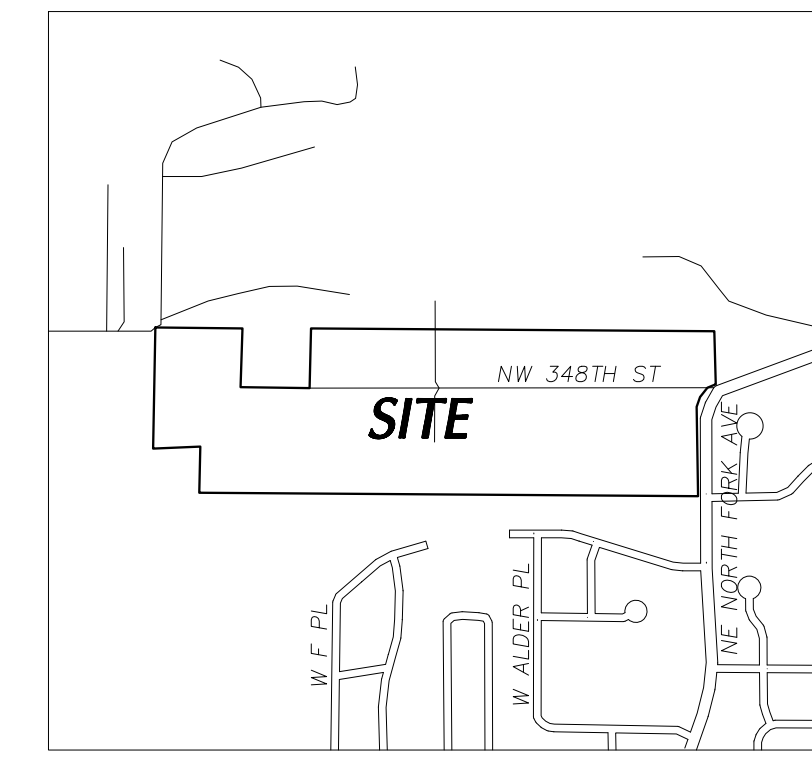


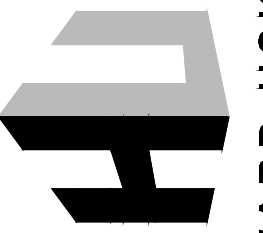
# STEPHENS HILLSIDE FARM

## POST DECISION REVIEW LAYOUT

### LA CENTER WA

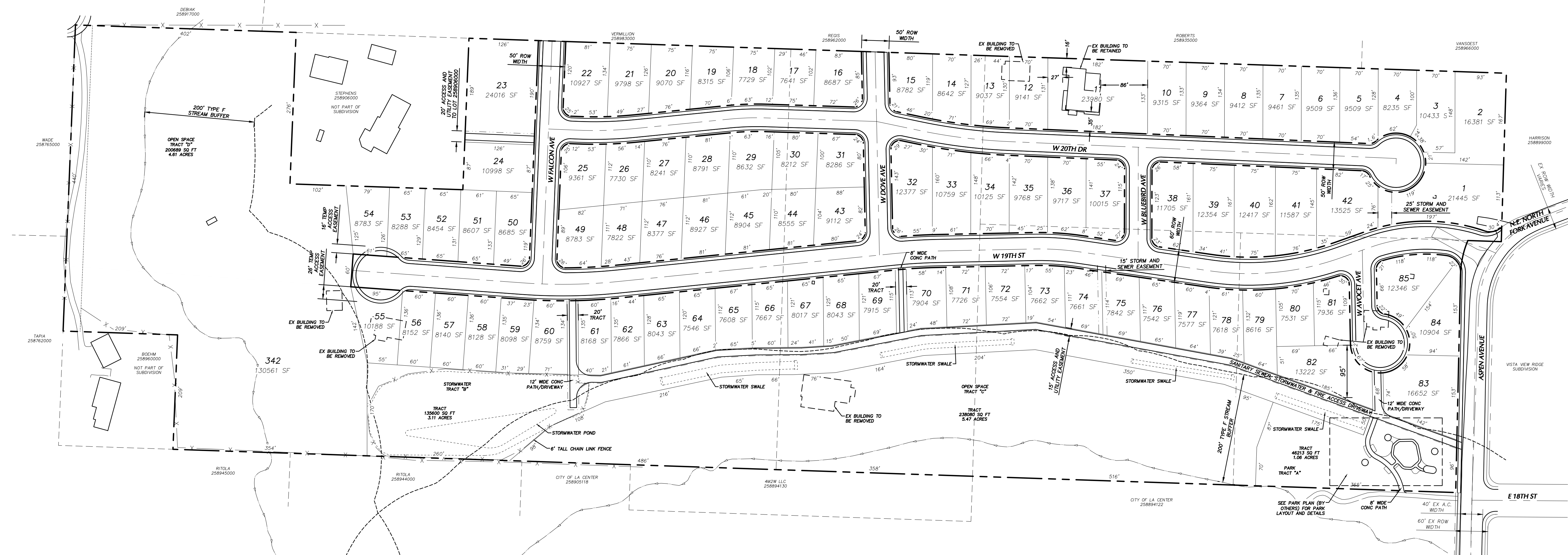


**PLAN: VICINITY MAP**  
SCALE: N.T.S.



**HAYWARD USKOSKI & ASSOCIATES**  
1101 Broadway St, Suite 130 - Vancouver, WA 98660  
TEL: (360) 635-5523

**STEPHENS HILLSIDE FARM**  
**LA CENTER WA**  
**POST DECISION REVIEW**  
**COVER/PRELIMINARY PLAT PLAN**



**PLAN: POST DECISION REVIEW PLAT PLAN**  
SCALE: 1" = 100'

**CONTACT INFORMATION:**

**APPLICANT:**  
NEW TRADITION HOMES (ATTN: KELLY HELMES)  
11815 NE 113TH ST #110  
VANCOUVER WA 98662  
TEL (360) 254-9225  
KELLY.HELMES@NEWTRADITIONHOMES.COM

**REPRESENTATIVE/CONTACT:**  
HAYWARD USKOSKI AND ASSOCIATES (ATTN: THOMAS ELLIS)  
1101 BROADWAY ST #130  
VANCOUVER WA 98660  
TEL (360) 635-5223  
THOMAS@HUACONSULTING.COM

**SURVEYOR:**  
MINISTER-GLAESER SURVEYING (ATTN: CHARLES PEARCE)  
2200 E. EVERGREEN BLVD.  
VANCOUVER WA 98661  
TEL (360) 694-3313  
CTP@MGSURVEY.COM

**PROPERTY OWNER:**  
CARLEEN STEPHENS ET AL  
PO BOX 2046  
BATTLE GROUND WA, 98604

**GENERAL NOTES**

PROPOSED USE: SINGLE FAMILY RESIDENTIAL (ALL BUILDINGS)

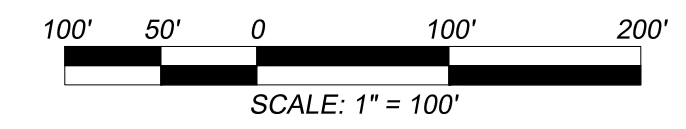
BUILDINGS PROPOSED TO NOT EXCEED 35 FEET IN HEIGHT, AS REQUIRED BY THE UNDERLYING ZONING REQUIREMENTS. BUILDING SIZE AND SETBACKS PROPOSED AT TIME OF BUILDING PERMIT

EXTERIOR STREET LIGHTING TO BE USED AT STREET CORNERS THROUGHOUT THE DEVELOPMENT. HOMES MAY USE EXTERIOR LIGHTING FOR SAFETY AND SECURITY.

NO OFF-STREET PARKING OR LOADING PROPOSED. ALL INFORMATION SHOWN ON FOLLOWING SHEETS IS PRELIMINARY.

**DENSITY CALCULATIONS**

TOTAL SITE AREA	42.3 AC
PUBLIC RIGHT OF WAY	6.12 AC
ALL 85 LOTS	18.95 AC
TRACT A	1.06 AC
TRACT B	3.11 AC
TRACT C	5.47 AC
TRACT D	7.57 AC
ENTIRE SITE	2.01 LOTS PER ACRE
SITE WITHOUT ROW/TRACTS	4.49 LOTS PER ACRE



REV	DATE	DESCRIPTION

PROJECT NUMBER: 1183

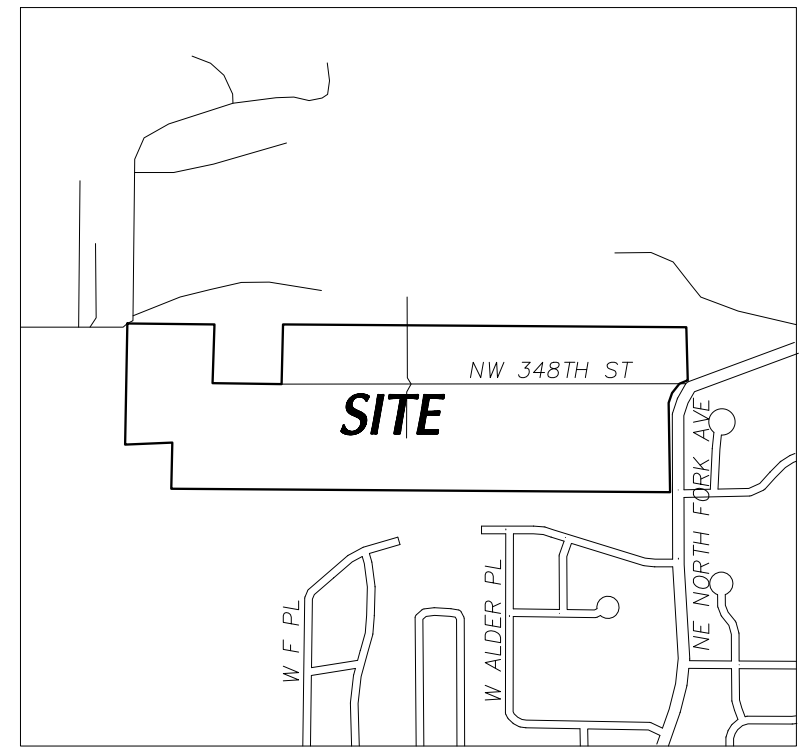
DESIGNED/DRAWN BY: TWE

CHECKED BY: VAU

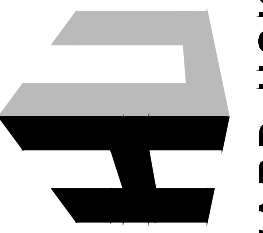
ISSUE DATE: 01/17/2022

1 OF 6

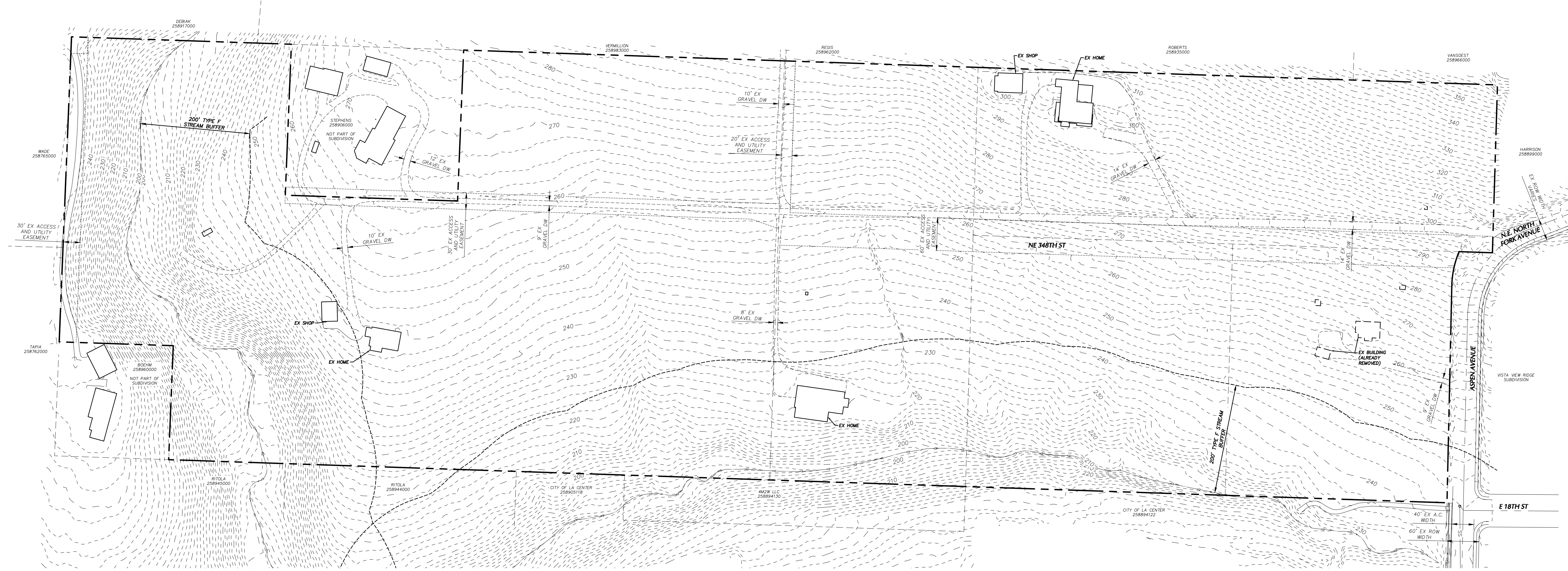
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**PLAN: VICINITY MAP**  
SCALE: N.T.S.



**HAYWARD USKOSKI & ASSOCIATES**  
1101 Broadway St, Suite 130 - Vancouver, WA 98660  
TEL: (360) 635-3523



**PLAN: EXISTING CONDITIONS**  
SCALE: 1" = 100'

**EXISTING CONDITIONS NOTES**

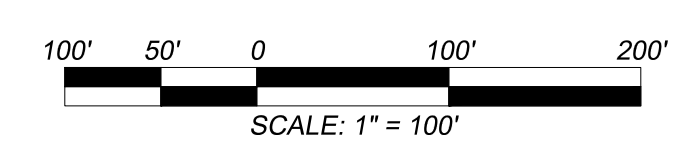
EXISTING CONDITIONS DRAWING BASED ON SURVEY INFORMATION PROVIDED BY MINISTER GLAESER SURVEYING UNDERTAKEN IN 2017. HORIZONTAL DATUM NAD83\_2011, WASHINGTON STATE PLAE COORDINATE SYSTEM SOUTH ZONE, US- FEET. VERTICAL DATUM NGVD 29\_47 (CLARK COUNTY DATUM). BENCHMARK CLARK COUNTY GPS CONTROL POINT #1269.

EXISTING BUILDINGS WITHIN THE SITE AREA TO BE REMOVED WITH EXCEPTION OF HOUSE ON PARCEL 258922000.

CRITICAL AREAS INCLUDE: RIPARIAN HABITAT AREAS, WATER BODIES., STEEP SLOPES

NO AREAS OF THE DEVELOPMENT ARE WITHIN 100 YEAR FLOODPLAIN, FLOODWAY OR FRINGE.

EXISTING WELL AND SEPTIC SYSTEMS TO BE DECOMMISSIONED ACCORDING TO CCPH STANDARDS



**STEPHENS HILLSIDE FARM  
LA CENTER WA  
POST DECISION REVIEW  
EXISTING CONDITIONS PLAN**

REV	DATE	BY	DESCRIPTION

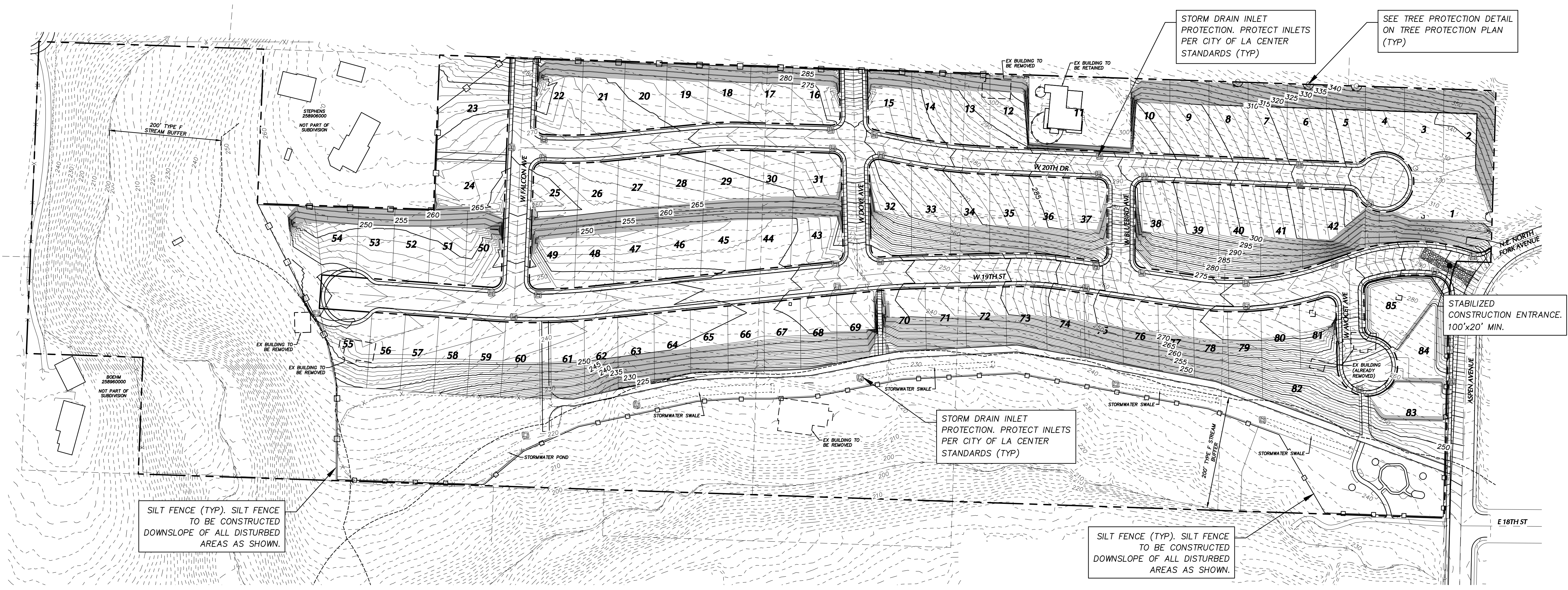
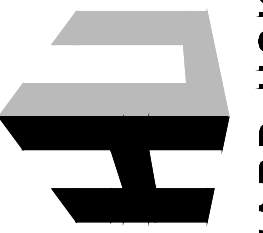
PROJECT NUMBER:  
**1183**

DESIGNED/DRAWN BY:  
**TWE**

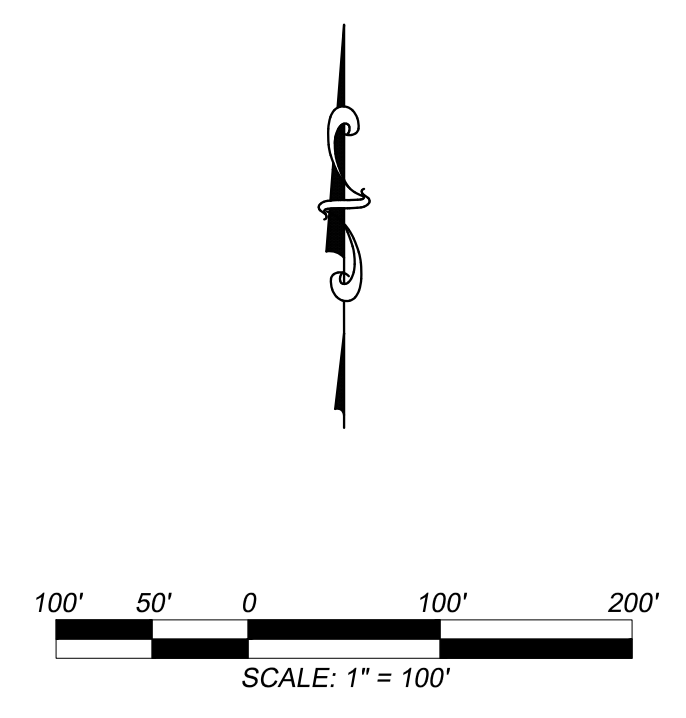
CHECKED BY:  
**VAU**

ISSUE DATE:  
**01/17/2022**

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**PLAN: PRELIMINARY GRADING & ESC PLAN**  
 SCALE: 1" = 100'



- REFERENCE MATERIAL**
- CITY OF LA CENTER "ENGINEERING STANDARDS FOR CONSTRUCTION".
  - "STORMWATER MANAGEMENT MANUAL FOR PUGET SOUND BASIN", 1992 EDITION.

- GENERAL NOTES:**
- PLAN IS PRELIMINARY AND WILL CHANGE PRIOR TO FINAL CONSTRUCTION ENGINEERING APPROVAL. PLAN PROVIDED TO REPRESENT POSSIBLE EROSION CONTROL MEASURES TO BE USED IN CONSTRUCTION.
  - PRIOR TO ANY CONSTRUCTION ACTIVITY COMMENCEMENT, CONSTRUCTION STORMWATER GENERAL PERMIT COVERAGE MUST BE OBTAINED THROUGH THE WASHINGTON STATE DEPARTMENT OF ECOLOGY. THE CONTRACTOR WILL BE IN COMPLIANCE WITH ALL REQUIREMENTS AND PROVISIONS THEREIN DURING ALL CONSTRUCTION ACTIVITIES.
  - REFER TO SHEET 7 FOR EROSION CONTROL AND GRADING NOTES.
  - FINISH GRADE SURFACE AS SHOWN ON THIS PLAN DOES NOT ACCOUNT FOR UNDERCUT ADJUSTMENT FOR FOUNDATION SPOILS OR STRIPPINGS PLACEMENT.
  - SLOPES TO BE STABILIZED AND HYDROSEEDING AS THEY ARE PLACED. SLOPES STEEPER THAN 3:1 TO BE AMENDED WITH "VERDYOL BIOTIC EARTH™" PER MNFR'S SPECIFICATIONS. STRAW WATTLES TO BE PLACED ON CONTOUR ON SLOPES EVERY 25' HORIZONTALLY. TOPSOIL NOT TO EXCEED 2" DEPTH ON SLOPES GREATER THAN 2.5:1.
  - FIELD LOCATION TO BE ADJUSTED BY CONTRACTOR PER SWPPP.
  - STREET SIDEYARD SLOPES NOT TO EXCEED 2'H:1'V (2:1) SLOPE.

**EROSION CONTROL LEGEND**

SYMBOL	DESCRIPTION
	STABILIZED CONSTRUCTION ENTRANCE
	SILT FENCE
	STRAW WATTLES
	STORM DRAIN INLET PROTECTION

- RECOMMENDED CONSTRUCTION SEQUENCE FOR EROSION CONTROL:**
- PRE-CONSTRUCTION MEETING.
  - FLAG OR FENCE CLEARING LIMITS.
  - POST NOTICE OF CONSTRUCTION ACTIVITY SIGN WITH NAME AND PHONE NUMBER OF EROSION SEDIMENT CONTROL SUPERVISOR.
  - INSTALL CATCH BASIN PROTECTION IF REQUIRED.
  - GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
  - INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
  - CONSTRUCT SEDIMENT PONDS AND TRAPS.
  - GRADE AND STABILIZE CONSTRUCTION ROADS.
  - CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
  - MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF LA CENTER STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
  - RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CLARK COUNTY EROSION AND SEDIMENT CONTROL STANDARDS.
  - COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
  - STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS. SLOPES STEEPER THAN 3:1 TO BE AMENDED WITH "VERDYOL BIOTIC EARTH™" PER MNFR'S SPECIFICATIONS. TOPSOIL NOT TO EXCEED 2" DEPTH ON SLOPES GREATER THAN 2.5:1.
  - SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
  - UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.

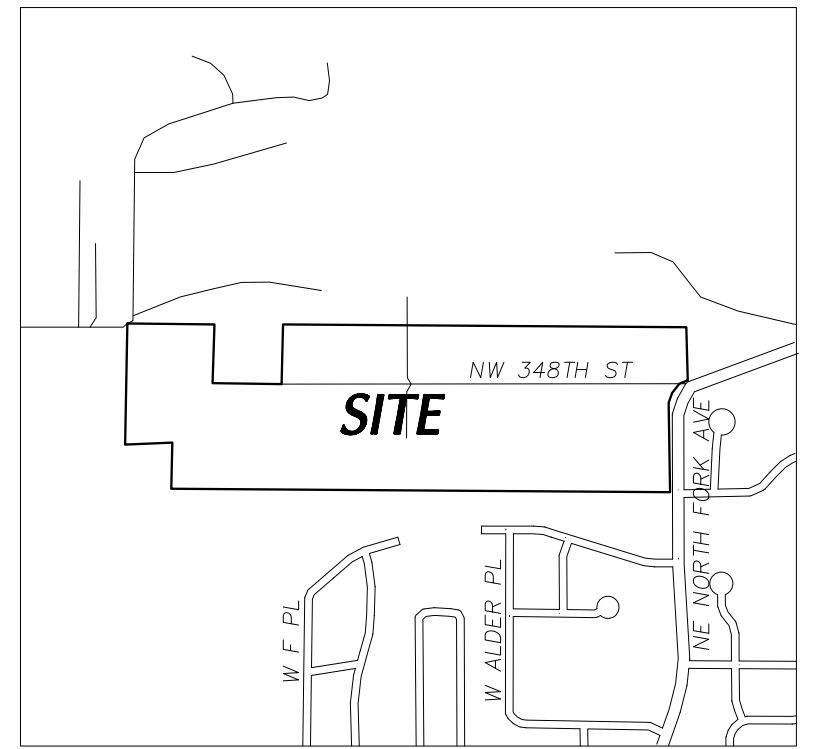
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REV	DATE	BY	DESCRIPTION

PROJECT NUMBER: 1183  
 DESIGNED/DRAWN BY: TWE  
 CHECKED BY: VAU  
 ISSUE DATE: 11/30/2021

3  
OF: 6

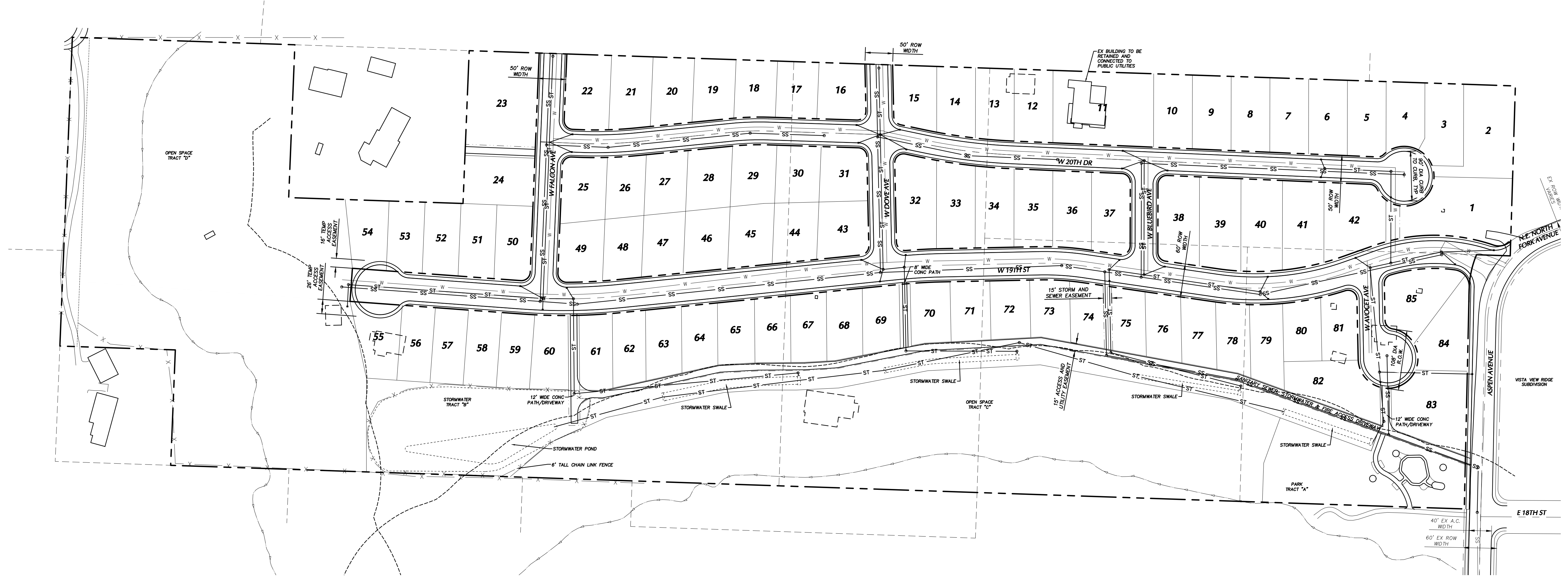
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**PLAN: VICINITY MAP**  
SCALE: N.T.S.

**HA**  
**HAYWARD USKOSKI**  
**& ASSOCIATES**  
1101 Broadway St, Suite 130 - Vancouver, WA 98660  
TEL: (360) 635-5523

**STEPHENS HILLSIDE FARM**  
**LA CENTER WA**  
**POST DECISION REVIEW**  
**UTILITY AND TRANSPORTATION PLAN**

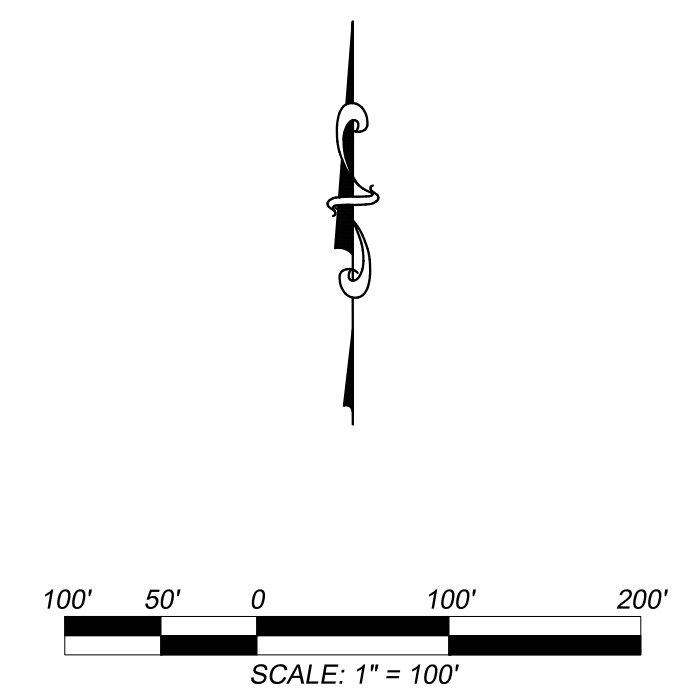


**PLAN: UTILITY AND TRANSPORTATION PLAN**  
SCALE: 1" = 100'

**ROAD STANDARDS:**  
ASPEN AVE - MAJOR COLLECTOR  
W 19TH ST - ARTERIAL  
ALL OTHER STREETS - LOCAL ACCESS

- UTILITY AND STORMWATER NOTES:**
- HYDRANTS TO BE SPACED AT NO GREATER THAN 700 FEET AND SUCH THAT NO LOT OR PARCEL IS IN EXCESS OF 500 FEET FROM A HYDRANT.
  - ADEQUATE FIRE FLOW EXISTS ON SITE. REFERENCE UTILITY PURVEYOR LETTERS.
  - ALL LOTS ACCESSIBLE TO PROPOSED SANITARY SEWER AND WATER LINES. ALL LOTS WILL USE PUBLIC WATER AND SEWER INCLUDING ONES CONTAINING EXISTING HOMES.
  - STORMWATER DESIGN TO 1992 PUGET SOUND MANUAL. REFERENCE PRELIMINARY STORMWATER MATERIAL SUBMITTED.
  - STORMWATER WILL BE COLLECTED, TREATED, DETAINED AND RELEASED ON SITE WITHIN STORMWATER TRACTS.
  - ADDITIONAL OR ALTERNATIVE SYSTEMS MAY BE USED THAN THOSE SHOWN. FINAL STORMWATER DESIGN TO BE DETERMINED AT TIME OF FINAL CONSTRUCTION ENGINEERING.

- TRANSPORTATION NOTES:**
- ALL NEW ROADS AND DRIVEWAYS ARE PROPOSED TO HAVE AN ASPHALT OR CONCRETE SURFACE.
  - ALL PROPOSED STREETS WILL BE PUBLIC AND ROW DEDICATED TO THE COUNTY DURING FINAL PLAT APPROVAL.
  - ALL ROADS SEGMENTS ON SITE OR WITHIN 500 FEET OF THE SITE ARE BELOW 15% GRADE.
  - ALL OFF SITE ROADS PROVIDING ACCESS TO THE DEVELOPMENT HAVE AN ASPHALT CONCRETE SURFACE.
  - ALL LOTS HAVE ADEQUATE SPACE TO SITE A DRIVEWAY OUTSIDE OF SIGHT DISTANCE TRIANGLES. LOT DRIVEWAYS TO BE LOCATED AT A LATER DATE.
  - ALL PROPOSED JUNCTIONS CAN MEET SIGHT DISTANCE REQUIREMENTS.
  - ALL ROADS ARE LOCAL ACCESS STANDARD WITH 50 FOOT R.O.W. AND 32 FOOT PAVEMENT WIDTH EXCEPT W 19TH STREET WHICH IS PROPOSED TO BE A RURAL MAJOR COLLECTOR WHICH HAS A 60 FOOT R.O.W. AND 40 FOOT PAVEMENT WIDTH.
  - ADDITIONAL R.O.W. TO BE DETERMINED/DEDICATED TO OUTPARCEL AND EXTENSION OF W 19TH ST AT FINAL PLAT.



REV	DATE	DESCRIPTION

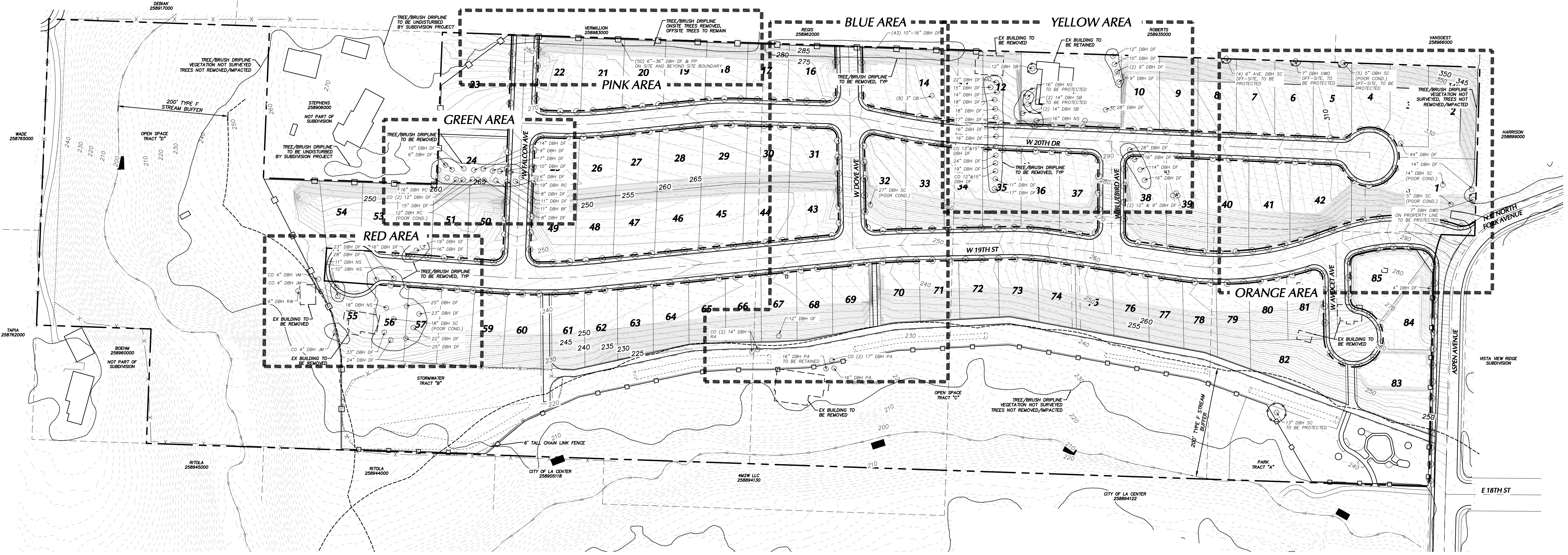
PROJECT NUMBER:  
**1183**

DESIGNED/DRAWN BY:  
**TWE**

CHECKED BY:  
**VAU**

ISSUE DATE:  
**11/30/2021**

**4**  
OF:  
**6**



**PLAN: TREE REMOVAL, PROTECTION AND MITIGATION PLAN**

SCALE: 1" = 100'

**CONTACT INFORMATION:**  
**ARBORIST:**  
 ALTAR TREE SERVICE (ATTN: WILL FARGO, ISA CERTIFIED ARBORIST)  
 INDEPENDENCE OR 97351  
 TEL (971) 301-5035  
 ALTARTREESERVICE@GMAIL.COM  
**REPRESENTATIVE/CONTACT:**  
 HAYWARD USKOSKI AND ASSOCIATES (ATTN: THOMAS ELLIS)  
 1101 BROADWAY ST #130  
 VANCOUVER WA 98660  
 TEL (360) 635-5223  
 THOMAS@HUACONSULTING.COM

**NOTE: THIS PLAN SCHEMATIC ONLY. FINAL LANDSCAPE PLANS (BY OTHERS) TO BE PROVIDED FOR ALL PLANTING INFORMATION AND IRRIGATION APPURTENANCES**

**TREE PROTECTION PLAN NOTES**

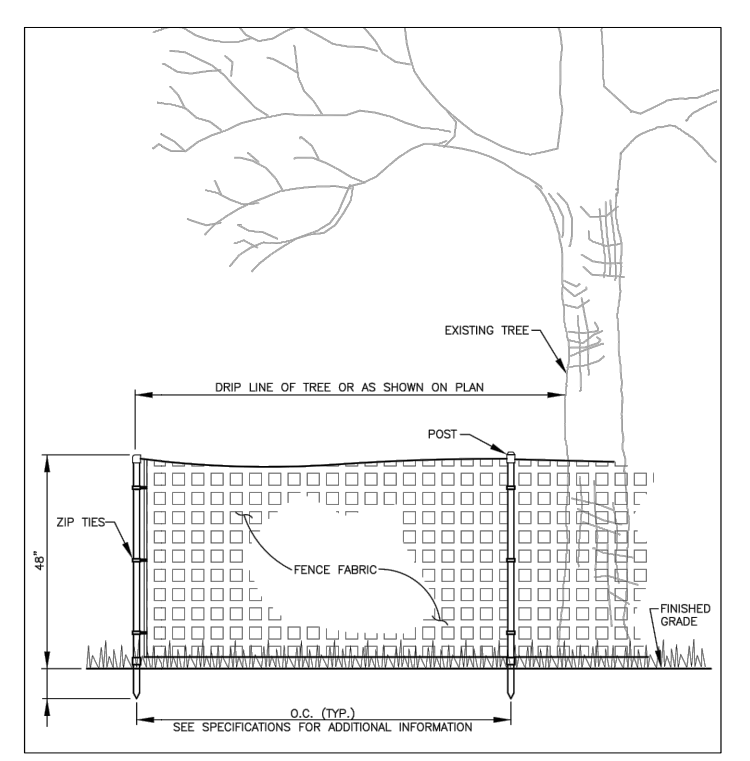
- TREE CONDITIONS LISTED ON SHEET 6 FOLLOW THE FOLLOWING DEFINITIONS:  
 "GOOD" HEALTH IS DEFINED AS TREES WITH GOOD HEALTH AND STRUCTURAL STABILITY THAT HAVE THE POTENTIAL FOR LONGEVITY AT THE SITE  
 "MODERATE" HEALTH IS DEFINED AS TREES IN FAIR HEALTH AND/OR POSSESSING STRUCTURAL DEFECTS THAT MAY BE ABATED WITH TREATMENT. TREES IN THIS CATEGORY REQUIRE MORE INTENSE MANAGEMENT AND MONITORING AND MAY HAVE SHORTER LIFE-SPANS THAN THOSE IN THE GOOD CATEGORY.  
 "POOR" HEALTH IS DEFINED AS TREES IN POOR HEALTH OR POSSESSING SIGNIFICANT DEFECTS IN STRUCTURE THAT CANNOT BE ABATED WITH TREATMENT. THESE TREES ARE EXPECTED TO DECLINE REGARDLESS OF MANAGEMENT. THE SPECIES OR INDIVIDUAL TREE MAY POSSESS EITHER CHARACTERISTICS THAT ARE UNDESIRABLE IN LANDSCAPE SETTINGS OR BE UNSUITED FOR USE AREAS.
- TREES RETAINED SHALL BE PROTECTED WITH MEASURES SUCH AS TEMPORARY AND PERMANENT FENCING AT THE TREE PROTECTION ZONE OR DRIPLINE AND AT THE BOUNDARY OF OPEN SPACE TRACTS. PRELIMINARY TEMPORARY FENCE LOCATION SHOWN ON PLAN AROUND TREES TO BE PROTECTED. SPLIT RAIL FENCING MAY BE USED IN LIEU OF CHAINLINK FENCING.
- EXISTING TREES FOUND ON SITE AND DESCRIBED ON SHEET 6 ARE WITHIN THE DEVELOPMENT ENVELOPE OF THE PROPOSED IMPROVEMENTS ARE TO BE REMOVED WITH THE DEVELOPMENT AT THE TIME OF MASS GRADING AND IMPROVEMENTS UNLESS NOTED OTHERWISE ON PLAN (EST. SUMMER 2022)
- TREES OUTSIDE OF DEVELOPMENT ENVELOPE (SUCH AS WITHIN RIPARIAN HABITAT AREAS) OR OFFSITE TO BE RETAINED AND PROTECTED DURING DEVELOPMENT. SEE NOTE 2.
- TREE REMOVAL OCCURRING TO ALLOW FOR MASS GRADING AND INSTALLATION OF DEVELOPMENT ITEMS SUCH AS ROADS, UTILITIES AND HOMES.
- PROPOSED LANDSCAPING SHOWN ON LANDSCAPE ARCHITECTS PLAN FOR THE PARK AREA IN THE SOUTHEAST CORNER OF THE SITE.
- ADDITIONAL LANDSCAPING EXCEEDING CITY REQUIREMENTS MAY BE CONSTRUCTED WITH THE SUBDIVISION.

**STREET TREE NOTES**

- STREET TREES TO BE PLANTED AT 30' O.C. AT THE TIME OF OCCUPANCY.
- THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH OF ALL STREET TREES ASSOCIATED WITH THIS PROJECT BY WATERING, PRUNING AND ALL OTHER NECESSARY CARE UNTIL THE RIGHT-OF-WAYS ARE DEDICATED TO THE CITY OF LA CENTER.
- TREES TO BE INSTALLED PER THE REQUIREMENTS OF 18.340. ALL STREET TREES SHALL BE A MINIMUM OF 2" CALIPER DBH FOR DECIDUOUS OR 8 FT TALL FOR EVERGREEN AT TIME OF PLANTING.
- LANDSCAPING SHALL BE PRUNED, WATERED, FERTILIZED AND MAINTAINED IN A HEALTHY CONDITION BY OCCUPANTS AND HOA.
- APPROXIMATE LOCATIONS FOR TREES ARE SHOWN ON THE PLAN. EXACT LOCATIONS TO BE DETERMINED BY THE DEVELOPER OR BUILDER AFTER CONSTRUCTION OF DRIVEWAYS, SIDEWALKS AND BUILDINGS. TREES SHALL BE PLACED IN LOCATIONS TO AVOID SANITARY AND WATER SERVICES. MINIMUM SEPARATION FROM UTILITY SERVICES SHALL BE 5'.
- THE FOLLOWING LIST PROVIDES PROPOSED STREET TREE VARIETIES. FINAL TREE SPECIES USED MAY VARY FROM THE BELOW LIST, DEPENDING ON AVAILABILITY:  
  - PAPERBARK MAPLE (ACER GRISEUM)
  - AMERICAN HORNBEAM (CARPINUS CAROLINIA)
  - LAVELLE HAWTHORN (CRATAEGUS x LAVALLEI)
  - TRIDENT MAPLE (ACER BUERGERANUM)
  - CELESTIAL DOGWOOD (CARNUS x RUTDAN)
  - CITY SPRITE ZELKOVA (ZELKOVA SERRATA 'JFS-KW')
  - FLAME MAPLE (ACER GINNALA 'FLAME')
  - BLUE DUNE LYME GRASS (ELYMUS ARENARIUS)

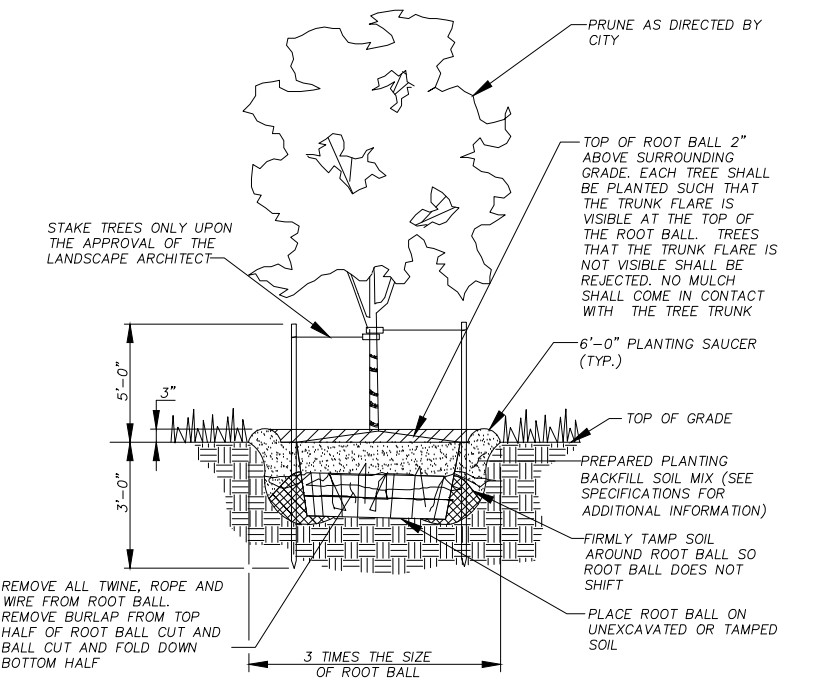
**EX. TREE LEGEND**

- DF - DOUGLAS FIR (PSEUDOTSUGA MENZIESII)
- NS - NORWAY SPRUCE (PICEA ABIES)
- OW - OREGON WHITE OAK (QUERCUS GARRYANA)
- SB - SILVER BIRCH (BETULA SPP)
- SC - SWEET CHERRY (PRUNUS AVIUM)
- CB - COMMON BUCKTHORN (RHAMNUS CATHARTICA)
- RC - RED CEDAR (THUJA PLICATA)
- GF - GRAND FIR (ABIES GRANDIS)
- PA - POPULUS ALDER (GENUS ALDUS)
- BP - BALSAM FIR (ABIES BALSAMEA)
- VM - VINE MAPLE (ACER VINUS)
- JM - JAPANESE MAPLE (ACER PALMATUM)
- RW - RED WILLOW (SALIX PSS AVIUM)
- PP - PONDEROSA PINE (PINUS PONDEROSA)
- CO - CO-DOMINANT



**DETAIL: TEMP TREE PROTECTION**

SCALE: N.T.S.



**DETAIL: TREE INSTALLATION**

SCALE: N.T.S.

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