

Todd Prager & Associates_{LLC}

MEMORANDUM

DATE: April 22, 2024

TO: Kendra Kozak (Axis Design Group Architecture & Engineering, Inc.)

FROM: Rick Till, ISA Board Certified Master Arborist® PN-8730A

RE: New Commercial Development on SW Parkway Avenue, Wilsonville, OR

Summary

A new building, access drive, and hardscape improvements are proposed at 3S-1-32DA Tax Lot 1000, SW Parkway Avenue in Wilsonville, Oregon. The tree inventory resulted in 65 trees on the subject property or on adjacent properties to the north and south. Twenty-nine (29) trees are proposed for removal, including 27 on-site trees (including two straddling ODOT property to the east) and two trees on the adjacent private property to the north. Twenty-seven (27) on-site trees will be retained and protected. This report addresses tree removal and tree protection requirements outlined in the City of Wilsonville Code, Chapter 4, Section 4.600.

Background

The proposed development would include construction of a new building to the west side of the property and an access road, parking, and sidewalk along the north side of the property.

The 2.3-acre property is zoned Planned Development Commercial (“PDC”). There is a Significant Wetland and a corresponding Significant Resource Overlay Zone (“SROZ”) covering the middle and southern portion of the property. The property is not in the Willamette River Greenway. There are no Heritage Trees on the property.

Assignment

The assignment asked of our firm was:

1. Inventory existing trees at the project site. Assessment to include tree species, sizes, physical and structural conditions of the trees, treatment (remove/retain), and any additional necessary comments.
2. In coordination with the project team, identify the trees to be retained and removed. This may involve working with project planners, engineers, contractors, and others to identify design and construction techniques necessary to retain required trees.
3. Develop tree removal/protection recommendations in accordance with the City of Wilsonville Code, Chapter 4, Section 4.600.



City of Wilsonville
Exhibit B5 DB24-0006

Type C Permit (Section 4.610.40)

Type C Permits require a tree survey and site map depicting existing trees on the property, trees to be removed, and tree protection measures. The following information demonstrates compliance with Type C Permit requirements.

Tree Survey (Section 4.610.40.02(2))

I completed the inventory on March 9, 2024. Sixty-five (65) trees either on-site or on the properties to the north and south were inventoried (Attachment 1) and depicted on a site map (Attachment 2). Trees on ODOT property to the west are depicted on the map for informational purposes. The following information was collected for each tree: tree tag, common name, scientific name, trunk diameter (DBH), single DBH, average canopy radius, health condition rating, structural condition rating, property status (on or off the subject property), pertinent comments, and treatment (remove or retain).

The tree numbers listed in Attachment 1 correspond with the tree numbers listed in Attachment 2. Onsite trees were tagged with aluminum tags if accessible. No Oregon white oak (*Quercus garryana*) or Pacific yew (*Taxus brevifolia*) were found on the development site.

Standards for Tree Removal, Relocation, and Replacement (Section 4.610.10)

Tree removal is proposed for 29 trees for compliance with Section 4.610.10. This includes 27 trees on-site (trees 1, 2, 6–11, 17, 29, 30–39, and 59–65) and two trees off-site on the adjacent property to the north (trees 57 and 58). Two trees (30 and 31) are on or adjacent to the property line to the west and are treated as on-site trees. Removal is consistent with Section 4.610.10.

- **Parkway Avenue Sidewalk Conflicts:** Trees 1 and 2 are 11-inch DBH sweet cherries (*Prunus avium*) located on the Parkway Avenue frontage. These trees are proposed for removal because they are naturalized, non-native trees that are encroaching over the public sidewalk on the street frontage (see Section 4.610.10.H.2 and H.3).
- **Necessary for Construction:** Trees 6–11, 17, 29, 32–39, and 59–65 are either within the footprint of the development or the development would intrude into the minimum development setback for preserving adequate tree rooting space. Removal is necessary for construction, consistent with Section 4.610.10.H.1. Due to the location of the protected wetland to the south of the proposed development, alternative layouts that would avoid the conflict are not feasible.
 - Trees 6–10 are cottonwoods (*Populus trichocarpa*) ranging in size from 7- to 14-inches DBH and located within the footprint of the proposed access drive.
 - Tree 11 is a 20-inch DBH Douglas-fir (*Pseudotsuga menziesii*) that is located within the proposed footprint of the access drive.
 - Trees 17, 29, and 39 are sweet cherries 9- to 13-inch DBH that are non-native, naturalized trees located within the footprint of the access drive and parking areas.
 - Trees 30 and 31 are a 15-inch DBH Douglas-fir and a 31-inch DBH deodar cedar (*Cedrus deodara*) located on or adjacent to the western property line and the development footprint would encroach within the minimum construction setback for tree preservation.
 - Trees 32–37 are a group of pines (*Pinus sp.*) 8- to 12-inches DBH and a Norway maple (*Acer platanoides*) 16-inches DBH located along the western property line.

These trees are located within the proposed development footprint or within five feet of the development.

- Trees 59–65 are black locust (*Robinia pseudoacacia*) 8- to 17-inch DBH are naturalized, non-native trees located within the footprint of the proposed access drive and parking lot.
- Trees 57 and 58 are 24- and 29-inch DBH red oaks (*Quercus rubra*) located on the adjacent property to the north. The proposed development, including required sidewalks, will require excavation to a depth greater than two feet within the typical minimum construction setback for these trees. Removal of these trees is necessary for construction.

Tree Protection During Construction (Section 4.620.10)

A typical minimum root protection zone allows encroachments no closer than a radius from a tree of 0.5 feet per inch of DBH if no more than 25 percent of the root protection zone area (estimated at one foot radius per inch of DBH) is impacted. Figure 1 illustrates this concept. This standard may need to be adjusted on a case-by-case basis due to tree health, species, root distribution, whether the tree will be impacted on multiple sides, the specific development proposed, and other factors.

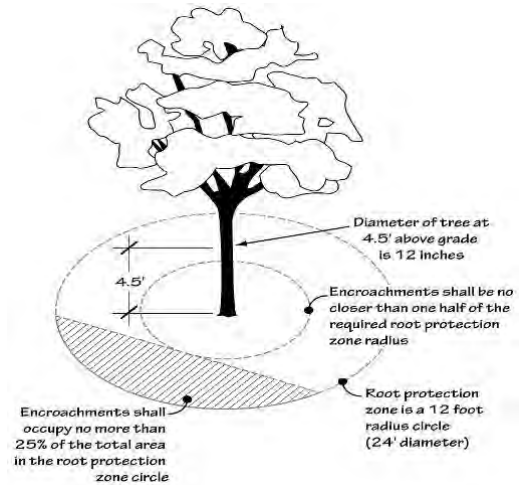


Figure 1: Typical minimum protection zone

Sediment control fencing will be placed between the proposed development and the wetland. Tree protection fencing will be placed in conjunction with sediment fencing to protect the trees in closest proximity to development. This includes trees 3, 12–16, and 40, which are in closest proximity to the proposed development. The location of fencing is depicted in the site plan map included as Attachment 2. The only tree that would have a notable encroachment into the typical root protection zone is tree 3, a 24-inch DBH Norway spruce (*Picea abies*). A new stormwater facility and water meter installation would be installed near that tree, but not within the minimum protection zone.

The remaining trees on the property are located within the protected wetland area or are sufficiently remote from any ground disturbance to not require tree protection fencing. Proposed wetland protection measures, including standard construction and silt fencing will be sufficient to protect those trees from construction impacts.

The following tree protection measures are recommended for trees 3, 12–16, and 40:

1. **Tree protection fencing.** Tree protection fencing will act as a physical, protective barrier between protected trees and construction.
 - a. *Height:* Provide a minimum 3.5-foot-high hi-visibility fence.
 - b. *Posts & Spacing:* Secure fencing with metal t-stakes no more than 10 feet apart so as not to be moved.
 - c. *Existing Grade:* Install fencing flush to the ground.
 - d. *Locations:* Install fencing as shown in Attachment 2.
 - e. Tree protection fencing shall not be moved without written approval from the project arborist.
 - f. A tree protection fencing detail is on the tree protection plan (Attachment 2).
2. **Tree protection signage.**
 - a. Weatherproof tree protection signage shall be placed on tree protection fencing.
 - b. Signage should be placed at intervals of every 30 feet.
 - c. See Attachment 3 for an example tree protection sign.
3. **Tree protection fencing maintenance and removal.**
 - a. *Maintenance:* Maintain protection fencing in good effective condition at the approved and inspected location. Fencing that is damaged during site work shall

- be repaired and placed in the approved location prior to resuming work in the area.
- b. *Removal*: Tree protection fencing may be removed when all work is complete, and the final inspection has occurred.
- 4. Prevent protection zone impacts.** The following activities can cause significant harm to trees and should be prevented.
- a. Dumping of harmful chemicals and materials, such as paints, thinners, cleaning solutions, petroleum products, concrete or dry wall excess, construction debris, or run-off;
 - b. Storage of materials such as building supplies, soil, rocks, or waste items;
 - c. Placement of portable toilets, drop-boxes, or similar temporary items;
 - d. Parking of vehicles or equipment; and,
 - e. Excavation, trenching, grading, root pruning, or similar activities unless directed by an arborist present on site.
- 5. Project arborist oversight.** The project arborist is not required to be on-site.
- 6. Erosion control.** Any required sediment fencing shall be routed outside of tree protection fencing to protect the root systems of the trees to be retained.
- 7. Additional tree protection measures.** Additional tree protection measures consistent with industry standards and best management practices are in Attachment 4.
- 8. Report sharing.** Share this report in its entirety with the project team and construction staff.

Conclusion

The proposed development and hardscape improvements at SW Parkway Avenue can be constructed in compliance with the City of Wilsonville development code. Twenty-nine (29) trees are proposed for removal as needed for development and to maintain clearance over the property frontage. Twenty-seven (27) remaining on-site trees will be preserved. Tree protection fencing and wetland protection fencing will protect on-site trees from impacts.

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

Sincerely,



Rick Till

ISA Board Certified Master Arborist® PN-8358B
ISA Qualified Tree Risk Assessor
Member, American Society of Consulting Arborists
rick@toddprager.com | 503-750-6599

Enclosures: Attachment 1 – Tree Inventory
Attachment 2 – Tree Inventory Map and Protection Plan
Attachment 3 – Tree Protection Signage
Attachment 4 – Tree Protection Recommendations
Attachment 5 – Assumptions and Limiting Conditions



Attachment 1 - Tree Inventory - March 9 April 16, 2024
Wilsonville Lamborghini Development

Tree Tag	Common Name	Scientific Name	DBH ¹ (in)	Single DBH ² (in)	C-Rad ³ (ft)	Health Condition ⁴	Structural Condition ⁴	Property Status ⁵	Comments	Treatment
1	Sweet cherry	<i>Prunus avium</i>	11	11	21	Fair	Fair	On	Nuisance species, possible road and sidewalk conflict	Preserve
2	Sweet cherry	<i>Prunus avium</i>	11	11	18	Fair	Fair	On	Nuisance species, codominant at 7', possible road and sidewalk conflict	Preserve
3	Spruce sp.	<i>Picea sp.</i>	24	24	12	Fair	Fair	On	2 stems at 20', multiple tops, slightly thin crown (6" cones)	Preserve
4	Sweet cherry	<i>Prunus avium</i>	18	18	20	Fair	Poor	On	Codominant with included bark at 6'	Preserve
5	Spruce sp.	<i>Picea sp.</i>	12	12	7	Poor	Fair	On	Very shaded north side, very low live crown ratio (2" cones)	Preserve
6	Cottonwood	<i>Populus trichocarpa</i>	7	7	9	Good	Good	On	Conflict with proposed access road, species poorly suited for preservation	Preserve
7	Cottonwood	<i>Populus trichocarpa</i>	11	11	9	Fair	Poor	On	Low live crown ratio, conflict with access road	Preserve
8	Cottonwood	<i>Populus trichocarpa</i>	14	14	15	Fair	Fair	On	One-sided/shaded, conflict with access road	Preserve
9	Cottonwood	<i>Populus trichocarpa</i>	14	14	15	Fair	Fair	On	One-sided/shaded, conflict with access road	Preserve
10	Cottonwood	<i>Populus trichocarpa</i>	9	9	15	Fair	Fair	On	One-sided/shaded, conflict with access road	Preserve
11	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	20	15	Good	Fair	On	Part shade from cottonwood. Possible remove to move road south to create more space for neighbor's oaks	Preserve
12	Cottonwood	<i>Populus trichocarpa</i>	9	9	15	Fair	Fair	On	Suppressed, poorly suited for preservation	Preserve
13	Cottonwood	<i>Populus trichocarpa</i>	8	8	0	Dead	Dead	On	15' snag,	Preserve
14	Cottonwood	<i>Populus trichocarpa</i>	15, 13	20	15	Fair	Poor	On	Codominant at base	Preserve
15	Cottonwood	<i>Populus trichocarpa</i>	14	14	20	Fair	Fair	On	One-sided/shaded	Preserve
16	Cottonwood	<i>Populus trichocarpa</i>	28	28	25	Good	Good	On		Preserve
17	Sweet cherry	<i>Prunus avium</i>	13	13	15	Fair	Fair	On	Conflict with access road	Preserve
18	Cottonwood	<i>Populus trichocarpa</i>	13, 7	15	15	Fair	Fair	On	Grove, part shaded	Preserve
19	Cottonwood	<i>Populus trichocarpa</i>	13	13	15	Fair	Fair	On	Grove, part shaded	Preserve
20	Cottonwood	<i>Populus trichocarpa</i>	20	20	20	Fair	Fair	On	Grove, part shaded	Preserve
21	Cottonwood	<i>Populus trichocarpa</i>	18	18	20	Fair	Fair	On	Grove, part shaded	Preserve
22	Cottonwood	<i>Populus trichocarpa</i>	17	17	20	Fair	Fair	On	Grove, part shaded	Preserve
23	Cottonwood	<i>Populus trichocarpa</i>	17	17	15	Fair	Fair	On	Grove, part shaded	Preserve
24	Cottonwood	<i>Populus trichocarpa</i>	13	13	18	Fair	Poor	On	One-sided, previously shaded by adjacent tree that failed	Preserve
25	Cottonwood	<i>Populus trichocarpa</i>	20	20	15	Very Poor	Very Poor	On	Stem failure at 20', lower trunk still alive	Preserve
26	Cottonwood	<i>Populus trichocarpa</i>	14	14	15	Fair	Fair	On	One-sided	Preserve
27	Cottonwood	<i>Populus trichocarpa</i>	12	12	6	Very Poor	Very Poor	On	Stem failure at 18'	Preserve
28	Cottonwood	<i>Populus trichocarpa</i>	8	8	15	Poor	Poor	On	One-sided	Remove
29	Sweet cherry	<i>Prunus avium</i>	11	11	15	Good	Good	On	Non-native/nuisance, conflict with development	Remove
30	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	15	15	Fair	Good	Off	Estimated diameter, 2' from fence, roots likely in conflict with development	Remove
31	Deodar cedar	<i>Cedrus deodara</i>	31	31	25	Fair	Fair	Off	Dead and damaged branches, 2' from fence, roots likely in conflict with development	Remove
32	Pine	<i>Pinus sp.</i>	12	12	10	Fair	Fair	On	50% live crown, conflict with development	Remove
33	Pine	<i>Pinus sp.</i>	9	9	5	Poor	Poor	On	Dead branches, low live crown ratio, conflict with development	Remove
34	Pine	<i>Pinus sp.</i>	8	8	3	Poor	Poor	On	Dead branches, low live crown ratio, conflict with development	Remove
35	Pine	<i>Pinus sp.</i>	8	8	6	Poor	Poor	On	Dead branches, low live crown ratio, conflict with development	Remove
36	Pine	<i>Pinus sp.</i>	10	10	8	Poor	Poor	On	Dead branches, low live crown ratio, conflict with development	Remove
37	Norway maple	<i>Acer platanoides</i>	16	16	20	Good	Fair	On	Shaded by pines, non-native, conflict with development	Remove
38	English hawthorn	<i>Crataegus monogyna</i>	9, 4	10	15	Fair	Fair	On	Nuisance species, conflict with development	Remove
39	Sweet cherry	<i>Prunus avium</i>	9	9	15	Good	Good	On	Nuisance species, conflict with development	Remove
40	Domestic apple	<i>Malus domestica</i>	12	12	12	Fair	Fair	On	Edible fruit tree	Remove
41	Sweet cherry	<i>Prunus avium</i>	8	8	9	Fair	Good	On	Nuisance species	Remove
42	Willow species	<i>Salix sp.</i>	6, 6, 6, 6, 6	15	10	Fair	Poor	On	Diameter estimated, thicket of mature sprouts, great habitat	Remove
43	Red alder	<i>Alnus rubra</i>	9, 9	13	12	Very Poor	Poor	On	1/2 dead, good habitat	Remove
44	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	24	18	Good	Good	Off	Diameter estimated	Remove
45	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	18	18	Good	Good	Off	Diameter estimated	Remove
46	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	24	18	Good	Good	Off	Diameter estimated	Remove
47	Red alder	<i>Alnus rubra</i>	17, 9	19	18	Poor	Poor	On	Codominant with included bark at 3', dead top, good habitat	Remove



Attachment 1 - Tree Inventory - March 9 April 16, 2024
Wilsonville Lamborghini Development

Tree Tag	Common Name	Scientific Name	DBH ¹ (in)	Single DBH ² (in)	C-Rad ³ (ft)	Health Condition ⁴	Structural Condition ⁴	Property Status ⁵	Comments	Treatment
48	Red alder	<i>Alnus rubra</i>	15	15	18	Fair	Fair	On	In thicket of blackberry	Remove
49	Cottonwood	<i>Populus trichocarpa</i>	18	18	12	Good	Fair	On	One-sided	Remove
50	Cottonwood	<i>Populus trichocarpa</i>	28	28	15	Good	Good	On		Remove
51	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	10	15	Fair	Fair	Off	Diameter estimated, part shaded in grove	Remove
52	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	12	15	Fair	Fair	Off	Diameter estimated, part shaded in grove	Remove
53	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	6	15	Fair	Fair	Off	Diameter estimated, part shaded in grove	Preserve
54	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	14	15	Fair	Fair	Off	Diameter estimated, part shaded in grove	Preserve
55	Cottonwood	<i>Populus trichocarpa</i>	18	18	18	Fair	Fair	Off	Diameter estimated	Preserve
56	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	18	15	Fair	Fair	Off	Diameter estimated, part shaded in grove	Preserve
57	Red oak	<i>Quercus rubra</i>	24	27	30	Good	Fair	Off	Arborist added to map, location approximate, roots would be impacted by development	Preserve
58	Red oak	<i>Quercus rubra</i>	29	29	30	Good	Good	Off	Arborist added to map, location approximate, roots would be impacted by development	Preserve
59	Black locust	<i>Robinia pseudoacacia</i>	10	10	12	Fair	Fair	On	Diameter estimated, inaccessible, nuisance species, conflict with development	Preserve
60	Black locust	<i>Robinia pseudoacacia</i>	10	10	12	Fair	Fair	On	Diameter estimated, inaccessible, nuisance species, conflict with development	Preserve
61	Black locust	<i>Robinia pseudoacacia</i>	10, 10, 10	17	12	Fair	Fair	On	Diameter estimated, inaccessible, nuisance species, conflict with development	Preserve
62	Black locust	<i>Robinia pseudoacacia</i>	8	8	12	Fair	Fair	On	Diameter estimated, inaccessible, nuisance species, conflict with development	Preserve
63	Black locust	<i>Robinia pseudoacacia</i>	12, 12	17	12	Fair	Fair	On	Diameter estimated, inaccessible, nuisance species, conflict with development	Preserve
64	Black locust	<i>Robinia pseudoacacia</i>	14	14	12	Fair	Fair	On	Diameter estimated, inaccessible, nuisance species, conflict with development	Preserve
65	Black locust	<i>Robinia pseudoacacia</i>	10	10	12	Fair	Fair	On	Diameter estimated, inaccessible, nuisance species, conflict with development	Preserve

¹DBH is the trunk diameter in inches measured per International Society of Arboriculture (ISA) standards.

²Single DBH is the trunk diameter of a multi-stem tree converted to a single number according to the following formula: square root of the sum of the squared diameter of each trunk at 4½ feet above mean ground level.

³C-Rad is the approximate crown radius in feet.

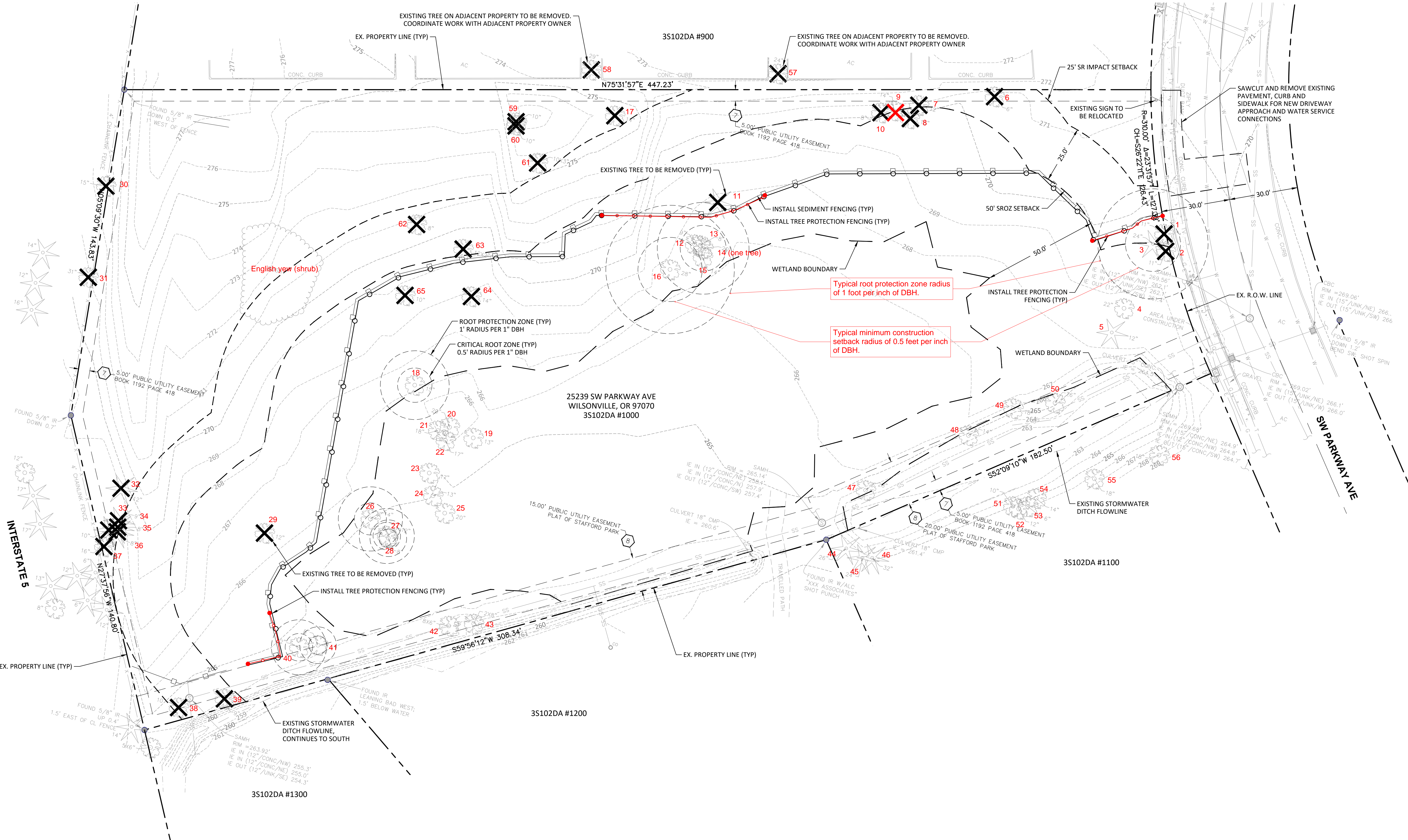
⁴Condition and Structure ratings range from dead, very poor, poor, fair, to good.

⁵Property status categorizes trees as on the property, off the property, or on the boundary between two properties. Boundary trees proposed for removal will require approval from the neighboring property.

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EXISTING CONDITIONS LEGEND:

- FOUND MONUMENT AS NOTED
- CATCH BASIN CENTER
- STORM CULVERT
- STORM DRAIN MANHOLE
- CLEAN OUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- ELECTRIC VAULT
- TELE RISER
- END LOCATES (SERVICE MAY CONTINUE)
- EXCEPTION NUMBER
- SIGN
- TEST PIT
- DECIDUOUS TREE
- EVERGREEN TREE
- SS UNDERGROUND SANITARY SEWER LINE
- SD UNDERGROUND STORM DRAIN LINE
- W UNDERGROUND WATER LINE
- G UNDERGROUND GAS LINE
- E UNDERGROUND POWER LINE
- T UNDERGROUND TELE-COM LINE
- TV UNDERGROUND CATV LINE
- CENTERLINE DITCH/FLOWLINE
- BUSH LINE
- FENCE AS NOTED
- EASEMENT LINE
- CONCRETE
- AC ASPHALT CONCRETE
- CONC. CONCRETE
- DOC. NO. DOCUMENT NUMBER, WASHINGTON COUNTY DEED RECORDS
- IR IRON ROD
- W/ WITH
- ALC ALUMINUM CAP
- UNK UNKNOWN
- CMP CORRUGATED METAL PIPE
- DELINEATED WETLAND BOUNDARY
- SROZ BOUNDARY (50' SETBACK)
- SROZ IMPACT AREA (25' SETBACK FROM SROZ)
- PROPOSED TREE PROTECTION FENCING
- PROPOSED EROSION CONTROL SEDIMENT FENCING
- ✕ REMOVE EXISTING TREE

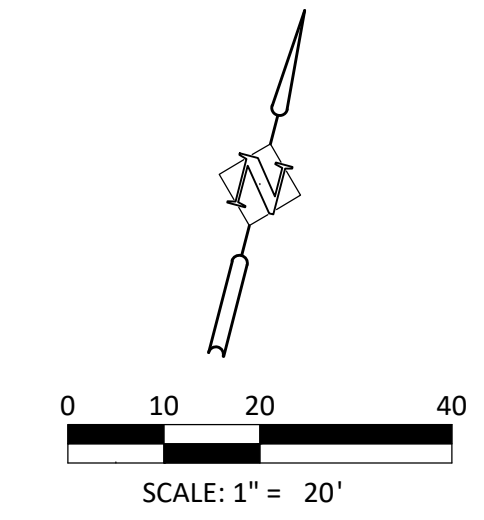
TONKIN LAMBORGHINI
3S-1-32DA TAX LOT 1000, SW PARKWAY AVE
WILSONVILLE, OR 97070

REVISIONS

No.	Description	Date

DRAWN BY: HHPR
CHECKED BY: HHPR
JOB NO: 22-033
DATE: 10/04/2024
ISSUED FOR: PRELIMINARY
SHEET TITLE: EXISTING CONDITIONS & DEMO PLAN

SHEET NO. C-001



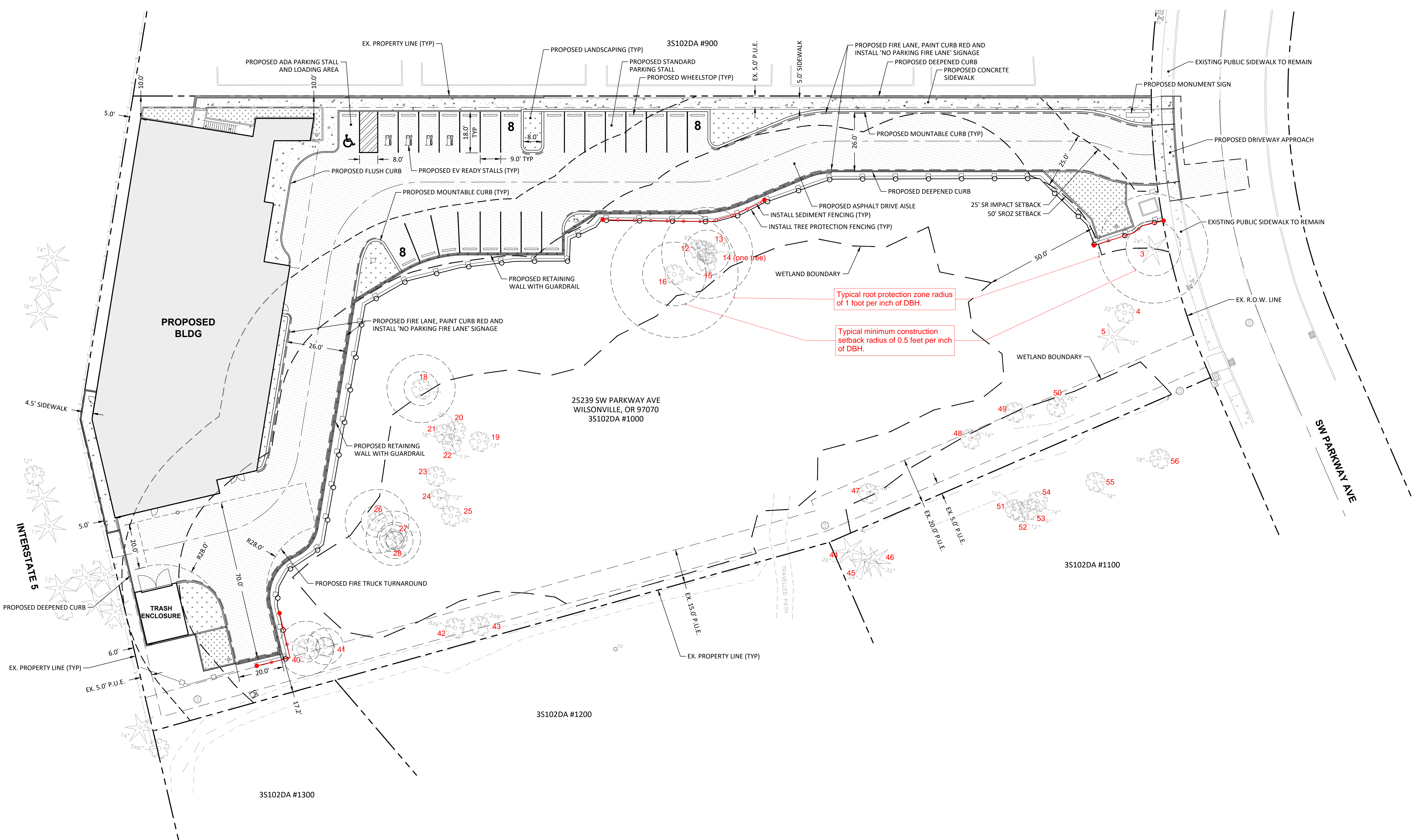
F:\01-Portland\ADC (Axis Design Group)\VDC-122 (Wilsonville Lamborghini)\VDC122-DWGS\Sheets\Sheet_VDC122 - C-001 - EXISTING CONDITIONS.dwg @ Plot Date: Apr 18 24 @ Time: 10:19 PM
 Wilsonville Lamborghini
 Axis Design Group Architecture & Engineering, Inc.

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TONKIN LAMBORGHINI
3S-1-32DA TAX LOT 1000, SW PARKWAY AVE
WILSONVILLE, OR 97070



- LEGEND:**
- EXISTING PROPERTY / RIGHT-OF-WAY LINE
 - - - EXISTING EASEMENT
 - - - DELINEATED WETLAND BOUNDARY
 - - - SROZ BOUNDARY (50' SETBACK)
 - - - SROZ IMPACT AREA (25' SETBACK FROM SROZ)
 - - - PROPOSED TREE PROTECTION FENCING
 - - - PROPOSED SEDIMENT FENCING
 - - - PROPOSED GUARDRAILING
 - [Pattern] PROPOSED STORM PLANTER
 - [Pattern] PROPOSED GENERAL LANDSCAPING
 - [Pattern] PROPOSED ASPHALT PAVEMENT
 - [Pattern] PROPOSED CONCRETE SIDEWALK

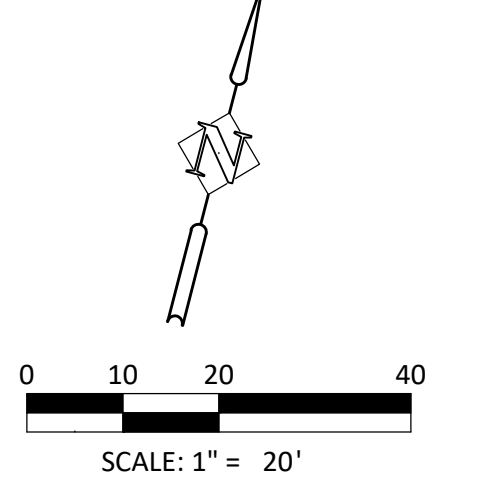
Typical root protection zone radius of 1 foot per inch of DBH.

Typical minimum construction setback radius of 0.5 feet per inch of DBH.

REVISIONS		
No.	Description	Date

DRAWN BY: HHPR
 CHECKED BY: HHPR
 JOB NO: 22-033
 DATE: 10/04/2024
 ISSUED FOR: PRELIMINARY
 SHEET TITLE: PRELIMINARY CIVIL SITE PLAN

SHEET NO.



STOP!
DO NOT MOVE THIS FENCE.

TREE PROTECTION ZONE

Inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the project arborist.

For questions regarding tree protection please call the project arborist:
Todd Prager & Associates, LLC
todd@toddprager.com
971.295.4835

Attachment 4

Tree Protection Recommendations

The following recommendations will help to ensure that the trees to be retained are adequately protected:

Before Construction Begins

1. **Notify all contractors of the 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 appraised value of the tree(s) within the violated tree protection zone per the current Trunk Formula Method as outlined in the current edition of the *Guide for Plant Appraisal* plus any resulting fines by government agencies.
 - c. The penalty should be paid to the owner of the property.
2. **Fencing.**
 - a. Establish fencing around each tree or group of trees to be retained.
 - b. The fencing should be put in place before the ground is cleared to protect the trees and the soil around the trees from disturbance.
 - 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 3.5-foot-high hi-visibility mesh fencing secured to metal posts 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 be provided with signage so that all contractors understand the purpose of the fencing.
 - b. Signage should be placed every 30 feet.
 - c. Signage should be weathered and secured to fencing.
 - d. Signage has been included in Attachment 3.

During Construction

1. Protection Guidelines Within the Tree Protection Zones.

- a. 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.
 - b. 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.
 - c. Construction trailers should not to be parked/placed within the tree protection zones.
 - d. No vehicles should be allowed to park within the tree protection zones.
 - e. No activity 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. No grade changes should be allowed within the tree protection zones.
 5. Trees that have woody roots cut should be provided supplemental water during the summer months.
 6. 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.
 7. 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. **Irrigation.** 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. **Drainage.** 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. **Inspect the landscape for pests and disease.** Provide for the ongoing inspection and treatment of insect and disease populations that can damage the retained trees and plants.
6. **Fertilization.** 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 construction information provided by Axis Design Group Architecture & Engineering, Inc. 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:
 - a. Inventory existing trees at the Parkway Avenue project site. Assessment to include tree species, sizes, physical and structural conditions of the trees, treatment (remove/retain), and any additional necessary comments.
 - b. In coordination with the project team, identify the trees to be retained and removed. This may involve working with project planners, engineers, contractors, and others to identify design and construction techniques necessary to retain required trees.
 - c. Develop tree removal/protection recommendations in accordance with the City of Wilsonville Code, Chapter 4, Section 4.600.



March 26, 2024

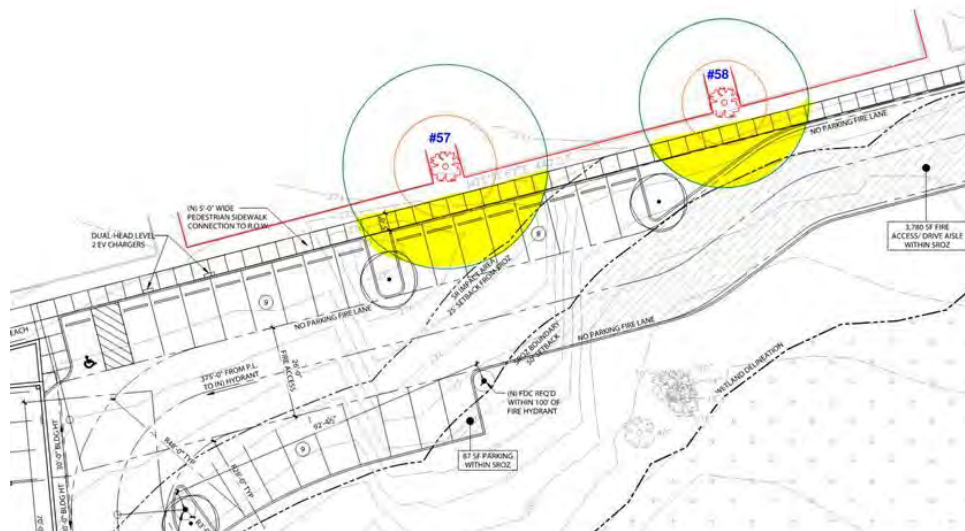
Casa Tonchinni LLC
Bradley Tonkin et al.
25300 SW Parkway Ave.
Portland, OR 97070

Re: SW Parkway Ave. (R585263) Development and Tree Replacement

To whom it may concern:

I am the Managing Member of 25195 SW PARKWAY LLC, the owner of the property located at 25195 SW Parkway Ave., Wilsonville, Oregon (R585254), which is the property immediately to the north of R585263 (the development site owned by Casa Tonchinni LLC).

With regards to the two large trees at our south property line (#57 & #58 on the graphic below), which overhang the development site, I hereby give permission for Casa Tonchinni LLC to remove the indicated trees and replace them with new smaller trees of a similar type, at their expense.



Please feel free to reach out to me at the phone number below if anything further is needed from the ownership entity at this time.

Sincerely,

Matthew Schweitzer
Managing Member of 10500 SW CASCADE LLC
503-381-3134 matt@northrimpx.com

MS:ch

CC: Joe Kappler, Macadam Forbes