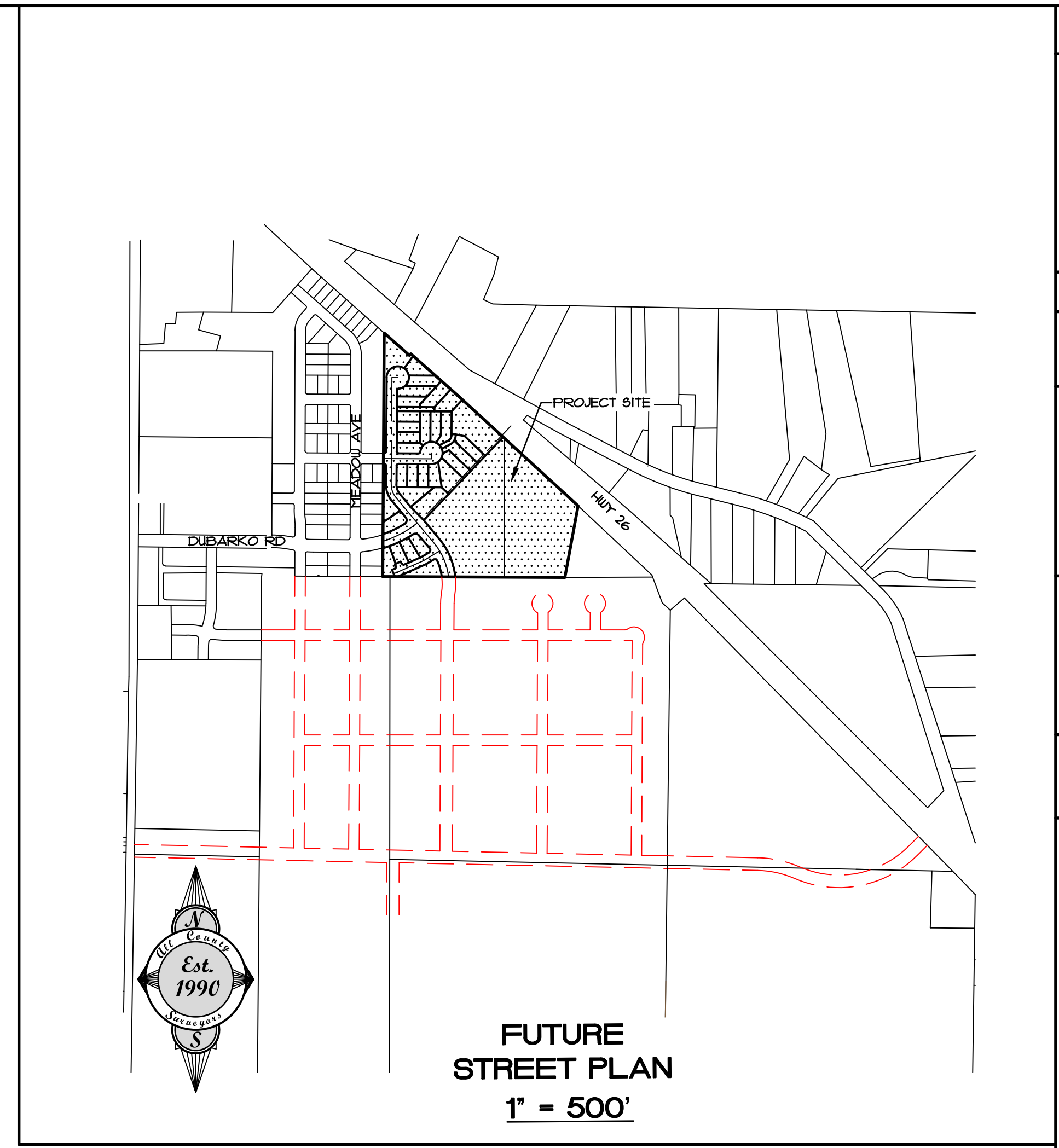
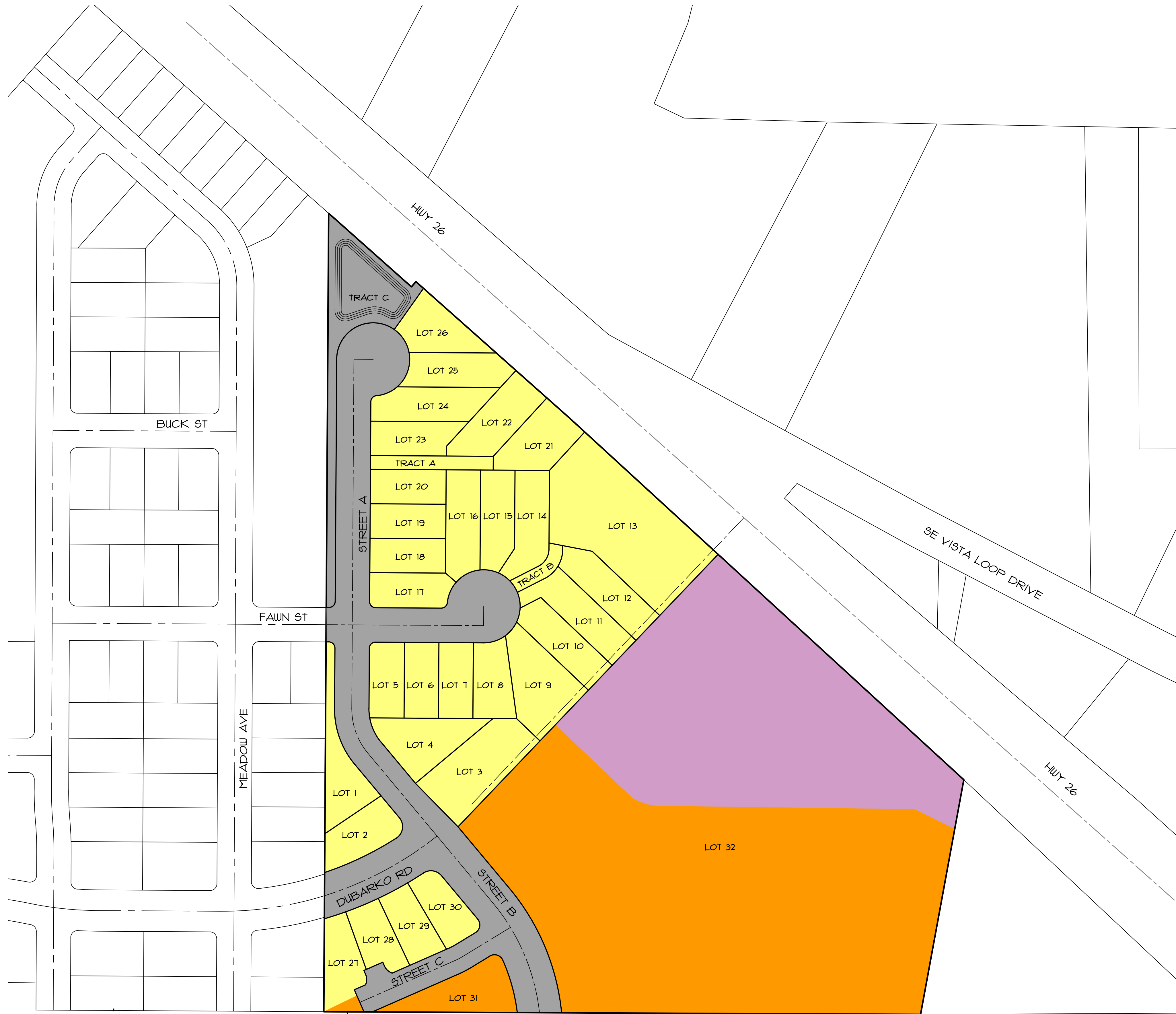


# EXHIBIT C

# DEER MEADOWS 32-LOT SUBDIVISION



**CLIENT**  
ROLL TIDE PROPERTIES CORPORATION  
PO BOX 103  
CORNELIUS, OR 97113

**SURVEYOR/ENGINEER**  
ALL COUNTY SURVEYORS & PLANNERS, INC.  
PO BOX 955  
SANDY, OR 97055

**PLANNER**  
TRACY BROWN PLANNING CONSULTANTS, LLC  
11015 FIR DR.  
SANDY, OR 97055

**LEGEND**

- R-2 ZONE
- R-1 ZONE
- C-3 ZONE
- PUBLIC ROW, PUBLIC & PRIVATE TRACTS

**SHEET INDEX**

1. COVER SHEET & FUTURE STREET PLAN
2. PRELIMINARY PLAT MAP
3. EXISTING CONDITIONS AND TREE RETENTION PLAN
4. TREE TABLES
5. MASTER STREET & UTILITY PLAN
6. PRELIMINARY STREET TREE & PARKING PLAN
7. PRELIMINARY GRADING & EROSION CONTROL PLAN
8. SLOPE ANALYSIS

DATE	NO.	REVISION	BY
DESIGNED:	CTH	CHECKED:	RLM
DRAWN:	CTH	APPROVED:	RLM
SHEET			OF
			8
			C1

SCALE	VERT.	N/A
HORIZ.	1"=80'	DATE: 07/26/2018
FILE: 19-035-Planning-FS.dwg	LEGAL	RANGE
SECTION	TWP.	29
18	5E	

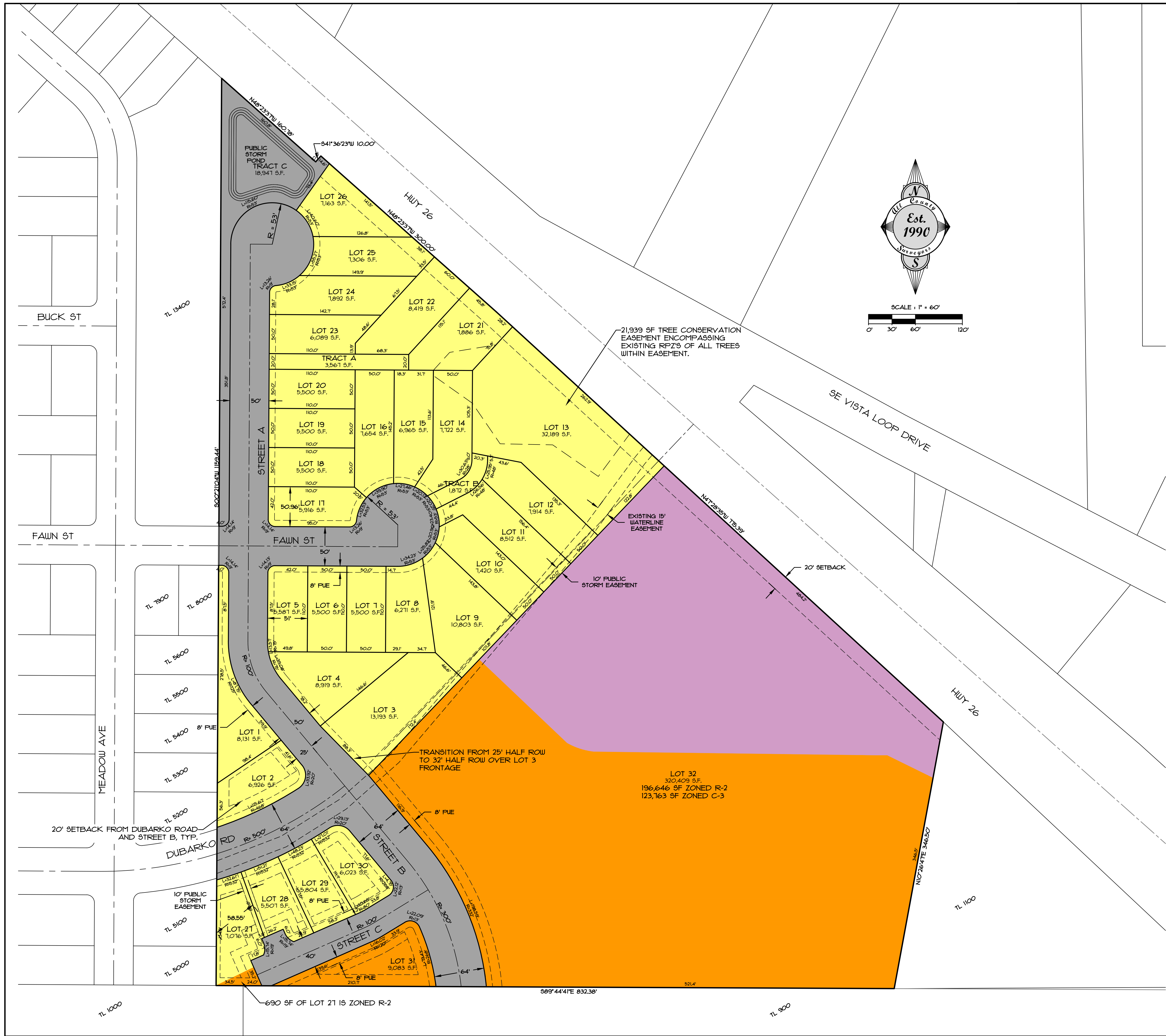
**DEER MEADOWS SUBDIVISION**  
COVER SHEET AND FUTURE STREET PLAN

PROJECT: 05/28/2021

LOCATION: 40808 & 41010 HWY 26, SANDY, OR 97055

**Surveyors & Planners, Inc.**  
Surveying, Planning and  
Civil Engineering  
P.O. Box 955, Sandy, OR 97055  
Tel: (503) 668-4730  
Fax: (503) 668-4730

CLIENT:  
ROLL TIDE PROPERTIES CORPORATION  
PO BOX 103  
CORNELIUS, OR 97113



### AREA TOTALS

TOTAL SITE AREA	= 693,056 SF
	= 15.910 ACRES
TRACT C (PUBLIC STORM POND)	= 18,941 SF
	= 0.435 ACRES
R-1 SINGLE FAMILY	= 245,536 SF
	= 5.631 ACRES
R-2 MULTI-FAMILY	= 206,419 SF
	= 4.739 ACRES
C-3 COMMERCIAL	= 123,763 SF
	= 2.841 ACRES
PUBLIC ROW	= 98,391 SF
	= 2.259 ACRES

### DENSITY CALCULATIONS

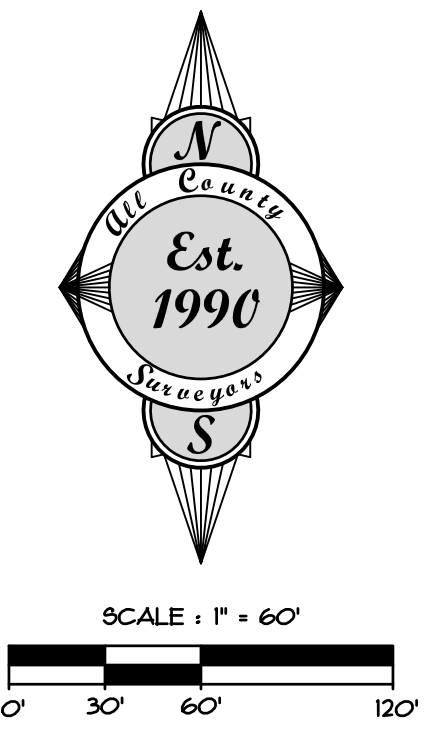
<b>R-1 SINGLE FAMILY MIN DENSITY</b>	5.64 AC<sup>S</sup> UNITS/AC = 28 UNITS
<b>R-1 SINGLE FAMILY MAX DENSITY</b>	5.64 AC<sup>S</sup> UNITS/AC = 45 UNITS
<b>R-1 SINGLE FAMILY PROPOSED DENSITY</b>	30 UNITS
<b>R-2 MULTI-FAMILY MIN DENSITY</b>	4.14 AC<sup>S</sup> UNITS/AC = 38 UNITS
<b>R-2 MULTI-FAMILY MAX DENSITY</b>	4.14 AC<sup>S</sup> UNITS/AC = 66 UNITS

### LEGEND

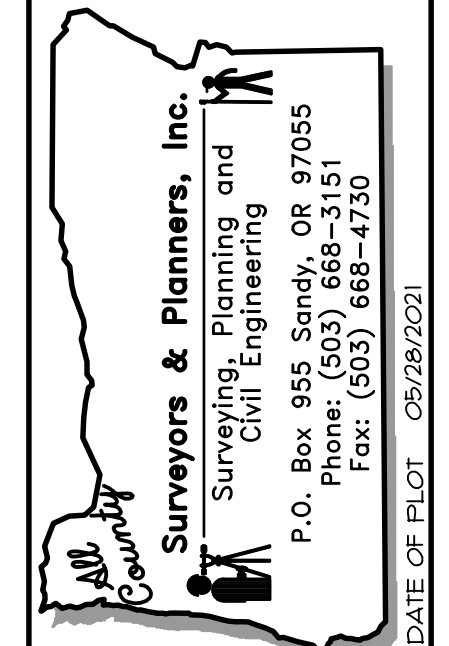
	R-1 ZONE
	R-2 ZONE
	C-3 ZONE
	PUBLIC ROW, PUBLIC TRACTS

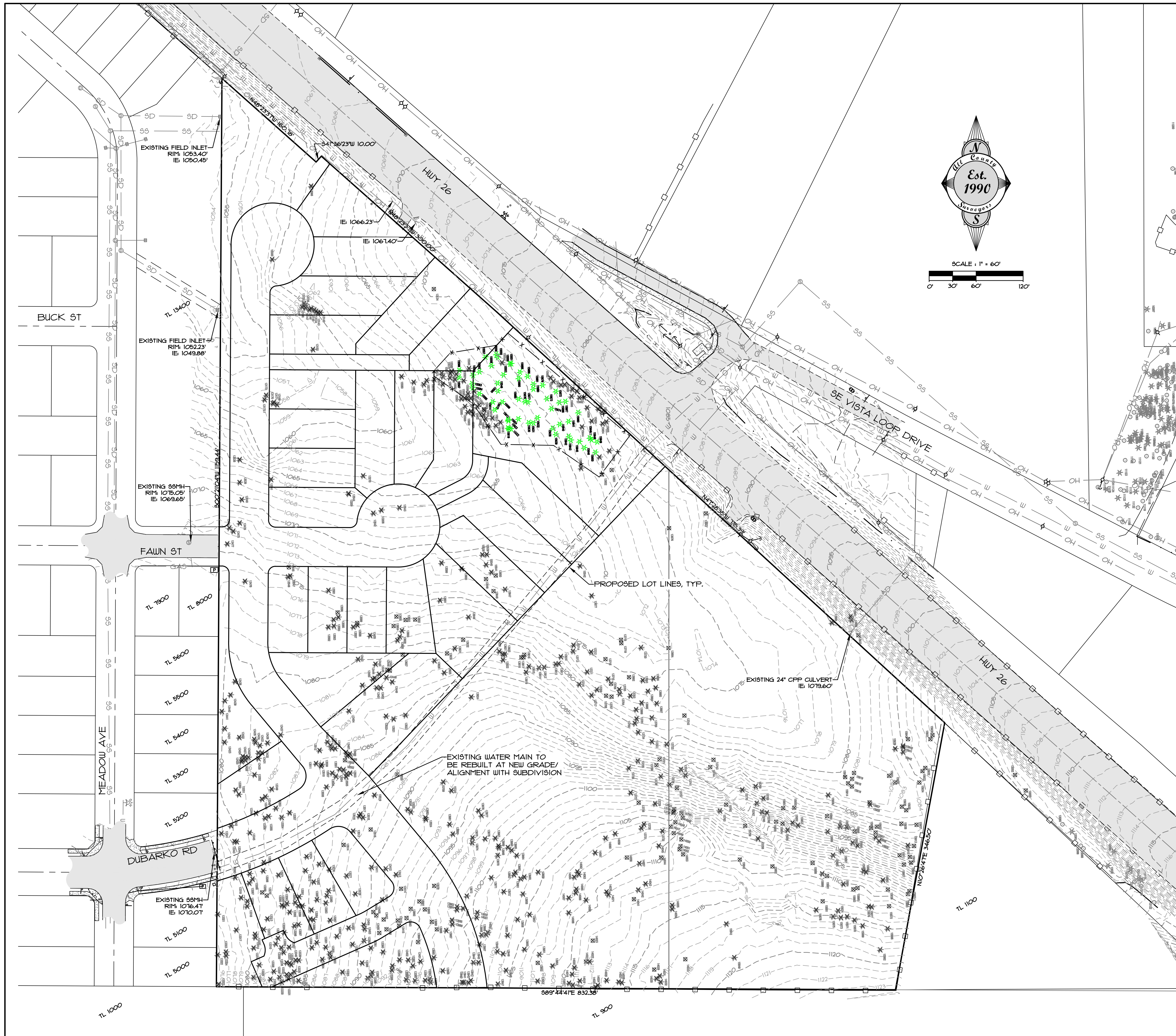
### NOTES

- THIS IS NOT A BOUNDARY SURVEY. NO LIABILITY IS ASSUMED BY ALL COUNTY SURVEYORS AND PLANNERS FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES AND DISCREPANCIES IN BOUNDARY OR TITLE DEFECTS.
- LOT 32 TO BE DEVELOPED UNDER SEPARATE DESIGN REVIEW PROCESS AT FUTURE DATE.



CLIENT:	ROLL TIDE PROPERTIES CORPORATION PO BOX 103 CORNELIUS, OR 97113
PROJECT:	DEER MEADOWS SUBDIVISION PRELIMINARY PLAT MAP
DATE:	07/26/2018
FILE:	19-035-Planning-FS.dwg
SCALE:	1" = 60'
VERT.:	N/A
HORIZ.:	1" = 60'
SECTION:	1B
RANGE:	29
5E:	5E
DATE:	
NO.:	
REVISION:	
BY:	
SHEET:	C2
OF:	8
DESIGNED:	CTH
DRAWN:	CTH
CHECKED:	RLM
APPROVED:	RLM
RENEWAL DATE:	12/31/2022
LOCATION:	40808 & 41010 HWY 26, SANDY, OR 97055
DATE OF PLOT:	05/28/2021





### LEGEND

	PROPERTY LINE
	LOT LINE
	EXISTING BUILDING
	EXISTING EDGE OF PAVEMENT
	EXISTING SIDEWALK/CONCRETE
	EXISTING CURB
	EXISTING WATER LINE
	EXISTING STORM LINE
	EXISTING SANITARY LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING UNDERGROUND POWER
	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING SANITARY MANHOLE
	EXISTING UTILITY POLE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SIGN
	EXISTING GROUND CONTOUR
	EXISTING LIGHT POLE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	NEW LOT LINE
	NEW EASEMENT LINE
	NEW CURB
	NEW SIDEWALK/CONCRETE
	NEW AC
	NEW WATER LINE
	NEW SANITARY LINE
	NEW STORM LINE
	SAUCUT LINE
	NEW FINISH GRADE CONTOUR
	NEW WATER METER
	NEW STORM MANHOLE
	NEW CATCH BASIN
	NEW SANITARY MANHOLE
	NEW CLEANOUT
	NEW FIRE HYDRANT
	NEW WATER VALVE
	NEW STREET LIGHT
	NEW SIGN
	NEW MAILBOX UNIT

### LEGEND

	EXISTING CONIFEROUS TREE TO BE PRESERVED
	EXISTING DECIDUOUS TREE TO BE REMOVED
	EXISTING CONIFEROUS TREE TO BE REMOVED

INSTALL PROTECTIVE BARRIER FENCING TO PROTECT TREES DURING EXCAVATION FOR THE UTILITIES. REQUEST AN INSPECTION OF EROSION CONTROL MEASURES AND TREE PROTECTION MEASURES AS SPECIFIED IN SECTION 11.02.5(C) PRIOR TO CONSTRUCTION ACTIVITIES OR GRADING. REFER TO ARBORIST REPORT FOR DETAIL ON FENCING LOCATION.

### TREE RETENTION NOTES

TREES REQUIRED TO BE RETAINED:  
 3 TREES/ACRE X 15.91 ACRES = **48 TREES**

NUMBER OF TREES PROPOSED FOR RETENTION:  
**48 TREES**

- ### NOTES
- THIS IS NOT A BOUNDARY SURVEY. NO LIABILITY IS ASSUMED BY ALL COUNTY SURVEYORS AND PLANNERS FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES AND DISCREPANCIES IN BOUNDARY OR TITLE DEFECTS.
  - UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE BY SURFACE INSPECTION AND LOCATED PAINTED ON THE GROUND AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN.
  - UNDERGROUND UTILITY LOCATIONS MUST BE POTHOLED AND VERIFIED PRIOR TO CONSTRUCTION.
  - THE ELEVATION DATUM IS BASED ON THE CITY OF SANDY BENCHMARK #33. THE BENCHMARK IS LOCATED AT THE INTERSECTION OF MCCORMICK AND LANGENSEND. THE PUBLISHED ELEVATION IS 1021.5'



DATE	NO.	REVISION	BY	SHEET	3
DATE	NO.	REVISION	BY	DESIGNED: CTH	OF
				DRAWN: CTH	OF
				CHECKED: RLMT	OF
				APPROVED: RLMT	OF

SCALE	VERT. N/A	DATE: 07/26/2018	FILE: 19-035-Planning-FS.dwg
HORIZ. 1"=60'			
SECTION	TWP.	RANGE	SE
18	29	5E	

**DEER MEADOWS SUBDIVISION**

**EXISTING CONDITIONS AND TREE RETENTION PLAN**

**40808 & 41010 HWY 26, SANDY, OR 97055**

PROJECT: **Deer Meadows Subdivision**

CLIENT: **PROPERTIES CORPORATION**  
 P.O. BOX 103  
 CORNELIUS, OR 97113

DATE OF PLOT: 05/28/2021

RENEWAL DATE: 12/31/2022

### TREE PRESERVATION INVENTORY

TREE NO.	SPECIES (COMMON NAME)	DBH (INCHES)	CONDITION	COMMENTS	TREATMENT
13653	DOUGLAS-FIR	11	FAIR	THIN CROWN, LARGE WOUND AT LOWER TRUNK	REMOVE
15546	DOUGLAS-FIR	15	GOOD	25% LIVE CROWN RATIO, POOR TRUNK TAPER	RETAIN
15550	DOUGLAS-FIR	6	VERY POOR	DEAD	RETAIN
15551	DOUGLAS-FIR	30	GOOD	CODOMINANT AT 1', WEST STEM HAS 33% LIVE CROWN RATIO	RETAIN
15552	N/A	N/A	N/A	SAME AS TREE 15551	N/A
15553	DOUGLAS-FIR	13	GOOD	25% LIVE CROWN RATIO, POOR TRUNK TAPER	RETAIN
15554	DOUGLAS-FIR	11	FAIR	POOR TRUNK TAPER, SUPPRESSED	REMOVE
15555	DOUGLAS-FIR	30	GOOD	MODERATELY ONE SIDED	RETAIN
15556	DOUGLAS-FIR	12	POOR	OVERTOPPED BY ADJACENT TREES, SUPPRESSED	RETAIN
15557	GRAND FIR	22	GOOD	ONE SIDED, CODOMINANT AT 30' WITH INCLUDED BARK	RETAIN
15558	DOUGLAS-FIR	12	GOOD	33% LIVE CROWN RATIO, POOR TRUNK TAPER	RETAIN
15562	DOUGLAS-FIR	20	GOOD	40% LIVE CROWN RATIO, MARGINAL TRUNK TAPER	RETAIN
15564	DOUGLAS-FIR	14	GOOD	MARGINAL TRUNK TAPER, 33% LIVE CROWN RATIO	RETAIN
15565	DOUGLAS-FIR	11	FAIR	ONE SIDED, MARGINAL TRUNK TAPER, 33% LIVE CROWN RATIO	REMOVE
15566	DOUGLAS-FIR	23	GOOD	ONE SIDED	RETAIN
15567	DOUGLAS-FIR	17	GOOD	MARGINAL TRUNK TAPER, 40% LIVE CROWN RATIO	RETAIN
15568	DOUGLAS FIR	7	VERY POOR	DEAD	REMOVE
15569	DOUGLAS-FIR	11	FAIR	POOR TRUNK TAPER	REMOVE
15570	DOUGLAS-FIR	14	FAIR	ONE SIDED, OVERTOPPED BY ADJACENT TREES	REMOVE
15571	DOUGLAS-FIR	9	FAIR	POOR TRUNK TAPER, SUPPRESSED	REMOVE
15582	DOUGLAS-FIR	10	FAIR	POOR TRUNK TAPER, SUPPRESSED	REMOVE
15583	DOUGLAS-FIR	13	GOOD	POOR TRUNK TAPER, 25% LIVE CROWN RATIO	RETAIN
15584	DOUGLAS-FIR	14	GOOD	MARGINAL TRUNK TAPER, 40% LIVE CROWN RATIO	RETAIN
15584.1	DOUGLAS-FIR	8	VERY POOR	DEAD	REMOVE
15585	DOUGLAS-FIR	15	GOOD	35% LIVE CROWN RATIO, POOR TRUNK TAPER	RETAIN
15589	DOUGLAS-FIR	18	GOOD	33% LIVE CROWN RATIO, MARGINAL TRUNK TAPER	RETAIN
15590	DOUGLAS-FIR	13	GOOD	35% LIVE CROWN RATIO, POOR TRUNK TAPER	RETAIN
15612	DOUGLAS-FIR	9	VERY POOR	DEAD	RETAIN
15614	DOUGLAS-FIR	9	FAIR	25% LIVE CROWN RATIO, POOR TRUNK TAPER	RETAIN
15615	DOUGLAS-FIR	14	GOOD	25% LIVE CROWN RATIO, POOR TRUNK TAPER	RETAIN
15619	DOUGLAS-FIR	20, 16	GOOD	CODOMINANT AT GROUND LEVEL WITH INCLUDED BARK, MARGINAL TRUNK TAPER	RETAIN
15620	N/A	N/A	N/A	SAME AS TREE 15619	N/A
15621	N/A	N/A	N/A	DUPLICATE TREE POINT	N/A
15622	DOUGLAS-FIR	19	GOOD	ONE SIDED, BOWED TRUNK, MARGINAL TRUNK TAPER	RETAIN
15623	DOUGLAS-FIR	8	GOOD	ONE SIDED, POOR TRUNK TAPER	RETAIN
15624	DOUGLAS-FIR	9	VERY POOR	DEAD	RETAIN

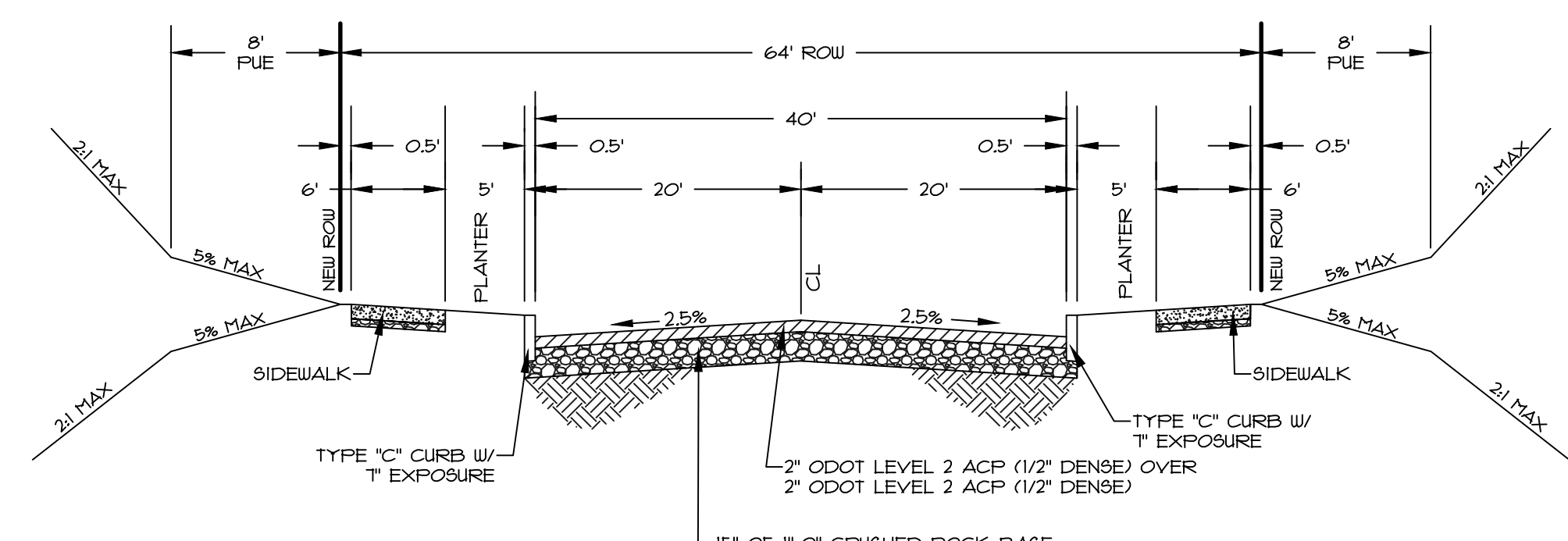
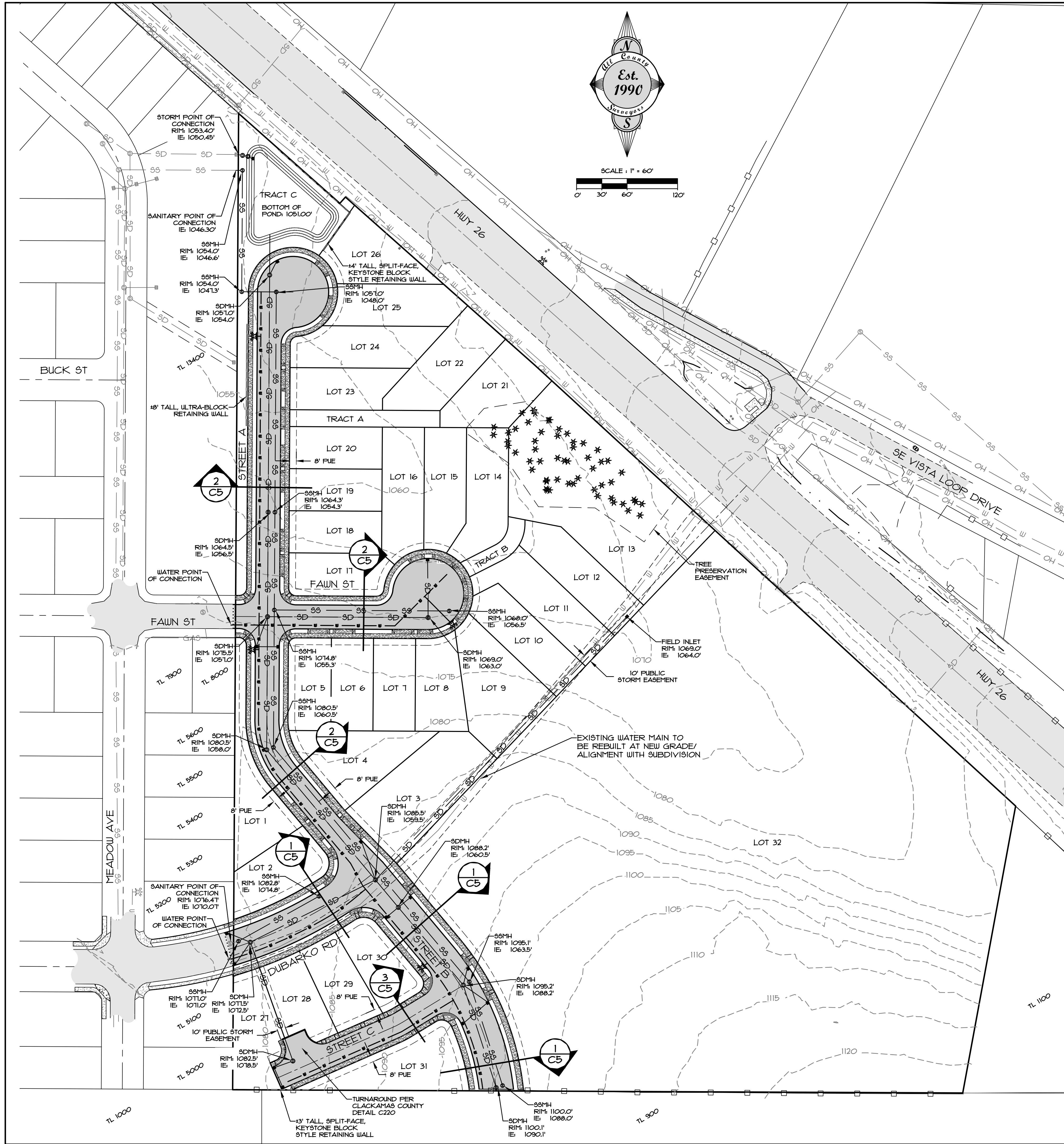
### TREE PRESERVATION INVENTORY

TREE NO.	SPECIES (COMMON NAME)	DBH (INCHES)	CONDITION	COMMENTS	TREATMENT
15630	DOUGLAS-FIR	18	GOOD	ONE SIDED	RETAIN
15631	DOUGLAS-FIR	24	GOOD	ONE SIDED	RETAIN
15632	DOUGLAS-FIR	13	GOOD	40% LIVE CROWN RATIO, POOR TRUNK TAPER	RETAIN
15638	DOUGLAS-FIR	21	GOOD	ONE SIDED	RETAIN
15639	DOUGLAS-FIR	14	GOOD	ONE SIDED, MARGINAL TRUNK TAPER, BOWED TRUNK	RETAIN
15640	DOUGLAS-FIR	15	GOOD	ONE SIDED, 10% LIVE CROWN RATIO, MARGINAL TRUNK TAPER	RETAIN
15641	DOUGLAS-FIR	19	GOOD	40% LIVE CROWN RATIO, MARGINAL TRUNK TAPER	RETAIN
15642	DOUGLAS-FIR	19	GOOD	MODERATELY ONE SIDED, MARGINAL TRUNK TAPER, 50% LIVE CROWN RATIO	RETAIN
15643	DOUGLAS-FIR	16	GOOD	ONE SIDED	RETAIN
15644	DOUGLAS-FIR	17	GOOD	33% LIVE CROWN RATIO, MARGINAL TRUNK TAPER	REMOVE
15645	DOUGLAS-FIR	24	GOOD	ONE SIDED	RETAIN
15646	DOUGLAS-FIR	16	GOOD	ONE SIDED	RETAIN
15648	DOUGLAS-FIR	17	GOOD	ONE SIDED, 60% LIVE CROWN RATIO, MARGINAL TRUNK TAPER	RETAIN
15649	DOUGLAS-FIR	16	GOOD	ONE SIDED, MARGINAL TRUNK TAPER	RETAIN
15649.1	DOUGLAS-FIR	17	GOOD	MODERATELY ONE SIDED, MARGINAL TRUNK TAPER	RETAIN
15650	DOUGLAS-FIR	23, 16	GOOD	CODOMINANT AT GROUND LEVEL, NORTH STEM HAS POOR TRUNK TAPER	RETAIN
15651	N/A	N/A	N/A	SAME AS TREE 15650	N/A
15654	DOUGLAS-FIR	21	GOOD	ONE SIDED, CODOMINANT AT 12' WITH INCLUDED BARK	REMOVE
15655	DOUGLAS-FIR	24	GOOD	ONE SIDED	REMOVE
15656	DOUGLAS-FIR	16	GOOD	MARGINAL TRUNK TAPER, 40% LIVE CROWN RATIO	REMOVE
15659	DOUGLAS-FIR	21	GOOD	MODERATELY ONE SIDED, 6' DEAD CODOMINANT STEM AT BASE OF TRUNK	REMOVE
15660	DOUGLAS-FIR	19	GOOD	35% LIVE CROWN RATIO, MARGINAL TRUNK TAPER, DEAD 8' CODOMINANT STEM AT 15'	RETAIN
15662	DOUGLAS-FIR	8	VERY POOR	DEAD	REMOVE
15666	DOUGLAS-FIR	13	GOOD	MARGINAL TRUNK TAPER, 35% LIVE CROWN RATIO	REMOVE
15667	DOUGLAS-FIR	16	GOOD	40% LIVE CROWN RATIO, MARGINAL TRUNK TAPER	RETAIN
15668	DOUGLAS-FIR	14	GOOD	40% LIVE CROWN RATIO, MARGINAL TRUNK TAPER	RETAIN
15669	DOUGLAS-FIR	15	GOOD	ONE SIDED, OVERTOPPED BY ADJACENT TREES	REMOVE
15670	DOUGLAS-FIR	23	GOOD	MODERATELY ONE SIDED	REMOVE
15671	DOUGLAS-FIR	10	GOOD	ONE SIDED, POOR TRUNK TAPER	REMOVE
15672	DOUGLAS-FIR	15	GOOD	33% LIVE CROWN RATIO, MARGINAL TRUNK TAPER	RETAIN
15673	DOUGLAS-FIR	15	GOOD	35% LIVE CROWN RATIO, MARGINAL TRUNK TAPER	RETAIN
15674	DOUGLAS-FIR	13	GOOD	25% LIVE CROWN RATIO, POOR TRUNK TAPER	RETAIN
15677	DOUGLAS-FIR	13	GOOD	25% LIVE CROWN RATIO, POOR TRUNK TAPER	RETAIN
15678	DOUGLAS-FIR	14	GOOD	33% LIVE CROWN RATIO, POOR TRUNK TAPER	RETAIN
15679	DOUGLAS-FIR	16, 12	GOOD	CODOMINANT AT GROUND LEVEL WITH INCLUDED BARK, SOUTH STEM HAS MARGINAL TRUNK TAPER WITH 25% LIVE CROWN RATIO	RETAIN
15680	DOUGLAS-FIR	11	GOOD	25% LIVE CROWN RATIO, POOR TRUNK TAPER	RETAIN
15681	DOUGLAS-FIR	14	GOOD	POOR TRUNK TAPER, 20% LIVE CROWN RATIO	RETAIN
15682	DOUGLAS-FIR	26	GOOD	ONE SIDED	REMOVE
15685	DOUGLAS-FIR	22	GOOD	MODERATELY ONE SIDED	RETAIN
15686	DOUGLAS-FIR	25	GOOD	ONE SIDED	RETAIN
15688	DOUGLAS-FIR	20	GOOD	MARGINAL TRUNK TAPER, 50% LIVE CROWN RATIO	RETAIN
15690	DOUGLAS-FIR	16	GOOD	33% LIVE CROWN RATIO, POOR TRUNK TAPER	RETAIN

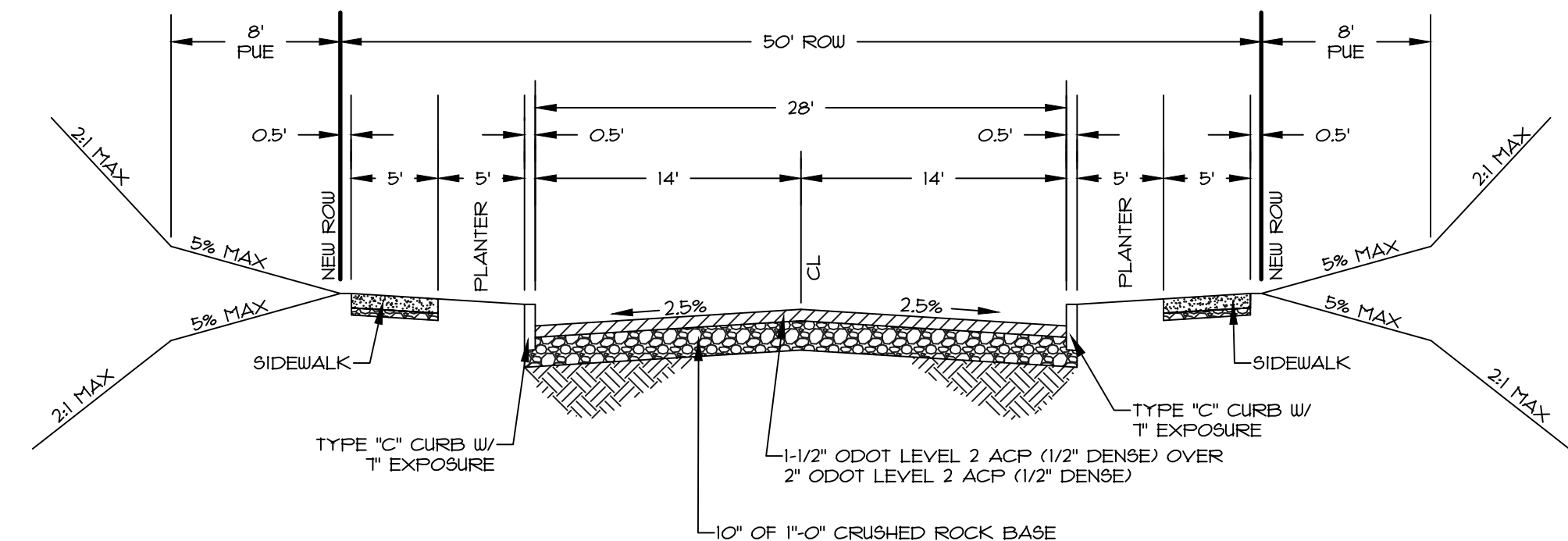
NOTE:  INDICATES TREES 11" DBH AND GREATER DEEMED TO BE VIABLE BY ARBORIST INSPECTION, AND MEETING THE REQUIREMENTS OF THE SANDY DC FOR TREE RETENTION.

TOTAL NUMBER OF VIABLE, 11+ DBH TREES TO BE PRESERVED: 48

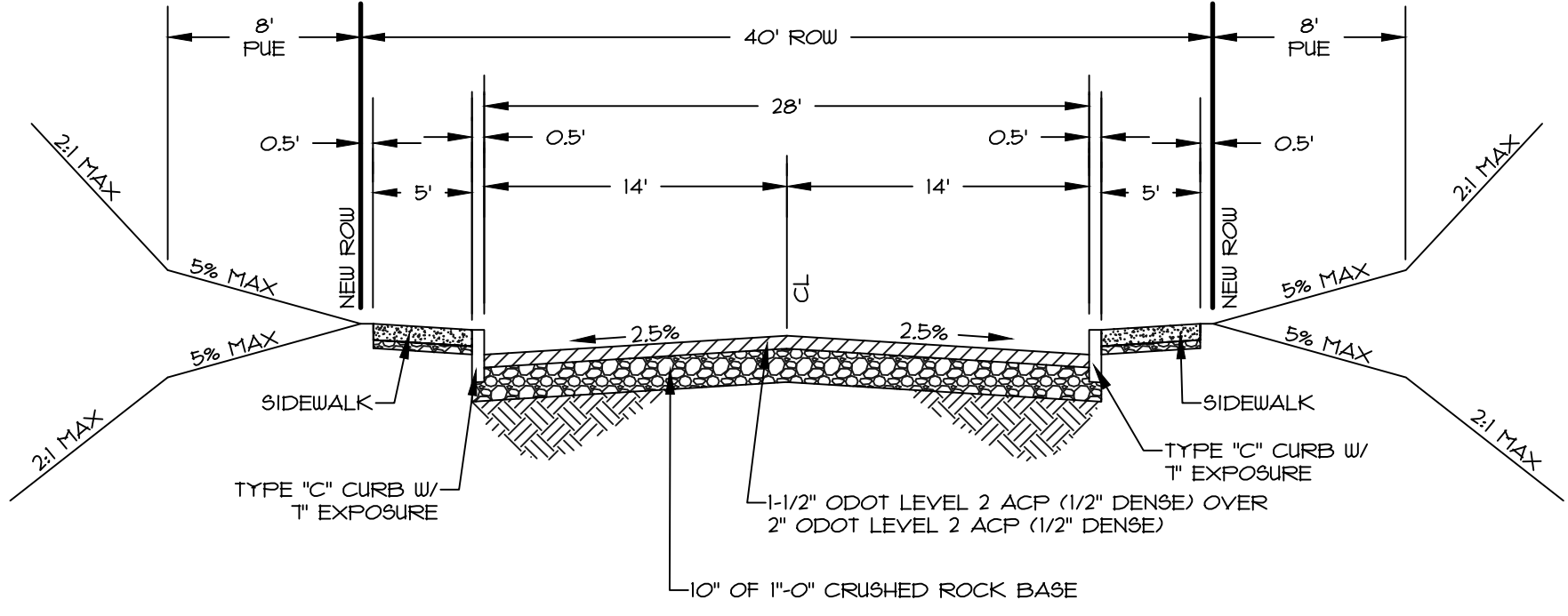
SHEET <b>C4</b> OF <b>8</b>	REVISION BY: _____ DATE: _____	DESIGNED: CTH DRAWN: CTH CHECKED: RLM APPROVED: RLM	RENEWAL DATE: 12/31/2022	SCALE: N/A HORIZ: 1"=60' DATE: 07/26/2018 FILE: 19-035-Planning-FS.dwg	LEGAL SECTION: 1B TWP: 2S RANGE: 5E
<b>DEER MEADOWS SUBDIVISION</b>					
<b>TREE TABLES</b>					
<b>40808 &amp; 41010 HWY 26, SANDY, OR 97055</b>					
PROJECT: _____ LOCATION: _____					
CLIENT: <b>ROLLTIDE PROPERTIES CORPORATION</b> P.O. BOX 103 CORNELIUS, OR 97113					



**SECTION 1 (64' ROW - FULL STREET IMPROVEMENTS)**  
 DUBARKO STREET, STREET B - ARTERIAL, COLLECTOR STREET NTS

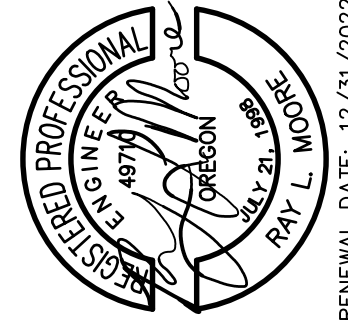


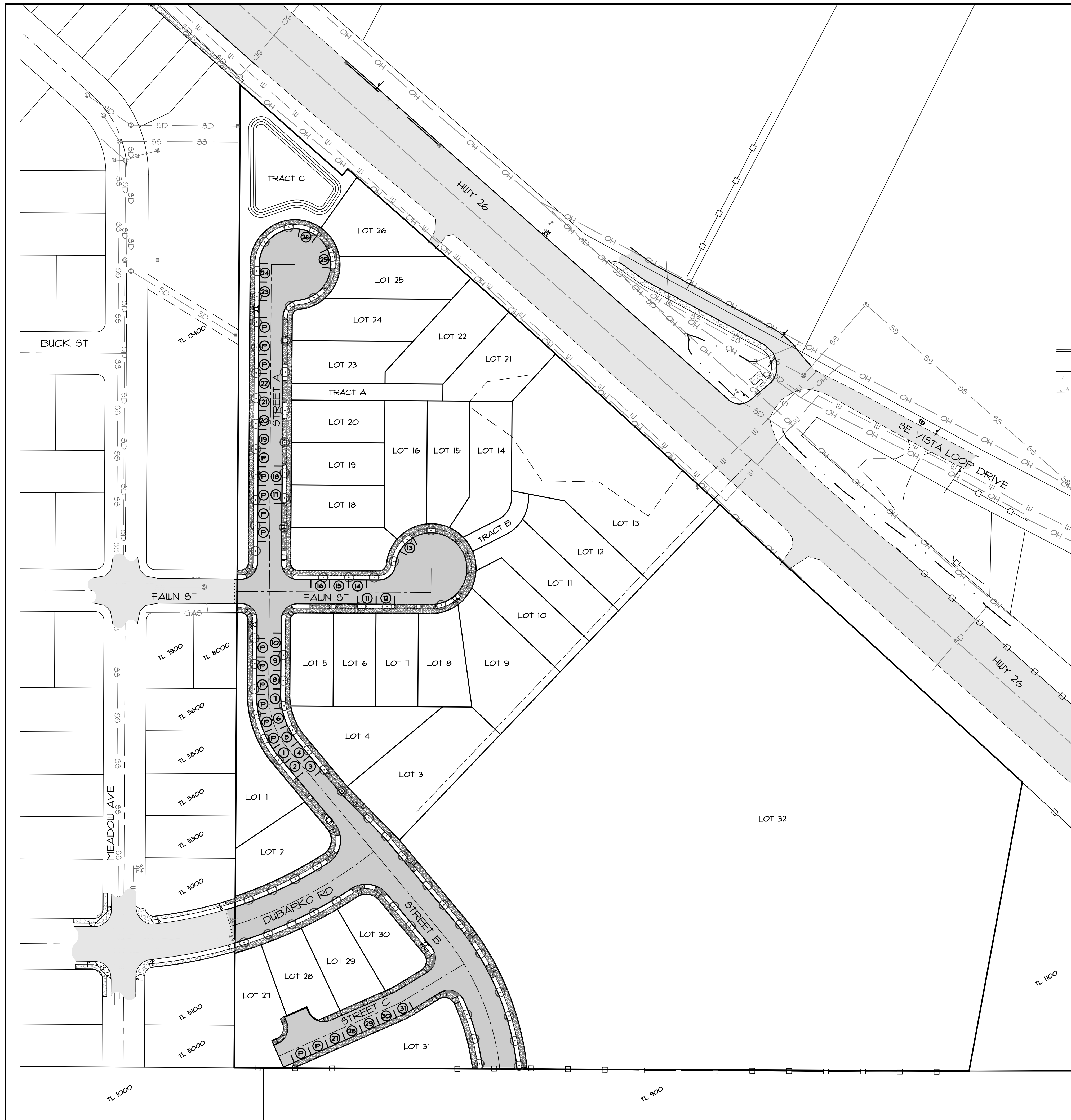
**SECTION 2 (50' ROW - FULL STREET IMPROVEMENTS)**  
 STREET A, FAUN STREET - LOCAL STREET NTS



**SECTION 3 (40' ROW - FULL STREET IMPROVEMENTS)**  
 STREET C - ACCESS LANE NTS

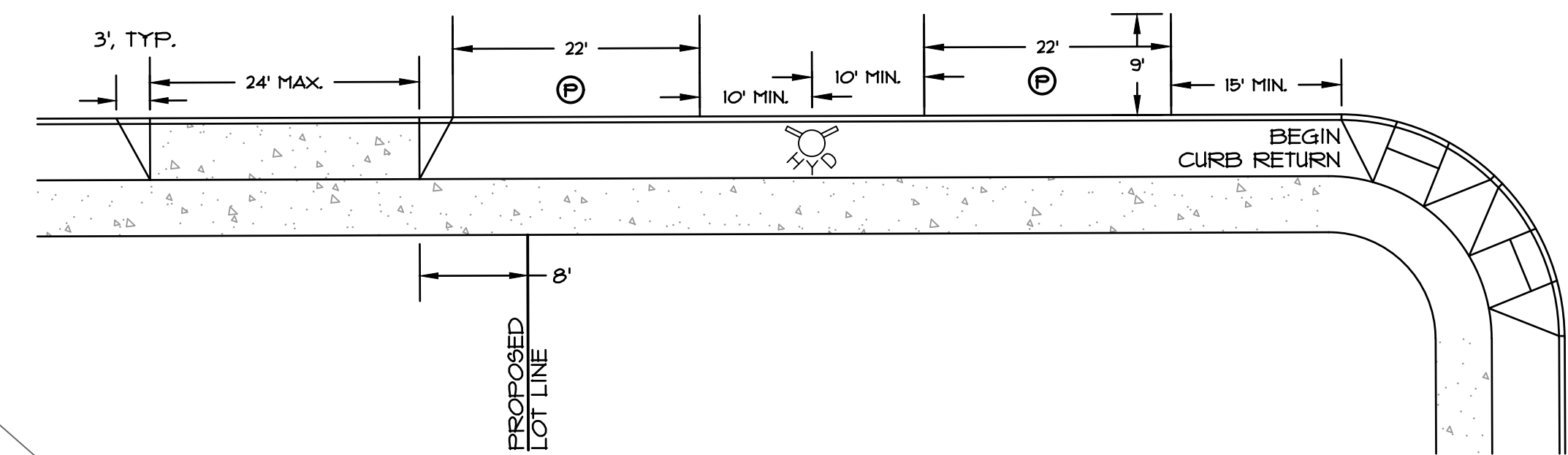
**NOTES**  
 1) BOTH OF THE PROPOSED CUL-DE-SACS HAVE LESS THAN 50% OF THEIR CIRCUMFERENCE COVERED BY DRIVEWAY DROPS.

	
CLIENT:	ROLL-TIDE PROPERTIES CORPORATION PO BOX 103 CORNELIUS, OR 97113
PROJECT:	DEER MEADOWS SUBDIVISION MASTER STREET AND UTILITY PLAN
LOCATION:	40808 & 41010 HWY 26, SANDY, OR 97055
DATE:	07/26/2018
SCALE:	HORIZ: 1"=60'
VERT:	N/A
FILE:	19-035-Planning-FS.dwg
DESIGNED:	CTH
DRAWN:	CTH
CHECKED:	RLM
APPROVED:	RLM
REVISION:	
NO.	
DATE:	
BY:	
SHEET:	<b>C5</b>
OF:	<b>8</b>
RENEWAL DATE:	12/31/2022



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

**TYPICAL ON-STREET PARKING REQUIREMENT DIMENSIONS**



ON-STREET PARKING REQUIREMENTS  
11.98.200 SDC

REQUIREMENT: 1 ON-STREET PARKING SPACE  
WITHIN 300 FEET OF EACH DWELLING

REQUIREMENT IS FULFILLED.

TOTAL NUMBER OF LOTS: 31

TOTAL NUMBER OF  
ON-STREET PARKING SPACES: 41

\* NOTE: LOT 32 IS NOT SUBJECT TO THE  
ON-STREET PARKING REQUIREMENTS OF  
11.98.200 SDC, AND PARKING WILL BE  
PROVIDED ON-SITE AT THE TIME OF FUTURE  
DEVELOPMENT.

**NOTES**

1) STREET TREE SPECIES TO BE DICTATED BY  
CITY PLANNING STAFF AT THE TIME OF  
PLANTING.

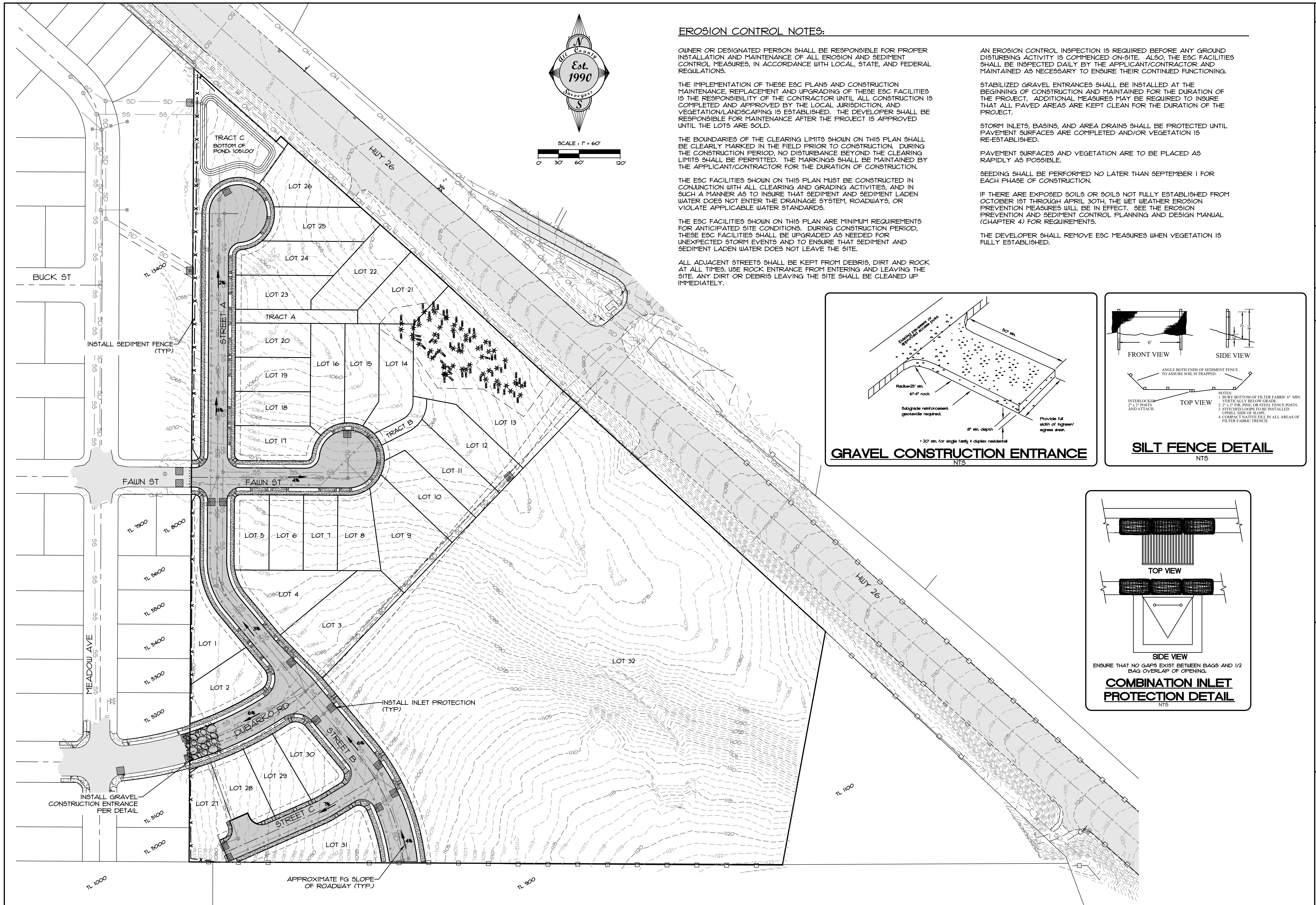
2) LOCATION OF STREET TREES MAY VARY  
BASED ON FINAL LOCATION OF FUTURE  
UTILITIES AND DRIVEWAY CUTS.

3) FINAL LOCATION OF MBUS TO BE  
DETERMINED BY SANDY POSTMASTER AT THE  
TIME OF FINAL ENGINEERING.

**PARKING LEGEND**

	SUBJECT PROPERTY BOUNDARY LINE
	PROPOSED LOT LINE
	PROPOSED CURB AND PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED UNSTRIPED 22' x 9' ON-STREET PARKING SPACE
	PARKING SPACE NUMBER CORRESPONDING TO LOT NUMBER
	PARKING SPACE THAT EXCEEDS THE REQUIREMENT
	PROPOSED FIRE HYDRANT
	PROPOSED MBU

	BY: _____	REVISION: _____	DATE: _____	NO. _____	DATE: _____	DESIGNED: CTH	DRAWN: CTH	CHECKED: RLMT	APPROVED: RLMT	SHEET <b>6</b>
										OF <b>8</b>
									RENEWAL DATE: 12/31/2022	
SCALE: N/A	DATE: 07/26/2018	FILE: 19-035-Planning-F5.dwg								
<b>DEER MEADOWS SUBDIVISION</b>			<b>STREET TREE PLAN &amp; PARKING ANALYSIS</b>			<b>40808 &amp; 41010 HWY 26, SANDY, OR 97055</b>				
PROJECT:			LOCATION:							
CLIENT:			ROLL TIDE PROPERTIES CORPORATION PO BOX 703 CORNELIUS, OR 97113			DATE OF PLOT: 05/28/2021				



**EROSION CONTROL NOTES:**

OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

THE IMPLEMENTATION OF THESE ESC PLANS AND CONSTRUCTION MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL JURISDICTION, AND VEGETATION/LANDSCAPING IS ESTABLISHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER THE PROJECT IS APPROVED UNTIL THE LOTS ARE SOLD.

THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE MARKINGS SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

THE ESC FACILITIES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.

ALL ADJACENT STREETS SHALL BE KEPT FROM DEBRIS, DIRT AND ROCK AT ALL TIMES. USE ROCK ENTRANCE FROM ENTERING AND LEAVING THE SITE. ANY DIRT OR DEBRIS LEAVING THE SITE SHALL BE CLEANED UP IMMEDIATELY.

AN EROSION CONTROL INSPECTION IS REQUIRED BEFORE ANY GROUND DISTURBING ACTIVITY IS COMMENCED ON-SITE. ALSO, THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

STABILIZED GRAVEL ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

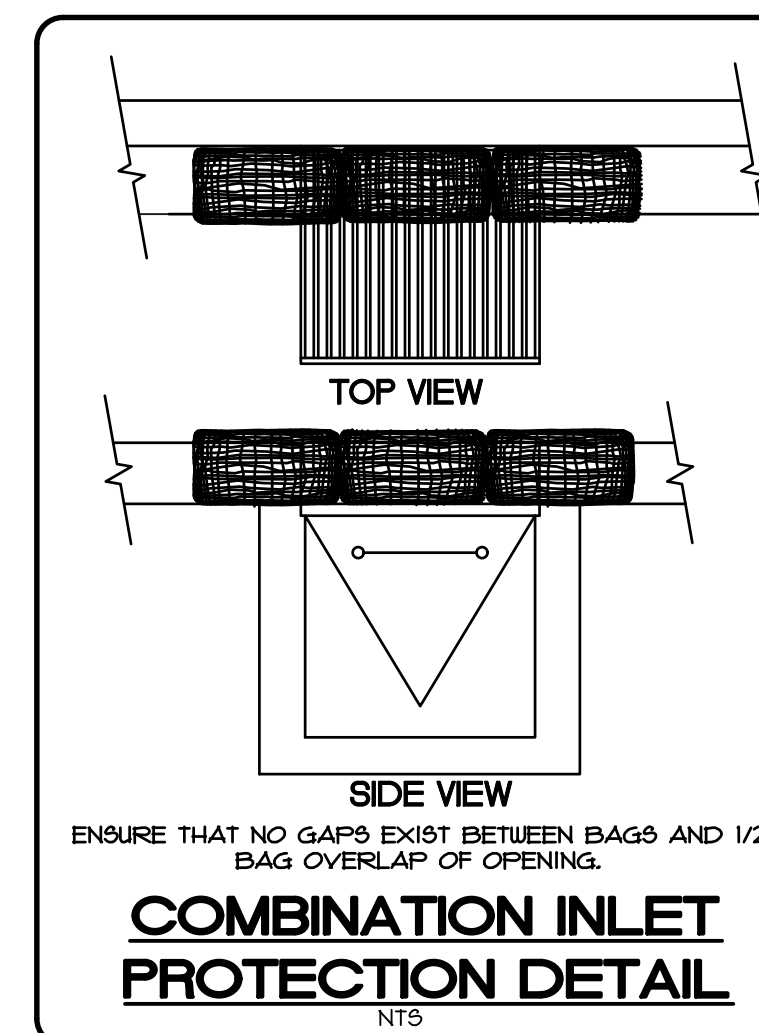
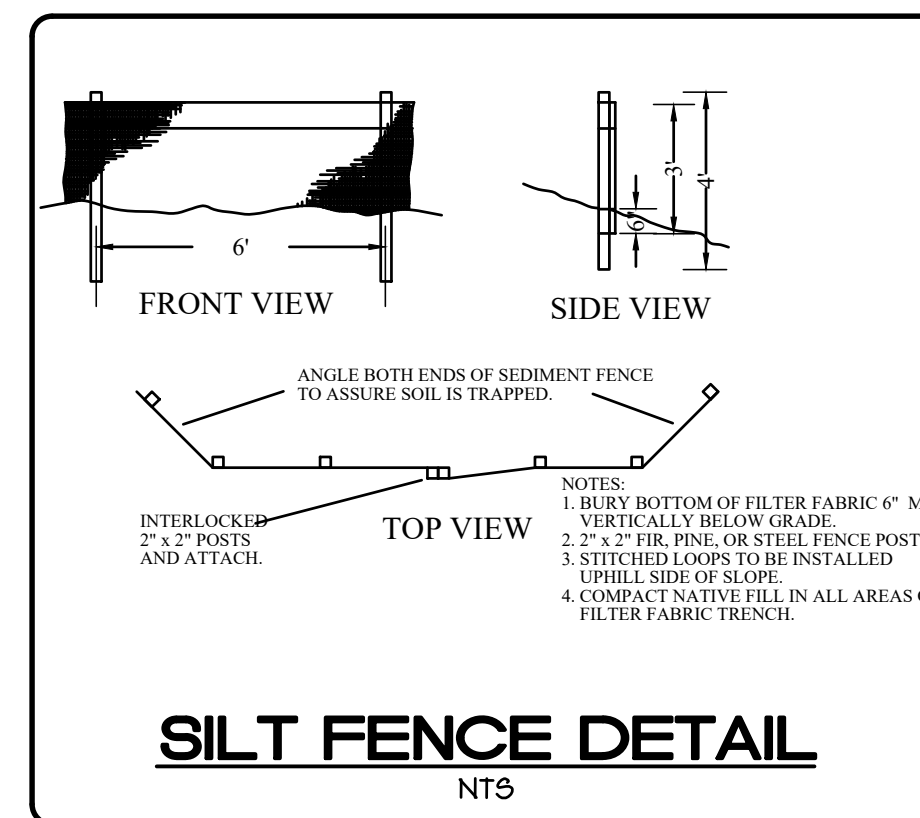
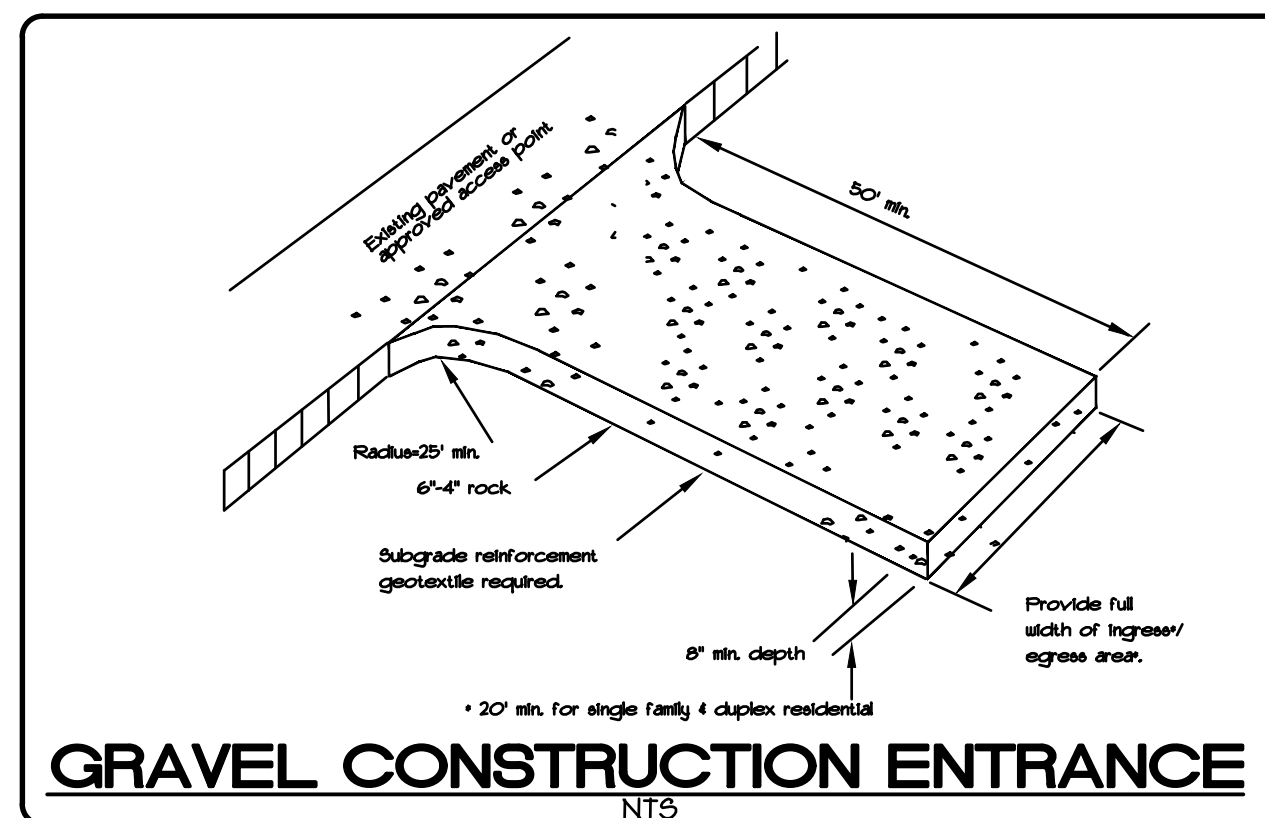
STORM INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.

PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.

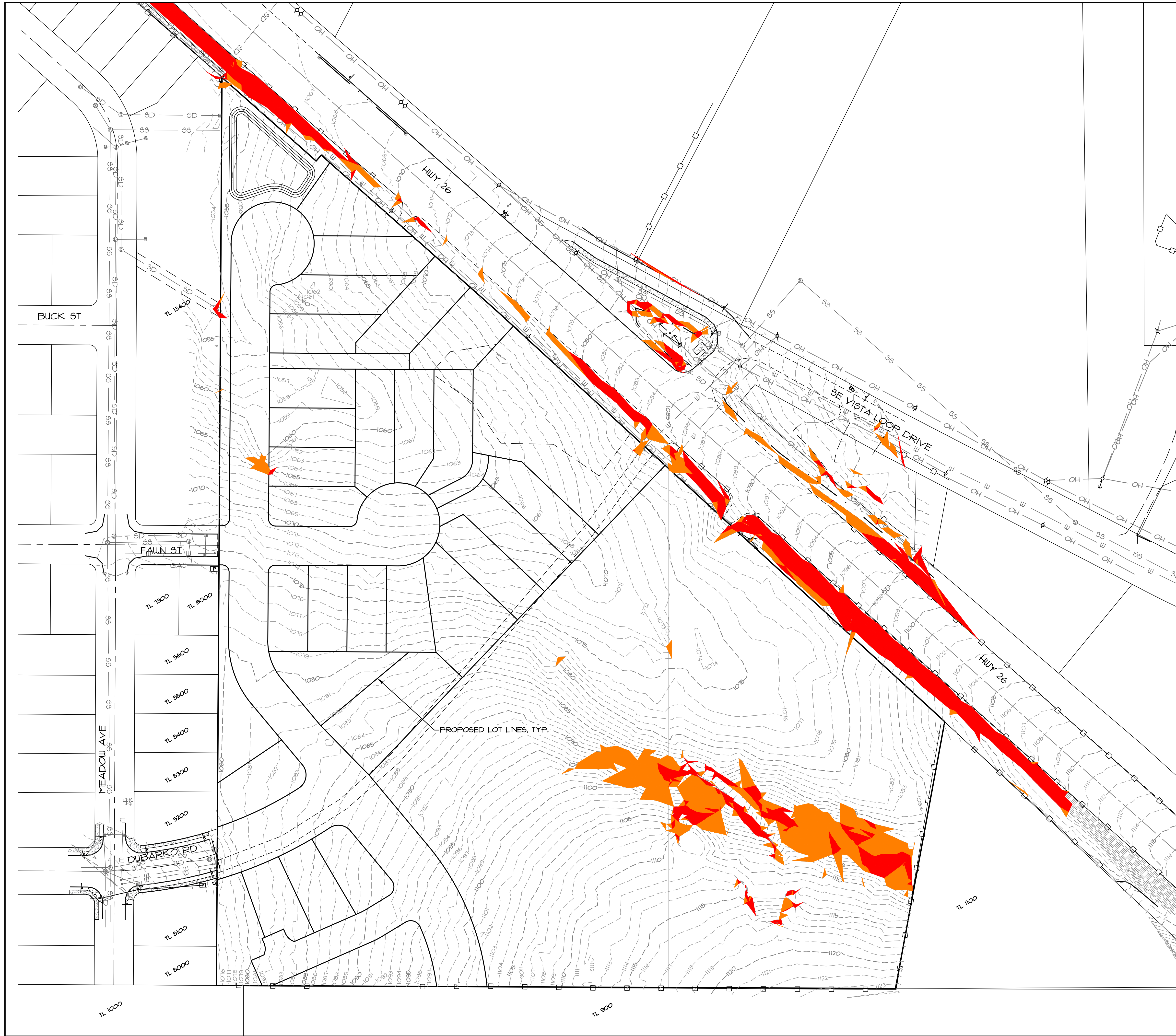
SEEDING SHALL BE PERFORMED NO LATER THAN SEPTEMBER 1 FOR EACH PHASE OF CONSTRUCTION.

IF THERE ARE EXPOSED SOILS OR SOILS NOT FULLY ESTABLISHED FROM OCTOBER 1ST THROUGH APRIL 30TH, THE WET WEATHER EROSION PREVENTION MEASURES WILL BE IN EFFECT. SEE THE EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL (CHAPTER 4) FOR REQUIREMENTS.

THE DEVELOPER SHALL REMOVE ESC MEASURES WHEN VEGETATION IS FULLY ESTABLISHED.



BY: _____	REVISION	SHEET <b>C7</b>
	NO. _____	
DATE	DESIGNED: CTH	DRAWN: CTH
NO.	CHECKED: RLT	
NO.	RENEWAL DATE: 12/31/2022	
SCALE	VERT: N/A	LEGAL
HORIZ: 1"=60'	DATE: 07/26/2018	TWP: 29
FILE: 19-035-Planning-FS.dwg	RANGE	5E
SECTION	1B	
<b>DEER MEADOWS SUBDIVISION</b>		
<b>PRELIMINARY GRADING &amp; EROSION CONTROL PLAN</b>		
<b>40808 &amp; 41010 HWY 26, SANDY, OR 97055</b>		
PROJECT:		
CLIENT:	Surveyors & Planners, Inc. Surveying, Planning and Civil Engineering P.O. Box 925, Sandy, OR 97055 Phone: (503) 668-4730 Fax: (503) 668-4730	
	ROLL TIDE PROPERTIES CORPORATION PO BOX 103 CORNELIUS, OR 97113	



**LEGEND**

- SLOPES OF 25-34.99%
- SLOPES OF 35% AND GREATER

CLIENT: ROLL TIDE PROPERTIES CORPORATION PO BOX 103 CORNELIUS, OR 97113	PROJECT: <b>DEER MEADOWS SUBDIVISION</b>  SLOPE ANALYSIS  LOCATION: <b>40808 &amp; 41010 HWY 26, SANDY, OR 97055</b>	SCALE VERT: N/A HORIZ: 1"=60' DATE: 07/26/2018 FILE: 19-035-Planning-FS.dwg	LEGAL SECTION: 18 TWP: 29 RANGE: 5E	REVISION NO. _____ DATE _____ DESIGNED: CTH DRAWN: CTH CHECKED: RLMT APPROVED: RLMT	SHEET <b>08</b> OF <b>08</b> RENEWAL DATE: 12/31/2022

**Surveyors & Planners, Inc.**  
 Surveying, Planning and  
 Civil Engineering  
 P.O. Box 955, Sandy, OR 97055  
 Phone: (503) 668-4730  
 Fax: (503) 668-4730  
 DATE OF PLOT: 05/28/2021