



LAYTON TREE CONSULTING, LLC

Trees & Construction Memo

Milestone NW

To: Greg Arms
From: Bob Layton
CC: Scott McMillen
Date: March 20, 2025
Re: 7621 SE 22nd ST – Lot 1 Tree Protection

Dear Mr. Arms,

On March 18th per your request, I visited your current project site at 7621 SE 22nd Street on Mercer Island to evaluate potential impacts to trees associated with the construction of the Lot 1 residence. Trees potentially impacted by the foundation excavation include Trees #1, #2, #4 and #5. These are all semi-mature to mature native Douglas fir. All of these are currently in good condition, see pictures below.

Excavation for the new foundation is within a proximity of the subject trees. Tree #2 is the closest at roughly 9-feet from the excavation limit. The area to be excavated for the house foundation has been previously disturbed by the demolition of the prior residence and the installation of utilities. The protection fence is currently positioned as shown on the approved plans.

The proposed impact is on the east side of the subject trees, which is ideal. The vast majority of structural roots will be on the southwest sides of the trees due to the region's prevailing wind direction. The species has good relative tolerance to construction impacts and can tolerate the anticipated root loss at the proposed distances from the tree trunks. Whether or not the excavation for the foundation is to a depth of 3-feet or 12-feet, the impact will be the same. All of the roots can be expected to be found within the top 2 to 3-feet of the ground surface. As long as the work is carried out diligently, all of the subject trees would be expected to remain viable or in their similar condition. The proposed work would not be expected to threaten the long-term health of the retained tree(s) per MICC19.10.080

It's all about trees.....

PO BOX 572, SNOHOMISH, WA 98291-0572 * 425-220-5711 * bob@laytontreeconsulting.com

To best protect the trees, lay out and mark on the ground the extent of excavation; and expand the tree protection fencing as shown on the attached plan. The tree protection fence shall be set at 5-feet from the new house walls to provide adequate construction clearance. The ground between the cut for the new foundation and protection fence shall be covered with a 4 to 6-inch layer of coarse wood/bark chip mulch or hog fuel to protect soils and surface roots during construction, per the attached map.

The project arborist will be on-site to oversee the foundation excavation and properly treat any encountered roots. All protection measures shall be followed as outlined in the Arborist Report for the project, including providing supplemental irrigation to trees during the dry season.

Please let me know if you have any questions or need further assistance.

Sincerely,



Bob Layton
Registered Consulting Arborist #670
ISA Certified Arborist #PN-2714A
ISA Tree Risk Assessment Qualified

Attachments:

Lot 1 Tree Protection Plan

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine and assess trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risks associated with living 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 a tree. Trees are living organisms that grow, respond to their environment, mature, decline and sometimes fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy and/or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

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.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Photo Documentation

Trees #1 and #2



Upper crowns of #1 and #2, good vigor



Trees #4 and #5



Upper crowns of #4 and #5, good vigor



Tree Protection fence positioned roughly 5-feet from trunk face of #1



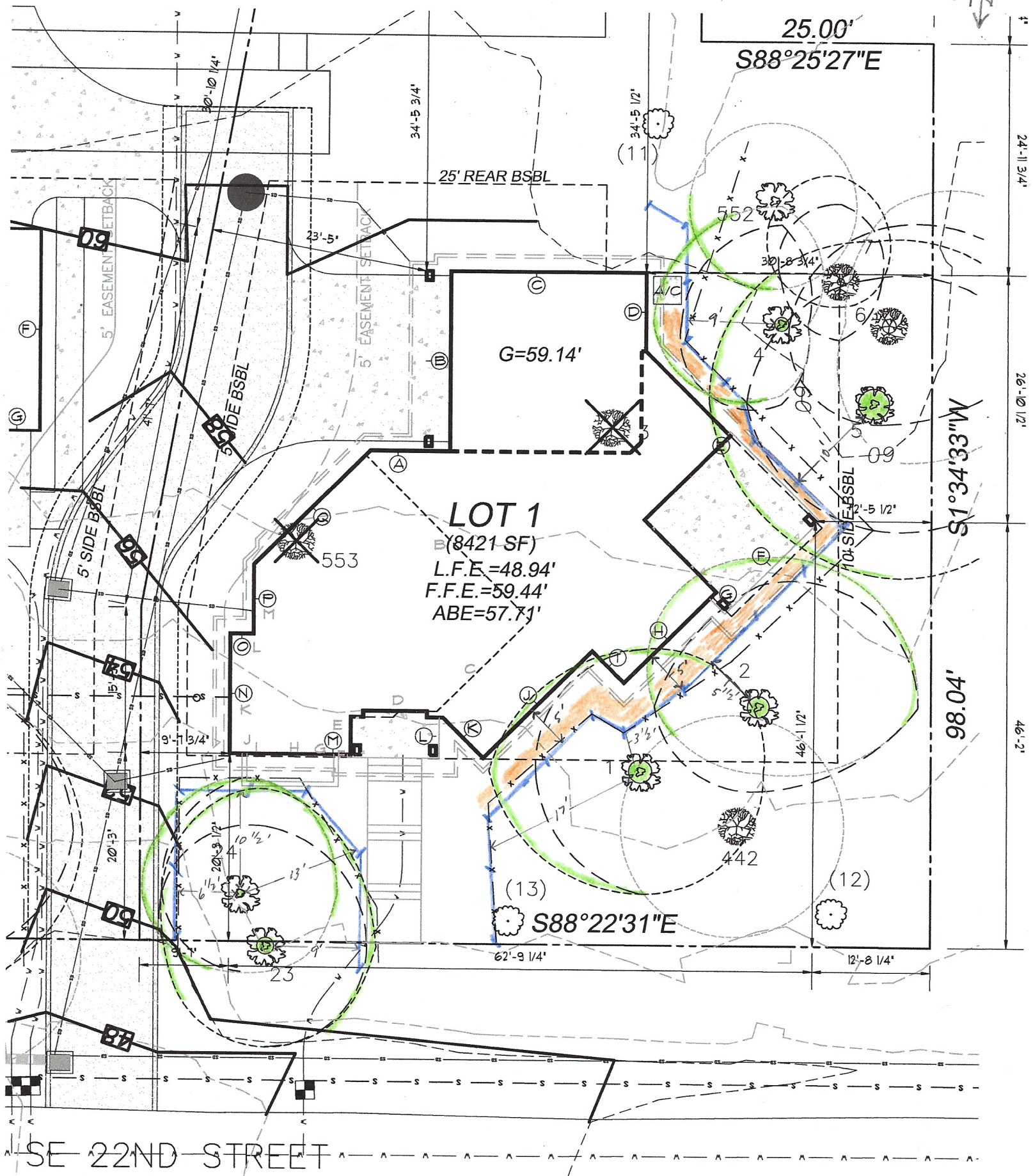
Trees #1 and #2



Tree Protection Fence adjacent to Tree #4



LOT 1 TREE PROTECTION PLAN



LOT 1
 (8421-SF)
 L.F.E.=48.94'
 F.F.E.=59.44'
 ABE=57.71'

● - RETAINED SUBJECT TREE

— - DRIPLINE

—+— - TREE PROTECTION FENCE

— (orange) - PLACE 4 TO 6 - INCH LAYER OF WOOD/BARK CHIP MULCH OR HOG FUEL TO PROTECT SOILS/SURFACE ROOTS

APPROX. SCALE
 1" = 13.3'