

**Exhibit 10**















**CITY OF MEDINA**  
**DEVELOPMENT SERVICES**  
 425-233-6414  
 425-233-6400

# Administrative Tree Activity Permit

# T-01

**Instructions:** Complete this form for the following:

- The property is designated as under development (MMC 20.52.100)
- Removal of any significant tree on private property having a 6-inch DBH and larger size that is not a legacy tree
- Removal of any non-significant tree on private property within 200 feet of the shoreline having a 6-inch DBH and larger size that is not a legacy tree
- Removal of a hazard tree from the city right-of-way

<input checked="" type="checkbox"/> New Application <input type="checkbox"/> Supplemental	Staff Only	Date Received: <u>7-9-19</u>	By: <u>[Signature]</u>	Permit No. <u>T-19-046</u>
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Property Address: <u>116 OVERLAKE DR. EAST</u>		Check if tree is:
Tax Parcel No. <u>#9889700015</u>		<input checked="" type="checkbox"/> Within 200 feet of shoreline <input type="checkbox"/> Within a critical area (Ch. 18.12 MMC)

Legal Property Owner Information				
Name: <u>STEVE BURNSTEAD CONST. LLC</u>	Email: <u>STEVE@BURNSTEAD.COM</u>			
Mailing Address: <u>11980 NE 24<sup>th</sup> ST. BELLEVUE WA 98005</u>	City	State	Zip	Phone: <u>206-369-6869</u>

Contact/ Agent Information	
Name: <u>STEVE BURNSTEAD</u>	Email: <u>STEVE@BURNSTEAD.COM</u>
Address:	Phone: <u>206-369-6869</u>

Contractor Information	Email & Phone:
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Project Information	
Is the property under development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Check One: <input checked="" type="checkbox"/> Application is for tree performance standards (attach form T-01a) <input type="checkbox"/> Application is for tree restoration standards (attach form T-01b)

**Application Submittal Checklist**

The following materials are required for a complete application:

Copies	Material to be submitted	Applicant	N/A	City
2	This form completed.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Proof of ownership.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Declaration of Agency.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Completed T-01a form if performance standards apply (See MMC 20.52.130).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Completed T-01b form if restoration standards apply (See MMC 20.52.150).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Tree removal and planting plan (required for tree performance standards).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Tree protection measures (required for properties under development).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Critical Areas Report (if applicable).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1	City Hazard Tree Assessment (if applicable).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I declare under penalty of perjury that I am the owner of the above property or the duly authorized agent of the owner(s) and that all applicable information furnished in support of this application is true, correct and complete.

Print Name: STEVE BURNSTEAD       Owner     Agent (check one)

Signature: [Signature]      Date: 4/15/19

City Use Only		
Application Fee: <u>500<sup>00</sup></u>	Receipt # <u>19-0481</u>	Planning Review:      /    /
Tech Fee: <u>19.75</u>	Date paid: <u>7-9-19</u>	Tree Consultant Review:      /    /
Advanced Deposit: <u>NA</u>	<input type="checkbox"/> Check if issued same day as submittal	Final inspection:      /    /

Rev. 07.31.2015



CITY OF MEDINA  
 DEVELOPMENT SERVICES  
 425-233-6414  
 425-233-6400

**OWNER'S DECLARATION  
 OF AGENT**

**A-05**

**Project Address** 116 OVERLAKE DR. EAST **Parcel No.** # 938970015

I/We STEVE BURNSTEAD do hereby declare and affirm that I/we are:

- the owners or contract purchasers of the above property
- an officer or representative of \_\_\_\_\_, a Washington corporation or trust which is the owner of the above property. I am duly authorized by this entity to represent the above property in matters of ownership, land use, and construction. Attached, please find a copy of the Power of Attorney or other document by which I have been appointed.

**AGENCY**

I/We are applying for one or more permits for development of the above property. I/We understand that the proposed work may also include additional permits for land use approvals.

For the purposes of applying for the applicable permits and managing the owner's responsibility for compliance with the approved plans and any land use permits associated with this project, I/we

- will act as my own agent
- do hereby appoint \_\_\_\_\_ to act as my agent in dealing with the City of Medina in all acts and decisions related to processing the application for permit, review and approval of the application, authorization of revisions, and coordination of required inspections and project approvals.

**AGREEMENT TO CONDITIONS**

I/We agree as a condition of this permit:


- To comply with all applicable codes, ordinances, laws and conditions of approval in effect at time of permit issue.
- To ensure that all work shall be done in accord with the approved plans and specifications, which shall not be modified without the prior approval of the Building Official. I/We will provide all data and details of revisions to the approved plans to the City prior to undertaking any work that differs from the approved plans. The official approved plans for the project shall be those plans that are stamped and dated as approved by the City of Medina.
- To inform all contractors, subcontractors and workers of these conditions and any project mitigation requirements agreed to, and I/we will enforce compliance thereto.
- To maintain the approved plans, all correction notices, all inspection reports, and all permit documents on the project site and readily available to the inspectors.
- To ensure that requests are made to the City for the required inspections. Failure to notify the Development Services Department that the work is ready for inspection may necessitate the removal of some of the construction materials at the owner's expense in order to perform required inspections.
- To cause all certifications required by the City to be completed and to reconcile the permit fees upon completion of the work. I/We understand that the City will not issue a Certificate of Completion or a Certificate of Occupancy until these documents are completed.
- I/We acknowledge that consultant fees may be incurred as a result of the review and inspection of the proposed work. I/We agree to be responsible for the payment of these fees and understand that the payment of these fees is required prior to issuance of a Certificate of Occupancy.

**SALES TAX**

All contractors and vendors must report sales taxes for transactions in the City of Medina on quarterly combined excise tax returns. The 4-digit location code for the City of Medina is 1718.

**OWNER OR OFFICER/REPRESENTATIVE NAME AND SIGNATURES**

I HAVE READ, UNDERSTOOD AND AGREE TO THE ABOVE REQUIREMENTS.

Signature  Date 4/15/17  
 Name STEVE A. BURNSTEAD





**Instructions:** Complete and attach this form to T-01 for the following:

- The property is designated as under development pursuant to MMC 20.52.100
- The applicant is using the tree performance standards in MMC 20.52.130

File No.

- New**  
 **Revision**

**STEP 1: Inventory existing tree units** Conduct an inventory of all significant trees within the boundaries of the lot.

No.	Tree	DBH	No.	Tree	DBH
1	See attached docs.		7		
2			8		
3			9		
4			10		
5			11		
6			12		

**STEP 2: Calculate Existing Tree Units** From Table 20.52.130(C): add together the number of significant trees in each range below and multiply by the corresponding value to produce Existing Tree Units.

A.	Total number of trees at least 6 inches, but less than 10 inches DBH	7	X 0.75 =	5.25	D. TOTAL EXISTING TREE UNITS (A + B + C)  37.25
B.	Total number of trees 10 inches DBH and larger	32	X 1.00 =	32	
C.	Total number of conifer trees 50 inches DBH and larger	0	X 1.25 =	0	

**STEP 3: Inventory removed trees** List the significant trees that are proposed for removal. This information will be used in Step 4 and 7 (if applicable).

No.	Tree	DBH	No.	Tree	DBH
	See attached docs.				

**STEP 4: Calculate Net Existing Tree Units** To calculate Net Existing Tree Units, add together the number of significant trees in each range below that are proposed for removal and multiply by the corresponding value. Then follow H and I.

E.	Total number of trees removed at least 6 inches, but less than 10 inches DBH	4	X 0.75 =	3	H. TOTAL TREE UNITS TO BE REMOVED (E + F + G)	23
F.	Total number of trees removed 10 inches DBH and larger	20	X 1.00 =	20		
G.	Total number of conifer trees 50 inches DBH and larger	0	X 1.25 =	0	I. Net Existing Tree Units (subtract H from D)	14.25

**STEP 5: Calculate Required Tree Units** To calculate Required Tree Units, perform the calculations in J through M.

Lot Area (sq. ft.)		Divide J by 1,000	Tree Density Ratio (check one)		M. REQUIRED TREE UNITS (Multiply K x L)	(round up) 7
J.	19,988	K.	19.98	L.		
			<input checked="" type="checkbox"/> 0.35 (residential)	<input type="checkbox"/> Table 20.52.130.B		

**STEP 6: Determine if Supplemental Trees are required** Subtract the Tree Units in M from the Tree Units in I.  
 • If the difference is zero or a positive number - stop. No supplemental trees are required.  
 • If the difference is a negative number then go to Step 7.

N.  
 + 7.25

See Page 2 for Step 7 and for additional inventory tables

**SCHEDULE A**

Name and Address of Title Insurance Company: Unit 4 / Seattle Residential  
Chicago Title Company of Washington  
701 5th Avenue, Suite 2700  
Seattle, WA 98104

Address Reference: 116 Overlake Drive East, Medina, WA 98039

Date of Policy	Amount of Insurance	Premium
July 12, 2018 at 12:36 PM	\$3,800,000.00	\$5,293.00

1. Name of Insured:

Steve Burnstead Construction, LLC, a Washington limited liability company

2. The estate or interest in the Land that is insured by this policy is:

FEE SIMPLE

3. Title is vested in:

Steve Burnstead Construction, LLC, a Washington limited liability company

4. The Land referred to in this policy is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED**

**END OF SCHEDULE A**

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ALTA Owner's Policy (06/17/2006)





**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 938970-0015-00**

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TRACT 3, M.F. WIGHT'S REPLAT OF BLOCK 23 AND PARTS OF BLOCKS 19, 20 & 22, KENWOOD PARK, ACCORDING TO PLAT RECORDED IN VOLUME 28 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED OVERLAKE DRIVE ADJOINING TRACT 3, WHICH UPON VACATION ATTACHED TO SAID TRACT 3 BY OPERATION OF LAW.

AND TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING AND ABUTTING UPON SAME.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

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AMERICAN  
LAND TITLE  
ASSOCIATION





RECEIVED  
JUL 09 2019  
CITY OF MEDINA

Lonnonson Arbor Care  
2616 169<sup>th</sup> Street SE  
Bothell, WA 98012  
425-891-1741  
lonnonson@juno.com

May 4, 2019

Steve Burnstead  
116 Overlake Dr. E  
Medina, WA 98039

Re: **Tree Report & Inventory** for the address above.

Dear Steve,

On April 25, 2019, using a tree diameter tape, I inspected and tagged 43 significant trees on and adjacent to the above-mentioned property. This report documents the location, identification, size and viability of each significant tree, detailed in the following survey table. A site map of the property and the tagged trees is included on the last page.

The City of Medina defines "significant" trees as having a minimum of 6-inch trunk Diameter at Standard Height (DSH = 54 inches from ground). A percentage of significant trees will need to be retained, which will be described in further detail later in this report.

In the following tree inventory table, the number within the brackets is the total DSH for multiple trunks derived from the total area in square inches;  $DSH = [\sqrt{(Area / \pi)}] \times 2$ . The Limit of Disturbance (LOD) is the general radius around the trunk that should not be disturbed during grading and construction in order to preserve the root zone. The LOD is determined by the tree species, its dripline, DSH, surrounding conditions, and slope. A tree's viability for retention depends on its likelihood for survival (> 10 years), and the various hazards or defects that would be detrimental to tree health, people, or property in the future.

Hazard assessment is categorized into four types of risk within a five-year period: *improbable*, *possible*, *probable*, and *imminent*. *Improbable* risk means the tree is stable, void of defects, and unlikely to fail under normal or severe weather conditions. *Possible* risk means failure could occur but is unlikely under normal weather conditions. *Probable* risk means the tree or part of the tree is very likely to fail within a given time. Trees with *imminent* risk should be worked on as soon as possible.

Some of the trees have a large root zone which may impede certain development. Scenarios where the root zone may be disturbed, or is disturbed (i.e. compacted gravel driveway) will be described in further detail. In any case, no development will be allowed beyond the threshold for root disturbance.



### Tree Inventory Table:

Tag#	Species	DSH	LOD	Viable	Condition
T1	Alaskan cedar <i>Chamaecyparis nootkatensis</i>	19.0" 16.0" [24.8"]	19.0'	Yes	Open wound at the base of one trunk. The trunks lean at 10 and 20 degrees to the east. Tree is <i>possible</i> for whole tree failure into the water due to its lean.
T2	Douglas fir <i>Pseudotsuga menziesii</i>	24.5"	19.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T3	Austrian pine <i>Pinus nigra</i>	29.0"	22.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T5	Holly <i>Ilex aquifolium</i>	13.2"	10.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T6	Shore pine <i>Pinus contorta</i>	6.2"	5.0'	Yes	Tree has no signs of decay or disease. The trunk leans at 15 degrees to the east.
T7	Yellow poplar <i>Liriodendron tulipifera</i>	20.2"	15.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. Lower canopy pruned with proper cuts. <i>Improbable</i> risks for failure.
T8	Holly	13.1"	10.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T50	Apple <i>Malus sp.</i>	11.5"	9.0'	Yes	Neighboring tree that has a dripline over the property. Sturdy tree with no signs of structural defects. <i>Improbable</i> risks for failure.
T9	Portugal laurel <i>Prunus lusitanica</i>	12.8"	10.0'	Yes	Sturdy tree with no signs of structural defects. A spot of bleeding phytophthora exuding from the main trunk. <i>Possible</i> whole tree failure.
T10	Portugal laurel	12.2"	9.0'	Yes	Tree has a 17 degree lean to the east, but no signs of decay or disease. <i>Improbable</i> risk of failure.
T11	Portugal laurel	13.5"	10.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T12	Douglas fir	23.2"	17.0'	No	Tree stands on the edge of a vertical dirt wall. No signs of decay or disease. <i>Possible</i> whole tree failure. Not viable due to surrounding condition.
T13	Pine <i>Pinus sp.</i>	9.6"	7.0'	No	Tree stands on the edge of a vertical dirt wall with a >20 degree lean to the east. No signs of decay or disease. <i>Probable</i> whole tree failure. Not viable due to surrounding condition.
T51	English laurel <i>Prunus laurocerasus</i>	9.2"	7.0'	No	Tree has a contorted trunk and grows through decking material. Grows from sloped earth under building structure. Not viable due to surrounding conditions.

Tag#	Species	DSH	LOD	Viable	Condition
T52	Coastal redwood <i>Sequoia sempervirens</i>	7.4"	6.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T14	Southern magnolia <i>Magnolia grandiflora</i>	5.3"	5.0'	No	Foliage is very thin from excessive shade. Top canopy is dead, most likely from drought stress. Not viable due to poor health. <i>Probable</i> risks for failure.
T15	Cork-bark oak <i>Quercus suber</i>	12.0"	9.0'	Yes	Sturdy tree with an asymmetric canopy. No signs of decay or disease. <i>Improbable</i> risks for failure.
T16	Coulter pine <i>Pinus coulteri</i>	29.7"	23.0'	No	Tree has a 15 degree lean with the very top canopy corrected. Tree's lean is evidence of movement/failure. <i>Probable</i> risk for failure. Not viable due to leaning condition.
T41	Douglas fir	12.5"	10.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T17	Douglas fir	18.5"	14.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T18	Douglas fir	18.9"	14.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T19	Southern magnolia	14.3"	11.0'	Yes	Sturdy tree with no signs of disease. Decay pocket in the trunk filled with concrete. <i>Improbable</i> risks for failure.
T20	Shore pine	9.8"	7.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T22	Portugal laurel	12.9" 8.6" [15.6"]	12.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T23	Portugal laurel	13.5"	10.0'	Yes	Sturdy tree with no signs of decay and disease along the main trunk. Top canopy broke resulting with poor connection of stem growth. <i>Possible</i> large part breaking. <i>Improbable</i> whole tree failure.
T24	Portugal laurel	9.5"	-	No	Tree has uprooted and leaning on another tree. <i>Imminent</i> failure.
T25	Lawson cypress <i>Chamaecyparis lawsoniana</i>	-	-	No	Dead.
T26	Coastal redwood	45.0"	30.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T27	Boulevard cypress <i>Chamaecyparis pisifera</i>	11.5"	8.0'	No	Tree is thin and etiolated from excessive shade. <i>Probable</i> risk of whole tree failure due to windthrow if exposed. Not viable due to susceptibility to windthrow.

Tag#	Species	DSH	LOD	Viable	Condition
T28	Douglas fir	12.5"	9.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T29	Douglas fir	17.8"	13.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T30	Pear <i>Pyrus sp.</i>	8.2"	6.0'	Yes	Tree leans with a poor root system. No signs of decay. <i>Improbable</i> risk of failure.
T31	Red cedar <i>Thuja plicata</i>	24.5"	18.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T32	Western hemlock <i>Tsuga heterophylla</i>	18.1"	14.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T33	Douglas fir	22.9"	17.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T34	Hawthorn <i>Crataegus monogyna</i>	9.9"	7.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T35	Holly	11.5" 6.8" 5.7" 6.0" [15.8"]	12.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T36	Cherry <i>Prunus sp.</i>	10.5"	8.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. Foliage and branching structure thin from excessive shade. <i>Improbable</i> risks for failure.
T37	Douglas fir	15.2"	11.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T38	Douglas fir	17.3"	13.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T39	Douglas fir	12.6"	10.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T40	Sequoia <i>Sequoiadendron giganteum</i>	39.0"	30.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T42	Red cedar	42.5"	32.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.

The total DSH of viable trees within this property (excludes trees T50 and T42) is 561.3 inches. There is a total of 453.2 diameter inches of viable trees proposed to keep. This is 81% retention of all viable significant trees within the property.



**Retention Plan:**

The priority in tree retention should be to preserve trees that have connecting canopies. The grouping of these trees, or known as a grove, will limit the dangers of isolated trees blowing down in strong winds.

The total diameter of retained trees exceeds the minimum number of diameter inches set forth by the City of Medina per municipal code chapter 20.52.110. 81% of the trees, greater than 6 inches DSH, can be retained.

Retention Table:

Tag #	Species	DSH
T1	Alaskan cedar	24.8"
T2	Douglas fir	24.5"
T3	Austrian pine	29.0"
T5	Holly	13.2"
T6	Shore pine	6.2"
T7	Yellow poplar	20.2"
T8	Holly	13.1"
T9	Portugal laurel	12.8"
T10	Portugal laurel	12.2"
T11	Portugal laurel	13.5"
T17	Douglas fir	18.5"
T18	Douglas fir	18.9"
T19	S. magnolia	14.3"

Tag #	Species	DSH
T20	Shore pine	9.8"
T22	Portugal laurel	15.6"
T23	Portugal laurel	13.5"
T26	Redwood	45.0"
T31	Red cedar	24.5"
T32	Hemlock	18.1"
T33	Douglas fir	22.9"
T34	Hawthorn	9.9"
T35	Holly	15.8"
T36	Cherry	10.5"
T40	Sequoia	39.0"
T52	Redwood	7.4"

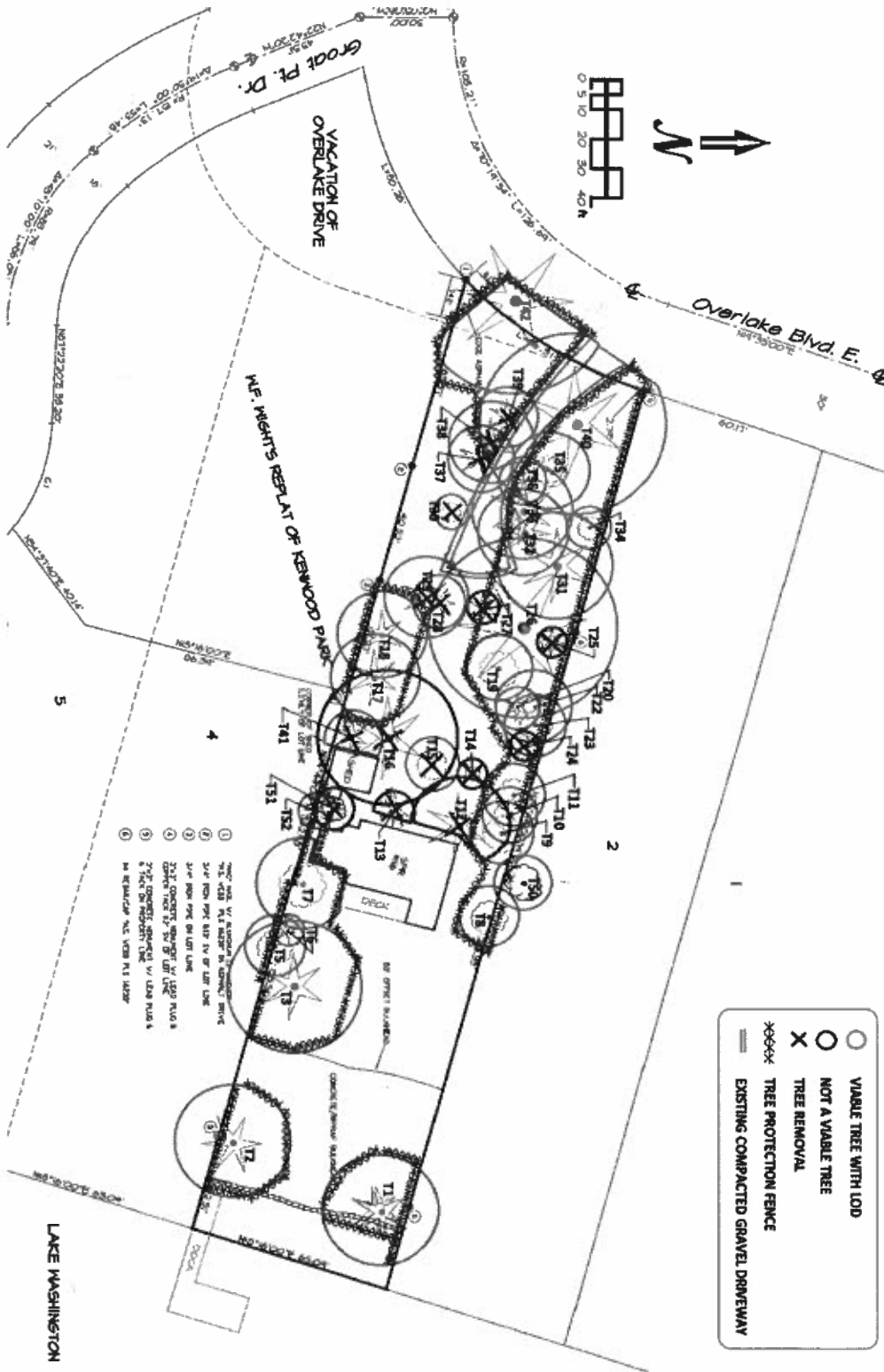
Total retained DSH = 453.2 inches.

**Tree Protection Plan:**

Protective fencing is encouraged around the perimeters of the LOD for each retained tree, or grove of trees during grading and construction. Chain-link fencing is recommended for tree protection to preserve the trees from soil disturbance due to machines, foot traffic, and materials. Grading and construction should not be allowed within the protected area of retained trees unless approved by a Certified Arborist.

In order to maximize space for driveway and housing, with proper site conditions, development can encroach within the trees' LODs. 30% disturbance of the outer root zones can be allowed. The outer root zone is the area around the tree from the LOD line and half the distance to the trunk. For example, T26 can withstand the root disturbance on the outside of the protective fencing, displayed on the site map, last page. The resulting root disturbance for T26 is less than 30% of the root zone and not within the inner root zone.

**Property Map: 116 Overlake Dr. E, Medina 98039.**



Lot Size 19,988  
Tree Units Required 7

Tree Units Retained 6.5 If positive, no supplemental trees required

Tree Species	Tree #	DBH	stem sizes within footprint and <36" DBH	Remove = 0/ Retain = 1	Tree Units	List 1 = 1/ not list 1 = 0	10" DBH+	24" +	notes
Alaskan cedar	1	24.8		1	1	1	1	1	
Douglas fir	2	24.5		1	1	1	1	1	
Austrian pine	3	29		0					
Holly	4	13.2		0					
Shore pine	5	6.2		0					
Yellow poplar	6	20.2		0					
Holly	7	13.1		1	1	1	1	1	
Portugal laurel	8	12.8		1	1	1	1	1	
Portugal laurel	9	12.2		1	1	1	1	1	
Portugal laurel	10	13.5		1	1	1	1	1	
Douglas fir	11	23.2		0					
Pine	12	9.6		0					
Cork bark oak	14	12		0					
Coulter pine	15	29.7		1	1	1	1	1	
Douglas fir	16	18.5		0					
Douglas fir	17	18.9		0					
Southern laurel	18	14.3		0					
Shore pine	19	9.8		0					
Portugal laurel	20	15.6		0					
Portugal laurel	22	13.5		0					
Portugal laurel	23	19.5		0					
Coastal redwood	26	45		1	1	1	1	1	
Boulevard cypress	27	11.5		0					
Douglas fir	28	12.5		0					
Douglas fir	29	17.8		0					
Pear	30	8.2		0					
Red cedar	31	24.5		1	1	1	1	1	
Western hemlock	32	18.1		1	1	1	1	1	
Douglas fir	33	22.9		1	1	1	1	1	
Hawthorn	34	9.9		1	0.75	1			
Holly	35	15.8		0					
Cherry	36	10.5		0					
Douglas fir	37	15.2		0					
Douglas fir	38	15.2		0					
Douglas fir	39	12.6		0					
Sequoia	40	39		1	1	1	1	1	
Douglas fir	41	12.5		0					
English laurel	51	9.2		0					
Coastal redwood	52	7.4		1	0.75	1			
<b>39</b>			<b>0</b>	<b>34</b>	<b>13.5</b>	<b>14</b>	<b>12</b>	<b>6</b>	

Tree Preservation Percentage 36% Tree Preservation Approach Qualified:

36%	X	86%	43%	Preserve 50%+ of existing trees, 6" DBH+ & on List 1
				Preserve 40%+ of existing trees, 6" DBH+ with 1/2 being 10" DBH+ & appear on list 1
				Preserve 35%+ of existing trees, 50% 10" DBH+ and 40% 24" DBH+ & appear on List 1
				Preserve 25%+ of existing trees, 75% 24" DBH+ & appear on List 1





**SURVEY OF**

Tract 3, M.F. Wright's REPLAT of Block 23 and parts of Blocks 18, 20 and 22, Replat of Kenwood Park, King County, Washington.

TOGETHER WITH the plat recorded in Volume 28 of Plats, Page 20, which upon vacation, abutted to vacant Overlake Drive adjoining Tract 3, and TOGETHER WITH second class shorelands adjoining and abutting upon some Slates in the County of King, State of Washington.

**NOTES**

1. Boundary information shown is according to a Record of Survey.
2. Site parcel in progress.
3. Measurements were obtained by RMC measurement utilizing a TOPCON make Hiper 500 GPS receiver to the Washington State Reference Network (WGSN) - (NAVD 88 Datum).
4. Site area (spread of billboard), 18,621 sq. ft.
5. Tree Inventory according to Tree Report & Inventory by Lomson Aron. Date dated May 4, 2012.
6. Contour Interval = 2 feet.
7. Site address: 116 Overlake Drive E.
8. Site Assessor's Parcel No. (APN): 18B1810-0005
9. Site area: 20,863 sq. ft.
10. Tree Inventory according to Tree Report & Inventory by Lomson Aron. Date dated May 4, 2012.

**TREE TABLE**

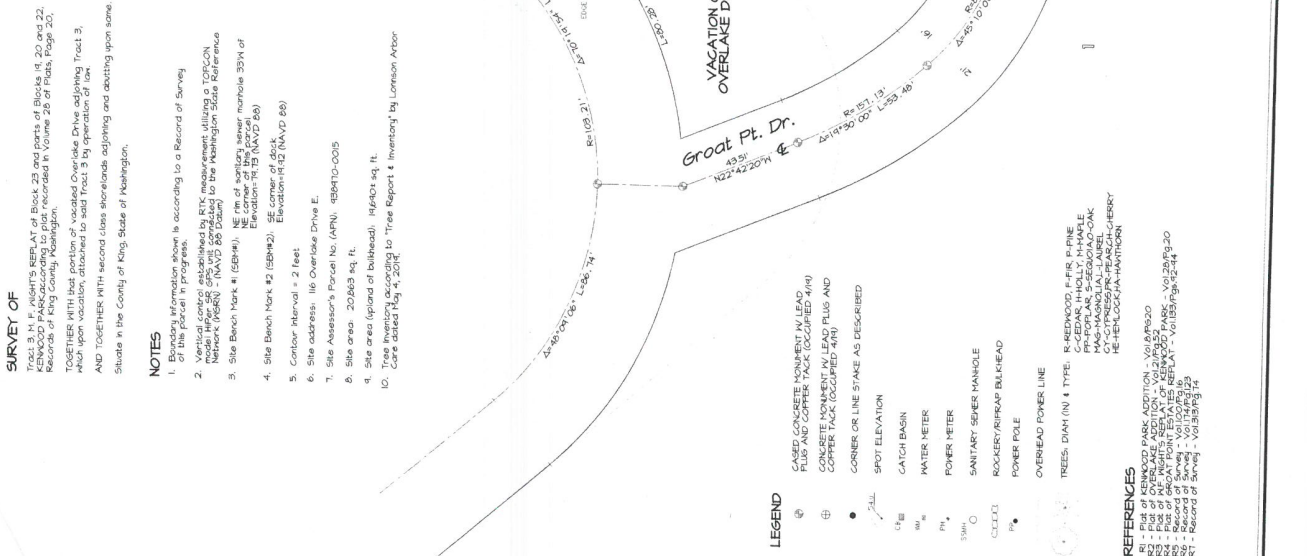
NO.	SPECIES	DIAM (INCHES)	RETAIN	REMOVE
1	Alaskan Cedar	24.6	X	
2	Douglas Fir	24.5	X	
3	Western Pine	24.0	X	
4	Shore Pine	4.2		X
5	Yellow Poplar	20.2	X	
6	Southern Magnolia	19.1	X	
7	Portuguese Laurel	18.5	X	
8	Douglas Fir	23.2	X	
9	Portuguese Laurel	18.5	X	
10	Portuguese Laurel	18.5	X	
11	Portuguese Laurel	18.5	X	
12	Douglas Fir	23.2	X	
13	Southern Magnolia	19.1	X	
14	Portuguese Laurel	18.5	X	
15	Conk-bark Oak	12.0	X	
16	Collier Pine	24.7	X	
17	Douglas Fir	18.5	X	
18	Southern Laurel	14.3	X	
19	Shore Pine	9.8	X	
20	Portuguese Laurel	15.6	X	
21	Portuguese Laurel	18.5	X	
22	Portuguese Laurel	18.5	X	
23	Portuguese Laurel	18.5	X	
24	Portuguese Laurel	18.5	X	

NO.	SPECIES	DIAM (INCHES)	RETAIN	REMOVE
25	Conk-bark Oak	12.0	X	
26	Douglas Fir	18.5	X	
27	Douglas Fir	17.8	X	
28	Portuguese Laurel	18.5	X	
29	Portuguese Laurel	18.5	X	
30	Portuguese Laurel	18.5	X	
31	Portuguese Laurel	18.5	X	
32	Portuguese Laurel	18.5	X	
33	Portuguese Laurel	18.5	X	
34	Portuguese Laurel	18.5	X	
35	Portuguese Laurel	18.5	X	
36	Portuguese Laurel	18.5	X	
37	Portuguese Laurel	18.5	X	
38	Portuguese Laurel	18.5	X	
39	Portuguese Laurel	18.5	X	
40	Portuguese Laurel	18.5	X	
41	Portuguese Laurel	18.5	X	
42	Portuguese Laurel	18.5	X	
43	Portuguese Laurel	18.5	X	
44	Portuguese Laurel	18.5	X	
45	Portuguese Laurel	18.5	X	
46	Portuguese Laurel	18.5	X	
47	Portuguese Laurel	18.5	X	
48	Portuguese Laurel	18.5	X	
49	Portuguese Laurel	18.5	X	
50	Portuguese Laurel	18.5	X	
51	Portuguese Laurel	18.5	X	
52	Portuguese Laurel	18.5	X	



STEVE BURNSTEAD CONSTRUCTION  
for  
TOPOGRAPHIC SURVEY

NO.	DATE	REV. BY	COMMENTS



- LEGEND**
- ⊕ BASED CONCRETE MONUMENT W/ LEAD
  - ⊕ CONCRETE TACK (OCCUPIED 4IN)
  - ⊕ COPPER TACK (OCCUPIED 4IN)
  - ⊕ CORNER OR LINE STAKE AS DESCRIBED
  - SPOT ELEVATION
  - GATCH BASIN
  - WATER METER
  - POWER METER
  - SANITARY SEWER MANHOLE
  - ROCKETRY/RIPRAP BULKHEAD
  - POWER POLE
  - OVERHEAD POWER LINE
  - TREES: DIAM (IN) 4 TYPE, R=REDWOOD, P=PI-PINE, PR=PRO-PALM, S=SECOGIA-OAK, C=C-CONIFERIA-L-LEBELL, H=HEMLOCK-JA-HAWITON

**REFERENCES**

- 1. Plat of Overlake Addition to Kenwood Park - Vol 28 Pg 20
- 2. Plat of Great Point Replat of Kenwood Park - Vol 28 Pg 20
- 3. Record of Survey - Vol 15 Pg 15
- 4. Record of Survey - Vol 15 Pg 15
- 5. Record of Survey - Vol 15 Pg 15



RECEIVED  
MAY 09 2018  
CITY OF MEDINA

NW45M4, SEC 31, T.25N, R.5E, W.1M.



# Basic Tree Risk Assessment Form

Client City of Medina Date 1/9/24 Time 6:00p  
 Address/Tree location 116 Overlake Dr E, Medina WA 98039 Tree no. T26 Sheet 1 of 2  
 Tree species Coast Redwood (Sequoia sempervirens) dbh 50.2" Height ~100' Crown spread dia. 40'  
 Assessor(s) Andrew Crossett - PN7375A Time frame 3 year Tools used Camera, probe, diameter tape

### Target Assessment

Target number	Target description	Target zone			Occupancy rate 1 – rare 2 – occasional 3 – frequent 4 – constant	Practical to move target?	Restriction practical?
		Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	SFR on 122 (tree is 60' from east, south-east corner of home.)		<input checked="" type="checkbox"/>		4	N	N
2	Garage on 122 (tree is 42' south of garage)		<input checked="" type="checkbox"/>		3	N	N
3							
4							

### Site Factors

History of failures Normal minor branch failures associated with wind events. Topography Flat  Slope  \_\_\_\_\_ % Aspect \_\_\_\_\_  
 Site changes None  Grade change  Site clearing  Changed soil hydrology  Root cuts  Describe Small SFR Demo  
 Soil conditions Limited volume  Saturated  Shallow  Compacted  Pavement over roots  \_\_\_\_\_ % Describe Neighbors driveway  
 Prevailing wind direction S Common weather Strong winds  Ice  Snow  Heavy rain  Describe Normal PNW weather

### Tree Health and Species Profile

Vigor Low  Normal  High  Foliage None (seasonal)  None (dead)  Normal \_\_\_\_\_ % Chlorotic \_\_\_\_\_ % Necrotic \_\_\_\_\_ %  
 Pests N/A Abiotic N/A  
 Species failure profile Branches  Trunk  Roots  Describe Unlikely to fail without significant structural defects.

### Load Factors

Wind exposure Protected  Partial  Full  Wind funneling  \_\_\_\_\_ Relative crown size Small  Medium  Large   
 Crown density Sparse  Normal  Dense  Interior branches Few  Normal  Dense  Vines/Mistletoe/Moss  \_\_\_\_\_  
 Recent or planned change in load factors Development of 116.

### Tree Defects and Conditions Affecting the Likelihood of Failure

#### — Crown and Branches —

Unbalanced crown  LCR \_\_\_\_\_ % Cracks  \_\_\_\_\_ Lightning damage   
 Dead twigs/branches  \_\_\_\_\_ % overall Max. dia. \_\_\_\_\_ Codominant  \_\_\_\_\_ Included bark   
 Broken/Hangers Number \_\_\_\_\_ Max. dia. \_\_\_\_\_ Weak attachments  \_\_\_\_\_ Cavity/Nest hole \_\_\_\_\_ % circ.  
 Over-extended branches  Previous branch failures  \_\_\_\_\_ Similar branches present   
**Pruning history**  
 Crown cleaned  Thinned  Raised  Dead/Missing bark  Cankers/Galls/Burls  Sapwood damage/decay   
 Reduced  Topped  Lion-tailed  Conks  Heartwood decay  \_\_\_\_\_  
 Flush cuts  Other \_\_\_\_\_ Response growth \_\_\_\_\_  
 Main concern(s) Crown is healthy with no observable significant defects.

Load on defect N/A  Minor  Moderate  Significant  \_\_\_\_\_  
 Likelihood of failure Improbable  Possible  Probable  Imminent  \_\_\_\_\_

#### — Trunk —

Dead/Missing bark  Abnormal bark texture/color   
 Codominant stems  Included bark  Cracks   
 Sapwood damage/decay  Cankers/Galls/Burls  Sap ooze   
 Lightning damage  Heartwood decay  Conks/Mushrooms   
 Cavity/Nest hole \_\_\_\_\_ % circ. Depth \_\_\_\_\_ Poor taper   
 Lean \_\_\_\_\_ ° Corrected? \_\_\_\_\_  
 Response growth \_\_\_\_\_  
 Main concern(s) No defects observed.

Load on defect N/A  Minor  Moderate  Significant   
 Likelihood of failure Improbable  Possible  Probable  Imminent

#### — Roots and Root Collar —

Collar buried/Not visible  Depth \_\_\_\_\_ Stem girdling   
 Dead  Decay  Conks/Mushrooms   
 Ooze  Cavity  \_\_\_\_\_ % circ.  
 Cracks  Cut/Damaged roots  Distance from trunk \_\_\_\_\_  
 Root plate lifting  Soil weakness   
 Response growth \_\_\_\_\_  
 Main concern(s) No defects observed.

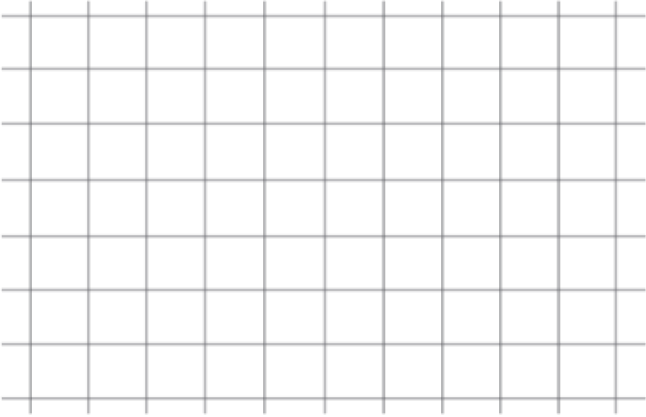
Load on defect N/A  Minor  Moderate  Significant   
 Likelihood of failure Improbable  Possible  Probable  Imminent



Risk Categorization																									
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood												Consequences				Risk rating of part (from Matrix 2)		
							Failure				Impact				Failure & Impact (from Matrix 1)				Negligible	Minor	Significant	Severe			
							Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely	Very likely							
1	Entire tree.	N/A	~100'	~100'	1	None	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Low		
					2	None	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Low		
							<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
2							<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
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3							<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
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4							<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			
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									<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

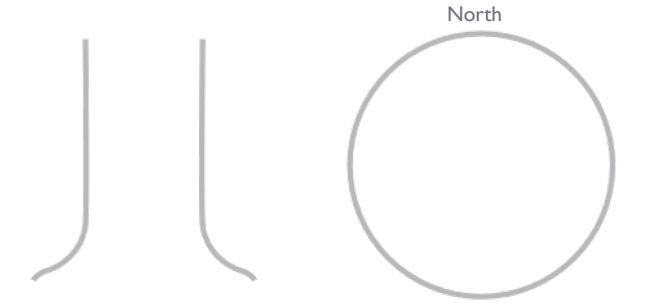
Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely



Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low



Notes, explanations, descriptions Healthy tree. Good example of speci Sewer was relined due to root impact. Driveway at 122 was recently reb owner is concerned the subject tree roots will damage it.

Mitigation options No mitigation recommended.

Residual risk Low

Residual risk

Residual risk

Residual risk

Overall tree risk rating Low  Moderate  High  Extreme

Work priority 1  2  3  4

Overall residual risk Low  Moderate  High  Extreme

Recommended inspection interval \_\_\_\_\_

Data  Final  Preliminary **Advanced assessment needed**  No  Yes-Type/Reason \_\_\_\_\_

Inspection limitations  None  Visibility  Access  Vines  Root collar buried Describe \_\_\_\_\_



August 7, 2023

Steve Burnstead  
116 Overlake Dr. E  
Medina, WA 98039

Re: **Tree Report** for the address above (Parcel #9389700015).

To Whom It May Concern,

The purpose of this report is to identify and locate significant trees and determine their condition for construction on the property mentioned above. The enclosed survey table documents the identification, measurements, credits, and condition of each significant tree. This report also includes tree protection measures during development, mitigation for tree hazards in the shoreline setback, a site map of the property with tree locations, and the Tree Activity/Performance Worksheets. The Tree Activity Worksheet reflects the tree credits prior to a 2019 Tree Removal Permit (TREE-19-046).

On November 23, 2022, I provided a basic inspection of trees within and adjacent to the parcel mentioned above. The trees were measured (diameter tape) and tagged with a number engraved metal strip. The tag numbers correspond with the data in the following tree inventory table. Tree trunks were measured 4 ½ feet from the ground which is known as the Diameter at Standard Height (DSH). In the inventory table, the number in brackets is the total DSH for multiple trunks derived from the square root of the total diameter of all trunks;  $DSH = \sqrt{[(DSH1)^2 + (DSH2)^2 + (DSH3)^2 + \dots]}$ . The City of Medina considers a significant tree to have a 6-inch DSH or greater.

The Tree Protection Zone (TPZ) is the radius around the trunk where construction activities and access are limited to protect the tree(s) and soil from damage, and to sustain tree health and stability. The TPZ is determined by species, branch length from trunk (dripline), DSH, surrounding conditions, and slope.

All trees have some level of risk associated with tree defects, or hazards. Hazards are categorized into four types of risk assessed for a five-year period: *Improbable*, *possible*, *probable*, and *imminent*. *Improbable* risk means the tree is stable, void of defects, and unlikely to fail under normal, and may not in extreme, weather conditions. *Possible* risk means that failure is unlikely to occur in normal weather conditions but may be expected in extreme weather conditions. *Probable* risk means failure may be expected under normal weather conditions. Trees with *imminent* risk are in the act of failing and should be worked on as soon as possible.

The health of the trees is defined as good, fair, and poor. Sturdy tree with no signs of decay, disease, or structural defect has good health. Fair health describes a tree as having vigor but has defects such as disease, included bark, wood decay, weak structure, or root zone issues (i.e., impervious surfaces, compacted soil, etc.) that may not be feasible for mitigation. Poor health describes a tree that is dead, a state of decline, severely diseased, injured, or a hazard to surrounding property with no chance of recovery.

Tree Inventory Table:

Tag #	Species	DSH	Drip -line	TPZ	Health	Tree Unit	Condition
T42*	Red cedar <i>Thuja plicata</i>	42.5"	17.0'	25.0'	Good	N/A	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree or large part failure.
T52	Coast redwood <i>Sequoia sempervirens</i>	13.4"	9.0'	12.0'	Good	.75	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree or large part failure.
T26	Coast redwood	50.2"	18.0'	20.0'	Good	1.0	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree or large part failure.
T31	Red cedar	25.6"	14.0'	20.0'	Good	.75	Bark damage (9"x12") with exposed sapwood near base. No signs of decay or disease. <i>Improbable</i> risk of tree failure.
T32	W. hemlock <i>Tsuga heterophyllum</i>	19.0"	15.0'	18.0'	Good	.75	Some dead branching. No signs of decay or disease. <i>Improbable</i> risk of tree failure.
T33	Douglas fir <i>Pseudotsuga menziesii</i>	24.9"	18.0'	20.0'	Good	.75	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree or large part failure.
T34	Hawthorn <i>Crataegus monogyna</i>	9.9"	10.0'	10.0'	Good	.5	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree or large part failure.
T40	Sequoia <i>Sequoiadendron giganteum</i>	41.5	16.0'	20.0'	Good	1.0	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree or large part failure.
T43	W. hemlock	29.9" 26.3" [39.8"]	20.0'	25.0'	Good	N/A	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree or large part failure.



Tag #	Species	DSH	Drip -line	TPZ	Health	Tree Unit	Condition
T48	Douglas fir	25.5"	15.0'	20.0'	Good	N/A	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree or large part failure.
T49	Cherry <i>Prunus sp.</i>	12.0"	15.0'	12.0'	Good	N/A	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree or large part failure.
T50	Leyland cypress <i>Chamaecyparis leylandii</i>	7.2"	6.0'	6.0'	Good	N/A	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree or large part failure.
T51**	Douglas fir	22.0"	15.0'	20.0'	Good	N/A	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree or large part failure.
T2**	Douglas fir	24.5"	18.0'	20.0'	Good	.75	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree or large part failure.
T1**	Alaskan cedar <i>Chamaecyparis nootkatensis</i>	19.0" 16.0" [24.8"]	15.0'	20.0'	Fair	.75	Tree has excessive lean at 30 and 35 degrees to the east. Bark damage (16"x24") with exposed sapwood. Included bark between trunks. Root uplifting on the west side. <i>Probable</i> risk of tree failure.

\* Tree in the Right-of-Way.

\*\* Trees in the Shoreline setback.

  Trees off-site.

### Tree Units After Removal Permit TREE-19-046:

Tree Units for each tree are found under MMC 16.52.090.C.

Required Tree Units for the lot is 8 [(20,526 ft<sup>2</sup> / 1000) x .4 = 8.2].

The total number of Tree Units within the property boundaries is 7.

Pre-existing Tree Unit gap is 1 (8 – 7 = 1).

The removal of trees T26, T31, T32, and T33 is 3.25 Tree Units equal to 3.0 net existing trees (8.0 required Tree Units – 5.0 supplemental trees = 3.0).

Supplemental tree requirement is 5 Tree Units (8 – 3.25 = 4.75).

### Required Supplement Trees:

2 to replace 50.2" DSH tree = 1.0 Tree Unit

2 to replace 25.6" DSH tree = 1.0 Tree Unit

2 to replace 24.9" DSH tree = 1.0 Tree Unit

1 to replace 19.0" DSH tree = 1.0 Tree Unit

1 to fill pre-existing gap = 1.0 Tree Unit

Net existing Tree Units = 3.0 Tree Units

Total = 8.0 Tree Units, or 8 supplemental trees (1 additional tree for the lot size and 7 tree replacements for the removals).

## Tree Protection Plan:

Protective fencing is required around the perimeters of the TPZ for each retained or group of trees during grading and construction. Chain-link fencing is recommended to preserve the trees from soil disturbance due to machines, foot traffic, and materials. Grading and construction should not be allowed within the TPZ of retained trees, unless described in this report.

The placement for tree protection fencing is shown on the site map (page 8). Trees T26, T32, T33, and T40 have irregular root zones because of the existing gravel driveway as the ingress and egress. These trees have adapted to the current conditions and tree protection over the gravel driveway is not necessary when the driveway surface is not to be graded or disturbed.

## New Tree Plan & Recommendations:

Native, conifer trees are preferred with the new tree planting requirements. Some of the larger native evergreen (conifer) trees include Douglas fir (*Pseudotsuga menziesii*), Red cedar (*Thuja plicata*), Western hemlock (*Tsuga heterophylla*), Grand fir (*Abies grandis*), and Engelmann spruce (*Picea Engelmannii*). New tree plantings recommended for this site includes Douglas fir, Red cedar, and Alaskan weeping cedar (*Chamaecyparis nootkatensis*) is a recommendation for tree replacements. Proposed but not definite locations for the new tree plantings are shown on the site map (page 8).

Ornamental native trees and near native trees more suited for landscape design may include Mountain hemlock (*Tsuga mertensiana*), Shore pine (*Pinus contorta*), Excelsior cedar (*Thuja plicata* 'Excelsior'), and Pacific yew (*Taxus brevifolia*) for evergreen conifers. Deciduous trees include Serviceberry (*Amelanchier alnifolia*), Dogwood (*Cornus nutellii* or *Cornus* 'Eddie's White Wonder'), White oak (*Quercus garryana*), Pacific crabapple (*Malus fusca*), and Vine maple (*Acer circinatum*).

The fall and winter seasons are the best time to plant new trees. The root systems will grow during the fall and winter months in this region and be better established for the oncoming dry season. New trees will need to be watered during their first couple of dry seasons. Soaker hoses, drip systems, and water bags are the best and most efficient way to keep the new trees watered during the dry months.

## Shoreline Tree Hazard & Mitigation:

Alaskan cedar T1 is within the shoreline setback and poses a hazard to neighboring property and may cause bulkhead damage. Cedar T1 has increased its severe lean with little canopy correction for the past few years under my routine inspections. The tree is experiencing active root failure. Other health factors put the tree at high risk. Pictures and ISA Hazard Assessment Form describes the tree's condition on the following pages.

I question the viability of Cedar T1 and how to mitigate its risk without total removal to reduce impacts to the shoreline area. So, removing the lower trunk or at least topping the lower trunk to reduce the leverage load on the root system is a suggested treatment, even though topping is not an acceptable ANSI Tree Maintenance guideline. However, the tree will most likely recover from a topping cut. The Cedar leans too much to be guided with stakes and cables.

In addition to the pruning to alleviate leverage load, new tree plantings are recommended near the subject tree to ensure future canopy coverage. For example, three new Alaskan weeping cedars (*Chamaecyparis nootkatensis*) of minimum height for replacement should Cedar T1 eventually fail.

Cedar T1 will require removal if topping the lower trunk cannot be accepted. A tall portion of the trunk will need to remain to act as a “wildlife snag” if removal is the preference. New Alaskan weeping cedars continue to be the preferred replacement trees.

Please reply if you have questions.

Thank you,



Lonnie Olson, Owner

ISA Certified Arborist (PN-5427A) exp. 12/31/2023

Qualified Tree Risk Assessor (#697) exp. 7/23/2024



The Alaskan Cedar T1 is pictured on the left, taken at time of inspection July of 2022. The cedar leans to the neighboring property at 30-35 degrees. It targets the neighboring shoreline and dock. Tree failure at the root crown may damage the bulkhead.

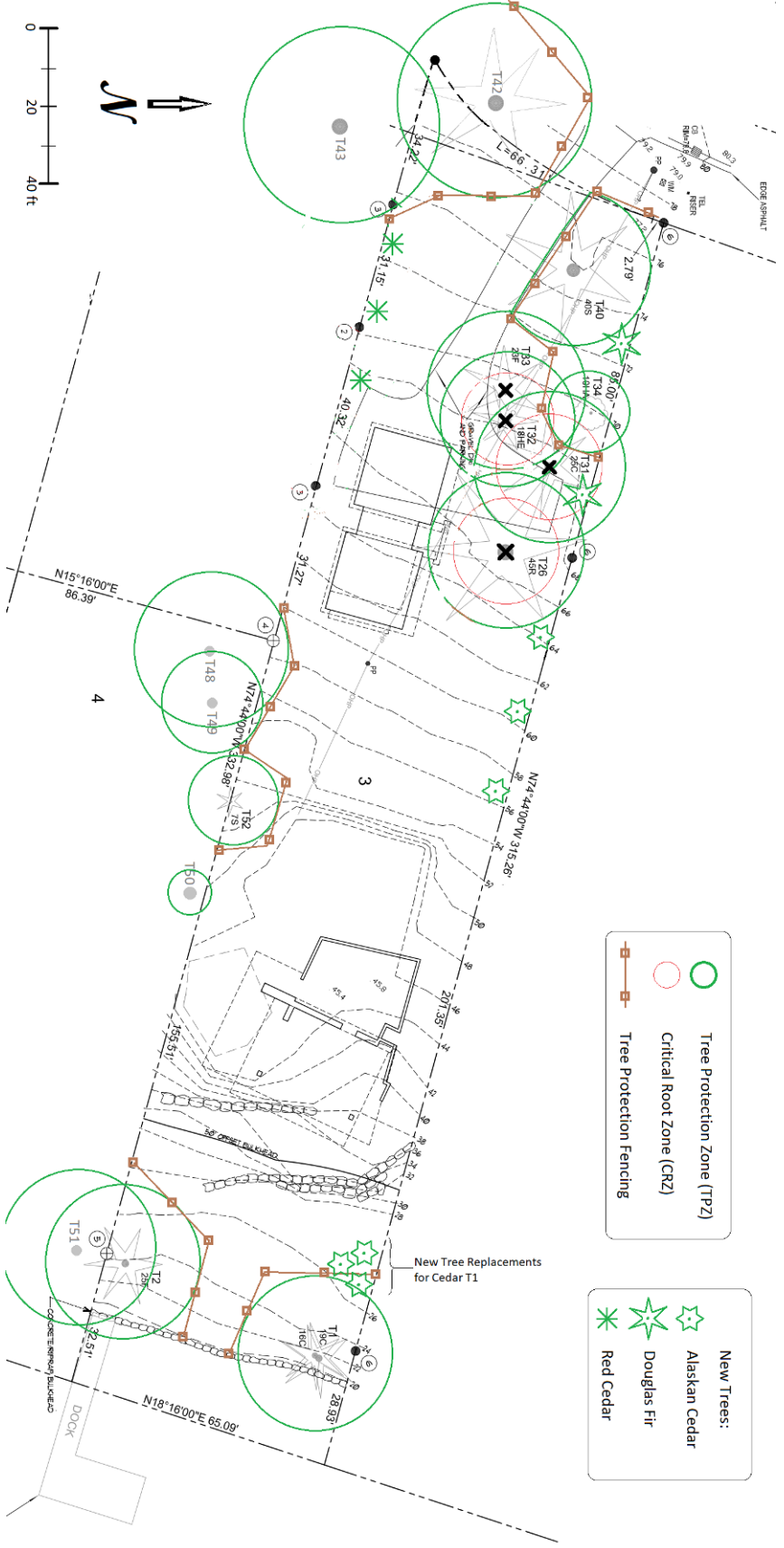
The bottom picture is a close-up of the tree's trunk. The red arrow shows the large open wound and dead wood that extends into the root collar. Live wood around the wound has low vigor. The root plate has signs of upheaval on the opposite side of the lean.

Removal of the lower, southeast trunk (yellow arrow) will reduce the risk of whole tree failure.







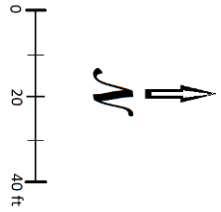


- Tree Protection Zone (TPZ)
- Critical Root Zone (CRZ)
- Tree Protection Fencing

**New Trees:**

- ★ Alaskan Cedar
- ★ Douglas Fir
- ★ Red Cedar

New Tree Replacements for Cedar T1





DEVELOPMENT SERVICES

501 EVERGREEN POINT ROAD MEDINA, WA 98039  
PHONE: 425-233-6414/6400

# ADMINISTRATIVE TREE ACTIVITY WORKSHEET

# T-01

**Complete this form for the following:**

- The property is designated as under development regardless of whether a tree is removed (MMC 16.52.060)
- Removal of any significant tree on private property having a 6-inch DBH and larger size, but less than 36 inches DBH
- Removal of any non-significant tree on private property within 200 feet of the shoreline having a 6-inch DBH and larger size
- Removal of a hazard tree from a city right-of-way

<input checked="" type="checkbox"/> New Application	<input type="checkbox"/> Supplemental	Staff Only	Date Received:	By:	Permit No.
---	---------------------------------------	------------	----------------	-----	------------

<b>Property Information</b>	
Property Address: 116 Overlake Dr E, Medina	Check if tree is located: <input checked="" type="checkbox"/> Within 200 feet of shoreline <input type="checkbox"/> Within a critical area (Ch. 16.50 / 16.67 MMC)
Tax Parcel No. 9389700015	

<b>Legal Property Owner Information</b>					
Name: Steve Burnstead	City		State	Zip	Email: steve@burnstead.com
Mailing Address: 8880 Groat Point Dr, Medina, WA 98039	City		State	Zip	Phone:

<b>Contact/ Agent Information</b>	
Name: Lonnsen Arbor Care	Email: lonnsen@juno.com
Address: 2616 169th St SE	Phone: 425-891-1741

<b>Contractor Information</b> LONNSAC942NG	Email & Phone:
---	----------------

<b>Project Information</b>	
Is the lot under development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Check One: <input checked="" type="checkbox"/> Application is for tree performance standards (attach form T-01a) <input type="checkbox"/> Application is for tree restoration standards (attach form T-01b)
Does the lot meet the tree retention requirements of MMC 16.52.090? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**Application Submittal Checklist**

The following materials are required for a complete application:

Copies	Material to be submitted	Applicant	N/A	City
2	This form completed.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Proof of ownership.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Declaration of Agency.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Completed T-01a form if performance standards apply (See MMC 16.52.090).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Completed T-01b form if restoration standards apply (See MMC 16.52.110).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Tree removal and planting plan (required for tree performance standards).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Tree protection measures (required for properties under development).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Critical Areas Report (if applicable).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1	City Hazard Tree Assessment (if applicable).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I declare under penalty of perjury that I am the owner of the above property or the duly authorized agent of the owner(s) and that all applicable information furnished in support of this application is true, correct and complete.

Print Name: Lonnie Olson  Owner  Agent (check one)

Signature: Lonnie Olson Date: 8/7/2023

<b>City Use Only</b>	
Application Fee:	<input type="checkbox"/> Check if issued same day as submittal
Tech Fee:	Planning Approval: / /
Advanced Deposit:	Tree Approval: / /
	Final Inspection: / /



**DEVELOPMENT SERVICES**

# TREE PERFORMANCE T-01a WORKSHEET

501 EVERGREEN POINT ROAD MEDINA, WA 98039  
PHONE: 425-233-6414/6400

**Instructions:** Complete and attach this form to T-01 for the following:

- The property is designated as under development pursuant to MMC 16.52.060
- The applicant is using the tree performance standards in MMC 16.52.090

File No.

- New**  
 **Revision**

**STEP 1: Inventory existing tree units** Conduct an inventory of all significant trees within the boundaries of the lot.

No.	Tree	DBH	No.	Tree	DBH
1	Coast Redwood T52	13.4"	7	Sequoia T40	41.5"
2	Coast Redwood T26	50.2"	8	Alaskan Cedar T1	24.8"
3	Red Cedar T31	25.6"	9	Douglas Fir T2	24.5"
4	Western Hemlock T32	19.0"	10	Douglas Fir T37	15.2"
5	Douglas Fir T33	24.9"	11	Douglas Fir T38	17.3"
6	Hawthorn T34	9.9"	12	Douglas Fir T39	12.6"

**STEP 2: Calculate Existing Tree Units** From Table 16.52.090(C): add together the number of significant trees in each range below and multiply by the corresponding value to produce Existing Tree Units.

A.	Total number of trees at least 6 inches, but less than 10 inches DBH	3	X 0.50 =	1.5	D. TOTAL EXISTING TREE UNITS (A + B + C) <b>14</b>
B.	Total number of trees 10 inches DBH and larger	14	X 0.75 =	10.5	
C.	Total number of conifer trees 36 inches DBH and larger	2	X 1.00 =	2.0	

**STEP 3: Inventory removed trees** List the significant trees that are proposed for removal. This information will be used in Step 4 and 7 (if applicable).

No.	Tree	DBH	No.	Tree	DBH
T31	Red Cedar	25.6"	T28	Douglas Fir	12.5"
T32	Western Hemlock	19.0"	T29	Douglas Fir	17.8"
T33	Douglas Fir	24.9"	T30	Pear	8.2"
T26	Coast Redwood	50.2"	T19	S. Magnolia	14.3"

**STEP 4: Calculate Net Existing Tree Units** To calculate Net Existing Tree Units, add together the number of significant trees in each range below that are proposed for removal and multiply by the corresponding value. Then follow H and I.

E.	Total number of trees removed at least 6 inches, but less than 10 inches DBH	2	X 0.50 =	1.0	H. TOTAL TREE UNITS TO BE REMOVED (E + F + G) <b>10.25</b>
F.	Total number of trees removed 10 inches DBH and larger	11	X 0.75 =	8.25	
G.	Total number of conifer trees 36 inches DBH and larger	1	X 1.00 =	1.0	I. Net Existing Tree Units (subtract H from D) <b>3.75</b>

**STEP 5: Calculate Required Tree Units** To calculate Required Tree Units, perform the calculations in J through M.

Lot Area (sq. ft.)		Divide J by 1,000		Tree Density Ratio (check one)		M. REQUIRED TREE UNITS (Multiply K x L) <b>8</b> (round up)
J.	20,526	K.	20.5	L.	<input checked="" type="checkbox"/> 0.40 (residential) <input type="checkbox"/> Table 16.52.090(B)	

**STEP 6: Determine if Supplemental Trees are required** Subtract the Tree Units in M from the Tree Units in I.  
 • If the difference is zero or a positive number - stop. No supplemental trees are required.  
 • If the difference is a negative number then go to Step 7.

N.  
**-4.25**

See Page 2 for Step 7 and for additional inventory tables



**Tree Performance Worksheet** Page 2

**STEP 7:** Calculate Supplemental Trees

- Each replacement of a 24-inch DBH and larger tree requires two supplemental trees with each supplemental tree having a Tree Unit value = 0.5.
- Each replacement of a less than 24-inch DBH tree & each tree that fills a gap requires one supplemental tree with each supplemental tree having a Tree Unit value = 1.0
- Each replacement of a Legacy or Landmark tree requires mitigation pursuant to MMC 16.52.080. The total mitigation for each Legacy or Landmark tree has a Tree Unit value = 1.0
- The total Tree Units of the supplemental trees must equal or be greater than the absolute value of N.
- Tree Units are assigned first to those supplement trees replacing removed trees and in order of largest to smallest tree.

For replacement of 24-inch DBH and larger tree					For replacement of less than 24-inch DBH/ Fill Existing Gap trees					
No.	Check if Applied	# of Supp. Trees	Proposed # Supp. Trees	Tree Unit	No.	Check if Applied	# of Supp. Trees	Proposed # Supp. Trees	Tree Unit	
T31	<input checked="" type="checkbox"/>	2	2	1.0	T32	<input checked="" type="checkbox"/>	1	1	1.0	
T33	<input checked="" type="checkbox"/>	2	2	1.0	T28	<input checked="" type="checkbox"/>	1	1	1.0	
T26	<input checked="" type="checkbox"/>	2	2	1.0	T29	<input checked="" type="checkbox"/>	1	1	1.0	
	<input type="checkbox"/>	2			T20	<input checked="" type="checkbox"/>	1	1	1.0	
	<input type="checkbox"/>	2			T19	<input checked="" type="checkbox"/>	1	1	1.0	
	<input type="checkbox"/>	2			T22	<input checked="" type="checkbox"/>	1	1	1.0	
	<input type="checkbox"/>	2			T23	<input checked="" type="checkbox"/>	1	1	1.0	
	<input type="checkbox"/>	2			T37	<input checked="" type="checkbox"/>	1	1	1.0	
	<input type="checkbox"/>	2			T38	<input checked="" type="checkbox"/>	1	1	1.0	
	<input type="checkbox"/>	Legacy or Landmark Tree			T39	<input checked="" type="checkbox"/>	1	1	1.0	
	<input type="checkbox"/>	Legacy or Landmark Tree			T30	<input checked="" type="checkbox"/>	1	1	1.0	
O.	<b>Total</b>		6	3.0	P.	<b>Total</b>		11	11.0	
							<b>Total from O</b>		6	3.0
							<b>Grand Totals</b>		Q. 17	R. 14.0

**STEP 1: Inventory existing tree units**

No.	Tree	DBH	No.	Tree	DBH
13	Douglas Fir T28	12.5"	21		
14	Douglas Fir T29	17.8"	22		
15	Pear T30	8.2"	23		
16	S Magnolia T19	14.3"	24		
17	Shore Pine T20	9.8"	25		
18	Por. Laurel T22	15.6"	26		
19	Por. Laurel T23	13.5"	27		
20			28		

**STEP 3: Inventory removed trees**

No.	Tree	DBH	No.	Tree	DBH
T20	Shore Pine	9.8"	T38	Douglas Fir	17.3"
T22	Por. Laurel	15.6"	T39	Douglas Fir	12.6"
T23	Por. Laurel	13.8"			
T37	Douglas Fir	15.2"			

Attach additional sheets if needed.

## **Assumptions & Limiting Conditions**

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. All data has been verified insofar as possible; however, I can neither guarantee nor be responsible for the accuracy of information provided by others.
3. I shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee.
4. Loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
6. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, news, sales, or other media, without the prior expressed written or verbal consent of the consultant particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in my qualification.
7. This report and values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, diagrams, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
9. Unless expressed otherwise: (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

## Certification of Performance & Appraisal

I, Lonnie Olson, certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith.

- ❑ I have personally inspected the trees and the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the terms of assignment.
- ❑ The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- ❑ No one provided significant professional assistance to me, except as indicated within the report.
- ❑ My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing with the International Society of Arboriculture. I have been involved in the field of arboriculture in a full-time capacity for more than 26 years.

*Lonnie Olson*

Signed: \_\_\_\_\_

**Summary of Burnstead Tree Permits as submitted.****TREE-19-046** – Initial Tree Activity Permit

Permit Type: TREE-PERFORMANCE

Parent Permit: D-19-013 (Demo Permit)

Reviewing Arborist – Tom Early

Submitted: 7/19/2019

- 39 trees documented on-site in ATAP application totaling 37.25TU.
- 24 trees proposed for removal totaling 23TU removed.
- 14.25TU remained on-site.
- **\*Required Tree Units** =  $19,988\text{sqft}/1,000 = 19.98 \times .35 = 7\text{TU}$

**TREE-23-018** – Second tree permit. (Includes subject Coast Redwood)

Permit Type: TREE-WITH BUILDING/DEVELOPMENT

Parent Permit: DEP00229

Reviewing Arborist: Sean Dugan (initial) Andy Crossett (current)

Submitted: 4/7/2023

- 19 trees documented on-site in ATAP application totaling 14TU.
- 14 trees proposed for removal totaling 10.25TU to be removed.
- 3.75TU remaining.
- **\*Required Tree Units** =  $20,526\text{sqft}/1,000 = 20.526 \times .35 = 7.18$  (rounded up to 8).
- $3.75\text{TU} - 8.0(\text{required}) = -4.25\text{TU}$  deficit.
- 17 supplemental trees proposed for replacement totaling 14.0TU
- Sean reviewed and then sent a correction letter (provided on page 2) on 8/2/23.
- The letter requested a separate permit application for the subject Coast Redwood.
- I also sent a request for an updated ATAP application, excluding the Redwood, so it could be handled under the non admin tree activity permit.

**TREE-23-043** – Third tree permit for the removal of the Landmark Coast Redwood.

Permit Type: TREE-NON-ADMIN TREE ACTIVITY PERMIT

Parent Permit: DEP00229

Reviewing Arborist: Andy Crossett

Submitted: 8/24/2023

- 1 50.2" coast redwood proposed for removal.
- Requires 12 supplemental trees and \$10,800 contribution to Medina tree fund.

**\*Mr. Sver later informed me that the actual surveyed square footage of the site should be 19,960 (per licensed survey), which would make the actual tree unit minimum for the site 7.0TU.**



August 2, 2023

Thomas Burnstead  
11980 NE 24th St  
Bellevue, WA 98005

**Re: Revision to Correction#1 - Administrative Tree Activity Permit  
116 Overlake Dr. E.; TREE-23-018**

Dear Mr. Burnstead,

I have reviewed the submission for the above project. The following items are required for me to continue the review:

1. The Administrative Tree Activity Permit (ATAP) form and the CAP Site Plan Pavilion and ADU are inconsistent. The ATAP indicates in Step 3 that no trees will be removed; however, the site plan indicates that 4 trees are proposed for removal. Update both the ATAP and Site Plan to indicate the proposed activities.
2. Update the ATAP calculations to include the following:
  - a. Tree T2 is not shown in the inventory of trees and should be included on the ATAP as existing tree units.
  - b. Tree T52 appears to be on the property line and a co-owned tree. This tree is only available for 1/2 of the existing tree unit credit.
  - c. Step 2. B. should only include trees greater than 10 inches and less than 36 inches. It does not include the trees 36 inches and greater.
3. Submit a separate tree planting plan as indicated in MMC 16.52.170.3.
4. Tree protection measures shall be implemented as outlined in MMC 16.52.190 and shown on grading and drainage, tree protection, and construction mitigation plans.
5. Minimum tree preservation standards shall be met in accord with MMC 16.52.090. If supplemental trees are required, they shall meet the standards identified in MMC 16.52.100. The size, species, and location of supplemental trees shall be shown on the tree-planting plan.
6. Tree 26 is greater than 50 inches in DSH. The MMC 16.52.160.E states that a non-administrative tree activity permit meeting the requirements set forth in MMC 16.72.100 is required.
7. The MMC 16.52.020.5 states "Multiple applications of the tree preservation requirements in this chapter over a ten-year period shall not cause the number and size of trees required to be retained to be reduced below the number and size of trees required to be retained with the first application." Twenty-four trees were removed in 2019. Please provide a narrative that identifies how the new application is compliant with this condition.

The processing of your application is placed on hold pending submittal of the requested updates. Please provide the submission through the city's portal.

If you have any questions or concerns, please contact us at [sean@treesolutions.net](mailto:sean@treesolutions.net) or 206-528-4670.

Sincerely,  
Tree Solutions Inc.



Sean Dugan, Medina Tree Code Consultant

# Exhibit 15

**City of Medina**  
**Non-Administrative Tree Activity Permit**  
**Tree-23-043**

1. Letter of justification for removal of the tree from Leo Suver, President, Steve Burnstead Construction LLC.
2. Letter of support, Lonnie Olson, ISA Certified Arborist, Lonson Arbor Care
3. Site Plan for Proposed Development
4. Bellevue Sewer Utility records – 116 Overlake Dr
5. 2019 Arborist Report

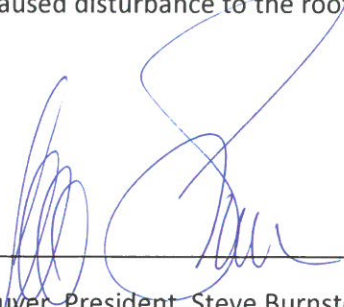
City of Medina  
Non-Administrative Tree Activity Permit  
Tree-23-043

January 2<sup>nd</sup>, 2024

Justification for removal of Legace Tree located at 116 Overlake Drive, Medina, WA

The following is a summary of Justifications in support for removal of an existing 50.2" diameter Coastal Redwood Legacy tree at the above-referenced property located in Medina, WA:

- The subject tree is a non-native species. It has been estimated to be about 50 years old and was most likely planted by the original homeowner. The tree has grown from a diameter of 46" in 2019 (per the arborist report prepared by Lonson Arbor Care dated May 4<sup>th</sup>, 2019) to its current diameter of 50.2" in just over 4 years. The tree will continue to grow aggressively at a rate faster than native species.
- The tree root zone is impacting an adjacent City of Bellevue public sewer main located immediately north of the tree. The main was installed at a time when the tree was insignificant in size. Utility crews re-lined the existing sewer main this past fall (2023), because tree roots had grown into the existing pipe and affected its performance. The sewer main has a documented history of maintenance requirements (Maintenance records attached). Eventually, this main will require replacement, and will require removal of the tree or re-routing of the sewer main to a new location.
- The lot itself provides unique challenges for building. It is narrow (55ft wide) and requires special design considerations due to side yard setbacks, topography and location of existing trees within the lot. The location of the subject tree within the lot greatly impacts the position of the proposed garage and driveway, with the Critical Root Zone already contributing to half the width of the lot.
- The proposed garage and lake pavilion represent the first phase of development for this property. The future primary residence will be located between these structures. The future building location is dictated by the topography and required lot setbacks of the lot.
- The tree is currently impacting the adjoining property to the north and will continue to cause property damage due to its proximity. The neighboring property recently replaced their driveway due to damage caused by the aggressive root structure of the tree, which has also caused disturbance to the root zone. This will continue to be an ongoing issue.



Leo Suver, President, Steve Burnstead Construction

1 / 2 / 2024

Date



Lonson Arbor Care

2616 169<sup>th</sup> Street SE

Bothell, WA 98012

**425-891-1741**

[lonson@juno.com](mailto:lonson@juno.com)

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December 26, 2023

Tree Activity Permit  
TREE-23-043

Re: Planned removal of a legacy tree on 116 Overlake Dr, Medina WA.

To The City of Medina,

This letter addresses the justification of removing a Redwood tree (*Sequoia sempervirens*) over 50 inches in diameter from the property mentioned above.

Primarily, Redwood T26 is not suitable for preservation because of its location on the property. The tree stands on the front part of the skinny property where its critical root zone already takes up half of the lot width. Therefore, this young Redwood will rapidly impact the ingress and create constant mitigation to structures and utilities.

In addition, the tree disrupts the neighboring property to the north and a public utility. The root zone has been disturbed along the adjacent property because of driveway renovation. Continued root zone disturbance on both sides of the tree is unavoidable. The sewer line under the tree is also a concern for the tree's preservation.

In conclusion, the species and placement of this tree does not allow the sustainability of the properties around it because of its robust and expanding trunk and root system. Sustain

Please reply if you have questions.

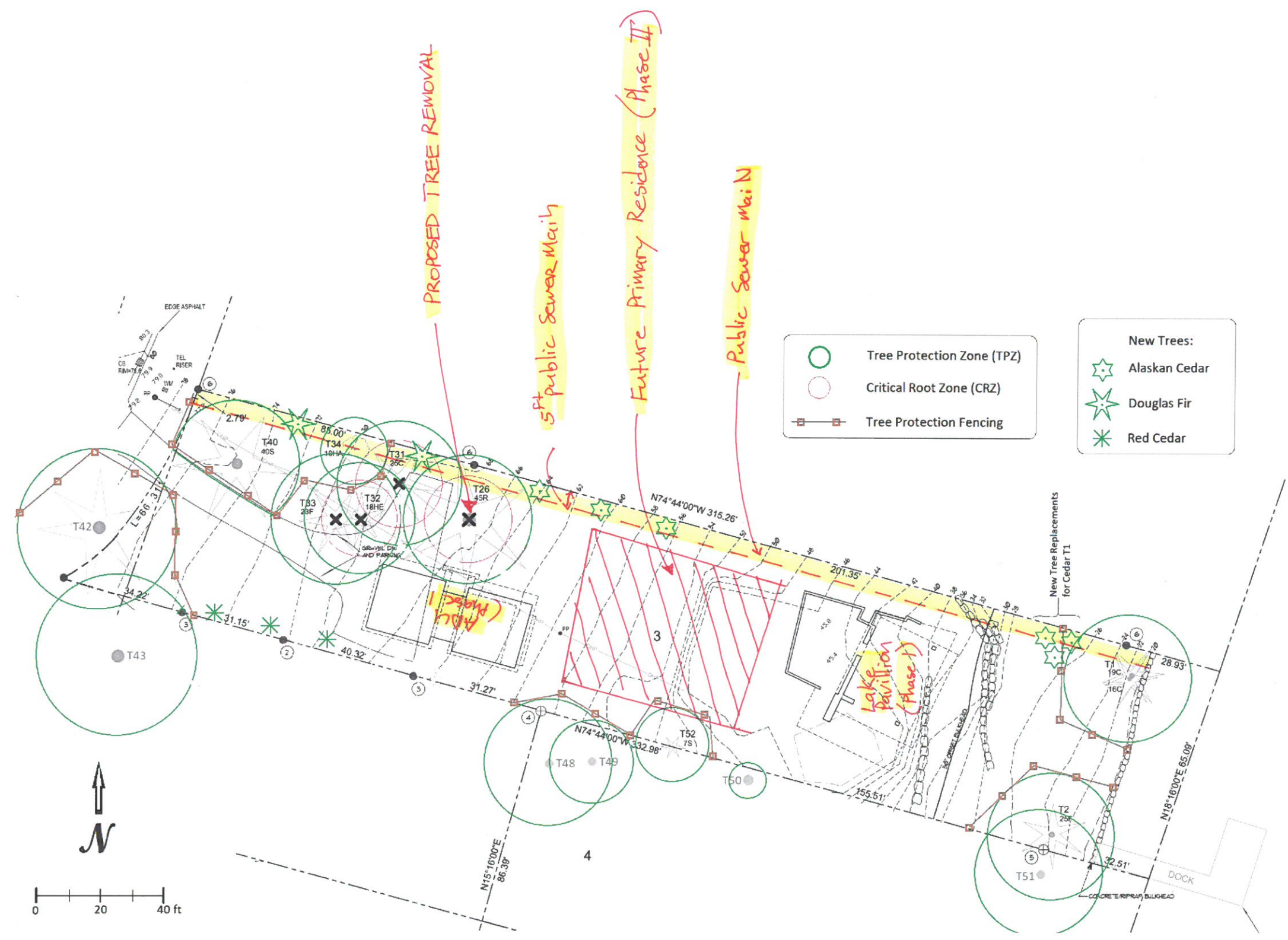
Thank you,

Lonnie Olson, Owner

ISA Certified Arborist (PN-5427A) exp. 12/31/2026

Qualified Tree Risk Assessor (#697) exp. 7/23/2024





HOUSE NO. 116 Overlake Dr. E

OWNER C. Sumption

CONTRACTOR \_\_\_\_\_

DATE PERMIT ISSUED \_\_\_\_\_

DATE JOB COMPLETED AND ACCEPTED \_\_\_\_\_

BY \_\_\_\_\_

*No information*

*No permit on file 8/24/68*

*LAKE LINE*

<u>COMMERCIAL OR DOMESTIC</u>	<u>JOINT</u>
<u>MIN. GRADE FROM MAIN TO PROP. LINE</u>	
<u>MIN. GRADE FROM PROP. LINE</u>	
<u>DIST. OF M.H. NO.</u>	<u>TO WYE</u>
<u>DEPTH OF SEWER MAIN AT WYE</u>	
<u>DEPTH OF SIDE SEWER AT PROPERTY LINE</u>	
<u>BASEMENT</u>	<u>BASEMENT CONNECTION</u>
<u>DEPTH OF PIPE AT HOUSE CONNECTION</u>	
<u>TYPE OF PIPE</u>	
<u>SIZE OF PIPE</u>	

REMARKS:  
THIS SKETCH MUST BE AVAILABLE DURING CONSTRUCTION AND RETURNED  
TO INSPECTOR WHEN JOB IS COMPLETE.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

BELLEVUE SEWER DISTRICT

SERVICE REQUEST

C. Sumption

(NAME)

116 Overlake Dr.

(ADDRESS)

4/5/62

(DATE)

REQUEST: Check overflow Pipe on No. Prop line

ACTION TAKEN: 4/6/62 Checked & found to be OK.

2 lengths concrete pipe in place under water as should be. Work to be levelled down B.S.D.

COMPLETED BY:

APPROVED BY:

Will install permanent line further into lake  
Out Jackson

CITY OF BELLEVUE  
DEPARTMENT OF UTILITIES  
OPERATING BELLEVUE SEWER DISTRICT

SERVICE REQUEST

Oleson

(NAME)

9 25 AM

(Time)

1-23-73

(Date)

116 OVERLAKE DRIVE

(ADDRESS)

62-4-2579

(TELEPHONE NO.)

REQUEST: CHECK SEWAGE DISCHARGE

ACTION TAKEN: Check for overflow, but surge of  
a little from overflow ft. overlake east end West  
under heavy rain.

COMPLETED BY: Sengbus

APPROVED BY: Wm. Clever

(Use Reverse Side for Additional Information, if Required).

Section: S    Work Order: 01-09087    Task #: SO3510    Work Type: ES

**Equipment:**

Location: 116 OVERLAKE DR E  
Problem: BUP SEWER BACKUP

Grid: C08    District: 1  
Source: I    WO Priority: 3

**Requestor:**

CITY: WATER DEPT.    Address/Dept:  
State:    Zip:

**Work Phone:**

Cell Phone:    Home Phone:    Pager:

**Reported By:** MBURBRIDGE

**Reported By Date:** 14-NOV-2001

**Assigned To:** 0406 VANDECAR, TERRY

**Start Date:** 14-NOV-2001

**Status:** COMP

**Status Date:** 15-NOV-2001

**Completion Date:** 15-NOV-2001

**Request:** OVERFLOWING MANHOLE

**Action:**

Manhole 05-163 was overflowing due to a backup in Mikes overflow critical line. We jetted from manhole 05-168 downstream approximately 75' and ran into an obstruction , then ran into another obstruction right before manhole 05-169 and pushed it downstream. We ended up jetting both lines multiple times to clear the blockage. Lake line clean out covers were pulled and found to be full and overflowing.Both pipe lengths a fore mentioned need to be videoed to find cause of backup.





May 4, 2019

Steve Burnstead  
116 Overlake Dr. E  
Medina, WA 98039

Re: **Tree Report & Inventory** for the address above.

Dear Steve,

On April 25, 2019, using a tree diameter tape, I inspected and tagged 43 significant trees on and adjacent to the above-mentioned property. This report documents the location, identification, size and viability of each significant tree, detailed in the following survey table. A site map of the property and the tagged trees is included on the last page.

The City of Medina defines “significant” trees as having a minimum of 6-inch trunk Diameter at Standard Height (DSH = 54 inches from ground). A percentage of significant trees will need to be retained, which will be described in further detail later in this report.

In the following tree inventory table, the number within the brackets is the total DSH for multiple trunks derived from the total area in square inches;  $DSH = [\sqrt{(Area / \pi)}] \times 2$ . The Limit of Disturbance (LOD) is the general radius around the trunk that should not be disturbed during grading and construction in order to preserve the root zone. The LOD is determined by the tree species, its dripline, DSH, surrounding conditions, and slope. A tree’s viability for retention depends on its likelihood for survival (> 10 years), and the various hazards or defects that would be detrimental to tree health, people, or property in the future.

Hazard assessment is categorized into four types of risk within a five-year period: *improbable*, *possible*, *probable*, and *imminent*. *Improbable* risk means the tree is stable, void of defects, and unlikely to fail under normal or severe weather conditions. *Possible* risk means failure could occur but is unlikely under normal weather conditions. *Probable* risk means the tree or part of the tree is very likely to fail within a given time. Trees with *imminent* risk should be worked on as soon as possible.

Some of the trees have a large root zone which may impede certain development. Scenarios where the root zone may be disturbed, or is disturbed (i.e. compacted gravel driveway) will be described in further detail. In any case, no development will be allowed beyond the threshold for root disturbance.

## Tree Inventory Table:

Tag#	Species	DSH	LOD	Viable	Condition
T1	Alaskan cedar <i>Chamaecyparis nootkatensis</i>	19.0" 16.0" [24.8"]	19.0'	Yes	Open wound at the base of one trunk. The trunks lean at 10 and 20 degrees to the east. Tree is <i>possible</i> for whole tree failure into the water due to its lean.
T2	Douglas fir <i>Pseudotsuga menziesii</i>	24.5"	19.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T3	Austrian pine <i>Pinus nigra</i>	29.0"	22.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T5	Holly <i>Ilex aquifolium</i>	13.2"	10.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T6	Shore pine <i>Pinus contorta</i>	6.2"	5.0'	Yes	Tree has no signs of decay or disease. The trunk leans at 15 degrees to the east.
T7	Yellow poplar <i>Liriodendron tulipifera</i>	20.2"	15.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. Lower canopy pruned with proper cuts. <i>Improbable</i> risks for failure.
T8	Holly	13.1"	10.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T50	Apple <i>Malus sp.</i>	11.5"	9.0'	Yes	Neighboring tree that has a dripline over the property. Sturdy tree with no signs of structural defects. <i>Improbable</i> risks for failure.
T9	Portugal laurel <i>Prunus lusitanica</i>	12.8"	10.0'	Yes	Sturdy tree with no signs of structural defects. A spot of bleeding phytophthora exuding from the main trunk. <i>Possible</i> whole tree failure.
T10	Portugal laurel	12.2"	9.0'	Yes	Tree has a 17 degree lean to the east, but no signs of decay or disease. <i>Improbable</i> risk of failure.
T11	Portugal laurel	13.5"	10.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T12	Douglas fir	23.2"	17.0'	No	Tree stands on the edge of a vertical dirt wall. No signs of decay or disease. <i>Possible</i> whole tree failure. Not viable due to surrounding condition.
T13	Pine <i>Pinus sp.</i>	9.6"	7.0'	No	Tree stands on the edge of a vertical dirt wall with a >20 degree lean to the east. No signs of decay or disease. <i>Probable</i> whole tree failure. Not viable due to surrounding condition.
T51	English laurel <i>Prunus laurocerasus</i>	9.2"	7.0'	No	Tree has a contorted trunk and grows through decking material. Grows from sloped earth under building structure. Not viable due to surrounding conditions.

Tag#	Species	DSH	LOD	Viable	Condition
T52	Coastal redwood <i>Sequoia sempervirens</i>	7.4"	6.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T14	Southern magnolia <i>Magnolia grandiflora</i>	5.3"	5.0'	No	Foliage is very thin from excessive shade. Top canopy is dead, most likely from drought stress. Not viable due to poor health. <i>Probable</i> risks for failure.
T15	Cork-bark oak <i>Quercus suber</i>	12.0"	9.0'	Yes	Sturdy tree with an asymmetric canopy. No signs of decay or disease. <i>Improbable</i> risks for failure.
T16	Coulter pine <i>Pinus coulteri</i>	29.7"	23.0'	No	Tree has a 15 degree lean with the very top canopy corrected. Tree's lean is evidence of movement/failure. <i>Probable</i> risk for failure. Not viable due to leaning condition.
T41	Douglas fir	12.5"	10.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T17	Douglas fir	18.5"	14.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T18	Douglas fir	18.9"	14.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T19	Southern magnolia	14.3"	11.0'	Yes	Sturdy tree with no signs of disease. Decay pocket in the trunk filled with concrete. <i>Improbable</i> risks for failure.
T20	Shore pine	9.8"	7.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T22	Portugal laurel	12.9" 8.6" [15.6"]	12.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T23	Portugal laurel	13.5"	10.0'	Yes	Sturdy tree with no signs of decay and disease along the main trunk. Top canopy broke resulting with poor connection of stem growth. <i>Possible</i> large part breaking. <i>Improbable</i> whole tree failure.
T24	Portugal laurel	9.5"	-	No	Tree has uprooted and leaning on another tree. <i>Imminent</i> failure.
T25	Lawson cypress <i>Chamaecyparis lawsoniana</i>	-	-	No	Dead.
T26	Coastal redwood	45.0"	30.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T27	Boulevard cypress <i>Chamaecyparis pisifera</i>	11.5"	8.0'	No	Tree is thin and etiolated from excessive shade. <i>Probable</i> risk of whole tree failure due to windthrow if exposed. Not viable due to susceptibility to windthrow.

Tag#	Species	DSH	LOD	Viable	Condition
T28	Douglas fir	12.5"	9.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T29	Douglas fir	17.8"	13.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T30	Pear <i>Pyrus sp.</i>	8.2"	6.0'	Yes	Tree leans with a poor root system. No signs of decay. <i>Improbable</i> risk of failure.
T31	Red cedar <i>Thuja plicata</i>	24.5"	18.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T32	Western hemlock <i>Tsuga heterophylla</i>	18.1"	14.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T33	Douglas fir	22.9"	17.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T34	Hawthorn <i>Crataegus monogyna</i>	9.9"	7.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T35	Holly	11.5" 6.8" 5.7" 6.0" [15.8"]	12.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T36	Cherry <i>Prunus sp.</i>	10.5"	8.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. Foliage and branching structure thin from excessive shade. <i>Improbable</i> risks for failure.
T37	Douglas fir	15.2"	11.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T38	Douglas fir	17.3"	13.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T39	Douglas fir	12.6"	10.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T40	Sequoia <i>Sequoiadendron giganteum</i>	39.0"	30.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.
T42	Red cedar	42.5"	32.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risks for failure.

The total DSH of viable trees within this property (excludes trees T50 and T42) is 561.3 inches. There is a total of 453.2 diameter inches of viable trees proposed to keep. This is 81% retention of all viable significant trees within the property.



**Retention Plan:**

The priority in tree retention should be to preserve trees that have connecting canopies. The grouping of these trees, or known as a grove, will limit the dangers of isolated trees blowing down in strong winds.

The total diameter of retained trees exceeds the minimum number of diameter inches set forth by the City of Medina per municipal code chapter 20.52.110. 81% of the trees, greater than 6 inches DSH, can be retained.

**Retention Table:**

Tag #	Species	DSH
T1	Alaskan cedar	24.8"
T2	Douglas fir	24.5"
T3	Austrian pine	29.0"
T5	Holly	13.2"
T6	Shore pine	6.2"
T7	Yellow poplar	20.2"
T8	Holly	13.1"
T9	Portugal laurel	12.8"
T10	Portugal laurel	12.2"
T11	Portugal laurel	13.5"
T17	Douglas fir	18.5"
T18	Douglas fir	18.9"
T19	S. magnolia	14.3"

Tag #	Species	DSH
T20	Shore pine	9.8"
T22	Portugal laurel	15.6"
T23	Portugal laurel	13.5"
T26	Redwood	45.0"
T31	Red cedar	24.5"
T32	Hemlock	18.1"
T33	Douglas fir	22.9"
T34	Hawthorn	9.9"
T35	Holly	15.8"
T36	Cherry	10.5"
T40	Sequoia	39.0"
T52	Redwood	7.4"

Total retained DSH = 453.2 inches.

**Tree Protection Plan:**

Protective fencing is encouraged around the perimeters of the LOD for each retained tree, or grove of trees during grading and construction. Chain-link fencing is recommended for tree protection to preserve the trees from soil disturbance due to machines, foot traffic, and materials. Grading and construction should not be allowed within the protected area of retained trees unless approved by a Certified Arborist.

In order to maximize space for driveway and housing, with proper site conditions, development can encroach within the trees' LODs. 30% disturbance of the outer root zones can be allowed. The outer root zone is the area around the tree from the LOD line and half the distance to the trunk. For example, T26 can withstand the root disturbance on the outside of the protective fencing, displayed on the site map, last page. The resulting root disturbance for T26 is less than 30% of the root zone and not within the inner root zone.

I recommend the following if new trees are added to the landscaping plan. Adding ornamental species of native trees may include Excelsior cedar (*Thuja plicata* 'Excelsior'), Yew (*Taxus sp.*), and Mountain hemlock (*Tsuga mertensiana*) for evergreen conifer types. Additional deciduous native species appropriate for the site include Serviceberry tree (*Amelanchier alnifolia*), Pacific dogwood (*Cornus nutellii*), Cascara buckthorn (*Rhamnus purshiana*), and Vine maple (*Acer circinatum*).

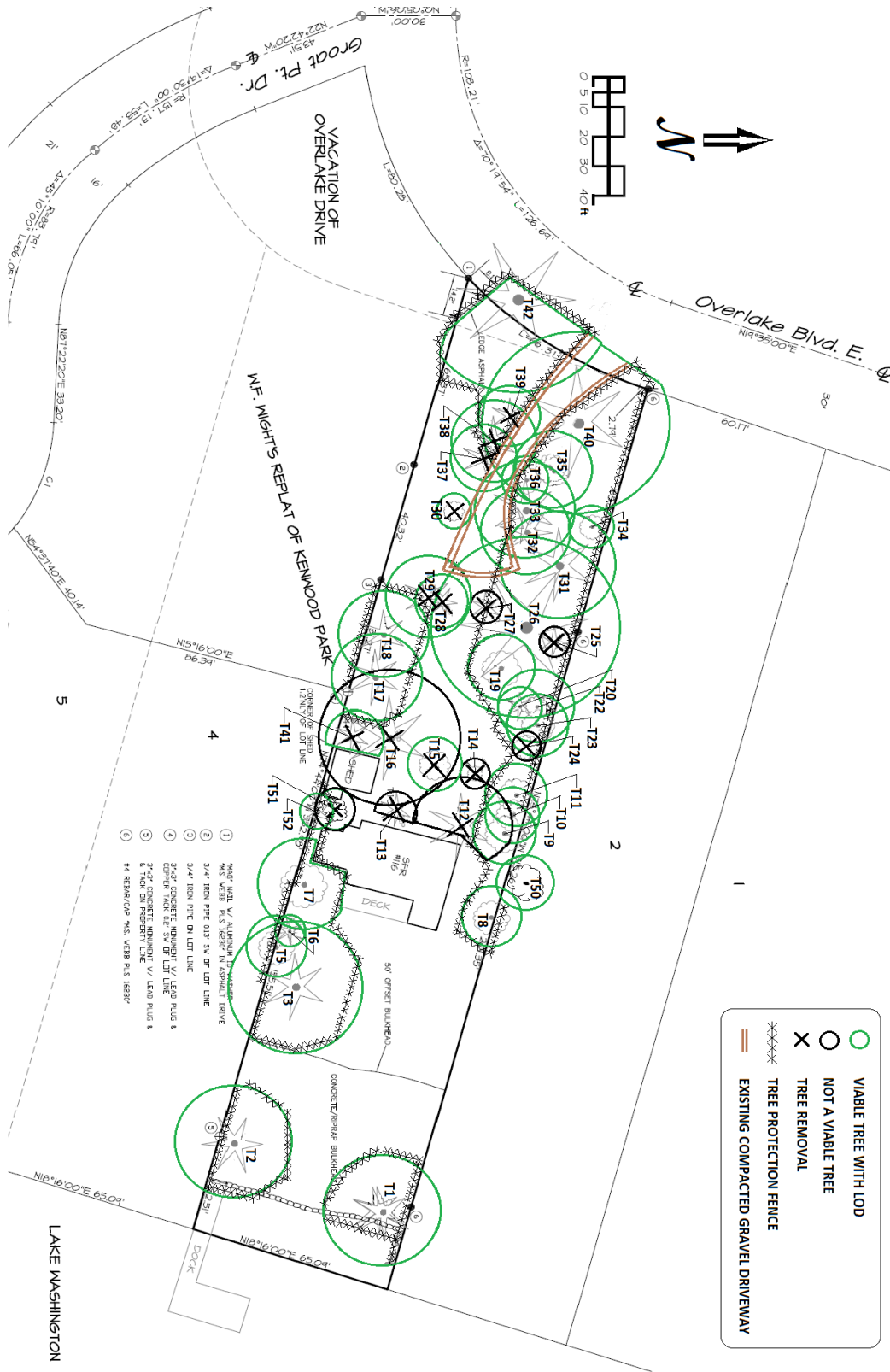
Please reply if you have questions.

Thank you,

A handwritten signature in cursive script that reads "Lonnie Olson".

Lonnie Olson, Owner  
ISA Certified Arborist (PN-5427A)  
Qualified Tree Risk Assessor (#697)

# Property Map: 116 Overlake Dr. E, Medina 98039.



# THE BURNSTEADS

January 9<sup>th</sup>, 2024

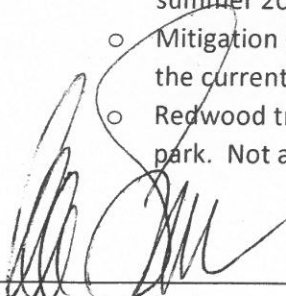
City of Medina

Case # TREE-23-043

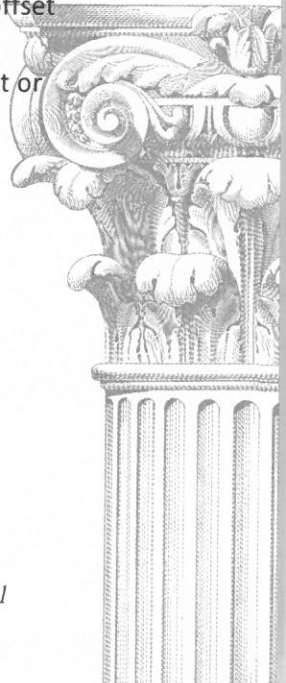
RE: 116 Overlake Drive East / Non-administrative Tree Activity Permit

The following is additional information for consideration by the Hearing Examiner regarding the Non-Administrative Tree Activity permit to remove an existing 50.2" Coast Redwood tree.

- We wish to correct our prior testimony that the approved Administrative Tree Activity Permit from 2019 was in fact issued for a property designated as under development per MMC 20.52.100
- Our proposal includes mitigation to achieve the minimum required tree units for this lot, as permitted by Medina Municipal Code.
- The minimum tree unit requirement has not changed between the 2019 tree permit and the current application. A computational error in lot size was made in the current application that included property within Lake Washington. Actual lot size is 19,960 (per licensed survey), which requires a minimum of 7.0 tree units be retained (or mitigation to achieve 7 units).
- Removal and Mitigation of the non-native coast redwood tree is in the interest of the Public because:
  - The tree species as an aggressive growing tree not native to the northwest
  - The root system of this tree has and will continue to affect the performance of an adjacent public sewer main. (This sewer main was just re-lined by Bellevue utilities in summer 2023 because of maintenance issues with tree roots impacting its performance.
  - Mitigation proposed by the applicant will establish a health tree canopy that will offset the current Redwood which will outgrow its surroundings.
  - Redwood trees belong in a setting that allows for its aggressive growth like a forest or park. Not a densely populated neighborhood of homes.



Leo Suver, President





**SURVEY OF**

Tract 3, M. F. WIGHT'S REPLAT of Block 23 and parts of Blocks 19, 20 and 22, KENWOOD PARK, according to plat recorded in Volume 28 of Plats, Page 20, Records of King County, Washington.

TOGETHER WITH that portion of vacated Overlake Drive adjoining Tract 3, which upon vacation, attached to said Tract 3 by operation of law.

AND TOGETHER WITH second class shorelands adjoining and abutting upon same.

Situate in the County of King, State of Washington.

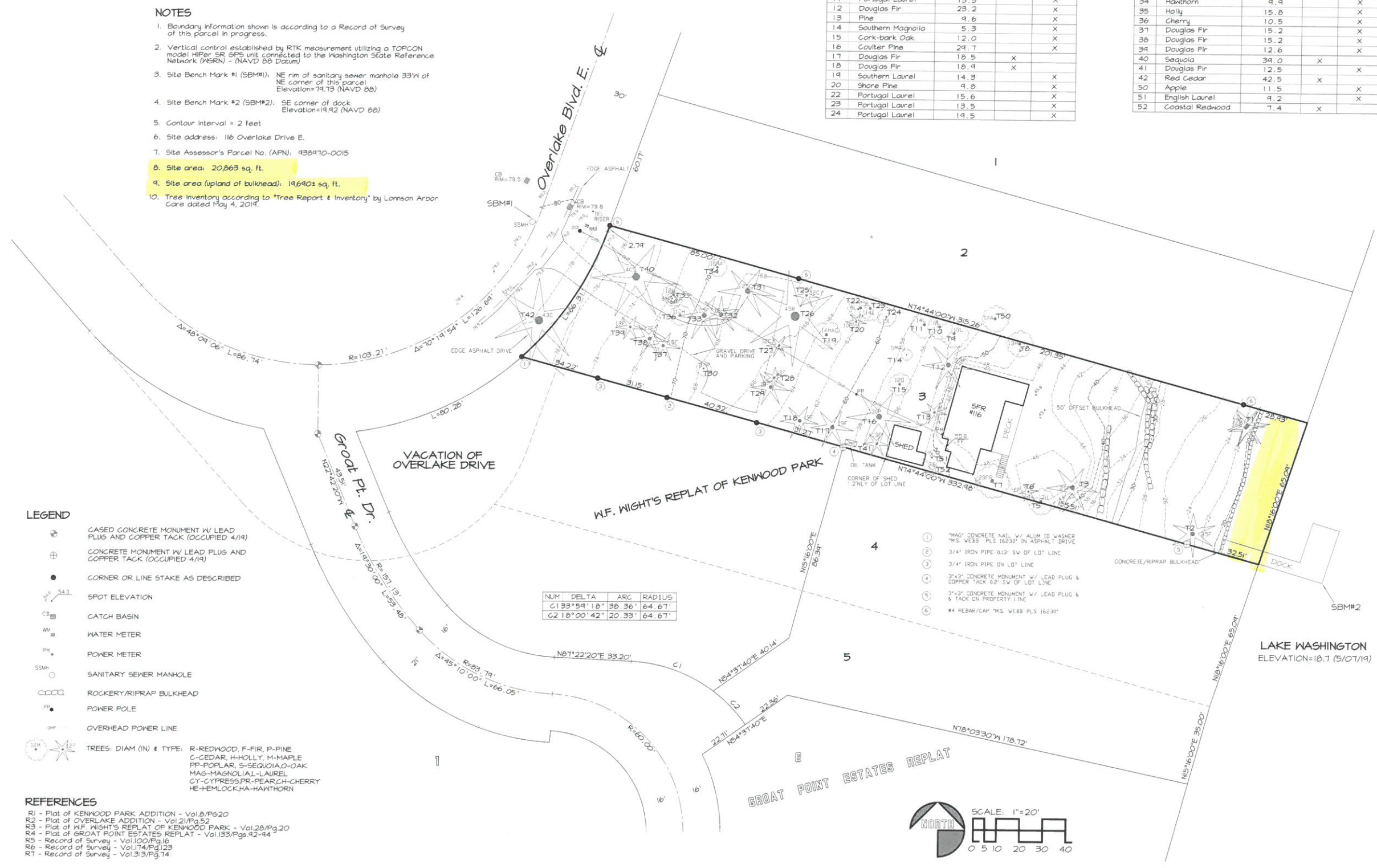
**NOTES**

- Boundary information shown is according to a Record of Survey of this parcel in progress.
- Vertical control established by RTK measurement utilizing a TOPCON model HiPER SR GPS unit connected to the Washington State Reference Network (WERN) - (NAVD 88 Datum)
- Site Bench Mark #1 (SBM#1): NE rim of sanitary sewer manhole 33'W of NE corner of this parcel. Elevation=19.73 (NAVD 88)
- Site Bench Mark #2 (SBM#2): SE corner of dock. Elevation=19.42 (NAVD 88)
- Contour interval = 2 feet
- Site address: 116 Overlake Drive E.
- Site Assessor's Parcel No. (APN): 438470-0015
- Site area: 20,863 sq. ft.
- Site area (upland of bulkhead): 19,690± sq. ft.
- Tree inventory according to "Tree Report & Inventory" by Lonson Arbor Care dated May 4, 2019.

**TREE TABLE**

NO.	SPECIES	DIAM (Inches)	RETAIN	REMOVE
1	Alaskan Cedar	24.8	X	
2	Douglas Fir	24.5	X	
3	Austrian Pine	24.0		X
5	Holly	13.2		X
6	Shore Pine	6.2		X
7	Yellow Poplar	20.2		X
8	Holly	13.1	X	
9	Portugal Laurel	12.8		X
10	Portugal Laurel	12.2		X
11	Portugal Laurel	13.5		X
12	Douglas Fir	23.2		X
13	Pine	9.6		X
14	Southern Magnolia	5.3		X
15	Cork-bark Oak	12.0		X
16	Coulter Pine	24.7		X
17	Douglas Fir	18.5	X	
18	Douglas Fir	18.4	X	
19	Southern Laurel	14.3		X
20	Shore Pine	9.8		X
22	Portugal Laurel	15.6		X
23	Portugal Laurel	13.5		X
24	Portugal Laurel	14.5		X

NO.	SPECIES	DIAM (Inches)	RETAIN	REMOVE
25	Lawson Cypress	9.5		X
26	Coastal Redwood	45.0	X	
27	Boulevard Cypress	11.5		X
28	Douglas Fir	12.5		X
29	Douglas Fir	17.8		X
30	Pear	8.2		X
31	Red Cedar	24.5	X	
32	Western Hemlock	18.1		X
33	Douglas Fir	22.4		X
34	Hawthorn	9.4		X
35	Holly	15.8		X
36	Cherry	10.5		X
37	Douglas Fir	15.2		X
38	Douglas Fir	15.2		X
39	Douglas Fir	12.6		X
40	Sequoia	39.0	X	
41	Douglas Fir	12.5		X
42	Red Cedar	42.5	X	
50	Apple	11.5		X
51	English Laurel	9.2		X
52	Coastal Redwood	7.4	X	



**LEGEND**

- CASED CONCRETE MONUMENT W/ LEAD PLUG AND COPPER TACK (OCCUPIED 4/19)
- CONCRETE MONUMENT W/ LEAD PLUG AND COPPER TACK (OCCUPIED 4/19)
- CORNER OR LINE STAKE AS DESCRIBED
- SPOT ELEVATION
- CATCH BASIN
- WATER METER
- POWER METER
- SANITARY SEWER MANHOLE
- ROCKERY/RIPRAP BULKHEAD
- POWER POLE
- OVERHEAD POWER LINE
- TREES: DIAM (IN) & TYPE: R-REDWOOD, F-FIR, P-PINE, C-CEDAR, H-HOLLY, M-MAPLE, PP-POPLAR, S-SEQUOIA/OAK, MAG-MAGNOLIAL-LAUREL, CY-CYPRESS, PR-PEAR, CH-CHERRY, HE-HEMLOCK, HA-HAWTHORN

**REFERENCES**

- R1 - Plat of KENWOOD PARK ADDITION - Vol.8/Pg.20
- R2 - Plat of OVERLAKE ADDITION - Vol.21/Pg.52
- R3 - Plat of W.F. WIGHT'S REPLAT OF KENWOOD PARK - Vol.28/Pg.20
- R4 - Plat of GROAT POINT ESTATES REPLAT - Vol.135/Pgs.42-44
- R5 - Record of Survey - Vol.1100/Pg.16
- R6 - Record of Survey - Vol.1174/Pg.123
- R7 - Record of Survey - Vol.313/Pg.14

NUM	DELTA	ARC	RADIUS
C1	33°54'18"	38.36'	64.67'
C2	18°00'42"	20.33'	64.67'

- 1 1/4" MAG CONCRETE NAIL W/ ALUM ID WASHER "MS WEBB" PLS 16230" IN ASPHALT DRIVE
- 2 3/4" IRDN PIPE 0.13' SW OF LOT LINE
- 3 3/4" IRDN PIPE ON LOT LINE
- 4 3"x3" CONCRETE MONUMENT W/ LEAD PLUG & COPPER TACK 0.2' SW OF LOT LINE
- 5 3"x3" CONCRETE MONUMENT W/ LEAD PLUG & TACK ON PROPERTY LINE
- 6 #4 REBAR/CAP "MS. WEBB PLS 16230"



NW1/4SW1/4, SEC.31, T.25N., R.5E., W.M.

**mswebb**  
SURVEYING LLC

862 Buck Loop Road  
Bellevue, Washington 98002  
Phone: (860) 681-4856

DATE: MAY 14, 2019  
JOB NO: 2019-007  
SCALE: 1"=20'  
PAGE: 1 of 1

DWN BY: MSN  
CADD BY: MSN

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**TOPOGRAPHIC SURVEY**  
for  
**STEVE BURNSTEAD CONSTRUCTION**

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REVISIONS

NO.	DATE	REV. BY	COMMENTS