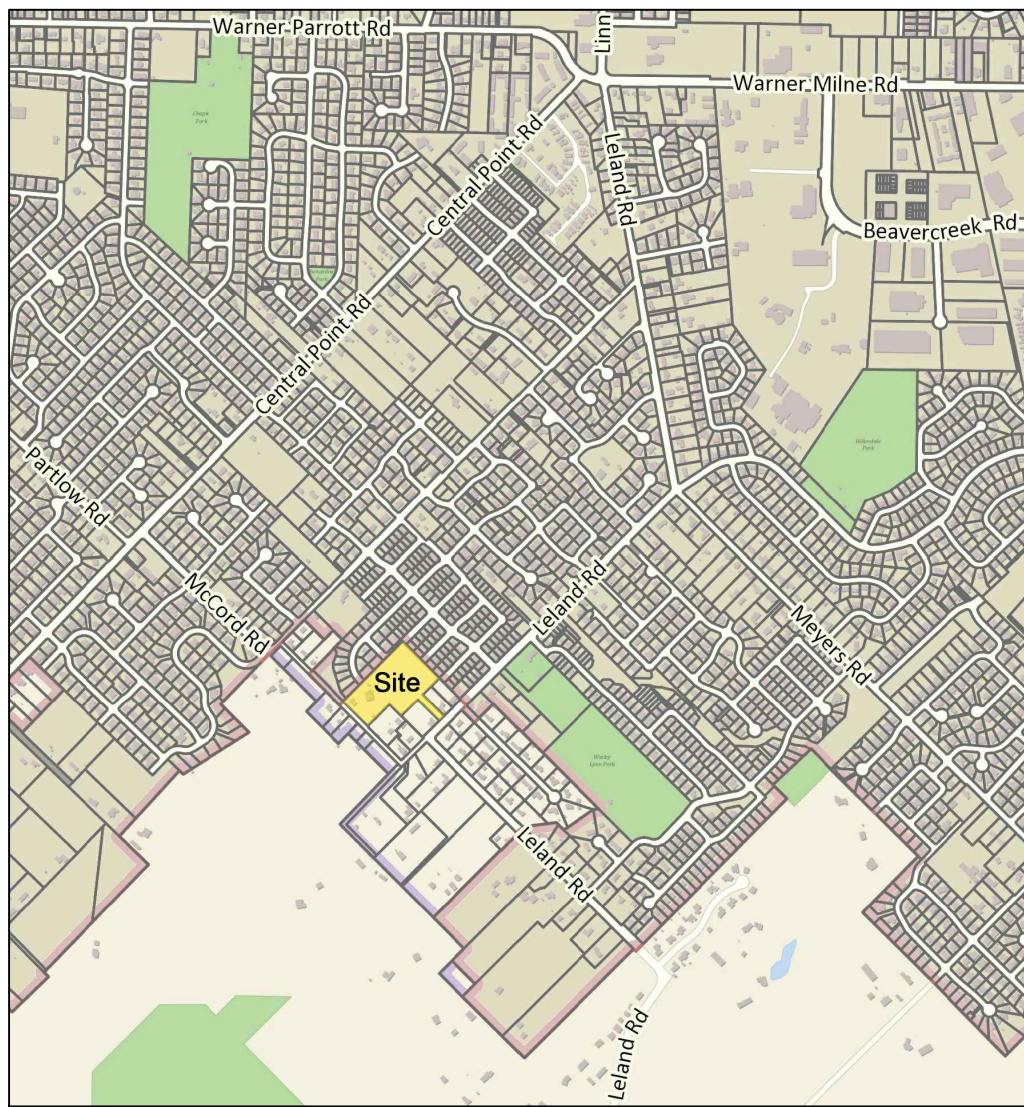




Vicinity Map

Applicant:
Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97068
PH: (503) 657-0406

Owner:
David & Dianne Douglass
19588 McCord Road
Oregon City, OR 97045
PH: (503) 201-4365

Legal: 3-2E-07B-4100

Water: City of Oregon City

Sewer: City of Oregon City

Contours: Field Survey by Centerline Concepts, Inc.

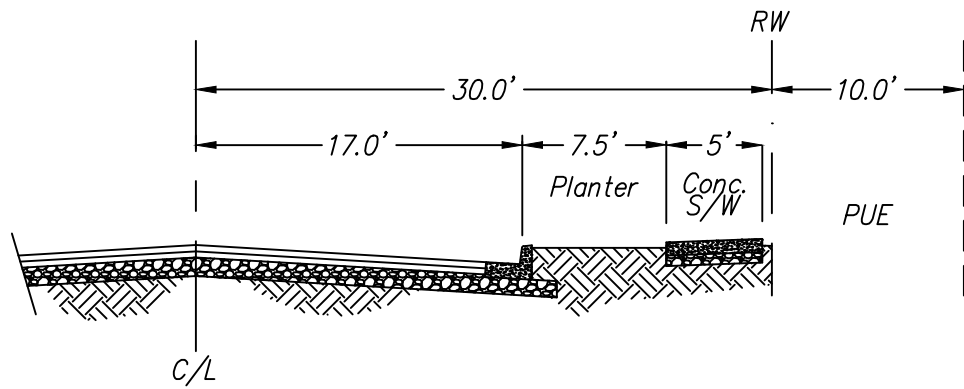
Site Area: 5.15 Acres

Engineer:
Theta Engineering, Inc.
4260 Country Woods Ct.
Lake Oswego, OR 97035
PH: (503) 481-8822

Zoning: R-10 (Existing), R-6 (Proposed)

Impervious Areas: Street - 52,124 sq. ft., Sidewalk - 13,873 sq. ft.

Street Trees - 35' O.C.



McCord Rd. Street Section

Scale: 1" = 10'

DESIGNED:	REG	6-9-2015	1	Added street trees, street section & easements.
DRAWN:	REG			
SCALE:	1" = 50'			
DATE:	April 2015			
FILE:	14-ICN-108	DATE	NO.	REVISION

Richard E. Givens, Planning Consultant
18680 Sunblaze Dr.
Oregon City, OR 97045
PH: (503) 479-0097

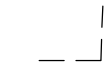
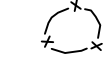
APPLICANT: Icon Construction & Development LLC
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97068
PH: (503) 657-0406

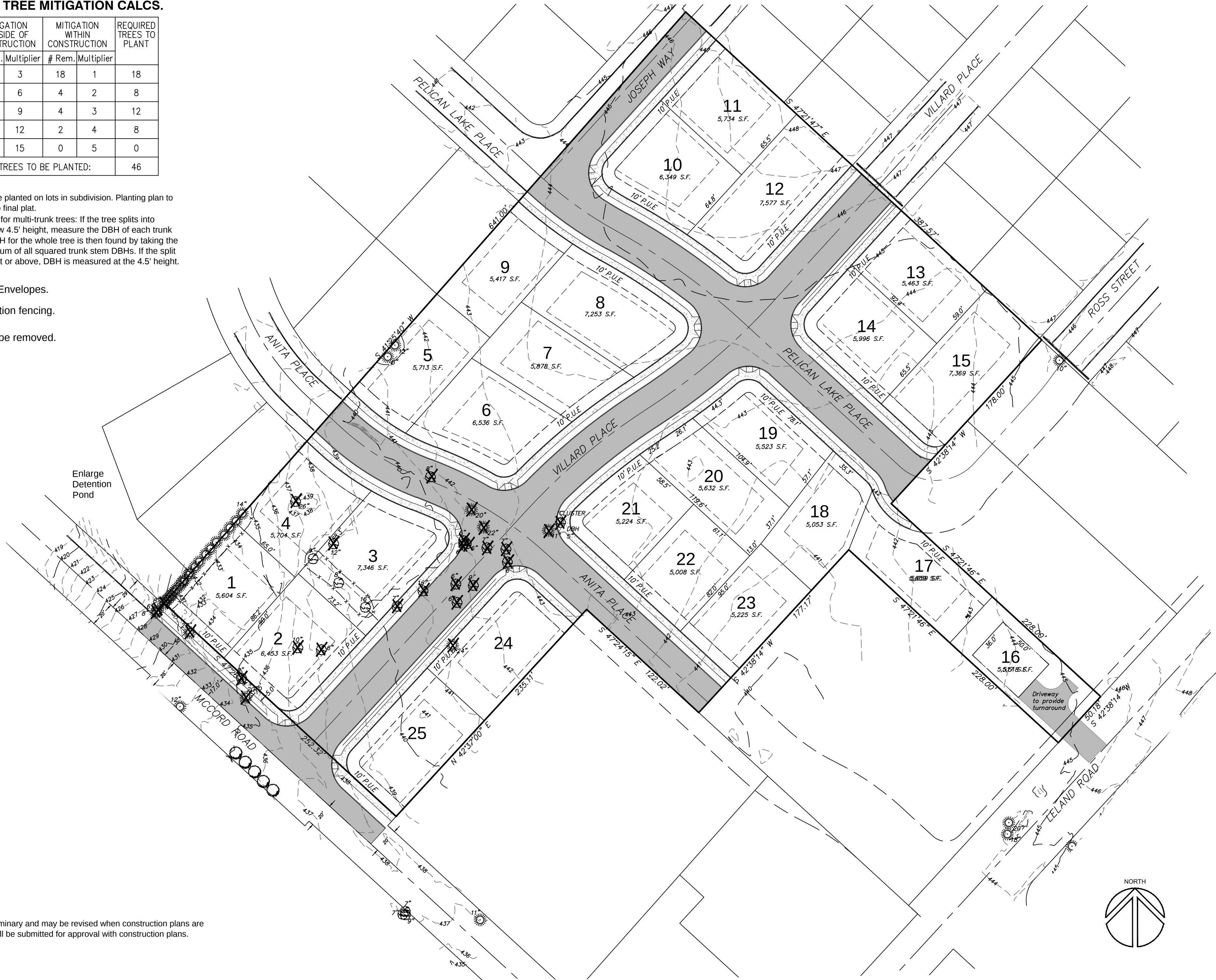
Pavilion Park 3
Preliminary Plan

SCHEDULE 1: TREE MITIGATION CALCS.

SIZE TREE TO BE REMOVED	MITIGATION OUTSIDE OF CONSTRUCTION		MITIGATION WITHIN CONSTRUCTION		REQUIRED TREES TO PLANT
	# Rem.	Multiplier	# Rem.	Multiplier	
6 TO 12"	0	3	18	1	18
13 TO 18"	0	6	4	2	8
19 TO 24"	0	9	4	3	12
25 TO 30"	0	12	2	4	8
31" PLUS	0	15	0	5	0
TOTAL MITIGATION TREES TO BE PLANTED:					46

CODE 17.41.060-1
Mitigation trees to be planted on lots in subdivision. Planting plan to be submitted prior to final plat.
Calculation of DBH for multi-trunk trees: If the tree splits into several trunks below 4.5' height, measure the DBH of each trunk separately. The DBH for the whole tree is then found by taking the square root of the sum of all squared trunk stem DBHs. If the split occurs at 4.5' height or above, DBH is measured at the 4.5' height.

-  Building Envelopes.
-  Construction fencing.
-  Trees to be removed.



Note: This plan is preliminary and may be revised when construction plans are prepared. Final plan will be submitted for approval with construction plans.

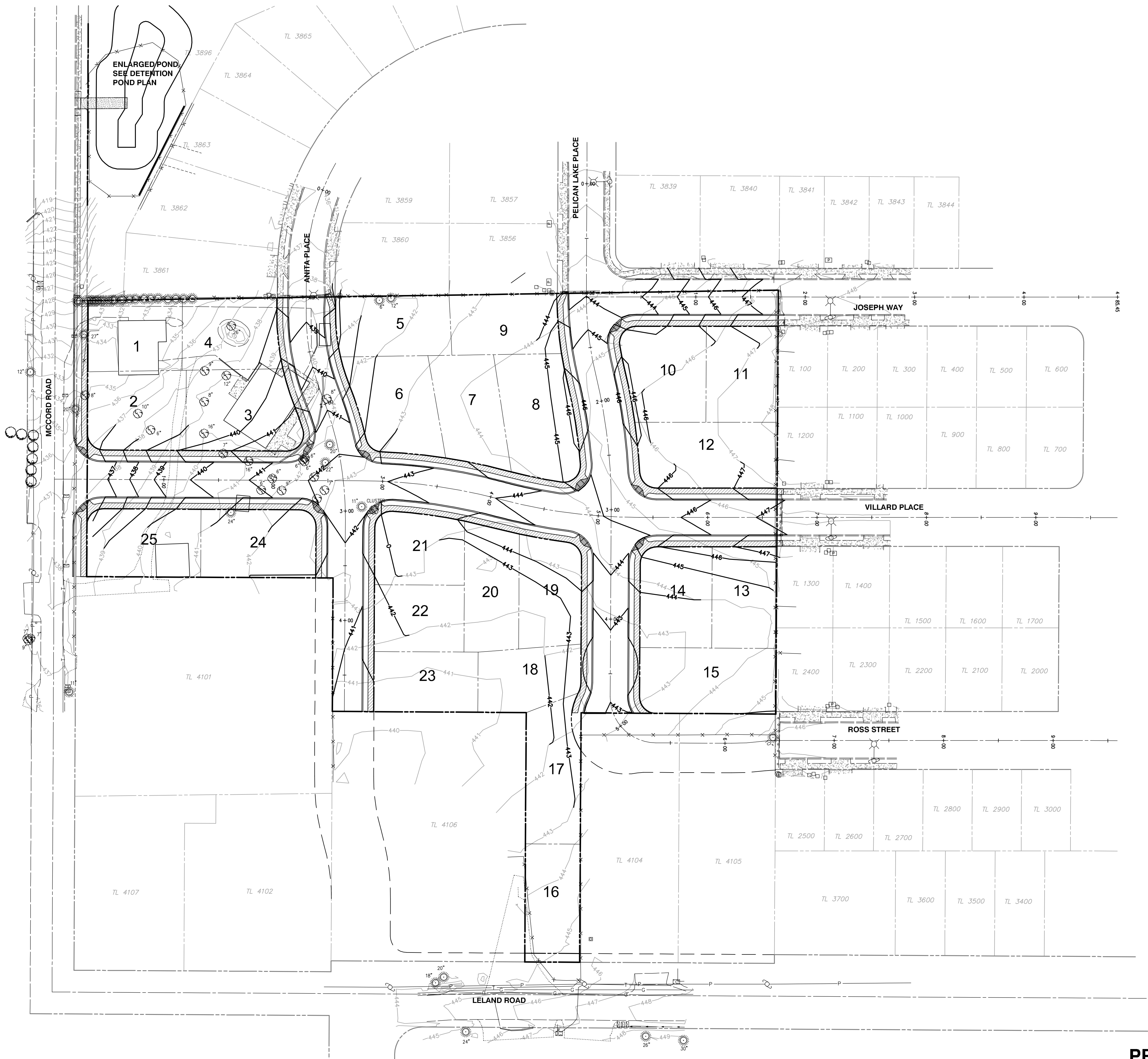
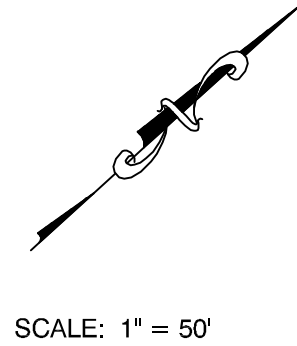
DESIGNED: REG	8-6-15	1	Cluster tree caliper measurements added.
DRAWN: REG			
SCALE: 1" = 50'			
DATE: June 2015			
FILE: 14-ICN-108	DATE	NO.	REVISION

Richard E. Givens, Planning Consultant
18680 Sunblaze Dr.
Oregon City, OR 97045
PH: (503) 479-0097

APPLICANT: Icon Construction & Development LLC
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97068
PH: (503) 657-0406

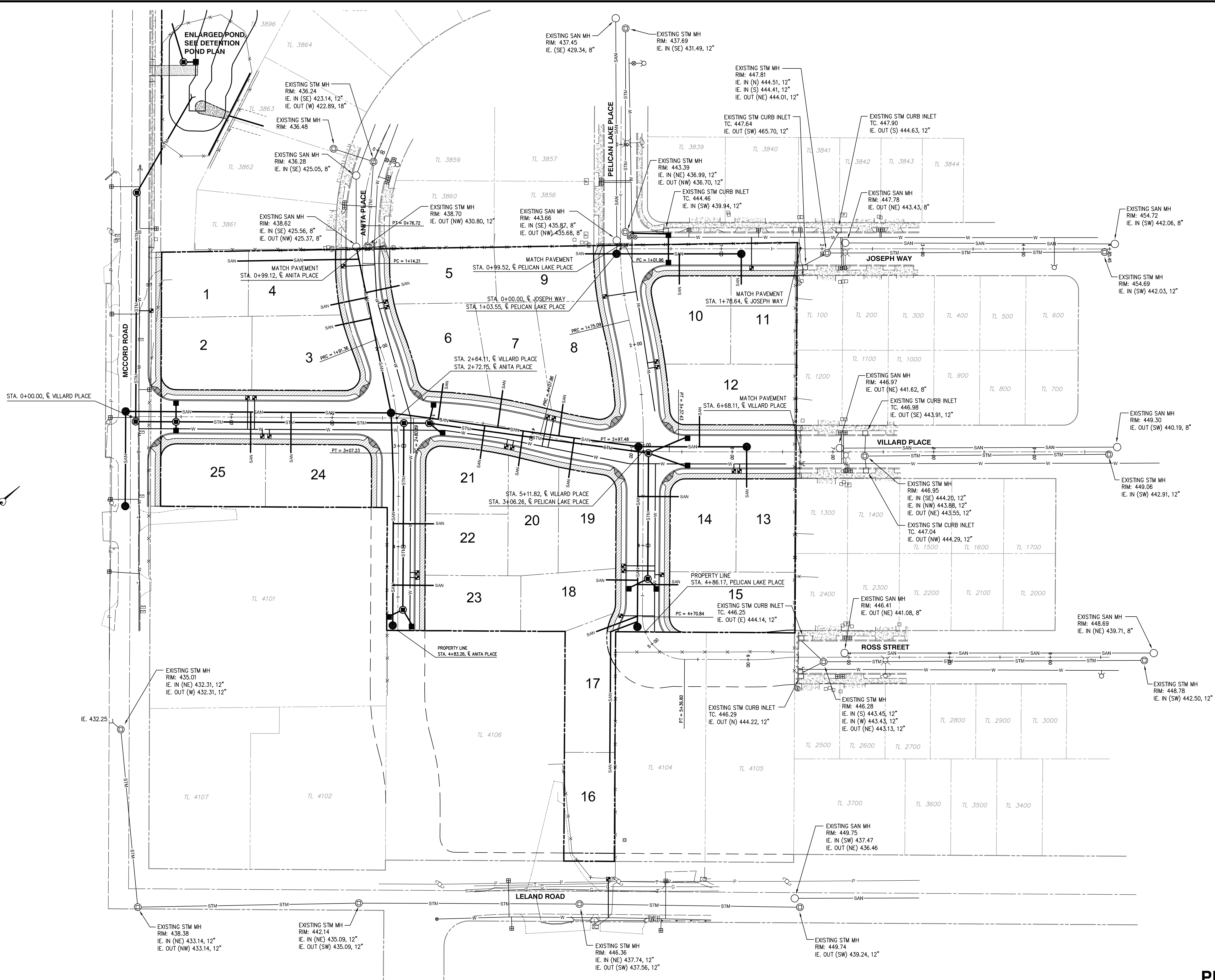
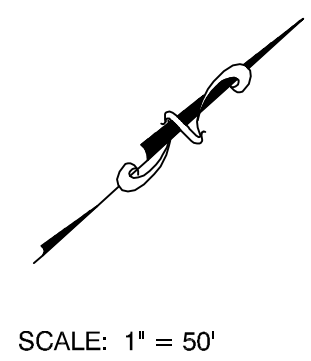
Pavilion Park 3
Tree Removal, Protection & Mitigation Plan

SHEET:
1/1



PRELIMINARY GRADING PLAN

2014-129H										PRELIMINARY GRADING PLAN														
DESIGNED: BDG					Theta, llc					Icon Constrution & Development LLC 1980 Willamette Falls Drive, Suite 200 West Linn, Oregon 97068 PH: (503) 657-0406					Pavilion Park III					SHEET:				
DRAWN: BJS																				1/2				
SCALE: 1" = 50'					ENGINEERING - SURVEYING - PLANNING					PO Box 1345 Lake Oswego, Oregon 97035					503/481-8822 email: thetaeng@comcast.net									
DATE: April, 2015																								
FILE: Pavilion Park III Prelim1		DATE		NO.		REVISION																		



2014-129H

DESIGNED:	BDG			
DRAWN:	BJS			
SCALE:	1" = 50'			
DATE:	April, 2015			
FILE:	Pavilion Park III Prelim1	DATE	NO.	REVISION

Theta, llc
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035

503/481-8822
email: thetaeng@comcast.net

Icon Construction & Development LLC
1980 Willamette Falls Drive, Suite 200
West Linn, Oregon 97068
PH: (503) 657-0406

Pavilion Park III

PRELIMINARY UTILITY PLAN

EXISTING CONDITIONS MAP

TAX LOT 4100
LOCATED IN THE N.W. 1/4 SECTION 7, T.2S., R.3E., W.M.,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON
JANUARY 30, 2015 SCALE 1"=40'

SURVEY NOTES:

THE DATUM FOR THIS SURVEY IS BASED UPON OREGON CITY BENCH MARK "ROUNDTREE", LOCATED AT THE INTERSECTION OF CENTRAL POINT ROAD AND ROUNDTREE DRIVE WITH AN ELEVATION OF 471.141', NAD83.

A TRIMBLE S6-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.

AREA OF SUBJECT PARCEL: 226,684 S.F. OR 5.21 ACRES

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER THE PLAT OF "WILLOW RUN ESTATES", RECORDS OF CLACKAMAS COUNTY.

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERIMETER BOUNDARY OF THE SUBJECT PROPERTY, TO SHOW ALL PERTINENT BOUNDARY ISSUES AND ENCROACHMENTS. NO PROPERTY CORNERS WERE SET IN THIS SURVEY.

NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE, ETC.

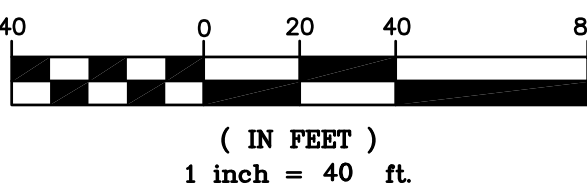
FIDELITY NATIONAL TITLE COMPANY OF OREGON PRELIMINARY TITLE REPORT NUMBER 20140107628-FTPOR55, DATED DECEMBER 22, 2014 AS PROVIDED HAS BEEN USED AND REFERENCED IN PREPARATION OF THIS MAP. PLEASE REFER TO THIS DOCUMENT FOR DESCRIPTIONS OF EXCEPTIONS TO TITLE INSURANCE.

LEGEND:

Some Symbols shown may not be used on map

DECIDUOUS TREE	UTILITY AND LIGHT POLE
EVERGREEN TREE	GUY WIRE
STORM SEWER MANHOLE	TRAFFIC SIGNAL POLE
SANITARY SEWER CLEANOUT	ELECTRICAL POWER PEDESTAL
CATCH BASIN	COMMUNICATIONS PEDESTAL
SANITARY SEWER MANHOLE	COMMUNICATIONS MANHOLE
WATER VALVE	OVERHEAD LINE
WATER METER	GAS LINE
FIRE HYDRANT	ELECTRICAL LINE
IRRIGATION CONTROL VALVE	COMMUNICATIONS LINE
GAS VALVE	SANITARY SEWER LINE
GAS METER	STORM DRAIN LINE
SIGN	WATER LINE
MAILBOX	FENCELINE
UTILITY POLE	ELECTRIC STUB
LIGHT POLE	GAS RISER
ELECTRIC METER	TRANSFORMER
STORM PIPE	WATER BLOWOFF

GRAPHIC SCALE



SIGNED ON:

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 30, 2007
JAMES BURTON BROWN
60379

VALID THROUGH DECEMBER 31, 2013



CENTERLINE CONCEPTS
LAND SURVEYING, INC.

729 MOLALLA AVE., SUITE 1 & 2
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

Plotted: M:\PROJECTS\CON-McCORD RD-9588\dwg\ECM.dwg

STORM MANHOLES

SDMH 1
RIM 435.01'
12" IP IN NE 432.31'
12" IP OUT W 432.31'

SDMH 2
RIM 438.38'
12" IP IN NE 433.14'
12" IP OUT NW 433.14'

SDMH 3
RIM 442.14'
12" IP IN NE 435.09'
12" IP OUT SW 435.09'

SDMH 4
RIM 446.36'
12" PVC IN NE 437.74'
12" PVC OUT SW 437.56'

SDMH 5
RIM 449.74'
12" PVC OUT SW 439.24'

SDMH 6
RIM 446.28'
12" IP IN S 443.45'
12" IP IN W 443.43'
12" OUT NE 443.13'

SDMH 7
RIM 448.78'
12" IP IN SW 442.50'

SDMH 8
RIM 446.95'
12" IP IN SE 444.20'
12" IP IN NW 443.88'
12" OUT NE 443.55'

STORM CURB INLETS

SDCI 1
TOP CURB 446.29'
12" IP OUT N 444.22'

SDCI 2
TOP CURB 446.25'
12" IP OUT E 444.14'

SDCI 3
TOP CURB 447.04'
12" OUT NW 444.29'

SDCI 4
TOP CURB 446.98'
12" OUT SE 443.91'

SDCI 5
TOP CURB 447.64'
12" PVC OUT SW 465.70'

SDCI 6
TOP CURB 447.90'
12" ADS OUT S 444.63'

SDCI 7
TOP CURB 444.46'
12" ADS IN SW 439.94'

SANITARY MANHOLES

SSMH 1
RIM 449.75'
CONC IN SW 437.47'
CONC OUT NE 436.46'

SSMH 2
RIM 446.41'
6" PVC OUT NE 441.08'

SSMH 3
RIM 448.69'
6" PVC IN NE 439.71'

SSMH 4
RIM 446.97'
6" PVC OUT NE 441.62'

SSMH 5
RIM 449.30'
6" PVC IN SW 440.19'

SSMH 6
RIM 447.78'
6" PVC OUT NE 443.43'

SSMH 7
RIM 454.72'
6" PVC IN SW 442.06'

SSMH 8
RIM 443.66'
6" PVC IN SE 435.87'
6" PVC OUT NW 435.68'

SSMH 9
RIM 437.45'
6" PVC IN SE 429.34'

SSMH 10
RIM 438.62'
6" PVC IN SE 425.56'
6" PVC OUT NW 425.37'

SSMH 11
RIM 436.28'
6" PVC IN SE 425.05'

