



LAYTON TREE CONSULTING, LLC

TREES & CONSTRUCTION MEMO

Brumbaugh & Associates

To: Kristen Lundquist
From: Bob Layton
CC:
Date: September 30, 2023
Re: Off-Site Tree Protection at 3003 77th Ave SE – Building South Side

Dear Ms. Lundquist,

On September 19th per your request, I visited your project site at 3003 77th Avenue SE on Mercer Island to evaluate the proposed wood stair replacement work near two off-site trees just south of the property line. See the attached exhibit/site plan.

Subject trees include a semi-mature Western red cedar and a Douglas fir. The cedar is 25-inches in diameter and 68-feet in height. The fir is 18-inches in diameter and 88-feet in height. Both are of good vigor with foliage of normal color and density. Both are structurally sound with no concerning defects.

The proposed work involves replacing the dilapidated wood steps north of the subject trees to provide building access and expanding the existing concrete sidewalk. The proposed work is minor and will not adversely affect the subject trees. There is a note on the plan calling for soil compaction and grading within the subject area. This note needs to be removed. The existing grades around the subject trees will need to be maintained.

There are exposed roots within 4-feet of the root crown of the Douglas fir. This area and the surrounding area should be covered with a +/- 6-inch layer of wood chip mulch or hog fuel to protect surface roots and soils during site work. See the attached exhibit. Use mulch to finish grades. A portion of the area on the subject property is covered with English ivy vines. If desired, hand-pull ivy and remove before applying mulch or hog fuel to the tree protection area.

Any construction/equipment access to the building over city/park property shall follow the tree protection measures as outlined in a Memo by Andrew Prince, City of Mercer Island Urban Forestry Project Manager, dated August 16, 2023. That memo is attached to this report for reference.

It's all about trees.....

Please let me know if you have any questions or need further assistance.

Sincerely,



Bob Layton
Registered Consulting Arborist #670
ISA Certified Arborist #PN-2714A
ISA Tree Risk Assessment Qualified

Attachments:

Proposed Stair Work Exhibit

Required Tree Protection Measures on City Property; Memo by Andrew Prince, City of Mercer Island Urban Forestry Project Manager

Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training and experience to examine and assess trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risks associated with living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that grow, respond to their environment, mature, decline and sometimes fail in ways we do not fully understand. Conditions are often hidden within trees and below ground.

Arborists cannot guarantee that a tree will be healthy and/or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Photo Documentation

Subject Trees



Upper crowns



Looking north between subject trees to old wood steps and existing concrete sidewalk



Looking east toward subject area



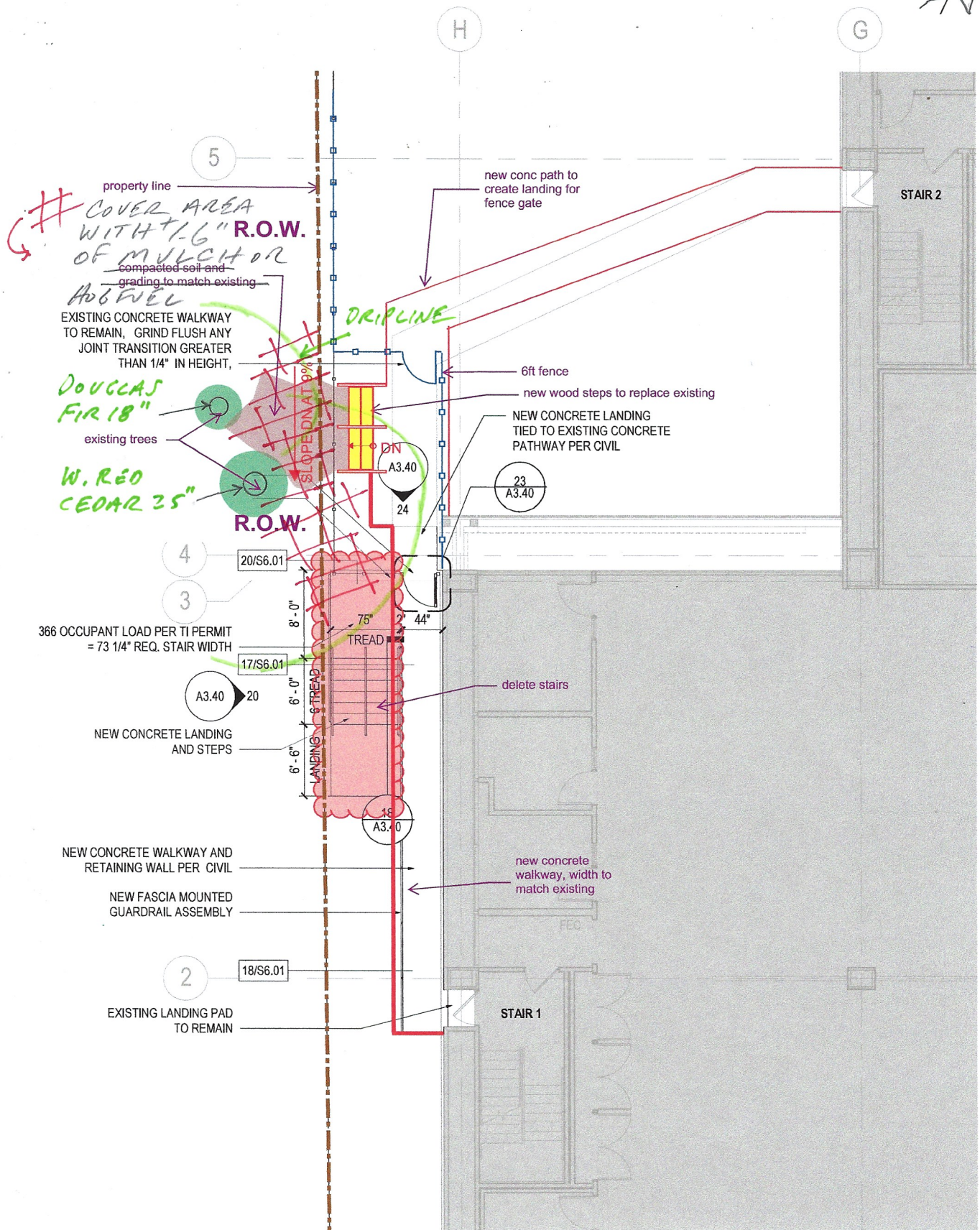
Looking to subject trees from top of old steps, exposed roots near Douglas fir tree



Overview of subject area



STAIR WORK EXHIBIT



5
 property line
 COVER AREA WITH 1-6" R.O.W. OF MULCH OR compacted soil and grading to match existing
 DOUGLAS FIR 18"
 W. RED CEDAR 25"
 R.O.W.
 SLOPE 1/4" AT 9%
 DRIPLINE
 20/S6.01
 17/S6.01
 A3.40 20
 A3.40 23
 A3.40 24
 A3.40 18

366 OCCUPANT LOAD PER TI PERMIT = 73 1/4" REQ. STAIR WIDTH
 8'-0"
 75"
 44"
 TREAD
 6'-0"
 6'-6"
 LANDING
 6'-0"
 6'-6"
 2
 18/S6.01
 EXISTING LANDING PAD TO REMAIN

4
 20/S6.01
 3
 17/S6.01
 A3.40 20
 NEW CONCRETE LANDING AND STEPS
 NEW CONCRETE WALKWAY AND RETAINING WALL PER CIVIL
 NEW FASCIA MOUNTED GUARDRAIL ASSEMBLY
 2
 18/S6.01
 EXISTING LANDING PAD TO REMAIN

new conc path to create landing for fence gate
 6ft fence
 new wood steps to replace existing
 NEW CONCRETE LANDING TIED TO EXISTING CONCRETE PATHWAY PER CIVIL
 delete stairs
 new concrete walkway, width to match existing

STAIR 2
 STAIR 1
 FEC

APPROX. SCALE
 1" = 12' 1/2'



MEMORANDUM

DATE: August 16, 2023

TO: BnBuilders
FROM: Andrew Prince, Urban Forestry Project Manager
RE: Tree Protection for 3003 77th Ave SE/ Bicentennial park

BnBuilders have requested a ROW use permit to move machinery through the City owned Bicentennial Park so they may access the back side of the building at 3003 77th Ave SE. The City's concern is that trees will be damaged by this activity if proper tree protection measures are not put in place prior to any construction activities, or transit of construction machinery.

Required Tree Protection Measures

- All turf or soil that machinery will transit across shall be covered with approximately 12" of arborist chips, hog fuel or similar material.
- All transit corridors and operation areas of heavy machinery shall additionally be covered with steel plating, heavy-duty plywood, or similar covering to disperse ground pressure from machinery.
- A tree protection zone (TPZ) shall be installed at the drip line or larger where feasible. Tree protection fencing of chain link fence or orange plastic fencing will be anchored with wooden or metal stakes. Tree protection signage shall be posted on all TPZ. Where machinery must necessarily pass through the dripline, tree protection fencing may be set back to accommodate passage if soil protection measures listed above are in place. At no time should tree protection fencing be moved within 4' of a tree trunk.
- No equipment or materials will be stored in the TPZ, and the construction site will be monitored daily by Public Works staff to ensure the TPZ remains undisturbed.
- No pruning, excavation, grading, or root pruning is approved for this work. Parks staff will prune branches on the western red cedar located at the west portion of the area to allow for vehicle passage.



206-275-7600



9611 SE 36th Street
Mercer Island, WA 98040



mercerisland.gov

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可根據要求提供這些資訊，以幫助殘障人士和需要翻譯協助的人士。



Restoration Plan

The site is to be restored after work is finished. Arborist chips may remain on site in planter beds, not piled against tree or shrub trunks, and at a depth of 8" or less. Turf is to be returned to existing conditions.



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