



SOUTHERN PACIFIC RAILROAD

POSSIBLE FUTURE RAIL SPUR INTO SITE

REGISTERED PROFESSIONAL ENGINEER  
 OREGON  
 1 MONTH, 26, 1988  
 L. CASCHKE  
 586/4446  
 REVISIONS  
 6/30/11



**GRADING LEGEND**

PROPOSED	EXISTING
CONTOUR (5)	CONTOUR (1)
SPOT GRADES	SPOT GRADES
TC=Top Curb	TC=Top Curb
AG=Grav. Ad.	AG=Grav. Ad.
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 = 1391,973SF
- EXISTING BUILDING AREA = 1102,197SF (5 BLDGS)
- BUILDING AREA AFTER IMPROVEMENTS = 1189,720SF
- 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 1189,720SF 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**  
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