

# DARBY RIDGE PUD

A 34 LOT PLANNED DEVELOPMENT ON TAX LOTS 105, 106, 12600 & 13500 TAX MAP 2S1 08DC  
15955 & 15975 SW 150TH AVENUE, TIGARD, OREGON, 97223

## APPLICANT / OWNER OF TAX LOT 106

CTH INVESTMENTS  
14787 SW MILLIKAN WAY  
BEAVERTON, OR 97003  
PHONE (503) 970-5699  
CONTACT: MATT WELLNER

## APPLICANT / OWNER OF TAX LOTS 105, 12600, & 13500

MATTHEW & JESSICA WELLNER  
15955 SW 150TH AVENUE  
TIGARD, OR 97223  
PHONE (503) 970-5699  
CONTACT: MATT WELLNER

## PLANNING/ENGINEERING/SURVEYING

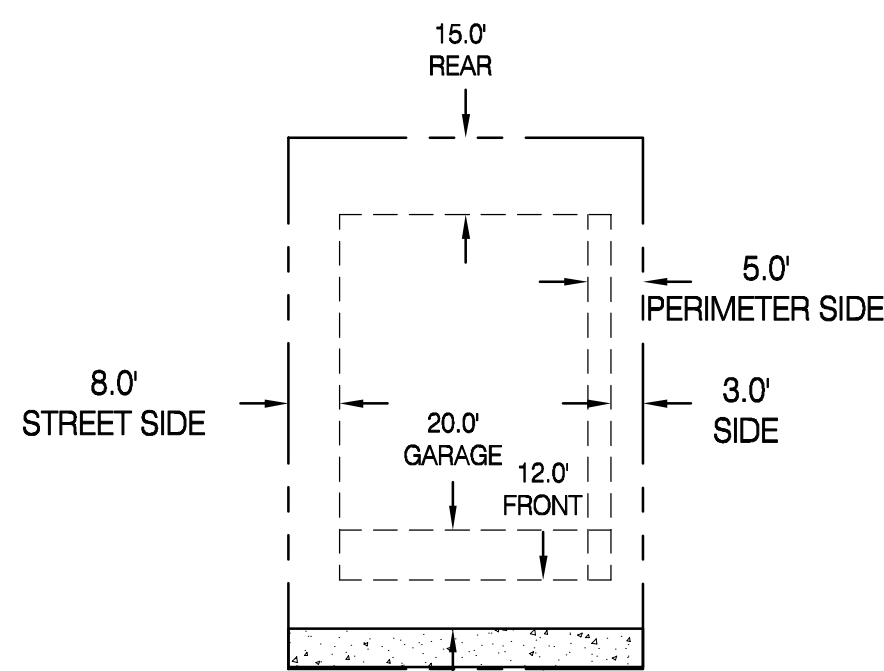
PIONEER DESIGN GROUP, INC.  
9020 SW WASHINGTON SQ RD., SUITE 170  
PORTLAND, OR 97223  
PHONE (503) 643-8286  
CONTACT: MATT SPRAGUE

## LANDSCAPE ARCHITECT

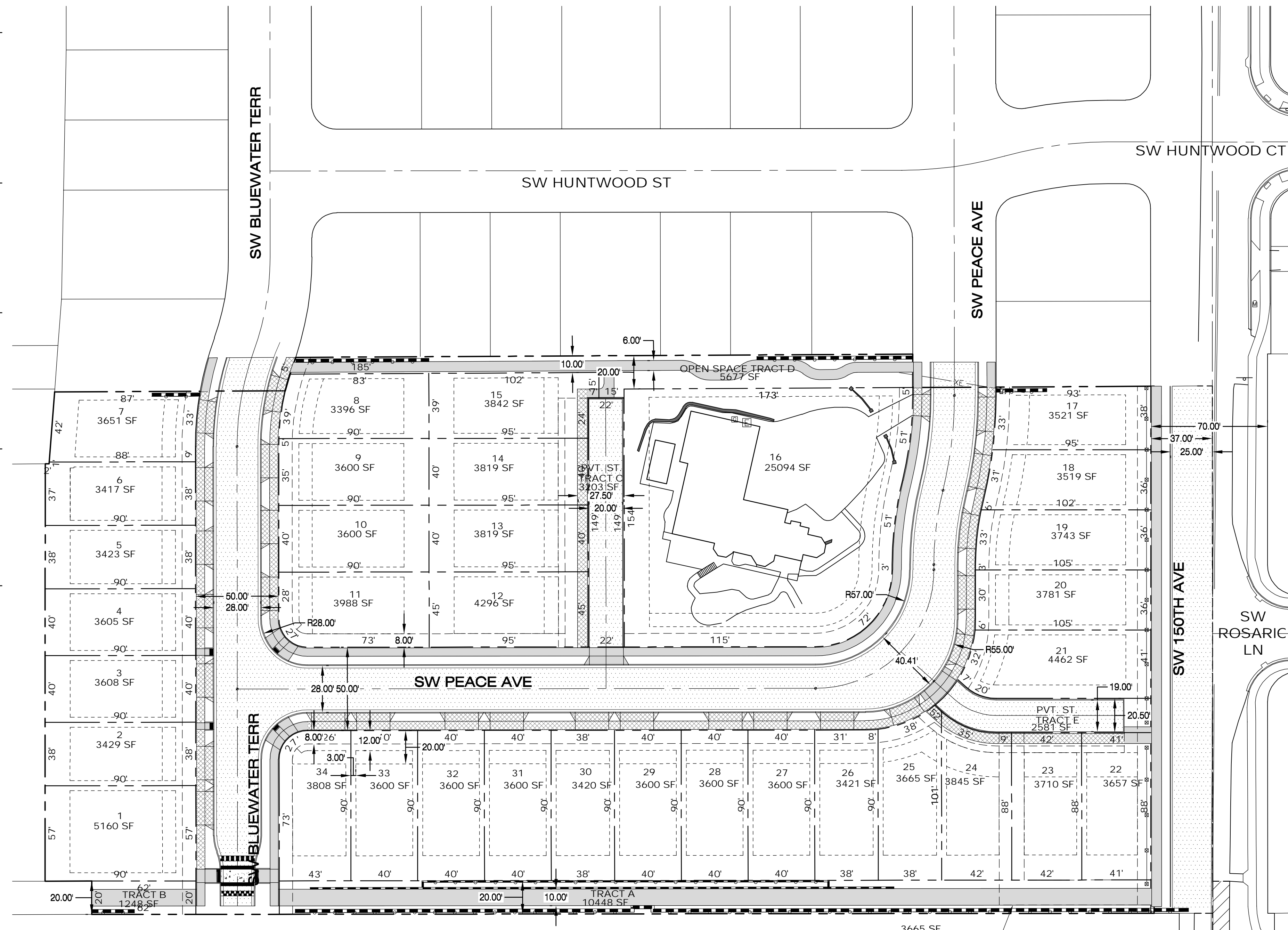
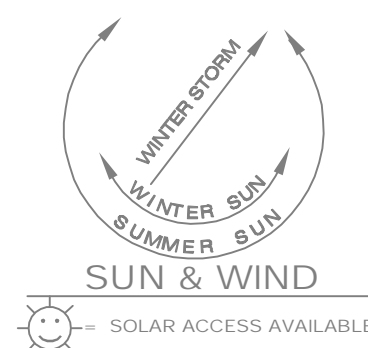
PIONEER DESIGN GROUP, INC.  
9020 SW WASHINGTON SQ RD., SUITE 170  
PORTLAND, OR 97223  
PHONE (503) 643-8286  
CONTACT: BEN HOLMES, PLA

## PROJECT ARBORIST

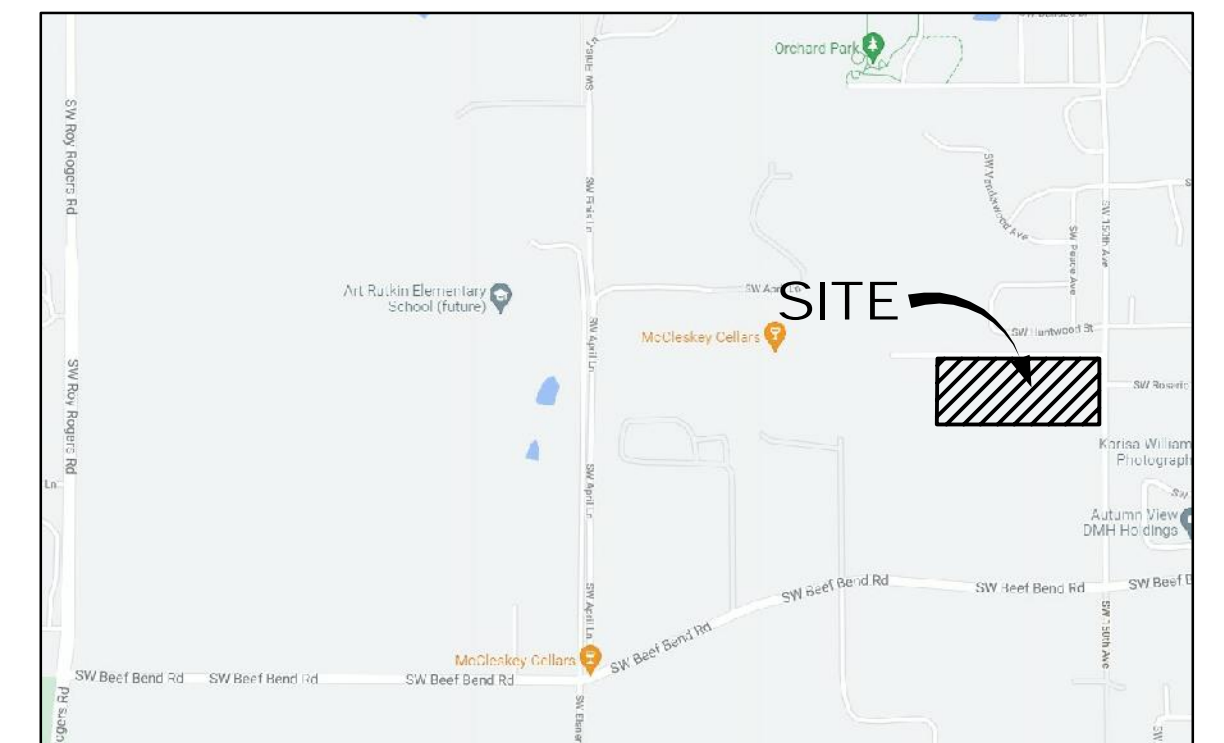
MORGAN HOLEN & ASSOCIATES LLC  
3 MONROE PARKWAY, SUITE P 220  
LAKE OSWEGO, OREGON 97035  
PHONE (971) 409-9354  
CONTACT: MORGAN HOLEN



PROPOSED SETBACKS  
NTS



SITE MAP  
SCALE: 1"=40'



VICINITY MAP  
N.T.S.

## VERTICAL DATUM

WASHINGTON COUNTY BENCHMARK NO. 757.

ELEVATIONS BASED ON WASH. CO. BM. 757, A BRASS DISK MARKING THE QUARTER CORNER COMMON TO SECTION 8 (T2S) R1W, W.M. AND LOCATED AT THE SOUTHWEST CORNER OF THE SW BEFF BEND ROAD AND SW 150TH AVENUE INTERSECTION.

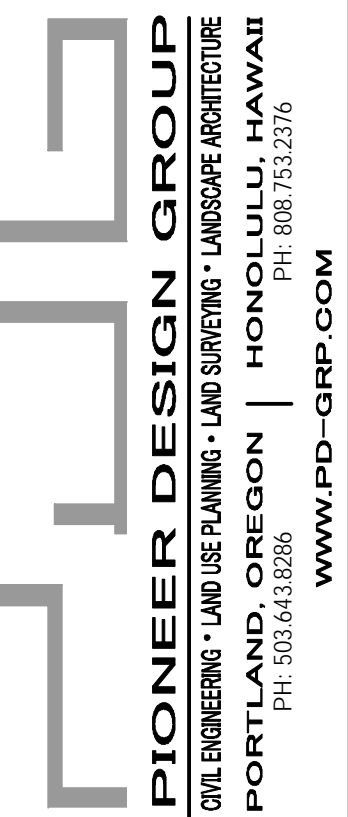
NGVD 29 ELEVATION: 250.135

## SITE INFORMATION

TAX MAP: 2S1 08DC  
TAX LOTS: 105, 106, 12600, AND 13500  
SITE ADDRESS: 15955 & 15975 SW 150TH AVE, TIGARD OREGON, 97223  
SITE SIZE: 4.95 ACRES  
ZONING: R-7

## REQUESTED SETBACKS

FRONT BUILDING: 12 FT.  
FRONT GARAGE: 20 FT.  
INTERIOR SIDE YARD: 3 FT.  
PERIMETER SIDE YARD: 5 FT.  
STREET SIDE YARD: 8 FT.  
REAR BUILDING: 15 FT.



PRELIMINARY PLAT

DARBY RIDGE  
TIGARD, OREGON

Designed by	Date	Drawn by	Date	Reviewed by	Date	REF.
MIS	5/2022	JRN	5/2022	MIS	5/2022	
						Project No. 141-037
						Horiz. Scale:
						Vert. Scale:

No.	Date	Revision

No.	Date

Project  
DARBY RIDGE  
No.  
141-037  
Type  
PLANNING  
Sheet