

PRELIMINARY PLAT OF OAK SPRINGS

PREPARED FOR

CONWELL INVESTMENTS LLC
2415 CARPENTER ROAD SE
LACEY, WA 98503

LANDSCAPING LEGEND		
SYMBOL	DESCRIPTION	
	PLANT NAME/TREE	COMMON NAME
	STREET TREE PLANTINGS	
	LOCAL STREET TREE	
	<i>Acer truncatum</i> x <i>p.</i> <i>Corpus b. 'Fastigiata'</i>	Pacific Sunset Maple Columnar Norway Spruce
	ACCENT TREE	
	<i>Malus 'Sonderli'</i> <i>Syrax Japonica</i>	Flowering Crab Japanese Snowbell
	TREES FOR OPEN SPACE AREAS	
	EVERGREEN TREES	
	<i>Pseudotsuga menziesii</i> <i>Thuja plicata</i> <i>Abies concolor</i> <i>Acer circinnatum</i> <i>Picea obovata</i>	Douglas Fir Western Red Cedar Korean Fir Vine Maple Serbian Spruce
	SHRUBS / GROUNDCOVERS	
	<i>Burgundy Blush 'Compacta'</i> <i>Thuja occidentalis 'Sno-gard'</i> <i>Polantilla fruticosa</i> <i>Erica carnea 'Springwood'</i> <i>Hebe 'Ve Fire'</i> <i>Leucodaphne 'Rainbow'</i> <i>Spiraea x. bumalda 'Gold Flame'</i> <i>Phys. rugosa pinnata</i> <i>Hemerocallis s. 'Purple Rain'</i> <i>Hemerocallis var.</i>	Emerald Green Arborvitae Bush Cinquefoil Springwood Pink Hebe Hebe Pine Plant Rainbow Leucodaphne Gold Flame Spiraea Smart Hedge Pine Purple Autumn Grass Daylily
	TREES FOR STORMWATER AREAS	
	EVERGREEN TREES	
	<i>Pseudotsuga menziesii</i> <i>Thuja plicata</i> <i>Abies concolor</i> <i>Acer circinnatum</i> <i>Cornus stolonifera</i> <i>Physocarpus opulifolius</i>	Douglas Fir Western Red Cedar Korean Fir Vine Maple Red Twig Dogwood Pacific Ninebark
	SHRUBS / GROUNDCOVERS	
	<i>Burgundy Blush 'Compacta'</i> <i>Thuja occidentalis 'Sno-gard'</i> <i>Polantilla fruticosa</i> <i>Erica carnea 'Springwood'</i> <i>Hebe 'Ve Fire'</i> <i>Leucodaphne 'Rainbow'</i> <i>Spiraea x. bumalda 'Gold Flame'</i> <i>Phys. rugosa pinnata</i> <i>Hemerocallis s. 'Purple Rain'</i> <i>Hemerocallis var.</i>	Emerald Green Arborvitae Bush Cinquefoil Springwood Pink Hebe Hebe Pine Plant Rainbow Leucodaphne Gold Flame Spiraea Smart Hedge Pine Purple Autumn Grass Daylily

TREE REQUIREMENTS

1. AS REQUIRED IN THURSTON COUNTY CODE CHAPTER 17.25.400 D.5.1 THE RETENTION OF EXISTING TREES OR THE PLANTING OF NEW TREES ON INDIVIDUAL RESIDENTIAL LOTS SHALL BE REQUIRED AT A RATE OF ONE TREE FOR EVERY FOUR THOUSAND SQUARE FEET OF LOT AREA.

LOT AREA PROPOSED: 543,434 SQUARE FEET
NUMBER OF LOTS: 195
TREES REQUIRED ON INDIVIDUAL LOTS: 135

TREES ON INDIVIDUAL LOTS WILL BE PLANTED IN CONJUNCTION WITH THE INDIVIDUAL SINGLE FAMILY HOME CONSTRUCTION IN OAK SPRINGS PLAT.

HYDROSEEDING AREAS	
NOTE: A DESIGN-BUILD IRRIGATION SYSTEM PROVIDING FULL COVERAGE IN ALL LAWN AND SHRUB AREAS SHALL BE INCLUDED IN THIS PROJECT. NOTE: LANDSCAPING AND IRRIGATION SYSTEM SHALL BE PROFESSIONALLY MAINTAINED FOR THE LIFE OF THIS PROJECT.	
OPEN SPACE AMENITIES - TRACT "B"	
	CEDAR PICNIC TABLE
	BICYCLE RACK
	TRASH RECEPTICAL
	ACTIVE RECREATION COMPONENT

LEGAL DESCRIPTION

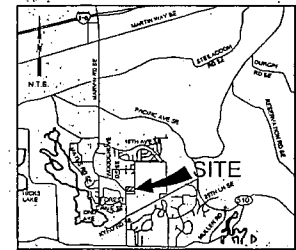
PARCEL "A"
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 1 WEST, WM.
EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING IN RIGHT OF WAY OF COUNTY ROAD KNOWN AS MARTIN ROAD, IN THURSTON COUNTY, WASHINGTON.

PARCEL "B"
AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER UPON AND THROUGH A 40 FOOT WIDE PORTION OF LAND AS DESCRIBED IN INSTRUMENT RECORDED DECEMBER 3, 2007 UNDER RECORDING NO. 3980788 IN THURSTON COUNTY, WASHINGTON.

CITY OF LACEY	
VERTICAL DATUM	MERIDIAN HORIZONTAL DATUM
THURSTON COUNTY PHOTOGRAMMETRY NOVEMBER 2009	

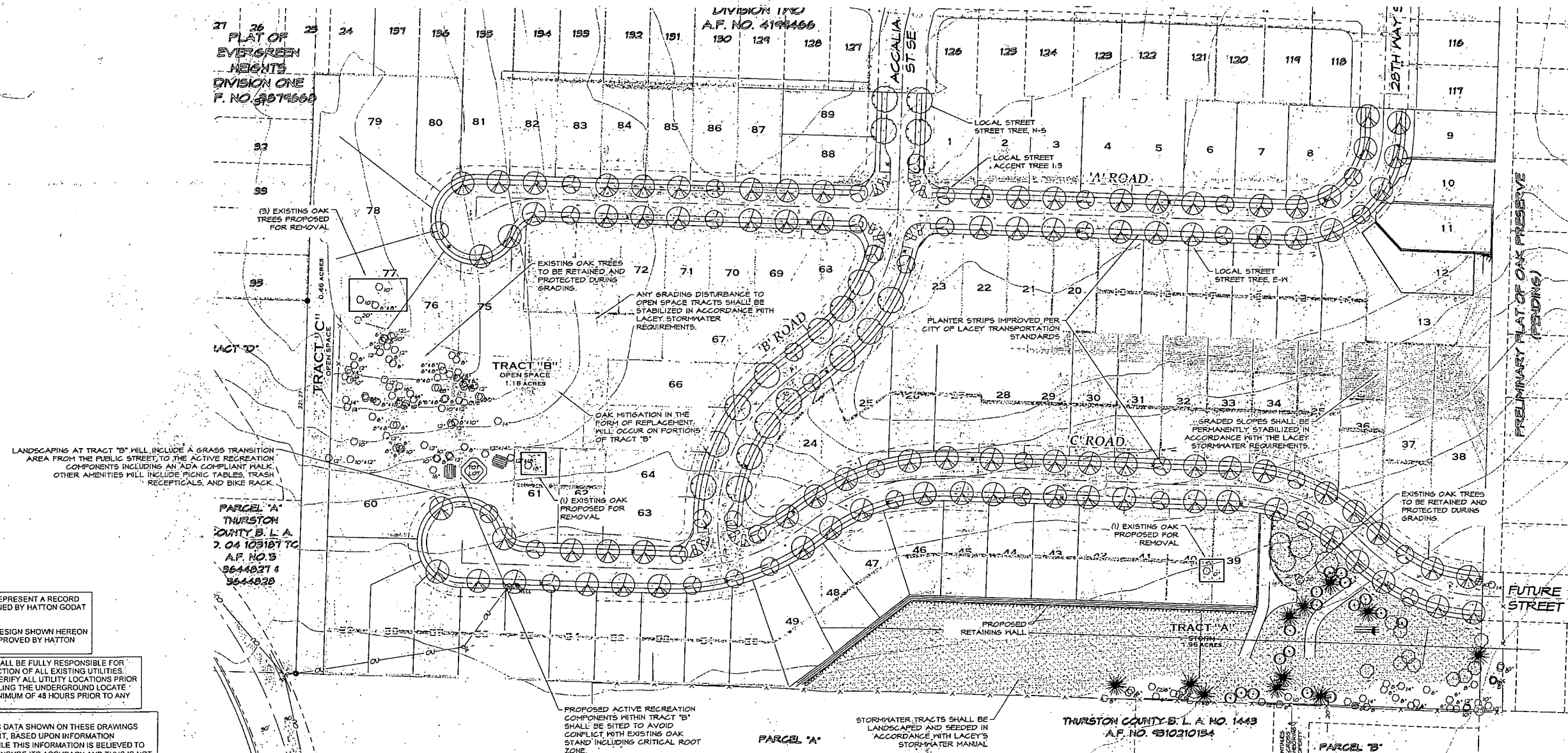


60 30 0 30 60 120
SCALE: 1" = 60'



VICINITY MAP
N.T.S.

THURSTON COUNTY
RECEIVED
OCT 18 2013
DEVELOPMENT SERVICES



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.

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 THIS 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# 1182240000

OAK SPRINGS
PRELIMINARY PLAT
LANDSCAPE PLAN

AGENCY NO.
SHEET: 1 OF 1
INDEX: 13-046
JOB: 13-046

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10-15-13