

Milton Orellana  
Project Manager | We Design and Build Dreams  
Atera Homes

RE: Chen residence Mercer Island City file 2102-184

What follows are the answers to posted comments with those original comments included as requested. Photographs of trees 518-9 included.

1. Symbols for the different size trees, such as exceptional and trees in other size ranges, have been differentiated With LOD and clearing limits as requested. Where practical individual LOD are grouped behind tree protection measures, these updates are called out on sheet A102. These are the responses to the comments below.

“3.(Repeat comment from pre application meeting for Civil) Tree plan to be shown with all Civil and Arborist information. See above checklist that includes the following items provide at initial meeting. Identify Exceptional trees using different symbols for trees less than 24 inches and trees greater than or equal to 24 inches. Indicate clearing limits/limits of disturbance (LOD) around all trees potentially impacted by site disturbances - grading, demolition, construction activities (including approximate LOD of off-site trees with overhanging driplines), etc. An outdated tree protection diagram is shown on the TESC plan, Call out to check sheet A102 for tree protection diagram.[https://www.mercerisland.gov/sites/default/files/fileattachments/community\\_planning\\_amp\\_development/page/21988/treessubmittalchecklist.pdf](https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/treessubmittalchecklist.pdf)”

Regarding Tree 508: Tree protection measures have been adjusted to show the full protection of the tree (sheet A102). The dripline for tree 579 has been re-scaled as required with appropriate tree protection locations. These are the responses to the comments below.

“4.(Repeat comment provided at Intake Review for Arborist/Civil/Architect) Tree 508 is exceptional and to be saved. However, tree protection is shown 8 feet from the face of the tree. This is inadequate and would probably result in the tree being damaged and removed. The Arborist gives the dripline at 40', is this a radius? It is unclear and this tree is not described in the report only a graphic on the plan. Tree 579's dripline is not to scale. Tree protection is shown 11' away while the dripline is 28' (assumed in radius). Confirm tree protection conforms with MICC19.10.080. The arborist must show my comment and then respond to it in a clear way, so I know they have received my comments. Any exceptional trees that would be damaged or removed need justification under MICC19.10.60.A.3. Tree protection needs to be shown at the critical root zone/dripline. No new grading that is shown on sheet A101 will be allowed within this tree protection area.”

On 4/12/2023, I reinspected trees 518 and 519. Both trees are in advanced decline with extensive decay and large lost scaffolding branches. 519, a twin-trunk tree, has one completely dead trunk broken completely off at 25'. In addition, this trunk has an open cavity of more than 50% of the circumference of the trunk, the full length of the height that remains. The twin trunk to this one also has advanced decay that is open 15' up from 3' from the root crown. Wildlife is living in this part. There is the open wound of a large scaffolding branch that grew to the north. The broken top half of tree 518 is lodged in this area. The stump of this tree is 80% undermined and is holding up what remains of the tree on legs rimming the stump with no support under the tree. This stump is so bad that light travels from one side to the other under the tree.

Tree 518 has a rotted trunk that runs from the root crown up 20 or more feet, more than 40% of the trunk. This stump is also severely undermined. The trunk has a 30% lean towards the west. The top of the tree has broken and is lodged in the top of T 519. The tree is also heavily infested with English Ivy. These are the responses to the comments below.

"2.(Repeat comment provided at Intake Review for Arborist/Architect) Exceptional trees 518,519 are shown for removal. Per 19.10.060.A.3. justification must be provided to allow removal of Exceptional Trees. The submitted report will need further risk assessment of proposed exceptional tree removals. Basic information such as photos (for risk and air excavation), date of work, required for all exceptional trees proposed for removal. See code matrix that needs to be completed for this code."

An irrigation system has been designed for the temporary care of the trees. It consists of soaker hoses placed to get water to each new replacement tree. There are four zones with controllers that include water sensors to eliminate over-watering and wasteful runoff. See sheet A102 for more detail. These are the responses to the comments below.

"5(forArborist/Geotechnical Engineer) No watering/irrigation information was provided with the replanting plan. Include a pla preferably with temporary drip irrigation. This irrigation plan shall comply with your Geotechnical Engineers recommendations."

In closing, the project arborist is to be on-site during all installations and original lot clearing to ensure trees' protection.

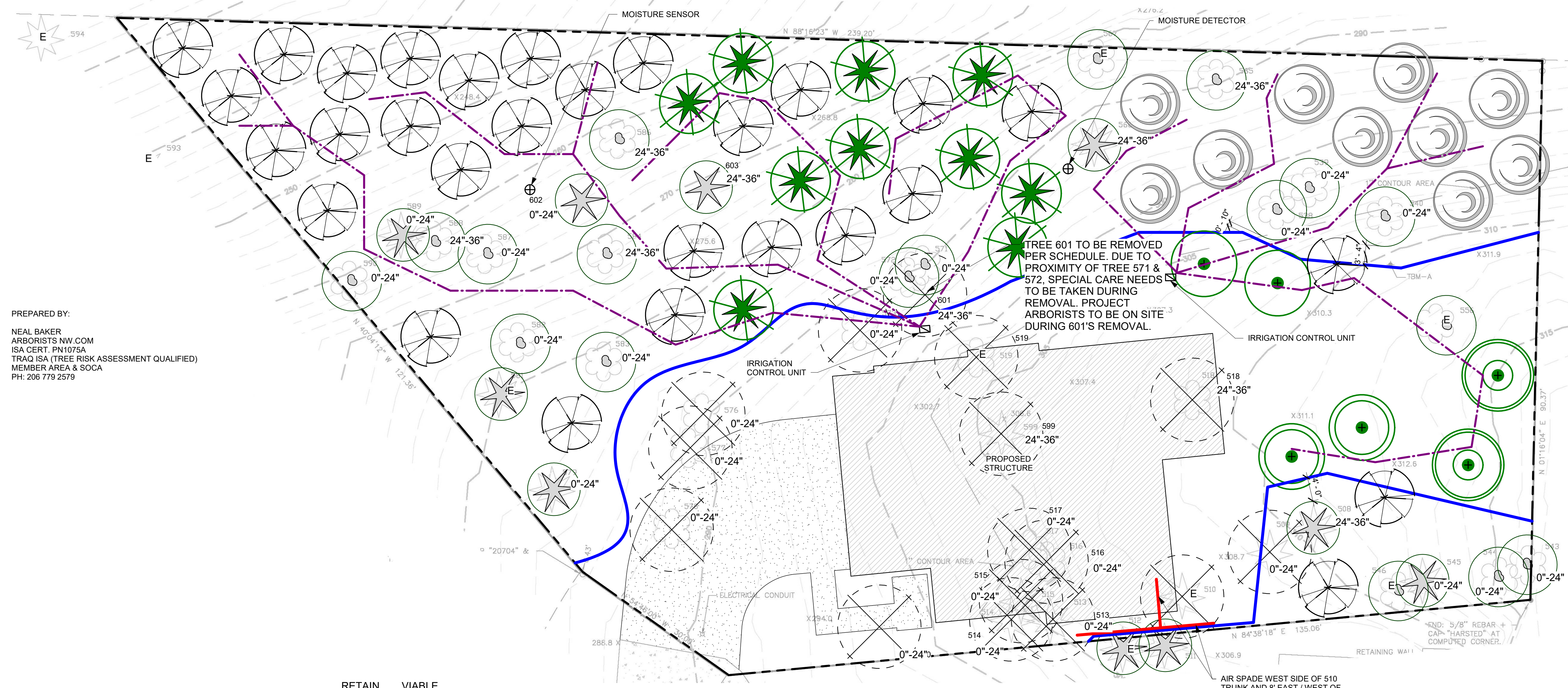
Respectfully Submitted

Neal Baker  
ArboristsNW.com  
ISA Cert. PN1075A  
TRAQ ISA (Tree Risk Assessment Qualified)  
Member AREA & SOCA



4/21/23

No.	Description	Date



PREPARED BY:  
 NEAL BAKER  
 ARBORISTS NW.COM  
 ISA CERT. PN1075A  
 TRAQ ISA (TREE RISK ASSESSMENT QUALIFIED)  
 MEMBER AREA & SOCA  
 PH: 206 779 2579

TREE #	TREE TYPE	DBH	DRIPLINE CRZ/LOD	CONDITION	RETAIN OR REMOVE	VIABLE OR NOT VIABLE	NOTES
508.	DOUGLAS FIR (Pseudotsuga menziesii)	30"	40'	FAIR/GOOD	RETAIN	VIABLE	ARBORISTS SITE PLAN 1" = 10'-0"
509	DOUGLAS FIR (Pseudotsuga menziesii)	16"	24'	FAIR/GOOD	REMOVE	VIABLE	
510	DOUGLAS FIR (Pseudotsuga menziesii)	36.5"	45'	POOR	REMOVE	NOT VIABLE	
511	DOUGLAS FIR (Pseudotsuga menziesii)	28"	35'	FAIR/GOOD	RETAIN	VIABLE	
512	DOUGLAS FIR (Pseudotsuga menziesii)	36"	50'	FAIR/GOOD	RETAIN	VIABLE	
513	DOUGLAS FIR (Pseudotsuga menziesii)	8"	15'	FAIR/GOOD	REMOVE	VIABLE	
514	BLACK PINE (Pinus thunbergia)	8"	15'	FAIR/GOOD	REMOVE	VIABLE	
515	DOUGLAS FIR (Pseudotsuga menziesii)	8"	15'	FAIR/GOOD	REMOVE	VIABLE	
516	BIG LEAF MAPLE (Acer macrophyllum)	12"	20'	FAIR/GOOD	REMOVE	VIABLE	
517	BIG LEAF MAPLE (Acer macrophyllum)	18"	28'	FAIR/GOOD	REMOVE	VIABLE	
518	BIG LEAF MAPLE (Acer macrophyllum)	30"	60'	EXC. LEAN	REMOVE	NOT VIABLE	
519	BIG LEAF MAPLE (Acer macrophyllum)	36"	40'	FAIR/GOOD	REMOVE	NOT VIABLE	
538	BIG LEAF MAPLE (Acer macrophyllum)	12"	20'	FAIR/GOOD	RETAIN	VIABLE	
539	BIG LEAF MAPLE (Acer macrophyllum)	18"	28'	FAIR/GOOD	RETAIN	VIABLE	
540	BIG LEAF MAPLE (Acer macrophyllum)	7"	15'	FAIR/GOOD	RETAIN	VIABLE	
543	RED ALDER (Alnus rubra)	12"	16'	POOR	RETAIN	NOT VIABLE	
544	BIG LEAF MAPLE (Acer macrophyllum)	8"	15'	FAIR/GOOD	RETAIN	VIABLE	
545	DOUGLAS FIR (Pseudotsuga menziesii)	28"	45'	FAIR/GOOD	RETAIN	VIABLE	
546	MADRONA (Arbutus menziesii)	12"	20'	FAIR/GOOD	RETAIN	VIABLE	
556	BIG LEAF MAPLE (Acer macrophyllum)	36"	48'	POOR	RETAIN	NOT VIABLE	
565	BIG LEAF MAPLE (Acer macrophyllum)	14"	20'	FAIR/GOOD	RETAIN	VIABLE	
566	WESTERN RED CEDAR (Thuja plicata)	10"	18'	FAIR/GOOD	RETAIN	VIABLE	
567	BIG LEAF MAPLE (Acer macrophyllum)	36"	45'	FAIR/GOOD	RETAIN	VIABLE	
571	BIG LEAF MAPLE (Acer macrophyllum)	14"	20'	FAIR/GOOD	RETAIN	VIABLE	
572	BIG LEAF MAPLE (Acer macrophyllum)	8"	13'	FAIR/GOOD	RETAIN	VIABLE	
573	BIG LEAF MAPLE (Acer macrophyllum)	18"	30'	FAIR/GOOD	REMOVE	VIABLE	
576	BIG LEAF MAPLE (Acer macrophyllum)	11"	15'	FAIR/GOOD	REMOVE	VIABLE	
577	BIG LEAF MAPLE (Acer macrophyllum)	6"	10'	FAIR/GOOD	REMOVE	VIABLE	
578	BIG LEAF MAPLE (Acer macrophyllum)	16.7"	25'	FAIR/GOOD	REMOVE	VIABLE	
579	DOUGLAS FIR (Pseudotsuga menziesii)	18"	28'	FAIR/GOOD	RETAIN	VIABLE	
581	WESTERN RED CEDAR (Thuja plicata)	36"	45'	FAIR/GOOD	RETAIN	VIABLE	
582	BIG LEAF MAPLE (Acer macrophyllum)	9"	15'	FAIR/GOOD	RETAIN	VIABLE	
583	BIG LEAF MAPLE (Acer macrophyllum)	12"	20'	FAIR/GOOD	RETAIN	VIABLE	
584	BIG LEAF MAPLE (Acer macrophyllum)	30"	40'	FAIR/GOOD	RETAIN	VIABLE	
586	BIG LEAF MAPLE (Acer macrophyllum)	28.4"	25'	FAIR/GOOD	RETAIN	VIABLE	
587	BIG LEAF MAPLE (Acer macrophyllum)	12"	17'	FAIR/GOOD	RETAIN	VIABLE	
588	BIG LEAF MAPLE (Acer macrophyllum)	27.7"	32'	FAIR/GOOD	RETAIN	VIABLE	
589	WESTERN RED CEDAR (Thuja plicata)	6"	10'	FAIR/GOOD	RETAIN	VIABLE	
590	BIG LEAF MAPLE (Acer macrophyllum)	19.7"	32'	FAIR/GOOD	RETAIN	VIABLE	
593	WESTERN RED CEDAR (Thuja plicata)	36"	48'	FAIR/GOOD	RETAIN	VIABLE	
594	WESTERN RED CEDAR (Thuja plicata)	36"	48'	FAIR/GOOD	RETAIN	VIABLE	
599	NORWAY SPRUCE (Picea abies)	11"	14'	GOOD	REMOVE	VIABLE	
600	PORTUGUESE LAUREL (Prunus lusitanica)	10.6"	14'	FAIR/GOOD	RETAIN	VIABLE	
601	BIG LEAF MAPLE (Acer macrophyllum)	28"	32'	DEAD	REMOVE	NOT VIABLE	
602	DOUGLAS FIR (Pseudotsuga menziesii)	22"	32'	DEAD	RETAIN	NOT VIABLE	
603	WESTERN RED CEDAR (Thuja plicata)	30"	STUB	DEAD	RETAIN	NOT VIABLE	

**TREE PROTECTION AREA (TPZ)**  
**KEEP OUT!**  
**DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA**

Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees
3. Arborist reports recommending mitigation

Notes:

1. No pruning shall be performed unless under the direction of an arborist
2. No equipment shall be stored or operated inside the protective fencing including during fence installation and removal
3. No storage of materials shall occur inside the protective fencing
4. Refer to Site/Utility Plan for allowable modifications to the tree protection area.
5. Unauthorized activities in tree protection area may require evaluation by private arborist to identify impacts and mitigation required
6. Exposed roots: For roots > 1" damaged during construction, make a clean straight cut to remove damaged portion and inform City Arborist

Tree protection fence: 4-6" chain link fence, solidly anchored into the ground, or if authorized high-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indicated on the plans

Any Work in the protected area must be with the permission of the City Arborist [john.kenney@mercergov.org](mailto:john.kenney@mercergov.org)

**TROLMASTER IRRIGATION SYSTEM:**

- AQUATEX NFS-1 CONTROL UNIT 2
- WD-1 DETECTION UNIT 2
- IRRIGATION DRIPLINE 8

**REPLANTING PLAN:**

- WESTERN RED CEDAR *Thuja plicata*
- VINE MAPLE *Acer circinatum*
- DOUGLAS FIR *Pseudotsuga menziesii*

Conifers at least six feet tall and deciduous at least one and one-half inches in diameter at base.

NOTE: RANGE FINDER WAS USED TO DETERMIN DRIPLINE/CRZ/LOD

CHEN RESIDENCE

50xx W MERCER WAY, MERCER ISLAND 98040

CHEN RESIDENCE

ARBORIST TREE PLAN

Project number	
Date	
Drawn by	CW
Checked by	NB

A102

Scale As indicated

**Mercer Island City Code Criteria Compliance Matrix  
Chapter 19.10 Trees**

**Project Name:** Chen Residence Code Compliance Matrix **4/21/2023**  
**City File Number** 2102-184

**Directions:** Please complete the code compliance matrix to identify conformity with city codes, standards, and policies. This will be required as part of the initial application. The code compliance matrix shall include specific details and examples about how the proposed project is consistent with Chapter 19.10 MICC. The purpose of the code compliance matrix is to provide guidance to developers on the requirements for meeting the tree code. This is a tool to ensure the proposed development is consistent with the requirements of Chapter 19.10 MICC, a guide and reference for developers to ensure all requirements are accounted for in application submittals, and a tool for staff to seamlessly review proposals and to enhance the quality and speed of the review process.

M.I.C.C. Code	How the proposed development meets the provisions of the M.I.C.C.	City Review/Notes
<a href="#">19.10.160 - Enforcement.</a>		
A. Violation. It is a violation of this chapter for any person to fail to comply with the requirements of this chapter.	N/A there has been no violation, and this whole thing reads like a response to one.	
B. Civil penalty and remediation.	N/A Understood	
1. Civil penalty. The penalty for violating this chapter shall be a fine equal to up to three times the value of the damaged or cut tree or removed vegetative cover, plus the cost of reasonable remediation. Trees and other vegetation shall be appraised according to the method specified by the Council of Landscape and Tree Appraisers, most current edition.	N/A Understood	

2. Remediation. Remediation for trees removed in violation of this chapter shall include, but is not limited to, the following:	N/A Understood	
a. Removal of the remaining plant parts or debris;	N/A Understood	
b. Preparation of a replanting plan in a form approved by the code official for replanting the area where trees were removed in violation of this chapter;	N/A Understood	
c. Payment of the costs to review, approve, and administer the remediation process;	N/A understood	
d. Installation of the required replantings as reflected on the replanting plan; and	N/A replacement trees have been determined by the completion of the Mercer Island tree inventory & replacement	
e. Maintenance of the required replantings for a period of five years.	N/A Understood	

<p>C. Tree retention enforcement. Trees identified for retention through the approval of a development proposal that are subsequently removed, or are damaged to the extent that removal is required, with prior written approval by the city arborist, whether the removal or damage is intentional or unintentional, shall result in a civil penalty pursuant to subsection B of this section, in addition to required replanting and remediation. The code official may waive the civil penalty if the code official determines that appropriate tree protection standards were in place and maintained and natural disaster or events entirely outside the knowledge and control of the property owner resulted in the tree loss.</p>	<p>understood</p>	
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Trunk decay 80% interior  
65% of the circumference

Stump severely undermined

35% lean to the west

Tree 518



**Broken top half of  
518 laying in top of  
whats left of 519**





**Broken top half of  
518 laying in top of  
whats left of 519**



Broken scaffold branches

Broken trunk

Near complete inner decay

Rotting & undermined stump

Light passes through the base of stumps from near total decay. This is a standing cavity

Whole remaining parts lean 25% to the west



T 519



**Light shinning through stump north to south**

**Tree 519**