

**Tree Inventory and Preservation Plan Report
18 – 28 Elizabeth Street North, 31 – 33 George Street,
and 25 – 27 Nelson Street West
Brampton, Ontario**

prepared for

**Greenwin
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prepared by



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KUNTZ FORESTRY CONSULTING Inc. Project P2946

Introduction

Kuntz Forestry Consulting Inc. was retained by Greenwin to complete a Tree Inventory and Preservation Plan Report in support of a development application for properties located at 18 – 28 Elizabeth Street North, 31 – 33 George Street, and 25 – 27 Nelson Street West in the City of Brampton, Ontario. The subject properties are located on the north of Queen Street West, the northeast side of Elizabeth Street North, and the southwest side of George Street North, within a commercial / residential area.

The work plan for this study included the following:

- Prepare inventory of the tree resources greater than 15cm DBH on and within six metres of the subject properties and trees of all sizes within the road right-of-way;
- Evaluate potential tree saving opportunities based on the proposed development plans; and,
- Document the findings in a Tree Inventory and Preservation Plan report.

Methodology

Trees greater than 15cm DBH on and within six metres of the subject properties and trees of all sizes within the road right-of-way were included in the tree inventory. Trees were located using a topographic survey provided for the subject property, aerial imagery, and estimation made in the field. Trees included in the inventory were numbered 1 – 66. Refer to Table 1 for the results of the tree inventory and Figure 1 for the location of the trees.

Tree resources were assessed using the following parameters:

Tree # - number assigned to trees that corresponds to Figure 1.

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

DBH - diameter (centimeters) at breast height, measured at 1.4 m above the ground.

Condition - condition of tree considering trunk integrity (TI), crown structure (CS) and crown vigor (CV). Condition ratings include poor (P), fair (F), and good (G);

Crown Die Back – Percentage of dead branches within the crown.

Drip Line - Crown radius; and

Comments – Any other relevant tree condition information.

The results of the evaluation are provided below.

Existing Site Conditions

The subject property is currently occupied by four residential dwellings, a heritage building with associated asphalt driveways, and one commercial building with an asphalt parking lot. Tree resources exist in the form of landscape trees and natural generation. Refer to Figure 1 for the existing site conditions.

Tree Resources

The initial tree inventory was conducted on 19 June 2020 and updated 3 September 2021. The inventory documented 66 trees on and within six metres of the subject property. Refer to Table 1 for the full tree inventory and Figure 1 for the locations of trees reported in the tree inventory.

Tree resources included in the inventory are comprised of Manitoba Maple (*Acer negundo*), Norway Maple (*Acer platanoides*), Silver Maple (*Acer saccharinum*), Sugar Maple (*Acer saccharum*), Black Walnut (*Juglans nigra*), White Spruce (*Picea glauca*), Eastern White Cedar (*Thuja occidentalis*), Little-leaf Linden (*Tilia cordata*), White Elm (*Ulmus americana*), and Siberian Elm (*Ulmus pumila*).

Proposed Development

The proposed development includes the demolition of the four existing residential dwellings and the existing commercial building. The construction of one 34-storey tower and one 42-storey tower, multiple podium buildings ranging from four- to 11-storeys, an exterior plaza, a garden area, and associated underground parking. The existing heritage building is to be retained and incorporated into the proposed development. Refer to Figure 1 for the proposed site plan.

Discussion

The following sections provide a discussion and analysis of tree impacts and tree preservation relative to the proposed development and existing conditions.

Development Impacts/Tree Removal

The removal of 48 trees is required to accommodate the proposed development. The required tree removals include Trees 2 – 9, 12, 13, 15, 17, 18, 20, 22 – 25, 27 – 29, 31, 33, 35 – 37, 40, 41, 43 – 50, and 52 – 63. The removal of 16 trees, including Trees 10, 11, 14, 16, 19, 21, 26, 30, 32, 34, 38, 39, 42, 51, 64, and 65, is recommended regardless of the site plan due to poor and/or hazardous condition. Trees 13, 18, 19, 21, 24 – 28, 32, 40, 45, 49, 50, 52, 54, 55 – 59, 64, and 65 (27 trees) are greater than 30cm DBH located on the subject property, and Tree 14 is located on the City of road right-of-way; a permit will be required prior to their removal. Trees 2, 3, 11, and 12 are also greater than 30cm DBH, but are exempt from the City of Brampton Tree By-law. Tree 2 is located at 1.6m from the existing occupied dwelling (<2m from the occupied building); Tree 11 is a structurally hazard tree; and Trees 3 and 12 have Dutch Elm Disease (pests); therefore, these four trees will not require a permit prior to their removal. Trees 24 and 25 are located on a neighboring property; written consent from the property owner is required prior to their removal. Refer to Figure 1 for the location of trees identified for removal.

Tree Preservation

Preservation of two trees, Trees 1 and 66, will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection measures are required to be implemented prior to the demolition to ensure tree resources designated for retention are not impacted. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes and the tree preservation fence detail.

Tree 66

Encroachment into the 2x dripline of Tree 66 is required to facilitate the construction of the proposed exterior plaza. Tree 66 is granted at least 3.6m of protection from its base. This level of protection is expected to be sufficient to protect this tree and is consistent with protection standards utilized by surrounding municipalities. In addition, any excavation required for the

construction of the proposed plaza within the 2x dripline of Tree 66 should be conducted using a low pressure hydro-vac or air spade technology.

Tree Compensation

The City of Brampton requires compensation for healthy tree removals. The number of required tree compensation is based on the size trees for removal. Refer to Table 2 below for the compensation ratio.

Table 2. Tree Compensation Ratio

DBH in cm for Trees to be Removed	Number of Replacement Trees
15-20	1
21-35	2
36-50	3
51-65	4
>65	5

The removal of 48 trees is required to accommodate the proposed development and the removal of 16 additional trees is recommended regardless of the proposed development. As such, a total of 87 replacement plantings is required. Refer to Table 3 below for the compensation for each tree removal.

Table 3. Summary of Tree Compensation

Tree #	DBH (cm)	Condition	Number of Replacement Trees
2	60	F	4
3	44	F	3
4	21, 12	F	2
5	17.5	F	1
6	16	FG	1
7	24.5	F	2
8	20	F	1
9	22, 14.5	F	2
10	17.5	P	0
11	96.5	P	0
12	57.5	PF	0
13	30	PF	0
14	49	P	0
15	19	F	1
16	20	P	0
17	20	F	1
18	37	FG	3
19	54	PF	0
20	18	F	1
21	37.5	PF	0
22	22	F	2
23	21	F	2
24	~50	F	3
25	60	F	4
26	65	P	0
34	16	PF	0
35	17	PF	0
36	17	PF	0
37	20.5	PF	0
38	19	P	0
39	15.5	P	0
40	30	F	2
41	28	F	2
42	18.5	PF	0
43	24	F	2
44	24	PF	0
45	47	PF	0
46	24	F	2
47	17	F	1
48	16	FG	1
49	43.5	F	3
50	60	F	4
51	16	P	0
52	57, 54	FG	4
53	21, 13	FG	2
54	53	FG	4
55	59.5	FG	4
56	~55	FG	4
57	35.5	PF	0
58	54	F	4

27	45	PF	0
28	81.5	FG	5
29	18	FG	1
30	17	P	0
31	27	F	2
32	47	P	0
33	27, 23	PF	0

59	44	PF	3
60	15, 3	FG	1
61	16.5	FG	1
62	16	FG	1
63	15	F	1
64	~50, ~18	P	0
65	49	P	0

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Greenwin to complete a Tree Inventory and Preservation Plan in support of a development application for the properties located at 18 – 28 Elizabeth Street North, 31 – 33 George Street, and 25 – 27 Nelson Street West in the City of Brampton, Ontario. A tree inventory was conducted and reviewed in the context of the proposed site plan.

The findings of the study indicate a total of 66 trees on and within six metres of the subject properties. The removal of 48 trees will be required to accommodate the proposed development. The removal of additional 16 trees is recommended due to poor condition. The remaining one tree can be saved provided appropriate tree protection measures are installed prior to the development.

The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes, and the tree preservation fence detail.

- Tree protection barriers and fencing should be erected at locations as prescribed on Figure 1. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail.
- No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specifically outlined above, is permitted within the area identified on Figure 1 as a tree protection zone (TPZ) at any time during or after construction.
- Branches and roots that extend beyond prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with Good Arboricultural Standards.
- Site visits, pre, during and post construction is recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other measures are implemented.

Respectfully Submitted,
Kuntz Forestry Consulting Inc.

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Limitations of Assessment

Only the tree(s) identified in this report were included in the inventory. The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These may include a visual examination taken from the ground 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, discoloured foliage, the condition of any visible root structures, the degree of lean (if any), the general condition of the trees and the identification of potentially hazardous trees or recommendations for removal (if applicable). Where trees could not be directly accessed (ie. due to obstructions, and/or on neighbouring properties), trees were assessed as accurately as possible from nearby vantage points.

Locations of trees provided in the report are determined as accurately as possible based on the best information available. If official survey information is not provided, tree location in the report may not be exact. In this case, if trees occur on or near property boundaries, an official site survey may be required to determine ownership utilizing specialized survey protocol to gain precise location.

Furthermore, recommendations made in this report are based on the site plans that have been provided at the time of reporting. These recommendations may no longer be applicable should changes be made to the site plan and/or grading, servicing, or landscaping plans following report submission.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigor constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions. Any tree will fail if the forces applied to the tree exceed the strength of the tree or its parts.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

Table 1. Tree InventoryLocation: 18 - 28 Elizabeth Street North, 31 - 33 George Street, and 25 - 27 Nelson Street West, BramptonDate: 3 September 2021Surveyor: KH / KNH

Tree#	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	DL x 2	Comments	Owner	Protected by City By-law	Action
1	Sugar Maple	<i>Acer platanoides</i>	9.5	G	G	F		1.5	-	Stem wound (L), pruning wounds (L)	City	Yes	Preserve
2	Norway Maple	<i>Acer platanoides</i>	60	FG	F	F	10	4	8	Stem wound (L), crook (L), asymmetrical crown (H), epicormic branching (M), deadwood (L), 1.6m from the dwelling	Private	No	Remove
3	White Elm	<i>Ulmus americana</i>	44	FG	F	F		4	8	Bow (L), asymmetrical crown (M), epicormic branching (L), Dutch Elm Disease	Private	No	Remove
4	Norway Maple	<i>Acer platanoides</i>	21, 12	F	FG	FG		3	-	Lean (L), crook (L), union at base, spiral stems with Tree 5, asymmetrical crown (M)	Private	No	Remove
5	Norway Maple	<i>Acer platanoides</i>	17.5	FG	F	FG		3	-	Lean (L), crook (L), asymmetrical crown (H), spiral stems with Tree 4, stem wounds (L)	Private	No	Remove
6	Norway Maple	<i>Acer platanoides</i>	16	FG	FG	FG		3	-	Crook (M), bow (L)	Private	No	Remove
7	Norway Maple	<i>Acer platanoides</i>	24.5	FG	F	FG		4	-	Crook (L), asymmetrical crown (M), sweep (L), debris in root zone	Private	No	Remove
8	Norway Maple	<i>Acer platanoides</i>	20	F	FG	FG		4	-	Crook (M), sweep (M), asymmetrical crown (L), debris in root zone	Private	No	Remove
9	Norway Maple	<i>Acer platanoides</i>	22, 14.5	F	F	FG		4	-	Union at base, crook (M), asymmetrical crown (H), debris in root zone	Private	No	Remove
10	Norway Maple	<i>Acer platanoides</i>	17.5	G	P	P	80	2	-	Poor vigor, almost dead, epicormic branching (M), debris in root zone	Private	No	Remove (condition)
11	Norway Maple	<i>Acer platanoides</i>	96.5	P	F	F	20	6	12	Co-dominance at 1.5m with cavity and vertical crack, broken branches (M), deadwood (L), seam (L), pruning wounds (M), exposed roots (M), hazard	Private	No	Remove (condition)
12	White Elm	<i>Ulmus americana</i>	57.5	FG	FG	PF		6	12	Co-dominance at 5m, epicormic branching (L), asymmetrical crown (L), bow (L), Dutch Elm Disease	Private	No	Remove
13	Norway Maple	<i>Acer platanoides</i>	30	F	F	PF	10	5	10	Lean (L), understory tree, asymmetrical crown (M) due to overhead utility wire in crown, poor form (L), deadwood (L)	Private	Yes	Remove
14	Norway Maple	<i>Acer platanoides</i>	49	F	P	P	20	4	8	Co-dominance at 3.5m, pruning wounds (M) due to overhead utility wire in crown, cavity at pruning wound, broken branches (M), main stems dead, poor form (M), deadwood (L), sun scald (H), epicormic branching (M)	City	Yes	Remove (condition)
15	Eastern White Cedar	<i>Thuja occidentalis</i>	19	F	FG	F	15	1.5	-	Lean (L), union at 1.5m, frost crack (L), asymmetrical crown (M), deadwood (L)	Private	No	Remove
16	Norway Maple	<i>Acer platanoides</i>	20	P	F	F		3	-	Stem wound (H), crook (M), poor form (M), cobra canker (H)	Private	No	Remove (condition)

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17	Norway Maple	<i>Acer platanoides</i>	20	F	F	F		3	-	Bow (M), crook (M), exposed roots (L)	Private	No	Remove
18	Sugar Maple	<i>Acer saccharum</i>	37	FG	G	FG	10	4	8	Seam (L) - sealed, deadwood (L)	Private	Yes	Remove
19	Sugar Maple	<i>Acer saccharum</i>	54	PF	F	PF	10	6	12	Co-dominance at 2.5m, 1 stem has canker (H) at 3m and almost dead, pruning wounds (L), deadwood (L)	Private	Yes	Remove (condition)
20	Black Walnut	<i>Juglans nigra</i>	18	G	F	F		3	-	Crook (L), asymmetrical crown (M)	Private	No	Remove
21	Black Walnut	<i>Juglans nigra</i>	37.5	FG	PF	PF		4	8	Co-dominance in crown, dead leader, epicormic branching (M), pruning wounds (L), asymmetrical crown (M)	Private	Yes	Remove (condition)
22	Norway Maple	<i>Acer platanoides</i>	22	F	FG	FG		3	-	Co-dominance in crown, crook (M), exposed roots (L)	Private	No	Remove
23	Norway Maple	<i>Acer platanoides</i>	21	F	F	F		5	-	Lean (L), crook (M), asymmetrical crown (L)	Private	No	Remove
24	Norway Maple	<i>Acer platanoides</i>	~50	F	F	F		5	10	Frost crack (M), crook (M), lean (L), epicormic branching (M)	Neighbour	Yes	Remove
25	Black Walnut	<i>Juglans nigra</i>	60	FG	F	F		6	12	Co-dominance in crown, broken branches (L), asymmetrical crown (M)	Neighbour	Yes	Remove
26	White Spruce	<i>Picea glauca</i>	65	F	F	P	40	3	6	Co-dominance at 3m, smaller stem removed, asymmetrical crown (M), small crown, deadwood (M), included laundry line pulley	Private	Yes	Remove (condition)
27	White Spruce	<i>Picea glauca</i>	45	F	F	PF	25	4	8	Co-dominance at 1.6m, asymmetrical crown (M), small crown, deadwood (M)	Private	Yes	Remove
28	Black Walnut	<i>Juglans nigra</i>	81.5	FG	G	FG		8	16	Co-dominance in crown	Private	Yes	Remove
29	Norway Maple	<i>Acer platanoides</i>	18	FG	G	FG		3	-	Crook (M), asymmetrical crown (L)	Private	No	Remove
30	Norway Maple	<i>Acer platanoides</i>	17	FG	FG	P	40	2	-	Crook (L), bow (L), asymmetrical crown (L), dead leader	Private	No	Remove (condition)
31	Norway Maple	<i>Acer platanoides</i>	27	F	G	G	10	4	-	Crook (L), exposed roots (H), deadwood (L)	Private	No	Remove
32	White Spruce	<i>Picea glauca</i>	47	F	F	P	60	4	8	Union at 1m but 1 stem pruned, crook (L), asymmetrical crown (L), poor form (L), deadwood (H)	Private	Yes	Remove (condition)
33	Norway Maple	<i>Acer platanoides</i>	27, 23	PF	FG	FG		4	-	Union at base, bow (L), crook (L), asymmetrical crown (L), exposed roots (H)	Private	No	Remove
34	Norway Maple	<i>Acer platanoides</i>	16	P	FG	PF	30	3	-	Lean (M), crook (L), stem wound (H) at base with cavity and fruiting bodies (<i>Conocybe apala</i>), exposed roots (M)	Private	No	Remove (condition)
35	Manitoba Maple	<i>Acer negundo</i>	17	F	F	PF	10	3	-	Stem wound (M) at base with cavity, lean (M), crook (M), deadwood (L)	Private	No	Remove
36	Manitoba Maple	<i>Acer negundo</i>	17	F	F	PF	30	6	-	Crook (M), poor form (M), stem wound (L), epicormic branching (M), deadwood (M)	Private	No	Remove
37	Manitoba Maple	<i>Acer negundo</i>	20.5	PF	F	PF	10	4	-	Bow (L), deadwood (L), stem wound (H) at base with decay	Private	No	Remove
38	White Elm	<i>Ulmus americana</i>	19	P	F	F		3	-	Crook (H), poor form (M), stem wound (H) at base with cavity	Private	No	Remove (condition)

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39	Eastern White Cedar	<i>Thuja occidentalis</i>	15.5	G	P	P	80	2	-	Sparse crown (M), losing vigor, grape vine competition (H)	Private	No	Remove (condition)
40	Norway Maple	<i>Acer platanoides</i>	30	F	FG	F	10	4	8	Crook (M), deadwood (L), broken branches (L)	Private	Yes	Remove
41	Manitoba Maple	<i>Acer negundo</i>	28	F	F	F	10	4	-	Lean (M), crook (M), broken branches (L), epicormic branching (M), deadwood (L)	Private	No	Remove
42	Manitoba maple	<i>Acer negundo</i>	18.5	FG	F	PF	20	4	-	Lean (L), small crown, epicormic branching (M), deadwood (L)	Private	No	Remove (condition)
43	Norway Maple	<i>Acer platanoides</i>	24	FG	FG	F	15	4	-	Bow (L), asymmetrical crown (M)	Private	No	Remove
44	Manitoba Maple	<i>Acer negundo</i>	24	FG	FG	PF	20	3	-	Lean (L), crook (L)	Private	No	Remove
45	Siberian Elm	<i>Ulmus pumila</i>	47	F	PF	F	10	4	8	Co-dominance in crown with 3 stems but all stems lost leader, epicormic branching (M), lean (L), deadwood (L)	Private	Yes	Remove
46	Manitoba Maple	<i>Acer negundo</i>	24	FG	F	F	10	4	-	Lean (L), deadwood (L), epicormic branching (M)	Private	No	Remove
47	Norway Maple	<i>Acer platanoides</i>	17	FG	FG	F		4	-	Sweep (L), asymmetrical crown (M)	Private	No	Remove
48	Norway Maple	<i>Acer platanoides</i>	16	FG	FG	FG		4	-	Crook (L), asymmetrical crown (M)	Private	No	Remove
49	Black Walnut	<i>Juglans nigra</i>	43.5	FG	FG	F		6	12	Lean (L) to east, asymmetrical crown (M)	Private	Yes	Remove
50	Black Walnut	<i>Juglans nigra</i>	60	FG	FG	F		6	12	Union at 1.5m, crook (L)	Private	Yes	Remove
51	Eastern White Cedar	<i>Thuja occidentalis</i>	16	G	P	P	60	2	-	Sparse crown (L), asymmetrical crown (M), grape vine competition (H)	Private	No	Remove (condition)
52	Black Walnut	<i>Juglans nigra</i>	57, 54	FG	G	FG		8	16	Union at base, broken branches (L)	Private	Yes	Remove
53	Norway Maple	<i>Acer platanoides</i>	21, 13	FG	FG	FG		4	-	Union at base, crook (L), cobra canker (L)	Private	No	Remove
54	Black Walnut	<i>Juglans nigra</i>	53	G	G	FG	10	5	10	Co-dominance at 5m, broken branches (L), asymmetrical crown (M), bow (L), deadwood (L)	Private	Yes	Remove
55	Norway Maple	<i>Acer platanoides</i>	59.5	FG	G	FG	10	5	10	Union at 2m, pruning wounds (M), deadwood (L), sun scald (L), asymmetrical crown (L)	Private	Yes	Remove
56	Black Walnut	<i>Juglans nigra</i>	~55	G	G	FG		8	16		Private	Yes	Remove
57	Sugar Maple	<i>Acer saccharum</i>	35.5	F	F	PF	20	5	10	Co-dominance at 1.5m with included bark (L), deadwood (L)	Private	Yes	Remove
58	Little-leaf Linden	<i>Tilia cordata</i>	54	F	F	F	10	6	12	Stem wound (L) at 5m on main stem with fruiting bodies, deadwood (L)	Private	Yes	Remove
59	Norway Maple	<i>Acer platanoides</i>	44	F	F	PF	10	6	12	Sweep (L), pruning wounds (M), broken branches (L), crook (M), epicormic branching (H), deadwood (L), black bark, asymmetrical crown (M) due to overhead utility wire in crown, stem wounds (L), sun scald (L)	Private	Yes	Remove
60	Silver Maple	<i>Acer saccharinum</i>	15, 3	FG	G	G		3	-	Union at 0.2m	Private	No	Remove

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61	Silver Maple	<i>Acer saccharinum</i>	16.5	FG	G	G		3	-	Exposed roots (M)	Private	No	Remove
62	Silver Maple	<i>Acer saccharinum</i>	16	FG	G	G		3	-	Exposed roots (M)	Private	No	Remove
63	Manitoba maple	<i>Acer negundo</i>	15	F	FG	FG		3	-	Exposed roots (L), lean (M), epicormic branching (L)	Private	No	Remove
64	Manitoba maple	<i>Acer negundo</i>	~50, ~18	P	P	P	95	2	4	Both stems lost leader, only epicormic branching remains, cavity (H) at base with decay	Private	Yes	Remove (condition)
65	Black Walnut	<i>Juglans nigra</i>	49	P	PF	PF	40	5	10	Main stem dead, deadwood (M), broken branches (L), stem wounds (H) at base with decay, seam at 3m	Private	Yes	Remove (condition)
66	Norway Maple	<i>Acer platanoides</i>	52	FG	FG	FG		5	10	Stem wound (L) at base, girdling roots (M), broken branches (L), co-dominance at 2.5m	Private	Yes	Preserve

Codes		
DBH	Diameter at Breast Height	(cm)
TI	Trunk Integrity	(G, F, P)
CS	Crown Structure	(G, F, P)
CV	Crown Vigor	(G, F, P)
CDB	Crown dieback	%
DL	Dripline	(m)
DLx2	Dripline x 2	(m)
P = poor, F = fair, G = good, ~ = estimate, (VL) = very light, (L) = light, (M) = moderate, (H) = heavy		