

November 20, 2018

Richard Rinehart  
17628 25th Ave. W  
Lake Forest Park, WA  
98155

RE: Tree Inventory and Retention Plan - 17628 25th Ave. W. Lake Forest Park, WA.

Richard:

This report is provided to address the requirements of the City of Lake Forest Park for tree inventories and retention on developing properties. The requirements for this study and report are specified in LFPMC 16.14.040.C.2.b and c.

During the inventory, I gathered information on the following:

- Tree species
- Tree diameter at 54"
- Crown spread diameter
- Tree condition
- Site conditions

Please see the tree inventory map and Tree Evaluation Data spreadsheet for reference to this report.

## **1.0 Site Conditions and Tree Inventory**

I conducted visual evaluations of all the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I observed trees up close to inspect conditions of the trunk and from afar to inspect conditions in the crowns. All assessments were conducted according to the methods specified in the ISA Tree Risk Assessment Manual and on nearly 20 years experience conducting such evaluations.

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

The property is developed with a single family residence and a detached shop. There are 28 trees on the lot and three just off-site with driplines that extend onto the property.

The information on the on site trees are provided in the accompanying tree evaluation data spreadsheet. In general, all of the trees are in good condition and health, some older than others and therefore less vigorous, but I didn't note any symptoms of elevated stress levels or decline, nor did I identify any significant defects of concern. Therefore, no trees pose any risk beyond a low level.

Twenty-eight of the trees are located along the site perimeter with only four being in the interior of the lot. Five trees are clustered along the southern boundary and 15 are clustered along the eastern boundary down to the southeast corner.

## **2.0 Proposed Development**

The proposed development of the property is to divide it into three lots, retain the existing house in lot 1 and construct new single family residences in lots 2 and 3 to the east of lot 1.

## **3.0 Tree Retention and Protection**

Out of the 28 trees on the lot (tree #17 is off-site), 25 are being retained. These trees are identified as retained on the tree evaluation data spreadsheet.

Tree canopy area is provided on the preliminary short plat as follows:

	<u>Existing Tree Canopy Area</u>	<u>New Tree Canopy Area</u>
Lot 1	2,533 s.f.	3,032 s.f.
Lot 2	2,767 s.f.	32 s.f.
Lot 3	2,057 s.f.	2,920 s.f.

The proposed short plat provides a net increase in tree canopy area retained and enhanced on the property.

The Preliminary Short Plat plan and the accompanying tree inventory map show all of the trees. Those to be removed have been identified with an "X" to indicate removal. Those to be retained are shown with hatching in their tree protection zone. In general, all of the development activity is a considerable distance from the trees, therefore, no development activity should impact any of the retained trees. While there will be impacts within the CRZs of trees #12 and 28, the impacts will still be far enough from these trees to limit the impacts.

The following tree protection measures are to be instituted for the retained trees:

1. Prior to beginning any construction activities, protection fencing of the type required by the City is to be installed as from the retained trees on lots 2 and 3 as possible, but at a minimum, a distance of 5 feet beyond the drip lines. Fencing is to remain throughout construction and only removed upon approval of the City.

2. Tree protection signage stating the following tree protection language is to be affixed to the tree protection fencing:

TREE PROTECTION AREA  
NO IMPACTS, NO DUMPING,  
NO STORAGE AND NO ACCESS

3. As no impacts are proposed to any retained trees, recommended measures to lessen the degree of impacts is not necessary.

#### **4.0 Use of This Report**

This report is provided to you as a means of addressing the existing trees on the property of the Rinehart short plat in Lake Forest Park. Trees are dynamic and are affected by environmental changes and impacts. Therefore, this report is not a guarantee that the trees' health and longevity will not be affected by the proposed impacts. As trees can be damaged by severe weather, Tony Shoffner and Shoffner Consulting cannot be held liable for damage caused by the failure of one of these trees or their parts.

Please call if you have any additional questions.

Cordially,



Tony Shoffner  
ISA Certified Arborist #PN-0909A  
TRAQ

Tree Tag #	Species	Dbh	Crown	CRZ	Rating	Condition Notes	Status
1	Douglas fir ( <i>Pseudotsuga menziesii</i> )	30	40	30	2	Generally good condition and health. Older.	Retained
2	Douglas fir ( <i>Pseudotsuga menziesii</i> )	28	42	28	2	Generally good condition and health. Older.	Removed
3	Western red cedar ( <i>Thuja plicata</i> )	18	30	18	1	Good condition and health. Young and vigorous.	Retained
4	Japanese maple ( <i>Acer japonicum</i> )	12	30	12	1	Good condition and health. Young and vigorous.	Retained
5	Western red cedar ( <i>Thuja plicata</i> )	30	42	30	2	Generally good condition and health. Older.	Retained
6	Western red cedar ( <i>Thuja plicata</i> )	14	24	14	1	Good condition and health. Young and vigorous.	Retained
7	Western red cedar ( <i>Thuja plicata</i> )	24	34	24	2	Generally good condition and health. Older.	Retained
8	Western red cedar ( <i>Thuja plicata</i> )	16	28	16	1	Good condition and health. Young and vigorous.	Retained
9	Western red cedar ( <i>Thuja plicata</i> )	28	36	28	2	Generally good condition and health. Older.	Retained
10	Flowering dogwood ( <i>Cornus kousa</i> )	8	14	8	1	Good condition and health. Young and vigorous.	Removed
11	Flowering dogwood ( <i>Cornus kousa</i> )	8	14	8	1	Good condition and health. Young and vigorous.	Removed
12	Western red cedar ( <i>Thuja plicata</i> )	30	36	30	2	Generally good condition and health. Older.	Retained
13	Western red cedar ( <i>Thuja plicata</i> )	36	42	36	2	Generally good condition and health. Older.	Retained
14	Western red cedar ( <i>Thuja plicata</i> )	30	34	30	2	Generally good condition and health. Older.	Retained
15	Western red cedar ( <i>Thuja plicata</i> )	20	30	20	2	Generally good condition and health. Older.	Retained
16	Western red cedar ( <i>Thuja plicata</i> )	12	26	12	1	Good condition and health. Young and vigorous.	Retained
17	Western red cedar ( <i>Thuja plicata</i> )	16	26	16	1	Good condition and health. Young and vigorous.	Retained
18	Western red cedar ( <i>Thuja plicata</i> )	20	36	20	2	Generally good condition and health. Older.	Retained
19	Western red cedar ( <i>Thuja plicata</i> )	8	16	8	1	Good condition and health. Young and vigorous.	Retained
20	Western red cedar ( <i>Thuja plicata</i> )	22	30	22	2	Generally good condition and health. Older.	Retained
21	Western red cedar ( <i>Thuja plicata</i> )	12	20	12	1	Good condition and health. Young and vigorous.	Retained
22	Western red cedar ( <i>Thuja plicata</i> )	8	14	8	1	Good condition and health. Young and vigorous.	Retained
23	Western red cedar ( <i>Thuja plicata</i> )	22	30	22	2	Generally good condition and health. Older.	Retained
24	Western red cedar ( <i>Thuja plicata</i> )	10	18	10	1	Good condition and health. Young and vigorous.	Retained
25	Western red cedar ( <i>Thuja plicata</i> )	8	12	8	1	Good condition and health. Young and vigorous.	Retained
26	Western red cedar ( <i>Thuja plicata</i> )	14	22	14	1	Good condition and health. Young and vigorous.	Retained
27	Western red cedar ( <i>Thuja plicata</i> )	8	14	8	1	Good condition and health. Young and vigorous.	Retained
28	Western red cedar ( <i>Thuja plicata</i> )	22	36	22	2	Generally good condition and health. Older.	Retained
29	Western red cedar ( <i>Thuja plicata</i> )	18	34	18	1	Good condition and health. Young and vigorous.	Retained

Tree Tag # Number assigned to tree on survey tag

Species Tree Species

Dbh Diameter at 4.5' above ground surface; mt=multi-trunked

Crown Maximum diameter of crown spread in feet

CRZ Critical Root Zone (Distance equal to one radial foot from tree for every inch of diameter)

Rating Condition rating (1=Excellent condition and health; 2=Generally good condition and health; 3=fair condition and health, minor defects or stress  
4=Poor condition and/or health)

Condition Notes General notes about health, condition and vigor

Status - To be removed or retained