

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 DECIDUOUS TREE TO BE PRESERVED
	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 11.02.50(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:
63 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 1021.57'

BY: _____	REVISION _____	DATE _____	NO. _____	SHEET 3 OF 12
SCALE: _____	VERT: N/A	DATE: 07/26/2018	FILE: 19-035-Planning-LDE-1.dwg	LEGAL RANGE _____
BULL RUN TERRACE SUBDIVISION EXISTING CONDITIONS AND TREE RETENTION PLAN 40808 & 41010 HWY 26, SANDY, OR 97055				
PROJECT: _____ LOCATION: _____				
CLIENT: _____				
EROLL TIDE PROPERTIES CORPORATION PO BOX 103 CORNELIUS, OR 97113				
Surveyors & Planners, Inc. Surveying, Planning and Civil Engineering P.O. Box 925 Sandy, OR 97055 Phone (503) 668-4720 Fax (503) 668-4720				
DATE OF PLOT: 9/7/22				

TREE PRESERVATION INVENTORY

TREE NO.	SPECIES (COMMON NAME)	DBH (INCHES)	CONDITION	COMMENTS	TREATMENT
13096	DOUGLAS-FIR	11	GOOD		RETAIN
13134	BIGLEAF MAPLE	55	GOOD	OPEN GROWTH, MULTIPLE LEADERS AT 10', CABLE CONSTRICTING LOWER TRUNK	REMOVE
13142	DOUGLAS-FIR	32	FAIR	ONE SIDED, CODOMINANT AT 5' WITH INCLUDED BARK, 10% GIRDLED AT LOWER TRUNK	RETAIN
13143	DOUGLAS-FIR	13	FAIR	OVERTOPPED BY ADJACENT TREES, POOR TRUNK TAPER	RETAIN
13144	DOUGLAS-FIR	34	GOOD	MULTIPLE LEADERS AT 5' WITH INCLUDED BARK, ONE SIDED, WEST 10' LEADER DEAD	RETAIN
13145	DOUGLAS-FIR	14	FAIR	OVERTOPPED BY ADJACENT TREES, POOR TRUNK TAPER	RETAIN
13146	DOUGLAS-FIR	26	GOOD	ONE SIDED	RETAIN
13147	DOUGLAS-FIR	15	GOOD	ONE SIDED, MARGINAL TRUNK TAPER	RETAIN
13148	DOUGLAS-FIR	25	GOOD	ONE SIDED	RETAIN
13149	DOUGLAS-FIR	17	POOR	OVERTOPPED BY ADJACENT TREES, ONE SIDED, SUPPRESSED	RETAIN
13150	DOUGLAS-FIR	22	GOOD	ONE SIDED	RETAIN
13151	DOUGLAS-FIR	24,12	GOOD	ONE SIDED, CODOMINANT AT GROUND LEVEL	RETAIN
13152	DOUGLAS-FIR	37	GOOD	OPEN GROWTH, MULTIPLE LEADERS AT 25'	RETAIN
13169	DOUGLAS-FIR	24	GOOD	ONE SIDED	RETAIN
13170	DOUGLAS-FIR	19	GOOD	ONE SIDED	RETAIN
13171	WESTERN REDCEDAR	28	GOOD	MODERATELY ONE SIDED	RETAIN
13172	WESTERN REDCEDAR	30	GOOD	ONE SIDED, PRESSED AGAINST TREE 13172.1	RETAIN
13172.1	DOUGLAS-FIR	25	GOOD	ONE SIDED, PRESSED AGAINST TREE 13172	RETAIN
13421	DOUGLAS-FIR	34	GOOD	SWELLING AT LOWER TRUNK, PREVIOUSLY LOST TOP WITH NEW TOP AT 15'	RETAIN
13423	DOUGLAS-FIR	42	GOOD	MODERATELY ONE SIDED	RETAIN
13438	DOUGLAS-FIR	46	GOOD	MODERATELY ONE SIDED	REMOVE
13439	DOUGLAS-FIR	10	GOOD	OVERTOPPED BY ADJACENT TREES, ONE SIDED	RETAIN
13440	DOUGLAS-FIR	38	GOOD	MODERATELY ONE SIDED	RETAIN
13441	DOUGLAS-FIR	15	FAIR	OVERTOPPED BY ADJACENT TREES, MARGINAL TRUNK TAPER, SMALL PORODAEDEALEA CONKS AT LOWER TRUNK	RETAIN
13538	WESTERN REDCEDAR	39	GOOD	CODOMINANT AT 6' WITH INCLUDED BARK	REMOVE
13539	DOUGLAS-FIR	32	GOOD	MODERATELY ONE SIDED	REMOVE
13540	WESTERN REDCEDAR	37,33	GOOD	CODOMINANT AT 3' WITH INCLUDED BARK	REMOVE
13541	WESTERN REDCEDAR	29	GOOD		RETAIN
13653	DOUGLAS-FIR	11	FAIR	THIN CROWN, LARGE WOUND AT LOWER TRUNK	RETAIN
15546	DOUGLAS-FIR	15	GOOD	25% LIVE CROWN RATIO, POOR TRUNK TAPER	RETAIN
15500	DOUGLAS-FIR	34	GOOD		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	RETAIN
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	RETAIN
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	RETAIN
15569	DOUGLAS-FIR	11	FAIR	POOR TRUNK TAPER	RETAIN
15570	DOUGLAS-FIR	14	FAIR	ONE SIDED, OVERTOPPED BY ADJACENT TREES	RETAIN
15571	DOUGLAS-FIR	9	FAIR	POOR TRUNK TAPER, SUPPRESSED	RETAIN
15582	DOUGLAS-FIR	10	FAIR	POOR TRUNK TAPER, SUPPRESSED	RETAIN
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	REMOVE
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'	REMOVE
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	REMOVE
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	REMOVE
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 1" DBH AND GREATER DEEMED TO BE VIABLE BY ARBORIST INSPECTION.
 TOTAL NUMBER OF VIABLE, 1" DBH TREES TO BE PRESERVED: 63

REVISION: _____

DATE: _____

BY: _____

DESIGNED: CTH

DRAWN: CTH

CHECKED: RLM

APPROVED: RLM

SHEET
C4
OF
12

RENEWAL DATE: 12/31/2022

SCALE: N/A

HORIZ: 1"=60'

DATE: 07/26/2018

FILE: 19-035-Planning-LDE-1-aug

LEGAL

SECTION: 1B

RANGE: 5E

TWP: 2S

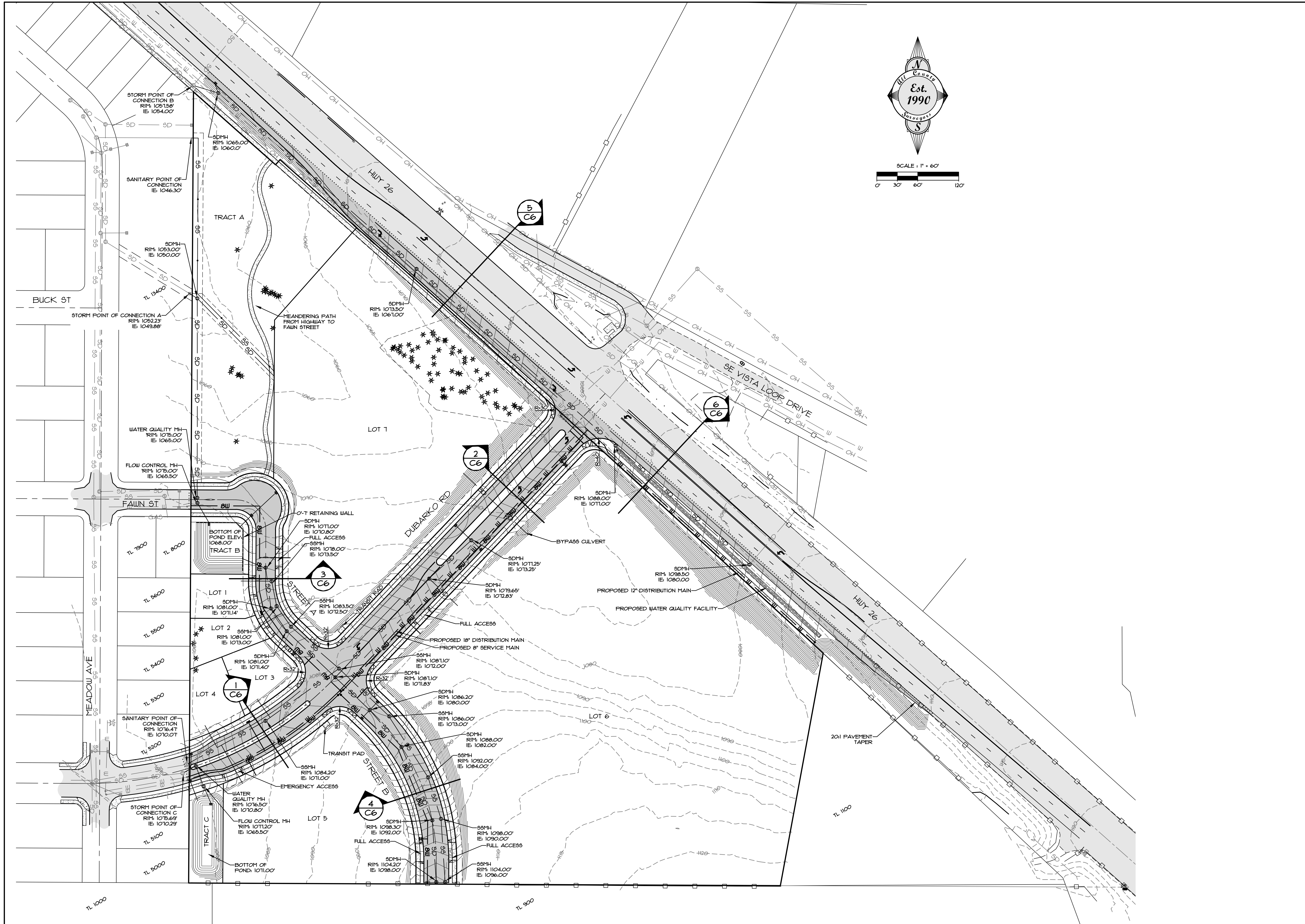
PROJECT: **BULL RUN TERRACE SUBDIVISION**

TREE TABLES

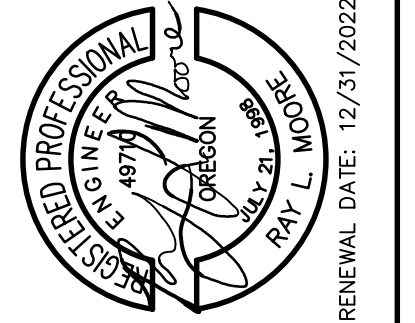
LOCATION: **40808 & 41010 HWY 26, SANDY, OR 97055**

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

Surveyors & Planners, Inc.
 Surveying, Planning and
 Civil Engineering
 P.O. Box 925, Sandy, OR 97055
 Phone: (503) 668-4751
 Fax: (503) 668-4720



CLIENT:	PROPERTIES CORPORATION PO BOX 103 CORNELIUS, OR 97113
PROJECT:	BULL RUN TERRACE SUBDIVISION MASTER STREET AND UTILITY PLAN
SCALE:	VERT: N/A HORIZ: 1"=60'
DATE:	07/26/2018
FILE:	18-035-Planning-LDE-1.dwg
SECTION:	18
RANGE:	29
DATE:	12/31/2022
REVISION:	
DATE:	
NO.	
BY:	
DESIGNED:	CTH
DRAWN:	CTH
CHECKED:	RLM
APPROVED:	RLM
SHEET	C5
OF	12

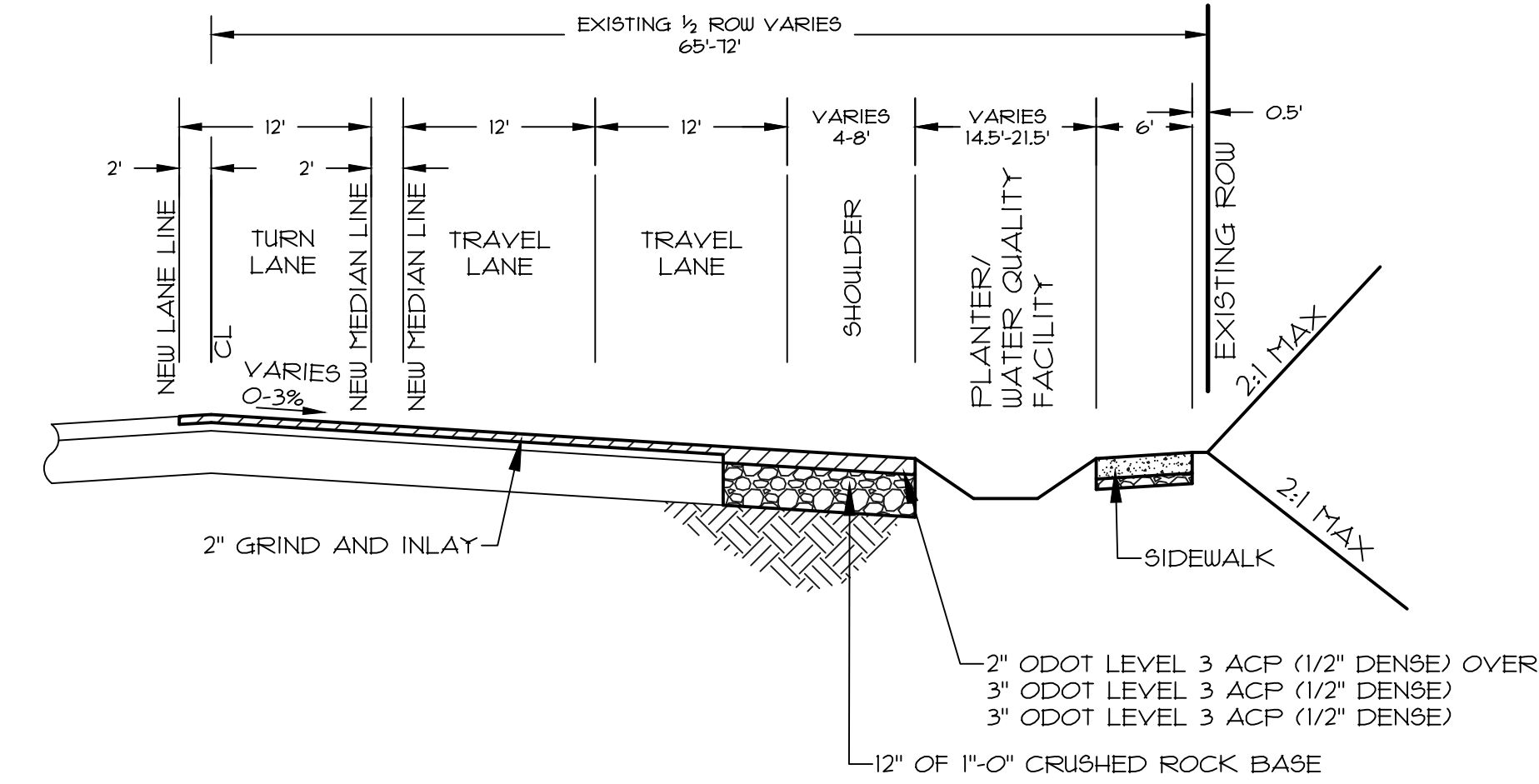
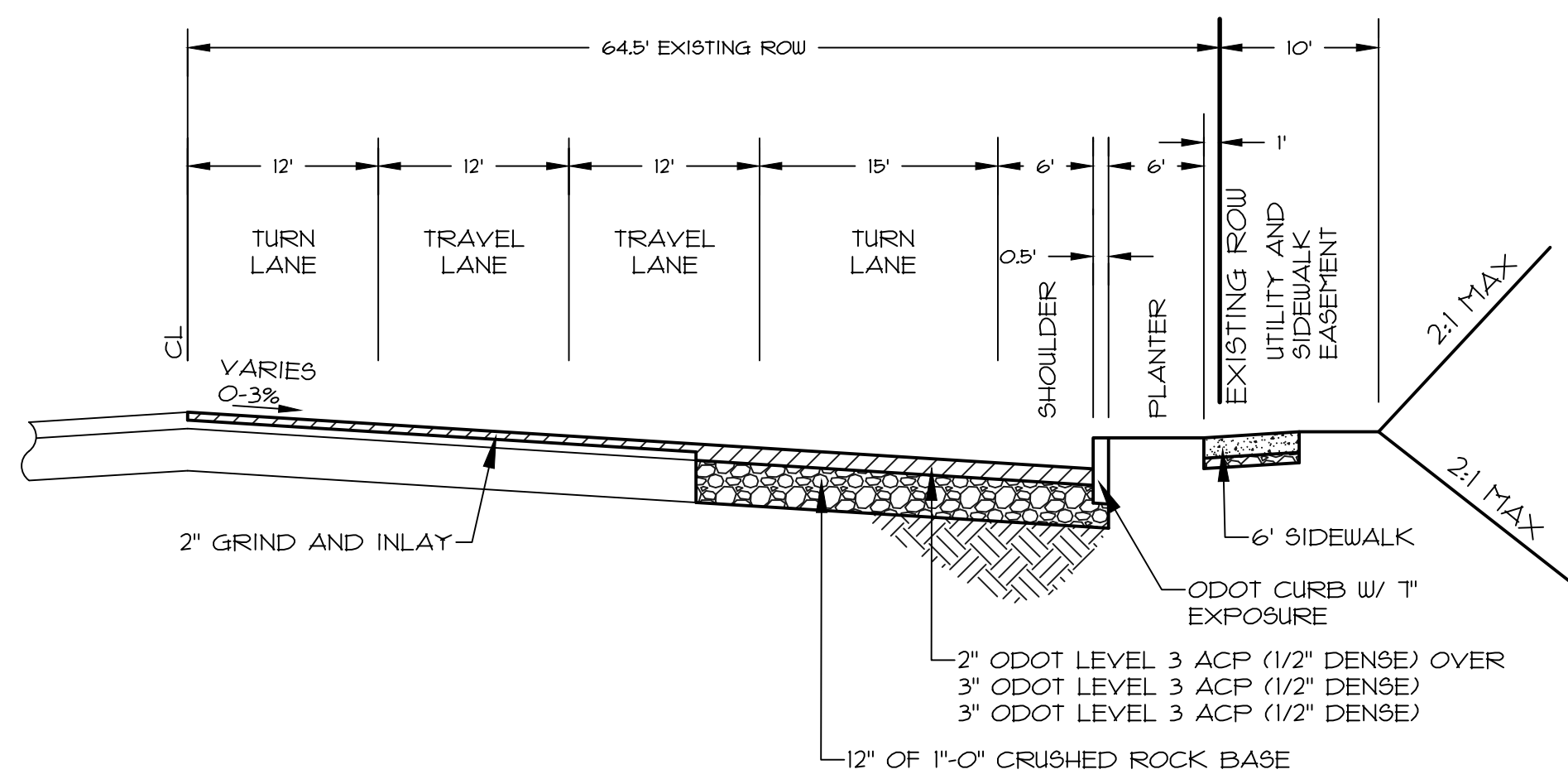
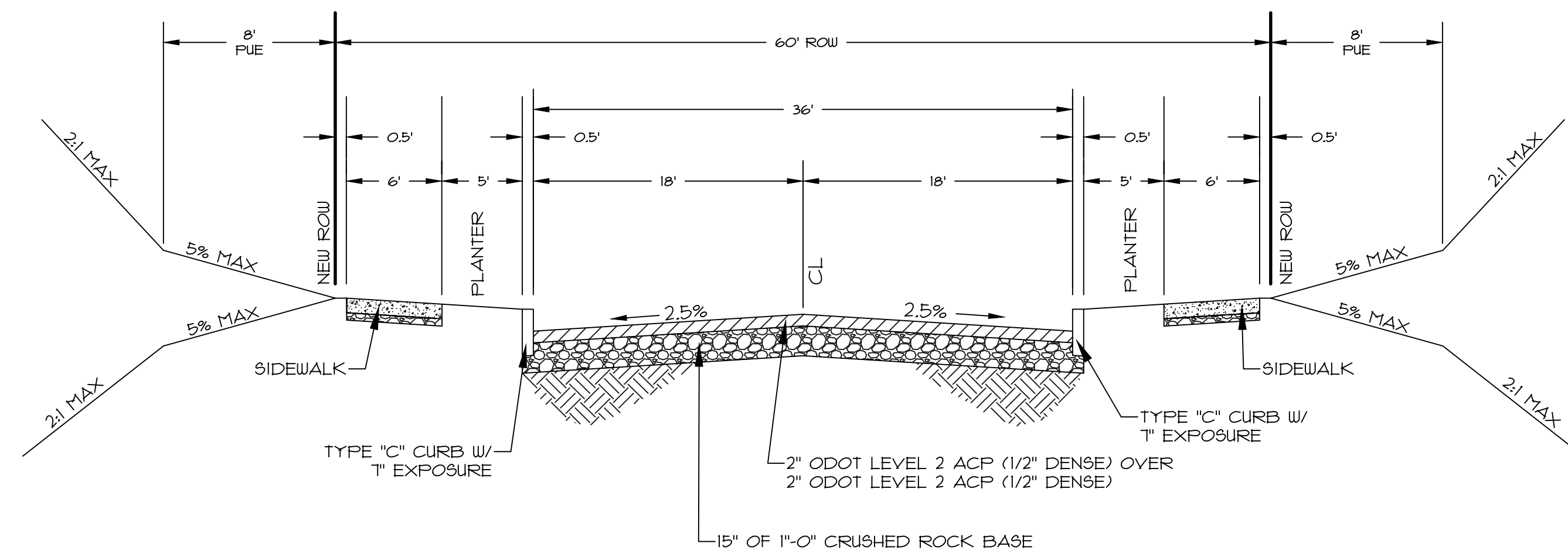
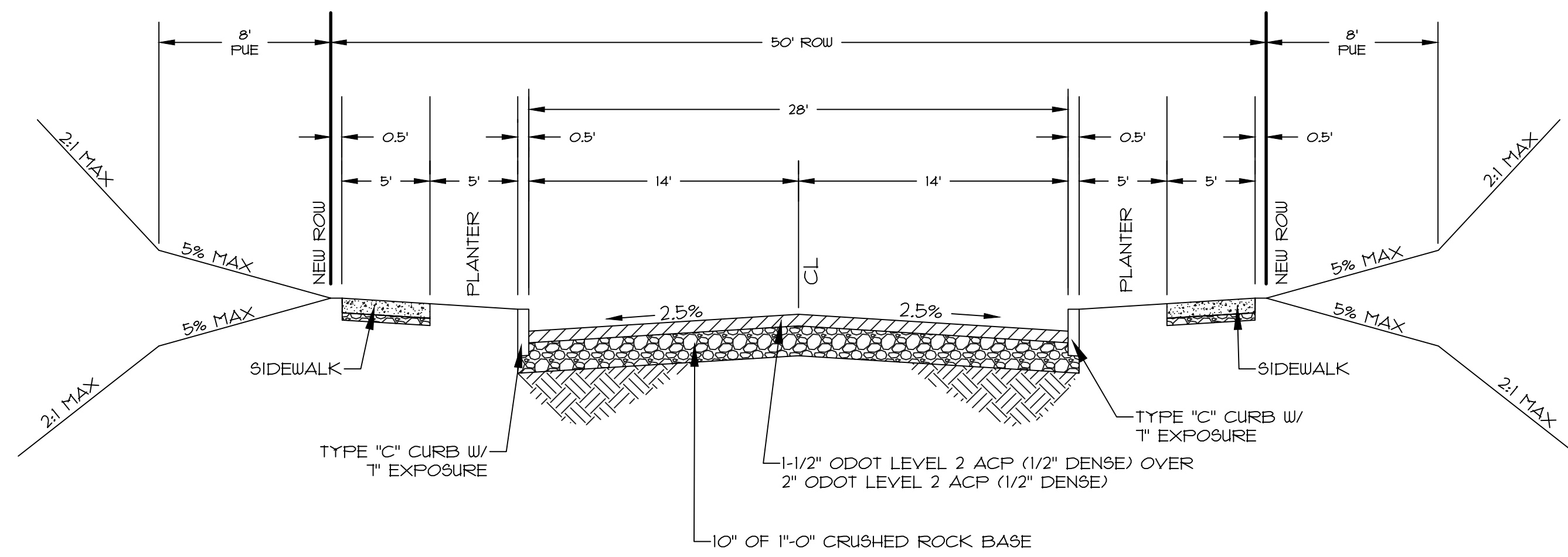
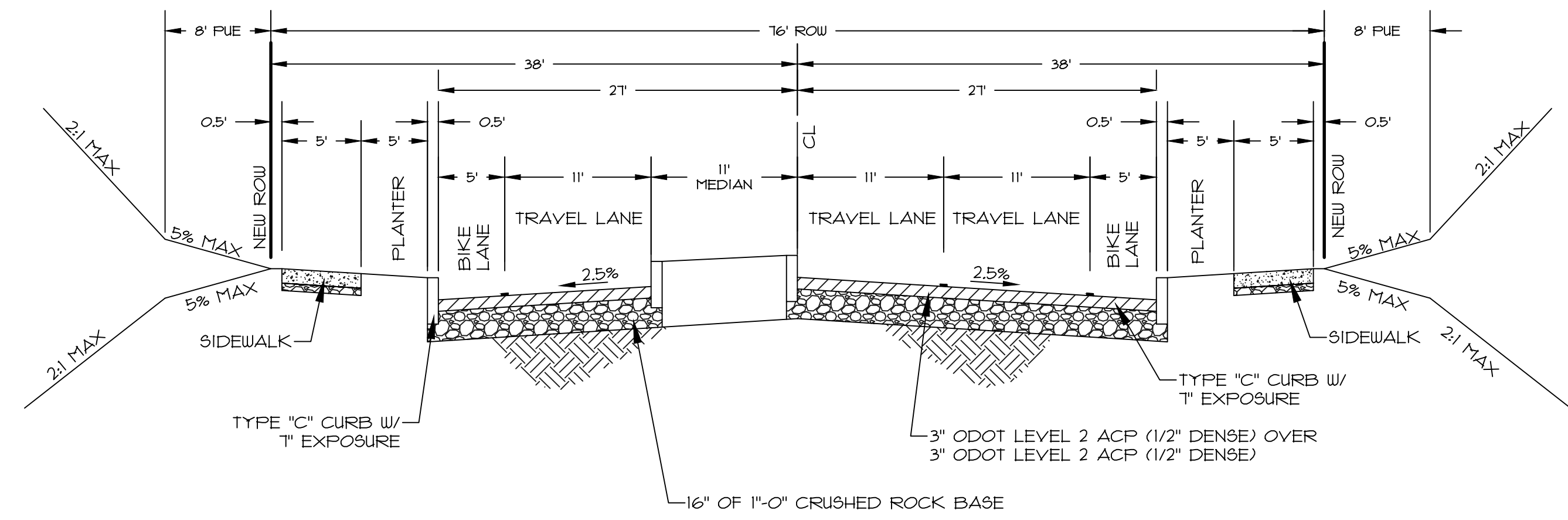
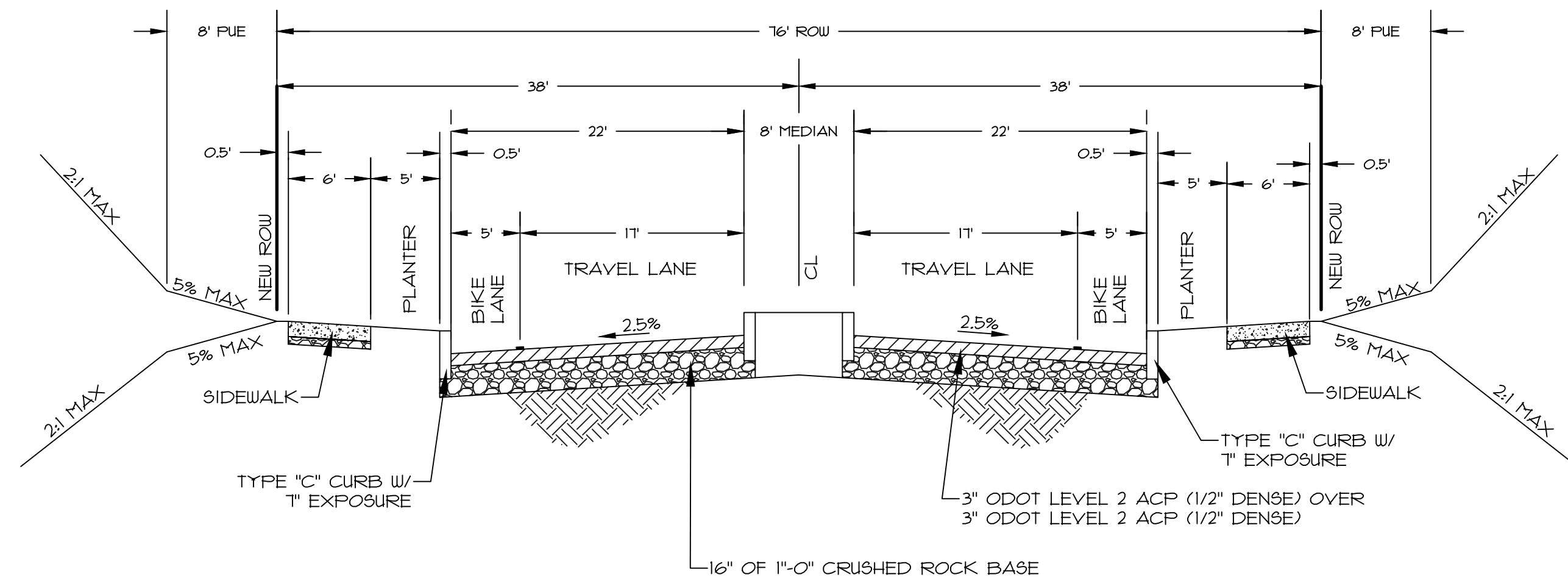


LOCATION:	40808 & 41010 HWY 26, SANDY, OR 97055
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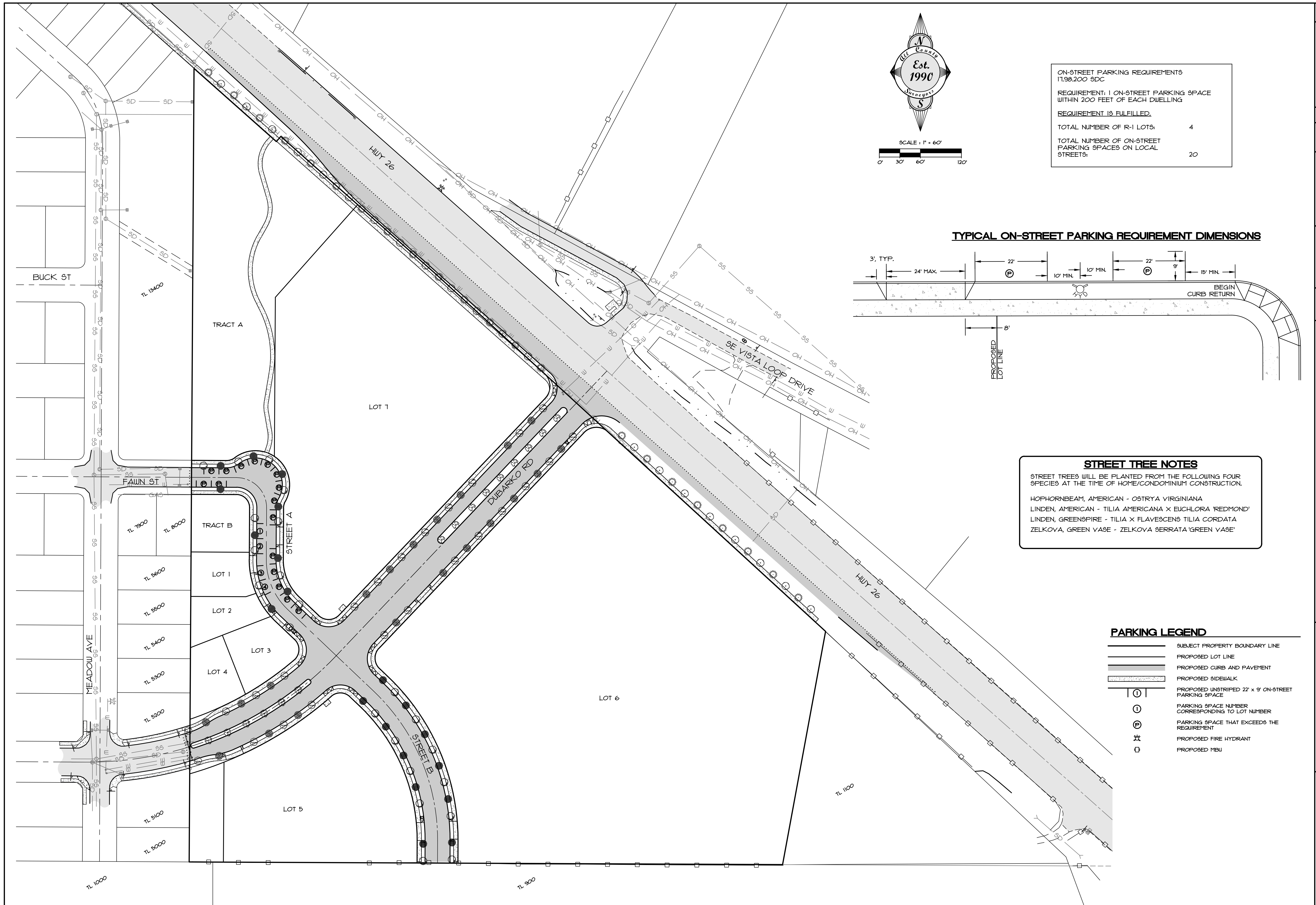
CLIENT:	PROPERTIES CORPORATION PO BOX 103 CORNELIUS, OR 97113
PROJECT:	BULL RUN TERRACE SUBDIVISION MASTER STREET AND UTILITY PLAN
SCALE:	VERT: N/A HORIZ: 1"=60'
DATE:	07/26/2018
FILE:	18-035-Planning-LDE-1.dwg
SECTION:	18
RANGE:	29
DATE:	12/31/2022
REVISION:	
DATE:	
NO.	
BY:	
DESIGNED:	CTH
DRAWN:	CTH
CHECKED:	RLM
APPROVED:	RLM
SHEET	C5
OF	12

Surveyors & Planners, Inc.
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CLIENT:	PROPERTIES CORPORATION PO BOX 103 CORNELIUS, OR 97113
PROJECT:	BULL RUN TERRACE SUBDIVISION MASTER STREET AND UTILITY PLAN
SCALE:	VERT: N/A HORIZ: 1"=60'
DATE:	07/26/2018
FILE:	18-035-Planning-LDE-1.dwg
SECTION:	18
RANGE:	29
DATE:	12/31/2022
REVISION:	
DATE:	
NO.	
BY:	
DESIGNED:	CTH
DRAWN:	CTH
CHECKED:	RLM
APPROVED:	RLM
SHEET	C5
OF	12



BY: _____	REVISION _____	DATE _____	NO. _____	DESIGNED: CTH	DRAWN: CTH	CHECKED: RLMT	APPROVED: RLMT	SHEET C6 OF 12
				PROJECT: BULL RUN TERRACE SUBDIVISION LOCATION: 40808 & 41010 HWY 26, SANDY, OR 97055				
SCALE: _____	VERT. N/A	HORIZ. 1"=60'	DATE: 07/26/2018	FILE: 19-035-Planning-LDE-1-aug	SECTION: 1B	RANGE: 29	5E	CLIENT: PROPERTY CORPORATION P.O. BOX 103 CORNELIUS, OR 97113



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

ON-STREET PARKING REQUIREMENTS
 17.98.200 SDC

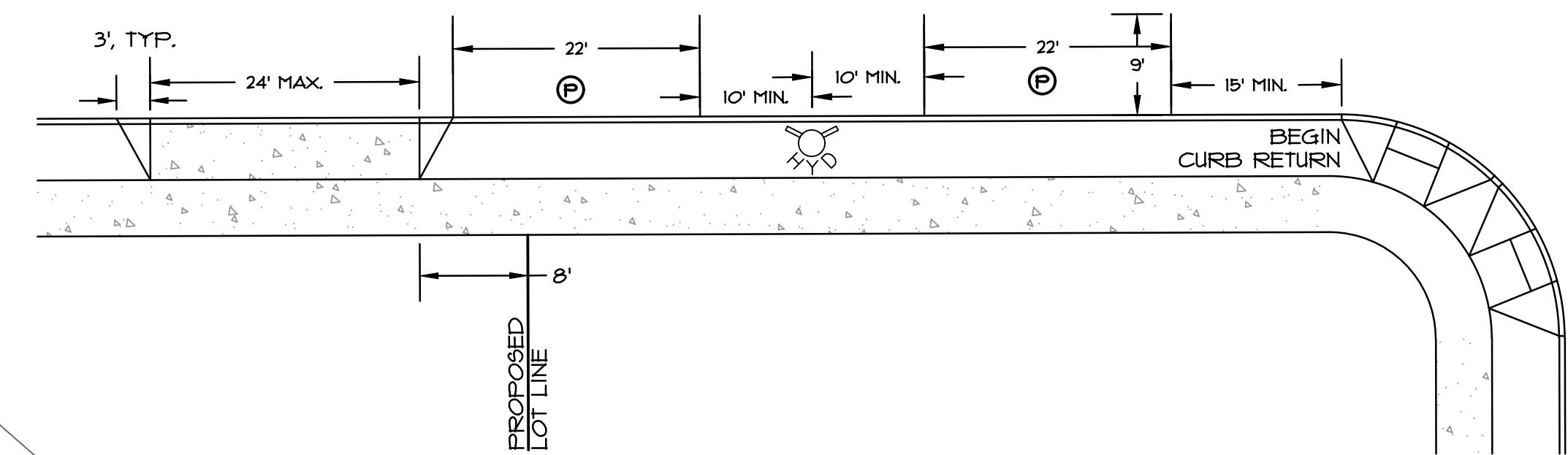
REQUIREMENT: 1 ON-STREET PARKING SPACE WITHIN 200 FEET OF EACH DWELLING

REQUIREMENT IS FULFILLED.

TOTAL NUMBER OF R-1 LOTS: 4

TOTAL NUMBER OF ON-STREET PARKING SPACES ON LOCAL STREETS: 20

TYPICAL ON-STREET PARKING REQUIREMENT DIMENSIONS



STREET TREE NOTES

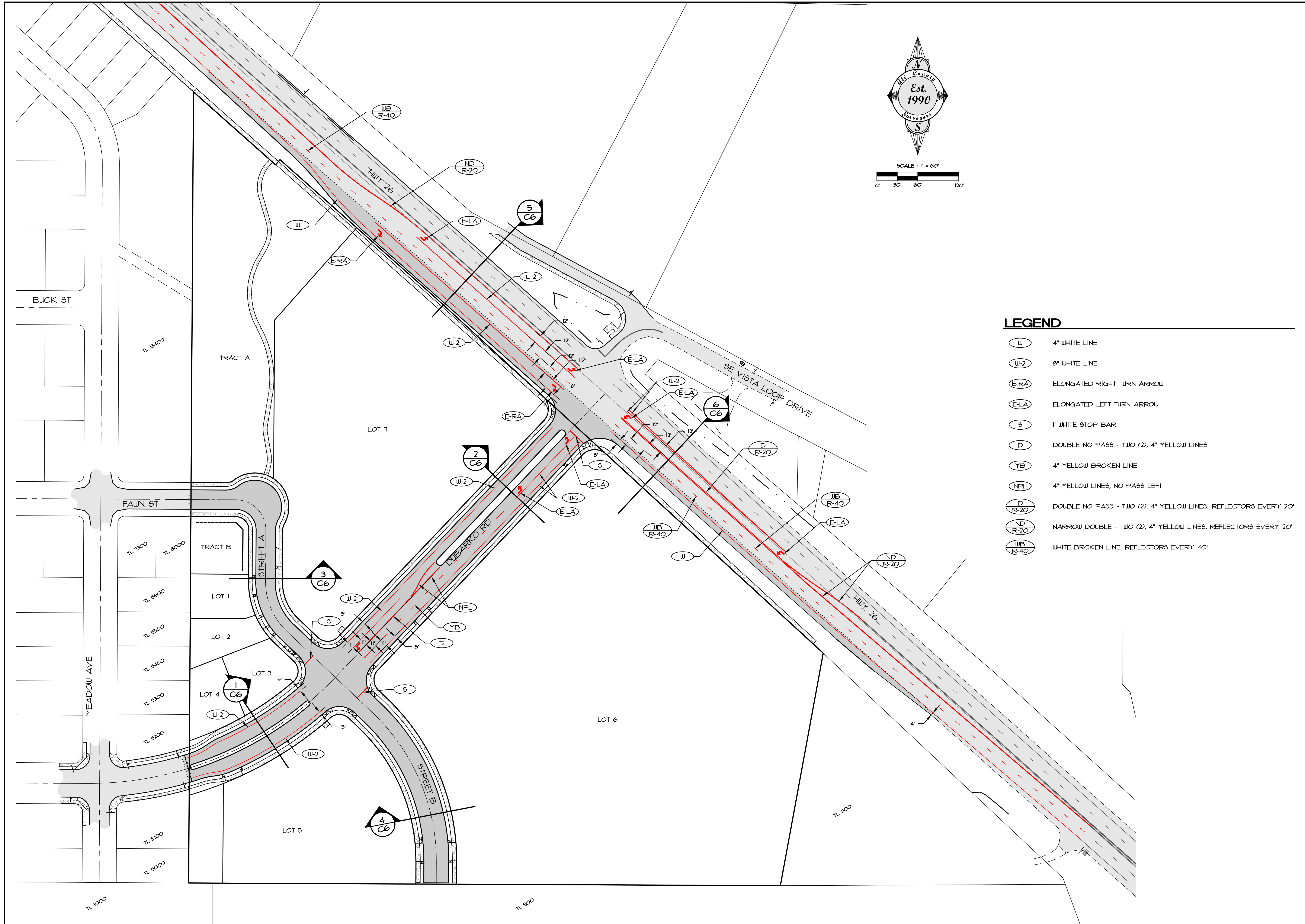
STREET TREES WILL BE PLANTED FROM THE FOLLOWING FOUR SPECIES AT THE TIME OF HOME/CONDOMINIUM CONSTRUCTION.

HOPHORNBEAM, AMERICAN - OSTRYA VIRGINIANA
 LINDEN, AMERICAN - TILIA AMERICANA X EUCHLORA 'REDMOND'
 LINDEN, GREENSPIRE - TILIA X FLAVESCENS TILIA CORDATA
 ZELKOVA, GREEN VASE - ZELKOVA SERRATA 'GREEN VASE'

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

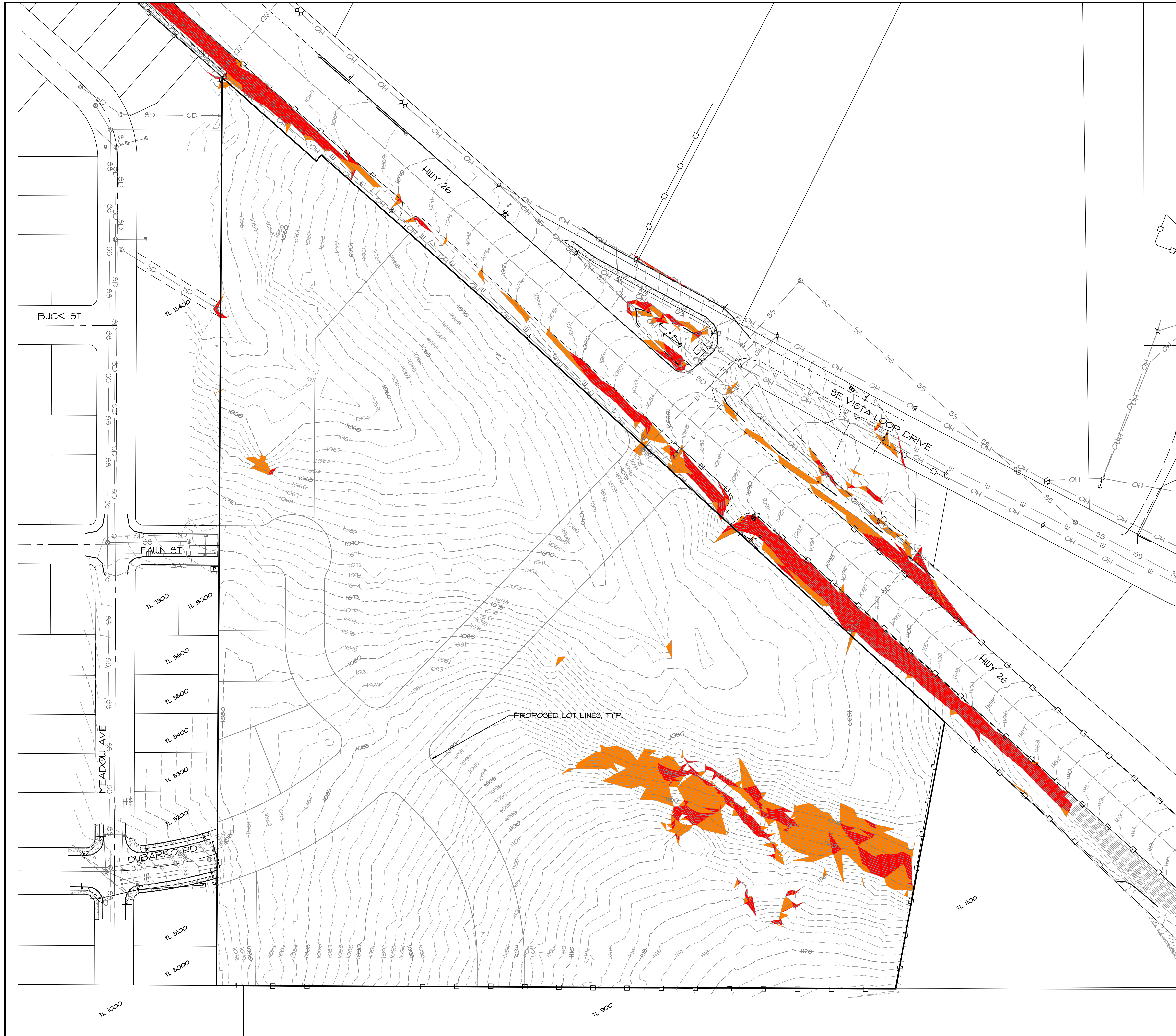
CLIENT: ROLL TIDE PROPERTIES CORPORATION PO BOX 103 CORNELIUS, OR 97113	PROJECT: BULL RUN TERRACE SUBDIVISION STREET TREE PLAN & PARKING ANALYSIS LOCATION: 40808 & 41010 HWY 26, SANDY, OR 97055	REVISION NO. _____ DATE _____	SHEET C7 OF 12
		DESIGNED: CTH DRAWN: CTH CHECKED: RLM APPROVED: RLM	RENEWAL DATE: 12/31/2022 RAY L. WOODS PROFESSIONAL ENGINEER LICENSE NO. 100000000
SCALE: VERT. N/A HORIZ. 1"=60' DATE: 07/26/2018 FILE: 19-035-Planning-LDE-1-aug	LEGAL SECTION: 18 TWP: 29 RANGE: 5E	DATE OF PLOT: 9/7/22	



LEGEND

- (W) 4" WHITE LINE
- (W-2) 8" WHITE LINE
- (E-RA) ELONGATED RIGHT TURN ARROW
- (E-LA) ELONGATED LEFT TURN ARROW
- (S) 1' WHITE STOP BAR
- (D) DOUBLE NO PASS - TWO (2), 4" YELLOW LINES
- (YB) 4" YELLOW BROKEN LINE
- (NFL) 4" YELLOW LINES, NO PASS LEFT
- (D R-20) DOUBLE NO PASS - TWO (2), 4" YELLOW LINES, REFLECTORS EVERY 20'
- (ND R-20) NARROW DOUBLE - TWO (2), 4" YELLOW LINES, REFLECTORS EVERY 20'
- (WB R-40) WHITE BROKEN LINE, REFLECTORS EVERY 40'

CLIENT: BOLL TIDE PROPERTIES CORPORATION PO BOX 103 CORNELIUS, OR 97113	PROJECT: BULL RUN TERRACE SUBDIVISION PROPOSED STRIPING PLAN	LOCATION: 40808 & 41010 HWY 26, SANDY, OR 97055	REVISION NO. _____ DATE _____	BY _____	SHEET 08 OF 12
			SCALE VERT: N/A HORIZ: 1"=60' DATE: 07/26/2018 FILE: 19-035-Planning-LDE-1.dwg	LEGAL SECTION: 18 TWP: 29 RANGE: 5E	

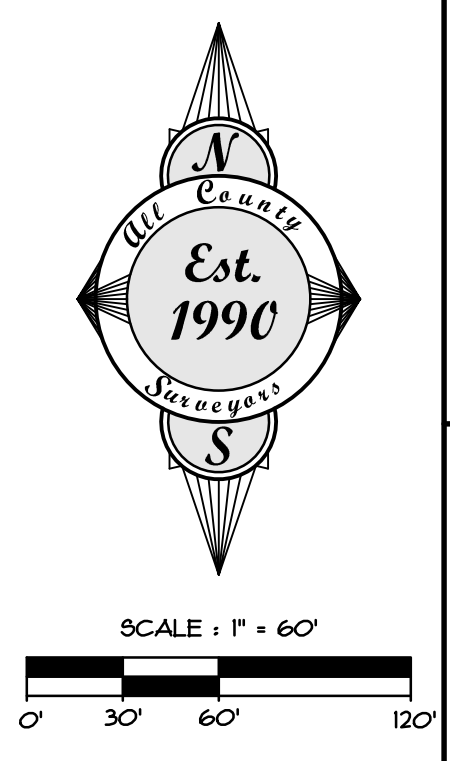
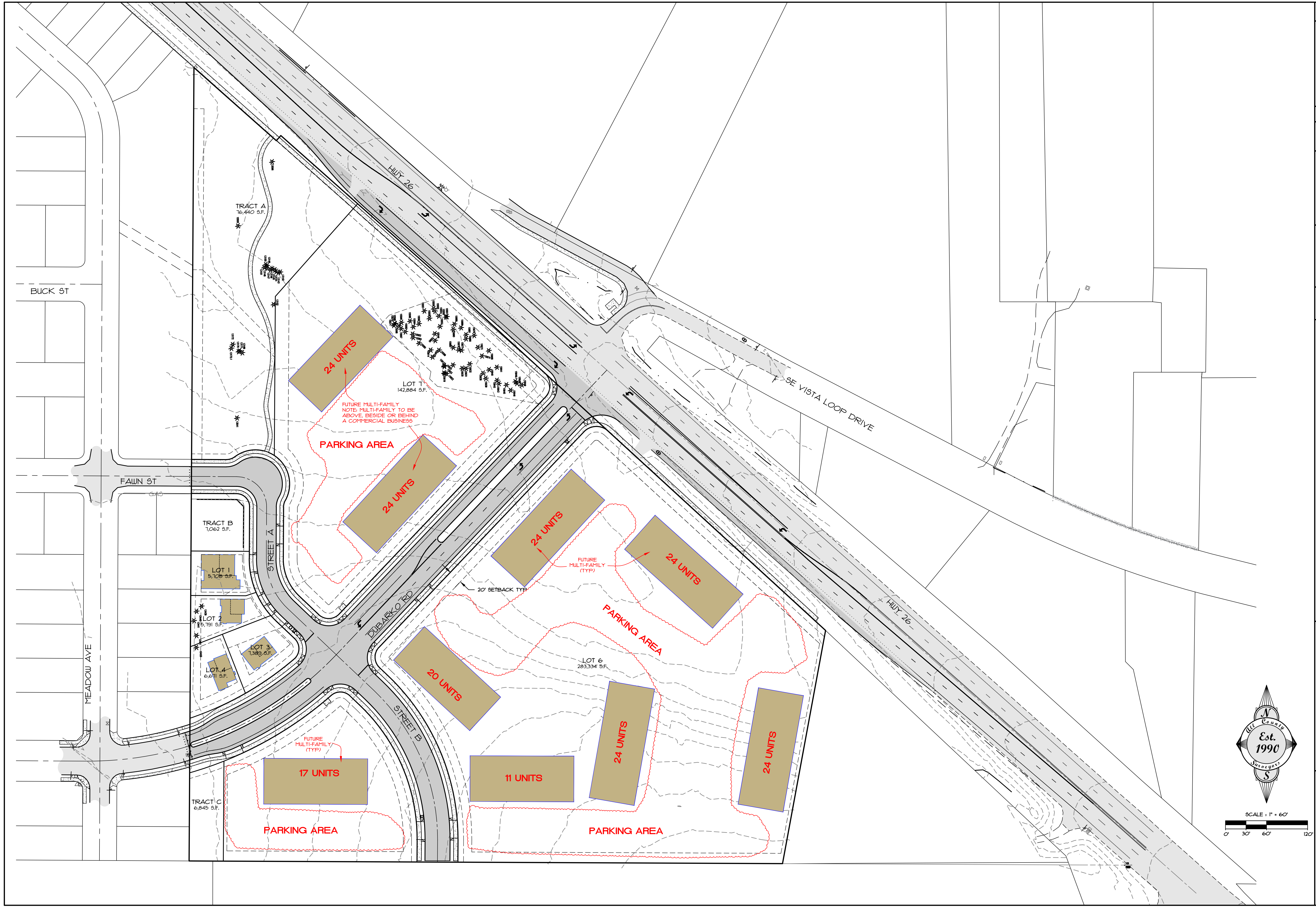


LEGEND

- SLOPES OF 0-24.99%
- SLOPES OF 25-34.99%
- SLOPES OF 35% AND GREATER



CLIENT: BOLL TIDE PROPERTIES CORPORATION PO BOX 103 CORNELIUS, OR 97113	PROJECT: BULL RUN TERRACE SUBDIVISION SLOPE ANALYSIS	LOCATION: 40808 & 41010 HWY 26, SANDY, OR 97055	SCALE HORIZ: 1"=60' VERT: N/A	DATE: 07/26/2018	FILE: 19-035-Planning-LDE-1.aug	SECTION 18	RANGE 29	SHEET C10
			REVISION NO.	DATE	DESIGNED: CTH	DRAWN: CTH	CHECKED: RLMT	APPROVED: RLMT



DATE	NO.	REVISION	BY
DESIGNED:	CTH		
DRAWN:	CTH		
CHECKED:	RLM		
APPROVED:	RLM		
SHEET			11
OF			12

SCALE	VERT.	N/A
HORIZ.	1"=60'	
DATE:	07/26/2018	
FILE:	18-038-Planning-LDE-1443	
SECTION	TWP.	RANGE
18	29	5E

PROJECT: **BULL RUN TERRACE SUBDIVISION**

CONCEPT PLAN

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

Surveyors & Planners, Inc.
 Surveying, Planning and
 Civil Engineering
 P.O. Box 925, Sandy, OR 97055
 Phone: (503) 668-4730
 Fax: (503) 668-4730

CLIENT: **ROLL-TIDE PROPERTIES LLC**
 PO BOX 103
 CORNELIUS, OR 97113
 PHONE: (503) 453-5599

EXISTING NET ZONING AREA

TOTAL SITE AREA	= 693,051 SF = 15.910 ACRES
R-1 SINGLE FAMILY	= 275,443 SF = 6.323 ACRES
R-2 MULTI-FAMILY	= 192,768 SF = 4.425 ACRES
C-3 COMMERCIAL	= 113,133 SF = 2.611 ACRES
PUBLIC ROW & STORM PONDS	= 111,112 SF = 2.551 ACRES

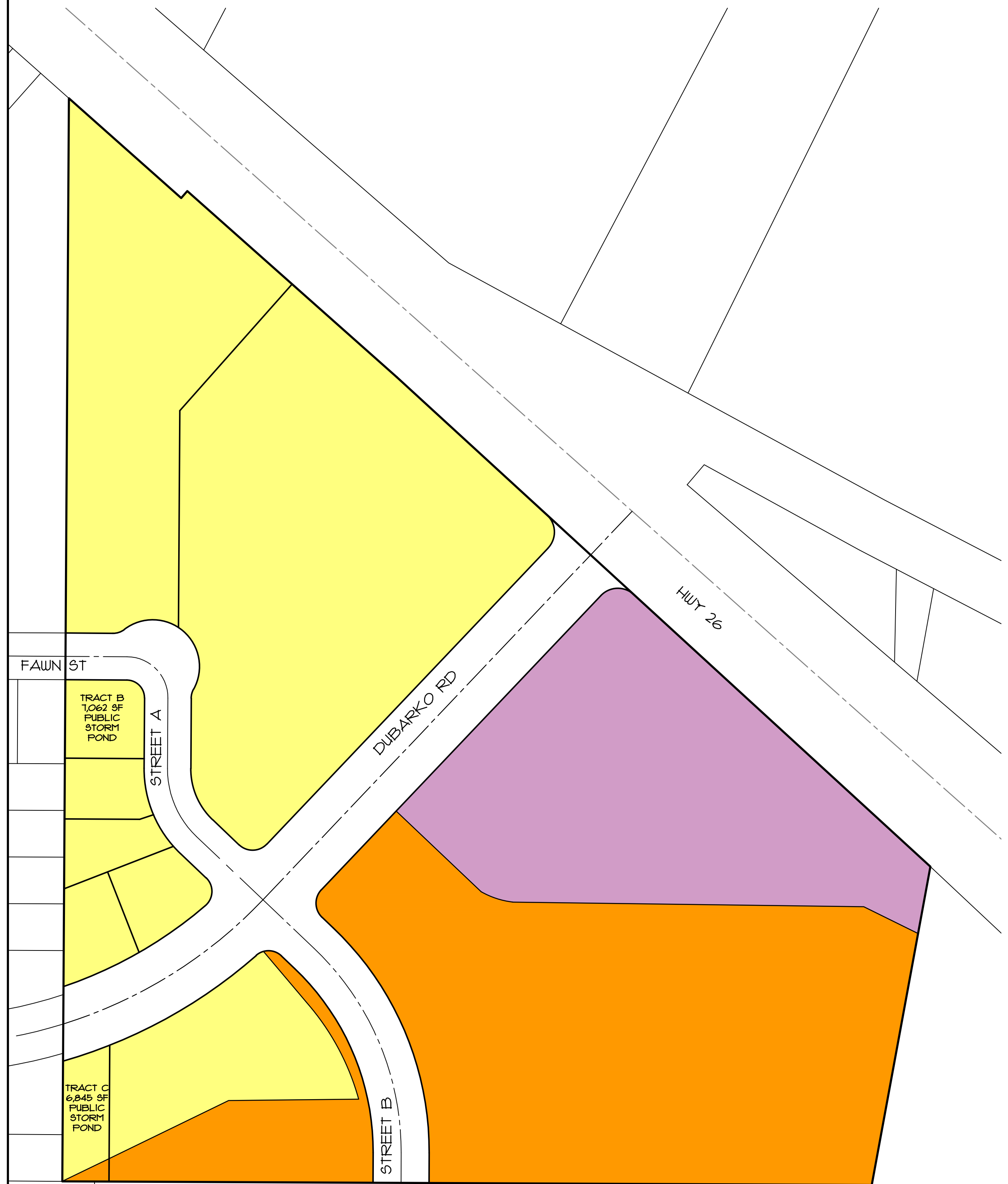


LEGEND

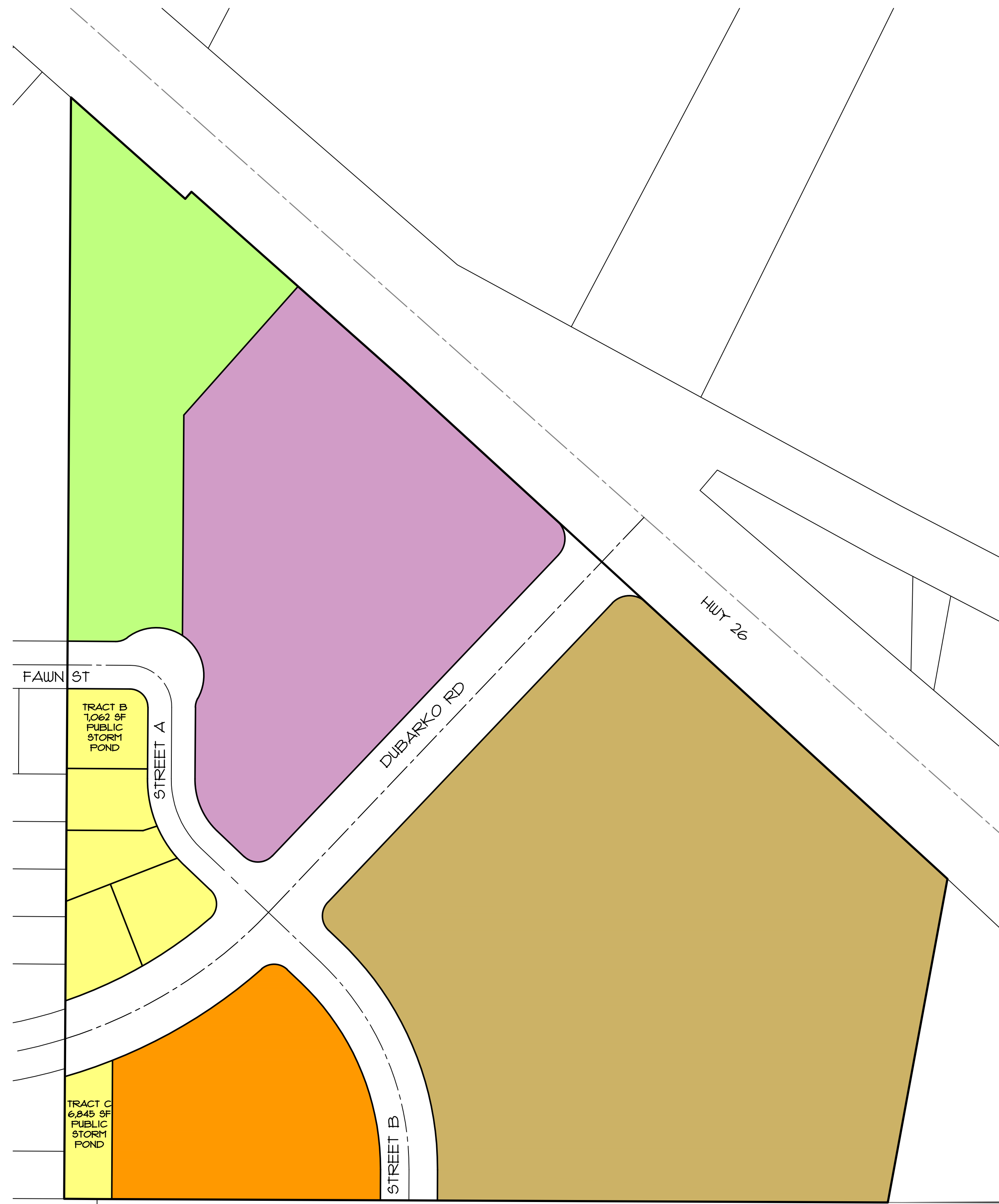
	PARKS AND OPEN SPACE ZONE
	R-1 ZONE
	R-2 ZONE
	R-3 ZONE
	C-3 ZONE

PROPOSED NET ZONING AREA

TOTAL SITE AREA	= 693,051 SF = 15.910 ACRES
PARKS AND OPEN SPACE	= 76,440 SF = 1.755 ACRES
R-1 SINGLE FAMILY	= 25,559 SF = 0.587 ACRES
R-2 MULTI-FAMILY	= 53,728 SF = 1.233 ACRES
R-3 MULTI-FAMILY	= 283,334 SF = 6.504 ACRES
C-3 COMMERCIAL	= 142,884 SF = 3.280 ACRES
PUBLIC ROW & STORM PONDS	= 111,112 SF = 2.551 ACRES



EXISTING ZONING



PROPOSED ZONING

DATE	NO.	REVISION	BY
DESIGNED:	CTH		
DRAWN:	CTH		
CHECKED:	RLM		
APPROVED:	RLM		

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

BULL RUN TERRACE SUBDIVISION
NET ZONING AREA COMPARISON
 40808 & 41010 HWY 26, SANDY, OR 97055

All County Surveyors & Planners, Inc.
 Surveying, Planning and Civil Engineering
 P.O. Box 925, Sandy, OR 97055
 Phone: (503) 668-4730
 Fax: (503) 668-4730

CLIENT:
 BULL TIDE PROPERTIES CORPORATION
 PO BOX 703
 CORNELIUS, OR 97113