



Todd Prager & Associates_{LLC}

MEMORANDUM

DATE: January 27, 2023

TO: Pamela Verdadero (Stanton Street Building Company)

FROM: Christine Johnson, ISA Certified Arborist® PN-8730A

RE: Tree Protection Plan for Panzer Development in Washington County, Oregon
Panzer Development (PA2022-0034)

Summary

Residential development is proposed in an unincorporated area of Washington County that is to be annexed into Beaverton City limits. Thirty (30) trees are proposed for removal. Twelve (12) trees are proposed for removal for the development of new streets. Twelve (12) trees are proposed for removal for the development of sidewalks, either along a new street or SW 185th Avenue. Six (6) trees are proposed for removal for residential development. Three off-property trees at the edge of the development site are proposed for preservation.

The Tree Plan Two (Type 2) requirements apply because more than 10 percent of the community trees are proposed for removal. Findings for the Tree Plan Two approval criteria are provided in this report. The Tree Plan Two graphical requirements will be provided by others on the project team.

Assignment

The assignment asked of our firm is as follows:

1. Inventory existing trees;
2. In coordination with the project team, identify the trees to be retained and removed during construction activities at the project site;
3. Provide findings that address requirements for the Tree Plan Two approval criteria in section 40.90.15.2.C.1-13 of the Beaverton Development Code; and,
4. Develop a tree protection plan for the trees to be retained during construction in accordance with the City of Beaverton Development Code Chapters 40.90 and 60.60.

Site Description

The Panzer Development site is in an unincorporated area of Washington County and will be annexed into the City of Beaverton. The proposed zoning designation is SC-MU¹. The site is approximately 28.08 acres. The development site's current use is a commercial nursery. Existing

¹ Proposed zoning designation was provided on October 15, 2022, in the Revised Pre-Application Summary Notes for Panzer Development (PA2022-0034) letter from Elena Sasin, Associate Planner with the City of Beaverton.

trees on the site include street trees along SW 185th Avenue and private trees on a residential lot near SW 181st Avenue.

Tree inventory

I completed the inventory on January 13, 2023. A total of 38 trees on the property or at the edge of the property were inventoried. A complete description of the individual trees is provided in the tree inventory in Attachment 3. The data collected for each tree includes the tree species (common and scientific names), whether the tree is coniferous or deciduous, DBH, average crown radius, health condition, structural condition, pertinent comments, tree category, treatment (remove or retain), and reason for removal.

Each tree has also been assigned a number in the tree inventory which can be cross referenced to the numbers on the existing conditions plan and site plan, Attachments 1 and 2, respectively. In addition, each tree is labeled with a tree category consistent with its respective definition in the Beaverton Development Code. This allows for mitigation requirements to be determined for each category of tree as required by the code. Table 1 provides a summary of the tree inventory by tree category.

Table 1 Summary of tree inventory by tree category.

Tree Category	Total Number of Trees
Community Trees	30
Exempt ²	8
Total	38

More than 10 percent of the community trees are proposed for removal, thereby requiring a Tree Plan Two. There are no mitigation requirements for community trees.

Tree Plan Recommendations

A typical minimum root protection zone allows encroachments no closer than a radius from a tree of 0.5-foot 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.

Attachment 2 shows the preliminary plan for site improvements in relation to the existing trees. Based on the proposed construction, excavation, and grading impacts, 30 non-exempt trees are recommended for removal.

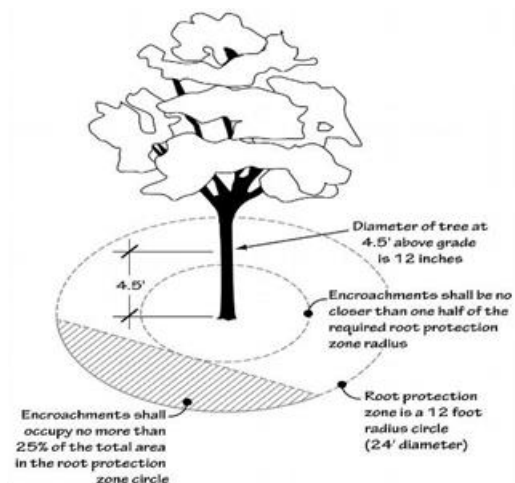


Figure 1: Typical minimum protection zone

² Exempt trees include hemlock, madrone, and bigleaf maples less than 6-inch DBH, any other species less than 10-inch DBH, trees listed a nuisance species on the Metro Native Plant List (Ord. No. 98-730C) or Beaverton Development Code Section 40.90.10, trees producing edible fruits, hazardous, dead, or diseased trees (trees with a condition rating of very poor or poor), offsite trees, and stumps. Note that although hemlock, madrone, and bigleaf maples between 6- and 10-inch DBH are surveyed trees, they are not considered community trees and thus are "exempt".

As more fully described in the following Tree Mitigation section, no mitigation is required since all trees proposed for removal are community trees.

Tree Mitigation

In order to accommodate proposed development, the removal of trees in protected categories is required. Table 2 is a summary of mitigation requirements for each category of protected tree consistent with the requirements in the Beaverton Development Code.

Table 2 Mitigation requirements.

Total Number of Community Trees:	30
Total Number of Community Trees Proposed for Removal:	30
Percentage of Community Trees Proposed for Removal:	100 %
Mitigation Required for Community Trees:	0 inches

*No mitigation is required, but the Tree Plan Two requirements apply because over 10% of the community trees are proposed for removal. The Tree Plan Two requirements are addressed in the Tree Plan Two Standards section of this report.

Tree Protection Recommendations

Tree Protection Fencing

Three off property trees west of the new street extension off SW 181st Avenue are to be retained and protected. One hundred (100) linear feet of 4-foot-tall metal tree protection fencing is to be installed per the tree plan in Attachment 2. Water lines, stormwater lines, and sanitary sewers are proposed outside of the tree protection zone.

The standard tree protection requirement in the City of Beaverton Code is to protect trees at five feet beyond the driplines. A typical alternative minimum protection zone allows encroachments no closer than a radius from a tree of .5 feet per inch of DBH if no more than 25 percent of the root protection zone area (estimated at one foot radius per inch of DBH) is impacted. The root zone radii are shown for the trees to be retained along the edges of the development on the plan sheet in Attachment 2.

Pruning:

- It may be necessary or desirable to prune trees at the site. All pruning should be completed by a qualified tree service with an ISA Certified Arborist on site. All pruning should be in accordance with ANSI A300 pruning standards and Z133.1 safety standards and approved in coordination with the project arborist.

Tree/Stump Removal:

- Any trees to be removed should be fallen away from the trees to be retained so they do not contact, or otherwise damage the trees to be retained. Trees *east* of the three trees to be preserved (6026, 6027, and 6028) shall be removed via directional felling.
- The stumps of trees to be removed that are within the tree protection fencing shown in Attachment 2 should either be flush cut and retained, stump ground (shallow), or have their structural roots cut before pulling with an excavator to protect the root systems of the trees to be retained.

Sediment Fencing:

Sediment fencing shall be installed outside the protection zones of the trees to be retained to minimize root disturbances. If erosion control is required inside the protection zones, straw wattles shall be used on the soil surface.

Periodic Risk Assessments:

The trees to be retained that were part of a larger grove will be at an inherently increased risk of failure, particularly branch failure, after adjacent tree removal. These trees should be monitored periodically and after storm events by the project arborist following site clearing to determine if any pose unreasonable risks.

The following additional tree protection recommendations meet and/or exceed Beaverton Development Code requirements:

Before Construction Begins

1. Notify all contractors of tree protection procedures. For successful tree protection on a construction site, all contractors must know and understand the goals of tree protection.
 - a. Hold a tree protection meeting with all contractors to explain the goals of tree protection.
 - c. Have all contractors sign memoranda of understanding regarding the goals of tree protection. The memoranda should include a penalty for violating the tree protection plan. The penalty should equal the resulting fines issued by the local jurisdiction or the appraised value of the tree(s) within the violated tree protection zone per the current Trunk Formula Method as outline in the current edition of the *Guide for Plant Appraisal* by the Council of Tree & Landscape Appraisers, whichever is greater. The penalty should be paid to the owner of the property.
2. Fencing
 - a. Trees to remain on site will be protected by installation of tree protection fencing at the edge of the protected root zone, which is defined by the City of Beaverton as the tree dripline plus 5-feet. Alternatively, tree protection fencing may be set as shown in Attachment 1.
 - b. Fencing and protected root zones are required to be shown on the site plan for a Tree Plan Two application.
 - c. The fencing should be put in place before the ground is cleared in order to protect the trees and the soil around the trees from disturbances.
 - d. Fencing should be established by the project arborist based on the needs of the trees to be protected and to facilitate construction.
 - e. Fencing should consist of 6-foot-high steel fencing on concrete blocks or 6-foot metal fencing secured to the ground with 8-foot metal posts to prevent it from being moved by contractors, sagging, or falling down.
 - f. Fencing should remain in the position that is established by the project arborist and not be moved without approval from the project arborist until final project approval.
3. Signage
 - a. All tree protection fencing should have signage as follows so that all contractors understand the purpose of the fencing:

TREE PROTECTION ZONE

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

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

Todd Prager, Project Arborist - 971-295-4835

- b. Signage should be placed every 75-feet or less.
- c. Colored tree flagging indicating that this area is a tree protection zone is to be placed every five (5) linear feet on the fence to alert construction crews of the sensitive nature of the area.

During Construction

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

After Construction

1. Carefully landscape the areas within the tree protection zones. Do not allow trenching for irrigation or other utilities within the tree protection zones.
2. Carefully plant new plants within the tree protection zones. Avoid cutting the woody roots of trees that are retained.
3. Do not install permanent irrigation within the tree protection zones unless it is drip irrigation to support a specific planting or the irrigation is approved by the project arborist.

4. Provide adequate drainage within the tree protection zones and do not alter soil hydrology significantly from existing conditions for the trees to be retained.
5. Provide for the ongoing inspection and treatment of insect and disease populations that can damage the retained trees and plants.
6. The retained trees may need to be fertilized if recommended by the project arborist.
7. Any deviation from the recommendations in this section should receive prior approval from the project arborist.

If adhering to any of the tree protection recommendations in this section of the report is not feasible, additional trees may need to be removed.

Tree Plan Two (Type 2) Standards

The Tree Plan Two requirements in section 40.90.15.2 of the Beaverton Development Code apply because over 10% of the community trees are proposed for removal.

The Tree Plan Two application requires findings for the Tree Plan Two approval criteria listed in section 40.90.15.2.C.1-13 of the Beaverton Development Code. This section of the report includes the findings that can be referenced for the written narrative portion of the application.

The approval criteria are numbered below, with findings in *italics*:

1. The proposal satisfies the threshold requirements for a Tree Plan Two application.
The threshold for the Tree Plan Two application requirements have been satisfied by the proposed removal of over 10% of the community trees.
2. All City application fees related to the application under consideration by the decision-making authority have been submitted.
All City application fees related to the application under consideration by the decision-making authority will be submitted with the application.
3. If applicable, removal of any tree is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.
The criterion is not applicable because the proposed removal is not necessary to observe good forestry practices. The purpose of the removal is to accommodate physical development where no reasonable alternative exists.
4. If applicable, removal of any tree is necessary to accommodate physical development where no reasonable alternative exists.
A typical minimum tree 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.

Attachment 2 shows the preliminary plan for site improvements in relation to the existing trees. Based on the proposed construction, excavation, and grading impacts, 30 trees are recommended for removal. The trees proposed for removal are both native and non-native species ranging in size from 10-inch to 51-inch DBH. The proposed removals are necessary to

accommodate physical development where no reasonable alternative exists given the size, species, and conditions of the existing trees.

5. If applicable, removal of any tree is necessary because it has become a nuisance by virtue of damage to property or improvements, either public or private, on the subject site or adjacent sites.

The criterion is not applicable because the proposed removal is not because any of the trees are damaging property or improvements. The purpose of the removal is to accommodate physical development where no reasonable alternative exists.

6. If applicable, removal is necessary to accomplish public purposes, such as installation of public utilities, street widening, and similar needs, where no reasonable alternative exists without significantly increasing public costs or reducing safety.

The criterion is not applicable because the proposed removal is not for installation of public utilities, streets, etc. The purpose of the removal is to accommodate physical development where no reasonable alternative exists.

7. If applicable, removal of any tree is necessary to enhance the health of the tree, grove, SNRA, or adjacent trees, or to eliminate conflicts with structures or vehicles. [ORD4584; June 2012]

The criterion is not applicable because the proposed removal is not to enhance the health of the tree, grove, SNRA, or adjacent trees, or to eliminate conflicts with structures or vehicles. The purpose of the removal is to accommodate physical development where no reasonable alternative exists.

8. If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in a reversal of the original determination that the SNRA or Significant Grove is significant based on criteria used in making the original significance determination.

The criterion is not applicable because there are no trees proposed for removal from an SNRA or Significant Grove.

9. If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.

The criterion is not applicable because there are no trees proposed for removal from an SNRA or Significant Grove.

10. The proposal is consistent with all applicable provisions of Section 60.60. (Trees and Vegetation) and Section 60.67. (Significant Natural Resources).

The proposal is consistent with all applicable provisions of Section 60.60 as demonstrated in the other sections of this report. This report describes the existing trees located on the site, as well as recommendations for tree removal and mitigation in accordance with applicable Beaverton Development Code provisions.

The standards of Section 60.67 are not applicable.

11. Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effects on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system. [ORD 4584; June 2012]

The site has been graded to capture as much stormwater as possible that falls on the site (including all impervious area).

12. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.

The application package for this project will contain all applicable submittal requirements specified in Section 50.25.1 of the Beaverton Development Code.

Included in the application package will be:

- *A completed original application form with all of the necessary signatures;*
- *This written narrative addressing all applicable Tree Plan Two approval criteria in detail;*
- *Additional information identified by the Director to aid in the decision-making including an existing conditions plan and dimensioned site plan with all of the required elements listed in the application form 2;*
- *Neighborhood meeting information as required by Section 50.30.4;*
- *A copy of the pre-application summary;*
- *Documentation from Clean Water Services stating that water quality will not be adversely affected by the proposal; and*
- *The required application fee.*

13. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

Applications and documents for this project will be submitted as required in the proper sequencing.

Conclusion

This report describes the existing trees located on the site, as well as recommendations for tree removal and mitigation. Findings for the Tree Plan Two approval criteria in section 40.90.15.2.C.1-13 of the Beaverton Development Code are also provided. In conjunction with the site plans and graphics provided by others for the Tree Plan Two application, this report will satisfy the tree related requirements in City of Beaverton Development Code Chapters 40.90 and 60.60.

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

Sincerely,



Christine Johnson

ISA Certified Arborist®, PN-8730A

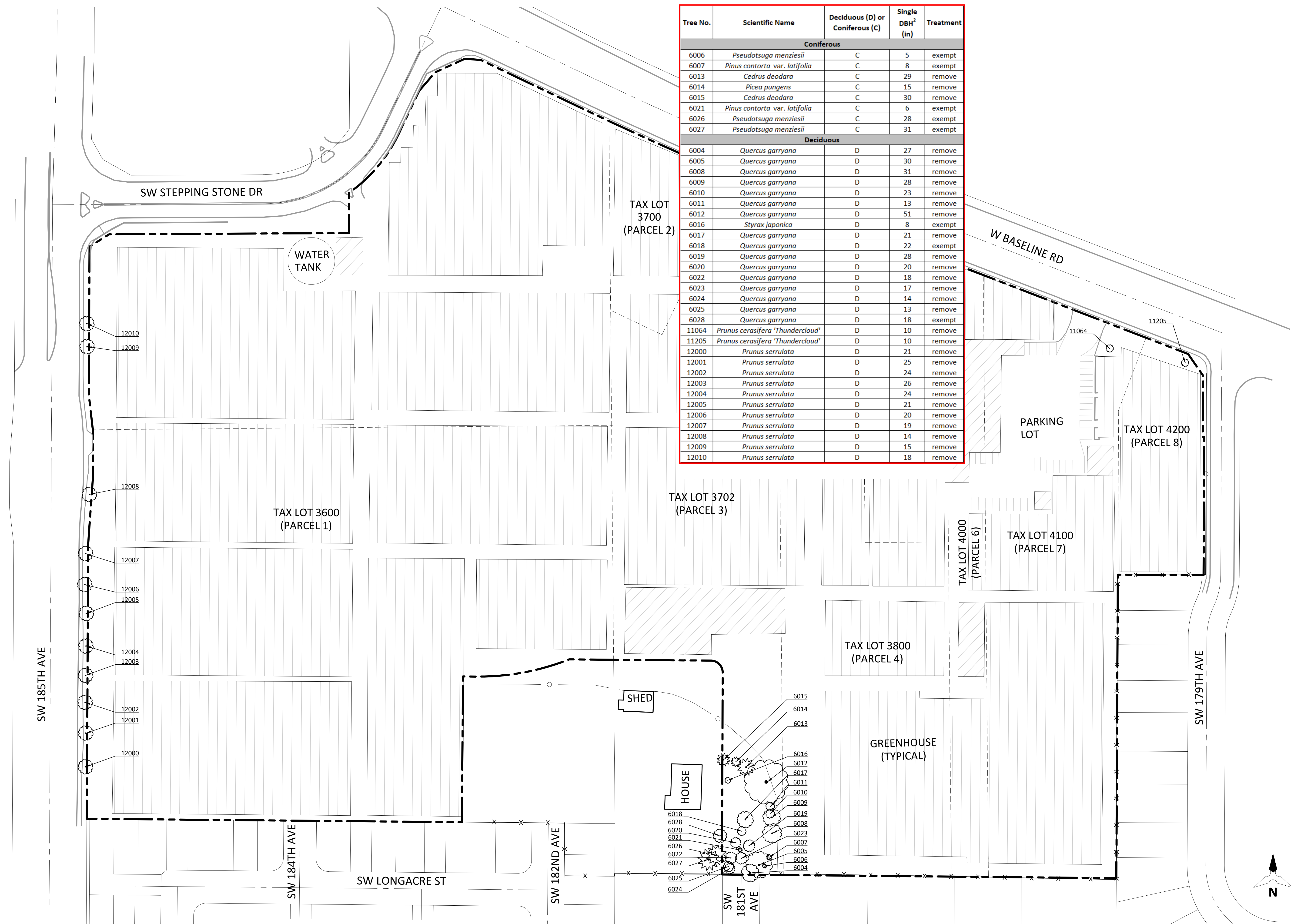
ISA Qualified Tree Risk Assessor

Member, American Society of Consulting Arborists

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Enclosures: Attachment 1 – Existing Conditions Plan
Attachment 2 – Preliminary Site Plan
Attachment 3 – Tree Inventory
Attachment 4 – Assumptions and Limiting Conditions

Tree No.	Scientific Name	Deciduous (D) or Coniferous (C)	Single DBH ² (in)	Treatment
Coniferous				
6006	<i>Pseudotsuga menziesii</i>	C	5	exempt
6007	<i>Pinus contorta</i> var. <i>latifolia</i>	C	8	exempt
6013	<i>Cedrus deodara</i>	C	29	remove
6014	<i>Picea pungens</i>	C	15	remove
6015	<i>Cedrus deodara</i>	C	30	remove
6021	<i>Pinus contorta</i> var. <i>latifolia</i>	C	6	exempt
6026	<i>Pseudotsuga menziesii</i>	C	28	exempt
6027	<i>Pseudotsuga menziesii</i>	C	31	exempt
Deciduous				
6004	<i>Quercus garryana</i>	D	27	remove
6005	<i>Quercus garryana</i>	D	30	remove
6008	<i>Quercus garryana</i>	D	31	remove
6009	<i>Quercus garryana</i>	D	28	remove
6010	<i>Quercus garryana</i>	D	23	remove
6011	<i>Quercus garryana</i>	D	13	remove
6012	<i>Quercus garryana</i>	D	51	remove
6016	<i>Styrax japonica</i>	D	8	exempt
6017	<i>Quercus garryana</i>	D	21	remove
6018	<i>Quercus garryana</i>	D	22	exempt
6019	<i>Quercus garryana</i>	D	28	remove
6020	<i>Quercus garryana</i>	D	20	remove
6022	<i>Quercus garryana</i>	D	18	remove
6023	<i>Quercus garryana</i>	D	17	remove
6024	<i>Quercus garryana</i>	D	14	remove
6025	<i>Quercus garryana</i>	D	13	remove
6028	<i>Quercus garryana</i>	D	18	exempt
11064	<i>Prunus cerasifera</i> 'Thundercloud'	D	10	remove
11205	<i>Prunus cerasifera</i> 'Thundercloud'	D	10	remove
12000	<i>Prunus serrulata</i>	D	21	remove
12001	<i>Prunus serrulata</i>	D	25	remove
12002	<i>Prunus serrulata</i>	D	24	remove
12003	<i>Prunus serrulata</i>	D	26	remove
12004	<i>Prunus serrulata</i>	D	24	remove
12005	<i>Prunus serrulata</i>	D	21	remove
12006	<i>Prunus serrulata</i>	D	20	remove
12007	<i>Prunus serrulata</i>	D	19	remove
12008	<i>Prunus serrulata</i>	D	14	remove
12009	<i>Prunus serrulata</i>	D	15	remove
12010	<i>Prunus serrulata</i>	D	18	remove



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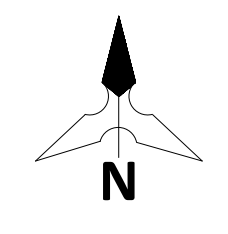
PREPARED FOR:
STANTON STREET
BUILDING COMPANY
PHONE: 503.314.0807

REV.	DATE	DESCRIPTION

TREE PLAN
PANZER
BEAVERTON, OREGON

PROJECT NO.: SS8005
DESIGN BY: CDB
REVIEWED BY: LKS
DATE: 10/31/2022

SHEET

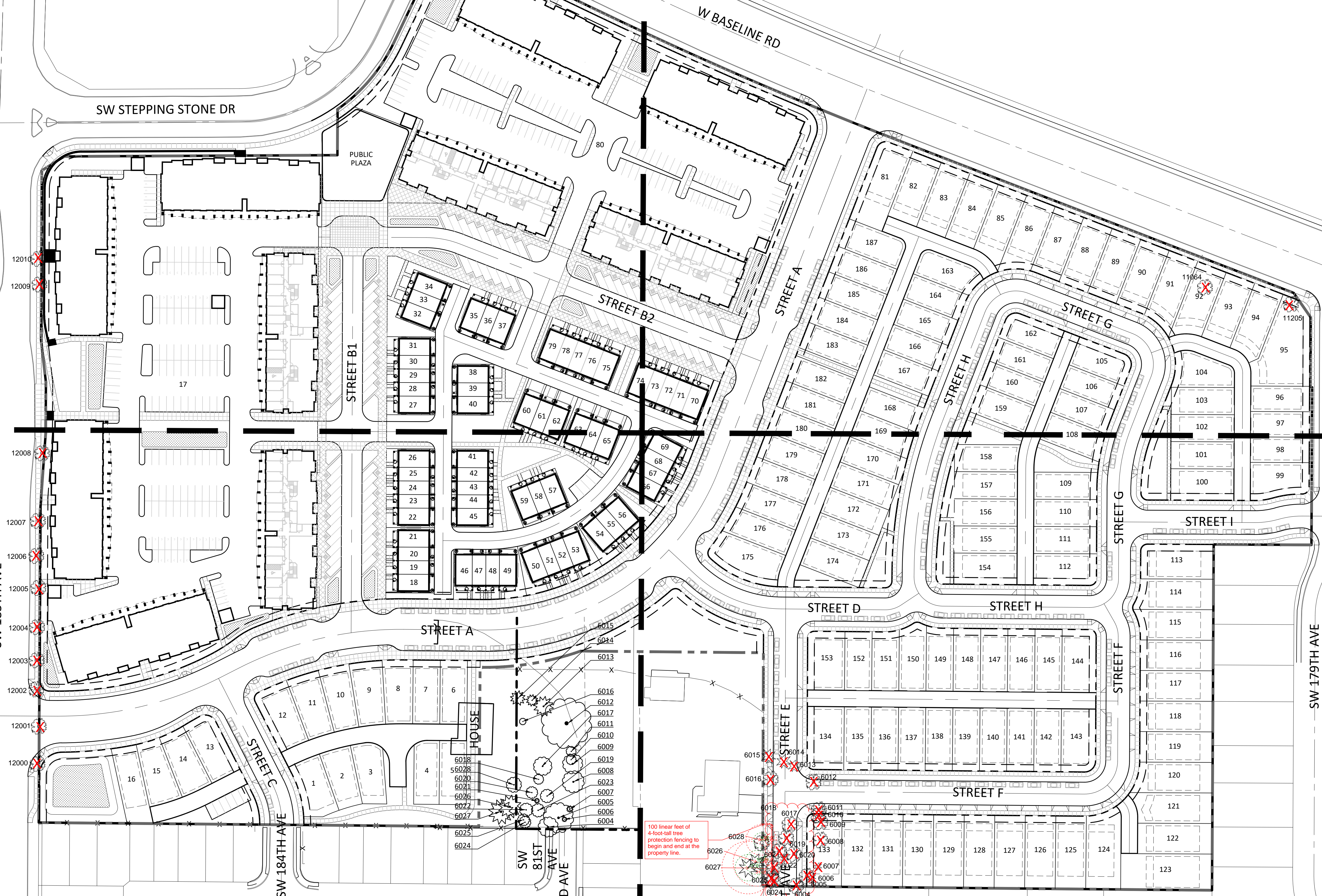


C11

SCALE: 1" = 60'
SHEET SIZE: 22x34

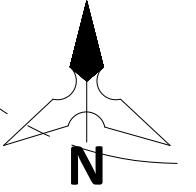
NORTHWEST AREA

NORTHEAST AREA



SOUTHWEST AREA

SOUTHEAST AREA





Attachment 3 - Tree Inventory
Panzer Nursery - 17980 SW Baseline Rd, Beaverton, OR 97006
January 13, 2023

Tree No.	Common Name	Scientific Name	Deciduous (D) or Coniferous (C)	DBH ¹ (in)	Single DBH ² (in)	C-Rad ³ (ft)	Health ⁴	Structure ⁴	Tree Category ⁵	Comments	On Property	Treatment	Reason for removal
6004	Oregon white oak	<i>Quercus garryana</i>	D	27	27	20	good	fair	community tree	one sided	yes	remove	street
6005	Oregon white oak	<i>Quercus garryana</i>	D	30	30	20	good	fair	community tree	codominant leaders at 8', inclusion, one sided , diameter measured at 2.5'	yes	remove	lot 133
6006	Douglas-fir	<i>Pseudotsuga menziesii</i>	C	5	5	8	good	good	exempt ⁶	exempt, less than 10-inches DBH	yes	exempt	n/a
6007	shore pine	<i>Pinus contorta</i> var. <i>latifolia</i>	C	8	8	8	good	good	exempt	exempt, less than 10-inches DBH	yes	exempt	n/a
6008	Oregon white oak	<i>Quercus garryana</i>	D	31	31	20	good	fair	community tree	one sided	yes	remove	lot 133
6009	Oregon white oak	<i>Quercus garryana</i>	D	28	28	25	good	fair	community tree	slight trunk lean	yes	remove	lot 133
6010	Oregon white oak	<i>Quercus garryana</i>	D	16,16	23	12	good	fair	community tree	codominant leaders, phototropic lean	yes	remove	lot 133
6011	Oregon white oak	<i>Quercus garryana</i>	D	13	13	6	fair	poor	community tree	suppressed, crack along trunk with discolored bark	yes	remove	sidewalk
6012	Oregon white oak	<i>Quercus garryana</i>	D	51	51	30	good	fair	community tree	diameter measured at 3', three fused codominant leaders with inclusion	yes	remove	street
6013	deodar cedar	<i>Cedrus deodara</i>	C	29	29	25	good	fair	community tree	slight swoop in lower trunk	yes	remove	street
6014	blue spruce	<i>Picea pungens</i>	C	15	15	12	good	fair	community tree	codominant leaders at 35'	yes	remove	street
6015	deodar cedar	<i>Cedrus deodara</i>	C	22,20	30	30	fair	fair	community tree	discolored (yellowish green) foliage, codominant leaders	yes	remove	street
6016	snowbell	<i>Styrax japonica</i>	D	8	8	12	good	good	exempt	exempt, less than 10-inches DBH	yes	exempt	n/a
6017	Oregon white oak	<i>Quercus garryana</i>	D	21	21	16	good	fair	community tree	side leader, lost past codominant leaders	yes	remove	street
6018	Oregon white oak	<i>Quercus garryana</i>	D	13,10,15	22	10	very poor	very poor	exempt	deadwood, snag leaders, exempt, dead or dying condition	yes	exempt	n/a
6019	Oregon white oak	<i>Quercus garryana</i>	D	21,18	28	18	good	fair	community tree	codominant leaders at 3'	yes	remove	street
6020	Oregon white oak	<i>Quercus garryana</i>	D	16,12	20	10	fair	fair	community tree	codominant leaders, epicormic branches	yes	remove	street
6021	shore pine	<i>Pinus contorta</i> var. <i>latifolia</i>	C	6	6	5	good	good	exempt	exempt, less than 10-inches DBH	yes	exempt	n/a
6022	Oregon white oak	<i>Quercus garryana</i>	D	18	18	8	good	good	community tree		yes	remove	street
6023	Oregon white oak	<i>Quercus garryana</i>	D	17	17	8	good	fair	community tree	codominant leaders at 20'	yes	remove	street
6024	Oregon white oak	<i>Quercus garryana</i>	D	14	14	7	good	fair	community tree	one sided	yes	remove	street
6025	Oregon white oak	<i>Quercus garryana</i>	D	13	13	7	fair	fair	community tree	one sided, deadwood	yes	remove	street
6026	Douglas-fir	<i>Pseudotsuga menziesii</i>	C	28	28	25	good	good	exempt	exempt, off-site tree	no	exempt	n/a
6027	Douglas-fir	<i>Pseudotsuga menziesii</i>	C	31	31	25	good	good	exempt	exempt, off-site tree	no	exempt	n/a
6028	Oregon white oak	<i>Quercus garryana</i>	D	18	18	10	fair	fair	exempt	exempt, off-site tree, lean, high crown, codominant leaders	no	exempt	n/a
11064	plum	<i>Prunus cerasifera</i> 'Thundercloud'	D	10	10	10	fair	fair	community tree	deadwood, crossing branches	yes	remove	lot 92
11205	plum	<i>Prunus cerasifera</i> 'Thundercloud'	D	10	10	10	fair	fair	community tree	deadwood, crossing branches	yes	remove	lot 95
12000	flowering cherry	<i>Prunus serrulata</i>	D	21	21	8	fair	fair	community tree	trunk decay, epic, one sided	yes/ROW	remove	sidewalk
12001	flowering cherry	<i>Prunus serrulata</i>	D	25	25	8	fair	good	community tree	epicormic shoots one sided	yes/ROW	remove	sidewalk
12002	flowering cherry	<i>Prunus serrulata</i>	D	24	24	8	fair	fair	community tree	epicormic shoots, burls, one sided	yes/ROW	remove	sidewalk
12003	flowering cherry	<i>Prunus serrulata</i>	D	26	26	10	fair	fair	community tree	trunk decay, epic, one sided	yes/ROW	remove	sidewalk
12004	flowering cherry	<i>Prunus serrulata</i>	D	24	24	10	fair	fair	community tree	epicormic shoots, one sided	yes/ROW	remove	sidewalk
12005	flowering cherry	<i>Prunus serrulata</i>	D	21	21	8	fair	poor	community tree	trunk decay, epicormic shoots, one sided	yes/ROW	remove	sidewalk
12006	flowering cherry	<i>Prunus serrulata</i>	D	20	20	8	fair	poor	community tree	trunk decay, epicormic shoots, one sided	yes/ROW	remove	sidewalk
12007	flowering cherry	<i>Prunus serrulata</i>	D	19	19	8	fair	poor	community tree	trunk decay, epicormic shoots, one sided	yes/ROW	remove	sidewalk
12008	flowering cherry	<i>Prunus serrulata</i>	D	14	14	5	fair	poor	community tree	trunk decay, epicormic shoots, one sided	yes/ROW	remove	sidewalk
12009	flowering cherry	<i>Prunus serrulata</i>	D	15	15	8	good	poor	community tree	trunk decay, burls	yes/ROW	remove	sidewalk
12010	flowering cherry	<i>Prunus serrulata</i>	D	18	18	6	fair	poor	community tree	trunk decay, epicormic shoots, burls	yes/ROW	remove	sidewalk

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.

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

⁵Tree type as defined by Chapters 40.90 and 60.60 of the Beaverton Development Code.

⁶Exempt trees include hemlock, madrone, and bigleaf maples less than 6-inch DBH, any other species less than 10-inch DBH, trees listed a nuisance species on the Metro Native Plant List (Ord. No. 98-730C) or Beaverton Development Code Section 40.90.10, trees producing edible fruits, hazardous, dead, or diseased trees (trees with a condition rating of very poor or poor), offsite trees, and stumps. Note that although hemlock, madrone, and bigleaf maples between 6- and 10-inch DBH are surveyed trees, they are not considered community trees and thus are "exempt".

Attachment 4

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. The information provided by Stanton Street Building Company and other members of the project team was the bases 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. This report is to certify the trees that are on site, assess their conditions and structures, evaluate the feasibility of their retention, and provide recommendations for tree protection or removal. In conjunction with the findings, site plans, and graphics in the concurrent Tree Plan Two application provided by others, this report will satisfy the tree related requirements in City of Beaverton Development Code Chapters 40.90 and 60.60.