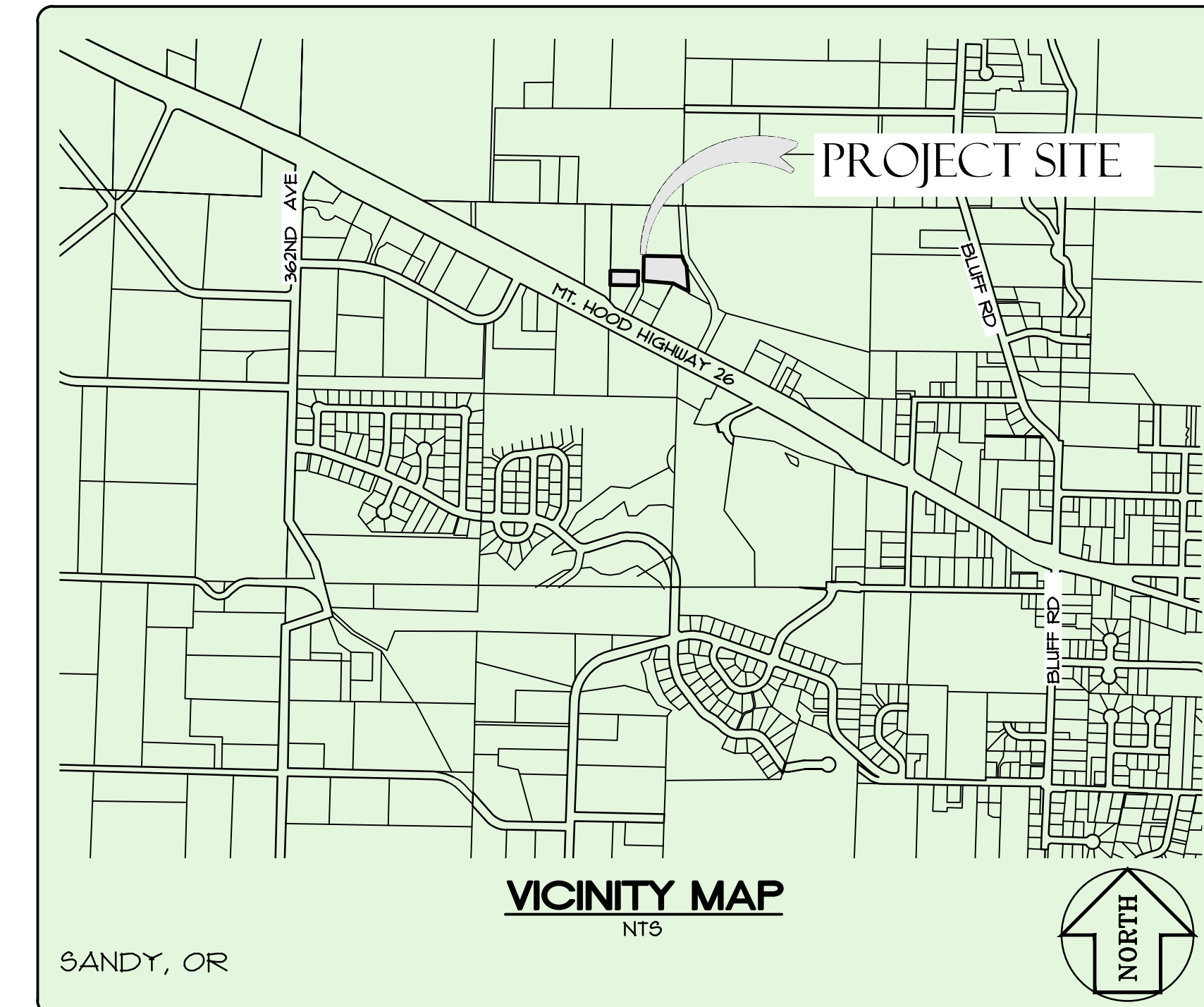
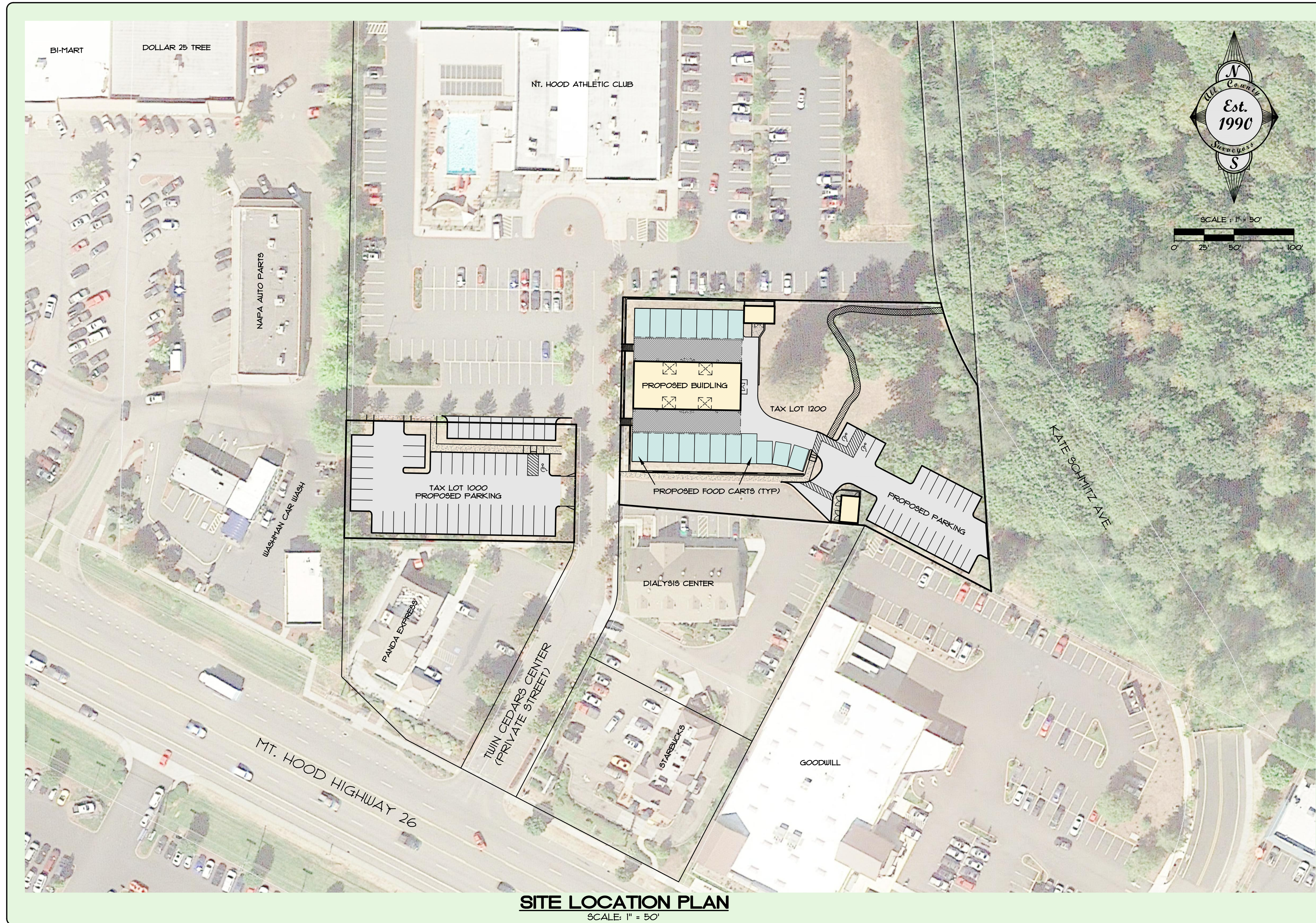


# THE RIFFLE FOOD CARTS

## A PREMIER 18-SPACES FOOD CART COURT IN SANDY OREGON

### MARCH 2022



#### SHEET INDEX

- C1 COVER SHEET
- C2 TOPOGRAPHIC SURVEY
- C3 OVERALL SITE PLAN
- C4 BUILDING SETBACKS
- C5 DETAILED SITE PLAN
- C6 PRELIMINARY UTILITY PLAN
- C7 PRELIMINARY GRADING AND STORMWATER PLAN
- C8 TREE SURVEY (ONSITE)
- C9 TREE SURVEY (OFF-SITE)
- C10 DETAILED TREE INFORMATION

#### PROPOSAL:

THE PROPOSED USE WILL BE A 18-SPACE FOOD CART COURT AND 40' X 90' BUILDING WITH 22 PARKING SPACES ON TAX LOT 1200. TAX LOT 1000 WILL CONSIST OF AN ADDITIONAL 41 PARKING SPACES FOR A TOTAL OF 63 PARKING SPACES.

#### SITE ANALYSIS DATA

BUILDING SITE (TAX LOT 1200)			
TYPE	LOT COVERAGE (SF)	LOT COVERAGE (%)	
Total Site Area =>	56,188.00	100%	
Buildings (including garbage structure) =>	4,312.72	8%	
Other Impervious Surfaces (Parking Lot, Sidewalks) =>	24,920.00	44%	
Landscaping - Improved Area =>	2,514.00	4%	
Landscaping - Natural Areas =>	24,441.28	43%	
PARKING LOT SITE (TAX LOT 1000)			
Total Site Area =>	18,881.00	100%	
Buildings =>	0.00	0%	
Other Impervious Surfaces (Parking Lot, Sidewalks) =>	15,060.00	80%	
Landscaping - Improved Area =>	3,821.00	20%	
Landscaping - Natural Areas =>	0.00	0%	
TAX LOT 1000 and 1200 COMBINED			
Total Site Area =>	75,069.00	100%	
Buildings =>	4,312.72	6%	
Other Impervious Surfaces (Parking Lot, Sidewalks) =>	39,980.00	53%	
Landscaping - Improved Area =>	6,335.00	8%	
Landscaping - Natural Areas =>	24,441.28	33%	

#### SITE INFORMATION:

**BUILDING SITE:**  
OWNER: TODD HOFFMAN  
ADDRESS: 31133 HIGHWAY 26, SANDY OR  
TAX LOT 1200, MAP 23 4E 14BA  
AREA: 56,188 SF (1.29 AC)  
ZONING: C2 (GENERAL COMMERCIAL)

**PARKING LOT SITE:**  
OWNER: TODD HOFFMAN  
ADDRESS: 31115 HIGHWAY 26, SANDY OR  
TAX LOT 1000, MAP 23 4E 14BA  
OWNER: 18,881 SF (0.43 AC)  
ZONING: C2 (GENERAL COMMERCIAL)

#### PROJECT TEAM:

**CLIENT**  
TODD HOFFMAN  
PO BOX 1016  
SANDY, OR 97055  
PHONE: (503) 863-1131

**ENGINEER/SURVEYOR**  
ALL COUNTY SURVEYORS & PLANNERS, INC.  
ATTN: RAY MOORE, PE, PLS  
PO BOX 955  
SANDY, OR 97055  
PHONE: (503) 668-3151

**PLANNER:**  
TRACY BROUN PLANNING CONSULTANTS, LLC  
ATTN: TRACY BROUN  
17075 FIR DRIVE  
SANDY, OR 97055  
PHONE: (503) 781-0453

**ARCHITECT:**  
KEYSTONE ARCHITECTURE  
ATTN: BLAINE SKOUHEDÉ  
12020 SE IDLEMAN RD.  
PORTLAND, OR 97266-6854  
PHONE: (503) 761-1362

**LANDSCAPE ARCHITECT**  
MEARS DESIGN GROUP, LLC  
ATTN: TROY MEARS  
PO BOX 23338  
PORTLAND, OR 97281  
PHONE: (503) 601-4516

**ARBORIST**  
TERAGAN & ASSOCIATES, INC.  
ATTN: TODD FRAGER  
ASCA REGISTERED CONSULTING ARBORIST #591  
3145 WESTVIEW CIRCLE  
LAKE OSWEGO, OR 97034  
PHONE: (971) 295-4835

**TRAFFIC ENGINEER**  
LANCASTER MOBLEY  
ATTN: DANIEL STUMPF, PE  
TODD E. MOBLEY, PE, PTOE  
321 SW 4TH AVE., SUITE 400  
PORTLAND, OR 97204  
PHONE: (503) 862-6960

BY:	REVISION:	SHEET
DATE:	NO.:	C1
DESIGNED: RLM	OF	10
DRAWN: RLM	CHECKED: DLH	APPROVED: RLM
DATE:	NO.:	REVISION:
DATE:	NO.:	REVISION:
DATE:	NO.:	REVISION:

SCALE:	VERT.:	N/A
HORIZ.:	DATE:	3-18-22
FILE:	21-092 - Planning.dwg	
SECTION:	TWP.:	RANGE:
14	29	4E

**THE RIFFLE FOOD CARTS**  
COVER SHEET

PROJECT: TWIN CEDARS CENTER, SANDY, OREGON

**Surveyors & Planners, Inc.**  
Surveying, Planning and  
Civil Engineering  
P.O. Box 955, Sandy, OR 97055  
Phone: (503) 668-3151  
Fax: (503) 668-4730

CLIENT:  
TODD HOFFMAN  
PO BOX 1016  
SANDY, OR 97055  
PHONE: 503-863-1131

# THE RIFFLE FOOD CARTS TOPOGRAPHIC SURVEY

## LEGEND

- (E) PROPERTY LINE
- (E) LOT LINE
- (E) 5' GROUND CONTOUR
- (E) EASEMENT LINE
- (E) 1' GROUND CONTOUR
- (E) BUILDING WALL
- (E) WALL
- (E) AC PAVEMENT
- (E) SIDEWALK/CONCRETE
- (E) CURB
- (E) FENCE
- (E) WATER LINE
- (E) STORM LINE
- (E) SANITARY LINE
- (E) GAS LINE
- (E) TELEPHONE LINE
- (E) CABLE TV LINE
- (E) UNDERGROUND POWER LINE
- FOUND SURVEY MONUMENT
- (E) STORM MANHOLE
- (E) CATCH BASIN
- (E) SANITARY SEWER MANHOLE
- (E) SANITARY SEWER CLEANOUT
- (E) WATER METER
- (E) WATER VALVE
- (E) FIRE HYDRANT
- (E) FIRE DEPARTMENT CONNECTION
- (E) TRANSFORMER
- (E) UTILITY VAULT
- (E) UTILITY RISER, PEDISTAL VAULT, JUNCTION BOX OR TRANSFORMER
- (E) GAS VALVE
- (E) LIGHT POLE
- (E) BOLLARD
- (E) OR (P) ADA PARKING
- (E) OR (P) PARKING STRIPING
- (E) DECIDUOUS TREE
- (E) CONIFEROUS TREE
- SURVEY CONTROL POINT



BY:		REVISION		SHEET	C2
DATE:		NO.		OF	10
DESIGNED:	RLM	DRAWN:	RLM	CHECKED:	DLH
APPROVED:	RLM				

SCALE	VERT. N/A	HORIZ. 1" = 20'
DATE:	3-18-22	
FILE:	21-092 - Planning.dwg	
SECTION	TWP. 14	RANGE 4E

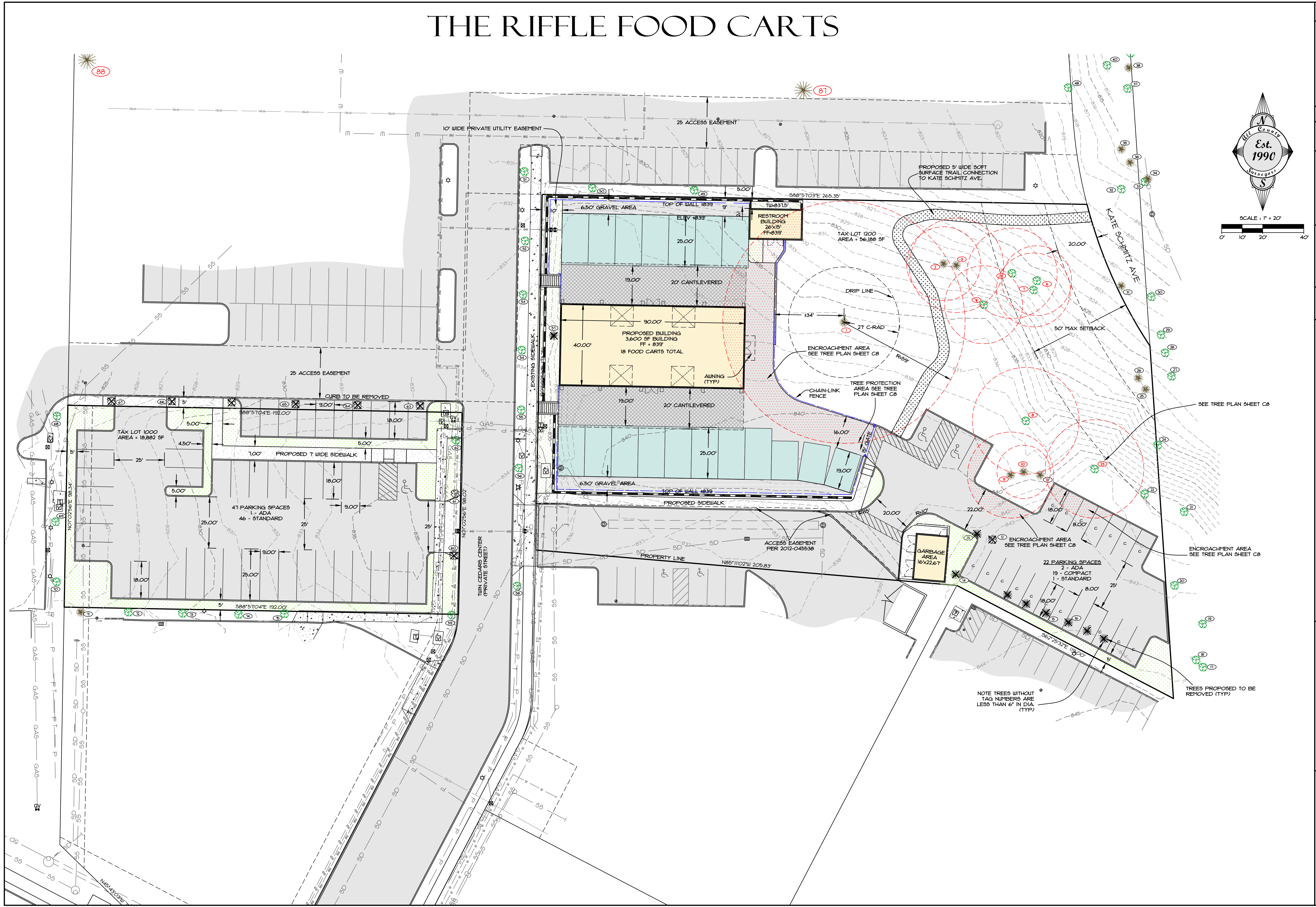
PROJECT: **THE RIFFLE FOOD CARTS TOPOGRAPHIC SURVEY**

LOCATION: **TWIN CEDARS CENTER, SANDY, OREGON**

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

CLIENT:  
**TODD HOFFMAN**  
**PO BOX 1016**  
**SANDY, OR 97055**  
**PHONE: 503-863-1131**

# THE RIFFLE FOOD CARTS



BY:		SHEET	
REVISION			
DATE			
NO.			
DESIGNED:	RLM	OF	10
DRAWN:	RLM		
CHECKED:	DLH		
APPROVED:	RLM		

SCALE	VERT. N/A	LEGAL	
HORIZ. 1" = 20'	DATE: 3-18-22	TWP.	29
FILE: 21-092 - Planning.dwg	SECTION	RANGE	4E
	14		

**THE RIFFLE FOOD CARTS**  
**OVERALL SITE PLAN**

PROJECT:

LOCATION: **TWIN CEDARS CENTER, SANDY, OREGON**

**Surveyors & Planners, Inc.**  
 Surveying, Planning and  
 Civil Engineering

P.O. Box 925, Sandy, OR 97055  
 Phone: (503) 668-4751  
 Fax: (503) 668-4730

CLIENT:  
**TODD HOFFMAN**  
**PO BOX 1016**  
**SANDY, OR 97055**  
**PHONE: 503-863-1131**

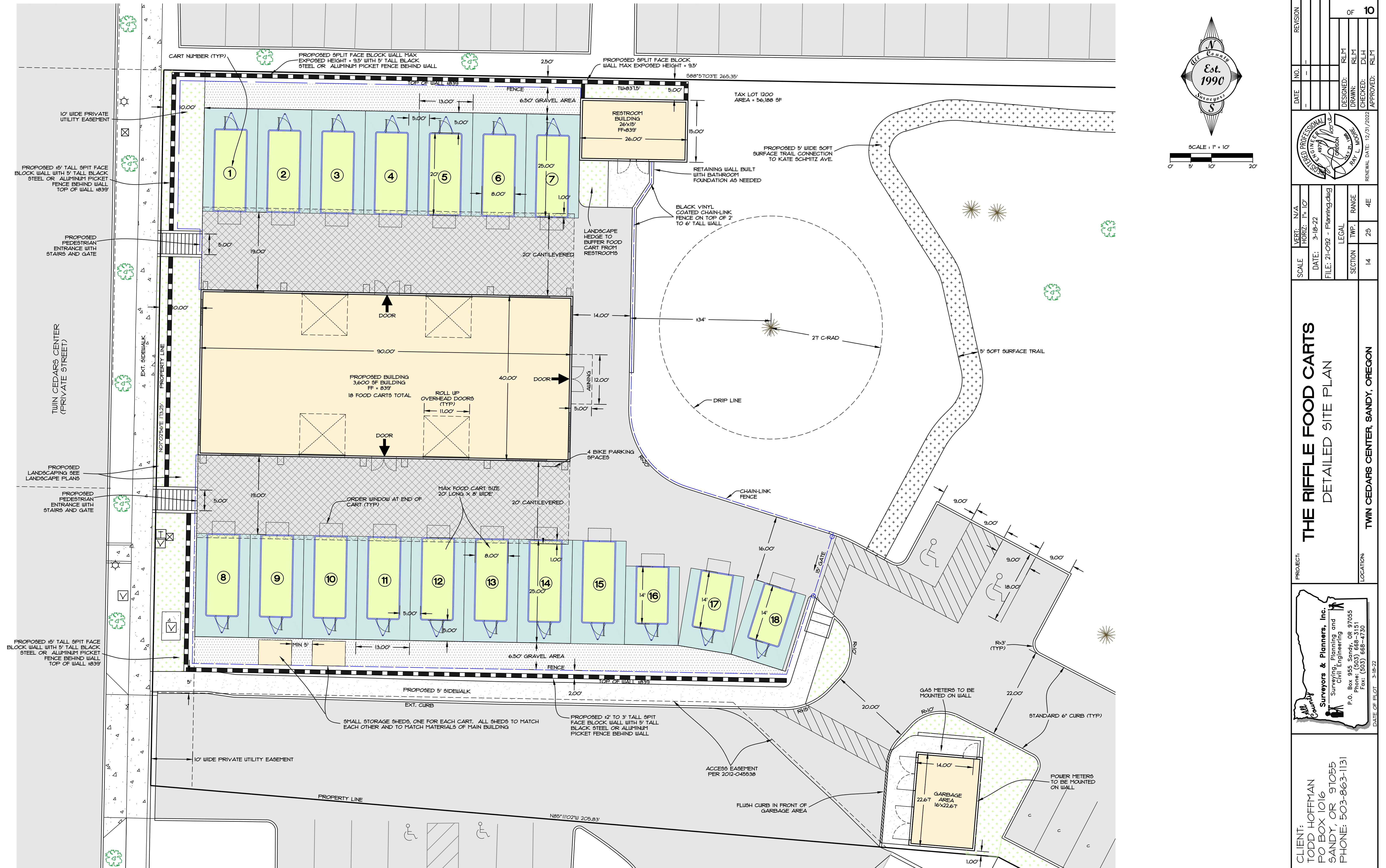
DATE: 12/31/2022  
 RENEWAL DATE: 12/31/2022

# THE RIFFLE FOOD CARTS



CLIENT: TODD HOFFMAN PO BOX 1016 SANDY, OR 97055 PHONE: 503-863-1131	PROJECT: <b>THE RIFFLE FOOD CARTS</b> BUILDING SETBACKS	LOCATION: TWIN CEDARS CENTER, SANDY, OREGON	SURVEYORS & PLANNERS, INC. Surveying, Planning and Civil Engineering P.O. Box 925, Sandy, OR 97055 Phone: (503) 668-4730 Fax: (503) 668-4730	SCALE: VERT: N/A HORIZ: 1" = 30' DATE: 3-18-22 FILE: 21-092 - Planning.dwg	LEGAL SECTION: 14 TWP: 29 RANGE: 4E	REVISION NO. 1 DATE: 3-18-22 DESIGNED: RLM DRAWN: RLM CHECKED: DLH APPROVED: RLM	SHEET <b>C4</b> OF 10
				PROFESSIONAL ENGINEER STATE OF OREGON RAY L. WOODS No. 10000 RENEWAL DATE: 12/31/2022			

# THE RIFFLE FOOD CARTS



## THE RIFFLE FOOD CARTS DETAILED SITE PLAN

BY		REVISION		SHEET	
DATE		NO.		OF	10
DESIGNED:	RLM	DRAWN:	RLM	CHECKED:	DLH
APPROVED:	RLM				

PROFESSIONAL  
SURVEYING  
PLANNING  
& ENGINEERING  
PC  
PAUL L. WOODS  
REGISTERED PROFESSIONAL  
DATE: 12/31/2022  
RENEWAL DATE: 12/31/2022

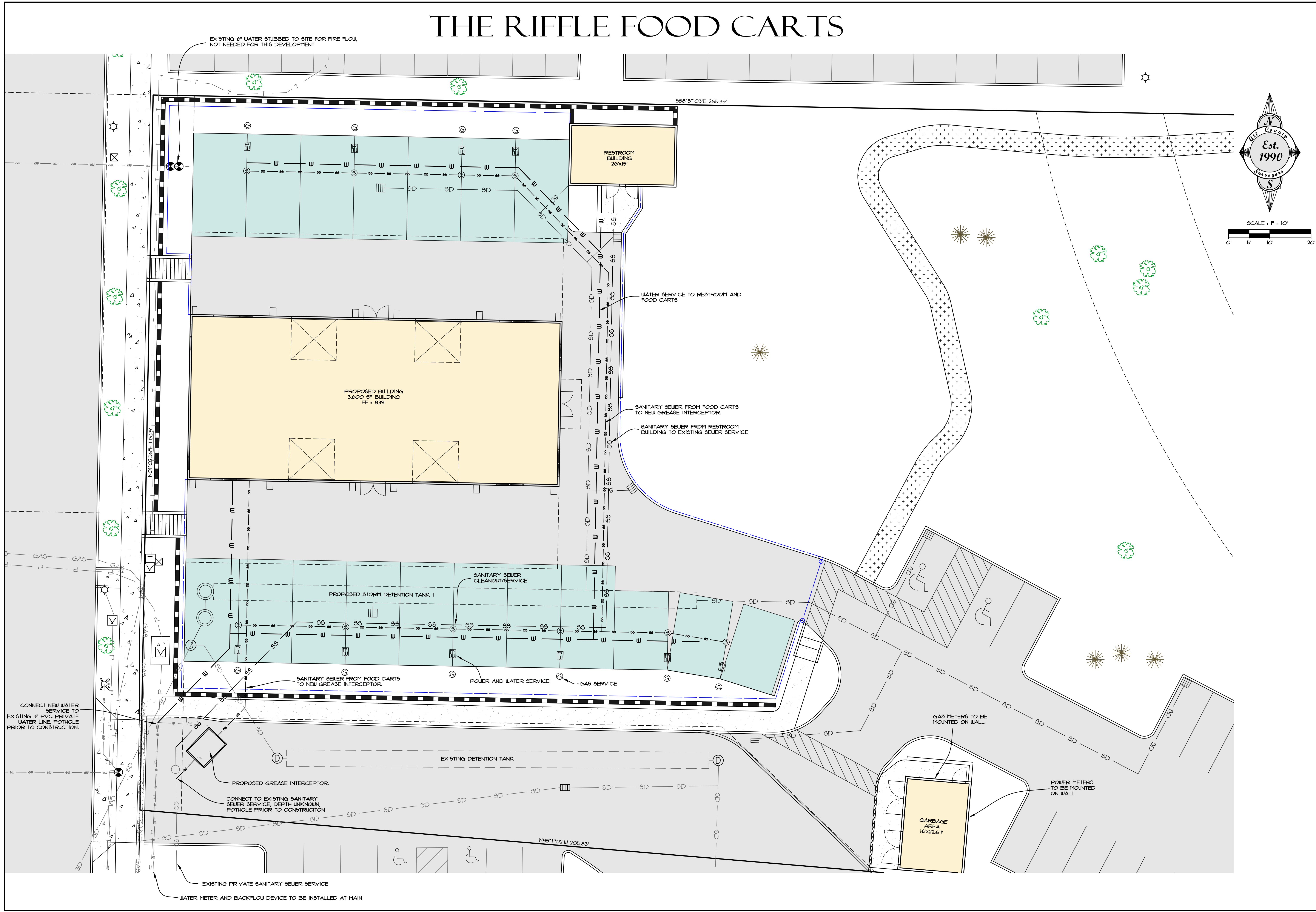
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DATE:	3-18-22	
FILE:	21-092 - Planning.dwg	
SECTION	TWP.	RANGE
14	29	4E

**Surveyors & Planners, Inc.**  
Surveying, Planning and  
Civil Engineering  
P.O. Box 925, Sandy, OR 97055  
Phone: (503) 668-4751  
Fax: (503) 668-4730

CLIENT:  
TODD HOFFMAN  
PO BOX 1016  
SANDY, OR 97055  
PHONE: 503-863-1131

PROJECT: THE RIFFLE FOOD CARTS  
LOCATION: TWIN CEDARS CENTER, SANDY, OREGON  
DATE OF PLOT: 3-18-22

# THE RIFFLE FOOD CARTS



BY:	REVISION	SHEET
DATE	NO.	C6
DESIGNED: RLM	OF	10
DRAWN: RLM	CHECKED: DLH	APPROVED: RLM
RENEWAL DATE: 12/31/2022		

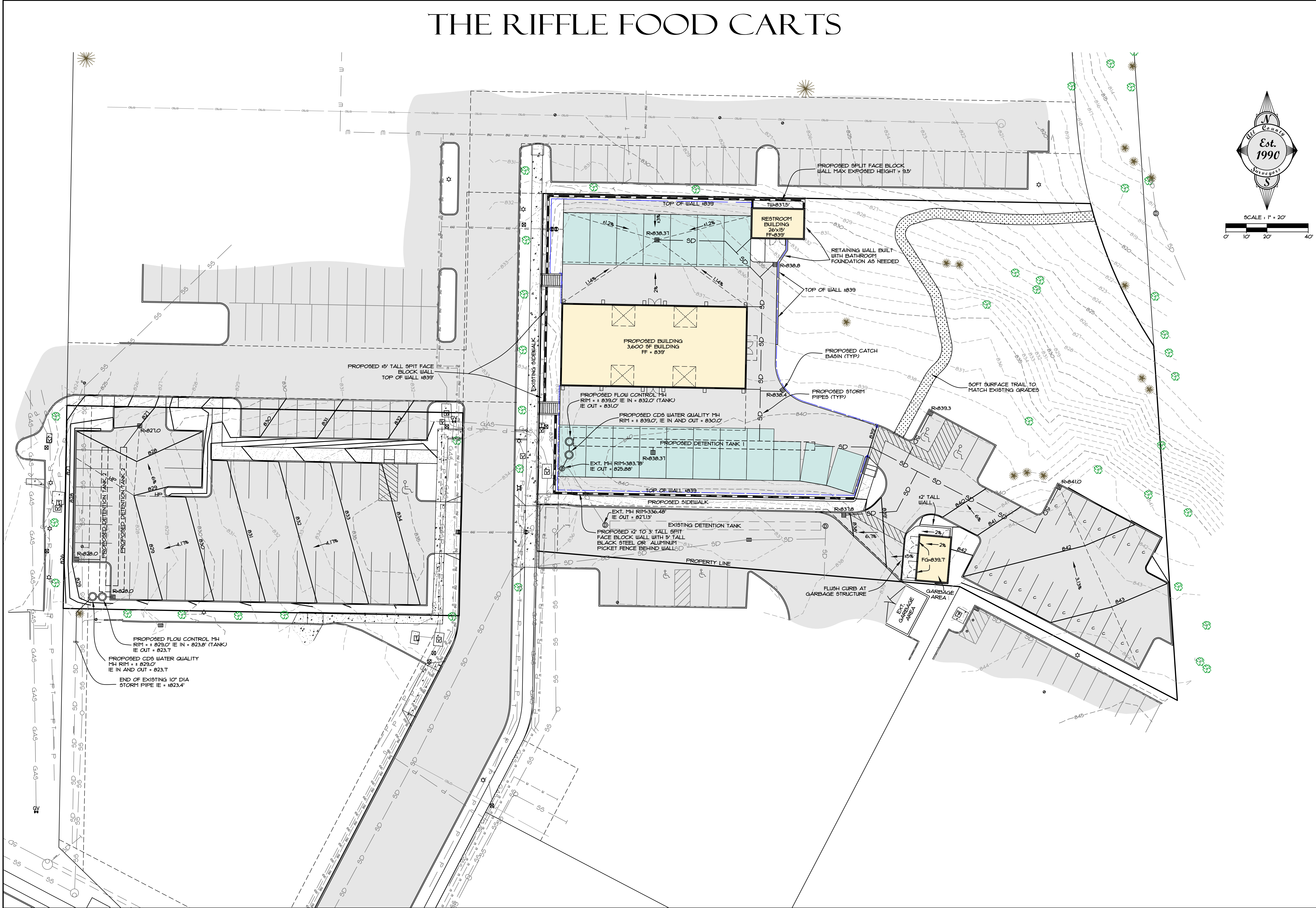
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HORIZ. 1" = 10'	DATE: 3-18-22	TWP. RANGE
FILE: 21-092 - Planning.dwg	SECTION	14
	RANGE	29
	4E	

**THE RIFFLE FOOD CARTS**  
**PRELIMINARY UTILITY PLAN**  
**TWIN CEDARS CENTER, SANDY, OREGON**

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

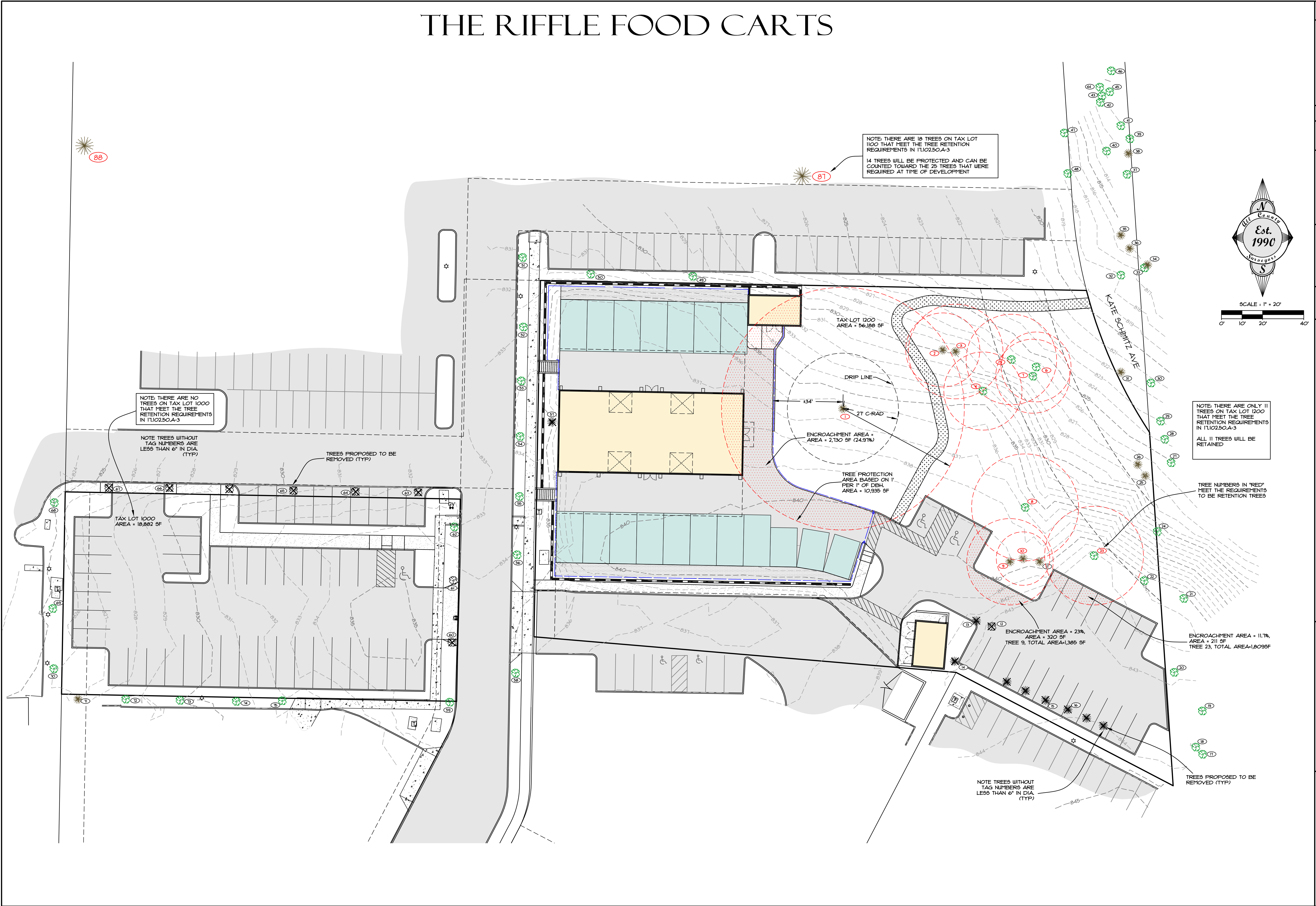
CLIENT:  
 TODD HOFFMAN  
 PO BOX 1016  
 SANDY, OR 97055  
 PHONE: 503-863-1131

# THE RIFFLE FOOD CARTS



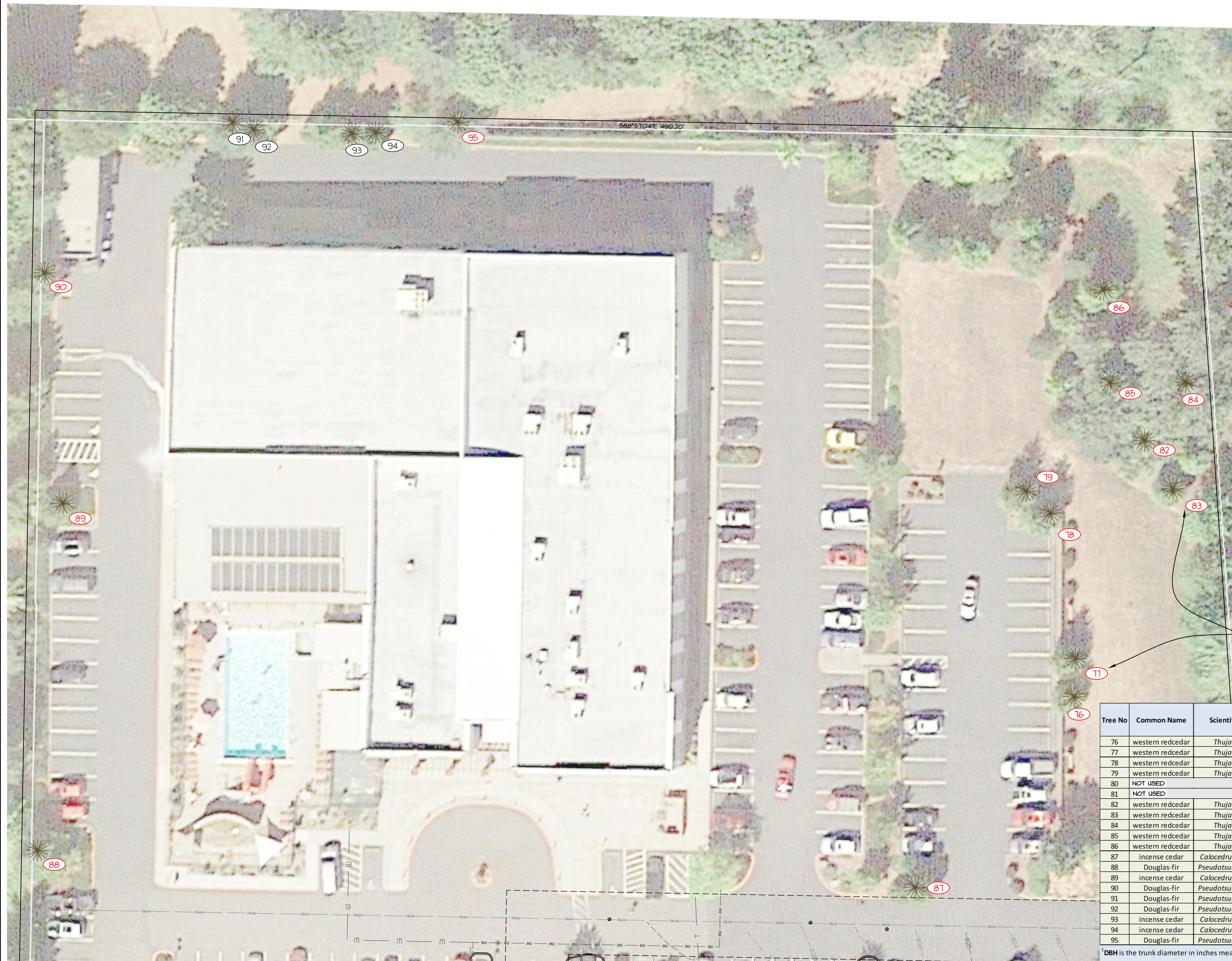
CLIENT: TODD HOFFMAN PO BOX 1016 SANDY, OR 97055 PHONE: 503-863-1131	PROJECT: <b>THE RIFFLE FOOD CARTS</b> PRELIMINARY GRADING AND STORMWATER PLAN	LOCATION: TWIN CEDARS CENTER, SANDY, OREGON	DATE: 3-18-22	SCALE: N/A	VERT: N/A	BY: -
			FILE: 21-092 - Planning.dwg	HORIZ: 1" = 20'	DATE: 3-18-22	REVISION: -
DATE: 12/31/2022	RENEWAL DATE: 12/31/2022	SECTION: 14	TWP: RANGE	LEGAL: 29	RANGE: 4E	DESIGNED: RLM
			SHEET <b>C7</b> OF <b>10</b>			

# THE RIFFLE FOOD CARTS



DATE		NO.	REVISION	BY	SHEET
DATE		NO.	REVISION	BY	8
DESIGNED: RLM		DRAWN: RLM		OF 10	
CHECKED: DLH		APPROVED: RLM			
RENEWAL DATE: 12/31/2022					
SCALE	VERT: N/A	HORIZ: 1" = 20'	DATE: 3-18-22	FILE: 21-092 - Planning.dwg	
SECTION: 14	RANGE: 29	4E			
PROJECT: THE RIFFLE FOOD CARTS TREE SURVEY (ONSITE)					
LOCATION: TWIN CEDARS CENTER, SANDY, OREGON					
<p>Surveyors &amp; Planners, Inc. Surveying, Planning and Civil Engineering P.O. Box 925, Sandy, OR 97055 Phone: (503) 668-4720 Fax: (503) 668-4720</p>					
CLIENT: TODD HOFFMAN PO BOX 1016 SANDY, OR 97055 PHONE: 503-863-1131					





NOTE: THERE ARE 18 TREES ON TAX LOT 1100 THAT MEET THE TREE RETENTION REQUIREMENTS IN 17.102.50.A-3  
 THE 14 TREES, SHOWN IN RED LABELS, WILL BE PROTECTED AND CAN BE COUNTED TOWARD THE 25 TREES THAT WERE REQUIRED AT TIME OF DEVELOPMENT

TREE SURVEY COMPLETED BY: TERAGAN & ASSOCIATES, INC.

Tree No	Common Name	Scientific Name	DBH <sup>1</sup>	C-Rad <sup>2</sup>	Condition <sup>3</sup>	Structure <sup>3</sup>	Tree Retention Option <sup>4</sup>	Comments
76	western redcedar	<i>Thuja plicata</i>	13	8	good	good	yes	
77	western redcedar	<i>Thuja plicata</i>	14	9	good	good	yes	
78	western redcedar	<i>Thuja plicata</i>	12	11	good	good	yes	
79	western redcedar	<i>Thuja plicata</i>	12	11	good	good	yes	
80	NOT USED							
81	NOT USED							
82	western redcedar	<i>Thuja plicata</i>	13	9	good	fair	yes	moderately one sided
83	western redcedar	<i>Thuja plicata</i>	11	10	good	good	yes	
84	western redcedar	<i>Thuja plicata</i>	11	12	good	fair	yes	codominant at 1' with included bark
85	western redcedar	<i>Thuja plicata</i>	14	12	good	good	yes	
86	western redcedar	<i>Thuja plicata</i>	11	11	good	fair	yes	codominant at 2' with included bark
87	incense cedar	<i>Calocedrus decurrens</i>	11	10	good	fair	yes	moderately one sided
88	Douglas-fir	<i>Pseudotsuga menziesii</i>	11	11	good	good	yes	
89	incense cedar	<i>Calocedrus decurrens</i>	12	10	good	good	yes	
90	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	15	good	good	yes	
91	Douglas-fir	<i>Pseudotsuga menziesii</i>	11	11	good	fair	yes	moderately one sided
92	Douglas-fir	<i>Pseudotsuga menziesii</i>	11	11	good	fair	yes	moderately one sided
93	incense cedar	<i>Calocedrus decurrens</i>	11	10	good	fair	yes	moderately one sided
94	incense cedar	<i>Calocedrus decurrens</i>	11	9	good	fair	yes	moderately one sided
95	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	13	good	fair	yes	codominant at 12'

<sup>1</sup>DBH is the trunk diameter in inches measured in accordance with International Society of Arboriculture standards.  
<sup>2</sup>C-Rad is the approximate crown radius in feet.  
<sup>3</sup>Condition and Structure ratings range from very poor, poor, fair, to good.  
<sup>4</sup>Tree meets the requirements to be a Retention Tree Per 17.102.50.A-3 Trees proposed for retention shall be healthy and likely to grow to maturity. Per City of Sandy, only trees in good health condition are eligible to meet this standard.

PROFESSIONAL ENGINEER  
 STATE OF OREGON  
 No. 10000  
 RAY L. WOODRICK  
 RENEWAL DATE: 12/31/2022

DESIGNED: RLM  
 DRAWN: RLM  
 CHECKED: DLH  
 APPROVED: RLM

DATE: -- --  
 REVISION: -- --  
 BY: --

SHEET 10 OF 10

SCALE: VERT: N/A  
 HORIZ: 1" = 20'

DATE: 3-18-22  
 FILE: 21-092 - Planning.dwg

SECTION	TWP.	RANGE
14	29	4E

PROJECT: THE RIFFLE FOOD CARTS  
 TREE SURVEY (OFF-SITE)

LOCATION: TWIN CEDARS CENTER, SANDY, OREGON

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

CLIENT: TODD HOFFMAN  
 PO BOX 1016  
 SANDY, OR 97055  
 PHONE: 503-863-1131

Tree No	Common Name	Scientific Name	DBH <sup>1</sup>	C-Rad <sup>2</sup>	Condition <sup>3</sup>	Structure <sup>3</sup>	Tree Retention Option <sup>4</sup>	Comments
1	western redcedar	<i>Thuja plicata</i>	59	27	good	fair	yes	codominant at 6' with included bark, multiple leaders in crown
2	bigleaf maple	<i>Acer macrophyllum</i>	18	21	good	fair	yes	one sided
3	Douglas-fir	<i>Pseudotsuga menziesii</i>	23	19	good	fair	yes	one sided
4	bigleaf maple	<i>Acer macrophyllum</i>	19	20	good	fair	yes	one sided, upright competing leaders, sloughing bark at lower trunk
5	bigleaf maple	<i>Acer macrophyllum</i>	22	29	good	fair	yes	one sided, upright competing leaders, surface root damage
6	bigleaf maple	<i>Acer macrophyllum</i>	17	22	good	fair	yes	one sided
7	bigleaf maple	<i>Acer macrophyllum</i>	18,7	22	good	fair	yes	one sided, upright competing leaders, codominant at ground level, wound at lower trunk and surface roots
8	bigleaf maple	<i>Acer macrophyllum</i>	26	24	good	fair	yes	multiple upright leaders with included bark, bark damage at lower trunk
9	western redcedar	<i>Thuja plicata</i>	21	17	good	fair	yes	overtopped by adjacent trees
10	western redcedar	<i>Thuja plicata</i>	13	11	good	fair	yes	overtopped by adjacent trees, codominant at 7' with included bark
11	bigleaf maple	<i>Acer macrophyllum</i>	23,16,16,15,13	26	fair	fair	no	stump sprout with decay at lower trunk
12	black cottonwood	<i>Populus trichocarpa</i>	23	15	poor	poor	no	codominant at 18', east stem failed, visible decay
13	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	27	fair	fair	no	moderately one sided, dead top
14	Douglas-fir	<i>Pseudotsuga menziesii</i>	23	15	fair	fair	no	lost top, moderately thin crown
15	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	10	good	good	no	
16	incense cedar	<i>Calocedrus decurrens</i>	7	7	good	good	no	
17	black cottonwood	<i>Populus trichocarpa</i>	7,7,6	17	fair	fair	no	multiple leaders at ground level, one sided, significant lean southwest
18	black cottonwood	<i>Populus trichocarpa</i>	6	7	fair	fair	no	overtopped by adjacent trees
19	black cottonwood	<i>Populus trichocarpa</i>	16,12	18	fair	fair	no	codominant at ground level
20	black cottonwood	<i>Populus trichocarpa</i>	16,14	12	poor	poor	no	codominant at ground level, west stem failed at 6', east stem top failed
21	bigleaf maple	<i>Acer macrophyllum</i>	13	22	good	fair	yes	one sided
22	black cottonwood	<i>Populus trichocarpa</i>	23	24	fair	fair	no	moderately thin crown, large wound with decay at lower trunk
23	bigleaf maple	<i>Acer macrophyllum</i>	24	25	good	fair	yes	moderately one sided, multiple upright competing leaders
24	bigleaf maple	<i>Acer macrophyllum</i>	24	19	good	fair	yes	multiple upright competing leaders
25	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	7	fair	fair	no	overtopped by adjacent trees, moderately suppressed
26	sweet cherry	<i>Prunus avium</i>	15	15	good	fair	no	one sided
27	sweet cherry	<i>Prunus avium</i>	13	12	good	fair	no	one sided, 35% live crown ratio
28	sweet cherry	<i>Prunus avium</i>	9	12	good	fair	no	one sided, marginal trunk taper
29	bigleaf maple	<i>Acer macrophyllum</i>	17	17	good	fair	yes	multiple upright competing leaders
30	sweet cherry	<i>Prunus avium</i>	17	13	good	fair	no	one sided
31	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	15	good	fair	yes	moderately one sided
32	sweet cherry	<i>Prunus avium</i>	10	11	fair	fair	no	overtopped by adjacent trees, significant lean
33	sweet cherry	<i>Prunus avium</i>	6	6	fair	fair	no	overtopped by adjacent trees, significant lean
34	bigleaf maple	<i>Acer macrophyllum</i>	26,19,11,11,9,9	26	fair	fair	no	multiple leaders at ground level, one sided, smaller failed leaders
35	western redcedar	<i>Thuja plicata</i>	21	19	good	fair	yes	bowed lower trunk
36	sweet cherry	<i>Prunus avium</i>	9	10	fair	fair	no	one sided, overtopped by adjacent trees, significant lean
37	sweet cherry	<i>Prunus avium</i>	10	7	fair	fair	no	one sided, overtopped by adjacent trees, significant lean
38	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	15	good	fair	yes	moderately one sided
39	sweet cherry	<i>Prunus avium</i>	6	6	fair	fair	no	one sided, overtopped by adjacent trees, significant lean
40	bigleaf maple	<i>Acer macrophyllum</i>	10	13	fair	fair	no	one sided, overtopped by adjacent trees, wound at lower trunk

TREE SURVEY COMPLETED BY: TERAGAN & ASSOCIATES, INC.

41	bigleaf maple	<i>Acer macrophyllum</i>	10	15	fair	fair	no	overtopped by adjacent trees, moderately suppressed
42	bigleaf maple	<i>Acer macrophyllum</i>	11	20	good	fair	yes	one sided, significant lean west
43	bigleaf maple	<i>Acer macrophyllum</i>	16	20	good	fair	yes	one sided, significant lean west
44	bigleaf maple	<i>Acer macrophyllum</i>	8	12	fair	fair	no	overtopped by adjacent trees, one sided, significant lean west
45	bigleaf maple	<i>Acer macrophyllum</i>	19	23	good	fair	yes	moderately one sided, multiple leaders
46	bigleaf maple	<i>Acer macrophyllum</i>	14	28	good	fair	yes	one sided
47	Freeman maple	<i>Acer x freemanii</i>	6	15	good	fair	no	one sided, multiple leaders
48	Freeman maple	<i>Acer x freemanii</i>	7	17	good	fair	no	one sided, multiple leaders, wounded at lower trunk
49	Norway maple	<i>Acer platanoides</i>	6	8	fair	fair	no	multiple leaders, significant sunscald
50	Norway maple	<i>Acer platanoides</i>	6	10	good	fair	no	multiple leaders, significant sunscald
51	Freeman maple	<i>Acer x freemanii</i>	6	9	good	fair	no	multiple leaders
52	Freeman maple	<i>Acer x freemanii</i>	8	11	good	fair	no	multiple leaders
53	Freeman maple	<i>Acer x freemanii</i>	7	9	good	fair	no	multiple leaders
54	Freeman maple	<i>Acer x freemanii</i>	7	9	good	fair	no	multiple leaders
55	Freeman maple	<i>Acer x freemanii</i>	6	7	good	fair	no	multiple leaders
56	Freeman maple	<i>Acer x freemanii</i>	8	15	good	fair	no	multiple leaders
57	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	8	good	good	no	
58	Freeman maple	<i>Acer x freemanii</i>	6	8	good	fair	no	multiple leaders
59	Freeman maple	<i>Acer x freemanii</i>	12	12	good	fair	yes	multiple leaders
60	Freeman maple	<i>Acer x freemanii</i>	9	13	good	fair	no	multiple leaders
61	Freeman maple	<i>Acer x freemanii</i>	10	13	good	fair	no	multiple leaders
62	Freeman maple	<i>Acer x freemanii</i>	7	11	good	fair	no	multiple leaders
63	Freeman maple	<i>Acer x freemanii</i>	6	8	good	fair	no	multiple leaders
64	Freeman maple	<i>Acer x freemanii</i>	8	11	good	fair	no	multiple leaders
65	Freeman maple	<i>Acer x freemanii</i>	7	9	good	fair	no	multiple leaders
66	Freeman maple	<i>Acer x freemanii</i>	6	8	good	fair	no	multiple leaders
67	Freeman maple	<i>Acer x freemanii</i>	6	7	good	fair	no	multiple leaders
68	pin oak	<i>Quercus palustris</i>	16	20	good	fair	yes	branches with high aspect ratios, small twig dieback
69	linden	<i>Tilia sp.</i>	12	14	good	fair	yes	multiple leaders at 3' with included bark
70	pin oak	<i>Quercus palustris</i>	22	20	good	good	yes	
71	incense cedar	<i>Calocedrus decurrens</i>	7	9	good	good	no	
72	redbud	<i>Cercis canadensis</i>	7	10	good	fair	no	multiple leaders
73	redbud	<i>Cercis canadensis</i>	8	11	good	fair	no	multiple leaders
74	redbud	<i>Cercis canadensis</i>	7	9	good	fair	no	multiple leaders
75	redbud	<i>Cercis canadensis</i>	6	10	good	fair	no	multiple leaders

<sup>1</sup>DBH is the trunk diameter in inches measured in accordance with International Society of Arboriculture standards.

<sup>2</sup>C-Rad is the approximate crown radius in feet.

<sup>3</sup>Condition and Structure ratings range from very poor, poor, fair, to good.

<sup>4</sup>Tree meets the requirements to be a Retention Tree Per 17.102.50.A-3 Trees proposed for retention shall be healthy and likely to grow to maturity. Per City of Sandy, only trees in good health condition are eligible to meet this standard.

BY: _____	REVISION: _____	SHEET: <b>C10</b>
DATE: _____	NO. _____	OF 10
DESIGNED: RLM	DRAWN: RLM	CHECKED: DLH
APPROVED: RLM		
SCALE: VERT: N/A	HORIZ: 1" = 20'	LEGAL: RANGE 4E
DATE: 3-18-22	FILE: 21-092 - Planning.dwg	SECTION: TWP. 29
		RANGE 14
<b>THE RIFFLE FOOD CARTS</b> DETAILED TREE INFORMATION TWIN CEDARS CENTER, SANDY, OREGON		
CLIENT: TODD HOFFMAN PO BOX 1016 SANDY, OR 97055 PHONE: 503-863-1131		