

Minutes of the Five Oaks Triple Creek NAC Meeting

Tuesday, May 8th, 7:00 PM
Elmonica School Cafeteria
16950 SW Lisa Court, Beaverton, Oregon

Attendees

David Kamin, Dennis Seely, Gayle Seely, Richard Pickett, John Hooson, David James, Ruth Ann Nicklin, Dean Morofcik, Roger and Linda Lea, Sandy Kangas, Larry Kangas, Lloyd Krause, Bryan Mower, Mandi DeFrain, Megan Talalemoth, Ben Altman, Matt Sprague, Elizabeth Puccinelli

Minutes

7:05 - 7:10 Welcome & Introductions

Dave James opened the meeting at 7:05.
We went around the room and introduced ourselves.

7:05 - 7:10 Approval of Minutes, Treasury Report, & Additions to Agenda

The Minutes were approved as written.
Treasury Report: Current balance is \$6,986.48 in our account.

7:10 - 7:35 Announcements

This Saturday, May 12th is opening day at the Beaverton Farmers Market and we have the privilege of managing the Cinnamon Roll booth. We sell cinnamon rolls and other pastries and water and pop. It is a fund raising activity for our NAC.

Saturday June 2nd is the annual Beaverton Recycling Day. Things that are difficult to recycle, batteries, computer components, large pieces of plastic. It is held at the former Westgate site, with entrance on the Rose Biggi, right off of Cedar Hills Boulevard. This is the 2nd fund raising event for our NAC this year. We typically have about 1000 cars that come through the lines and drop things off at the event. It is also a lot of fun, so please sign up for a shift if you are interested.

Tuesday May 15th we have a second NAC meeting this month specifically for a developer. It is for a Waterhouse Ridge Memory Care facility, which, if approved, will be built on 158th across from the entrance to Greenbrier Parkway. This meeting will be at the nature Park center at 7:00.

An update from ODOT on the widening project for Highway 26. They hope to finish the project by July, but the remaining parts of the project are weather dependent. The project was substantially under budget so they added 2 more projects with the extra funds. They will be doing widening of the Cornell Road off-ramp with U.S. 26 westbound and the 185th on-ramp to U.S. 26 eastbound. They expect these projects to be done within the next year or two.

On May 19th there will be a Disaster mock-up. The CERT teams will be participating in a run through of handling a disaster. CERT stands for Community Emergency Response Team and if you have any interest in learning more about this please go to www.beavertonoregon.gov and put CERT in the SEARCH bar in the upper right hand corner. They are looking for victims for event. This victim drive is being managed by Bill Chown. If you are interested in helping disaster preparedness by being a victim, please contact him at billchown@bbmgroup.com

The 7-eleven on 158th is applying for a 24-hour opening permit, and so we will be kept posted on the progress of this request. The Hearing Date before the Planning Commission is on June 13th, 2012 at 6:30 p.m.

7:35 **Tualatin Valley Fire & Rescue (TVF&R) Report**

They were absent this evening. We are sure they were working.

7:30 – 7:35 **Beaverton Committee for Citizen Involvement (BCCI) Report -**

Richard Pickett. Learn more about BCCI at www.BeavertonOregon.gov/BCCI. Most of the topics Richard has to present have been covered in the foregoing announcements.

Richard Pickett explained to the group what BCCI stands for and how it was developed. A number of the initiatives that the BCCI sponsors include Recycling Day. The last meeting was April 23rd. On April 19th they sponsored the Voters Forum, and had a great turn out. They also put together their Living Greener Summit, at the Beaverton Library, which was held on April 14th. It was a big success, also. This time of year there are not a lot of text amendments being put forward.

Another group within the BCCI is putting together a neighborhood survey, which will soon be approved and sent out to all the citizens in the NACs. The purpose is to learn about the awareness of the citizenry about the NAC system, and how they can participate, and what we need to do to promote their interest.

Our NAC Picnic is Monday July 16th at Autumn Ridge Park

7:40 – 8:00 **Presentation** - Officer Mandi DeFrain, Beaverton Police Department. Officer DeFrain created a proactive **crime prevention program called Beaverton Community Safe or “Be SAFE.”** Learn how to increase your home and personal safety.

Officer DeFrain added a few NAC related announcements:

- a.) There is a Car seat Clinic on May 19th.
- b.) The City of Beaverton recently purchased the Coldwell Building near the Round, and also the police department is looking for a new home, because the building at the Round will not serve their needs.

Officer DeFrain showed us a video on the Police needing a new building.

She next presented the **Beaverton SAFE program**.

The presentation began with a survey about your own home:

These were a few of the questions in the survey:

- 1.) Are your doors strong, do you know your neighbors?
- 2.) Do you illuminate your home at night?
- 3.) Who would you call if you came home and suspected that someone had broken in?

The following are important components of Officer DeFrain’s presentation, but there was much more than listed here and this Recorder recommends that you take the time to review it at your leisure. It is quite informative!

Please send an email to mdefrain@beavertonoregon.gov and put NAC SAFE presentation in the subject line. *Be sure and tell her you heard about this from the Five Oaks Triple Creek Minutes*

We do have burglaries in Beaverton, both residential and commercial. Most of the burglaries are opportunity thefts, rather than professional thefts.

If you live in an apartment, have the landlord change the locks when you move in.

If you have a lot of windows, look into track locks.

Burglars typically don't like to be caught on the 2nd floor.

You need photographs of things you have, and serial numbers for those items. Make a list of these items, and place both the photos and the serial numbers in a safe place. The police can use the serial number to track your missing items, as well as to find out how the crime groups are working.

90% of crime happens after dark. Check your home. Shrubs should be down below the window level, and trees should be trimmed up. It is important to be able to see into the room from outside.

There is a Security Survey Program in the summer offered through the Beaverton Police Department. Officer DeFrain will provide that contact number at the end of her talk. They also do vacation checks if you put in a request. The way this works is that the police will come and check your house before you go so they will recognize differences in patterns or property while you are away.

Turn your lights on and off and open your drapes and close them randomly so that anyone casing the house will not be able to tell when you are really there.

If you come home and the front door is open, stay in your car and call the police.

You need to build a "**bug out**" box – all the important things in one place so that you could leave in a huge hurry – in maybe 10 minutes.

Also put together a 72 hour survival box. Be prepared for a disaster, and to be able to leave. You and your family will not be priority in a disaster unless you have issues beyond the normal disaster problems. They will help those in the most need first, so you need to be prepared to take care of yourself.

Be a good neighbor. It is much easier to have more eyes on a problem than just a few. Communicate with your neighbors.

Also, when you do have the need to call the police, be observant, and remember details. License plates, makes of cars, piercings, tattoos, shoe wear, clothing, hair, eyes, whatever you can do. Even a few details are better than none.

Begin a telephone tree with your neighbors.

Here are some tips on "Target Hardening" your car:

Remember CRAVE – Concealable, Removable, Available, Valuable, Enjoyable, or Disposable. Criminals love things in this category. You have a 1/30 chance of having something stolen out of your car in Beaverton if you make an effort to prevent it.

Remember, in all circumstances where they may be a crime, to remain calm and trust your instincts. Just do it.

When you are walking down the street be sure to make eye contact with people. It makes it clear that you know they are there. When you get out of the car, always look around, survey your surroundings for safety.

If you find yourself in a situation where there is an aggressive pan handler, remember to remain calm.

Identity theft is still out there as a crime. Do things that prevent. Use only one credit card online. If you think you are a victim of identity theft, contact the police department, they like to know so they can track trends. Also contact the 3 credit bureaus. You should also be routinely shredding or destroy all your credit card records.

Numbers that you may find useful are

Stop Credit Card Offers, www.optoutprescreen.com, (888) 567-8688
Do Not Call Registry, www.donotcall.gov, (888) 382-1222
Federal Trade Commission, www.ftc.gov, (877)438-4338
Oregon Attorney General, www.doj.state.or.us, (503) 229-5576
Free Credit Report, www.annualcreditreport.com. (877) 322-8228

8:10 - 9:00 **Presentation:** Matt Sprague, Senior Planner, SFA Design Group, presented the plans for the commercial portion (VillaSport) of the Murray Village development located at the northeast corner of Murray and Jenkins across from Nike. He will be joined by Elizabeth

Matt Sprague is with the **SFA Design Group**.

Elizabeth Puccinelli, of SYUFY Enterprises, on behalf of **VillaSport**.

They will be submitting an application for a type 3 permit. This will include a design review, and a minor set-back to the property.

There will be a planning commission hearing.

In a Type 3 process, when the application is complete, the staff will do a presentation on the project.

Matt began with a photograph of the site. It is called 45 Central now, but was permitted under a former name. The improvements to the land are almost done. Matt outlined the single family homes, and the area where there will be condos.

Matt then put up a Site Plan for the whole VillaSport project. This included the plan for the recreational buildings as well as the grounds including the parking lot and outdoor pools.

Elizabeth took over the presentation at this point. She works for VillaSport Athletic Club and Spa, which are recreational facilities. They are a family owned business with locations in Colorado and Texas. The family business originated as a movie theatre ownership business many years ago, but they have been in this business for five years and have had lots of operating experience. They believe strongly in using high-quality materials at the facilities both inside and out. There will be lots of windows for natural light. The basketball gym will face Jenkins and Murray. There will be an area called VillaKids and it is very protected and safe for kids of all ages. There will be outdoor seating with a fire pit and that will be open to the public, as will the Spa. It is a member based club, but they wanted to make several of the facilities available for everyone. The basketball court is NBA sized. There are studios upstairs for aerobics, spinning, yoga, etc, and they expect to have about 75 classes a week.

The reason that they have four pools is so that they can have outdoor as well as indoor pools, as well as lap pools.

VillaSport intends to create a sense of community and will often have barbeques and other types of events that can be attended by local community members. They are very focused on families: everything from the physical space to the programming. There is a rotational program, organized by ages. Lots of arts and crafts, and cheer class for kids, birthday parties, etc. There will be a lot of events throughout the year, including an Easter Egg hunt, Breakfast with Santa, a Halloween event, a warm coat drive, and food drives.

VillaSpa, and VillaCafe will both be open to the public. There are a full line of treatments in the Spa. They have worked very hard on a healthy diverse menu.

The space will be lined with a very tall hedge – which will be between the outdoor pool and the road.

No date has been set for an opening yet, but it will probably be opening in about a year and a half. Membership will be capped, to prevent crowding, but the number is not set. Possibly around 4500 memberships, but some of those could be family memberships. They do not plan to have a huge entry fee like the MAC Club downtown Portland. They just submitted the request to the City last week, so they are just beginning the process.

They are working on having mass transit be an easy way to get to the facility. They are encouraging members and employees to use bikes, Tri-met, walking, etc.

The residential portion of the development will not be changed or impacted by their facilities. There same 360 homes that are being built will still have their own club house and facilities, which will be separate, and have no connection to VillaSport, except, of course, they will be neighbors.

The total employees that will be hired in order to build the project will be 600. When the complex is complete there will be about 250 employees who will be doing various jobs at various times.

The requirement by the City of Beaverton is for 10% landscaping, but VillaSport is going to have 20% landscaping, with many areas to picnics, and enjoyment of the outdoors.

They are being very sensitive to lighting: enough for safety in the parking lot but not a glaringly bright over-lit environment. They will be having security cameras in the parking lot.

Here are questions that were asked during the meeting, in their question format:

1. What will the pool hours be (outdoor)?

Elizabeth noted that the overall program has not, yet, been set, but most likely the facility would close around 9-10 Pm, so the pool would be closed around 8:00 PM. The operating hours will be from 5:00 AM to 10:00 PM.

2. Will the pool be visible from the street?

No, there will be a 6 foot evergreen hedge around the perimeter. The top of the water slide would be visible, but not the pools.

3. What is the opening schedule?

Again, not exactly sure, in part the timing depends upon the City's review process. However, the current anticipated opening would be the spring of 2014. It will take about 1 year to build.

4. How many members to do anticipate?

Membership will be capped to ensure adequate accommodations for members. Probably about 4500 members, including singles and families.

5. What will membership cost?

The numbers are not set yet, but we would anticipate be comparable to Club Sport in Tualatin.

6. Will there be day care?

No formal day care will be provided. However the Villa Kids area and programs is designed to accommodate children of all ages while the parents do their exercises. Except for the special summer camp programs parents will be required to be on-site.

7. What about traffic signals?

Matt noted that the Murray Blvd driveway is right-in, right-out only, but there will be two full intersections on Jenkins, one at Meridian and one at Biggs, which will be signalized. The signals are actually install now, just not energized, yet. He also noted that there will be substantial frontage landscaping with street trees, more than the minimum required by the City Code. This design provides for a high level of screening of the parking area.

8. Is the residential portion directly linked with membership, and what about the club house proposed?

Matt noted that VillaSport is totally separate from the residential area, but residents could certainly become members. The club house will be built as originally planned for the residents. It will likely be constructed later this summer,

9. Will there be retaining walls?

No, not along the VillaSport frontage. There is a retaining wall along the Jenkins frontage from Biggs to Meridian because of grade differences in that area. But the grade at VillaSport actually slopes to the north.

10. What about transit access.

Matt noted there are 2 transit stops on Jenkins, and there are walkways within the project connecting to the residential area. There will be more than minimum standard bike parking. Elizabeth explained that they will provide transit information in all membership packets, they will post bus schedules at the facility and on-line, as well as the newsletter. Because members tend to be health conscious we would anticipate some will walk or bike to the facility.

11. We note that this project is completely different than what was presented for Murray Village, which showed retail and a hotel.

Matt noted that for the Murray Village Master Plan the City required the developer to demonstrate that the project could meet the Mixed Use requirements of the Code. Therefore, the retail/hotel concept was presented as a potential scenario. However, there was no market demand for that type of product. Consequently VillaSport showed interest and we are now moving forward with the full Design Review process.

12. How does this site compare to your other two facilities?

Elizabeth noted that they are very similar in scale, with minor variations to the space allocations.

13. How many employees?

Elizabeth noted there would be about 600 employed during the construction phase, and once opened there would be about 250 employees on various shifts.

14. How many parking spaces, it looks bigger than the original design.

Matt noted that the parking area was actually smaller, with only 442 spaces, right at the City's minimum. The perimeter landscaping will actually be 100% greater than the city requires.

15. What about outdoor lighting?

Elizabeth noted that they are very energy conscious and that the building design and location was actually based on solar access to reduce lighting and heating/cooling costs. The lights will match those in the residential area. Lighting will be minimized but sufficient to provide adequate public safety.

16. What about property crime, there have been problems of theft from cars at other similar facilities?

We anticipate utilizing video surveillance, plus we provide lots of lockers for members so they have a safe place to store valuables.

17. What about storm water?

Matt noted that a large water quality facility was built at the northwest corner of the residential area, referring to the aerial. This facility serves the entire development and meets City and Clean Water Services standards.

18. It was noted by the Marketing Director for 45 Degree Central that potential buyers have expressed great interest in the VillaSport project, so she anticipated many memberships coming from home buyers.

If you have further questions about this project, please send an email with your question to Matt Sprague at msprague@sfadg.com.

9:01 **Adjourn**



Donate to a Local Food Bank! We are suggesting a donation of one can of food or other non-perishable food item to be donated to local food banks.

Minutes of the Five Oaks Triple Creek NAC Meeting

Tuesday, May 15th, 7:00 PM
Tualatin Hills Nature Park & Interpretive Center
15655 S W Millikan Way
Beaverton, Oregon 97006

Attendees

David Kamin, Dave James, Dennis Seely, Gayle Seely, Richard Pickett, Patrick Bickler, Greg Priebe, Mike Cluff, Jacobs, Zack Falk, Ruth Wilson, Paul Williams
There were several other attendees that did not sign out attendance list.

Minutes

7:05 - 7:10 Welcome & Introductions

Dave James began the meeting at 7:07.

He explained what a NAC is and how we are different from a HOA, and explained the boundaries of our NAC. The idea of a Neighborhood Association, or NAC, is to improve the communications between the City of Beaverton and the people in the neighborhoods, but we also do a lot of volunteer work. Dave referenced a number of our most recent projects, including Autumn Ridge, the Farmer's Market Booth, the Beaverton Recycling Day, the Oregon Food Bank, etc. He stated that we in the NAC leadership like to address issues related to livability and other things that impact our citizens directly.

This meeting tonight is part of a formal process that they will be going through to gain permission to construct their new facility, and Dave James encouraged all the parties involved to please consider the recommendations that are suggested as part of the process. Many of them are just recommendations, but success with their proposal can be positively impacted by following these suggestions.

After this meeting tonight there will be a presentation in front of the Planning Commission. The Commission is likely to read the minutes of what happened at this meeting.

7:10 - 7:55 Presentation:

Zack Falk, Owner Representative kicked off the presentation. The proposal is for a single story 68 Bed Residential Care Facility for dementia patients at 1115 NW 158th, Beaverton, 97006.

A lot of care was taken to create a well articulated façade implementing residential bay windows along with a variety of exterior finishes and visually interesting trim work. Exterior landscaping will include zone appropriate material, seasonal variety, water conservation measures, and automatic irrigation controls. Although the typical resident is relatively frail and is often limited to infrequent outdoor activities the design does provide for private garden courtyards each with a water feature.

Zack began by explaining some of the thinking behind this project. First of all that they were seeking a population who was underserved. They were also seeking a nice community to locate their facility within. They believe they have found a nice piece of

land, and are excited about the opportunity to have both R2 zoning, and also be in a nice area.

Paul Williams, of Paul Williams & Assoc., LLC, Financial and Real Estate Consulting, and Pat Bickler, LLC, Architect will also be assisting with the presentation.

Pat, as the architect for the project, begins by telling the group about the building plans. He is a registered architect in the area, but not a builder. He has designed many buildings, but he has not actually built any. Pat discusses the strong social need to provide facilities for those who want to age in place, who would like to be near their families, and, this is the type of facility he has spent much of his career designing.

The building is an H shaped building, with cooking, common areas, garden area, and 24 hour onsite care. There will be 48 suites, with some of these being private, or single suites, and some being shared. So there will be around 68 residents. All of his facilities are community based. Typically the local community participates, and visits, the facility, because they make a point of reaching out and being part of the community.

The building will be built into a grade, and that makes the building a little lower than the road, and that is better for the residents.

There will be an entry off of 158th. There is a nice front door approach way from 158th, but they also have some retaining walls throughout the site, including a series of stepped retaining walls on the south side. It is important that the building be one level, and that everything is fully accessible or adaptable because some of the residents will be in wheelchairs or may be using walkers.

The exterior lighting will not exceed a .5fc cut-off lighting at the property line.

The site parking area includes a trash/recycling enclosure that will have a nice manufactured stone veneer. The site will include 2 water features, one at each resident courtyard.

There is a front veranda, a lobby, a foyer, a central kitchen, a spa area, and a private dining room within the core area of the building.

The architecture on the outside will fit in with the local area, and will have a lots of windows to allow for plenty of natural light. This will be done with lots of dormers, and cupolas. The exterior finishes will include lap siding, sidewall shingles, vertical board siding, and 4" trim around all the windows and doors. Most of the roofs will have a 5 and 12 pitch although some sloped roofs will be at 2.5 and 12 - specifically on the dormers that will be sticking out (the dormer/bay projections).

The primary ridgeline is approximately 26 feet above the main floor, and there are two cupolas that provide light for the common areas within each neighborhood pod. Additionally, there will be an exterior sitting area with a pergola in each resident area exterior courtyard.

They want the building to look really nice and make it attractive to the local community as well as to potential clients.

The facility will be divided into 4 neighborhoods, with 12 suites in each one, and each neighborhood will have their own dining area.

Paul Williams explained that they make a strong effort to keep the residents very active during the day, and that helps the residents to be tired a night, and therefore have the ability to sleep at night. The physical, cognitive, sensory, and other are types of the

activities that they provide throughout the day. This means that the facility is expected to be very quiet during the night hours.

There is a bistro, an area where family members can take their resident over to visit in, sort of like a corner drug store, or coffee shop, that will be similar to being at another location, but not as much trouble for the resident.

A question was asked about whether this was a high-end or a medium-end facility. Paul explained that they wanted to attract the Private Pay Market. They are aiming for locations that would be comfortable for the Private Pay patron. They do have a policy of retaining residents if their funds are depleted and they need to go into Medicaid.

Security is very good. All doors are alarmed. Each entry door has a key pad entry. This works to prevent strangers from coming in un-invited, but it is primarily that they don't want the resident's to leave. Since this will be a memory care facility they will be dealing with residents with Alzheimer's Disease, and other forms of dementia. One aspect of these kinds of illnesses is that the residents tend to wander, sometimes having no idea where they are. It can be terrifying for families to not be able to find their loved one.

They also will offer wrist bands and necklaces for the residents that they can use to contact the nursing staff. They have full smoke detection, and all the other requirements for this type of facility.

The architectural style is called 'northwestern', with lots of dormers, and some of the elements of a lodge type of style. There will be shingles, dormers, essence of earth colors, good landscaping.

There is a common ridge line at approximately 26 feet above the finished floor, although that line is not consistent, because there will be several dormers and cupolas and each wing will be stepped-down to reduce the scale.

The color for the roof has not been decided yet. One advantage of having a lighter colored roof is that it reduces some heat gain. Rain water from the roof will be filtered in part by the onsite bio-swales which will also help to control the water flow into the public system.

Pat explained where the roof-top unit will be with-in the screened mechanical well as well as the exhaust from the commercial kitchen.

There is a likelihood that the cedar trees (cedar hedge) along the back will be removed because of the requirements of grading. However there is a B2 landscape buffer yard requirement and will replace the lost trees.

The retaining wall will be composed of poured reinforced concrete or CMU (concrete masonry units) with a 4 foot high vinyl coated (black or brown) chain-link fence on top in places where the grade below exceeds 30 inches in height. The fence is provided to protect people from falling. There will be landscape material adjacent to the fence and because the fence is relatively transparent the plants will be able to grow and will become attractive.

Some of the residents who live behind where this facility is going to be built are concerned about how the taking out of the trees will impact the existing wall because the trees are very tall and very old and their roots have impacted it.

Paul suggests that they bring an arborist out to look at the site where the cedar trees are, so that it can be determined if there is some way to save the cedar trees or perhaps some of them.

Dave James asked for Time Line for this project:

Summer: Design Review

End of summer, approvals

By November, Construction documents.

The permitting.

Construction should start in May or June 2013. It could take 9 to 12 months to build it, depending on the weather, and other factors.

There will be a full time nurse on staff, probably a part time nurse as well, and a nurse on call. There will be a consulting physician assigned to the facility, and there will be an exam room as well, on sight, so that the residents don't have to leave to be checked by the doctor.

Citizens are encouraged to forward any questions to Zack Falk at zackfalk9@gmail.com.

8:00 **Meeting was Adjourned**

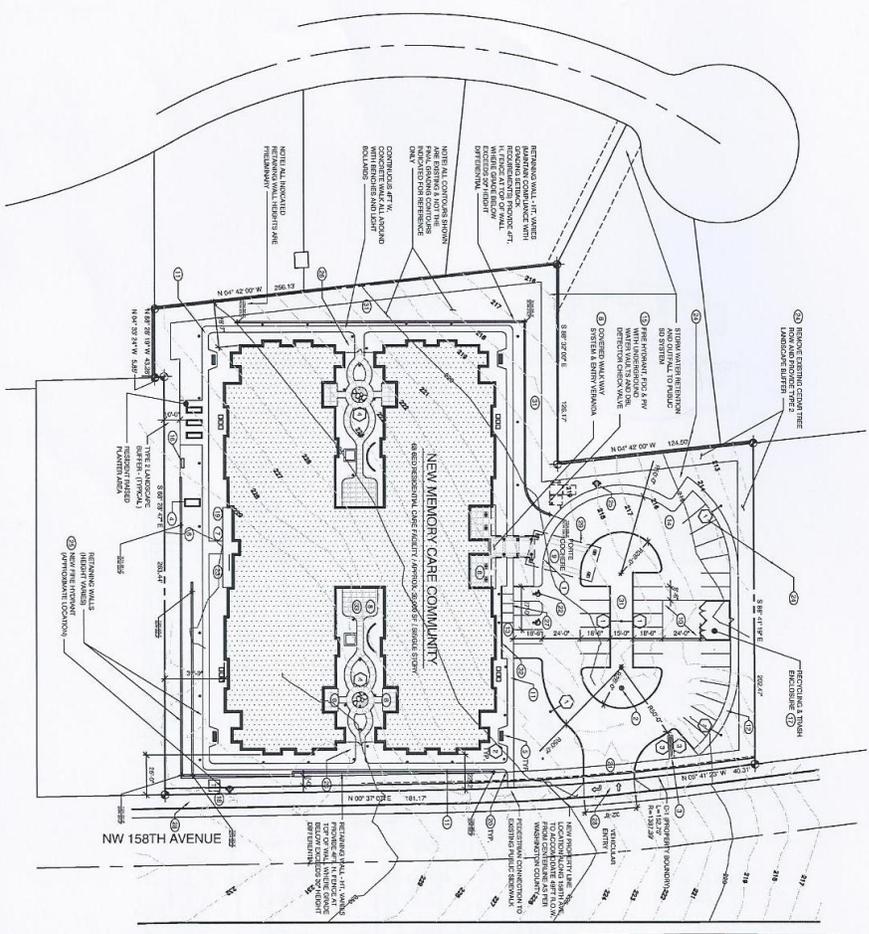


1115 NW 158TH AVENUE
 BEAVERTON, OREGON 97005-1115
 503.588.7244
 503.588.7244
 architect@westendllc.com

WATERHOUSE RIDGE MEMORY CARE

1115 NW 158TH AVENUE
 BEAVERTON, OREGON

ARCHITECT: PATRICK BICKLER, LLC



LAND USE SUMMARY

SITE INFORMATION:
 SITE ADDRESS: 1115 NW 158TH AVENUE
 CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON
 PROJECT NO: 2012.05.15
 DATE: 05/15/2012

PROPOSED USE: MEMORY CARE (DORMITORY)
 PROPOSED AREA: 41,300 SQ. FT.
 EXISTING USE: VACANT LAND

ZONING REVIEW INFORMATION:
 ZONING: R-1 (RESIDENTIAL, SINGLE-FAMILY)
 PROPOSED: R-1 (RESIDENTIAL, SINGLE-FAMILY)
 CONFORMANCE: CONFORMS

KEY NOTES:

1. PRESERVE EXISTING TREES
2. FLOOD PLAIN (PART 1A) WITH A 100-YEAR FLOOD
3. TWO-SIDE DRIVE ACCESS FROM WEST OF 157TH AVENUE
4. EXISTING DRIVEWAY WITH CONCRETE PAVEMENT
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SCHEMATIC SITE PLAN



SCHEMATIC DESIGN
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