



January 28, 2014

City of West Linn  
Mr. Tom Soppe  
Associate Planner  
22500 Salamo Road  
West Linn, OR 97068

**SUBJECT: HARPER'S TERRACE (SUB-13-05)**

Dear Tom,

In preparation for our hearing before the City's Planning Commission on February 19, 2014, we have modified the site plan to reflect several small changes to the off-site sidewalk and roadway design. You'll note that within the plan set we've provided two preliminary plat options. As you are aware, the applicant has been pursuing quit claim deeds for a four foot wide strip of land located along the eastern boundary of the subject site. At this point, the Applicant has secured one of these quit claims and is optimistic about the potential to obtain the second. The revised plat options reflect the incorporation of either the full four foot wide strip of property into the plat or the incorporation of only one section of the four foot strip within Harper's Terrace Plat.

Please feel free to give me a call or send an email if you have any questions or need any additional clarification.

Sincerely,

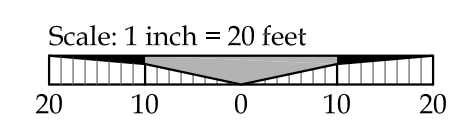
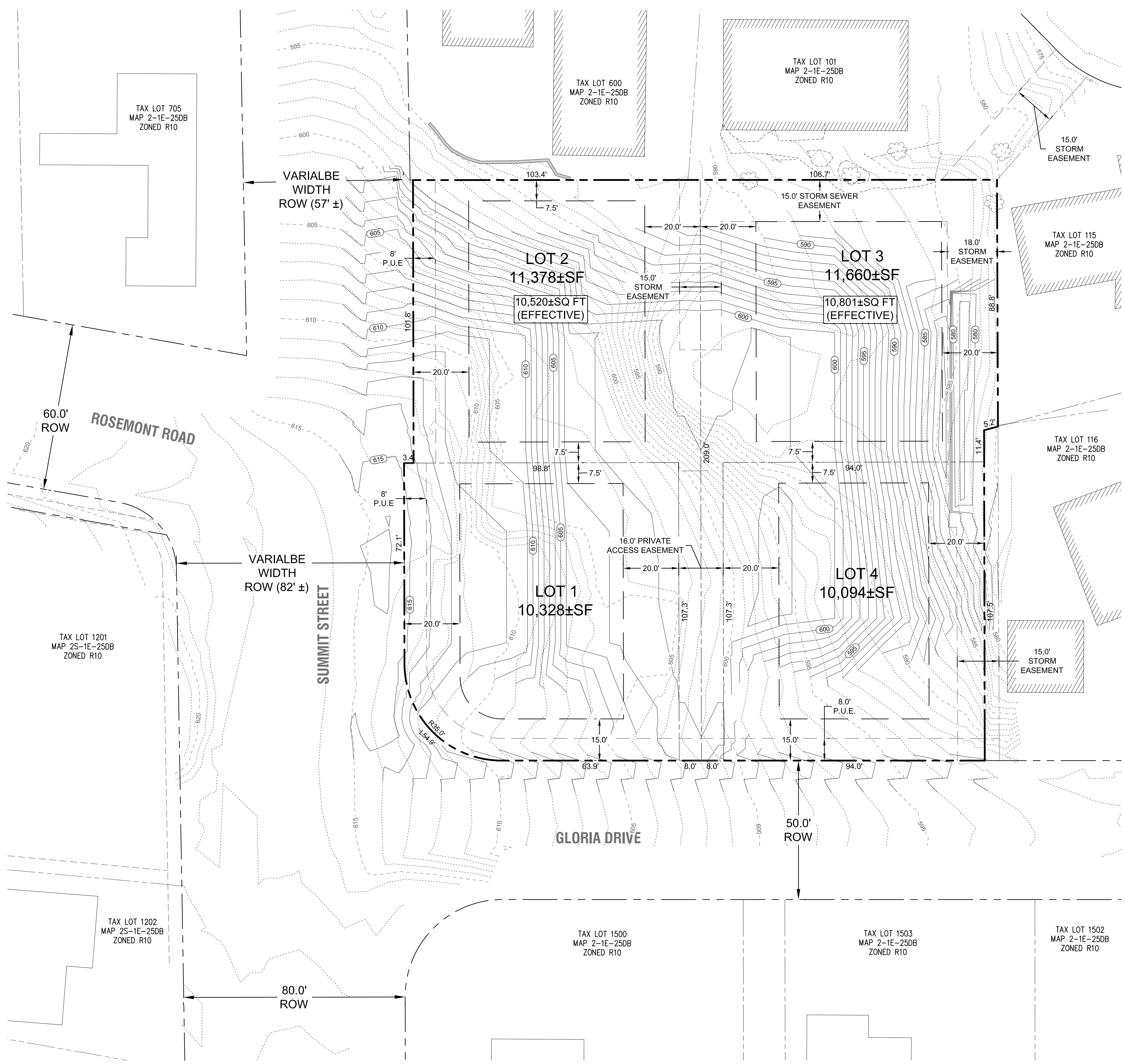
A handwritten signature in blue ink, appearing to read 'Andrew Tull', with a small blue dot at the end of the signature.

Andrew Tull  
Senior Planner  
3J Consulting, Inc.

Attachments:

copy: Mr. John Wyland, JT Smith Companies  
Mr. Mike Robinson, Perkins Coie  
Mr. Brian Feeney, 3J Consulting, Inc  
File

TAX LOT 500 LOCATED IN THE NW 1/4 & SE 1/4 OF SECTION 25, T.2S., R.1E., W.M. CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



**LEGEND**

—	BOUNDARY LINE
- - -	EXISTING RIGHT-OF-WAY
- · - · -	EXISTING LOT LINE
—	EXISTING CURB
- · - · -	PROPOSED LOT LINE
- - -	PROPOSED SETBACK LINE

**SITE STATISTICS**

SITE ADDRESS	4997 SUMMIT STREET WEST LINN, OR 97068
TAXLOT	2S1E25DB 500
JURISDICTION	CITY OF WEST LINN
GROSS SITE AREA	1.02 ACRES
PROPERTY ZONING	R-10
FLOOD HAZARD MAP NUMBER	41005C0257D ZONE X (UNSHADED)

**SUBDIVISION STATISTICS**

RIGHT OF WAY DEDICATION	3,132 SF
MINIMUM ALLOWABLE EFFECTIVE LOT SIZE	10,000 SF
MINIMUM LOT DENSITY	3.2 UNITS
MAXIMUM LOT DENSITY	4.58 UNITS
PROPOSED LOT DENSITY	4.21 UNITS/ NET ACRE
MINIMUM LOT DENSITY (PER R-10 ZONING)	3.05 UNITS/ NET ACRE
MAXIMUM LOT DENSITY (PER R-10 ZONING)	4.35 UNITS/ NET ACRE
<b>SETBACKS:</b>	
FRONT	20 FEET
SIDE	7.5 FEET
REAR	20 FEET
STREET SIDE	15 FEET
MAX. HEIGHT	35 FEET

**PROJECT TEAM**

**OWNER/APPLICANT**  
LF 10, LLC  
C/O: J.T. SMITH COMPANIES  
5285 MEADOWS ROAD, SUITE #171  
LAKE OSWEGO, OR 97035  
CONTACT: JOHN WYLAND  
jwyland@jtsmithco.com

**CIVIL ENGINEER**  
3J CONSULTING, INC.  
10445 SW CANYON ROAD, SUITE 245  
BEAVERTON, OR 97005  
CONTACT: BRIAN FEENEY  
PHONE: (503) 946-9365  
brian.feeney@3j-consulting.com

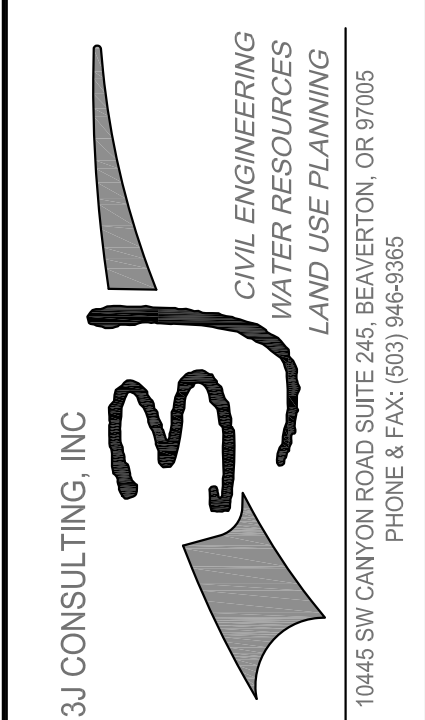
**PLANNING CONSULTANT**  
3J CONSULTING, INC.  
10445 SW CANYON ROAD, SUITE 245  
BEAVERTON, OR 97005  
CONTACT: ANDREW TULL  
PHONE: 503-946-9365  
EMAIL: andrew.tull@3j-consulting.com

**GEOTECHNICAL CONSULTANT**  
GEOPACIFIC ENGINEERING, INC.  
14835 SW 72ND AVENUE  
PORTLAND, OR 97224  
CONTACT: SCOTT HARDMAN  
PHONE: (503) 625-4455  
shardman@geopacificeng.com

**LAND SURVEYOR**  
COMPASS SURVEYING  
4107 SE INTERNATIONAL WAY, SUITE 705  
MILWAUKIE, OR 97222  
CONTACT: DON DEVLAMINCK, PLS  
PHONE: 503-653-9083  
dond@compass-engineering.com

LAND USE 01/28/14  
REVISION SUMMARY BY DATE

TENTATIVE SUBDIVISION PLAT - PH 1  
**HARPER'S TERRACE**  
SUBDIVISION  
LF 10, LLC  
WEST LINN, OR

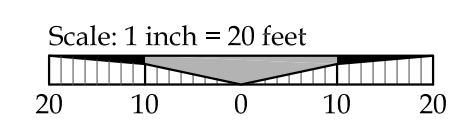
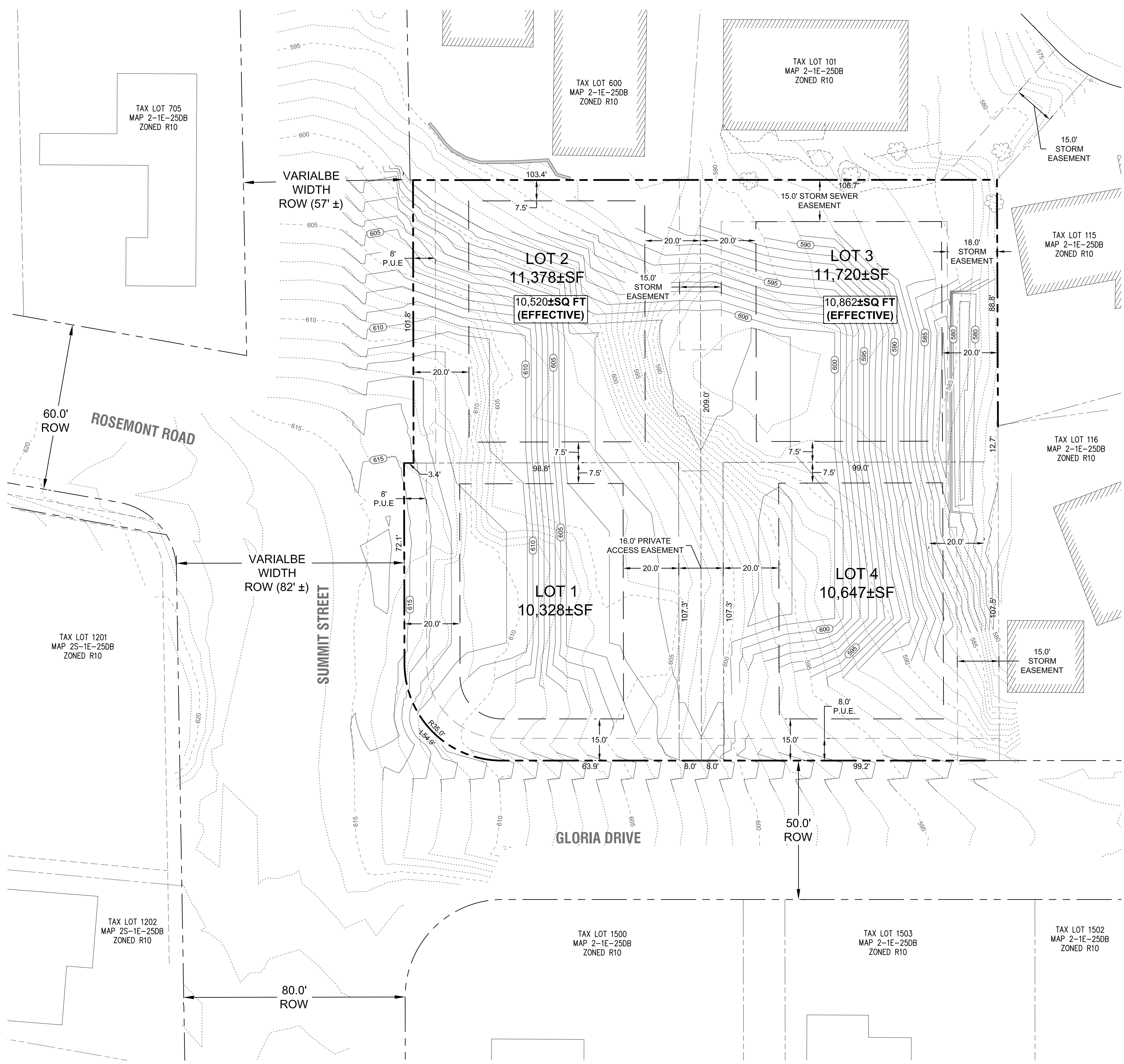


3J JOB ID # | 13123  
LAND USE # |  
TAX LOT # | 2S1E25DB 500  
DESIGNED BY | CLF  
CHECKED BY | BKF

SHEET TITLE  
SUB. DIV. PLAT - PH 1  
SHEET NUMBER  
**C2.0**



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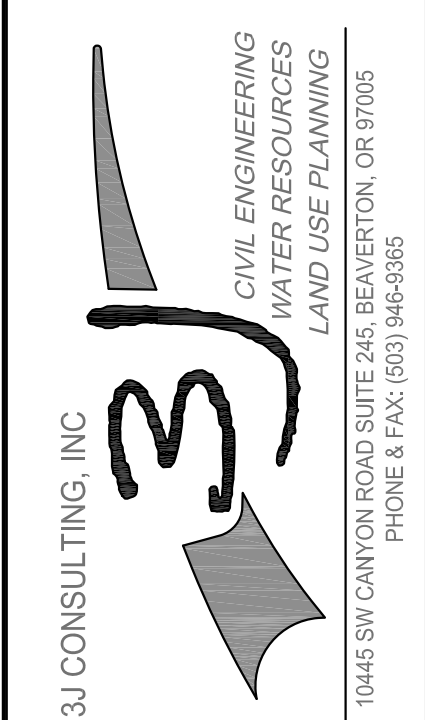
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WEST LINN, OR



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SUB. DIV. PLAT - PH 2  
SHEET NUMBER

**C2.0A**