

# Tree Removal & Replacement Plan

**Property Address:** 6905 96<sup>th</sup> Ave SE, Mercer Island, WA 98040

**Owner:** Boreth Long

**Date:** November 15, 2025

Revision A: February 6, 2026

**Revision Record:**

- Update Section 1 to clarify that 10 of 21 trees between 10" and 24".
- Updated Section 3 to change the replacement trees from emerald green arborvitae trees to sugar and spice western red cedar tree.
- Update Figure 2 to reflect the approximate location of the replacement trees on Site Plan (Sheet A0) to better match with the location shown on the arborist report submitted.

Revision B: March 12, 2026

**Revision Record:**

- Updated Section 1 to clarify tree type for the 4 trees with diameter smaller than 10. Also, added a note clarify that 8 of 21 large regulated trees are Common Holly, a registered noxious weed.
- Updated Section 2 to provide description details and calculations demonstrating how the plan meets the 30% tree retention requirement described in MICC 19.10.060(A)(2)(a).

## 1. Arborist Report and Existing Tree Inventory

Arborist report was completed by Andrew Raines, a certified arborist with Arborist Solutions. A copied of the arborist report is provided as a separate supporting document and included in Appendix A of this document.

All significant trees on the property are inventoried and included in the arborist report. The location of inventoried trees is accurately incorporated into the topography survey.

The tree inventory in the arborist report includes the following:

- Tree numbering system of all existing large regulated tress on the property
- Tree species
- Tree size (diameter, height, and dripline diameter)
- Brief general health or condition rating of each tree
- Tree status (retained or proposed for removal), and
- Using color code to identify of all significant and exception trees and differentiate between those less than 24 inches and those greater than or equal to 24 inches in diameter.

There is a total of 25 trees on the property, including the following category:

- 4 trees with diameter smaller than 10"
  - 1 of 4 tree is green apple
  - 3 of 4 trees are Common Holly
- 21 large regulated trees greater than 10", with
  - 2 of 21 trees have a diameter greater than or equal to 36"
  - 5 of 21 trees have a diameter greater than or equal to 24", and
  - 4 of 21 trees are considered exceptional tree per Table MICC 19.16
  - 10 of 21 trees are greater than 10", but less than 24".

*Note: Amongst these 21 large regulated trees, 8 of 21 tree are Common Holly. See tree removal plan in Section 2 below, as well as arborist report in Appendix A.*

*Note: The tree inventory in the Arborist report also includes five (5) large regulated trees on adjacent property with driplines or critical root zones extending into the property.*

A list of trees for each category mentioned above is provided in Mercer Island Tree Inventory & Replacement Submittal Information Form in Appendix B of this document for reference.

*Note: A copy of the Tree Inventory and Replacement Submittal Form is provided as a separate supporting document.*

## **2. Trees Removal Plan**

There is a total of 25 trees on the property. Amongst these 25 trees, 11 of 25 are Common Holly trees. They are tree numbers: 3, 4, 5, 18, 19, 20, 21, 22, 23, 24, and 25. As recommended by the city planner and per the King County Noxious Weeds List, Common Holly is registered as a noxious weed. Per MICC 19.10.030(B), noxious weeds are exempt from replacement, retention, and protection provisions. To meet 19.10.030(B) and 19.02.020 (F)(3)(d) requirements, all Common Holly will be removed in Phase 2 or 3 (short subdivision or principal home build) of the project during land improvements.

Amongst these 25 trees and excluding Common Holly trees with diameter of 10 inches or greater, 13 of 25 are large regulated trees with diameter of 10 inches or greater. They are tree numbers: 1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16.

Amongst these 25 trees, 1 of 25 is a green apple tree with a diameter of 8 inches. It is tree number 17.

Six (6) large regulated trees and one (1) small green apple tree on site are proposed for removal. They are tree numbers: 1, 2, 6, 8, 9, 16, and 17 [17 is small green apple tree]. The retained large regulated trees are calculated to be  $(13-6)/13 = 54\%$ . This 54% demonstrates that the plan meets the 30% tree retention requirement described in MICC 19.10.060(A)(2)(a).

However, in Phase 1 (proposed ADU), only tree 8 and 9 will be removed. The remaining trees will be removed at a later time during phase 2/3 of the project (See project narrative for details).

See provided site plan and arborist report for the location of tree #8 and #9.

**Reason for Tree #8 Removal:** Hemlock Tree (DBH: 36”) is a hazard tree with co-dominant base with included bark and missing structural wood. It is leaning toward the house and has base cavity as confirmed by the certified arborist. Removal is necessary to prevent property damage and safety hazards.

**Reason for Tree #9 Removal:** Western Red Cedar (DBH: 24”) is in the way of the proposed ADU intended for construction path and prevent necessary installation of site improvements (walkway and utilities). Removal is necessary for site improvement and construction of the proposed ADU.

### 3. Trees Replacement Plan

In Phase 1 (proposed ADU), only tree 8 (DBH: 36”) and tree 9 (DBH: 24”) will be removed. Therefore, per MICC 19.10.070 – tree replacement, removed trees shall have the following replacement as shown in table below.

Diameter of Removed Tree	Tree Replacement Ratio	Number of Trees Proposed for Removal	Number of Trees Required for Replacement Based on Size/Type
Less than 10”	1	0	0
10” up to 24”	2	1	2
Greater than 24” up to 36”	3	0	0
Greater than 36” and any Exceptional Tree	6	1	6
<b>TOTAL TREE REPLACEMENT</b>			<b>8</b>

As indicated in the arborist report and on the site plan, a row of 8 sugar and spice western red cedar trees (conifers) at least six feet tall will be planted as replacement trees south of the proposed ADU as shown in Figure 1 and Figure 2 below.

By installing these replacement trees at the boarder of the property south of the ADU, these trees won’t interface with land improvement and building of the main home (north of the ADU) in the near future in Phase 3 of the project, as well as providing needed privacy for the ADU in the future.

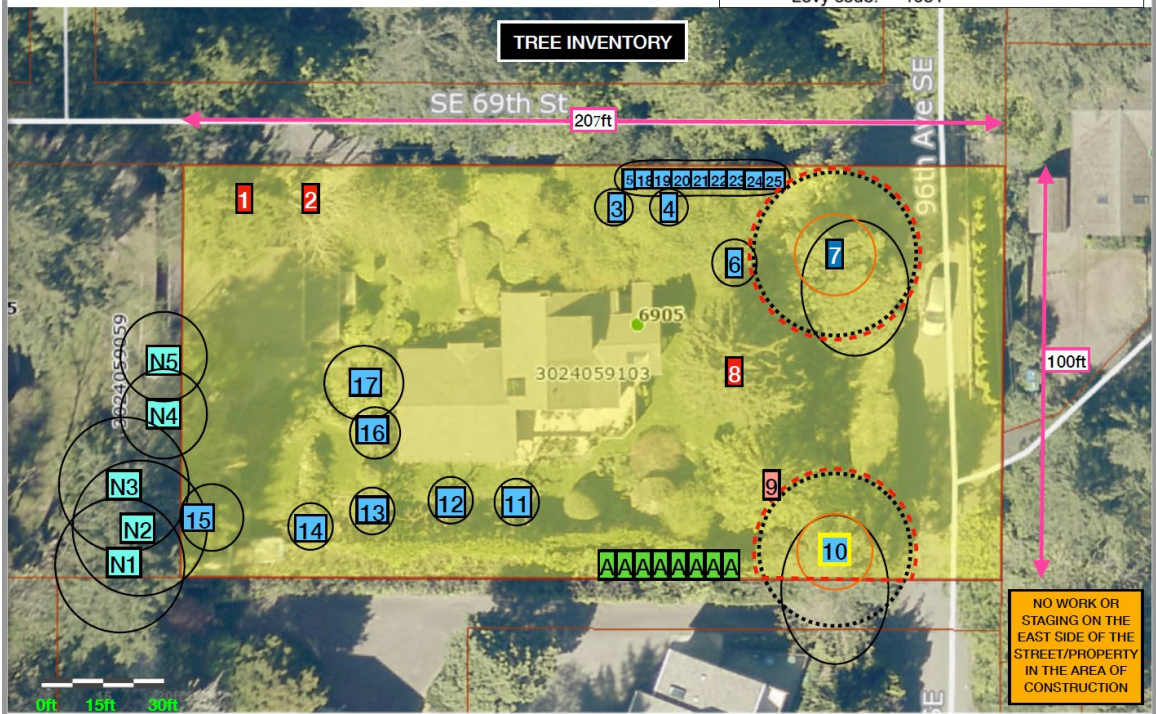


Figure 1: Approximately Location of Replacement Trees (designated with “A”) as shown in the Arborist Report

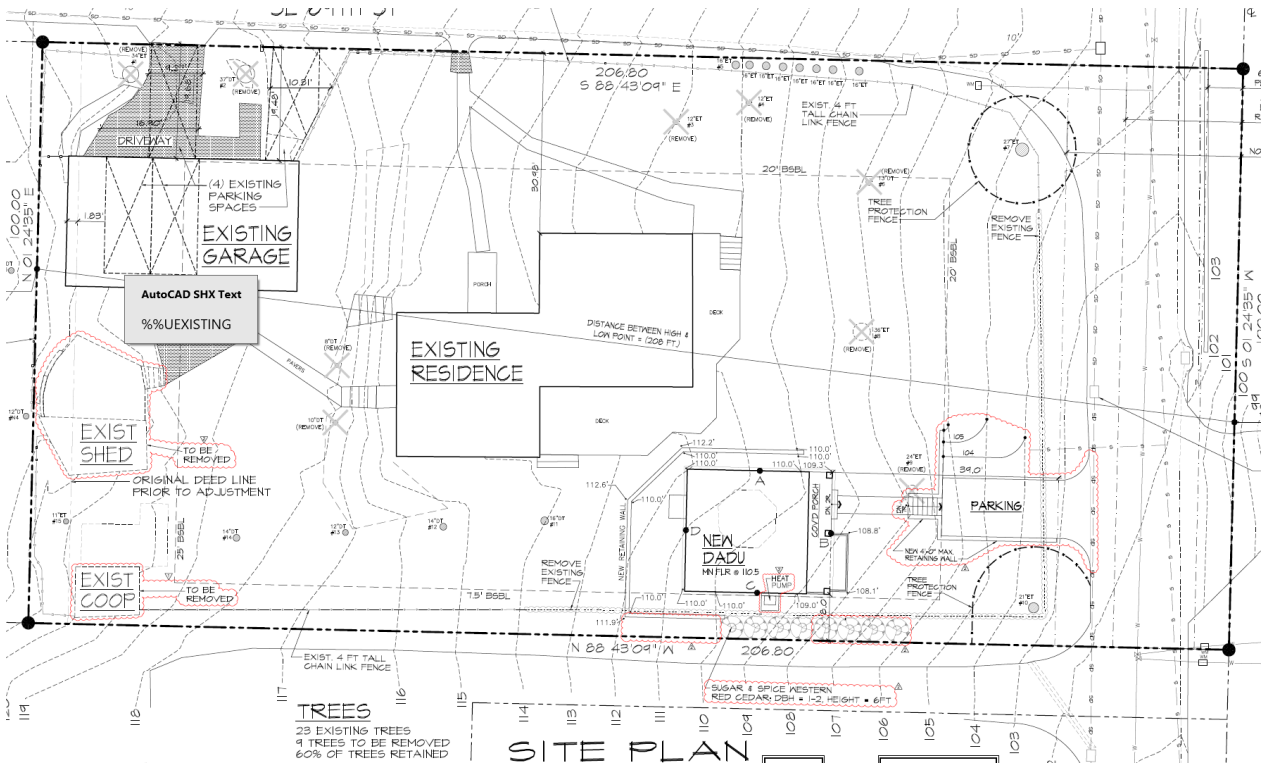


Figure 2: Approximately Location of Replacement Trees as shown on the Site Plan

### **Planting Replacement Trees Timing:**

In the Pacific Northwest and the per MICC 19.10.070 (B)(5), the replacement trees shall be planted in the wet season between October 1 through April 1, following the applicable tree removal or completion of the development work. Assuming, we start construction on April 1, 2026, we should complete the ADU construction by end of 2026. Then we can immediately plant the replacement trees as shown in the site plan.

*Note: we understand and will avoid planting trees when the ground is frozen or during hot, dry weather.*

### **4. Support Documents**

- Arborist report (in Appendix A herein and as separate supporting document)
- Mercer Island Tree Inventory & Replacement Submittal Information Form (in Appendix B herein and as separate supporting document)
- Site plan showing existing and proposed tree locations (separate document)

### **5. Owner Certification**

I certify that the above information is accurate and that replacement trees will be maintained in healthy condition for at least 5 years after planting. I shall replant any replacement tree that dies, become diseased, or is removed during this five-year time period.

**APPENDIX A**

**ARBORIST SOLUTIONS**

**Andrew Raines**

ISA Certified Arborist

ISA TRAQ Certified

ISA Utility Specialist

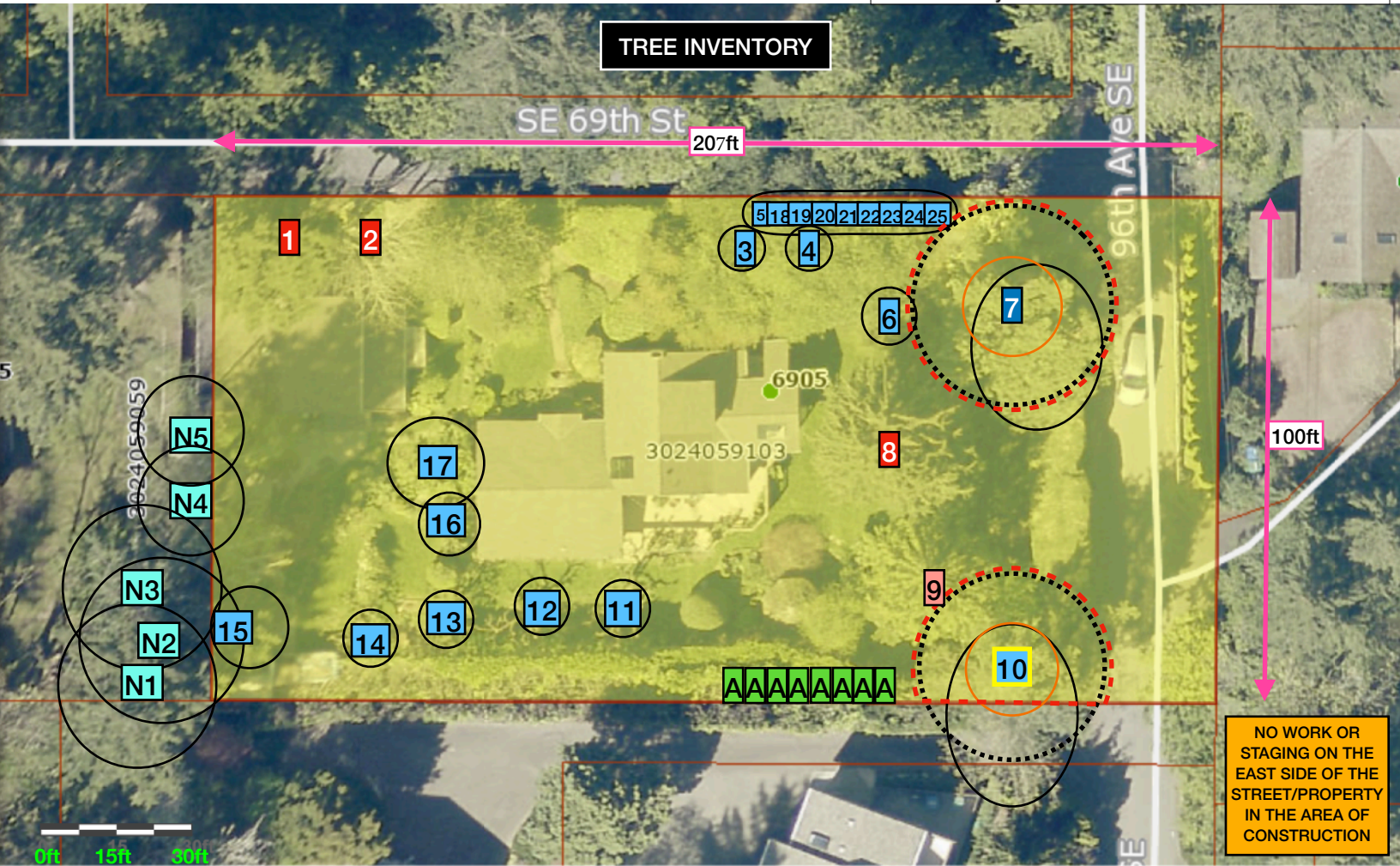
PN-7684AU

206-747-5907

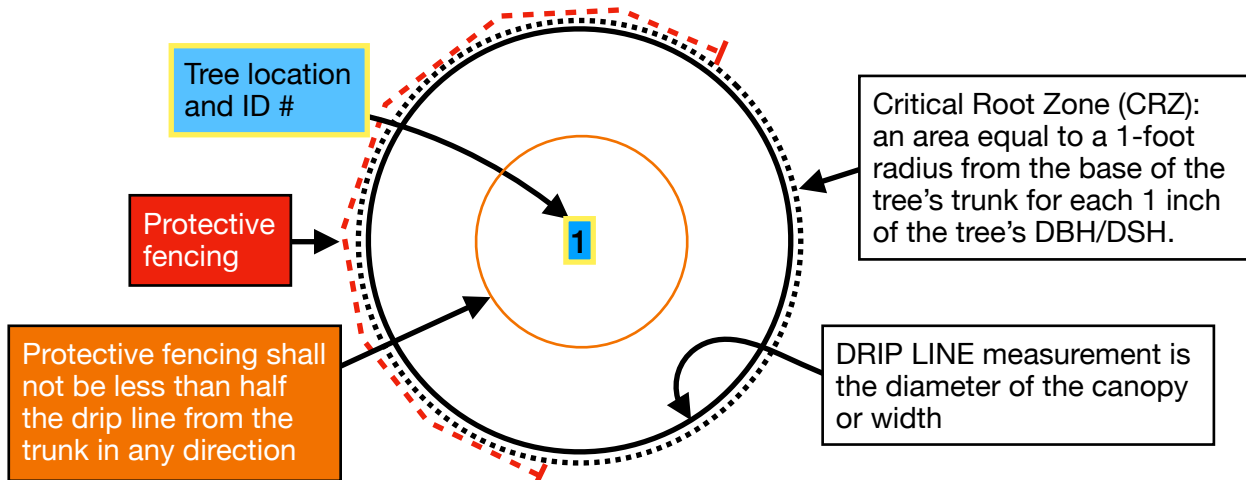
Andrew.Raines.Arb@gmail.com



Parcel 3024059103
Present use: Single Family(Res Use/Zone)
Jurisdiction: MERCER ISLAND
Taxpayer name: BORTH LONG & UYEN LE
Address: 6905 96TH AVE SE 98040
Appraised value: [REDACTED]
Lot area: 20,000
Levy code: 1031



Tree protection fencing shall be installed as the first part of the project to reduce all impacts inside of the CRZ of any protected tree.



# TREE PROTECTION AREA (TPZ)

## KEEP OUT!

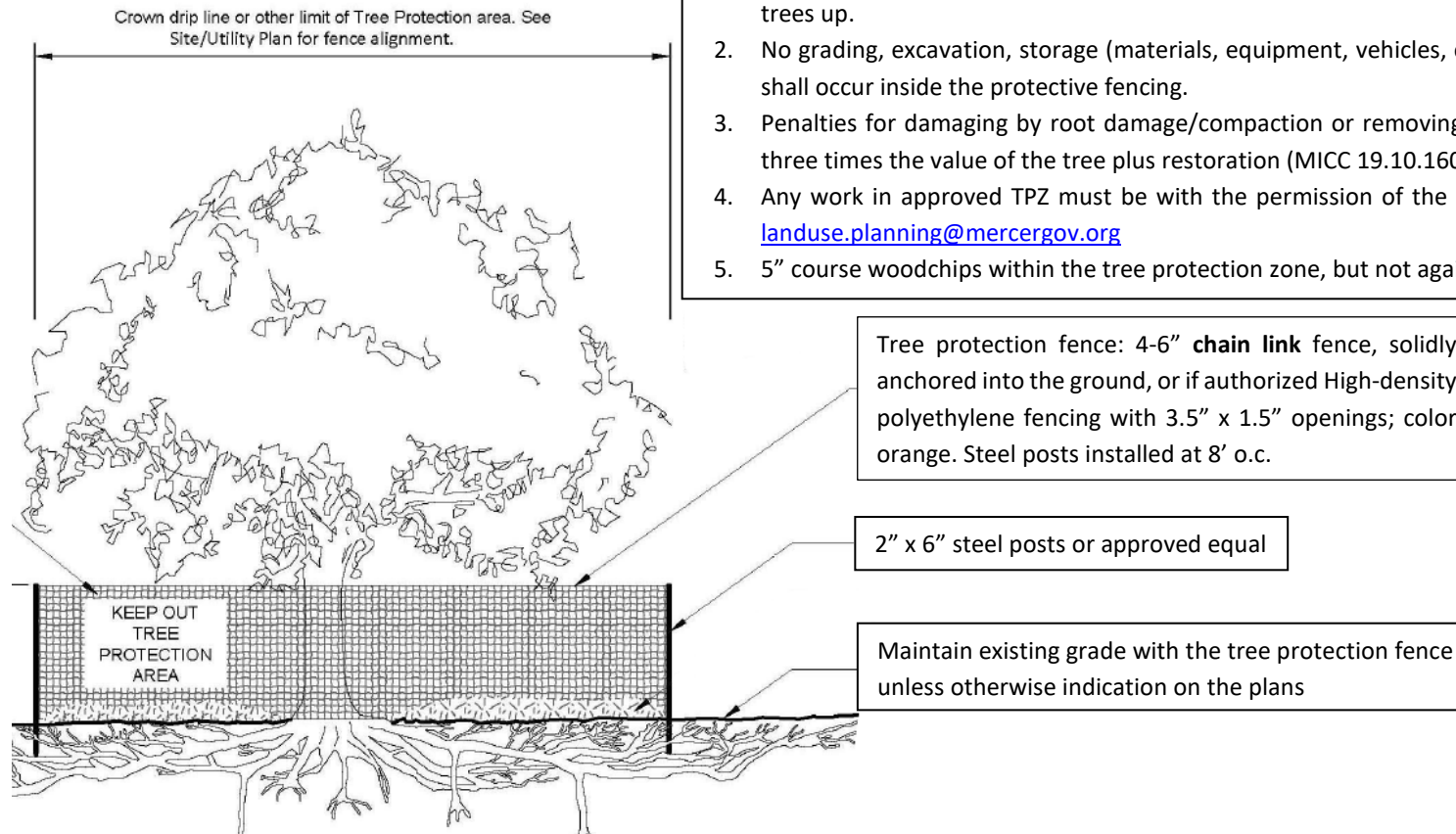
### DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

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)

Significant trees	Significant neighbors tree	Significant removal	Replacement trees
Exceptional trees	Exceptional neighbors tree	Exceptional removal	Protected tree= yellow border

TREE #	Species	DBH" DIAMETER	H'	W' DRIPLINE DIAMETER	Condition	Mitigation
1	Douglas fir	34	100	30	Hazard; previously topped at 60ft (internal decay at topped), co-dom tops prone to fail, bark decay	Remove  
2	Bigleaf maple	37	60	25	Hazard; root and base decay, previously failed at 9ft	Remove 
3	Holly	12.5	25	7	-IN A GROVE OF HOLLY	Retain
4	Holly	12	25	7	-IN A GROVE OF HOLLY	Retain
5	Holly	16	25	7	-IN A GROVE OF HOLLY	Retain
6	Birch	13.5	8	10	Internal decay throughout	Retain or remove 
7	Scotts pine	27	65	35	<u>In the area of construction</u>  Normal (Dull in color)	<u>Protect and retain</u>  CRZ -From trunk to fencing: 27FT -Across/diameter: 56.26FT

Significant trees	Significant neighbors tree	Significant removal	Replacement trees
Exceptional trees	Exceptional neighbors tree	Exceptional removal	Protected tree= yellow border

TREE #	Species	DBH" DIAMETER	H'	W' DRIPLINE DIAMETER	Condition	Mitigation
8	Hemlock	36	95	35	Hazard; co-dominant base with included bark, lead towards house missing structural wood, and base cavity	Remove 
9	Western red cedar	23.75	35	25	In the way of construction: intended front walkway and construction path	Remove
10	Scotts pine	21.5	35	20	<u>In the area of construction</u>  Normal (Dull in color)	<b><u>Protect and retain</u></b>  CRZ -From trunk to fencing: 21.5FT -Across/diameter: 44.79FT
11	Cherry	16	10	8	Mostly dead with internal decay throughout -REDUCED/ROUDNED	Retain or remove 
12	Plum	14.5	15	10	Mostly dead with internal decay throughout and fungus present -REDUCED/ROUDNED	Retain or remove 
13	Apple	12	10	8	Normal -REDUCED/ROUDNED	Retain
14	Apple	14	8	8	Normal -REDUCED/ROUDNED	Retain

Significant trees	Significant neighbors tree	Significant removal	Replacement trees
Exceptional trees	Exceptional neighbors tree	Exceptional removal	Protected tree= yellow border

TREE #	Species	DBH" DIAMETER	H'	W' DRIPLINE DIAMETER	Condition	Mitigation
15	Douglas fir	11	50	12	Normal -REDUCED/ROUDNED	Retain
16	Green apple	10	15	15	Normal	Retain
17	Green apple	8	20	15	Normal	Retain
18	Holly (grove/row)	14	20	5	Barrier trees- all the same size	Retain
19	Holly (grove/row)	14	20	5	Barrier trees- all the same size	Retain
20	Holly (grove/row)	14.5	20	5	Barrier trees- all the same size	Retain
21	Holly (grove/row)	12	20	5	Barrier trees- all the same size	Retain
22	Holly (grove/row)	12	20	5	Barrier trees- all the same size	Retain
23	Holly (grove/row)	9	20	5	Barrier trees- all the same size	Retain
24	Holly (grove/row)	8	20	5	Barrier trees- all the same size	Retain
25	Holly (grove/row)	8.5	20	5	Barrier trees- all the same size	Retain
N1	Douglas fir	18	120	30	Neighbors tree Canopy= NORMAL	Retain
N2	Douglas fir	20	120	30	Neighbors tree Canopy= NORMAL	Retain
N3	Douglas fir	18	80	30	Neighbors tree Canopy= NORMAL	Retain
N4	Birch	12	40	20	Neighbors tree Canopy= DISEASED	Retain
N5	Birch	12	40	20	Neighbors tree Canopy= DISEASED	Retain
A	Sugar and Spice Western Red Cedar	1-2	6	-	Replacement trees: after construction and between Nov-April.	Plant

**Replacement trees:** Row of 8 Sugar and Spice Western Red Cedar were selected with the goal of that they will provide privacy for the DADU. Also, by installing them on the border of the property, these trees won't interfere with the building of the main home (north of DADU) in the near future in Phase 3 of the project.

**When to plant replacement trees:** In the Pacific Northwest, this is generally between November and April. Avoid planting trees when the ground is frozen or during hot, dry weather. This species shouldn't need

maintenance and nothing should be planted that needs it. Trees shall be replaced after all construction is finished.

**Inventory and survey:** All the significant trees I inventoried I add to my map as accurate as possible. The location of the surveyed trees also seem to be accurate.

**Area of disturbance:** tree protection shall be added to tree 10. As long as protective fencing stays in place there are no concerns for impact. If the project involved disturbance in this area its recommended to airspace in the CRZ/dripline. From there we can assess how to mitigate.

### **MERCER ISLAND TREE INVENTORY & REPLACEMENT**

**SUBMITTAL INFORMATION FORM:** This form looks to be accurate and matches the arborist report and calculations.

# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercergov.org](http://www.mercergov.org)



## MERCER ISLAND TREE INVENTORY & REPLACEMENT SUBMITTAL INFORMATION

### PROJECT INFORMATION

Property Owner  
Name: \_\_\_\_\_

Site Address or  
Parcel Number: \_\_\_\_\_

Project Contact  
Name: \_\_\_\_\_

Contact Email  
Address: \_\_\_\_\_

Contact Phone  
Number: \_\_\_\_\_

### 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%** \_\_\_\_\_ 54 %

**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		
<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.  
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***\*\*Note: In Phase 1 (proposed ADU), only tree 8 (36") and tree 9 (24") will be removed. Therefore, the total tree replacements in Phase 1 is 6+2 = 8 trees. The remaining will be removed at a later time during phase 2/3 (see project narrative for details).***