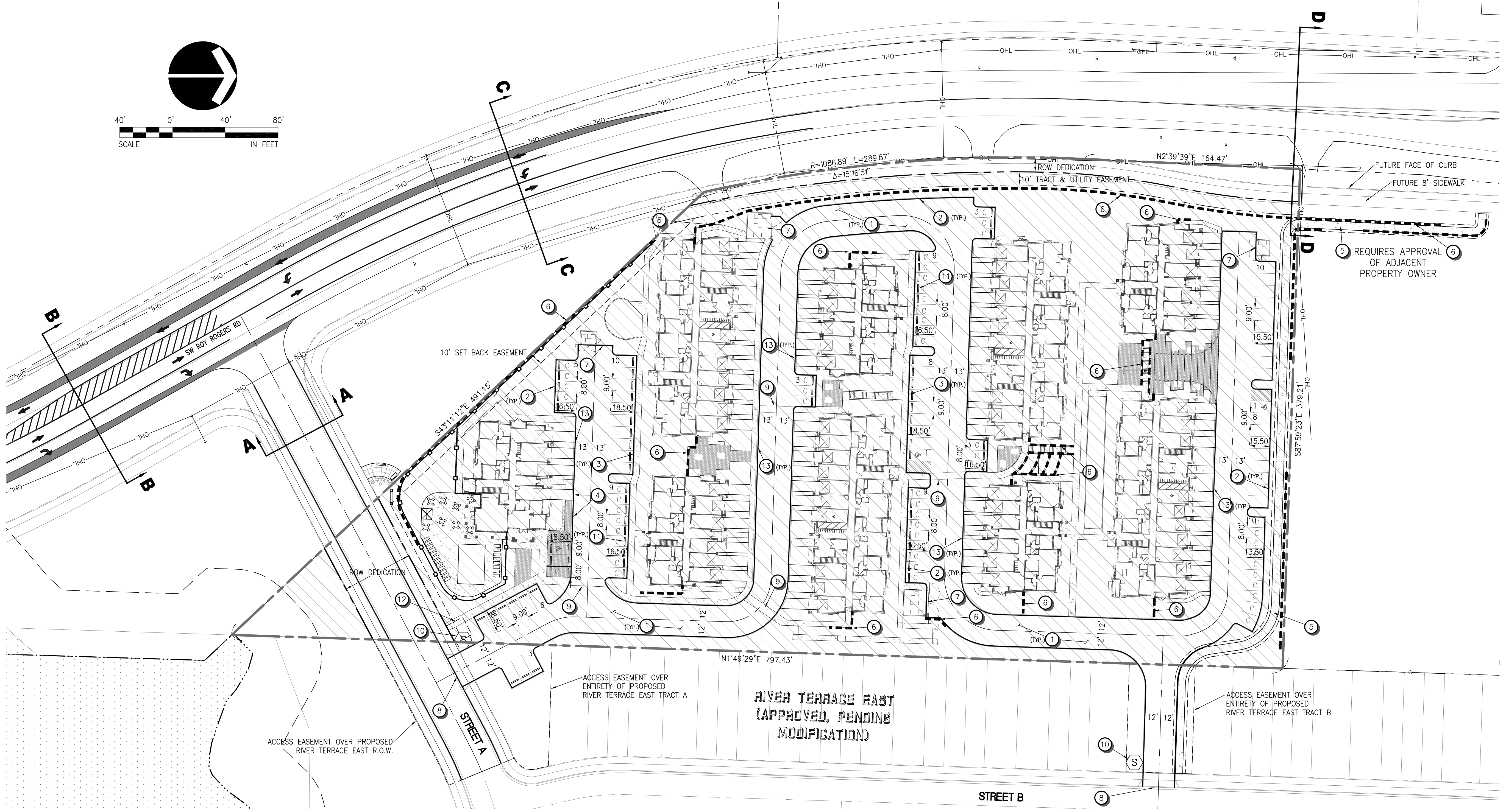
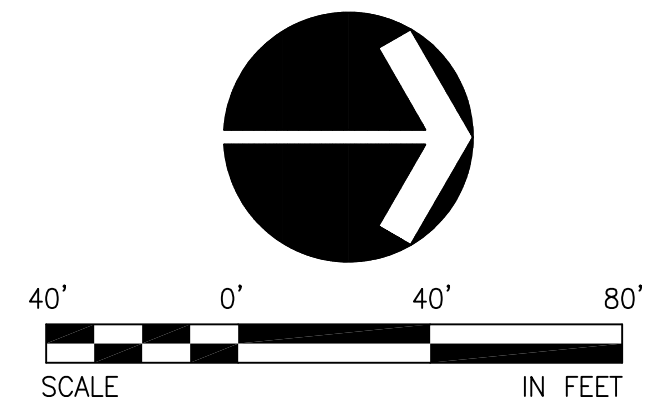


XREF LIST
 Ltscale: 40
 Resolved
 P17857X001
 017857X240
 395041.SITE-PRELIM
 395061.SITE-PRELIM
 395064.SITE-PRELIM
 017857X270
 100255_DA1
 100255_DD1
 100255_DX1-Not Cont
 P17857X230
 RTE-22 PLEX
 RTE-12 PLEX
 S17857X190
 S17857X360



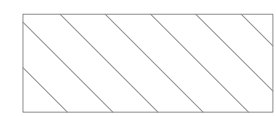
**NET DEVELOPMENT SITE
 (FOR DENSITY CALCULATION PURPOSES)**

TOTAL SITE AREA: 5.26 AC

ROW DEDICATION: 0.26 AC

VEGETATED CORRIDOR: 0.03 AC

NET DEVELOPMENT AREA = 4.97 AC



SITE PLAN NOTES

- 1 ASPHALT CONCRETE PAVING
- 2 CONCRETE CURB (6" VERTICAL)
- 3 CONCRETE SIDEWALK (MIN. 4.5' WIDTH EXCLUDES CURB)
- 4 ACCESSIBLE PARKING SPACE
- 5 6' PEDESTRIAN WALKWAY IN 10' PUBLIC ACCESS EASEMENT
- 6 RETAINING WALL WITH 5' HIGH BLACK CHAIN LINK FENCE
- 7 TRASH ENCLOSURE
- 8 CONCRETE DRIVEWAY APPROACH
- 9 PEDESTRIAN CROSSINGS (STAMPED CONCRETE PAVERS / STRIPING)
- 10 STOP SIGN (EGRESS)
- 11 WHEEL STOP (PROVIDES 3' OVERHANG)
- 12 PROPOSED 15' PUBLIC WATER EASEMENT
- 13 CONCRETE MOUNTABLE CURB (IN FRONT OF BUILDING GARAGES)

PARKING COUNT

BUILDING PARKING:	
GARAGE	64
DRIVEWAY	68
ADA (GARAGE)	4
SUBTOTAL	136
ON-STREET PARKING:	
COMPACT	52
STANDARD	46
ADA	3
SUBTOTAL	101
TOTAL PARKING	237

LEGEND

SITE	EXISTING	PROPOSED
RIGHT OF WAY	---	---
CENTER LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
STANDARD CURB	---	---
RETAINING WALL	---	---
SIDEWALK	---	---
STOP SIGN (STOP CONTROLLED INTERSECTION)	---	---
STREET CROSS SECTION (SEE SHEET P6.0)	---	---
LANE STRIPING	---	---
EDGE OF PAVEMENT	---	---
PROPOSED WIDENING	---	---

LAND USE SUBMITTAL APRIL 26, 2016 - NOT FOR CONSTRUCTION

RIVER TERRACE EAST - MULTIFAMILY

CITY OF TIGARD, OREGON

DETAILED DEVELOPMENT PLAN & SITE PLAN

PRELIMINARY

NO.	DATE	BY	REVISION COMMENTS

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 17857_P17857C20
 Project No. Drawing No.
P2.0
 Sheet No.
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Plotted: Jun 15, 2016 - 1:10 pm
 L:\Project\17800\17857\CADD\ACAD\DWG\17857C20.dwg
 Layout Name: P2.0