

Corinne R. Hollister

ISA CERTIFIED ARBORIST — PN-6981A  
ISA TREE RISK ASSESSMENT QUALIFIED  
American Society of Consulting Arborists, Member

Consulting Arborist Services

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To: Issac Greenetz  
Citizen Design

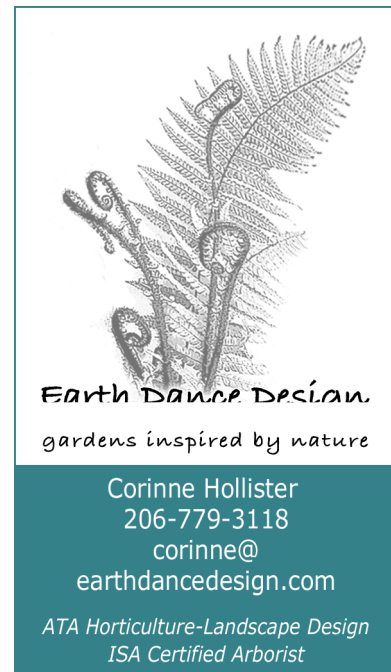
Reference: Tree Inventory Report with Preliminary Tree Protection  
& Tree Replacement Recommendations

Date: June 26, 2025

Site Address: 6427 East Mercer Way, Mercer Island 98040

Parcel: 3024059151 (Lot C)

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Dear Mr. Greenetz,

A representative of your company contacted me, and you subsequently contracted my services to provide a tree inventory report for the property referenced above. Prior to my site visit I received a preliminary site plan, dated October 30, 2024, and a topographic survey developed by Informed Land Survey LLC, dated January 6, 2020. I visited the site on February 13, 2025, to inspect the regulated trees. The focus of this report is to present an inventory of onsite regulated trees and any offsite trees potentially impacted by construction. Ratings for health and structure and limits of disturbance (LOD) are included. Tree retention, replacement and tree protection guidelines are also here, developed in coordination with the design team based on sheet A0.4 Tree Plan, dated June 18, 2025. Pruning specifications and tree replacement calculations are also included. The inventory checklist is provided separately. I did not review locations for tree replacement.

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#### Summary:

Total Onsite Regulated Trees	35
Total Onsite Significant/Large Trees	23
Total Onsite Exceptional Trees	5
Total Non-Viable Significant Trees ( <i>not included in replacement totals</i> )	7
Total Offsite/ROW Trees (one proposed for removal)	7
Total Regulated Trees Proposed for Retention (31.4%)	11
Significant/Large Trees Proposed for Removal (13 viable)	20
Exceptional Trees Proposed for Removal (4 viable)	4
Total Small Trees Proposed for Removal	8
Replacement Trees Required ( <i>does not include small trees</i> )	54

## Mercer Island Tree Code

**MICC 19.16.010 Definitions** establish size thresholds for regulated trees, including species categorized as exceptional at specific diameters (DBH).

**MICC 19.10.090 Application Requirements** outlines components of an arborist report.

**MICC 19.10.080 Tree Protection Standards** establish tree protection based on best management practices from the International Society of Arboriculture (ISA). Limits of disturbance (LOD) are calculated here using rootplate<sup>1</sup> and trunk diameter,<sup>2,3</sup> and ISA BMPs<sup>4</sup>. The LOD is the minimum distance from a tree for any soil disturbance, represents the area to be protected during construction and assumes impact on only one side of the tree. These LOD measurements may be adjusted during the design and construction process, only if reviewed and approved by a city planner and/or the project arborist. Each tree shall be considered individually regarding proposed construction impacts, species tolerance for disturbance and existing health and structure.

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3. Significant Tree Inventory
4. Annotated Survey – noting exceptional and fallen trees
5. Tree Plan
6. Tree Protection Fencing Detail
7. Tree Planting Detail
8. Pruning Specifications

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<sup>1</sup> Coder, Kim D. 2005. Tree Biomechanics Series. University of Georgia School of Forest Resources.

<sup>2</sup> Smiley, E. Thomas, Ph. D. Assessing the Failure Potential of Tree Roots, Shade Tree Technical Report. Bartlett Tree Research Laboratories.

<sup>3</sup> Fite, Kelby and E. Thomas Smiley. 2009. Managing Trees During construction; Part Two. Arborist News. ISA.

<sup>4</sup> Companion publication to the ANSI A300 Series, Part 5: Managing Trees During Construction. 2016. ISA.

## Introduction

I visually inspected the trees on site and identified thirty-five (35) trees – five (5) exceptional trees, seven (7) trees equal to or larger than 24 inches, sixteen (16) large trees, and seven (7) non-viable, or hazardous trees. There are also four (4) trees located across the existing driveway on the parcel to the north, and three (3) trees located in the right-of-way (ROW). The trees are a mix of predominantly native conifers, plus Pacific madrone (*Arbutus menziesii*), and Big-leaf maple (*Acer macrophyllum*).

All the trees are listed in the inventory table beginning on Page 11.

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## Limitations and Use of this Report

This tree report establishes existing conditions of the trees on the property, utilizing the most practical means available. This report is based primarily on what is readily visible and observable, without any invasive means. Ratings for health and structure, as well as any recommendations, are valid only through project development and construction, and within a reasonable amount of time.

There are several factors that can affect a tree's condition, which may be pre-existing and indeterminable with only a visual analysis. No attempt was made to establish the presence of hidden or concealed conditions which may contribute to the risk or failure potential of trees on or adjacent to the site. These conditions include root and stem (trunk) rot, internal cracks, structural defects or construction damage to roots, which may be hidden beneath the soil. In addition, construction and post-construction circumstances can cause a relatively rapid deterioration of a tree's condition.

There were no limitations preventing access to any of the trees.

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## Tree Inspection:

I visually inspected the trees from the ground. I performed the equivalent of a Level 1 tree risk assessment.<sup>5</sup> This is the standard assessment for populations of trees near specified targets, conducted in order to identify obvious defects or specified conditions such as a pre-development inventory.

This inspection identifies both the health and the structure of the trees. Tree health assesses disease, insect infestation and old age. Tree structure is the manner in which a tree is constructed, along with observable defects, which can indicate if a tree is subject to failure. The intent of this report is to identify any unhealthy trees based on existing health conditions and tree structure, and to specify which trees are

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<sup>5</sup> Smiley, Matheny, Lilly: Companion publication to the ANSI A300 Part 9: Tree Shrub and Other Woody Plant Management – Standard Practices, Tree Risk Assessment. 2017. ISA.

most suitable for preservation.<sup>6</sup> No invasive procedures were performed on any trees at the time of my inspection. The results of this inspection are based on what was visible at the time of the inspection.

The inventory table beginning on Page 11 reflects the results of my inspection, including the following for each tree:

- Number – as shown on the annotated survey attached.
- Species – both common and Latin names.
- DBH – stem diameter measured in inches, 4.5 feet from the ground, unless otherwise indicated.
- Dripline – average branch extension from the trunk, measured as radius in feet from trunk center.
- Category – small, large, exceptional, and/or grove as defined by Mercer Island Municipal Code, 19.16.010.
- Ratings – from 1 to 3 (where '1' indicates no visible defects in structure or health; '2' indicates minor to moderate problems that may require action; '3' indicates significant problems or defects and tree removal is recommended).

- Visible defects – Visible structural defects or diseases:

*Asymmetrical canopy – tree has an unbalanced canopy often due to space and light competition from adjacent trees or structures.*

*Canker – Disease cankers are established on trunk.*

*Cavity – open or closed area within the trunk or a branch, usually associated with decay.*

*CBT – Cherry bark tortrix insect infestation.*

*Decay – process of wood degradation by microorganisms resulting in weak or defective structure.*

*Foliage vigor – low foliage density may indicate stress, or early infection/declining health.*

*Lean – angle of trunk from vertical.*

*Live-crown ratio (LCR) – the ratio of crown length to total tree height. Stand-alone trees with an LCR of 30 and lower are at increased risk of failure.*

*Multiple leaders – tree has multiple stem attachments, which may lead to tree failure and require maintenance or monitoring over time.*

*Suppressed – tree crowded by adjacent trees or buildings, with defective structure and/or low vigor.*

*Sweep – tree leans away from adjacent trees. Characterized most often as a leaning lower trunk.*

*Undermined rootplate – erosion at crest of contour is creating high-risk trees on south side of parcel.*

*Woodpeckers – native birds which drill for tree sap or insects in easily recognized patterns; may or may not indicate tree decline.*

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<sup>6</sup> Fite, Smiley: Companion publication to the ANSI A300 Part 5: Tree Shrub and Other woody Plant Maintenance – Standard Practices, Managing Trees During Construction. 2016. ISA.

- Viability – a recommendation from the project arborist based on ISA tree risk assessment standards. Final determination rests with the city of Mercer Island.

See Mercer Island Tree Retention Worksheet provided separately:

[https://www.mercerisland.gov/sites/default/files/fileattachments/community\\_planning\\_amp\\_development/page/21988/mercerislandtreeinventory.pdf](https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/mercerislandtreeinventory.pdf)

**Limits of Disturbance** — Project arborist shall monitor and document pruning for clearance, and tree protection fencing placement prior to disturbance. These trees are likely impacted by construction.

See definitions on Page 2

Tree #	Species	DBH	Dripline	LOD	Proposed Construction & Site Conditions
2526	Douglas-fir	sml	-	6	ROW, existing compaction in driveway, limit additional, set fencing as indicated.
2527	Western red cedar	48	21	15	Foundation disturbance 9 ft from trunk in SW corner only, extend fencing to dripline edge, restrict access, pruning specifications provided.
2564	Douglas-fir	sml	-	6	Non-significant tree. Set fencing as indicated.
Note on offsite trees #2517, #2519, #2521, 2523 – existing compaction in driveway, limit additional compaction. Tree protection fencing shall be added to driveway edge.					

**Removal of Exceptional Trees** – I recommend removal of four (4) exceptional due to the removal of adjacent trees and proposed construction inside LOD, which will impact their health & structural integrity.

Tree #	Species	DBH	Dripline	LOD	Proposed Construction & Site Conditions
2551	Pacific yew	9.2	12	8	Root disturbance 5 feet away.
2585	Pacific madrone	9	10	9	Low LCR. Lean. Removal recommended. Increased load/ structure compromised by adjacent tree removal.
2586	Pacific madrone	11	6	10	LOW LCR. Lean. Removal recommended. Increased load/ structure compromised by adjacent tree removal.
2587	Pacific madrone	6	8	8	Small adjacent trees for proposed for removal will compromise structure – #2588 and #2589

### **Mercer Island Tree Protection Code – Trees and Construction:**

[https://www.mercerisland.gov/sites/default/files/fileattachments/community\\_planning\\_amp\\_development/page/21988/treesandconstruction.pdf](https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/treesandconstruction.pdf)

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### **Tree Protection Guidelines**

**Tree removal:** Removal of all trees adjacent to tree protection areas shall occur under the direction of the project arborist and be completed without impact to any retained tree. Tree climbers (ISA certified arborists) shall cut and drop trees in sections, away from any retained tree and away from all tree protection areas. Tree stumps and roots shall be ground in place, if necessary, rather than pushed over or pulled out by heavy equipment.

**Pruning for construction clearance:** See pruning specifications for tree #2527. All pruning shall be completed by an ISA-certified arborist following ANSI A300 standards.

**Construction access:** Compaction of tree roots exists for all offsite trees located on the parcels to the north. The existing asphalt is broken. Additional compaction shall be minimized with an additional layer of asphalt at grade, without excavation, or with ground mats or steel plates. Alternatives to avoid excavation of tree roots shall be reviewed by the project arborist and a city planner.

**Silt fencing** proposed within 1.5X the dripline of any retained tree shall be installed without trenching — utilizing straw wattles and sandbags. Once outside of any dripline area, silt fencing may be installed with trenching if necessary, as indicated on site plans.

**Tree protection fencing:** A six-foot temporary chain-link fence (or orange polyurethane equivalent – if approved by city planners) shall be installed outside the driplines of all retained trees, or as indicated on approved site plans prior to site disturbance, demolition or construction. I recommend chain-link fencing installed around tree #2527. The project arborist shall review and approve fencing placement.

**Work areas:** Where fencing is installed within 1.5X the dripline of any retained tree, work areas shall be created to protect roots from compaction or other damage during construction activities. Apply 6 inches of arborists chips and 5/4 inch plywood to protect roots from construction traffic. No cuts to roots shall be allowed in work areas.

**Paving** improvements potentially proposed within dripline of any retained tree onsite or in ROW shall be at grade and all cuts to roots inside LODs shall be avoided. See notes on construction access above.

**General tree protections:** No stockpiling of materials, vehicular or pedestrian traffic, material storage or use of equipment or machinery shall be allowed inside the tree protection fencing, or under any trees located in or adjacent to the ROW.

A 6- to 8- inch layer of arborist chips is recommended in the dripline area of all trees to retain moisture and limit soil compaction.

**Onsite monitoring and documentation by project arborist:** All necessary pruning for construction clearance, including ROW trees; tree removal as indicated above; review of tree protection fencing prior to site work; paving improvements within driplines, tree replacement planting.

**All stormwater management and drainage** shall be directed outside the driplines and away from any tree.

**Fill or cuts to grade:** No fill shall be placed inside tree protection areas as indicated by fencing or as work zones on the site plan. Any plans for fill deeper than 2 inches placed over roots within the driplines shall be reviewed by the project arborist and/or a city planner. No cuts to grade within the tree protection area are allowed without review and approval of a city planner and the project arborist.

**Landscaping:** Soil amendment and planting within the dripline of any retained tree shall be kept to a minimum to limit root disturbance. Irrigation lines should not cross into undisturbed areas and increased watering added only as part of a long-term management plan for tree survival.

**Pruning specifications:** Canopy clearance on ROW and onsite retained trees shall be performed by an ISA certified arborist, monitored, and documented by the project arborist. All pruning shall be in accordance with ANSI Standards and BMPs established by the ISA.

**A post-construction monitoring and maintenance plan** shall be developed, including strategies for mulch, fertilization, irrigation, soil aeration and pruning, where necessary. I recommend all trees – retained and replanted – be inspected annually for three to five years after construction to assess changes in condition and signs of stress or disease.

**Tree protection is required throughout construction.** Any modifications to tree protection measures shall be approved by the project arborist or a city planner.

## Tree Replacement

MICC 19.10.070 requires replacement trees to be predominantly native species. Conifer species must be six (6) feet tall and deciduous species must be a minimum of 1.5 inches in caliper. I recommend replanting replacement trees on the property, based on space available. The total number of replacement trees, species and final locations will likely be part of a landscape plan developed by a landscape architect, reviewed and approved by the city.

Tree planting shall be conducted under the direction of the project arborist or a qualified horticulturist. All invasive species shall be removed prior to planting. Adjacent hazard or non-viable trees shall be turned into snags or cut and dropped in place, also under the direction of the project arborist.

Replacement trees shall be planted in the wet season from October 1 through April 1 to ensure adequate moisture to establish deep roots. Supplement watering during dry months. Weeding and clearing of invasive species shall be part of a maintenance plan for a minimum of five (5) years, as required by code, to ensure survival. Any failed plantings shall be replaced to ensure full canopy restoration.

Any required replanting and fee-in-lieu of will be proposed when tree removal/retention numbers are calculated. Final determination rests with the City of Mercer Island.

Replacement of small trees is not included in total count based on this table on the Mercier Island Tree Inventory & Replacement Submittal form.

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		
<b>TOTAL TREE REPLACEMENTS</b>			

**\*no replacement tree is needed if the tree fits all of the following;  
 Less than 10 inches in diameter, not an exceptional tree, and not a replacement tree from another tree permit. \***

### Native species recommendations:

- Vine maple (*Acer circinatum*)
- Cascara (*Rhamnus purshiana*)
- Mountain hemlock (*Tusga mertensiana*)
- Incense cedar (*Calocedrus decurrens*)
- Douglas fir (*Pseudotsuga menziesii*)

### Non-native species recommendations:

- Whitebeam mountain ash (*Sorbus aria*)
- Paperbark maple (*Acer griseum*)
- Carrierei hawthorn (*Crataegus x lavalleyi*)

## Attachment 1: Assumptions and Limiting Conditions

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1. A field examination of the site was made on February 13, 2025. Observations and conclusions are as of that date.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, as the consultant/arborist I can neither guarantee nor be responsible for the accuracy of information provided by others.
3. I am not a qualified land surveyor, and this tree protection and replacement report is based on a topographic survey, developed Informed Land Survey LLC, dated January 6, 2020. Sketches and photographs in this report are not necessarily to scale and should not be construed as an accurate survey.
4. I, as consultant/appraiser, shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made.
5. Unless stated otherwise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied that problems or deficiencies of the subject tree may not arise in the future.
6. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without prior written or verbal consent of the consultant.
7. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress. Risk management is solely the responsibility of the landowner.
8. Construction activities can impact trees in unpredictable ways. All retained trees should be inspected at the completion of construction, and regularly thereafter as part of ongoing maintenance.

## Attachment 2: Certificate of Performance

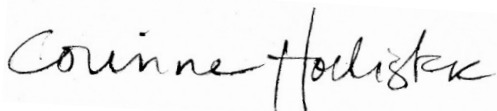
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I, Corinne Hollister, certify that:

- I have personally inspected the trees and the property referred to in this report and have stated my findings accurately.
- 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, opinion, and conclusions stated herein are my own and are based on current industry standards, scientific procedures and facts.
- My analysis, opinion, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within 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 in good standing of the International Society of Arboriculture (ISA), and the ISA PNW Chapter, I am an ISA Certified Arborist (#PN-6981A) and am Tree Risk Assessment Qualified. I also am a member of the American Society of Consulting Arborists (ASCA).

Signed,



Corinne Hollister

Date: June 26, 2025

**Attachment 3: Tree Inventory Table (see definitions on page 4)**

Blue shading shows non-viable/hazard trees all planned for removal; Exceptional trees based on size and species are in bold.

Tree Outside Disturbed Area	Proposed Action	Regulated Category	Grove Tree	Tree ≥ 24" DBH	Tree #	DBH (QMD) (In.)	Tree Species (Common Name)	Exceptional Threshold (In.)	Dripline Radius (Ft.)	Health	Structure	Notes on Condition	Tree Type	Viable Tree?	LOD Radius (Ft.)	Replacement Trees
	Retain	Exc	X	X	2527	48.5	<b>Western red-cedar <i>Thuja plicata</i></b>	30"	21	1	1		C	Y	15	
	Remove	Sig	X		2528	22	Western red-cedar <i>Thuja plicata</i>	30"	20	1	2	Asymmetric canopy, double leader, grafted w/#2529	C	Y	11	2
	Remove	Sig	X	X	2529	24	Bigleaf maple <i>Acer macrophyllum</i>	30"	25	1	2	Asymmetric canopy, sweep, grafted w/#2528	D	Y	12	2
	Remove	Sml			2530	7	Bigleaf maple <i>Acer macrophyllum</i>	30"	16	1	2	Sweep	D	Y	6	NA
	Remove	Sml			2539		Plum <i>Prunus sp.</i>		12						6	NA
X	Remove	Haz	X	X	2546	11, 15, 18 (26)	Bigleaf maple <i>Acer macrophyllum</i>	30"	30	2	3	Decline, asymmetric canopy, stump sprout, undermined rootplate	D	N	NA	NA
X	Remove	Haz	X	X	2547	28	Douglas-fir <i>Pseudotsuga menziesii</i>	30"	20	1	3	Asymmetric canopy, undermined rootplate	C	N	NA	NA
X	Remove	Haz	X	X	2548	29	Douglas-fir <i>Pseudotsuga menziesii</i>	30"	22	1	3	Undermined rootplate	C	N	NA	NA
X	Remove	Haz	X		2549	19	Pacific madrone <i>Arbutus menziesii</i>	6"	18	1	3	Sweep, lean, undermined rootplate	BE	N	NA	NA

Tree Outside Disturbed Area	Proposed Action	Regulated Category	Grove Tree	Tree ≥ 24" DBH	Tree #	DBH (QMD) (In.)	Tree Species (Common Name)	Exceptional Threshold (In.)	Dripline Radius (Ft.)	Health	Structure	Notes on Condition	Tree Type	Viable Tree?	LOD Radius (Ft.)	Replacement Trees
	Remove	Exc			2551	9.2	Pacific yew <i>Taxus brevifolia</i>	6"	12	2	1	Decline	C	Y	8	6
	Remove	Sig	X	X	2562	26.5	Western red-cedar <i>Thuja plicata</i>	30"	18	1	1		C	Y	13	3
	Remove	Sig	X		2563	20.75	Western red-cedar <i>Thuja plicata</i>	30"	16	1	2	Asymmetric canopy	C	Y	11	2
	Retain	Sml			2564		Douglas-fir <i>Pseudotsuga menziesii</i>								6	
X	Retain	Sig	X		2565	14.5	Bigleaf maple <i>Acer macrophyllum</i>	30"	20	1	2	Asymmetric canopy	D	Y	8	
	Remove	Sig	X	X	2566	25	Douglas-fir <i>Pseudotsuga menziesii</i>	30"	18	1	1		C	Y	13	3
	Remove	Sig	X	X	2567	25	Douglas-fir <i>Pseudotsuga menziesii</i>	30"	18	1	2	Asymmetric canopy	C	Y	13	3
X	Retain	Sml			2569	7	Western red-cedar <i>Thuja plicata</i>	30"	8	2	1	Suppressed	C	Y	6	
X	Retain	Sml			2570	7.5	Western red-cedar <i>Thuja plicata</i>	30"	12	2	2	Suppressed, sweep	C	Y	6	
X	Retain	Sig	X		2571	11.5	Western red-cedar <i>Thuja plicata</i>	30"	12	1	1		C	Y	7	
X	Retain	Sig	X		2572	11.5	Western red-cedar <i>Thuja plicata</i>	30"	14	1	2	Asymmetric canopy, extensive woodpecker holes, broken top	C	Y	7	

Tree Outside Disturbed Area	Proposed Action	Regulated Category	Grove Tree	Tree ≥ 24" DBH	Tree #	DBH (QMD) (In.)	Tree Species (Common Name)	Exceptional Threshold (In.)	Drip Line Radius (Ft.)	Health	Structure	Notes on Condition	Tree Type	Viable Tree?	LOD Radius (Ft.)	Replacement Trees
X	Remove	Haz	X		2574	22	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	16	1	3	LCR, suppressed, undermined rootplate	C	N	NA	NA
X	Remove	Haz	X		2575	18	Bigleaf maple <i>Acer macrophyllum</i>	30"	20	1	3	Asymmetric canopy, sweep, undermined rootplate	D	N	NA	NA
X	Remove	Not viable			2576	8	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	10	3	3	Suppressed, sweep	C	N	NA	NA
X	Retain	Sig	X		2577	11	Western red-cedar <i>Thuja plicata</i>	30"	12	1	2	Sweep, extensive woodpecker holes	C	Y	6	
X	Retain	Sig	X		2578	21	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	18	1	2	Sweep	C	Y	11	
X	Retain	Sig	X	X	2581	26	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	20	1	1		C	Y	13	
X	Retain	Sig	X		2582	10	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	11	1	2	Asymmetric canopy	C	Y	7	
	Remove	Exc	X		2585	9	Pacific madrone <i>Arbutus menziesii</i>	6"	10	1	2	LCR, Canker	BE	Y	9	6
	Remove	Exc	X		2586	11	Pacific madrone <i>Arbutus menziesii</i>	6"	6	2	2	Decline, lean	BE	Y	10	6
	Remove	Exc	X		2587	6	Pacific madrone <i>Arbutus menziesii</i>	6"	8	2	2	Suppressed, LCR	BE	Y	8	6
	Remove	Sml			2588		Douglas-fir <i>Psuedotsuga menziesii</i>								6	

Tree Outside Disturbed Area	Proposed Action	Regulated Category	Grove Tree	Tree ≥ 24" DBH	Tree #	DBH (QMD) (In.)	Tree Species (Common Name)	Exceptional Threshold (In.)	Dripline Radius (Ft.)	Health	Structure	Notes on Condition	Tree Type	Viable Tree?	LOD Radius (Ft.)	Replacement Trees
	Remove	Sml			2589		Douglas-fir <i>Psuedotsuga menziesii</i>								6	
	Remove	Sml			2590	8.5	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	12	2	2	Decline, asymmetric canopy	C	Y	6	NA
	Remove	Sig	X		2591	16	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	16	2	2	Decline, asymmetric canopy	C	Y	8	2
	Remove	Sml			2592		Douglas-fir <i>Psuedotsuga menziesii</i>								6	NA
	Remove	Sig	X		2594	11	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	14	1	1		C	Y	6	2
	Remove	Sig	X	X	2596	16, 18 (24)	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	18	1	2	Double leader	C	Y	12	2
	Remove	Sig	X		2597	11	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	14	1	1		C	Y	6	2
	Remove	Sml			2599	9	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	14	1	2	Asymmetric canopy	C	Y	6	NA
	Remove	Sig	X		2600	18	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	18	1	1		C	Y	9	2
	Remove	Haz	X		2601	22	Black pine <i>Pinus nigra</i>	24"	19	2	3	Decline, Low foliage vigor, double leader	C	N	NA	NA
	Remove	Sig	X	X	2605	28	Western red-cedar <i>Thuja plicata</i>	30"	21	1	1		C	Y	14	3

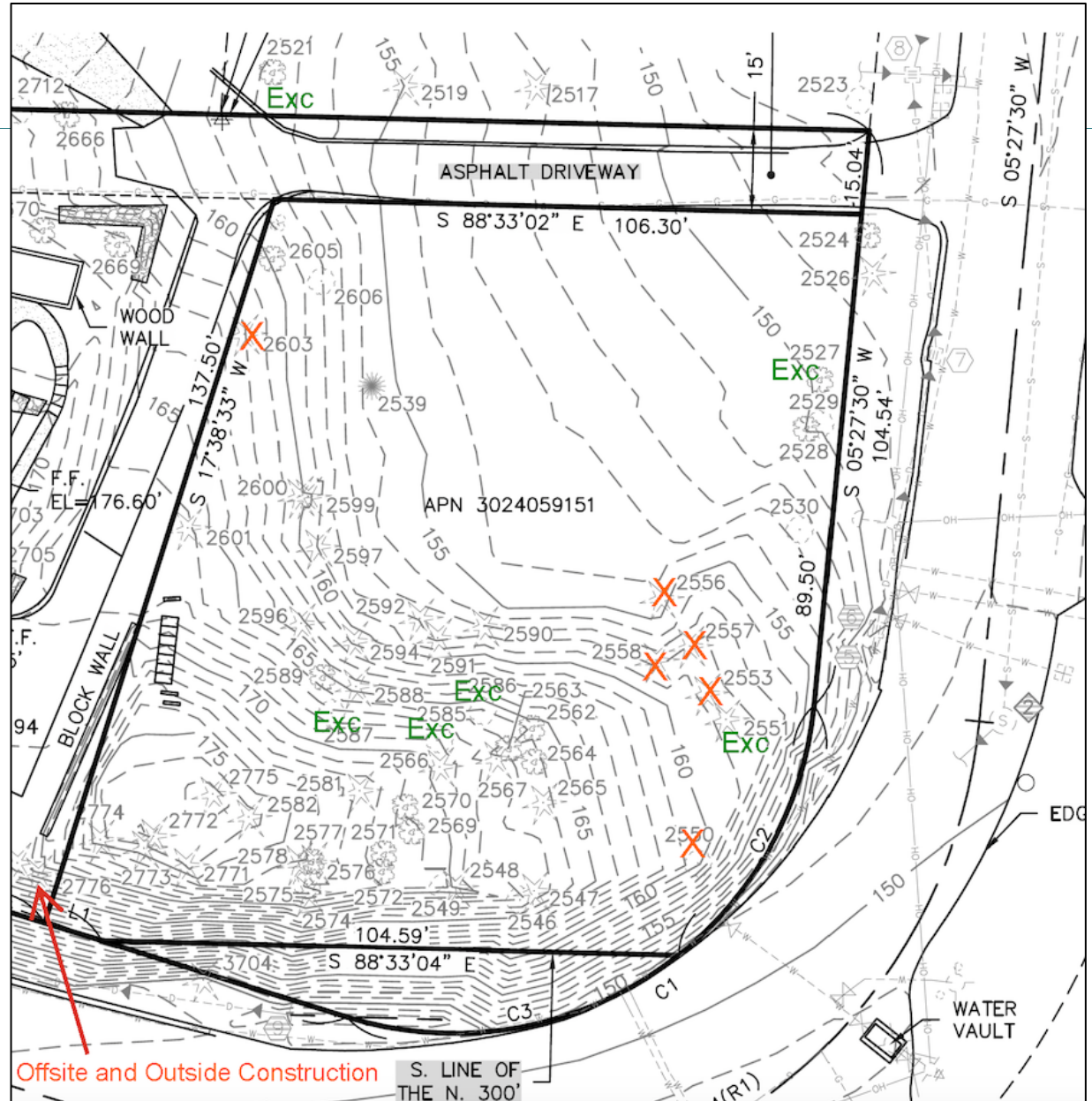
Tree Outside Disturbed Area	Proposed Action	Regulated Category	Grove Tree	Tree ≥ 24" DBH	Tree #	DBH (QMD) (In.)	Tree Species (Common Name)	Exceptional Threshold (In.)	Dripline Radius (Ft.)	Health	Structure	Notes on Condition	Tree Type	Viable Tree?	LOD Radius (Ft.)	Replacement Trees
	Remove	Sig	X		2606	21.5	Sweet cherry <i>Prunus avium</i>	30"	23	2	2	Double leader, CBT	D	Y	10	2
X	Retain	Sig	X		2771	17	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	17	1	2	Asymmetric canopy, dogleg	C	Y	10	
X	Retain	Sig	X		2772	21.5	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	14	2	1	Sweep	C	Y	11	
X	Retain	Sig	X		2773	20.75	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	20	1	2	Asymmetric canopy, burl	C	Y	11	
X	Retain	Sml			2774		Douglas-fir <i>Psuedotsuga menziesii</i>								6	
X	Retain	Sml			2775		Douglas-fir <i>Psuedotsuga menziesii</i>								6	
Offsite/ROW Trees																
	Protect	Sig	X		2517	23	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	16	1	1	Wrapped tightly with rubber and straps.	C	Y	11	
	Protect	Sig	X	X	2519	24.5	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	22	1	2	Double leader, sweep	C	Y	12	
	Protect	Exc	X	X	2521	34	Western red-cedar <i>Thuja plicata</i>	30"	22	1	1		C	Y	15	
	Protect	Sig	X		2523	11,11 (16)	Mt. Ash <i>Sorbus aucuparia</i>		10	1	2	Double leader	D	Y	8	

Tree Outside Disturbed Area	Proposed Action	Regulated Category	Grove Tree	Tree $\geq$ 24" DBH	Tree #	DBH (QMD) (In.)	Tree Species (Common Name)	Exceptional Threshold (In.)	Dripline Radius (Ft.)	Health	Structure	Notes on Condition	Tree Type	Viable Tree?	LOD Radius (Ft.)	Replacement Trees
Offsite/ROW Trees																
	Remove	Sig	X		2524	7.5, 19 (20)	Western red-cedar <i>Thuja plicata</i>	30"	21	2	2	Decline, double leader, ROW	C	Y	10	*
	Protect	Sml			2526		Douglas-fir <i>Psuedotsuga menziesii</i>					ROW	C	Y	6	
X	Retain	Sig			3704	11	Douglas-fir <i>Psuedotsuga menziesii</i>	30"	12	1	1	ROW, located at street level below	C	Y	NA	

\*Coordinate with city on requirements for removing ROW tree.

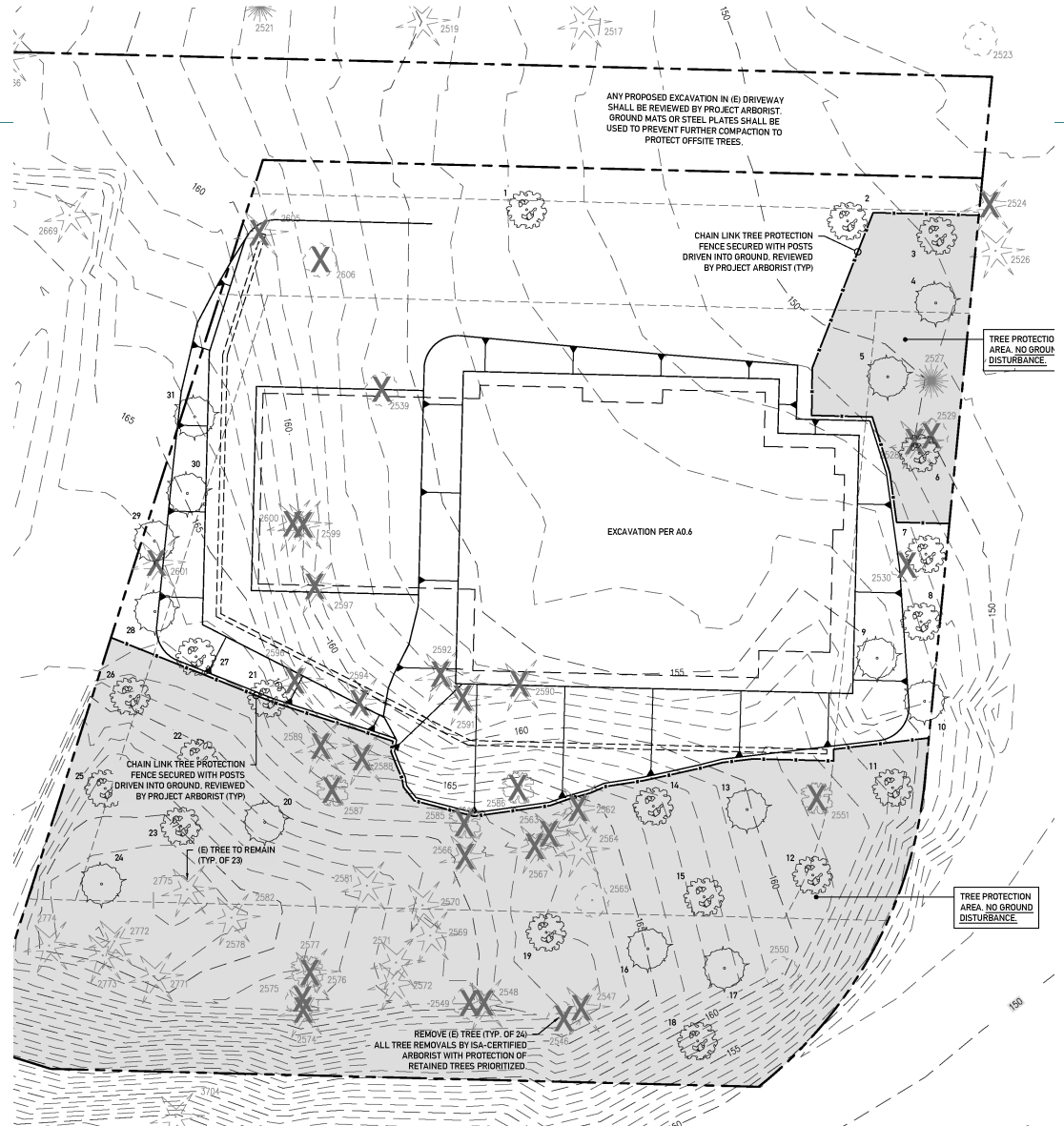
Attachment 4: Annotated Survey

X indicates trees have fallen or are no longer there.  
Exc. = exceptional tree



### Attachment 5: Tree Plan A0.4

1. I did not review locations of replacement trees.
2. I recommend adding driplines to the plan for all retained trees.
3. Tree protection fencing should be added to edge of existing driveway to protect offsite trees to north.



Attachment 6: Tree Protection Fencing Detail

# TREE PROTECTION AREA (TPZ)

## KEEP OUT!

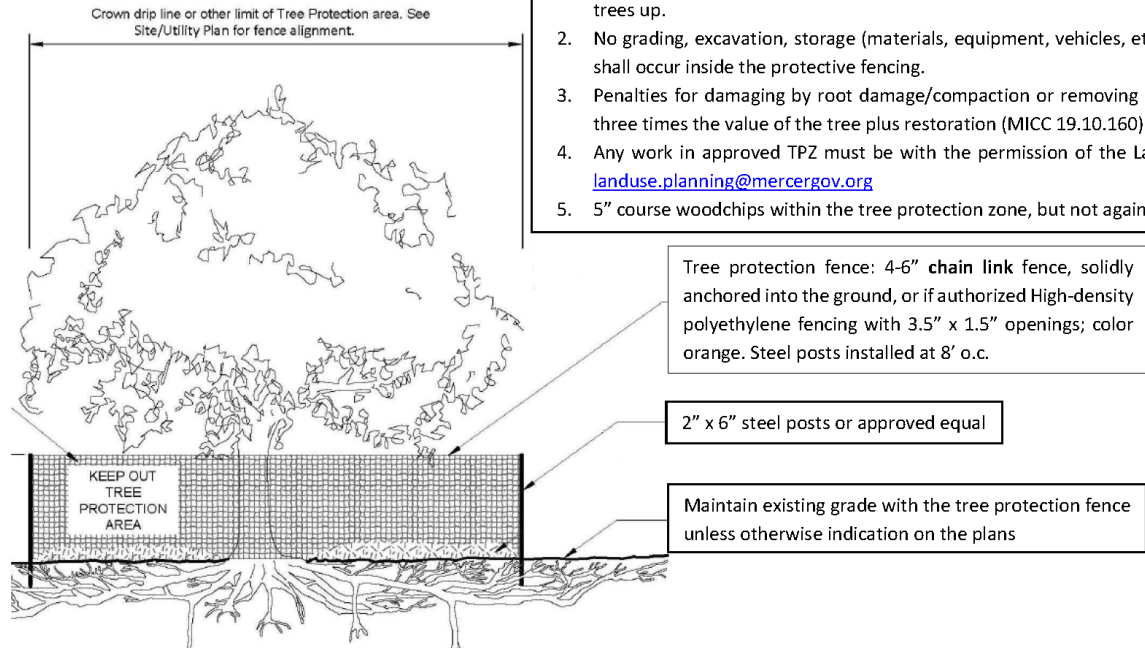
### DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

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

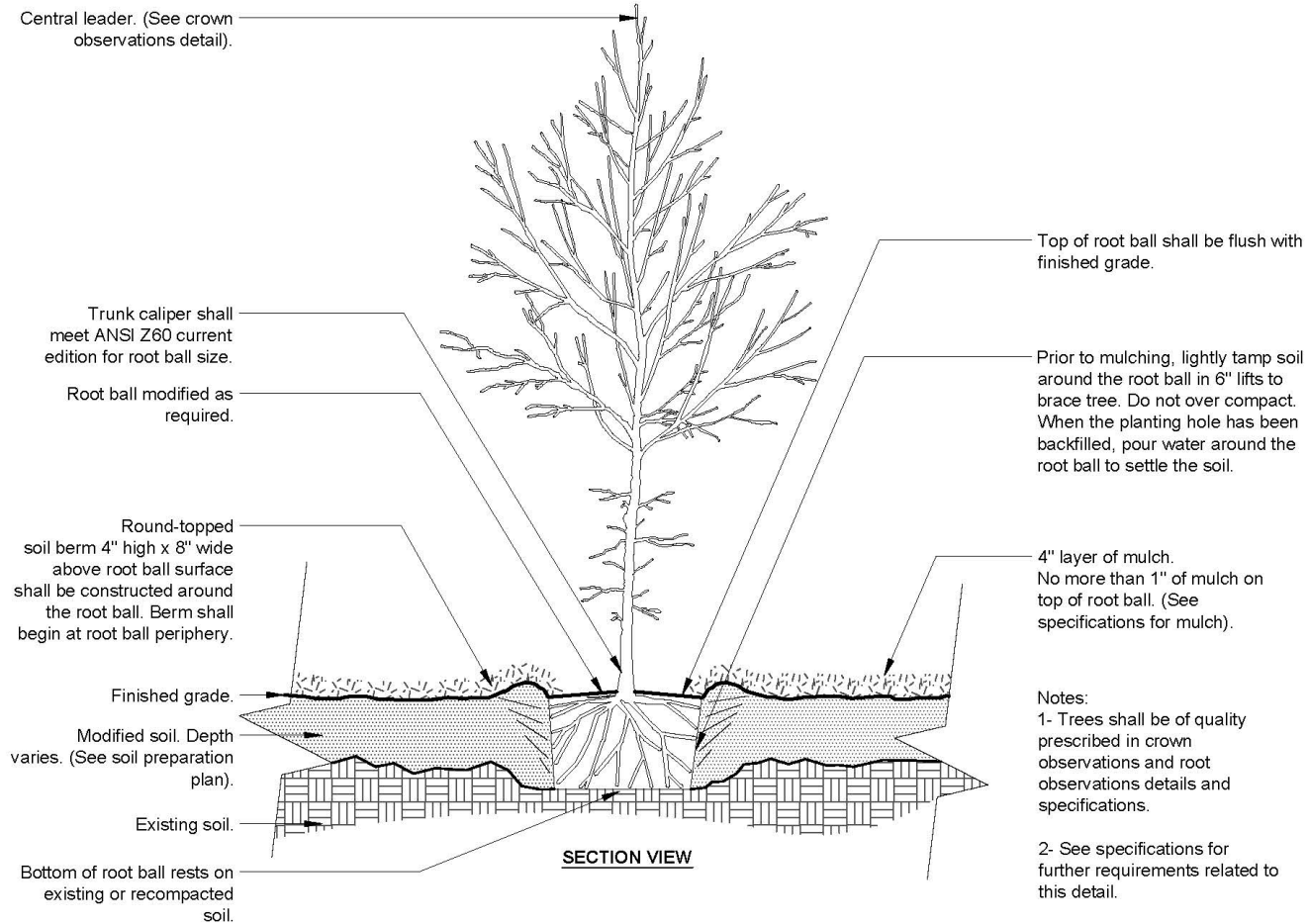
#### Notes

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](mailto:landuse.planning@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 Land Use and Planning Division at [landuse.planning@mercergov.org](mailto:landuse.planning@mercergov.org)

## Attachment 7: Planting Detail



P-X

**TREE w/ BERM (EXISTING SOIL MODIFIED)**

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### Attachment 8: Pruning Specifications

All work shall be completed by an ISA certified arborist following ANSI standards and best management practices of the industry for all three retained trees as described here. Any additional pruning requested by the general contractor shall be reviewed and approved by the project arborist and/or a city planner.

Exceptional Tree # 2527, 48.5-inch Western red cedar, 20-foot dripline:  
Objective – Clearance for construction of new home: four feet from the side and above the new home can easily be achieved by limbing up the SW corner of the tree’s canopy.

Method – Removal/thinning cuts of six or seven branches, approximately one to three inches in diameter growing west and southwest.



Clearance will be achieved by removal of six or seven branches. Some shearing may be required to achieve enough clearance for exterior and roof construction, reviewed and approved by the project arborist or city planner onsite.

No pruning is required on the north or east sides of the tree. The focus should be on the southwest corner, with some minor pruning on the west.