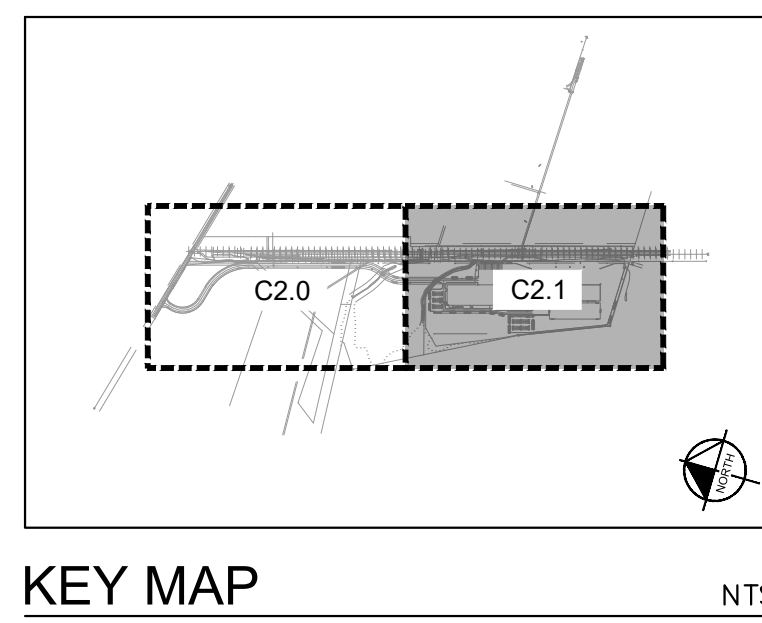
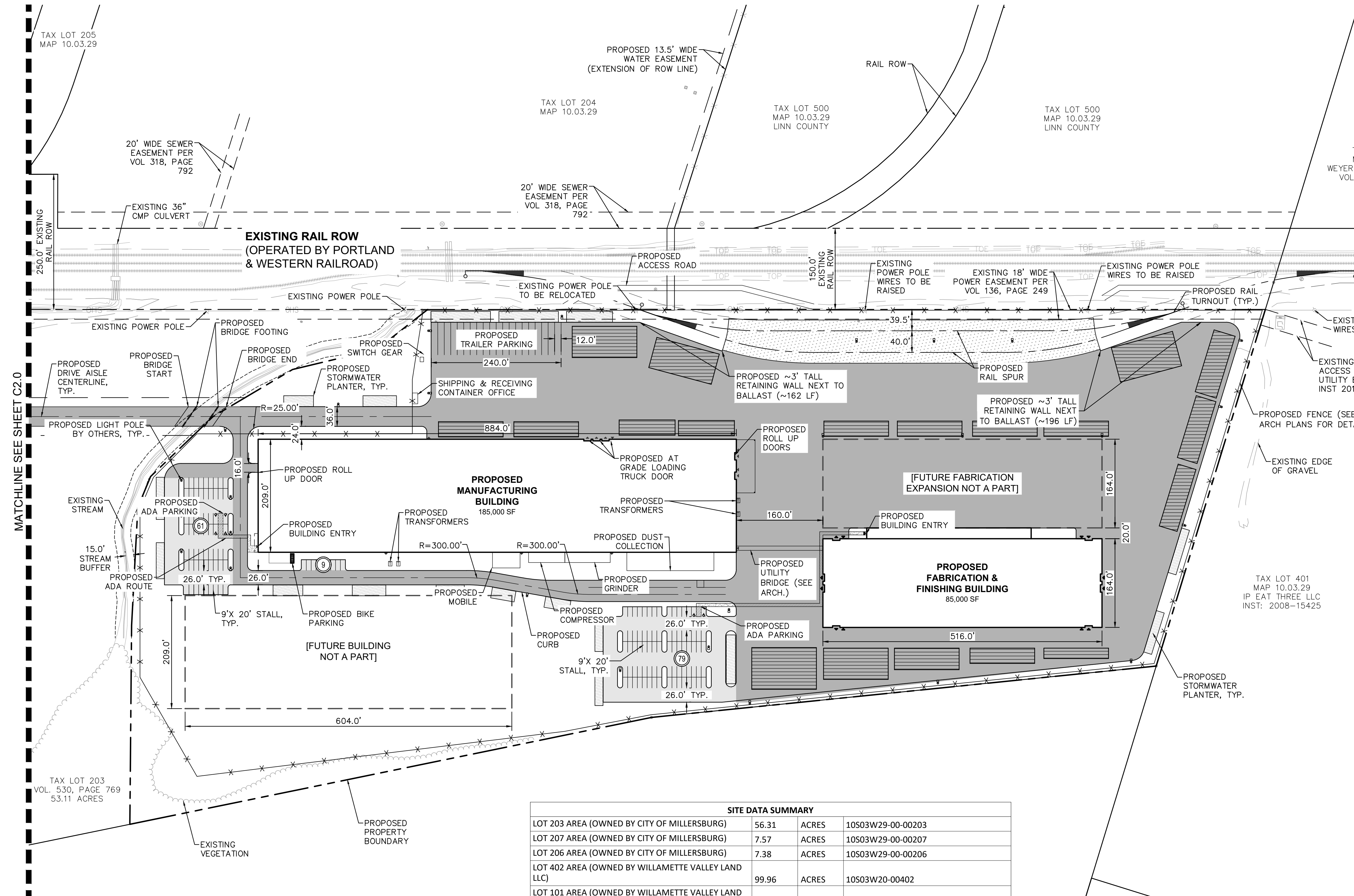
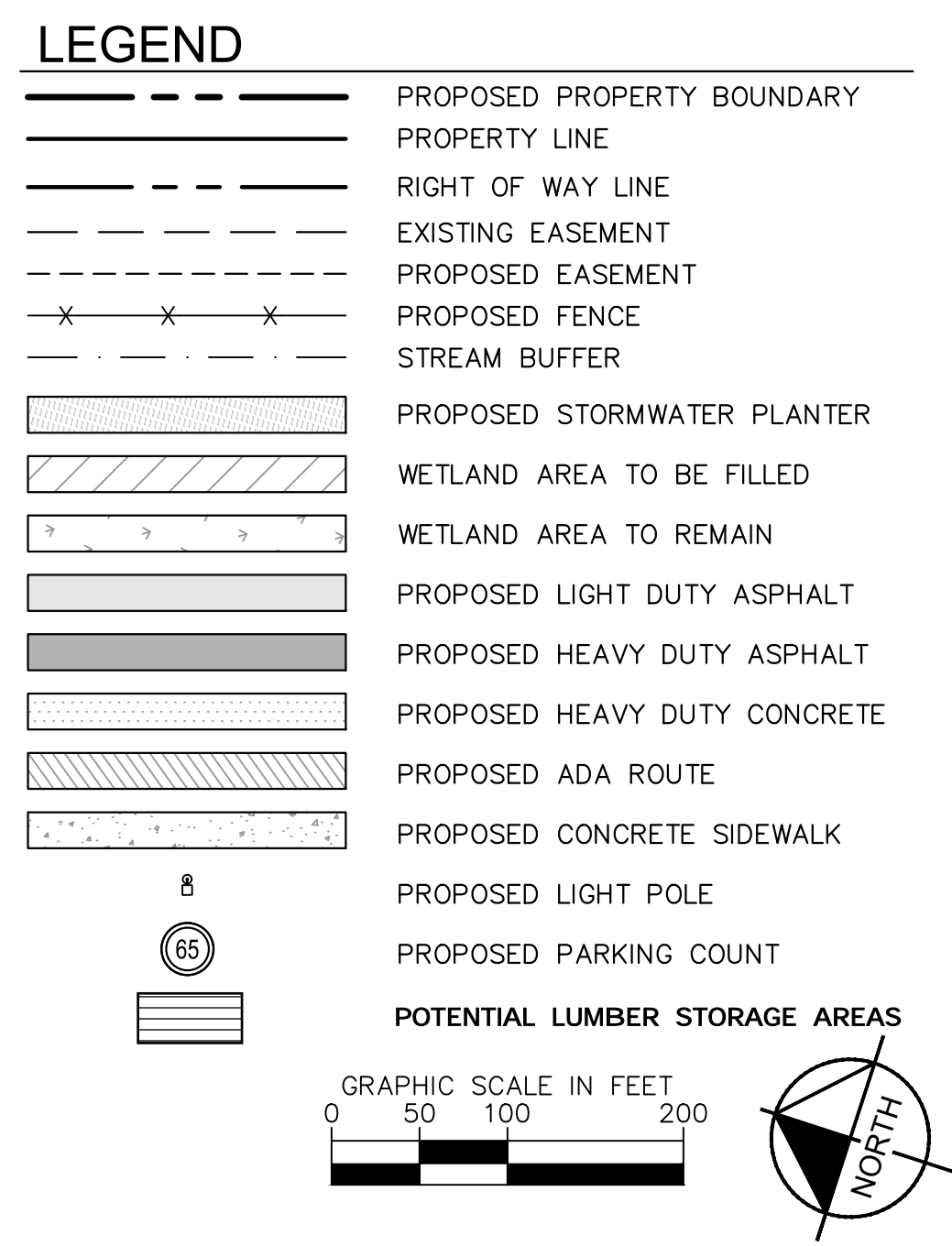


Plotted By: Backus, Abby - Sheet Set: 030 - Layout: C2.1 - July 05, 2024 - 04:50:29pm - K:\PDX-Civil\030\030162001 - Independence Hall Millersburg\CAD\PlanSheets\SITE-DWG.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**NOTE:**  
 GEOTECH REPORT NOT AVAILABLE AT TIME OF PLAN PREPARATION. ASSUMPTIONS FOR PAVEMENT SECTIONS ARE BASED ON GEOTECH REPORT PREPARED FOR PREVIOUS PROJECT BY BRANCH ENGINEERING DATED JANUARY 24, 2022. HEAVY DUTY ASPHALT IS 6" ASPHALT OVER 18" AGGREGATE BASE ROCK. LIGHT DUTY ASPHALT IS 7" ASPHALT OVER 12" AGGREGATE BASE ROCK.



SITE DATA SUMMARY			
LOT 203 AREA (OWNED BY CITY OF MILLERSBURG)	56.31	ACRES	10503W29-00-00203
LOT 207 AREA (OWNED BY CITY OF MILLERSBURG)	7.57	ACRES	10503W29-00-00207
LOT 206 AREA (OWNED BY CITY OF MILLERSBURG)	7.38	ACRES	10503W29-00-00206
LOT 402 AREA (OWNED BY WILLAMETTE VALLEY LAND LLC)	99.96	ACRES	10503W20-00402
LOT 101 AREA (OWNED BY WILLAMETTE VALLEY LAND LLC)	63.85	ACRES	10503W29-00101
<b>DISTURBED AREA</b>	26	ACRES	APPROX.
BUILDING DATA SUMMARY			
PROPOSED MANUFACTURING BUILDING AREA	185,000	SF	APPROX.
PROPOSED FABRICATION & FINISHING BUILDING AREA	85,000	SF	APPROX.
FUTURE FABRICATION EXPANSION BUILDING AREA	85,000	SF	APPROX.
FUTURE BUILDING AREA	126,000	SF	APPROX.
PARKING DATA SUMMARY			
REQUIRED VEHICLE PARKING SPACES	NA	SPACES	NO MIN OR MAX
PROPOSED VEHICLE PARKING SPACES	149	SPACES	
PROPOSED ADA PARKING SPACES	5	SPACES	
REQUIRED BICYCLE PARKING SPACES	7	SPACES	1 SPACE REQUIRED PER 20 VEHICLE SPACES
PROPOSED BICYCLE PARKINGS SPACES	10	SPACES	
ZONING DATA SUMMARY			
CURRENT ZONING	GENERAL INDUSTRIAL		
BUILDING SETBACKS	5' FROM ALL PROPERTY LINES		
LANDSCAPE SETBACKS	NONE		

Call before you Dig  
 Avoid cutting underground utility lines. It's costly.

**CALL 811**

CALL: 1-800-332-2344 (OR 811)

NO. \_\_\_\_\_ BY \_\_\_\_\_  
 REVISIONS \_\_\_\_\_ DATE \_\_\_\_\_

**Kimley & Horn**

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 PHONE: 206-607-2600  
 WWW.KIMLEY-HORN.COM

**Professional Engineer**  
 07/08/24

KHA PROJECT 090162001 DATE \_\_\_\_\_  
 SCALE AS SHOWN DESIGNED BY ARL DRAWN BY AR CHECKED BY ARL

**OVERALL SITE PLAN  
 (SHEET 2 OF 2)**

**INDEPENDENCE HALL  
 PREPARED FOR  
 TIMBERLAB**

OREGON  
 CITY OF MILLERSBURG

5 OF 18 SHEETS  
**C2.1**