



CITY OF ASHLAND



TREE COMMISSION AGENDA September 5, 2019

I. **CALL TO ORDER**

6:00 p.m. in the Siskiyou Room of the Community Development and Engineering Services Building located at 51 Winburn Way.

II. **APPROVAL OF MINUTES**

A. **Approval of August 8, 2019 regular meeting minutes.**

III. **PUBLIC FORUM**

Open to guests.

IV. **LIAISON REPORTS**

- Council Liaison
- Parks & Recreation Liaison
- Community Development Liaison
 - Administrative Policy Change on minutes.
 - Cemetery Tree removal
 - 2 separate emergency tree removals at Mt. View Cemetery
 - (discuss possible code amendment for exemption)

V. **TYPE I REVIEWS**

PLANNING ACTION: PA 2019-00073
SUBJECT PROPERTY: 215 Tolman Creek Road
OWNER: Tolman Creek Park LLC
APPLICANT: Scott and Linda Durango
DESCRIPTION: Request for a tree removal permit to remove an approximately 12 inch DBH conifer tree located to the rear of unit #33.
COMPREHENSIVE PLAN DESIGNATION: Suburban Residential **ZONING:** R-1-3.5; **ASSESSOR'S MAP #:** 391E 11CA; **TAX LOT:** 2900 & 3100
PLANNER: Aaron **TREE:** Yes **HISTORIC:** No
(**Criteria:** *Tree that is not a hazard*)

VI. **TYPE II REVIEWS**

PLANNING ACTION: PA-T2-2019-00011
SUBJECT PROPERTY: 657 Oak Street (Tree Removal – 677 Oak Street)
APPLICANT: Rogue Planning & Development
OWNER: Salty Rogue Real Estate LLC
DESCRIPTION: A request for Site Design Review for a 4-unit Cottage Housing development and a Performance Standards Subdivision Outline and Final Plan for a 5-lot subdivision located at 657 Oak St. The application includes a Physical and Environmental Constraints Permit to utilize a portion of the floodplain as open space and construct a patio in the floodplain. The application includes an Exception to Site Development and Design standards to locate the open

space at the rear of the development. The application also includes a request for a Tree Removal Permit to remove four trees - a 40-inch diameter at breast height (d.b.h.) Black Walnut tree in poor condition on the shared property line between 657 and 677 Oak, and three additional trees on the subject property - a 22-inch Deodar cedar, a 14-inch Ash and a 16-inch Box Elder.

COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential **ZONING:** R-1-5;
ASSESSOR'S MAP & TAX LOTS: 39 1E 04CA 1900 & 2000.

PLANNING ACTION: PA-T2-2019-00013

SUBJECT PROPERTY: Otis Street (39 1E Map 05AD Tax Lot #200)

APPLICANT: Rogue Planning & Development Services, LLC

OWNER: Taylored Elements/CMK Development LLC

DESCRIPTION: A request for Outline Plan subdivision approval under the Performance Standards Options Chapter to develop a 27-lot subdivision for the vacant 5.92-acre parcel (Tax Lot #200) at the current western terminuses of Otis and Randy Streets, west of Elizabeth Avenue. The proposed subdivision would include 23 single family residential lots, two common open space parcels and two larger lots intended for future Cottage Housing developments totaling 19 cottages.

COMPREHENSIVE PLAN DESIGNATION: Single-Family Residential; **ZONING:** R-1-5-P; **ASSESSOR'S MAP & TAX LOTS:** 39 1E 05AD Tax Lot #200.

VII. STREET TREE REMOVAL PERMITS

PLANNING ACTION: PA 2019-00072

SUBJECT PROPERTY: 720 Grandview (adjacent to)

OWNER/APPLICANT: City of Ashland Right of Way / Streets

DESCRIPTION: Request for a street tree removal permit to remove a dead, approximately 29 inch DBH, 80-foot tall pine tree located in the public right of way

COMPREHENSIVE PLAN DESIGNATION: Single Family Residential **ZONING:** R-1-10; **ASSESSOR'S MAP #:** 391E 05CD; **TAX LOT:** 500 (adjacent to)

VIII. DISCUSSION ITEMS

IX. ADJOURNMENT

Next Meeting: October 5, 2019



CITY OF ASHLAND



DRAFT
TREE COMMISSION AGENDA
August 8, 2019

Tree Commissioners:	Parks Liaison:
Asa Cates	Peter Baughman
Cat Gould	Jason Minica (parks)
Russell Neff	Council Liaison:
Eric Simpson	Steven Jensen
	Staff Liaison:
	Aaron Anderson
Not In Attendance:	
Chris John	

Members of the Public in Attendance:
No one in attendance.

CALL TO ORDER

Chair Cates called the meeting to order at 6:04 p.m. in the Siskiyou Room of the Community Development and Engineering Services Building located at 51 Winburn Way.

APPROVAL OF MINUTES

Cates/Gould m/s to approve the minutes of the July 8, 2019 regular meeting. Voice Vote: All Ayes. Motion passed.

PUBLIC FORUM

There was no one in the audience wishing to speak.

ANNOUNCEMENTS & LIAISON REPORTS

- Council Liaison Jensen report included:
 - A brief report about his role as Council Liaison.
 - ID/DOB ordinance.
 - Ashland Canal project approaching a vote (9/3).
- Parks & Recreation Liaison Baughman report included:
 - The Lomakatsi Restoration Project. Parks Commissioner Mike Gardner wrote a letter in the parks views section of the paper.
 - Jason Minica supervisor of forest and trails gave a brief overview of his project. Minica stated that his project will be managed by the Forestlands Commission and is 52 acres on the eastern side of Lithia Park that has been identified as a high risk fire danger.
- Community Development Liaison Anderson had nothing to report.

TYPE I REVIEWS

PLANNING ACTION: PA-TREE-2019-00070

SUBJECT PROPERTIES: 401 Williamson Way

OWNER: Denise Sutphin

APPLICANT: Canopy LLC

DESCRIPTION: A request for a Tree Removal Permit to remove a single pine tree in average health. The tree is approximately 12" DBH and 30' high. The tree has developed a noticeable lean, and the property owners wishes to remove the tree considering the long term viability of the tree and fire danger.

COMPREHENSIVE PLAN DESIGNATION: Commercial; **ZONING:** E-1

ASSESSOR'S MAP: 39 1E 04DC; **TAX LOT:** 3507

There was no conflict of interest or ex-parte contact indicated by the Commission.

Cates stated that the tree was in medium health, but based on the surrounding trees the removal of this would not be a significant reduction in overall canopy area. Others discussed their site visits and were in agreement that the tree removal was not problematic.

Cates/Gould m/s to approve the application as submitted with mitigation of large stature tree at majority. Voice Vote: All Ayes. Motion passed.

DISCUSSION ITEMS

There were no items to discuss.

ADJOURNMENT

Simpson/Cates m/s to adjourn at 6:57 p.m.

Next regular meeting of Tree Commission: September 5, 2019

Respectfully submitted by Regan Trapp



Planning Division
51 Winburn Way, Ashland OR 97520
541-488-5305 Fax 541-488-6006

ZONING PERMIT APPLICATION

FILE # Tree-2019-00073

DESCRIPTION OF PROJECT

TREE REMOVAL

DESCRIPTION OF PROPERTY

Pursuing LEED® Certification? ☐ YES ☐ NO

Street Address 215 TOLMAN CR. RD. SPACE 33

Assessor's Map No. 39 1E _____

Tax Lot(s) _____

Zoning _____

Comp Plan Designation _____

APPLICANT

Name SCOTT DURANGO Phone 541 301-1717 E-Mail PRACMAN123@GMAIL.COM

Address 215 TOLMAN CR. RD. # 33 City ASHLAND Zip 97520

PROPERTY OWNER

Name LINDA DURANGO Phone 541 301-8878 E-Mail LJLONEIAN@charter.net

Address 215 TOLMAN CR. RD. # 33 City ASHLAND Zip 97520

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. I further understand that if this request is subsequently contested, the burden will be on me to establish:

- 1) that I produced sufficient factual evidence at the hearing to support this request;
- 2) that the findings of fact furnished justifies the granting of the request;
- 3) that the findings of fact furnished by me are adequate; and further
- 4) that all structures or improvements are properly located on the ground.

Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

Scott Durango
Applicant's Signature

8-19-19
Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

Linda J. Durango
Property Owner's Signature (required)

8-19-19
Date

[To be completed by City Staff]

Date Received 8/19/19 Zoning Permit Type Tree Removal Filing Fee \$ 30.50

OVER ►►

The Tree being Referred To
Is Oozing Pitch in excess up The
Entire Trunk, The Needles Are
Turning brown, Is Disease Ridden
And effecting our Surrounding Plants.

We have Already begun Removing
The Limbs From The Tree. Once
The Tree Is Removed It Will be
Replaced by Another Tree, Probably
A Dogwood. The Existing Tree Is
Also A Fire Hazard

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Tree Removal and Protection:

18.5.7

There are seven trees on the subject property or on the adjacent properties. An assessment of the trees was performed by a certified arborist. Tree #1 is a 22-inch in diameter at breast height (DBH) Deodar cedar tree in front of the residence. To the rear of the residence, Tree #2 is a 14-inch DBH Ash and Tree #3 is a 16-inch DBH Box Elder tree. Tree #4 is a 30-inch DBH Oak tree and Tree #5, a 16-inch DBH Incense cedar tree is on the adjacent property to the south or directly adjacent to the south property line. Tree #6 is a 40-inch DBH Black walnut tree, this tree is shared between the subject property and the property to the north. On the property to the north, is Tree #7, an 8-inch Ash tree.

Trees #1, #2, #3 and #6 are proposed for removal.

Tree protection fencing in the form of six-foot tall chain link fences, set in accordance with the proposed protection plan provided with the application will provide adequate protection to the sites remaining trees. See Attachment L-2.0 for additional Tree Protection information.

2. Tree that is Not a Hazard.

a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.3.10.

Finding:

Tree #1, the Deodar cedar in front of the residence is very close, within inches of the eave and has no room for future growth. Tree #2 is directly behind the residence and is within the future parking area. Tree #3 is an Ash tree that has weak form and upon arborist review, it was determined that removal and replacement would be an appropriate treatment for the tree. Tree #6 is shared along the north property line. This tree is in poor condition with broken limbs, numerous nails and the remnants of an old tree house.

The removal of the trees allow for the site to development consistent with the standards for Site Design Review and provisions of parking areas.

b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.

Finding:

The removal of the trees will not have any impact on erosion, soil stability, flow of surface waters or protection of adjacent trees. None of the trees proposed for removal are part of a windbreak.

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City Of Ashland

c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.

Finding:

The removal of four trees, none of which are rare or specimen / heritage trees, will not have any impacts on the tree densities. The adjacent neighborhood has a significant number, density, tree canopy and species diversity that the four trees will not negatively impact.

d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.

Finding:

The residential density is not impacted by the removal of the trees.

e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

Finding

See below.

18.5.7.050 Mitigation Required

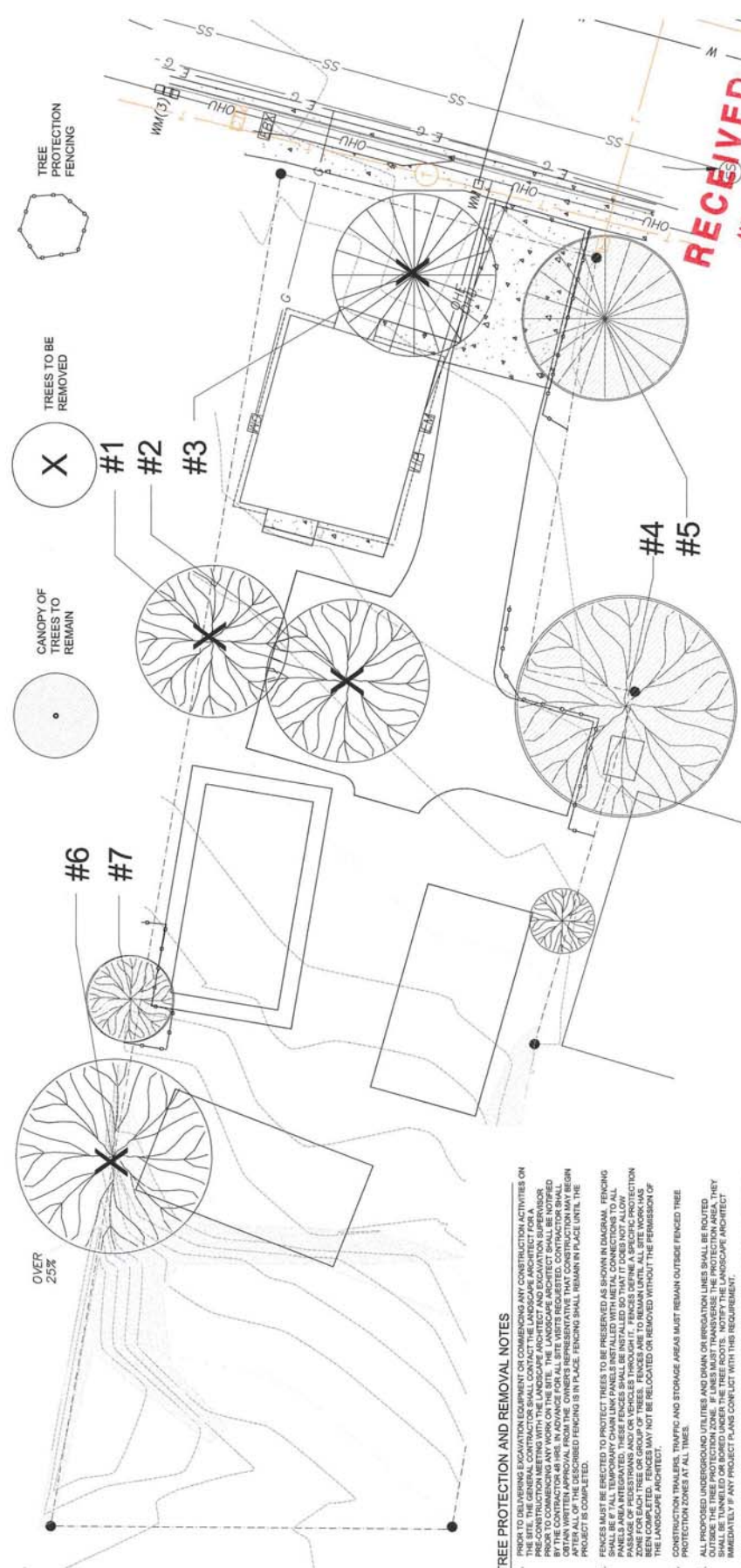
One or more of the following shall satisfy the mitigation requirement.

- A. Replanting On-Site. The applicant shall plant either a minimum 1 ½-inch caliper healthy and well-branched deciduous tree or a five to six-foot tall evergreen tree for each tree removed.

Finding:

Four, healthy deciduous trees will be planted on site following the construction of the three, single family cottages. The trees are placed throughout the property. The landscape plan includes conifer trees as well.

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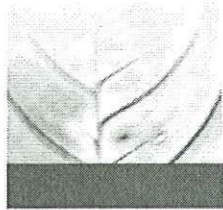


TREE LEGEND									
#	Species	DBH (inches)	Height in Feet	Crown Radius in Feet	Tree Protection Zone Radius in Feet	Tree Protection Zone Radius in Feet	Tree Protection Zone Radius in Feet	Tree Protection Zone Radius in Feet	Notes
1	Fraxinus spp	14	30	15	NA	NA	NA	NA	remove - weak form
2	Acer negundo	16	35	15	NA	NA	NA	NA	remove double trunk
3	Cedrus deod.	22	35	16	NA	NA	NA	NA	remove too close to house - overhanging roof and fire danger
4	Quercus spp.	30	35	20	30	moderate	good	good	
5	Calocedrus	16	35	15	12	good	good	good	
6	Juglans nigra	40	40	30	NA	poor	poor	poor	remove, multi trunk, tree has broken limbs, on property line
7	Fraxinus spp.	8	20	8	8	good	good	good	

14. IF TEMPORARY HAIR OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE REMOVED, THE ROAD BED MATERIAL SHALL BE REPLACED AS NECESSARY TO MAINTAIN A 1 INCH DEPTH. THE ROAD BED MATERIAL SHALL BE REPLACED AS NECESSARY TO MAINTAIN A 1 INCH DEPTH.
15. SPOIL FROM TREES, BRANCHES, OR OTHER EMISSIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
16. NO BURNABLES OR OTHER EMISSIONS SHALL BE PLACED WITHIN THE TREE PROTECTION ZONE. NO ASHES, DEBRIS, OR GARBAGE MAY BE DUMPED OR BURIED WITHIN THE TREE PROTECTION ZONE.
17. MAINTAIN TREE-SAFE AREAS AROUND FENCED AREA. ALSO, NO HEAT SOURCES, FLAMES, IGNITION SOURCES, OR SMOKE IS ALLOWED NEAR MULCH OR TREES.
18. DO NOT RAISE THE SOIL LEVEL WITHIN THE DRIP LINES TO ACHIEVE POSITIVE DRAINAGE, EXCEPT TO MATCH GRADES WITH SIDEWALKS AND CURBS, AND IN THESE AREAS, FEATHER THE ADDED TOPSOIL BACK TO EXISTING GRADE AT APPROXIMATELY 3:1 SLOPE.
19. REMOVE THE ROOT WAD FOR EACH TREE THAT IS INDICATED ON THE PLAN AS BEING REMOVED.
20. EXCEPTIONS TO THE TREE PROTECTION SPECIFICATIONS MAY ONLY BE GRANTED IN EXTRAORDINARY CIRCUMSTANCES WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY WORK COMMENCING.
21. AS A PROTECTIVE MEASURE TO COMPENSATE FOR CONSTRUCTION IMPACTS, TWO TO SIX WEEKS PRIOR TO THE START OF CONSTRUCTION, THE LANDSCAPE ARCHITECT SHALL OBTAIN WRITTEN APPLICATION OF MYCORRHIZAL PRODUCT IS A SPECIALLY FORMULATED NATURAL ROOT ENHANCER WHICH IMPROVES NUTRIENT AND WATER UPTAKE CAPABILITY OF THE REMAINING ROOT STRUCTURE AND DISTRIBUTE MYCORRHIZA EVENLY WITHIN THE ACTIVE ROOT ZONE OF REMOVED TREES. APPLY 30 GALLONS OF MYCORRHIZA PER TREE. MYCORRHIZA IS AVAILABLE FROM MYCORRHIZAL APPLICATION, INC. PHONE (414) 475-3861.

TREE PROTECTION AND REMOVAL NOTES

1. PRIOR TO DELIVERING EXCAVATION EQUIPMENT OR COMMENCING ANY CONSTRUCTION ACTIVITIES ON THE SITE, THE LANDSCAPE ARCHITECT SHALL MEET WITH THE LANDSCAPE ARCHITECT AND EXCAVATION SUPERVISOR PRIOR TO COMMENCING ANY WORK ON THE SITE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED PRIOR TO COMMENCING ANY WORK ON THE SITE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED PRIOR TO COMMENCING ANY WORK ON THE SITE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED PRIOR TO COMMENCING ANY WORK ON THE SITE.
2. FENCES MUST BE ERRECTED TO PROTECT TREES TO BE PRESERVED AS SHOWN IN DIAGRAM. FENCING SHALL BE ERRECTED TO PROTECT TREES TO BE PRESERVED AS SHOWN IN DIAGRAM. FENCING SHALL BE ERRECTED TO PROTECT TREES TO BE PRESERVED AS SHOWN IN DIAGRAM. FENCING SHALL BE ERRECTED TO PROTECT TREES TO BE PRESERVED AS SHOWN IN DIAGRAM.
3. CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED TREE PROTECTION ZONES AT ALL TIMES.
4. ALL PROPOSED UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF ANY UNDERGROUND UTILITIES OR DRAIN OR IRRIGATION LINES ARE FOUND TO CROSS THE TREE PROTECTION ZONE, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE ROOTS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY PROJECT PLANS CONFLICT WITH THIS REQUIREMENT.
5. NO MATERIALS, EQUIPMENT, SPOIL, OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARSED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
6. NOTIFY THE LANDSCAPE ARCHITECT IF TREE PRUNING IS REQUIRED CONSTRUCTION CLEARANCE.
7. ANY HAZARDOUS PLACED UNDER PAVING MATERIALS MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE.
8. IF FAILURE SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. ALL DAMAGE CAUSED BY CONSTRUCTION TO EXISTING TREES SHALL BE COMPENSATED FOR BY THE OFFERING PARTY, BEFORE THE PROJECT WILL BE CONSIDERED COMPLETE.
9. WATERING SCHEDULE: WATERING PROTECTED TREES SHALL FOLLOW THESE STANDARDS, HOWEVER, EXCEEDING THESE STANDARDS IS RECOMMENDED IN THESE NOTES.
- A. SPRINKLING: 1 TIME PER MONTH DURING IRRIGATION SEASON (USUALLY MARCH THROUGH SEPTEMBER).
- B. QUERCUS/DOGS: DEEP WATER IN MAY AND SEPTEMBER, DO NOT WATER DURING OTHER MONTHS.
- C. THE WATER SHALL NOT BE ALLOWED TO POOL OR DRAIN TOWARD THE TRUNK, OR TO BE SPRINKLED ON THE TRUNK. THE WATER SHALL NOT BE ALLOWED TO POOL OR DRAIN TOWARD THE TRUNK, OR TO BE SPRINKLED ON THE TRUNK. THE WATER SHALL NOT BE ALLOWED TO POOL OR DRAIN TOWARD THE TRUNK, OR TO BE SPRINKLED ON THE TRUNK.
10. ANY ROOTS DAMAGED DURING CONSTRUCTION SHALL BE EXPOSED TO SOUND TREES AND CUT CLEANLY AT A 90 DEGREE ANGLE TO THE ROOT WITH A SAW. PLACE DAMP SOIL AROUND ALL CUT ROOTS TO A DEPTH EQUALING THE EXISTING FINISH GRADE WITHIN 4 HOURS OF CUTS BEING MADE.



www.KenCairnLandscape.com

KenCairn
Landscape Architecture

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Cell: 541.601.5559 kerry@kencairnlandscape.com

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City of Ashland

June 25, 2019

Regarding: Arboriculture Report for 657 Oak Street

There are a total of four regulated trees on this site, three of which are slated for removal. Trees number 4 and 6 are being protected: Tree number 6 is an Acer Negundo (Box Elder) and tree number 4 is a Quercus garryana (Oregon White Oak).

Both trees are shown with protection zones that reflect the actual work instead of a zone that is ideal but will not ultimately be actualized. It has been our experience that protection zones that reflect the reality of the work have the potential to be honored more carefully, and, because the zones don't interfere with the ultimate construction needs, they will actually remain in place rather than being moved every day to facilitate work.

Instead of showing protection zone that are within the work zone, we would prefer to define how to work within the root zones of these trees carefully, with their ultimate survival in mind.

By following our root pruning requirement in note #12, the trees will suffer the least amount of damage from excavation, and the measure in note twelve happen before construction begins.

Acer Negundo is considered a weed tree; they are extremely hard to kill when the intention for them is to die. We are showing development within less than 25 % of its root zone, which is the common amount of disturbance a moderately sensitive tree can deal with easily. In this case the tree has extremely good chances of dealing with the proposed disturbance.

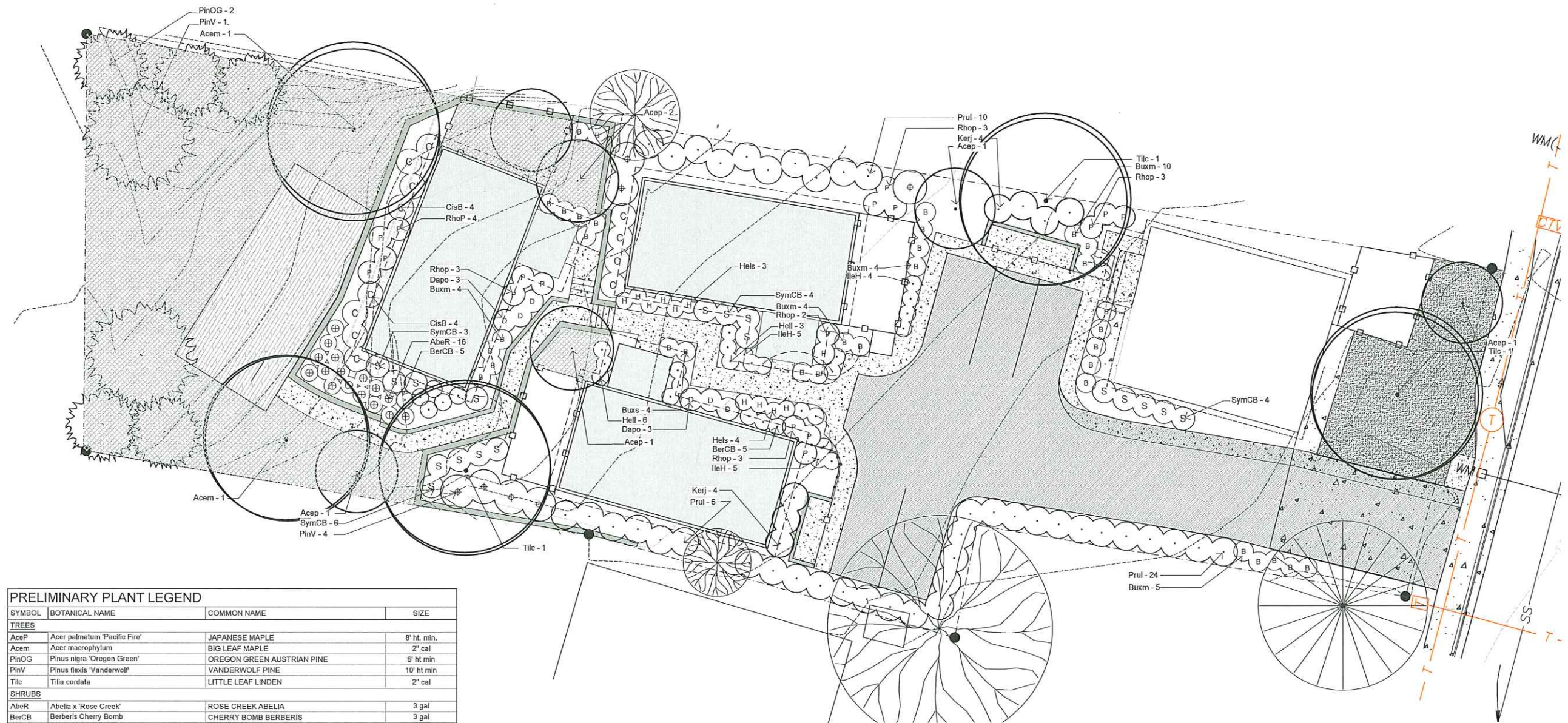
Quercus garryana is known for being moderately sensitive to disturbance; the treatment required in note12 will allow the tree to adapt to construction. The disturbance area is 12.5 percent of the root zone, again less than 25% of the root zone; the disturbance is more than 5 feet from the center point of the tree.

The three trees slated for removal are an Oregon Ash, A Box elder, and a Deodar Cedar.

The Oregon Ash is in very bad shape with many broken limbs and an uneven pattern of growth. The Box Elder is also full of broken limbs and poor structure, Box Elders are not trees that should be adjacent to structures as they break easily and readily self propagate. The Deodar Cedar is a beautiful tree, but it is in the wrong place; Deodar Cedars get extremely large over time and this tree is too close to the existing home. The Deodar Cedar would create a more hazardous condition over time, as it already hangs over the roof line of the house, and it is about a third of its projected mature size.

Number Twelve on Tree Protection Notes:

12. BEFORE GRADING, PAD PREPARATION, OR EXCAVATION FOR THE FOUNDATIONS, FOOTINGS, WALLS, OR TRENCHING, ANY TREES WITHIN THE SPECIFIC CONSTRUCTION ZONE SHALL BE ROOT PRUNED 1 FOOT OUTSIDE THE TREE PROTECTION ZONE BY CUTTING ALL ROOTS CLEANLY AT A 90 DEGREE ANGLE TO A DEPTH OF 24 INCHES. ROOTS SHALL BE CUT BY MANUALLY DIGGING A TRENCH AND CUTTING EXPOSED ROOTS WITH A SAW, VIBRATING KNIFE, ROCK SAW, NARROW TRENCHER WITH SHARP BLADES, OR OTHER APPROVED ROOT-PRUNING EQUIPMENT.



PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
AceP	Acer palmatum 'Pacifi Fire'	JAPANESE MAPLE	8' ht. min.
Acem	Acer macrophyllum	BIG LEAF MAPLE	2" cal
PinOG	Pinus nigra 'Oregon Green'	OREGON GREEN AUSTRIAN PINE	6' ht min
PinV	Pinus flexilis 'Vanderwolf'	VANDERWOLF PINE	10' ht min
Tilc	Tilia cordata	LITTLE LEAF LINDEN	2" cal
SHRUBS			
AbeR	Abelia x 'Rose Creek'	ROSE CREEK ABELIA	3 gal
BerCB	Berberis Cherry Bomb	CHERRY BOMB BERBERIS	3 gal
Buxm	Buxus sempervirens	BOXWOOD	3 gal
CisB	Cistus x 'Brilliance'	BRILLIANCE ROCKROSE	3 gal
Dapo	Daphne odora marginata	WINTER DAPHNE	3 gal
Hell	Helleborus orientalis	LENTEN ROSE	1 gal
Hels	Helleborus sempervirens	BLUE OAT GRASS	1 gal
IleH	Ilex Helleri	HELLERI HOLLY	1 gal
Phiv	Philadelphus x 'viginialis' 'Mini Snowflake'	DWARF MOCK ORANGE	5 gal
Prul	Prunus lusitana	PORTUGUESE LAUREL	5 gal
RhoP	Rhododendron x 'PJM'	PJM RHODODENDRON	3 gal
SymCB	Symphoricarpos Corral Beauty	CORAL BEAUTY SNOWBERRY	2 gal
GROUND COVER			
	Erosion Control Mix	Hard Fescue, Micro Clover, Tall Fescue, White Yarrow, w/ wood fiber mulch, tackifier, slow-release fertilizer, & mycorrhizal inoculant	
	Lawn	LAWN - TALL FESCUE	Sod

NOTE: MATURE COMPOST SHALL BE ADDED TO THE TOPSOIL OF LANDSCAPING AREAS AT A RATE OF THREE CUBIC YARDS OF COMPOST PER 1,000 SQUARE FEET OF LANDSCAPING AREA TO BE PLANTED.

PRELIMINARY PLANTING NOTES

- ALL LANDSCAPE PLANTING AREAS SHALL RECEIVE CLEAN, SANDY LOAM TOPSOIL TO A MINIMUM DEPTH OF 12" OR AS NOTED ON THE PLAN.
- ALL SHRUB PLANTING AREAS WITHIN 10' OF THE EXISTING AND PROPOSED STRUCTURES SHALL RECEIVE 3" OF ¾ "SONOMA GOLD" CRUSHED ROCK. ALL OTHER SHRUB PLANTING AREAS SHALL RECEIVE 3" OF UNSETTLED ORGANIC MULCH.
- THE IRRIGATION SYSTEM WILL PROVIDE A FULLY AUTOMATIC IRRIGATION CONTROLLER AND BACKFLOW PREVENTION DEVICE THAT WILL MEET THE CITY OF ASHLAND REQUIREMENTS.
- THE PROPOSED IRRIGATION SYSTEM WILL CONSIST OF LOW VOLUME DISTRIBUTION.



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KenCairn
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www.KenCairnLandscape.com
545 A ST, STE 3, ASHLAND, OR 97520
541.488.3194



Drawn By:
INITIALS

SCALE
1" = 20'

SALTY ROGUE COTTAGES
657 OAK STREET
Ashland, Oregon 97520

JOB NO. 1914
REVISION DATE

PLANTING
PLAN

ISSUE DATE:
08.02.19

L 3.0

A Traffic Impact Analysis was conducted. It found that there are fewer than 50 peak vehicle trips with 30 A.M. and 40 P.M. The City's criteria for requiring a traffic analysis is to address intersections with 50 peak hour trips. Due to neighborhood concerns, the project team decided to evaluate 5 intersections to address any potential impacts to the area with cut-through, re-routing, speeding, or just school trips. Intersections included are as follows:

Otis/Willow (to address cut-through)

Otis/Laurel (to address school trips)

Randy/Laurel (to address potential cut-through and school trips)

Van Sant/W Nevada (to address re-routed trips through site)

Laurel/W. Nevada (to address highest order street intersection in local area)

All intersections operate acceptably (well within performance standards). Cut-through traffic was considered. The TIA rerouted 50 percent of all the traffic at Van Sant / W. Nevada and re-routed 25 percent through Randy Street and 25 percent through Otis Street to/from Willow Street. The volumes, even with that much re-routed traffic are still very low on Otis Street and Willow Street. Speeds were measures in the 85th percentile and speeds were evaluated on Orange Ave, Willow Street, Otis Street, and Laurel Street. Queuing evaluated 95th percentile, and there were no congestion concerns. According to the TIA the LOC standard of A is maintained. This is substantially better than the Ashland standard LOC of a D level.

It can be found that adequate utilities and transportation can be provided to and through the subdivision with the proposed street extensions.

c. The existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified in the plan of the development and significant features have been included in the open space, common areas, and unbuildable areas.

Finding:

There are no significant natural features on the subject property. The only trees exist at the perimeter of the property on the adjacent parcels. Where the Helman Ditch currently creates a "natural" feature, upon piping of the irrigation system, the vegetation created by the above ground water will no longer have a source of water. A Jurisdictional Review of the property is being processed by the Department of State Lands to verify that no jurisdictional wetlands exist on site.

d. The development of the land will not prevent adjacent land from being developed for the uses shown in the Comprehensive Plan.

Finding:

The proposed subdivision will not prevent adjacent land from being development for the uses shown in the Comprehensive Plan.

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2013 01 2013
City of Ashland

ABBREVIATIONS

PROJECT INFORMATION

OWNERS: CMK DEVELOPMENT LLC
1236 DISK DR., STE A
MEDFORD, OR, 97501

LANDSCAPE ARCHITECT: KERRY KENCAIRN
KENCAIRN LANDSCAPE ARCHITECTURE
545 A. STREET, SUITE 3
ASHLAND, OR, 97520
541.488.3194

LAND USE PLANNER: AMY GUNTER
ROGUE PLANNING & DEVELOPMENT, LLC
33 N CENTRAL AVE., STE 213
MEDFORD, OR, 97501
541.951.4020

LAND SURVEYOR: JIM HIBBS
L.J. FRIAR & ASSOCIATES P.C.
2714 NORTH PACIFIC HIGHWAY
MEDFORD, OR, 97501

CIVIL ENGINEER: TONY BAYKE
CONSTRUCTION ENGINEERING CONSULTANTS
132 W MAIN ST, STE 103
MEDFORD, OR, 97501

LOCATION: OTIS ST., ASHLAND, OR, 97520
LOT 391E05AD 200
5.92 Ac (SF)

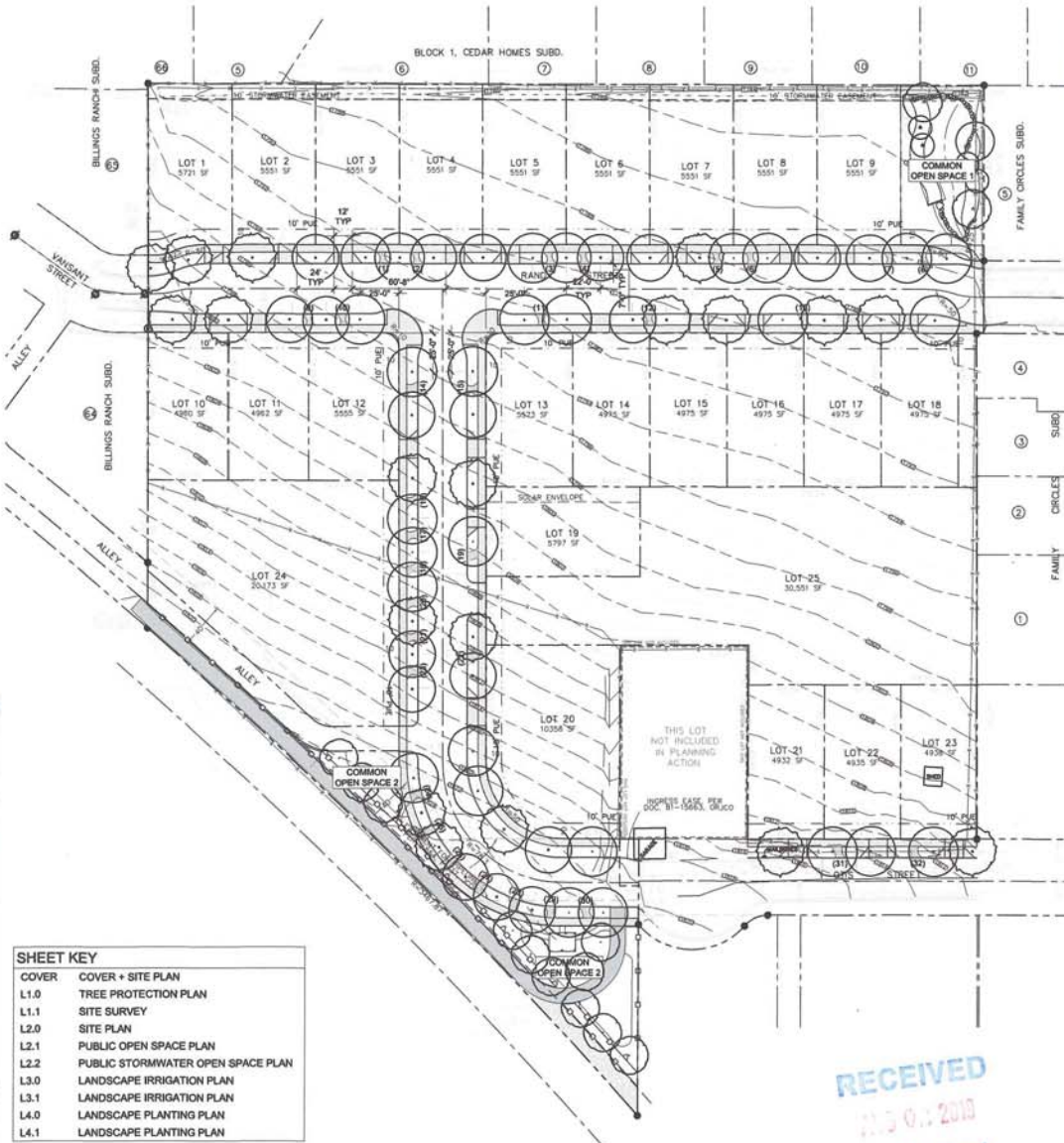
SITE INFORMATION

TAX LOT (NUMBER): LOT 391E05AD 200
LOT SIZE: 5.92 Ac (SF)
ZONING DESIGNATION: R-1-S AND R-1-S-P



VICINITY MAP

NOT TO SCALE



SHEET KEY	
COVER	COVER + SITE PLAN
L1.0	TREE PROTECTION PLAN
L1.1	SITE SURVEY
L2.0	SITE PLAN
L2.1	PUBLIC OPEN SPACE PLAN
L2.2	PUBLIC STORMWATER OPEN SPACE PLAN
L3.0	LANDSCAPE IRRIGATION PLAN
L3.1	LANDSCAPE IRRIGATION PLAN
L4.0	LANDSCAPE PLANTING PLAN
L4.1	LANDSCAPE PLANTING PLAN

1 DEVELOPMENT PLAN
Scale: 1" = 10'-0"

SCALE: 1" = 80'-0"
0' 20' 40' 80' 120'

KenCairn
Landscape Architecture



545 A ST., STE 3, ASHLAND, OR 97520
541.488.3194

REGISTERED
STATE OF
OREGON
REG. # 111399
Kerry KenCairn
LANDSCAPE ARCHITECT

DRAWN BY:
SB

WEST VILLAGE
OTIS STREET
ASHLAND, OR, 97520

JOB NO. 1921
REVISION DATE

**COVER +
SITE PLAN**

ISSUE DATE:
08.01.2019

COVER

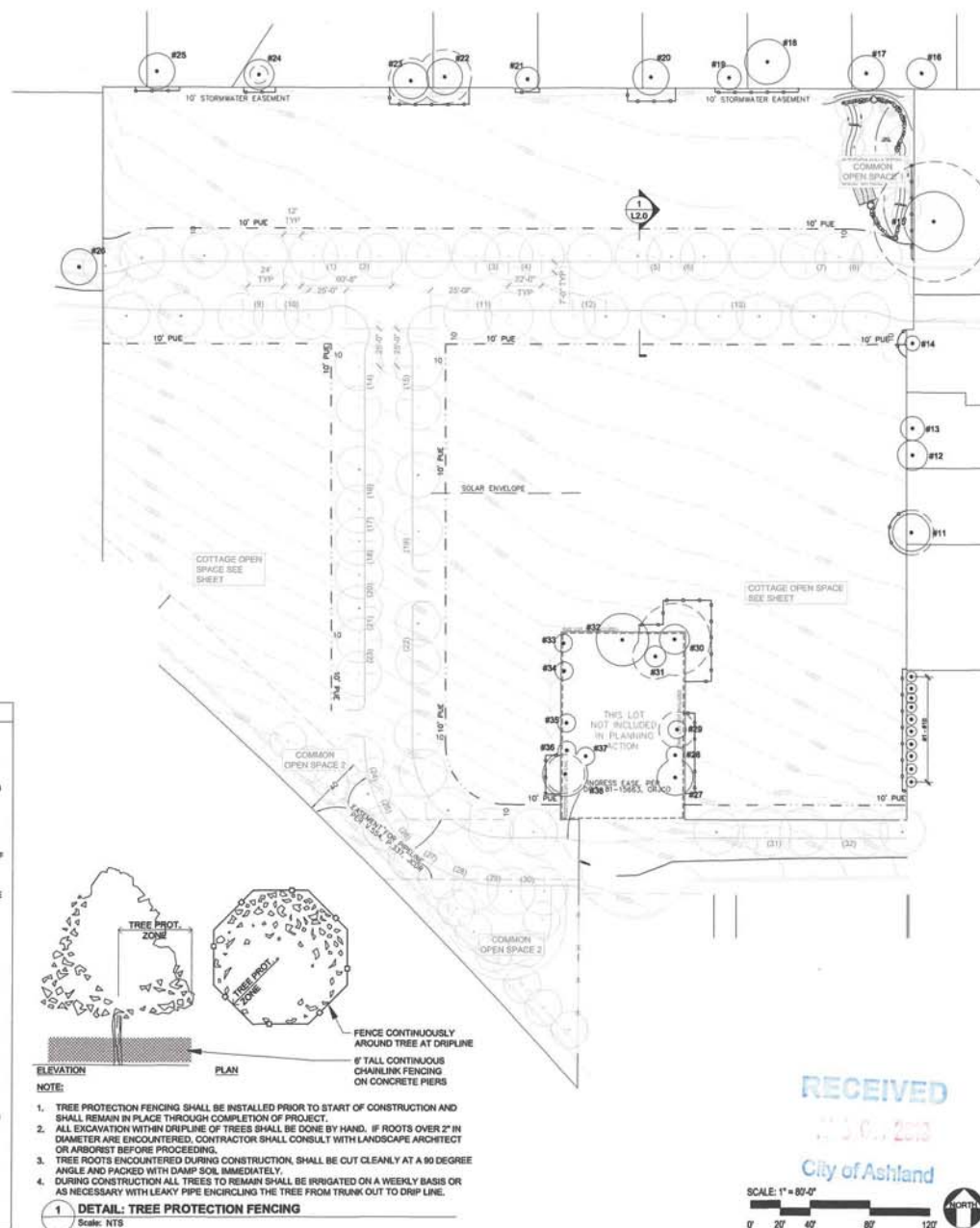
#	Species	DBH (Inches)	Height (Feet)	Crown Diameter (Feet)	Tree Protection Zone Radius (Feet)	Tolerance to Construction	Condition	Notes
1	Cupressus sempervirens	8"	35'	8'	8'	Good	GOOD	OFF-SITE
2	Cupressus sempervirens	8"	35'	8'	8'	Good	GOOD	OFF-SITE
3	Cupressus sempervirens	8"	35'	8'	8'	Good	GOOD	OFF-SITE
4	Cupressus sempervirens	8"	35'	8'	8'	Good	GOOD	OFF-SITE
5	Cupressus sempervirens	8"	35'	8'	8'	Good	GOOD	OFF-SITE
6	Cupressus sempervirens	8"	35'	8'	8'	Good	GOOD	OFF-SITE
7	Cupressus sempervirens	8"	35'	8'	8'	Good	GOOD	OFF-SITE
8	Cupressus sempervirens	8"	35'	8'	8'	Good	GOOD	OFF-SITE
9	Cupressus sempervirens	8"	35'	8'	8'	Good	GOOD	OFF-SITE
10	Cupressus sempervirens	8"	35'	8'	8'	Good	GOOD	OFF-SITE
11	Acer saccharinum	12"	30'	25'	15'	Poor	GOOD	OFF-SITE
12	Prunus sp.	8"	14'	18'	N/A	Good	GOOD	OFF-SITE
13	Acer rubrum	8"	24'	18'	8'	Good	GOOD	OFF-SITE
14	Pinus sylvestris	8"	18'	10'	8'	Good	GOOD	OFF-SITE
15	Salix babingtonii	20"	38'	40'	45'	Poor	GOOD	OFF-SITE
16	Prunus sp.	8"	18'	20'	N/A	Moderate	FAIR	OFF-SITE
17	Prunus sp.	8"	18'	20'	N/A	Good	FAIR	OFF-SITE
18	Malus sp.	14"	20'	20'	N/A	Good	FAIR	OFF-SITE
19	Prunus sp.	8"	20'	14'	N/A	Good	FAIR	OFF-SITE
20	Malus sp.	-	24'	20'	N/A	Good	FAIR	OFF-SITE
21	Prunus pensilvanica	8"	18'	22'	N/A	Good	FAIR	OFF-SITE
22	Calocedrus decurrens	18"	38'	24'	18'	Good	GOOD	OFF-SITE, MULTI-TRUNK @ 10'
23	Cedrus atlantica	15"	35'	24'	15'	Good	GOOD	OFF-SITE
24	Acer rubrum	8"	22'	20'	8'	Good	GOOD	OFF-SITE
25	Malus sp.	-	20'	24'	N/A	Good	GOOD	OFF-SITE
26	Quercus coccinea	8"	18'	20'	8'	Good	GOOD	OFF-SITE
27	Ulmus sp.	18"	25'	40'	12'	Good	GOOD	OFF-SITE, DUAL TRUNK @ 10'
28	Fraxinus sp.	8"	24'	12'	8'	Moderate	GOOD	OFF-SITE
29	Calocedrus decurrens	12"	20'	14'	12'	Good	GOOD	OFF-SITE
30	Populus tremuloides	(3) 8"	28'	20'	24'	Poor	GOOD	OFF-SITE
31	Populus tremuloides	12"	40'	10'	15'	Poor	GOOD	OFF-SITE
32	Prunus sp.	(multi)	30'	38'	N/A	Moderate	GOOD	OFF-SITE, MULTI-TRUNKS
33	Malus sp.	8"	18'	14'	N/A	Good	GOOD	OFF-SITE
34	Malus sp.	8"	14'	10'	N/A	Good	GOOD	OFF-SITE
35	Acer saccharinum	8"	24'	12'	8'	Poor	GOOD	OFF-SITE
36	Picea pungens	8"	20'	12'	8'	Moderate	GOOD	OFF-SITE
37	Picea pungens	8"	18'	12'	8'	Moderate	CHOKED	OFF-SITE
38	Acer saccharum	10"	28'	30'	13'	Poor	GOOD	OFF-SITE

THE TREE PROTECTION ZONE FOR EACH TREE IS BASED ON THE GUIDELINES ESTABLISHED BY:
Moberg, N. & Clark, J. 1998. *Tree and Development: A Technical Guide to Preservation of Trees During Land Development*. p. 72.



TREE PROTECTION AND REMOVAL NOTES

- PRIOR TO DELIVERING EXCAVATION EQUIPMENT OR COMMENCING ANY CONSTRUCTION ACTIVITIES ON THE SITE, THE GENERAL CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING WITH THE LANDSCAPE ARCHITECT AND EXCAVATION SUPERVISOR PRIOR TO COMMENCING ANY WORK ON THE SITE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR 48 HRS. IN ADVANCE FOR ALL SITE VISITS REQUESTED. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE THAT CONSTRUCTION MAY BEGIN AFTER ALL OF THE DESCRIBED FENCING IS IN PLACE. FENCING SHALL REMAIN IN PLACE UNTIL THE PROJECT IS COMPLETED.
- FENCES MUST BE ERRECTED TO PROTECT TREES TO BE PRESERVED AS SHOWN IN DIAGRAM. FENCING SHALL BE 6" TALL TEMPORARY CHAIN LINK PANELS INSTALLED WITH METAL CONNECTIONS TO ALL PANELS AREA INTEGRATED. THESE FENCES SHALL BE INSTALLED SO THAT IT DOES NOT ALLOW PASSAGE OF PEDESTRIANS AND/OR VEHICLES THROUGH IT. FENCES DEFINE A SPECIFIC PROTECTION ZONE FOR EACH TREE OR GROUP OF TREES. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR REMOVED WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.
- CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED TREE PROTECTION ZONES AT ALL TIMES.
- ALL PROPOSED UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF LINES MUST TRANSVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE ROOTS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY PROJECT PLANS CONFLICT WITH THIS REQUIREMENT.
- NO MATERIALS, EQUIPMENT, SPOIL, OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
- NOTIFY THE LANDSCAPE ARCHITECT IF TREE PRUNING IS REQUIRED CONSTRUCTION CLEARANCE.
- ANY HERBICIDES PLACED UNDER PAVING MATERIALS MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE.
- IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. ALL DAMAGE CAUSED BY CONSTRUCTION TO EXISTING TREES SHALL BE COMPENSATED FOR BY THE OFFENDING PARTY, BEFORE THE PROJECT WILL BE CONSIDERED COMPLETE.
- WATERING SCHEDULE: WATERING PROTECTED TREES SHALL FOLLOW THESE STANDARDS, HOWEVER PERIODS OF EXTREME HEAT, WIND, RAINFALL OR DROUGHT MAY REQUIRE MORE OR LESS WATER THAN RECOMMENDED IN THESE NOTES.
 - MOST SPECIES: 1 TIME PER MONTH DURING IRRIGATION SEASON (USUALLY MARCH THROUGH SEPTEMBER)
 - QUERCUS/OAK: DEEP WATER IN MAY AND SEPTEMBER, DO NOT WATER DURING OTHER MONTHS. FOR OAKS ALREADY IN THE VICINITY OF IRRIGATED CONDITIONS, AUTOMATIC SPRINKLERS OR REGULAR WATERING SHALL NOT BE ALLOWED TO SPRAY ON WITHIN 3 FEET OF THE TRUNK. THE WATER SHALL NOT BE ALLOWED TO POOL OR DRAIN TOWARDS THE TRUNK.
 - WATERING METHOD: HAND WATERING SYSTEMS, RECOMMENDED FOR TREES THAT ARE PART OF A DEVELOPMENT PROJECT THAT MUST BE WATERED TO INSURE TREE SURVIVAL DURING
- THE COURSE OF CONSTRUCTION UNTIL AUTOMATIC IRRIGATION IS INSTALLED.
- EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED ON THE UPHILL SIDE OF THE TREE PROTECTION ZONE TO PREVENT SLTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
- BEFORE GRADING, PAD PREPARATION, OR EXCAVATION FOR THE FOUNDATIONS, FOOTINGS, WALLS, OR TRENCHING, ANY TREES WITHIN THE SPECIFIC CONSTRUCTION ZONE SHALL BE ROOT PRUNED 1 FOOT OUTSIDE THE TREE PROTECTION ZONE BY CUTTING ALL ROOTS CLEANLY AT A 90 DEGREE ANGLE TO A DEPTH OF 24 INCHES. ROOTS SHALL BE CUT BY MANUALLY DIGGING A TRENCH AND CUTTING EXPOSED ROOTS WITH A SAW, VIBRATING KNIFE, ROCK SAW, NARROW TRENCHER WITH SHARP BLADES, OR OTHER APPROVED ROOT-PRUNING EQUIPMENT.
- ANY ROOTS DAMAGED DURING GRADING OR CONSTRUCTION SHALL BE EXPOSED TO SOLID TISSUE AND CUT CLEANLY AT A 90 DEGREE ANGLE TO THE ROOT WITH A SAW. PLACE DAMP SOIL AROUND ALL CUT ROOTS TO A DEPTH EQUALING THE EXISTING FINISH GRADE WITHIN 4 HOURS OF CUTS BEING MADE.
- IF TEMPORARY HALL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED, A ROAD BED OF 6 INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLISHED AS NECESSARY TO MAINTAIN A 6 INCH DEPTH.
- SPOIL FROM TRENCHES, BASEMENTS, OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
- NO BURN PILLS OR DEBRIS PILLS SHALL BE PLACED WITHIN THE TREE PROTECTION ZONE. NO ASHES, DEBRIS, OR GARBAGE MAY BE DUMPED OR BURIED WITHIN THE TREE PROTECTION ZONE.
- MAINTAIN FIRE-SAFE AREAS AROUND FENCED AREA, ALSO, NO HEAT SOURCES, FLAMES, IGNITION SOURCES, OR SMOKING IS ALLOWED NEAR MULCH OR TREES.
- DO NOT RAISE THE SOIL LEVEL WITHIN THE DRIP LINES TO ACHIEVE POSITIVE DRAINAGE, EXCEPT TO MATCH GRADES WITH SIDEWALKS AND CURBS, AND IN THOSE AREAS, FEATHER THE ADJACENT TOPSOIL BACK TO EXISTING GRADE AT APPROXIMATELY 3:1 SLOPE.
- REMOVE THE ROOT WAS FOR EACH TREE THAT IS INDICATED ON THE PLAN AS BEING REMOVED.
- EXCEPTIONS TO THE TREE PROTECTION SPECIFICATIONS MAY ONLY BE GRANTED IN EXTRAORDINARY CIRCUMSTANCES WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY WORK COMMENCING.
- AS A PROTECTIVE MEASURE TO COMPENSATE FOR CONSTRUCTION IMPACTS, TWO TO SIX WEEKS PRIOR TO CONSTRUCTION, ALL RETAINED TREES SHOWN ON THIS PLAN SHALL RECEIVE AN APPLICATION OF MYCORAPPLY ALL PURPOSE SOLUBLE PER MANUFACTURER'S INSTRUCTIONS. PRIOR TO SPRINGGAS PRODUCT IS A SPECIALLY FORMULATED NATURAL ROOT BIOTRULANT WHICH ENHANCES THE ABSORPTIVE SURFACE AREA OF THE TREES' ROOT SYSTEMS. THIS PROMOTES AND IMPROVES NUTRIENT AND WATER UPTAKE CAPABILITIES OF THE REMAINING ROOT STRUCTURE. DISTRIBUTE MYCORAPPLY EVENLY WITHIN THE ACTIVE ROOT ZONE OF RETAINED TREES. APPLY 30 GALS. OF SOLUTION PER TREE 6" DBH AND GREATER, A MINIMUM OF 4" BELOW SOIL SURFACE IN QUANTITIES OF 1/2 GALLON AT EACH POINT OF APPLICATION. LOCATE THE ACTIVE ROOT ZONES WITH LANDSCAPE ARCHITECT PRESENT. MYCORAPPLY IS AVAILABLE FROM MYCORRHIZAL APPLICATION, INC., PHONE (541) 476-3965.



KenCairn
Landscape Architecture

543 A ST. STE 3, ASHLAND, OR 97520
541.488.2164

REGISTERED
STATE OF
OREGON
REG. # 493
KenCairn
LANDSCAPE ARCHITECT

DRAWN BY:
JL

WEST VILLAGE
OTIS STREET
ASHLAND, OR, 97520

JOB NO. 1921
REVISION DATE

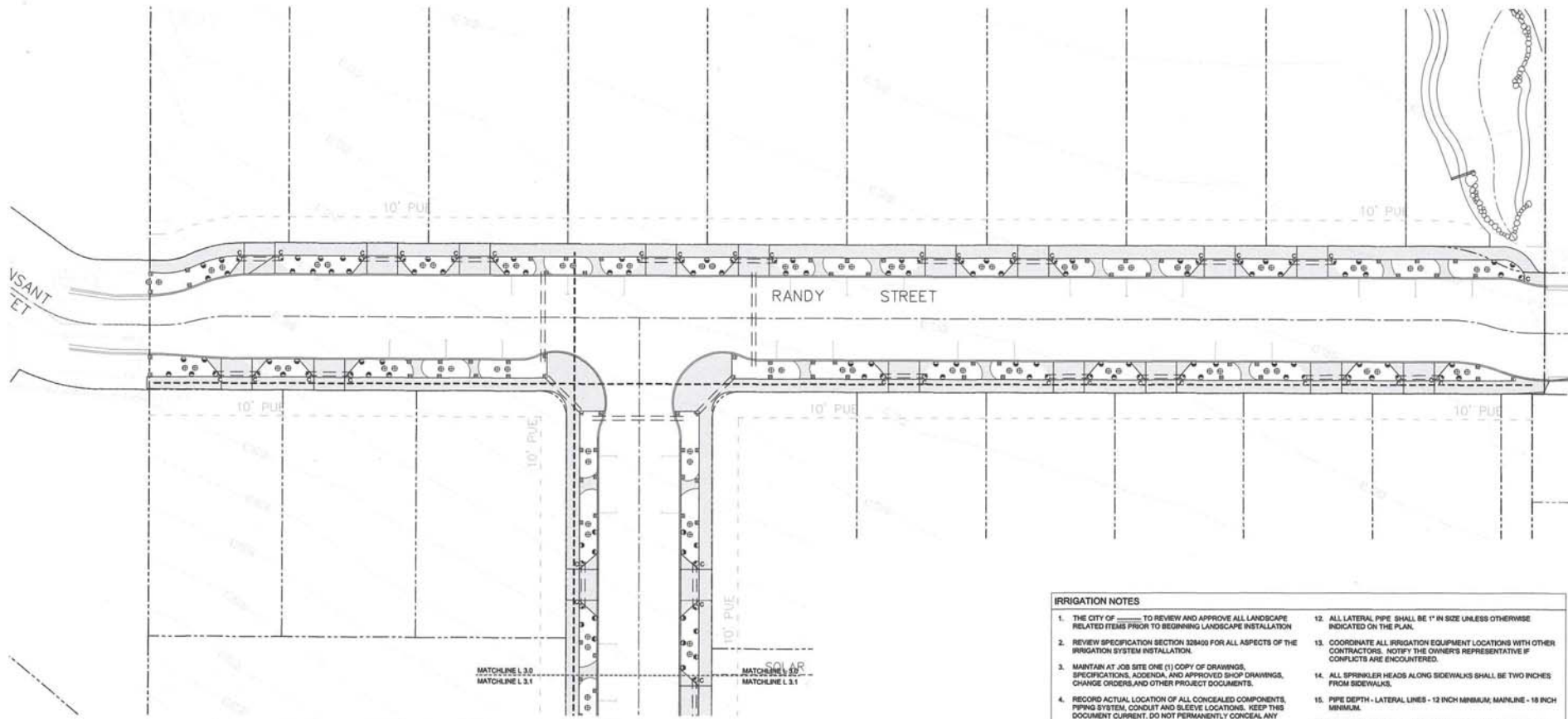
SITE TREE
PRESERVATION
PLAN

ISSUE DATE:
08.01.2019

L 1.0



L 2.1



IRRIGATION PLAN LEGEND

SYMBOL	DESCRIPTION
	HUNTER ICV-101G (SPRAY)
	HUNTER PC2-101 (STRIP)
---	MAIN LINE: SCH 40 PVC (1-1/2")
---	LATERAL LINES SHALL BE SCH 40 PVC (1")
---	SLEEVES - SCH 40, MIN SIZE SHALL BE 2x DIA OF PASSING PIPE
	ISOLATION BALL VALVE - LINE SIZE
	QUICK COUPLING VALVE - HUNTER 46C
	CONTROLLER: HUNTER IC-M SERIES WITH SOLAR-SYNC
	ZONE ID
	GPM APPLICATION
	VALVE SIZE
	P.O.C.
	POINT OF CONNECTION - SEE DETAIL XLXX
	DRP IRRIGATION: HUNTER PLD-06-18

IRRIGATION HEAD KEY

SYMBOL	DESCRIPTION	MODEL ("")	NOZZLE	RAD.	FLOW RATE (GPM)
	1/2" FULL	HUNTER PRS30	MP-ROTATOR 1000	8'	0.11, 0.21, 0.44
	3/4" FULL	HUNTER PRS30	MP-ROTATOR 1000	10'	0.135, 0.27, 0.54
	1" FULL	HUNTER PRS40	MP-ROTATOR 1000	14'	0.18, 0.38, 0.75
	1 1/2" FULL	HUNTER PRS40	MP-ROTATOR 2000	19'	0.40, 0.74, 1.47
	2" FULL	HUNTER PRS30	MP-ROTATOR 3000	29'	0.71, 1.51, 2.30, 3.04
	2 1/2" FULL	HUNTER PRS40	MP-ROTATOR 3000	30'	0.85, 1.82, 2.75, 3.65
	END, CENTER	HUNTER PRS40	MP-ROTATOR STRIP	STRIP	0.19, 0.38
	RWYS	HUNTER RWYS-18-25-CV			0.25

- IRRIGATION NOTES**
- THE CITY OF _____ TO REVIEW AND APPROVE ALL LANDSCAPE RELATED ITEMS PRIOR TO BEGINNING LANDSCAPE INSTALLATION.
 - REVIEW SPECIFICATION SECTION 328400 FOR ALL ASPECTS OF THE IRRIGATION SYSTEM INSTALLATION.
 - MAINTAIN AT JOB SITE ONE (1) COPY OF DRAWINGS, SPECIFICATIONS, ADDENDA, AND APPROVED SHOP DRAWINGS, CHANGE ORDERS, AND OTHER PROJECT DOCUMENTS.
 - RECORD ACTUAL LOCATION OF ALL CONCEALED COMPONENTS, PIPING SYSTEM, CONDUIT AND SLEEVE LOCATIONS. KEEP THIS DOCUMENT CURRENT. DO NOT PERMANENTLY CONCEAL ANY WORK UNTIL REQUIRED INFORMATION HAS BEEN RECORDED. FURNISH TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER. REDUCE ONE COPY OF RECORD DRAWING TO FIT INSIDE CONTROLLER LID. LAMINATE REDUCED COPY.
 - ALL WORK SHALL BE INSTALLED BY COMPETENT WORKMEN EXPERIENCED IN TRADE IN A NEAT AND ORDERLY MANNER ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
 - CONFORM TO ALL PERTINENT CODES AND REGULATIONS. COMPLY WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND THE AMERICAN MASTER PLUMBERS CODE.
 - VERIFY THAT FIELD CONDITIONS ARE AS INDICATED ON DRAWINGS. NOTIFY THE OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE OBSERVED.
 - NOTIFY OWNER'S REPRESENTATIVE AS SOON AS IN ADVANCE OF ALL SITE OBSERVATION VISITS REQUIRED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE PRESENT AT EACH SITE OBSERVATION VISIT. REQUIRED VISITS INCLUDE: PRESSURE TEST AFTER MAINLINE LAID, AFTER NON-PRESSURIZED LINES PRIOR TO BACKFILL, AND FINAL OPERATION OF ALL IRRIGATION STATIONS INCLUDING HEAD TO HEAD COVERAGE.
 - IRRIGATION PIPE, HEADS, VALVES, BACKFLOW DEVICE AS NOTED ON LEGEND.
 - VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING WORK.
 - PIPING LAYOUT IS DIAGRAMMATIC ONLY. ROUTE PIPING IN PLANTERS AND AVOID UTILITIES AND STRUCTURES. LAYOUT SHALL FOLLOW AS CLOSELY AS PRACTICAL. THE SCHEMATIC DESIGN ON THE DRAWINGS. MAKE NO SUBSTANTIAL CHANGES WITHOUT PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE.
 - ALL LATERAL PIPE SHALL BE 1" IN SIZE UNLESS OTHERWISE INDICATED ON THE PLAN.
 - COORDINATE ALL IRRIGATION EQUIPMENT LOCATIONS WITH OTHER CONTRACTORS. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS ARE ENCOUNTERED.
 - ALL SPRINKLER HEADS ALONG SIDEWALKS SHALL BE TWO INCHES FROM SIDEWALKS.
 - PIPE DEPTH - LATERAL LINES - 12 INCH MINIMUM; MAINLINE - 18 INCH MINIMUM.
 - BOTTOM OF TRENCHES AND BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER SHARP OBJECTS. SNAKE PIPE FROM SIDE TO SIDE AT TRENCH BOTTOM TO ALLOW EXPANSION.
 - DO NOT INSTALL HEADS UNTIL LINES HAVE BEEN THOROUGHLY FLUSHED AND PRESSURE TESTED.
 - SHUT OFF VALVES ARE REQUIRED AT EACH POINT OF CONNECTION, VALVE BOX, AND AT EVERY LOCATION WHERE THE MAINLINE PASSES UNDER 30 FEET OF PAVEMENT.
 - A MANUAL DRAIN MUST BE INSTALLED AT THE LOW SPOT OF EACH ZONE. THE DRAIN SHOULD BE A BRASS MANUAL ANGLE VALVE WITH "T" STEM. DRAINS LOCATED ON LATERAL LINES SHALL BE 1" SIZE.
 - COORDINATE WIRE AND CONDUIT LOCATIONS BETWEEN ELECTRIC CONTROL VALVES AND THE ELECTRIC CONTROLLER.
 - UPON COMPLETION OF ALL SYSTEMS, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST TO DETERMINE THAT WATER IS BEING APPLIED CORRECTLY AND ADEQUATELY TO ALL PLANTINGS. CHANGE ANY HEADS, NOZZLES, OR ORIFICES AS MAY BE REQUIRED TO PROVIDE COVERAGE AS INDICATED ON THE DRAWINGS. PROMPTLY ADJUST HEADS TO KEEP WATER OFF BUILDINGS AND STRUCTURES WITH MINIMAL SPRAY ON PAVED SURFACES.
 - ALL SPRAY HEADS ADJACENT TO HANDSCAPE TO BE ON 8" POP-UPS. ALL OTHER SPRAY HEADS TO BE ON 12" POP-UPS.
 - SLEEVING: CONTRACTOR SHALL VERIFY SLEEVING LOCATIONS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE. SLEEVES ARE TO BE PROVIDED BY GENERAL CONTRACTOR.
 - COORDINATE THE INSTALLATION OF ELECTRICAL SERVICE AND CONDUIT TO THE LOCATION OF THE PROPOSED IRRIGATION CONTROLLER.



KenCairn
Landscape Architecture

545 A ST. STE 3, ASHLAND, OR 97520
541.488.2184

REGISTERED
STATE OF OREGON
REG. # 493

Kerry KenCairn
11/13/99

DRAWN BY:
SB

WEST VILLAGE
OTIS STREET
ASHLAND, OR, 97520

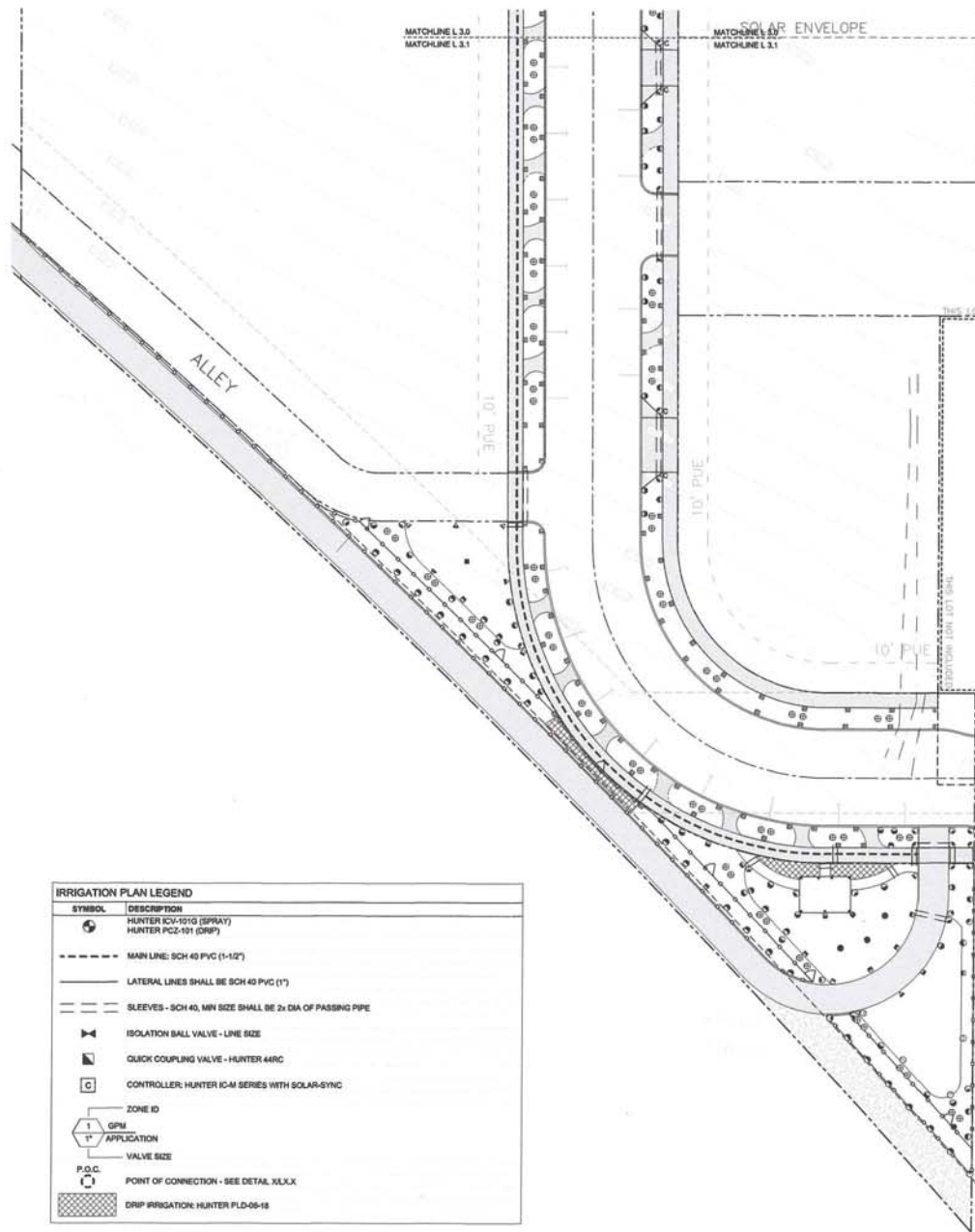
JOB NO. 1021
REVISION DATE

LANDSCAPE IRRIGATION PLAN

ISSUE DATE:
08.01.2019

L 3.0

RECEIVED
JUL 22 2019
City of Ashland



IRRIGATION NOTES

1. THE CITY OF _____ TO REVIEW AND APPROVE ALL LANDSCAPE RELATED ITEMS PRIOR TO BEGINNING LANDSCAPE INSTALLATION.
2. REVIEW SPECIFICATION SECTION 128400 FOR ALL ASPECTS OF THE IRRIGATION SYSTEM INSTALLATION.
3. MAINTAIN AT JOB SITE ONE (1) COPY OF DRAWINGS, SPECIFICATIONS, ADDENDA, AND APPROVED SHOP DRAWINGS, CHANGE ORDERS AND OTHER PROJECT DOCUMENTS.
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6. CONFORM TO ALL PERTINENT CODES AND REGULATIONS. COMPLY WITH THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE AND THE AMERICAN MASTER PLUMBERS CODE.
7. VERIFY THAT FIELD CONDITIONS ARE AS INDICATED ON DRAWINGS. NOTIFY THE OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE OBSERVED.
8. NOTIFY OWNER'S REPRESENTATIVE 48 HOURS IN ADVANCE OF ALL SITE OBSERVATION VISITS REQUIRED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE PRESENT AT EACH SITE OBSERVATION VISIT. REQUIRED VISITS INCLUDE: PRESSURE TEST AFTER MAINLINE LAY, AFTER NON-PRESSURIZED LINES PRIOR TO BACKFILL, AND OPERATION OF ALL IRRIGATION STATIONS INCLUDING HEAD TO HEAD COVERAGE.
9. IRRIGATION PIPE, HEADS, VALVES, BACKFLOW DEVICE AS NOTED ON LEGEND.
10. VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING WORK.
11. PIPING LAYOUT IS DIAGRAMMATIC ONLY. ROUTE PIPING IN PLANTERS AND AVOID UTILITIES AND STRUCTURES. LAYOUT SHALL FOLLOW AS CLOSELY AS PRACTICAL THE SCHEMATIC DESIGN ON THE DRAWINGS. MAKE NO SUBSTANTIAL CHANGES WITHOUT PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE.
12. ALL LATERAL PIPE SHALL BE 1" IN SIZE UNLESS OTHERWISE INDICATED ON THE PLAN.
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19. A MANUAL DRAIN MUST BE INSTALLED AT THE LOW SPOT OF EACH ZONE. THE DRAIN SHOULD BE A BRASS MANUAL ANGLE VALVE WITH "T" STEM. DRAINS LOCATED ON LATERAL LINES SHALL BE 1" SIZE.
20. COORDINATE WIRE AND CONDUIT LOCATIONS BETWEEN ELECTRIC CONTROL VALVES AND THE ELECTRIC CONTROLLER.
21. UPON COMPLETION OF ALL SYSTEMS, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST TO DETERMINE THAT WATER IS BEING APPLIED CORRECTLY AND ADEQUATELY TO ALL PLANTINGS. CHANGE ANY HEADS, NOZZLES, OR ORIFICES AS MAY BE REQUIRED TO PROVIDE COVERAGE AS INDICATED ON THE DRAWINGS. PROMPTLY ADJUST HEADS TO KEEP WATER OFF BUILDINGS AND STRUCTURES WITH MINIMAL SPRAY ON PAVED SURFACES.
22. ALL SPRAY HEADS ADJACENT TO HARDSCAPE TO BE ON 6" POP-UPS. ALL OTHER SPRAY HEADS TO BE ON 12" POP-UPS.
23. CONTRACTOR SHALL VERIFY SLEEVING LOCATIONS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE. SLEEVES ARE TO BE PROVIDED BY GENERAL CONTRACTOR.
24. COORDINATE THE INSTALLATION OF ELECTRICAL SERVICE AND CONDUIT TO THE LOCATION OF THE PROPOSED IRRIGATION CONTROLLER.

IRRIGATION HEAD KEY

SYMBOL	DESCRIPTION	MODEL ("")	NOZZLE	RAD.	FLOW RATE (GPM)
⊙	1/2" FULL	HUNTER PR530	MP-ROTATOR 1000	8'	0.11, 0.21, 0.44
⊙	3/4" FULL	HUNTER PR530	MP-ROTATOR 1000	10'	0.136, 0.27, 0.54
⊙	1" FULL	HUNTER PR540	MP-ROTATOR 1000	14'	0.19, 0.38, 0.75
⊙	1 1/2" FULL	HUNTER PR540	MP-ROTATOR 2000	19'	0.40, 0.74, 1.47
⊙	2" FULL	HUNTER PR530	MP-ROTATOR 3000	25'	0.71, 1.51, 2.30, 3.04
⊙	2 1/2" FULL	HUNTER PR540	MP-ROTATOR 3000	30'	0.85, 1.82, 2.75, 3.65
⊙	END CENTER	HUNTER PR540	MP-ROTATOR STRIP	STRIP	0.19, 0.38
⊙	RZWS	HUNTER RZWS-18-25-CV			0.25

SCALE: 1" = 40'-0"



KenCairn
Landscape Architecture



545 A ST. STE 1, ASHLAND, OR 97520
541.488.2154



DRAWN BY:
SB

WEST VILLAGE
OTIS STREET
ASHLAND, OR, 97520

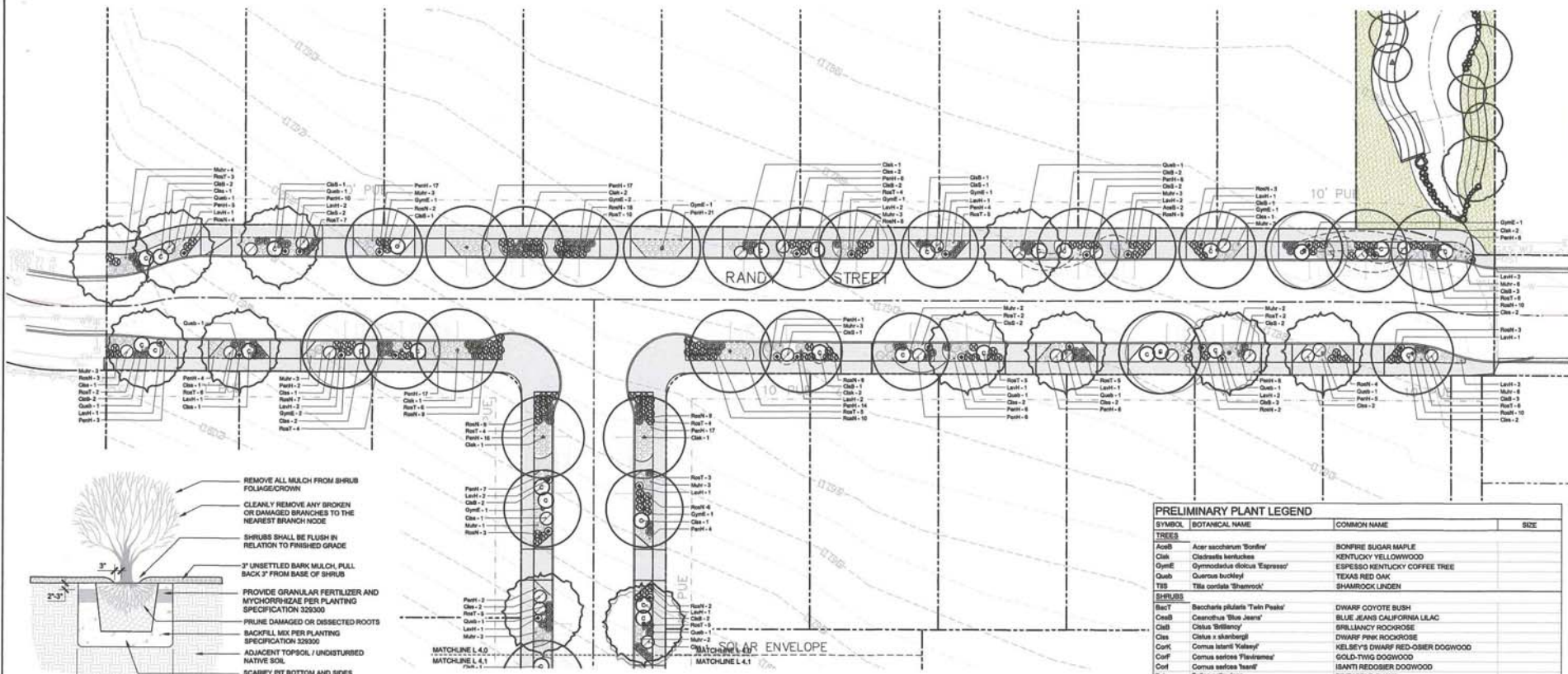
JOB NO. 1021
REVISION DATE

LANDSCAPE
IRRIGATION
PLAN

ISSUE DATE:
08.01.2019

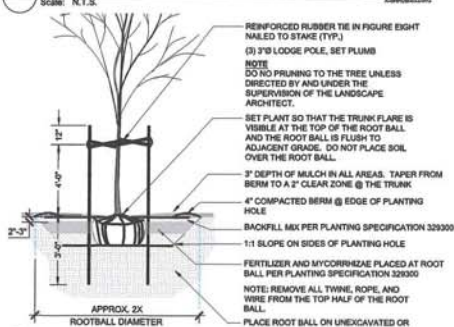
L 3.1

City of Ashland



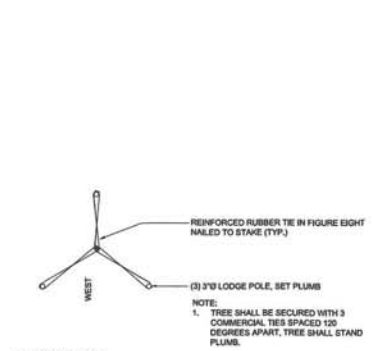
NOTE:
 1. PRUNE ALL DAMAGED, DISEASED, OR WEAK LIMBS AND ROOTS.
 2. CLEARLY PRUNE ALL DAMAGED ROOT ENDS.
 3. ADD GRANULAR FERTILIZER AND MYCORRHIZAE PER PLANTING SPECIFICATION 329300.

1 SECTION: SHRUB PLANTING



2 SECTION: TREE PLANTING

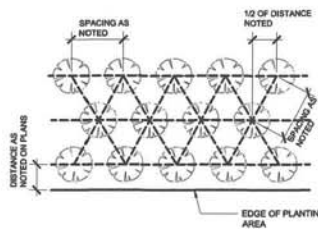
Scale: 1/2" = 1'-0"



NOTE:
 1. TREE SHALL BE SECURED WITH 3 COMMERCIAL TIES SPACED 120 DEGREES APART. TREE SHALL STAND PLUMB.

PLANT SPACING MULTIPLICATION TABLE

SPACING	X FACTOR
12" O.C.	1.156 (X AREA)
18" O.C.	0.513
24" O.C.	0.289
30" O.C.	0.184
36" O.C.	0.128
48" O.C.	0.072



NOTE:
 ADD FERTILIZER AND MYCORRHIZAE PER PLANTING SPECIFICATION 329300.

3 SECTION: GROUND COVER PLANTING LAYOUT

Scale: N.T.S.

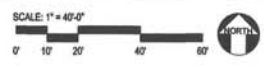
PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
AcM	<i>Acer saccharum 'Bonfire'</i>	BONFIRE SUGAR MAPLE	
Clak	<i>Cedrela lutea</i>	KENTUCKY YELLOWWOOD	
GymE	<i>Gymnocladus dioica 'Espresso'</i>	ESPRESSO KENTUCKY COFFEE TREE	
Quab	<i>Quercus buckleyi</i>	TEXAS RED OAK	
TSS	<i>Tilia cordata 'Shamrock'</i>	SHAMROCK LINDEN	
SHRUBS			
Bact	<i>Baccharis pilularis 'Twin Peaks'</i>	DWARF GOYOTE BUSH	
Calb	<i>Caesalpinia 'Blue Jean'</i>	BLUE JEAN CALIFORNIA LILAC	
Clab	<i>Cistus 'Billiancy'</i>	BRILLIANCY ROCKROSE	
Clas	<i>Cistus x shaboensis</i>	DWARF PINK ROCKROSE	
Corf	<i>Cornus alternifolia 'Valery'</i>	KELSEY'S DWARF RED-OSIER DOGWOOD	
Corf	<i>Cornus sericea 'Flammarion'</i>	GOLD-TWIG DOGWOOD	
Corf	<i>Cornus sericea 'Isard'</i>	ISARD RED-OSIER DOGWOOD	
Fels	<i>Felicia selowiana</i>	PINEAPPLE GUAVA	
Garf	<i>Garrya fraxinifolia</i>	FRENCH'S BILTASSEL	
Gavf	<i>Gentiana alba 'Vancover Gold'</i>	VANCOUVER GOLD LYRA WOODWAXEN	
LevH	<i>Lavandula x 'Yuletide Blue'</i>	HIDCOTE BLUE ENGLISH LAVENDER	
MatC	<i>Malva sylvestris 'Compacta'</i>	COMPACT OREGON GRAPE HOLLY	
MatC	<i>Malva sylvestris 'Fragrant'</i>	DEER GRASS	
Perf	<i>Perovskia 'Hymen'</i>	HAMELIN FOUNTAIN GRASS	
RhaE	<i>Rhamnus californica 'Eve Case'</i>	EVE CASE COFFEEBERRY	
RhaE	<i>Rhus aromatica 'Gro-Low'</i>	GRO-LOW FRAGRANT SUMAC	
RhaE	<i>Rhus aromatica 'Gro-Low'</i>	FLOWERING CURRANT	
RhaE	<i>Rosa x 'Honey'</i>	RED CARPET FLOWER	
RhaE	<i>Rosa x 'Honey'</i>	PINK CARPET FLOWER	
RhaE	<i>Rosa rugosa 'Yankee'</i>	HANSA RUROSA ROSE	
Tact	<i>Taxodium distichum</i>	WALL GERMANIAN	
Vita	<i>Vitis aestivalis</i>	CHATEAU VINE	
Wita	<i>Wisteria 'Amethyst Falls'</i>	AMETHYST FALLS AMERICAN WISTERIA	
GROUND COVER			
	<i>Achillea 'Moonshine'</i>	MOONSHINE YARROW	4" POT @ 18" OC

NOTE: MATURE COMPOST SHALL BE ADDED TO THE TOPSOIL OF LANDSCAPING AREAS AT A RATE OF THREE CUBIC YARDS OF COMPOST PER 1,000 SQUARE FEET OF LANDSCAPING AREA TO BE PLANTED.

PRELIMINARY PLANT LEGEND

1. All landscape planting areas shall receive clean, sandy loam topsoil to a minimum depth of 12" or as noted on the plan. Additionally, all planting areas will be prepared per the procedures as outlined in the Modified Development Code, Section 10.780(0)(3)(b).
2. All proposed street and site trees will have a minimum of (2) cubic feet of soil volume for each square foot of tree canopy at maturity. Soil volume will be achieved by means of topsoil to a minimum of 12" under impervious surfaces.
3. All planting areas shall receive 3" of unsettled organic mulch.
4. The proposed lawn areas shall consist of a low water-use and shade tolerant turfgrass seed mix.
5. All planting areas shall be served by a designated 1" domestic water meter and a City of Medford approved backflow prevention device.
6. The irrigation system will provide a fully automatic irrigation controller that will meet the requirements as noted in the Modified Development Code, Section 10.780(0)(4).
7. The proposed irrigation system will consist of low volume distribution.



KenCairn
Landscape Architecture

545 A ST. STE 1, ASHLAND, OR 97133
541.486.2164

REGISTERED
STATE OF OREGON
REG. # 403

Kerry KenCairn
111399

DRAWN BY:
JL SB

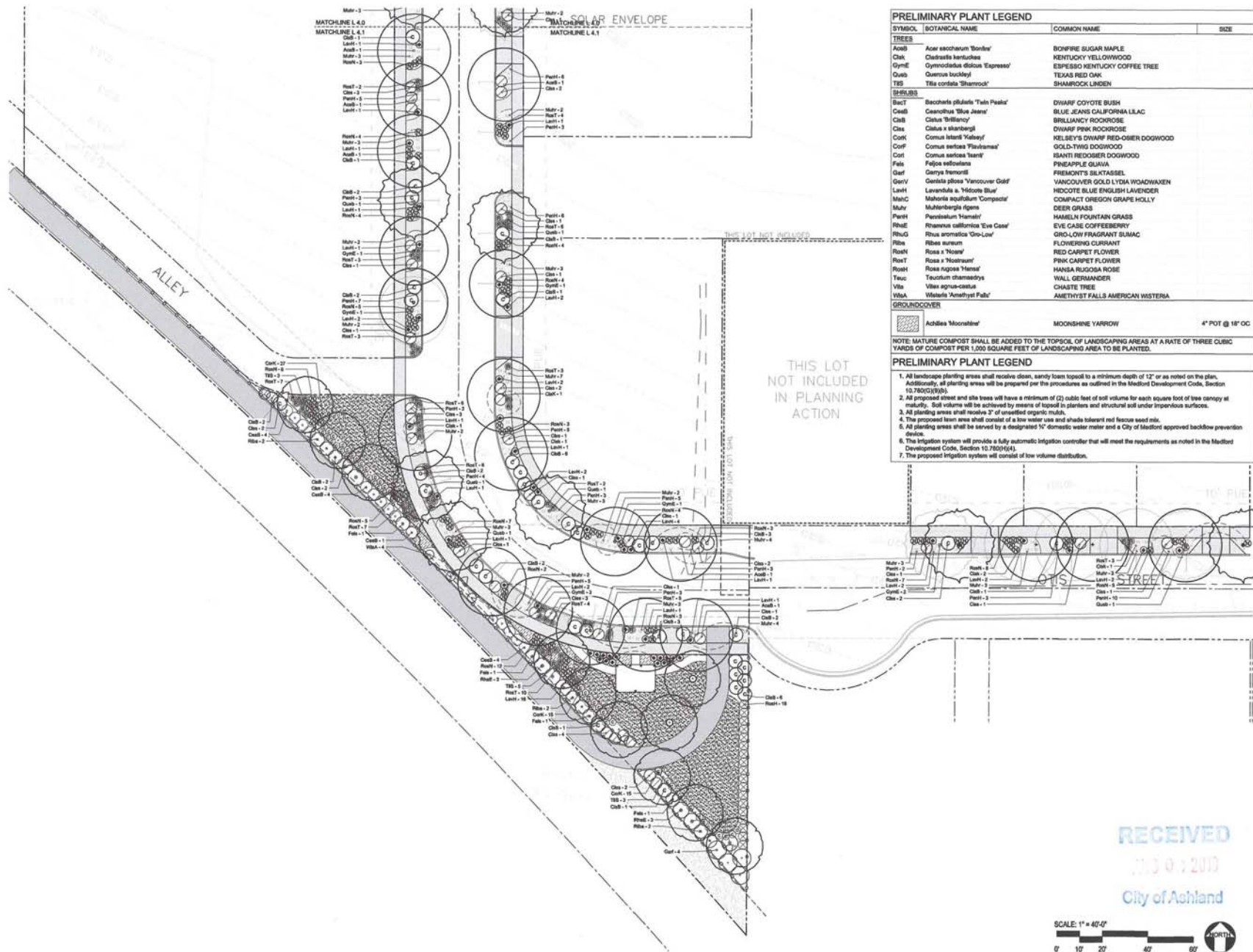
WEST VILLAGE
OTIS STREET
ASHLAND, OR, 97520

JOB NO. 1921
REVISION DATE

LANDSCAPE PLANTING PLAN

ISSUE DATE:
08.01.2019

L 4.0



KenCairn
Landscape Architecture



545 A ST. STE 3, ASHLAND, OR 97520
541.488.2104



Kerry KenCairn
111379
REG. #493

DRAWN BY:
JL SB

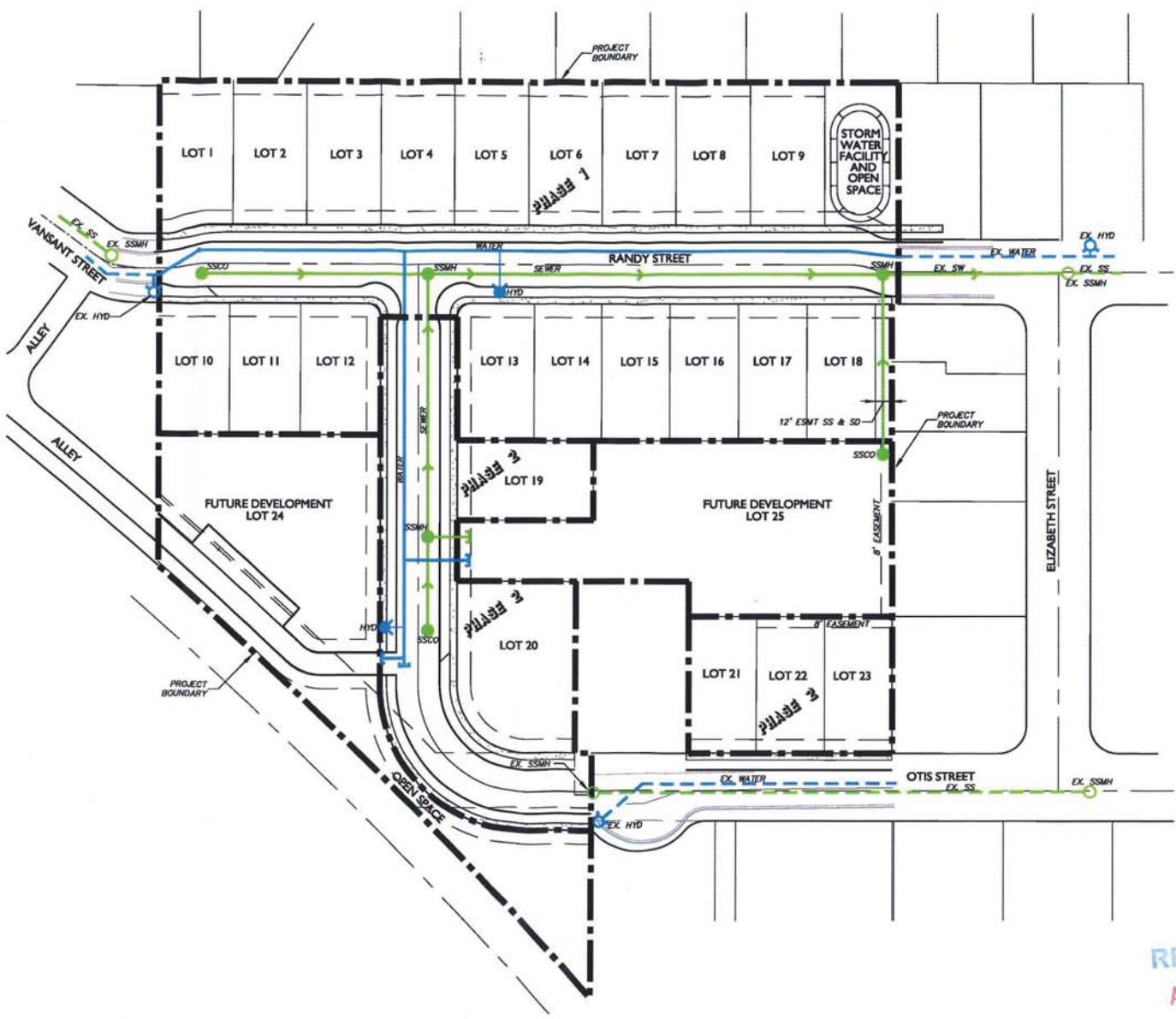
WEST VILLAGE
OTIS STREET
ASHLAND, OR, 97520

JOB NO. 1021
REVISION DATE

LANDSCAPE
PLANTING
PLAN

ISSUE DATE:
08.01.2019

L 4.1



- LEGEND**
- EXISTING WATER MAIN
 - EXISTING FIRE HYDRANT
 - PROPOSED WATER MAIN
 - PROPOSED FIRE HYDRANT
 - PROPOSED SEWER MANHOLE OR CLEANOUT
 - PROPOSED SANITARY SEWER MAIN
 - EXISTING SANITARY SEWER MAIN
 - EXISTING SEWER MANHOLE OR CLEANOUT
 - PHASE BOUNDARY



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AUG 21 2019
City of Ashland

NO.	REVISION

CONSTRUCTION ENGINEERING CONSULTANTS

WEST VILLAGE SUBDIVISION
CONCEPTUAL UTILITY PLAN

CONSTRUCTION ENGINEERING CONSULTANTS

DATE: 07/09/19
DRAWN BY: NDK
CHECKED BY: AMB
APPROVED BY: [Signature]

DATE: 07/09/19
DATE: 07/09/19
DATE: 07/09/19



LEGEND

- PROPOSED SD MANHOLE OR CLEANOUT
- PROPOSED CURB INLET
- PROPOSED CATCH BASIN
- PROPOSED DITCH INLET
- PROPOSED STORM MAIN
- EXISTING STORM MAIN
- EXISTING STORM MH OR CLEANOUT
- EXISTING CURB INLET
- DRAINAGE DIRECTION



CONTOURS

CONTOUR INTERVAL = 1'

INDEX INTERVAL = 5'

INDEX CONTOUR — ELEV —

NOTE:
EXTENSIVE GRADING OF THE PROJECT SITE IS NOT
ANTICIPATED. PROPOSED SITE GRADING TO
GENERALLY MATCH THE EXISTING SITE TOPOGRAPHY.

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NO. REVISION

CONSTRUCTION ENGINEERING CONSULTANTS

WEST VILLAGE SUBDIVISION
CONCEPTUAL GRADING & DRAINAGE

NAME: RES-CONCEPT-GRADING PROJ. NO: 19-38 PLO

8
Know what's
Call

CONSTRUCTION
ENGINEERING

DATE: 07/07/19
DATE: 07/07/19

DRAWN BY: NBR
CHECKED BY: AMB
APPROVED BY:

NOT
TO SCALE



Planning Division
51 Winburn Way, Ashland OR 97520
541-488-5305 Fax 541-488-6006

STREET TREE REMOVAL PERMIT

A tree that is located in any public street right-of-way or other public property may not be removed until a Street Tree Removal Permit has been submitted according to the Application Submission Requirements, below, and reviewed and approved by the City of Ashland.

An application for street tree removal must demonstrate that the tree is an emergency, hazard, or dead tree as outlined below in the Application Submission Requirements.

Application Submission Requirements. An application for a street tree removal permit shall include all of the following information.

1. **Application Form and Fee.** The application must include the information requested on the Street Tree Removal Permit form provided by the City of Ashland and the permit application fee. Only those property owners of a lot adjoining the street tree location or homeowners' associations responsible for street trees in their development or subdivision may apply to remove an adjoining street tree. If a tree is located in front of more than one property, each property owner or homeowners' association official must sign the Street Tree Removal Permit form.
2. **Site Plan.** A site plan of the property drawn to scale containing the following information. The scale of the site plan must be at least one inch equals 50 feet or larger.
 - a. North arrow and scale.
 - b. Property boundaries including dimensions of all lot lines and driveway locations.
 - c. Location and width of all public streets, planting strips, and sidewalks adjoining the site.
 - d. Size, species, and location of the tree(s) proposed to be removed.
3. **Written Statement.** A written statement explaining how the proposed street tree removal satisfies one of the following approval criteria. The Community Development director may require additional information to demonstrate that the proposed removal satisfies one of the following approval criteria including: 1) a written statement to be prepared by an arborist licensed by the State of Oregon Landscape Contractors Board of Construction Contractors Board and certified by the International Society of Arboriculture or American Society of Consulting Arborists; and 2) an International Society of Arboriculture (ISA) Basic Tree Risk Assessment Form to be completed by an arborist.

Street Tree Removal Approval Criteria

- a) **Emergency Tree Removal.** The tree presents an immediate danger of collapse and represents a clear and present hazard to persons or property. Immediate danger of collapse is defined as a tree that may already be leaning, with the surrounding soil heaving, and/or there is a significant likelihood that the tree will topple or otherwise fail and cause damage before a tree removal permit could be obtained through the non-emergency process.
- b) **Hazard Tree Removal.** The tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. A hazard tree is a tree that is physically damaged to the degree that it is clear the tree is likely to fall and injure persons or property. A hazard tree may also include a tree that is located within a public right-of-way and is causing damage to existing public or private facilities or services and such facilities or services cannot be relocated.
- c) **Dead Tree.** The tree is dead. A dead tree is lifeless. Such evidence of lifelessness may include unseasonable lack of foliage, brittle dry branches, or lack of any growth during the growing season.

Replacement and Stump Removal. Applicants for approved Street Tree Removal Permits are required to remove any stumps and replace the tree. Stump removal and replacements for approved street tree removals shall meet the following requirements.

1. Any street tree removed shall be removed at ground level or lower. If a tree is removed below ground level, the surface must be restored to finish grade and any regrowth which occurs shall be promptly removed.
2. All street trees shall be an appropriate species selected from and planted according to the City of Ashland Recommended Street Tree List.
3. The minimum size for a replacement tree is eight feet in height or one inch in caliper measured at 12 inches above the root crown.
4. Applicants for a Street Tree Removal Permit may be required to replace the tree or trees being removed with a tree or trees of comparable value.
5. If a street tree is determined to be dead or dying, then the replacement need be no larger than the minimize size described above.

Type of Tree(s) Pine Tree
Approximate Diameter at breast height 32" Height Est. 70' Canopy _____
Location of Tree ROW adjacent to 720 Grandview DR
Reason for Request Dead tree presents fire/fall hazard

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City Of Ashland

Are there underground utility lines and/or overhead power lines present? We will be working with COA electric and call 811 locates prior to stump removal.

If yes, please list which lines are present Electric line

Is there sidewalk damage? n/a If yes, has a Public Works permit been issued? n/a

OVER >>

DESCRIPTION OF PROPERTYStreet Address ROW adjacent to 720 Grandview DR

Assessor's Map No. 39 1E _____ Tax Lot(s) _____

Zoning _____ Comp Plan Designation _____

PROPERTY OWNERName City of Ashland Phone 541-488-5313 E-Mail avram.biondo@ashland.or.usAddress 90 N Mountain AVE City Ashland Zip 97520

Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

PROFESSIONAL PERFORMING THE TREE REMOVAL (e.g., tree service)Name City Of Ashland Electric Dept Phone 541-488-5347 E-Mail dave.tygerson@ashland.or.usAddress 90 N Mountain AVE City Ashland Zip 97520**ARBORIST, LANDSCAPE ARCHITECT, OTHER**

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner. I hereby certify that the statements and information contained in this application are in all respects, true and correct. I further understand that if this request is subsequently contested, the burden will be on me to establish:

- 1) that I produced sufficient factual evidence to support this request;
- 2) that the information contained in this application are adequate; and further
- 3) that all trees, structures, or improvements are properly located on the ground.



Property Owner's Signature (required)

8/5/19

Date

STAFF DECISION:

Permit is hereby (circle one):	Approved	Approved with Conditions	Denied
Conditions of Approval _____			

Is the tree 18" d.b.h or greater? <input type="checkbox"/> NO <input type="checkbox"/> YES			
Has the City Administrator has been notified: <input type="checkbox"/> NO <input type="checkbox"/> YES			
Community Development Director/Planning Manager Signature _____			Date _____

RECEIVED
AUG 06 2019
City Of Ashland

Aaron Anderson

From: Peter Baughman
Sent: Friday, August 16, 2019 11:25 AM
To: Aaron Anderson; Avram Biondo
Cc: Bill Miller
Subject: Re: Dead pine tree

Hello Aaron,

I received a request from Avram Biondo, City of Ashland Public Works Street Division Supervisor, to do an assessment of a tree that he believes is necessary to remove. I would like to present the following assessment to you and the City of Ashland Community Development Department. I went yesterday (August 15, 2019) at 3:30 pm to have a look at the tree myself. The tree in question is a dead 29" DBH Ponderosa Pine located on city-owned property just west of the driveway to 720 Grandview Dr. The approximately 80-foot tall tree, with a double top, appears to have been dead for quite some time; I would estimate about one year. It is my opinion as a certified arborist that this tree should be removed as soon as possible once fire safety restrictions have eased enough to allow it. Waiting much longer would allow the wood to decay more, creating an unsafe situation for the crew doing the removal. And if it is left to stand indefinitely there is a chance it could fall onto the road or driveway. If you need it, my International Society of Arboriculture certification number is PN-5540A. I also carry the Tree Risk Assessment Qualification from the ISA. Please let me know if you need any more information or have any questions.

Pete Baughman
Park Tech III/Arborist
Ashland Parks & Recreation Commission
340 S. Pioneer Street
Ashland, OR 97520
Main: (541) 488-5340
Cell: (541) 840-6473

This email transmission is official business of the City of Ashland, and is subject to Oregon public records law for disclosure and retention. If you have received this email in error, please contact me at (541) 488-5340. Thank you.

From: Aaron Anderson <aaron.anderson@ashland.or.us>
Sent: Friday, August 16, 2019 7:54 AM
To: Peter Baughman <peter.baughman@ashland.or.us>; Avram Biondo <avram.biondo@ashland.or.us>
Cc: Bill Miller <bill.miller@ashland.or.us>
Subject: RE: Dead pine tree

Yes I think that would be perfect. Thank you very much

Aaron Anderson, CFM
Assistant Planner
City of Ashland, Community Development
51 Winburn Way, Ashland, Oregon 97520
541-552-2052, TTY - 800-735-2900 FAX - 541-552-2050

This email transmission is official business of the City of Ashland, and it is subject to Oregon Public Records Law for disclosure and retention. If you have received this message in error, please contact me at (541) 552-2052. Thank you.

Regan Trapp

From: Avram Biondo
Sent: Tuesday, August 06, 2019 12:36 PM
To: Regan Trapp
Cc: Andrew Barrow; Michael Morrison; Dave Tygerson
Subject: Tree removal permit
Attachments: 720 Grandview tree removal app.pdf

Regan,

Please see attached.

There is a tree that is within our right of way that is dead and needs to be removed. Electric will be assisting us with its removal. We will likely need to wait until fall once the fire danger lowers to be able to remove the tree.

Let me know if anything further is needed and thanks,
Avram

Avram Biondo
Street Supervisor
Public Works Street Division
City Of Ashland
90 N. Mountain Ave., Ashland, Oregon 97520
(541) 488-5313

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If you have received this message in error, please contact me at [\(541\) 552-2345](tel:5415522345) . Thank you

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City Of Ashland

Avram Biondo

From: Andrew Barrow
Sent: Wednesday, July 24, 2019 10:29 AM
To: Avram Biondo
Subject: next to 720 Grandview
Attachments: Grandview dead tree City of Ashland Property 20190723 9119.pdf; Grandview_720 dead tree not sure whos property its on 20190722 (2).JPG; Grandview_720 dead tree not sure whos property its on 20190722 (3).JPG; Grandview_720 dead tree not sure whos property its on 20190722 (4).JPG; Grandview_720 maybe dead tree on City of Ashland property 20190723.JPG

Good morning Avram,

I received a complaint about a dead pine tree. It appears to be on City property. Will the City take care of the tree? Please see attached pictures and documents.

Respectfully,

Andrew Barrow Code Compliance Specialist
City of Ashland, Community Development
51 Winburn Way, Ashland, Oregon 97520
541-552-2424, TTY - 800-735-2900

This email transmission is official business of the City of Ashland and it is subject to Oregon Public Records Law for disclosure and retention. If you have received this message in error, please contact me at (541) 552-2424. Thank You.

RECEIVED
AUG 06 2019
City Of Ashland

19119

P.A. NO. 79-110

MINOR LAND PARTITION

Located in
The S.E. 1/4 S.W. 1/4 Sec. 5, T39S, R1E
in the City of Ashland
For

DR. JEROME NITZBERG
P.O. Box 1300
Ashland, Oregon

Filed for record this the 15th day
of November 1981 at 1:34 P.M.
and recorded in Volume 4 Page 87
of "MINOR LAND PARTITION" records
of Jackson County, Oregon.
Walden Perry County Clerk
Ernest A. Gelling Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we Lester Allen and Myrtle Allen, are the fee-simple owners, and that we Carolee Von Shillagh, Henry T. Miller, Jacqueline J. Miller, Jerome Nitzberg, Esther Nitzberg, R. Michael Porco and Frances P. Porco are the contract purchasers of the lands shown hereon and designated as parcels No. 1, 2 and 3, and that we Jerome Nitzberg, Esther Nitzberg, R. Michael Porco and Frances P. Porco have caused the partitioning as shown hereon. We do hereby dedicate and convey to the public for street purposes, a strip of land variable in width adjacent to the Southern boundary of parcel no. 2 as shown hereon. Also, we do hereby dedicate to the public a 10.00 foot wide easement for public utility purposes adjacent to the West boundary of parcels no. 2 and 3 as shown hereon.

IN WITNESS WHEREOF, we have set our hands and seals this:

<u>Henry T. Miller</u>	<u>Jacqueline J. Miller</u>	<u>14</u> day of <u>Nov</u> 1980
<u>Jerome Nitzberg</u>	<u>Esther Nitzberg</u>	<u>14</u> day of <u>Nov</u> 1980
<u>R. Michael Porco</u>	<u>Frances P. Porco</u>	<u>14</u> day of <u>Nov</u> 1980
<u>Lester Allen</u>	<u>Myrtle Allen</u>	<u>5</u> day of <u>Jan</u> 1980
<u>Carolee Von Shillagh</u>		<u>15th</u> day of <u>Dec</u> 1980

STATE OF OREGON S.S.
COUNTY OF JACKSON
Notary Public for Oregon
My commission expires 11/1/82

STATE OF OREGON S.S.
COUNTY OF JACKSON
Notary Public for Oregon
My commission expires 5/1/81

STATE OF OREGON S.S.
COUNTY OF JACKSON
Notary Public for Oregon
My commission expires 11/1/82



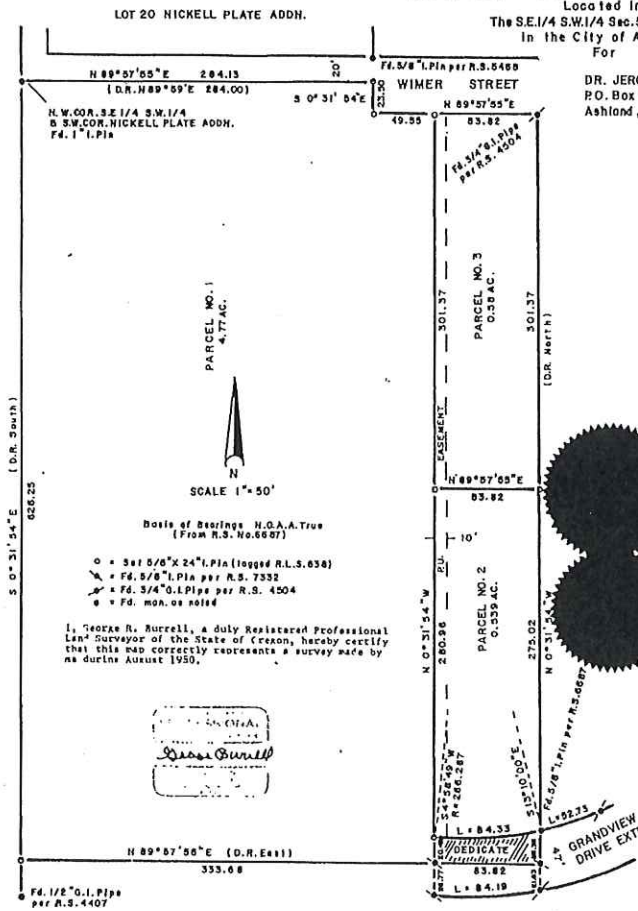
We certify that pursuant to authority granted to us by the Ashland Planning Commission in open meeting of September 13 1979, this map is hereby approved by the Ashland Planning Commission this 5th day of November 1980.

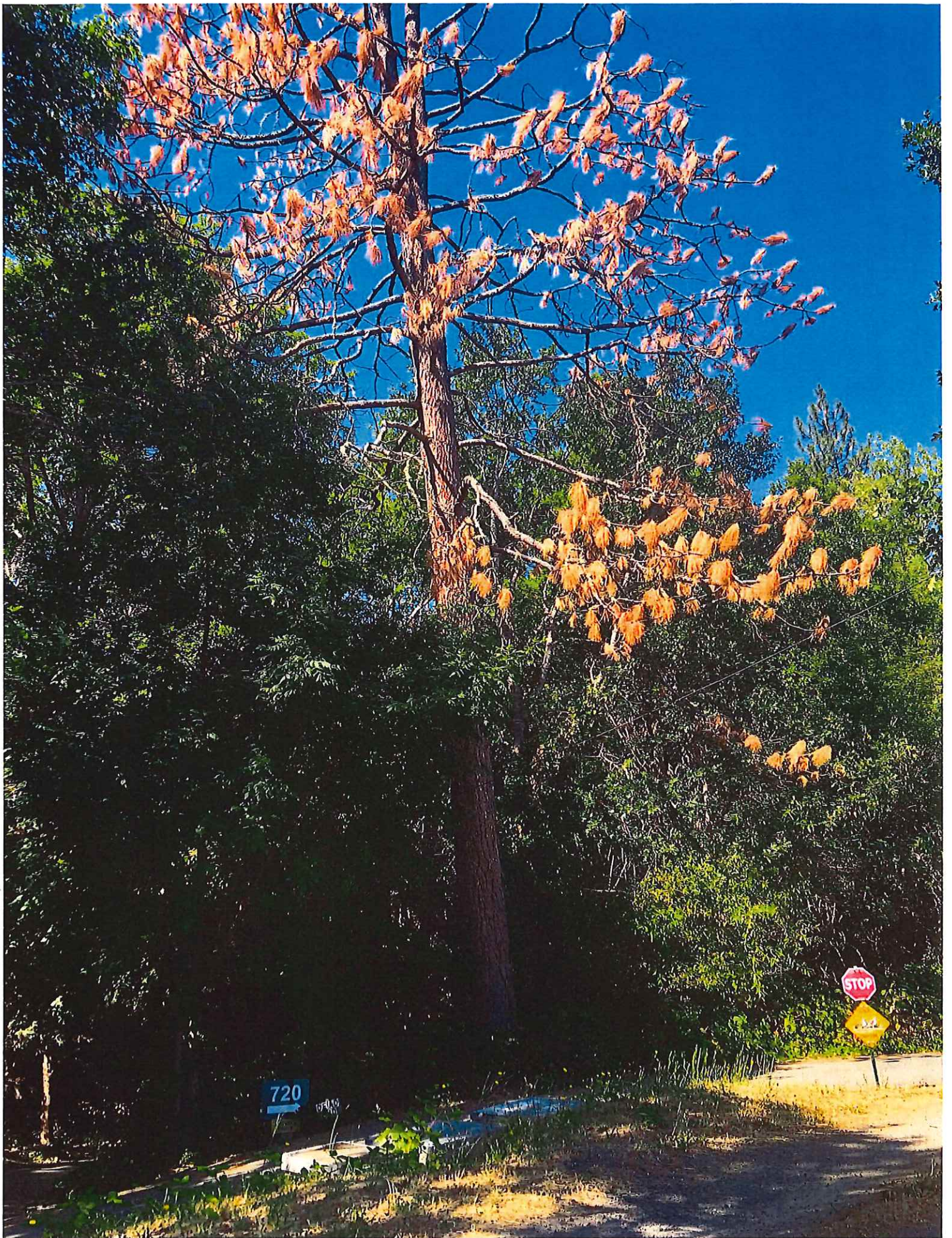
Examined and approved this 26th day of February 1980

James H. Olson
City Surveyor

(NAD 83) (TL500) 39 1E 5C0

9119





and tree
and Property



720

