

Preliminary Plat Approval

I recommend including the following conditions of approval in the staff report:

1. A tree replacement plan will be provided under the building permit application. It will follow the requirements described in 19.10.070.
2. A tree protection plan will be submitted during building review. Showing tree protection fencing at the Arborist stated tree protection zone (TPZ). For tree 133 tree protection may be reduced to 18' to the west or the critical root zone (CRZ). This distance must be called out (near building pad) and the tree protection fence shown on the plans. The building pad including over excavation for a foundation shall not encroach into this CRZ.
3. The fence for tree 133 and other exceptional trees shall be 6' chain-link fence secured into the ground. This will be called out on the Tree Plan during building review.
4. Project Arborist to be on site and in control of any excavation or grading within tree 133's dripline. They will document and clean cut any root over 1" in diameter that needs to be removed. Call this out on Tree Plan during building review.
5. Proposed water meter location to be moved away from tree 133 and outside tree protection zone. Or according to the Senior City Development Engineer. Call this out on Tree Plan during building review.

Items to be shown on face of the plat

1. The plan showing numbered retained trees and building pad will be recorded as part of the plat. This plan should be the same or consistent with the Preliminary Tree Plan.
2. No tree identified for retention may be removed unless otherwise approved by the City arborist.