

TAX LOTS 200, 301, AND 402 LOCATED IN THE
NW 1/4 OF SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY,
OREGON

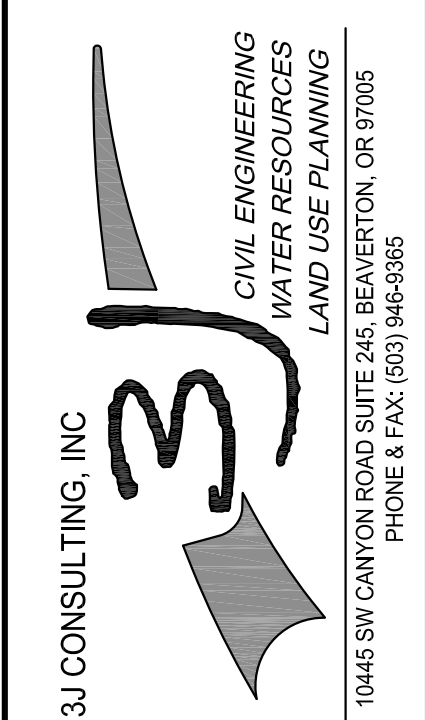
TREE INVENTORY					
SURVEY POINT NUMBER	TREE SPECIES	NOMINAL CALIPER SIZE	PROPOSED ACTION	SIGNIFICANT DESIGNATION	REMOVE DUE TO CONDITION
2152	DOUGLAS-FIR	28"	SAVE	SIGNIFICANT	N/A
2153	NORWAY SPRUCE	18"	REMOVE	NO	R.O.W. IMPROVEMENTS
2154	MADRONE	18"	REMOVE	NO	R.O.W. IMPROVEMENTS
2155	LOGEPOLE PINE	8"	REMOVE	NO	R.O.W. IMPROVEMENTS
2156	ADJACENT	36"	N/A	N/A	N/A
2259	BIGLEAF MAPLE	15"	REMOVE	NO	R.O.W. IMPROVEMENTS
2260	BIGLEAF MAPLE	20"	REMOVE	NO	R.O.W. IMPROVEMENTS
2261	OREGON WHITE OAK	6"	REMOVE	NO	R.O.W. IMPROVEMENTS
2262	OREGON WHITE OAK	6"	REMOVE	NO	R.O.W. IMPROVEMENTS
2263	LOGEPOLE PINE	20"	REMOVE	NO	R.O.W. IMPROVEMENTS
2264	BLUE SPRUCE	18"	REMOVE	NO	CONSTRUCTION
2425	DOUGLAS-FIR	54"	REMOVE	SIGNIFICANT	R.O.W. IMPROVEMENTS
2426	MADRONE	14"	REMOVE	NO	CONSTRUCTION
2427	MADRONE	60"	REMOVE	NO	CONSTRUCTION
2428	SILVER MAPLE	26"	SAVE	NO	N/A
2429	NORWAY MAPLE	16"	REMOVE	NO	R.O.W. IMPROVEMENTS
2430	DOUGLAS-FIR	28"	REMOVE	NO	R.O.W. IMPROVEMENTS
2431	BIGLEAF MAPLE	20"	REMOVE	NO	R.O.W. IMPROVEMENTS
2432	BIGLEAF MAPLE	16"	REMOVE	NO	R.O.W. IMPROVEMENTS
2433	NORWAY MAPLE	16"	REMOVE	NO	R.O.W. IMPROVEMENTS
2434	DOUGLAS-FIR	42"	REMOVE	SIGNIFICANT	CONSTRUCTION
2435	DOUGLAS-FIR	40"	REMOVE	SIGNIFICANT	R.O.W. IMPROVEMENTS
2473	SCOTCH PINE	8"	REMOVE	NO	CONSTRUCTION
2474	DOUGLAS-FIR	40"	REMOVE	SIGNIFICANT	CONSTRUCTION
2475	DOUGLAS-FIR	40"	REMOVE	NO	CONSTRUCTION
2476	SWEET CHERRY	24"	SAVE	NO	R.O.W. IMPROVEMENTS
2477	DOUGLAS-FIR	24"	REMOVE	NO	R.O.W. IMPROVEMENTS
2478	DOUGLAS-FIR	36"	REMOVE	SIGNIFICANT	R.O.W. IMPROVEMENTS
2479	DOUGLAS-FIR	44"	REMOVE	SIGNIFICANT	R.O.W. IMPROVEMENTS
2480	DOUGLAS-FIR	29"	REMOVE	NO	CONSTRUCTION
2481	DOUGLAS-FIR	28"	REMOVE	NO	CONSTRUCTION
2482	DOUGLAS-FIR	42"	SAVE	SIGNIFICANT	N/A
2543	ADJACENT	32"	N/A	N/A	N/A
2544	ADJACENT	24"	N/A	N/A	N/A
2545	DOUGLAS-FIR	28"	SAVE	SIGNIFICANT	N/A
2546	OREGON WHITE OAK	36"	SAVE	SIGNIFICANT	N/A
2547	MADRONE	18"	REMOVE	NO	CONSTRUCTION
2548	DOUGLAS-FIR	36"	REMOVE	NO	CONSTRUCTION
2549	DOUGLAS-FIR	44"	REMOVE	SIGNIFICANT	CONSTRUCTION
2550	DOUGLAS-FIR	34"	REMOVE	SIGNIFICANT	CONSTRUCTION
2551	LEYLAND CYPRESS	6"	REMOVE	NO	CONSTRUCTION
2552	INCENSE-CEDAR	8"	REMOVE	NO	CONSTRUCTION
2553	LEYLAND CYPRESS	10"	REMOVE	NO	CONSTRUCTION
2554	LEYLAND CYPRESS	6"	REMOVE	NO	CONSTRUCTION
2555	LEYLAND CYPRESS	6"	REMOVE	NO	CONSTRUCTION
2556	INCENSE-CEDAR	6"	REMOVE	NO	CONSTRUCTION
2714	WESTERN REDCEDAR	8"	REMOVE	NO	CONSTRUCTION
2715	LEYLAND CYPRESS	8"	REMOVE	NO	CONSTRUCTION
2716	ADJACENT	8"	N/A	N/A	N/A
2803	INCENSE-CEDAR	8"	REMOVE	NO	CONSTRUCTION
2804	LEYLAND CYPRESS	8"	REMOVE	NO	CONSTRUCTION
2805	WESTERN REDCEDAR	8"	REMOVE	NO	CONSTRUCTION
2806	WESTERN REDCEDAR	10"	REMOVE	NO	CONSTRUCTION
2807	WESTERN REDCEDAR	10"	REMOVE	NO	CONSTRUCTION
2808	OREGON WHITE OAK	12", 14"	REMOVE	SIGNIFICANT	CONSTRUCTION
2882	APPLE	12"	REMOVE	NO	CONSTRUCTION
2889	ADJACENT	20"	N/A	N/A	N/A
2952	DOUGLAS-FIR	42"	REMOVE	NO	CONSTRUCTION
2953	DOUGLAS-FIR	36"	REMOVE	SIGNIFICANT	R.O.W. IMPROVEMENTS
2954	DOUGLAS-FIR	18"	REMOVE	NO	R.O.W. IMPROVEMENTS
2955	DOUGLAS-FIR	44"	REMOVE	NO	CONSTRUCTION
2956	BIGLEAF MAPLE	12"	REMOVE	NO	R.O.W. IMPROVEMENTS
2957	BIGLEAF MAPLE	(3)-6"	REMOVE	NO	R.O.W. IMPROVEMENTS
2958	DOUGLAS-FIR	24"	REMOVE	SIGNIFICANT	CONSTRUCTION
2959	DOUGLAS-FIR	30"	REMOVE	SIGNIFICANT	CONSTRUCTION
2960	ADJACENT	34"	N/A	N/A	N/A
2961	BIGLEAF MAPLE	16"	REMOVE	NO	CONSTRUCTION
2962	BIGLEAF MAPLE	8"	REMOVE	NO	CONSTRUCTION
2978	ADJACENT	6"	N/A	N/A	N/A
2979	ADJACENT	6"	N/A	N/A	N/A
2980	ADJACENT	6"	N/A	N/A	N/A
2981	ADJACENT	6"	N/A	N/A	N/A
2982	ADJACENT	6"	N/A	N/A	N/A
2983	ADJACENT	6"	N/A	N/A	N/A
2984	ADJACENT	6"	N/A	N/A	N/A
2985	ADJACENT	6"	N/A	N/A	N/A
2986	ADJACENT	6"	N/A	N/A	N/A
2990	MADRONE	12"	REMOVE	NO	CONSTRUCTION

TREE INVENTORY					
SURVEY POINT NUMBER	TREE SPECIES	NOMINAL CALIPER SIZE	PROPOSED ACTION	SIGNIFICANT DESIGNATION	REMOVE DUE TO CONDITION
2991	AUSTRIAN PINE	6"	REMOVE	NO	CONSTRUCTION
2992	AUSTRIAN PINE	6"	SAVE	NO	N/A
2993	APPLE	18"	REMOVE	NO	CONSTRUCTION
3023	LEYLAND CYPRESS	8"	SAVE	NO	N/A
3024	LEYLAND CYPRESS	8"	REMOVE	NO	CONSTRUCTION
3025	LEYLAND CYPRESS	8"	SAVE	NO	N/A
3071	DOUGLAS-FIR	40"	SAVE	SIGNIFICANT	N/A
3072	DOUGLAS-FIR	40"	SAVE	SIGNIFICANT	N/A
3073	DOUGLAS-FIR	36"	SAVE	SIGNIFICANT	N/A
3181	DOUGLAS-FIR	60"	SAVE	SIGNIFICANT	N/A
3182	DOUGLAS-FIR	30"	SAVE	NO	N/A
3183	DOUGLAS-FIR	6"	SAVE	NO	N/A
3184	ENGLISH HAWTHORN	7"	SAVE	NO	N/A
3195	DOUGLAS-FIR	24"	SAVE	SIGNIFICANT	N/A
3196	DOUGLAS-FIR	30"	SAVE	NO	N/A
3197	DOUGLAS-FIR	36"	SAVE	NO	N/A
3198	DOUGLAS-FIR	36"	SAVE	SIGNIFICANT	N/A
3199	DOUGLAS-FIR	24"	SAVE	SIGNIFICANT	N/A
3200	ADJACENT	42"	N/A	N/A	N/A
3201	DOUGLAS-FIR	20"	SAVE	NO	N/A
3202	SWEET CHERRY	6"	REMOVE	NO	CONSTRUCTION
3203	SWEET CHERRY	6"	REMOVE	NO	CONSTRUCTION
2958.1	BIGLEAF MAPLE	8"	REMOVE	NO	CONSTRUCTION
2958.2	BIGLEAF MAPLE	14"	REMOVE	NO	CONSTRUCTION
3180	OREGON WHITE OAK	8"	SAVE	NO	N/A

LAND USE 11/19/13
BY DATE
REVISION SUMMARY

TREE PROTECTION AND REMOVAL DETAILS

WEATHERHILL
SUBDIVISION
WEST LINN, OR
LF 7, LLC

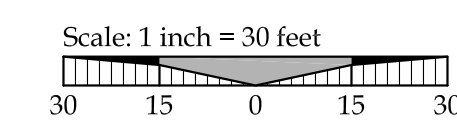
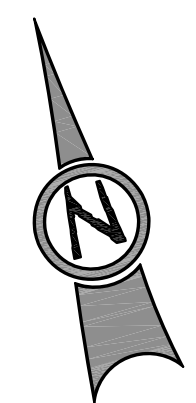
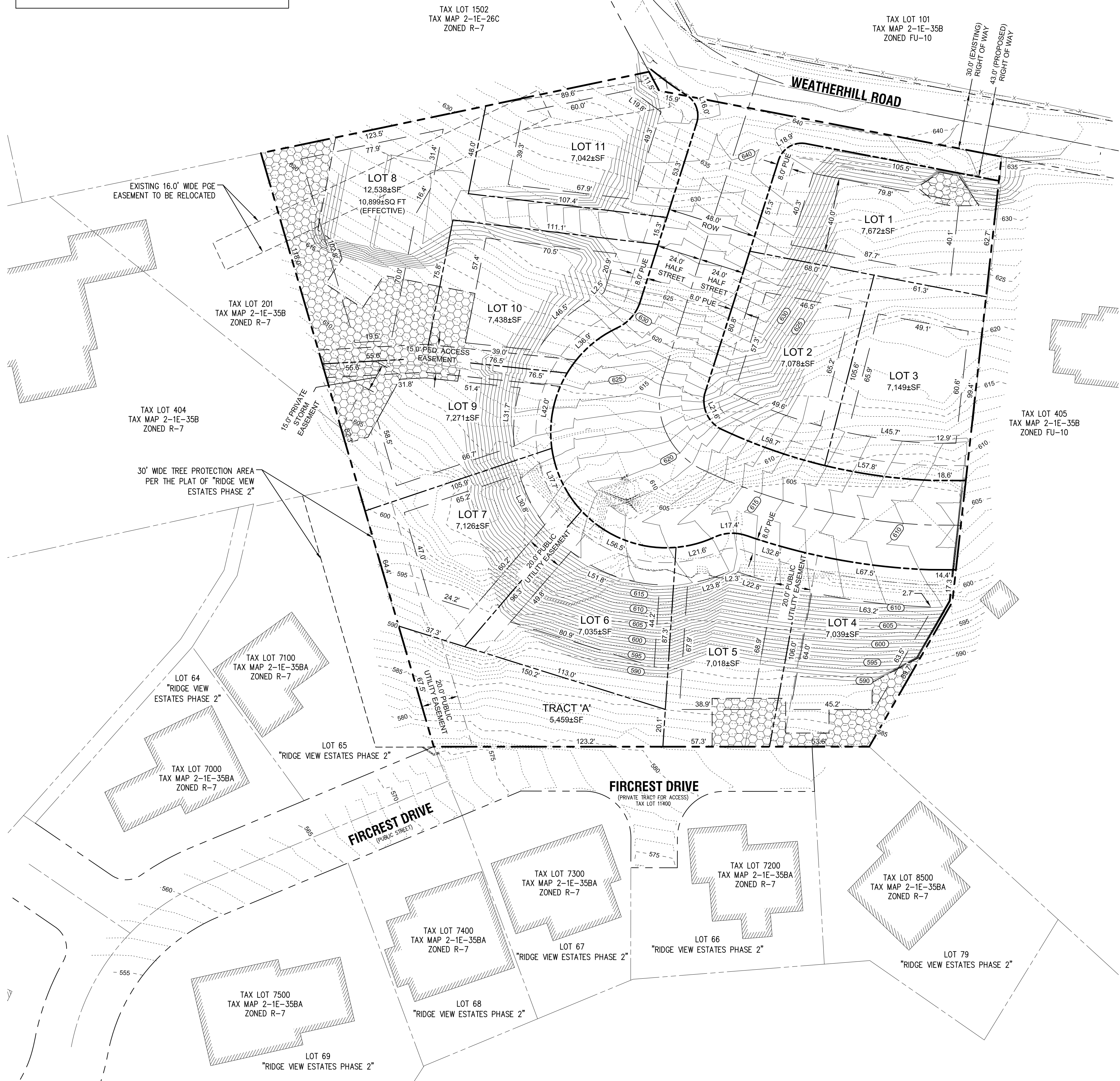


3J JOB ID # | 13118
LAND USE # |
TAX LOT #S | 251E35B 200, 301, 402
DESIGNED BY | CLF
CHECKED BY | BKF

SHEET TITLE
TREE PLAN DETAIL
SHEET NUMBER

C1.3

TAX LOTS 200, 301, AND 402 LOCATED IN THE
NW 1/4 OF SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY,
OREGON



LEGEND

- BOUNDARY LINE
- - - - EXISTING RIGHT-OF-WAY
- - - - EXISTING CENTERLINE
- - - - EXISTING LOT LINE
- - - - PROPOSED RIGHT-OF-WAY
- - - - PROPOSED LOT LINE
- - - - PROPOSED CENTERLINE
- - - - PROPOSED SETBACK LINE
- - - - PROPOSED EASEMENT LINE
- ▨ PROPOSED TREE PRESERVATION EASEMENT

SITE STATISTICS

SITE ADDRESS	22882 WEATHERHILL ROAD WEST LINN, OR 97068
TAXLOT	2S1E35B 200, 301, 402
JURISDICTION	CITY OF WEST LINN
GROSS SITE AREA	2.59 ACRES
PROPERTY ZONING	R-7
FLOOD HAZARD MAP NUMBER	41005C0257D ZONE X (UNSHADED)

SUBDIVISION STATISTICS

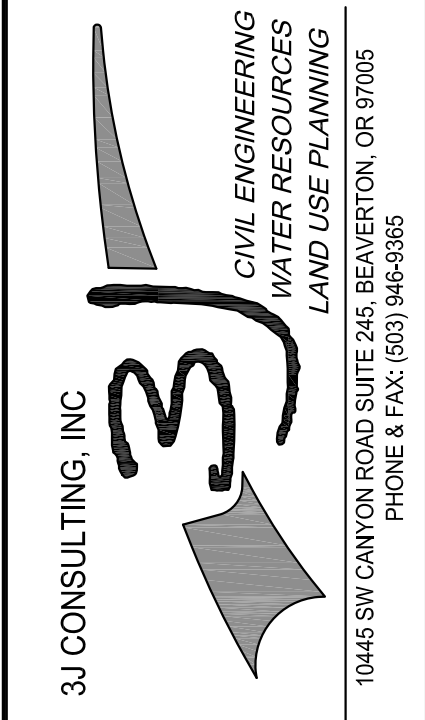
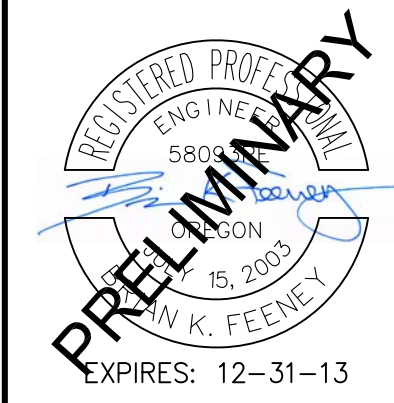
RIGHT OF WAY DEDICATION	0.25 ACRES
MINIMUM ALLOWABLE EFFECTIVE LOT SIZE	7,000 SF
MINIMUM LOT DENSITY	9.8 UNITS
MAXIMUM LOT DENSITY	14 UNITS
PROPOSED LOT DENSITY	4.6 UNITS/ACRE
MINIMUM LOT DENSITY (PER R-7 ZONING)	4.3 UNITS/ACRE
MAXIMUM LOT DENSITY (PER R-7 ZONING)	6.2 UNITS/ACRE
SETBACKS:	
FRONT	20 FEET
SIDE	7.5 FEET
REAR	20 FEET
STREET SIDE	15 FEET
MAX. HEIGHT	35 FEET

PROJECT TEAM

OWNER/APPLICANT LF 7, 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) 625-4455 shardman@geopacificeng.com
LAND SURVEYOR COMPASS SURVEYING 4107 SE INTERNATIONAL WAY, SUITE 705 MILWAUKIE, OR 97222 CONTACT: DON DEVLAMINCK, PLS PHONE: 503-653-9093 dond@compass-engineering.com	

LAND USE 11/19/13
REVISION SUMMARY BY DATE

TENTATIVE SUBDIVISION PLAT
**WEATHERHILL
SUBDIVISION**
WEST LINN, OR
LF 7, LLC



3J JOB ID # | 13118
LAND USE # |
TAX LOT #S | 2S1E35B 200, 301, 402
DESIGNED BY | CLF
CHECKED BY | BKF

SHEET TITLE
SUBDIVISION PLAT

SHEET NUMBER
C2.0

TAX LOTS 200, 301, AND 402 LOCATED IN THE
NW 1/4 OF SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY,
OREGON

TAX LOT 1502
TAX MAP 2-1E-26C
ZONED R-7

TAX LOT 101
TAX MAP 2-1E-35B
ZONED FU-10

TAX LOT 201
TAX MAP 2-1E-35B
ZONED R-7

TAX LOT 404
TAX MAP 2-1E-35B
ZONED R-7

TAX LOT 7100
TAX MAP 2-1E-35BA
ZONED R-7
LOT 65
"RIDGE VIEW ESTATES PHASE 2"

30' WIDE TREE PROTECTION AREA
PER THE PLAT OF "RIDGE VIEW
ESTATES PHASE 2"

TAX LOT 7000
TAX MAP 2-1E-35BA
ZONED R-7
LOT 64
"RIDGE VIEW ESTATES PHASE 2"

TAX LOT 7300
TAX MAP 2-1E-35BA
ZONED R-7
LOT 67
"RIDGE VIEW ESTATES PHASE 2"

TAX LOT 8500
TAX MAP 2-1E-35BA
ZONED R-7
LOT 79
"RIDGE VIEW ESTATES PHASE 2"

TAX LOT 7400
TAX MAP 2-1E-35BA
ZONED R-7
LOT 68
"RIDGE VIEW ESTATES PHASE 2"

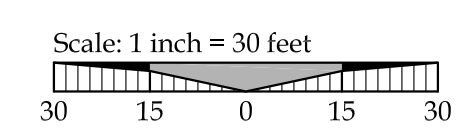
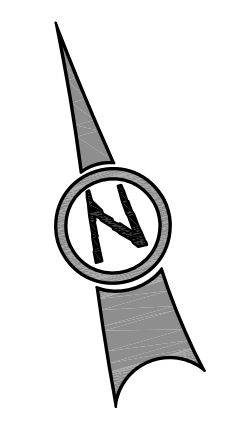
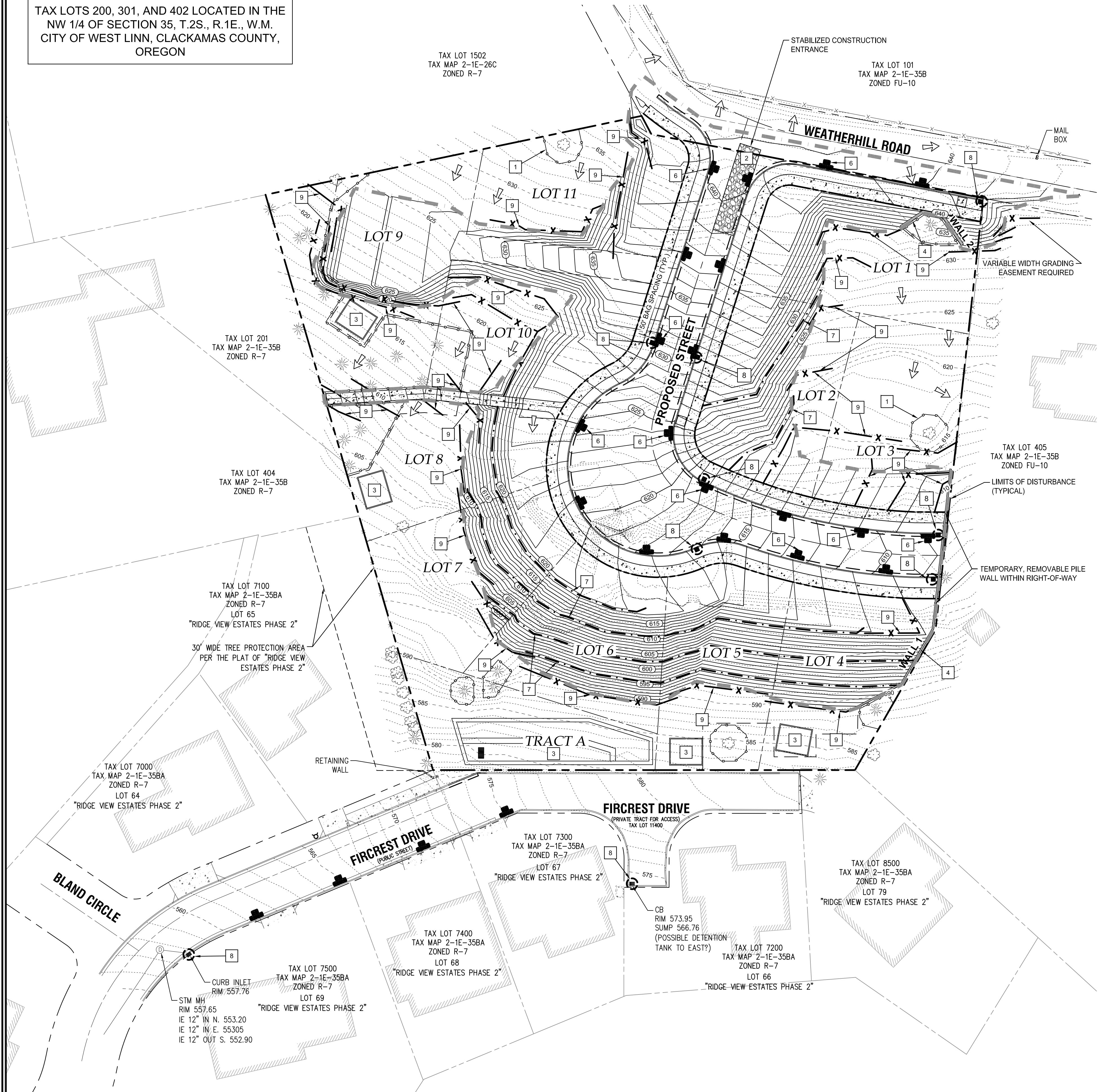
TAX LOT 7200
TAX MAP 2-1E-35BA
ZONED R-7
LOT 66
"RIDGE VIEW ESTATES PHASE 2"

TAX LOT 7500
TAX MAP 2-1E-35BA
ZONED R-7
LOT 69
"RIDGE VIEW ESTATES PHASE 2"

CURB INLET
RIM: 557.76

STM MH
RIM: 557.65
IE 12" IN N. 553.20
IE 12" IN E. 553.05
IE 12" OUT S. 552.90

CB
RIM 573.95
SUMP 566.76
(POSSIBLE DETENTION
TANK TO EAST?)



LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY
	EXISTING CENTERLINE
	EXISTING EASEMENT LINE
	EXISTING LOT LINE
	EXISTING CURB AND GUTTER
	EXISTING SIDEWALK
	EXISTING LIGHT POLE
	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 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	755 CY
NEAT LINE FILL	19,910 CY
STRIPPINGS*	1,350 CY
MAXIMUM CUT DEPTH	12.9 FT
MAXIMUM FILL DEPTH	22.2 FT
MAXIMUM PROPOSED SLOPE	2:1 (H:V)
TOTAL AREA OF DISTURBANCE	0.35 ACRES

(* ASSUMED REPLACEMENT / STOCKPILE ON SITE OUTSIDE BUILDING ENVELOPE)

GRADING KEY NOTES

1	PLACE TREE PROTECTION FENCING AT LIMITS OF GRADING AND FOR CONSTRUCTION WHERE SHOWN
2	CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN
3	CONSTRUCT STORMWATER QUALITY AND QUANTITY PLANTER
4	CONSTRUCT MODULAR BLOCK RETAINING WALL
5	CONSTRUCT STORMWATER FACILITY CAST IN PLACE CONCRETE RETAINING WALL, HEIGHT AS NOTED
6	PLACE BIO-BAG CHECK DAM FOR SEDIMENT CONTROL ADJACENT TO ALL NEW CONCRETE WORK WITHIN RIGHT OF WAY
7	INSTALL STRAW WATTLE
8	INSTALL INLET PROTECT
9	PLACE SILT FENCING AT LIMITS OF GRADING AND CONSTRUCTION WHERE SHOWN

GRADING GENERAL NOTES:

1. ALL GRADING ACTIVITIES SHALL CONFORM TO THE UNIFORM BUILDING CODE AND THE OREGON SPECIALTY CODE AMENDMENTS, INCLUDING APPENDIX J.

LAND USE: _____
REVISION SUMMARY: _____
DATE: 11/19/13

GRADING AND EROSION CONTROL PLAN
**WEATHERHILL
SUBDIVISION**
WEST LINN, OR
LF 7, LLC



3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245 BEAVERTON, OR 97005
PHONE & FAX: (503) 946-8385

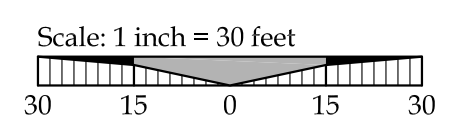
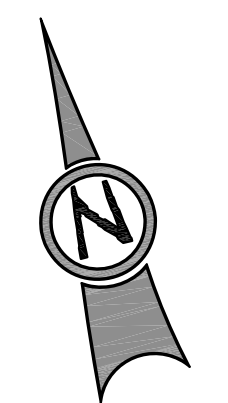
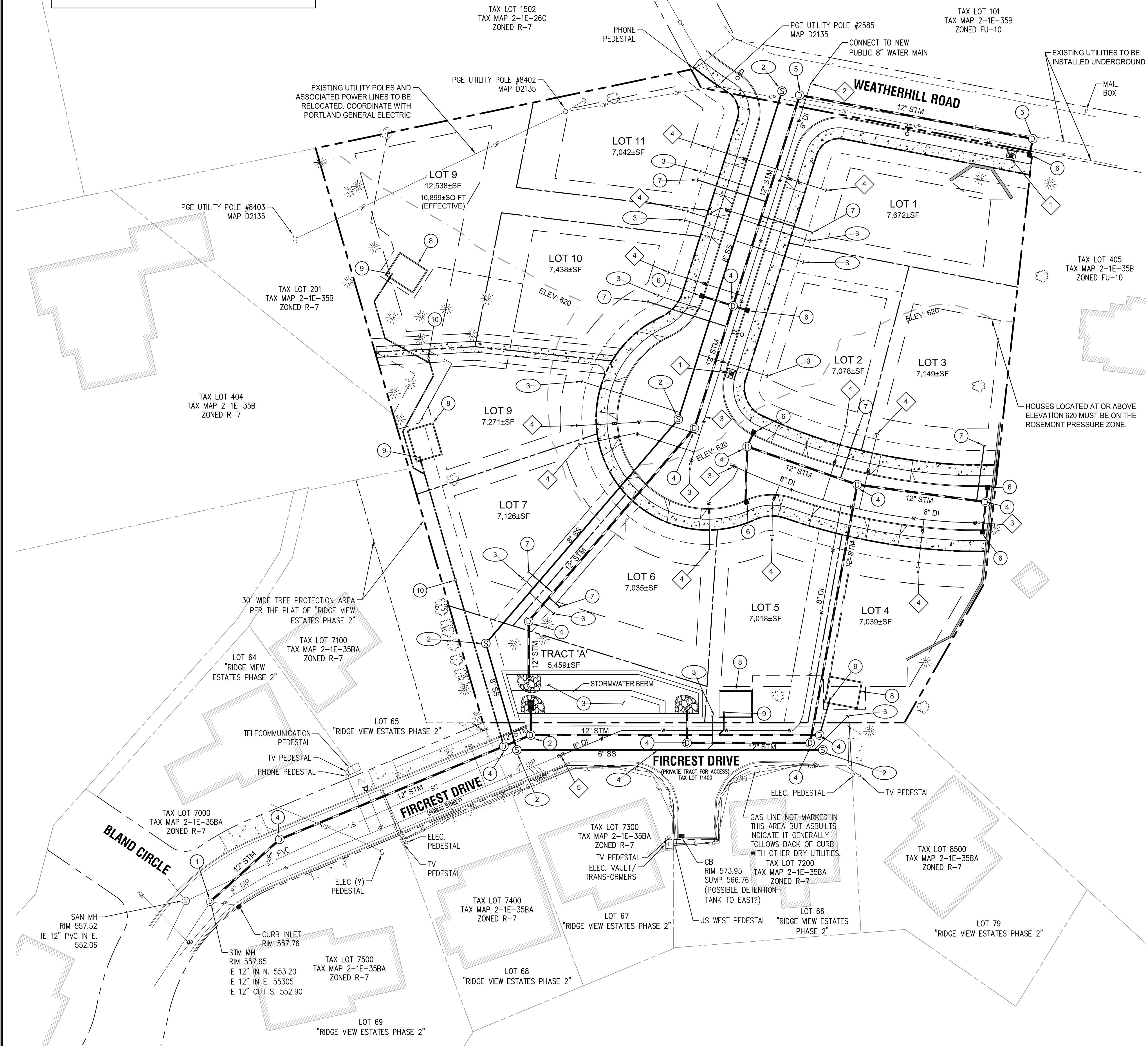
3J JOB ID # | 13118
LAND USE # | _____
TAX LOT #S | 251E35B 200, 301, 402
DESIGNED BY | CLF
CHECKED BY | BKf

SHEET TITLE
GRADING / ESCP
SHEET NUMBER

C2.2



TAX LOTS 200, 301, AND 402 LOCATED IN THE NW 1/4 OF SECTION 35, T.2S., R.1E., W.M. CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



LEGEND

	BOUNDARY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING CENTERLINE
	EXISTING LOT LINE
	EXISTING CURB
	EXISTING ASPHALT
	EXISTING SIDEWALK
	EXISTING LIGHT POLE
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	PROPOSED CURB
	PROPOSED SIDEWALK
	PROPOSED SETBACK LINE
	SANITARY SEWER LINE AND MANHOLE
	STORM DRAIN LINE AND MANHOLE
	DOMESTIC WATER SERVICE & METER
	STORM SEWER LATERAL AS NOTED
	SANITARY SEWER LATERAL AS NOTED
	STORM SEWER CURB INLET
	PROPOSED STREET LIGHT
	PROPOSED RETAINING WALL
	ROSEMONT PRESSURE ZONE (ELEV. 620)
	UTILITY/ACCESS EASEMENT
	TREE PRESERVATION EASEMENT

STORM SEWER CONSTRUCTION NOTES

1	CONNECT PROPOSED 12" STORM LINE TO EXISTING MANHOLE.
2	CONSTRUCT FLOW CONTROL STRUCTURE FOR POND OUTLET.
3	CONSTRUCT WET DETENTION POND (PER APPENDIX D; CCSD #1 STANDARD SURFACE WATER SPECIFICATIONS).
4	CONSTRUCT STANDARD 48" STORM SEWER MANHOLE.
5	CONSTRUCT SHALLOW 48" STORM SEWER MANHOLE.
6	CONSTRUCT CURB INLET WITH 10" STORM LINE.
7	PROVIDE 6" PRIVATE STORM DRAIN LATERAL CONNECTION FOR INDIVIDUAL LOT SERVICE. EXTEND SERVICE LATERAL 3' BEYOND PUE.
8	STORMWATER INFILTRATION PLANTER FOR MANAGEMENT OF FUTURE PROPERTY IMPROVEMENTS.
9	ROUTE WATER QUALITY PLANTER OVERFLOWS TO ULTIMATE STORMWATER OUTLET.
10	INSTALL 6" CLEAN OUT AS REQUIRED.

SANITARY SEWER CONSTRUCTION NOTES

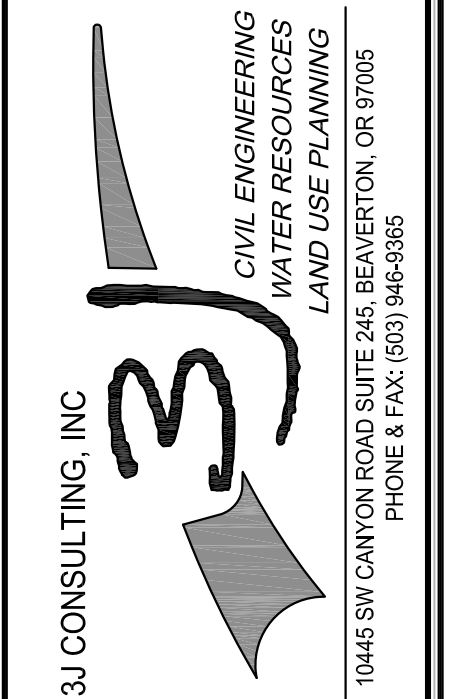
1	CONNECT PROPOSED 8" SEWER LINE TO NEW MANHOLE OVER EXISTING SEWER LINE.
2	CONSTRUCT STANDARD 48" SANITARY SEWER MANHOLE.
3	PROVIDE NEW 4" SANITARY SEWER LATERAL FOR INDIVIDUAL LOT SERVICE. EXTEND SERVICE LATERAL 3' BEYOND PUE.
4	INSTALL 4" CLEAN OUT AS REQUIRED.

WATER CONSTRUCTION NOTES

1	INSTALL FIRE HYDRANT.
2	CONNECT TO CITY WATER MAIN. CONTRACTOR TO COORDINATE WITH CITY OF WEST LINN PUBLIC WORKS' WATER LINE IMPROVEMENT PROJECT.
3	INSTALL STANDARD BLOW-OFF.
4	INSTALL SINGLE WATER METER FOR INDIVIDUAL LOT SERVICE. EXTEND 1" SERVICE LATERAL 3' BEYOND PUE.
5	REMOVE EXISTING BLOW-OFF AND CONNECT TO EXISTING 8" D.I.P.

LAND USE REVISION SUMMARY BY DATE
11/19/13

COMPOSITE UTILITY PLAN
WEATHERHILL SUBDIVISION
WEST LINN, OR
LF 7, LLC



Know what's below.
Call before you dig.

3J JOB ID # | 13118
LAND USE # |
TAX LOT #S | 251E35B 200, 301, 402
DESIGNED BY | CLF
CHECKED BY | BKF

SHEET TITLE
UTILITY PLAN
SHEET NUMBER

C3.0