

Boynton St.

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

Owner - 3-2E-27B-2300
Frederick Dolsen & Nora Stevens
12730 NE Flett Rd.
Gaston, OR 97119
PH: (503) 662-9991

Owner - 3-2E-27BA 6900 & 7000
Kirk & Wendy Smith
12356 Hampton Drive
Oregon City, OR 97045
PH: (503) 657-6506

Legal: 3-2E-27B-2300, 3-2E-27BA 6900 & 7000

Water: City of Oregon City

Sewer: City of Oregon City



Contours: Field Survey by Centerline Concepts, Inc.

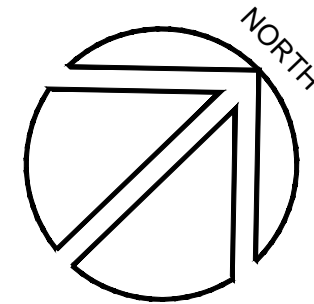
Site Area: 4.25 Acres

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

Zoning: R-10 (Existing), R-8 (Proposed)

Impervious Areas: Street - 21,076 sq. ft., Sidewalk - 5,459 sq. ft.

-  NROD Boundary Per City GIS.
No natural resources exist in this area.
Please refer to Schott & Associates NROD Report.
-  Street Tree - 35' O.C.



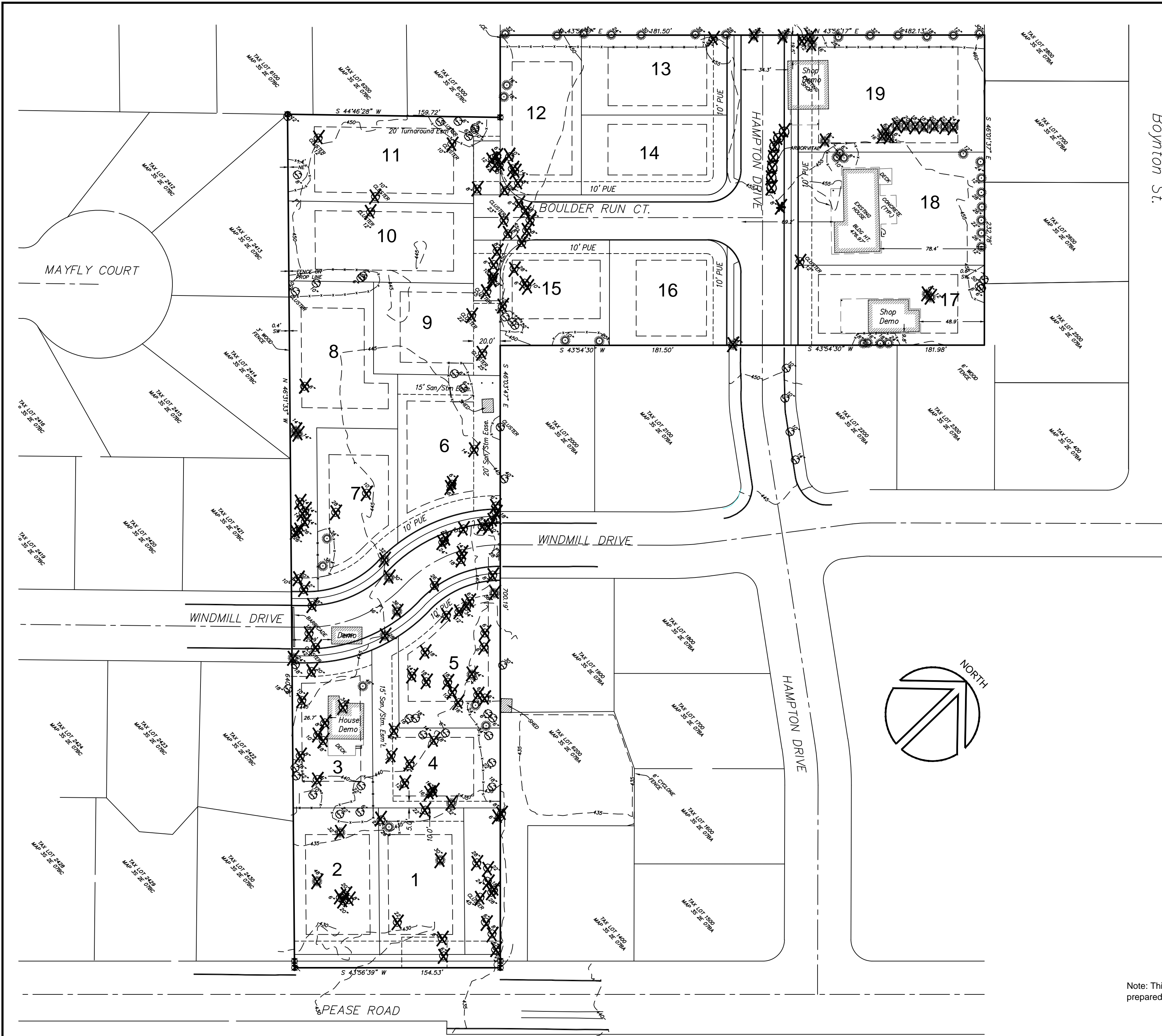
Vicinity Map

DESIGNED: REG	6-8-2015	1	Easements updated to match utility plan. NROD boundary added.
DRAWN: REG			
SCALE: 1" = 50'			
DATE: March 2015			
FILE: 14-ICN-105	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
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Boulder Run Preliminary Plan



Boynton St.

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	64	1	64
13 TO 18"	0	6	33	2	64
19 TO 24"	0	9	18	3	54
25 TO 30"	0	12	17	4	68
31" PLUS	0	15	9	5	45
TOTAL MITIGATION TREES TO BE PLANTED:					295

CODE 17.41.060-1
Mitigation trees to be planted on lots in this subdivision and other subdivisions being developed by the applicant. Final mitigation plan to be submitted with construction plans.

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.
- X 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	6-8-2015	1	Easements updated to match utility plan.
DRAWN: REG	8-6-2015	2	Cluster trees caliper added.
SCALE: 1" = 50'			
DATE: March 2015			
FILE: 14-ICN-105	DATE	NO.	REVISION

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Boulder Run
Tree Removal, Protection & Mitigation Plan

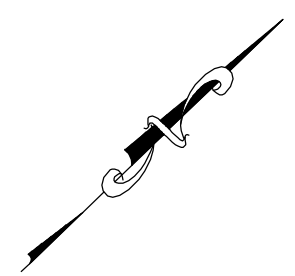
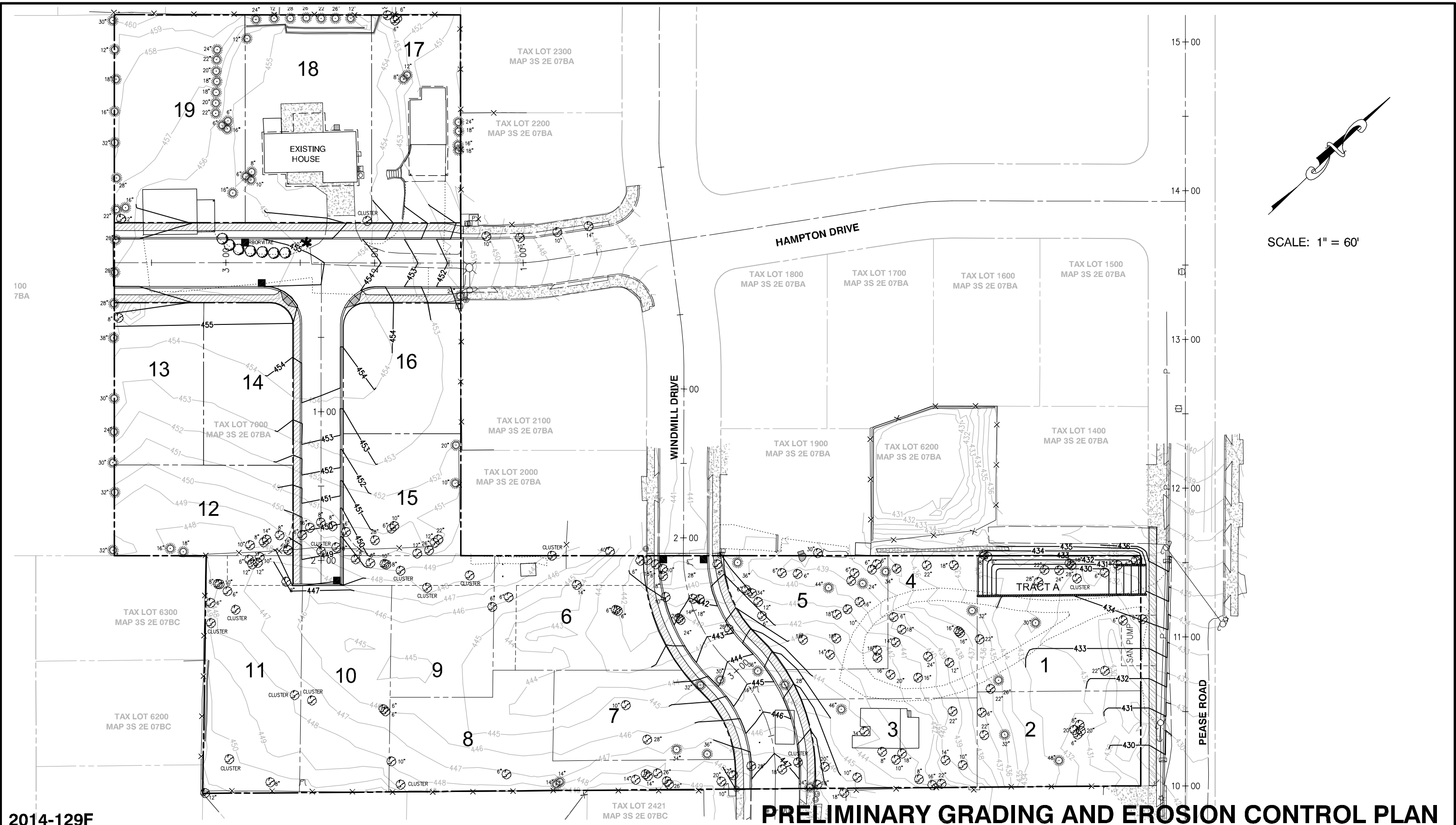


DESIGNED:	REG			
DRAWN:	REG			
SCALE:	1" = 50'			
DATE:	March 2015			
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West Linn, OR 97068
PH: (503) 657-0406

Boulder Run Future Street Plan



SCALE: 1" = 60'

2014-129F

DESIGNED:	BDG
DRAWN:	BJS
SCALE:	1" = 50'
DATE:	March, 2015
FILE:	Dosen Prelim1

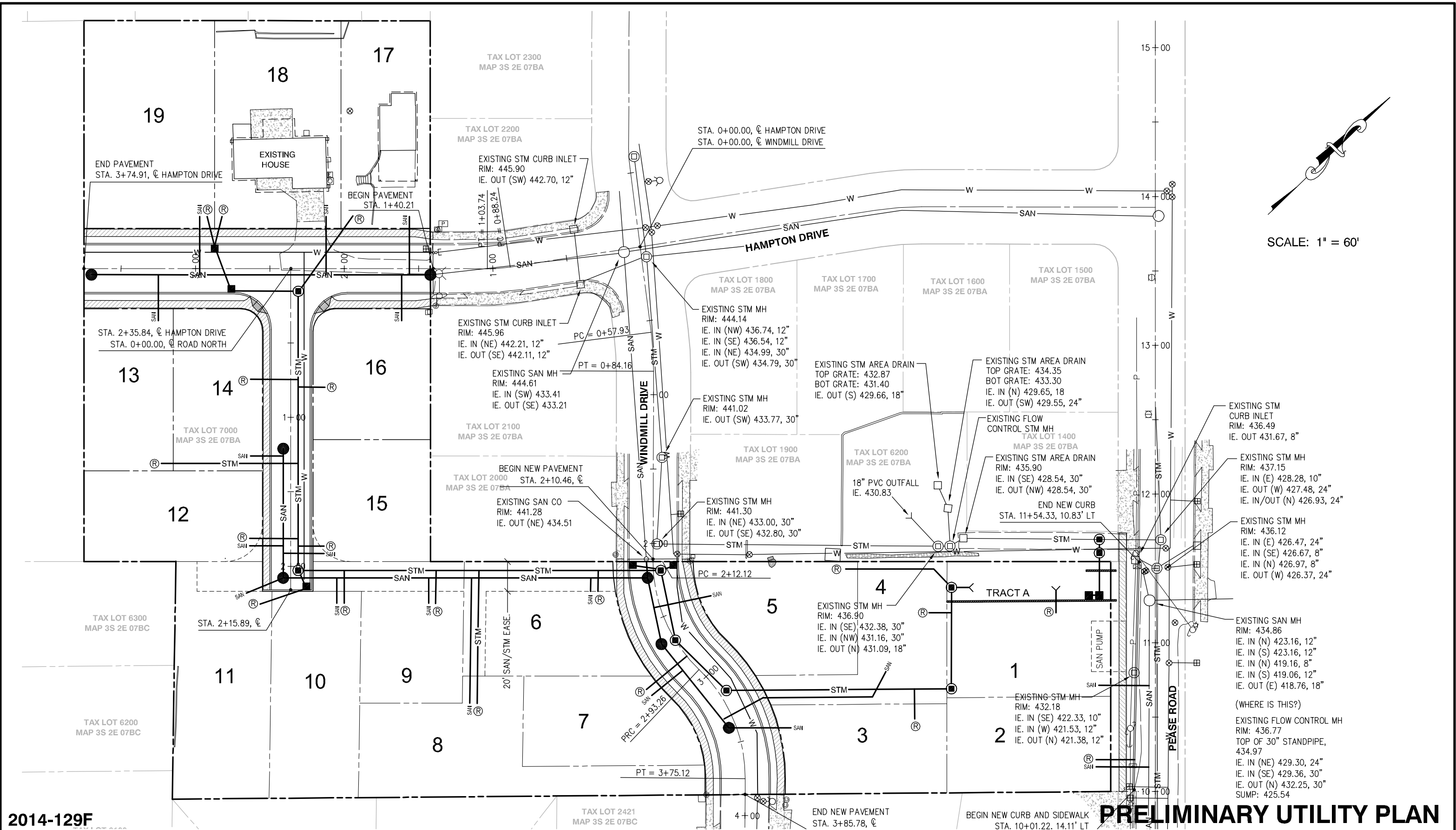
Theta, llc
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503/481-8822
email: thetaeng@comcast.net

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

BOULDER RUN
Preliminary Plan

1/2

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2014-129F

DESIGNED: BDG
DRAWN: BJS
SCALE: 1" = 50'
DATE: March, 2015
FILE: Dosen Prelim1

Theta, LLC

ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503/481-8822
email: thetaeng@comcast.net

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BOULDER RUN
Preliminary Plan

2/2

EXISTING CONDITIONS MAP

TAX LOTS 6900-7000
LOCATED IN THE N.W. 1/4 SECTION 7, T.3S., R.2E., W.M.,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON
MARCH 25, 2015 SCALE 1"=30'

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.

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER
RECORD OF SURVEY RECORDED UNDER PRIVATE SURVEY NUMBER 27987, 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.

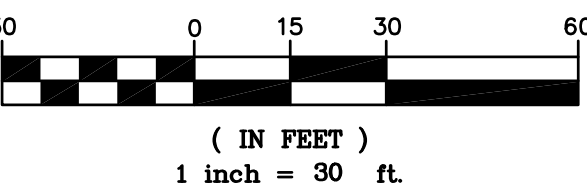
NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP.
THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF
THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT
MAY AFFECT TITLE.

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 RISER
LIGHT POLE	COMMUNICATION BOX
ELECTRIC METER	GAS STUB
TRANSFORMER	UTILITY RISER
WATER TAP	HEAT PUMP
ELECTRIC BOX	WATER SPIGOT
DOWN SPOUT TO GROUND SYSTEM	DOWN SPOUT TO SPLASH GUARD

GRAPHIC SCALE

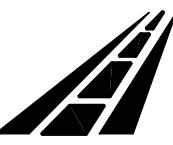


SIGNED ON:

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 30, 2007
JAMES BURTON BROWN
60379

VALID THROUGH DECEMBER 31, 2015



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-PEASE ROAD-19371.dwg\ECM.dwg

EXISTING CONDITIONS MAP

TAX LOT 2300
LOCATED IN THE N.W. 1/4 SECTION 7, T.3S., R.2E., W.M.,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON
DECEMBER 22, 2014 SCALE 1"=30'

SURVEY NOTES:

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

AREA OF SUBJECT PARCEL: 100,484 S.F. OR 2.31 ACRES

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER RECORD OF SURVEY RECORDED UNDER PRIVATE SURVEY NUMBER 27987, RECORDS OF CLACKAMAS COUNTY.

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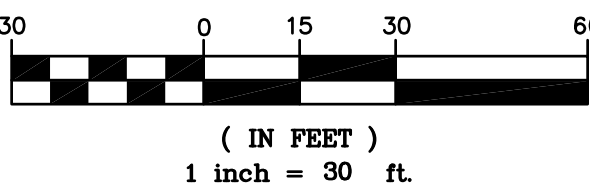
FIDELITY NATIONAL TITLE COMPANY OF OREGON PRELIMINARY TITLE REPORT NUMBER 20140104088-FTPR55, DATED DECEMBER 12, 2014 AS PROVIDED HAS BEEN USED AND REFERENCED IN PREPARATION OF THIS MAP. PLEASE REFER TO THIS DOCUMENT FOR DESCRIPTIONS OF EXCEPTIONS TO TITLE INSURANCE.

LEGEND:

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DECIDUOUS TREE	UTILITY AND LIGHT POLE
EVERGREEN TREE	GUY WIRE
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MAILBOX	FENCELINE
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LIGHT POLE	COMMUNICATION BOX
ELECTRIC METER	GAS STUB
TRANSFORMER	UTILITY RISER
WATER TAP	

GRAPHIC SCALE



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