

John Kenney

ISA Certified Arborist/ Municipal Specialist # PN-6601AM

ISA Tree Risk Qualified

UW Certificate in Stream Restoration

UW Environmental Science and Resource Management B.S.

Certificate in Project Management

Tree Inventory Report

To: Blueprint Capital Services, LLC

Job Site: 3446 NW 65th St, Seattle WA

Date of site visits 6/29/2022,7/14/2023

Date of the report 9/27/2023

Prepared By: John Kenney, Owner, Steep Slope Tree Consulting
ISA Certified Arborist/ Municipal Specialist # PN-6601AM

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Summary

I was asked to produce a tree inventory report before proposed development. No site plan was reviewed. I was given the survey and I labeled tree numbers.

No tier 2 trees are impacting the site. No exceptional grove impacts the site. No trees on city property.

Assignment & Scope of Report

This report outlines the site inspections by John A. Kenney, of Steep Slope Tree Consulting, LLC.

Observations

Tree #	Species	Diameter Size Inches	Tier	Drip line radius in feet	Condition (Poor, fair, good, excellent)	Comments
1	incense-cedar <i>Calocedrus decurrens</i>	22.3	Tier 3	14	Good	Recent pruning
2	noble fir, <i>Abies procera</i>	15.4	Tier 3	10	good	
3	Common/English hawthorn, <i>Crataegus monogyna Jacq.</i>	15.2	Tier 3	17	good	
4	English holly, <i>Ilex aquifolium</i>	9.3,8.6,10,11.3,5.5=20.4	Tier 3	10	fair	
5	Filbert/hazelnut <i>Corylus</i>	shrub	Nonregulated shrub			Sunset trees & shrubs by Edinger, Philip Sunset Books 1993 page 104
6	European white birch, <i>Betula pendula</i>	2	Nonregulated size			
7	Rhododendron, <i>Rhododendron macrophyllum</i>	shrub	Nonregulated shrub		fair	Sunset Trees and Shrubs Page132

Recommendations

- Chain link tree protection or equivalent should be put up to the dripline or according to the approved plan before any machinery is staged on site. This would avoid any compaction to soils. Once soils are compacted it is hard to reverse.
- Arbor mulch to a depth of 3-4" should be placed in the tree protection zone. For all saved trees. Avoid the root crown or touching the tree bark with the mulch.
- Any encroachment into saved trees driplines, such as grading, trenching or compaction should be avoided. Other options are using a Certified Arborist with air excavation. Or plan review by project arborist so they can prescribe techniques helping to minimize impacts.

Conclusions

3446 NW 65th St

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No tier 2 trees are impacting the site. No exceptional grove impacts the site. No trees on city property.

A handwritten signature in black ink, appearing to read "John Kenney". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John Kenney

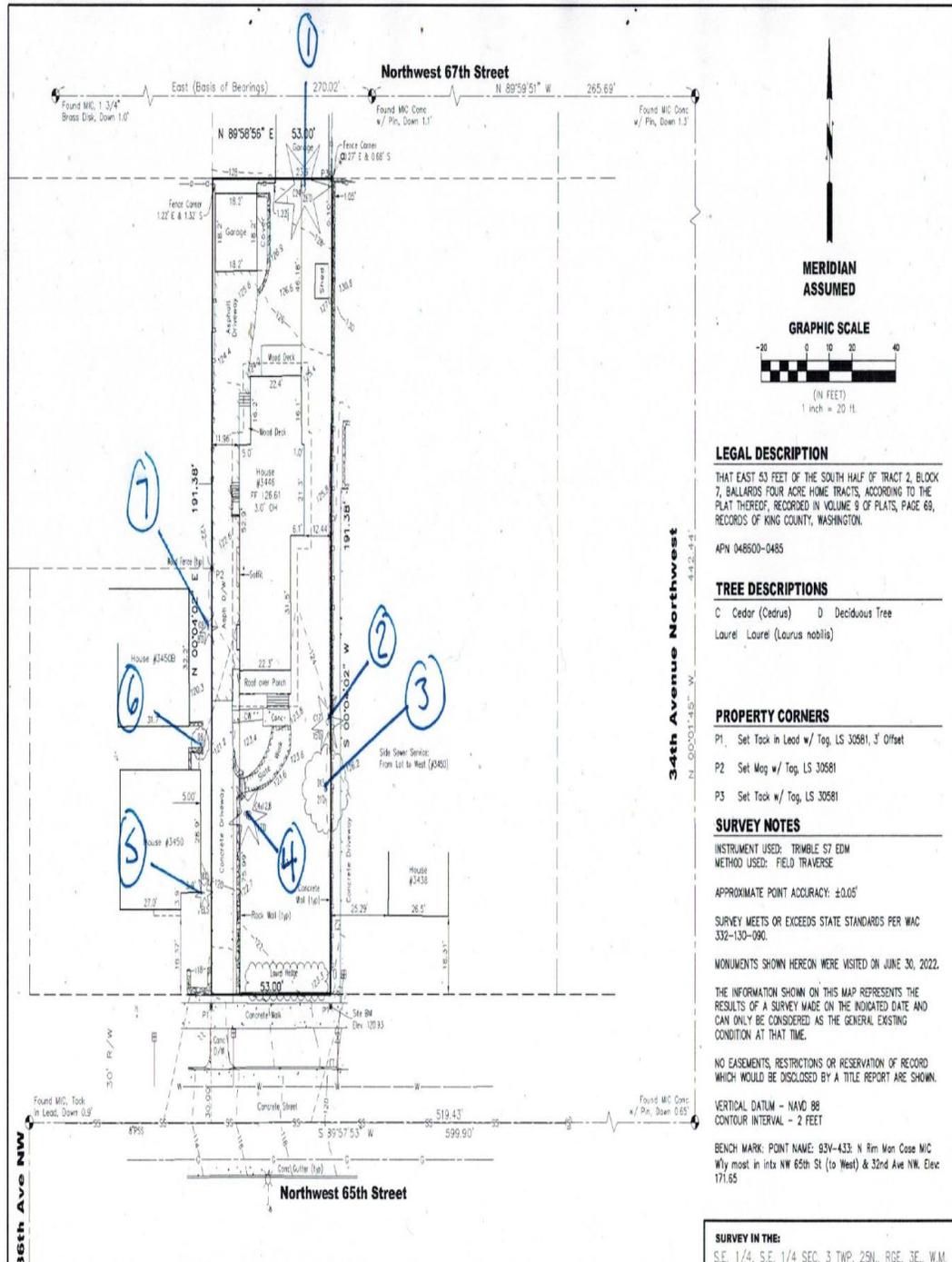
Owner, Steep Slope Tree Consulting

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LEGAL DESCRIPTION
 THAT EAST 53 FEET OF THE SOUTH HALF OF TRACT 2, BLOCK 7, BALLARDS FOUR ACRE HOME TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 69, RECORDS OF KING COUNTY, WASHINGTON.

APN 048500-0485
TREE DESCRIPTIONS
 C Cedar (Cedrus) D Deciduous Tree
 Laurel Laurel (Laurus nobilis)

PROPERTY CORNERS
 P1 Set Tack in Lead w/ Top LS 30581, 3' Offset
 P2 Set Nag w/ Top LS 30581
 P3 Set Tack w/ Top LS 30581

SURVEY NOTES
 INSTRUMENT USED: TRIMBLE S7 EDM
 METHOD USED: FIELD TRAVERSE
 APPROXIMATE POINT ACCURACY: ±0.05'
 SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.
 MONUMENTS SHOWN HEREON WERE VISITED ON JUNE 30, 2022.
 THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.
 NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.
 VERTICAL DATUM - NAVD 88
 CONTOUR INTERVAL - 2 FEET
 BENCH MARK: POINT NAME: 83V-433; N Rim Van Cose M/C
 Why most in intx NW 65th St (to West) & 32nd Ave NW. Elev 171.65

SURVEY IN THE:
 S.E. 1/4, S.E. 1/4 SEC. 3 TWP. 25N., RGE. 3E., W.M.

RECORDING CERTIFICATE
 Filed for record this ___ day of ___
 20__ at ___ M in Volume ___ of Surveys
 on Page ___ Records of KING County,
 Washington at the request of BRENT EBLE

SURVEYOR'S CERTIFICATE
 This map represents a survey made by me or
 under my direction in conformance with the
 requirements of the Survey Recording Act at
 the request of _____
 in _____, 2023.
 Auditor _____ Deputy Auditor _____
 Certificate Number 30581



TOPOGRAPHIC SURVEY
 Blueprint Capital Services, LLC
 3446 Northwest 65th Street
 Seattle, WA 98117
 EMERALD LAND SURVEYING, INC.
 PO BOX 13694 MILL CREEK, WA 98002 PH: (425) 359-7198

DRAWN BY:
 EMM
CHECKED BY:
 BLZ
PROJECT:
 22284
DATE:
 8/6/23

SHEET
 1
OF
 1

Bibliography

Jacobson, Arthur Lee. *Trees of Seattle*. 2nd Edition ed. Seattle: Author, 2006. Print.

Edinger, Phillip. *Trees & Shrubs*. Sunset Books. 1993. Print

Pelt, Robert Van. *Champion Trees of Washington State*. Seattle, WA: Washington State Big Tree Program in Association with U of Washington, 1996. Print.

Methods

What I did do

I measured each numbered tree with a diameter tape. Tree height is only obtained for tree assessment, not for the tree inventories. I did however note any observed defects, this includes.

- The main stem or stems is inspected for decay, cavities, cracks, wounds and fruiting bodies.
- The crown of the tree and branches were observed with the eye and if an abnormality was noticed I use binoculars.
- The root collar and area around the roots were observed. I look for damage and fruiting bodies. And if the original grade was recently changed.

Based on these factors a determination of condition is made. Four condition categories are described below, based on species traits.

1. Excellent= free of defects and disease. Excellent structure and form for that species. The right tree for the location. Will be wind firm if isolated.
2. Good=No significant structural defects, no disease concerns. Normal structure and canopy color. Suitable for location. Will be wind firm if isolated.
3. Fair=Minor structural defects, not expected to contribute to failure in the near future, no disease concerns, moderate foliage density, cannot be isolated if in group, mostly suitable for location.
4. Poor= major structural defects expected to fail in the near future, in decline, significant issues. Wrong species for space.

I followed City of Seattle regulations cited below.

Tree Measurement

"Measurement of Tree Diameter Diameter at breast height (dbh), which means the diameter of a tree trunk measured at 4.5 feet above average grade, is used in determining the diameter of existing trees. Where a tree has a branch(es) or swelling that interferes with measurement at 4.5 feet above average grade or where a tree tapers below this point, the diameter is measured at the narrowest point below 4.5 feet. For trees located on a slope, the 4.5 feet is measured from the average of the highest and lowest ground points or, on very steep slopes where this is not possible, the lowest practical point on the uphill side. Where a tree splits into several trunks close to ground level, the dbh for the tree is the square root of the sum of the dbh for each individual stem squared (example with 3 stems: $dbh = \text{square root } [(stem1)^2 + (stem2)^2 + (stem3)^2]$ ").(DPD 3)

Size Threshold

"I documented the diameter and species of each significant tree on site or close border tree.

I then referenced The City of Seattle Director's rule 7-2023.

Tree Grove

"A grove means a group of 8 or more trees 12" in diameter or greater that form a continuous canopy. Trees that are part of a grove shall also be considered exceptional unless they fail to meet the risk criteria discussed in the following section. Trees that are less than 12" in diameter that are part of a grove's continuous canopy cannot be removed if their removal may damage the health of the grove. Street trees shall not be included in determining whether a group of trees is a grove". (DPD 2)

Risk Assessment

"Trees that meet the size threshold or grove definition discussed above shall be considered exceptional unless DPD finds that the tree or trees should be removed based on a risk assessment produced by a qualified professional. In making this

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determination, a qualified professional will consider crown size, structure, disease, past maintenance practice, potential damage to existing or future targets, risk mitigation options, and, when development is proposed, the likelihood of survival after construction.

I then documented the diameter and species of each significant tree on site or close border tree. Border trees and trees on adjacent properties from the work site were estimated.

Previous tree measurements and ID from the surveyor were ignored, locations were used.

I measured the drip lines of all Exceptional trees and most border trees. All tree diameter measurement in inches.

What I did not do

Shrubs defined in the book *Trees and Shrubs* by Philip Edinger and published by Sunset Books were not measured because they are not considered trees.

I did not use GPS or GIS.

I did not trespass.

I did not assess any tree for risk.

Assumptions and Limiting Conditions

1. A Field examination of the sites were made 6/29/2022 and 7/14/2023. My observations and conclusions are as of that date.
2. Any legal description provided to the consultant is assumed to be correct. It is assumed that this property is not in violation of any codes, statutes, ordinances, or other governmental regulations. No responsibility is assumed for legal matters.
3. Care has been taken to obtain all information from reliable sources. However, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. 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.
5. This report and any values expressed herein represent the opinion of the consultant, and the consultant 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.
6. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress.
7. Drawings and information contained in this report may not be to scale and are intended to be used as points of reference only. The reproduction of information generated by other consultants is for coordination and ease of reference. Inclusion of such information does not constitute a representation by the consulting arborist, as to the sufficiency or accuracy of the information.
8. Unless expressed otherwise, information in this report covers only items that were examined and reflects the condition of those items at the time of inspection. The inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, probing, or coring, unless otherwise stated.
9. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
10. The consultant's role is only to make recommendations; actions or inactions on the part of the client are not the responsibility of the consultant.
11. Loss or alteration of any part of this report invalidates the entire report.