

ENGINEERING PLANNING
FORESTRY

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LANDSCAPE ARCHITECTURE
SURVEYING

Offices Located In:
SHERWOOD, OREGON
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www.aks-eng.com

Rosewood Partition 2960
December 5, 2011
6:00 PM

West End Building (Santiam Room)
4101 Kruse Way
Lake Oswego, OR 97035

NAME
ADDRESS
PHONE NUMBER

PLEASE PRINT CLEARLY

- | | | | |
|----|-----------------------------|-----|--|
| 1. | CHRIS GOODSELL | 7. | |
| | 13916 SW GALBREATH DR. #100 | | |
| | SHERWOOD, OR 97140 | | |
| 2. | Kim and Amy Kratz | 8. | |
| | 17114 Tualatin St | | |
| | Lake Oswego OR 97035 | | |
| 3. | DWIGHT SCHWAB | 9. | |
| | 3133 DOUGLAS CIR | | |
| | L.O., 97035 | | |
| 4. | Malcolm Eslinger | 10. | |
| | 3900 Canal Rd. | | |
| | Lake Oswego OR 97035 | | |
| 5. | | 11. | |
| | | | |
| | | | |
| 6. | | 12. | |
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From: Chris Goodell, AKS Engineering & Forestry LLC

To: Neighborhood Association Chairpersons

Neighborhood Meeting Summary: Rosewood Street Partition – Lake Oswego, Oregon

Date: December 8, 2011

Time: 6:00 PM – 6:35 PM

Location: City of Lake Oswego Parks & Recreation – West End Building (Santiam Room) 4101 Kruse Way, Lake Oswego, OR 97035

The following serves as a summary of the primary subjects covered at the Neighborhood Meeting. This is being provided to you as is required by the City of Lake Oswego.

Attendance: Chris Goodell, AKS Engineering & Forestry, LLC
Malcolm Eslinger
Dwight Schwab
Kim Kratz
Amy Kratz

- General discussion of proposed project:
 - 3-Parcel Partition
 - R-5 Zoning – 5,000 square foot minimum
 - Average lot size > 7,000 square feet
 - Detached homes
 - Land use application to be submitted to the City of Lake Oswego
 - The project discussion was followed by a question and answer session and included the following topics of conversation:
 - City process and public input opportunities
 - Details for potential future homes including sizes, appearance, orientation, setbacks from street and between homes, and price points
 - Parking (including on-street), traffic, and width of Tualatin Street
 - Off site drainage issue caused by low point on northwest corner of Rosewood and Tualatin
 - Location for future utility lines and if they would be underground
 - Location of future mailboxes
 - Location of future air conditioning equipment
 - Project / construction timeline
 - Home demolition and potential asbestos removal procedures
 - Construction hours
-



Consulting Arborists and Urban Forest Management

971.409.9354
3 Monroe Parkway, Suite P 220
Lake Oswego, Oregon 97035
morgan.holen@comcast.net

DATE: November 21, 2011
TO: Debra Andreades, Senior Planner
FROM: Morgan E. Holen, Lake Oswego Contract Arborist
RE: Rosewood and Tualatin – Tree Evaluation 11-16-11

At the City’s request, I met with you and Todd Knepper at the Rosewood and Tualatin project site on November 16, 2011 in order to evaluate one Douglas-fir tree in terms of proposed street improvements. This report documents the site visit and provides arborist recommendations.

The tree is a large Douglas-fir (*Pseudotsuga menziesii*) located along Rosewood Street that appears in good condition with no major defects observed.

Proposed construction includes replacing the existing asphalt roadway, installing a gravel shoulder and drainage system along the roadway. Special measures are recommended to ensure that the tree is well protected throughout construction.

Protection measures include:

- Install tree protection fencing at the dripline of the tree at a minimum on the north, south, and west sides of the tree. Install tree protection fencing at the limits of disturbance along the east side of the tree. The protection fencing should not be moved or removed during construction unless under the direction of an arborist.
- Coordinate with an arborist to monitor removal of the existing asphalt and base layer beneath the dripline of the tree to the east. The arborist should monitor this work and provide recommendations to prune or preserve any roots exposed beneath the asphalt. This work should be documented in an arborist report.
- The gravel shoulder should cease outside of the protection fencing; no gravel shoulder is needed along the roadway at the tree.
- The drainage system should cease outside of the protection fencing; no drainage system is needed along the roadway at the tree.
- Use a modified profile for roadway construction beneath the dripline of the tree that includes a layer of permeable geotextile fabric on the ground surface (Figure 1). If excavation is necessary, work should be performed under arborist supervision.

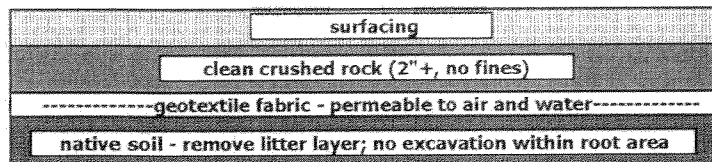


Figure 1. Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading; Technique based on best management practices.

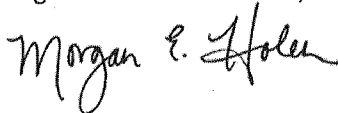
EXHIBIT F-4
LU 11-0046

A sidewalk may be constructed in the future. There is not enough space for a sidewalk between the roadway and the tree, but a sidewalk may be feasible along the west side of the tree. Sidewalk construction should avoid root zone excavation by building up from the existing grade using the modified profile in Figure 1. Please contact me for additional recommendations for tree protection during sidewalk construction when a plan becomes available.

Please let me know if you have questions or need any additional information.

Thank you,

Morgan Holen & Associates, LLC

A handwritten signature in black ink that reads "Morgan E. Holen". The signature is written in a cursive style with a large, stylized 'M' and 'H'.

Morgan E. Holen, Member

ISA Certified Arborist, PN-6145A

ISA Certified Tree Risk Assessor, No. 449

Forest Biologist



Fire Marshal's Office

Memorandum

P.O. Box 369
Lake Oswego, OR 97034
503 635-0275
Zoutendijk@ci.oswego.or.us

To: Johanna Hastay, Associate Planner
From: Gert Zoutendijk, Deputy Fire Marshal
Date: December 21, 2011
Subject: LU 11-0046, 5011 Rosewood Street
Plans Received Date: December 9, 2011

ACCESS

Access is adequate for emergency vehicles.

WATER FLOW FOR FIRE PROTECTION

Hydrant location and water flow for fire protection are adequate for a home up to 7,700 total square feet including all levels and any attached garage.

EXHIBIT F-5
LU 11-0046