

PUBLISH DATE
JULY 13, 2023
ISSUED FOR
LAND USE
REVISIONS

BROWN'S FARM
PRELIMINARY PLAT

JTSC, LLC
FOREST GROVE, OREGON

3J CONSULTING
WATER RESOURCES
COMMUNITY PLANNING

9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

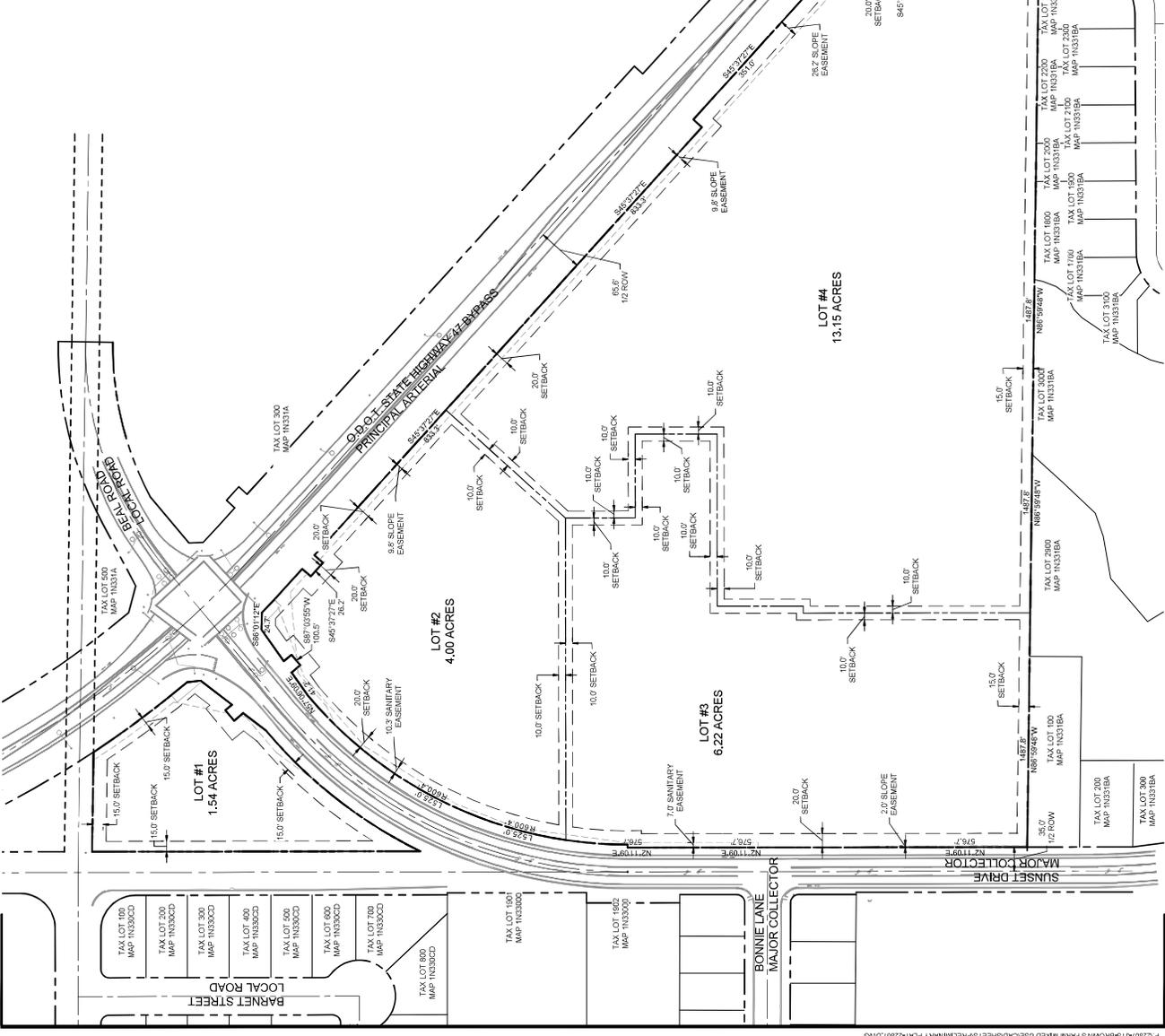
PROJECT INFORMATION
3 JAX LOTS 1, 2, 3
LAND USE # 1 -
DESIGNED BY J. LEO KOO, RMT
CHECKED BY J. AM JIB

SHEET NUMBER
C180

- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING ROW-CENTRELINE
 - PROPOSED LOT LINE
 - PROPOSED EASEMENT LINE
 - PROPOSED SETBACK LINE

LOT	LOT SIZE (AC)	PROPOSED ZONING DESIGNATION	PHASE	PROPOSED DEVELOPMENT (AC)	NUMBER OF PARKING SPACES
TAX LOT: -1N331A.000600					
LOT 1	1.54	NC	C2	COMMERCIAL	1,54
TAX LOT: -1N331A.000100					
LOT 2	4.00	NMU	C1	COMMERCIAL	1,54
TOTAL: 165 STANDARD, 146 COMPACT, 0 ADA, 2					
LOT 3	6.22	NMU	R1	RESIDENTIAL, 0 UNITS	0,23
TOTAL: 0 STANDARD, 0 ADA, 0					
LOT 4	13.15	NMU	R1	RESIDENTIAL, 128 UNITS	6,22
TOTAL: 206 STANDARD, 194 COMPACT, 0 ADA, 12					
TOTAL: 161 STANDARD, 155 COMPACT, 0 ADA, 6					
TOTAL: 143 STANDARD, 143 COMPACT, 0 ADA, 6					

NOTES:
1. AREA EXCLUDES WETLAND AND WETLAND BUFFER AREAS.



SCALE: 1" = 20'
0 20 40 60 80 100 FT