

Seattle Tree & Critical-Area Pre-Check

SAMPLE REPORT — GENERATED FROM LIVE RECORDS FOR A REAL SEATTLE LOT

No likely Tier 2 tree on the lot and 1 neighbor tree overhanging; no critical-area designation — screen these before design.

Seattle DADU Feasibility · Prepared September 24, 2026

Feasibility estimate from public records — not a survey, engineering, legal or tax advice, and not a City of Seattle or King County determination.

Owner's Property · Licton Springs (address Withheld), Seattle, WA · PIN withheld



Imagery: © Mapbox, © OpenStreetMap, © Maxar (capture date not published)

AT A GLANCE

Address	Owner's Property · Licton Springs (address Withheld), Seattle, WA	★
Construction status	Unit already under construction — screen is conditional	★
Tree crowns over the lot	9	★
Likely Tier 2 (on lot)	0	◇
Large neighbor tree overhanging	1 — root protection on lot	◇

Read this first Confirm the pending permit (permit 7132938-CN, issued 2026-05-12) and its site plan before relying on any fit or slot conclusion.

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LIMITATIONS & DISCLAIMER

Report Disclaimer

In plain English: This is an estimate from public records, not a survey, not engineering, and not legal or tax advice. Before you spend real money, confirm the findings with the right professionals and agencies.

This is a feasibility estimate prepared from publicly available City of Seattle and King County records, as of the report date shown on the cover. It is a planning starting point, not a substitute for professional work.

Three markers appear throughout this report. A ★ marks an official record or a figure we measured directly. A ◇ marks a planning estimate that you should validate before relying on it. A ● marks your own input, such as the unit you asked us to test.

This report is not a land survey, not an engineering analysis, and not architectural design. It is not legal, tax, lending, or investment advice. It is not a determination by the Seattle Department of Construction and Inspections (SDCI) or by King County, and it does not guarantee permit approval or any tax or financial outcome.

We do not verify easements, covenants, or title, and we do not inspect physical site conditions. Dimensions and measurements are approximate. Zoning and building rules and fees change, and public records can contain errors or be out of date.

Before you spend money on design, fees, or construction, confirm the findings that matter with the right professionals and agencies: SDCI for zoning and permits, a licensed surveyor for boundaries and setbacks, an arborist where trees are flagged, a geotechnical engineer where critical areas are flagged, and the King County Assessor for tax and value questions.

Before you rely on this: We are not arborists, geotechnical engineers, or surveyors. Tree tiers are estimated from LiDAR height only; only an ISA arborist's diameter at standard height (DSH) trunk measurement sets the legal tier. Environmentally critical area (ECA) designations are from public GIS and may be superseded by SDCI. This is a screen, not a determination.

SECTION 1

Your property from above

Satellite imagery for this property is currently unavailable. The figures that follow are the same measured geometry this map would show.

SECTION 2

Executive summary

This lot has no likely Tier 2 trees on the lot and 1 large neighbor tree whose root protection area reaches onto the lot that will shape (or block) a project — screen these before paying for design.

- 9 tree crowns over the lot, none likely Tier 2 on the lot and 1 large neighbor tree overhanging (root protection on the lot) — a Tier 2 tree can move or block the footprint.
- No critical-area designation on the lot — the pre-approved path stays open and no geotech is indicated.
- An arborist tiering already exists on file (permit 7132938-CN) — request it before paying for a new one; a geotech is not indicated — know that before you pay either.
- A detached unit is already under construction on this lot (permit 7132938-CN, issued 2026-05-12). The 2021 LiDAR tree layer and environmentally critical area (ECA) polygons predate this construction, so this screen is moderate confidence until the unit's footprint is confirmed.
- A permit calls for removing detached garage — its removal can change which crowns the new unit must clear.

Read this first: Confirm the pending permit (permit 7132938-CN, issued 2026-05-12) and its site plan before relying on any fit or slot conclusion.

SECTION 3

Tree verdict: no likely Tier 2 on the lot

9 tree crowns overlap this parcel in the City's 2021 LiDAR survey (4 rooted on the lot, 5 overhanging from neighbors), covering about 23% of the lot. Tiers are estimated from height only; only an arborist's trunk measurement sets the legal tier.

1 large neighbor tree (60 ft+) overhangs the lot line. You cannot remove a neighbor's tree, and its root protection area extends onto your lot along that edge, so keep the cottage foundation outside its drip line.

1 tree is recorded on this lot's own SDCI permit (7132938-CN), so an arborist tiering already exists on file.

All tree work in Seattle must be performed by a Registered Tree Service Provider, and removal of a Tier 2 or larger tree without a permit carries fines of up to three times the tree's appraised value.

MEASURE	VALUE	M
Crowns over the lot (2021 LiDAR)	9 (4 rooted on the lot, 5 overhanging)	★
Likely Tier 2 on the lot	0	◇
Likely Tier 3 on the lot	0	◇
Large neighbor tree(s) overhanging	1	◇

MEASURE	VALUE	M
Canopy coverage	23%	★

SECTION 4

Tree tier table (SMC 25.11)

The tiers that matter for a DADU, with what each means for removal.

TIER	SIZE (DSH)	WHAT IT MEANS FOR A DADU
Tier 1 (Heritage)	Designated (Title 15)	Protected; removal only for hazard or emergency
Tier 2	24 in+	Removable only as part of a development permit (SMC 25.11.070.A.1) with replacement (25.11.090) or payment in lieu (25.11.110)
Tier 3	12–24 in	May be removed or protected at your option during development; replacement required (SMC 25.11.070)
Tier 4	6–12 in	May be removed or protected at your option during development (SMC 25.11.070)

SECTION 5

Per-tree screen

Estimated from LiDAR height only — the height column shows why each tier estimate is what it is, and only an ISA arborist's diameter at standard height (DSH) trunk measurement sets the legal tier.

TREE	HEIGHT	CROWN RADIUS	ESTIMATED TIER
Overhanging	81 ft	24.6 ft	Likely Tier 2 (24 in+ DSH) · neighbor's tree overhanging
Overhanging	43 ft	12.8 ft	Likely Tier 3 (12–24 in DSH) · neighbor's tree overhanging
Overhanging	27 ft	17.6 ft	Possible Tier 4 (6–12 in DSH) · neighbor's tree overhanging

TREE	HEIGHT	CROWN RADIUS	ESTIMATED TIER
On lot	26 ft	9.1 ft	Possible Tier 4 (6–12 in DSH)
On lot	24 ft	17 ft	Possible Tier 4 (6–12 in DSH)
Overhanging	18 ft	18.8 ft	Below regulated size · neighbor's tree overhanging
On lot	17 ft	8.9 ft	Below regulated size
On lot	17 ft	7.2 ft	Below regulated size
Overhanging	13 ft	5.6 ft	Below regulated size · neighbor's tree overhanging

Reminder: All tree work in Seattle must be performed by a Registered Tree Service Provider; removing a Tier 2 or larger tree without a permit carries fines up to three times the tree's appraised value (SDCI Director's Rule 17-2018).

SECTION 6

Critical-area verdict: none on the lot

Ten environmentally critical area (ECA) designations screened against the parcel in the City's current layers.

DESIGNATION	% OF LOT	CONSEQUENCE
None	0%	No ECA polygon intersects the parcel — the pre-approved path stays open

- No environmentally critical area polygon intersects this parcel in the City's current ECA layers. That keeps the pre-approved DADU plan path open and avoids a geotechnical report requirement, subject to SDCI's site-specific review.

SECTION 7

Ground & hazard flags

CHECK	RESULT
FEMA flood zone	Zone X
Seismic site class	C
Liquefaction susceptibility	very low

CHECK	RESULT
Stormwater threshold	Adding 750 sq ft or more of new or replaced hard surface (roof, patio, paving) triggers Seattle Stormwater Code flow-control and water-quality requirements, usually met with a rain garden, dispersion, or a cistern (SMC 22.805 — Seattle Stormwater Code).

Geotechnical report: No slope, slide, peat, liquefaction or landfill designation on this lot — a standard foundation is likely, with geotech only if SDCI requests it.

SECTION 8

Do you need a professional?

- Arborist (ISA-certified): a tiering already exists on file from permit 7132938-CN — request it from the permit file first, and commission a new tiering only if that report does not cover the trees near your footprint.
- Geotechnical engineer: probably not — no slope/slide/peat/liquefaction/landfill designation.
- Surveyor: always — setbacks are measured from surveyed lot lines, not the GIS parcel (±2 ft).

Drainage flag: Stormwater threshold: Adding 750 sq ft or more of new or replaced hard surface (roof, patio, paving) triggers Seattle Stormwater Code flow-control and water-quality requirements, usually met with a rain garden, dispersion, or a cistern (SMC 22.805 — Seattle Stormwater Code).

SECTION 9

What would change this verdict

- An arborist's trunk (DSH) measurement changing a tree's tier — LiDAR height is only a proxy.
- A tree planted since 2021 that does not appear in the LiDAR survey.
- An SDCI determination that supersedes the GIS critical-area layer.
- A boundary survey moving a lot line, which changes which crowns overhang.

SECTION 10

Recorded survey & boundaries

Every distance in this pre-check — tree crowns, critical areas, setbacks — is measured from the GIS parcel, not from a recorded survey. The recorded survey and plat are the authoritative boundary, and the GIS parcel can be ±2 ft from it.

A recorded survey or plat (if one is on file for this parcel) is searchable through the King County Recorder's Landmark Web by parcel number or legal description. It is not exposed as a stable downloadable image, so the link below opens the search — look up the parcel and print the survey from there.

The boundary caveat: a lot line that moves ±2 ft can change which tree crowns overhang the lot, whether a critical-area polygon truly touches it, and whether a chosen plan fits. Confirm the recorded boundary before relying on any measurement here.

Recorded surveys & plats

Not retrievable programmatically — open the record here: <https://recordsearch.kingcounty.gov/LandmarkWeb/search/index>

Recorded surveys and plats are searchable in Landmark Web (search by parcel withheld or legal description); scanned maps are viewable there, downloads go through the Recorder's Office. Public record, reproduced for reference

Boundary caveat: Pull the recorded survey from the King County Recorder's Office and have a surveyor set the corners — the tree and ECA verdicts here are relative to the GIS parcel until then.

SECTION 11

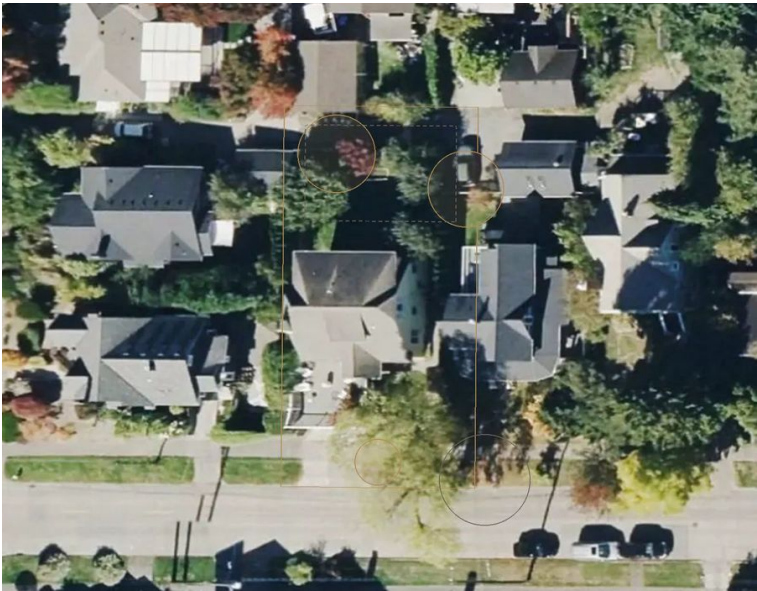
Worked examples from real Seattle lots

Three real Seattle lots run through this same report, so you can see how the analysis lands on lots like yours.

Ballard · 5,100 sq ft · NR · alley — 4 crowns — probably clear

Tree crowns over the lot	4 ★
Likely Tier 2 (on lot)	0 ◇
Critical-area designations	0 ★
Canopy	33% ★
Arborist needed?	Probably not ◇

4 tree crowns over this Ballard lot, none likely Tier 2, and no critical-area designation. Canopy covers about 33% of the lot. With no regulated-size tree near the likely footprint, an arborist is probably not needed and no geotech is indicated — the pre-approved path stays open. The catch is that LiDAR measures height, not trunk size, so a tree planted since 2021 would not appear and only an arborist's DSH measurement sets the legal tier. A boundary survey is still the first survey spend, before signing any design contract.

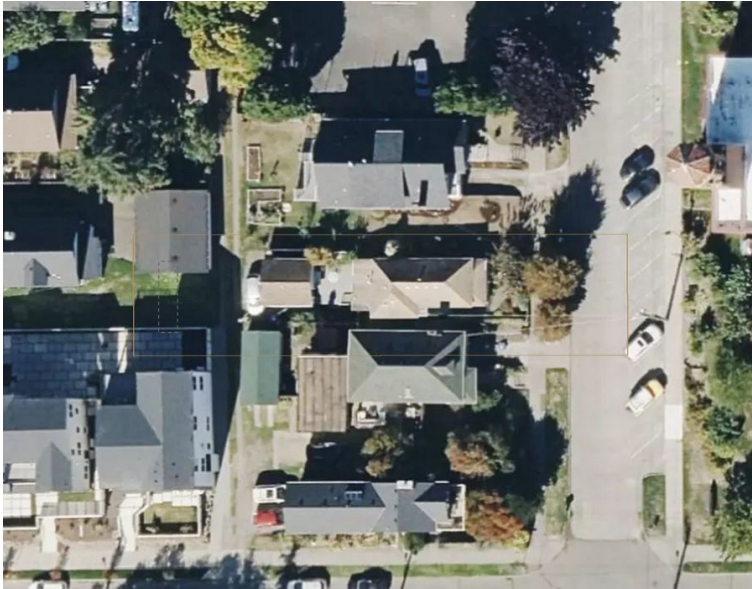


Aerial with the report's measured overlays drawn to scale.

Ballard · 2,550 sq ft · NR — No trees, no critical areas

Tree crowns over the lot	0 ★
Likely Tier 2 (on lot)	0 ◇
Critical-area designations	0 ★
Canopy	4% ★
Arborist needed?	Probably not ◇

Zero tree crowns over this Ballard lot in the 2021 LiDAR survey — canopy is about 4% — and no critical-area designation. With no trees to tier and no ECA polygon, an arborist is probably not needed and no geotech is indicated. That is the cleanest possible screen: a project here is unlikely to be blocked by trees or critical areas, so the pre-approved path stays open. The two caveats: a tree planted since 2021 would not appear in the LiDAR, and only an on-site check confirms it. A boundary survey is still required before setbacks are set.



Aerial with the report's measured overlays drawn to scale.

SECTION 12

What to do next

1. Request the arborist tiering already on file — pull permit 7132938-CN's tree report from the Seattle Services Portal (free) before paying for a new one.
2. Boundary + topographic survey (\$1,500–\$4,000, about two weeks) — setbacks are measured from surveyed lines, not the GIS parcel.
3. Confirm the tree tier on site only if a plan sits within 10 ft of a crown.
4. Skip geotech unless SDCI requests it.
5. Book a free SDCI coaching session with these findings before any design contract.

SECTION 13

Sources

- Seattle tree canopy and crown LiDAR 2021 — crown radii, height and estimated tiers
- SDCI Environmentally Critical Areas layers — steep slope, landslide, liquefaction, peat, flood, wetland, riparian, wildlife, landfill
- FEMA National Flood Hazard Layer + WA DNR + USGS — flood zone, site class, liquefaction, seismic design
- SDOT / SDCI tree inventories — street trees, protected and inventoried trees
- SMC 25.11 (Tree Protection) — tier definitions, removal and replacement rules
- SMC 22.805 (Seattle Stormwater Code) — 750 sq ft new/replaced hard-surface flow-control threshold
- SDCI Director's Rule 17-2018 — tree valuations and civil penalties (up to three times appraised value)

NEXT STEP

The full feasibility study is the natural next step.

This report answers one focused question. The customized Seattle DADU feasibility study walks through the whole lot, chapter by chapter:

- 1 · Executive Summary
- 2 · Property Overview
- 3 · Regulatory Framework
- 4 · Site Constraints & Hazards
- 5 · Site Access
- 6 · Buildable Area Analysis
- 7 · Concept Schemes
- 8 · Government Fees: What It Costs
- 9 · Property Tax & Separate Sale (Washington)
- 10 · Permitting: How Long It Takes
- 11 · Action Items: What to Do, in Order
- 12 · References / Source Index
- 13 · Feasibility Score Methodology

Marker policy: every ★ figure carries a primary-source citation; ◇ figures are estimates to confirm with SDCI or a licensed professional.

Order the customized feasibility report at <https://seattledaduf feasibility.com/feasibility-report> — \$149.