CITY OF
ASHLAND

TREE COMMISSION AGENDA
November 8, 2018

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 October 11, 2018 meeting minutes.

III. ANNOUNCEMENTS & LIAISON REPORTS

- Council Liaison
- Parks & Recreation Liaison
- Community Development Liaison

IV. PUBLIC FORUM

V. TYPE I REVIEWS

None

VI. TYPE II REVIEWS

PLANNING ACTION: **PA-T2-2018-00005**
SUBJECT PROPERTY: **Kestrel Parkway**
APPLICANT: **KDA Homes, LLC**
OWNER: **Jacob Robert Ayala**
DESCRIPTION: **A request for Outline Plan approval for a 17-lot Performance Standards Options subdivision, a Major Amendment to the North Mountain Neighborhood Plan, a Physical & Environmental Constraints Review Permit for improvements within the floodplain corridor, a Limited Use/Activity Permit for activities within a wetland, and Tree Removal Permits to remove 15 trees for the three vacant parcels located south of the end of Kestrel Parkway. The subdivision plan includes the dedication of 5.99 acres of floodplain corridor land to the City of Ashland as park land as required in the North Mountain Neighborhood Plan (NMNP). (Development of the multi-family zoned portions of the property would occur in a later phase and would require Final Plan and Site Design Review approvals prior to development.)**
COMPREHENSIVE PLAN DESIGNATION: North Mountain Single Family & North Mountain Multi-Family ZONING: NM-R-1-7.5 & NM-MF; ASSESSOR'S MAP & TAX LOTS: 39 1E 04AC 900, 39 1E 04AD 8600, and 39 1E 04DB 2000.

VII. STREET TREE REMOVAL PERMITS

PLANNING ACTION: **PA-TREE-2018-00033**
SUBJECT PROPERTY: **285 Liberty St**
APPLICANT/OWNER: **Dia Paxton**
DESCRIPTION: **A request for a Street Tree Removal to remove a birch tree. The tree is approximately 10 inches diameter at breast height. Per the applicant, the tree has been topped by the electric department and is infested by beetles.**
COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; ZONING: R-1-7.5.

VIII. DISCUSSION

1. **Tree of the Year Candidates**

IX. ADJOURNMENT

Next Meeting: December 6, 2018

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone is 1-800-735-2900). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1).

CITY OF ASHLAND

DRAFT TREE COMMISSION MINUTES

(Minutes are in order of presenters)

October 11, 2018

Commissioners Present:	**Parks Liaison**
Christopher John	Peter Baughman
Russell Neff	
Asa Cates	**Staff Present:**
	Nathan Emerson
Council Liaison	
Steven Jensen - Absent	

I. CALL TO ORDER

Chair Christopher John called the meeting to order at 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

Neff/Cates m/s to approve the minutes of September 6, 2018 meeting. Voice Vote. All AYES. Motion passed.

III. ANNOUNCEMENTS & LIAISON REPORTS

- Council Liaison
  - Council Liaison was not present to give report.

- Parks & Recreation Liaison
  - Baughman reported that the Parks Department purchased a roughly 5-acre lot on East Main Street near Clay to be utilized for a 2nd dog park.

- Community Development Liaison
  - Emerson stated that there was nothing to report from Community Development.

IV. PUBLIC FORUM

There was no one in the audience wishing to speak.

V. DISCUSSION

Oregon Shakespeare Festival Oak Tree Replacement

Ted Delong of the Oregon Shakespeare Festival came to seek advice on the replacement of a Canyon Live Oak, that has died, on the Bricks at Oregon Shakespeare Festival. Mr. Delong brought a handout with several options being considered. **(See exhibit A)**

The Commission discussed several options with Mr. DeLong, including a Willow Oak. A replacement Canyon Live Oak was considered, but the tree is considered hard to transplant and survival would not be guaranteed.

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VI. TYPE I REVIEWS

PLANNING ACTION: TREE-2018-00021
SUBJECT PROPERTY: 898 Morton St
APPLICANT: Kerry Kencairn
OWNER: Ryan Schnobrich
DESCRIPTION: A request for a Tree Removal Permit to remove two trees from the property located at 898 Morton Street. Both trees are Ponderosa pines between approximately 14 and 17 inches diameter at breast height (dbh) and over 40 feet tall. The property is steeply sloped and located in the Hillside Lands overlay. The trees were slated to be retained in the original subdivision approval. The application materials provided include a statement from the Fire Adapted Communities Coordinator recommending the removal of the trees because of their proximity to the existing house and deck. **COMPREHENSIVE PLAN DESIGNATION:** Rural Residential; **ZONING**: RR-.5; **ASSESSOR'S MAP:** 39 1E 16AC; **TAX LOT**: 421

Emerson gave staff report on TREE-2018-00021.

TREE-2018-00021 was a continuance from the previous month's meeting. The trees were considered for removal and recommended for denial.

Kerry Kencairn of 545 A' Street, applicant's representative, spoke to the Commission about this planning action. Ms. Kencairn, impressed upon the fact that the amount of tree left after pruning up the recommended 10ft from the structure would leave one side nearly denuded. Ms. Kencairn contends that the trees start 10ft below the finished floor level of the home and are too close to the house and believes it would be impractical to prune the trees so severely and leave them. Ms. Kencairn is requesting removal of the two trees and would like to see the Commission mitigate for the planting of more trees, rather than try to keep pruning and topping something that would be a match head just because of an ordinance.

Dan Dawson, a member of the Wildfire Mitigation Commission for the City Ashland, addressed the Commission. As part of the Wildfire Commission, he was interested in attending and determining how the Tree Commission processed applications and expressed his interest in working together for the to make Ashland a "fire safe" community. Mr. Dawson stated that he was making no recommendation on this planning action and attended the meeting to urge the Tree Commission to take into account fire hazards and the recent ordinances passed on wildfires. He went on to say that the Wildfire Mitigation Commission will make every effort to try and send a representative to every Tree Commission meeting to work through potential conflicts.

Tom Besich, neighbor, residing at, 880 Morton, spoke on the application. Mr. Besich recalls one of the Commissioners at the previous meeting stating that "the trees under consideration were the most fire resistant on the property". Mr. Besich wanted the Tree Commission to consider requiring other trees on the property not related to the action be kept. Mr. Besich believes the owners want to build a deck, to which he has no objection. Mr. Besich's suggestion would be to keep some smaller Fir Trees that are 25-30ft tall that would not pose a threat to the property.

John discussed his concerns about setting a precedent for trees being removed for fire hazard. John questioned if a mature Conifer next to a house was automatically a fire hazard? John wondered if it would have been more appropriate to have treated the tree as a Non-Hazard removal instead of basing it on a fuels reduction.

Cates/John m/s to approve with the recommendation of mitigating with fire resistant species in a suitable location. Voice Vote. All AYES. Motion passed.

PLANNING ACTION: TREE-2018-00031
SUBJECT PROPERTY: 166 N Laurel St
APPLICANT/OWNER: Vadim Agakhanov
DESCRIPTION: A request for a Street Tree Removal Permit to remove a tree located on the alley

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between 166 N Laurel and 148 N Laurel St. The tree is a 12 inch DBH Juniper approximately 20 feet in height. The tree is damaging the foundation of a structure and leaning out over the alleyway.
COMPREHENSIVE PLAN DESIGNATION: Low Density Multi-Family; **ZONING:** R-2;
ASSESSOR'S MAP: 39 1E 04CC; **TAX LOT:** 3400

Emerson gave staff report for TREE-2018-00031.

Vadim Agakhanov, owner and applicant, was present and conveyed that the tree is a hazard and is damaging the foundation of the home.

After a brief discussion, the Commission rendered their decision.

*John/Neff m/s to **approve** as submitted. Voice Vote. All AYES. Motion passed.*

PLANNING ACTION: PA-T2-2018-00003
SUBJECT PROPERTY: 188 Garfield Street
APPLICANT: Rogue Planning & Development Services, LLC
OWNER: Spartan Ashland Rivergate Real Estate, LLC
DESCRIPTION: A request for Site Design Review approval to construct a 72-unit studio apartment community ("The MidTown Lofts") for the properties located at 188 Garfield Street. The application also includes requests for a Tree Removal Permit to remove 15 trees that are more than six-inches in diameter at breast height (d.b.h.); an Exception to the Site Development and Design Standards to treat storm water run-off in a combination of bio-swales, underground treatment facilities and detentions ponds rather than in landscaped parking lot medians and swales; and for Exceptions to Street Standards to retain the existing curbside sidewalk system along the frontage of the property and for the location of the driveway curb cut on Quincy Street, which is proposed to be shared with the property to the east and which would exceed the maximum driveway curb cut width for residential developments. (All of the proposed units are studio units that are less than 500 square feet in gross habitable floor area and each counts as ¾ of a unit for purposes of density calculation; density bonuses are requested for conservation housing, outdoor recreation space and major recreation facilities.)
COMPREHENSIVE PLAN DESIGNATION: High Density Multi-Family Residential; **ZONING:** R-3;
ASSESSOR'S MAP: 39 1E 15AD; **TAX LOT:** 2100 & 2101

Emerson gave the staff report for PA-T2-2018-00003.

The applicants were represented by Amy Gunter of Rogue Planning and Development Services, 33 N. Central Suite 213 in Medford, and Allen Pardee, of Covy-Pardee Landscape Architects. Ms. Gunter handed out a site plan showing the proposed layout and open spaces. **(Exhibit B)**. Ms. Gunter gave an overview of the project, including their calculations of open space and density and explained which trees are intended to be saved and which are not. Ms. Gunter went on to say, that the applicants have asked for an exception to design standards to move a sidewalk to save street trees. Ms. Gunter also gave a short history on the past planning actions on the property to remove trees. Mr. Pardee gave further clarification on the trees selected for removal and what happened with the past tree removals that were approved.

Mary Scott, neighbor, residing at, 1274 Iowa, addressed the Commission regarding the proposal. Ms. Scott expressed her concerns about the past tree removals, feeling that they had been done poorly and that the lot had not been well maintained. Ms. Scott was also concerned about the design of the project, what was being counted as recreational space, and the density being maximized on the lot.

Mr. Pardee acknowledged that trees on the lot had been under watered since the lot had been sold and the original structure demolished. He stated that the property owner had since purchased a water truck to ensure trees are adequately watered. After brief questioning by the Commission, Pardee confirmed that the neighbor's black locusts would be protected.

Cates asked who would deal with trees removed without permits and Emerson conveyed it would be

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the Code Enforcement Specialist for the City of Ashland that would take care of them. Cates also inquired about tree #8, a mulberry, stating that it could be saved if a sidewalk was angled away from it. Mr. Pardee emphasized that it could be saved, but that would go against design standards and his own preference to remove what he considered to be a lower quality tree. Mr. Pardee stressed that moving the sidewalk even 6ft would leave it well under the canopy and would need to be a design exception.

John asked how many new trees would be planted and Ms. Gunter answered that there would be a total of 36 new tree plantings.

Ms. Scott, neighbor, spoke again, noting that there were other issues she had with the project, including parking and the total density of the lot.

Cates explained that the purview of the Tree Commission was not density or the open space. In the discussion a month prior it was stated that the Planning Commission had decided to continue the hearing and that citizens could attend that meeting and address other concerns there.

*John/Cates m/s to **approve** with the recommendation that every effort be made to preserve existing trees, that they be pruned professionally, and that synthetic turf not be used. Voice Vote. All AYES. Motion passed.*

PLANNING ACTION: PA-T2-2018-00004
SUBJECT PROPERTY: 1661 Ashland Street
APPLICANT: Rogue Credit Union & Columbia Care Services, Inc.
OWNER: Columbia Care Services, Inc./Jerome White, KSW Architects
DESCRIPTION: A request for a Land Partition and Site Design Review to create three parcels from the parent property located at 1661 Ashland Street. Parcel 1 would be 33,278 square feet in area and would contain the proposed "Rogue Ridge" development consisting of 30 multi-family dwelling units including one resident manager's unit and 29 affordable housing units in a 26,146 square foot, three-story building in two connected wings; Parcel 2 would be 9, 913 square feet in area and would contain a future two-story commercial building; and the third parcel would be 22,462 square feet and would contain the existing Rogue Credit Union building. (25 of the 30 proposed units are studio units that are less than 500 square feet in gross habitable floor area and each counts as ¾ of a unit for purposes of density calculation; the five remaining units are two- and three-bedroom and count as full units for density purposes.) **COMPREHENSIVE PLAN DESIGNATION:** Commercial; **ZONING:** C-1;
ASSESSOR'S MAP: 39 1E 10DC; **TAX LOT:** 8700 & 9201

Emerson gave staff report on PA-T2-2018-00004.

Kerry Kencairn, 545 A' Street, applicant's representative, addressed the Commission regarding this project. She gave a high level overview of the project and explained the reason for removal and went over the plans for updated landscaping that would add an additional 16 trees.

*Cates/Neff m/s to **approve** as submitted. Voice Vote. All AYES. Motion passed.*

PLANNING ACTION: TREE-2018-00029
SUBJECT PROPERTY: 899 Cypress Point Loop
APPLICANT/OWNER: Geoffrey Ball
DESCRIPTION: A request for a Hazardous Tree Removal Permit to remove a black oak located in the Oak Knoll subdivision open space but functioning as part of the backyard at 899 Cypress Point Loop. The tree, approximately 40 inches diameter at breast height, was recommended for removal by two arborists and found to have root disease, rot, fungus, and die off. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-10; **ASSESSOR'S MAP**: 39 1E 13CB; **TAX LOT:** 5300

The applicants were not present.

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Emerson gave a staff report on TREE-2018-00029, explaining that the tree is partially in the open space and thus requires a tree removal permit.

John noted the tree was a "spectacular" tree and it is very unfortunate that the tree has declined. He noted two arborists had looked at the tree and both considered it a hazard.

The Commission discussed how overwatering had likely contributed to the decline of the tree and caused some of the rot and fungus problems.

*Cates/Neff m/s to **approve** with the recommendation that the tree be replaced with a large stature tree such as a willow oak or other oak recommended by an arborist. Voice Vote. All AYES. Motion passed.*

VII. STREET TREES

PLANNING ACTION: TREE-2018-00027
SUBJECT PROPERTY: Right of Way at intersection of Scenic and Grandview
APPLICANT/OWNER: City of Ashland Streets Division
DESCRIPTION: A request for a Hazardous Tree Removal Permit to remove a volunteer tree that is damaging the curb. The tree has multiple 6 inch stems and an approximate height of 30 feet. It is near 195 Scenic Drive. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-10;

Emerson gave the staff report on TREE-2018-00027.

Cates/John m/s to **approve** as submitted. Voice Vote. All AYES. Motion passed.

PLANNING ACTION: TREE-2018-00028
SUBJECT PROPERTY: Right of Way at intersection of Orchard and Westwood St
APPLICANT/OWNER: City of Ashland Electric Departmentt
DESCRIPTION: A request for a Street Tree Removal Permit to remove a dead tree at the intersection of Orchard and Westwood Street. The tree is approximately 30 inches in diameter at breast height and 70 feet tall. The tree is located approximately between 460 and 450 Orchard St.
COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-10;

Emerson gave the staff report on TREE-2018-00028.

*John/Neff m/s to **approve** as submitted. Voice Vote. All AYES. Motion passed.*

PLANNING ACTION: TREE-2018-00030
SUBJECT PROPERTY: 365 Strawberry Ln
APPLICANT: Regenesis Ecological Design
OWNER: William Potts
DESCRIPTION: A request for a Street Tree Removal Permit to remove a tree in the right of way at 365 Strawberry Ln. The tree is a 10 inch DBH lodgepole pine that is approximately 20 feet in height. The tree is on an eroding cut slope and has exposed structural roots. In order to accommodate further foundation drainage improvements further root cutting is required.
COMPREHENSIVE PLAN DESIGNATION: Rural Residential; **ZONING:** RR-.5;
ASSESSOR'S MAP: 39 1E 08AC; **TAX LOT:** 602

Emerson gave a staff report on TREE-2018-00030.

The Commission discussed having some difficulty locating the trees on the property.

*John/Cates m/s to **approve** as submitted. Voice Vote. All AYES. Motion passed.*

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VIII. DISCUSSION PART 2

Tree Removal and Landscape updates to Public Parking Lot at 130 N Pioneer St.

Emerson gave a short explanation of the proposal. City Council has directed Public Works to mitigate concerns for a neighbor by re-landscaping. Senior staff determined that there is no permit required for removal, as trees on public property under 18 inches DBH are exempt from removal.

John noted that he liked the planting list and Cates approved of the replanting of large stature trees that have been proposed. Cates did not believe the project would have a large impact on tree canopies in the vicinity.

Commissioners mentioned that this property has come up before, but that the previous proposal would have seen many more trees in different locations removed.

IX. ADJOURNMENT

The meeting was adjourned at 8:05 p.m. Emerson noted that the next regular meeting would be held on Thursday, November 8, 2018 at 6:00 pm in the Siskiyou Room of the Community Development Building at 51 Winburn Way.

Respectfully submitted by Regan Trapp

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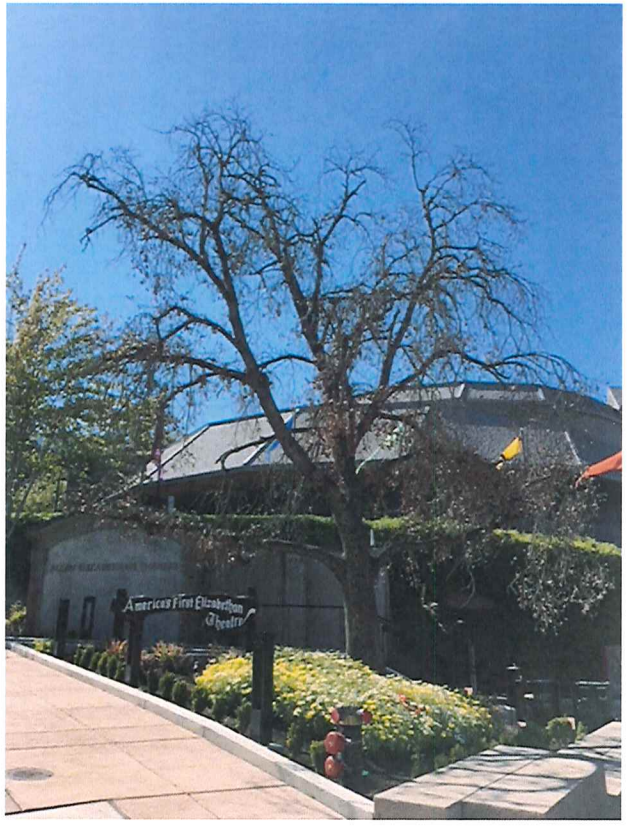
- Exhibit A -

Oregon Shakespeare Festival.



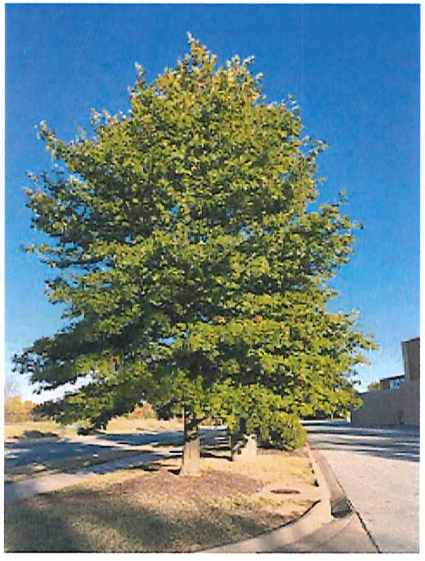
Existing Tree (deceased)

Canyon live oak
Quercus chrysolepis

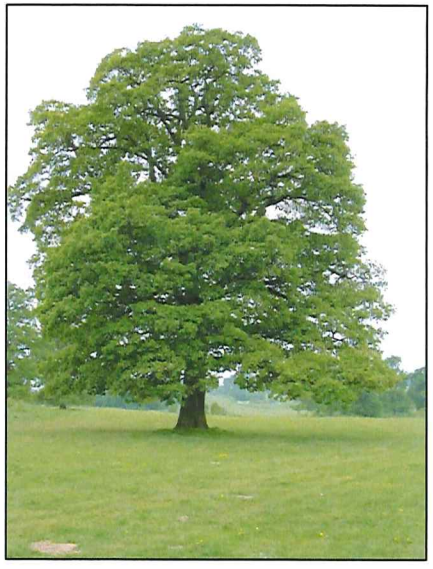
To be removed Oct. 29, 2018

Contemplated options for replacement

Shumard oak
Quercus shumardii

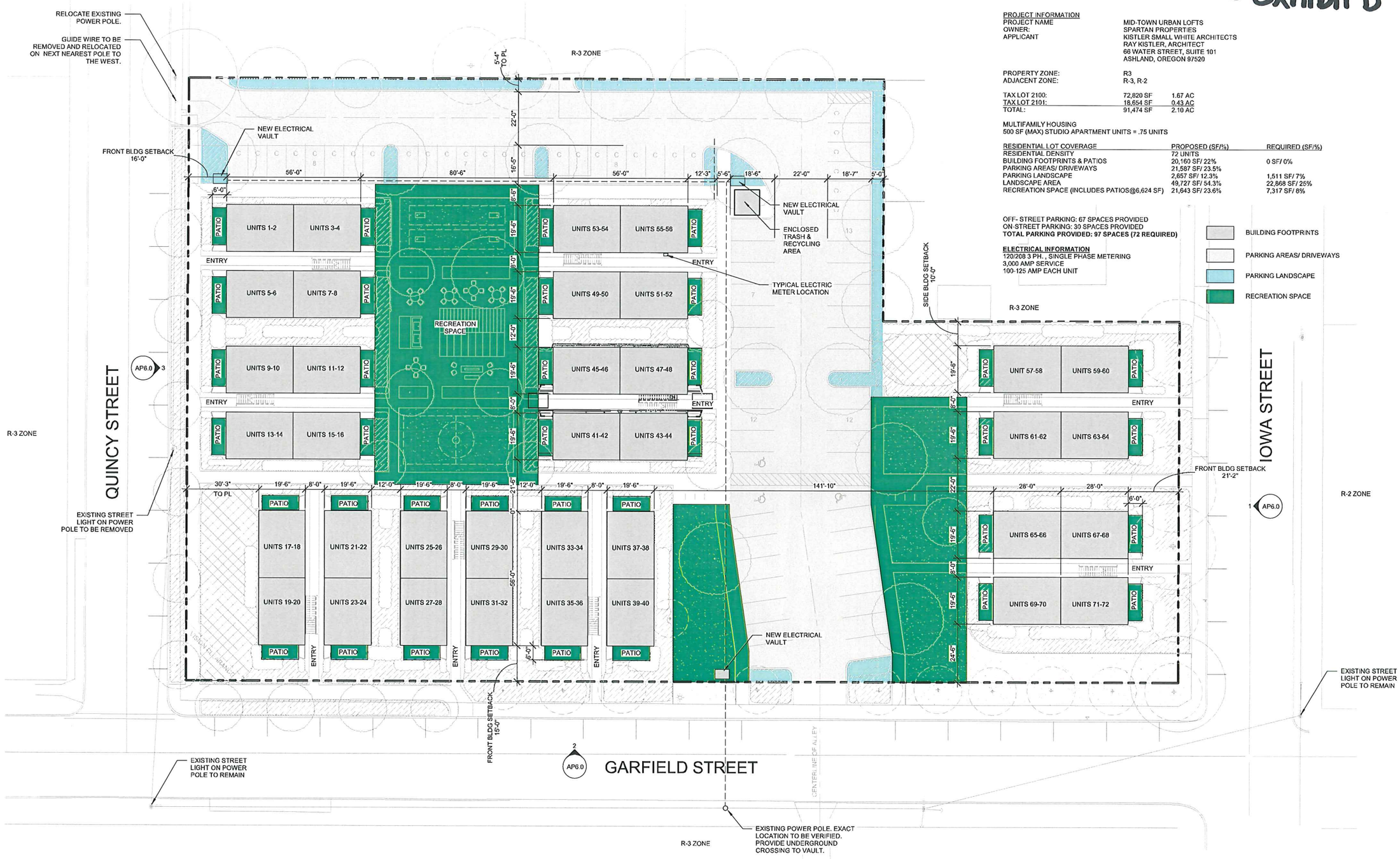


Nuttall oak
Quercus nuttallii



Willow oak
Quercus phellos

- Exhibit B -



PROJECT INFORMATION

PROJECT NAME	MID-TOWN URBAN LOFTS
OWNER:	SPARTAN PROPERTIES
APPLICANT	KISTLER SMALL WHITE ARCHITECTS RAY KISTLER, ARCHITECT 66 WATER STREET, SUITE 101 ASHLAND, OREGON 97520
PROPERTY ZONE:	R3
ADJACENT ZONE:	R-3, R-2

TAX LOT 2100:	72,820 SF	1.67 AC
TAX LOT 2101:	18,654 SF	0.43 AC
TOTAL:	91,474 SF	2.10 AC

MULTIFAMILY HOUSING
500 SF (MAX) STUDIO APARTMENT UNITS = .75 UNITS

RESIDENTIAL LOT COVERAGE	PROPOSED (SF/%)	REQUIRED (SF/%)
RESIDENTIAL DENSITY	72 UNITS	
BUILDING FOOTPRINTS & PATIOS	20,160 SF/ 22%	0 SF/ 0%
PARKING AREAS/ DRIVEWAYS	21,587 SF/ 23.5%	
PARKING LANDSCAPE	2,657 SF/ 12.3%	1,511 SF/ 7%
LANDSCAPE AREA	49,727 SF/ 54.3%	22,868 SF/ 25%
RECREATION SPACE (INCLUDES PATIOS@6,624 SF)	21,643 SF/ 23.6%	7,317 SF/ 8%

OFF- STREET PARKING: 67 SPACES PROVIDED
ON-STREET PARKING: 30 SPACES PROVIDED
TOTAL PARKING PROVIDED: 97 SPACES (72 REQUIRED)

ELECTRICAL INFORMATION
120/208 3 PH. , SINGLE PHASE METERING
3,000 AMP SERVICE
100-125 AMP EACH UNIT

BUILDING FOOTPRINTS
PARKING AREAS/ DRIVEWAYS
PARKING LANDSCAPE
RECREATION SPACE

SITE PLAN W/ AREAS (1)
1" = 20'-0"

kistler + small + white architects

ASHLAND MID-TOWN LOFTS

PLANNING
07.06.18

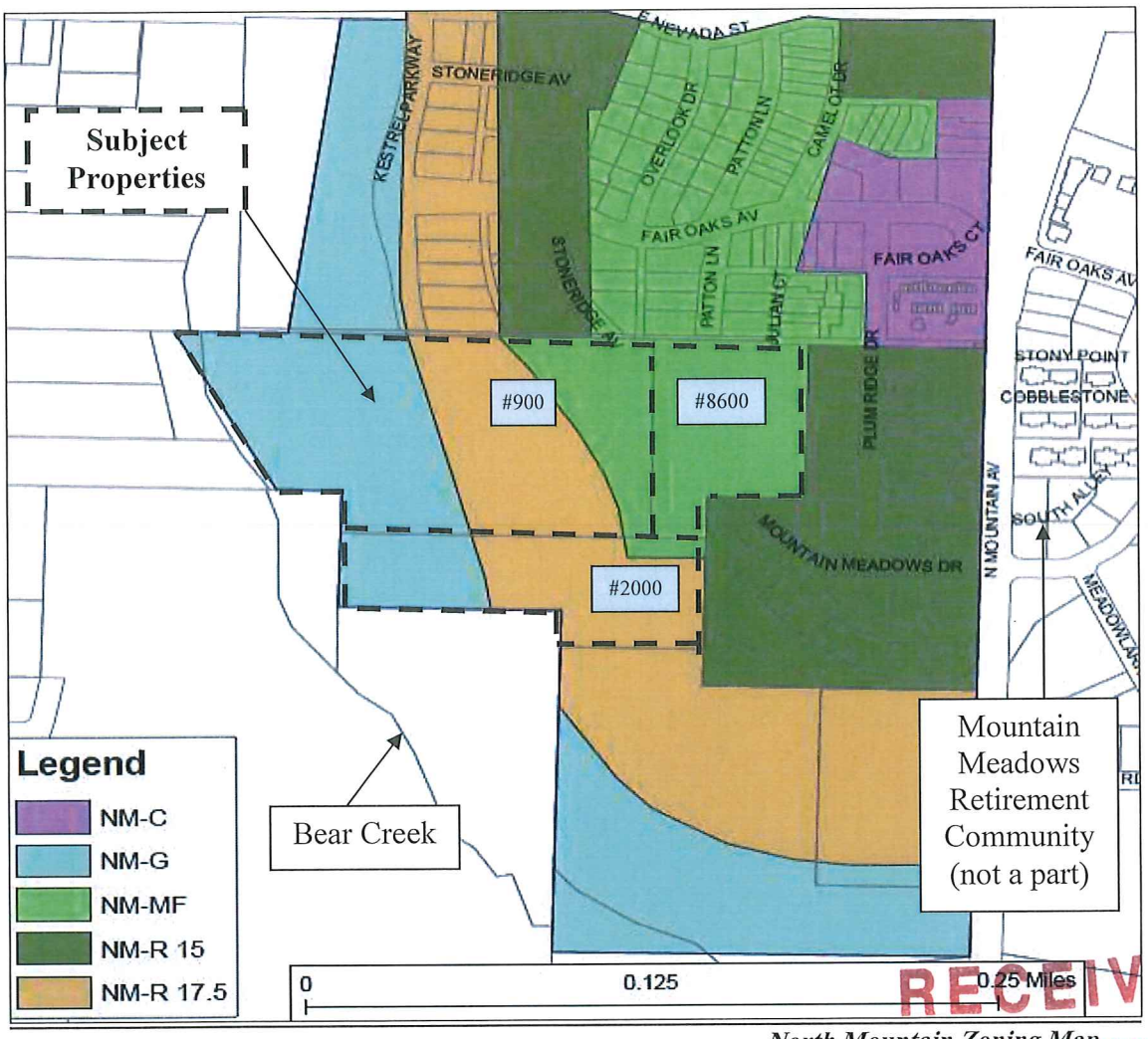
SITE PLAN W/ AREAS AP1.1

"KESTREL PARK SUBDIVISION"

FOR A
PERFORMANCE STANDARDS OPTIONS SUBDIVISION
OUTLINE PLAN

SUBMITTED TO
CITY OF ASHLAND

FOR
KDA HOMES, LLC
604 FAIR OAKS COURT
ASHLAND, OR 97520



North Mountain Zoning Map

RECEIVED
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City Of Ashland

SEPTEMBER 7TH, 2018

I. PROJECT INFORMATION:

PROJECT NAME: "Kestrel Parkway Subdivision"

LEGAL DESCRIPTION: 391E 04AC Tax Lot 900 / 04AD Tax Lot 8600 / 04DB Tax Lot 2000

APPLICANT: KDA Homes, LLC 604 Fair Oaks Court Ashland, OR 97520 Tel: 541.821.3752	**DESIGNER:** Lindemann Design 550 W. Nevada Street Ashland, OR 97520 Tel: 503.866.4742	**ENGINEERS:** Construction Engineering Consultants P.O. Box 1724 Medford, Oregon 97501 Tel: 541.779.5268
SURVEYOR: Polaris Land Surveying, LLC 151 Clear Creek Dr #101, Ashland, OR 9752 Tel: 541-482-5009	**BIOLOGIST:** Schott & Associates 21018 NE Hwy 99E Aurora, OR 97002 Tel: 503.678.6007	**LANDSCAPE DESIGN / ARBORIST:** Madara Design, Inc. 2994 Wells Fargo Road Central Point, OR 97502 Tel: 541.944.4287

PROJECT ZONING: As illustrated in the inserted Zoning Map (above), the properties are zoned North Mountain (NM) with three residential overlays: NM-G (Greenway), NM-R-1-7.5 (single-family) and NM-MF (multi-family). The subject properties are regulated by Chapter 18.3.5 of the Ashland Municipal Code as well as Chapters 18.3.9 (Performance Standards Option), 18.3.10 (Physical & Environmental Constraints) and 18.3.11 (Water Resources Protection Zones).

PROJECT PROPOSAL: The applicants will be requesting an Outline Plan approval, under the Performance Standards Option, for a 17 lot subdivision, Major Amendment to the North Mountain Neighborhood Plan, Physical & Environmental Constraints Permit for improvements within a Flood Plain Corridor and a Limited Use Permit for activities within a Wetland.

PROJECT DATA:

Lot Acreage

Tax Lot	**900**	**8600**	**2000**
Acres	7.79 ac	2.55 ac	3.14 ac

Total: 13.48 acres

Density & Open Space

NM Zone	**NM-G**	**NM-R-1-7.5**	**NM-MF**
Acres	5.99 ac	2.76 ac	4.74 ac
Dwelling Units Per Acre	-	3.6	12
75% to 110% Density Requirement	-	7.42 – 11.02	42.66 – 68.25*
Proposed Density	-	11	4 (at this time)
Open Space (public) – to be dedicated	5.99 ac	-	
Open Space (private) – HOA maintained	n/a	.55 apx	.14 apx*

Total Open Space Provided: 6.69 acres or roughly 50% of project site.

* Final density and open spaces within NM-MF areas are to be determined at time of Site Review Permit.

RECEIVED
SEP 07-2018
City Of Ashland

INTRODUCTION: The subject project is named "Kestrel Park Subdivision" after the name of the adjacent City owned park (Kestrel Park) and what will be an extension of the park along the entire frontage of the proposed subdivision. The subdivision generally follows the form and pattern set by the neighborhood's master planning process in 1996 (see Project History below) as well as the abutting subdivision, Meadowbrook Park II at North Mountain Park.

The proposed subdivision is being designed and developed by the majority developer of Meadowbrook Park II, KDA Homes, LLC, including the Home Builder, Dave DeCarlow. It includes attractive and desirable special features including open spaces, wetlands, pedestrian friendly streetscapes, energy efficient housing, missing middle housing and environmentally sensitive housing.

One the west side of the subdivision, adjacent to the Bear Creek corridor and where the property levels out from the base of the hill, the application includes plans for single-family detached housing which will be consistent with the zone's single family zoning and contextually compatible with neighboring homes. The single family homes are generally on larger lots, fronting along Kestrel Parkway and Bear Creek.

On the east side of the subdivision (the top of the hill), "future" housing is to be consistent with the North Mountain Neighborhood Plan's multi-family zoning which will include smaller attached and detached housing units, generally all less than 800 square feet. The units will likely be clustered in small groups and designed similar to bungalow cottages with shared walkways, shared walls and shared court yards. Because of the multi-family zoning and steep slopes, the cottages will be largely terraced to accommodate the grade changes, mobility needs and to obtain natural lighting and view opportunities. As noted throughout this document, the multi-family units are not being proposed at this time, but will be proposed in the near future once the property's civil engineering is complete and housing details fully understood. The plans presented, specifically Exhibit C.1-B, illustrate "conceptual" multi-family footprints in the NM-MF zone in order to verify minimum density standards can be met.

NORTH MOUNTAIN PLAN HISTORY: The property is within the North Mountain Neighborhood Plan area which has been in the Ashland City limits since the early 1900's. It was originally zoned for one-half acre lots in an effort by the City to discourage development of the properties until city services to this area could be properly developed. The properties remained primarily underdeveloped, with only a few residential homes, until the late 1990's when the North Mountain Neighborhood Plan was finally adopted in 1997 along with the development of the highly successful Mountain Meadows Retirement Community.

In 1996, the City of Ashland held a number of neighborhood meetings, including a design charrette, between the areas property owners, City staff and Lennertz and Coyle, an Architectural and Planning firm out of Portland. The effort eventually culminated in a master plan called the North Mountain Neighborhood Plan which was adopted in 1997 (Ord #2800) and included amendments to the City's Comprehensive Plan, Zoning Map, Land Use Code and Site Design and Use Standards to guide the eventual development. The expected build-out period at that time was estimated at 20 years.

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In 2004, a large portion of the North Mountain Neighborhood was approved for an 81-lot (103 units) subdivision by a Development Company called Camelot Homes who developed a majority of the subdivision's road and homes, but later sold the property due to the poor economy. The remaining original parcels of the North Mountain Neighborhood Plan area were either pending eventual development or were developed between 2005-2018 by other property owners, including the Julian Square Mixed-Use Development, Great Oaks Subdivision, Plumb Ridge Subdivision, Quinn Subdivision, Mountain Meadows Retirement Center and the newly constructed three-story condominium building on the corner of Plum Ridge Court and Fair Oaks Avenue.

Note: At the time of these developments, various major amendments from the master plan's circulation pattern were requested and eventually approved by the Planning Commission which is now what exists today (See Exhibits #8-9) to compare the original circulation plan to today's circulation pattern).

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North Mountain Neighborhood

Current Conditions (2018)

The yellow dashed outline above represents the subject property. The solid blue outline represents the Spartan Ashland Stella Real Estate, LLC. property, Tax Lot 2800, which is not a part of this application, but is within the North Mountain Neighborhood Plan area and would be the sole remaining parcel to be developed within the Master Plan area.

SITE HISTORY AND PROPERTY DESCRIPTION: The applicants are not aware of any current development history of the property as it was once a large tract of land that was partitioned prior to the adoption of the North Mountain Neighborhood Plan. However, there is evidence of multiple man-made alterations to the property including a main public sewer line extending from the south side through the north side of the property (where the well-worn dirt trail exists), large mounds of sediment stockpiling

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which was brought to the site by the City's Public Works Department during the 1997 New Years Day Flood (surrounding areas of the wetland) and a circular dirt road adjacent to the existing Meadowbrook Park II Subdivision, likely used for stockpiling of material and construction circulation during that development's construction.

The site has a variety of natural features consisting of level and steep grades, multiple trees, two small wetland areas and the Bear Creek floodplain and greenway area as well as the City's adopted floodplain corridor which is significantly wider than the adopted Federal Emergency Management Agency (FEMA) boundary. The site's slopes range from 0% to 35%+ with the flat area of the property on the western half and the steeper part of the property on the eastern half. The most significant grades lay directly between the two halves where slopes of 35%+ exist. The two small wetlands consist of 3,620 sq. ft. and 805 sq. ft. The larger wetland will be integrated into the development and intended to be a central feature of the development. As it sits today, the wetland has limited biological or aesthetic value as it has been largely filled-in or encapsulated by off-site fill material. The smaller wetland will be filled as its size does not meet State regulatory standards. The majority of the site's trees are intended to be preserved and incorporated into the development where possible. That said, the vast majority of the trees exist within the Bear Creek 100 year Floodplain (west of the proposed Kestrel Parkway) consist of Oak Trees, Cottonwood Trees, Pine Trees and Aspen Trees, the majority of which will remain. The few trees to be removed are Cottonwood trees which largely lay within the most logical building areas or road rights-of-way.

Subject Property – looking south at end of Kestrel Parkway

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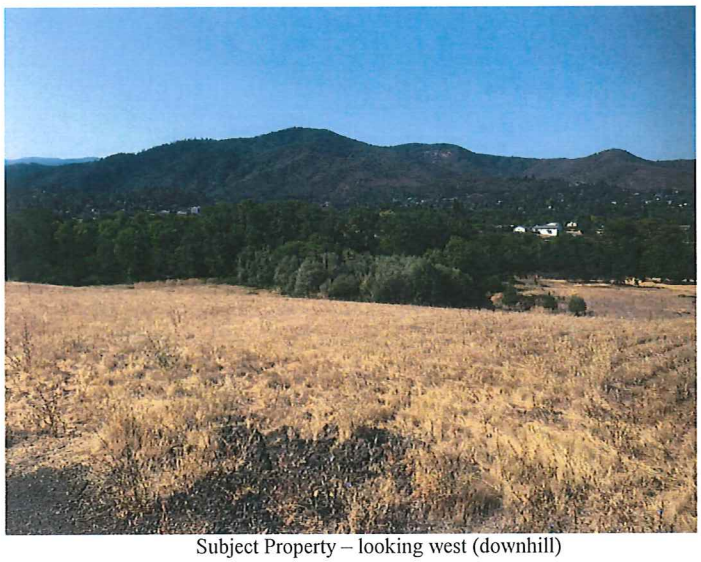
Kestrel Park – looking north at end of Kestrel Parkway



Subject Property – looking west (downhill)

looking east (uphill)

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II. PROJECT PROPOSAL:

1) Subdivision: The applicants are proposing an Outline Plan subdivision application to develop a 17-lot subdivision generally consistent with the North Mountain Neighborhood Plan, including the roads, alleys, open spaces and infrastructure. The subdivision will be built in multiple phases and accommodate 55 to 65 residential units consisting of 15 single family detached residences and 40 to 50 multi-family residences. The multi-family residences are to be located within distinct areas ("Areas" as illustrated on Exhibits B, C.1 and C.1-B), and each phase will be subject to a publically noticed Site Review Permit prior to construction. The subdivision plan also includes the dedication of the flood plain corridor to the City of Ashland (required under the North Mountain Neighborhood Plan), and three areas of common open space.

The submitted plans closely resemble the North Mountain Neighborhood Plan on its fundamental points but takes a much more detailed approach to the site's constraints and the logistics of accomplishing the plan's objectives. This is even more important when one considers the pre-existing conditions of the developments to the north and east which included major amendments / modifications to the North Mountain Neighborhood Plan during their planning process. Nevertheless, the intensive level of detail design revealed a number of issues that the original plan either did not address at all or addressed somewhat superficially. The nature of these issues varies from minor (and entirely anticipated) alterations in lot configuration (i.e. lot configuration, number, etc.) from the generalized concept plan to street realignments which definitely requires an amendment. In between are some unknowns such as how to address the wetland within the middle of the property since it was never identified in 1997 during the community charrette process or addressed within the plan's accompanying standards. When such gaps are encountered, it is assumed that since design flexibility is the stated goal, innovative amendments and solutions that do not compromise the integrity of the North Mountain Neighborhood Plan are not only encouraged, but expected.

The attached subdivision plans illustrates a street layout largely consistent with the North Mountain Neighborhood Plan, but altered slightly to conform to existing street patterns and/or natural features not realized during the master plan's original conception and adoption. The connectivity pattern largely remains as intended with Neo-Traditional Neighborhoods, including the inclusion of alleys, various walking paths, pocket open spaces and porch dominant streetscapes as required by the North Mountain Neighborhood zoning codes.

There are two types of housing units; traditional single-family detached housing and the other small attached clustered multi-family cottage units, each type's vehicular access will largely be from an existing or new alley, consistent with the North Mountain Neighborhood's original intent.

Single Family (Areas 1 & 2, Lots #1 – 15): The single-family detached housing configuration is intended to primarily address two points: 1) to respect the existing street and house patterns of the adjacent residential neighborhood to the north "Meadowbrook Park II", and 2) to conform to the City's NM-R-1-7.5 density and access standards. The single-family detached units will be similar in design, scale and

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mass of the adjacent homes within the Meadowbrook Park II Subdivision (photos of the neighboring houses have been included below).

Multi-Family (Areas 3 – 7): The multi-family housing portion of the development proposal will be constructed within Areas 3 – 7 and will consist of 40 to 50 units. Each area's development will be subject to a future Site Review Permit which will include specific elevation plans, floor plans, landscaping plans, etc. A conceptual plan (Exhibit C.1-B) of the multi-family units has been included with the subdivision application in order to illustrate the general pattern and density of the expected multi-family units. The configuration was based on various factors which included the NM-MF zone's "minimum" density standards, the market acceptance of smaller units within the Verde Village subdivision, recent discussions with City staff and others around the Rogue Valley relating to "Missing Middle" housing, the various City of Ashland housing documents identifying the need for smaller and more affordable units and finally, the City's recent adoption of the Cottage Housing Ordinance *Note: it should be clearly noted there are unique physical constraints with the subject property that do not necessarily relate or adapt to the City's adopted Cottage Housing Ordinance. As such, the conceptual plan illustrating the multi-family units will not necessarily be a cottage housing development under the City's code, but a cottage housing development nevertheless with similar characteristics and goals*. The attached narrative and illustration on Page 16 have been provided in an attempt to illustrate the character and orientation of the proposed multi-family units, but additional elevations and site planning will occur once the subdivision's civil engineering is completed and those specific areas truly understood by the design team.

Open Space: The subdivision will include four open space areas, three small and one large. The small open spaces are located within the center of the property and include a small 6,219 square foot open space on steep sloping property between conceptual units #20 and 44 and 45 as well as the site's existing 3,619 sq. ft. wetland, plus a 20,646 sq. ft. protection zone surrounding the wetland and its various trees. The small open spaces are intended to remain as passive natural open space, but because of past excavation disturbances and significant sediment fills around the wetland, the sediment piles will be removed, the wetland protection zone area is to be planted with native plants and most of the site's trees will be trimmed and pruned for both health and aesthetic enhancement. A one-way street couplet circles the wetland open space which is intended to provide access to and from Kestrel Parkway, but also neighboring houses on each side of the wetland. The open space will be owned and managed by the subdivision's Home Owners Association.

The large open space will be roughly 5.99 acres in size and is to be dedicated to the City of Ashland as stipulated within the North Mountain Neighborhood Plan. This area is to largely remain in a natural state, but will include a storm water treatment pond similar to the pond within Kestrel Park to the north, a small linear wetland between the pond and the creek and the future Bear Creek Bike/Pedestrian Path. *Note: It is expected that the bike/pedestrian path's final alignment will be determined by the City of Ashland's Public Works and Park's Departments in the near future. Both have been actively working with the Bear Creek Greenway Foundation and Jackson County Public Works Department on various components of the bike/pedestrian path's future extension, including the discussion of a pedestrian bridge over the creek at Nevada Street, a temporary bike/pedestrian rout from the recently constructed path along Verde Village, then east on West Nevada, south on Oak Street, east on Sleepy Hollow and down to the recently*

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acquired Mace Property. The recently acquired Mace property will provide various bike/pedestrian path connections to either a second bridge over Bear Creek to the subject property and/or along the City owned parcel adjacent to River Walk which leads to North Mountain Park.

Finally, it should also be noted the plan includes the inclusion of a new east-west pedestrian path between the Meadowbrook Park II Subdivision to the north and the subject subdivision. The path will extend from the existing alley at Julian Court (an alley), along a new proposed section of alley where it abuts up to Stone Ridge Avenue, but then converts to a pedestrian pathway, with stairs in the steepest sections, down to Kestrel Parkway.

2) North Mountain Neighborhood Plan - Required Density: The North Mountain Neighborhood Plan requires each development to provide a density range that is from 75% to 110% of the zones "base" density. As noted on Page 2, the subject properties total 13.48 acres of which 6.69 acres will be public or private open space. The remaining property will be developed in accordance with the respective zone's base density (no bonus density is requested) which again, includes a "requirement" that such density be 75% to 110% of the base zone's dwelling units per acre.

In this case, the subdivision has 2.75 acres of R-1-1-7.5 land (Single Family - Area #1 – Lots #1 – 11) with a base density of 3.6 units per acre and a required range of density that is between 7.42 units and 11.88 units. The proposal in this area is for 11 single family units.

The subdivision also has 4.74 acres of NM-MF (Multi-Family – Areas #2 – 7) with a base density of 12 units per acre and a required range of density that is between 42.66 and 68.25 units. At the present time, the applicants are illustrating on the conceptual plan (C.1-B) that a total of 54 units within Areas #2 – 7 are possible, 4 single family detached homes and 50 smaller attached or detached units. However, it should be understood that at the time of each areas' Site Review Permit application, the number of units may change as a result of the subdivision's final engineering, market demand or design flexibility, but in no case would the density be less than or more than the zone's permitted 75% to 110% density range.

3) Building Envelopes: The submitted plans illustrate a mixture of housing types and sizes largely based on the proposed street pattern and the sites' natural constraints and zoning boundary (split between NM-R-1-7.5 and NM-MF), etc.

Single Family (Areas 1 & 2, Lots #1 – 15): As noted, Lots #1 – 11 lay within the neighborhood's single family zone (NM-R-1-7.5) along Kestrel Parkway which has a significantly lower density than the hillside (multi-family) area of the development. In accordance with AMC 18.3.5.040.F, Lots #12 – 15, along Stone Ridge Avenue are located within the multi-family zone (NM-MF), but have been designed as single family detached to reflect the neighboring context of single family detached houses within the Meadowbrook Park II Subdivision, as a sensitive transition into the proposed subdivision. All of the proposed homes are to have their vehicular access come from the adjacent rear alley allowing the front of the homes to sit proudly along the street frontages.

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Multi-Family (Areas #3 – 7): As noted, the proposal does not include a Site Review Permit for the subdivision's multi-family units, but once the site's civil engineering is complete and infrastructure fully

realized, the applicants will then submit individual Site Review Permit applications for the multi-family areas. However, a conceptual build-out plan (Exhibit C.1-B) has been submitted to illustrate the applicants' intentions in the North Mountain Multi-Family zone as it relates to the North Mountain Neighborhood Plan's minimum density standards and access management standards. At the present time, the applicants are proposing a mixture of multi-family types including single and two-bedroom attached or detached cottage townhomes ranging in size from 650 sq. ft. to 1,000 sq. ft, the vast majority of which will be smaller units, mostly due to the zone's minimum density standards, formation of available buildable land area based on existing street pattern, building codes (windows at property lines, access, etc.), solar access (distance between buildings), limited parking (capacity of alleys/distance between curbs), etc.

4) Climate & Energy Goals: The applicants intend to develop the property with certain goals and policies outlined within the City's recently adopted Climate & Energy Action Plan. For example, the applicants intend to: A) Develop the units as Zero Net Ready homes providing the necessary infrastructure within the homes which will allow future owners the opportunity to install solar systems more efficiently and cost effectively when compared to retrofit situations; B) Construct the homes under the Earth Advantage Gold/Platinum Certification levels which provide each home with the most energy efficient construction techniques and appliances. C) Provide each of the single family homes with 20amp services for AC Level 1 Electric Vehicle (EV) charging with garages or parking areas and 100 amp service for AC Level 2 charging in the multi-family area. D) Purchase two to three EVs for the multi-family areas of the development at the time that phase of the development occurs. The EVs will be owned, operated, maintained and replaced by the owners/tenants of the HOA as with any common element and metered through smart technology. Further, the applicants intend to construct a majority of the homes with a Lifelong Housing Certification which provides for "aging in place" opportunities both inside and outside of the homes. Overall, it is the applicants' intention to plan and develop a community that supports alternative transportation goals, the use of more efficient vehicles, a more climate ready development and lifelong housing opportunities.

5) Solar Access: All of the proposed single-family units, Lots #1 – 15, will comply with the Solar Access Performance Standards, AMC 18.4.8.040 B., which allows a predetermined solar access point in order to protect the applicable solar access standard. In this case, the applicants are proposing the "same" solar access standard granted to the Meadowbrook Park II Subdivision directly to the north, which allowed a 4' shadow above the south wall of the northern neighbor's finished first floor in order to define the height of any proposed new residences and protect the intent of the solar access standards (PA-2003-158 - Condition #31). This standard will provide for necessary consistency between the two subdivisions which generally have the same topographic constraints, density requirements and lot orientation as pre-determined by the adoption of the North Mountain Neighborhood Plan.

At the time of the Site Review Permit application for each multi-family area, the applicants will present findings addressing solar access needs.

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6) Neighbor Connectivity & Compliance with the North Mountain Neighborhood Plan: The property has intersecting streets from adjoining developments on nearly every side as well as "planned" streets to the south. To the best of the applicant's ability, the proposed plan follows the neighborhood's existing street pattern, follows the North Mountain Neighborhood Plan and tries to be as sensitive as possible to the site's natural constraints. The applicants have also met with the adjoining neighbor to the south (Spartan Ashland Stella Real Estate, LLC. property, Tax Lot 2800) multiple times to discuss connectivity, process, timing, etc., but at the present time, there is no indication there will be any eminent development by that property owner. Regardless, the plans illustrate Kestrel Parkway abutting the edge of the property to the south as well as an alley consistent with the North Mountain Neighborhood's Plan.

Areas where the proposed application *deviates* from the North Mountain Neighborhood Plan (NMNP) include:

a) The large open space area surrounding the site's wetland. The adopted NMNP illustrates this area to be housing;
b) The one way street system or couplet wrapping around the site's wetland. The adopted NMNP illustrates an alley or pedestrian walk serving the housing planned within this area;
c) The curb side sidewalk along the one way street system or couplet around the wetland. The adopted NMNP does not include a couplet;
d) Multi-family housing between Nandina Street, Stone Ridge Avenue and Patton Lane. The adopted NMNP identifies the area as Civic Space;
e) Standard street design of Zare Way & Kestrel Parkway. The adopted NMNP illustrates pie-shaped medians;
f) Stone Ridge Avenue does not connect directly through to Zare Way. The adopted NMNP illustrates a street traversing through this area;

Further explanation as to the justification of the various changes has been provided below on Pages 21 - 24, but essentially, the modifications have been based on a combination of factors that relate to changes created by adjoining subdivisions and unknown physical constraints, minimum density standards and preservation of the site's physical constraints which were not readily available or as understood when the North Mountain Neighborhood Plan was created in 1997.

7) Parking Management: Because of the site's duel zoning and topography, the applicants propose two distinct parking plans based on the subdivision's two distinct residential unit types.

Single Family (Areas 1 & 2, Lots #1 – 15): The single family units are relatively traditional in appearance, function and parking orientation. A minimum of four on-site parking spaces will be provided within a two car garage and two car parking pad in front of the garage, plus an additional parking space along the fronting streets. In fact, this section of Kestrel Parkway will add an additional 33 parking spaces for the benefit of the homeowners and the general public. The streets are likely to remain free of vehicular parking other than for guests or additional vehicles as the home's driveways will provide ample off-street parking for the home's tenants. As it stands today, within the adjacent Meadowbrook Park II Subdivision to the north, parking along the adjacent streets is noticeably absent.

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Multi-Family (Areas #3 – 7): At the time of the Site Review Permit for the multi-family units, each multi-family area will need to present its parking plan based on the number and size of the units proposed. The applicants contend two-bedroom units less than 800 square feet are most likely based on various marketing studies, but may change. Nevertheless, the conceptual plan shows multiple pocket areas, created by the grid street pattern, of smaller building envelopes less than 800 square feet in size with parking along the subdivision's proposed alleys and streets.

One particular pocket area, Area #5, is illustrated with no on-site parking, but for three parallel alley spaces and 16 on-street parking spaces. This concept will require an Exception and/or Parking Management Strategy per AMC 18.4.3.060 with this area's future Site Review Permit. That said, it should be understood that through multiple design concepts, this particular area, due to its steep grade, intersecting streets and multi-family zoning, on-site parking has proven to be extremely difficult, highly inefficient or out of compliance with the City's access management standards. In recognition of the probable pending exception request, the applicants are considering a comprehensive Parking Management Strategy that includes strategically placed electric vehicle (EV) charging stations as noted previously for not just Area #5, but for all of the subdivision's multi-family areas. The applicants contend the combined nature of changing demographics (smaller households, demand for more independent living, shifting budgets, etc.) and the lightning quick technological advancements in the EV and self-driving automobile industry are rapidly reducing the ratio of cars per household. As such, the applicants believe a request to allow a percentage of on-street parking credits through AMC 18.4.3.060 A., combined with EV shared vehicles and a possible parking exception should be considered.

8) Unit Architecture and Neighborhood Compatibility:

Single Family (Areas 1 & 2, Lots #1 – 15): The architecture of the single family residences are intended to be similar to the mass, scale, forms and colors of the abutting neighborhood directly to the north. Photos (in lieu of conceptual elevation drawings) of the neighboring homes have been included within the application illustrating the applicants' intentions to produce a seamless transition between the two neighborhoods as much as possible (See photos on Pages 13 – 15). From the applicants' perspective, the only obvious difference between the two neighborhoods will be where Kestrel Park, a well groomed and green turf field owned and managed by the City's Parks Department abuts the proposed open space which is to remain in a more natural state.

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Mountain Meadows Drive

Mountain Meadows Drive

Plum Ridge Drive

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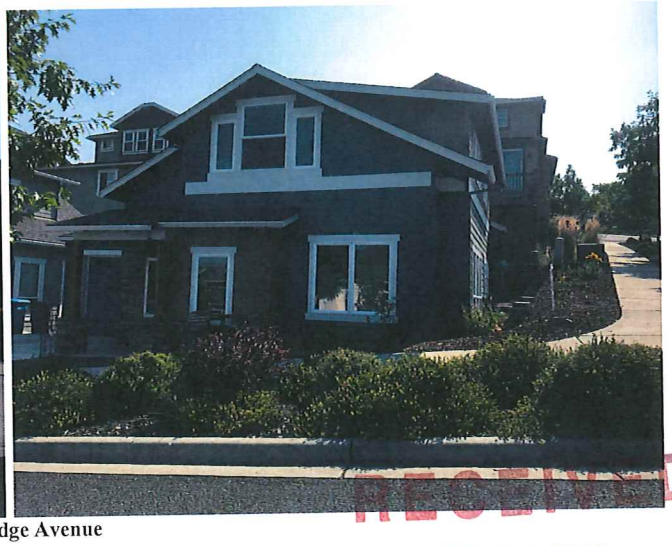
Kestrel Parkway

Kestrel Parkway



Stone Ridge Avenue

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Stone Ridge Avenue

The above house on Stone Ridge Avenue abuts the proposed subdivision. Although difficult to see, it's a two-story home accessed from a rear alley.

Stone Ridge Avenue

Multi-Family (Areas #3 – 7): A conceptual elevation of a typical multi-family unit has been inserted below (Page 16). This particular elevation was generated for the future planned multi-family units in Area #3 which is relatively level. However, at the present time, the applicants are not proposing any multi-family housing designs with the subdivision's application due to the multiple unknown variables that occur between Outline Plan, Final Plan and actual infrastructure installation, especially in areas that have steeper slopes that require significant time and effort to fully understand. As such, prior to any vertical construction within the identified multi-family areas, the applicants will apply for a Site Review Permit that includes detailed drawings of each units elevations as they relate to slope, grade retention, erosion control, pedestrian access, vehicle access, etc. Further, all proposed multi-family units will comply with the standards as outlined in the adopted North Mountain Neighborhood Plan. Again, it is the applicants' intention to develop housing that is consistent in mass, scale, form and colors typically found in the Meadowbrook Park II subdivision directly to the north.

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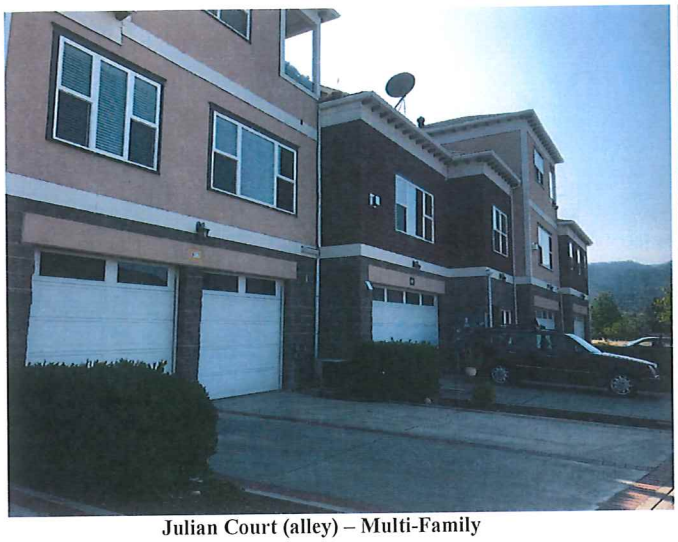
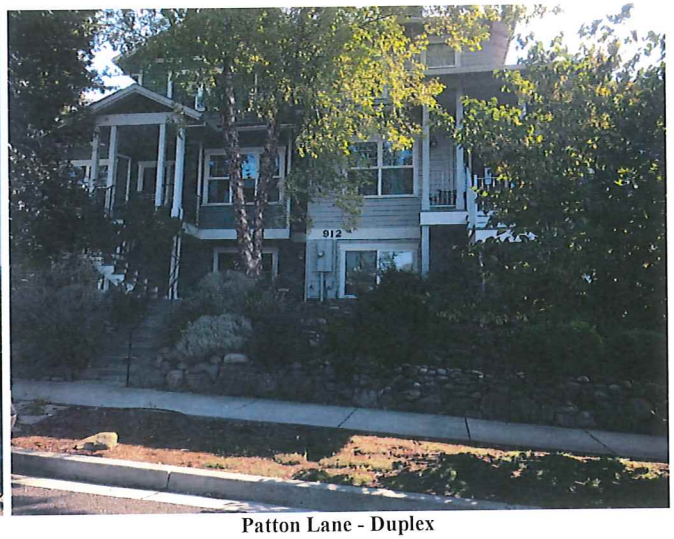


Julian Court (alley) – Multi-Family



Patton Lane - Duplex

Conceptual Multi-Family Unit

9) Traffic Analysis: Attached is a Traffic Analysis Report completed in July of 2018, from Alex Georgevitch, a Certified Traffic Engineer in the Rogue Valley who studied the proposed subdivision's traffic related impacts and essentially concludes the projected vehicular trip generation from the project, based on 15 single family units and 50 multi-family units, will not exceed anticipated volumes of traffic designed for local streets and will not decrease the Level of Service on nearby intersections, specifically North Mountain Avenue and Heresy Streets. Considering the grid street pattern of the development, vehicle trips will be largely spread throughout the subdivision as intended with the original North Mountain Neighborhood Plan.

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10) Common Open Spaces: After the development's roads, wetland and storm water management facilities are completed, prior to signature of the final plat, the large open space area between Kestrel Parkway and Bear Creek will be dedicated to the City of Ashland's Parks and Recreation Department per the North Mountain Neighborhood Plan. The applicants have been working with the Bear Creek Greenway Foundation, Parks staff and Public Works staff as it relates to future pedestrian trails/bike paths, but because of the number of unknowns at the present time, including the unknown timing of the neighboring property to the south (Spartan Ashland Stella Real Estate, LLC. property, Tax Lot 2800), the

applicants are simply working with the City and dedicating the land. Private agreements as they relate to the maintenance of the wetland mitigation area and storm water filtration ponds will be executed at the time of the project's final plat. The other common open space areas, including the site's large wetland and riparian buffer area will be owned and managed by the subdivision's Home Owner's Association (HOA).

11) New East – West Pedestrian Connection: As noted above, the proposal includes a new east-west pedestrian path connection adjacent to the Meadowbrook Park II Subdivision to the north and the subject subdivision. In the spirit of the North Mountain Neighborhood Plan, as a pedestrian friendly community, the connection is intended create a mid-block link between the upper portions of the North Mountain Neighborhood and Kestrel Parkway, including the future Bear Creek Greenway bike and pedestrian path.

The area of the new path technically lies within an odd 8' strip of property recently acquired by the City from the County. The 8' strip of land essentially extends from Quinn Lane down to the Bear Creek. In the areas where planned streets and alleys are proposed, the City Council will need to dedicate those lands to the applicant who in turn will construct the various improvements and dedicate those sections right back to the City in the form of rights-of-way. Discussions with City Administration relating to the process and technical entitlements are pending the Outline Plan's approval.

12) Time Schedule of the Development: There are a number of factors that affect the timing of any development, specifically a development such as the proposed which has a number of physical constraints. However, it is anticipated infrastructure construction could begin in the summer of 2019, and initial home construction fall of 2019. The multi-family areas of the development would also begin in the fall of 2019, once the infrastructure and all/most site improvements have been completed and each area's Site Review Permit is obtained. Full build-out could take ten years or longer, depending on market demands.

13) Dimensional Standards: Table 18-3.5.060 below contains lot and development standards, including density, minimum dimensions, area, coverage, structure height and other provisions that control the intensity, scale, and location of development for the NM-R-1-7.5, NM-R-1-5, NM-MF, and NM-C.

Table 18-3.5.060 North Mountain Neighborhood Dimensional Standards				
	North Mountain Neighborhood Zones			
	NM-R-1-7.5	NM-R-1-5	NM-MF	NM-C
Residential Density (dwelling units/acre)[1]	3.6 du/ac	5 du/ac	12 du/ac	20 du/ac
[1]Density is computed by dividing the total number of dwelling units by the acreage of the project, including land dedicated to the public. Fractional portions of the answer shall not apply towards the total density, except that units less than 500 square feet gross habitable floor area shall count as .75 units in the NM-MF and NM-C zones. Accessory residential units are not subject to the density requirements of the zone in the NM-R-1-7.5 and NM-R-1-5 zones.				
Standard Yards – Minimum (feet)				
Front – Standard	10 ft minimum/ 25 ft maximum	10 ft minimum/ 25 ft maximum	10 ft minimum/ 25 ft maximum	No minimum yard require-ments, except as required for parking, landscaping and building design
Front – Unenclosed Porch	5 ft	5 ft	5 ft	
Front – - Garage[2]	15 ft from building face / 20 ft	15 ft from building face / 20 ft from	15 ft from building face / 20 ft	

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Table 18-3.5.060 North Mountain Neighborhood Dimensional Standards				
	North Mountain Neighborhood Zones			
	NM-R-1-7.5	NM-R-1-5	NM-MF	NM-C
	from sidewalk	sidewalk	from sidewalk	requirement in chapters 18-4.2, 18-4.3, and 18-4.4.
Side – Standard[3]	5 ft per building story	5 ft per building story	5 ft per building story	
Side – Adjacent to Street	10 ft	10 ft	10 ft	
Side – Single-Story, Detached Garage and Accessory Buildings[4]	3 ft	3 ft	3 ft	
Rear – Standard	10 ft per building story	10 ft per building story	10 ft per building story	
Rear – Upper Floor Dormer Space	15 ft	15 ft	15 ft	
Rear - Single-Story, Detached Garage and Accessory Buildings Adjacent to Alley	4 ft	4 ft	4 ft	
Rear – Two-Story Accessory Adjacent to Alley	4 ft	4 ft	4 ft	
[2]No greater than 50 percent of the total lineal building façade facing the street can consist of garage, carport, or other covered parking space. [3]No additional side yard is required for half-stories and upper floor dormer space. [4]No side yard is required for accessory buildings sharing a common wall.				
Solar Access	Solar access setback required pursuant to chapter 18-4.8 Solar Access.			No solar access setback required.
Lot Coverage – Maximum (% of lot area)	45%	50%	75%	80%

The application's subdivision plan and concept plan identify building envelopes consistent with the above dimensional standards and no exceptions or variances to these standards are being requested at this time with the subdivision application, specifically as they relate to the identified single family detached homes. Further, at the time of the Site Review Permit application(s) for any of the multi-family unit areas, the plans submitted will be based on the above table.

III. PROJECT FINDINGS OF FACT:

The following information has been provided by the applicants to help the Planning Staff, Planning Commission and neighbors better understand the proposed project. In addition, the required *findings of fact* have been provided to ensure the proposed project meets the requirements and procedures outlined in the Ashland Municipal Code (AMC) pertaining to the Performance Standards Options Subdivision requirements in Chapter 18.3.9 and Site Development and Design Standards Chapter 18.4.

For clarity reasons, the following documentation has been formatted in "outline" form with the City's approval criteria noted in ***BOLD*** *font and the applicant's response in* regular *font. Also, there are a number of responses that are repeated in order to ensure that the findings of fact are complete.*

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<u>AMC 18.3.9.040 A.3. Outline Plan Approval Criteria</u>

3. Approval Criteria for Outline Plan. The Planning Commission shall approve the outline plan when it finds all of the following criteria have been met.

a. The development meets all applicable ordinance requirements of the City.

Unless otherwise noted herein, the applicants contend the proposed subdivision meets all applicable ordinance requirements of the City of Ashland.

That said, the Purpose Statement of the Performance Standards Option Subdivision (AMC 18.3.9.010) *"is to allow an option for more flexible design than is permissible under the conventional zoning codes. The design should stress energy efficiency, architectural creativity, and innovation; use the natural features of the landscape to their greatest advantage; provide a quality of life equal to or greater than that provided in developments built under the standard zoning codes; be aesthetically pleasing; provide for more efficient land use; and reduce the impact of development on the natural environment and neighborhood".*

As such, through the use of flexible design, the applicants have:

1) *Stressed energy efficiency, architectural creativity and innovation*: The applicants are proposing to construct Earth Advantage homes, generate a variety of architectural styles for a variety of housing types that are consistent with the existing architectural styles and mass of the adjoining subdivisions;
2) *Used the natural features of the landscape to their greatest advantage:* The plan recognizes the site's significant natural features such as the site's large wetland and Bear Creek Greenway area and have incorporated these features in the development plans;
3) *Provide for a quality of life equal to or greater than that provided in developments built under the standard zoning codes:* The applicants have generated a plan that incorporates the site's natural elements where possible and embraced the "human scale" concepts of the North Mountain Neighborhood Plan (connectivity, use of alleys, hidden garages, street facing homes, etc.). Further, the fact the applicants are deferring the architectural planning of the multi-family areas (#3 – 7) in order to fully design and understand the subdivision's various infrastructure needs on severe sloping lands is a clear indication the intent of the plan is to ensure a quality product is produced;
4) *Provide for more efficient land use:* The mixture of housing types within the planned range of densities in an integrated pattern improves transportation options and maximizes community interaction;
5) *Reduces the impact of development on the natural environment and neighborhood:* The entire North Mountain Neighborhood Plan is predicated upon the natural topography and taking care of to preserve the site's significant natural features such as the Bear Creek Greenway. The applicants contend the preservation and enlargement of the site's wetland is further evidence of preserving the site's natural features and integrating the proposed subdivision into the neighborhood.

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b. Adequate key City facilities can be provided including water, sewer, paved access to and through the development, electricity, urban storm drainage, police and fire protection, and adequate transportation; and that the development will not cause a City facility to operate beyond capacity.

Neighborhood Plan, including density, transportation, building design, and building orientation. The applicants are proposing a subdivision that is not only intended to conform to the North Mountain Neighborhood Plan, including the various modifications previously accepted within the adjacent subdivisions and never before realized physical constraints, but also design and build to the neighborhood's existing context.

2. The application complies with the specific design requirements as provided in the North Mountain Neighborhood Design Standards.

The application complies with the specific design requirements as provided in the North Mountain Neighborhood Design Standards as noted in AMC 18.3.5.100 A. #1 – 8. At the time individual house plans are submitted for a building permit, each will include a variety of architectural elements, at a minimum of two, as noted in AMC 18.3.5.100 A. #1 a-i., will be oriented towards the abutting primary street, will not include repetitive elevations and will include a porch with a minimum dimension of 6' depth by 8' width as described in AMC 18.3.5.100 A. #2, #3 and #6. Further, it is expected due to the site's grades, all of the units within the subdivision will be terraced to respond to the natural grades and all vehicular access, where possible, will occur via existing or proposed alleys.

AMC 18.3.5.040 B North Mountain Neighborhood General Regulations - Amendments

A. Conformance with North Mountain Neighborhood Plan. Land uses, streets, alleys, and pedestrian/bicycle access ways shall be located in accordance with those shown on the North Mountain Neighborhood Plan adopted by Ordinance 2800.

Except as noted below, to the best of the applicants' abilities, the proposed subdivision plan conforms to the North Mountain Neighborhood Plan. Land uses remain the same and streets, alleys and pedestrian/bicycle access ways are largely located or provide the same connectivity opportunities as envisioned on the original plan.

B. Amendments. Major and minor amendments to the North Mountain Neighborhood Plan shall comply with the following procedures.

1. Major and Minor Amendments.

a. Major amendments are those that result in any of the following.

i. A change in land use.

ii. A change in the street layout plan that requires a street to be eliminated or to be located in such a manner as to not be consistent with the neighborhood plan.

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iii. A change in the North Mountain Neighborhood Design Standards.

iv. A change in planned residential density.

All of the site's utilities will extend to the subject property from the various public utility easements and street rights-of way surrounding site. Based on discussions with the various service providers, there is adequate capacity to serve the development. All utilities will extend to and through the property as identified on the Conceptual Utility Plan, including to the south end of the property where it abuts the Spartan Ashland Stella Real Estate, LLC. property, Tax Lot 2800 where infrastructure, utilities and roads are expected to continue to North Mountain Avenue as contemplated under the North Mountain Neighborhood Plan. At the time of the application's Final Plan submittal, Civil Engineered drawings will be submitted identifying specific utility information.

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.

To the most reasonable extent of the applicants' abilities, physical constraints of the property, North Mountain Neighborhood Overlay Plan and the adopted North Mountain Neighborhood's development standards, the applicants contend that the existing and natural features of the land; such as wetlands, floodplain corridors, ponds, large trees, rock outcroppings, etc., have been identified and such significant features have been included in the open space, common areas, and unbuildable areas of the development.

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

The subject property is essentially fully developed on two sides and has the Bear Creek Greenway on another. The only remaining vacant land abutting the subject property is the Spartan Ashland Stella Real Estate, LLC., Tax Lot 2800, parcel to the south. The applicants have been in communication with the property's owner and representatives, but there has been no clear indication as to when and if that property will develop. However, the applicants have been able to review a rough concept plan from the owner's representatives and have concluded the proposed rights-of-way abutting the Tax Lot 2800 are located consistent with not only their concept plan but also the North Mountain Neighborhood Plan and adopted Transportation System Plan maps.

e. There are adequate provisions for the maintenance of open space and common areas, if required or provided, and that if developments are done in phases that the early phases have the same or higher ratio of amenities as proposed in the entire project.

As noted, after the development's roads, wetland and stormwater management facilities are completed, prior to signature of the final plat, the large open space area between Kestrel Parkway and Bear Creek will be dedicated to the City of Ashland's Parks and Recreation Department per the North Mountain Neighborhood Plan. The applicants have been working with the Bear Creek Greenway Foundation, Parks staff and Public Works staff as it relates to future pedestrian trails/bike paths, but because of the number of unknowns at the present time, including the unknown timing of the neighboring property to the south (Spartan Ashland Stella Real Estate, LLC. property, Tax Lot 2800), the applicants are simply working with the City and dedicating the land. Private agreements as they relate to the maintenance of the wetland mitigation area and stormwater filtration ponds will be executed at the time of the project final plat. The

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other common open space areas, including the site's large wetland and riparian buffer area will be owned and managed by the subdivision's Home Owner's Association (HOA).

The proposed subdivision will likely be completed in multiple phases, but at this early juncture, a phasing plan will be better realized and understood at the time the final engineering is completed and submitted with the Final Plan application. Nevertheless, the subdivision's open spaces will be completed and have the same or higher ratio of amenities as proposed in the entire project.

f. The proposed density meets the base and bonus density standards established under this chapter.

As noted on Page 2, the subject properties total 13.48 acres of which 6.69 acres will be public or private open space. The remaining property will be developed in accordance with their respective zone's base density (no bonus density is requested) which includes a "requirement" that such density be 75% to 110% of the zone's dwelling units per acre (density).

In this case, the subdivision has 2.75 acres of R-1 17.5 land (Single Family - Area #1 – Lots #1 – 11) with a base density of 3.6 units per acre and a required range of density that is between 7.42 units and 11.88 units. The proposal in this area is for 11 single family units.

The subdivision also has 4.74 acres of NM-MF (Multi-Family – Areas #2 – 7) with a base density of 12 units per acre and a required range of density that is between 42.66 and 68.25 units. At the present time, the applicants are illustrating on a conceptual plan that a total of 54 units within Areas #2 – 7 are possible, 4 single family and 50 smaller attached and detached units. However, it should be understood that at the time of each areas' Site Review Permit application, the number of units may change as a result of the subdivision's final engineering, market demand or design flexibility, but in no case would the density be less than or more than the zone's permitted 75% to 110% density range.

g. The development complies with the Street Standards.

As evidenced with the attached street cross-sections, Exhibit C.2, the proposed streets comply with the City's adopted Street Standards and/or are consistent with the existing right-of-way widths and street improvements currently abutting the subject property.

AMC 18.3.5.030 C. North Mountain Neighborhood Supplemental Approval Critiera

Supplemental Approval Criteria. In addition to the criteria for approval required by other sections of this ordinance, applications within the NM district shall also meet all of the following criteria.

1. The application demonstrates conformity to the general design requirements of the North Mountain Neighborhood Plan, including density, transportation, building design, and building orientation.

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To the best of the applicants' abilities, the submitted subdivision plan and concept plans (for the multi-family areas) demonstrate conformity to the general design requirements of the North Mountain

v. A change not specifically listed under the major and minor amendment definitions.

Areas where the proposed application *deviates* from the North Mountain Neighborhood Plan include:

a) The large open space area surrounding the site's wetland.

The adopted North Mountain Neighborhood Plan illustrates this area to be housing, primarily because little technical data or detailed site information was available in 1997 during the neighborhood's community charrette process. The available resources at that time primarily consisted of aerial photography and some topographic maps, but no site specific data as it relates to trees, wetlands, and some areas of water. Nevertheless, the applicants have completed a Wetland Delineation study which concludes the site has two wetlands, one small wetland consisting of 805 square feet and one larger wetland consisting of 3,619 square feet.

The applicants' intent is to preserve the larger wetland, restore the earth modifications to natural conditions around the wetland, add a landscaped buffer around the wetland in accordance with the City's adopted Water Resource Protection Zone, AMC 18.3.11.040 B.1., Wetland Protection Zone, and leave it in perpetuity as a natural amenity. In doing so, the preservation of the wetland is "technically" a deviation from the original North Mountain Neighborhood Plan.

b) The one way street system wrapping around the site's wetland.

The adopted North Mountain Neighborhood Plan illustrates an alley or what could possibly be a pedestrian walk serving the housing planned within this area. The alley extends east to west as a mid-block connection for vehicular and pedestrian circulation to Kestrel Parkway and the subdivision's other north to south streets. The applicants' proposal is to maintain the connectivity's intent by wrapping a one-way street system around the wetland and therefore create a community amenity and ensure positive circulation opportunities.

c) The curbside sidewalk along the one way street couplet wrapping around the site's wetland.

As noted, adopted North Mountain Neighborhood Plan did not specifically identify wetlands and illustrated the proposed one-way couplet around the site's large wetland only as housing. Nevertheless, the applicants are requesting an exception to the North Mountain Neighborhood Street Standards to install an 8' parkrow between the sidewalk and curb in this area as the additional 16' dimension (both sides of couplet) has been compensated within the wetland's buffer area. The buffer area will be enhanced with new plantings and already retains numerous trees that will be retained.

d) Multi-family housing between Nandina Street, Stone Ridge Avenue and Patton Lane.

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The adopted North Mountain Neighborhood Plan identifies the area as Civic Space. The applicants are unsure as to what was intended, but based on the various site details relating to the wetland and various

street amendments that occurred with the adjacent subdivisions, the applicants are proposing to consider the wetland area, protection zone and excess open space land as the civic space.

e) Standard street design of Zare Way.

The adopted North Mountain Neighborhood Plan illustrates a pie-shaped median within Zare Way (street at the far south of the subdivision). The applicants contend this should be a shared improvement with the adjoining subdivision to the south, when and if it is ever developed. The applicants can provide civil engineering plans illustrating the median, but because a large portion of the street right-of-way resides on the adjoining property and there is no definitive timeframe for its development, the applicants are proposing a standard street which could be modified in the future and accommodate the median.

f) Stone Ridge Avenue does not connect directly through to Zare Way.

The adopted North Mountain Neighborhood Plan illustrates a street traversing from Stone Ridge over to Zare Way, but because alternative connectivity is provided with the large couplet around the site's wetland as well as Mountain Meadows Drive, Nandina Street, Zare Way and new alley's, this section of road has been modified.

2. Major Amendment Type II Procedure. The approval authority may approve a major amendment to the North Mountain Neighborhood Plan through a Type II procedure in section 18.5.1.060 upon finding that the application meets all of the following criteria.

a. The proposed modification maintains the connectivity established by the neighborhood plan.

The subdivision's street and pedestrian intended connections are not only maintained, but enhanced with the proposed streets, alleys and walkways. Further, all planned streets will connect with the future streets on the adjacent property to the south (Spartan Ashland Stella Real Estate, LLC. property, Tax Lot 2800), as envisioned in North Mountain Neighborhood Plan.

b. The proposed modification furthers the design and access concepts advocated by the neighborhood plan, including but not limited to pedestrian access, bicycle access, and de-emphasis on garages as a residential design feature.

The proposed modifications are largely being considered due to the physical constraints largely unknown at the time the North Mountain Neighborhood Plan was created. The applicants contend the proposed modifications do further the design and access concepts advocated by the neighborhood plan, including but not limited to pedestrian access, bicycle access, and de-emphasis on garages as a residential design feature with the addition of additional alleys and the proposed east – west pedestrian walkway located between the subject subdivision and the existing subdivision to the north, Meadowbrook Park II.

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c. The proposed modification will not adversely affect the purpose, objectives, or functioning of the neighborhood plan.

The proposed modifications will not adversely affect the purpose, objectives or functioning of the neighborhood plan.

The Purpose of the North Mountain Neighborhood Plan *"is to allow an option for more flexible design than is permissible under the conventional zoning codes. The design should stress energy efficiency, architectural creativity, and innovation; use the natural features of the landscape to their greatest advantage; provide a quality of life equal to or greater than that provided in developments built under the standard zoning codes; be aesthetically pleasing; provide for more efficient land use; and reduce the impact of development on the natural environment and neighborhood".*

As such, through the use of flexible design, the applicants have:

1) *Stressed energy efficiency, architectural creativity and innovation*: The applicants are proposing to construct Earth Advantage homes, generate a variety of architectural styles for a variety of housing types that are consistent with the existing architectural styles and mass of the adjoining subdivisions;
2) *Used the natural features of the landscape to their greatest advantage:* The plan recognizes the site's significant natural features such as the site's large wetland and Bear Creek Greenway area and have incorporated these features in the development plans;
3) *Provide for a quality of life equal to or greater than that provided in developments built under the standard zoning codes:* The applicants have generated a plan that incorporates the site's natural elements where possible and embraced the "human scale" concepts of the North Mountain Neighborhood Plan (connectivity, use of alleys, hidden garages, street facing homes, etc.). Further, the fact the applicants are deferring the architectural planning of the multi-family areas (#3 – 7) in order to fully design and understand the subdivision's various infrastructure needs on severe sloping lands is a clear indication the intent of the plan is to ensure a quality product is produced;
4) *Provide for more efficient land use:* The mixture of housing types within the planned range of densities in an integrated pattern improves transportation options and maximizes community interaction;
5) *Reduces the impact of development on the natural environment and neighborhood:* The entire North Mountain Neighborhood Plan is predicated upon the natural topography and taking care of to preserve the site's significant natural features such as the Bear Creek Greenway. The applicants contend the preservation and enlargement of the site's wetland is further evidence of preserving the site's natural features and integrating the proposed subdivision into the neighborhood.

Finally, the applicants' contend the design of the proposed subdivision should be a seamless transition with the existing subdivisions within the North Mountain Neighborhood Plan area, most of which were developed at different times and by different entities. By largely following the master plan and its purpose and objectives, the subdivisions have coalesced to create a very functional and attractive neighborhood. The proposed subdivision, including its modifications, will continue this successful pattern of development as it nears the final stages of the master plan.

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d. The proposed modification is necessary to adjust to physical constraints evident on the property, or to protect significant natural features such as trees, rock outcroppings, wetlands, or similar natural features, or to adjust to existing property lines between project boundaries.

The proposed modifications requested are necessary to adjust to the site's various physical constraints evident on the property and will help protect its significant natural features such as the site's large Oak Trees within the Bear Creek Greenway, large wetland and protection area and severe slopes. In addition, the proposed walkway between the existing subdivision to the north and the proposed walkway is not only an important east – west pedestrian connection, but it also serves as a buffer area and helps "adjust" the existing house and grade settings with the new subdivision's grades.

C. Utilities. Utilities shall be installed underground to the greatest extent feasible. Where possible, alleys shall be utilized for utility location, including transformers, pumping stations, etc.

At this preliminary juncture, all utilities are planned to be underground as they are throughout the North Mountain Neighborhood area. At the time of the Final Plan's civil engineering, a detailed utility plan will be submitted verifying this standard. Where possible, the areas existing alleys and proposed alleys will be a primary focus to accommodate the necessary utilities.

D. Lots With Alley Access. If an alley serves the site, access and egress for motor vehicles shall be to and from the alley. In such cases, curb openings along the street frontage are prohibited.

At the present time, all of the proposed single family residences will take its vehicular access from an existing alley or proposed alley, retaining the primary street façade for articulated housing options and variety. The conceptual plan (Exhibit C.1-B) also illustrates that the vast majority of the multi-family units will also abut a new or existing alley for vehicular access, but for Units #44 and 45 which will likely have direct access onto Patton Lane. As noted previously, access to Units #32 – 43 remain unclear due to this areas steep grades and limited depth between its two fronting streets, Stone Ridge Avenue and Patton Lane. Its highly probable this particular area (Area #5) will either need a parking exception to allow a majority of its parking needs to be provided along the street frontages, including Nandina Street, or be designed to accommodate individual driveways and garages from either Stone Ridge or Patton which is counter to the philosophical intent of the North Mountain Neighborhood Plan, but nevertheless, has been completed within the neighborhood along both Patton Lane and Camelot Drive near East Nevada Street. Unfortunately, that particular design eliminates the opportunity to build small units as currently proposed. That said, this particular decision will remain pending until the subdivision's final civil engineering is completed with the Final Plan and/or the Site Review Permit for that particular area is processed.

E. Streets, Alleys, and Pedestrian/Bicycle Accessways. Streets, alleys, and pedestrian/bicycle accessways shall be improved as designated in the North Mountain Neighborhood Design Standards.

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All streets, alleys and pedestrian/bicycle access ways as shown on the plans will be completed at the time of the subdivision's improvements.

F. Minimum Density. Proposals resulting in the creation of additional parcels or greater than three units on a single parcel shall provide for residential densities between 75 to 110 percent of the base density for a given zone, unless reductions in the total number of units is necessary to accommodate significant natural features, topography, access limitations or similar physical constraints. (Proposals involving the development of neighborhood commercial businesses and services shall be exempt from the above requirements).

As noted on Page 2, the subject properties total 13.48 acres of which 6.69 acres will be public or private open space. The remaining property will be developed in accordance with their respective zone's base density (no bonus density is requested) which includes a "requirement" that such density be 75% to 110% of the zone's dwelling units per acre (density).

In this case, the subdivision has 2.75 acres of R-1-1-7.5 land (Single Family - Area #1 – Lots #1 – 11) with a base density of 3.6 units per acre and a required range of density that is between 7.42 units and 11.88 units. The proposal in this area is for 11 single family units.

The subdivision also has 4.74 acres of NM-MF (Multi-Family – Areas #2 – 7) with a base density of 12 units per acre and a required range of density that is between 42.66 and 68.25 units. At the present time, the applicants are illustrating on a conceptual plan that a total of 54 units within Areas #2 – 7 are possible, 4 single family and 50 smaller attached and detached units. However, it should be understood that at the time of each areas' Site Review Permit application, the number of units may change as a result of the subdivision's final engineering, market demand or design flexibility, but in no case would the density be less than or more than the zone's permitted 75% to 110% density range.

G. Density Transfer. Density transfer within a project from one zone to another may be approved if it can be shown that the proposed density transfer furthers the design and access concepts advocated by the neighborhood plan, and provides for a variety of residential unit sizes, types, and architectural styles.

No density transfers are necessary to accommodate the concepts advocated within the North Mountain Neighborhood Plan. If anything, the applicants have reduced the density with the NM-MF area where it abuts the existing single family residences along Stone Ridge Drive (Lots #11 – 15) in order to retain the continuity of that areas single-family context. This area also has the site's most severe slopes, but because of the existing alley and street configuration, single family housing is deemed more appropriate in this area.

H. Floodplain Corridor. Developments including lands within the identified floodplain corridor, including street development, shall comply with the following requirements.

1. A hydrologic study prepared by a geotechnical expert shall be submitted concurrently with specific development proposals indicating the impact of the development on the floodplain corridor, and all efforts to be taken to mitigate negative impacts from flooding in the area of the floodplain corridor and areas of historic flooding.

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Attached is a Geotechnical, Geologic and Hydrologic study prepared by Applied Geotechnical Engineering & Geologic Consulting, Robin Warren, in September of 2018 which includes flood protection measures for the extension of Kestrel Parkway. Specifically, the report concludes the site is suitable for development from a geotechnical and geologic standpoint and that there is no increased risk of geologic hazards if the site is developed as recommended in the report. At the time of the Final Plan submittal, the project's Civil Engineers (CEC Engineering) and consultants for Applied Geotechnical Engineering & Geologic Consulting will work together to ensure the recommendations outlined in the report are designed accordingly. Further, during the initial construction phase of any of the improvements within the floodplain corridor, the consultants for Applied Geotechnical Engineering & Geologic Consulting will periodically monitor the development to ensure the recommendations and civil plans are being complied with.

2. The design of Greenway Drive, as indicated on the neighborhood plan, shall incorporate flood protection measures, as determined by a geotechnical expert, in the overall design of the new street. Such protection measures shall address flooding in the floodplain corridor and in areas of historic flooding.

As noted above, a Geotechnical, Geologic and Hydrologic study was prepared by Applied Geotechnical Engineering & Geologic Consulting, Robin Warren, in September of 2018 and does include flood protection measures for the extension of Kestrel Parkway. Specifically, the report states:

"The project design layout has included consideration of the 100 year floodplain and the City of Ashland Flood Corridor. Except for a small portion of Kestrel Parkway at the north end of the site, the entire roadway system is located above the 100 year floodplain. The City of Ashland Flood Corridor is located at slightly higher elevations on the site; however new homes in the development will be located at higher elevations than the flood corridor.

The new roadway and improvements will be located at or below existing grades (no significant fills will be placed in this area) and will be located predominately out of the 100 year floodplain. In our opinion, the development will result in no rise in the base flood elevation for the 100-year event for Bear Creek.

Based on existing topography and the creek geomorphology in this area, creek flows during larger storm events will result in flood flows occurring roughly parallel to Kestrel Parkway. Based on the hydrologic study completed by CEC Engineering and previous studies by others for adjacent developments, maximum water velocities during a major storm event will be less than 3 fps in the project area between the 100 year floodplain and the City's Flood Corridor. To protect the roadway from natural flood events, structural fill under the sidewalk on the west side of the Kestrel Parkway should consist of 4-in – minus crushed rock. Vegetation should be reestablished in areas west of Kestrel Parkway as soon as practical after construction of the sidewalk is completed. Based on Army Corps of Engineer studies, coarse rock and vegetated ground surfaces are suitable for resisting erosion for velocities of up to 6fps."

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3. A grading plan for the overall development, indicating grade relationships between the development and the floodplain corridor, shall be included with the specific development proposal. A statement shall be included, prepared by a geotechnical expert or licensed surveyor, indicating that the finish grade for all buildable areas outside of the floodplain corridor shall be at or above the Ashland floodplain corridor elevations indicated on the officially adopted city maps.

A conceptual grading plan for the overall development has been provided with the Outline Plan application and at the time of the Final Plan application, specific engineering details indicating the grade relationships between the development and the floodplain corridor will be included with the specific development proposal. A statement will be included, prepared by the project's geotechnical expert or licensed surveyor, indicating that the finish grade for all buildable areas outside of the floodplain corridor will be at or above the Ashland floodplain corridor elevations indicated on the officially adopted city maps.

I. Off-Street Parking. Off-street parking shall be provided pursuant to the requirements of this chapter and 18.4.3 Parking, Access, and Circulation, except in the NM-C zone. In the NM-C zone, all uses are not required to provide off-street parking or loading areas, except for residential uses where one space shall be provided per residential unit and in conformance with chapters 18.4.2 Building Placement, Orientation and Design, and 18.4.4 Landscaping, Lighting, and Screening.

All off-street parking for the single family units, Lots #1 -15 will be provided pursuant to the requirements of the North Mountain Design Standards, Chapter 18.3.5 and 18.4.3 Parking, Access, and Circulation. The multi-family units should also comply with these standards, but may seek an exception along with a Parking Management Plan for mitigation purposes. As stated previously, it should be understood that at the time of each areas' Site Review Permit application, the number of multi-family units, their design, parking configuration, etc. will largely be dependent on understanding the site's final grades, utility locations, easements, etc.

J. Drive-Up Uses. Drive-Up uses are not permitted within the North Mountain Neighborhood Plan area.

No drive-up uses are proposed with this application.

K. Performance Standards Overlay. All applications involving the creation of three or more lots shall be processed under chapter 18.3.9 Performance Standards Option Overlay.

The proposed application is being processed under chapter 18.3.9 Performance Standards Option Overlay.

L. Fencing. No fencing exceeding three feet in height shall be allowed in the front lot area between the structure and the street. No fencing shall be allowed in areas designated as Floodplain Corridor.

No fencing will exceed three feet in height will be allowed in the front lot area between the structure and the street and no fencing shall be allowed in areas designated as Floodplain Corridor. At the time of the Final Plan submittal, the applicants will provide a fence exhibit for contractors, realtors and owners to

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abide by. Further, the exhibit will include new fire wise regulations pending Council approval at the time of this writing.

M. Adjustment of Lot Lines. As part of the approval process for specific development proposals, adjustments to proposed lot lines may be approved consistent with the density standards of the applicable zone, as designated by the North Mountain Neighborhood Plan.

No adjustments to existing lot lines are necessary, other than internal lot lines for the purpose of the proposed subdivision.

AMC 18.3.5.090 North Mountain Greenway Zone NM-G

A. Applicability. All projects containing land identified on the North Mountain Neighborhood Plan map as part of the North Mountain/Bear Creek Greenway shall dedicate that area so designated to the City for park purposes. It is recognized that previous zone changes allowing increases in allowable development density (up-zoning) as part of the North Mountain Neighborhood Plan imparted significant value to properties, and the required dedication of those lands within the North Mountain/Bear Creek Greenway for park purposes is both necessary based on the impacts of planned development and proportional to the value bestowed upon the property through the change in zoning designation.

The applicants are aware of this requirement and enthusiastically supports the various reasons and opportunities the Bear Creek Greenway provides the community and neighborhood. The applicants have discussed the pending dedication Public Works, Parks and Planning staff and will continue discussions as it relates to the dedication, future easements, improvements, etc. as the project moved forward with the Final Plan and Final Plat procedures.

B. Dedication on Final Survey Plat. The dedication of lands within the North Mountain/Bear Creek Greenway shall be indicated on the final survey plat accompanying all partitions, subdivisions, and Performance Standards developments.

The dedication of the open space area west of Kestrel Parkway as illustrated on the attached site plans will occur at the time of the final survey plat per the above standard.

C. Development Restrictions. It is recognized that lands within the North Mountain/Bear Creek Greenway are identified as part of Ashland's Floodplain Corridor Lands, and are prohibited from further development, except as outlined in chapter 18.3.10 Physical and Environmental Constraints Overlay.

The proposal does not include any structures within the Bear Creek Greenway or Ashland's Floodplain Corridor but does include the subdivision's storm water treatment facility and new mitigation wetland area to provide the storm water facility with a controlled outlet swale to sensitively manage outflow to the creek. All improvements will be completed under permit from the City of Ashland, Corp of Engineers and

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Division of State Lands prior to dedication and comply with the approval criteria as outline in AMC 18.3.10.050 Future improvements by the City of Ashland's Parks and/or Public Works Departments will likely include the extension of the Bear Creek Greenway bike path and a bridge connecting the dedicated area to the planned trail system on the west side of the creek (old Mace property). The planning and public discussion relating to the trail systems extension are occurring at the time of this writing, but it's general location has been identified on the City's Transportation System Plan for a number of years.

D. Prohibition of Density Transfer. No transfer of density from lands identified within the North Mountain/Bear Creek Greenway shall be permitted. It is recognized that the up-zoning associated with the North Mountain Neighborhood Plan accommodated such transfers.

No density is being transferred from the Bear Creek Greenway area to the developable lands within the proposed subdivision.

E. Greenway Drive. The design of Greenway Drive, as indicated on the neighborhood plan, shall incorporate flood protection measures, as determined by a geotechnical expert, in the overall design of the new street. Such protection measures shall address flooding in the floodplain corridor and in areas of historic flooding.

As noted above, a geotechnical, geologic and hydrologic study was prepared by Applied Geotechnical Engineering & Geologic Consulting, Robin Warren, in September of 2018 and does include flood protection measures for the extension of Kestrel Parkway. Specifically, the report states:

"The project design layout has included consideration of the 100 year floodplain and the City of Ashland Flood Corridor. Except for a small portion of Kestrel Parkway at the north end of the site, the entire roadway system is located above the 100 year floodplain. The City of Ashland Flood Corridor is located at slightly higher elevations on the site; however new homes in the development will be located at higher elevations than the flood corridor.

The new roadway and improvements will be located at or below existing grades (no significant fills will be placed in this area) and will be located predominately out of the 100 year floodplain. In our opinion, the development will result in no rise in the base flood elevation for the 100-year event for Bear Creek.

Based on existing topography and the creek geomorphology in this area, creek flows during larger storm events will result in flood flows occurring roughly parallel to Kestrel Parkway. Based on the hydrologic study completed by CEC Engineering and previous studies by others for adjacent developments, maximum water velocities during a major storm event will be less than 3 fps in the project area between the 100 year floodplain and the City's Flood Corridor. To protect the roadway from natural flood events, structural fill under the sidewalk on the west side of the Kestrel Parkway should consist of 4-in – minus crushed rock. Vegetation should be reestablished in areas west of Kestrel Parkway as soon as practical after construction of the sidewalk is completed. Based on Army Corps of Engineer studies, coarse rock and vegetated ground surfaces are suitable for resisting erosion for velocities of up to 6fps."

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AMC 18.3.10.050 Physical & Environmental Constraints – Approval Criteria

An application for a Physical Constraints Review Permit is subject to the Type I procedure in section 18.5.1.050 and shall be approved if the proposal meets all of the following criteria.

The proposed subdivision includes three improvements within the adjacent Bear Creek Flood Plain Corridor subject to Chapter 18.3.10, Physical and Environmental Constraints. These include: 1) The extension of Kestrel Parkway; 2) The proposed storm water treatment facility and 3) The wetland mitigation area west of the storm water treatment facility.

1) The extension of Kestrel Parkway is included within the City of Ashland's long range planning documents, specifically the adopted Transportation System Plan and a principal component of the North Mountain Neighborhood's transportation function – once completed. Kestrel Parkway is already 1/3 completed from East Nevada Street to the subject property and with approval, the street will be 2/3 completed. Unlike other streets within flood plains, Kestrel Parkway has always been intended to be constructed within the flood plain corridor as stated in AMC 18.3.10.080 M., Development Standards for Flood Plain Corridor Lands as it relates to Local Streets and Utilities.

2) The proposed storm water treatment facility is intended to be an environmental mitigation measure, opportunity and aesthetic asset to the neighborhood. A similar facility already exists within Kestrel Park directly to the north which was installed by the developers of Meadowbrook Park II subdivision. The Home Owners Association maintains the facility by periodically (once every five years) dredging the in-take pipe of sediment in order to keep the pond at optimal levels. It is the applicants' intention to follow this same pattern, but instead of manicured grass surrounding the facility, it will consist of dry grasses and existing trees for a more natural "wetland" amenity.

3) The wetland mitigation area west of the storm water treatment facility is intended to serve two purposes; one a natural outflow area for the storm water facility, slowing and filtering the overflow of water prior to its entrance into Bear Creek and two, a replacement wetland for the site's small 805 square foot wetland to be removed.

A. Through the application of the development standards of this chapter, the potential impacts to the property and nearby areas have been considered, and adverse impacts have been minimized.

Through the application of the development standards of this chapter, the potential impacts to the property and nearby areas have been considered, and adverse impacts have been minimized. The three proposed improvements within the Bear Creek Greenway will not have any adverse impacts on surrounding properties as they have been designed to not include any net fill, have been designed by various engineers and geotechnical experts and plans will be approved by multiple levels of jurisdictional oversight.

B. That the applicant has considered the potential hazards that the development may create and implemented measures to mitigate the potential hazards caused by the development.

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The applicants' have considered the potential hazards that the development may create and implemented measures to mitigate the potential hazards caused by the development as outlined within the Geotechnical, Geologic and Hydrologic study prepared by Applied Geotechnical Engineering & Geologic Consulting, Robin Warren, in September of 2018. The recommendations provided within the study will be complied with through the civil engineering details that will accompany the Final Plan and Final Plat.

C. That the applicant has taken all reasonable steps to reduce the adverse impact on the environment. Irreversible actions shall be considered more seriously than reversible actions. The Staff Advisor or Planning Commission shall consider the existing development of the surrounding area, and the maximum development permitted by this ordinance.

As similarly stated above, the applicants have taken all reasonable steps to reduce the adverse impact on the environment and have carefully studied and considered the proposed improvements. Consultants at the top of their fields have been retained to give the applicants advice and all contend the improvements will not have an adverse impact on the environment, but instead will be making a positive contribution to the area while at the same time providing for housing that is severely needed and developed in compliance with the North Mountain Neighborhood Plan.

AMC 18.3.11 Water Resource Protection Zone (Bear Creek) – Description & Criteria

The proposed extension of Kestrel Parkway will sit within 50' of Bear Creek's Riparian Corridor, which is a 50' dimension setback from the creek's top of bank. The vast majority of the street is significantly further away, but the southern end of the street, generally opposite Lots #5 – 7, is roughly 40' from the top of bank for approximately 80' linear feet. As noted, Kestrel Parkway has always been intended to be constructed within the flood plain corridor area as stated in AMC 18.3.10.080 M., Development Standards for Flood Plain Corridor Lands as it relates to Local Streets and Utilities. *Note: at the time of this writing, the project's Land Use Planner contends the full 50' could be met with little impact on the development and would request the Planning Commission condition this minor modification to be made prior to Final Plan approval.*

AMC 18.3.11 Water Resource Protection Zone (Wetlands) – Description & Criteria

Attached is a Wetland Delineation and narrative description outlining the sites two wetlands, completed by Keystone Natural Resource Consulting in May of 2016 and distributed to the Oregon Department of State Lands and Us Army Corps of Engineers by Mike Holscher, PWS. Also attached is a detailed Wetland Mitigation Plan completed by Schott & Associates, Ecologists and Wetlands Specialists, prepared by Juniper Tagliabue which describes all of the proposed activities and uses including the extent to which any Water Resource Protection Zone is proposed to be altered or affected as a result of the proposed development activity or use. The report also includes the written Findings of Fact addressing the applicable development standards and approval criteria. Finally, a landscape plan, identified as Sheet L103, has been included that coincides with the Wetland Mitigation Plan.

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Attached Documents & Exhibits:

Mitigation Plan & Criteria - Water Resource Protection Zone	8 ½ x 11s	Exhibit 1
Geotechnical, Geologic and Hydrologic Study		Exhibit 2
Scoping Letter & Traffic Analysis		Exhibit 3
Wetland Delineation & Recognition Letter (DSL), Report & Maps		Exhibit 4
Jackson County Floodplain Development Overlay		Exhibit 5
Vicinity Map – Kestrel Park Subdivision Site	11 x 17s	Exhibit 6
Neighborhood Context Map - Kestrel Park Subdivision Site		Exhibit 7
North Mountain Neighborhood Plan – Comparison Map (original)		Exhibit 8
North Mountain Neighborhood Plan – Comparison Map (today)		Exhibit 9
Meadowbrook Park II Planting Plan		Exhibit 10
Meadowbrook Park II Assessor's Map		Exhibit 11
North Mountain Neighborhood Zoning Map		Exhibit A
Kestrel Park Subdivision – Preliminary Subdivision Map		Exhibit B
Kestrel Park Subdivision – Conceptual Site Area Map		Exhibit C.1
Kestrel Park Subdivision – Conceptual Build-Out Plan		Exhibit C.1-B
Kestrel Park Subdivision – Conceptual Road Sections		Exhibit C.2
Kestrel Park Subdivision – Conceptual Electrical & Illumination Plan		Exhibit C.3
Kestrel Park Subdivision – Conceptual Utility Plan		Exhibit C.4
Kestrel Park Subdivision – Conceptual Grading, Drainage, Erosion & Sediment Control Plan		Exhibit C.5
Kestrel Park Subdivision – Conceptual Plan & Profile Nandina Street		Exhibit C.6
Kestrel Park Subdivision – Conceptual Plan & Profile Alley 1 & 2		Exhibit C.7
Kestrel Park Subdivision – Landscape Plan Street Trees & Parking Strips		Exhibit L-101
Kestrel Park Subdivision – Landscape Plan Tree Protection & Removal		Exhibit L-102
Kestrel Park Subdivision – Landscape Plan Wetland & Water Quality		Exhibit L-103
North Mountain Neighborhood Plan – Vicinity Map		Exhibit NM1
North Mountain Neighborhood Plan – Transportation Relationships		Exhibit NM2
North Mountain Neighborhood Plan – Current Property Boundaries Overlaid on Neighborhood Plan (original plan)		Exhibit NM3
North Mountain Neighborhood Plan – Proposed Zoning (original plan)		Exhibit NM4
North Mountain Neighborhood Plan – Site Topography (original plan)		Exhibit NM5

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SCHOTT & ASSOCIATES
Ecologists & Wetlands Specialists

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MITIGATION PLAN
FOR
KESTRAL PARKWAY SUBDIVISION
TO ADDRESS
WATER RESOURCE PROTECTION ZONE
CITY OF ASHLAND 18.3.11

Prepared for
Mark Knox
KDA Homes
604 Fair Oaks Dr
Ashland, OR 97520

Prepared by
Juniper Tagliabue

S&A#2480

August 2018

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EXHIBIT 1

Introduction

A residential development project is proposed on the subject property located south of Kestral Parkway's southern terminus and north and west of Mountain Meadow Drive in Ashland, Oregon (T39S R1E Section 4 TL#900, 2000, 8600). As indicated by the City Master Plan and LWI the subject property contains wetlands and waters which are protected as described by the City of Ashland's Municipal Code Chapter 18.3.11 Water Resources Protection Zones (Overlays). *The provisions of this chapter apply to all lands containing Water Resources and Water Resource Protection Zones. Water Resources and Water Resource Protection Zones are defined, established and protected in this chapter.*

As per 18.3.100 this report is provided to address impacts to the any of the onsite resources including;

1. A narrative description of all proposed activities and uses including the extent to which any Water Resource Protection Zone is proposed to be altered or affected as a result of the proposed development activity or use (in terms both of square footage of surface disturbance and cubic yards of overall disturbance).

2. Written findings of facts addressing all applicable development standards and approval criteria.

Onsite Water Resources and Water Resource Protection Zones

As per 18,3.11.040 the following applicable Protection Zones are present on the subject property.

A Water Resource Protection Zone is hereby established adjacent to and including all Water Resources to protect their integrity, function, and value. The boundaries of the following Water Resource Protection Zones shall be established by an on-site survey based upon the following standards.

A. Stream Bank Protection Zones. *The following types of Stream Bank Protection Zones are hereby established to protect streams and their associated riparian resources. The approximate locations of streams are identified on the Water Resources map.*

1. Riparian Corridor. For streams classified as Riparian Corridor fish-bearing streams with an annual average stream flow less than 1,000 cubic feet per second and on the Water Resources map, the Stream Bank Protection Zone shall include the stream, plus a riparian buffer consisting of all lands within 50 feet upland from the top of bank as illustrated in Figure 18.3.11.040.A.1.

And;

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B. Wetland Protection Zones. *The following types of Wetland Protection Zones are hereby established to protect wetland resources. The approximate locations of Locally Significant Wetlands and Wetlands are identified on the Water Resources map. The precise boundary of a wetland and wetland buffer shall be established through conducting an on-site wetland delineation and survey based upon the following standards.*

1. Locally Significant Wetlands. For wetlands classified as Locally Significant on the Water Resources map, the Wetland Protection Zone shall consist of all lands identified to have a wetland presence on the wetland delineation, plus a wetland buffer consisting of all lands within 50 feet of the upland-wetland edge as illustrated in Figure 18.3.11.040.B.1. A wetland delineation prepared by a qualified wetland specialist shall be submitted to the City that graphically represents the location of wetlands on a site plan map in accordance with subsection 18.3.11.100.A.3. An average buffer width of 50 feet may be utilized around the perimeter of a significant wetland upon submission of evidence and a detailed plan by a natural resources professional demonstrating that equal or better protection of the functions and values of the resource will be ensured, and that there will be an enhanced buffer treatment through the implementation and maintenance of a restoration and enhancement plan within the buffer area.

2. Possible Wetlands. For wetlands not classified as Locally Significant on the Water Resources map, the Wetland Protection Zone shall consist of all lands identified to have a wetland presence on the wetland delineation, plus all lands within 20 feet of the upland-wetland edge as illustrated in Figure 18.3.11.040.B.2. Possible Wetlands includes all areas designated as such on the Water Resources map and any unmapped wetlands discovered on site. A wetland delineation prepared by a qualified wetland specialist shall be submitted to the City that graphically represents the location of wetlands on a site plan map in accordance with subsection 18.3.11.100.A.3. An average buffer width of 20 feet may be utilized around the perimeter of a possible wetland upon submission of evidence and a detailed plan by a natural resources professional demonstrating that equal or better protection of the functions and values of the resource will be ensured.

A Wetland Delineation was conducted on the site by Keystone Natural Resource Consulting (Mike Holscher, PWS) and concurred with by the Department of State Lands (DSL) in 2016.

Based on vegetation, soils and hydrology information gathered in the field under methods approved by the Corps of Engineers and DSL, two isolated wetland features (Wetland 1 and Wetland 2) were identified in the central part of the site. In addition, an isolated remnant drainage, near the south study area boundary and Bear Creek along the western edge of the study area, were also flagged and mapped.

A Water Resource Protection Zone, with an average width of 50', has been established along the onsite boundary of Bear Creek as outlined above. No impacts are proposed to Bear Creek or its Wetland Protection Zone and no further discussion of this area is provided. No protection zone has been identified for the remnant drainage as it is neither wetland nor stream and it is not discussed further in this report.

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Wetland 1 is an isolated 805sf wetland located at the base of a hillslope. This wetland appears to have been created from the road cut at the base of a steep slope but was determined to be jurisdictional by DSL. This isolated wetland is proposed to be filled as part of this application for development of residential lots. Proposed activity will require less than 50cy of fill and does not require a wetland fill permit from DSL. The wetland is isolated and the proposed fill does not require a permit from the Corps of Engineers. The isolated wetland is not indicated as a Locally Significant Wetland and will be legally removed under applicable State and Federal regulations. Mitigation is proposed onsite to replace functions and values lost from this City of Ashland designated Wetland Protection Zone as outlined in this application. Proposed mitigation will consist of a wetland swale extending from the stormwater outfall west to Bear Creek and will include a 20 foot upland buffer adjacent.

Wetland 2 is a 3,619sf isolated wetland located within a larger depression near the center of the site. The wetland is mapped on the NWI and LWI and is defined as a Locally Significant Wetland. The existing buffer is highly disturbed from old fill activity and adjacent vegetation is dominated by non-native species. As outlined above, this wetland shall be protected with a Wetland Protection Zone averaging 50' wide as measured horizontally from the wetland/upland boundary. No impacts are proposed to this wetland. The adjacent buffer shall extend 20-70' from the wetland edge for a total area of 21,066sf and be enhanced to good condition. Portions of this Protection Zone shall be graded to interface with adjacent roadways, which have been designed to go around and avoid the wetland and adjacent buffer area. The entire 21,066sf Protection Zone is proposed to be enhanced with removal of old fill and invasive species and planting of native shrubs and understory species as part of this Mitigation Plan.

Applicable Codes

18.3.11.060C. *Additional Limited Activities and Uses within Wetland Protection Zones.*

1. Wetland Restoration and Enhancement. Wetland restoration and enhancement projects resulting in a net gain in wetland functions. Wetland restoration and enhancement activities not otherwise associated with development involving building, grading or paving are encouraged, and planning application fees associated with reviewing these activities for compliance with applicable land use standards may be waived by the Staff Advisor.

Wetland 1 is under the jurisdiction of DSL and fill shall be less than 50cy and under the jurisdictional threshold. No permit or mitigation for these impacts shall be required by DSL. Mitigation is proposed under City of Ashland codes for loss of function from this wetland and adjacent 20' Protection Zone. A portion of the proposed mitigation consists of enhancement of the Wetland Protection Zone for Wetland 2. This will consist of grading and removal of existing invasive and non-native vegetation and replanting with a mix of native shrubs and understory species to diversify the existing tree canopy (See attached Plan.)

18.3.11.060.D. Limited Activities and Uses Permit. *All Limited Activities and Uses described in section 18.3.11.060 shall be subject to a Type I procedure in section 18.5.1.050. An application for a Limited Activities and Uses Permit shall be approved if the proposal meets all of the following criteria.*

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1. All activities shall be located as far away from streams and wetlands as practicable, designed to minimize intrusion into the Water Resources Protection Zone and disturb as little of the surface area of the Water Resource Protection Zone as practicable.

The proposed development has been designed to be as far away from the Locally Significant Wetland (Wetland 2) and Bear Creek as practicable. Road layout was designed to completely avoid the wetland and allow creation and maintenance of a 50' average buffer adjacent. The other wetland (Wetland 1) was likely created by the road cut and provides minimal wetland function. The application proposes to remove this entire Wetland Protection Zone and provide onsite mitigation as described in this application.

2. The proposed activity shall be designed, located and constructed to minimize excavation, grading, area of impervious surfaces, loss of native vegetation, erosion, and other adverse impacts on Water Resources.

As described above the proposed activity has been designed to minimize impact including excavation, grading, impervious surface, loss of native vegetation and erosion.

3. On stream beds or banks within the bank full stage, in wetlands, and on slopes of 25 percent or greater in a Water Resource Protection Zone, excavation, grading, installation of impervious surfaces, and removal of native vegetation shall be avoided except where no practicable alternative exists, or where necessary to construct public facilities or to ensure slope stability.

This criteria is met.

4. Water, storm drain, and sewer systems shall be designed, located and constructed to avoid exposure to floodwaters, and to avoid accidental discharges to streams and wetlands.

This criteria is met.

5. Stream channel repair and enhancement, riparian habitat restoration and enhancement, and wetland restoration and enhancement will be restored through the implementation of a mitigation plan prepared in accordance with the standards and requirements in section 18.3.11.110 Mitigation Requirements.

Wetland and riparian zone mitigation is proposed and shall be implemented as outlined in the Mitigation Plan below.

6. Long term conservation, management and maintenance of the Water Resource Protection Zone shall be ensured through preparation and recordation of a management plan as described in subsection 18.3.11.110.C, except a management plan is not required for residentially zoned lots occupied only by a single-family dwelling and accessory structures.

Long term conservation, management and maintenance of the Wetland Protection Zone shall be ensured as described in the Water Resource Protection Zone Management Plan below.

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Mitigation Plan

This Mitigation Plan has been prepared by Juniper Tagliabue of Schott and Associates, a qualified Natural Resource Professional with over 13 years of experience. This plan has been designed specifically to meet the requirements of **18.3.11.110 Mitigation Requirements for Water Resource Protection Zones**

A. Vegetation Preservation and Construction Staging. *The following standards shall be addressed in mitigation plans to protect vegetation identified for preservation and water resources from sedimentation when construction activity is proposed within a Water Resources Protection Zone.*

1. Work areas on the immediate site shall be identified and marked to reduce damage to trees and vegetation. Temporary construction fencing shall be placed at the drip line of trees bordering the work area. No equipment maneuvering, staging, or stockpiling shall occur outside of designated work areas.

This requirement shall be met.

2. Trees shall not be used as anchors for stabilizing equipment.

Trees shall not be used to anchor equipment. This requirement shall be met.

3. Stockpiling of soil or soil mixed with vegetation, shall not be permitted in Water Resource Protection Areas on a permanent basis. Temporary storage shall employ erosion control measures to ensure sediments are not transported to adjacent surface waters.

Best Management Practices shall be followed as shown in the Erosion Control Plan. No stockpiling of soil or soil mixed with vegetation is proposed in the Water Resource Protection Areas. This requirement shall be met. Old fill has been stockpiled in the adjacent buffer and shall be removed as part of this plan.

4. Temporary erosion control measures shall be installed to prevent encroachment and flow of runoff, material, or other debris into the Water Resource. These measures shall be installed prior to the commencement of excavation, grading, site clearing, construction, or similar site work resulting in changes to the land. Access roads, staging areas, storage areas, and other areas of temporary disturbance necessary to complete the proposed activity shall be restored as soon as possible, but not more than 90 days after authorized land disturbance. Erosion control measures shall be in place concurrently with construction or establishment of the proposed activity. Temporary measures used for initial erosion control shall not be left in place permanently.

As outlined above and in the Erosion Control Plan, temporary erosion control measures shall be installed to prevent runoff into the Water Resources. All temporary disturbance shall be restored as soon as possible and no more than 90 days after the authorized land disturbance. This requirement shall be met.

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Proposed Mitigation shall follow the guidelines listed under 18.3.11.110B2 Alternative Option.

2. Alternative Option. The mitigation plan shall address the following requirements, and shall meet or exceed the standards in the prescription option in subsection 18.3.11.110.B.1.

Areas of impact to be mitigated are 805sf of isolated wetland and an estimated 5,034sf of adjacent buffer area for a total of 5,839sf (15cy cut/29.8cy fill). Standards of mitigation require 1.5:1 replacement ratio (8,758sf total). Proposed mitigation shall consist of 2,754sf of wetland creation and 6,909sf of adjacent buffer for a total of 9,483sf exceeding the standards of the prescription option. Total fill in the buffer shall be approximately 57cy. Other standards are proposed to meet as outlined in the plan description below.

a. Assessment of Water Resource Protection Zone Structures, Functions, and Values. A mitigation plan shall include an assessment of the structures, functions, and values (i.e., water quality, flood control, habitat, etc.) that will be adversely impacted by the proposed alterations of the Water Resource Protection Zone and a clear explanation of how these impacts are to be mitigated.

Proposed impacts to the Water Resource Protection Zone are for loss of the entire Wetland 1 and Possible Protection Zone.

An assessment of Wetland 1 and Wetland 2 was conducted using the Wetland Wildlife Rating Form which assesses presence of water, food and cover as well as diversity and disturbance factors.

Wetland 1 is a small isolated wetland containing seasonal water with minimal diversity of species or access to cover, nesting and food sources. The adjacent upland is dominated by invasive forbs and grasses with no additional structure or habitat value. Little water storage and delay or sediment/nutrient retention would be provided by this wetland. Existing functions and values were determined to be low for this Water Resource Protection Zone.

Wetland 2, while isolated and highly impacted by humans, contained greater diversity of structure as well as proximity to food escape and nesting area. Within the wetland vegetation contained a mix of forbs, shrubs and trees. The adjacent upland, while containing a heavy Himalayan blackberry layer, also contained mature tree canopy. This wetland is a depression within a larger depression and likely provides some water storage and delay as well as sediment and nutrient retention functions. Wildlife Habitat functions were generally found to be low to moderate.

Proposed Mitigation shall consist of creation of a new Wetland Protection Zone to consist of a wetland swale and 20' adjacent buffer to replace the lost functions of Wetland 1. The wetland shall consist of a vegetated swale planted with a mix of native forbs and shrubs. The adjacent buffer shall be planted on both sides with a mix of Oregon white oak (*Quercus garryana*), Ponderosa pine (*Pinus ponderosa*) and incense cedar (*Calocedrus decurrens*). The hydrology source will be outflow from the water quality facility upslope and shall provide additional water storage and delay and nutrient detention functions for water flowing into Bear Creek. Adjacent canopy cover will provide shade to aid in cooling of the water which is important for fish habitat functions. The proposed mitigation area will longer periods of hydrology, greater diversity of native plants, have higher access to adjacent native

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canopy for cover, nesting and food sources and a greater protective buffer for filtering nutrients and reducing erosion problems. The proposed mitigation area will have connectivity to Bear Creek and its adjacent buffer and overall will provide significantly greater function and value to the region.

Also proposed is enhancement of the WRPZ adjacent to the existing Wetland 2. The existing buffer is disturbed from old fill activity. Vegetation composed of a mix of non-native invasive species dominated by Himalayan blackberry (*Rubus armeniacus*), sea barley (*Hordeum geniculatum*), annual fescue (*Vulpia myuros*) and knapweed (*Centaurea solstitialis*). South of the wetland was a mix of willow (*Salix sp.*) saplings and black cottonwood (*Populous trichocarpa*) as well as spreading rush (*Juncus patens*) and bedstraw (*Galium aparine*). The buffer shall be graded and planted with a mix of native, shrubs and ground species to complement the existing canopy provided by the cottonwood and willow. This will provide significantly higher protection to the existing wetland as well as improving structures, functions and values of both the Wetland and Wetland Protection Zone.

b. Objectives and Standards of Mitigation. A mitigation plan shall state specific plan objectives and establish clear and measurable standards for determining if stated objectives have been accomplished. For example, the objective might be to restore or enhance the shade canopy within a Stream Bank Protection Zone to benefit fish and reduce water temperature, while the standard might be a certain percentage of shade canopy coverage at the end of one year and 100 percent shade canopy coverage after three years.

The objective of the mitigation is to replace and enhance functions of Wetland 1 by creating a wetland swale and vegetated buffer. The second objective is to enhance the structure and diversity of the Wetland Protection Zone of Wetland 2 to restore native vegetation diversity and provide nutrient and sediment retention functions.

Proposed standards are to reach 50% cover of native vegetation after the first year and 80% by the end of the monitoring period. Additionally, 80% survival of planted native trees and shrubs is proposed at the end of the monitoring period.

c. Mitigation Site/Grading Plan. A statement and detailed plan of the location, elevation, and hydrology of the mitigation area, including a grading plan at two foot contour intervals. For applications involving Wetland Protection Zones, the application shall demonstrate that plants have adequate access to site hydrology. For applications involving Stream Bank Protection Zones, the grading plan shall identify newly planted areas and include slope stabilizing measures to prevent erosion, ensure vegetative coverage, and limit plant mortality.

Proposed wetland mitigation shall be located downslope of the proposed water quality facility. It shall consist of a constructed wetland swale with the top of the swale at approximate elevation 1,743 and the bottom tying into the bank of Bear Creek at elevation 1,733. The hydrology source shall be the outlet of the water quality facility. Total proposed wetland area is 2,754sf.

A Wetland Protection Zone averaging 20 feet on either side of the Mitigation Wetland is also proposed to be established and planted with native trees, shrubs and forbs as outlined below. Total upland area to be planted shall be 6,909sf.

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The 21,066sf Wetland Protection Zone surrounding existing Wetland 2 shall extend from the edge of the wetland and slope up to roadways on all sides. The Protection Zone shall range from approximately 20 feet to 70 feet wide with an average width of 50 feet and shall be vegetated with native trees, shrub and forbs.

d. Landscape Plan. The Stream Bank Protection Zone shall be a minimum of 50 percent plant coverage in local native plant species with the installation of new trees only to consist of native trees (see Figures 8, 9, and 10). The Wetland Protection Zone shall be 100 percent plant coverage in local native plant species and in accordance with local, state, and federal approved management plans. Local native plant species for stream bank and wetland applications are identified on the City's Local Native Plant Species List. The use of noxious and invasive plants on the City's Prohibited Plant List in Water Resource Protection Zones is prohibited. The landscape plan shall address the plant coverage by local native plant species after five years, and shall be size and species-specific, with details addressing the timing of plantings, proposed plant placement, and plant spacing.

All proposed plants within the Wetland Protection Zone mitigation areas shall be native with species identified on the City's Local Native Plant Species list as show in the tables below. The proposed wetland will be a swale dominated by herbaceous species with scattered shrubs. Adjacent upland is dry and somewhat harsh and shall be planted with a mix of upland trees dominated by white oak and Ponderosa pine. No significant shrub canopy is proposed in this area. The understory shall be planted with an upland seed mix. Suggested seedmix is ProTime 456 Native Oak Woodland Mix or equivalent. **Mix Includes:**

Blue Wildrye - *Elymus glaucus*
Sitka Brome - *Bromus sitchensis*
Western Columbine - *Aquilegia formosa*
Celery-leaved Licorice Root - *Ligusticum apiifolium*
Fern-leaved Lomatium - *Lomatium dissectum*
Large-flowered Blue-eyed Mary - *Collinsia grandiflora*
Large-leaved Avens - *Geum macrophyllum*
Leichtlin's Camas - *Camassia leichtlinii*
Tall Meadow-rue - *Thalictrum polycarpum*
Meadow Checkerbloom - *Sidalcea campestris*
Rusty-haired Popcorn Flower - *Plagiobothrys nothofulvus*
Scurf Pea - *Rupertia physodes (Psoralea p)*
Seablush/Rosy Plectritis - *Plectritis congesta*
Showy Tarweed - *Madia elegans*
Slender Goldenbanner - *Thermopsis gracilis*
Lance Self-heal - *Prunella vulgaris var lanceolata*

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Oregon Iris - *Iris tenax*

Western Sweetroot - *Osmorhiza occidentalis*

Western Yarrow - *Achillea millefolium*

The area surrounding Wetland 2 is highly impacted by invasive Himalayan blackberry which will have to be controlled prior to planting. Grading of fill material and removal of blackberry will occur first. Additional control to include the use of an approved herbicide is proposed in the early part of the construction period. Once blackberry has been sufficiently controlled the buffer shall be planted with a mix of native shrubs to complement the existing canopy of cottonwood and willow already present in the buffer. Species shall include a mix of baldhip rose (*Rosa gymnocarpa*), small fruited rose (*Rosa pisocarpa*), common snowberry (*Symphoricarpos albus*) and serviceberry (*Amalanchier alnafolia*) with an upland seed mix to be broadcast through any remaining bare area.

Seed mix in this area shall be Protime 400 or equivalent. This mix includes:
Blue Wildrye - *Elymus glaucus*
Meadow Barley - *Hordeum brachyantherum*
California Brome - *Bromus carinatus*

Table 1. Wetland Planting Plan (2,754sf)

Species Name	Type	Planting rate	Number
Scouring rush (*Equisetum hyemale*)	Forb	18" OC Plug	144
Soft rush (*Juncus effusus*)	Forb	18" OC Plug	500
Small fruited bulrush (*Scirpus microcarpus*)	Forb	18" OC Plug	500
Baldhip rose (*Rosa gymnocarpa*)	Shrub	5'OC (at edges of swale)	50

Table 2. Mitigation Planting Zone (6,909sf)

Species Name	Type	Planting rate	Number
Oregon white oak (*Quercus garryana*)	Tree	20' OC	5
California black oak (*Quercus kelloggi*)	Tree	20' OC	5
Ponderosa pine (*Pinus ponderosa*)	Tree	20' OC	5
Incense cedar (*Calocedrus decurrens*)	Tree	20' OC	2
Baldhip rose (*Rosa gymnocarpa*)	Shrub	5'OC clusters (at edges of wetland)	25
Seed mix	Grass	10-12lbs/ac	

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Table 3. Wetland 2 Buffer Planting Zone (21,066sf)

Species Name	Type	Planting rate	Number
Baldhip rose (*Rosa gymnocarpa*)	Shrub	5'OC (at edges of wetland)	150
Small fruited rose (*Rosa pisocarpa*)	Shrub	5'OC (at edges of wetland)	150
Snowberry (*Symphoricarpos albus*)	Shrub	5'OC	600
Serviceberry (*Amalanchier alnifolia*)	Shrub	10' OC	100
Seed mix	Grass	30lbs/ac	

Shrubs shall be planted and maintained to provide a minimum of 50 percent total coverage of the restored area within a five year period. The minimum planting size shall be one gallon. Areas that have existing vegetated under-story consisting of healthy riparian shrubs that covers at least 50 percent of the restoration area are considered compliant with the restoration standards for under-story plantings.

Trees shall be planted at 20-foot intervals. The minimum planting size shall be one inch caliper. All new trees shall be staked and protected by deer/rodent-proof fencing. Restoration areas that have an existing vegetated tree canopy consisting of healthy trees at least four inches DBH and at an average spacing of 20 feet on–center are considered compliant with the restoration standards for trees.

Erosion control material such as mulch, hay, jute-netting, or comparable material shall be applied to protect disturbed, re-planted areas. Disturbed areas shall be replanted so that landscaping shall obtain 50 percent coverage after one year and 90 percent coverage after five years.

New plantings shall be irrigated for a period of five years to ensure establishment.

Local native plant species that do not survive the first two years after planting shall be replaced.

e. Plan Preparation. The Staff Advisor may require the mitigation plan to be prepared by a natural resource professional.

This Mitigation Plan has been prepared by Juniper Tagliabue of Schott and Associates, a qualified Natural Resource Professional with over 13 years of experience.

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Water Resource Protection Zone Management Plan

As required by Section 18.3.11.110C this Management Plan is also provided.

C. Management Plan. *The applicant shall implement a management plan for the Water Resource Protection Zone and resource areas under the applicant' s ownership or control, including the areas restored and enhanced to assure long term conservation and maintenance. The management plan shall detail proposed monitoring and maintenance, and shall include a schedule delineating how completed projects will be monitored and reported to the Staff Advisor.*

Included with this Plan is a copy of the mitigation plan. The mitigation site shall be monitored on an annual basis for the first two years after planting to ensure successful establishment of hydrology and native vegetation. Monitoring and maintenance description and schedule is outlined below.

2. Identification of Water Resources and Water Resource Protection Zone management practices to be conducted and proposed intervals.

Based on vegetation, soils and hydrology information gathered in the field, under methods approved by the Corps of Engineers and DSL, Water Resource Protection Zones were identified around two isolated wetland features (Wetland 1 and Wetland 2) in the central part of the site as well as adjacent to Bear Creek which ran along the western edge of the study area.

A Wetland Protection Zone with an average width of 50' has been established along the onsite boundary of Bear Creek as outlined above. No impacts are proposed to Bear Creek or its Protection Zone and no further discussion of this area is provided.

Wetland 1 is an isolated 805sf wetland located at the base of a hillslope. This wetland appears to have been created from the road cut at the base of a steep slope but was determined to be jurisdictional by DSL. This isolated wetland is proposed to be filled as part of this application for development of residential lots. Proposed activity will require less than 50cy of fill and does not require a wetland fill permit from DSL. The wetland is isolated and the proposed fill does not require a permit from the Corps of Engineers. The isolated wetland is not indicated as a Locally Significant Wetland and will be legally removed under applicable State and Federal regulations. Mitigation is proposed onsite to replace functions and values lost from this City of Ashland designated Wetland Protection Zone as outlined in this application.

Wetland 2 is a 3,619sf isolated wetland located within a larger depression near the center of the site. The wetland is mapped on the NWI and LWI and is defined as a Locally Significant Wetland. This wetland shall be protected with a Wetland Protection Zone averaging 50' wide as measured horizontally from the wetland/upland boundary. No impacts are proposed to this wetland. The adjacent buffer shall extend 20-70' from the wetland edge for a total area of 21,066sf. Portions of this Protection Zone shall be graded to interface with adjacent roadways, which have been designed to go around and avoid the wetland and adjacent buffer area. The entire 21,066sf Protection Zone is proposed to be enhanced with native vegetation as described in this mitigation plan.

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Proposed Mitigation shall consist of creation of a new Wetland Protection Zone to consist of a wetland swale and 20' adjacent buffer to replace the lost functions of Wetland 1. The wetland shall consist of a vegetated swale planted with a mix of native forbs and shrubs. The adjacent buffer shall be planted on both sides with a mix of Oregon white oak, Ponderosa pine and incense cedar. The hydrology source will be outflow from the water quality facility upslope. The area shall be graded concurrently with site development with removal and control of any invasive species. Seeding will occur within 90 days or less after soil disturbance. Trees and shrubs shall be planted in the fall/winter after grading, as soon as commencement of the rainy season. Irrigation shall be installed to ensure successful establishment of the planted species.

Also proposed is enhancement of the WRPZ adjacent to the existing Wetland 2. The buffer will be graded and invasive blackberry will be controlled using a combination of mechanical and chemical methods. The buffer shall be planted with a mix of native shrubs and ground species to complement the existing canopy provided by the cottonwood and willow.

Areas of impact to be mitigated are 805sf of isolated wetland and an estimated 5,034sf of adjacent buffer area for a total of 5,839sf. Proposed mitigation shall consist of 2,754sf of wetland creation and 6,909sf of adjacent buffer

There shall be no alteration of the Water Resource Protection Zones as delineated and shown on the attached plan.

There shall be no alteration of the size, shape, or design of an approved Water Resource Protection Zone without prior approval by the City of Ashland.

There shall be no amendment or change to this Management Plan without prior approval of the City of Ashland.

4. Provisions for the ongoing removal and management of noxious or invasive vegetation and debris.

The mitigation site shall be monitored on an annual basis for the first two years after planting to ensure successful establishment of hydrology and native vegetation.

TIMING

Hydrology of the mitigation area will be monitored during mid-spring of the first growing season. Vegetation monitoring will involve a yearly site visit from the monitoring biologist to assess cover and a stem count and species inventory. This should be at the middle of the growing season (near the end of August).

VEGETATION ASSESSMENT

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Percent survivorship of woody species will be estimated by counting the dead of each species, then subtracting that number from the number planted. This number will be divided by the number planted, then multiplied by 100 to obtain the percent of survivorship.

Canopy cover or herbaceous species (Quadrate sampling) will be estimated by the monitoring biologist using 5 one-square-meter micro-plots.

HYDROLOGY ASSESSMENT

Soil saturation determination (test holes or monitoring wells) will be performed by the monitoring biologist to determine if wetland hydrology meets the performance standards.

Table 1. Performance Standards, Monitoring Methods, Contingencies

Performance Standard	Monitoring Methods	Contingency
Wetland Hydrology	Mid March observation	Grading modification
Survival of planted species	Direct Count	Replant and/or modify species selection to more suitable species
Herbaceous cover	Ocular estimate	reseed

Contingency Plan

There are numerous problems that can prevent a mitigation area from developing as proposed. Contingency measures will be designed and implemented once the problems have been identified. Possible corrections include animal disturbances or incorrect species for the local conditions. The vegetation will be monitored by the project biologist. If, during the monitoring process problems are identified corrective measures will be determined and implemented. If survival of planted individuals proves to be inadequate then additional vegetation and /or weed control will be needed to insure the 80% survival at the end of the five years. Substrate amendment, modified water inlet/outlet controls, and herbivore control may also be needed.

Plant mortality may come from many causes. The main causes are weak nursery stock and water stress. If survivorship of any planted species falls below 80%, the cause of the mortality will be assessed. If the mortality is due to inappropriate placement of the plant in relation to the hydrology of the site, adjustments to the replanting site will be recommended by the monitoring biologist. In the event of weak nursery stock, the mortality should be immediately evident (within a few days) and should be detected in the review of the planting.

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The contingency measures for herbivory and plant mortality (often linked) are to replant the affected plants and protect them. Plantings can be surrounded by plant cages formed by 3' chicken wire to protect them from damage from beavers and nutria. If the individual plant cages are not sufficient to deter the beavers, fencing the entire area with 3' chicken wire may be needed to ensure success of the site. If small rodent girdling of the plantings is the problem, the base of the tree may need to be protected with a rodent guard.

In the event of an extended drought, irrigation may be necessary to ensure establishment of the plantings. If mortality is due to water stress, watering of the site will be done up to 7 times during the period from July 1 to August 31.

Invasive species will be controlled before planting takes place. If cover of invasive species becomes greater than 20%, more dramatic control measures will need to take place. These include cutting the canes of Himalayan blackberry in summer and applying, by painting or daubing (not spraying) new sprouts with an herbicide approved for use near water and in wetlands. This application should be done in 2 months after cutting and again in late summer or early fall (if needed). Areas not graded will also be sprayed. Follow-up treatments will occur on an as-needed basis.

5. Provisions for the protection of protected plant and animal species in accordance with recommendations from applicable state and federal agencies.

No protected plant and animal species are anticipated to be present or affected by the proposed activity.

6. Specific provisions for city enforcement of the management plan.

Monitoring reports will be provided annually to the City detailing the establishment of the mitigation area and any contingency requirements.

7. Any additional measures deemed necessary to protect and maintain the structures, functions and values of the Water Resource Protection Zone (e.g., signage delineating preservation boundaries).

None.

8. Provisions for the perpetual protection and maintenance of the Water Resource and Water Resource Protection Zone including but not limited to the following.

a. Recordation of a conservation easement or Conditions, Covenants, and Restrictions (CC&Rs) which prescribe the conditions and restrictions set forth in the approved planning application, development permit, building permit, or proposed public facilities plans, and any imposed by state or federal permits.

b. Transfer of the ownership and maintenance responsibilities for the area to a willing public agency, non-profit association, or private conservation organization with a recorded conservation easement prescribing the conditions and restrictions set forth in the approved planning application,

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development permit, building permit, or proposed public facilities plans, and any imposed by state or federal permits.

c. Other mechanisms addressing long-term protection, maintenance, and mitigation consistent with the purposes and requirements of this ordinance as deemed appropriate and acceptable by the approval authority.

A conservation easement or CC&Rs shall be recorded to provide long term protection and ensure required maintenance is completed as needed.

D. Performance Guarantee. *In general, mitigation shall be implemented prior to or concurrently with the project. The approval authority may require a performance bond or similar monetary insurance of up to 110 percent of the proposal's cost to guarantee that the mitigation proposal will be carried out as approved, and to ensure that the objectives are met through demonstration of compliance with measurable standards and that the site will be maintained to keep the Water Resource functioning properly.*

Mitigation shall be implemented concurrently with the proposed project as described in the Mitigation Plan.

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Oregon
Kate Brown, Governor

Department of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301-1279
(503) 986-5200
FAX (503) 378-4844
www.oregon.gov/dsl

State Land Board

Kate Brown
Governor

Jeanne P. Atkins
Secretary of State

Ted Wheeler
State Treasurer

November 14, 2016

Urban Development Services
Attn: Mark Knox
485 W. Nevada Street
Ashland, OR 97520

Re: WD # 2016-0313 Wetland Delineation Report for Ashland Bear Creek Subdivision,
Jackson County; T39S R1E Sec. 4, Tax Lots 900, 2000, 8600
Ashland Local Wetlands Inventory wetland W8

Dear Mr. Knox:

The Department of State Lands has reviewed the wetland delineation report prepared by Keystone Natural Resource Consulting for the site referenced above. Please note that the study area includes only a portion of the tax lots described above (see the attached map). Based upon the information presented in the report and additional information submitted upon request, we concur with the wetland and waterway boundaries as mapped in Figures 6, 6A, and 6B of the report.

Within the study area, two wetlands, totaling approximately 0.10 acres, Bear Creek, and an isolated drainage were identified. All features are subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in the wetland/wetlands or below the ordinary high water line (OHWM) of a waterway (or the 2 year recurrence interval flood elevation if OHWM cannot be determined).

However, Bear Creek is an essential salmonid stream; therefore, fill or removal of any amount of material within the OHWM may require a state permit. The isolated drainage was mapped to the top of bank, not to the OHWM. If this feature is impacted during site development, the OHWM should be determined and mapped so that any required mitigation can be calculated accurately. A revision to this delineation may be needed at that time.

This concurrence is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. The Army Corps of Engineers will review the report and make a determination of jurisdiction for purposes of the Clean Water Act at the time that a permit application is submitted. We recommend that you attach a copy of this concurrence letter to both copies of any subsequent joint permit application to speed application review.

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Exhibit 4

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. Please phone me at 503-986-5300 if you have any questions.

Sincerely,

Lynne McAllister
Jurisdiction Coordinator

Approved by

Kathy Verble, CPSS
Aquatic Resource Specialist

Enclosures

ec: Mike Holscher, Keystone Natural Resource Consulting
City of Ashland Planning Department (Maps enclosed for updating LWI)
Omar Ortiz, Corps of Engineers
Bob Lobdell, DSL

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WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

This form must be included with any wetland delineation report submitted to the Department of State Lands for review and approval. A wetland delineation report submittal is not "complete" unless the fully completed and signed report cover form and the required fee are submitted. Attach this form to the front of an unbound report or include a hard copy of the completed form with a CD/DVD that includes a single PDF file of the report cover form and report (minimum 300 dpi resolution) and submit to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279. A single PDF attachment of the completed cover from and report may be e-mailed to Wetland_Delineation@dsl.state.or.us. For submittal of PDF files larger than 10 MB, e-mail instructions on how to access the file from your ftp or other file sharing website. Fees can be paid by check or credit card. Make the check payable to the Oregon Department of State Lands. To pay the fee by credit card, call 503-986-5200.

X Applicant X Owner Name, Firm and Address: Laz Ayala 132 W. Main Street, Suite 201 Medford, Oregon 97501	Business phone # 541-944-9561 Mobile phone # (optional) E-mail:
X Authorized Legal Agent, Name and Address: Mark Knox, Urban Development Services, LLC 485 W. Nevada Street Ashland, Oregon 97520	Business phone # 541-821-3752 Mobile phone # E-mail:

I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.

Typed/Printed Name: [illegible] 7/26/16 Signature: _____

Date: Special instructions regarding site access:

Project and Site Information (using decimal degree format for lat/long., enter centroid of site or start & end points of linear project)

Project Name: **Ashland Bear Creek Subdivision**	Latitude: **42.2086** Longitude: **-122.7050**
Proposed Use: **Subdivision**	Tax Map # **39 1E 04AC, 39 1E 04DB, 39 1E 04AD**
Project Street Address (or other descriptive location): **South of Kestral Parkway southern terminus and north and west of Mountain Meadow Drive** City: **Ashland** County: **Jackson**	Township **39S** Range **1E** Section **04** QQ Tax Lot(s) **900, 2000, 8600** Waterway: **Bear Creek** River Mile: NWI Quad(s): **USFWS Wetland Mapper webpage**

Wetland Delineation Information

Wetland Consultant Name, Firm and Address: **Mike Holscher, Keystone Natural Resource Consulting** 12920 SW Moreno Drive Gaston, OR 97119	Phone # Mobile phone # **503-201-9077** E-mail: **mike@keystonenrc.com**

The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.

Consultant Signature: [signature] Date: **May 31, 2016**

Primary Contact for report review and site access is X Consultant ☐ Applicant/Owner X Authorized Agent

Wetland/Waters Present? X Yes ☐ No | Study Area size: **13+/-** Total Wetland Acreage: **0.10**

Check Box Below if Applicable:

- ☐ R-F permit application submitted
- ☐ Mitigation bank site
- ☐ Wetland restoration/enhancement project (not mitigation)
- ☐ Industrial Land Certification Program Site
- ☐ Reissuance of a recently expired delineation

Previous DSL # Expiration date _____

Fees:

- X Fee payment submitted $ **412**
- ☐ Fee ($100) for resubmittal of rejected report
- ☐ No fee for request for reissuance of an expired report

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Other Information:

	Y	N	
Has previous delineation/application been made on parcel?	☐	X	If known, previous DSL #
Does LWI, if any, show wetland or waters on parcel?	X	☐	

For Office Use Only

DSL Reviewer: _____	Fee Paid Date: ____/____/____	DSL WD # _____
Date Delineation Received: ____/____/____	DSL Project # _____	DSL Site # _____
Scanned: ☐ Final Scan: ☐	DSL WN # _____	DSL App. # _____

Form Updated 01/03/2013

Wetland Delineation for Tax Lots 900, 2000, 8600, Tax Map 39 1E 04 AC, AD & DB Bear Creek Subdivision

Prepared For

Laz Ayala
604 Fair Oaks Ct.
Ashland, Oregon 97520

Prepared By

Mike Holscher, PWS
Keystone Natural Resource Consulting
12920 SW Moreno Drive
Gaston, Oregon 97119
503-201-9077
mike@keystonenrc.com

May 31, 2016

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Table of Contents

LANDSCAPE SETTING AND LAND USE 1
General Setting and Topography 1
SITE ALTERATIONS 1
PRECIPITATION DATA AND ANALYSIS 2
METHODS 3
Offsite Methods 3
Field Methods 3
DESCRIPTION OF WETLANDS AND OTHER NON-WETLAND WATERS 4
DEVIATION FROM NATIONAL AND LOCAL WETLAND INVENTORIES 6
MAPPING METHODS 7
ADDITIONAL INFORMATION 7
RESULTS AND CONCLUSION 7
DISCLAIMER 8

List of Figures

Figure 1. Vicinity
Figure 2. Tax Map
Figure 3A. Local Wetland Inventory
Figure 3B. National Wetland Inventory
Figure 4. Soil Survey
Figure 5. Air Photo
Figure 6 Index Map Wetland Boundaries, Sample Points & Photo Points.
Figure 6A. West Map Wetland Boundaries, Sample Points & Photo Points
Figure 6B. East Map Wetland Boundaries, Sample Points & Photo Points

List of Appendices

Appendix A. Maps
Appendix B. Precipitation Data/WETS Tables
Appendix C. Wetland Data Forms
Appendix D. Photos
Appendix E. LWI Summary Sheet and Data Forms
Appendix F. Regulation and Methodology
Appendix G. Literature Citation

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LANDSCAPE SETTING AND LAND USE

General Setting and Topography

The study area is located immediately south of the terminus of Kestrel Parkway, west of Mountain Meadow Dr and east of Bear Creek in Ashland Oregon (T39S, R1E, Section 04; Figures 1 & 2 in Appendix A; Tax Lots 900, 2000 & 8600). The general land forms in the area are hill slopes merging into the high terrace of Bear Creek. The hill slopes are west facing and moderate to steep in nature. These hills run north/south and are moderately undulating with low, ravine areas which commonly hold ephemeral, intermittent or perennial streams. The north and east surrounding lands are increasingly being developed with the newest developments adjacent to the study area. The development is moderate density residential subdivisions. The land to the south and west are riparian associated with Kitchen and Bear Creek respectively.

Tax lot 8600 is a steep west facing slope that is vegetated primarily with grass and regularly mowed. Lots 900 and 2000 are composed of high floodplain of Bear Creek. There is a mix of features including open grass land, one shrub and one forested wetland, an isolated remnant drainage, and Bear Creek. Lands around Bear Creek are light to moderately forested with areas of dense Himalayan blackberry (*Rubus armeniacus*).

SITE ALTERATIONS

Some parts of the study area have been filled and/or graded over the past decade. A series of photos dating 2002, 2005, 2010 and 2012 have been include in this report as evidence. 2002 shows the site fairly undisturbed (Appendix D). In the 2005 photo there is evidence of multiple soil disturbances in the northern part of lot 900. It appears that vegetation is missing from the middle of a forested depression near the middle of the study area. The photo is not clear enough to discern if its only vegetation that has been removed or if soil has been placed. Data collected in that area included buried woody debris and irregular rock material suggesting that fill has been placed there at some point. The 2005 photo also shows soil manipulation in the area of Wetland 1. The 2010 photo shows the depression disturbance area re-growing and new areas of gravel placement north of the depression. The 2014 photo is similar to 2010. The current landowner purchased the property in July 2013.

Although not apparent in any of the photos, a sewer line was installed though the study area in 2004 from north to south east. It was installed under an existing gravel road that is visually apparent in all of the air photos. It skirts the west and south side of the forested depression.

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PRECIPITATION DATA AND ANALYSIS

The field hydrology data was collected on April 9, 2014. Monthly rainfall data was collected from WETS table for Ashland, Oregon. The daily rainfall totals for the 14 days prior to field work was obtained from NOAA National Climatic Data Center from their Medford Station. The Medford station was the closest station with complete daily totals.

TABLE 1 - 2014 Precipitation data

Month	Observed	Average	Deviation of Avg.	Percent of Avg.
January	0.73 in.	2.49 in.	-1.71in.	30%
February	4.02 in.	1.92 in.	2.1 in.	209%
March	3.66 in.	2.09 in.	1.23 in.	175%
April	1.48 in.	1.68 in.	-0.2 in	88%
TOTALS	**17.08 in.**			**125.5%**

TABLE 2 - 2016 Precipitation data

Month	Observed	Average	Deviation of Avg.	Percent of Avg.
December	7.6 in.	2.8 in.	4.8 in.	271%
January	3.63 in.	2.49 in.	1.14 in.	145%
February	1.29 in.	1.92 in.	-0.63 in.	67 %
March	2.87 in.	2.09 in.	0.78 in.	137%
TOTALS	**17.08 in.**			**155.5%**

According to daily NOAA climate data for Medford, Oregon, the precipitation data for the 14 days prior to field data collection in 2014 was 1.22 inches. That rainfall accumulation is at or above normal precipitation totals for a 2 week period in March or April. Further, the precipitation data for the 14 days prior to field data collection in 2015 was 1.28 inches. That rainfall accumulation is 61 percent of a normal March rainfall accumulation.

The water year starting in October 2013 was very dry until the end of January 2014. February and March had excessive rainfall accumulation and the rainfall in the 14 days prior to field work was at a seasonal norm. Hydrology data collected was considered accurate and under normal circumstances for precipitation/runoff driven wetlands; It was considered dry for ground water/spring wetlands that rely on a regular winters precipitation recharge.

For the water year starting in October 2015 was consistently high. February was the only month below "normal" but was still within the 30 percentile zone. October data show less than normal but there is a note as to missed days of data collection. The water year was considered excessive at 155% of average. The hydrology data revisited this season verifies wetland boundaries from both dry and wet season site visits.

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METHODS

Offsite Methods

Soil mapping information was obtained from data available on the Web Soil Survey (WSS) for Jackson County. The USFWS wetlands mapper (NWI), tax maps and available air photos were also reviewed prior to site visit. This information provided basic knowledge and preliminary topographic indication of the location of waters, wetlands, and hydric soils to facilitate on-site reconnaissance for efficient and useful data collection.

The NWI shows one indication of a wetland within the study area (Figure 3A). The area is a large polygon in lot 900 that classified as Palustrine, Emergent and Palustrine , Forested/Shrub (PEM, PFO/SS) wetlands. The City of Ashland local wetland inventory (LWI; Figure 3B) indicates one wetland in the central part of lot 900. This wetland is in a similar location as the NWI, but is considerable smaller. It is labeled as W8 (wetland 8). Data point and a summary sheet were collected onsite and are located in Appendix E. The LWI data was collected in June of 2003 and prior to recent land manipulation.

The Jackson County Soil Survey notes that the study area is mapped with Camas-Newberg-Evans Complex, Darow silty clay loam and Medford silty clay (Figure 4). None of these series are listed as a hydric soil, but all have hydric components. Darow soils are located on hill slopes; Medford series forms on terraces and fans; Camas-Evans-Newberg soils are on floodplains.

Field Methods

The initial site visit was conducted on November 21, 2013. At that time, the water year was very droughty. It was discovered that various areas in lot 900 have augmented soils that appeared to be imported, cut, and compacted. It was determined that a spring visit was necessary to verify suspected wetland areas having positive wetland hydrology indicators. By scheduling a re-visit, this also allowed the site to be cleared of Himalayan blackberry (*Rubus armeniacus*) so that all of the study area could be properly investigated. The Spring field dates are April 9, 2014 and March 26, 2016

Sample plots like SP-A, SP-B, SP-C, SP-D and SP-E are located in suspect low areas with a FAC plant community. These low areas are typically subtle and plant communities varied from 50/50 wetland/upland species to 100 percent wetland. The wettest species encountered was FACULTATIVE (FAC).

A large depression mapped on both the NWI and LWI was a focus of field documentation. This feature is a distinct depression within the surrounding landscape. The perimeter of the feature was severely overgrown with Himalayan blackberry and most of the area could not be accessed in November 2013 during the first site visit. The landowner had the property cleared of blackberry enough for the spring site visit to document the site sufficiently.

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Two other areas of interest were a small patch of willow at the base of the steep slope in the northeast corner of Lot 900 and an isolated remnant drainage. The drainage was discovered hidden in the dense patch of blackberry at the south property line of lot 2000.

Bear Creek is a well defined channel on its east bank, which was flagged at an elevation considered to be Ordinary High Water (OWH). Not data was collected. See "Description" below for boundary logic. The banks on the east side of bear creek are abrupt and steep. The top of bank and OHW are located in the same horizontal plane along the study area.

DESCRIPTION OF WETLANDS AND OTHER NON-WETLAND WATERS

There are two wetland features within the central part of the study area mapped on Figures 6, 6A and 6B. In addition, an isolated remnant drainage near the south study area boundary and Bear Creek along the western edge of the study area were also flagged and mapped (Figures 6, 6A, & 6B).

Wetlands

There are two wetlands within the study area. Both are located in tax lot 900. Wetland one is located at the base of a slope where is meets the high terrace of Bear Creek. This feature resembles a road side ditch on the uphill side of what appears to be preparation for a road cut at the base of a steep slope. It is possible that the area was historically moist and provided shallow hydrology to hydrophytes located here, but the cut slope now is expressing water at the surface. All air photos included in this report show a vegetation pattern here, except for the 2005 where the soil appears recently disturbed (see deviations from LWI below for more discussion). Currently the seasonal surface water (spring) stays within the confines of the wetland area flagged. The two site visits in 2013 and 2014 documented that November hydrology overflows that boundary and sheds overland to the northwest. The vegetation within the wetland boundary and outside the wetland boundary is distinctly different. Willow and rush dominate the wetland and barley or medusa head with chicory and yellow star thistle dominant in the adjacent upland. Both wetland and upland soils are very compacted or the soil cut has intercepted parent material. The soils are gravelly and rock refusal occurs in the upper 12 inches.

Wetland 2 is a NWI and LWI mapped feature (Photo 5). The feature is a depression and after thorough investigation, once the blackberry was removed, it appears that this feature has been severely modified by past human disturbance . The feature appears to have been partially excavated or seriously encroached upon. The feature is currently built-up irregularly on all side by 3 to 5 feet. A road bounds the west and south (downgradient) boundaries of the depression where a sewer line was install in the last decade.

Seasonal water is present in the northeast portion; this appear to be a spring wetland. Currently, only the northern most part of the depression meet all three wetland indicators. The southern half has a dense understory of Himalayan blackberry with mature willow and

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cottonwood (Photos 3 & 4). The dense blackberry is a sign that this portion of the depression is currently quite dry within hydrology criteria depth and the mature trees are well established and can reach the water table influence of the nearby Bear Creek. The vegetation in the northern half is consistent with the area mapped as wetland, but most does not meet the hydrology criteria in dry and wet seasons. The understory is a fairly barren with some poison hemlock and rushes. Willow and cottonwood comprise the shrub and canopy strata. The willow are all young and based upon soil investigation appear to be growing from buried older willows; possibly evident in the 2005 photo of fill in this area. The soils in the northern part of the depression are very different than in the southern part. See SP-F, T2-P1 T3-P1, T3-P2 in contract to SP-H, and SP-G. The hydrology in the depression appears to be ground water expression and only the northeast corner of the depression had positive hydrology criteria at any of the three site visits. The positive hydrology boundary is defined by T3-P1 and T3-P2 and T2-P1 and T2-P2. The boundary on Figure 6B show where all three parameters were met. The initial logic concluded that the water source is ground water and with a water year that was considered dry, the ground water system did not fully re-charge over the winter of 2013-2014. However, a revisit in March 2016 during a wet season confirmed the wetland boundaries of the 2013-2014 season. Best professional judgment and topography concluded that in a normal year the area mapped on Figure 6B would meet all three criteria. This small wetland feature is isolated and enclosed within a larger depressional feature.

Waters

Bear Creek is a perennial stream that is the main watershed in the south part of the Rogue Valley. It flows north into the Rogue River near table rocks in White City. This creek defines the western edge of the study area. Lands west of the creek are not part of this study area. The creek varies from 15 to 20 feet wide and up to 3 feet deep. The substrate is mostly rocks and gravels with some silty depositional areas. The east banks are steep and are 5-7 feet high. The horizontal difference of ordinary water and ordinary high water is <1 to no more than 3 feet. Ordinary high water was flagged in the field and surveyed. The elevation of the OHW flag placement was based upon the visual evidence of highest ongoing point of erosion and the presence or lack of vegetation. For the most part, there was a distinct elevation were ongoing erosion was apparent or the transition from reed canary grass (*Phalaris arundinacea*) to Himalayan blackberry occurred. This elevation is where the flags were placed (See Photo 7).

Other

The isolated remnant drainage mapped does not meet the definition of a wetland or waters. The isolated feature is incised into the landscape up to 5 feet at the deepest central portion, but eventually rises to the surrounding upland elevation at both ends (Photo 3). Ponded water was documented in the bottom of the deepest portion of the feature. However, soils are inconclusive due to rock refusal at 7 inches with no hydric soil indicators above that. No vegetation grows in the bottom of the drainage; likely due to being overgrown with a dense thicket of Himalayan blackberry. This feature has been mapped on Figure 6B as described

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here. It is not clear if or how this would be a regulated. Oregon Division of State Lands and the US Army Corps of Engineers will need to make that call.

The feature is possibly a remnant flow channel of the nearby Kitchen Creek offsite to the south. The general area appears to be an alluvial fan and this remnant might have been the Kitchen Creek main channel at one time. An catastrophic erosional event could have filled in this entire area and Kitchen Creek found a new route to Bear Creek. The water levels at this feature may be influenced by the water levels in Kitchen and Bear Creeks. Photos 3 and 4 show this feature.

DEVIATION FROM NATIONAL AND LOCAL WETLAND INVENTORIES

The NWI shows a very large feature of Palustrine, Emergent and Palustrine, Forested/Shrub wetland in the vicinity of Wetland 2. Wetland 2 is only a small portion of this previously mapped polygon. The area in the depression immediately adjacent to Wetland 2 might have also been wetland historically, but no longer meet all three criteria.

Area documented by SP-B and SP-C contain mature oak trees that are at least 100 years old and do not indicate that wetlands were historically presents. The NWI overlay may be placed too far north on the map, if any areas were historically wetter they would be south of Wetland 2 and more closely associated with Kitchen and Bear Creeks.

The LWI maps the whole depression that Wetland 2 is located within. Actual data sheets were collected for the LWI wetland mapped as W8. The data was collected June 24, 2003; too late in the season to verify hydrology. The wetland plot was located in the south part of the depression which is mapped as upland by this report. LWI data soils were only investigated to 4 inches and suggested fill gravel present. Himalayan Blackberry was present with 100 percent coverage and 25 percent willow. The LWI data sheet resembles data collected this year (SP-G), but concludes wetland versus upland. However, there is a wetland within the W8 mapped feature; it is located at the north end of the W8. The general downhill elevation trend in the area is towards the north. Topography limits wetland conditions existing in the south part of this depression. The LWI feature is mapped too large. Had the investigators had access to the whole depression their conclusions would have been different.

A second LWI deviation is Wetland 1. Wetland 1 stands out in the landscape as an obvious wetland feature. It was mentioned above that the feature looks carved out of a potential road cut and this cut is apparent in the 2005 air photo. The LWI site work was done in 2003 (data sheets in Appendix E) and published in 2005. Looking at the 2003 Google Earth photo (not included in report due to poor quality) the hazy image does show vegetation in this location. Knowing the biologists that did the onsite LWI field work, they would have noted this as a wetland if it was present at the time. It is likely that the 2005 soils disturbance created this wetland. Being that 2005 is greater than 5 years ago, the feature was mapped as wetland in this report.

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The "isolated remnant drainage" would not have been discovered by the routine data collection techniques used for LWI documentation. Blackberry obscures this feature from air photos and the ground.

Bear Creek is not mapped on the NWI, but it is present and mapped on the LWI

MAPPING METHODS

Sample plot and wetland/waters boundary flags were placed in the field by biologist, Mike Holscher, PWS. These flags were surveyed by Polaris Land Surveying and have a sub-foot accuracy. Keystone NRC modified the Polaris drawings to create the figures for this report.

ADDITIONAL INFORMATION

Parts of this study area have been seriously manipulated over time. Specifically, the central portion of the study area in lot 900. The remaining hill slope of lot 8600 and land west of the gravel road/sewer line are relatively natural.

RESULTS AND CONCLUSION

It is the conclusion of KNRC that two potentially regulated wetland features and one waters are located within the study area; Wetland 1, Wetland 2 and Bear Creek. The isolated remnant drainage is a mapped feature that is potentially not a regulated wetland or waters.

Waters
Bear Creek – 0.66 acres onsite

Wetland
Wetland 1 – 805 square feet
Wetland 2 – 3,619 square feet
Total Wetland – 4,424 square feet – 0.10 acre

Isolated Remnant Drainage – 1,406 square feet

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DISCLAIMER

"This report documents the investigation, best professional judgment and conclusions of the investigator. It is correct and complete to the best of my knowledge. It should be considered a Preliminary Jurisdictional Determination of wetlands and other waters and used at your own risk unless it has been reviewed and approved in writing by the Oregon Department of State Lands in accordance with OAR 141-090-0005 through 141-090-0055." (Appendix E)

Report drafted by:

Mike Holscher, PWS
Keystone Natural Resource Consulting

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APPENDIX A

- Maps

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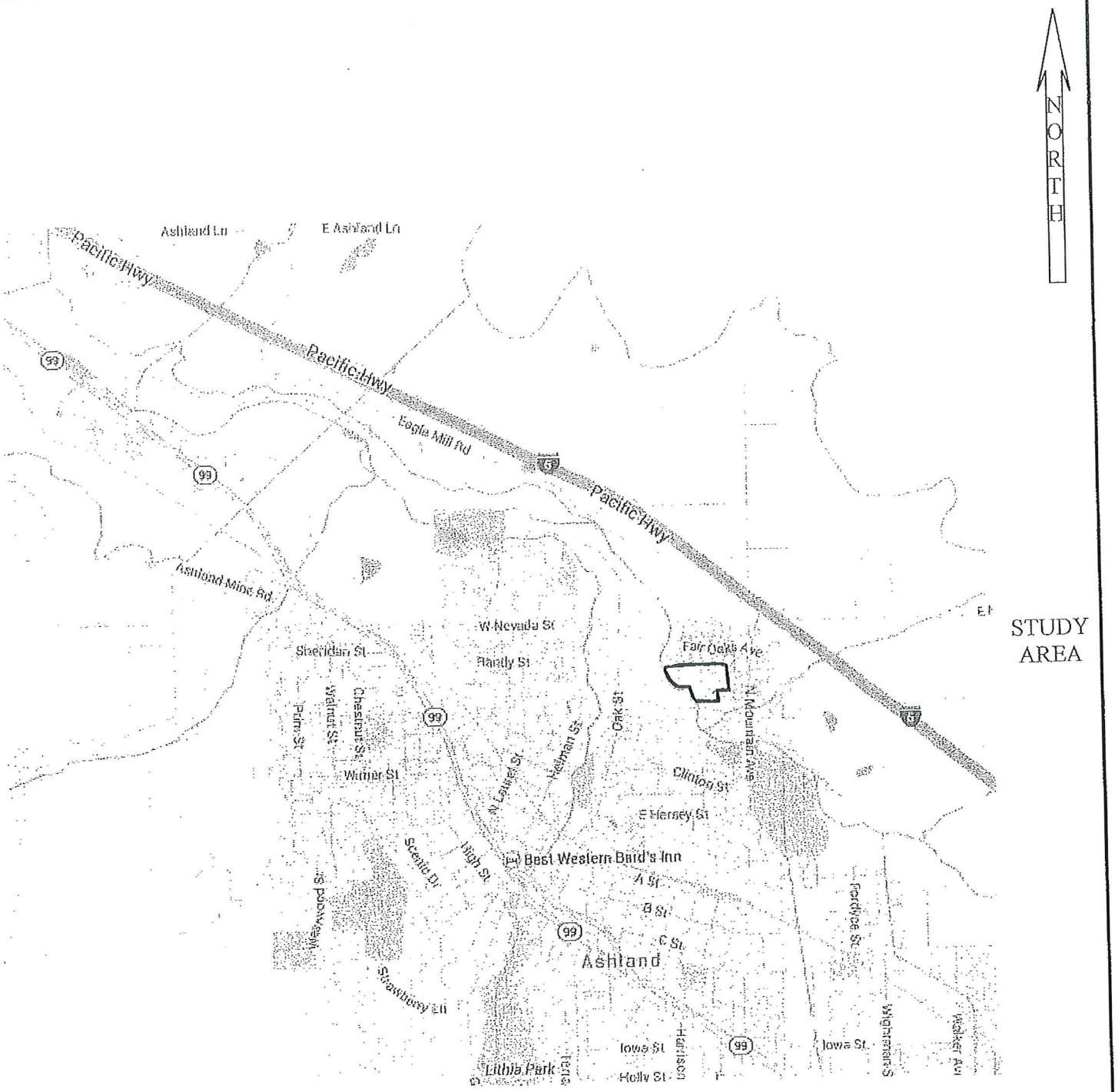

KEYSTONE NATURAL RESOURCE CONSULTING

VICINITY
WETLAND DELINEATION FOR
BEAR CREEK SUBDIVISION
Ashland, Jackson County, Oregon

FIGURE 1

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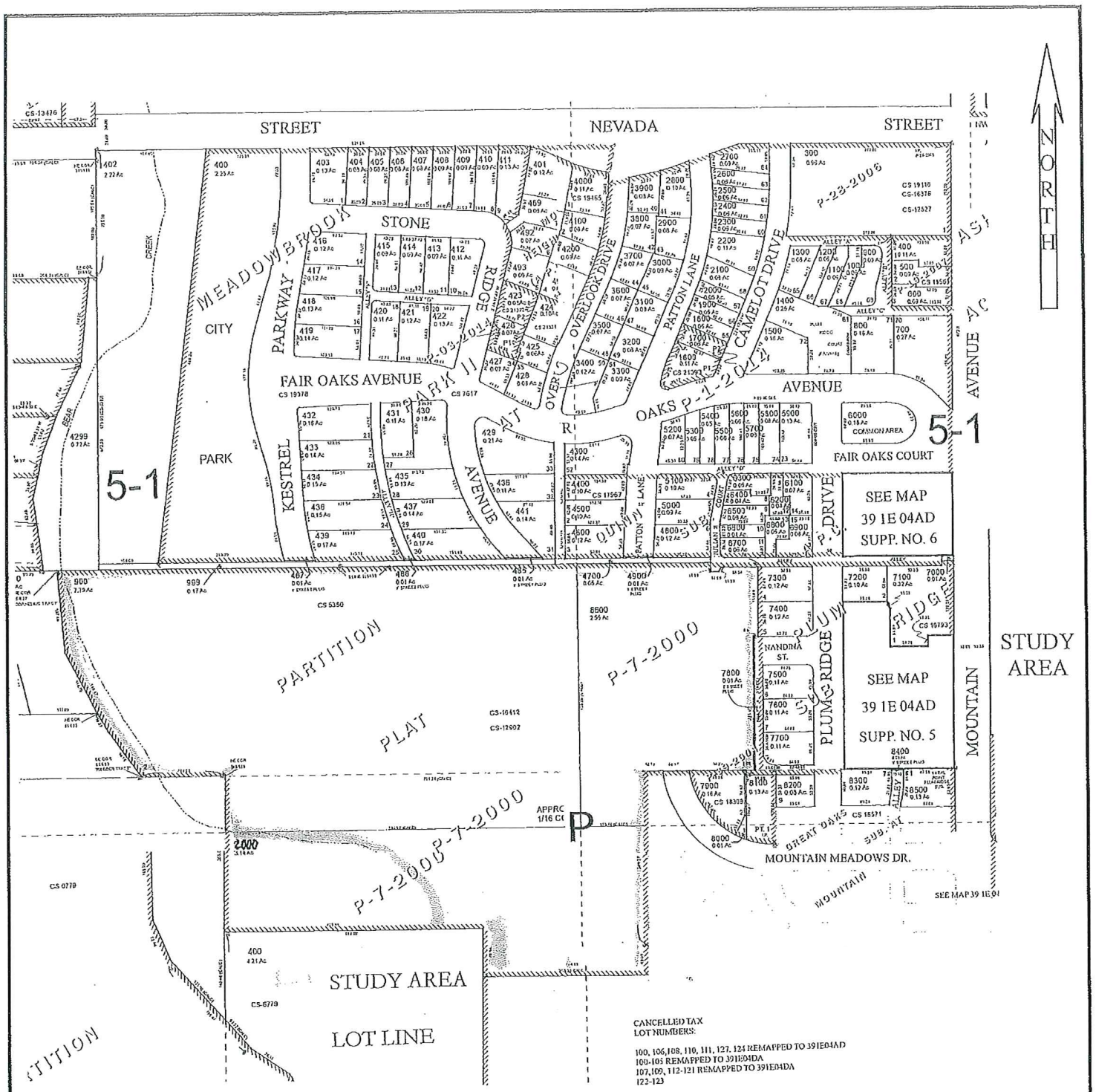
NO SCALE

MAY 31, 2016

Source: Google Maps, October 2014



Three tax maps combined - 39 1E 04AC, 39 1E 04DB, 39 1E 04AD

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MAY 31, 2016

TAX MAP
WETLAND DELINEATION FOR
BEAR CREEK SUBDIVISION
Ashland, Jackson County, Oregon

FIGURE 2

NO SCALE

Source: Jackson County Tax Assessment Maps.

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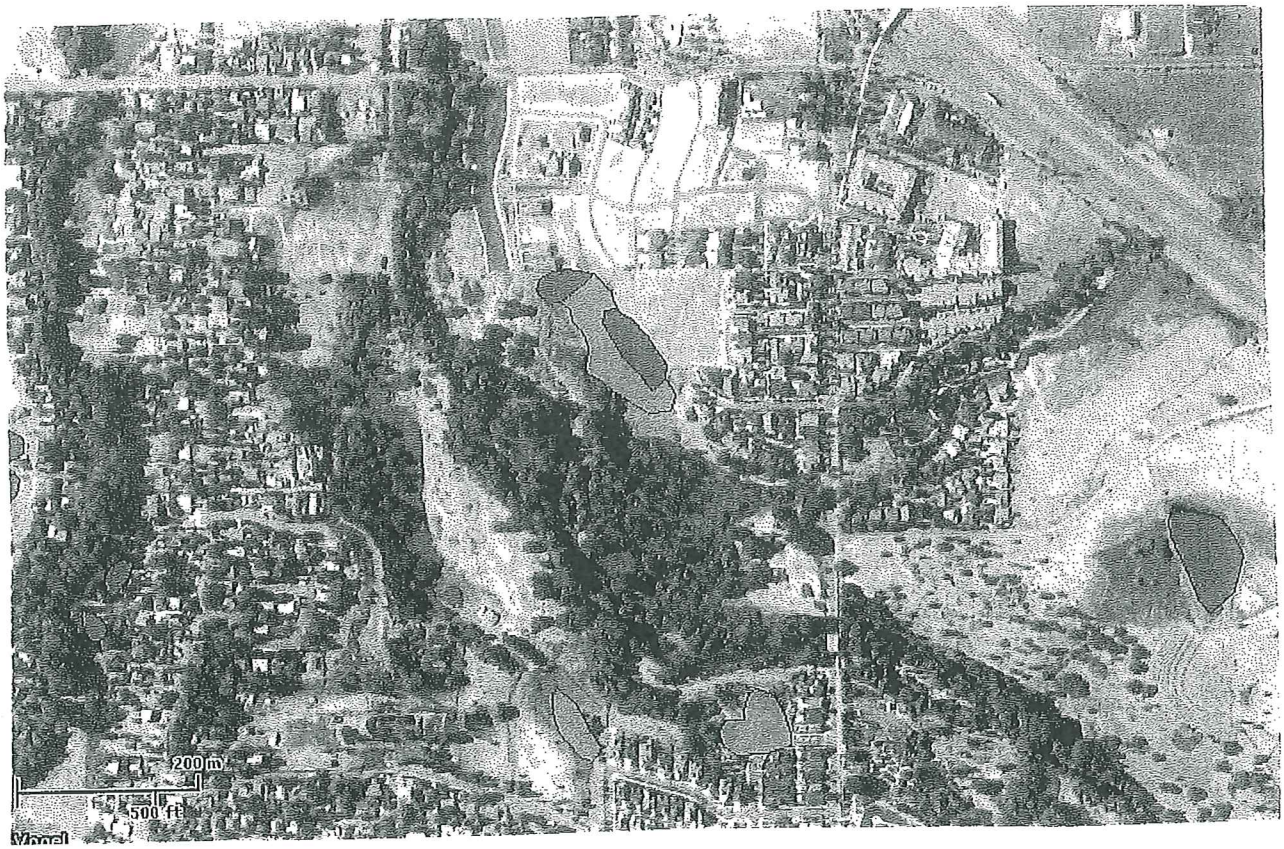

NORTH

STUDY AREA

Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

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NATIONAL WETLAND INVENTORY
WETLAND DELINEATION FOR
BEAR CREEK SUBDIVISION
Ashland, Jackson County, Oregon

FIGURE 3A

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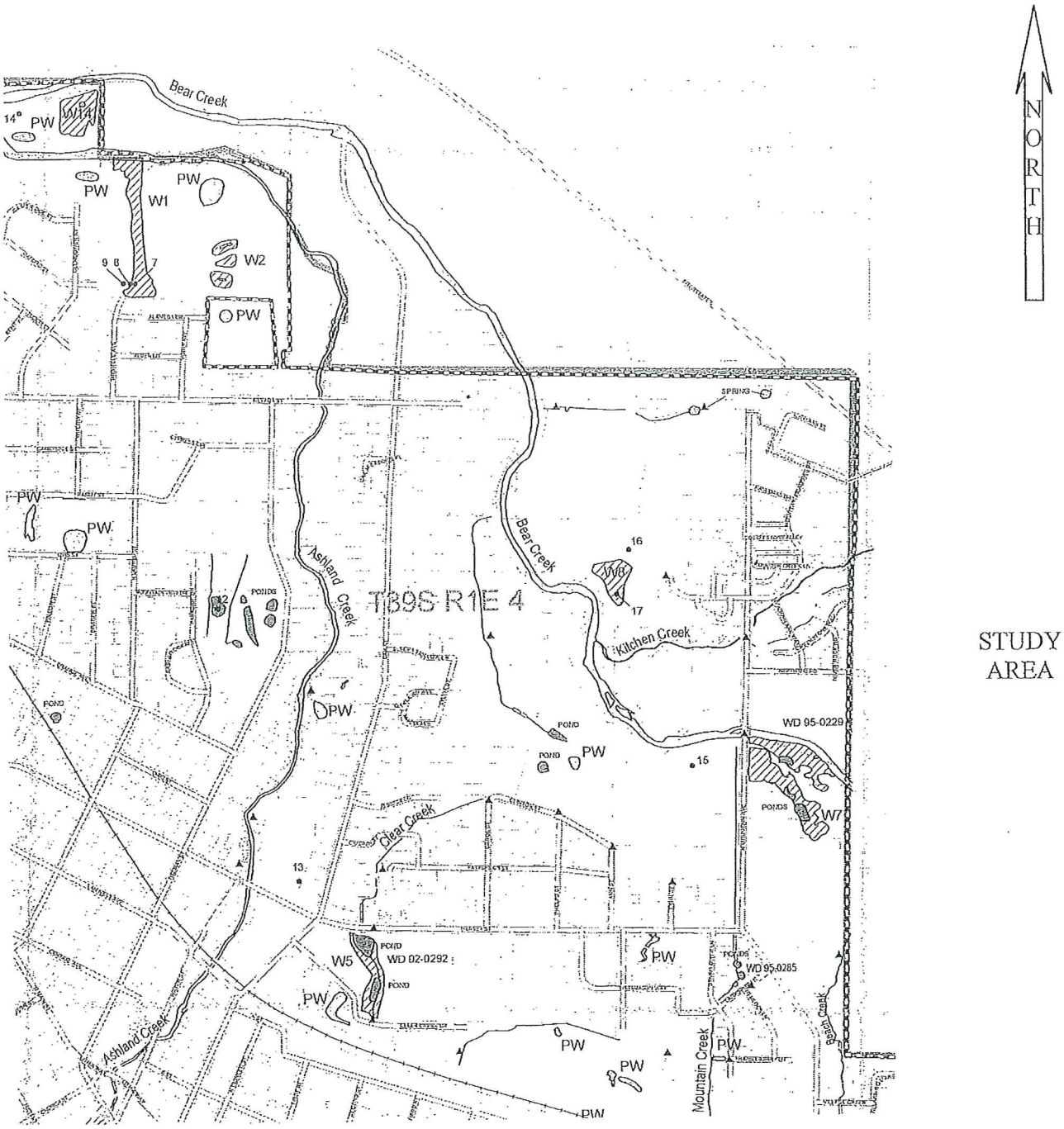
Scale 1 inch = 200 meters

0 200 400

MAY 31, 2016

Source: USFWS Wetlands Mapper (online inquiry), November 20, 2013.



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LOCAL WETLAND INVENTORY
WETLAND DELINEATION FOR
BEAR CREEK SUBDIVISION
Ashland, Jackson County, Oregon

FIGURE 3B

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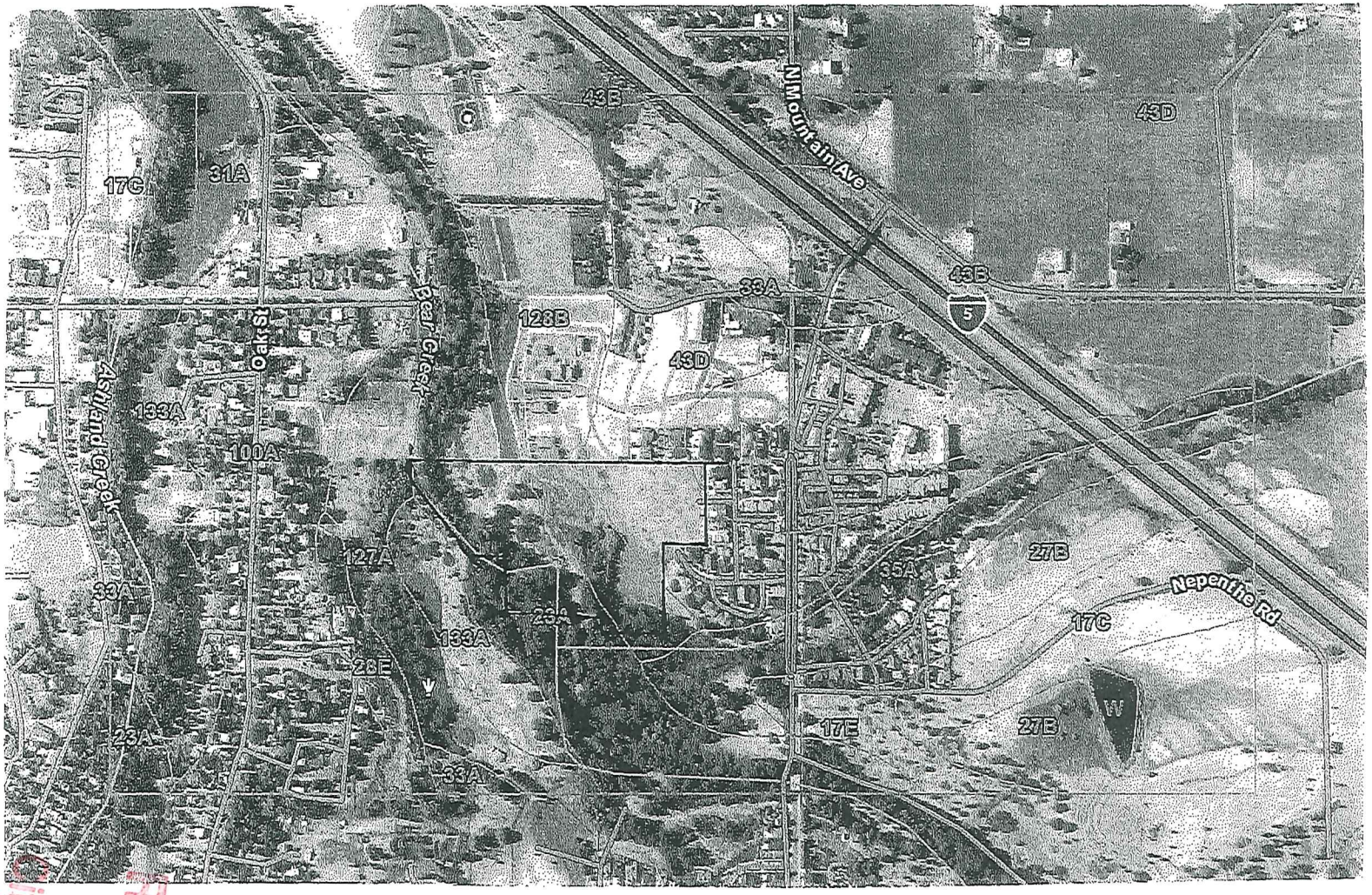
Approx. Scale 1 inch = 600 feet

0 600 1200

MAY 31, 2016

Source: USFWS Wetlands Mapper (online inquiry). November 20, 2013.



NORTH

STUDY AREA

23A - Camas-Newberg-Evans Complex **43B** - Darow silty clay loam, **128B** - Medford clay loam, gravelly substratum.

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SOILS
WETLAND DELINEATION FOR
BEAR CREEK SUBDIVISION
Ashland, Jackson County, Oregon

FIGURE 4

Map Scale: 1:8,040 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 350 700 1400 2100

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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AUGUST 22, 2012 AIR PHOTO
WETLAND DELINEATION FOR
BEAR CREEK SUBDIVISION
Ashland, Jackson County, Oregon

FIGURE 5

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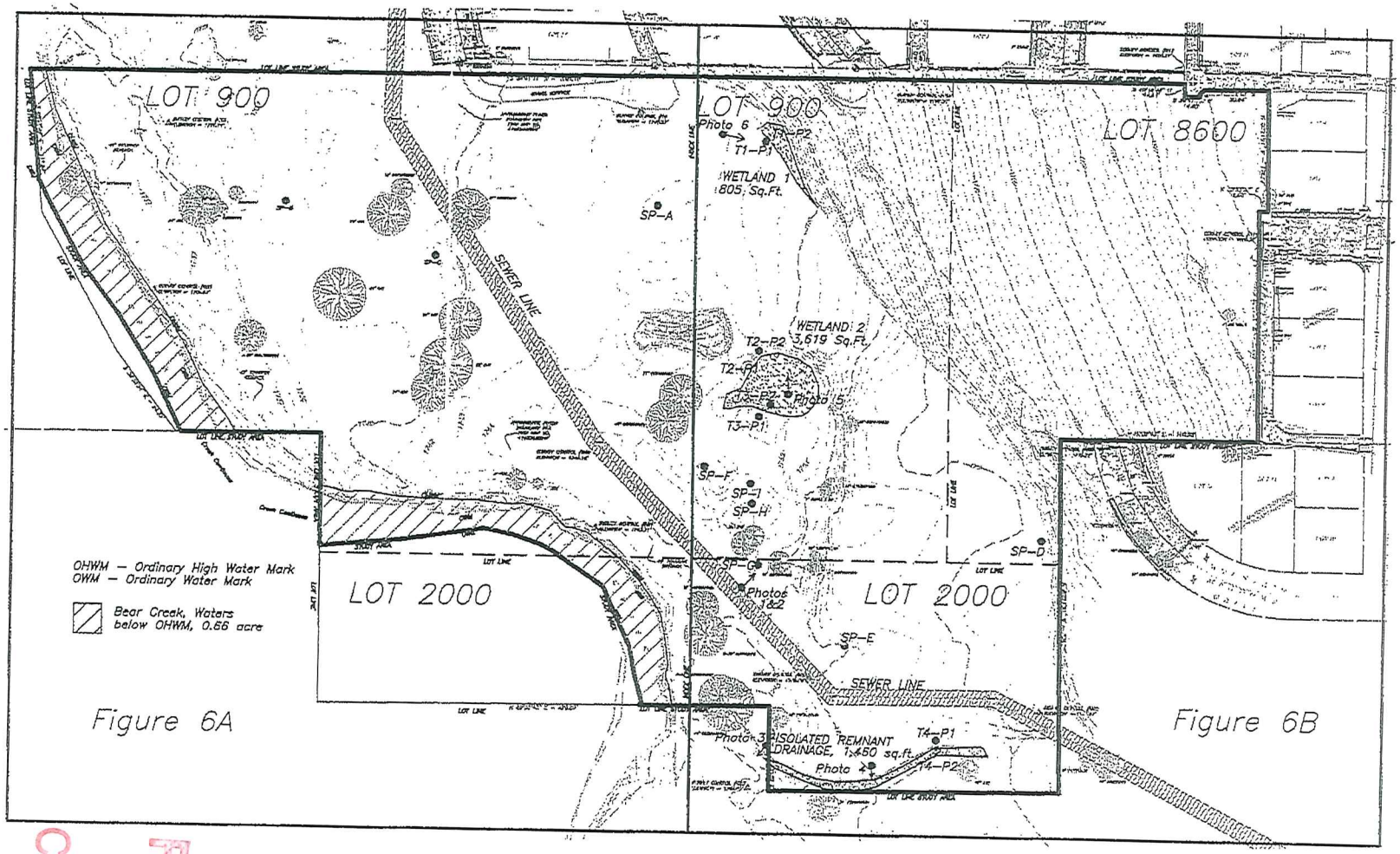
MAY 31, 2016

Source: Google Earth inquiry, Nov 2013.



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EXISTING CONDITIONS INDEX
WETLAND DELINEATION FOR
BEAR CREEK SUBDIVISION
Ashland, Jackson County, Oregon

Scale 1 in. = 150 ft.

0 150 300

Source: Polaris Land Surveying, April 2014.

FIGURE 6

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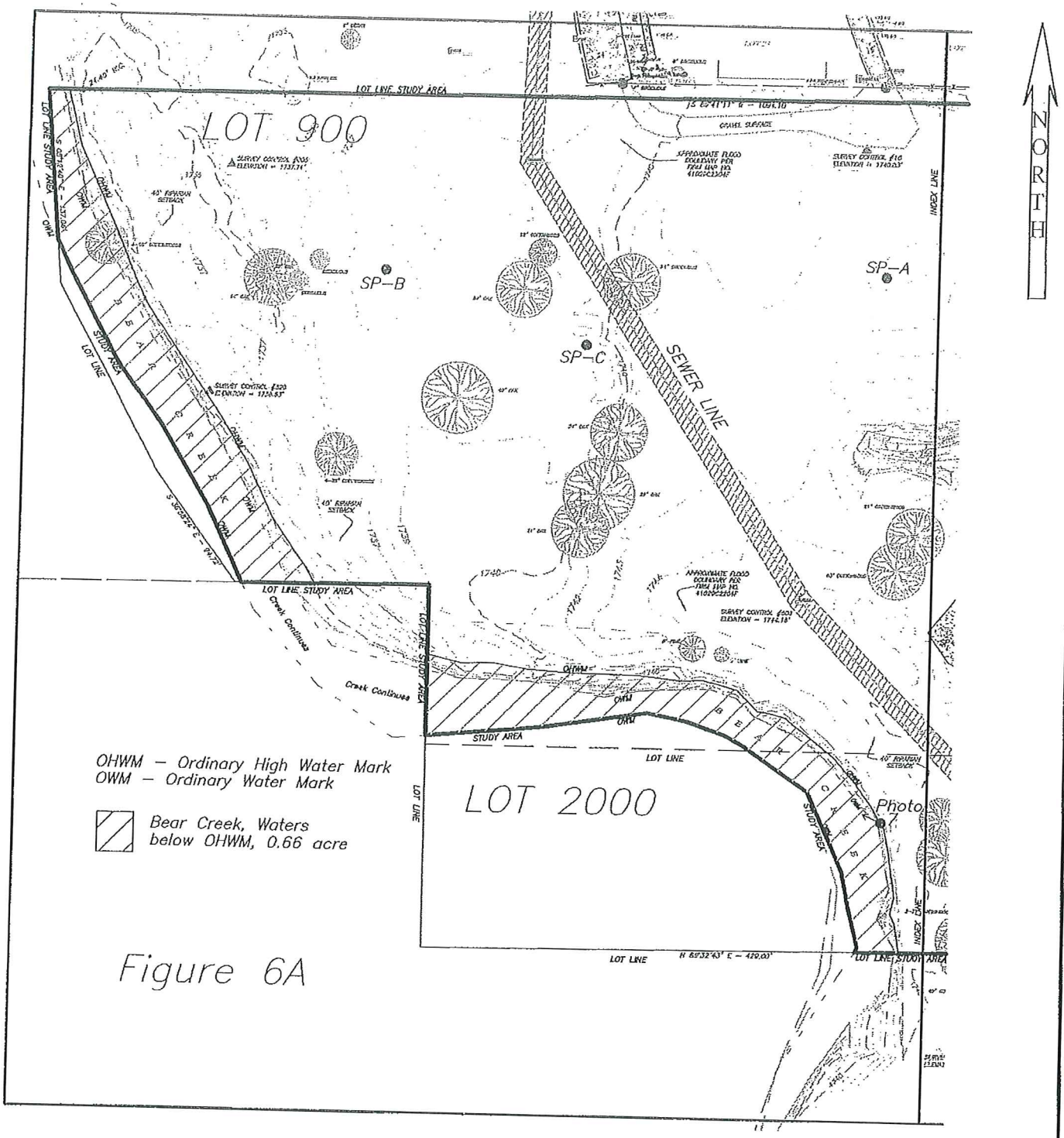

Figure 6A

KEYSTONE NATURAL RESOURCE CONSULTING

EXISTING CONDITIONS
WETLAND DELINEATION FOR
BEAR CREEK SUBDIVISION
Ashland, Jackson County, Oregon

FIGURE 6A

Scale 1 in. = 100 ft.

0 100 200

MAY 31, 2016

Source: Polaris Land Surveying, April 2014. Sub-foot accurate.

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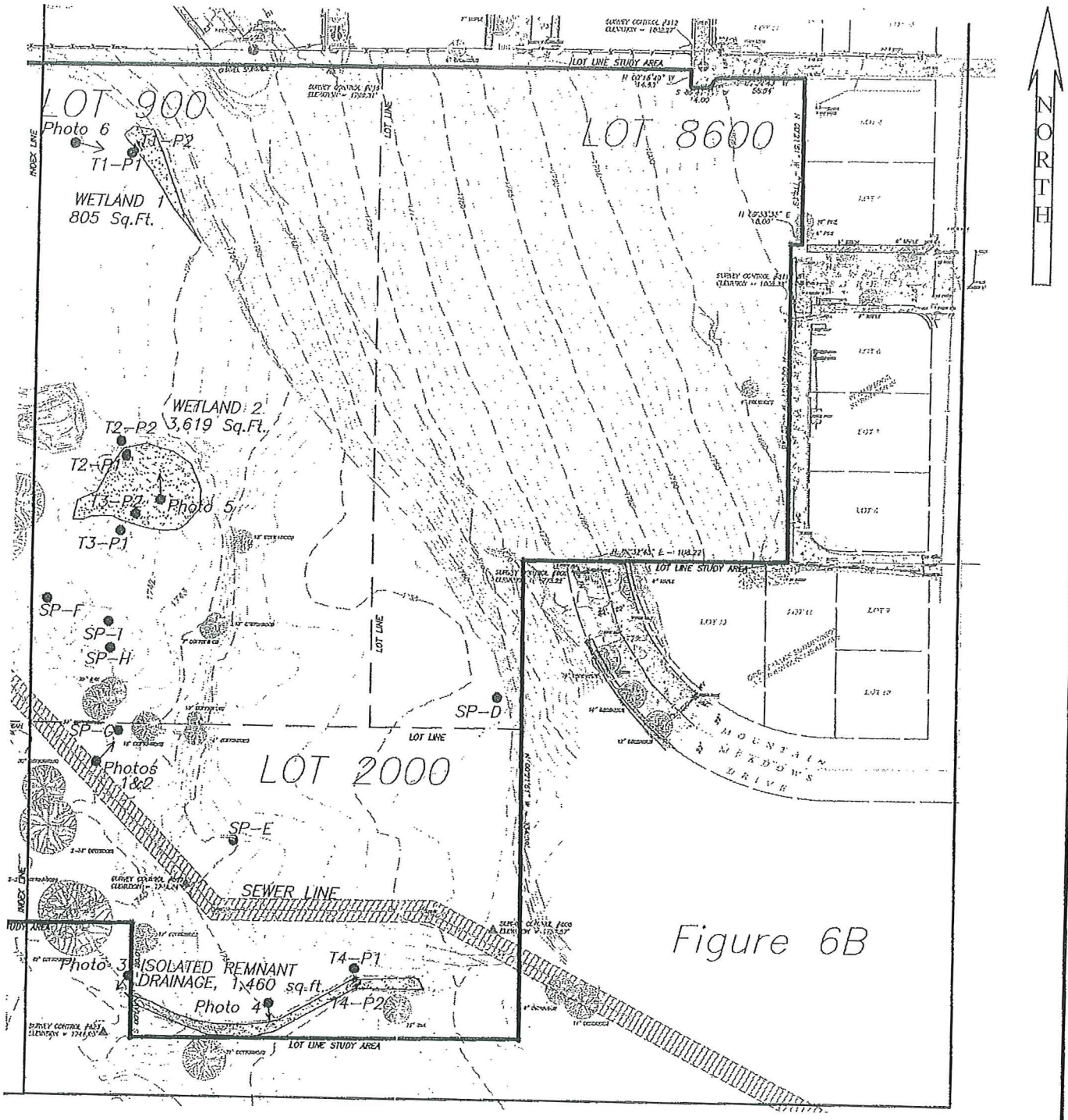

KEYSTONE
NATURAL
RESOURCE
CONSULTING

MAY 31, 2016

EXISTING CONDITIONS
WETLAND DELINEATION FOR
BEAR CREEK SUBDIVISION
Ashland, Jackson County, Oregon

FIGURE 6B

Scale 1 in. = 100 ft.

0 100 200

Source: Polaris Land Surveying, April 2014, Sub-foot accurate.

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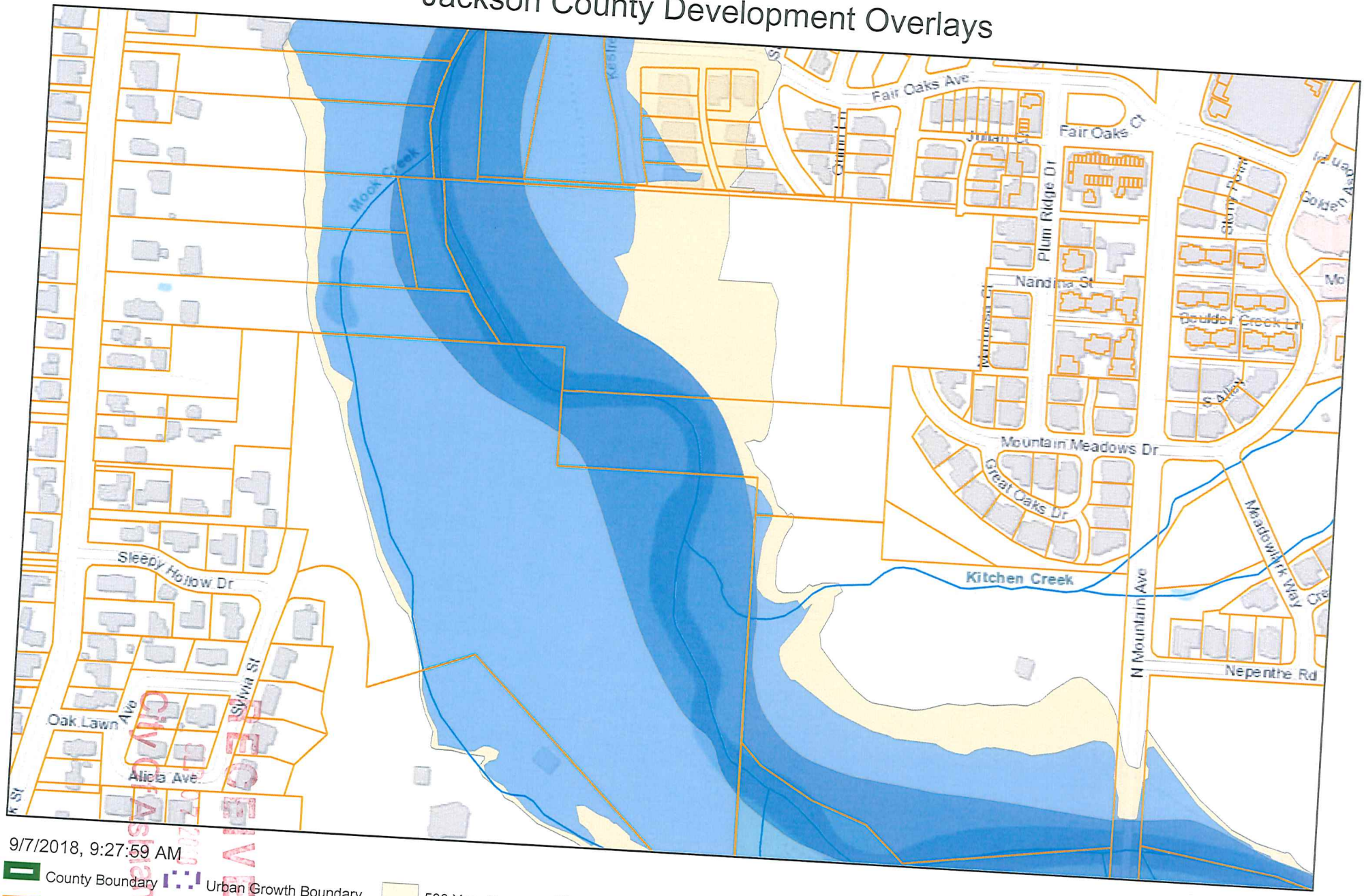
Jackson County Development Overlays



9/7/2018, 9:27:59 AM

County Boundary
Tax Lots
Streams
Urban Growth Boundary
FEMA Flood Zones
100 Year Determined BFE
500 Year Boundary
Floodway
Historic Register Properties
County Register
County Register

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

Public User
Jackson County GIS

Neighborhood Context Map - Kestrel Park Subdivision

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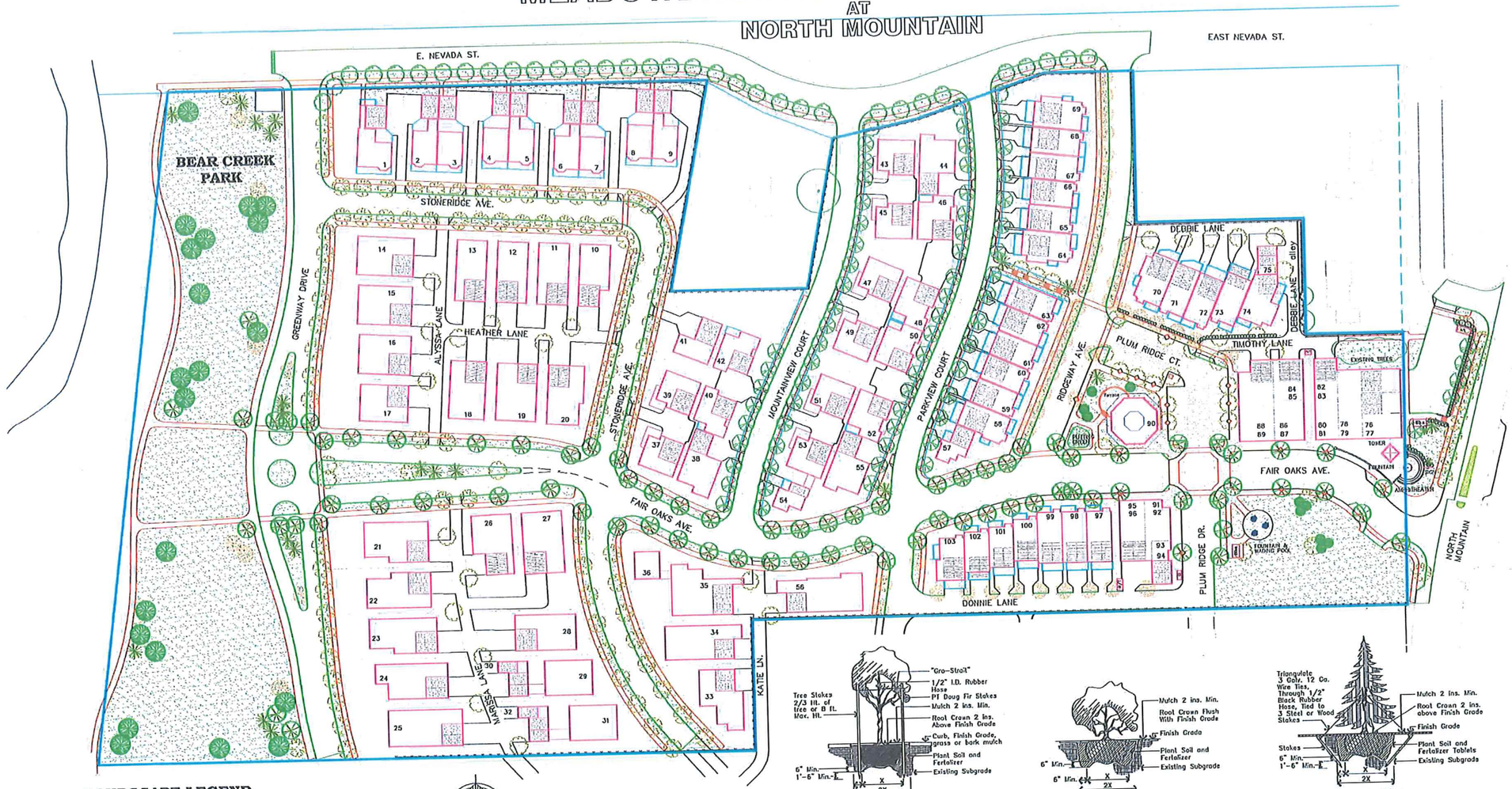
Exhibit 7

MEADOWBROOK PARK II DEVELOPMENT
AT
NORTH MOUNTAIN



LANDSCAPE LEGEND

- ACCENT PAVEMENT not in contract
- LAWN
- ARCTOSTAPHYLOS uva-ursi, KINNIKINNICK 1 g.c. @ 2'-6" o.c.
- SHRUBS Screen Planting, Hedges and Buffers
- PSEUDOTSUGA menziesii, Douglas Fir 4' & 6' tall B&B
- CIRCIS canadensis, "Forest Pansy" Redbud 2" cal. B&B
- ACER rubrum, Red Sunset Maple 2" cal. B&B
- ZELKOVA serrata, Zelkova 2" cal. B&B
- QUERCUS rubra, Red Oak 2" cal. B&B
- PLATANUS, acerifolia, London Plane Tree 2" cal. B&B
- PRUNUS sargentii, Flowering Cherry 2" cal. B&B
- GLEDITSIA triacanthos "Imperial", Honey Locust 2" cal. B&B
- EXISTING TREES ON SITE TO BE RETAINED

NORTH

PLANTING PLAN
1" = 50'-0"

1 Deciduous Tree Planting Detail
not to scale

2 Shrub Planting Detail
not to scale

3 Evergreen Tree Planting Detail
not to scale

NOTES:

1. INSTALLATION; LANDSCAPE INSTALLATION SHALL BE CARRIED OUT TO CURRENT ACCEPTED NURSERY INDUSTRY STANDARDS FOR THE HIGHEST QUALITY CONSTRUCTION METHODS BOTH MATERIALS AND WORKMANSHIP. THE LANDSCAPE CONTRACTOR IS TO VISIT THE SITE AND DETERMINE CONDITIONS BEFORE PREPARING ANY BIDS OR SUBMITTING ANY PROPOSALS TO THE OWNER. THIS CONTRACT IS FOR THE LANDSCAPE IN PUBLIC AREAS ONLY. STREET TREES, LAWN AND SCREEN SHRUBS SHALL BE INSTALLED.
2. IRRIGATION; ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATIN UNDERGROUND IRRIGATION SYSTEM. SLEEVES SHALL BE INSTALLED UNDER SIDEWALKS, PAVEMENTS AND STREETS TO ACCOMMODATE THE IRRIGATION SYSTEM.
3. TOPSOIL; TOPSOIL SHALL BE SPREAD BY THE LANDSCAPE CONTRACTOR AT A DEPTH OF 12 INS. OVER ALL AREAS TO BE LANDSCAPED. LANDSCAPE CONTRACTOR TO ACCEPT THE SITE FROM THE GENERAL CONTRACTOR AFTER SITE INSPECTION. ALL CONDITIONS OF CORRECT SUB-GRADES SHALL BE MET, TRASH, DEBRIS AND CONSTRUCTION MATERIALS SHALL BE REMOVED FROM THE LANDSCAPE AREAS AND SITE MADE READY BY THE GENERAL CONTRACTOR.
4. SOIL TREATMENT; SOIL PREPARATION SHALL BE CARRIED OUT IN ALL LAWN AREAS. AFTER FINE GRADING, SPREAD ALL LAWN AREAS WITH TWO INCHES OF GARDEN COMPOST AND ROTO-TILL INTO TOP FOUR INCHES OF EXISTING SOIL. ADD LIME TO BRING PH TO NEUTRAL AND COMPLETE FINE GRADING AND PREPARE BEDS FOR GRASS WHERE INDICATED ON THE PLAN.
5. LAWN GRASS SOD; SIGNATURE BLEND INSTALL TO INDUSTRY STD. FROM;
   JB SOD AND SEED (503) 228-1264
   5289 BLUEGRASS LANE, SILVERTON, OR. 97381
6. EVERGREEN TREES; ALL EVERGREEN TREES ARE TO HAVE A STRAIGHT CENTRAL LEADER, SPECIMEN QUALITY IS REQUIRED. SEE THE FERTILIZER PROGRAM IN NOTE #11 AND DETAIL #3 THIS SHEET.
7. DECIDUOUS TREES; ALL DECIDUOUS TREES ARE TO BE OF NATURAL FORM AND SPECIMEN QUALITY IS REQUIRED. SEE FERTILIZER PROGRAM IN NOTE #11 AND DETAIL #1 THIS SHEET.
8. SHRUBS; PLANT MATERIALS TO BE HANDLED AND INSTALLED USING BEST EXCEPTED TRADE PRACTICES. SEE DETAIL #2 AND FERTILIZER PROGRAM IN NOTE #11.
9. GROUND COVERS; SHALL NOT BE PLANTED WITHIN 2 FT. OF THE BASE OF ANY TREES OR SHRUBS IN GROUND COVER BEDS. GROUND COVERS ARE TO BE TRIANGULATED IN SPACING AND IN EVEN, STRAIGHT ROW PATTERNS. SEE FERTILIZER PROGRAM IN NOTE #11. LANDSCAPE CONTRACTOR TO CALCULATE ALL GROUND COVER QUANTITIES FOR AREAS ON THE PLANTING PLANS.
10. FIR BARK MULCH; ALL SHRUB BED AREAS, GROUND COVER AREAS AND IN A 4 FT. CIRCLE AROUND THE BASE OF TREES IN LAWN AREAS SHALL BE SPREAD WITH A 2 IN. DEPTH OF SHREDDED FIR BARK MULCH. A SAMPLE SHALL BE SUPPLIED TO THE OWNER AND APPROVED BEFORE INSTALLATION.
11. FERTILIZER; SHALL BE AGRIFORM PLANT TABLETS, 20-10-5, IN 10 AND 21 GRAM SIZES. GALLON SHRUBS AND GROUND COVERS UP TO 12 IN. SPREAD: TWO 10 GRAM TABLETS. SHRUBS 15 IN. TO 36 IN. SPREAD: FOUR 10 GRAM TABLETS. EVERGREEN TREES: FOUR 21 GRAM TABLETS, PLUS ONE PER FOOT OF HEIGHT, TO A MAXIMUM OF 8 TABLETS FOR EACH TREE. DECIDUOUS TREES: SIX 21 GRAM TABLETS, PLUS ONE PER FOOT OF TREE HEIGHT, TO A MAXIMUM OF 12 FOR EACH TREE.
12. ANNUAL BEDDING PLANTS; BEDDING PLANTS WILL BE USED AT THE BASE OF STREET TREES IN THE SIDEWALKS. THE CONTRACTOR IS TO PLANT THESE PLANTER CUTOUTS WITH APPROPRIATE ANNUAL BEDDING PLANTS FOR COLOR. SELECTION OF THE PLANTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH APPROVAL BY THE OWNER.

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT 129 ROBERT H. FOSTER
EXPIRES October 31, 2003

ROBERT H. FOSTER CONSULTANTS
LANDSCAPE ARCHITECTURE & PLANNING
431 Fair Oaks Ave.
Ashland, Oregon 97520
Phone (503) 482-4928 Fax (503) 535-2847

OUTLINE PLAN APPLICATION
LANDSCAPE PLAN
Meadowbrook Park II Development
at
North Mountain Neighborhood
ASHLAND, OREGON

REVISIONS	
DATE	2-4-2003
FILE	NorthNtn
JOB	612
DWN. RHF	DES RHF

NORTH MOUNTAIN LAND COMPANY LLC
(Applicant)

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Exhibit 10

EXISTING MEADOWBROOK PARK II SUBDIVISION

FUTURE BIKE PATH

PROJECT BOUNDARY

PROPOSED 6' WALKWAY

50' RIPARIAN SETBACK

EXISTING SANITARY SEWER MAIN

APPROXIMATE 100 YR FLOOD PLAIN PER FIRM MAP NO. 41029C2204F

APPROXIMATE CITY OF ASHLAND FLOOD CORRIDOR

NM-G 5.99 ACRES

FUTURE BEAR CREEK GREENWAY

BEAR CREEK

PROPOSED 20' WETLAND BUFFER ZONE

PROPOSED WETLAND SWALE

STORM WATER FACILITY

KESTREL PARKWAY

STONERIDGE AVENUE

QUINN LANE

EXISTING WETLAND TO BE FILLED.

EX. PATTON LANE

JULIAN COURT

AREA 1

AREA 2

AREA 3

AREA 4

AREA 5

AREA 6

AREA 7

AREA 8

NM-R17.5 2.76 ACRES

NM-MF 4.74 ACRES

NANDINA STREET

EX. NANDINA STREET

EX. MARIPOSA COURT

PATTON LANE

NORTH MOUNTAIN AVENUE

MOUNTAIN MEADOWS DRIVE

VARIES 50' AVERAGE (25' MIN.)

EXISTING WETLAND AREA

COMMON AREA (6619 SF)

10' PUE

5' PUE

FUTURE BIKE PATH (BY OTHERS)

ZARE WAY

FUTURE STREET

FUTURE ALLEY

PROJECT BOUNDARY

APPROXIMATE FLOOD BOUNDARY PER FIRM MAP NO. 41029C2204F

LEGEND

- GREEN AREA
- EXISTING WETLAND/CREEK AREA
- PROPOSED WETLAND SWALE
- PROPOSED STORMWATER FACILITY
- CONCEPTUAL SINGLE FAMILY UNIT

NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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EXHIBIT C.1

CALL 48 HOURS BEFORE YOU DIG!

CONSTRUCTION ENGINEERING CONSULTANTS INC.
P.O. BOX 1724 - MEDFORD, OREGON 97501
PH. (541) 779-5268

DRAWN BY: MWK/BRO	DATE: 10/16	
CHECKED BY: MWK/MK	DATE: 10/16	
	DATE:	
	DATE:	
	DATE:	
	DATE:	

KDAHomes
plan. develop. build

NO.	REVISION	DATE	BY

REGISTERED PROFESSIONAL ENGINEER 85370 OREGON JULY 11, 2006 ANTHONY M. BAKKE EXPIRES 12/31/19

CITY OF ASHLAND

KESTREL PARK SUBDIVISION

CONCEPTUAL SITE AREA MAP

PROJECT NO.

DRAWING NO.

DRAWING NAME: KES-CON-SITE-AREA.DWG PROJ. NO.: 16-53 PLOT DATE: 9/6/18

EXISTING MEADOWBROOK PARK II SUBDIVISION

FUTURE BIKE PATH

PROJECT BOUNDARY

PROPOSED 6' WALKWAY

EXISTING WETLAND TO BE FILLED.

STONERIDGE AVENUE

QUINN LANE

EX. PATTON LANE

JULIAN COURT

ALLEY 1

ALLEY 2

ALLEY 3

ALLEY 4

8 SPACES

5 SPACES

AREA 1

AREA 2

AREA 3

AREA 4

AREA 5

AREA 6

AREA 7

NM-G
5.99 ACRES

NM-R17.5
2.76 ACRES

NM-MK
4.74 ACRES

50' RIPARIAN SETBACK

EXISTING SANITARY SEWER MAIN

APPROXIMATE 100 YR FLOOD PLAIN PER FIRM MAP NO. 41029C2204F

APPROXIMATE CITY OF ASHLAND FLOOD CORRIDOR

FUTURE BEAR CREEK GREENWAY

BEAR CREEK

PROPOSED 20' WETLAND BUFFER ZONE

PROPOSED WETLAND SWALE

STORM WATER FACILITY

KESTREL PARKWAY

10' PUE

VARIES 50' AVERAGE (25' MIN.)

EXISTING WETLAND AREA

NANDINA STREET

EX. NANDINA STREET

EX. MARIPOSA COURT

COMMON AREA (6249 SF)

PATTON LANE

FUTURE BIKE PATH (BY OTHERS)

50' RIPARIAN SETBACK

APPROXIMATE FLOOD BOUNDARY PER FIRM MAP NO. 41029C2204F

ZARE WAY

FUTURE STREET

FUTURE ALLEY

NORTH MOUNTAIN AVENUE

MOUNTAIN MEADOWS DRIVE

LEGEND

- GREEN AREA
- EXISTING WETLAND/CREEK AREA
- PROPOSED WETLAND SWALE
- PROPOSED STORMWATER FACILITY
- PROPOSED MULTI-FAMILY UNIT
- PROPOSED SINGLE FAMILY UNIT

NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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EXHIBIT C.1-B

OREGON UTILITY NOTIFICATION CENTER
1-800-332-2344
STOP, CALL BEFORE YOU DIG!
CALL 48 HOURS BEFORE YOU DIG

CONSTRUCTION ENGINEERING CONSULTANTS INC.
P.O. BOX 1724 - MEDFORD, OREGON 97501
PH. (541) 779-5268

DRAWN BY:	MWK/BRO	DATE:	10/16
CHECKED BY:	MWK/MK	DATE:	10/16
		DATE:	
		DATE:	
		DATE:	
		DATE:	

KDAHomes
plan. develop. build

NO.	REVISION	DATE	BY

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 2006
ANTHONY M. BAKKE
EXPIRES 12/31/19

CITY OF ASHLAND

KESTREL PARK SUBDIVISION
CONCEPTUAL
BUILD-OUT PLAN

PROJECT NO.

DRAWING NO.

DRAWING NAME: KES-PREAPP-SITE.DWG PROJ. NO.: 16-53 PLOT DATE: 9/6/18

EXISTING MEADOWBROOK PARK II SUBDIVISION

FUTURE BIKE PATH

PROJECT BOUNDARY

EXISTING STREET LIGHT

PROPOSED CONNECTION TO EXISTING POWER

STONEBRIDGE AVENUE

QUINN LANE

PATTON LANE

ALLEY 1

ALLEY 2

JULIAN COURT

ALLEY 3

PARKWAY

KESTREL

BEAR CREEK

FUTURE BEAR CREEK GREENWAY

STORM WATER FACILITY

EXISTING WETLAND AREA

NANDINA STREET

EX. NANDINA STREET

EX. MARIPOSA COURT

PATTON LANE

MOUNTAIN MEADOWS DRIVE

NORTH MOUNTAIN AVENUE

CONDUIT STUB FOR FUTURE EXTENTION

FUTURE BIKE PATH (BY OTHERS)

ALLEY 4

FUTURE BIKE PATH (BY OTHERS)

ZARE WAY

FUTURE STREET

FUTURE ALLEY

FUTURE STREET

CONDUIT STUB FOR FUTURE EXTENSION

CONDUIT STUB FOR FUTURE EXTENSION

10' PUE

5' PUE

LEGEND

- PROPOSED CITY STREET LIGHT
- PROPOSED VAULT TRANSFORMER
- PROPOSED VAULT ENCLOSURE
- PROPOSED ELECTRIC METER
- EXISTING VAULT ENCLOSURE
- EXISTING STREET LIGHT

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NOTE:

ELECTRICAL FACILITY LAYOUT SHOWN IS SCHEMATIC ONLY AND IS BASED ON COORINATION AND PRELIMINARY INFORMATION PROVIDED BY THE CITY OF ASHLAND ELECTRIC DEPARTMENT. FINAL DESIGN SHALL BE PROVIDED WITH THE FINAL ENGINEERING PHASE OF THE PROJECT AND BASED ON CITY OF ASHLAND ELECTRIC DEPARTMENT REQUIREMENTS AND PROJECT ELECTRIC LOAD REQUIREMENTS.

EXHIBIT C.3

NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

OREGON UTILITY NOTIFICATION CENTER 1-800-332-2344 IT'S THE LAW CALL BEFORE YOU DIG!

CALL 48 HOURS BEFORE YOU DIG!

CONSTRUCTION ENGINEERING CONSULTANTS INC.

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		DATE:	
		DATE:	
		DATE:	
		DATE:	

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NO.	REVISION	DATE	BY

REGISTERED PROFESSIONAL ENGINEER 63704PE OREGON JULY 11, 2006 ANTHONY M. BAKKE EXPIRES 12/31/19

NOT FOR CONSTRUCTION

CITY OF ASHLAND

KESTREL PARK SUBDIVISION

CONCEPTUAL ELECTRICAL & ILLUMINATION PLAN

PROJECT NO.

DRAWING NO.

DRAWING NAME: KES-PREAPP-SITE.DWG PROJ. NO.: 16-53 PLOT DATE: 9/6/18

EXISTING MEADOWBROOK PARK II SUBDIVISION

FUTURE BIKE PATH

PROJECT BOUNDARY

PROPOSED 6' WALKWAY

50' RIPARIAN SETBACK

APPROXIMATE 100 YR FLOOD PLAIN PER FIRM MAP NO. 41029C2204F

APPROXIMATE CITY OF ASHLAND FLOOD CORRIDOR

FUTURE BEAR CREEK GREENWAY

FUTURE BIKE PATH (BY OTHERS)

STORM WATER FACILITY

PROPOSED POND OUTLET SWALE AND SD OUTFALL TO BEAR CREEK

PROPOSED 20' WETLAND BUFFER ZONE

(TYP.)

BEAR CREEK

KESTREL PARKWAY

STONERIDGE AVENUE

QUINN LANE

PATTON LANE

ALLEY

JULIAN COURT

NANDINA STREET

EX. NANDINA STREET

EX. MARIPOSA COURT

NORTH MOUNTAIN AVENUE

WETLAND BUFFER

EXISTING WETLAND AREA

COMMON AREA (6219 SF)

PROPOSED CONNECTION TO EX. SDMH.

EXISTING STORMDRAIN OUTLET TO BE PIPED TO PUBLIC SD SYSTEM.

MOUNTAIN MEADOWS DRIVE

FUTURE BIKE PATH

FUTURE STREET

FUTURE ALLEY

CARE WAY

LEGEND

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

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

ESC CONSTRUCTION NOTES:

1. INSTALL GRAVEL CONSTRUCTION ENTRANCE.
2. FILTER FABRIC SEDIMENTATION FENCE INSTALLED AT THE LOCATIONS SHOWN.
3. PROPOSED AND EXISTING STORM DRAIN INLETS SHALL BE PROTECTED BY INLET BARRIERS.
4. CONCRETE WASH-OUT OR APPROVED EQUAL. LOCATION MAY VARY.
5. DITCH LINES SHALL BE PROTECTED BY PLACING CHECK DAMS

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EXHIBIT C.5

OREGON UTILITY NOTIFICATION CENTER 1-800-332-2344 BLOCK ALL BEFORE YOU DIG!

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		DATE:	
		DATE:	

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NO.	REVISION	DATE	BY

REGISTERED PROFESSIONAL ENGINEER 65376 OREGON JULY 11, 2006 ANTHONY M. BAKKE EXPIRES 12/31/19

CONCEPTUAL DESIGN ONLY NOT FOR CONSTRUCTION

CITY OF ASHLAND

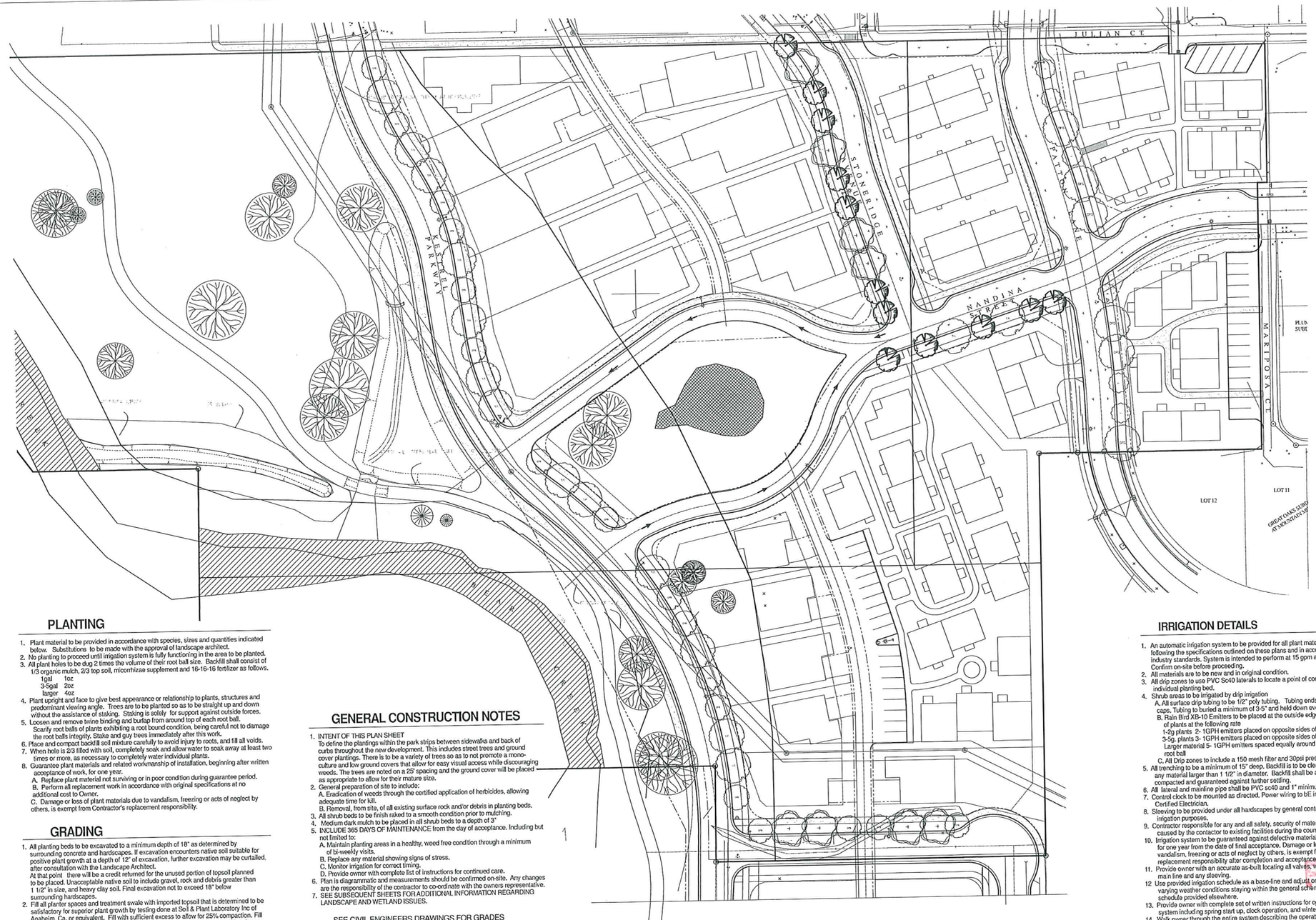
KESTREL PARK SUBDIVISION

CONCEPTUAL
GRADING, DRAINAGE,
EROSION & SEDIMENT CONTROL PLAN

PROJECT NO.

DRAWING NO.

DRAWING NAME: KES-CON-GRAD.DWG PROJ. NO.: 16-53 PLOT DATE: 9/6/18



PLANTING

1. Plant material to be provided in accordance with species, sizes and quantities indicated below. Substitutions to be made with the approval of landscape architect.
2. No planting to proceed until irrigation system is fully functioning in the area to be planted.
3. All plant holes to be dug 2 times the volume of their root ball size. Backfill shall consist of 1/3 organic mulch, 2/3 top soil, micorrhizae supplement and 16-16-16 fertilizer as follows.
   1gal 1oz
   3-5gal 2oz
   larger 4oz
4. Plant upright and face to give best appearance or relationship to plants, structures and predominant viewing angle. Trees are to be planted so as to be straight up and down without the assistance of staking. Staking is solely for support against outside forces.
5. Loosen and remove twine binding and burlap from around top of each root ball. Scarify root balls of plants exhibiting a root bound condition, being careful not to damage the root balls integrity. Stake and guy trees immediately after this work.
6. Place and compact backfill soil mixture carefully to avoid injury to roots, and fill all voids.
7. When hole is 2/3 filled with soil, completely soak and allow water to soak away at least two times or more, as necessary to completely water individual plants.
8. Guarantee plant materials and related workmanship of installation, beginning after written acceptance of work, for one year.
   A. Replace plant material not surviving or in poor condition during guarantee period.
   B. Perform all replacement work in accordance with original specifications at no additional cost to Owner.
   C. Damage or loss of plant materials due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.

GRADING

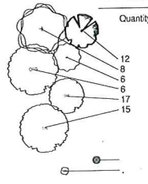
1. All planting beds to be excavated to a minimum depth of 18" as determined by surrounding concrete and hardscapes. If excavation encounters native soil suitable for positive plant growth at a depth of 12" of excavation, further excavation may be curtailed, after consultation with the Landscape Architect.
   At that point there will be a credit returned for the unused portion of topsoil planned to be placed. Unacceptable native soil to include gravel, rock and debris greater than 1 1/2" in size, and heavy clay soil. Final excavation not to exceed 18" below surrounding hardscapes.
2. Fill all planter spaces and treatment swale with imported topsoil that is determined to be satisfactory for superior plant growth by testing done at Soil & Plant Laboratory Inc of Anaheim, Ca. or equivalent. Fill with sufficient excess to allow for 25% compaction. Fill planters so as to achieve a final grade within 3" of the top of the nearest hard surface or Concrete after compaction. Fill treatment swale to a grade equal to surrounding turf grass.
3. Placement of any soil to be done in coordination with suitable weather condition so as to prevent damage to soil structure.
4. Sub-grading and final grade to consist of a smooth even grade, no undulation greater than plus or minus 1" within any 10 lineal feet of distance.
5. SEE CIVIL ENGINEERS DRAWINGS FOR GRADES AND CONDITIONS WITHIN TREATMENT SWALES
6. All sub-grades to be adequately firm without being overly compacted.
7. Once subgrade is established the Landscape Contractor is to add mature compost at a rate of 3 cu yds per 1,000 sq ft, and then rip to blend with top soil to a depth of 8".
8. Finish grade in shrub areas to be a smooth even grade mounded 3" high in the middle of beds and ending 3" below surrounding areas. All finish grading to promote positive drainage away from structures and to be done in such a way as to eliminate puddling or collection of water.
9. Landscape contractor responsible for addressing any drainage problems encountered during the course of construction, with Landscape Architect.

GENERAL CONSTRUCTION NOTES

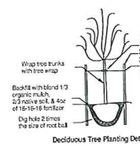
1. INTENT OF THIS PLAN SHEET
   To define the plantings within the park strips between sidewalks and back of curbs throughout the new development. This includes street trees and ground cover plantings. There is to be a variety of trees so as to not promote a mono-culture and low ground covers that allow for easy visual access while discouraging weeds. The trees are noted on a 25' spacing and the ground cover will be placed as appropriate to allow for their mature size.
2. General preparation of site to include:
   A. Eradication of weeds through the certified application of herbicides, allowing adequate time for kill.
   B. Removal, from site, of all existing surface rock and/or debris in planting beds.
3. All shrub beds to be finish raked to a smooth condition prior to mulching.
4. Medium dark mulch to be placed in all shrub beds to a depth of 3"
5. INCLUDE 365 DAYS OF MAINTENANCE from the day of acceptance. Including but not limited to:
   A. Maintain planting areas in a healthy, weed free condition through a minimum of bi-weekly visits.
   B. Replace any material showing signs of stress.
   C. Monitor irrigation for correct timing.
   D. Provide owner with complete list of instructions for continued care.
6. Plan is diagrammatic and measurements should be confirmed on-site. Any changes are the responsibility of the contractor to co-ordinate with the owners representative.
7. SEE SUBSEQUENT SHEETS FOR ADDITIONAL INFORMATION REGARDING LANDSCAPE AND WETLAND ISSUES.

SEE CIVIL ENGINEERS DRAWINGS FOR GRADES

PLANT LIST



Quantity	Common Name	Botanical Name	Size
	Trees		
12	Chinese Pistache	Pistacia chinensis	1 3/4"
8	Maple, October Glory	Acer rubrum 'October Glory'	1 3/4"
6	Maple, Trident	Acer buergerianum	1 3/4"
6	Oak, Forest Green	Quercus frainetto 'Schmidt'	1 3/4"
17	Oak, Pacific Brilliance	Quercus palustris 'Pacific Brilliance'	1 3/4"
15	Yellowwood, American	Cladrastis kentukea	1 3/4"
	Ground Cover / Grasses		
	KinnKinnick	Arctostaphylos uva-ursi	1g
	Rose, Raspberry Vigarosa	Rosa 'Raspberry Vigarosa	1g



Deciduous Tree Planting Detail

Shrub Planting Detail

IRRIGATION DETAILS

1. An automatic irrigation system to be provided for all plant materials areas following the specifications outlined on these plans and in accordance with industry standards. System is intended to perform at 15 gpm and 50 psi. Confirm on-site before proceeding.
2. All materials are to be new and in original condition.
3. All drip zones to use PVC Sc40 laterals to locate a point of connection in each individual planting bed.
4. Shrub areas to be irrigated by drip irrigation
   A. All surface drip tubing to be 1/2" poly tubing. Tubing ends to have removable caps. Tubing to buried a minimum of 3-5" and held down every 5' with J-stakes.
   B. Rain Bird XB-10 Emitters to be placed at the outside edge of root zones of plants at the following rate
      1-2g plants 2- 1GPH emitters placed on opposite sides of root ball
      3-5g. plants 3- 1GPH emitters placed on opposite sides of root ball
      Larger material 5- 1GPH emitters spaced equally around perimeter of root ball
   C. All Drip zones to include a 150 mesh filter and 30psi pressure regulator
5. All trenching to be a minimum of 15" deep. Backfill is to be clean and free of any material larger than 1 1/2" in diameter. Backfill shall be adequately compacted and guaranteed against further settling.
6. All lateral and mainline pipe shall be PVC sc40 and 1" minimum.
7. Control clock to be mounted as directed. Power wiring to BE installed by a Certified Electrician.
8. Sleeving to be provided under all hardscapes by general contractor for irrigation purposes.
9. Contractor responsible for any and all safety, security of materials and damage caused by the contactor to existing facilities during the course of installation.
10. Irrigation system to be guaranteed against defective material or workmanship for one year from the date of final acceptance. Damage or loss due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility after completion and acceptance of installation.
11. Provide owner with an accurate as-built locating all valves, wire splices, main line and any sleeving.
12. Use provided irrigation schedule as a base-line and adjust only as needed for varying weather conditions staying within the general scheme provided. See schedule provided elsewhere.
13. Provide owner with complete set of written instructions for operation of sprinkler system including spring start up, clock operation, and winterization.
14. Walk owner through the entire system describing the operating instructions.

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SCALE:
1" = 40'

LANDSCAPE PLAN

0 20 40 80 120 160 200 240

NOTE: IF THIS SHEET IS LESS THAN 24" x 36" IT HAS BEEN REDUCED AND IS NOT TO SCALE.

Madara Design Inc
Landscape Architecture, Design & Consultation
2994 Wells Fargo Rd
Central Point, Or 97502
541-664-7055
madaradesign@yahoo.com

STAMP:
REGISTERED LANDSCAPE ARCHITECT
528
Thomas A Madara
OREGON
05/09/03

OWNER:
KDA HOMES
plan. develop. build

PROJECT ADDRESS
KESTREL PARKWAY
ASHLAND, OREGON

REVISIONS

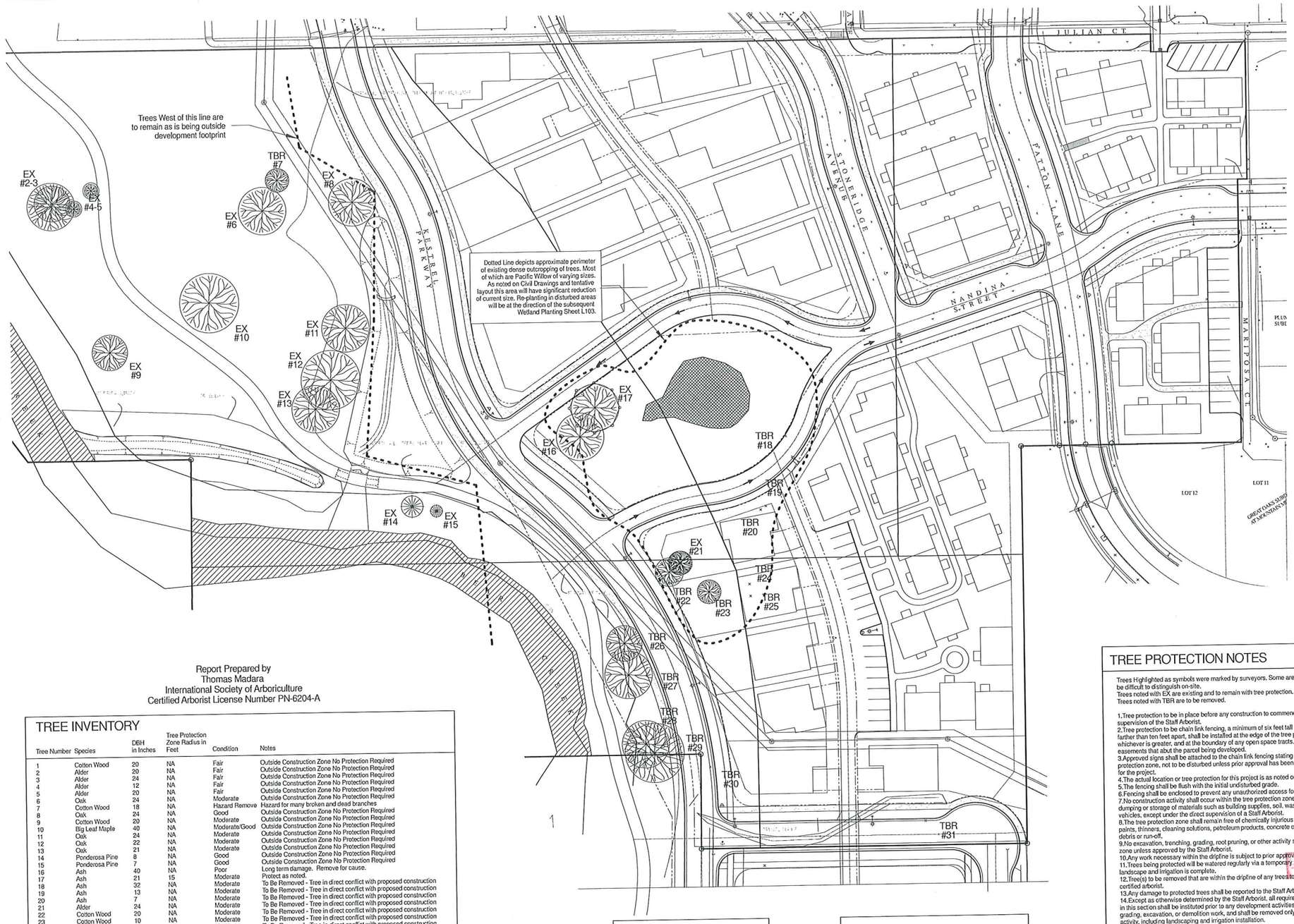
MARKER	DATE	DESCRIPTION

DRAWN BY: TM
CHECKED BY: TM
PROJECT DATE: 08/21/2018

PROJECT:
KESTREL PARK SUBDIVISION

SHEET TITLE:
LANDSCAPE PLAN
STREET TREE & PARKING STRIPS

SHEET NO.:
L-101



Report Prepared by
Thomas Madara
International Society of Arboriculture
Certified Arborist License Number PN-6204-A

TREE INVENTORY

Tree Number	Species	DBH in Inches	Tree Protection Zone Radius in Feet	Condition	Notes
1	Cotton Wood	20	NA	Fair	Outside Construction Zone No Protection Required
2	Alder	20	NA	Fair	Outside Construction Zone No Protection Required
3	Alder	24	NA	Fair	Outside Construction Zone No Protection Required
4	Alder	12	NA	Fair	Outside Construction Zone No Protection Required
5	Alder	20	NA	Fair	Outside Construction Zone No Protection Required
6	Oak	24	NA	Moderate	Outside Construction Zone No Protection Required
7	Cotton Wood	18	NA	Hazard Remove	Hazard for many broken and dead branches
8	Oak	24	NA	Good	Outside Construction Zone No Protection Required
9	Cotton Wood	20	NA	Moderate	Outside Construction Zone No Protection Required
10	Big Leaf Maple	40	NA	Moderate/Good	Outside Construction Zone No Protection Required
11	Oak	24	NA	Moderate	Outside Construction Zone No Protection Required
12	Oak	22	NA	Moderate	Outside Construction Zone No Protection Required
13	Oak	21	NA	Moderate	Outside Construction Zone No Protection Required
14	Ponderosa Pine	8	NA	Good	Outside Construction Zone No Protection Required
15	Ponderosa Pine	7	NA	Good	Outside Construction Zone No Protection Required
16	Ash	40	NA	Poor	Long term damage. Remove for cause.
17	Ash	21	15	Moderate	Protect as noted.
18	Ash	32	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
19	Ash	13	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
20	Ash	7	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
21	Alder	24	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
22	Cotton Wood	20	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
23	Cotton Wood	10	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
24	Cotton Wood	10	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
25	Cotton Wood	12	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
26	Cotton Wood	30	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
27	Cotton Wood	30	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
28	Cotton Wood	31	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
29	Cotton Wood	10	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
30	Cotton Wood	31	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
31	Cotton Wood	15	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction

Trees with Green Numbers are to remain and Trees with Red Numbers are to be removed.

LEGEND

Crown Radius

Tree Protection Fencing

DETAILS

6' Tall continuous Chain link fence

ELEVATION

PLAN

TREE PROTECTION NOTES

Trees Highlighted as symbols were marked by surveyors. Some are part of larger groupings and may be difficult to distinguish on-site.
Trees noted with EX are existing and to remain with tree protection.
Trees noted with TBR are to be removed.

1.Tree protection to be in place before any construction to commence and is under the direct supervision of the Staff Arborist.
2.Tree protection to be chain link fencing, a minimum of six feet tall with steel posts placed no farther than ten feet apart, shall be installed at the edge of the tree protection zone or dripline, whichever is greater, and at the boundary of any open space tracts, riparian areas, or conservation easements that abut the parcel being developed.
3.Approved signs shall be attached to the chain link fencing stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the Staff Arborist for the project.
4.The actual location or tree protection for this project is as noted on these plans.
5.The fencing shall be flush with the initial undisturbed grade.
6.Fencing shall be enclosed to prevent any unauthorized access for the full duration of construction.
7.No construction activity shall occur within the tree protection zone, including, but not limited to dumping or storage of materials such as building supplies, soil, waste items, equipment, or parked vehicles, except under the direct supervision of a Staff Arborist.
8.The tree protection zone shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, concrete or dry wall excess, and construction debris or run-off.
9.No excavation, trenching, grading, root pruning, or other activity shall occur within the tree protection zone unless approved by the Staff Arborist.
10.Any work necessary within the dripline is subject to prior approval and direction of the Staff Arborist.
11.Trees being protected will be watered regularly via a temporary watering system until surrounding landscape and irrigation is complete.
12.Tree(s) to be removed that are within the dripline of any trees to remain shall be removed only by a certified arborist.
13.Any damage to protected trees shall be reported to the Staff Arborist within 24 hours of observation.
14.Except as otherwise determined by the Staff Arborist, all required tree protection measures set forth in this section shall be instituted prior to any development activities, including, but not limited to clearing, grading, excavation, or demolition work, and shall be removed only after completion of all construction activity, including landscaping and irrigation installation.

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SCALE:
1" = 40'

LANDSCAPE PLAN

0 20 40 80 120 160 200 240

NOTE: IF THIS SHEET IS LESS THAN 24" x 36" IT HAS BEEN REDUCED AND IS NOT TO SCALE.

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528
Thomas A Madara
OREGON
05/09/03

OWNER:
KDA HOMES
plan. develop. build

PROJECT ADDRESS
KESTREL PARKWAY
ASHLAND, OREGON

REVISIONS

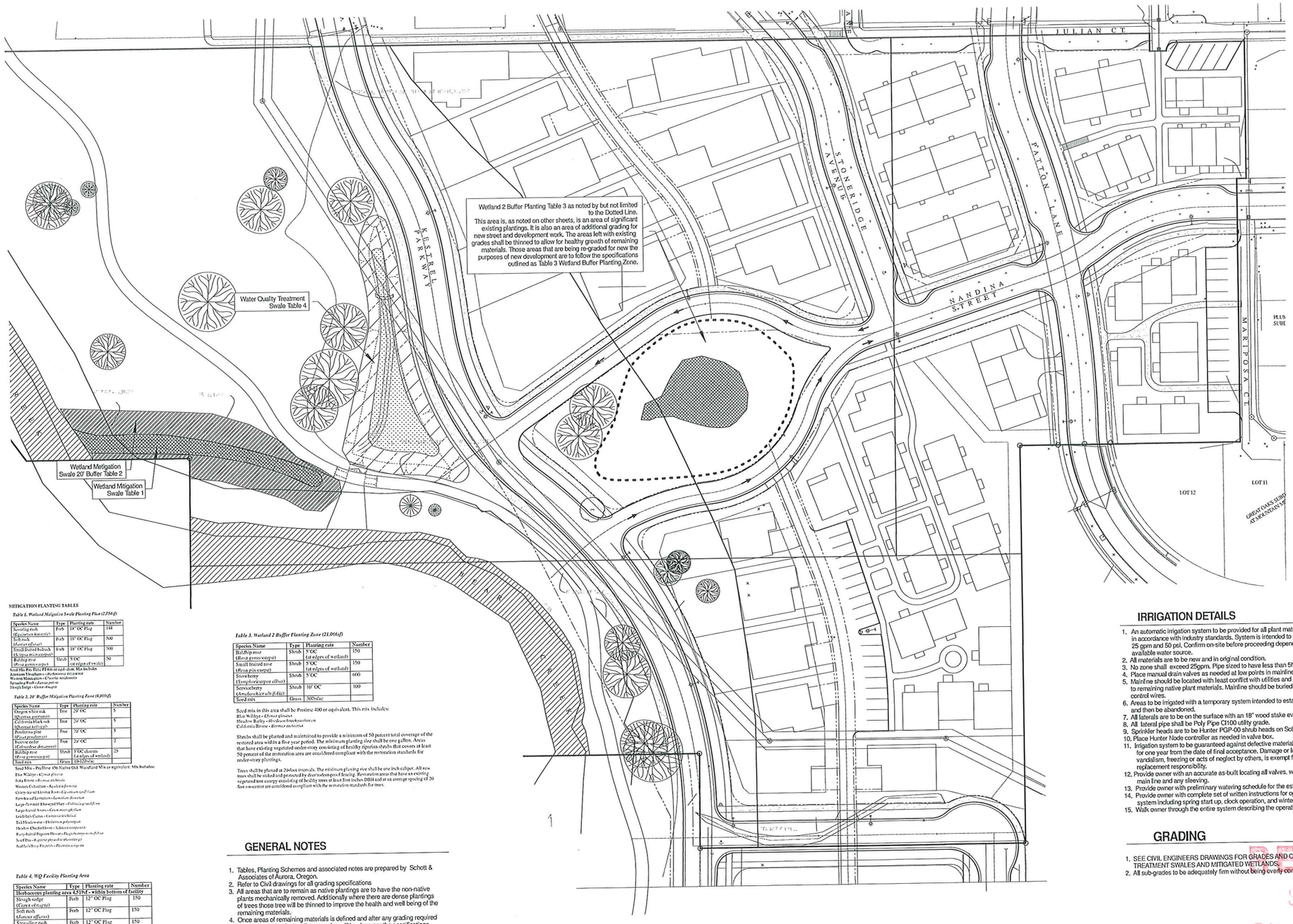
MARKER	DATE	DESCRIPTION

DRAWN BY: TM
CHECKED BY: TM
PROJECT DATE: 08/21/2018

PROJECT:
KESTREL PARK SUBDIVISION

SHEET TITLE:
LANDSCAPE PLAN
TREE PROTECTION & REMOVAL

SHEET NO.:
L-102



MITIGATION PLANTING TABLES

Table 1. Wetland Mitigation Swale Planting Plan (7,754sf)

Species Name	Type	Planting rate	Number
Scouring rush (*Equisetum hyemale*)	Forb	18" OC Plug	144
Soft rush (*Juncus effusus*)	Forb	18" OC Plug	500
Small fruited bulrush (*Scirpus microcarpus*)	Forb	18" OC Plug	500
Ninebark (*Physocarpus opulifolius*)	Shrub	5' OC (at edges of swale)	50

Seed Mix: Pro Time 4540 or equivalent. Mix Includes
American Vetchlatch - *Lathyrus polyphyllus*
Western Mannagrass - *Glyceria occidentalis*
Spreading Rush - *Juncus patens*
Slough Sedge - *Carex obnupta*

Table 2. 20' Buffer Mitigation Planting Zone (6,890sf)

Species Name	Type	Planting rate	Number
Oregon white oak (*Quercus garryana*)	Tree	20' OC	3
California black oak (*Quercus kellogii*)	Tree	20' OC	3
Ponderosa pine (*Pinus ponderosa*)	Tree	20' OC	3
Incense cedar (*Calocedrus decurrens*)	Tree	20' OC	2
Ninebark (*Physocarpus opulifolius*)	Shrub	5' OC clusters (at edges of wetland)	25
Seed mix	Grass	10x20lbs/ac	

Seed Mix - Pro Time 450 Native Oak Woodland Mix or equivalent. Mix Includes:
Blue Wildrye - *Elymus glaucus*
Slender Wheatgrass - *Elymus trachycaulus*
California Brome - *Bromus carinatus*

Table 3. Wetland 2 Buffer Planting Zone (21,006sf)

Species Name	Type	Planting rate	Number
Ninebark (*Physocarpus opulifolius*)	Shrub	5' OC (at edges of wetland)	150
Small fruited rose (*Rosa pisocarpa*)	Shrub	5' OC (at edges of wetland)	150
Snowberry (*Symphoricarpos albus*)	Shrub	5' OC	600
Serviceberry (*Amelanchier alnifolia*)	Shrub	10' OC	100
Seed mix	Grass	30lbs/ac	

Seed mix in this area shall be Pro-time 400 or equivalent. This mix includes:
Blue Wildrye - *Elymus glaucus*
Meadow Barley - *Hordeum brachyantherum*
California Brome - *Bromus carinatus*

Shrubs shall be planted and maintained to provide a minimum of 50 percent total coverage of the restored area within a five year period. The minimum planting size shall be one gallon. Areas that have existing vegetated under-story consisting of healthy riparian shrubs that covers at least 50 percent of the restoration area are considered compliant with the restoration standards for under-story plantings.

Trees shall be planted at 20-foot intervals. The minimum planting size shall be one inch caliper. All new trees shall be staked and protected by deer/rodent-proof fencing. Restoration areas that have an existing vegetated tree canopy consisting of healthy trees at least four inches DBH and at an average spacing of 20 feet on-center are considered compliant with the restoration standards for trees.

Table 4. WQ Facility Planting Area

Species Name	Type	Planting rate	Number
Herbaceous planting area 4,919sf - within bottom of facility			
Slough sedge (*Carex obnupta*)	Forb	12" OC Plug	150
Soft rush (*Juncus effusus*)	Forb	12" OC Plug	150
Spreading rush (*Juncus patens*)	Forb	12" OC Plug	150
Slope planting area 6,361sf - from toe to top of slope			
Soft rush (*Juncus effusus*)	Forb	18" OC Plug (near toe of slope)	50
Spreading rush (*Juncus patens*)	Forb	18" OC Plug (near toe of slope)	50
Ninebark rose (*Rosa gymnocarpa*)	Shrub	10' OC (at toe of slope)	25
Small fruited rose (*Rosa pisocarpa*)	Shrub	10' OC (at toe of slope)	25
Snowberry (*Symphoricarpos albus*)	Shrub	10' OC (mid to top of slope)	25
Ponderosa pine (*Pinus ponderosa*)	Tree	20' OC (near top of slope)	15
Oregon white oak (*Quercus garryana*)	Tree	20' OC (near top of slope)	15

GENERAL NOTES

1. Tables, Planting Schemes and associated notes are prepared by Schott & Associates of Aurora, Oregon.
2. Refer to Civil drawings for all grading specifications
3. All areas that are to remain as native plantings are to have the non-native plants mechanically removed. Additionally where there are dense plantings of trees those tree will be thinned to improve the health and well being of the remaining materials.
4. Once areas of remaining materials is defined and after any grading required is performed plantings soil preparation will be done per the specifications provided on subsequent drawings. All materials are to be first rate and expected to meet or exceed industry standards.
5. All areas of new plantings. including hydro-seed, are to be irrigated per a system designed as noted on this sheet until they are well established and able to thrive with only existing climactic conditions.
6. Maintain new plantings through monthly site visits that include weeding and continued removal of non-native plant materials for one year from the date of of acceptance.+

IRRIGATION DETAILS

1. An automatic irrigation system to be provided for all plant materials areas in accordance with industry standards. System is intended to perform at 25 gpm and 50 psi. Confirm on-site before proceeding depending on the available water source.
2. All materials are to be new and in original condition.
3. No zone shall exceed 25gpm. Pipe sized to have less than 5ft / sec flows.
4. Place manual drain valves as needed at low points in mainline
5. Mainline should be located with least conflict with utilities and minimal impact to remaining native plant materials. Mainline should be buried as well as control wires.
6. Areas to be irrigated with a temporary system intended to establish plantings and then be abandoned.
7. All laterals are to be on the surface with an 18" wood stake every 10' for support.
8. All lateral pipe shall be Poly Pipe Cl100 utility grade.
9. Sprinkler heads are to be Hunter PGP-00 shrub heads on Sc60 nipple risers.
10. Place Hunter Node controller as needed in valve box.
11. Irrigation system to be guaranteed against defective material or workmanship for one year from the date of final acceptance. Damage or loss due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.
12. Provide owner with an accurate as-built locating all valves, wire splices, main line and any sleeving.
13. Provide owner with preliminary watering schedule for the established landscape.
14. Provide owner with complete set of written instructions for operation of sprinkler system including spring start up, clock operation, and winterization.
15. Walk owner through the entire system describing the operating instructions.

GRADING

1. SEE CIVIL ENGINEERS DRAWINGS FOR GRADES AND CONDITIONS WITHIN TREATMENT SWALES AND MITIGATED WETLANDS.
2. All sub-grades to be adequately firm without being overly compacted.

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SCALE:
1" = 40'

LANDSCAPE PLAN

20 40 80 120 160 200 240

NOTE: IF THIS SHEET IS LESS THAN 24" x 36" IT HAS BEEN REDUCED AND IS NOT TO SCALE.

Madara Design Inc
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2994 Wells Fargo Rd
Central Point, Or 97502
541-664-7055
madaradesign@yahoo.com

STAMP:

REGISTERED LANDSCAPE ARCHITECT
528
Thomas A Madara
OREGON
05/09/03

OWNER:

KDA HOMES
plan. develop. build

PROJECT ADDRESS
KESTREL PARKWAY
ASHLAND, OREGON

REVISIONS

MARKER	DATE	DESCRIPTION

DRAWN BY: TM
CHECKED BY: TM
PROJECT DATE: 08/21/2018

PROJECT:

KESTREL PARK SUBDIVISION

SHEET TITLE:

LANDSCAPE PLAN
WETLAND & WATER QUALITY PLANTING

SHEET NO.:

L-103

Section 18.5.7.040 Tree Removal Permit:

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18.5.7.040 Approval Criteria

B. Tree Removal Permit.

2. Tree is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.

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.

The trees proposed for removal are the minimum number of trees on the site that should be removed based on their health, condition or location. Further, the trees proposed for removal are the minimum necessary to be consistent with other applicable Land Use Ordinance requirements and standards of the Ashland Land Use Code.

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.

The removal of the trees on the subject property will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks. The property where the trees are located is mildly sloped and proposed earth cuts and fill work will be primarily limited to the portion of the property where the trees and site's wetland exists.

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.

Removal of the trees will not have a significant negative impact on the sites remaining tree densities, sizes, canopies, and species diversity within 200 feet of the subject property as explained in the Arborist Report. As noted previously, this development application was designed by a combination of professionals including a Wetland's Biologist, Landscape Designer, Arborist, Civil Engineer, Surveyor, Construction Contractor and Land Use Planner who met on-site on multiple occasions in an attempt to fully evaluate the site's trees and other natural features with the intent to minimize the project's development impacts. To this end, the applicants fully believe the trees proposed for removal will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property.

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.

As noted previously, the site planning of this property consisted of a number of concept plans that were eventually rejected for one or multiple reason. During this period, the primary goal was to preserve the large wetland by not only making it a feature/asset of the development as well as the public, but also to improve its habitat which has largely been choked-off by the excessive multiplication of Cotton Woods. Considering the close proximity of Kestrel Park and the planned open space, the subject wetland enhancement area is not open to the public and is intended to remain visible from adjacent rights-of-way, but free of any formal use.

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.

In addition to the multiple trees to remain and trees to be planted within the wetland and its surrounding protection zone, a total of 64 new trees are being proposed to be planted adjacent to the subdivision's streets in an attempt to not only enhance the streetscapes, but also mitigate the removal of the trees. All of the replacement trees will be property irrigated and maintained by the project's Home Owner Association. All new street trees will be at least 2" caliper trees, chosen from the City's Adopted Street Tree List.

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OCT 26 2018
City of Ashland

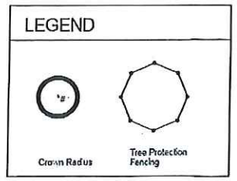
Report Prepared by
Thomas Madara
International Society of Arboriculture
Certified Arborist License Number PN-6204-A

TREE INVENTORY LEGEND

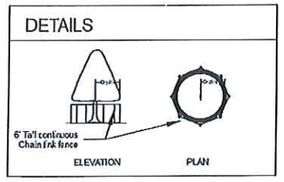
Tree Number	Species	DBH in Inches	Tree Protection Zone Radius in Feet	Condition	Notes
1	Cotton Wood *	20	NA	Fair	Outside Construction Zone No Protection Required
2 UA	Alder *	20	NA	Fair	Outside Construction Zone No Protection Required
3 UA	Alder *	24	NA	Fair	Outside Construction Zone No Protection Required
4 UA	Alder *	12	NA	Fair	Outside Construction Zone No Protection Required
5	Ash *	20	NA	Fair	Outside Construction Zone No Protection Required
6	Oak *	24	NA	Moderate	Outside Construction Zone No Protection Required
7	Cotton Wood	18	NA	Hazard Remove	Hazard for many broken and dead branches
8	Oak *	24	NA	Good	Outside Construction Zone No Protection Required
9	Cotton Wood *	20	NA	Moderate	Outside Construction Zone No Protection Required
10	Big Leaf Maple *	40	NA	Moderate/Good	Outside Construction Zone No Protection Required
11	Oak *	24	NA	Moderate	Outside Construction Zone No Protection Required
12	Oak *	22	NA	Moderate	Outside Construction Zone No Protection Required
13	Oak *	21	NA	Moderate	Outside Construction Zone No Protection Required
14	Ponderosa Pine *	8	NA	Good	Outside Construction Zone No Protection Required
15	Ponderosa Pine *	7	NA	Good	Outside Construction Zone No Protection Required
16	Pacific Willow *	40	15	Moderate	Prune and protect as noted.
17	Ash *	21	15	Moderate	Protect as noted.
18 UA	Ash	32	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
19 UA	Ash	13	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
20 UA	Ash	7	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
21	Alder	24	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
22	Cotton Wood	20	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
23 UA	Cotton Wood	10	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
24 UA	Cotton Wood	10	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
25 UA	Cotton Wood	12	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
26	Cotton Wood	30	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
27	Cotton Wood	30	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
28 UA	Cotton Wood	31	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
29 UA	Cotton Wood	10	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
30 UA	Cotton Wood	31	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
31 UA	Cotton Wood	15	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction

Trees in Legend with an asteris (*) are to remain and Trees with no asteris ( ) are to be removed.
Trees on Plan noted as 'TBR' are to be removed. Trees on Plan noted as 'EX' are to remain.
Tree noted with UA (Un-Accessable) are not tagged due to Dense Black Berries. The trees noted on this plan were originally delineated by surveyors and the trees commented on for this assessment are based on that survey information.

LEGEND



DETAILS



TREE PROTECTION NOTES

Trees Highlighted as symbols were marked by surveyors. Some are part of larger groupings and may be difficult to distinguish on-site.
Trees noted with EX are existing and to remain with tree protection.
Trees noted with TBR are to be removed.

1. Tree protection to be in place before any construction to commence and is under the direct supervision of the Staff Arborist.
2. Tree protection to be chain link fencing, a minimum of six feet tall with steel posts placed no farther than ten feet apart, shall be installed at the edge of the tree protection zone or dripline, whichever is greater, and at the boundary of any open space tracts, riparian areas, or conservation easements that abut the parcel being developed.
3. Approved signs shall be attached to the chain link fencing stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the Staff Arborist for the project.
4. The actual location or tree protection for this project is as noted on these plans.
5. The fencing shall be flush with the initial undisturbed grade.
6. Fencing shall be enclosed to prevent any unauthorized access for the full duration of construction.
7. No construction activity shall occur within the tree protection zone, including, but not limited to dumping or storage of materials such as building supplies, soil, waste items, equipment, or parked vehicles, except under the direct supervision of a Staff Arborist.
8. The tree protection zone shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, concrete or dry wall excess, and construction debris or run-off.
9. No excavation, trenching, grading, root pruning, or other activity shall occur within the tree protection zone unless approved by the Staff Arborist.
10. Any work necessary within the dripline is subject to prior approval and direction of the Staff Arborist.
11. Trees being protected will be watered regularly via a temporary watering system until surrounding landscape and irrigation is complete.
12. Tree(s) to be removed that are within the dripline of any trees to remain shall be removed only by a certified arborist.
13. Any damage to protected trees shall be reported to the Staff Arborist within 24 hours of observation.
14. Except as otherwise determined by the Staff Arborist, all required tree protection measures set forth in this section shall be instituted prior to any development activities, including, but not limited to clearing, grading, excavation, or demolition work, and shall be removed only after completion of all construction activity, including landscaping and irrigation installation.

SCALE:
1" = 40'

LANDSCAPE PLAN

0 20 40 80 120 160 200 240

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05/09/03

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KDA HOMES
plan. develop. build

PROJECT ADDRESS
KESTREL PARKWAY
ASHLAND, OREGON

REVISIONS

MARKER	DATE	DESCRIPTION

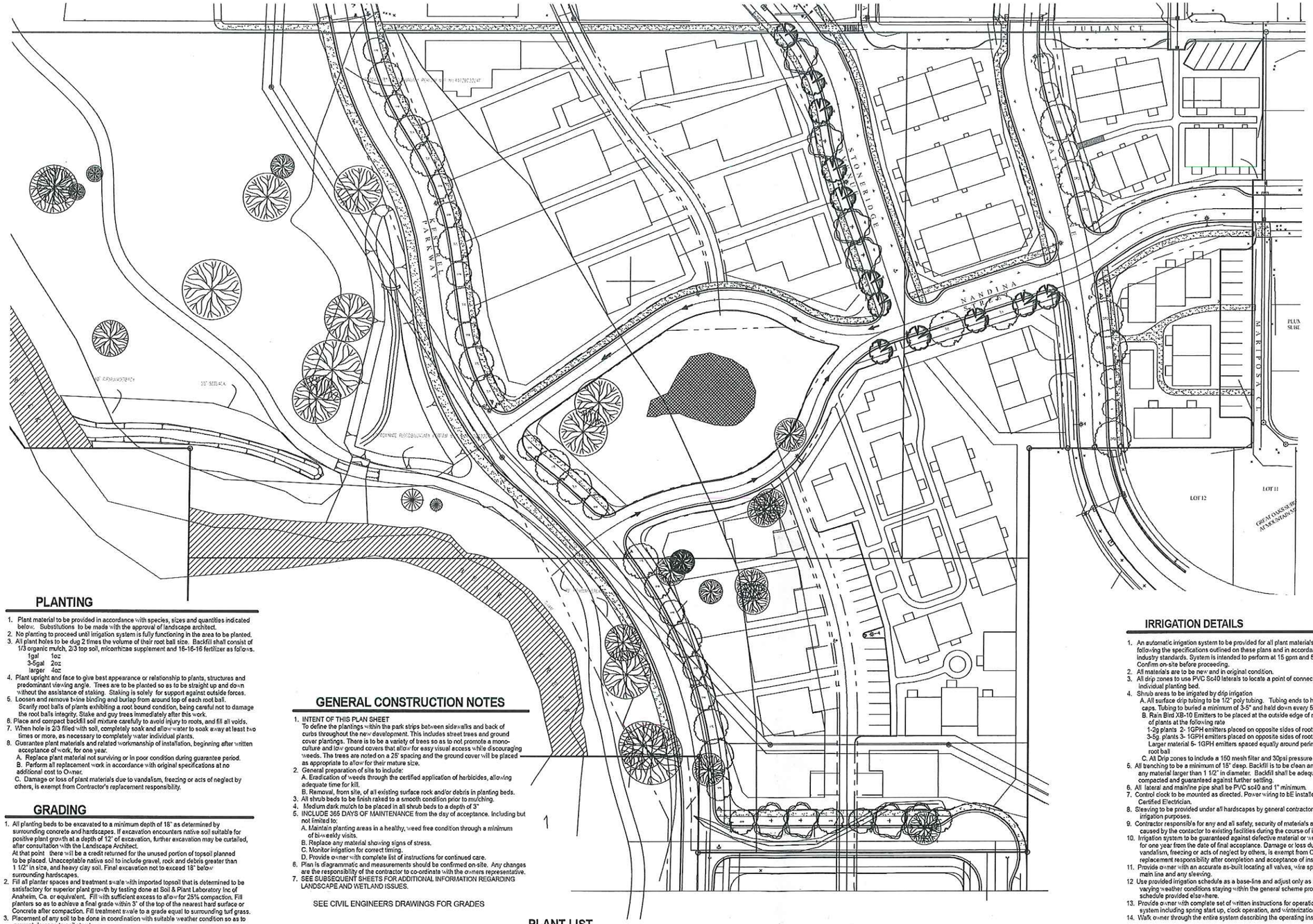
RECEIVED
OCT 26 2018
City of Ashland

DRAWN BY:	TM
CHECKED BY:	TM
PROJECT DATE:	10/12/2018

PROJECT:
KESTREL PARK SUBDIVISION

SHEET TITLE:
LANDSCAPE PLAN
TREE PROTECTION & REMOVAL

SHEET NO.:
L-102



PLANTING

1. Plant material to be provided in accordance with species, sizes and quantities indicated below. Substitutions to be made with the approval of landscape architect.
2. No planting to proceed until irrigation system is fully functioning in the area to be planted.
3. All plant holes to be dug 2 times the volume of their root ball size. Backfill shall consist of 1/3 organic mulch, 2/3 top soil, micorrhizae supplement and 16-16-16 fertilizer as follows.
   1gal 1oz
   3-5gal 2oz
   larger 4oz
4. Plant upright and face to give best appearance or relationship to plants, structures and predominant viewing angle. Trees are to be planted so as to be straight up and down without the assistance of staking. Staking is solely for support against outside forces.
5. Loosen and remove twine binding and burlap from around top of each root ball. Scarify root balls of plants exhibiting a root bound condition, being careful not to damage the root balls integrity. Stake and guy trees immediately after this work.
6. Place and compact backfill soil mixture carefully to avoid injury to roots, and fill all voids.
7. When hole is 2/3 filled with soil, completely soak and allow water to soak away at least two times or more, as necessary to completely water individual plants.
8. Guarantee plant materials and related workmanship of installation, beginning after written acceptance of work, for one year.
   A. Replace plant material not surviving or in poor condition during guarantee period.
   B. Perform all replacement work in accordance with original specifications at no additional cost to Owner.
   C. Damage or loss of plant materials due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.

GRADING

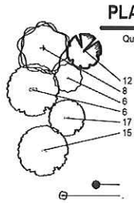
1. All planting beds to be excavated to a minimum depth of 18" as determined by surrounding concrete and hardscapes. If excavation encounters native soil suitable for positive plant growth at a depth of 12" of excavation, further excavation may be curtailed, after consultation with the Landscape Architect.
   At that point there will be a credit returned for the unused portion of topsoil planned to be placed. Unacceptable native soil to include gravel, rock and debris greater than 1 1/2" in size, and heavy clay soil. Final excavation not to exceed 18" below surrounding hardscapes.
2. Fill all planter spaces and treatment swale with imported topsoil that is determined to be satisfactory for superior plant growth by testing done at Soil & Plant Laboratory Inc of Anaheim, Ca. or equivalent. Fill with sufficient excess to allow for 25% compaction. Fill planters so as to achieve a final grade within 3" of the top of the nearest hard surface or Concrete after compaction. Fill treatment swale to a grade equal to surrounding turf grass.
3. Placement of any soil to be done in coordination with suitable weather condition so as to prevent damage to soil structure.
4. Sub-grading and final grade to consist of a smooth even grade, no undulation greater than plus or minus 1" within any 10 lineal feet of distance.
5. SEE CIVIL ENGINEERS DRAWINGS FOR GRADES AND CONDITIONS WITHIN TREATMENT SWALES
6. All sub-grades to be adequately firm without being overly compacted.
7. Once subgrade is established the Landscape Contractor is to add mature compost at a rate of 3 cu yds per 1,000 sq ft. and then rip to blend with top soil to a depth of 8"
8. Finish grade in shrub areas to be a smooth even grade mounded 3" high in the middle of beds and ending 3" below surrounding areas. All finish grading to promote positive drainage away from structures and to be done in such a way as to eliminate puddling or collection of water.
9. Landscape contractor responsible for addressing any drainage problems encountered during the course of construction, with Landscape Architect.

GENERAL CONSTRUCTION NOTES

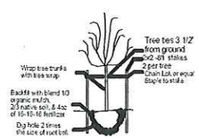
1. INTENT OF THIS PLAN SHEET
   To define the plantings within the park strips between sidewalks and back of curbs throughout the new development. This includes street trees and ground cover plantings. There is to be a variety of trees so as to not promote a mono-culture and low ground covers that allow for easy visual access while discouraging weeds. The trees are noted on a 25' spacing and the ground cover will be placed as appropriate to allow for their mature size.
2. General preparation of site to include:
   A. Eradication of weeds through the certified application of herbicides, allowing adequate time for kill.
   B. Removal, from site, of all existing surface rock and/or debris in planting beds.
3. All shrub beds to be finish raked to a smooth condition prior to mulching.
4. Medium dark mulch to be placed in all shrub beds to a depth of 3"
5. INCLUDE 365 DAYS OF MAINTENANCE from the day of acceptance. Including but not limited to:
   A. Maintain planting areas in a healthy, weed free condition through a minimum of bi-weekly visits.
   B. Replace any material showing signs of stress.
   C. Monitor irrigation for correct timing.
   D. Provide owner with complete list of instructions for continued care.
6. Plan is diagrammatic and measurements should be confirmed on-site. Any changes are the responsibility of the contractor to co-ordinate with the owners representative.
7. SEE SUBSEQUENT SHEETS FOR ADDITIONAL INFORMATION REGARDING LANDSCAPE AND WETLAND ISSUES.

SEE CIVIL ENGINEERS DRAWINGS FOR GRADES

PLANT LIST



Quantity	Common Name	Botanical Name	Size
	Trees		
12	Chinese Pistache	Pistacia chinensis	1 3/4"
8	Maple, October Glory	Acer rubrum 'October Glory'	1 3/4"
6	Maple, Trident	Acer buergeranum	1 3/4"
6	Oak, Forest Green	Quercus frainetto 'Schmidt'	1 3/4"
17	Oak, Pacific Brilliance	Quercus palustris 'Pacific Brilliance'	1 3/4"
15	Yellowwood, American	Cladrastis kentukea	1 3/4"
	Ground Cover / Grasses		
	Kinnikinnick	Arctostaphylos uva-ursi	1g
	Rose, Raspberry Vigarosa	Rosa 'Raspberry Vigarosa	1g



Deciduous Tree Planting Detail

Shrub Planting Detail

IRRIGATION DETAILS

1. An automatic irrigation system to be provided for all plant material's areas following the specifications outlined on these plans and in accordance with industry standards. System is intended to perform at 15 gpm and 50 psi. Confirm on-site before proceeding.
2. All materials are to be new and in original condition.
3. All drip zones to use PVC Sch40 laterals to locate a point of connection in each individual planting bed.
4. Shrub areas to be irrigated by drip irrigation
   A. All surface drip tubing to be 1/2" poly tubing. Tubing ends to have removable caps. Tubing to buried a minimum of 3-5" and held down every 5' with J-stakes.
   B. Rain Bird XB-10 Emitters to be placed at the outside edge of root zones of plants at the following rate
      1-2g plants 2- 1GPH emitters placed on opposite sides of root ball
      3-5g plants 3- 1GPH emitters placed on opposite sides of root ball
      Larger material 5- 1GPH emitters spaced equally around perimeter of root ball
   C. All Drip zones to include a 150 mesh filter and 30psi pressure regulator
5. All trenching to be a minimum of 15" deep. Backfill is to be clean and free of any material larger than 1 1/2" in diameter. Backfill shall be adequately compacted and guaranteed against further settling.
6. All lateral and mainline pipe shall be PVC sch40 and 1" minimum.
7. Control clock to be mounted as directed. Power wiring to bE installed by a Certified Electrician.
8. Sleeving to be provided under all hardscapes by general contractor for irrigation purposes.
9. Contractor responsible for any and all safety, security of materials and damage caused by the contactor to existing facilities during the course of installation.
10. Irrigation system to be guaranteed against defective material or workmanship for one year from the date of final acceptance. Damage or loss due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility after completion and acceptance of installation.
11. Provide owner with an accurate as-built locating all valves, wire splices, main line and any sleeving.
12. Use provided irrigation schedule as a base-line and adjust only as needed for varying weather conditions staying within the general scheme provided. See schedule provided elsewhere.
13. Provide owner with complete set of written instructions for operation of sprinkler system including spring start up, clock operation, and winterization.
14. Walk owner through the entire system describing the operating instructions.

SCALE:
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LANDSCAPE PLAN

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REVISIONS

MARKER	DATE	DESCRIPTION

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DRAWN BY:	TM
CHECKED BY:	TM
PROJECT DATE:	10/12/2018

PROJECT:

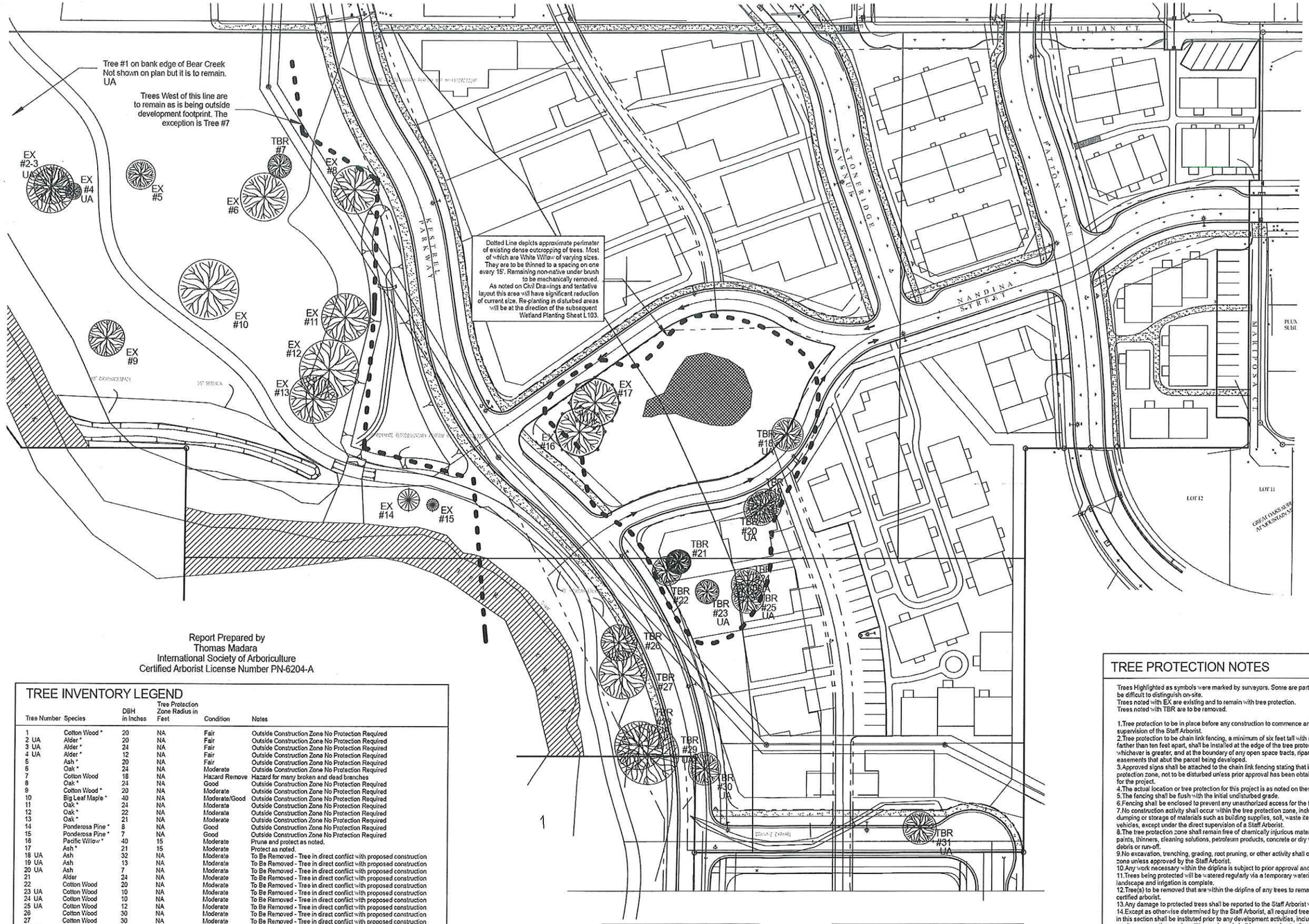
KESTREL PARK SUBDIVISION

SHEET TITLE:

LANDSCAPE PLAN
STREET TREE & PARKING STRIPS

SHEET NO.:

L-101



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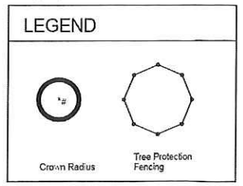
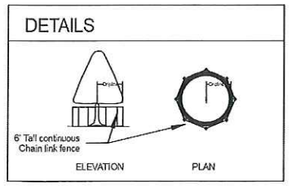
19 UA	Ash	13	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
20 UA	Ash	7	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
21	Alder	24	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
22	Cotton Wood	20	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
23 UA	Cotton Wood	10	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
24 UA	Cotton Wood	10	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
25 UA	Cotton Wood	12	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
26	Cotton Wood	30	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
27	Cotton Wood	30	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
28 UA	Cotton Wood	31	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
29 UA	Cotton Wood	10	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
30 UA	Cotton Wood	31	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction
31 UA	Cotton Wood	15	NA	Moderate	To Be Removed - Tree in direct conflict with proposed construction

Trees in Legend with an asteris (*) are to remain and Trees with no asteris ( ) are to be removed.
Trees on Plan noted as 'TBR' are to be removed. Trees on Plan noted as 'EX' are to remain.
Tree noted with UA (Un-Accessable) are not tagged due to Dense Black Berries. The trees noted on this plan were originally delineated by surveyors and the trees commented on for this assessment are based on that survey information.

LEGEND



DETAILS



TREE PROTECTION NOTES

Trees Highlighted as symbols were marked by surveyors. Some are part of larger groupings and may be difficult to distinguish on-site.
Trees noted with EX are existing and to remain with tree protection.
Trees noted with TBR are to be removed.

1.Tree protection to be in place before any construction to commence and is under the direct supervision of the Staff Arborist.
2.Tree protection to be chain link fencing, a minimum of six feet tall with steel posts placed no farther than ten feet apart, shall be installed at the edge of the tree protection zone or dripline, whichever is greater, and at the boundary of any open space tracts, riparian areas, or conservation easements that abut the parcel being developed.
3.Approved signs shall be attached to the chain link fencing stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the Staff Arborist for the project.
4.The actual location or tree protection for this project is as noted on these plans.
5.The fencing shall be flush with the initial undisturbed grade.
6.Fencing shall be enclosed to prevent any unauthorized access for the full duration of construction.
7.No construction activity shall occur within the tree protection zone, including, but not limited to dumping or storage of materials such as building supplies, soil, waste items, equipment, or parked vehicles, except under the direct supervision of a Staff Arborist.
8.The tree protection zone shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, concrete or dry wall excess, and construction debris or run-off.
9.No excavation, trenching, grading, root pruning, or other activity shall occur within the tree protection zone unless approved by the Staff Arborist.
10.Any work necessary within the dripline is subject to prior approval and direction of the Staff Arborist.
11.Trees being protected will be watered regularly via a temporary watering system until surrounding landscape and irrigation is complete.
12.Tree(s) to be removed that are within the dripline of any trees to remain shall be removed only by a certified arborist.
13.Any damage to protected trees shall be reported to the Staff Arborist within 24 hours of observation.
14.Except as otherwise determined by the Staff Arborist, all required tree protection measures set forth in this section shall be instituted prior to any development activities, including, but not limited to clearing, grading, excavation, or demolition work, and shall be removed only after completion of all construction activity, including landscaping and irrigation installation.

SCALE:
1" = 40'

LANDSCAPE PLAN

0 20 40 80 120 160 200 240

NOTE: IF THIS SHEET IS LESS THAN 24" x 36" IT HAS BEEN REDUCED AND IS NOT TO SCALE.

Madara Design Inc
Landscape Architecture,
Design & Consultation
2994 Wells Fargo Rd
Central Point, Or 97502
541-664-7055
madaradesign@yahoo.com

STAMP:

REGISTERED LANDSCAPE ARCHITECT
528
Thomas A Madara
OREGON
05/09/03

OWNER:

KDA HOMES
plan. develop. build

PROJECT ADDRESS
KESTREL PARKWAY
ASHLAND, OREGON

REVISIONS

MARKER	DATE	DESCRIPTION

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City of Ashland

DRAWN BY: TM
CHECKED BY: TM
PROJECT DATE: 10/12/2018

PROJECT:

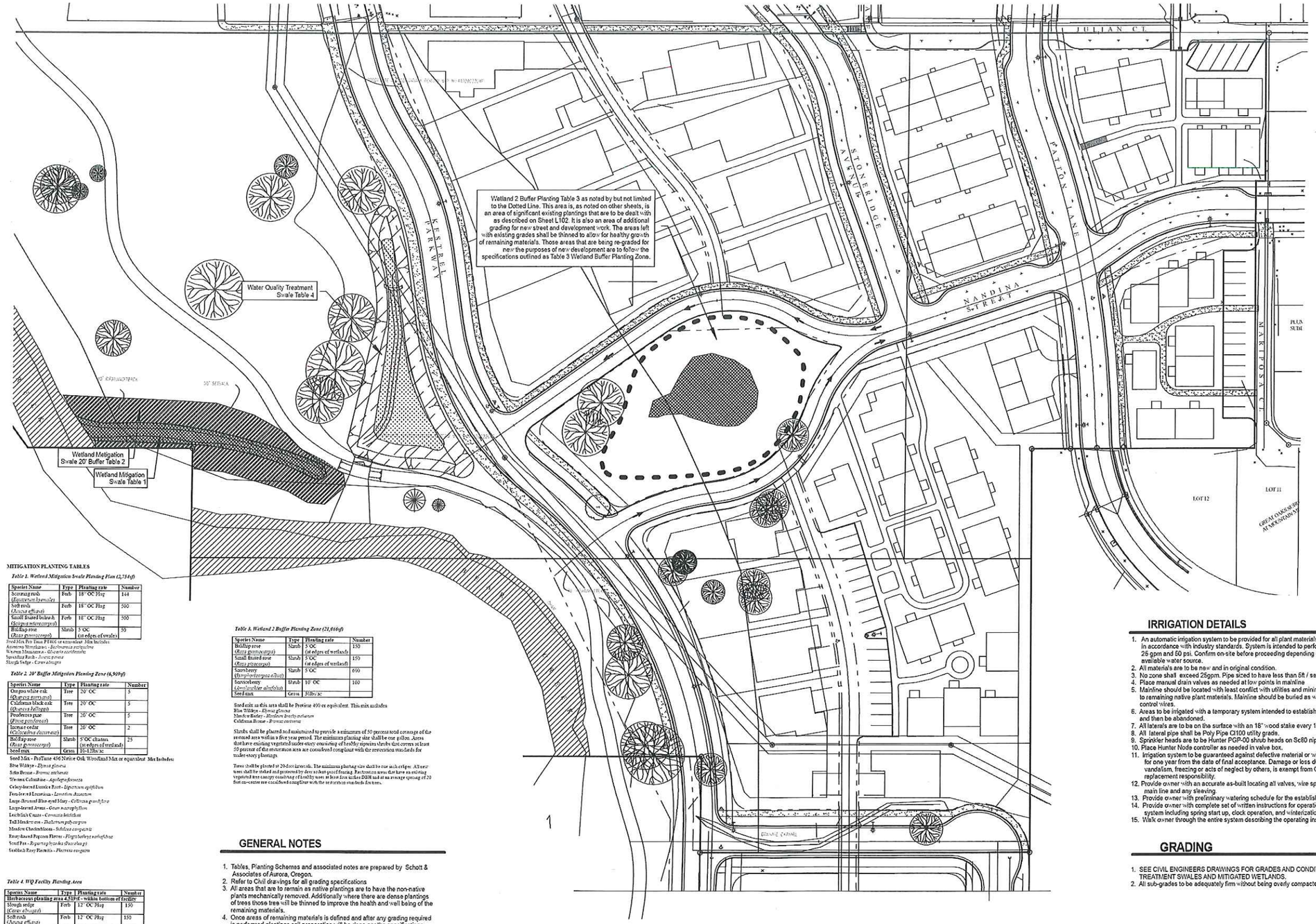
KESTREL PARK SUBDIVISION

SHEET TITLE:

LANDSCAPE PLAN TREE PROTECTION & REMOVAL

SHEET NO.:

L-102



MITIGATION PLANTING TABLES

Table 1. Wetland Mitigation Swale Planting Plan (2,734sf)

Species Name	Type	Planting rate	Number
Scouring rush (*Equisetum hyemale*)	Forb	18" OC Plug	164
Soft rush (*Juncus effusus*)	Forb	18" OC Plug	500
Small fruited bulrush (*Scirpus microcarpus*)	Forb	18" OC Plug	500
Baldhip rose (*Rosa gymnocarpa*)	Shrub	5' OC (at edges of swale)	59

Seed Mix Pro Time PT406 or equivalent. Mix includes:
Anemone Mendocino - *Anemonopsis californica*
Western Monkshood - *Aconitum columbianum*
Sawtooth Bush - *Acmispon parviflorus*
Slough Sedge - *Carex obnupsta*

Table 2. 20' Buffer Mitigation Planting Zone (6,939sf)

Species Name	Type	Planting rate	Number
Oregon white oak (*Quercus garryana*)	Tree	20' OC	5
California black oak (*Quercus kellogg*)	Tree	20' OC	5
Ponderosa pine (*Pinus ponderosa*)	Tree	20' OC	5
Incense cedar (*Calocedrus decurrens*)	Tree	20' OC	2
Baldhip rose (*Rosa gymnocarpa*)	Shrub	5' OC clusters (at edges of wetland)	25
Seed mix	Grass	10-15lbs/ac	

Seed Mix - ProTime 436 Native Oak Woodland Mix or equivalent. Mix Includes:
Blue Wildrye - *Elymus glaucus*
Soft Brome - *Bromus mollensis*
Western Columbine - *Aquilegia formosa*
Celery-leaved Lovage Root - *Lomatium apiifolium*
Fern-leaved Lomatium - *Lomatium dasycarpum*
Large-flowered Blue-eyed Mary - *Collinsia grandiflora*
Large-leaved Avens - *Geum macrophyllum*
Lewis's Clarkia - *Camassia lewisiana*
Tall Meadow rue - *Thalictrum polycarpum*
Meadow Checkerbloom - *Sidalcea campestris*
Rusty-haired Paintbrush - *Castilleja rubicundula*
Sand Pea - *Lathyrus littoralis (Nutcharm)*
Seashore Bent Bluegrass - *Agrostis exerta*

Table 3. Wetland 2 Buffer Planting Zone (21,816sf)

Species Name	Type	Planting rate	Number
Baldhip rose (*Rosa gymnocarpa*)	Shrub	5' OC (at edges of wetland)	150
Small fruited rose (*Rosa pisocarpa*)	Shrub	5' OC (at edges of wetland)	150
Snowberry (*Symphoricarpos albus*)	Shrub	5' OC	600
Serviceberry (*Amelanchier alnifolia*)	Shrub	10' OC	160
Seed mix	Grass	30lbs/ac	

Seed mix in this area shall be Pretime 400 or equivalent. This mix includes
Blue Wildrye - *Elymus glaucus*
Meadow Barley - *Hordeum brachyantherum*
California Brome - *Bromus carinatus*

Shrubs shall be planted and maintained to provide a minimum of 50 percent total coverage of the restored area within a five year period. The minimum planting size shall be one gallon. Areas that have existing vegetated under-story consisting of healthy native shrubs that covers at least 50 percent of the restoration area are considered compliant with the restoration standards for under-story plantings.

Trees shall be planted at 20-foot intervals. The minimum planting size shall be one inch caliper. All trees shall be staked and protected by deer or beaver proof fencing. Restoration areas that have an existing vegetated tree canopy consisting of healthy trees at least four inches DBH and at an average spacing of 20 feet on-center are considered compliant with the restoration standards for trees.

Table 4. WQ Facility Planting Area

Species Name	Type	Planting rate	Number
Herbaceous planting area 4,513sf – within bottom of facility			
Slough sedge (*Carex obnupsta*)	Forb	12' OC Plug	150
Soft rush (*Juncus effusus*)	Forb	12' OC Plug	150
Spreading rush (*Juncus patens*)	Forb	12' OC Plug	150
Slope planting area 6,351sf – from toe to top of slope			
Soft rush (*Juncus effusus*)	Forb	18' OC Plug (near toe of slope)	50
Spreading rush (*Juncus patens*)	Forb	18' OC Plug (near toe of slope)	50
Baldhip rose (*Rosa gymnocarpa*)	Shrub	10' OC (at toe of slope)	25
Small fruited rose (*Rosa pisocarpa*)	Shrub	10' OC (at toe of slope)	25
Snowberry (*Symphoricarpos albus*)	Shrub	10' OC (mid to top of slope)	25
Ponderosa pine (*Pinus ponderosa*)	Tree	20' OC (near top of slope)	15
Oregon white oak (*Quercus garryana*)	Tree	20' OC (near top of slope)	15

GENERAL NOTES

1. Tables, Planting Schemes and associated notes are prepared by Schott & Associates of Aurora, Oregon.
2. Refer to Civil drawings for all grading specifications
3. All areas that are to remain as native plantings are to have the non-native plants mechanically removed. Additionally where there are dense plantings of trees those tree will be thinned to improve the health and well being of the remaining materials.
4. Once areas of remaining materials is defined and after any grading required is performed plantings soil preparation will be done per the specifications provided on subsequent drawings. All materials are to be first rate and expected to meet or exceed industry standards.
5. All areas of new plantings. including hydro-seed, are to be irrigated per a system designed as noted on this sheet until they are well established and able to thrive with only existing climactic conditions.
6. Maintain new plantings through monthly site visits that include weeding and continued removal of non-native plant materials for one year from the date of acceptance.+

IRRIGATION DETAILS

1. An automatic irrigation system to be provided for all plant materials areas in accordance with industry standards. System is intended to perform at 26 gpm and 50 psi. Confirm on-site before proceeding depending on the available water source.
2. All material's are to be new and in original condition.
3. No zone shall exceed 25gpm. Pipe sized to have less than 5ft / sec flows.
4. Place manual drain valves as needed at low points in mainline
5. Mainline should be located with least conflict with utilities and minimal impact to remaining native plant materials. Mainline should be buried as well as control wires.
6. Areas to be irrigated with a temporary system intended to establish plantings and then be abandoned.
7. All laterals are to be on the surface with an 18" wood stake every 10' for support.
8. All lateral pipe shall be Poly Pipe Ch100 utility grade.
9. Sprinkler heads are to be Hunter PGP-00 shrub heads on Sc60 nipple risers.
10. Place Hunter Node controller as needed in valve box.
11. Irrigation system to be guaranteed against defective material or workmanship for one year from the date of final acceptance. Damage or loss due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.
12. Provide owner with an accurate as-built locating all valves, wire splices, main line and any sleeving
13. Provide owner with preliminary watering schedule for the established landscape.
14. Provide owner with complete set of written instructions for operation of sprinkler system including spring start up, clock operation, and winterization.
15. Walk owner through the entire system describing the operating instructions.

GRADING

1. SEE CIVIL ENGINEERS DRAWINGS FOR GRADES AND CONDITIONS WITHIN TREATMENT SWALES AND MITIGATED WETLANDS.
2. All sub-grades to be adequately firm without being overly compacted.

SCALE:
1" = 40'

LANDSCAPE PLAN

20 40 80 120 160 200 240

NOTE: IF THIS SHEET IS LESS THAN 24" x 36" IT HAS BEEN REDUCED AND IS NOT TO SCALE.

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528
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plan. develop. build

PROJECT ADDRESS
KESTREL PARKWAY
ASHLAND, OREGON

REVISIONS

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OCT 26 2018
City of Ashland

DRAWN BY: TM
CHECKED BY: TM
PROJECT DATE: 10/12/2018

PROJECT:

KESTREL PARK SUBDIVISION

SHEET TITLE:

LANDSCAPE PLAN
WETLAND & WATER QUALITY PLANTING

SHEET NO.:

L-103

CITY OF ASHLAND
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.

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Type of Tree(s) Sagavanonti Birch

Approximate Diameter at breast height 10" Height 27' Canopy _____

Location of Tree 285 LIBERTY ST

Reason for Request DYING -

Are there underground utility lines and/or overhead power lines present? _____

If yes, please list which lines are present _____

Is there sidewalk damage? NO If yes, has a Public Works permit been issued? Ø

OVER ▸▸

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DESCRIPTION OF PROPERTY

Street Address 285 LIBERTY ST

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

Zoning _____ Comp Plan Designation _____

PROPERTY OWNER

Name DIA PAXTON Phone 541-301-5691 E-Mail diapax@gmail.com

Address 285 LIBERTY ST City ASHLAND Zip 97520

Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

PROFESSIONAL PERFORMING THE TREE REMOVAL (e.g., tree service)

Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

ARBORIST, LANDSCAPE ARCHITECT, OTHER

Title Arborist Name Casey P. Roland Phone 541-488-0782 E-Mail caseyproland treecare@gmail.com

Address 1718 TALENT AVE City TALENT Zip 97540

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) Date 10/26/18

STAFF DECISION:

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

Conditions of Approval _____

Is the tree 18" d.b.h or greater? ☐ NO ☐ YES Has the City Administrator has been notified: ☐ NO ☐ YES

Community Development Director/Planning Manager Signature **Date**

ISA Basic Tree Risk Assessment Form

Client DIA PAXTON Date 10/17/18 Time _____

Address/Tree location 285 LIBERTY ST Tree no. _____ Sheet ____ of ____

Tree species _____ dbh _____ Height _____ Crown spread dia. _____

Assessor(s) _____ Time frame _____ Tools used _____

Target Assessment

Target number	Target description	Target zone: Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.	Occupancy rate 1 – rare 2 – occasional 3 – frequent 4 – constant	Practical to move target?	Restriction practical?
1							
2							
3							
4							

Site Factors

History of failures _____ **Topography** Flat☐ Slope☐ _____% **Aspect** _____

Site changes None☐ Grade change☐ Site clearing☐ Changed soil hydrology☐ Root cuts☐ Describe _____

Soil conditions Limited volume☐ Saturated☐ Shallow☐ Compacted☐ Pavement over roots☐ _____% Describe _____

Prevailing wind direction _____ **Common weather** Strong winds☐ Ice☐ Snow☐ Heavy rain☐ Describe _____

Tree Health and Species Profile

Vigor Low☐ Normal☐ High☐ **Foliage** None (seasonal)☐ None (dead)☐ Normal _____% Chlorotic _____% Necrotic _____%

Pests _____ **Abiotic** _____

Species failure profile Branches☐ Trunk☐ Roots☐ Describe _____

Load Factors

Wind exposure Protected☐ Partial☐ Full☐ Wind funneling☐ _____ **Relative crown size** Small☐ Medium☐ Large☐

Crown density Sparse☐ Normal☐ Dense☐ **Interior branches** Few☐ Normal☐ Dense☐ **Vines/Mistletoe/Moss** ☐ _____

Recent or planned change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ☐ LCR _____%

Dead twigs/branches ☐ ____% overall Max. dia. _____

Broken/Hangers Number _____ Max. dia. _____

Over-extended branches ☐

Pruning history

Crown cleaned ☐ Thinned ☐ Raised ☐

Reduced ☐ Topped ☐ Lion-tailed ☐

Flush cuts ☐ Other _____

Cracks ☐ _____ Lightning damage ☐

Codominant ☐ _____ Included bark ☐

Weak attachments ☐ _____ Cavity/Nest hole ____% circ.

Previous branch failures ☐ _____ Similar branches present ☐

Dead/Missing bark ☐ Cankers/Galls/Burls ☐ Sapwood damage/decay ☐

Conks ☐ Heartwood decay ☐ _____

Response growth _____

Main concern(s) _____

Load on defect N/A☐ Minor ☐ Moderate ☐ Significant ☐ _____

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐ _____

— Trunk —

Dead/Missing bark ☐ Abnormal bark texture/color ☐

Codominant stems ☐ Included bark ☐ Cracks ☐

Sapwood damage/decay ☐ Cankers/Galls/Burls ☐ Sap ooze ☐

Lightning damage ☐ Heartwood decay ☐ Conks/Mushrooms ☐

Cavity/Nest hole _____% circ. Depth _____ Poor taper ☐

Lean _____° Corrected? _____

Response growth _____

Main concern(s) _____

Load on defect N/A☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure

Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

— Roots and Root Collar —

Collar buried/Not visible ☐ Depth _____ Stem girdling ☐

Dead ☐ Decay ☐ Conks/Mushrooms ☐

Ooze ☐ Cavity ☐ _____% circ.

Cracks ☐ Cut/Damaged roots ☐ Distance from trunk _____

Root plate lifting ☐ Soil weakness ☐

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Response growth _____

Main concern(s) _____

Load on defect N/A☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure

Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

Risk Categorization

Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood: Failure: Improbable	Failure: Possible	Failure: Probable	Failure: Imminent	Impact: Very low	Impact: Low	Impact: Medium	Impact: High	Failure & Impact (from Matrix 1): Unlikely	Somewhat	Likely	Very likely	Consequences: Negligible	Minor	Significant	Severe	Risk rating of part (from Matrix 2)
1																							
2																							
3																							
4																							

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target: Very low	Low	Medium	High
imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure: Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

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North

Notes, explanations, descriptions Tree has been topped by electric Dept. & infested by Bronze Birch Borers Tree is dead, it just doesn't know it yet.

Mitigation options _____ Residual risk _____

_____ Residual risk _____

_____ Residual risk _____

_____ Residual risk _____

Overall tree risk rating Low ☐ Moderate ☐ High ☐ Extreme ☐ Work priority 1 ☐ 2 ☐ 3 ☐ 4 ☐

Overall residual risk Low ☐ Moderate ☐ High ☐ Extreme ☐ Recommended inspection interval _____

Data ☐ Final ☐ Preliminary Advanced assessment needed ☐ No ☐ Yes-Type/Reason _____

Inspection limitations ☐ None ☐ Visibility ☐ Access ☐ Vines ☐ Root collar buried Describe _____

This datasheet was produced by the International Society of Arboriculture (ISA) and is intended for use by Tree Risk Assessment Qualified (TRAQ) arborists – 2013

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