

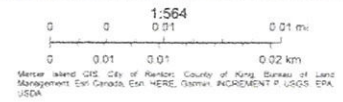
Site Map

8520 SE 82nd Street Mercer Island 98040 Parcel #362550-0210



3/4/2025, 1:51:12 PM

- Parcels March 2017
- Address Red: Band_1
- Green: Band_2
- Blue: Band_3



City of Rainier, County of King, Bureau of Land Management, Esri, Canada, Esri HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Mercer Island GIS

Mercer Island GIS map showing property outline, tree locations and identifiers, street name. The two tree protection zones needed are shown in yellow. Refer to Tree Table for tree ID.



Vicinity map.

Property legal name: ISLAND POINT ADD & UND INT IN COMMUNITY TR A

Client: Lund
 Assignment: Tree Protection Plan

TABLE OF TREES
 8520 SE 82nd Street Mercer Island

Inventory Date: 2/28/2025
 Report Date: 3/5/2025

Dripline

Tree #	Common Name	Scientific Name	*DSH (inches)	N	E	S	W	**RLOD (feet)	Condition	Comments	Proposal	Exceptional
1	Pacific dogwood	<i>Cornus nuttallii</i>	24	18	18	16	12	10	poor	trunk damage	retain	yes
2	Flowering cherry	<i>Prunus serrulata</i> spp.	15	6	8	8	8	6	fair		retain	no
3	Strawberry tree	<i>Arbutus unedo</i>	13.5	10	10	10	3	8	good	multi-stem:8,8,5,5,5	retain	no
4	Korean dogwood	<i>Cornus kousa</i>	11.3	10	5	10	13	8	good	multi-stem:5,5,6,7	retain	no
A	Sweet osmanthus	<i>Osmanthus fragrans</i>	9.8			8		6	fair	multi-stem: 6 x 4"	n/a	no
B	Douglas-fir	<i>Pseudotsuga menziesii</i>	20		12			10	good		n/a	no
C	Scots pine	<i>Pinus sylvestris</i>	10		10			8	good		n/a	no
D	Hollywood juniper	<i>Juniperus chinensis</i> 'Torulosa'	10				7	5	fair		n/a	no
E	Douglas-fir	<i>Pseudotsuga menziesii</i>	32		22			12	good		n/a	yes
F	Flowering cherry	<i>Prunus serrulata</i> spp.	12			4		4	poor	topped	n/a	no
G	Douglas-fir	<i>Pseudotsuga menziesii</i>	24			18		12	good		n/a	no
H	Douglas-fir	<i>Pseudotsuga menziesii</i>	18			14		10	good		n/a	no

Tree ID is numerical if on-site and alphabetical if off-site.

* DSH is Diameter at standard height.

**Recommended Limit of Disturbance

***If a tree had multiple stems, I measured each stem individually at standard height and determined a single-stem equivalent diameter by using the method outlined in the City of Seattle Director's rule 16-2008 or the Guide for Plant Appraisal 10th Edition Second Printing published by the Council of Tree and

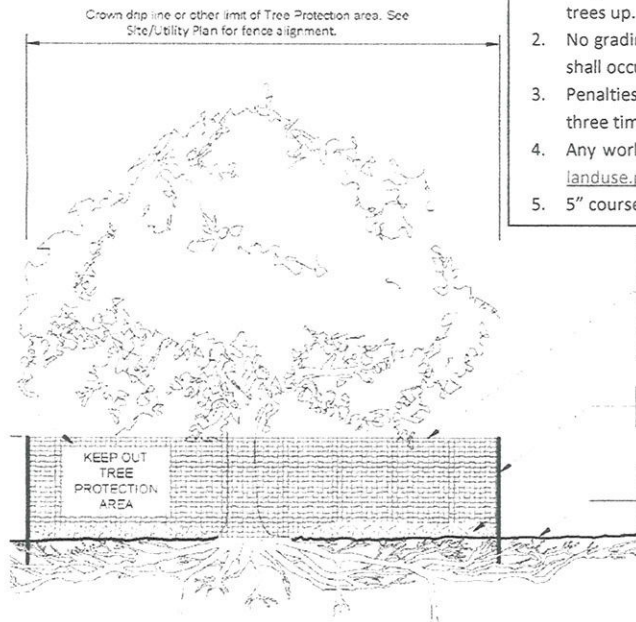
TREE PROTECTION AREA (TPZ)

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/financial penalties
3. Arborist reports recommending mitigation



Notes

1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
4. Any work in approved TPZ must be with the permission of the Land Use and Planning Division at landuse.planning@mercergov.org
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.

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 indication on the plans

Any Work in the protected area must be with the permission of the Land Use and Planning Division at landuse.planning@mercergov.org

Photos



Photo 1. Tree 1, Pacific dogwood, in NW corner of property.



Photo 2. Tree 2, Flowering cherry, in front yard.

Photos (cont.)



Photo 3. Tree 3, Strawberry tree, along west side of driveway in front.



Photo 4. Tree 4, Korean dogwood, at left rear house corner.

Photos (cont.)



Photo 5. Trees B and C, Douglas fir and Scots pine, along west side of driveway in front.



TO: Renee Lund
SITE: 8520 SE 82nd Street Mercer Island 98040 Parcel #362550-0210
RE: Tree Protection Plan
DATE: March 23, 2025
PROJECT ARBORIST: Scott Selby
ASCA Registered Consulting Arborist #749
ISA Board Certified Master Arborist #PN-1775B
ISA Qualified Tree Risk Assessor

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Summary

I inventoried and assessed thirteen (13) trees for this project. Based on Mercer Island Community Code (MICC), large (regulated) and exceptional trees are required to be assessed for development projects. No trees are proposed for removal. Two exceptional trees are associated with this project. Nine (9) off-site trees required documentation for this project. Trees on neighboring properties were documented if their driplines extended over the property line. All trees on adjacent properties were estimated from the subject site or public property such as the adjacent right-of-way.

This project involves restoration of a fire-damaged single-family residence. Tree retention requirements apply.

Assignment and Scope of Work

I was contacted by owner Renee Lund on February 20 and my services were contracted as a consulting arborist with regard to a construction project at the subject address. Restoration of a fire-damaged home is planned. I was asked to provide a tree protection plan consistent with applicable code. I visited the site on February 28 to review the project.

INTRODUCTION**Report Summary**

This report includes the location and status of the trees that fall within – and with adjoining tree canopies that overhang – the perimeters of the proposed development. The trees are marked on the site plan.

General Information*Project Identification and Location:*

Home Restoration: 8520 SE 82nd Street Mercer Island 98040 Parcel #362550-0210

Proposal

The project proposes restoration of a single-family residence.

Terms of the Assignment

- Locate and identify the trees that will be affected based on the proposed construction according to the provided site plan.
- Provide findings and recommendations pertaining to the trees.

Tree Inventory and Assessment

On February 28, I conducted a pre-construction site visit and the trees were verified. I was asked to identify tree species, size, and location and create a table of trees and a tree protection plan. The trees in question were evaluated for impacts by the construction project and their overall condition was verified in comparison to the provided site plan which indicates the existing conditions and the site improvements as identified. The data collected for each tree includes the tree identifier, common and scientific names, trunk diameter (DSH), dripline radius, recommended limit of disturbance (RLOD), condition, comments, proposal, and exceptional status.

Purpose and Use of the Report

The purpose of this report is to establish a Tree Protection Plan that will serve as directions that need to be followed during the construction project. This report documents the information as intended to be used by the owner, construction contractor, the sub-contractors, and the tree care and landscape professionals who are involved in the construction project.

Limits of the Report

The trees were visually assessed only, no tools were used.

Observations

The Site

This 11,828 square foot lot is located on the north side of SE 82nd Street, between SE 80th Street and 84th Ave SE on the south end of Mercer Island. According to Mercer Island GIS map, there are no environmentally critical areas associated with the site.

The Trees

Information for all the trees can be found in the provided *Table of Trees*.

Discussion – Construction Impacts

Impacts to retained trees should be minimal and well within guidelines outlined in ISA Best Management Practices, Managing Trees During Construction. *Only trees 2 and D require protection; all other trees are located within planters, elevated and behind retaining walls, set back sufficiently from an existing fence (off-site trees), or have their roots covered by pavement*. The trees shall be protected with tree protection fencing at the RLOD outlined in the *Table of Trees* to the specifications outlined in the *Tree Protection Specifications* page. No excavation, grading, parking, machine access or materials storage is permitted within the RLOD without arborist coordination.

Conclusions

The trees are in poor to good condition, taking species and age into consideration. Provided with the information I received, it is my professional opinion that the performance path will suffice from an arboricultural standpoint. Care should be taken to follow the recommendations and provisions outlined in this TPP to ensure the success of the retention efforts.

Recommendations

- Obtain all necessary permits and approval from the City prior to commencement of site work.
- Update site plans to include limits of disturbance detailed in the *Table of Trees*.
- Prior to the beginning of any work, tree protection consisting of chain-link fencing should be installed at the Limits of Disturbance listed in the *Table of Trees*. Refer to *Tree Protection Specifications* page for further protection specifications.
- Add a 4-inch layer of coarse arborist woodchips throughout the tree protection area. Keep woodchips 1 foot from the trunk of the tree.
- Any pruning must be conducted by an ISA certified arborist to the standards outlined in the ANSI A300.
- All tree retention and removal must be followed and are outlined in MICC Chapter 19.10 Tree.
- Ensure tree protection standards comply with MICC 90.10.080 and ISA Best Management Practices, Managing Trees During Construction.

Respectfully submitted,
Scott Selby



Glossary

Codominant (multi-stem)

The term codominant is used to describe two or more main stems (or 'leaders') that are approximately the same diameter and emerge from the same location on the trunk. As the tree ages, the stems remain similar in size without either becoming dominant.

Critical Root Zone (CRZ)

The area of soil immediately adjacent to the trunk where roots essential for tree health and stability are located. The CRZ is subjective; there is no accepted formula to biologically define it. However, there may be regulations that define it. The **Interior Critical Root Zone (ICRZ)** is measured at one-half the distance from the tree: if the CRZ measures 12 feet radius, the radius distance of the ICRZ would be six feet.

Diameter at Standard Height (DSH or DBH)

Diameter at standard height or breast height; the diameter of the trunk measured 54 inches (4.5 feet) above grade (Council of Tree and Landscape Appraisers 2019).

Dripline

Imaginary line defined by the branch spread of a single plant or group of plants. Dripline can be defined as a radius or diameter.

Exceptional Tree

Exceptional Trees are a tree or group of trees that because of unique historical, ecological, or aesthetic value constitutes an important community resource. An exceptional tree is a tree that is rare or exceptional by virtue of its size, species, condition, cultural/historical importance, age, and/or contribution as part of a tree grove. Trees with a diameter of more than 36 inches, or with a diameter that is equal to or greater than the diameter listed in the Exceptional Tree Table (see MICC 19.16.010) are considered exceptional trees.

Limits of Disturbance (LOD)

Defined as the boundary within which all construction, materials storage, grading, landscaping, and related activities shall occur.

Recommended Limit of Disturbance (RLOD)

A site- or project-specific recommendation for limits of disturbance – often adjusted (expanded or reduced) to accommodate specific needs.

Tree Protection Fencing (TPF)

A physical fence around a tree or cluster of trees to indicate retention or protection.

Tree Protection Plan (TPP)

A comprehensive plan prepared by a certified arborist that outlines measures to protect and preserve trees that encompass all site work before (site preparation and demolition), during (construction and site servicing), and after (tree fencing removal and final landscaping) development.

Tree Protection Zone (TPZ)

The circular area around a tree calculated as one foot of radius for every inch of trunk diameter, or at least 6 feet whichever is greater that is required to be protected with a fenced enclosure.

Methods

Measuring

I measured the diameter of each tree at 54 inches above grade, diameter at standard height (DSH). If a tree had multiple stems, I measured each stem individually at standard height and determined a single-stem equivalent diameter by using the method outlined in the city of Seattle Director's Rule 16-2008 or the Guide for Plant Appraisal, 10th Edition Second Printing published by the Council of Tree and Landscape Appraisers. A tree is regulated based on this single-stem equivalent diameter value.

Tagging

The trees were not tagged.

Evaluating

I evaluated tree health and structure utilizing visual tree assessment (VTA) methods. The basis behind VTA is the identification of symptoms, which the tree produces in reaction to a weak spot or area of mechanical stress. A tree reacts to mechanical and physiological stresses by growing more vigorously to re-enforce weak areas, while depriving less stressed parts. An understanding of the uniform stress allows the arborist to make informed judgments about the condition of a tree.

Rating

When rating tree health, I took into consideration crown indicators such as foliar density, size, color, stem and shoot extensions. When rating tree structure, I evaluated the tree for form and structural defects, including past damage and decay. I have adapted ratings based on the Purdue University Extension formula values for health condition (Purdue University Extension bulletin FNR-473-W - Tree Appraisal). These values are a general representation used to assist arborists in assigning ratings.

Excellent - Perfect specimen with excellent form and vigor, well-balanced crown. Normal to exceeding shoot length on new growth. Leaf size and color normal. Trunk is sound and solid. Root zone undisturbed. No apparent pest problems. Long safe useful life expectancy for the species.

Good - Imperfect canopy density in few parts of the tree, up to 10% of the canopy. Normal to less than $\frac{3}{4}$ typical growth rate of shoots and minor deficiency in typical leaf development. Few pest issues or damage, and if they exist, they are controllable, or tree is reacting appropriately. Normal branch and stem development with healthy growth. Safe useful life expectancy typical for the species.

Fair - Crown decline and dieback up to 30% of the canopy. Leaf color is somewhat chlorotic/necrotic with smaller leaves and "off" coloration. Shoot extensions indicate some stunting and stressed growing conditions. Stress cone crop clearly visible. Obvious signs of pest problems contributing to lesser condition, control might be possible. Some decay areas found in main stem and branches. Below average safe useful life expectancy.

Poor - Lacking full crown, more than 50% decline and dieback, especially affecting larger branches. Stunting of shoots is obvious with little evidence of growth on smaller stems. Leaf size and color reveals overall stress in the plant. Insect or disease infestation may be severe and uncontrollable. Extensive decay or hollows in branches and trunk. Short safe useful life expectancy.

Tree Protection Specifications

The following is a list of protection measures that must be employed before, during and after construction to ensure the long-term viability of retained trees.

1. **Project Arborist:** The project arborists shall at a minimum have an International Society of Arboriculture (ISA) Certification and ISA Tree Risk Assessment Qualification.
2. **Tree Protection Zone (TPZ):** In some cases, the TPZ may extend outside tree protection fencing. Work within the TPZ must be approved and monitored by the project arborist.
3. **Tree Protection Fencing:** Tree protection shall consist of 6-foot chain-link fencing installed at the TPZ as approved by the project arborist. Fence posts shall be anchored into the ground or bolted to existing hardscape surfaces.
 - a) Where trees are being retained as a group, the fencing shall encompass the entire area including all landscape beds or lawn areas associated with the grove.
 - b) Per arborist approval, TPZ fencing may be placed at the edge of existing hardscape within the TPZ to allow for staging and traffic.
 - c) Where work is planned within the TPZ, install fencing at edge of TPZ and move to limits of disturbance at the time that the work within the TPZ is planned to occur. This ensures that work within the TPZ is completed to specification.
 - d) Where trees are protected at the edge of the project boundary, construction limits fencing shall be incorporated as the boundary of tree protection fencing.
4. **Access Beyond Tree Protection Fencing:** In areas where work such as installation of utilities is required within the TPZ, a locking gate will be installed in the fencing to facilitate access. The project manager or project arborist shall be present when tree protection areas are accessed.
5. **Tree Protection Signage:** Tree protection signage shall be affixed to fencing every 20 feet. Signage shall be fluorescent, at least 2' x 2' in size, with 3" tall text. Signage will note: "Tree Protection Area – Do Not Enter: Entry into the tree protection area is prohibited unless authorized by the project manager." Signage shall include the contact information for the project manager and instructions for gaining access to the area.
6. **Filter / Silt Fencing:** Filter / silt fencing within the TPZ of retained trees shall be installed in a manner that does not sever roots. Install so that filter / silt fencing sits on the ground and is weighted in place by sandbags or gravel. Do not trench to insert filter / silt fencing into the ground.
7. **Monitoring:** The project arborist shall monitor all ground disturbance at the edge of or within the TPZ, including where the TPZ extends beyond the tree protection fencing.
8. **Soil Protection:** No parking, foot traffic, materials storage, or dumping (including excavated soils) are allowed within the TPZ. Heavy machinery shall remain outside of the TPZ. Access to the tree protection area will be granted under the supervision of the project arborist. If project arborist allows, heavy machinery can enter the area if soils are protected from the load. Acceptable methods of soil protection include applying 3/4-inch plywood over 4 to 6 inches of wood chip mulch or use of AlturnaMats. (or equivalent product approved by the project arborist). Retain existing paved surfaces within or at the edge of the TPZ for as long as possible.
9. **Soil Remediation:** Soil compacted within the TPZ of retained trees shall be remediated using pneumatic air excavation according to a specification produced by the project arborist.
10. **Canopy Protection:** Where fencing is installed at the limits of disturbance within the TPZ, canopy management (pruning or tying back) shall be conducted to ensure that vehicular traffic does not damage canopy parts. Exhaust from machinery shall be located five feet outside the dripline of retained trees. No exhaust shall come in contact with foliage for prolonged periods of time.

Assumptions and Limiting Conditions

While trees vary in their tolerance to changed conditions, disruption in any form of the environment to which the trees have grown accustomed may result in adverse reaction. Human activity among and near trees is inherently contrary to tree welfare and there are inherent risks associated. The following are limitations to this report:

1. All information presented herein covers only the trees examined at the area of inspection, and reflects the conditions observed of said trees at the time of inspection.
2. Care has been taken to obtain all information from a reliable source. However, the Arborist can neither guarantee nor be responsible for accuracy of information provided by others.
3. Observations were performed visually without probing, dissecting, coring, or excavation, unless noted otherwise, and in no way shall the observer be held responsible for any defects that could have only been discovered by performing said services in specific area(s) where a defect was located.
4. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects or applied stress. Trees are living biological organisms, and I cannot predict nor guarantee their stability or failure.
5. Sketches or drawings in this report are intended as visual aids only and are not necessarily to scale. They should not be used as engineering or architectural reports or surveys.
6. This report and any values/opinions expressed herein represent my opinion as an Arborist. Inaction on the part of those receiving the report is not the responsibility of the Arborist.
7. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear and under responsible ownership and competent management.
8. No guarantee or warranty is made, expressed or implied, that defects of the trees inspected may not arise in the future.
9. No assurance can be offered that if any recommendations or precautionary measures suggested are accepted and followed, that the desired results may be attained.
10. No responsibility is assumed for the methods used by any person or company executing any recommendations provided in this report.
11. The information provided herein represents an opinion, and in no way is the reporting of a specified finding, conclusion, or value based on payment for services.
12. This report is proprietary to Scott Selby Consulting LLC and may not be reproduced in whole or in part without written consent. This report has been prepared exclusively for use of the parties to which it has been submitted.
13. Should any part of this report be altered, damaged, corrupted, or lost, the entire evaluation shall be invalid.
14. 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 payment for such services.
15. Possession of this report does not imply right of publication or use for any other purpose by any other than the person to whom it is addressed, without the prior expressed written consent of the consultant/appraiser.

Certification of Performance

I, Scott Selby, certify that:

- I have personally inspected the trees and the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report the Terms of Assignment.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions and conclusions were developed, and the report has been prepared, according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated in the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member of, and certified by, the International Society of Arboriculture. I am also a member of the American Society of Consulting Arborists. I have been involved in the arboricultural field in full-time capacity for a period of 35 years.



Scott Selby

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ISA Qualified Tree Risk Assessor

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