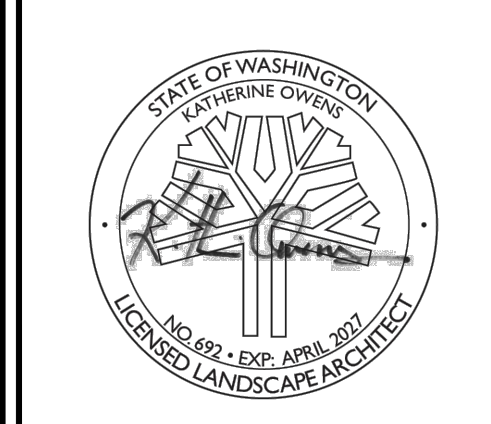




SPRINGWOOD PLAT
1609 SPRINGWOOD
OLYMPIA, WA
GARRETTE CUSTOM HOMES - PUGET SOUND
4802 TACOMA MALL BLVD
TACOMA, WA

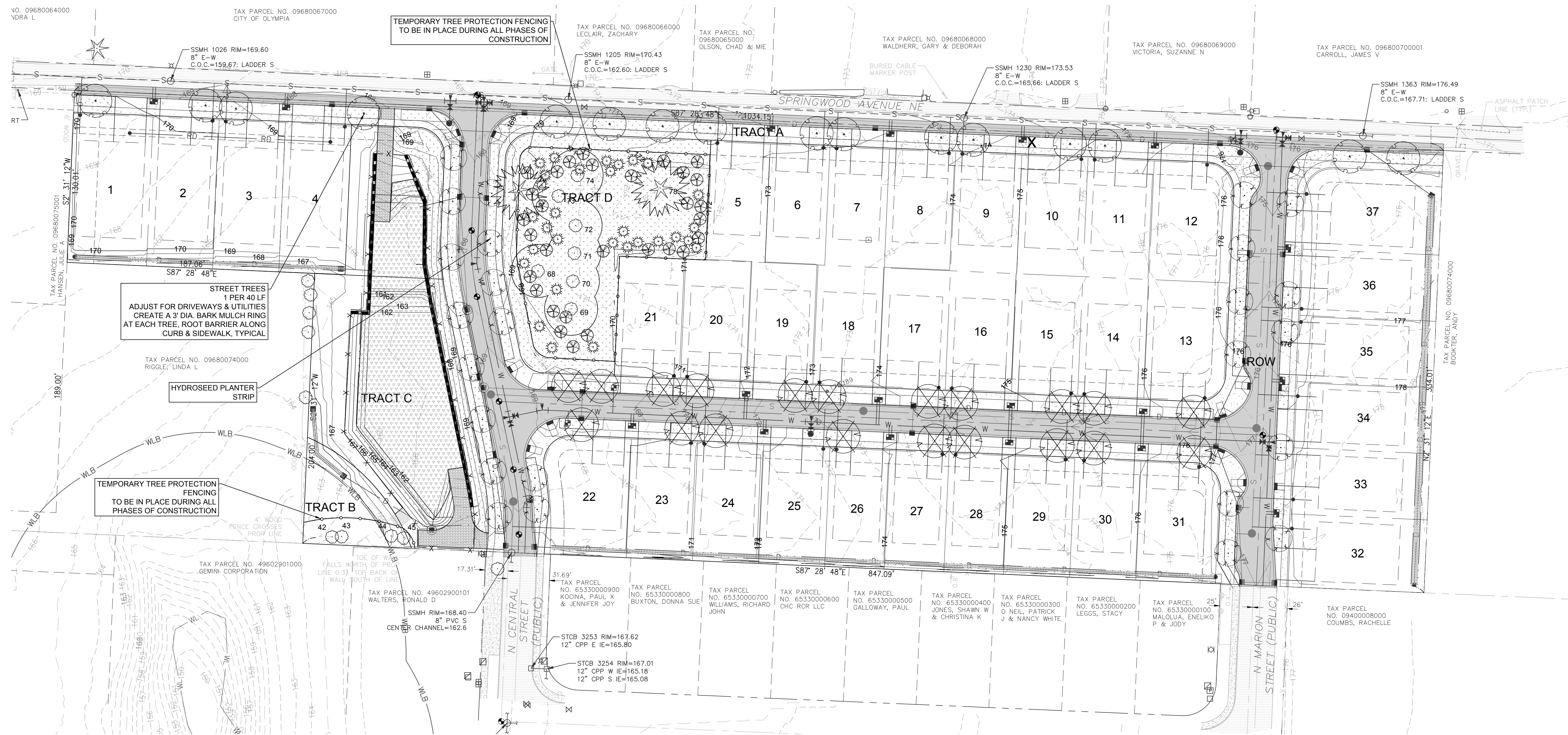
REVISIONS:
E. NEW SITE LAYOUT
F. REVISED WITH NEW CIVIL BASE

DRAWING ISSUED FOR:
AGENCY
REVIEW
DATE: NOVEMBER 24, 2025



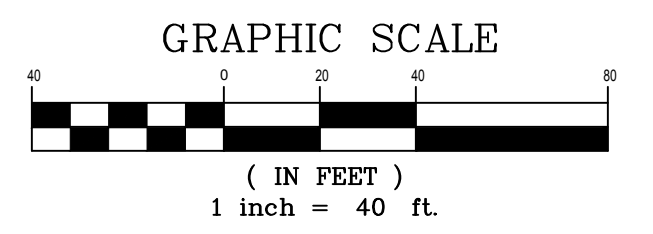
PROJECT NO: 25022
FILE NAME: 25022LSF
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: CIVIL
PLOT SCALE: 1:1
DRAWING SCALES: 1:30

DRAWING CONTENTS
LANDSCAPE PLAN
DRAWING NO.: **L1**
1 OF 2



PLANT SCHEDULE					
TREES	QTY	BOTANICAL / COMMON NAME	SIZE AT TIME OF PLANTING	NATIVE (N), NON-NATIVE (NN), DROUGHT TOLERANT (DT)	LOCATION
	20	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2" Cal. Min. Well Formed.	NN, DT	INTERNAL
	25	Acer griseum Paperbark Maple	2" Cal. Min. Well Formed.	NN, DT	INTERNAL
	19	Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	2" Cal. Min. Well Formed.	NN, DT	ROW
TOTAL 64					
REPLACEMENT TREES					
	30	Crataegus douglasii Washington Hawthorne	1" Cal. Min. Well Formed	N, DT	TRACT B & D SVPA
	30	Pseudotsuga menziesii Douglas Fir	3" Ht. Min. Full/Compact	N, DT	TRACT B & D SVPA
TOTAL REPLACEMENT TREES 60					
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE		
		Hydroseed for Typical Lawn Areas (27,241 SF) SUNMARK NATIVE ECOTURF- Sunmark Seeds www.sunmarkseeds.com Botanical Name Common Name % by Weight Festuca rubra Native Red Fescue 45% Bouteloua gracilis Blue Grama 25% Buchate dactyloides Buffalograss 20% Koeleria macrantha Prairie Junegrass 7% Trifolium fragiferum Strawberry Clover 3% 1 lbs per 1,000 SF or 43.67 lbs per acre			
		Nuphar polysepalum - Spatterdock (in 3 to 7' of water) Nymphaea odorata - White Water Lily (upt to 6' of water) per City of Olympia - Inundated water ponds			

LANDSCAPE PLAN



PER ARBORISTS REPORT PAGE 11
V. Tree Density Calculations
The City of Olympia requires a minimum of 30 tree units per buildable acre. All trees within the SVPA and Tract B will be retained. The following summary presents the tree density calculations.
Minimum Tree Density Required
Total Acreage = 7.06-acres
Buildable Area (7.06-acres minus 1.35-acre ROW & .10-acre wetland buffer) = 5.61-acres
Required Units (30 units/acre x 5.61-ac buildable area) = 168 Units
Required Minimum Units to be Retained within SVPA = 126 Units
Units to be Retained within SVPA = 67 Units
Units to be Retained outside SVPA = 17 Units
Total Units to be Retained = 84 Units
Overall Shortfall = 84 Units
Shortfall within SVPA = 59 Units
This project does not meet the minimum tree density as specified by the City of Olympia. Replanting will be required to make up the overall shortfall and that within the SVPA
IN THE OLYMPIA URBAN FORESTRY MANUAL ON PAGE 8-1 TABLE B MINIMUM SIZE REQUIREMENTS FOR REPLACEMENT TREES IN THE SVPA ARE AS FOLLOWS:
DECIDUOUS - 1" CALIPER MIN. - 1 TREE UNIT VALUE
CONIFER - 3' TALL MIN. - 1 TREE UNIT VALUE
REQUIRED TREE UNITS TO BE REPLANTED:
60 REPLACEMENT TREES



PRINCETON SENTRY GINKGO



PAPER BARK MAPLE



PYRAMIDAL EUROPEAN HORNBEAM



WASHINGTON HAWTHORNE



DOUGLAS FIR



