



# Professional Forestry Services, Inc.

100 Ruby St. SE, Suite B  
Tumwater, WA 98501

Phone (360) 943-1470

September 8, 2021

Jeff Pantier  
Hatton Godat Pantier  
3910 Martin Way E, Suite B  
Olympia, WA 98506

Re: Tree Plan for Tickner Farm, Preliminary Plat/PUD,  
City of Tumwater, Washington

Dear Mr. Pantier:

As you authorized, Professional Forestry Services, Inc. has inspected the trees on the site where the proposed project is to take place. The following information should satisfy your requirement for a tree plan, as needed for submission before land-clearing begins.

## 1. LOCATION

All trees involved are on portions of Parcel Nos. 09070001000, 12708410100, and 12709320100, which total 77.77 acres, and are within portions of Sections 8 and 9, T17N, R2W, W.M., Thurston County Washington.

## 2. TREES ON-SITE

100% of the area is farm, pastureland, and buildings. The few trees on this site are not worth retaining.

The current inventory of trees on the site are:

Douglas-fir	5
Pine	1
Redcedar	1
<u>Apple Trees</u>	<u>5</u>
Total Trees On-site	= 12

## 3. TREES OFF SITE

There are no offsite trees to be impacted by this proposal.

#### 4. TREES TO BE RETAINED

As outlined in Chapter 16.08.070R of the Tumwater Tree Ordinance, at least twelve trees per acre, or 20% of the trees on the site whichever is greater shall be retained. If this number cannot be met by existing trees, a 5% tree tract is required. This tree protection open space shall be a contiguous area.

Required Trees:  $77.77 \text{ acres} \times 12/\text{acre} = 933 \text{ Trees}$

No trees are planned for retention.

Trees to be Mitigated: 933

#### 5. TREE TRACT REQUIREMENT

$77.77 \text{ acres} \text{ minus } (-) 23.99 \text{ acres (Public R/W)} = 53.78 \text{ acres}$

$53.78 \text{ acres} \times .05 = 2.69 \text{ acres Required}$

Open Space Tracts on proposed Development:

<u>Tract</u>	<u>Acres</u>
A	0.72
B	0.73
C	0.33
D	0.12
E	0.88
F	0.07
H	1.47
I	0.54
P	3.09
Q	1.04
<hr/> <hr/>	
Total Open Space Tracts =	8.99 acres <b>Planned</b>

**6. PROTECTION OF TREES BEING RETAINED**

No trees are being retained. No protection fence required.

**7. ADDITIONAL TREES TO BE PLANTED**

As currently required, 933 additional trees (933 x 1) will need to be planted to meet the tree ordinance standards. Any trees to be planted on the individual lots and street trees will be addressed in the landscape plan, contracted by the developer. It is our recommendation an alternative plan be considered to address the required additional 933 trees.

**8. TICKNER FARM PRELIMINARY PLAT/PUD ALTERNATIVE TREE PLAN  
RECOMMENDED (TMC 16.08.090)**

In accordance with TMC 16.08.090, the applicant for the Tickner Farm Preliminary Plat/PUD is requesting a modification to tree mitigation outlined in TMC 16.08 from the City's code administrator. The requested modification relates to the requirement in TMC 16.08.070.R.3.c that requires tree protection open space be a contiguous area.

Under TMC 16.08.090, the City's code administrator can modify tree mitigation if an alternative plan is developed that is equal to or superior in achieving the purpose of the City's Protection of Trees and Vegetation requirements. There are four reasons cited in City code that allow the code administrator to modify tree mitigation requirements with any one of the reasons used as justification for relief.

Since the site was basically farmland devoid of trees it is recommended to scatter tree protection open space throughout the site. In addition, the applicant is proposing 1,170 replacement trees rather than the 933 replacement trees required by City code, a 25% increase.

As per TMC 16.08.090.D the proposed mitigation plan produces a superior result than the prescriptive requirement of replacing all trees in a contiguous area for the following reasons:

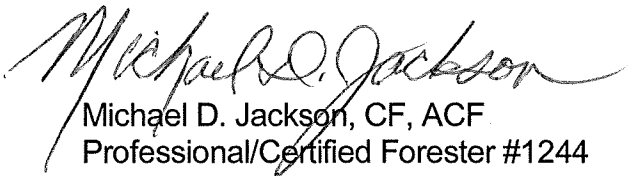
- A. Spreading tree protection open space areas throughout the site provides a more aesthetically pleasing result for a project of this size and scale.
- B. The proposed mitigation plan proposes replanting of 1,170 trees within the project site, a 25% increase over the prescriptive requirement of 933 trees.

Jeff Pantier, Hatton Godat Pantier  
Tree Plan—Tickner Farm  
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- C. Although physically possible to replant 933 replacement trees within a contiguous 2.69 acre of tree protection open space, doing so is not a good choice for the long-term viability of a healthy tree stand. Planting all the trees in one contiguous area would require replacement trees to be planted at 7-foot offsets. This dense spacing is not conducive to a healthy tree stand over the long-term, especially since City code requires replacement trees to be a mixture of both deciduous and coniferous tree species that have different growth patterns and environmental needs.
- D. A more spread-out tree canopy has better long-term environmental benefits including providing shade throughout the site, a more dispersed ability to address storm water management for water uptake from root systems and evapotranspiration as well as a healthier tree canopy within the project site.
- E. A better ability to provide privacy and noise screening for existing land uses adjacent to the project site.

We hope you are able to consider and approve this recommended Alternate Plan.

Sincerely,



Michael D. Jackson, CF, ACF  
Professional/Certified Forester #1244

Enclosure: Map Exhibit I

MDJ: dkd



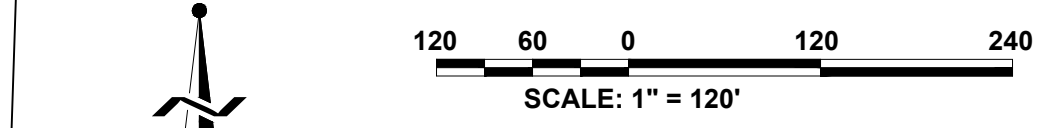
# TICKNER FARM

LITTLEROCK RD SW, TUMWATER, WA 98512

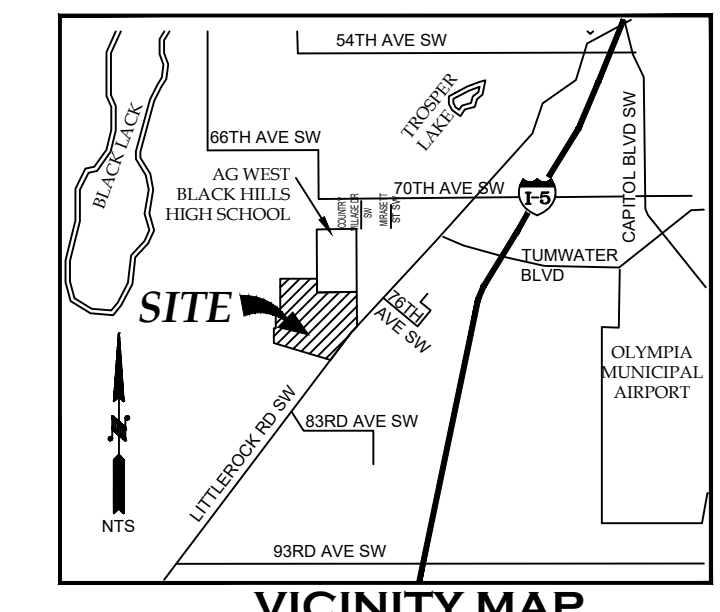
## SITE DATA/PROJECT INFORMATION

-APPLICANT-	SSHI, LLC DBA: DR HORTON RAEYLN HULQUIST, ENTITLEMENTS MANAGER 11241 SLATER AVENUE NE, SUITE 200 KIRKLAND, WA 98033
-REPRESENTATIVE-	JEFF PANTIER HATTON GODAT PANTIER, INC. 3910 MARTIN WAY E, SUITE B OLYMPIA, WA 98506 360-943-1599
-ASSESSOR PARCEL NO.'S	JEFFP@HATTONPANTIER.COM (PORTIONS OF) 12708410100, 12709320100, 09070001000
-ZONING	SFL, SFM, MU, MFM, MFH
-TOTAL AREA	3,387,751 S.F. (77.77 Acres)
-NO. OF LOTS	365
-PUBLIC ROADWAY LENGTH	11,820 FT
-PUBLIC ROADWAY AREA	23.90 ACRES
-PRIVATE ROADWAY LENGTH	4,934 FT
-PRIVATE ROADWAY AREA	117,730 S.F. (2.70 ACRES)
-NET AREA	48.52 ACRES
-MINIMUM DENSITY	SEE TABLE
-PLANNED DENSITY	SEE TABLE
-OPEN SPACE	9.43 ACRES (12%)
-SMALLEST LOT AREA	5,046 S.F.
-AVERAGE LOT AREA	9,281 S.F.
-SEWER	CITY OF TUMWATER
-WATER	CITY OF TUMWATER
-ELECTRICITY	PUGET SOUND ENERGY
-NATURAL GAS	PUGET SOUND ENERGY
-COMMUNICATIONS	COMCAST
-REFUSE	LEWAY
-SCHOOL DISTRICT	TUMWATER

<b>VERTICAL DATUM (NGVD 29)</b> THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK BENCHMARK NO. 1048 TC SURFACE MONUMENT W/ BRASS CAP STAMPED NELSON / BARNES DLC ELEV. = 191.227	<b>MERIDIAN (HORIZ DATUM)</b> THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #1048 AND #6479 BEARING EQUALS N 35°2.12' E
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**PREPARED FOR**  
SSHI, LLC  
DBA: DR HORTON  
RAEYLN HULQUIST, ENTITLEMENTS MANAGER  
11241 SLATER AVENUE NE, SUITE 200  
KIRKLAND, WA 98033



## TRACT USAGE / AREAS

TRACT	USAGE	AREA (ACRES)
A	OPEN SPACE/TREE TRACT	0.88/0.50
B	OPEN SPACE/TREE TRACT	0.68/0.25
C	OPEN SPACE/TREE TRACT	0.51/0.27
D	OPEN SPACE/TREE TRACT	0.33/0.19
E	OPEN SPACE/TREE TRACT	0.54/0.25
F	OPEN SPACE/TREE TRACT	1.30/0.55
G	ALLEY	0.27
H	ALLEY	0.18
I	ALLEY	0.24
J	ALLEY/PRIVATE RD	0.37
K	OPEN SPACE	0.12
L	OPEN SPACE/TREE TRACT	0.88/0.41
M	OPEN SPACE/TREE TRACT	0.07/0.07
N	ALLEY	0.43
O	PRIVATE RD	0.37
P	PRIVATE RD	0.11
Q	OPEN SPACE	2.65
R	OPEN SPACE/TREE TRACT	0.43/0.43
S	OPEN SPACE/TREE TRACT	1.04/0.34
T	ALLEY	0.07
U	ALLEY	0.09
V	PRIVATE RD	0.11
W	PRIVATE RD	0.18
X	ALLEY	0.18
Y	ALLEY	0.22
XX	RESERVED FOR MULTI-FAMILY DEVELOPMENT	10.86
TOTAL OPEN SPACE		9.43
TOTAL TREE TRACT AREA		3.26
TREE TRACT AREA REQUIRED (77.77 AC-23.90 AC (RW)) = 53.87 X .05		2.69

## PRELIMINARY TREE SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	LOCATION
	340	<i>x Cupressocyparis leylandii</i>	Leyland Cypress	6'-7' HT.	Open Space/Lots
	120	<i>Pseudotsuga menziesii</i>	Douglas Fir	6'-7' HT.	Open Space
	120	<i>Thuja plicata</i>	Western Red Cedar	6'-7' HT.	Open Space
	155	<i>Acer circinatum</i>	Vine Maple	6'-7' HT.	Open Space
	5	<i>Kousa Dogwood</i>	Kousa Dogwood	2" CAL. MIN.	Tract 'B'
	490	Street Tree - Various (City of Tumwater List)		2" CAL.	All Public Streets
TOTAL	1,170				
REQUIRED	493	77.77 AC X 12/AC = 993 TREES per TREE REPORT BY PROFESSIONAL FORESTRY 9/8/21			

**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 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 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

DESIGNED BY: DL  
DRAWN BY: DL  
CHECKED BY: CC  
DATE: SEPTEMBER 2021  
SCALE: H 1" = 120'  
V N/A



**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

REVISIONS: \_\_\_\_\_  
DATE: \_\_\_\_\_

TP# 12708410100\_12709320100\_09070001000  
**TICKNER FARM**  
LITTLEROCK RD SW, TUMWATER, 98512  
**PRELIMINARY TREE PLAN**  
A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 AND A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 11 NORTH, RANGE 2 WEST, WA.

AGENCY NO. \_\_\_\_\_  
SHEET: 23 OF 23  
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JOB: 19-089A