

Arborist Report

To: RKK Construction c/o Logan Galyan, Sturman Architects
Site: 2434 73rd Ave SE, Mercer Island, WA 98040
Re: Tree Inventory and Assessment
Date: October 7, 2025
Project Arborist: Julian Garcia
ISA Certified Arborist PN-9969A
ISA Qualified Tree Risk Assessor
Reviewed By: Haley Sonerholm
ISA Board Certified Master Arborist PN-7512BM
ISA Qualified Tree Risk Assessor
Referenced Documents: Site Plan A1.1 (Sturman Architects, August, 27, 2025)
Attached: Table of Trees
Tree Site Map

Summary

This project involves the demolition of a single-family house and construction of new single-family residence in the McGilvara neighborhood of Mercer Island.

I inventoried, tagged, and assessed two large (regulated) trees on this site. Neither met the exceptional tree criteria outlined in the Mercer Island City Code (MICC).

There were three off-site trees on the adjacent property to the north that required documentation for this property.

There were no tree groves on-site.

I reviewed the provided site plan (Sturman Architects, August, 27, 2025) for tree retention feasibility. If these plans are approved, then one tree (tree 679) will require removal. The other retained on-site tree (tree 680) will require tree protection measures.

Assignment and Scope of Work

This report outlines the site inspection by Julian Garcia of Tree Solutions Inc. on September 17, 2025. I was asked to visit the site and provide a formal report including findings and management recommendations. Logan Galyan, of Sturman Architects, requested these services in preparation for a residential development project.

Observations

Site

This 16,237 square foot site is located on in the McGilvara neighborhood of Mercer Island and fronts 73rd Ave SE to the west. According to the City of Mercer Island GIS Portal, it is zoned as single-family residential (R-9.6) and there are seismic and erosion hazards on-site, as well as a protected slope area in the northwest corner of the property (see **Figure 1**).

A one-story single-family house and detached garage currently exist on-site.

The existing yard has been maintained with common landscape shrubs, lawn, and fruit trees. I observed invasive species including Himalayan blackberry (*Rubus armeniacus*) in the backyard.

Proposed Plans

The most recent plans (Sturman Architects, August, 27, 2025) propose to demolish the existing residence and detached garage in order to construct a new 4,055 square foot single-family house with an attached garage in its place.

Trees

I have attached an annotated survey of the site to serve as the Tree Site Map and a Table of Trees with detailed information about each of the trees I assessed. Most of the inventoried trees were in good health and structural conditions. **Table 1** below also summarizes tree-specific information.

I inventoried and assessed two large (regulated) trees on-site. I tagged each tree with a numbered aluminum tree tag. Tree identifier corresponds to the number on each tag.

I also inventoried three trees on the neighboring property to the north. Off-site trees were documented if they appeared to be large (regulated) or exceptional trees and their driplines or root zones extended over the property line. All trees on adjacent properties were estimated from the subject site or public property such as the adjacent right-of-way (ROW). I used alphabetical tree identifiers for trees off-site.

Table 1. Tree Inventory

Tree ID	Common Name	Botanical Name	DSH *	Dripline Radius **	General Health	Off-site?	RLOD***	Proposed Action
679	Western redcedar	<i>Thuja plicata</i>	11.7	8	Good		8	Remove
680	Leyland cypress	<i>Cuprocyparis leylandii</i>	17.2	10	Good		11	Retain
A	Douglas-fir	<i>Pseudotsuga menziesii</i>	17.0	18	Good	Off-site	11	Retain
B	Oregon ash	<i>Fraxinus latifolia</i>	11.0	15	Good	Off-site	7	Retain
C	Saucer magnolia	<i>Magnolia x soulangiana</i>	12.9	19	Good	Off-site	9	Retain

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

* DSH is Diameter at standard height (inches)

** Dripline was measured from the center of the trunk to the outermost limits of the canopy (feet)

***RLOD is Recommended limits of disturbance (feet) for trees proposed to be retained

Discussion

Required Tree Retention

MICC 19.10.060.A.2(a) requires that 30 percent of trees with a diameter of ten inches or greater be retained over a five-year period located in a single-family residential zone. One tree is proposed to be retained for 50 percent retention on-site. This meets the MICC's retention requirements.

Replacement Trees

Replacement trees are required to be planted for trees removed for site development per MICC 19.10.070. Replacement tree requirements are outlined in Table 1 below.

Table 1. Tree replacement requirements (*Per MICC 19.10.070 – Tree Replacement*)

Diameter of Removed Tree	Number of Replacement Trees Required
Less than 10 inches	1
10 inches up to 24 inches	2
24 inches up to 36 inches	3
More than 36 inches and any exceptional trees	6

For this project a total of two replacement trees will be required to replace the one large tree (tree 679) proposed for removal.

In general, replacement trees are required to be planted on-site and are required to be species native to the Pacific Northwest. Planted deciduous trees must be at least 1.5 inches in caliper and planted evergreen trees must be at least six feet tall. The city arborist may authorize alternative replacement species if it is demonstrated that they are more suited to the site conditions.

Replacement trees should be planted in the wet season between October 1 and April 1. In the case of development projects, the city arborist may allow for an extension to ensure optimal planting and weather conditions for replacement tree survival.

Per MICC 19.10.070.C, fees-in-lieu may be authorized by the city arborist if it is determined that there is insufficient area for tree planting on-site or in the adjacent ROW. Costs are determined based upon the expected tree replacement cost including labor, materials, and maintenance for each tree and the most current council tree and landscaper appraisers guide for plant appraisal (MICC 19.10.070.C.3).

Discussion—Construction Impacts

Tree Removal

Tree 679 is proposed for removal because the provided site plans show a storm drain line running 0.5 feet northeast of its trunk (see **Photo 1**). The trenching and installation of this utility line would sever a large portion of the root system negatively impacting tree health and stability.

Tree Protection

No ground disturbance is allowed within the minimum limits of disturbance (MLOD), defined as five times DSH, or six feet from the tree trunk, whichever is greater. Development work within the MLOD has a high potential for mechanical damage to structural roots and may destabilize trees.

Development work may occur within the recommended limits of disturbance (RLOD), defined as eight times DSH or greater, depending on individual tree species and/or condition. All work proposed within

the RLOD must be reviewed and approved by the project arborist and the City of Mercer Island. The RLOD for each retained tree is listed in the attached Table of Trees.

Tree 680

According to provided site plans, and in correspondence with the client, the existing landscaping wall approximately four feet south of tree 680 will be removed and replaced with two new walls (see **Photo 2**). I recommend removing the concrete blocks of the existing wall by hand to avoid damaging any roots growing near or against the wall. Depending on the design of the new walls, they should be installed by hand digging or alternative excavation techniques to best protect existing roots. Any fill that is used to gently slope the grade to the east should be native soil from the site and six inches of space should be left around the base of the tree.

Further, I recommend placing tree protection fencing at the RLOD, applying six inches of wood chip mulch, and installing temporary irrigation to minimize negative construction impacts to tree 680. In general, this species has a good tolerance to construction activity and therefore I believe it can be successfully retained if these tree protection measures are followed.

Trees A-B

Off-site trees A and B are located adjacent to the northern property line of the site (see **Photo 3**). Provided plans show silt fencing running through the RLODs of trees A and B. Installing silt fencing by trenching damages retained trees by severing their roots. Instead, the silt fencing should be weighted down on the surface using sandbags or gravel.

See **Appendix C** for full list of tree protection specifications.

Recommendations

Pre-construction

- Obtain all necessary permits and approval from the city prior to commencement of site work.
- Plan to protect all retained trees and all off-site trees to the standards outlined in MICC 19.10.080 and **Appendix C**.
- All relevant plan sheets must include:
 - The MLOD and RLOD of all retained trees.
 - The proposed locations of tree protection fencing consistent with the recommendations in this report.
 - The location of tree 679 proposed for removal marked with an "X".
 - Notes pertaining to specific tree protection efforts described in this report.

During construction

- Tree protection consisting of six-foot-tall chain-link fencing should be placed at the RLOD of tree 680. Apply a six-inch layer of woodchip mulch and install temporary irrigation within its RLOD.
- All off-site trees must be protected during construction.
- All pruning and removals should be conducted by an ISA Certified Arborist following current and applicable ANSI A300 specifications.

- Follow tree protection specifications located in **Appendix C** throughout construction.
- All tree retention and removal regulations must be followed and are outlined in MICC Chapter 19.10 Trees.
- Ensure tree protection standards comply with MICC 19.10.080.

Post-construction

- Plant two replacement trees.
- Continue supplemental summer irrigation for three years following construction.

Respectfully submitted,

Julian Garcia,
Consulting Arborist

Appendix A Figure

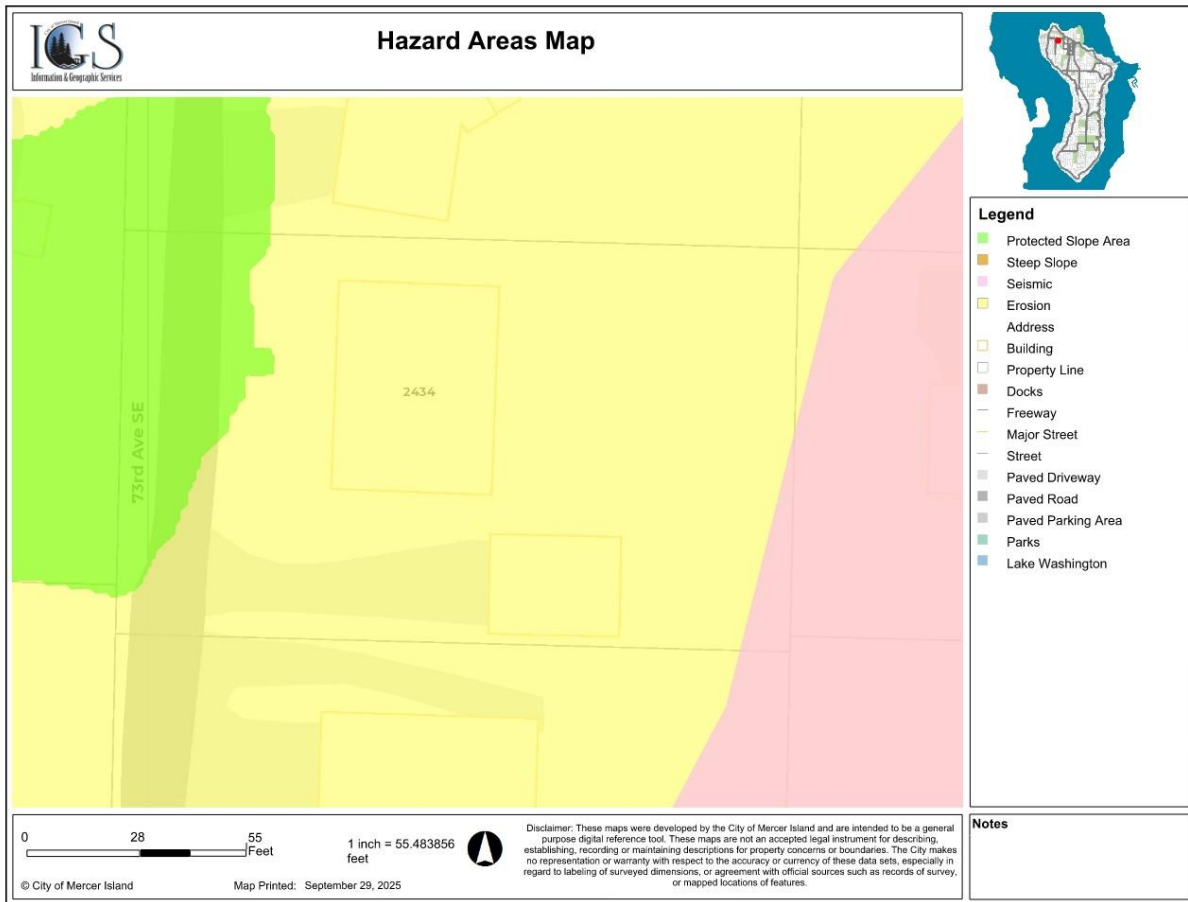


Figure 1. Hazard areas map of the subject property from City of Mercer Island GIS Portal.¹

¹ Online GIS map accessed on September 29, 2025.

Appendix B Photographs



Photo 1. Tree 679, viewed from the north, is proposed for removal due to a proposed storm drain line running within one foot of its trunk.



Photo 2. Tree 680, viewed from the south, is growing near the northern property line. The landscaping wall, indicated by the arrow, is proposed to be removed and replaced with two new walls. I recommend tree protection measures in order to retain this on-site tree.



Photo 3. Trees A and B, viewed from the south, should be protected consistently with the standards outlined in MICC 19.10.080 and **Appendix C** of this report.

Appendix C Tree Protection Specifications

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

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

11. **Duff/Mulch:** Apply 6 inches of arborist wood chip mulch or hog fuel over bare soil within the TPZ to prevent compaction and evaporation. TPZ shall be free of invasive weeds to facilitate mulch application. Keep mulch 1 foot away from the base of trees and 6 inches from retained understory vegetation. Retain and protect as much of the existing duff and understory vegetation as possible.
12. **Excavation:** Excavation done at the edge of or within the TPZ shall use alternative methods such as pneumatic air excavation or hand digging. If heavy machinery is used, use flat front buckets with the project arborist spotting for roots. When roots are encountered, stop excavation and cleanly sever roots. The project arborist shall monitor all excavation done within the TPZ.
13. **Fill:** Limit fill to 1 foot of uncompacted well-draining soil, within the TPZ of retained trees. In areas where additional fill is required, consult with the project arborist. Fill must be kept at least 1 foot from the trunks of trees.
14. **Root Pruning:** Limit root pruning to the extent possible. All roots shall be pruned with a sharp saw making clean cuts. Do not fracture or break roots with excavation equipment.
15. **Root Moisture:** Root cuts and exposed roots shall be immediately covered with soil, mulch, or clear polyethylene sheeting and kept moist. Water to maintain moist condition until the area is back filled. Do not allow exposed roots to dry out before replacing permanent back fill.
16. **Hardscape Removal:** Retain hardscape surfaces for as long as practical. Remove hardscape in a manner that does not require machinery to traverse newly exposed soil within the TPZ. Where equipment must traverse the newly exposed soil, apply soil protection as described in section 8 of these specifications. Replace fencing at edge of TPZ if soil exposed by hardscape removal will remain for any period of time.
17. **Tree Removal:** All trees to be removed that are located within the TPZ of retained trees shall not be ripped, pulled, or pushed over. The tree should be cut to the base and the stump either left in place or ground out. A flat front bucket can also be used to sever roots around all sides of the stump, or the roots can be exposed using hydro or air excavation and then cut before removing the stump.
18. **Irrigation:** Retained trees with soil disturbance within the TPZ will require supplemental water from June through September. Acceptable methods of irrigation include drip, sprinkler, or watering truck. Trees shall be watered three times per month during this time.
19. **Pruning:** Pruning required for construction and safety clearance shall be done with a pruning specification provided by the project arborist in accordance with American National Standards Institute ANSI-A300 2017 Standard Practices for Pruning. Pruning shall be conducted or monitored by an arborist with an ISA Certification.
20. **Plan Updates:** All plan updates or field modification that result in impacts within the TPZ or change the retained status of trees shall be reviewed by the senior project manager and project arborist prior to conducting the work.
21. **Materials:** Contractor shall have the following materials onsite and available for use during work in the TPZ:
 - **Sharp and clean bypass hand pruners**
 - **Sharp and clean bypass loppers**
 - **Sharp hand-held root saw**
 - **Reciprocating saw with new blades**
 - **Shovels**
 - **Trowels**
 - **Clear polyethylene sheeting**
 - **Burlap**
 - **Water**

Appendix D Glossary

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

tree grove: a group of eight or more trees each 10 inches or more in diameter that form a continuous canopy. Trees that are part of a grove shall also be considered exceptional trees, unless they also meet the definition of a hazardous tree. (MICC 19.16.010)

exceptional tree: a tree measuring 36 inches DSH or greater or with a diameter that is equal to or greater than the diameter listed in the Exceptional Tree Table (MICC 19.16.010)

ISA: International Society of Arboriculture

large tree (regulated): A tree measuring 10 inches or greater DSH (MICC 19.16.010)

MLOD (Minimum Limits of Disturbance) Minimum Limits of Disturbance: represents a distance five (5) times that of the trunk or 6-feet, whichever is greater, and is the minimum distance from a trunk that a structural root can be cut to maintain tree stability.

RLOD (Recommend Limits of Disturbance): As outlined in ISA Best Management Practices: Managing Trees During Construction, this is calculated as a radial distance 8 times the trunk diameter or greater depending on tree species and/or condition. For the purpose of this report, this represents the critical root zone (CRZ).

Visual Tree Assessment (VTA): method of evaluating structural defects and stability in trees by noting the pattern of growth (Mattheck & Breloer 1994)

Appendix E References

Accredited Standards Committee A300 (ASC 300). ANSI A300 (Part 1) Tree, Shrub, and Other Woody Plant Management – Standard Practices (Pruning). Londonderry: Tree Care Industry Association, 2017.

Council of Tree and Landscape Appraisers, Guide for Plant Appraisal, 10th Edition Second Printing. Atlanta, GA: The International Society of Arboriculture (ISA), 2019.

Fite, Kelby and Dr. E. Thomas Smiley. Best Management Practices: Managing Trees During Construction, Second Edition. Champaign, IL: International Society of Arboriculture (ISA), 2016.

Matheny, N., E. Smiley, R. Gilpin, R. Hauer. *Best Management Practices – Managing Trees During Site Development and Construction, Third Edition*. International Society of Arboriculture (ISA), 2023.

Mattheck, Claus and Helge Breloer, The Body Language of Trees.: A Handbook for Failure Analysis. London: HMSO, 1994.

Mercer Island Municipal Code (MICC) 19.16.010. Definitions

Mercer Island Municipal Code (MICC) 19.10. Trees

Appendix F Assumptions & Limiting Conditions

- 1 Consultant assumes that the site and its use do not violate, and is in compliance with, all applicable codes, ordinances, statutes or regulations.
- 2 The consultant may provide a report or recommendation based on published municipal regulations. The consultant assumes that the municipal regulations published on the date of the report are current municipal regulations and assumes no obligation related to unpublished city regulation information.
- 3 Any report by the consultant and any values expressed therein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event, or upon any finding to be reported.
- 4 All photographs included in this report were taken by Tree Solutions, Inc. during the documented site visit, unless otherwise noted. Sketches, drawings and photographs (included in, and attached to, this report) are intended as visual aids and are not necessarily to scale. They should not be construed as engineering drawings, architectural reports or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by the consultant as to the sufficiency or accuracy of the information.
- 5 Unless otherwise agreed, (1) information contained in any report by consultant covers only the items examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, climbing, or coring.
- 6 These findings are based on the observations and opinions of the authoring arborist, and do not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described and assessed.
- 7 Measurements are subject to typical margins of error, considering the oval or asymmetrical cross-section of most trunks and canopies.
- 8 Tree Solutions did not review any reports or perform any tests related to the soil located on the subject property unless outlined in the scope of services. Tree Solutions staff are not and do not claim to be soils experts. An independent inventory and evaluation of the site's soil should be obtained by a qualified professional if an additional understanding of the site's characteristics is needed to make an informed decision.
- 9 Our assessments are made in conformity with acceptable evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.

Appendix G Methods

Measuring

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

Tagging

I tagged each tree with a circular aluminum tag at eye level. I assigned each tree a numerical identifier on our map and in our tree table, corresponding to this tree tag. I used alphabetical identifiers for trees off-site.

Evaluating

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

Rating

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

Health

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

Good - Imperfect canopy density in few parts of the tree, up to 10% of the canopy. Normal to less than ¾ typical growth rate of shoots and minor deficiency in typical leaf development. Few pest issues or damage, and if they exist they are controllable or tree is reacting appropriately. Normal branch and stem development with healthy growth. Safe useful life expectancy typical for the species.

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

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

Structure

Excellent - Root plate undisturbed and clear of any obstructions. Trunk flare has normal development. No visible trunk defects or cavities. Branch spacing/structure and attachments are free of any defects.

Good - Root plate appears normal, with only minor damage. Possible signs of root dysfunction around trunk flare. Minor trunk defects from previous injury, with good closure and less than 25% of bark section missing. Good branch habit; minor dieback with some signs of previous pruning. Codominant stem formation may be present, requiring minor corrections.

Fair - Root plate reveals previous damage or disturbance. Dysfunctional roots may be visible around the main stem. Evidence of trunk damage or cavities, with decay or defects present and less than 30% of bark sections missing on trunk. Co-dominant stems are present. Branching habit and attachments indicate poor pruning or damage, which requires moderate corrections.

Poor - Root plate disturbance and defects indicate major damage, with girdling roots around the trunk flare. Trunk reveals more than 50% of bark section missing. Branch structure has poor attachments, with several structurally important branches dead or broken. Canopy reveals signs of damage or previous topping or lion-tailing, with major corrective action required.



Table of Trees
 2434 73rd Ave SE
 Mercer Island, WA

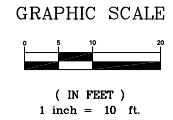
Arborist: JG
Date of Inventory: September 17, 2025
Table Prepared: September 22, 2025

DSH (Diameter at Standard Height) is measured 4.5 feet above grade, or as specified in the Guide for Plant Appraisal, 10th Edition, published by the Council of Tree and Landscape Appraisers. Multistem measurements are listed under DSH Multistem. The value listed under the DSH column for these trees is a single stem equivalent, calculated using the method defined in the Guide for Plant Appraisal, 10th Edition.

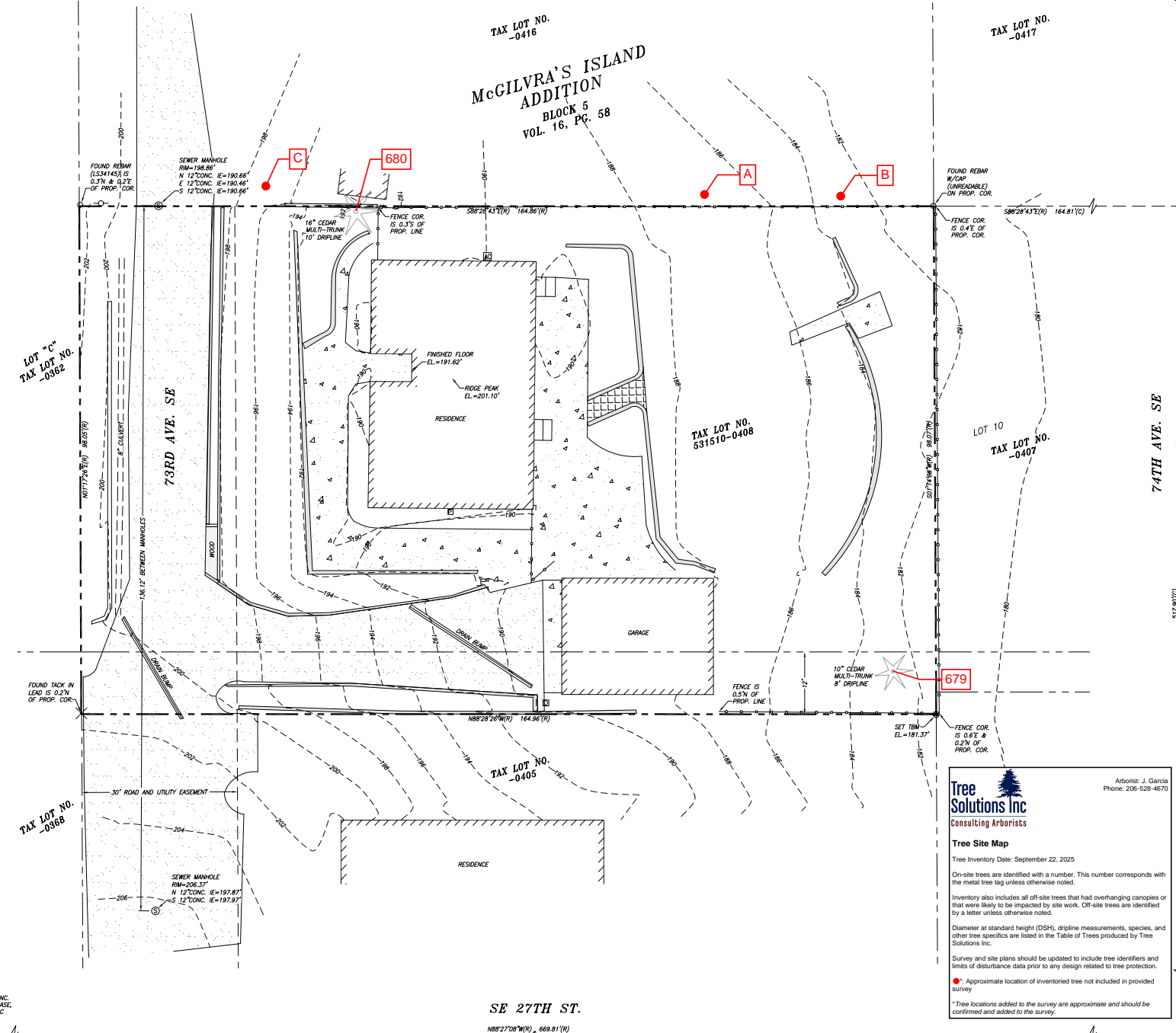
Letters are used to identify trees on neighboring property with overhanging canopies.
 Minimum Limit of Disturbance (MLOD) is defined as 5 times trunk diameter or 6 feet, whichever is greater.
 Recommended Limit of Disturbance (RLOD) is 8 times trunk diameter or greater depending on tree species and/or condition.
 Dripline is measured from the center of the tree to the outermost extent of the canopy.

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline Radius (feet)	Exceptional Threshold	Off-site?	24-inch DSH or Greater	MLOD (feet)	RLOD (feet)	Proposed Action	Notes
679	<i>Thuja plicata</i>	Western redcedar	11.7	6,8,9,5	Good	Good	8	30.0		-	6	8	Remove	Codominant stems at one foot; good shoot elongation and healthy balanced canopy; enveloped twine near based of trunk
680	<i>Cuprocyparis leylandii</i>	Leyland cypress	17.2	8,2,9,1,12,1	Good	Fair	10	-		-	7	11	Retain	Swept base to east; codominant stems at one foot and at four feet; topped at 15 feet
A	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.0		Good	Good	18	30.0	Off-site	-	7	11	Retain	Healthy shoot elongation and cone set
B	<i>Fraxinus latifolia</i>	Oregon ash	11.0		Good	Good	15	24.0	Off-site	-	6	7	Retain	Some signs of leaf curl, but canopy appears healthy overall
C	<i>Magnolia x soulangiana</i>	Saucer magnolia	12.9	6,7,9	Good	Good	19	-	Off-site	-	6	9	Retain	Surface roots up to three-inches diameter visible

SE 24TH ST.
388°29'48"E(R) 664.06'(R)



JASON R. KOEHLER
Tree Site Map
KING COUNTY



- LEGEND:**
- ⊕ FOUND MONUMENT, AS SHOWN
 - ⊗ FOUND NAIL & DISK, AS SHOWN
 - ⊙ FOUND TACK IN LEAD, AS SHOWN
 - ⊕ SET NAIL & DISK, LS 29537
 - ⊕ TBM TEMPORARY BENCHMARK
 - (R) INDICATES VALUE OF RECORD PER ROS (258/102)
 - (C) INDICATES CALCULATED VALUE
 - ⊖ POWER POLE
 - ⊕ SEWER MANHOLE
 - ⊕ YARD DRAIN
 - ⊕ POWER METER
 - ⊕ MAILBOX
 - ⊕ WOOD FENCELINE
 - ⊕ CONFEROUS TREE

LEGAL DESCRIPTION:
LOT 10, BLOCK 5, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 58, IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 51.21 FEET THEREOF; AND EXCEPT THE SOUTH 86.54 FEET OF THE EAST 134.87 FEET THEREOF.
TOGETHER WITH THE NORTH 12 FEET OF LOT 9 IN SAID BLOCK 5; EXCEPT THE EAST 134.87 FEET THEREOF.
TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE WEST 30 FEET OF LOTS 7, 8 AND 9, BLOCK 5; EXCEPT THE PORTION OF SAID APPURTENANT EASEMENT LYING WITHIN THE MAIN TRACT.

VERTICAL DATUM:
THE ELEVATIONS AND CONTOURS SHOWN HEREON ARE BASED UPON FOUND CONCRETE MONUMENT IN CASE, BRASS DISC WITH PINNAC, LOCATED AT THE JUNCTION OF SE 27TH STREET AND 72ND AVENUE SE. ELEVATION 259.04', MGSLS.
SET AN ON-SITE TEMPORARY BENCHMARK: FN NAIL SET IN GROUND, ALSO BEING THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 191.37 FEET.
CONTOUR INTERVAL: 2 FOOT.

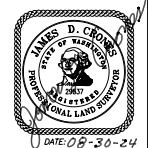
NOTES:
FIELD MEASUREMENTS FOR THIS SURVEY PERFORMED WITH A LEICA TOPCON 1200 TOTAL STATION USING TRAVERSE METHOD AND TOPCON GPS EQUIPMENT THAT MEET OR EXCEED ACCURACY REQUIREMENTS CONTAINED IN IAC 332.130.090.
THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT PURPORT TO SHOW ALL EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.
THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP ARE PER RECORD TITLE INFORMATION AND REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREIN. TO BE USED ONLY FOR THE PURPOSE FOR WHICH IT WAS ORIGINALLY INTENDED. ITS USE DOES NOT EXTEND TO, AND IS NOT AUTHORIZED FOR USE BY ANY UNNAMED PERSON OR PERSONS. THIS SURVEY IS NOT TRANSFERABLE TO ANY OTHER PARTY WITHOUT THE EXPRESS PERMISSION AND RECIPROCALITY BY THIS SURVEYOR TO ANOTHER PARTY.
ALL FOUND SURVEY EVIDENCE WAS VISITED ON THE DATE OF THIS SURVEY UNLESS OTHERWISE NOTED.
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Tree Solutions Inc
Consulting Arborists
Tree Site Map
Tree Inventory Date: September 22, 2025
On-site trees are identified with a number. This number corresponds with the metal tree tag unless otherwise noted.
Inventory also includes all off-site trees that had overhanging canopies or that were likely to be impacted by site work. Off-site trees are identified by a letter unless otherwise noted.
Diameter at standard height (DSH), dripline measurements, species, and other tree specifics are listed in the Table of Trees produced by Tree Solutions Inc.
Survey and site plans should be updated to include tree identifiers and limits of disturbance data prior to any design related to tree protection.
●: Approximate location of inventoried tree not included in provided survey.
* Tree locations added to the survey are approximate and should be confirmed and added to the survey.

SITE ADDRESS:
2434 29th Ave SE
MERKER ISLAND, WA 98040

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF JASON R. KOEHLER, ON AUGUST, 2024.

JAMES D. CRONES
L.S. 29537
James D. Crones



Revisions

Drawing Date	09/30/2024
Scale	1" = 10'
Surveyed	SC/GK
Drawn	RJR
Checked	JJC
Filename	KOEHL-03A-TOPOLDWG