

56th Dr

SUCH A CHANGE IN THE PUBLIC INTEREST.

GENERAL PROVISIONS AND POLICY GUIDELINES.

SCALE: 1" = 400' P.O. BOX 688

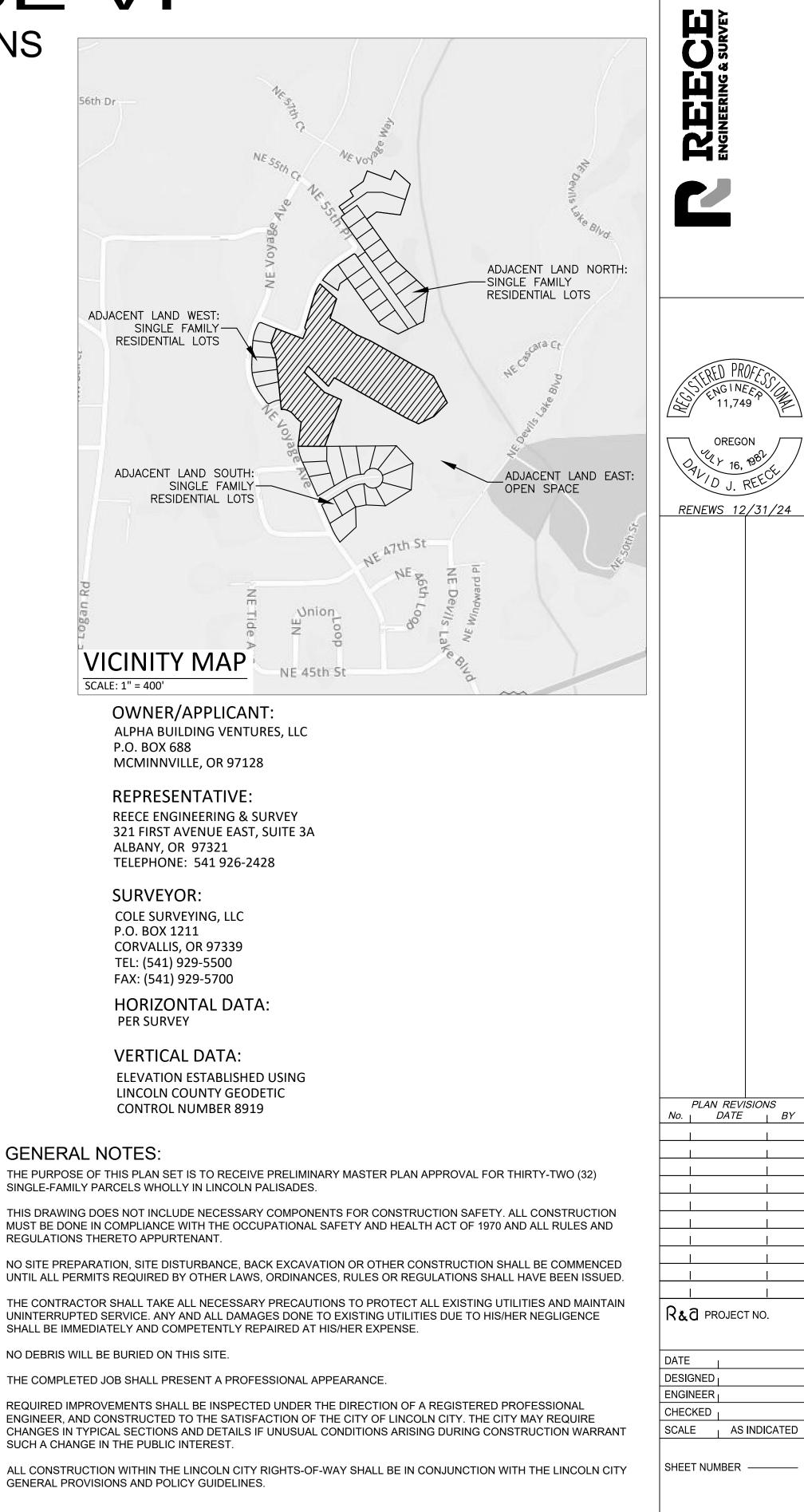
SURVEYOR:

PER SURVEY

GENERAL NOTES:

REGULATIONS THERETO APPURTENANT.

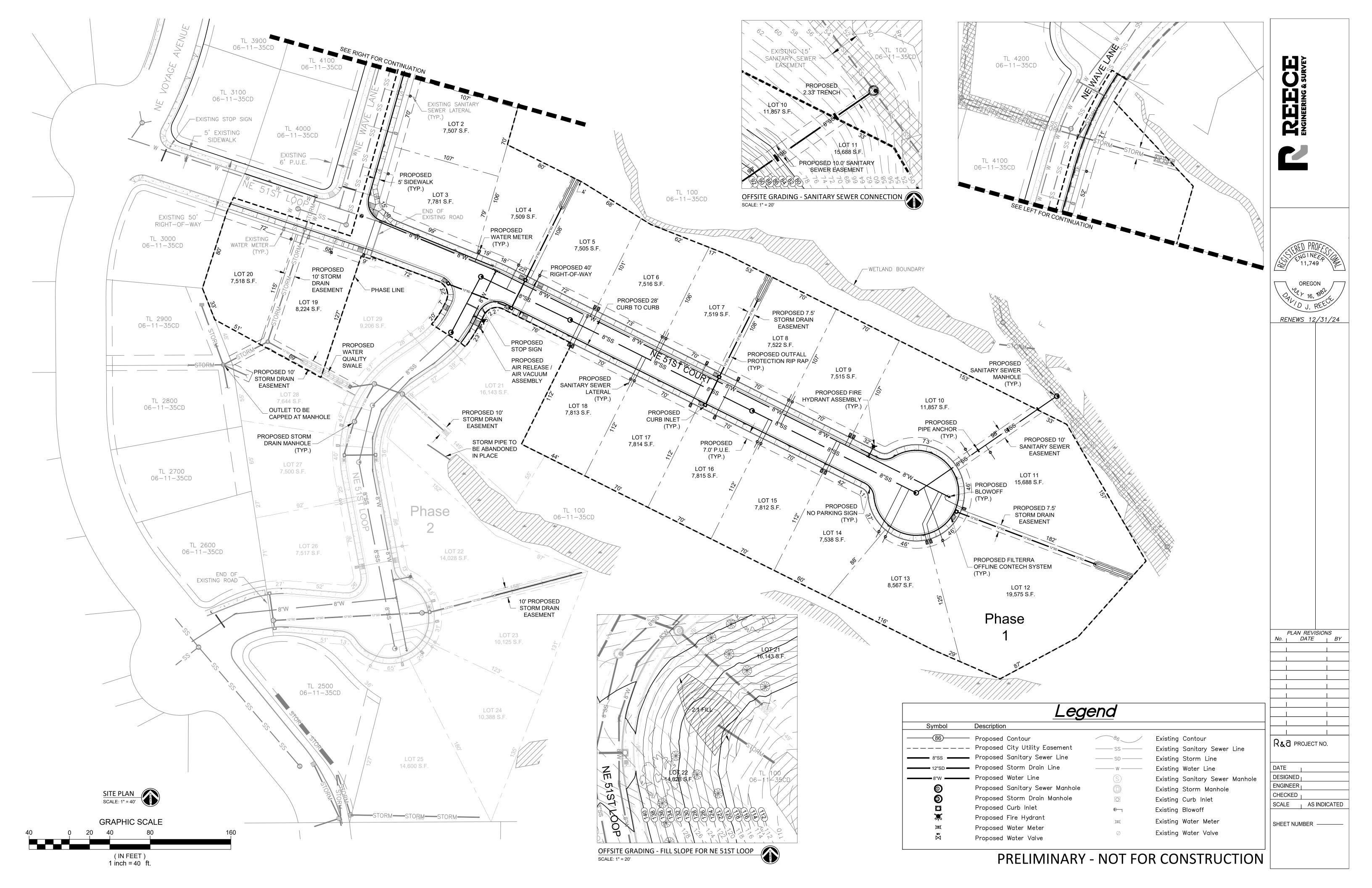
NO DEBRIS WILL BE BURIED ON THIS SITE.



PRELIMINARY - NOT FOR CONSTRUCTION



Symbol Existing Property Line Symbol Existing Contour Sisting Scontour Existing Storm Line Sisting Storm Line Existing Storm Manhole Existing Storm Manhole Existing Storm Manhole Existing Storm Storm Trap Existing Storm Manhole Existing Storm Trap Existing Storm Manhole Existing Storm Trap Existing Storm Manhole			
Symbol Existing Property Line % Existing Contour SS Existing Sanitary Sewer Line SD Existing Storm Line SD Existing Storm Line % Existing Storm Manhole % Existing Curb Inlet % Existing Curb Inlet % Existing Blowoff % Existing Water Valve % Existing Street Light % Existing Coniferous Tree (mostly Spruce / Drip As Drawn) % Existing Tree To Be Removed % Existing Wetland % Existing Tree Canopy Existing Flow Direction PLAN REVISIONS			OREGON OREGON OREGON OREGON OREGON OREGON OREGON OREGON OREGON OREGON OREGON OREGON OREGON OREGON OREGON
To Be Removed Image: Constraint of the second sec	Symbol Symbol SS SD WAT S D C C S S S S S S S S S S S S S	 Existing Property Line Existing Contour Existing Sanitary Sewer Line Existing Storm Line Existing Water Line Existing Sanitary Sewer Manhole Existing Storm Manhole Existing Curb Inlet Existing Blowoff Existing Water Meter Existing Water Valve Existing Fire Hydrant Existing Street Light Existing Easement Existing Coniferous Tree (mostly Spruce / Drip As Drawn) 	
		To Be Removed Existing Wetland Existing Tree Canopy Existing Flow Direction	
	0 25 RY - NOT F		CHECKED SCALE AS INDICATED



TREES & SHRUBS REQUIRED FOR EACH LOT					
LOT #	TOTAL LOT PERIMETER	REQ'D TREES	REQ'D SHRUBS		
1	408 L.F.	3	14		
2	354 L.F.	2	12		
3	358 L.F.	2	12		
4	358 L.F.	2	12		
5	353 L.F.	2	12		
6	354 L.F.	2	12		
7	354 L.F.	2	12		
8	355 L.F.	2	12		
9	355 L.F.	2	12		
10	474 L.F.	3	16		
11	534 L.F.	4	18		
12	567 L.F.	4	19		
13	404 L.F.	3	13		
14	349 L.F.	2	12		
15	363 L.F.	2	12		
16	363 L.F.	2	12		
17	363 L.F.	2	12		
18	363 L.F.	2	12		
19	379 L.F.	3	13		
20	351 L.F.	2	12		
21	563 L.F.	4	19		
22	600 L.F.	4	20		
23	443 L.F.	3	15		
24	463 L.F.	3	15		
25	724 L.F.	5	24		
26	343 L.F.	2	11		
27	355 L.F.	2	12		
28	404 L.F.	3	13		
29	404 L.F.	3	13		



TREE PRESERVATION PLAN BY BUENA VISTA ARBOR CARE

THIS TREE PROTECTION PLAN IS WRITTEN TO PROVIDE THE DEVELOPERS WITH A PROACTIVE ATTEMPT AT PRESERVING THE TREES THAT MERIT PRESERVATION ON OR AROUND THEIR DEVELOPMENT. MOST TREES IN THIS REPORT ARE SITKA SPRUCE. WE USED SOME ABBREVIATIONS IN THIS REPORT YOU NEED TO BE FAMILIAR WITH, FOR EXAMPLE, TPF (TREE PROTECTION FENCE) AND TPZ (TREE PROTECTION ZONE). THE TREE PROTECTION FENCE IS THE FENCE THAT IS INSTALLED TO PROTECT EACH TREE OR GROVE OF TREES FOR PRESERVATION. THE TREE PROTECTION ZONE IS THE ENTIRE AREA OF PRESERVATION; NOT JUST ONE INDIVIDUAL TREE, BUT THE ENTIRE RESTRICTED AREA. RESTRICTIONS ENFORCED WITHIN BOTH AREAS. WE ALSO USE REFERENCE TO HAZARD TREE EVALUATION; THIS IS A GUIDE AND STANDARD SET FORTH BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE AND ADOPTED BY CONSULTING ARBORISTS.

TREE PROTECTION ZONE

TL 100

06-11-35CD

LOT 7

7,519 S.F.

06-11-35

LOT 6

7,516 S.F.

LOT 17 7,814 S.F

LOT 4

LOT 5

7,505 S.F.

LOT 18

7,813 S.F.

WETLAND BOUND

(TYP.)

MOST OF THE TREES ARE LOCATED AROUND THE PERIMETER OF THE DEVELOPMENT, WHICH IN MOST CASES WILL BE PROTECTED BY A SINGLE TREE PROTECTION FENCE. THE FENCE IS ESTABLISHED FIVE FEET BEYOND THE TREE'S DRIP LINE, UNLESS OTHERWISE DIRECTED ON-SITE BY THE CONSULTING ARBORIST (SEE DRIP LINE MEASUREMENTS IN THE TREE INVENTORY).

> LOT 8 7,522 S.F.

LOT 15

7,812 S.F.

LOT 9 7,515 S.F.

LOT 14 7,538 S.F.

LOT 10

11.857 S.F.

Phase

8,567 S.F.

TREE PROTECTION FENCE

- NOT SUFFICE.
- GRADE CHANGE IS ALLOWED.
- ARBORIST.

RESTRICTIONS

- ZONE(S).

PRUNING

SOME TREES HAVE PRUNING REQUIREMENTS DUE TO EQUIPMENT ACCESS ISSUES. (THESE ARE IDENTIFIED ABOVE.) THESE CUTS NEED TO BE DONE BY A CERTIFIED ARBORIST AND APPROVED BY THE CONSULTING ARBORIST HANDLING THE PRESERVATION. MANY OF THESE TREES COULD USE TIP WEIGHT REDUCTION TO FURTHER IMPROVE PRESERVATION. THIS WOULD REDUCE THE LIKELIHOOD OF BREAKAGES; THINNING AND LARGE DEADWOOD WOULD ALSO HELP WITH PRESERVATION. NO ROOT PRUNING AT THIS POINT IS NECESSARY.

ARBORIST MONITORING

15,688 S.F.

LOT 12 19,575 S.F.

IF THE PROJECT'S CONSULTING ARBORIST IS NOT INSTALLING THE TREE PROTECTION FENCE, THE CONSULTING ARBORIST MUST INSPECT THE FENCE BEFORE ANY WORK BEGINS. THE CONSULTING ARBORIST WILL RANDOMLY INSPECT THE SITE FOR VIOLATIONS AND THE PROGRESS OF TREE PRESERVATION THROUGHOUT THE DURATION OF THE PROJECT. IF ANY VIOLATIONS ARE FOUND, DEPENDING ON THE SEVERITY, THE CONSULTING ARBORIST WILL WORK WITH THE CONTRACTOR TO FIND SOLUTIONS. IF THE CONTRACTOR IS FOUND GROSSLY NEGLIGENT OR UNCOOPERATIVE, THE CONSULTING ARBORIST WILL THEN TURN THE VIOLATIONS OVER TO THE CITY OF LINCOLN CITY.

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
1371	D71	Alnus rubra	2	10	10	Red Alder	
1372	D72	Alnus rubra	20	7	8	Red Alder	
1373	D73	Picea sitchensis	70	58	<mark>30</mark>	Sitka Spruce	splits at base into 2 trunks
1374	D74	Picea sitchensis	60	48	25	Sitka Spruce	
5158		Picea sitchensis		26	20	Sitka Spruce	
5159		Alnus rubra		9	20	Red Alder	

SITE PLAN SCALE: 1" = 50'

GRAPHIC SCALE

(IN FEET) 1 inch = 40 ft.

1. CHAIN LINK/METAL FENCE WITH T POSTS IS THE STANDARD TREE PROTECTION FENCING FOR BUENA VISTA ARBOR CARE CO., INC. PRESERVATION PROJECTS. THE TRADITIONAL ORANGE PLASTIC SAFETY FENCE WILL

2. ONCE THE TREE PROTECTION ZONE IS ESTABLISHED, NO MACHINERY, CONSTRUCTION, STORAGE, OR

3. THE FENCE IS NOT TO BE MOVED OR TAMPERED WITH. UNLESS APPROVED BY THE PROJECT'S CONSULTING

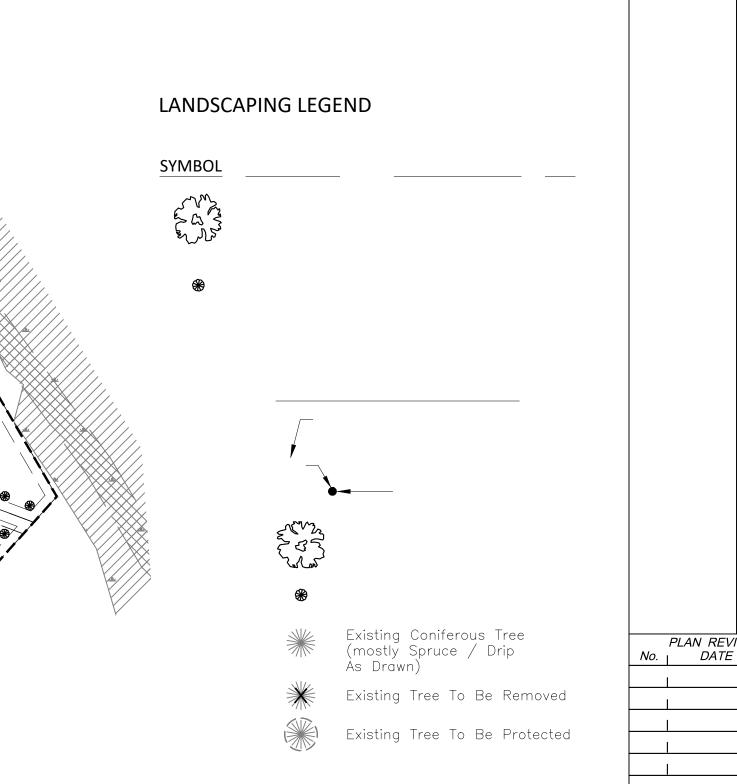
4. IF THERE IS NO MEASUREMENT FOR THE TPF, IT IS TO BE 5' OUTSIDE THE TREE'S DRIP LINE.

1. NO DUMPING OF ANY MATERIALS WHERE IT COULD SATURATE THE SOIL WITH THE TREE PROTECTION

2. NO ADMITTANCE OF ANY KIND INTO THE TREE PROTECTION ZONE(S).

3. NO REMOVING THE FENCE FOR ANY REASON WITHOUT THE CONSULTING ARBORIST PRIOR PERMISSION.

4. CONSULTING ARBORIST NEEDS TO BE NOTIFIED IMMEDIATELY IF THERE IS A VIOLATION, ACCIDENTAL OR OTHERWISE. HE CAN BE REACHED ON HIS CELL @541-990-1773 OR OFFICE 541-757-TREE, M-F 7:00AM-3:00PM. THE PHONE NUMBERS ARE ALSO AVAILABLE ON THE TREE PROTECTION SIGNS.



EXISTING TREE NOTES

- TREES OVER TEN FEET IN HEIGHT COMPRISE THE TREE CANOPY.
- TREES 6" DIAMETER OR MORE DBH ARE NUMBERED.
- TREE INVENTORY BY BUENA VISTA ARBOR CARE.
- NUMBERED TREES FIELD LOCATED BY COLE SURVEYING.
- "X" INDICATES TREES TO BE REMOVED DURING CONSTRUCTION OF STREETS AND UTILITIES. EXACT LIMITS TO BE DETERMINED IN THE FIELD. OTHER TREES MAY BE REMOVED ON A LOT BY LOT BASIS FOR HOME CONSTRUCTION.

SETBACK NOTES:

- ALL SIDE AND REAR SETBACKS TO BE 5-FT.
- ALL FRONT SETBACKS TO BE 20-FT, EXCEPT LOTS 5 & 6, WHICH HAVE A FRONT SETBACK OF 5-FT.



RENEWS 12/31/24

	REVISIONS DATE BY
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DATE	
DESIGNED	
CHECKED	
SCALE	AS INDICATED
SHEET NUM	BER

PRELIMINARY - NOT FOR CONSTRUCTION