



City of Corvallis

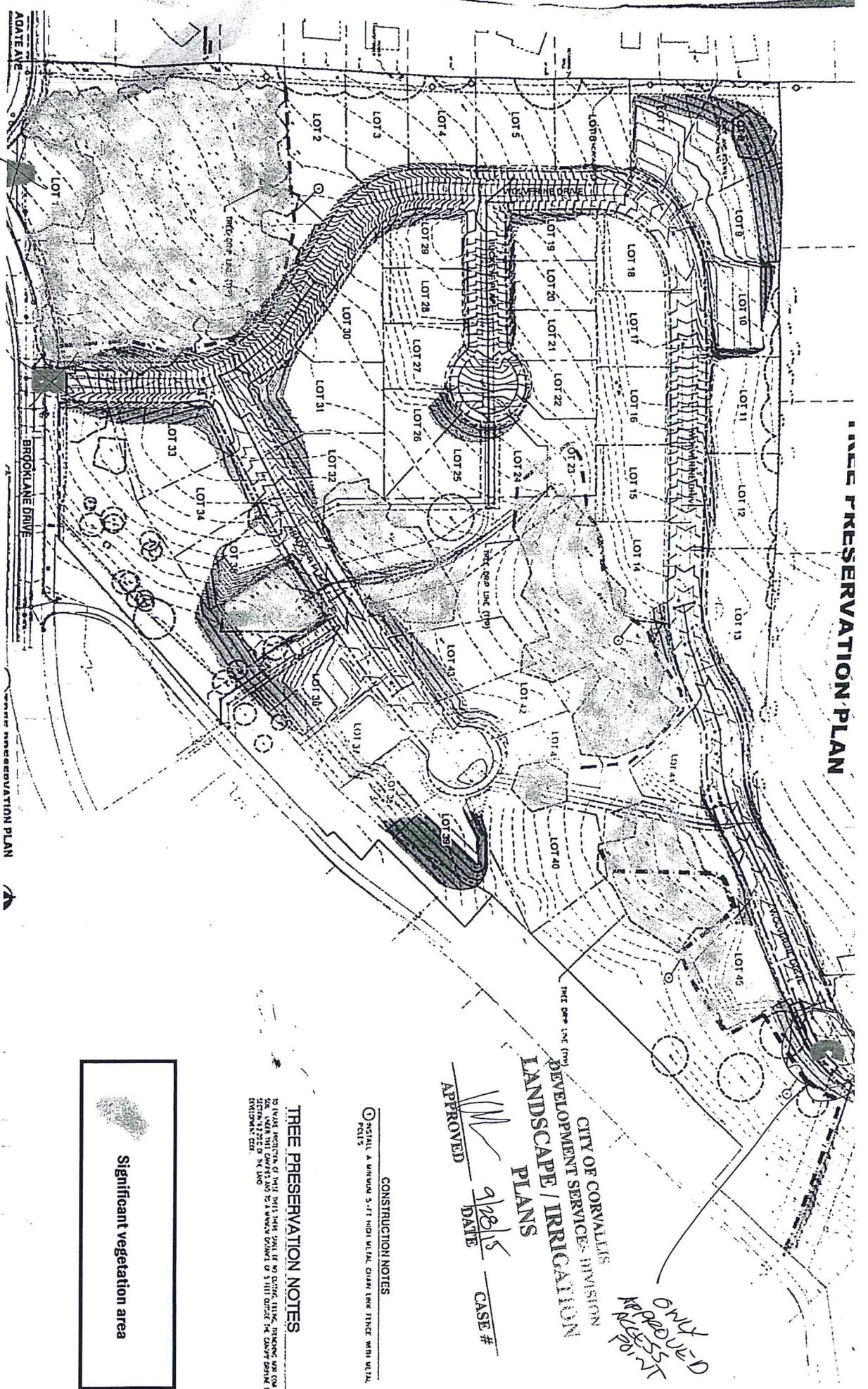
Development Services Division
 501 SW Madison Avenue, PO Box 1083, Corvallis, OR 97339
 Office: 541-766-6929 FAX: 541-766-6936
 Automated Inspection Request Line: 541-766-6745

Permit Number: LND15-00016

Site Address: SW BROOKLANE DR

Condition Type	Conditions of Approval	
LDC	1	Access Access onto the Brooklane lot shall only be taken from northeast connection of Wolverine Drive, identified as "C" on the Tree Preservation Plan.
	2	Arborist Monitoring The arborist shall monitor the activity to ensure consistency with the submitted and approved plan.
	3	Equipment Staging Equipment shall be staged within the existing road bed and in areas located outside of any Significant Vegetation.
	4	Invasive Vegetation Only An arborist assessment has been prepared by Matt Sanchez with Willamette Tree Consultation LLC. All development activity shall follow the process outlined within the submitted report. The report only requests the removal of invasive vegetation, as defined in Chapter 1.6 of the City's Land Development Code. Any deviations proposed shall first be documented by the arborist, submitted to the City for review, and approved by the City prior to commencing any of the work.
	5	LDC-Avoid Wetlands The applicant has provided a wetland delineation indicating the locations(s) of the mapped wetlands. The applicant is responsible for ensuring wetland permitting is still current and there is no disturbance within the mapped wetland areas.
	6	NO Heavy Equipment Heavy equipment on tracks or wheels cannot be used to perform the clearing operations within the mapped tree areas.
LND	7	No Excavation/Grading Excavation or grading have not been authorized as part of this proposal. If any excavation/grading is proposed, the applicant shall file a revision to their excavation/grading plan (EXC12-00040).

LINE PRESERVATION PLAN



CITY OF CORVALLIS
 DEVELOPMENT SERVICES DIVISION
**LANDSCAPE / IRRIGATION
 PLANS**

APPROVED *[Signature]* DATE 9/28/15 CASE # _____

CONSTRUCTION NOTES
 ○ METAL & UNBURN 3-1/2" HIGH VERTICAL CURB LINK FINISH WITH VERTICAL
 FACING

TREE PRESERVATION NOTES
 TO MAINTAIN PROTECTION OF THIS TREE, NEAR SHALL BE NO DIRTING, GRUBBING, PRUNING OR USE OF ANY
 OTHER EQUIPMENT OR MATERIALS WITHIN THE PROTECTED ZONE. A MAJOR DRAINAGE OF 5" (10" DRAINAGE) SHALL BE
 MAINTAINED AT ALL TIMES.

Significant vegetation area

*ONLY
 APPROVED
 9/28/15
 10:12*

It is in my professional opinion that these weeds with proper and approved biological control methods can be removed while maintaining the continued vigor of the Highly Protected Significant Vegetation.

It should be noted that there is a large presence of *Toxicodendron*, poison oak which is not designated a Type A, B, or T noxious weed and is in fact a North American native. In a general opinion it is believed that this vined plant is choking trees but in fact is supplemental to the micro ecosystem in an Oak Savannah; this species shall remain. In addition there is a fairly large presence of *Hypericum calycinum* this understory native is also not designated as a Type A, B, or T noxious weed; this species shall remain.

Any removal of other species not listed in the Type A, B, or T noxious weed list shall not be allowed unless a qualified botanist makes a decision on the matter of mitigation after the initial noxious weed mitigation is performed. Any removal of *Crataegus*, scrub hawthorne is unnecessary at this time and will be determined for mitigation in the later tree protection plan.

Action

Brooklane Heights has a mix of protected and unprotected vegetation, but it is necessary to manage the property as a whole when mitigating noxious vegetation. Any noxious vegetation mitigation within/ out of the dripline of the protected vegetation shall not use heavy equipment that operates on tracts or tires and is meant for excavation activity or any other impacting soil disturbance. When working inside a continuous dripline of significant vegetation handheld mechanical motorized clearing equipment is allowed, however when the noxious vegetation is within the immediate root zone/ trunk of protected vegetation non motorized hand tools must be used.

Points of entry

The point of entry into the site shall be minimal in impact, the purpose of this is to reduce the chances of erosion and soil disturbance. The only point of entry allowed for all mitigation practices shall be from the entrance at Wolverine Dr. There shall be no other points of entry to this site unless permitted by the City of Corvallis. All vehicles must stay on the unfinished road that extends from Wolverine Dr. and not go further south than Lot 2/ Lot 30. On this road, brush loaders may move about as long as they remain on the road, any brush loader exiting the road is in violation of this plan. Material may be staged on "Buckeye Pl." and chipping of the material may be done in this area. There shall be no storage of a dumpster or any other long term storage container on Buckeye Pl. All dumpsters or other storage containers must remain at the head of the property and out of the right of way for emergency purposes. All material extraction must be done by foot and brought to the road, then moved with a brush loader to another staged area. No mowers shall be used to clear brush, especially scotch broom as it is ineffective in reducing the invasive nature of this species. Proper eradication of invasive species requires removal of rooting bodies with hand tools followed by spraying. Any entrance that requires driving over a curb is not permitted.

When the contractor is to perform this mitigation any encounter of non-noxious vegetation shall remain intact. For example, if there is a large clump of blackberries surrounding a significant tree but these two vegetative masses are only accessible by entering through non noxious vegetation then there shall be no removal or heavy disturbance of this vegetative body to ease removal.

Typically protective fencing is erected to protect significant vegetation 5ft outside the dripline, but due to the nature of this case it is not possible to erect fencing when working in close proximity of the

Revised 9/24/15

Invasive/ noxious weed mitigation plan for Brooklane Heights

Prepared by Matthew Sanchez ISA Certified Arborist (PN 7830A)

Summary

Currently there is a need to remove noxious/ invasive vegetation within the Brooklane Heights property. This task is required to properly manage the Highly Significant Vegetation and other non-significant vegetation areas within the property so that the trees have the ability to return to their native understory state. In addition, this mitigation will allow the arborist, Matt Sanchez to conduct a field inventory of the site to properly follow Condition of Approval 5 listed in the Conditions of Approval Brooklane Heights (PLD06-00018, SUB06-00006). This plan is not meant to describe the Tree Preservation Plan, but simply to encourage the future progress of this task. In the current state there is a large presence of Type B invasive/ noxious weeds that fall under the Oregon Department of Agriculture Noxious Weed Control Policy. Under this designation it is recommended by the Oregon Department of Agriculture:

Limited to intensive control at the state, county or regional level as determined on a site specific, case-by-case basis. Where implementation of a fully integrated statewide management plan is not feasible, biological control (when available) shall be the primary control method.

According to the City of Corvallis Land Development Code regarding Significant Vegetation, the mitigation of type A,B and T noxious weeds is exempt.

4.12.30 i

Removal of Invasive and/ or Noxious vegetation as defined in chapter 1.6 definitions. If necessary in conjunction with vegetation removal, non rip-rap erosion control measures shall be utilized.

Therefore, the Type B noxious weeds shall be removed within the highly significant vegetation areas on the Brooklane Heights property. Type B noxious weeds that have the most intense impact on this site and have begun "choking out" a once native understory shall be mitigated. The Type B weeds are

Rubus discolor, Himalayan blackberry

Cirsium vulgare , Bull thistle

Hedera helix, English ivy

Cytisus scoparius, Scotch broom

vegetation. Fencing will be erected to protect the significant vegetation once the final arborist report has been written describing areas of required protection. There are currently two significant vegetation areas that have protective fencing, these areas are highlighted on the provided map directly south of the proposed extension of Wolverine Dr. Entrance is permissible in these two areas as long as proper instruction regarding work around significant vegetation from the certified arborist is given. The fencing shall not be taken down completely, however an exit area of no larger than two fence panels shall be opened for access to remove debris.

Disposal of all noxious vegetation debris shall not return to this site as mulch or any other by-product, instead the debris shall be disposed at a landfill which has very limited potential for spreading.

Spraying of areas that have been cleared of noxious weeds shall follow EPA, State, County, and City guidelines, and shall be performed by a licensed applicator.

A recommended Integrated Pest Management Plan to maintain the suppression of Type A, B, and T noxious weeds on this property is necessary. This should be created by a qualified botanist.

Matt Sanchez shall remain on site when removing any noxious weed around significant vegetation to ensure the safety of the trees. He will also provide a description of the task to the contractor who is hired to remove this vegetation. Detailed instructions of protecting significant vegetation is key to the successful mitigation of noxious weeds.

It is in my professional arborist opinion that if these tasks are followed and monitored then the mitigation plan will be successful in reaching the next step of the tree protection plan for Brooklane Heights. Also, this plan is meant to ensure the safety of the significant vegetation on the site by performing proper noxious weed mitigation. Willamette Tree Consultation LLC is not liable for any damage to significant vegetation during the mitigation procedure.

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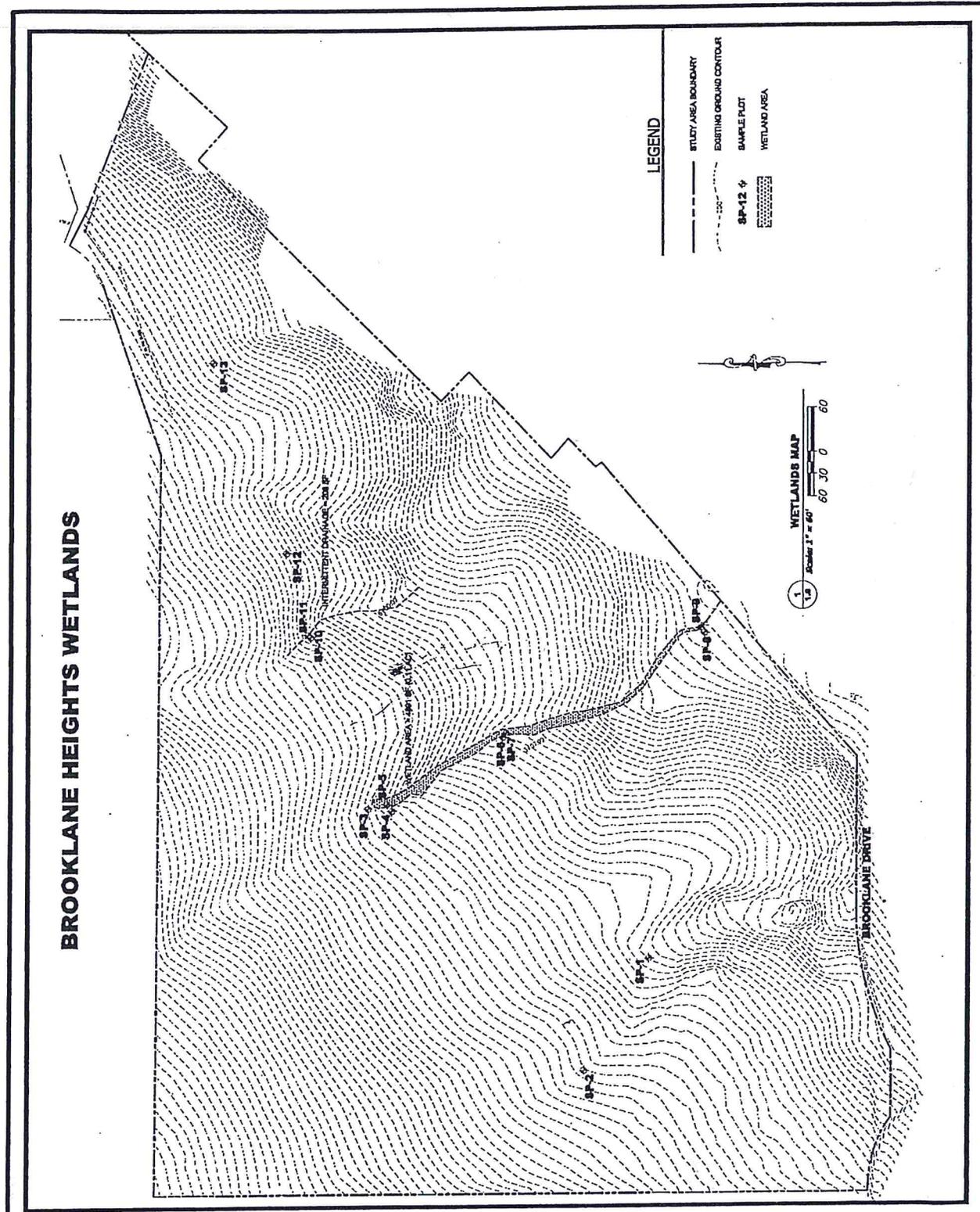


FIGURE 6
Wetland Site Location Map
Project: Brooklane Heights

