



City of Tualatin

www.tualatinoregon.gov

September 6, 2019

Kirsten Van Loo
Van Loo2 Associates, LLC
30495 SW Buckhaven Road
Hillsboro, OR 97123
kirstenvanloo@netzero.net

RE: Final Decision for AR 19-0006; Todd Village Tree Removal/Replacement Permit
Tax Lots: 2S124CC 0200 & 0300

Dear Ms. Van Loo,

The 14-day period for requesting a review of the Architectural Review Decision for the, Todd Village Tree Removal/Replacement Permit AR 19-0006, expired at 5:00 pm, September 4, 2019. As no requests for review were filed, the Architectural Review Decision dated August 21, 2019 becomes a final decision.

AR 19-0006 is approved with the following Architectural Review conditions:

GENERAL:

- A1. The Tree Removal Permit approval shall expire after one year from the date of issuance, under the terms of TDC 33.110(8).
- A2. All trees identified on the Tree Preservation Plan, L2, and the Landscape Plan, L3, are required to be retained and must be protected in accordance with the terms of TDC 73B.
- A3. The following trees identified for removal must be limited to stump grinding at six inches below grade: 83, 87, 98, and 174 pursuant to Tualatin Municipal Code Chapter 3-02-160. Tree root excavation within easement areas is prohibited without proper City coordination and Public Works Permit approval, in accordance with Tualatin Municipal Code Chapter 2-03. Tree root barriers are required for any replacement tree planted within 10 feet of easements identified on Landscape Plan, L3 and Exhibit D.
- A4. All landscaping approved through the AR process must be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the AR decision, except as permitted under TDC 33.020(7) *Modifications to Previously Approved Final Architectural Review Decisions* or under TDC 33.110 *Tree Removal Permit*.

PRIOR TO COMMENCEMENT OF TREE REMOVAL ACTIVITIES:

- A5. Tree protection fencing, in the form of mesh barrier fencing or similar, must be installed consistent with the Tree Preservation Plan, L2 and TDC 73B. A site inspection by the Planning Division staff is required to verify satisfaction of all requirements. Please contact the Planning Division and provide at least 48 hours' notice.

WITHIN 180 DAYS OF TREE REMOVAL:

- A6. Replacement trees shown on the Landscape Plan, L3, including tree root barriers for replacement trees within 10 feet of easements, must be installed. The use of native trees is encouraged. A site inspection by the Planning Division staff is required to verify satisfaction of all requirements. Please contact the Planning Division and provide at least 48 hours' notice.

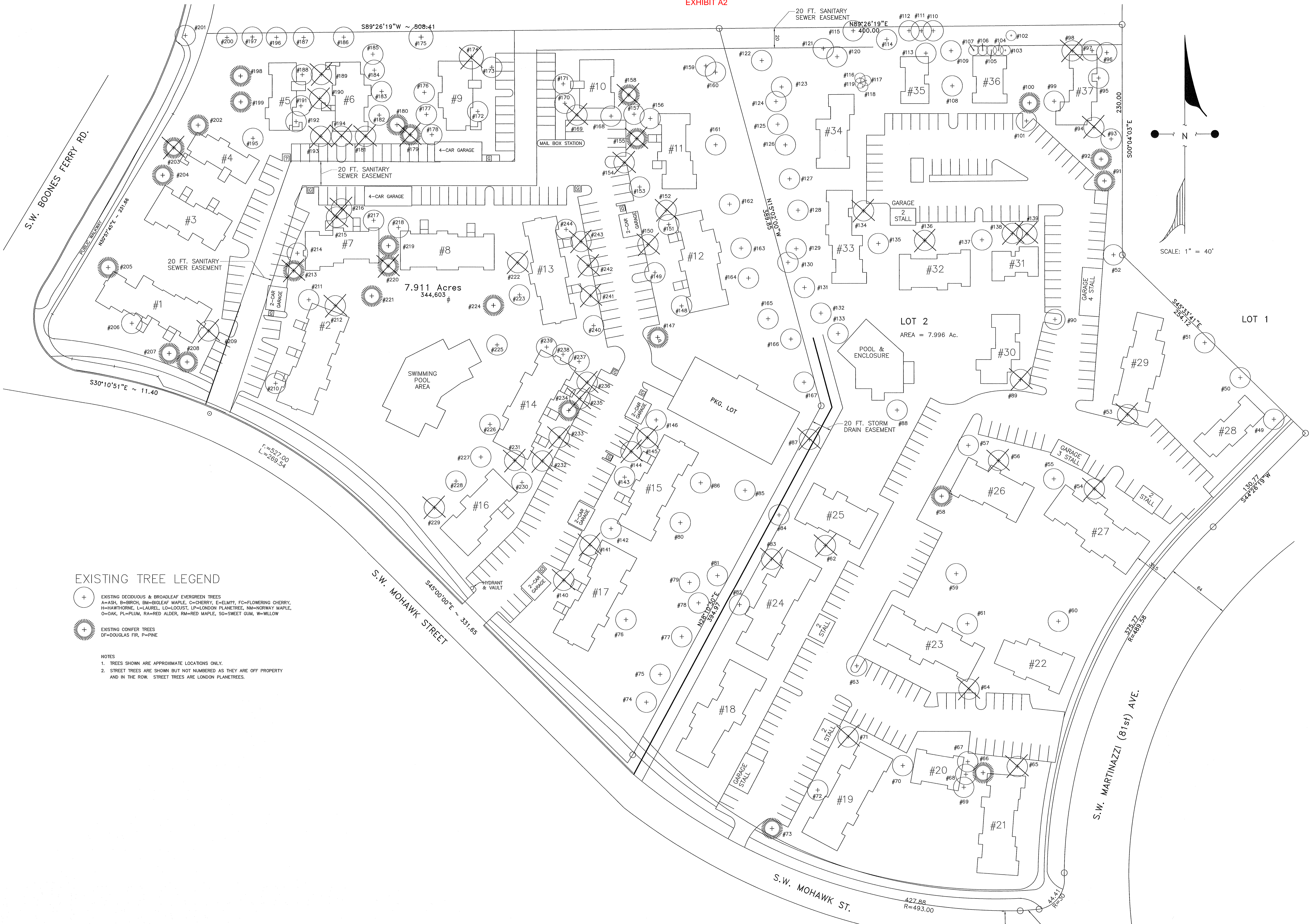
Sincerely,



Erin Engman
Associate Planner

Cc: Steve Koper, Planning Manager
Chris Ragland, Building Official
Tony Doran, Associate Engineer
Juanita.Jimenez@ctlmanagement.com
Tim.Gleason@ctlmanagement.com
mark@arborpronw.com
chris@freshleylandscapearchitect.com

File: AR19-0006



EXISTING TREE LEGEND

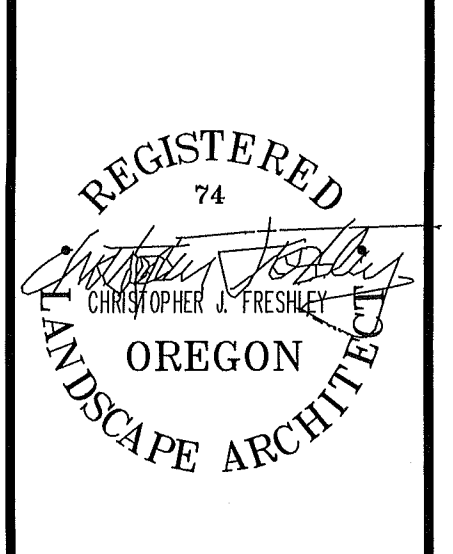
- (+) EXISTING DECIDUOUS & BROADLEAF EVERGREEN TREES
 - A=ASH, B=BIROCH, BM=BIGLEAF MAPLE, C=CHERRY, E=ELM??, FC=FLOWERING CHERRY,
 - H=HAWTHORNE, L=LAUREL, LD=LOCUST, LP=LONDON PLANETREE, NI=NORWAY MAPLE,
 - O=OAK, PL=PLUM, RA=RED ALDER, RM=RED MAPLE, SG=SWEET GUM, W=WILLOW
- (*) EXISTING CONIFER TREES
 - DF=DOUGLAS FIR, P=PINE

- NOTES
1. TREES SHOWN ARE APPROXIMATE LOCATIONS ONLY.
 2. STREET TREES ARE SHOWN BUT NOT NUMBERED AS THEY ARE OFF PROPERTY AND IN THE ROW. STREET TREES ARE LONDON PLANETREES.

CHRISTOPHER FRESHLEY
 LANDSCAPE ARCHITECT

3844 S.W. 20th Place • Portland, Oregon 97217 • 503/255-4641

EXISTING CONDITIONS PLAN
TODD VILLAGE
 8325 S.W. MOHAWK STREET, TUALATIN, OREGON 97062



DATE 6.18.2019

DRAWN BY jf

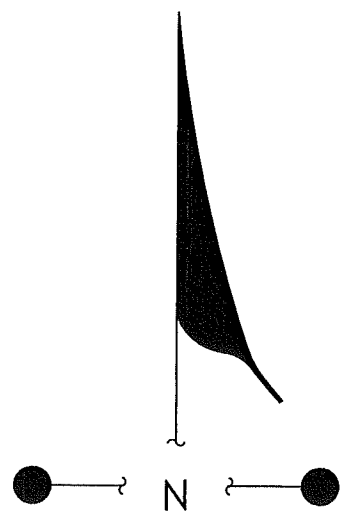
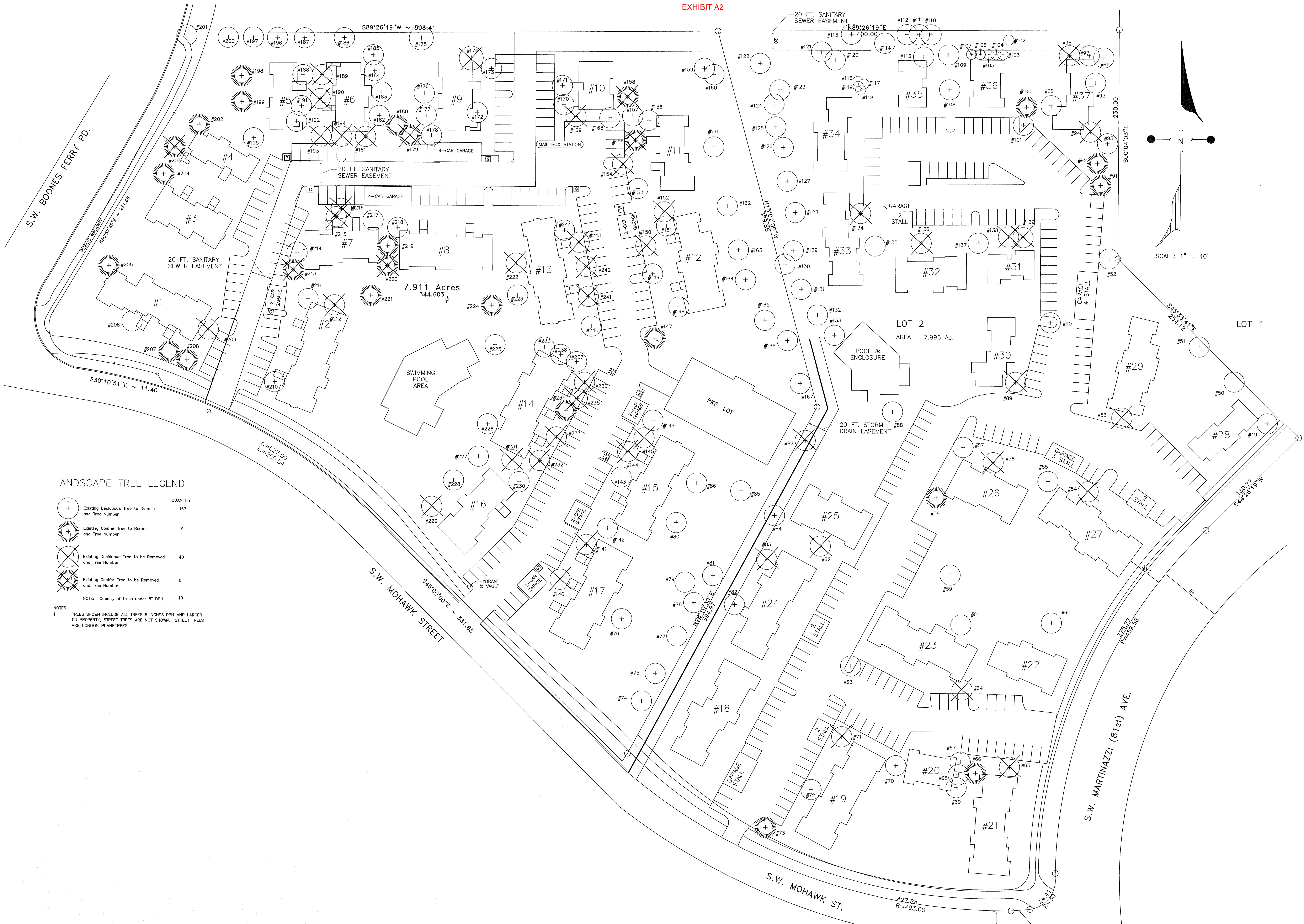
CHECKED BY CF

REVISIONS

CITY OF TUALATIN RECEIVED
 JUL 11 2019
 COMMUNITY DEVELOPMENT & PLANNING DIVISION

SHEET

L1



SCALE: 1" = 40'

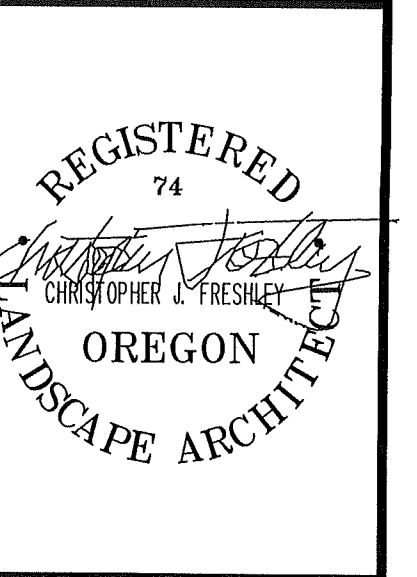
LANDSCAPE TREE LEGEND

Symbol	Description	Quantity
(+)	Existing Deciduous Tree to Remain and Tree Number	167
(+)	Existing Conifer Tree to Remain and Tree Number	19
(-)	Existing Deciduous Tree to be Removed and Tree Number	40
(-)	Existing Conifer Tree to be Removed and Tree Number	8
NOTE: Quantity of trees under 8" DBH		10

NOTES
 1. TREES SHOWN INCLUDE ALL TREES 8 INCHES DBH AND LARGER ON PROPERTY. STREET TREES ARE NOT SHOWN. STREET TREES ARE LONDON PLANETREES.

CHRISTOPHER FRESHLEY
 LANDSCAPE ARCHITECT
 9044 S.W. 34th Place • PORTLAND, OREGON 97219 • 503/252-1881

TREE PRESERVATION PLAN
TODD VILLAGE
 8325 S.W. MOHAWK STREET, TUALATIN, OREGON 97062



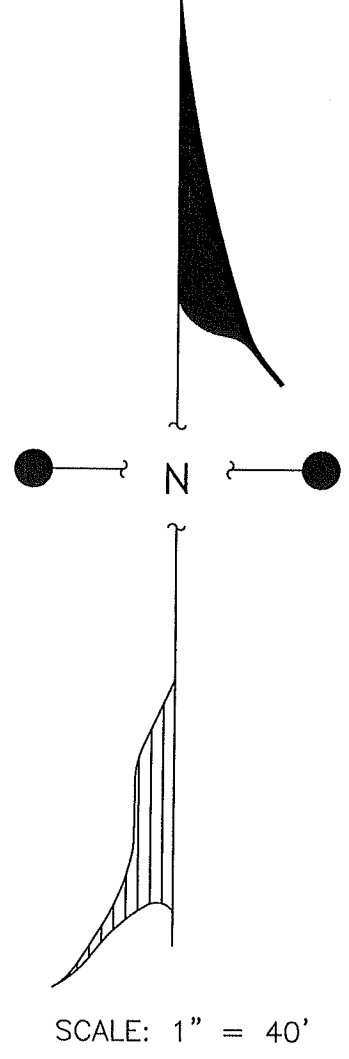
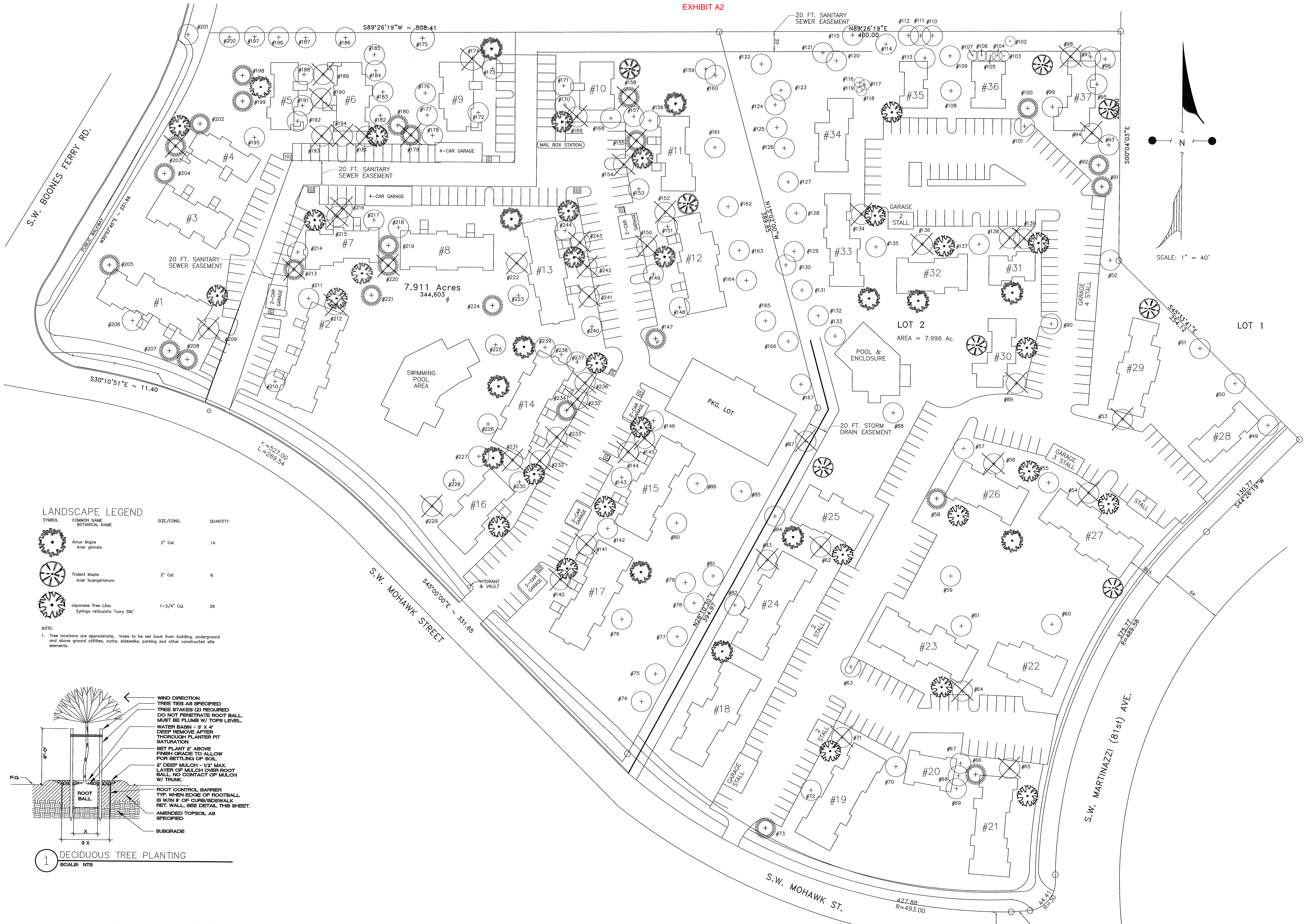
DATE
 6.18.2019

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REVISIONS

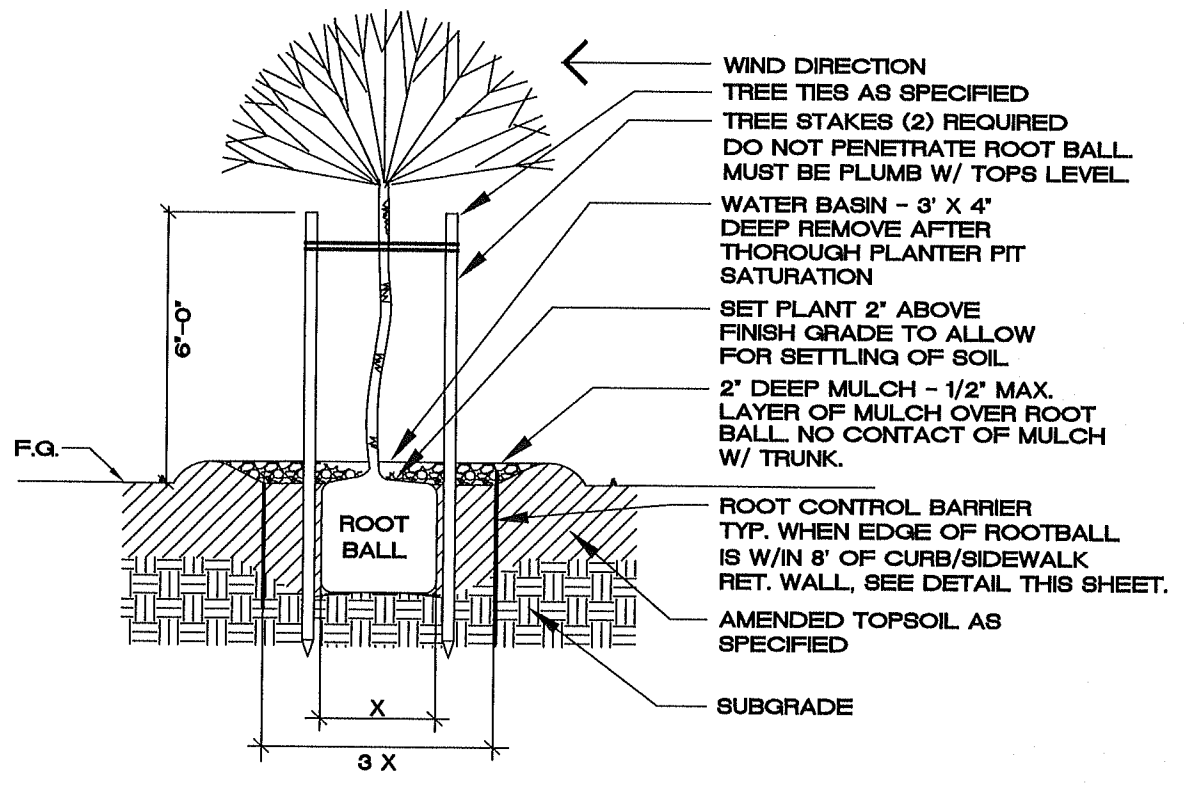
SHEET
L2



LANDSCAPE LEGEND

SYMBOL	COMMON NAME BOTANICAL NAME	SIZE/COND.	QUANTITY
	Amur Maple <i>Acer ginnala</i>	2" Cal.	14
	Trident Maple <i>Acer buergerianum</i>	2" Cal.	8
	Japanese Tree Lilac <i>Syringa reticulata 'Ivory Silk'</i>	1-3/4" Cal.	29

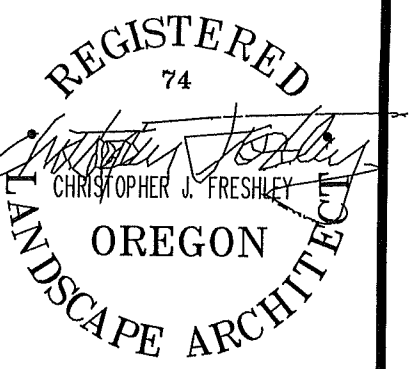
NOTE:
1. Tree locations are approximate, trees to be set back from building, underground and above ground utilities, curbs, sidewalks, parking and other constructed site elements.



1 DECIDUOUS TREE PLANTING
SCALE: NTS

CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT
3944 S.W. 38th Place • PORTLAND, OREGON 97221 • 503/252-9881

LANDSCAPE PLAN
TODD VILLAGE
8325 S.W. MOHAWK STREET, TUALATIN, OREGON 97062



DATE 6.18.2019

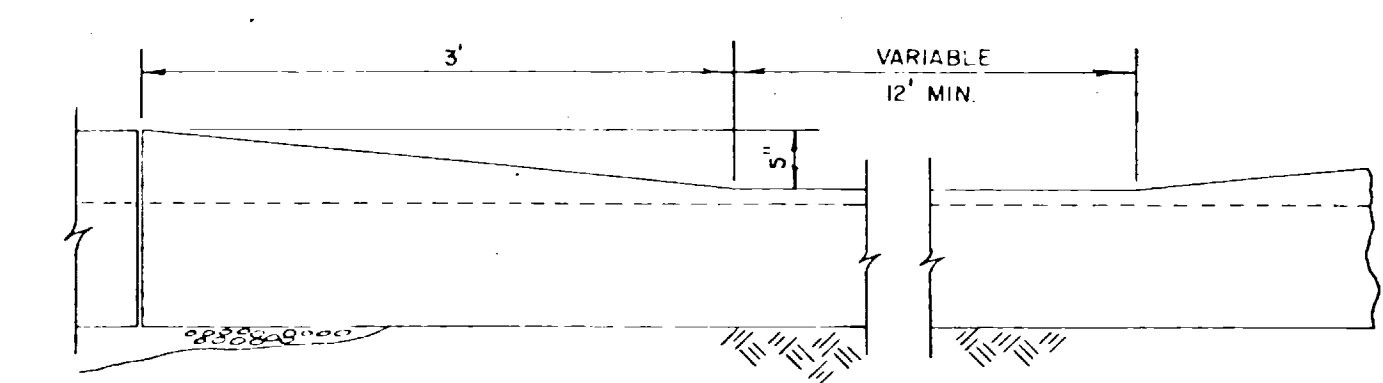
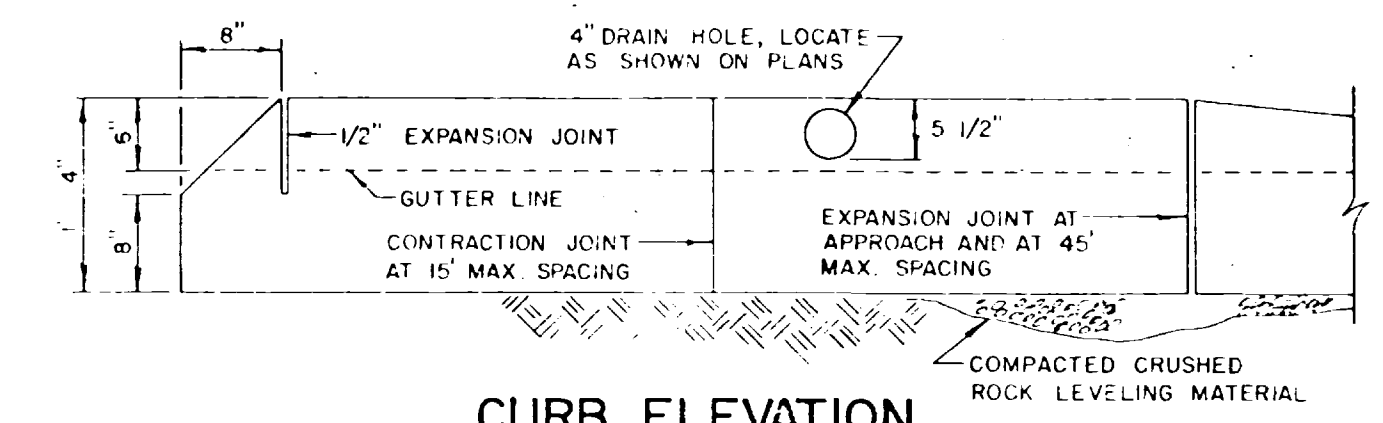
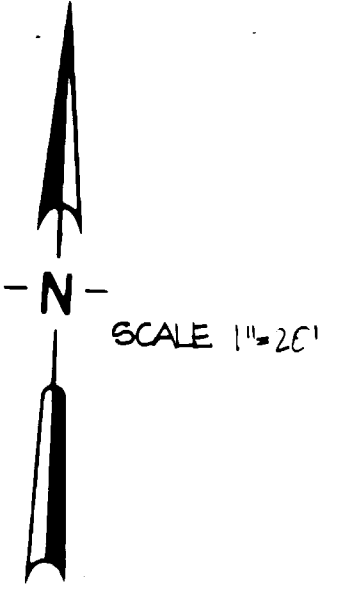
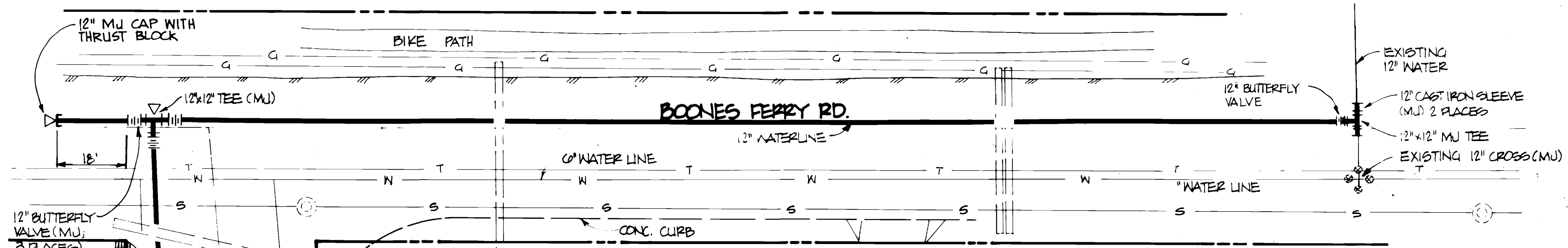
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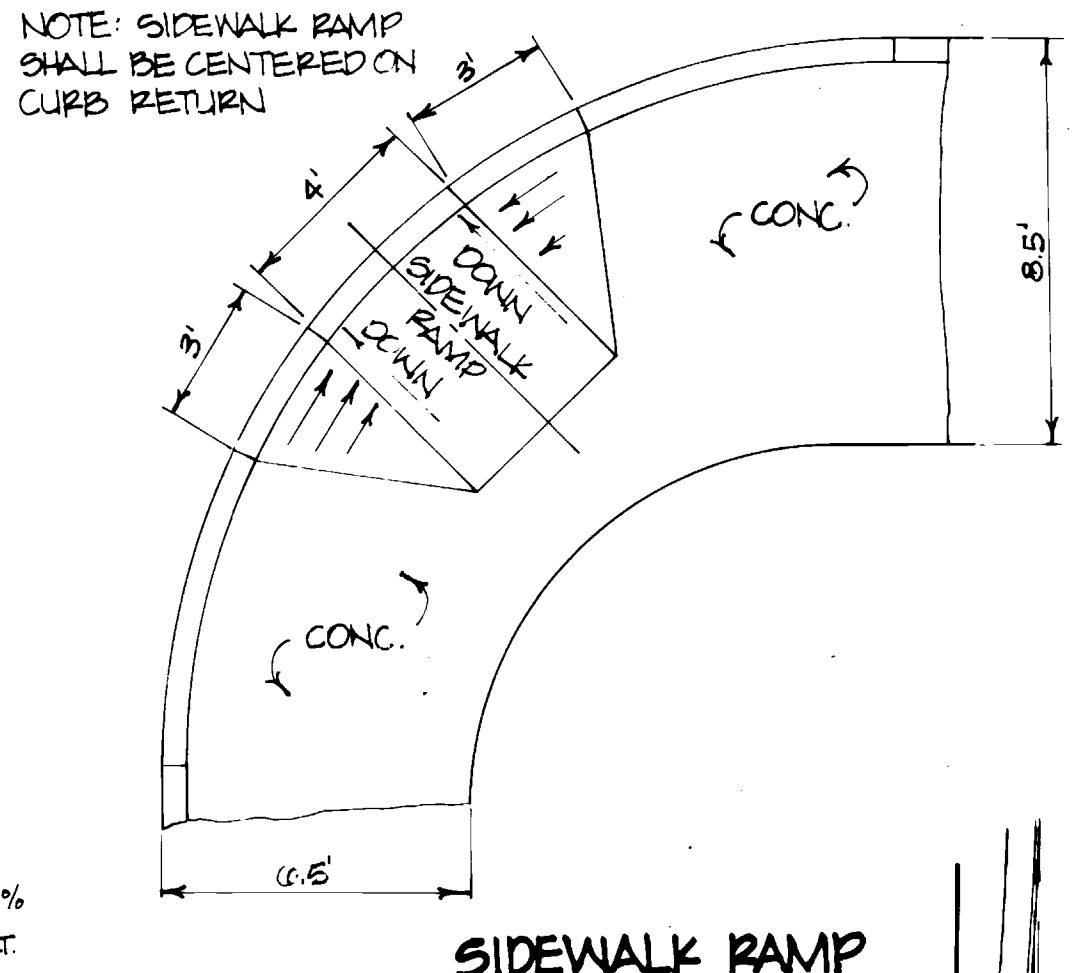
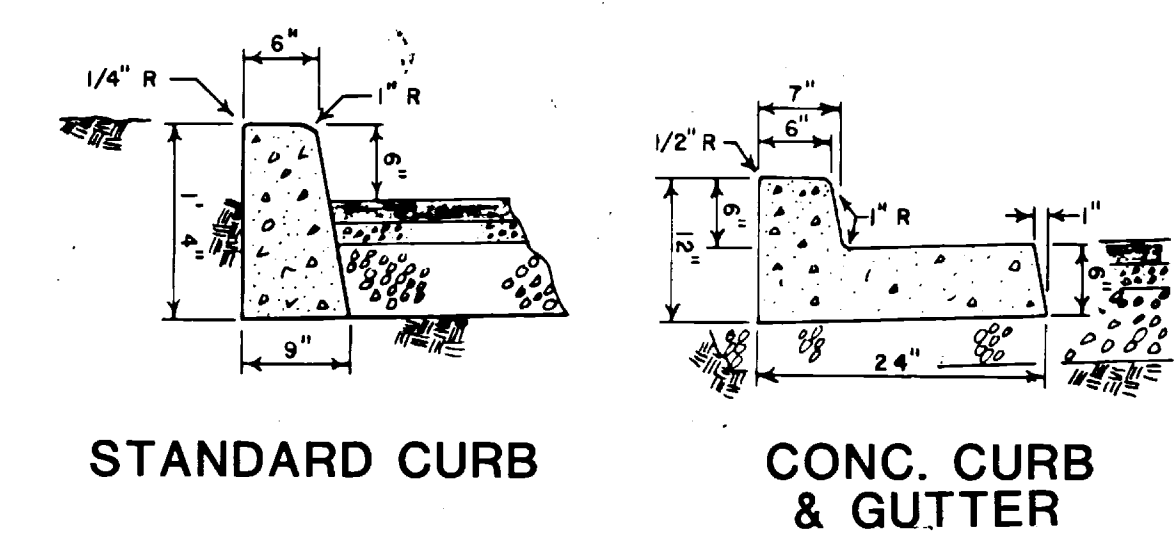
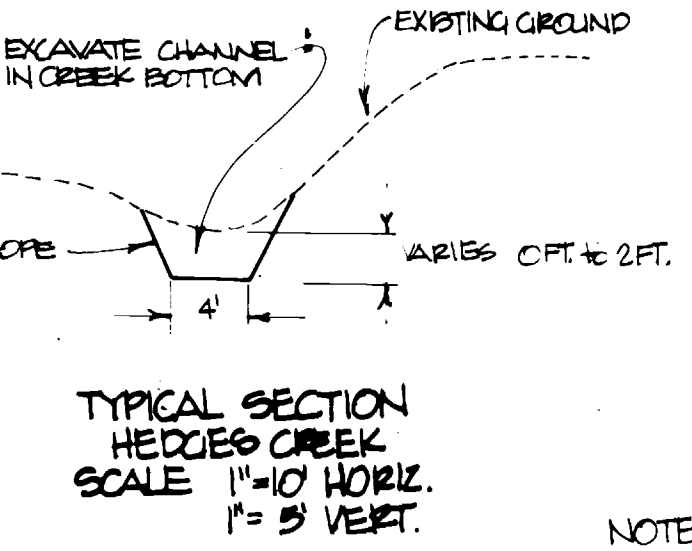
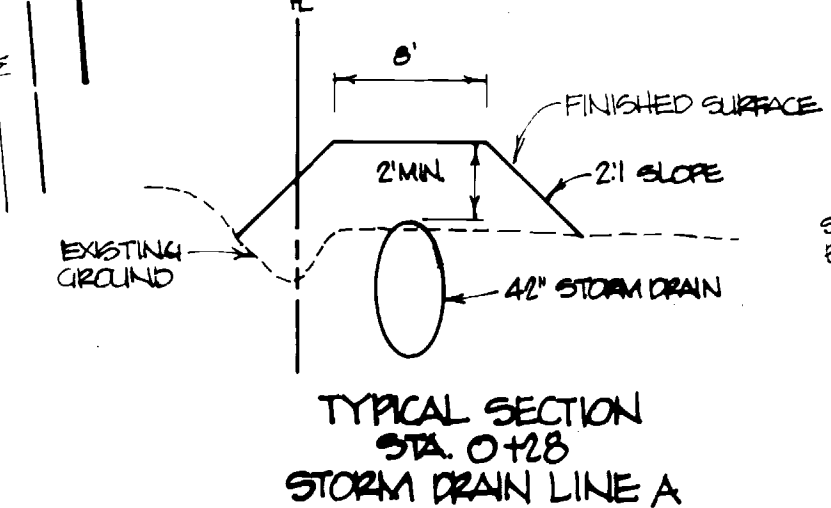
REVISIONS

SHEET

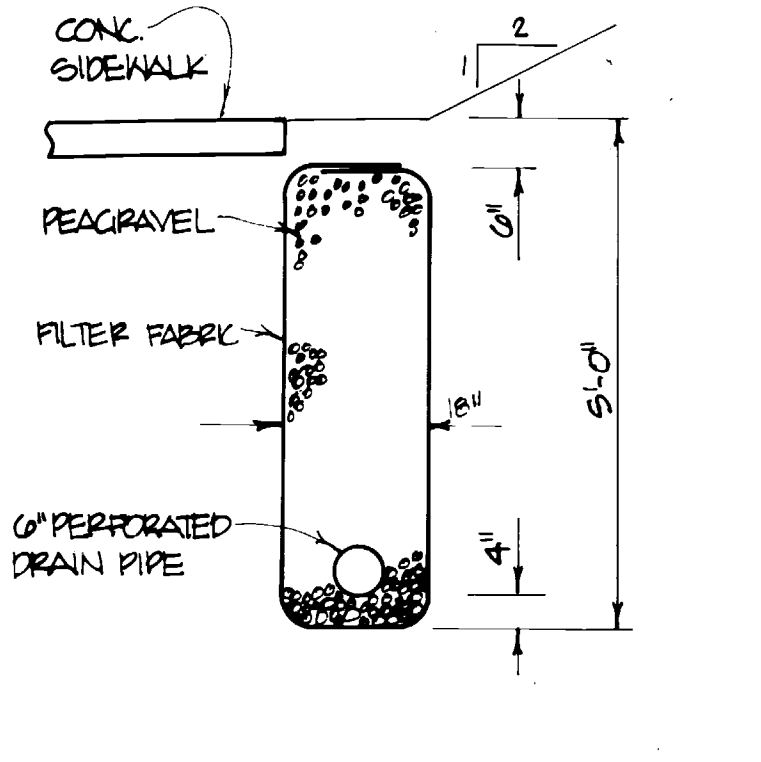
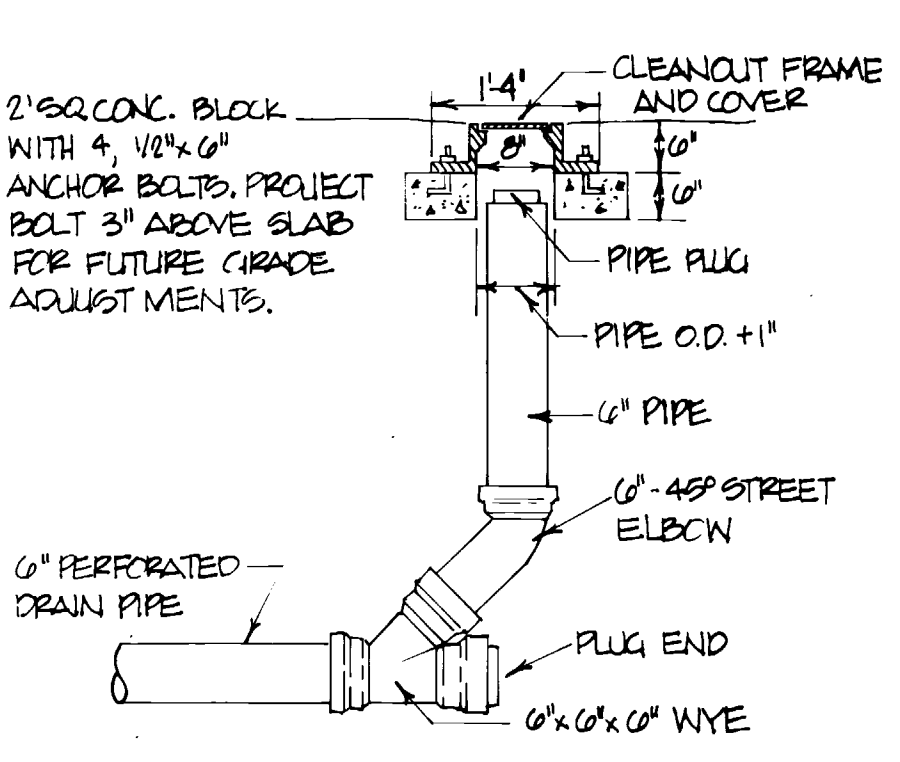
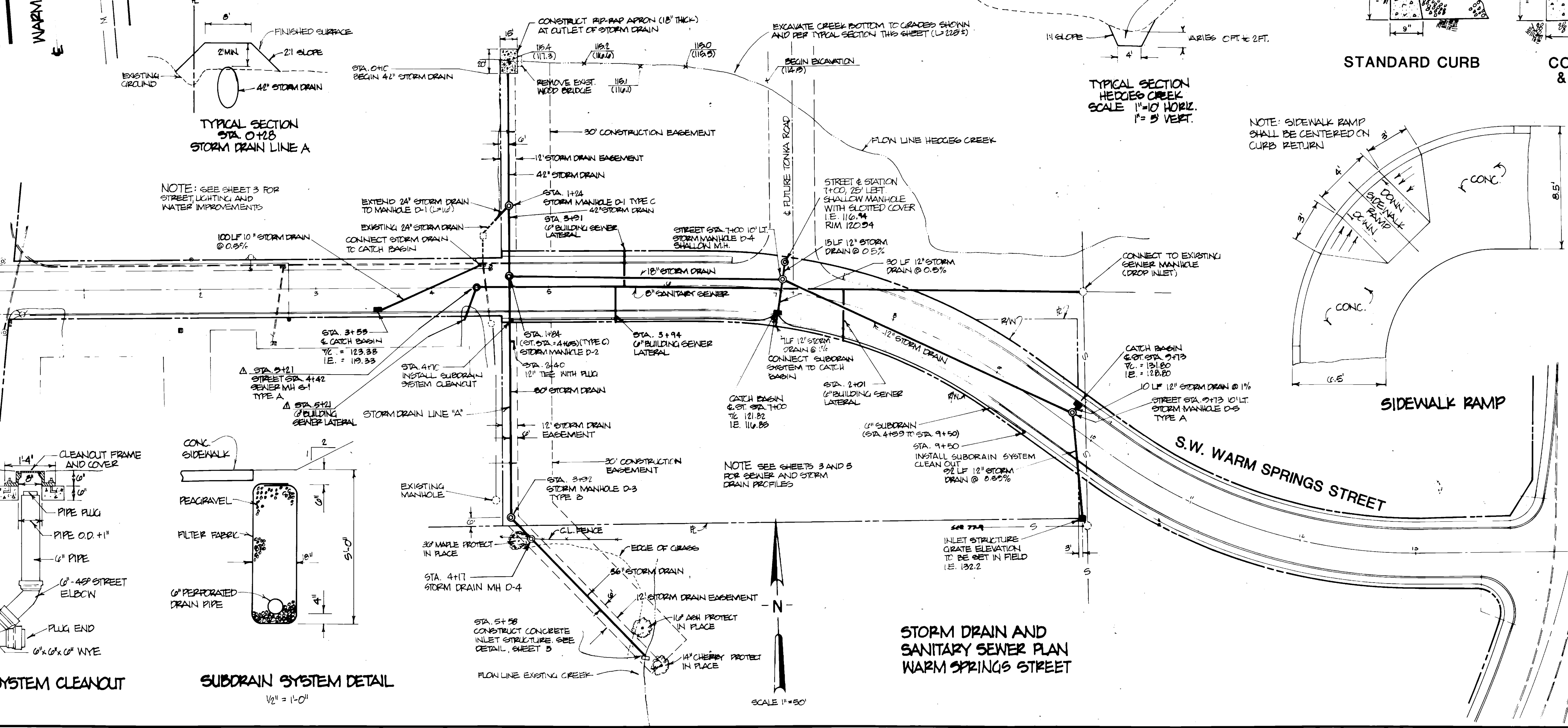
L3



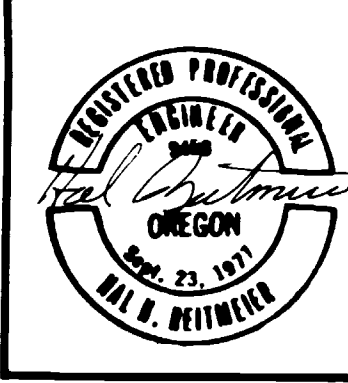
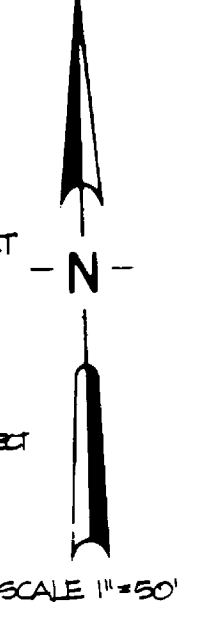
PLAN
WATER LINE IMPROVEMENT
BOONES FERRY RD.



BOONES FERRY RD.



STORM DRAIN AND
SANITARY SEWER PLAN
WARM SPRINGS STREET



R.A. Wright
engineering
consulting engineers

1340 SW Bertha Blvd
Portland, Oregon 97219
503 246 4293

DATE	JULY 1982
DESIGNER	HRE
DRAFTSMAN	JRH
REVIEWER	HRE

OWNER
CITY OF TUALATIN
P.O. BOX 369
18880 S.W. MARTINAZZI AVENUE
TUALATIN, OREGON 97062

STREET IMPROVEMENTS

UTILITY IMPROVEMENTS
**BOONES FERRY RD. AND
WARM SPRINGS ST.**

TUALATIN, OREGON

SHEET		OF		4	
4	AS-BUILT	3-85	CH		
3	ADDED TONKA RD & SHALLOW MANHOLE	12-20-83	JMW		
2	REVISED 12" WATERLINE IN BF ROAD	11-17-83	JRH		
1	EXTENDED SAN. SEWER TAPPED UP BS	10-4-83	JRH		
No.	REVISION	DATE	BY	DRAWING NUMBER	
				782-1	

DRAWING NUMBER 85-4-4