

NOTES:

A. Contractor shall be responsible to verify the existing site conditions and to notify RRM Design Group of any differences between the actual conditions and those shown on the plans.

B. The Contractor shall review the drawings prior to construction and notify the County Engineer and Landscape Architect of any discrepancies before proceeding with the work.

C. Only "approved" drawings shall be used for the construction of this project. No changes or modifications to the plans shall be made without the prior approval of the County Engineer and Landscape Architect.

D. No trees, other than those shown, shall be removed without prior approval of the County of San Luis Obispo and RRM Design Group.

E. The Contractor shall take all necessary precautions to protect adjacent properties, protected trees, and Arroyo Grande Creek from storm water runoff and or deposition of debris resulting from construction of this project. Silt fencing shall be installed between the construction site and existing oaks.

F. All existing trees to remain shall be protected from damage throughout construction. No materials, vehicles, or equipment shall be permitted within the dripline of the tree.

G. All contractors, subcontractors, and their personnel must be informed and educated to the policies, penalties, and/or fines concerning the removal or destruction of existing trees, whether intentional or accidental. All personnel are to review all tree protection notes and plans prior to working at the construction site.

H. Intentional or accidental destruction of trees which are designated to remain may result in a fine. Fines can be equal to or greater than ISA assessed values of trees.

I. All trees remaining onsite within 50 ft. of construction shall be fenced prior to start of construction/grading. The fence should be placed 1.5 times the radius of the dripline away from the trunk whenever possible. This fence shall not be moved during construction unless approved by the Arborist. Drawings/protection plans are schematic.

J. All elements demolished or dismantled by the contractor shall be removed from the site and disposed of in a legal manner. Debris shall not be stored so as to create a public nuisance or hazard.

K. Consult with with an ISA certified arborist prior to pruning any tree. All pruning of trees shall be kept to a minimum and must follow ISA standards.

L. Contractor shall save mulch generated from downed trees for use with proposed mitigation trees.

M. The Contractor shall confirm a location on the site with the Owner for stacking all wood and mulch piles.

N. Contractor shall consult with arborist before removing any trees within the dripline of a protected tree.

O. Encroachment within the tree protection zone shall be approved by the arborist.

P. The contractor should call the arborist for inspections prior to and during construction to determine that adequate tree protection measures have been implemented and are being followed.

Q. Encroachment (grade changes - cuts, fills, or trenching) within the drip line shall be kept to a minimum. If this encroachment is necessary, it shall be limited to one side and shall not come any closer to the trunk than 1/2 the radius of the dripline, or 10 feet (whichever is greater) unless approved by the arborist.

R. Grubbing within the dripline will be done by hand.

S. Trenches within the dripline shall be hand dug. Roots 2" in diameter and over should be left intact unless approved for removal by the Arborist. Roots removed over 1/2" in diameter shall be cut. A hand pruner can be used for the smaller roots while a saw should be used for larger roots.

T. Utility trenches shall not encroach within the dripline, but do not need to be located along the drive.

U. Drainage should be directed away from the oaks.

V. No soil sterilants shall be used within 50' of the dripline of any oaks.

W. For all questions regarding the Tree Removal and Protection plans, please contact Steve Conner at RRM Design Group, (805) 543-1794. Please call Dave Ragan (481-1038 or 801-1115) for all questions with regards to the arborist.

X. Oaks which have been designated as "removable" should be preserved, but may be removed when siting a structure within the development envelope (per Condition II of CUP Tract 2408/S990298T/D990392D).

TREE PROTECTION AND REMOVAL TABLE			
TREE NUMBER	TREE DESCRIPTION	STATUS	COMMENTS
802	36" oak	Remove	Potential save
803	14" oak 10	Protect	Grading impact
804	20" oak	Protect	
805	10" oak	Protect	Grading impact
806	24" oak	Protect	Grading impact
807	18" oak	Protect	Minimal pruning may be required
808	36" oak	Protect	
809	36" oak	Protect	
810	14" oak	Protect	
811	8" oak	Protect	
812	36" oak	Protect	Potential save
816	28" oak	Remove	
4405	36" tr 30	Protect	
4406	8" tr 15 2p	Protect	
4407	12" tr 20	Protect	
4409	24" tr 30	Protect	
4410	12" tr 15 2p	Protect	
4411	36" tr 40	Protect	
4416	30" tr 25	Protect	Some pruning may be required
4417	8" tr 15	Protect	Some pruning may be required
4418	12" tr 20	Protect	Some pruning may be required
4445	8" tr 15	Protect	Some pruning may be required
4448	24" tr 25	Protect	Some pruning may be required
4450	8" tr 15	Protect	Some pruning may be required
4451	24" tr 25	Protect	Some pruning may be required
4458	24" tr 40	Protect	Some pruning may be required
4460	24" tr 15	Protect	Some pruning may be required
4461	10" tr 15	Protect	Some pruning may be required
4462	10" tr 20	Protect	Some pruning may be required
4464	30" tr 40	Protect	Some pruning may be required
7704	36" oak 30	Protect	
7705	36" syc	Protect	Some pruning may be required
7706	24" 2p syc 50	Protect	Some pruning may be required
51080	60AK	Protect	Grading Impact
51130	8WILLOW	Protect	
51131	18WILLOW	Protect	Some pruning may be required
51147	10WILLOW	Protect	Some pruning may be required
51332	24-8-6-SYCY	Protect	
51333	36SYC	Protect	
51334	20tree	Protect	
51348	8tree	Protect	
51349	42nsyc	Protect	
51354	30oak	Protect	
51357	30oak+top	Protect	
52016	4IN-OAK	Protect	
52018	8IN-OAK	Protect	Some pruning may be required
52019	4IN-OAK	Protect	
52022	24IN-OAK	Protect	
52075	DL-OAK	Protect	
52083	36IN-OAK	Protect	Grading Impact
52086	48IN-OAK	Protect	Grading Impact
52087	22IN-OAK	Protect	Grading Impact
52191	24IN-SYC	Protect	Some pruning may be required
52193	36IN-SYC	Protect	
52194	24IN-TREE	Protect	
52199	24IN-SYC	Protect	Some pruning may be required
52216	8IN-WILLOW	Remove	
52219	36IN-SYC	Protect	Some pruning may be required
52220	8IN-SYC	Protect	Some pruning may be required
52222	6AND8IN-WILLOWS	Protect	Some pruning may be required
52259	36IN-SYC	Protect	
52260	36IN-SYC	Protect	
52261	30IN-SYC	Protect	
52262	2-8IN-DEAD-WILLO	Protect	
52263	2-10IN-WILLOWS	Protect	
52268	8IN-WILLOW	Protect	
52269	2-8IN-WILLOWS	Protect	
52270	36IN-SYC	Protect	
52272	8IN-WILLOW	Protect	
52273	12IN-WILLOW	Protect	
52274	4IN-WILLOW	Protect	
52275	16IN-WILLOW	Protect	
52278	10IN-WILLOW	Protect	
52279	8IN-WILLOW	Protect	
52280	10IN-WILLOW	Protect	
52281	8IN-DEAD-WILLO	Dead	
52282	8IN-DEAD-WILLOW	Dead	
52283	8IN-DEAD-WILLOW	Dead	
52284	2-10IN-DEAD-WILLO	Dead	
52285	2-8IN-WILLOWS	Protect	
52287	24AND36-DEADSYCY	Dead	
52288	2-4IN-WILLOWS	Remove	
52285	36IN-SYC	Protect	Some pruning may be required
52286	4IN-WILLOW	Protect	Some pruning may be required
52287	6IN-WILLOW	Protect	Some pruning may be required
52289	6IN-WILLOW	Protect	Some pruning may be required
52302	8IN-WILLOW	Protect	
52305	24SYCY	Protect	Some pruning may be required

TOTAL OAKS REMOVED ON THIS SHEET: 2
 TOTAL OAKS REMOVED ON LAS VENTANAS (ALL SHEETS): 90
 TOTAL OAKS POTENTIALLY SAVED ON THIS SHEET: 2
 TOTAL OAKS POTENTIALLY SAVED ON LAS VENTANAS (ALL SHEETS): 16
 TOTAL OAKS IMPACTED ON THIS SHEET: 7
 TOTAL OAKS IMPACTED ON LAS VENTANAS (ALL SHEETS): 54

LEGEND

- Tree to be protected
- Tree to be removed
- Removable tree
- ✱ Potential save
- x-x- Tree protection fencing
- 1 Some pruning may be required

Tree Description Notes:
 syc = sycamore
 wil = willow
 oak = oak
 tr = unknown species

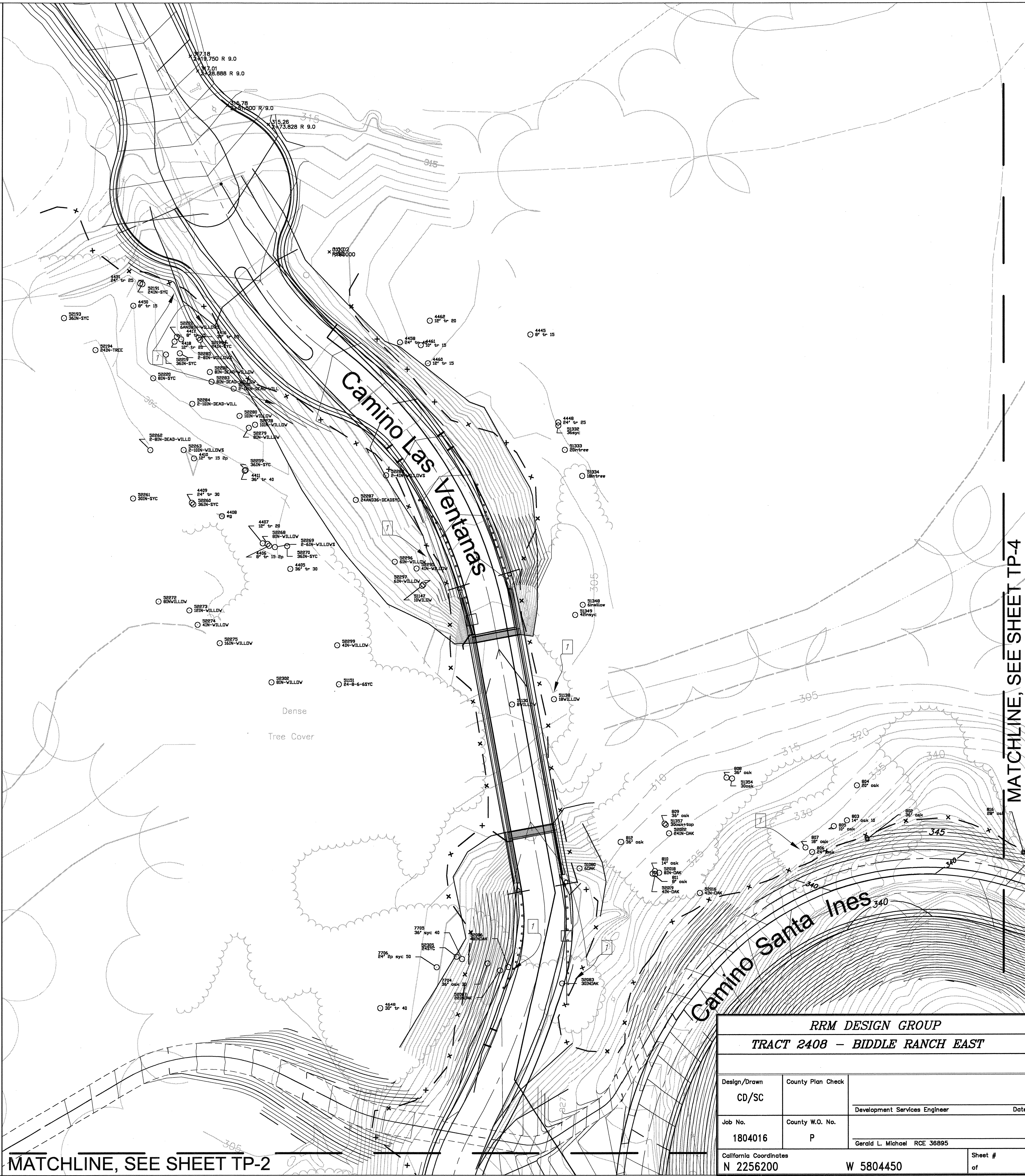
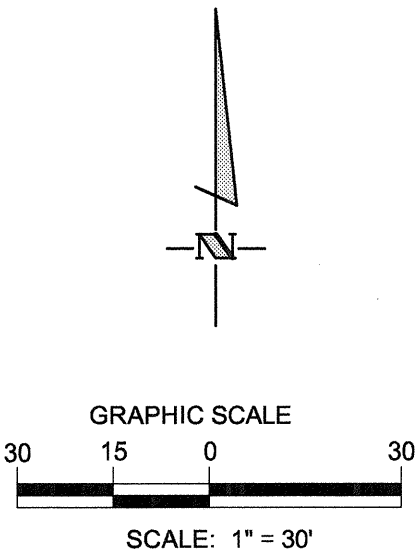
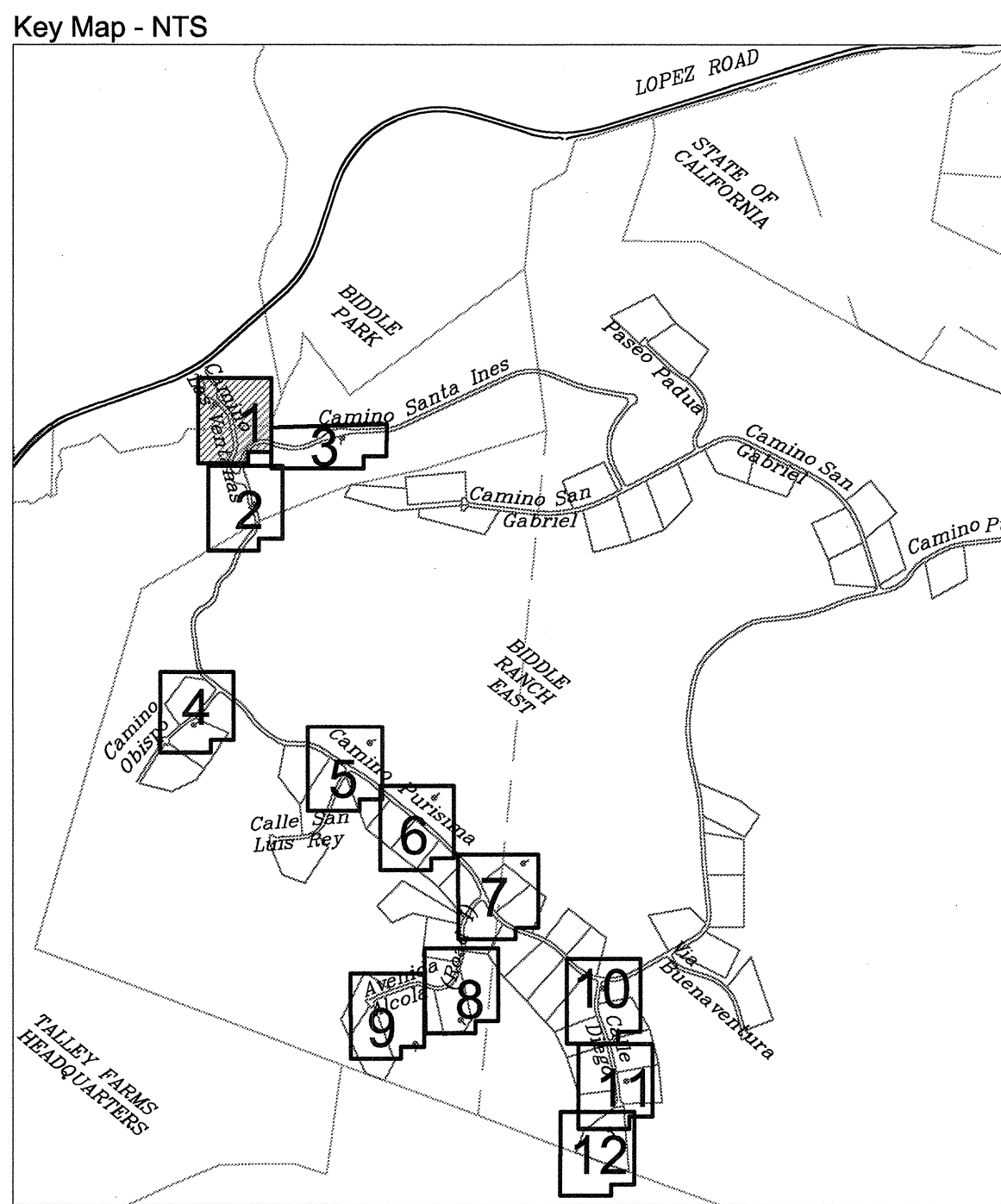
Example Descriptions

14" tr 15 2p 14"= 14 inch diameter trunk
 tr = unknown tree species
 15=15 foot diameter canopy
 2p=multi-stem trunk, 2 parts

24-8-6-SYCY 24=24 inch diameter trunk
 8=8 inch diameter trunk
 6=6 inch diameter trunk
 SYC=sycamore

36IN-SYC 36 inch diameter sycamore

OAK1052 Oak tree with ID tag #1052 (surveyed in 1998)



MATCHLINE, SEE SHEET TP-2

MATCHLINE, SEE SHEET TP-4

RRM DESIGN GROUP
TRACT 2408 - BIDDLE RANCH EAST

Design/Drawn	County Plan Check	
CD/SC		
Job No.	County W.O. No.	
1804016	P	
California Coordinates		Sheet #
N 2256200	W 5804450	of



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 creating environments people enjoy™

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 P: (805) 543-1794 | F: (805) 543-4809 | www.rrmdesign.com
 A California Corporation | Victor Montgomery, Architect #C 1090 | Jerry Michael, RCE #RCE 36895, LE #2078 | Jeff Ferber, LA #12474

TRACT 2408
LAS VENTANAS
TREE PROTECTION PLAN

NO.	REVISION	DATE

PROJECT MANAGER
 AJN

DRAWN BY
 SC

CHECKED BY
 JF

DATE
 JANUARY 15, 2007

CAD FILE
 1804016-P-TP.dwg

JOB NUMBER
 1804016

SHEET
 TP-1

N:\2004\1804016-Biddle Ranch East -Clutter Ph. A\Planning\Tree Protection Plans\AutoCAD\1804016-P-TP.dwg, TP-1, Jan 15, 2007 12:28pm, wconner

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TREE NUMBER	TREE DESCRIPTION	STATUS	COMMENTS
588	80" syc	Protect	Minimal pruning may be required
589	48" oak	Protect	Grading impact
4372	18" tr 40 sp	Protect	
7705	18" syc 25	Protect	Minimal pruning may be required
51318	48" syc	Remove	

TOTAL OAKS REMOVED ON THIS SHEET: 0
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LEGEND

- Tree to be protected
- Tree to be removed
- Removable tree
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- x-x- Tree protection fencing
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Tree Description Notes:

syc = sycamore
 wil = willow
 oak = oak
 tr = unknown species

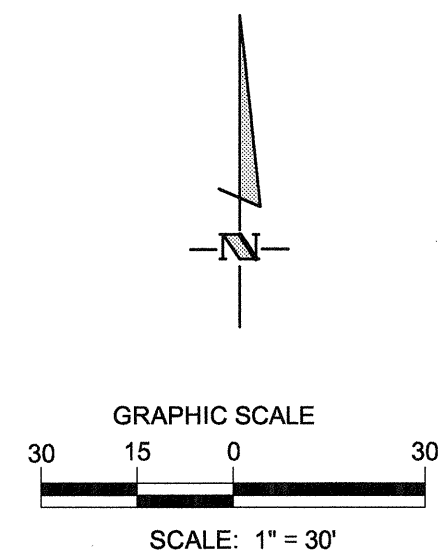
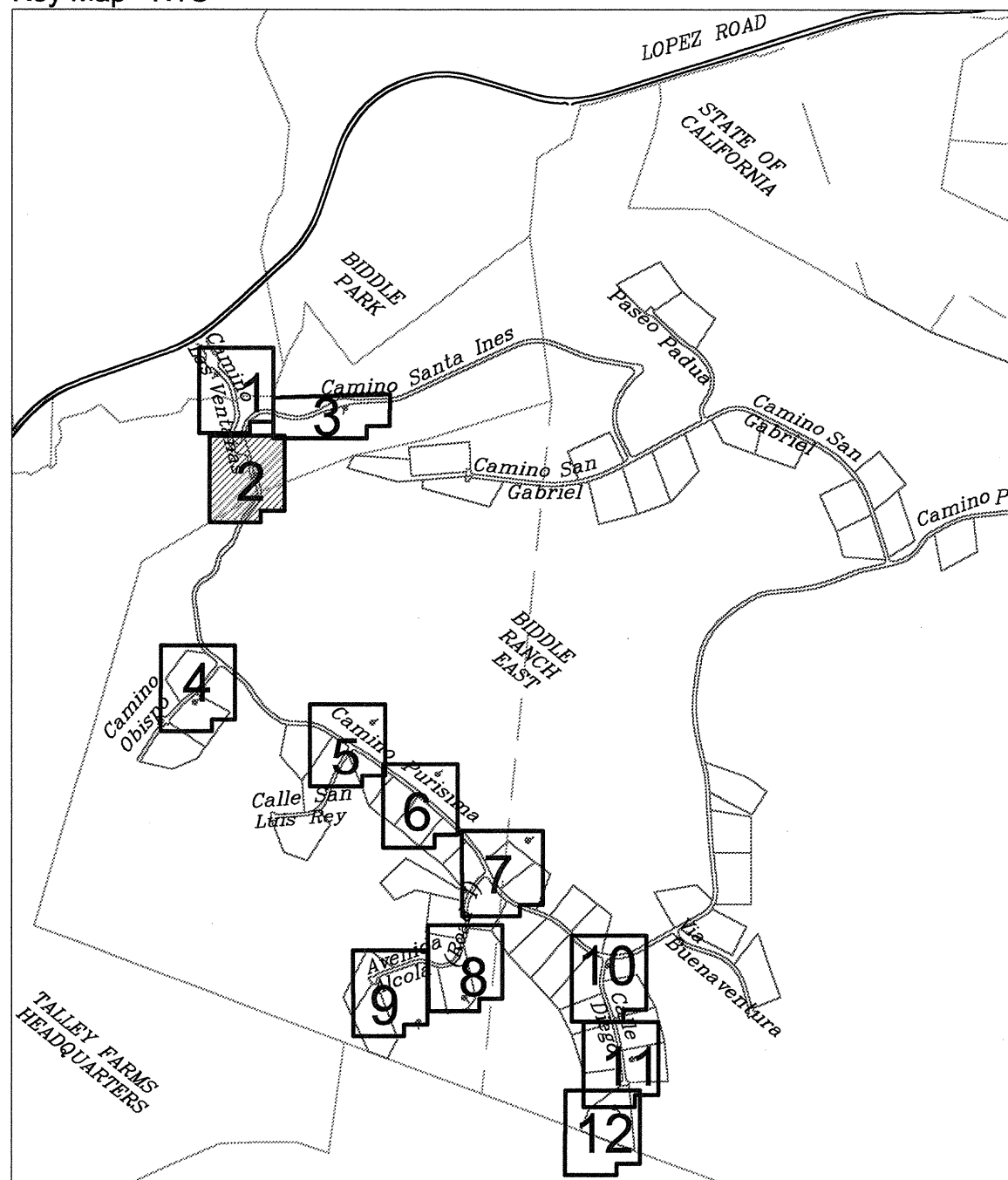
Example Descriptions
 14" tr 15 2p — 14" = 14 inch diameter trunk
 tr = unknown tree species
 15 = 15 foot diameter canopy
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24-8-6-SYC — 24 = 24 inch diameter trunk
 8 = 8 inch diameter trunk
 6 = 6 inch diameter trunk
 6 = 6 inch diameter trunk
 SYC = sycamore

36IN-SYC — 36 inch diameter sycamore

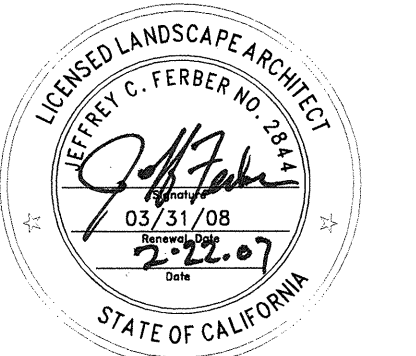
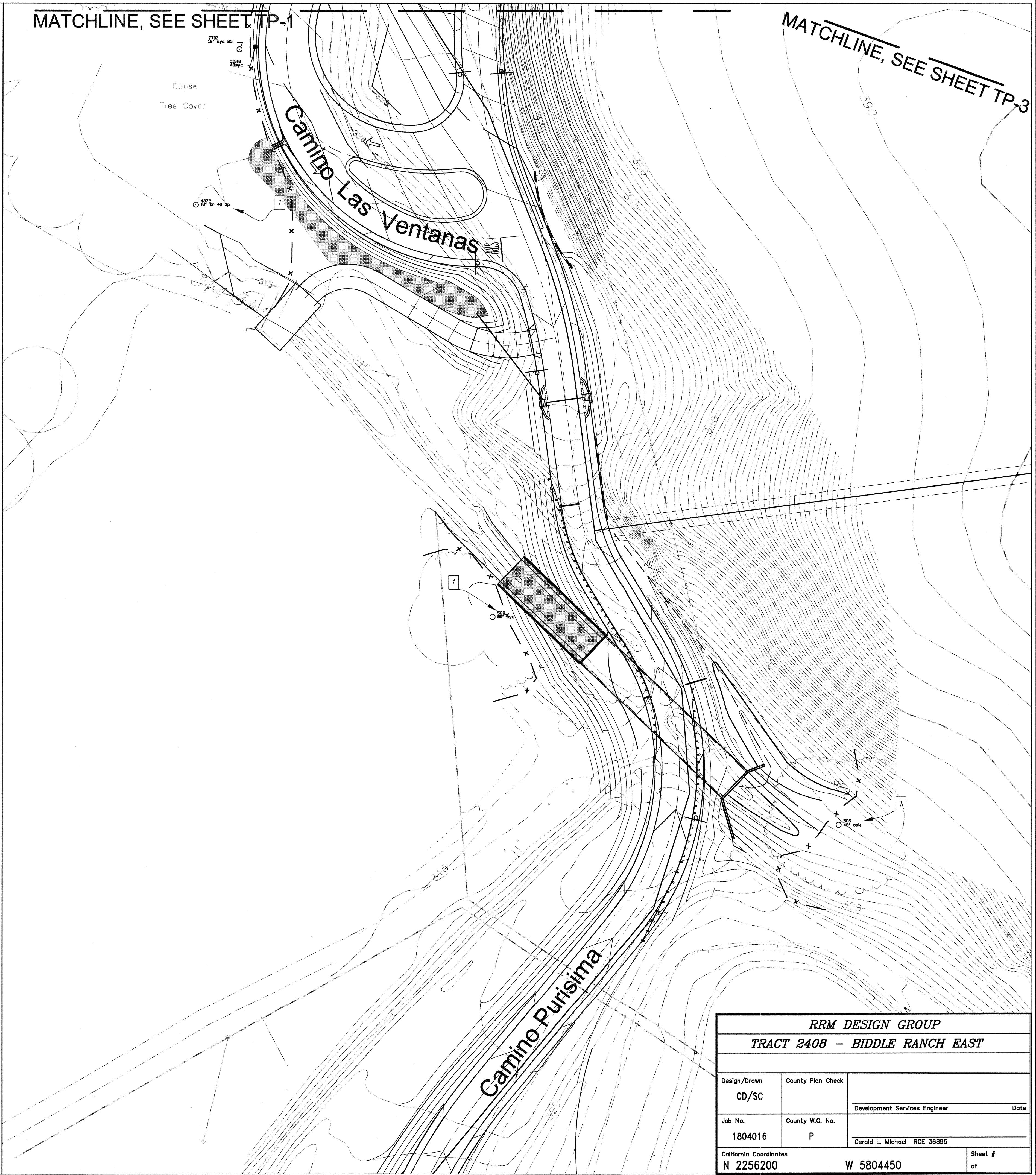
OAK1052 — Oak tree with ID tag #1052 (surveyed in 1998)

Key Map - NTS

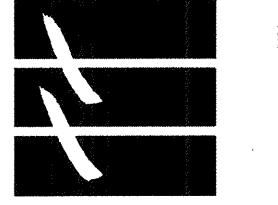


MATCHLINE, SEE SHEET TP-1

MATCHLINE, SEE SHEET TP-3



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 A California Corporation | Victor Montgomery, Architect (IC 1061) | Jerry Michael, RCE #8986, LS #6279 | Jeff Foster, LA #8244

**TRACT 2408
 LAS VENTANAS
 TREE PROTECTION
 PLAN**

RRM DESIGN GROUP			
TRACT 2408 - BIDDLE RANCH EAST			
Design/Drawn	County Plan Check	Development Services Engineer	
CD/SC		Date	
Job No.	County W.O. No.	Gerald L. Michael RCE 36895	
1804016	P		
California Coordinates		Sheet #	of
N 2256200	W 5804450		

NO.	REVISION	DATE
PROJECT MANAGER		
AJN	CHECKED BY	JF
DRAWN BY		
SC	DATE	
	JANUARY 15, 2007	
CAD FILE		
1804016-P-TP.dwg		
JOB NUMBER		
1804016		
SHEET		
TP-2		

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815	18" oak	Protect	Grading impact
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819	28" oak	Protect	Grading impact
820	30" oak	Protect	Grading impact
821	36" oak	Protect	Minimal pruning may be required
822	12" tree	Protect	Minimal pruning may be required
824	40" oak	Protect	Minimal pruning may be required
825	42" syc	Remove	Some pruning may be required
826	42" syc	Remove	Some pruning may be required
827	36" oak	Protect	Grading impact
828	36" oak	Protect	Grading impact
864	18" oak	Protect	Grading impact
4942	24" tr 25	Remove	Some pruning may be required
4945	30" oak 30	Protect	Grading impact
4948	36" oak 25	Protect	Grading impact
4972	48" oak 40	Protect	Grading impact

TOTAL OAKS REMOVED ON THIS SHEET: 0
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 TOTAL OAKS IMPACTED ON LAS VENTANAS (ALL SHEETS): 54

- LEGEND**
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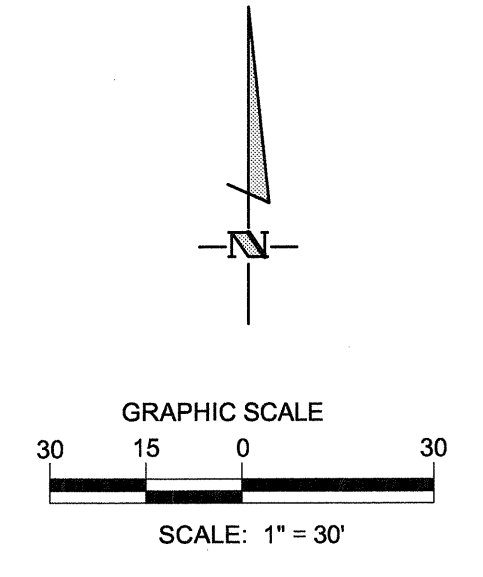
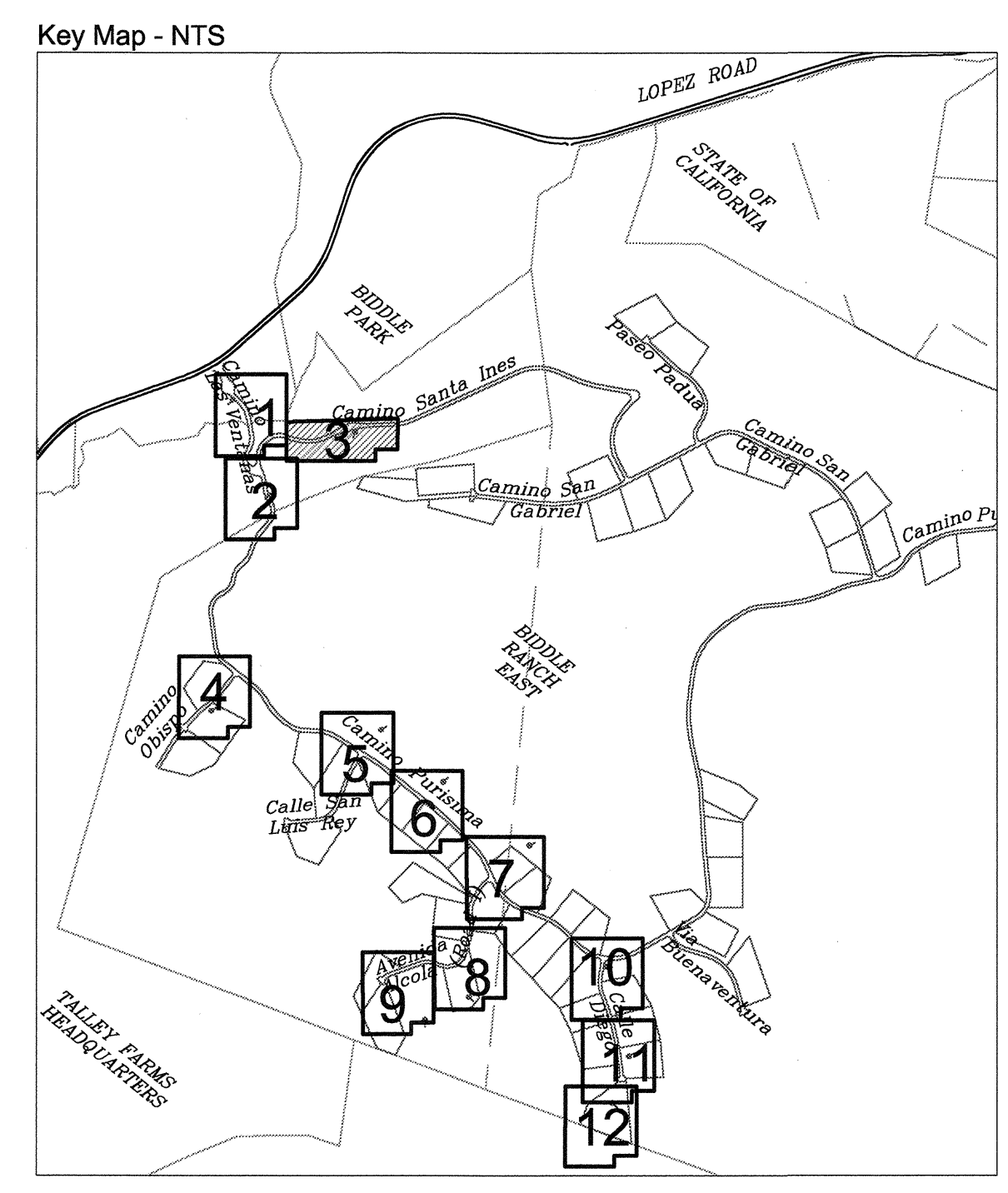
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MATCHLINE, SEE SHEET TP-1

RRM DESIGN GROUP	
TRACT 2408 - BIDDLE RANCH EAST	
Design/Drawn CD/SC	County Plan Check Development Services Engineer
Job No. 1804016	County W.O. No. P
California Coordinates N 2256200	Sheet # W 5804450

LICENSED LANDSCAPE ARCHITECT
 JERRY C. FERBER NO. 1941
 4/5/31/08
 242-07
 STATE OF CALIFORNIA

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3765 South Higuera St., Ste. 102, San Luis Obispo, CA 93401
 P: (805) 543-1794 | F: (805) 543-4009 | www.rrmdesign.com
 A California Corporation | Victor Montgomery, Architect IC 1109 | Jerry Michael, GC# 60886, LS 1828 | Jeff Ferber, LA 6384

**TRACT 2408
 LAS VENTANAS
 TREE PROTECTION
 PLAN**

NO.	REVISION	DATE

PROJECT MANAGER
 AJN
 DRAWN BY
 SC
 CHECKED BY
 JF
 DATE
JANUARY 15, 2007
 CAD FILE
 1804016-P-TP.dwg
 JOB NUMBER
1804016
 SHEET
TP-3

NOTES:

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- E. The Contractor shall take all necessary precautions to protect adjacent properties, protected trees, and Arroyo Grande Creek from storm water runoff and or deposition of debris resulting from construction of this project. Silt fencing shall be installed between the construction site and existing oaks.
- F. All existing trees to remain shall be protected from damage throughout construction. No materials, vehicles, or equipment shall be permitted within the dripline of the tree.
- G. All contractors, subcontractors, and their personnel must be informed and educated to the policies, penalties, and/or fines concerning the removal or destruction of existing trees, whether intentional or accidental. All personnel are to review all tree protection notes and plans prior to working at the construction site.
- H. Intentional or accidental destruction of trees which are designated to remain may result in a fine. Fines can be equal to or greater than ISA assessed values of trees.
- I. All trees remaining onsite within 50 ft. of construction shall be fenced prior to start of construction/grading. The fence should be placed 1.5 times the radius of the dripline away from the trunk whenever possible. This fence shall not be moved during construction unless approved by the Arborist. Drawings/protection plans are schematic.
- J. All elements demolished or dismantled by the contractor shall be removed from the site and disposed of in a legal manner. Debris shall not be stored so as to create a public nuisance or hazard.
- K. Consult with an ISA certified arborist prior to pruning any tree. All pruning of trees shall be kept to a minimum and must follow ISA standards.
- L. Contractor shall save mulch generated from downed trees for use with proposed mitigation trees.
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- Q. Encroachment (grade changes - cuts, fills, or trenching) within the drip line shall be kept to a minimum. If this encroachment is necessary, it shall be limited to one side and shall not come any closer to the trunk than 1/2 the radius of the dripline, or 10 feet (whichever is greater) unless approved by the arborist.
- R. Grubbing within the dripline will be done by hand.
- S. Trenches within the dripline shall be hand dug. Roots 2" in diameter and over should be left intact unless approved for removal by the Arborist. Roots removed over 1/2" in diameter shall be cut. A hand pruner can be used for the smaller roots while a saw should be used for larger roots.
- T. Utility trenches shall not encroach within the dripline, but do not need to be located along the drive.
- U. Drainage should be directed away from the oaks.
- V. No soil sterilants shall be used within 50' of the dripline of any oaks.
- W. For all questions regarding the Tree Removal and Protection plans, please contact Steve Conner at RRM Design Group. (805) 543-1794. Please call Dave Ragan (481-1038 or 801-1115) for all questions with regards to the arborist.
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TREE NUMBER	TREE DESCRIPTION	STATUS	COMMENTS
2327	36 oak	Protect	Grading impact
2328	28 oak	Protect	
2329	18 oak	Protect	
2330	36 oak	Protect	
2331	28 oak	Protect	
2332	36 oak	Protect	Some pruning may be required
2333	36 oak	Protect	
2334	22 oak	Protect	
2335	18 oak	Protect	
2336	18 oak	Protect	
2337	14 oak 2p	Protect	Grading impact
2338	20 oak	Protect	
2339	20 oak	Protect	
2340	20 oak	Protect	
2341	14 oak	Protect	
7707	17 oak 15	Protect	
7708	10 2p oak 15	Protect	
7709	16 2p oak 20	Protect	
12141	OAK197	Protect	
12142	OAK198	Protect	
12143	OAK199	Protect	
12146	OAK1001	Protect	
12147	OAK1002	Protect	
12148	OAK1003	Protect	
12149	OAK1004	Protect	
12150	OAK1005	Removable	
12151	OAK1006	Protect	
12152	OAK1007	Protect	
12153	OAK1008	Protect	
12154	OAK1009	Protect	
12155	OAK1010	Protect	
12156	OAK1011	Protect	
12157	OAK1012	Protect	
12158	OAK1013	Protect	
12159	OAK1014	Removable	

TOTAL OAKS REMOVED ON THIS SHEET: 0
 TOTAL OAKS REMOVED ON LAS VENTANAS (ALL SHEETS): 90
 TOTAL OAKS POTENTIALLY SAVED ON THIS SHEET: 0
 TOTAL OAKS POTENTIALLY SAVED ON LAS VENTANAS (ALL SHEETS): 16
 TOTAL OAKS IMPACTED ON THIS SHEET: 2
 TOTAL OAKS IMPACTED ON BIDDLE RANCH EAST (ALL SHEETS): 54

- LEGEND**
- Tree to be protected
 - Tree to be removed
 - Removable tree
 - ✱ Potential save
 - x-x- Tree protection fencing
 - 1 Some pruning may be required

Tree Description Notes:
 syc = sycamore
 wil = willow
 oak = oak
 tr = unknown species

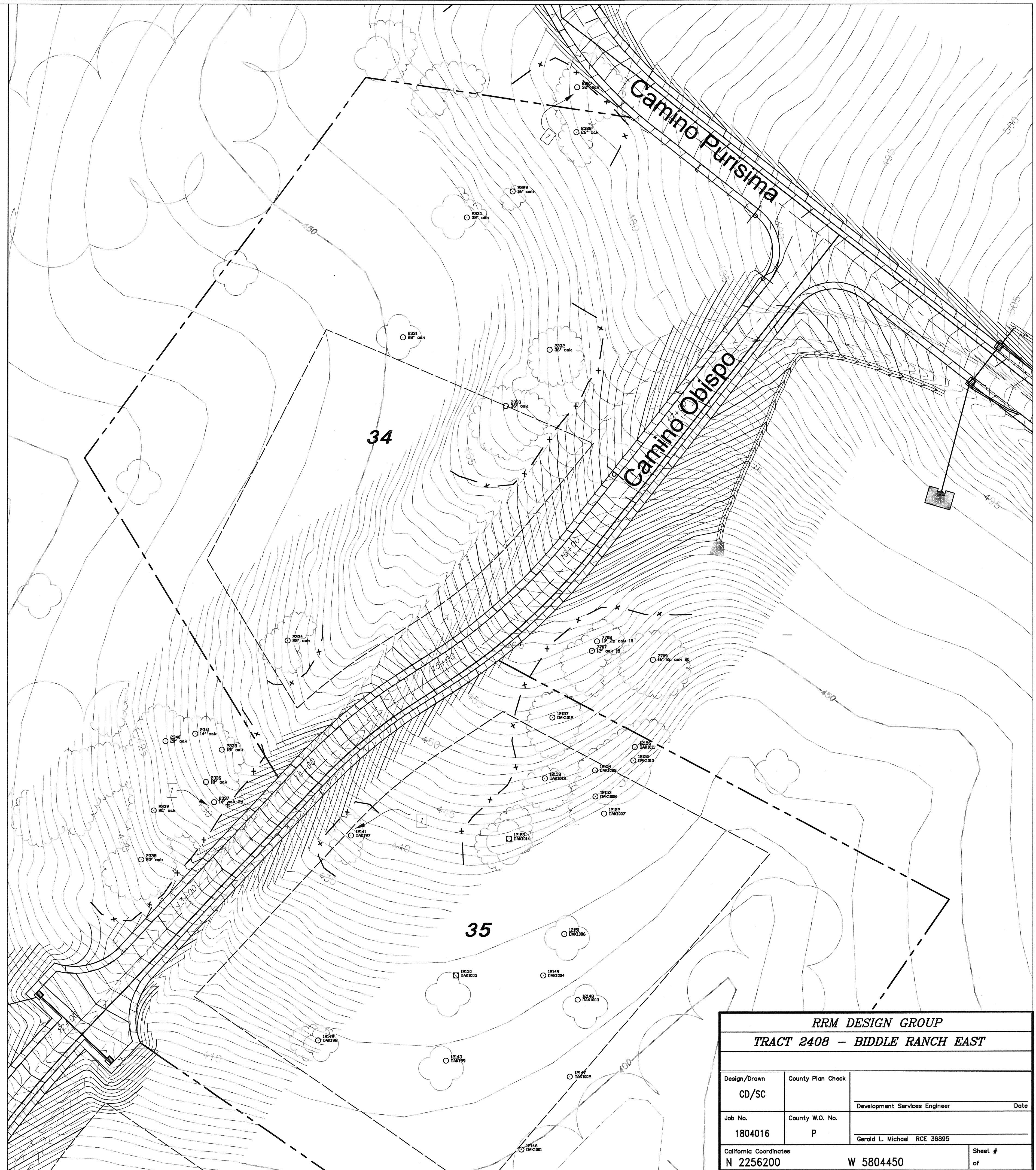
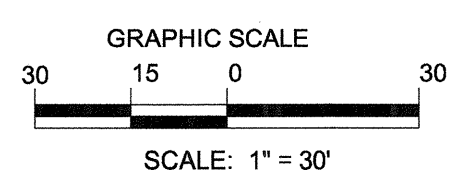
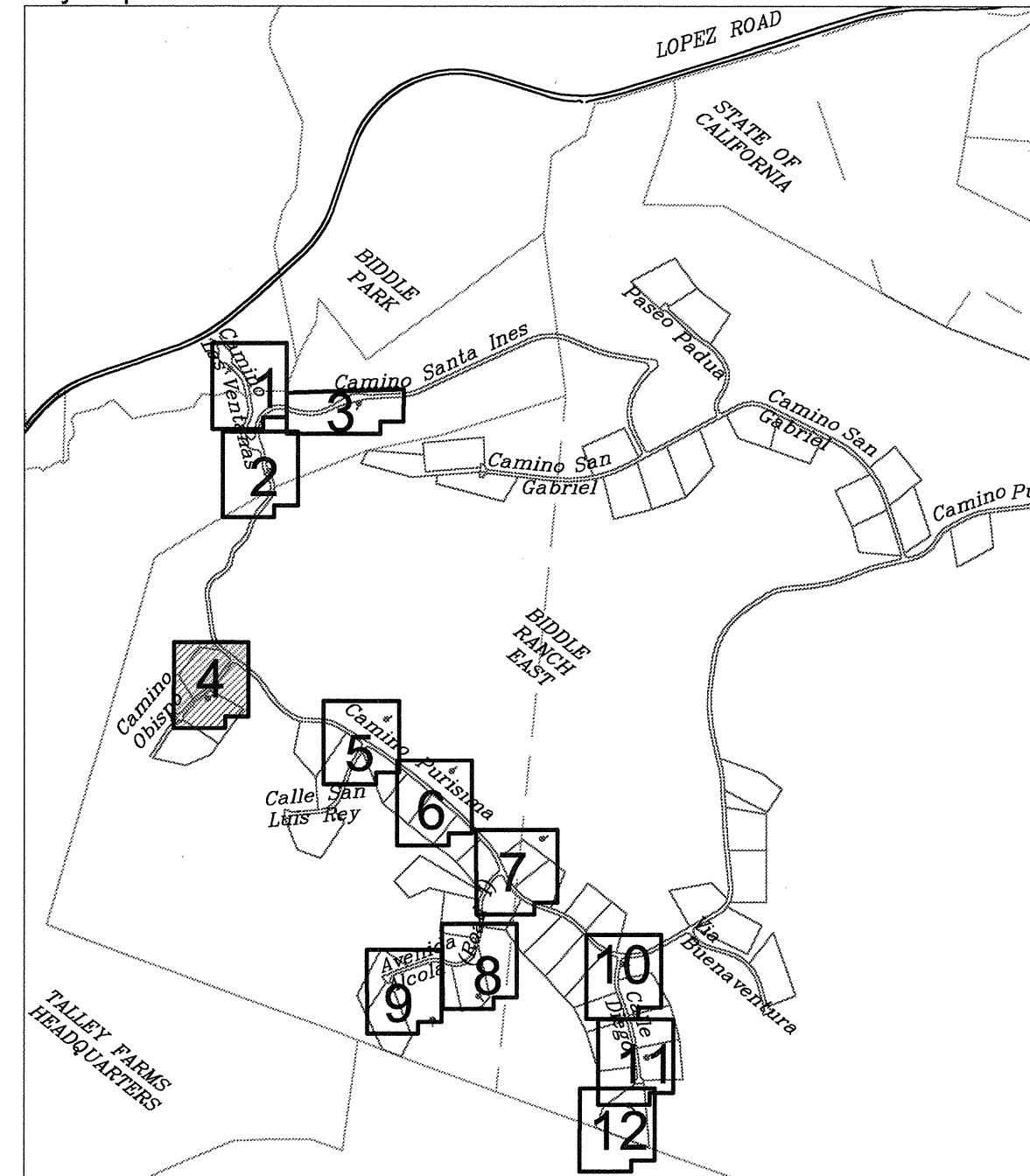
Example Descriptions
 14" tr 15 2p = 14"= 14 inch diameter trunk
 tr = unknown tree species
 15=15 foot diameter canopy
 2p=multi-stem trunk, 2 parts

24-8-6-SYC = 24=24 inch diameter trunk
 8=8 inch diameter trunk
 6=6 inch diameter trunk
 6=6 inch diameter trunk
 SYC=sycamore

36IN-SYC = 36 inch diameter sycamore

OAK1052 = Oak tree with ID tag #1052 (surveyed in 1998)

Key Map - NTS



RRM DESIGN GROUP			
TRACT 2408 - BIDDLE RANCH EAST			
Design/Drawn	County Plan Check	Development Services Engineer	
CD/SC			Date
Job No.	County W.O. No.	Gerald L. Michael RCE 36895	
1804016	P		
California Coordinates	N 2256200	W 5804450	Sheet # of



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**TRACT 2408
 LAS VENTANAS
 TREE PROTECTION
 PLAN**

NO.	REVISION	DATE
PROJECT MANAGER AJN		
DRAWN BY SC		CHECKED BY JF
DATE JANUARY 15, 2007		
CAD FILE 1804016-P-TP.dwg		
JOB NUMBER 1804016		
SHEET TP-4		

N:\2004\1804016-Biddle Ranch East, Quarter 1h, 2h, Planning\Tree Protection Plans\AutoCAD\1804016-P-TP.dwg, TP-4, Jan 15, 2007 12:30pm, erconner

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7710	16" 2p oak 15	Protect	Grading impact
7711	36" oak 25	Remove	
7712	36" 2p oak 40	Protect	
7713	50" oak 40	Protect	
7714	40" oak 20	Remove	Potential save
7715	40" oak 40 no el	Protect	Grading impact

TOTAL OAKS REMOVED ON THIS SHEET: 2
 TOTAL OAKS REMOVED ON LAS VENTANAS (ALL SHEETS): 90
 TOTAL OAKS POTENTIALLY SAVED ON THIS SHEET: 1
 TOTAL OAKS POTENTIALLY SAVED ON LAS VENTANAS (ALL SHEETS): 16
 TOTAL OAKS IMPACTED ON THIS SHEET: 2
 TOTAL OAKS IMPACTED ON LAS VENTANAS (ALL SHEETS): 54

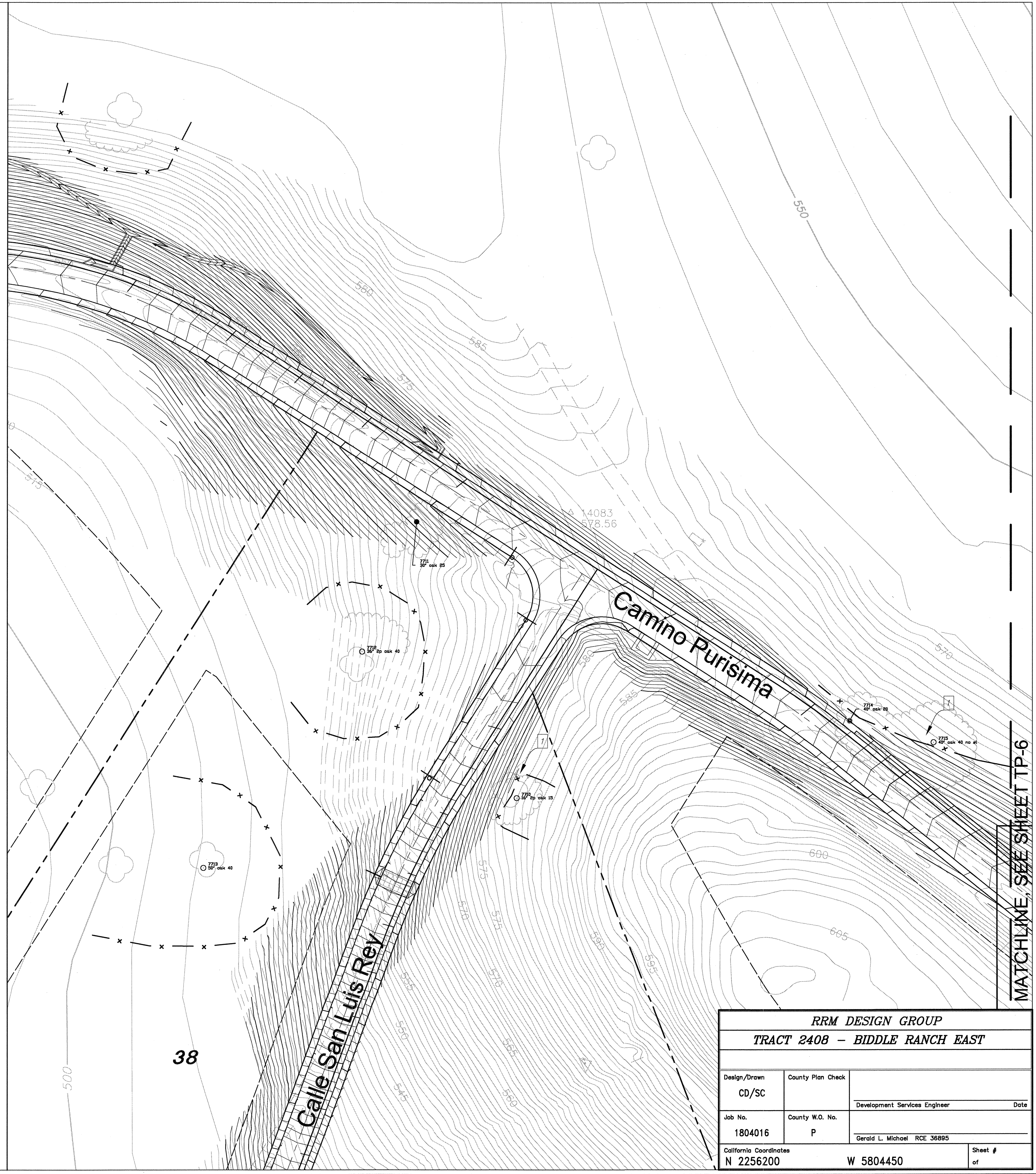
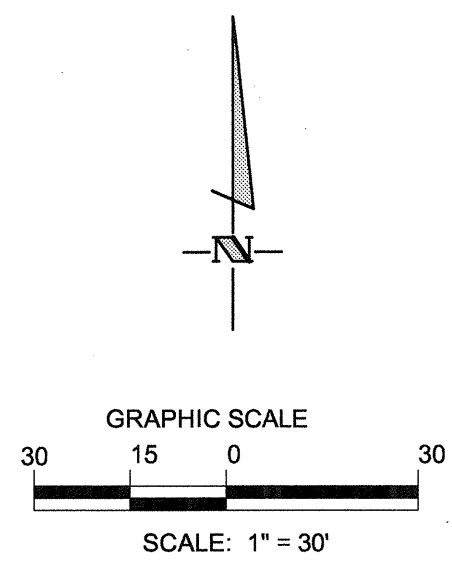
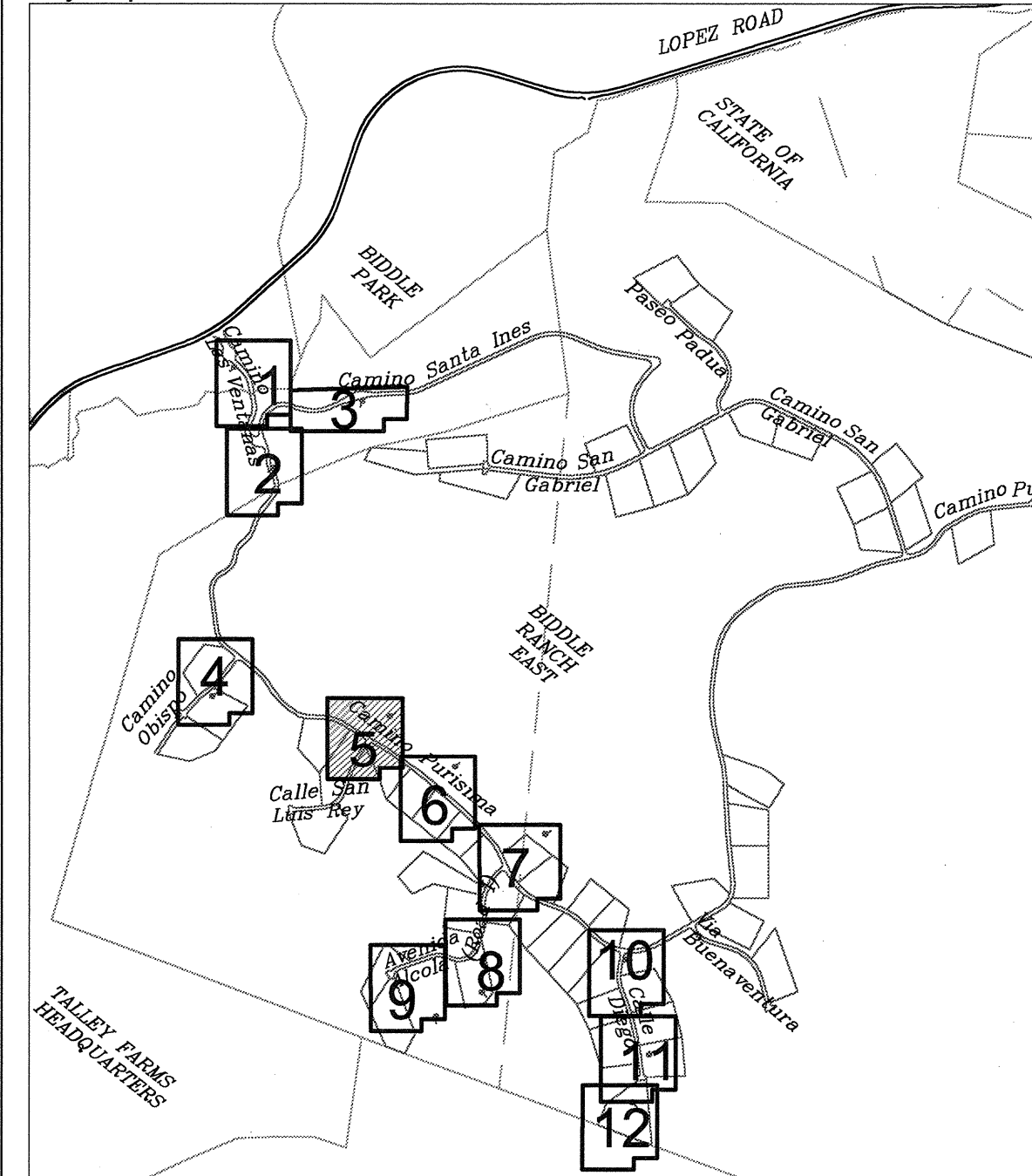
LEGEND

- Tree to be protected
- Tree to be removed
- Removable tree
- ✱ Potential save
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Tree Description Notes:

- syc = sycamore
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Key Map - NTS



MATCHLINE, SEE SHEET TP-6

RRM DESIGN GROUP			
TRACT 2408 - BIDDLE RANCH EAST			
Design/Drawn	County Plan Check		
CD/SC		Development Services Engineer	
Job No.	County W.O. No.		
1804016	P	Gerald L. Michael RCE 36895	
California Coordinates		Sheet #	
N 2256200		W 5804450	
		of	

LICENSED LANDSCAPE ARCHITECT
 C. FERBER NO. 144
 4/5/31/08
 4-22-07
 STATE OF CALIFORNIA

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 A California Corporation | Victor Mangum, Architect RCE #36895, LS #2079 | Jeff Foster, LA #2644

TRACT 2408
 LAS VENTANAS
 TREE PROTECTION
 PLAN

NO.	REVISION	DATE

PROJECT MANAGER
 AJN

DRAWN BY
 SC

CHECKED BY
 JF

DATE
 JANUARY 15, 2007

CAD FILE
 1804016-P-TP.dwg

JOB NUMBER
 1804016

SHEET
 TP-5

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TREE NUMBER	TREE DESCRIPTION	STATUS	COMMENTS
3628	18" oak	Remove	Potential save
7716	50" oak 40	Protect	Minimal pruning may be required

TOTAL OAKS REMOVED ON THIS SHEET:	1
TOTAL OAKS REMOVED ON LAS VENTANAS (ALL SHEETS):	90
TOTAL OAKS POTENTIALLY SAVED ON THIS SHEET:	1
TOTAL OAKS POTENTIALLY SAVED ON LAS VENTANAS (ALL SHEETS):	16
TOTAL OAKS IMPACTED ON THIS SHEET:	0
TOTAL OAKS IMPACTED ON LAS VENTANAS (ALL SHEETS):	54

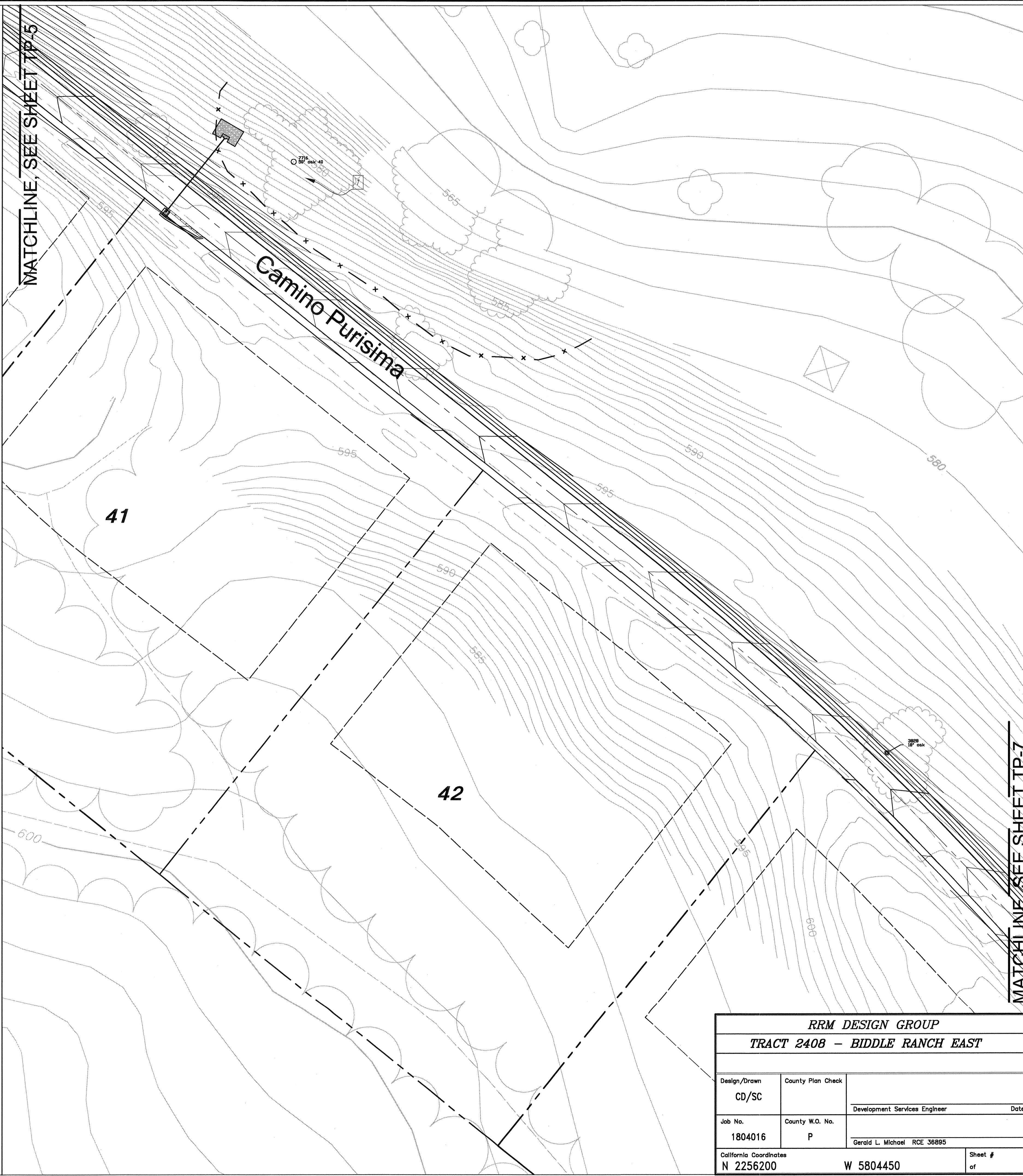
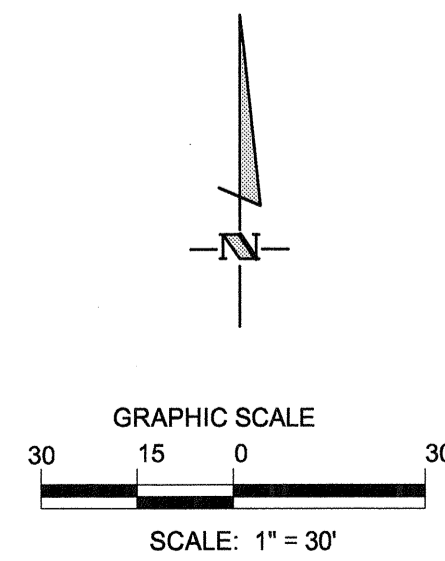
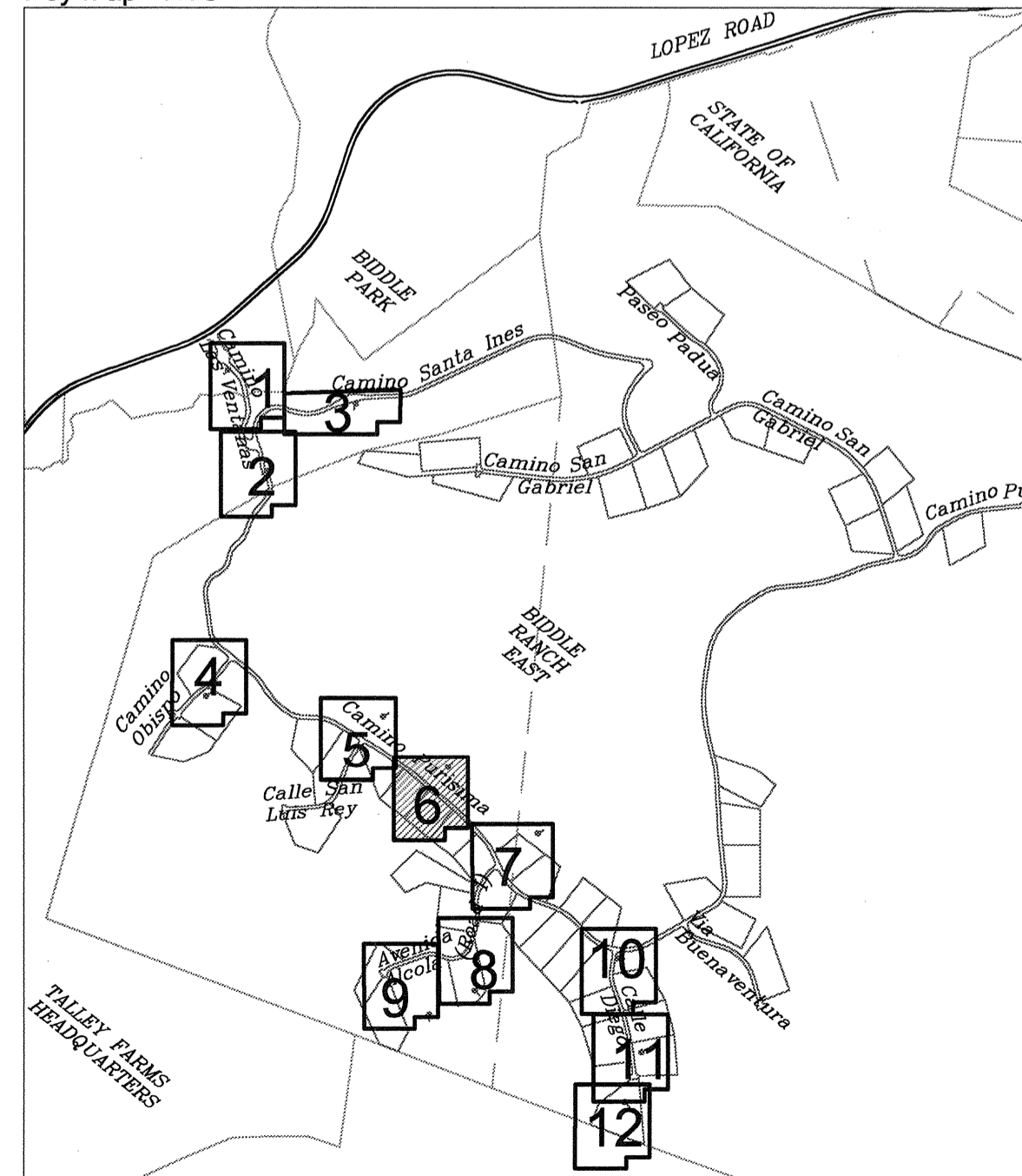
- LEGEND**
- Tree to be protected
 - Tree to be removed
 - Removable tree
 - ✱ Potential save
 - ✱-✱ Tree protection fencing
 - 1 → Some pruning may be required

Tree Description Notes:

syc = sycamore
wil = willow
oak = oak
tr = unknown species

- Example Descriptions**
- 14" tr 15 2p → 14" = 14 inch diameter trunk
tr = unknown tree species
15 = 15 foot diameter canopy
2p = multi-stem trunk, 2 parts
 - 24-8-6-SYC → 24 = 24 inch diameter trunk
8 = 8 inch diameter trunk
6 = 6 inch diameter trunk
6 = 6 inch diameter trunk
SYC = sycamore
 - 36IN-SYC → 36 inch diameter sycamore
 - OAK1052 → Oak tree with ID tag #1052 (surveyed in 1998)

Key Map - NTS



RRM DESIGN GROUP			
TRACT 2408 - BIDDLE RANCH EAST			
Design/Drawn	County Plan Check	Development Services Engineer Date	
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Job No.	County W.D. No.	Gerald L. Michael RCE 36895	
1804016	P		
California Coordinates		Sheet #	of
N 2256200	W 5804450		



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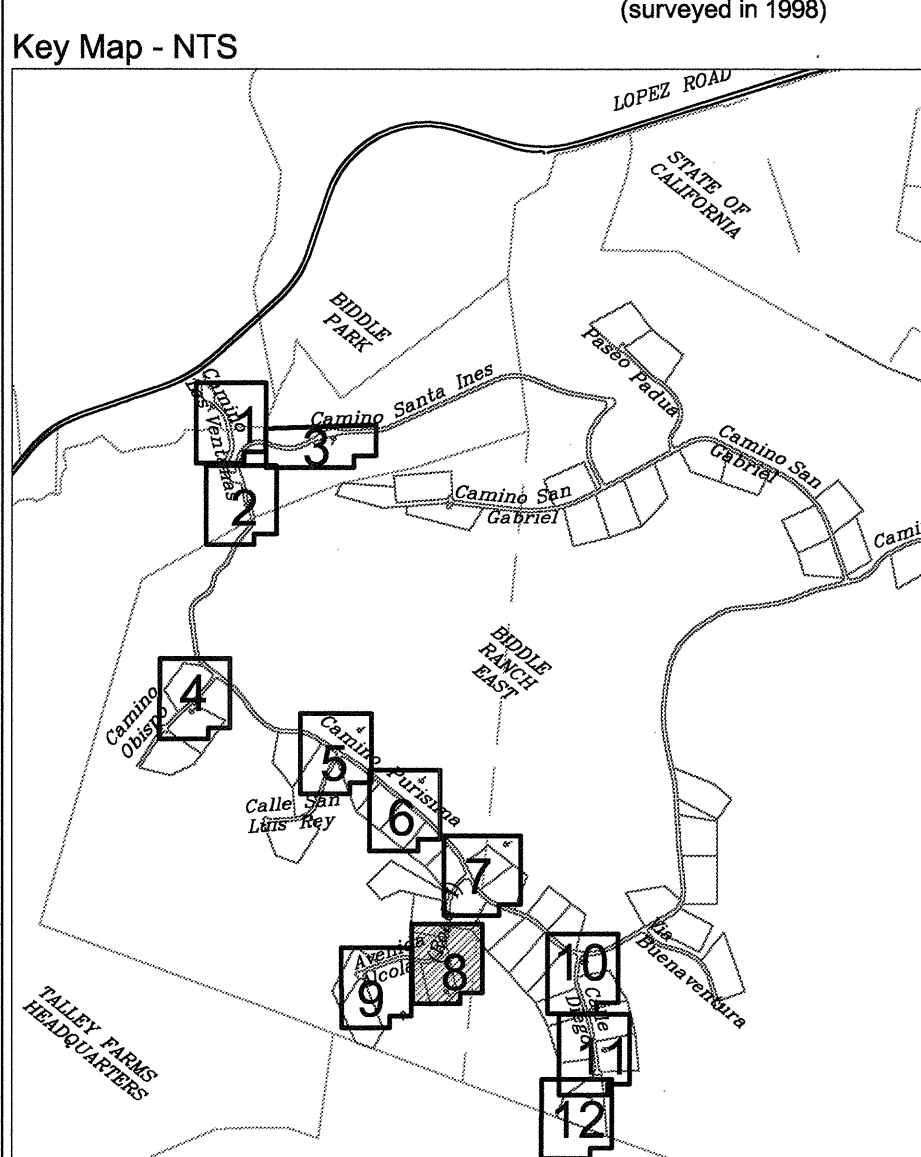
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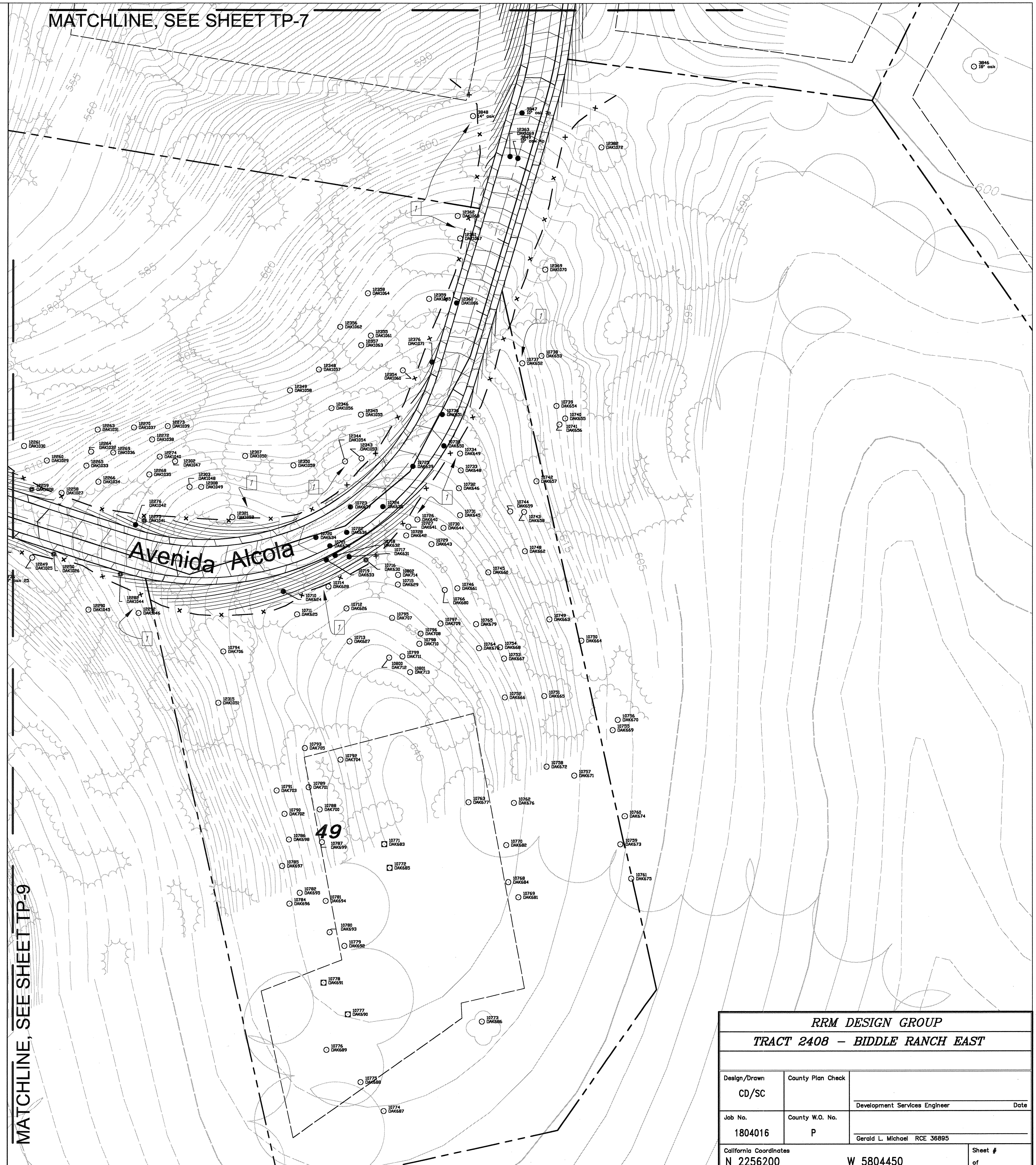
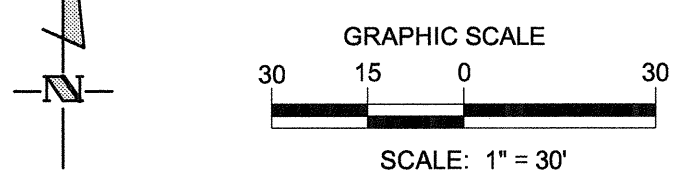
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 - All elements demolished or dismantled by the contractor shall be removed from the site and disposed of in a legal manner. Debris shall not be stored so as to create a public nuisance or hazard.
 - Contractor shall consult with arborist before removing any trees within the dripline of a protected tree.
 - Encroachment within the tree protection zone shall be approved by the arborist.
 - The contractor should call the arborist for inspections prior to and during construction to determine that adequate tree protection measures have been implemented and are being followed.
 - Encroachment (grade changes - cuts, fills, or trenching) within the drip line shall be kept to a minimum. If this encroachment is necessary, it shall be limited to one side and shall not come any closer to the trunk than 1/2 the radius of the dripline, or 10 feet (whichever is greater) unless approved by the arborist.
 - Grubbing within the dripline will be done by hand.
 - Trenches within the dripline shall be hand dug. Roots 2" in diameter and over should be left intact unless approved for removal by the Arborist. Roots removed over 1/2" in diameter shall be cut. A hand pruner can be used for the smaller roots while a saw should be used for larger roots.
 - Utility trenches shall not encroach within the dripline, but do not need to be located along the drive.
 - Drainage should be directed away from the oaks.
 - No soil sterilants shall be used within 50' of the dripline of any oaks.
 - For all questions regarding the Tree Removal and Protection plans, please contact Steve Conner at RRM Design Group. (805) 543-1794. Please call Dave Ragan (481-1038 or 801-1115) for all questions with regards to the arborist.
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- LEGEND**
- Tree to be protected
 - Tree to be removed
 - Removable tree
 - ✱ Potential save
 - x— Tree protection fencing
 - 1 Some pruning may be required
- Tree Description Notes:**
- sy = sycamore
 - wi = willow
 - oak = oak
 - tr = unknown species
- Example Descriptions**
- 14" tr 15 2p — 14"= 14 inch diameter trunk
tr = unknown tree species
15=15 foot diameter canopy
2p=multi-stem trunk, 2 parts
 - 24-8-6-SYC — 24=24 inch diameter trunk
8=8 inch diameter trunk
6=6 inch diameter trunk
6=6 inch diameter trunk
SYC=sycamore
 - 36IN-SYC — 36 inch diameter sycamore
 - OAK1052 — Oak tree with ID tag #1052 (surveyed in 1998)



TREE NUMBER	TREE DESCRIPTION	STATUS	COMMENTS
3846	18" oak	Protect	
3847	10" oak 3p	Remove	
3848	14" oak	Protect	Grading impact
3849	10" oak 4p	Remove	
10710	OAK624	Remove	
10711	OAK625	Protect	Minimal pruning may be required
10712	OAK626	Protect	
10713	OAK627	Protect	
10714	OAK628	Protect	Grading impact
10715	OAK629	Protect	
10716	OAK630	Remove	Potential save
10717	OAK631	Remove	
10718	OAK632	Remove	
10719	OAK633	Remove	
10720	OAK634	Remove	
10721	OAK635	Remove	
10722	OAK636	Remove	
10723	OAK637	Remove	
10724	OAK638	Remove	
10725	OAK639	Remove	
10726	OAK640	Protect	Grading impact
10727	OAK641	Protect	Grading impact
10728	OAK642	Protect	Grading impact
10729	OAK643	Protect	
10730	OAK644	Protect	
10731	OAK645	Protect	
10732	OAK646	Protect	Minimal pruning may be required
10733	OAK648	Protect	Minimal pruning may be required
10734	OAK649	Protect	Minimal pruning may be required
10735	OAK650	Remove	
10736	OAK651	Remove	
10737	OAK652	Protect	Minimal pruning may be required
10738	OAK653	Protect	
10739	OAK654	Protect	
10740	OAK655	Protect	
10741	OAK656	Protect	
10742	OAK657	Protect	
10743	OAK658	Protect	
10744	OAK659	Protect	
10745	OAK660	Protect	
10746	OAK661	Protect	
10747	OAK662	Protect	
10748	OAK663	Protect	
10749	OAK664	Protect	
10750	OAK665	Protect	
10751	OAK666	Protect	
10752	OAK667	Protect	
10753	OAK668	Protect	
10754	OAK669	Protect	
10755	OAK670	Protect	
10756	OAK671	Protect	
10757	OAK672	Protect	
10758	OAK673	Protect	
10759	OAK674	Protect	
10760	OAK675	Protect	
10761	OAK676	Protect	
10762	OAK677	Protect	
10763	OAK678	Protect	
10764	OAK679	Protect	
10765	OAK680	Protect	
10766	OAK681	Protect	
10767	OAK682	Protect	
10768	OAK683	Removable	
10769	OAK684	Removable	
10770	OAK685	Protect	
10771	OAK686	Protect	
10772	OAK687	Protect	
10773	OAK688	Protect	
10774	OAK689	Protect	
10775	OAK690	Protect	
10776	OAK691	Protect	
10777	OAK692	Removable	
10778	OAK693	Removable	
10779	OAK694	Protect	
10780	OAK695	Protect	
10781	OAK696	Protect	
10782	OAK697	Protect	
10783	OAK698	Protect	
10784	OAK699	Protect	
10785	OAK700	Protect	
10786	OAK701	Protect	
10787	OAK702	Protect	
10788	OAK703	Protect	
10789	OAK704	Protect	
10790	OAK705	Protect	
10791	OAK706	Protect	
10792	OAK707	Protect	
10793	OAK708	Protect	
10794	OAK709	Protect	
10795	OAK710	Protect	
10796	OAK711	Protect	
10797	OAK712	Protect	
10798	OAK713	Protect	
10799	OAK714	Protect	
10800	OAK715	Protect	
10801	OAK716	Protect	
10802	OAK717	Protect	
10803	OAK1026	Remove	Grading impact
10804	OAK1027	Remove	Potential save
10805	OAK1028	Remove	Potential save
10806	OAK1029	Protect	
10807	OAK1030	Protect	
10808	OAK1031	Protect	
10809	OAK1032	Protect	
10810	OAK1033	Protect	
10811	OAK1034	Protect	
10812	OAK1035	Protect	
10813	OAK1036	Protect	
10814	OAK1037	Protect	
10815	OAK1038	Protect	
10816	OAK1039	Protect	
10817	OAK1040	Protect	
10818	OAK1041	Remove	Potential save
10819	OAK1042	Remove	Potential save
10820	OAK1043	Remove	
10821	OAK1044	Protect	
10822	OAK1045	Protect	
10823	OAK1046	Protect	Grading impact
10824	OAK1047	Protect	
10825	OAK1048	Protect	Some pruning may be required
10826	OAK1049	Protect	
10827	OAK1050	Protect	
10828	OAK1051	Protect	
10829	OAK1052	Protect	Grading impact
10830	OAK1053	Protect	Grading impact
10831	OAK1054	Protect	Grading impact
10832	OAK1055	Protect	
10833	OAK1056	Protect	
10834	OAK1057	Protect	
10835	OAK1058	Protect	
10836	OAK1059	Protect	
10837	OAK1060	Protect	Minimal pruning may be required
10838	OAK1061	Protect	
10839	OAK1062	Protect	Minimal pruning may be required
10840	OAK1063	Protect	
10841	OAK1064	Protect	
10842	OAK1065	Protect	Grading impact
10843	OAK1066	Protect	Grading impact
10844	OAK1067	Remove	
10845	OAK1068	Remove	
10846	OAK1069	Remove	
10847	OAK1070	Remove	
10848	OAK1071	Remove	
10849	OAK1072	Protect	

TOTAL OAKS REMOVED ON THIS SHEET: 23
 TOTAL OAKS REMOVED ON LAS VENTANAS (ALL SHEETS): 90
 TOTAL OAKS POTENTIALLY SAVED ON THIS SHEET: 5
 TOTAL OAKS POTENTIALLY SAVED ON LAS VENTANAS (ALL SHEETS): 13
 TOTAL OAKS IMPACTED ON THIS SHEET: 16
 TOTAL OAKS IMPACTED ON LAS VENTANAS (ALL SHEETS): 54



MATCHLINE, SEE SHEET TP-9

MATCHLINE, SEE SHEET TP-7

RRM DESIGN GROUP	
TRACT 2408 - BIDDLE RANCH EAST	
Design/Drawn	County Plan Check
CD/SC	
Job No.	County W.O. No.
1804016	P
California Coordinates	Sheet #
N 2256200	of
W 5804450	

LICENSED LANDSCAPE ARCHITECT
 JEFFREY C. FERBER NO. 1941
 05/31/08
 2-22-07
 STATE OF CALIFORNIA

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 creating environments people enjoy™

3765 South Higuera St., Ste. 102, San Luis Obispo, CA 93401
 P: (805) 543-1794 | F: (805) 543-4099 | www.rrmdesign.com
 A California Corporation | Victor Montgomery, Architect #C 1009 | Jerry Michael, RCE #00865, LS #8276 | Jeff Ferber, LA #964

**TRACT 2408
 LAS VENTANAS
 TREE PROTECTION
 PLAN**

NO.	REVISION	DATE

PROJECT MANAGER
AJN

DRAWN BY
SC

CHECKED BY
JF

DATE
JANUARY 15, 2007

CAD FILE
1804016-P-TP.dwg

JOB NUMBER
1804016

SHEET
TP-8

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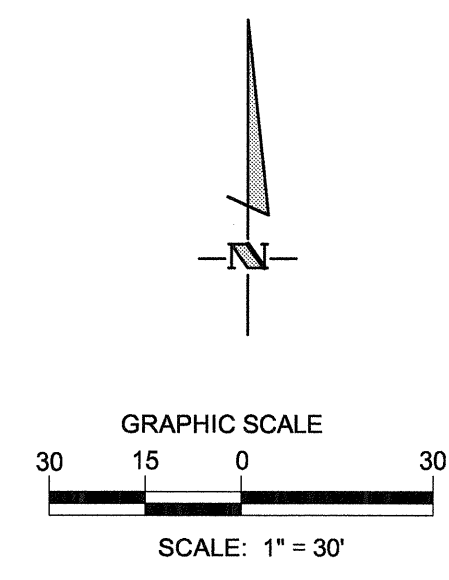
NOTES:

- A. Contractor shall be responsible to verify the existing site conditions and to notify RRM Design Group of any differences between the actual conditions and those shown on the plans.
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- D. No trees, other than those shown, shall be removed without prior approval of the County of San Luis Obispo and RRM Design Group.
- E. The Contractor shall take all necessary precautions to protect adjacent properties, protected trees, and Arroyo Grande Creek from storm water runoff and or deposition of debris resulting from construction of this project. Silt fencing shall be installed between the construction site and existing oaks.
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- R. Grubbing within the dripline will be done by hand.
- S. Trenches within the dripline shall be hand dug. Roots 2" in diameter and over should be left intact unless approved for removal by the Arborist. Roots removed over 1/2" in diameter shall be cut. A hand pruner can be used for the smaller roots while a saw should be used for larger roots.
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- X. Oaks which have been designated as "removable" should be preserved, but may be removed when siting a structure within the development envelope (per Condition II of CUP Tract 2408/S990298T/D990392D).

- LEGEND**
- Tree to be protected
 - Tree to be removed
 - ◻ Removable tree
 - ✱ Potential save
 - x—x— Tree protection fencing
 - 1 Some pruning may be required

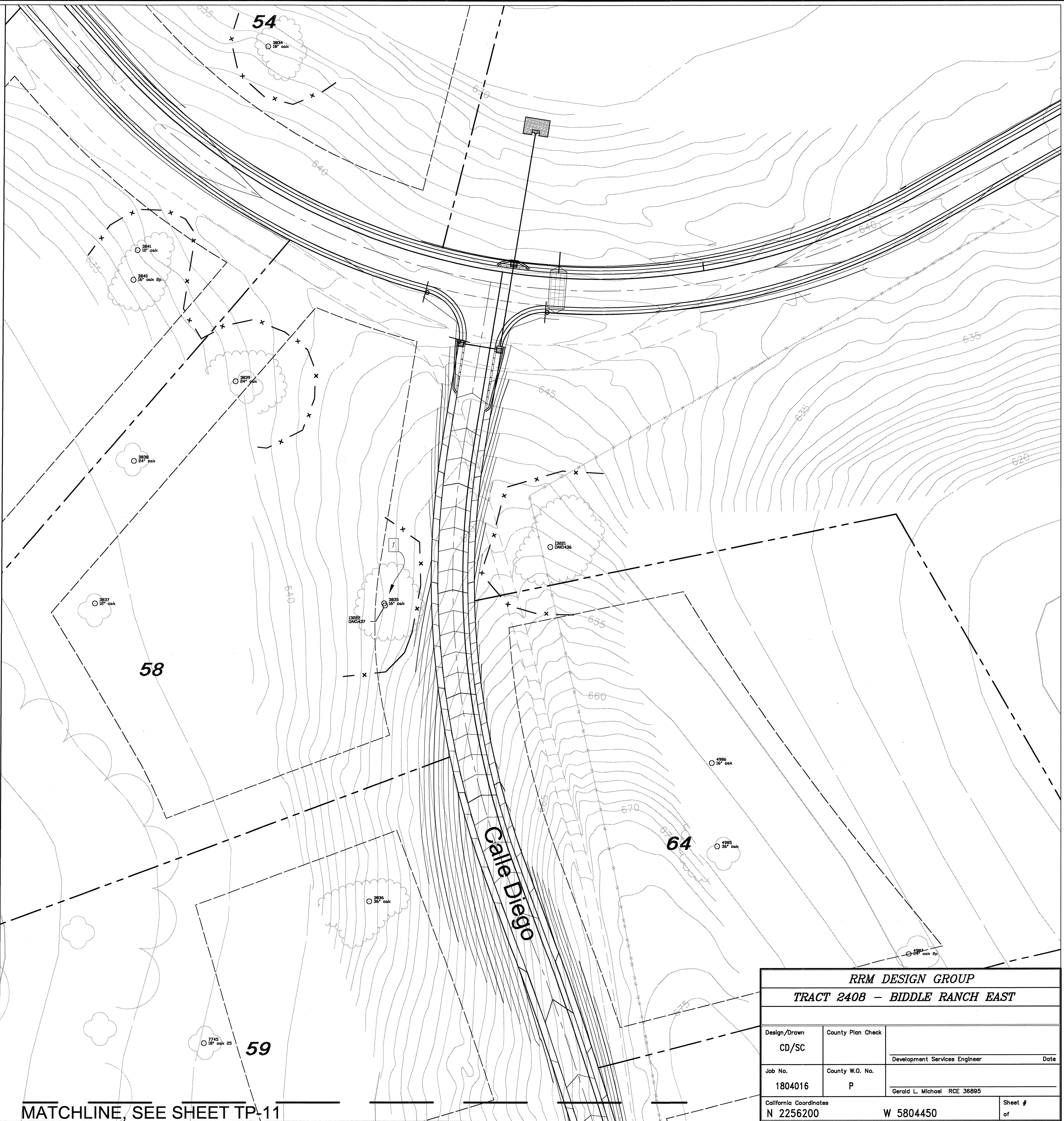
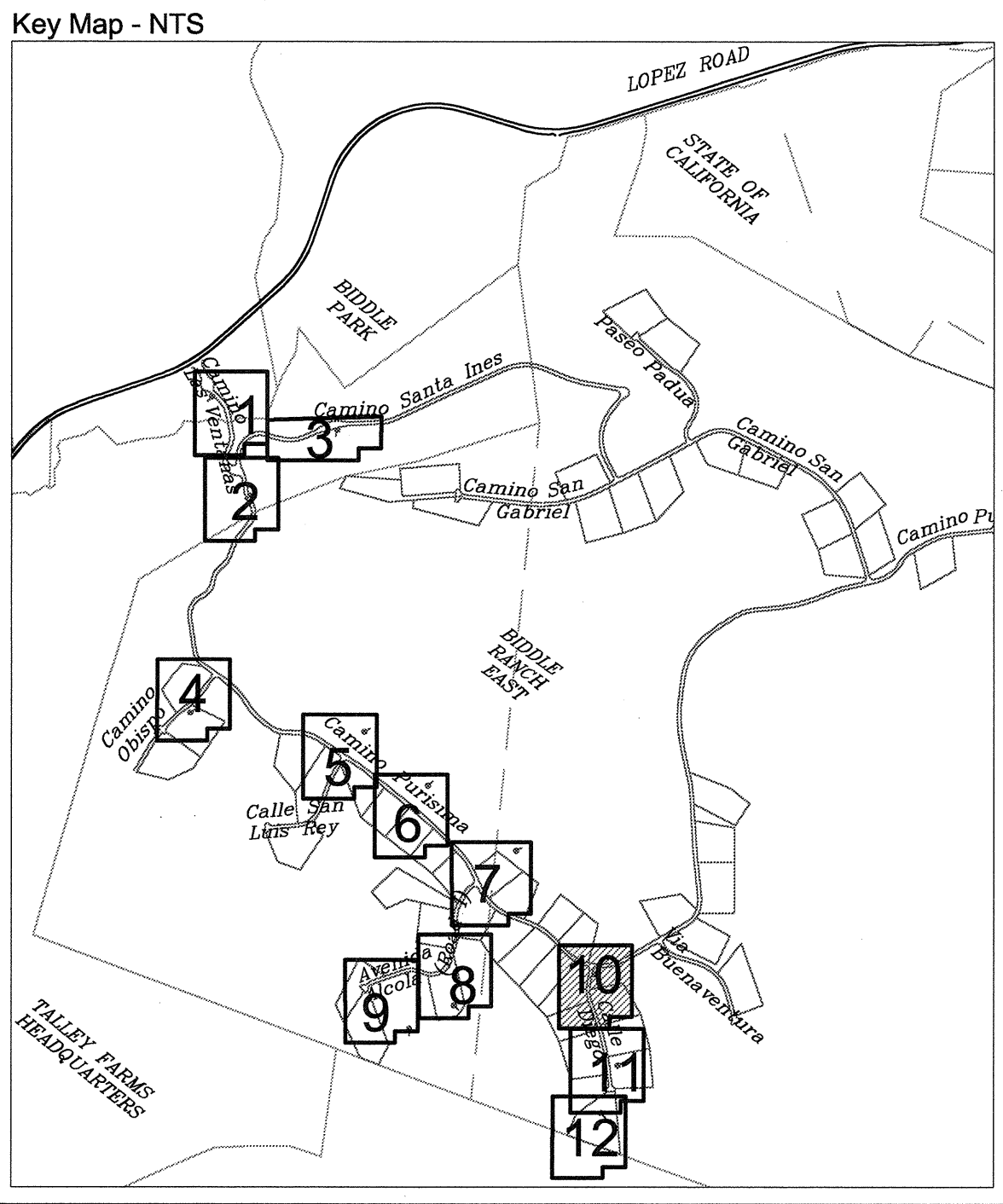
Tree Description Notes:

- wil = willow
 - oak = oak
 - tr = unknown species
- Example Descriptions**
- 14" tr 15 2p = 14"- 14 inch diameter trunk
tr = unknown tree species
15=15 foot diameter canopy
2p=multi-stem trunk, 2 parts of trees
 - 24-8-6-SYC = 24=24 inch diameter trunk
8=8 inch diameter trunk
6=6 inch diameter trunk
6=6 inch diameter trunk
SYC=sycamore
 - 36IN-SYC = 36 inch diameter sycamore
 - OAK1052 = Oak tree with ID tag #1052 (surveyed in 1998)



TREE NUMBER	TREE DESCRIPTION	STATUS	COMMENTS
3824	16" oak	Protect	
3825	16" oak	Protect	
3836	36" oak	Protect	Grading impact
3837	12" oak	Protect	
3838	24" oak	Protect	
3839	24" oak	Protect	
3840	16" oak 2p	Protect	
3841	10" oak	Protect	
4985	36" oak	Protect	
4986	16" oak	Protect	
4987	24" oak 2p	Protect	
7745	18" oak 25	Protect	
13221	OAK 1436	Protect	
13222	OAK 1437	Protect	
			Grading impact

TOTAL OAKS REMOVED ON THIS SHEET: 0
 TOTAL OAKS REMOVED ON LAS VENTANAS (ALL SHEETS): 90
 TOTAL OAKS POTENTIALLY SAVED ON THIS SHEET: 0
 TOTAL OAKS POTENTIALLY SAVED ON LAS VENTANAS (ALL SHEETS): 16
 TOTAL OAKS IMPACTED ON THIS SHEET: 2
 TOTAL OAKS IMPACTED ON LAS VENTANAS (ALL SHEETS): 54



RRM DESIGN GROUP	
TRACT 2408 - BIDDLE RANCH EAST	
Design/Drawn	County Plan Check
CD/SC	
Job No.	County W.O. No.
1804016	P
California Coordinates	Sheet # of
N 2256200	W 5804450

LICENSED LANDSCAPE ARCHITECT
 JEFFREY C. FERBER NO. 1541
 12/31/08
 STATE OF CALIFORNIA

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 P: (805) 543-1794 | F: (805) 543-4899 | www.rrmdesign.com
 A California Corporation | Victor Montgomery, Architect #C1109 | Larry Mahan, CCS #0866, LS #6278 | Jeff Ferber, LA #084

**TRACT 2408
 LAS VENTANAS
 TREE PROTECTION
 PLAN**

NO.	REVISION	DATE
PROJECT MANAGER		
AJN		
DRAWN BY	CHECKED BY	
SC	JF	
DATE		
JANUARY 15, 2007		
CAD FILE		
1804016-P-TP.dwg		
JOB NUMBER		
1804016		
SHEET		
TP-10		

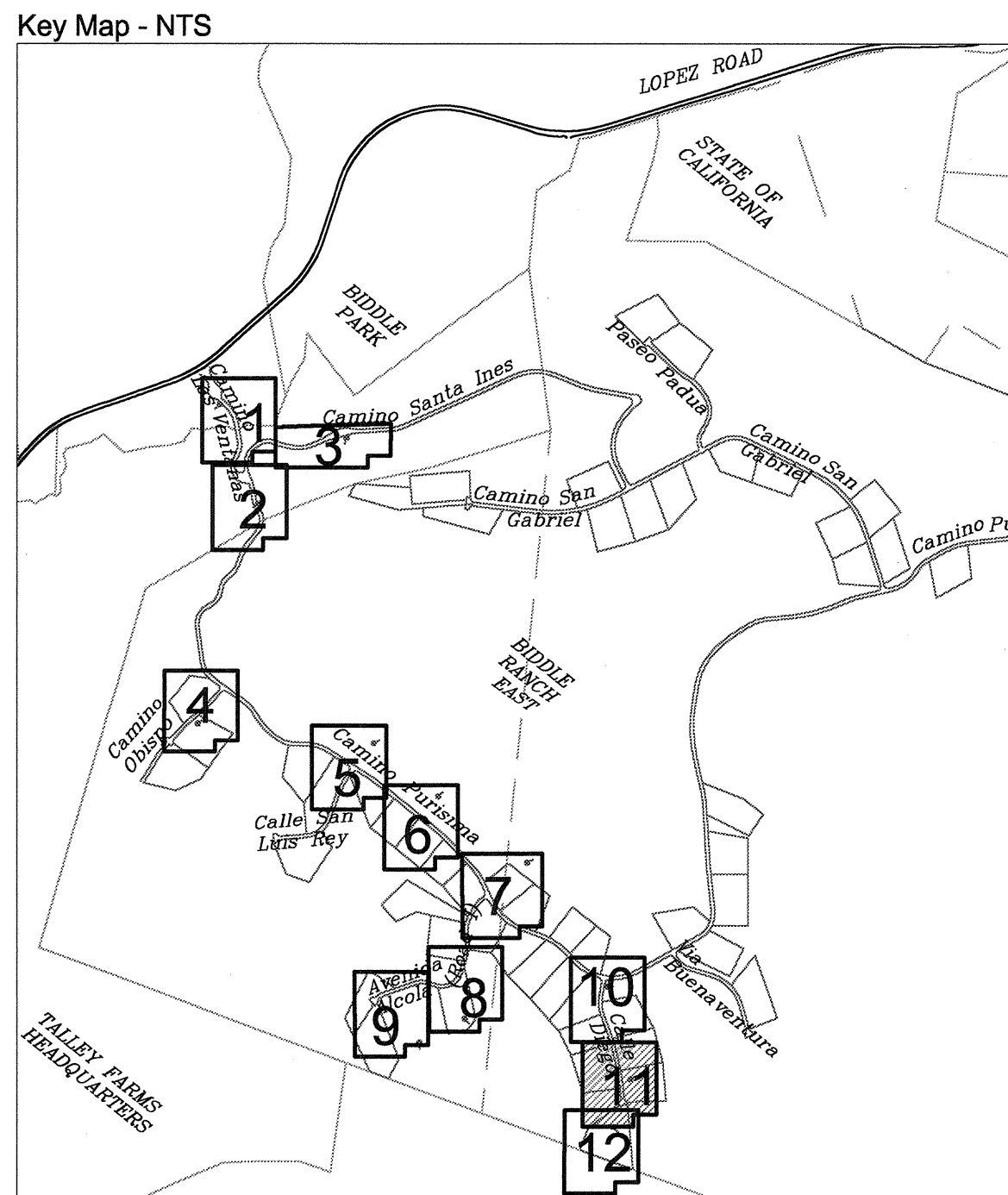
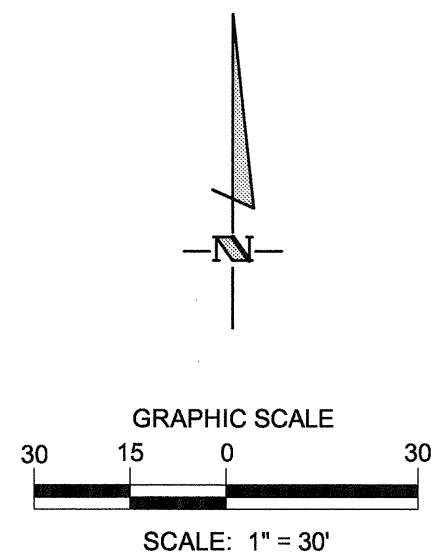
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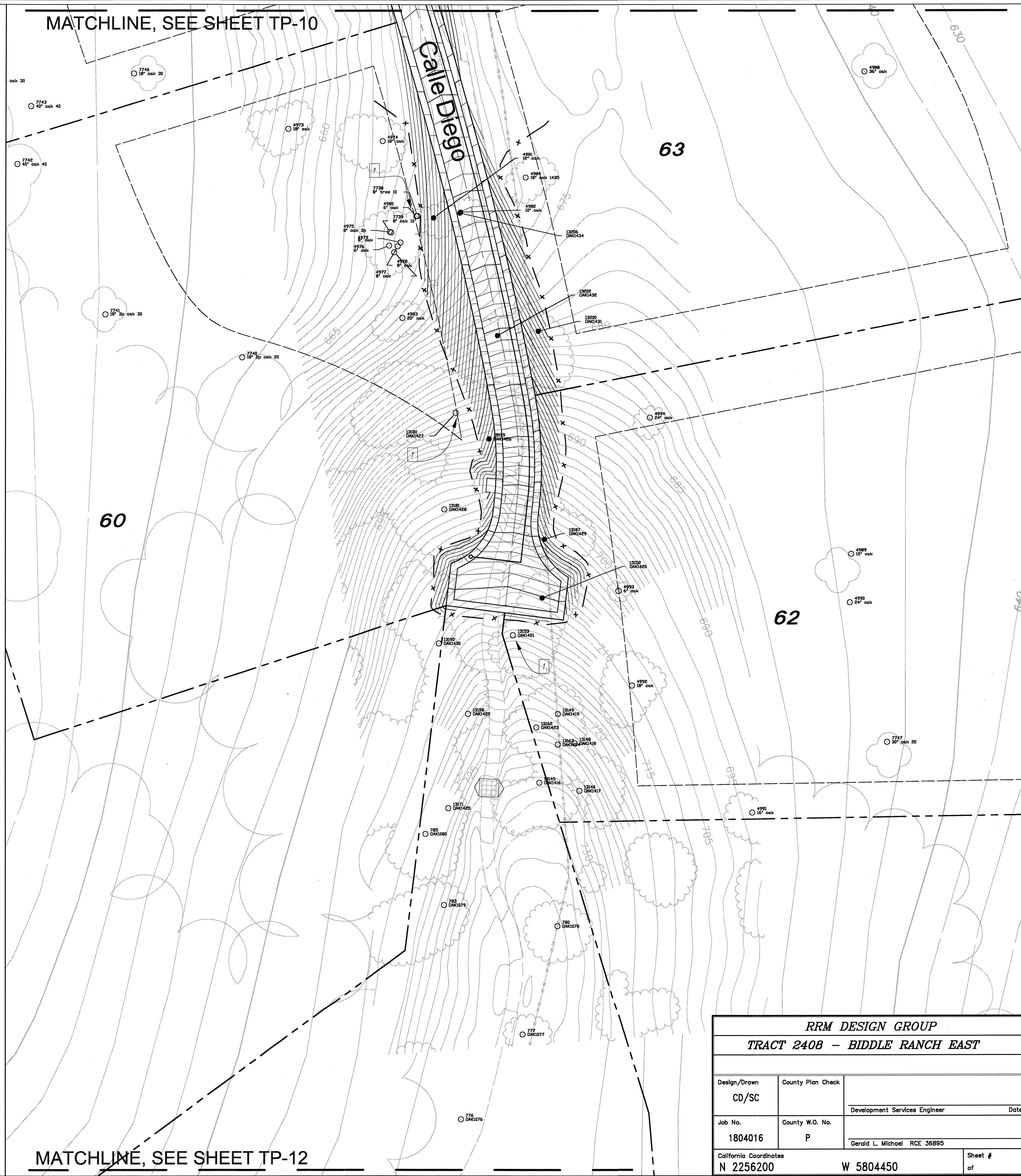
TREE NUMBER	TREE DESCRIPTION	STATUS	COMMENTS
776	OAK1076	Protect	
777	OAK1077	Protect	
780	OAK1078	Protect	
783	OAK1079	Protect	
785	OAK1080	Protect	
4973	18" oak	Protect	
4974	18" oak	Protect	
4975	8" oak 3p	Protect	
4976	8" oak	Protect	
4977	8" oak	Protect	
4978	8" oak	Protect	
4979	8" oak	Protect	
4980	6" oak	Protect	Grading impact
4981	10" oak	Remove	
4982	10" oak	Remove	
4983	20" oak	Protect	
4984	18" oak 1435	Protect	
4988	36" oak	Protect	
4989	12" oak	Protect	
4990	24" oak	Protect	
4991	18" oak	Protect	
4992	18" oak	Protect	
4993	6" oak	Protect	
4994	24" oak	Protect	
7738	8" tree 10	Protect	Grading impact
7739	8" oak 10	Protect	
7740	18" oak 20	Protect	
7741	18" oak 30	Protect	
7742	40" oak 40	Protect	
7743	40" oak 40	Protect	
7744	18" oak 30	Protect	
7747	30" oak 20	Protect	
13145	OAK1416	Remove	
13146	OAK1417	Remove	
13148	OAK1418	Remove	
13149	OAK1419	Protect	
13152	OAK1420	Remove	Grading impact
13153	OAK1421	Protect	
13158	OAK1422	Protect	
13162	OAK1423	Remove	
13163	OAK1424	Remove	Potential save
13171	OAK1425	Protect	
13179	OAK1426	Remove	Grading impact
13180	OAK1427	Protect	
13181	OAK1428	Protect	
13187	OAK1429	Remove	
13190	OAK1430	Protect	
13200	OAK1431	Remove	
13202	OAK1432	Remove	
13208	OAK1434	Remove	

TOTAL OAKS REMOVED ON THIS SHEET: 13
 TOTAL OAKS REMOVED ON LAS VENTANAS (ALL SHEETS): 90
 TOTAL OAKS POTENTIALLY SAVED ON THIS SHEET: 1
 TOTAL OAKS POTENTIALLY SAVED ON LAS VENTANAS (ALL SHEETS): 16
 TOTAL OAKS IMPACTED ON THIS SHEET: 4
 LAS VENTANAS (ALL SHEETS): 54

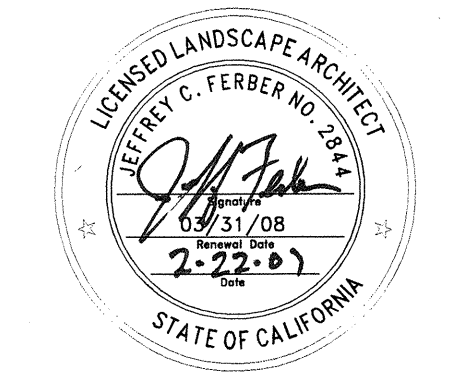


- LEGEND**
- Tree to be protected
 - Tree to be removed
 - Removable tree
 - ✱ Potential save
 - x—x— Tree protection fencing
 - 1 Some pruning may be required
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 8 = 8 inch diameter trunk
 6 = 6 inch diameter trunk
 SYC = sycamore
- 36IN-SYC — 36 inch diameter sycamore
- OAK1052 — Oak tree with ID tag #1052 (surveyed in 1998)

MATCHLINE, SEE SHEET TP-10



MATCHLINE, SEE SHEET TP-12



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 A California Corporation | Victor Montgomery, Architect (C1109) | Jerry Alstott, DCE (8086), LE (8079) | Jeff Ferber, LA (8084)

**TRACT 2408
 LAS VENTANAS
 TREE PROTECTION
 PLAN**

RRM DESIGN GROUP	
TRACT 2408 - BIDDLE RANCH EAST	
Design/Drawn CD/SC	County Plan Check Development Services Engineer Date
Job No. 1804016	County W.O. No. P Gerald L. Michael RCE 36895
California Coordinates N 2256200	Sheet # of W 5804450

NO.	REVISION	DATE
PROJECT MANAGER AJN		
DRAWN BY SC		CHECKED BY JF
DATE JANUARY 15, 2007		
CAD FILE 1804016-P-TP.dwg		
JOB NUMBER 1804016		
SHEET TP-11		

NOTES:

A. Contractor shall be responsible to verify the existing site conditions and to notify RRM Design Group of any differences between the actual conditions and those shown on the plans.

B. The Contractor shall review the drawings prior to construction and notify the County Engineer and Landscape Architect of any discrepancies before proceeding with the work.

C. Only "approved" drawings shall be used for the construction of this project. No changes or modifications to the plans shall be made without the prior approval of the County Engineer and Landscape Architect.

D. No trees, other than those shown, shall be removed without prior approval of the County of San Luis Obispo and RRM Design Group.

E. The Contractor shall take all necessary precautions to protect adjacent properties, protected trees, and Arroyo Grande Creek from storm water runoff and or deposition of debris resulting from construction of this project. Silt fencing shall be installed between the construction site and existing oaks.

F. All existing trees to remain shall be protected from damage throughout construction. No materials, vehicles, or equipment shall be permitted within the dripline of the tree.

G. All contractors, subcontractors, and their personnel must be informed and educated to the policies, penalties, and/or fines concerning the removal or destruction of existing trees, whether intentional or accidental. All personnel are to review all tree protection notes and plans prior to working at the construction site.

H. Intentional or accidental destruction of trees which are designated to remain may result in a fine. Fines can be equal to or greater than ISA assessed values of trees.

I. All trees remaining onsite within 50 ft. of construction shall be fenced prior to start of construction/grading. The fence should be placed 1.5 times the radius of the dripline away from the trunk whenever possible. This fence shall not be moved during construction unless approved by the Arborist. Drawings/protection plans are schematic.

J. All elements demolished or dismantled by the contractor shall be removed from the site and disposed of in a legal manner. Debris shall not be stored so as to create a public nuisance or hazard.

K. Consult with with an ISA certified arborist prior to pruning any tree. All pruning of trees shall be kept to a minimum and must follow ISA standards.

L. Contractor shall save mulch generated from downed trees for use with proposed mitigation trees.

M. The Contractor shall confirm a location on the site with the Owner for stacking all wood and mulch piles.

N. Contractor shall consult with arborist before removing any trees within the dripline of a protected tree.

O. Encroachment within the tree protection zone shall be approved by the arborist.

P. The contractor should call the arborist for inspections prior to and during construction to determine that adequate tree protection measures have been implemented and are being followed.

Q. Encroachment (grade changes - cuts, fills, or trenching) within the drip line shall be kept to a minimum. If this encroachment is necessary, it shall be limited to one side and shall not come any closer to the trunk than 1/2 the radius of the dripline, or 10 feet (whichever is greater) unless approved by the arborist.

R. Grubbing within the dripline will be done by hand.

S. Trenches within the dripline shall be hand dug. Roots 2" in diameter and over should be left intact unless approved for removal by the Arborist. Roots removed over 1/2" in diameter shall be cut. A hand pruner can be used for the smaller roots while a saw should be used for larger roots.

T. Utility trenches shall not encroach within the dripline, but do not need to be located along the drive.

U. Drainage should be directed away from the oaks.

V. No soil sterilants shall be used within 50' of the dripline of any oaks.

W. For all questions regarding the Tree Removal and Protection plans, please contact Steve Corner at RRM Design Group. (805) 543-1794. Please call Dave Regan (481-1038 or 801-1115) for all questions with regards to the arborist.

X. Oaks which have been designated as "removable" should be preserved, but may be removed when siting a structure within the development envelope (per Condition II of CUP Tract 2408/S990298T/D990392D).

TREE NUMBER	TREE DESCRIPTION	STATUS	COMMENTS
773	OAK1073	Protect	
775	OAK1075	Removable	
11857	OAK178	Protect	
11858	OAK179	Removable	
11859	OAK180	Removable	
11860	OAK181	Protect	
11861	OAK182	Protect	
11862	OAK183	Protect	
11863	OAK184	Removable	
11864	OAK185	Removable	
11865	OAK186	Removable	
11866	OAK187	Protect	
11867	OAK188	Protect	
12442	OAK 48	Protect	
12443	OAK 49	Protect	
12444	OAK 50	Protect	
12445	OAK 51	Protect	

TOTAL OAKS REMOVED ON THIS SHEET: 0
 TOTAL OAKS REMOVED ON LAS VENTANAS (ALL SHEETS): 90
 TOTAL OAKS POTENTIALLY SAVED ON THIS SHEET: 16
 TOTAL OAKS POTENTIALLY SAVED ON LAS VENTANAS (ALL SHEETS): 0
 TOTAL OAKS IMPACTED ON THIS SHEET: 0
 TOTAL OAKS IMPACTED ON LAS VENTANAS (ALL SHEETS): 54

- LEGEND**
- Tree to be protected
 - Tree to be removed
 - Removable tree
 - * Potential save
 - x—x— Tree protection fencing
 - 1 Some pruning may be required

Tree Description Notes:
 syc = sycamore
 wil = willow
 oak = oak
 tr = unknown species

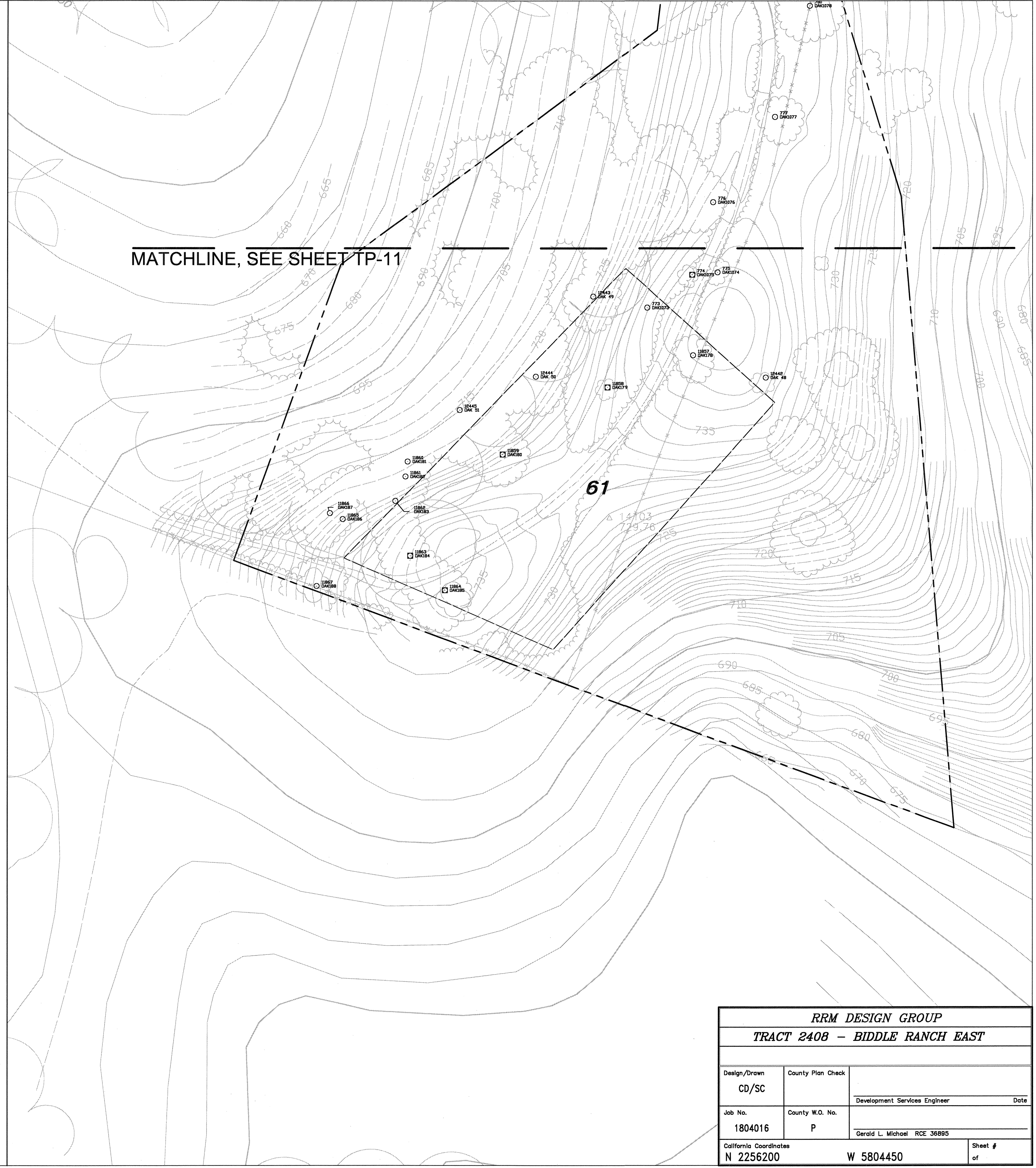
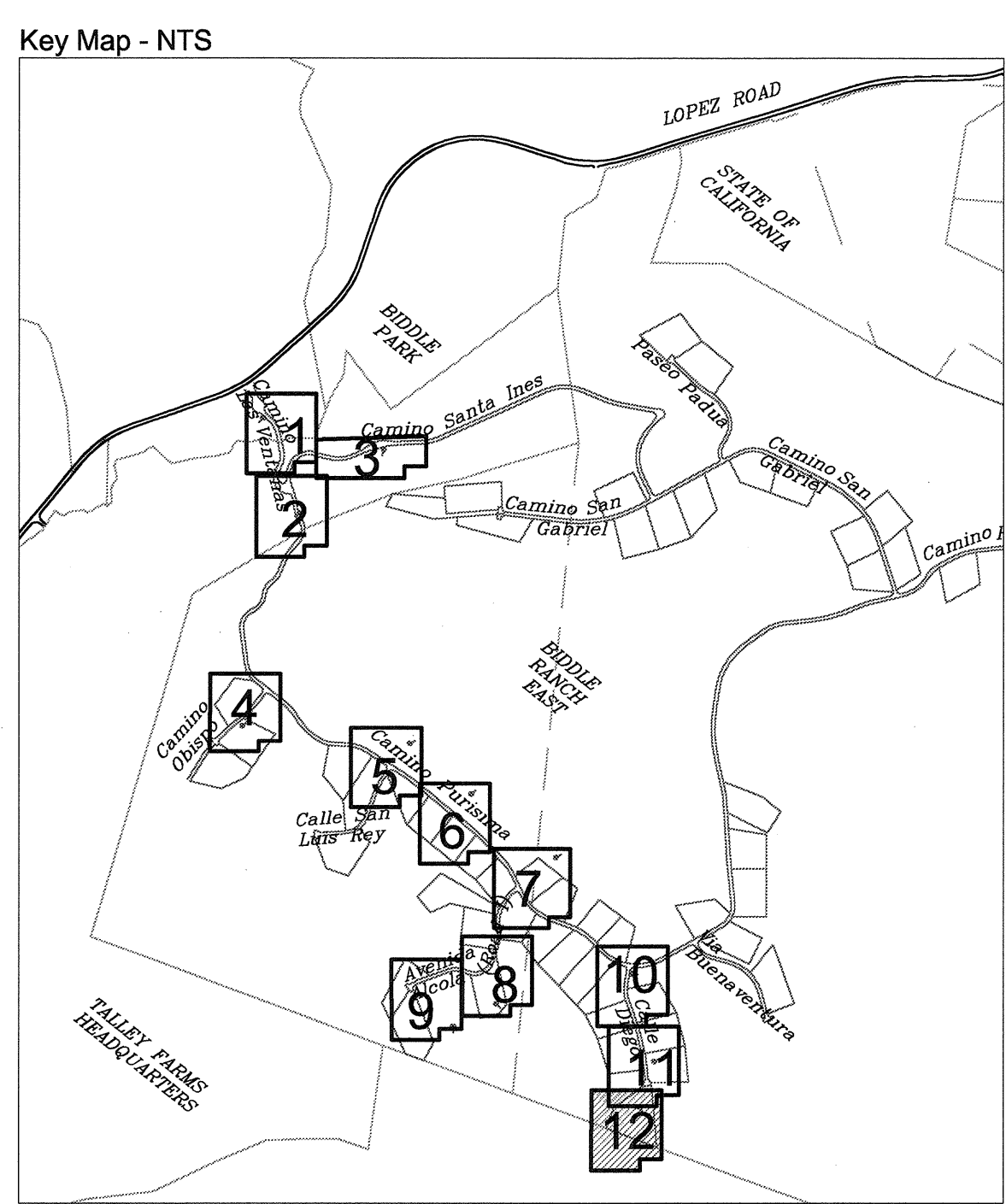
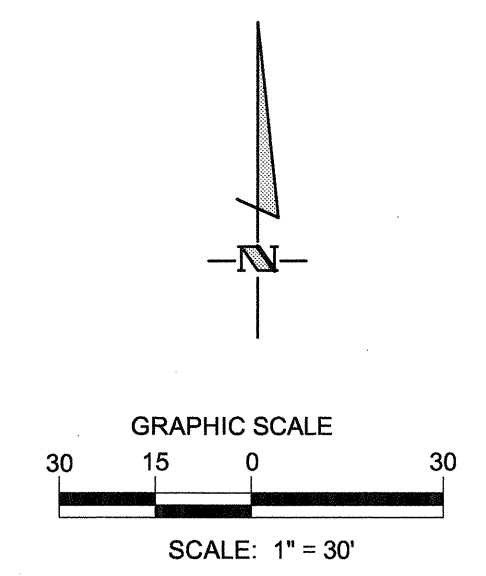
Example Descriptions

14" tr 15 2p — 14"= 14 inch diameter trunk
 tr = unknown tree species
 15=15 foot diameter canopy
 2p=multi-stem trunk, 2 parts

24-8-6-SYC — 24=24 inch diameter trunk
 8=8 inch diameter trunk
 6=6 inch diameter trunk
 6=6 inch diameter trunk
 SYC=sycamore

36IN-SYC — 36 inch diameter sycamore

OAK1052 — Oak tree with ID tag #1052 (surveyed in 1998)



RRM DESIGN GROUP			
TRACT 2408 - BIDDLE RANCH EAST			
Design/Drawn	County Plan Check		
CD/SC		Development Services Engineer	Date
Job No.	County W.O. No.		
1804016	P	Gerald L. Michael RCE 36885	
California Coordinates	W 5804450		Sheet #
N 2256200			of



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**TRACT 2408
 LAS VENTANAS
 TREE PROTECTION
 PLAN**

NO.	REVISION	DATE

PROJECT MANAGER
 AJN

DRAWN BY
 SC

CHECKED BY
 JF

DATE
 JANUARY 15, 2007

CAD FILE
 1804016-P-TP.dwg

JOB NUMBER
 1804016

SHEET
 TP-12