



## **Arborist Report**

**April 5th, 2023**

**Prepared for:**

Aspen Homes/Tubbs/Gudipaty  
3632 90th Ave SE  
Mercer Island, Wa

**Prepared by:**

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## Discussion

I wrote the initial tree inventory for this site in June of 2022. At the time, I failed to note that Tree 1660, a Japanese Maple on the south property line, was large enough to have Exceptional Status in the City of Mercer Island. Exceptional Trees that are not in hazardous condition must be preserved.

Here is the text from the original report dated June, 2022:

*Tree number 1660 is also on the south neighbor's property or straddling the property line. It is a multi-stemmed Japanese Maple (*Acer palmatum*) and I feel as though it is most appropriate to take the diameter at standard height reading at the base of this particular tree. The DSH is 13 inches in approximately ankle height and I feel as though that appropriately represents the age of this specimen. The drip line radius for this tree, measured from the north with a laser rangefinder, is 13 feet. 13 feet should be considered the Critical Root Zone radius for this specimen. Condition 6.*

### **From COM Reviewers:**

**1. (From intake screening for landscape architect) A minimum of 10 replacements are required since you are proposing removing an exceptional tree. At least half of the trees need to be Pacific Northwest native, see the following link <https://your.kingcounty.gov/dnrp/library/water-and-land/yard-and-garden/native-plant-guide-western-washington.pdf>. The trees need to be at least 10' apart from each other, structures, fences and utilities. If you can show no room exists on site for all the trees, the remainder can be a fee in lieu if requested. A tree watering plan must also be submitted to ensure the trees survive long term.**

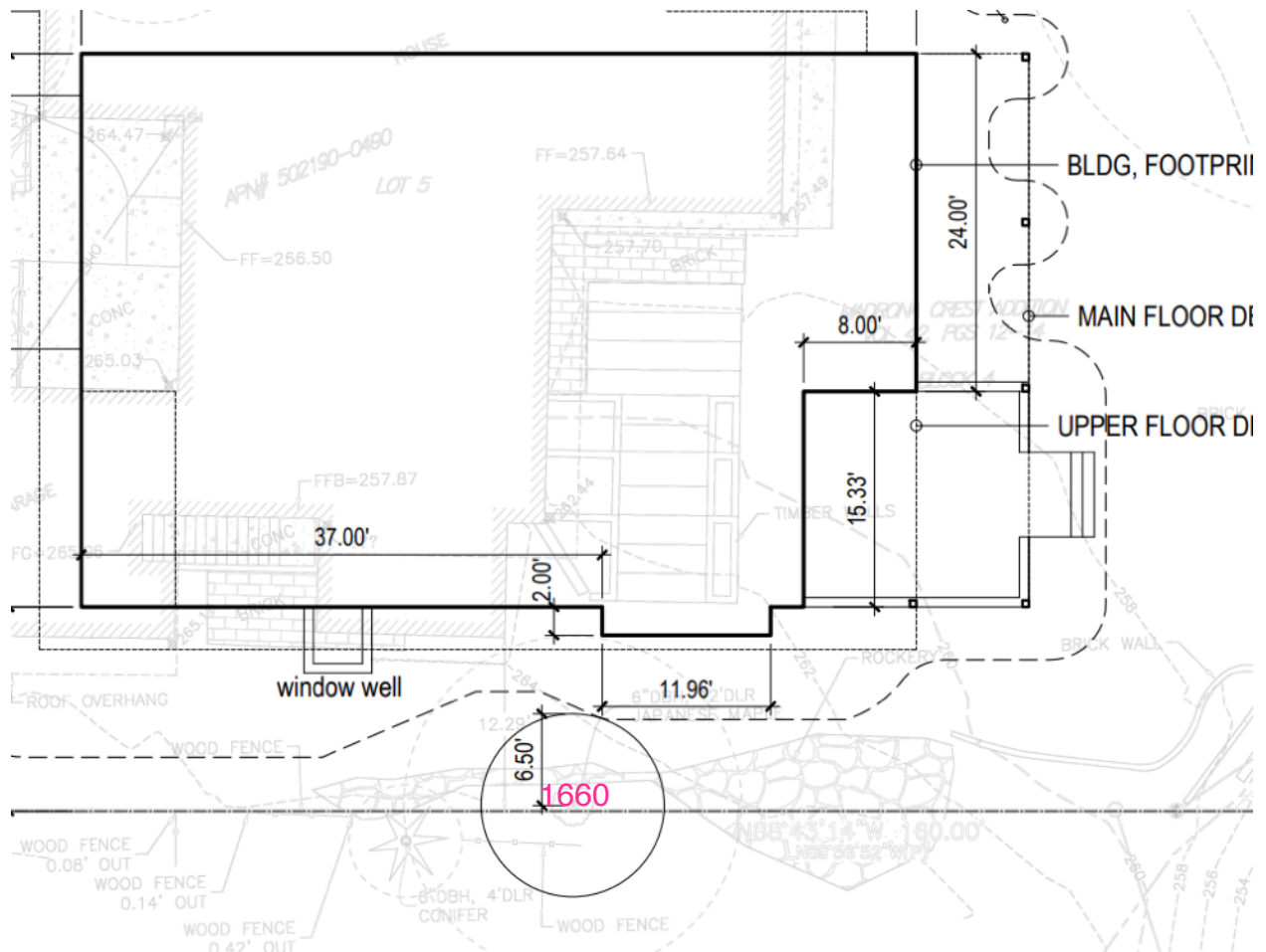
The client is no longer proposing to remove an Exceptional Tree

**2. (From intake screening for arborist) Tree 1660 is exceptional in size. The arborist report does not indicate this or cite the correct tree code MICC19.10. The report must be updated with the correct standard for regulated and exceptional trees. Driplines or tree protection zones must be provided for all regulated trees. See checklist for all requirements.**

Since discovering that this is an Exceptional Tree, that client has moved the proposed new building north to avoid the Tree Protection Zone. The Tree Protection Zone (congruent with the Critical Root Zone) is a circle with a 13' radius that has its centerpoint in the middle of the tree. Tree Protection Fencing should be installed at the tree's drip line prior to construction activities commencing and remain in place for the duration of the project. The TPZ should have 4" of mulch added to assist with water retention during the building process and to help build ideal, lasting soil conditions for the tree.

In January of 2023 I made a return trip to the site to confirm the size of the maple. It is a multi-stemmed specimen and I took the original measurement at the base and got 13". After calculating the square root of the sum of the squares of the individual stems, I obtained the same number. The tree also has a drip line measurement of 13" that was confirmed during both site visits. The tree is in excellent condition.

Tree 1660-*Acer palmatum*/Japanese Maple. DSH-13". DLR-13'. Tree Protection Zone-13'. Condition-6.



**Revised Footprint Avoids Tree**

**Standard:**

## **Tree Inventory**

DSH-Diameter at Standard Height (DSH's of multi-stemmed trees obtained by taking the square root of the sum of the squares of the individual stems), DLR-Drip Line Radius or Limit of Disturbance, TPZ-Tree Protection Zone

## **Condition Ratings**

6 = Excellent condition, 5 = Good, 4 = Fair, 3 = Poor, 2 = Very Poor, and 1 = Dying/Dead

## **Tree Protection**

- For the trees being retained, tree protection fencing should be installed at the outer edge of the drip line or as close to it as is practically possible.
- Fencing should be installed prior to construction activities and remain in place for the duration of the project. Fencing should only be moved temporarily if minor disturbances must occur within the drip line and the fencing should be replaced immediately once that portion of the work is completed.
- The tree protection area is designated to be an area of no impact, no storing of materials, no encroachment and no staging of debris.
- The tree protection fencing should have signs every 8' facing access that indicate the area is a tree protection zone.
- Trenching through the TPZ for utilities is not permitted (tunneling is the preferred method).
- Grade changes in the TPZ are not permitted.
- Vehicle maintenance and washing of equipment (especially concrete), is not permitted.
- No attaching anything to the tree with cinching knots or hardware.
- Root flare should be protected with chips so that lawn maintenance equipment does not have to work close to the system.
- Proper clearances should be maintained.
- The TPZ or critical root zone needs to be protected. The Inner TPZ is 50% of the radius of the TPZ and there should be zero disturbance in this zone. The Outer TPZ surrounds the ITPZ. A disturbance of up to 33% of the Outer TPZ is sometimes permissible provided that any heavy digging equipment works toward the tree, and that any roots encountered that are over 1" in diameter are excavated around with hand tools and cut clean with a sharp saw behind the excavation zone so that the root can bifurcate and continue to grow. In some cases, if excessive pruning has been done, the TPZ can be larger than the Drip Line Radius.

## **Assumptions and Limiting Conditions**

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters of legal character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.

Care has been taken to obtain all information from reliable sources. All data has been verified so far as possible, however, the consultant/appraiser can neither guarantee nor be responsible for accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payments of additional fees for such services as described in the fee schedule and contract engagement.

Loss or alteration of any of this report invalidates the entire report.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any person other than to whom it is addressed, without prior written consent of the consultant/appraiser.

Neither all nor any part of the content in this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written consent of the consultant/appraiser--particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualification.