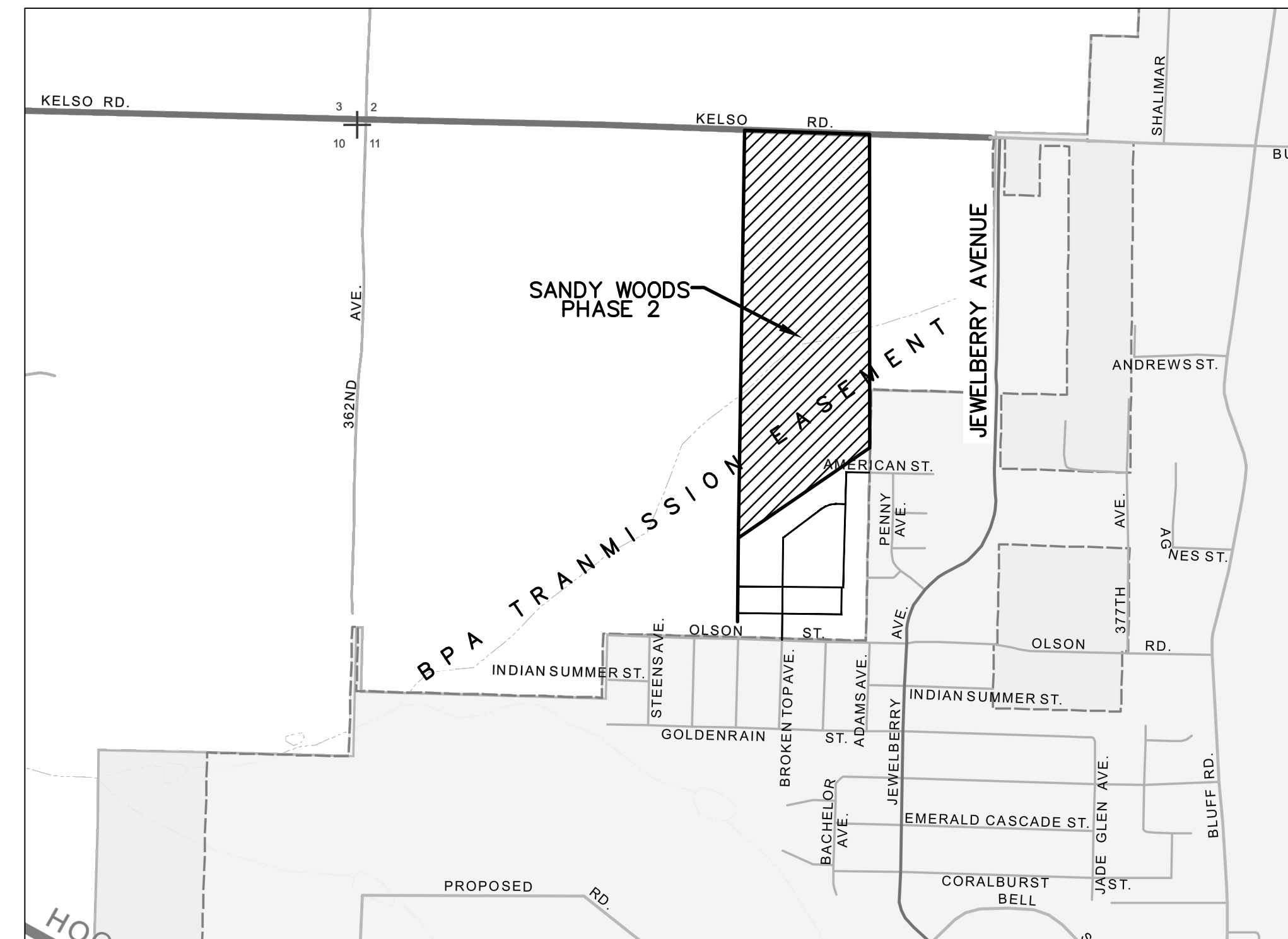


# TENTATIVE PLANS FOR SANDY WOODS 2

CITY OF SANDY, CLACKAMAS COUNTY, OREGON

JUNE, 2021



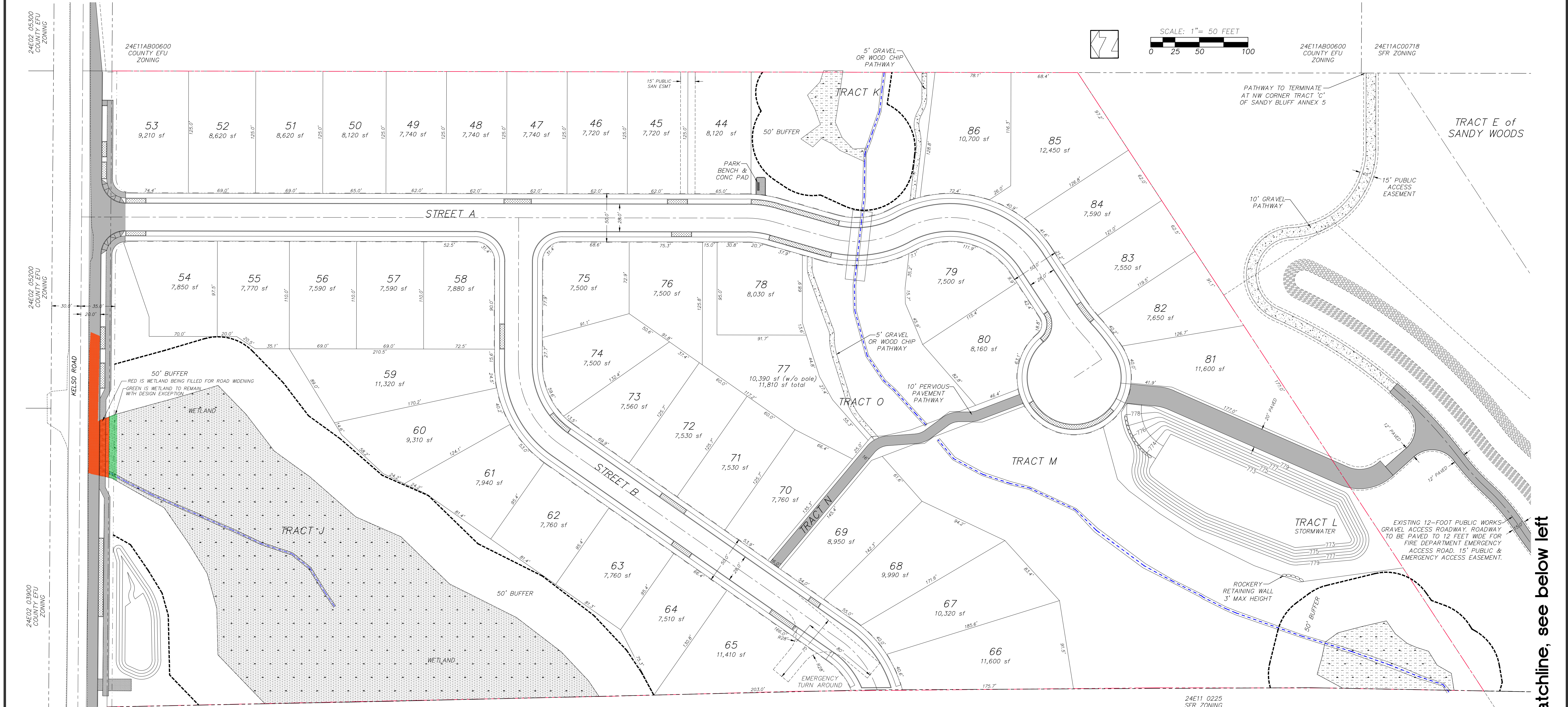
## INDEX

<u>SHEET</u>	<u>DESCRIPTION</u>
1	COVER
2	SITE PLAN
3	SITE PLAN WITH TREES
4	EXISTING CONDITIONS PLAN
5	TREE RETENTION / REMOVAL PLAN
6	TREE LIST
7	OFFSITE SANITARY SEWER PLAN
8	ONSITE SANITARY & WATERLINE PLAN
9	STORM DRAIN PLAN
10	DRIVEWAY & STREET LIGHTING PLAN
11	RESIDENTIAL PARKING ANALYSIS
12	FUTURE STREET PLAN
13	GRADING & ESC PLAN
14	RETAINING WALLS
15	KELSO ROAD PLAN & PROFILE
16	ONSITE STREET PROFILES

OWNER:  
**Silver V Construction**  
 10117 SE SUNNYSIDE RD, SUITE F1178  
 CLACKAMAS, OR 97015  
 EMAIL: rosemontdevelopment@gmail.com  
 PHONE: 503-351-4747

ENGINEER:  
**SISUL ENGINEERING**  
 375 PORTLAND AVENUE  
 GLADSTONE, OREGON 97027  
 (503) 657-0188

MOST RECENT REVISION TO  
 THIS SET OF PLANS:

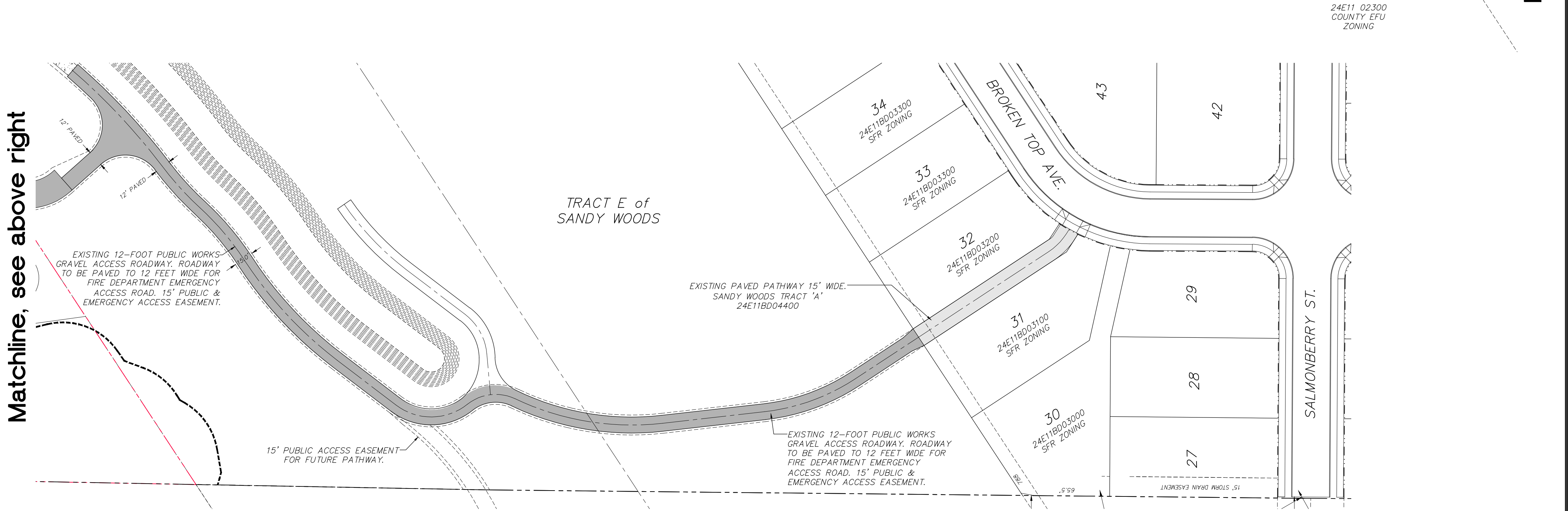


SCALE: 1" = 50 FEET  
 0 25 50 100

REVISIONS	BY

## Sandy Woods 2 Rosemont Development

## Site Plan



Matchline, see above right

Matchline, see below left

**SISUL ENGINEERING**  
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 DRAWING: Sandy Woods 2 - subdivision DR - current.dwg

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

OF 15 SHEETS



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Site Plan with Existing Trees

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

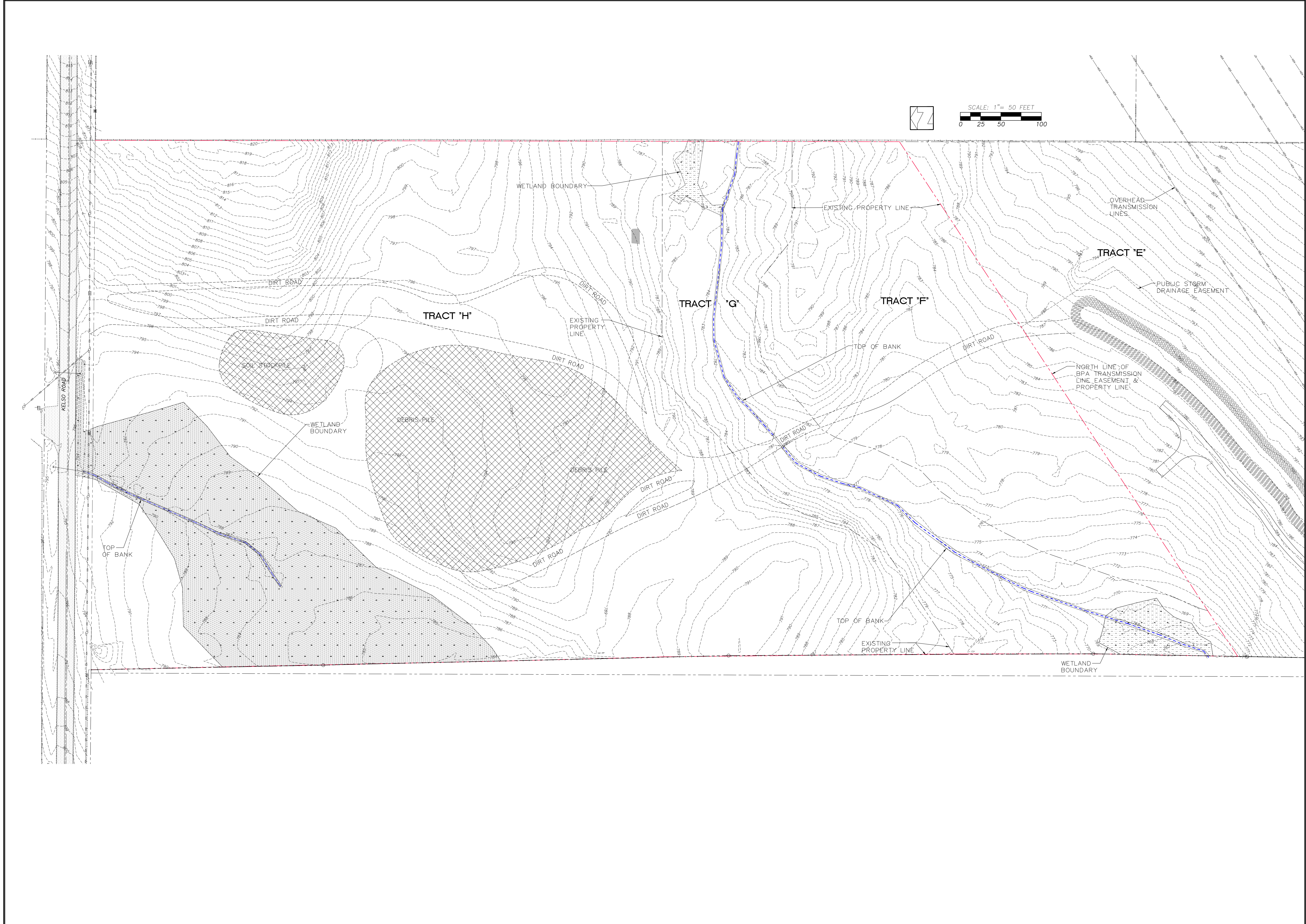
REVISIONS	BY

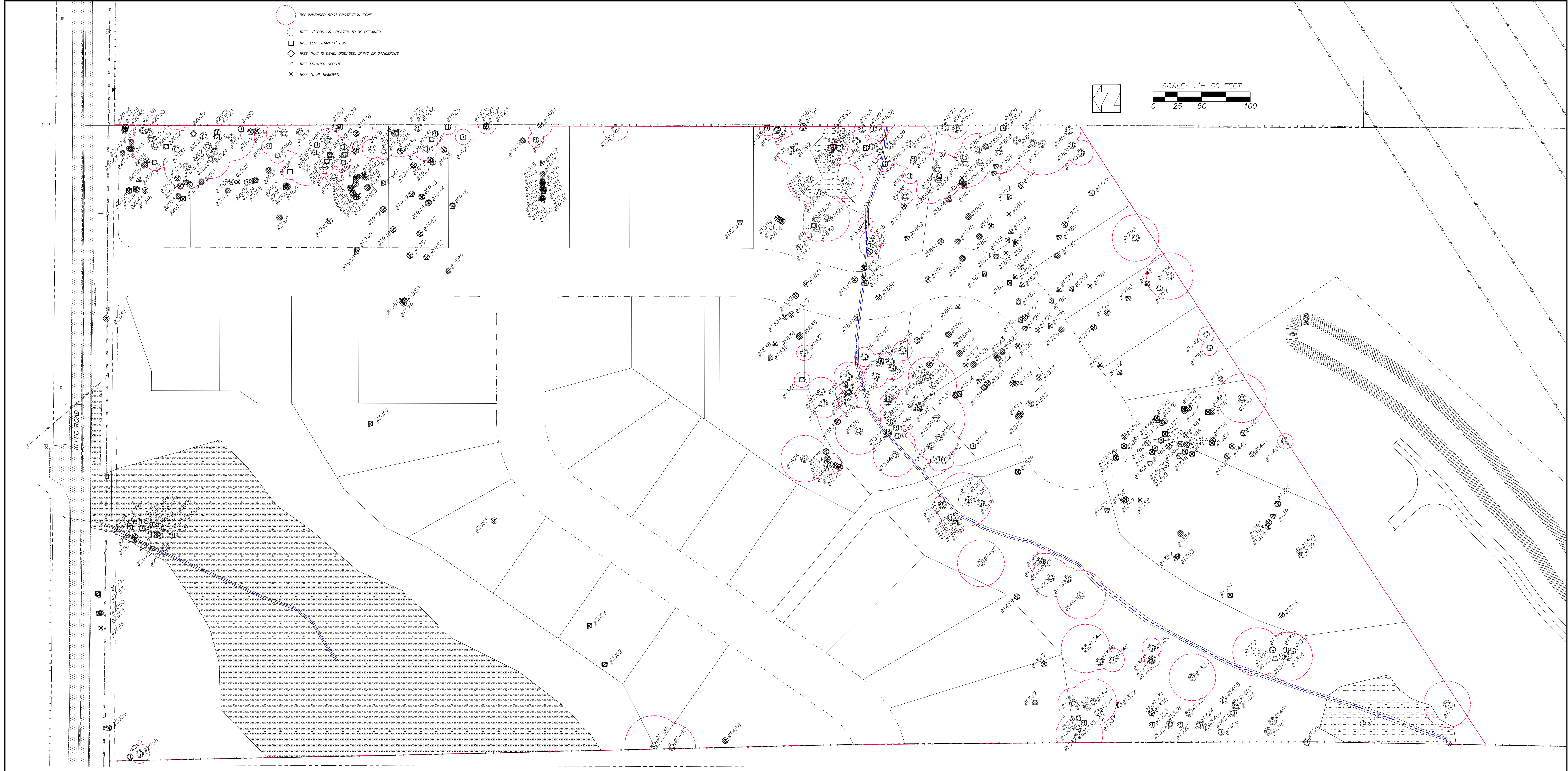
**Sandy Woods 2  
Rosemont Development**

**Existing Conditions**

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





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**Sandy Woods 2  
Rosemont Development**

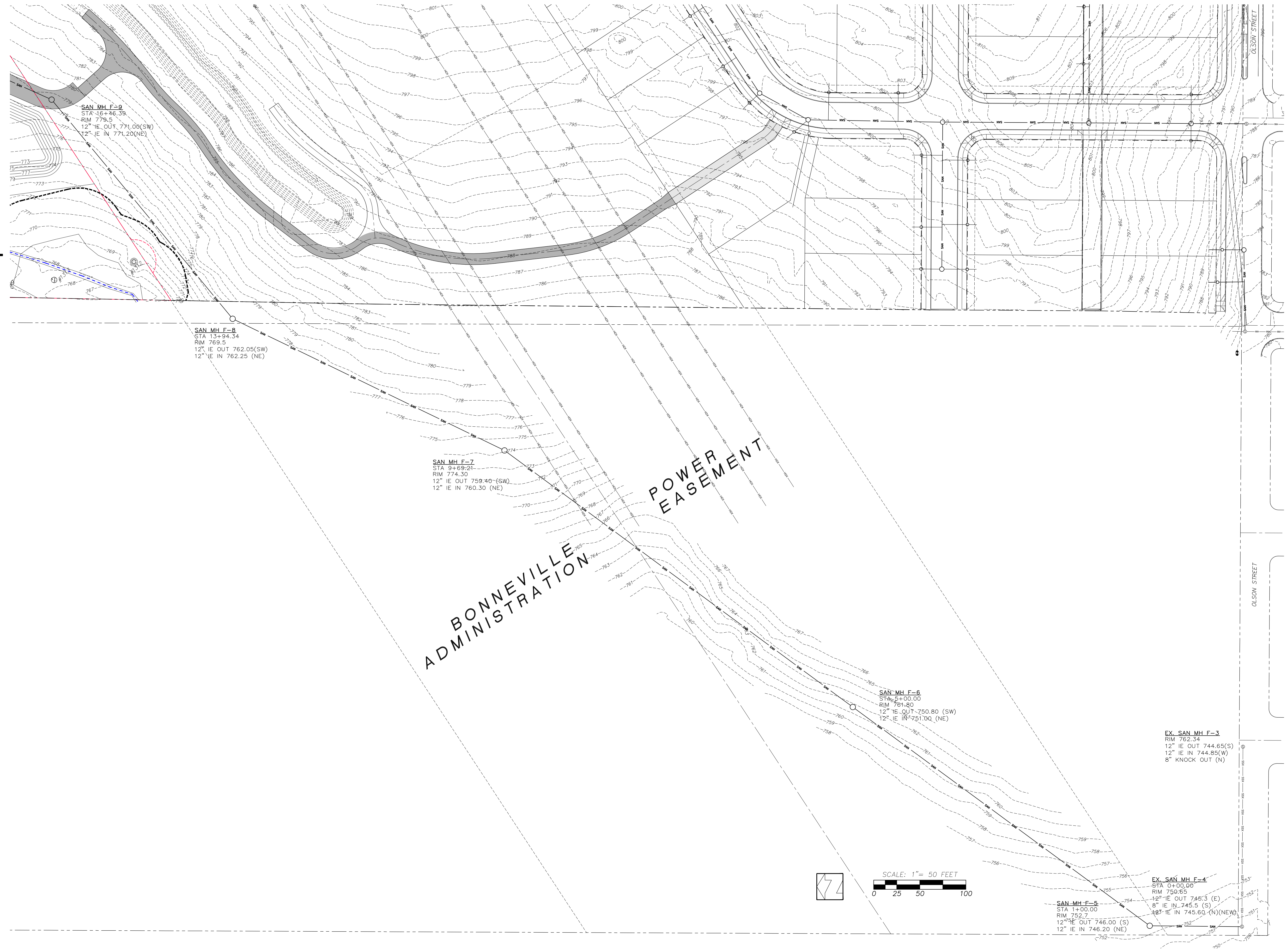
**Tree Retention/Removal Plan**

**ISUL ENGINEERING**  
 375 PORTLAND AVENUE  
 CLADSTONE, OREGON 97027  
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DRAWING: Sandy Woods 2 subdivision DR current.dwg

DATE	JUNE, 2021
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JOB	SGL19-042
SHEET	<b>4</b>
OF 15 SHEETS	



See Sheet 7 for  
upstream continuation



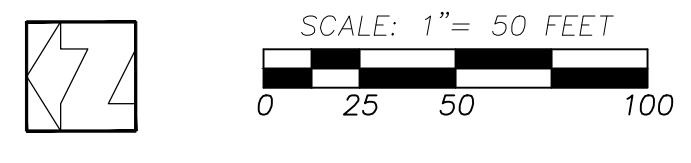
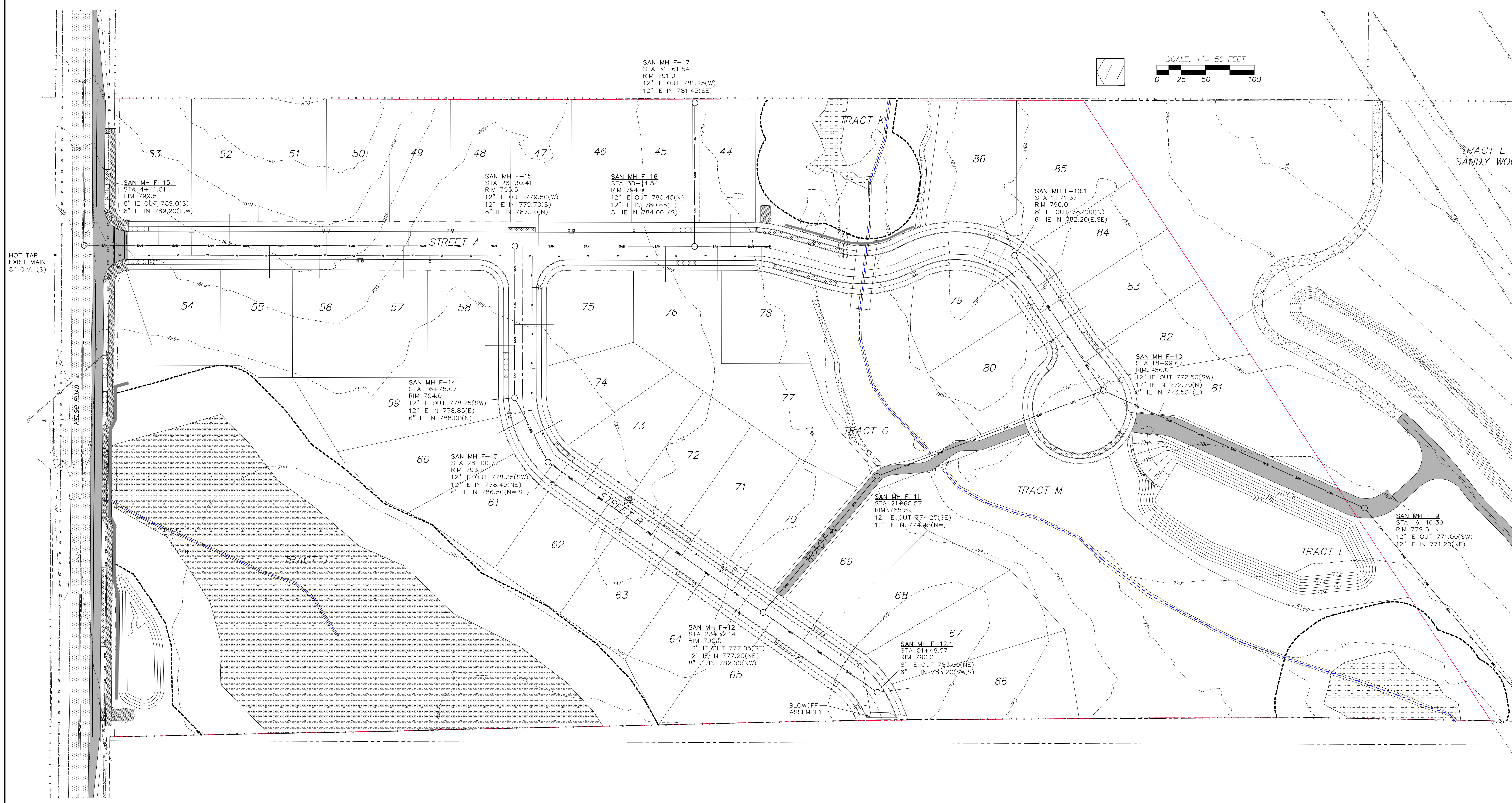
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Sandy Woods 2  
Rosemont Development

Offsite Sanitary Sewer Plan

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DRAWING: Sandy Woods 2 subdivision DR current.dwg

DATE	MAY, 2021
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JOB	SGL19-042
SHEET	0



See Sheet 6 for  
downstream continuation

REVISIONS	BY

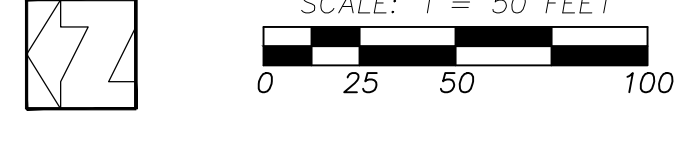
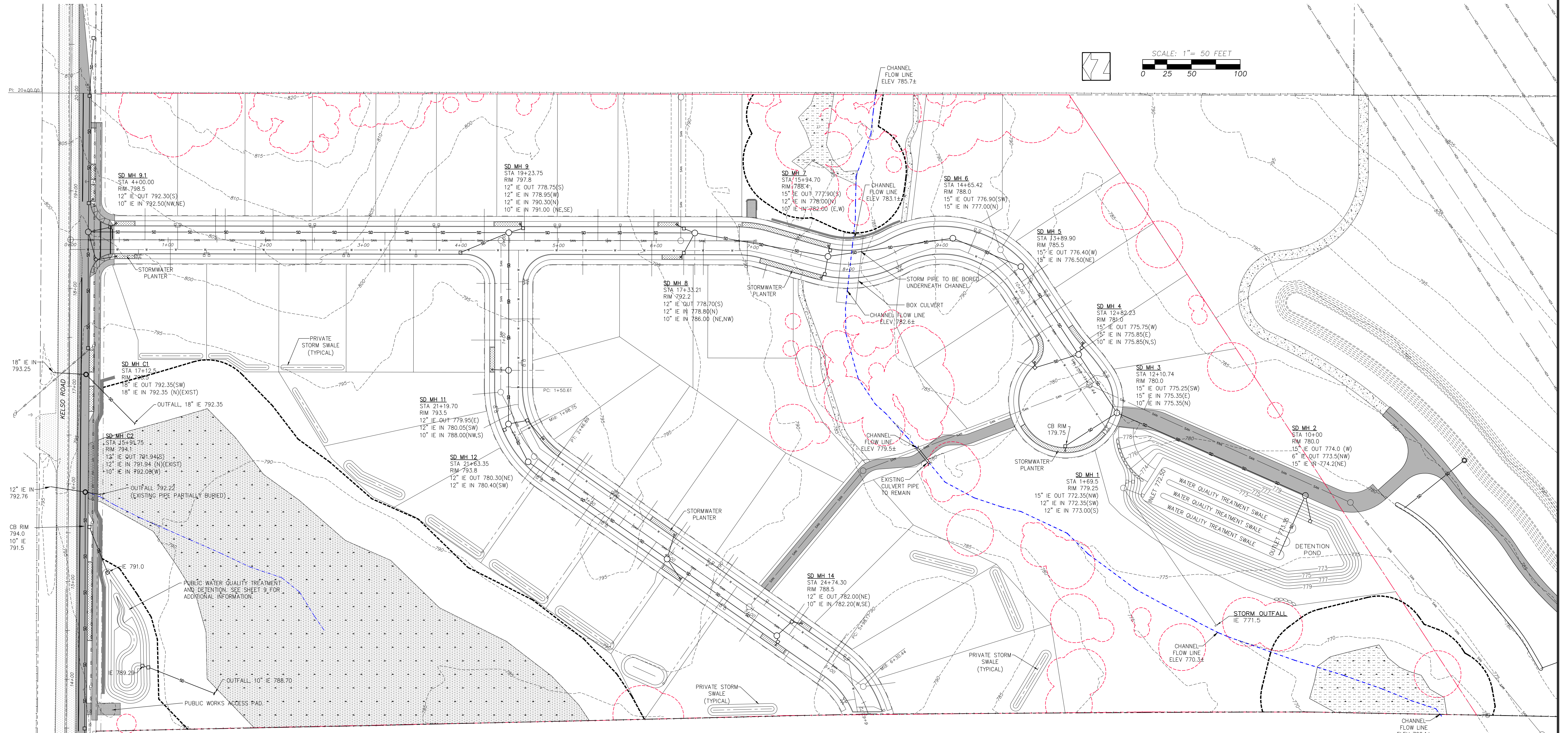
**Sandy Woods 2  
Rosemont Development**

**Onsite Sanitary and Water Plan**

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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	





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Rosemont Development

Storm Drain Plan

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DRAWING: Sandy Woods 2 subdivision DR current.dwg

DATE	JUNE, 2021
SCALE	1" = 50'
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OF 15 SHEETS	

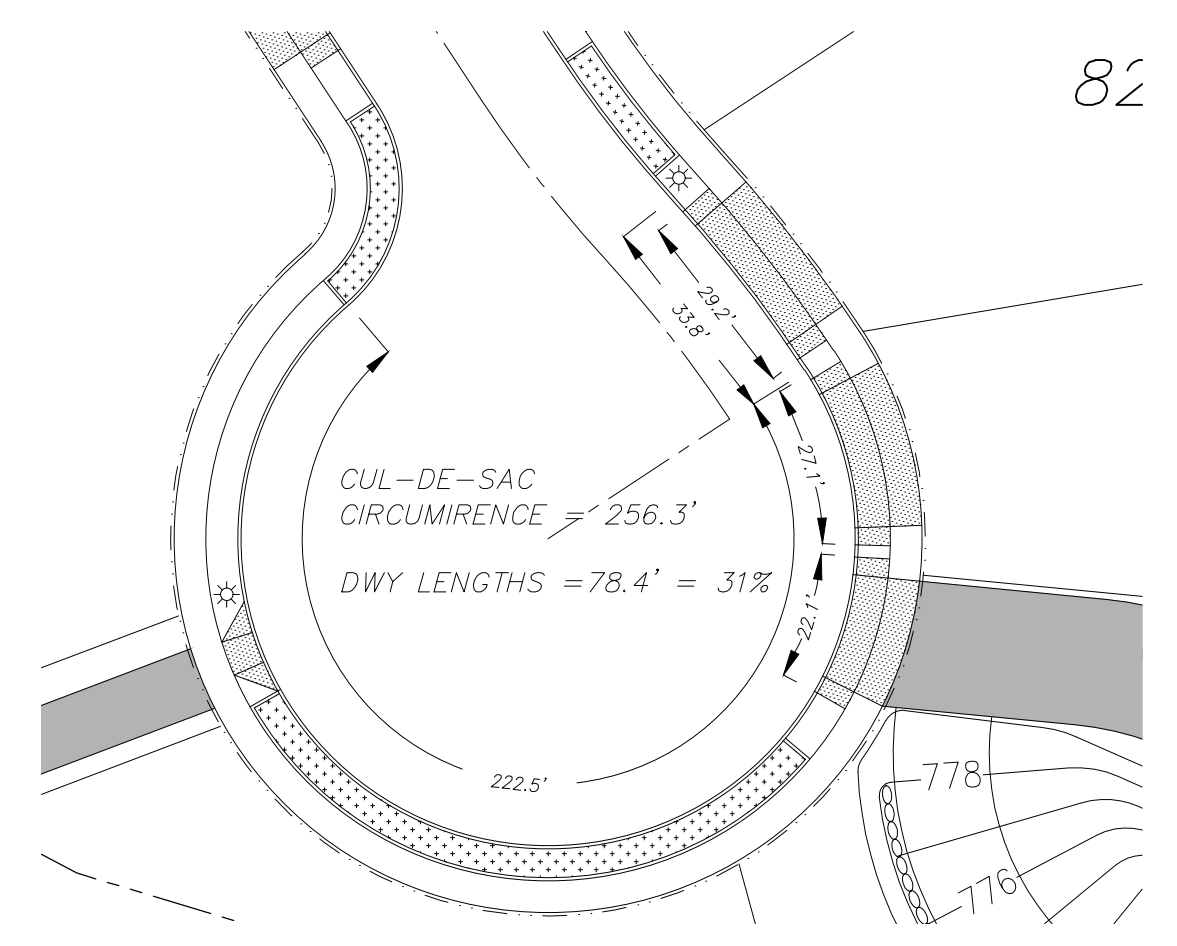
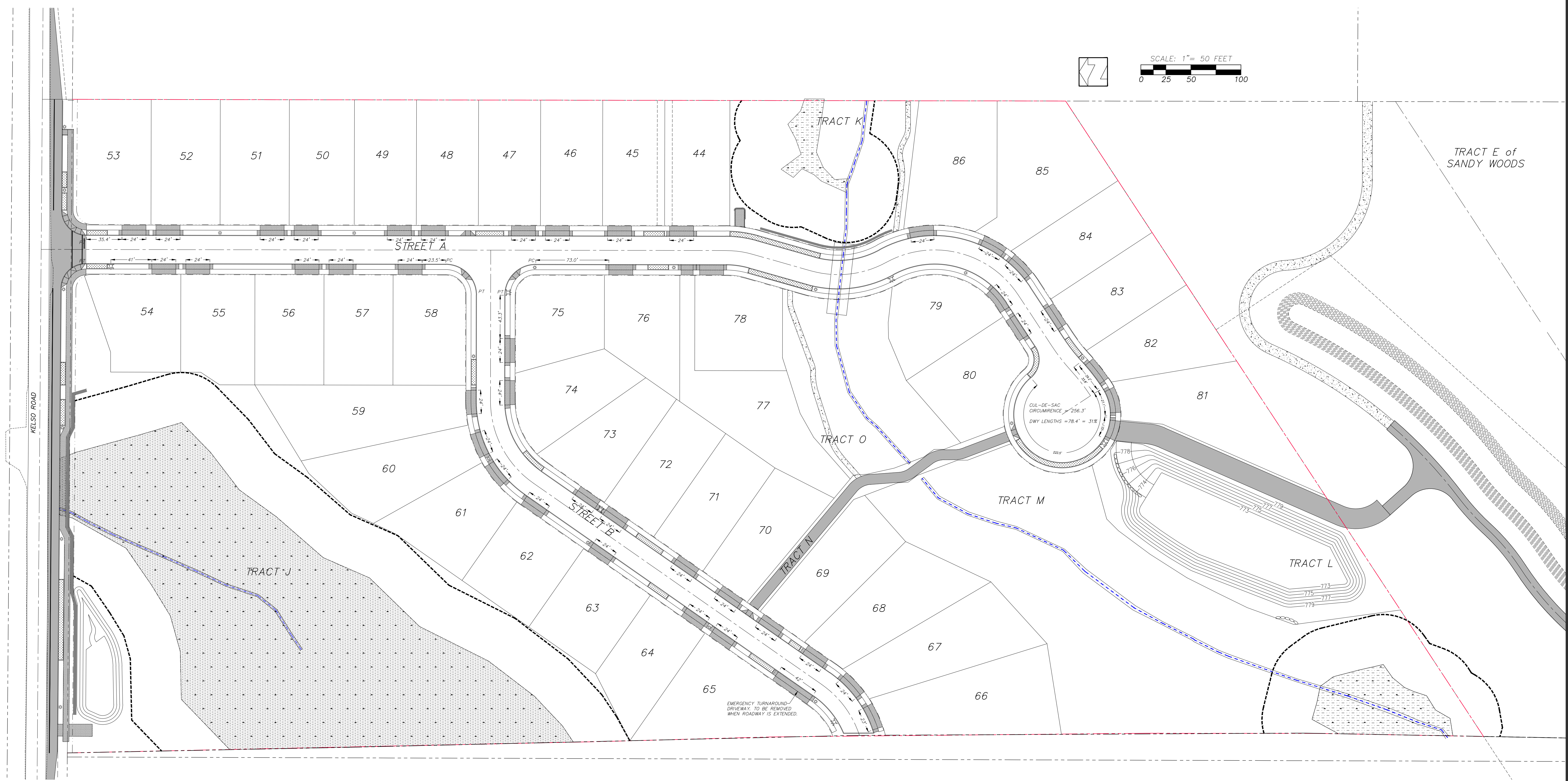
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**Sandy Woods 2**  
**Rosemont Development**

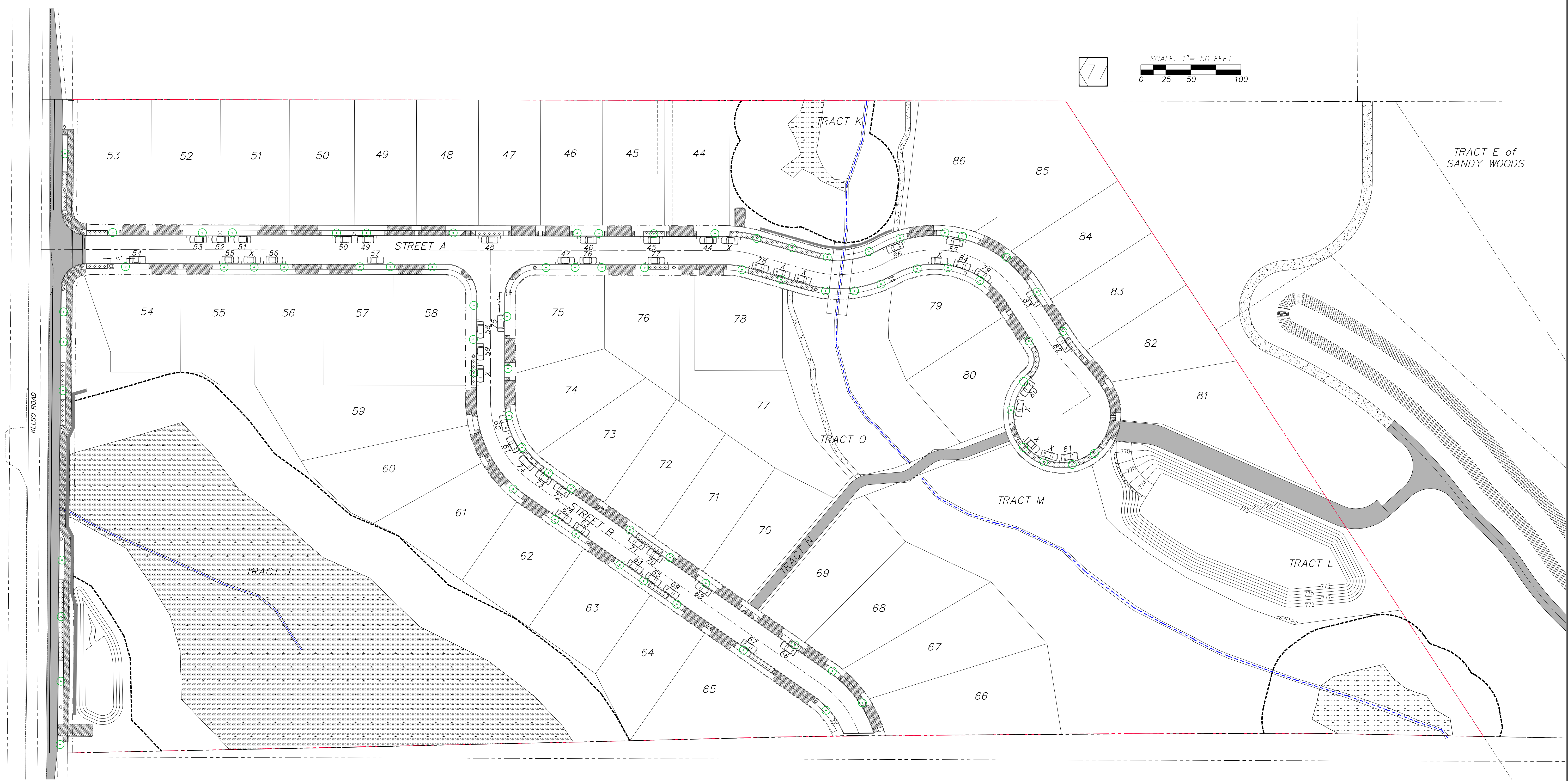
**Driveway and Street Lighting Plan**

**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**



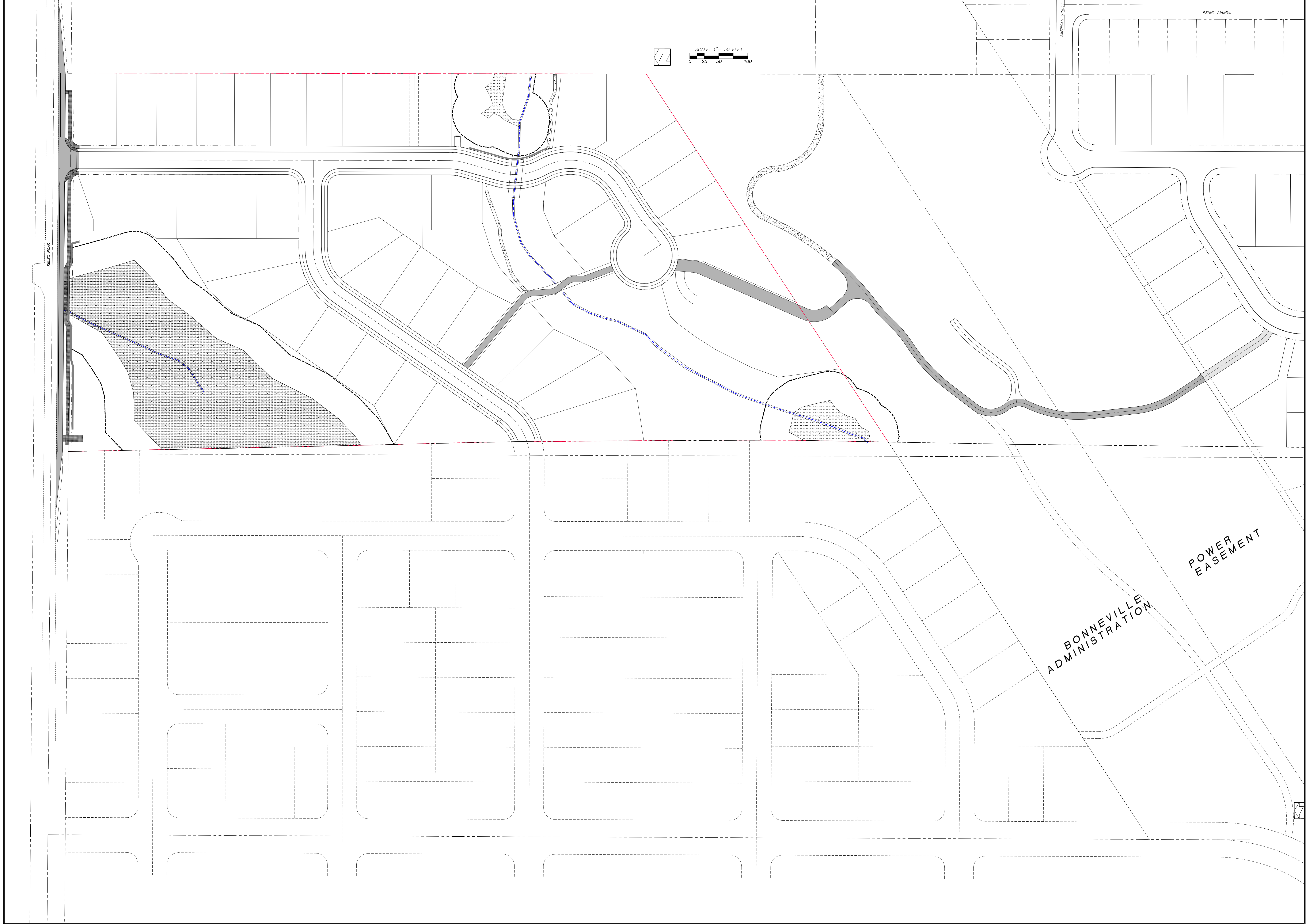
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**Sandy Woods 2**  
**Rosemont Development**

**Residential Parking Analysis**

**SISUL ENGINEERING**  
 375 PORTLAND AVENUE  
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DRAWING: Sandy Woods 2 subdivision DR\_current.dwg

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



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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 **11**  
 OF 15 SHEETS



- 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

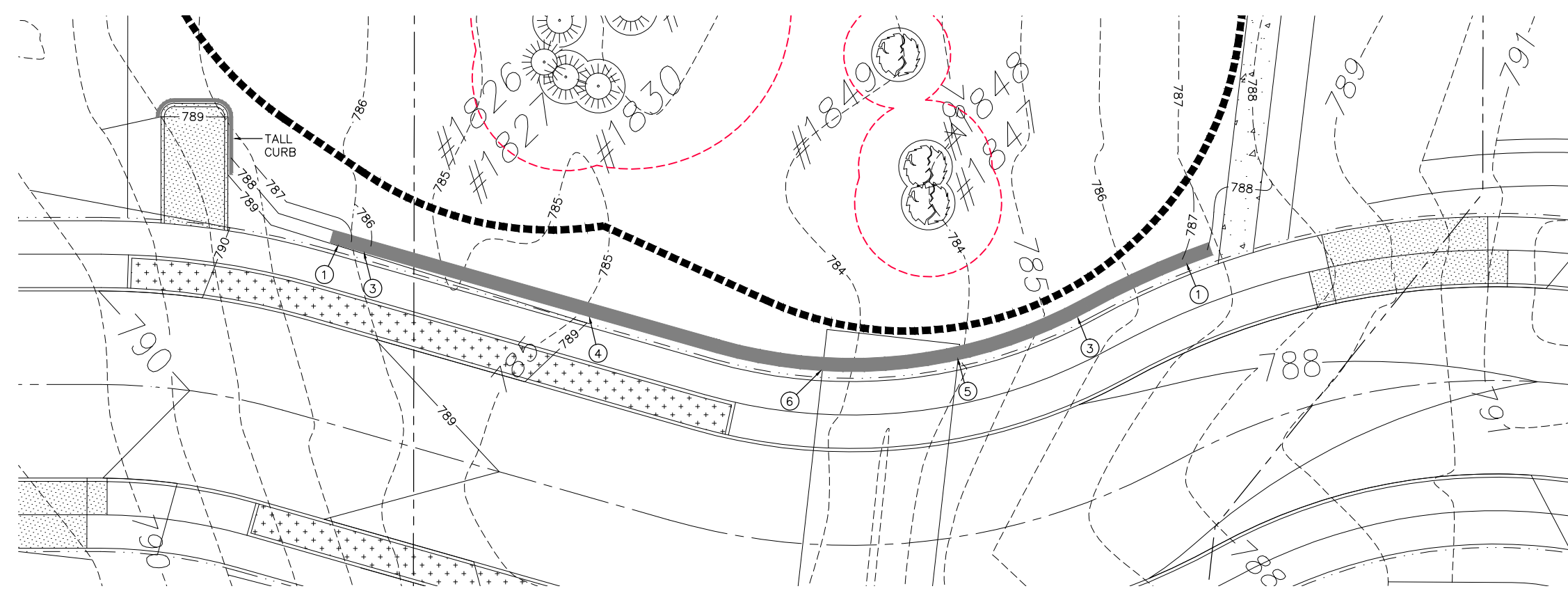
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**Sandy Woods 2  
Rosemont Development**

**Grading and ESC Plan**

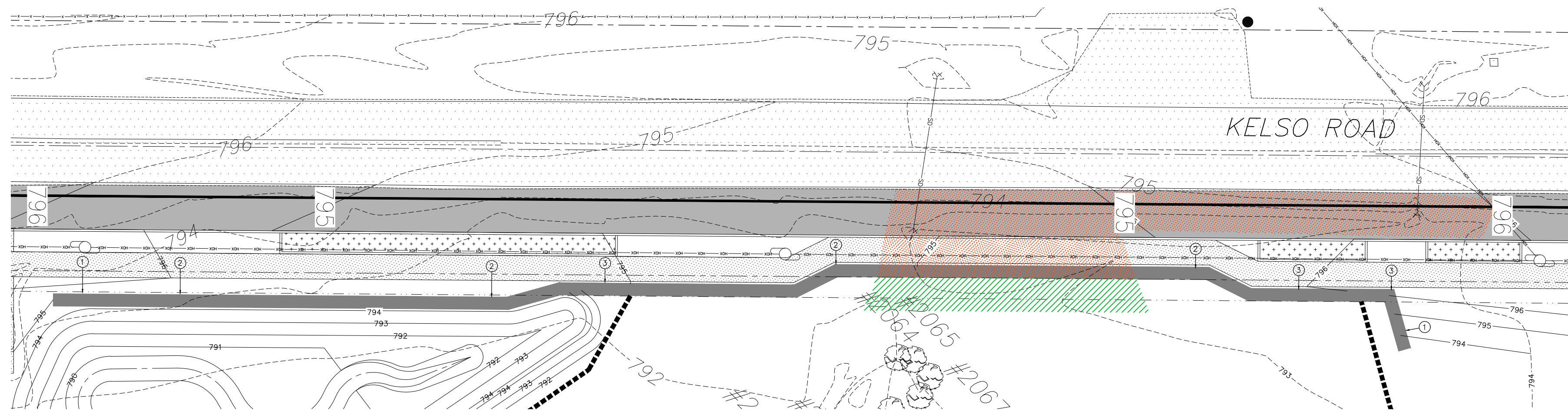
**ISUL ENGINEERING**  
 375 PORTLAND AVENUE  
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 (503) 657-0188  
DRAWING: Sandy Woods 2 subdivision DR current.dwg

DATE	JUNE, 2021
SCALE	1" = 50'
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JOB	SGL19-042
SHEET	<b>12</b>
OF 15 SHEETS	

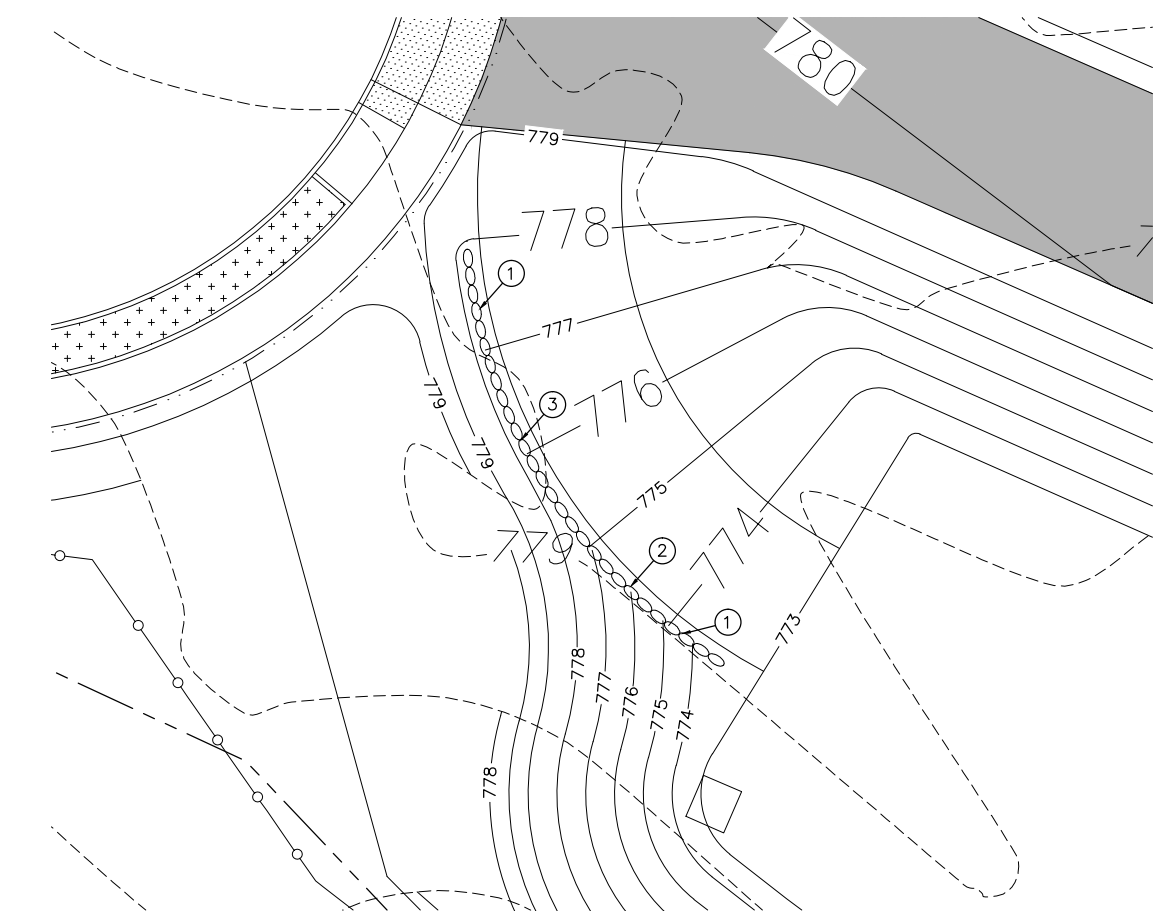


Street A: Keystone Block Wall

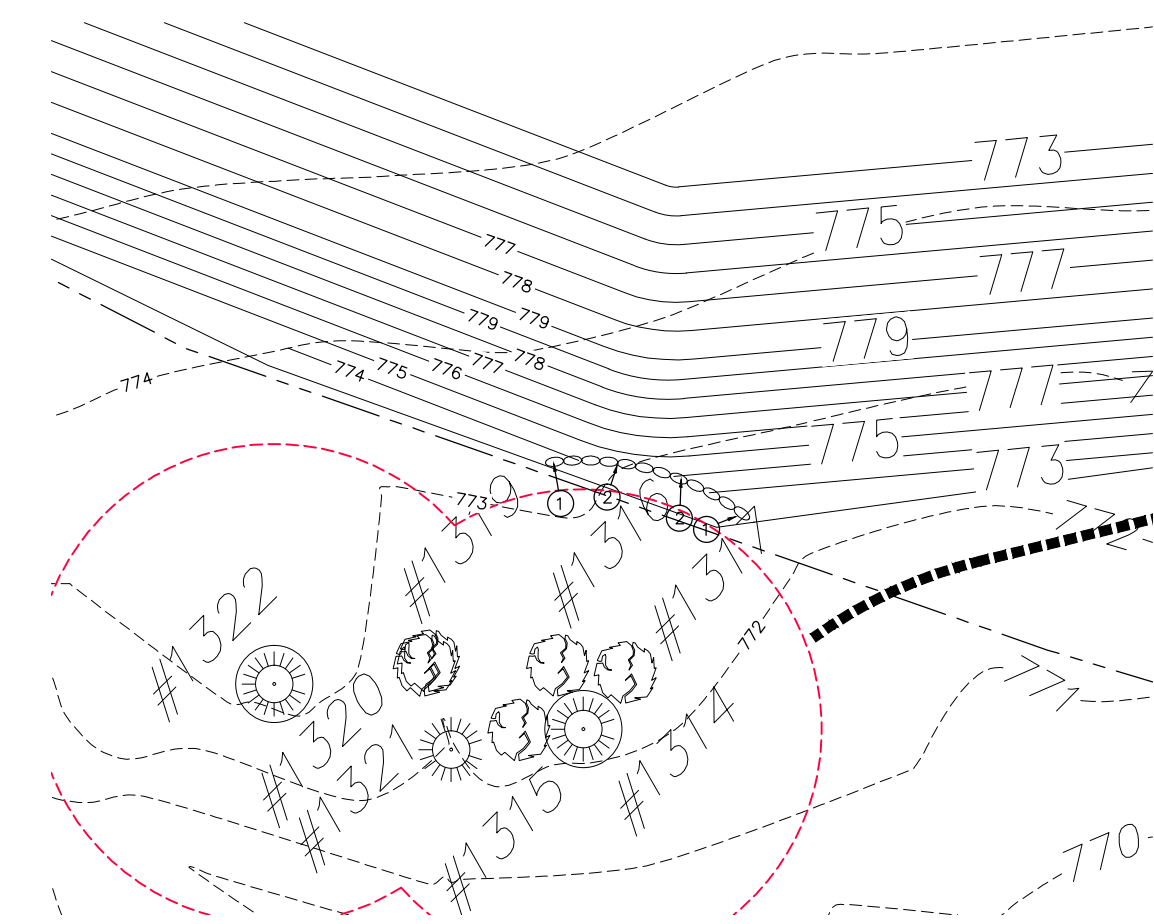
**RETAINING WALL LEGEND:**  
 ○ = RETAINING WALL HEIGHT  
 ○○○○○ = ROCKERY WALL  
 ■ = KEYSTONE BLOCK WALL



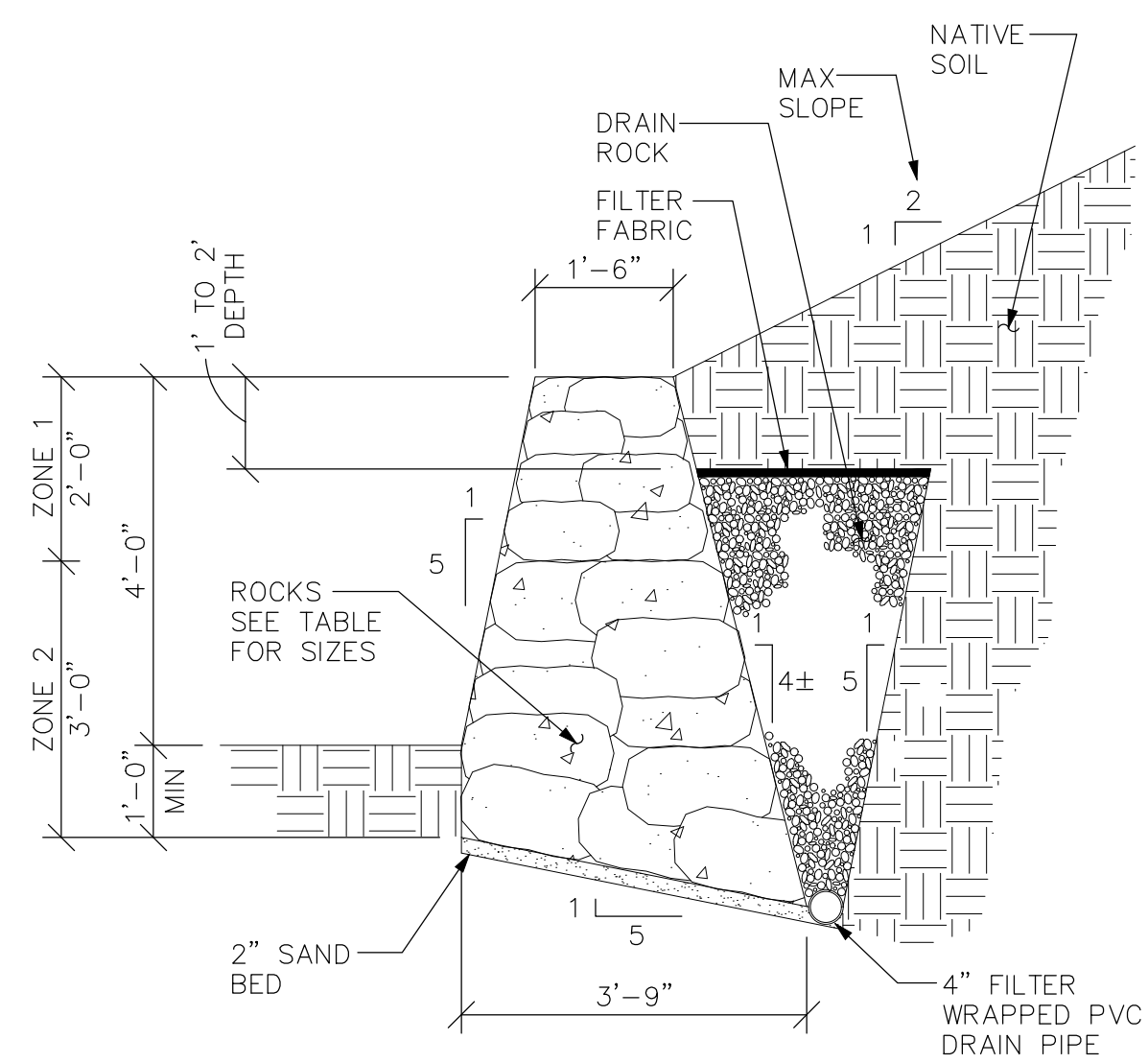
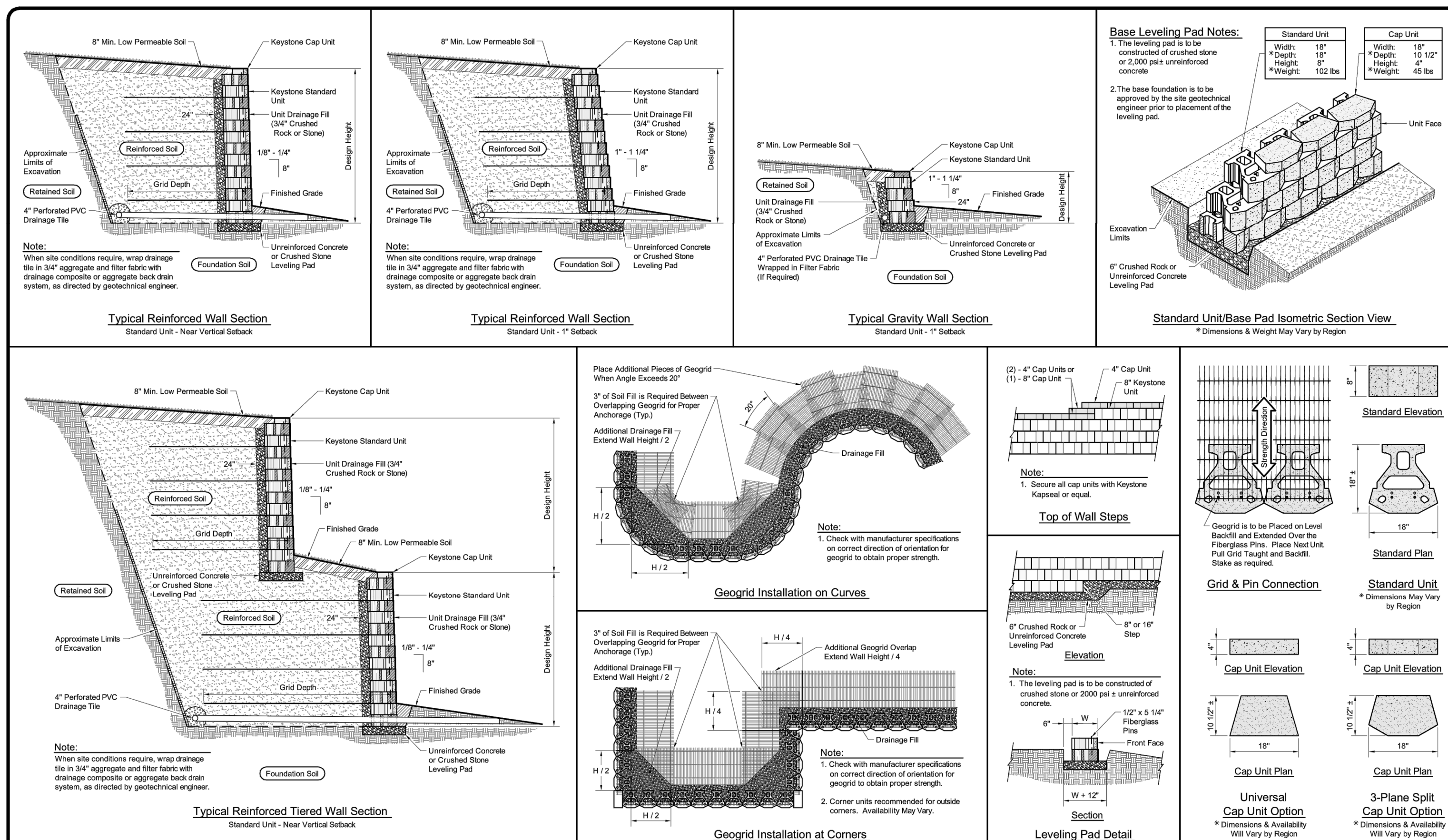
Kelso Road: Keystone Wall



Tract L: Rockery Wall 1



Tract L: Rockery Wall 2



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

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

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Sandy Woods 2  
 Rosemont Development

Retaining Walls

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 DRAWING: Sandy Woods 2 - subdivision DR - current.dwg

DATE	JUNE, 2021
SCALE	1" = 50'
DRAWN	PS
JOB	SGL19-042
SHEET	13

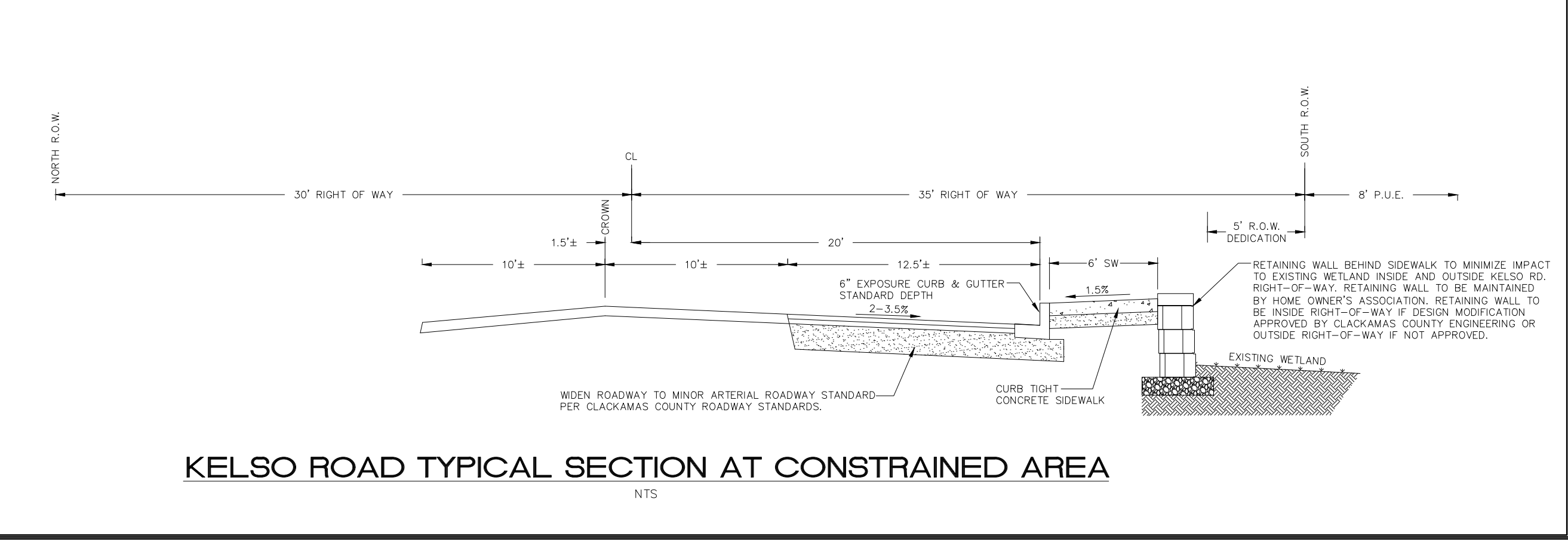
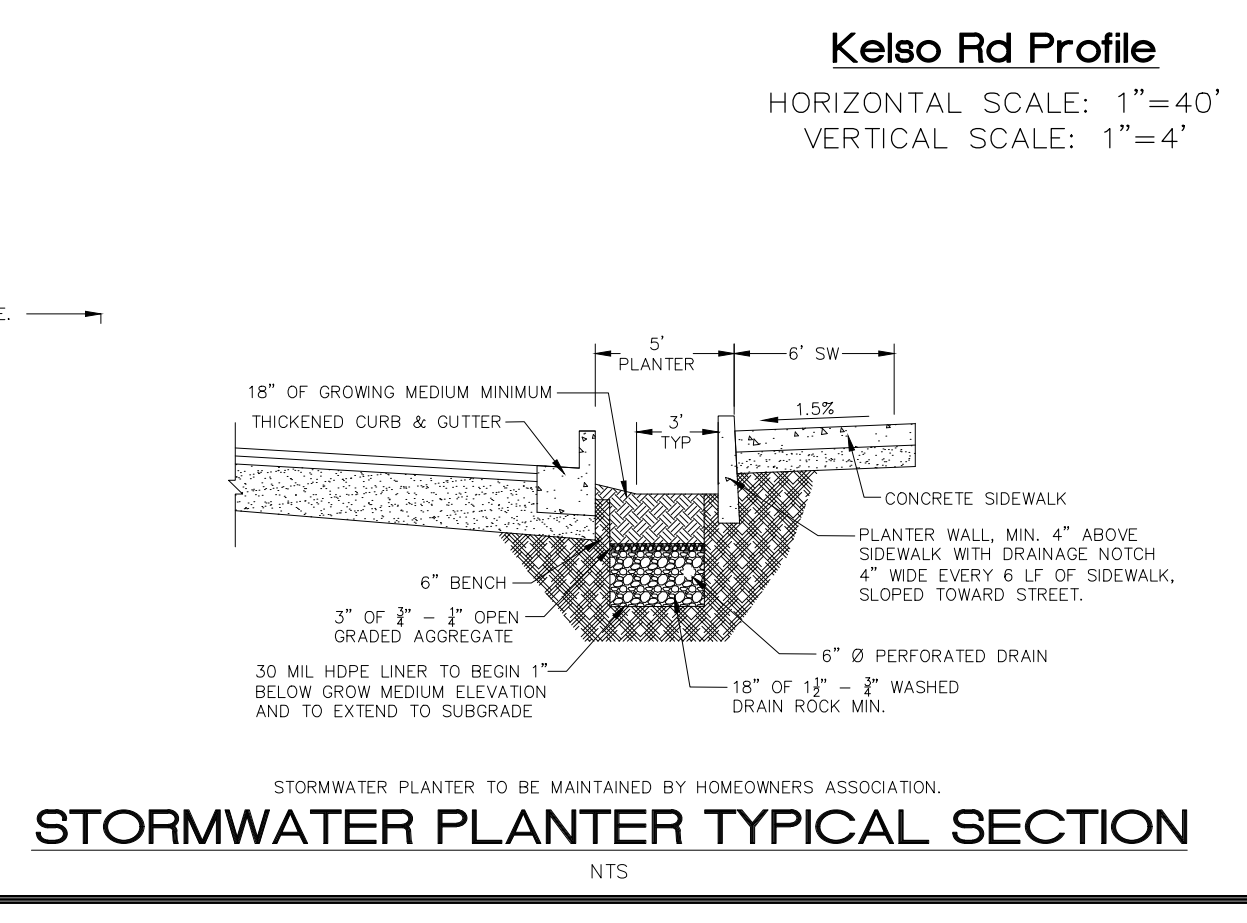
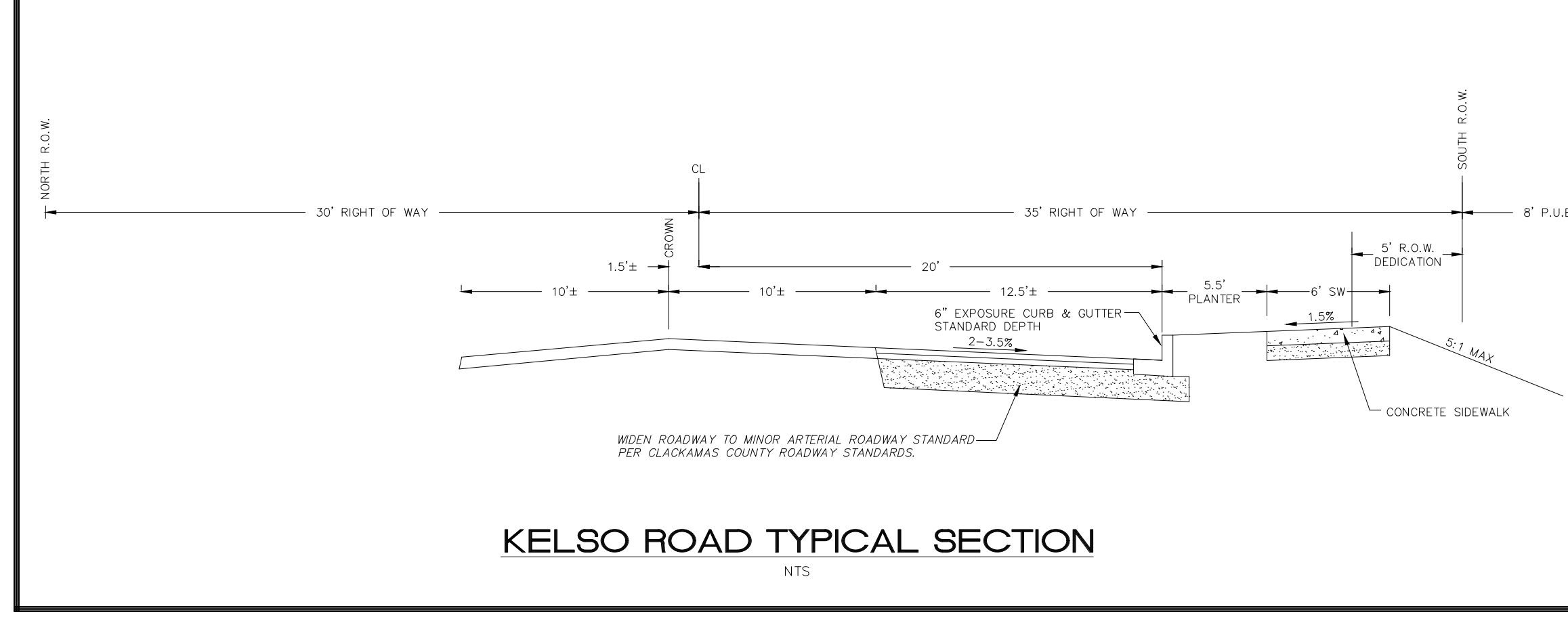
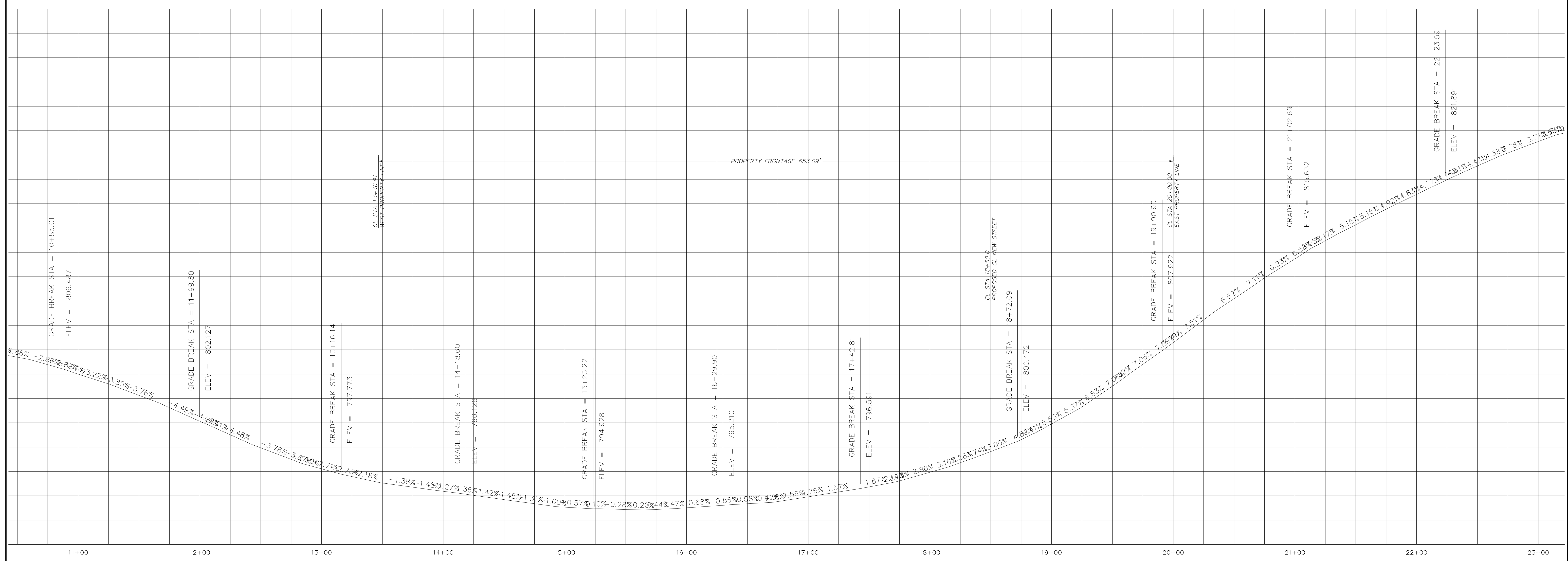
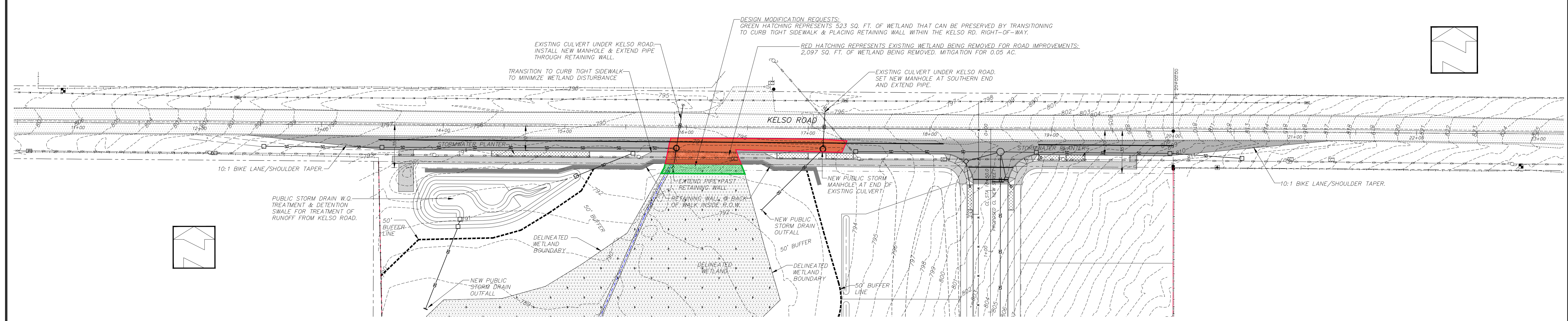
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Rosemont Development

Kelso Rd. Plan and Profile

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CLATSOP COUNTY, OREGON 97027  
(503) 637-0188  
Drawings: Sandy Woods 2 - subdivision DR - current.dwg

DATE	JUNE, 2021
SCALE	H: 1" = 40' V: 1" = 4'
DRAWN	PS
JOB	SG19-042
SHEET	14
OF 15 SHEETS	



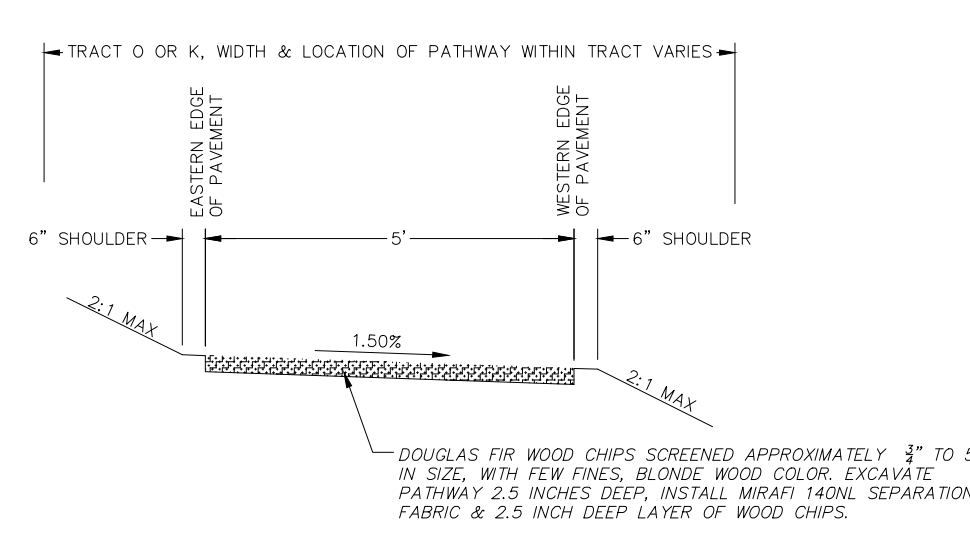
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Rosemont Development

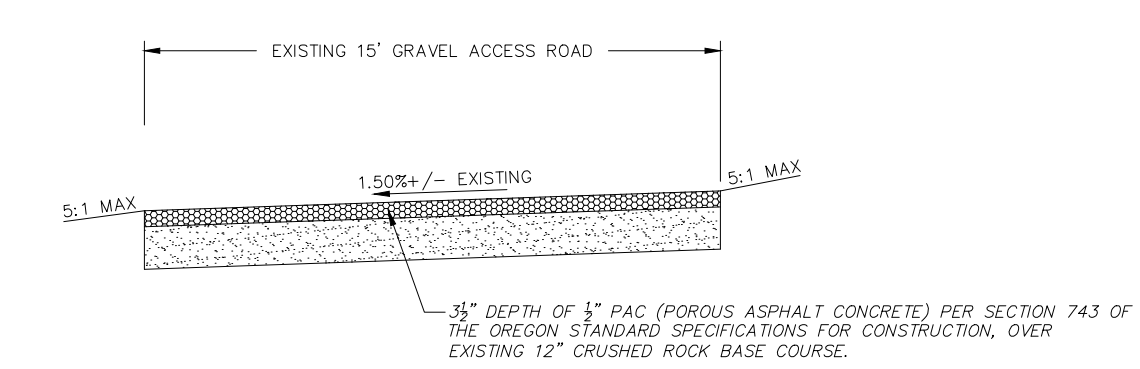
Street Profiles

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GLADDS RONE, OREGON 97027  
(503) 637-0188  
Drawings: Sandy Woods 2, subdivision DR, current.dwg

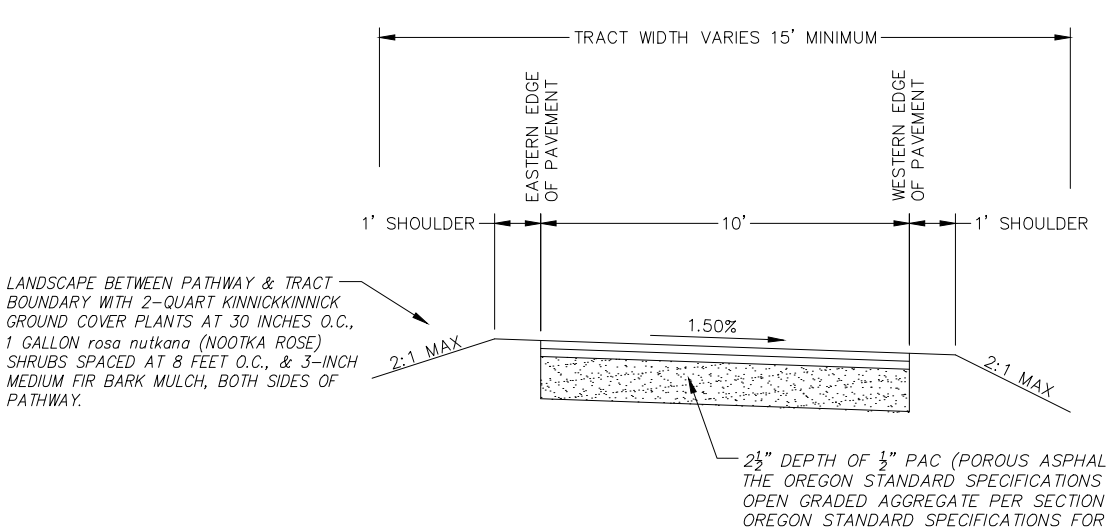
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OF	15 SHEETS



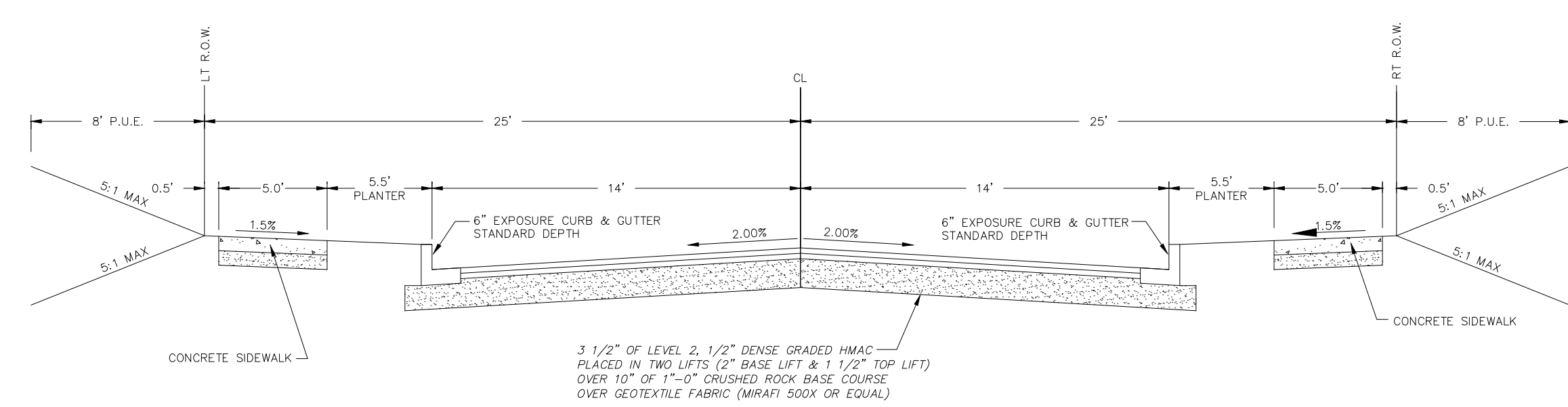
**WOOD CHIP PATHWAY TYPICAL SECTION**  
NTS



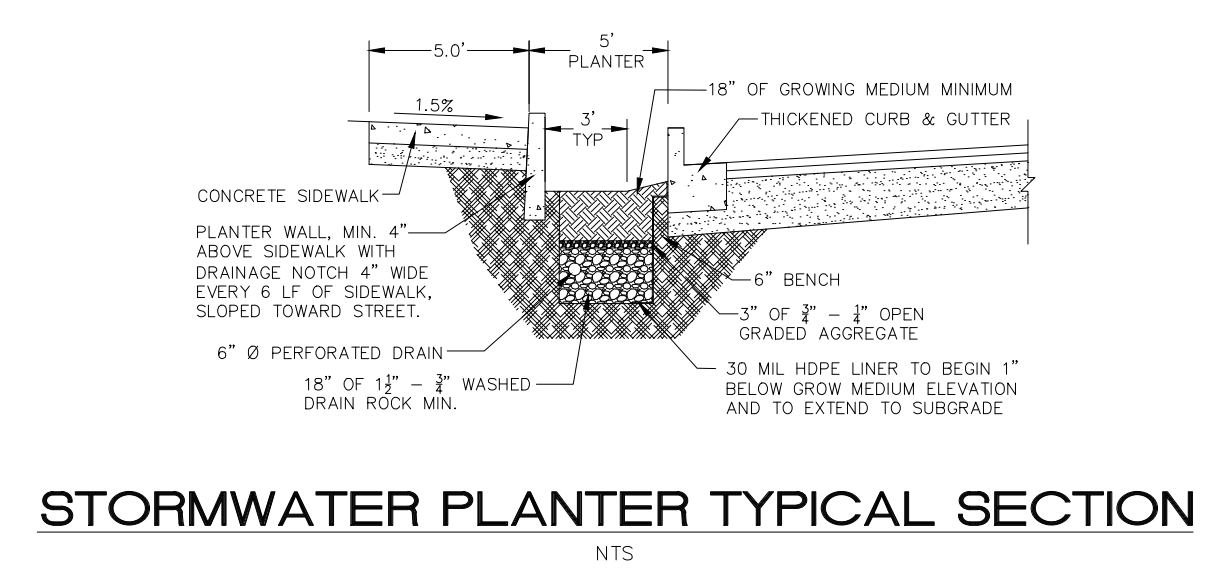
**FIRE DEPT ACCESS ROAD TYPICAL SECTION**  
NTS



**AC PATHWAY TYPICAL SECTION**  
NTS



**STREET A and B TYPICAL SECTION**  
NTS



**STORMWATER PLANTER TYPICAL SECTION**  
NTS

