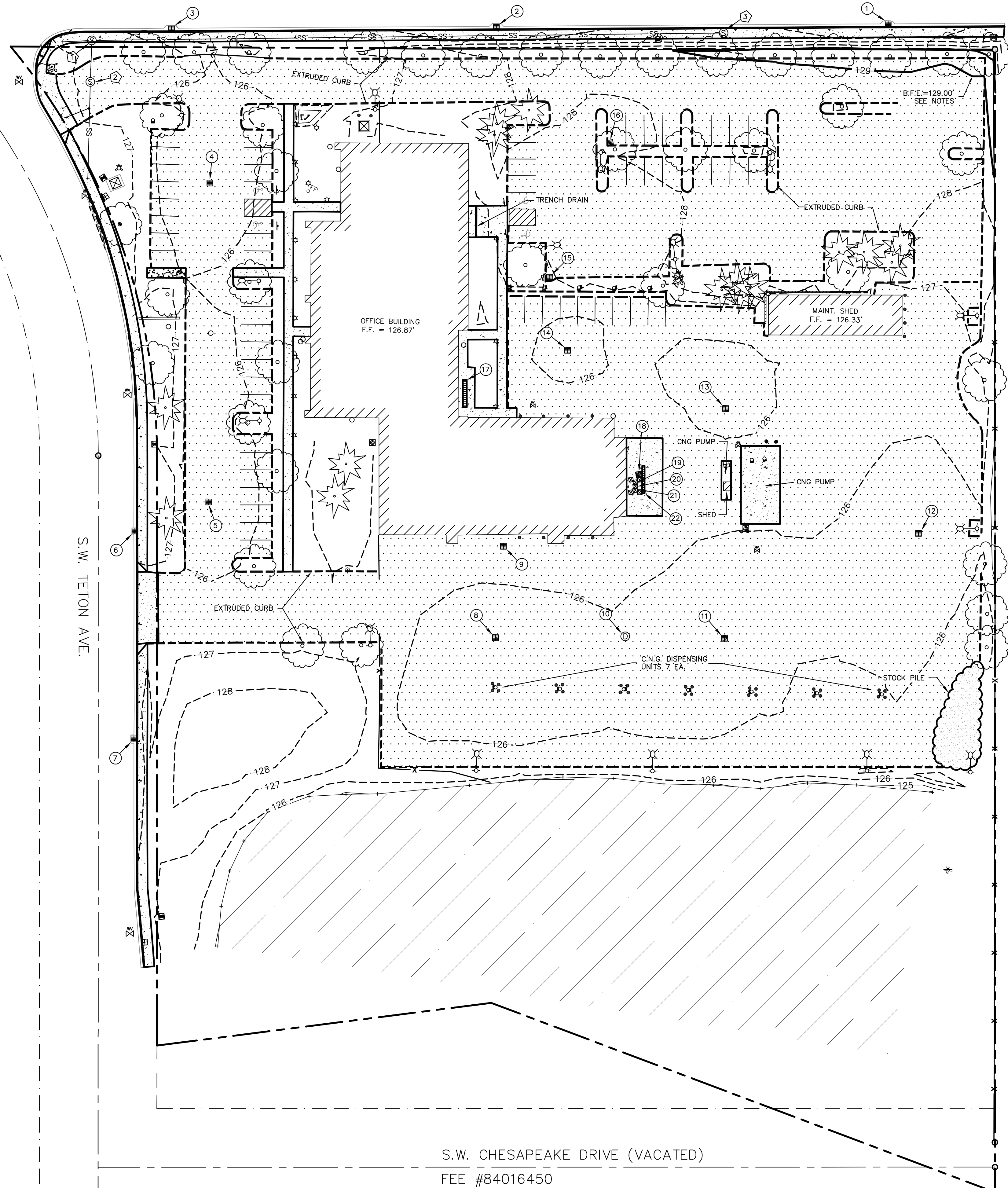


TOPOGRAPHIC SURVEY
L.M.C. OFFICE BUILDING
LOTS 11, 12 & 13 "PREMIER INDUSTRIAL PARK"
IN THE S.W. 1/4 OF SECTION 23, T.2S., R.1W., W.M.
CITY OF TUALATIN
WASHINGTON COUNTY, OREGON
PREPARED FOR LMC CONSTRUCTION
MAY 11, 2013



LEGEND:

- - - - - EXISTING BOUNDARY LINE
- - - - - WETLAND LIMITS
- - - - - FENCE LINE
- - - - - SS - SANITARY SEWER LINE
- - - - - SD - STORM DRAINAGE LINE
- - - - - W - WATER LINE
- - - - - BUILDING FACE
- - - - - EXISTING ASPHALT SURFACE
- - - - - EXISTING CONCRETE SURFACE
- - - - - STOCK PILE
- - - - - STANDING WATER TOP OF SURFACE
- o - DENOTES FOUND MONUMENT AS NOTED. HOLD UNLESS OTHERWISE NOTED
- - - - - TERRACALC CONTROL POINT
- - - - - GAS VALVE
- - - - - GAS METER
- - - - - GAS FINK
- - - - - GAS WARNING SIGN
- - - - - GAS RISER
- - - - - SANITARY SEWER MANHOLE
- - - - - CATCH BASIN
- - - - - STORM DRAIN MANHOLE
- - - - - STORM DRAIN CLEANOUT
- - - - - FIRE DEPARTMENT CONNECTION
- - - - - POST INDICATOR VALVE
- - - - - WATER VALVE
- - - - - WATER METER
- - - - - SPRINKLER VALVE
- - - - - STREET LIGHT (COBRA ARM)
- - - - - UTILITY VAULT
- - - - - ELECTRICAL RISER
- - - - - TELEPHONE RISER
- - - - - PARKING BUMPER
- - - - - HANDICAPPED PARKING SPACE
- - - - - CONIFEROUS TREE
- - - - - DECIDUOUS TREE
- - - - - STAND PIPE
- - - - - BOLLARD
- - - - - FLAG POLE
- - - - - GATE READER POST
- - - - - MAILBOX
- - - - - MAILBOX
- - - - - SIGN
- - - - - DOUBLE POST SIGN

STORM NOTES:

- 1 CATCH BASIN
RIM=125.27'
IE 4" CPP IN WEST=123.97'
IE 4" CPP IN EAST=124.19'
IE 12" CONC. OUT NORTH=121.15'
BOTTOM=120.32'
- 2 CATCH BASIN
RIM=125.09'
IE 4" CPP IN WEST=123.79'
IE 4" CPP OUT EAST=123.69'
BOTTOM=FULL
- 3 CATCH BASIN
RIM=125.43'
IE 4" CPP IN WEST=123.53'
IE 4" CPP IN EAST=123.71'
IE 12" CONC. OUT NORTH=121.88'
BOTTOM=120.83'
- 4 CATCH BASIN OIL TRAP
RIM=125.21'
BOTTOM=122.53'
- 5 CATCH BASIN OIL TRAP
RIM=125.15'
BOTTOM=122.45'
- 6 CATCH BASIN (FULL)
RIM=126.51'
BOTTOM=123.65'
- 7 CATCH BASIN (FULL)
RIM=126.28'
BOTTOM=FULL
- 8 CATCH BASIN OIL TRAP
RIM=125.00'
BOTTOM=122.32'
- 9 CATCH BASIN OIL TRAP
RIM=126.63'
BOTTOM=123.93'
- 10 STMH (FULL)
RIM=125.97'
BOTTOM=121.67'
- 11 CATCH BASIN OIL TRAP
RIM=124.97'
BOTTOM=122.25'
- 12 CATCH BASIN (FULL)
RIM=125.25'
BOTTOM=122.55'
- 13 CATCH BASIN OIL TRAP
RIM=125.20'
BOTTOM=122.46'
- 14 CATCH BASIN OIL TRAP (FULL)
RIM=125.21'
BOTTOM=122.51'
- 15 CATCH BASIN OIL TRAP
RIM=126.82'
BOTTOM=124.07'
- 16 CATCH BASIN OIL TRAP
RIM=127.39'
BOTTOM=124.67'
- 17 TRENCH DRAIN (FULL)
RIM=126.78'
IE 4" PVC OUT SOUTH=125.93'
BOTTOM=125.63'
- 18 CATCH BASIN OIL TRAP (OUT WEST)
RIM=126.59'
IE 2" PVC IN WEST=126.13'
IE 2" PVC IN WEST=126.17'
IE 2" PVC IN WEST=126.11'
IE 1" PVC IN WEST=126.19'
IE 3" PVC IN EAST
BOTTOM=123.91'
- 19 CATCH BASIN OIL TRAP (FULL)
RIM=126.60'
IE 6" PVC OUT NORTH=124.72'
BOTTOM=120.84'
- 20 CATCH BASIN OIL TRAP (FULL)
RIM=126.61'
BOTTOM=120.83'
- 21 SUMP PUMP (FULL)
RIM=126.61'
IE 2" PVC OUT SOUTH=125.32'
IE 4" PVC OUT S.W.=124.41'
BOTTOM=120.85'
- 22 TRENCH DRAIN (1.2' X 14' FULL)
RIM NORTH=126.58'
RIM SOUTH=126.49'
IE 4" PVC OUT SOUTH @ NORTH END=125.78'
BOTTOM @ NORTH END=125.33'

SANITARY SEWER NOTES:

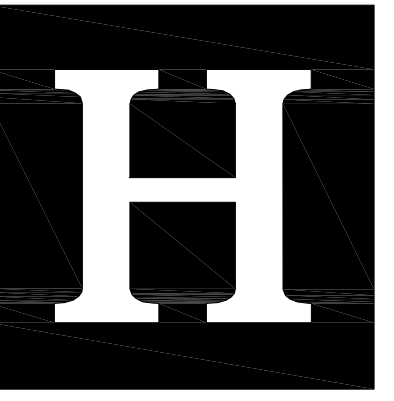
- 1 SSMH
RIM=126.31'
IE 12" PVC IN SOUTH=115.27'
IE 36" PVC IN WEST=114.04'
IE 36" PVC OUT N.E.=113.91'
BOTTOM=114.01'
- 2 SSMH
RIM=126.76'
IE 12" PVC IN SOUTH=115.81'
IE 12" PVC OUT NORTH=115.86'
- 3 SSMH
RIM=126.21'
(2) 3" VERTICAL PIPES STICKING UP

BASIS OF BEARINGS: PROPERTY LINES SHOWN ARE BASED UPON FOUND MONUMENTS AND WASHINGTON COUNTY SURVEY #21,610

VERTICAL DATUM: NGVD29 ELEVATIONS BASED UPON WASHINGTON COUNTY BENCHMARK # 102 9 81 ELEVATION=157.296 FEET

NOTES: PROPERTY & STRUCTURES LIE WITHIN FLOOD ZONE DESIGNATION "A" WITH AN UNDETERMINED BASE FLOOD ELEVATION PER FEMA MAP PANEL NUMBER 4102770001D. FIRM INDEX DATE 02/17/1982, FIRM PANEL EFFECTIVE DATE 02/19/1987 HOWEVER, A BASE FLOOD ELEVATION DETERMINATION WAS MADE BY FEMA IN A LETTER OF MAP REVISION CASE #02-10-479A AFFECTING LOTS 9 & 10 "PREMIER INDUSTRIAL PARK" WHICH LIES JUST WEST OF THE SUBJECT PARCEL, ACROSS TETON AVE. B.F.E.= 129.00'

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OF ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



Humber
Design
Group, Inc.
Portland, OR
503.946.6690
hdgpd.com

TETON BUILDING ADDITION
19200 SW TETON AVE. TUALATIN, OR
LMC CONSTRUCTION
ARCHITECTURAL REVIEW
APPLICATION

EXISTING CONDITIONS
PLAN

PROJECT NO.
18005

3.15.2019

REVISIONS: A

S.W. CHESAPEAKE DRIVE (VACATED)
FEE #84016450



0 30 60 Feet

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kenneth J. Pannell
OREGON
JUNE 02, 2010
KENNETH J. PANNELL
77850PLS
RENEWS: 12/31/2014

TerraCalc

Land Surveying, Inc.
2145 N.E. McDonald Lane,
Suite "A"
McMinnville, OR 97128
(503) 857-0935
www.Terra-calc.com

SURVEYED:
05/02/2013

C0.10

SW SPOKANE COURT

ALL WORK IN THE PUBLIC RIGHT OF WAY UNDER SEPARATE PERMIT

SHEET LEGEND

- ONSITE CONCRETE PAVING
- ONSITE ASPHALT PAVING
- PUBLIC ASPHALT PAVING
- PUBLIC CONCRETE PAVING
- PUBLIC CONCRETE DRIVEWAY
- SEE LANDSCAPE PLANS

NOTES:
1. ALL WORK IN THE PUBLIC RIGHT OF WAY UNDER SEPARATE PERMIT.

SITE DATA

- PLANNING DISTRICT DESIGNATION:
GENERAL MANUFACTURING (MG)
- TOTAL SITE AREA:
214,110 SF
- SITE DEVELOPMENT AREA:
42,687 SF
- MODIFIED IMPERVIOUS AREA:
23,600 SF
- PAVEMENT RESTORATION AREA:
9,138 SF
- PROPOSED BUILDING AREA:
13,646 SF
- PROPOSED LANDSCAPE AREA:
7,744 SF
- PROPOSED PARKING SPACES:
STANDARD: 44
ADA: 1
- EXISTING PARKING AREA TO BE REMOVED:
6,064 SF
- PROPOSED PARKING AREA:
7,336 SF

STORMWATER NARRATIVE

THE PROPOSED ADDITION TO THE EXISTING BUILDING WILL RESULT IN A NET REDUCTION OF ON-SITE IMPERVIOUS AREA, RUNOFF FROM THE PROPOSED ADDITION, MODIFIED PORTION OF THE PARKING AREA, AND SIDEWALKS WILL BE MANAGED FOR WATER QUANTITY USING A DETENTION SYSTEM AND ORIFICE FLOW-CONTROL MANHOLE. A CARTRIDGE FILTER SYSTEM WILL BE USED FOR WATER QUALITY. DISCHARGE FROM THE PROPOSED SYSTEM WILL BE DIRECTED TO THE EXISTING WET POND, WHICH CURRENTLY MANAGES THE SITE.

ATTENTION:
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

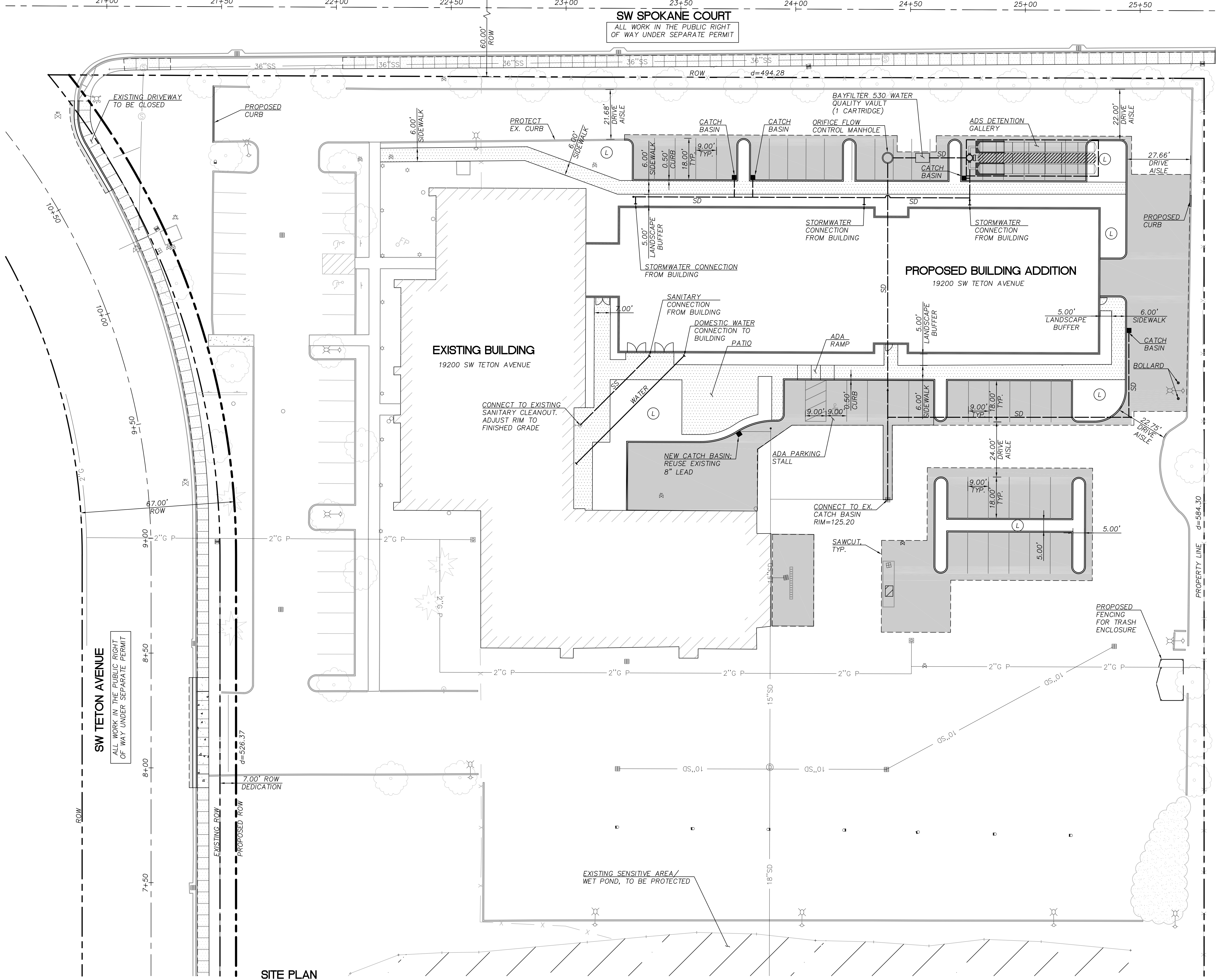


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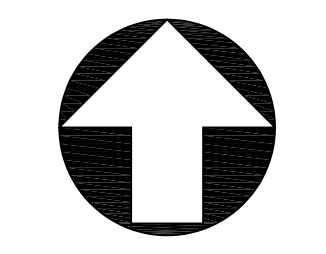
TETON BUILDING ADDITION
19200 SW TETON AVE. TUALATIN, OR
LMC CONSTRUCTION
ARCHITECTURAL REVIEW APPLICATION

SITE PLAN
PROJECT NO. 18005
3.15.2019
REVISIONS:

C0.50



SITE PLAN
1" = 20'



GRAPHIC SCALE
0 20 40
1 inch = 20 ft.

SW SPOKANE COURT

ALL WORK IN THE PUBLIC RIGHT OF WAY UNDER SEPARATE PERMIT

SHEET LEGEND

- ONSITE CONCRETE PAVING
- ONSITE ASPHALT PAVING
- PUBLIC ASPHALT PAVING
- PUBLIC CONCRETE PAVING
- PUBLIC CONCRETE DRIVEWAY
- SEE LANDSCAPE PLANS

NOTES:
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SITE DATA

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214,110 SF
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- PAVEMENT RESTORATION AREA:
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- PROPOSED BUILDING AREA:
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- PROPOSED LANDSCAPE AREA:
7,744 SF
- PROPOSED PARKING SPACES:
STANDARD: 44
ADA: 1
- EXISTING PARKING AREA TO BE REMOVED:
6,064 SF
- PROPOSED PARKING AREA:
7,336 SF

STORMWATER NARRATIVE

THE PROPOSED ADDITION TO THE EXISTING BUILDING WILL RESULT IN A NET REDUCTION OF ON-SITE IMPERVIOUS AREA, RUNOFF FROM THE PROPOSED ADDITION, MODIFIED PORTION OF THE PARKING AREA, AND SIDEWALKS WILL BE MANAGED FOR WATER QUANTITY USING A DETENTION SYSTEM AND ORIFICE FLOW-CONTROL MANHOLE. A CARTRIDGE FILTER SYSTEM WILL BE USED FOR WATER QUALITY. DISCHARGE FROM THE PROPOSED SYSTEM WILL BE DIRECTED TO THE EXISTING WET POND, WHICH CURRENTLY MANAGES THE SITE.

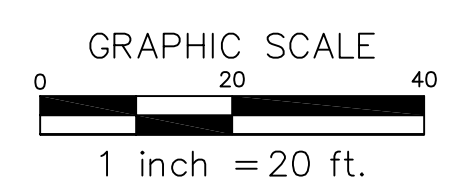
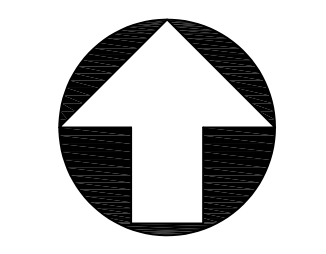
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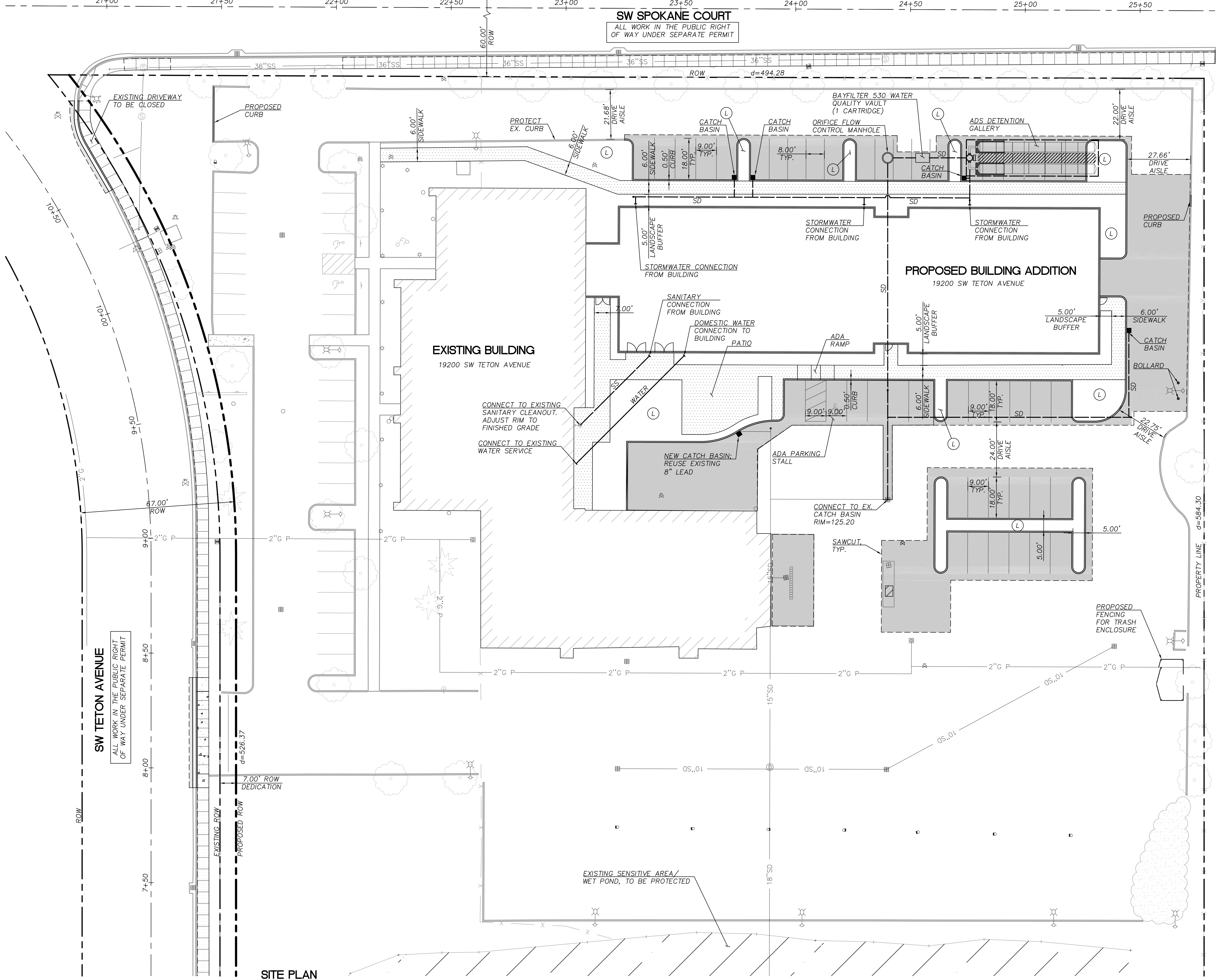
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TETON BUILDING ADDITION
19200 SW TETON AVE. TUALATIN, OR
LMC CONSTRUCTION
ARCHITECTURAL REVIEW APPLICATION

SITE PLAN
PROJECT NO. 18005
3.15.2019
REVISIONS:



C0.50



SITE PLAN
1" = 20'

SW SPOKANE COURT
ALL WORK IN THE PUBLIC RIGHT
OF WAY UNDER SEPARATE PERMIT

SHEET LEGEND

- 126- EXISTING CONTOUR
- 126- PROPOSED CONTOUR
- X REMOVE EXISTING TREE
- G XX.XX GRADE AT GUTTER
- TC XX.XX GRADE AT TOP OF CURB
- TP XX.XX GRADE AT TOP OF PAVEMENT
- FF XX.XX FINISH FLOOR ELEVATION
- FG XX.XX FINISHED GRADE
- EG XX.XX EXISTING GRADE
- X.X% SLOPE ARROW

- NOTES:
1. ALL WORK IN THE PUBLIC RIGHT OF WAY UNDER SEPARATE PERMIT.
 2. ALL ADA SURFACES SHALL HAVE MAXIMUM 2.0% SLOPE UNLESS OTHERWISE NOTED ON PLANS. ALL SURFACES SHALL MEET EXISTING GRADES SMOOTHLY AND EVENLY AND MAINTAIN CONSTANT SLOPES UNLESS OTHERWISE NOTED ON PLANS. ALL LANDSCAPED AREA SHALL HAVE POSITIVE DRAINAGE.
 3. EXISTING TREES TO BE RETAINED SHALL BE FENCED AROUND THE DRIP LINE WITH A CHAIN LINK OR OTHER STURDY FENCE DURING CONSTRUCTION.

- FLOODPLAIN INFORMATION:
1. PER NVGD 29, THE ELEVATION OF FLOODPLAIN LIMITS FOR THIS SITE IS 129.58. THE ENTIRETY OF THE SITE THEREFORE LIES WITHIN THE FLOODPLAIN AREA.
 2. CUT/FILL: THE PROJECT PROPOSES TO CUT WHERE THE BUILDING ADDITION WILL BE LOCATED TO ALLOW THE PROPOSED FINISHED FLOOR TO MATCH THAT OF THE EXISTING BUILDING, WHICH WILL LOWER FINAL ELEVATIONS FOR THAT PORTION OF THE SITE. THEREFORE, THE NET CUT/FILL WILL BE 606 CUBIC YARDS OF CUT.



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TETON BUILDING ADDITION
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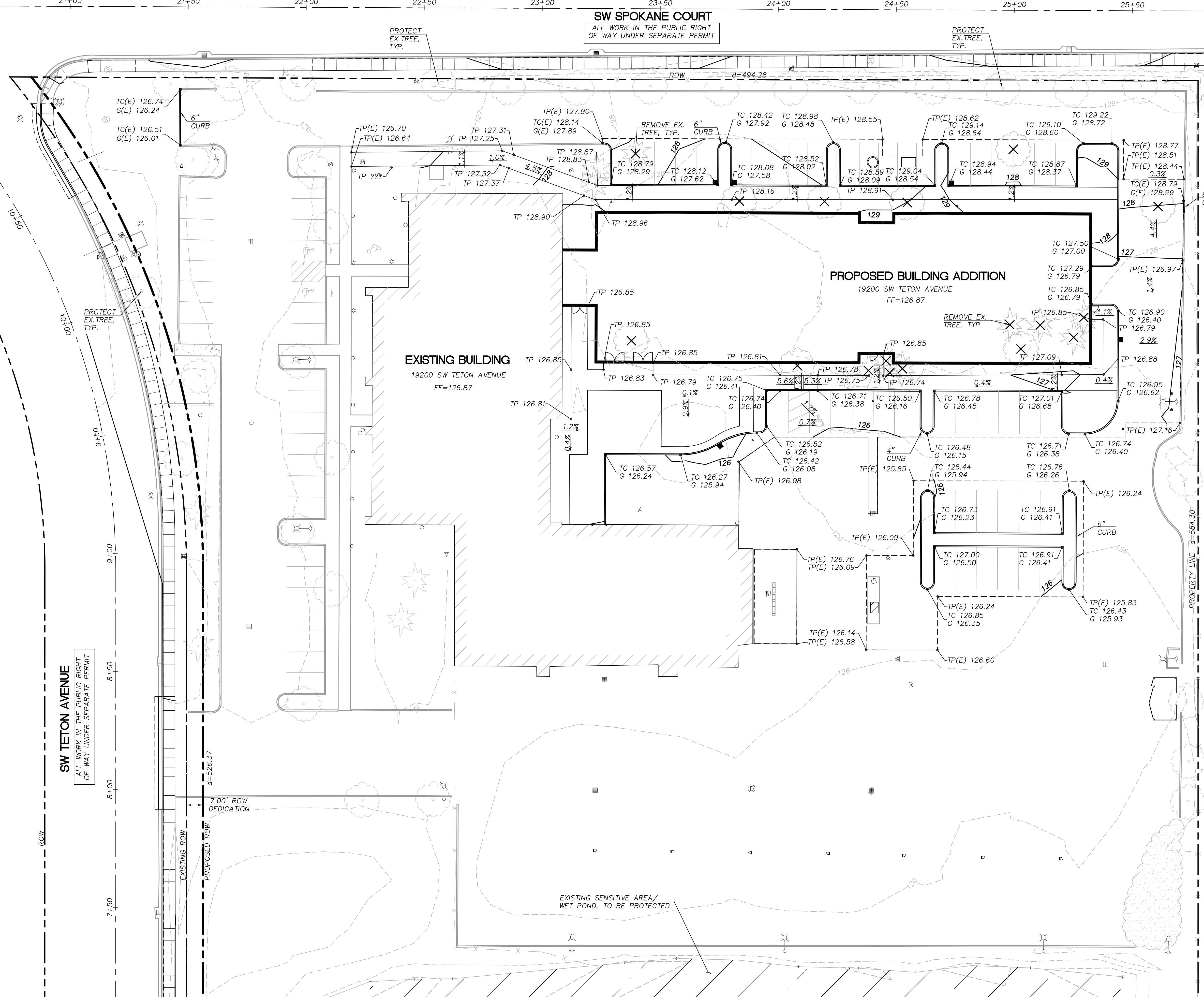
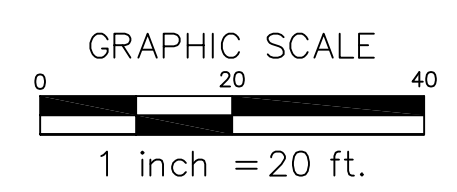
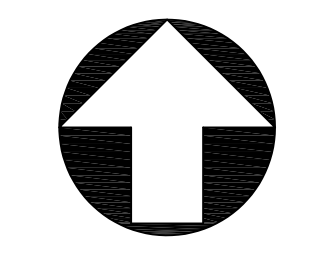
GRADING PLAN

PROJECT NO.
18005

3.15.2019

REVISIONS:

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GRADING PLAN
1" = 20'

C1.00