

TREE CODE STANDARDS 11.50: Sites in IH, IG1, EX, CX, CS or CM zones are exempt

Permit #: 15-186839 SD Site Area ~15,000 sq ft Zone IR Permit Value: MA
 (development impact area)

PRESERVATION STANDARDS 11.50.040: Sites smaller than 5,000 square feet or with building coverage over 85% are exempt.

Are there Heritage Trees on the site? Y (N)

Heritage Trees are required to be preserved and no work can occur around them without a separate UF permit and on-site consultation with the tree inspectors.

Are any trees required to be preserved through a land use review condition of approval? Y (N)

Verified location of sewer/water lines outside RPZ Y N/A ~~lines~~ (utility lines are existing)

Arborist report submitted? (if yes, see reverse) Y (N)

Number of trees 12 inches or larger	20
Trees excluded (dead, dying, diseased, and nuisance species per arborist report)	0
Number of trees – Trees excluded = Divide result by 3	20 20
Total number of trees required to be preserved (all fractions rounded up)	7
Trees compensated with payment in lieu of preservation (\$1,200 per tree)	0

Trees 12 inches or larger or special species* to be preserved			Preservation requirement		
Species	Diameter	RPZ Radius	T11	LU	Other
tree #1 (deciduous)	14"	14'	✓		
tree #2 (deciduous)	22"	22'	✓		
tree #3 (evergreen)	98"	48' (w/ < 25% encroachment)	✓		
tree #4 (deciduous)	16"	16' (w/ < 25% encroachment)	✓		
tree #5 (deciduous)	16"	16' (w/ < 25% encroachment)	✓		

+ tree 30
 tree 32

Number of root protection signs required? 2 (one sign for each individual root protection area)

DENSITY STANDARDS 11.50.050:

Exemptions: Project valuation less than NCU value, Demolition, SD and ZP permits, specified Plan Districts. Preserved trees and trees planted to meet Zoning Code or stormwater management requirements count toward tree density requirements if minimum planting areas are met.

Required Tree Density (square feet): _____ (see Table 50-1, on reverse)

	# of trees	Tree Density Achieved	Minimum Planting Area
Special species* trees preserved (< 6")	x 300 square feet		
Preserved trees 6" increment (diameter/6 per tree, round down)	x 500 square feet		
Small trees planted	x 300 square feet		50 square feet 3 feet x 3 feet
Medium trees planted	x 500 square feet		75 square feet 5 feet x 5 feet
Large trees planted	x 1000 square feet		150 square feet 10 feet x 10 feet
\$450 Payment to Tree Fund	x 500 square feet		
Total			

* Gary Oak (Quercus garryana), Pacific Madrone (Arbutus menziesii), Pacific Yew (Taxus brevifolia), Ponderosa Pine (Pinus ponderosa), Western Flowering Dogwood (Cornus nuttallii).

TREE PLANTING REQUIREMENTS

Table 50-1 Determining Required Tree Area		
Development Type	Option A	Option B
One and Two Family Residential	40 percent of site or development impact area	Site area minus building coverage of existing and proposed development
Multi Dwelling Residential	20 percent of site or development impact area	
Commercial/Office/Retail/Mixed Use	15 percent of site or development impact area	
Industrial	10 percent of site or development impact area	
Institutional	25 percent of site or development impact area	
Other	25 percent of site or development impact area	

ARBORIST REPORT REQUIREMENTS

- ☐ Arborist information
 - ISA or ASCA number
 - Contact information
 - Signature
- ☐ Date and Time of Site Visit
- ☐ Description of why the prescriptive path is not practicable
- ☐ Tree information
 - Specific tree's size, location, and extent of root cover
 - Tree's tolerance to construction impact based on species and health
 - Any past impacts that have occurred in the root zone
- ☐ Alternate Tree Protection Plan
 - Is arborist required to be on site?
 - Stages of construction when arborist is required
 - Copy of contract for onsite inspections and final report
 - Provide final arborist report prior to final inspections (date and time of inspections, tree impacts, any field changes to tree preservation. Verify viability of trees)
 - Describe alternate construction techniques
- ☐ Explain how the alternate method will adequately protect tree