

I-5 COMMERCE PLACE

2734 93RD AVENUE SW, TUMWATER, WA

PROJECT PROPONENT

KAUFMAN REAL ESTATE, LLC
7908 SWEET IRON COURT SE
TUMWATER, WA 98501
(360) 491-5230

SITE DEVELOPMENT

SITE ADDRESS:
93RD AVENUE SW, TUMWATER

PARCEL NO: 12716420000, 12716340100
12716340102, 12716340101
S/T/R: SEC. 16, T. 17N., RGE. 2W., W.M.,
JURISDICTION: THURSTON

SITE AREA: 40.26 AC
ZONING: LI - LIGHT INDUSTRIAL

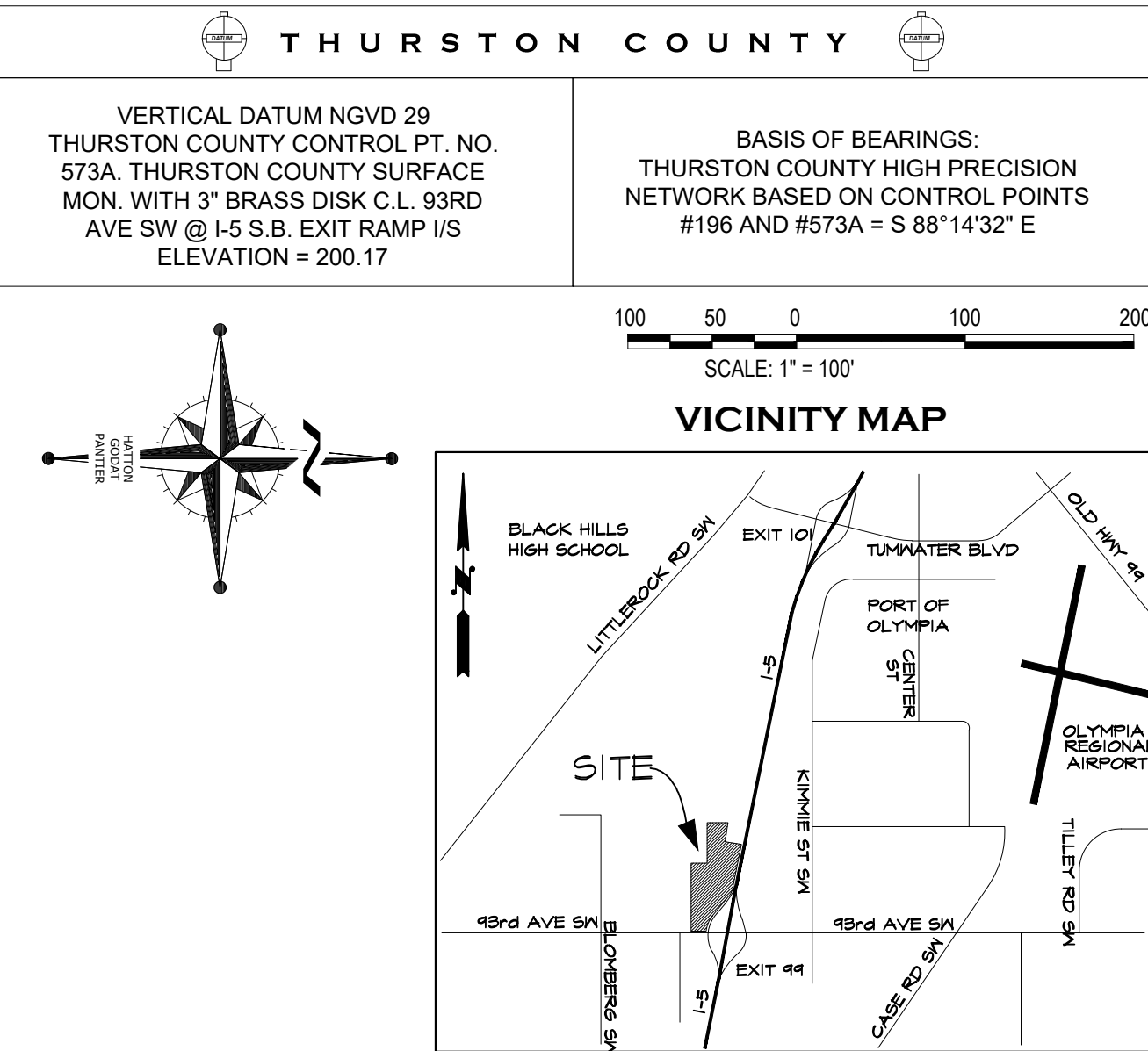
SETBACKS:
FRONT: 20'
BACK: 10'
REAR: 10'

WATER: CITY OF TUMWATER
SEWER: CITY OF TUMWATER
ELECTRIC/GAS: PUGET SOUND ENERGY

PLANT SCHEDULE						
QTY.	SYM.	SCIENTIFIC NAME	COMMON NAME	HST.	SIZE	CONDITION/REMARKS
TREES						
95		MALUS ADIRONDACK	ADIRONDACK CRABAPPLE		2" CAL.	B and B DECIDUOUS
36		ACER R. 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE		2" CAL.	B and B DECIDUOUS
4		PRUNUS BERRULATA	SHON GOOSE CHERRY		2" CAL.	B and B DECIDUOUS
200		POPULUS TREMULOIDES	QUAKING ASPEN		2" CAL.	B and B DECIDUOUS
222		PIGEA MANSONI 'GLAUCO'	COLORADO BLUE SPRUCE	6'-7' HT.	B and B	EVERGREEN
SHRUBS						
198		CORNUS STOLONIFERA	RED-OSIER DOGWOOD		2 GAL.	STORMWATER / PLANT AS SHOWN
195		PHYSCARPUS CAPITATUS	NINEBARK		2 GAL.	STORMWATER / PLANT AS SHOWN
184		SPIRAEA DOUGLASHI	WESTERN SPIREA		2 GAL.	STORMWATER / PLANT AS SHOWN
WET PONDS						
	HYDROSEED BIOSWALE MIX - STORM PONDS					
	NATIVE VEGETATION WITHIN TREE PROTECTION AREA TO REMAIN					
	HYDROSEED LAWN AREAS					

*CONTRACTOR TO VERIFY QUANTITIES AS SHOWN ON PLAN

MAINTENANCE NOTE: LANDSCAPING AND IRRIGATION SYSTEM SHALL BE PROFESSIONALLY MAINTAINED FOR THE LIFE OF THIS PROJECT. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE AND ALL REPLACEMENTS RE-GUARANTEED FOR ANOTHER FULL YEAR.



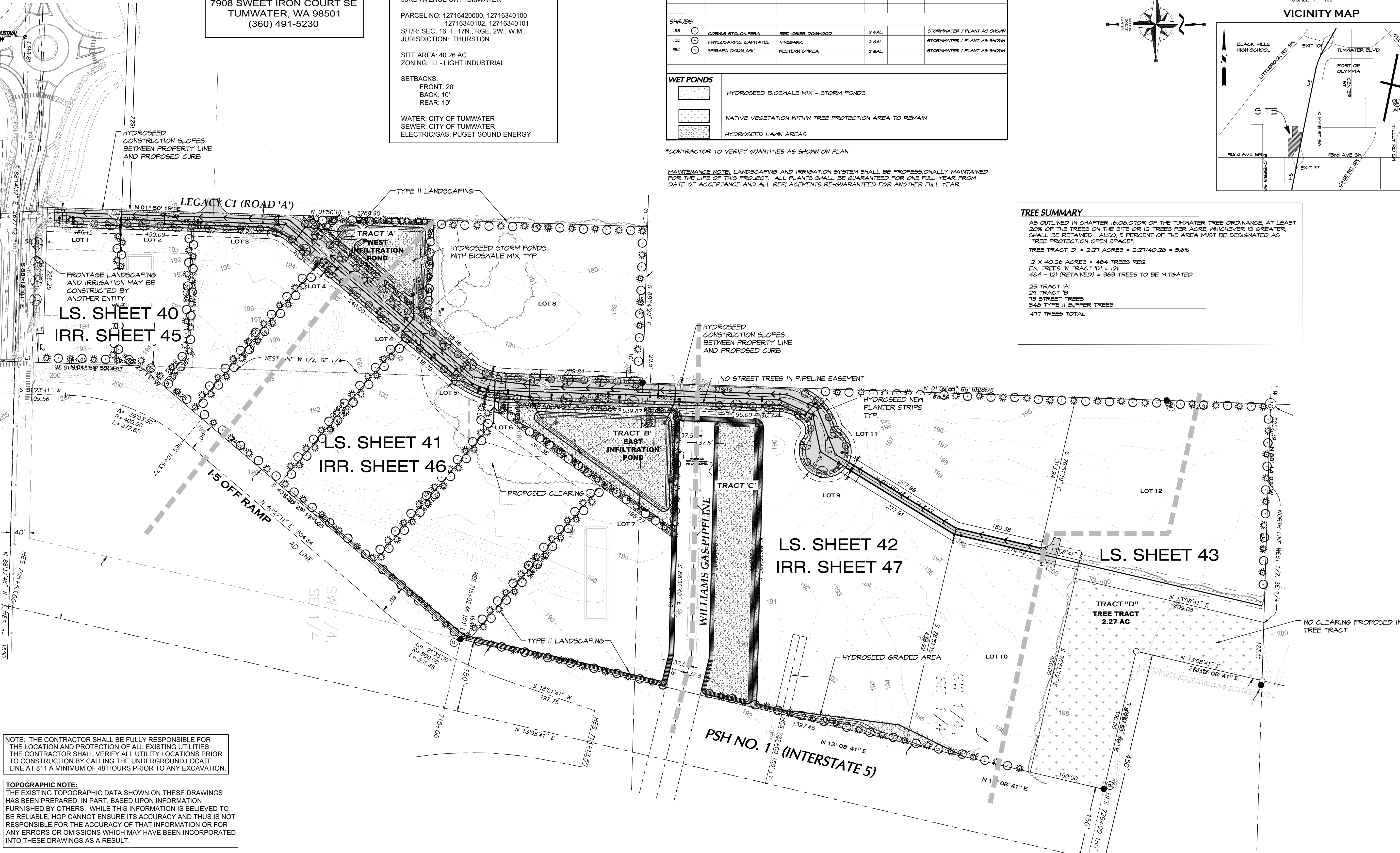
TREE SUMMARY

AS OUTLINED IN CHAPTER 16.08.07 OF THE TUMWATER TREE ORDINANCE, AT LEAST 20% OF THE TREES ON THE SITE OR 12 TREES PER ACRE, WHICHEVER IS GREATER, SHALL BE RETAINED. ALSO, 5 PERCENT OF THE AREA MUST BE DESIGNATED AS "TREE PROTECTION OPEN SPACE".

TREE TRACT 'D' = 2.27 ACRES = 2.27/40.26 = 5.6%

12 X 40.26 ACRES = 484 TREES REQ.
EX. TREES IN TRACT 'D' = 121
484 - 121 (RETAINED) = 363 TREES TO BE MITGATED

25 TRACT 'A'
24 TRACT 'B'
75 STREET TREES
340 TYPE II BUFFER TREES
477 TREES TOTAL



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 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

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.

TP# 12716340100, 12716340102, 1271634104, 12716420000

I-5 COMMERCE

KAUFMAN REAL ESTATE, LLC

OVERALL LANDSCAPE

AGENCY NO. 16-0016

SHEET: 39 OF 48

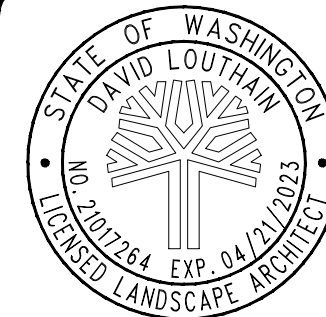
E:/landscape/13-000/13-051/

INDEX: 13-051LA.dwg

JOB: 13-051

REVISIONS:	DATE:
CITY COMMENTS	10/07/20
TREES	08/24/21
TREES	11/22/21

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



DESIGNED BY: JCH/CDL
DRAWN BY: JCH/CDL
CHECKED BY: CADL
DATE: JUNE 2020
SCALE: H 1" = 100'
V