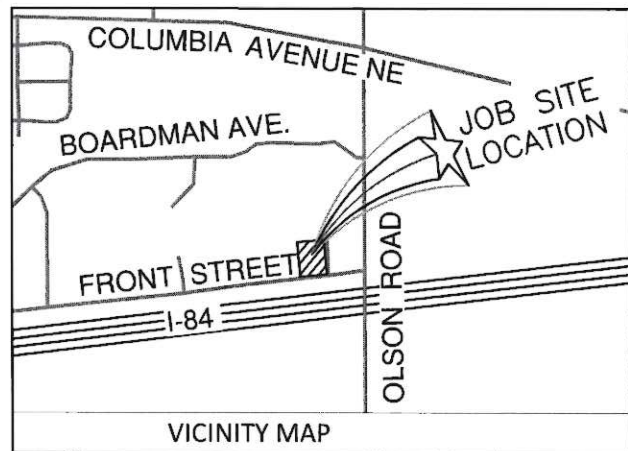




LEGEND

SECTION LINE
PROPERTY LINE OF RECORD
EASEMENT LINE OF RECORD
CENTERLINE
RIGHT OF WAY
TAX LOT LINE
EXISTING UNDERGROUND POWER
EXISTING SANITARY SEWER
EXISTING WATER LINE
EXISTING FENCE
EXISTING EDGE OF GRAVEL
EXISTING UNDERGROUND POWER

UGP UGP
SS SS
W W
EG EG
UGP UGP

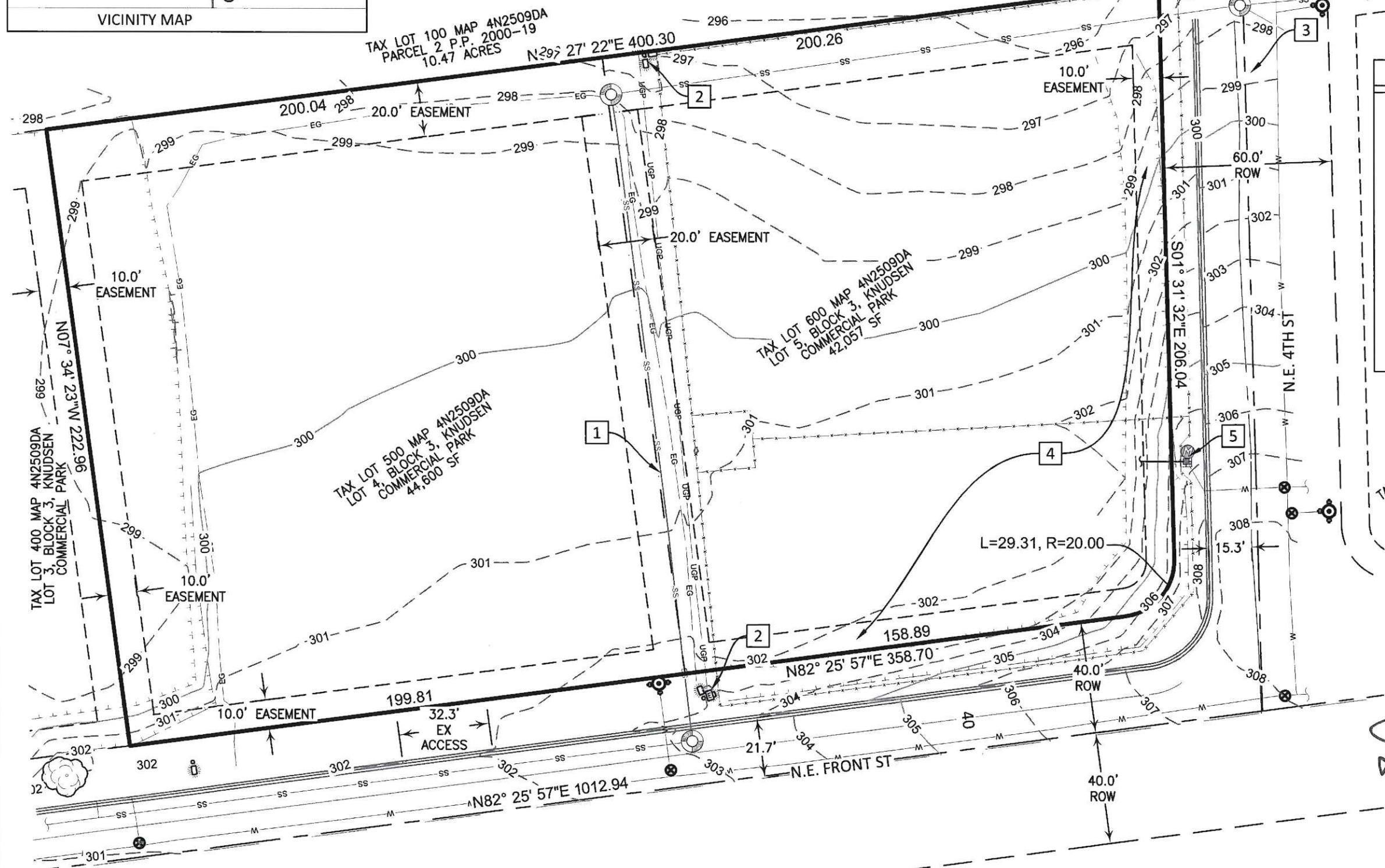
EXISTING SSMH
EXISTING FIRE HYDRANT
EXISTING WATERVALVE
EXISTING WATERMETER AND
BACKFLOW PREVENTOR
EXISTING SITE/STREET LIGHT
EXISTING ECO-BLOCK

NOT FOR CONSTRUCTION
PLANNING DOCUMENT ONLY

SCALE 1"=60'

KEY NOTES

- EXISTING SANITARY SEWER TO BE RELOCATED BY THE CITY
- EXISTING SITE LIGHTS & UNDERGROUND POWER LINE TO BE RELOCATED
- EXISTING ROAD GRADE 6%±
- EXISTING SLOPES FROM 10% TO 25%
- EXISTING WATER METER & BACKFLOW PREVENTOR TO BE PRESERVED



EXPIRES 12/31/2026

Chk.by: DGL
Apr.by: DGL
Dwg.by: RWF
Date: MAY 2, 2025

DATE	REVISION
#	1 2 3 4

SITE ANALYSIS MAP
PNJD INC
BOB DAYAL
BOARDMAN, OREGON
TITLE: PNJD INC, ATTN: BOB DAYAL
82000 WALLOWA ROAD
KENNEWICK, WA 99338
CLIENT:

CK3, LLC
368 S.W. 5th Avenue
Ontario, Oregon 97914
Phn: (541) 889-5411
Fax: (541) 889-2074
945 W. Orchard Avenue
Horniston, Oregon 97838
Phn: (541) 567-2345
Fax: (541) 567-2305
ENGINEERING, SURVEYING & PLANNING

EX-1
SHEET NO. 1 OF 1
DWG NO. C025002.dwg
JOB NO. C025002

THIS DRAWING, & ALL INFORMATION HEREIN, REMAIN THE PROPERTY OF CK3, LLC. ALL RIGHTS ARE EXPRESSLY RESERVED & IT MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF CK3, LLC.

SITE AREAS

TOTAL AREA 86,657.0 SF / 1.99 AC
 BUILDING AREA 11,820.2 SF
 (3-STORY) 84 ROOMS 36,568.0 SF
 IMP (CONCRETE & AC) 35,641.3 SF / 0.82 AC
 LANDSCAPING 20508.2 SF / 0.47 AC

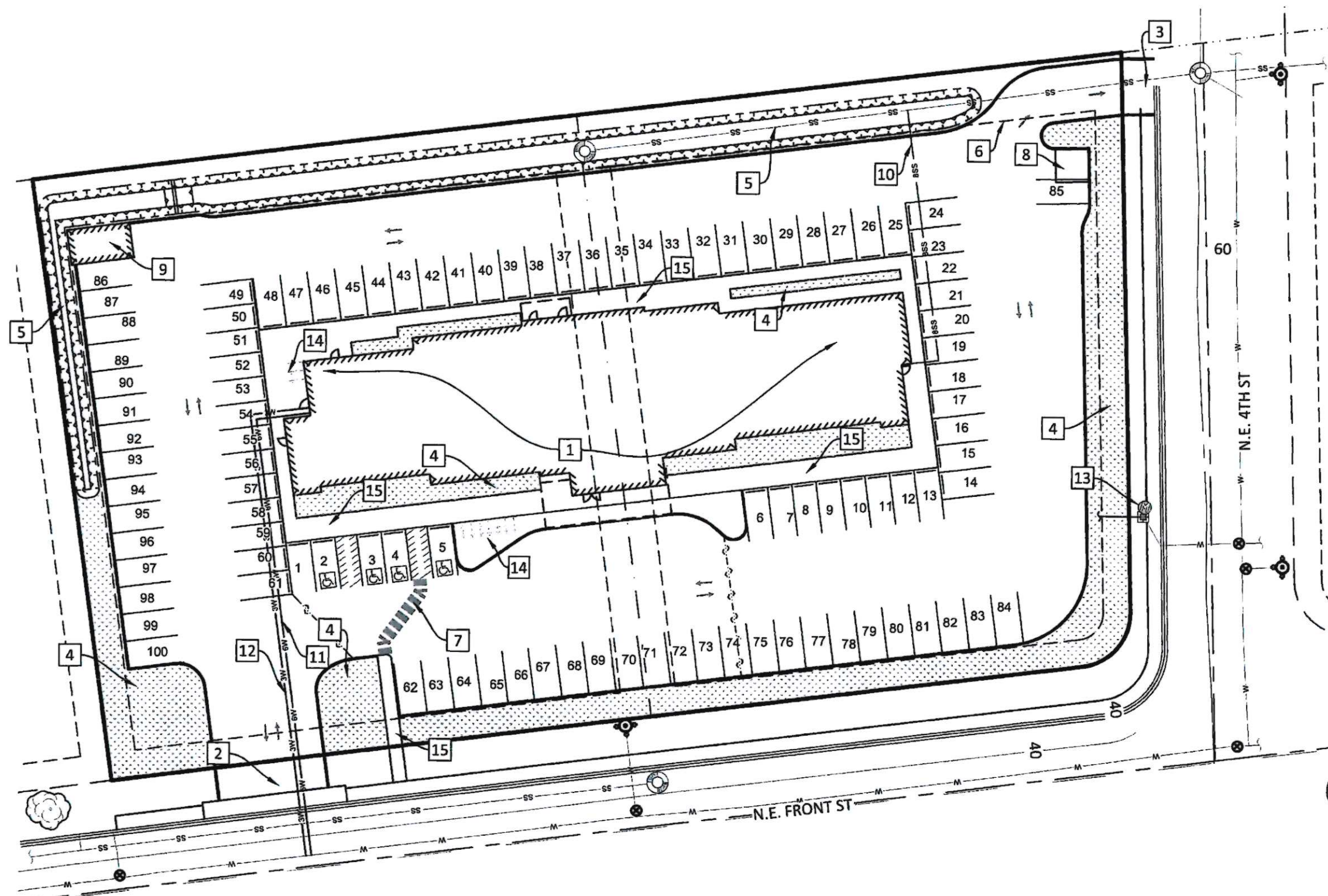
PARKING

100 VEHICLE PARKING STALLS
 4 ADA PARKING STALLS
 10 BICYCLE PARKING STALLS

NOT FOR CONSTRUCTION
 PLANNING DOCUMENT ONLY

SCALE 1"=60'

N



KEY NOTES

- 1 NEW BUILDING
- 2 NEW STREET ACCESS
- 3 NEW EXIT ONLY
- 4 NEW LANDSCAPING TYP
- 5 NEW RETENTION SWALE
- 6 EASEMENT LINE
- 7 PAINTED PEDESTRIAN ACCESS TO PUBLIC SIDEWALK
- 8 NEW TRASH ENCLOSURE
- 9 NEW MAINTENANCE SHED
- 10 NEW 8" SANITARY SEWER
- 11 NEW 6" FIRE WATERLINE
- 12 NEW 3" POTABLE WATER LINE
- 13 EXISTING 2" WATERSERVICE AND BACKFLOW PREVENTOR TO BE USED FOR LANDSCAPE IRRIGATION
- 14 BIKE PARKING TYP
- 15 CONCRETE SIDEWALK



EXPIRES 12/31/2026

Chk.by:	DGL
Apr.by:	DGL
Dwg.by:	RWF
Date:	MAY 2, 2025

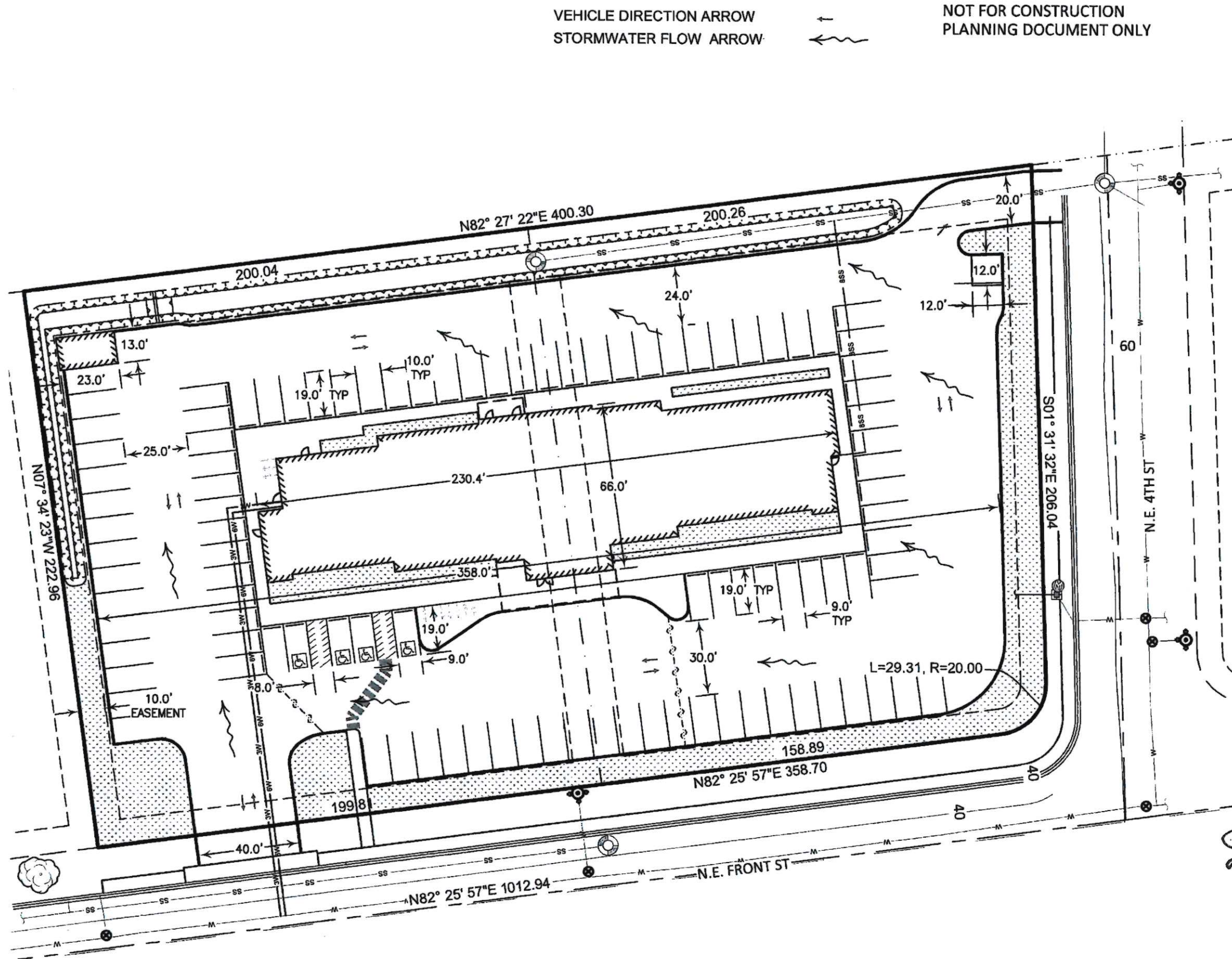
#	REVISION	DATE
1		
2		
3		
4		

PROPOSED SITE PLAN
 PNJD INC
 BOB DAYAL
 BOARDMAN, OREGON
 TITLE: PNJD INC, ATTN: BOB DAYAL
 CLIENT: 82000 WALLOWA ROAD KENNEWICK, WA 99338

CKS, LLC
 368 S.W. 5th Avenue
 Ontario, Oregon 97914
 Phn: (541) 889-5411
 Fax: (541) 889-2074
 945 W. Orchard Avenue
 Hermiston, Oregon 97838
 Phn: (541) 567-2345
 Fax: (541) 567-2305
 ENGINEERING, SURVEYING & PLANNING

EX-2
 SHEET NO. 1 OF 2
 DWG NO. C025002.dwg
 JOB NO. C025002

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VEHICLE DIRECTION ARROW
STORMWATER FLOW ARROW

NOT FOR CONSTRUCTION
PLANNING DOCUMENT ONLY

SCALE 1"=60'

N

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CK3, LLC
368 S.W. 5th Avenue
Oxnard, Oregon 97914
Phn: (541) 889-5411
Fax: (541) 889-2074
945 W. Orchard Avenue
Hermiston, Oregon 97838
Phn: (541) 567-2345
Fax: (541) 567-2305

#	REVISION	DATE
1		
2		
3		
4		

PRELIMINARY GRADING PLAN
PNJD INC
BOB DAYAL
BOARDMAN, OREGON
PNJD INC - ATTN: BOB DAYAL
82000 WALLOWA ROAD
KENNEWICK, WA 99338

ENGINEERING, SURVEYING & PLANNING

REGISTERED PROFESSIONAL
ENGINEER
08487PE
OREGON
AUGUST 22, 1975
DAVID G. LORENZEN

EXPIRES 12/31/2026

EX-2
SHEET NO. 2 OF 2
DWG NO. C025002.dwg
JOB NO. C025002