

# Wolcott Woods

## Tree Preservation and Protection Requirements Plan

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In implementing the residential development of the Wolcott Estate property located at 1672, 1702, and 1726 Canton Avenue (the “Site”), to be known as “Wolcott Woods”, (the “Project”) the Wolcott Parties, their successors and assigns shall, through the implementation of best management practices (“BMPs”), commit to save as many of the significant existing trees, lawns and meadow areas, and other vegetation within the property as is reasonably possible. For these reasons, these landscape elements and trees shall receive special protection for the duration of the development of the Project and specifically during the initial construction phases. It shall be the primary goal of this plan that all such elements shall survive and thrive beyond the completion of the Project.

In an effort to catalog significant trees and other site elements (stone walls, buildings and other site features) the design team surveyed the Site and inventoried by field survey those landscape elements which are desirous and feasible of preservation. Broadly, the protection of all those elements is established by the Limit of Work and Site Disturbance depicted on the Construction Phasing & Erosion Control Plan (Sheets C9.1-C9.4). The Landscape Plans (Sheets L1.0 - L1.4) further describe those areas to be protected. The “Tree Preservation Plan, (Sheet TP)” catalogs and denotes the hierarchy of significance of the specific trees and groves of trees identified which are to be saved. Finally, the “Open Space Management Plan” (Sheet OS1.2) depicts on-going site management following the conclusion of active construction. The Tree Preservation Plan and the following written protection requirements shall be attached to and included with the “Conditions of Contract” for the Contractor and all subcontractors on the site.

For the Project, the term “significant” tree or trees includes individual trees or groupings that are especially valuable as landscape elements, natural resource features or as natural buffers. This may include:

- 1) Large and/or mature trees;
- 2) Botanically unique species; and
- 3) Well placed groupings or individuals that provide valuable screening.

In addition to these criteria, the Plan also establishes certain restricted development areas, including the Open Space No Disturbance Zone (75’), the Open Space No Building Zone (250’) and Neighborhood Perimeter Buffer Zone (125’). Only permitted construction-related activities will be allowed within these zones, including activities associated with new planting as detailed on the “Entrance Plan (Sheets L2.0 of the Site Plan)” and maintenance, or as defined in the Conservation Restriction to be granted to the Milton Conservation Commission. It is intended that the wooded areas within these zones will remain in a well-tended natural state, aside from the removal of certain invasive, noxious and rampant vines, such as Bittersweet, which threaten the existing significant trees, as well as the removal of dead, diseased or dangerous trees or shrubs in order to assure the healthy maintenance of the wooded environment in the buffer areas and plantings. New plantings for screening and a wooded visual effect shall be permitted as needed.

The Owner, Contractor and Subcontractors and the condominium association of the Wolcott Woods community, shall take the following actions:

### I. SUBMITTALS

- All of the specifications contained in this Tree Preservation and Protection Plan (including the Tree Preservation Plan, Sheet TP) shall be attached as conditions of relevant contract documents.
- Product data for each type of product shall be specified in each relevant Contract Document and Specifications.
- Qualification data for firms and persons specified in the “Quality Assurance” section shall demonstrate adequate capabilities and experience. Contractors should include lists of completed projects with names and addresses of Architects and Owners when relevant.
- Insofar as possible, certification shall be made over the duration of the Project by a certified Arborist that all significant trees to be retained have been properly protected during and after construction, and that the trees were promptly and properly treated and repaired if and when damaged.
- Reasonable maintenance recommendations for care and protection of trees affected by construction shall be provided by the Arborist and these recommendations shall be followed after completion of construction.

### II. QUALITY ASSURANCE

- The Owner shall engage an experienced tree service firm that has successfully completed tree protection and trimming work similar to that required for this Project and shall retain an experienced Arborist on the Project site as required, to ensure protection of the significant trees.
- The Arborist shall be certified by the International Society of Arboriculture and by the Massachusetts Arborist Association.
- All tree pruning standards (both root pruning and branch pruning) shall comply with the American National Standards Institute publication “A 300”, except where more stringent requirements are specified by the Arborist.
- Before commencing tree protection and trimming, the Contractor and any subcontractor shall meet with representatives of the Owner, Arborist, Architect and/or Landscape Architect. Tree protection and trimming procedures will be carefully reviewed prior to the start of any construction activities and all requirements established shall be carefully implemented during and after construction.

### III. PRODUCTS AND MATERIALS

- Any required Drainage Fill shall be selected crushed stone, or crushed or uncrushed gravel, washed, ASTM D 448, size 24 with 90-100% passing a 2 -1/2” sieve, and not more

than 10% passing a ¾" sieve. Topsoil shall be fertile, friable surface soil, containing natural loam and complying with ASTM D 5268. Topsoil shall be free of stones larger than 1" in any dimension and free of other extraneous or toxic matter harmful to plant growth.

- Filter Fabric shall be manufacturers' standard nonwoven, pervious, geotextile fabric of polypropylene, nylon, or polyester fibers.
- Fencing used for tree protection or to mark the limit of construction/disturbance shall be a minimum four-foot (4') brightly colored contractor's snow fence, carefully secured and supported by steel posts placed a minimum of eight (8') feet on center. For especially vulnerable groupings or individuals in close proximity to construction activity, rigid metal fencing is preferred. The Contractor shall submit product literature for fencing construction to the Owner's representative and Arborist/Landscape Architect for approval. Location of fence shall be approved in the field by the Owner, Arborist or Landscape Architect.
- In addition to protective fencing, individual temporary signs will be prominently displayed immediately adjacent to all trees and other areas which are fenced. Signs will be constructed to withstand all weather conditions and will be securely installed on wooden posts (minimum 2" X 4") at a minimum height of 6' above grade, immediately behind and adjacent to construction fencing. The signs shall read as follows: "No construction activity of any kind allowed in this area. Damage to trees and other vegetation subject to Significant Fine." Contract documents shall provide for imposition of such a fine.
- The Contractor will submit product literature for temporary signs and posts to guide construction. Location of signs shall be approved by the Owner, Arborist or Landscape Architect.

#### IV. EXECUTION-PROTECTION OF EXISTING VEGETATION

- Trees, vines, ground cover and shrubs to be saved outside the "limit of construction/disturbance" shall be protected with temporary construction fencing and signage designated in the preceding section. This temporary fencing shall be provided during all construction activities.
- All installed protective fencing shall be accompanied by the signage specified in the preceding section.
- The required temporary fencing shall be installed wherever possible at the drip line (outer perimeter of branches) of the trees and groups of trees. Certain trees may not be able to be protected around the entire drip edge due to required construction activities, but every effort shall be taken to fence these trees to the greatest extent possible. If trees which cannot be fenced at the drip edge may be subject to vehicle movement above the root systems, those areas will be protected to the maximum reasonable extent from soil compaction by a double-layer of plywood, or other suitable protective matting.

- The Arborist shall monitor all tree protection activities, including fencing, branch and root pruning, fertilization, moving and other similar protection activities and shall submit to the Building Department and Planning Office an affidavit citing that all protective measures have been established prior to the commencement of tree removal or clearing activities and specify best practices to be followed.
- All areas within protective fencing shall be maintained free of debris and no trees or shrubs so protected shall be damaged by burning, pumping of water, by cutting live roots or branches or by any other means. No protected trees shall be used for crane stays, guys or other fastenings. Vehicles shall not be parked where damage may result to trees to be saved, including the root systems of those trees. No construction materials shall be stored beneath the trees to be saved or within the protective fencing. All reasonable efforts shall be taken to prevent soil compaction over protected root systems. If necessary, protective matting will be utilized to provide protection against soil compaction.
- The condition and integrity of the required construction fencing and signage will be maintained in good condition. If fencing or signage is inadvertently knocked over or damaged, it will be replaced forthwith and any damage to protected trees or other vegetation will be immediately reported to the Owner, Arborist or Landscape Architect and shall be remediated whenever possible.
- It is recognized that certain significant trees designated on the plan are at high risk due to construction activities required in and around their immediate vicinity. Although every reasonable effort shall be made to save such trees, if it is documented in the opinion of the Arborist, that during construction so much of the trees' root system needs to be removed that the trees will very likely pose a public safety hazard due to future wind-throw or deterioration, those trees may then be removed during construction. Since some trees prove quite tolerant of heavy construction activities, trees will be given reasonable opportunity to remain on site, and will only be removed only when there is an obvious public safety hazard.
- Relevant contract documents shall provide that in the event of damage to any significant trees the Contractor shall be assessed a damage penalty at \$300 per caliper inch, which amount shall be deducted from the Contract amount. In addition to said fine, those trees will also be replaced with a "tree spade" size tree of the same species, at Contractor's sole expense. Other existing shrubs, vines and ground cover to be saved which have been clearly marked by protected fencing and signage, and which have, in the opinion of the Owner, Arborist or Landscape Architect, become damaged, shall be replaced with plants of equal size and similar species. All expenses incurred shall be paid by the Contractor without additional cost to the Owner, or the Town of Milton.
- All temporary fencing and signage shall be maintained continuously throughout the construction, until all work in the vicinity of the protected trees and vegetation has been completed. Temporary tree protection fencing may be removed just prior to the spreading of loam, or shortly before the Owner's and Architect's inspection for substantial completion.
- The Owner shall abide by all of the terms of this Tree Preservation and Protection Requirements Plan, throughout the entire build-out of the Project, including the

replacement, as mandated, of significant trees which become irreparably damaged in the opinion of the Arborist, or that die due to construction related activities, all at the sole expense of the Owner, with no cost to the Town of Milton.

#### V. DISPOSAL OF WASTE MATERIALS

- Burning is not permitted on the Site unless fully authorized by the Milton Fire Department and acknowledged and agreed to by the Owner. If existing trees or other vegetation to be saved are damaged by such burning, the fines and/or replacement plantings required under Section IV shall apply.
- All excess excavated material, including removed and displaced trees and stumps and excess chips shall be completely removed from the Site and properly disposed of in a licensed and regulated facility that accepts such materials. No such materials shall be left on the property. Also, as previously stated, no materials of any kind will be placed inside any area restricted by the protective fencing and signage.

#### VI. NEW LANDSCAPE PLANTINGS

- No additional plantings are defined on the Tree Preservation Plan (Sheet TP). Separate Landscape Plans have been prepared, which define new landscape plantings to be installed at road entry ways, in and around the individual building pods and in the perimeter buffer zone areas.
- Required specifications for the new plantings shall be as specified in the Landscape Plans. Those specifications include:
  1. All proposed planting locations shall be staked carefully as shown on the Landscape Plans for field review by the Owner, Arborist or Landscape Architect prior to installation.
  2. Contractor shall verify locations of all utilities and notify owner's representative of any conflicts.
  3. No plant material shall be installed until all grading and construction has been completed in the immediate area.
  4. A 3" deep composted woodchip/leaf mulch shall be installed under all trees and shrubs and in all planting beds as shown on the Landscape Plans and as may be directed by owner's representative.
  5. All trees shall be balled and burlapped, unless otherwise noted, or approved by the Arborist as equally likely to thrive.
  6. Final quantities for each plant type shall be as shown on the Landscape Plan and this number shall take precedence in case of any discrepancy between the quantity shown on the plant list and on the plan.

7. Any proposed plant substitutions must be approved in writing by the Arborist as superior to those specified.
8. New landscape materials shall be of a type and species indigenous to the local area.
9. All plant materials installed shall meet or exceed the specifications of the “American Standards for Nursery Stock” by the American Association of Nurserymen.
10. All plant materials shall be guaranteed for one year following the date of installation and date of final acceptance by the owner’s representative in writing, whichever date is later.
11. Any areas designated “loam and seed” shall receive 6” of loam and specified seed mix. Lawns over 3:1 slope shall be protected with erosion control fabric.
12. Any areas without loam cover of subsoil shall be loamed and seeded.
13. All mulch materials shall be certified organic. No unnaturally dyed mulches shall be used.