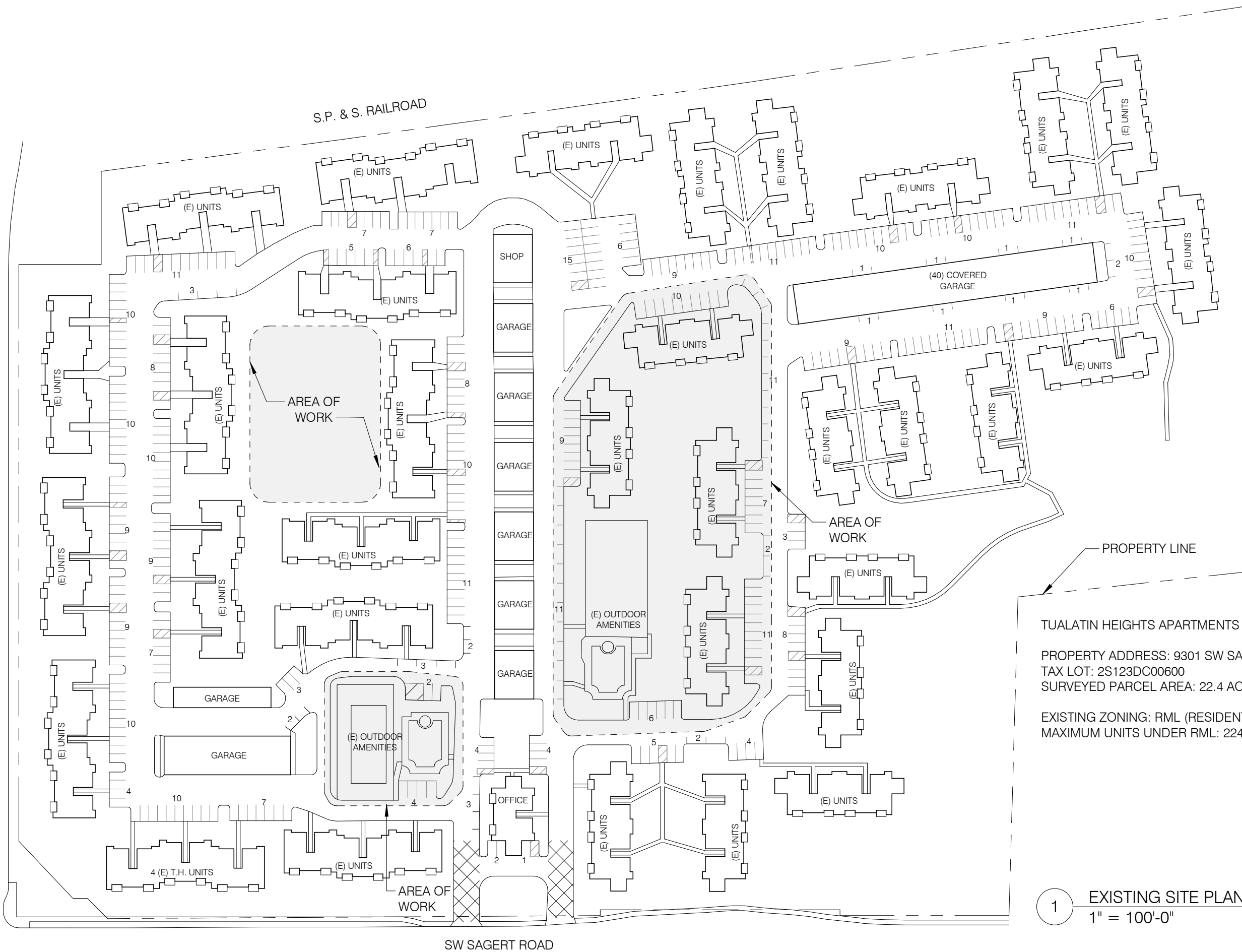

EXHIBIT A

Conceptual Site Plan

SW 95TH AVE

S.P. & S. RAILROAD



TUALATIN HEIGHTS APARTMENTS
 PROPERTY ADDRESS: 9301 SW SAGERT ST, TUALATIN, OR 97062
 TAX LOT: 2S123DC00600
 SURVEYED PARCEL AREA: 22.4 ACRES
 EXISTING ZONING: RML (RESIDENTIAL MEDIUM LOW)
 MAXIMUM UNITS UNDER RML: 224

1 EXISTING SITE PLAN
 1" = 100'-0"



NEW FIRE APPARATUS ACCESS ROAD (EMERGENCY VEHICLES ONLY)

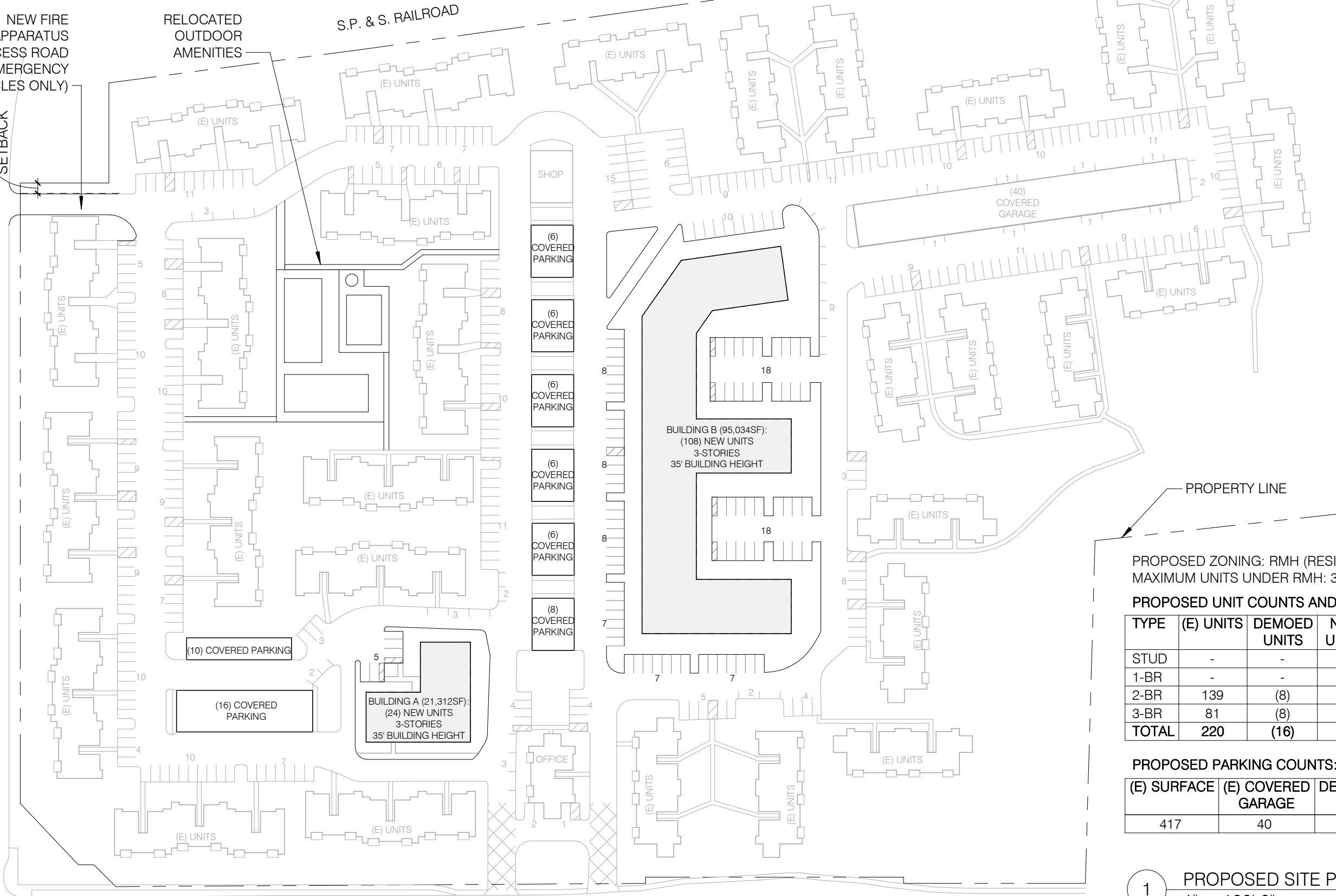
RELOCATED OUTDOOR AMENITIES

S.P. & S. RAILROAD

10'-0" SETBACK

SW 95TH AVE

SW SAGERT ROAD



PROPOSED ZONING: RMH (RESIDENTIAL MEDIUM HIGH)
 MAXIMUM UNITS UNDER RMH: 336

PROPOSED UNIT COUNTS AND REQUIRED PARKING:

TYPE	(E) UNITS	DEMOED UNITS	NEW UNITS	TOTAL UNITS	REQ. PARKING	REQ. GARAGE
STUD	-	-	60	60	60	0
1-BR	-	-	72	72	90	0
2-BR	139	(8)	-	131	196.5	0
3-BR	81	(8)	-	73	127.75	0
TOTAL	220	(16)	132	336	475	0

PROPOSED PARKING COUNTS:

(E) SURFACE	(E) COVERED GARAGE	DEMOED	NEW SURFACE	NEW COVERED	TOTAL
417	40	(59)	86	64	548

1 PROPOSED SITE PLAN
 1" = 100'-0"

