

Old Spaghetti Factory – Sherwood
Date: July 13, 2015

Planning Minor Modification Trash Enclosure Access

1. Application Form
2. Copy of Deed
3. Narrative
4. 11x17 plan sheet
5. Copy of check for fee



Home of the Tualatin River National Wildlife Refuge

Case No. MMSP 15-06
Fee 276-
Receipt # 872467
Date 7-13-15
TYPE I

City of Sherwood Application for Land Use Action

Type of Land Use Action Requested: (check all that apply)

- Annexation
- Plan Amendment (Proposed Zone _____)
- Variance(list standard(s) to be varied in description)
- Site Plan (Sq. footage of building and parking area)
- Planned Unit Development
- Conditional Use
- Partition (# of lots _____)
- Subdivision (# of lots _____)
- Other: Minor Modification

By submitting this form the Owner, or Owner's authorized agent/ representative, acknowledges and agrees that City of Sherwood employees, and appointed or elected City Officials, have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related specifically to the project site.

Note: See City of Sherwood current Fee Schedule, which includes the "Publication/Distribution of Notice" fee, at www.sherwoodoregon.gov. Click on Departments/Planning/Fee Schedule.

Owner/Applicant Information:

Applicant: The Old Spaghetti Factory Phone: 503.225.0433
 Applicant Address: 0715 SW Bancroft St. Portland, OR 97239 Email: bobm@osf.com
 Owner: Langer Gramor LLC Phone: 503.245.1976
 Owner Address: 19267 SW 72nd Ave, Ste 100, Tualatin, OR 97062 Email: matt@gramor.com
 Contact for Additional Information: Matt Grady

Property Information:

Street Location: 21192 SW Langer Farms Parkway, Sherwood, OR 97140
 Tax Lot and Map No: Lot 100, Map 2S129DB
 Existing Structures/Use: No Structure / Vacant Pad
 Existing Plan/Zone Designation: Light Industrial Planned Unit Development
 Size of Property(ies) Lot #1 3.44 AC

Proposed Action:

Purpose and Description of Proposed Action: Remove existing curb at east side of building in front of new trash enclosure. Provide new curb cut and restripe two existing parking stalls to be a "No Parking Zone".

Proposed Use: Restaurant

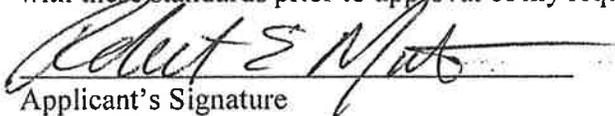
Proposed No. of Phases (one year each): _____

LAND USE APPLICATION FORM

Authorizing Signatures:

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.


Applicant's Signature

7/10/15
Date

Owner's Signature

Date

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review.

- 3 * copies of Application Form** completely filled out and signed by the property owner (or person with authority to make decisions on the property).
- Copy of Deed** to verify ownership, easements, etc.
- At least 3 * folded sets of plans**
- At least 3 * sets of narrative** addressing application criteria
- Fee** (along with calculations utilized to determine fee if applicable)
- Neighborhood Meeting Verification** including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)
- Signed checklist** verifying submittal includes specific materials necessary for the application process

* **Note** that the required numbers of copies identified on the checklist are required for completeness; however, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, the required number of copies identified on the checklist and one full electronic copy will be required to be submitted.

66

AFTER RECORDING, RETURN TO:
Langer Gramor LLC
c/o Gramor Development, Inc.
19767 SW 72nd Avenue, Suite 100
Tualatin, Oregon 97062

Washington County, Oregon **2013-039925**
D-DW
Str:10 A DUYCK **05/03/2013 02:23:50 PM**
\$35.00 \$11.00 \$5.00 \$15.00 **\$66.00**
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

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**
Langer Gramor LLC
c/o Gramor Development, Inc.
19767 SW 72nd Avenue, Suite 100
Tualatin, Oregon 97062

MAY 07 2013

GRAMOR DEVELOPMENT INC.

Acco. Only

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

LANGER FAMILY LLC, an Oregon limited liability company, Grantor, conveys and warrants to LANGER GRAMOR LLC, an Oregon limited liability company, Grantee, the real property in Washington County, State of Oregon described on attached Exhibit A free of encumbrances except as specifically set forth in Exhibit A.

The consideration for this conveyance consists of other property or value which is the whole consideration.

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.

**** THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION ON SAID DEED RECORDED ON MAY 3, 2013, AS RECORDER'S FEE NO. 2013-039925. ****

STEWART TITLE records this document as an accommodation only. No liability is assumed or accepted for the condition of title or for the validity or effect of this document.

66
AFTER RECORDING, RETURN TO:

Langer Gramor LLC
c/o Gramor Development, Inc.
19767 SW 72nd Avenue, Suite 100
Tualatin, Oregon 97062

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

Langer Gramor LLC
c/o Gramor Development, Inc.
19767 SW 72nd Avenue, Suite 100
Tualatin, Oregon 97062

Acco. only

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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LANGER FAMILY LLC, an Oregon limited liability company, Grantor, conveys and warrants to **LANGER GRAMOR LLC**, an Oregon limited liability company, Grantee, the real property in Washington County, State of Oregon described on attached Exhibit A free of encumbrances except as specifically set forth in Exhibit A.

The consideration for this conveyance consists of other property or value which is the whole consideration.

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.

STEWART TITLE records this document as an accommodation only. No liability is assumed or accepted for the condition of title or for the validity or effect of this document.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed this 3rd day of April, 2013.

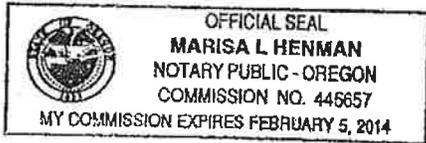
GRANTOR:

LANGER FAMILY LLC,
an Oregon limited liability company

By: Clarence Langer - Manager
Printed Name: CLARENCE LANGER - manager
Title: Manager

STATE OF OREGON)
County of Clatsop)ss.

The foregoing instrument is acknowledged before me on May 2, 2013, by Clarence Langer, as manager of Langer Family LLC, an Oregon limited liability company, on its behalf.



Marisa Henman
Notary Public for Oregon
My Commission Expires: 2-5-14

**EXHIBIT A
TO
STATUTORY WARRANTY DEED**

Real Property Description and Encumbrances

~~That certain real property located in the County of Washington, State of Oregon, described as follows:~~

~~Lot 1, Lot 3, the area identified as Century Drive right-of-way between Lots 2, 3 and 4, and the twelve-foot-wide strip of land abutting the north boundary of Lot 1 and Tualatin Sherwood Road, LANGER FARMS, recorded as Document No. 2013025409 in the City of Sherwood, County of Washington and State of Oregon, all together legally described as follow:~~

~~Tracts of land located in the Southeast One-Quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon and being more particularly described as follows:~~

~~**Lot 1:**~~

~~Beginning at a point which bears North 01°28'57" East 114.39 feet from the southwest corner of Parcel 1 of Partition Plat Number 1995-100, thence North 88°29'19" West 247.75 feet to a point; thence South 01°30'41" West 130.00 feet to a point; thence North 88°29'19" West 282.75 feet to a point; thence South 01°30'41" West 168.00 feet to a point; thence South 46°30'41" West 15.56 feet to a point; thence North 88°29'19" West 158.61 feet to Point 'A' on the easterly right-of-way line of SW Langer Farms Parkway (49.00 feet from centerline); thence along said easterly right-of-way line along a curve to the right being non-tangent to the last described course, having a radius of 281.85 feet with an included angle of 15°21'23" (chord bears North 10°27'50" East 75.31 feet) a distance of 75.54 feet to a point; thence along said easterly right-of-way line (61.00 feet from centerline), North 01°21'46" East 299.04 feet to a point; thence North 46°08'30" East 47.73 feet to a point on the southerly right-of-way line of SW Tualatin Sherwood Road (49.00 feet from centerline); thence following a line parallel and 49.00 feet southerly of, when measured at right angles, to said centerline, South 86°30'01" East 28.56 feet to a point; thence South 86°30'16" East 145.13 feet to a point of curvature; thence along a curve to the left having a radius of 4049.00 feet with an included angle of 03°20'10" (chord bears South 88°10'21" East 235.72 feet) a distance of 235.76 feet to a point; thence South 89°50'26" East 246.35 feet to the northwest corner of Parcel 1 of Partition Plat Number 1995-100; thence along the west line of said Parcel 1, South 01°28'57" West 94.78 feet to the Point of Beginning.~~

~~The above described tract of land contains 3.44 acres, more or less.~~

~~**Lot 3:**~~

~~Commencing at the above referenced Point 'A', thence along a curve to the left having a radius of 281.85 feet with an included angle of 01°25'22" (chord bears South 02°04'28" West 7.00 feet) a distance of 7.00 feet to a point; thence South 01°21'46" West 45.00 feet to the Point of Beginning;~~

~~thence South 88°29'19" East 155.57 feet to a point; thence South 43°29'19" East 7.07 feet to a point; thence South 01°30'41" West 392.84 feet to a point; thence South 20°29'26" East 107.88 feet to a point; thence South 12°29'19" East 77.01 feet to a point of curvature; thence along a curve to the right having a radius of 49.00 feet with an included angle of 14°00'00" (chord bears South 05°29'19" East 11.94 feet) a distance of 11.97 feet to a point; thence South 01°30'41" West 36.14 feet to a point; thence along a curve to the left having a radius of 19.00 feet with an included angle of 18°57'04" (chord bears South 10°59'13" West 6.26 feet) a distance of 6.28 feet to a point; thence North 82°44'25" West 6.58 feet to a point; thence North 88°29'20" West 119.08 feet to a point; thence North 45°35'35" West 79.03 feet to a point; thence North 18°30'42" West 103.04 feet to a point on the easterly right-of-way line of SW Langer Farms Parkway (variable width right-of-way); thence along said easterly right-of-way line North 01°21'46" East 475.48 feet to the Point of Beginning.~~

The above described tract of land contains 2.38 acres, more or less.

SW Century Drive Right-of-Way Dedication

A tract of land located in the Southeast One-Quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon and being more particularly described as follows:

~~Beginning at the southwest corner of Parcel 1 of Partition Plat Number 1995-100; thence along the southerly line of said Parcel 1, South 88°29'49" East 84.62 feet to the northwesterly corner of Document Number 2006-011186; thence along the westerly line of said Document Number, South 03°56'24" East 881.20 feet to a point on the northerly right-of-way of SW Century Drive (31.00 feet from centerline) and the True Point of Beginning; thence South 86°03'07" West 59.75 feet to a point; thence along a curve to the right with a Radius of 369.00 feet, a Delta of 05°27'22", a Length of 35.14 feet, and a Chord of South 88°46'48" West 35.13 feet to a point; thence North 88°29'30" West 442.21 feet to a point; thence North 82°44'25" West 118.79 feet to a point; thence North 88°29'20" West 80.00 feet to a point on the northerly right-of-way line of SW Century Drive; thence South 01°30'40" West 86.40 feet to a point on the southerly right-of-way line of SW Century Drive; thence North 77°48'15" East 17.47 feet to a point; thence North 87°08'13" East 109.59 feet to a point; thence South 88°29'30" East 514.17 feet to a point; thence along a curve to the left with a Radius of 431.00 feet, a Delta of 05°27'23", a Length of 41.04 feet, and a Chord of North 88°46'48" East 41.03 feet to a point; thence North 86°03'07" East 59.74 feet to the southerly right-of-way line of SW Century Drive (31.00 feet from centerline); thence North 03°56'24" West 62.00 feet to the True Point of Beginning.~~

The above described tract of land contains 1.10 acres, more or less.

SW Tualatin-Sherwood Road Right-of-Way Dedication

A tract of land located in the Southeast One-Quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon and being more particularly described as follows:

Beginning at the southwest corner of Parcel 1 of Partition Plat Number 1995-100; thence along the westerly line of said Parcel 1, North 01°28'57" East 211.29 feet to the southerly right-of-way line of SW Tualatin-Sherwood Road (49.00 feet from centerline) and the True Point of Beginning; thence North 01°28'57" East 12.00 feet to a point on said right-of-way line (37.00 feet from centerline); thence North 89°50'26" West 246.63 feet to a point; thence along a curve to the right with a Radius of 4037.00 feet, a Delta of 03°20'10", a Length of 235.06 feet, and a Chord of North 88°10'21" West 235.03 feet to a point; thence North 86°30'16" West 145.13 feet to a point; thence South 03°29'54" West 12.00 feet to a point on said right-of-way line (49.00 feet from centerline); thence South 86°30'16" East 145.13 feet to a point; thence along a curve to the left with a Radius of 4049.00 feet, a Delta of 03°20'10", a Length of 235.76 feet, and a Chord of South 88°10'21" East 235.72 feet to a point; thence South 89°50'26" East 246.35 feet to the True Point of Beginning.

The above described tract of land contains 7,524 square feet, more or less.

For a total area of 308,959 square feet or 7.09 acres.

SUBJECT TO:

1. Rights of the public to any portion of the Land lying within the areas dedicated on the plat of Langer Farms and contained within the legal description attached hereto.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Transmission line
Recording Date: March 28, 1957
Recording No: Book 392; Page 361
Affects: Lot 1

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

Granted to: Portland General Electric Company, an Oregon corporation
Purpose: transmission line
Recording Date: March 18, 1959
Recording No: Book 415; Page 622
Affects: Lot 1

Granted to: City of Sherwood
Purpose: public utilities
Recording Date: April 22, 2011
Recording No: 2011030292
Affects: Lots 1 and 3

10. Covenants conditions, restrictions and/or easements set forth on the recorded plat of Langer Farms.

Revised Exhibit "A"

LEGAL DESCRIPTION

Real Property Description

Lots 1 and 3, LANGER FARMS, recorded as Document No. 2013025409 in the City of Sherwood, County of Washington and State of Oregon

I. DESCRIPTION OF PROPOSAL

Background

The Langer Farms Phase 7 Shopping Center was approved by Sherwood Planning Commission on November 7, 2012 (File No. SP 12-05 / CUP 12-02). Following approval, the applicant received approval of a final site plan application on June 3, 2013.

Proposal

The applicant now proposes to make minor site plan changes or adjustments to the approved site plan. Minor modifications are allowed as a Type I decision under Section 16.90.030(A)(2)(b). A site plan with the changes highlighted is attached showing the specific location of each change. In general these changes include providing a curb cut at the new trash enclosure and restriping two parking spaces as a No Parking Zone to allow for restaurant deliveries. Two parking stalls would be lost as a result of this proposal.

II. SUBMITTAL REQUIREMENTS

Response: Section 16.90.030(A)(2)(b) states that Minor Modification Applications shall include the following:

1. Application Form

Response: The application form has been signed by the applicant and property owners and submitted with this application.

2. Filing Fee

Response: The minor site plan modification fee (\$276) is provided with this application.

3. Narrative

Response: This report is the applicant's narrative.

4. Updated Clean Water Services (CWS) Service Provider Letter

Response: The Clean Water Services – Service Provider Letter is still in effect for the project and the proposed changes or adjustments have no impact on the Clean Water Services, Service Provider Letter. Further, the project is now contained within a subdivision and no longer subject to further Clean Water Services review for sensitive areas.

5. Other Information as Required

Response: None deemed to be needed or required. The site work is completed. The proposed modifications constitute a very minimal change or slight adjustment to the approved site plan.

6. *A site plan using the same plan format as in the original approval if possible*

Response: A site plan showing proposed changes to the site parking is attached.

III. RESPONSE TO APPLICABLE APPROVAL CRITERIA

Chapter 16.90 – Site Planning

16.90.030 – Site Plan Modifications and Revocation

A. Modifications to Approved Site Plans

1. Major Modifications to Approved Site Plans

a. Defined. The review authority shall determine that a major modification(s) review is required if one or more of the changes listed below are proposed:

(1) A change in land use (i.e. residential to commercial, commercial to industrial, etc.);

Response: Not proposed by the applicant. The approved use will remain commercial.

(2) An increase in density by more than ten (10) percent, provided the resulting density does not exceed that allowed by the land use district;

Response: Not proposed by the applicant. The project does not involve residential, nor does it involve an increase in building square footage from the approved site plan.

(3) A change in setbacks or lot coverage by more than 10 percent, provided the resulting setback or lot coverage does not exceed that allowed by the land use district;

Response: Not proposed by the applicant. The approved location for the building is not proposed to change and therefore setbacks will not change.

The code defines lot coverage as the amount of the lot covered by buildings. The proposal will reduce the lot coverage of Building 'B' from 9,700 square feet to 8,590 square feet.

- (4) *A change in the type and/or location of access-ways, drives or parking areas negatively affecting off-site traffic or increasing Average Daily Trips (ADT) by more than 100;*

Response: Not proposed by the applicant. The proposal will not change access locations, queuing or circulation on the site. Therefore the change does not negatively impact the safe operation of the site as approved. The use and size of the buildings will not change with this proposal and therefore the proposal will not increase the approved Average Daily Trips (ADT).

- (5) *An increase in the floor area or height proposed for non-residential use by more than 10 percent;*

Response: The proposal will reduce the building area from 9,700 square feet to 8,590 square feet. The proposed height of Building 'B' will be modified from 34'-0" to 28'-6".

- (6) *A reduction of more than 10 percent of the area reserved for common open space; or*

Response: Not proposed by the applicant. The proposal does not involve reserved common open space.

- (7) *Change to a condition of approval that was specifically applied to this approval (i.e. not a "standard condition"), or a change similar to items (1)-(2) as determined by the Review Authority.*

Response: The proposal will continue to comply with all conditions of approval. None of the slight site plan adjustments proposed have any impact on a condition of approval.

Summary Response: As stated above, the proposal will not increase traffic trips, increase lot coverage or setbacks and will not increase building floor area. The use of the site will remain commercial and will not impact a condition of approval. Therefore the proposal is classified as a Type I Minor Site Plan Modification. The proposal complies with the applicable development standards as stated below.

IV. RESPONSE TO APPLICABLE CODE STANDARDS

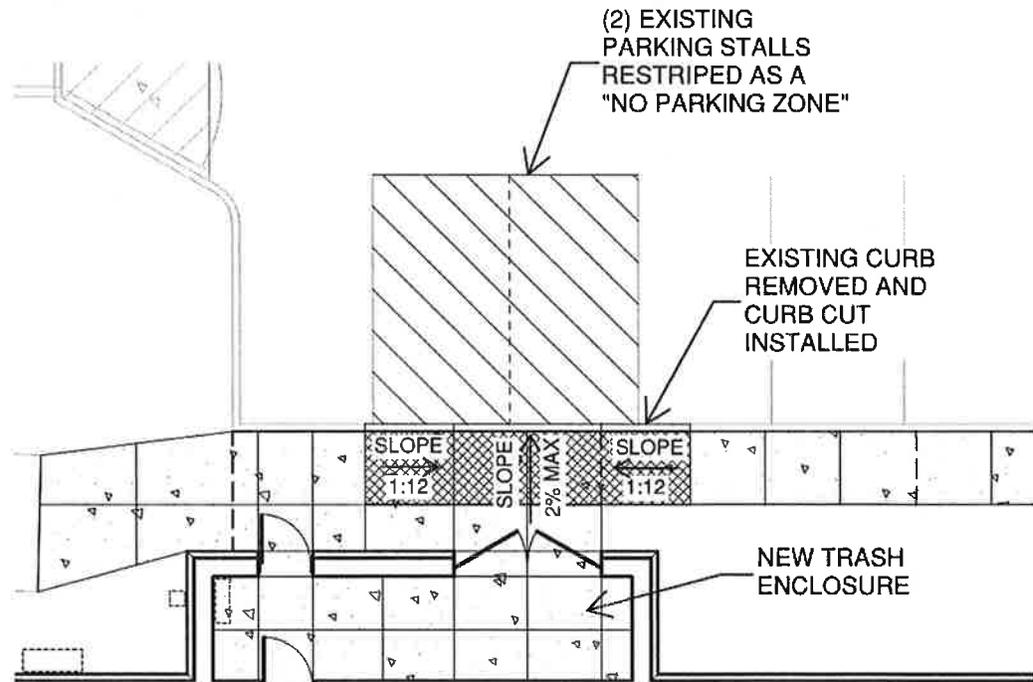
Response: The changes proposed constitute minor changes to the approved site plan and as stated in Section III above and fall well within the category of a Type I minor site plan modification. The proposed changes are more like slight adjustments to the approved site plan than actual changes and do not impact a design or development standard.

Below is a list of each modification proposed and the related code standards that are applicable. The list below corresponds to the Summary of Changes

document attached and the notes referenced on this document and the updated site plans attached (see Attachment 1 and 2).

1 –Parking Lot Adjustments

The parking layout to the east of Building 'B' is proposed to be adjusted by removing the curb in front of the new trash enclosure attached to the building and installing a new curb cut. In addition, two existing parking stalls are proposed to be restriped as a "No Parking Zone". This proposal would result in a net reduction of two parking stalls to the total parking count. These changes are necessary because the kitchen entrance to the building is through the trash enclosure. This proposed change will ensure that access to the trash enclosure will be provided at all of hours of the day for food deliveries.



V.CONCLUSION

This applicant narrative and attachments demonstrate compliance with City approval criteria and code. The applicant respectfully requests that the City approve this application.

OLD SPAGHETTI FACTORY

21192 SW LANGER FARMS PKWY
 SHERWOOD, OREGON 97140

▲ PLAN REVIEW #1 - 07.01.15

MINOR PLANNING MODIFICATION SUBMITTAL - TRASH ENCLOSURE ACCESS - 07.13.15

GENERAL NOTES - SITE PLAN:

- REMOVE (E) AC PAVING FROM BEHIND BACK OF CONC CURB LINE
- PREPARE FOOTINGS, PIPE BEDDINGS, AND TRENCH BACKFILL PER GEOTECH REPORT
- DIMENSIONS ARE TO FACE OF CONC, AND 1/2" OF PARKING STRIPE
- REMOVE & SALVAGE (E) ADA PARKING SIGNAGE & POLES
- T.O. SLAB ELEVATION BASED ON ASSUMED T.O. (E) CURB HEIGHT. FIELD VERIFY HEIGHT OF (E) CURB

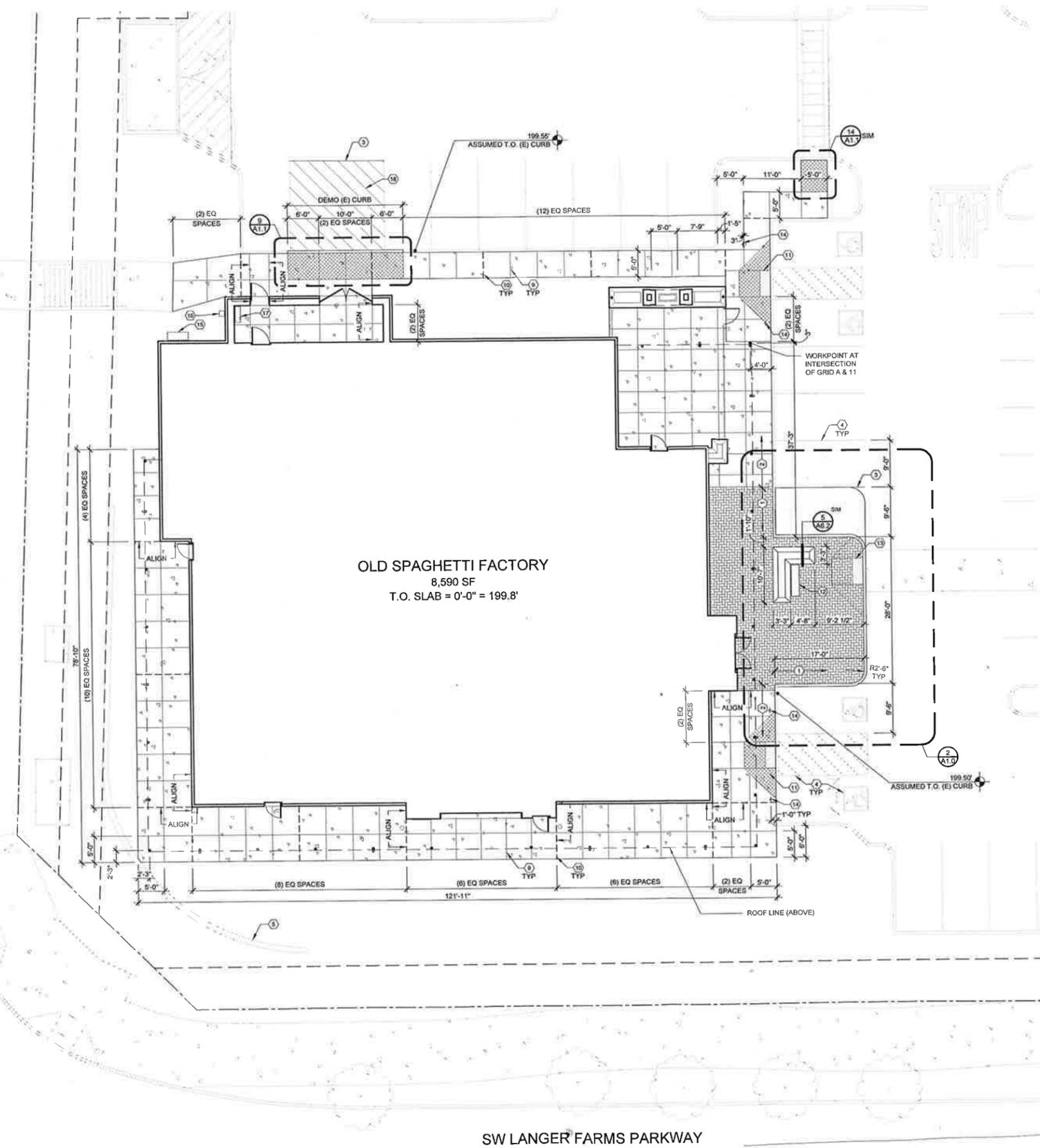
LEGEND:

- (E) CONC SIDEWALK
- CONC SIDEWALK (5 AT.1)
- AC PAVING - MATERIAL & THICKNESS TO MATCH (E)
- PAVER (PV-1)
- PROPERTY LINE
- EASEMENT

KEYNOTES:

- CONC CURB - SEE (10 AT.1)
- (E) CONC CURB
- 4" WIDE PARKING STRIPE TO MATCH (E)
- (E) PARKING STRIPE
- (E) RETAINING WALL
- REMOVE (E) PARKING STRIPE
- DEMO (E) CONC CURB
- DEMO (E) AC PAVING
- CONC CONTROL JOINT - SEE (15 AT.1)
- CONC EXPANSION JOINT - SEE (20 AT.1)
- ADA COMPLIANT CURB RAMP - ALIGN WITH ADA PARKING ACCESS AISLE - SEE (14 AT.1)
- BENCH
- DETECTABLE WARNING PAVERS - ALIGN WITH 1/4" OF CROSSWALK OR ADA PARKING ACCESS AISLE - SEE (14 AT.1)
- INSTALL SALVAGED ADA PARKING SIGNAGE AND POLE CENTERED ON PARKING STALL. EMBED POLE 18" INTO 10" Ø x 24" DEEP CONCRETE FOOTING. BOTTOM OF SIGN TO BE MOUNTED 7'-0" ABOVE FINISH GRADE.
- GAS METER (SEE PLUMB)
- ELEC METER (SEE ELEC)
- SWITCHGEAR (SEE ELEC)
- 4" WIDE WHITE DIAGONAL (45°) PARKING STRIPING AT 2'-0" O.C.

SW TUALATIN SHERWOOD ROAD



1 SITE PLAN
 1" = 10'-0"
 NORTH

2 SITE DEMOLITION PLAN
 1" = 10'-0"
 NORTH

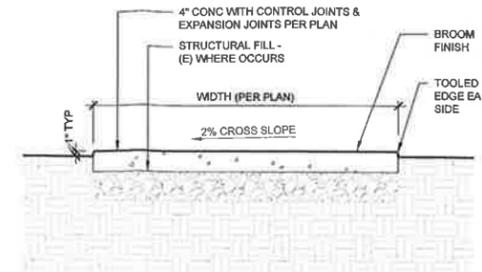
Drawing:
SITE PLAN

Job No: 14171
 Date: 06/09/15
 Drawn By: BH
 Checked By: JH
 Sheet No:

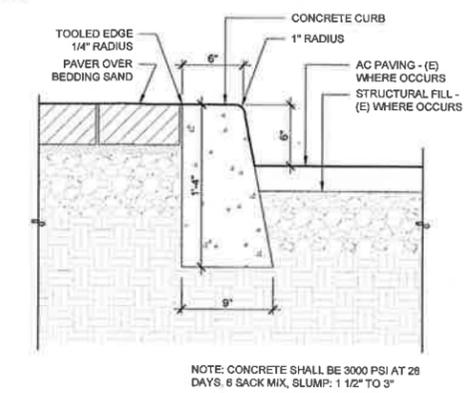
OLD SPAGHETTI FACTORY

21192 SW LANGER FARMS PKWY
SHERWOOD, OREGON 97140

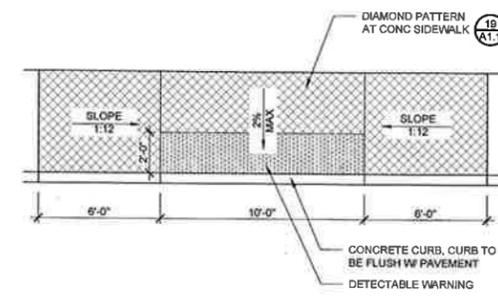
PLAN REVIEW #1 - 07.01.15



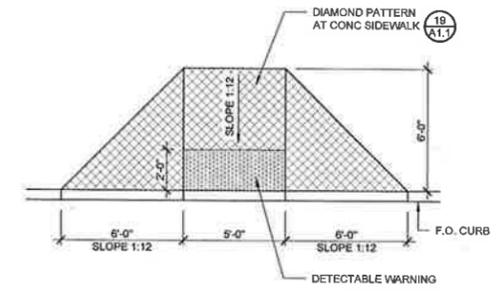
5 CONCRETE SIDEWALK
3/4" = 1'-0"



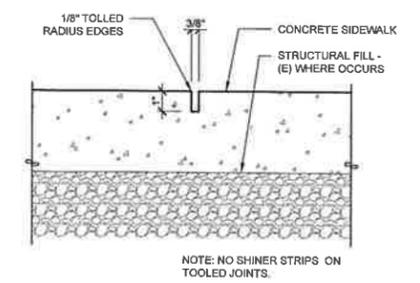
10 CONCRETE CURB
1 1/2" = 1'-0"



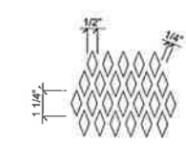
9 CURB RAMP PLAN
1/4" = 1'-0"



14 ADA COMPLIANT CURB RAMP
1/4" = 1'-0"

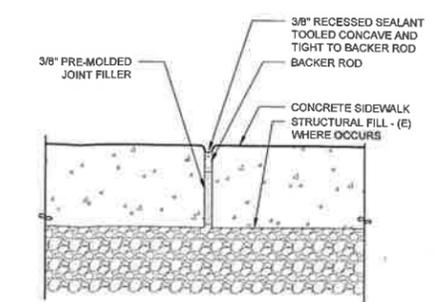


15 CONTROL JOINT
3" = 1'-0"



NOTE: TEXTURING TO BE DONE WITH AN EXPANDED METAL GRATE PLACED AND REMOVED FROM WET CONCRETE TO LEAVE A DIAMOND PATTERN AS SHOWN. THE LONG AXIS OF THE DIAMOND PATTERN SHALL BE PERPENDICULAR TO THE CURB GROOVES SHALL BE 1/8" DEEP.

19 TACTILE WARNING SURFACE
3" = 1'-0"



20 EXPANSION JOINT
3" = 1'-0"

MINOR PLANNING MODIFICATION SUBMITTAL - TRASH ENCLOSURE ACCESS - 07.13.15

Drawing:
SITE DETAILS

Job No: 14171
Date: 06/09/15
Drawn By: BH
Checked By: JH
Sheet No: