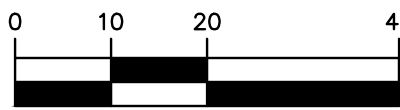


SCALE: 1" = 20'



LEGEND

SEE DETAILS, SHEET C2.31 FOR ALL TESC MEASURES

- CONSTRUCTION ACCESS (C.O.R. STD. DWG. NO. 503)
- LIMITS OF CLEARING (PER WSDOT DETAIL 1-10.10-01)
- FILTER FABRIC FENCE (C.O.R. STD. DWG. NO. 502)
- TREE-PROTECTION FENCING (C.O.R. STD. DWG. NO. 507)
- INTERCEPTOR SWALE (C.O.R. STD. DWG. NO. 504)
- ROCK CHECK DAM (SEE DETAIL SHEET C2.31)
- STORM DRAIN INLET PROTECTION (PER WSDOT DETAIL 1-40.20-00)
- EXISTING CONTOUR
- PROPOSED CONTOUR

EARTHWORK

SITE AREA - 1.37 AC. (59,848± S.F.)  
DISTURBED AREA - 1.37 AC. (59,848± S.F.)  
EARTHWORK ESTIMATE ONLY,  
CONTRACTOR TO VERIFY  
FILL = 1,160 C.Y.  
CUT = 3,120 C.Y.

NOTES

NOTE: THIS T.E.S.C. PLAN APPLIES TO DRY SEASON ONLY.  
CLEARING LIMIT NOTE:  
Landscaping, path construction, irrigation construction, and all other construction specified by the Landscape Plans outside of the clearing limits may include the following: mowing and brush cutting; selective pruning of dead and damaged wood; removal of downed wood and trees; removal of hazardous or noxious understory vegetation; selective thinning of tree limbs, shrubs and non-significant, unhealthy or hazardous trees to improve the health of other trees and open areas to install the soft surface paths and views for security; and spreading topsoil, bark mulch, pocket planting, and seeding in limited areas. All work within the open space tracts outside the Clearing Limits shall be low impact, and no heavy machinery shall be allowed. (Use of small machinery, such as small tractors, chippers and chain saws, will be required and anticipated for some operations.) All selective clearing, trenching and other work within the drip lines of significant trees (including 5' beyond the drip line) shall be by low impact/ hand methods only and work shall be adjusted as possible to minimize any disturbance to the significant and retained trees and protected understory with a certified arborist present. Construction materials and vehicles shall not be stored outside the Clearing Limits. All work shall be in accordance with the City of Redmond Tree Protection Ordinance.

COMBUSTIBLE BUILDING MATERIALS

THE ACCESS SURFACES SHALL BE IN PLACE AND ABLE TO SUPPORT THE WEIGHT OF FIRE DEPARTMENT VEHICLES PRIOR TO THE DELIVERY, USE, OR STORAGE OF COMBUSTIBLE BUILDING MATERIALS TO, OR AT THE SITE EXCEPT SMALL AMOUNTS USED FOR CONCRETE FORMS.

HYDRANTS MUST BE IN PLACE AND SERVICEABLE PRIOR TO THE DELIVERY, USE OR STORAGE OF COMBUSTIBLE BUILDING MATERIALS.

NOTE:  
THIS DEVELOPMENT SHALL BE CONSTRUCTED WITH THE 2020 CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS.

LAND-2021-00496  
CIVPLAN-2023-00060  
SITE-2023-01668

APPROVED FOR CONSTRUCTION

Director of Public Works  
City of Redmond

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

Plan Check Engineer: \_\_\_\_\_

Storm: \_\_\_\_\_

Utility: \_\_\_\_\_

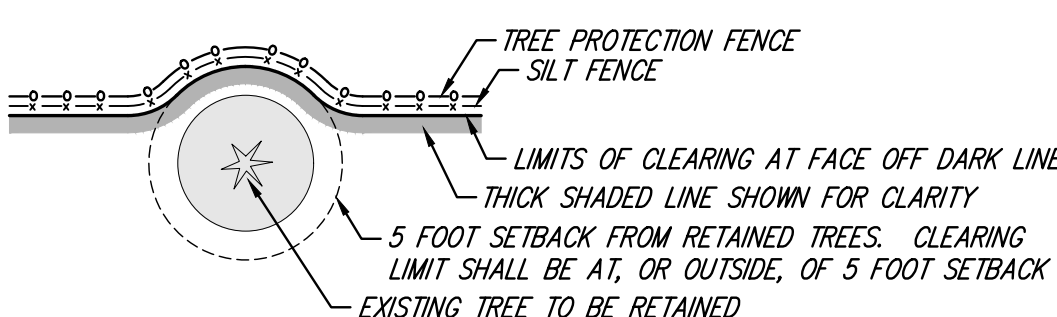
Fire: \_\_\_\_\_

Trans / Engr: \_\_\_\_\_

Planning: \_\_\_\_\_

This approval is for the design concept only. These plans appear to be in conformance with the City Of Redmond design standards for construction. This approval shall not be construed as authorizing construction not in accordance with applicable City standards. The City reserves the right to require revisions to the approved plans to assure conformance with City of Redmond design standards for construction at any time that it is discovered that the proposed construction does not otherwise meet the applicable construction standards. The owner is required to provide designs and plans in accordance with applicable City standards and assures that construction is accomplished in accordance with those standards. The owner and/or design engineer and/or developer may be required to make necessary approved field revisions to correct any errors or omissions found on the approved plan.

TYPICAL CLEARING LIMIT DETAIL



UNDERGROUND LOCATOR SERVICE  
CALL BEFORE YOU DIG!  
1-800-424-5555 (811)

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	6/30/23
2	REVISED PER CITY COMMENTS	9/29/23
3	REVISED PER CITY COMMENTS	12/13/23

CIVIL ENGINEERING	LANDSCAPE ARCHITECTURE	PLANNING	SURVEYING
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12/15/23

CLEARING & TESC PLAN	51ST STREET ASSEMBLAGE - REDMOND
PSR REDMOND, LLC	2630 116TH AVE NE, SUITE 200 BELLEVUE, WA 98004

DATE	SEE STAMP	DESIGNED	KATIE E. LANE, EIT
		DRAWN	MARY E. MOORE
		APPROVED	MICK MATHESON, PE
			MICK MATHESON, PE
			PROJECT MANAGER

SHEET	OF
C2.01	28

PROJECT NUMBER	21424
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