCAPE | | | 0.492 | 18% |
| WETLAND/BUFFER | | | 1.322 | 50% |
| 3m ROAD WIDENING | | | 0.037 | 1% |
| TOTAL | | 108 | 2.6265 | 100% |

DEVELOPABLE AREA = 1.3041ha
DEVELOPABLE DENSITY = 82.82 units/ha

DEVELOPABLE AREA = 1.3041ha
DEVELOPABLE DENSITY = 82.82 units/ha

| # | ISSUED FOR REVIEW | 2022-11-16 | J0 |
|---|-------------------|------------|------|
| # | REVISION | DATE | INT. |



| | | |
|---------------|----------|-------------------|
| DRAWING TITLE | DRAFTING | ZC/J0 |
| CONCEPT PLAN | DATE | NOVEMBER 17, 2022 |
| | PRINTED | NOVEMBER 17, 2022 |
| | SCALE | 1:500 |
| DWG No. | 2251_CP | REV |
| | | 0 |

Appendix B

Tree Inventory Data

| Tree Tag # | Scientific Name | Species | Diameter - DBH (cm) | Height (meters) | Dripline (meters) | Health | Notes | Assessment |
|------------|--------------------|-------------------------------|---------------------|-----------------|-------------------|--------|---------------------------------------|---|
| 732 | American Elm | <i>Ulmus americana</i> | 18 | 10 | 4 | Good | | Retain - off site |
| 733 | American Elm | <i>Ulmus americana</i> | 16 | 8 | 2 | Good | | Retain - off site |
| 734 | Eastern Cottonwood | <i>Populus deltoides</i> | 14 | 8 | 3 | Good | Growing on berm above retaining wall. | Remove - grading |
| 735 | American Elm | <i>Ulmus americana</i> | 18 | 10 | 3 | Good | | Retain - off site |
| 736 | Green Ash | <i>Fraxinus pennsylvanica</i> | 36 | 12 | 5 | Poor | 3 Stems 36, 22, 18 | Retain - off site |
| 737 | Pin Oak | <i>Quercus palustris</i> | 46 | 14 | 6 | Good | Fill and concrete blocks on roots | Retain - outside of development area. Mitigate impacts to roots. |
| 738 | Pin Oak | <i>Quercus palustris</i> | 20 | 10 | 3 | Good | | Retain - outside of development area |
| 739 | Pin Oak | <i>Quercus palustris</i> | 14 | 10 | 2 | Good | | Retain - outside of development area |
| 740 | Pin Oak | <i>Quercus palustris</i> | 44 | 12 | 4 | Good | Fill and concrete blocks on roots | Retain - outside of development area. Mitigate impacts to roots. |
| 741 | Pin Oak | <i>Quercus palustris</i> | 20 | 12 | 3 | Good | | Retain - outside of development area |
| 742 | American Elm | <i>Ulmus americana</i> | 10 | 8 | 2 | Good | | Retain - outside of development area |
| 743 | Pin Oak | <i>Quercus palustris</i> | 42 | 10 | 3 | Fair | Fill on roots | Retain if possible - adjacent to parking area. Mitigate impacts to roots. |
| 744 | Pin Oak | <i>Quercus palustris</i> | 22 | 12 | 3 | Fair | Fill on roots | Retain if possible - adjacent to parking area. Mitigate impacts to roots. |
| 745 | Pin Oak | <i>Quercus palustris</i> | 40 | 14 | 5 | Good | Fill on roots | Retain if possible - adjacent to parking area. Mitigate impacts to roots. |
| 746 | Downy Hawthorn | <i>Crataegus mollis</i> | 12 | 5 | 3 | Good | 2 stems 8, 12 | Retain - outside of development area. Mitigate impacts to roots. |
| 747 | Pin Oak | <i>Quercus palustris</i> | 38 | 12 | 3 | Fair | | Retain - outside of development area |
| 748 | Pin Oak | <i>Quercus palustris</i> | 24 | 14 | 4 | Good | | Retain - outside of development area. Mitigate impacts to roots. |
| 749 | Pin Oak | <i>Quercus palustris</i> | 34 | 14 | 3 | Good | | Retain - outside of development area. Mitigate impacts to roots. |
| 750 | Pin Oak | <i>Quercus palustris</i> | 34 | 14 | 4 | Good | | Retain - outside of development area |
| 751 | Pin Oak | <i>Quercus palustris</i> | 22 | 12 | 3 | Good | | Retain - outside of development area |
| 752 | Pin Oak | <i>Quercus palustris</i> | 48 | 18 | 5 | Good | | Retain - outside of development area |
| 753 | Swamp White Oak | <i>Quercus bicolor</i> | 12 | 9 | 3 | Good | | Retain - outside of development area |
| 754 | Pin Oak | <i>Quercus palustris</i> | 22 | 12 | 4 | Good | | Retain - outside of development area |
| 755 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 8 | 2 | Poor | | Retain - outside of development area |
| 756 | Pin Oak | <i>Quercus palustris</i> | 18 | 10 | 2 | Good | | Retain - outside of development area |
| 757 | Pin Oak | <i>Quercus palustris</i> | 18 | 10 | 2 | Good | | Retain - outside of development area |
| 758 | Pin Oak | <i>Quercus palustris</i> | 16 | 10 | 3 | Good | | Retain - outside of development area |
| 759 | Pin Oak | <i>Quercus palustris</i> | 16 | 10 | 3 | Good | | Retain - outside of development area |
| 760 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 8 | 2 | Poor | | Retain - outside of development area |
| 761 | American Elm | <i>Ulmus americana</i> | 16 | 10 | 3 | Good | | Retain - outside of development area |
| 762 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 8 | 2 | Poor | | Retain - outside of development area |
| 763 | American Elm | <i>Ulmus americana</i> | 12 | 8 | 2 | Good | | Retain - outside of development area |
| 764 | Pear | <i>Pyrus communis</i> | 16 | 6 | 2 | Poor | | Retain - outside of development area |
| 765 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 7 | 1 | Poor | | Retain - outside of development area |
| 766 | Green Ash | <i>Fraxinus pennsylvanica</i> | 14 | 9 | 2 | Poor | | Retain - outside of development area |
| 767 | American Elm | <i>Ulmus americana</i> | 10 | 8 | 2 | Good | | Retain - outside of development area |
| 768 | Pear | <i>Pyrus communis</i> | 10 | 6 | 2 | Fair | | Retain - outside of development area |
| 769 | Pin Oak | <i>Quercus palustris</i> | 20 | 10 | 3 | Good | | Retain - outside of development area |
| 770 | Pin Oak | <i>Quercus palustris</i> | 18 | 10 | 2 | Good | | Retain - outside of development area |
| 771 | Pin Oak | <i>Quercus palustris</i> | 10 | 8 | 2 | Good | | Retain - outside of development area |
| 772 | Pin Oak | <i>Quercus palustris</i> | 10 | 8 | 2 | Good | | Retain - outside of development area |
| 773 | Pin Oak | <i>Quercus palustris</i> | 10 | 8 | 2 | Good | | Retain - outside of development area |
| 774 | American Elm | <i>Ulmus americana</i> | 10 | 8 | 2 | Good | | Retain - outside of development area |
| 775 | Pin Oak | <i>Quercus palustris</i> | 12 | 8 | 2 | Good | | Retain - outside of development area |
| 776 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 8 | 2 | Poor | | Retain - outside of development area |
| 777 | Pin Oak | <i>Quercus palustris</i> | 10 | 8 | 2 | Good | | Retain - outside of development area |
| 778 | Pin Oak | <i>Quercus palustris</i> | 10 | 9 | 2 | Good | | Retain - outside of development area |
| 779 | Pin Oak | <i>Quercus palustris</i> | 10 | 8 | 2 | Good | | Retain - outside of development area |
| 780 | Pin Oak | <i>Quercus palustris</i> | 10 | 8 | 2 | Good | | Retain - outside of development area |
| 781 | Pin Oak | <i>Quercus palustris</i> | 12 | 8 | 2 | Good | | Retain - outside of development area |
| 782 | Pin Oak | <i>Quercus palustris</i> | 10 | 8 | 2 | Good | | Retain - outside of development area |
| 783 | Pin Oak | <i>Quercus palustris</i> | 10 | 8 | 2 | Good | | Retain - outside of development area |
| 784 | Pin Oak | <i>Quercus palustris</i> | 12 | 8 | 2 | Good | | Retain - outside of development area |
| 785 | Pin Oak | <i>Quercus palustris</i> | 12 | 8 | 2 | Good | | Retain - outside of development area |
| 786 | Pin Oak | <i>Quercus palustris</i> | 12 | 8 | 2 | Good | | Retain - outside of development area |
| 787 | Pin Oak | <i>Quercus palustris</i> | 12 | 8 | 2 | Good | | Retain - outside of development area |
| 788 | American Elm | <i>Ulmus americana</i> | 14 | 10 | 3 | Good | | Retain - outside of development area |
| 789 | American Elm | <i>Ulmus americana</i> | 12 | 8 | 2 | Good | | Retain - outside of development area |
| 790 | Pin Oak | <i>Quercus palustris</i> | 66 | 20 | 7 | Good | | Retain - outside of development area |
| 791 | Pin Oak | <i>Quercus palustris</i> | 26 | 18 | 5 | Good | | Retain - outside of development area |
| 792 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 7 | 2 | Poor | | Retain - outside of development area |
| 793 | Pin Oak | <i>Quercus palustris</i> | 52 | 14 | 6 | Fair | Bee hive in tree | Retain - outside of development area |

| | | | | | | | | |
|-----|--------------------|-------------------------------|----|----|---|------|----------------|--------------------------------------|
| 794 | Green Ash | <i>Fraxinus pennsylvanica</i> | 12 | 10 | 2 | Poor | | Retain - outside of devleopment area |
| 795 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 8 | 2 | Poor | | Retain - outside of devleopment area |
| 796 | Green Ash | <i>Fraxinus pennsylvanica</i> | 12 | 10 | 2 | Poor | | Retain - outside of devleopment area |
| 797 | Black Walnut | <i>Juglans nigra</i> | 14 | 10 | 3 | Good | | Retain - outside of devleopment area |
| 798 | Black Walnut | <i>Juglans nigra</i> | 12 | 10 | 2 | Good | | Retain - outside of devleopment area |
| 799 | Green Ash | <i>Fraxinus pennsylvanica</i> | 12 | 10 | 2 | Poor | | Retain - outside of devleopment area |
| 800 | Black Walnut | <i>Juglans nigra</i> | 12 | 10 | 3 | Good | | Retain - outside of devleopment area |
| 801 | American Elm | <i>Ulmus americana</i> | 12 | 9 | 3 | Good | | Retain - outside of devleopment area |
| 802 | Green Ash | <i>Fraxinus pennsylvanica</i> | 12 | 8 | 1 | Poor | | Retain - outside of devleopment area |
| 803 | Green Ash | <i>Fraxinus pennsylvanica</i> | 12 | 8 | 2 | Fair | | Retain - outside of devleopment area |
| 804 | Green Ash | <i>Fraxinus pennsylvanica</i> | 14 | 8 | 3 | Fair | | Retain - outside of devleopment area |
| 805 | Green Ash | <i>Fraxinus pennsylvanica</i> | 12 | 8 | 2 | Poor | | Retain - outside of devleopment area |
| 806 | American Elm | <i>Ulmus americana</i> | 10 | 6 | 2 | Good | | Retain - outside of devleopment area |
| 807 | American Elm | <i>Ulmus americana</i> | 24 | 12 | 3 | Good | | Retain - outside of devleopment area |
| 808 | American Elm | <i>Ulmus americana</i> | 24 | 12 | 4 | Good | | Retain - outside of devleopment area |
| 809 | American Elm | <i>Ulmus americana</i> | 12 | 9 | 3 | Good | | Retain - outside of devleopment area |
| 810 | American Elm | <i>Ulmus americana</i> | 10 | 8 | 2 | Good | | Retain - outside of devleopment area |
| 811 | American Elm | <i>Ulmus americana</i> | 16 | 10 | 3 | Good | | Retain - outside of devleopment area |
| 812 | American Elm | <i>Ulmus americana</i> | 12 | 10 | 3 | Good | | Retain - outside of devleopment area |
| 813 | American Elm | <i>Ulmus americana</i> | 16 | 12 | 4 | Good | | Retain - outside of devleopment area |
| 814 | American Elm | <i>Ulmus americana</i> | 12 | 10 | 2 | Good | | Retain - outside of devleopment area |
| 815 | American Elm | <i>Ulmus americana</i> | 18 | 12 | 3 | Good | | Retain - outside of devleopment area |
| 816 | American Elm | <i>Ulmus americana</i> | 12 | 8 | 2 | Good | | Retain - outside of devleopment area |
| 817 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 8 | 2 | Fair | | Retain - outside of devleopment area |
| 818 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 8 | 2 | Fair | | Retain - outside of devleopment area |
| 819 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 8 | 2 | Fair | | Retain - outside of devleopment area |
| 820 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 8 | 2 | Fair | | Retain - outside of devleopment area |
| 821 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 8 | 2 | Fair | | Retain - outside of devleopment area |
| 822 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 8 | 2 | Fair | | Retain - outside of devleopment area |
| 823 | Ashy Willow | <i>Salix cinerea</i> | 12 | 6 | 4 | Good | 12 stems | Retain - outside of devleopment area |
| 824 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 8 | 2 | Fair | | Retain - outside of devleopment area |
| 825 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 8 | 2 | Fair | | Retain - outside of devleopment area |
| 826 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 8 | 2 | Fair | | Retain - outside of devleopment area |
| 827 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 8 | 2 | Fair | | Retain - outside of devleopment area |
| 828 | Scots Pine | <i>Pinus sylvestris</i> | 16 | 6 | 2 | Good | | Retain - outside of devleopment area |
| 829 | Scots Pine | <i>Pinus sylvestris</i> | 10 | 6 | 2 | Good | 2 stems 10, 10 | Retain - off site |
| 830 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 8 | 2 | Fair | | Retain - outside of devleopment area |
| 831 | Pin Oak | <i>Quercus palustris</i> | 34 | 14 | 5 | Good | | Retain - outside of devleopment area |
| 832 | Pin Oak | <i>Quercus palustris</i> | 14 | 10 | 3 | Good | | Retain - outside of devleopment area |
| 833 | Pin Oak | <i>Quercus palustris</i> | 24 | 12 | 4 | Good | | Retain - outside of devleopment area |
| 834 | Pin Oak | <i>Quercus palustris</i> | 32 | 14 | 5 | Good | | Retain - outside of devleopment area |
| 835 | Downy Hawthorn | <i>Crataegus mollis</i> | 12 | 6 | 3 | Good | | Retain - outside of devleopment area |
| 836 | Eastern Cottonwood | <i>Populus deltoides</i> | 10 | 6 | 2 | Good | | Retain - outside of devleopment area |
| 837 | American Elm | <i>Ulmus americana</i> | 12 | 8 | 2 | Good | | Retain - outside of devleopment area |
| 838 | Pin Oak | <i>Quercus palustris</i> | 10 | 8 | 2 | Good | | Retain - off site |
| 839 | American Elm | <i>Ulmus americana</i> | 16 | 9 | 3 | Good | | Retain - outside of devleopment area |
| 840 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 8 | 2 | Fair | | Retain - outside of devleopment area |
| 841 | Green Ash | <i>Fraxinus pennsylvanica</i> | 10 | 9 | 2 | Fair | | Retain - outside of devleopment area |

Appendix C

Site Photos



Photo 1. Example of conditions on the northern portion of the property. Photo from west side of the property facing east.



Photo 2. Example of vegetation conditions east of property. Photo from near Oldfield/Dorchester Road facing south.



Photo 3. Example of vegetation and site conditions in southeast portion of development area.



Photo 4. Example of vegetation and site conditions in southeast portion of development area.



Photo 5. Example of vegetation conditions south of central portion of development area.
Photo from development area facing south.



Photo 6. Example of vegetation conditions west of development area. Photo from
development area facing northwest.