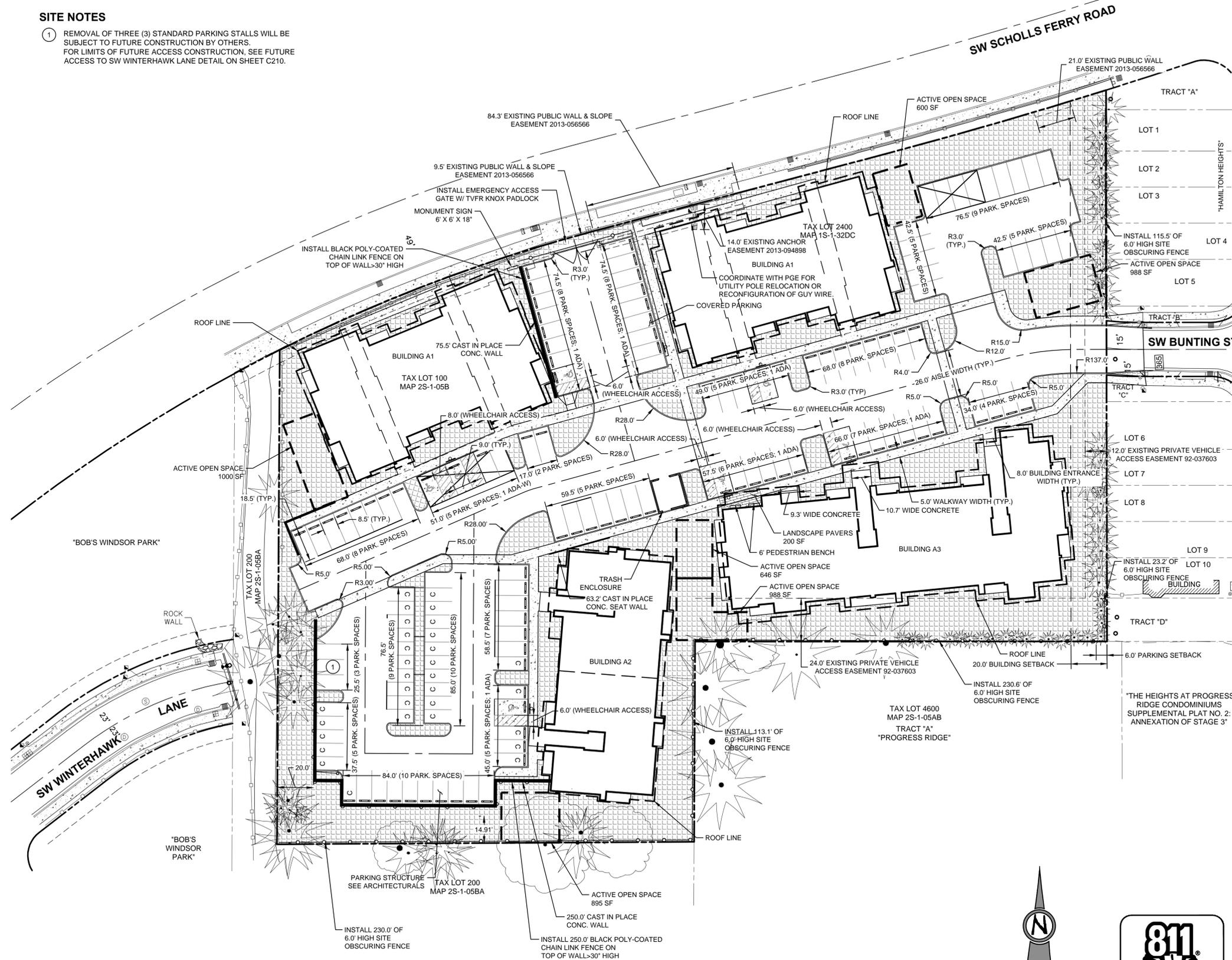


SITE NOTES

- 1. REMOVAL OF THREE (3) STANDARD PARKING STALLS WILL BE SUBJECT TO FUTURE CONSTRUCTION BY OTHERS. FOR LIMITS OF FUTURE ACCESS CONSTRUCTION, SEE FUTURE ACCESS TO SW WINTERHAWK LANE DETAIL ON SHEET C201.



LEGEND

	PROPOSED BOUNDARY LINE
	PROPOSED CENTERLINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPING
	PROPOSED RETAINING WALL
	PROPOSED HYDRANT
	PROPOSED VALVE
	STRADDLE BLOCK
	FIRE DPT. CONNECTION
	PROPOSED SIGN
	ADA PARKING SYMBOL
	PROPOSED STRIPING
	PROPOSED LIGHTING
	PROPOSED CONCRETE WHEEL STOP
	EXISTING CURB
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING CONCRETE
	PROPOSED SIGN
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING UTILITY POLE
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING STORM INLET
	EXISTING POWER METER
	EXISTING GAS METER
	EXISTING TELEPHONE PEDESTAL

DEVELOPMENT STANDARDS
DEVELOPMENT CODE SECTION 20.15.15

A. MINIMUM PARCEL AREA (SF)	
1. MINIMUM	NONE
B. RESIDENTIAL DENSITY	
1. MINIMUM / MAXIMUM (PER ACRE)	24/40
C. FLOOR AREA RATIO	
1. MINIMUM / MAXIMUM	0.30/0.60
2. MINIMUM / MAXIMUM (WITH PUD OR DRBCP)	0.20/1.00
D. LOT DIMENSIONS	
1. MINIMUM WIDTH	NONE
2. MINIMUM DEPTH	NONE
E. MINIMUM YARD SETBACKS	
1. FRONT MINIMUM	NONE
2. FRONT MAXIMUM ON MAJOR PED. ROUTE	NONE
3. FRONT MAXIMUM NOT ON A MAJOR PED ROUTE	10 FEET (W/ GROUND FLOOR RESIDENTIAL)/20 FEET (W/ GROUND FLOOR RESIDENTIAL)
4. SIDE MINIMUM	NONE
5. SIDE MAXIMUM	NONE
6. REAR MINIMUM	NONE
7. MINIMUM SIDE OR REAR YARDS ABUTTING PROPERTY ZONED RESIDENTIAL	20 FEET
F. BUILDING HEIGHT	
1. MAXIMUM	50 FEET

SITE STATISTICS

SITE ADDRESS	15536 & 15450 SCHOLLS FERRY RD BEAVERTON, OR 97006
TAXLOT	2S-1-05B TAX LOT 100 & 1S-132DC TAX LOT 2400
JURISDICTION	CITY OF BEAVERTON
GROSS SITE AREA	136,343 SF OR 3.13 ACRES
PROPERTY ZONING	TC-HDR
FLOOD HAZARD MAP NUMBER	4102400364D

PARKING - VEHICLE TABULATION

TYPE	STANDARD	COMPACT	ADA	ADA - "WHEEL CHAIR ONLY"	TOTAL
WIDTH x DEPTH	8.5' x 18.5'	7.5' x 18.5'	9' x 18.5'	9' x 18.5'	
PROPOSED NO. OF PARKING STALLS	99	33	4	2	138

NOTE

- 1. FOR PUBLIC ACCESS PEDESTRIANS MAY TRAVERSE EXTERNAL SITE ELEMENTS, I.E., EXCLUDING BUILDINGS VIA "BLANKET EASEMENT".
- 2. FOR LIMITS OF PUBLIC ACCESS EASEMENT AND FUTURE ACCESS EASEMENT, SEE TENTATIVE PLAT SHEET C201.

LAND USE

NOVEMBER 20, 2015	DATE
REVISION SUMMARY	BY
01/15/2016	DATE
INCOMPLETE RESPONSE	BY
04/15/2016	DATE
LAND USE HEARING RESPONSE	BY

SITE PLAN
TRILLIUM WOODS APARTMENTS
LAND USE DOCUMENTS
 JT SMITH COMPANIES
 BEAVERTON, OREGON



3J CONSULTING, INC

REGISTERED PROFESSIONAL ENGINEER
89866
OREGON
BRANDON J. MURPHY
EXPIRES: 06/30/16

CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING

5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-5366

3J JOB ID #	15263
LAND USE #	PA 2015-0050
TAX LOT #	100, 2400
DESIGNED BY	TNO/CKW
CHECKED BY	EIM

SHEET TITLE	SITE PLAN
SHEET NUMBER	C200

