



KYLE HENEGAR

Horticulturist  
ISA Certified Arborist PN6445A  
Certified Hazardous Tree Risk Assessor #475

206.993.1370  
kylehenegar.com  
kylehenegar@gmail.com

April 9, 2015  
Julian Prossor  
Architect/Principal  
Inhabit  
PO Box 16387  
Seattle, WA 98116

Dear Julian,

Enclosed, please find the updated Arborist report you requested on April 2, 2015 regarding tree inventory for 3601 Fauntleroy Ave. SW.

After thorough review, it is my professional opinion that the previous survey map and previous arborist report can be relied upon to make accurate decisions regarding the future development of this site.

Please contact me with any questions or concerns.

Sincerely yours,

Kyle Henegar  
Certified Arborist PN6445A  
Tree Risk Assessment Qualified  
Member, American Society of Consulting Arborists

## Assignment

On April 2, 2015, Julian Prossor requested the following services:

1. Provide a tree survey and updated arborist report for 3601 Fauntleroy Ave. SW that demonstrates that none of the trees intended for removal qualify as exceptional as part of a grove of trees detailed in Seattle DPD Directors Rule 16-2008

## Limits of the Assignment

This report is not intended as, and does not represent legal advice and should be relied upon to take place of such advice.

This report is based upon my site visit on March 10, 2014 and a follow up visit on April 6, 2015. It was not feasible for me to reconcile the previous arborist's report with the previous survey and the current site conditions. This was a visual assessment of the site conditions. A camera was used to document the current conditions.

## Methodology

I visited the site located at 3601 Fauntleroy Ave SW on March 10, 2014 in an effort to provide updated information on a tree inventory originally completed in November, 2007 and brought up to date again in December, 2008 with the then existing Seattle DPD Director's Rule 16-2001.

I reported to Julian Prossor in March of 2014 that I was unable to access the site do the thick cover of invasive plants including blackberry, wild clematis, ivy and holly and that I was unable to reconcile the trees with the existing survey map during this site visit; my assistant and I spent 3 hours on site on March 10, 2014 only to determine the conditions were not conducive to produce an accurate inventory using basic visual tree assessment and a tape measure. Almost seven years had passed since the previous tree inventory and the existing trees no longer matched what was on the survey provided: many of mature trees had toppled over and many young weaker trees, root suckers and coppiced sprouts had proliferated. This attempt included:

1. A thorough review of survey map prior to the site visit.
2. An attempt to locate specific trees such as the doug fir and the madrone.
3. An attempt to locate and establish specific trees off the borders of the property.
4. An attempt to establish location off the larger trees in the center of the stand.
5. An attempt to mark with spray paint those trees approximate to the trees on the survey.

## Discussion

In a phone call dated 4/7/15, Seth Amrhein of Seattle DPD, stated there is no expiration for tree inventories. The original survey done by Site Survey and Mapping documents 100 trees at this location. The previous arborist report lists 121 trees in this inventory. There are four Exceptional Madrone trees listed in both documents and these documents reconcile with regards to the number attached to each tree, and the size at dbh.

City of Seattle DPD Director's Rule 16-2008 defines trees in a grove as 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 Seattle DPD Director's Rule 16-2008, Risk Assessment. 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.

In making this determination, 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 are all taken into consideration. Red alders, black cottonwoods, and bitter cherries shall not be considered exceptional trees except as part of a grove.

The previous Arborist's report dated December, 2008 states: *In general, the trees show moderate to poor condition. Many of the trees are effectively stump sprout, coppice growth that had developed into multiple co-dominant stems. This growth pattern produces inherently weak trees with a higher risk of failure (R. Williams, 2008).*

## Observations

There are four Exceptional Madrone trees noted on this survey *and* in the previous arborist's report. These four trees reconcile with the number assigned to each tree as well as the documented size at dbh. These four trees are situated on East steep slope buffers of the parcel and will not be impacted by development.

These trees are:

Tree #12, *Arbutus menziesii*, dbh 12"

Tree #26, *Arbutus menziesii*, dbh 18"

Tree #27, *Arbutus menziesii*, dbh 14"

Tree #80 *Arbutus menziesii*, dbh 16"



## Conclusion

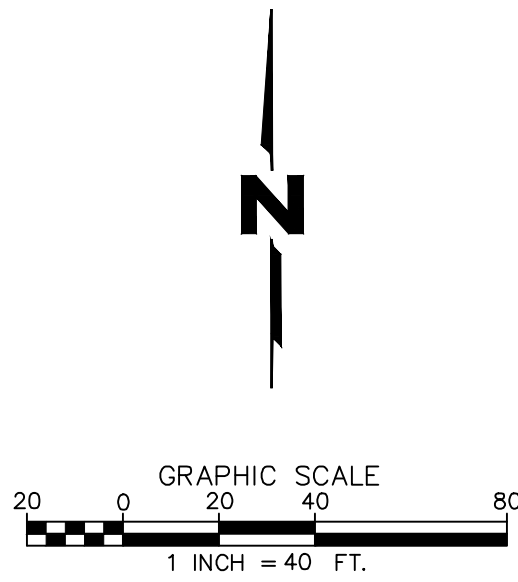
The tree survey completed by Site Survey and Mapping, Inc. reconciles, with an acceptable margin of error, with the previous arborist's report dated 12/19/08 and provides accurate information regarding the trees on this site. The tree survey and previous arborist report can be relied upon to determine accurate information regarding the trees on this property.

In my professional opinion, the trees listed in this inventory do not meet definition of grove because they fail to meet the risk criteria discussed in Seattle DPD Director's Rule 16-2008. There are no qualifying groves on site. In general, the trees on this property are:

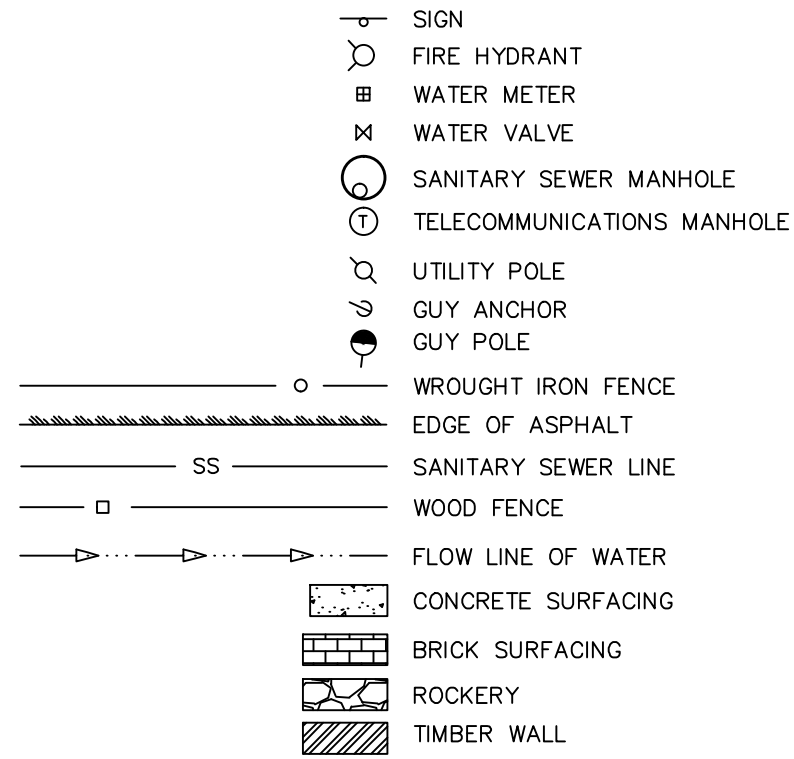
1. Structurally weak reflecting a history of coppicing and co-dominant stems with weakly attached sprouts of varying ages from overly mature to new young shoots. Many mature trees have toppled while stump sprouts proliferate.
2. Diseased and have clear indications of hypoxylon canker.
3. A reflection of poor or no acceptable maintenance.
4. Representative of a monoculture of deciduous material with approximately 60% big leaf maple and 25% alder.
5. Smothered in invasive species including blackberry, wild clematis, ivy and holly.
6. Not tolerant of construction stress do to their current condition.
7. Not expected to have high survivability rates.

There are four Exceptional Madrone trees situated on the East steep slope buffer that are not expected to be impacted by the proposed development project.

SW 1/4, NW 1/4, SEC 13, TWN 24 N, RGW 3 E, W.M.



LEGEND



LEGAL DESCRIPTION

LOT 4, BLOCK 2, LAKE UNION HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 70, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

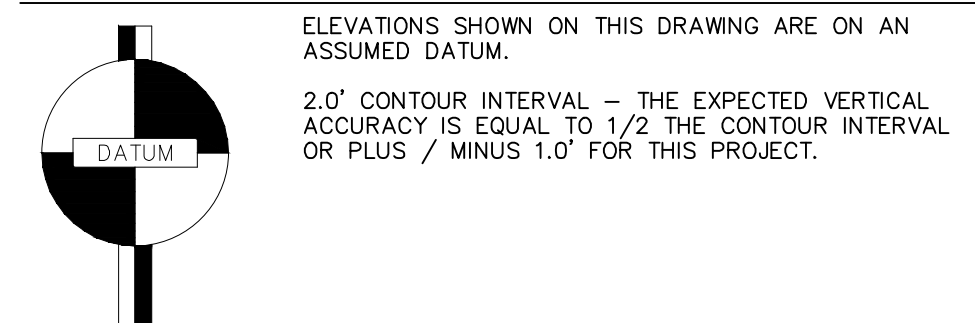
BASIS OF BEARINGS

THE SHORT SUBDIVISION AUDITOR'S NO. 9608130752, AS PER PLAT RECORDED IN VOLUME XX OF PLATS ON PAGE XX, RECORDS OF KING COUNTY, WASHINGTON ACCEPTED A BEARING OF N01°55'46" W FOR FAUNTILERAY AVENUE SW.

GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NPL 352 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN AUGUST 2007 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL



ELEVATIONS SHOWN ON THIS DRAWING ARE ON AN ASSUMED DATUM.  
2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.

TREE TABLE		
NO.	CALIPER(IN.)	SPECIES
01	12"	ALDER MT*
02	12"	ALDER
03	12"	MAPLE MT*
04	10"	MAPLE
05	10"	ALDER
06	12"	DECIDUOUS MT*
07	12"	MAPLE MT*
08	16"	ALDER MT*
09	14"	ALDER MT*
10	10"	DECIDUOUS
11	12"	MAPLE
12	12"	MADRONA
13	10"	MAPLE MT*
14	12"	MAPLE
15	12"	MAPLE
16	12"	MAPLE MT*
17	12"	MAPLE MT*
18	16"	MAPLE
19	12"	MAPLE MT*
20	10"	MAPLE MT*

\* = MULTI TRUNK

TREE TABLE		
NO.	CALIPER(IN.)	SPECIES
21	12"	MAPLE MT*
22	14"	MAPLE
23	14"	MAPLE
24	14"	MAPLE
25	12"	MAPLE MT*
26	18"	MADRONA
27	14"	MADRONA
28	16"	MAPLE
29	10"	MAPLE MT*
30	12"	MAPLE MT*
31	18"	DECIDUOUS
32	10"	MAPLE MT*
33	10"	MAPLE MT*
34	12"	MAPLE MT*
35	14"	MAPLE
36	12"	MAPLE
37	14"	MAPLE
38	16"	MAPLE
39	14"	MAPLE MT*
40	14"	MAPLE MT*

\* = MULTI TRUNK

TREE TABLE		
NO.	CALIPER(IN.)	SPECIES
41	14"	MAPLE MT*
42	14"	MAPLE MT*
43	16"	MAPLE
44	16"	MAPLE MT*
45	12"	MAPLE
46	14"	MAPLE
47	16"	MAPLE
48	14"	MAPLE MT*
49	12"	DECIDUOUS MT*
50	10"	MAPLE MT*
51	14"	DECIDUOUS
52	14"	MAPLE MT*
53	10"	MAPLE MT*
54	12"	MAPLE MT*
55	14"	DOUGLAS FIR
56	12"	BIRCH MT*
57	14"	MAPLE
58	10"	MAPLE MT*
59	14"	MAPLE MT*
60	28"	MAPLE MT*

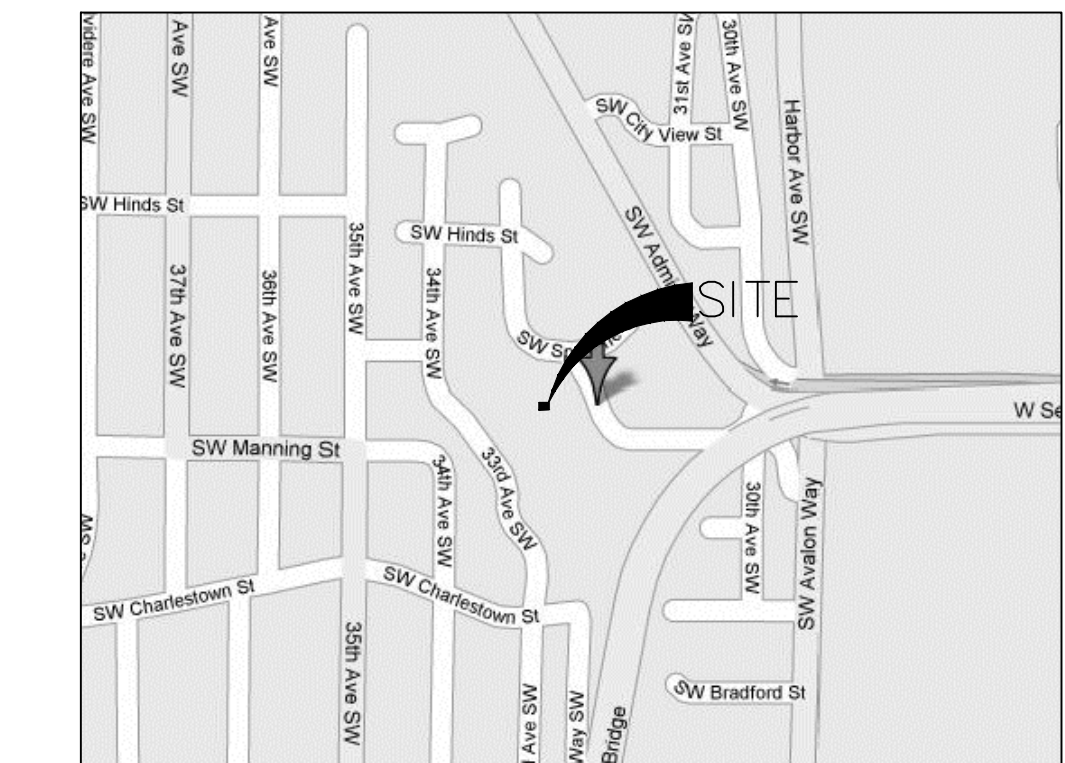
\* = MULTI TRUNK

TREE TABLE		
NO.	CALIPER(IN.)	SPECIES
61	12"	DECIDUOUS
62	14"	ALDER
63	16"	ALDER
64	14"	ALDER
65	12"	ALDER
66	14"	ALDER
67	12"	ALDER
68	14"	ALDER MT*
69	12"	ALDER
70	12"	MAPLE MT*
71	12"	MAPLE MT*
72	12"	ALDER
73	12"	MAPLE
74	14"	ALDER
75	10"	MAPLE MT*
76	12"	MAPLE
77	14"	ALDER
78	12"	ALDER MT*
79	16"	ALDER
80	16"	MADRONA MT*

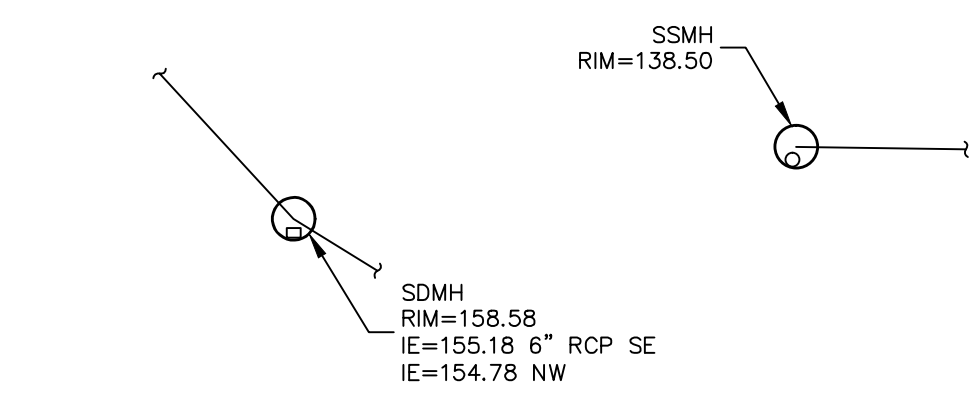
\* = MULTI TRUNK

TREE TABLE		
NO.	CALIPER(IN.)	SPECIES
81	14"	MAPLE MT*
82	14"	MAPLE
83	16"	COTTONWOOD
84	16"	MAPLE
85	16"	MAPLE
86	14"	MAPLE
87	16"	MAPLE MT*
88	16"	MAPLE
89	28"	MAPLE
90	12"	COTTONWOOD
91	16"	MAPLE MT*
92	14"	COTTONWOOD MT*
93	12"	MAPLE MT*
94	16"	MAPLE MT*
95	16"	COTTONWOOD
96	10"	MAPLE MT*
97	14"	MAPLE MT*
98	14"	ALDER MT*
99	12"	ALDER
100	12"	MAPLE MT*

\* = MULTI TRUNK



VICINITY MAP  
NTS



LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°25'14"W	10.00'
L2	S88°34'46"E	20.00'
L3	N49°42'49"W	10.02'
L4	S15°50'34"E	22.45'
L5	S88°32'11"E	10.05'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	26.99	163.49	9°27'28"	26.99	N44°59'05"W 13.52
C2	31.08	71.52	24°54'08"	31.08	S37°15'45"E 15.79

Soil Log Table	
NO.	NOTE
01	/NONUMBER
02	/NONUMBER
03	/NONUMBER
04	/NONUMBER
05	/NONUMBER
06	/NONUMBER

PROJECT INFORMATION

ENGINEER/SURVEYOR:	GEODATUM, INC. 1505 NW MALL ST. ISSAQUAH, WA 98027 PHONE: 425 837 8083
PROPERTY OWNER:	CAROLYN SAAS 601 UNION STREET STE 4400 SEATTLE, WA 98101
TAX PARCEL NUMBER:	132409-9114/13/15/11 132403-9085/9072
PROJECT ADDRESS:	3601 FAUNTILERAY AVE SW SEATTLE, WA
ZONING:	SF 5000
PARCEL ACREAGE:	TOTAL SITE (106,154 S.F. 2.44 ACRES ±) AS SURVEYED

TOPOGRAPHIC SURVEY  
INHABIT, LLC  
3601 FAUNTILERAY AVE. SW  
SEATTLE, WA

DRAFTER: MJP  
DESIGNER:  
PROJ. ENGR./SURV.: TNW  
DATE: 12-20-07  
PROJECT NO.: 07203

SHEET 1 OF 1

www.geodatum.com  
**GeoDatum**  
SURVEY - CIVIL-STRUCTURAL  
1505 NW Mall Street  
Issaquah, WA 98027  
(425) 837-8083

DATE	REVISION	APR