Section 4.0. Trees

Chapter 270 of the Yorktown Town Code regulates certain aspects of tree cutting and conversion of lands from woodlands to otherwise maintained lands. In this regard, "protected trees", "land conversion", "protected woodlands" and "specimen trees" are defined by the code with an eye towards the preservation of important woodlands and trees as a natural resource in the town. The proposed Underhill Farm development on Underhill Avenue will require the removal of trees and converting of woodlands to allow for the construction of residential and commercial buildings that are compliant with the Zoning Code. It is noted that a wetlands permit is also required for wetland and buffer encroachments as applied under Chapter 178 of the code.

Project Overview

The applicant owns the 13.78 acre "Soundview School" parcel at the corner of Underhill Avenue and Route 118. An updated tree survey was completed in 2021. A total of 603 "protected trees" were identified within the regulated building envelope on that parcel. Based on the current site plans which include the buildings, parking, and stormwater requirements, it was determined that 400 of those trees would have to be removed for the proposed development (approximately 10.9 acres, See Sheet 1). Of the 714 trees that were surveyed, 230 trees are located within the 100-foot setback to town-regulated wetlands and are also subject to the Town Wetlands Law in addition to the Tree Law.

Tree Survey Results

As noted, a total of 714 trees were located on the Underhill Farm property. Of these trees, 603 are "protected trees" under the statute. One hundred trees that were surveyed are identified as non-native and/or invasive species under the code and therefore are not protected. Sixty-nine "specimen trees" as defined by the code were identified. Represented species are listed below.

Tree Species – Underhill Farm			
Cottonwood/Aspen	*Populus spp.*	Black cherry	*Prunus serotina*
Sugar maple	*Acer saccharum*	Mulberry*	*Morus nigra*
Red maple	*Acer rubrum*	Slippery elm	*Ulmus rubra*
Norway maple*	*Acer platanoides*	Green ash	*Fraxinus pennsylvanica*
Black locust*	*Robinia pseudoacacia*	Pignut hickory	*Carya glabra*
Willow	*Salix spp.*	Tulip tree	*Liriodendron tulipifera*
Apple*	*Malus spp.*	Red oak	*Quercus rubra*
Japanese maple*	*Acer palmatum*	Sycamore	*Platanus occidentalis*
White pine	*Pinus strobus*	Walnut	*Juglans nigra*
Norway spruce*	*Picea abies*	Basswood	*Tilia americana*
Yellow birch	*Betula lenta*	Arbor vitae	*Thuja occidentalis*
Hemlock	*Tsuga Canadensis*	Catalpa	*Catalpa speciosa*
**identified as non-native and/or invasive species*			

Of the 400 protected trees that are to be cut, 194 are smaller cottonwood/aspen trees (less than 18" in diameter). These are fast-growing, opportunistic trees with little landscape. In total, it is expected that 201 protected trees will be saved (See Sheet 2). Twenty-four specimen trees will be preserved.

Application of Tree Law

The Yorktown Tree Code (Chapter 270) defines a protected woodland as "A woodland as herein defined that is 10,000 square feet or greater in area regardless of individual property boundaries." The western part of the subject site, as it lies along Glen Rock Street, would be regulated as a "protected woodland". This 7 acres of trees is isolated as a woodland, considering the residential and commercial development and landscaped properties in the surrounding area. As has been discussed at prior Planning Board meetings, this part of the site was cleared as open field as recently as the 1980's (see the historic aerial photos attached to this EAF). This resulted in the establishment of a woodland based on fast-growing, opportunistic species (i.e., black locust and cottonwood).The survey confirms that these are by far the dominant species in this area. As expected, the larger, more mature trees on the site are located closer to the existing buildings and managed landscape.

This property functions in several ways that are beneficial to ecological and water resources. The dense woodland on the western part of the site slows down and filters stormwater runoff, and shades the understory during the hot summer months. These trees also provide root structure and leaf litter to prevent erosion. In general, trees also provide unique habitats for tree-dwelling species and sequester carbon from the atmosphere. On the Underhill site, however, the west side of the site is made up of opportunistic tree species such as cottonwood and black locust, which offer little in the way of habitat or vegetative diversity and are typically considered to be "nuisance" species. The larger, more mature trees in the developed parts of the site provide better vegetative diversity and ecological strata for other wildlife species.

A Tree Removal Permit is required for the cutting of 10 trees or more, removal of specimen trees, and woodland disturbance greater than 10,000 sf. The proposed development meets all of these thresholds, with 400 protected trees and 92 non-protected trees proposed for removal, 45 "specimen" trees and 6.9 acres of woodlands to be disturbed.

Proposed Mitigation

The applicant proposes a multi-pronged approach to mitigating both the removal of the trees and the disturbance to the wetland buffer. A landscaping plan is included with this EAF; the final landscaping and tree replacement plan will use the following criteria for the development of the plan.

1. Tree planting on the development site. New trees will be planted as part of the site landscaping plan and wetland creation and buffer enhancement. Shrubs will be planted as part of the site landscaping and the buffer enhancement. While it is not possible to replace all trees in kind on a moderate density mixed use property such as this one, there are opportunities to enhance and restore the remainder of the woodland and mitigate the loss of overall function.
2. A significant number of invasive species will also be removed from the site. A total of 92 black locusts and Norway maples will be removed, both of which are designated as invasive species by the Lower Hudson Partnership for Regional Invasive Species Management. In some specific locations, select Norway maples will not be cut in order to preserve screening or viewsheds from nearby locations. At this time it is expected that 19 Norway maples will remain on the perimeter of the site.
3. Regarding stormwater and erosion control, a stormwater management plan has been prepared and will be implemented to offset the change in surface conditions on the site.

The proposed stormwater practices will be planted using native wetland and transitional area species as shown on the plan set, duplicating in part the vegetative diversity and density of the existing plant community.

4. Regarding the flood control and storage function of the existing woodland, the applicant proposes the restoration and expansion of the pond and its associated wetland. The existing stream channel will be stabilized and will be re-planted with native tree and shrub species.
5. Regarding vegetative diversity and invasive species management, the applicant is proposing a detailed invasive species management program for the property and a landscaping plan that will incorporate a number of native species into the landscape. All new trees will be of native species. As noted above, a large number of the existing trees to be removed are non-native or nuisance species. All other provisions of the tree code as it relates to mitigation will be considered as the project moves forward.
6. By incorporating these concepts into the final landscaping and tree mitigation plan, we believe that we can offset the loss of trees on the development site. The current conceptual landscaping plan includes provision for the planting of 336 new trees plus a significant number of native shrubs (See Sheet 3). Section 270-10 also provides for the payment into the Town tree fund of $100 for every protected tree removed that is not otherwise replaced. Pursuant to final discussions with the Planning Board the applicant will also donate to this fund as deemed to be appropriate.

The combination of the removal of non-native invasive trees, planting of new trees and contribution to the tree fund will substantially offset the impacts of the proposed tree removal. A composite mitigation plan is provided as Sheet 4, showing trees to be cut, preserved and added. Sheet 5 presents the list of all protected trees on the property and the expected status of those trees.

X - Existing tree to be cut

Total Number of Existing Trees - 714
Total Number of Protected Trees - 603
Protected Trees to be Removed - 402
Protected Trees to Remain - 201
Non-Protected Trees to Remain - 19
New Trees to be Planted - 336

See Sheet 5 for listing of individual trees to be saved or removed.

Existing Trees to be Removed

UNDERHILL FARMS

Underhill Avenue
Yorktown Heights, NY

1 / 5

● - Existing tree to remain

Total Number of Existing Trees - 714
Total Number of Protected Trees - 603
Protected Trees to be Removed - 402
Protected Trees to Remain - 201
Non-Protected Trees to Remain - 19
New Trees to be Planted - 336

See Sheet 5 for listing of individual trees to be saved or removed.

Existing Trees to Remain

UNDERHILL FARMS

Underhill Avenue
Yorktown Heights, NY

2
5

● ● ● ● - New trees to be planted

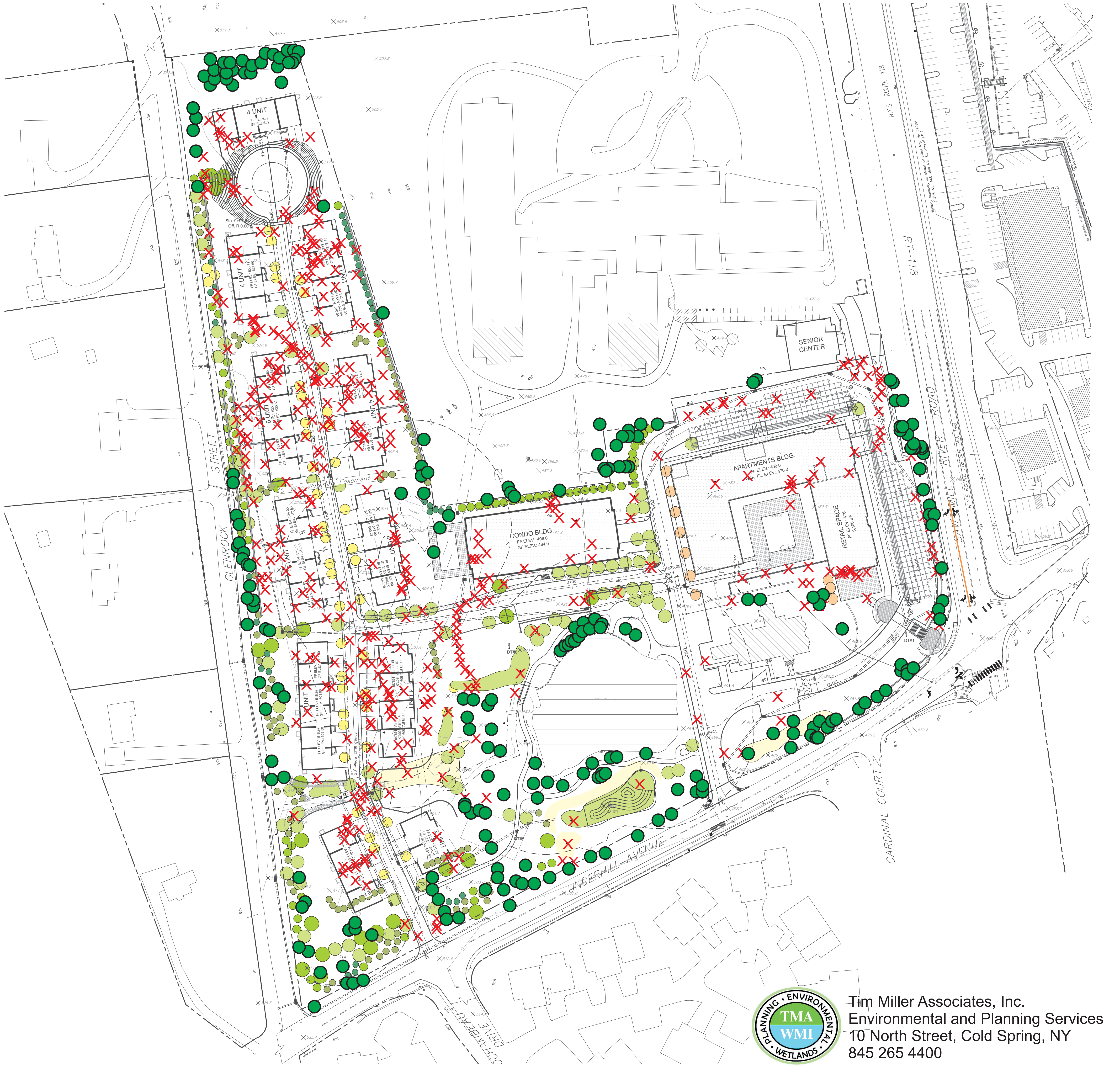
Total Number of Existing Trees - 714
Total Number of Protected Trees - 603
Protected Trees to be Removed - 402
Protected Trees to Remain - 201
Non-Protected Trees to Remain - 19
New Trees to be Planted - 336

See Sheet 5 for listing of individual trees to be saved or removed.

New Trees to be Planted

UNDERHILL FARMS

Underhill Avenue
Yorktown Heights, NY



Proposed Mitigation

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1. Tree planting on development site. New trees will be planted as part of the site landscaping plan and wetland creation and buffer enhancement. Shrubs will be planted as part of the site landscaping and the buffer enhancement. While it is not possible to replace all trees in kind on a high density mixed use property such as this one, there are opportunities to enhance and restore the remainder of the woodland and mitigate the loss of overall function.
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Data Sources:
"Preliminary Landscape Plan", Blades and Goven Landscape Architects
"Tree Removal Plan", Site Design Consultants
"Tree Survey prepared for Unicorn Soundview LLC" by Badey and Watson Engineering and Surveying

Total Number of Existing Trees - 714
Total Number of Protected Trees - 603
Protected Trees to be Removed - 402
Protected Trees to Remain - 201
Non-Protected Trees to Remain - 19
New Trees to be Planted - 336

See Sheet 5 for listing of individual trees to be saved or removed.

Tim Miller Associates, Inc.
Environmental and Planning Services
10 North Street, Cold Spring, NY
845 265 4400

Composite Plan
Trees to be Removed, Preserved and Planted

UNDERHILL FARMS

Underhill Avenue
Yorktown Heights, NY

4
5

TAG #	KEEP/REMOVE	TYPE	DIAMETER	CONDITION
0013	KEEP	SPRUCE	26"	GOOD
0014	KEEP	SPRUCE	22"	GOOD
0015	REMOVE	SPRUCE	38"	GOOD
0016	REMOVE	MAPLE	22"	GOOD
0017	REMOVE	MAPLE	32"	POOR
0018	REMOVE	MAPLE	40"	GOOD
0019	REMOVE	MAPLE (TRIPLE)	14"	GOOD
0020	REMOVE	MAPLE	22"	POOR
0021	REMOVE	MAPLE	12"	GOOD
0022	REMOVE	MAPLE	8"	GOOD
0023	REMOVE	MAPLE	8"	GOOD
0024	REMOVE	MAPLE (TWIN)	12"	GOOD
0025	REMOVE	MAPLE	14"	GOOD
0026	REMOVE	MAPLE	20"	GOOD
0027	REMOVE	MAPLE	12"	GOOD
0028	REMOVE	MAPLE	12"	GOOD
0029	REMOVE	MAPLE (??	14"	POOR
0030	REMOVE	MAPLE (DOUBLE)	32"	POOR
0031	REMOVE	WALNUT (TRIPLE)	12"	GOOD
0032	REMOVE	MAPLE (??	12"	POOR
0033	REMOVE	DOGWOOD	8"	POOR
0034	REMOVE	DOGWOOD	8"	GOOD
0035	REMOVE	WALNUT (TRIPLE)	12"	GOOD
0036	REMOVE	BASSWOOD (QUADRUPLE)	8"	POOR
0037	REMOVE	CEDAR (TWIN)	14"	GOOD
0038	REMOVE	MAPLE	20"	GOOD
0039	REMOVE	MAPLE	24"	GOOD
0040	REMOVE	CEDAR (TRIPLE)	10"	POOR
0041	KEEP	MAPLE	24"	GOOD
0042	KEEP	MAPLE	20"	POOR
0043	KEEP	MAPLE	8"	GOOD
0044	KEEP	MAPLE	12"	GOOD
0045	KEEP	SPRUCE	24"	GOOD
0046	KEEP	MAPLE	8"	GOOD
0048	KEEP	MAPLE	16"	GOOD
0050	KEEP	MAPLE	24"	GOOD
0051	KEEP	MAPLE	12"	GOOD
0053	KEEP	PINE	8"	GOOD
0054	REMOVE	SPRUCE	10"	GOOD
0055	REMOVE	MAPLE	8"	GOOD
0056	REMOVE	MAPLE (CLUMP)	10"	POOR
0058	KEEP	MAPLE	18"	GOOD
0059	KEEP	MAPLE	14"	GOOD
0060	KEEP	OAK	18"	GOOD
0061	KEEP	WHITE BIRCH (TWIN)	8"	GOOD
0062	KEEP	CEDAR (TWIN)	10"	GOOD
0063	KEEP	MAPLE	8"	GOOD
0064	KEEP	CEDAR (TWIN)	10"	GOOD
0065	KEEP	CEDAR	12"	GOOD
0066	KEEP	OAK	16"	GOOD
0067	KEEP	WHITE BIRCH (TRIPLE)	8"	GOOD
0068	KEEP	MAPLE (TRIPLE)	12"	GOOD
0069	KEEP	WILLOW	20"	POOR
0070	KEEP	SPRUCE	16"	GOOD
0071	REMOVE	COTTONWOOD	8"	POOR
0072	KEEP	SPRUCE	8"	GOOD
0073	KEEP	MAPLE (TWIN)	8"	GOOD
0074	KEEP	DOGWOOD	10"	GOOD
0075	KEEP	MAPLE	26"	GOOD
0076	KEEP	MAPLE	30"	GOOD
0077	KEEP	CEDAR (TWIN)	12"	GOOD
0078	KEEP	CEDAR	12"	GOOD
0079	KEEP	CEDAR	14"	GOOD
0080	KEEP	CEDAR	8"	GOOD
0081	KEEP	CEDAR	12"	GOOD
0082	KEEP	CEDAR	8"	POOR
0083	KEEP	CEDAR	12"	GOOD
0084	REMOVE	MAPLE	20"	GOOD
0085	REMOVE	MAPLE	12"	GOOD
0086	KEEP	CEDAR	8"	GOOD
0087	REMOVE	MAPLE	30"	GOOD
0088	KEEP	MULBERRY	8"	GOOD
0089	KEEP	CEDAR (TWIN)	8"	POOR
0090	KEEP	CEDAR (TWIN)	8"	GOOD
0091	KEEP	CEDAR	16"	GOOD
0092	KEEP	MULBERRY (TWIN)	10"	GOOD
0093	REMOVE	ELM	12"	GOOD
0094	REMOVE	CEDAR	8"	GOOD
0095	REMOVE	CEDAR (TWIN)	8"	GOOD
0096	REMOVE	MAPLE	30"	GOOD
0097	REMOVE	MAPLE	40"	GOOD
0098	REMOVE	MAPLE	30"	GOOD
0099	REMOVE	CEDAR	18"	GOOD
0100	REMOVE	MULBERRY	14"	GOOD
0101	REMOVE	ASPEN	8"	GOOD
0102	REMOVE	ASPEN	8"	GOOD
0103	REMOVE	TULIP	8"	GOOD
0105	REMOVE	COTTONWOOD	14"	GOOD
0107	REMOVE	ASPEN	16"	GOOD
0108	REMOVE	ASPEN	10"	GOOD
0109	REMOVE	WHITE BIRCH	8"	GOOD
0110	REMOVE	PINE	8"	GOOD
0111	REMOVE	COTTONWOOD	26"	GOOD
0112	REMOVE	APPLE (CLUMP)	8"	POOR
0113	REMOVE	ASPEN	8"	GOOD
0114	REMOVE	COTTONWOOD (TWIN)	10"	POOR
0115	REMOVE	ASPEN	16"	GOOD
0116	REMOVE	COTTONWOOD (TWIN)	8"	POOR
0117	REMOVE	MAPLE	8"	GOOD
0118	REMOVE	ASPEN	24"	GOOD
0121	REMOVE	OAK	8"	GOOD
0122	REMOVE	ASPEN	26"	GOOD
0123	REMOVE	MAPLE	18"	GOOD
0124	KEEP	MAPLE (TRIPLE)	16"	GOOD
0125	KEEP	MAPLE	12"	GOOD
0132	KEEP	APPLE	8"	GOOD
0134	KEEP	OAK	20"	GOOD
0135	KEEP	MAPLE	14"	GOOD
0137	REMOVE	MAPLE (TWIN)	14"	GOOD
0138	REMOVE	APPLE	8"	POOR
0140	KEEP	ASH	14"	POOR
0141	KEEP	MAPLE	14"	POOR
0142	KEEP	APPLE (CLUMP)	8"	POOR
0143	KEEP	APPLE	8"	GOOD
0144	KEEP	APPLE	10"	POOR
0145	KEEP	MAPLE	16"	POOR
0146	KEEP	MAPLE	12"	GOOD
0148	REMOVE	APPLE (TWIN)	10"	POOR
0150	REMOVE	MAPLE	12"	GOOD
0151	KEEP	MAPLE	16"	GOOD
0152	KEEP	ELM	8"	GOOD
0153	KEEP	PINE (DOUBLE)	12"	GOOD
0154	KEEP	PINE	16"	GOOD
0155	REMOVE	PINE	8"	GOOD
0156	REMOVE	ASPEN	8"	POOR
0157	REMOVE	ASPEN	14"	GOOD
0158	REMOVE	APPLE (CLUMP)	8"	POOR
0159	REMOVE	ASPEN	10"	GOOD
0160	REMOVE	PINE	10"	GOOD
0161	REMOVE	ASPEN	10"	GOOD
0162	REMOVE	ASPEN	8"	GOOD
0163	REMOVE	COTTONWOOD	12"	GOOD
0164	REMOVE	PINE	10"	GOOD
0165	KEEP	PINE	14"	GOOD
0166	KEEP	PINE	12"	GOOD
0167	KEEP	ASPEN (TWIN)	24"	GOOD
0168	KEEP	PINE	14"	GOOD
0169	KEEP	PINE	8"	GOOD
0170	KEEP	ASPEN	16"	GOOD
0171	KEEP	ASPEN	10"	GOOD
0172	KEEP	ASPEN	8"	GOOD
0173	KEEP	OAK	16"	GOOD
0174	REMOVE	ASPEN	16"	GOOD
0175	REMOVE	WILLOW	8"	POOR
0176	REMOVE	ASPEN	8"	GOOD
0177	REMOVE	WILLOW	8"	GOOD
0178	REMOVE	WILLOW	10"	POOR
0179	REMOVE	WILLOW	10"	GOOD
0180	REMOVE	WILLOW	16"	POOR
0181	REMOVE	WILLOW (TWIN)	8"	POOR
0182	REMOVE	WILLOW (TWIN)	10"	GOOD
0183	REMOVE	ASPEN	8"	GOOD
0184	REMOVE	WILLOW	12"	GOOD
0185	REMOVE	ASPEN	10"	GOOD
0186	REMOVE	ASPEN	8"	GOOD
0187	REMOVE	ASPEN	8"	GOOD
0188	REMOVE	ASPEN	8"	GOOD
0189	REMOVE	ASPEN	8"	GOOD
0190	REMOVE	ASPEN	10"	GOOD
0191	REMOVE	WILLOW	10"	POOR
0192	REMOVE	ASPEN	10"	GOOD
0193	REMOVE	ASPEN	10"	GOOD
0194	REMOVE	ASPEN	8"	GOOD
0195	REMOVE	ASPEN	8"	GOOD
0196	REMOVE	ASPEN	8"	GOOD
0197	KEEP	ASPEN	8"	GOOD
0198	REMOVE	CATALPA	12"	GOOD
0199	REMOVE	ASPEN	10"	GOOD
0200	REMOVE	ASPEN	8"	GOOD
0201	REMOVE	ASPEN	12"	GOOD
0202	REMOVE	ASPEN	8"	GOOD
0203	REMOVE	ASPEN	8"	GOOD
0204	REMOVE	ASPEN	8"	GOOD
0205	REMOVE	ASPEN	8"	GOOD
0206	REMOVE	ASPEN	8"	GOOD
0208	REMOVE	ASPEN	8"	GOOD
0209	REMOVE	ASPEN	8"	GOOD
0210	REMOVE	ASPEN	8"	GOOD
0211	REMOVE	ASPEN	8"	GOOD
0212	REMOVE	ASPEN	8"	GOOD
0213	REMOVE	ASPEN	10"	POOR
0214	REMOVE	ASPEN	8"	GOOD
0215	REMOVE	ASPEN	10"	GOOD
0216	REMOVE	ASPEN	10"	GOOD
0217	REMOVE	ASPEN	8"	GOOD
0218	REMOVE	ASPEN	8"	GOOD
0219	REMOVE	ASPEN	8"	GOOD
0220	REMOVE	ASPEN (TWIN)	8"	GOOD
0221	REMOVE	ASPEN	10"	GOOD
0222	REMOVE	ASPEN	8"	GOOD
0223	REMOVE	ASPEN	10"	GOOD
0224	REMOVE	ASPEN	10"	GOOD
0225	REMOVE	ASPEN	10"	POOR
0226	REMOVE	WILLOW	10"	POOR
0227	REMOVE	ASPEN	14"	GOOD
0228	REMOVE	ELM	12"	GOOD
0229	REMOVE	ASPEN	10"	GOOD
0230	REMOVE	ASPEN	16"	GOOD
0231	REMOVE	ASPEN	8"	POOR
0232	REMOVE	ASPEN	10"	GOOD
0233	REMOVE	ASPEN (TWIN)	12"	POOR
0234	REMOVE	MULBERRY	8"	POOR
0235	REMOVE	ASPEN	18"	GOOD
0236	REMOVE	ASPEN	16"	GOOD
0238	REMOVE	ASPEN	8"	POOR
0239	REMOVE	WILLOW	14"	GOOD
0240	REMOVE	WILLOW	16"	GOOD
0241	REMOVE	ASPEN	12"	GOOD
0242	REMOVE	ASPEN	16"	GOOD
0243	REMOVE	ASPEN	14"	POOR
0244	REMOVE	ASPEN	16"	GOOD
0245	REMOVE	ASPEN	18"	GOOD
0246	REMOVE	ASPEN	10"	GOOD
0247	REMOVE	ASPEN	12"	GOOD
0248	REMOVE	MAPLE	8"	GOOD
0249	REMOVE	MAPLE	8"	POOR
0250	KEEP	MAPLE	10"	GOOD
0251	KEEP	HICKORY	12"	GOOD
0253	KEEP	MAPLE (TWIN)	8"	GOOD
0255	KEEP	CHERRY	8"	POOR
0256	REMOVE	WILLOW	36"	GOOD
0258	REMOVE	MAPLE	14"	GOOD
0259	REMOVE	WILLOW	24"	POOR
0260	REMOVE	MAPLE	24"	GOOD
0261	REMOVE	WILLOW	24"	GOOD
0262	REMOVE	WILLOW	16"	GOOD
0263	REMOVE	TULIP (TWIN)	14"	GOOD
0266	REMOVE	MAPLE (TWIN)	8"	GOOD
0267	REMOVE	ASPEN (TWIN)	24"	GOOD
0268	REMOVE	ASPEN	16"	GOOD
0270	REMOVE	APPLE (CLUMP)	8"	POOR
0273	REMOVE	MAPLE	8"	GOOD
0274	REMOVE	MAPLE	28"	GOOD
0277	REMOVE	MAPLE	16"	GOOD
0278	REMOVE	MAPLE (TWIN)	10"	GOOD
0279	REMOVE	TULIP	18"	POOR
0281	REMOVE	CHERRY	12"	GOOD
0282	REMOVE	HICKORY	8"	POOR
0283	REMOVE	MAPLE (TWIN)	12"	GOOD
0284	REMOVE	OAK	42"	GOOD
0285	REMOVE	TULIP (TWIN)	14"	GOOD
0286	REMOVE	TULIP (DOUBLE)	16"	GOOD
0287	REMOVE	TULIP	14"	GOOD
0288	REMOVE	MAPLE	8"	GOOD
0289	REMOVE	MAPLE	12"	GOOD
0290	REMOVE	MAPLE	8"	GOOD
0291	REMOVE	MAPLE	12"	GOOD
0292	REMOVE	TULIP	10"	GOOD
0293	REMOVE	APPLE	10"	GOOD
0294	REMOVE	APPLE (CLUMP)	8"	GOOD
0295	KEEP	MAPLE	14"	GOOD
0296	KEEP	HICKORY	8"	GOOD
0297	REMOVE	MAPLE	16"	GOOD
0298	REMOVE	TULIP (DOUBLE)	16"	POOR
0299	REMOVE	MAPLE	8"	GOOD
0300	KEEP	OAK	30"	GOOD
0301	KEEP	OAK (DOUBLE)	26"	GOOD
0302	KEEP	CHERRY (TWIN)	14"	GOOD
0303	REMOVE	CHERRY	8"	POOR
0304	REMOVE	TULIP	12"	POOR
0305	REMOVE	BIRCH	8"	GOOD
0306	REMOVE	TULIP (TWIN)	18"	GOOD
0307	REMOVE	BIRCH (TWIN)	8"	POOR
0308	KEEP	MAPLE	10"	GOOD
0309	KEEP	MAPLE	8"	GOOD
0310	REMOVE	TULIP	12"	GOOD
0311	KEEP	TULIP	24"	GOOD
0312	KEEP	OAK	10"	GOOD
0313	KEEP	MAPLE	8"	GOOD
0314	KEEP	MAPLE	12"	GOOD
0315	KEEP	MAPLE	8"	GOOD
0316	KEEP	MAPLE	8"	GOOD
0317	KEEP	HICKORY	20"	GOOD
0318	KEEP	HICKORY	18"	GOOD
0319	KEEP	OAK	8"	GOOD
0320	KEEP	MAPLE	14"	GOOD
0321	KEEP	MAPLE	12"	GOOD
0322	KEEP	APPLE	8"	POOR
0323	KEEP	MAPLE	8"	GOOD
0324	KEEP	HICKORY (CLUMP)	16"	GOOD
0325	KEEP	HICKORY	12"	GOOD
0326	KEEP	MAPLE	14"	GOOD
0327	KEEP	TULIP (TWIN)	24"	GOOD
0328	KEEP	HICKORY	12"	GOOD
0329	KEEP	OAK	8"	GOOD
0330	KEEP	HICKORY	18"	GOOD
0331	KEEP	MAPLE	12"	GOOD
0332	KEEP	MAPLE	8"	GOOD
0333	KEEP	HICKORY	14''	GOOD
0334	KEEP	HICKORY	14''	GOOD
0335	KEEP	HICKORY (CLUMP)	16"	POOR
0337	KEEP	MAPLE	14"	GOOD
0338	KEEP	MAPLE	10"	GOOD
0339	KEEP	HICKORY	14"	GOOD
0340	KEEP	HICKORY	8"	GOOD
0341	REMOVE	ASPEN	10"	GOOD
0342	REMOVE	ASPEN	8"	GOOD
0343	REMOVE	ASPEN	8"	GOOD
0344	REMOVE	ASPEN	12"	GOOD
0345	REMOVE	ASPEN	10"	GOOD
0346	REMOVE	ASPEN	10"	GOOD
0347	REMOVE	ASPEN	10"	GOOD
0348	REMOVE	ASPEN (TWIN)	8"	GOOD
0349	REMOVE	ASPEN (TWIN)	8"	GOOD
0350	REMOVE	ASPEN	10"	GOOD
0351	REMOVE	ASPEN	8"	GOOD
0352	KEEP	ASPEN (DOUBLE)	8"	POOR
0353	REMOVE	ASPEN	8"	GOOD
0354	REMOVE	ASPEN	10"	GOOD
0355	REMOVE	ASPEN	8"	GOOD
0356	REMOVE	ASPEN	8"	GOOD
0357	REMOVE	ASPEN	12"	GOOD
0358	REMOVE	ASPEN	14"	GOOD
0359	REMOVE	ASPEN	14"	GOOD
0361	REMOVE	WILLOW	12"	GOOD
0362	REMOVE	WILLOW	16"	POOR
0363	REMOVE	WILLOW	12"	GOOD
0364	REMOVE	ASPEN	10"	GOOD
0365	REMOVE	ASPEN	10"	GOOD
0366	REMOVE	ASPEN (TWIN)	8"	GOOD
0367	REMOVE	WILLOW	14"	GOOD
0368	REMOVE	ASPEN	14"	GOOD
0369	REMOVE	ASPEN	14"	GOOD
0370	REMOVE	ASPEN	10"	GOOD
0372	REMOVE	ASPEN	10"	GOOD
0373	REMOVE	ASPEN	10"	GOOD
0374	REMOVE	APPLE (TWIN)	12"	GOOD
0376	REMOVE	ASPEN	16"	GOOD
0377	KEEP	ASPEN	8"	GOOD
0378	REMOVE	ASPEN	18"	GOOD
0380	REMOVE	APPLE (CLUMP)	8"	POOR
0381	REMOVE	WILLOW	16"	GOOD
0383	REMOVE	ASPEN	12"	GOOD
0384	KEEP	ASPEN	10"	GOOD
0385	REMOVE	ASPEN	10"	GOOD
0386	REMOVE	ASPEN	12"	GOOD
0387	REMOVE	ASPEN	14"	GOOD
0389	REMOVE	ASPEN	18"	GOOD
0395	KEEP	ASPEN	14"	GOOD
0396	KEEP	ASPEN	10"	GOOD
0397	KEEP	ASPEN	12"	GOOD
0398	KEEP	ASPEN	8"	GOOD
0400	KEEP	ASPEN (TWIN)	10"	GOOD
0402	REMOVE	ASPEN	18"	GOOD
0403	REMOVE	ASPEN	12"	GOOD
0935	REMOVE	MAPLE	18"	GOOD
0936	REMOVE	MAPLE (TWIN)	8"	POOR
0937	REMOVE	ASPEN	18"	GOOD
0938	REMOVE	MAPLE	8"	GOOD
0939	REMOVE	ASPEN	26"	GOOD
0940	REMOVE	MAPLE (TWIN)	14"	GOOD
0942	REMOVE	MAPLE	22"	GOOD
0944	REMOVE	APPLE (DOUBLE)	14"	GOOD
0946	REMOVE	MAPLE (DOUBLE)	24"	GOOD
0952	REMOVE	MAPLE	22"	GOOD
0957	REMOVE	ASH	14"	GOOD
0972	REMOVE	CHERRY	10"	POOR
0974	REMOVE	SPRUCE	42"	GOOD
0975	REMOVE	MAPLE	24"	POOR
0976	REMOVE	MAPLE (TWIN)	18"	GOOD
0977	REMOVE	PINE	32"	GOOD
0979	REMOVE	MAPLE	16"	GOOD
0980	REMOVE	MAPLE	10"	GOOD
0981	REMOVE	MAPLE (TWIN)	14"	GOOD
0983	REMOVE	MAPLE	10"	POOR
0984	REMOVE	WALNUT	16"	GOOD
0986	REMOVE	MAPLE	24"	GOOD
0988	REMOVE	MAPLE (TWIN)	12"	GOOD
0989	REMOVE	MAPLE	14"	POOR
0990	REMOVE	BASSWOOD	48"	GOOD
0991	REMOVE	MAPLE	22"	GOOD
0992	REMOVE	MAPLE	36"	GOOD
0993	KEEP	MAPLE	36"	GOOD
0994	REMOVE	SPRUCE	26"	GOOD
0995	REMOVE	SPRUCE	40"	POOR
0996	REMOVE	SPRUCE	22"	GOOD
0997	REMOVE	SPRUCE	30"	GOOD
0998	REMOVE	MAPLE	24"	GOOD
0999	REMOVE	MAPLE	14"	GOOD
2729	REMOVE	HEMLOCK	14"	GOOD
2730	REMOVE	HEMLOCK	24"	GOOD
2731	KEEP	HEMLOCK	18"	FAIR
2733	KEEP	MAPLE	24"	GOOD
2734	REMOVE	PINE	26"	GOOD
2735	KEEP	HEMLOCK	18"	POOR
2736	KEEP	CEDAR	10"	GOOD
2737	REMOVE	MAPLE	36"	POOR
2738	KEEP	MAPLE (DOUBLE)	22"	GOOD
2739	KEEP	CEDAR	8"	GOOD
2741	KEEP	CEDAR	10"	GOOD
2742	KEEP	CEDAR (TWIN)	8"	GOOD
2743	KEEP	CEDAR	14"	GOOD
2744	KEEP	CEDAR	12"	GOOD
2745	KEEP	MAPLE	16"	GOOD
2746	KEEP	MAPLE	26"	GOOD
2747	KEEP	MAPLE	16"	GOOD
2748	KEEP	TULIP	30"	GOOD
2749	KEEP	MAPLE	28"	GOOD
2751	KEEP	MAPLE	14"	POOR
2752	KEEP	MAPLE	8"	GOOD
2753	KEEP	MAPLE (DOUBLE)	22"	GOOD
2754	KEEP	SPRUCE	24"	GOOD
2755	REMOVE	MAPLE (DOUBLE)	22"	GOOD
2756	KEEP	SPRUCE	24"	GOOD
2757	REMOVE	SPRUCE	24"	GOOD
2758	KEEP	SPRUCE	20"	GOOD
2759	KEEP	WALNUT	34"	GOOD
2762	REMOVE	WALNUT	22"	GOOD
2763	KEEP	MAPLE	10"	GOOD
2764	REMOVE	MAPLE	24"	POOR
2765	REMOVE	MAPLE	8"	POOR
2766	REMOVE	WALNUT	36"	GOOD
2767	REMOVE	MAPLE	8"	GOOD
2768	REMOVE	MAPLE	18"	POOR
2769	REMOVE	MAPLE	12"	POOR
2770	REMOVE	MAPLE	16"	POOR
2771	KEEP	OAK	8"	GOOD
2772	REMOVE	ASH	8"	POOR
2774	REMOVE	MAPLE (TWIN)	12"	POOR
2775	KEEP	MAPLE	30"	POOR
2776	REMOVE	MAPLE	14"	GOOD
2777	REMOVE	MAPLE	8"	POOR
2778	KEEP	MAPLE	12"	GOOD
2779	KEEP	MAPLE	10"	GOOD
2780	KEEP	MAPLE	12"	GOOD
2781	KEEP	MAPLE (TWIN)	10"	GOOD
2782	KEEP	MAPLE	10"	GOOD
2783	KEEP	MAPLE (TWIN)	10"	GOOD
2784	KEEP	MAPLE	8"	GOOD
2785	REMOVE	MAPLE	8"	GOOD
2786	REMOVE	MAPLE	8"	GOOD
2787	REMOVE	MAPLE	8"	GOOD
2788	KEEP	MAPLE	12"	GOOD
2789	KEEP	MAPLE (TWIN)	8"	GOOD
2790	KEEP	MAPLE	8"	POOR
2791	KEEP	MAPLE (TRIPLE)	10"	GOOD
2792	KEEP	MAPLE	18"	GOOD
2793	KEEP	MAPLE (TWIN)	12"	GOOD
2794	KEEP	MAPLE	10"	GOOD
2795	REMOVE	ASH	20"	GOOD
2796	REMOVE	MAPLE	10"	GOOD
2797	REMOVE	MAPLE	8"	GOOD
2798	KEEP	MAPLE	20"	GOOD
2799	KEEP	MAPLE	16"	GOOD
6621	KEEP	MAPLE	16"	GOOD
6624	KEEP	ASH (TWIN)	10"	GOOD
6625	REMOVE	PINE	18"	GOOD
6626	REMOVE	ASPEN	16"	GOOD
6627	REMOVE	MAPLE	8"	GOOD
6628	REMOVE	ASPEN	18"	GOOD
6629	REMOVE	ASPEN	14"	GOOD
6631	REMOVE	ASPEN (TWIN)	10"	GOOD
6632	REMOVE	APPLE	10"	POOR
6633	REMOVE	APPLE	8"	POOR
6634	REMOVE	APPLE	8"	POOR
6635	REMOVE	PINE	26"	GOOD
6636	REMOVE	PINE	18"	POOR
6637	REMOVE	PINE	22"	GOOD
6638	REMOVE	PINE	20"	GOOD
6640	REMOVE	PINE	18"	GOOD
6641	REMOVE	PINE (DOUBLE)	28"	GOOD
6643	REMOVE	PINE	26"	GOOD
6644	REMOVE	PINE	14"	GOOD
6645	REMOVE	PINE	14"	GOOD
6646	REMOVE	PINE	18"	POOR
6647	REMOVE	PINE	18"	GOOD
6648	REMOVE	PINE	22"	GOOD
6649	REMOVE	SPRUCE	10"	GOOD
6650	REMOVE	SPRUCE	10"	GOOD
6651	REMOVE	SPRUCE	10"	GOOD
6652	REMOVE	MAPLE	12"	GOOD
6653	REMOVE	MAPLE	8"	GOOD
6654	KEEP	ELM	12"	POOR
6655	REMOVE	ASPEN	12"	POOR
6656	REMOVE	ASPEN	16"	GOOD
6657	REMOVE	ASPEN	14"	GOOD
6658	REMOVE	ASPEN	8"	GOOD
6659	REMOVE	WILLOW	12"	GOOD
6660	REMOVE	ASPEN	8"	GOOD
6661	REMOVE	ASPEN	12"	GOOD
6662	REMOVE	ASPEN	8"	GOOD
6663	REMOVE	ASPEN	8"	GOOD
6664	REMOVE	ASPEN	10"	GOOD
6665	REMOVE	ASPEN	8"	POOR
6666	REMOVE	ASPEN	10"	GOOD
6667	REMOVE	ASPEN	8"	GOOD
6668	KEEP	MAPLE (TWIN)	14"	GOOD
6669	KEEP	WILLOW (DOUBLE)	14"	GOOD
6671	KEEP	MAPLE	14"	GOOD
6672	KEEP	MAPLE (DOUBLE)	24"	GOOD
6673	KEEP	HEMLOCK	12"	GOOD
6675	REMOVE	MAPLE	8"	POOR
6676	KEEP	MAPLE	16"	GOOD
6677	KEEP	WILLOW	14"	GOOD
6678	KEEP	WILLOW	14"	GOOD
6679	REMOVE	WILLOW	14"	POOR
6680	REMOVE	WILLOW	8"	POOR
6681	REMOVE	SPRUCE	18"	GOOD
6684	KEEP	TULIP	24"	GOOD
6690	KEEP	MAPLE	20"	GOOD
6691	KEEP	MAPLE	8"	GOOD
6692	KEEP	MAPLE	8"	GOOD
6693	KEEP	PINE	22"	GOOD
6696	KEEP	MAPLE	8"	GOOD
6697	KEEP	MAPLE	10"	GOOD
6699	KEEP	PINE	12"	GOOD
6700	REMOVE	ASPEN	16"	GOOD
6703	REMOVE	WILLOW	14"	GOOD
6704	KEEP	ASPEN	18"	GOOD
6705	KEEP	ASPEN	16"	GOOD
6706	KEEP	ASPEN	8"	GOOD
6707	KEEP	ASPEN	14"	GOOD
6708	REMOVE	ASPEN	16"	GOOD
6709	REMOVE	ASPEN	16"	GOOD
6710	REMOVE	PINE	8"	GOOD
6711	KEEP	ASPEN	20"	GOOD
6712	KEEP	PINE	12"	POOR
6713	REMOVE	ELM	8"	GOOD
6714	REMOVE	ASH	22"	GOOD
6715	REMOVE	TULIP	18"	GOOD
6716	KEEP	ASH	14"	GOOD
6717	KEEP	PINE	16"	POOR
6718	KEEP	MAPLE	8"	GOOD
6719	KEEP	MAPLE (TWIN)	16"	GOOD
6720	KEEP	MAPLE	14"	GOOD
6721	KEEP	MAPLE	24"	POOR
6722	KEEP	SYCAMORE	24"	GOOD
6723	KEEP	MAPLE	8"	POOR
6724	KEEP	ASPEN	16	GOOD
6725	KEEP	ASPEN	17	GOOD
6726	KEEP	ASPEN (TWIN)	8"	POOR
6727	REMOVE	MAPLE	14"	POOR
6728	REMOVE	MAPLE	16"	GOOD
6729	REMOVE	MAPLE	8"	POOR
6730	REMOVE	MAPLE	18"	GOOD
6731	REMOVE	ELM	12"	GOOD
6732	REMOVE	MAPLE (TWIN)	14"	GOOD
6733	REMOVE	ASPEN	40"	GOOD
6734	REMOVE	MAPLE	12"	POOR
6735	REMOVE	MAPLE	16"	GOOD
6736	REMOVE	MAPLE (TWIN)	18"	GOOD
6737	REMOVE	MAPLE	8"	GOOD
6738	REMOVE	ELM	10"	POOR
6739	REMOVE	MAPLE	14"	GOOD
6740	REMOVE	MAPLE	14"	GOOD
6741	REMOVE	MAPLE (TWIN)	12"	GOOD
6742	REMOVE	MAPLE	14"	GOOD
6743	REMOVE	MAPLE	12"	GOOD
6744	REMOVE	MAPLE (TWIN)	10"	GOOD
6745	REMOVE	MAPLE	14"	GOOD
6746	REMOVE	MAPLE	10"	GOOD
6747	REMOVE	MAPLE (TWIN)	8"	GOOD
6748	REMOVE	MAPLE (TRIPLE)	8"	GOOD
6749	REMOVE	MAPLE (TWIN)	20"	GOOD
6750	REMOVE	MAPLE (CLUMP)	10"	GOOD
6751	REMOVE	APPLE	10"	POOR
6752	KEEP	MAPLE (TRIPLE)	12"	GOOD
6753	KEEP	MAPLE (TRIPLE)	12"	GOOD
6754	KEEP	ASH	12"	GOOD
6755	REMOVE	ASPEN (TRIPLE)	8"	GOOD
6756	KEEP	MAPLE	14"	GOOD
6757	REMOVE	MAPLE	12"	GOOD
6758	REMOVE	APPLE	10"	GOOD
6759	KEEP	APPLE	12"	GOOD
6760	REMOVE	MAPLE (DOUBLE)	14"	GOOD
6761	REMOVE	MAPLE (TWIN)	16"	GOOD
6762	REMOVE	WILLOW	34"	GOOD
6763	REMOVE	MAPLE (TRIPLE)	8"	GOOD
6764	REMOVE	ASPEN	16"	GOOD
6765	REMOVE	COTTONWOOD	14"	GOOD
6766	REMOVE	COTTONWOOD	12"	GOOD
6767	REMOVE	ASPEN	12"	POOR
6769	REMOVE	ASPEN	10"	POOR
6770	REMOVE	ASPEN	12"	POOR
6771	REMOVE	ASPEN	8"	GOOD
6772	REMOVE	ASPEN (TRIPLE)	10"	POOR
6773	REMOVE	ASPEN	8"	POOR
6774	REMOVE	ASPEN	8"	GOOD
6775	REMOVE	ASPEN	16"	GOOD
6776	REMOVE	ASPEN	10"	GOOD
6777	REMOVE	COTTONWOOD	24"	GOOD
6778	REMOVE	COTTONWOOD	28"	POOR
6779	REMOVE	ASPEN	16"	GOOD
6780	REMOVE	ASPEN	12"	GOOD
6781	REMOVE	ASPEN	12"	GOOD
6782	REMOVE	ASPEN	8"	GOOD
6784	REMOVE	MAPLE	12"	GOOD
6785	REMOVE	COTTONWOOD (CLUMP)	8"	POOR
6786	REMOVE	MAPLE	8"	GOOD
6787	REMOVE	APPLE (CLUMP)	8"	POOR
6788	REMOVE	MAPLE (DOUBLE)	20"	POOR
6789	REMOVE	MAPLE	12"	GOOD
6790	REMOVE	MAPLE	10"	GOOD
6791	REMOVE	COTTONWOOD	30"	GOOD
6792	REMOVE	APPLE	8"	GOOD
6793	REMOVE	COTTONWOOD	12"	GOOD
6794	REMOVE	COTTONWOOD	10"	GOOD
6795	REMOVE	ASPEN	8"	GOOD
6796	REMOVE	ASPEN	10"	GOOD
6798	REMOVE	ASPEN	14"	GOOD
6799	REMOVE	ASH	10"	GOOD
6800	REMOVE	WILLOW	10"	POOR