



Level 5 tree survey

Hall Fourplex (PA20-15)

Applicant James Hall

640 NW 19th Ave.

Camas WA 98607

Cory Vom Baur 360-980-6409 coryvombaur@gmail.com

Location: 124 SE Everett Street, Camas WA 98607

Report Prepared for:

Cory Vom Baur

Contact Information:

360-980-6409

coryvombaur@gmail.com

Report Prepared by:

Jeff Day,

360-608-8160

Jeff@newdayarborist.com

Board Certified Master Arborist, PN-6989BM

ISA Tree Risk Assessment Qualified

ASCA Registered Consulting Arborist # 525



Assignment

Cory Vom Baur asked our company to provide a level 5 tree plan for the project that will add three units to an existing single- family residence.

Summary

With a combination of the sized lot in relationship to the percentage of available open space and the condition of the tree canopy my recommendation is to remove all the trees on site, except for the Ginkgo. I would also recommend saving and replant the Camellia hedge in the front yard. I'm not sure if the black Locust #184 is on your property, (its base is located on the slope) but I would rate a high risk of failure within the next 3 years.

Observations

Within the approximate 2000 square feet of the backyard there are four specimens that were planted approximately 15 years ago. The exception is one big leaf Maple #183, which is a mature specimen and in good condition, but the problem is there is a planned driveway next to its base. It would be a bonus if the Ginkgo #180 could be saved, but the other three within 15' of each other are not good candidates for retention.

I strongly recommend saving the Camellia specimens in the front yard and replanting along the top of the slope in the back yard.

Discussion

Unfortunately, these sized projects are difficult to retain trees on site. The Ginkgo #180 may be a candidate to save. Additionally, the Camellia japonicas, (even though they are not trees) are special plants and should be replanted if possible.

The Locust #184 may or may not be on the property, (its location is close to the top of the slope but I would recommend either reducing the leaders to prevent the tree from splitting or removal.

Recommendations

Remove all the trees in the back and side yard except for the Ginkgo #180. Saving and replanting the Camellias would also be a bonus. Re-landscape using scaled down versions of tree species and shrubs.



Inventory

New Day Arborist						
Tree Inventory and Assessment Form						
Tree #	Species	DBH	Location	Approx. Height	Defects	Mitigation
		Inch				
179	Black Walnut	8"	South Center- side yard	25'	Small structural issues- secondary leaders	Remove
180	Ginkgo Biloba	17"	South Center- side yard	40'	Co-dominant- Poor structure	Retain if possible
181	Liriodendron Tulipifera	13"	Center Back yard	55'	Dogleg at 15' - small deadwood	Remove
182	European White Birch	14" -13" - 12"	SE back yard	65'	one dead leader- poor specimen	Remove
183	Big Leaf Maple	17" 8" 15"36" 19"	East center property line	75'	Multiple stems. Deadwood	Remove
184	Black Locust	19" 20" 20"	SW front yard along hill	50'	Co-dominant- Poor structure - Deadwood.	Remove/ mitigate

Protective Measures

The following conditions are set forth to minimize outside impact to any trees to be retained and their future health, while construction occurs on the property.

Placing Materials near Trees

No person may conduct any activity within the protected area of trees to be retained, including, but not limited to, parking equipment, placing solvents, storing building material and soil deposits, dumping concrete washout and locating burn holes or any heavy equipment.

During construction, no person shall attach any object to the tree designated for protection.

Protective Barrier

- Shall erect and maintain readily visible Root Protection Zone (RPZ) fencing along the outer edge of the drip line (approx. 12ft radius). The fence shall be 4' orange construction/ snow fencing and at least four feet high, unless other type of fencing is authorized by the Arborist.
- Shall maintain the protective barriers in place until the Arborist authorizes their removal or a final construction acceptance is issued, whichever occurs first.
- Shall ensure that any landscaping done in the protected zone subsequent to the removal of the barriers shall be accomplished with light machinery or hand labor.

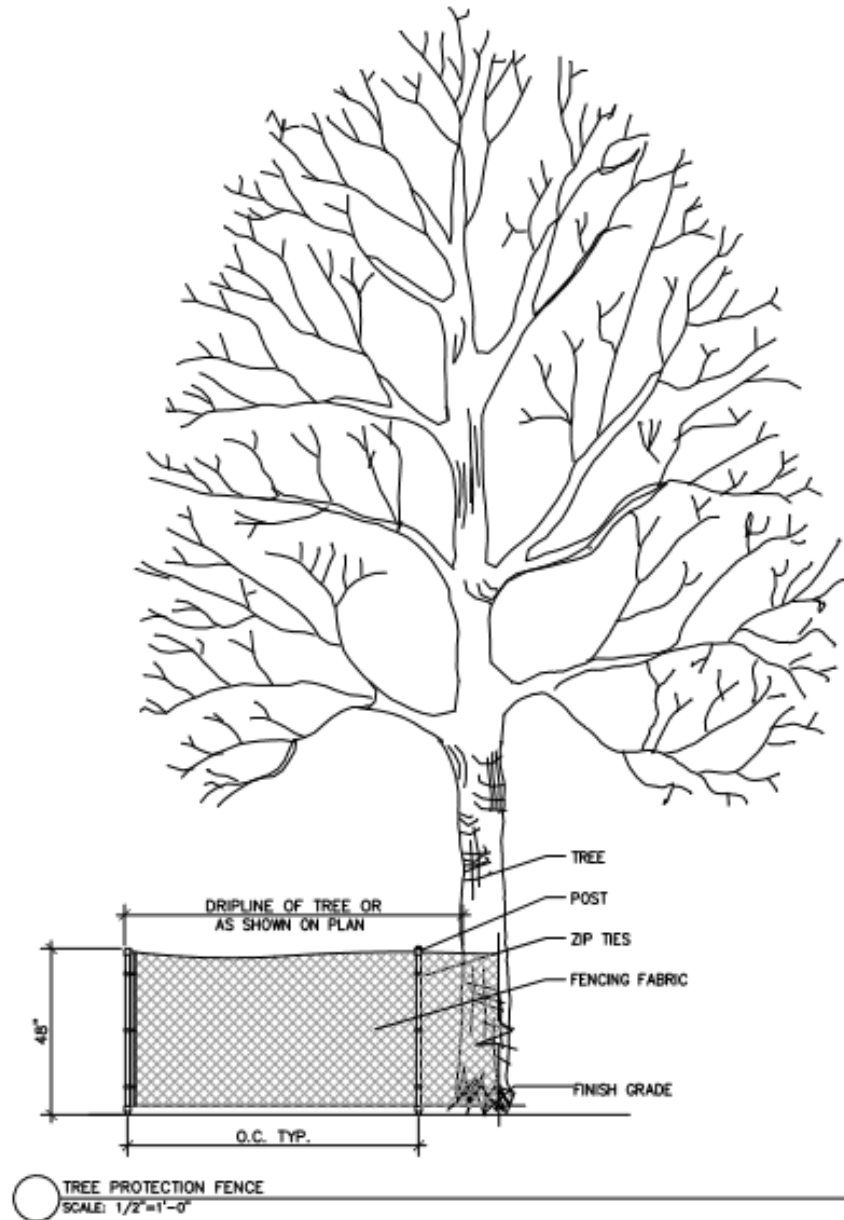


In addition to the above, the Arborist is requiring the following:

- Cover RPZ with Arborist chips to a depth of between 4 and 6 inches (approx. 12ft radius). If there is no other choice than to bring heavy equipment around the critical root zone, plywood or similar material shall be used under the machine in the RPZ of the tree in order to protect roots from damage.
- If excavation is required at the edge of the RPZ, cleanly sever the roots of trees to be retained; directed by consulting Arborist.



See below: Root Protection Zone and proper barrier installation diagram.



Grade

- The grade shall not be elevated or reduced within the RPZ of the tree to be preserved without the Arborist's authorization.

- If the grade adjacent to a preserved tree is raised such that it could slough or erode into the tree's critical root zone, it shall be permanently stabilized to prevent suffocation of the roots.
- There shall be no installation of an impervious surface within the RPZ of the tree to be retained without the authorization of the Arborist. The Arborist may require specific construction methods and/or use of aeration devices to ensure the tree's survival and to minimize the potential for root induced damage to the impervious surface.
- To the greatest extent practical, utility trenches shall be located outside of the RPZ of trees to be retained. If the Arborist determines that trenching would significantly reduce the chances of the tree's survival directional drilling should be considered as an alternative.
- Trees and other vegetation to be retained shall be protected from erosion and sedimentation. Clearing operations shall be conducted to expose the smallest practical area of soil to erosion for the least possible time.

I do not foresee any infrastructure trenching requirements in or around any tree that is retained. If an irrigation system is installed in the back yard, I highly recommend a drip style system. Ideally the future landscape plan in the back yard near this tree will minimize changes and water usage around the root system.



Please email me with questions or concerns regarding this report.

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Assumptions and Limiting Conditions

1. This report is in no way to be considered a complete hazard tree evaluation, nor does the consultant take any responsibility for the inactions of others in dealing with this matter.
2. Any legal description provided to the consultant is assumed to be correct.
3. It is assumed that this property is not in violation of any codes, statues, ordinances, or other governmental regulations other than those that may be identified in this report.
4. The consultant cannot be responsible for information gathered from others involved in various activities pertaining to this project. Care has been taken to obtain information from reliable sources.
5. The consultant cannot be responsible for work conducted by any other arborist, contractor or worker attempting to fulfill the requirements and/or specifications contained in this report.
6. Loss or alteration of any part of this report invalidates the entire report. Ownership of any document by the intended client shall only be valid after full payment for such document(s) has been received by New Day Arborist LLC.
7. The production of this report by New Day Arborist, LLC is a complete production in accordance to the scope of work requested by the client. Any additional tasks, including reproduction of report, phone consultation, production of additional documents, arbitration, deposition, testimony , or any other related service shall be billed at the standard rates for such services as determined by the current Fee Schedule of New Day Arborist, LLC, and will be the responsibility of the client.
8. Any and all claims, losses, expenses, injuries, or damages arising out of or any way related to this report or this agreement by reason or any act or omission, including breach of contract or negligence not amounting to a willful or intentional wrongdoing shall not exceed the total compensation received by New Day Arborist LLC. under this Agreement.

Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living, working and playing near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of trees. Trees are living organisms that fail in ways that we do not fully understand. Conditions are often hidden within trees or below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Even healthy trees with little to no observable defect or disease can begin to fail when wind speeds exceed average high annual wind speeds, and under snow and ice loads; such events cannot be managed or predicted.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

