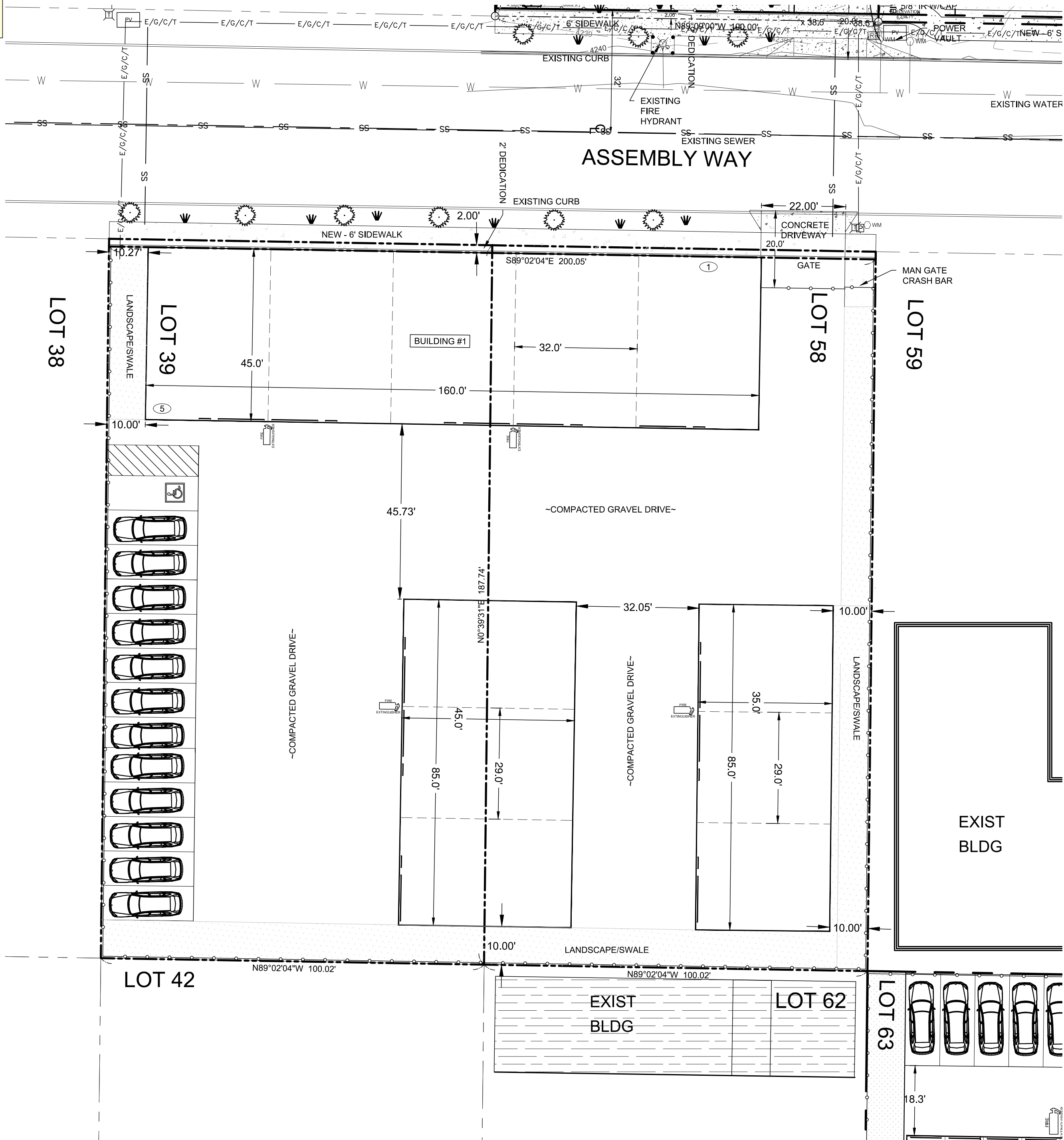




VICINITY MAP
NOT TO SCALE



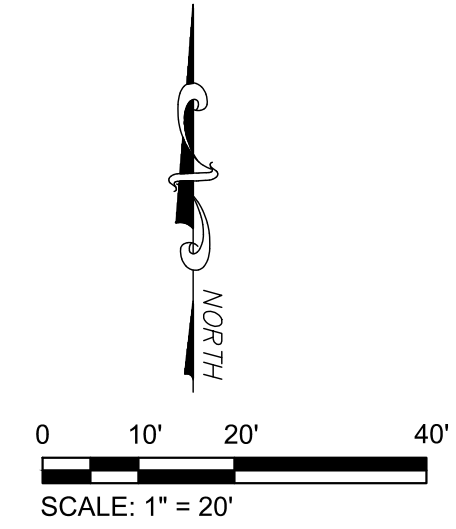
SITE MAP
SCALE 1"=20'

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

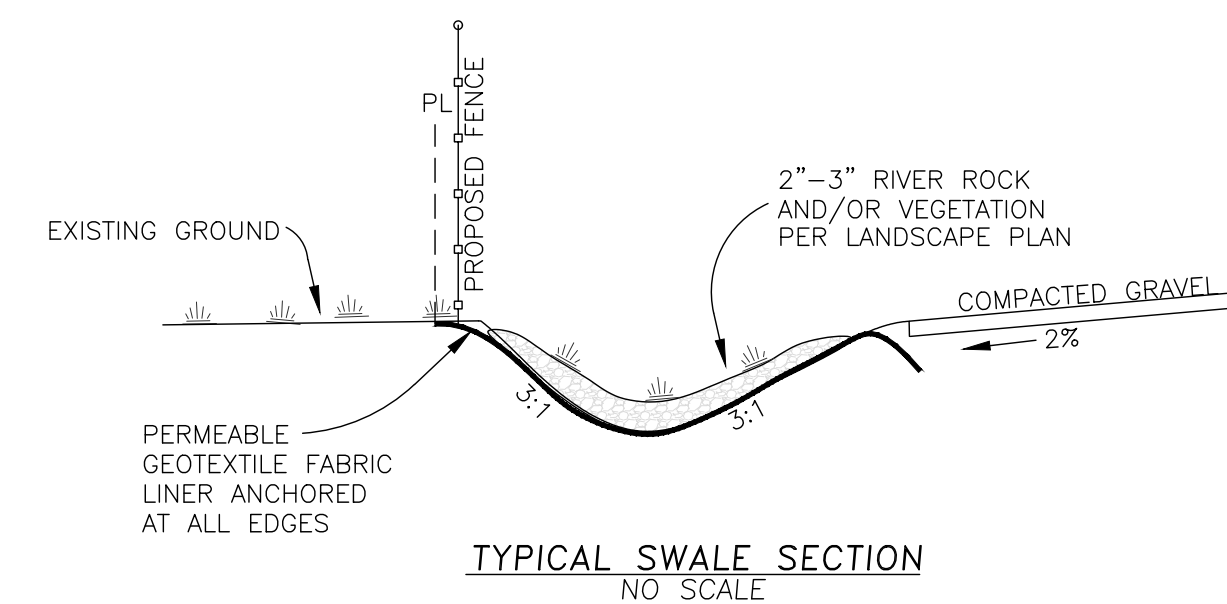
SURVEYORS/ENGINEERS:
SUN COUNTRY ENGINEERING
AND SURVEYING
920 SE ARMOUR RD.
BEND, OREGON 97702
(541) 382-8882



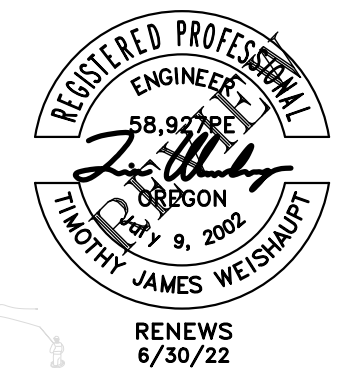
PROPERTY DATA:
SITE ADDRESS: 16671+16679 ASSEMBLY WAY
TAX LOT: 22 10 14 AB 0019/120
GROSS AREA: 0.853 ACRES / 37,155 SF
ZONE: INDUSTRIAL
GENERAL PLAN: LPIND
WATER: LA PINE WATER
SEWER: LA PINE SEWER
POWER: MIDSTATE CO-OP
PHONE: CENTURY LINK
GAS: CASCADE NATURAL GAS
SCHOOL: BEND-LA PINE DISTRICT
FIRE: LA PINE RFD

DEVELOPMENT DATA:
USE: STORAGE
BUILDINGS: (1) 7,200 SF STEEL PRE-FAB
(2) 3,825 SF STEEL PRE-FAB
(3) 2,975 SF STEEL PRE-FAB
TOTAL FOOTAGE: 14,000 SF
ACCESS: (1) 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: 4,033 SF (3,715 SF=10% REQ.)
LOT COVERAGE: 14,000 / 37,155 = 37.7%

- 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	shl.
Design	TW				1
Scale	1"=20'				
Date	4/4/23				of 1
W.O. No.	8239-v4.1				

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