



TERAGAN & ASSOCIATES, INC. ARBORICULTURAL CONSULTANTS

MEMORANDUM

Exhibit F

DATE: April 25, 2022
TO: Mac Even (Even Better Homes)
FROM: Todd Prager, RCA #597, ISA Board Certified Master Arborist
RE: Updated Tree Plan for The Bornstedt Views Subdivision

Summary

This report includes updated tree removal, preservation, and protection recommendations for the proposed Bornstedt Views Subdivision in Sandy, Oregon.

Background

Even Better Homes is proposing to construct a 43-lot subdivision with new streets, sidewalks, and utilities at 19618 SE Bornstedt Road in Sandy, Oregon. The topographic survey of existing trees is provided in Attachment 1, the proposed site plans with the proposed retention is provided in Attachment 2, and the inventory of existing trees is provided in Attachment 3.

The assignment requested of our firm for this project was to:

- Assess the trees within the development site;
- Identify the trees to be removed and retained; and
- Provide tree protection recommendations for the trees to be retained.

Tree Assessment

In July 2020 I completed the inventory of existing trees at the site.

The complete inventory data for each tree is provided in Attachment 3 and includes the tree number, common name, scientific name, trunk diameter (DBH), crown radius, health condition, structural condition, pertinent comments, and whether it is an onsite 11-inch DBH or greater tree in good condition.¹

All County Surveyors and Planners added color coded labels to the inventory to denote trees that are 11-inch DBH or greater and in good condition (yellow), trees

¹ Section 17.102.50 of the City of Sandy Code requires three onsite trees over 11-inch DBH that are in good condition to be retained.

that are not 11-inch DBH or greater and/or not in good condition (red), trees to be retained (green), and trees to be removed (salmon).

The tree numbers in the inventory in Attachment 3 correspond to the tree numbers on the plans in Attachments 1 and 2. The trees were also tagged with their corresponding numbers in the field.

Tree Removal and Retention

This section of the report includes tree removal and retention recommendations based on the proposed site plan.

Tree Removal

The standard tree protection requirements in the City of Sandy Code range from at least 10 feet from the trunks of retained trees (SDC 17.102.50.B.1) to five feet beyond the driplines (SDC 17.92.10.D) unless otherwise approved by the Planning Director.

A typical alternative minimum protection zone allows encroachments no closer than a radius from a tree of .5 feet per inch of DBH if no more than 25 percent of the critical root protection zone area (estimated at one foot radius per inch of DBH) is impacted. Figure 1 illustrates this concept.

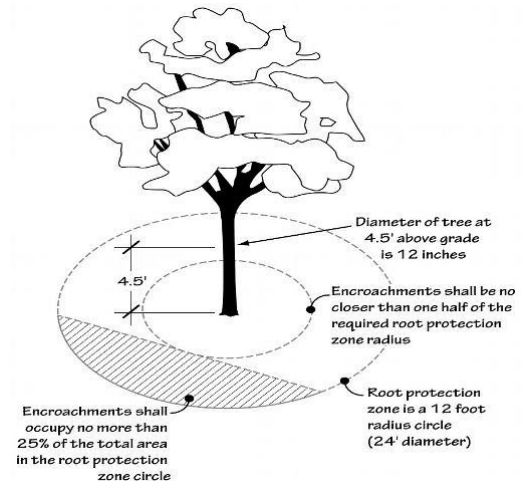


Figure 1: Alternative minimum protection zone

Using these criteria, while considering the tree conditions and their locations relative to construction and other site improvements, 709 of the assessed trees at the site are proposed for removal.

Tree Retention

A total of 38 trees are proposed to be retained. All 38 of these are in good condition, over 11-inch DBH, and not considered nuisance species according to the City of Sandy. Section 17.102.50.A of the City of Sandy Code includes five criteria for tree retention with development. The five criteria followed by my findings in *italics* are listed below:

1. At least three trees 11 inches DBH or greater are to be retained for every one-acre of contiguous ownership.

Finding: The site is 12.739 acres in size so 38 non-nuisance trees over 11-inch DBH in good condition are required to be retained. The proposed preservation includes 38 non-nuisance trees over 11-inch DBH in good condition. This criterion is met.

2. Retained trees can be located anywhere on the site at the landowner's discretion before the harvest begins. Clusters of trees are encouraged.

Finding: The retained trees are clustered at the north, central, and east ends of the site as shown in Attachment 2. This criterion is met.

3. Trees proposed for retention shall be healthy and likely to grow to maturity, and be located to minimize the potential for blow-down following the harvest.

Finding: All the trees subject to this standard are in good health condition and likely to grow to maturity. The structural condition of all retained trees is fair to good. The proposed clustering of retained trees will help to minimize blow down hazards. Therefore, this criterion is met.

4. If possible, at least two of the required trees per acre must be of conifer species.

Finding: Thirty-three (33) of the 38 non-nuisance trees over 11-inch DBH and in good condition to be retained are conifer species. This criterion is met.

5. Trees within the required protected setback areas may be counted towards the tree retention standard if they meet these requirements.

Finding: There is no protected setback area at the site. This criterion is not applicable.

Tree Protection Recommendations

The standard tree protection requirements in the City of Sandy Code range from at least 10 feet from the trunks of retained trees (SDC 17.102.50.B.1) to five feet beyond the driplines (SDC 17.92.10.D) unless otherwise approved by the Planning Director.

A typical alternative minimum protection zone allows encroachments no closer than a radius from a tree of .5 feet per inch of DBH if no more than 25 percent of the critical root protection zone area (estimated at one foot radius per inch of DBH) is impacted. Figure 1 illustrates this concept.

The reason for using this alternative is because it allows the tree protection zone to better relate to the size of the tree and its root zone. For example, a 10-foot tree protection setback would not be adequate for a 48-inch DBH tree which should have a minimum setback of at least 24 feet. Also, driplines can be highly variable based on species growth habits and onsite conditions such as the presence of adjacent trees or past pruning.

The trees to be retained can be adequately protected by placing tree protection fencing as shown in Attachment 2. The tree protection fencing will protect at least 75 percent of their critical roots zones and avoid any encroachments closer than a radius of .5 feet per inch of DBH to a tree to be retained. No grading, stockpiling, storage, disposal, or any other construction related activity shall occur in the tree protection zones unless specifically reviewed and approved by the project arborist.

The following additional protection measures shall apply to the trees at the site:

- *Tree Protection Fencing*: Establish tree protection fencing in the locations shown in Attachment 1. Required fencing shall be a minimum of six feet tall supported with metal posts placed no farther than ten feet apart installed flush with the initial undisturbed grade. Fence installation may be delayed until immediately after tree removal is complete.
- *Directional Felling*: Fell the trees to be removed away from the trees to be retained so they do not contact or otherwise damage the trunks or branches of the trees to be retained. No vehicles or heavy equipment shall be permitted within the tree protection zones during tree removal operations.
- *Stump Removal*: The stumps of the trees to be removed from within the tree protection zones shall either be retained in place or stump ground to protect the root systems of the trees to be retained.
- *Protect Tree Crowns*: Care will need to be taken to not contact or otherwise damage the crowns of the trees that may extend into the construction area.
- *Monitoring of New Grove Edges*: It will be important to reassess and monitor the trees along the newly exposed tree grove edges following site clearing and periodically during construction and after high wind events to ensure they do not pose a high risk. This monitoring should occur for the next two to three storm seasons following site clearing.
- *Sediment Fencing*: Shift sediment fencing to outside the tree protection zones. If erosion control is required inside the tree protection zones, use straw wattles to minimize root zone disturbance of the trees to be retained.

Additional tree protection recommendations for the trees to be retained are provided in Attachment 4.

Conclusion

Thirty-eight (38) non-nuisance trees over 11-inch DBH in good condition are proposed to be retained at The Views Bornstedt Subdivision site. The required tree retention for the 12.739 acres site is 38 trees.

The trees to be retained will be adequately protected by adhering to the recommendations in this report.

Please contact me if you have questions, concerns, or need any additional information.

Sincerely,

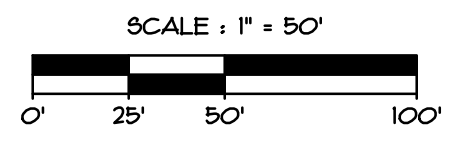


Todd Prager

*ASCA Registered Consulting Arborist #597
ISA Board Certified Master Arborist, WE-6723B
ISA Qualified Tree Risk Assessor
AICP, American Planning Association*

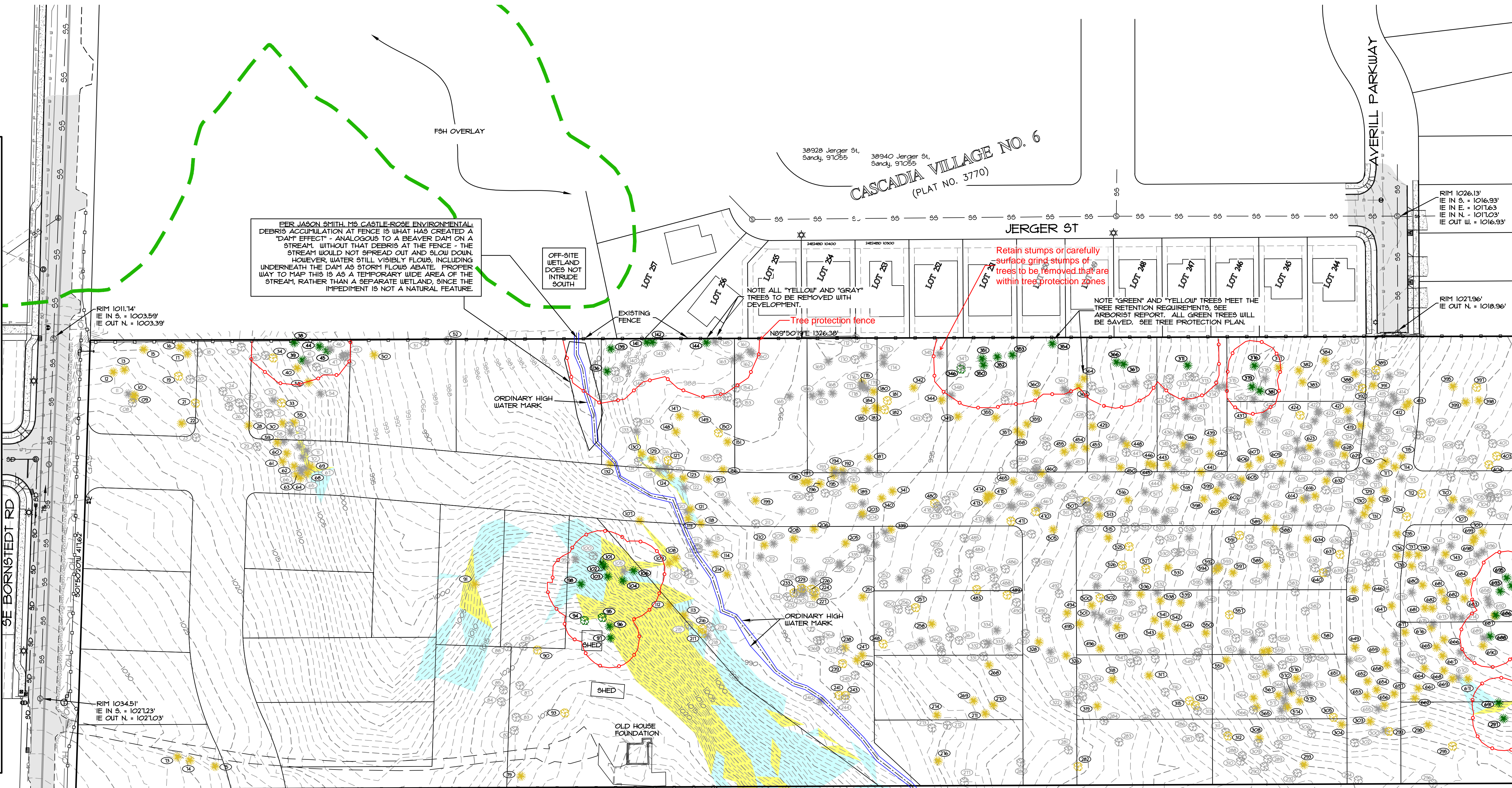
Attachments: Attachment 1 - Topographic Survey with Existing Trees
Attachment 2 - Site Plans w/ Tree Retention and Protection
Attachment 3 - Tree Inventory
Attachment 4 - Tree Protection Recommendations
Attachment 5 - Assumptions and Limiting Conditions

Attachment 1



LEGEND

- (—) PROPERTY LINE
- (---) LOT LINE
- (---) CL. RIGHT OF WAY
- (---) EASEMENT LINE
- (---) 5' GROUND CONTOUR
- (---) 1' GROUND CONTOUR
- (---) BUILDING WALL
- (---) AC PAVEMENT
- (---) SIDEWALK/CONCRETE
- (---) GRAVEL
- (---) CURB & GUTTER
- (---) FENCE
- (---) WATER LINE
- (---) 6" WATER LINE
- (---) 8" WATER LINE
- (---) 12" WATER LINE
- (---) STORM LINE
- (---) SANITARY LINE
- (---) GAS LINE
- (---) TELEPHONE LINE, CAT
- (---) OVERHEAD POWER LI
- (●) FOUND SURVEY MONUMENT
- (●) STORM MANHOLE
- (●) CATCH BASIN
- (●) WATER METER
- (●) WATER VALVE
- (●) MANHOLE
- (●) GAS VALVE
- (●) LIGHT POLE
- (●) UTILITY POLE
- (●) POLE W/ GUY WIRE
- (●) SIGN
- (●) DECIDUOUS TREE
- (●) CONIFEROUS TREE
- (●) SANITARY LINE
- (●) SANITARY MANHOLE
- (●) STORM LINE
- (●) STORM MANHOLE
- (●) CATCH BASIN
- (●) WATER LINE
- (●) WATER METER
- (●) WATER VALVE
- (●) FIRE HYDRANT
- (●) STREET LIGHT



NOTE THE SUBJECT SITE IS PARCEL 3 PARTITION PLAT 2018-045. MONUMENTS WERE FOUND AND HELD AND THE MEASURED DISTANCE MATCH CLOSELY TO THE PLAT. SEE PP 20018-045. THIS PLAT HELD THE CENTERLINE OF THE A3 TRAVELED WAY OF SE BORNSTEDT ROAD TO DETERMINE THE RIGHT-OF-WAY. SEE RECORD OF SURVEY 9N 2022-026 RECORDED 1-20-22, TO BE USED AS THE BOUNDARY FOR THIS PLAT

PARCEL 4,
 PARTITION PLAT 2018-045

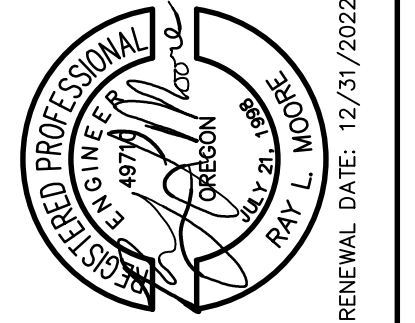
TOPOGRAPHIC SURVEY
 SCALE: 1" = 50'

SLOPE ANALYSIS LEGEND

- SLOPES OF 0-24.99%
- SLOPES OF 25-34.99%
- SLOPES OF 35% AND GREATER

BENCHMARK
 ELEVATIONS ARE BASED ON CITY OF SANDY
 ELEVATION DATUM

BY: _____	REVISION: _____	SHEET: C3
DATE: _____	NO. _____	OF 10
DESIGNED: RLM	DRAWN: RLM	CHECKED: DLH
APPROVED: _____	DATE: 12/31/2022	RENEWAL DATE: _____



SCALE: HORIZ: 1" = 50'	DATE: 4-25-22	FILE: 19-268 - Planning.dwg
SECTION: TWP. 24	RANGE: 2S	4E

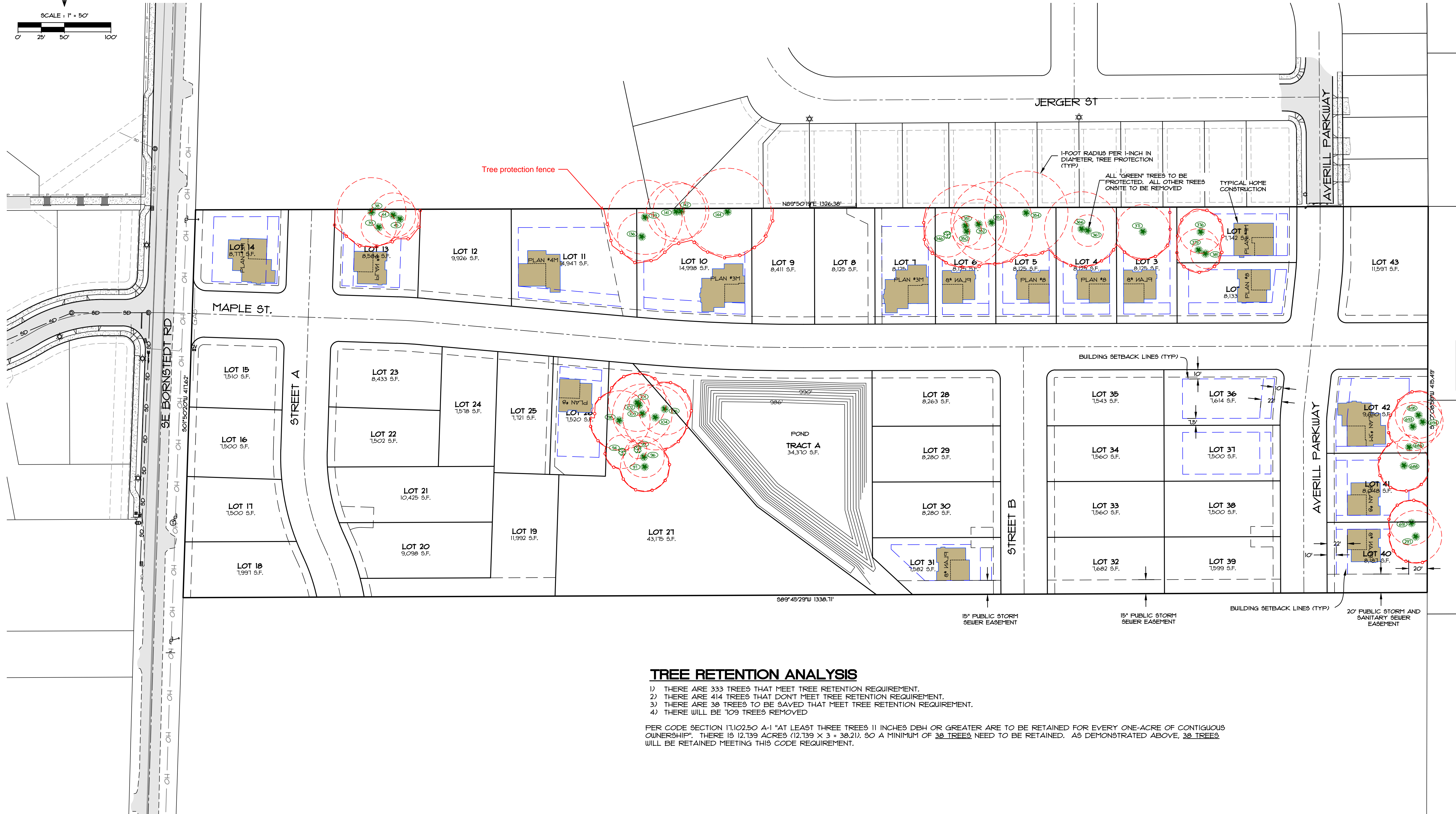
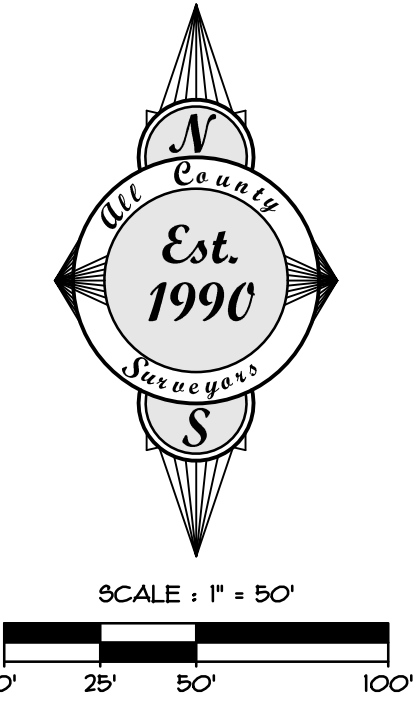
PROJECT: **THE BORNSTEDT VIEWS TOPOGRAPHIC SURVEY**

LOCATION: **19618 BORNSTEDT ROAD, SANDY, OR**

Surveyors & Planners, Inc.
 Surveying, Planning and
 Civil Engineering
 P.O. Box 925, Sandy, OR 97055
 Phone: (503) 348-5602
 Fax: (503) 668-4720

CLIENT: **EVEN BETTER HOMES, INC.**
 MAC EVEN
 PO BOX 2021
 GRESHAM, OR 97030
 PHONE: (503) 348-5602
 EMAIL: mocc@evenbetterhomes.com

Attachment 2



TREE RETENTION ANALYSIS

- 1) THERE ARE 333 TREES THAT MEET TREE RETENTION REQUIREMENT.
- 2) THERE ARE 414 TREES THAT DON'T MEET TREE RETENTION REQUIREMENT.
- 3) THERE ARE 38 TREES TO BE SAVED THAT MEET TREE RETENTION REQUIREMENT.
- 4) THERE WILL BE 109 TREES REMOVED

PER CODE SECTION 17.102.50 A-1 "AT LEAST THREE TREES 11 INCHES DBH OR GREATER ARE TO BE RETAINED FOR EVERY ONE-ACRE OF CONTIGUOUS OWNERSHIP". THERE IS 12.139 ACRES (12.139 X 3 = 38.21). SO A MINIMUM OF 38 TREES NEED TO BE RETAINED. AS DEMONSTRATED ABOVE, 38 TREES WILL BE RETAINED MEETING THIS CODE REQUIREMENT.

DATE	NO.	REVISION	BY
			SHEET C7 OF 10
DESIGNED:	RLM	CHECKED:	DLH
DRAWN:	RLM	APPROVED:	RLM
RENEWAL DATE:	12/31/2022		

SCALE	VERT. N/A	HORIZ. 1" = 50'
DATE:	4-25-22	
FILE:	19-268 - Planning.dwg	
SECTION	TWP.	RANGE
24	2S	4E

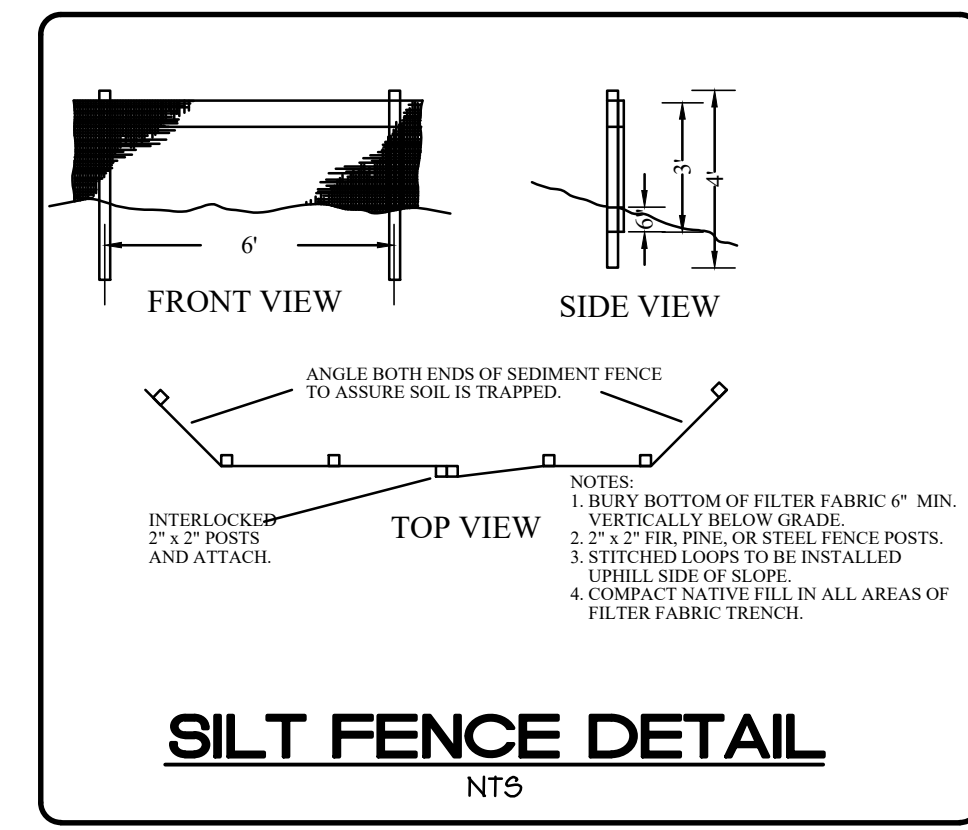
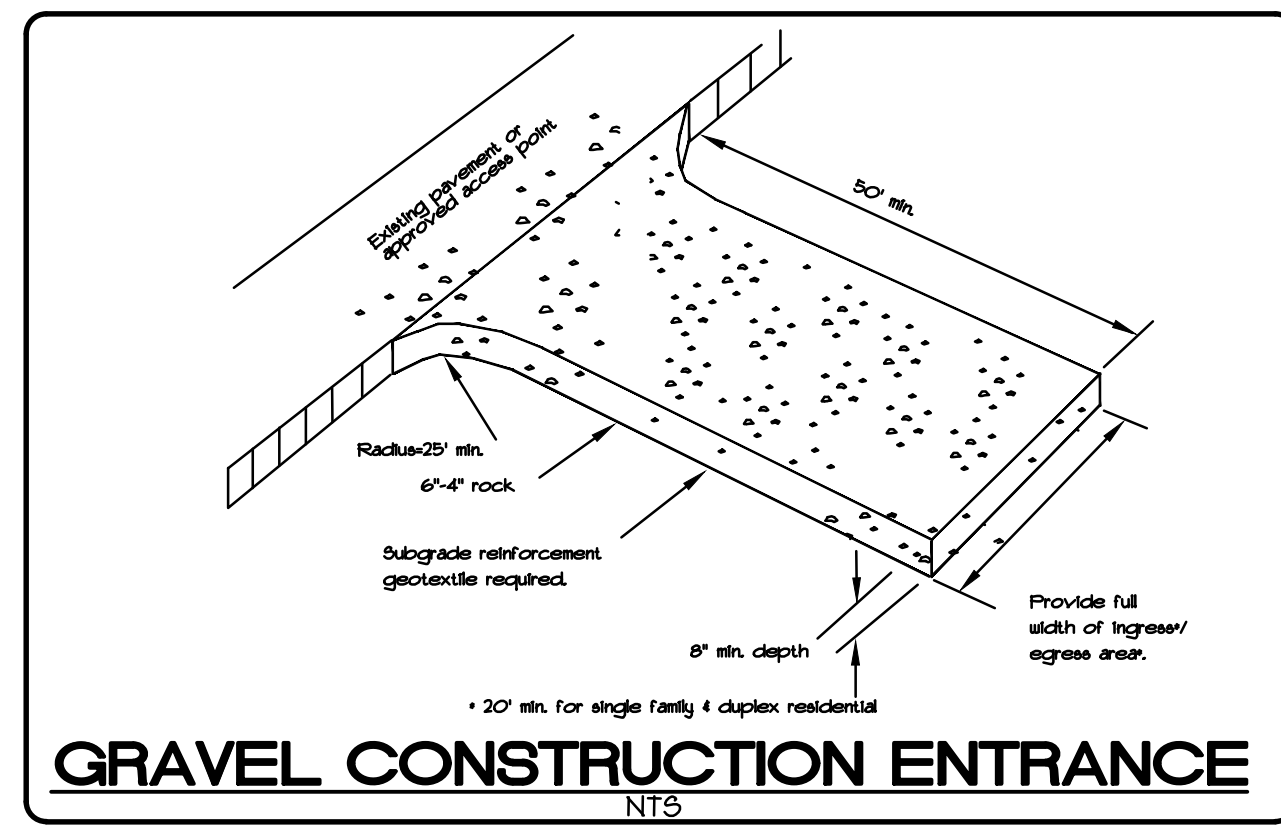
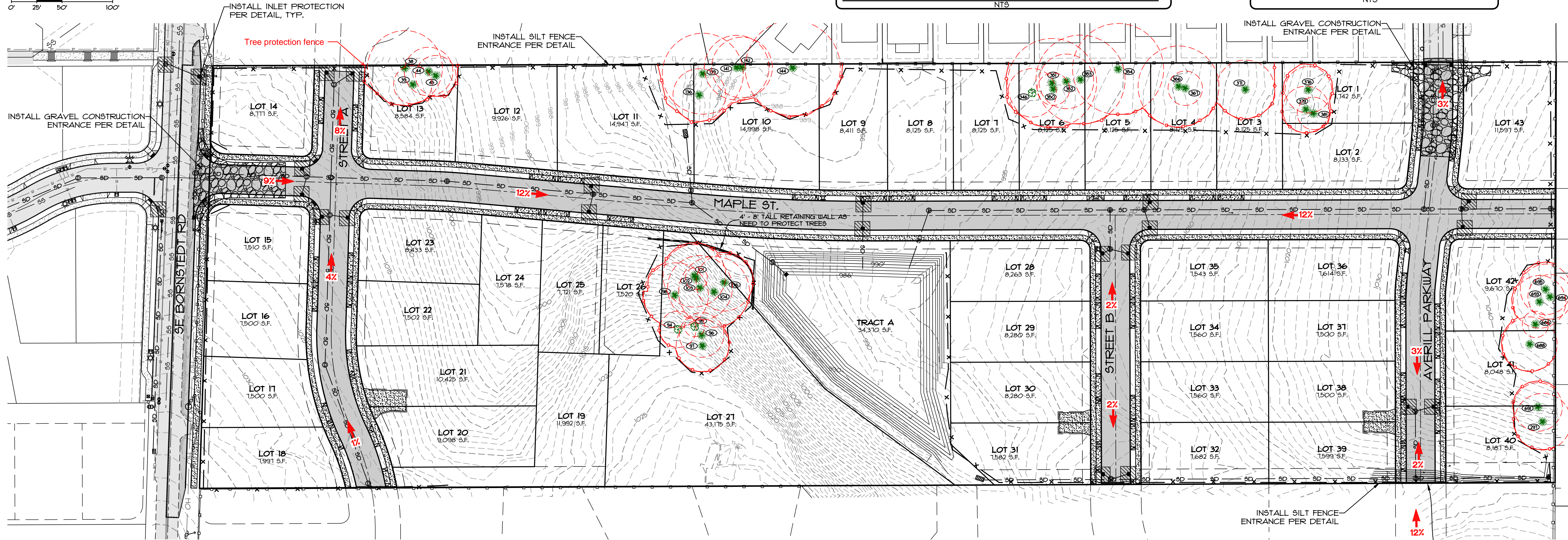
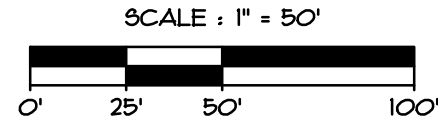
PROJECT: **THE BORNSTEDT VIEWS**
TREE RETENTION AND PROTECTION PLAN
 LOCATION: **19618 BORNSTEDT ROAD, SANDY, OR**

Surveyors & Planners, Inc.
 Surveying, Planning and
 Civil Engineering
 P.O. Box 925, Sandy, OR 97055
 Phone: (503) 348-5602
 Fax: (503) 348-4730
 DATE OF PLOT: 4/25/22

CLIENT:
 EVEN BETTER HOMES, INC.
 MAC EVEN
 PO BOX 2021
 GRESHAM, OR 97030
 PHONE: (503) 348-5602
 EMAIL: mocc@evenbetterhomes.com



Attachment 2



EROSION CONTROL NOTES:

OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

THE IMPLEMENTATION OF THESE ESC PLANS AND CONSTRUCTION MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL JURISDICTION, AND VEGETATION/LANDSCAPING IS ESTABLISHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER THE PROJECT IS APPROVED UNTIL THE LOTS ARE SOLD.

THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE MARKINGS SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

THE ESC FACILITIES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.

ALL ADJACENT STREETS SHALL BE KEPT FROM DEBRIS, DIRT AND ROCK AT ALL TIMES. USE ROCK ENTRANCE FROM ENTERING AND LEAVING THE SITE. ANY DIRT OR DEBRIS LEAVING THE SITE SHALL BE CLEANED UP IMMEDIATELY.

AN EROSION CONTROL INSPECTION IS REQUIRED BEFORE ANY GROUND DISTURBING ACTIVITY IS COMMENCED ON-SITE. ALSO, THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

STABILIZED GRAVEL ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

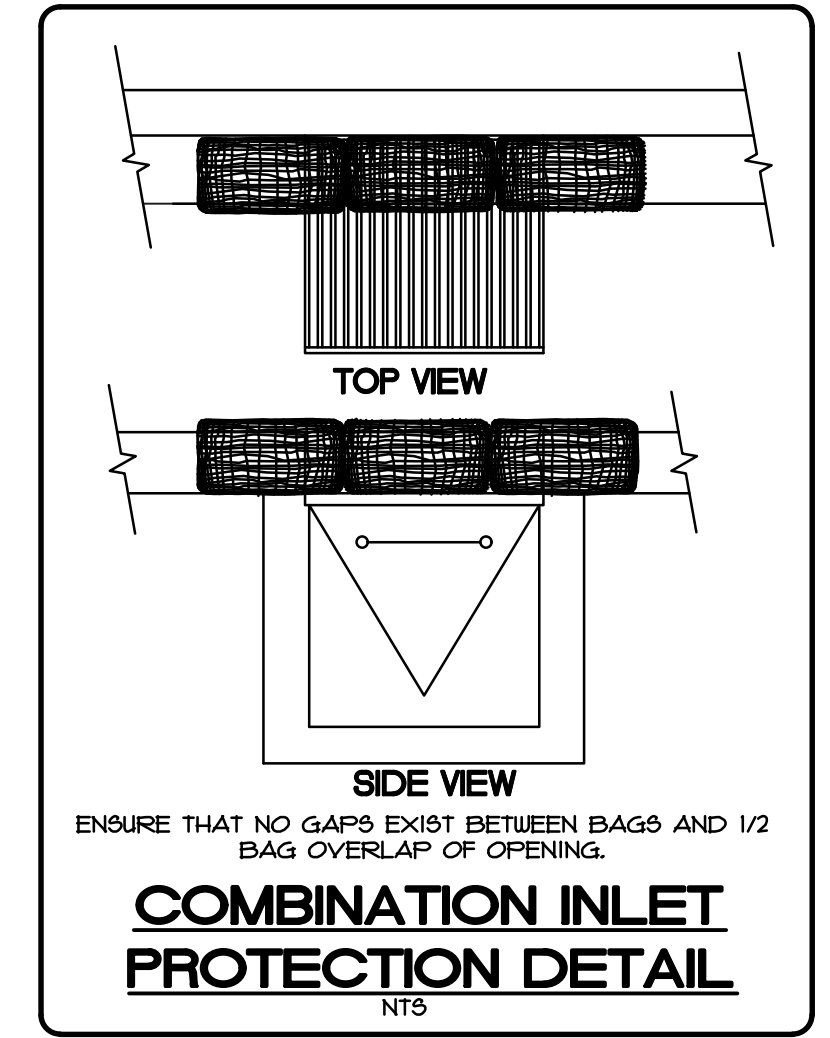
STORM INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.

PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.

SEEDING SHALL BE PERFORMED NO LATER THAN SEPTEMBER 1 FOR EACH PHASE OF CONSTRUCTION.

IF THERE ARE EXPOSED SOILS OR SOILS NOT FULLY ESTABLISHED FROM OCTOBER 1ST THROUGH APRIL 30TH, THE WET WEATHER EROSION PREVENTION MEASURES WILL BE IN EFFECT. SEE THE EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL (CHAPTER 4) FOR REQUIREMENTS.

THE DEVELOPER SHALL REMOVE ESC MEASURES WHEN VEGETATION IS FULLY ESTABLISHED.



LEGEND

	PROPOSED INLET PROTECTION
	INSTALL SEDIMENT FENCE
	EXISTING GROUND CONTOUR
	PROPOSED FINISH GRADE CONTOUR

BY:	REVISION:	SHEET
DATE:	NO.:	OF 10
DESIGNED:	RLM	RLM
DRAWN:	RLM	DLH
CHECKED:	DLH	RLM
APPROVED:	RLM	

SCALE:	VERT. N/A	HORIZ. 1" = 50'
DATE:	4-25-22	
FILE:	19-268 - Planning.dwg	
SECTION:	TWP. 24	RANGE 4E
LEGAL:		

PROJECT: **THE BORNSTEDT VIEWS GRADING AND EROSION CONTROL PLAN**

LOCATION: **19618 BORNSTEDT ROAD, SANDY, OR**

Surveyors & Planners, Inc.
Surveying, Planning and Civil Engineering
P.O. Box 925, Sandy, OR 97055
Phone: (503) 668-4751
Fax: (503) 668-4720

CLIENT: **EVEN BETTER HOMES, INC.**
MAC EVEN
PO BOX 2021
GRESHAM, OR 97030
PHONE: (503) 348-5602
EMAIL: macc@evenbetterhomes.com

Table with columns: TREE TO BE SAVED OR REMOVED, TREE No, COMMON NAME, SCIENTIFIC NAME, DBH, C-RAD, CONDITION, STRUCTURE, TREE RETENTION OPTION, COMMENTS. Includes a 'YES' indicator for retention requirements and a 'GREEN' hatch for protected trees.

Table with columns: TREE TO BE SAVED OR REMOVED, TREE No, COMMON NAME, SCIENTIFIC NAME, DBH, C-RAD, CONDITION, STRUCTURE, TREE RETENTION OPTION, COMMENTS. Includes a 'YES' indicator for retention requirements and a 'GREEN' hatch for protected trees.

TREE SURVEY COMPLETED BY: TERAGAN 4 ASSOCIATES, INC.
ATTENTION: TODD PRAGER, ASCA REGISTERED CONSULTING ARBORIST #591, ISA BOARD CERTIFIED MASTER ARBORIST, ISA TREE RISK ASSESSMENT QUALIFIED, AICP, AMERICAN PLANNING ASSOCIATION
1. DBH IS THE TRUNK DIAMETER IN INCHES MEASURED IN ACCORDANCE WITH INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS.
2. C-RAD IS THE APPROXIMATE CROWN RADIUS IN FEET.
3. CONDITION AND STRUCTURE RATINGS RANGE FROM VERY POOR, POOR, FAIR, TO GOOD.
4. TREE MEETS THE REQUIREMENTS TO BE A RETENTION TREE PER 11.02.90.A-3 TREES PROPOSED FOR RETENTION SHALL BE HEALTHY AND LIKELY TO GROW TO MATURITY. PER CITY OF SANDY, ONLY TREES IN GOOD HEALTH CONDITION ARE ELIGIBLE TO MEET THIS STANDARD.

PROJECT: THE BORNSTEDT VIEWS TREE INVENTORY LIST I
19618 BORNSTEDT ROAD, SANDY, OR
CLIENT: EVEN BETTER HOMES, INC.
MAC EVEN
PO BOX 2021
GRESHAM, OR 97030
PHONE: (503) 348-5602
EMAIL: mocc@evenbetterhomes.com
DATE OF PLOT: 4/25/22
SHEET: C4 OF 10
DESIGNED: RLM
DRAWN: RLM
CHECKED: DLH
APPROVED: RLM
REVISION: 1
DATE: 4-25-22
FILE: 19-268 - Planning.dwg
SCALE: HORIZ: N/A
VERT: N/A
SECTION: 24
RANGE: 4E
LEGAL: TWP. 2S
LEGAL: RANGE 4E
RENEWAL DATE: 12/31/2022

Attachment 3

Table with columns: TREE TO BE SAVED OR REMOVED, TREE NG, COMMON NAME, SCIENTIFIC NAME, DBH, C-RAD, CONDITION, STRUCTURE, RETENTION, COMMENTS. Includes a 'GREEN' hatch indicator for trees to be protected.

Table with columns: TREE TO BE SAVED OR REMOVED, TREE NG, COMMON NAME, SCIENTIFIC NAME, DBH, C-RAD, CONDITION, STRUCTURE, RETENTION, COMMENTS. Includes a 'GREEN' hatch indicator for trees to be protected.

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Project information including: PROJECT: THE BORINSTEDT VIEWS TREE INVENTORY LIST 2, LOCATION: 19618 BORINSTEDT ROAD, SANDY, OR, CLIENT: EVEN BETTER HOMES, INC., SURVEYORS & PLANNERS, INC. logo and contact info, SHEET: C5 OF 10, DATE: 4-25-22, FILE: 19-268 - Planning.dwg, SCALE: HORIZ: N/A, VERT: N/A, LEGAL: TWP: 24, RANGE: 2S, SECTION: 4E, REVISION: 10, APPROVED: RLM, CHECKED: DLH, DRAWN: RLM, DESIGNED: RLM.

Attachment 3

TREE TO BE SAVED OR REMOVED	TREE No	COMMON NAME	SCIENTIFIC NAME	DBH	C-RAD	CONDITION	STRUCTURE	RETENTION OPTION	COMMENTS
	516	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	15	10	GOOD	FAIR	YES	ONE SIDED, MARGINAL TRUNK TAPER, 40% LCR
	517	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	21	10	GOOD	FAIR	YES	35% LCR, MARGINAL TRUNK TAPER
	518	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	13	10	FAIR	FAIR	NO	ONE SIDED, OVERTOPPED BY ADJACENT TREES, MODERATELY SUPPRESSED
	519	BIGLEAF MAPLE	ACER MACROPHYLLUM	13	10	FAIR	FAIR	NO	MODERATELY SUPPRESSED, EPICORMIC GROWTH AT LOWER TRUNK, CODOMINANT AT 2' WITH INCLUDED BARK
	520	BIGLEAF MAPLE	ACER MACROPHYLLUM	1	18	FAIR	FAIR	NO	MODERATELY SUPPRESSED, EPICORMIC GROWTH AT LOWER TRUNK
	521	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	45	30	GOOD	GOOD	YES	
	522	SCOLLERS WILLOW	SALIX SCOLLERIANA	6	6	POOR	POOR	NO	25% LCR, SIGNIFICANT DIEBACK
	523	BIGLEAF MAPLE	ACER MACROPHYLLUM	10	15	GOOD	FAIR	NO	ONE SIDED
	524	BIGLEAF MAPLE	ACER MACROPHYLLUM	12	15	FAIR	FAIR	NO	ONE SIDED, OVERTOPPED BY ADJACENT TREES, MODERATELY SUPPRESSED
	525	BIGLEAF MAPLE	ACER MACROPHYLLUM	18	20	GOOD	FAIR	YES	MODERATELY ONE SIDED
	526	BIGLEAF MAPLE	ACER MACROPHYLLUM	10	16	FAIR	FAIR	NO	OVERTOPPED BY ADJACENT TREES, MODERATELY SUPPRESSED
	527	WESTERN HEMLOCK	TSUGA HETEROPHYLLA	1	8	GOOD	FAIR	NO	ONE SIDED
	528	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	21	18	GOOD	FAIR	YES	ONE SIDED, 60% LCR
	529	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	44	30	GOOD	FAIR	YES	MODERATELY ONE SIDED
	530	BIGLEAF MAPLE	ACER MACROPHYLLUM	11	8	POOR	POOR	NO	SUPPRESSED
	531	BIGLEAF MAPLE	ACER MACROPHYLLUM	18	20	GOOD	FAIR	YES	ONE SIDED
	532	WESTERN HEMLOCK	TSUGA HETEROPHYLLA	6	8	GOOD	FAIR	NO	ONE SIDED, OVERTOPPED BY ADJACENT TREES
	533	WESTERN HEMLOCK	TSUGA HETEROPHYLLA	23	20	GOOD	FAIR	YES	ONE SIDED, PUSHING AGAINST ADJACENT TREE
	534	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	31	20	GOOD	FAIR	YES	ONE SIDED, PUSHING AGAINST ADJACENT TREE
	535	WESTERN HEMLOCK	TSUGA HETEROPHYLLA	1	8	GOOD	GOOD	NO	
	536	BIGLEAF MAPLE	ACER MACROPHYLLUM	1	5	POOR	POOR	NO	OVERTOPPED BY ADJACENT TREES, SUPPRESSED
	537	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	25	18	GOOD	FAIR	YES	ONE SIDED
	538	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	43	25	GOOD	FAIR	YES	ONE SIDED
	539	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	26	18	GOOD	FAIR	YES	40% LCR, MARGINAL TRUNK TAPER, CROWN EXTENSION SUPPRESSED BY ADJACENT TREES
	540	WESTERN HEMLOCK	TSUGA HETEROPHYLLA	13	0	VERY POOR	VERY POOR	NO	25' SNAG
	541	WESTERN HEMLOCK	TSUGA HETEROPHYLLA	31	25	GOOD	FAIR	YES	ONE SIDED
	542	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	33	20	GOOD	FAIR	YES	ONE SIDED
	543	WESTERN HEMLOCK	TSUGA HETEROPHYLLA	10	0	VERY POOR	VERY POOR	NO	DEAD
	544	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	25	18	FAIR	POOR	NO	33% LCR, POOR TRUNK TAPER
	545	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	21	15	GOOD	FAIR	YES	ONE SIDED, MARGINAL TRUNK TAPER
	546	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	34	25	GOOD	FAIR	YES	40% LCR
	547	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	11	10	GOOD	FAIR	YES	OVERTOPPED BY ADJACENT TREES, MODERATELY SUPPRESSED
	548	BIGLEAF MAPLE	ACER MACROPHYLLUM	6	8	POOR	POOR	NO	SUPPRESSED, SIGNIFICANT LEAN, TOP FAILED
	549	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	39	25	GOOD	FAIR	YES	MODERATELY ONE SIDED
	550	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	11	0	VERY POOR	VERY POOR	NO	DEAD
	551	WESTERN HEMLOCK	TSUGA HETEROPHYLLA	11	0	VERY POOR	VERY POOR	NO	DEAD
	552	WESTERN HEMLOCK	TSUGA HETEROPHYLLA	10	0	VERY POOR	POOR	NO	EXTENSIVE DIEBACK
	553	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	10	10	POOR	POOR	NO	OVERTOPPED BY ADJACENT TREES, SUPPRESSED
	554	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	42	25	GOOD	FAIR	YES	ONE SIDED
	555	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	25	18	FAIR	FAIR	NO	MODERATELY SUPPRESSED
	556	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	29	20	GOOD	FAIR	YES	ONE SIDED
	557	BIGLEAF MAPLE	ACER MACROPHYLLUM	9	8	POOR	POOR	NO	OVERTOPPED BY ADJACENT TREES, SUPPRESSED
	558	BIGLEAF MAPLE	ACER MACROPHYLLUM	12	15	FAIR	FAIR	NO	ONE SIDED, BRANCH DIEBACK
	559	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	29	15	FAIR	FAIR	NO	35% LCR, MARGINAL TRUNK TAPER
	560	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	9	0	VERY POOR	VERY POOR	NO	DEAD 20' SNAG
	561	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	11	12	FAIR	POOR	NO	ONE SIDED, POOR TRUNK TAPER, 25% LCR
	562	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	18	18	FAIR	FAIR	NO	OVERTOPPED BY ADJACENT TREES, TWO DEAD LEADERS AT 12'
	563	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	34	15	GOOD	FAIR	YES	ONE SIDED, 40% LCR, MARGINAL TRUNK TAPER
	564	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	26	18	FAIR	FAIR	NO	MODERATELY SUPPRESSED, MARGINAL TRUNK TAPER, CROWN EXTENSION SUPPRESSED BY ADJACENT TREES
	565	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	10	6	FAIR	FAIR	NO	MODERATELY SUPPRESSED, MARGINAL TRUNK TAPER, CROWN EXTENSION SUPPRESSED BY ADJACENT TREES
	566	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	8	0	VERY POOR	VERY POOR	NO	DEAD 1' SNAG
	567	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	24	8	FAIR	FAIR	NO	MODERATELY SUPPRESSED, MARGINAL TRUNK TAPER, CROWN EXTENSION SUPPRESSED BY ADJACENT TREES
	568	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	25	18	GOOD	FAIR	YES	MARGINAL TRUNK TAPER, CROWN EXTENSION SUPPRESSED BY ADJACENT TREES
	569	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	25	18	GOOD	FAIR	YES	MARGINAL TRUNK TAPER, CROWN EXTENSION SUPPRESSED BY ADJACENT TREES, 40% LCR
	570	BIGLEAF MAPLE	ACER MACROPHYLLUM	10	10	POOR	POOR	NO	MODERATELY SUPPRESSED, TOP FAILED
	571	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	13	20	GOOD	FAIR	YES	40% LCR
	572	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	29	20	GOOD	FAIR	YES	50% LCR, CROWN EXTENSION SUPPRESSED BY ADJACENT TREES
	573	WESTERN HEMLOCK	TSUGA HETEROPHYLLA	10	8	POOR	POOR	NO	SUPPRESSED, SIGNIFICANT DIEBACK
	574	WESTERN HEMLOCK	TSUGA HETEROPHYLLA	26	18	GOOD	FAIR	YES	MODERATELY ONE SIDED
	575	BIGLEAF MAPLE	ACER MACROPHYLLUM	9	4	FAIR	FAIR	NO	MODERATELY SUPPRESSED
	576	WESTERN HEMLOCK	TSUGA HETEROPHYLLA	23	0	VERY POOR	VERY POOR	NO	DEAD
	577	BIGLEAF MAPLE	ACER MACROPHYLLUM	16	16	GOOD	FAIR	YES	ONE SIDED, 35% LCR
	578	BIGLEAF MAPLE	ACER MACROPHYLLUM	16	20	GOOD	FAIR	YES	STEM FAILURE AND DECAY
	579	BIGLEAF MAPLE	ACER MACROPHYLLUM	9	12	GOOD	FAIR	NO	ONE SIDED, MARGINAL TRUNK TAPER
	580	BIGLEAF MAPLE	ACER MACROPHYLLUM	11	15	GOOD	FAIR	YES	ONE SIDED, MARGINAL TRUNK TAPER
	581	BIGLEAF MAPLE	ACER MACROPHYLLUM	8	8	FAIR	FAIR	NO	OVERTOPPED BY ADJACENT TREES, MODERATELY SUPPRESSED, CODOMINANT AT 2' WITH INCLUDED BARK
	582	BIGLEAF MAPLE	ACER MACROPHYLLUM	12	10	FAIR	FAIR	NO	ONE SIDED, MODERATELY SUPPRESSED
	583	BIGLEAF MAPLE	ACER MACROPHYLLUM	11	10	FAIR	FAIR	NO	ONE SIDED, MODERATELY SUPPRESSED
	584	BIGLEAF MAPLE	ACER MACROPHYLLUM	9	8	FAIR	FAIR	NO	ONE SIDED, MODERATELY SUPPRESSED
	585	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	46	25	GOOD	FAIR	YES	ONE SIDED
	586	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	45	20	GOOD	FAIR	YES	ONE SIDED, 50% LCR
	587	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	44	25	GOOD	FAIR	YES	40% LCR
	588	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	25	25	GOOD	FAIR	YES	40% LCR
	589	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	51	25	GOOD	FAIR	YES	MODERATELY ONE SIDED
	590	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	9	12	FAIR	FAIR	NO	ONE SIDED, OVERTOPPED BY ADJACENT TREES, MODERATELY SUPPRESSED
	591	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	30	13	GOOD	FAIR	YES	MARGINAL TRUNK TAPER
	592	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	14	15	GOOD	FAIR	YES	ONE SIDED, MARGINAL TRUNK TAPER
	593	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	23	15	GOOD	FAIR	YES	ONE SIDED, KINKED LOWER TRUNK
	594	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	15	12	GOOD	FAIR	YES	CROWN EXTENSION SUPPRESSED BY ADJACENT TREES, MARGINAL TRUNK TAPER
	595	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	14	15	GOOD	FAIR	YES	ONE SIDED, MARGINAL TRUNK TAPER, SUPPRESSED
	596	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	23	15	GOOD	FAIR	YES	MARGINAL TRUNK TAPER
	597	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	23	15	GOOD	FAIR	YES	MARGINAL TRUNK TAPER
	598	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	16	10	GOOD	FAIR	YES	MARGINAL TRUNK TAPER, 35% LCR
	599	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	24	12	GOOD	FAIR	YES	MARGINAL TRUNK TAPER, 40% LCR
	600	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	10	10	FAIR	FAIR	NO	ONE SIDED, LARGE SCAR AT LOWER TRUNK
	601	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	16	15	GOOD	FAIR	YES	MODERATELY ONE SIDED, MARGINAL TRUNK TAPER
	602	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	14	12	GOOD	FAIR	YES	ONE SIDED, MARGINAL TRUNK TAPER
	603	BIGLEAF MAPLE	ACER MACROPHYLLUM	8	15	GOOD	FAIR	NO	OVERTOPPED BY ADJACENT TREES
	604	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	14	12	GOOD	FAIR	YES	ONE SIDED, MARGINAL TRUNK TAPER
	605	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	22	18	GOOD	FAIR	YES	MODERATELY ONE SIDED, MARGINAL TRUNK TAPER
	606	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	14	14	GOOD	FAIR	YES	ONE SIDED, MARGINAL TRUNK TAPER
	607	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	29	20	GOOD	FAIR	YES	ONE SIDED
	608	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	19	18	GOOD	FAIR	YES	ONE SIDED, MARGINAL TRUNK TAPER
	609	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	17	18	FAIR	FAIR	NO	MARGINAL TRUNK TAPER, MODERATELY SUPPRESSED
	610	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	24	20	GOOD	FAIR	YES	ONE SIDED
	611	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	26	18	FAIR	FAIR	NO	CODOMINANT AT 3' WITH INCLUDED BARK, MODERATELY SUPPRESSED
	612	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	11	8	FAIR	FAIR	NO	MARGINAL TRUNK TAPER, MODERATELY SUPPRESSED
	613	BIGLEAF MAPLE	ACER MACROPHYLLUM	9	22	GOOD	FAIR	NO	ONE SIDED
	614	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	9	0	VERY POOR	VERY POOR	NO	DEAD
	615	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	24	20	GOOD	FAIR	YES	ONE SIDED, MARGINAL TRUNK TAPER
	616	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	16	15	GOOD	FAIR	YES	50% LCR, MARGINAL TRUNK TAPER
	617	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	6	6	GOOD	FAIR	NO	ONE SIDED, MARGINAL TRUNK TAPER
	618	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	6	6	GOOD	FAIR	NO	MODERATELY SUPPRESSED, OVERTOPPED BY ADJACENT TREES
	619	BIGLEAF MAPLE	ACER MACROPHYLLUM	22	20	GOOD	FAIR	YES	CODOMINANT AT 2' WITH INCLUDED BARK, MODERATELY SUPPRESSED
	620	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	19	15	GOOD	FAIR	YES	40% LCR, MARGINAL TRUNK TAPER
	621	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	15	14	FAIR	POOR	NO	33% LCR, POOR TRUNK TAPER
	622	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	19	4	FAIR	POOR	NO	ONE SIDED, MARGINAL TRUNK TAPER
	623	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	19	17	GOOD	FAIR	YES	40% LCR, MARGINAL TAPER
	624	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	11	15	GOOD	FAIR	YES	40% LCR, MARGINAL TAPER, BOWED TRUNK
	625	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	34	20	GOOD	FAIR	YES	MODERATELY ONE SIDED
	626	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	19	15	GOOD	FAIR	YES	MARGINAL TRUNK TAPER, 40% LCR, PREVIOUS LEADER FAILURE AT 20'
	627	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	13	18	GOOD	FAIR	YES	ONE SIDED
	628	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	29	20	GOOD	FAIR	YES	MODERATELY ONE SIDED
	629	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	21	20	GOOD	FAIR	YES	MODERATELY ONE SIDED
	630	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	6	8	FAIR	FAIR	NO	OVERTOPPED BY ADJACENT TREES, MODERATELY SUPPRESSED
	631	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	31	22	GOOD	FAIR	YES	MODERATELY ONE SIDED
	632	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	24	18	GOOD	FAIR	YES	ONE SIDED
	633	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	9	5	POOR	POOR	NO	SUPPRESSED
	634	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	26	20	GOOD	FAIR	YES	ONE SIDED
	635	RED ALDER</							

Attachment 4

Additional Tree Protection Recommendations

The following recommendations meet or exceed City of Sandy Code requirements:

Before Construction Begins

1. Notify all contractors of tree protection procedures. For successful tree protection on a construction site, all contractors must know and understand the goals of tree protection.
 - a. Hold a tree protection meeting with all contractors to explain the goals of tree protection.
 - b. Have all contractors sign memoranda of understanding regarding the goals of tree protection. The memoranda should include a penalty for violating the tree protection plan. The penalty should equal the resulting fines issued by the local jurisdiction plus the appraised value of the tree(s) within the violated tree protection zone per the current Trunk Formula Method as outline in the current edition of the *Guide for Plant Appraisal* by the Council of Tree & Landscape Appraisers. The penalty should be paid to the owner of the property.
2. Fencing
 - a. Trees to remain in the grove should be protected by installation of tree protection fencing as shown in Attachments 1 and 2.
 - b. The fencing should be put in place before the ground is cleared in order to protect the trees and the soil around the trees from disturbances.
 - c. Fencing should be established by the project arborist based on the needs of the trees to be protected and to facilitate construction.
 - d. Fencing should consist of 6-foot high steel fencing on concrete blocks or 6-foot metal fencing secured to the ground with 8-foot metal posts placed no farther than ten feet apart to prevent it from being moved by contractors, sagging, or falling down.
 - e. Fencing should remain in the position that is established by the project arborist and not be moved without approval from the project arborist until final project approval.
3. Signage
 - a. All tree protection fencing should have signage as follows so that all contractors understand the purpose of the fencing:

TREE PROTECTION ZONE

**DO NOT REMOVE OR ADJUST THE APPROVED
LOCATION OF THIS TREE PROTECTION FENCING.**

Please contact the project arborist if alterations to the approved
location of the tree protection fencing are necessary.

Todd Prager, Project Arborist - 971-295-4835

- b. Signage should be placed every 75-feet or less.

During Construction

1. Protection Guidelines Within the Tree Protection Zones:
 - a. No new buildings; grade change or cut and fill, during or after construction; new impervious surfaces; or utility or drainage field placement should be allowed within the tree protection zones.
 - b. No traffic should be allowed within the tree protection zones. This includes but is not limited to vehicle, heavy equipment, or even repeated foot traffic.
 - c. No storage of materials including but not limiting to soil, construction material, or waste from the site should be permitted within the tree protection zones. Waste includes but is not limited to concrete wash out, gasoline, diesel, paint, cleaner, thinners, etc.
 - d. Construction trailers should not to be parked/placed within the tree protection zones.
 - e. No vehicles should be allowed to park within the tree protection zones.
 - f. No other activities should be allowed that will cause soil compaction within the tree protection zones.
2. The trees should be protected from any cutting, skinning or breaking of branches, trunks or woody roots.
3. The project arborist should be notified prior to the cutting of woody roots from trees that are to be retained to evaluate and oversee the proper cutting of roots with sharp cutting tools. Cut roots should be immediately covered with soil or mulch to prevent them from drying out.
4. Trees that have roots cut should be provided supplemental water during the summer months.
5. Any necessary passage of utilities through the tree protection zones should be by means of tunneling under woody roots by hand digging or boring with oversight by the project arborist.
6. Any deviation from the recommendations in this section should receive prior approval from the project arborist.

After Construction

1. Carefully landscape the areas within the tree protection zones. Do not allow trenching for irrigation or other utilities within the tree protection zones.
2. Carefully plant new plants within the tree protection zones. Avoid cutting the woody roots of trees that are retained.
3. Do not install permanent irrigation within the tree protection zones unless it is drip irrigation to support a specific planting or the irrigation is approved by the project arborist.
4. Provide adequate drainage within the tree protection zones and do not alter soil hydrology significantly from existing conditions for the trees to be retained.
5. Provide for the ongoing inspection and treatment of insect and disease populations that can damage the retained trees and plants.
6. The retained trees may need to be fertilized if recommended by the project arborist.
7. Any deviation from the recommendations in this section should receive prior approval from the project arborist.

Attachment 5

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. The site plans and other information provided by Even Better Homes and their consultants was the basis of the information provided in this report.
2. It is assumed that this property is not in violation of any codes, statutes, ordinances, or other governmental regulations.
3. The consultant is not responsible for information gathered from others involved in various activities pertaining to this project. Care has been taken to obtain information from reliable sources.
4. Loss or alteration of any part of this delivered report invalidates the entire report.
5. Drawings and information contained in this report may not be to scale and are intended to be used as display points of reference only.
6. The consultant's role is only to make recommendations. Inaction on the part of those receiving the report is not the responsibility of the consultant.
7. The purpose of this report is to:
 - Assess the trees within the development site;
 - Identify the trees to be removed and retained; and
 - Provide tree protection recommendations for the trees to be retained.