

TERAGAN & ASSOCIATES, INC. ARBORICULTURAL CONSULTANTS

Received
Planning Division
03/11/2020

MEMORANDUM

DATE: February 22, 2020
TO: Chris Lee (Evergreen NW, Inc)
FROM: Todd Prager, RCA #597, ISA Board Certified Master Arborist
RE: Tree Plan for 6780 SW Hall Boulevard Apartments

Purpose

This is the tree plan for the 6780 SW Hall Boulevard Apartments to be constructed in Beaverton, Oregon. This report describes the existing trees located on the site, as well as recommendations for tree removal, preservation, mitigation, and protection during construction. 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.

Summary

A total of 19 trees were inventoried at the 6780 SW Hall Boulevard Apartments site to be constructed in Beaverton, Oregon. Of these trees, 16 are categorized as community trees and two are exempt trees because they are less than 10-inch DBH or unhealthy.

Of the 16 community trees at the site, nine (56 percent) are proposed for removal and seven are proposed for retention.

The Tree Plan Two requirements apply because over 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

Site Description

The 6780 SW Hall Boulevard Apartments site is comprised of one vacant lot previously occupied by a single family home in the Urban Medium Density (R2) zone which is part of the Residential zoning district.

The site is comprised of a mix of native, non-native, and nuisance tree species. There is a row of large Douglas-firs (*Pseudotsuga menziesii*) along SW Hall Boulevard and another large Douglas-fir towards the eastern end of the site. Several relatively large bigleaf maples (*Acer macrophyllum*) are near the eastern property line along with some non-native sweet cherries (*Prunus avium*). There is also a large non-native tulip poplar (*Liriodendron tulipifera*) near the center of the site.

The preliminary site plan for the development consists of a 10-unit apartment building, associated parking, pedestrian walkways, and other site improvements. The preliminary site plan with tree removal and retention locations is provided in Attachment 1.

My site visit was conducted on October 1, 2019, in order to collect individual tree data and evaluate the trees in terms of potential impacts from site development.

Tree Inventory

A total of 19 trees were inventoried at the site. A complete description of the individual trees is provided in the tree inventory in Attachment 2. The data collected for each tree includes the tree species (common and scientific names), whether the tree is deciduous or coniferous, DBH, crown radius, health condition, structural condition, pertinent comments, and treatment (remove/retain).

Each tree has also been assigned a number in the tree inventory which can be cross referenced to the number on the preliminary site plan in Attachment 1. 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 Tree	16
Exempt Tree ¹	3
Total	19

¹ Exempt trees include hemlock, madrone, and bigleaf maples less than 6-inch DBH, any other species less than 10-inch DBH, trees listed as a nuisance species on the Metro Native Plant List (Ord. No. 98-730C), trees producing edible fruits, unhealthy trees (trees with a condition rating of very poor or poor), and stumps.

Tree Plan Recommendations

A typical minimum tree protection zone allows encroachments no closer than a radius from a tree of .5 feet per inch of DBH as long as 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 1 shows the preliminary plan for site improvements in relation to the existing trees. Due to the intensity of site improvements, it will be necessary to remove the trees 1, 2, 3, and 5 along SW Hall Boulevard and trees 9, 15, and 16 towards the center and western end of the site because they are either within the footprint of improvements or would have impacts well within their recommended root protection zones. Trees 4 and 8 are recommended for removal because they are in very poor health and/or structural condition.

The remaining trees along the southern and eastern ends of the site can be retained and adequately protected according to the Tree Protection Recommendations section of this report.

The trees selected for retention have been carefully assessed and are either not significant risks to existing or proposed targets, and/or have characteristics such as adequate live crown ratios and trunk taper indicative of trees that can adapt to increased exposure from tree removal with the development. However, the retained trees should be reassessed and monitored after site clearing to ensure they are properly adapting to the changes from increased exposure and/or do not pose significant risks. Note that while tree 10 is in poor structural condition, it does not appear to have a probable likelihood of failure in the near term since it appears stabilized in the crown of tree 11. However, the owner may decide to remove this tree if it exceeds his risk threshold.

Also, additional protection measures are recommended for the trees to be retained in the southeast portion of the site. Protection measures are more fully described in the Tree Protection Recommendations section of this report and include removing an area of permeable pavers and possibly removing one parking space closest to tree 13.

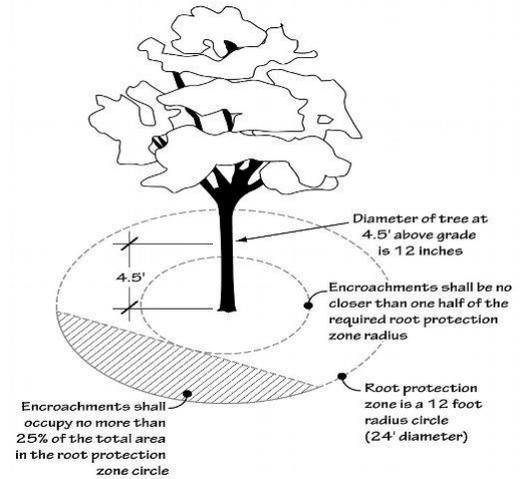


Figure 1: Typical minimum protection zone

Tree Mitigation

In order to accommodate proposed development, the removal of community trees is required. The following is a summary of mitigation requirements for community trees consistent with the requirements in the Beaverton Development Code.

Community Trees

Total Number of Community Trees:	16
Total Number of Community Trees Proposed for Removal:	9
Percentage of Community Trees Proposed for Removal:	56%
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

The standard tree protection requirements 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 as long as 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.

The reason for using this alternative is because it allows the tree protection zone to better relate to the size of the tree and its root zone. Tree driplines can be highly variable based on species growth habits and onsite conditions such as the presence of adjacent trees or past pruning.

The minimum recommended construction setback radii is shown for the trees on the plan sheet in Attachment 1.

The tree protection fencing shown in Attachment 1 achieves the minimum protection requirements for the trees to be retained wherever possible. The following site specific recommendations will help to minimize construction impacts for the trees to be retained:

Trees 6 and 7

Trees 6 and 7 at the southern portion of the site are relatively close to the proposed building to be constructed. These trees can be adequately protected if steps are taken to protect their root zones and crowns while allowing for construction access.

- *Construction Access:* Construction access will be necessary within the root zones of trees 6 and 7 for work such as siding installation, painting, etc. To minimize compaction from construction foot traffic, a 12 inch layer of wood chips over geotextile fabric should be placed in the work area shown in Attachment 1. The fabric and woods chips should be immediately removed after construction.

Trees 11 and 12

Trees 11 and 12 have proposed construction within their recommended root protection zones. The following recommendations will be necessary to minimize construction impacts:

- *Paver Reduction*: The proposed pavers should be eliminated from the tree protection zone of tree 11 and 12 delineated in Attachment 1.
- *Stump Removal*: The stump of tree 15 should be carefully ground out or have its structural roots cut before pulling with an excavator to protection the root system of tree 12.
- *Parking Lot Construction*: The parking space closest to tree 12 should be eliminated if possible to protect its root system. Whether or not the parking space is removed, the parking lot excavation adjacent to tree 12 shall occur under project arborist supervision as follows:
 - Carefully excavate adjacent to the tree by pulling shallow layers of soil away from the tree with the project arborist probing the soil in between layer removal to identify roots greater than 2-inches in diameter. The excavator should be positioned outside the minimum root protection zone during excavation.
 - If roots greater than 2-inches in diameter are encountered during excavation, they should be hand excavated and retained in placed until the full extent of structural roots can be determined.
 - If the project arborist determines that certain roots are not critical to tree health and/or stability, they may be approved for removal with sharp pruning equipment.
 - If the roots are critical to tree health and/or stability, the elevation and/or final footprint of the parking lot shall be adjusted to retain the critical roots if approved by the project engineer.

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.

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 will be at an inherently increased risk of 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 are capable of damaging 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 Standards

The Tree Plan Two requirements in section 40.90.15.2 of the Beaverton Development Code apply because over 10 percent of the community trees at the site 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 percent of the community trees at the site.*

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. *This criterion is not applicable because the proposed removal is not necessary to observe good forestry practices. The purpose of the removal is necessary to accommodate physical development where no reasonable alternative exists as described below.*

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 .5 feet per inch of DBH as long as 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 1 shows the preliminary plan for site improvements in relation to the existing trees. Due to the intensity of site improvements, it will be necessary to remove the trees 1, 2, 3, and 5 along SW Hall Boulevard and trees 9, 15, and 16 towards the center and western end of the site because they are either within the footprint of improvements or would have impacts well within their recommended

root protection zones. Trees 4 and 8 are recommended for removal because they are in very poor health and/or structural condition.

The remaining trees along the southern and eastern ends of the site can be retained and adequately protected according to the Tree Protection Recommendations section of this report.

The trees selected for retention have been carefully assessed and are either not significant risks to existing or proposed targets, and/or have characteristics such as adequate live crown ratios and trunk taper indicative of trees that can adapt to increased exposure from tree removal with the development. However, the retained trees should be reassessed and monitored after site clearing to ensure they are properly adapting to the changes from increased exposure and/or do not pose significant risks. Note that while tree 10 is in poor structural condition, it does not appear to have a probable likelihood of failure since it appears stabilized in the crown of tree 11. However, the owner may decide to remove this tree if it exceeds his risk threshold.

Modifications to the parking lot may be necessary to retain and protect tree 12. These modifications may include removing one parking space adjacent to the tree or reducing the amount of excavation adjacent to the tree if structural roots are encountered.

The proposed pattern of preservation primarily retains the trees toward the southern and eastern ends of the site. The result is that tree removal is focused towards the northern and western ends of the site to accommodate physical development where no reasonable alternative exists to preserve additional 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 as described above.

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 as described above.

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 as described above.

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.

This criterion is not applicable because no SNRA or Significant Grove is present at the site.

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. *This criterion is not applicable because no SNRA or Significant Grove is present at the site.*

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, preservation, mitigation, and protection during construction 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 minimize impact to trees that are being protected and 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 contains all applicable submittal requirements specified in Section 50.25.1 of the Beaverton Development Code. Included in the application package are:

- *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 form²;*
- *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 the 6780 SW Hall Boulevard Apartments project are being 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, preservation, mitigation, and protection during construction. 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,



Todd Prager
*ASCA Registered Consulting Arborist #597
ISA Board Certified Master Arborist, WE-6723B
ISA Qualified Tree Risk Assessor
AICP, American Planning Association
AICP, American Planning Association*

Attachment: Attachment 1: Preliminary Site Plan with Tree Protection and Removal Areas
Attachment 2: Tree Inventory
Attachment 3: Assumptions and Limiting Conditions

² Note that the Tree Plan Two application requirements include detailed site plan and graphic requirements which can be found at online at:
<www.beavertonoregon.gov/DocumentCenter/Home/View/1156> and will be addressed by others on the project team.

ENGINEERS
Civil Engineering
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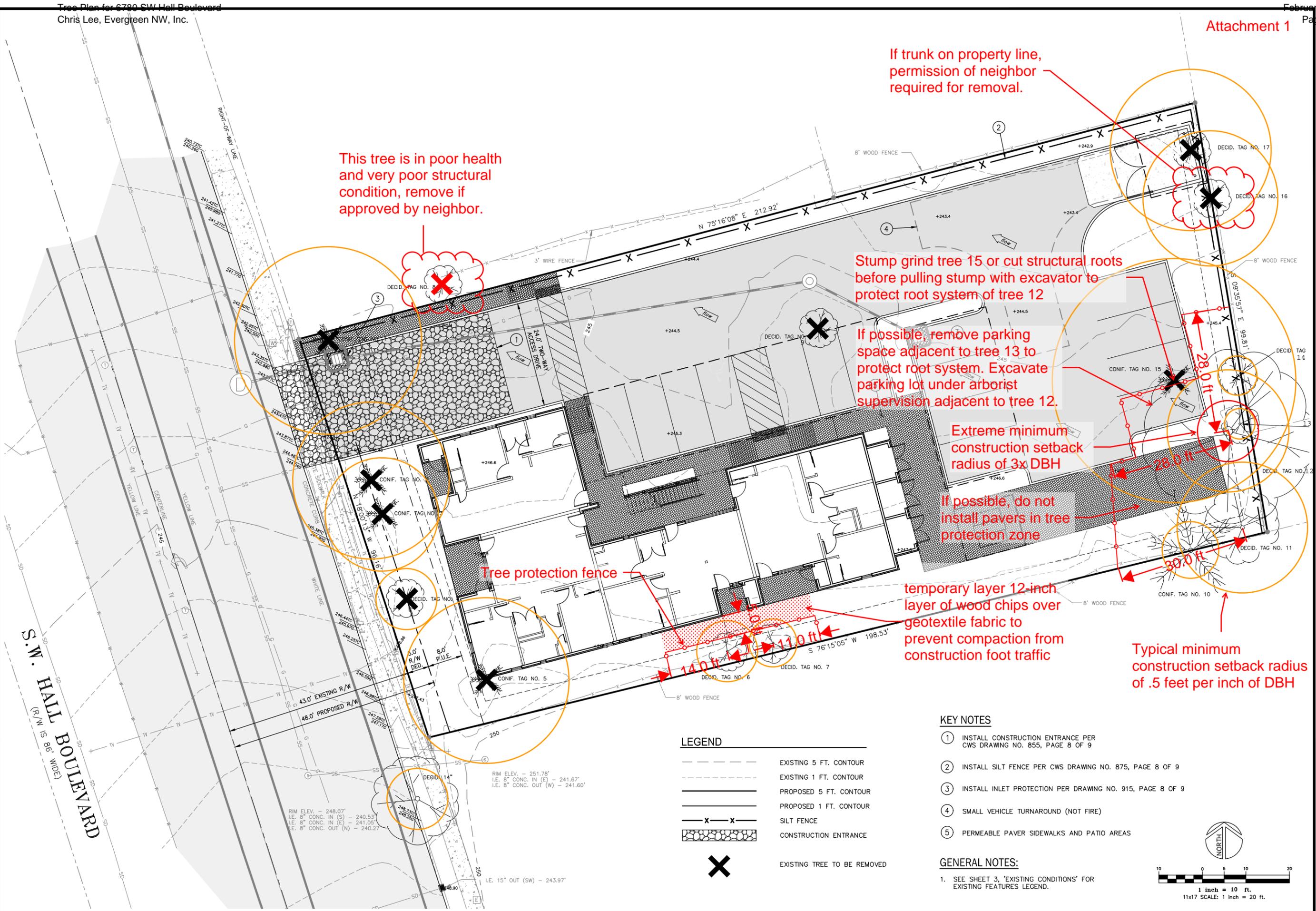
FOR: EVERGREEN NW, LLC - CHRIS LEE
477 NE 62ND AVE.
HILLSBORO, OR 97124
SITE: TAX MAP 1S2 22BC
TAX LOT 300
BEAVERTON, OREGON

SW HALL BLVD.
10-UNIT APARTMENT PROJECT
NO653
PRELIMINARY GRADING, TREE
REMOVAL & EROSION CONTROL PLAN

REVISION	BY	DATE
1		
2		
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DESIGNED	DRAWN	REVIEWED	SUBMITTAL

PGR1
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of 8



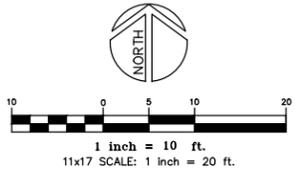
LEGEND

- EXISTING 5 FT. CONTOUR
- EXISTING 1 FT. CONTOUR
- PROPOSED 5 FT. CONTOUR
- PROPOSED 1 FT. CONTOUR
- X-X- SILT FENCE
- CONSTRUCTION ENTRANCE
- X EXISTING TREE TO BE REMOVED

- KEY NOTES**
- INSTALL CONSTRUCTION ENTRANCE PER CWS DRAWING NO. 855, PAGE 8 OF 9
 - INSTALL SILT FENCE PER CWS DRAWING NO. 875, PAGE 8 OF 9
 - INSTALL INLET PROTECTION PER DRAWING NO. 915, PAGE 8 OF 9
 - SMALL VEHICLE TURNAROUND (NOT FIRE)
 - PERMEABLE PAVER SIDEWALKS AND PATIO AREAS

GENERAL NOTES:

- SEE SHEET 3, 'EXISTING CONDITIONS' FOR EXISTING FEATURES LEGEND.



Attachment 2

Tree No.	Common Name	Scientific Name	Decid. or Conif.	DBH ¹	C-Rad ²	Condition ³	Structure ³	Comments	Tree Type	Treatment
1	Douglas-fir	<i>Pseudotsuga menziesii</i>	conifer	43	15	fair	fair	moderate branch dieback throughout crown	community tree	remove
2	Douglas-fir	<i>Pseudotsuga menziesii</i>	conifer	36	15	fair	fair	one sided	community tree	remove
3	Douglas-fir	<i>Pseudotsuga menziesii</i>	conifer	26	15	fair	fair	one sided, moderately thin crown	community tree	remove
4	Scouler's willow	<i>Salix scouleriana</i>	decid.	14	10	very poor	very poor	multiple leaders at ground level with cracks and decay	exempt (unhealthy)	remove
5	Douglas-fir	<i>Pseudotsuga menziesii</i>	conifer	38	20	good	fair	moderately one sided, lower branch dieback	community tree	remove
6	Oregon ash	<i>Fraxinus latifolia</i>	decid.	14	18	fair	fair	multiple leaders, ivy throughout crown	community tree	retain
7	Oregon ash	<i>Fraxinus latifolia</i>	decid.	11	15	good	good		community tree	retain
8	sweet cherry	<i>Prunus avium</i>	decid.	18	15	poor	very poor	lost top at 15'	community tree	remove
9	tulip poplar	<i>Liriodendron tulipifera</i>	decid.	49	30	fair	fair	multiple leaders and branch dieback throughout crown	community tree	remove
10	incense cedar	<i>Calocedrus decurrens</i>	conifer	13	7	fair	poor	overtopped by adjacent tree, leaning against adjacent tree, one sided, extensive ivy growth	community tree	retain
11	bigleaf maple	<i>Acer macrophyllum</i>	decid.	30	25	fair	fair	multiple leaders, one sided, undersized leaves, moderate branch dieback	community tree	retain
12	bigleaf maple	<i>Acer macrophyllum</i>	decid.	28	25	good	fair	multiple leaders	community tree	retain
13	sweet cherry	<i>Prunus avium</i>	decid.	7	8	fair	fair	overtopped by adjacent tree, one sided	exempt (<10" DBH))	retain
14	sweet cherry	<i>Prunus avium</i>	decid.	9	8	good	fair	overtopped by adjacent tree, one sided	exempt (<10" DBH))	retain
15	Douglas-fir	<i>Pseudotsuga menziesii</i>	conifer	56	30	good	good		community tree	remove
16	bigleaf maple	<i>Acer macrophyllum</i>	decid.	31	30	good	fair	multiple leaders at ground level, on fenceline	community tree	remove
17	bigleaf maple	<i>Acer macrophyllum</i>	decid.	37	30	good	fair	codominant at ground level, on fenceline	community tree	remove

Attachment 2

Tree No.	Common Name	Scientific Name	Decid. or Conif.	DBH ¹	C-Rad ²	Condition ³	Structure ³	Comments	Tree Type	Treatment
18	red maple	<i>Acer rubrum</i>	decid.	14	18	good	fair	multiple leaders, appears to be offsite, not tagged	community tree	retain
19	Douglas-fir	<i>Pseudotsuga menziesii</i>	conifer	45	20	good	fair	one sided, appears to be offsite, not tagged	community tree	retain
¹ DBH is the trunk diameter measured according to the International Society of Arboriculture standards in inches. In cases where the tree splits into multiple trunks at ground level, DBH is the square root of the sum of the squared DBH of each stem.										
² C-rad is the approximate crown radius in feet.										
³ Condition and Structure ratings range from very poor, poor, fair, to good.										
⁴ 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, unhealthy 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 3

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. The information provided by Evergreen NW, Inc and their consultants 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 to adequately protect the trees to be retained. 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.