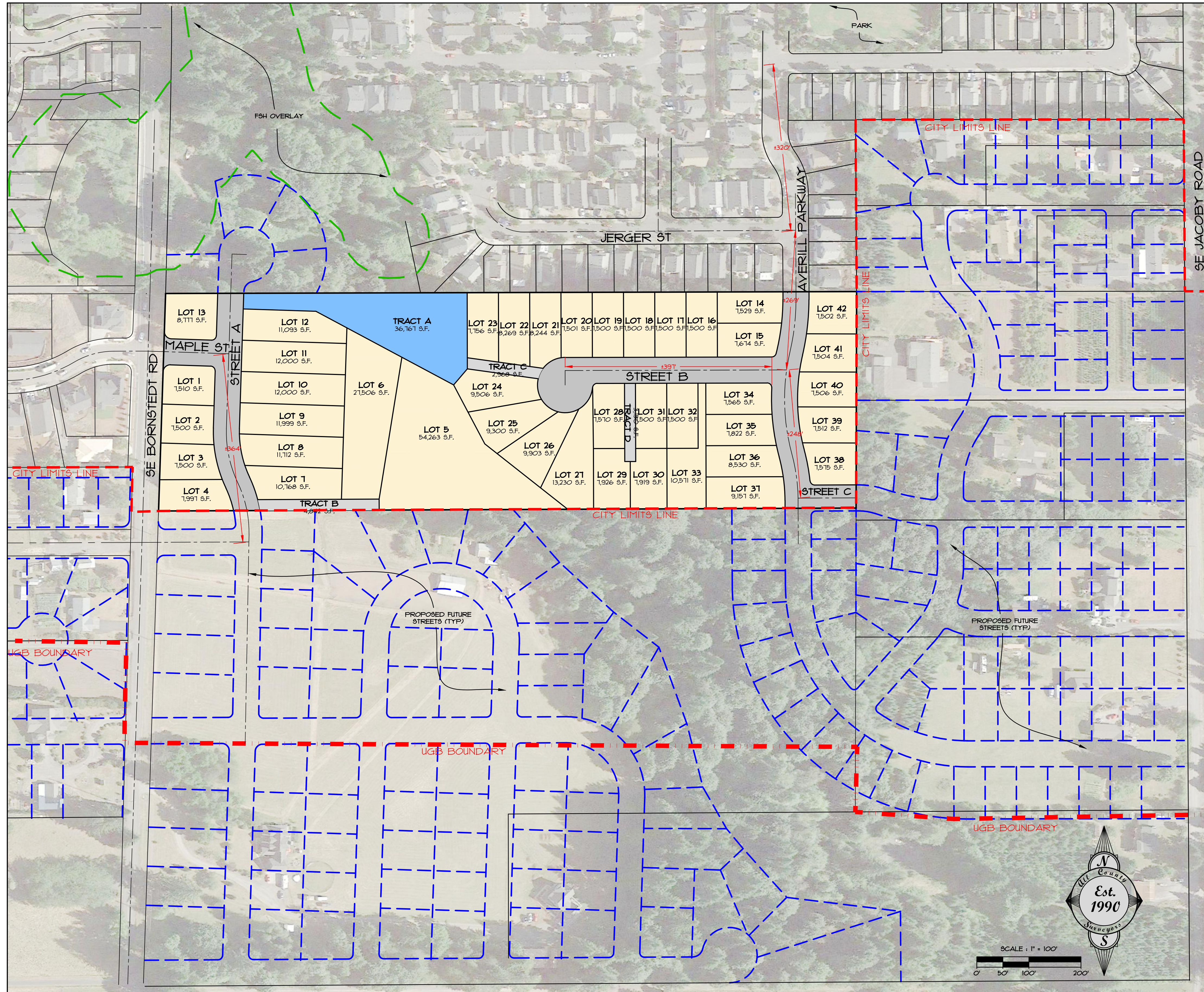


"THE BORNSTEDT VIEWS"

A PROPOSED 42 LOT SUBDIVISION, APRIL 2021



SITE LOCATION AND FUTURE STREET PLAN
SCALE: 1" = 100'



SHEET INDEX

Sheet Number	Sheet Title
C1	COVER SHEET AND FUTURE STREET PLAN
C2	TENTATIVE PLAT MAP
C3	TOPOGRAPHIC SURVEY
C4	TREE INVENTORY LIST 1
C5	TREE INVENTORY LIST 2
C6	TREE INVENTORY LIST 3
C7	TREE RETENTION AND PROTECTION PLAN
C8	STREET AND UTILITY PLAN
C9	GRADING AND EROSION CONTROL PLAN
C10	ON-STREET PARKING PLAN

DENSITY CALCULATIONS:

SITE AREA INFORMATION			
Total Site Area >>	554,897.31 SF	12.739 <====>	Acres Total
Public ROW >>	77,975.25 SF	1.790 <====>	Acres Total
Public Detention Pond Tracts >>	36,767.25 SF	0.844 <====>	Acres Total
Private Tracts >>	10,959.90 SF	0.252 <====>	Acres Total
Total Net Lot Area >>	429,194.91 SF	9.853 <====>	Acres Total
Total Lot Area + Private Tracts >>	440,154.81 SF	10.105 <====>	Acres Total

Density Calculations (Based on SFR Zoning)			
Minimum Density >>	3 units/acre		
Max density >>	5.8 units/acre		
Minimum Required Units >>	30.3 units	<====>	Minimum Density
Maximum Allowed Units >>	58.6 units	<====>	Maximum Base Density

PROPOSAL:

THE PROPOSED SUBDIVISION WILL CREATE A TOTAL OF 42 NEW RESIDENTIAL LOTS. THE MINIMUM DENSITY IS 30 LOTS AND THE MAXIMUM IS 59 LOTS.

SITE INFORMATION:

PROPERTY OWNER:
WILLIAM BLOOM
ADDRESS: 19618 SE BORNSTEDT ROAD
TAX LOT 100, MAP 25 4E 24
AREA: 12.139 ACRES (554,897 SF)
ZONING: SFR

PROJECT TEAM:

CLIENT

EVEN BETTER HOMES, INC.
ATTN: MAC EVEN
PO BOX 2021
GRESHAM, OR 97030
PHONE: (503) 348-5600

ENGINEER/SURVEYOR

ALL COUNTY SURVEYORS & PLANNERS, INC.
ATTN: RAY MOORE, PE, PLS
TYLER HENDERSON, EIT
PO BOX 955
SANDY, OR 97055
PHONE: (503) 668-3151

TRAFFIC ENGINEER

ARD ENGINEERING
ATTN: MIKE ARD, PE
21310 SW LANGER FARMS PARKW, SU 142,
SHERWOOD, OR 97140
PHONE: (503) 862-6960

PLANNER:

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

ARBORIST

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

GEOTECHNICAL ENGINEER

REDMOND GEOTECHNICAL SERVICES
ATTN: DAN REDMOND, GE
PO BOX 20541
PORTLAND, OR 97294
PHONE: (503) 285-0598

BY	REVISION	DATE	NO.

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

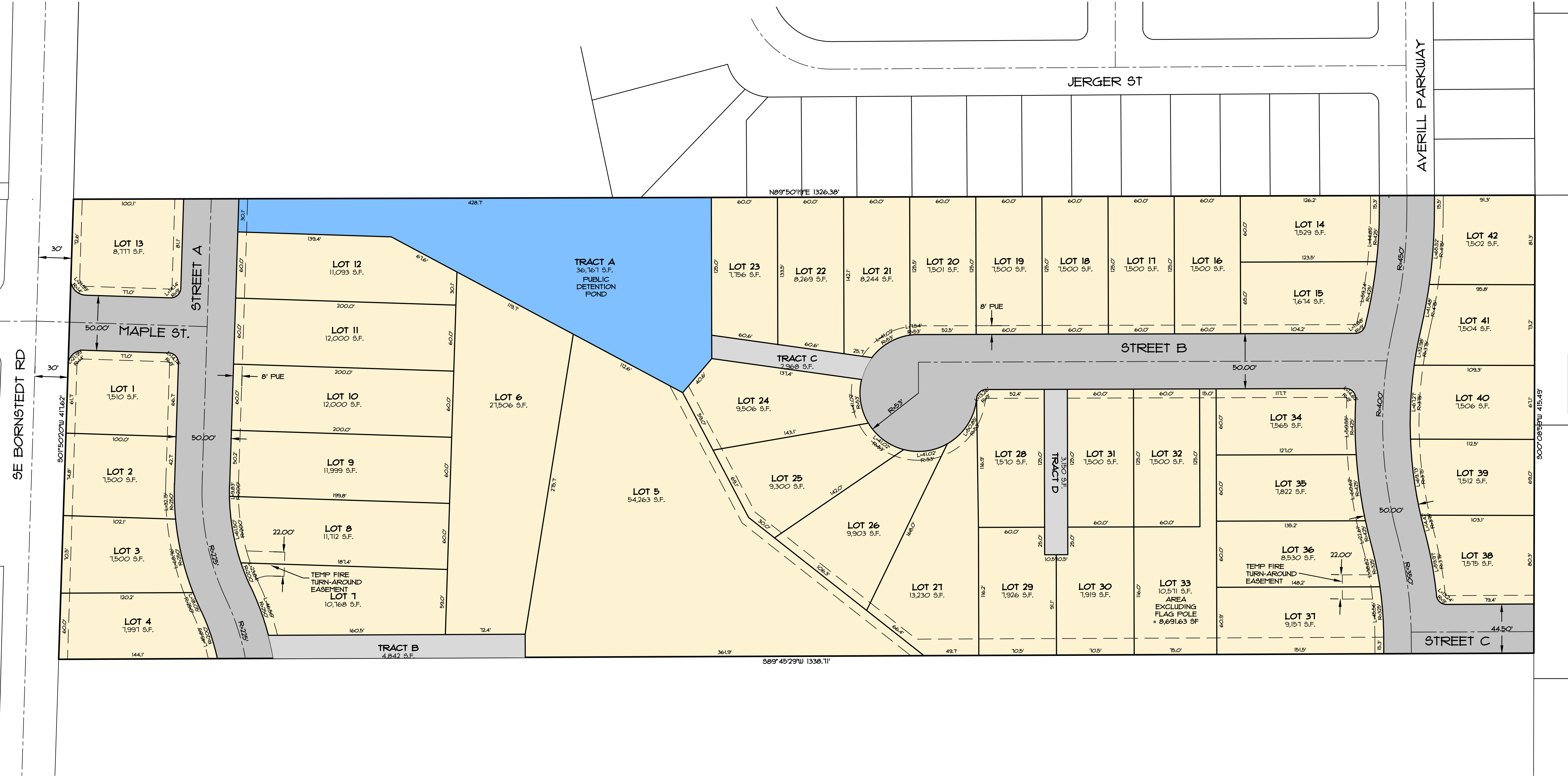
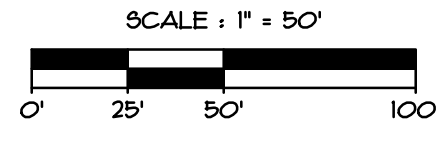
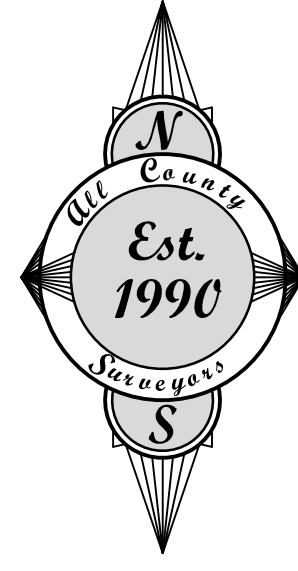
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DATE	4-30-21	
FILE	19-268 - Planning-SFR.dwg	
SECTION	TWP. 24	RANGE 4E

PROJECT: **THE BORNSTEDT VIEWS**
COVER SHEET AND FUTURE STREET PLAN
LOCATION: **19618 SE BORNSTEDT ROAD, SANDY, OR**

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

CLIENT: **EVEN BETTER HOMES, INC.**
MAC EVEN
PO BOX 2021
GRESHAM, OR 97030
PHONE: (503) 348-5602
EMAIL: mocc@evenbetterhomes.com



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

SCALE	VERT. N/A	HORIZ. 1" = 50'
DATE:	4-30-21	
FILE:	19-268 - Planning-SFR.dwg	
SECTION	LEGAL	RANGE
24	25	4E

PROJECT: **THE BORNSTEDT VIEWS**
TENTATIVE PLAT MAP
LOCATION: **19618 SE BORNSTEDT ROAD, SANDY, OR**

Surveyors & Planners, Inc.
Surveying, Planning and
Civil Engineering
P.O. Box 925, Sandy, OR 97055
Phone: (503) 668-4730
Fax: (503) 668-4720

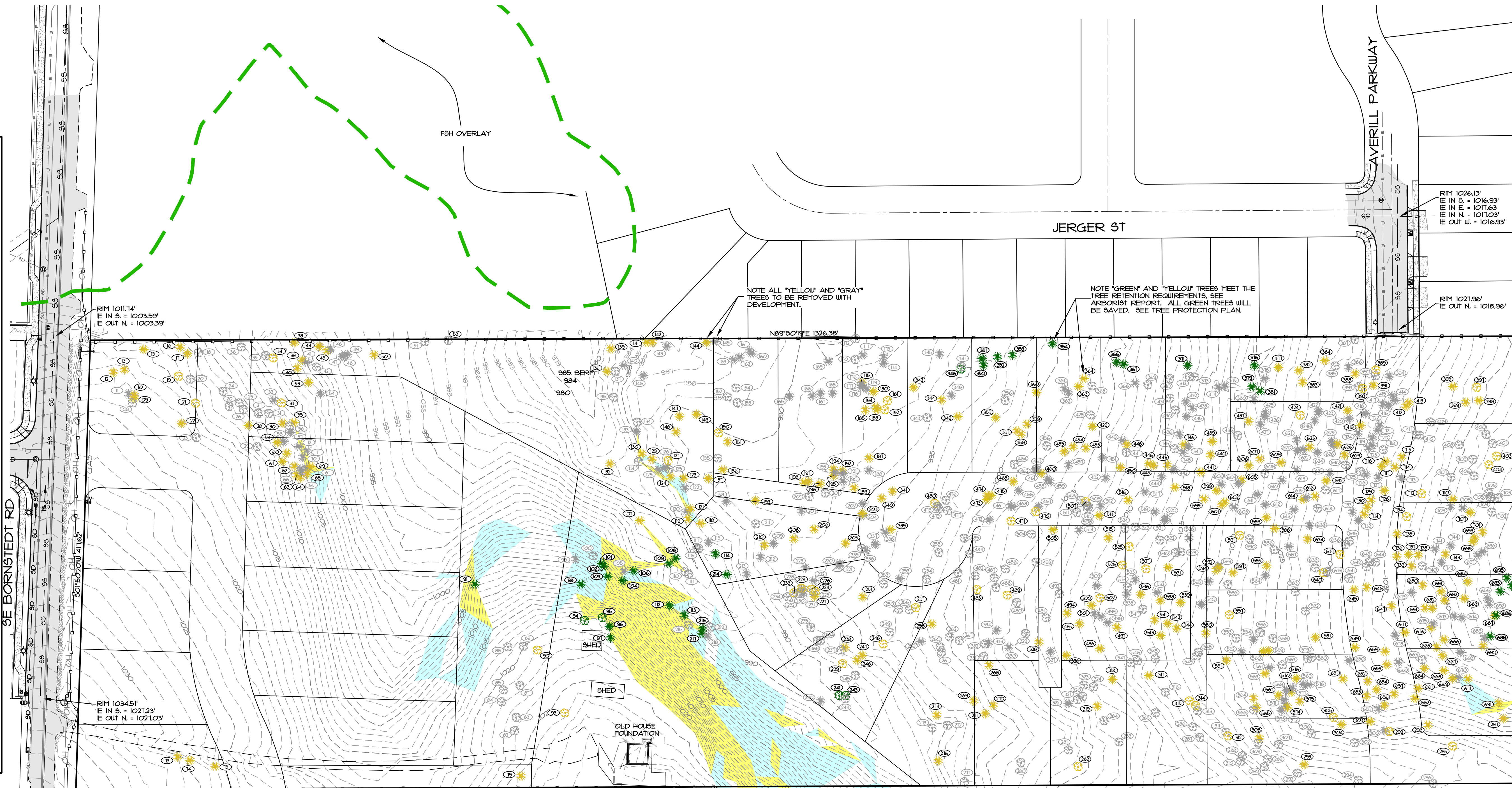
CLIENT:
EVEN BETTER HOMES, INC.
MAC EVEN
PO BOX 2021
GRESHAM, OR 97030
PHONE: (503) 348-5602
EMAIL: mocc@evenbetterhomes.com

DATE OF PLOT: 4-30-21



LEGEND

- (D) PROPERTY LINE
- (D) LOT LINE
- (D) CL. RIGHT OF WAY
- (D) EASEMENT LINE
- - - 100 (D) 5' GROUND CONTOUR
- - - 101 (D) 1' GROUND CONTOUR
- (D) BUILDING WALL
- (D) AC PAVEMENT
- (D) SIDEWALK/CONCRETE
- (D) GRAVEL
- (D) CURB & GUTTER
- (D) FENCE
- (D) WATER LINE
- (D) 6" WATER LINE
- (D) 8" WATER LINE
- (D) 12" WATER LINE
- (D) STORM LINE
- (D) SANITARY LINE
- (D) GAS LINE
- (D) TELEPHONE LINE, CAT
- (D) OVERHEAD POWER LI
- FOUND SURVEY MONUMENT
- (D) STORM MANHOLE
- (D) CATCH BASIN
- (D) WATER METER
- (D) WATER VALVE
- (D) MANHOLE
- (D) GAS VALVE
- (D) LIGHT POLE
- (D) UTILITY POLE
- (D) POLE W/ GUY WIRE
- (D) SIGN
- (D) DECIDUOUS TREE
- (D) CONIFEROUS TREE
- (P) SANITARY LINE
- (P) SANITARY MANHOLE
- (P) STORM LINE
- (P) STORM MANHOLE
- (P) CATCH BASIN
- (P) WATER LINE
- (P) WATER METER
- (P) WATER VALVE
- (P) FIRE HYDRANT
- (P) STREET LIGHT



SLOPE ANALYSIS LEGEND

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

BENCHMARK
ELEVATIONS ARE BASED ON CITY OF SANDY
ELEVATION DATUM

TOPOGRAPHIC SURVEY

SCALE: 1" = 50'

BY	REVISION	SHEET
DATE	NO.	3
DESIGNED: RLM	DRAWN: RLM	OF 10
CHECKED: DLH	APPROVED: RLM	

SCALE	VERT. N/A	HORIZ. 1" = 50'
DATE	4-30-21	
FILE	19-266 - Planning-SFR.dwg	
SECTION	TWP.	RANGE
24	2S	4E

PROJECT: **THE BORNSTEDT VIEWS TOPOGRAPHIC SURVEY**

LOCATION: **19618 SE BORNSTEDT ROAD, SANDY, OR**

Surveyors & Planners, Inc.
 Surveying, Planning and
 Civil Engineering
 P.O. Box 925, Sandy, OR 97055
 Phone: (503) 348-5602
 Fax: (503) 668-4720

CLIENT: **EVEN BETTER HOMES, INC.**
 MAC EVEN
 PO BOX 2021
 GRESHAM, OR 97030
 PHONE: (503) 348-5602
 EMAIL: mcc@evenbetterhomes.com

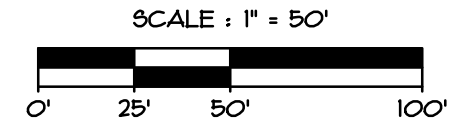
DATE OF PLOT: 4-30-21

Table with columns: TREE TO BE SAVED OR REMOVED, TREE NO, COMMON NAME, SCIENTIFIC NAME, DBH, C-RAD, CONDITION, STRUCTURE, RETENTION OPTION, COMMENTS. Includes a 'YES' INDICATES TREES THAT MEET TREE RETENTION REQUIREMENT. SEE NOTE 4. and a 'GREEN' HATCH INDICATES TREES THAT WILL BE PROTECTED.

Table with columns: TREE TO BE SAVED OR REMOVED, TREE NO, COMMON NAME, SCIENTIFIC NAME, DBH, C-RAD, CONDITION, STRUCTURE, RETENTION OPTION, COMMENTS. Includes a 'YES' INDICATES TREES THAT MEET TREE RETENTION REQUIREMENT. SEE NOTE 4.

TREE SURVEY COMPLETED BY: TERAGAN 4 ASSOCIATES, INC. ATTENTION: TODD PRAGER, ASCA REGISTERED CONSULTING ARBORIST #591, ISA BOARD CERTIFIED MASTER ARBORIST, ISA TREE RISK ASSESSMENT QUALIFIED, AICP, AMERICAN PLANNING ASSOCIATION. 1. DBH IS THE TRUNK DIAMETER IN INCHES MEASURED IN ACCORDANCE WITH INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. 2. C-RAD IS THE APPROXIMATE CROWN RADIUS IN FEET. 3. CONDITION AND STRUCTURE RATINGS RANGE FROM VERY POOR, POOR, FAIR, TO GOOD. 4. TREE MEETS THE REQUIREMENTS TO BE A RETENTION TREE PER 11.02.90.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.

PROJECT: THE BORNSTEDT VIEWS TREE INVENTORY LIST 2 LOCATION: 19618 SE BORNSTEDT ROAD, SANDY, OR DATE OF PLOT: 4-30-21 CLIENT: EVAN BETTER HOMES, INC. SURVEYORS & PLANNERS, INC. SURVEYING, PLANNING AND CIVIL ENGINEERING. SHEET: C5 OF 10. Includes revision table and design/checked/approved signatures.



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

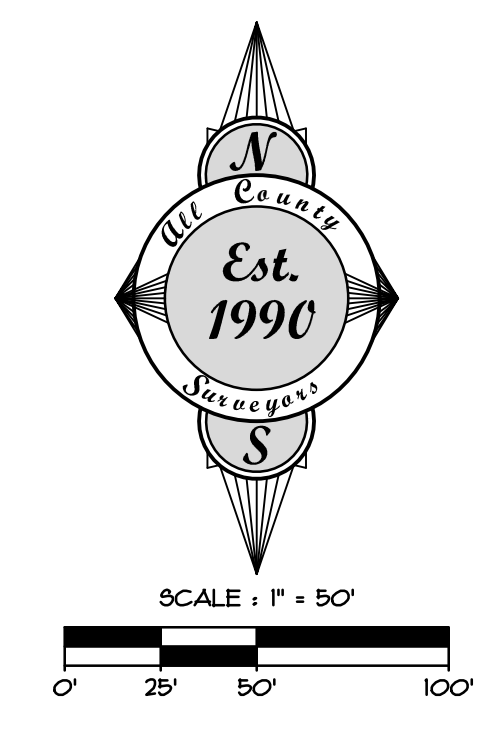
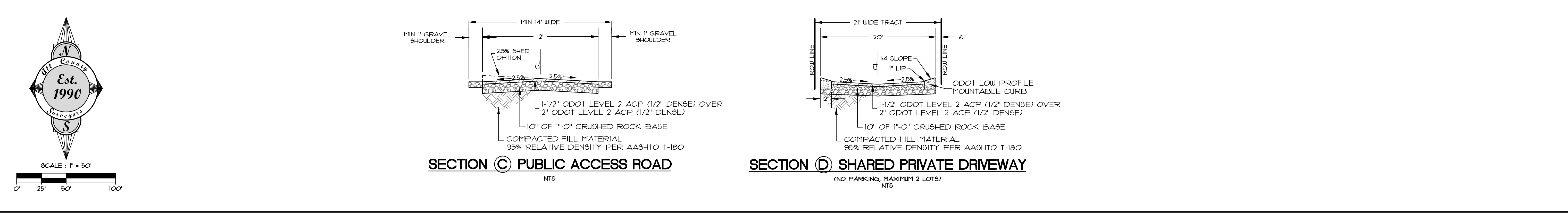
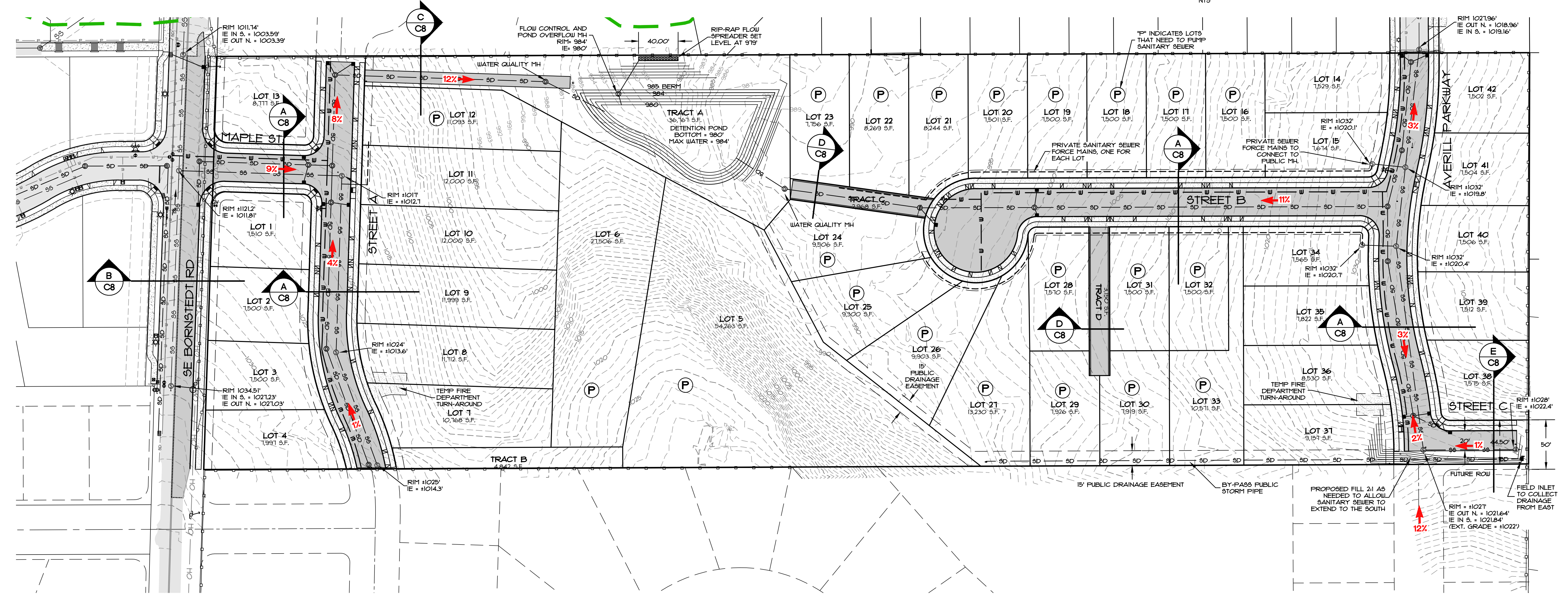
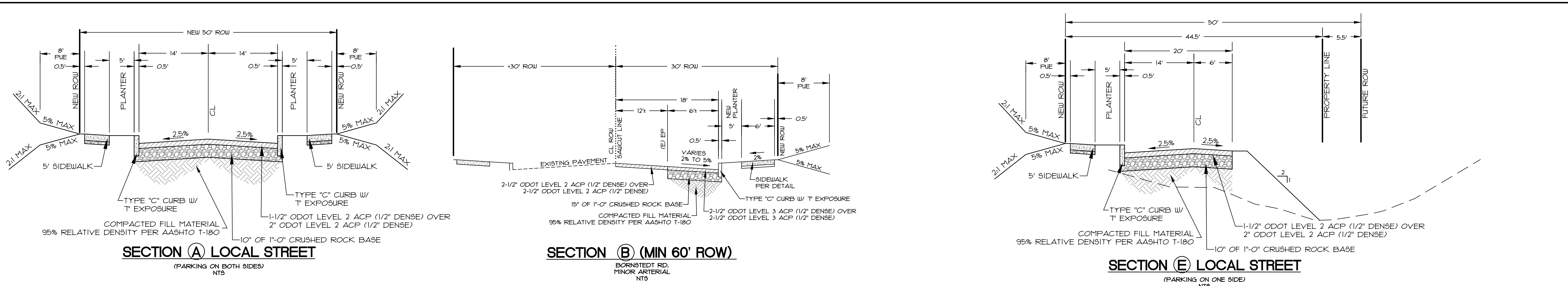
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HORIZ. 1" = 50'	DATE: 4-30-21
FILE: 19-268 - Planning-SFR.dwg	LEGAL
	TWP. RANGE
	SECTION 24
	T2S 4E

PROJECT: **THE BORNSTEDT VIEWS**
TREE RETENTION AND PROTECTION PLAN
 LOCATION: **19618 SE BORNSTEDT ROAD, SANDY, OR**

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

CLIENT: **EVEN BETTER HOMES, INC.**
 MAC EVEN
 PO BOX 2021
 GRESHAM, OR 97030
 PHONE: (503) 348-5602
 EMAIL: mcc@evenbetterhomes.com

DATE OF PLOT: 4-30-21



BY:	REVISION:	SHEET
DATE:	NO.:	C8
NO.:	OF:	10
DESIGNED:	RLM	
DRAWN:	RLM	
CHECKED:	DLH	
APPROVED:	RLM	

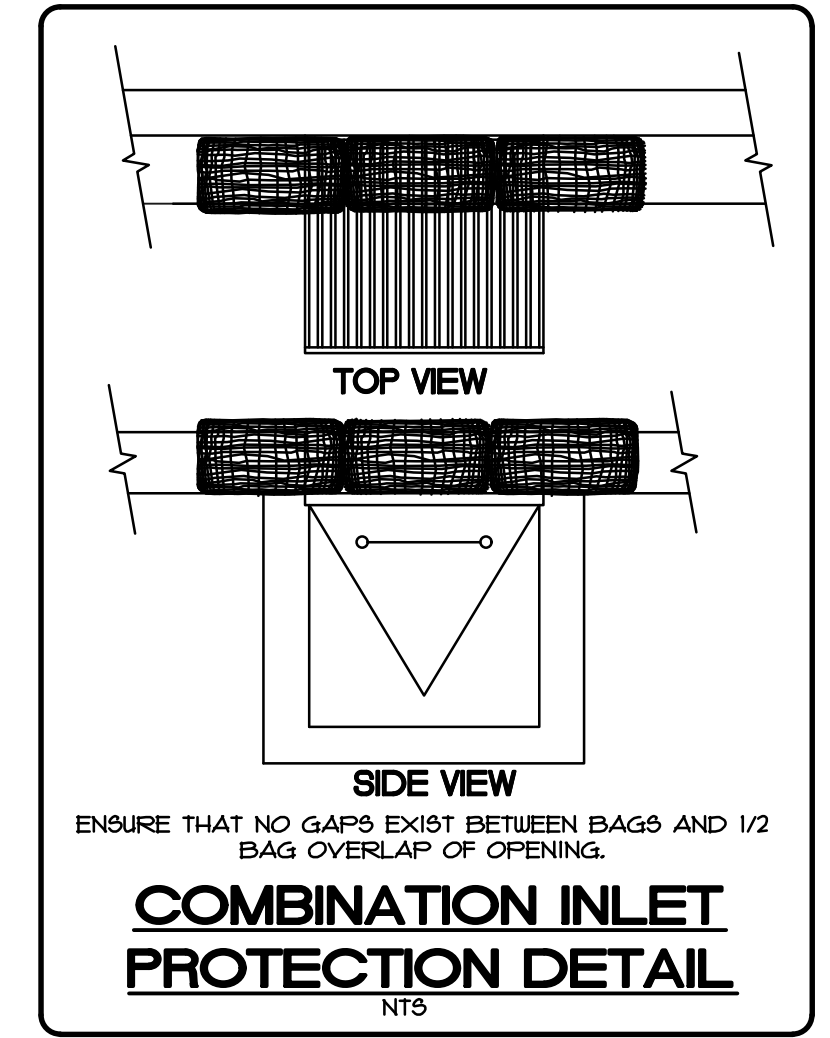
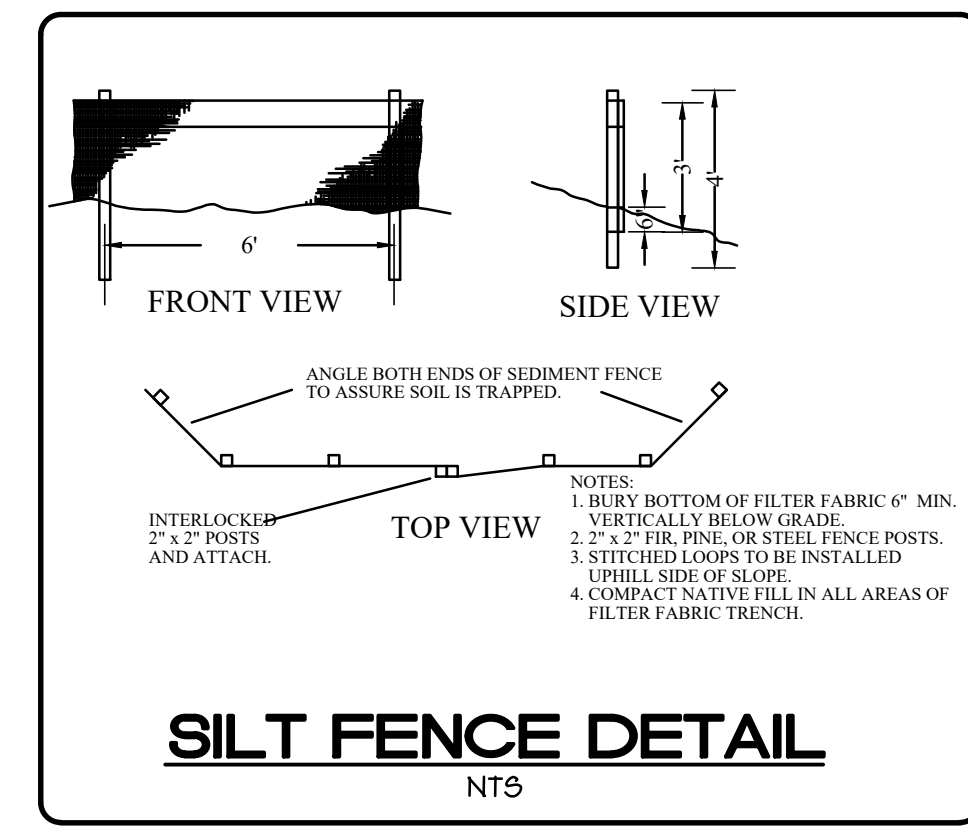
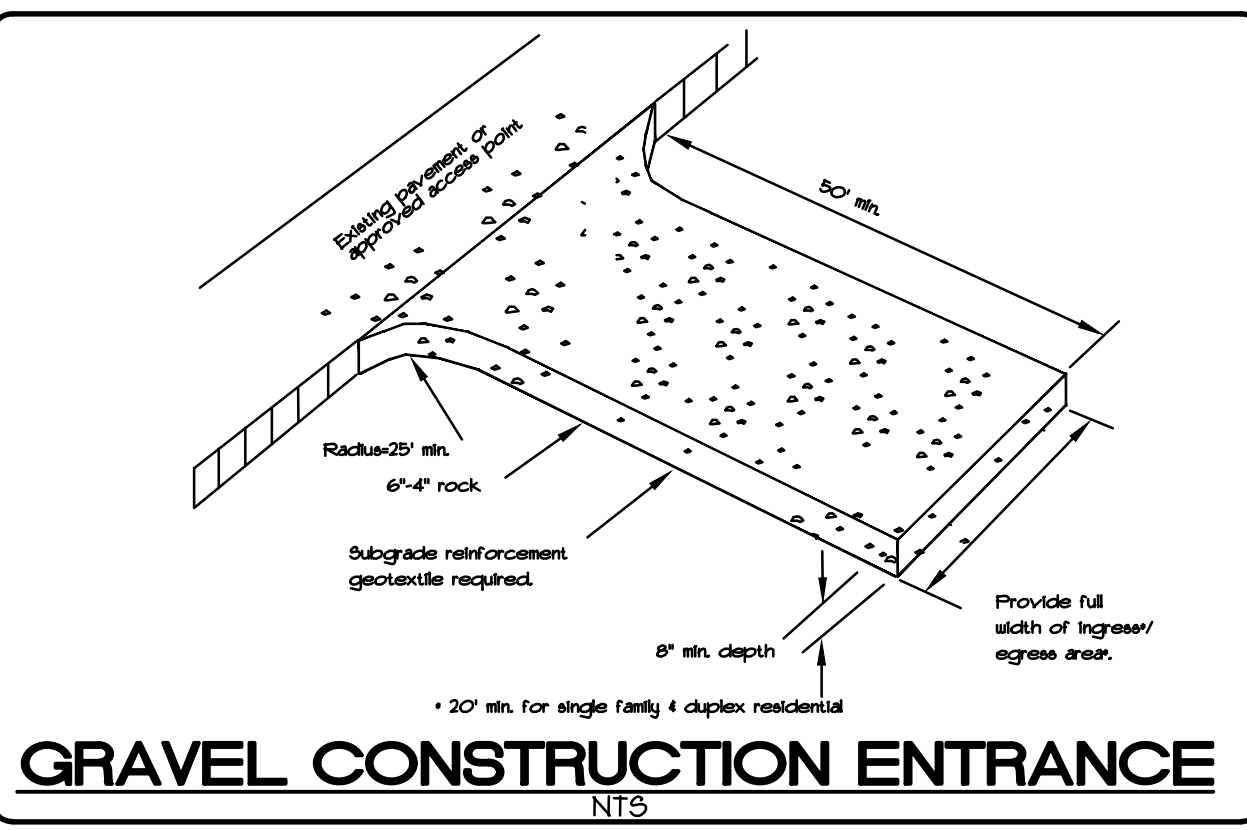
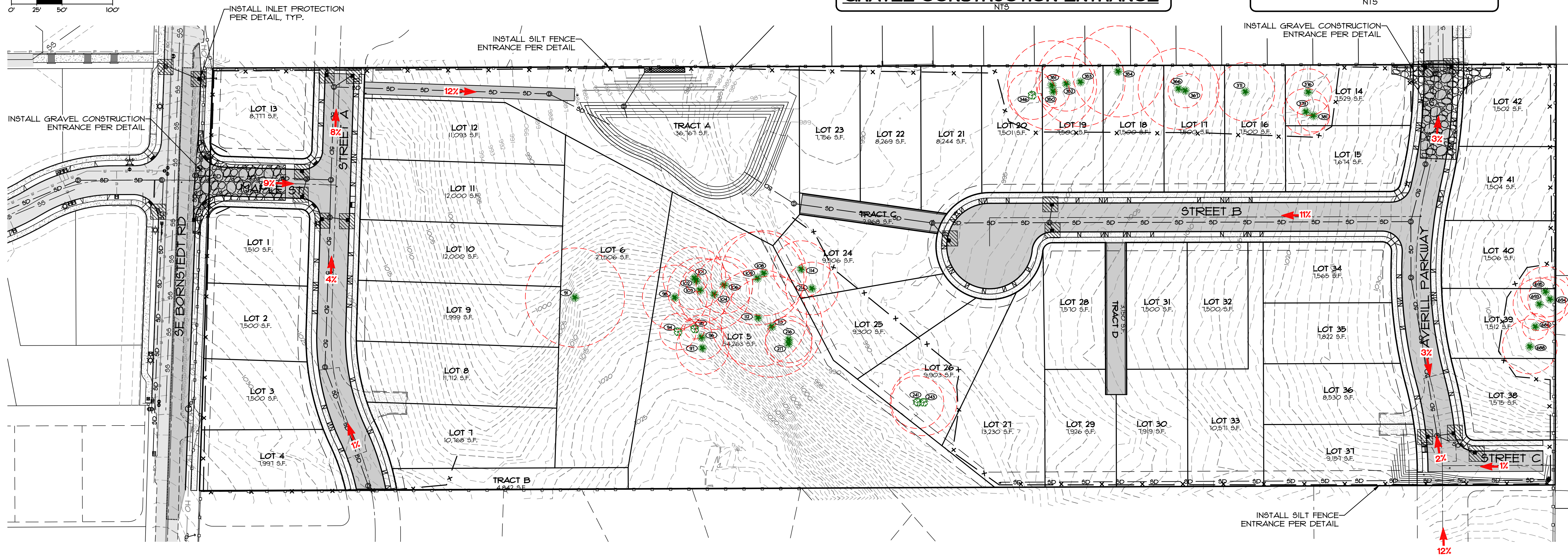
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LEGAL:		
RANGE:		
SECTION:	24	2S
		4E

PROJECT: **THE BORNSTEDT VIEWS**
STREET AND UTILITY PLAN

LOCATION: **19618 SE BORNSTEDT ROAD, SANDY, OR**

Surveyors & Planners, Inc.
Surveying, Planning and
Civil Engineering
P.O. Box 955, Sandy, OR 97055
Phone: (503) 348-5602
Fax: (503) 668-4720

CLIENT: **EVEN BETTER HOMES, INC.**
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PO BOX 2021
GRESHAM, OR 97030
PHONE: (503) 348-5602
EMAIL: mocc@evenbetterhomes.com



LEGEND

	PROPOSED INLET PROTECTION
	INSTALL SEDIMENT FENCE
	EXISTING GROUND CONTOUR
	PROPOSED FINISH GRADE CONTOUR

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

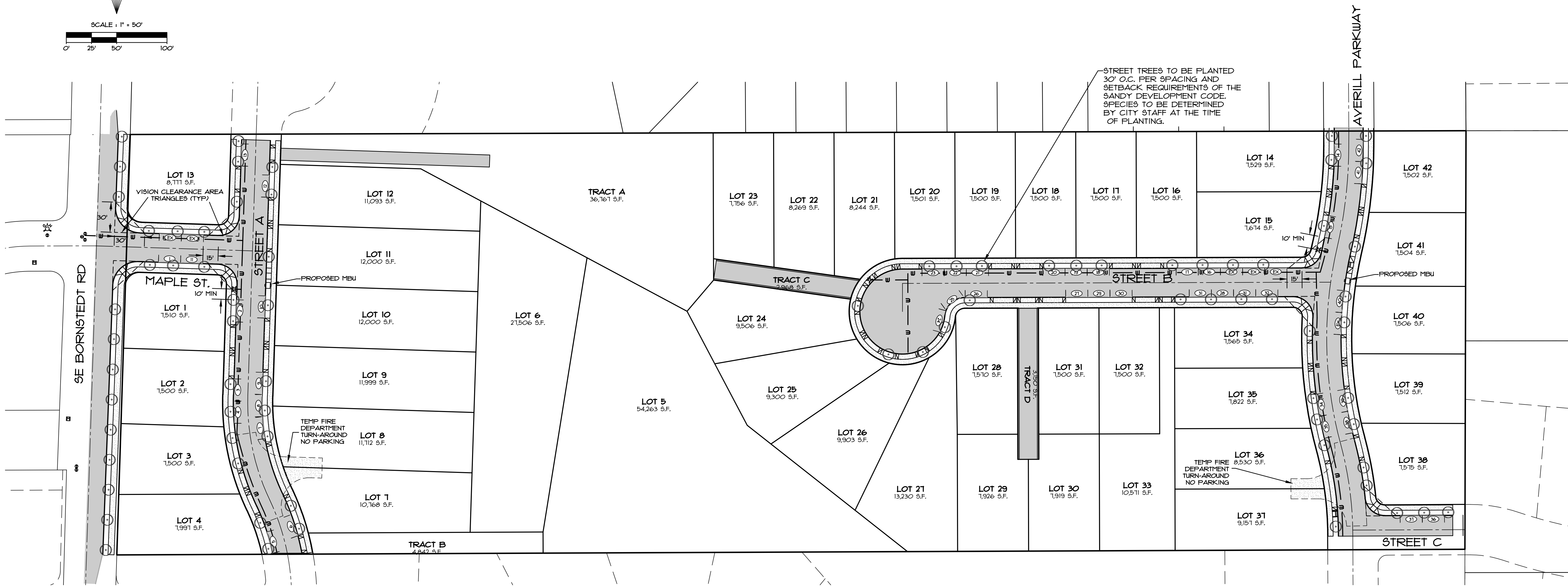
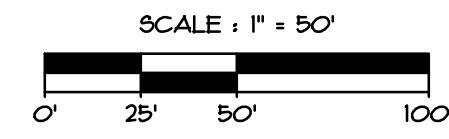
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DATE:	4-30-21	
FILE:	19-268 - Planning-SFR.dwg	
SECTION:	TWP. 24	RANGE 4E
SECTION:	24	2S

THE BORNSTEDT VIEWS
GRADING AND EROSION CONTROL PLAN

PROJECT: 19618 SE BORNSTEDT ROAD, SANDY, OR

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

CLIENT: EVEN BETTER HOMES, INC.
MAC EVEN
PO BOX 2021
GRESHAM, OR 97030
PHONE: (503) 348-5602
EMAIL: mocc@evenbetterhomes.com



STREET TREES TO BE PLANTED 30' O.C. PER SPACING AND SETBACK REQUIREMENTS OF THE SANDY DEVELOPMENT CODE. SPECIES TO BE DETERMINED BY CITY STAFF AT THE TIME OF PLANTING.

BY:	REVISION:	SHEET
DATE:	NO.:	C10
DESIGNED: RLM	DRAWN: RLM	OF 10
CHECKED: DLH	APPROVED: RLM	

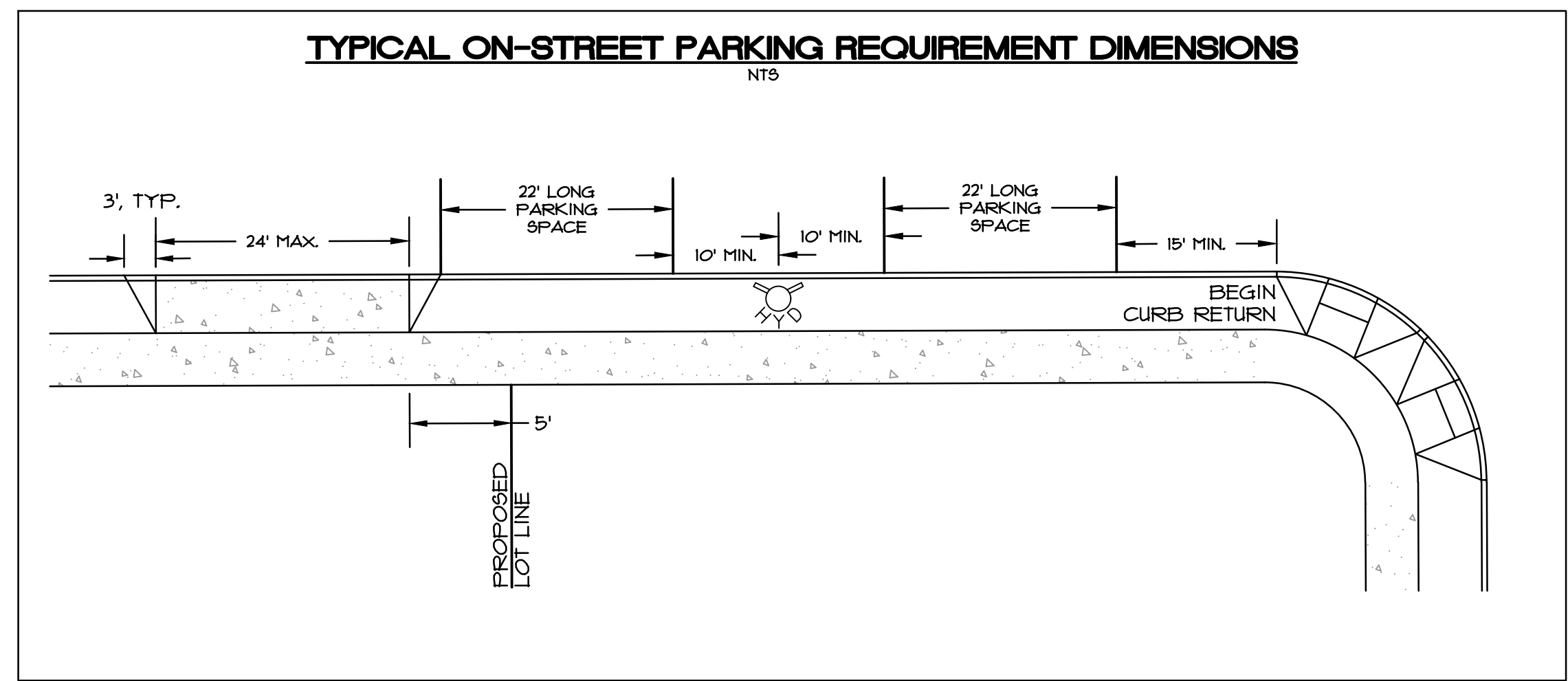
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FILE:	19-268 - Planning-SFR.dwg	
SECTION:	TWP. 24	RANGE 4E
SECTION:	24	2S

PROJECT: **THE BORNSTEDT VIEWS ON-STREET PARKING PLAN**

LOCATION: **19618 SE BORNSTEDT ROAD, SANDY, OR**

Surveyors & Planners, Inc.
 Surveying, Planning and Civil Engineering
 P.O. Box 925, Sandy, OR 97055
 Phone: (503) 668-4720
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 PO BOX 2021
 GRESHAM, OR 97030
 PHONE: (503) 348-5602
 EMAIL: mcc@evenbetterhomes.com



TYPICAL ON-STREET CAR PARKING TOTAL ON-STREET SPACES PROPOSED = 48
 MINIMUM REQUIRED = 42

- LEGEND**
- SUBJECT PROPERTY BOUNDARY LINE
 - PROPOSED LOT LINE
 - PROPOSED CURB AND PAVEMENT
 - PROPOSED SIDEWALK
 - PROPOSED UNSTRIPED 22' LONG ON-STREET PARKING SPACE
 - PARKING SPACE NUMBER CORRESPONDING TO LOT NUMBER (EACH SPACE IS WITHIN 300' OF EACH DWELLING)
 - ⊗ PARKING SPACE THAT EXCEEDS THE REQUIREMENT
 - ★ PROPOSED FIRE HYDRANT
 - PROPOSED MBU

