

INDUSTRIAL WAY SITE PLAN

LOCATED IN THE NW 1/4 OF THE NE 1/4 OF
SECTION 05, TOWNSHIP 18 SOUTH, RANGE 12 EAST,
WILLAMETTE MERIDIAN,
CITY OF BEND, DESCHUTES COUNTY, OREGON

CONTACT INFORMATION

OWNER
INDUSTRIAL WAY CO2B LLC
1615 SE 3RD AVE #100
PORTLAND, OR 97214

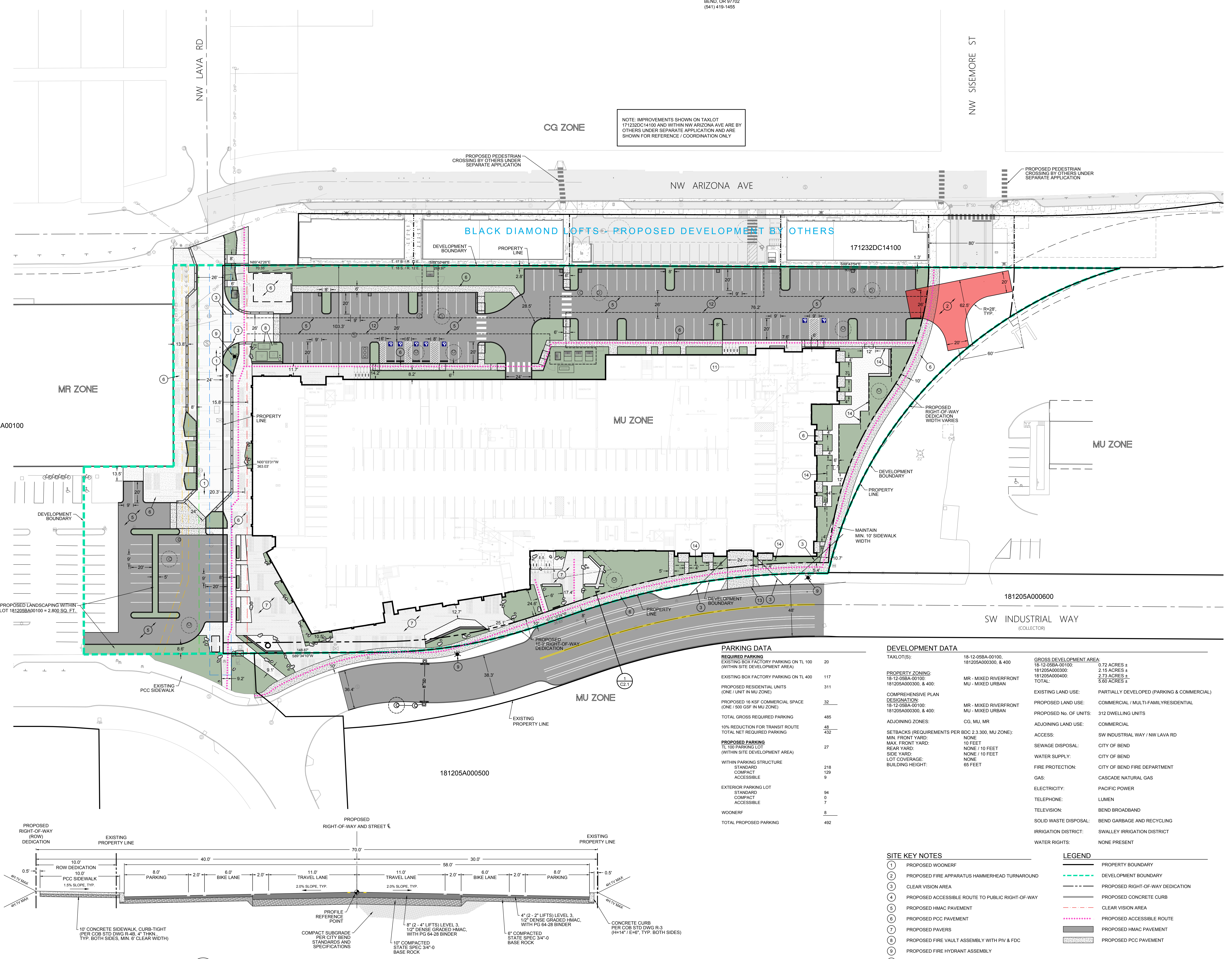
DEVELOPER
KILLIAN PACIFIC
1615 SE 3RD AVE #100
PORTLAND, OR 97214

PLANNING CONSULTANT
BLACKMORE PLANNING AND DEVELOPMENT SERVICES, LLC
CONTACT: GREG BLACKMORE, PRINCIPAL PLANNER
1944 SUNSHINE WAY
BEND, OR 97702
(541) 419-1455

ARCHITECT

SERA
CONTACT: ARTUR GROCHOWSKI
338 NW 5TH AVE
PORTLAND, OR 97209
(503) 445-7372

CIVIL ENGINEER
HWA
CONTACT: SEAN PASSAGE, PE &
GRANT HARDGRAVE, PE
62930 O.B. RILEY ROAD, SUITE 100
BEND, OR 97703
(541) 389-9351



NOTE: IMPROVEMENTS SHOWN ON TAXLOT 171232DC14100 AND WITHIN NW ARIZONA AVE ARE BY OTHERS UNDER SEPARATE APPLICATION AND ARE SHOWN FOR REFERENCE / COORDINATION ONLY

PARKING DATA

REQUIRED PARKING	20
EXISTING BOX FACTORY PARKING ON TL 100 (WITHIN SITE DEVELOPMENT AREA)	117
EXISTING BOX FACTORY PARKING ON TL 400	311
PROPOSED RESIDENTIAL UNITS (ONE / UNIT IN MU ZONE)	32
PROPOSED 16 KSF COMMERCIAL SPACE (ONE / 500 GSF IN MU ZONE)	48
TOTAL GROSS REQUIRED PARKING	485
10% REDUCTION FOR TRANSIT ROUTE	-48
TOTAL NET REQUIRED PARKING	432
PROPOSED PARKING	218
TL 100 PARKING LOT (WITHIN SITE DEVELOPMENT AREA)	27
WITHIN PARKING STRUCTURE	129
STANDARD COMPACT ACCESSIBLE	9
EXTERIOR PARKING LOT	94
STANDARD COMPACT ACCESSIBLE	7
WOONERF	8
TOTAL PROPOSED PARKING	492

DEVELOPMENT DATA

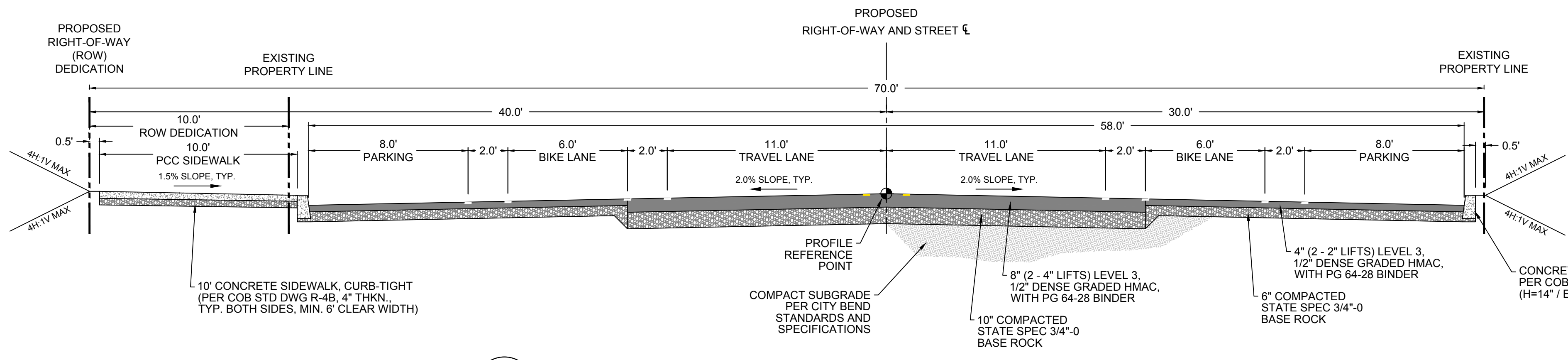
TAXLOT(S):	18-12-05BA-00100, 181205A000300, & 400	GROSS DEVELOPMENT AREA:	18-12-05BA-00100: 0.72 ACRES ± 181205A000300: 2.15 ACRES ± 181205A000400: 2.73 ACRES ± TOTAL: 5.60 ACRES ±
PROPERTY ZONING:	18-12-05BA-00100: MR - MIXED RIVERFRONT 181205A000300, & 400: MU - MIXED URBAN	EXISTING LAND USE:	PARTIALLY DEVELOPED (PARKING & COMMERCIAL)
COMPREHENSIVE PLAN DESIGNATION:	18-12-05BA-00100: MR - MIXED RIVERFRONT 181205A000300, & 400: MU - MIXED URBAN	PROPOSED LAND USE:	COMMERCIAL / MULTI-FAMILY/RESIDENTIAL
ADJOINING ZONES:	CO, MU, MR	PROPOSED No. OF UNITS:	312 DWELLING UNITS
SETBACKS (REQUIREMENTS PER BOC 2.3.300, MU ZONE):	MIN. FRONT YARD: NONE MAX. FRONT YARD: 10 FEET REAR YARD: NONE / 10 FEET SIDE YARD: NONE / 10 FEET LOT COVERAGE: NONE BUILDING HEIGHT: 65 FEET	ADJOINING LAND USE:	COMMERCIAL
		ACCESS:	SW INDUSTRIAL WAY / NW LAVA RD
		SEWAGE DISPOSAL:	CITY OF BEND
		WATER SUPPLY:	CITY OF BEND
		FIRE PROTECTION:	CITY OF BEND FIRE DEPARTMENT
		GAS:	CASCADE NATURAL GAS
		ELECTRICITY:	PACIFIC POWER
		TELEPHONE:	LUMEN
		TELEVISION:	BEND BROADBAND
		SOLID WASTE DISPOSAL:	BEND GARBAGE AND RECYCLING
		IRRIGATION DISTRICT:	SWALLEY IRRIGATION DISTRICT
		WATER RIGHTS:	NONE PRESENT

SITE KEY NOTES

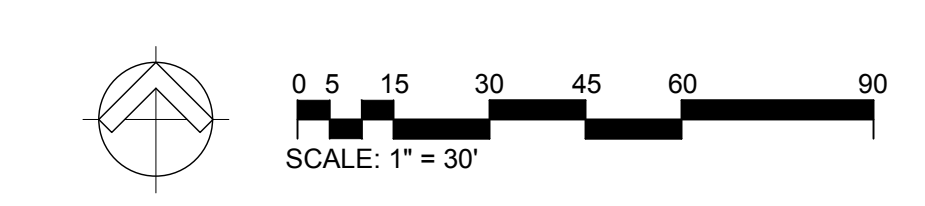
- PROPOSED WOONERF
- PROPOSED FIRE APPARATUS HAMMERHEAD TURNAROUND
- CLEAR VISION AREA
- PROPOSED ACCESSIBLE ROUTE TO PUBLIC RIGHT-OF-WAY
- PROPOSED HMA PAVEMENT
- PROPOSED PCC PAVEMENT
- PROPOSED PAVERS
- PROPOSED FIRE VAULT ASSEMBLY WITH PIV & FDC
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED ACCESSIBLE PARKING
- PROPOSED BIKE STORAGE ROOM
- PROPOSED FIRE LANE
- PROPOSED DRIVEWAY APRON
- PROPOSED FENCE

LEGEND

- PROPERTY BOUNDARY
- DEVELOPMENT BOUNDARY
- PROPOSED RIGHT-OF-WAY DEDICATION
- PROPOSED CONCRETE CURB
- CLEAR VISION AREA
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED HMA PAVEMENT
- PROPOSED PCC PAVEMENT



1 COLLECTOR STREET (SW INDUSTRIAL WAY)
SCALE: NOT TO SCALE



INDUSTRIAL WAY
181205A000500

REVISIONS

CHECKED BY: GHW
ISSUE DATE: 2022.03.18
PROJECT NO: 210295

SITE PLAN
C2.1

DRAFT LAND USE SUBMITTAL