



ARBOR INFO LLC

2406 N Castle Way Brier, WA, 98036

**Tree Assessment
For
Russell Palanchuk
At
9734 40th St.
Mercer Island, Washington**



**Date
2/12/2025**

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- I. Tree Plan
- II. Tree Assessment Summary Table
- III. Mercer Island Check list
- IV. Mercer Island Tree Inventory Form
- V. Signage Requirements

1. Introduction

I was contacted by Russell Palanchuk at Ebenezer Investments to describe and assess the condition and viability of trees on and adjacent to 9734 40th St., Mercer Island, WA. This report summarizes my observations and conclusions in conformance with Mercer Island Code 19.10.10.

2. Competence

- Certified Arborist (International Society of Arboriculture, ISA #23136, PN 0426 A)
- Registered Consulting Arborist (American Society of Consulting Arborists #499).
- Tree Risk Assessment Qualified (ISA).
- Certified forester (Society of American Foresters #951)
- Bachelor of Science degree in Forest Management from the University of Washington
- Licensed Washington State Real Estate Managing Broker #11534

3. Client

The client to whom this report is addressed is:

Russell Palanchuk
Ebenezer Investments, LLC
6943 Coal Creek Parkway
New Castle, WA 98059

4. Assignment, Purpose and Use of Report

The assignment is to describe and assess the condition and viability of on-site and off-site trees adjacent to the subject parcel. Protection recommendations in conformance with the City of Mercer Island “Tree Submittal Check List” are included.

5. Limits of Assignment

The assignment is limited to the information gathered during the site visit February 11, 2025 (date of assessment) and references noted in this report. No excavation or sampling was undertaken to determine unseen defects. No inspection of trees not reported herein was made.

A site plan indicating the current condition of the property was provided and is included in the Addenda with tree locations noted.

6. Site Description

9734 40th St. St. Mercer Island, WA

King County Parcel No. 2655500176, 12,992 square feet; 0.298 acres
The subject property is a rectangle on two levels and includes a single-family residence on the southerly or upper level. The north portion is an unkempt forest area.

The existing house is planned for demolition and a new residence is to be constructed essentially on that footprint.

7. Methodology

Each tree was measured for diameter at 4.5-feet above ground, (or equivalent) total height, percentage of live green crown, and dripline (extent of live limbs).

Each tree was assessed as to its vitality, structure, vigor and viability:

Vigor or condition:

Vitality: Biotic

- Good: No evidence of fungal infection or decay;) Tree has sufficient photosynthetic capacity to reach expected normal life expectancy. (40-100 years) in this case
- Fair: Tree has initial fungal decay or evidence of insect habitat and is less likely to survive to normal life expectancy. Some with minor defects are rated viable because they have sufficient photosynthetic capacity to reach expected normal life expectancy,
- Poor: Tree has significant fungal decay and defects that render it not likely to survive three years.

Structural: Abiotic

- Good: no significant abiotic or mechanical defects
- Fair: less than preferred form, defects such as breaks in the bole, poor limb attachments, included bark, poor root contact, etc. May be rated non-viable.
- Poor: Broken or cracked bole or limbs; root plate compromised; generally rated non-viable.

Viability:

- A measure of whether the tree is likely to live to its “normal” life span or has defects limiting that potential or poses a risk to the residence or proposed development is a simple ‘yes/no’ rating.

8. Tree Description

Refer to the attached Tree Assessment Summary Form. There are a total of sixty-one on-site trees and nine off-site. A summary of the trees follows.

Table 1- Tree Category Summary – On site

| <u>Category</u> | <u>Number</u> |
|--|---------------|
| Total | 19 |
| Total viable | 18* |
| 36”+ | 0 |
| 24”+ | 1 |
| Exceptional | 1 |
| Large Regulated | 10 |
| Large Regulated to be Removed | 0 |
| Percentage Retention (Large Regulated) | 100% |

Table 2- Tree Category Summary – Off site – Private

| <u>Category</u> | <u>Number</u> |
|-------------------------------|---------------|
| Total | 8 |
| 24”+ | 1 |
| Exceptional | 0 |
| Large Regulated | 6 |
| Large Regulated to be Removed | 0 |
| Percentage Retention | 100% |

9. Tree Retention and Removals

Refer to Addendum II and Mercer Island City Code 19.10.060.

There will be no tree removals. The retention requirement is met.

There will be no excavation or fill within the root zones of any trees.

10. Replacement Trees

No Replacement trees are required.

11. Tree Protection

Trees to be retained must be protected per MIC 19.10.080.b. The following guidelines should be employed to protect all retained trees on and off site at this project location.

- Place no construction material or equipment within the protected area of any tree to be retained
- Tree protection fencing consisting of chain link at least 4-feet in height. at the dripline
- “Tree Protection Area- Entrance Prohibited” at 15-foot intervals on the fence
- Prohibiting excavation or compaction of earth or other damaging activities within the barriers unless approved by the Planning Official and supervised by a qualified professional
- Approved landscaping in a protected zone shall be done by light machinery or by hand
- Any exposed roots should be cut cleanly and backfilled with soil as soon as possible
- Root zones should be protected by a 4-inch-deep layer of clean organic material (tree chips, etc.)

Detailed Tree Protection Signage requirements per Mercer Island Requirements are attached in Addendum VI.

11. Summary

No trees on or off site will be affected by the site development proposal.

12. Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Ownership of the subject trees as provided by the client is assumed to be correct. No responsibility is assumed for legal matters. No opinion as to the property line location is made.
2. Care has been taken to obtain all information from reliable sources. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including additional fees.
4. This report and any values expressed herein represent the opinion of the consultant, and the consultant’s fee is in no way contingent upon the reporting of a specified

- value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
5. The exhibits in this report are included to assist the reader and are not necessarily to scale.
 6. Unless expressed otherwise, the information in this report covers only items that were examined and reflects the condition of those items at the time of inspection. The subject site was cleared of all vegetation at the time of inspection therefore the extent of removals is inferred from adjacent undisturbed areas. The inspection is limited to visual examination of accessible portions of the trees and plants.
 7. Loss or alteration of any part of the report invalidates the entire report. Ownership of any documents related to this report passes to the client only.
 8. The liability of ArborInfo LLC its contractors and employees is limited to the client only and only up to the amount of the fee actually received for the assignment.
 9. *There is no warranty suggested for any of the trees subject to this report. Weather, latent tree conditions, and future man-caused activities could cause physiologic changes and deteriorating tree condition. Over time, deteriorating tree conditions may appear and there may be conditions, which are not now visible which, could cause tree failure. This report or the verbal comments made at the site in no way warrant the structural stability or long-term condition of any tree, but represent my opinion based on the observations made.*
 10. *NEARLY ALL TREES IN ANY CONDITION STANDING WITHIN REACH OF IMPROVEMENTS OR HUMAN USE AREAS REPRESENT HAZARDS THAT COULD LEAD TO DAMAGE OR INJURY. THE ASSESSMENT IS VALID FOR TWO YEARS FROM THE DATE OF INSPECTION, ONLY.*
 11. PERTINENT JURISDICTION RULES AND REGULATIONS SHOULD BE CONSULTED PRIOR TO THE REMOVAL OR ALTERATION OF ANY TREE.

Respectfully Submitted,



Thomas M. Hanson, CA, RCA

Addenda

- I. Tree Plan
- II. Tree Assessment Summary Table
- III. Mercer Island Check list
- IV. Mercer Island Tree Inventory Form
- V. Signage Requirements

TOPOGRAPHIC & BOUNDARY SURVEY

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 2655500176

9734 SOUTHEAST 40TH STREET

9734 SOUTHEAST 40TH STREET
MERCER ISLAND, WA 98040



TERRANE

11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

| | |
|-------------|----------|
| JOB NUMBER: | 241907 |
| DATE: | 12/04/24 |
| DRAFTED BY: | VGB |
| CHECKED BY: | JGM |
| SCALE: | 1" = 10' |

| REVISION HISTORY |
|------------------------|
| 12/05/24 SET PROP CORS |

SHEET NUMBER
1 OF 1

LEGAL DESCRIPTION

THE EAST HALF OF THE SOUTH 150 FEET OF LOT 18 IN BLOCK 1 OF FRUITLAND ACRES TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS ON PAGE 33 IN KING COUNTY, WASHINGTON

BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 88°31'24" W BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF SE 40TH ST, PER REFERENCE NO. 1.

REFERENCES

- R1. RECORD OF SURVEY, VOL. 20, PG. 179, RECORDS OF KING COUNTY, WASHINGTON.
- R2. RECORD OF SURVEY, VOL. 222, PG. 064, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS
SITE TEMP. BENCHMARK
DESCRIPTION: SET PK NAIL W/ WASHER
LOCATION: 18.2'E & 40.5'N FROM SE PROPERTY CORNER
ELEVATION: 164.55'

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2024. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 2655500176
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 12,992 S.F. (0.30 ACRES)
6. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY'S "POLICY", POLICY NO. 4154263, DATED SEPTEMBER 4, 2024. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "POLICY". TERRANE, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

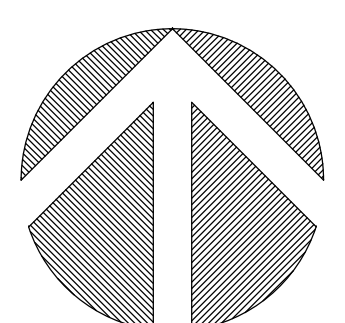
SCHEDULE B ITEMS

9. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF FRUITLAND ACRES TO THE CITY OF SEATTLE RECORDED IN VOLUME 12 OF PLATS, PAGE(S) 33.
10. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 7607120610.
11. AGREEMENT FOR THE EXCHANGE OF PROPERTY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: FARMERS NEW WORLD LIFE INSURANCE COMPANY, A WASHINGTON CORPORATION
AND: THE CITY OF MERCER ISLAND, A MUNICIPAL CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF WASHINGTON.
RECORDING INFORMATION: 8110230697 (DOCUMENT NOT PROVIDED)
12. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 8403159004.

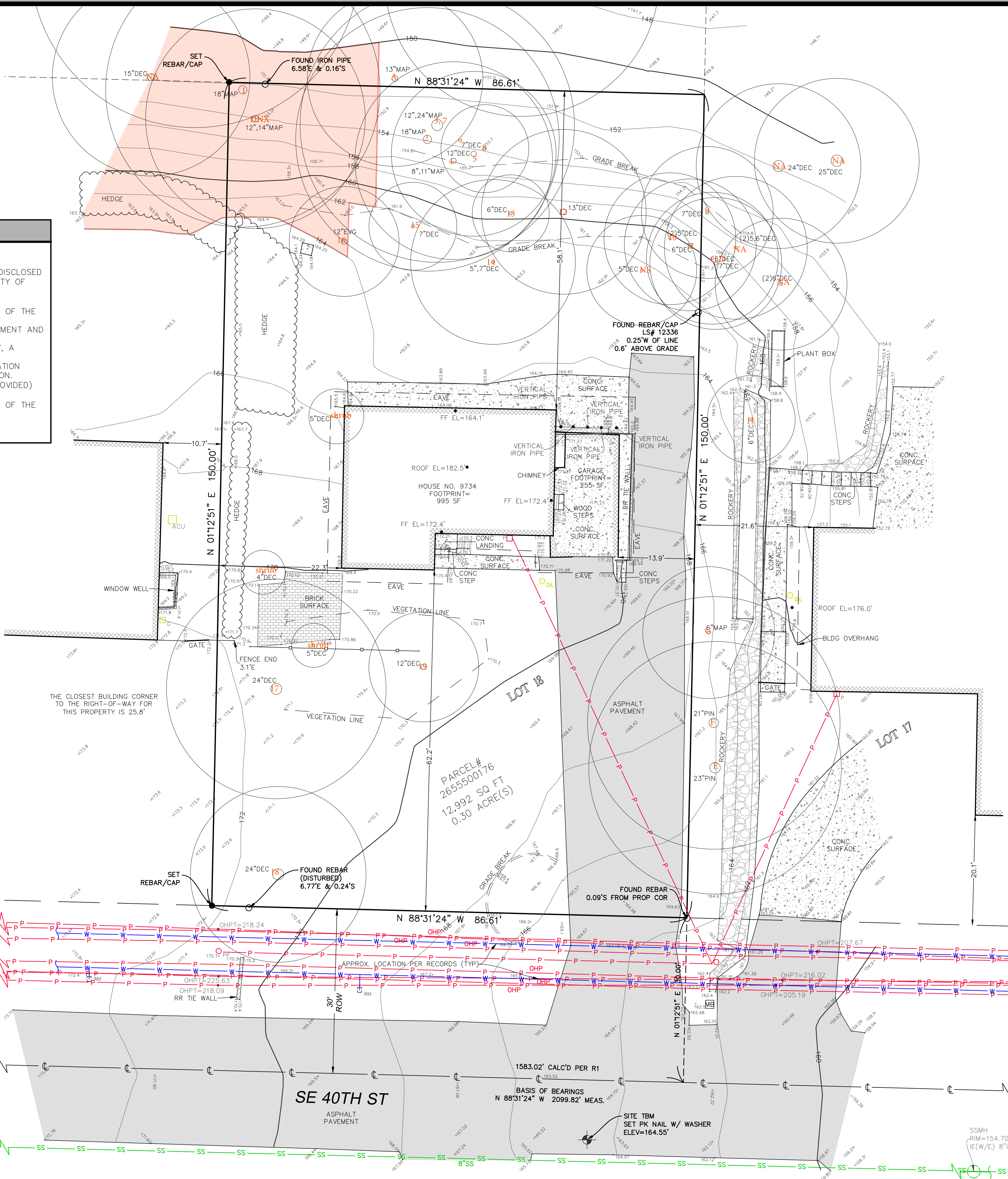
LEGAL DESCRIPTION NOTE:

THE TITLE POLICY PROVIDED IS BEING CORRECTED PER EMAIL FROM PAT FULLERTON AT FIRST AMERICAN TITLE, DATED DECEMBER 3, 2024, TO CORRECT THE LEGAL DESCRIPTION OF THE PROPERTY. THE CORRECTED LEGAL DESCRIPTION IS PROVIDED HEREON.

- Tree Locations 1-8 and 10-19 On Site
- 11 and A-H Off Site
- NA Not affected
- DNX Does not exist



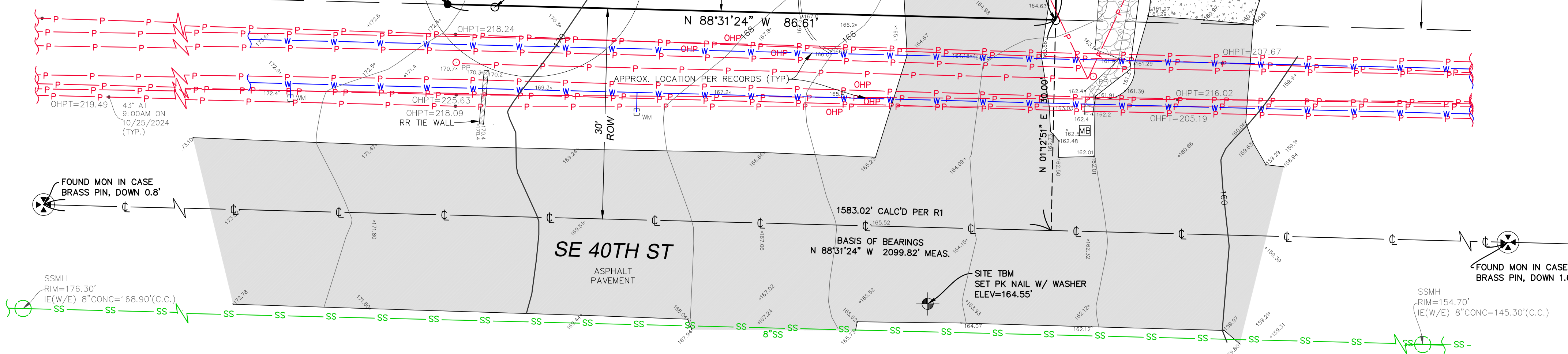
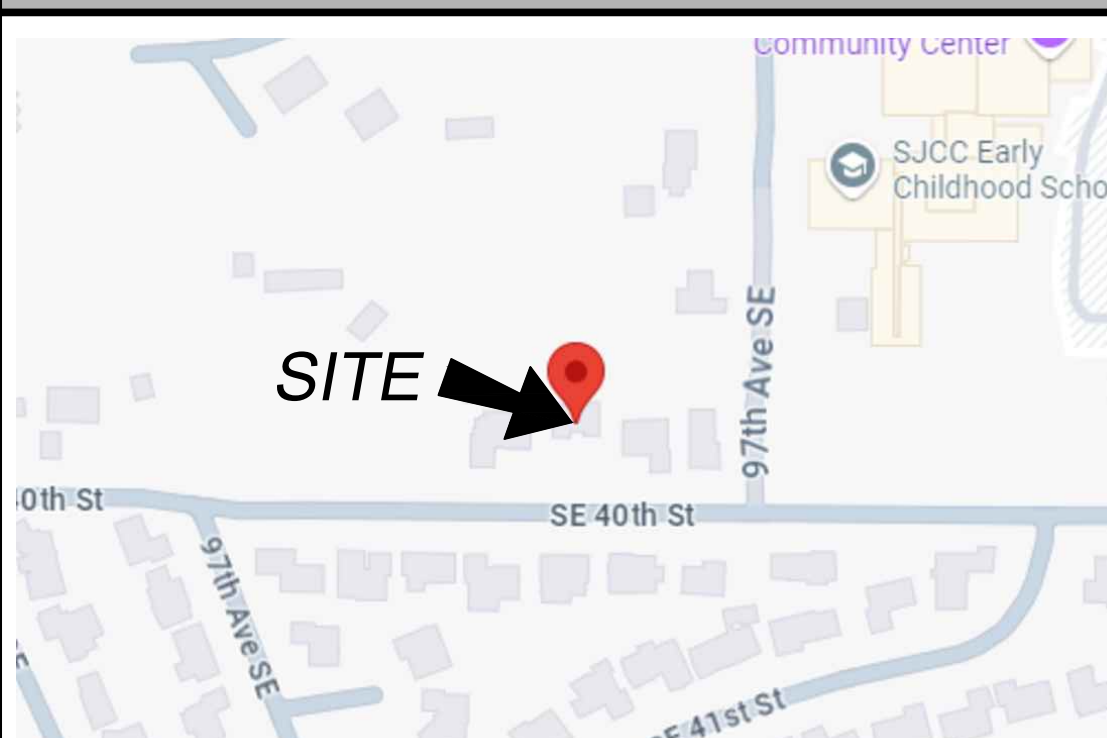
| INDEXING INFORMATION | |
|----------------------|--------|
| SE 1/4 | SE 1/4 |
| SECTION: 07 | |
| TOWNSHIP: 24N | |
| RANGE: 05E, W.M. | |
| COUNTY: KING | |

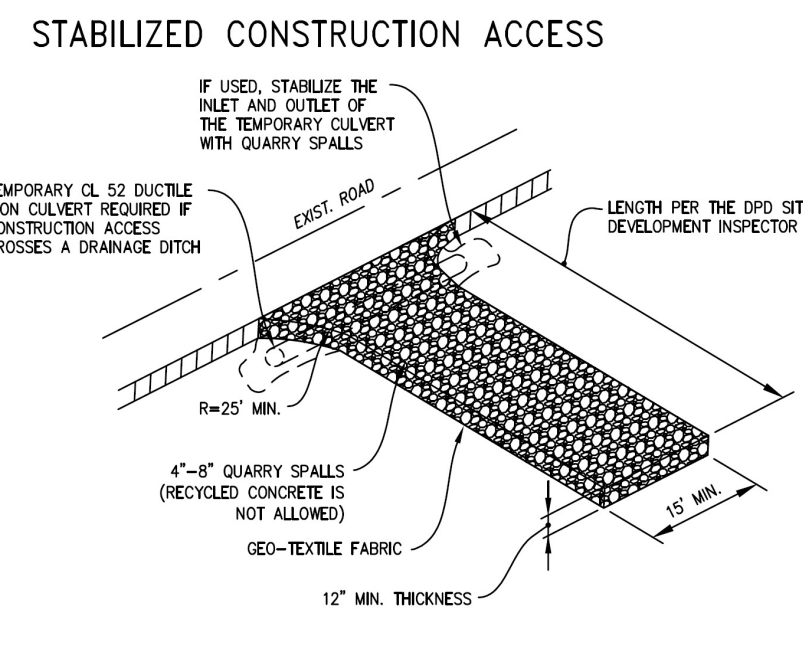
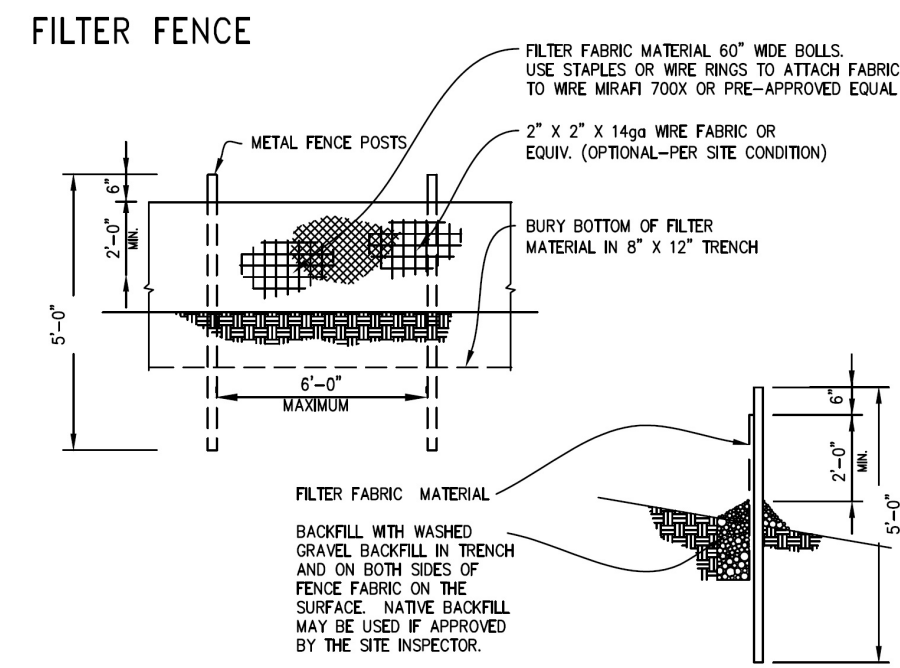


LEGEND

- | | | | |
|--|---------------------------|--|--------------------|
| | BENCHMARK | | ROCKERY |
| | CENTERLINE ROW | | STEEP SLOPE AREA |
| | FENCE LINE (WOOD) | | AIR CONDITION UNIT |
| | IRON PIPE (FOUND) | | GAS METER |
| | MONUMENT (IN CASE, FOUND) | | OIL FILL CAP |
| | PROPERTY LINE (SUBJECT) | | GAS LINE |
| | REBAR AS NOTED (FOUND) | | POWER METER |
| | RETAINING WALL | | POWER POLE |
| | RIGHT-OF-WAY LINES | | POWER (OVERHEAD) |
| | MAILBOX (RESIDENTIAL) | | CULVERT PIPE |
| | BUILDING | | SEWER MANHOLE |
| | SIZE TYPE | | SEWER LINE |
| | TREE (AS NOTED) | | WATER METER |
| | HEDGE FOLIAGE LINE | | WATER LINE |
| | ASPHALT SURFACE | | BUILDING |
| | BRICK SURFACE | | CENTER CHANNEL |
| | CONCRETE SURFACE | | |

VICINITY MAP





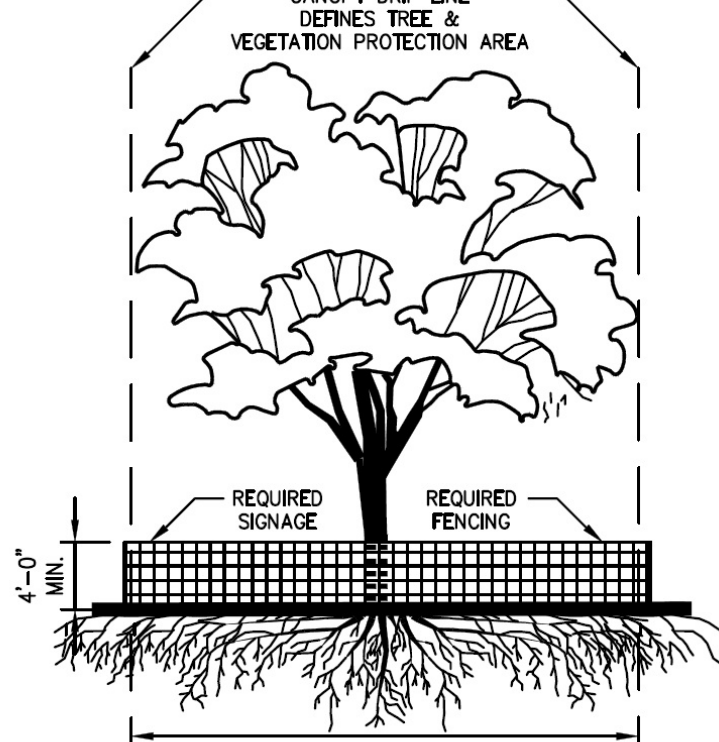
NOTE: ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF RUN.

STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS. RECYCLED CONCRETE IS NOT ALLOWED.

TREE & VEGETATION PROTECTION

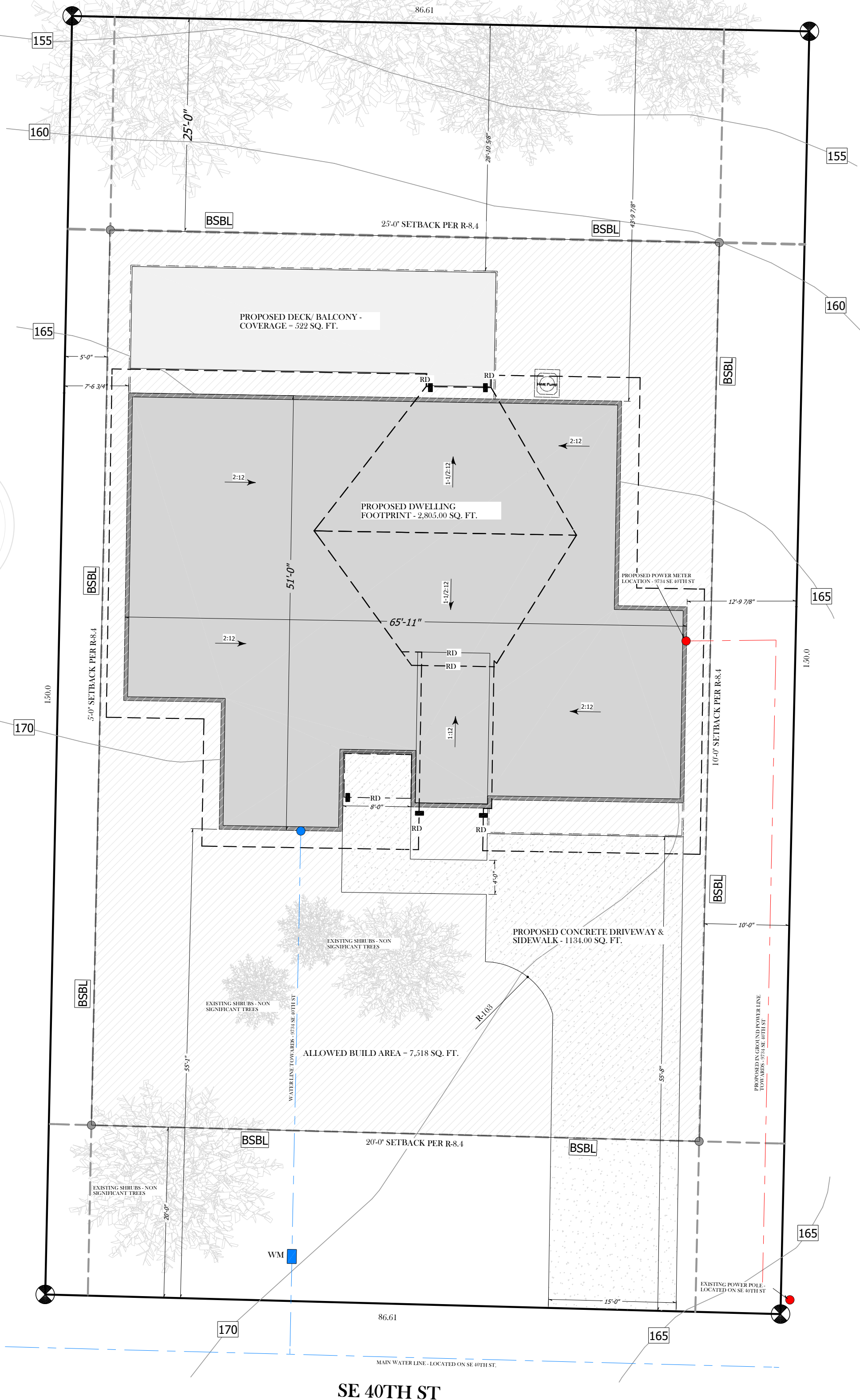
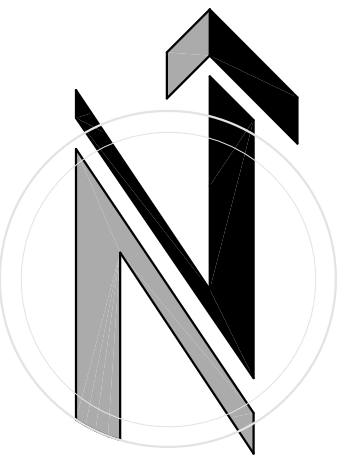
TREE PROTECTION FENCING AND SIGN

- CHAIN LINK, WIRE MESH, OR SIMILAR OPEN RIGID MATERIAL (NO PLYWOOD)
- MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
- KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
- NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA - MATERIAL STORAGE/STOCKPIILING, PARKING, EXCAVATION, DUMPING, OR WASHING
- MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY
- IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
- USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS



VEGETATION PROTECTION

- ORANGE MESH OR SIMILAR OPEN MATERIAL
- MINIMIZE CONSTRUCTION ZONE
- PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN
- USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS



LEGEND

- NORTH ARROW
- BSBL BOUNDARIES
- LOT BOUNDARIES
- RD - ROOF DRAINAGE LINE
- PROPOSED DOWNSPOUTS
- BUILDING ENVELOPE
- EXISTING TREES
- WATER MAIN LINE
- GAS LINE
- POWER MAIN LINE
- BSBL - BUILDING SET BACK LINE
- 165 - TOPOGRAPHICAL CONTOUR LINES
- WATER METER BOX
- PROPOSED DECK STRUCTURE
- PROPOSED SFR - DWELLING
- PROPOSED CONCRETE DRIVEWAY/ SIDEWALK
- BUILD-ABLE AREA



Know what's below. Call before you dig.

CONTACTS

ARCHITECT/DESIGNER: **ALDOR LLC**
 26809 199TH AVE SE
 COVINGTON WA. 98042

CONTACT: **DORIN CORNITEL / DESIGNER**
 (206)-747-8421
 ALDOR.ARCHITECTURE.CONSTRUCTION@OUTLOOK.COM

JURISDICTION: **CITY OF MERCER ISLAND - RESIDENTIAL BUILD PERMITS**
 9611 SE 36TH STREET
 MERCER ISLAND, WA 98040

(206)-275-7605

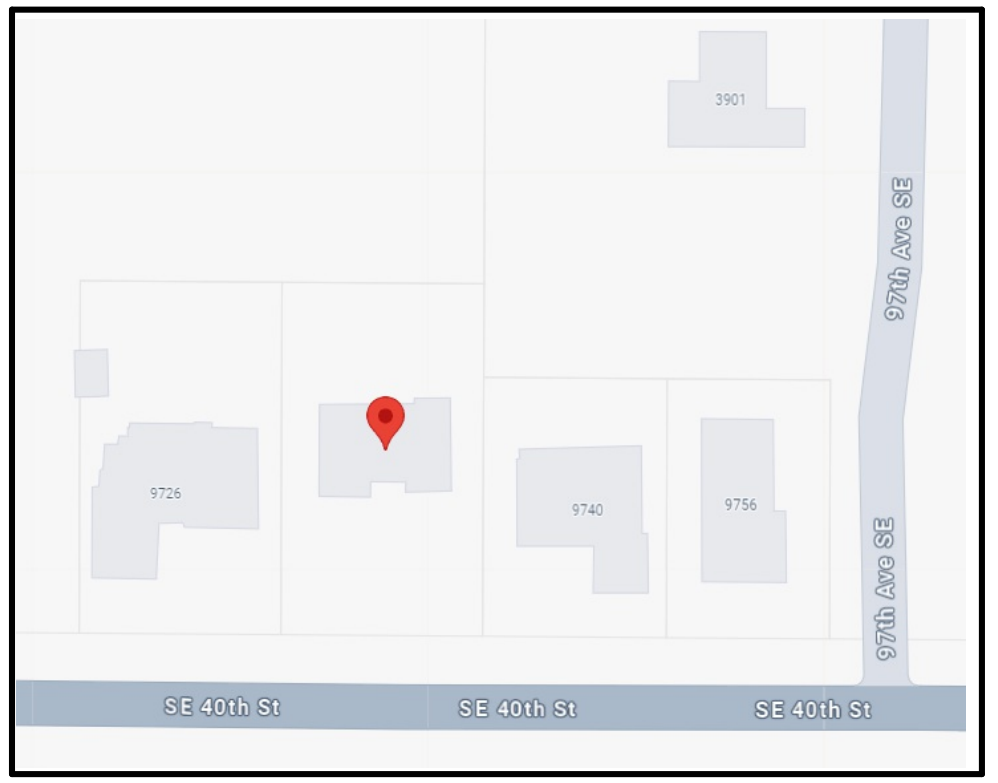
GENERAL NOTES

- CALL LOCAL UTILITIES BEFORE YOU DIG
- CONTRACTOR IS RESPONSIBLE FOR POSTING ALL PERMITS ON SITE.

SITE/BUILDING DATA

OWNER: **RUSSELL PALANCHUCK**
 9734 SE 40TH ST 98040
 PARCEL: 265550-0176
 PROPERTY ZONING: **R-8.4**

LOT SIZE: **12,992 SQ. FT. OR 0.30 ACRES**
 PLAT LOT 18
 SEWER/SEPTIC: **PUBLIC**
 WATER: **PUBLIC**
 SETBACKS: **FRONT: 20'**
SIDES: 3' MIN. ON ONE SIDE, WITH THE TWO SIDES TOTALING 15'
REAR: 25'



VICINITY MAP

TAX LOT #265550-0176
 LOT1 - 12,992 SQ. FT.

PROPOSED SITE PLAN
 SCALE 1" = 10'



NOTE: NO TREES TO BE REMOVED

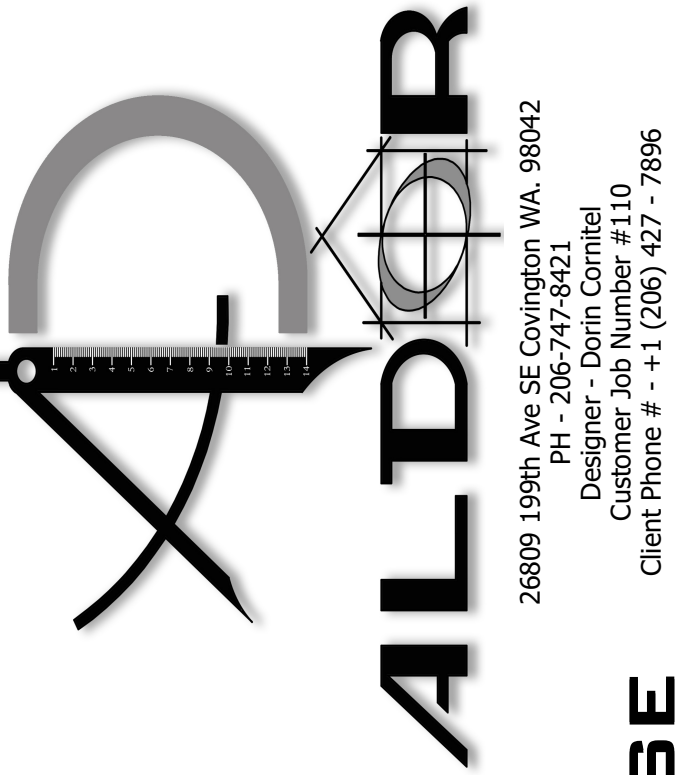
LOT COVERAGE CALCULATIONS

| | | |
|------------------------|-----------------|-------|
| HOUSE FOOTPRINT | 2,805 SQ. FT. | 22.0% |
| TOTAL LOT COVERAGE | 2,805 SQ. FT. | 22.0% |
| UNCOVERED | 7,159 SQ. FT. | 78.0% |
| LOT SIZE | 12,992 SQ. FT. | 100% |
| 40% COVERAGE ALLOWABLE | 5,196.8 SQ. FT. | 40% |

NOTE: TOTAL COVERAGE IS UNDER 40%

BUILDING SQ. FT.

| | |
|--------------|---------------|
| * MAIN FLOOR | 2,179 SQ. FT. |
| * UPPER LOOR | 2,264 SQ. FT. |
| * GARAGE | 556 SQ. FT. |



THESE PLANS HAVE BEEN PREPARED BY ALDOR LLC AND RELEASED BY ALDOR LLC AND ARE TO BE USED ONLY FOR THE WORK SHOWN ON THESE PLANS. NO OTHER WORK MAY BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF ALDOR LLC. THIS PLAN IS STRICTLY ENFORCED.

THESE PLANS WERE EXCLUSIVELY DESIGNED FOR
RUSSELL PALANCHUCK
 9734 SE 40TH ST
 MERCER ISLAND, WA 98040
 PARCEL # - 265550-0176

HOME OWNER / GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADING REQUIREMENTS, DESIGNER RESERVES THE RIGHT TO MODIFY THESE PLANS. SUBCONTRACTORS SHALL COORDINATE CLOSELY WITH THE HOMEOWNER PRIOR TO PROCEEDING WITH THE LAYOUT OF THEIR RESPECTIVE CONTRACT. ARCHITECT SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN SUB-CONTRACTORS AND HOMEOWNER. THESE PLANS ARE DIAGRAMMATIC IN NATURE AND ARE INTENDED TO IDENTIFY THE MOST SIGNIFICANT ELEMENTS OF THE PROJECT. HOMEOWNER SHALL PROVIDE ALL INFORMATION TO THE ARCHITECT REGARDING REGULATORY AGENCY COMPLIANCE WITH LOCAL AND INTERNATIONAL REGULATIONS. THAT NON-REGULATORY ITEMS WHICH ARE NOT REQUIRED FOR APPROVAL FOR CONSTRUCTION MAY NOT APPEAR WITHIN THESE PLANS.

Sheet Description

SITE PLAN

Plan Name

9734 SE 40TH ST 98040

THIS SET OF PLANS IS LICENSED FOR ONE TIME USE

| Tree Assessment | | | | | | | | | | | | | | | | | | |
|--|--------|------------------|----------------------------|----------|--------|---------------------|--------------|----|----|-----------------|------------------------------|------------------------------|-------|-----------|-----------|------------------|-------|---|
| Site: Palanchuk, 9734 40th St, Mercer Island, WA | | | | | | Tax ID: 502190-0890 | | | | Date: 2/11/2025 | | Assessor: Tom Hanson PN0426A | | | | Project: 2025-19 | | |
| Tag # | Tree # | Species | | DBH | Height | Crown Ratio | Dripline(ft) | | | | Protection Zone-Outer Radius | Inner Zone-Radius | Vigor | | | Class | Grove | Comments |
| | | Common | Scientific | (inches) | (feet) | (%) | N | S | E | W | (feet) | (feet) | Vigor | Structure | Viability | | | |
| On Site | | | | | | | | | | | | | | | | | | |
| 1 | 1* | Big leaf maple | <i>Acer macrophyllum</i> | 28.2 | 85 | 60 | 12 | 26 | 12 | 18 | 28 | 14 | Fair | Fair | Viable | Regulated | No | Bole decay to 14', dead wood, OK in NGPA |
| 2 | 2 | Big leaf maple | <i>Acer macrophyllum</i> | 17.8 | 90 | 40 | 14 | 20 | 0 | 18 | 18 | 9 | Fair | Fair | Viable | Regulated | No | OK in NGPA |
| 3 | 3 | Big leaf maple | <i>Acer macrophyllum</i> | 20.0 | 90 | 50 | 25 | 12 | 12 | 12 | 20 | 10 | Fair | Poor | Viable | Regulated | No | Bole decay to 14', OK in NGPA |
| 4 | 4 | Big leaf maple | <i>Acer macrophyllum</i> | 10.9 | 75 | 50 | 12 | 14 | 14 | 0 | 11 | 5 | Good | Fair | Viable | Regulated | No | OK in NGPA |
| 5 | 5 | Big leaf maple | <i>Acer macrophyllum</i> | 14.7 | 80 | 50 | 10 | 24 | 12 | 12 | 15 | 7 | Good | Poor | Viable | Regulated | No | Bole decay to 14', OK in NGPA |
| 6 | 6 | Big leaf maple | <i>Acer macrophyllum</i> | 8.1 | 40 | 0 | 0 | 0 | 0 | 0 | 8 | 4 | 0 | 0 | 0 | Not Regulated | No | Dead, OK in NGPA |
| 7 | 7 | Big leaf maple | <i>Acer macrophyllum</i> | 11.1 | 40 | 20 | 0 | 14 | 14 | 14 | 11 | 6 | Good | Fair | Viable | Regulated | No | Crooked |
| 8 | 8 | Alder | <i>Alnus rubra</i> | 7.8 | 80 | 50 | 22 | 0 | 16 | 0 | 8 | 4 | Good | Fair | Viable | Not Regulated | No | |
| 9 | 9 | Laurel | <i>Prunus laurocerasus</i> | 7.5 | 25 | 80 | 18 | 0 | 6 | 6 | 8 | 4 | Good | Poor | Viable | Not Regulated | No | |
| 10 | 10* | Laurel | <i>Prunus laurocerasus</i> | 8.4 | 30 | 90 | 8 | 12 | 6 | 12 | 8 | 4 | Good | Good | Viable | Not Regulated | No | |
| 11 | 11 | Laurel | <i>Prunus laurocerasus</i> | 6.5 | 25 | 80 | 8 | 7 | 5 | 7 | 7 | 3 | Good | Good | Viable | Not Regulated | No | |
| 12 | 12 | Hawthorne | <i>Crataegus monogyna</i> | 15.1 | 50 | 80 | 16 | 14 | 14 | 14 | 15 | 8 | Good | Good | Viable | Regulated | No | |
| 13 | 13 | Hawthorne | <i>Crataegus monogyna</i> | 6.0 | 30 | 80 | 0 | 14 | 8 | 8 | 6 | 3 | Good | Good | Viable | Not Regulated | No | |
| 14 | 14 | Purple leaf plum | <i>Prunus cerasifera</i> | 8.6 | 16 | 80 | 6 | 13 | 10 | 10 | 9 | 4 | Good | Good | Viable | Not Regulated | No | |
| 15 | 15 | Hawthorne | <i>Crataegus monogyna</i> | 6.1 | 25 | 90 | 6 | 10 | 8 | 8 | 6 | 3 | Good | Good | Viable | Regulated | No | |
| 16 | 16 | Norway spruce | <i>Picea abies</i> | 12 | 50 | 90 | 7 | 7 | 7 | 7 | 12 | 6 | Good | Good | Viable | Regulated | No | |
| 17 | 17 | Birch | <i>Betula papyrifera</i> | 22.1 | 60 | 70 | 12 | 16 | 16 | 16 | 22 | 11 | Good | Fair | Viable | Regulated | No | Topped at 30' and recovered from Bronze Birch Borer |
| 18 | 18 | Apple | <i>Malus sp.</i> | 9.8 | 16 | 60 | 10 | 10 | 10 | 10 | 10 | 5 | Good | Good | Viable | Not Regulated | No | |
| 19 | 19 | Birch | <i>Betula papyrifera</i> | 22.4 | 60 | 70 | 19 | 19 | 19 | 19 | 22 | 11 | Good | Fair | Viable | Exceptional | No | Topped at 30' and recovered from Bronze Birch Borer |
| Off Site | | | | | | | | | | | | | | | | | | |
| A | | Big leaf maple | <i>Acer macrophyllum</i> | 23.2 | 85 | 70 | 18 | 30 | 16 | 12 | 23 | 12 | Good | Fair | Viable | Regulated | No | Two codominants splitting, OK in NGPA |
| B | | Red alder | <i>Alnus rubra</i> | 19.2 | 90 | 60 | 18 | 18 | 14 | 16 | 19 | 10 | Good | Good | Viable | Regulated | No | |
| C | | Red alder | <i>Alnus rubra</i> | 16.1 | 70 | 40 | 18 | 16 | 16 | 16 | 16 | 8 | Fair | Fair | Viable | Regulated | No | |
| D* | | Laurel | <i>Prunus laurocerasus</i> | 8.6 | 30 | 80 | 8 | 12 | 10 | 10 | 9 | 4 | Good | Good | Viable | Not Regulated | No | |
| E | | Austrian pine | <i>Pinus nigra</i> | 25.7 | 70 | 80 | 10 | 20 | 16 | 24 | 26 | 13 | Good | Fair | Viable | Regulated | No | Two codominants at 15' |
| F | | Austrian pine | <i>Pinus nigra</i> | 22.1 | 70 | 80 | 18 | 10 | 16 | 24 | 22 | 11 | Good | Fair | Viable | Regulated | No | Two codominants at 15' |
| G | | Big leaf maple | <i>Acer macrophyllum</i> | 12.5 | 45 | 60 | 8 | 8 | 16 | 6 | 13 | 6 | Good | Good | Viable | Regulated | No | |
| H | | Mountain Hemlock | <i>Tsuga mertensiana</i> | 6.0 | 18 | 100 | 4 | 4 | 4 | 4 | 6 | 3 | Good | Good | Viable | Not Regulated | No | |
| *DBH = square root [(dbh stem1)^2+(dbh stem2)^2+(dbh stem3)^2] | | | | | | | | | | | | | | | | | | |

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org

Inspection Requests: Online: www.mybuildingpermit.com VM: 206.275.7730



TREE SUBMITTAL CHECKLIST

If a box is checked, please provide the information in your next submittal

SUBMITTAL ITEMS

1. The Mercer Island Tree Inventory Form

- Provide the City's Mercer Island Tree Inventory Form

2. Arborist report/tree inventory

- Provide an Arborist report, prepared by a qualified Arborist. Include the following information in the arborist report.
 - 1. Description of how the arborist meets the threshold requirements for Qualified Arborist.
 - 2. A complete description of each tree's diameter, species, critical root zone, limits of allowable disturbance, health, condition, and viability.
 - 3. A description of the method(s) used to determine the limits of allowable disturbance (i.e., critical root zone, root plate diameter, or a case-by-case basis description for individual trees).
 - 4. Any special instructions specifically outlining any work proposed within the limits of disturbance protection areas (i.e. hand-digging, air space, tunneling, root pruning, any grade changes, clearing, monitoring, and aftercare).
 - 5. For trees not viable for retention, a description of the reason(s) for removal based on poor health, high risk of failure due to structure, defects, unavoidable isolation, windfirmness, unsuitability species, etc. If there is no reasonable alternative action (pruning, cabling, etc.) possible, replacement recommendations must be given.
 - 6. Describe the impact of necessary tree removal on the remaining trees, including those in a grove or on adjacent properties.
 - 7. Describe timing and installation of tree protection measures. Such measures must include fencing and be in accordance with the tree protection standards as outlined in MICC 19.10.
 - 8. The suggested location and species of replacement trees to be used when required. The report shall include planting and maintenance specifications to ensure long term survival.
 - 9. **A Tree Inventory** containing the following:
 - a. A numbering system of all existing large trees on the property (with corresponding tags on trees). The inventory shall also include large trees on adjacent property with driplines or critical root zones extending into the property.
 - b. Tree size (diameter). Where a tree splits into several trunks close to ground level, the dbh (Diameter at Breast Height) for the tree is the square root of the sum of the dbh for each individual stem squared (example with 3 stems: $dbh = \sqrt{(stem1)^2 + (stem2)^2 + (stem3)^2}$).
 - c. Proposed tree status (retained or proposed for removal).
 - d. Tree type or species.
 - e. Identify all Exceptional trees and differentiate between those less than 24 inches and those greater than or equal to 24 inches in diameter.
 - f. Brief general health or condition rating of each tree (i.e. poor, fair, good, etc.).

3. Site/tree retention plan

Indicate the following on all civil/utility and grading sheets. If there are no civil sheets indicate on the architectural site plan

- 1. Location of all proposed improvements (building footprint, access, utilities, buffers, required landscape areas).
- 2. Surveyed location of all large trees and Exceptional trees on the property
- 3. Show the critical root zone of Large trees on adjacent properties if driplines extend over the subject property line.
- 4. Trees labeled corresponding to the tree inventory numbering system on the Mercer Island Tree Inventory Form.
- 5. Identify Exceptional trees using different symbols for trees less than 24 inches and trees greater than or equal to 24 inches.
- 6. Location of tree protection measures.
- 7. Limits of excavation near potential saved trees (e.g. excavation limits for building foundation).
- 8. 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.
- 9. Proposed tree status (trees to be removed or retained) noted by an 'X' for removal.

4. Replanting plan

- Provide the Replanting plan showing proposed locations of any required replacement trees.

PEER REVIEW AND CONFLICT OF INTEREST

A peer review of the tree permit application by a qualified arborist may be required to verify the adequacy of the information and analysis. **The applicant shall bear the cost of the peer review.**

The City Arborist may require the applicant retain a replacement qualified arborist or may require a peer review where the City Arborist believes a conflict of interest may exist.

For example, if an otherwise qualified arborist is employed by a tree removal company and prepares the arborist report for a development proposal, a replacement qualified arborist or peer review may be required.

ARBORIST QUALIFICATION

For tree reviews associated with a development proposal, a qualified arborist must have

- A minimum of three (3) years' experience working directly with the protection of trees during construction
- Have experience with the likelihood of tree survival after construction
- Be able to prescribe appropriate measures for the preservation of trees during land development
- ISA Tree Risk Assessment Qualification
- Your qualified arborists must have at least one (1) of the following credentials:
 - ISA Certified Arborist;
 - ISA Certified Arborist Municipal Specialist;
 - ISA Board Certified Master Arborist;
 - American Society of Consulting Arborists (ASCA) registered Consulting Arborist;
 - Society of American Foresters (SAF) Certified Forester for Forest Management Plans;

ADDITIONAL INFORMATION

Additional Information. The City Arborist or Code Official may require additional documentation, plans, or information as needed to ensure compliance with applicable City regulations.

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TREE INVENTORY & REPLACEMENT SUBMITTAL INFORMATION

EXCEPTIONAL TREES

Exceptional Trees- means a tree or group of trees that because of its unique historical, ecological or aesthetic value constitutes an important community resource. 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 shown in MICC 19.16 under Tree, Exceptional.

List the total number of trees for each category and the tree identification numbers from the arborist report.

Number of trees 36" or greater _____

List tree numbers: _____

Number of trees 24" or greater (including 36" or greater) _____

List tree numbers: _____

Number of trees from Exceptional Tree Table (MICC 19.16) _____

List tree numbers: _____

LARGE REGULATED TREES

Large Regulated Trees- means any tree with a diameter of 10 inches or more, and any tree that meets the definition of an Exceptional Tree.

Number of Large Regulated Trees on site _____ (A)

List tree numbers: _____

Number of Large Regulated Trees on site proposed for removal _____ (B)

List tree numbers: _____

Percentage of trees to be retained $((A-B)/Ax100)$ note: must be at least 30% _____ %

RIGHT OF WAY TREES

Right of Way Trees- means a tree that is located in the street right of way adjacent to the project property.

Number of Large Regulated Trees in right of way _____

List tree numbers: _____

Number of Large Regulated Trees in right of way proposed for removal _____

List tree numbers: _____

Reason for removal: _____

TREE REPLACEMENT

Tree replacement- removed trees must be replaced based on the ratio in the table below. Replacement trees shall be conifers at least six feet tall and or deciduous at least one and one-half inches in diameter at base.

| Diameter of Removed Tree (measured 4.5' above ground) | Tree replacement Ratio | Number of Trees Proposed for Removal | Number of Tree Required for Replacement Based on Size/Type |
|---|------------------------|--------------------------------------|--|
| Less than 10" | 1 | | |
| 10" up to 24" | 2 | | |
| Greater than 24" up to 36" | 3 | | |
| Greater than 36" and any Exceptional Tree | 6 | | |
| TOTAL TREE REPLACEMENTS | | | |

TREE PROTECTION AREA (TPZ)

KEEP OUT!

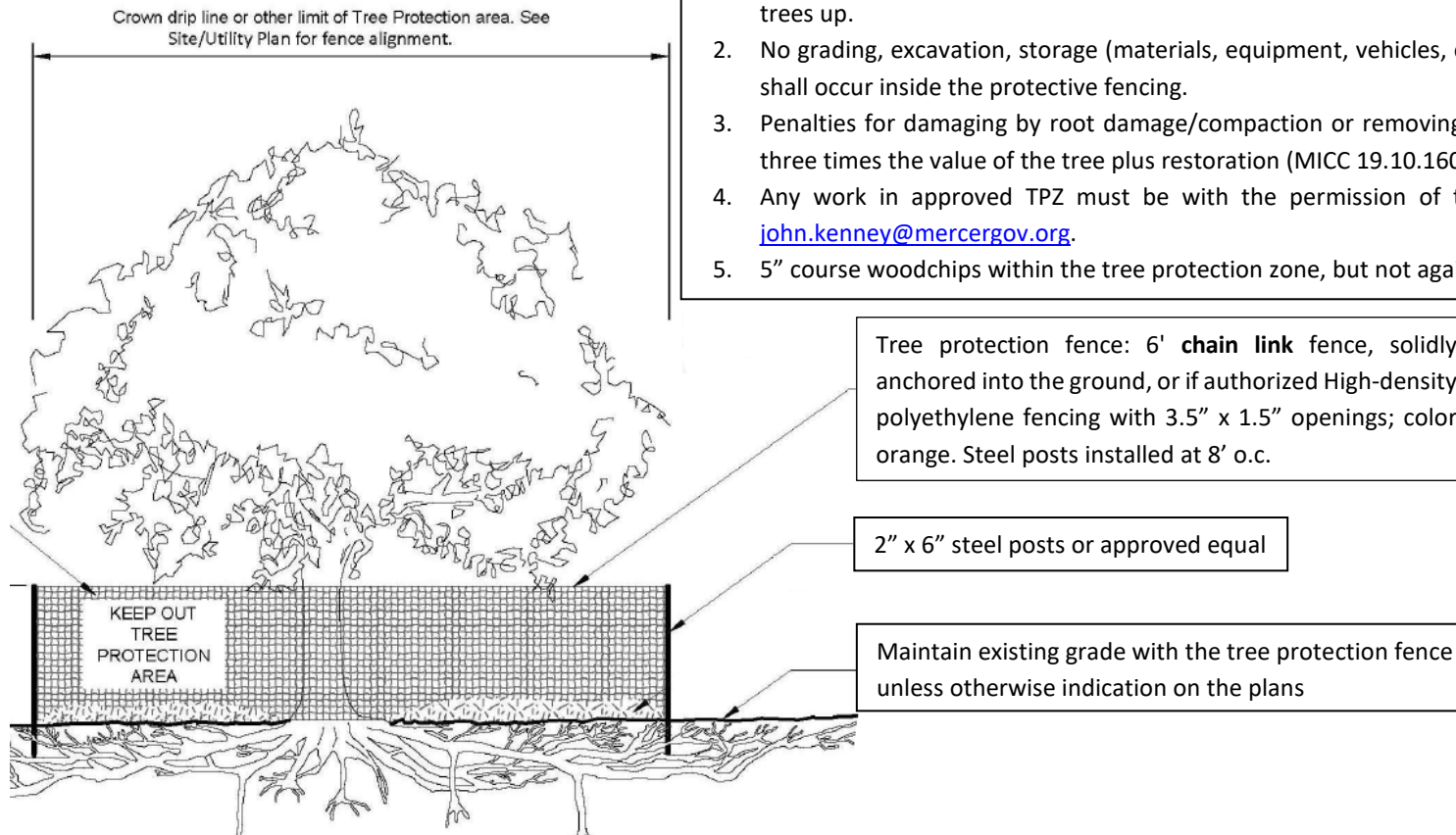
DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

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 City Arborist (206) 275-7713, john.kenney@mercergov.org.
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.



Any Work in the protected area must be with the permission of the City Arborist john.kenney@mercergov.org