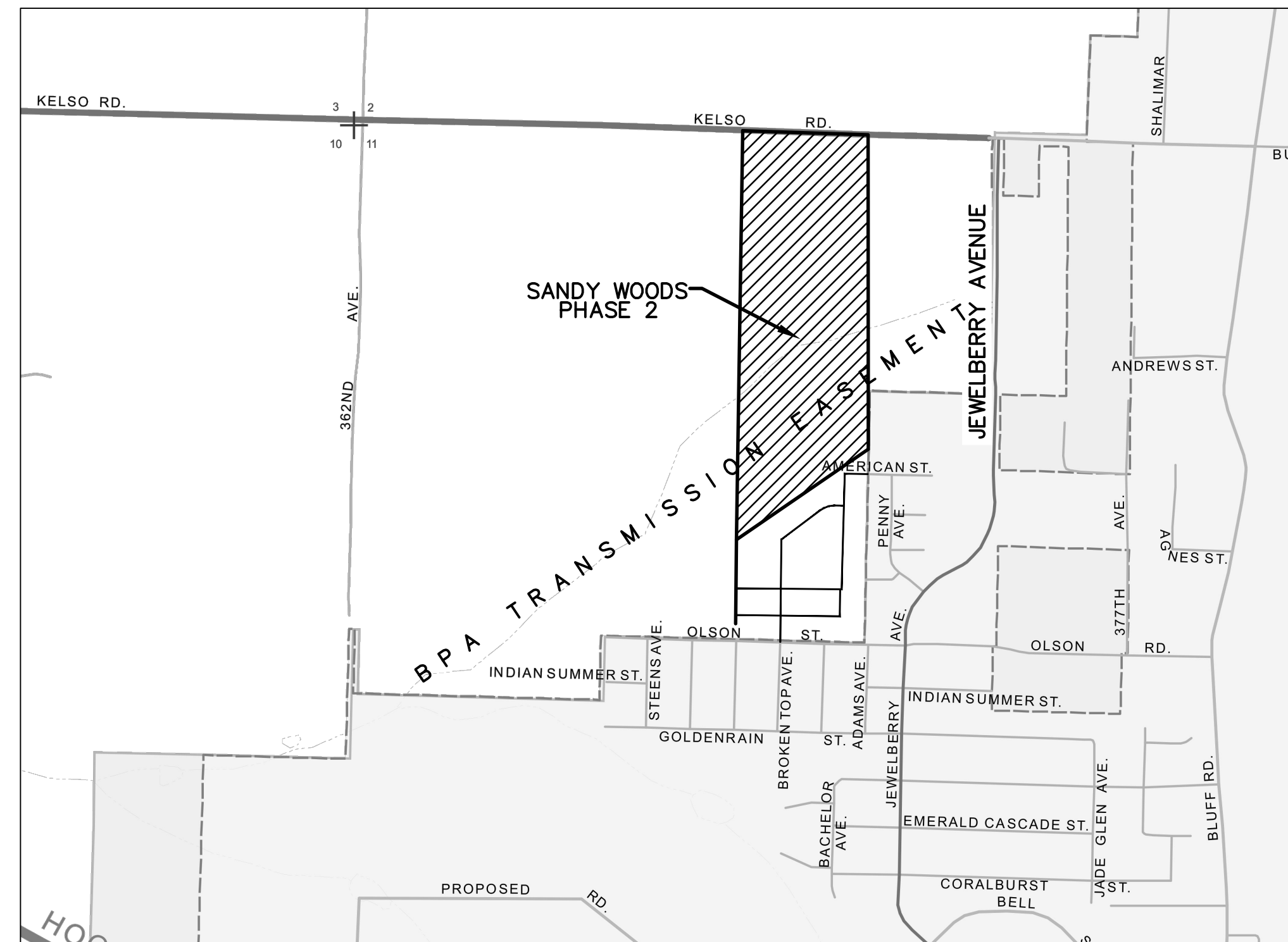


# Exhibit C

# TENTATIVE PLANS FOR SANDY WOODS 2

CITY OF SANDY, CLACKAMAS COUNTY, OREGON

JUNE, 2021



## INDEX

| SHEET | DESCRIPTION                      |
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OWNER:  
**Silver V Construction**  
 10117 SE SUNNYSIDE RD, SUITE F1178  
 CLACKAMAS, OR 97015  
 EMAIL: rosemontdevelopment@gmail.com  
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ENGINEER:  
**SISUL ENGINEERING**  
 375 PORTLAND AVENUE  
 GLADSTONE, OREGON 97027  
 (503) 657-0188

MOST RECENT REVISION TO  
 THIS SET OF PLANS:  
7/29/2021

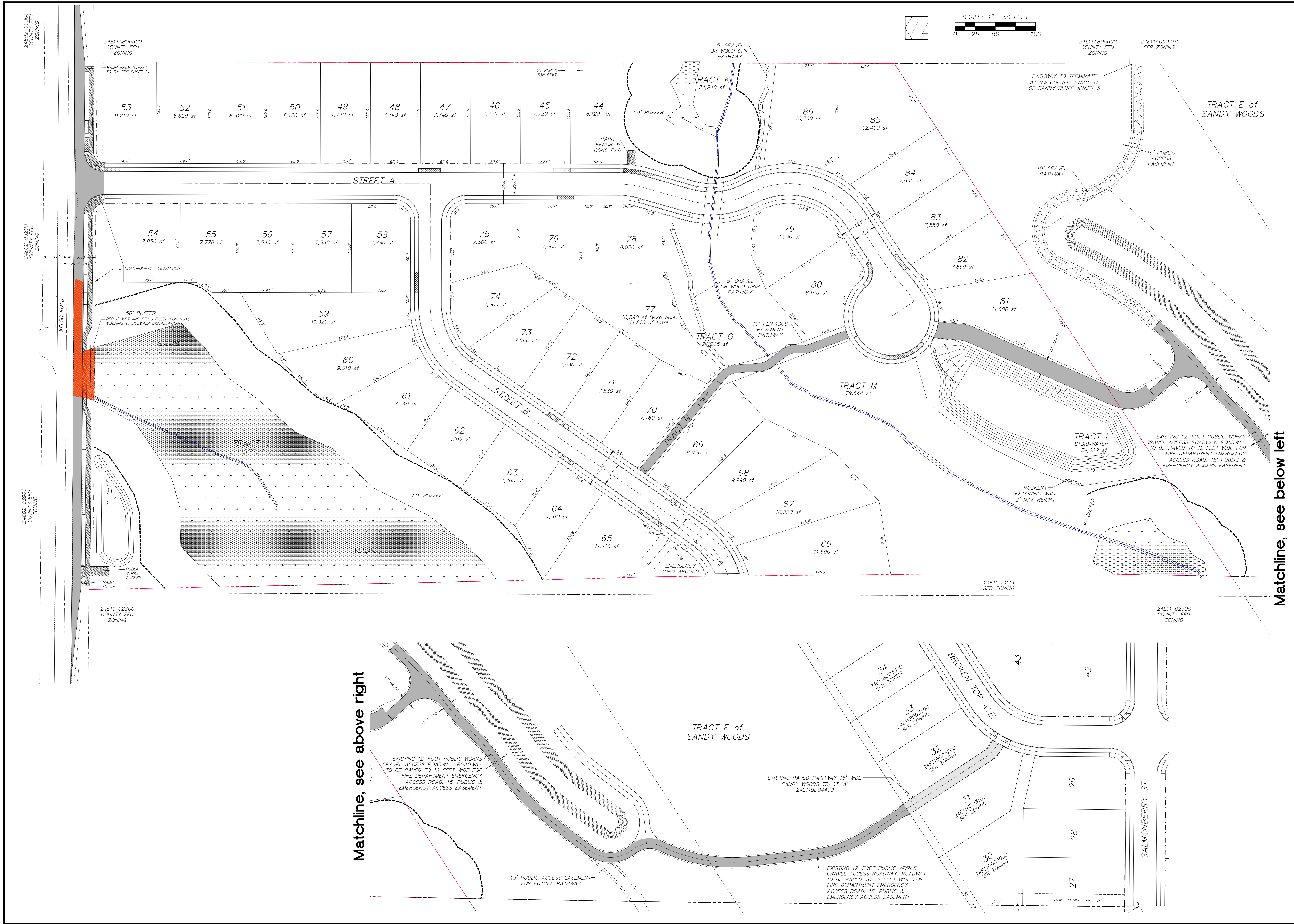
| REVISIONS  | BY         |
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| REVISE PER COMPLETENESS CHECK & COUNTY DESIGN MODIFICATION APPROVAL. | PS 7.29.21 |
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**Sandy Woods 2  
Rosemont Development**

**Site Plan**

**SISUL ENGINEERING**  
375 PORTLAND AVENUE  
GLADSTONE, OREGON 97027  
(503) 657-0188  
DRAWING: Sandy Woods 2\_subdivision\_DR\_current.dwg

DATE MAY, 2021  
SCALE 1" = 50'  
DRAWN PS  
JOB SGL19-042  
SHEET **1**  
OF 15 SHEETS



Matchline, see below left

Matchline, see above right

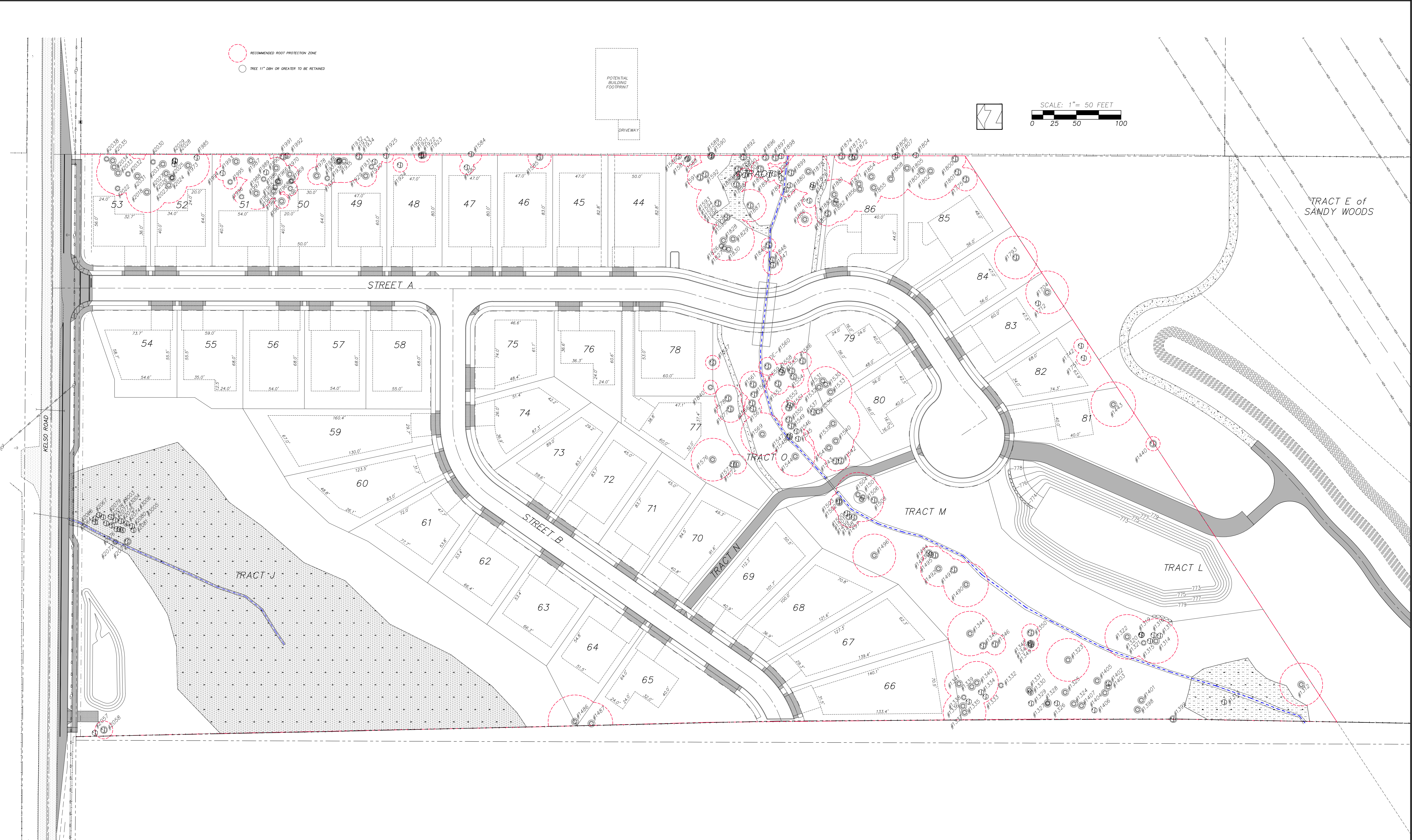
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| REVIEW FOR COMPLETENESS | PS    |
| CHECK & COUNTY DESIGN   | PS    |
| MODIFICATION APPROVAL   | 22-21 |
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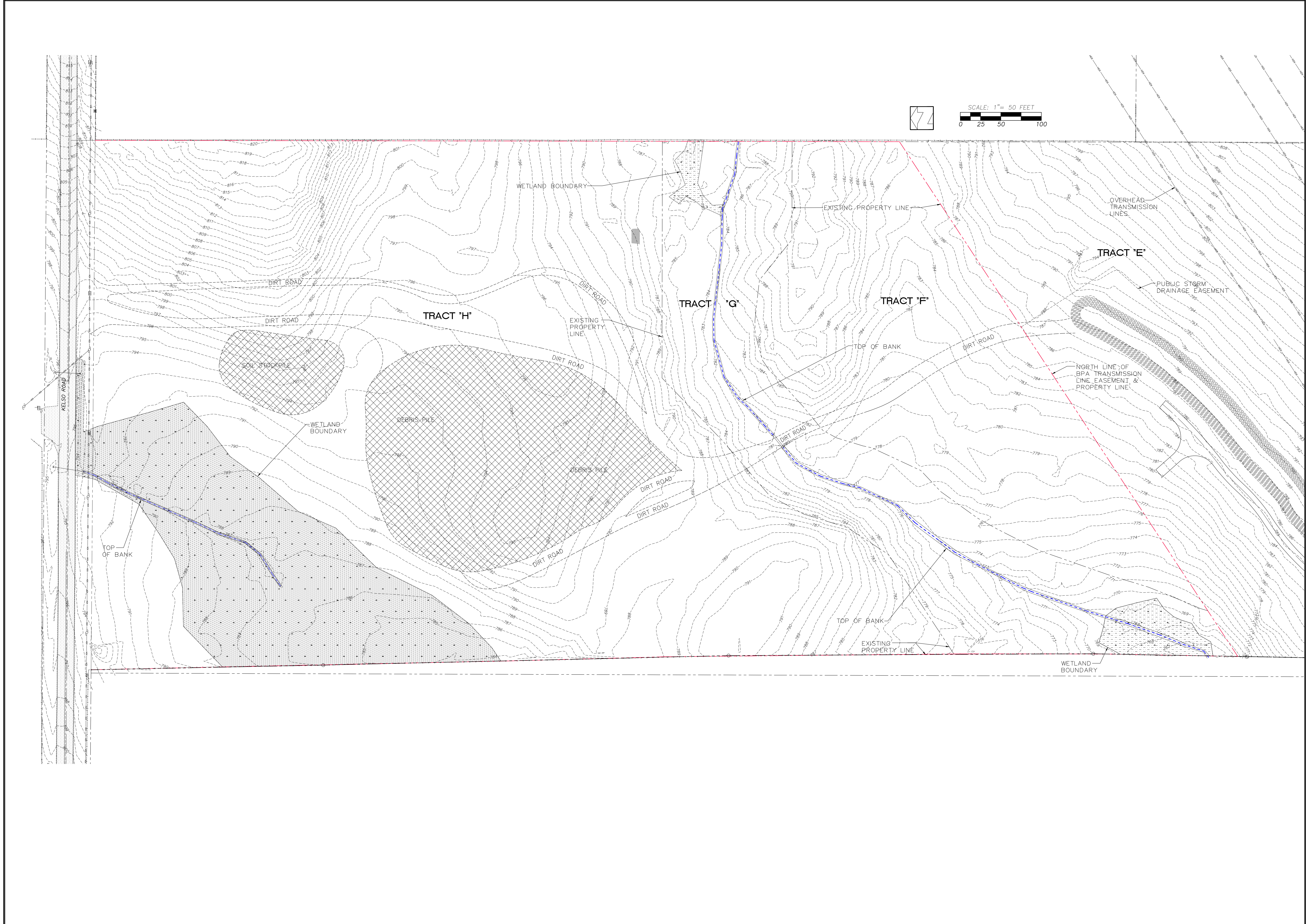
**Sandy Woods 2**  
**Rosemont Development**

**Site Plan with Retention Trees,**  
**RPZ's and Building Footprints**

**ISUL ENGINEERING**  
 375 PORTLAND AVENUE  
 CLATSOP COUNTY, OREGON 97027  
 (503) 657-0188  
DRAWING: Sandy Woods 2 subdivision DR current.dwg

|              |            |
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| DATE         | JUNE, 2021 |
| SCALE        | 1" = 50'   |
| DRAWN        | PS         |
| JOB          | SGL19-042  |
| SHEET        | <b>2</b>   |
| OF 15 SHEETS |            |





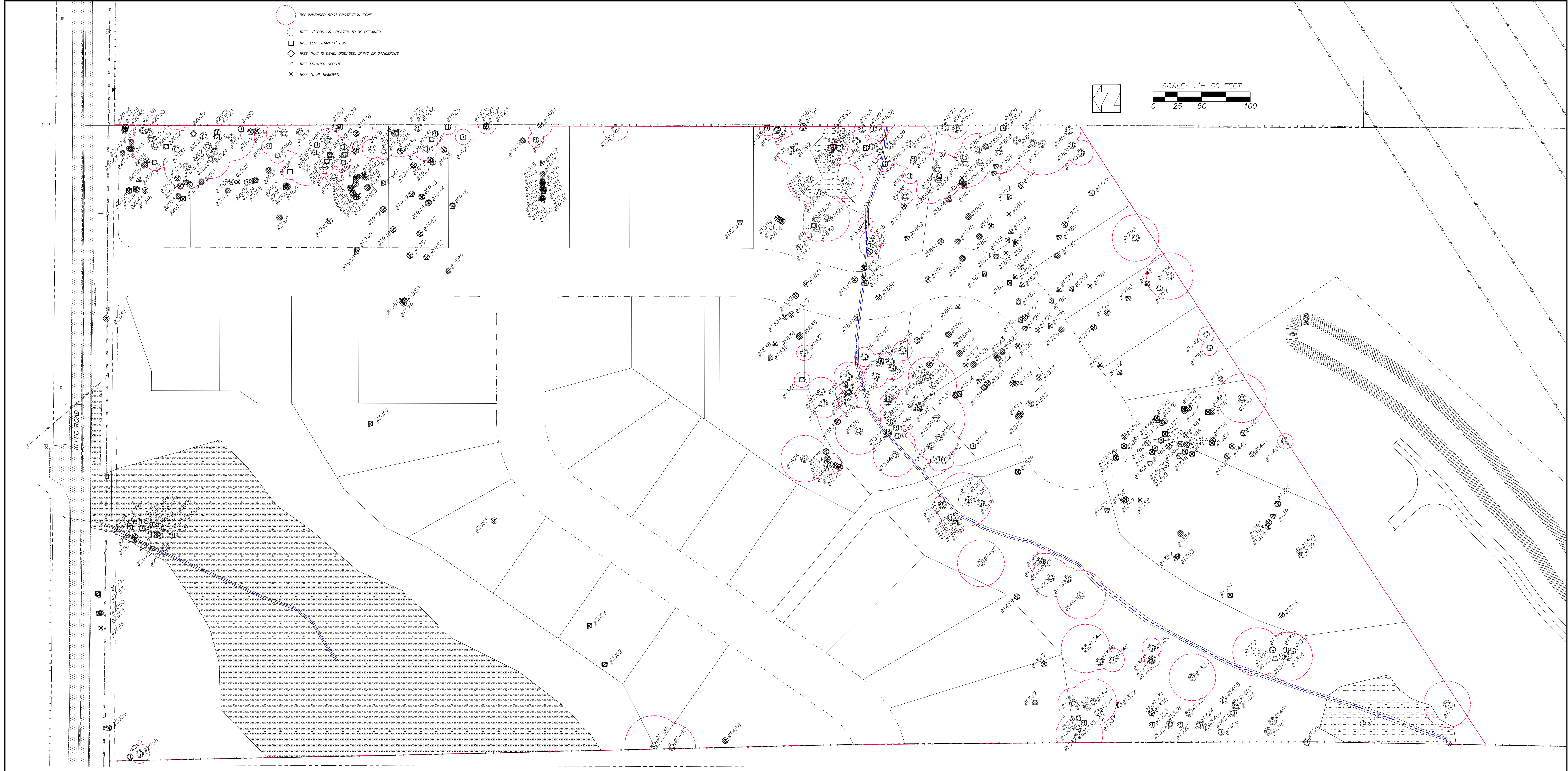
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**Sandy Woods 2  
Rosemont Development**

**Existing Conditions**

**SISUL ENGINEERING**  
 375 PORTLAND AVENUE  
 CLATSOP COUNTY, OREGON 97027  
 (503) 657-0188  
DRAWING: Sandy Woods 2 subdivision DR current.dwg

|              |           |
|--------------|-----------|
| DATE         | MAY, 2021 |
| SCALE        | 1" = 50'  |
| DRAWN        | PS        |
| JOB          | SGL19-042 |
| SHEET        | <b>3</b>  |
| OF 15 SHEETS |           |



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**Sandy Woods 2  
Rosemont Development**

**Tree Retention/Removal Plan**

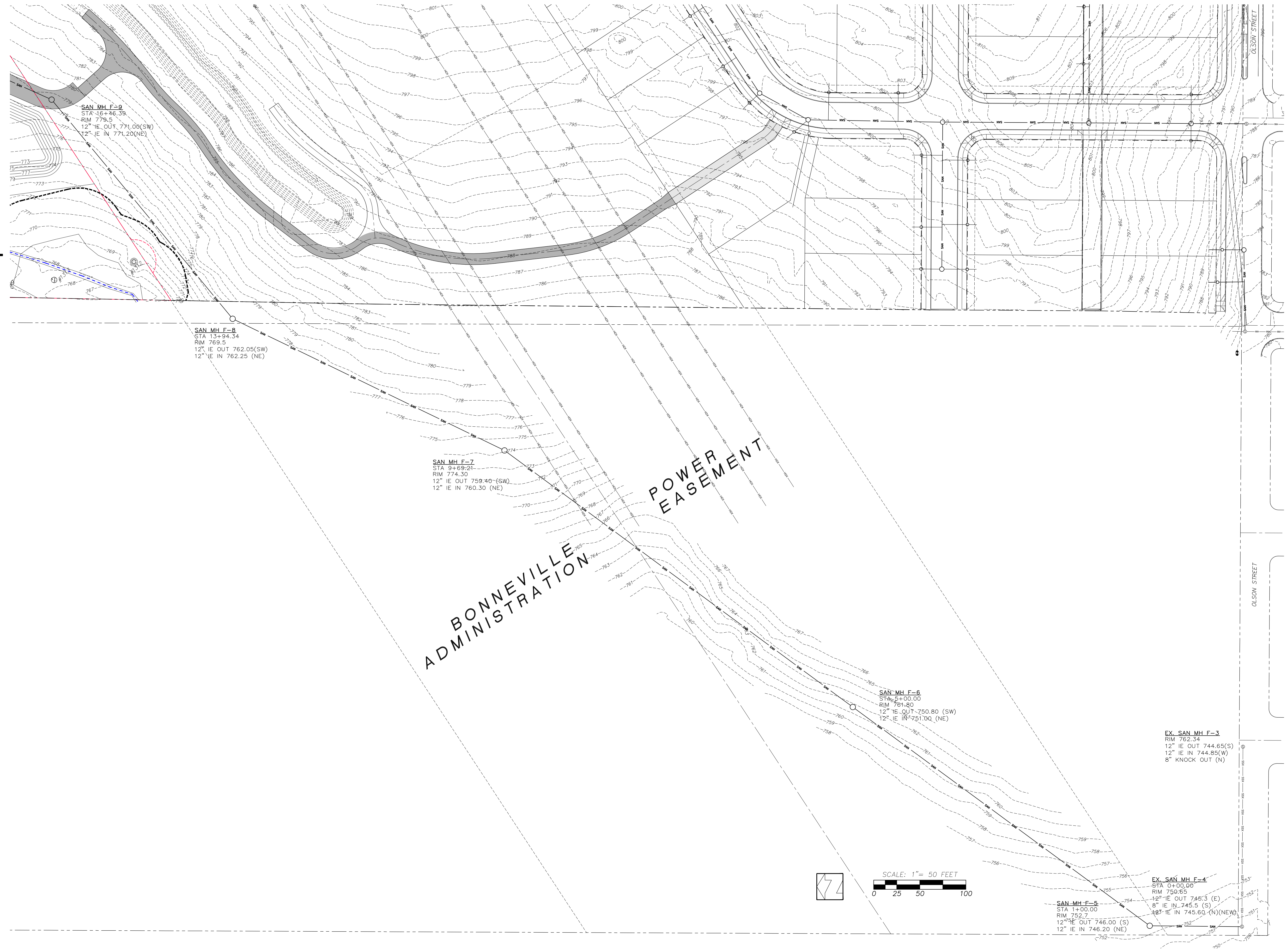
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 375 PORTLAND AVENUE  
 CLADSTONE, OREGON 97027  
 (503) 657-0188  
DRAWING: Sandy Woods 2 subdivision DR current.dwg

|              |            |
|--------------|------------|
| DATE         | JUNE, 2021 |
| SCALE        | 1" = 50'   |
| DRAWN        | PS         |
| JOB          | SGL19-042  |
| SHEET        | <b>4</b>   |
| OF 15 SHEETS |            |

| 17.102.50 Retention |                   |         |   |     |     |      |             |        |          |  |
|---------------------|-------------------|---------|---|-----|-----|------|-------------|--------|----------|--|
| Tag                 | Species           | DBH     | Remarks   | DDC | RPZ | Tree | Understorey | Action |          |  |
| 1312                | Douglas fir       | 51      | viable; blackberries  |     |     | 24   |             | ✓      |          |  |
| 1313                | western red cedar | 10      | size estimated due to blackberries; dead top; terminal dead | X   |     | 12   |             | ✓      |          |  |
| 1314                | western red cedar | 45      | viable  |     |     | 24   |             | ✓      |          |  |
| 1315                | big leaf maple    | 10      | suppressed  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1316                | big leaf maple    | 8       | suppressed  |     |     | 9    | NO          | X      | PRESERVE |  |
| 1317                | sweet cherry      | 9       | excessive lean  | X   |     | 12   | NO          | X      | PRESERVE |  |
| 1318                | red alder         | 12      | viable  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1319                | big leaf maple    | 8       | viable  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1320                | big leaf maple    | 7       | viable  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1321                | western red cedar | 8       | viable; codominant @ 50'                                    |     |     | 8    | NO          | X      | PRESERVE |  |
| 1322                | Douglas fir       | 42      | viable; trunk sweep   |     |     | 25   |             | ✓      |          |  |
| 1323                | Douglas fir       | 47      | viable; trunk sweep   |     |     | 25   |             | ✓      |          |  |
| 1324                | Douglas fir       | 32      | viable  |     |     | 22   |             | ✓      |          |  |
| 1325                | big leaf maple    | 30      | viable  |     |     | 22   |             | ✓      |          |  |
| 1326                | western red cedar | 10      | viable  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1327                | Douglas fir       | 35      | viable  |     |     | 24   |             | ✓      |          |  |
| 1328                | Douglas fir       | 33      | viable  |     |     | 24   |             | ✓      |          |  |
| 1329                | sweet cherry      | 8       | viable  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1330                | red alder         | 8       | viable  | X   |     | 8    | NO          | X      | PRESERVE |  |
| 1331                | Douglas fir       | 16      | viable  |     |     | 12   |             | ✓      |          |  |
| 1332                | snag              | n/a     | dead; approx. 19' tall; habitat                             | X   |     | 8    |             | ✓      |          |  |
| 1333                | sweet cherry      | 10      | viable  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1334                | sweet cherry      | 9       | viable  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1335                | sweet cherry      | 7       | viable  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1336                | western hemlock   | 19      | viable  |     |     | 24   |             | ✓      |          |  |
| 1337                | Douglas fir       | 46      | viable  |     |     | 24   |             | ✓      |          |  |
| 1338                | big leaf maple    | 8       | viable  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1339                | Douglas fir       | 17      | suppressed  |     |     | 12   |             | ✓      |          |  |
| 1340                | Douglas fir       | 40      | viable  |     |     | 24   |             | ✓      |          |  |
| 1341                | Douglas fir       | 25      | viable  |     |     | 24   |             | ✓      |          |  |
| 1342                | Douglas fir       | 27      | viable  |     |     | 16   | NO          | X      | PRESERVE |  |
| 1343                | big leaf maple    | 18      | stem decay  | X   |     | 18   |             | ✓      |          |  |
| 1344                | Douglas fir       | 53      | viable  |     |     | 24   |             | ✓      |          |  |
| 1345                | bitter cherry     | 9       | viable  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1346                | big leaf maple    | 13      | viable  |     |     | 12   |             | ✓      |          |  |
| 1347                | red alder         | 12      | viable  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1348                | red alder         | 9       | viable  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1349                | red alder         | 9       | viable  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1350                | red alder         | 10      | viable  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1351                | blue spruce       | 9       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1352                | Douglas fir       | 35      | viable  |     |     | 24   |             | ✓      |          |  |
| 1353                | Douglas fir       | 16      | viable  |     |     | 12   |             | ✓      |          |  |
| 1354                | Douglas fir       | 33      | viable  |     |     | 24   |             | ✓      |          |  |
| 1355                | western red cedar | 45      | viable  |     |     | 25   |             | ✓      |          |  |
| 1356                | big leaf maple    | 27      | viable  |     |     | 18   | NO          | X      | REMOVE   |  |
| 1357                | big leaf maple    | 9       | excessive lean  | X   |     | 8    | NO          | X      | REMOVE   |  |
| 1358                | Douglas fir       | 35      | viable  |     |     | 24   |             | ✓      |          |  |
| 1359                | red alder         | 9       | viable  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1360                | red alder         | 11      | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1361                | red alder         | 7       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1362                | red alder         | 10      | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1363                | red alder         | 11      | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1364                | red alder         | 8       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1365                | red alder         | 7       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1366                | Douglas fir       | 15      | viable  |     |     | 10   |             | ✓      |          |  |
| 1367                | red alder         | 6       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1368                | red alder         | 8       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1369                | red alder         | 7       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1370                | big leaf maple    | 8       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1371                | big leaf maple    | 6       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1372                | big leaf maple    | 10      | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1373                | red alder         | 15      | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1374                | red alder         | 15      | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1375                | big leaf maple    | 6       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1376                | big leaf maple    | 6       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1377                | red alder         | 8       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1378                | red alder         | 7       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1379                | red alder         | 8       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1380                | red alder         | 8       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1381                | red alder         | 7       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1382                | red alder         | 6       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1383                | red alder         | 11      | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1384                | red alder         | 7       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1385                | red alder         | 11      | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1386                | red alder         | 7       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1387                | red alder         | 6       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1388                | red alder         | 9       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1389                | red alder         | 6       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1390                | red alder         | 8       | littered  | X   |     | 8    | NO          | X      | REMOVE   |  |
| 1391                | western red cedar | 50      | viable  |     |     | 25   |             | ✓      |          |  |
| 1392                | big leaf maple    | 8       | suppressed  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1393                | big leaf maple    | 5       | suppressed  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1394                | big leaf maple    | 16      | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1395                | big leaf maple    | 6       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1396                | big leaf maple    | 33      | viable; shares stump with T1397                             |     |     | 21   |             | ✓      |          |  |
| 1397                | big leaf maple    | 43      | viable; shares stump with T1396                             |     |     | 25   |             | ✓      |          |  |
| 1398                | Douglas fir       | 10      | viable  |     |     | 22   |             | ✓      |          |  |
| 1399                | western red cedar | 30      | viable; grown over wire fence                               |     |     | 20   |             | ✓      |          |  |
| 1400                | Douglas fir       | 46      | viable  |     |     | 25   |             | ✓      |          |  |
| 1402                | western red cedar | 45      | viable; shares stump with T1403                             |     |     | 25   |             | ✓      |          |  |
| 1403                | Douglas fir       | 24      | viable; shares stump with T1402                             |     |     | 18   |             | ✓      |          |  |
| 1404                | Douglas fir       | 29      | viable  |     |     | 20   |             | ✓      |          |  |
| 1405                | Douglas fir       | 27      | viable  |     |     | 20   |             | ✓      |          |  |
| 1406                | big leaf maple    | 7       | viable  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1407                | Douglas fir       | 30      | viable  |     |     | 22   |             | ✓      |          |  |
| 1440                | red alder         | 11      | viable  |     |     | 8    |             | ✓      |          |  |
| 1441                | red alder         | 12      | viable  |     |     | 10   |             | ✓      |          |  |
| 1442                | red alder         | 8       | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1443                | Douglas fir       | 50      | viable  |     |     | 25   |             | ✓      |          |  |
| 1444                | Douglas fir       | 47      | viable; re-grown top  |     |     | 25   |             | ✓      |          |  |
| 1445                | red alder         | 7,7.6,6 | dump; stump suckers   | X   |     | 12   |             | ✓      |          |  |
| 1486                | Douglas fir       | 43      | viable  |     |     | 25   |             | ✓      |          |  |
| 1487                | Douglas fir       | 34      | viable  |     |     | 24   |             | ✓      |          |  |
| 1488                | big leaf maple    | 40      | stem decay; decline; broken top                             | X   |     | 25   |             | ✓      |          |  |
| 1489                | big leaf maple    | 47      | basal decay; multiple stems; inclusions                     | X   |     | 25   |             | ✓      |          |  |
| 1490                | Douglas fir       | 35      | viable  |     |     | 24   |             | ✓      |          |  |
| 1491                | scouler willow    | 17      | viable  |     |     | 12   |             | ✓      |          |  |
| 1492                | Douglas fir       | 29      | viable  |     |     | 23   |             | ✓      |          |  |
| 1493                | big leaf maple    | 8       | viable  |     |     | 0    | NO          | X      | PRESERVE |  |
| 1494                | big leaf maple    | 12      | viable  |     |     | 10   |             | ✓      |          |  |
| 1495                | big leaf maple    | 16      | viable  |     |     | 10   |             | ✓      |          |  |
| 1496                | Douglas fir       | 44      | viable  |     |     | 24   |             | ✓      |          |  |
| 1497                | red alder         | 8       | viable  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1498                | red alder         | 10      | viable  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1499                | red alder         | 12      | viable  |     |     | 8    | NO          | X      | PRESERVE |  |
| 1500                | red alder         | 13      | viable; same as T1501                                       |     |     | 10   |             | ✓      |          |  |
| 1501                | red alder         | 15      | viable  |     |     | 10   |             | ✓      |          |  |
| 1503                | red alder         | 11      | viable  |     |     | 8    |             | ✓      |          |  |
| 1504                | western red cedar | 43      | viable; shares stump with T1507 and T1506                   |     |     | 25   |             | ✓      |          |  |
| 1505                | western red cedar | 46      | viable; shares stump with T1504 and T1507                   |     |     | 25   |             | ✓      |          |  |
| 1507                | western red cedar | 31      | viable; shares stump with T1504 and T1506                   |     |     | 20   |             | ✓      |          |  |
| 1508                | big leaf maple    | 16      | viable  |     |     | 10   |             | ✓      |          |  |
| 1509                | red alder         | 10      | viable  |     |     | 8    | NO          | X      | REMOVE   |  |
| 1510                | big leaf maple    | 26      | viable  |     |     | 18   | NO          | X      | REMOVE   |  |
| 1511                | Douglas fir       | 39      | viable  |     |     | 25   |             | ✓      |          |  |

| 17.102.50 Retention |                 |     |                                |     |     |      |             |        |          |  |
|---------------------|-----------------|-----|--------------------------------|-----|-----|------|-------------|--------|----------|--|
| Tag                 | Species         | DBH | Remarks                        | DDC | RPZ | Tree | Understorey | Action |          |  |
| 1512                | Douglas fir     | 43  | viable                         |     |     | 25   |             | ✓      |          |  |
| 1513                | Douglas fir     | 11  | viable                         |     |     | 8    | NO          | X      | REMOVE   |  |
| 1514                | big leaf maple  | 30  | viable                         |     |     | 20   |             | ✓      |          |  |
| 1515                | Douglas fir     | 18  | suppressed                     |     |     | 12   |             | ✓      |          |  |
| 1516                | sweet cherry    | 8   | viable                         |     |     | 8    | NO          | X      | REMOVE   |  |
| 1517                | big leaf maple  | 18  | viable                         |     |     | 12   |             | ✓      |          |  |
| 1518                | Douglas fir     | 24  | viable                         |     |     | 24   |             | ✓      |          |  |
| 1519                | Douglas fir     | 12  | terminal decline               | X   |     | 8    | NO          | X      | REMOVE   |  |
| 1520                | big leaf maple  | 31  | basal decay; trunk decay       | X   |     | 20   |             | ✓      |          |  |
| 1521                | Douglas fir     | 37  | viable                         |     |     | 24   |             | ✓      |          |  |
| 1522                | western hemlock | 22  | dead                           | X   |     | 14   |             | ✓      |          |  |
| 1523                | Douglas fir     | 29  | viable                         |     |     | 18   |             | ✓      |          |  |
| 1524                | Douglas fir     | 20  | viable                         |     |     | 14   |             | ✓      |          |  |
| 1525                | big leaf maple  | 19  | viable                         |     |     | 12   |             | ✓      |          |  |
| 1526                | Douglas fir     | 23  | viable                         |     |     | 16   |             | ✓      |          |  |
| 1527                | western hemlock | 20  | basal decay                    | X   |     | 14   |             | ✓      |          |  |
| 1528                | Douglas fir     | 25  | viable                         |     |     | 16   |             | ✓      |          |  |
| 1529                | sweet cherry    | 10  | decline                        | X   |     | 0    | NO          | X      | REMOVE   |  |
| 1530                | Douglas fir     | 29  | viable                         |     |     | 22   |             | ✓      |          |  |
| 1531                | western hemlock | 17  | grows out of old stump         |     |     | 12   |             | ✓      |          |  |
| 1532                | Douglas fir     | 25  | viable                         |     |     | 18   |             | ✓      |          |  |
| 1533                | Douglas fir     | 34  | viable                         |     |     | 24   |             | ✓      |          |  |
| 1534                | sweet cherry    | 7   | viable                         |     |     | 8    | NO          | X      | REMOVE   |  |
| 1535                | sweet cherry    | 6   | viable                         |     |     | 8    | NO          | X      | REMOVE   |  |
| 1536                | Douglas fir     | 35  | viable                         |     |     | 24   |             | ✓      |          |  |
| 1537                | big leaf maple  | 16  | viable                         |     |     | 12   |             | ✓      |          |  |
| 1538                | Douglas fir     | n/a | dead; on ground                | X   |     | 0    | NO          | REMOVE |          |  |
| 1539                | Douglas fir     | 43  | viable                         |     |     | 24   |             | ✓      |          |  |
| 1540                | Douglas fir     | 28  | viable; grows out of nurse log |     |     | 20   |             | ✓      |          |  |
| 1541                | Douglas fir     | 24  | viable                         |     |     | 24   |             | ✓      |          |  |
| 1542                | Douglas fir     | 14  | viable                         |     |     | 8    | NO          | X      | REMOVE   |  |
| 1543                | red alder       | 16  | viable                         |     |     | 12   |             | ✓      |          |  |
| 1544                | Douglas fir     | 32  | viable; on bank                |     |     | 22   |             | ✓      |          |  |
| 1545                | red alder       | 10  | viable; in creek               |     |     | 8    | NO          | X      | PRESERVE |  |
| 1546                | red alder       | 10  | viable; in creek               |     |     | 8    | NO          | X      | PRESERVE |  |
| 1547                | red alder       | 9   | viable; in creek               |     |     | 8    | NO          | X      | PRESERVE |  |
| 1548                | red alder       | 11  | viable; in creek               |     |     | 8    |             | ✓      |          |  |
| 1549                | red alder       | 14  | viable; in creek               |     |     | 10   |             | ✓      |          |  |
| 1550                | Douglas fir     | 12  | viable; in creek               |     |     | 8    | NO          | X      | PRESERVE |  |
| 1551                | red alder       | 9   | viable; in creek               |     |     | 8    | NO          | X      | PRESERVE |  |
| 1552                | Douglas fir     | 14  | viable; in creek               |     |     | 10   |             | ✓      |          |  |
| 1553                | red alder       | 18  | viable; in creek               |     |     | 12   |             | ✓      |          |  |
| 1554                | red alder       | 16  | viable; in creek               |     |     | 12   |             | ✓      |          |  |
| 1555                | red alder       | 11  | viable; in creek               |     |     | 10   |             | ✓      |          |  |
| 1556                | red alder       | 14  | viable                         |     |     | 10   |             | ✓      |          |  |
| 1557                | red alder       | 19  | terminal decline               | X   |     | 12   |             | ✓      |          |  |
| 1558                | red alder       | 10  | viable                         |     |     | 8    | NO          | X      |          |  |

See Sheet 7 for  
upstream continuation



| REVISIONS | BY |
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Sandy Woods 2  
Rosemont Development

Offsite Sanitary Sewer Plan

**ISUL ENGINEERING**  
 375 PORTLAND AVENUE  
 CLATSOP COUNTY, OREGON 97027  
 (503) 657-0188  
DRAWING: Sandy Woods 2 subdivision DR current.dwg

|              |           |
|--------------|-----------|
| DATE         | MAY, 2021 |
| SCALE        | 1" = 50'  |
| DRAWN        | PS        |
| JOB          | SGL19-042 |
| SHEET        | 6         |
| OF 15 SHEETS |           |



See Sheet 6 for  
downstream continuation

| REVISIONS               | BY      |
|-------------------------|---------|
| REVISE FOR COMPLETENESS | PS      |
| CHECK & COUNTY DESIGN   | PS      |
| MODIFICATION APPROVAL   | 7.22.21 |

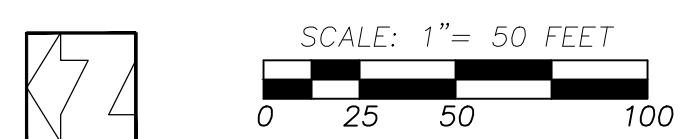
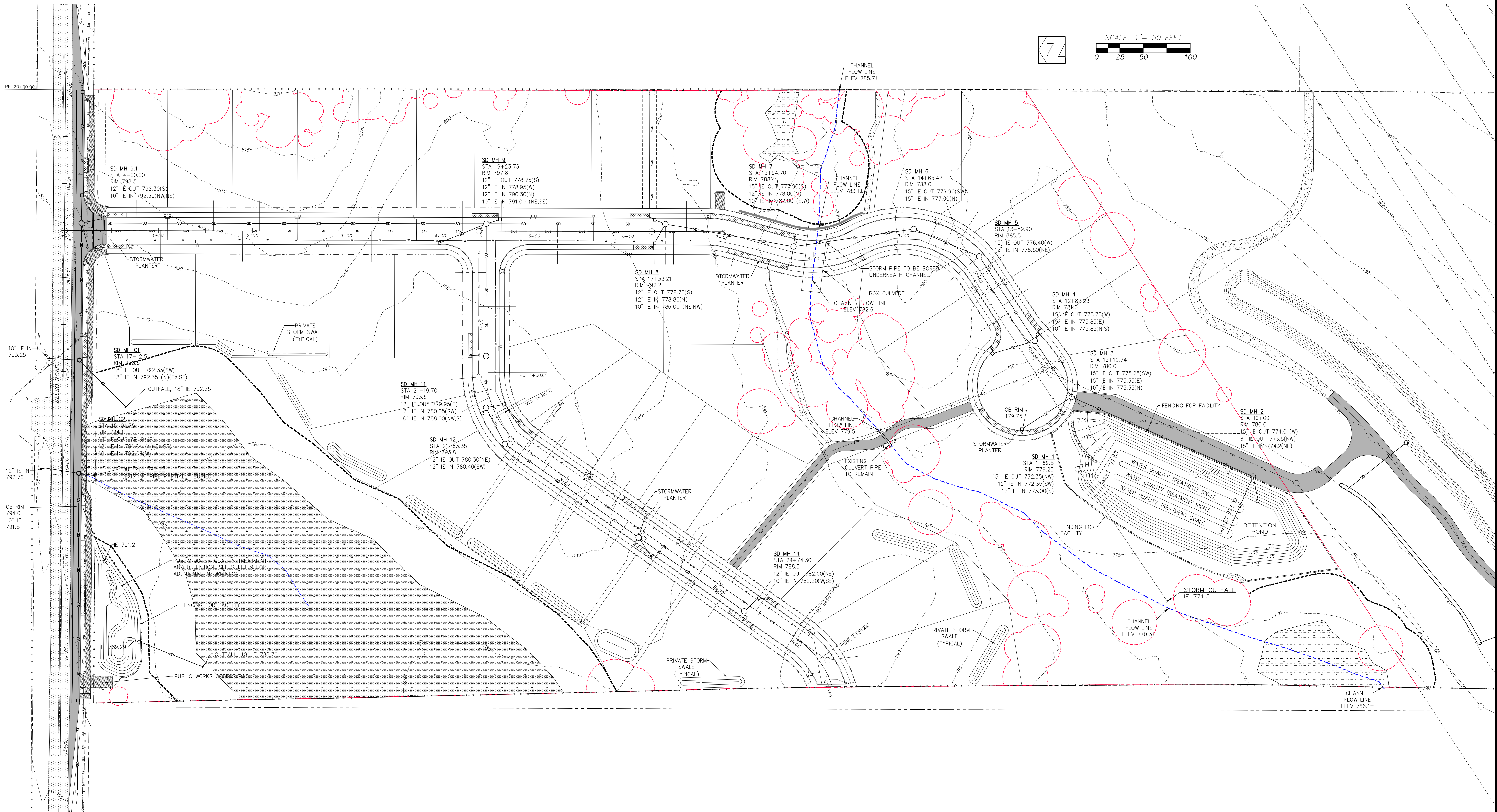
**Sandy Woods 2  
Rosemont Development**

**Onsite Sanitary and Water Plan**

**SISUL ENGINEERING**  
 375 PORTLAND AVENUE  
 CLADSTONE, OREGON 97027  
 (503) 657-0188  
DRAWING: Sandy Woods 2 subdivision DR current.dwg

|              |           |
|--------------|-----------|
| DATE         | MAY, 2021 |
| SCALE        | 1" = 50'  |
| DRAWN        | PS        |
| JOB          | SGL19-042 |
| SHEET        | <b>7</b>  |
| OF 15 SHEETS |           |





| REVISIONS               | BY    |
|-------------------------|-------|
| REVISE FOR COMPLETENESS | PS    |
| CHECK & COUNTY DESIGN   | PS    |
| MODIFICATION APPROVAL   | 22.21 |
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**Sandy Woods 2  
Rosemont Development**

**Storm Drain Plan**

**ISUL ENGINEERING**  
 375 PORTLAND AVENUE  
 CLATSOP COUNTY, OREGON 97027  
 (503) 657-0188  
DRAWING: Sandy Woods 2 subdivision DR current.dwg

|              |            |
|--------------|------------|
| DATE         | JUNE, 2021 |
| SCALE        | 1" = 50'   |
| DRAWN        | PS         |
| JOB          | SGL19-042  |
| SHEET        | <b>00</b>  |
| OF 15 SHEETS |            |

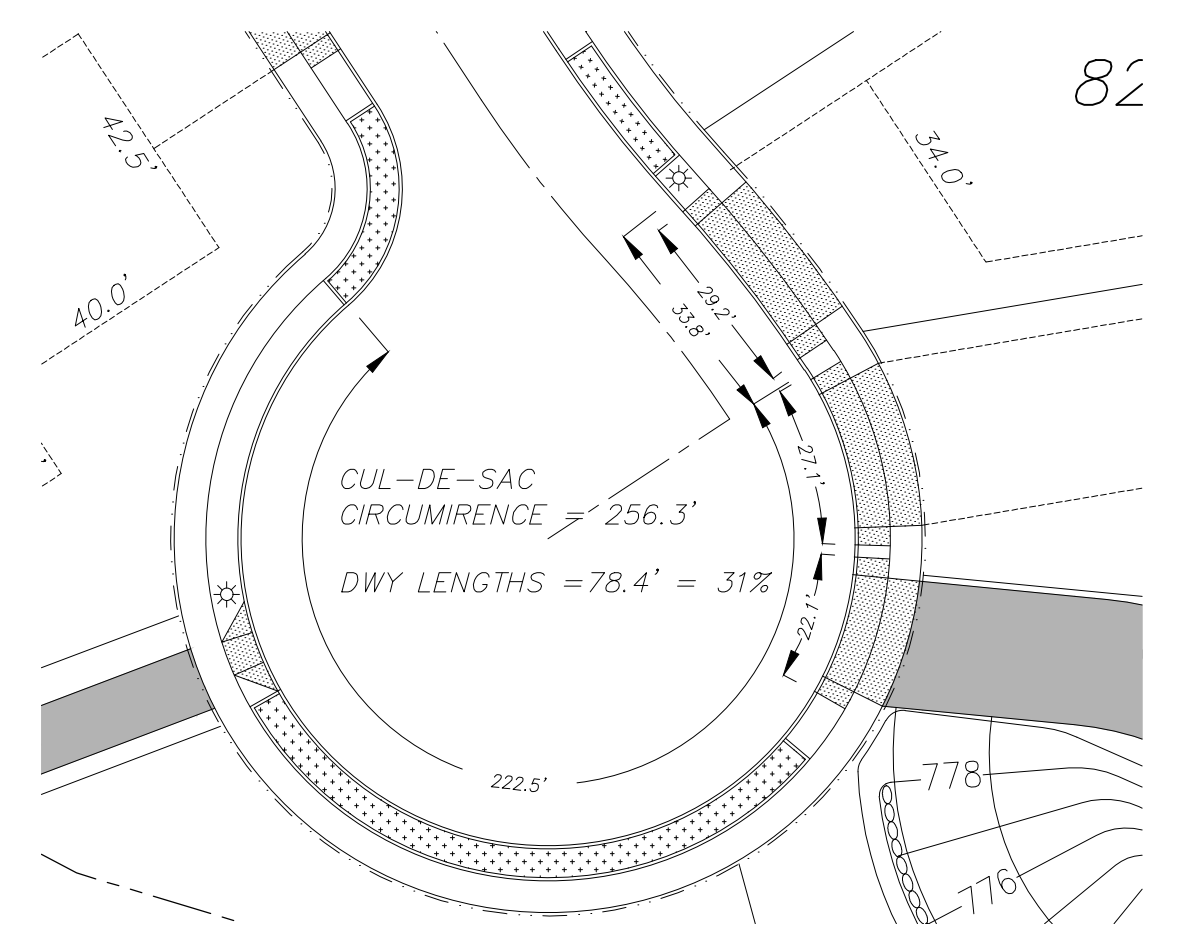
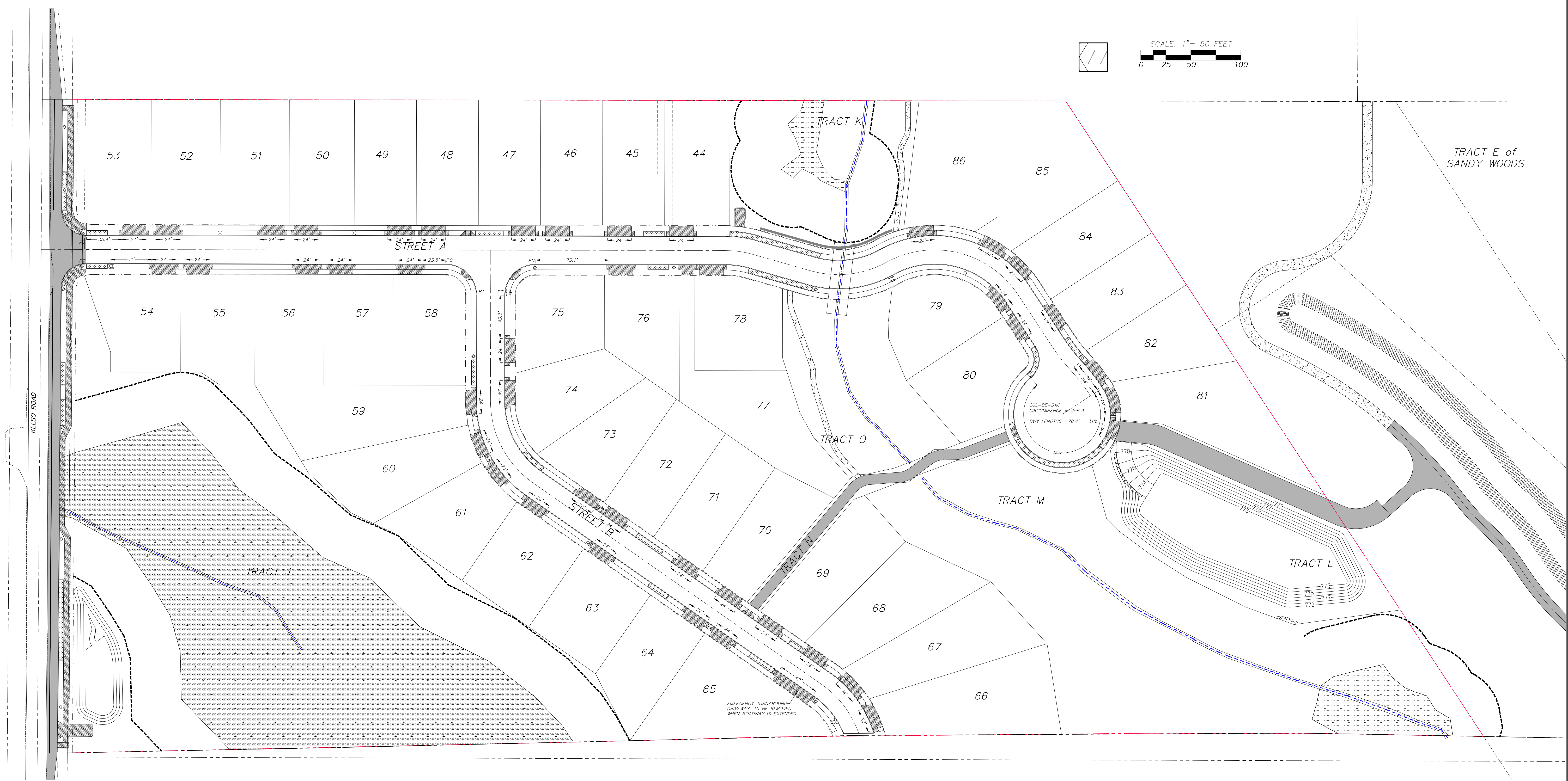
| REVISIONS  | BY         |
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| REVISE PER COMPLETENESS CHECK & COUNTY DESIGN MODIFICATION APPROVAL. | PS 7.29.21 |
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**Sandy Woods 2**  
**Rosemont Development**

**Driveway and Street Lighting Plan**

**SISUL ENGINEERING**  
 3725 PORTLAND AVENUE  
 GLADSTONE, OREGON 97027  
 (503) 657-0188  
DRAWING: Sandy Woods 2 subdivision DR current.dwg

DATE MAY, 2021  
 SCALE 1" = 50'  
 DRAWN PS  
 JOB SGL19-042  
 SHEET **9**  
 OF 15 SHEETS



**Cul-de-sac Driveways**

| REVISIONS  | BY         |
|--|------------|
| REVISE PER COMPLETENESS CHECK & COUNTY DESIGN MODIFICATION APPROVAL. | PS 7.29.21 |
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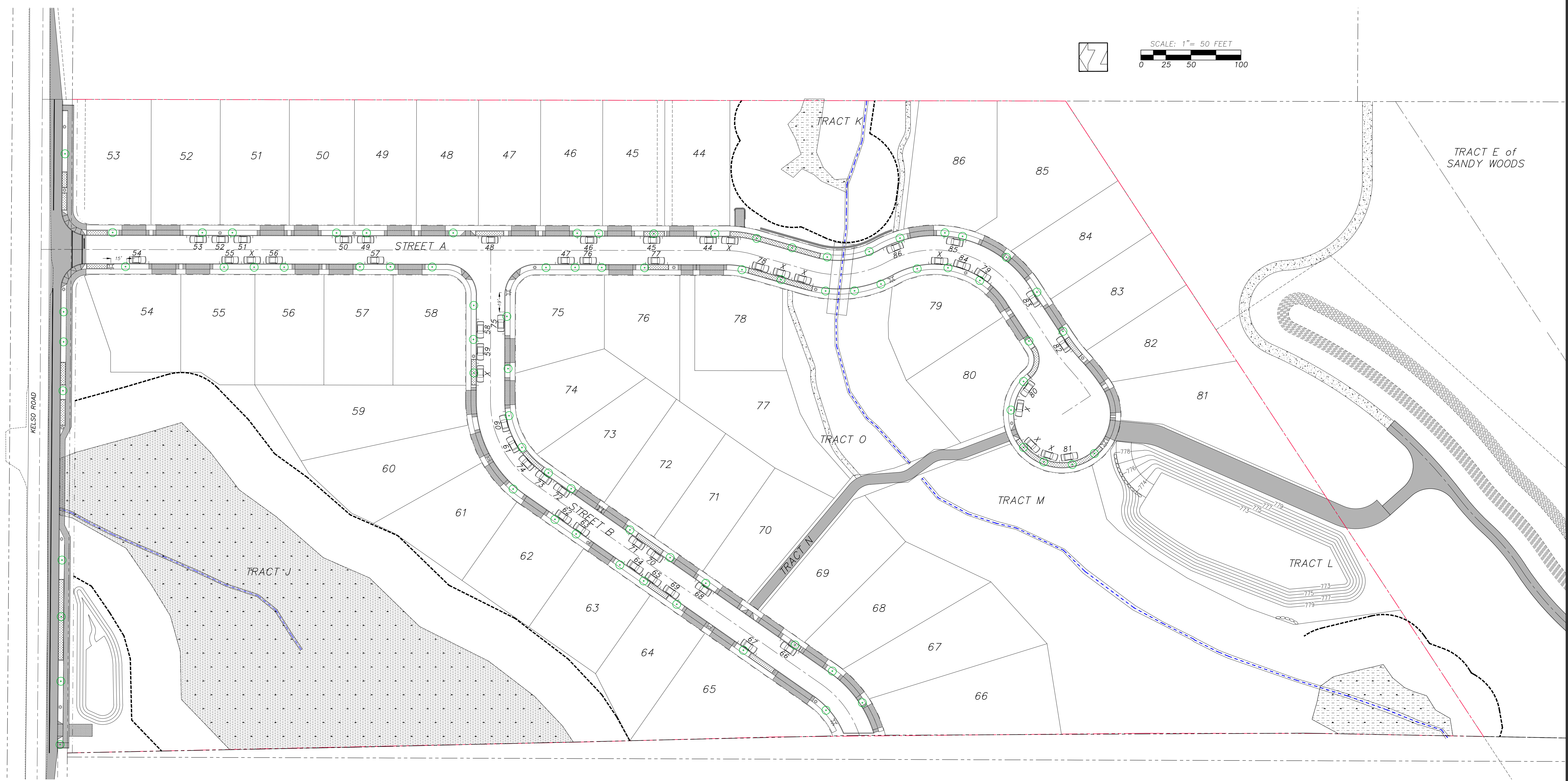
**Sandy Woods 2**  
**Rosemont Development**

**Residential Parking Analysis**

**SISUL ENGINEERING**  
375 PORTLAND AVENUE  
GLADSTONE, OREGON 97027  
(503) 657-0188  
DRAWING: Sandy Woods 2 subdivision DR\_current.dwg

|       |           |
|-------|-----------|
| DATE  | MAY, 2021 |
| SCALE | 1" = 50'  |
| DRAWN | PS        |
| JOB   | SGL19-042 |
| SHEET | <b>10</b> |

OF 15 SHEETS





| REVISIONS  | BY         |
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| REVISE PER COMPLETENESS CHECK & COUNTY DESIGN MODIFICATION APPROVAL. | PS 7.29.21 |
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**Sandy Woods 2  
Rosemont Development**

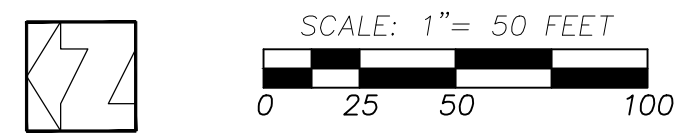
**Future Street Plan**

**SISUL ENGINEERING**  
 3725 PORTLAND AVENUE  
 GLADSTONE, OREGON 97027  
 (503) 657-0188  
DRAWING: Sandy Woods 2 subdivision DR\_current.dwg

|              |           |
|--------------|-----------|
| DATE         | MAY, 2021 |
| SCALE        | 1" = 70'  |
| DRAWN        | PS        |
| JOB          | SGL19-042 |
| SHEET        | <b>11</b> |
| OF 15 SHEETS |           |



KELSO ROAD SHOULDER AND DITCHLINE GRADING AS REQUIRED BY CLACKAMAS COUNTY ENGINEERING.



KELSO ROAD SHOULDER AND DITCHLINE GRADING AS REQUIRED BY CLACKAMAS COUNTY ENGINEERING.

**EROSION AND SEDIMENT CONTROL LEGEND:**

- A SEDIMENT FENCE ALONG 50' BUFFER LINE
- B VEGETATED BUFFER
- C SEDIMENT FENCE
- D INLET/OUTLET PROTECTION
- E GRAVEL CONSTRUCTION ENTRANCE
- F TREE PROTECTION FENCING

| REVISIONS               | BY      |
|-------------------------|---------|
| REVISE FOR COMPLETENESS | PS      |
| CHECK & COUNTY DESIGN   | PS      |
| UTTERANCE APPROVAL      | 7.22.21 |
|                         |         |
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**Sandy Woods 2  
Rosemont Development**

**Grading and ESC Plan**

**ISUL ENGINEERING**  
375 PORTLAND AVENUE  
CLADSTONE, OREGON 97027  
(503) 657-0188  
DRAWING: Sandy Woods 2 subdivision DR current.dwg

DATE JUNE, 2021

SCALE 1" = 50'

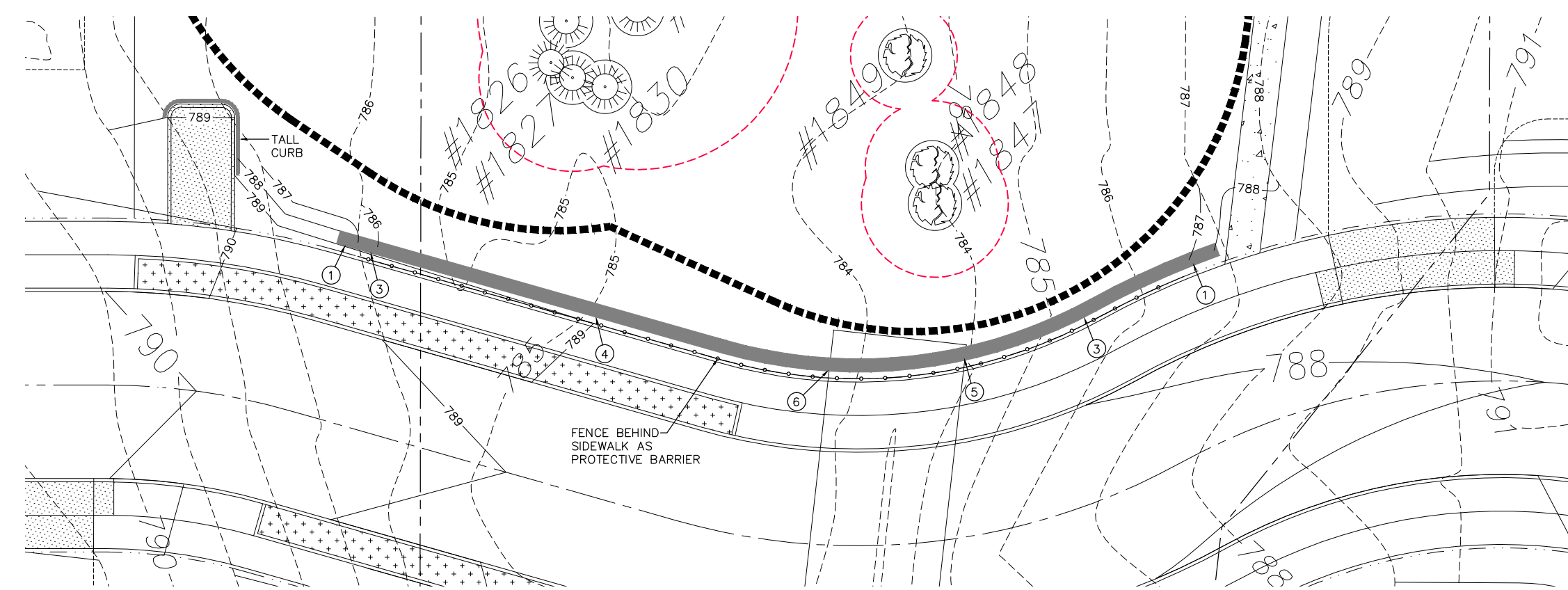
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JOB SGL19-042

SHEET

**12**

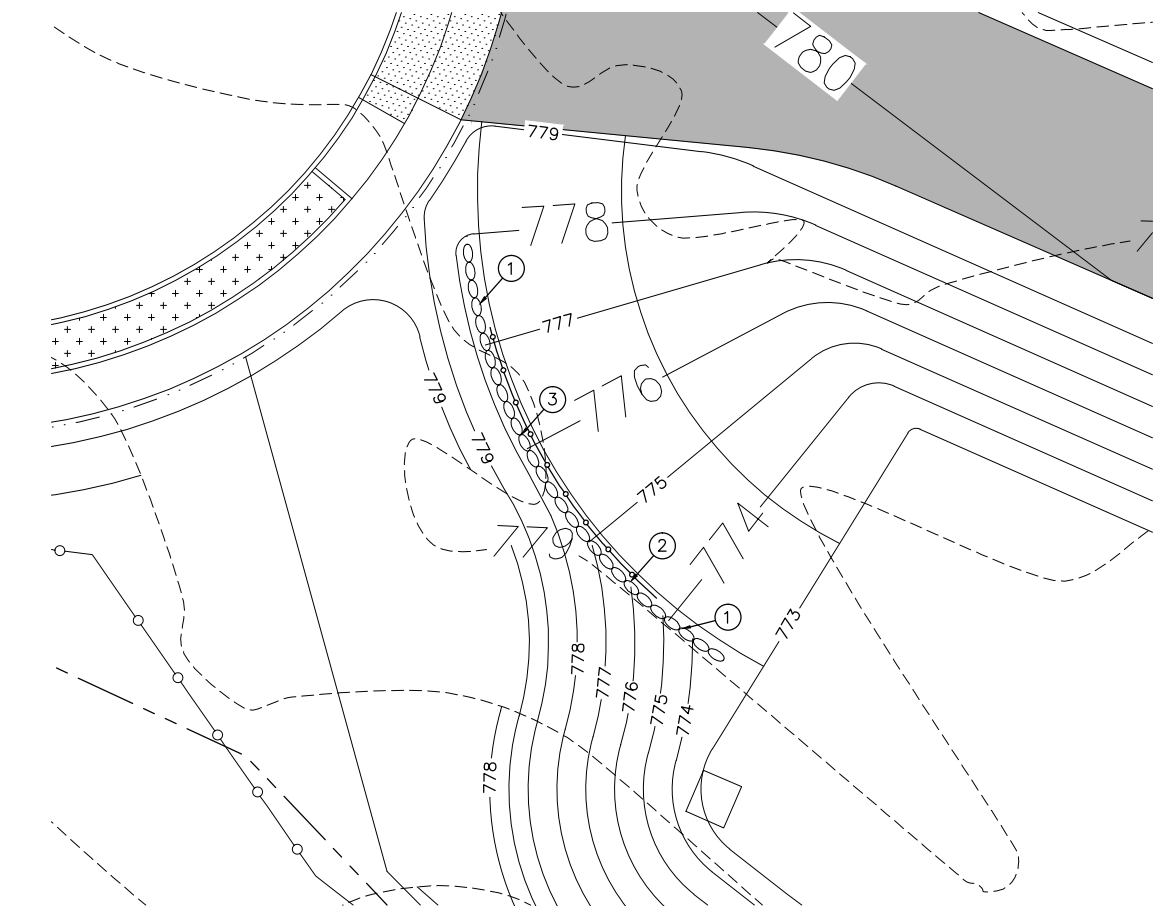
OF 15 SHEETS



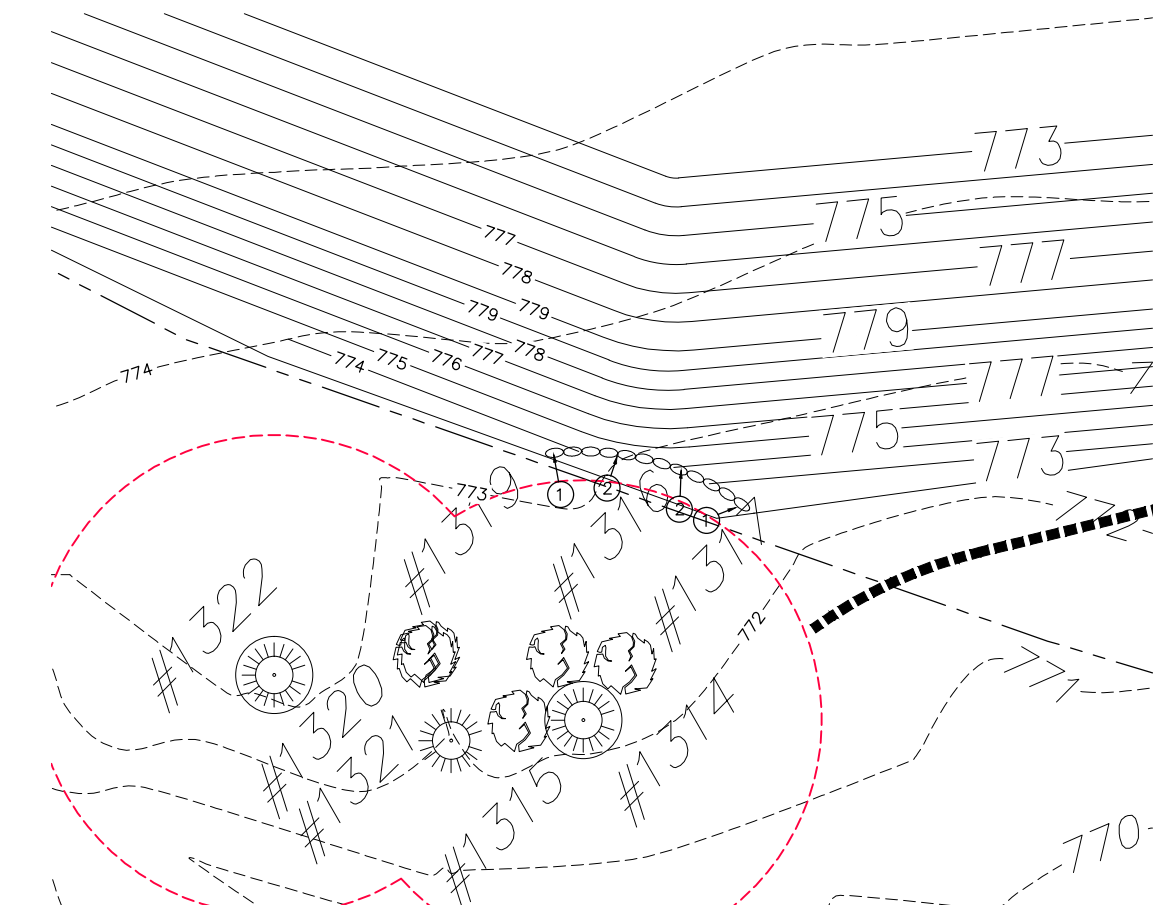
Street A: Keystone Block Wall

RETAINING WALL LEGEND:

- = RETAINING WALL HEIGHT
- = ROCKERY WALL
- = KEYSTONE BLOCK WALL



Tract L: Rockery Wall 1



Tract L: Rockery Wall 2

**Typical Reinforced Wall Section**  
Standard Unit - Near Vertical Setback

**Typical Reinforced Wall Section**  
Standard Unit - 1' Setback

**Typical Gravity Wall Section**  
Standard Unit - 1' Setback

**Base Leveling Pad Notes:**

- The leveling pad is to be constructed of crushed stone or 2000 psi unreinforced concrete.
- The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

**Standard Unit/Base Pad Isometric Section View**  
\*Dimensions & Weight May Vary by Region

**Typical Reinforced Tiered Wall Section**  
Standard Unit - Near Vertical Setback

**Geogrid Installation on Curves**

**Top of Wall Steps**

**Grid & Pin Connection**

**Geogrid Installation at Corners**

**Leveling Pad Detail**

**Cap Unit Elevation**  
**Cap Unit Plan**  
\*Dimensions & Availability Will Vary by Region

Copyright 2003 Keystone Retaining Wall Systems

Design is for internal stability of the KEYSTONE wall structure only. External stability, including but not limited to foundation and soil stability is the responsibility of the Owner. The design is based on the assumption that the materials within the retained mass, methods of construction, and quality of materials conform to KEYSTONE's specification for this project.

This drawing is being furnished for this specific project only. Any party accepting this document does so in confidence and agrees that it shall not be duplicated in whole or in part, nor disclosed to others without the consent of Keystone Retaining Wall Systems, Inc.

| No. | Date | Revision | By |
|-----|------|----------|----|
|     |      |          |    |

**KEYSTONE**  
RETAINING WALL SYSTEMS  
A CHANTREX COMPANY  
4444 W 78th Street  
Minneapolis, MN 55435  
952-837-1340

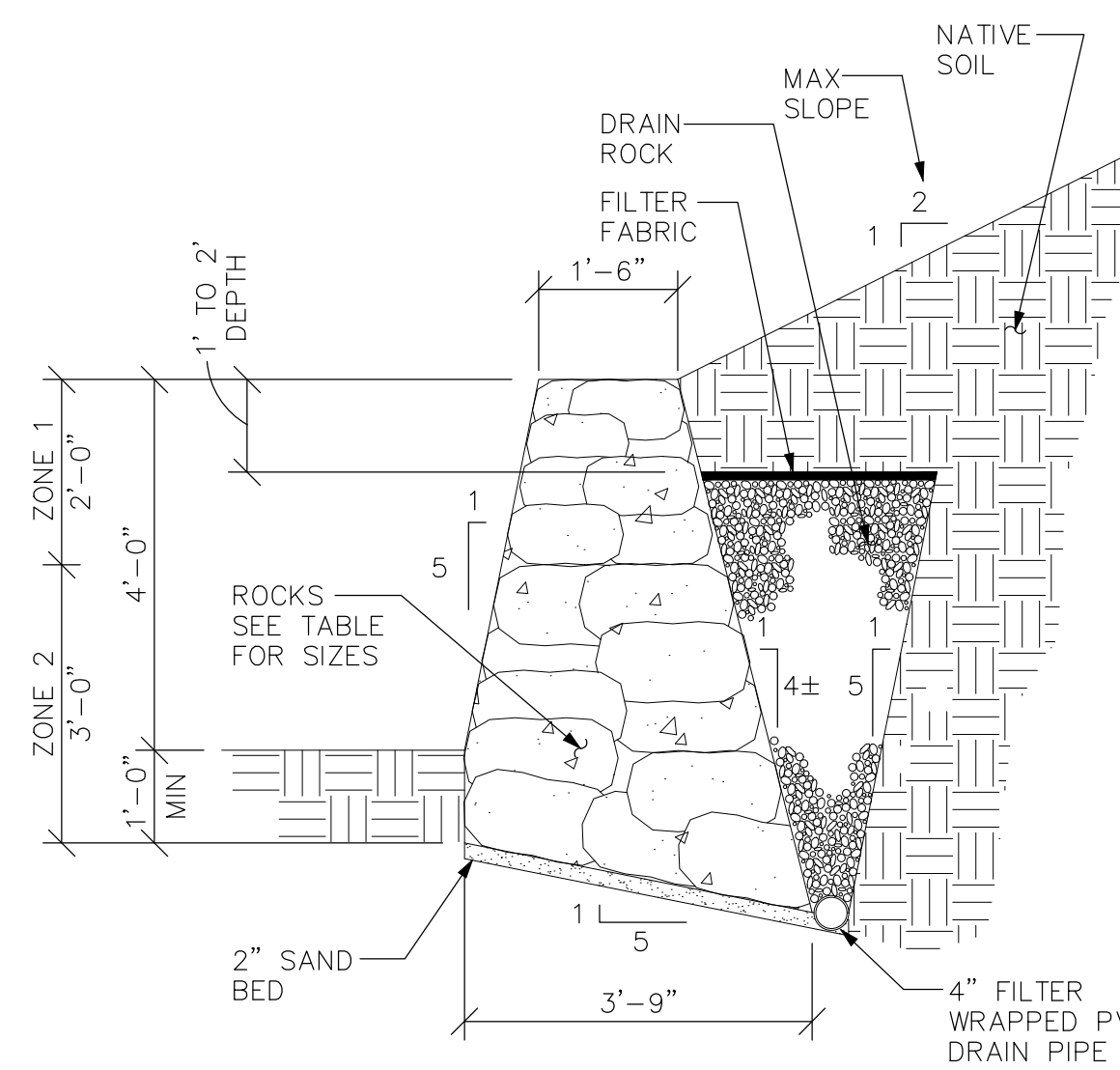
Designed By: RPK  
Checked By: COM  
Scale: No Scale

Title: Standard Unit 18 - Tri Plane Face Details  
Project: Keystone Retaining Wall Systems  
Typical Wall Details

Date:      

Project No:      

Drawing No:



| ROCK SIZES PER ZONE AREA |                  |               |            |
|--------------------------|------------------|---------------|------------|
| ZONE                     | VOLUME (CU. FT.) | WEIGHT (Lbs.) | SIZE (IN.) |
| 1                        | 1-2              | 125 350       | 14-18      |
| 2                        | 2-4              | 350 700       | 18-24      |

4' ROCKERY WALL WITH 2:1 SLOPE ABOVE  
3/16" = 1'-0"

| REVISIONS | BY |
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Sandy Woods 2  
Rosemont Development

Retaining Walls

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375 PORTLAND AVENUE  
GLADSTONE, OREGON 97027  
(503) 657-0188  
DRAWING: Sandy Woods 2 - subdivision DR - current.dwg

DATE: JUNE, 2021  
SCALE: 1" = 50"  
DRAWN: PS  
JOB: SGL19-042  
SHEET: 13  
OF 15 SHEETS



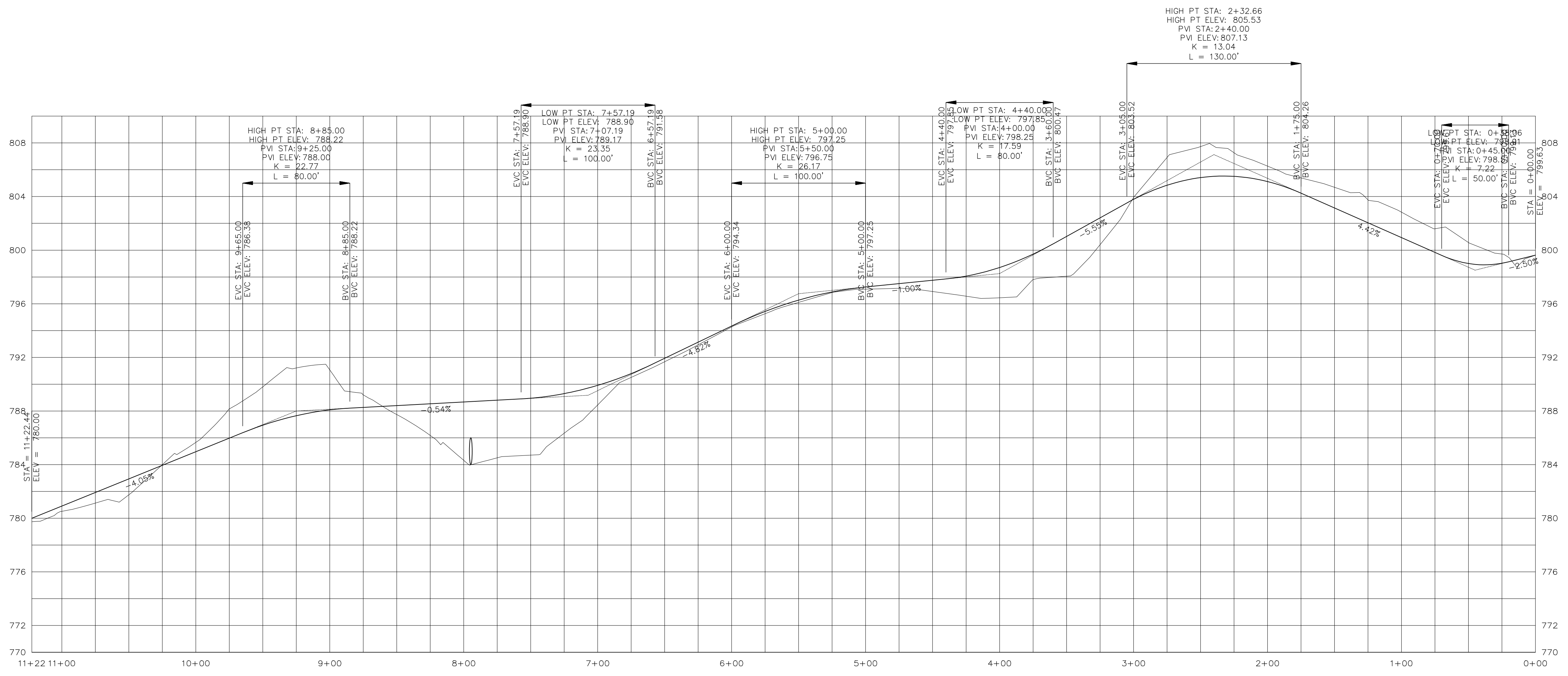
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Sandy Woods 2  
Rosemont Development

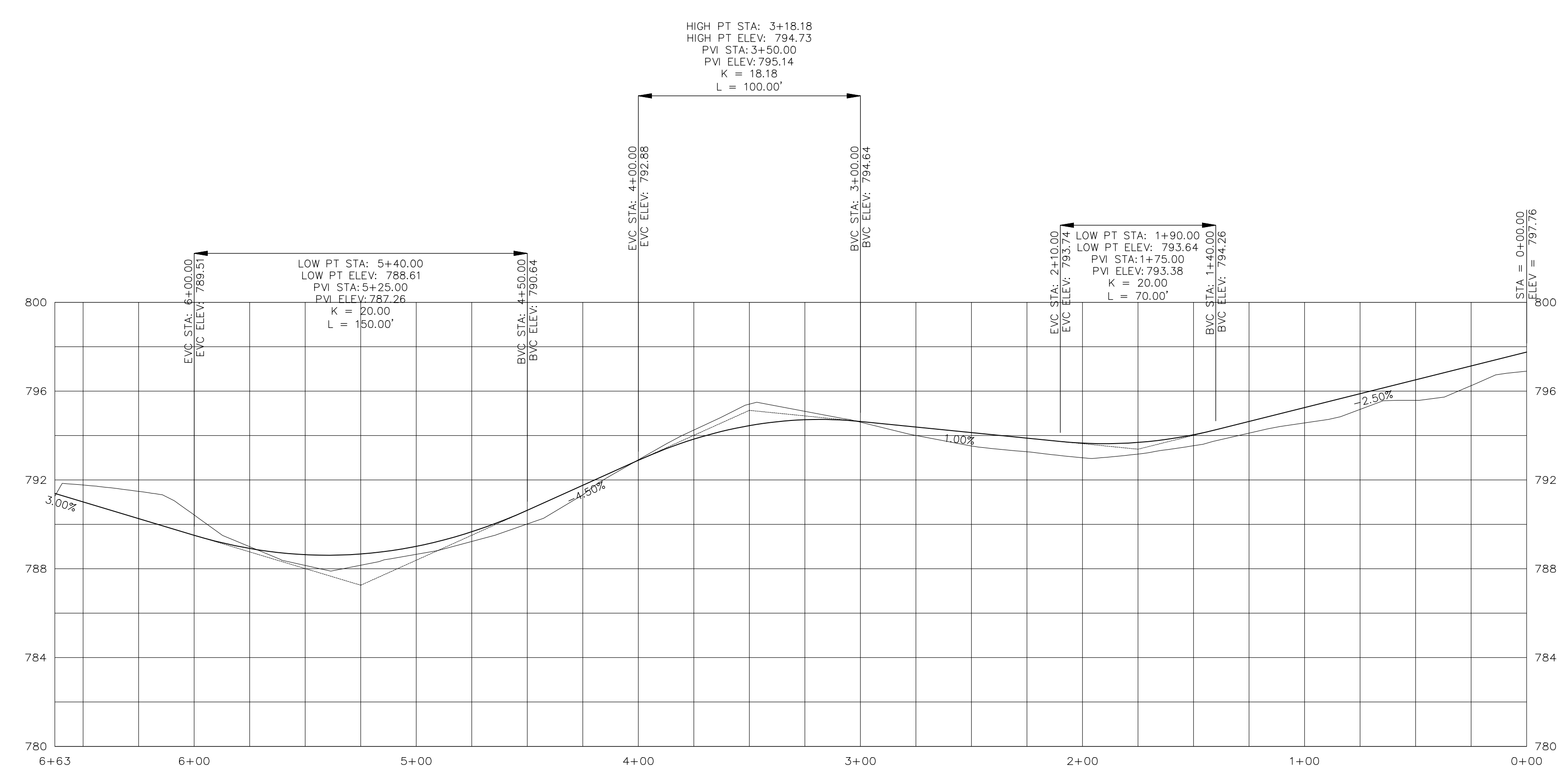
Street Profiles

**ISUL ENGINEERING**  
375 PORTLAND AVENUE  
GLADDS ROSE, OREGON 97027  
(503) 637-0188  
Drawings: Sandy Woods 2, subdivision DR, current.dwg

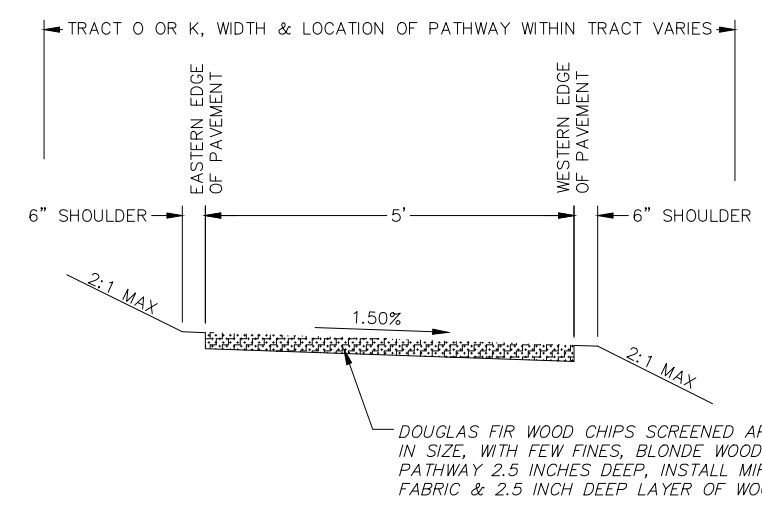
|              |                           |
|--------------|---------------------------|
| DATE         | MAY, 2021                 |
| SCALE        | H: 1" = 40'<br>V: 1" = 4' |
| DRAWN        | PS                        |
| JOB          | SGL19-042                 |
| SHEET        | 15                        |
| OF 15 SHEETS |                           |



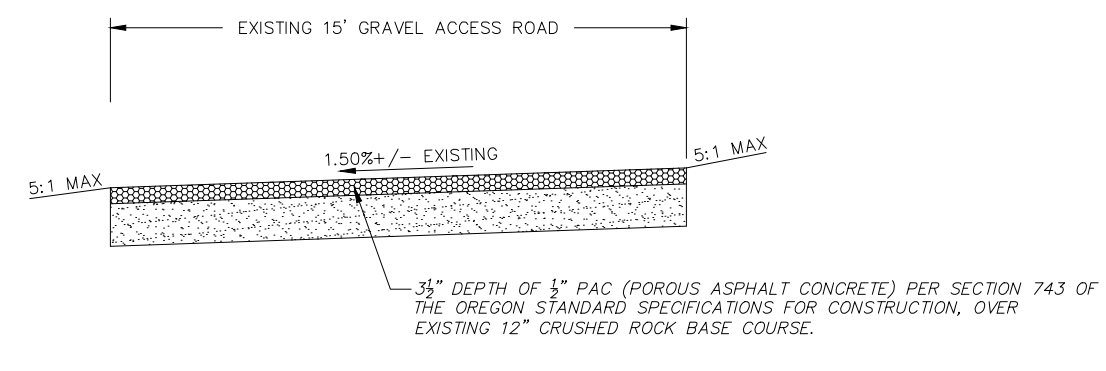
**Street A Profile**  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'



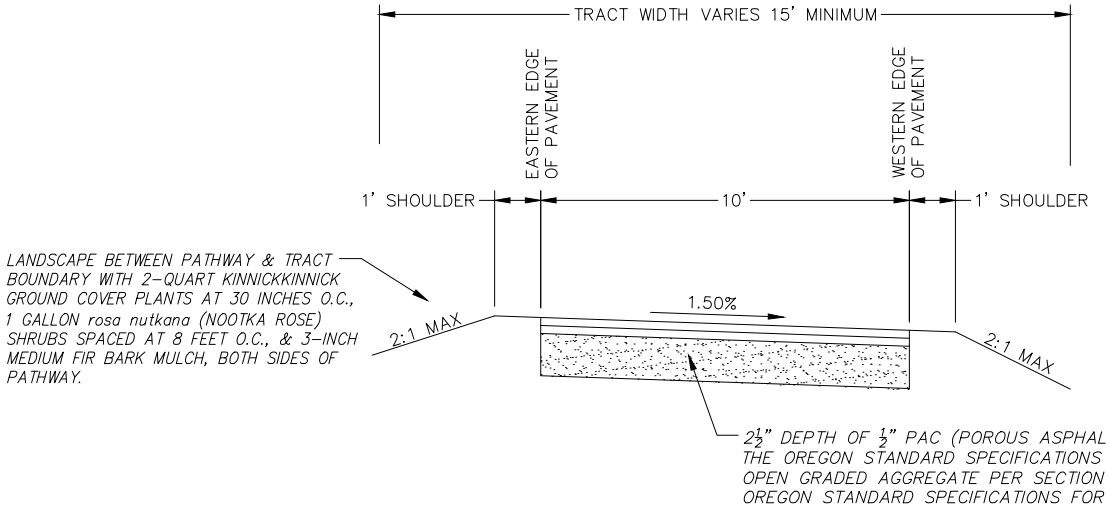
**Street B Profile**  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'



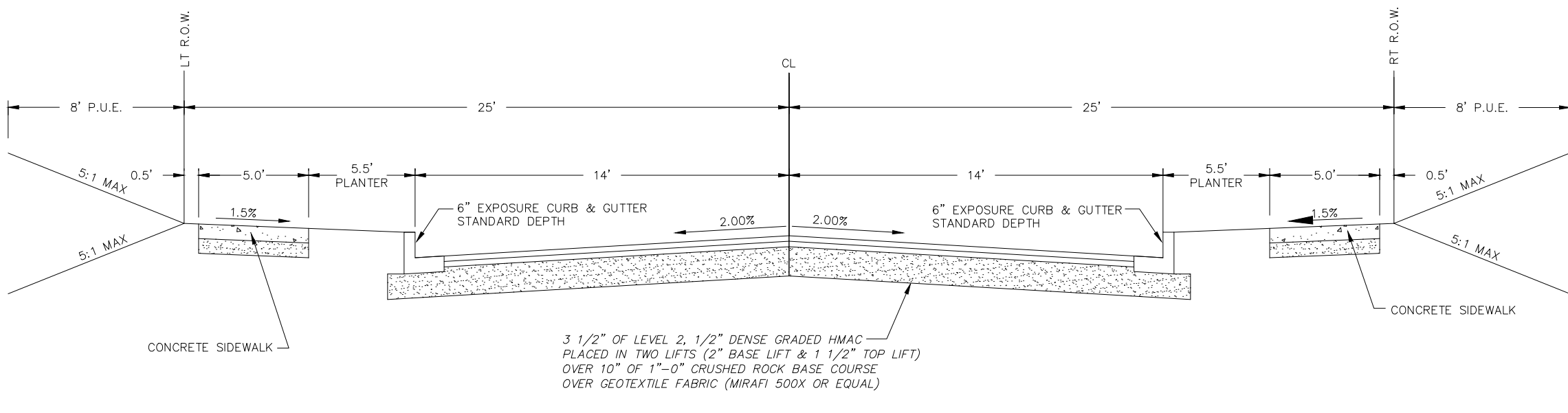
**WOOD CHIP PATHWAY TYPICAL SECTION**  
NTS



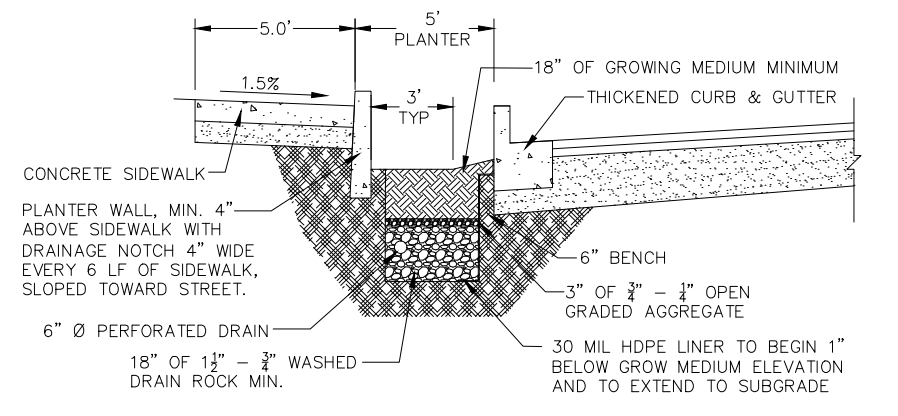
**FIRE DEPT ACCESS ROAD TYPICAL SECTION**  
NTS



**AC PATHWAY TYPICAL SECTION**  
NTS



**STREET A and B TYPICAL SECTION**  
NTS



**STORMWATER PLANTER TYPICAL SECTION**  
NTS