

March 7, 2017

Mr. Peter Spir
Associate Planner
City of West Linn
PO Box 29
West Linn, OR 97068

Rick Givens
Planning Consultant
18680 Sunblaze Dr.
Oregon City, Oregon 97045

RE: MIP-16-04 at 2415 Dillow Street

Dear Peter:

In response to your letter of dated Dec. 22, 2016 we are submitting the following:

85.160(E) (1) The Tentative Plan has been modified to clearly identify the location and widths for the existing street and rights-of-way. The Preliminary Utility Plan shows proposed street improvements, new water services, sanitary sewer, and storm drainage and rain garden locations.

85.160 (E) (5) We retained Multnomah Tree Experts to tag the trees on the site. Mike Perkins subsequently visited the site and determined that there are no significant trees, tree clusters or heritage trees on the property. The Tentative Plan is noted accordingly. There is a large black walnut tree off-site to the east. We have depicted the location of the drip line of that tree on the Tentative Plan drawing. We will agree not to build within the depicted drip line on Parcel 3.

85.160 (E) (7) The Preliminary Utility Plan identifies the size and location of existing sewers, water mains, culverts, drain pipes, gas, electric, and other utility lines within the site, and in the adjoining streets and property.

85.160 (F) (2) The Preliminary Utility Plan shows the type, method, and location of any erosion prevention and sediment control measures and/or facilities in accordance with the most current version of Clackamas County's Erosion/Sedimentation Control Plans Technical Guidance Handbook.

85.160 (F) (7) The Tentative Plan shows the location of two street trees to be planted along the frontage of Parcel 1. This plan was reviewed and approved by Mike Perkins.

85.170 (A) (7) A table showing density calculations for the maximum allowable number of lots is shown on the Tentative Plan.

85.170 (A) (8) All slopes on the subject property are less than 15% grade. This is noted on the Tentative Plan.

Sincerely



Rick Givens

CC: Mark Handris, Icon Construction & Development, LLC

Attachments

Tag	Species	Diameter	Rating	Condition
1	Leyland cypress	24	2	inclusion
2	western hemlock	10	2	
3	plum	8	1	undersize
4	apple	8	1	undersize; trunk decay
5	cherry	23	1	topped
6	apple	11	1	undersize; broken stem
7	pear	10	2	undersize
8	elm	12	1	excessive lean
9	elm	14	2	included at base
10	elm	6	1	undersize; excessive lean
11	apple	7	1	undersize; broken top
12	elm	9	0	undersize; inclusion failed
13	apple	8	0	undersize; failed at base
14	elm	6	0	undersize; failed at base
15	apple	10,9	0	basal decay; hollow; one stem has failed
16	apple	12	1	stem decay; topped
17	apple	11	1	undersize; topped
18	apple	16	1	topped
19	blue spruce	10	2	undersize
20	apple	9	1	topped
21	blue spruce	11	2	undersize
22	black walnut	36	2	approx. 4' offsite

Leyland cypress- *Cupressus x leylandii*

western hemlock- *Tsuga heterophylla*

plum- *Prunus* sp.

apple- *Malus*

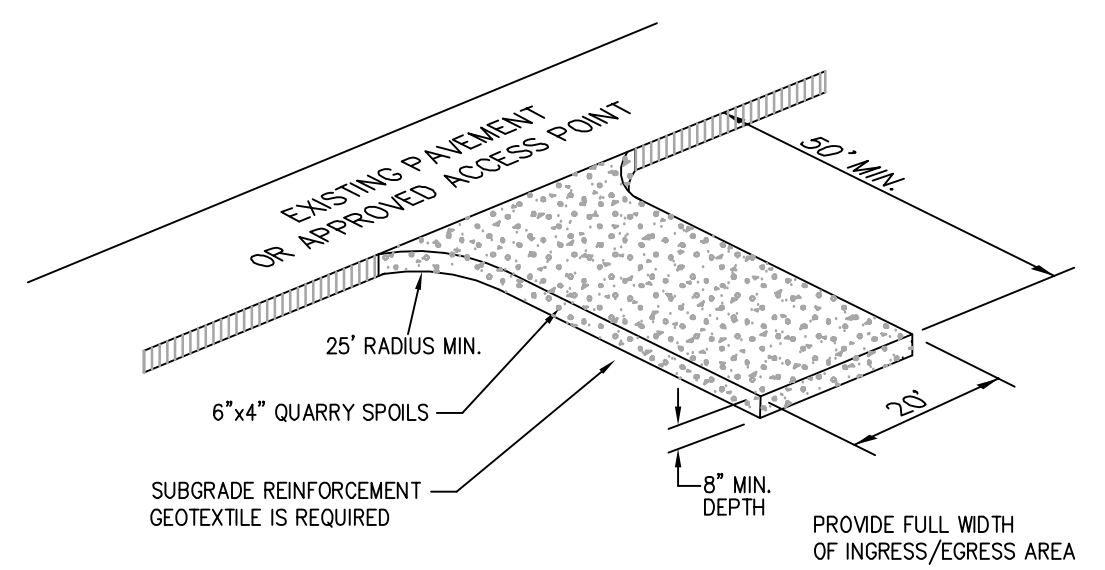
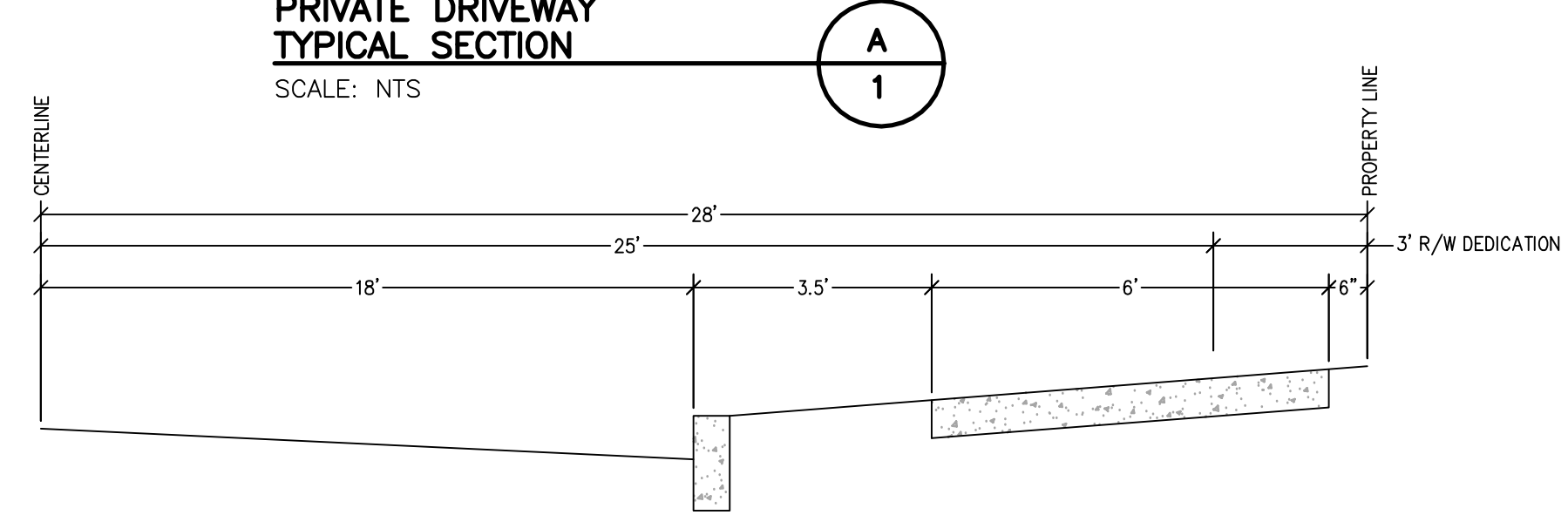
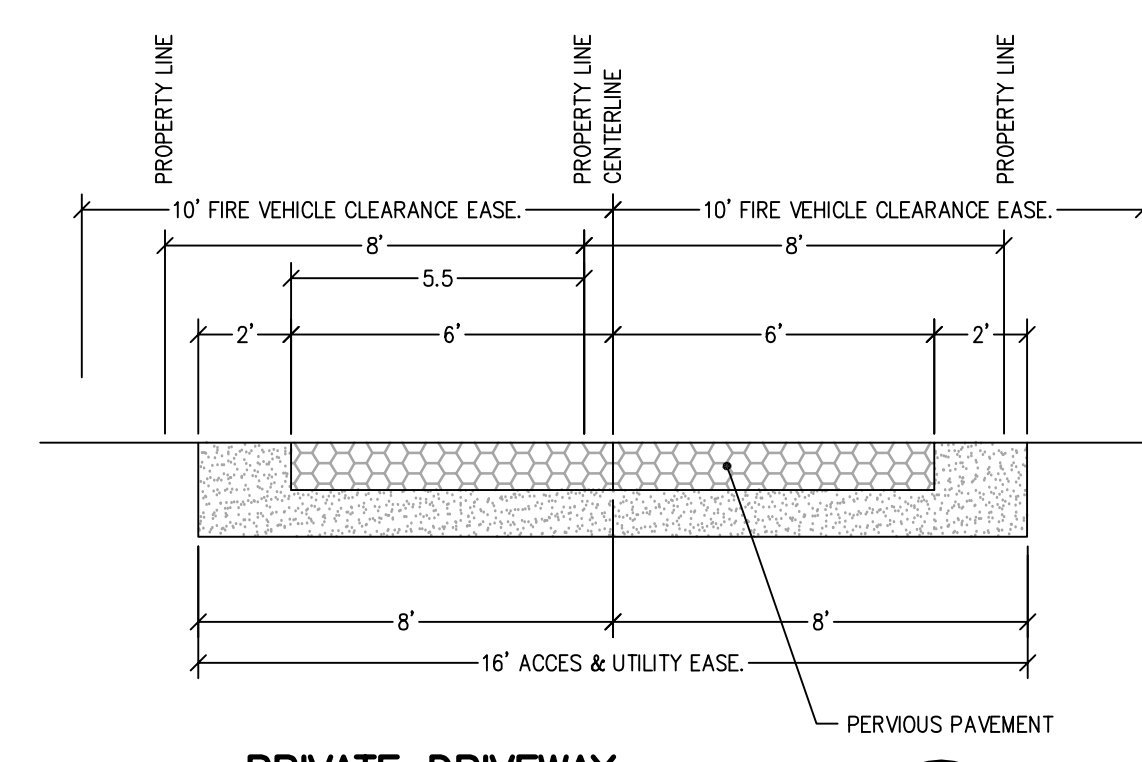
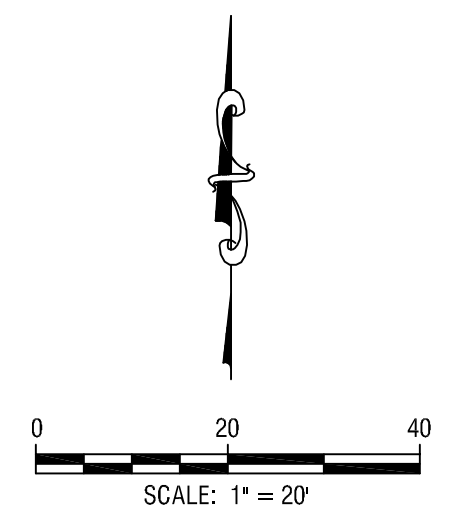
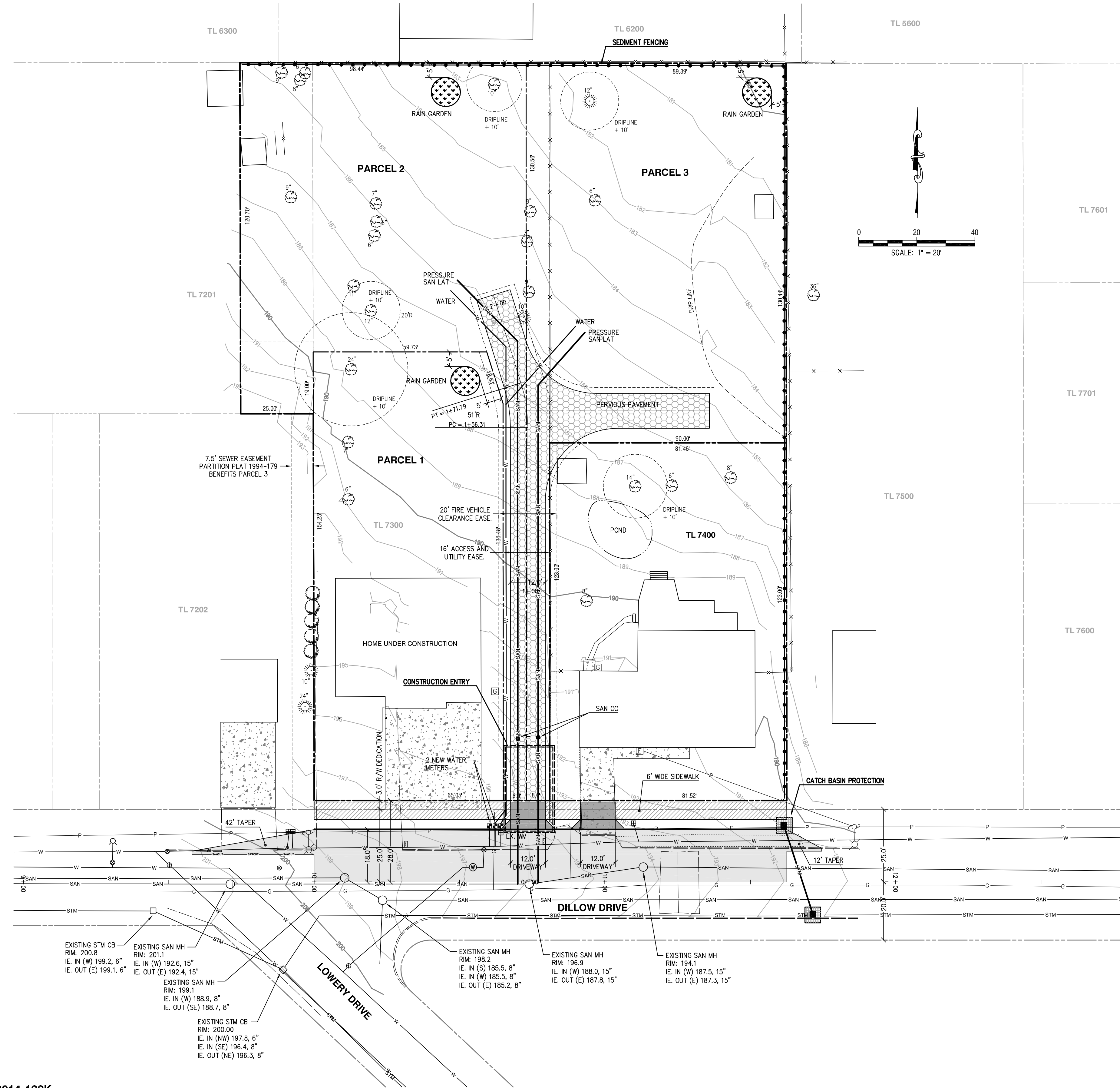
cherry- *Prunus*

pear- *Pyrus* sp.

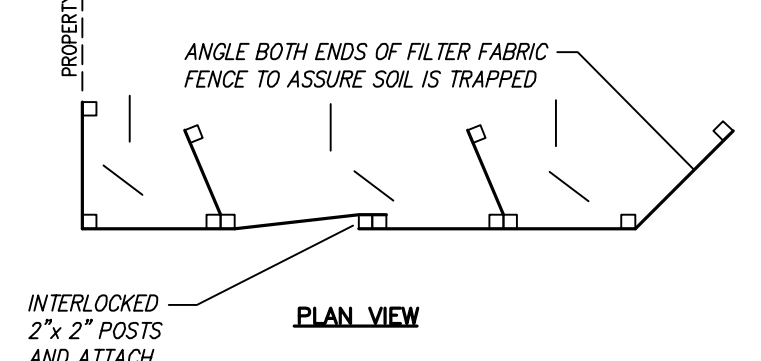
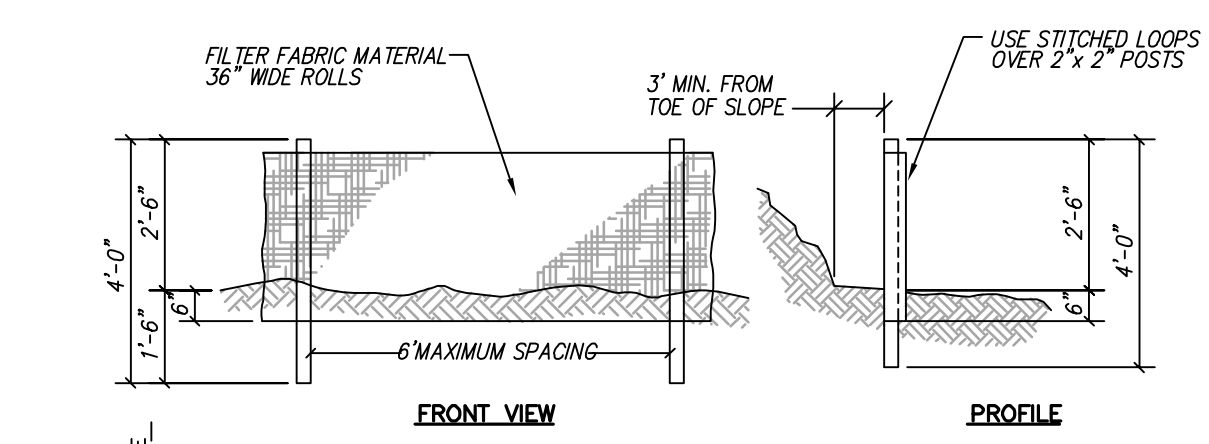
blue spruce- *Picea pungens*

black walnut- *Juglans nigra*

elm- *Ulmus* sp.



GRAVEL CONSTRUCTION ENTRANCE
SCALE: NTS



SEDIMENT FENCE
SCALE: NTS

EROSION CONTROL PER CURRENT CLACKAMAS COUNTY EROSION/SEDIMENT CONTROL PLAN TECHNICAL GUIDANCE HANDBOOK.

- NOTES:**
1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
 2. 2"x2" FIR, PINE OR STEEL FENCE POSTS.
 3. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
 4. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
 5. PANELS MUST BE PLACED ACCORDING TO SPACING TABLE 4-7.

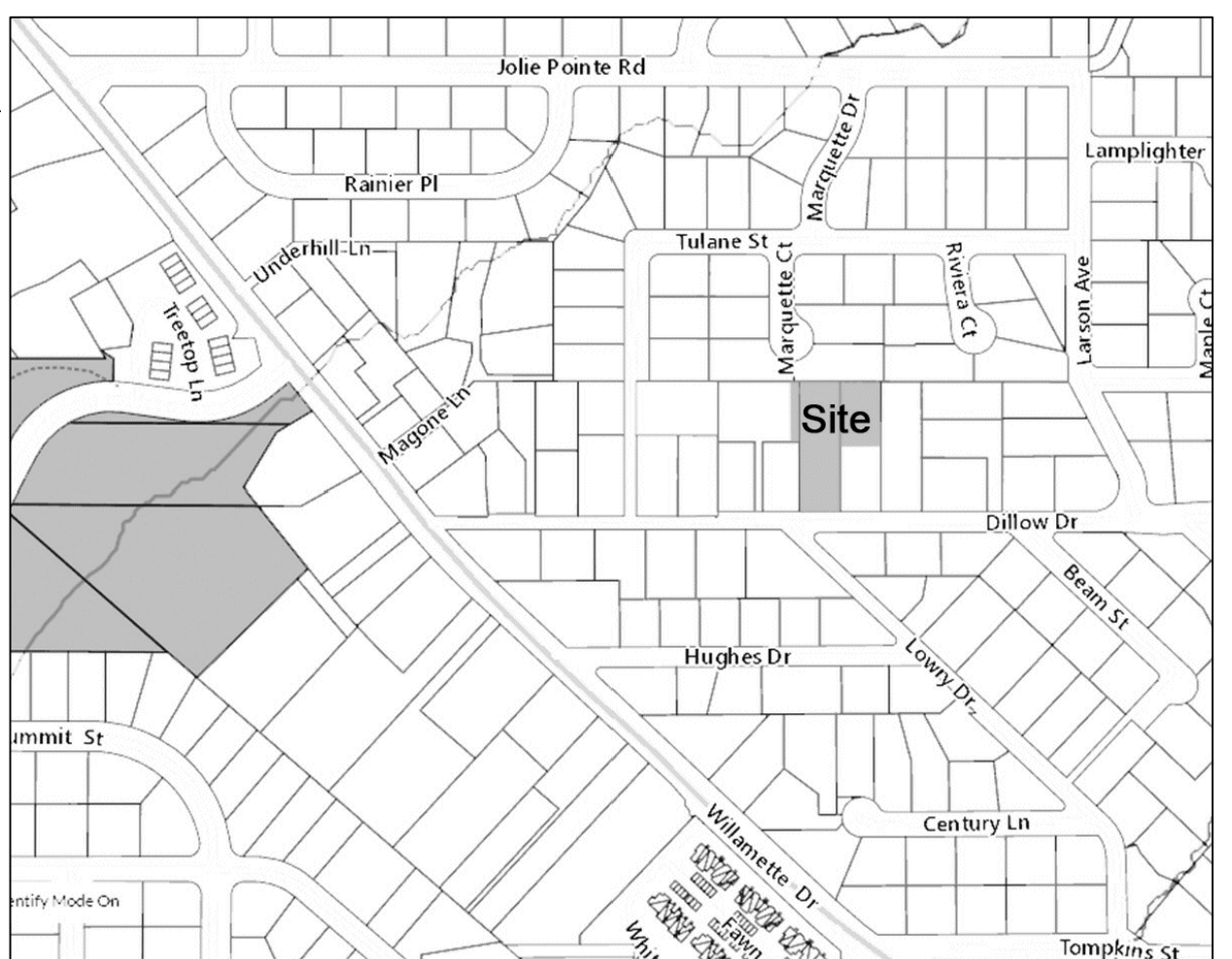
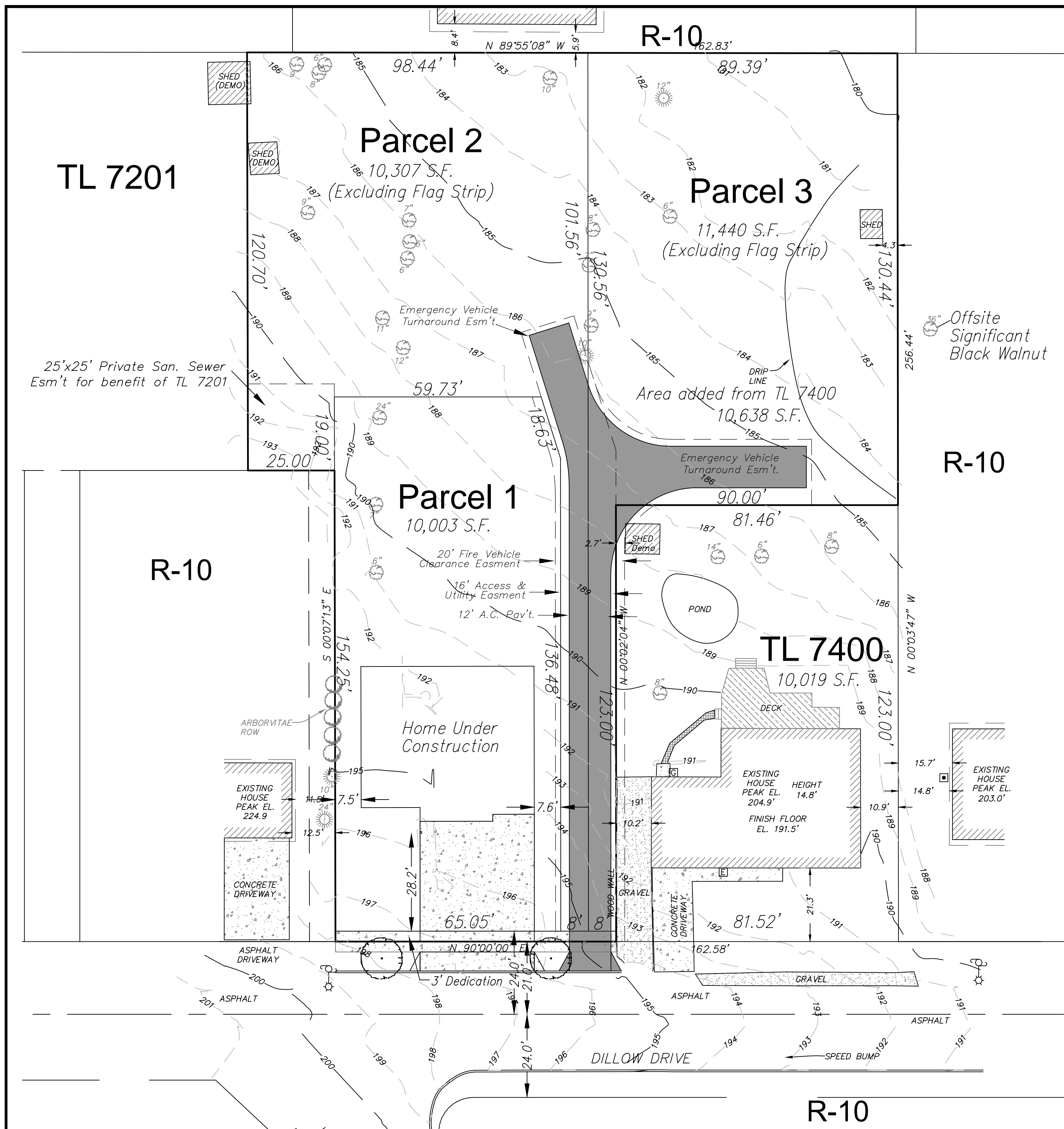
DESIGNED:	BDG			
DRAWN:	BJS			
SCALE:	1" = 20'			
DATE:	December, 2016			
FILE:	Dillow Street Prelim1	DATE	NO.	REVISION

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, OR 97068
PH: (503) 657-0406

TENTATIVE IMPROVEMENT PLAN
2415 Dillow Street Partition
T.2S., R.1E, Section 24, TL 7300-7400
City of West Linn, Oregon

SHEET:
1/1



Vicinity Map

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

Engineer:
Theta Engineering, Inc.
PO Box 1345
Lake Oswego, OR 97035
PH: (503) 481-8822

Legal: 2-1E-24DC TL 7300
Plus part of TL 7400

Water: City of West Linn

Sewer: City of West Linn

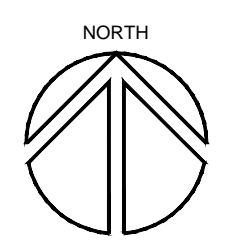
Contours: Centerline Concepts, Inc.

Site Area: 34,492 sq. ft.

SLOPES: All slopes < 15% Grade

DENSITY CALCULATIONS:
Gross Site Area: 34,492 square feet.
Type I & II Lands: 0 square feet.
Access Easement: 2,287 sq. ft.
Net Site Area: 32,205 sq. ft.
Maximum Density @ 1 Unit Per 10,000 sq. ft. = 3 lots.
Three lots are proposed so both the minimum and maximum density standards are met.

Significant Trees: None on site per City Arborist.



DESIGNED: REG	3-2-2017	1	Added Slope and Density Calculation Information.
DRAWN: REG			
SCALE: 1" = 30'			
DATE: December 2016			
FILE: 15-ICN-102	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

2415 Dillow Street Partition Tentative Plan

Rick Givens

From: "Perkins, Michael" <mperkins@westlinnoregon.gov>
Date: Thursday, February 16, 2017 1:56 PM
To: "Rick Givens" <rickgivens@gmail.com>
Cc: "Darren Gusdorf" <darren@iconconstruction.net>
Subject: RE: 2415 Dillow St. Trees

Hi Rick

There are no significant trees at that address. The black walnut next door is however a significant tree and will need to be taken into account as far as protection of the roots.

From: Rick Givens [mailto:rickgivens@gmail.com]
Sent: Monday, February 13, 2017 3:20 PM
To: Perkins, Michael <mperkins@westlinnoregon.gov>
Cc: Darren Gusdorf <darren@iconconstruction.net>
Subject: Re: 2415 Dillow St. Trees

Hi Mike,

Have you had a chance to get out to 2415 Dillow yet and look at which trees are significant? We need this information in order to get our partition application complete.

Thanks,

Rick Givens
503-351-8204

On Thu, Feb 2, 2017 at 11:59 AM, Rick Givens <rickgivens@gmail.com> wrote:

Hi Mike,

I'm attaching a map and tree table prepared by Multnomah Tree Experts for Icon Construction & Development's partition at 2415 Dillow Street. We would appreciate it if you would drop by the site and let us know which trees are significant as soon as you are able so that we can get the application accepted as complete.

Please let me know if you need anything further.

Rick Givens
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Cell: (503) 351-8204
rickgivens@gmail.com

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Rick Givens
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18680 Sunblaze Dr.
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Office: (503) 479-0097
Cell: (503) 351-8204

Michael Perkins
City Arborist/Park Development Coordinator.
Parks and Recreation

22500 Salamo Rd.
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mperkins@westlinnoregon.gov
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503-723-2554



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Rick Givens

From: "Perkins, Michael" <mperkins@westlinnoregon.gov>
Date: Thursday, March 02, 2017 3:47 PM
To: "Rick Givens" <rickgivens@gmail.com>
Subject: RE: Street Trees for 2405 Dillow Street Partition

Whatever trees they want would be fine. I doubt there will be any others down there to match any time soon.

From: Rick Givens [mailto:rickgivens@gmail.com]
Sent: Thursday, March 02, 2017 3:45 PM
To: Perkins, Michael <mperkins@westlinnoregon.gov>
Subject: Re: Street Trees for 2405 Dillow Street Partition

That's what Khoi said would be required at the pre-app. I didn't say it made sense. 😊

From: Perkins, Michael
Sent: Thursday, March 02, 2017 3:43 PM
To: 'Rick Givens'
Subject: RE: Street Trees for 2405 Dillow Street Partition

So there will be a 50' section of sidewalk not connected to anything?

From: Rick Givens [mailto:rickgivens@gmail.com]
Sent: Thursday, March 02, 2017 3:15 PM
To: Perkins, Michael <mperkins@westlinnoregon.gov>
Subject: Re: Street Trees for 2405 Dillow Street Partition

Yes, there will be a 6' sidewalk with a 5.5' planter strip between curb and sidewalk.

From: Perkins, Michael
Sent: Thursday, March 02, 2017 3:05 PM
To: 'Rick Givens'
Subject: RE: Street Trees for 2405 Dillow Street Partition

Are there sidewalk improvements? If not then I don't think we need street trees.

From: Rick Givens [mailto:rickgivens@gmail.com]
Sent: Thursday, March 02, 2017 2:36 PM
To: Perkins, Michael <mperkins@westlinnoregon.gov>
Subject: Street Trees for 2405 Dillow Street Partition

Hi Mike,

Please review the attached site plan for the Dillow Street Tentative Plan. We're showing 2 Red Sunset Maples. Not much room for anything creative. Please let me know if you'd prefer another species and what size you'd like me to show.

Thanks,

Rick Givens
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rickgivens@gmail.com

Michael Perkins
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Parks and Recreation

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