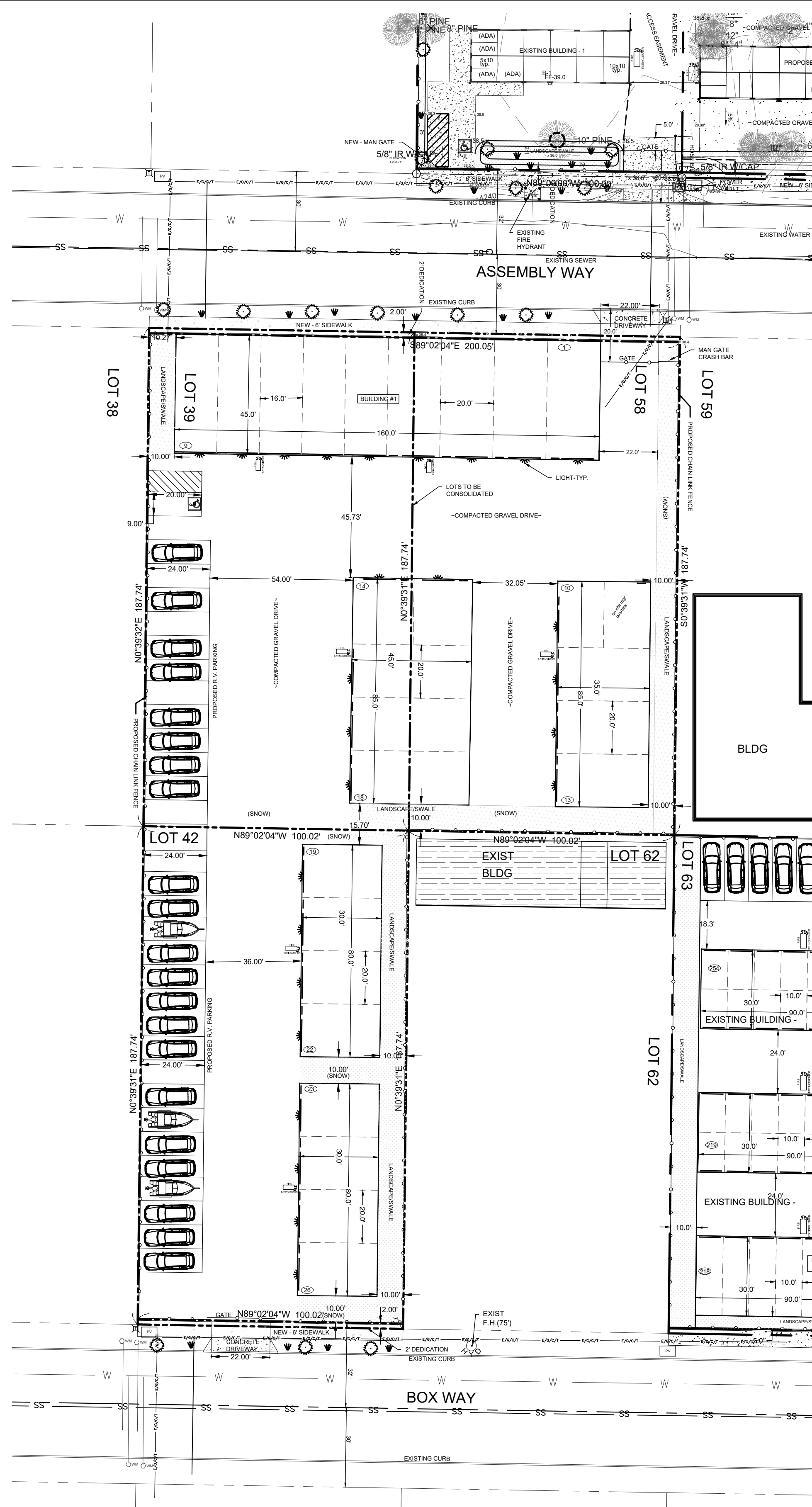




VICINITY MAP  
NOT TO SCALE

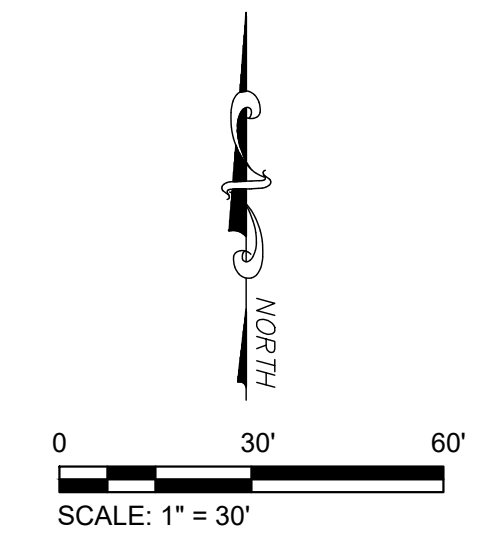


OWNER/APPLICANT:  
BATH PROPERTIES LLC  
21070 SCOTTSDALE DRIVE  
BEND, OR 97701

# SITE PLAN FOR NEWBERRY STORAGE SITE 3

LOT 39+58, NEWBERRY BUSINESS PARK, IN THE NE 1/4 OF  
SECTION 14, TOWNSHIP 22 SOUTH, RANGE 10 EAST, W.M.,  
CITY OF LA PINE, DESCHUTES COUNTY, OREGON

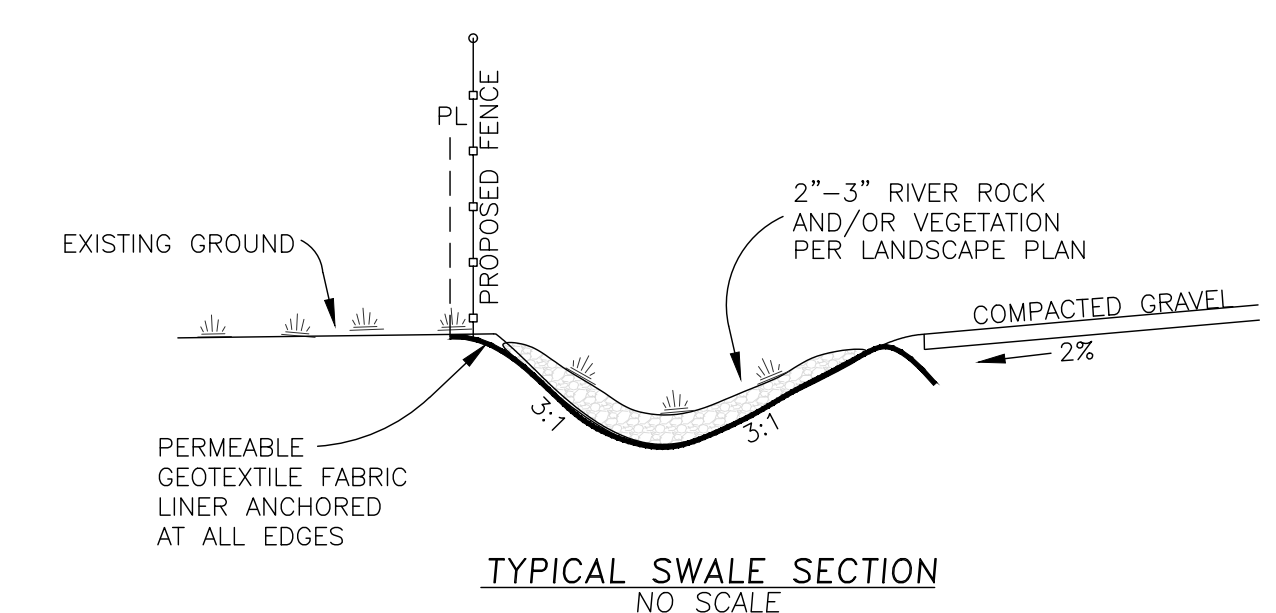
SURVEYORS/ENGINEERS:  
SUN COUNTRY ENGINEERING  
AND SURVEYING  
920 SE ARMOUR RD.  
BEND, OREGON 97702  
(541) 382-8882



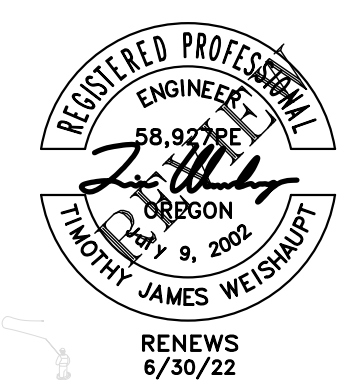
**PROPERTY DATA:**  
SITE ADDRESS: 16671+16679 ASSEMBLY WAY  
16672 BOX WAY  
TAX LOT: 22 10 14 AB 00119/120/128  
GROSS AREA: 1.28 ACRES / 55,932 SF  
ZONE: INDUSTRIAL  
GENERAL PLAN: LPIND  
WATER: LA PINE WATER  
SEWER: LA PINE SEWER  
POWER: MIDSTATE CO-OP  
PHONE: CENTURY LINK  
GAS: CASCADE NATURAL GAS  
SCHOOL: BEND-LA PINE DISTRICT  
FIRE: LA PINE RFD

**DEVELOPMENT DATA:**  
USE: STORAGE  
BUILDINGS: (1) 7,200 SF STEEL PRE-FAB  
(1) 3,825 SF STEEL PRE-FAB  
(1) 2,975 SF STEEL PRE-FAB  
(2) 2,400 SF STEEL PRE-FAB  
TOTAL FOOTAGE: 18,800 SF  
PARKING: (31) 24' X 9' SPC [6,696 SF]  
ACCESS: (2) 22' WIDE DRIVEWAY APRON PER  
ODOT STANDARD RD725, OPTION A  
DRIVE AISLES: COMPACTED GRAVEL(60K LBS)  
SEWER: (1) 6" SERVICE (No Connection Proposed)  
WATER: (1) 2" SERVICE  
LANDSCAPE AREA: 5,626 SF (5,593 SF=10% REQ.)  
LOT COVERAGE: 18,800 / 55,932 = 33.6%

- NOTES:**
- 1) MAXIMUM BUILDING HEIGHT NOT TO EXCEED 75'.
  - 2) ALL UTILITIES TO BE INSTALLED UNDERGROUND.
  - 3) ACCESS GATE SHALL BE EQUIPPED WITH A 'KNOX BOX' FOR FIRE OR OTHER EMERGENCY ACCESS.



TYPICAL SWALE SECTION  
NO SCALE



SUN COUNTRY ENGINEERING & SURVEYING, INC.  
920 SE ARMOUR ROAD BEND, OREGON 97702 PHONE 382-8882

Developer: NEWBERRY STORAGE  
1704 CLIFF DRIVE  
BEND, OR 97701

Title: NEWBERRY STORAGE  
LOT 55, NEWBERRY BUSINESS PARK

Drafting	TW	NO.	DATE	REVISIONS	sh.
Design	TW				1
Scale	1"=20'				
Date	6/20/23				
W.O. No.	8239-v4.1				1

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