



ARBOR INFO LLC

2406 N Castle Way Brier, WA, 98036

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

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**Date**

**2/12/2025(rev 9/24/2025)**

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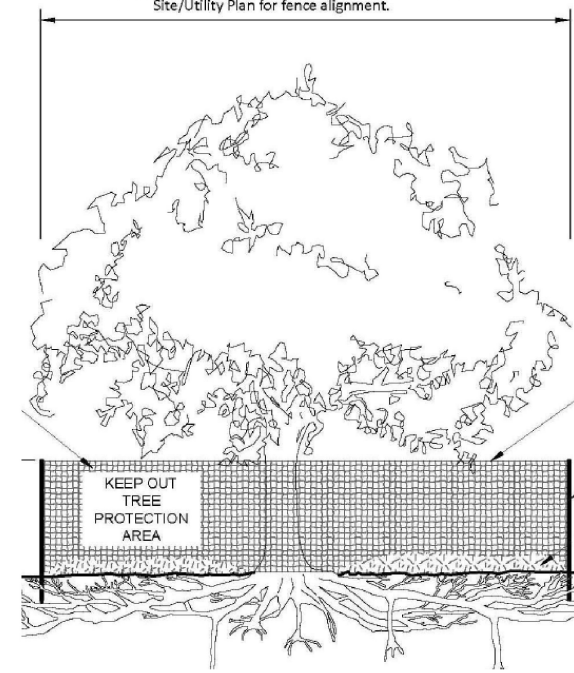
**DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA**

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. Arboret 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 (MCC 19.10.160).
4. Any work in approved TP2 must be with the permission of the City Arborist (206) 275-7713. [john.kenney@mercergov.org](mailto:john.kenney@mercergov.org).
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.



Tree protection fence: 6' chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indication on the plans

Any Work in the protected area must be with the permission of the City Arborist [john.kenney@mercergov.org](mailto:john.kenney@mercergov.org)

Tree Assessment		Site: Palanchuck, 9734 40th St., Mercer Island, WA		Tax ID: 502190-0899		Date: 2/11/2025		Assessor: Tom Hamon PN0426A		Project: 2025-19								
Tag #	Tree #	Common	Scientific	DBH (inches)	Height (feet)	Crown Ratio (%)	Dripshd (ft)	Protection Zone-Outer Radius (feet)	Inner Zone-Radius (feet)	Vigor	Structure	Viability	Class	Grave	Comments			
1	1*	Big leaf maple	<i>Acer macrophyllum</i>	28.2	85	60	12	26	12	18	28	14	Fair	Fair	Regulated	No	Bolt decay to 14", dead wood, OK in NGPA.	
2	2	Big leaf maple	<i>Acer macrophyllum</i>	17.8	90	60	14	20	0	18	18	9	Fair	Fair	Regulated	No	OK in NGPA.	
3	3	Big leaf maple	<i>Acer macrophyllum</i>	20.0	90	50	25	12	12	12	20	10	Fair	Poor	Regulated	No	Bolt decay to 14", OK in NGPA.	
4	4	Big leaf maple	<i>Acer macrophyllum</i>	10.9	75	50	12	14	14	0	11	5	Good	Fair	Regulated	No	OK in NGPA.	
5	5	Big leaf maple	<i>Acer macrophyllum</i>	14.7	80	50	10	24	12	12	15	7	Good	Poor	Regulated	No	Bolt decay to 14", OK in NGPA.	
6	6	Big leaf maple	<i>Acer macrophyllum</i>	8.3	40	0	0	0	0	0	8	4	0	0	0	Not Regulated	No	Dead, OK in NGPA.
7	7	Big leaf maple	<i>Acer macrophyllum</i>	11.1	40	20	0	14	14	11	6	6	Good	Fair	Regulated	No	Crowded	
8	8	Alder	<i>Alnus rubra</i>	7.8	80	50	22	0	16	0	8	4	Good	Fair	Regulated	No		
9	9	Laurel	<i>Prunus laurocerasus</i>	7.5	25	80	18	0	6	6	8	4	Good	Poor	Regulated	No		
10	10*	Laurel	<i>Prunus laurocerasus</i>	8.4	30	90	8	12	6	12	8	4	Good	Good	Regulated	No		
11	11	Laurel	<i>Prunus laurocerasus</i>	6.5	25	80	8	7	7	7	7	3	Good	Good	Regulated	No		
12	12	Hawthorne	<i>Crataegus monogyna</i>	15.1	50	80	16	14	14	14	15	8	Good	Good	Regulated	No		
13	13	Hawthorne	<i>Crataegus monogyna</i>	6.9	30	80	0	14	8	8	6	3	Good	Good	Regulated	No		
14	14	Purple leaf plum	<i>Prunus coccinea</i>	8.6	16	80	6	13	10	10	9	4	Good	Good	Regulated	No		
15	15	Hawthorne	<i>Crataegus monogyna</i>	6.1	25	90	6	10	8	8	6	3	Good	Good	Regulated	No		
16	16	Norway spruce	<i>Picea abies</i>	12	50	90	7	7	7	7	12	6	Good	Good	Regulated	No		
17	17	Birch	<i>Betula papyrifera</i>	22.1	60	70	12	16	16	16	22	11	Good	Fair	Regulated	No	Topped at 30' and recovered from Brown Birch Base.	
18	18	Apple	<i>Malus sp.</i>	9.8	16	60	10	10	10	10	5	Good	Good	Regulated	No			
19	19	Birch	<i>Betula papyrifera</i>	22.4	60	70	19	19	19	22	11	Good	Fair	Regulated	No	Topped at 30' and recovered from Brown Birch Base.		
Off Site																		
A		Big leaf maple	<i>Acer macrophyllum</i>	23.2	85	70	18	30	16	12	23	12	Good	Fair	Regulated	No	Two codominants splitting, OK in NGPA.	
B		Red alder	<i>Alnus rubra</i>	19.2	90	60	18	18	14	16	19	10	Good	Good	Regulated	No		
C		Red alder	<i>Alnus rubra</i>	16.1	70	40	18	16	16	16	8	8	Fair	Fair	Regulated	No		
D*		Laurel	<i>Prunus laurocerasus</i>	8.6	30	80	8	12	10	10	9	4	Good	Good	Regulated	No		
E		Australian pine	<i>Pinus nigra</i>	25.7	70	80	10	20	16	24	26	13	Good	Fair	Regulated	No	Two codominants at 15'	
F		Australian pine	<i>Pinus nigra</i>	7.1	70	80	18	10	16	74	77	11	Good	Fair	Regulated	No	Two codominants at 15'	
G		Big leaf maple	<i>Acer macrophyllum</i>	12.5	45	60	8	8	16	6	13	6	Good	Good	Regulated	No		
H		Mountain Hemlock	<i>Tsuga mertensiana</i>	6.0	18	100	4	4	4	4	6	3	Good	Good	Regulated	No		

**CONTACTS**  
 ARCHITECT/DESIGNER: ALDOR LLC  
 26809 199TH AVE SE  
 COVINGTON WA, 98042  
 CONTACT: DORIN CORNITEL / DESIGNER  
 (206)-747-8421  
 ALDOR.ARCHITECTURE.CONSTRUCTION@OUTLOOK.COM

**JURISDICTION**  
 CITY OF MERCER ISLAND - RESIDENTIAL BUILD PERMITS  
 9611 SE 36TH STREET  
 MERCER ISLAND, WA 98040  
 (206)-275-7605

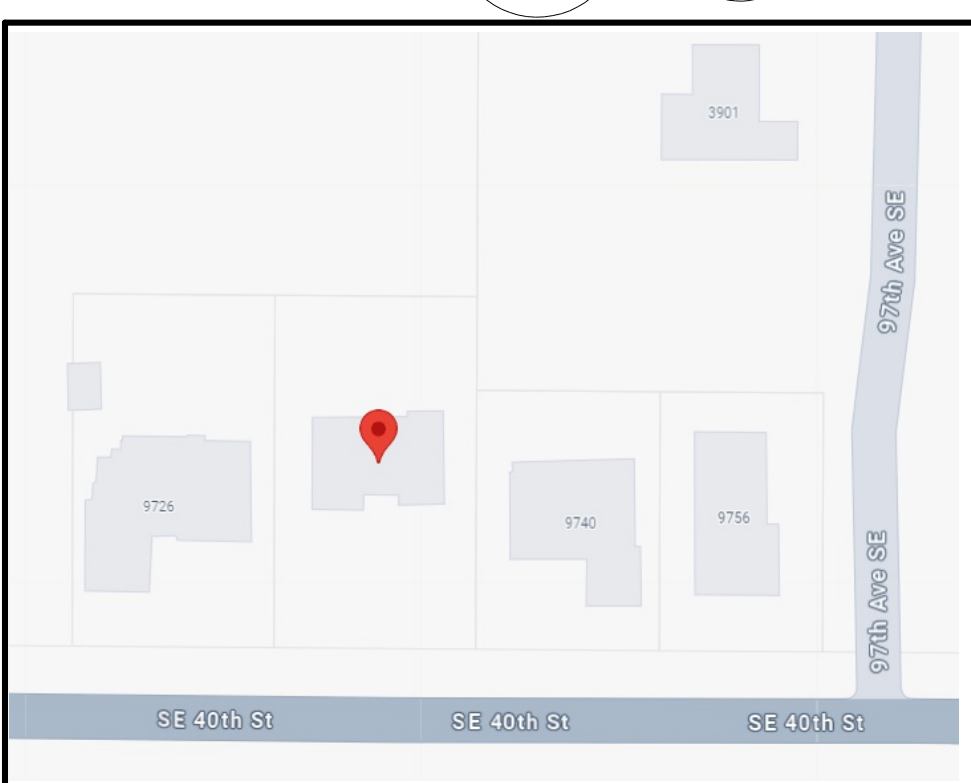
**GENERAL NOTES**  
 1. CALL LOCAL UTILITIES BEFORE YOU DIG  
 2. CONTRACTOR IS RESPONSIBLE FOR POSTING ALL PERMITS ON SITE.

**SITE/BUILDING DATA**

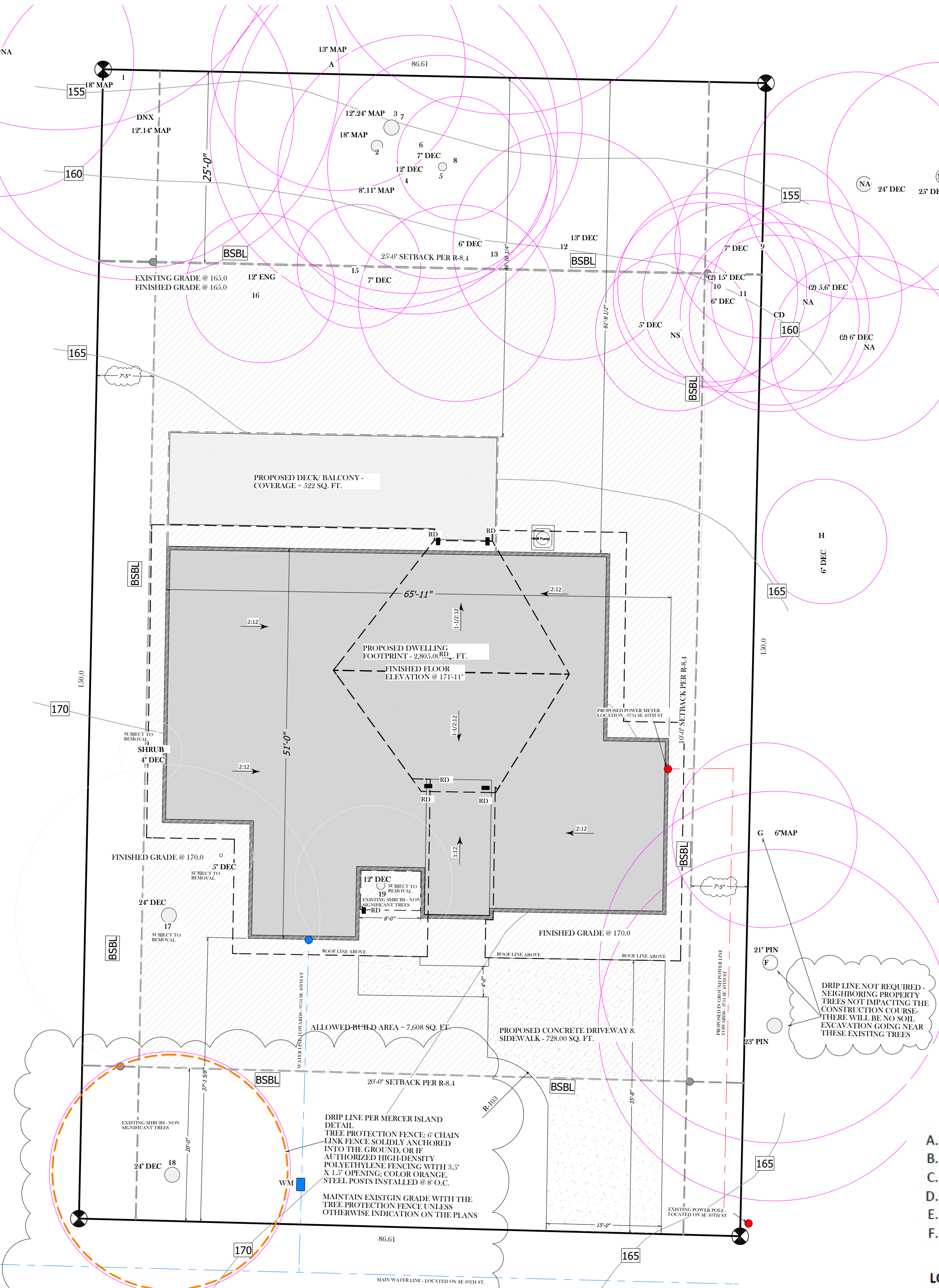
OWNER: RUSSELL PALANCHUCK  
 9734 SE 40TH ST 98040  
 PARCEL: 265550-0176  
 PROPERTY ZONING: R-8.4

LOT SIZE: 12,992 SQ. FT. OR 0.30 ACRES  
 PLAT LOT 18  
 SEWER/SEPTIC: PUBLIC  
 WATER: PUBLIC  
 SETBACKS: FRONT: 20'  
 SIDES: 5' MIN. ON ONE SIDE, WITH THE TWO SIDES TOTALING 15'  
 REAR: 25'

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



VICINITY MAP



SE 40TH ST  
 TAX LOT #265550-0176  
 LOT1 - 12,992 SQ. FT.

**PROPOSED SITE PLAN**  
 SCALE 1" = 10'



NOTE: NO TREES TO BE REMOVED



**LEGEND**

- NORTH ARROW
- BSBL BOUNDARIES
- LOT BOUNDARIES
- RD - ROOF DRAINAGE LINE
- PROPOSED DOWNSPOUTS
- BUILDING ENVELOPE
- EXISTING TREES
- WATER MAIN LINE
- GAS LINE
- POWER MAIN LINE
- BSBL - BUILDING SET BACK LINE
- 165 - PROPERTY LINE
- 165 - TOPOGRAPHICAL CONTOUR LINES
- WATER METER BOX

A. Lot Area	B. Zone	C. Allowed Gross Floor Area (refer to "allowed GFA")	D. Allowed Gross Floor Area	E. Proposed Gross Floor Area	F. Proposed Gross Floor Area
	R-8.4	5,000	4,999	38.5%	

**LOT SLOPE CALCULATIONS**

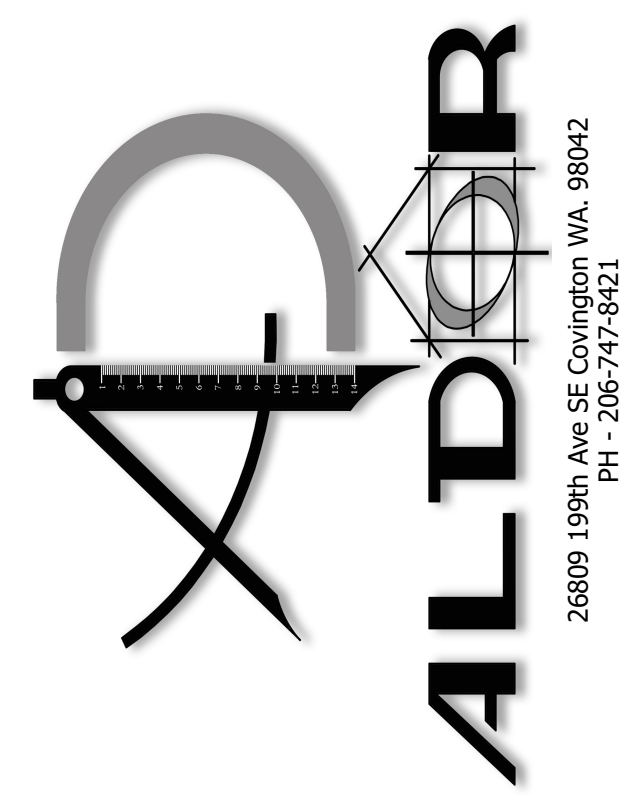
Point	Elevation (Feet)
Highest Elevation Point of Lot:	170
Lowest Elevation Point of Lot:	152
Elevation Difference:	18
Horizontal Distance Between High and Low Points:	148
Lot Slope*	12.1

**LOT COVERAGE CALCULATIONS**

Category	Value	Unit
A. Gross Lot Area	12,992	Square Feet
B. Net Lot Area	7,518	Square Feet
C. Allowed Lot Coverage Area	5,000 sq. ft.	Square Feet
D. Allowed Lot Coverage	40%	% of Lot

**GFA CALCULATIONS**

BUILDING AREA	
MAIN FLOOR AREA	2,200 SQ. FT.
UPPER FLOOR AREA	2,264 SQ. FT.
ATTACHED 2 CAR GARAGE AREA	535 SQ. FT.
TOTAL GFA	4,999 SQ. FT.



THESE PLANS HAVE BEEN PREPARED BY ALDOR AND RELEASED BY ALDOR LLC AND ARE TO BE USED ONLY BY THE CLIENT FOR THE PROJECT LOCATED AT 9734 SE 40TH ST, 98040. THIS PLAN SET MAY NOT BE ALTERED, COPIED, OR DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF ALDOR LLC. VIOLATION IS STRICTLY ENFORCED.

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

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

Sheet Description
<b>SITE PLAN</b>
Plan Name
9734 SE 40TH ST 98040

**THIS SET OF PLANS IS LICENSED FOR ONE TIME USE**

## **1. Introduction**

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

## **2. Competence**

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

## **3. Client**

The client to whom this report is addressed is:

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

Copy to:  
Dorin Cornitel  
ALDOR Architecture+Construction  
21540 SE Wax Rd  
Maple Valley, WA 98038

## **4. Assignment, Purpose and Use of Report**

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

## **5. Limits of Assignment**

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

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

## 6. Site Description

9734 40<sup>th</sup> St. St. Mercer Island, WA  
King County Parcel No. 2655500176, 12,992 square feet; 0.298 acres  
The subject property is a rectangle on two levels and includes a single-family residence on the southerly or upper level. The north portion is an unkempt forest area.

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

## 7. Methodology

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

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

### **Vigor** or condition:

#### Vitality: Biotic

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

#### Structural: Abiotic

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

**Viability:**

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

**8. Tree Description**

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

Table 1- Tree Category Summary – On site

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

Table 2- Tree Category Summary – Off site – Private

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

**9. Tree Retention and Removals**

Refer to Addendum II and Mercer Island City Code 19.10.060.

Two Large Regulated Exceptional Trees, No.s’ 17 and 19 , both 22-inches in diameter will be removed. (Paper birch are exceptional when over 20-inches diameter.) However, the code chapter specifically states that only exceptional trees over 24-inches in diameter must be retained.

There will be no excavation or fill within the root zones of any other retained trees. (Per client)

## **10. Replacement Trees**

Four Replacement trees are required. See Attached Mercer Island Tree Inventory and Replacement Form. A tree replacement plan will be provided by the project landscape architect.

## **11. Tree Protection**

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

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

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

## **11. Summary**

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

## **12. Assumptions and Limiting Conditions**

1. Any legal description provided to the consultant is assumed to be correct. Ownership of the subject trees as provided by the client is assumed to be correct. No responsibility is assumed for legal matters. No opinion as to the property line location is made.

2. Care has been taken to obtain all information from reliable sources. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including additional fees.
4. This report and any values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
5. The exhibits in this report are included to assist the reader and are not necessarily to scale.
6. Unless expressed otherwise, the information in this report covers only items that were examined and reflects the condition of those items at the time of inspection. The subject site was cleared of all vegetation at the time of inspection therefore the extent of removals is inferred from adjacent undisturbed areas. The inspection is limited to visual examination of accessible portions of the trees and plants.
7. Loss or alteration of any part of the report invalidates the entire report. Ownership of any documents related to this report passes to the client only.
8. The liability of ArborInfo LLC its contractors and employees is limited to the client only and only up to the amount of the fee actually received for the assignment.
9. *There is no warranty suggested for any of the trees subject to this report. Weather, latent tree conditions, and future man-caused activities could cause physiologic changes and deteriorating tree condition. Over time, deteriorating tree conditions may appear and there may be conditions, which are not now visible which, could cause tree failure. This report or the verbal comments made at the site in no way warrant the structural stability or long-term condition of any tree, but represent my opinion based on the observations made.*
10. *NEARLY ALL TREES IN ANY CONDITION STANDING WITHIN REACH OF IMPROVEMENTS OR HUMAN USE AREAS REPRESENT HAZARDS THAT COULD LEAD TO DAMAGE OR INJURY. THE ASSESSMENT IS VALID FOR TWO YEARS FROM THE DATE OF INSPECTION, ONLY.*
11. PERTINENT JURISDICTION RULES AND REGULATIONS SHOULD BE CONSULTED PRIOR TO THE REMOVAL OR ALTERATION OF ANY TREE.

Respectfully Submitted,



Thomas M. Hanson, CA, RCA

Addenda

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

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

Root Zone Impacts													
Site:, Palanchuck; 9734 40th St.,MI WA											Date: 9/24/2025 P2025-104		
Tree #	Species	DBH (in)	Disposition		Protection Zone (radius)		Distance tree face to:		Root Zone Area (sq ft)	Impacted Root Zone Area (sq ft)	Impacted Zone (%)*	Purpose	Impact
			Retain	Remove	Outer (ft)	Inner (ft)	Excavation** (ft)	Fill** (ft)					
<b>On Site</b>													
1*	Big leaf maple	28.2	yes		28	14	N/A	N/A	2497	None	None	N/A	None
2	Big leaf maple	17.8	yes		18	9	N/A	N/A	995	None	None	N/A	None
3	Big leaf maple	20.0	yes		20	10	N/A	N/A	1256	None	None	N/A	None
4	Big leaf maple	10.9	yes		11	5	N/A	N/A	373	None	None	N/A	None
5	Big leaf maple	14.7	yes		15	7	N/A	N/A	679	None	None	N/A	None
6	Big leaf maple	8.1	yes		8	4	N/A	N/A	206	None	None	N/A	None
7	Big leaf maple	11.1	yes		11	6	N/A	N/A	387	None	None	N/A	None
8	Alder	7.8	yes		8	4	N/A	N/A	191	None	None	N/A	None
9	Laurel	7.5	yes		8	4	N/A	N/A	177	None	None	N/A	None
10*	Laurel	8.4	yes		8	4	N/A	N/A	222	None	None	N/A	None
11	Laurel	6.5	yes		7	3	N/A	N/A	133	None	None	N/A	None
12	Hawthorne	15.1	yes		15	8	N/A	N/A	716	None	None	N/A	None
13	Hawthorne	6.0	yes		6	3	N/A	N/A	113	None	None	N/A	None
14	Purple leaf plum	8.6	yes		9	4	N/A	N/A	232	None	None	N/A	None
15	Hawthorne	6.1	yes		6	3	N/A	N/A	117	None	None	N/A	None
16	Norway spruce	12	yes		12	6	N/A	N/A	452	None	None	N/A	None
17	Birch	22.1		Yes	22	11	Excavation**	Fill**	1534	N/A	N/A	Impacting Constructio n	Remove
18	Apple	9.8	yes		10	5	N/A	N/A	302	None	None	N/A	None
19	Birch	22.4		Yes	22	11	Excavation**	Fill**	1576	N/A	N/A	Impacting Constructio n	Remove
0													
<b>Off site</b>													
A	Big leaf maple	23.2	Yes		23.2	11.6	N/A	N/A	1690	N/A	N/A	N/A	None
B	Red alder	19.2	Yes		19.2	9.6	N/A	N/A	1158	N/A	N/A	N/A	None
C	Red alder	16.1	Yes		16.1	8.05	N/A	N/A	814	N/A	N/A	N/A	None
D*	Laurel	8.6	Yes		8.6	4.3	N/A	N/A	232	N/A	N/A	N/A	None
E	Austrian pine	25.7	Yes		25.7	12.85	N/A	N/A	2074	N/A	N/A	N/A	None
F	Austrian pine	22.1	Yes		22.1	11.05	N/A	N/A	1534	N/A	N/A	N/A	None
G	Big leaf maple	12.5	Yes		12.5	6.25	N/A	N/A	491	N/A	N/A	N/A	None
H	Mountain Hemlock	6.0	Yes		6	3	N/A	N/A	113	N/A	N/A	N/A	None

# 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)

Inspection Requests: Online: [www.mybuildingpermit.com](http://www.mybuildingpermit.com) VM: 206.275.7730



## TREE SUBMITTAL CHECKLIST

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

### SUBMITTAL ITEMS

#### 1. The Mercer Island Tree Inventory Form

- Provide the City's Mercer Island Tree Inventory Form

#### 2. Arborist report/tree inventory

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

#### 3. Site/tree retention plan

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

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

#### 4. Replanting plan

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

#### PEER REVIEW AND CONFLICT OF INTEREST

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

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

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

#### ARBORIST QUALIFICATION

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

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

#### ADDITIONAL INFORMATION

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


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## TREE INVENTORY & REPLACEMENT SUBMITTAL INFORMATION

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### EXCEPTIONAL TREES

*Exceptional Trees*- means a tree or group of trees that because of its unique historical, ecological or aesthetic value constitutes an important community resource. A tree that is rare or exceptional by virtue of its size, species, condition, cultural/historical importance, age, and/or contribution as part of a tree grove. Trees with a diameter of more than 36 inches, or with a diameter that is equal to or greater than the diameter listed in the Exceptional Tree Table shown in MICC 19.16 under Tree, Exceptional.

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

Number of trees 36" or greater \_\_\_\_\_

List tree numbers: \_\_\_\_\_

Number of trees 24" or greater (including 36" or greater) \_\_\_\_\_

List tree numbers: \_\_\_\_\_

Number of trees from Exceptional Tree Table (MICC 19.16) \_\_\_\_\_

List tree numbers: \_\_\_\_\_

### LARGE REGULATED TREES

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

Number of Large Regulated Trees on site \_\_\_\_\_ (A)

List tree numbers: \_\_\_\_\_

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

List tree numbers: \_\_\_\_\_

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

### RIGHT OF WAY TREES

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

Number of Large Regulated Trees in right of way \_\_\_\_\_

List tree numbers: \_\_\_\_\_

Number of Large Regulated Trees in right of way proposed for removal \_\_\_\_\_

List tree numbers: \_\_\_\_\_

Reason for removal: \_\_\_\_\_

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**TREE REPLACEMENT**

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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>			

# TREE PROTECTION AREA (TPZ)

## KEEP OUT!

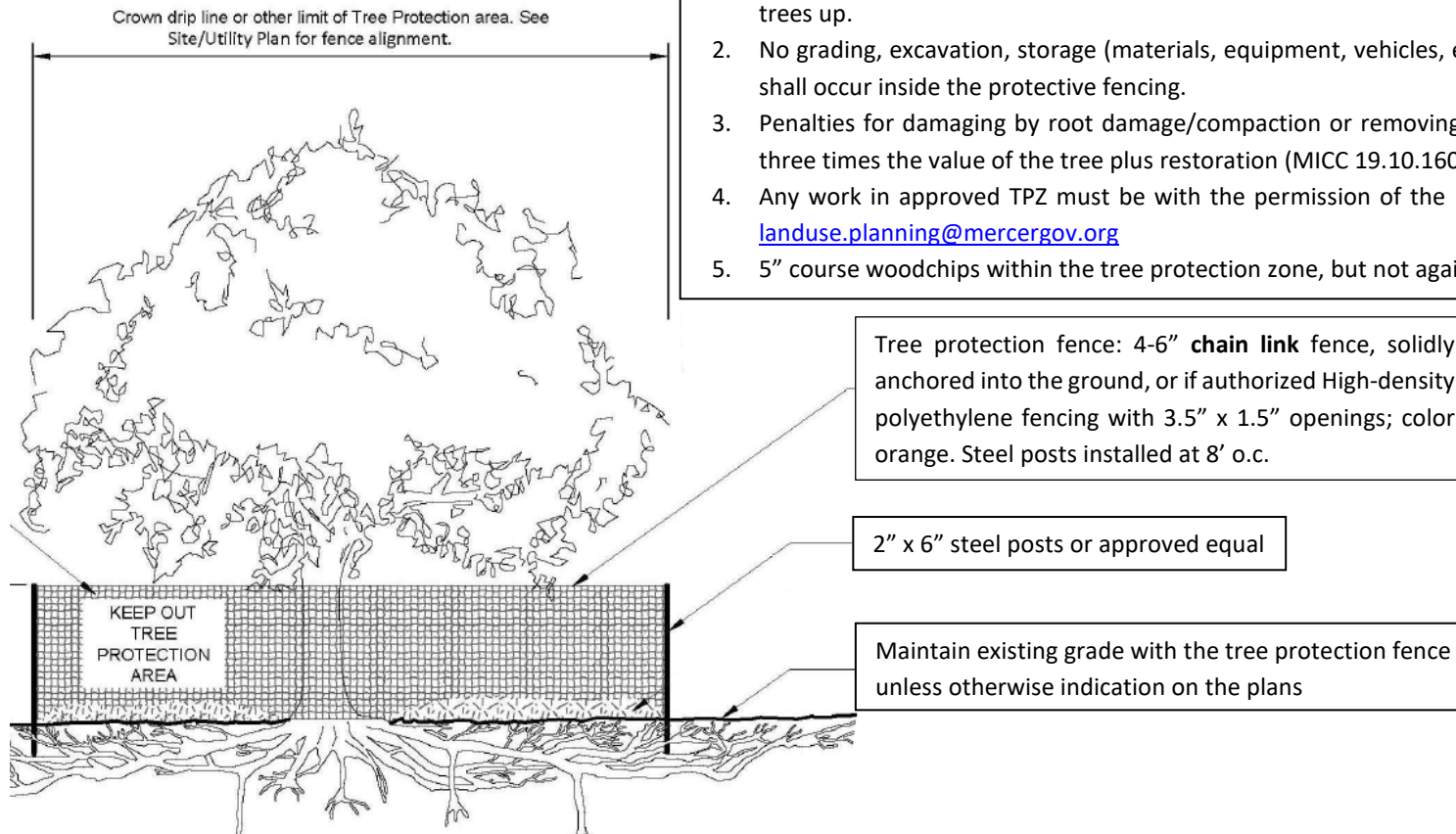
### DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

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)