





### LEGEND

	PROPERTY LINE
	LOT LINE
	EXISTING BUILDING
	EXISTING EDGE OF PAVEMENT
	EXISTING SIDEWALK/CONCRETE
	EXISTING CURB
	EXISTING WATER LINE
	EXISTING STORM LINE
	EXISTING SANITARY LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING UNDERGROUND POWER
	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING SANITARY MANHOLE
	EXISTING UTILITY POLE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SIGN
	EXISTING GROUND CONTOUR
	EXISTING LIGHT POLE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	NEW LOT LINE
	NEW EASEMENT LINE
	NEW CURB
	NEW SIDEWALK/CONCRETE
	NEW AC
	NEW WATER LINE
	NEW SANITARY LINE
	NEW STORM LINE
	SAUCUT LINE
	NEW FINISH GRADE CONTOUR
	NEW WATER METER
	NEW STORM MANHOLE
	NEW CATCH BASIN
	NEW SANITARY MANHOLE
	NEW CLEANOUT
	NEW FIRE HYDRANT
	NEW WATER VALVE
	NEW STREET LIGHT
	NEW SIGN
	NEW MAILBOX UNIT

### LEGEND

	EXISTING CONIFEROUS TREE TO BE PRESERVED
	EXISTING DECIDUOUS TREE TO BE REMOVED
	EXISTING CONIFEROUS TREE TO BE REMOVED

INSTALL PROTECTIVE BARRIER FENCING TO PROTECT TREES DURING EXCAVATION FOR THE UTILITIES. REQUEST AN INSPECTION OF EROSION CONTROL MEASURES AND TREE PROTECTION MEASURES AS SPECIFIED IN SECTION 11.02.5(C) PRIOR TO CONSTRUCTION ACTIVITIES OR GRADING. REFER TO ARBORIST REPORT FOR DETAIL ON FENCING LOCATION.

### TREE RETENTION NOTES

TREES REQUIRED TO BE RETAINED:  
 3 TREES/ACRE X 15.91 ACRES = **48 TREES**

NUMBER OF TREES PROPOSED FOR RETENTION:  
**48 TREES**

- ### NOTES
- THIS IS NOT A BOUNDARY SURVEY. NO LIABILITY IS ASSUMED BY ALL COUNTY SURVEYORS AND PLANNERS FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES AND DISCREPANCIES IN BOUNDARY OR TITLE DEFECTS.
  - UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE BY SURFACE INSPECTION AND LOCATED PAINTED ON THE GROUND AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN.
  - UNDERGROUND UTILITY LOCATIONS MUST BE POTHOLED AND VERIFIED PRIOR TO CONSTRUCTION.
  - THE ELEVATION DATUM IS BASED ON THE CITY OF SANDY BENCHMARK #33. THE BENCHMARK IS LOCATED AT THE INTERSECTION OF MCCORMICK AND LANGENSEND. THE PUBLISHED ELEVATION IS 1021.5'

DATE	NO.	REVISION	BY
SCALE	VERT. N/A	HORIZ. 1"=60'	DATE: 07/26/2018
FILE: 19-035-Planning-FS.dwg			
SECTION	TWP.	RANGE	SE
18	29	5E	
PROJECT: DEER MEADOWS SUBDIVISION		LOCATION: 40808 & 41010 HWY 26, SANDY, OR 97055	
CLIENT: ROLL TIDE PROPERTIES CORPORATION PO BOX 103 CORNELIUS, OR 97113			
SURVEYORS & PLANNERS, INC. Surveying, Planning and Civil Engineering P.O. Box 925, Sandy, OR 97055 Phone: (503) 668-4731 Fax: (503) 668-4730			
SHEET <b>83</b> OF <b>88</b> DESIGNED: CTH DRAWN: CTH CHECKED: RLM APPROVED: RLM RENEWAL DATE: 12/31/2022			