



SOUTHERN PACIFIC RAILROAD

POSSIBLE FUTURE RAIL SPUR INTO SITE

LANDSCAPE

FUTURE BLDG. #30,000SF

FUTURE RAIL DOCK

EXISTING BLDG. TO BE REMOVED

LANDSCAPE

FUTURE RAIL DOCK

EXISTING BLDG. TO REMAIN #14,300SF

LANDSCAPE

FUTURE RAIL DOCK

EXISTING BLDG. TO REMAIN #28,230SF

LANDSCAPE

EXISTING BLDG. TO REMAIN #67,230SF LESS 2,140SF NET #65,090SF

EXISTING BLDG. TO REMAIN #14,300SF

EXISTING BLDG. TO BE REMOVED

EXISTING BLDG. TO REMAIN #48,330SF



GRADING LEGEND

- | | |
|------------------|------------------|
| PROPOSED | EXISTING |
| CONTOUR (5) | CONTOUR (1) |
| SPOT GRADES | SPOT GRADES |
| TC=Top Curb | TC=Top Curb |
| AG=Grav. | AG=Grav. |
| RM=Road | RM=Road |
| EW=Edge of Wall | EW=Edge of Wall |
| FL=Flow Line | FL=Flow Line |
| GRND. SLOPE | GRND. SLOPE |
| SAWCUT LINE | SAWCUT LINE |
| GRADE BREAK | GRADE BREAK |
| PROPERTY LINE | PROPERTY LINE |
| STORM LINE | STORM LINE |
| SANITARY LINE | SANITARY LINE |
| WATER LINE | WATER LINE |
| OVERHEAD LINE | OVERHEAD LINE |
| CATCH BASIN | CATCH BASIN |
| INLET PROTECTION | INLET PROTECTION |
| SEDIMENT FENCE | SEDIMENT FENCE |
| SANITARY MH | SANITARY MH |
| STORM MH | STORM MH |
| CLEANOUT | CLEANOUT |
| POWER POLE | POWER POLE |
| WATER VALVE | WATER VALVE |
| FIRE HYDRANT | FIRE HYDRANT |
| WATER METER | WATER METER |
| LIGHT | LIGHT |

SITE INFORMATION

- TOTAL SITE AREA = 1,391,973SF
- EXISTING BUILDING AREA = 1,102,197SF (5 BLDGS)
- BUILDING AREA AFTER IMPROVEMENTS = 1,169,720SF
- REQUIRED PARKING (1 PER 1,000SF FLOOR SPACE) = 170
- REQUIRED LANDSCAPE AREA (@ 7%) = 27,438SF
- PARKING STALLS SHOW = 147
- LANDSCAPE ARE SHOW = 124,500SF
- SITE PLAN REQUIRES AND ADDITIONAL 23 PARKING STALL FOR THE PROPOSED 1,169,720SF OF FLOOR SPACE.
- SITE PLAN REQUIRES AN ADDITIONAL 2,940SF OF LANDSCAPE AREA.

PARALLEL VENTURES
 2525, 2675, 2695, & 2655 ORCHARD AVENUE
 McMinnville, Oregon
 T4S R4W SECTION 15, TAX LOT 2700

MASTER SITE PLAN

DATE: 8-10-08
 PROJECT NO: 09081
 SHEET NO: C1
 SHEET 1 of 1

LEWIS & VAN VLEET
 CONSULTING ENGINEERS

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REGISTERED PROFESSIONAL ENGINEER
 OREGON
 #17726
 11/17/26
 L. CASCHKE
 586749E
 REVISIONS: 6/30/11

NO.	DATE	DESCRIPTION