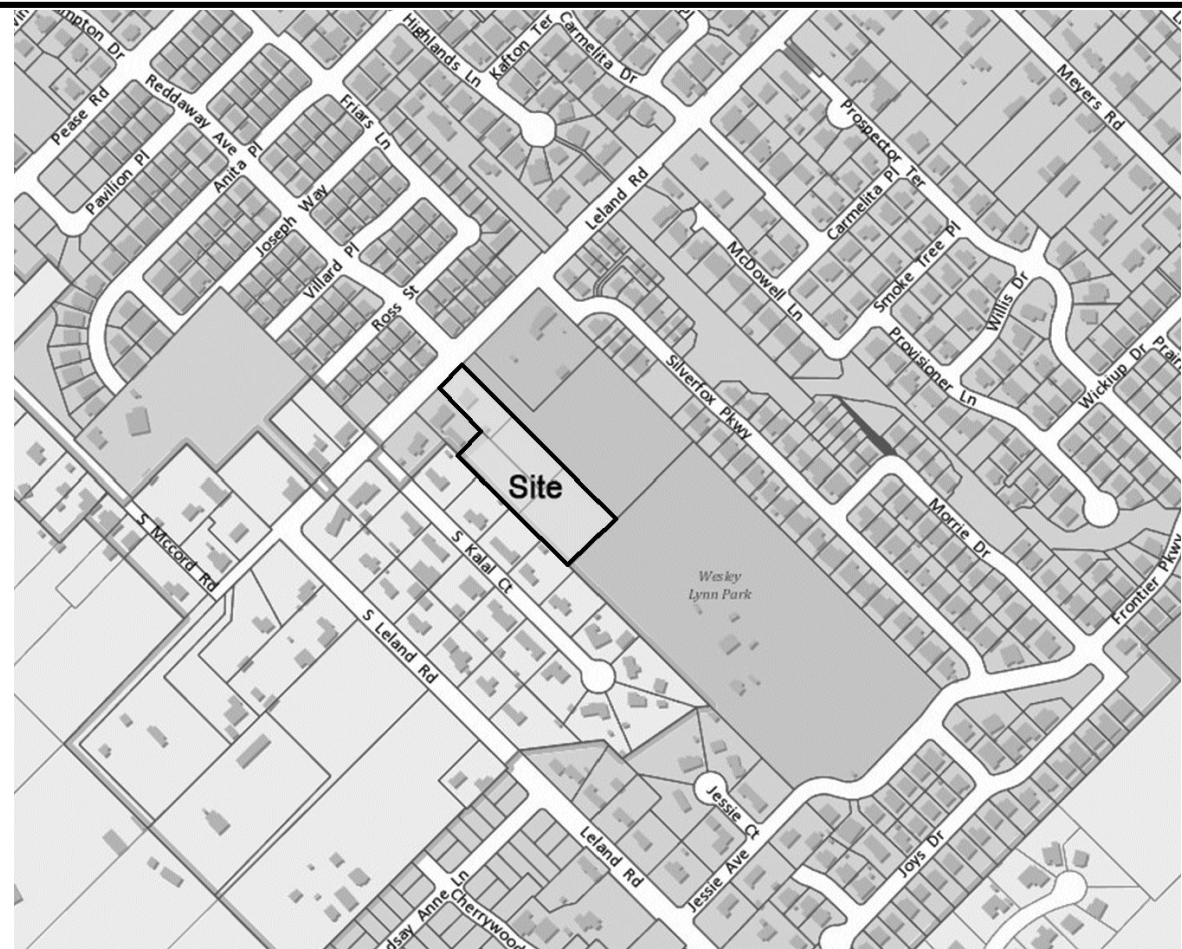




Owner/Applicant:  
Icon Construction & Development, LLC  
1980 Willamette Falls Drive, Suite 200  
West Linn, OR 97068  
PH: (503) 657-0406

Legal: 3-2E-7D TL 600, 601 & 701

Water: City of Oregon City

Sewer: City of Oregon City

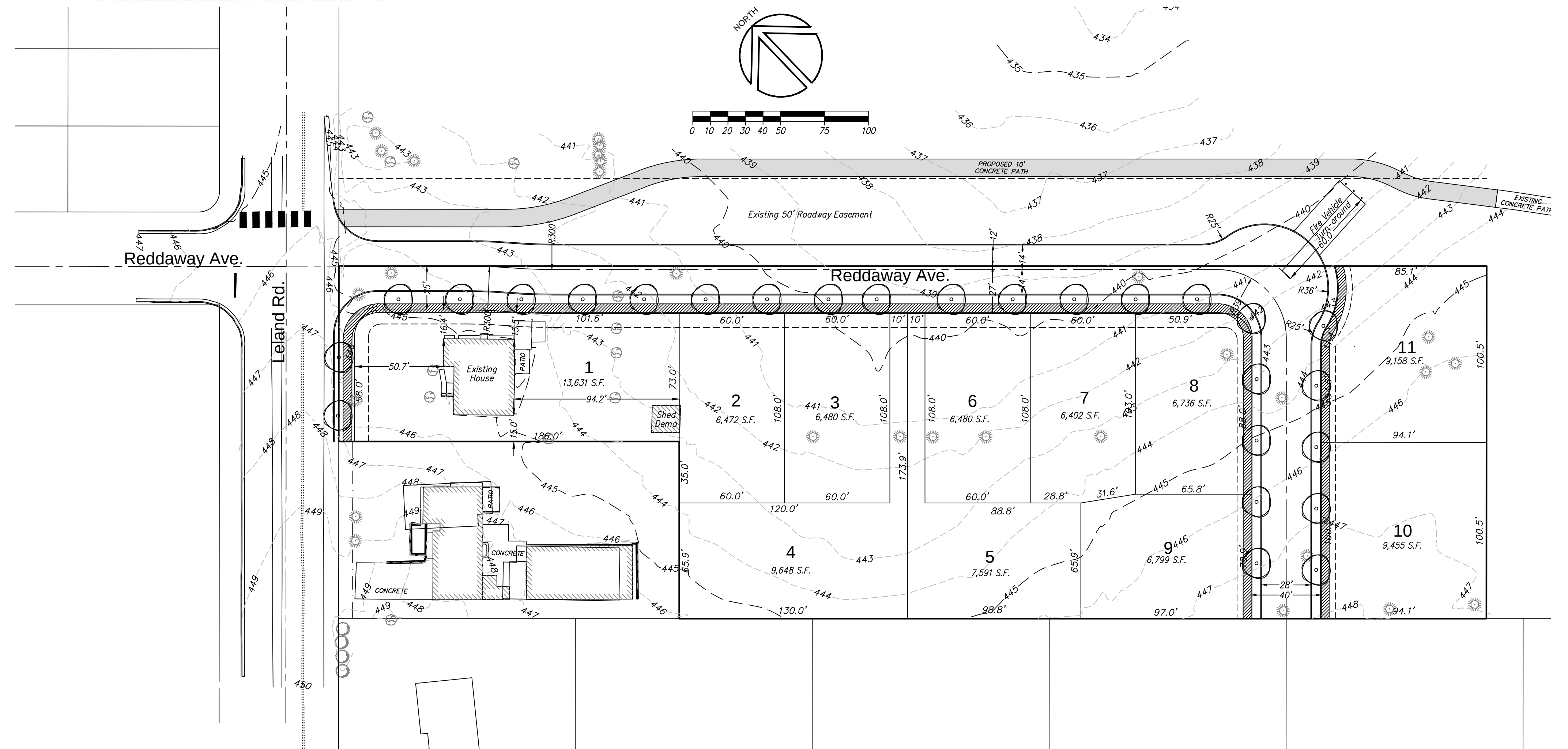
Contours: Field Survey by Centerline Concepts, Inc.

Site Area: 2.57 Acres

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

Zoning: R-8

Impervious Areas: Street - 22,209 sq. ft.



|                  |      |     |          |
|------------------|------|-----|----------|
| DESIGNED: REG    |      |     |          |
| DRAWN: REG       |      |     |          |
| SCALE: 1" = 40'  |      |     |          |
| DATE: April 2017 |      |     |          |
| FILE: 14-ICN-103 | 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

Parker Knoll  
Preliminary Plan

SHEET:  
1/3

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          | 1                              | 1          | 1                       |
| 13 TO 18"                             | 1                                  | 6          | 10                             | 2          | 26                      |
| 19 TO 24"                             | 0                                  | 9          | 2                              | 3          | 6                       |
| 25 TO 30"                             | 0                                  | 12         | 2                              | 4          | 8                       |
| 31" PLUS                              | 0                                  | 15         | 0                              | 5          | 0                       |
| TOTAL MITIGATION TREES TO BE PLANTED: |                                    |            |                                |            | 41                      |

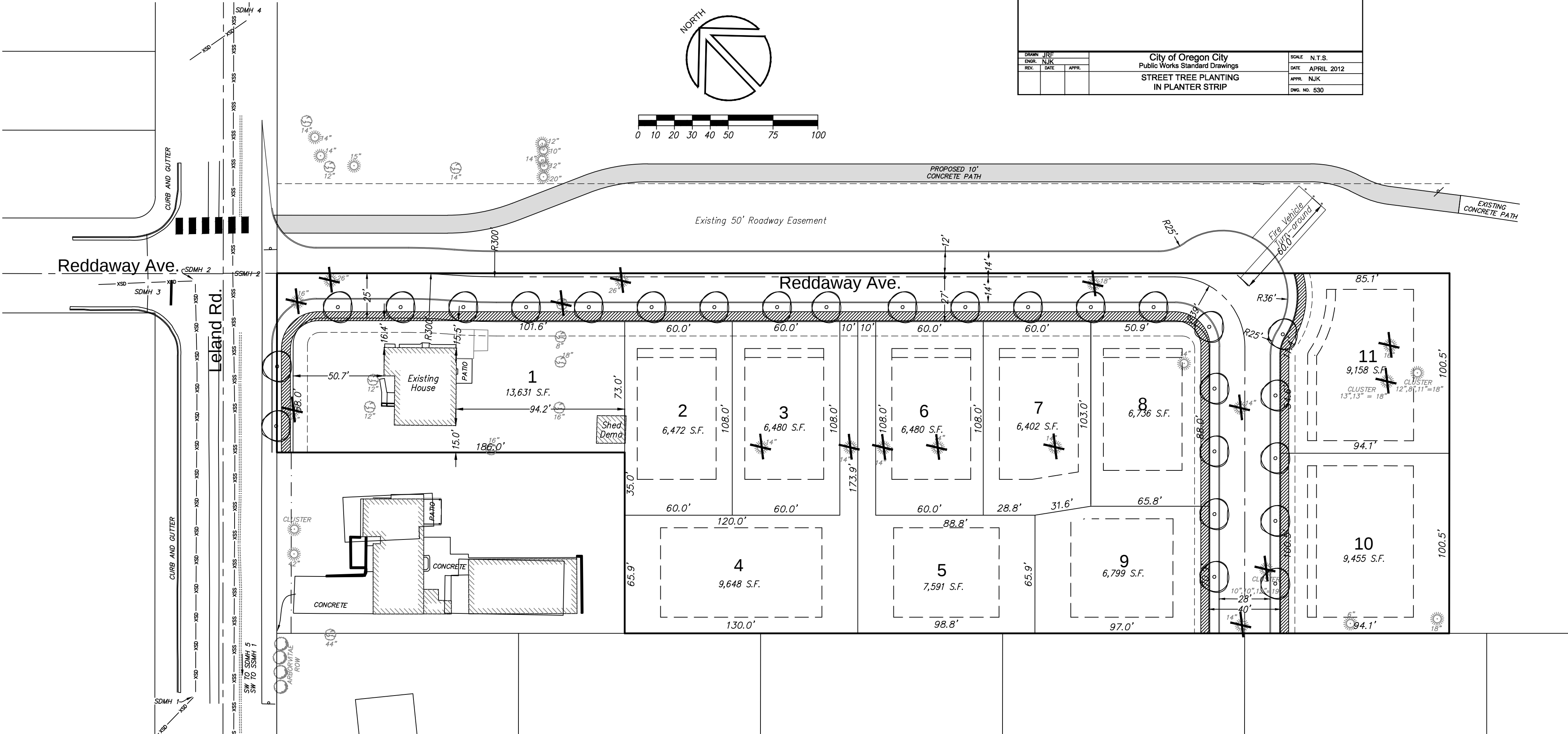
CODE 17.41.060-1  
41 mitigation trees will be planted on lots in this subdivision per the following schedule: 3 trees each on Lots 1, 5, and 9; 4 trees each on all other lots.

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

**NOTES**

- REMOVE EXCESS SOIL TO EXPOSE ROOT FLARE AND TO ENSURE TOP MOST ROOT IS NO MORE THAN 1-INCH BELOW ROOT BALL SURFACE. SEVER CIRCLING ROOTS WHERE APPROPRIATE. SET TOPMOST ROOT 2 INCHES ABOVE ADJACENT FINISHED GRADE. TRUNK FLARE SHALL BE VISIBLE.
- CUT AND REMOVE WIRE BASKETS FROM SIDES OF ROOT BALL WITHOUT DEFORMING BALL. CUT OFF AND REMOVE BURLAP AND ROPE FROM TOP HALF OF ROOT BALL. COMPLETELY REMOVE SYNTHETIC ROPE AND NON-BIODEGRADABLE BURLAP.

|                 |                                          |  |                  |
|-----------------|------------------------------------------|--|------------------|
| DRAWN: JRE      | City of Oregon City                      |  | SCALE: N.T.S.    |
| ENGR: NJK       | Public Works Standard Drawings           |  | DATE: APRIL 2012 |
| REV. DATE APPR. | STREET TREE PLANTING<br>IN PLANTER STRIP |  | APPR: NJK        |
|                 |                                          |  | DWG. NO. 530     |

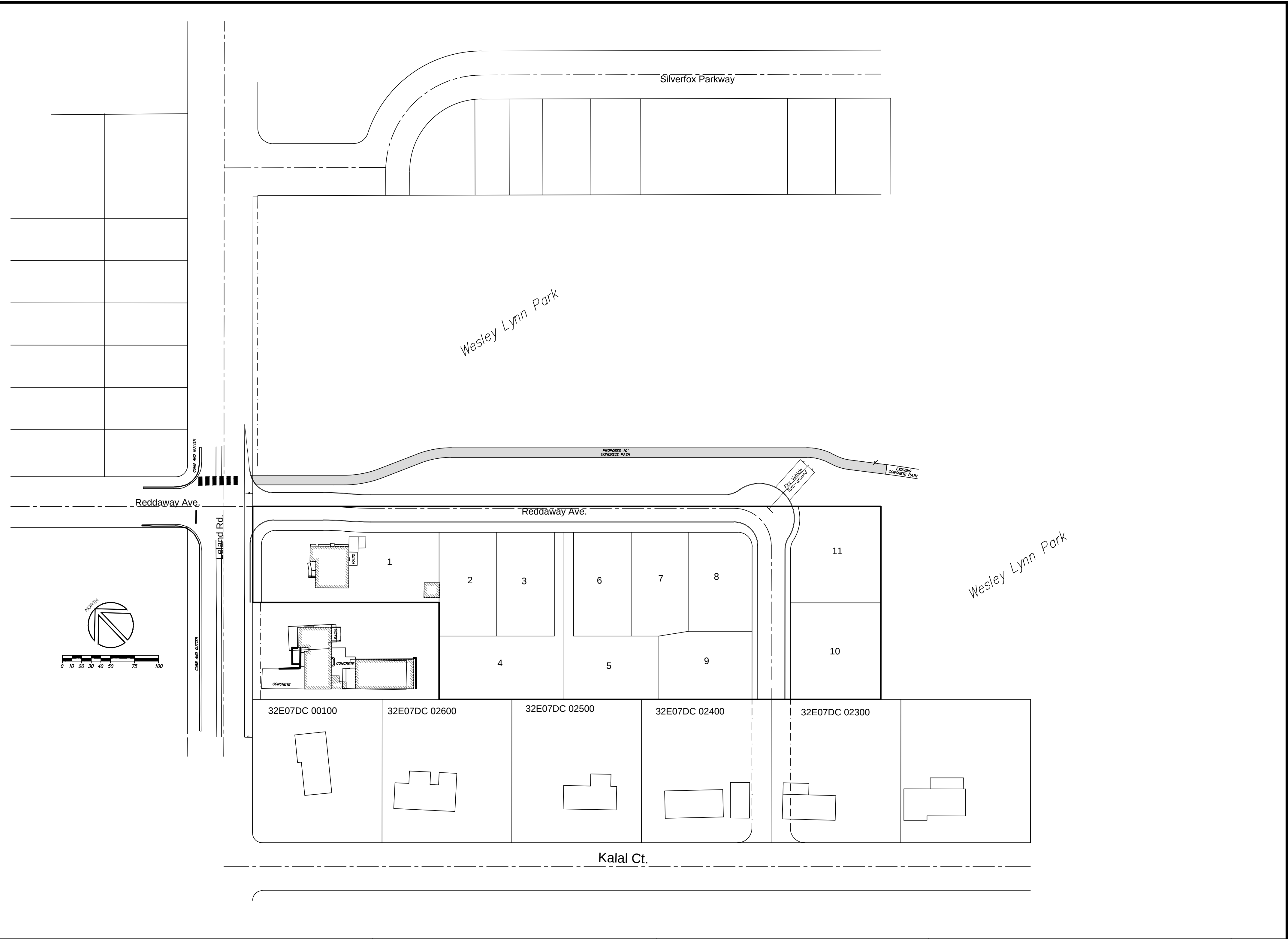


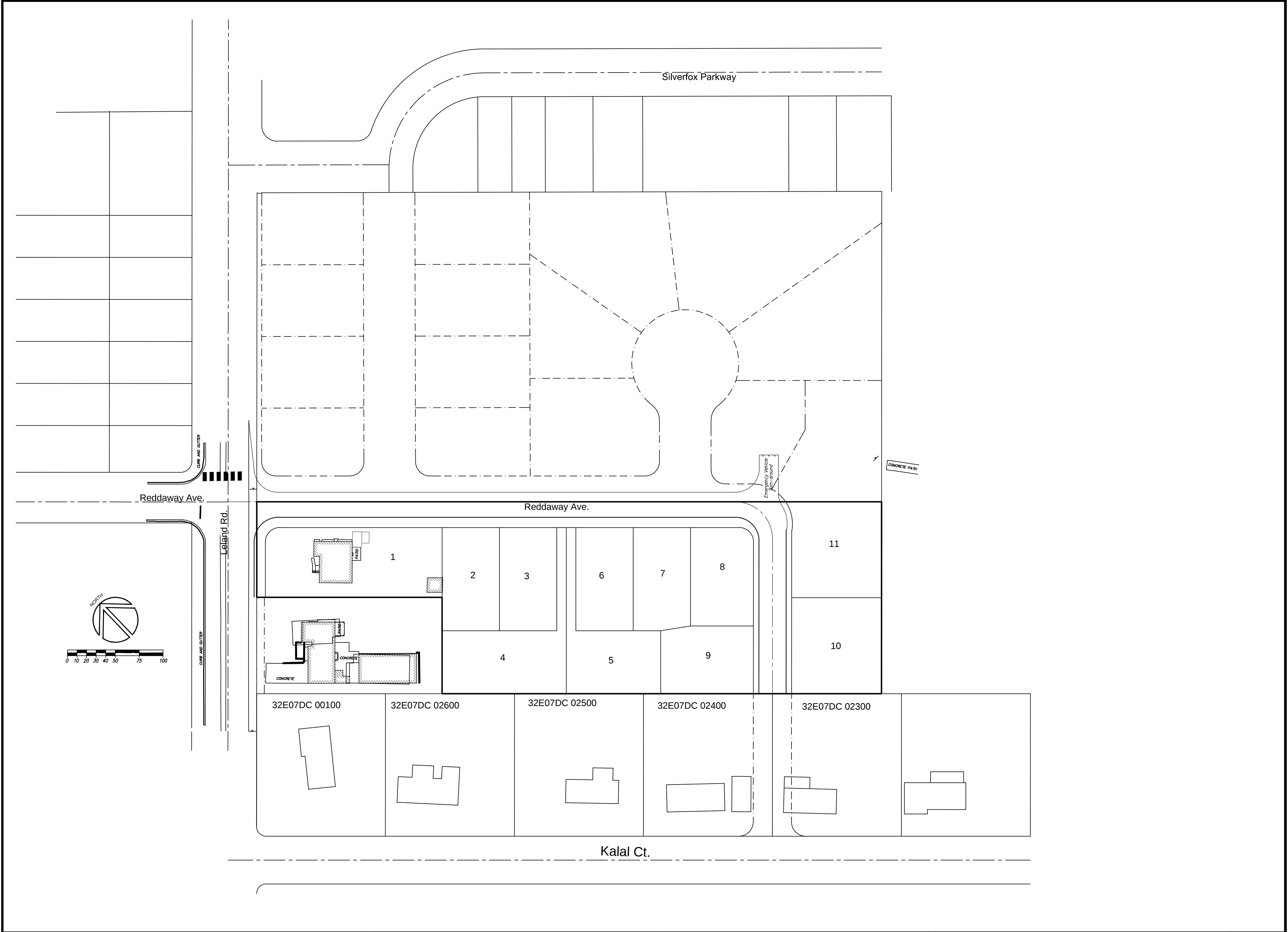
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| DRAWN: REG       |      |     |          |
| SCALE: 1" = 40'  |      |     |          |
| DATE: May 2017   |      |     |          |
| FILE: 14-ICN-103 | DATE | NO. | REVISION |

Richard E. Givens, Planning Consultant  
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Oregon City, OR 97045  
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APPLICANT: Icon Construction & Development, LLC  
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West Linn, OR 97068  
PH: (503) 657-0406

Parker Knoll  
Preliminary Tree Plan





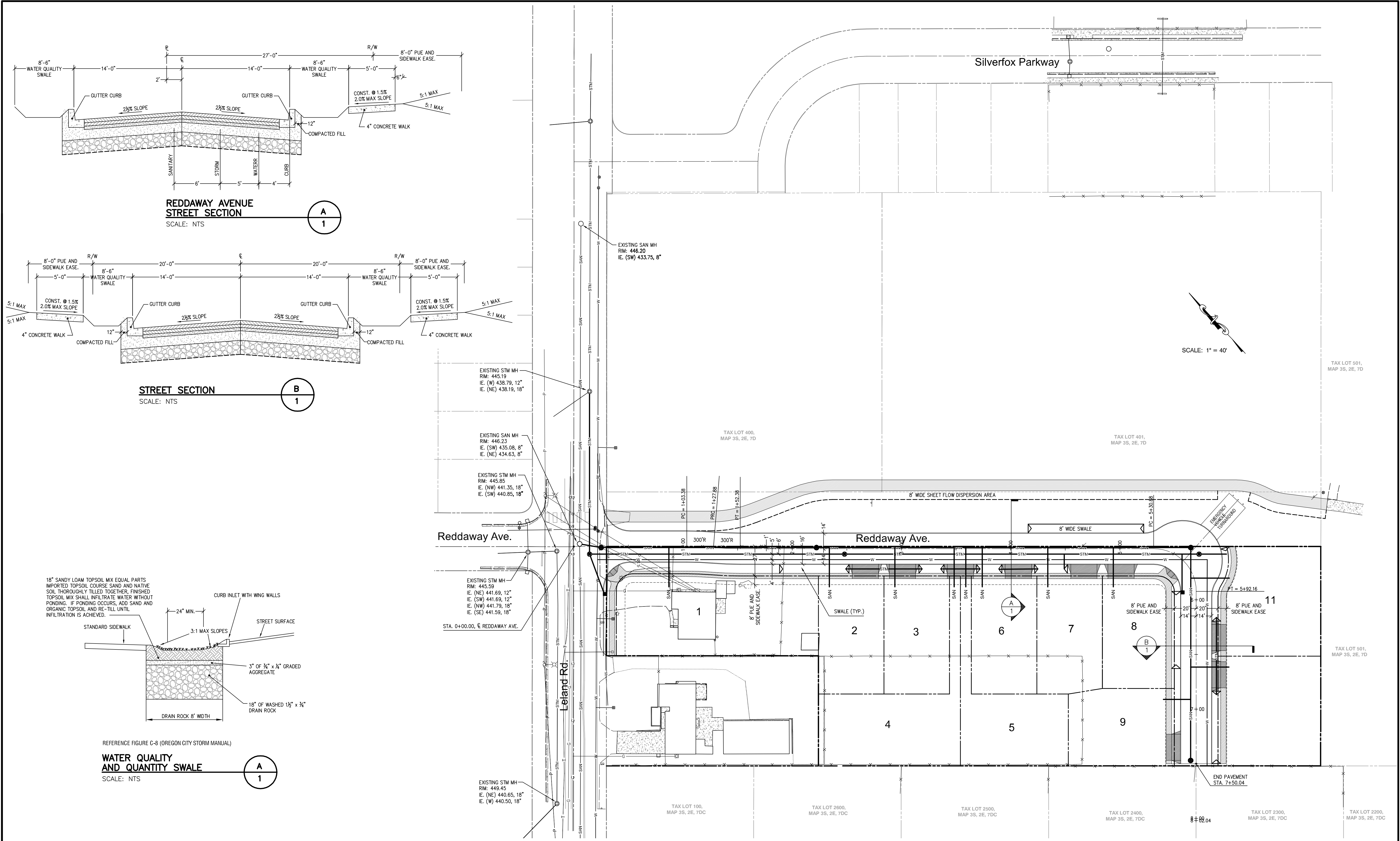
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| DESIGNED: | REG        |      |     |          |
| DRAWN:    | REG        |      |     |          |
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| DATE:     | March 2017 |      |     |          |
| FILE:     | 14-ICN-103 | DATE | NO. | REVISION |

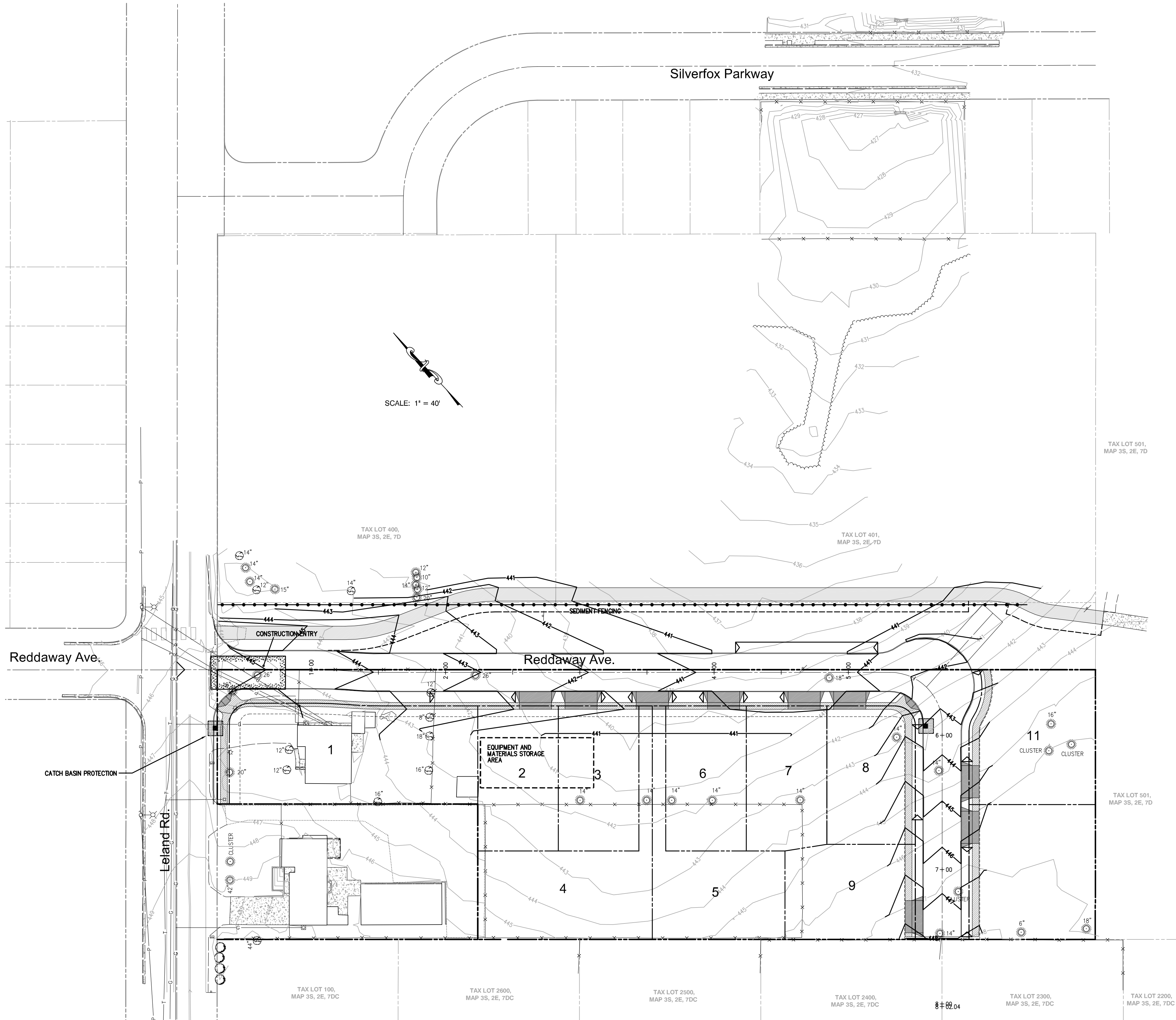
Richard E. Givens, Planning Consultant  
18680 Sunblaze Dr.  
Oregon City, OR 97045  
PH: (503) 479-0097

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

**Parker Knoll**  
Future Streets Plan

SHEET:  
**1/1**





2014-129G

PRELIMINARY GRADING AND EROSION CONTROL PLAN

|           |                      |      |     |          |
|-----------|----------------------|------|-----|----------|
| DESIGNED: | BDG                  |      |     |          |
| DRAWN:    | BJS                  |      |     |          |
| SCALE:    | 1" = 40'             |      |     |          |
| DATE:     | May, 2017            |      |     |          |
| FILE:     | Parker Knoll Prelim5 | DATE | NO. | REVISION |

**Theta, llc**

ENGINEERING - SURVEYING - PLANNING

PO Box 1345  
Lake Oswego, Oregon 97035

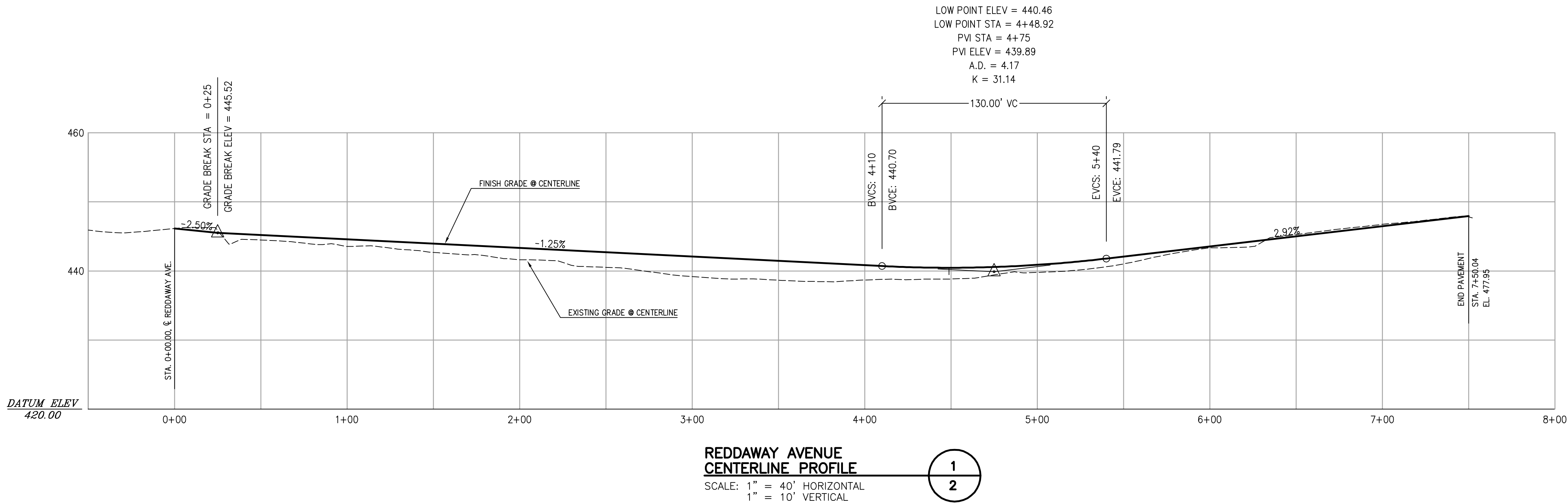
503/481-8822  
email: thetaeng@comcast.net

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

Parker Knoll  
T3S, R2E, Section 7, TL 600, 601, 700, 701  
Clackamas County, Oregon

SHEET:

3/3



2014-129G

|           |                      |      |     |          |
|-----------|----------------------|------|-----|----------|
| DESIGNED: | BDG                  |      |     |          |
| DRAWN:    | BJS                  |      |     |          |
| SCALE:    | 1" = 40'             |      |     |          |
| DATE:     | May, 2017            |      |     |          |
| FILE:     | Parker Knoll Prelim5 | DATE | NO. | REVISION |

**Theta, llc**  
ENGINEERING - SURVEYING - PLANNING  
PO Box 1345  
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email: thetaeng@comcast.net

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PH: (503) 657-0406

Parker Knoll  
T3S, R2E, Section 7, TL 600, 601, 700, 701  
Clackamas County, Oregon

SHEET:

2/3

# RECORD OF SURVEY PROPOSED PROPERTY LINE ADJUSTMENT

LOCATED IN THE  
S.E. 1/4 SECTION 7, T.3S., R.2E., W.M.,  
OREGON CITY, CLACKAMAS COUNTY, OREGON  
APRIL 13, 2016 SCALE 1"=50'  
SURVEY PERFORMED FOR: ICON CONSTRUCTION

CLACKAMAS COUNTY SURVEYOR

RECEIVED: \_\_\_\_\_

ACCEPTED FOR FILING: \_\_\_\_\_

SURVEY NUMBER: \_\_\_\_\_

## NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES OF THOSE TRACTS OF LAND DESCRIBED IN DEED TO ICON CONSTRUCTION AND DEV, LLC RECORDED AS DOCUMENT NO. 2015-058200 AND AS CONVEYED TO ELIZABETH A. GRAY BY DEED DOCUMENT NO. 79-8150 FOR A PROPOSED PROPERTY LINE ADJUSTMENT AND FOR A FUTURE SUBDIVISION.

FOR MY BASIS OF BEARINGS, AND THE WESTERLY LINE OF THE SUBJECT PROPERTIES, BEING THE EAST BOUNDARY OF THE PLATS OF "KALAL SUBDIVISION" AND THE KALAL SUBDIVISION NO. 2", I HELD NORTH 46°21'05" WEST BETWEEN FOUND MONUMENTS "A", "B", "C", AND "D" PER SAID PLATS AND SURVEY NO. 29757.

I THEN ESTABLISHED LELAND ROAD (COUNTY ROAD NO. 518), A VARIABLE WIDTH RIGHT OF WAY, HOLDING FOUND MONUMENT "E" AT THE INTERSECTION OF THE CENTERLINES OF REDDAWAY AVENUE AND SAID LELAND ROAD PER THE PLAT OF "WILLOW RUN ESTATES", AND FOUND MONUMENT "F", PER SURVEY NO. 2015-130. I THEN HELD A LINE 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE ESTABLISHED CENTERLINE AS THE NORTH LINE OF THE SUBJECT TRACTS, PER SAID DEEDS AND SURVEY NO. 29757.

FOR THE SOUTHERLY LINE OF PARCEL III OF SAID ICON CONSTRUCTION TRACTS, BEING THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED DOCUMENT NO. 98-088214, I HELD A LINE PARALLEL TO THE ESTABLISHED CENTERLINE OF SAID LELAND ROAD THROUGH FOUND MONUMENT "C" PER SAID DEEDS, AND DEED RECORDED AS DOCUMENT NO. 2002-068430, AND SURVEY NO. 27946.

I ESTABLISHED THE EASTERLY LINE OF THE SAID ICON CONSTRUCTION TRACTS, HOLDING A LINE PARALLEL TO THE ESTABLISHED WESTERLY LINE OF SAID PLATS OF KALAL SUBDIVISION AND KALAL SUBDIVISION NO. 2, THROUGH FOUND MONUMENTS "G" AND "H", PER SURVEY NO. 7079. THIS ESTABLISHMENT IS IN CONFLICT WITH THE LINE ESTABLISHED IN SURVEY NO. 29757, AND RECORD DEED DISTANCES IN DOCUMENT NO. 2002-068430, BUT FITS WITH OLDER MONUMENTS AS SET IN SAID SURVEY NO. 7079 AND FITS THE EXISTING FENCE LINE WHICH APPEARS TO HAVE OCCUPATION OF LONG STANDING IN PLACE AT THE TIME OF SURVEY NO. 29757.

I THEN ESTABLISHED THE EASTERLY LINE OF SAID ELIZABETH A. GRAY TRACT BY HOLDING A LINE PARALLEL TO THE ESTABLISHED EAST LINE OF SAID ICON CONSTRUCTION TRACTS THROUGH FOUND MONUMENT "I" PER SAID SURVEY NO. 7079 AND SAID ELIZABETH A. GRAY DEED. THIS ESTABLISHMENT ALSO FIT EXISTING LINES OF OCCUPATION OF LONG STANDING AS EVIDENCED BY THE FENCE LINE.

FOR THE NORTHERLY LINE OF PARCEL III OF SAID ICON CONSTRUCTION TRACTS, I HELD FOUND MONUMENTS "H" AND "I" PER SAID SURVEY NO. 7079, AND DEED DISTANCE OF 436.00 FEET FROM THE NORTHEAST CORNER OF SAID PLAT OF "KALAL SUBDIVISION" PER SAID DEED DOCUMENT NO. 2015-058200.

SIGNED ON: 05/14/17

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 2004  
TOBY G. BOLDEN  
60377LS

RENEWALS: DECEMBER 31, 2017

## LEGEND:

- SET 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON APRIL 13, 2016
- △ SET 5/8" x 30" IRON ROD W/ 2" ALUMINUM CAP "CENTERLINE CONCEPTS LAND SURVEYING" ON APRIL 13, 2016
- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "ACS&P 668-3151" FROM P4

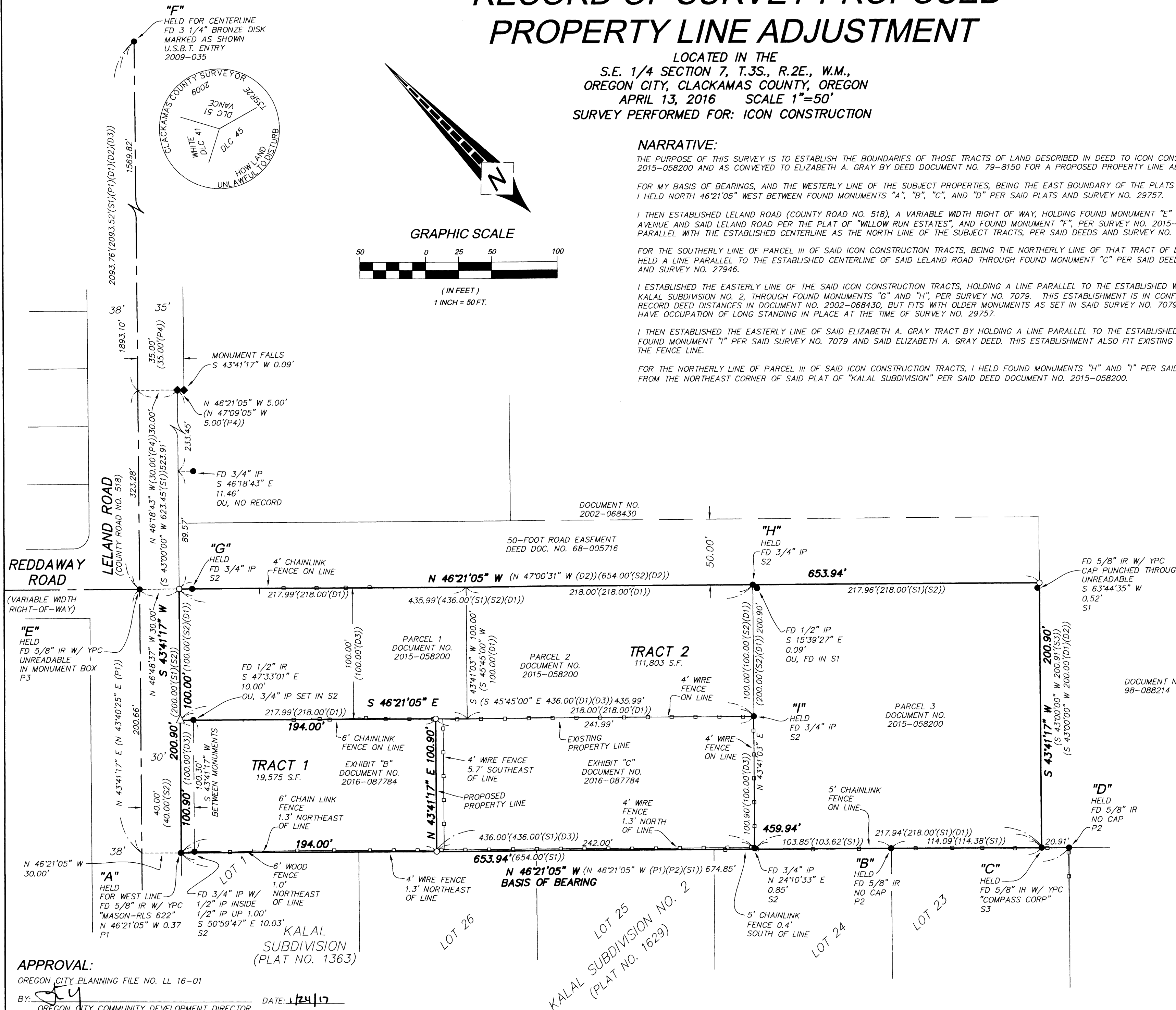
( ) = RECORD DISTANCES AND BEARINGS  
IR = IRON ROD IP = IRON PIPE  
FD = FOUND W/ = WITH  
YPC = YELLOW PLASTIC CAP  
R/W = RIGHT OF WAY  
SN = SURVEY NUMBER CLACKAMAS COUNTY SURVEYOR'S OFFICE  
S.F. = SQUARE FEET  
S1 = SN 29757  
S2 = SN 7079  
S3 = SN 27946  
P1 = "KALAL SUBDIVISION"  
P2 = "KALAL SUBDIVISION NO.2"  
P3 = "WILLOW RUN ESTATES"  
P4 = "LELAND RUN"  
D1 = DOCUMENT NO. 2015-058200  
D2 = DOCUMENT NO. 2002-068430  
D3 = DOCUMENT NO. 79-8150



CENTERLINE CONCEPTS  
LAND SURVEYING, INC.

19376 MOLALLA AVE., SUITE 120  
OREGON CITY, OREGON 97045  
PHONE 503.650.0188 FAX 503.650.0189

PLOTTED: M:\PROJECTS\ICON-LELAND ROAD-19510\DWG\FLA-44.DWG



## APPROVAL:

OREGON CITY PLANNING FILE NO. LL 16-01

BY: OREGON CITY COMMUNITY DEVELOPMENT DIRECTOR

DATE: 1/24/17



THIS MAP IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING SAID PREMISES, AND THE COMPANY ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, IN DIMENSIONS, AREAS, AND LOCATIONS AS CERTAINED BY ACTUAL SURVEY.