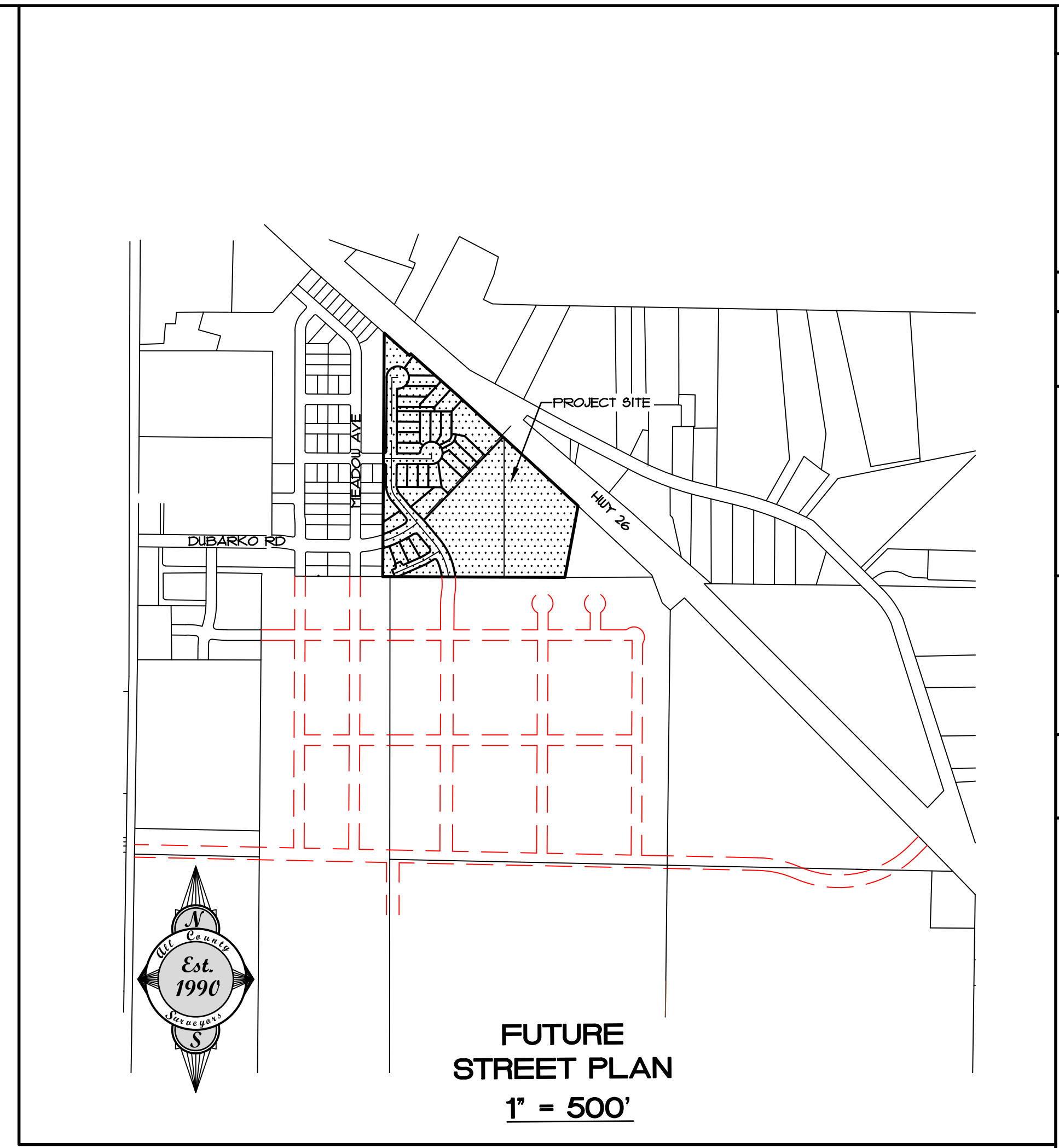
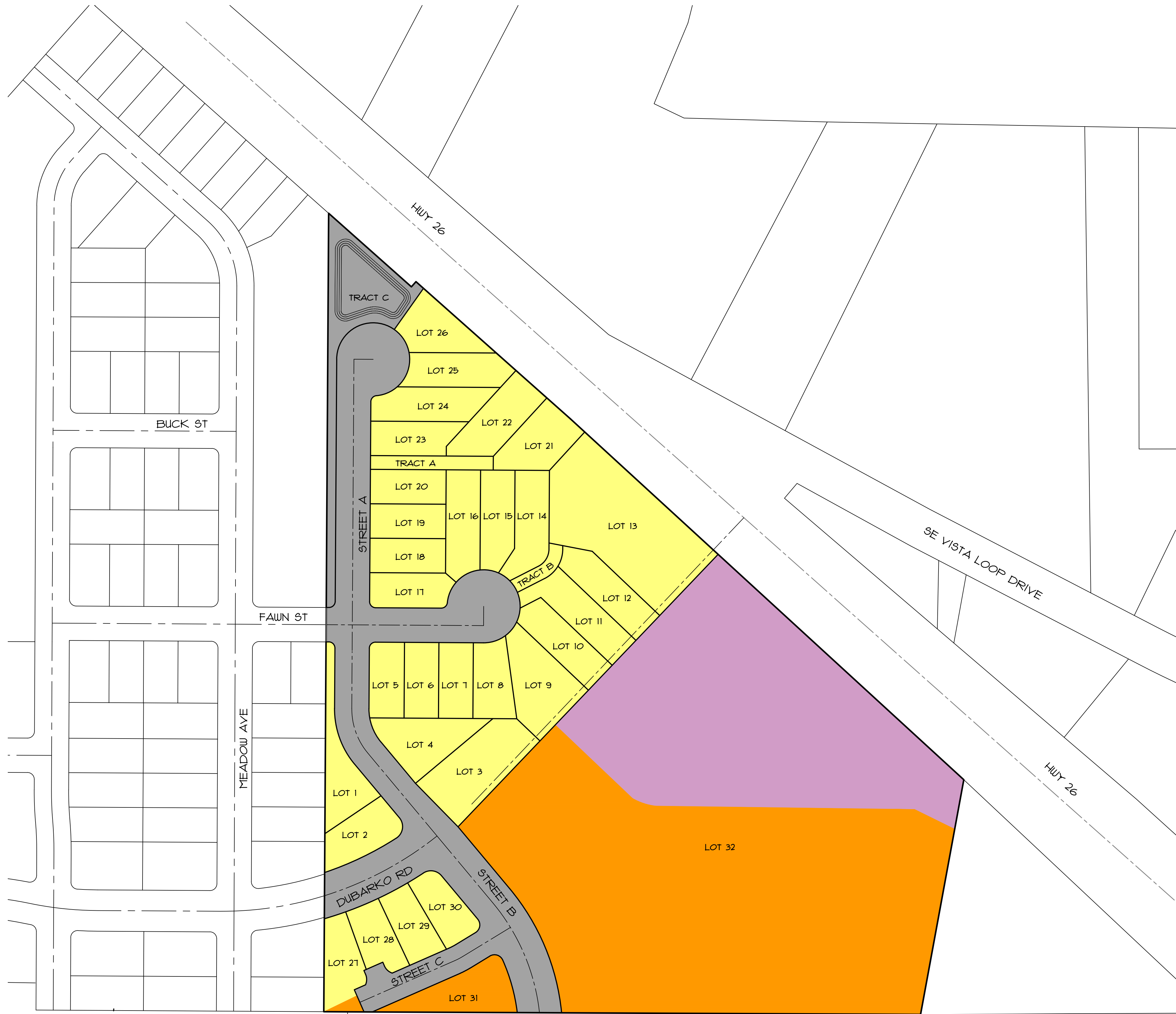


DEER MEADOWS

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

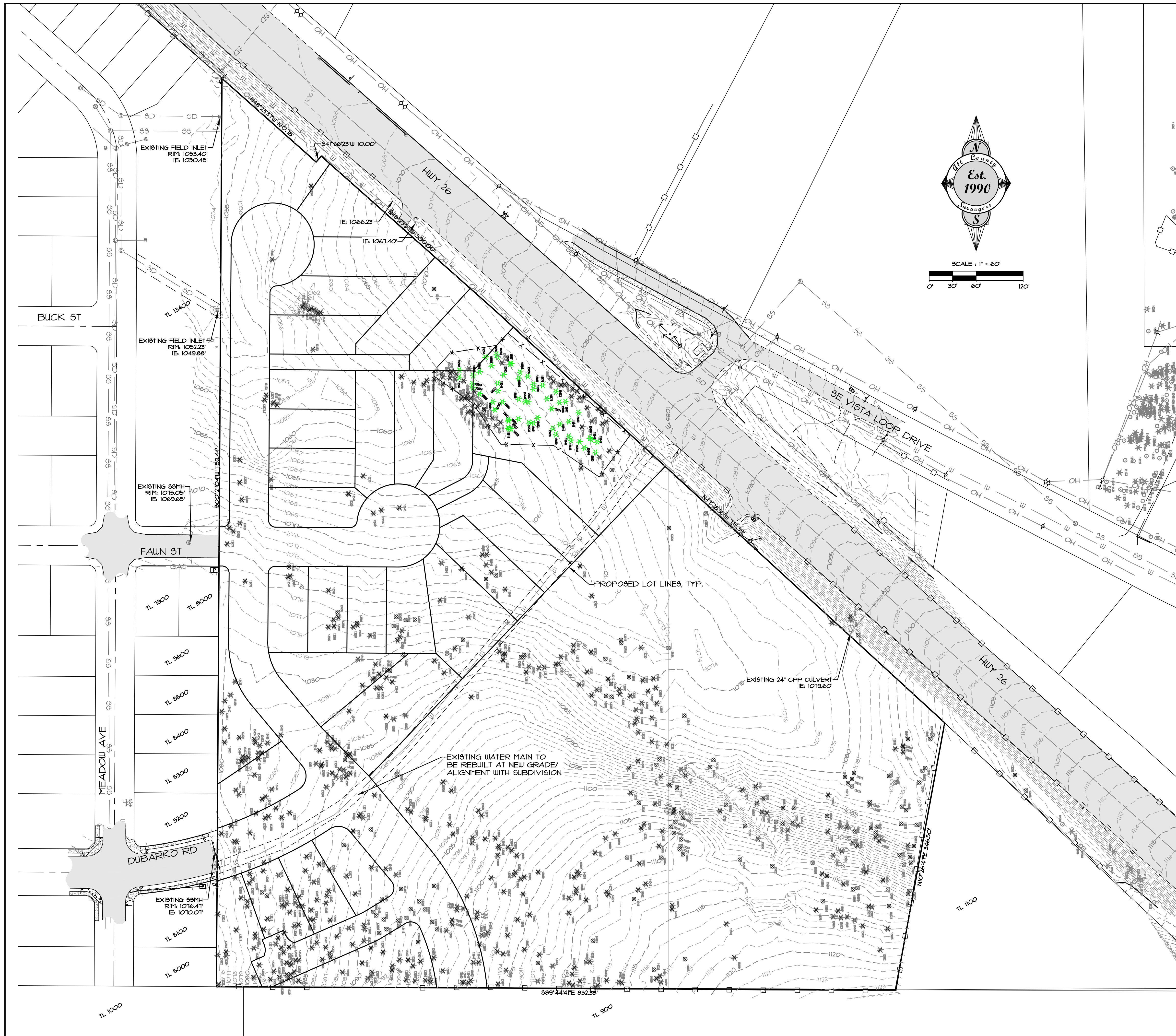
LEGEND

- 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

	REVISION	DATE	NO.	BY	SHEET
					C1
					OF 08
					DESIGNED: CTH DRAWN: CTH CHECKED: RLMT APPROVED: RLMT
RENEWAL DATE: 12/31/2022					
SCALE	VERT. N/A	DATE: 07/26/2018			
HORIZ. 1"=80'	FILE: 19-035-Planning-FS.dwg				
LEGAL					
SECTION	TWP.	RANGE			
18	29	5E			
DEER MEADOWS SUBDIVISION COVER SHEET AND FUTURE STREET PLAN					
LOCATION: 40808 & 41010 HWY 26, SANDY, OR 97055					
PROJECT: DEER MEADOWS SUBDIVISION					
CLIENT: ROLL TIDE PROPERTIES CORPORATION PO BOX 103 CORNELIUS, OR 97113					
SURVEYOR & 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					



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

DEER MEADOWS SUBDIVISION

EXISTING CONDITIONS AND TREE RETENTION PLAN

40808 & 41010 HWY 26, SANDY, OR 97055

PROJECT: DEER MEADOWS SUBDIVISION

CLIENT: **PROPERTIES CORPORATION**
 PO BOX 103
 CORNELIUS, OR 97113

DATE OF PLOT: 05/28/2021

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

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

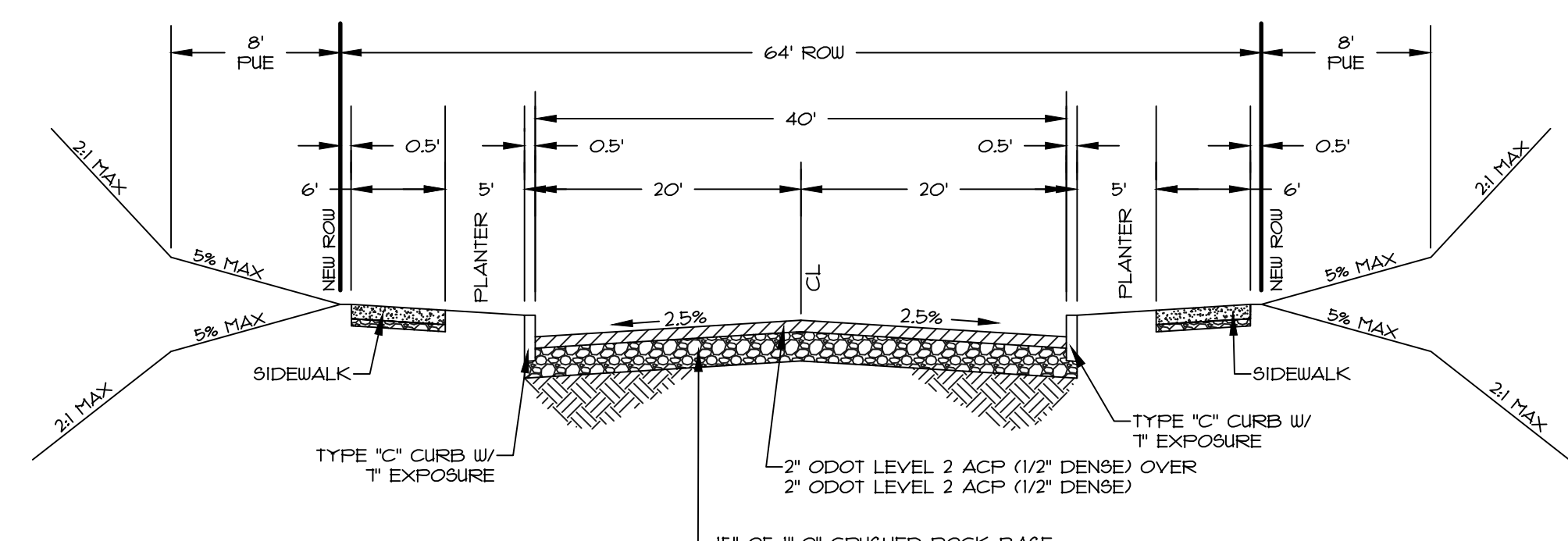
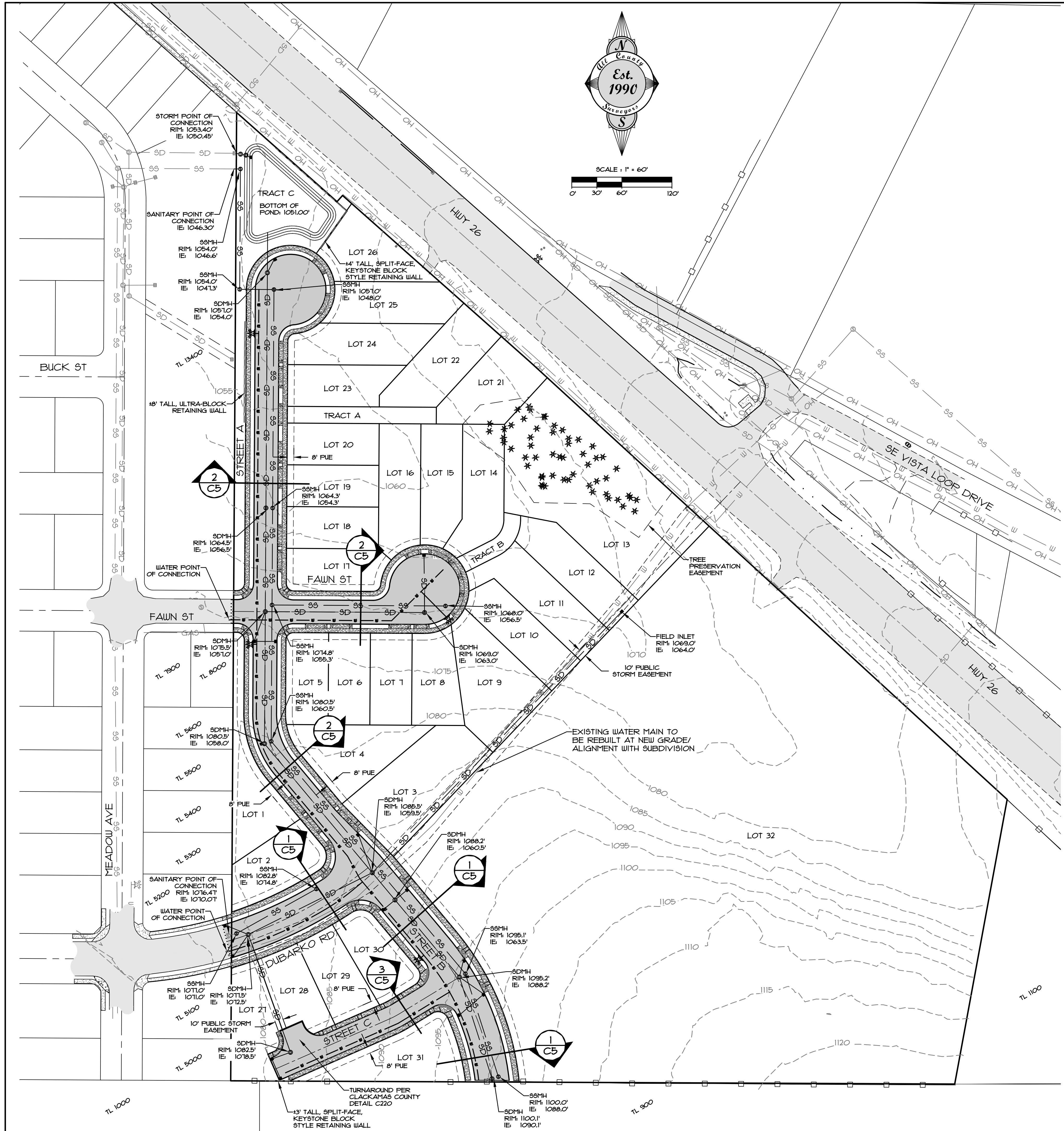
TREE PRESERVATION INVENTORY

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

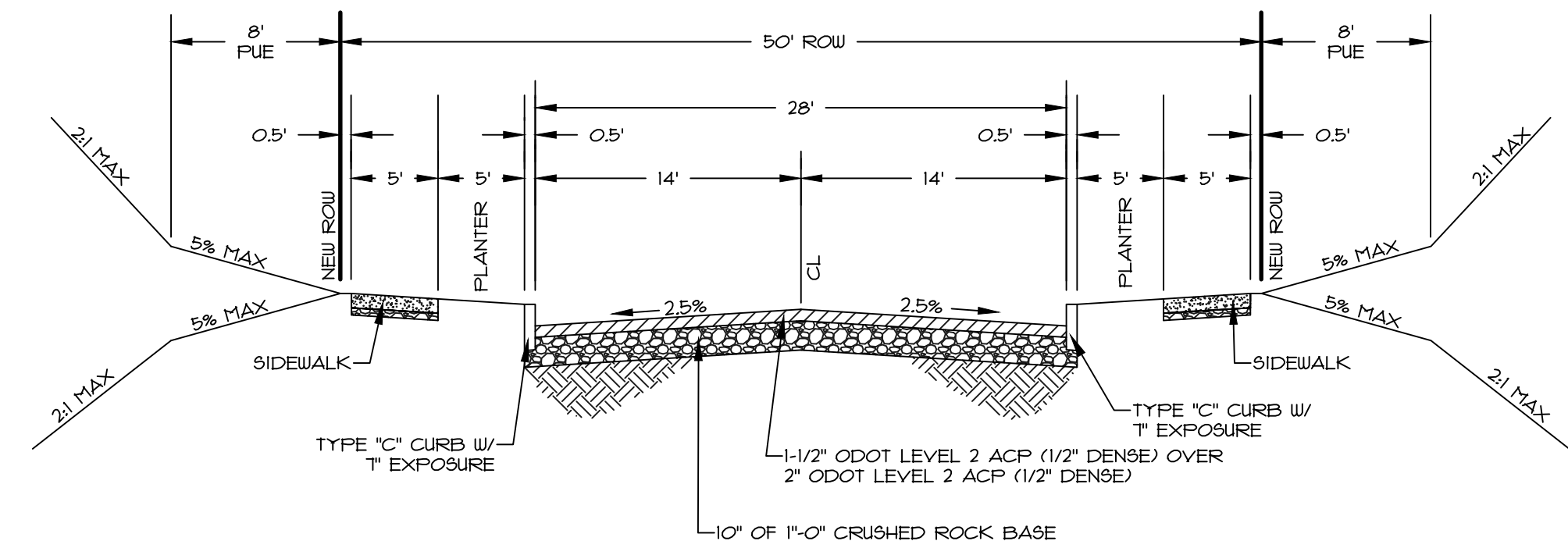
NOTE: INDICATES TREES 11" DBH AND GREATER DEEMED TO BE VIABLE BY ARBORIST INSPECTION, AND MEETING THE REQUIREMENTS OF THE SANDY DC FOR TREE RETENTION.

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

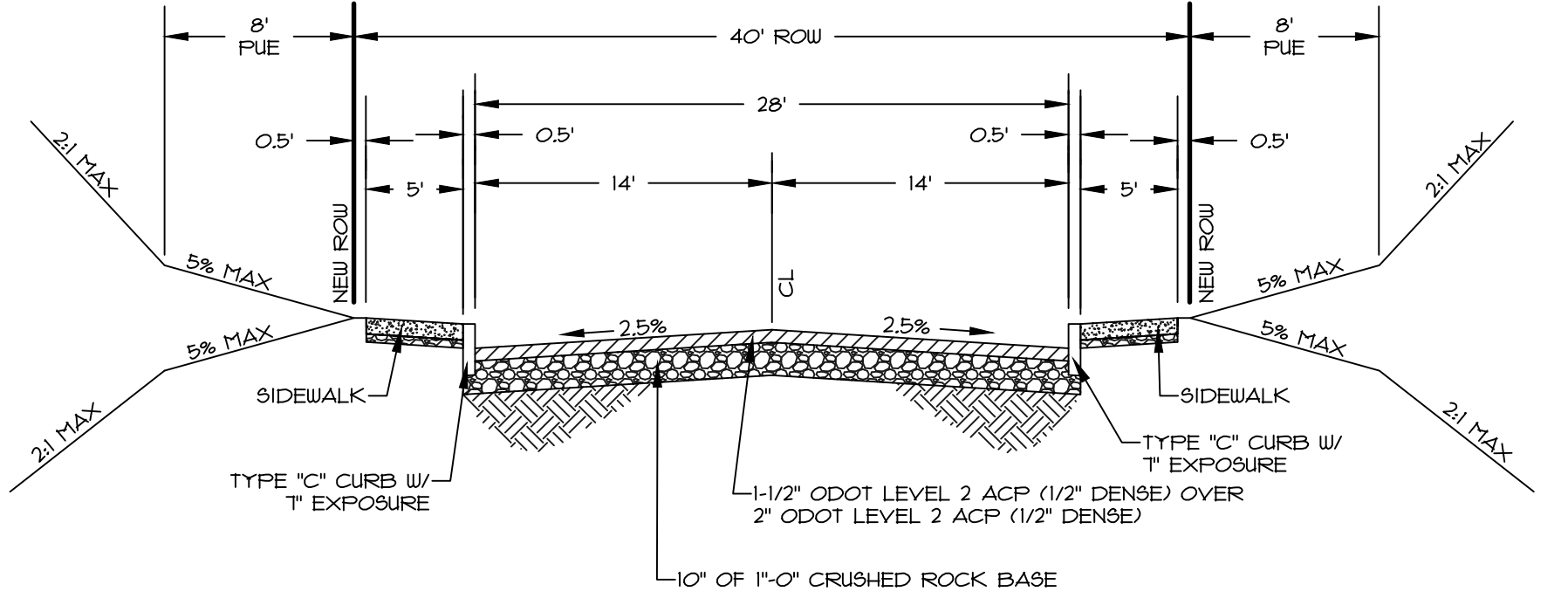
SHEET C4 OF 8	REVISION BY: _____ DATE: _____	DESIGNED: CTH DRAWN: CTH CHECKED: RLMT APPROVED: RLMT	RENEWAL DATE: 12/31/2022	SCALE: N/A HORIZ: 1"=60' DATE: 07/26/2018 FILE: 19-035-Planning-FS.dwg	LEGAL SECTION: 1B TWP: 2S RANGE: 5E
DEER MEADOWS SUBDIVISION					
TREE TABLES					
40808 & 41010 HWY 26, SANDY,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



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



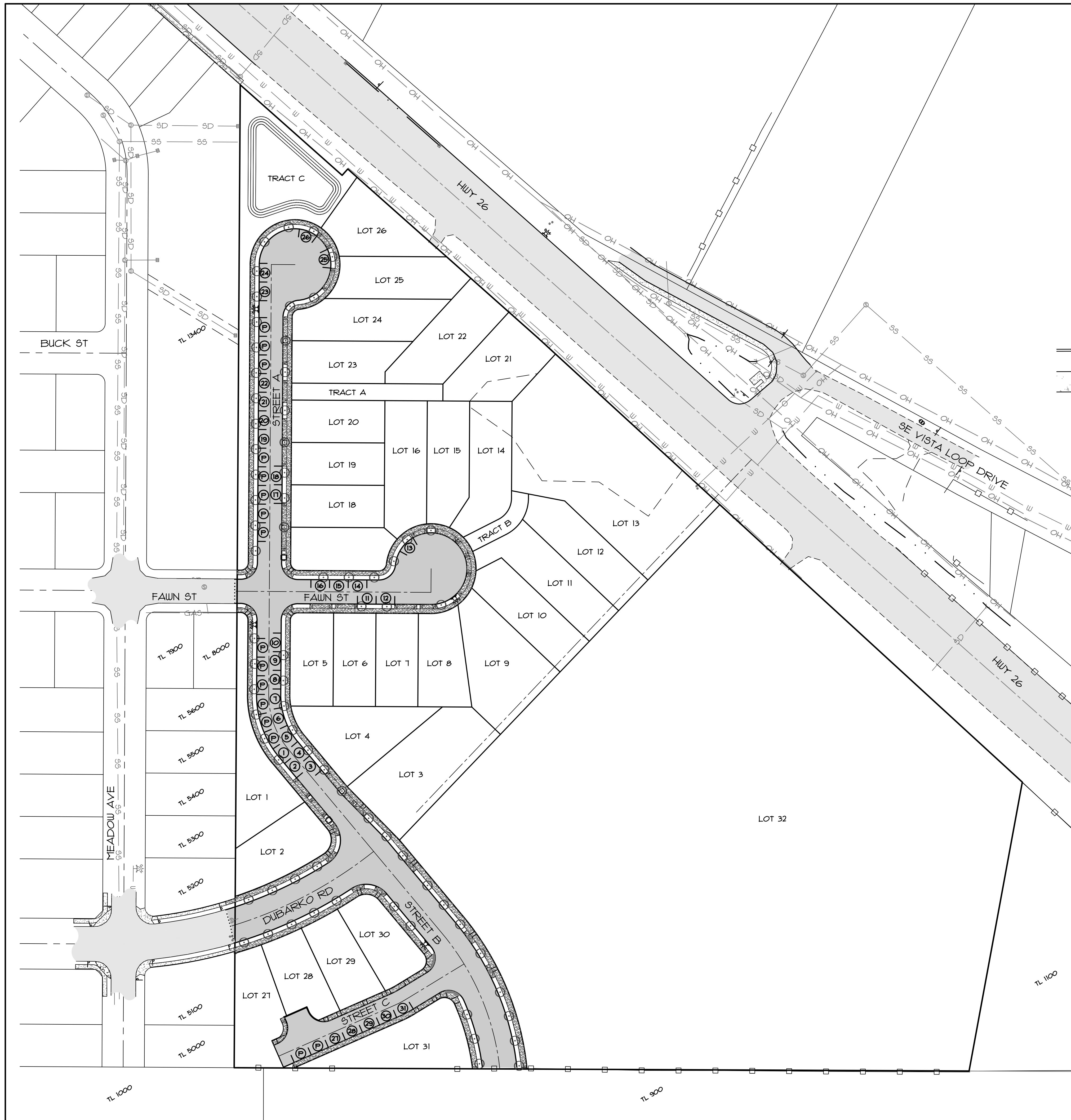
SECTION ② (50' ROW - FULL STREET IMPROVEMENTS)
 STREET A, FAUN STREET - LOCAL STREET NTS



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

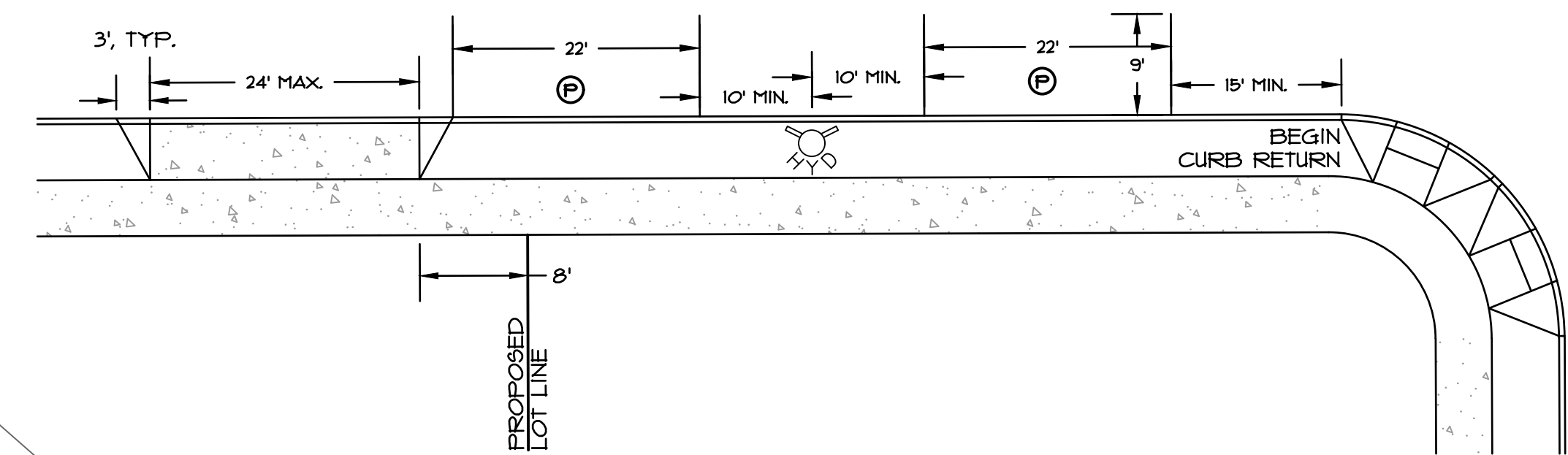
NOTES
 1) BOTH OF THE PROPOSED CUL-DE-SACS HAVE LESS THAN 50% OF THEIR CIRCUMFERENCE COVERED BY DRIVEWAY DROPS.

CLIENT:	ROLL-TIDE PROPERTIES CORPORATION PO BOX 103 CORNELIUS, OR 97113	PROJECT:	DEER MEADOWS SUBDIVISION		SCALE:	VERT: N/A	DATE:	07/26/2018	FILE:	19-035-Planning-FS.dwg	SECTION:	18	RANGE:	29	SHEET:	8
			LOCATION:	40808 & 41010 HWY 26, SANDY, OR 97055		TWP:		18		29		5E				
DESIGNED:	CTH	DRAWN:	CTH	CHECKED:	RLM	APPROVED:	RLM	DATE:	12/31/2022	REVISION:						



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: _____	SHEET: 6
DATE: _____	NO. _____	OF _____
DESIGNED: CTH	DRAWN: CTH	CHECKED: RLMT
APPROVED: _____	DATE: 12/31/2022	RENEWAL DATE: 12/31/2022

SCALE: N/A	VERT: N/A
HORIZ: 1"=60'	DATE: 07/26/2018
FILE: 19-035-Planning-F5.dwg	LEGAL: _____
SECTION: 1B	RANGE: 29
SECTION: 1B	RANGE: 29
SECTION: 1B	RANGE: 29

DEER MEADOWS SUBDIVISION

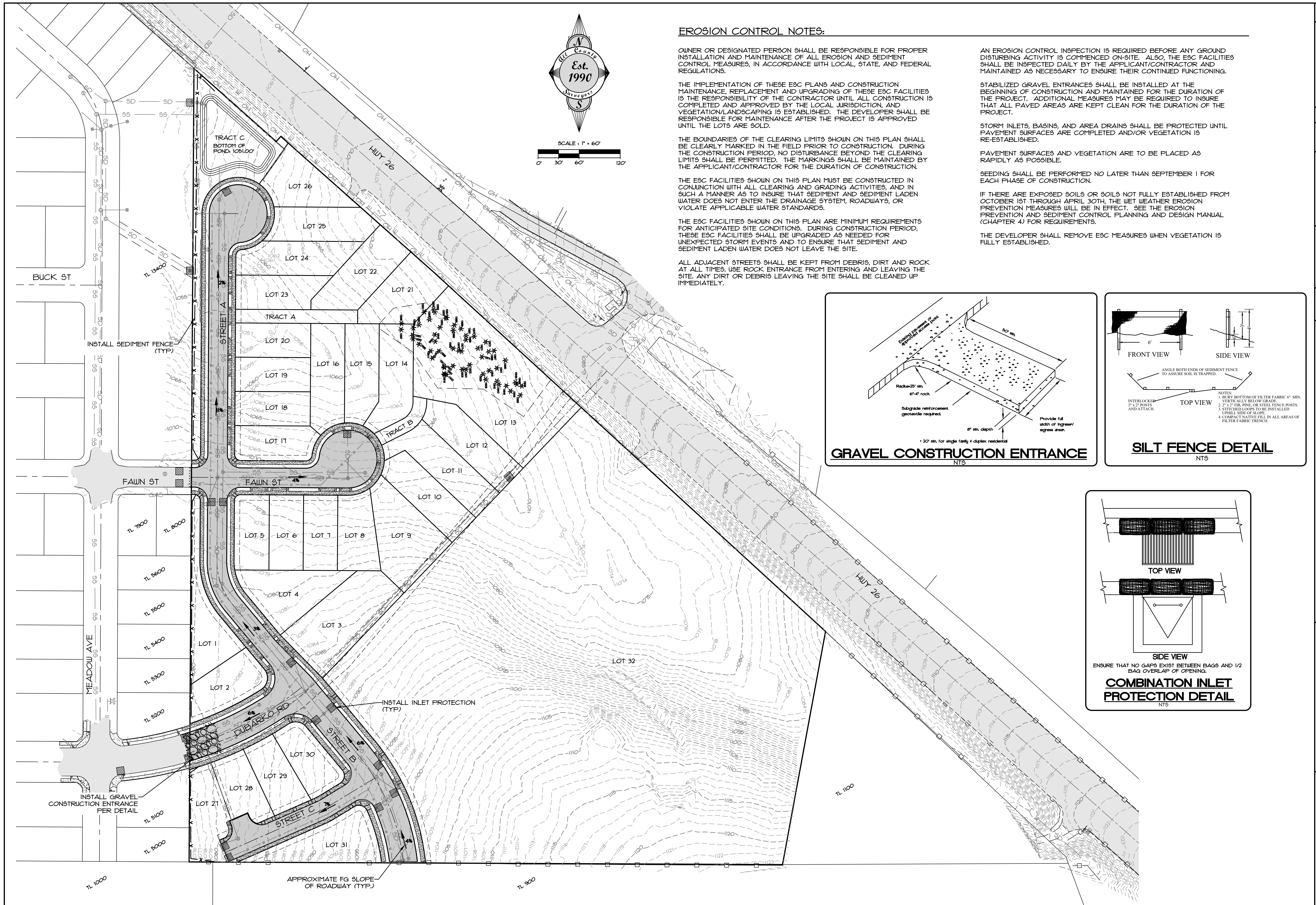
STREET TREE PLAN & PARKING ANALYSIS

PROJECT: _____

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 CORPORATION**
PO BOX 703
CORNELIUS, OR 97113



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.

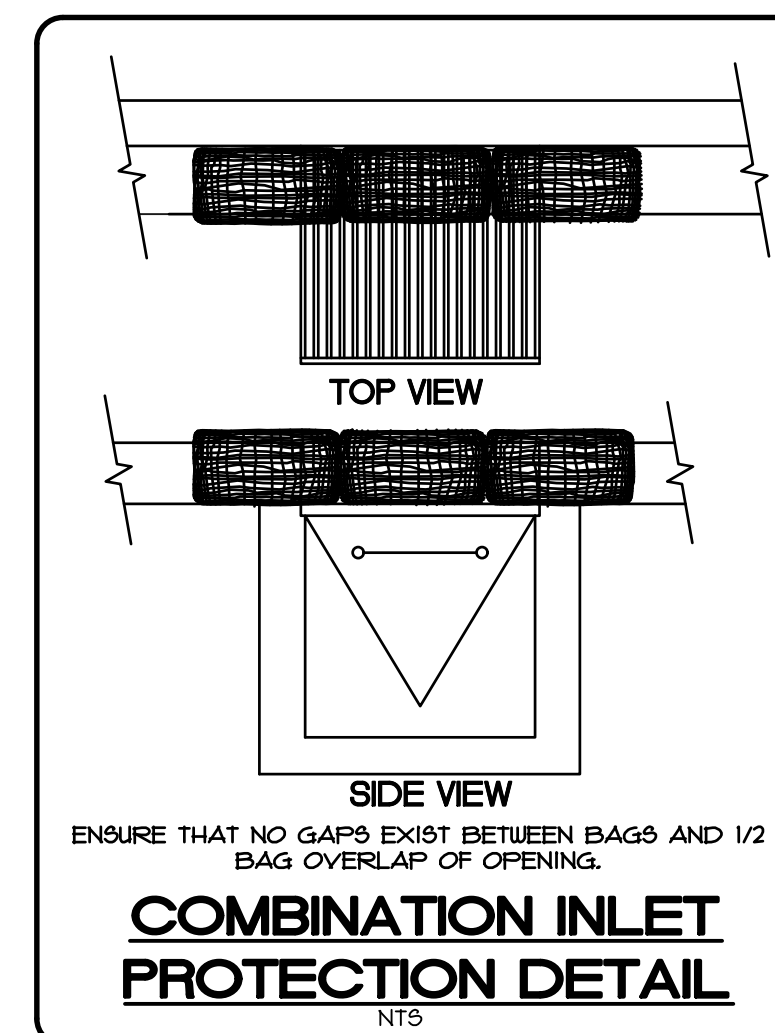
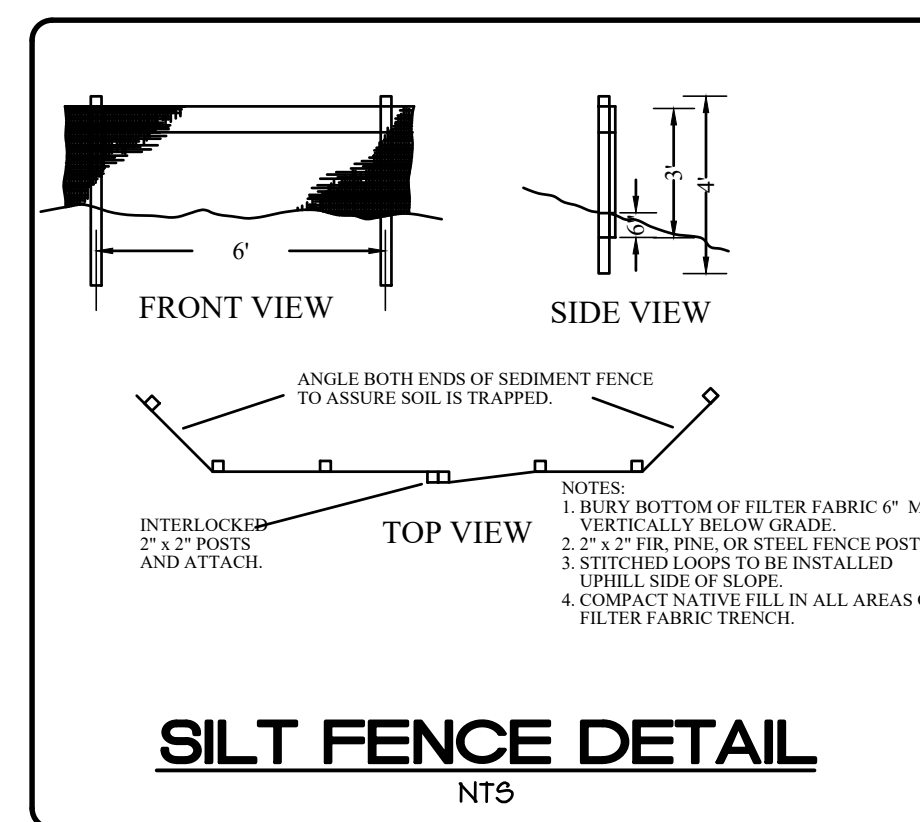
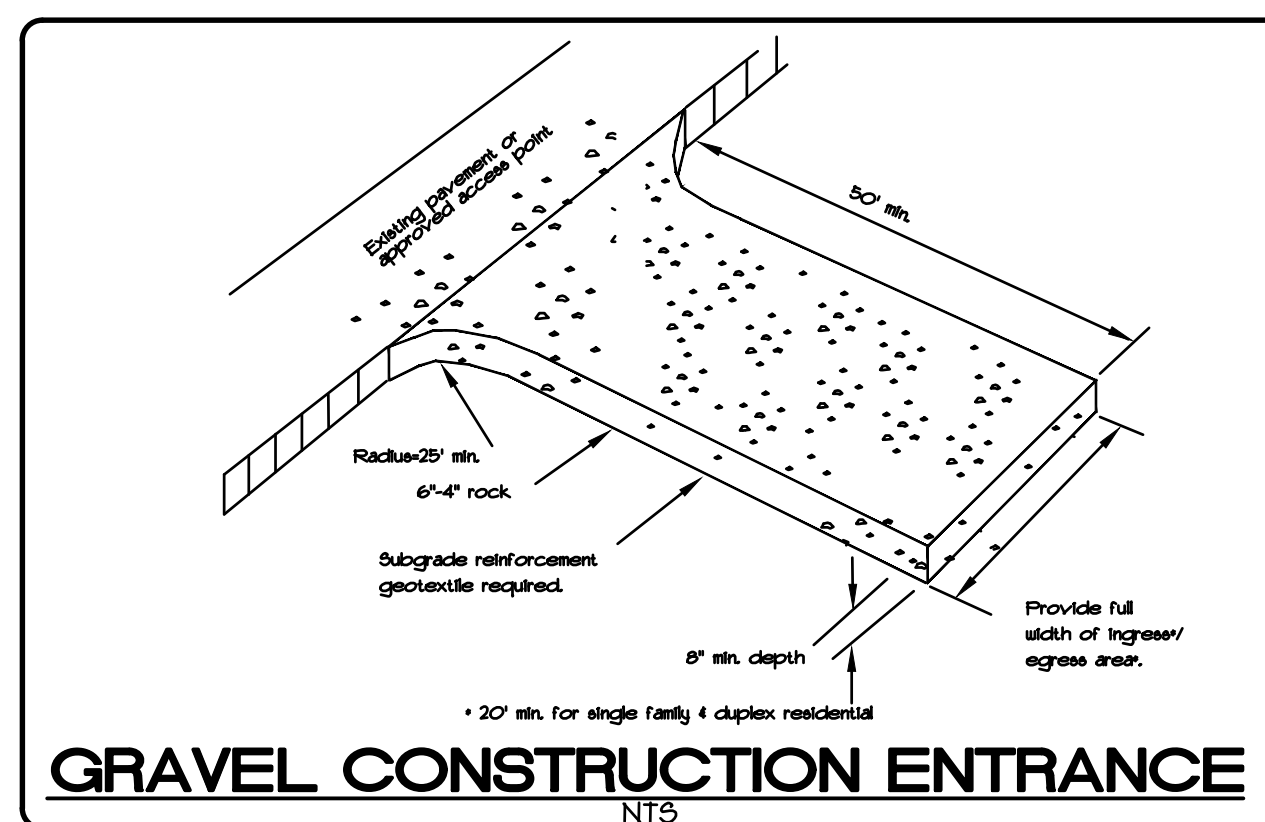
STORM INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.

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 C7
DATE: _____	NO. _____	DESIGNED: CTH
_____	_____	DRAWN: CTH
_____	_____	CHECKED: RLT
_____	_____	APPROVED: RLT

SCALE: VERT. N/A	DATE: 07/26/2018	FILE: 19-035-Planning-FS.dwg
HORIZ. 1"=60'	LEGAL	RANGE
SECTION 1B	TWP. 2S	5E

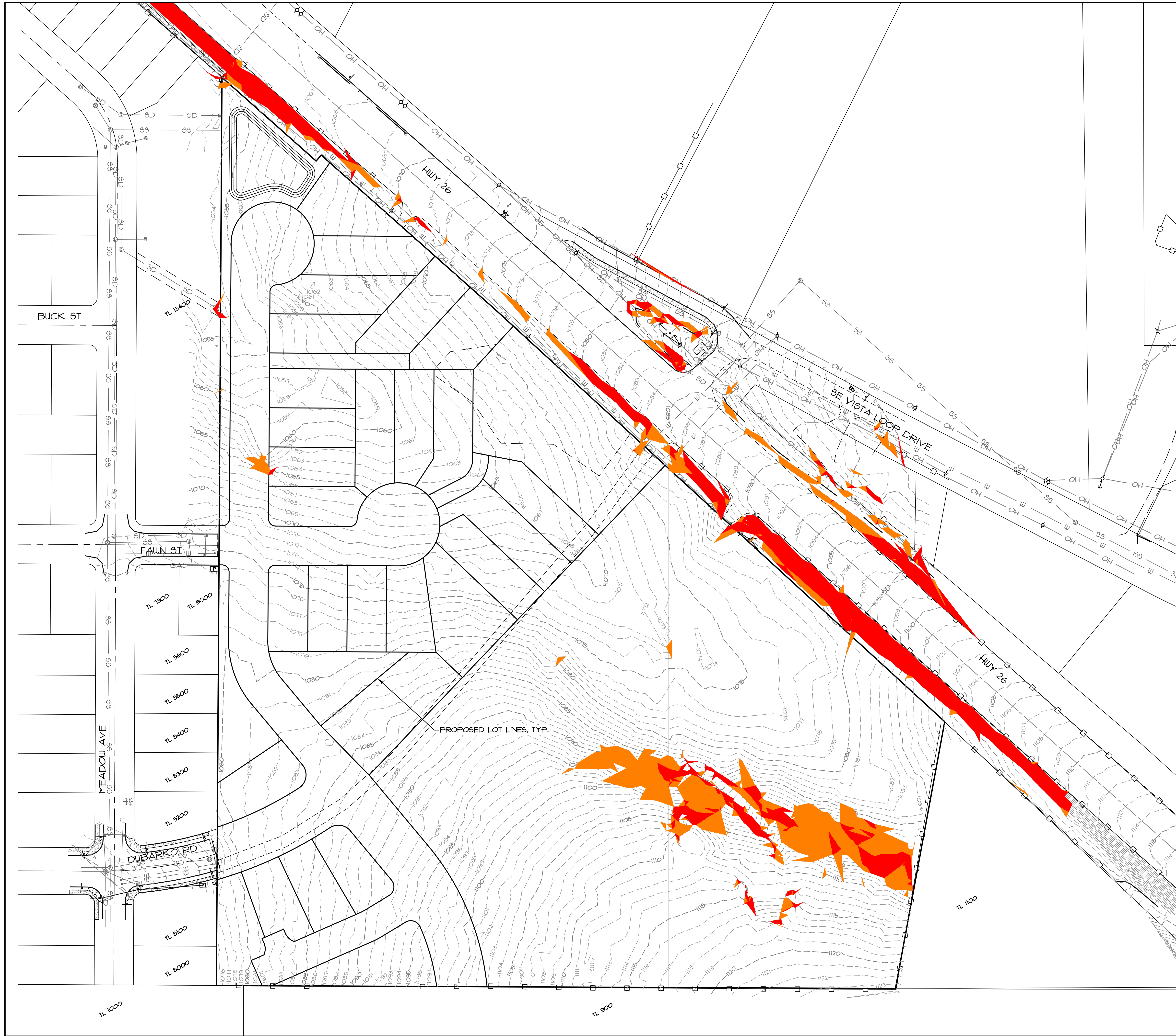
DEER MEADOWS SUBDIVISION

PRELIMINARY GRADING & EROSION CONTROL PLAN



40808 & 41010 HWY 26, SANDY, OR 97055

Surveyors & Planners, Inc.
 Surveying, Planning and
 Civil Engineering
 P.O. Box 925, Sandy, OR 97055
 Phone: (503) 668-4731
 Fax: (503) 668-4730

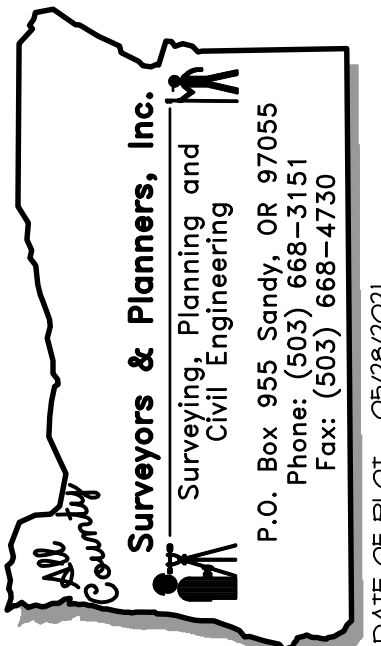
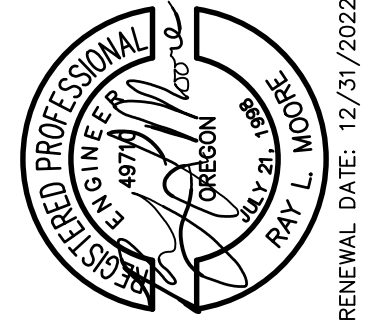

CLIENT: **PROPERTIES CORPORATION**
 PO BOX 103
 CORNELIUS, OR 97113



LEGEND

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



CLIENT: ROLL TIDE PROPERTIES CORPORATION PO BOX 103 CORNELIUS, OR 97113	PROJECT: DEER MEADOWS SUBDIVISION	DATE: 07/26/2018 FILE:19-035-Planning-Final.dwg	SCALE: VERT: N/A HORIZ: 1"=60'	SECTION: 1B	RANGE: 29	SHEET: 8
LOCATION: 40808 & 41010 HWY 26, SANDY, OR 97055		LEGAL: TWP. 29S RANGE 5E		DESIGNED: CTH DRAWN: CTH CHECKED: RLMT APPROVED: RLMT		RENEWAL DATE: 12/31/2022
						DATE OF PLOT: 05/28/2021