



LAYTON TREE CONSULTING, LLC

Milestone NW

To: Greg Arms
From: Bob Layton
CC: Scott McMillen
Date: October 28, 2025
Re: Lot 2 Tree Retention/Protection (7621 SE 22nd ST Mercer Island Project)

Dear Mr. Arms,

I have reviewed the final site plan for Lot 2 - attached. A couple trees will be impacted by the foundation excavation and patio work, but the anticipated root disturbance would not be expected to compromise long-term health or stability, given their proximity to the proposed improvements.

Tree #22 will not be impacted by the new house foundation to the south and new driveway to the west. These areas were previously disturbed during the plat work. A utility trench was excavated at +/- 12-feet south of the trunk face. There were no significant root impacts during that work. The foundation excavation will have no further effect on the tree.

Trees #13 and #16 will not be significantly impacted. To adequately protect these, position the tree protection fence at 5-feet from the new house wall as shown on the attached plan map to allow for adequate construction clearance. The ground between the cut for the new foundation and protection fence shall be covered with a +/- 6-inch layer of coarse wood/bark chip mulch or hog fuel to protect soil and surface roots during construction. Place mulch or hog fuel prior to the start of work.

The patio should be constructed after the house is nearing completion to better protect Tree #13. Phase the tree protection fencing as shown for house construction. Pier pad excavation shall be performed utilizing hand-labor only. Remove as little as the existing grade as possible to establish patio sub-base.

The cut stumps of Trees #15, #17, #18 and #20 shall be grinded down to the existing grade and not pulled to protect the roots of nearby retained trees.

It's all about trees.....

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The project arborist shall be on-site to oversee the foundation excavation, as well as the patio work, to ensure all available protection measures are applied. Any roots damaged during site work outside of the tree protection area shall be pruned clean at sound tissue prior to backfilling or finishing areas. Sound tissue is where the root is undamaged and the bark is completely intact with the root. This will help roots to seal off potential decay and allow them to sprout new growth. Any disturbed areas near protected trees shall be watered weekly during the dry season of June through September. This will help to create a favorable environment for new root growth and reduce the overall stress associated with root loss and disturbance.

Care shall be taken when finishing the landscape within the tree protection area, utilizing hand-labor only. Simply finish the landscape by cutting/hand-pulling any unwanted vegetation and applying a 3 to 4-inch covering of organic mulch/beauty bark.

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

Sincerely,

A handwritten signature in blue ink that reads "Bob Layton".

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

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.

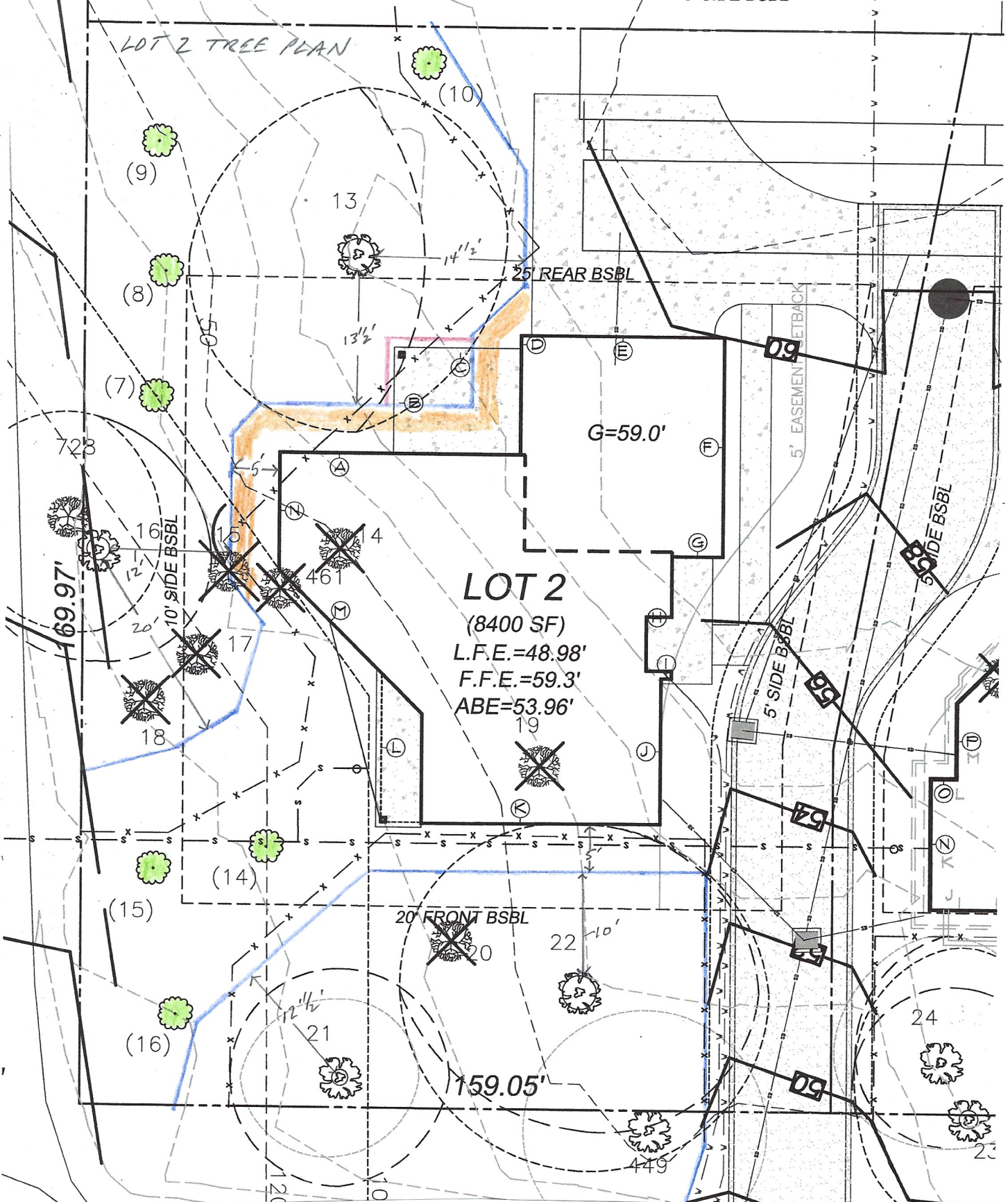
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that grow, respond to their environment, mature, decline and sometimes fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists 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.

3 SIDE BSBL

LOT 2 TREE PLAN



LOT 2
 (8400 SF)
 L.F.E.=48.98'
 F.F.E.=59.3'
 ABE=53.96'

-  Tree protection fence
-  Phase II protection fence for patio construction
-  Cover ground with +/- 6" layer of coarse wood-chip mulch or hog fuel to protect soil and surface roots during construction. Place prior to the start of work.
-  Replacement tree

22ND STRE
 (SHERMAN AVE)
 APPROX. SCALE
 1" = 13.33'