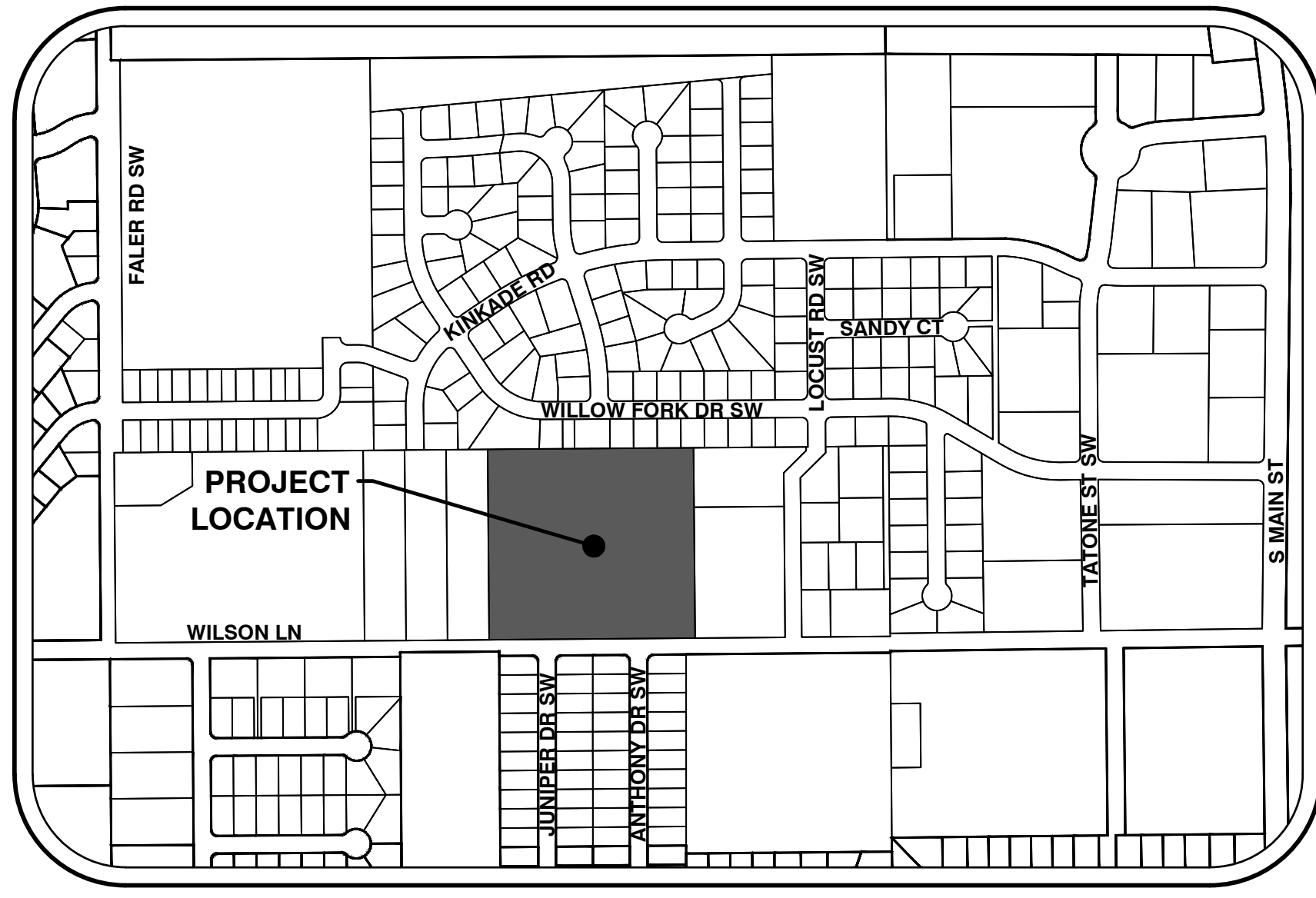
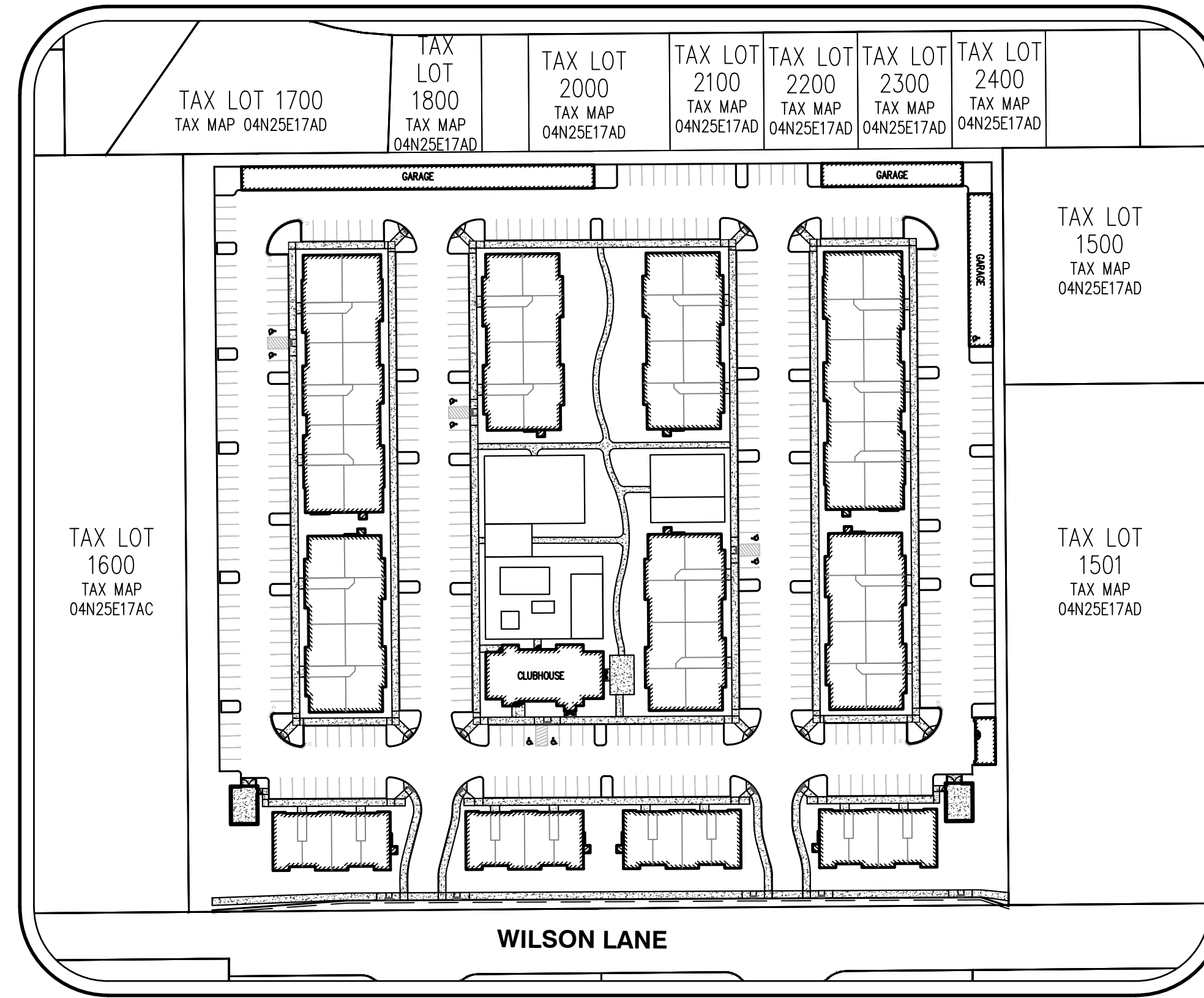
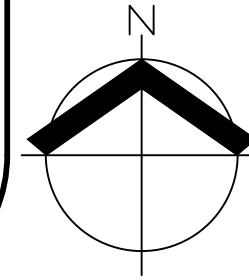


BOARDMAN WILSON LANE APARTMENTS

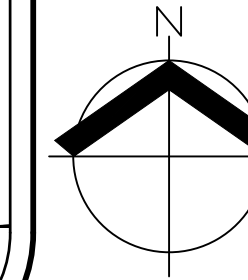
PRELIMINARY CIVIL PLANS



VICINITY MAP
1" = 500'



SITE MAP
1" = 100'



**CIVIL ENGINEERING/
SURVEYING/
PLANNING/LANDSCAPE
ARCHITECTURE/
TRANSPORTATION FIRM**
AKS ENGINEERING & FORESTRY, LLC
CONTACT: JOEY SHEARER, AICP
2245 ROBERTSON DRIVE
RICHLAND, WA 99354
PH: 509.905.0219
WWW.AKS-ENG.COM

APPLICANT
COBALT CONSULTING GROUP, LLC
8245 SW TUALATIN-SHERWOOD ROAD
TUALATIN, OR 97062

OWNERS
TL 1600
J TIMOTHY & PATRICIA WALTON LIVING TRUST
42901 HWY 365 N
LONG CREEK, OR 97856

TL 1601
PAUL WALTON
43390 HWY 365 N
LONG CREEK, OR 97856

EXISTING		PROPOSED		
DECIDUOUS TREE			STORM DRAIN CLEAN OUT	
CONIFEROUS TREE			STORM DRAIN CATCH BASIN	
FIRE HYDRANT			STORM DRAIN AREA DRAIN	
WATER BLOWOFF			STORM DRAIN MANHOLE	
WATER METER			GAS METER	
WATER VALVE			GAS VALVE	
DOUBLE CHECK VALVE			GUY WIRE ANCHOR	
AIR RELEASE VALVE			UTILITY POLE	
SANITARY SEWER CLEAN OUT			POWER VAULT	
SANITARY SEWER MANHOLE			POWER JUNCTION BOX	
SIGN			POWER PEDESTAL	
STREET LIGHT			COMMUNICATIONS VAULT	
MAILBOX			COMMUNICATIONS JUNCTION BOX	
			COMMUNICATIONS RISER	
EXISTING		PROPOSED		
RIGHT-OF-WAY LINE				
BOUNDARY LINE				
PROPERTY LINE				
CENTERLINE				
DITCH				
CURB				
EDGE OF PAVEMENT				
GUTTER				
EASEMENT				
FENCE LINE				
GRAVEL EDGE				
POWER LINE				
OVERHEAD WIRE				
COMMUNICATIONS LINE				
FIBER OPTIC LINE				
GAS LINE				
STORM DRAIN LINE				
SANITARY SEWER LINE				
WATER LINE				
RECLAIMED WATER LINE				

PROPERTY DESCRIPTION
TAX LOTS 1600 & 1601, MORROW COUNTY
TAX MAP 4N25E17AD. LOCATED IN THE
NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 4 NORTH, RANGE 25 EAST,
WILLAMETTE MERIDIAN, CITY OF
BOARDMAN, MORROW COUNTY, OREGON.

±10.05 ACRES

PROJECT LOCATION
501 WILSON LN SW
BOARDMAN, OREGON

PROJECT PURPOSE
SITE DESIGN REVIEW AND PROPERTY
LINE ADJUSTMENT APPLICATION FOR
THE FUTURE CONSTRUCTION OF A
MULTIFAMILY HOUSING COMMUNITY.

VERTICAL DATUM
ELEVATIONS ARE DERIVED FROM THE TRIMBLE
VRS NOW NETWORK, WHICH IS BASED ON THE
NAVD 88 VERTICAL DATUM.

EXISTING LAND USE
EXISTING SITE IS VACANT.

ZONING
RESIDENTIAL (MULTIFAMILY SUB DISTRICT).

SHEET INDEX
P00 COVER SHEET WITH VICINITY AND SITE MAPS
P01 PRELIMINARY AERIAL PHOTOGRAPH PLAN
P02 EXISTING CONDITIONS PLAN
P03 PRELIMINARY PROPERTY LINE ADJUSTMENT PLAN
P04 PRELIMINARY GRADING AND DRAINAGE PLAN
P05 PRELIMINARY SITE PLAN
P06 PRELIMINARY COMPOSITE UTILITY PLAN
P07 PRELIMINARY LANDSCAPE PLAN



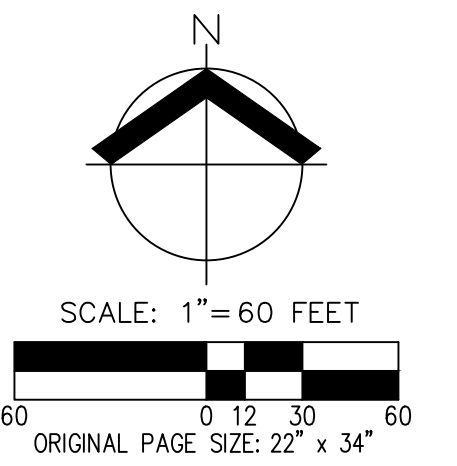
RENEWS: DECEMBER 31, 2026
JOB NUMBER: 13849
DATE: 05/08/2026
DESIGNED BY: AC
DRAWN BY: IG
CHECKED BY: LTP



**PRELIMINARY AERIAL PHOTOGRAPH PLAN
 BOARDMAN WILSON LANE APARTMENTS
 501 WILSON LANE
 BOARDMAN, OREGON**



RENEWS: DECEMBER 31, 2026
 JOB NUMBER: 13849
 DATE: 05/08/2026
 DESIGNED BY: AC
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 CHECKED BY: LTP



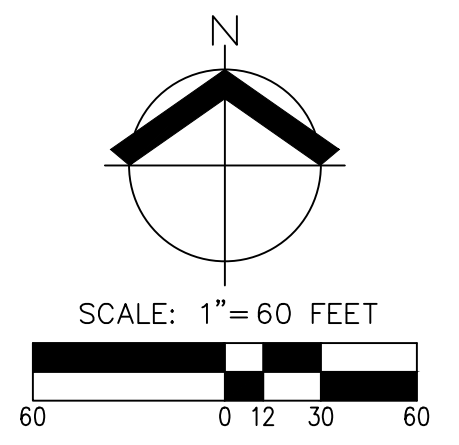
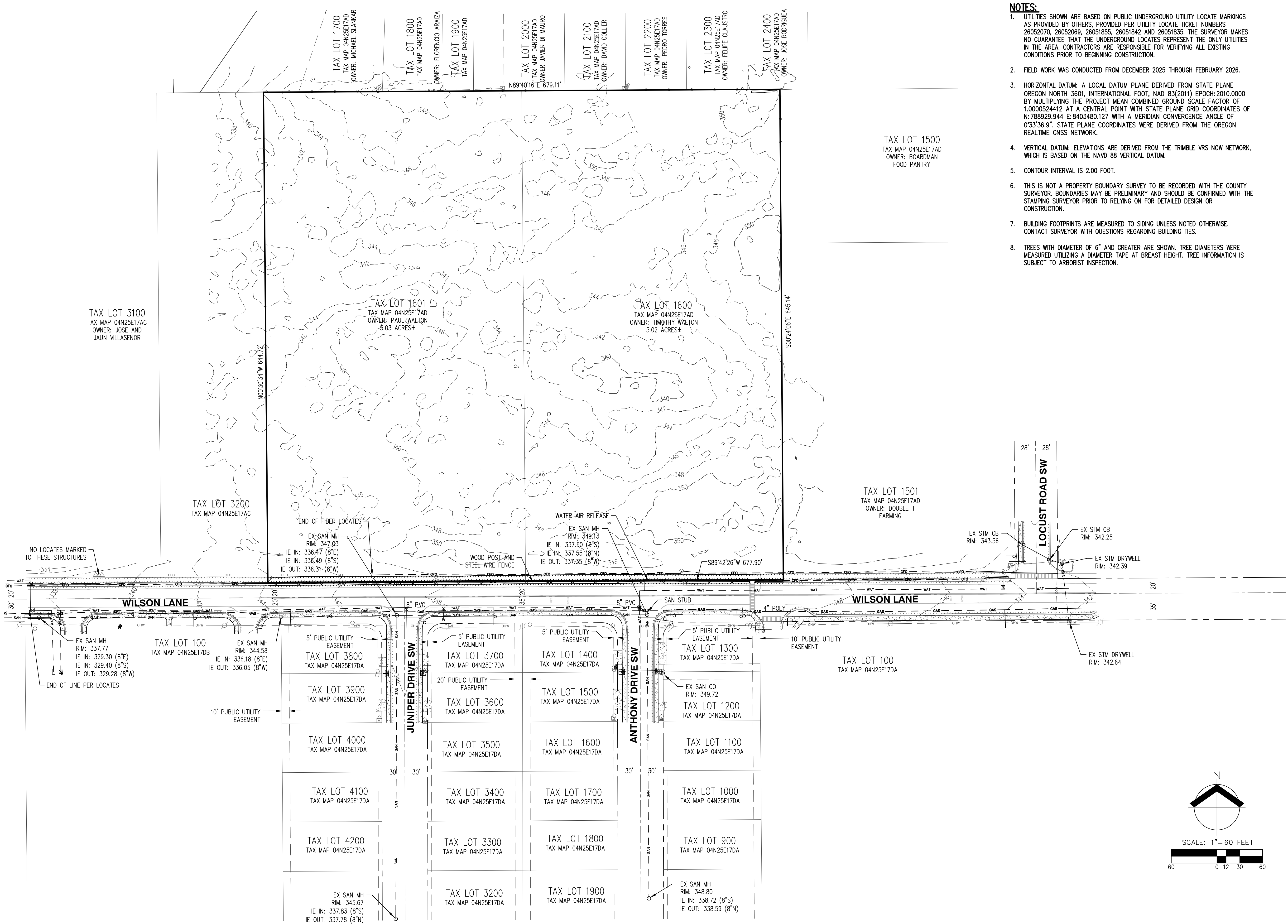
**EXISTING CONDITIONS PLAN
 BOARDMAN WILSON LANE APARTMENTS
 501 WILSON LANE
 BOARDMAN, OREGON**

REGISTERED PROFESSIONAL LAND SURVEYOR
 PRELIMINARY
 NOT FOR CONSTRUCTION
 SEPTEMBER 9, 2025
 CALEB CHRISTENSEN
 106278PLS
 RENEWS: 12/31/27

JOB NUMBER: 13849
 DATE: 05/08/2026
 DESIGNED BY:
 DRAWN BY: JBC
 CHECKED BY: CDC

P02

- NOTES:**
- UTILITIES SHOWN ARE BASED ON PUBLIC UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 26052070, 26052069, 26051855, 26051842 AND 26051835. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED FROM DECEMBER 2025 THROUGH FEBRUARY 2026.
 - HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601, INTERNATIONAL FOOT, NAD 83(2011) EPOCH: 2010.0000 BY MULTIPLYING THE PROJECT MEAN COMBINED GROUND SCALE FACTOR OF 1.0000524412 AT A CENTRAL POINT WITH STATE PLANE GRID COORDINATES OF N: 788929.944 E: 8403480.127 WITH A MERIDIAN CONVERGENCE ANGLE OF 0°33'36.9". STATE PLANE COORDINATES WERE DERIVED FROM THE OREGON REALTIME GNSS NETWORK.
 - VERTICAL DATUM: ELEVATIONS ARE DERIVED FROM THE TRIMBLE VRS NOW NETWORK, WHICH IS BASED ON THE NAVD 88 VERTICAL DATUM.
 - CONTOUR INTERVAL IS 2.00 FOOT.
 - THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
 - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
 - TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO ARBORIST INSPECTION.

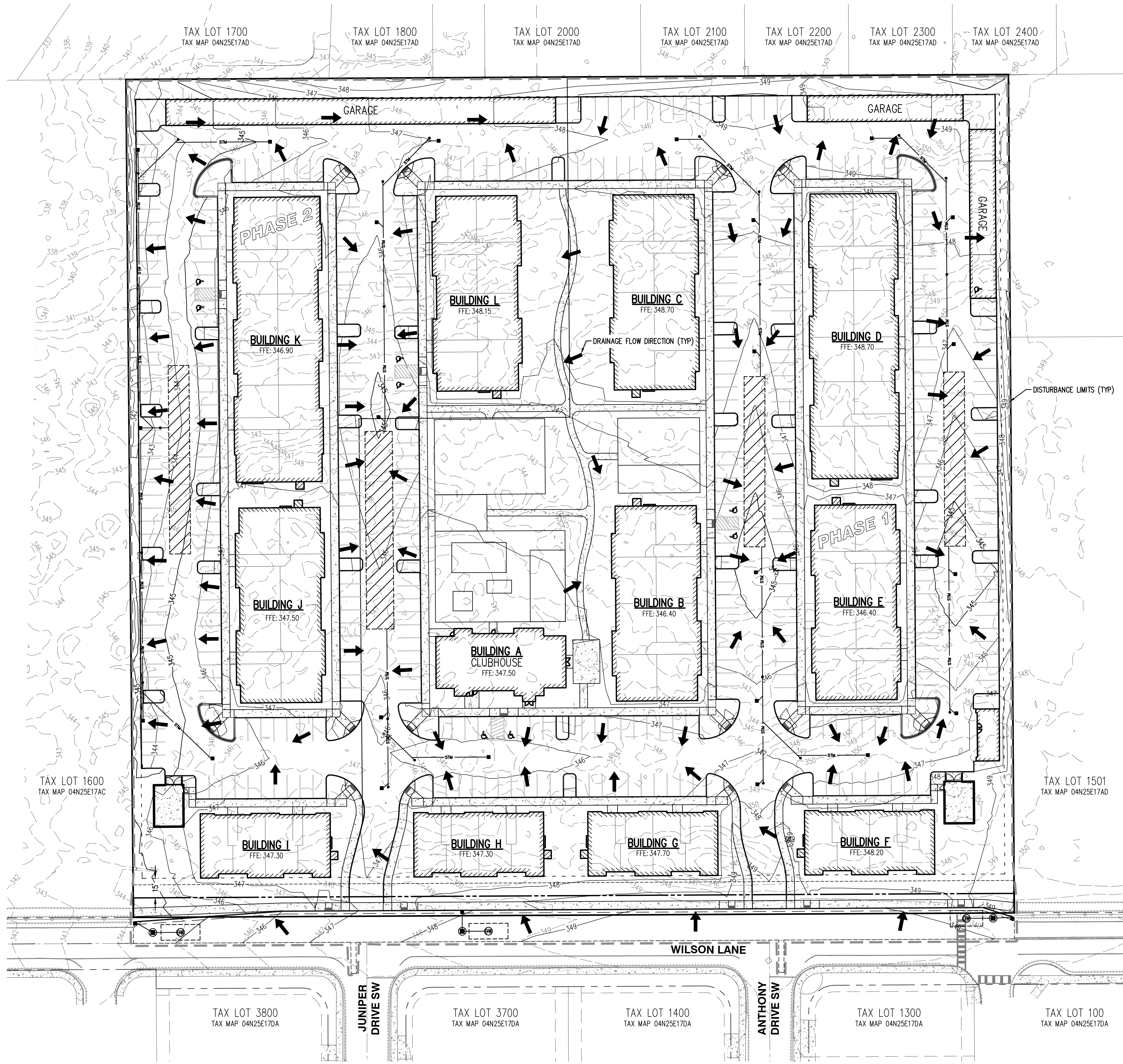


**PRELIMINARY GRADING AND DRAINAGE PLAN
 BOARDMAN WILSON LANE APARTMENTS
 501 WILSON LANE
 BOARDMAN, OREGON**



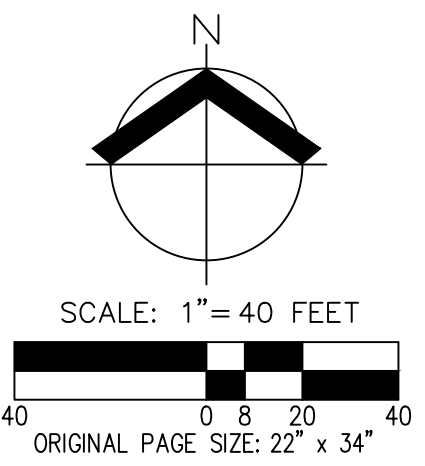
RENEWS: DECEMBER 31, 2026
 JOB NUMBER: 13849
 DATE: 05/08/2026
 DESIGNED BY: AC
 DRAWN BY: IG
 CHECKED BY: LTP

P04

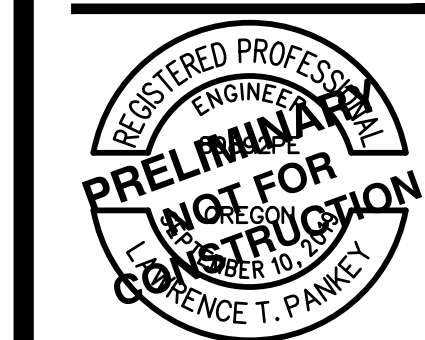


LEGEND

EXISTING GROUND CONTOUR (1 FT)	--- 349 ---
EXISTING GROUND CONTOUR (5 FT)	--- 350 ---
FINISHED GRADE CONTOUR (1 FT)	--- 349 ---
FINISHED GRADE CONTOUR (5 FT)	--- 350 ---
DRAINAGE FLOW DIRECTION	➔
DISTURBANCE LIMITS	- - - - -



**PRELIMINARY SITE PLAN
 BOARDMAN WILSON LANE APARTMENTS
 501 WILSON LANE
 BOARDMAN, OREGON**



RENEWS: DECEMBER 31, 2026
 JOB NUMBER: 13849
 DATE: 05/08/2026
 DESIGNED BY: AC
 DRAWN BY: IG
 CHECKED BY: LTP

SITE PLAN KEYED NOTES

5. SAWCUT.
1. AC PAVEMENT (TYP).
2. STANDARD PARKING STALL (TYP).
3. ADA ACCESSIBLE PARKING STALL AND ACCESS AISLE (TYP).
4. GARAGE PER ARCHITECTURAL PLANS.
5. APARTMENT BUILDING PER ARCHITECTURAL PLANS.
6. PRIVATE CONCRETE SIDEWALK (TYP).
7. PUBLIC CONCRETE SIDEWALK (TYP).
8. LANDSCAPE ISLAND (TYP).
9. ACCESSIBLE RAMP (TYP).
10. CLUBHOUSE BUILDING PER ARCHITECTURAL PLANS.
11. COVERED OUTDOOR MAIL AREA.
12. OUTDOOR PATIO.
13. CLUBHOUSE AMENITY SPACE.
14. FIRE PIT.
15. EQUIPMENT ROOM.
16. TOT LOT.
17. OUTDOOR RECREATION AREA.
18. DOG PARK.
19. CANOPY.
20. TRASH ENCLOSURE WITH TRASH COMPACTOR.
21. MAINTENANCE SHED.
22. PUBLIC CURB AND GUTTER.
23. COMMERCIAL DRIVEWAY RAMP.
24. COMPACT PARKING STALL (TYP).
25. MOUNTABLE CURB.

SITE DEVELOPMENT INFORMATION

APARTMENT UNIT COUNT:

1 BED: 48 UNITS
 2 BED: 168 UNITS
 3 BED: 24 UNITS
 TOTAL: 240 UNITS

SITE AREA SUMMARY:

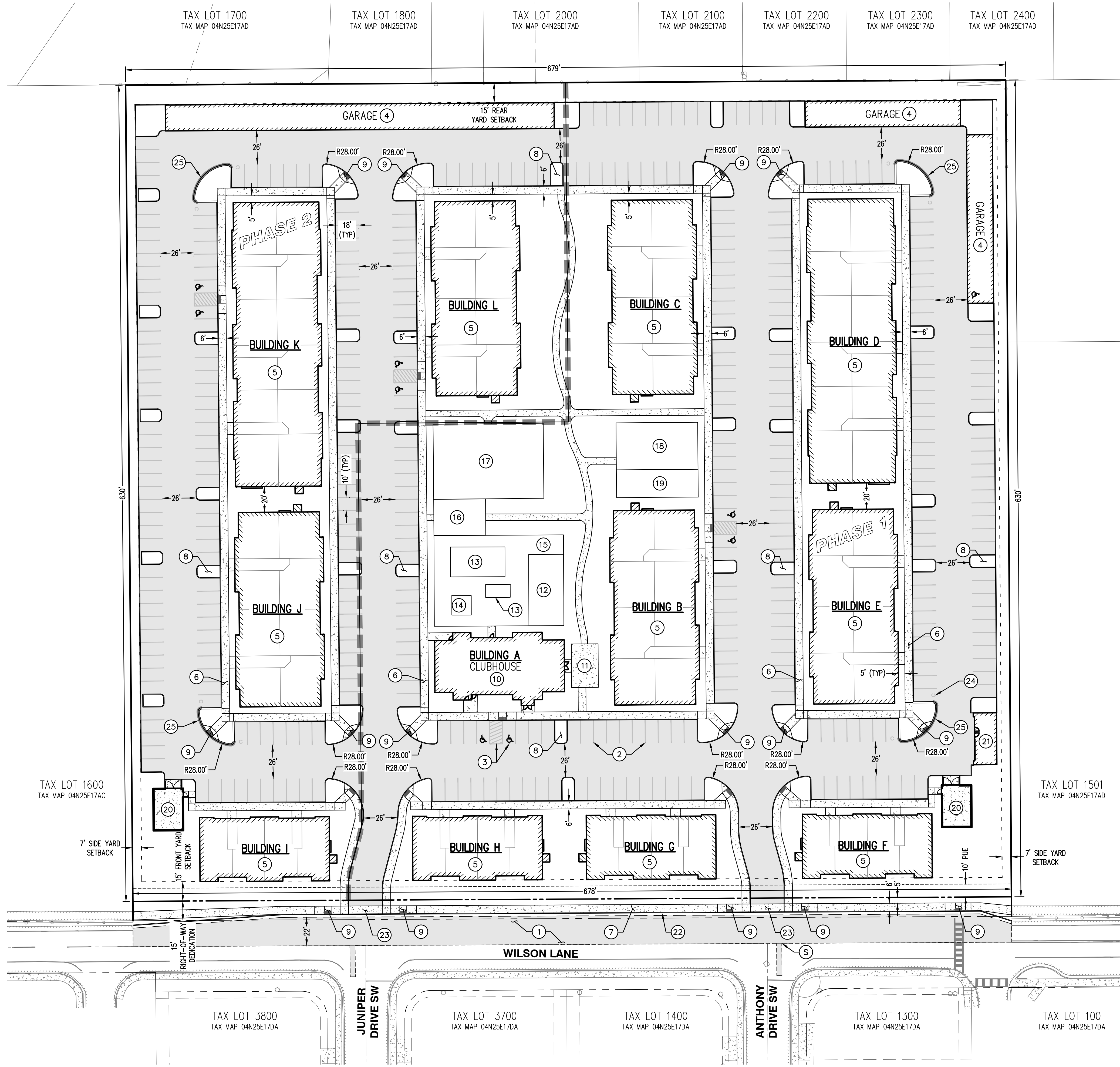
GROSS AREA: ±10.05 AC/±437,560 SF
 NET AREA: ±9.81 AC/±427,390 SF
 STRUCTURES: ±2.62 AC/±114,260 SF (±27% OF NET AREA)
 OPEN SPACE: ±2.12 AC/±92,400 SF (±22% OF NET AREA)
 LANDSCAPING: ±2.01 AC/±87,350 SF (±20% OF NET AREA)

PARKING COUNT:

PARKING SPACES PROVIDED:
 STANDARD: 386 SPACES (±86%)
 COMPACT: 8 SPACES (±2%)
 GARAGE: 47 SPACES (±10%)
 ADA ACCESSIBLE: 9 SPACES (±2%)
 TOTAL SPACES PROVIDED: 450 SPACES

BICYCLE PARKING SPACES PROVIDED:
 0.5 SPACES PER UNIT: 120 TOTAL

NOTE:
 BICYCLE PARKING SPACES LOCATED WITHIN INTERIOR OF APARTMENT BUILDINGS PER ARCHITECTURAL PLANS.

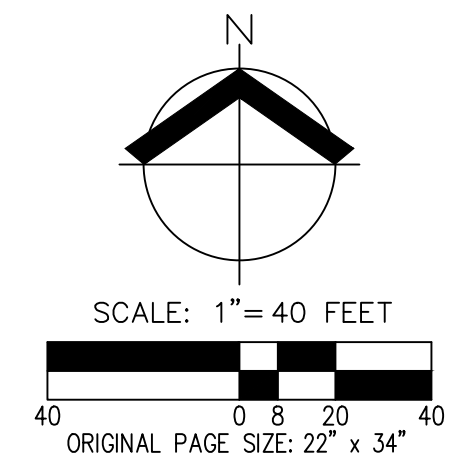
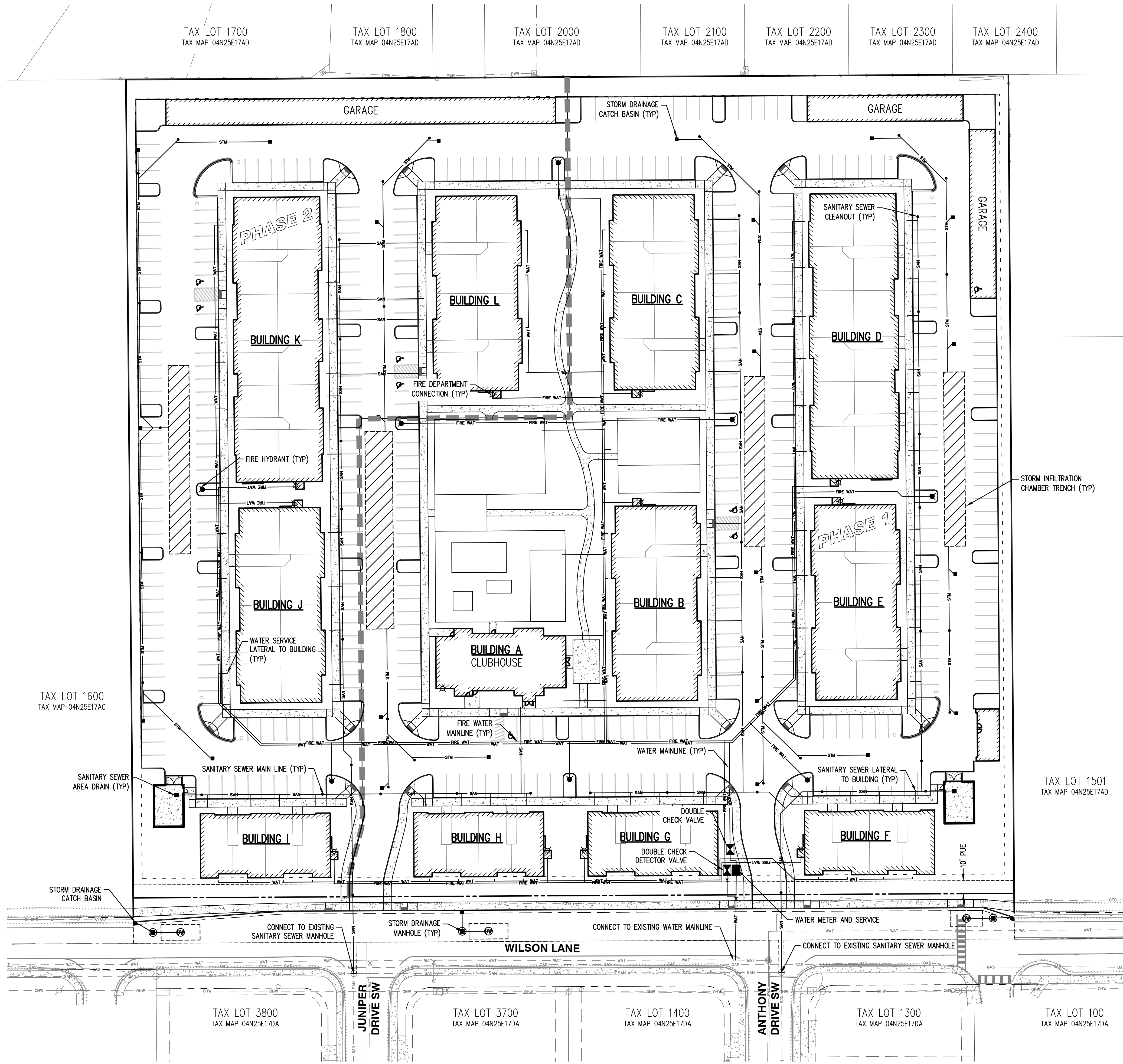


**PRELIMINARY COMPOSITE UTILITY PLAN
 BOARDMAN WILSON LANE APARTMENTS
 501 WILSON LANE
 BOARDMAN, OREGON**



RENEWS: DECEMBER 31, 2026
 JOB NUMBER: 13849
 DATE: 05/08/2026
 DESIGNED BY: AC
 DRAWN BY: IG
 CHECKED BY: LTP

P06



AKS DRAWING FILE: 13849 COMP UTILITY LAYOUT: P06

**PRELIMINARY LANDSCAPE PLAN
 BOARDMAN WILSON LANE APARTMENTS
 501 WILSON LANE
 BOARDMAN, OREGON**

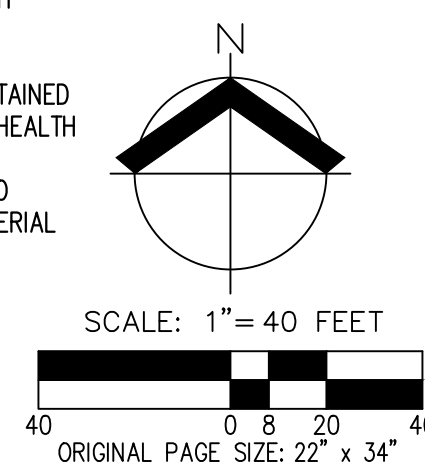
REGISTERED
 1025
PRELIMINARY
 LANDSCAPE ARCHITECT
 K. N. P.
 11/30/2026
 JOB NUMBER: 13849
 DATE: 05/08/2026
 DESIGNED BY: NKP
 DRAWN BY: NKP
 CHECKED BY: TEB

PRELIMINARY PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
TREES					
	5	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	2" CAL. B&B	AS SHOWN
	5	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2" CAL. B&B	AS SHOWN
	9	CARPINUS BETULUS	EUROPEAN HORNBEAM	2" CAL. B&B	AS SHOWN
	44	CARPINUS CAROLINIANA 'UXBRIDGE'	RISING FIRE AMERICAN HORNBEAM	2" CAL. B&B	AS SHOWN
	3	CELTIS OCCIDENTALIS 'IFS-KSU1'	PRAIRIE SENTINEL HACKBERRY	2" CAL. B&B	AS SHOWN
	11	CELTIS OCCIDENTALIS 'MAGNIFICA'	MAGNIFICA HACKBERRY	2" CAL. B&B	AS SHOWN
	7	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2" CAL. B&B	AS SHOWN
	6	PINUS SYLVESTRIS	SCOTCH PINE	6" HT. MIN/B&B	AS SHOWN
	18	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	2" CAL. B&B	AS SHOWN
	6	ULMUS PROPINQUA 'JFS-BIBERICH'	EMERALD SUNSHINE ELM	2" CAL. B&B	AS SHOWN
	5	ZELKOVA SERRATA	JAPANESE ZELKOVA	2" CAL. B&B	AS SHOWN
TOTAL TREES: 118					
SHRUBS					
	144	CISTUS CORBARIENSIS	WHITE ROCKROSE	2 GAL. CONT.	48" o.c.
	15	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL. CONT.	108" o.c.
	52	EUONYMUS JAPONICUS 'SILVER KING'	SILVER KING EUONYMUS	2 GAL. CONT.	36" o.c.
	77	JUNIPERUS SCOPULORUM 'WITCHITA BLUE'	WITCHITA BLUE JUNIPER	4'-5' HT. CONT.	72" o.c.
	157	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF JAPANESE PRIVET	5 GAL. CONT.	60" o.c.
	295	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	2 GAL. CONT.	48" o.c.
	77	PHYSOCARPUS OPULIFOLIUS 'SMNPOBLR'	GINGER WINE NINEBARK	2 GAL. CONT.	72" o.c.
	33	PINUS MUGO	MUGO PINE	5 GAL. CONT.	60" o.c.
	26	RIBES ALPINUM	ALPINE CURRANT	3 GAL. CONT.	60" o.c.
	319	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME JAPANESE SPIREA	2 GAL. CONT.	36" o.c.
	69	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	2 GAL. CONT.	60" o.c.
ORNAMENTAL GRASSES					
	225	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL. CONT.	24" o.c.
	103	CAREX OSHIMENSIS 'EVERLIME'	EVERCOLOR EVERLIME JAPANESE SEDGE	1 GAL. CONT.	24" o.c.
	269	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL. CONT.	24" o.c.
PERENNIALS					
	284	AURINIA SAXATILIS	BASKET OF GOLD	1 GAL. CONT.	30" o.c.
	178	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	2 GAL. CONT.	24" o.c.
AS SHOWN LANDSCAPE BOULDER					

PRELIMINARY LANDSCAPE NOTES

- LANDSCAPING PLAN SHOWN IS PRELIMINARY AND INTENDED TO SHOW DESIGN INTENT. PLANT SPECIES, SIZES, LOCATIONS, QUANTITIES, ETC. MAY BE SUBSTITUTED OR REVISED PRIOR TO FINAL APPROVAL.
- ALL PLANTS AND PLANTINGS SHALL CONFORM TO APPLICABLE CITY OF BOARDMAN LANDSCAPE DESIGN STANDARDS AND TO AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.2, CURRENT EDITION. ALL PLANT MATERIAL SHALL BE HEALTHY, EVENLY BRANCHED, AND TYPICAL FOR THEIR SPECIES AND SHALL CONFORM IN SIZE AND QUALITY GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, CURRENT EDITION.
- PLANT IN ACCORDANCE WITH ACCEPTED 'BEST-PRACTICE' INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTOR'S BOARD (OLCB). ALL TREES SHALL BE DOUBLE STAKED FOR STABILITY DURING ESTABLISHMENT (2-YEARS).
- IRRIGATION: LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING A PERMANENT, UNDERGROUND 'DESIGN-BUILD' AUTOMATIC IRRIGATION SYSTEM TO WATER ALL LANDSCAPE AREAS. COORDINATE POINT OF CONNECTION, DOUBLE CHECK VALVE ASSEMBLY OF A TYPE APPROVED BY LOCAL AND STATE JURISDICTIONS, AND SLEEVING LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION OF HARD SURFACING (SIDEWALKS, DRIVEWAYS, ETC.).
- SOIL PREPARATION: GROWING MEDIUM IN ALL NEW PLANTING BEDS SHALL BE SUFFICIENT DEPTH FOR HEALTHY PLANT ESTABLISHMENT AND GROWTH. EXISTING, NON-COMPACTED, NATIVE SOIL MAY COUNT TOWARDS THIS REQUIREMENT. REUSE SURFACE SOIL STOCKPILED ON THE SITE AND/OR IMPORT NEW TOPSOIL TO MAKE UP REQUIRED AMOUNTS FOR INSTALLATION.
- MULCH: APPLY 3" DEEP WELL-AGED MEDIUM GRIND OR SHREDDED FIR OR HEMLOCK BARK MULCH UNDER AND AROUND ALL TREES AND SHRUBS. DO NOT COVER FOLIAGE OR ROOT CROWNS OF PLANTS WITH BARK MULCH. TREES AND OTHER PLANTS SHALL BE SET TO ACCOMMODATE MULCH APPLICATION WITHOUT BURYING ROOT CROWNS.
- MAINTENANCE: ALL LANDSCAPE AREAS SHALL BE MAINTAINED FOR THE DURATION OF THE PLANTING TO ENCOURAGE HEALTH OF PLANT MATERIAL AS WELL AS PUBLIC HEALTH AND SAFETY. ALL TREES AND SHRUBS SHALL BE PRUNED TO MAINTAIN HEALTH AND STRUCTURE OF THE PLANT MATERIAL FOR PUBLIC SAFETY PURPOSES.



LANDSCAPE SITE DEVELOPMENT INFORMATION

SITE AREA SUMMARY:	
GROSS AREA:	+437,560 SF
NET AREA:	+427,390 SF
OPEN SPACE:	+92,400 SF (+22% OF NET AREA)
LANDSCAPING:	+87,350 SF (+20% OF NET AREA)
PARKING LOT SUMMARY:	
TOTAL PARKING SPACES PROVIDED:	450 SPACES
PARKING LOT TREES REQUIRED:	113 TREES (1 TREE PER 4 SPACES)
PARKING LOT TREES PROVIDED:	118 TREES
MINIMUM REQUIRED COMBINED PARKING AREA LANDSCAPE:	
AREA LANDSCAPE:	+21,370 SF (5% OF NET AREA)
PARKING AREA LANDSCAPE PROVIDED:	+22,500 SF (5.3% OF NET AREA)

