

Tree Plan for 5920 SW 48th Ave.

This Tree Plan is required by Chapter 33.630 for a land division application. A portion of the site has an environmental zone overlay. Trees were inventoried by an ISA Certified Arborist and tree diameter measurements are consistent with City Code. Please see the Tree Table for details. Both the overlay and the remaining area are replete with nuisance species. The Tree Table is based on proposed development plans that will occur later.

Due to the mass grading that will be needed at this site, Chapter 33.630.100 Minimum Tree Preservation Standards cannot be met. The owner states that tree preservation is maximized to the extent practicable while allowing for reasonable development of the site, considering the specific development proposed. Therefore, the Mitigation Option, 33.630.200.D., is requested.

- 33.630.100. Option 3, calls for 50% significant trees to be protected. There are six significant trees (20-inch diameter and larger).
- Three trees times \$1200 per tree equals \$3600 to be paid as mitigation.

Option 3 also calls for 30% of total diameter to be protected.

- 30% of 349 inches is 105 inches.
- 105 inches less 25 protected inches is 80 inches.
- 80 inches divided by 1.5 caliper inches per tree is 53 trees to be planted.

There is one tree (15 inches) to be cut from the C Zone Transition Area (T20000). One tree will be cut from the EC Zone (20070 at 24 inches). Based on Table 430-2, eight trees will be planted in the C Zone as mitigation.

Tree 10509 will be cut from the Transition Zone in the SW 48th Ave. right-of-way. Tree 20177 will be cut from the EC Zone in the SW 48th Ave. right-of-way. The City Forester must be consulted to determine whether any mitigation is needed for these trees.

When development begins, the owner will protect two trees using the Performance Path as described in 11.60.030.C.2. The alternative root protection zones listed in the Tree Table were established by an ISA Certified Arborist in the field after evaluating the subject tree and proposed construction. As required by 11.60.030.C.1, fencing will be built at the edge of the root protection zone before construction activity begins. Fencing will consist of 6-foot high metal chain link secured with 8-foot metal posts. It shall be marked by signage stating that penalties will apply for violations and providing contact information for the project arborist. Without supervision by an arborist a root protection zone may be entered only for tasks like surveying, measuring and sampling. Upon completion of the task the fence must be closed. Without authorization, none of the following is allowed within a root protection zone:

1. New buildings;
2. Grade change or cut and fill, during or after construction;
3. New impervious surfaces;

4. Utility or drainage field placement;
5. Staging or storage of materials and equipment during construction;
6. Vehicle maneuvering during construction.

The entire C Zone, with the exception of the two trees to be removed, will be cordoned off by an additional tree protection fence after the trees are removed.

The goal of this Tree Plan is to meet the requirements of the tree preservation code, and to observe all laws, rules, and regulations. All trees to be removed should be verified and marked and all tree protection measures should be inspected and approved before any clearing or grading work begins. It is the owner's responsibility to implement this tree plan fully, and to monitor the construction process to its conclusion. Deviations can result in tree damage, liability, and violations of the City Code.

Assumptions and Limiting Conditions

Multnomah Tree Experts, Ltd. 8325 SW 42nd Ave. Portland, OR 97219
(503) 452-8160 Fax (503) 452-2921 peter@multnomahtree.com

1. Client warrants any legal description provided to the Consultant is correct and titles and ownerships to property are good and marketable. Consultant shall not be responsible for incorrect information provided by Client. Client agrees to defend, indemnify, and hold Consultant, its officers, directors, employees, and agents harmless from any claims or damages, including attorney fees, arising out of acts or omissions of Client in connection with work performed pursuant to this Agreement.
2. All data will be verified insofar as feasible; however, the Consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The Consultant shall not be required to give testimony or attend court or hearings by reason of this report unless subsequent contractual arrangements are made, including additional fees.
4. The report and any values expressed therein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
5. Sketches, drawings and photographs in the report are intended as visual aids and may not be to scale. The reproduction of information generated by others will be for coordination and ease of reference. Inclusion of such information does not constitute a representation by the consulting arborist, or by Multnomah Tree Experts, Ltd., as to the sufficiency or accuracy of the information.
6. Unless expressed otherwise, information in the report covers only items that were examined, and reflects the condition of those items at the time of inspection. The inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, probing, or coring, unless otherwise stated.
7. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
8. The report is the completed work product. Any additional work, including production of a site plan, addenda and revisions, construction of tree protection measures, tree work, or inspection of tree protection measures, for example, must be contracted separately.
9. Loss or alteration of any part of the report invalidates the entire report. Ownership of any documents produced passes to the Client only when all fees have been paid.

Peter Torres, M.F.

CCB# 154349

Distinguished Member, ASCA

Certified Arborist PN-0650B

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Certified Arborist PN-0650B

No.	Species	'DBH	DBH ²	Status	Code	Remarks	Action	RPZ	Protected
1	Leyland cypress	16	0	exempt	G	approx. 3' off site	NONE	0	0
2	Leyland cypress	9	0	exempt	G	approx. 3' off site	NONE	0	0
3	Leyland cypress	7	0	exempt	G	approx. 3' off site	NONE	0	0
5	Leyland cypress	6	0	exempt	G	approx. 3' off site	NONE	0	0
6	white pine	6	0	exempt	G	approx. 3' off site	NONE	0	0
7	flowering dogwood	8	0	exempt	G	approx. 8' off site	NONE	0	0
10509	Oregon ash	19	0	exempt	G	SW 48th Ave. ROW, Transition Zone	REMOVE	0	0
20000	Oregon ash	15	0	exempt	F	Transition Zone	REMOVE	0	0
20001	Oregon ash	16	0	exempt	F	viable	NONE	0	0
20002	Oregon ash	10	0	exempt	F	viable	NONE	0	0
20003	Oregon ash	6	0	exempt	F	viable	NONE	0	0
20004	Oregon ash	11	0	exempt	F	viable	NONE	0	0
20005	Oregon ash	12	0	exempt	F	viable	NONE	0	0
20006	Oregon ash	8	0	exempt	F	viable	NONE	0	0
20007	Oregon ash	6	0	exempt	F	viable	NONE	0	0
20008	Oregon ash	10	0	exempt	F	viable	NONE	0	0
20009	Oregon ash	8	0	exempt	F	viable	NONE	0	0
20010	Oregon ash	6	0	exempt	F	viable	NONE	0	0
20011	Oregon ash	6	0	exempt	F	viable	NONE	0	0
20012	English hawthorn	7	0	exempt	F	nuisance plant list	NONE	0	0
20013	Oregon ash	40	0	exempt	F	viable; multiple stems, cavity in one stem	NONE	0	0
20014	Oregon ash	6	0	exempt	F	viable	NONE	0	0
20015	Oregon ash	6	0	exempt	F	viable	NONE	0	0
20016	Oregon ash	7	0	exempt	F	viable	NONE	0	0
20017	black locust	8	0	exempt	C	dead, broken, listed	NONE	0	0
20018	black locust	11	0	exempt	A C	dead, broken; listed	REMOVE	0	0
20019	black locust	9	0	exempt	A C	dead, broken, listed	REMOVE	0	0
20020	English hawthorn	11	0	exempt	A C	listed	REMOVE	0	0
20021	English hawthorn	10.7	0	exempt	AF	nuisance plant list	NONE	0	0
20022	DEAD	10	0	exempt	CF	dead	NONE	0	0
20023	DEAD	6	0	exempt	CF	listed	NONE	0	0
20024	Oregon ash	7	0	exempt	F	viable	NONE	0	0
20025	Oregon ash	8	0	exempt	F	viable	NONE	0	0
20026	Oregon ash	5	0	exempt	FB	viable	NONE	0	0
20027	Oregon ash	21	0	exempt	F	viable	NONE	0	0
20028	Oregon ash	9	0	exempt	F	viable	NONE	0	0
20029	Oregon ash	19	0	exempt	F	viable	NONE	0	0

No.	Species	DBH	DBH ²	Status	Code	Remarks	Action	RPZ	Protected
20030	Oregon ash	11		0 exempt	F	viable	NONE	0	0
20031	Oregon ash	11		0 exempt	F	viable; multiple stems	NONE	0	0
20032	Oregon ash	6		0 exempt	F	viable	NONE	0	0
20033	Oregon ash	18		0 exempt	F	viable	NONE	0	0
20034	Oregon ash	10		0 exempt	F	viable	NONE	0	0
20035	Oregon ash	13		0 exempt	F	viable	NONE	0	0
20036	English hawthorn	6,6,6		0 exempt	A CF	basal decay	NONE	0	0
20037	Oregon ash	11		0 exempt	F	viable	NONE	0	0
20038	Oregon ash	10		0 exempt	F	viable	NONE	0	0
20039	Oregon ash	7,5		0 exempt	F	viable; 5" stem is dead	NONE	0	0
20040	Oregon ash	11		0 exempt	F	viable	NONE	0	0
20041	Oregon ash	14		0 exempt	F	viable	NONE	0	0
20042	English hawthorn	6		0 exempt	FA	nuisance plant list	NONE	0	0
20043	Oregon ash	7,7		0 exempt	F	viable	NONE	0	0
20044	Oregon ash	6		0 exempt	F	viable	NONE	0	0
20045	Oregon ash	11		0 exempt	F	viable	NONE	0	0
20046	English hawthorn	16		0 exempt	FAC	multiple stems; basal decay	NONE	0	0
20047	Oregon ash	11		0 exempt	F	viable	NONE	0	0
20048	Oregon ash	10		0 exempt	F	viable	NONE	0	0
20049	Oregon ash	6		0 exempt	F	viable	NONE	0	0
20050	Oregon ash	9		0 exempt	F	viable	NONE	0	0
20051	Oregon ash	9		0 exempt	F	viable	NONE	0	0
20052	English hawthorn	6		0 exempt	ACF	listed	NONE	0	0
20053	Oregon ash	8		0 exempt	F	viable	NONE	0	0
20054	Oregon ash	11		0 exempt	F	viable	NONE	0	0
20055	Oregon ash	7		0 exempt	F	viable	NONE	0	0
20056	Oregon ash	9		0 exempt	F	viable	NONE	0	0
20057	Oregon ash	7		0 exempt	F	viable	NONE	0	0
20058	English hawthorn	12		0 exempt	A	nuisance plant list	NONE	0	0
20059	English hawthorn	8,6,6,6		0 exempt	A	nuisance plant list	NONE	0	0
20060	English hawthorn	8,8,6		0 exempt	A C	listed	NONE	0	0
20061	Oregon ash	7		0 exempt	F	viable	NONE	0	0
20062	Oregon ash	8		0 exempt	F	viable	NONE	0	0
20063	Oregon ash	8		0 exempt	F	viable	NONE	0	0
20064	Oregon ash	13		0 exempt	F	viable	NONE	0	0
20065	Oregon ash	9		0 exempt	F	viable	NONE	0	0
20066	Oregon ash	7		0 exempt	F	viable	NONE	0	0

No.	Species	DBH	DBH	Status	Code	Remarks	Action	RPZ	Protected
20067	Oregon ash	10	0	exempt	CF	basal decay	NONE	0	0
20068	Oregon ash	24	0	exempt	F	viable	NONE	0	0
20069	Oregon ash	18	0	exempt	CF	basal decay; trunk decay	NONE	0	0
20070	horse chestnut	24	0	exempt	F	multiple stems; EC Zone	REMOVE	0	0
20071	Oregon ash	24	0	exempt	F	viable	NONE	0	0
20072	Oregon ash	14	0	exempt	F	viable	NONE	0	0
20073	Oregon ash	13	0	exempt	F	viable	NONE	0	0
20074	Oregon ash	8	0	exempt	F	viable	NONE	0	0
20075	Oregon ash	17	0	exempt	F	viable	NONE	0	0
20076	Oregon ash	19	0	exempt	F	viable	NONE	0	0
20077	Oregon ash	14	14	regular	none	viable	PROTECT	10	14
20078	Oregon ash	11	11	regular	none	viable	PROTECT	8	11
20079	black walnut	26	26	significant	none	viable	REMOVE	0	0
20080	English hawthorn	5	0	exempt	A B	nuisance plant list	REMOVE	0	0
20081	black locust	9	0	exempt	A	excessive lean	REMOVE	0	0
20082	black locust	25	0	exempt	A	nuisance plant list	REMOVE	0	0
20083	English hawthorn	11,8,7	0	exempt	A	nuisance plant list	NONE	0	0
20084	English hawthorn	12	0	exempt	A	nuisance plant list	NONE	0	0
20085	English hawthorn	6,5,5	0	exempt	A	nuisance plant list	NONE	0	0
20086	European holly	5	0	exempt	AB	nuisance plant list	NONE	0	0
20087	English hawthorn	10	0	exempt	A	nuisance plant list	NONE	0	0
20088	English hawthorn	8	0	exempt	A	nuisance plant list	NONE	0	0
20089	bird cherry	10	0	exempt	A	nuisance plant list	NONE	0	0
20090	big leaf maple	5	0	exempt	B	too small	REMOVE	0	0
20091	English hawthorn	9	0	exempt	A	excessive lean	REMOVE	0	0
20092	big leaf maple	20	20	significant	none	viable	REMOVE	0	0
20093	black locust	20	0	exempt	A	nuisance plant list	REMOVE	0	0
20094	English walnut	19	0	exempt	C	excessive lean; failed scaffolds	REMOVE	0	0
20095	big leaf maple	6	0	exempt	C	trunk decay; cavity; basal decay; excessive lean	REMOVE	0	0
20096	black locust	12	0	exempt	A	nuisance plant list	REMOVE	0	0
20097	black locust	15	0	exempt	A	nuisance plant list	REMOVE	0	0
20098	black locust	16,16	0	exempt	A	5' off site	REMOVE	0	0
20099	English hawthorn	14	0	exempt	A	nuisance plant list	REMOVE	0	0
20100	black locust	20	0	exempt	A C	severe trunk decay; hollow; cavity; hazard	REMOVE	0	0
20101	English hawthorn	10,12	0	exempt	A	nuisance plant list	REMOVE	0	0
20102	horse chestnut	19	0	exempt	C	severe trunk decay; large cavity	REMOVE	0	0
20103	horse chestnut	42	0	exempt	C	multiple stems; inclusion has failed; hazard	REMOVE	0	0

*
exempt by Standard

No.	Species	DBH	DBH ²	Status	Code	Remarks	Action	RPZ	Protected
20104	horse chestnut	7	0	exempt	C	broken top and stem	REMOVE	0	0
20105	black locust	23	0	exempt	A	nuisance plant list	REMOVE	0	0
20106	black locust	21	0	exempt	A	nuisance plant list	REMOVE	0	0
20107	black locust	38	0	exempt	A	nuisance plant list	REMOVE	0	0
20108	black locust	16	0	exempt	A	nuisance plant list	REMOVE	0	0
20109	black locust	16	0	exempt	A	nuisance plant list	REMOVE	0	0
20110	black locust	7	0	exempt	A	nuisance plant list	REMOVE	0	0
20111	black locust	20,18	0	exempt	A	nuisance plant list	REMOVE	0	0
20112	black locust	5	0	exempt	A	nuisance plant list	REMOVE	0	0
20113	black locust	6	0	exempt	A	nuisance plant list	REMOVE	0	0
20114	black locust	10	0	exempt	A	nuisance plant list	REMOVE	0	0
20115	black locust	8	0	exempt	A	nuisance plant list	REMOVE	0	0
20116	bird cherry	5	0	exempt	A B	nuisance plant list	REMOVE	0	0
20117	English hawthorn	12	0	exempt	A	nuisance plant list	REMOVE	0	0
20118	English hawthorn	13	0	exempt	A	nuisance plant list	REMOVE	0	0
20119	black locust	34	0	exempt	A	nuisance plant list	REMOVE	0	0
20120	big leaf maple	36	36	significant	none	viable; multiple stems	REMOVE	0	0
20121	plum	8,8	0	exempt	C	broken; listed	REMOVE	0	0
20122	plum	5	0	exempt	B	too small	REMOVE	0	0
20123	English hawthorn	4	0	exempt	A B	nuisance plant list	REMOVE	0	0
20124	big leaf maple	25	25	significant	none	viable	REMOVE	0	0
20125	English hawthorn	14	0	exempt	A	nuisance plant list	REMOVE	0	0
20126	bird cherry	15	0	exempt	A	nuisance plant list	REMOVE	0	0
20127	big leaf maple	6	0	exempt	C	broken tops; clematis	REMOVE	0	0
20128	bird cherry	5	0	exempt	A	nuisance plant list	REMOVE	0	0
20129	bird cherry	12	0	exempt	A C	decline; clematis	REMOVE	0	0
20130	bird cherry	5	0	exempt	A B	nuisance plant list	REMOVE	0	0
20131	Oregon ash	7	0	exempt	C	broken top; clematis	REMOVE	0	0
20132	Oregon ash	4	0	exempt	B	broken top	REMOVE	0	0
20133	English hawthorn	12	0	exempt	A	nuisance plant list	REMOVE	0	0
20134	Oregon ash	5	0	exempt	B	too small	REMOVE	0	0
20135	black locust	24	0	exempt	A	nuisance plant list	REMOVE	0	0
20136	black locust	8,8,6	0	exempt	A	multiple stems	REMOVE	0	0
20137	black locust	8	0	exempt	A	nuisance plant list	REMOVE	0	0
20138	black locust	20	0	exempt	A	nuisance plant list	NONE	0	0
20139	black locust	22,18	0	exempt	A	multiple stems	NONE	0	0
20140	English hawthorn	14	0	exempt	A	nuisance plant list	NONE	0	0

No.	Species	DBH	DBH	Status	Code	Remarks	Action	RPZ	Protected
20141	English hawthorn	11	0	exempt	A	nuisance plant list	NONE	0	0
20142	grand fir	7	7	regular	none	viable	REMOVE	0	0
20143	Douglas fir	18	18	regular	none	viable	REMOVE	0	0
20144	black walnut	16	16	regular	none	viable	REMOVE	0	0
20145	big leaf maple	26	26	regular	none	viable	REMOVE	0	0
20146	big leaf maple	52	0	exempt	C	trunk decay; included stem has failed; hazard	REMOVE	0	0
20147	black walnut	11	11	regular	none	none	REMOVE	0	0
20148	Oregon ash	36	0	exempt	C	basal; decay; cavity @3'; hazard	REMOVE	0	0
20149	black locust	20	0	exempt	A	viable	REMOVE	0	0
20150	Oregon ash	21	21	significant	none	viable	REMOVE	0	0
20151	black walnut	20	20	significant	none	none	REMOVE	0	0
20152	pinus sp.	22	22	exempt	C	listed; failed scaffold	REMOVE	0	0
20153	pin oak	5	5	exempt	B	too small	REMOVE	0	0
20154	European birch	13	0	exempt	A	nuisance plant list	REMOVE	0	0
20155	big leaf maple	7	0	exempt	C	broken and dead tops	REMOVE	0	0
20156	European birch	6	0	exempt	A	nuisance plant list	REMOVE	0	0
20157	Oregon ash	6	6	regular	none	viable	REMOVE	0	0
20158	Oregon ash	6	6	regular	none	viable	REMOVE	0	0
20159	Oregon ash	12	12	regular	none	viable	REMOVE	0	0
20160	English hawthorn	10	0	exempt	A	nuisance plant list	REMOVE	0	0
20161	black walnut	13	13	regular	none	viable	REMOVE	0	0
20162	black walnut	6	6	regular	none	viable	REMOVE	0	0
20163	English hawthorn	12	0	exempt	A	listed; broken	REMOVE	0	0
20164	bird cherry	7	0	exempt	A	nuisance plant list	REMOVE	0	0
20165	Leyland cypress	17	17	regular	none	none	REMOVE	0	0
20166	English hawthorn	8,6	0	exempt	A	nuisance plant list	REMOVE	0	0
20167	English hawthorn	10	0	exempt	A	nuisance plant list	REMOVE	0	0
20168	black locust	20	0	exempt	A	nuisance plant list	REMOVE	0	0
20169	English hawthorn	14	0	exempt	A	nuisance plant list	REMOVE	0	0
20170	black locust	20	0	exempt	A	nuisance plant list	REMOVE	0	0
20171	English hawthorn	8	0	exempt	A	nuisance plant list	REMOVE	0	0
20172	English hawthorn	8	0	exempt	A C	nuisance plant list	REMOVE	0	0
20173	black locust	14,8	0	exempt	A	nuisance plant list	REMOVE	0	0
20174	cottonwood	16	16	regular	none	trunk swoop	REMOVE	0	0
20175	black locust	22	0	exempt	A	nuisance plant list	REMOVE	0	0
20176	black locust	15	0	exempt	A	nuisance plant list	REMOVE	0	0
20177	Oregon ash	11	0	exempt	G	EC Zone; SW 48th Ave. ROW	REMOVE	0	0

No.	Species	DBH	DBH ²	Status	Code	Remarks	Action	RPZ	Protected
20200	bird cherry	6	0	exempt	A	nuisance plant list	REMOVE	0	0
20201	western red cedar	42	0	exempt	G	5' off site (DB)	REMOVE	0	0
20202	English hawthorn	6	0	exempt	A	nuisance plant list	REMOVE	0	0
20203	bird cherry	10	0	exempt	A	nuisance plant list	REMOVE	0	0
20204	bird cherry	11	0	exempt	A	nuisance plant list	REMOVE	0	0
20205	English hawthorn	7	0	exempt	A	nuisance plant list	REMOVE	0	0
20206	English hawthorn	7	0	exempt	A	nuisance plant list	REMOVE	0	0
20207	English hawthorn	18	0	exempt	A	nuisance plant list	REMOVE	0	0
20208	English hawthorn	12	0	exempt	A	nuisance plant list	REMOVE	0	0
20209	English hawthorn	10	0	exempt	A	nuisance plant list	REMOVE	0	0
20210	English hawthorn	16,8	0	exempt	A	15' from neighbor's garage	REMOVE	0	0
20211	English hawthorn	11	0	exempt	A	15' from neighbor's garage	REMOVE	0	0
20212	English hawthorn	9	0	exempt	A	15' from neighbor's garage	REMOVE	0	0
20500	cottonwood	0	0	exempt	CF	on ground	NONE	0	0
Total			349						25

Summary	
Significant trees	6
Protected Sig. trees	0
% of trees protected	7%

RPZ means Root Protection Zone, a circle radius measured in feet
 DBH¹ means Diameter at Breast Height for all trees. DBH² includes non-exempt trees only.
 Total mitigation is \$3600 and 61 trees to be planted.

Code Letter Definitions

- A. Trees that are listed as nuisance or prohibited on the Portland Plant List;
- B. Trees that are less than 6 inches in diameter;
- C. Trees that are dead, dying or dangerous;
- D. Trees within 10 feet of an existing building that will remain on site;
- E. Trees where the trunk is located completely or partially within an existing right-of-way that is not part of the land division site;
- F. Trees where the trunk is located completely or partially within Environmental or Pleasant Valley Natural Resources Overlay zones;
- G. Off site.

33.630.100 Minimum Tree Preservation Standards cannot be met. 33.630.200 D. Mitigation is needed.
 33.630.100. Option 3, calls for 50% significant trees to be protected. 3x \$1200= \$3600 to be paid as mitigation.
 Option 3 also calls for 30% of total diameter to be protected. 30% x 349= 105 inches- 25 inches= 80 inches.
 80"/ 1.5 caliper inches per tree= 53 trees to be planted.

There is one on-site tree slated for removal in the Transition Zone (20000) Three native trees to be planted in C Zone as mitigation.
 There is one on-site tree slated for removal in the EC Zone (20070) Five native trees to be planted in C Zone as mitigation.
 Trees 20177 and 10509 are in the SW 48th Ave. right-of-way, more that 15 feet from the property.