

1	6-16-23	RETAINING WALL HEIGHT ADDED
	12-19-22	SUBDIVISION DEVELOPMENT APPLICATION
REV	DATE	DESCRIPTION

DRAWN BY:  
AD  
CHECKED BY:  
RB  
ISSUED FOR PERMIT:  
PDATE

TERRAPIN ARCHITECTURE, P.C. 2023

**LANDSCAPE PLAN KEY:**

E = EXISTING TREE TO BE PRESERVED  
N = NEW TREE TO BE PLANTED  
R = EXISTING TREE TO BE REMOVED

16TH STREET RIGHT-OF-WAY:  
FOUR TALL TREES (>40' MATURE HEIGHT) FOR A TOTAL OF (4) TREE UNITS  
SUGGESTED NATIVE TREES:  
GRAND FIR (ABIES GRANDIS) 260' MATURE HEIGHT  
PAPER BIRCH (BETULA PAPPYRIFERA) 90' MATURE HEIGHT  
OR ANY TALL TREE LISTED ON THE CITY TREE LIST

PRIVATE HOME LOTS:  
ALL PRIVATE HOME LOTS TO BE LANDSCAPED BY HOME OWNERS  
LOTS 1A, 1B, 2A, 2B, 3A, 3B, 4A, 5A, 6A AND 7A TO INCLUDE TWO SMALL/MEDIUM TREES (<40' MATURE HEIGHT) FOR A TOTAL OF (1) TREE UNIT PER LOT  
SUGGESTED NATIVE TREES:  
VINE MAPLE (ACER CIRCINATUM) 25' MATURE HEIGHT  
WESTERN SERVICEBERRY (AMELANCHIER ALNIFOLIA) 20' MATURE HEIGHT  
RED OSIER DOGWOOD (CORNUS SERICEA) 20' MATURE HEIGHT  
CASCARA (FRANGULA PURSHINA) 30' MATURE HEIGHT

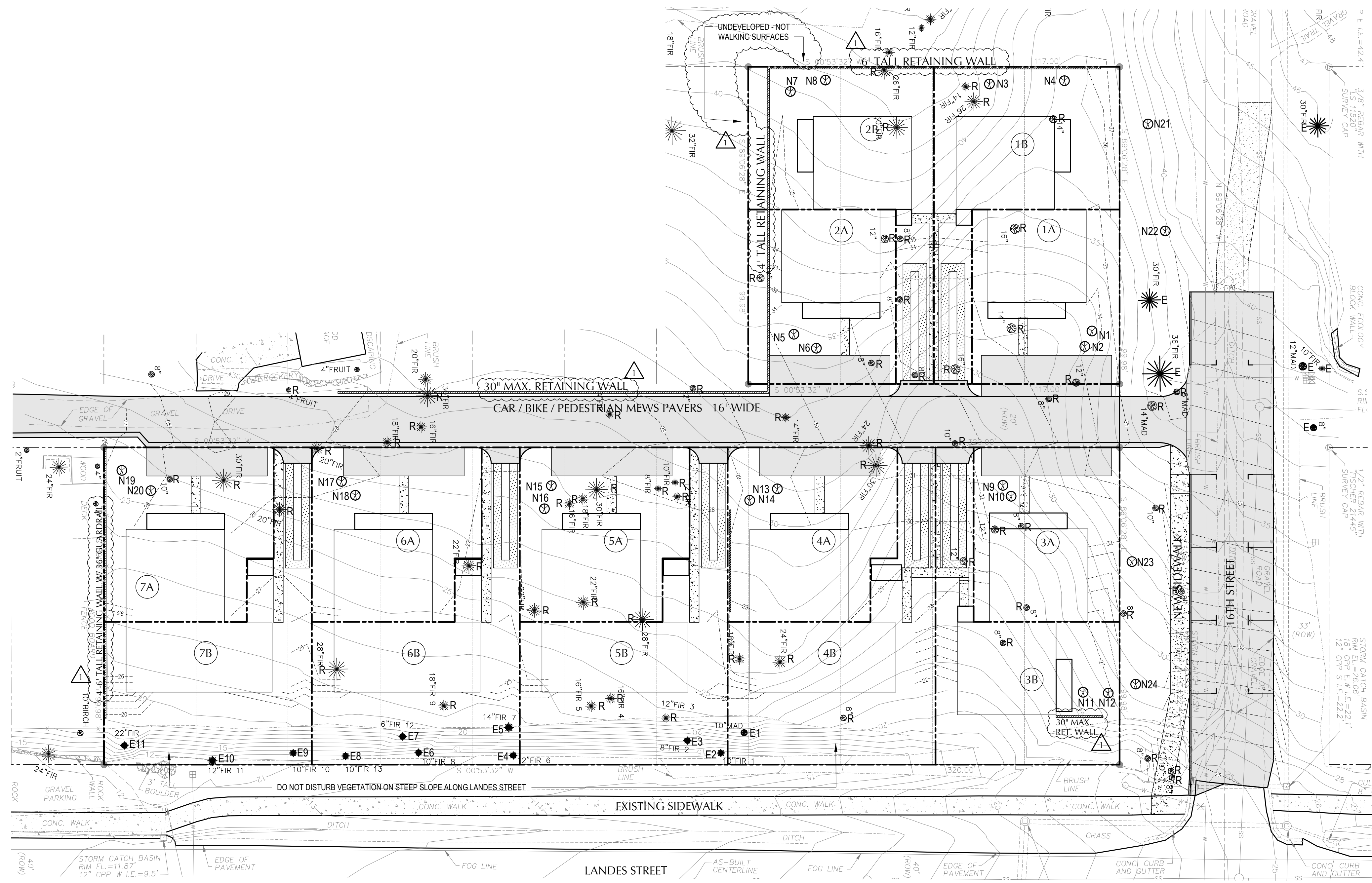
BORDERS  
CHOOSE FROM THE FOLLOWING TALLER SHRUBS  
ESCALLONIA RUBRA  
PHILADELPHUS LEWISII (MOCK ORANGE)  
SYRINGA VULGARIS (LILAC)  
X DUPRESOCCYPARIS LEYLANDII (CEDAR)  
PLANT GROUND COVER UNDER SHRUBS

**TREE UNIT CALCULATION:**

ZONING DISTRICT = R-3  
PROPERTY AREA = 43,690 SQUARE FEET  
MINIMUM TREE DENSITY REQUIREMENT PER PTMC TABLE 19.06.120(D)(1)  
= 30 TREE UNITS / 40,000 SQUARE FEET

REQUIRED TREE UNITS = 33  
PROVIDED TREE UNITS = 34

TREE ID #	TREE CATEGORY	UNITS	LOCATION
E1	10 d.b.h.	2.0	LOT 4B (SLOPE)
E2	10 d.b.h.	2.0	LOT 5B (SLOPE)
E3	8 d.b.h.	2.0	LOT 5B (SLOPE)
E4	12 d.b.h.	2.0	LOT 6B (SLOPE)
E5	14 d.b.h.	2.0	LOT 6B (SLOPE)
E6	10 d.b.h.	2.0	LOT 6B (SLOPE)
E7	6 d.b.h.	1.0	LOT 6B (SLOPE)
E8	10 d.b.h.	2.0	LOT 6B (SLOPE)
E9	10 d.b.h.	2.0	LOT 7B (SLOPE)
E10	12 d.b.h.	2.0	LOT 7B (SLOPE)
E11	22 d.b.h.	3.0	LOT 7B (SLOPE)
N1	small-med.	0.5	LOT 1A
N2	small-med.	0.5	LOT 1A
N3	small-med.	0.5	LOT 1B
N4	small-med.	0.5	LOT 1B
N5	small-med.	0.5	LOT 2A
N6	small-med.	0.5	LOT 2A
N7	small-med.	0.5	LOT 2B
N8	small-med.	0.5	LOT 2B
N9	small-med.	0.5	LOT 3A
N10	small-med.	0.5	LOT 3A
N11	small-med.	0.5	LOT 3B
N12	small-med.	0.5	LOT 3B
N13	small-med.	0.5	LOT 3A
N14	small-med.	0.5	LOT 4A
N15	small-med.	0.5	LOT 5A
N16	small-med.	0.5	LOT 5A
N17	small-med.	0.5	LOT 6A
N18	small-med.	0.5	LOT 6A
N19	small-med.	0.5	LOT 7A
N20	small-med.	0.5	LOT 7A
N21	large	1.0	16TH SREET R-0-W
N22	large	1.0	16TH SREET R-0-W
N23	large	1.0	16TH SREET R-0-W
N24	large	1.0	16TH SREET R-0-W
TOTAL TREES		34.0	



**TREE AND LANDSCAPING PLAN**

SCALE: 1" = 20'

TERRAPIN ARCHITECTURE PC  
727 TAYLOR STREET  
PORT TOWNSEND, WA 98368  
PHONE: (360) 379-8090

LANDSCAPE PLAN  
AND TREE CONSERVANCY

HABITAT FOR HUMANITY EAST JEFFERSON COUNTY  
LANDES SOUTH DEVELOPMENT  
T.B.D.  
PORT TOWNSEND, WA 98368

SHEET:  
A.11