

ARCHITECTURAL REVIEW APPLICATION FOR LMC TETON BUILDING ADDITION

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CITY OF TUALATIN

Community Development Department-Planning Division

Land Use Application—Type II

PROPOSAL NAME LMC Teton Building Addition

PROPOSAL SUMMARY (Brief description)

This proposal includes the construction of an 8,334 sq ft office building and a 5,425 sq ft shell building also intended to be developed as office space. The metal clad building will be approximately 23'-0" in height at the upper roof. The building will have three entrances intended for occupant egress and one overhead door on the east end of the shell building.

PROPERTY INFORMATION

Location (address if available): 19200 SW Teton Ave, Tualatin, Oregon 97062

Tax Map & Lot #(s): Map #9-1, Lot #2S123CB00200 Planning District: MG

Total site size: 5.00 acres Developed Undeveloped

APPLICANT/CONTACT INFORMATION

Applicant or Primary Contact Name: Devin Follingstad, Carleton Hart Architecture

Mailing Address: 830 SW 10th Ave

City/State: Portland, Oregon Zip: 97205

Phone: 503-206-3185 Email: devin.follinstad@carletonhart.com

Applicant's Signature:  Date: 3/12/2019

I hereby acknowledge that I have read this application and understand the requirements for approving and denying the application, that the information provided is correct, that I am the owner or authorized agent of the owner, and that plans submitted are in compliance with the City of Tualatin Development (TDC) and Municipal (TMC) Codes.

PROPERTY OWNER/DEED HOLDER INFORMATION (Attach list if more than one)

Name: Chris Duffin, CJD Holdings, LLC

Mailing Address: 19200 SW Teton Ave

City/State: Tualatin, Oregon Zip: 97062

Phone: 503-646-0521 Email: chrisd@lmccconstruction.com

Property Owner Signature:  Date: 3.11.19

Power of attorney or letter of authorization required if application not signed by the property owner/deed holder.

LAND USE APPLICATION TYPE

- Architectural Review (AR)
- Historic Landmark (HIST)
- Interpretation (INT)
- Minor Variance (MVAR)
- Tree Removal (TCP)
- Other _____

FOR STAFF USE ONLY

Case No.: _____
 Date Received: _____
 By: _____
 Fee Amount \$: _____
 Received by: _____

GENERAL INFORMATION	
Site Address:	19200 SW Teton Ave, Tualatin, Oregon 97062
Assessor's Map and Tax Lot #:	Map #9-1, Lot #2S123CB00200
Planning District:	General Manufacturing
Parcel Size:	5.00 acres
Property Owner:	Chris Duffin, CJD Holdings, LLC
Applicant:	Devin Follingstad, Carleton Hart Architecture
Proposed Use:	Offices

ARCHITECTURAL REVIEW DETAILS	
Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial	
Number of parking spaces:	74
Square footage of building(s):	24,066 sq ft office + 7,170 sq ft warehouse
Square footage of landscaping:	105,947 sq ft
Square footage of paving:	90,926 sq ft
Proposed density (for residential):	

<p>For City Personnel to complete:</p> <p>Staff contact person:</p>
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CITY OF TUALATIN FACT SHEET

General

Proposed use: Offices			
Site area:	5.0 acres	Building footprint:	31,236 sq. ft.
Development area:	2.8 acres	Paved area:	90,926 sq. ft.
	122,162 Sq. ft.	Development area coverage:	56 %

Parking

Spaces required (see TDC 73.400) (example: warehouse @ 0.3/1000 GFA) general office @ 2.7 /1000 GFA = 65 warehouse @ 0.3 /1000 GFA = 3 _____ @ _____ /1000 GFA = _____ Total parking required: 68 spaces ADA accessible = 3 Van pool = 3 Compact = (max. 35% allowed) 0 = Loading berths = 2	Spaces provided: Total parking provided: 74 spaces Standard = 57 ADA accessible = 4 Van pool = 3 Compact = 10 Loading berths = 5
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Bicycles

Covered spaces required: 14 total, 10 covered	Covered spaces provided: 14
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Landscaping

Landscaping required: 15 % of dvpt. area 18,325 Square feet	Landscaping provided: 87 % of dvpt. area 105,947 Square feet
Landscaped parking island area required: 1,850 sq ft	Landscaped parking island area provided: 2,655 sq ft

Trash and recycling facility

Minimum standard method: 150 square feet	180 sq ft provided
Other method: _____	_____ square feet

For commercial/industrial projects only

Total building area:	31,236 sq. ft.	2 nd floor:	sq. ft.
Main floor:	31,236 sq. ft.	3 rd floor:	sq. ft.
Mezzanine:	sq. ft.	4 th floor:	sq. ft.

For residential projects only

Number of buildings:	Total sq. ft. of buildings:	sq. ft.
Building stories:		

ARCHITECTURAL REVIEW APPLICATION FOR LMC TETON BUILDING ADDITION

I. PROJECT SUMMARY AND PROPOSAL

Tax Lot ID: 2S123CB00200

Address: 19200 SW Teton Ave

Size: 5.00 acres

Zoning. General Manufacturing (MG) The site is located in the MG planning district, the intent of which is to provide areas of the City that are suitable for a wide range of heavier manufacturing and processing activities. The proposed offices are a permitted use in this zone.

Existing Conditions. This developed 5.00 acres site sits at the corner of SW Teton Ave and SW Spokane Ct. The site currently takes access from SW Teton Ave via two private access easements of the north and south ends of the site, with the north access easement planned to be closed at the request of the city as part of this development. The site is fully served with water, sanitary sewer, storm water, power, and street lighting.

The site is generally flat and contains wetlands on the southern portion of the site (see sheet C0.10). There are 17 trees which are intended to be removed as part of this development. All other mature trees and landscaping outside of the development area will be saved and maintained (see sheet L1.1). Adjacent properties will not be affected by the proposed development.

Proposed Development. The proposal is to develop a 13,646 sq ft office space, attached to the existing office building on the site. The building will be approximately 23'-0" in height. Three means of egress are located on the south and east walls of the proposed building, plus one overhead door, also located on the east wall. The existing parking lot will be reconfigured to include 21 parking spaces on the north side of the building and 24 spaces on the south side of the building intended to serve the proposed development. Proposed building construction type is metal framing with heavy timber beams.

LMC Construction, the owner of the building and current tenant in the existing office and warehouse spaces, intends to utilize the proposed development fully.

Surrounding Uses. Surrounding uses include Wytek Controls, Star Motors and Toy Doctor Inc to the west, Parklane RV Mattresses to the north, Cascade Windows and Creganna Medical to the east and a wetlands buffer to the south.

Required Meetings Prior to AR Submittal. A scoping/pre-application meeting was held on April 10, 2018 (PRE18-0012) with a follow up pre-application meeting on January 9, 2019 (see [page 40](#)). A Neighborhood/Developer meeting was held on January 29, 2019 which was noticed and conducted per City Requirements (Neighborhood meeting documentation provided on [page 30](#)).

II. SITE PHOTOS



Looking toward existing office building and warehouse from NW corner of site.



View of proposed building location from north edge of site on SW Spokane Ct.



View of proposed building location from SE corner of site.

II. ARCHITECTURAL/SITE DESIGN FINDINGS

Chapter 61: General Manufacturing Planning District

Section 61.200 - Use Categories.

Response: The Commercial Use Categories include Office, which is the intended use of this proposed development. The proposed development will be used as office space for a licensed contractor . This standard is met.

Section 61.300 - Development Standards.

Response: As shown on the attached plans (see sheet C0.50), the lot meets the current lot size and dimensional standards for the MG zone. As this proposal is for an Architectural Review, front, rear and side setback requirements will be determined by this process. Parking and Circulation Areas will have at least a 5 foot setback. No new fences are being installed as part of the proposed development. As shown on the attached elevations (see sheets AR1.01 and AR1.02), the building height does not exceed the maximum height for the MG zone. This standard is met.

Chapter 73A: Site Design

Section 72A.010 - Site and Building Design Standards Purpose and Objectives.

Response: The proposed development is consistent with the surrounding office and industrial facilities, all part of the MG zone. The proposed building will be compatible and consistent with the existing buildings on the site, as well as buildings on neighboring parcels. The designated wetlands (see sheet C0.50) will be protected as part of the proposed site work. Site features will be minimally modified and only in the area directly impacted by the proposed building. As shown on the enclosed plans and elevations, the proposed development meets the applicable standards of the City of Tualatin Development code. This standard is met.

Section 73A.300 - Commercial Design Standards

Response: As shown on the Site Plan (see sheet C0.50), the proposed building has a six foot sidewalk on the south side of the building, as well as a six foot sidewalk on the north side of the building which connects to the existing sidewalk on the west side of the existing building. This existing sidewalk on the west side of the existing building links the site to the public sidewalk. The sidewalks will be ADA accessible and connect to all building entrances and parking areas. Building and site lighting will be provided to create a safe and secure site and to clearly indicate building entrances. The proposed development does not include any mechanical equipment or outdoor storage which needs to be screened. The proposed buildings are not located on a transit street. Three van pool parking spaces are being provided on the site. The objective is met.

Chapter 73B: Landscaping Standards

Section 73B.010 - Landscape Standards Purpose and Objectives

Response: The site landscaping has been designed by a professional and every reasonable consideration has been made to maintain existing trees and plants. Every area of the site will be landscaped appropriately in accordance with it's use. The standard is met.

Section 73B.020 - Landscape Area Standards Minimum Areas by Use and Zone.

Response: The site provides 49% landscape area with 34% of the total site dedicated to the wetlands on the southern portion of the site. These areas are well above the 15% landscape area and 12.5% fish and wildlife habitat areas required for a development in the MG zone. The standard is met.

Section 73B.040 - Additional Minimum Landscaping Requirements for Commercial Uses.

Response: As shown on the Landscape Plan (see sheet L1.1), all areas not otherwise identified in this section are to be landscaped with a variety of appropriate materials. This development includes 5-foot-wide landscaped area along the perimeter of all proposed new buildings. A patio between the proposed building and the existing warehouse is being provided as a pedestrian amenity. The standard is met.

Section 73B.070 - Minimum Landscaping Standards for All Zones.

Response: See sheet L1.1. The standard is met.

Section 73B.080 - Minimum Standards Trees and Plants.

Response: See sheet L1.1. The standards is met.

Chapter 73C: Parking Standards

Section 73C.010 - Off-Street Parking and Loading Applicability and General Requirements.

Response: Appropriate quantities of off-street parking and loading will be provided as part of the proposed development. The standard is met.

Section 73C.020 - Parking Lot Design Standards.

Response: Parking lots designed as part of this development comply with the dimensional standards in figure 73-1 and are constructed of an approved material. Parking stalls, parking lots and accessible routes meet ADA standards. There are ten compact parking spaces provided on the site (13% of the total number of parking stalls), well below the maximum 35%. Off-street parking has been configured to allow for safe traffic patterns and maximum safety of pedestrians and vehicles accessing the site. Artificial lighting will not shine or create glare in the street right-of-way or natural areas. Parking lot landscaping meets all standards listed in TDC 73C.200. The standard is met.

Section 73C.050 - Bicycle Parking Requirements and Standards.

Response: Covered bicycle parking will be provided in the proposed building, accessible via sidewalks and building main entrances. Bicycle parking will be available to building visitors, free of charge. Bicycle parking will meet the dimensional standards specified in the chapter. The standard is met.

Section 73C.100 - Off-Street Parking Minimum/Maximum Requirements.

Response: The site is part of Zone B, per Figure 73-3. Per the provided table, the site is required to have a minimum of 68 parking stalls, with a maximum of 103. There are 74 parking stalls provided on the property. Also per the provided table, the site is required to have 14 bicycle parking spaces, with a least 12 covered. There are 14 covered bicycle spaces. Per the secondary table, the site is required to have 1 vanpool or carpool space per 25 spaces. Three are provided. The standards are met.

Section 73C.120 - Off-Street Loading Facilities Minimum Requirements.

Response: Per the provided table, the development is required to provide two (2) loading berths. Five are provided in the existing warehouse. The standard is met.

Section 73C.130 - Parking Lot Driveway and Walkway Minimum Requirements.

Response: Per the provided table, the development is required to provide one (1) driveway, at least 32 feet wide for the first 50 feet from ROW, 24 feet thereafter, with curbs and a walkway on one side. The provided driveway is 36'-0" wide. The standard is met.

Section 73C.200 - Parking Lot Landscaping Standards Purpose and Applicability.

Response: The parking lot landscape design standards have been taken into account while designing all newly landscaped areas. Proposed vegetation and trees are intended to create shade, reduce glare and head buildup, indicate circulation routes and enhance the visual environment. The standard is met.

Section 73C.220 - Commercial Parking Lot Landscaping Requirements.

Response: Proposed site landscaping will provide a clear zone between 30 inches and 8 feet in the appropriate locations. Trees, shrubs, ground cover and plantings will adhere to the required locations and size requirements. There will be more than the minimum 25 square feet per parking stall required as landscape island area improvements. Landscape island areas will adhere to the requirements listed in section 4 (see sheet L1.1). Landscape areas are provided on each side of driveways and extend an appropriate distance onto the property. The standard is met.

Chapter 73D: Waste and Recyclables Management Standards

Section 73D.010 - Applicability and Objectives

Response: The waste and recycling facilities on the property are designed to meet all standards intended for commercial developments. The facilities will be centrally located and easily accessible, screened from view, and will provide adequate storage for all kinds of waste, as approved by the designated haulers. The standard is met.

Section 73D.020 - Design Methods.

Response: The waste and recyclable storage areas on the site were designed with the minimum standards method in TDC 73D.030. The standard is met.

Section 73D.030 - Minimum Standards Method.

Response: Per the Minimum Standards Method, the property is required to have 150 square feet of storage area. The proposed waste and recyclable storage areas will be 180 square feet.

Minimum 10 sq ft + ((23,953 sq ft office/1,000)x4) + ((7,170 sq ft warehouse/1,000)x6)= 10 + 96 + 44 = 150 sq ft.

Section 73D.070 - Location, Design and Access Standards.

Response: The recyclables and solid waste will be collected in the same storage area. The exterior storage facility will be centrally located in the parking lot in a clearly visible location. The facility will gates more than 10 feet wide, along with separate pedestrian access. The facility will also be paved with an approved material and will meet the access standards laid forth in this section, verified by the designated hauler (see page 28, sheet AR1.02 and C0.50). The standard is met.



THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

Fidelity National Title
Phone No.:

Date Prepared: March 13, 2019
Effective Date: March 7, 2019 / 08:00 AM
Charge: \$350.00
Order No.: 45141903649
Reference: 19200 SW Teton Ave

The information contained in this report is furnished to the Customer by Fidelity National Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Washington, State of Oregon, and is described as follows:
As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:
As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:
As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:
As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

EXHIBIT "A"
(Land Description)

A tract of land situated in the Southwest one-quarter of Section 23, Township 2 South, Range 1 West, of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, being all of Lot 11, and a part of Lots 12 and 13, and a part of vacated Chesapeake Drive (vacated May 2, 1984, Fee No. 84-016450), PREMIER INDUSTRIAL PARK, being more particularly described as follows, to-wit:

Beginning at a 5/8 inch iron rod at the Southeast corner of said Lot 12; thence South 00°01'09" East (plat South) along the Easterly boundary of said Plat of PREMIER INDUSTRIAL PARK, 17.37 feet to a point; thence leaving said Easterly boundary, North 69°25'40" West 270.18 feet to a point; thence South 82°42'52" West 177.10 feet to a point on the Westerly line of said Lot 13; thence North 00°00'00" East (Basis for Bearings) along the Westerly line of said Lot 13, 278.53 feet to a point of curve; thence Northwesterly along a curve to the left having a radius of 330.00 feet through a central angle of 39°20'56" a distance 226.63 feet to the Northwest corner of said Lot 11; thence South 89°45'57" East along the Northerly line of said Lot 11 a distance of 235.69 feet to a 5/8 inch iron rod and angle point in said Northerly line; thence South 89°53'04" East along said Northerly line, 267.56 feet to the Northeast corner of said Lot 11; thence South 00°01'09" East (Plat South) along the Easterly line of said Lots 11 and 12 a distance of 601.48 feet to the point of beginning.

Fidelity National Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 45141903649

EXHIBIT "B"
(Tax Account and Map)

APN/Parcel ID(s) R1013557 as well as Tax/Map ID(s) 2S123CB00200

Fidelity National Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 45141903649

EXHIBIT "C"
(Vesting)

CJD Holdings LLC, an Oregon limited liability company

EXHIBIT "D"
(Liens and Encumbrances)

SPECIFIC ITEMS AND EXCEPTIONS:

1. City Liens, if any, in favor of the City of Tualatin.
2. Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of unnamed pond.
3. Any adverse claim based upon the assertion that:
 - a) Some portion of said Land has been created by artificial means, or has accreted to such portion so created.
 - b) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of unnamed pond or has been formed by accretion to any such portion.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

In favor of: The Pacific Telephone and Telegraph Company
Purpose: Telephone wires and anchors
Recording Date: April 28, 1917
Recording No: Book 108, Page 560
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

In favor of: The City of Tualatin
Purpose: Sanitary sewer
Recording Date: July 24, 1979
Recording No: 79-029129
6. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Premier Industrial Park
7. Non-vehicular access to SW Tualatin-Sherwood Road, as disclosed by the Plat.

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

8. Easement(s) for the purpose(s) shown and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
Affects: Premier Industrial Park

Partial vacation of lot line utility easements, as set out by document

Conditions and restrictions as established by the City of Tualatin:

Purpose: Partial vacation of lot line utility easements

Ordinance No/File No: 873-92

Recording Date: July 16, 1992

Recording No: 92-048879

9. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: January 27, 1981

Recording No: 81-002973

Assignment and assumption of Declarant Rights and Supplemental Declaration

Recording Date: July 31, 1996

Recording No: 96-068342

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: July 31, 1996

Recording No: 96-068343

10. Right to levy Liens and assessments, if any, as referred to in above Declaration.

11. Wetlands Protection District in the City of Tualatin as disclosed by instrument

Recording Date: October 17, 1983

Recording No: 83-038274

Recording Date: November 18, 1983

Recording No.: 83-042751

Amendment Recording Date: June 29, 1984

Recording No.: 84-025190

Amendment Recording Date: July 10, 1984

Recording No.: 84-026641

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

12. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by Ordinance No.633-84:

Recording Date: May 2, 1984
Recording No: 84-016450
Affects: vacated portion of SW Chesapeake Drive

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

In favor of: Adjacent property owners
Purpose: ingress and egress for placement of utilities for the benefit of Lot 12
Recording Date: October 29, 1987
Recording No: 87-054443

14. Wetlands Mitigation Agreement
Executed by: City of Tualatin and Oregon Division of State Lands
Recording Date: March 4, 1992
Recording No.: 92-022692

15. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Entitled: Storm drain easement
In favor of: City of Tualatin
Purpose: Construct, operate and maintain open channels, culverts, storm drain lines and install public utilities
Recording Date: December 31, 1996
Recording No: 96-115804

16. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$3,787,500.00
Dated: July 27, 2018
Trustor/Grantor: CJD Holdings LLC, an Oregon limited liability company
Trustee: First American Title Insurance Company
Beneficiary: Columbia State Bank
Loan No.: 1825562
Recording Date: July 31, 2018
Recording No.: 2018-052861

An assignment of all moneys due, or to become due as rental or otherwise from said Land, to secure payment of an indebtedness, shown below and upon the terms and conditions therein

Amount: \$3,787,500.00
Assigned to: Columbia State Bank
Assigned By: CJD Holdings LLC, an Oregon limited liability company
Recording Date: July 31, 2018
Recording No: 2018-052862

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

17. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document
Entitled: Memorandum of Lease
Lessor: CJD Holdings LLC
Lessee: LMC, Inc.
Recording Date: October 24, 2012
Recording No: 2012-090032

An Subordination , Nondisturbance and Attornment Agreement (Unrecorded) which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: July 31, 2018
Recording No.: 2018-052861

18. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2018-2019
Amount: \$47,170.10
Levy Code: 023.76
Account No.: R1013557
Map No.: 2S123CB-00200

Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

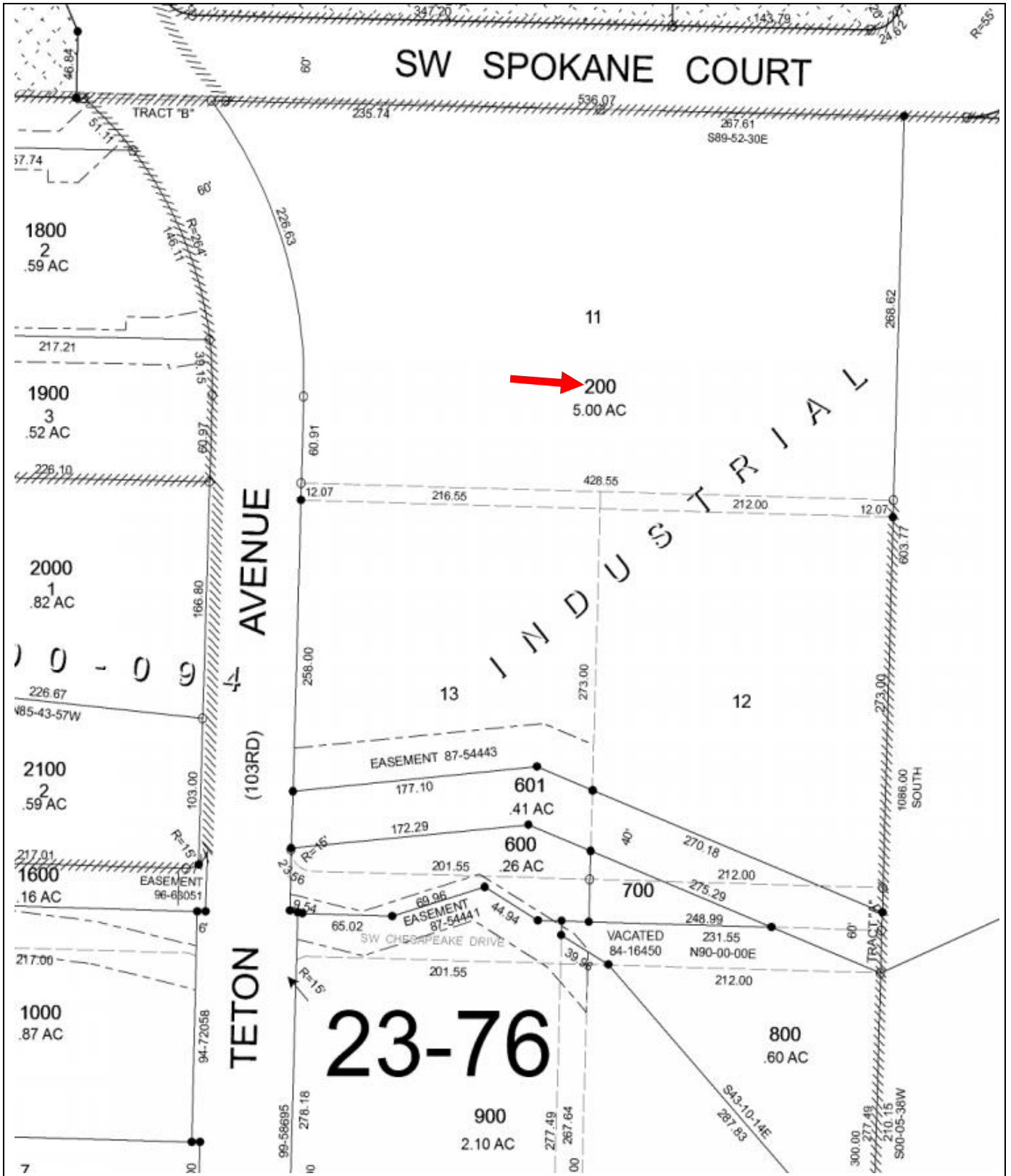
THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Fidelity National Title of Oregon
20120047335-01-C

Washington County, Oregon **2012-072828**
D-DW
Stn=7 K GRUNEWALD **08/31/2012 02:20:19 PM**
\$20.00 \$11.00 \$5.00 \$15.00 \$1,800.00 **\$1,851.00**
I, Richard Hobernicht, Director of Assessment and Taxation and Ex-
Officio County Clerk for Washington County, Oregon, do hereby
certify that the within instrument of writing was received and
recorded in the book of records of said county.
Richard Hobernicht, Director of
Assessment and Taxation, Ex-Officio

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
Northwest Natural Gas Company, an Oregon
corporation
220 NW 2nd Avenue
Portland, Oregon 97209

GRANTEE:
CJD Holdings LLC, an Oregon limited liability
company
8324 SW Nimbus
Beaverton, Oregon 97008

SEND TAX STATEMENTS TO:
CJD Holdings, LLC, an Oregon limited liability
company
CJD Holdings LLC
8324 SW Nimbus Avenue
Beaverton, Oregon 97008

AFTER RECORDING RETURN TO:
CJD Holdings, LLC, an Oregon limited liability
company
CJD Holdings LLC
8324 SW Nimbus Avenue
Beaverton, Oregon 97008

Escrow No: 20120047335-FTPOR01

property commonly known as:
19200 SW Teton Avenue
Tualatin, OR 97062

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM

Northwest Natural Gas Company, an Oregon corporation Grantor, conveys and specially warrants to
CJD Holdings LLC, an Oregon limited liability company Grantee, the following described real property free
and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

A tract of land situated in the Southwest one-quarter of Section 23, Township 2 South, Range 1
West, of the Willamette Meridian, in the County of Washington and State of Oregon, being all of
Lot 11, and a part of Lots 12 and 13, and a part of vacated Chesapeake Drive (vacated May 2,
1984, Fee No. 84-016450), PREMIER INDUSTRIAL PARK, being more particularly described as
follows, to-wit:

Beginning at a 5/8 inch iron rod at the Southeast corner of said Lot 12; thence South 00°01'09"
East (plat South) along the Easterly boundary of said Plat of PREMIER INDUSTRIAL PARK,
17.37 feet to a point; thence leaving said Easterly boundary, North 69°25'40" West 270.18 feet to
a point; thence South 82°42'52" West 177.10 feet to a point on the Westerly line of said Lot 13;
thence North 00°00'00" East (Basis for Bearings) along the Westerly line of said Lot 13, 278.53
feet to a point of curve; thence Northwesterly along a curve to the left having a radius of 330.00
feet through a central angle of 39°20'56" a distance 226.63 feet to the Northwest corner of said
Lot 11; thence South 89°45'57" East along the Northerly line of said Lot 11 a distance of 235.69
feet to a 5/8 inch iron rod and angle point in said Northerly line; thence South 89°53'04" East
along said Northerly line, 267.56 feet to the Northeast corner of said Lot 11; thence South
00°01'09" East (Plat South) along the Easterly line of said Lots 11 and 12 a distance of 601.48
feet to the point of beginning.

The true consideration for this conveyance is \$1,800,000.00.

ENCUMBRANCES: see attached exhibit for title encumbrances

20120047335-FTPOR01
Deed (Special Warranty – Statutory Form)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated August 27, 2012.

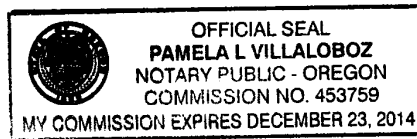
Northwest Natural Gas Company

by: *Gregg S. Kantor*
Gregg S. Kantor, President and Chief Executive Officer.

State of Oregon, County of Multnomah

This instrument was acknowledged before me on August 27th, 2012 by Gregg S. Kantor, President and Chief Executive Officer.

Pamela L. Villalobos
Notary Public - State of Oregon
My commission expires: 12.23.14



Title Encumbrance Exhibit

6. Pursuant to ORS 308.505 through 308.665, the Oregon State Department of Revenue has assessed the subject property along with other real property in Washington County which is owned by Northwest Natural Gas Company, and we are unable to segregate the amount of tax, if any. Due to the power and authority of the Department of Revenue to correct any assessment errors, this property may be subject to additional taxes following a transfer of title.
Tax Account No.: R1013557, 2S123CB-00200, CODE 023.76
7. City Liens, if any, in favor of the City of Tualatin. None found as of March 19, 2012.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: The Pacific Telephone and Telegraph Company
Purpose: Telephone wires and anchors
Recording Date: April 28, 1917
Recording No: Book 108, Page 560
9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: The City of Tualatin
Purpose: Sanitary sewer
Recording Date: July 24, 1979
Recording No: 79-029129
10. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat
Name of Plat: Premier Industrial Park
11. Non-vehicular access to SW Tualatin-Sherwood Road, as disclosed by the Plat.
12. Easement(s) for the purpose(s) shown and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
Affects: Premier Industrial Park
Partial vacation of lot line utility easements, as set out by document
Conditions and restrictions as established by the City of Tualatin:
Purpose: Partial vacation of lot line utility easements
Ordinance No/File No: 873-92
Recording Date: July 16, 1992
Recording No: 92-048879
13. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording Date: January 27, 1981
Recording No: 81-002973
Assignment and assumption of Declarant Rights and Supplemental Declaration
Recording Date: July 31, 1996
Recording No: 96-068342
Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: July 31, 1996
Recording No.: 96-068343
14. Right to levy Liens and assessments, if any, as referred to in above Declaration.
15. Wetlands Protection District in the City of Tualatin as disclosed by instrument
Recording Date: October 17, 1983
Recording No: 83-038274
Recording Date: November 18, 1983
Recording No.: 83-042751
Amendment Recording Date: June 29, 1984
Recording No.: 84-025190
Amendment Recording Date: July 10, 1984
Recording No.: 84-026641

16. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance no.633-94

Recording Date: May 2, 1984
Recording No: 84-016450
Affects: vacated portion of SW Chesapeake Drive

17. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Adjacent property owners
Purpose: Ingress and egress for placement of utilities for the benefit of Lot 12
Recording Date: October 29, 1987
Recording No: 87-054443

18. Wetlands Mitigation Agreement

Executed by: City of Tualatin and Oregon Division of State Lands
Recording Date: March 4, 1992
Recording No.: 92-022692

19. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Storm drain easement
In favor of: City of Tualatin
Purpose: Construct, operate and maintain open channels, culverts, storm drain lines and install public utilities
Recording Date: December 31, 1996
Recording No: 96-115804



March 13, 2019

Clyde Zahn
LMC Construction
19200 SW Teton Ave
Tualatin, OR 97062

Re: NWNG Building to LMC Construction

Dear Clyde;

Thank you, for sending me the site plans for the building located at; 19200 SW Teton in Tualatin.

My Company: Republic Services of Clackamas & Washington Counties has the franchise agreement to service this area with the City of Tualatin. We provide complete commercial waste removal services and recycling services as needed on a weekly basis for this location.

After reviewing your plans; I do not see anything that will affect us servicing your waste and recycling needs; either safely, or as often as needed. This site looks very adequate, for service, as there are no current plans for change.

Sincerely,

Frank J. Lonergan
Operations Manager
Allied Waste Services

10295 SW Ridder Road
Wilsonville, OR 97070
503-570-0626 • Fax 503-570-0523
republicservices.com

PRELIMINARY
NOT FOR
CONSTRUCTION



CARLETON HART ARCHITECTURE P.C.
503 243 2252 | 503 243 2252
503 SW 10TH AVENUE #200 PORTLAND OREGON 97205
WWW.CARLETONHART.COM

TETON BUILDING ADDITION
LMC CONSTRUCTION
19200 SW TETON AVE. TUALATIN, OR
PRE-APPLICATION FOLLOW-UP -
#PRE18-0012

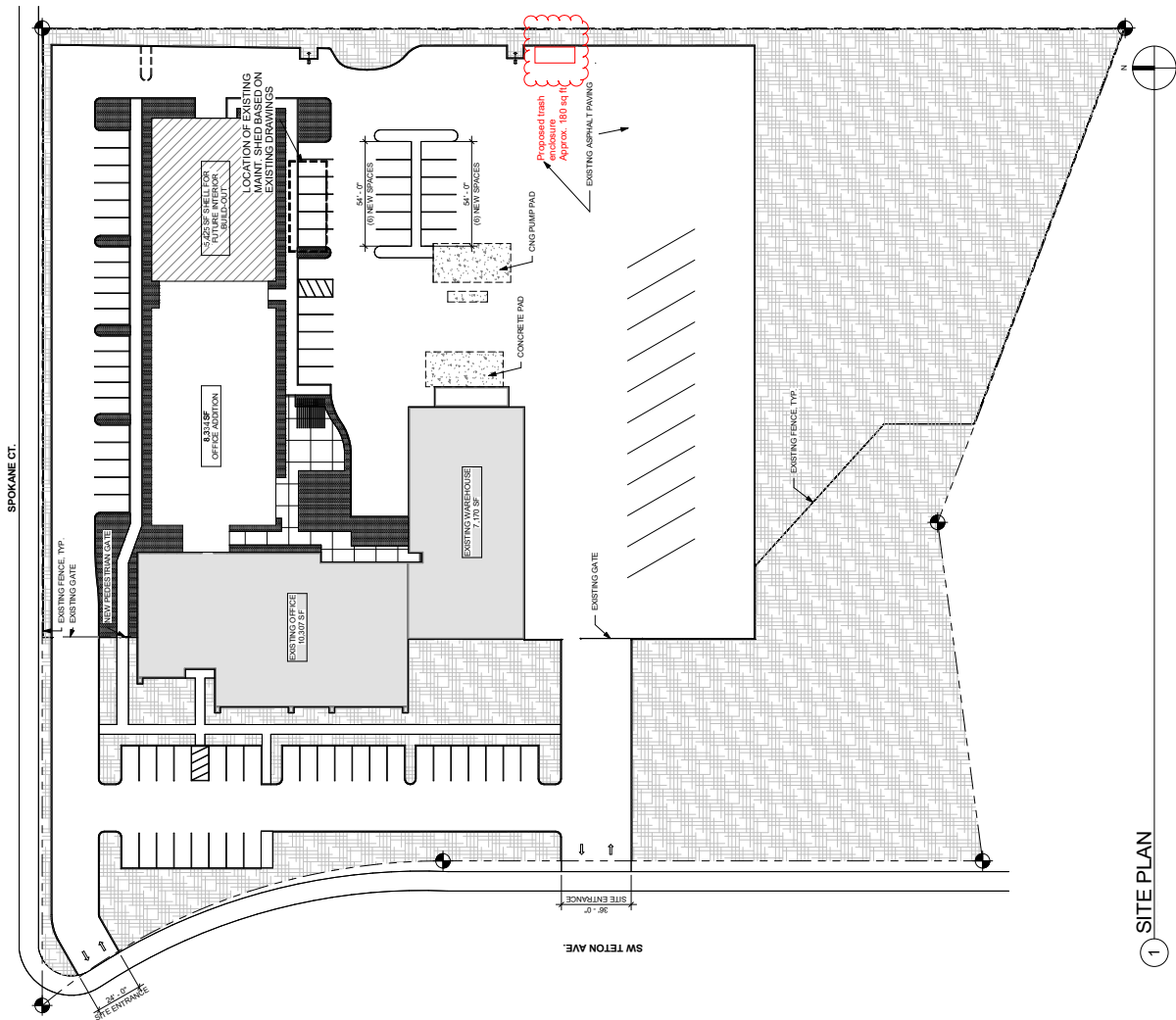
SITE PLAN

PROJECT NO.
18005

12.27.2018

REVISIONS/Δ

A1.01



1 SITE PLAN

NEIGHBORHOOD / DEVELOPER MEETING CERTIFICATION OF SIGN POSTING



In addition to the requirements of TDC 31.064(2) quoted earlier in the packet, the 18" x 24" sign that the applicant provides must display the meeting date, time, and address and a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < www.tualatinoregon.gov/planning/land-use-application-sign-templates >.

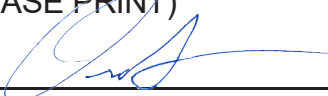
As the applicant for the

LMC Teton Building Addition

project, I

hereby certify that on this day, January 14, 2019 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: Devin Follingstad
(PLEASE PRINT)

Applicant's Signature: 

Date: January 14, 2019



CARLETON HART ARCHITECTURE P.C.

830 sw 10th avenue #200 portland oregon 97205
503 243 2252 | www.carletonhart.com

TRANSMITTAL

project: 18005 – LMC Teton Addition
to: **LMC Construction**
c/o Chris Duffin
19200 SW Teton Avenue
Tualatin, Oregon 97062
date: January 11, 2019
cc: File
from: Devin Follingstad
via: Currier

# copies	date	description
2	N/A	18 x 24 sign for neighborhood meeting

remarks: Post signs along both streets bordering property.

NOTICE

NEIGHBORHOOD / DEVELOPER MEETING

01/29/2019 6:00 p.m.
19200 SW Teton Ave.
503-206-3185

**NEIGHBORHOOD/DEVELOPER MEETING
AFFIDAVIT OF MAILING**

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

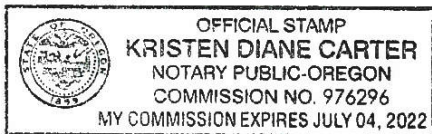
I, Devin Follingstad, being first duly sworn, depose and say:

That on the 14th day of January, 2019, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.



Signature

SUBSCRIBED AND SWORN to before me this 12 day of March,
2019.





Notary Public for Oregon
My commission expires: JULY 04, 2022

RE: LMC TETON BUILDING ADDITION



January 14, 2019

Re: Teton Building Addition, LMC Construction

Dear Property Owner,

You are cordially invited to a meeting on **January 29, 2019 at 6:00 pm** at **19200 SW Teton Avenue, Tualatin, Oregon 97062**. This meeting shall be held to discuss a proposed addition to the existing facility at the address noted above. The proposed addition will be approximately 12,400 sq. ft. of office space located along the north property line and attached to the original building by a short corridor.

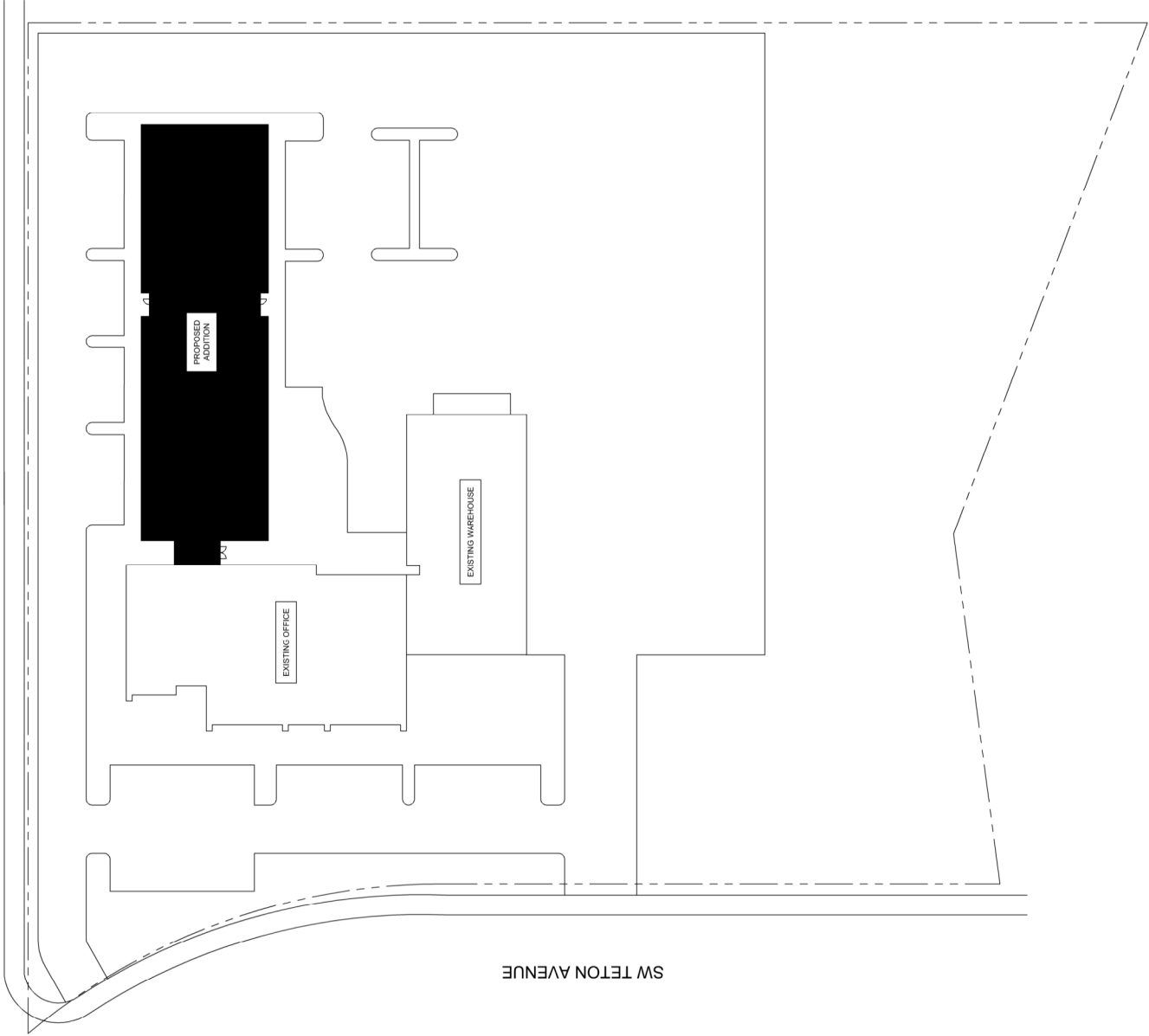
The purpose of this meeting is to provide a means for the applicant (LMC Construction) and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal.

Refer to attached diagrammatic site plan for illustration of proposed addition.

Sincerely,

Devin Follingstad, Project Architect
Carleton Hart Architecture, PC
(503) 206-3185

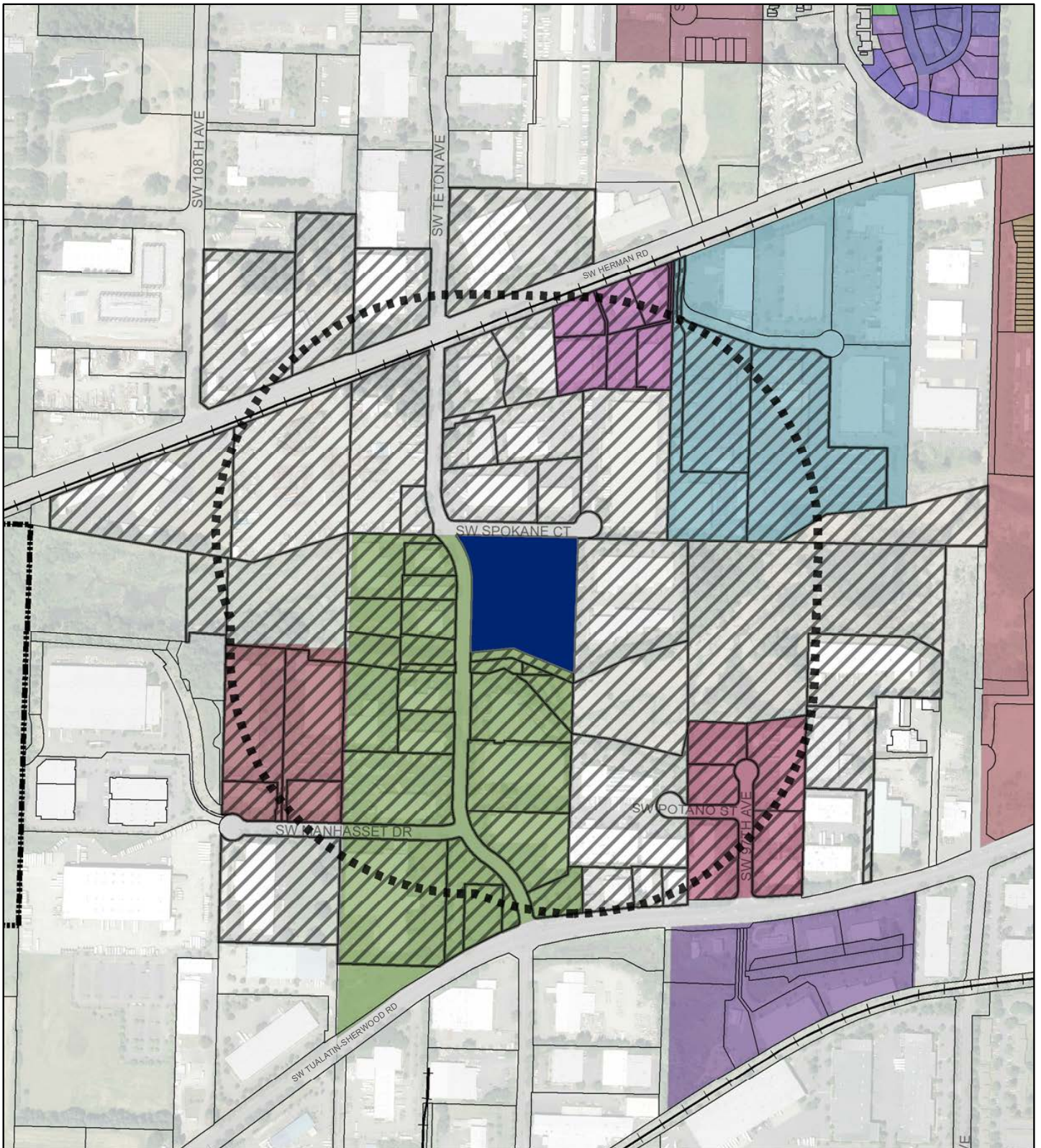
SPOKANE COURT




SW TETON AVENUE

TETON BUILDING ADDITION
CJD HOLDINGS, LLC
TUALATIN, OREGON

NEIGHBORHOOD / DEVELOPER MEETING
JANUARY 29, 2019



 1000' Buffer

 Selected Taxlots



TLID	OWNER1	OWNER2	OWNER3	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
2S123CB01000	19305 SW TETON LLC	BY TRAVIS SMITH		15172 SE SPANISH BAY DR	HAPPY VALLEY	OR	97086-7333
2S122DD0200	AXIOM INDUSTRIES INC			P O BOX 147	TUALATIN	OR	97062
2S123CB01500	BAKER GROUP NORTHWEST LLC			9650 SW REGAL DR	PORTLAND	OR	97225-4954
2S123BC01600	BARR FAMILY IX LLC	BY MEYERS DAN		3455 W FIRST AVE	EUGENE	OR	97402
2S123BC01700	BARR FAMILY IX LLC	ATTN: CATHERINE CALKIN		3455 W FIRST AVE	EUGENE	OR	97402
2S122DA00400	BC CALKIN LLC	PROPERTIES		PO BOX 3450	TUALATIN	OR	97062-3450
2S123B000600	CHAMBERLAIN / HUSSA			18755 SW TETON	TUALATIN	OR	97062
2S123CB00200	CJD HOLDINGS LLC			19200 SW TETON AVE	TUALATIN	OR	97062-8836
2S123BC01300	CROWLEY AARON J &	CROWLEY HEATHER J		30891 S KAUFMAN RD	CANBY	OR	97013
2S123CB00900	DUGGAL WEST HOLDINGS LLC			10 W 24TH ST	NEW YORK	NY	10010-3201
2S122DA00600	ELSINORE DEVELOPMENT GROUP LLC			19480 SW 97TH AVE	TUALATIN	OR	97062-8505
2S123CB01100	EVE LAND INVESTMENTS LLC			PO BOX 19856	PORTLAND	OR	97280-0856
2S123CB01100	FULBRIGHT DEVELOPMENT LLC			19335 SW TETON AVE	TUALATIN	OR	97062-8847
2S122AD01100	GARSKIE TRAVIS W			PO BOX 729	COLBERT	WA	99005-0729
2S123CA00800	INLAND ACQUISITION CO LLC	CHANNEY JOHN R &	CHANNEY PATRICIA K	PO BOX 8858	PORTLAND	OR	97207-8858
2S123BC00600	JKLM INVESTMENT COMPANY LLC			18880 SW TETON AVE	TUALATIN	OR	97062-8806
2S123B000701	KAI USA LTD	FAMILY TRUST		18600 SW TETON AVE	TUALATIN	OR	97062-8841
2S123CC00300	KRZYCKI VINCENT & MARY			PO BOX 1432	SHERWOOD	OR	97140-1432
2S123CC00200	LAPLANTE FELIX FRANCIS &	LAPLANTE SALLY JANE &	LAPLANTE SCOTT HARRISON	9865 SW TUALATIN-SHERWOOD RD	TUALATIN	OR	97062
2S123CB01001	LBJ LLC			PO BOX 308	TUALATIN	OR	97062-0308
2S123CB01200	LP 560 LLC			19485 SW TETON AVE	TUALATIN	OR	97062-8846
2S122AD01000	MARSHALL ASSOCIATED LLC			PO BOX 278	TUALATIN	OR	97062-0278
2S123BC01000	MARSHALL ASSOCIATED LLC			PO BOX 278	TUALATIN	OR	97062-0278
2S123BC01100	MARSHALL ASSOCIATED LLC			PO BOX 278	TUALATIN	OR	97062-0278
2S123CA00901	MARSHALL ASSOCIATED LLC			PO BOX 278	TUALATIN	OR	97062-0278
2S122DA00100	MCLELLAN ESTATE CO	BY OFFICE OF METRO ATTY		707 OLD COUNTY RD	BELMONT	CA	94002-2608
2S123BC00300	MJMARK LLC &	MARK PROPERTIES LTD PTRNSHP		111 SW COLUMBIA STE 1380	PORTLAND	OR	97232-2736
2S123BC00200	NORTHWEST TECH CENTER LLC			10 SEA TERRACE DR	NEWPORT COAST	CA	92651
2S123BD01000	OREGON SANDBLASTING AND	COATING INC		PO BOX 1171	TUALATIN	OR	97062-1171
2S123BC00700	OUR GANG LLC			33120 NE LESLEY RD	TUALATIN	OR	97132-7463
2S123BC00800	PACIFIC NW PROPERTIES	LIMITED PARTNERSHIP		6600 SW 105TH AVE #175	BEAVERTON	OR	97008
2S123CA01200	PACIFIC FOODS PROPERTIES LLC			9855 SW POTANO ST	TUALATIN	OR	97062-8619
2S123CA01500	PACIFIC FOODS PROPERTIES LLC			9955 SW POTANO ST	TUALATIN	OR	97062-8619
2S123CA01600	PACIFIC FOODS PROPERTIES LLC			19480 SW 97TH AVE	TUALATIN	OR	97062-8505
2S123CA01700	PACIFIC FOODS PROPERTIES LLC			19480 SW 97TH AVE	TUALATIN	OR	97062-8505
2S123CA01800	PACIFIC FOODS PROPERTIES LLC			19480 SW 97TH AVE	TUALATIN	OR	97062-8505
2S123CB00100	PACIFIC FOODS PROPERTIES LLC			9855 SW POTANO ST	TUALATIN	OR	97062-8619
2S123CB00100	PACIFIC FOODS PROPERTIES LLC			9960 SW POTANO ST	TUALATIN	OR	97062
2S123CB00100	PARAMOUNT DEVELOPMENT LLC			5810 SW 88TH AVE	PORTLAND	OR	97225-1306
2S123CB01200	PARAMOUNT DEVELOPMENT LLC			5810 SW 88TH AVE	PORTLAND	OR	97225-1306
2S123CB01700	PARRISH-CHURCH LLC			PO BOX 2687	TUALATIN	OR	97062-2687
2S123CB00102	PASCUZZI INVESTMENT LLC			10250 SW NORTH DAKOTA	TIGARD	OR	97223
2S123BD01100	POWDER TECH INC			PO BOX 3221	TUALATIN	OR	97062-3221
2S122DA00700	S BENNER HEATHERBRAE LLC &	M BENNER HEATHERBRAE LLC		4423 WEST BAY RD	LAKE OSWEGO	OR	97035
2S122DA00500	SEASONAL PRODUCTS LLC			4112 NW SANDPIPER DR	WOODLAND	WA	98874-2229
2S123CC00600	SHOCAT INC			10450 SW MANHASSET DR	TUALATIN	OR	97062-8591
2S123CC00700	SHOCAT INC			10450 SW MANHASSET DR	TUALATIN	OR	97062-8591
2S123CC00900	SHOCAT INC			10450 SW MANHASSET DR	TUALATIN	OR	97062-8591
2S123CB01400	SW TETON PROPERTIES LLC	BY WILLIAM G BLACKLAW		19500 SW TETON AVE	TUALATIN	OR	97062-8825
2S123CB00500	SW TETON PROPERTIES LLC	BY WILLIAM G BLACKLAW		19500 SW TETON AVE	TUALATIN	OR	97062-8825
2S123CB009401	TETON PROPERTY LLC			PO BOX 40	CLACKAMAS	OR	97015-0040
2S123CB01800	TETON PARK LLC			19602 DERBY CT	WEST LINN	OR	97068-2207
2S123CB01900	TETON PARK LLC			19602 DERBY CT	WEST LINN	OR	97068-2207
2S123CB02000	TETON INDUSTRIAL PARK LLC	ATTN: WAEL CHAMSEDDINE		PO BOX 2510	TUALATIN	OR	97062-2510
2S123CB01400	TRUMBO INVESTMENTS LLC	A TTN: DAVID D TRUMBO		14365 SW 144TH AVE	TIGARD	OR	97224-1416
2S122AD00200	TUALATIN CITY OF			18880 SW MARTINAZZI AVE	TUALATIN	OR	97062-7092
2S122AD00300	TUALATIN CITY OF			PO BOX 723597	ATLANTA	GA	31139
2S123BC00900	UNITED STATES OF AMERICA	C/O PROPERTY TAX DEPT		160 INVERNESS DR W #400	ENGLEWOOD	CO	80112
2S123BD009400	VALMONT COATINGS &	WESTERN FACILITIES SERV OFFICE			OMAHA	NE	68154
2S122DA00200	WETLANDS CONSERVANCY INC THE	PACIFIC STATES GALVANIZING		4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123BD00900	WETLANDS CONSERVANCY INC THE			4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CA00300	WETLANDS CONSERVANCY INC THE			4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00101	WETLANDS CONSERVANCY INC THE			4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00400	WETLANDS CONSERVANCY INC THE			4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00600	WETLANDS CONSERVANCY INC THE			4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00601	WETLANDS CONSERVANCY INC THE			4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00700	WETLANDS CONSERVANCY INC THE			4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00800	WETLANDS CONSERVANCY INC THE			4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB01600	WETLANDS CONSERVANCY INC THE			4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB02100	WETLANDS CONSERVANCY INC THE			4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CC00400	WHEELER INVESTMENTS LLC	BY THOMAS C/S HARLENE WHEELER		2435 SW DAKOTA ST	PORTLAND	OR	97239-1952



CARLETON HART ARCHITECTURE P.C.
 830 sw 10th avenue #200 portland oregon 97205
 503 243 2252 | www.carletonhart.com

MEETING ATTENDANCE

project	LMC Teton Building Addition	meeting date, time	Neighborhood / Developer Meeting January 29, 2019 – 6pm
----------------	-----------------------------	---------------------------	--

Attendees		organization	phone	email
1	Devin Follingstad	CHA	503-206-3185	devin.follingstad@carletonhart.com
2	Chris Dukes	LMC	503-646-0521	Chris.D@LMCConstruction.com
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

ARCHITECTURAL REVIEW CERTIFICATION OF SIGN POSTING



The applicant shall provide and post a sign pursuant to Tualatin Development Code (TDC) 31.064(2). Additionally, the 18" x 24" sign must contain the application number, and the block around the word "NOTICE" must remain **primary yellow** composed of the **RGB color values Red 255, Green 255, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

NOTE: For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

As the applicant for the See statement below.

project, I hereby certify that on this day, _____ sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

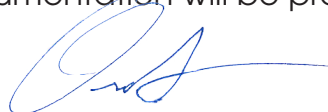
Applicant's Name: _____
(PLEASE PRINT)

Applicant's Signature: _____

Date: _____

A sign pursuant to the above applicable code will be posted when the City of Tualatin has assigned this project an AR #. Sufficient documentation will be provided at that time.

Devin Follingstad 3/12/19





City of Tualatin

COMMUNITY DEVELOPMENT PLANNING DIVISION

Pre-Application Meeting Request

CITY OF TUALATIN
RECEIVED

APR 10 2018

COMMUNITY DEVELOPMENT
PLANNING DIVISION

The purpose of the Scoping and Pre-Application meetings is to offer early assistance in the land use and permitting process. This includes thoughtful feedback on preliminary design direction and visioning, outlining expectations, and to assist the applicant in attaining a complete application at first submittal.

PROJECT DESCRIPTION

Project name/title: TETON BUILDING ADDITION

What is the primary purpose of this pre-application meeting (What would you like to accomplish)? (Attach additional sheets if needed.)

DETERMINE IF AN ARCHITECTURAL REVIEW IS REQUIRED. IF SO WHICH ARCHITECTURAL REVIEW TYPE IS REQUIRED & PROCESS. INFORMATION ON SITE REVIEW PROCESS & PERMITS REQUIRED WITH REGARDS TO THE PROXIMITY OF WETLAND AREAS.

PROPERTY INFORMATION

Property address/location(s): 19200 SW TETON AVENUE, TUALATIN, OR 97062

Tax map and tax lot no.(s): 2S123CB00200

Zoning: MG - GENERAL MANUFACTURING

PROPERTY OWNER/HOLDER INFORMATION

Name(s): LMC CONSTRUCTION

Address: 19200 SW TETON AVENUE Phone: 503.646.0521

City/state: TUALATIN, OR Zip: 97062

APPLICANT INFORMATION

Name: CARLETON HART ARCHITECTURE

Address: 830 SW 10TH AVENUE, #200 Phone: 503.243.2252

City/state: PORTLAND, OR Zip: 97205

Contact person: NOAH HARVEY

Phone: 503.206.3194 Email: NOAH.HARVEY@CARLETONHART.COM

Pre-application Conference Information

All of the information identified on this form is required and must be submitted to the Planning Division with this application. Conferences are scheduled subject to availability and a minimum of two weeks after receiving this application and all materials. Pre-application conferences are one (1) hour long and are typically held on Mondays between the hours of 3-4 p.m. or Wednesdays between 2-4 p.m.

If more than four (4) people are expected to attend the pre-application conference in your group, please inform the City in advance so that alternate room arrangements can be made to accommodate the group.

REQUIRED SUBMITTAL ELEMENTS

(Note: *Requests will not be accepted without the required submittal elements*)

A complete application form and accompanying fee.

1 hard copy and an electronic set of the following:

Preliminary site and building plans, drawn to scale, showing existing and proposed features. (Plans do not need to be professionally prepared; just accurate and reliable.)

A detailed narrative description of the proposal that clearly identifies the location, existing and proposed uses, and any proposed construction.

A list of all questions or issues the applicant would like the City to address.

FOR STAFF USE ONLY

Case No.: PRE 18-0012

Related Case No.(s): _____

Application fee: \$220.00

Application accepted:

By: [Signature] Date: 4-10-18 3pm

Date of pre-app: 5-7-18

Time of pre-app: Erin Tabitha

Planner assigned to pre-app: _____

What type of development are you proposing? (Check all that apply)

Industrial Commercial Residential Institutional Mixed-use

Please provide a brief description of your project: (Attach additional sheets if needed.) Please include description of existing uses and structures in addition to what is proposed.

PROPOSED ADDITION TO EXISTING CONTRACTOR'S OFFICE ALONG WITH LANDSCAPING/SITE WORK. THE
PROPOSED OFFICE ADDITION WOULD ADD APPROXIMATELY 7,500 SF OF OFFICE SPACE ALONG WITH AN
ADDITIONAL 5,000 SF OF OFFICE SHELL FOR FUTURE BUILD-OUT OF OFFICE SPACE. (SEE ATTACHED
PROJECT NARRATIVE)

Are you familiar with the development process in Washington or Clackamas County or Tualatin?

Yes No

If yes, please identify an example project:

Are you familiar with the sections of the Tualatin Development Code (TDC) that pertain to your proposed development?

Yes No

Is the property under enforcement action? If yes, please attached a notice of the violation.

Please provide the names of City, TVF&R, CWS, and County staff with whom you have already discussed this proposal:

KEVIN REX & TONY DORAN



City of Tualatin

COMMUNITY DEVELOPMENT PLANNING DIVISION

Pre-Application Meeting Request

Dec 04, 2018

CITY OF TUALATIN
RECEIVED

DEC 26 2018
PRE18-0012

COMMUNITY DEVELOPMENT
PLANNING DIVISION

The purpose of the Scoping and Pre-Application meetings is to offer early assistance in the land use and permitting process. This includes thoughtful feedback on preliminary design direction and visioning, outlining expectations, and to assist the applicant in attaining a complete application at first submittal.

PROJECT DESCRIPTION

Project name/title: LMC - Teton Building Addition

What is the primary purpose of this pre-application meeting (What would you like to accomplish)? (Attach additional sheets if needed.)

Pre-app required - Type II AR assumed at this time.

NOTE: This proposed project has completed a pre-app meeting in April 2018. No significant changes to program are expected.

PROPERTY INFORMATION

Property address/location(s): 19200 SW Teton Avenue
Tualatin, Oregon 97062

Tax map and tax lot no.(s): 2S123CB00200

Zoning: MG - General Manufacturing

PROPERTY OWNER/HOLDER INFORMATION

Name(s): CJD Holdings, LLC (LMC Construction)
Attention Chris Duffin

Address: 19200 SW Teton Avenue Phone: (503) 646-0521

City/state: Tualatin, Oregon Zip: 97062

APPLICANT INFORMATION

Name: Carleton Hart Architecture, PC

Address: 830 SW 10th Ave., Suite 200 Phone: (503) 243-2252

City/state: Portland, Oregon Zip: 97211

Contact person: Devin Follingstad

Phone: (503) 206-3185 Email: devin.follingstad@carletonhart.com

Pre-application Conference Information

All of the information identified on this form is required and must be submitted to the Planning Division with this application. Conferences are scheduled subject to availability and a minimum of two weeks after receiving this application and all materials. Pre-application conferences are one (1) hour long and are typically held on Mondays between the hours of 3-4 p.m. or Wednesdays between 2-4 p.m.

If more than four (4) people are expected to attend the pre-application conference in your group, please inform the City in advance so that alternate room arrangements can be made to accommodate the group.

REQUIRED SUBMITTAL ELEMENTS

(Note: Requests will not be accepted without the required submittal elements)

- A complete application form and accompanying fee.
- 1 hard copy and an electronic set of the following:**
 - Preliminary site and building plans, drawn to scale, showing existing and proposed features. (Plans do not need to be professionally prepared; just accurate and reliable.)
 - A detailed narrative description of the proposal that clearly identifies the location, existing and proposed uses, and any proposed construction.
 - A list of all questions or issues the applicant would like the City to address.

FOR STAFF USE ONLY

Case No.: Pre 18-0012

Related Case No.(s): _____

Application fee: _____

Application accepted: _____

By: [Signature] Date: 12-26-18

Date of pre-app: 1-9-19

Time of pre-app: 2pm

Planner assigned to pre-app: [Signature]

What type of development are you proposing? (Check all that apply)

Industrial Commercial Residential Institutional Mixed-use

Please provide a brief description of your project: (Attach additional sheets if needed.) Please include description of existing uses and structures in addition to what is proposed.

Proposed 1-story, 7,500 sq. ft. addition to existing 1-story office building. Refer to attached information for detailed description and general configuration of proposed Work.

Are you familiar with the development process in Washington or Clackamas County or Tualatin?

Yes No

If yes, please identify an example project:

Are you familiar with the sections of the Tualatin Development Code (TDC) that pertain to your proposed development?

Yes No

Is the property under enforcement action? If yes, please attached a notice of the violation.

Please provide the names of City, TVF&R, CWS, and County staff with whom you have already discussed this proposal:

Tabitha Boschetti, Assistant Planner

MEMORANDUM

DATE: March 12, 2019
TO: Clyde Zahn, LMC Construction
FROM: Dana M. Beckwith, PE, PTOE
Aman Woldetinsae
Phoebe Kuo

SUBJECT: Tualatin LMC Teton Building Trip Generation, Distribution & Safety Evaluation P19-008-000

This memorandum summarizes the trip generation, trip distribution and safety evaluation associated with the proposed building expansion located at 19200 SW Teton Avenue in Tualatin, Oregon. The property is located on the southeast corner of the SW Teton Avenue / Spokane Court intersection. The proposed development will include:

- A 7,500 square foot office expansion
- Closure of the northern most access on SW Teton Avenue located just south of the SW Teton Avenue / Spokane Court intersection.

The purpose of this analysis is to evaluate the impacts that site generated traffic will have on the existing transportation facilities within the project vicinity and assess safety at the existing site access. The following are included in this analysis:

- Project Description
- Existing Conditions
- Travel Demand Analysis
- Sight Distance Evaluation
- Results

PROJECT DESCRIPTION

The site currently consists of one office building, a warehouse and on-site parking. The site has two existing accesses on SW Teton Avenue. A portion of on-site parking will be repurposed to accommodate two new office units along the SW Spokane Court frontage. The project will close the existing access near the corner of SW Teton Avenue and SW Spokane Court, while the existing access located approximately 300 feet to the south will remain open. Figure 1 provides a vicinity map of the project area and the location of the existing and closed accesses. Figure 2 provides a detailed site plan for the proposed development.

The land use for the proposed site is classified as an Industrial Use and is in a General Manufacturing Planning District. The purpose of this planning district is to provide areas of the City that are suitable for light industrial uses and a wide range of heavy manufacturing and processing activities.



Figure 1 Vicinity Map

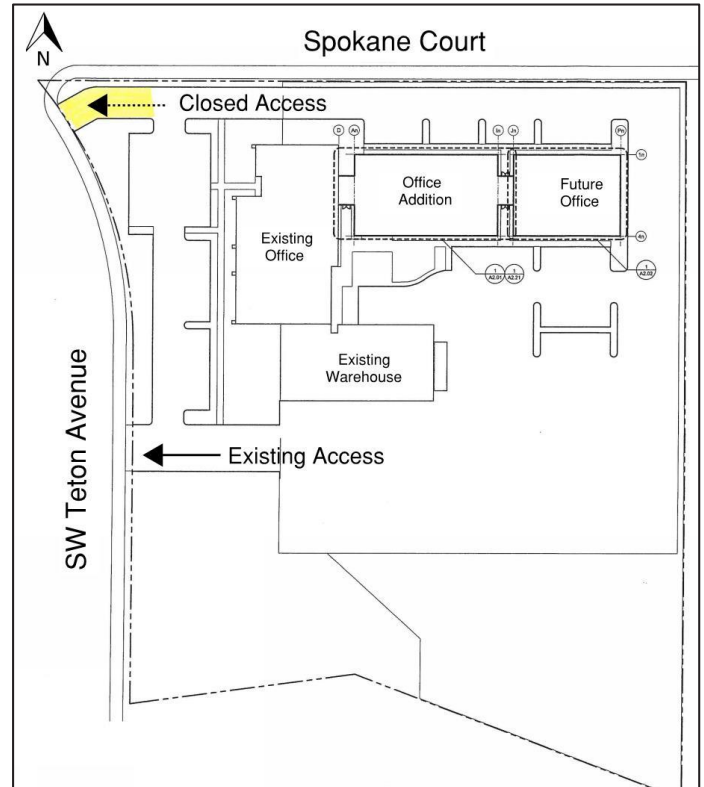


Figure 2 Site Plan

EXISTING CONDITIONS

Existing transportation conditions were evaluated along SW Teton Ave within the project area. The inventory of existing conditions was conducted on February 2019 and is summarized in Table 1.

Table 1: Existing Conditions within Study Area

Roadway	Functional Classification ¹	Speed Limit	Sidewalks	Bicycle Facilities	Lane Geometry	Parking	Transit Routes
SW Teton Ave	Minor Arterial	35 mph	5.5 ft on both sides	None	39 ft roadway cross-section for two-way traffic with two-way-left-turn center lane.	None	No

¹ City of Tualatin Functional Classification and Traffic Signal Plan

TRAVEL DEMAND ANALYSIS

The proposed development will add new vehicle traffic to the transportation network. Vehicle trips generated by the development were estimated using the methodology presented in the Institute of

Transportation Engineer's (ITE) *Trip Generation Manual*¹. The AM and PM peak hour trips generated for the development are based on Land Use Code 710 (General Office Building) and are summarized in Table 2.

Table 2: AM and PM Peak Hour Trip Generation Summary

ITE Land Use	Area (1000 SF)	Weekday						
		ADT ²	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Trip Generation(in-process)								
General Office Building (ITE 710)	7.5	11.03	1.56	88%	12%	1.49	17%	83%
Generation Rate ¹								
New Site Trips								

¹ Source: *Trip Generation Manual, ninth Edition*, ITE, 2012, average rates.

² Average Daily Trips

The greatest impact to the transportation system will be during the typical AM and PM peak periods. It is estimated that an average of 12 new AM peak hour trips and 11 new PM peak hour trips will be added to the transportation network due to site-generated traffic from the proposed development. Figure 3 shows the site-generated trip distribution and assignment due to the proposed improvements.

Two thirds of new site-generated trips were assigned going to and coming from the south, with one third going to and coming from the north. The higher trip distribution was assigned to SW Tualatin-Sherwood Road to the south which is a Major Arterial, compared to SW Herman Road, a Minor Arterial, to the north of the site. SW Tualatin-Sherwood Road also connects to I-5 at the SW Nyberg Street Interchange.

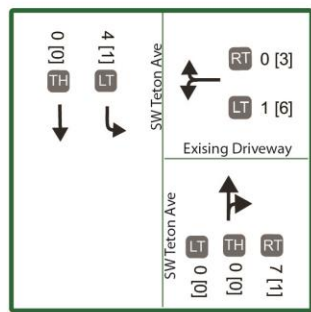
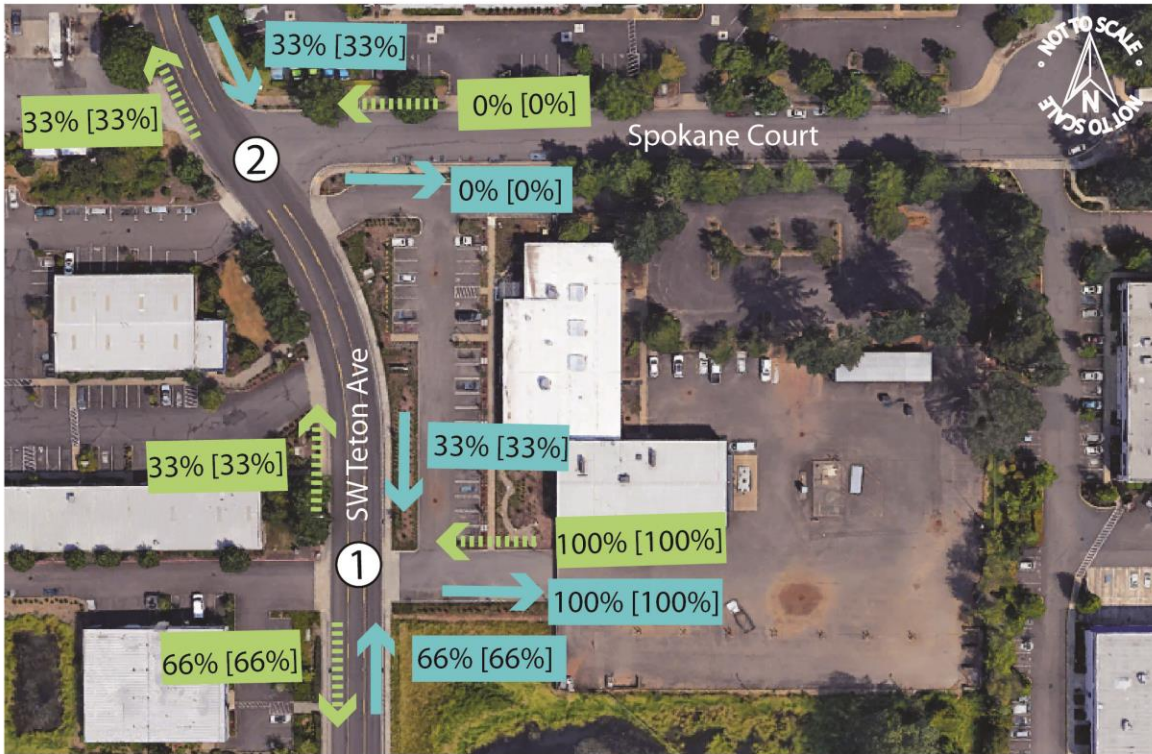
The additional trips associated with the office building expansion are not expected to have a significant effect on the existing transportation system. The existing intersection with the greatest impact will be SW Teton Avenue at SW Spokane Court with only four new AM and four new PM peak hour trips due to the site improvements.

SIGHT DISTANCE EVALUATION

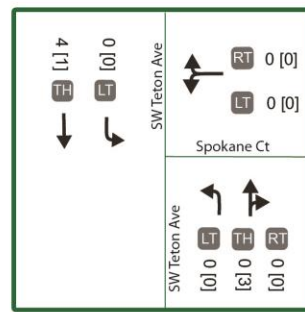
Intersection sight distance and stopping sight distance for the existing access onto SW Teton Avenue was evaluated under existing conditions. The sight distance evaluation follows the guidance provided in the AASHTO Geometric Design of Highway and Streets, 2011.

Intersection sight distance is the minimum clear distance needed for drivers to anticipate and avoid collisions while determining whether to proceed through an intersection. The intersection sight distance evaluation assumes vehicles traveling at 35 mph on SW Teton Ave, driver's eye height of 3.5 feet, approaching object height of 3.5 feet, and a driver setback of 14.5 feet from the traveled way. For SW

¹ Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, Volume 3, Year 2012



① SW Teton Ave / Existing Access



② SW Teton Ave / Spokane Ct

⊗ = Study Intersection
 1. SW Teton Ave / Existing Access
 2. SW Teton Ave / Spokane Court

→ Enter AM [PM]
 → Exit AM [PM]

Figure 3:
 Trip Distribution and Assignment
 Weekday Vehicle Peak Hour Volumes

Teton Ave, the edge of traveled way was measured from the curb line. Intersection sight distance was compared to the AASHTO Design Intersection Sight Distance for the following cases:

- Case B1 - Left Turn from the access²
- Case B2 - Right Turn from the access³

Stopping sight distance (SSD) is the minimum sight distance needed for drivers to perceive, react, and stop for an object on the roadway. Stopping sight distance (SSD) for the existing access was compared to the AASHTO Design Standards⁴:

- Existing Access (SW Teton Ave)
 - SSD Northbound Direction - Traffic approaching from SW Teton Avenue
 - SSD Southbound Direction - Traffic approaching from SW Teton Avenue

The existing access onto SW Teton Ave functions well due to the absence of obstructions that allow for clear sight lines. The sight distance evaluation is summarized in Table 3.

Table 3: Sight Distance Analysis

Location	Sight Distance Evaluated	Estimated Available Sightline (ft)		Sight Distance Standards (ft)	Meets Standard?
		To the left	To the right		
Existing Access (SW Teton Ave.)	Case B1: Left-turn	To the left	>400	390	Yes
		To the right	>400	390	Yes
	Case B2: Right-turn	>335		335	Yes
	SSD SB Direction	>250		250	Yes
	SSD NB Direction	>250		250	Yes

RESULTS

This analysis evaluated site access changes (removal of the existing access immediately south of the SW Teton Avenue/ Spokane Court intersection), trip generation and trip distribution associated with the addition of 7,500 square feet of office space. It is estimated that an average of 12 new AM peak hour trip and 11 new PM peak hour trip will be added to the transportation network due to site-generated traffic from the proposed development. The number of added vehicle trips will have a negligible effect on the local transportation network.

Stopping and intersection sight distance was reviewed for the existing site access that will remain open. As summarized in Table 3, the intersection sight distance and stopping sight distance standards are met.

² AASHTO, Case B1 – Intersections with stop control on the minor road (AASHTO, Case B1, Table 9-6).

³ AASHTO, Case B2 – Intersections with stop control on the minor road (AASHTO, Case B2, Table 9-8).

⁴ AASHTO Stopping Sight Distance, Table 3-1.

MEMORANDUM

DATE: March 12, 2019
TO: Clyde Zahn, LMC Construction
FROM: Dana M. Beckwith, PE, PTOE
Aman Woldetinsae
Phoebe Kuo

SUBJECT: Tualatin LMC Teton Building Trip Generation, Distribution & Safety Evaluation P19-008-000

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- Project Description
- Existing Conditions
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- Sight Distance Evaluation
- Results

PROJECT DESCRIPTION

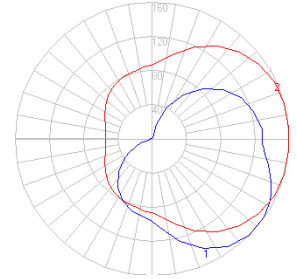
BEGA

Photometric Filename: 33385.ies

TEST: L08123906
 TEST LAB: LIGHT LABORATORY, INC.
 DATE: 8/27/2012
 LUMINAIRE: 33 385
 LAMP: 17.4W LED



All results in accordance with IESNA LM-79-08



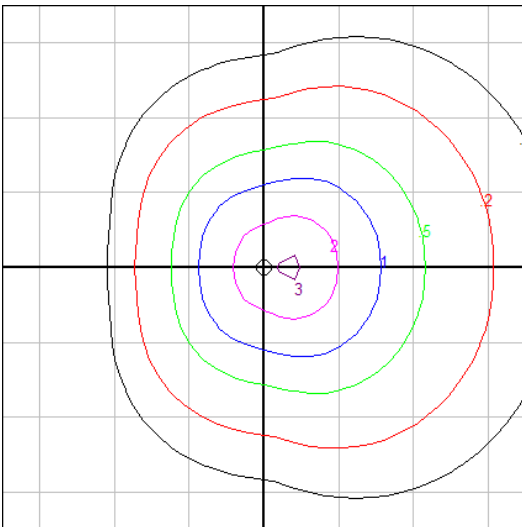
Characteristics

IES Classification	Type IV
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	806
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	39
Total Luminaire Watts	20.59
Ballast Factor	1.00
Upward Waste Light Ratio	0.33
Max. Cd.	160.22 (5H, 45V)
Max. Cd. (<90 Vert.)	160.22 (5H, 45V)
Max. Cd. (At 90 Deg. Vert.)	129.26 (16.0%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	136.38 (16.9%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)
R9 Value	27.30

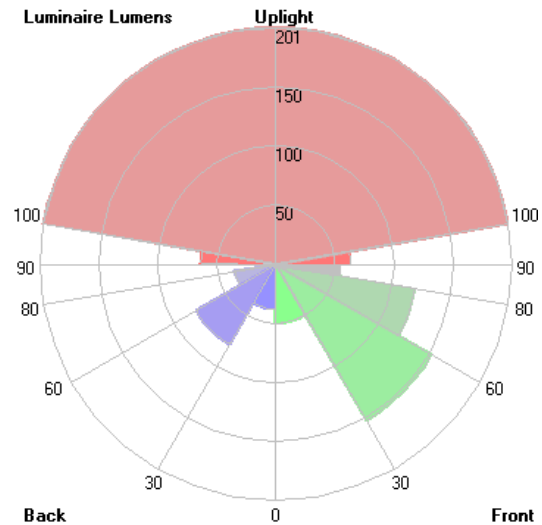
Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	50.4	N.A.	6.2
FM (30-60)	153.1	N.A.	19.0
FH (60-80)	120.3	N.A.	14.9
FVH(80-90)	54.8	N.A.	6.8
BL (0-30)	38.1	N.A.	4.7
BM (30-60)	78.7	N.A.	9.8
BH (60-80)	35.4	N.A.	4.4
BVH(80-90)	11.0	N.A.	1.4
UL (90-100)	63.7	N.A.	7.9
UH (100-180)	200.6	N.A.	24.9
Total	806.1	N.A.	100.0

BUG Rating B0-U3-G1



Mounting Height = 6 ft. Grid Spacing = 5 ft.



In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

BEGA 1000 Bega Way, Carpinteria, CA 93013 (805)684-0533 Fax (805)566-9474 www.bega-us.com © Copyright BEGA-US 2015

7/14/2015

Application

The material thickness and strong crystal glass makes this impact-resistant LED luminaire extremely robust. Arranged individually or in groups, this is a great design element for a host of lighting applications.

Materials

Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
 Heavy pressed crystal glass, inside white
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP 65
 Weight: 8.6lbs

Electrical

Operating voltage 120-277VAC
 Minimum start temperature -30° C
 LED module wattage 16.8W
 System wattage 20W
 Controllability 0-10V dimmable
 Color rendering index Ra > 80
 Luminaire lumens 820 lumens (3000K)
 Lifetime at Ta = 15° C 50,000 h (L70)

LED color temperature

- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3**
- 2700K - Product number + **K27**

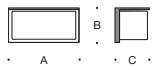
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

- Available colors Black (BLK) White (WHT) RAL:
 Bronze (BRZ) Silver (SLV) CUS:

Type:
 BEGA Product:
 Project:
 Modified:



LED wall luminaire · shielded on one side

	LED	A	B	C
33385	16.8W	11 7/8	5 1/2	5 1/4



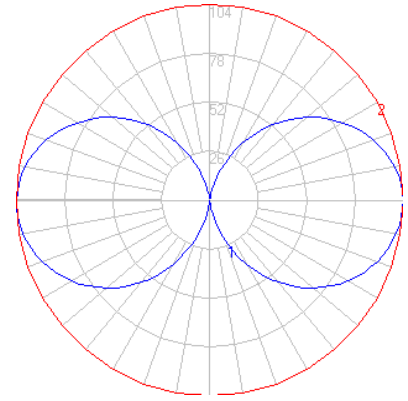
BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
 © copyright BEGA 2018 Updated 09/05/18

BEGA

Photometric Filename: 99727.ies

TEST: BE_99727
 TEST LAB: BEGA
 DATE: 10/26/2016
 LUMINAIRE: 99 727
 LAMP: 16.5W LED



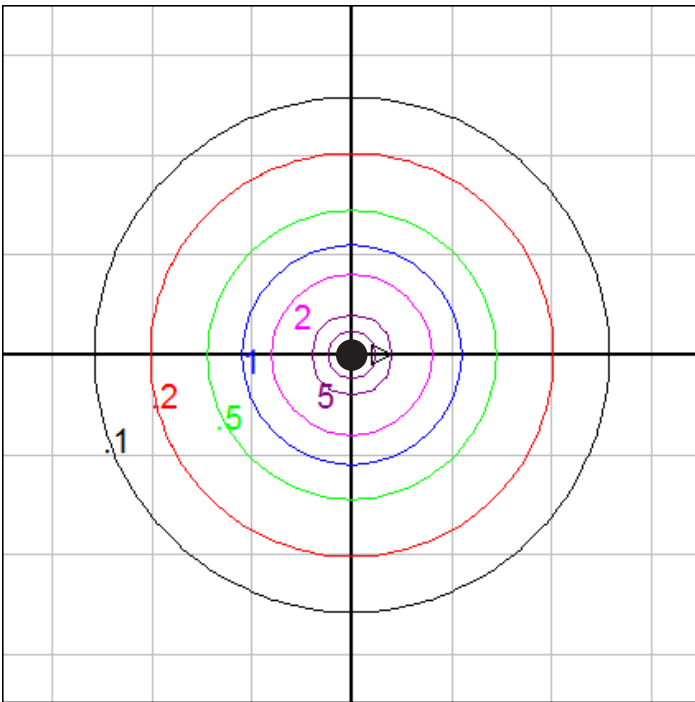
Characteristics

IES Classification	N.A.
Longitudinal Classification	N.A.
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	936
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	47
Total Luminaire Watts	19.8
Ballast Factor	1.00
Upward Waste Light Ratio	0.49
Max. Cd.	103.6 (0H, 90V)
Max. Cd. (<90 Vert.)	103.5 (0H, 87.5V)
Max. Cd. (At 90 Deg. Vert.)	103.6 (11.1%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	103.5 (11.1%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	9.0	N.A.	1.0
FM (30-60)	76.1	N.A.	8.1
FH (60-80)	97.3	N.A.	10.4
FVH (80-90)	56.1	N.A.	6.0
BL (0-30)	9.0	N.A.	1.0
BM (30-60)	76.1	N.A.	8.1
BH (60-80)	97.3	N.A.	10.4
BVH (80-90)	56.1	N.A.	6.0
UL (90-100)	111.8	N.A.	11.9
UH (100-180)	346.9	N.A.	37.1
Total	935.7	N.A.	100.0

BUG Rating B0-U3-G1



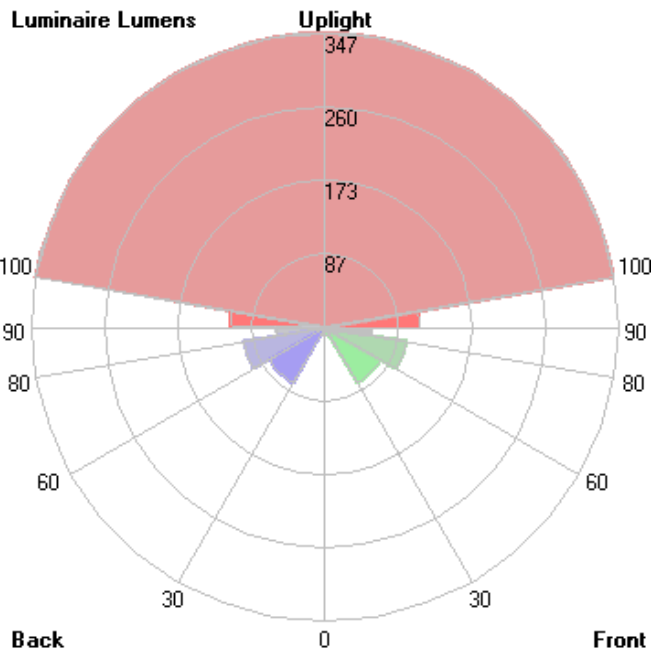
Mounting Height = 2.2 ft. Grid Spacing = 5 ft.

*Using 99 620 system bollard tube

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

BEGA 1000 Bega Way, Carpinteria, CA 93013 (805)684-0533 Fax (805)566-9474 www.bega-us.com © Copyright BEGA-US 2018

2/23/2018



BEGA LED system bollard - luminaire head with unshielded light

Enclosure: Housing and cap constructed of die-cast aluminum. Die-castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy. White UV stabilized acrylic diffuser. Fully gasketed for weather tight operation using molded silicone gasket.

Installation: BEGA LED system bollards are designed for easy attachment to system bollard tubes using an interlocking stainless steel mechanism and stainless steel set screw threaded into stainless steel insert. An accompanying bollard tube must be selected for proper installation, see below chart for compatible tube options.

Electrical: 16.5W LED luminaire, 19.8 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.

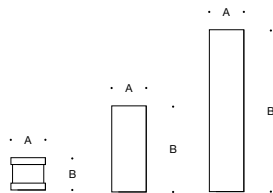
Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 9.1 lbs.

Luminaire Lumens: 963



Bollard heads - unshielded - 360°

Lamp	A	B
99 727 16.5W LED	7 1/2	7 1/4

Bollard tubes for luminaire heights 19 3/4 - 21 3/4

	A	B	Anch. unit
99 615	7 1/2	14 1/4	79 817

Bollard tubes for luminaire heights 31 1/2 - 39 1/4

Integrated components	Door	A	B	Anch. unit
99 622 —	✓	7 1/2	32	79 818
99 644 1 LED floodlight 19.3W	✓	7 1/2	32	79 818
99 626 GFCI outlet	✓	7 1/2	32	79 818
99 658 Passive infrared motion sensor	✓	7 1/2	32	79 818
99 635 Emergency lighting battery 10W	✓	7 1/2	32	79 818

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Type:
 BEGA Product:
 Project:
 Voltage:
 Color:
 Options:
 Modified:

