

SKYVIEW ESTATES

LITTLEROCK RD SW, TUMWATER, WA 98501

TRACT USAGE/AREAS

TRACT	USAGE	AREA (ACRES)	
A	STORM	0.46	
B	STORM	5.51	9% OF BUILDABLE AREA
C	TREE	1.10	
D	TREE	0.31	
E	PLAY AREA/PARK	0.18	
F	STORM/OPEN SPACE	0.03	
G	STORM/OPEN SPACE	0.07	
H	PRIVATE ROAD	0.15	
I	PRIVATE ROAD	0.19	
J	PRIVATE ROAD	0.06	
K	ALLEY	0.21	

SITE DATA

OWNER.....EVERGREEN HEIGHTS, LLC
 TAX PARCEL #.....09090004000, 0909005000
 SITE ADDRESS.....LITTLEROCK RD SW, TUMWATER, WA 98501
 SECTION.....S07181W
 TOTAL ACREAGE (ALL PARCELS).....26.52 AC
 ZONING.....MFM / SFM
 PERMITTING JURISDICTION.....THURSTON COUNTY

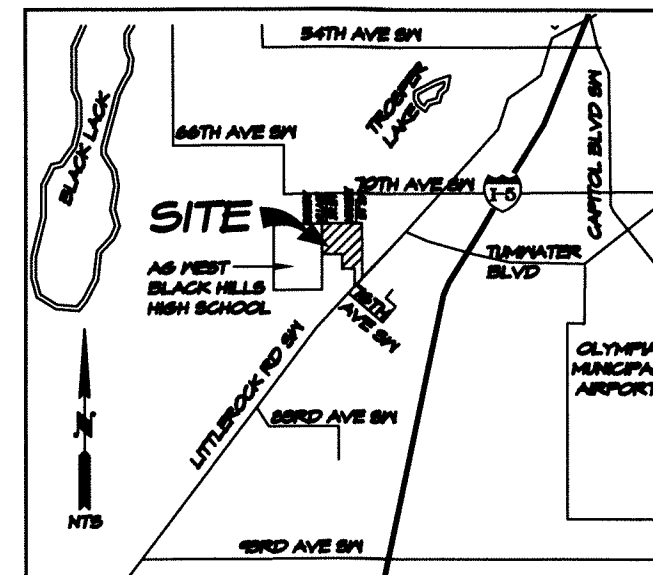
UTILITIES

WATER.....CITY OF TUMWATER
 SEWER.....CITY OF TUMWATER
 POWER.....PSE
 PHONE/CABLE.....COMCAST
 SOLID WASTE.....LEMAV

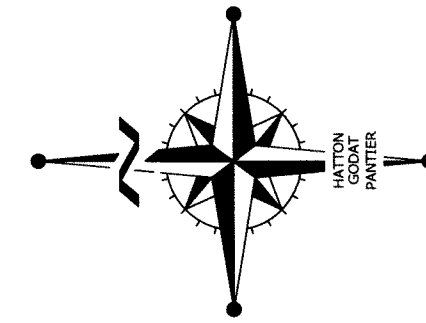
PREPARED FOR

EVERGREEN HEIGHTS, LLC
 1868 STATE AVENUE
 OLYMPIA, WA 98501

- ▲ 60' WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED IN PERMANENT EASEMENT AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 1001861 (SEE SURVEYOR'S NOTE #5)
- ▲ EASEMENT FOR SEWER AND WATER LINES DESCRIBED UNDER AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 9408300138 AND AS ASSIGNED TO THE CITY OF TUMWATER BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 3053685 (SEE SURVEYOR'S NOTE #8)
- ▲ 7.5' WIDE RIGHT OF WAY DEDICATION TO CITY OF TUMWATER
- EXISTING PEDESTRIAN ACCESS TO SCHOOL



VICINITY MAP



CITY OF TUMWATER	
VERTICAL DATUM (NGVD 29) THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK BENCHMARK NO. 1048 TC SURFACE MONUMENT W/ BRASS CAP STAMPED "NELSON / BARNES DLC" ELEV. = 191.227	MERIDIAN (HORIZ. DATUM) PLAT OF THE PRESERVE AT TUMWATER PLACE DIVISION 1 RECORDED UNDER AUDITOR'S FILE NO. 4377508
80 40 0 80 160 SCALE: 1" = 80'	

PRELIMINARY PLANT SCHEDULE - STREET TREES

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	LOCATION
	4	<i>Pyrus calleryana</i> 'Jazzman'	Jack Pear	2" CAL. MIN.	Littlerock
	7	<i>A. platanoideae</i> 'Columnnabroad'	Parlayway Maple	2" CAL. MIN.	Road "B"
	4	<i>Liriodendron tulipifera</i>	Tulip Tree	2" CAL. MIN.	Road "F"
	17	<i>Carpinus betulus</i> 'Fastigata'	Pyramidal Hornbeam	2" CAL. MIN.	Road "A"
	26	<i>Prunus x hillieri</i> 'Spiral'	Spiral Cherry	2" CAL. MIN.	Road "A", Littlerock
	14	<i>Fraxinus pennsylvanica</i> 'Rugby'	Prairie Spiral Ash	2" CAL. MIN.	Road "E"
	20	<i>Tilia cordata</i> 'Halika'	Summer Sprinkle Linden	2" CAL. MIN.	Road "C"
	11	<i>Acer trunc. x ap. Kalthiform'</i>	Norwegian Sunset Maple	2" CAL. MIN.	Road "D"
	18	<i>Acer rubrum</i> 'Bonhall'	Bonhall Maple	2" CAL. MIN.	Road "A"
	27	<i>Pyrus calleryana</i> 'Glenn's Form'	Chanticleer Fling Pear	2" CAL. MIN.	Road ABCDEF
	14	<i>Malus technoskii</i>	Technoskii Crabapple	2" CAL. MIN.	Road BGE

HYDROSEED LAWN

PRELIMINARY PLANT SCHEDULE - OPEN SPACE

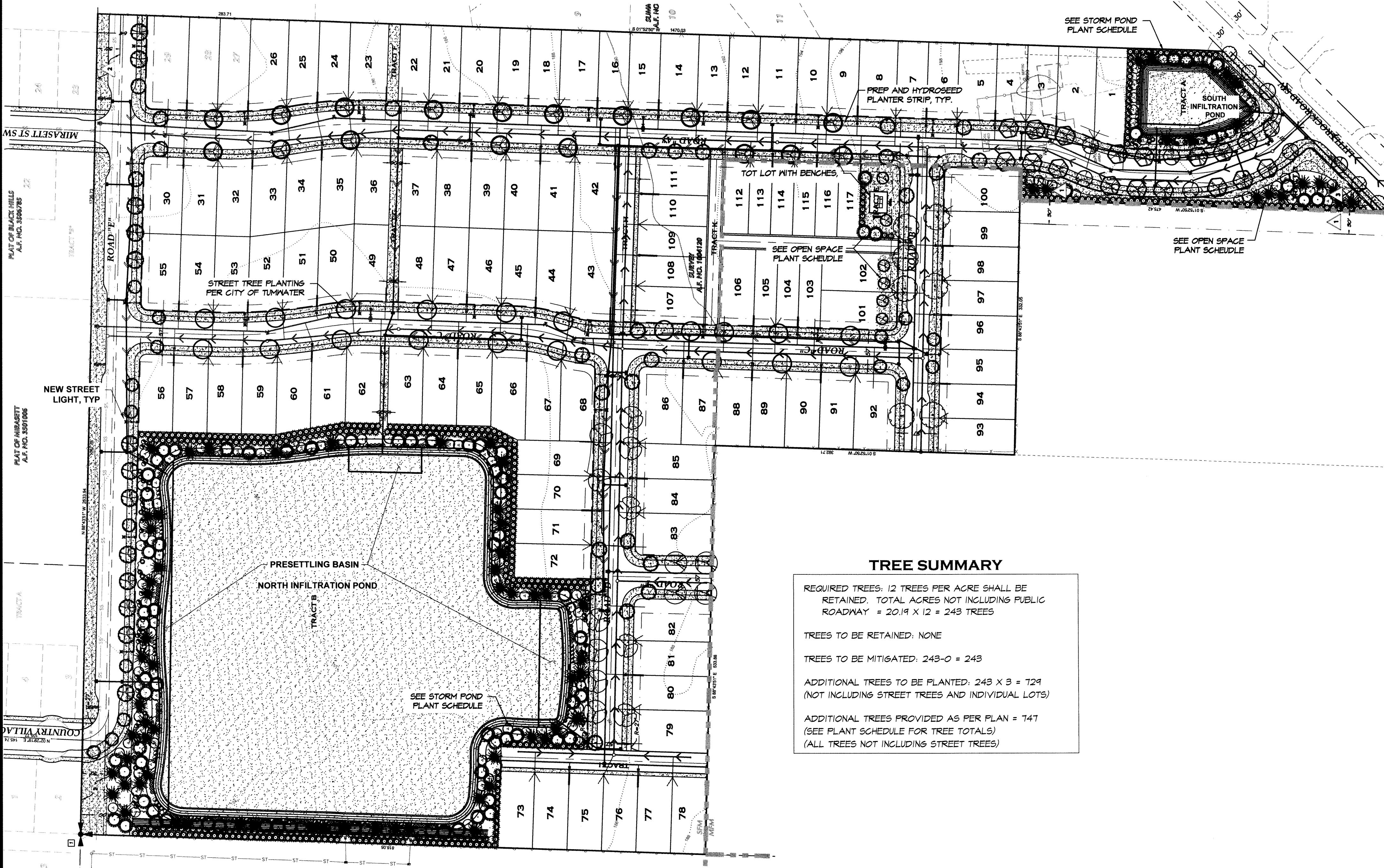
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	LOCATION
	4	<i>Kousa Dogwood</i>	Kousa Dogwood	2" CAL. MIN.	Tract E & L
	64	<i>x Cupressocyparis leylandii</i>	Leyland Cypress	6"-7" HT.	Tract D & E
	10	<i>Pseudotsuga menziesii</i>	Douglas Fir	6"-7" HT.	Tract D & E
	7	<i>Thuja plicata</i>	Western Red Cedar	6"-7" HT.	Tract D & E
	16	<i>Acer circinatum</i>	Vine Maple	6"-7" HT.	Tract D & E

HYDROSEED LAWN

PRELIMINARY PLANT SCHEDULE - STORM PONDS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	LOCATION
	66	<i>Pseudotsuga menziesii</i>	Douglas Fir	6"-7" HT.	Tract A & B
	66	<i>Thuja plicata</i>	Western Red Cedar	6"-7" HT.	Tract A & B
	105	<i>Acer circinatum</i>	Vine Maple	6"-7" HT.	Tract A & B
	384	<i>x Cupressocyparis leylandii</i>	Leyland Cypress	6"-7" HT.	Tract A & B
	10	<i>Fraxinus latifolia</i>	Oregon Ash	1 1/2" CAL.	Tract B
	124	<i>Cornus stolonifera</i>	Red-Twig Dogwood	2 GAL.	Tract A & B
	127	<i>Rubus spectabilis</i>	Salmonberry	2 GAL.	Tract A & B
	95	<i>Physocarpus capitatus</i>	Pacific Ninebark	2 GAL.	Tract A & B
	54	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	2 GAL.	Tract A & B

HYDROSEED PER CIVIL PLANS



TREE SUMMARY

REQUIRED TREES: 12 TREES PER ACRE SHALL BE RETAINED. TOTAL ACRES NOT INCLUDING PUBLIC ROADWAY = 20.19 X 12 = 243 TREES

TREES TO BE RETAINED: NONE

TREES TO BE MITIGATED: 243-0 = 243

ADDITIONAL TREES TO BE PLANTED: 243 X 3 = 729 (NOT INCLUDING STREET TREES AND INDIVIDUAL LOTS)

ADDITIONAL TREES PROVIDED AS PER PLAN = 747 (SEE PLANT SCHEDULE FOR TREE TOTALS) (ALL TREES NOT INCLUDING STREET TREES)

TOPOGRAPHIC NOTE:
 THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, HGP CANNOT ENSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

CONSTRUCTION STAKING:
 THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE DESIGN ENGINEER OR A LICENSED LAND SURVEYOR.

RECORD DOCUMENTS:
 THE CONTRACTOR SHALL FURNISH HATTON GODAT PANTIER WITH A DRAWING(S) SHOWING THE CHANGES HE/SHE HAS MADE TO THE DESIGN DRAWING(S).

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.

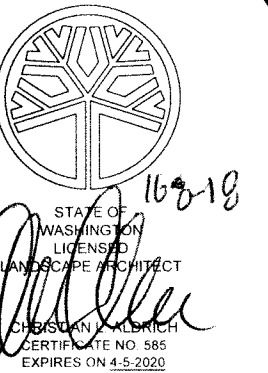
ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

NOTE: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

ACCEPTED AS NOTED
 THURSTON COUNTY PUBLIC WORKS

BY: _____ Date: _____
 ACCEPTANCE EXPIRES IN 2 YEARS

DESIGNED BY: CADL
 DRAWN BY: DL
 CHECKED BY: CA
 DATE: JULY 2018
 SCALE: H 1" = 80'
 V



HATTON GODAT PANTIER
 ENGINEERS AND SURVEYORS
 3910 MARTIN WAY E, SUITE B
 OLYMPIA, WA 98506
 TEL: 360.943.1599 FAX: 360.357.6299
 hattonpanther.com

DATE: _____
 REVISIONS: _____

SKYVIEW ESTATES
 LITTLE ROCK RD SW, TUMWATER, WA 98501
PRELIMINARY LANDSCAPE PLAN
 A PORTION OF THE NW 14 OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.

AGENCY NO. _____
 SHEET: 1 OF 1
 E:\landscape\17-00017-057
 INDEX: 17-057-lac.dwg
 JOB: 17-057