



GENERAL NOTES:

- PROPERTY LINE BEARINGS AND DISTANCES AS WELL AS SITE AREA CALCULATIONS ARE PROVIDED FOR ZONING AND PERMIT REVIEW ONLY. REAL PROPERTY LEGAL DESCRIPTIONS AND AREA CALCULATIONS ARE TO BE PROVIDED BY A REGISTERED PROFESSIONAL SURVEYOR.

PLANNING AND ZONING REVIEW:

JURISDICTION: CITY OF TUALATIN, OREGON

AREA SUMMARY:

| | | |
|---------------------|-----------------|-------------------|
| GROSS SITE AREA: | 2,034,482 SQFT. | 46.71 ACRES (+/-) |
| DEDICATION AREA: | 16,311 SQFT. | 0.37 ACRES (+/-) |
| NET DEVELOPED AREA: | 2,018,171 SQFT. | 46.34 ACRES (+/-) |

| | | |
|--------------|----------------------|-----------------------|
| BUILDING A: | 88,400 SQFT. | 4.4% COVERAGE |
| BUILDING B: | 70,000 SQFT. | 3.5% COVERAGE |
| BUILDING C: | 98,000 SQFT. | 4.9% COVERAGE |
| BUILDING D: | 69,056 SQFT. | 3.4% COVERAGE |
| BUILDING E: | 77,000 SQFT. | 3.8% COVERAGE |
| BUILDING F: | 70,000 SQFT. | 3.5% COVERAGE |
| BUILDING G: | 50,000 SQFT. | 2.5% COVERAGE |
| BUILDING H: | 55,000 SQFT. | 2.7% COVERAGE |
| TOTAL | 577,456 SQFT. | 28.6% COVERAGE |

Tonquin Road Development
DECEMBER 2022

Schnitzer PROPERTIES

VLMK
ENGINEERING + DESIGN
503.222.4453
www.vlmk.com

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