

Valley View

A Subdivision In The
NE ¼ of Section 02, T4N R1E WM
 County Parcel #: **209062000**
 Site Address: **2219 NE 339th Street**
La Center, WA 98629
 Site Area: **376,358+/- SF (8.64+/- acres)**
 Site Zoning: **LDR-7.5**

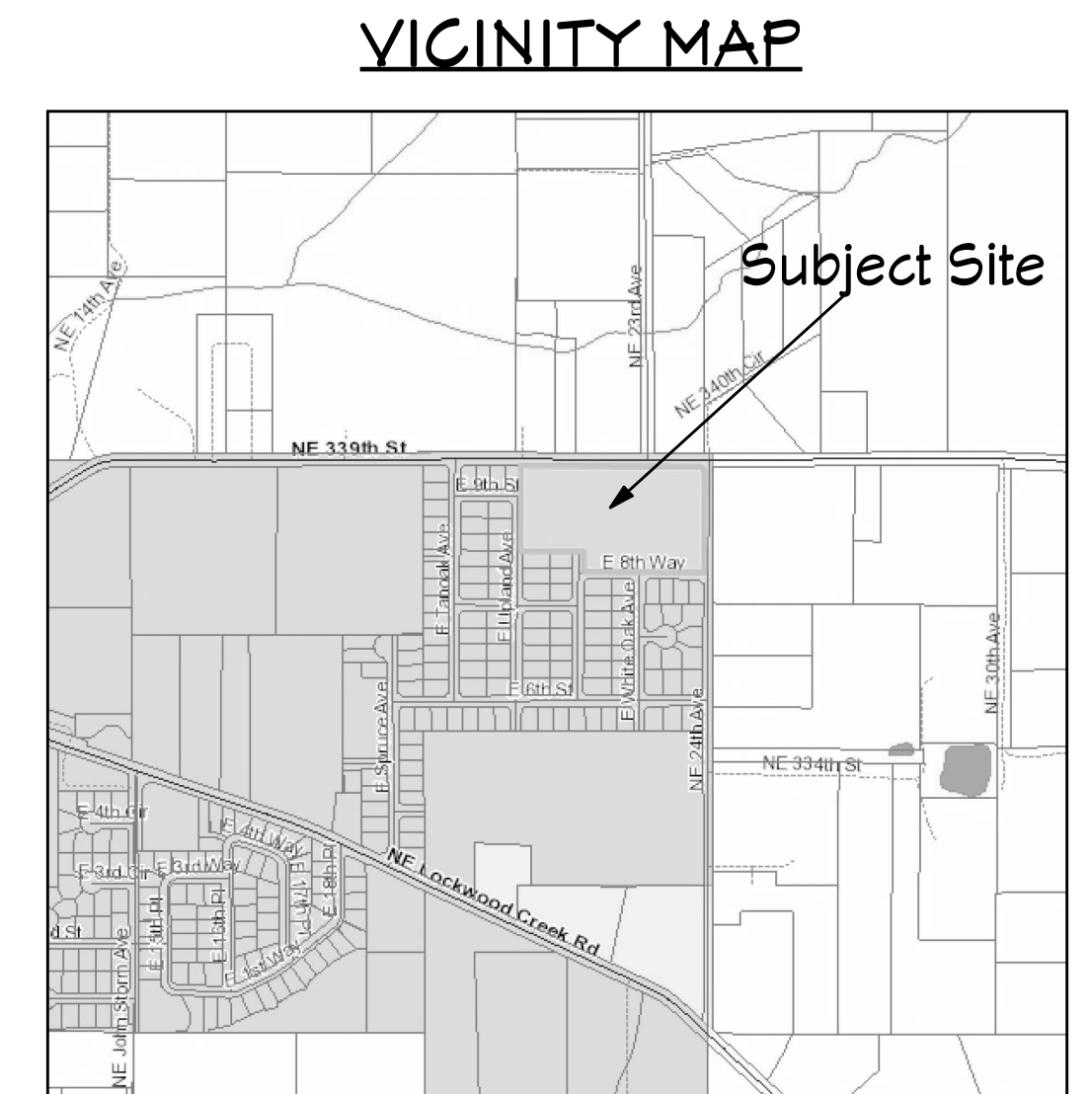
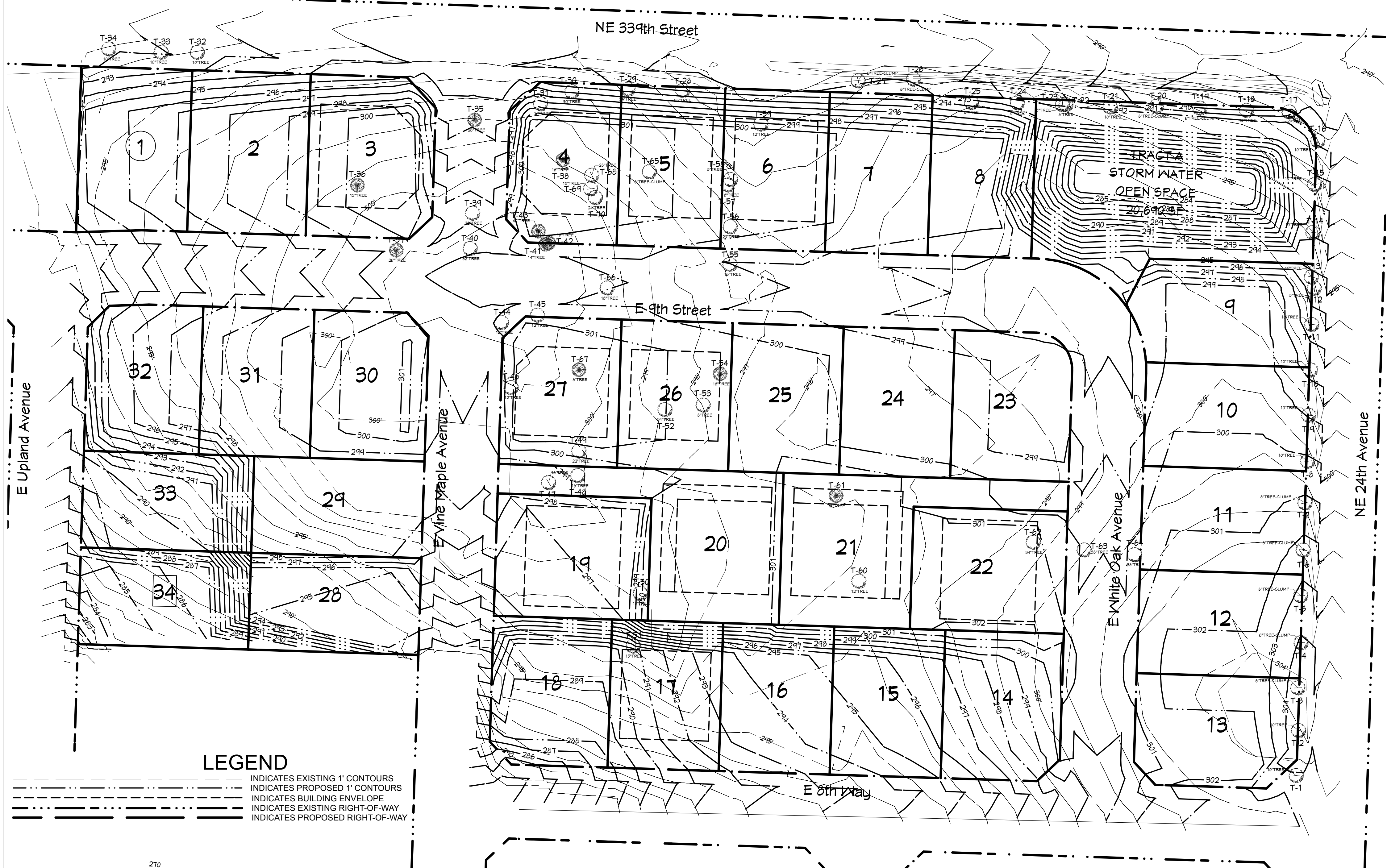
TREE INVENTORY LIST FROM ARBORIST REPORT PREPARED BY ARBORSCAPE:

TREE NO.	DBH IN.	SPECIES	ACTION	NOTES	HEALTH AND REMOVAL REASON
T-1	10	Maple	REMOVE	East Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-2	10	Maple	REMOVE	East Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-3	6	Linden	REMOVE	East Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-4	8	Linden	REMOVE	East Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-5	6	Linden	REMOVE	East Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-6	8	Linden	REMOVE	East Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-7	8	Linden	REMOVE	East Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-8	10	Maple	REMOVE	East Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-9	10	Maple	REMOVE	East Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-10	10	Maple	REMOVE	East Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-11	10	Linden	REMOVE	East Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-12	8	Linden	REMOVE	East Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-13	10	Linden	REMOVE	East Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-14	10	Linden	REMOVE	East Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-15	10	Linden	REMOVE	NE Corner	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING

T-16	10	Hornbeam	REMOVE	NE Corner	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-17	10	Hornbeam	REMOVE	North Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-18	10	Linden	REMOVE	North Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-19	6	Linden	REMOVE	North Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-20	6	Linden	REMOVE	North Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-21	10	Linden	REMOVE	North Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-22	8	Maple	REMOVE	North Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-23	8	Maple	REMOVE	North Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-24	8	Maple	REMOVE	North Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-25	8	Maple	REMOVE	North Property line	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-26	6	Hawthorn	REMOVE	Along Fence	HEALTH AVERAGE - MULTI STEMMED, WILD VOLUNTEER ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-27	6	Hawthorn	REMOVE	Along Fence	HEALTH AVERAGE - MULTI STEMMED, WILD VOLUNTEER ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-28	58	Norway Maple	REMOVE	North Property line	HEALTH AVERAGE - NUISANCE PLANT LIST, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-29	54	Norway Maple	REMOVE	North Property line	HEALTH AVERAGE - NUISANCE PLANT LIST, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-30	50	Norway Maple	REMOVE	North Property line	HEALTH AVERAGE - NUISANCE PLANT LIST, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-31	26	Walnut	REMOVE	North Property line	HEALTH AVERAGE - NO PREVIOUS MAINTENANCE, LARGE ROOT ZONE, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-32	10	Hawthorn	REMOVE	Along Fence	HEALTH AVERAGE - MULTI STEMMED, WILD VOLUNTEER ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-33	10	Hawthorn	REMOVE	Along Fence	HEALTH AVERAGE - MULTI STEMMED, WILD VOLUNTEER ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-34	10	Hawthorn	REMOVE	Along Fence	HEALTH AVERAGE - MULTI STEMMED, WILD VOLUNTEER ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-35	26	Blue Spruce	REMOVE	Yard	HEALTH POOR - CANKER DISEASE PRESENT, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-36	12	Pear	REMOVE	Field	HEALTH POOR - FUNGAL PATHOGENS PRESENT, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-37	28	Apple	REMOVE	field	HEALTH POOR - FUNGAL PATHOGENS PRESENT, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION

T-38	16	Pine	REMOVE	Yard	HEALTH AVERAGE - NO PREVIOUS MAINTENANCE, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-39	32	Catalpa	REMOVE	Yard	HEALTH AVERAGE - NO PREVIOUS MAINTENANCE, LARGE ROOT ZONE, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-40	32	Catalpa	REMOVE	Yard	HEALTH AVERAGE - NO PREVIOUS MAINTENANCE, LARGE ROOT ZONE, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-41	14	Fir	REMOVE	Yard	HEALTH AVERAGE - NO PREVIOUS MAINTENANCE, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-42	16	Fir	REMOVE	Yard	HEALTH AVERAGE - NO PREVIOUS MAINTENANCE, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-43	40	Sequoia	REMOVE	Yard	HEALTH AVERAGE - NO PREVIOUS MAINTENANCE, LARGE ROOT ZONE, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-44	12	English Holly	REMOVE	Yard	HEALTH AVERAGE - NUISANCE PLANT LIST, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-45	12	English Holly	REMOVE	Yard	HEALTH AVERAGE - NUISANCE PLANT LIST, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-46	12	Dogwood	REMOVE	Corner of Storage Shed	HEALTH POOR - FUNGAL PATHOGENS PRESENT, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-47	16	Holly	REMOVE	Yard	HEALTH AVERAGE - NUISANCE PLANT LIST, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-48	16	Apple	REMOVE	Yard	HEALTH POOR - FUNGAL PATHOGENS PRESENT, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-49	22	Apple	REMOVE	Yard	HEALTH POOR - FUNGAL PATHOGENS PRESENT, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-50	10	Holly	REMOVE	Yard	HEALTH AVERAGE - NUISANCE PLANT LIST, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-51	15	Holly	REMOVE	Yard	HEALTH AVERAGE - NUISANCE PLANT LIST, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-52	34	Apple	REMOVE	Shed	HEALTH POOR - FUNGAL PATHOGENS PRESENT, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-53	8	Apple	REMOVE	Yard	HEALTH POOR - FUNGAL PATHOGENS PRESENT, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-54	18	Pine	REMOVE	Yard	HEALTH AVERAGE - NO MAINTENANCE IN THE PAST, ROOTZONE WILL BE IMPACTED BY GRADING
T-55	18	English Holly	REMOVE	Driveway West Side	HEALTH AVERAGE - NUISANCE PLANT LIST, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-56	20	English Holly	REMOVE	Driveway West Side	HEALTH AVERAGE - NUISANCE PLANT LIST, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-57	8	Dogwood	REMOVE	Driveway West Side	HEALTH POOR - FUNGAL PATHOGENS PRESENT, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION

T-58	8	Smoke tree	REMOVE	Driveway West Side	HEALTH AVERAGE - ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-59	12	Japanese Maple	REMOVE	Driveway east side	HEALTH POOR - FUNGAL PATHOGENS PRESENT, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-60	12	Cherry	REMOVE	Barn east side	HEALTH AVERAGE - ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-61	16	Fir	REMOVE	Barn North side	HEALTH AVERAGE - MATURE TREE, NO PREVIOUS MAINTENANCE, LARGE ROOT ZONE, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-62	34	Walnut	REMOVE	East Field	HEALTH AVERAGE - MATURE TREE, NO PREVIOUS MAINTENANCE, LARGE ROOT ZONE, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-63	38	Walnut	REMOVE	East Field	HEALTH AVERAGE - MATURE TREE, NO PREVIOUS MAINTENANCE, LARGE ROOT ZONE, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-64	38	Walnut	REMOVE	East Field	HEALTH AVERAGE - MATURE TREE, NO PREVIOUS MAINTENANCE, LARGE ROOT ZONE, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-65	8	Magnolia clump	REMOVE	Yard	HEALTH AVERAGE - ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-66	18	English Holly	REMOVE	Yard	HEALTH AVERAGE - NUISANCE PLANT LIST, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-67	8	English Holly	REMOVE	Yard	HEALTH AVERAGE - NUISANCE PLANT LIST, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-68	28	Hemlock	REMOVE	Yard	HEALTH AVERAGE - MATURE TREE, NO PREVIOUS MAINTENANCE, LARGE ROOT ZONE, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-69	10	Maple	REMOVE	Yard	HEALTH AVERAGE - ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION
T-70	24	Maple	REMOVE	Yard	HEALTH AVERAGE - MATURE TREE, NO PREVIOUS MAINTENANCE, LARGE ROOT ZONE, ROOT ZONE WILL BE IMPACTED BY GRADING AND CONSTRUCTION



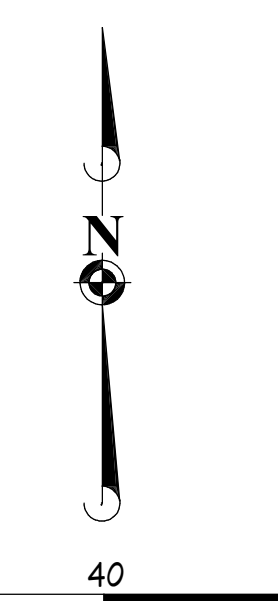
LEGEND
 - - - - - INDICATES EXISTING 1' CONTOURS
 - - - - - INDICATES PROPOSED 1' CONTOURS
 - - - - - INDICATES BUILDING ENVELOPE
 - - - - - INDICATES EXISTING RIGHT-OF-WAY
 - - - - - INDICATES PROPOSED RIGHT-OF-WAY

STREET TREE PLAN NOTES:

- Proposed street trees are shown on the preliminary plat at 30' intervals.
- Final location of street trees on all "Local Access" roads may differ at building permit based on driveway and utility locations.
- All proposed trees shall be from LCMC Table 18.340.040(2) Native Plant List.
- All new trees shall meet the minimum standard sizes as prescribed in LCMC 18.350.050(1).
- Total street trees proposed equals 147.

MITIGATION FOR TREE REMOVAL PLAN NOTES:

- Development of the property will require extensive grading. This in conjunction with proposed storm water facility areas and street layout, it is presumed that all existing trees will be removed.
- Per this Tree Survey Map and Tree Inventory List prepared by Arborscape, 33 trees with a trunk diameter greater than 10" will be removed.
- Mitigation of the removal of these trees is accomplished through the proposed Street Trees listed above. 147 street trees are proposed.
- All new trees shall meet the minimum standard sizes as prescribed in LCMC 18.350.050(1).
- Refer to Arborist Report prepared by Arborscape submitted with this application for more information.



CURRENT OWNER:
 The Chicken Ranch, LLC
 PO Box 128
 La Center, Washington 98629
 503-348-1134
 sandyperrott288@hotmail.com

#	DATE	REVISION TABLE	REVISED BY	NOTES

Valley View
 A Subdivision In The
NE ¼ of Section 02, T4N R1E WM
 County Parcel #: **209062000**
 Site Address: **2219 NE 339th Street**
La Center, WA 98629

**Tree Survey Map & Inventory
 Tree Removal Plan
 With Proposed Grading
 & Building Envelopes**

APPLICANT:
 KDEV, LLC
 MASON WOLFE
 140 S 15TH AVENUE
 RIDGEFIELD WASHINGTON 98642
 360-907-9585
 mason@wolfepm.com

APPLICANT'S REPRESENTATIVE:
 Wolfe Project Management, LLC
 Mason Wolfe
 2401 W Main Street, Suite 210
 Battle Ground, Washington 98604
 360-907-9588
 mason@wolfepm.com

DATE:

10/27/2022

SCALE:

1" = 40'

SHEET:

P-2