



**CITY OF TUALATIN**  
 18880 SW Martinazzi Ave  
 Tualatin, OR 97062-7092  
 Phone: (503) 692-2000  
 Fax: (503) 692-0147

**DEVELOPMENT APPLICATION:  
 SUBDIVISION/PARTITION/  
 PROPERTY LINE ADJUSTMENT**

Application for:  Subdivision     Partition     Property Line Adjustment

Project Address: 9355 SW STONO DRIVE    Planning District: RML

Project Tax Map Number: 2S135AC    Tax Lot Number(s): 13900

Property Owner(s): EDEN ENTERPRISES, LLC

Property Owner's Address: 5505 SW DELKER RD TUALATIN, OR 97062

Owner's Phone Number: (503) 708-4577    Fax Number: \_\_\_\_\_

Owner's Email Address: edenllc@aol.com

Owner's Signature: [Signature]    Date: 5-17-13

Owner's Signature: \_\_\_\_\_    Date: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

Applicant's Name: Darter Construction, LLC - Dean Reynolds

Applicant's Address: 7640 NE AIRPORT WAY #56115 PORTLAND, OR 97238

Applicant's Phone Number: (503) 784-7719    Fax Number: (360) 834-5604

Applicant's Email Address: dand+lc@aol.com

Applicant's Signature: [Signature]    Date: 5/17/13

Consultant's Name: N/A

Consultant's Company: \_\_\_\_\_

Consultant's Address: \_\_\_\_\_

Consultant's Phone Number: \_\_\_\_\_    Fax Number: \_\_\_\_\_

Consultant's Email Address: \_\_\_\_\_

Direct Communication to:  Owner     Applicant     Consultant

Existing Use: Vacant    Proposed Use: RESIDENTIAL SMALL SUBDIVISION

Total Acreage: .66    No. of Lots/Parcels: 6

Average Lot/Parcel Width: 58'    Average Lot/Parcel Area: 4760 SF.

Subdivision Name (if applicable): PENNINGTON TWO

Receipt Number: 76104    Fee: \$ 2,700    Job Number: SB 13-03

By: DR/ID    Date: 5/17/13



**SUBDIVISION DEVELOPMENT**

**APPLICATION # 13-03: CITY OF TUALATIN**

**MAY 17, 2013**

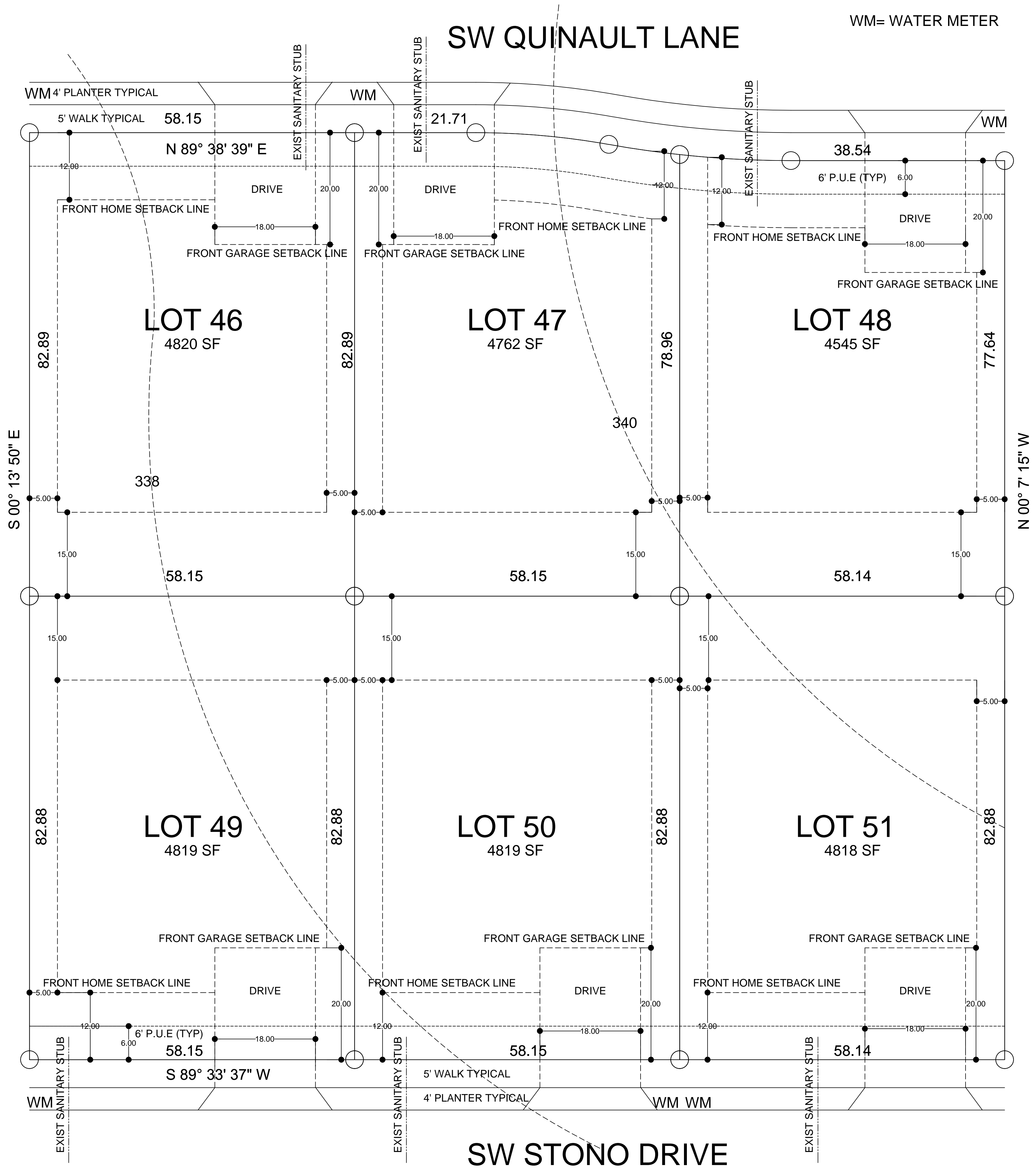
**PROJECT ADDRESS: 9355 SW STONO DRIVE**

**SUBDIVISION NAME: PENNINGTON TWO**

**PROPERTY OWNER: EDEN ENTERPRISES, LLC  
5505 SW DELKER RD  
TUALATIN, OR 97062**

**APPLICANT NAME: DARTER CONSTRUCTION, LLC  
DEAN REYNOLDS  
7640 NE AIRPORT WAY #56115  
PORTLAND, OR 97238**



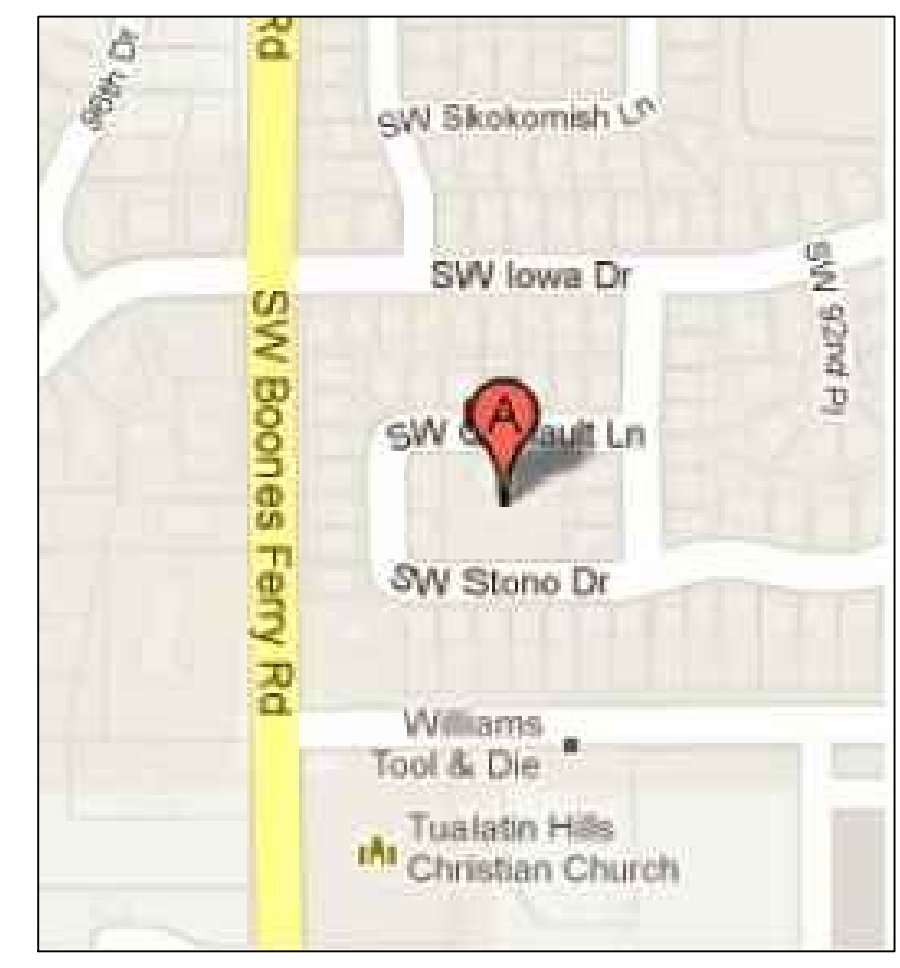


WM= WATER METER

PENNINGTON TWO  
 PROPOSED 6 LOT SUBDIVISION  
 ADDRESS: 9355 SW STONO DR  
 TUALATIN, OREGON, 97062  
 LEGAL: PENNINGTON HEIGHTS, LOT 26  
 NORTH EAST 1/4 OF SECTION 35  
 TOWNSHIP 2 SOUTH, RANGE WEST,  
 WILLAMETTE MERIDIAN, CITY OF  
 TUALATIN, WASHINGTON COUNTY  
**Tax Lot Number 2S135AC13900**

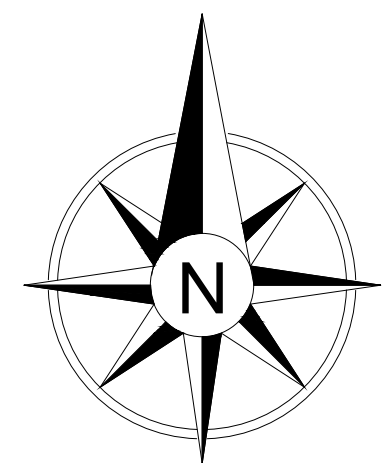
Accessor's tax map # : 2S135AC  
 Tax lot #: 13900  
 SIZE: .66 ACRES

Name & address of owner: Eden Enterprises, LLC  
 5505 SW Delker Rd.  
 Tualatin, OR 97062  
 503-708-4577  
 Applicant: Dean Reynolds  
 Darter Construction, LLC  
 7640 NE Airport Way #56115  
 Portland, OR 97238  
 503-784-7719



VICINITY MAP

SCALE 1:10



SITE PLAN

PENNINGTON TWO

1

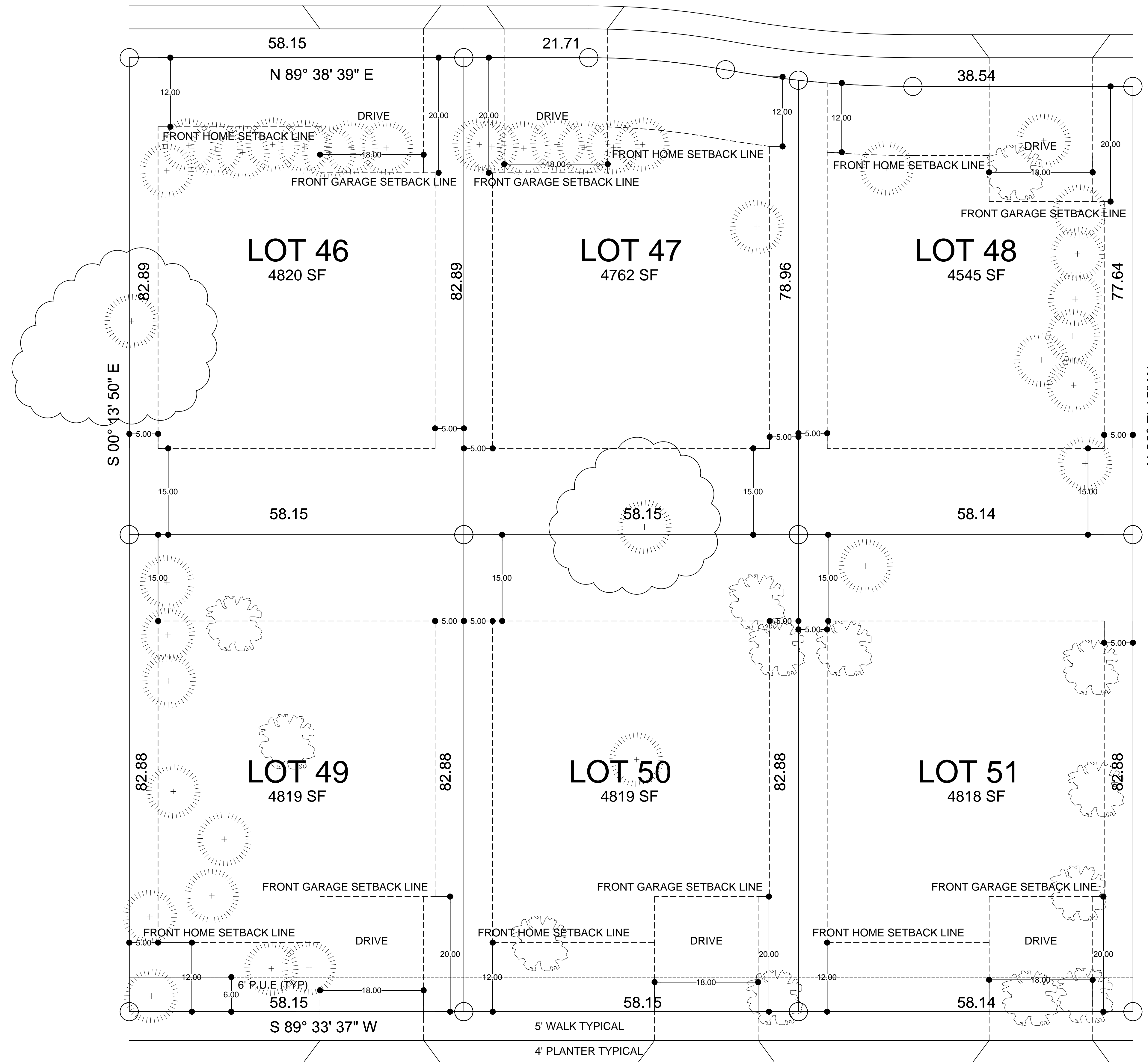
**PENNINGTON TWO**

1

DRAWN:  
 PHONE:  
 DATE: 5/16/13  
 DWG:

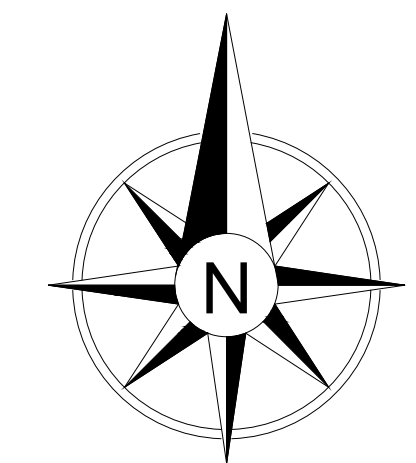
1

SW QUINAULT LANE



-  TREE TO REMOVE
-  TREE TO REMOVE
-  TREE TO PRESERVE  
 \*\*(SEE ARBORIST REPORTS AND DRAWINGS)

SCALE 1:10



SETBACK AND TREE PLAN

PENNINGTON TWO

DRAWN:
PHONE:
DATE:
DWG:

2



ArborPro  
TREE EXPERTS

503 473 TREE

January 29, 2013

Darter Construction, LLC  
Attention: Dean Reynolds  
7640 NE Airport Way # 56115  
Portland, Oregon 97238  
503-784-7719

[dandtlc@aol.com](mailto:dandtlc@aol.com)

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Re: Tree Preservation Plan for Darter Construction, LLC -- 6 Lot Land Division & Construction Project at 9355 SW Stono Drive, Tualatin, Oregon

Mr. Reynolds,

The information gathered in the site visit and discussed in the enclosed document will provide the necessary tree protection recommendations to adhere to during the above mentioned project for the SW Stono Drive site.

Please note that some tree preservation recommendations may need to be adjusted as more project information becomes available, such as specific margins of excavation for building footprints, driveways, underground utilities, etc.

Please do not hesitate to call if I can be of further assistance in this matter.

Sincerely,

Mark W. Bourgeois, President  
ISA Certified Arborist PN1562A  
Member ISA – International Society of Arboriculture  
Oregon Contractor License # 128102

Mailing Address:  
PO Box 2267  
Lake Oswego, Oregon 97035

Physical Address:  
121 Foothills Road  
Lake Oswego, Oregon 97034







SITE Plan Amended by Arbor Pro Inc (503-473-8733) with Tree inventory and Preservation data.

PROPOSED DIVISION OF LOT 26 PENNINGTON HEIGHTS

PENNINGTON HEIGHTS IS A REPLAN OF LOT 65 "NORWOOD HEIGHTS CITY OF TUALATIN ALL INFORMATION IS PRELIMINARY AND APPROXIMATE PENDING ENGINEERING APPROVAL AND SURVEYORS VERIFICATION OF DIMENSIONS AND ALL OTHER INFORMATION.

SCALE 1:20

SW QUINALT LN

[Dashed Box] = Tree Protection Fencing

Numbers 1 Through 53 are Tree Inventory Numbers

Preliminary Site Plan

Address: 9355 SW STONO DR  
TUALATIN, OR  
97062

Applicant:  
Dean Reynolds  
Darter Construction  
(503) 784-7719



SW STONO DR.

Arbor Pro, Inc.  
Professional Tree Care  
P.O. Box 2267  
Lake Oswego, OR 97035





This Tree Preservation Plan is provided for the property located at 9355 SW Stono Drive, Tualatin, Oregon. Tree Inventory and Site Map are included.

**Tree Inventory**

Tree #	Species	Common Name	DBH	Condition	Notes/Recommendation(s)	Preserve/Remove
1	Acer spp.	Maple	18"	Good	(None)	Remove
2	Magnolia spp.	Magnolia	7"	Good	(None)	Remove
3	Acer spp.	Maple	22"	Good	(None)	Remove
4	Acer spp.	Maple	14"	Good	(None)	Remove
5	Cedrus deodara	Deodar Cedar	24"	Good	Crown Clean, If Preserved	Remove
6	Cedrus atlantica	Atlas Cedar	21"	Good	(None)	Remove
7	Pinus sylvestris	Scots Pine	7.5"	Fair	One-Sided Canopy	Remove
8	Pinus sylvestris	Scots Pine	16"	Good	Co-Dominant	Remove
9	Pinus sylvestris	Scots Pine	12"	Fair	3 Co-Dominant Tops	Remove
10	Pinus contorta	Shore Pine	10"	Poor	Suppressed; Borers	Remove
11	Pinus sylvestris	Scots Pine	23"	Good	Co-Dominant Base/Trunk/Tops	Remove
12	Pinus sylvestris	Scots Pine	12"	Fair	One-Sided Canopy	Remove
13	Pinus sylvestris	Scots Pine	17"	Fair	Co-Dominant Top	Remove
14	Cedrus atlantica	Atlas Cedar	17"	Good	(None)	Remove
15	Abies grandis	Grand Fir	7.5"	Good	(None)	Remove
16	Cedrus atlantica	Weeping Atlas Cedar	10"	Fair	(None)	Remove
17	Cupressus nootkatensis	Weeping Alaska Cedar	11"	Fair	(None)	Remove
18	<b>Cedrus deodara</b>	<b>Deodar Cedar</b>	<b>24"</b>	<b>Good</b>	<b>(None)</b>	<b>Preserve</b>
19	Chamaecyparis obtusa	Hinoki Cypress	12"	Good	(None)	Remove
20	Cedrus deodara	Deodar Cedar	14"	Good	(None)	Remove
21	Cedrus deodara	Deodar Cedar	12"	Fair	(None)	Remove
22	Cedrus deodara	Deodar Cedar	8"	Fair	(None)	Remove
23	Cedrus deodara	Deodar Cedar	9"	Poor	Previously Topped	Remove
24	Cedrus deodara	Deodar Cedar	10"	Fair	(None)	Remove
25	Cedrus deodara	Deodar Cedar	13"	Fair	(None)	Remove
26	Cupressus leylandii	Leyland Cypress	10"	Poor	(None)	Remove
27	Cedrus deodara	Deodar Cedar	14"	Good	(None)	Remove
28	Cedrus deodara	Deodar Cedar	9"	Poor	Limited Canopy; Deformed Top	Remove
29	Cedrus deodara	Deodar Cedar	14"	Fair	(None)	Remove
30	Cedrus deodara	Deodar Cedar	10"	Fair	(None)	Remove
31	Cedrus deodara	Deodar Cedar	10"	Fair	(None)	Remove
32	Cedrus deodara	Deodar Cedar	14"	Fair	(None)	Remove
33	Cedrus deodara	Deodar Cedar	11"	Fair	(None)	Remove
34	Abies grandis	Grand Fir	23"	Fair	(None)	Remove
35	<b>Picea pungens</b>	<b>Colorado Blue Spruce</b>	<b>11"</b>	<b>Fair</b>	<b>(None)</b>	<b>Preserve</b>
36	Taxus spp.	Yew	16"	Fair	Multi-Stem	Remove
37	Cedrus deodara	Deodar Cedar	15"	Good	(None)	Remove
38	Salix spp.	Willow	12"	Fair	(None)	Remove
39	Sequoia sempervirens	Redwood	30"	Good	(None)	Remove
40	Sequoia sempervirens	Redwood	38"	Good	Bowed Trunk, Self Correcting	Remove
41	Cedrus atlantica	Atlas Cedar	16"	Fair	(None)	Remove





**Tree Inventory - Continued**

Tree #	Species	Common Name	DBH	Condition	Notes/Recommendation(s)	Preserve/Remove
42	Sequoia sempervirens	Redwood	42"	Good	(None)	Remove
43	Sequoia sempervirens	Redwood	60"	Fair	Co-Dominant Base; Included Bark	Remove
44	Abies grandis	Grand Fir	9"	Fair	One-Sided Canopy	Remove
45	Abies grandis	Grand Fir	8"	Poor	Broken Top	Remove
46	Magnolia spp.	Magnolia	18"	Good	(None)	Remove
47	Magnolia spp.	Magnolia	11"	Good	(None)	Remove
48	Pinus contorta	Shore Pine	10"	Fair	(None)	Remove
49	Pinus contorta	Shore Pine	13"	Fair	(None)	Remove
50	Acer palmatum	Japanese Maple	14"	Good	Co-Dominant	Remove
51	Quercus alba	White Oak	50"	Good	(None)	Remove
52	Cedrus deodara	Deodar Cedar	25"	Good	(None)	Remove
53	Quercus alba	White Oak	24"	Good	(None)	Remove

Tree # 18, a Deodar Cedar (24" DBH), and Tree # 35, a Colorado Blue Spruce (11" DBH) are recommended for Preservation.

- Dimensions for Tree Protection Fencing for Tree # 18: 8' North, 14' South, 16' East, and 16' West.
- Dimensions for Tree Protection Fencing for Tree # 35: 11' North, 11' South, 5' East, and Terminate Fencing at Property Line to the West.

When specific margins of excavation can be determined, I recommend increasing the Tree Protection Fencing areas, if possible. A Certified Arborist should be on site to root prune, if needed, prior to or during excavation within 11' of the East side of Tree #35 and within 16' of the North and South Side of Tree # 18.

Ideal root protection area is 1' for every 1" of tree diameter measured at 4.5' (DBH measure.) These distances may be adjusted under the discretion of a Certified Arborist. Excavation and other severe site disturbances within the dripline area of a tree may cause tree decline, instability, and/or tree death. ArborPro is not responsible for any actions that may take place when a Certified Arborist is not present.

Unless otherwise noted, all tree protection fencing will be installed before construction starts, and kept in place until construction is complete. All fencing should be inspected and approved prior to construction, and should not be opened or removed unless directed by the Project Arborist. Root protection zones may be entered only for tasks like surveying, measuring, and sampling. Upon completion of these tasks, the fence must be closed. All other construction activities should be approved by the Project Arborist first.





The following tree protection requirements should be applied for the duration of the project to ensure tree health:

**Tree Protection Requirements**

**Before Construction Begins**

1. Notify all contractors of the trees protection procedures. For successful tree protection on a construction site, all contractors must know and understand the goals of tree protection. It can only take one mistake with a misplaced trench or other action to destroy the future of a tree.
2. Fencing
  - a. Establish fencing around each tree or grove of trees to be retained.
  - b. The Fencing is to be put in place before the ground is disturbed or this site is occupied, in order to protect the trees and the soil around the trees from disturbance.
  - c. Fencing is to be placed at the edge of the recommended distances given in this report. Root protection distances are established by the Project Arborist based on the needs of the site and the tree to be protected.
  - d. Fencing is to be 6' high steel chain link fencing secured with steel posts at 8' spacing. Under no circumstances shall the protective fencing be removed without approval from the City of Tualatin.
3. Signage
  - a. All tree protection fencing should have signage as follows so that all contractors understand the purpose of the fencing.

**TREE PROTECTION ZONE**

**DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION FENCING.**

Please contact the Project Arborist or Owner if alterations to the approved location of the tree protection fencing are necessary.

- b. Signage should be placed as to be visible from all sides of a tree protection area and spaced every 25 feet or less.

**During Construction**

1. Protection Guidelines Within the Root Protection Zone
  - a. No continuous traffic shall be allowed within the root protection zone, including vehicles, heavy equipment, or repeated foot traffic.
  - b. No storage of materials including but not limiting to soil, construction material, or waste from the site.
    - i. Waste includes but is not limited to concrete wash out, gasoline, diesel, paint, cleaner, thinners, etc.
  - c. Construction trailers are not to be parked or placed within the root protection zone without written clearance from Project Arborist.
  - d. No vehicles shall be allowed to park within the root protection areas.



- e. No activity shall be allowed that will cause soil compaction within the root protection zone.
- 2. The trees shall be protected from any cutting, skinning or breaking of branches, trunks or roots.
- 3. The Project Arborist shall be notified to evaluate and oversee the proper cutting of any roots that are to be cut from existing trees that are to be retained.

**Conclusions**

The recommendations above are based on the condition of the subject trees and the information provided to me regarding the project at 9355 SW Stono Drive. Please feel free to contact me with any further questions or concerns.

Sincerely,



Mark W. Bourgeois, President  
 ISA Certified Arborist PN1562A  
 Member ISA – International Society of Arboriculture  
 Oregon Contractor License # 128102

Mailing Address:  
 PO Box 2267  
 Lake Oswego, Oregon 97035

Physical Address:  
 121 Foothills Road  
 Lake Oswego, Oregon 97034

***Attachments: Site Map***



### Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Titles and ownerships to property are assumed to be good and marketable. No responsibility is assumed for legal matters.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as feasible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including additional fees.
4. This report, and any values expressed herein, represents the opinion of the consultant, and the consultant fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
5. Sketches, drawings and photographs in this report are intended as visual aids and are probably not to scale. The reproduction of information generated by other consultants is for coordination and ease of reference. Inclusion of such information does not constitute a representation by the consulting arborist, as to the sufficiency or accuracy of the information.
6. Unless expressed otherwise, information in this report covers only items that were examined, and reflects the condition of those items at the time of inspection. The inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, probing, or coring, unless otherwise stated.
7. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
8. This report is the completed work product. Any additional work, including production of a site plan, addenda and revisions, construction of tree protection measure, tree work, or inspection of tree protection measures, for example, must be contracted separately.
9. Loss or alteration of any part of this report invalidates the entire report.





Clean Water Services File Number

12-002028

### Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Tualatin

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 2S135AC13900

Site Address: 9355 SW Stono Drive

City, State, Zip: Tualatin, Or 97062

Nearest Cross Street: SW 94th Terrace

3. Owner Information

Name: Charles F. Thomas, III

Company: Eden Enterprises, LLC

Address: 5505 SW Delker Road

City, State, Zip: Tualatin, Or 97062

Phone/Fax: 503-708-4577

E-Mail: edenllc@aol.com

4. Development Activity (check all that apply)

- Addition to Single Family Residence (rooms, deck, garage)
- Lot Line Adjustment       Minor Land Partition
- Residential Condominium       Commercial Condominium
- Residential Subdivision       Commercial Subdivision
- Single Lot Commercial       Multi Lot Commercial

Other \_\_\_\_\_

Structural Demolition Permit

5. Applicant Information

Name: Dean Reynolds

Company: Darter Construction, LLC

Address: 12518 NE Airport Way Suite 148-#121

City, State, Zip: Portland, Or 97230

Phone/Fax: 503-784-7719

E-Mail: dandtlc@aol.com

6. Will the project involve any off-site work?  Yes  No  Unknown

Location and description of off-site work \_\_\_\_\_

7. Additional comments or information that may be needed to understand your project \_\_\_\_\_

Habitat for Humanities is the Non-Profit group removing all structures from the site.

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name Dean Reynolds Print/Type Title Member

**ONLINE SUBMITTAL**

Date 8/28/2012

#### FOR DISTRICT USE ONLY

Sensitive areas potentially exist on site or within 200' of the site. THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER. If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.

Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law. **DRAINAGE APPEARS TO BE PIPED**

Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.

This Service Provider Letter is not valid unless \_\_\_\_\_ CWS approved site plan(s) are attached.

The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by Laurie Harris

Date 8/30/2012

**APPROVED**  
By Laurie Harris at 12:30 pm, Aug 30, 2012