

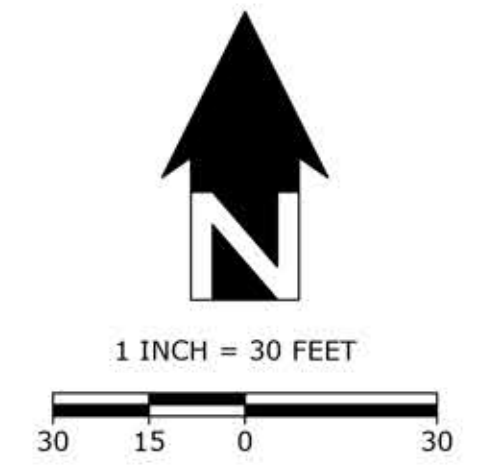
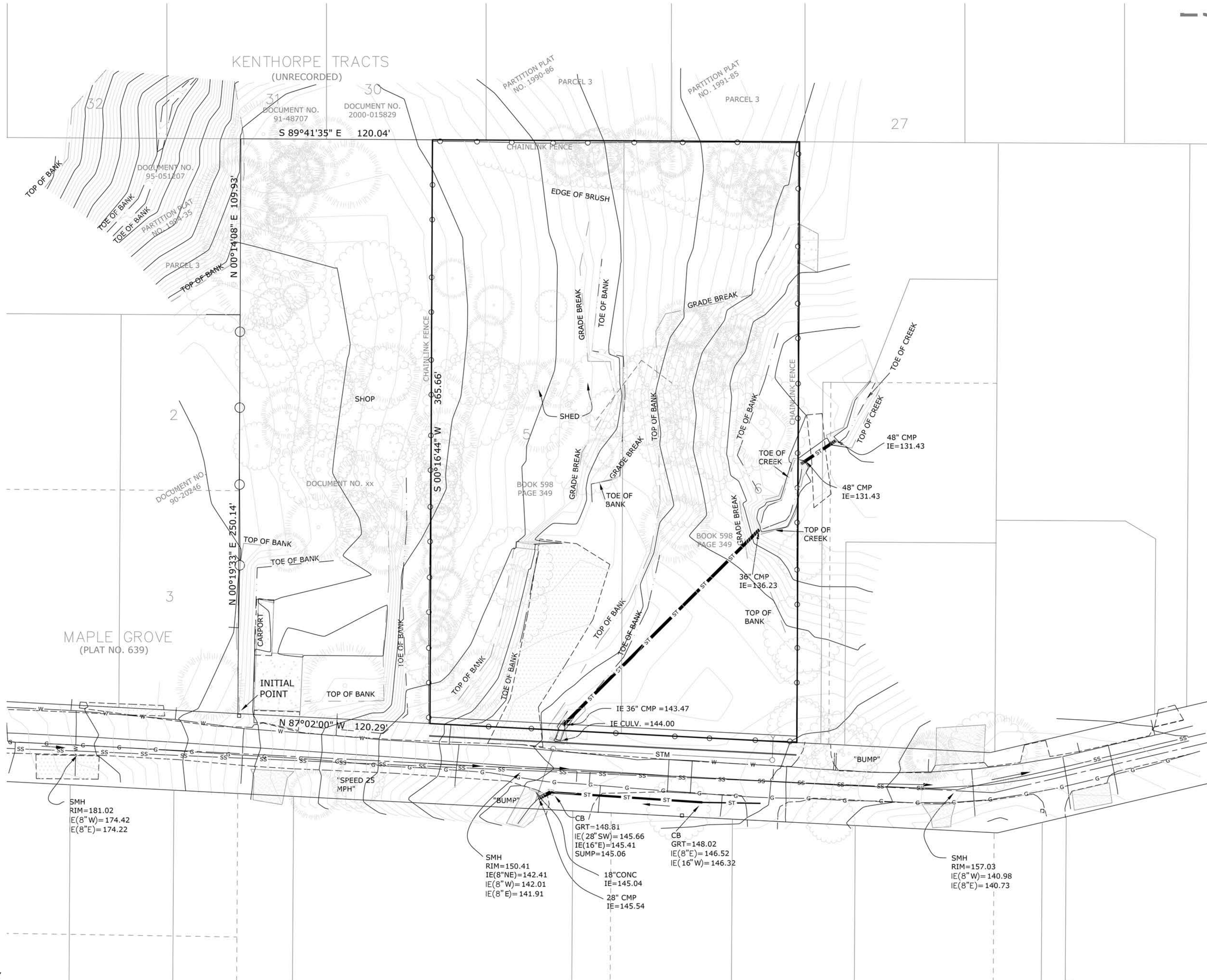
13190 SW 68th Parkway, Suite 150
 Tigard, Oregon 97223
 503.968.6655 www.cesnw.com
 CESNW PROJ: 2869
 DATE: 7-22-2013

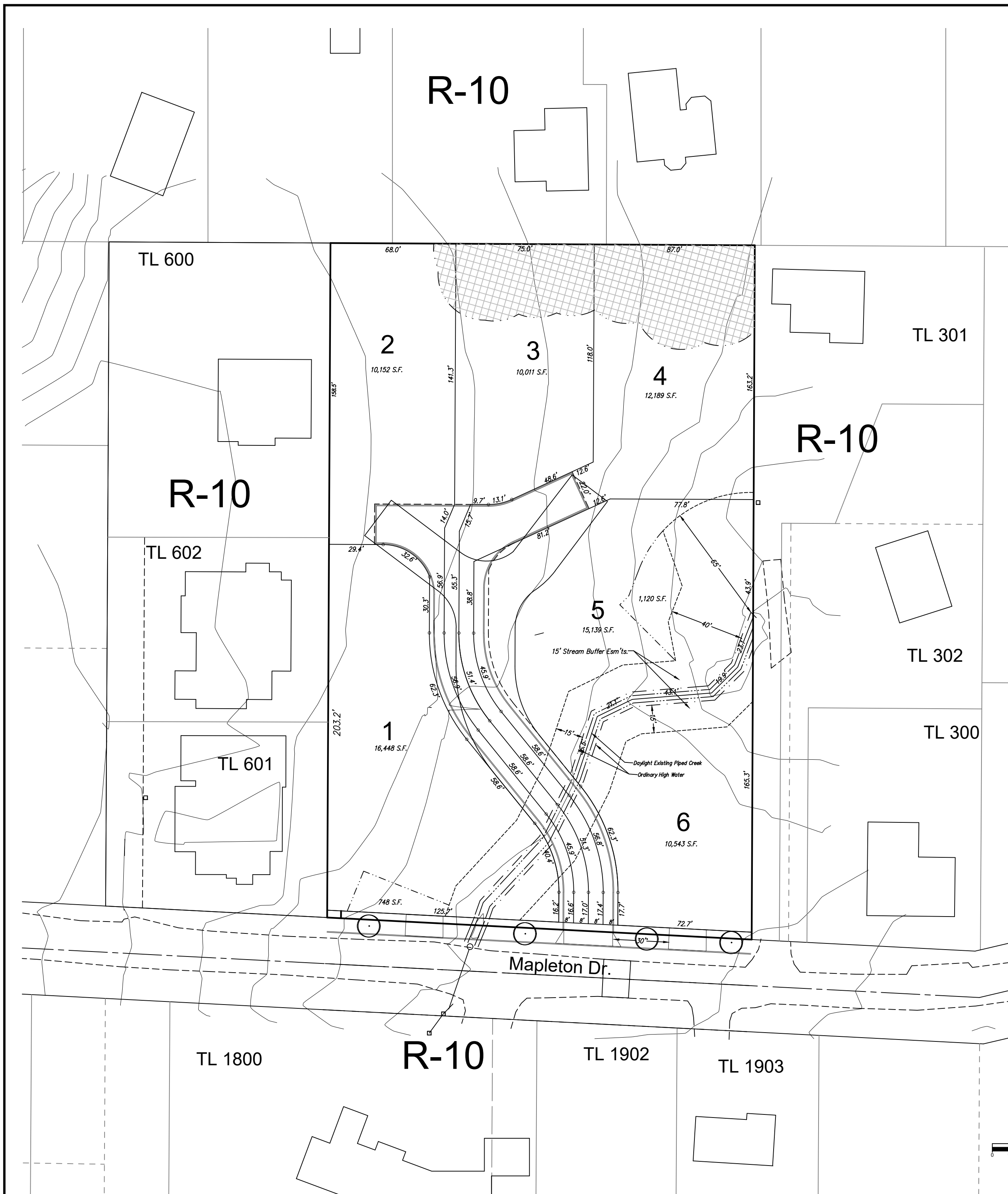
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
PRELIMINARY
 OREGON
 DECEMBER 13, 2007
 RYAN H. GODSEY
 65604
 RENEWS: 6/30/17

- LEGEND**
- CATCH BASIN
 - WATER VALVE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - CLEAN OUT
 - IRRIGATION CONTROL VALVE
 - GAS VALVE
 - GAS METER
 - MAIL BOX
 - LUMINAIRE
 - TV RISER
 - TELEPHONE RISER
 - SIGNAL JUNCTION BOX
 - ELECTRIC METER
 - ELECTRIC JUNCTION BOX
 - UTILITY POLE
 - GUY ANCHOR
 - FIRE HYDRANT
 - SIGN
 - LINE CONTINUES TO UNKNOWN LOCATION
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND STORM DRAIN LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND CABLE TV LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND NATURAL GAS LINE
 - OVERHEAD UTILITY LINE
 - FENCE LINE
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - CATCH BASIN
 - FIELD INLET
 - CONCRETE
 - ASPHALT
 - DECIDUOUS TREE (DTR)
 - EVERGREEN TREE (ETR)
- EXAMPLE**
 12" DTR 5
 DIAMETER TYPE NO. OF TREES FROM ONE BASE

NOTES

- THIS SURVEY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE ALL THE UTILITIES IN THE AREA. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON LOCATE PAINT MARKINGS IN THE FIELD AND AS-BUILT MAPPING. UTILITIES SHOWN MAY NOT BE IN THE EXACT LOCATION AS NOTED ON THIS SURVEY, BUT ARE LOCATED AS ACCURATELY AS POSSIBLE FROM PAINT MARKINGS ON THE GROUND.
- STORM DRAIN AND SANITARY SEWER LINES SHOWN ARE APPROXIMATE AND BASED ON VISIBLE ABOVE GROUND EVIDENCE AND AS-BUILT MAPS.





Owner:
 John William DeCosta Profit Sharing Plan
 John William DeCosta, Trustee
 16365 Boones Ferry Rd
 Lake Oswego, OR 97035
 PH: 503-702-0856

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

Legal: 2S 1E 24BC TL 400 & 500

Zoning: R-10

Water: City of West Linn

Sewer: City of West Linn

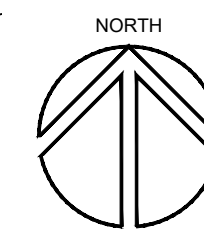
Contours: CESNW

Site Area: 85,367 S.F.

Street Tree:
 Red Sunset Maple

DENSITY CALCULATIONS:

Gross Site Area: 85,367 square feet.
 Type I & II Lands: 1,946 square feet.
 ROW Dedication & Flag Strip 9,592 sq. ft.
 Net Site Type III & IV Area: 73,829 sq. ft.
 Maximum Density @ 1 Unit Per 10,000 sq. ft. = 7 lots.
 Minimum Density @ 75%: 5 Units. 6 Lots are proposed.



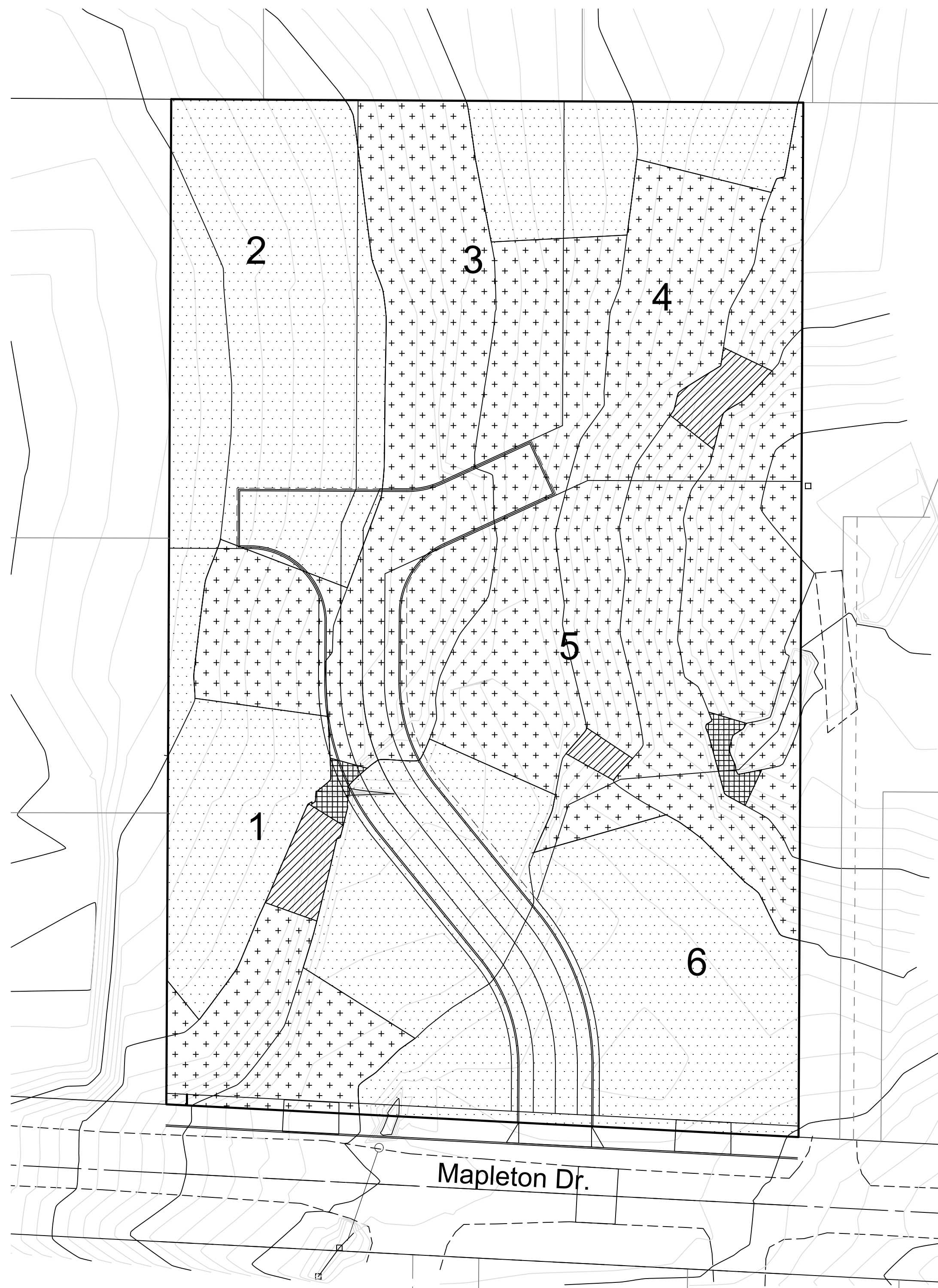
EXPIRES: 06/30/2019
 SIGNATURE DATE: 9/8/18

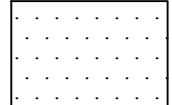
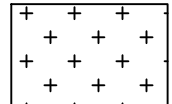
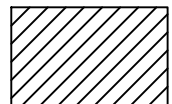
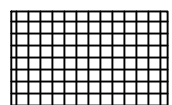
DESIGNED: REG	10-5-18	1	Revised layout to provide better building envelope on Lot 4.
DRAWN: REG			
SCALE: 1" = 40'			
DATE: September 2018			
FILE: 16-ICN-103	DATE	NO.	REVISION

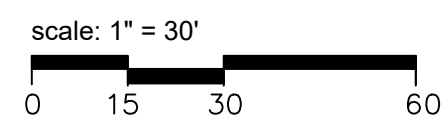
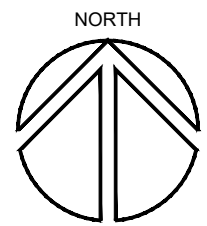
Richard E. Givens, Planning Consultant
 18680 Sunblaze Dr.
 Oregon City, OR 97045
 PH: (503) 479-0097

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

**Trillium Creek
 Tentative Plan**



- 
 Slopes 0-10% (Type IV Land)
 40,701 sq. ft. (47.7% of site)
 - sq. ft. of this is within street.
- 
 Slopes 10-25% (Type III Land)
 42,715 sq. ft. (50% of site)
 - sq. ft. of this is within street.
- 
 Slopes 25-35% (Type II Land)
 1,436 sq. ft. (1.7% of site)
 0 sq. ft. of this is within street.
- 
 Slopes 35% Plus (Type I Land)
 510 sq. ft. (0.6% of site)
 0 sq. ft. of this is within street.

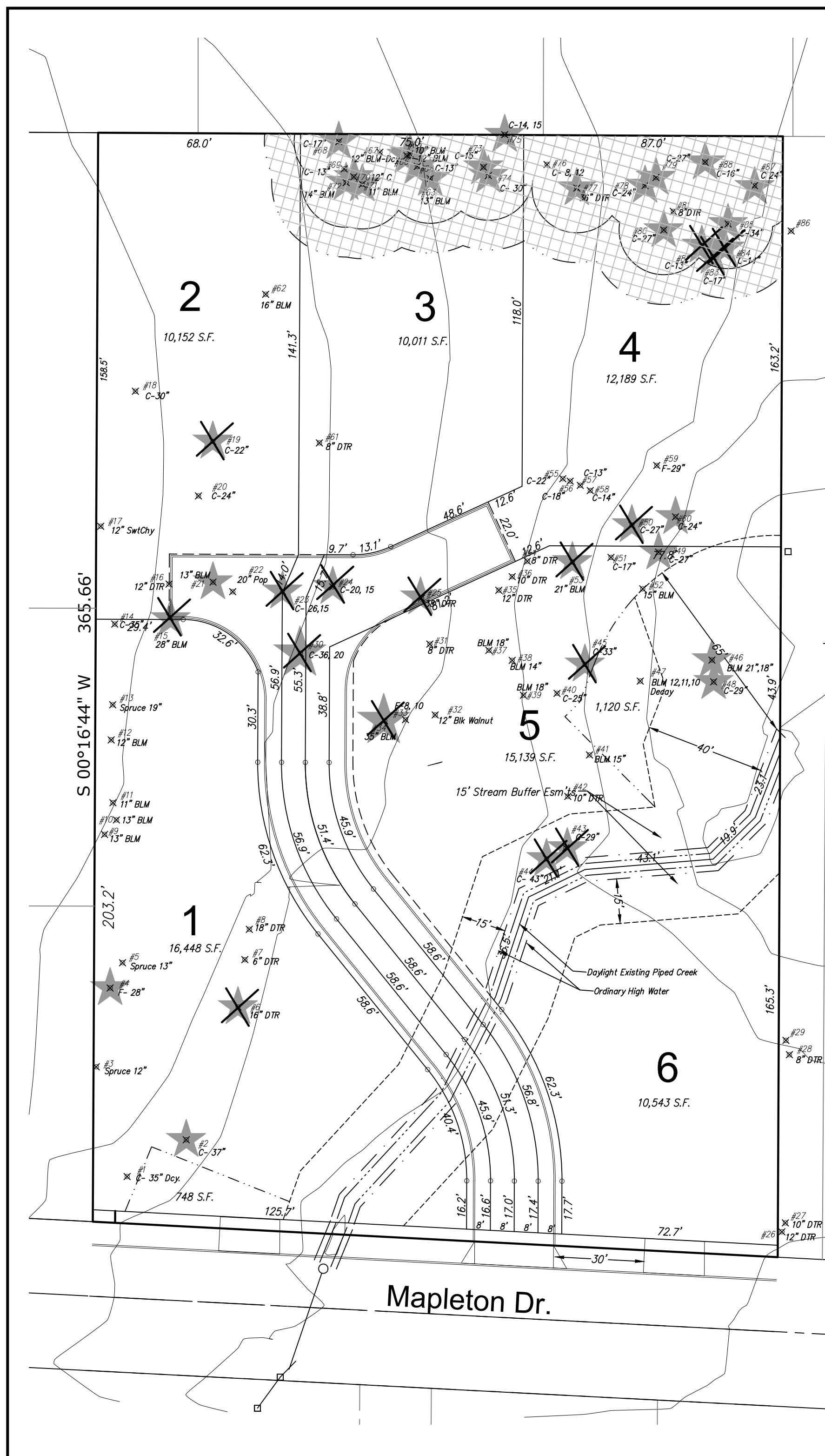


DESIGNED: REG	10-5-18	1	Revised layout to provide better building envelope on Lot 4.
DRAWN: REG			
SCALE: 1" = 30'			
DATE: September 2018			
FILE: 16-ICN-103	DATE	NO.	REVISION

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Trillium Creek
 Slope Analysis



3843 Mapleton, West Linn West Linn Trees are 12-inch diameter. 3843 Mapleton, West Linn West Linn Trees are 12-inch diameter.
 Pac. Dog, madrone, Garry oak are 6-inch diameter. Pac. Dog, madrone, Garry oak are 6-inch diameter.

Tag	Species	Diameter	Rating	Condition
1	western redcedar	35	1	low trunk and base is hollow; nestin activity in trunk; chlorotic; Biltmore stick
2	western redcedar	37	2	viable; dead branches; Biltmore stick
3	Sitka spruce	12	2	viable; dead branches
4	Douglas fir	28	2	viable; dead branches
5	Sitka spruce	13	2	viable; dead branches
6	bigleaf maple	22	2	viable; dead branches; Biltmore stick
7	English hawthorn	12	2	nuisance species; Biltmore stick
8	bigleaf maple	24	1	chlorotic; low vigor; wound on trunk; trunk decay; Biltmore stick
9	bigleaf maple	13	1	terminal decline
10	bigleaf maple	13	1	chlorotic; low vigor
11	bigleaf maple	12	1	chlorotic; low vigor
12	bigleaf maple	12	1	chlorotic; low vigor
13	Sitka spruce	19	2	viable; dead branches
14	western redcedar	35	2	viable; ivy
15	bigleaf maple	28	2	viable; ivy
16	sweet cherry	15	2	nuisance species
17	sweet cherry	14	1	nuisance species; terminal decline
18	western redcedar	30	2	viable; 100% live crown ration
19	western redcedar	22	2	viable; 100% live crown ration; Biltmore stick
20	western redcedar	24	2	codominant stems at 4'
21	bigleaf maple	13	1	shedding bark on main stem; ivy; Biltmore stick
22	tulip poplar	20	2	codominant stems at 3'; Biltmore stick
23	western redcedar	32	2	mechanical damage to buttress roots
24	western redcedar	32	2	mechanical damage to buttress roots
25	dead	43	2	dead

52	bigleaf maple	15	1	grew from fallen tree after soil failure; Biltmore stick
53	bigleaf maple	21	2	viable; dead branches; broken cedar hung up in crown; Biltmore stick
54	bigleaf maple	10,10	2	viable; codominant from base; Biltmore stick
55	western redcedar	22	2	viable; hedgerow; Biltmore stick
56	western redcedar	18	2	viable; hedgerow; Biltmore stick
57	western redcedar	13	2	viable; hedgerow; Biltmore stick
58	western redcedar	14	2	viable; hedgerow; Biltmore stick
59	grand fir	29	2	viable
60	western redcedar	24	2	viable
61	black cottonwood	20	2	viable; Biltmore stick
62	bigleaf maple	16	2	viable; Biltmore stick; added
63	bigleaf maple	13	2	viable; Biltmore stick; ivy
64	western redcedar	13	2	viable
65	bigleaf maple	13	2	viable
66	bigleaf maple	12	2	viable
67	bigleaf maple	13	0	advanced trunk decay
68	western redcedar	17	2	viable
69	western redcedar	13	0	dead
70	western redcedar	12	2	viable; added
71	bigleaf maple	11	2	viable; added
72	bigleaf maple	14	2	viable; added
73	western redcedar	15	2	viable; added
74	western redcedar	30	2	viable; Biltmore stick
75	western redcedar	29	2	viable; on property line on neighbor's side of fence; Biltmore stick
76	western redcedar	11	2	undersize
77	bigleaf maple	36	1	ivy infestation

Field work done on 7/26/2018 and 7/27/2018 by Ryan Neumann-PN-5539A, TRAQ certified 0/dead or hazard 1/decline 2/average 3/excellent
 3843 Mapleton, West Linn West Linn Trees are 12-inch diameter.
 Pac. Dog, madrone, Garry oak are 6-inch diameter.

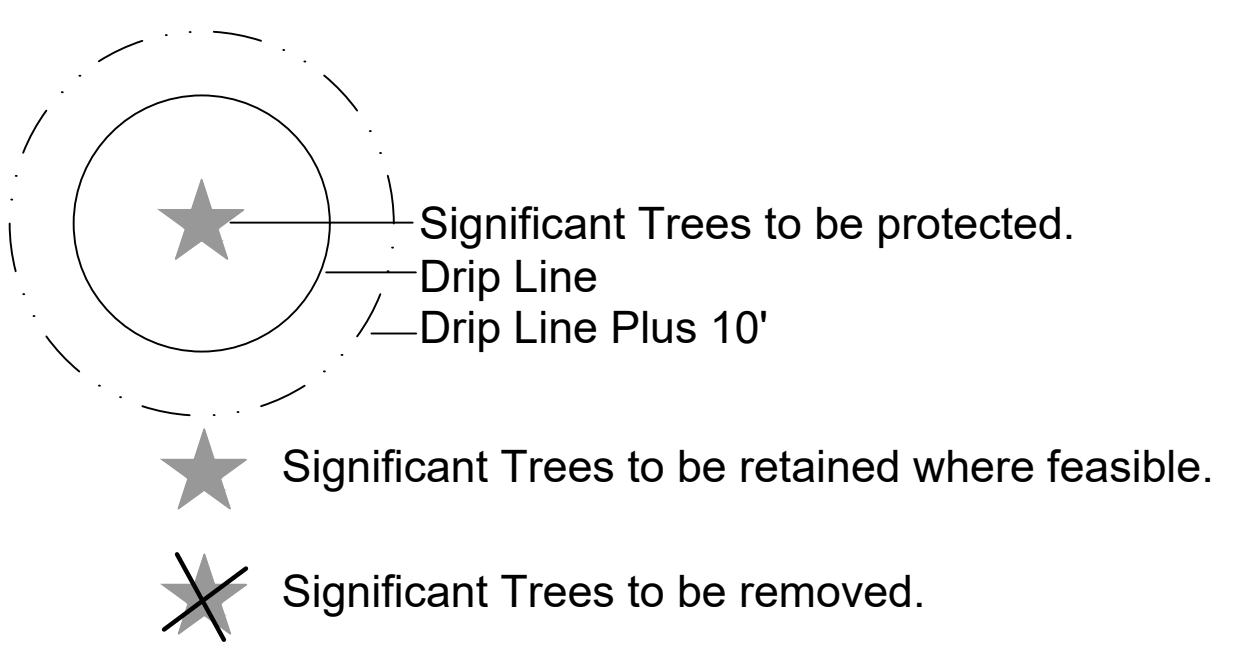
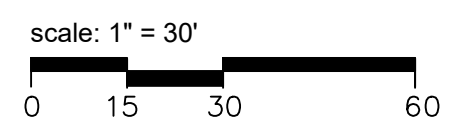
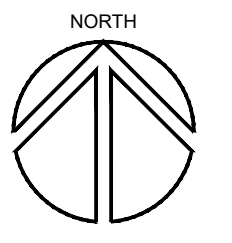
26	bigleaf maple	19	2	offsite; pruned for high-voltage
27	bigleaf maple	15	2	offsite
28	red alder	8	1	undersize; offsite; decline
29	red alder	8	1	undersize; offsite; decline
30	western redcedar	41	2	mechanical damage to one root flare
31	bigleaf maple	13	2	viable; minor wound on trunk
32	black walnut	12	2	viable
33	grand fir	16	2	viable
34	bigleaf maple	35	2	viable; ivy
35	bigleaf maple	17	1	top of tree is dying
36	bigleaf maple	13	1	cavity; trunk decay; excessive lean
37	bigleaf maple	18	2	viable
38	bigleaf maple	14	2	viable
39	bigleaf maple	18	2	viable
40	western redcedar	25	1	codominant 15" stem broke; tree is compromised
41	bigleaf maple	15	2	viable
42	bigleaf maple	15,13	2	clump; multiple stems from base
43	western redcedar	29	2	viable; phototropism; leans to south
44	western redcedar	43	2	viable; phototropism; leans to south; grows out of slope; Biltmore stick
45	western redcedar	33	2	viable
46	bigleaf maple	21,18	2	viable; ivy
47	bigleaf maple	12,11,10	1	basal decay
48	western redcedar	29	2	viable
49	western redcedar	27	1	fell over due to soil failure; corrected and still alive; vertical trunk is 16' from base; Biltmore stick
50	western redcedar	27	2	viable; ivy; Biltmore stick
51	western redcedar	17	2	viable; Biltmore stick

Field work done on 7/26/2018 and 7/27/2018 by Ryan Neumann-PN-5539A, TRAQ certified 0/dead or hazard 1/decline 2/average 3/excellent
 3843 Mapleton, West Linn West Linn Trees are 12-inch diameter.
 Pac. Dog, madrone, Garry oak are 6-inch diameter.

78	western redcedar	24	2	viable
79	western redcedar	27	2	viable
80	western redcedar	27	2	viable
81	bigleaf maple	13	0	advanced stem decay
82	western redcedar	13	2	viable
83	western redcedar	17	2	viable
84	western redcedar	14	2	viable
85	western redcedar	34	2	viable; ivy
86	grand fir	38	2	viable; approximately 3' offsite in neighbor's yard; added
87	western redcedar	24	2	viable; ivy
88	western redcedar	16	2	viable; ivy; added

Species
 bigleaf maple- Acer macrophyllum grand fir- Abies grandis
 black cottonwood- Populus trichocarpa red alder- Alnus rubra
 black walnut- Juglans nigra Sitka spruce- Picea sitchensis
 Douglas fir- Pseudotsuga menziesii sweet cherry- Prunus avium
 western redcedar- Thuja plicata tulip poplar- Liriodendron tulipifera

Field work done on 7/26/2018 and 7/27/2018 by Ryan Neumann-PN-5539A, TRAQ certified 0/dead or hazard 1/decline 2/average 3/excellent Field work done on 7/26/2018 and 7/27/2018 by Ryan Neumann-PN-5539A, TRAQ certified 0/dead or hazard 1/decline 2/average 3/excellent



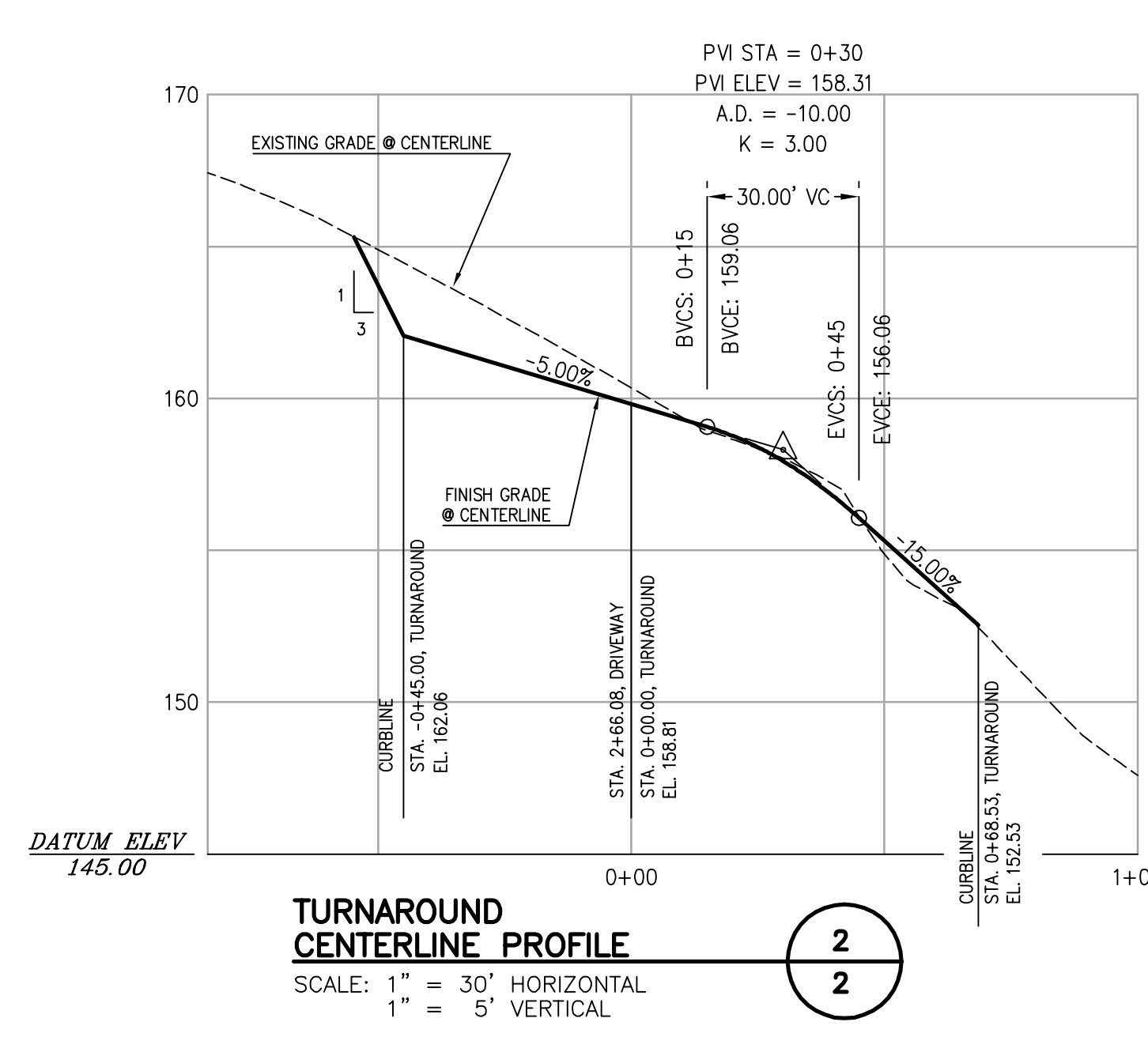
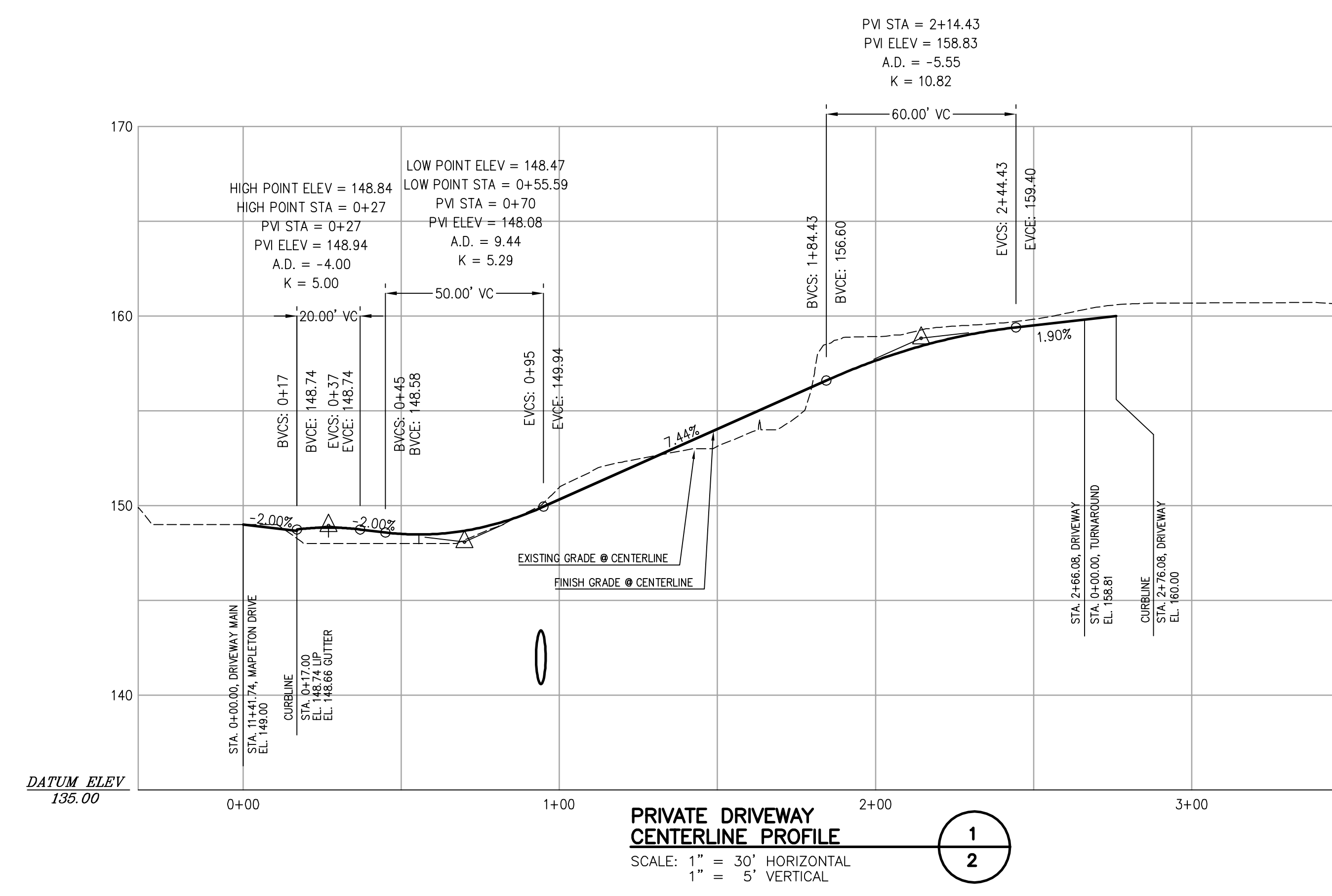
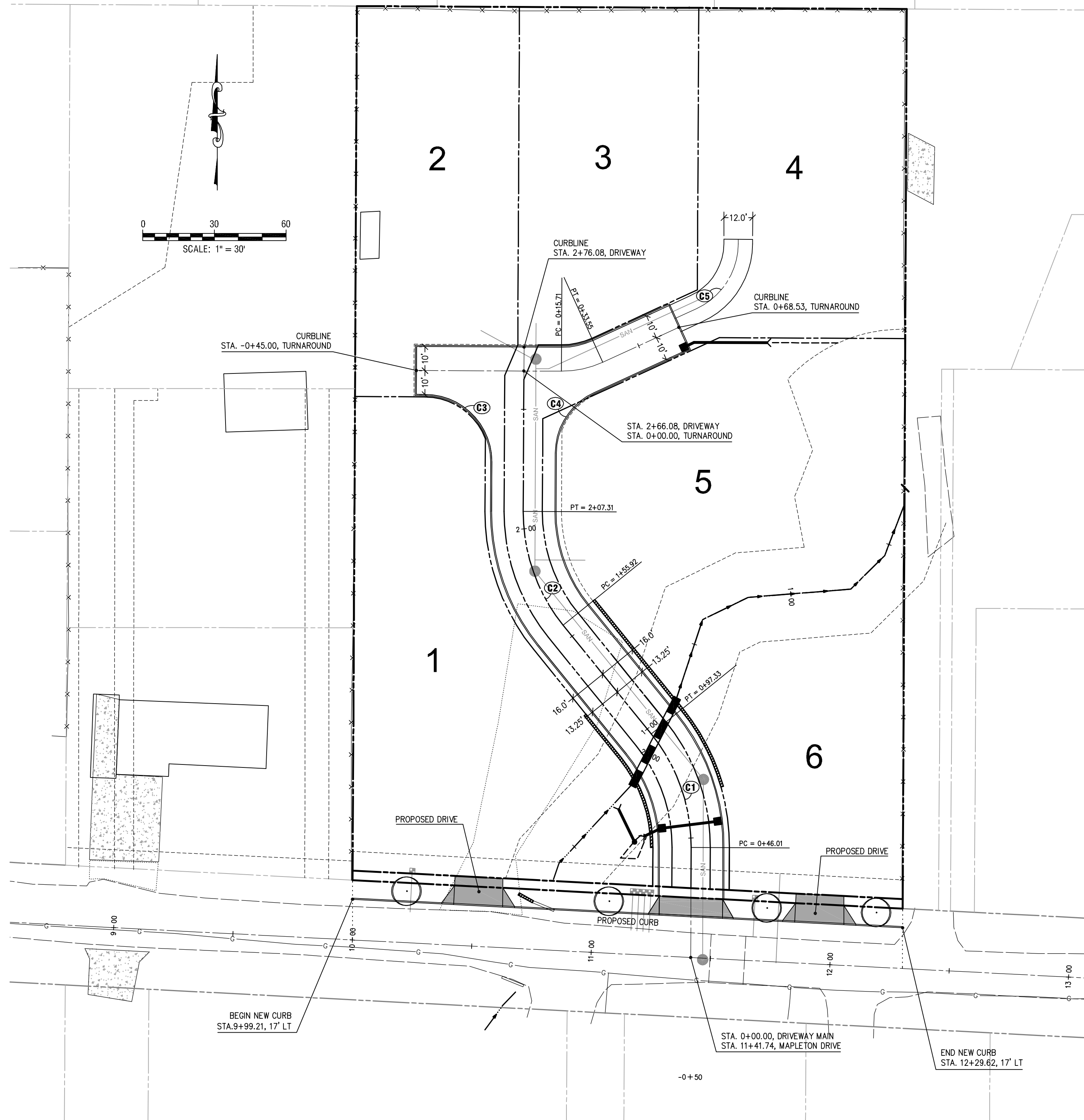
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DRAWN: REG			
SCALE: 1" = 30'			
DATE: September 2018			
FILE: 16-ICN-103	DATE	NO.	REVISION

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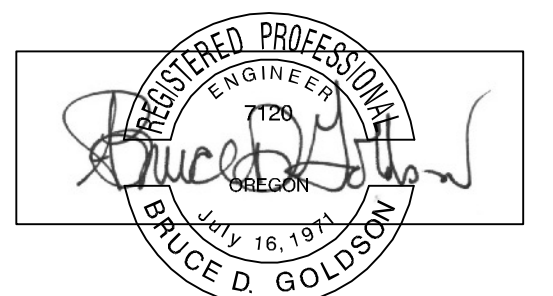
APPLICANT: Icon Construction & Development, LLC
 1980 Willamette Falls Drive, Suite 200
 West Linn, OR 97068
 PH: (503) 657-0406

Trillium Creek
Tree Plan

SHEET: **3/3**



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	75.00	51.33	26.71	50.33	N19°22'09"W	39°12'34"
C2	75.00	51.38	26.75	50.38	S19°20'52"E	39°15'10"
C3	28.00	43.99	28.01	39.60	N44°43'47"W	90°01'02"
C4	28.00	31.79	17.85	30.11	S32°47'59"W	65°02'31"
C5	30.00	34.06	19.13	32.26	N32°47'59"E	65°02'31"



EXPIRES: 06/30/2019
SIGNATURE DATE: 10/05/2018

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 30'			
DATE: August, 2018			
FILE: Trillium Creet Prelim4	DATE	NO.	REVISION

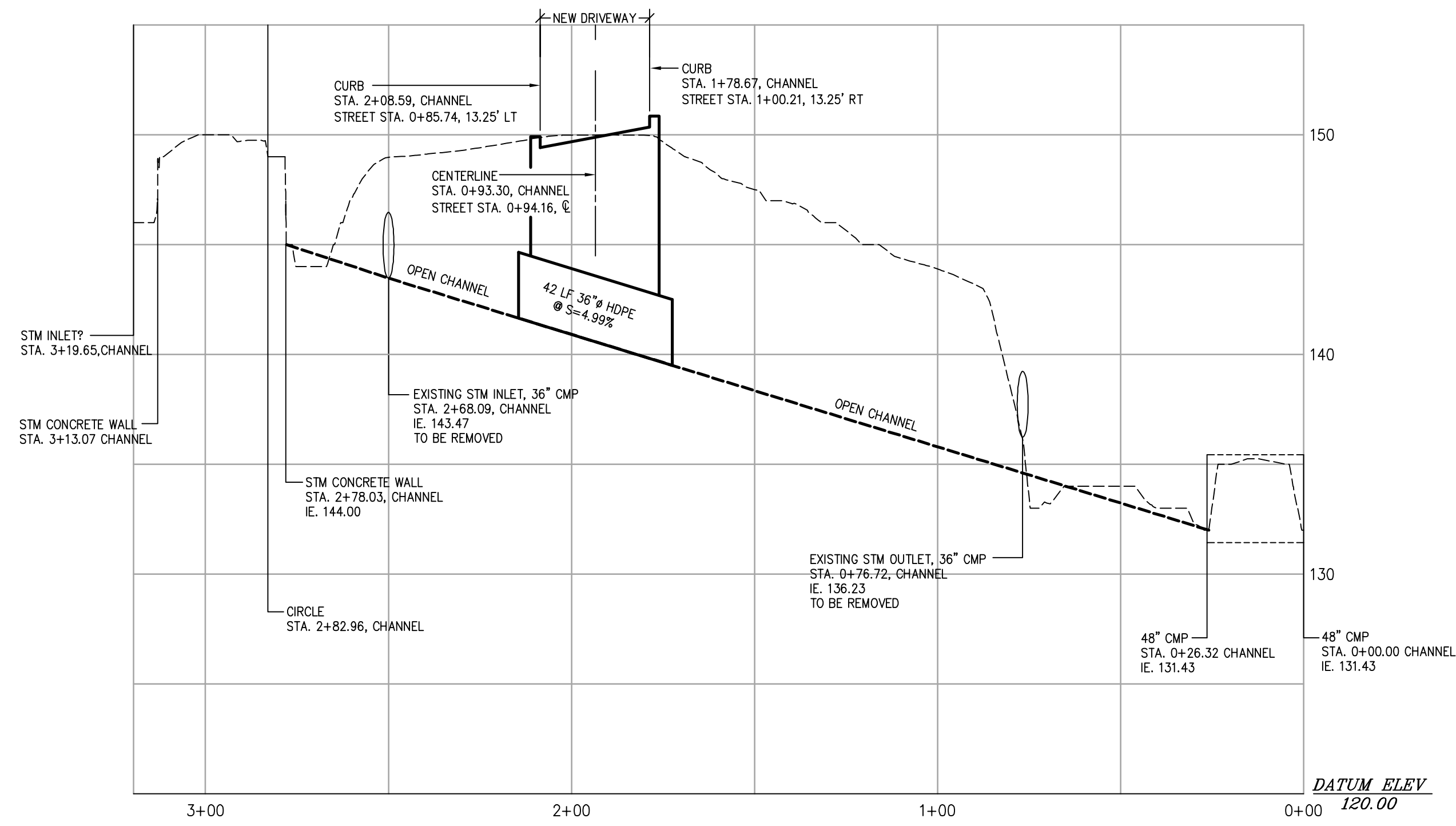
Theta, llc
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503/481-8822
email: thetaeng@comcast.net

Icon Construction and Development
1380 Willamette Falls Drive, No. 200
West Linn, Oregon 97068

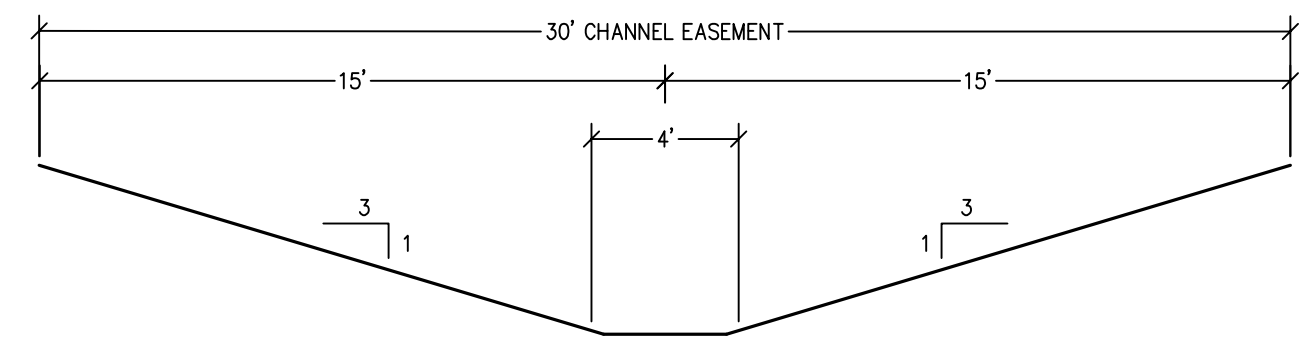
Trillium Creek

SHEET:
1/4

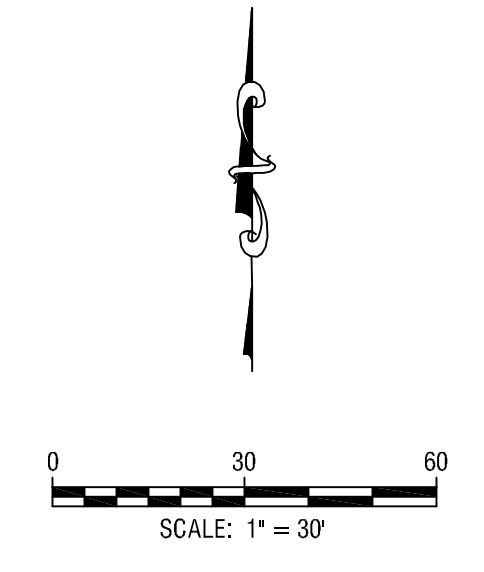
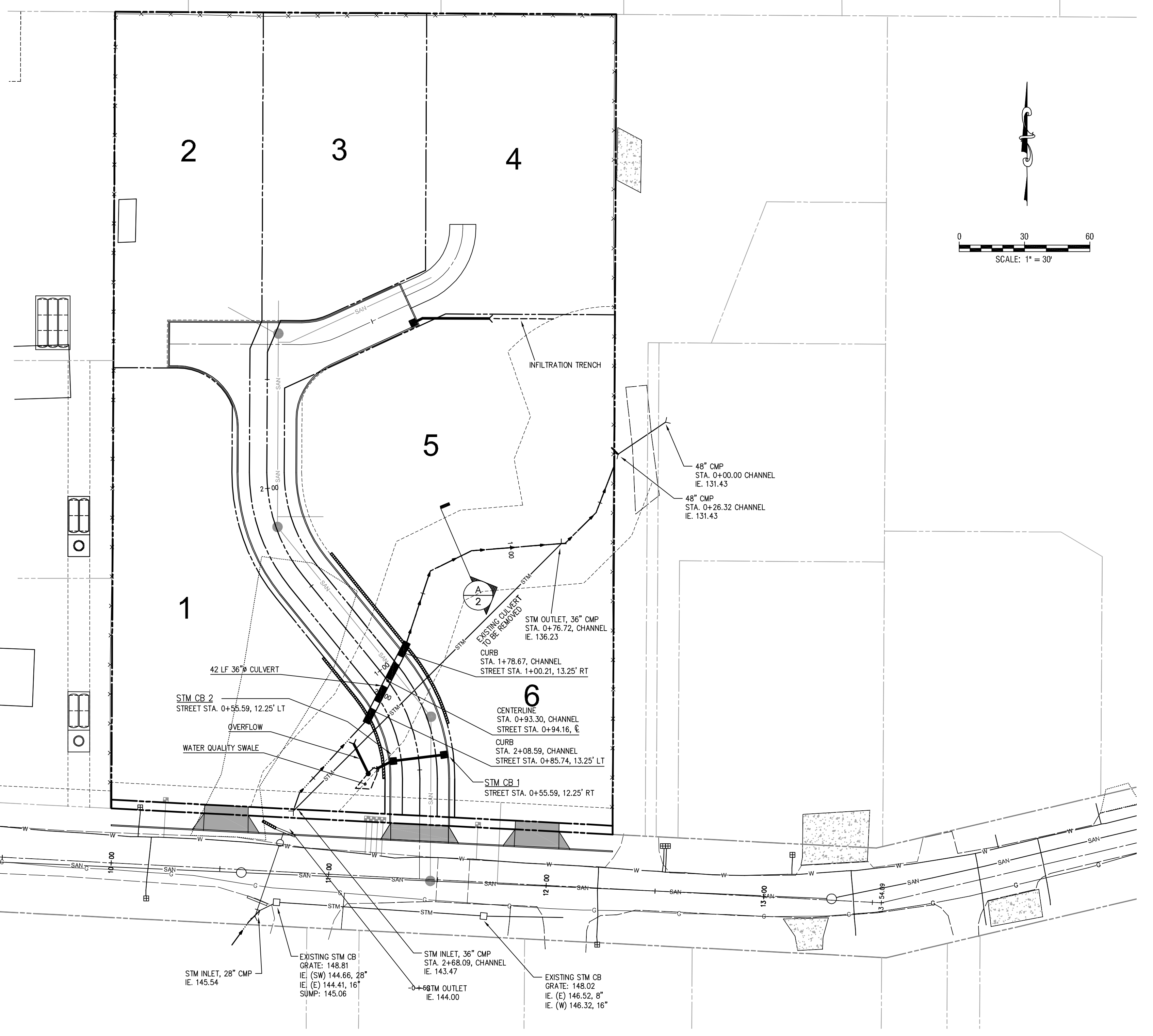
PRELIMINARY STREET PLAN AND PROFILES



CHANNEL CENTERLINE PROFILE
 SCALE: 1" = 30' HORIZONTAL
 1" = 5' VERTICAL



RECONSTRUCTED DRAINAGE CHANNEL
 SCALE: NTS



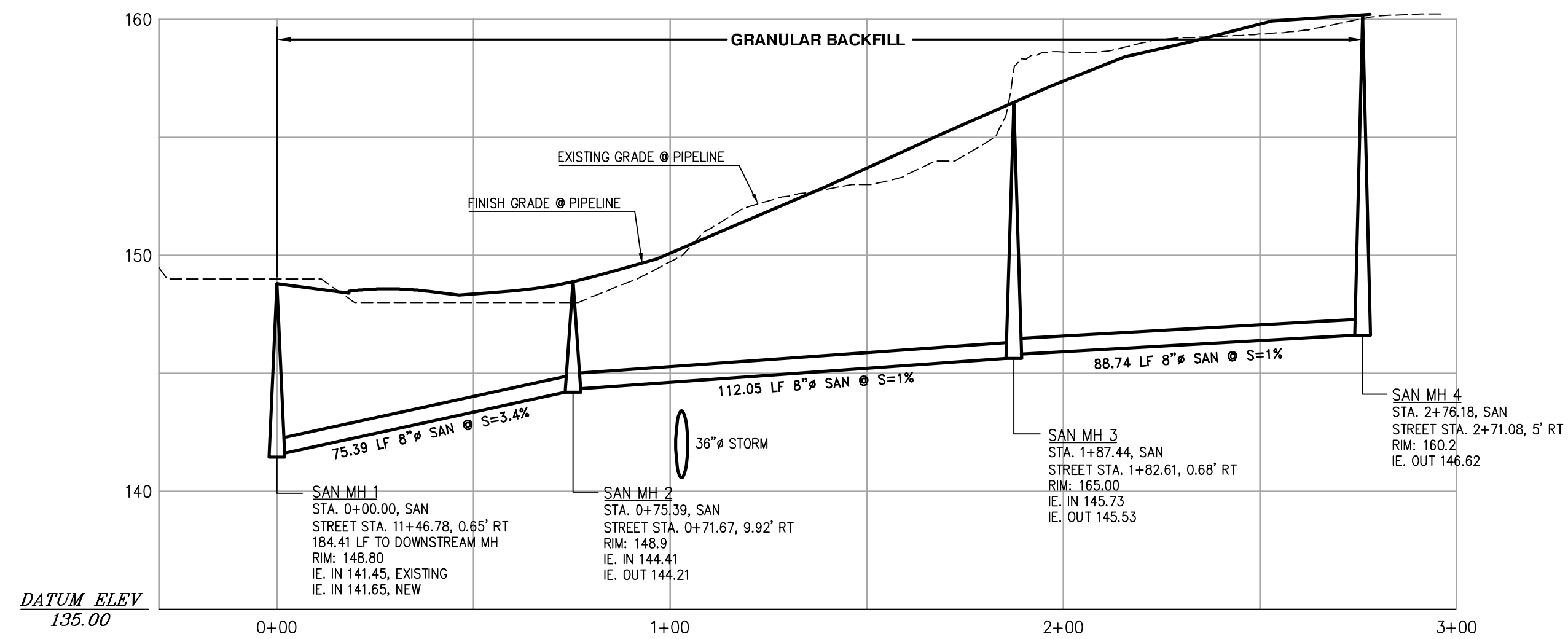
REGISTERED PROFESSIONAL ENGINEER
 PRICE D. GOLOSIN
 EXPIRES: 06/30/2019
 SIGNATURE DATE: 10/05/2018

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 30'			
DATE: August, 2018			
FILE: Trillium Creet Prelim4	DATE	NO.	REVISION

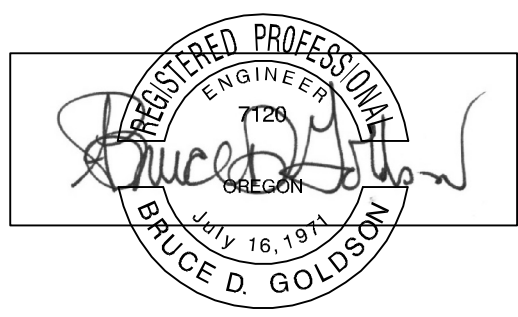
Theta, llc
 ENGINEERING - SURVEYING - PLANNING
 PO Box 1345 Lake Oswego, Oregon 97035
 503/481-8822 email: thetaeng@comcast.net

Icon Construction and Development
 1380 Willamette Falls Drive, No. 200
 West Linn, Oregon 97068

PRELIMINARY STORM DRAINAGE PLAN
 Trillium Creek
 SHEET: 2/4



SANITARY SEWER PROFILE
 SCALE: 1" = 30' HORIZONTAL
 1" = 5' VERTICAL



EXPIRES: 06/30/2019
 SIGNATURE DATE: 10/09/2018

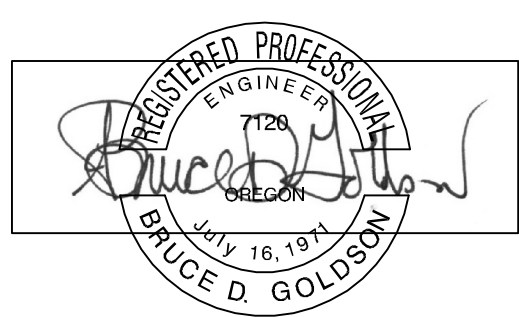
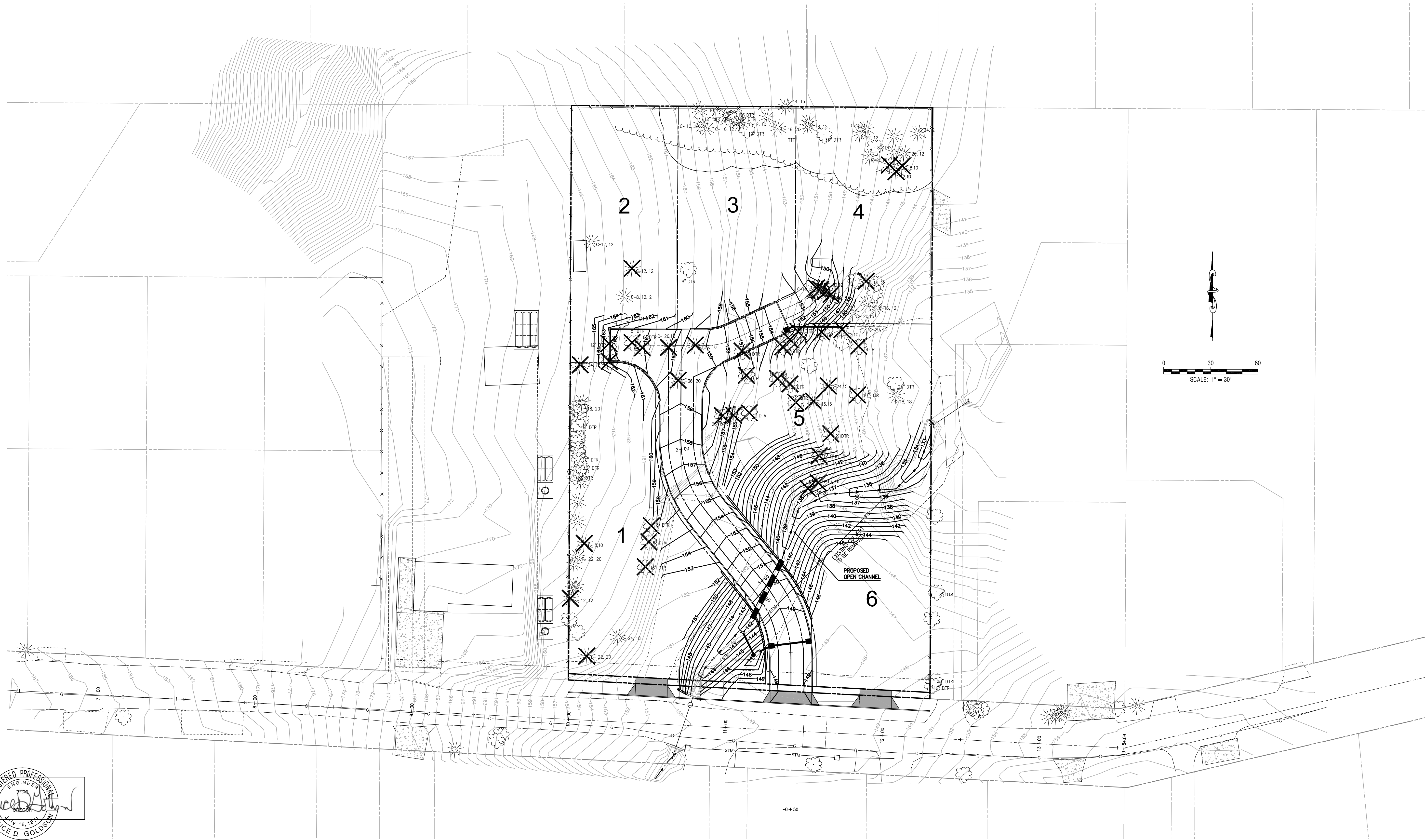
DESIGNED: BGD			
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SCALE: 1" = 30'			
DATE: August, 2018			
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 1380 Willamette Falls Drive, No. 200
 West Linn, Oregon 97068

PRELIMINARY SANITARY SEWER AND WATER PLAN

Trillium Creek



EXPIRES: 06/30/2019
SIGNATURE DATE: 10/05/2018

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 30'			
DATE: August, 2018			
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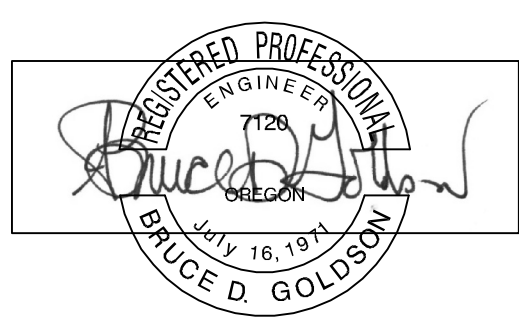
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1380 Willamette Falls Drive, No. 200
West Linn, Oregon 97068

Trillium Creek

SHEET:
4/4

PRELIMINARY GRADING PLAN



EXPIRES: 06/30/2019
SIGNATURE DATE: 10/05/2018

2014-129T

DESIGNED:	BDG			
DRAWN:	BJS			
SCALE:	1" = 30'			
DATE:	August, 2018			
FILE:	Trillium Creet Prelim4	DATE	NO.	REVISION

Theta, llc
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Icon Construction and Development
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Trillium Creek

TREE REMOVAL PLAN

SHEET:
5/5