

Olivia Beach Sales and Construction
3329 SW HWY 101
Lincoln City, OR 97367
541-921-1247

Here is the Tree Identification and Report for Project 17687 SW Brookman Road Sherwood, OR 97140. This document is for use the meeting City of Sherwood Urban Forestry Plan Standards / codes (16.142.070). The site map shows the location of the trees.

Tree Identification

<u>Common Name</u>		<u>Scientific Name</u>
Vine maple	VM	<i>Acer circinatum</i>
Apple species	A	<i>Malus species</i>
Atlas cedar	AC	<i>Cedrus atlantica</i>
White pine	WP	<i>Pinus monticola</i>
Western Red Cedar	WRC	<i>Thuja plicata</i>
Arborvitae	ARB	<i>Thuja occidentalis</i>
Weeping Cherry	CH	<i>Prunus subhirtella</i>
Douglas fir	DF	<i>Pseudotsuga menziesii</i>
Shore pine	SP	<i>Pinus contorta</i>
Scots Pine	SCP	<i>Pinus sylvestris</i>
Austrian pine	AP	<i>Pinus nigra</i>
Incense cedar	IC	<i>Chamaecyparis lawsoniana</i>
Port Orford cedar	PO	<i>Colocedrus decurrens</i>
Sitka spruce	SS	<i>Picea sitchensis</i>
Engelman spruce	ES	<i>Picea engelmannii</i>
Deodar cedar	DO	<i>Cedrus deodora</i>
Black cottonwood	CW	<i>Populus trichocarpa</i>

The tree inventory is on this report, for the tree conditions, DBH and condition rating. Site map is utilized with tree marked onto existing map. The trees are in the open, been planted, are not heritage trees. The site is sloped westerly, it is not flat ground.

DBH: This is a measurement of tree diameter at breast height, a standard measurement taken at 4.5 feet above ground.

Condition

Good: Trees rated as good are in apparent good health and appear structurally sound. No apparent problems or immediate concerns.

Project Name: 17687 SW Brookman Road Sherwood, OR 97140

Application#: Brookman's Place

Fair: Trees rated as fair are in a state of decline. It can be possible to remedy some of the trees' problems, but the fact is, once tree decline starts it is difficult to remove / remedy all aspects of the tree decline.

Poor = Dying: Trees rated as poor are in poor health or have structural problems that it difficult, if not impractical to save the tree. Removal is recommended.

Dead: These trees are dead and may pose an immediate risk due to the extent of decay in the main trunk, stem or larger branching. See hazardous.

Hazardous: Trees rated as hazardous are not in decent shape either structurally or health condition. Some of the hazards can be taken care of by proper pruning, if practical. Usually, **REMOVAL IS RECOMMENDED** as soon as possible to avoid injury to life or property.

Trees that are in poor health usually have a low landscape value or even a negative value. The mitigation value for these trees should be similar value of low or none.

I inspected the site on January 5, 2022. Observations and conclusions are as of that date.

The pine trees have pine beetles, but could fight off the insects till they turn brown and die.

The arborvitaes are in fair condition and mature. They do provide canopy cover and privacy for the existing buildings.

Many of the site trees, especially the Douglas firs have root disease as seen by tip dieback and poor growth seen in the trees.

The cottonwoods/ poplars were cut when the property to the south was developed. The poplars send root suckers out and can damage future properties or infrastructures placed on site. I have seen poplars cause great degree of property damages. The issues are they were not poisoned after cutting. The options are to dig the stumps and roots out prior to development or cutting and poisoning. Either way, the poplar area will need to be monitored to make sure the poplars don't regrow and spread more roots and shoots.

Recommendations

Follow the Guidelines for the Protection of Trees in Construction Sites if required by the City of Sherwood during site development.

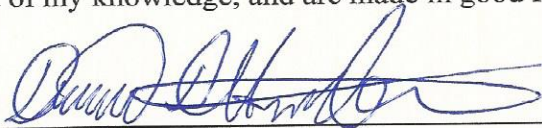
Conclusion

The project will have tree impacts.

David D. Hunter, Consulting Arborist
Project Name: 17687 SW Brookman Road Sherwood, OR 97140
Application#: Brookman's Place
Certification

1/10/2022

I certify that all the statements in the foregoing report and tree survey are correct to the best of my knowledge, and are made in good faith.



David D. Hunter, Consulting Arborist

American Society of Consulting Arborists – Registered Consulting Arborist # 408
USFS Trained Tree Risk Assessment and Forest Diseases
ISA Certified Arborist # PN-1068A
ISA Tree Risk Assessor Qualified
Professional Forester / Professional Plant Appraiser



David D. Hunter, Consulting Arborist
PO Box 324
Forest Grove, OR 97116-0324
503-319-0380

www.davidhunterarborist.com ddhunterarborist@aol.com



Arborvitae along existing driveway.



Arborvitae by existing house, view of spruces and firs to the south.



Douglas firs on the southern edge, the trees on the right show tip dieback and lack of growth.



Pine trees across from existing house.



Pines along existing driveway and apple trees toward Brookman.



View of the west side with apple trees and clump of cedar and spruce trees. Cottonwood stumps are on the left side of photos.



Spruce trees and regrowth of trees that were cut down.



Trees on the east side. Tip dieback can be seen in the trees.



Pine trees to north of property, existing house.

Tree #	Species	DBH "	Canopy	Conditi	Significant	Remove	Remarks
1	<i>Acer circinatum</i>	10	35	Poor	no		topped
2	<i>Malus species</i>	6	35	Poor	no		Falling
3	<i>Cedrus atlantica</i>	24	45	Poor	no		Tip dieback
4	<i>Acer circinatum</i>	12	8	Poor	no		understory
5	<i>Pinus monticola</i>	9	35	Poor	no		stressed tree
6	<i>Pseudotsuga menziesii</i>	19	65	Poor	no		Tip dieback
7	<i>Pseudotsuga menziesii</i>	21	65	Poor	no		Pitching sign of disease
8	<i>Pinus contorta</i>	17	65	Poor	no		pine beetle
9	<i>Pinus sylvestris</i>	13	35	Poor	no		pine beetle
10	<i>Pinus nigra</i>	19	65	Poor	no		pine beetle
11	<i>Prunus subhirtella</i>	11	35	Fair	no		
12	<i>Pinus nigra</i>	20	65	Fair	no		
13	<i>Pinus nigra</i>	18	45	Fair	no		
14	<i>Pinus nigra</i>	17	45	Fair	no		
15	<i>Thuja plicata</i>	44	65	Fair	no		clump of trees
16	<i>Pinus sylvestris</i>	15	35	Poor	no		pine beetles
17	<i>Pinus sylvestris</i>	13	35	Poor	no		pine beetles
18	<i>Pinus sylvestris</i>	14	35	Poor	no		pine beetles
19	<i>Pinus sylvestris</i>	12	35	Poor	no		pine beetles
20	<i>Pinus sylvestris</i>	13	45	Poor	no		pine beetles
21	<i>Malus species</i>	6	15	Poor	no		fallen
22	<i>Malus species</i>	6	15	Poor	no		
23	<i>Malus species</i>	6	15	Poor	no		
24	<i>Chamaecyparis lawsoni</i>	18	45	Fair	no		
25	<i>Colocedrus decurrens</i>	6	35	Fair	no		
26	<i>Colocedrus decurrens</i>	6	0	Dead	no		
27	<i>Colocedrus decurrens</i>	6	35	Poor	no		other half fell
28	<i>Colocedrus decurrens</i>	19	45	Fair	no		3 stems
29	<i>Picea sitchensis</i>	8	35	Poor	no		
30	<i>Picea sitchensis</i>	5	15	Poor	no		crowded spacing
31	<i>Picea sitchensis</i>	5	25	Poor	no		crowded spacing
32	<i>Colocedrus decurrens</i>	8	35	Fair	no		
33	<i>Colocedrus decurrens</i>	8	35	Fair	no		
34	<i>Colocedrus decurrens</i>	6	35	Fair	no		
35	<i>Colocedrus decurrens</i>	8	25	Fair	no		
36	<i>Pinus nigra</i>	6	25	Fair	no		
37	<i>Malus species</i>	29	25	Dying	no		
38	<i>Malus species</i>	14	35	Poor	no		
39	<i>Malus species</i>	18	35	Poor	no		3 stems
40	<i>Malus species</i>	16	25	Poor	no		ivy
41	<i>Pseudotsuga menziesii</i>	5	25	Good	no		
42	<i>Pseudotsuga menziesii</i>	14	60	Poor	no		tip dieback/ diseased
43	<i>Pseudotsuga menziesii</i>	17	60	Poor	no		tip dieback/ diseased
44	<i>Pseudotsuga menziesii</i>	17	60	Poor	no		tip dieback/ diseased
45	<i>Pseudotsuga menziesii</i>	18	75	Poor	no		tip dieback/ diseased
46	<i>Picea sitchensis</i>	14	45	Poor	no		
47	<i>Picea engelmannii</i>	12	45	Poor	no		crowded space
48	<i>Cedrus deodora</i>	16	45	Poor	no		broken top/ damage
	<i>Thuja occidentalis</i>		300	Fair	no		2 hedges
	<i>Populus trichocarpa</i>			Stumps	no		Root suckers are bad!



Project Name: Brookman's Place Subdivision Sherwood, OR 97140

Application #:

January 10, 2022

Guidelines for Protection of Trees on Construction Sites

To preserve certain mature trees within a construction site some precautions must be taken to assure that neither the trunk, limbs, nor root system of the tree are excessively damaged. The root system of a tree is the most vital, the most delicate part of the plant, and the most easily damaged.

The root system extends far from the trunk, often beyond the drip line of a tree. The fine absorbing roots, those that collect water and nutrients for the tree, are located primarily within the top eight to twelve inches of the soil. The roots and soil in this surface layer must be protected from injury.

Any encroachment, disturbance, or compaction of the soil around the tree will damage or destroy the fine absorbing roots. Injury caused by cutting, crushing, suffocation, poisoning, or moisture stress by inundation or dehydration can result in the death of the tree. Injuries caused during construction projects may not be finally apparent for many years after completion of the project, but can ultimately kill the tree.

The following guidelines are minimum standards recommended for the preservation of trees. These guidelines should be incorporated in construction contracts, and details made available to all parties involved with the work on the site, including equipment operators. Other guidelines and protective measures may also be appropriate, in addition to those listed below.

1. **Protection Barrier:** A protection barrier shall be installed around the tree or trees to be preserved. The barrier shall be constructed of durable fencing material such as chain-link fencing. This project: the fencing should be chain-link or the orange barrier fencing. The barrier shall be placed as far from the base of the tree(s) as possible, preferably at the drip-line. The fencing shall be maintained in good repair throughout the duration of the project, and shall not be removed, relocated, or encroached upon without permission of the arborist involved. There shall be signing on the fencing that states who the project site arborist is and a contact phone number (David D. Hunter 503-319-0380), and that no encroachment occurs without the written consent of the site arborist.
2. **Storage of Materials:** There shall be NO storage of materials or supplies of any kind within the protection barriers. Concrete and cement materials, block, stone, sand, and soil shall NOT be placed within the drip-line of the tree.
3. **Fuel Storage:** Fuel storage shall NOT be permitted within 150 feet of any tree to be preserved. Refueling, servicing, and maintenance of equipment and machinery shall NOT be permitted within 150 feet of protected trees.
4. **Debris and Waste Materials:** Debris and waste from construction or other activities shall NOT be permitted within the protected areas. Wash-down of concrete or

Project Name: Brookman's Place Subdivision Sherwood, OR 97140

Application #:

January 10, 2022

cement handling equipment shall NOT be permitted within 150 feet of protected trees.

5. **Grade Changes:** Grade changes can be particularly damaging to trees. Even as little as two inches of fill can cause the death of a tree. Lowering the grade can destroy major portions of a root system. Any grade changes proposed should be approved by a Registered Consulting Arborist (RCA) of the American Society of Consulting Arborists (ASCA), the site arborist David D. Hunter, 503-319-0380 before construction begins, and precautions taken to mitigate potential injuries to trees attempting to preserve.
6. **Damages:** Any damages or injuries to the trees should be reported to the project arborist as soon as possible. Severed roots shall be pruned cleanly to healthy tissue, using proper pruning tools. Broken branches or limbs shall be pruned according to International Society of Arboriculture (ISA) Pruning Guidelines and ANSI A-300 Pruning Standards.
7. **Preventative Measures:** Before construction begins, fertilization of the affected trees is recommended to improve the tree vigor and health. Soil analysis testing should be completed to assure fertilization with appropriate fertilization products. Pruning of the tree canopies and branches should be done at the direction of the project arborist to remove any dead or broken branches, and to provide the necessary clearance for construction equipment.

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant shall not be required to give testimony or to attend court by reason of this report, unless subsequent contractual arrangements are made, including payment of an additional fee for such services described in the fee schedule and contract of engagement.
5. Loss or alteration of any of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/ appraiser.
7. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed written or verbal consent of the consultant/ appraiser (David D. Hunter) –particularly as to value

Project Name: Brookman's Place Subdivision Sherwood, OR 97140

Application #:

January 10, 2022

conclusions, identity of the consultant/ appraiser, or any reference to any professional society or institute or to any installed designation, conferred upon the consultant/ appraiser as stated in his qualifications.

Construction Sequence

1. Before: Before work is started, the tree protection fencing must be installed, with guidance of the project arborist. Any pruning to avoid conflict with the fencing can be done by the project arborist during installation. Fencing should be signed with project arborist and/or city arborist contact information. Signing should face out toward work area. Signing should have: Tree Protection Area. Project Arborist: David D. Hunter 503-319-0380
2. During: The tree protection plan is to save the adjacent trees in the project area, and to have as little impact as possible. Any pruning or removals should follow the Guidelines for the Protection of Trees on Construction Sites must be followed. Large roots over 2" diameter should be dug under or around instead of shear cutting with equipment. If larger roots must be cut the Guidelines must be followed. The project arborist will be notified of the cutting of larger roots over 2" of diameter. Project arborist can be on site, with reasonable notice, to be able to aid in the pruning of tree limbs or roots. Project arborist will write report(s) to document tree protection work done. Project arborist (David D. Hunter) must be on site during trenching activity, moving of the dirt piles and activities near the limits of disturbance.
3. After: Project arborist to verify that tree protection standards were met as pertaining to the Guidelines for the Protection of Trees, and write report as needed to document results.

David D. Hunter



David D. Hunter, ASCA Registered Consulting Arborist # 408
US Forest Service trained tree risk assessment and health
ISA Certified Arborist # PN-1068A
PNW ISA Certified Tree Risk Assessor # 0150
ISA Tree Risk Assessor Qualified
Professional Forester
PO Box 324
Forest Grove, OR 97116-0324
CCB # 189453 Metro # 10648
Cell: 503-319-0380
Email: ddhunterarborist@aol.com
www.davidhunterarborist.com

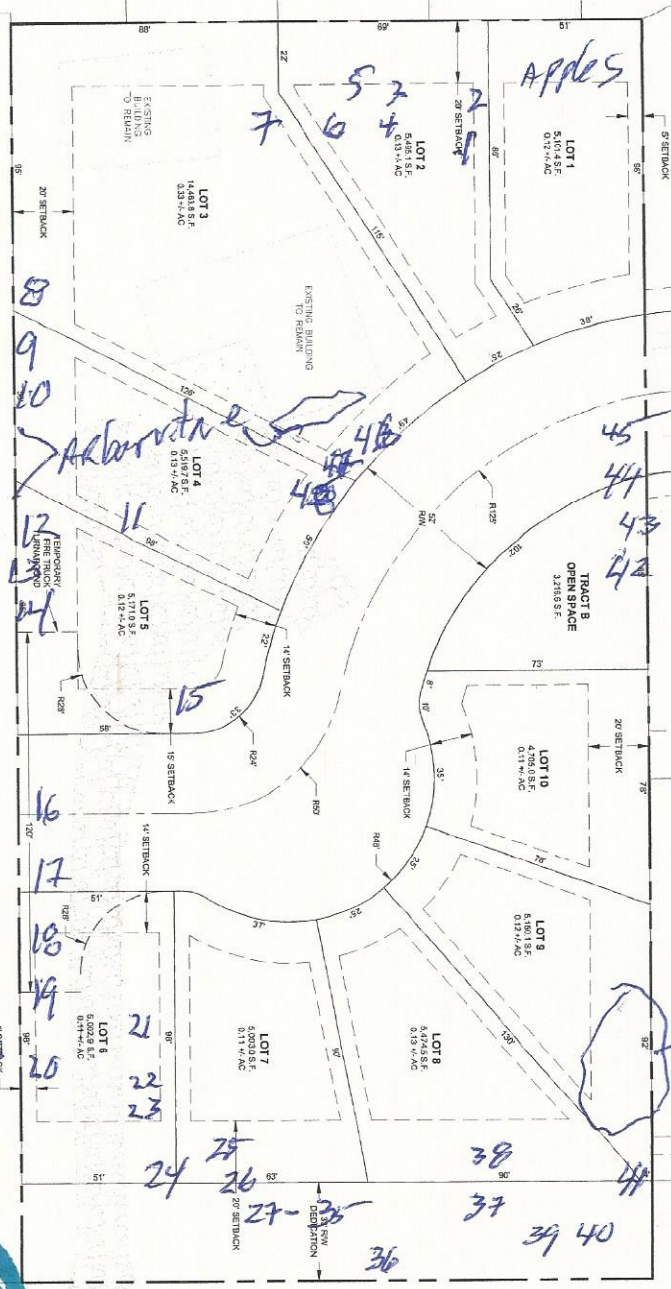


DAVID D. HUNTER, CONSULTING ARCHITECTS
 01-155-2022

TREE INVENTORY MAP

*OFF-SITE IMPROVEMENTS INCLUDING SW WAPATO LAKE DRIVE, PUBLIC UTILITIES, AND BROWNSVILLE ARE BEING CONSTRUCTED WITH THE MIDDLEBROOK SUBDIVISION.

Cottonwood STUMPS



OWNER/DEVELOPER:
 CALA BERRY SALES & CONSTRUCTION
 2000 N. W. 10TH AVENUE
 LINCOLN CITY, OR 97137
 PHONE: 541-921-1212
 EMAIL: info@calaberry.com

CIVIL ENGINEERING:
 REECE & ASSOCIATES, INC.
 200 DAVID J. REECE PE
 1000 N. W. 10TH AVENUE, SUITE 134
 ALABAMA, OR 97121
 PHONE: 541-966-2188
 EMAIL: dave@reeceandson.com

TAX LOT INFORMATION:
 TAX MAP 35-1-06B
 N.W. 1/2 SECTION 5
 T. 03 S., R. 01 W., W.M.

SITE PLAN
 SCALE: 1" = 30'

REQUIRED SETBACKS:

FRONT YARD	15'
FRONT YARD FACE OF GARAGE	20'
INTERIOR SIDE YARD	5'
CONTRIBUTORY	5'
REAR YARD	20'

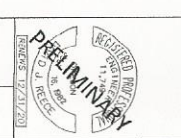
GRAPHIC SCALE
 1" = 30'
 0 15 30 45 60 75 90 105 120

PRELIMINARY - NOT FOR CONSTRUCTION



NO.	DATE	BY
1	08/20/21	DAVID D. HUNTER
2	08/20/21	DAVID D. HUNTER
3	08/20/21	DAVID D. HUNTER
4	08/20/21	DAVID D. HUNTER
5	08/20/21	DAVID D. HUNTER
6	08/20/21	DAVID D. HUNTER
7	08/20/21	DAVID D. HUNTER
8	08/20/21	DAVID D. HUNTER
9	08/20/21	DAVID D. HUNTER
10	08/20/21	DAVID D. HUNTER

PRELIMINARY SITE PLAN
TAX MAP 35 1 06B, TAX LOT 101
 OLIVIA BEACH, LLC
 SHERWOOD, OREGON



RECE & ASSOCIATES, INC.
 321 First Avenue East, Suite 30
 Albany, Oregon 97321
 phone: 541-926-2428
 fax: 541-926-2456

DDH/22-001

17687 SW BROOKMAN ROAD SHERWOOD, OR PAGE 1