

PRELIMINARY PLAT OF
BOARDMAN STATION
 A SUBDIVISION OF TAX LOT 1600, LOCATED IN SW1/4 OF
 SECTION 9, T.4N., R.25E., W.M., CITY OF BOARDMAN,
 MORROW COUNTY, OREGON
 SUB-XX-XX-XXX

PREPARED FOR
 UNITY PARTNERS
 636 N. COLORADO ST., STE. 24
 KENNEWICK, WA 99336

PREPARED BY
 ARMSTRONG SURVEYING, INC.
 1595 N.E. THIRD ST., STE. 142
 PRINEVILLE, OR 97754
 (541) 447-7791

PHASING INFORMATION

PHASE 1 - 5 LOTS

LAYOUT INFORMATION

NUMBER OF LOTS: 5

LOT AREA

ALL LOTS WILL CONTAIN AT LEAST 29,000
 SQUARE FEET NET ON FINAL PLAT

CONTOUR INTERVAL - SOURCE

ONE FOOT CONTOUR INTERVAL BY
 TOPOGRAPHIC SURVEY. ELEVATIONS ARE
 ASSUMED.

FLOOD ZONE - DRAINAGE

ZONE "X" OUTSIDE OF 100 YEAR FLOOD ZONE
 AS PER FEMA FLOOD PANEL #1040001500,
 EFFECTIVE DATE DECEMBER 11, 2007.

DOMESTIC WATER

DOMESTIC WATER TO CONNECT WITH EXISTING
 LINES IN S.W. FRONT STREET AND S.W. FIRST
 STREET. EXISTING LOCATIONS AS SHOWN.

FIRE PROTECTION

FIRE PROTECTION WILL BE PROVIDED BY FIRE
 HYDRANTS THAT ARE SUPPLIED BY THE CITY OF
 BOARDMAN. WATER MAINS LOCATED IN S.W. FRONT
 STREET AND S.W. FIRST STREET.

IRRIGATION WATER

NO IRRIGATION WATER RIGHTS

TELEPHONE

EXISTING UNDERGROUND LINES IN S.W. FRONT
 STREET AND S.W. FIRST STREET

STORM WATER

STORM WATER DETENTION WILL BE IN THE
 PLANTER STRIPS BETWEEN THE CURBS AND
 SIDEWALKS. WATER WILL BE DELIVERED TO THE
 AREA BY STREET GRADING, CATCH BASINS AND
 PIPING.

SUBDIVISION - AREA

PHASE 1 - 5 LOTS = 322,103 FT.²
 TOTAL PROJECT = 239,278 FT.²

SANITARY SEWER

SANITARY SEWER WILL BE PROVIDED BY THE CITY
 OF BOARDMAN. SEWER MAINS TO CONNECT WITH
 EXISTING LINES IN S.W. FRONT STREET AND S.W.
 FIRST STREET. EXISTING LOCATIONS AS SHOWN.

EXISTING USE

BARE GROUND - NO EXISTING STRUCTURES

ZONING

CITY OF BOARDMAN - TOURIST COMMERCIAL SUB DISTRICT
 PLEASE SEE THE CITY OF BOARDMAN DEVELOPMENT CODES
 UNDER 2.2 FOR SETBACKS AND DEVELOPMENT STANDARDS.

ELECTRICAL POWER

UMATILLA ELECTRIC COOPERATIVE
 EXISTING UNDERGROUND LINES EXTENDING FROM S.W.
 FRONT STREET AND S.W. FIRST STREET.

CABLE TELEVISION

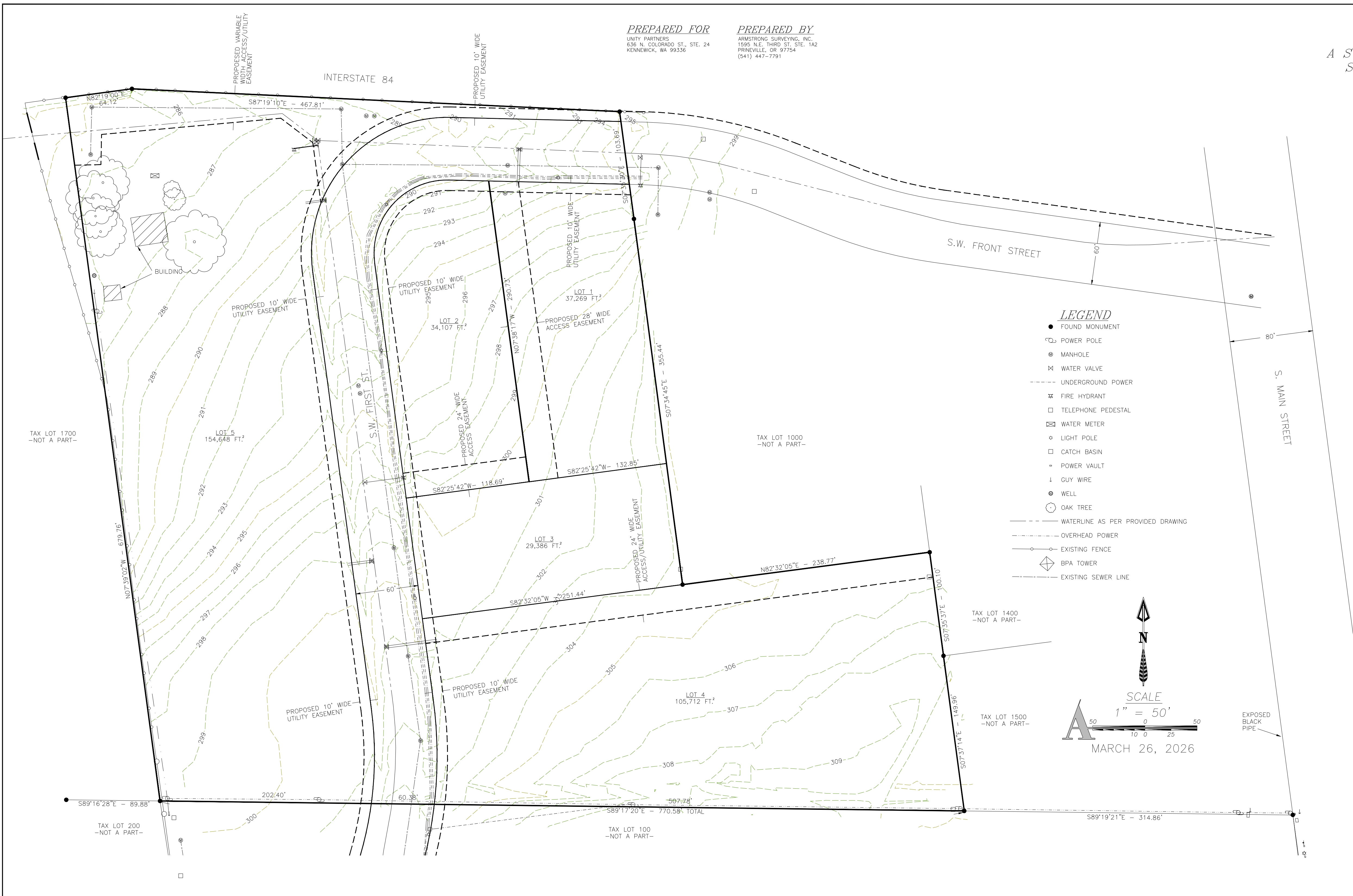
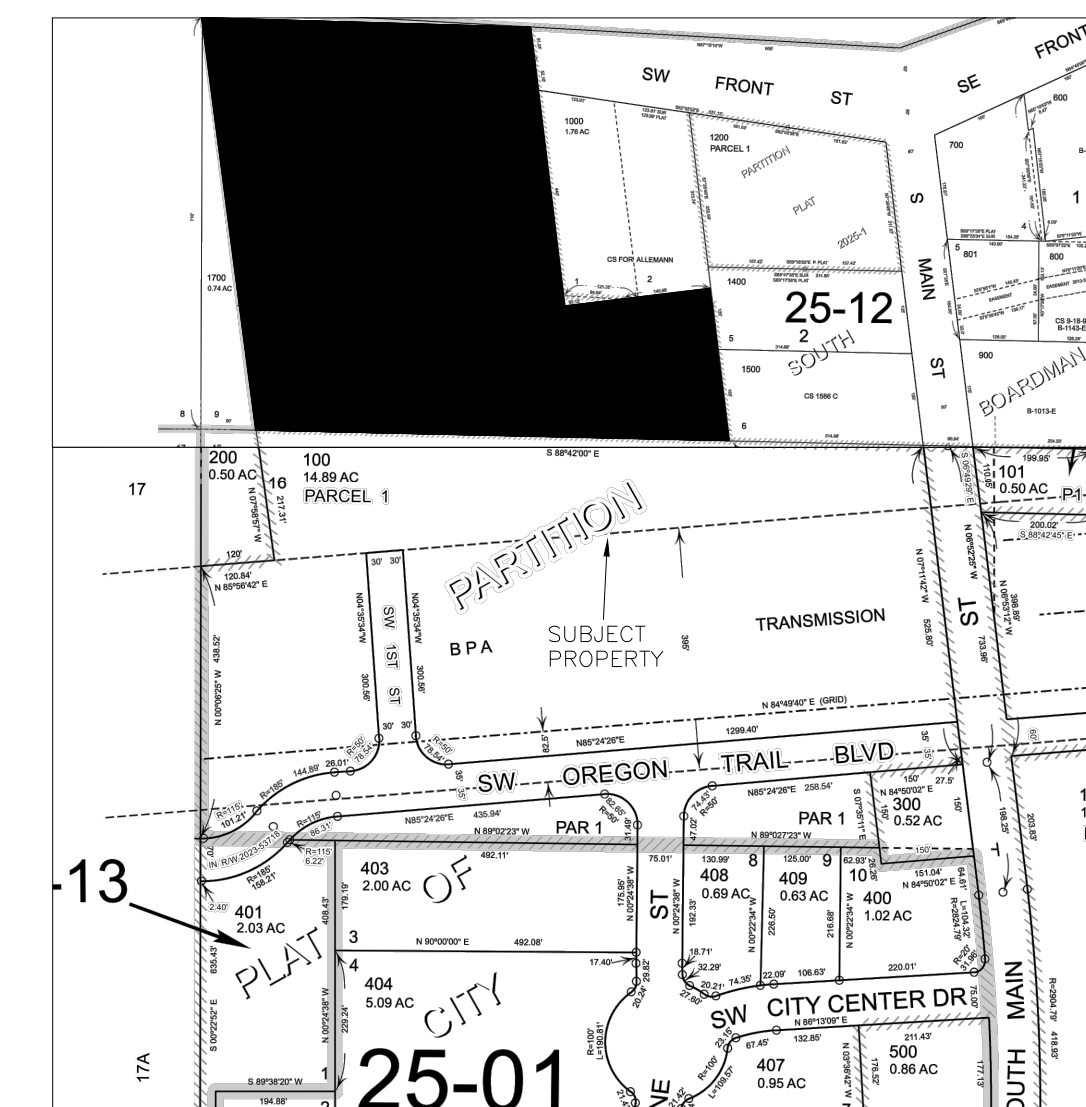
SPECTRUM (CHARTER COMMUNICATIONS)
 EXISTING UNDERGROUND LINES EXTENDING FROM
 S.W. FRONT STREET AND S.W. FIRST STREET.

ACCESS

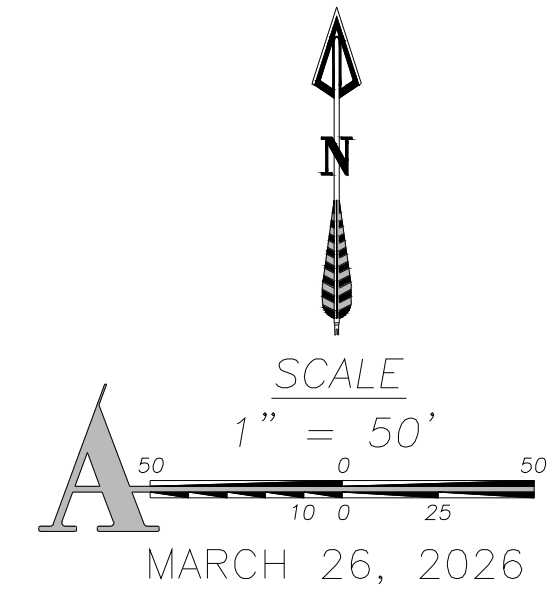
ACCESS TO THIS SUBDIVISION WILL BE DIRECTLY
 FROM S.W. FRONT STREET AND S.W. FIRST STREET
 AS SHOWN AND PREVIOUSLY CONSTRUCTED BY THE
 CITY OF BOARDMAN.

VICINITY MAP

-NOT TO SCALE-



- LEGEND**
- FOUND MONUMENT
 - ⊙ POWER POLE
 - ⊙ MANHOLE
 - ⊕ WATER VALVE
 - UNDERGROUND POWER
 - ⊕ FIRE HYDRANT
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ WATER METER
 - ⊕ LIGHT POLE
 - ⊕ CATCH BASIN
 - ⊕ POWER VAULT
 - ⊕ GUY WIRE
 - ⊕ WELL
 - ⊕ OAK TREE
 - WATERLINE AS PER PROVIDED DRAWING
 - OVERHEAD POWER
 - EXISTING FENCE
 - ⊕ BPA TOWER
 - EXISTING SEWER LINE



APPROVALS

OWNER/DEVELOPER _____ DATE _____

CITY OF BOARDMAN PLANNER _____ DATE _____

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

PRELIMINARY

XXXXXX OREGON
 JAN. 15, 2002
 TODD R. CATTERSON
 53270

RENEWS 12/31/XX