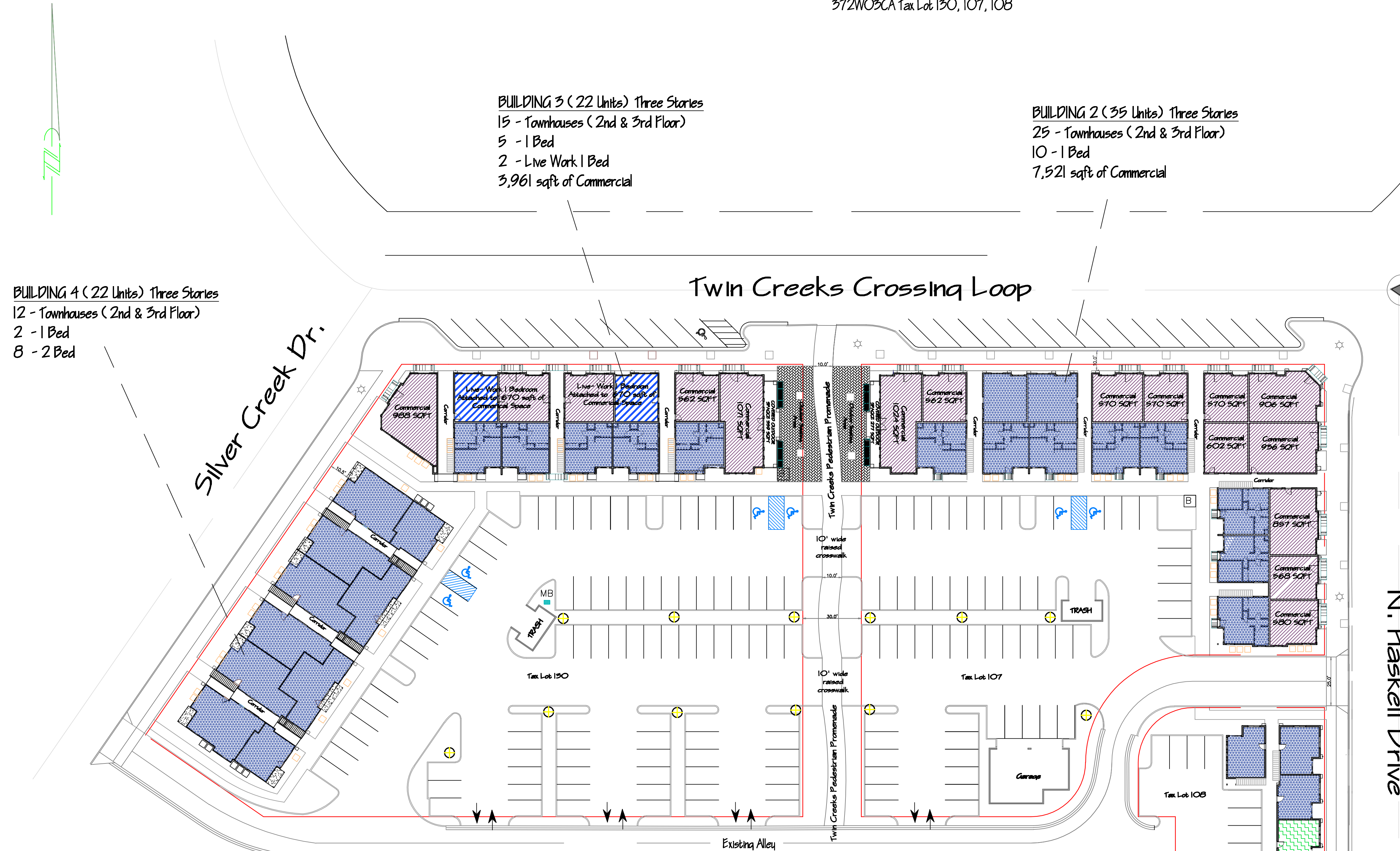


# TWIN CREEKS VILLAGE

372W03CA Tax Lot 130, 107, 108

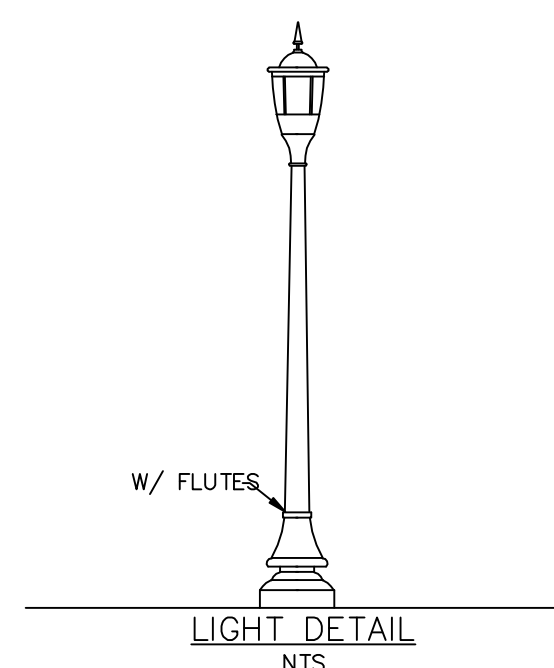
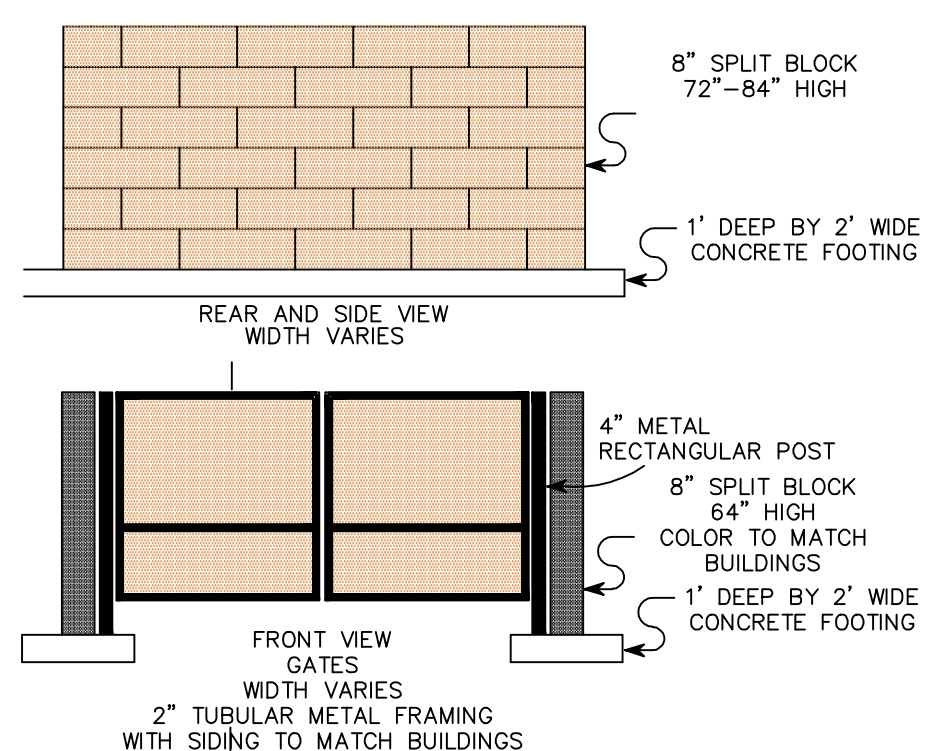


**BUILDING 3 (22 Units) Three Stories**  
 15 - Townhouses (2nd & 3rd Floor)  
 5 - 1 Bed  
 2 - Live Work 1 Bed  
 3,961 sqft of Commercial

**BUILDING 2 (35 Units) Three Stories**  
 25 - Townhouses (2nd & 3rd Floor)  
 10 - 1 Bed  
 7,521 sqft of Commercial

**BUILDING 4 (22 Units) Three Stories**  
 12 - Townhouses (2nd & 3rd Floor)  
 2 - 1 Bed  
 8 - 2 Bed

**Typical Trash Enclosure:**



**LEGEND:**

- Bike Rack Location
- Ⓜ Sign Location
- ⊙ Street Lights
- ⊙ Pedestrian/ Parking Lot Lights
- MB Community Mail Box Location
- A/C Unit
- Existing Mountable Curb
- ↕ Traffic Direction
- Property Lines

TOTAL LOT AREA = 2.83 Acres  
(123,275 SQFT)

**LOT COVERAGE:**  
 Building 1 = 3,595  
 Building 2 = 16,453  
 Building 3 = 10,007  
 Building 4 = 9,175  
 Total Lot Coverage = 39,230 sqft

LANDSCAPE AREA = 18,568 sqft  
 (Required Landscape Area 15% of total area = 18,491 sqft)

**HOUSING SUMMARY:**

- 28 - 1 & 2 Bedroom Ground Floor Flats
- 4 - 2 Bedroom 2 1/2 Bath Townhouses
- 2 - Live Work 1 Bedroom
- 51 - 2 Bedroom 2 1/2 Bath Townhouses Second and Third Floors
- 4 - 3 Bedroom 2 1/2 Bath Townhouses Second and Third Floors
- 89 TOTAL LIVING UNITS**

**COMMERCIAL SPACE SUMMARY:**

11,482 sqft of Commercial Space  
 (16 separate leasable spaces)

**ON-SITE PARKING SUMMARY:**

- 4 - Garage parking spaces
- 134 - Assigned residential spaces
- 23 - Commercial parking spaces
- 6 - Open spaces
- 3 - ADA spaces
- 3 - Van accessible ADA spaces
- 172 Total parking spaces
- 157 Required

**ADJACENT OFF-SITE PARKING**

- 26 - NEW head-in parking spaces
- 24 - Existing parallel parking spaces
- 50 Total off-site parking spaces



**BUILDING 1 (10 Units) 2 and 3 Stories**

- 3 - 1 Bed
- 3 - 2 Bedroom Townhouses (2nd & 3rd Floors)
- 4 - Ground Floor 2 Bedroom Townhouses

**OWNER:**

Smith Crossing, LLC  
 353 Dalton Street  
 Medford, OR 97501  
 (541) 621-2923

**AGENT:**

Scott Sinner Consulting, Inc.  
 4401 San Juan Dr, Suite G  
 Medford, Oregon 97504  
 (541) 601-0917

**SURVEYING:**

Hoffbahr & Associates, Inc.  
 880 Gdf View Dr., Suite 201  
 Medford, Oregon 97504  
 (541) 779-4641

**CIVIL ENGINEER:**

Construction Engineering Consultants  
 152 West Main St. # 103  
 Medford, Oregon 97501  
 (541) 779-5268

PLOT PLAN

TO BE BUILT BY  
**P.M.C.I., INC.**  
 353 DALTON STREET  
 MEDFORD, OR 97501  
 PHONE: (541) 621-2923

Twin Creeks Village

REVISIONS DATE

DATE: 2.28.21

SCALE: 1" = 30'

DRAWN: PMCI-M.S.

JOB #:

SHEET CONTENTS:

SHEET