

**KING COUNTY  
DEPARTMENT OF NATURAL RESOURCES AND PARKS  
WATER AND LAND RESOURCES DIVISION**

**Report to the King County Hearing Examiner for Property  
Enrollment in the Public Benefit Rating System (PBRs)**

**May 29, 2024 – Public Hearing**

**APPLICANTS: Angela Zhang and Sheng Bi**

**File No. E23CT009**

**A. GENERAL INFORMATION:**

1. Owners: Angela Zhang and Sheng Bi  
24814 NE 52nd Place  
Redmond, WA 98053
2. Property location: 24814 NE 52nd Place  
Redmond, WA 98053
3. Zoning: RA5
4. STR: NW-14-25-06
5. PBRs categories requested by the applicant:

**Open space resources**

- \*Buffer to public or current use classified land  
Significant wildlife or salmonid habitat
- \*Special animal site
- \*Watershed protection area

**Bonus category**

Resource restoration

NOTE: \*Staff recommends credit be awarded for these PBRs categories.

6. Parcel: 142506-9089
  - Total acreage: 4.29
  - Requested PBRs: 4.00
  - Home site/excluded area: 0.72
  - Recommended PBRs: 3.57**

**EXHIBIT 1**

NOTE: The portion recommended for enrollment in PBRS is the entire property less the excluded area as measured. The attached 2021 aerial photo outlines the parcel in yellow and the area proposed to be excluded from PBRS in blue. In the event the Assessor’s official parcel size is revised, PBRS acreage should be administratively adjusted to reflect that change.

**B. FACTS:**

1. Zoning in the vicinity: Properties in the vicinity are zoned RA2.5 and RA5.
2. Development of the subject property and resource characteristics of open space area: The property contains a single-family residence, landscaping, septic system, garden, access driveway and additional personal use areas. The open space is a mix of coniferous and deciduous forest with mostly native understory. Additionally, there is a portion of Patterson Creek running north to south along the east property line.
3. Site use: The property is used as a single-family residence.
4. Access: The property is accessed from NE 52nd Place.
5. Appraised value for 2023 (based on Assessor’s information dated 5/2/2024):

<u>Parcel #142506-9089</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	<b>\$459,000</b>	\$1,663,000	\$2,122,000
Tax applied	<b>\$4,436</b>	\$16,071	\$20,507

NOTE: Participation in PBRS reduces the **appraised land value** for the **portion** of the property enrolled resulting in a lower taxable value.

**C. REQUIREMENTS SPECIFIED BY KING COUNTY CODE (KCC):**

**KCC 20.36.010 Purpose and intent.**

It is in the best interest of the county to maintain, preserve, conserve and otherwise continue in existence adequate open space lands for the production of food, fiber and forest crops, and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the county and its citizens.

It is the intent of this chapter to implement RCW Chapter 84.34, as amended, by establishing procedures, rules and fees for the consideration of applications for public benefit rating system assessed valuation on "open space land" and for current use assessment on "farm and agricultural land" as those lands are defined in RCW 84.34.020. The provisions of RCW chapter 84.34, and the regulations adopted thereunder shall govern the matters not expressly covered in this chapter.

**KCC 20.36.100 Public benefit rating system for open space land – definitions and eligibility.**

- A. To be eligible for open space classification under the public benefit rating system, property must contain one or more qualifying open space resources and have at least five points as determined under this section. The department will review each application and recommend award of credit for current use of property that is the subject of the application. In making such recommendation, the department will utilize the point system described in section B. and C. below.
- B. The following open space resources are each eligible for the points indicated:
1. Active trail linkage – fifteen or twenty-five points
  2. Aquifer protection area – five points
  3. Buffer to public or current use classified land – three points
  4. Ecological enhancement land – eighteen points
  5. Equestrian-pedestrian-bicycle trail linkage – thirty-five points
  6. Farm and agricultural conservation land – five points
  7. Forest stewardship land – five points
  8. Historic landmark or archaeological site: buffer to a designated site – three points
  9. Historic landmark or archaeological site: designated site – five points
  10. Historic landmark or archaeological site: eligible site – three points
  11. Public recreation area – five points
  12. Rural open space – five points
  13. Rural stewardship land – five points
  14. Scenic resource, viewpoint, or view corridor – five points
  15. Significant plant or ecological site – five points
  16. Significant wildlife or salmonid habitat – five points
  17. Special animal site – three points
  18. Surface water quality buffer – five points, eight or ten total points
  19. Urban open space – five points
  20. Watershed protection area – five points
- C. Property qualifying for an open space category in subsection B. of this section may receive credit for additional points as follows:
1. Conservation easement or historic preservation easement – eighteen points
  2. Contiguous parcels under separate ownership – minimal two points
  3. Easement and access – thirty-five points
  4. Public access - points dependent on level of access
    - a. Unlimited public access - five points
    - b. Limited public access because of resource sensitivity - five points
    - c. Seasonal limited public access - three points
    - d. Environmental education access – three points
    - e. None or members only – zero points
  5. Resource restoration – five points

## **D. 2020 COMPREHENSIVE PLAN POLICIES AND TEXT:**

**E-101** In addition to its regulatory authority, King County should use incentives to protect and restore the natural environment whenever practicable. Incentives shall be monitored and periodically reviewed to determine their effectiveness in terms of protecting natural resources.

NOTE: Monitoring of participating lands is the responsibility of both department PBRS staff and the landowner. This issue is addressed in the Resource Information document (page 4) and detailed below in Recommendation #B11.

**E-112a** The protection of lands where development would pose hazards to health, property, important ecological functions or environmental quality shall be achieved through acquisition, enhancement, incentive programs and appropriate regulations. The following critical areas are particularly susceptible and shall be protected in King County:

- a. Floodways of 100-year floodplains;
- b. Slopes with a grade of 40% or more or landslide hazards that cannot be mitigated;
- c. Wetlands and their protective buffers;
- d. Aquatic areas, including streams, lakes, marine shorelines and their protective buffers;
- e. Channel migration hazard areas;
- f. Critical Aquifer Recharge Areas;
- g. Fish and Wildlife Habitat Conservation Areas; and
- h. Volcanic hazard areas.

**E-421** Terrestrial and aquatic habitats should be conserved and enhanced to protect and improve conditions for fish and wildlife.

NOTE: PBRS is an incentive program provided to encourage voluntary protection of open space resources and maintain high quality resource lands.

**E-429** King County should provide incentives for private landowners who are seeking to remove invasive plants and noxious weeds and replace them with native plants, such as providing technical assistance or access to appropriate native plants.

NOTE: Participation in PBRS requires landowners address invasive plant and noxious weed control and removal within enrolled portions of a property. Replacement with native vegetation is also encouraged via the implementation of approved forest stewardship, rural stewardship or resource restoration plans.

**E-443** King County should promote voluntary wildlife habitat enhancement projects by private individuals and businesses through educational, active stewardship, and

incentive programs.

**E-476** King County should identify upland areas of native vegetation that connect wetlands to upland habitats and that connect upland habitats to each other. The county should seek protection of these areas through acquisition, stewardship plans, and incentive programs such as the Public Benefit Rating System and the Transfer of Development Rights Program.

**E-504** King County should protect native plant communities by encouraging management and control of nonnative invasive plants, including aquatic plants. Environmentally sound methods of vegetation control should be used to control noxious weeds.

NOTE: Lands participating in PBRs provide valuable resource protection and promote the preservation or enhancement of native vegetation. Addressing nonnative vegetation (invasive plant species), through control and eradication is a PBRs requirement.

**E-449** King County shall promote retention of forest cover and significant trees using a mix of regulations, incentives, and technical assistance.

**R-605** Forestry and agriculture best management practices are encouraged because of their multiple benefits, including natural resource preservation and protection.

NOTE: The implementation of an approved forest stewardship, farm management or rural stewardship plan benefits natural resources, such as wildlife habitat, stream buffers and groundwater protection, as well as fosters the preservation of sustainable resources.

## **E. PBRs CATEGORIES REQUESTED and DEPARTMENT RECOMMENDATIONS:**

### **Open space resources**

- Buffer to public or current use classified land

The property is abutting land participating in the PBRs program to the east (parcel # 142506-9088). The enrolling open space area is providing a buffer of native vegetation of more than 50 feet to these adjacent lands, which exceeds the category's requirement. Credit for this category is recommended.

- Significant wildlife or salmonid habitat

To be eligible for this category, the department, or by expert determination acceptable to the department, must verify that qualified species are present on the property or that the land fulfills the functions described in K.C.C. 20.36.100 B.16a. Although the property contains habitat for numerous wildlife species, there is no evidence, provided or observed during site visit, that would support the presence of a state or county listed species. Credit for this category is not recommended.

- Special animal site  
Award of credit for this category requires the property to include a portion of the county’s designated wildlife habitat network or be identified as an urban natural area by the State’s priority habitat and species project. The county’s wildlife habitat network is located on the property along Patterson Creek. The owners are providing a buffer of native vegetation to this corridor. Credit for this category is recommended.
- Watershed protection area  
The enrolling open space contains 3.57 acres of native forest cover which is more than 65% of the total property acreage and is more forest cover than required by county regulation for this property. Credit for this category is recommended.

**Bonus category**

- Resource restoration  
To be awarded credit for this category, a resource restoration plan must be provided and approved. After further discussion with the owners, they have decided not to pursue award of the category. Credit for this category is not recommended.

NOTE: It is important to note that enrollment in the PBRS program requires the control and removal of invasive plant species. This issue is addressed in the Resource Information document (page 3) and below in Recommendation #B6.

**CONCLUSIONS AND RECOMMENDATIONS**

**A. CONCLUSIONS:**

1. Approval of the subject request would be consistent with the specific purpose and intent of KCC 20.36.010.
2. Approval of the subject request would be consistent with policy E-101 of the King County Comprehensive Plan.
3. Of the points recommended, the subject request meets the mandatory criteria of KCC 20.36.100 as indicated:

**Open space resources**

Buffer to public or current use classified land	3
Significant wildlife or salmonid habitat	0
Special animal site	3
Watershed protection area	5

**Bonus category**

Resource restoration	0
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**TOTAL 11 points**

**PUBLIC BENEFIT RATING**

For the purpose of taxation, 11 points result in 40% of market value and a 60% reduction in taxable value for the portion of land enrolled.

**B. RECOMMENDATION:**

APPROVE the request for current use taxation "Open space" classification with a Public Benefit Rating of 11 points, subject to the following requirements:

**Requirements for Property Enrolled in the  
Public Benefit Rating System Current Use Taxation Program**

1. Compliance with these requirements is necessary for property participating (“Property”) in King County’s Public Benefit Rating System (“PBRs”), a current use assessment program for open space. Failure to abide by these requirements can result in removal of PBRs designation and subject Property owner (“Owner”) to penalty, tax, and interest provisions of RCW 84.34. King County Department of Assessments (“DoA”) and King County Water and Land Resources Division, Agriculture, Forestry, and Incentives Unit, PBRs Program or its successor (“PBRs Program”) may re-evaluate Property to determine whether removal of PBRs designation is appropriate. Removal shall follow the process in Chapter 84.34 RCW, Chapter 458.30 WAC and Chapter 20.36 KCC.
2. Revisions to any of these requirements may only occur upon mutual written approval of Owner and granting authority. These conditions shall apply so long as Property retains its PBRs designation. If a conservation easement acceptable to and approved by King County is granted by Owner in interest to Department of Natural Resources and Parks, King County or a grantee approved by King County, these requirements may be superseded by the terms of such easement, upon written approval by PBRs Program.
3. The PBRs designation for Property will continue so long as it meets the PBRs criteria for which it was approved. Classification as open space will be removed upon a determination by PBRs Program that Property no longer meets PBRs criteria for which it was approved. A change in circumstances, which diminishes the extent of public benefit from that approved by King County Council in the open space taxation agreement, will be cause for removal of the PBRs designation. It is Owner's responsibility to notify DoA and PBRs Program of a change in Property circumstance, which may impact PBRs participation.
4. When a portion of Property is withdrawn or removed from the program, the remaining Property shall be re-evaluated by PBRs Program and DoA to determine whether it still meets the criteria for PBRs categories as approved.

5. Notwithstanding the provisions of Section 13, tree(s) posing a hazard to a structure, road or property access may be removed from Property, provided that Owner shall first notify the PBRS Program prior to taking such action. Native vegetation must be introduced for any tree(s) removed and must be planted within a reasonable location of where the tree(s) previously existed. It is Owner's responsibility to apply for and receive any necessary consent from applicable state and local governmental agencies for activities that may require a permit or approval.
6. If an area of Property becomes or has become infested with noxious weeds or non-native species, Owner may be required to submit a control and enhancement plan to PBRS Program in order to remove such vegetation and, if necessary, replace with native vegetation.
7. If it is determined by PBRS Program that Property vegetation near structures is prone to wildland fire and poses a fire hazard, management activities as allowed under KCC 16.82.051 may be implemented as long as those activities do not cause significant adverse impact to the resource values of awarded PBRS categories. Prior to undertaking any wildfire risk reduction activities on Property, a summary of any proposed work must first be submitted to and approved by PBRS Program.
8. There shall be no motorized vehicle driving or parking allowed on Property, except for medical, public safety or police emergencies, or for an approved management activity (such as forestry, farm, or restoration activities) detailed in an approved plan.
9. Grazing of livestock is prohibited unless Property is receiving credit for the farm and agricultural conservation land or resource restoration PBRS categories. In those cases, grazing may occur in areas being farmed as defined in the approved farm management plan or to be restored as defined in the approved resource restoration plan.
10. For Property receiving credit for ecological enhancement land, farm and agricultural conservation land, forest stewardship land, rural stewardship land, or resource restoration, activities that are defined in associated approved plan(s) shall be permitted as long as those activities do not cause significant adverse impact to the resource values of other awarded PBRS categories.
11. Owner of Property participating in PBRS may be required to submit a monitoring report on an annual or less frequent basis as requested by the PBRS Program. This report must include a brief description of how Property still qualifies for each awarded resource category. It must also include photographs from established points on Property and any observations by Owner. If requested, Owner must submit this report to the PBRS Program by email, through the PBRS monitoring form provided on the PBRS Program's website, or by other mutually agreed upon method annually by December 31 or as directed by the PBRS Program. An environmental consultant need not prepare this report.



12. No alteration of Property or resources shall occur without prior written approval (such as an approved plan) by PBRs Program, except for selective cutting for personal firewood, maintaining areas for approved passive recreational uses (such as walking or horseback riding trails) or for removal of non-native species. **Any unapproved alteration may constitute a departure from an approved open space use and be deemed a change of use, and subject Owner to the additional tax, interest, and penalty provisions of RCW 84.34.080.** "Alteration" means any human-induced action that adversely impacts the existing condition of Property or resources including, but not limited to, the following:
- a. erecting structures;
  - b. grading;
  - c. filling;
  - d. dredging;
  - e. channelizing;
  - f. modifying land or hydrology for surface water management purposes;
  - g. cutting, pruning, limbing or topping, clearing, mowing, or removing native vegetation;
  - h. introducing non-native species (as defined in KCC 21A.06.790);
  - i. applying herbicides or pesticides or any hazardous or toxic substance, without prior written approval;
  - j. discharging pollutants except for stormwater;
  - k. paving or application of gravel;
  - l. storing or dumping equipment, construction materials, garbage, vehicles, household supplies, or compost;
  - m. engaging in any other activity that adversely impacts existing native vegetation, hydrology, wildlife, wildlife habitat, or awarded program categories.
13. Participation in PBRs does not exempt Owner from obtaining any required permit or approval for activity or use on Property.

**TRANSMITTED** to the parties listed hereafter:

Office of the King County Hearing Examiner  
Angela Zhang and Sheng Bi, applicants  
Elenore Bonyeau, King County Department of Assessments



2021 Aerial Photo

0.14 acres

1425069089

0.58 acres

NE 52ND PL





**Water and Land Resources Division**

Department of Natural Resources and Parks  
King Street Center  
201 South Jackson Street, Suite 5600  
Seattle, WA 98104-3855  
**206-477-4800** Fax 206-296-0192 TTY Relay: 711

April 18, 2024

King County Councilmembers  
Room 120  
C O U R T H O U S E

ATTN.: Melani Pedroza, Clerk of the Council

**RE: Hearing Examiner Legal Notice for Public Hearing Scheduled May 29 2024**

Dear Councilmembers:

Attached are the legal notice and proposed ordinances for the above noted public hearing. Please provide ten (10) days notice as required by King County Code (K.C.C. 20.36.060).

Sincerely,

Bill Bernstein, Project Program Manager  
PBRS Program

**PUBLICATIONS TO BE NOTIFIED:**

E23CT009 – (4K)	E23CT016c – (D)
E23CT015 – (4K)	E23CT020 – (D)
E23CT016a – (D)	E23CT021 – (4K)
E23CT016b – (D)	E23CT025 – (D)

**DATES OF PUBLICATIONS:**

(4K) Redmond Reporter – 05/17/2024  
(D) Covington Maple Valley/Black Diamond Reporter - 05/17/2024

Attachments

**NOTICE IS HEREBY GIVEN** that the King County Council Hearing Examiner will meet via Zoom at **1:00 p.m. on Wednesday, May 29, 2024**. Anyone concerned with proceeding by video/phone, who needs a special accommodation, or who needs a physical location in the County courthouse from which to view the video hearing should inform the Hearing Examiner's Office of this by **Monday, May 27, 2024**, by emailing [hearingexaminer@kingcounty.gov](mailto:hearingexaminer@kingcounty.gov) or calling 206-477-0860. This public hearing is to consider applications for classification and real property assessment under chapter RCW 84.34.

If you are unable to join via Zoom, you can join by telephone by dialing **1 + (253) 215-8782** and entering the meeting ID and passcode below.

**Join Zoom Meeting:** <https://kingcounty.zoom.us/j/88206066554>

**Meeting ID:** 882 0606 6554

**Passcode:** 778908

**1:00 p.m. or as soon thereafter as possible.**

**E23CT009** – Angela Zhang and Sheng Bi for property located at 24814 NE 52nd Place, Redmond, WA 98053; STR: NW-14-25-06; SIZE: 4.29 acres; REQUEST: Public Benefit Rating System; Tax #142506-9089.

**E23CT015** – Melanie Henry for property located at 7511 329th Avenue SE, Fall City, WA 98024; STR: SW 27-24-07; SIZE: 30.51 acres; REQUEST: Public Benefit Rating System; Tax #272407-9076.

**E23CT016a** – Estate of David Knadle for property located at 20202 SE 216<sup>th</sup> Street, Maple Valley, WA 98038; STR: NW-08-22-06; SIZE: 4.72 acres; REQUEST: Public Benefit Rating System; Tax # 082206-9035.

**E23CT016b** – Estate of David Knadle, Marcia Knadle, Estate of Lois Clapper, and Jill Burton for property located at 20201 SE 216th Street and south of 20201 SE 216th Street, Maple Valley WA 98038; STR: SW-08-22-06; SIZE: 80.86 acres; REQUEST: Public Benefit Rating System; Tax # 082206-9010 and # 082206-9013.

**E23CT016c** – Estate of David Knadle, Marcia Knadle, Estate of Lois Clapper, and Jill Burton for property located at 21330 Sweeny Road SE, east of 21330 Sweeny Road SE, and west of 21325 204th Avenue SE, Maple Valley WA 98038; STR: NW-08-22-06; SIZE: 16.26 acres; REQUEST: Public Benefit Rating System; Tax # 082206-9020 # 082206-9021 and # 082206-9026.

**E23CT020** – Sara and Alexander Parker and Richard Kleinknecht for property located at 20062 SE 232nd State, Maple Valley, WA 98019; STR: NW-17-22-6; SIZE: 14.62 acres; REQUEST: Public Benefit Rating System; Tax # 172206-9008.

**E23CT021**– Christopher and Sigrid Wolff for property located at 24626 NE 67th Place, Redmond, WA 98053; STR: SW-11-25-06; SIZE: 5.15 acres; REQUEST: Public Benefit Rating System; Tax #112506-9071.

**E23CT025**– John Paul and Mindi Mae Nardella for property located at 19824 SE 206th Street, Maple Valley, WA 98038; STR: SW-05-22-06; SIZE: 9.88 acres; REQUEST: Public Benefit Rating System; Tax #052206-9024

Details are available from the King County Department of Natural Resources and Parks, Rural and Regional Services Section, 201 South Jackson Street, Suite 5600, Seattle, WA 98104; Phone (206) 477-4643.

Dated at Seattle, Washington, This 17th Day of May 2024.

Melani Hay  
Clerk of the Council  
Metropolitan King County Council  
King County, Washington

..title

AN ORDINANCE approving an application for current use assessment for the public benefit rating system submitted by Angela Zhang and Sheng Bi for property located at 24814 NE 52nd Place, Redmond, WA 98053, designated department of natural resources and parks, water and land resources division file no. E23CT009.

..body



Aerial Photo: 2021



**File E23CT009**  
**EXHIBIT 4**

**PBRs Applicant**  
**Zhang and Bi Property**

 2023 Applicant  
 Parcels

 **King County**  
 Department of  
 Natural Resources and Parks  
 Water and Land Resources Division





May 29 2024

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**Legend**





-  2023 Applicant
-  Other 2023 Applicants

**Current Use Programs**

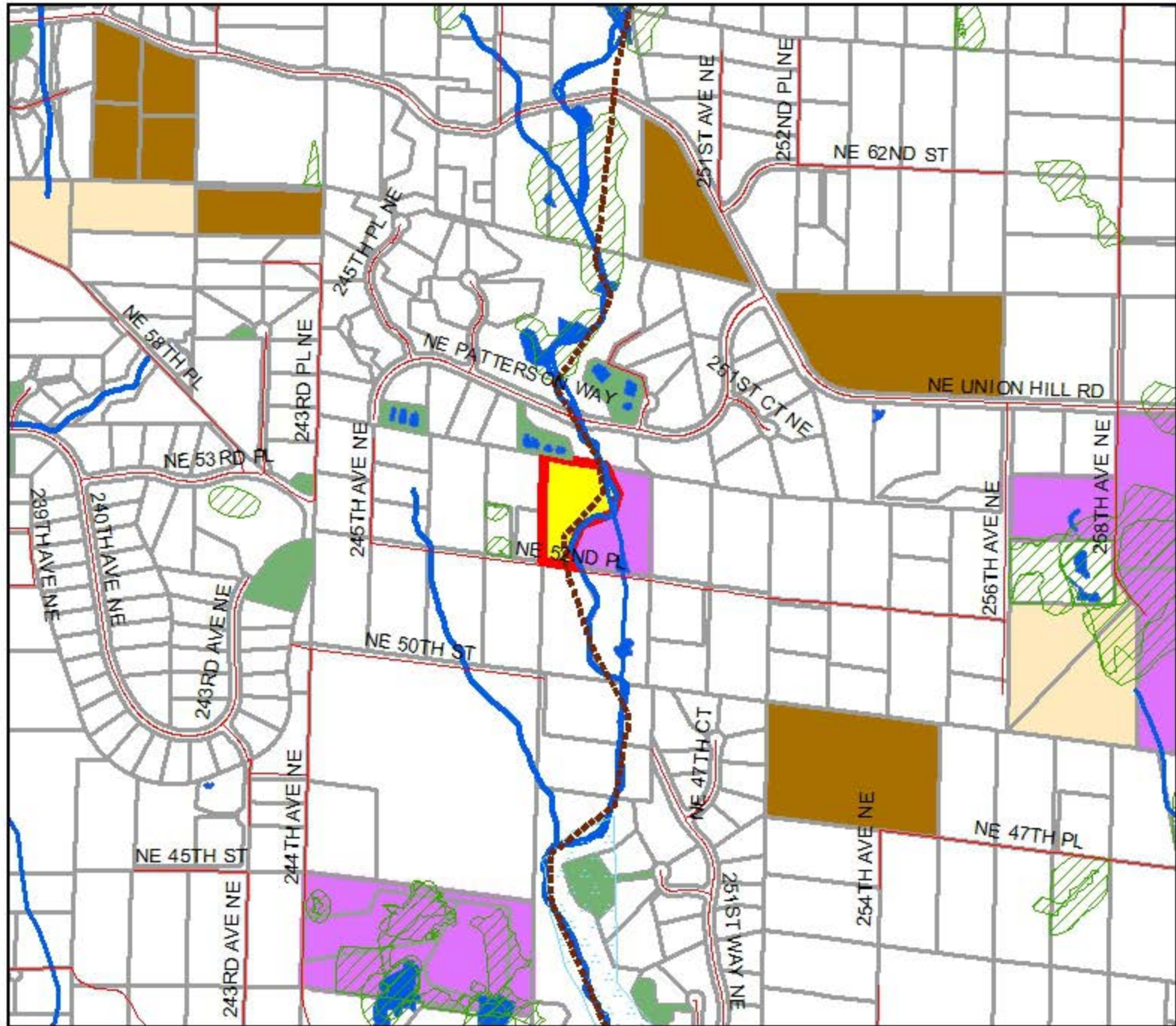
-  PBRs
-  Forestland
-  Farm and Agriculture

**Aquifer Recharge**

-  CARA 1
-  CARA 2
-  CARA 3

-  Wetlands
-  Rivers and Lakes
-  Streams
-  Public Land
-  Farmland Preservation Program
-  Wildlife Habitat Network
-  King County Parcels
-  Current KC Urban Growth Area
-  Cities
-  Street
-  County Boundary

0 155 310 620 930 1240 Feet



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**King County**  
 Department of  
 Natural Resources and Parks  
 Water and Land Resources Division

May 29, 2024

**File E23CT009**  
**EXHIBIT 4**

**PBRs Applicant**  
 Zhang and Bi Property



**PUBLIC BENEFIT RATING SYSTEM**

**Application**

**Open Space Land Classification for Property within King County, Washington  
In Accordance with RCW 84.34 and K.C.C. 20.36**

Original Application, Application Fee and Supporting Documents Must Be Submitted To:  
King County Water and Land Resources Division, 201 South Jackson Street, Suite 5600,  
Seattle, WA 98104-3855

1. NAME of APPLICANT: Angela Zhang and Sheng Bi

Day Phone: (509) 302-9697 Evening Phone: (509) 302-9697 Email: ajzhang24@gmail.com

2. MAILING ADDRESS of APPLICANT: 24814 NE 52nd Pl  
Redmond, WA 98053

3. PROPERTY ADDRESS: 24814 NE 52nd Pl  
Redmond, WA 98053

Is the property located in an incorporated city? Yes  City: Redmond No   
From what road is the property accessed? NE 52nd Pl

4. PROPERTY HISTORY: Is the property presently participating in a current use assessment program (RCW 84.34 or RCW 84.33)? Yes  No

5. APPLICANT'S INTEREST in PROPERTY: Owner Yes  No   
Purchasing through contract Yes  No   
Other  Explain

6. PARCEL NUMBER and ACREAGE

<u>Tax Assessor Parcel #</u>	<u>Total Acres in Parcel</u>	<u>Acres Requested for PBRS</u>
a. <u>142506-9089</u>	<u>4</u>	<u>4</u>
b. _____	_____	_____
c. _____	_____	_____
d. _____	_____	_____
e. _____	_____	_____
<b>TOTAL</b>	<u>4.29</u>	<u>4</u>



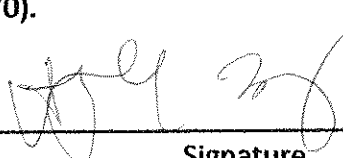
**AFFIRMATION**

As owner(s) of the land described above, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

Angela Zhang

Print Name

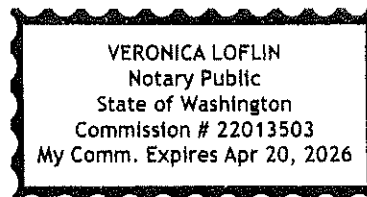
  
Signature

Sheng Bi

Print Name

  
Signature

State of Washington  
County of King



Subscribed and affirmed to before me this 16<sup>th</sup> day of October, 2023

  
Notary's Signature

4/20/26  
My Appointment Expires

**Statement Of Additional Tax, Interest, And Penalty Due Upon Removal Of Classification**

1. Upon removal of classification, an additional tax shall be imposed which shall be due and payable to the county treasurer 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:
  - (a) The difference between the property tax paid as "Open Space Land" and the amount of property tax otherwise due and payable for the last seven years had the land not been so classified; plus
  - (b) Interest upon the amounts of the difference (a), paid at the same statutory rate charged on delinquent property taxes.



- (c) A penalty amounting to 20% of the sum of (a) and (b) shall be applied to the additional tax if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal process, or except as a result of those conditions listed in (2) below. A penalty is not imposed when the land has been classified for at least ten assessment years at the time it is withdrawn from classification and the owner submitted a request to withdraw classification to the assessor.
2. The additional tax, interest, and penalty specified in (1) above shall not be imposed if removal resulted solely from:
- (a) Transfer to a government entity in exchange for other land located within the State of Washington.
  - (b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
  - (c) A natural disaster such as a flood, windstorm, earthquake, wildfire or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
  - (d) Official action by an agency of the State of Washington or by the county or city where the land is located disallows the present use of such land.
  - (e) Transfer of land to a church when such land would qualify for exemption pursuant to RCW 84.36.020.
  - (f) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(6)(f)).
  - (g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(f) (farm homesite).
  - (h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
  - (i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
  - (j) The creation, sale, or transfer of a conservation easement of private forestlands within unconfined channel migration zones or containing critical habitat for threatened or endangered species under RCW 76.09.040.
  - (k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on a death certificate is the date used.
  - (l) The discovery that the land was classified in error through no fault of the owner.



**I. GENERAL**

- A. Describe all present and proposed uses within the PBRS area (**participating area**). Uses might include enjoyment of paths/trails, bird watching, forestry, farm activities or simply staying out of the open space. Please attach additional page if necessary to respond.

Currently the area of our property that we'd like to submit for PBRS consideration is home to many native plants and animals. We have enjoyed learning about the different species that share our home and often see owls, deer, coyotes and even bears with this area on a regular basis. The eastern border of our property and PBRS area is Patterson Creek, home to local fish. Trees above the creek provide important prevention against erosion and degradation. Northern border of our property backs up to a stormwater drainage pond.

- B. Describe all existing improvements on the property (**excluded area**). This would include home, driveway, road, drainage system, well, yard, landscaping, garden and other personal-use areas. Please attach additional page if necessary to respond.

Existing improvements include our home, driveway, yard/landscaping, septic system

- C. Describe all potential or planned improvements and where they might be located on the property. Excluding an area now that might be later developed, such as a future home site, should be considered, but is not required. Please attach additional page if necessary to respond.

None anticipated at this time

- D. Is the land subject to lease or other agreements (such as CCR's, utility, natural or native growth protection, conservation, trail, or road easement) that may limit the property's use or development?

Yes  No

If "yes", then what type of lease/agreement/easement is it? Wetlands, Aquatic F cat

Please attach copies of all leases, options, easements or any other such agreements.





## II. RESOURCE INVENTORY/PBRS Categories

Property may receive points as indicated for an open space resource or bonus category listed below. On page A-7, please provide justification for each category requested (refer to the *Public Benefit Rating System Resource Information* document found at \_\_\_\_\_).

### Open Space Resources

- \_\_\_\_\_ 1. Active trail linkage - 15 or 25 points
- \_\_\_\_\_ 2. Aquifer protection area - 5 points
- 3 \_\_\_\_\_ 3. Buffer to public or current use classified land - 3 points
- \_\_\_\_\_ 4. Ecological enhancement land – 18 points
- \_\_\_\_\_ 5. Equestrian-pedestrian-bicycle trail linkage- 35 points
- \_\_\_\_\_ 6. Farm and agricultural conservation land - 5 points
- \_\_\_\_\_ 7. Forest stewardship land - 5 points
- \_\_\_\_\_ 8. Historic landmark or archaeological site: buffer to a designated site - 3 points
- \_\_\_\_\_ 9. Historic landmark or archaeological site: designated site - 5 points
- \_\_\_\_\_ 10. Historic landmark or archaeological site: eligible site - 3 points
- \_\_\_\_\_ 11. Public recreation area - 5 points
- \_\_\_\_\_ 12. Rural open space - 5 points
- \_\_\_\_\_ 13. Rural stewardship land - 5 points
- \_\_\_\_\_ 14. Scenic resource, viewpoint or view corridor - 5 points
- \_\_\_\_\_ 15. Significant plant or ecological site - 5 points
- 5 \_\_\_\_\_ 16. Significant wildlife or salmonid habitat - 5 points
- 3 \_\_\_\_\_ 17. Special animal site - 3 points
- \_\_\_\_\_ 18. Surface water quality buffer – 5, 8 or 10 total points
- \_\_\_\_\_ 19. Urban open space - 5 points
- 5 \_\_\_\_\_ 20. Watershed protection area - 5 points

16 \_\_\_\_\_ = total open space resource points

### Bonus Categories

- \_\_\_\_\_ 1. Conservation easement or historic easement - 18 points
- \_\_\_\_\_ 2. Contiguous parcels under separate ownership – minimal 2 points
- \_\_\_\_\_ 3. Easement and access - 35 points
- 0 \_\_\_\_\_ 4. Public access – points depend on type and frequency of access allowed
  - \_\_\_\_\_ *Unlimited public access - 5 points*
  - \_\_\_\_\_ *Limited public access because of resource sensitivity - 5 points*
  - \_\_\_\_\_ *Environmental education access - 3 points*
  - \_\_\_\_\_ *Seasonally limited public access - 3 points*
  - \_\_\_\_\_ *None or members only - 0 points*
- 5 \_\_\_\_\_ 5. Resource restoration - 5 points

5 \_\_\_\_\_ = total bonus category points

21 \_\_\_\_\_ = Total of open space resource and bonus category points results in a Public Benefit Rating (see valuation schedule on page A-6)



If public access points are requested, please list the user group(s) presently allowed access to the property. For what purpose does the public use the property? Please attach documentation that supports this type of use, such as letters from user groups. For a property to be eligible, the owner must demonstrate the property is currently used by the public or will be used by the public within the property's first year of participation.

N/A

If proposing public access, describe how the land can be reached. Are there private or public roads to the site? Are there any restrictions, such as an easement or physical barriers, which would inhibit public access? Are there any specific restrictions you think are necessary, such as hours, seasons or activities?

N/A

**III. Estimate of Percentage Reduction (for your information only)**

Please remember county (and city staff, if applicable) will review your application and determine category eligibility. Final approval/decision will be made by the granting authority. When estimating the actual effect on your property's valuation and your tax bill, please remember your assessment as open space/current use land will be calculated **only on the land value of the portion of the property enrolled.** *The property will still be assessed at "highest and best use" rates for the residence/improvements and for any other non-participating land.*

16      Open space resource points

5        Bonus category points

21      = Total of points, resulting in a Public Benefit Rating

**VALUATION SCHEDULE**

<u>Public Benefit Rating</u>	<u>Assessed Value Reduction</u>	<u>Current Use Value</u>
0 - 4 points	0 %	100 % of Market Value
5 - 10 points	50 %	50 % of Market Value
11 - 15 points	60 %	40 % of Market Value
16 - 20 points	70 %	30 % of Market Value
21 - 34 points	80 %	20 % of Market Value
35 points and above	90 %	10 % of Market Value



**RESOURCE CATEGORY JUSTIFICATION**

**In the space provided, please explain why credit should be awarded for each category marked on page A-5. If additional space is needed, please use a separate sheet of paper and attach it to back of the application.**

**3) Buffer to public or current use classified land: Northern border of property is King county owned stormwater drainage pond. Eastern neighbor's property is part of the PBRS open space program/farm/agricultural parcel allocation**

**16) Significant wildlife or salmonoid habitat: Eastern border of property is Patterson Creek, which is designated Aquatic F category, which drains into wetlands collection area to the north that is home to beaver colony, significant shrubery (willow & S piraea) cover/native plant species per WA dept of fish and wildland map (PHS on the web)**

**17) Special animal site: Patterson creek also queries as a special animal site under wildlife network environmentally sensitive areas on kingcounty imap list**

**20) Watershed protection area: Treeline above Patterson creek provides run-off reduction and groundwater protection. See attached plan for replanting of trees that were removed for building of the house**

**Bonus category 5) Resource restoration: Our property is zoned RA, currently home to native species. See attached plans for restoration of native vegetation/reforestation**

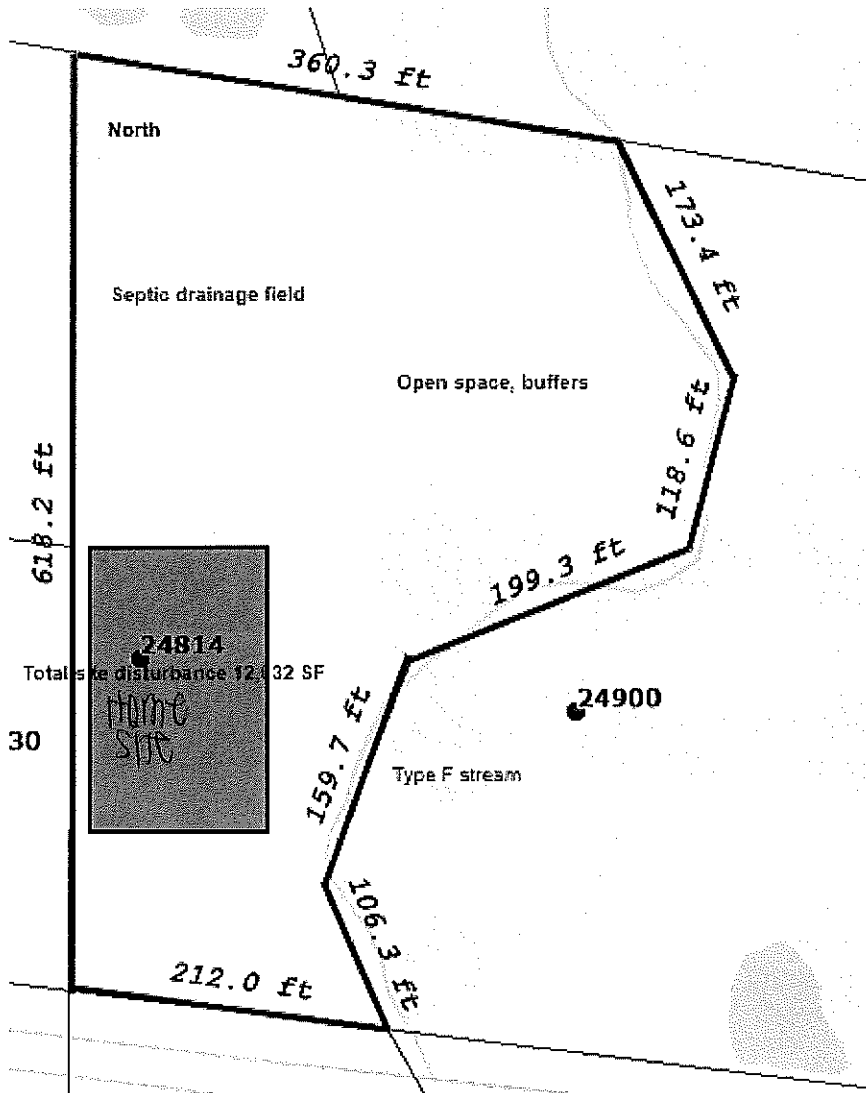


PBRs Site map

1 message

Angela Zhang <ajzhang24@gmail.com>  
To: Angela Zhang <ajzhang24@gmail.com>

Tue, Oct 3, 2023 at 3:43 PM



\*see attached detailed site development map





# SITE DEVELOPMENT PLANS

## WESAR Redmond SINGLE-FAMILY RESIDENCE

**King County DLS Project# DWEL20-0197**

April 7, 2021

### PROJECT DATA

#### SITE ADDRESS

248xx NE 52ND PLACE  
REDMOND, WA 98053

#### LOCATION

NW 1/4 OF SECTION 14, TOWNSHIP 25N, RANGE 06E

#### PARCEL NO.

142506-9089

#### LOT AREA

187,035 SF (4.29 ACRES)

#### ZONING

RESIDENTIAL RURAL, RA-5

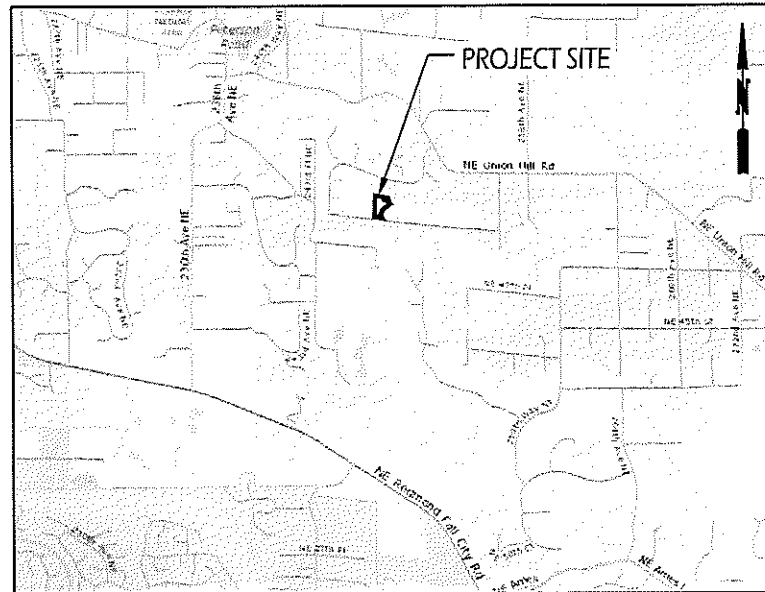
#### ENVIRONMENTALLY CRITICAL AREAS

THE PROJECT SITE CONTAINS CRITICAL AREAS INCLUDING PATTERSON CREEK (TYPE F AQUATIC AREA) AND WETLANDS (CATEGORY II AND III) AND ASSOCIATED BUFFERS. THE PROJECT RECEIVED APPROVAL FOR ALTERATION EXCEPTION ON MAY 15, 2020 UNDER APPLICATION NUMBER CAEX18-0005.

#### LEGAL DESCRIPTION

##### KING COUNTY ASSESSOR:

LOT 4 KC SHORT PLAT #178036 REC UNDER AF  
#7905290584 SD SHORT PLAT DAF BEG AT NW COR OF  
SE 1/4 OF NW 1/4 OF SEC 14 TWP 25 RING 6 TH S  
69-30-59 E 1336.04 FT TO NE COR OF SE 1/4 OF NW  
1/4 TH S 11-18-00 W 563.82 FT TH N 71-48-59 W  
1331.69 FT TH N 11-36-15 E 617.43 FT TO POB SUBJ TO  
BONNEVILLE TRANS LN R/W LESS C/M RGTS



VICINITY MAP  
SCALE: NTS

### SHEET LIST

SHT #	SHEET NAME
1	COVER SHEET
2	CRITICAL AREA SITE PLAN
3	TEMPORARY WETLAND CROSSING DETAIL
4	TREE RETENTION & PLANTING PLAN
5	TESC PLAN
6	TESC DETAILS
7	GRADING PLAN
8	BMP SITE PLAN
9	BMP DETAILS

DATE: 4/7/2021

#### Prepared By:

JLS ENGINEERING PLLC  
19125 NORTH CREEK PKWY, #1238  
BOTHELL, WA 98011  
CONTACT: JEREMY SATHER, P.E.  
PHONE: (206)849-5489

**JLS** Site Civil  
Engineering  
PLLC

Permit Number: CAEX18-0005 DWEL20-0197 Parcel Number: 142506-9089 Applicant Name: Novelty Hill Development LLC Site Address: 248xx NE 52nd Place, Redmond

Engineering Scale: 1" = AS SHOWN

Sheet 1 of 9



**King County**  
Department of Permitting  
and Environmental Review

**CRITICAL AREA SITE PLAN**

**Engineering / Drainage Approval**

KING COUNTY DEPARTMENT OF LOCAL SERVICES PERMITTING DIVISION

**ENGINEERING/DRAINAGE REVIEW  
APPROVED**

By: *Clara Gao* Date: **06/02/2021**  
Clara Gao, PE, Engineer III

KING COUNTY DEPARTMENT OF LOCAL SERVICES PERMITTING DIVISION

**ECOLOGICAL CRITICAL AREAS REVIEW  
APPROVED**

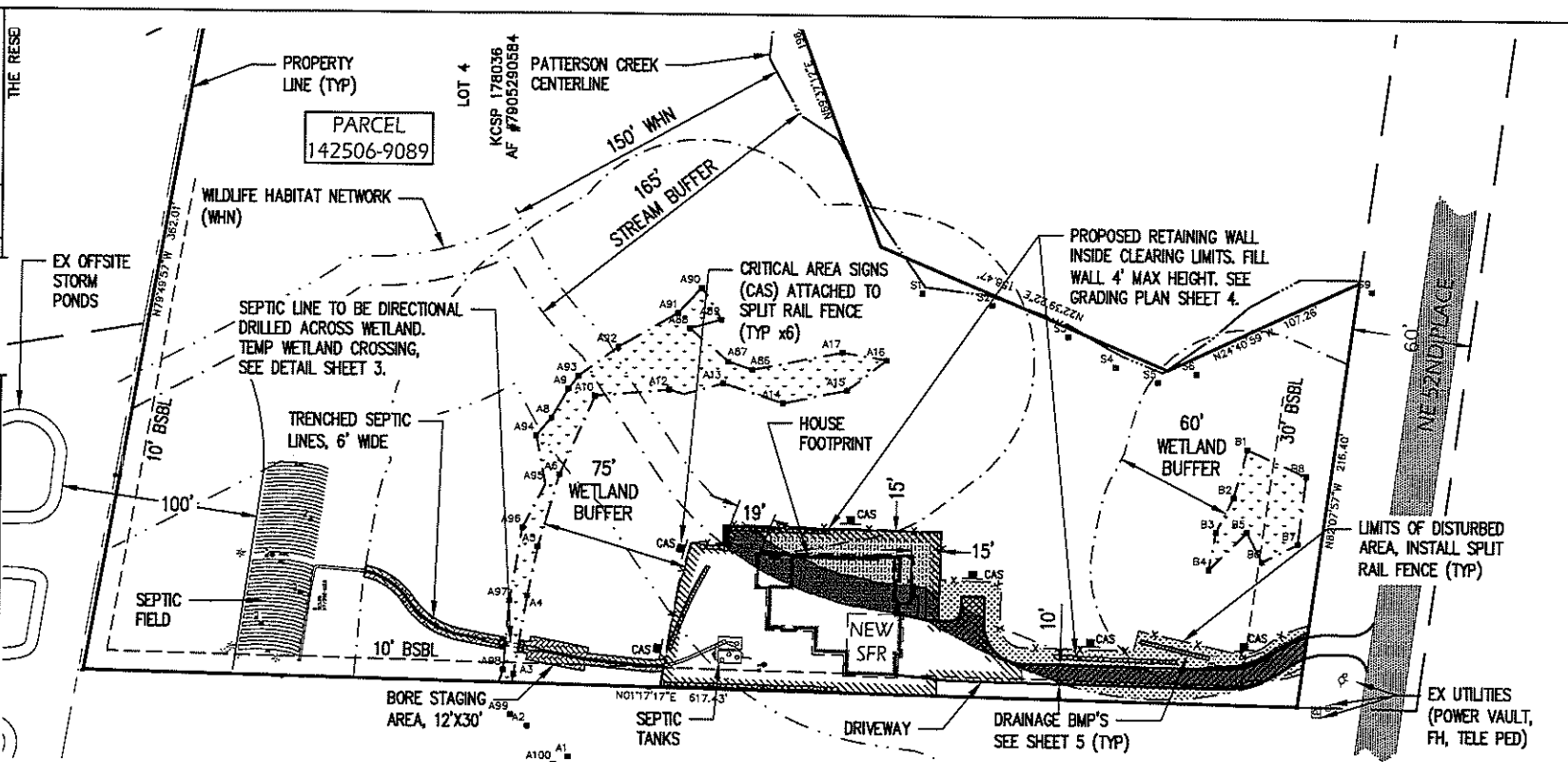
By: *Pesha Klein* Date: **05/17/2021**  
Pesha Klein, Environmental Scientist III

**Clearing / Grading Approval**

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

King County Department of Local Services Permitting Division  
*Kevin Muehl*  
Construction Services Review  
Reviewed for Code Compliance

DWEL20-0197 05/18/2021



**LEGEND AND AREA SUMMARY**

TOTAL SITE AREA PER SURVEY	187,035 SF
10% SITE AREA ALLOWED DISTURBANCE	18,704 SF
TOTAL SITE DISTURBANCE (INCL. HATCHED AREA + BMP'S)	12,032 SF (6.5%)
<b>TEMPORARY BUFFER IMPACT</b>	
BUFFER IMPACT (SEWER TRENCH)	1,130 SF
TEMP BUFFER IMPACT (DRIVEWAY)	2,328 SF
TOTAL TEMP. BUFFER IMPACT	3,458 SF

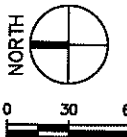
**LEGEND AND AREA SUMMARY (cont'd)**

<b>PERMANENT BUFFER IMPACT</b>	
BUFFER IMPACT (HOUSE AND 15' BSBL)	3,650 SF
BUFFER IMPACT (DRIVEWAY)	1,834 SF
BUFFER IMPACT (DISPERSION TRENCH & GRAVEL STRIP)	202 SF
BUFFER IMPACT (SEWER LINE)	34 SF
<b>PERMANENT BUFFER IMPACT</b>	<b>5,720 SF</b>

**AREAS FOR OFFSITE MITIGATION**

BUFFER IMPACT	BASE AREA	RATIO	SUB-TOTAL
WHN	2,157 SF	3:1	6,471 SF
AQUATIC	3,529 SF	2:1	7,058 SF
WETLAND*	34 SF	1:1	34 SF
<b>TOTAL MITIGATION AREA</b>			<b>13,563 SF</b>

\*WETLAND IMPACT IS TEMPORARY AND NOT COUNTED TOWARDS OFFSITE MITIGATION. SEWER LINE IS INCLUDED.



DATE: 4/7/2021

**PRINTING/VIEWING NOTE**

THIS SHEET IS BEST PRINTED/VIEWED IN COLOR. SOME AREAS AND HATCHES SHOWN ON THIS SHEET ARE IN COLOR FOR CLARITY AND VISIBILITY.

Prepared By:  
JLS ENGINEERING PLLC  
19125 NORTH CREEK PKWY, #123B  
BOTHELL, WA 98011  
CONTACT: JEREMY SATHER, P.E.  
PHONE: (206)849-5489



CAEX18-0005  
Permit Number: DWEL20-0197

Parcel Number: 142506-9089

Applicant Name: Novelty Hill Development LLC

Site Address: 248xx NE 52nd Place, Redmond

Engineering Scale: 1" = 60'

Sheet 2 of 9



**King County**  
Department of Permitting  
and Environmental Review

**WETLAND CROSSING DETAILS**

**Engineering / Drainage Approval**

KING COUNTY DEPARTMENT OF LOCAL SERVICES PERMITTING DIVISION

**ENGINEERING/DRAINAGE REVIEW**  
**APPROVED**

By: *Clara Gao*  
Clara Gao, PE, Engineer III

Date: **06/02/2021**

**Critical Areas Approval**

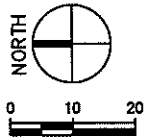
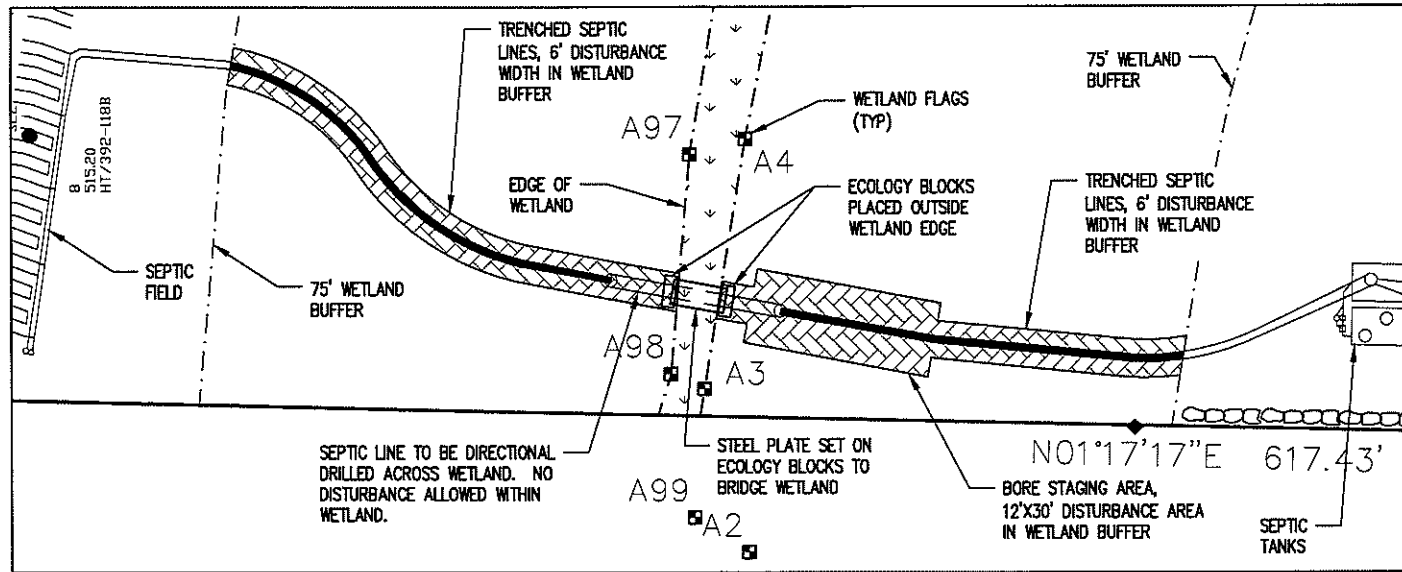
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

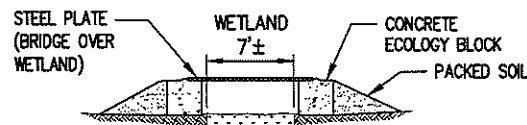
**Clearing / Grading Approval**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



**PLAN**  
**TEMPORARY WETLAND CROSSING**  
SCALE: 1" = 20'



**WETLAND X-ING DETAIL**  
SCALE: NTS

**NOTES**

1. NO DISTURBANCE ALLOWED WITHIN WETLAND AREA.
2. SEE WETLAND CROSSING - CONSTRUCTION SEQUENCE NOTES THIS SHEET.

**WETLAND CROSSING**  
**CONSTRUCTION SEQUENCE**

1. SURVEY AND FLAG LOCATION OF SEPTIC LINE AND AREAS TO BE CLEARED WITHIN WETLAND BUFFER PER PLANS.
2. PLACE SILT FENCE ALONG SURVEYED/FLAGGED LOCATIONS TO PROTECT WETLAND BUFFER.
3. PLACE TREE PROTECTION PER PLAN AND TREE REPORTS.
4. CLEAR AREAS OF WORK WITHIN APPROVED LOCATIONS.
5. PLACE FIRST ECOLOGY BLOCK ON SOUTH SIDE OF WETLAND AND INSTALL DIRT RAMP SOUTH OF BLOCK.
6. USE EXCAVATOR TO REACH OVER WETLAND AND PLACE SECOND BLOCK. INSTALL DIRT RAMP ON NORTH SIDE OF NORTH BLOCK.
7. EXCAVATOR TO PLACE STEEL PLATE ON TOP OF BOTH BLOCKS.
8. REMOVAL OF WETLAND CROSSING WILL BE IN REVERSE FOLLOWING INSTALLATION OF SEPTIC.
9. COMPLETE RESTORATION IN WETLAND BUFFER PER FINAL RESTORATION PLANS.

DATE: 4/7/2021

Permit Number: CAEX18-0005  
DWEL20-0197

Parcel Number: 142506-9089

Applicant Name: Novelty Hill Development LLC

Site Address: 248xx NE 52nd Place, Redmond

Engineering Scale: 1" = NTS

Sheet 3 of 9



**King County**  
Department of Permitting  
and Environmental Review

**TREE RETENTION & PLANTING PLAN**

Ref: KCC 21a.12.030

Max. Impervious Surface Allowed \_\_\_\_\_

Max. Bldg. Height Allowed \_\_\_\_\_

Ref: KCC 21a.12.170

Min. Blg. Setback From Street \_\_\_\_\_

Min. Garage Setback From Street \_\_\_\_\_

Min. Blg. Setback From Interior \_\_\_\_\_

Permit Center validation:

- Zoning
- Site Review Not Applicable

Validated Signature \_\_\_\_\_

Login Initials \_\_\_\_\_ Date: \_\_\_\_\_

**Engineering / Drainage Approval**

KING COUNTY DEPARTMENT OF LOCAL SERVICES PERMITTING DIVISION

**ENGINEERING/DRAINAGE REVIEW**

**APPROVED**

By: *Clara Gao* Date: \_\_\_\_\_

\_\_\_\_\_

Clara Gao, PE Engineer III

**06/02/2021**

**Critical Areas Approval**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



*Kevin Mueh*

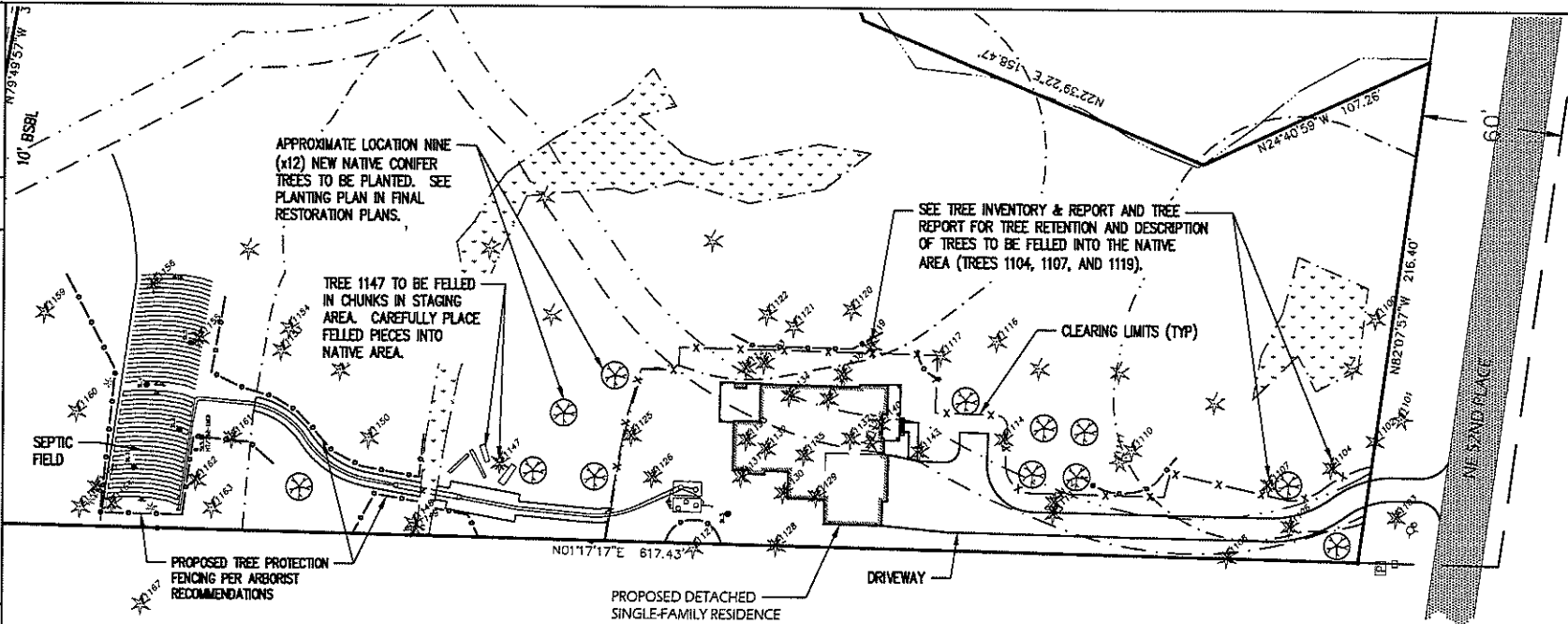
Construction Services Review  
Reviewed for Code Compliance

DWEL20-0197 05/18/2021

**Fire Approval**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



**TREE REMOVAL SUMMARY**

TREE #	VIALBE	TREE #	VIALBE
1103	Y	1132	Y
1106	Y	1133	NO
1104	NO	1134	Y
1107	NO	1135	Y
1108	Y	1137	NO
1112	Y	1138	Y
1113	Y	1140	Y
1114	Y	1141	Y
1119	NO	1143	Y
1123	Y	1147	Y
1124	Y	1155	—
1125	Y	1156	—
1126	NO	1161	—
1128	NO	1162	—
1129	Y	1164	—
1130	Y	1166	—
1131	Y		

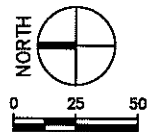
TOTAL TREES TO BE REMOVED = 20 (VIALBE)

**NOTES**

- SEE "TREE INVENTORY AND REPORT" PREPARED BY LONNSON ARBOR CARE, DATED MAY 21, 2018 UNDER SEPARATE COVER.
- "TREE INVENTORY & REPORT" ADDRESSES EACH INDIVIDUAL TREE FOR SPECIES, DSH, LIMITS OF DISTURBANCE, VIABILITY, AND CONDITION.
- SEE "TREE REPORT" AND "ADDENDUM" PREPARED BY LONNSON ARBOR CARE UNDER SEPARATE COVER FOR TREES TO BE STRATEGICALLY DOWNED (FELLED) INTO THE NATIVE AREA.

**LEGEND**

- PROPERTY LINE
- x - x - x - x - CLEARING AND GRADING/LOD
- o - o - o - o - TREE PROTECTION FENCING (TPF)
- X REMOVE TREE
- ⊗ NEW NATIVE CONIFER TREES (x12)  
MIN. 5-GALLON POTS, 4- FEET IN HEIGHT



DATE: 4/7/2021

Prepared By:  
JLS ENGINEERING PLLC  
19125 NORTH CREEK PKWY, #123B  
BOTHELL, WA 98011  
CONTACT: JEREMY SATHER, P.E.  
PHONE: (206)849-5489



CAEX18-0005  
Permit Number: DWEL20-0197

Parcel Number: 142506-9089

Applicant Name: Novelty Hill Development LLC

Site Address: 248xx NE 52nd Place, Redmond

Engineering  
Scale: 1" = 50'

Sheet 4 of 9

**APPROVED**

Date: **06/02/2021**  
 Clera Gao, PE, Engineer III

**King County**  
 Department of Permitting  
 and Environmental Review

Sheet Name  
**TESC PLAN**

**RECOMMENDED CONSTRUCTION SEQUENCE**

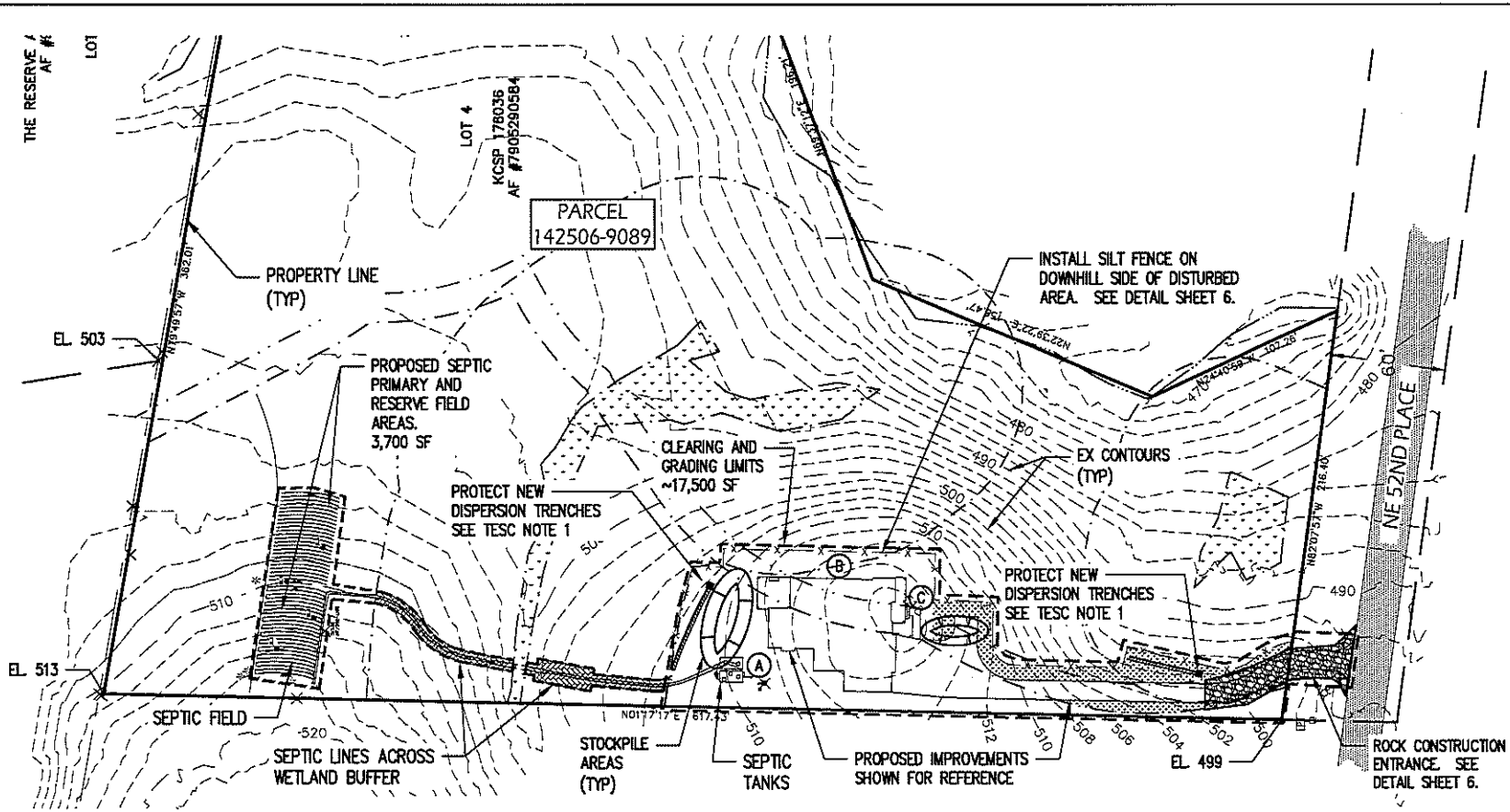
1. Hold the pre-construction meeting, if required
2. Post sign with name and phone number of TESC supervisor (may be consolidated with the required notice of construction sign).
3. Flag or fence clearing limits.
4. Install catch basin protection, if required.
5. Grade and install construction entrance(s)
6. Install perimeter protection (silt fence, brush barrier, etc.).
7. Construct sediment pond and traps, if required.
8. Grade and stabilize construction roads.
9. Construct surface water controls (interceptor dikes, pipe slope drains, etc.) simultaneously with clearing and grading for project development.
10. Maintain erosion control measures in accordance with King County standards and manufacturer's recommendations.
11. Relocate erosion control measure, or install new measures so that as site conditions change, the erosion and sediment control is always in accordance with the King County Erosion and Sedimentation Control Standards.
12. Cover all areas that will be unworked for more than seven days during the dry season or two days during the wet season with straw, wood fiber mulch, compost, plastic sheeting, or equivalent.
13. Stabilize all areas within seven days of reaching final grade.
14. Seed, sod, stabilize, or cover any areas to remain unworked for more than 30 days.
15. Upon completion of the project, stabilize all disturbed areas and remove BMP's if appropriate.

**Engineering / Drainage Approval**

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Clearing / Grading Approval**

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_



**TESC NOTES:**

1. PROTECT PROPOSED DISPERSION TRENCH LOCATIONS DURING CONSTRUCTION. NO SEDIMENT LADEN WATER ALLOWED TO ENTER DISPERSION TRENCHES.
2. ALL EXPOSED SOILS AND SURFACES DIRECTED TO THE TRENCHES SHALL BE STABILIZED BEFORE THE TRENCHES ARE BROUGHT ONLINE.

**SOIL AMENDMENT CALC:**

PER KING COUNTY POST-CONSTRUCTION SOIL STD OPTION 4b: STOCKPILE, REAPPLY, AND AMEND  
 TOTAL SQUARE FOOTAGE = 6,600 SF  
 AREAS PER PLAN (A)(B)(C)  
 STOCKPILE AND REAPPLY = 125 CY\*  
 COMPOST NEEDED = 53 CY\*  
 \* CALCULATED PER SOIL MANAGEMENT PLAN PREPARED UNDER SEPARATE COVER INCLUDED WITH BUILDING PERMIT.

**SOIL AMENDMENT NOTES:**

1. EXISTING SITE IS TREADED WITH LIGHT UNDERBRUSH AND DUFF.
2. EXISTING TOPSOIL/DUFF SHALL BE STOCKPILED AND REAPPLIED AFTER GRADING AND CONSTRUCTION PER POST-CONSTRUCTION SOIL STANDARD OPTION 4b.
3. CIRCLED LETTERED AREAS ARE SHOWN ON THE SITE PLAN WHERE THIS OPTION WILL BE USED.



DATE: 4/7/2021

Prepared By:  
 JLS ENGINEERING PLLC  
 19125 NORTH CREEK PKWY, #125B  
 BOTHELL, WA 98011  
 CONTACT: JEREMY SATHER, P.E.  
 PHONE: (206)849-5489



**APPROVED**

Signature: *Clara Gao* Date: **06/02/2021**  
 Clara Gao, P.E. Engineer III

**King County**  
 Department of Permitting  
 and Environmental Review

Sheet Name  
**TESC DETAILS**

**RECOMMENDED CONSTRUCTION SEQUENCE**

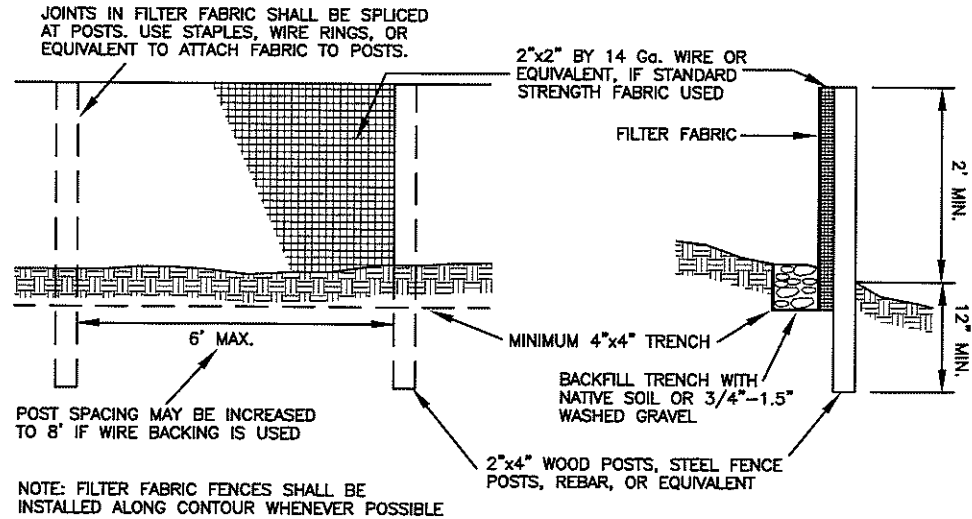
1. Hold the pre-construction meeting, if required
2. Post sign with name and phone number of TESC supervisor (may be consolidated with the required notice of construction sign).
3. Flag or fence clearing limits.
4. Install catch basin protection, if required.
5. Grade and install construction entrance(s)
6. Install perimeter protection (silt fence, brush barrier, etc.).
7. Construct sediment pond and traps, if required.
8. Grade and stabilize construction roads.
9. Construct surface water controls (interceptor dikes, pipe slope drains, etc.) simultaneously with clearing and grading for project development.
10. Maintain erosion control measures in accordance with King County standards and manufacturer's recommendations.
11. Relocate erosion control measure, or install new measures so that as site conditions change, the erosion and sediment control is always in accordance with the King County Erosion and Sedimentation Control Standards.
12. Cover all areas that will be unworked for more than seven days during the dry season or two days during the wet season with straw, wood fiber mulch, compost, plastic sheeting, or equivalent.
13. Stabilize all areas within seven days of reaching final grade.
14. Seed, sod, stabilize, or cover any areas to remain unworked for more than 30 days.
15. Upon completion of the project, stabilize all disturbed areas and remove BMP's if appropriate.

**Engineering / Drainage Approval**

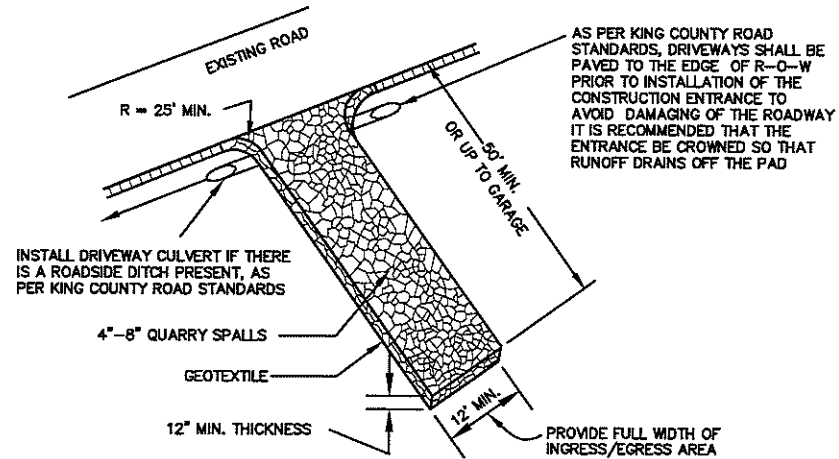
Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Clearing / Grading Approval**

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_



**Silt Fence**  
 N.T.S.



**Construction Entrance**  
 N.T.S.

DATE: 4/7/2021

Prepared By:  
 JLS ENGINEERING PLLC  
 19125 NORTH CREEK PKWY, #1238  
 BOTHELL, WA 98011  
 CONTACT: JEREMY SATHER, P.E.  
 PHONE: (206)849-5489



Permit Number: **CAEX18-0005**  
**DWEL20-0197** Parcel Number: **142506-9089** Applicant Name: **Novelty Hill Development LLC** Site Address: **248xx NE 52nd Place, Redmond**

Engineering Scale: 1" = **AS SHOWN**

Sheet **6** of **9**

Clara Gao, PE Engineer III Date: **06/02/2021**

**King County**  
 Department of Permitting  
 and Environmental Review

**GRADING PLAN**

Ref: KCC 21a.12.030  
 Max. Impervious Surface Allowed \_\_\_\_\_  
 Max. Bldg. Height Allowed \_\_\_\_\_  
 Ref: KCC 21a.12.170  
 Min. Bldg. Setback From Street \_\_\_\_\_  
 Min. Garage Setback From Street \_\_\_\_\_  
 Min. Bldg. Setback From Interior \_\_\_\_\_

Permit Center validation:  
 Zoning  
 Site Review Not Applicable

Validated Signature \_\_\_\_\_  
 Login Initials \_\_\_\_\_ Date: \_\_\_\_\_

**Engineering / Drainage Approval**

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Critical Areas Approval**

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

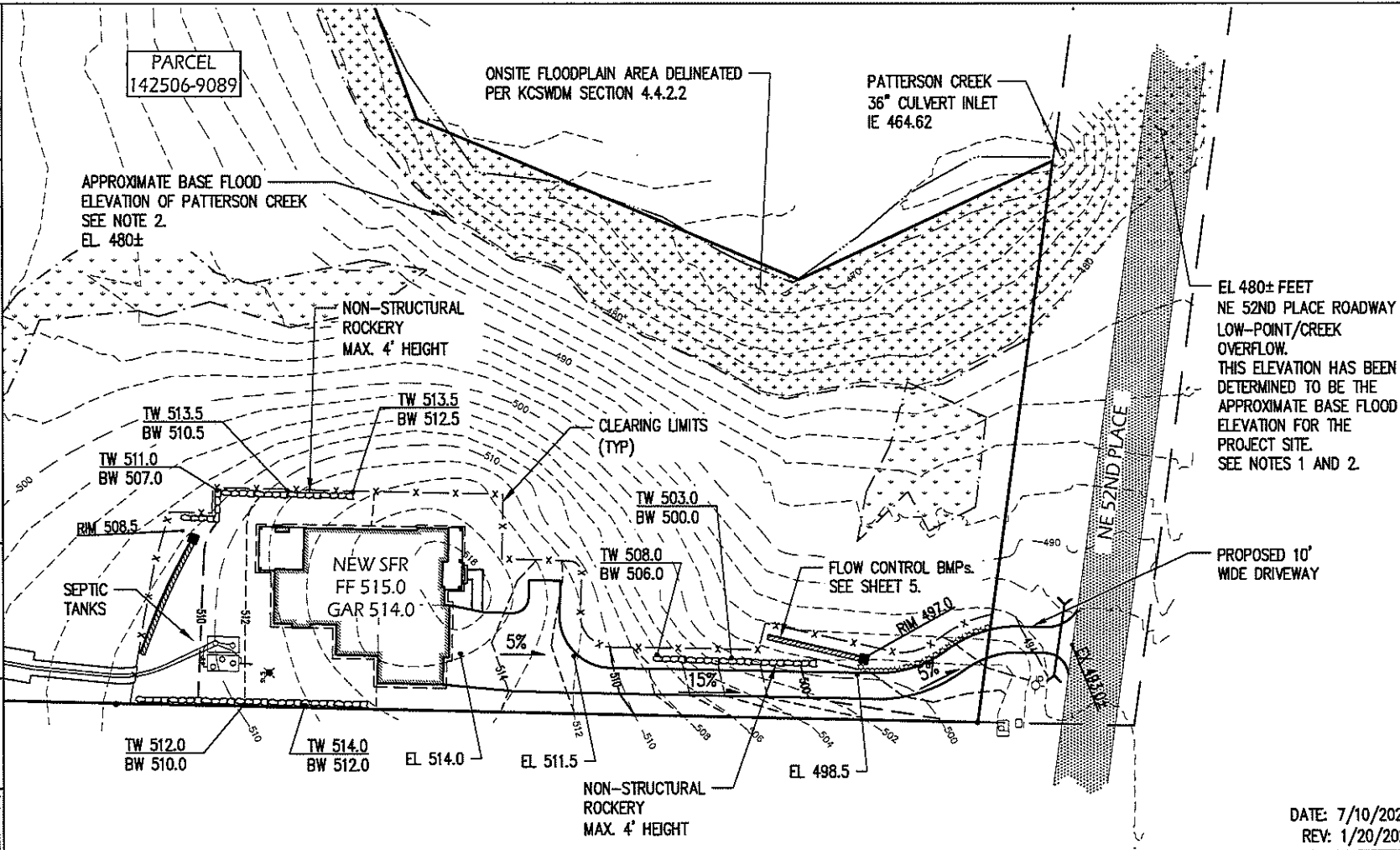
King County Department of Local Services Permitting Division  
*Kevin Mead*

Construction Services Review  
 Reviewed for Code Compliance  
 DWEL20-0197 05/18/2021

**Fire Approval**

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

Permit Number: **CAEX18-0005 DWEL20-0197** Parcel Number: **142506-9089** Applicant Name: **Novelty Hill Development LLC** Site Address: **248xx NE 52nd Place, Redmond**

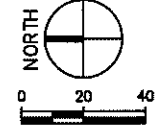


EL 480± FEET  
 NE 52ND PLACE ROADWAY  
 LOW-POINT/CREEK  
 OVERFLOW.  
 THIS ELEVATION HAS BEEN  
 DETERMINED TO BE THE  
 APPROXIMATE BASE FLOOD  
 ELEVATION FOR THE  
 PROJECT SITE.  
 SEE NOTES 1 AND 2.

PROPOSED 10'  
 WIDE DRIVEWAY

**NOTES**

1. SEE APPROXIMATE FLOODPLAIN STUDY LETTER PREPARED BY JLS ENGINEERING, DATED 12/12/18 FOR THE PROPOSED PROJECT AND APPROXIMATE FLOODPLAIN DELINEATION.
2. THE FLOODPLAIN ELEVATION SHOWN ASSUMES THE CULVERT INLET IS PLUGGED AND CREEK IS IMPOUNDED BEHIND NE 52ND PLACE ROAD FILL.



DATE: 7/10/2020  
 REV: 1/20/2021

Prepared By:  
 JLS ENGINEERING PLLC  
 19125 NORTH CREEK PKWY, #123B  
 BOTHELL, WA 98011  
 CONTACT: JEREMY SATHER, P.E.  
 PHONE: (206)849-5489  
**JLS** Site Civil  
**Engineering**  
**PLLC**

Engineering Scale: 1" = 40' Sheet 7 of 9

**APPROVED**

*Clara Gao* Date: **06/02/2021**  
 Clara Gao, PE Engineer III

**King County**  
 Department of Permitting  
 and Environmental Review

**RESIDENTIAL BMP SITE PLAN**

Ref: KCC 21a.12.030  
 Max. Impervious Surface Allowed \_\_\_\_\_  
 Max. Bldg. Height Allowed \_\_\_\_\_  
 Ref: KCC 21a.12.170  
 Min. Bldg. Setback From Street \_\_\_\_\_  
 Min. Garage Setback From Street \_\_\_\_\_  
 Min. Bldg. Setback From Interior \_\_\_\_\_  
 Permit Center validation:  
 Zoning  
 Site Review Not Applicable  
 Validated Signature \_\_\_\_\_  
 Login Initials \_\_\_\_\_ Date: \_\_\_\_\_

**Engineering / Drainage Approval**

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

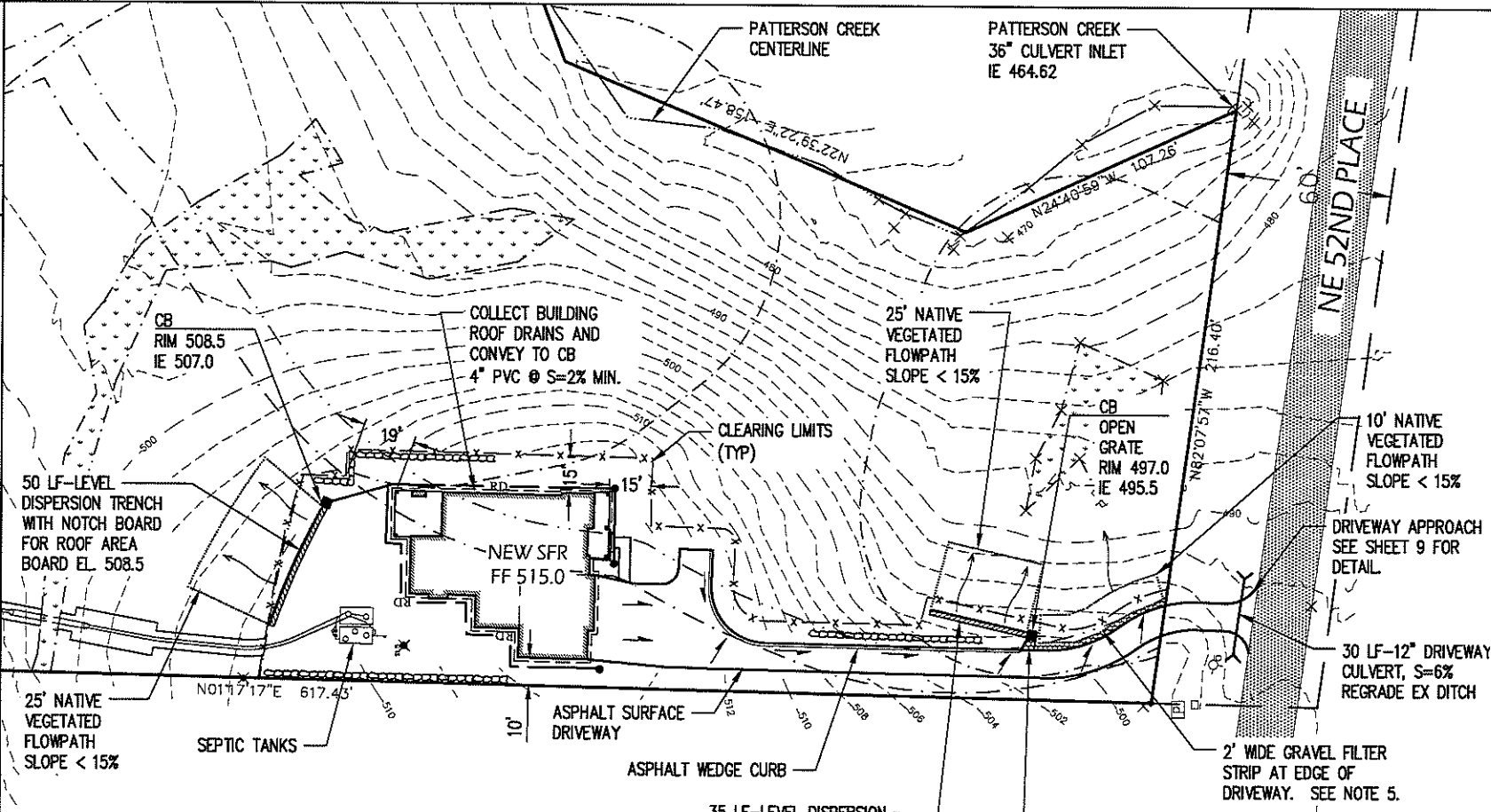
**Critical Areas Approval**

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

King County Department of Local Services Permitting Division  
*Kevin Mead*  
 Construction Services Review  
 Reviewed for Code Compliance  
 DWEL20-0197 05/18/2021

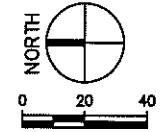
**Fire Approval**

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_



**NOTES**

1. SEE DRAINAGE NARRATIVE FOR DISCUSSION OF DRAINAGE DESIGN AS SHOWN ON THIS SHEET.
2. SEE GRADING PLAN, SHEET 7, FOR PROPOSED GRADES.
3. SEE SHEET 9 FOR DISPERSION TRENCH WITH NOTCH BOARD DETAIL.
4. RUNOFF FROM ASPHALT CURB SHALL BE DIRECTED TO CB WITH A ROCK SWALE WITH MINIMUM 3-FOOT WIDTH AND 6-INCH TALL SIDE BERMS. ROCK TO BE 6-INCH MINIMUM DEPTH OF 1-1/4" CLEAN CRUSHED ROCK.
5. GRAVEL FILTER STRIP SHALL BE 6-INCH DEPTH CRUSHED ROCK AND CAN BE EXTENDED BASE COURSE OF DRIVEWAY TO BE PROVIDED 1-INCH BELOW EDGE OF DRIVEWAY AND SLOPED TO NATIVE VEGETATED FLOWPATH.



DATE: 4/7/2021

Prepared By:  
**JLS ENGINEERING PLLC**  
 19125 NORTH CREEK PKWY, #123B  
 BOTHELL, WA 98011  
 CONTACT: JEREMY SATHER, P.E.  
 PHONE: (206)849-5489

**JLS** Site Civil  
**Engineering**  
**PLLC**



**APPROVED**

Clara Gao, PE, Engineer III  
 Date: **06/02/2021**

**King County**  
 Department of Permitting  
 and Environmental Review

**RESIDENTIAL BMP DETAILS**

Ref: KCC 21a.12.030  
 Max. Impervious Surface Allowed \_\_\_\_\_  
 Max. Bldg. Height Allowed \_\_\_\_\_  
 Ref: KCC 21a.12.170  
 Min. Blg. Setback From Street \_\_\_\_\_  
 Min. Garage Setback From Street \_\_\_\_\_  
 Min. Blg. Setback From Interior \_\_\_\_\_

Permit Center validation:  
 Zoning  
 Site Review Not Applicable

Validated Signature \_\_\_\_\_  
 Login Initials \_\_\_\_\_ Date: \_\_\_\_\_

**Engineering / Drainage Approval**

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Critical Areas Approval**

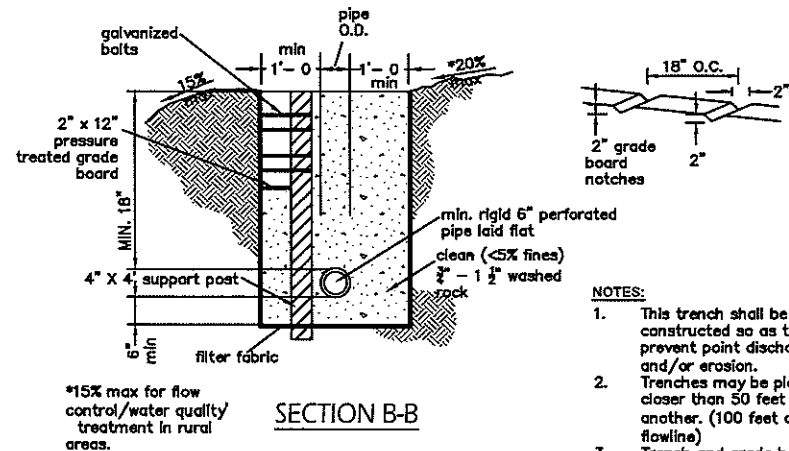
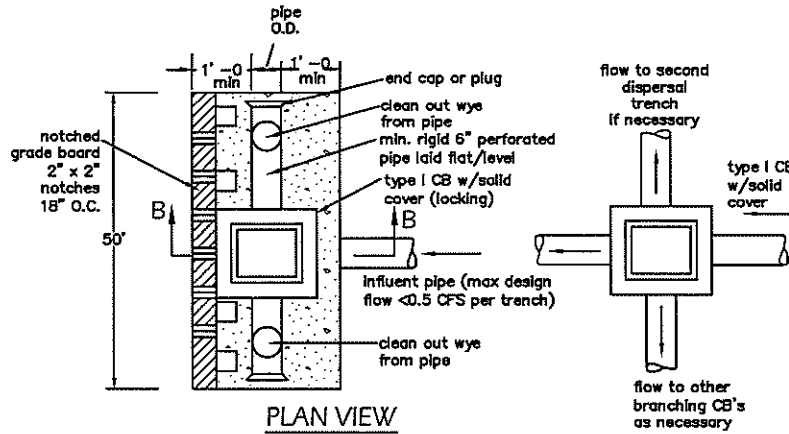
Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Clearing / Grading Approval**

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

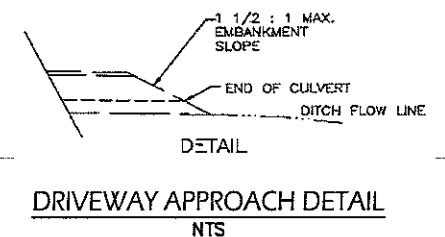
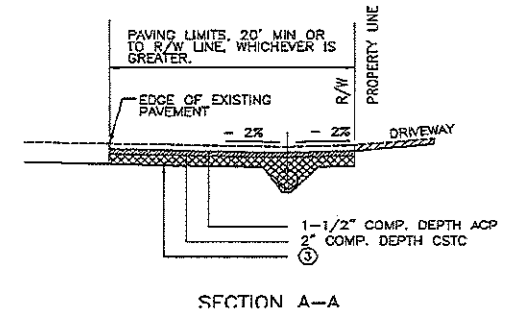
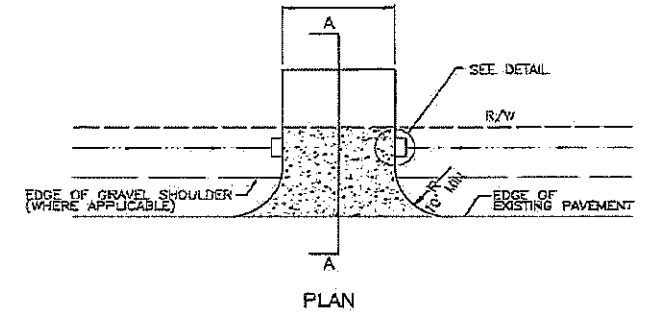
**Fire Approval**

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_



**SECTION B-B**  
**DISPERSION TRENCH WITH NOTCHED BOARD**  
 PER SWDM FIGURE C.2.1.D  
 NTS

- NOTES:**
1. This trench shall be constructed so as to prevent point discharge and/or erosion.
  2. Trenches may be placed no closer than 50 feet to one another. (100 feet along flowline)
  3. Trench and grade board must be level. Align to follow contours of site.
  4. Support post spacing as required by soil conditions to ensure grade board remains level.



**DRIVEWAY APPROACH DETAIL**  
 NTS

DATE: 4/7/2021

Prepared By:  
 JLS ENGINEERING PLLC  
 19125 NORTH CREEK PKWY, #123B  
 BOTHELL, WA 98011  
 CONTACT: JEREMY SATHER, P.E.  
 PHONE: (206)849-5489







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

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May 21, 2018

Nathan Chapman  
Novelty Hill Development, LLC  
P.O. Box 816  
Redmond, WA 98073

Re: **Tree Inventory & Report** for Wesar parcel 142506-9089 (2472x NE 52<sup>nd</sup> Pl.).

To whom it concerns,

The purpose of this report is to document the species and locations of each significant tree in the proposed disturbed areas and those that **target** the proposed disturbed areas. Significant coniferous trees in unincorporated King County are those 8 inches and over in trunk diameter 4 ½ feet from existing grade. Significant deciduous trees are those 12 inches and over in trunk diameter 4 ½ feet from existing grade. A site map with tree locations is included at the end of the report.

I inspected and tagged 55 trees on this site April 25th, 2018. The trunk Diameter at Standard Height (DSH; 4 ½ feet from the ground) of the 55 trees are recorded in the tree inventory on the next page. Measurements were taken with a tree diameter tape. The Limit of Disturbance (LOD) for each tree is the radius around the tree trunk that should not be disturbed during grading and construction. This includes the terms known as critical root zone, critical root mass, or **dripline**. The LOD is determined by the tree species, its drip line, DSH, surrounding conditions, and slope. A tree's viability for retention depends on its likelihood for survival (> 10 years), and the amount of 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 highly unlikely to fail, even under severe weather conditions. *Possible* risk means there is a defect with the tree that may suggest the tree is somewhat likely to fail. *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. A tree's **windthrow** potential is part of the hazard assessment.

## Tree Inventory

Tag #	Species	DSH	LOD	Viable	Condition
1100	Cottonwood <i>Populus trichocarpa</i>	38.5"	20.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1101	Big-leaf maple <i>Acer macrophyllum</i>	26.0"	15.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1102	Big-leaf maple	23.0"	12.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. Some dead branches in the lower canopy. <i>Improbable</i> risk of whole tree failure.
1103	Big-leaf maple	12.0" 14.0" 15.0"	20.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1104	Bitter cherry <i>Prunus emarginata</i>	14.0"	10'	No	Seem and included bark in between stems. Canopy dieback. <i>Probable</i> large part failure.
1106	Red cedar <i>Thuja plicata</i>	35.0"	20'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1107	Hemlock <i>Tsuga heterophylla</i>	23.0"	15'	No	Decay pocket at the base of the tree with a long seem up the trunk. Canopy dieback. <i>Probable</i> whole tree failure.
1108	Big-leaf maple	26.0" 21.0" 15.5" 15.0"	20.0'	Yes	Sturdy tree with no signs of disease or structural defects. Some dead branches. <i>Improbable</i> risk of whole tree failure.
1110	Big-leaf maple	25.0"	18.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1111	Big-leaf maple	30.5"	20.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1112	Big-leaf maple	22.5"	15.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1113	Big-leaf maple	16.0" 16.5" 13.0"	20.0'	Yes	Some decay pockets in the trunks about 10 feet from ground. <i>Possible</i> failure at the decay pockets.
1114	Big-leaf maple	29.0"	20.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1116	Douglas fir	27.0"	18.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.

Tag #	Species	DSH	LOD	Viable	Condition
1117	Big-leaf maple	14.0"	10.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. Some broken top branches. <i>Improbable</i> risk of whole tree failure.
1119	Hemlock	16.0"	12.0'	No	Asymmetric canopy. Mostly dead. <i>Probable</i> risk of whole tree failure.
1120	Hemlock	21.0"	15.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. Grows from an old, rotting stump. <i>Improbable</i> risk of whole tree failure.
1121	Big-leaf maple	19.0"	12.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1122	Big-leaf maple	14.0"	10.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1123	Red cedar	28.5"	20.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1124	Douglas fir	21.0"	15.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1125	Big-leaf maple	24.0" 22.0" 21.0"	20.0'	Yes	Decay pocket in the middle trunk about 12' from the ground. No signs of other structural defects. <i>Possible</i> risk of failure at the decay pocket.
1126	Red Alder <i>Alnus rubra</i>	17.0"	12.0'	No	Mostly dead with peeling bark. It leans to the west with <i>probable</i> risk of whole tree failure.
1127	Big-leaf maple	16.5"	12.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1128	Hemlock	15.0"	10.0'	No	Mostly dead. <i>Probable</i> risk of whole tree failure.
1129	Big-leaf maple	26.0"	18.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1130	Big-leaf maple	15.0"	10.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1131	Big-leaf maple	33.5" 18.0"	22.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1132	Hemlock	18.5"	12.0'	Yes	Seem all the way up the trunk which may be an indication of dead or decaying sapwood. <i>Possible</i> risk of tree failure.

Tag #	Species	DSH	LOD	Viable	Condition
1133	Hemlock	13.0"	10.0'	No	Declining canopy. No signs of decay. May have root disease with <i>possible</i> risk of whole tree failure.
1134	Red cedar	18.0"	12.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1135	Hemlock	14.0"	10.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1136	Red cedar	17.5"	12.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1137	Hemlock	15.0"	10.0'	No	Mostly dead canopy. No signs of decay. May have root disease with <i>possible</i> risk of whole tree failure.
1138	Big-leaf maple	24.5"	15.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1140	Hemlock	18.0"	12.0'	Yes	No signs of decay but many dead branches. May have root disease with <i>possible</i> risk of whole tree failure.
1141	Hemlock	19.5"	14.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1143	Douglas fir	31.0"	20.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1147	Big-leaf maple	37.0" 18.0"	22.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1148	Big-leaf maple	11.5"	8.0'	Yes	Wetland area. Contorted trunk. <i>Possible</i> whole tree failure due to abiotic and structural condition.
1149	Big-leaf maple	21.5"	16.0'	Yes	Wetland area. J-shaped trunk with seem. <i>Possible</i> whole tree failure due to abiotic and structural condition.
1150	Big-leaf maple	21.0"	16.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1152	Big-leaf maple	26.0"	18.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1153	Big-leaf maple	25.0"	16.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.

Tag #	Species	DSH	LOD	Viable	Condition
1154	Big-leaf maple	17.0"	12.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1155	Big-leaf maple	19.0"	14.0'	Yes	Deep crotch between the trunks. No signs of decay or disease. <i>Possible</i> risk of whole tree failure.
1156	Cottonwood	41.0"	30.0'	No	Large decay pocket at the base of the trunk. Reaction wood around the decay is contorted. <i>Probable</i> risk of whole tree failure.
1159	Alder	18.0"	12.0'	No	Mostly dead with a decayed trunk. <i>Probable</i> risk of whole tree failure.
1160	Big-leaf maple	25.0"	18.0'	Yes	A deep crotch between the main stems. No signs of decay. <i>Possible</i> risk of breaking at the deep crotch.
1161	Big-leaf maple	25.0" 16.0"	20.0'	No	Large decay pocket at the base of the trunk. <i>Probable</i> risk of whole tree failure.
1162	Big-leaf maple	15.0"	12.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1163	Big-leaf maple	23.0" 21.0"	20.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1164	Big-leaf maple	22.0"	16.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1165	Douglas fir	16.0"	12.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. <i>Improbable</i> risk of whole tree failure.
1166	Douglas fir	20.0"	16.0'	No	Mushroom conks along the main trunk indicate internal decay. <i>Probable</i> risk of whole tree failure.
1167	Big-leaf maple	24.0" 24.5"	20.0'	Yes	Sturdy tree with no signs of decay, disease, or structural defects. Stands on the neighboring property. <i>Improbable</i> risk of whole tree failure.

The total DSH for the viable significant trees within the property, which are within or target the proposed disturbed areas, is 1,192.5 inches. Approximately 209 inches in DSH is to be removed which includes the disturbance areas and nearby trees too hazardous to retain. The significant retained trees will be 983.5 inches in DSH (82.5% tree retention). Tree 1167 was not counted because it is off site, yet it does target the septic field.

Sixteen of the significant trees are within the disturbed areas. There are fifteen significant trees in the proposed building area and one within the septic field. Two significant trees (1156 and 1166) next to the septic field have structural and disease defects that put them at a high risk for failure and should be removed. 1126, 1119, 1107, 1104 are significant trees next to the proposed disturbed areas (driveway and building) that have health or structural conditions that warrant removing.

Dispersion trench for the driveway will cut into the LOD of trees 1110 and 1111. I recommend a dispersion trench to the north and/or south of trees 1110 and 1111, especially with the recommended removal of tree 1107.

There are twelve trees that were tagged, but are not significant, and therefore not recorded. However, I recommend retaining tree 1118, a Cascara Buckthorn (*Rhamnus purshiana*), on the east side of the disturbed area for building structure. The Buckthorn is a native tree and is important for wildlife ecology.

### Tree Retention Table

Tag #	DSH
1100	38.5"
1101	26.0"
1102	23.0"
1103	41.0"
1106	35.0"
1108	77.5"
1110	25.0"
1111	30.5"
1112	22.5"
1113	45.5"
1114	29.0"
1116	27.0"

Tag #	DSH
1117	14.0"
1120	21.0"
1121	19.0"
1122	14.0"
1123	28.5
1124	21.0"
1125	67.0"
1126	17.0"
1127	16.5"
1147	55.0"
1148	11.5"
1149	21.5"

Tag #	DSH
1150	21.0"
1152	26.0"
1153	25.0"
1154	17.0"
1155	19.0"
1160	25.0"
1163	44.0"
1164	22.0"
1165	16.0"
1153	25.0"
1154	17.0"

In conclusion, removal of significant trees for clearing and grading is approximately 17.5% of the existing trees. Additional tree removal may require a tree planting plan. Tree replacement may be a 1 to 1 ratio. For every two inches of DSH removed, replace with a 2" caliper deciduous tree or a conifer (evergreen) tree that stands at least 6-7 feet tall.

Additional tree credits may be obtained by planting native species such as some of the trees listed in the data table. Smaller, more ornamental species of native trees may include Excelsior cedar (*Thuja plicata* 'Excelsior'), Alaskan cedar (*Chamaecyparis nootkatensis*), Port Orford cedar (*Chamaecyparis lawsoniana*), and Mountain hemlock (*Tsuga mertensiana*) for conifer types. Additional deciduous native species appropriate for the site include Serviceberry (*Amelanchier alnifolia*), Dogwood (*Cornus nutellii* or *kousa*), Cascara buckthorn (*Rhamnus purshiana*), and Vine maple (*Acer circinatum*).



Please reply you have questions.

Thank you,

*Lonnie Olson*

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

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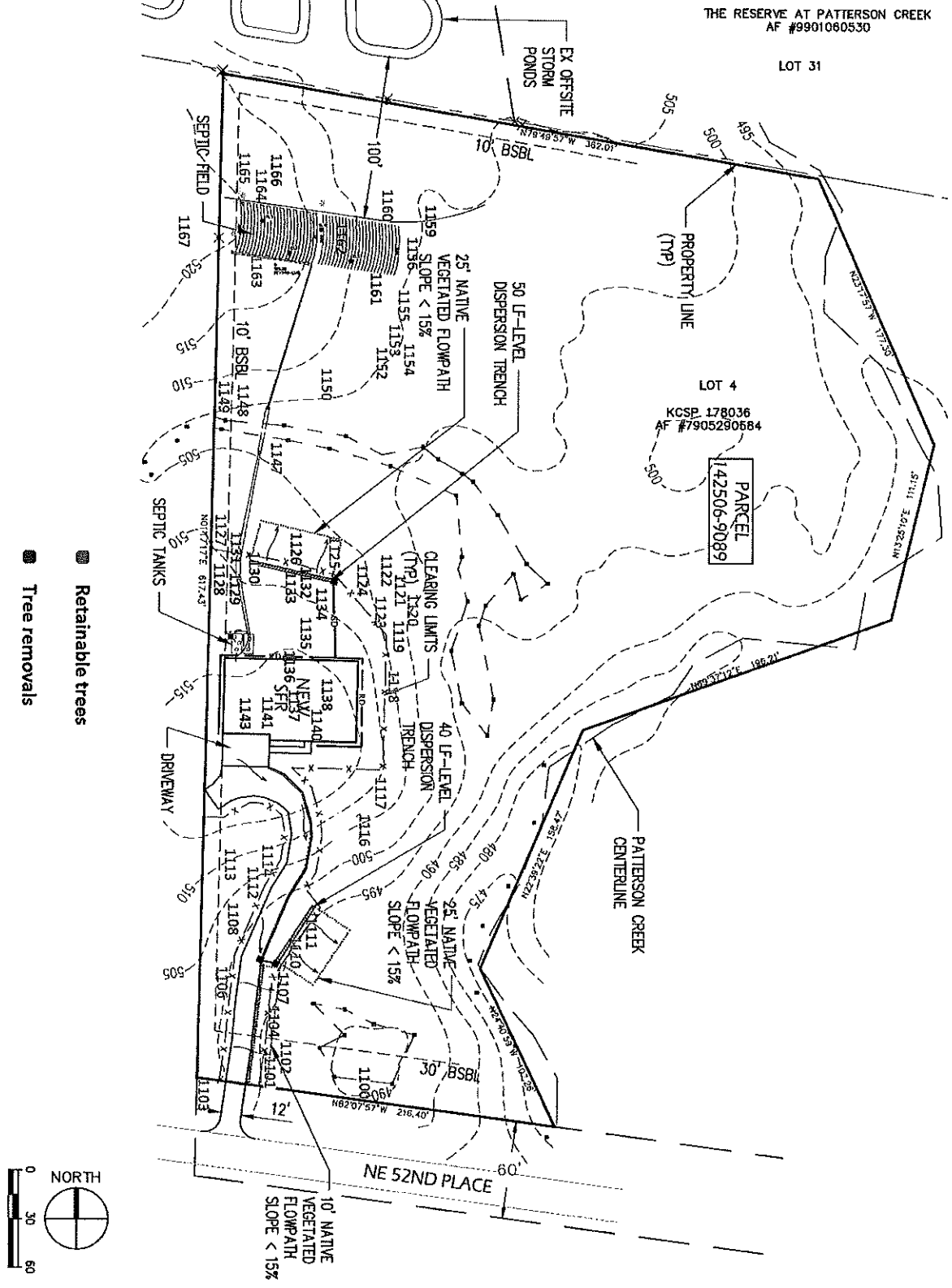
### **Glossary:**

**Dripline** - critical root zone that circumferences around a tree from trunk to average branch tips.

**Target** – an object that can be hit or damaged due to the failure of a tree.

**Windthrow** – The susceptibility of a tree to fall under high wind conditions.

**Property Map: Wesar parcel 142506-9089 (2472x NE 52<sup>nd</sup> Pl.).**



THE RESERVE AT PATTERSON CREEK  
AF #9901060530

LOT 31

LOT 4  
KCSP 178036  
AF #7905280664

PARCEL  
142506-9089

- Retainable trees
- Tree removals

