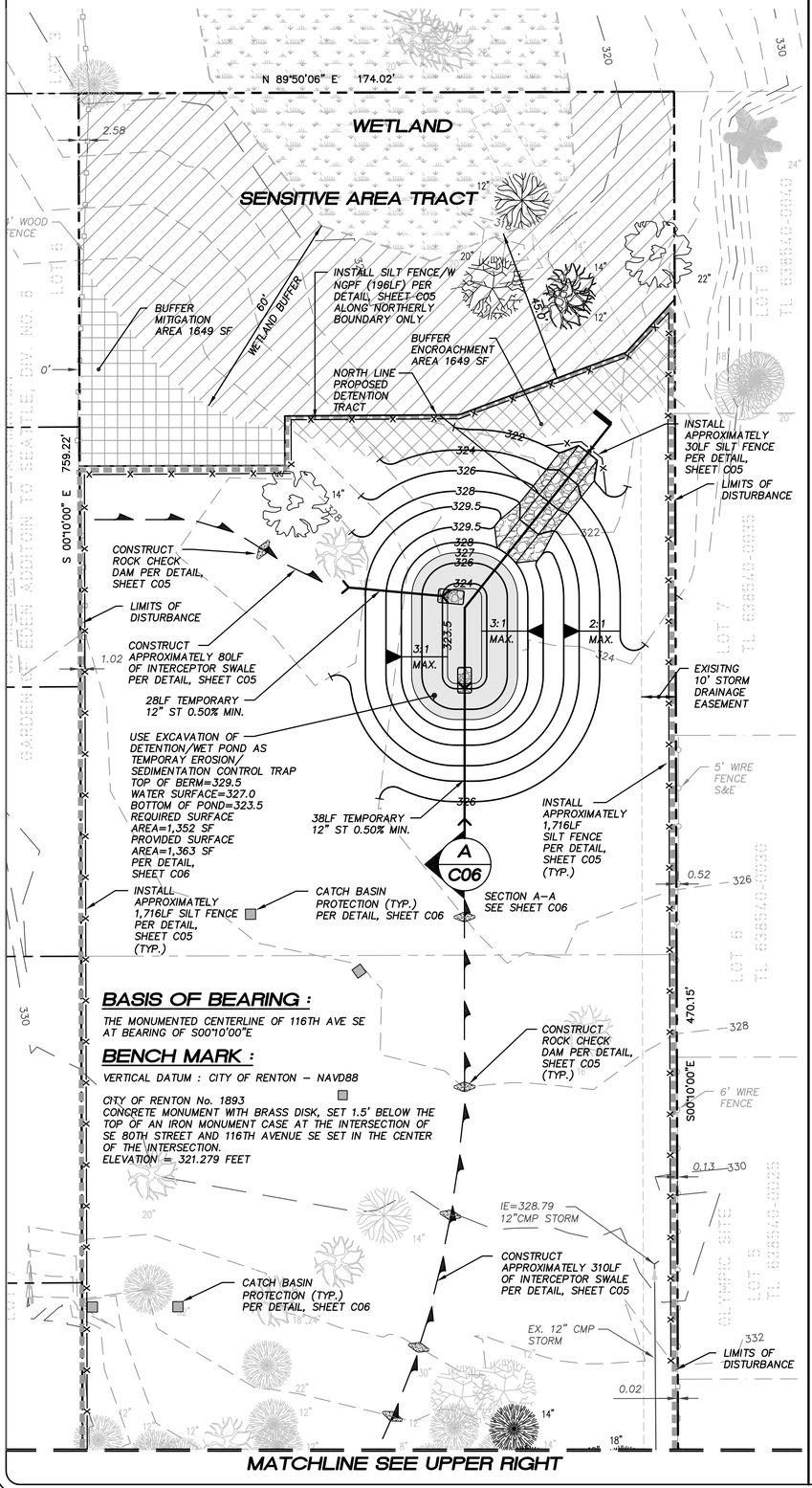
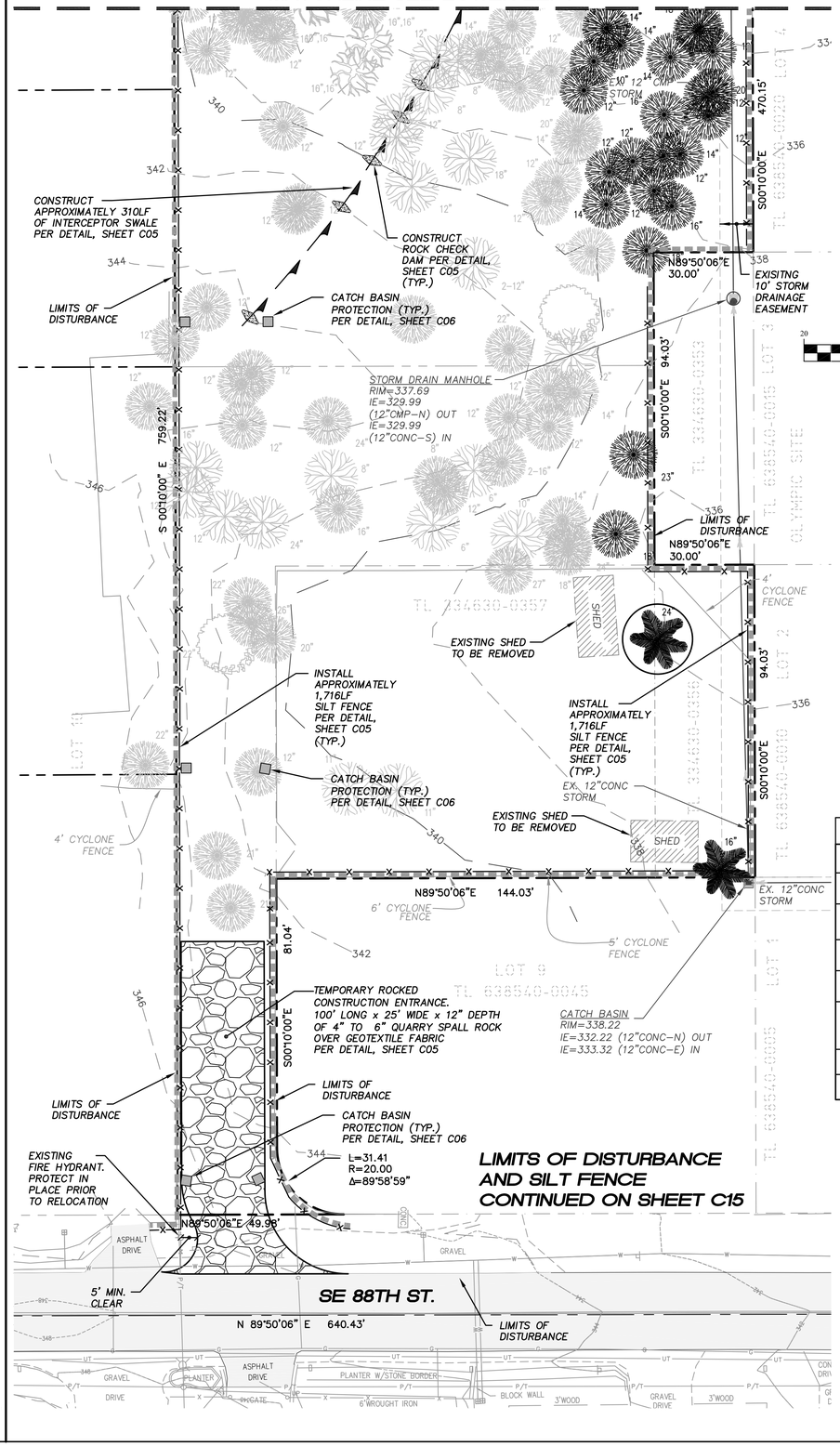
REVISIONS:

PORTION OF THE SW 1/4 OF THE NW 1/4 OF SEC. 33, TWN. 24N., RGE. 5E., W.M.





BASIS OF BEARING :

THE MONUMENTED CENTERLINE OF 116TH AVE SE AT BEARING OF S00°10'00"E

BENCH MARK :

VERTICAL DATUM : CITY OF RENTON – NAVD88

CITY OF RENTON No. 1893
CONCRETE MONUMENT WITH BRASS DISK, SET 1.5' BELOW THE TOP OF AN IRON MONUMENT CASE AT THE INTERSECTION OF SE 80TH STREET AND 116TH AVENUE SE SET IN THE CENTER OF THE INTERSECTION.
ELEVATION = 321.279 FEET

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____

CITY OF NEWCASTLE

THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION. THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO LIABILITY IN REGARDS TO THEIR ACCURACY OR OMISSIONS.

LEGEND

- INTERIM SEDIMENTATION PROTECTION PER DETAIL, SHEET C06
- ROCK CHECK DAM PER DETAIL, SHEET C05
- TEMPORARY ROCKED CONSTRUCTION ENTRANCE PER DETAIL, SHEET C05
- INTERCEPTOR SWALE PER DETAIL, SHEET C05
- TEMPORARY 12" STORM DRAIN
- SILT FENCE PER DETAIL, SHEET C06
- LIMITS OF DISTURBANCE
- 400 PROPOSED CONTOURS
- 360 EXISTING CONTOURS

GRAPHIC SCALE
20 0 10 20 40
SCALE : 1" = 20'

TREE LEGEND

- FIR TREE
- MAPLE TREE
- FRUIT TREE
- ADLER TREE
- COTTONWOOD TREE
- CEDAR TREE
- DECIDUOUS TREE
- WILLOW TREE

- DECIDUOUS
- CONIFER
- EXISTING SIGNIFICANT TREES TO BE REMOVED
- EXISTING SIGNIFICANT TREES TO BE SAVED
- EXISTING SIGNIFICANT SAVED TREES TO BE CREDITED AS TWO TREES FOR SIZE (24" DIA FOR EVERGREENS AND 30" DIA FOR DECIDUOUS TREES)

TREE RETENTION DATA

EXISTING SIGNIFICANT TREES ON SITE		109 TREES
TOTAL EXISTING SIGNIFICANT TREES DIAMETER		1,688"
AVERAGE EXISTING SIGNIFICANT TREES DIAMETER	1,688/109=	15.49"
EXISTING SIGNIFICANT TREES INSIDE OF SENSITIVE AREA		5 TREES
EXISTING SIGNIFICANT TREES OUTSIDE OF SENSITIVE AREA	109-5 =	104
TOTAL TREES REQUIRED TO BE SAVED (25% OF TOTAL TREES OUTSIDE OF SENSITIVE AREA)	104 * 0.25=	26 TREES
TREES PROPOSED TO BE SAVED		25 TREES
SIGNIFICANT TREE CREDIT EARNED		1

NOTES:

TREE RETENTION CALCULATIONS INCLUDE ADDITIONAL CREDIT FOR SIGNIFICANT TREES IN EXCESS OF 24" (EVERGREENS) AND 30" (DECIDUOUS), OR FOR TREES IN GROUPINGS OF 5 OR MORE WITH CONTINUOUS CANOPY COVERAGE AS REQUIREMENTS ARE MET ON A PERCENT BASIS WITHOUT THE NEED FOR ADDITIONAL CREDIT.

THIS TREE COUNT MAY BE MODIFIED AS A RESULT OF ADDITIONAL REVIEW BY AN ARBORIST TO DETERMINE A REVISED SIGNIFICANT TREE COUNT. MORE TREES MAY BE REMOVED THAN INDICATED IF THE TREES WITH ASSOCIATED DRIP LINES IMPOSE ON POTENTIAL HOUSE SITES.

ANY POTENTIAL DEFICIT IN THE SIGNIFICANT TREE COUNT IS PLANNED TO BE MITIGATED BY THE TREE REPLACEMENT IN APPROPRIATE AVAILABLE AREAS IN ACCORDANCE WITH CITY CODE.

TREE CLEARING AND REMOVAL SPECIFICATIONS PER CITY/ARBORIST RECOMMENDATIONS SHALL BE INCLUDED IN FINAL CONSTRUCTION PLANS.

ANY SIGNIFICANT TREES DESTROYED DURING GRADING SHALL BE REPLACED AT A RATIO REQUIRED BY NMC 18.16.170

JINGSONG FENG — STATE OF WASHINGTON — 32575 — REGISTERED PROFESSIONAL ENGINEER — 10/09/08 — EXPIRES: 2/18/09

Pacific Engineering Design, LLC
Civil Engineering and Planning Consultants
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CITY OF NEWCASTLE

LAWRENCE PARK

FOR:
MR. SCOTT CAMERON
BENT NOSE, LLC
1215 120TH AVE NE, SUITE 110
BELLEVUE, WA 98005
PHONE: (425) 452-9985

PROJECT NO.: 05119
DRAWN BY: JQC
ISSUE DATE: 04-01-08
SHEET REV.: 10-09-08

TEMPORARY EROSION/ SEDIMENTATION CONTROL AND TREE RETENTION PLAN

05119TE01-C04.DWG

C04