

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT NO(S).	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

**Type of Review (Please check all that apply):**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX)<br><input type="checkbox"/> Appeal and Review (AP) *<br><input type="checkbox"/> Conditional Use (CUP)<br><input type="checkbox"/> Design Review (DR)<br><input type="checkbox"/> Easement Vacation<br><input type="checkbox"/> Extraterritorial Ext. of Utilities<br><input type="checkbox"/> Final Plat or Plan (FP)<br><input type="checkbox"/> Flood Management Area<br><input type="checkbox"/> Hillside Protection & Erosion Control | <input type="checkbox"/> Historic Review<br><input type="checkbox"/> Legislative Plan or Change<br><input type="checkbox"/> Lot Line Adjustment (LLA) */**<br><input checked="" type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan)<br><input type="checkbox"/> Non-Conforming Lots, Uses & Structures<br><input type="checkbox"/> Planned Unit Development (PUD)<br><input type="checkbox"/> Pre-Application Conference (PA) */**<br><input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)<br><input type="checkbox"/> Temporary Uses *<br><input type="checkbox"/> Time Extension *<br><input type="checkbox"/> Variance (VAR)<br><input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)<br><input checked="" type="checkbox"/> Water Resource Area Protection/Wetland (WAP)<br><input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)<br><input type="checkbox"/> Zone Change |
|--|---|--|

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

<b>Site Location/Address:</b> <b>23451 SALAMO ROAD, WEST LINN</b>	Assessor's Map No.: <b>21E35AC</b>
	Tax Lot(s): <b>00900</b>
	Total Land Area: <b>0.66 Acres</b>

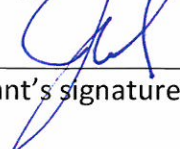
**Brief Description of Proposal: APPLICANT PROPOSES A 3 LOT PARTITION**

<b>Applicant Name:</b> <b>JT SMITH COMPANIES</b> <small>(please print)</small>	Phone: <b>503-209-7555</b>
<b>Address:</b> <b>5285 MEADOWS ROAD, SUITE 171</b>	Email: <b>jwyland@jtsmithco.com</b>
<b>City State Zip:</b> <b>LAKE OSWEGO, OR 97035</b>	
<b>Owner Name (required):</b> <b>JT SMITH COMPANIES</b> <small>(please print)</small>	Phone:
<b>Address:</b> <b>5285 MEADOWS ROAD, SUITE 171</b>	Email:
<b>City State Zip:</b> <b>LAKE OSWEGO, OR 97035</b>	
<b>Consultant Name:</b> <b>ANDREW TULL, 3J CONSULTING, INC.</b> <small>(please print)</small>	Phone: <b>503-545-1907</b>
<b>Address:</b> <b>10445 SW CANYON ROAD, SUITE 245</b>	Email: <b>andrew.tull@3j-consulting.com</b>
<b>City State Zip:</b> <b>BEAVERTON, OR 97005</b>	

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**  
**One (1) complete set of digital application materials must also be submitted on CD in PDF format.**  
**If large sets of plans are required in application please submit only two sets.**

\* No CD required / \*\* Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

 Applicant's signature	7/1/13 Date	Owner's signature (required)	Date
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July 1, 2013

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



**Benjamin Heights Partition - MIP-13-03**

Dear Tom,

I am writing on behalf of JT Smith Companies to request that the application for the Minor Partition of the Benjamin Heights Partition (MIP-13-03) be deemed complete upon receipt of this correspondence. We have prepared this correspondence as well as a revised preliminary development plan set and we believe that the revised plans adequately address the comments provided by the City in the June 25, 2013 notification letter.

To further clarify our submission, we've provided the following responses to clarify any missing information on the tentative plat and plan set:

**Section 32:** A revised land use Application form has been submitted within the attached materials.

**Section 32.070-080:** Responses to this section have been provided below

**Section 32.070:** The Applicant has proposed to avoid impacts to the stream and the 50 foot water resource protection area on the site. A small impact is proposed within the 15 foot structural setback area to allow for the grading of a driveway for lot 3 and the installation of a stormwater outfall pipe. The proposed grading impacts will be temporary. The proposed stormwater outfall pipe will be the only permanent feature located within the structural setback area.

The lots proposed within the development are quite constrained by the presence of the water resource protection area, an existing tree easement, and because of the small size of the site. The proposed placement of the driveway and the stormwater outfall are extremely minor in nature and should have no impact upon the water resource once construction has been completed. The area within the structural setback (approximately 436 square feet) which is impacted by construction will be revegetated following the completion of construction activities. Best Management Practices will be employed throughout the construction process to ensure that run-off and other impacts to the Water Resource are avoided.

**Section 32.080** The Applicant is proposing a small series of impacts into the structural setback area of the identified water resource on site. The area disturbed by the proposed construction has been shown on the attached preliminary plan site. All construction within the area will be completed under the supervision of the JT Smith Companies. A contractor for the development has not yet been selected. Mitigation is not proposed for the impacts to the structural setback area as the only impacts to within the setback will be temporary in nature. The area impacted by site grading will be revegetated with materials similar to those removed to facilitate the construction and grading. The proposed impacts to the structural setback of the Water Resource have been minimized to the greatest extent possible.

**Section 85.200(B)(3)** The applicant has revised the preliminary plat to comply with section 85.200(B)(3). No variance is necessary.

**Section 85.160(A):** A vicinity map showing the site in relation to the City of West Linn has been provided on the first page of the preliminary development plan set.

**Section 85.160(E)(9):** The Applicant has shown the location of the home on the adjoining property.

**Section 85.170(A)(8):** The Applicant has revised the slope analysis plan to reflect the slope categories listed within Section 85.170(A)(8).

We trust that these materials will assist in the City's favorable evaluation of our proposed development plans. Please feel free to contact us with any questions that you may have. We will be ready to respond to any questions or requests for any further clarification.

Sincerely,



Andrew Tull  
Senior Planner  
3J Consulting, Inc.

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

# LAND USE DOCUMENTS

FOR

## BENJAMIN HEIGHTS PARTITION

PREPARED FOR  
LF 5, LLC



### PROJECT TEAM

**OWNER/APPLICANT**  
LF 5, 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.feeneey@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) 525-4455  
shardman@geopacificeng.com

**LAND SURVEYOR**  
COMPASS SURVEYING  
4107 SE INTERNATIONAL WAY, SUITE 705  
MILWAUKIE, OR 97222  
CONTACT: DON DEVLAMINCK, PLS  
PHONE: 503-653-9093  
dond@compass-engineering.com

### SITE INFORMATION

**SITE ADDRESS**  
23451 SALAMO ROAD  
WEST LINN, OR 97068

**TAX LOT(S)**  
2S1E35AC 900

**FLOOD HAZARD**  
MAP NUMBER: 41005C0257D ZONE X (UNSHADED)

**JURISDICTION**  
CITY OF WEST LINN

**ZONING**  
R-7

### UTILITIES & SERVICES

**WATER, STORM, SEWER**  
CITY OF WEST LINN

**POWER**  
PGE

**GAS**  
NORTHWEST NATURAL

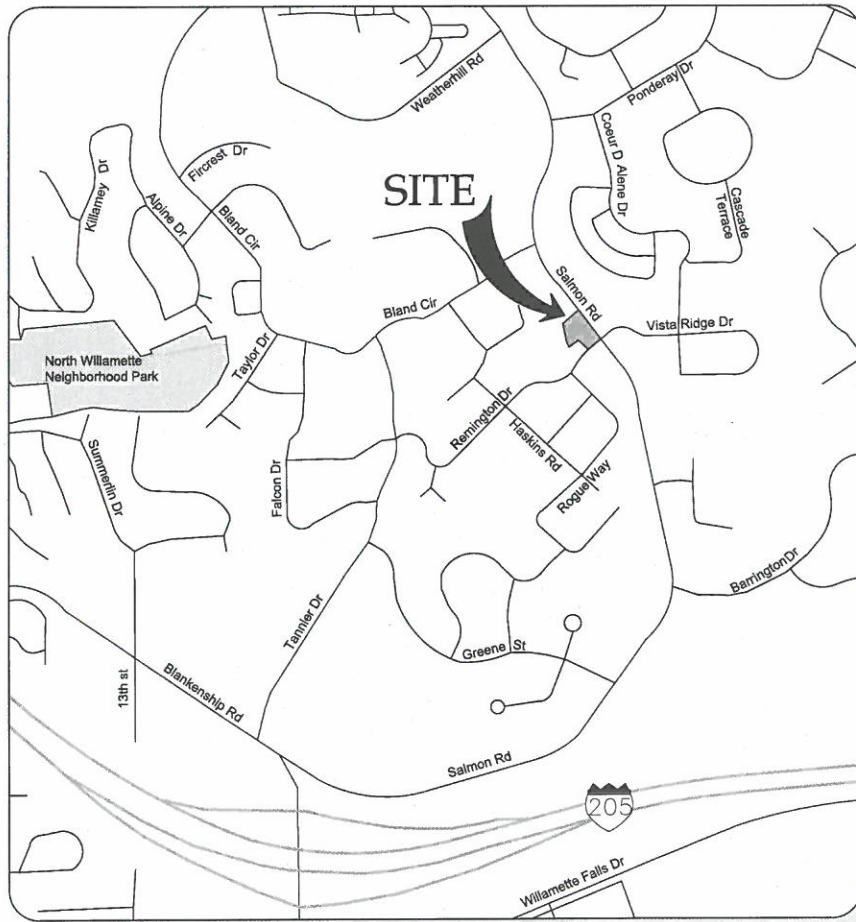
**CABLE**  
COMCAST

**FIRE**  
TUALATIN VALLEY FIRE & RESCUE

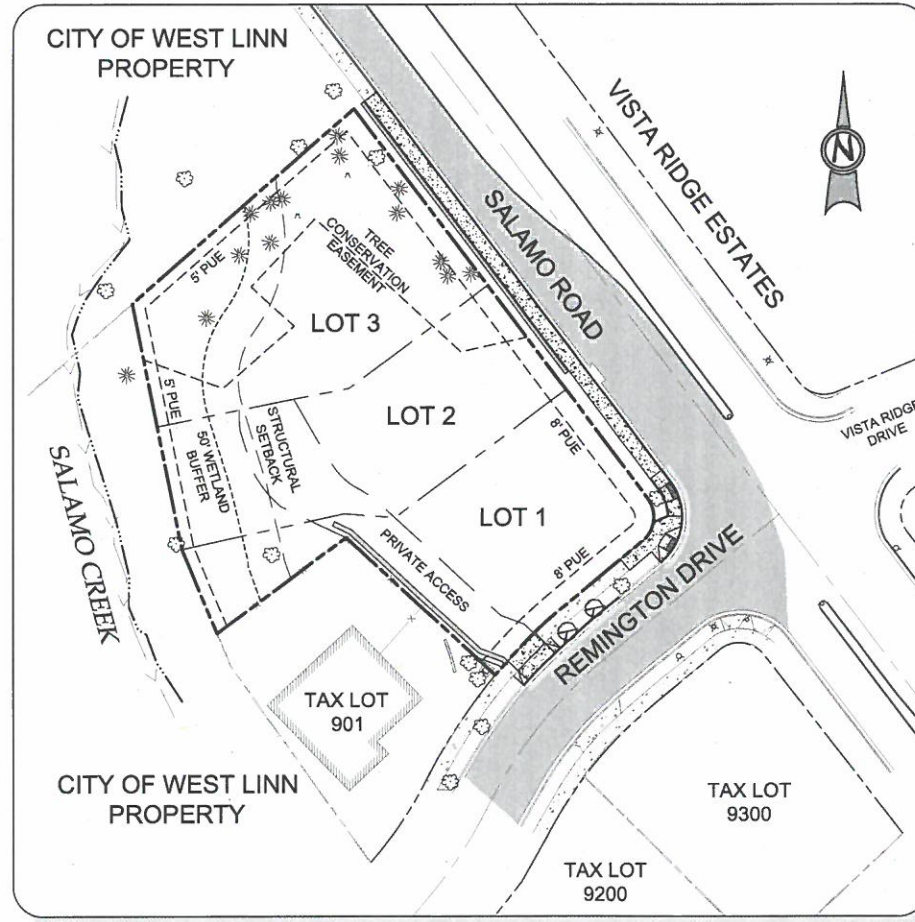
**POLICE, SCHOOLS, ROADS, PARKS**  
CITY OF WEST LINN

### SHEET INDEX

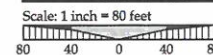
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	DEMOLITION PLAN
C1.2	TREE PROTECTION AND REMOVAL PLAN
C1.3	SLOPE ANALYSIS PLAN
C2.0	TENTATIVE PLAT
C2.1	SITE PLAN
C2.2	GRADING AND EROSION CONTROL PLAN
C3.0	COMPOSITE UTILITY PLAN
C3.1	STREET LIGHTING PLAN



VICINITY MAP  
NOT TO SCALE



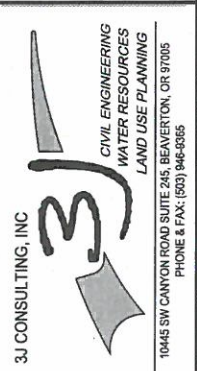
SITE MAP



TAX LOT 900, LOCATED IN THE SW  
1/4 OF SECTION 35, T.2S., R.1E., W.M.  
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

LAND USE REVISION SUMMARY  
07/01/13 BY DATE

COVER SHEET  
BENJAMIN HEIGHTS  
PARTITION  
WEST LINN, OR  
J.T. SMITH COMPANIES

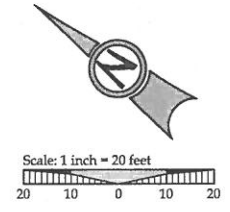
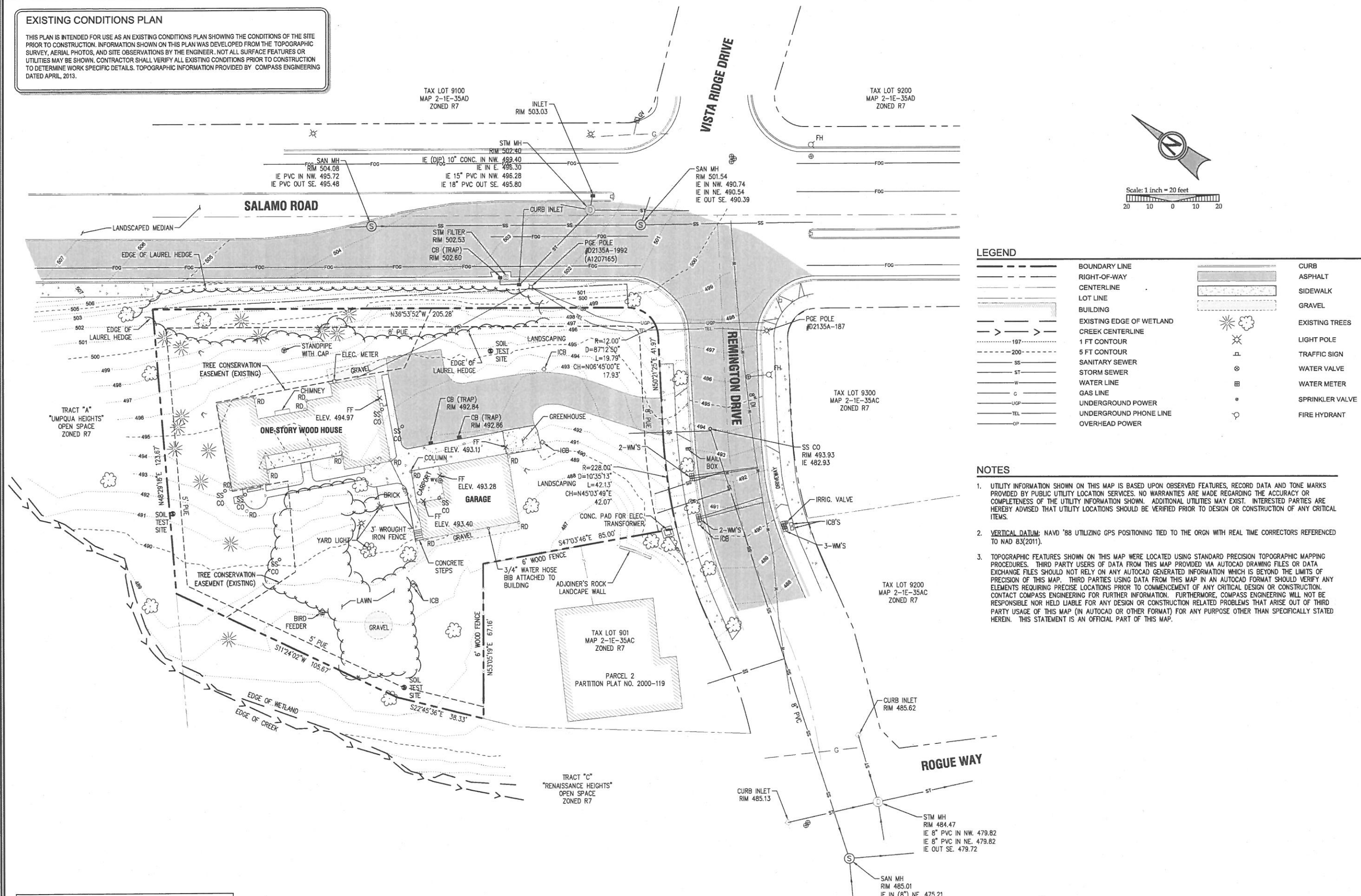


3J JOB ID # | 13117  
LAND USE # |  
TAX LOT # | 2S1E35AC 900  
DESIGNED BY | KEF/CLF  
CHECKED BY | BKF

SHEET TITLE  
COVER SHEET  
SHEET NUMBER  
C0.0

**EXISTING CONDITIONS PLAN**

THIS PLAN IS INTENDED FOR USE AS AN EXISTING CONDITIONS PLAN SHOWING THE CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. INFORMATION SHOWN ON THIS PLAN WAS DEVELOPED FROM THE TOPOGRAPHIC SURVEY, AERIAL PHOTOS, AND SITE OBSERVATIONS BY THE ENGINEER. NOT ALL SURFACE FEATURES OR UTILITIES MAY BE SHOWN. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION TO DETERMINE WORK SPECIFIC DETAILS. TOPOGRAPHIC INFORMATION PROVIDED BY COMPASS ENGINEERING DATED APRIL, 2013.



**LEGEND**

--- (dashed line)	BOUNDARY LINE	--- (dashed line)	CURB
--- (dashed line)	RIGHT-OF-WAY	--- (dashed line)	ASPHALT
--- (dashed line)	CENTERLINE	--- (dashed line)	SIDEWALK
--- (dashed line)	LOT LINE	--- (dashed line)	GRAVEL
--- (dashed line)	BUILDING	--- (dashed line)	EXISTING TREES
--- (dashed line)	EXISTING EDGE OF WETLAND	--- (dashed line)	LIGHT POLE
--- (dashed line)	CREEK CENTERLINE	--- (dashed line)	TRAFFIC SIGN
--- (dashed line)	1 FT CONTOUR	--- (dashed line)	WATER VALVE
--- (dashed line)	5 FT CONTOUR	--- (dashed line)	WATER METER
--- (dashed line)	SANITARY SEWER	--- (dashed line)	SPRINKLER VALVE
--- (dashed line)	STORM SEWER	--- (dashed line)	FIRE HYDRANT
--- (dashed line)	WATER LINE	--- (dashed line)	
--- (dashed line)	GAS LINE	--- (dashed line)	
--- (dashed line)	UNDERGROUND POWER	--- (dashed line)	
--- (dashed line)	UNDERGROUND PHONE LINE	--- (dashed line)	
--- (dashed line)	OVERHEAD POWER	--- (dashed line)	

**NOTES**

- UTILITY INFORMATION SHOWN ON THIS MAP IS BASED UPON OBSERVED FEATURES, RECORD DATA AND TONE MARKS PROVIDED BY PUBLIC UTILITY LOCATION SERVICES. NO WARRANTIES ARE MADE REGARDING THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. INTERESTED PARTIES ARE HEREBY ADVISED THAT UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION OF ANY CRITICAL ITEMS.
- VERTICAL DATUM:** NAVD '88 UTILIZING GPS POSITIONING TIED TO THE ORGN WITH REAL TIME CORRECTORS REFERENCED TO NAD 83(2011).
- TOPOGRAPHIC FEATURES SHOWN ON THIS MAP WERE LOCATED USING STANDARD PRECISION TOPOGRAPHIC MAPPING PROCEDURES. THIRD PARTY USERS OF DATA FROM THIS MAP PROVIDED VIA AUTOCAD DRAWING FILES OR DATA EXCHANGE FILES SHOULD NOT RELY ON ANY AUTOCAD GENERATED INFORMATION WHICH IS BEYOND THE LIMITS OF PRECISION OF THIS MAP. THIRD PARTIES USING DATA FROM THIS MAP IN AN AUTOCAD FORMAT SHOULD VERIFY ANY ELEMENTS REQUIRING PRECISE LOCATIONS PRIOR TO COMMENCEMENT OF ANY CRITICAL DESIGN OR CONSTRUCTION. CONTACT COMPASS ENGINEERING FOR FURTHER INFORMATION. FURTHERMORE, COMPASS ENGINEERING WILL NOT BE RESPONSIBLE NOR HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT ARISE OUT OF THIRD PARTY USAGE OF THIS MAP (IN AUTOCAD OR OTHER FORMAT) FOR ANY PURPOSE OTHER THAN SPECIFICALLY STATED HEREIN. THIS STATEMENT IS AN OFFICIAL PART OF THIS MAP.

TAX LOT 900, LOCATED IN THE SW 1/4 OF SECTION 35, T.2S., R.1E., W.M. 23451 SALAMO ROAD WEST LINN, CLACKAMAS COUNTY, OREGON

LAND USE	07/01/13
REVISION SUMMARY	BY DATE

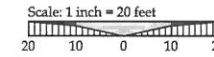
**EXISTING CONDITIONS**  
**BENJAMIN HEIGHTS**  
**PARTITION**  
 WEST LINN, OR  
 J.T. SMITH COMPANIES

3J CONSULTING, INC  
  
 CIVIL ENGINEERING  
 WATER RESOURCES  
 LAND USE PLANNING  
 10446 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005  
 PHONE & FAX: (503) 946-6666

3J JOB ID #	13117
LAND USE #	
TAX LOT #	251E35AC 900
DESIGNED BY	KEFICLF
CHECKED BY	BKF
SHEET TITLE	EXISTING
SHEET NUMBER	C1.0

TAX LOT 900, LOCATED IN THE SW  
1/4 OF SECTION 35, T.2S., R.1E., W.M.  
23451 SALAMO ROAD WEST LINN,  
CLACKAMAS COUNTY, OREGON

LAND USE  
REVISION SUMMARY  
DATE  
BY



**LEGEND**

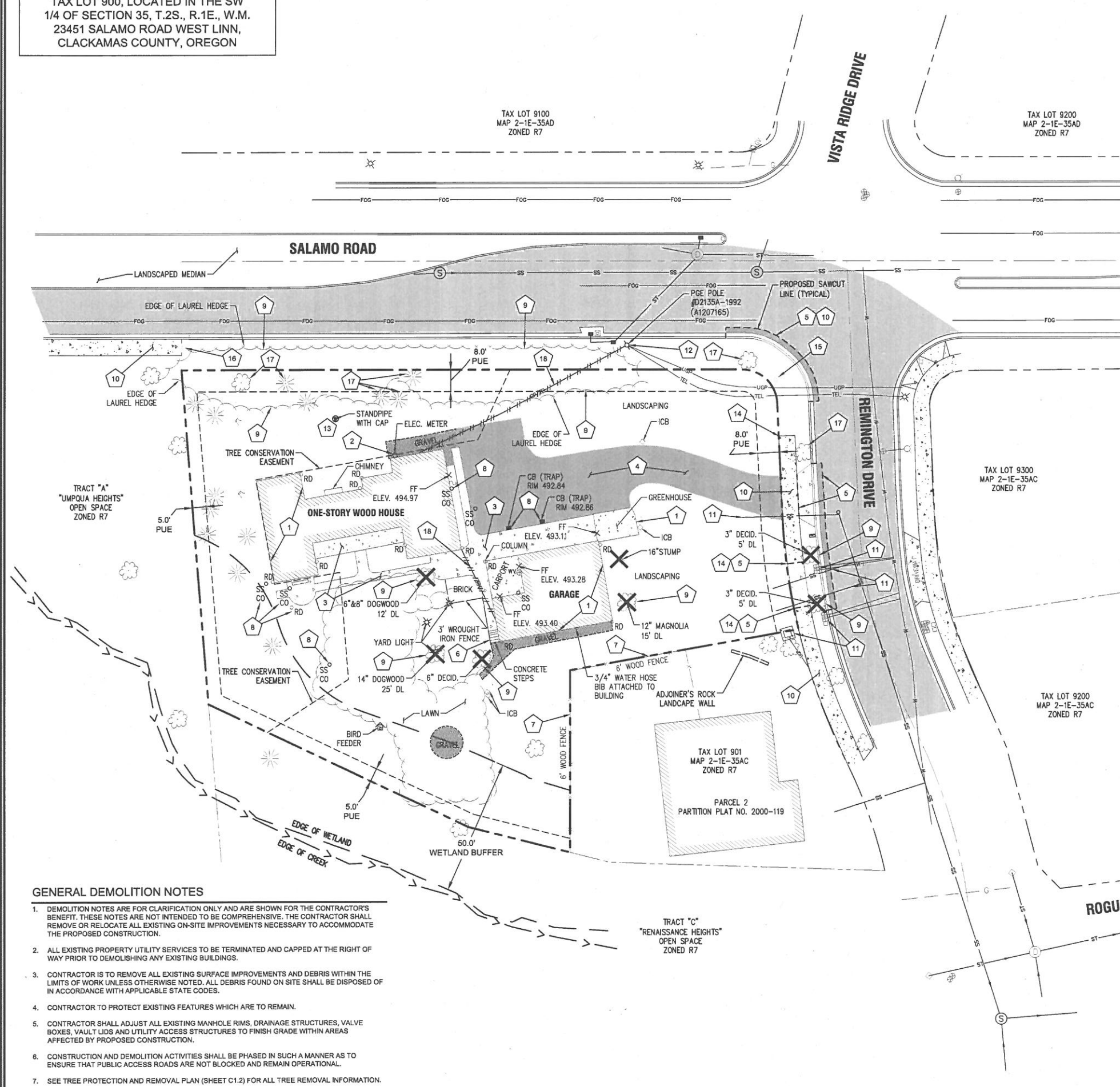
	BOUNDARY LINE		SAWCUT LINE
	RIGHT-OF-WAY		ASPHALT
	CENTERLINE		SIDEWALK/CONCRETE
	LOT LINE		GRAVEL
	BUILDING		EXISTING TREES
	EXISTING EDGE OF WETLAND		LIGHT POLE
	CREEK CENTERLINE		TRAFFIC SIGN
	SANITARY SEWER		WATER VALVE
	STORM SEWER		WATER METER
	WATER LINE		SPRINKLER VALVE
	GAS LINE		FIRE HYDRANT
	UNDERGROUND POWER		
	UNDERGROUND PHONE LINE		
	OVERHEAD POWER		
	CURB		

**DEMOLITION KEY**

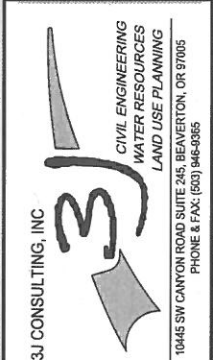
	EXISTING BUILDING AND FOUNDATION TO BE DEMOLISHED. DEBRIS AND REFUSE TO BE DISPOSED OFF-SITE AT AN APPROVED LOCATION.
	EXISTING POWER METER TO BE DISCONNECTED AND RETURNED TO POWER COMPANY. CAP SERVICE LINES AND REMOVE ALL CONDUITS AND WIRING WITHIN PROPERTY.
	REMOVE EXISTING CONCRETE AND BASE ROCK. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.
	REMOVE EXISTING ASPHALT DRIVEWAY AND BASE ROCK. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.
	SAWCUT EXISTING ASPHALT/CONCRETE PAVEMENT AS SHOWN. SAWCUT LIP OF GUTTER TO FULL DEPTH TO LIMIT DAMAGE OF ADJACENT STREET SURFACE DURING REMOVAL.
	REMOVE EXISTING FENCING AND DISPOSE OF OFF-SITE.
	PROTECT EXISTING FENCING TO REMAIN.
	REMOVE EXISTING STORM AND SEWER LINES AND STRUCTURES AND DISPOSE OF OFF-SITE (TYPICAL FOR ALL).
	REMOVE EXISTING TREE/LANDSCAPING NECESSARY TO INSTALL IMPROVEMENTS, SEE SHEET C2.0.
	PROTECT EXISTING PAVEMENT/SIDEWALK TO REMAIN, SEE SHEET C2.0.
	PROTECT EXISTING UTILITIES TO REMAIN.
	PGE TO REMOVE EXISTING POWER POLE AND SERVICE DROP. CONTRACTOR TO COORDINATE WITH PORTLAND GENERAL ELECTRIC.
	REMOVE EXISTING PROPANE TANK AND GAS LINE. CONTRACTOR TO COORDINATE WITH NW NATURAL GAS.
	DEMOLISH EXISTING CONCRETE/SIDEWALK TO NEAREST JOINT. SAWCUT NEW JOINT IF PROPOSED IMPROVEMENTS ARE TO MATCH EXISTING, SEE SHEET C2.0.
	REMOVE EXISTING ADDRESS SIGN AND DISPOSE OF REFUSE OFF-SITE.
	REMOVE EXISTING SIDEWALK BARRICADE AND DISPOSE OF REFUSE OFF-SITE.
	PROTECT EXISTING TREE TO REMAIN (TYPICAL), SEE SHEET C1.2.
	REMOVE EXISTING UTILITY AND DISPOSE OF OFF-SITE.

**GENERAL DEMOLITION NOTES**

- DEMOLITION NOTES ARE FOR CLARIFICATION ONLY AND ARE SHOWN FOR THE CONTRACTOR'S BENEFIT. THESE NOTES ARE NOT INTENDED TO BE COMPREHENSIVE. THE CONTRACTOR SHALL REMOVE OR RELOCATE ALL EXISTING ON-SITE IMPROVEMENTS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
- ALL EXISTING PROPERTY UTILITY SERVICES TO BE TERMINATED AND CAPPED AT THE RIGHT OF WAY PRIOR TO DEMOLISHING ANY EXISTING BUILDINGS.
- CONTRACTOR IS TO REMOVE ALL EXISTING SURFACE IMPROVEMENTS AND DEBRIS WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED. ALL DEBRIS FOUND ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE CODES.
- CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN.
- CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURES, VALVE BOXES, VAULT LIDS AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY PROPOSED CONSTRUCTION.
- CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL BE PHASED IN SUCH A MANNER AS TO ENSURE THAT PUBLIC ACCESS ROADS ARE NOT BLOCKED AND REMAIN OPERATIONAL.
- SEE TREE PROTECTION AND REMOVAL PLAN (SHEET C1.2) FOR ALL TREE REMOVAL INFORMATION.



**DEMOLITION PLAN**  
**BENJAMIN HEIGHTS**  
**PARTITION**  
 WEST LINN, OR  
 J.T. SMITH COMPANIES



3J JOB ID # | 13117  
 LAND USE # |  
 TAX LOT # | 281E35AC 900  
 DESIGNED BY | KEPLCF  
 CHECKED BY | BKF

SHEET TITLE  
**DEMOLITION**  
 SHEET NUMBER

**C1.1**



TAX LOT 900, LOCATED IN THE SW  
1/4 OF SECTION 35, T.2S., R.1E., W.M.  
23451 SALAMO ROAD WEST LINN,  
CLACKAMAS COUNTY, OREGON

TAX LOT 9100  
MAP 2-1E-35AD  
ZONED R7

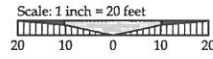
TAX LOT 9200  
MAP 2-1E-35AD  
ZONED R7

SALAMO ROAD

VISTA RIDGE DRIVE

REMINGTON DRIVE

ROGUE WAY

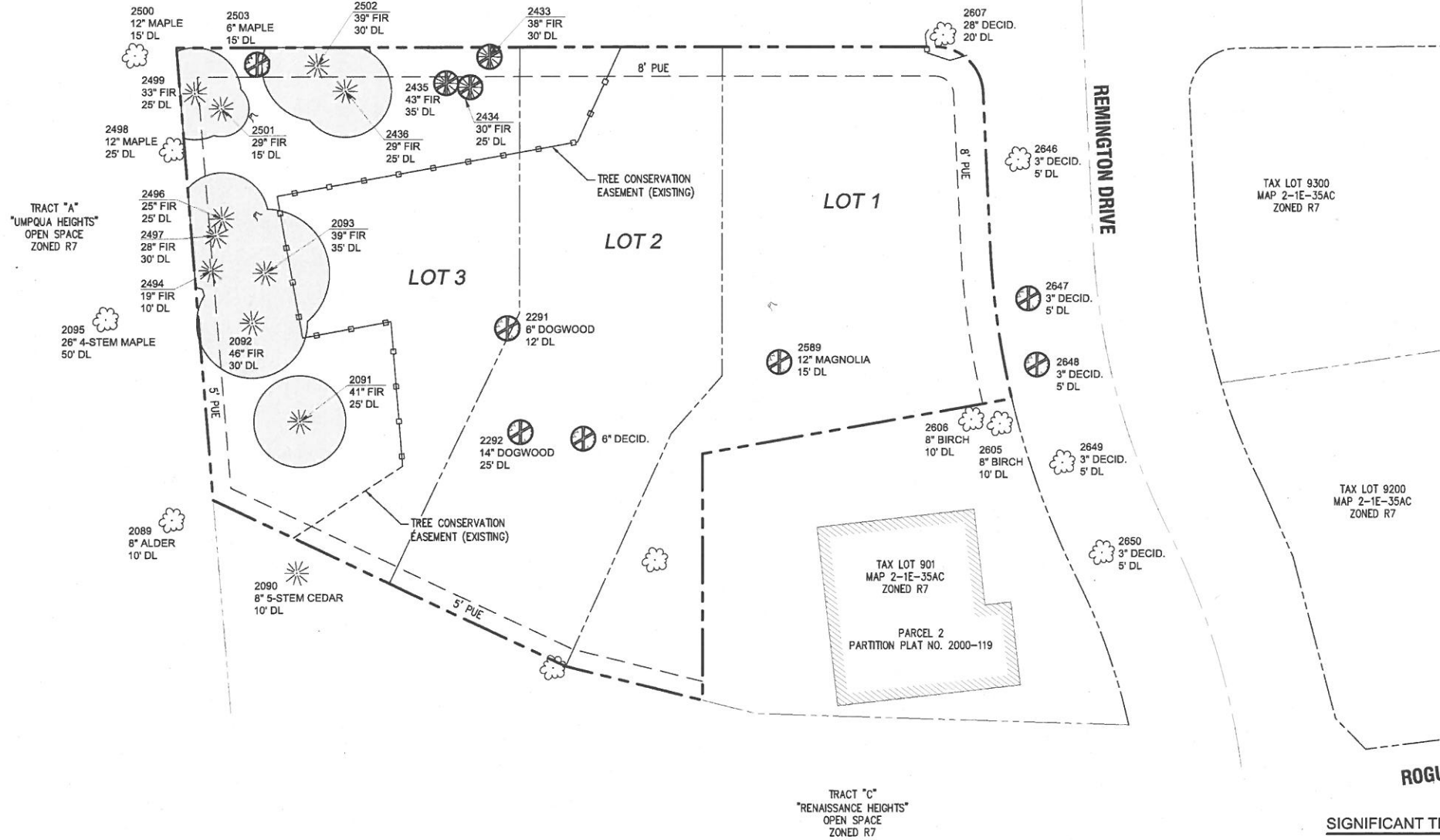


LEGEND

- EXISTING SIGNIFICANT DECIDUOUS TREE
- EXISTING SIGNIFICANT CONIFEROUS TREE
- 2091  
41" CHERRY  
20' DL - TREE POINT, TYPE, CALIPER AND DRIP LINE
- SIGNIFICANT TREE CANOPY TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCING
- TREE PRESERVATION EASEMENT
- GRADING & CONSTRUCTION LIMITS

TREE INVENTORY

SURVEY POINT NUMBER	TREE SPECIES	NOMINAL CALIPER SIZE (INCHES)	PROPOSED ACTION	SIGNIFICANT DESIGNATION	REMOVE DUE TO CONDITION
2089	RED ALDER	8	PROTECT		
2090	PORT-ORFORD CEDAR	12	PROTECT		
2091	DOUGLAS FIR	41	PROTECT	SIGNIFICANT	
2092	DOUGLAS FIR	46	PROTECT	SIGNIFICANT	
2093	DOUGLAS FIR	39	PROTECT	SIGNIFICANT	
2094	DOUGLAS FIR	19	PROTECT		
2095	BIGLEAF MAPLE	24	PROTECT		
2291	PACIFIC DOGWOOD	6	REMOVE		DIEBACK
2292	PLUM	6	REMOVE		POOR STRUCTURE
2433	DOUGLAS FIR	38	REMOVE		HEAVY CONE CROP
2434	DOUGLAS FIR	30	REMOVE		NOT VIABLE
2435	DOUGLAS FIR	43	REMOVE		THIN CROWN
2436	DOUGLAS FIR	29	PROTECT	SIGNIFICANT	
2496	DOUGLAS FIR	25	PROTECT	SIGNIFICANT	
2497	DOUGLAS FIR	28	PROTECT	SIGNIFICANT	
2498	BIGLEAF MAPLE	12	PROTECT		
2499	DOUGLAS FIR	33	PROTECT	SIGNIFICANT	
2500	BIGLEAF MAPLE	12	PROTECT		
2501	DOUGLAS FIR	29	PROTECT		
2502	DOUGLAS FIR	39	PROTECT		
2503	BIGLEAF MAPLE	6	REMOVE		STEM DECAY
2589	MAGNOLIA	12	REMOVE		POOR STRUCTURE
2605	PAPER BIRCH	8	PROTECT		
2606	PAPER BIRCH	8	PROTECT		
2607	OREGON WHITE OAK	28	PROTECT		
2589.10	ENGLISH HAWTHORN	6	REMOVE		HAZARDOUS
2589.20	MAGNOLIA	10	PROTECT		
2589.30	REDBUD	6	REMOVE		POOR STRUCTURE
2647	DECIDUOUS	3	REMOVE		CONSTRUCTION
2648	DECIDUOUS	3	REMOVE		CONSTRUCTION



SIGNIFICANT TREE STATISTICS

SIGNIFICANT TREE INVENTORY:	9 ea
SIGNIFICANT TREES RETAINED:	9 ea
SIGNIFICANT TREES REMOVED:	0 ea
SIGNIFICANT TREE CALIPER INCHES:	36 inches
SIGNIFICANT CALIPER INCHES RETAINED:	309 inches
SIGNIFICANT CALIPER INCHES REMOVED:	0 inches
SIGNIFICANT TREE CANOPY COVERAGE:	4,654 Sq. Ft.
SIGNIFICANT TREE CANOPY RETAINED:	4,654 Sq. Ft.
SIGNIFICANT TREE CANOPY RETENTION:	100%
PRESERVATION EASEMENT AREA PROVIDED:	7,377 Sq. Ft.

GENERAL TREE INVENTORY STATISTICS

TOTAL TREE INVENTORY:	28 ea
TOTAL TREES RETAINED:	19 ea
TOTAL TREES REMOVED:	10 ea
TREES REMOVED DUE TO CONDITION:	8 ea
TOTAL TREE CALIPER INCHES:	609 inches
TOTAL CALIPER INCHES RETAINED:	450 inches
TOTAL CALIPER INCHES REMOVED:	159 inches

TREE PROTECTION AND REMOVAL PLAN

BENJAMIN HEIGHTS  
PARTITION

WEST LINN, OR  
J.T. SMITH COMPANIES



3J JOB ID # | 13117  
LAND USE # |  
TAX LOT # | 251E35AC 900  
DESIGNED BY | KEF/CLF  
CHECKED BY | BKF

SHEET TITLE  
TREE PLAN

SHEET NUMBER  
C1.2

LAND USE  
REVISION SUMMARY  
BY DATE  
07/01/13

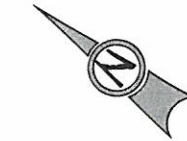
TAX LOT 900, LOCATED IN THE SW  
1/4 OF SECTION 35, T.2S., R.1E., W.M.  
23451 SALAMO ROAD WEST LINN,  
CLACKAMAS COUNTY, OREGON

TAX LOT 9100  
MAP 2-1E-35AD  
ZONED R7

TAX LOT 9200  
MAP 2-1E-35AD  
ZONED R7

SALAMO ROAD

VISTA RIDGE DRIVE



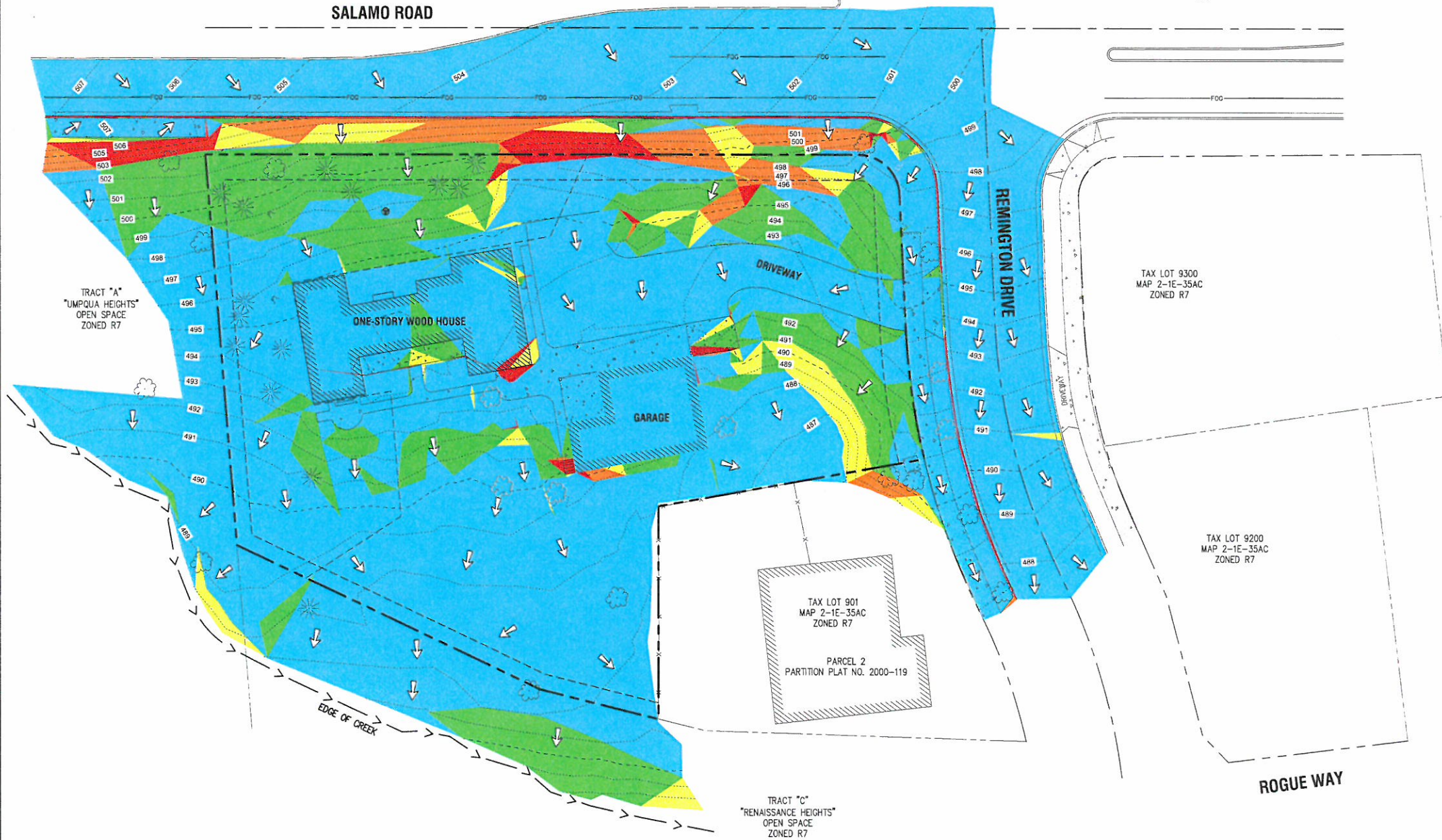
Scale: 1 inch = 20 feet

LEGEND

- BOUNDARY LINE
- - - 197 - - - 1 FOOT CONTOUR
- - - 200 - - - 5 FOOT CONTOUR
- ☀ EXISTING TREES
- ↘ RUNOFF FLOW DIRECTION

SITE SLOPE ANALYSIS TABLE

Minimum Slope	Maximum Slope	Area (sf)	Color
0%	15%	41,603	Blue
16%	25%	8,487	Green
26%	35%	1,761	Yellow
36%	50%	1,551	Orange
> 50%	--	1,110	Red



TRACT "A"  
"UMPUQA HEIGHTS"  
OPEN SPACE  
ZONED R7

ONE-STORY WOOD HOUSE

GARAGE

TAX LOT 901  
MAP 2-1E-35AC  
ZONED R7  
  
PARCEL 2  
PARTITION PLAT NO. 2000-119

TRACT "C"  
"RENAISSANCE HEIGHTS"  
OPEN SPACE  
ZONED R7

TAX LOT 9300  
MAP 2-1E-35AC  
ZONED R7

TAX LOT 9200  
MAP 2-1E-35AC  
ZONED R7

ROGUE WAY

LAND USE	REVISION SUMMARY	BY	DATE
4			

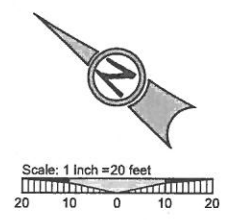
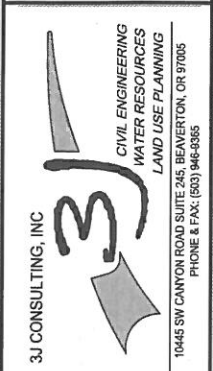
SLOPE ANALYSIS PLAN  
**BENJAMIN HEIGHTS**  
**PARTITION**  
WEST LINN, OR  
J.T. SMITH COMPANIES

3J CONSULTING, INC.  
CIVIL ENGINEERING  
WATER RESOURCES  
LAND USE PLANNING  
1046 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005  
PHONE & FAX: (503) 946-9265

3J JOB ID #	13117
LAND USE #	
TAX LOT #	2S1E35AC 900
DESIGNED BY	KEFICLF
CHECKED BY	BKF
SHEET TITLE SLOPE ANALYSIS	
SHEET NUMBER <b>C1.3</b>	



TENTATIVE PLAT  
**BENJAMIN HEIGHTS**  
**PARTITION**  
 WEST LINN, OR  
 J.T. SMITH COMPANIES



- LEGEND**
- BOUNDARY LINE
  - - - EXISTING RIGHT-OF-WAY
  - EXISTING CENTERLINE
  - EXISTING LOT LINE
  - EXISTING CURB
  - - - 197 EXISTING 1 FT CONTOUR
  - - - 200 EXISTING 5 FT CONTOUR
  - - - EXISTING 50' WETLAND BUFFER
  - ☼ EXISTING TREES
  - ☼ EXISTING LIGHT POLE
  - ☼ EXISTING TRAFFIC SIGN
  - PROPOSED LOT LINE
  - PROPOSED 20 FT ACCESS / UTILITY EASEMENT
  - PROPOSED CURB
  - PROPOSED ACCESS/DRIVEWAY BOUNDARY
  - PROPOSED BUILDING SETBACK LINE
  - STRUCTURAL SETBACK LINE
  - ☉ PROPOSED 1 FT CONTOUR
  - ☉ PROPOSED 5 FT INDEX CONTOUR

**SITE STATISTICS**

SITE ADDRESS	23451 SALAMO ROAD WEST LINN, OREGON
TAXLOT	251E35AC 00900
JURISDICTION	CITY OF WEST LINN
GROSS SITE AREA	0.67 ACRES
PROPERTY ZONING	R-7
FLOOD HAZARD MAP NUMBER	41005C0257D ZONE X (UNSHADED)

**PARTITION STATISTICS**

RIGHT OF WAY DEDICATION	N/A
MINIMUM ALLOWABLE EFFECTIVE LOT SIZE	7,000 SF
MINIMUM LOT DENSITY	2.91 UNITS
MAXIMUM LOT DENSITY	4.15 UNITS
PROPOSED LOT DENSITY	4.48 UNITS/ACRE
MINIMUM LOT DENSITY (PER R-7 ZONING)	4.34 UNITS/ACRE
MAXIMUM LOT DENSITY (PER R-7 ZONING)	6.20 UNITS/ACRE
<b>SETBACKS:</b>	
FRONT	20 FEET
SIDE	7.5 FEET
REAR	20 FEET
STREET SIDE	15 FEET
MAX. HEIGHT	35 FEET

**PROJECT TEAM**

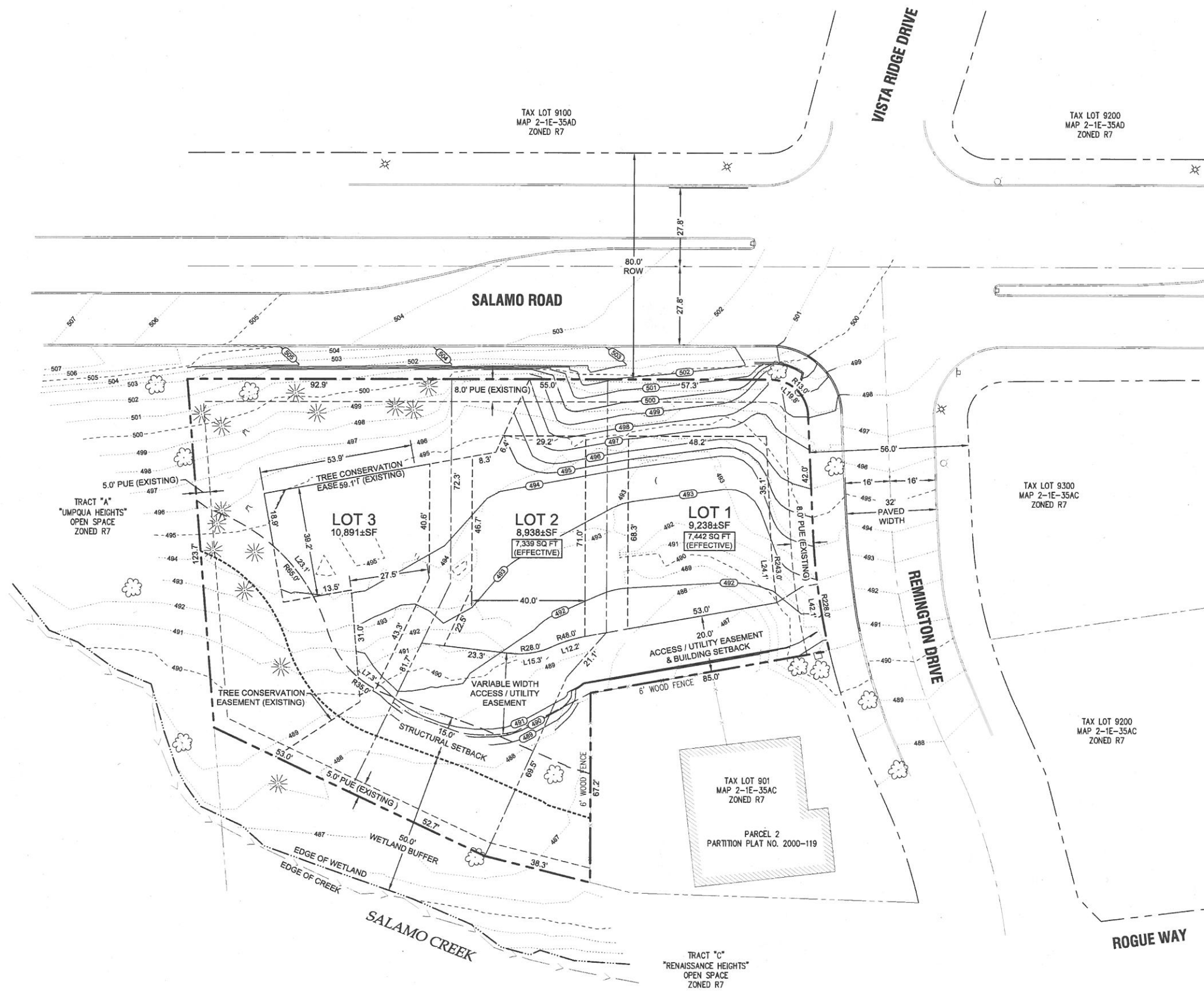
**OWNER/APPLICANT**  
 LF 5, LLC  
 C/O: JT SMITH COMPANIES  
 5285 MEADOWS ROAD, SUITE #171  
 LAKE OSWEGO, OR 97035  
 CONTACT: JOHN WYLAND  
 jwyland@jtsmithco.com

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

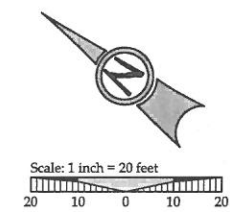
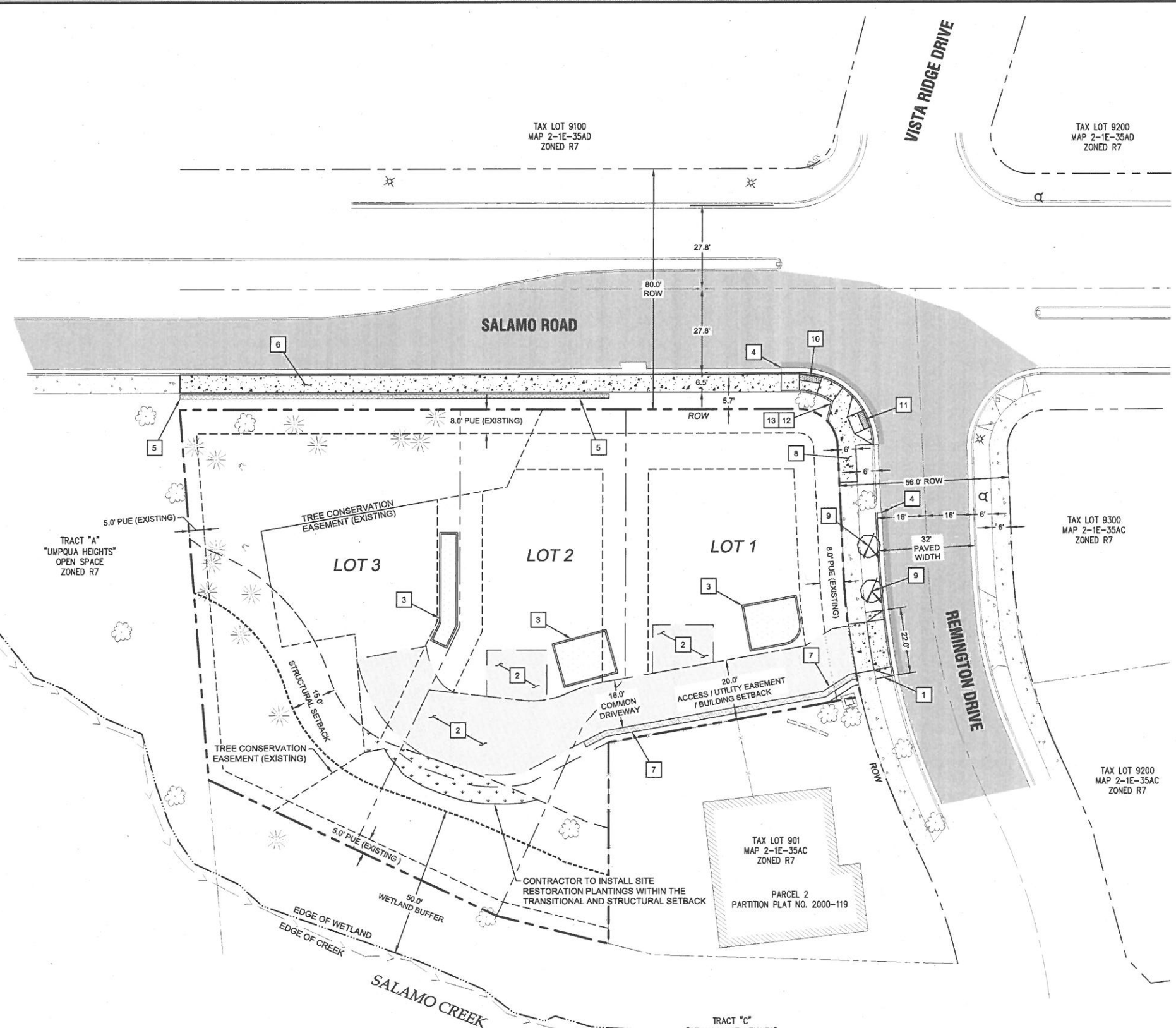
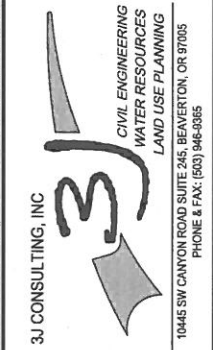
**GEOTECHNICAL CONSULTANT**  
 GEOPACIFIC ENGINEERING, INC.  
 14835 SW 72ND AVENUE  
 PORTLAND, OR 97224  
 CONTACT: SCOTT HARDMAN  
 PHONE: (503) 825-4455  
 shardman@geopacificeng.com

**LAND SURVEYOR**  
 COMPASS SURVEYING  
 4107 SE INTERNATIONAL WAY, SUITE 705  
 MILWAUKIE, OR 97222  
 CONTACT: DON DEVLAMINCK, PLS  
 PHONE: 503-653-9093  
 dond@compass-engineering.com



TAX LOT 900, LOCATED IN THE SW  
 1/4 OF SECTION 35, T.2S., R.1E., W.M.  
 23451 SALAMO ROAD WEST LINN,  
 CLACKAMAS COUNTY, OREGON

SITE PLAN  
**BENJAMIN HEIGHTS PARTITION**  
 WEST LINN, OR  
 J.T. SMITH COMPANIES



**LEGEND**

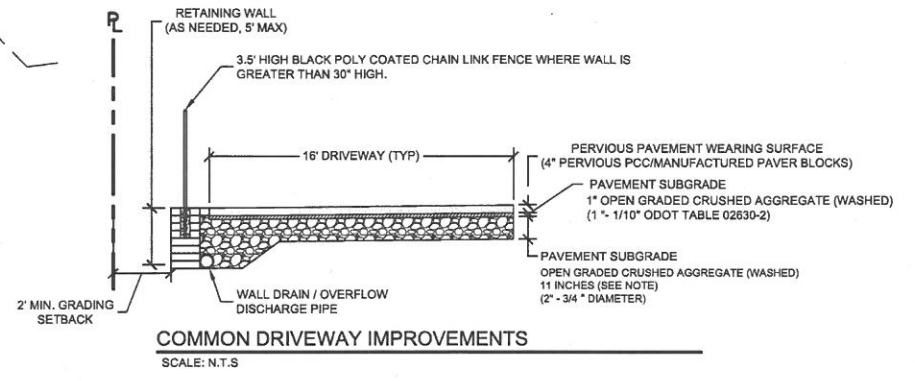
	BOUNDARY LINE		PROPOSED LOT LINE
	RIGHT-OF-WAY		PROPOSED BUILDING SETBACK
	EXISTING CENTERLINE		PROPOSED CURB AND GUTTER
	EXISTING EASEMENT LINE		PROPOSED CONCRETE
	EXISTING LOT LINE		PROPOSED ASPHALT
	EXISTING CURB AND GUTTER		PROPOSED PERVIOUS CONCRETE
	EXISTING EDGE OF WETLAND		PROPOSED RAIN GARDEN
	EXISTING EDGE OF CREEK		PROPOSED RETAINING WALL
	EXISTING TREES TO REMAIN		PROPOSED STREET FRONTAGE TREE
	EXISTING ASPHALT		PROPOSED ACCESS / UTILITY EASEMENT
	EXISTING SIDEWALK		PERMANENTLY STABILIZE APPROX. 440 SF OF DISTURBED AREA WITHIN STRUCTURAL SETBACK
	EXISTING LIGHT POLE		
	EXISTING TRAFFIC SIGN		
	EXISTING FIRE HYDRANT		

**CONSTRUCTION KEY NOTES**

1	CONSTRUCT SINGLE DRIVEWAY ACCESS TO REMINGTON DRIVE (22 FT) PER CITY OF WEST LINN STANDARD DETAIL WL-504A (COMMERCIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB).
2	PROPOSED PERVIOUS PAVEMENT ACCESS / DRIVEWAY. SEE "COMMON DRIVEWAY IMPROVEMENTS" DETAIL THIS SHEET.
3	CONSTRUCT RAIN GARDEN FOR STORM WATER MANAGEMENT. SEE C3.0 FOR UTILITY CONNECTIONS.
4	CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS).
5	CONSTRUCT 142 LF OF MODULAR BLOCK WALL FOR GRADE RETENTION. MAXIMUM 3 FT EXPOSED WALL HEIGHT (NON-STRUCTURAL). INSTALL 3.5' HIGH BLACK POLY COATED CHAIN LINK FENCE WHERE WALL IS GREATER THAN 30" HIGH.
6	CONSTRUCT 6 FT WIDE CURB TIGHT SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION).
7	CONSTRUCT 94 LF OF MODULAR BLOCK WALL FOR GRADE RETENTION. MAXIMUM 5 FT EXPOSED WALL HEIGHT (STRUCTURAL).
8	CONSTRUCT 6 FT WIDE DETACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION).
9	INSTALL STREET TREE AT LOCATION SHOWN.
10	CONSTRUCT CURB RAMP PER CITY OF WEST LINN STANDARD DETAIL WL-506C (PARALLEL CURB RAMP CURB TIGHT).
11	CONSTRUCT CURB RAMP PER CITY OF WEST LINN STANDARD DETAIL WL-507A (SINGLE CURB RAMP).
12	CONSTRUCT MONOLITHIC CURB AND SIDEWALK IN THE TRANSITION OF 6 FT SIDEWALK TO CURB TIGHT AROUND PROTECTED TREE #2607. ALL WORK WITHIN THE DRIPLINE OF PROTECTED TREES SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
13	INSTALL 3.5' HIGH BLACK POLY COATED CHAIN LINK FENCE IN CURB.


**GENERAL SITE NOTES**

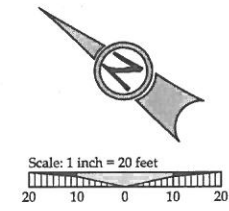
1. WATER QUALITY TREATMENT AND STORM WATER QUANTITY ATTENUATION FOR FUTURE HOMES TO BE HANDLED INDIVIDUALLY ON A PER LOT BASIS.
















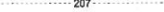















TAX LOT 900, LOCATED IN THE SW 1/4 OF SECTION 35, T.2S., R.1E., W.M. 23451 SALAMO ROAD WEST LINN, CLACKAMAS COUNTY, OREGON

GRADING AND EROSION CONTROL PLAN  
**BENJAMIN HEIGHTS**  
 PARTITION  
 WEST LINN, OR  
 J.T. SMITH COMPANIES

3J CONSULTING, INC  
  
 CIVIL ENGINEERING  
 WATER RESOURCES  
 LAND USE PLANNING  
 10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005  
 PHONE & FAX: (503) 946-6985



**LEGEND**

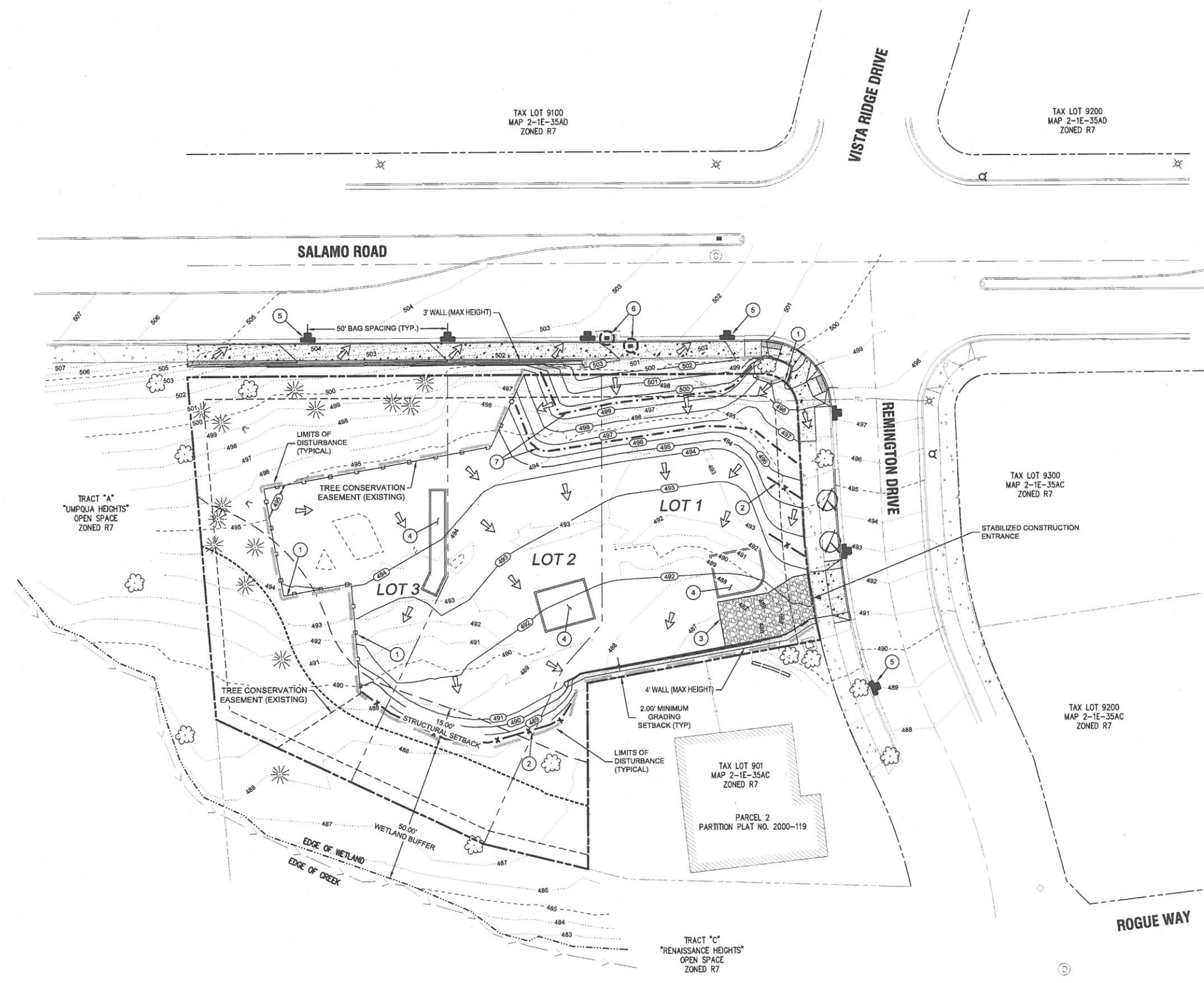
-  BOUNDARY LINE
-  RIGHT-OF-WAY
-  EXISTING CENTERLINE
-  EXISTING EASEMENT LINE
-  EXISTING LOT LINE
-  EXISTING CURB AND GUTTER
-  EXISTING SIDEWALK
-  EXISTING LIGHT POLE
-  EXISTING TRAFFIC SIGN
-  EXISTING FIRE HYDRANT
-  EXISTING TREES TO REMAIN
-  EXISTING 1FT CONTOUR
-  EXISTING 5FT INDEX CONTOUR
-  PROPOSED LOT LINE
-  PROPOSED CURB AND GUTTER
-  PROPOSED CONCRETE
-  PROPOSED RAIN GARDEN
-  PROPOSED RETAINING WALL
-  PROPOSED STREET FRONTAGE TREE
-  PROPOSED 1FT CONTOUR
-  PROPOSED 5FT INDEX CONTOUR
-  EROSION CONTROL: SILT FENCING (BLACK)
-  EROSION CONTROL: FESCUE STRAW WATTLE
-  EROSION CONTROL: BIO BAG CHECK DAM
-  EROSION CONTROL: CONSTRUCTION ENTRANCE
-  LIMITS OF GRADING/DISTURBANCE
-  SURFACE RUN-OFF FLOW ARROW
-  EROSION CONTROL: INLET PROTECTION
-  TREE PROTECTION FENCING

**SITE GRADING INFORMATION**

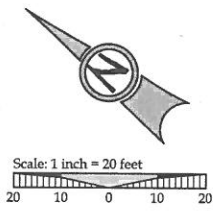
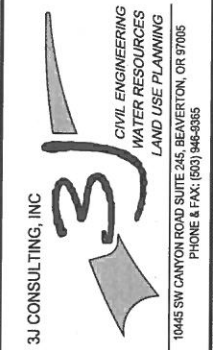
NEAT LINE CUT	45 CY
NEAT LINE FILL	850 CY
MAXIMUM PROPOSED SLOPE	2:1 (H:V)
TOTAL AREA OF DISTURBANCE	0.35 ACRES

**GRADING KEY NOTES**

- 1 PLACE TREE PROTECTION FENCING AT LIMITS OF GRADING AND CONSTRUCTION WHERE SHOWN
- 2 PLACE SILT FENCING AT LIMITS OF GRADING AND CONSTRUCTION WHERE SHOWN
- 3 STABILIZED CONSTRUCTION ENTRANCE & SHARED DRIVEWAY
- 4 WALLED STORM WATER PLANTER, FOR INDIVIDUAL LOT RUNOFF CONTROL AND TREATMENT
- 5 PLACE BIO-BAG CHECK DAM FOR SEDIMENT CONTROL ADJACENT TO ALL NEW CONCRETE WORK WITHIN RIGHT OF WAY
- 6 INSTALL INLET PROTECT
- 7 INSTALL STRAW WATTLE



COMPOSITE UTILITY PLAN  
**BENJAMIN HEIGHTS**  
 PARTITION  
 WEST LINN, OR  
 J.T. SMITH COMPANIES



**LEGEND**

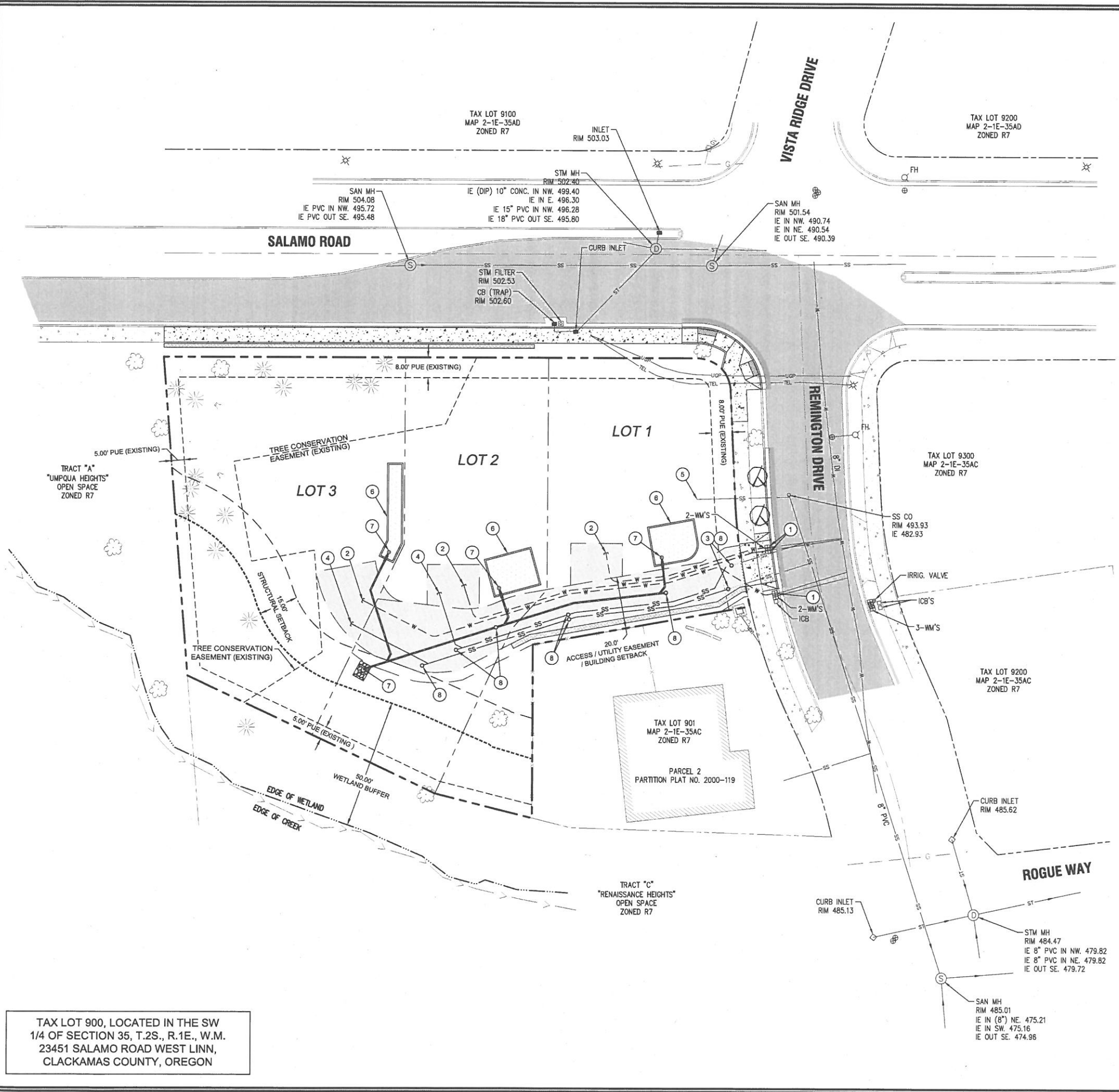
---	BOUNDARY LINE
---	RIGHT-OF-WAY
---	EXISTING CENTERLINE
---	EXISTING EASEMENT LINE
---	EXISTING LOT LINE
---	EXISTING CURB AND GUTTER
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
ST	EXISTING STORM LINE
G	EXISTING GAS LINE
UGP	EXISTING UNDERGROUND POWER
---	EXISTING ASPHALT
---	EXISTING SIDEWALK
✱	EXISTING LIGHT POLE
⊕	EXISTING TRAFFIC SIGN
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING WATER METER
⊕	EXISTING SANITARY MANHOLE
⊕	EXISTING STORM MANHOLE
⊕	EXISTING CATCHBASIN
⊕	EXISTING TREES TO REMAIN
---	PROPOSED LOT LINE
---	PROPOSED CURB AND GUTTER
---	PROPOSED STORM LINE
SS	PROPOSED SANITARY LINE
---	PROPOSED WATER LINE
---	PROPOSED CLEAN-OUT
---	PROPOSED CONCRETE
---	PROPOSED ASPHALT
---	PROPOSED PERVIOUS CONCRETE
---	PROPOSED RAIN GARDEN
---	PROPOSED RETAINING WALL
⊕	PROPOSED STREET FRONTAGE TREE

**CONSTRUCTION KEY NOTES**

1	CONNECT TO EXISTING WATER SERVICE. CONTRACTOR TO COORDINATE WITH CITY OF WEST LINN PUBLIC WORKS.
2	PROVIDE 1" WATER SERVICE LINE TO LOCATION SHOWN.
3	CONNECT TO EXISTING 4" SANITARY SEWER LATERAL. CONTRACTOR TO COORDINATE WITH CITY OF WEST LINN PUBLIC WORKS.
4	PROVIDE 4" SANITARY SEWER LATERALS FOR LOTS #2 AND #3 AT LOCATIONS SHOWN.
5	EXISTING 4" SANITARY SEWER LATERAL FOR LOT #1.
6	STORMWATER INFILTRATION PLANTER FOR MANAGEMENT OF FUTURE PROPERTY IMPROVEMENTS.
7	ROUTE WATER QUALITY PLANTER OVERFLOWS TO RIP-RAP OUTFALL PAD.
8	INSTALL STANDARD CLEAN-OUT

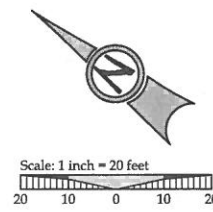
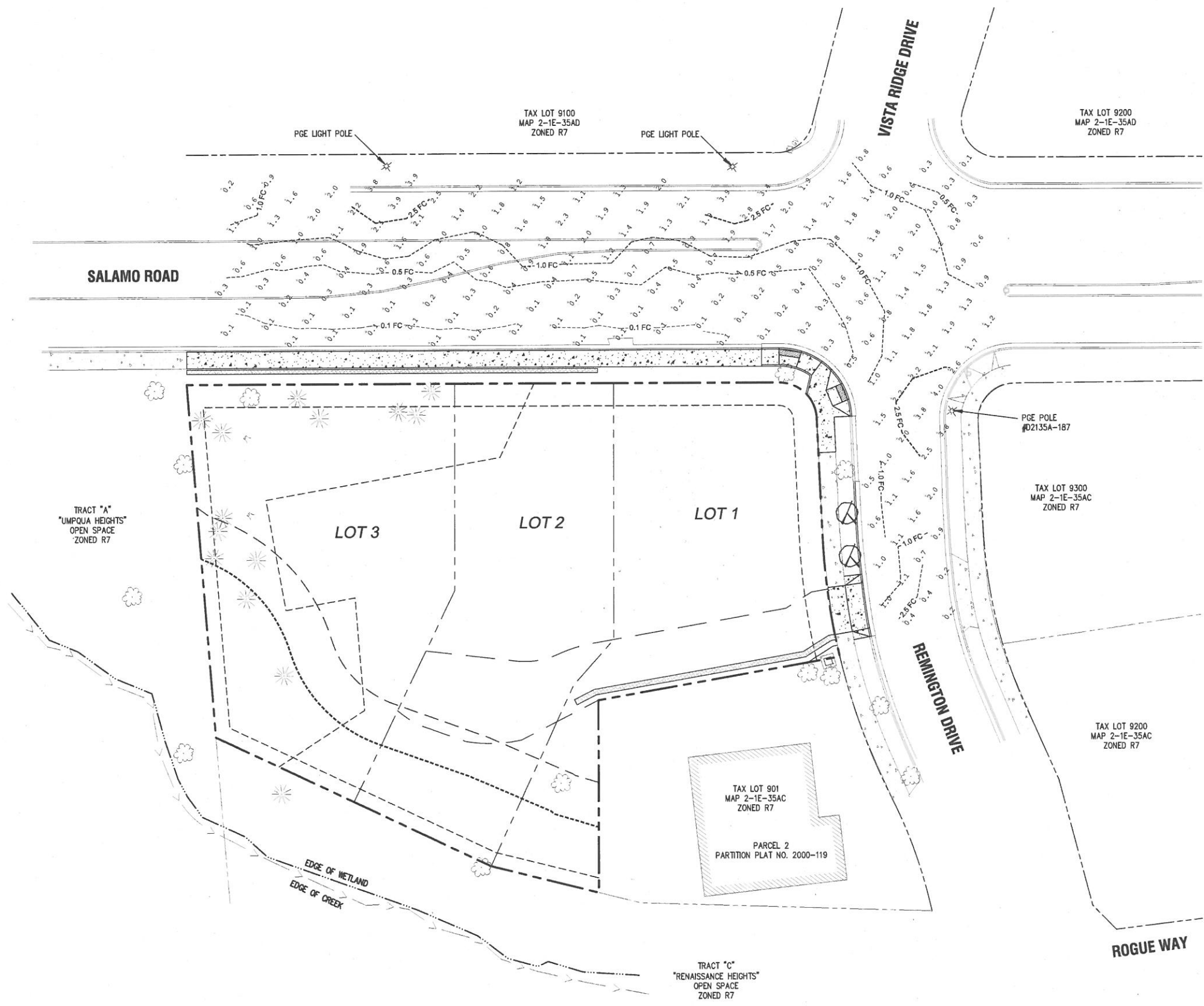
**GENERAL SITE NOTES**

- WATER QUALITY TREATMENT AND STORM WATER QUANTITY ATTENUATION FOR FUTURE HOMES TO BE HANDLED INDIVIDUALLY ON A PER LOT BASIS.
- ALL OVERHEAD UTILITIES TO BE ROUTED UNDERGROUND ALONG PROJECT FRONTAGE



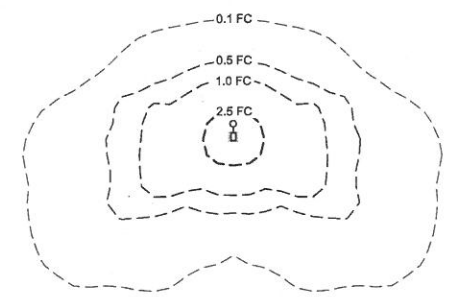
TAX LOT 900, LOCATED IN THE SW  
 1/4 OF SECTION 35, T.2S., R.1E., W.M.  
 23451 SALAMO ROAD WEST LINN,  
 CLACKAMAS COUNTY, OREGON





**LEGEND**

- SUBDIVISION BOUNDARY LINE
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- 0.7 FC
- ILLUMINATION ANALYSIS POINT (FC)
- FOOT CANDLE UNIT

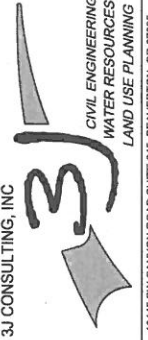


**STREET LIGHTING STATISTICS**

ROAD CLASSIFICATION (SALAMO)	MINOR ARTERIAL
ROAD CLASSIFICATION (REMINGTON)	LOCAL
EXISTING LIGHT(S) INCLUDED	3
MAX. ILLUMINATION	4.0FC
MIN. ILLUMINATION	0.1FC
AVERAGE ILLUMINATION	1.06FC
UNIFORMITY (AVG/MIN)	10.6

LAND USE	REVISION SUMMARY	BY	DATE

**STREET LIGHTING PLAN**  
**BENJAMIN HEIGHTS**  
**PARTITION**  
 WEST LINN, OR  
 J.T. SMITH COMPANIES

3J CONSULTING, INC  
  
 CIVIL ENGINEERING  
 WATER RESOURCES  
 LAND USE PLANNING  
 10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005  
 PHONE & FAX: (503) 946-6085

3J JOB ID #	13117
LAND USE #	
TAX LOT #	281E35AC 800
DESIGNED BY	KEFICLF
CHECKED BY	BKF

SHEET TITLE  
**LIGHTING PLAN**

SHEET NUMBER  
**C3.1**

TAX LOT 901  
 MAP 2-1E-35AC  
 ZONED R7  
 PARCEL 2  
 PARTITION PLAT NO. 2000-119

TRACT "C"  
 "RENAISSANCE HEIGHTS"  
 OPEN SPACE  
 ZONED R7

TRACT "A"  
 "UMPOJA HEIGHTS"  
 OPEN SPACE  
 ZONED R7

LOT 3

LOT 2

LOT 1

TAX LOT 9100  
 MAP 2-1E-35AD  
 ZONED R7

TAX LOT 9200  
 MAP 2-1E-35AD  
 ZONED R7

PGE POLE  
 #02135A-187

TAX LOT 9300  
 MAP 2-1E-35AC  
 ZONED R7

TAX LOT 9200  
 MAP 2-1E-35AC  
 ZONED R7

ROGUE WAY

VISTA RIDGE DRIVE

REMINGTON DRIVE

SALAMO ROAD

EDGE OF WETLAND  
 EDGE OF CREEK