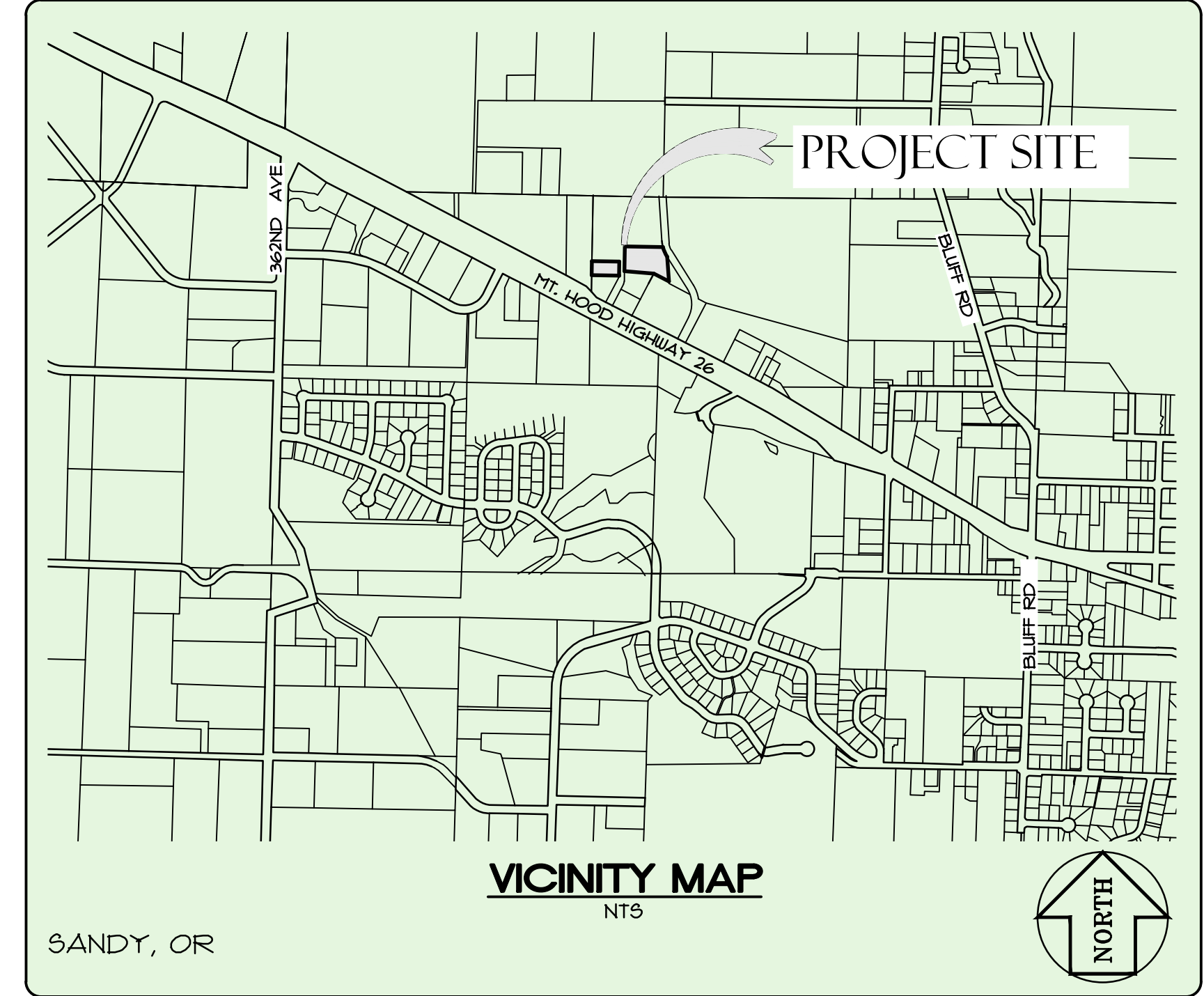


EXHIBIT C THE RIFFLE FOOD CARTS

A PREMIER 18-SPACE 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 25 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 25 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 SKOUHEDA
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.	OF
		10
DESIGNED: RLM	DRAWN: RLM	CHECKED: DLH
APPROVED: RLM		

SCALE	VERT. N/A	HORIZ. 1" = 50'
DATE:	4-18-22	
FILE:	21-092 - Planning.dwg	
SECTION	TWP.	RANGE
14	29	4E

THE RIFFLE FOOD CARTS
COVER SHEET

PROJECT: TWIN CEDARS CENTER, SANDY, OREGON

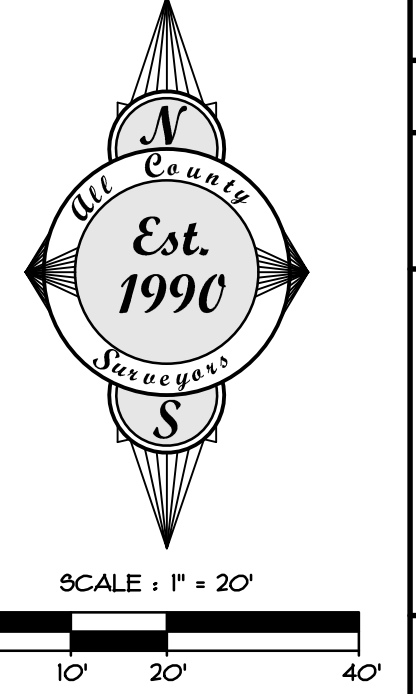
Surveyors & Planners, Inc.
Surveying, Planning and
Civil Engineering
P.O. Box 955, Sandy, OR 97055
Phone: (503) 668-3151
Fax: (503) 668-4730

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	LEGAL: _____
HORIZ: 1" = 20'	DATE: 4-18-22	TWP: _____
FILE: 21-092 - Planning.dwg		RANGE: _____
		SECTION: 14
		RANGE: 29
		4E

**THE RIFFLE FOOD CARTS
TOPOGRAPHIC SURVEY**

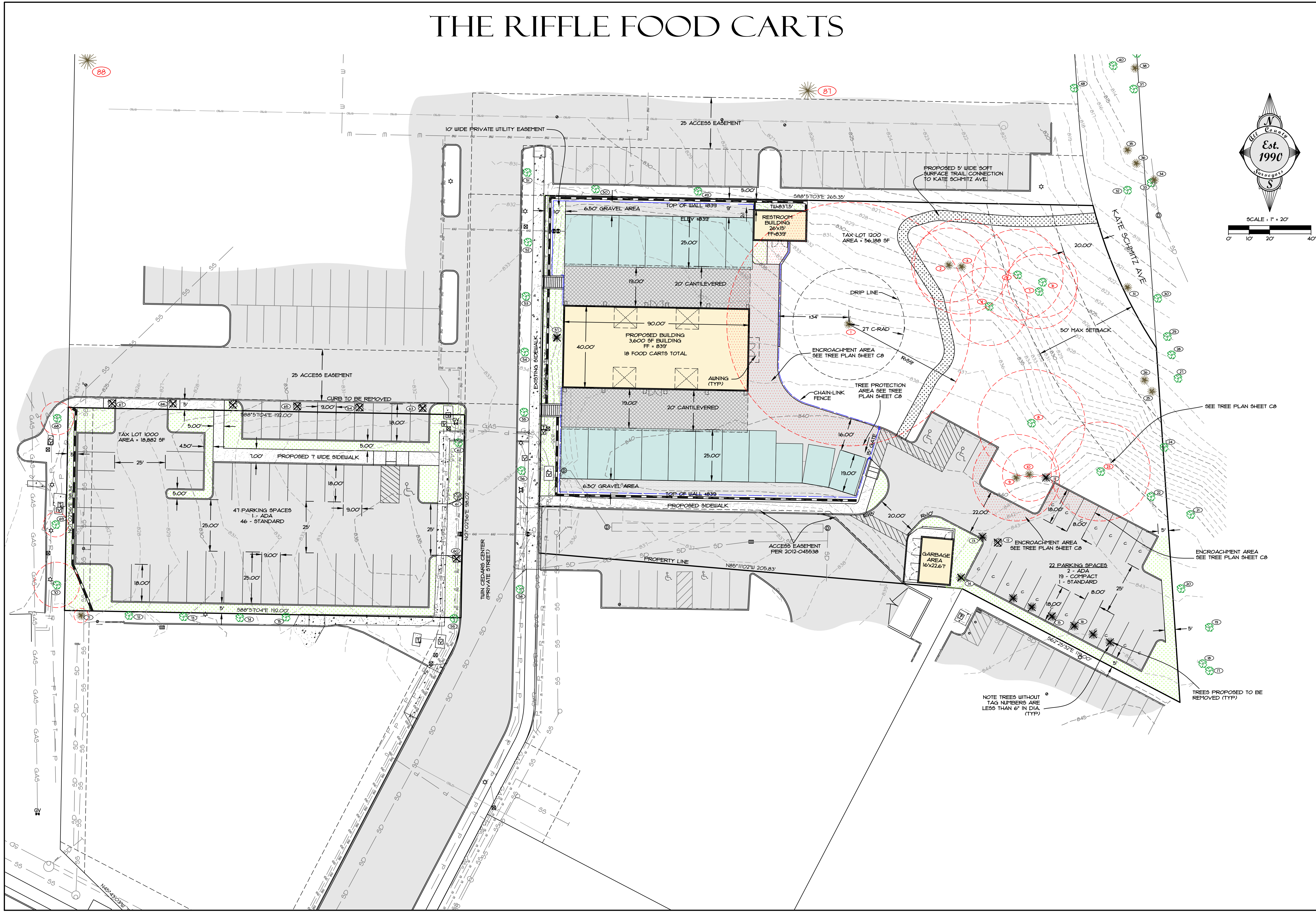
PROJECT: _____

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) 668-4720

CLIENT:
TODD HOFFMAN
PO BOX 1016
SANDY, OR 97055
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THE RIFFLE FOOD CARTS



DATE	NO.	REVISION	BY
			SHEET C3 OF 10
DESIGNED:	RLM	DRAWN:	RLM
CHECKED:	DLH	APPROVED:	RLM
RENEWAL DATE: 12/31/2022			FILE: 21-092 - Planning.dwg

SCALE	VERT.	HORIZ.	DATE
N/A	1" = 20'	4" = 20'	4-18-22
SECTION	TWP.	RANGE	LEGAL
14	29	4E	

THE RIFFLE FOOD CARTS
OVERALL SITE PLAN

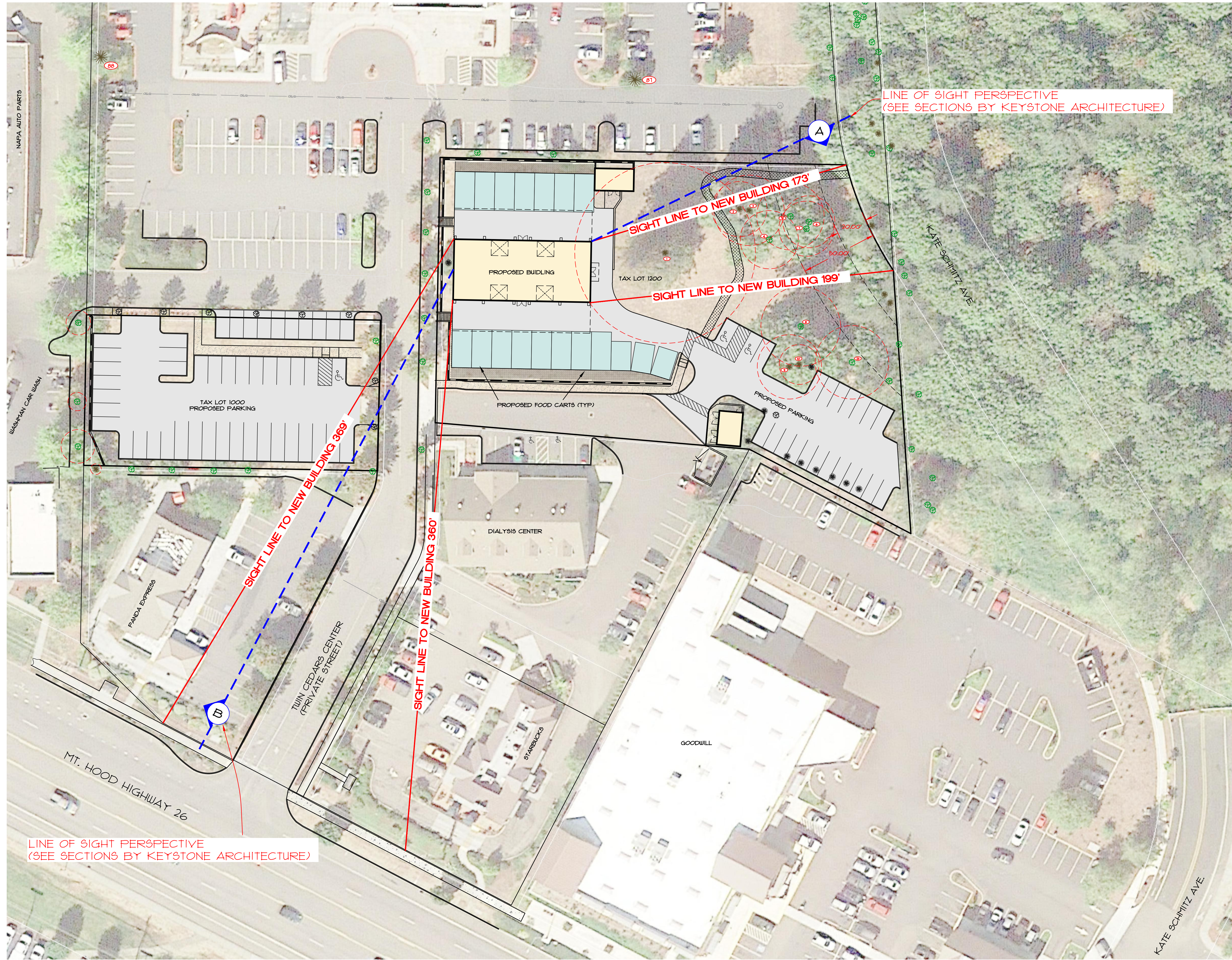
PROJECT: **TWIN CEDARS CENTER, SANDY, OREGON**

LOCATION: TWIN CEDARS CENTER, SANDY, OREGON

Surveyors & Planners, Inc.
 Surveying, Planning and
 Civil Engineering
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 Phone: (503) 668-4731
 Fax: (503) 668-4730

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

THE RIFFLE FOOD CARTS



DATE	NO.	REVISION	BY	SHEET
				C4
DESIGNED:	RLM			OF
DRAWN:	RLM			10
CHECKED:	DLH			
APPROVED:	RLM			

SCALE	VERT.	N/A
HORIZ.	1" = 30'	
DATE:	4-18-22	
FILE:	21-092 - Planning.dwg	
SECTION	TWP.	RANGE
14	29	4E

PROJECT: **THE RIFFLE FOOD CARTS**
BUILDING SETBACKS

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

All County 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

THE RIFFLE FOOD CARTS

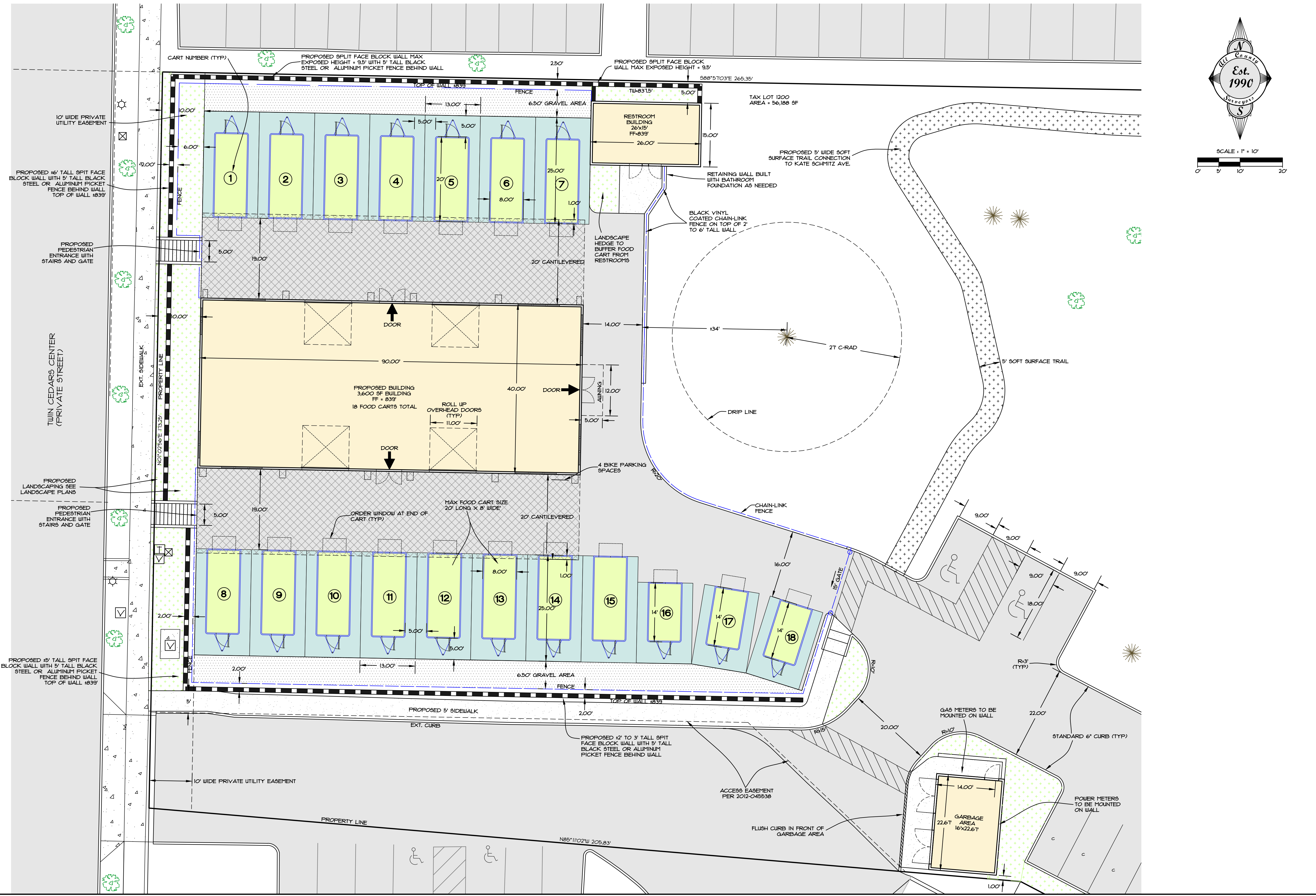
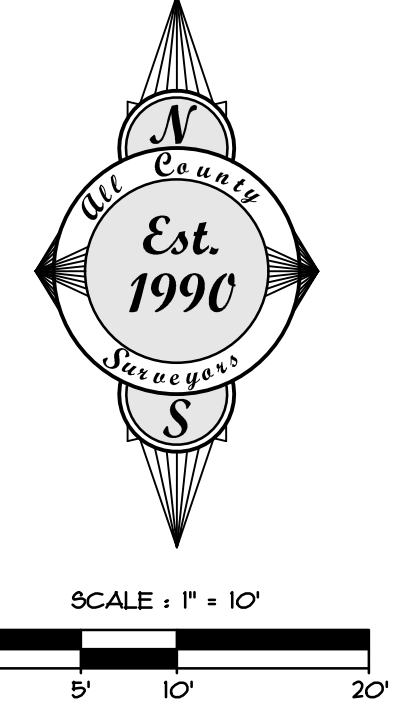
SHEET

C5

OF 10

BY	
REVISION	
DATE	
NO.	
DESIGNED	RLM
DRAWN	RLM
CHECKED	DLH
APPROVED	RLM
	
RENEWAL DATE	12/31/2022

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



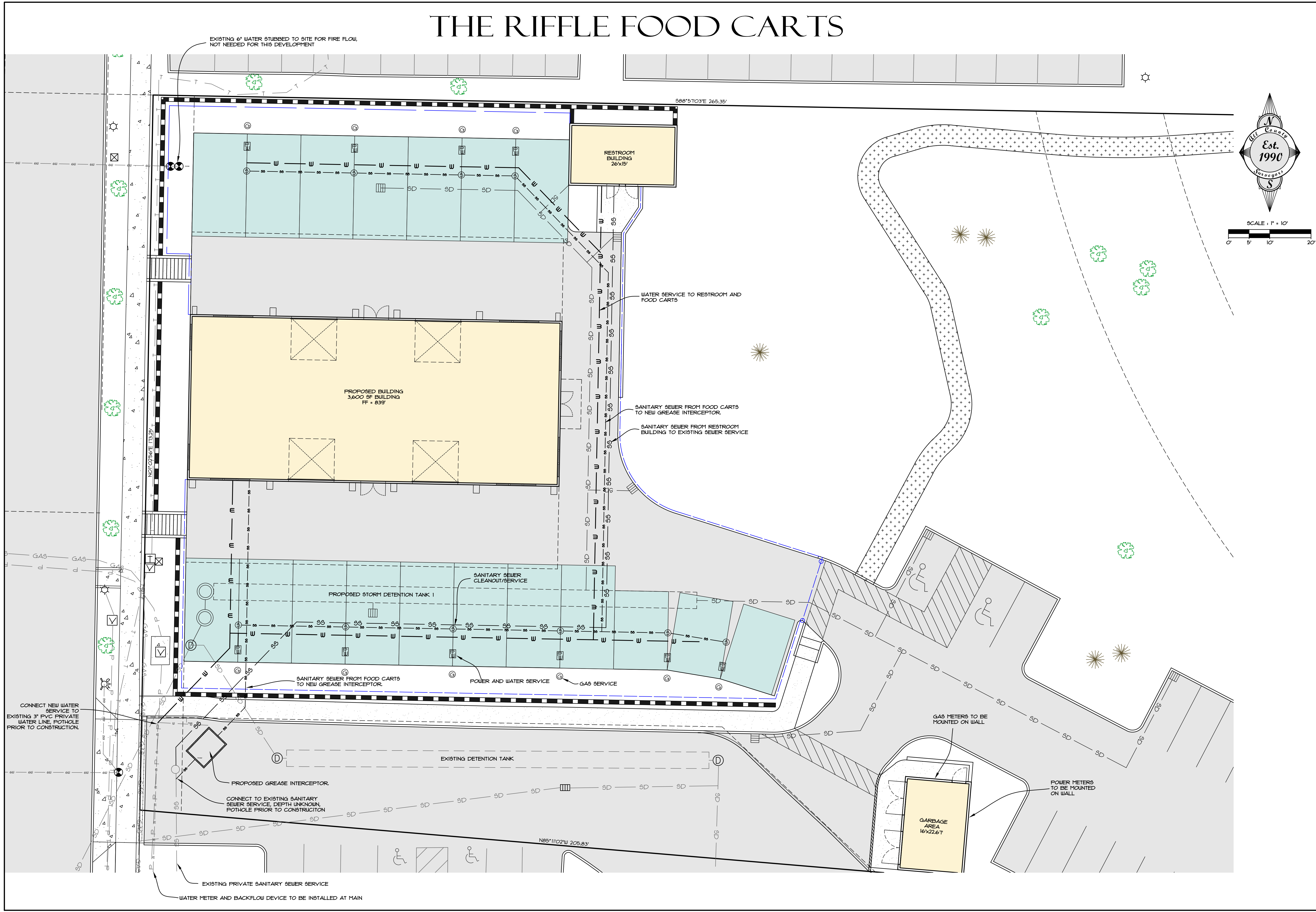
THE RIFFLE FOOD CARTS
DETAILED SITE PLAN

PROJECT: THE RIFFLE FOOD CARTS
LOCATION: TWIN CEDARS CENTER, SANDY, OREGON

Surveyors & Planners, Inc.
Surveying, Planning and
Civil Engineering
P.O. Box 925, Sandy, OR 97055
Phone: (503) 668-4721
Fax: (503) 668-4720

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

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		

SCALE	VERT. N/A	LEGAL
HORIZ. 1" = 10'	DATE: 4-18-22	TWP. RANGE
FILE: 21-092 - Planning.dwg	SECTION 14	29 4E

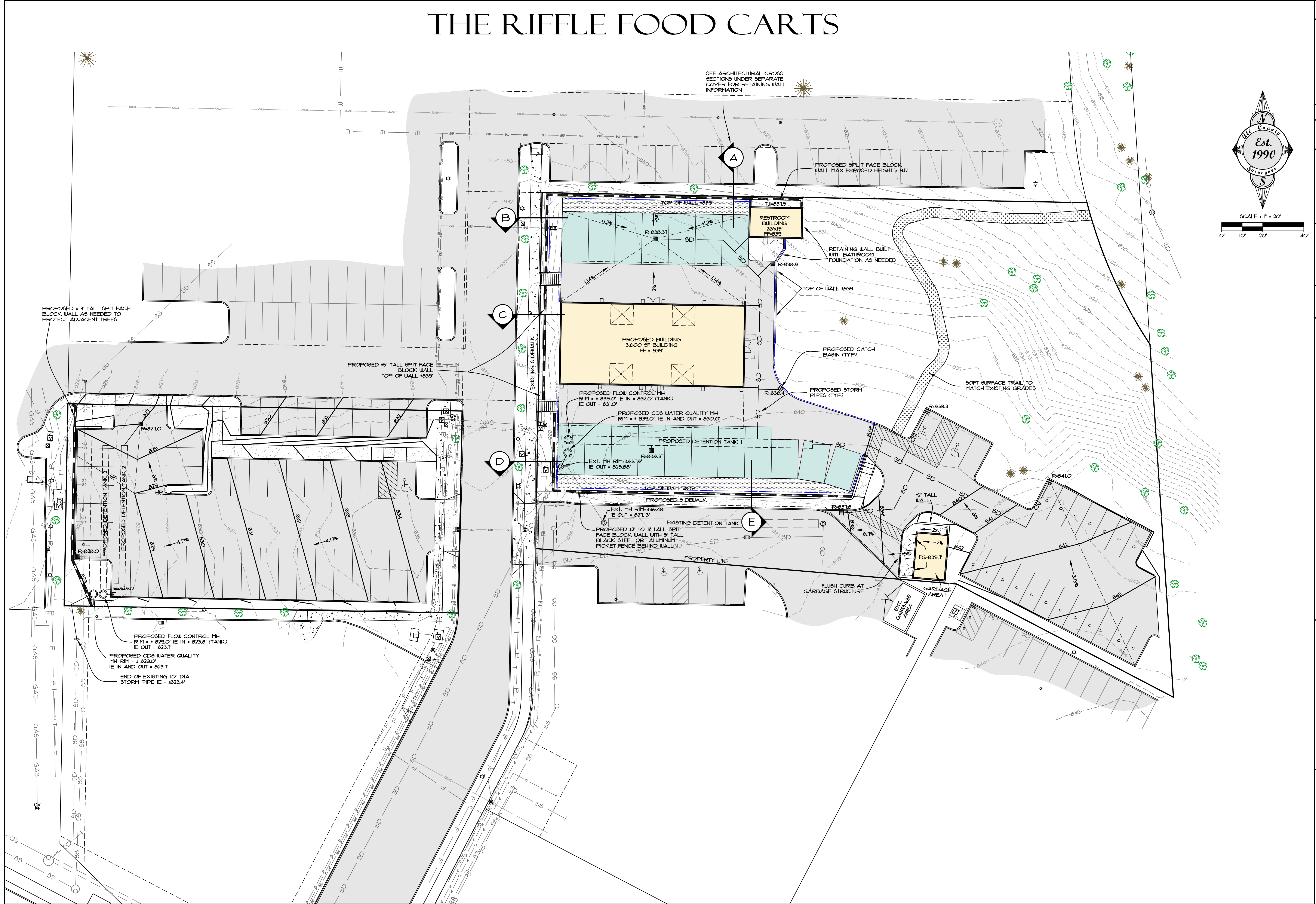
PROJECT: **THE RIFFLE FOOD CARTS**
PRELIMINARY UTILITY PLAN

LOCATION: **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



BY:	REVISION:	SHEET
DATE:	NO.:	C7
DESIGNED:	OF	10
DRAWN:	RLM	
CHECKED:	DLH	
APPROVED:	RLM	

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

THE RIFFLE FOOD CARTS
 PRELIMINARY GRADING
 AND STORMWATER PLAN

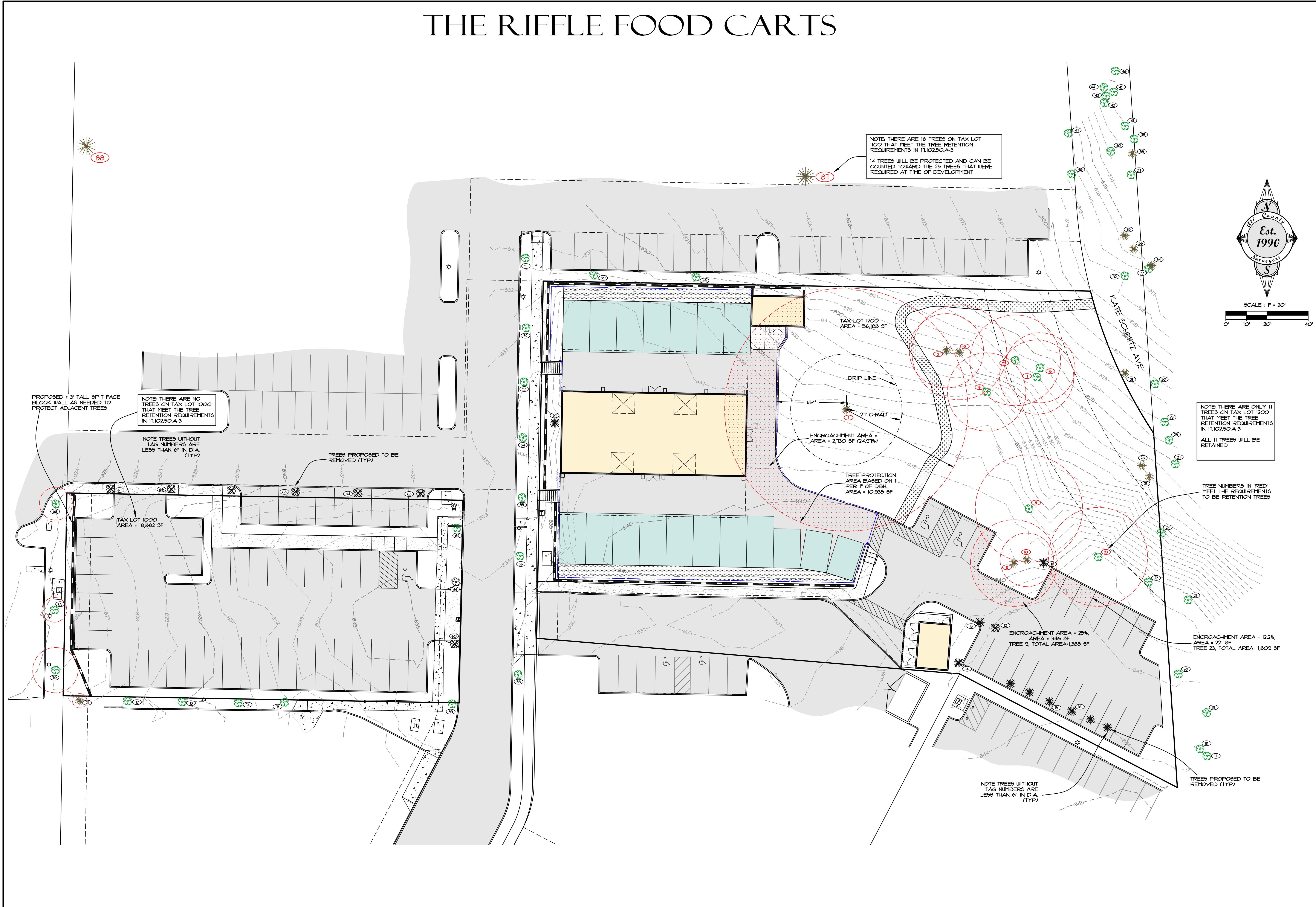
PROJECT:

LOCATION: TWIN CEDARS CENTER, SANDY, OREGON

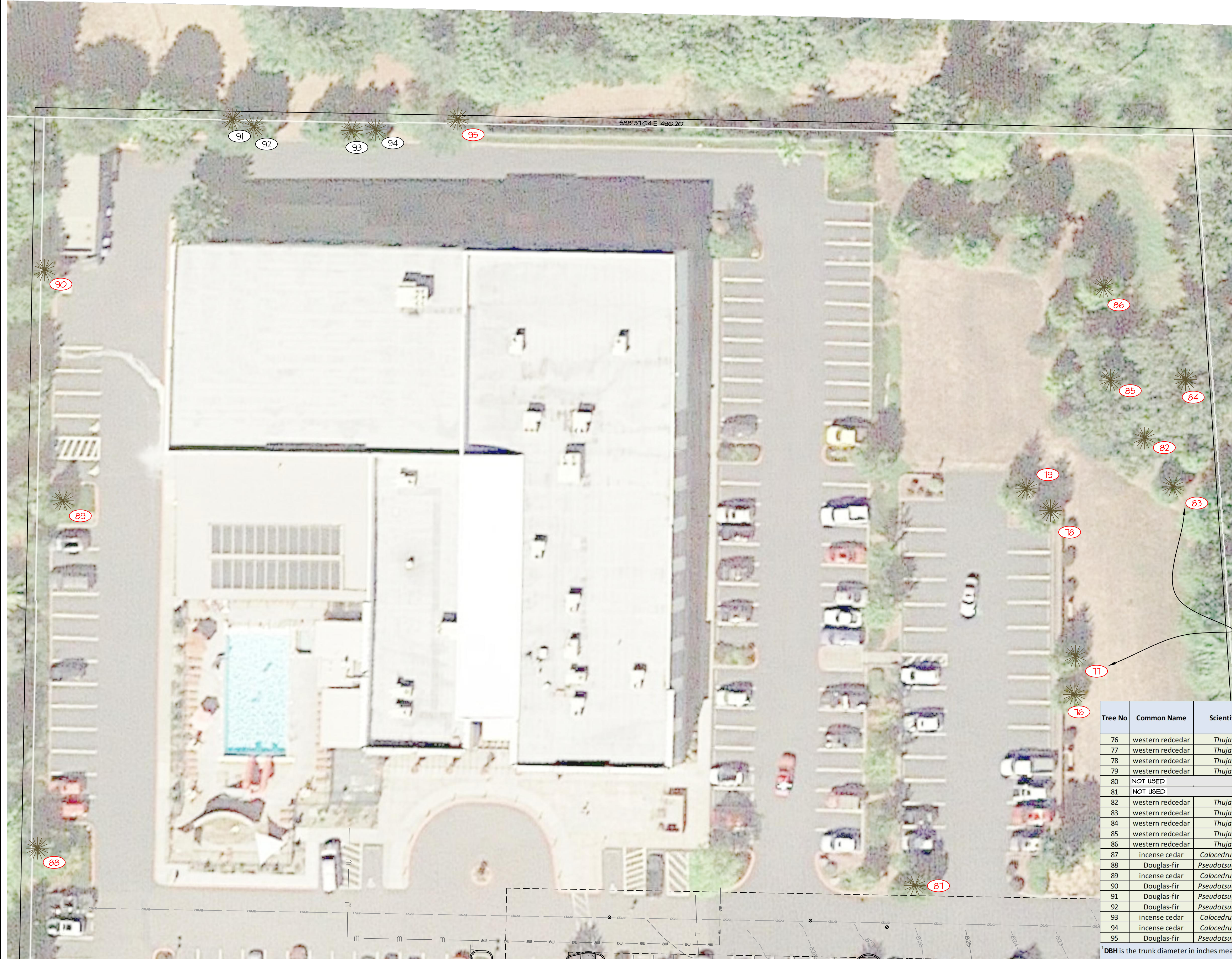
Surveyors & Planners, Inc.
 Surveying, Planning and
 Civil Engineering
 P.O. Box 925, Sandy, OR 97055
 Phone: (503) 668-4751
 Fax: (503) 668-4720

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

THE RIFFLE FOOD CARTS



<p>CLIENT: TODD HOFFMAN PO BOX 1016 SANDY, OR 97055 PHONE: 503-863-1131</p>	<p>DATE: 4-18-22</p>		<p>BY: [Signature]</p>	<p>PROJECT: THE RIFFLE FOOD CARTS TREE SURVEY (ONSITE)</p> <p>LOCATION: TWIN CEDARS CENTER, SANDY, OREGON</p>
	<p>DATE: 4-18-22</p>		<p>REVISION: [Signature]</p>	
	<p>FILE: 21-092 - Planning.dwg</p>		<p>DESIGNED: RLM</p>	
	<p>SECTION: 14</p>		<p>DRAWN: RLM</p>	
<p>ENCROACHMENT AREA = 12.2%, AREA = 221 SF</p>		<p>SCALE: 1" = 20'</p>		<p>DATE OF PLOT: 4-18-22</p>
<p>ENCROACHMENT AREA = 25%, AREA = 346 SF</p>		<p>VERT: N/A</p>		
<p>ENCROACHMENT AREA = 346 SF</p>		<p>HORIZ: 1" = 20'</p>		
<p>ENCROACHMENT AREA = 1,305 SF</p>		<p>DATE: 4-18-22</p>		
<p>ENCROACHMENT AREA = 1,809 SF</p>		<p>FILE: 21-092 - Planning.dwg</p>		<p>PROFESSIONAL ENGINEER STATE OF OREGON RAY L. WOODS RENEWAL DATE: 12/31/2022</p>
<p>TREE 9, TOTAL AREA = 1,305 SF</p>		<p>LEGAL: [Signature]</p>		
<p>TREE 23, TOTAL AREA = 1,809 SF</p>		<p>TWP: RANGE</p>		
<p>TREES PROPOSED TO BE REMOVED (TYP)</p>		<p>SECTION: 14</p>		
<p>TREES WITHOUT TAG NUMBERS ARE LESS THAN 6" IN DIA. (TYP)</p>		<p>SECTION: 14</p>		<p>CLIENT: TODD HOFFMAN PO BOX 1016 SANDY, OR 97055 PHONE: 503-863-1131</p>
<p>TREES PROPOSED TO BE REMOVED (TYP)</p>		<p>RANGE: 29</p>		
<p>TREES PROPOSED TO BE REMOVED (TYP)</p>		<p>4E</p>		
<p>TREES PROPOSED TO BE REMOVED (TYP)</p>		<p>DATE OF PLOT: 4-18-22</p>		



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 ¹	C-Rad ²	Condition ³	Structure ³	Tree Retention Option ⁴	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'

¹DBH is the trunk diameter in inches measured in accordance with International Society of Arboriculture standards.
²C-Rad is the approximate crown radius in feet.
³Condition and Structure ratings range from very poor, poor, fair, to good.
⁴Tree 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 SEAL
 REGISTERED PROFESSIONAL ENGINEER
 No. 10000
 State of Oregon
 Teragan & Associates, Inc.
 Teragan
 P.E. No. 10000
 Renewal Date: 12/31/2022

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

DATE	NO.	REVISION	BY

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

SHEET	10
OF	10

DATE OF PLOT: 4-18-22

Tree No	Common Name	Scientific Name	DBH ¹	C-Rad ²	Condition ³	Structure ³	Tree Retention Option ⁴	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

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

²C-Rad is the approximate crown radius in feet.

³Condition and Structure ratings range from very poor, poor, fair, to good.

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