Washington Tree Experts
16732 Broadway Ave
Snohomish, WA 98296
206-362-3380
wtetree@yahoo.com

Job Address:	8203 Avalon Drive
City, Zip:	Mercer Island, WA 98040
Parcel numbers:	0321100090
C/O:	Wishwas Mohan

Assignment

Tree inventory with basic visual inspection and site specific limits of disturbance a home addition project.

Site Description

The trees are located on a 18,172 square foot lot zoned R-8.4 with an existing single-family home. The parcel slopes from the front upward to the back and is located in a landslide hazard area which is an environmentally critical area as illustrated on the City of Mercer Island GIS map. The trees are mostly located on the steepest part of the lot to the northwest of the residence.

Summary

The City of Mercer Island regulates trees over ten inches in diameter at standard height (DSH) on sites undergoing development. All sites are required to retain 30% of trees.

I have made a site visit to tag the trees. Trees are identified by genus, species, and by common name in the inventory. Trunk diameters were measured with a standard forestry measuring tape to the nearest inch at the standard height of 4.5 feet above grade. Average driplines were measured. Health and condition ratings have been applied based on best management practices and the arborist's best judgement as excellent, good, fair, or poor. Attached is a tree inventory with trees numbered corresponding to tree tags or arborist designation

I have reviewed the most recent plans to construct an addition and garage onto the existing single family home, and the following is to comply with Mercer Island Tree code 19.10.

Trees (see attached inventory and site map)

The 12 trees are all deciduous. 3 ornamentals in the yard proper and 9 native bigleaf maple trees on the slope. The larger diameter bigleaf maple trees have multiple trunks originating from near

the ground level which may be a result of previously removed trees allowed to sprout back in a process called vegetative reproduction. Several of these trees have large trunks attached to decayed wood where there have been failures in the past. The group of maples grow near each other which is creating narrow and tall canopies versus the more typical wide canopy spread of open grown bigleaf maple trees. These trees may need to be assessed for risk and failure potential if the use of their target areas change in frequency. The plans allow for the retention of all the trees on this lot.

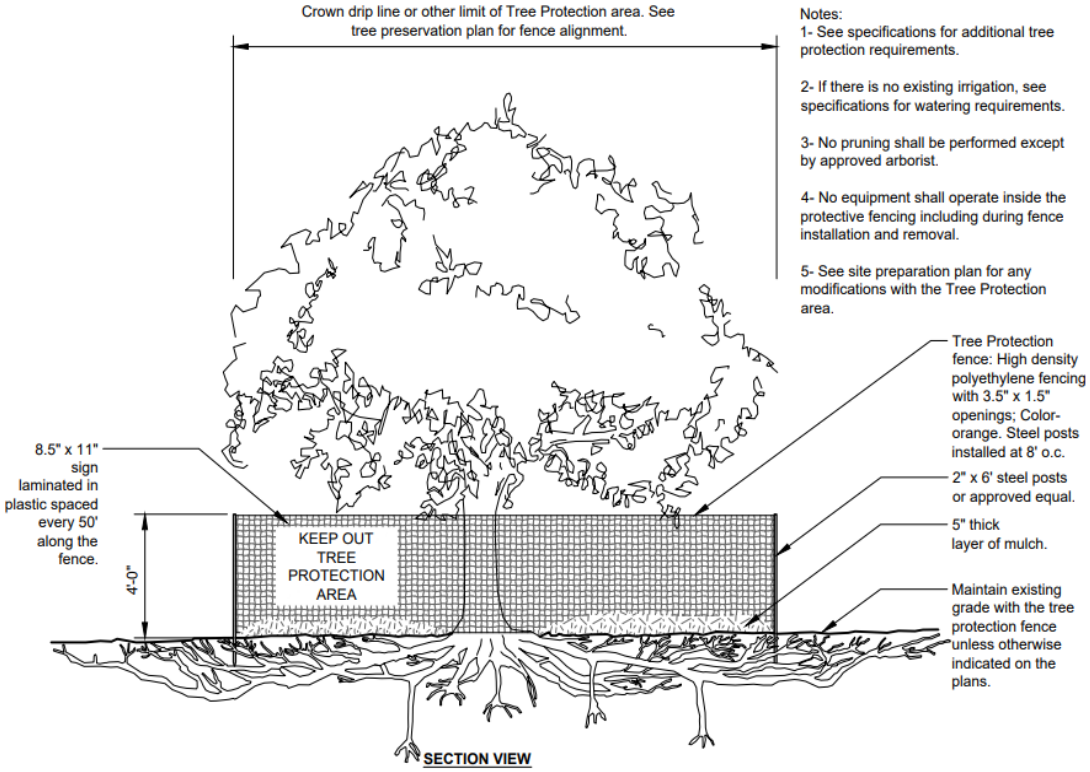
Development Impacts and Tree Protection Areas/Zones (TPZ)

Retention trees are required to be protected. The purpose of the tree protection measures outlined here is to preserve tree health by avoiding damage to roots, trunks, or live crown. A standard method of determining the critical root zone (CRZ) is to equate it to the dripline measurement. I have used this method for this project. For most trees, protection equal to the dripline is sufficient to ensure viability after construction and is a good starting point. The tree protection zone (TPZ) can be equal to the CRZ. For this plan the trees on the slope should be left undisturbed and a protection fence set up outside of the nearest trees' driplines. The ornamentals can be protected by establishing the TPZ equal to the driplines.

Recommendations for retention trees:

-Establish a tree protection zone equal to the dripline of the trees.
-No disturbance in the TPZs.
-Protect trees by complying with guidelines set in MICC 19.10.80
-Apply a two to three inch layer of organic mulch to the TPZ.
-Provide supplementary water when rainfall is less than one inch per week.
-NO root cutting in the TPZ.
-NO roots over three inches diameter to be cut in or out of the TPZ.
-Roots two inches in diameter or less should be cut cleanly with hand tools.
- Retained trees shall be reassessed after project completion or within two years from the date of this report for changing health, condition, or structure by completing a basic visual assessment.

Standard tree protection detail ISA-ARBOR.COM

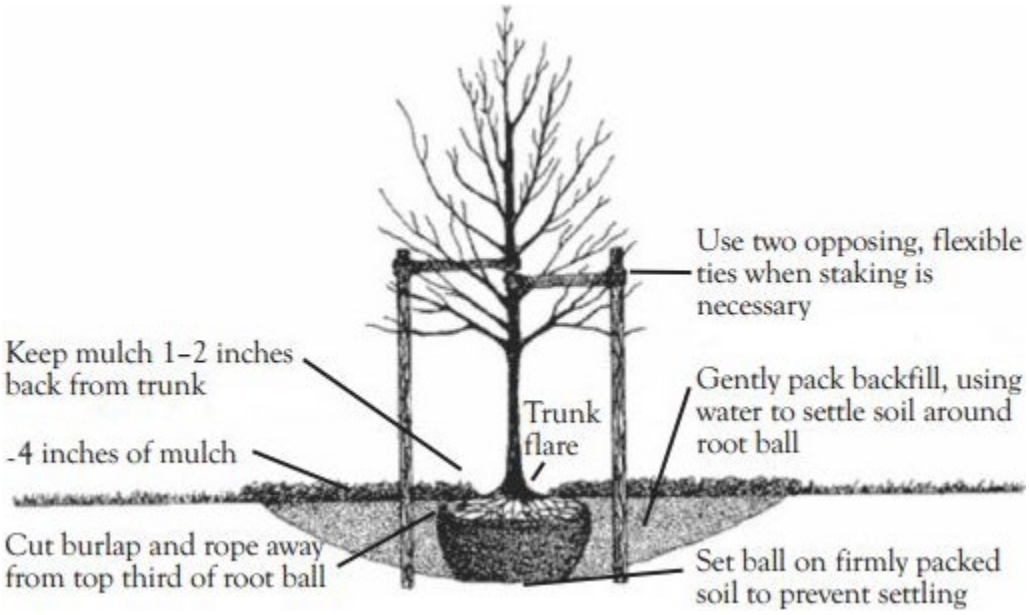


S-X TREE PROTECTION

Tree Replacement

The City of Mercer Island requires replacement for the removal of any trees pursuant to a tree permit MICC 19.10.070 at a rate of:
-1:1 for trees less than 10” diameter
-1:2 for trees 10-24” diameter
-1:3 for trees 24-36” diameter
-1:6 for trees greater than 36” in diameter

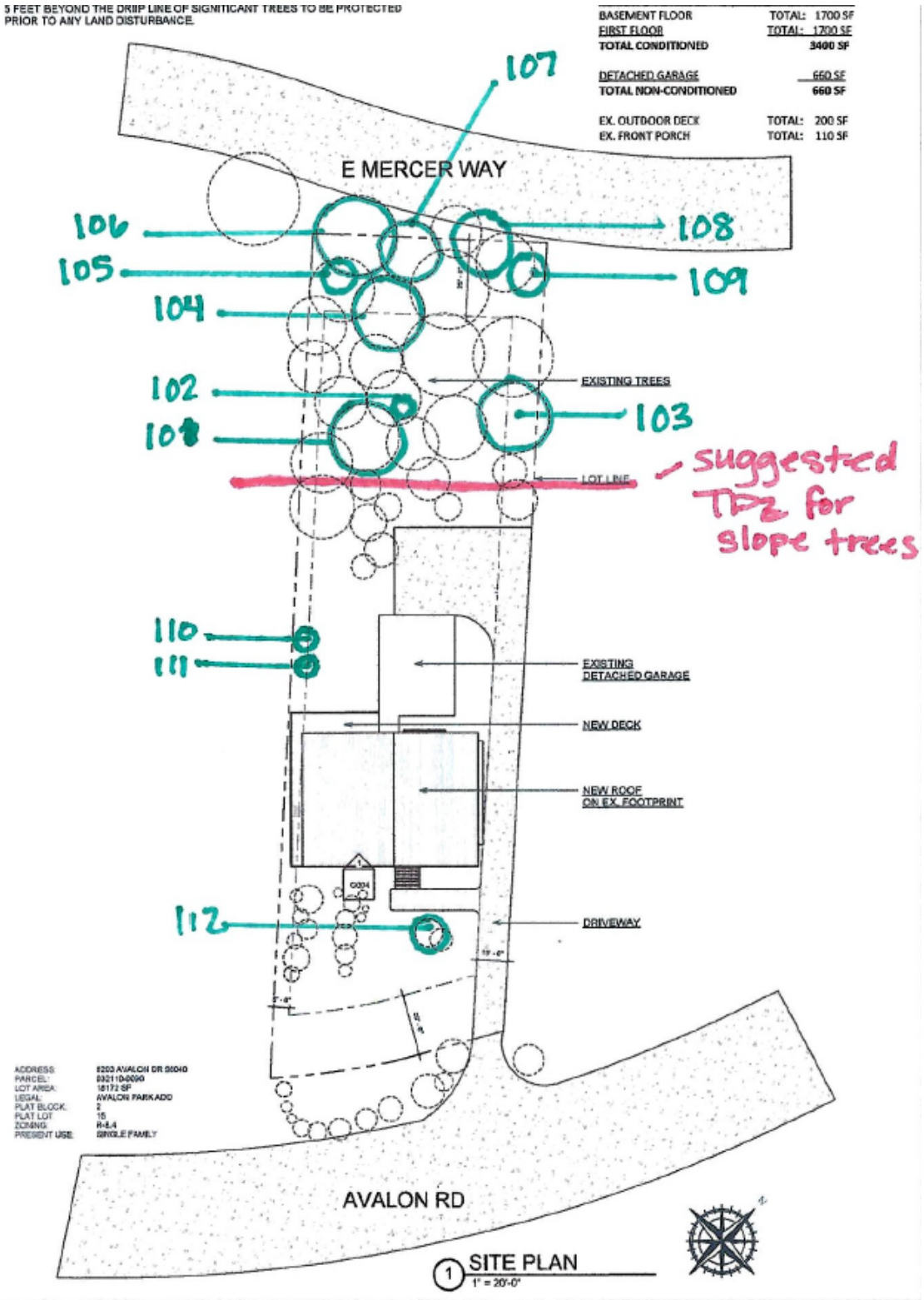
PNWISA.ORG



Site map (not to scale for illustration only) King County Parcel Viewer

N

Site map (not to scale for illustration only tree locations approximate) Drift Interior Architecture



Prepared by

Jennifer Wells
Certified Arborist #PN6209A
ISA Qualified Tree Risk Assessor

A field examination was made on 3/17/25. To prepare this report, I drew upon my formal education in arboriculture and training used to obtain my International Society of Arboriculture credentials. Over my twenty-year career I have worked with a diverse range of clients before, during, and after development projects with trees. I have been hired on a consulting only basis.

Waiver of Liability

This information represents the tree health assessments at this point in time. My findings do not guarantee future safety nor are they predictions of future events. The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection. The inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring.

Referenced Municipal Code

MICC 19.10 Trees
https://library.municode.com/wa/mercer_island/codes/city_code?nodeId=CICOOR_TIT19UNLADECO_CH19.10TR

References

Dirr, Michael A. *Manual of Woody Landscape Plants Their Identification, Ornamental Characteristics, Culture, Propagation, and Use.* Stripes Publishing L.L.C., 2009

Smiley, E. Thomas, Nelda Matheny, and Sharon Lilly. *Tree Risk Assessment (Best Management Practices, Second Edition)*. Champaign: International Society of Arboriculture, 2017.

Arborists' Certification Study Guide. Champaign, IL: The International Society of Arboriculture, 2001. Matheny, Nelda and Clark, James R.

ANSI A300 Part 5-2019 Management of Trees and Shrubs During Site Planning, Site Development, and Construction