

WOODBURN COMMUNITY CENTER

WOODBURN, OREGON

GENERAL NOTES

- SURVEY PROVIDED BY S&F LAND SERVICES, DATED 04/01/2020. ELEVATIONS ARE BASED ON MARION COUNTY VERTICAL DATUM ESTABLISHED PER BENCH MARK NO. T13, P10 RD 0246 LOCATED AT THE BENCHMARK AT THE INTERSECTION OF LINCOLN AND NORTH FIRST STREET WITH AN ELEVATION OF 167.52, NAVD 88. SURVEY HAS PROVIDED CONVERSION FROM NAVD 88 TO NGVD 29 IS -3.37.
- CONSTRUCTION LAYOUT (ALL ACTUAL LINES AND GRADES) SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON COORDINATES, DIMENSIONS, BEARINGS, AND ELEVATIONS, AS SHOWN, ON THE PLANS.
- PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT. [SEE SHEET C0.2A FOR PROJECT CONTROL INFORMATION.]
- PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
- WHEN DIMENSIONS AND COORDINATE LOCATIONS ARE REPRESENTED - DIMENSIONS SHALL HOLD OVER COORDINATE LOCATION. NOTIFY THE CIVIL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES.
- BUILDING SETBACK DIMENSIONS FROM PROPERTY LINES SHALL HOLD OVER ALL OTHER CALLOUTS. PROPERTY LINES AND ASSOCIATED BUILDING SETBACKS SHALL BE VERIFIED PRIOR TO CONSTRUCTION LAYOUT.
- CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED SURVEYOR.
- SOME SITE DEMOLITION AND UTILITY RELOCATION HAS BEEN PERFORMED. SURVEY MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO REFERENCE SOILS REPORT FOR THE SITE SOILS CONDITIONS.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE PROJECT SPECIFICATIONS AND THE APPLICABLE REQUIREMENTS OF THE 2024 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION AND REQUIREMENTS OF THE CITY OF WOODBURN.
- THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987). EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE, AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF KPFF CONSULTING ENGINEERS, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
- THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
- TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. THE CONTRACTOR SHALL ADHERE TO CITY OF WOODBURN DRAINAGE MANUAL AND DEQ MANUAL AND BEST MANAGEMENT PRACTICES FOR MINIMUM EROSION CONTROL MEASURES. THE ESC FACILITIES SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
- TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO THE CITY OF WOODBURN FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN ALL UTILITIES TO THE WOODBURN COMMUNITY CENTER DURING OPERATING HOURS. CHECK WITH THE CITY OF WOODBURN FOR MORE REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
- NOTIFY CITY INSPECTOR 72 HOURS BEFORE STARTING WORK. A PRECONSTRUCTION MEETING WITH THE CITY'S REPRESENTATIVE, THE CITY'S ARCHITECT, THE CITY'S ENGINEER, AND THE CONTRACTOR SHALL BE REQUIRED.

CONSTRUCTION NOTES

GENERAL

- ACTUAL LINES AND GRADES SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON DIMENSIONS, ELEVATIONS AND BEARINGS AS SHOWN ON THE PLANS.
- SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.
- SPECIAL INSPECTION REQUIRED FOR ALL COMPACTION TESTING.

DEMOLITION

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS.
- EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY.
- ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
- ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.
- CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.
- SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.

UTILITIES

- ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
- CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ELEC. ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
- CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
- BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.
- ALL WORK TO CONFORM TO THE 2023 OREGON PLUMBING SPECIALTY CODE

STORM AND SANITARY

- CONNECTIONS TO EXISTING STORM AND SANITARY SEWERS SHALL CONFORM TO THE 2018 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 0490, "WORK ON EXISTING SEWERS AND STRUCTURES".
- BEGIN LAYING STORM DRAIN AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM. TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. THE CONTRACTOR SHALL ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE USING A LASER.
- ACTUAL LINES AND GRADES SHALL BE STAKED BY A QUALIFIED SURVEYOR, BASED ON COORDINATES, DIMENSIONS AND BEARINGS INDICATED ON THE PLANS. CONTRACTOR SHALL RETAIN A SURVEYOR LICENSED IN THE STATE OF OREGON.
- ALL ROOF DRAIN AND CATCH BASIN LEADERS SHALL HAVE A MINIMUM SLOPE OF 2 PERCENT UNLESS NOTED OTHERWISE IN THE PLANS.
- ALL HORIZONTAL CONNECTIONS TO THE SANITARY OR STORM SEWERS SHALL BE OF THE 'WYE' BRANCH TYPE.

WATER

- ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE A MINIMUM 36-INCH COVER TO THE FINISH GRADE.
- ALL WATER AND FIRE PRESSURE FITTINGS SHALL BE PROPERLY RESTRAINED WITH THRUST BLOCKS PER DETAIL.
- ALL WATER MAIN / SANITARY SEWER CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT REGULATIONS, CHAPTER 333.

EARTHWORKS

- CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.
- TRENCH BEDDING AND BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL. THE PROJECT SPECIFICATIONS AND AS REQUIRED IN THE SOILS REPORT, FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER WILL NOT BE PERMITTED.

PAVING

- SEE LANDSCAPE PLANS FOR SIDEWALK FINISHING AND SCORING PATTERNS.

SEPARATION STATEMENT

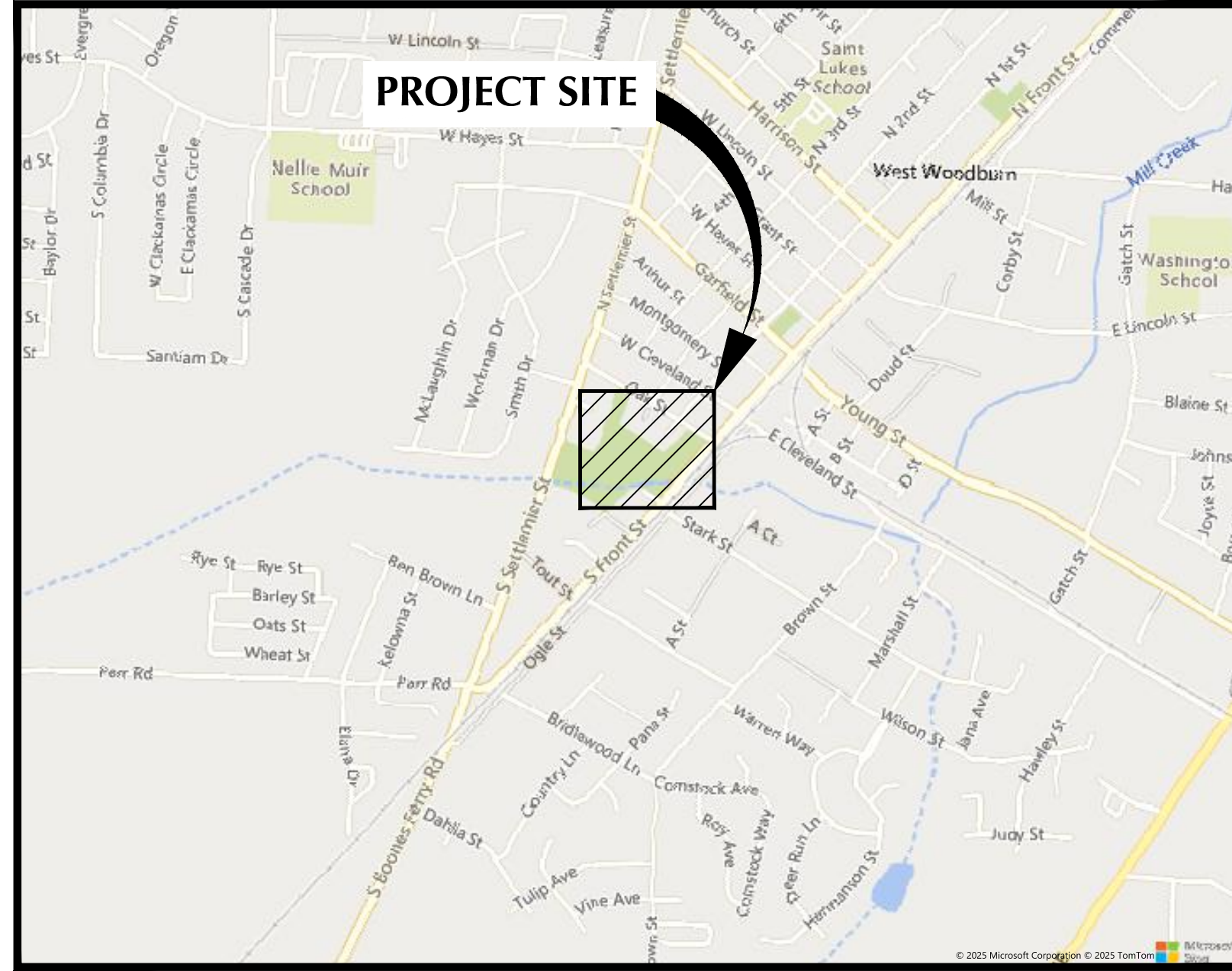
ALL WATER MAIN CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT, CHAPTER 333. WATER MAINS SHALL CROSS OVER SANITARY SEWERS WITH A 18" MINIMUM CLEARANCE BETWEEN OUTSIDE DIAMETERS OF PIPE WITH ALL PIPE JOINTS EQUIDISTANT FROM CROSSING. HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS IN PARALLEL INSTALLATIONS SHALL BE 10'. MAINTAIN 12" MINIMUM VERTICAL DISTANCE FOR ALL OTHER UTILITY CROSSINGS AND 12" HORIZONTAL PARALLEL DISTANCE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM 10' HORIZONTAL SEPARATION, THE WATER MAIN SHALL BE LAID ON A SEPARATE SHELF IN THE TRENCH 18" INCHES ABOVE THE SEWER.

MATERIAL NOTES

- GENERAL: MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM ARCHITECT AND OWNER PRIOR TO INSTALLATION.
- STORM AND SANITARY SEWER PIPING SHALL BE PVC PIPE, DUCTILE IRON PIPE, REINFORCED CONCRETE PIPE (RCP), OR HIGH DENSITY POLYETHYLENE (HDPE) PIPE CONFORMING TO THE PROJECT SPECIFICATIONS, AS INDICATED IN THE PLANS.
- PRIVATE WATER MAINS 4-INCH DIAMETER AND LARGER SHALL BE DUCTILE IRON PIPE OR PVC PIPE CONFORMING TO THE PROJECT SPECIFICATIONS, AS INDICATED IN THE PLANS.
- PRIVATE WATER LINES 3-INCH DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING OR SCHEDULE 40 PVC CONFORMING TO THE PROJECT SPECIFICATIONS, AS INDICATED IN THE PLANS.
- CONCRETE FOR CURBS, SIDEWALK AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.

ABBREVIATIONS

AC	ASPHALT CONCRETE	PIL	PROPERTY LINE
AD	AREA DRAIN	PC	POINT OF CURVATURE
APPROX	APPROXIMATE	PCC	POINT OF COMPOUND CURVATURE
BOLLARD	BOLLARD	PCR	POINT OF CURB RETURN
BLDG	BUILDING	PED	PEDESTRIAN
BOW	BACK OF WALK	PM	PARKING METER
BS	BOTTOM OF SWALE	POC	POINT ON CURVE
	BOTTOM OF STAIR	PP	POWER POLE
BW	BOTTOM OF WALL	PRC	POINT OF REVERSE CURVATURE
CB	CATCH BASIN	PT	POINT OF TANGENT
CL	CENTERLINE	P.U.E	PUBLIC UTILITY EASEMENT
CO	CLEANOUT	PVC	POLYVINYL CHLORIDE
CONC.	CONCRETE	PVMT	PAVEMENT
COTG	CLEANOUT TO GRADE	PVT	PRIVATE
CP	CONTROL POINT	R	RIM
Δ	DELTA	RD	ROOF DRAIN
D/W	DRIVEWAY	R.O.W	RIGHT-OF-WAY
DIA. Ø	DIAMETER	S	SLOPE (P/T/F)
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
E	EASTING	SDMH	STORM DRAIN MANHOLE
EXIST./EX	EXISTING	SHT	SHEET
	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FFC	FINISH FLOOR ELEVATION	SSMH	SANITARY SEWER MANHOLE
FG	FINISH GRADE	ST	STREET
FH	FIRE HYDRANT	STA	STATION
FL	FLOWLINE	STD	STANDARD
FND	FOUNDATION	SW	SIDEWALK
G	GRADE BREAK	TC	TOP OF CURB
GB	GAS LINE	TD	TRENCH DRAIN
GL	GATE VALVE	TG	TOP OF GROUND
GV	HEIGHT	TP	TOP OF PAVEMENT
H	HANDICAP PARKING SPACE	TRANS.	TRANSFORMER
HCP	HIGH POINT	TS	TOP OF STAIR
HP	INVERT ELEVATION	TW	TOP OF WALL
IE	INVERT	TW	TOP OF WALK
INV	IRRIGATION	TYP	TYPICAL
IRR	LIGHT POLE	UG	UNDERGROUND
LP	MANHOLE	UGE	UNDERGROUND ELECTRIC
MH	MINIMUM	W	WATER
MIN	NORTHING	W	WITH
N	OUTFALL	WCR	WHEEL CHAIR RAMP
OF	OVERHEAD	WM	WATER METER
OVH/OH		WV	WATER VALVE



VICINITY MAP

SCALE: NTS

PROJECT CONTACTS

OWNER: CITY OF WOODBURN CITY OF WOODBURN 270 MONTGOMERY ST WOODBURN, OREGON 97071 TEL: 503-XXX-XXXX CONTACT: JESSE CUOMO	ARCHITECT: OPSIS 975 SE MAIN ST. PORTLAND, OREGON 97214 TEL: 646-306-4120 CONTACT: JUSTINE BANDA
CIVIL ENGINEER/PROJECT MANAGER: KPFF CONSULTING ENGINEERS 111 SW FIFTH AVENUE, SUITE 2600 PORTLAND, OREGON 97204 TEL: 503-542-3840 CONTACT: JOSH LIGHTHIPE	LANDSCAPE ARCHITECT: LANGO HANSEN LANDSCAPE ARCHITECTS 1100 NW GLISAN #3A, PORTLAND, OREGON 97209 TEL: 971-380-3580 CONTACT: KYLE TRULEN

SHEET INDEX

SHEET COUNT	SHEET NUMBER	SHEET TITLE
1	C0.1	COVER SHEET
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3	C0.2B	EXISTING CONDITIONS
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5	C0.4	FIRE ACCESS PLAN
6	C1.0	DEMOLITION PLAN
7	C2.0	SITE PLAN
8	C3.0	GRADING PLAN - OVERALL
9	C3.1	GRADING PLAN - AREA 1
10	C3.2	GRADING PLAN - AREA 2
11	C3.3	GRADING PLAN - AREA 3
12	C3.4	GRADING PLAN - AREA 4
13	C3.5	GRADING PLAN ENLARGEMENT & SECTIONS
14	C4.0	UTILITY PLAN
15	C4.1	UTILITY PLAN ENLARGEMENT 1
16	C4.2	UTILITY PLAN ENLARGEMENT 2
17	C5.0	CIVIL DETAILS
18	C5.1	CIVIL DETAILS
19	C5.2	CIVIL DETAILS
20	C6.0	EROSION AND SEDIMENT CONTROL PLAN
21	C7.0	EROSION AND SEDIMENT CONTROL DETAILS

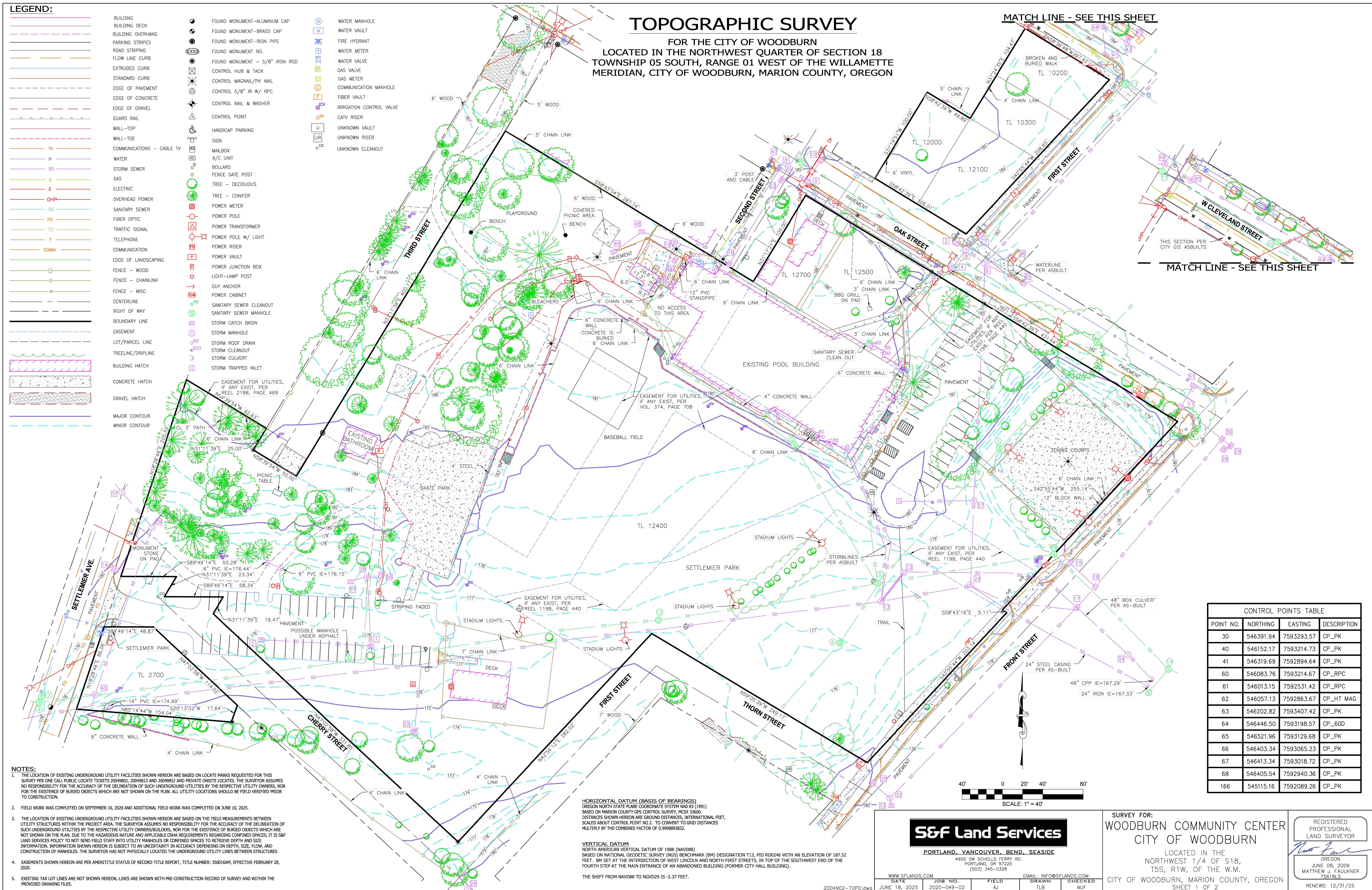
DISCLAIMER

THIS SHEET REPRESENTS EXISTING SITE CONDITIONS PROVIDED BY OTHERS AND WAS NOT COMPLETED UNDER KPFF DIRECT SUPERVISION. ALL INFORMATION SHOWN HEREON MAY OR MAY NOT REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND. THIS INFORMATION WAS RELIED UPON FOR CIVIL DESIGN PURPOSES AND WAS PROVIDED FROM SURVEY COMPLETED BY: S&F LAND SERVICES 503.345.0328

Project Owner:
City Of Woodburn Oregon

Project Name:
Woodburn Community Center

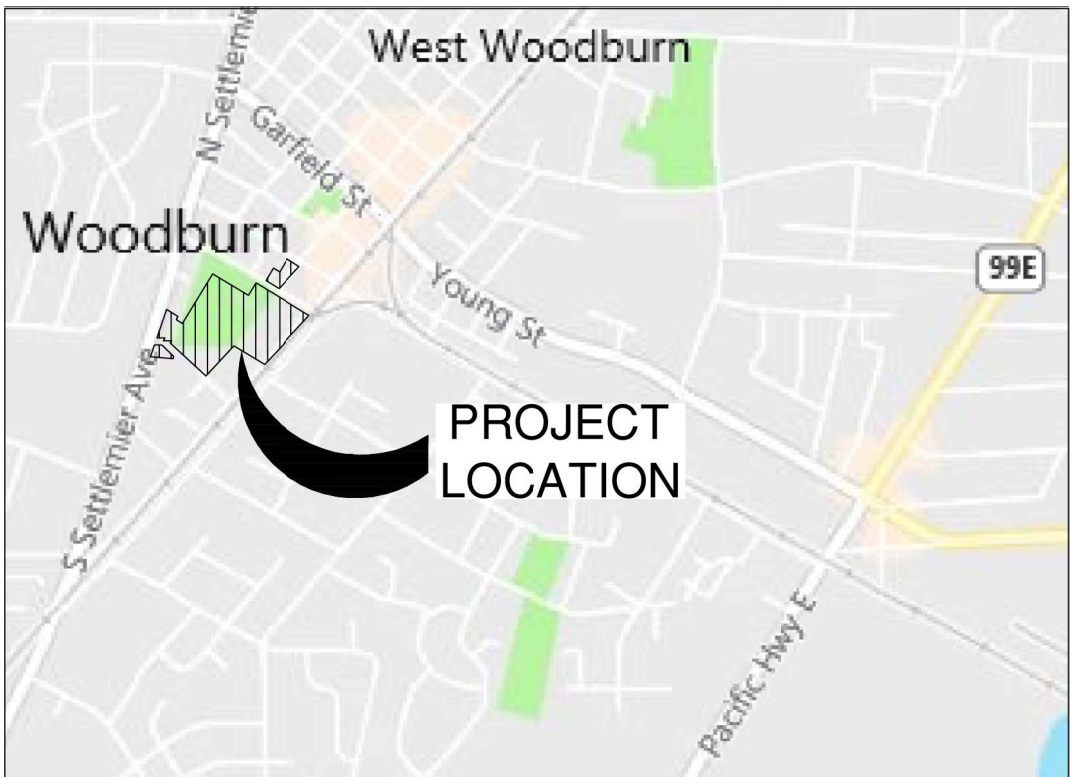
Project Address:
**190 Oak Street
Woodburn, OR 97071**
Key Plan



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S&F LAND SERVICES 503.345.0328

Project Owner:
City Of Woodburn Oregon

Project Name:
Woodburn Community Center
Project Address:
**190 Oak Street
Woodburn, OR 97071**
Key Plan



VICINITY MAP
(NOT TO SCALE)

TOPOGRAPHIC SURVEY

FOR THE CITY OF WOODBURN
LOCATED IN THE NORTHWEST QUARTER OF SECTION 18
TOWNSHIP 05 SOUTH, RANGE 01 WEST OF THE WILLAMETTE
MERIDIAN, CITY OF WOODBURN, MARION COUNTY, OREGON

STORM DRAINAGE TABLE

1	STM CB RIM: IE 8" RCP IN (N): IE 12" RCP IN (W): IE 12" RCP OUT (S):	175.61' 172.48' 172.49' 172.47'
2	STM CB RIM: IE 12" RCP IN (N) STUB: IE 12" RCP OUT (E):	175.64' 172.80' 172.67'
3	STM CB RIM: IE 8" PVC OUT (SE):	183.12' 179.97'
4	STM CB RIM: IE 8" PVC OUT (NE):	182.81' 180.01'
5	STM MH RIM: IE 8" CPP IN (SW): IE 8" PVC IN (NW): IE 8" STEEL IN (NE): IE 10" RCP OUT (SE): CENTERLINE CHANNEL:	183.10' 179.82' 179.82' 177.01' 179.23' 183.44' 179.04'
6	STM MH RIM: IE 10" RCP IN (NW): IE 8" PVC IN (E): IE 8" PVC IN (SE): IE 18" RCP IN (NE): IE 18" RCP OUT (S):	178.23' 178.23' 178.23' 177.01' 176.98'
7	STM CB RIM: IE 8" STEEL OUT (SW):	182.68' 179.44'
8	STM MH RIM: IE 8" PVC IN (NE): IE 8" PVC IN (SE): IE 8" PVC IN (SW): IE 8" PVC OUT (NW):	185.31' 180.99' 180.75' 180.82' 180.75'
9	STM CB RIM: IE 8" PVC IN (NE): IE 8" PVC OUT (NW):	184.27' 181.86' 180.65'
10	STM CB RIM: IE 8" PVC OUT (NE):	184.37' 181.85'
11	STM CB RIM: IE 12" CONC IN (NE): IE 12" CONC OUT (SE):	181.03' 178.53' 178.03'
12	STM MH RIM: SUMP: (STANDING WATER)	176.94' 166.79'
13	STM MH RIM: SUMP: (STANDING WATER)	176.45' 167.45'
14	STM CB RIM: IE 8" PVC OUT (E):	179.78' 176.87'
15	STM CB RIM: IE 12" CPP OUT (SE):	177.06' 175.36'
16	STM CB RIM: IE 12" CPP OUT (NW):	177.04' 174.24'
17	STM CB RIM: IE 12" PVC IN (SW): SUMP: (CAN'T SEE LOWER PIPES)	177.23' 172.17' 167.93'
18	STM CB RIM: IE 8" PVC IN (NW): IE 8" PVC OUT (NE):	185.66' 181.79' 181.46'

19	STM MH RIM: IE 8" PVC IN (SW): IE 8" PVC IN (NW): IE 8" PVC OUT (SE):	186.29' 182.53' 182.53' 182.53'
20	STM CB RIM: IE 8" PVC OUT (NW):	185.67' 182.73'
21	STM CB RIM: IE 8" PVC OUT (NE):	185.67' 182.60'
22	STM CB RIM: IE 8" STEEL OUT (N):	172.02' 170.61'
23	STM CB RIM: IE 8" PVC IN (SW): IE 8" PVC OUT (NE): SUMP:	185.10' 180.89' 180.89' 179.55'
24	STM MH RIM: IE 18" CONC (N): (CAN'T SEE PIPES DUE TO OFFSET)	177.70' 188.41'
25	STM CB RIM: IE 10" CPP OUT (E):	179.43' 176.85'
26	STM MH RIM: IE 10" CONC IN (SW): IE 10" IRON OUT (SE):	181.34' 172.91' 172.87'
27	STM MH RIM: IE 18" CONC IN (N): IE 18" CONC OUT (S): (LOOKS ABANDONED)	178.69' 189.46' 169.46'
28	STM CB RIM: IE 8" CPP OUT (NE):	180.90' 178.00'
29	STM CB (ROUND) RIM: IE 8" CPP IN (SW): (NE): IE 12" PVC IN (NW): IE 12" CONC OUT (SW):	181.09' 177.71' 175.78' 175.53'
30	STM CB (ROUND) RIM: IE 12" CONC (NE): IE 12" CONC IN (NW): IE 12" CONC OUT (SW):	181.43' 176.22' 176.05' 176.02'
31	STM CB RIM: UNABLE TO MEASURE DUE TO PARKED CAR	181.50'
32	STM MH RIM: IE 10" CPP (SE): IE 10" CPP IN (NW): IE 10" CPP OUT (NE):	179.64' 173.88' 173.83' 173.63'
33	STM CB RIM: IE 10" CPP OUT (NW):	178.40' 176.00'
34	STM MH RIM: IE 48" CONC IN (NW): IE 48" CPP OUT (SE):	176.32' 167.67'
35	STM CB RIM: IE 8" PVC IN (NE): IE 8" PVC OUT (NW): SUMP:	182.62' 178.62' 177.12'
36	STM CB RIM: IE 8" PVC OUT (W): SUMP:	182.70' 179.88' 179.35'

SANITARY SEWER TABLE

1	SAN MH RIM: IE 10" RCP IN (NW): IE 10" RCP IN (NE): IE 10" RCP OUT (SW):	182.44' 172.38' 172.34' 172.30'
2	SAN MH RIM: IE 10" RCP IN (NW): IE 10" RCP IN (NE): IE 10" RCP OUT (SE):	185.18' 173.68' 173.69' 173.62'
3	SAN MH RIM: IE 15" PVC IN (NE): IE 15" PVC OUT (SW):	176.83' 171.30' 170.94'
4	SAN MH RIM:	183.78'
5	SAN MH RIM: IE 12" RCP IN (SW): IE 18" RCP IN (W): IE 8" RCP IN (NW): IE 15" PVC IN (NE): IE 18" RCP OUT (E):	177.37' 164.84' 163.72' 173.01' 170.13' 163.77'
6	SAN MH RIM: IE 8" RCP IN (SW): IE 8" RCP OUT (NE):	178.15' 168.31' 168.28'
7	SAN MH RIM: IE 10" RCP IN (N): IE 10" RCP OUT (S):	177.82' 169.65' 169.22'
8	SAN MH RIM: IE 10" RCP IN (N): IE 12" RCP IN (N): IE 12" RCP OUT (S):	177.88' 168.84' 168.05' 166.00'
13	SAN MH RIM: IE 15" CONC IN (W): IE 15" CONC OUT (SE):	176.76' 163.26' 163.06'
11	SAN MH RIM: IE 8" PVC IN (SW): IE 10" PVC IN (NW): IE 8" PVC IN (NE): IE 12" PVC OUT (SE):	183.86' 174.72' 174.62' 174.35' 174.32'
12	SAN MH RIM: IE 18" CONC IN (E): IE 18" CONC OUT (W):	176.43' 164.12' 164.14'
14	SAN MH RIM: IE 8" CONC IN (SW): IE 15" CONC IN (NW): IE 15" CONC OUT (SE):	175.46' 164.16' 162.82' 162.82'
15	SAN MH RIM: IE 8" RCP IN (NW): IE 8" RCP IN (SW): IE 8" RCP OUT (NE):	183.19' 172.23' 172.13' 172.09'
16	SAN MH RIM: IE 8" RCP IN (NW): IE 10" RCP OUT (SE):	184.52' 178.17' 175.64'
17	SAN MH RIM: IE 8" RCP IN (NW): IE 8" RCP OUT (SE):	185.18' 176.29' 176.21'

10/31/2018

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Revisions to Sheet

No.	Revision	Date
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Status: **PLANNING COMMISSION
DESIGN REVIEW**

Date: **10.03.2025**

Sheet Title

**EXISTING
CONDITIONS**

Sheet No.

C0.2B

Job No.

4773-01

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Owner:
City Of Woodburn Oregon

Project Name:
Woodburn Community
Center

Project Address:
190 Oak Street
Woodburn, OR 97071

Key Plan

SHEET LEGEND

- ROW (ROW)/PROPERTY LINE
- FEMA 100 YEAR ZONE A
- FEMA 100 YEAR ZONE AE
- LIMIT OF WORK LINE

10/03/2018

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Revisions to Sheet

No.	Revision	Date
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Status: **PLANNING COMMISSION
DESIGN REVIEW**

Date: **10.03.2025**

Sheet Title

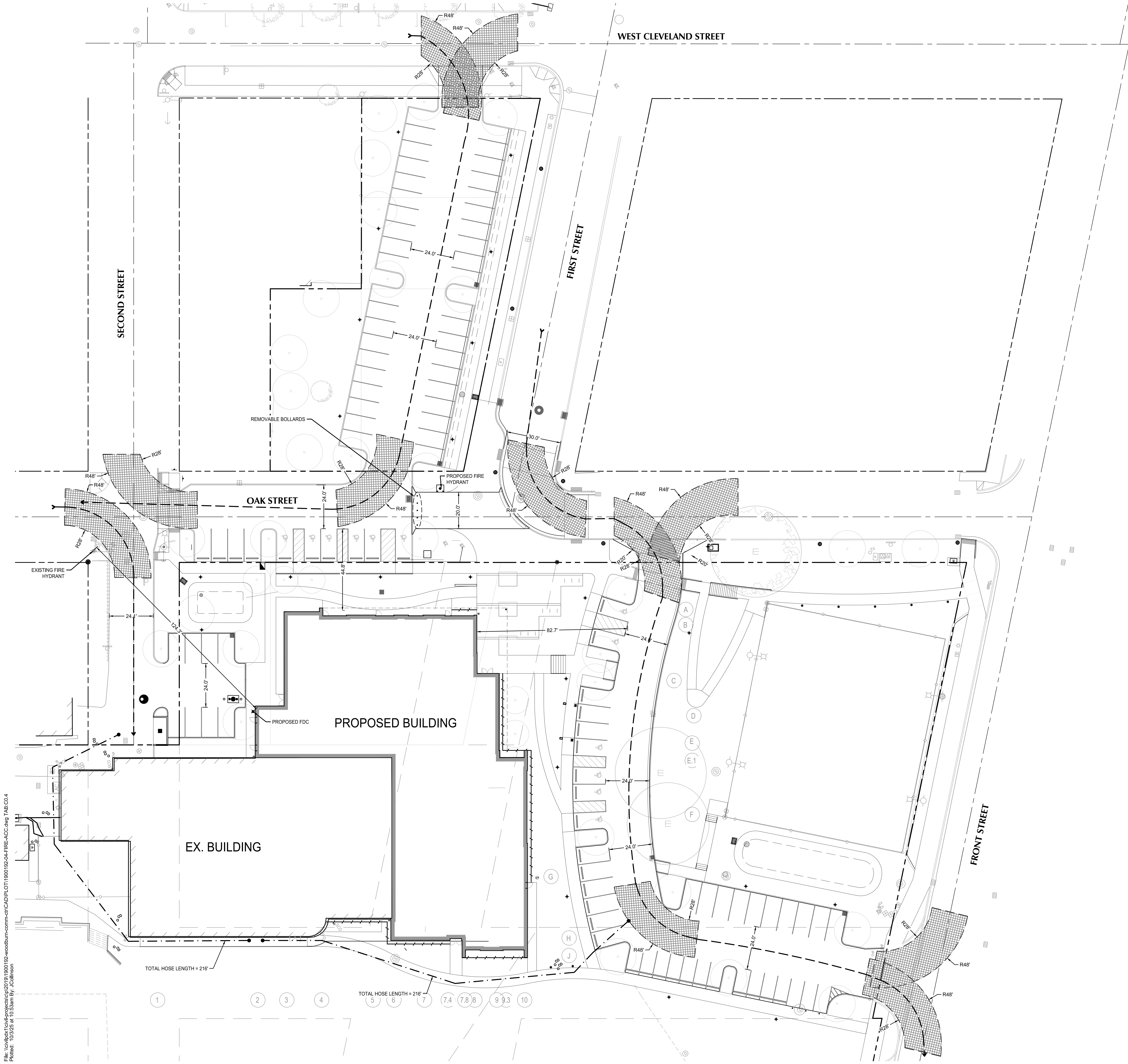
**FEMA OVERLAY
MAP**

Sheet No.

C0.3

Job No.

4773-01



File: \\sjsd1\cadd\projects\p021911900192-woodburn-comm-cnt\CAD\PLT\1900192-04-FIRE-ACC.dwg, TAB: C0.4
Plotted: 10/3/25 at 10:53am By: JCollison

- SHEET NOTES**
- FIRE APPARATUS ACCESS ROADS SHALL BE IN ACCORDANCE WITH THE 2022 OREGON FIRE CODE AND ALL OTHER APPLICABLE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE.
1. **FLOW TEST RESULTS**
- 104 HYDRANT TESTED ON 5/08/2025
- STATIC: 56 PSIG
RESIDUAL: 47 PSIG
@ 20 PSI: 3769 GPM
3. CURBS IN FIRE ACCESS ZONES SHALL BE PAINTED RED WITH WHITE "NO PARKING FIRE LANE" STENCIL AT A MINIMUM OF 20' ON CENTER. TEXT SHALL BE 1 INCH WIDE BY 6 INCHES HIGH PER OFC 503.3.

UTILITY LABEL LEGEND

CALLOUT	DESCRIPTION	DETAIL REF.
FDC	FIRE DEPARTMENT CONNECTION	
FH	FIRE HYDRANT (PRIVATE OR PUBLIC AS NOTED)	

- SHEET LEGEND**
- > FIRE APPARATUS PATH OF TRAVEL
- --- ● HOSE PULL, LENGTH AS NOTED.
- 28' RADIUS INSIDE AND 48' RADIUS OUTSIDE ON FIRE ACCESS ROAD

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PRELIMINARY
NOT FOR
CONSTRUCTION

Project Owner:
City Of Woodburn Oregon

Project Name:
Woodburn Community Center

Project Address:
**190 Oak Street
Woodburn, OR 97071**

Key Plan

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Revisions to Sheet

No.	Revision	Date
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Status: **PLANNING COMMISSION DESIGN REVIEW**

Date: **10.03.2025**

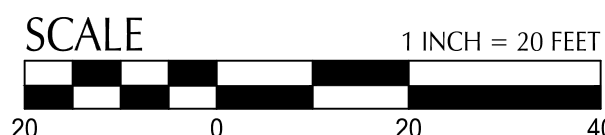
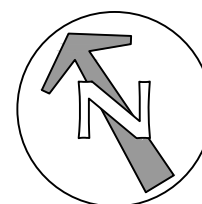
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FIRE ACCESS PLAN

Sheet No.

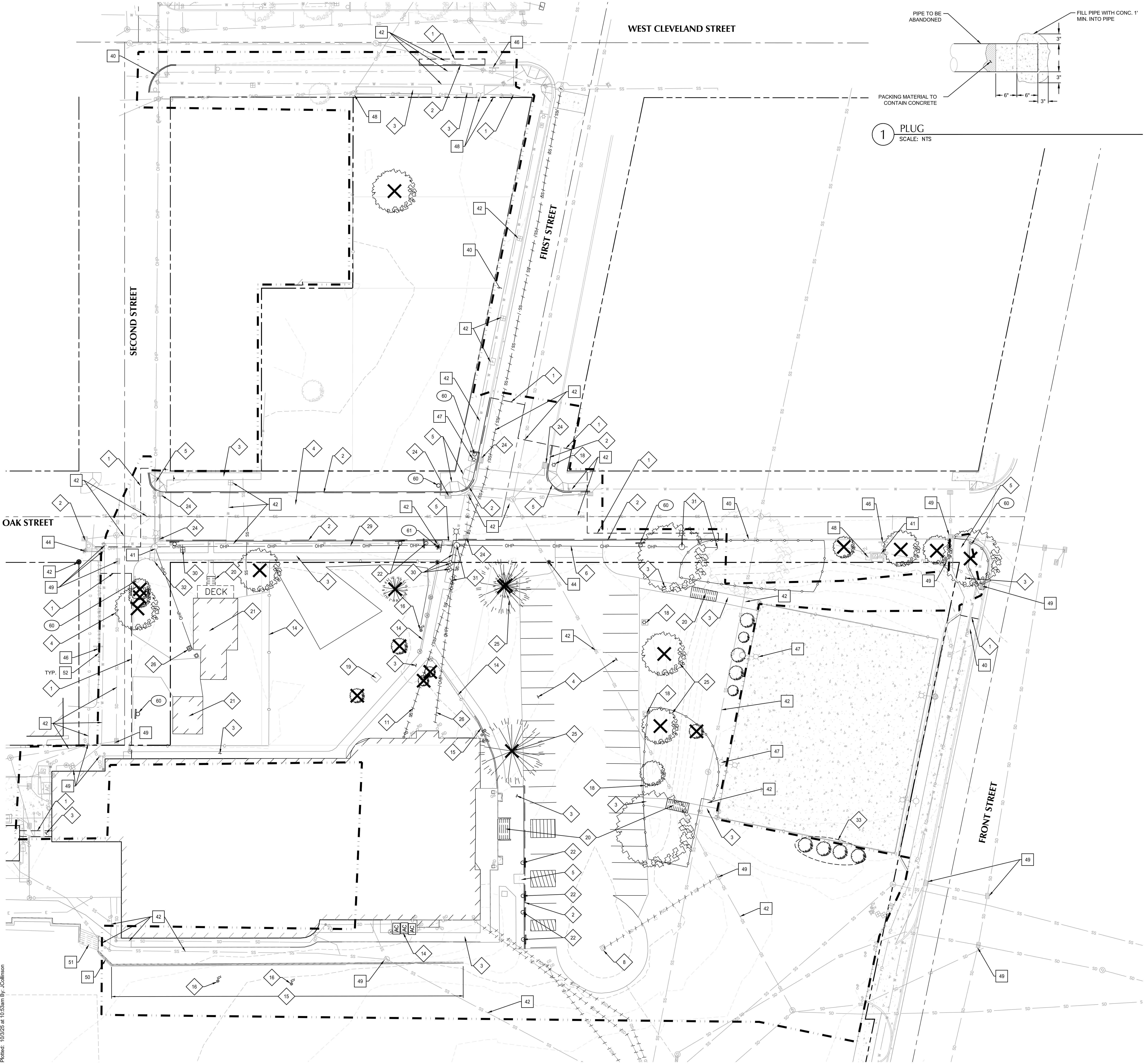
C0.4

Job No.

4773-01



File: \\sjsd\1\civil\projects\p021911900192-woodburn-comm-cad\p021911900192-10-DEM0.dwg TAB: C1.0
Plotted: 10/3/25 at 10:55am By: JCollison



opsis

kpff

111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.542.3860
F: 503.274.4681
www.opsisarch.com

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PRELIMINARY
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Project Owner:
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Project Name:
Woodburn Community
Center

Project Address:
190 Oak Street
Woodburn, OR 97071

Key Plan

SHEET NOTES

1. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.

2. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.

3. GENERAL DEMOLITION PERMIT SHALL BE SECURED BY THE CONTRACTOR.

4. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.

5. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.

6. PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.

7. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.

8. SAWCUT STRAIGHT LINES IN SIDEWALK, CURB, AND PAVEMENT, AS NECESSARY.

9. CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.

10. ALL EXPOSED PORTIONS OF UNDERGROUND UTILITIES TO BE ABANDONED SHALL BE PLUGGED PER DETAIL 1/#####.

11. ALL TREE REMOVAL, SALVAGE, AND PROTECTION TO BE FOUND ON LANDSCAPE ARCHITECT PLANS.

DEMOLITION KEY NOTES

1 SAWCUT LINE

2 REMOVE CONCRETE CURB.

3 REMOVE CONCRETE SIDEWALK

4 REMOVE ASPHALT PAVEMENT AND CRUSHED ROCK SUBGRADE.

5 REMOVE CONCRETE ADA RAMP.

6 REMOVE CONCRETE DRIVEWAY.

7 REMOVE TENNIS COURT CONCRETE SLAB.

8 REMOVE AREA DRAIN

9 REMOVE STORM SEWER LINE

10 REMOVE STORM SEWER MANHOLE

11 REMOVE SANITARY SEWER LINE (UNDER PROPOSED BUILDING)

12 REMOVE SANITARY SEWER MANHOLE

13 REMOVE BLOCK WALL

14 REMOVE CHAIN LINK FENCE

15 REMOVE CONCRETE RETAINING WALL

16 REMOVE IRRIGATION PIPING AND CONTROL VALVES

17 REMOVE OVERHEAD STADIUM LIGHTS AND FOUNDATION

18 REMOVE LIGHTING STRUCTURE AND FOUNDATION

19 REMOVE RECREATIONAL FACILITY AND CONCRETE PAD

20 REMOVE STAIRS

21 REMOVE HOUSE AND FOUNDATION

22 REMOVE SIGN

23 REMOVE BOLLARD

24 REMOVE STORM INLET

25 REMOVE EXISTING TREE PER LANDSCAPE PLAN

26 REMOVE EXISTING ELECTRIC FACILITIES

27 REMOVE EXISTING GAS FACILITIES

28 REMOVE EXISTING CONCRETE STRUCTURE

29 REMOVE OVERHEAD UTILITIES

30 REMOVE EXISTING WATER METER

31 REMOVE POLE AND GUY WIRE

32 RELOCATE GUY WIRE

33 REMOVE SHRUBS

PROTECTION KEY NOTES

40 PROTECT CURB AND SIDEWALK.

41 PROTECT ELECTRIC FACILITY.

42 PROTECT UNDERGROUND UTILITIES.

43 PROTECT EXISTING BUILDING.

44 PROTECT MONUMENTATION.

45 PROTECT EXISTING FENCE.

46 PROTECT EXISTING STREET SIGN.

47 PROTECT EXISTING LIGHT AND POLE.

48 PROTECT EXISTING OVERHEAD ELECTRIC POLE.

49 PROTECT EXISTING UTILITY STRUCTURE.

50 PROTECT RETAINING WALL.

51 PROTECT STAIRS.

52 PROTECT BOLLARDS

SALVAGE KEY NOTES

60 SALVAGE SIGN AND RETURN TO CITY AT DESIGNATED LOCATION.

61 SALVAGE & RELOCATE EXISTING HYDRANT

SHEET LEGEND

PROPERTY LINE

DEMOLITION/WORK LIMITS (SHOWN OFFSET FOR CLARITY)

SAWCUT LINE

REMOVE OR ABANDON UTILITY LINE IN PLACE

TREE PROTECTION

REMOVE TREE

SCALE

1 INCH = 20 FEET

20 0 20 40

STATUS: PLANNING COMMISSION
DESIGN REVIEW

Date: 10.03.2025

Sheet Title: DEMOLITION PLAN

Sheet No. C1.0

Job No. 4773-01

File: \\sjsd\1\civil\projects\p021911900192-woodburn-comm-cad\p021911900192-10-DEM0.dwg TAB: C1.0
Plotted: 10/3/25 at 10:55am By: JCollison

SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL 15/C5.0.
- PROPOSED FRONTAGE IMPROVEMENTS IN ROW SHALL BE CONSTRUCTED PER CITY OF WOODBURN AND/OR ODOT CONSTRUCTION STANDARDS AND DETAILS.
- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
- LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).

KEY NOTES

#	DESCRIPTION	DETAIL REF.
1	SAWCUT	
2A	CONCRETE CURB	2A/C5.0
2B	CONCRETE CURB AND GUTTER	2B/C5.0
2C	THICKENED CURB AND GUTTER	2C/C5.0
2D	FLUSH CURB	2E/C5.0
3A	REMOVABLE BOLLARD	
3B	STANDARD BOLLARD	
4	WHEEL STOP	4/C5.0
5	SIDEWALK	1C/C5.0
6A	ADA PARKING STALLS AND STRIPING	2/C5.0
6B	'NO PARKING' ZONE STRIPING	3/C5.0
6C	4" WIDE WHITE STRIPE	
7	ADA PARKING SIGN	4/C5.0
8	DETECTABLE WARNING	8/C5.0
9	CURB RAMP	10/C5.0
10	'SIDEWALK CLOSED' SIGN	

ARCHITECTURAL KEY NOTES

(SHOWN FOR REFERENCE, SEE ARCHITECTURAL PLANS)

#	DESCRIPTION	DETAIL REF.
A1	TRASH ENCLOSURE	

ELECTRICAL

(SHOWN FOR REFERENCE, SEE ELECTRICAL PLANS)

#	DESCRIPTION	DETAIL REF.
E1	ELECTRICAL CHARGER & YARD BOX	
E2	STREET LIGHT	
E3	ON-SITE LIGHTING	

LANDSCAPE

(SHOWN FOR REFERENCE, SEE LANDSCAPE PLANS)

#	DESCRIPTION	DETAIL REF.
L1	CONCRETE WALL	
L2	CONCRETE WALKWAY/PLAZA	
L3	SEAT WALL	
L4	STAIRS AND HANDRAIL	
L5	BIKE RACKS	

PUBLIC KEY NOTES

(SEE SHEET NOTE 3)

#	DESCRIPTION	DETAIL REF. (ODOT OR COW)
P1	PERPENDICULAR CURB RAMP	RD910
P2A	TYPE 'C' CURB	4100-2
P2B	FLUSH CURB	
P2C	TYPE 'A' CURB & GUTTER	4100-2
P2D	MOUNTABLE CURB	RD700
P2E	TYPE 'A' CURB AT DRIVEWAY	4100-4
P3A	REMOVABLE BOLLARD	RD130
P3B	STANDARD BOLLARD	RD130
P4	DRIVEWAY APPROACH	4150-1
P5	SURFACE FULL DEPTH REPAIR	4220-1
P6	SIDEWALKS	4150-8

03/01/2018

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No. Revision Date

SHEET LEGEND

---	PROPERTY LINE	
CONCRETE PAVEMENT		
- DRIVE AISLES	1C (C5.7)	
- PARKING STALLS	1D (C5.7)	
ASPHALT PAVEMENT		
- DRIVE AISLES	1B (C5.7)	
- PARKING STALLS	1E (C5.7)	
STORMWATER BASIN	5 (C5.7)	

Status: **PLANNING COMMISSION
DESIGN REVIEW**Date: **10.03.2025**

Sheet Title

SITE PLAN

Sheet No.

C2.0

Job No.

4773-01

PRELIMINARY
NOT FOR
CONSTRUCTIONProject Owner:
City Of Woodburn OregonProject Name:
**Woodburn Community
Center**Project Address:
**190 Oak Street
Woodburn, OR 97071**
Key Plan

SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL 15/C5.0.
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2C	THICKENED CURB AND GUTTER	2C/C5.0
2D	FLUSH CURB	2E/C5.0
3A	REMOVABLE BOLLARD	
3B	STANDARD BOLLARD	
4	WHEEL STOP	4/C5.0
5	SIDEWALK	1C/C5.0
6A	ADA PARKING STALLS AND STRIPING	2/C5.0
6B	'NO PARKING' ZONE STRIPING	3/C5.0
6C	4" WIDE WHITE STRIPE	
7	ADA PARKING SIGN	4/C5.0
8	DETECTABLE WARNING	8/C5.0
9	CURB RAMP	10/C5.0
10	'SIDEWALK CLOSED' SIGN	

ARCHITECTURAL KEY NOTES

(SHOWN FOR REFERENCE, SEE ARCHITECTURAL PLANS)

#	DESCRIPTION	DETAIL REF.
A1	TRASH ENCLOSURE	

ELECTRICAL

(SHOWN FOR REFERENCE, SEE ELECTRICAL PLANS)

#	DESCRIPTION	DETAIL REF.
E1	ELECTRICAL CHARGER	
E2	STREET LIGHT	
E3	ON-SITE LIGHTING	

LANDSCAPE

(SHOWN FOR REFERENCE, SEE LANDSCAPE PLANS)

#	DESCRIPTION	DETAIL REF.
L1	CONCRETE WALL	
L2	CONCRETE WALKWAY/PLAZA	
L3	SEAT WALL	
L4	STAIRS AND HANDRAIL	
L5	BIKE RACKS	

PUBLIC KEY NOTES

(SEE SHEET NOTE 3)

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P2E	TYPE 'A' CURB AT DRIVEWAY	4100-4
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P3B	STANDARD BOLLARD	RD130
P4	DRIVEWAY APPROACH	4150-1
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Revisions to Sheet

No. Revision Date

SHEET LEGEND

---	PROPERTY LINE	
CONCRETE PAVEMENT		1C (C5.7)
- DRIVE AISLES		1D (C5.7)
- PARKING STALLS		1E (C5.7)
ASPHALT PAVEMENT		1B (C5.7)
- DRIVE AISLES		1F (C5.7)
- PARKING STALLS		1G (C5.7)
STORMWATER BASIN		5 (C5.7)

Status: **PLANNING COMMISSION
DESIGN REVIEW**Date: **10.03.2025**

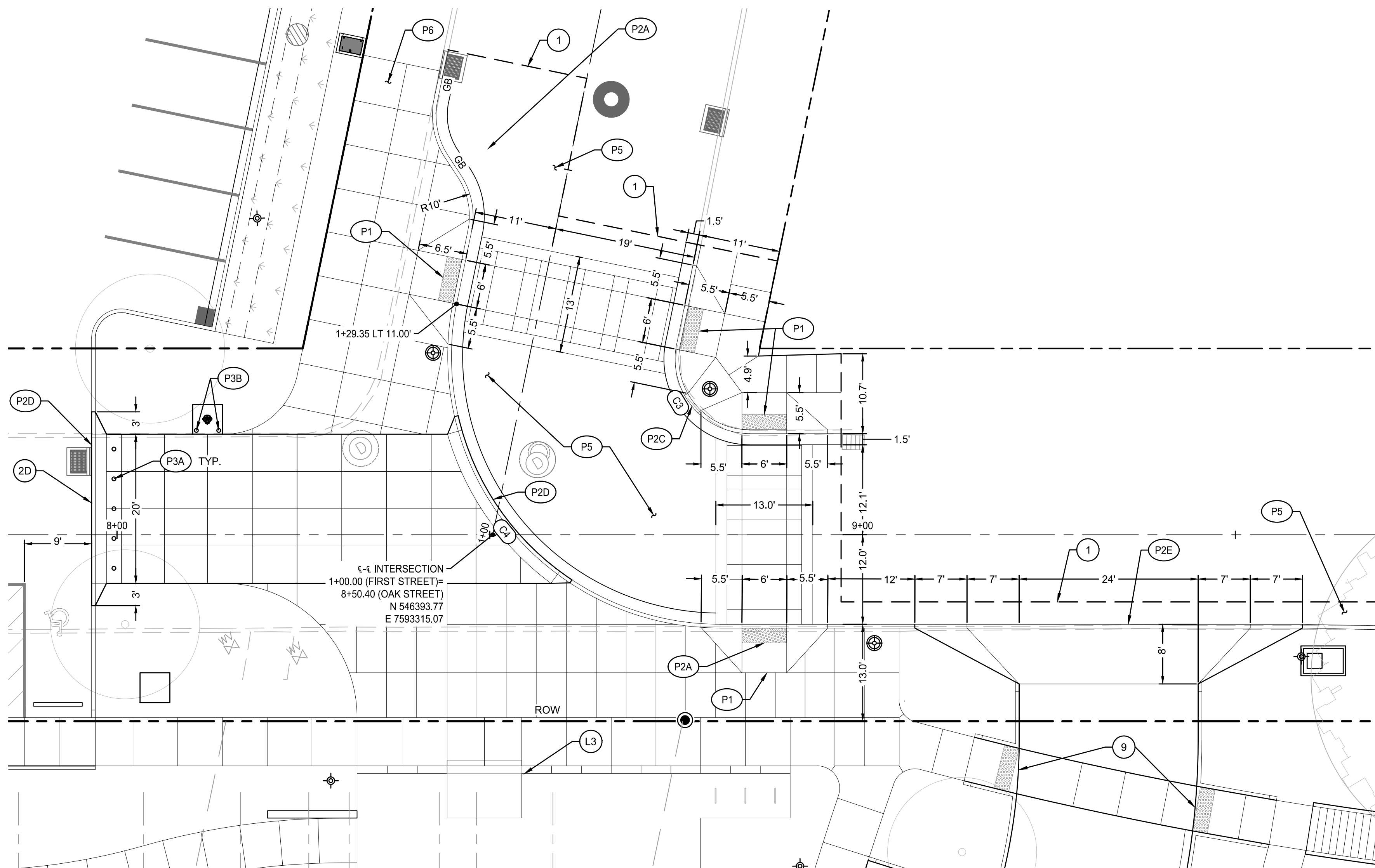
Sheet Title

**SITE PLAN -
ENLARGEMENTS**

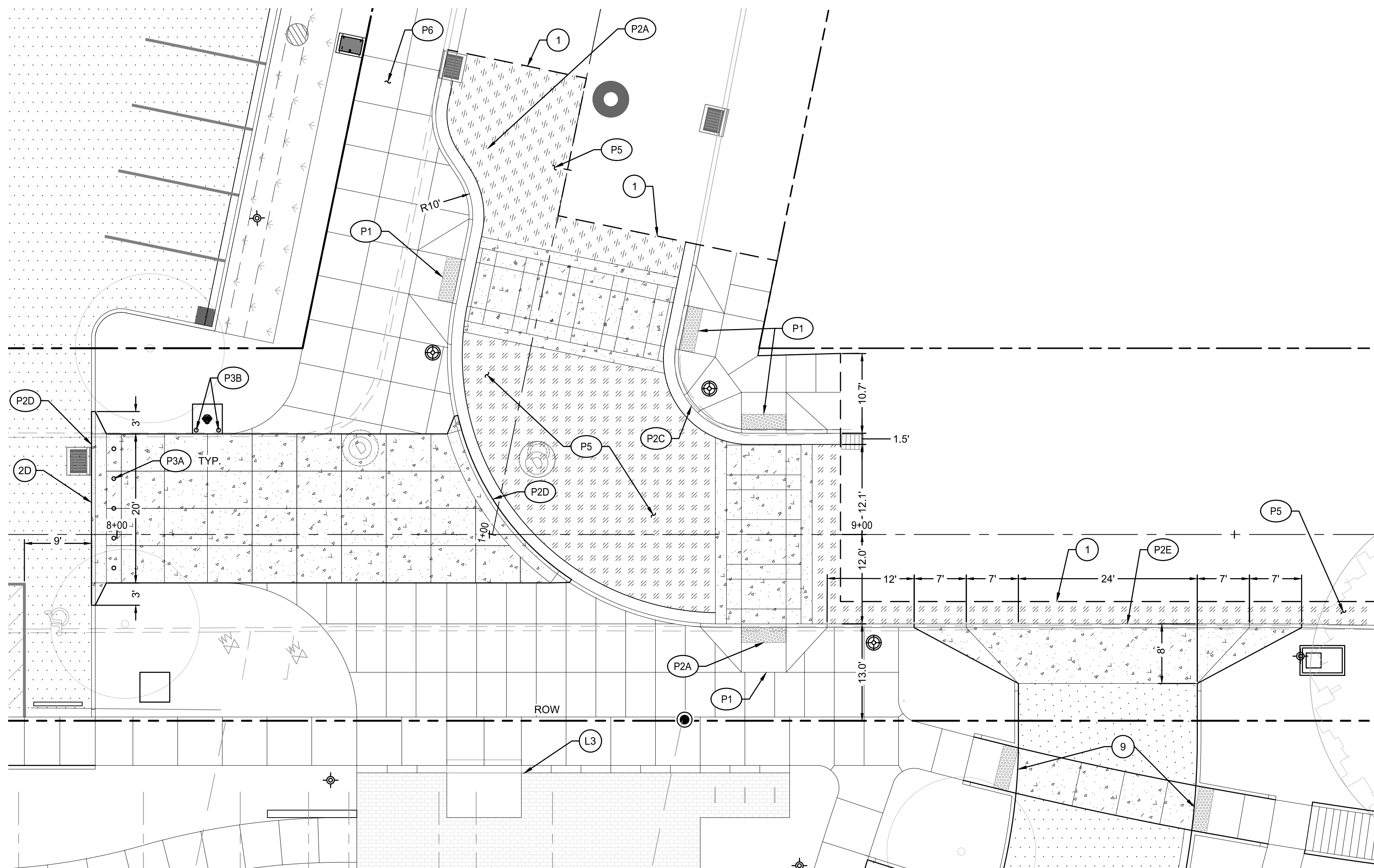
Sheet No.

C2.1

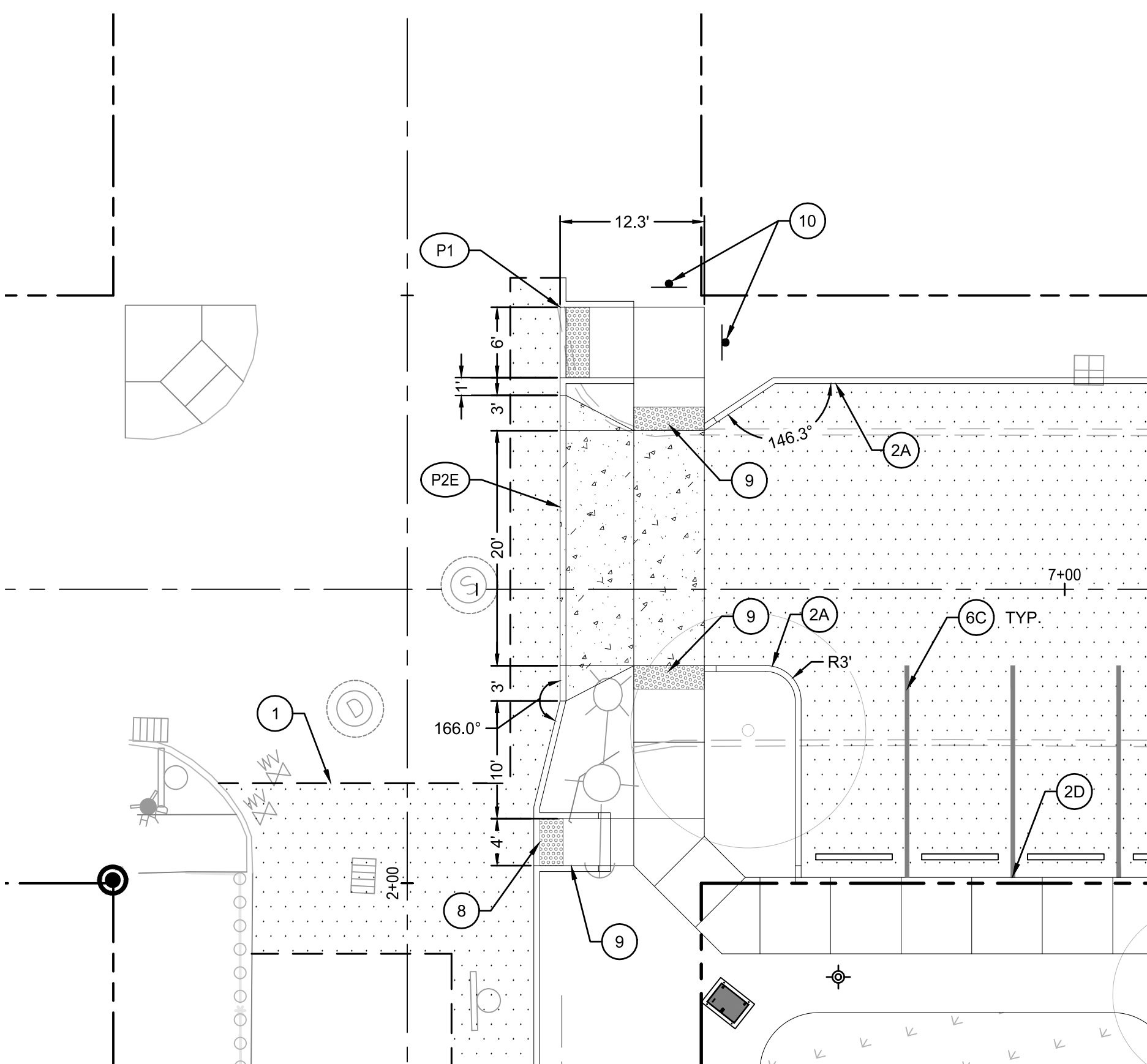
Job No.

4773-01**1B** ENLARGEMENT - LAYOUT

SCALE: 1" = 10'

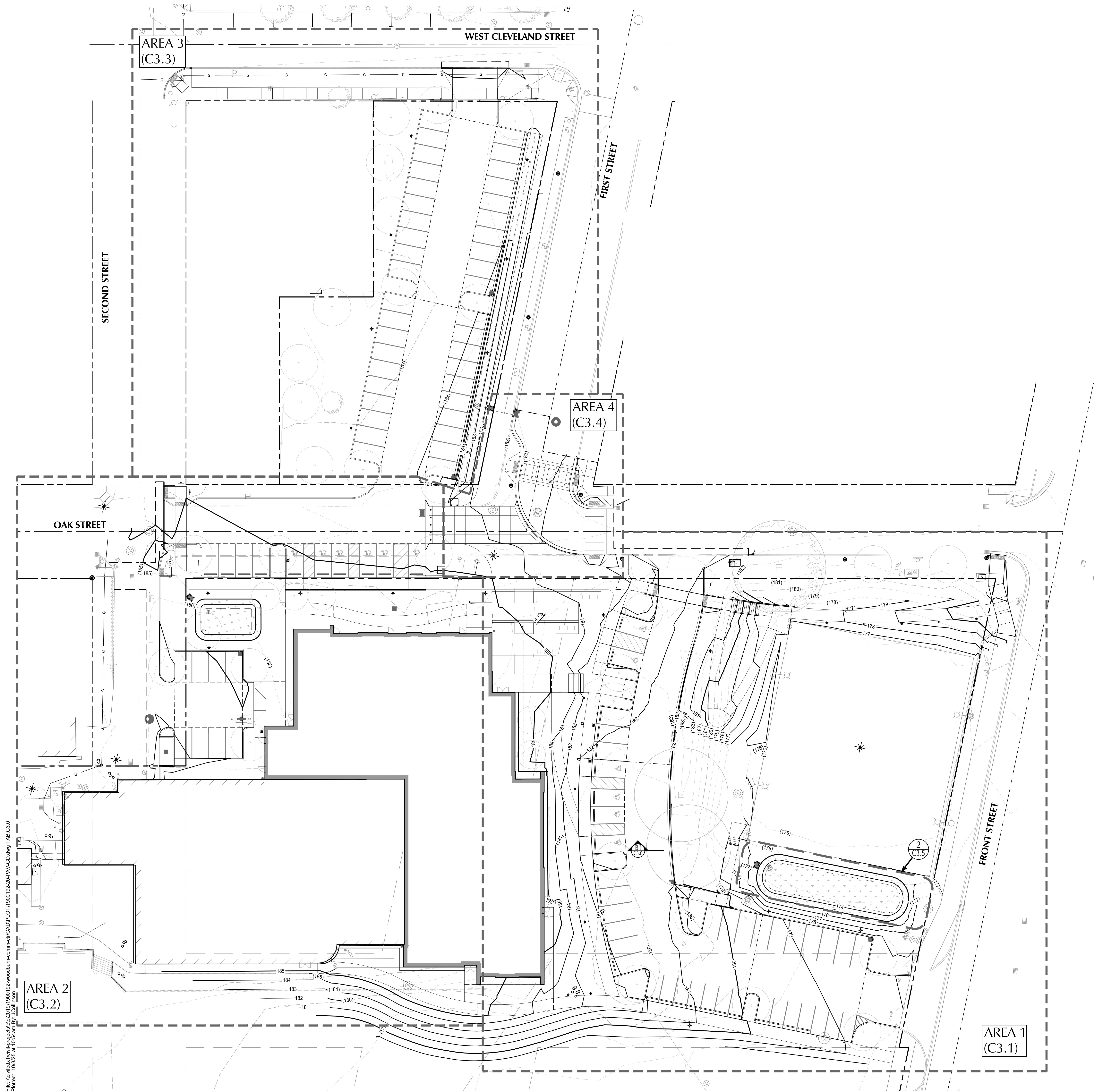
**1A** ENLARGEMENT - SITE PLAN

SCALE: 1" = 10'

**2** ENLARGEMENT

SCALE: 1" = 10'

File: \\opsis\1\civil\projects\p021911900192\woodburn-comm-cen\CAD\PLT\1900192-20-PAV-GSD.dwg TAB C3.0
Plotted: 10/3/25 at 10:54am By: JCollinson



- SHEET NOTES**
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 - ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL 15/C5.0.
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 - WALKWAYS ARE DESIGNED TO NOT REQUIRE HANDRAILS, UNLESS NOTED OTHERWISE. THEREFORE WALKWAYS WITH SLOPES STEEPER THAN 4.5% AND LESS THAN 7.8% SHALL NOT EXCEED 0.5' RISE.

- GRADING KEY NOTES**
- NOTE** **DESCRIPTION**
- A LANDING AT DOOR. TYPICAL GRADING SHALL BE: TOP OF CONCRETE DOOR = FFE MINUS 0.02FT. SLOPE CONCRETE 1.5% MAX. (UNO) AWAY FROM BLDG.
- B LANDING ZONE. ACCESSIBLE ROUTE THROUGH THIS ZONE REQUIRES NO MORE THAN 2% SLOPE IN ANY DIRECTION.
- C SLOPING WALKWAY DESIGNED TO BE ACCESSIBLE WITH RUNNING SLOPE < 5% (DESIGN INTENT 4.5% MAX.) AND CROSS-SLOPE < 2% (DESIGN INTENT 1.5% MAX).
- D WALKWAY RAMP DESIGNED TO BE ACCESSIBLE WITHOUT HANDRAILS. RISE SHALL BE < 0.5'. RUNNING SLOPE < 8% (DESIGN INTENT 7.8% MAX.) AND CROSS-SLOPE < 2% (DESIGN INTENT 1.5% MAX).
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- F WALKWAY RAMP WITH HANDRAILS EACH SIDE. RISE BETWEEN LANDINGS SHALL BE 2.5' MAX. RUNNING SLOPE < 8% (DESIGN INTENT 7.8% MAX.) AND CROSS-SLOPE < 2% (DESIGN INTENT 1.5% MAX.)

CALLOUT	DESCRIPTION
XX.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX	SPOT ELEVATION
XX.XX XX	DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
BOS	BOTTOM OF SWALE
BOW	BACK OF WALK
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
G	GUTTER
HP	HIGH POINT
LP	LOW POINT
RM	RIM OF STRUCTURE
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP WALL
(XXX.X%)	EXISTING GRADE (MATCH WHERE APPLICABLE)

SHEET LEGEND	
---	PROPERTY LINE
- - - -	GRADE BREAK
(49)	EX. CONTOUR MINOR
(50)	EX. CONTOUR MAJOR
49	CONTOUR MINOR (FG)
50	CONTOUR MAJOR (FG)

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Owner:
City Of Woodburn Oregon

Project Name:
Woodburn Community
Center
Project Address:
190 Oak Street
Woodburn, OR 97071
Key Plan

SHEET NOTES

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GRADING KEY NOTES

NOTE DESCRIPTION

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GRADING LABEL LEGEND

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XX.XX XX	SPOT ELEVATION
XX.XX XX	DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
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BW	BOTTOM OF WALL
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HP	HIGH POINT
LP	LOW POINT
RM	RIM OF STRUCTURE
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP WALL
(XXX.X%)	EXISTING GRADE (MATCH WHERE APPLICABLE)

SHEET LEGEND

---	PROPERTY LINE
- - - -	GRADE BREAK
(49)	EX. CONTOUR MINOR
(50)	EX. CONTOUR MAJOR
49	CONTOUR MINOR (FG)
50	CONTOUR MAJOR (FG)

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Revisions to Sheet
No. Revision Date

Status: **PLANNING COMMISSION
DESIGN REVIEW**

Date: **10.03.2025**

Sheet Title
**GRADING PLAN -
AREA 1**

Sheet No.

C3.1

Job No.

4773-01

SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
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GRADING LABEL LEGEND

CALLOUT DESCRIPTION

GRADING SLOPE AND DIRECTION (DOWNHILL)

SPOT ELEVATION

DESCRIPTION LISTED BELOW.
NO DESCRIPTION MEANS TP OR TG

XX.XX XX

BOS BOTTOM OF SWALE
BOW BACK OF WALK
BS BOTTOM OF STEP
BW BOTTOM OF WALL
EG EXISTING GRADE
FF FINISHED FLOOR
FL FLOW LINE
GUTTER
HP HIGH POINT
LP LOW POINT
RIM RIM OF STRUCTURE
TC TOP OF CURB
TG TOP OF GROUND
TP TOP OF PAVEMENT
TS TOP OF STEP
TW TOP WALL

(XXX.Xs) EXISTING GRADE
(MATCH WHERE APPLICABLE)

SHEET LEGEND

PROPERTY LINE

GRADE BREAK

(49) EX. CONTOUR MINOR

(50) EX. CONTOUR MAJOR

49 CONTOUR MINOR (FG)

50 CONTOUR MAJOR (FG)

10/03/2025

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Revisions to Sheet

No. Revision Date

Status: **PLANNING COMMISSION
DESIGN REVIEW**Date: **10.03.2025**

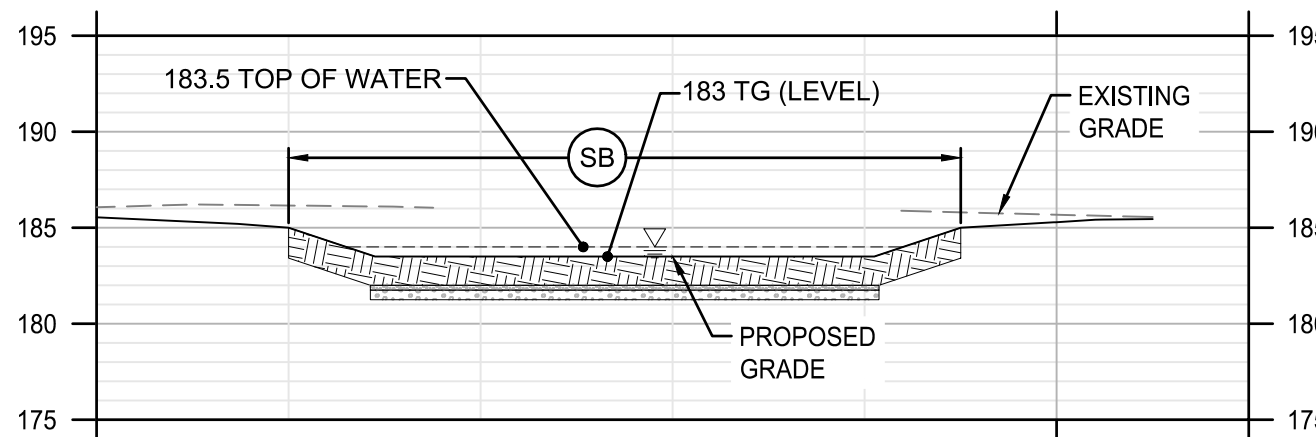
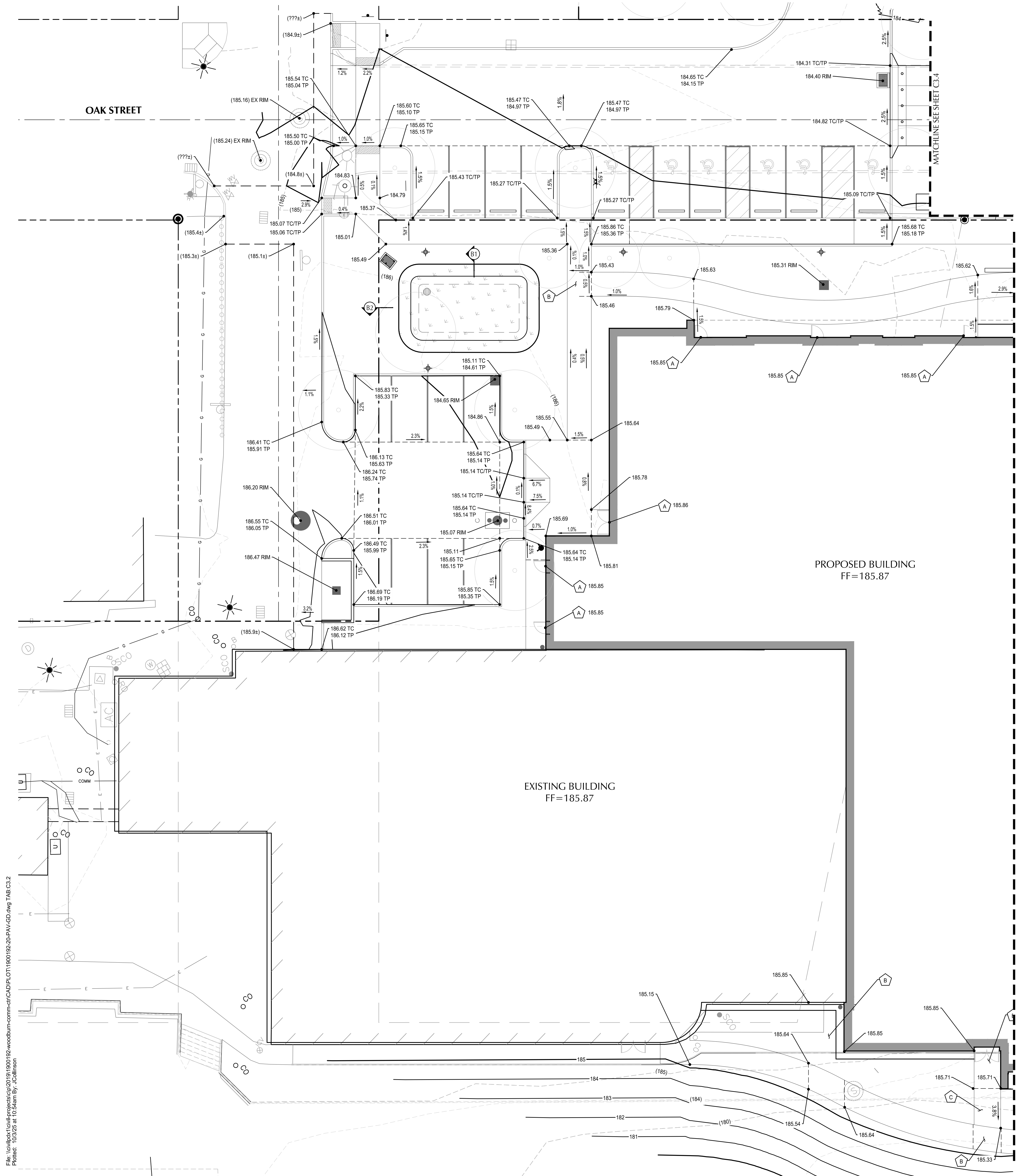
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**GRADING PLAN -
AREA 2**

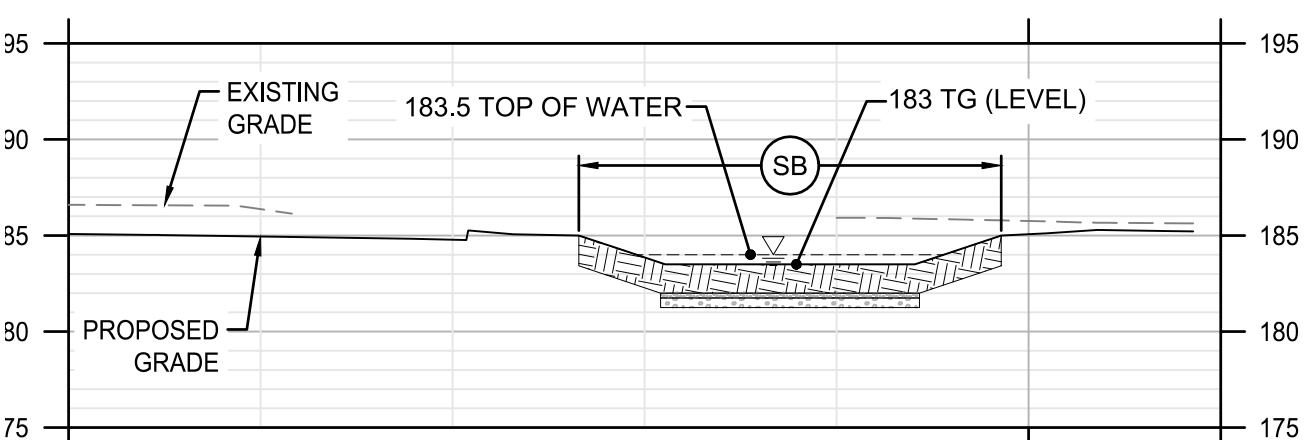
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C3.2

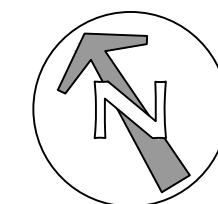
Job No.

4773-01

B1 SECTION
SCALE: HORZ: 1" = 10'
VERT: 1" = 10'



B2 SECTION
SCALE: HORZ: 1" = 10'
VERT: 1" = 10'



SCALE

1 INCH = 20 FEET

20 0 20 40

SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL 15/C5.0.
- PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.
- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
- CROSS-SLOPES ON ACCESSIBLE ROUTES ARE DESIGNED AT 1.5% MAX. AND SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG)
- WALKWAYS ARE DESIGNED TO NOT REQUIRE HANDRAILS. UNLESS NOTED OTHERWISE. THEREFORE WALKWAYS WITH SLOPES STEEPER THAN 4.5% AND LESS THAN 7.8% SHALL NOT EXCEED 0.5' RISE.

X GRADING KEY NOTES

NOTE DESCRIPTION

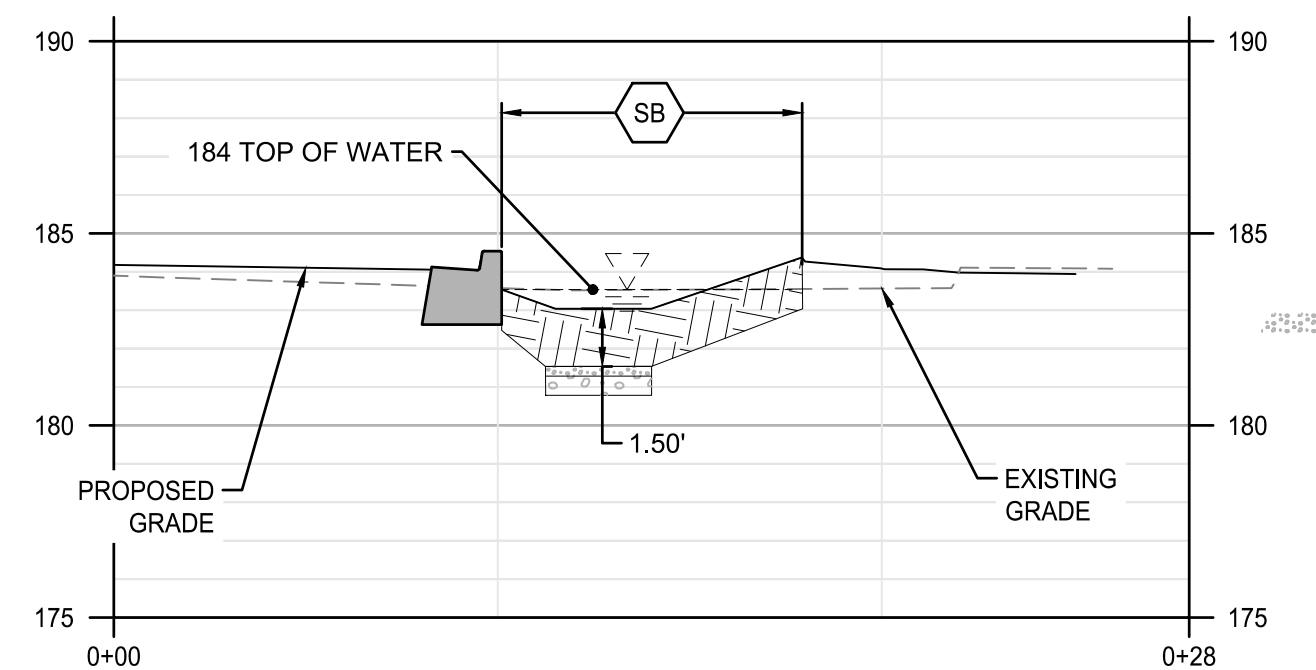
- A LANDING AT DOOR. TYPICAL GRADING SHALL BE: TOP OF CONCRETE DOOR = FFE MINUS 0.02FT. SLOPE CONCRETE 1.5% MAX. (UNO) AWAY FROM BLDG.
- B LANDING ZONE. ACCESSIBLE ROUTE THROUGH THIS ZONE REQUIRES NO MORE THAN 2% SLOPE IN ANY DIRECTION.
- C SLOPING WALKWAY DESIGNED TO BE ACCESSIBLE WITH RUNNING SLOPE < 5% (DESIGN INTENT 4.5% MAX.) AND CROSS-SLOPE < 2% (DESIGN INTENT 1.5% MAX).
- D WALKWAY RAMP DESIGNED TO BE ACCESSIBLE WITHOUT HANDRAILS. RISE SHALL BE < 0.5'. RUNNING SLOPE < 8% (DESIGN INTENT 7.8% MAX.) AND CROSS-SLOPE < 2% (DESIGN INTENT 1.5% MAX).
- E TOP OF GROUND ALONG BUILDING SHALL BE 6" BELOW FINISHED FLOOR AND SHALL SLOPE AWAY AT 2% MIN FOR 3' MIN. , UNLESS NOTED OTHERWISE.
- F WALKWAY RAMP WITH HANDRAILS EACH SIDE. RISE BETWEEN LANDINGS SHALL BE 2.5' MAX. RUNNING SLOPE < 8% (DESIGN INTENT 7.8% MAX.) AND CROSS-SLOPE < 2% (DESIGN INTENT 1.5% MAX.)

GRADING LABEL LEGEND

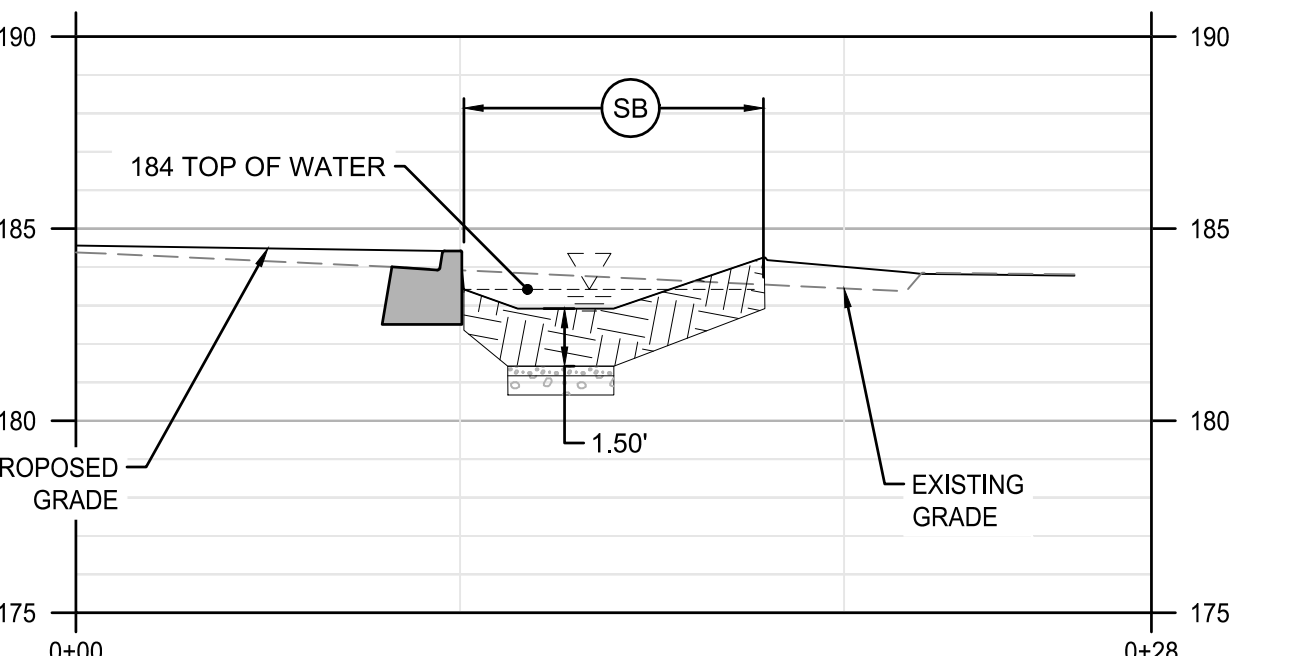
CALLOUT	DESCRIPTION
XX.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX XX	SPOT ELEVATION
XX.XX XX	DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
BOS	BOTTOM OF SWALE
BOW	BACK OF WALK
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
G	GUTTER
HP	HIGH POINT
LP	LOW POINT
RIM	RIM OF STRUCTURE
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP WALL
(XXX.X%)	EXISTING GRADE (MATCH WHERE APPLICABLE)

SHEET LEGEND

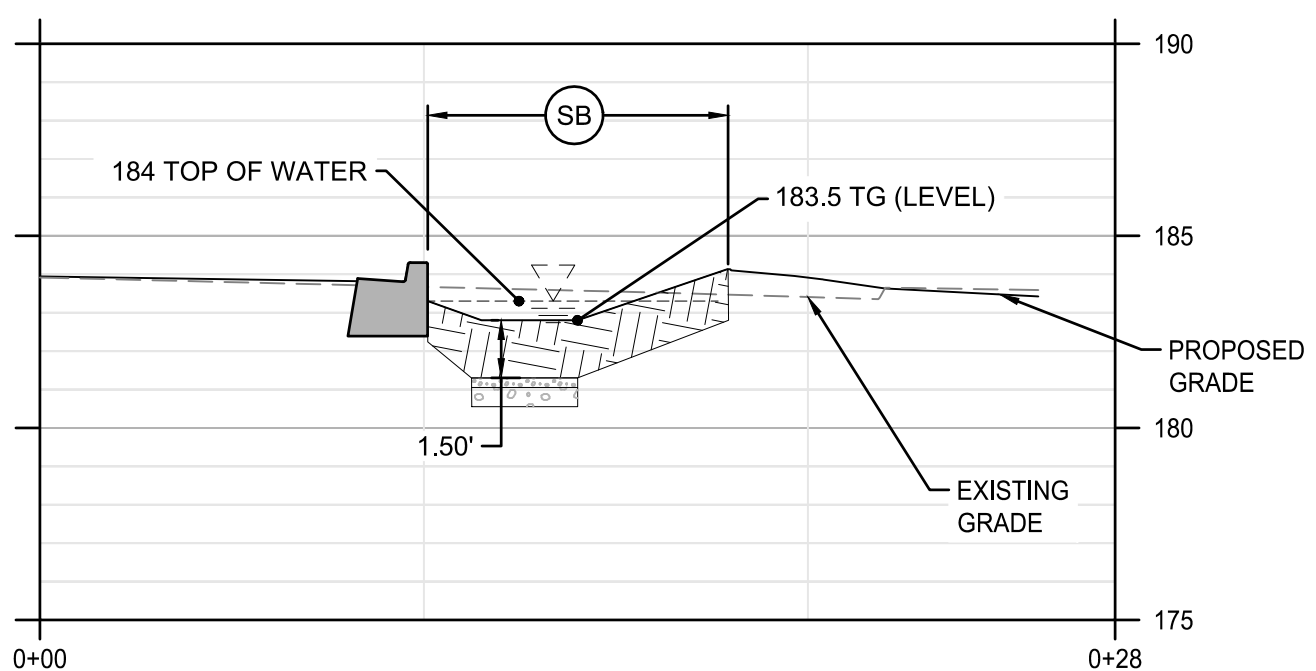
---	PROPERTY LINE
- - - -	GRADE BREAK
---	EX. CONTOUR MINOR
---	EX. CONTOUR MAJOR
---	CONTOUR MINOR (FG)
---	CONTOUR MAJOR (FG)



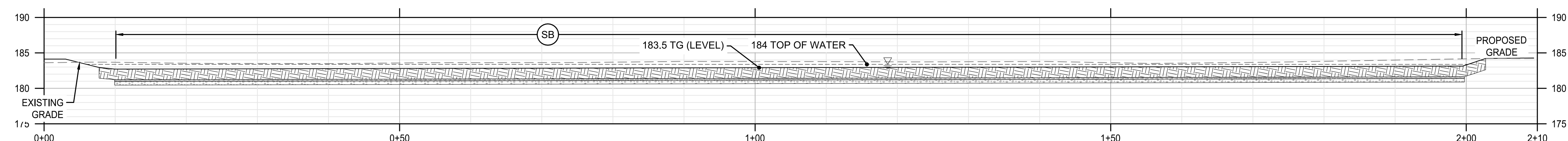
C2 SECTION

SCALE: HORIZ: 1" = 10'
VERT: 1" = 10'

C3 SECTION

SCALE: HORIZ: 1" = 10'
VERT: 1" = 10'

C4 SECTION

SCALE: HORIZ: 1" = 10'
VERT: 1" = 10'

C1 SECTION

SCALE: HORIZ: 1" = 10'
VERT: 1" = 10'



SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL 15/C5.0.
- PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.
- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
- CROSS-SLOPES ON ACCESSIBLE ROUTES ARE DESIGNED AT 1.5% MAX. AND SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG)
- WALKWAYS ARE DESIGNED TO NOT REQUIRE HANDRAILS, UNLESS NOTED OTHERWISE. THEREFORE WALKWAYS WITH SLOPES STEEPER THAN 4.5% AND LESS THAN 7.8% SHALL NOT EXCEED 0.5' RISE.

GRADING KEY NOTES

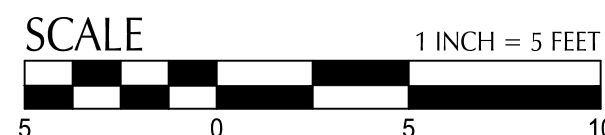
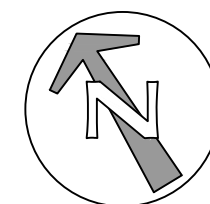
NOTE	DESCRIPTION
A	LANDING AT DOOR. TYPICAL GRADING SHALL BE: TOP OF CONCRETE DOOR = FFE MINUS 0.02FT. SLOPE CONCRETE 1.5% MAX. (UNO) AWAY FROM BLDG.
B	LANDING ZONE. ACCESSIBLE ROUTE THROUGH THIS ZONE REQUIRES NO MORE THAN 2% SLOPE IN ANY DIRECTION.
C	SLOPING WALKWAY DESIGNED TO BE ACCESSIBLE WITH RUNNING SLOPE < 5% (DESIGN INTENT 4.5% MAX.) AND CROSS-SLOPE < 2% (DESIGN INTENT 1.5% MAX.)
D	WALKWAY RAMP DESIGNED TO BE ACCESSIBLE WITHOUT HANDRAILS. RISE SHALL BE < 0.5'. RUNNING SLOPE < 8% (DESIGN INTENT 7.8% MAX.) AND CROSS-SLOPE < 2% (DESIGN INTENT 1.5% MAX.)
E	TOP OF GROUND ALONG BUILDING SHALL BE 6" BELOW FINISHED FLOOR AND SHALL SLOPE AWAY AT 2% MIN FOR 3' MIN. , UNLESS NOTED OTHERWISE.
F	WALKWAY RAMP WITH HANDRAILS EACH SIDE. RISE BETWEEN LANDINGS SHALL BE 2.5' MAX. RUNNING SLOPE < 8% (DESIGN INTENT 7.8% MAX.) AND CROSS-SLOPE < 2% (DESIGN INTENT 1.5% MAX.)

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
XX.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX XX	SPOT ELEVATION
	DESCRIPTION LISTED BELOW.
	NO DESCRIPTION MEANS TP OR TG
BOS	BOTTOM OF SWALE
BOW	BACK OF WALK
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
G	GUTTER
HP	HIGH POINT
LP	LOW POINT
RIM	RIM OF STRUCTURE
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP WALL
(XXX.X%)	EXISTING GRADE (MATCH WHERE APPLICABLE)

SHEET LEGEND

---	PROPERTY LINE
- - - -	GRADE BREAK
---(49)---	EX. CONTOUR MINOR
---(50)---	EX. CONTOUR MAJOR
---49---	CONTOUR MINOR (FG)
---50---	CONTOUR MAJOR (FG)



SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL 15/C5.0.
- PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.
- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
- LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).



KEY NOTES

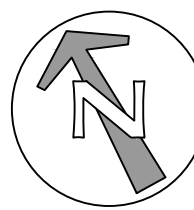
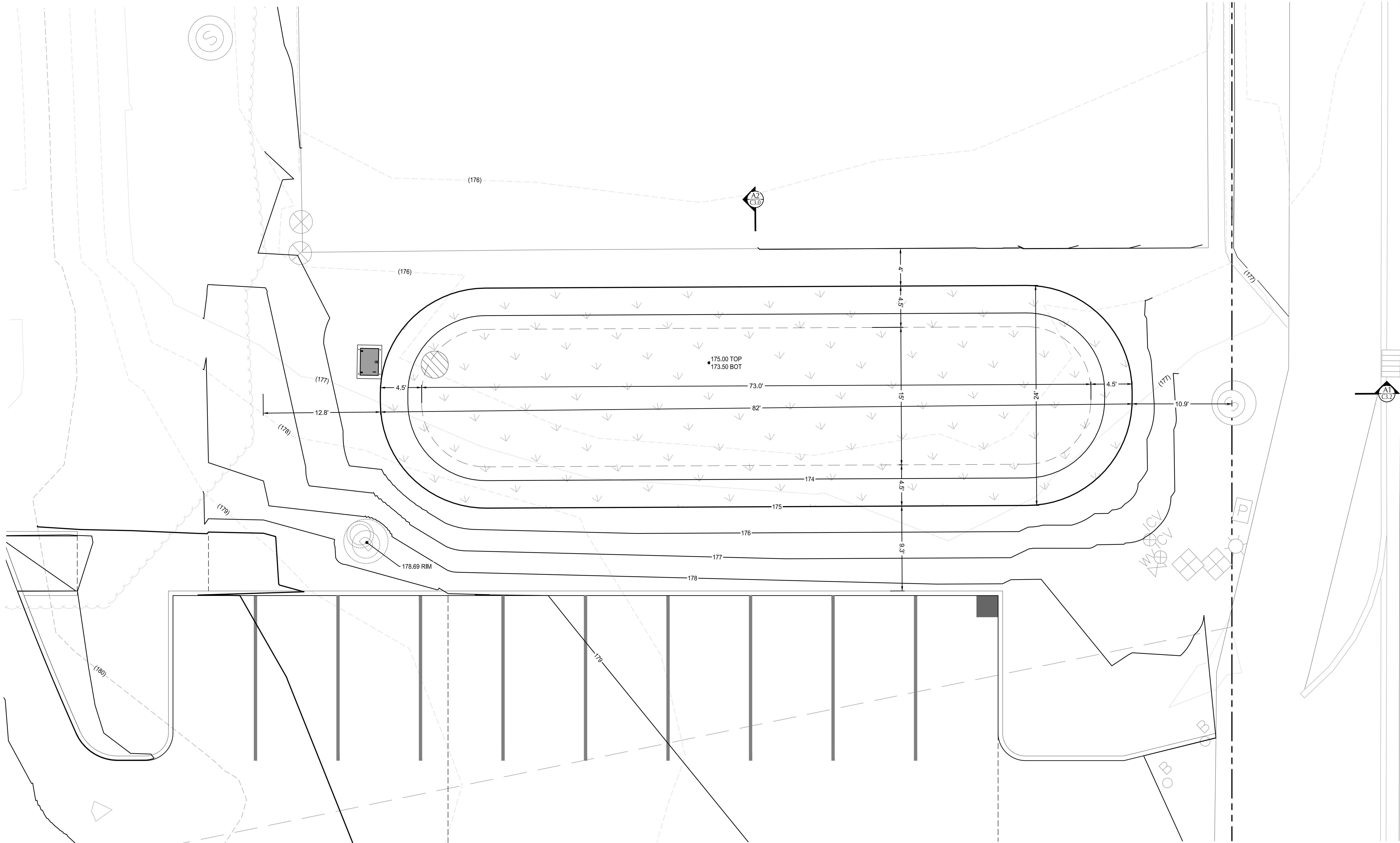
NOTE	DESCRIPTION	DETAIL REF.
SB	STORM BASIN (ID AS SHOWN)	5/C5.1

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX XX	SPOT ELEVATION DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
BOS	BOTTOM OF SWALE
BOW	BACK OF WALK
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
G	GUTTER
HP	HIGH POINT
LP	LOW POINT
RIM	RIM OF STRUCTURE
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP WALL
(XXX.Xx)	EXISTING GRADE (MATCH WHERE APPLICABLE)

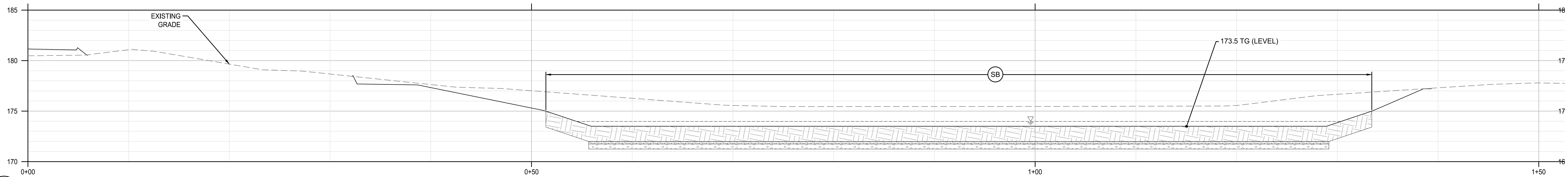
SHEET LEGEND

---	PROPERTY LINE
- - -	GRADE BREAK
(49)	EX. CONTOUR MINOR
(50)	EX. CONTOUR MAJOR
49	CONTOUR MINOR (FG)
50	CONTOUR MAJOR (FG)



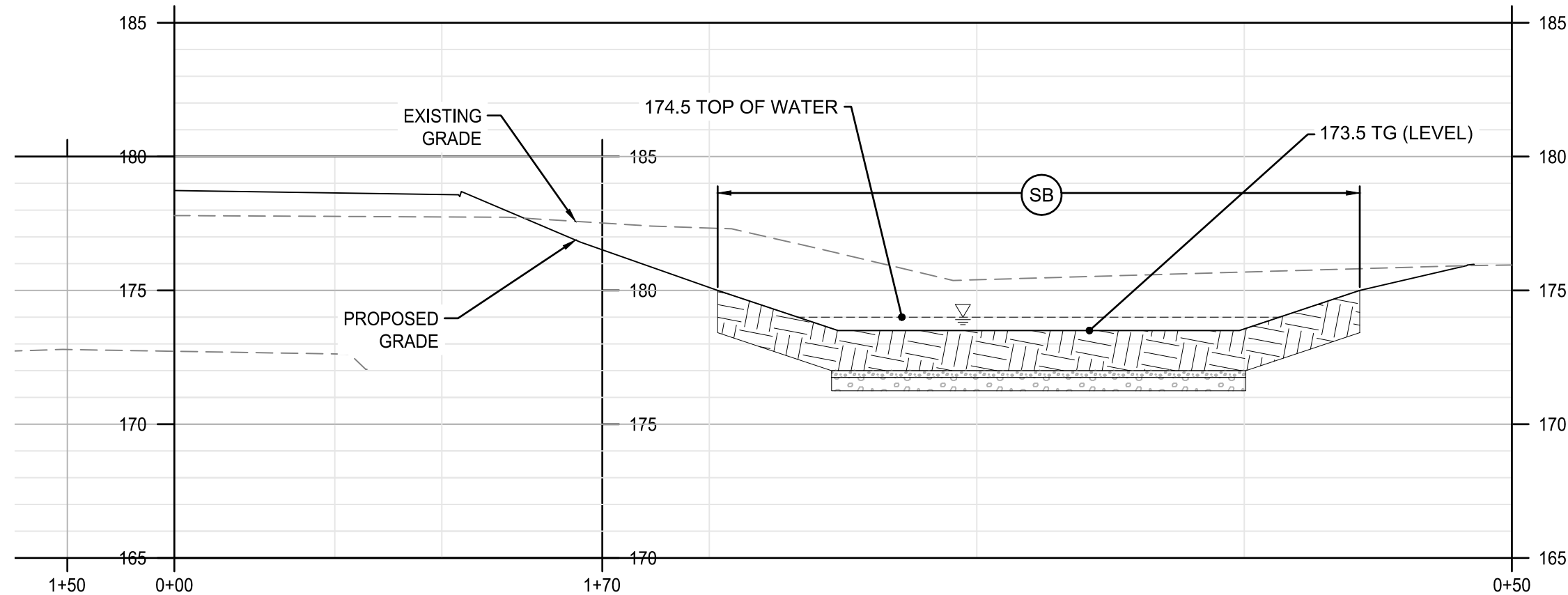
ENLARGEMENT 3 - STORM BASIN "A"

SCALE: 1" = 5'



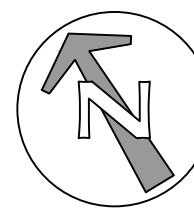
A1

SECTION

SCALE: HORIZ. 1" = 5'
VERT. 1" = 5'

A2

SECTION

SCALE: HORIZ. 1" = 5'
VERT. 1" = 5'

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Revisions to Sheet

No. Revision Date

Status: **PLANNING COMMISSION
DESIGN REVIEW**Date: **10.03.2025**

Sheet Title

**GRADING PLAN
ENLARGEMENT &
SECTIONS**

Sheet No.

C3.5

Job No.

4773-01

SHEET NOTES

- PRIOR TO CONSTRUCT FIELD VERIFY LOCATIONS, SIZE AND IE OF ALL EXISTING UTILITIES AT PROPOSED POINTS OF CONNECTION OR WHERE NOTED, NOTIFY ENGINEER DISCREPANCIES.
- ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 1/C5.1.
- OFF-SITE (IN ROW) PIPE BEDDING AND TRENCH BACKFILL AND SURFACING PER CITY STD DWG P-100 AND P-101.
- STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
- INSTALL TRUST BLOCK ON FIRE AND WATER LINES PER CITY STD DWG 5000-1, 5000-2, AND 5000-3
- INSTALL UTILITIES PER CITY STD DWG 5000-6 AND 6200-4.
- INSTALLATION OF WATER MAIN AIR RELEASE VALVES TO BE DONE PER CITY STD DWG 5050-3.
- INSTALLATION OF SAMPLING TAP ASSEMBLY TO BE PER CITY STD DWG 5100-1.
- INSTALLATION OF SANITARY SEWER SERVICE PER CITY STD DWG 6200-3.

KEY NOTES

- CONNECT TO EXISTING PIPE. SEE SHEET NOTE 1.
- CUT-IN-TEE CONNECTION TO EX PUBLIC WATER LINE. COORDINATE TEMPORARY SHUT DOWN WITH CITY PUBLIC WORKS.

UTILITY KEY NOTES

NOTE	DESCRIPTION	DETAIL REF.
ADJ	ADJUST RIM TO PROPOSED ELEVATION.	
E	CONNECT 1" CONDUIT, SEE AQUATIC PLANS	
FD	FOUNDATION DRAIN	7/C5.1
S	CONNECT TO WASTE LINE, SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.	
SD	CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED.	
W	CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.	
U	UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.	
M	MAINTENANCE EXISTING UTILITY PIPE AND CONFIRM FUNCTIONAL.	

UTILITY LABEL LEGEND

STRUCTURE LABEL

UTILITY TYPE (SD=STORM DRAINAGE, SS=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)	
STRUCTURE TYPE CALLOUT	
ID NUMBER (WHERE APPLICABLE)	
XX XXXX	
RIM=	
IE IN = XX.X	
IE OUT = XX.X	
STRUCTURE INFO (WHERE APPLICABLE)	

PIPE LABEL

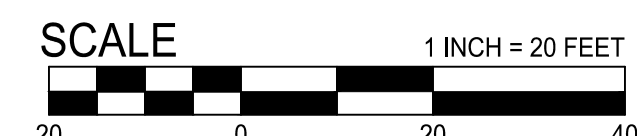
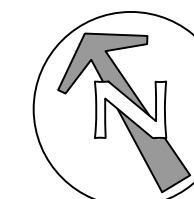
UTILITY LENGTH	
UTILITY SIZE	
XXLF - XX" XX	
UTILITY TYPE	
S=X.XX%	
SLOPE (WHERE APPLICABLE)	

STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
BWV	BACKWATER VALVE	4/C5.1
CB	CATCH BASIN	6200-1
CG	CLEANOUT TO GRADE	RD366
CG-2	CONCRETE INLET	1/C5.2
DCBA	DOUBLE CHECK BACKFLOW ASSEMBLY	5070-2
DCVA	DOUBLE CHECK VALVE ASSEMBLY	5050-2
FC	FLOW-CONTROL VAULT	1/C5.1
FDC	FIRE DEPARTMENT CONNECTION	(SEE OTHERS)
FH	FIRE HYDRANT	5070-1
G-2	CONCRETE INLET	RD364
GV	GATE VALVE	5050-2
HB	HORIZONTAL BEND	
MH	MANHOLE	6510-3
OV	OVERFLOW INLET	3/C5.1
SCB	SANITARY CATCH BASIN	9/C5.1
STUB	STUB	
TD	TRENCH DRAIN	2/C5.1
TEE	TEE CONNECTION	
W	WATERLINE	
WM	WATER METER	6/C5.2

SHEET LEGEND

STORMWATER PLANTER/BASIN	6/C5.1
STORM PIPE	
PERIMETER FOUNDATION DRAIN	
TRENCH DRAIN	
MANHOLE	
OVERFLOW INLET	
BACKWATER VALVE	
CATCH BASIN	
OUTFALL	
PIPE REMOVAL	



Status: **PLANNING COMMISSION DESIGN REVIEW**

Date: **10.03.2025**

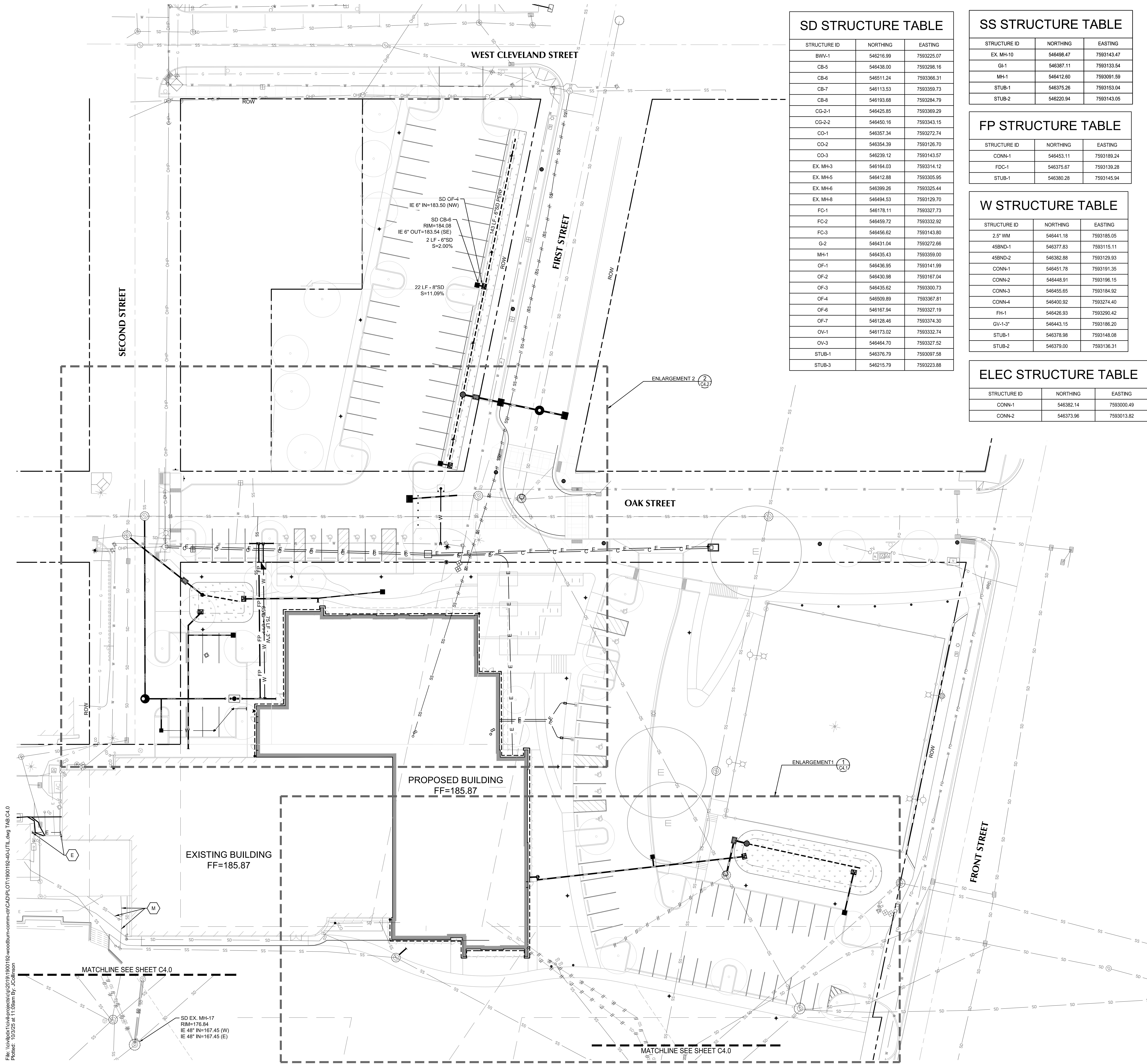
Sheet Title
UTILITY PLAN

Sheet No.

C4.0

Job No.

4773-01



SHEET NOTES

1. PRIOR TO CONSTRUCT FIELD VERIFY LOCATIONS, SIZE AND IE OF ALL EXISTING UTILITIES AT PROPOSED POINTS OF CONNECTION OR WHERE NOTED, NOTIFY ENGINEER DISCREPANCIES.
2. ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 1/C5.1.
3. OFF-SITE (IN ROW) PIPE BEDDING AND TRENCH BACKFILL AND SURFACING PER CITY STD DWG P-100 AND P-101.
4. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
5. INSTALL TRUST BLOCK ON FIRE AND WATER LINES PER CITY STD DWG 5000-1, 5000-2, AND 5000-3
6. INSTALL UTILITIES PER CITY STD DWG 5000-6 AND 6200-4.
7. INSTALLATION OF WATER MAIN AIR RELEASE VALVES TO BE DONE PER CITY STD DWG 5050-3.
8. INSTALLATION OF SAMPLING TAP ASSEMBLY TO BE PER CITY STD DWG 5100-1.
9. INSTALLATION OF SANITARY SEWER SERVICE PER CITY STD DWG 6200-3.

KEY NOTES

1. CONNECT TO EXISTING PIPE. SEE SHEET NOTE 1.
2. CUT-IN-TEE CONNECTION TO EX PUBLIC WATER LINE. COORDINATE TEMPORARY SHUT DOWN WITH CITY PUBLIC WORKS.

UTILITY KEY NOTES

NOTE	DESCRIPTION	DETAIL REF.
ADJ	ADJUST RIM TO PROPOSED ELEVATION.	
E	CONNECT 1" CONDUIT, SEE AQUATIC PLANS	
FD	FOUNDATION DRAIN	7/C5.1
S	CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.	
SD	CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED.	
W	CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.	
U.C.	UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.	
M	MAINTENANCE EXISTING UTILITY PIPE AND CONFIRM FUNCTIONAL.	

UTILITY LABEL LEGEND

STRUCTURE LABEL

UTILITY TYPE (SD=STORM DRAINAGE, SS=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)	
STRUCTURE TYPE CALLOUT	
ID NUMBER (WHERE APPLICABLE)	
XX-XXX-XX RIM= IE IN = XX.X IE OUT = XX.X	STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

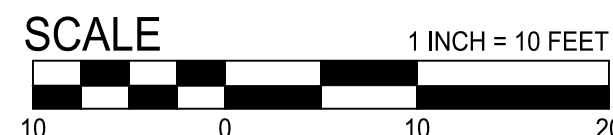
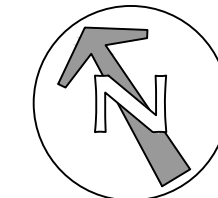
UTILITY LENGTH	
UTILITY SIZE	
XXLF - XX' XX	UTILITY TYPE
S=X.XX%	SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
BWV	BACKWATER VALVE	4/C5.1
CB	CATCH BASIN	6200-1
CO	CLEANOUT TO GRADE	RD366
CG-2	CONCRETE INLET	1/C5.2
DCBA	DOUBLE CHECK BACKFLOW ASSEMBLY	5070-2
DCVA	DOUBLE CHECK VALVE ASSEMBLY	5070-2
FC	FLOW-CONTROL VAULT	1/C5.1
FDC	FIRE DEPARTMENT CONNECTION	(SEE OTHERS)
FH	FIRE HYDRANT	5070-1
G-2	CONCRETE INLET	RD364
GV	GATE VALVE	5050-2
HB	HORIZONTAL BEND	
MH	MANHOLE	6510-3
OV	OVERFLOW INLET	3/C5.1
SCB	SANITARY CATCH BASIN	9/C5.1
STUB	STUB	
TD	TRENCH DRAIN	2/C5.1
TEE	TEE CONNECTION	
W	WATERLINE	
WM	WATER METER	6/C5.2

SHEET LEGEND

	STORMWATER PLANTER/BASIN	6/C5.1
	STORM PIPE	
	PERIMETER FOUNDATION DRAIN	
	TRENCH DRAIN	
	MANHOLE	
	OVERFLOW INLET	
	BACKWATER VALVE	
	CATCH BASIN	
	OUTFALL	
	PIPE REMOVAL	



Status: **PLANNING COMMISSION DESIGN REVIEW**

Date: **10.03.2025**

Sheet Title

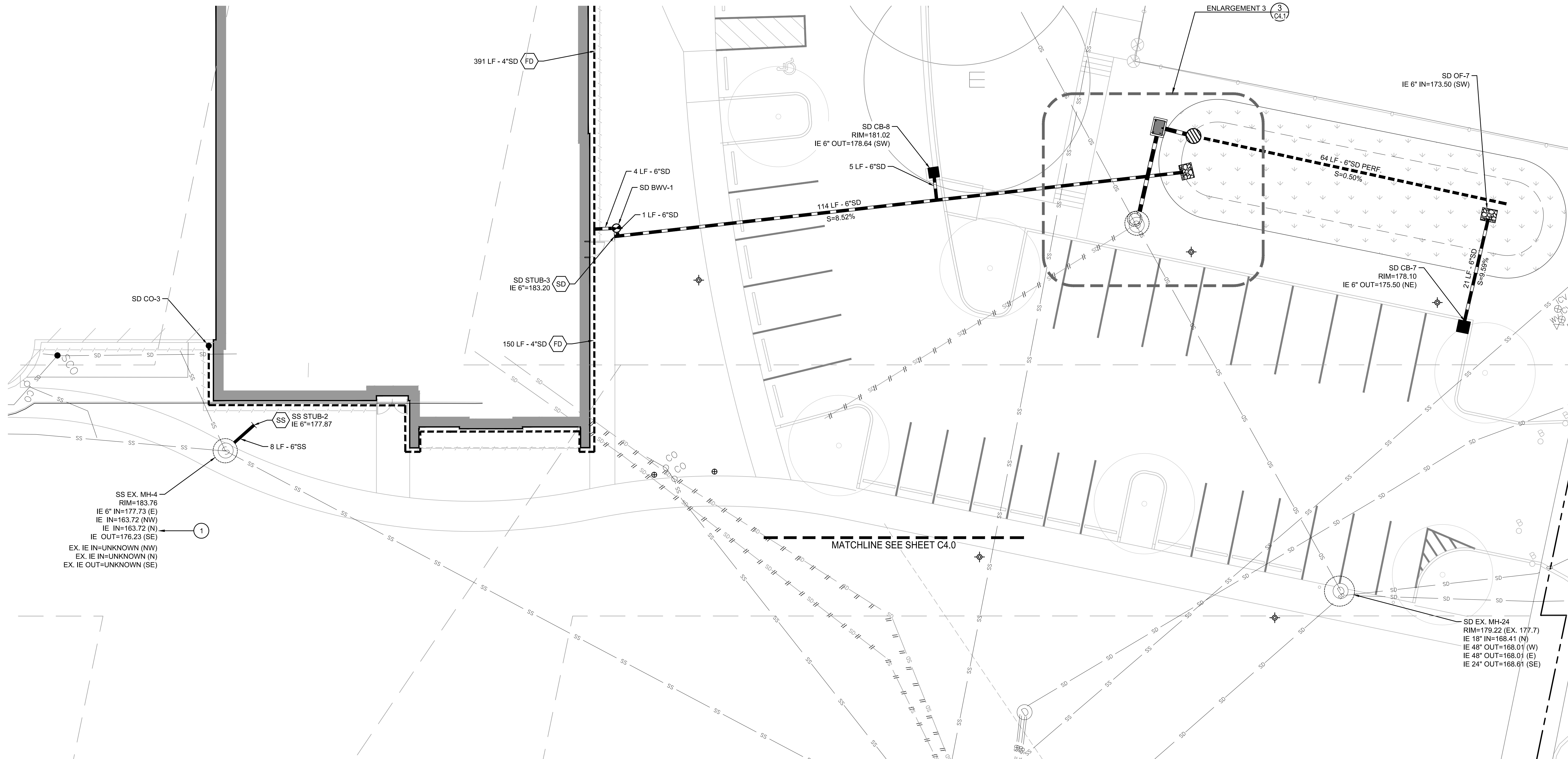
**UTILITY PLAN
ENLARGEMENT 1**

Sheet No.

C4.1

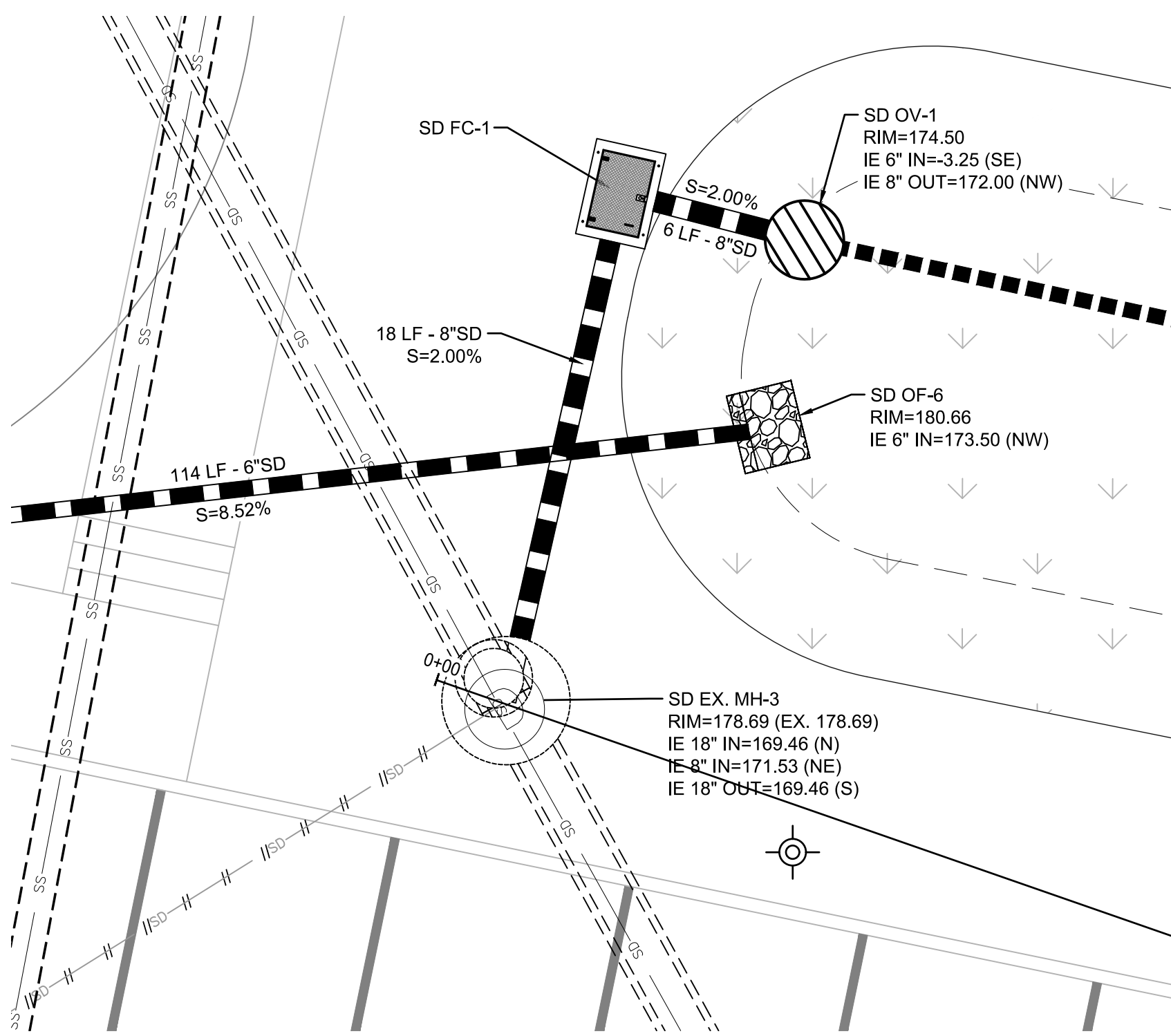
Job No.

4773-01



3 ENLARGEMENT 3

SCALE: 1" = 5'



SHEET NOTES

- PRIOR TO CONSTRUCT FIELD VERIFY LOCATIONS, SIZE AND IE OF ALL EXISTING UTILITIES AT PROPOSED POINTS OF CONNECTION OR WHERE NOTED, NOTIFY ENGINEER DISCREPANCIES.
- ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 1/C5.1.
- OFF-SITE (IN ROW) PIPE BEDDING AND TRENCH BACKFILL AND SURFACING PER CITY STD DWG P-100 AND P-101.
- STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
- INSTALL TRUST BLOCK ON FIRE AND WATER LINES PER CITY STD DWG 5000-1, 5000-2, AND 5000-3.
- INSTALL UTILITIES PER CITY STD DWG 5000-6 AND 6200-4.
- INSTALLATION OF WATER MAIN AIR RELEASE VALVES TO BE DONE PER CITY STD DWG 5050-3.
- INSTALLATION OF SAMPLING TAP ASSEMBLY TO BE PER CITY STD DWG 5100-1.
- INSTALLATION OF SANITARY SEWER SERVICE PER CITY STD DWG 6200-3.

KEY NOTES

- CONNECT TO EXISTING PIPE. SEE SHEET NOTE 1.
- CUT-IN-TEE CONNECTION TO EX PUBLIC WATER LINE. COORDINATE TEMPORARY SHUT DOWN WITH CITY PUBLIC WORKS.

UTILITY KEY NOTES

NOTE	DESCRIPTION	DETAIL REF.
ADJ	ADJUST RIM TO PROPOSED ELEVATION.	
E	CONNECT 1" CONDUIT, SEE AQUATIC PLANS	
FD	FOUNDATION DRAIN	7/C5.1
S	CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.	
SD	CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED.	
W	CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.	
U	UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.	
M	MAINTENANCE EXISTING UTILITY PIPE AND CONFIRM FUNCTIONAL.	

UTILITY LABEL LEGEND

STRUCTURE LABEL

UTILITY TYPE (SD=STORM DRAINAGE, SS=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)	
STRUCTURE TYPE CALLOUT	
XX-XX-XX-XX RIM= IE IN = XX.X IE OUT = XX.X	STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

UTILITY LENGTH	
UTILITY SIZE	
XX LF - XX" XX	UTILITY TYPE
S=X.XX%	SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
BWV	BACKWATER VALVE	4/C5.1
CB	CATCH BASIN	6200-1
CO	CLEANOUT TO GRADE	RD366
CG-2	CONCRETE INLET	1/C5.2
DCBA	DOUBLE CHECK BACKFLOW ASSEMBLY	5070-2
DCVA	DOUBLE CHECK VALVE ASSEMBLY	5050-2
FC	FLOW-CONTROL VAULT	1/C5.1
FDC	FIRE DEPARTMENT CONNECTION	(SEE OTHERS)
FH	FIRE HYDRANT	5070-1
G-2	CONCRETE INLET	RD364
GV	GATE VALVE	5050-2
HB	HORIZONTAL BEND	
MH	MANHOLE	6510-3
OV	OVERFLOW INLET	3/C5.1
SCB	SANITARY CATCH BASIN	9/C5.1
STUB	STUB	
TD	TRENCH DRAIN	2/C5.1
TEE	TEE CONNECTION	
W	WATERLINE	
WM	WATER METER	6/C5.2

SHEET LEGEND

	STORMWATER PLANTER/BASIN	6/C5.1
	STORM PIPE	
	PERIMETER FOUNDATION DRAIN	
	TRENCH DRAIN	
	MANHOLE	
	OVERFLOW INLET	
	BACKWATER VALVE	
	CATCH BASIN	
	OUTFALL	
	PIPE REMOVAL	

Status: **PLANNING COMMISSION DESIGN REVIEW**

Date: **10.03.2025**

Sheet Title

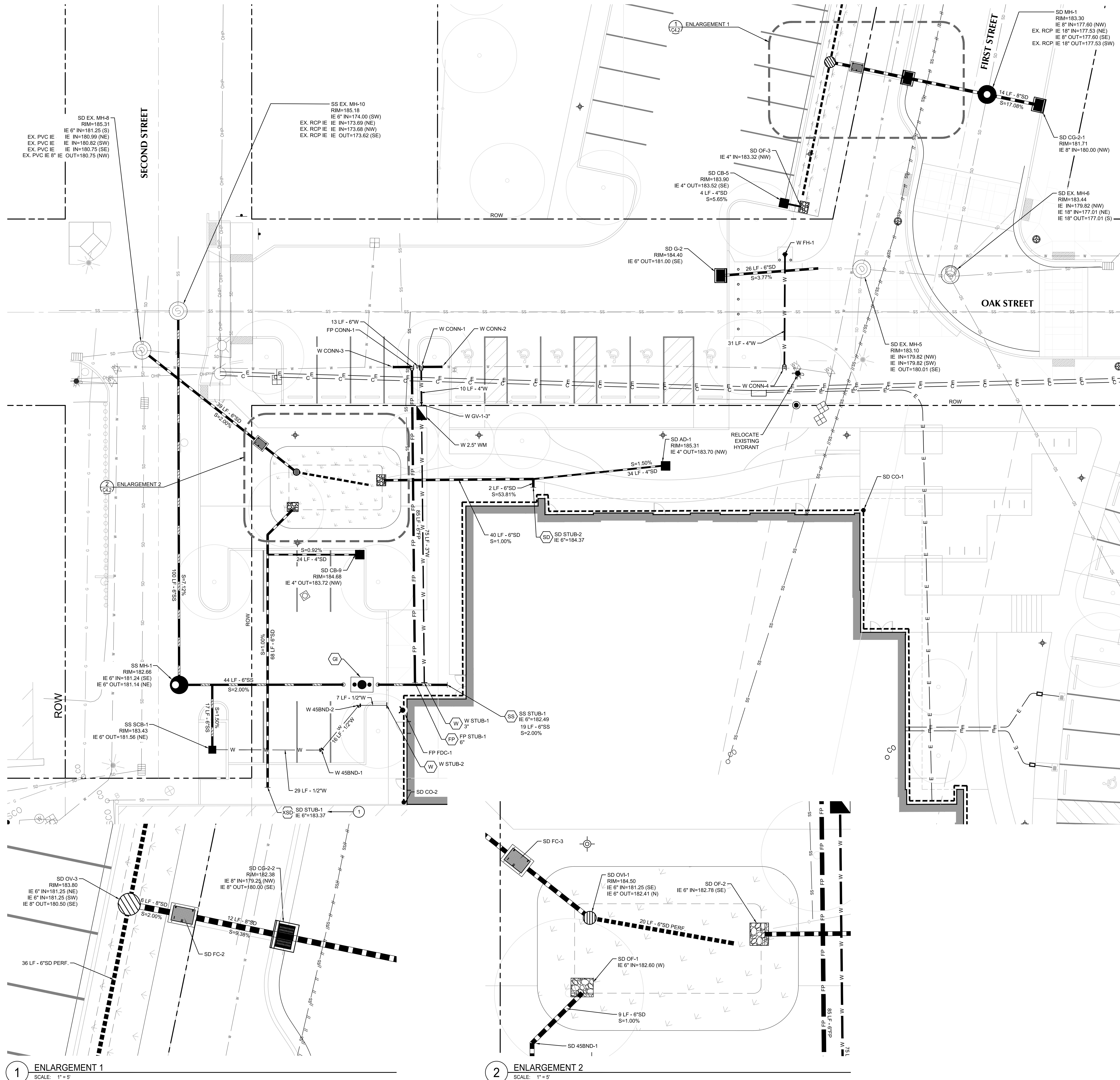
**UTILITY PLAN
ENLARGEMENT 2**

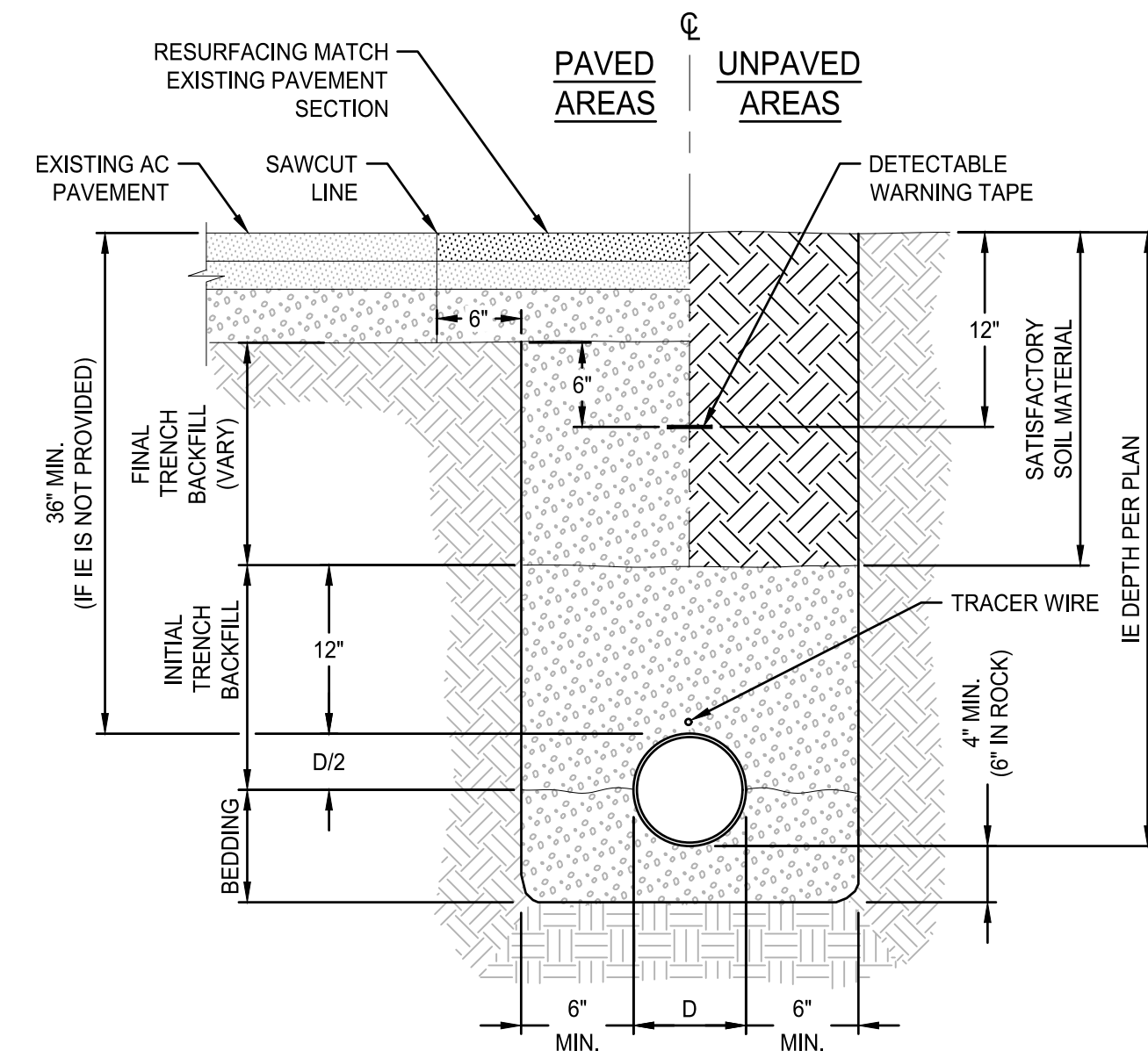
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C4.2

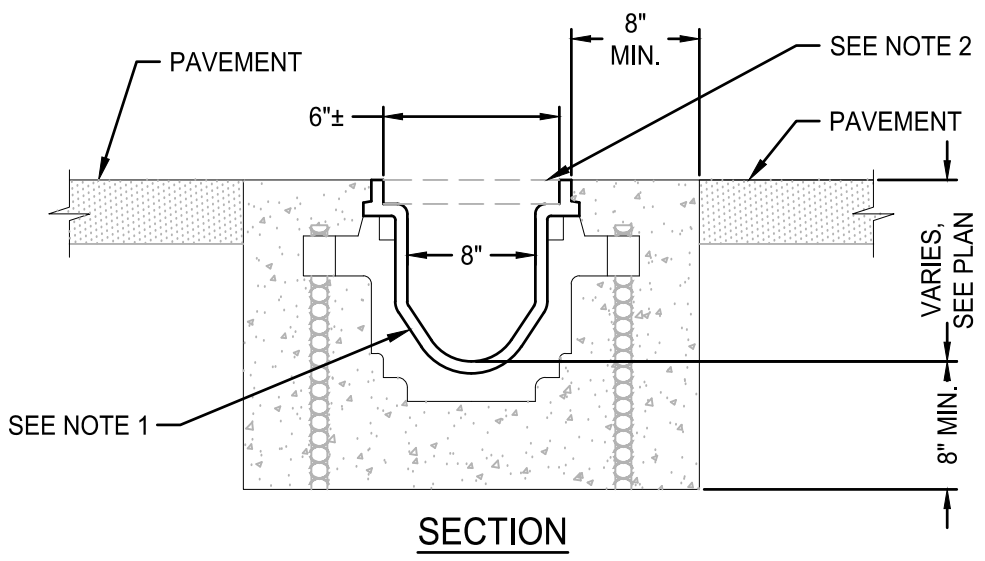
Job No.

4773-01



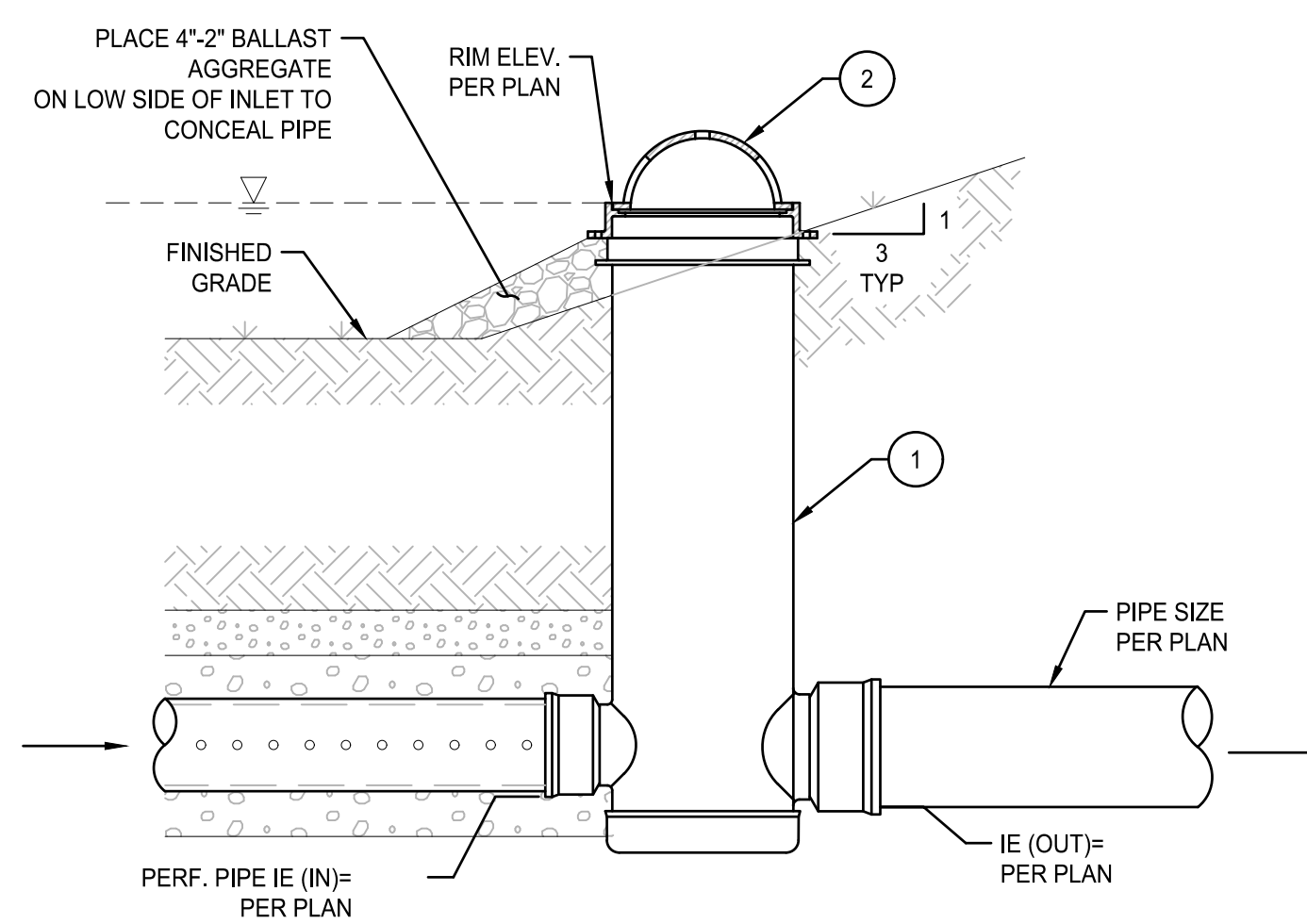


1 TYPICAL PIPE BEDDING AND BACKFILL
SCALE: NTS



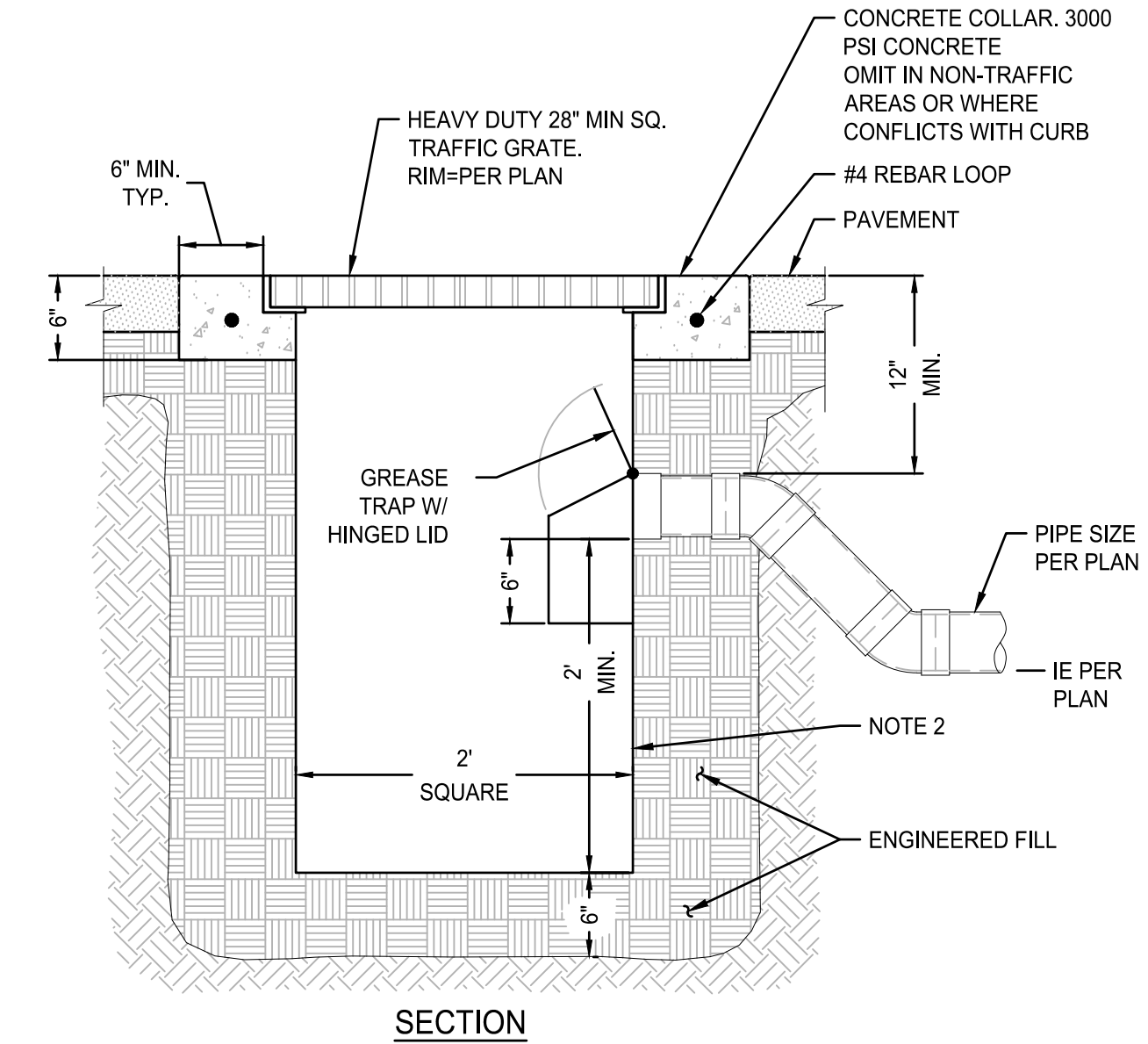
- NOTES:**
- TRENCH DRAIN SHALL BE NEUTRAL-SLOPED 6\"/>

2 TRENCH DRAIN - 6 INCH WIDE
SCALE: NTS



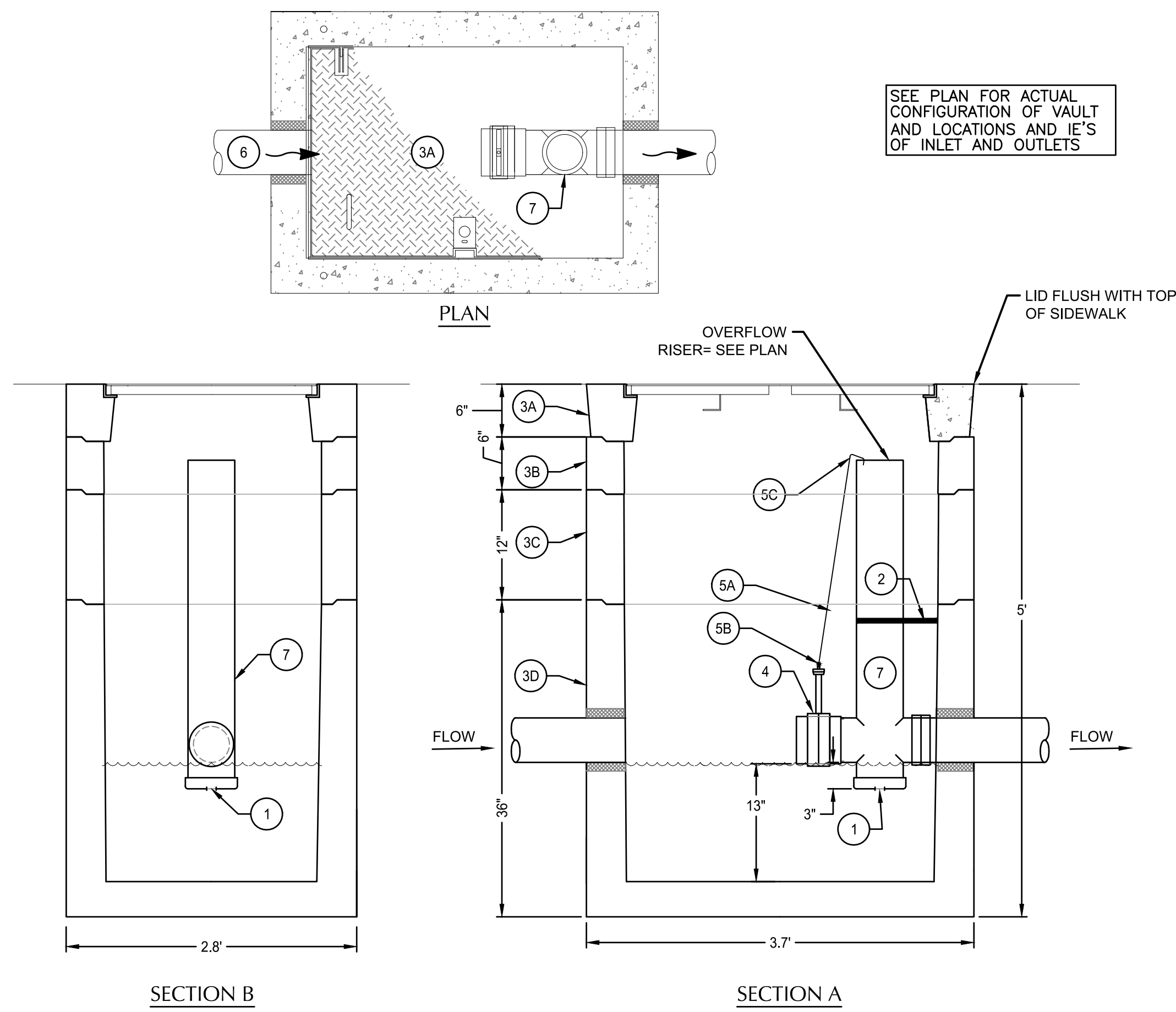
- KEY NOTES**
- 12\"/>

3 OVERFLOW INLET
SCALE: NTS



- NOTES:**
- CONTRACTOR TO WIDEN EXCAVATION AS REQUIRED TO OBTAIN COMPACTION WITH CONTRACTORS COMPACTION EQUIPMENT.
 - 1/4\"/>

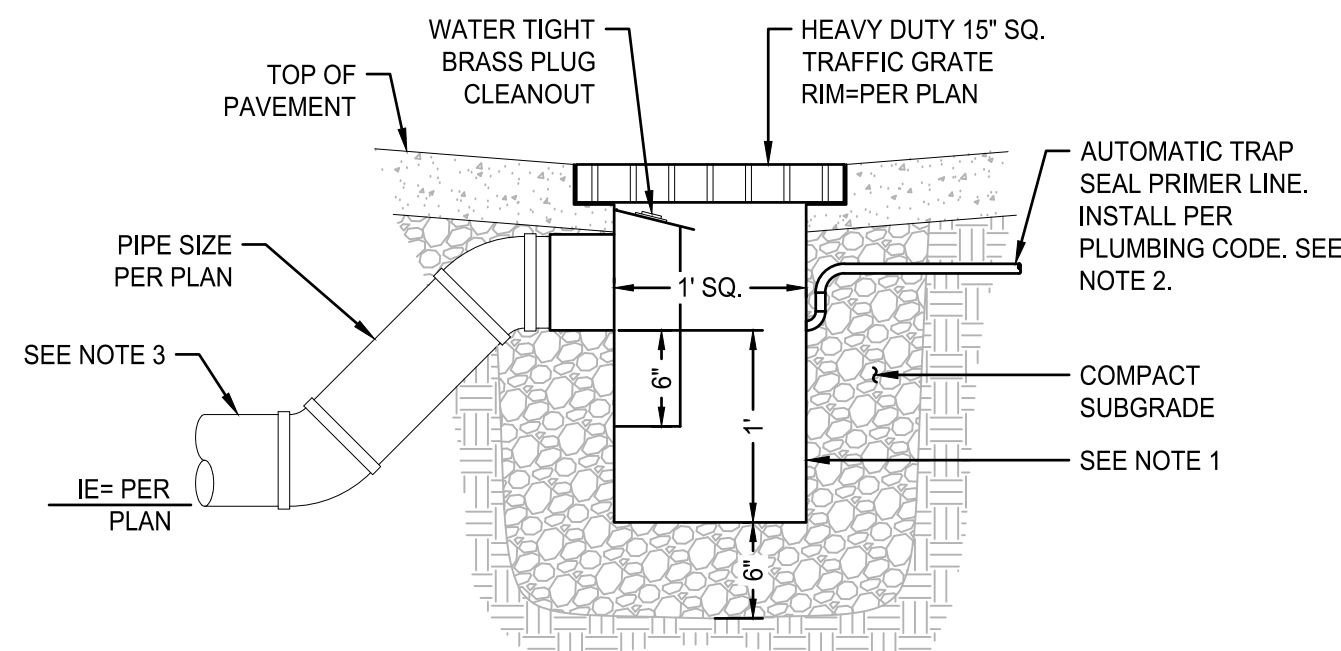
4 TRAPPED CATCH BASIN
SCALE: NTS



KEY NOTES

- FLOW CONTROL ORIFICE=1.0\"/>

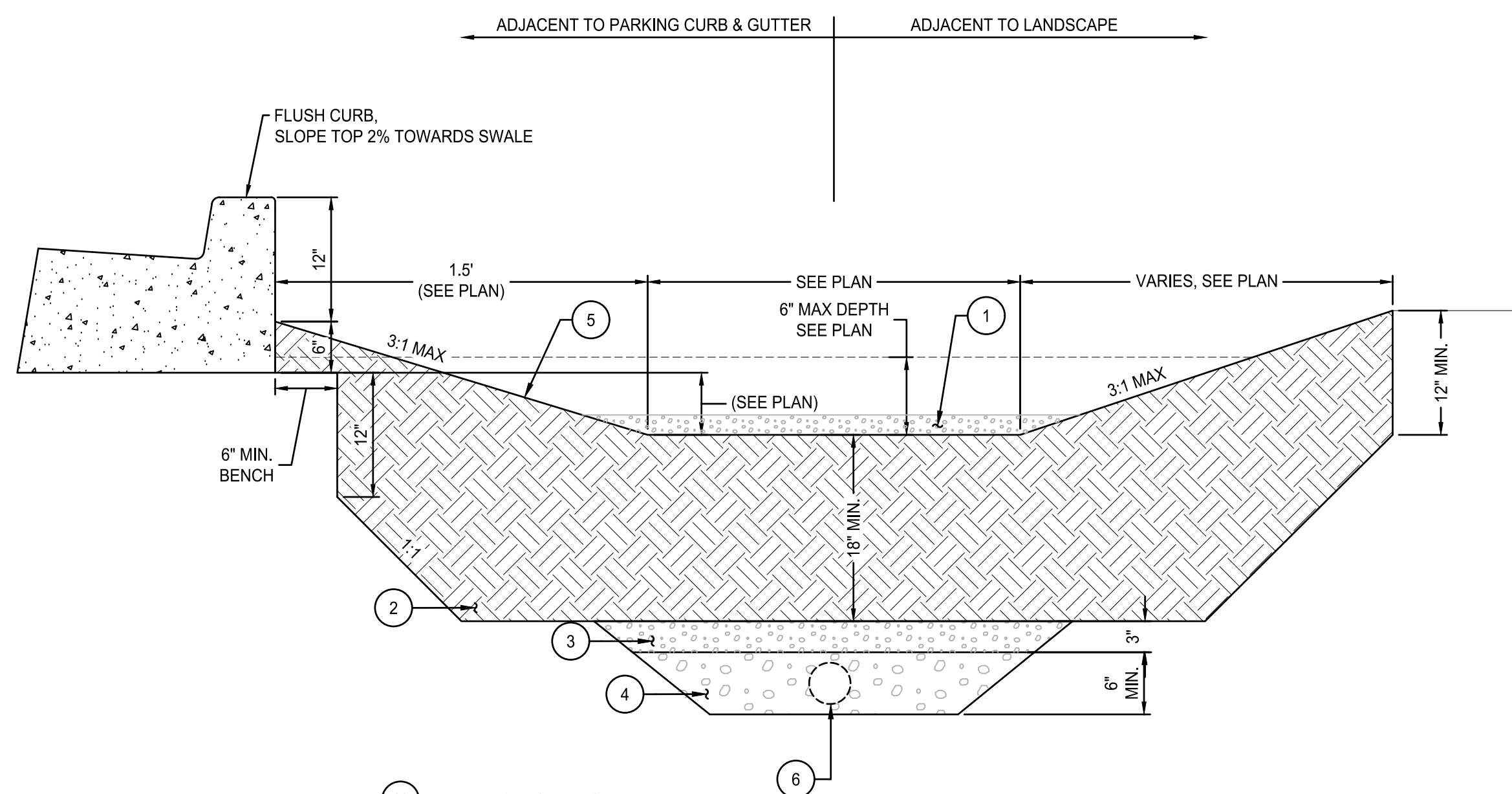
8 FLOW-CONTROL VAULT
SCALE: NTS



- NOTES:**
- 10 GAUGE STEEL PLATE, BITUMINOUS COATED BY GIBSON STEEL BASINS, GRATEMASTER OR APPROVED EQUAL.
 - SEE PLUMBING PLANS FOR PRIMER LINE CONNECTION. CONTRACTOR TO PRIME TRAP AFTER INSTALLATION.
 - INSTALL VENT ON OUTLET PIPE PER PLUMBING CODE.

9 TRAPPED AREA DRAIN W/ THREADED CLEANOUT AND PRIMER
SCALE: NTS

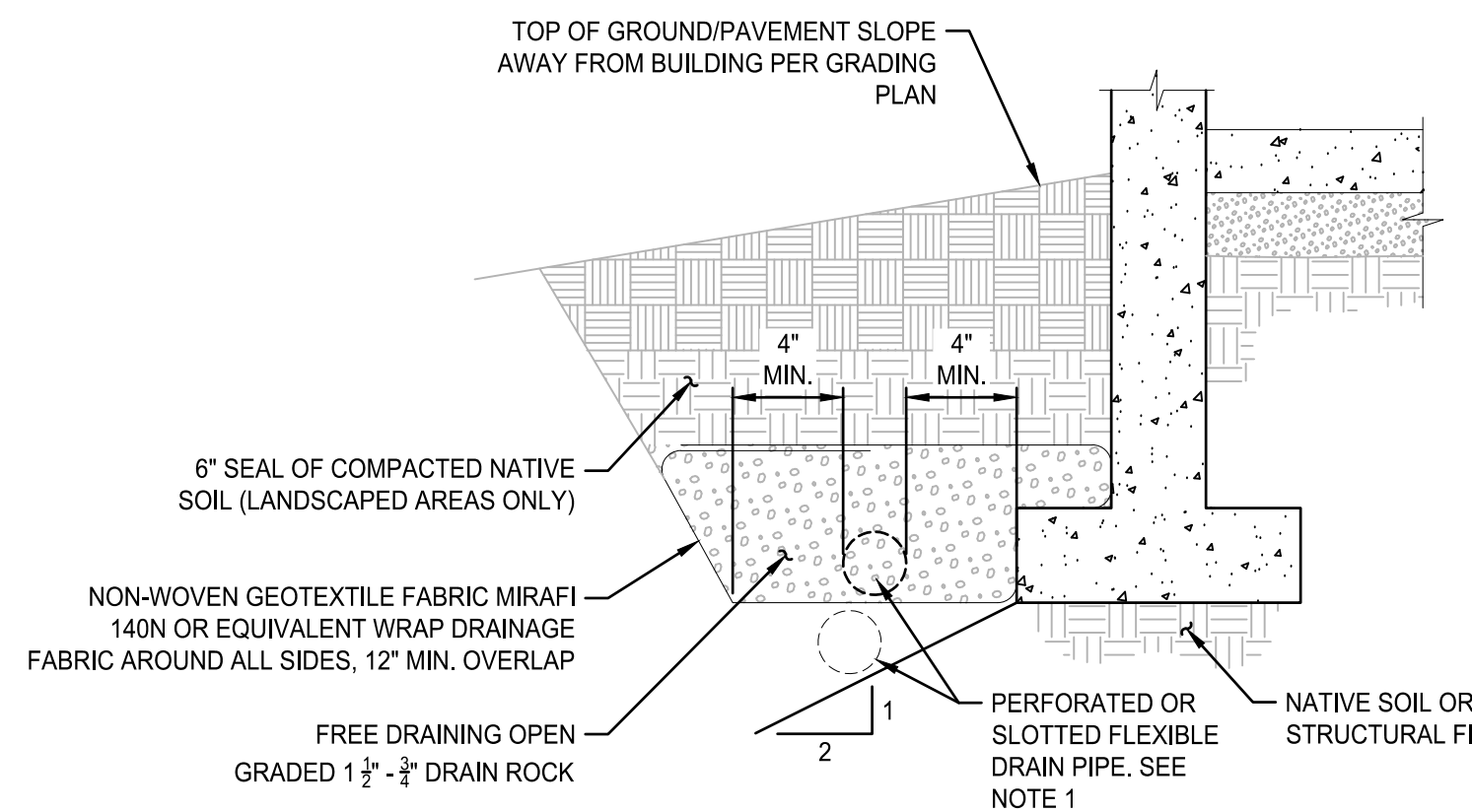
5 CONVEYANCE SWALE
SCALE: NTS



KEY NOTES

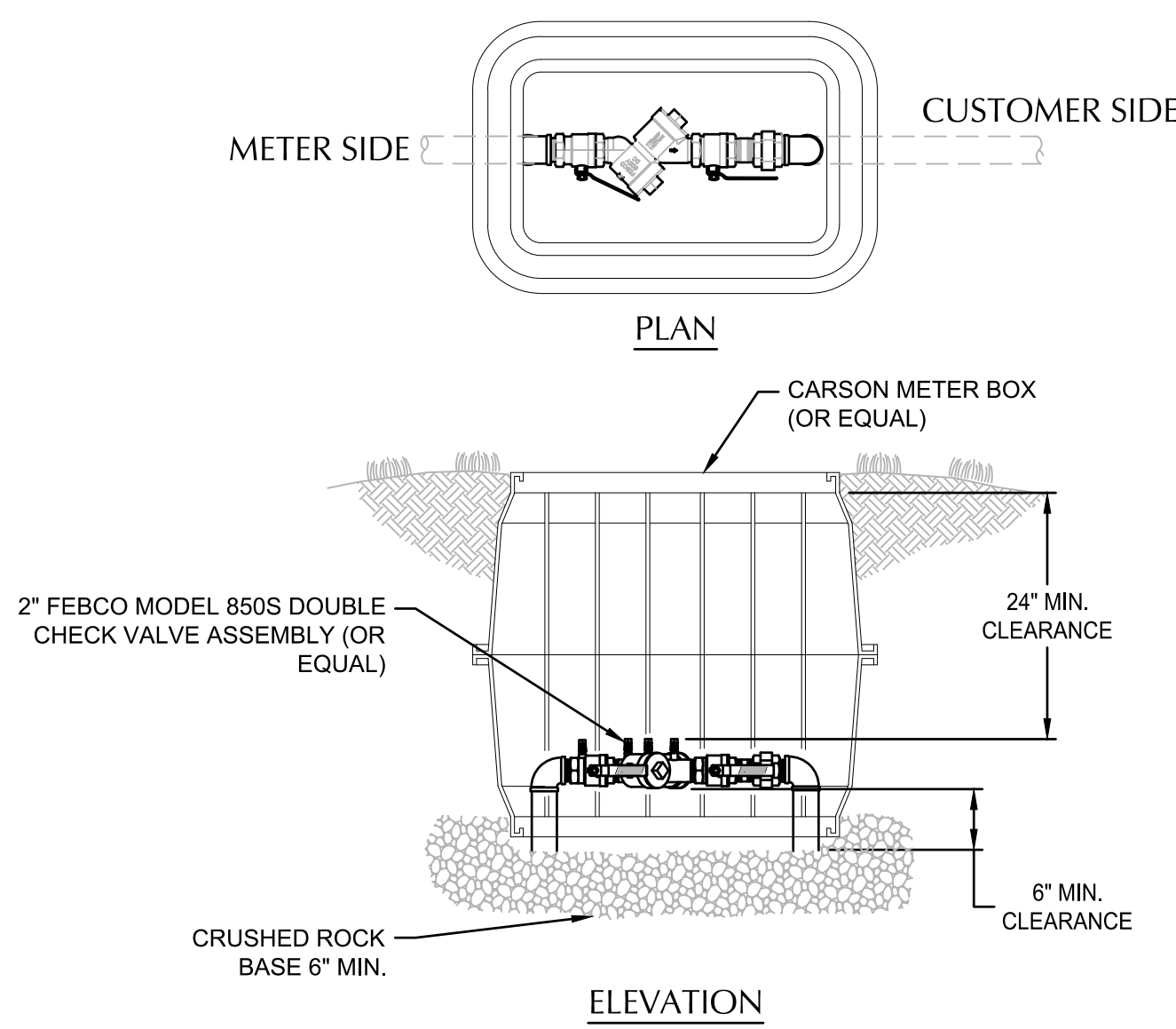
- INSTALL 2\"/>

6 STORM BASIN
SCALE: NTS

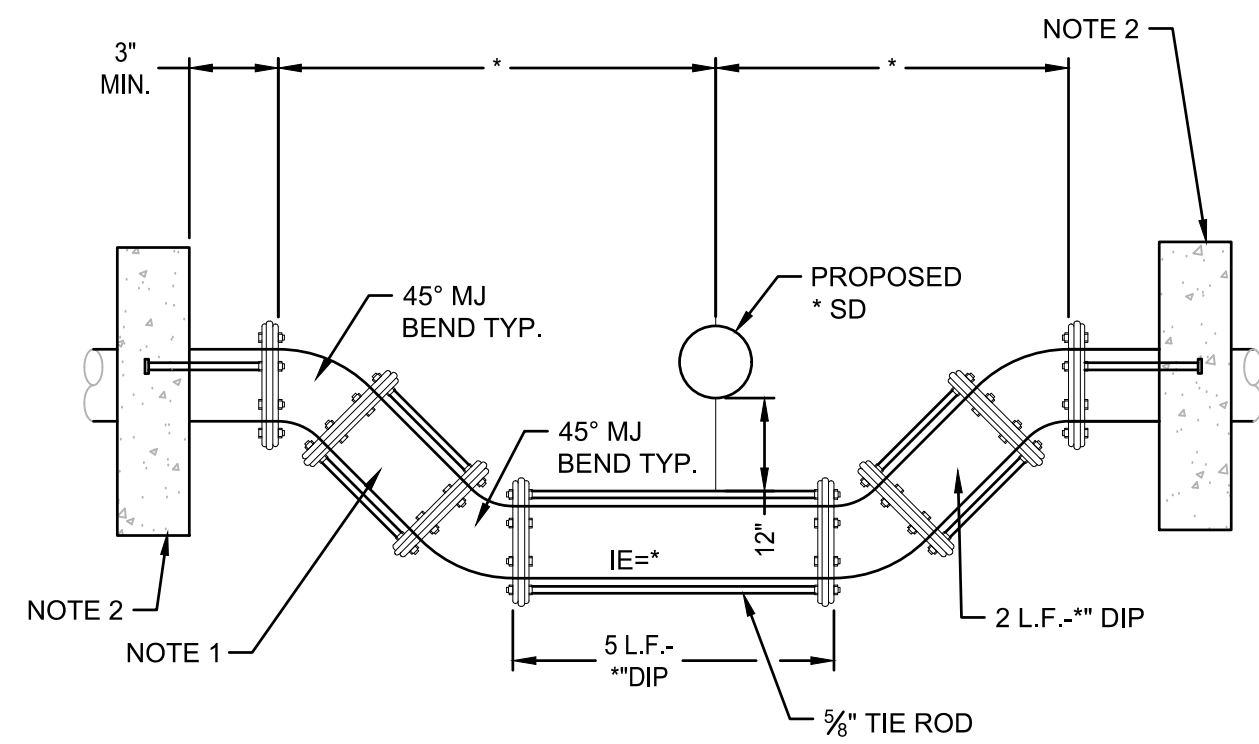


- NOTES:**
- LAY PERFORATED DRAIN PIPE ON MIN. 0.5% GRADIENT, WIDENING EXCAVATION AS REQUIRED. MAINTAIN PIPE ABOVE 2:1 SLOPE AS SHOWN.
 - CONNECT TO FOUNDATION DRAIN STUBOUT SHOWN ON PLANS.

7 PERIMETER FOUNDATION DRAIN
SCALE: NTS

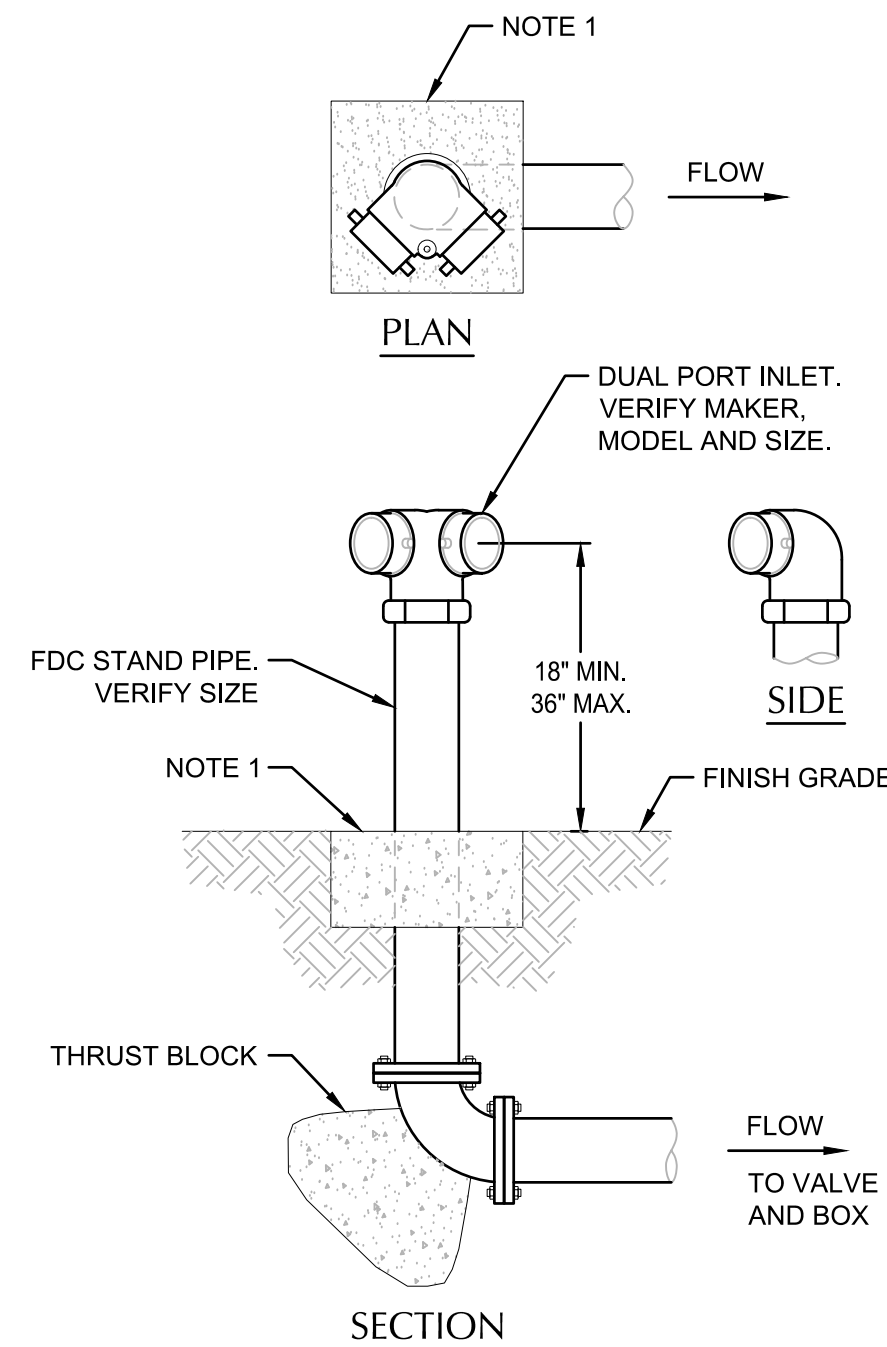


1 DOUBLE CHECK BACKFLOW ASSEMBLY
SCALE: NTS



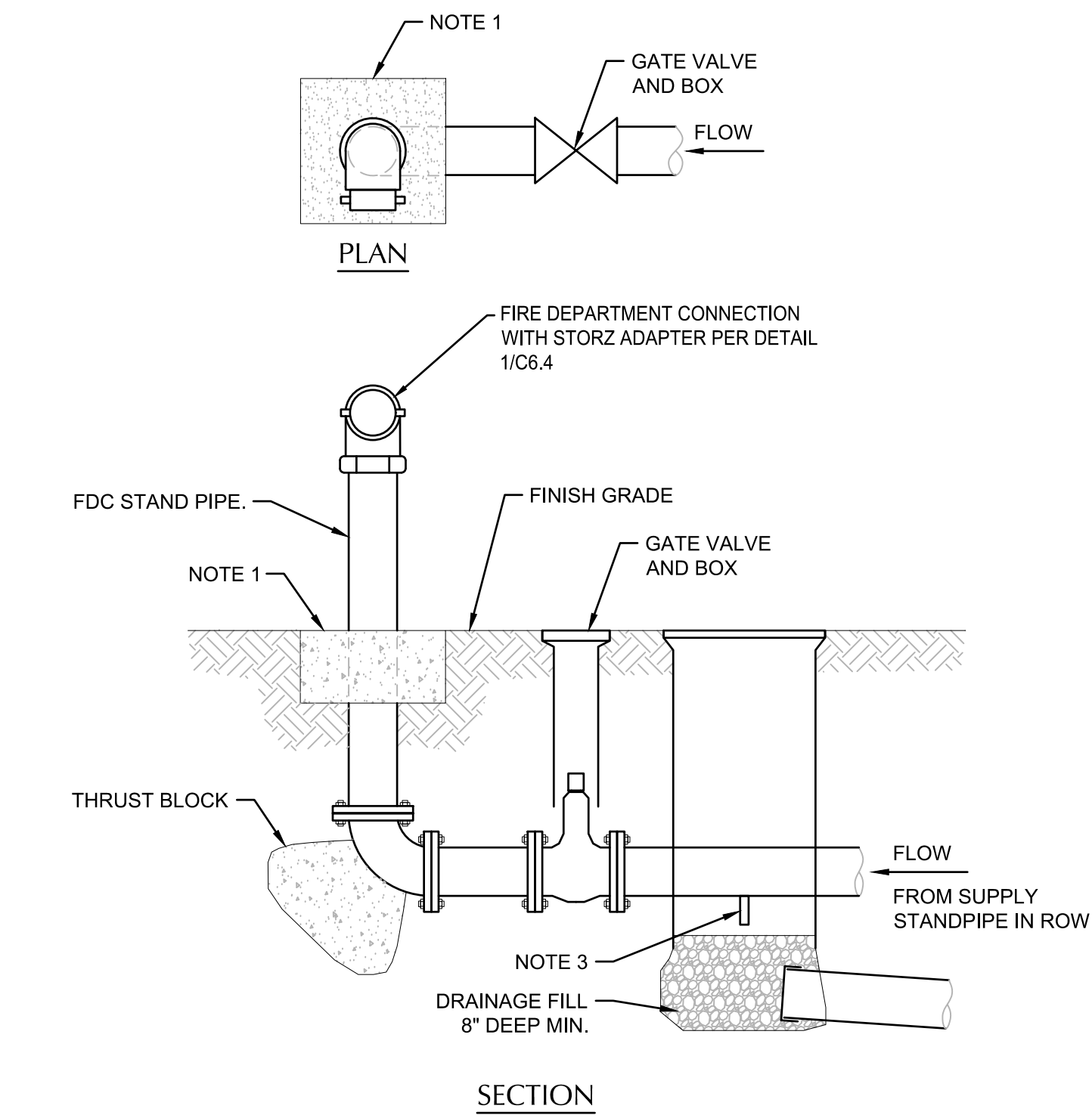
- NOTES:
- DIP MJ SPOOL. * L.F.-* DIP CONTRACTOR TO VERIFY LENGTH OF * DIP NECESSARY TO MEET WATERLINE CLEARANCE TYP.
 - CONC. ANCHOR BLOCK W/ TIE BOLTS, DUCT LUGS OR STEEL PLATE AS APPROVED

2 TYPICAL WATERLINE UTILITY CROSSING
SCALE: NTS



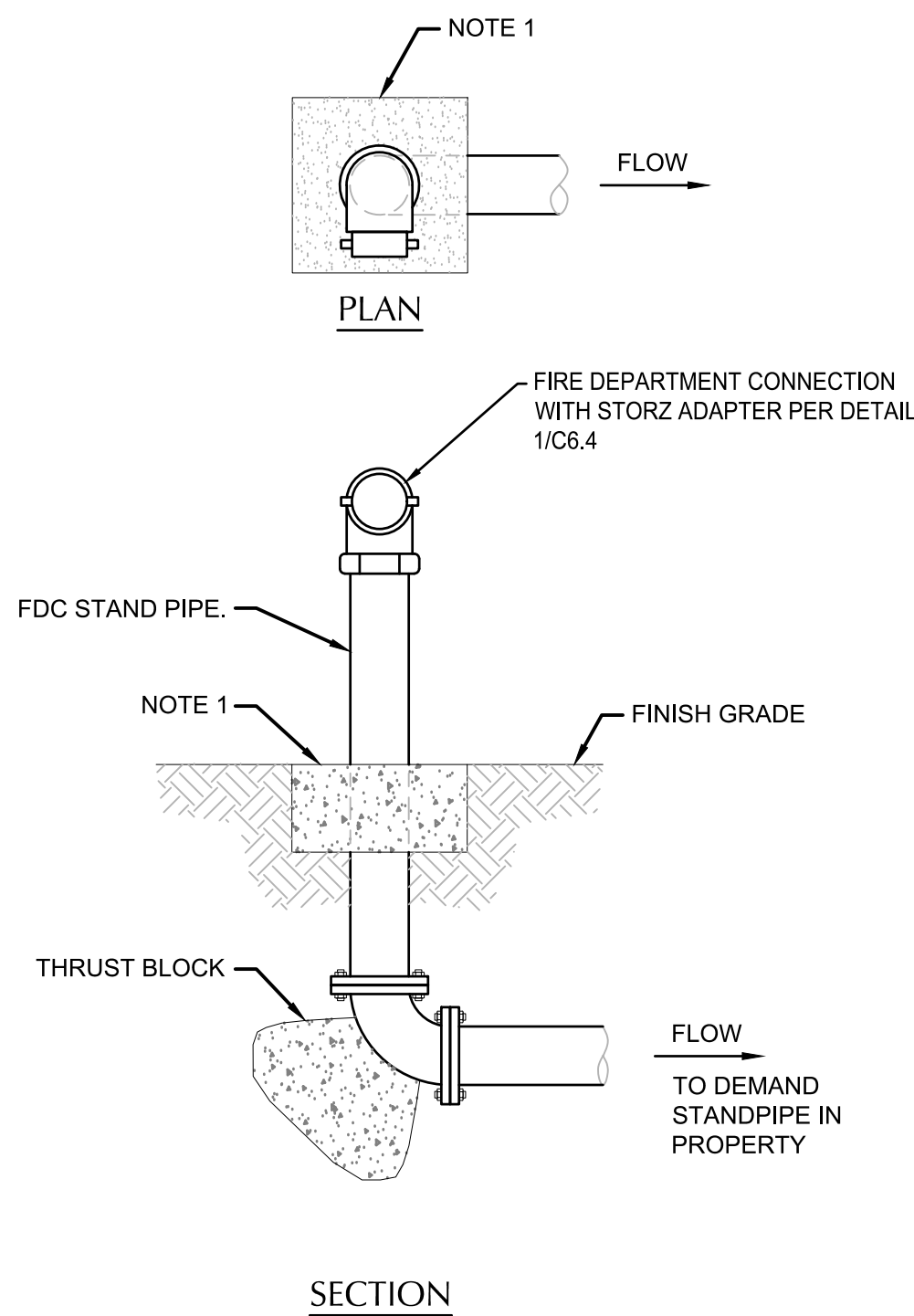
- NOTES:
- CONCRETE ANCHOR PAD TO BE 12"x12"x6" THICK, UNLESS NOTED OTHERWISE. ELIMINATE IF INSTALLED IN CONCRETE PAVED AREA.
 - USE FLANGE OR THREADED FITTINGS.
 - CONTRACTOR SHALL PROVIDE SINGLE CHECK VALVE AND BALL DRIP VALVE IN ACCESSIBLE LOCATION INSIDE DDV VAULT, COORDINATE WITH PLUMBING.

3 FIRE DEPARTMENT CONNECTION (FDC)
DUAL PORT
SCALE: NTS



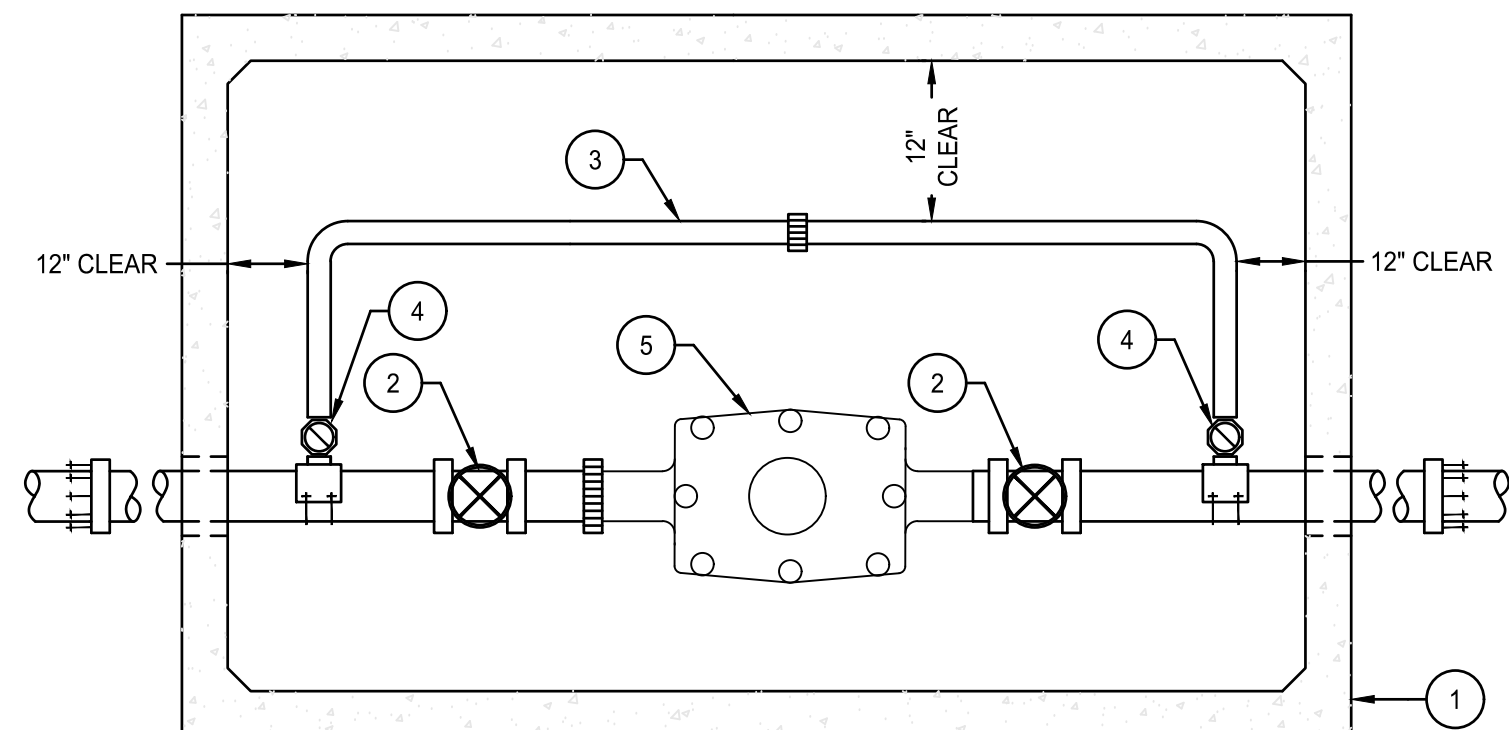
- NOTES:
- CONCRETE ANCHOR PAD TO BE 18"x18"x6" THICK, UNLESS NOTED OTHERWISE. ELIMINATE IF INSTALLED IN CONCRETE PAVED AREA.
 - USE FLANGE OR THREADED FITTINGS.
 - CONTRACTOR SHALL PROVIDE SINGLE CHECK VALVE AND BALL DRIP VALVE IN ACCESSIBLE LOCATION AT LOW POINT.

4 FIRE DEPARTMENT DRY STAND PIPE CONNECTION
DEMAND SIDE
SCALE: NTS



- NOTES:
- CONCRETE ANCHOR PAD TO BE 18"x18"x6" THICK, UNLESS NOTED OTHERWISE. ELIMINATE IF INSTALLED IN CONCRETE PAVED AREA.
 - USE FLANGE OR THREADED FITTINGS.

5 FIRE DEPARTMENT DRY STAND PIPE CONNECTION
SUPPLY SIDE
SCALE: NTS

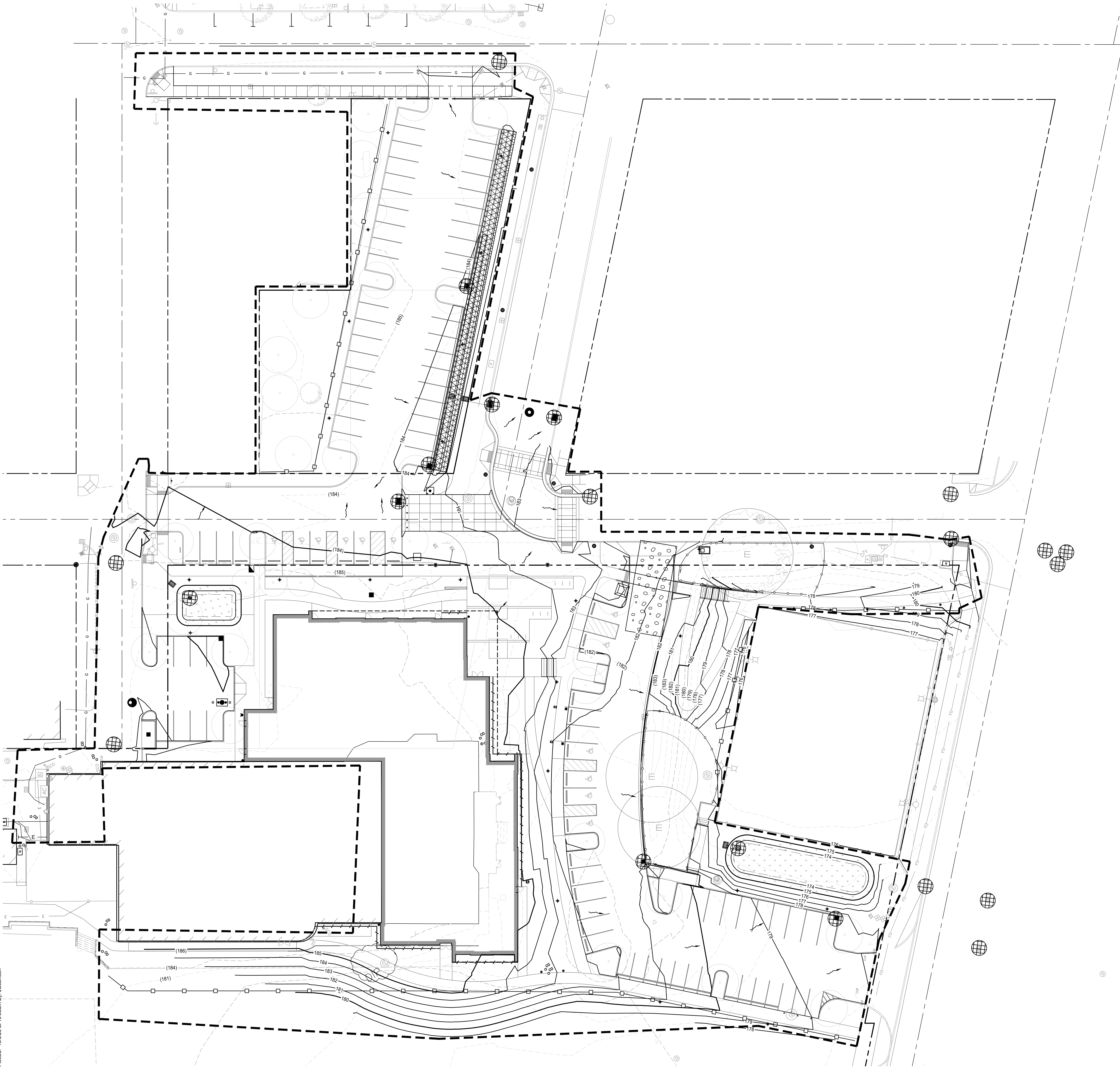


X KEY NOTES

- CONCRETE VAULT, SIZED FOR CLEARANCES WITH DOUBLE HATCH
- RESILIENT WEDGE GATE VALVE, FLANGED WITH NON-RISING STEM
- 2" BYPASS LINE
- 2" CORPORATION STOP (BALL TYPE)
- 4" COMPOUND WATER METER

6 4" WATER METER
SCALE: NTS

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Plotted: 10/3/25 at 10:55am By: JCollison



- ### SHEET NOTES
1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF WORK.
 2. TEMPORARY EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS SHOWN. ADHERE TO CITY OF PORTLAND EROSION CONTROL GUIDELINES AND SPECIFICATION SECTION 015713 TEMPORARY EROSION AND SEDIMENT CONTROL. THE MEASURES SHOWN HERE ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED CONDITIONS. UPGRADE FACILITIES AS NEEDED TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
 3. MAINTAIN ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS. PROVIDE DUST CONTROL AS NEEDED.
 4. PREVENT SEDIMENT AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.

SHEET LEGEND

	PROPERTY LINE
	EX. CONTOUR MINOR
	EX. CONTOUR MAJOR
	PROP. CONTOUR MINOR
	PROP. CONTOUR MAJOR
	EXTENT OF WORK
	SEDIMENT CONTROL FENCE. PLACE AT PROPERTY LINES, UNO (SHOWN OFFSET FOR CLARITY).
	INLET PROTECTION
	TREE PROTECTION FENCE
	PROTECT PROPOSED STORMWATER BASIN (SEE STORMWATER BASIN NOTES)
	CONSTRUCTION ENTRANCE
	CONCRETE WASH
	DIRECTION FLOW LINES

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kpff

111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.542.3860
F: 503.274.4681
www.kpff.com

www.opsisarch.com

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Owner:
City Of Woodburn Oregon

Project Name:
Woodburn Community Center

Project Address:
**190 Oak Street
Woodburn, OR 97071**
Key Plan

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Revisions to Sheet
No. Revision Date

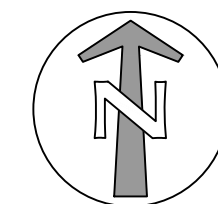
Status: **PLANNING COMMISSION
DESIGN REVIEW**

Date: **10.03.2025**

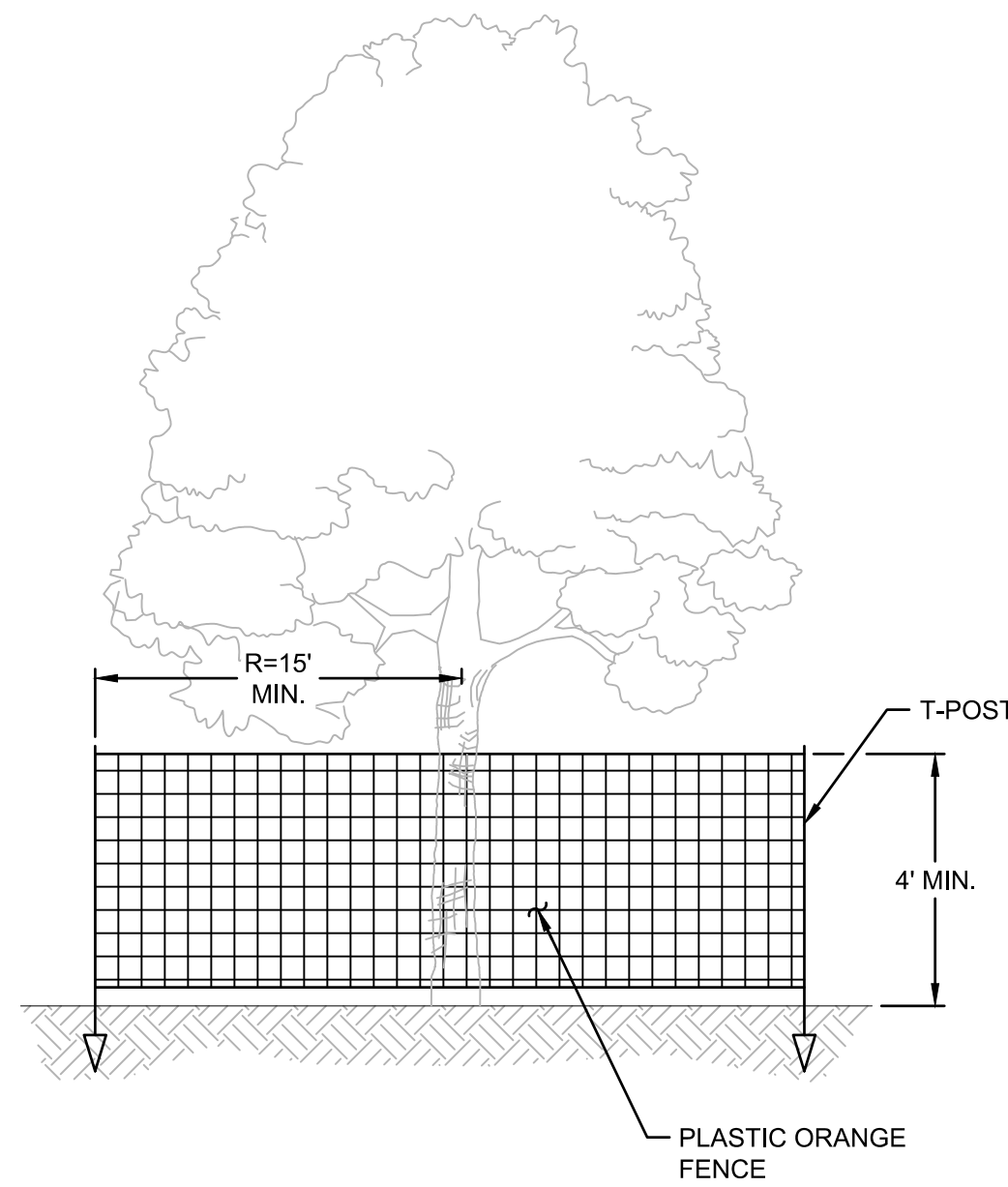
Sheet Title
**EROSION AND
SEDIMENT
CONTROL PLAN**

Sheet No.
C6.0

Job No.
4773-01



SCALE
1 INCH = 40 FEET
40 0 40 80

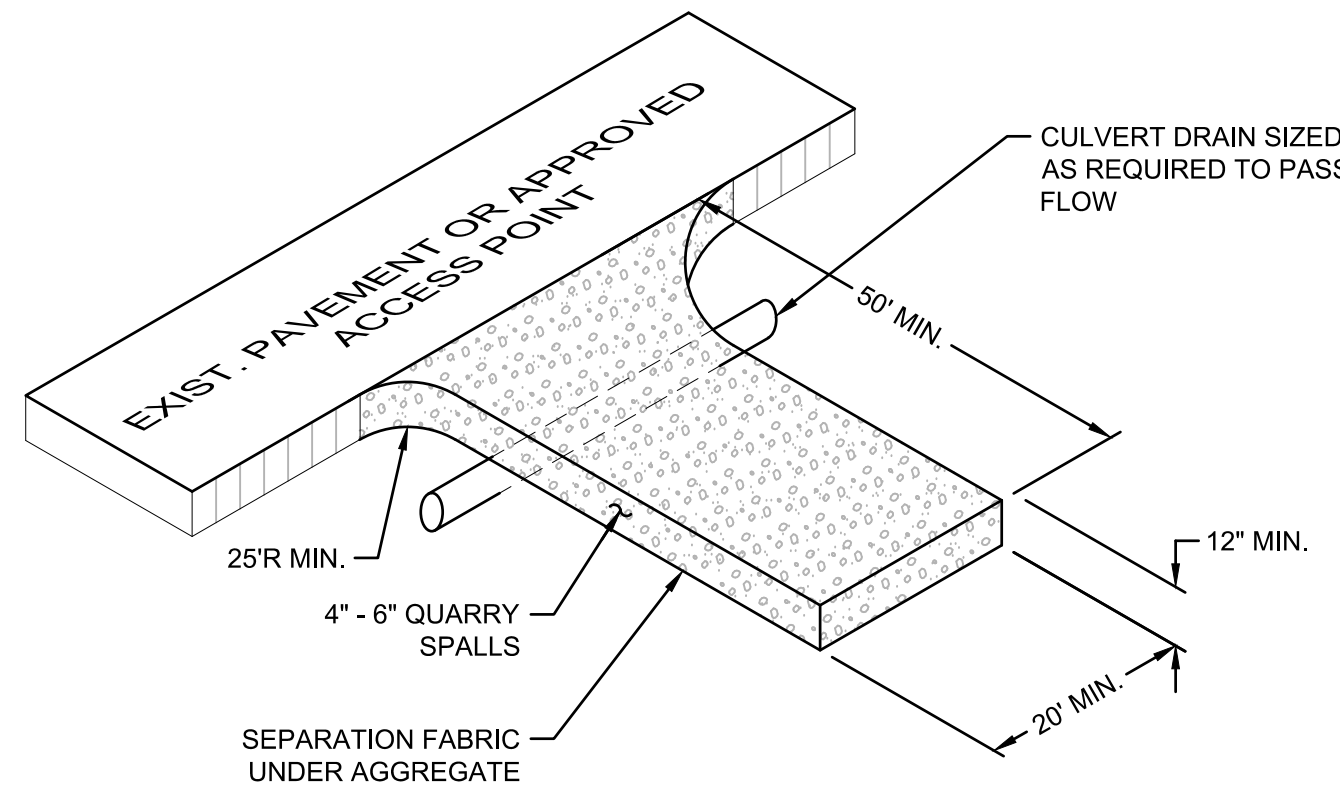


NOTES:

1. TEMPORARY FENCE SHALL BE PLACED AT 15' MIN RADIUS FROM TRUNK OF TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING T-POST ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1" IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOILS AS SOON AS POSSIBLE.
3. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMITS OF THE FENCING.
4. WITHIN CLEARING/GRADING LIMITS OR AT THE EDGE OF THE CLEARING/GRADING LIMITS, TREE PROTECTION MAY BE INSTALLED AROUND GROUPS OF TREES.

3 TREE PROTECTION - CONSTRUCTION FENCE

SCALE: NTS

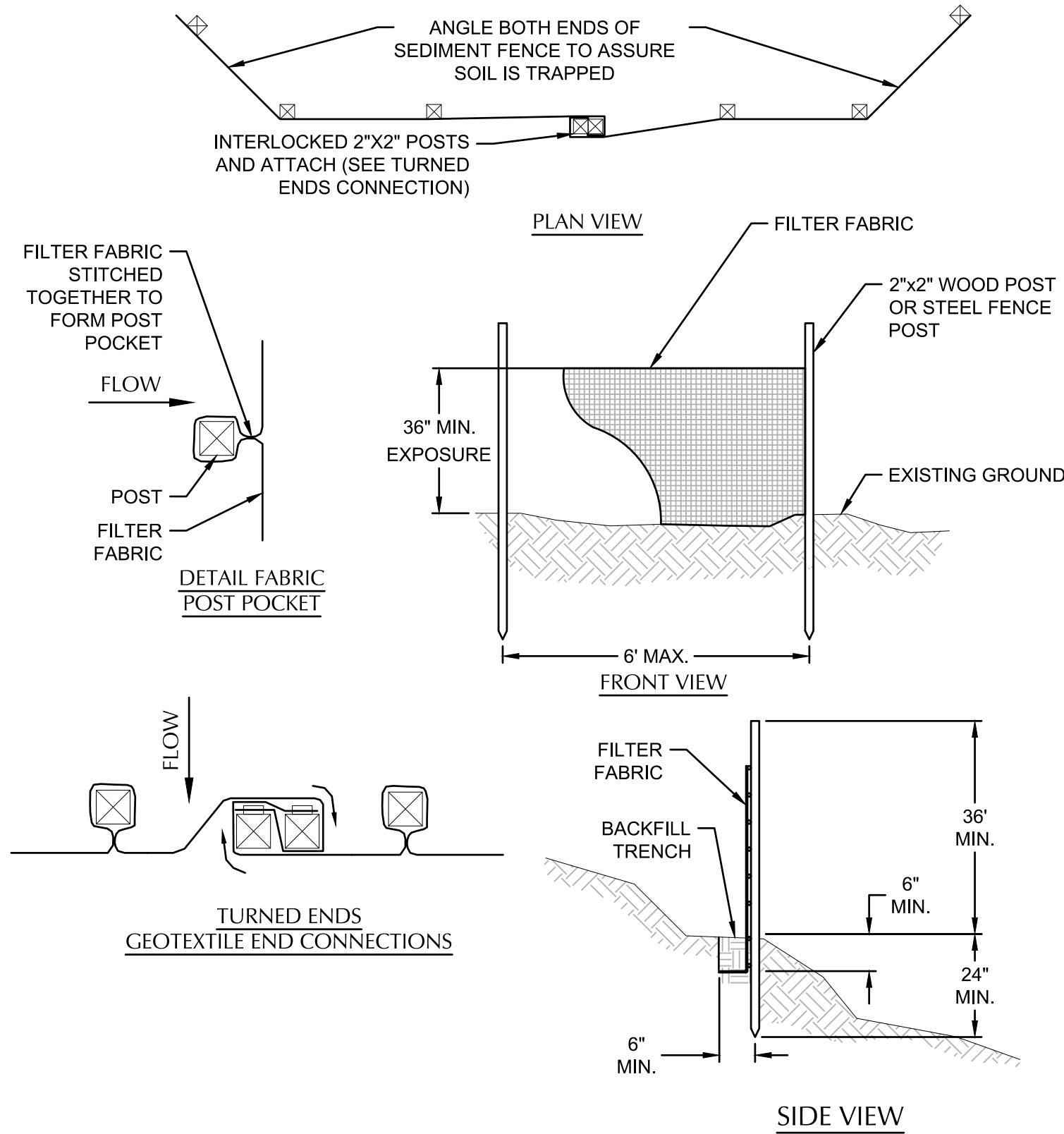


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
5. DIMENSIONS: 50' LONG BY 20' WIDE 3-6" CLEAN ROCK. GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

4 CONSTRUCTION ENTRANCE

SCALE: NTS

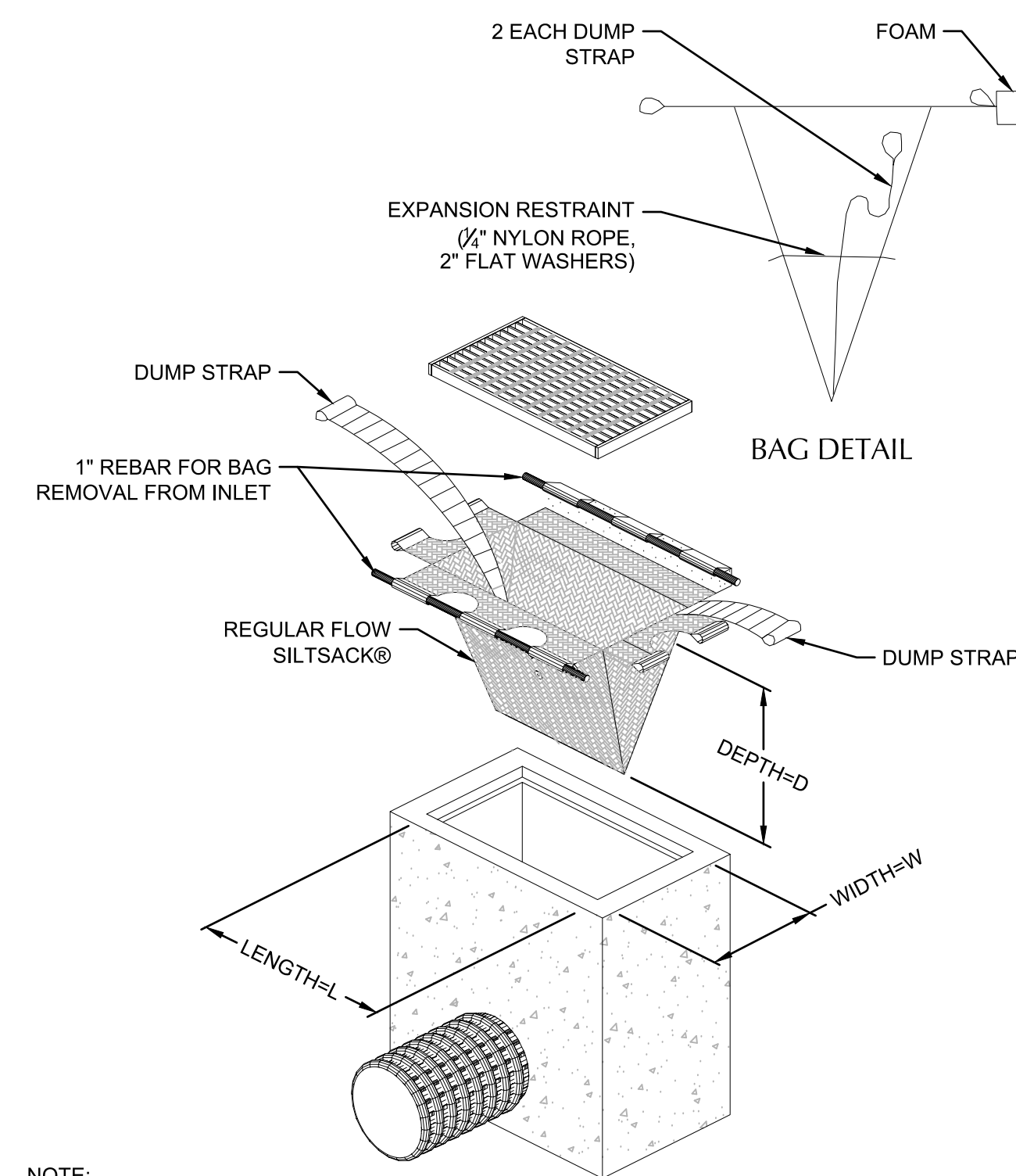


NOTES:

1. THE FILTER FABRIC SHALL BE (36" MIN. WIDTH) PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST, OR OVERLAP 2"x2" POSTS AND ATTACH AS SHOWN ON DETAIL SHEET.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE, THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6-FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24-INCHES.
3. THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6-INCHES. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION, SHALL BE BACKFILLED AND COMPACTED, ALONG THE ENTIRE DISTURBED AREA.
4. STANDARD OR HEAVY DUTY FILTER FABRIC SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2"x2" POST INSTALLATION. STITCHED LOOPS WITH STAKES SHALL BE INSTALLED ON THE DOWN-HILL SIDE OF THE SLOPED AREA.
5. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UP-SLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.
6. FILTER FABRIC FENCES SHALL BE INSPECTED BY CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

1 SEDIMENT FENCE

SCALE: NTS

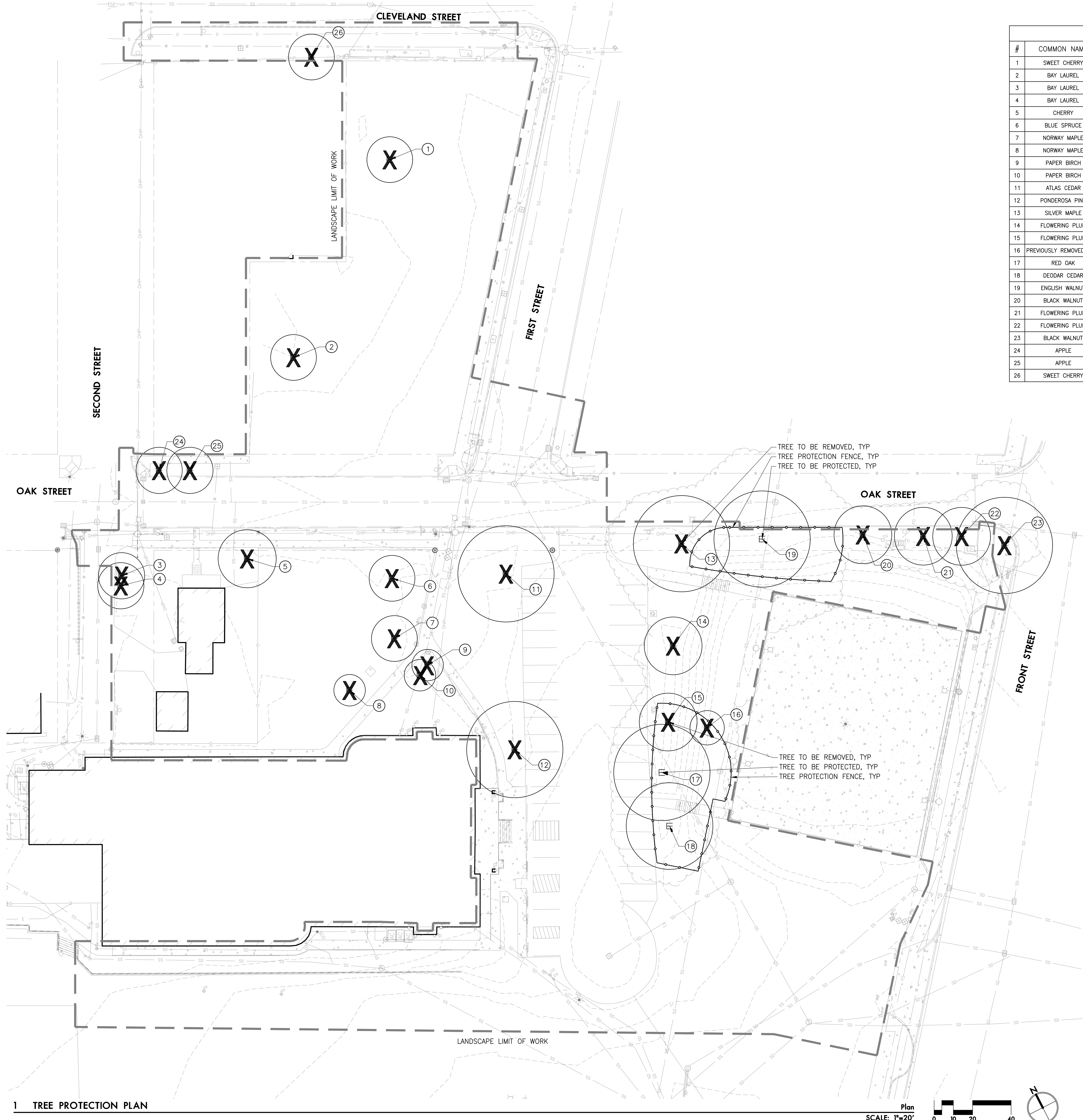


NOTE:

1. DO NOT USE HIGH FLOW INSERT BAGS.

2 INLET SEDIMENT PROTECTION

SCALE: NTS



EXISTING TREES					
#	COMMON NAME	SIZE	CONDITION	TYPE	STATUS
1	SWEET CHERRY	26"	POOR	INVASIVE	TO BE REMOVED
2	BAY LAUREL	32"	FAIR	CLASS S	TO BE REMOVED
3	BAY LAUREL	30"	GOOD	CLASS S	TO BE REMOVED
4	BAY LAUREL	19"	FAIR	N/A	TO BE REMOVED
5	CHERRY	23"	FAIR	N/A	TO BE REMOVED
6	BLUE SPRUCE	17"	GOOD	N/A	TO BE REMOVED
7	NORWAY MAPLE	11"	GOOD	INVASIVE	TO BE REMOVED
8	NORWAY MAPLE	10"	GOOD	INVASIVE	TO BE REMOVED
9	PAPER BIRCH	5"	DEAD	DEAD	TO BE REMOVED
10	PAPER BIRCH	6"	POOR	DEAD	TO BE REMOVED
11	ATLAS CEDAR	37"	GOOD	CLASS T	TO BE REMOVED
12	PONDEROSA PINE	40"	GOOD	CLASS T	TO BE REMOVED
13	SILVER MAPLE	37"	POOR	CLASS T	TO BE REMOVED
14	FLOWERING PLUM	25"	POOR	DANGEROUS	TO BE REMOVED
15	FLOWERING PLUM	24"	FAIR	CLASS S	TO BE REMOVED
16	PREVIOUSLY REMOVED TREE	N/A	N/A	N/A	N/A
17	RED OAK	35"	FAIR	CLASS S	TO REMAIN
18	DEODAR CEDAR	36"	GOOD	CLASS T	TO REMAIN
19	ENGLISH WALNUT	42"	FAIR	CLASS T	TO REMAIN
20	BLACK WALNUT	18"	FAIR	PROHIBITED STREET TREE	TO BE REMOVED
21	FLOWERING PLUM	21"	POOR	N/A	TO BE REMOVED
22	FLOWERING PLUM	16"	POOR	N/A	TO BE REMOVED
23	BLACK WALNUT	31"	FAIR	DANGEROUS	TO BE REMOVED
24	APPLE	7"	POOR	PROHIBITED STREET TREE	TO BE REMOVED
25	APPLE	7"	FAIR	PROHIBITED STREET TREE	TO BE REMOVED
26	SWEET CHERRY	20"	POOR	INVASIVE	TO BE REMOVED

LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE/RIGHT-OF-WAY
- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

ABBREVIATIONS

- ARCH ARCHITECTURAL
- CAL CALIPER
- DBH DIAMETER AT BREAST HEIGHT
- EX EXISTING
- FS FINISH SURFACE
- SF SQUARE FEET

TREE PROTECTION NOTES

- THIS PLAN IS BASED ON A SURVEY BY S&F LAND SERVICES, DATED 04/01/2020. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
- PROTECT ALL TREES INDICATED TO REMAIN, INCLUDING BARK AND ROOT ZONES. INSTALL PROTECTIVE FENCING WHERE INDICATED ON THE TREE PROTECTION PLAN. PROTECTIVE BARRIERS SHALL BE PLACED BEFORE PHYSICAL DEVELOPMENT STARTS AND SHALL STAY IN PLACE UNTIL AFTER PLANNING OFFICIAL AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST.
- TREE PROTECTION FENCING SHALL BE CHAIN LINK, MINIMUM OF 6' HEIGHT, SECURED WITH STEEL POSTS, INSTALLED 5' BEYOND THE EDGE OF THE DRIPLINE OR AT EDGE OF TREE PROTECTION ZONE AS SPECIFIED AND DIRECTED BY OWNER'S REPRESENTATIVE. SEE SPECS FOR ADDITIONAL TREE PROTECTION AND FENCING INFORMATION.
- EXCAVATION WITHIN THE TREE PROTECTION ZONE WILL BE PERFORMED USING ONLY NON-MOTORIZED HANDHELD TOOLS AND SHALL BE THE MINIMUM NECESSARY TO ACCOMPLISH THE PURPOSE FOR THE EXCAVATION AND TO ENSURE LONG-TERM SURVIVAL OF THE TREE.
- TREE PROTECTION FENCING SHALL BE FLUSH WITH THE INITIAL UNDISTURBED GRADE.
- APPROVED SIGNS SHALL BE ATTACHED TO PROTECTION FENCING, AND VISIBLY STATING THAT INSIDE THE FENCING IS A TREE PROTECTION ZONE, NOT TO BE DISTURBED UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE.
- NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE, INCLUDING, BUT NOT LIMITED TO DUMPING OR STORAGE OF MATERIALS SUCH AS BUILDING SUPPLIES, SOIL, WASTE ITEMS, OR PARKED VEHICLES AND EQUIPMENT.
- THE TREE PROTECTION ZONE SHALL REMAIN FREE OF CHEMICALLY INJURIOUS MATERIALS AND LIQUIDS SUCH AS PAINTS, THINNERS, CLEANING SOLUTIONS, PETROLEUM PRODUCTS, AND CONCRETE OR DRY WALL EXCESS, CONSTRUCTION DEBRIS, OR RUNOFF.
- NO EXCAVATION, TRENCHING, GRADING, ROOT PRUNING OR OTHER ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE UNLESS DIRECTED BY AN ARBORIST PRESENT ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- SEE ARCH PLANS FOR SITE CLEARING INFORMATION.
- TREE INVENTORY AND ASSESSMENT PERFORMED BY MORGAN HOLEN AND ASSOCIATES, LLC. FOR TREES 1-23. TREES 24-26 INVENTORIED BY LANGO HANSEN.

opsis

lango.hansen
LANDSCAPE ARCHITECTS
1100 nw glisan #3b
portland or 97209

Opis Architecture LLP
975 SE Main St, Portland, OR 97214
503.525.9511 | info@opsisarch.com
opsisarch.com

NOT FOR
CONSTRUCTION

Project Owner:
City Of Woodburn Oregon

Project Name:
Woodburn Community
Center

Project
Address:
190 Oak Street
Woodburn, OR 97071

Key Plan

10/19/2019

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Revisions to Sheet

No.	Revision	Date
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Status: Planning Commission
Design Review

Date: 10.03.2025

Sheet Title

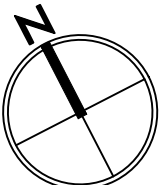
TREE PROTECTION
PLAN

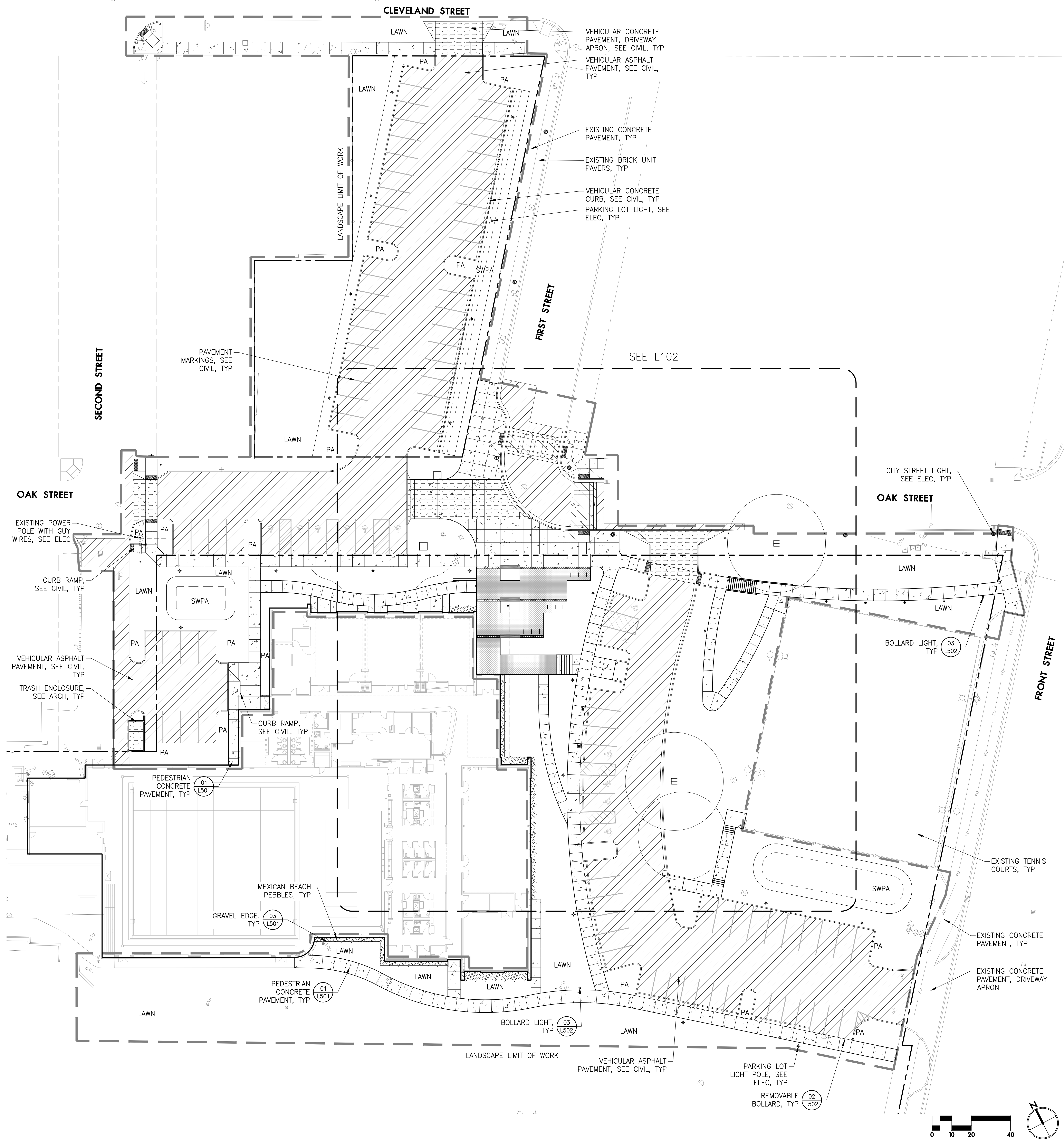
Sheet No.

L001

Job No.

4773-06





PARKING NOTES

- 1. BICYCLE PARKING: 18 TOTAL SHORT-TERM STALLS PROVIDED, 8 STALLS WITHIN 50' OF MAIN ENTRANCE
- 2. CARPOOL/VANPOOL PARKING: 0 C/V STALLS PROVIDED
- 3. ELECTRIC VEHICLE PARKING: 4 TOTAL EV STALLS PROVIDED INCLUDING 1 EV STALL FOR ADA PARKING STALL
- 4. OFF-STREET VEHICLE PARKING: 97 TOTAL STALLS, 12 ADA STALLS

LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE/RIGHT-OF-WAY
- VEHICULAR CONCRETE PAVING, TYPE 1
- VEHICULAR CONCRETE PAVING, TYPE 2
- VEHICULAR ASPHALT PAVING
- PEDESTRIAN CONCRETE PAVEMENT, TYPE 1
- PEDESTRIAN CONCRETE PAVEMENT, TYPE 2
- UNIT PAVERS SAND SET
- MEXICAN BEACH PEBBLES
- BENCH
- CONCRETE CURB
- BIKE RACK
- CITY STREET LIGHT POLE
- PARKING LOT LIGHT POLE
- BOLLARD LIGHT
- ELECTRIC VEHICLE CHARGER
- REMOVABLE BOLLARD
- EXISTING TREE TO REMAIN

ABBREVIATIONS

- | | |
|-------|--------------------------|
| ARCH | ARCHITECTURAL |
| CONC | CONCRETE |
| DWG | DRAWINGS |
| ELEC | ELECTRICAL |
| MECH | MECHANICAL |
| NIC | NOT IN CONTRACT |
| PA | PLANTING AREA |
| SL | SEEDED LAWN |
| SIM | SIMILAR |
| SPECS | SPECIFICATIONS |
| SWPA | STORMWATER PLANTING AREA |
| STRUC | STRUCTURAL |
| TYP | TYPICAL |
| W/ | WITH |

MATERIALS NOTES

- 1. THIS PLAN IS BASED ON A SURVEY BY S&F LAND SERVICES DATED 09/24/2020. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
- 2. PROTECT EXISTING VEGETATION TO REMAIN. SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
- 3. SEE CIVIL DRAWINGS FOR LOCATION OF UTILITIES.
- 4. SEE CIVIL DRAWINGS FOR EARTHWORK CALCULATIONS.
- 5. VEHICULAR PAVEMENT AND PAVEMENT IN THE RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ALL VEHICULAR PAVEMENT, VEHICULAR CURBS, GUTTERS, AND PAVEMENT IN THE RIGHT-OF-WAY.

opsis

lango.hansen
LANDSCAPE ARCHITECTS
1100 nw glisan #3b
portland or 97209

Opis Architecture LLP
975 SE Main St, Portland, OR 97214
503.525.9511 | info@opsisarch.com
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NOT FOR
CONSTRUCTION

Project Owner:
City Of Woodburn Oregon

Project Name:
Woodburn Community
Center

Project
Address:
190 Oak Street
Woodburn, OR 97071

Key Plan

10/01/2019

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Sheet Title

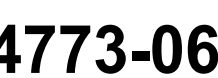
MATERIALS PLAN
OVERALL

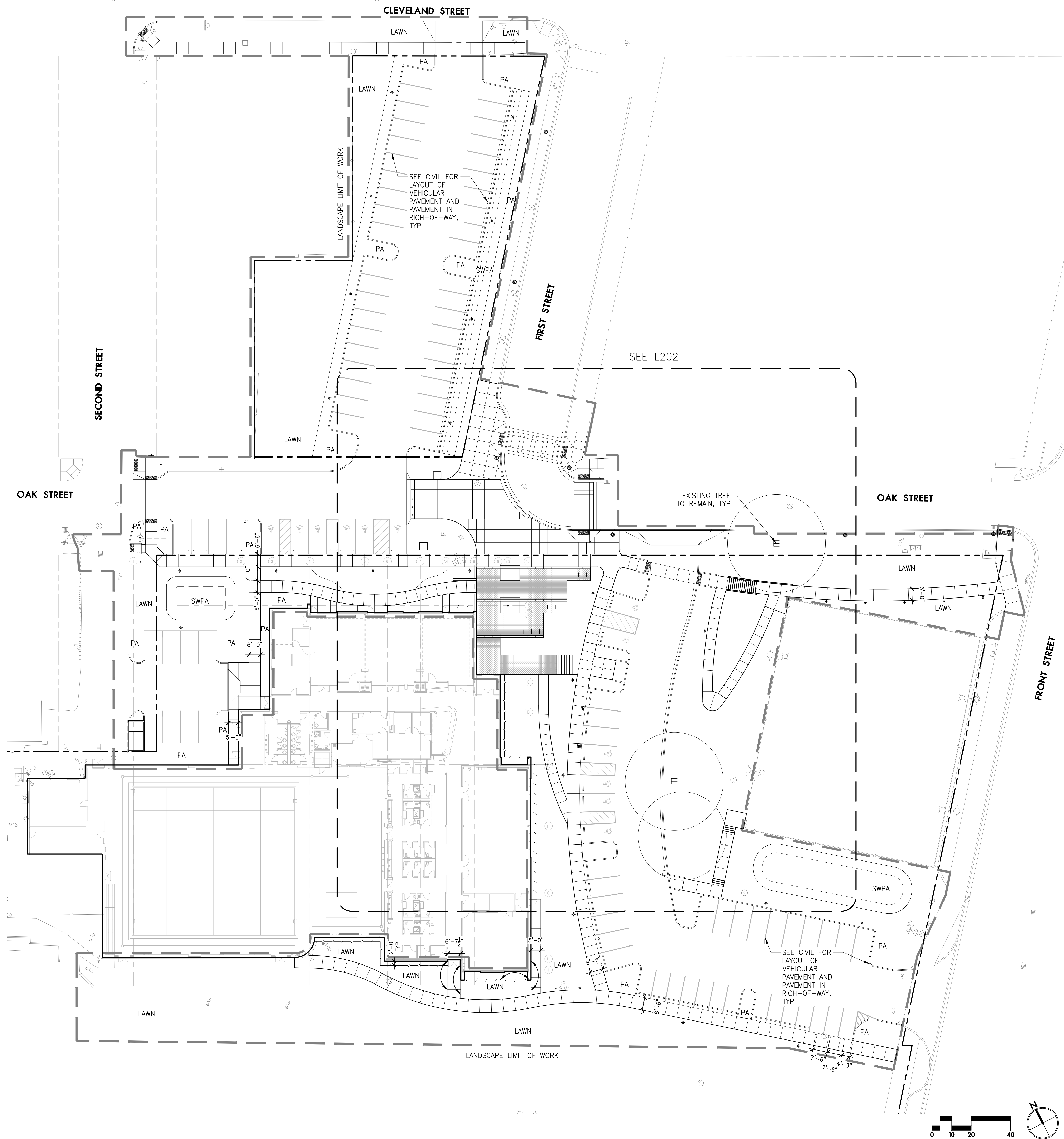
Sheet No.

L101

Job No.

4773-06





LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE/RIGHT-OF-WAY CENTERLINE
- ALIGN
- PEDESTRIAN CONCRETE PAVEMENT
- EXPANSION JOINT
- TOOLED CONTROL JOINT
- CONCRETE CURB
- BIKE RACK
- CITY STREET LIGHT POLE
- PARKING LOT LIGHT POLE
- BOLLARD LIGHT
- ELECTRIC VEHICLE CHARGER
- REMOVABLE BOLLARD
- EXISTING TREE TO REMAIN

ABBREVIATIONS

BOC	BACK OF CURB
CJ	CONTROL JOINT
DIA	DIAMETER
EJ	EXPANSION JOINT
EQ	EQUAL
EW	EACH WAY
FOC	FACE OF CURB
NO	NUMBER
OC	ON CENTER
POT	POINT OF TANGENCY
R	RADIUS
SP	SPACES
TYP	TYPICAL
E	EASTING
N	NORTHING

- LAYOUT NOTES**
- THIS PLAN IS BASED ON A SURVEY BY S&F LAND SERVICES DATED 09/24/2020. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
 - PROTECT EXISTING VEGETATION TO REMAIN; SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
 - SEE CIVIL DRAWING FOR LOCATION OF UTILITIES.
 - FOR DIMENSIONS WHERE INCHES ARE NOT GIVEN, ASSUME 0 INCHES, SUCH THAT 2" EQUALS 2'-0"
 - PAVING DIMENSIONS ARE TO FACE BUILDING, FACE OF CURB, OR FACE OF WALL, UNLESS OTHERWISE NOTED.
 - IF THERE IS A CONFLICT WITH LAYOUT IN THE FIELD, NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - INSTALL EXPANSION JOINTS AND SEALANT WHERE CONCRETE PAVING ABUTS STRUCTURES SUCH AS SITE WALLS, BUILDING EDGES, CONCRETE HEADERS, COLUMNS, FENCING STRUCTURES, AND FREE STANDING STRUCTURES, TYP.
 - SEE CIVIL DRAWINGS FOR ALL VEHICULAR AREA IMPROVEMENTS, INCLUDING PAVING, CURBS, DRIVEWAY APRONS, STRIPING AND SIGNAGE, AS WELL AS ANY VEHICULAR AND PEDESTRIAN PAVING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.
 - ALL SITEWALL DIMENSIONS ARE TO BUILDING GRIDLINES, UNLESS OTHERWISE NOTED. VERIFY THAT ALL BUILDING GRIDLINE DIMENSIONS ARE STAKED ACCURATELY IN THE FIELD PRIOR TO INSTALLATION OF SITEWALLS. REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS BETWEEN ARCHITECTURAL GRIDLINES. SITEWALLS INCLUDE CAST-IN-PLACE RETAINING WALLS AND CHEEKWALLS.
 - DIMENSIONS TO JOINT LINES ARE TO CENTERLINES, TYP.
 - DIMENSIONS TO AREA DRAINS ARE TO CENTER POINTS, TYP.
 - DIMENSIONS TO HANDRAILS ARE TO CENTERLINES, TYP.
 - DIMENSIONS TO LIGHTPOSTS ARE TO CENTERLINES, TYP.
 - SEE CIVIL DRAWINGS FOR LOCATIONS OF MANHOLES.
 - SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION RELATING TO LIGHTING, TRANSFORMER, AND PEDESTALS.
 - NORTHING/EASTING POINTS FOR LIGHTS ARE TO CENTER OF POLE.
 - COORDINATES ARE GIVEN AT ____ INTERVALS ALONG PATH. INSTALL PATH SO THAT EDGE CONDITION CURVES ARE SMOOTH WITH NO KINKS.
 - NORTHEASTING COORDINATES ARE BASED ON BENCHMARK INFORMATION AS GIVEN ON SURVEY. (OR THE INTERSECTION OF 2 BUILDING GRIDLINES, ESTABLISHED AS 0,0)

opsis

lango.hansen
LANDSCAPE ARCHITECTS
1100 nw glisan #3b
portland or 97209

Opis Architecture LLP
975 SE Main St, Portland, OR 97214
503.525.9511 | info@opsisarch.com
opsisarch.com

**NOT FOR
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Project Name:
Woodburn Community Center

Project Address:
**190 Oak Street
Woodburn, OR 97071**

Key Plan

10/01/2025
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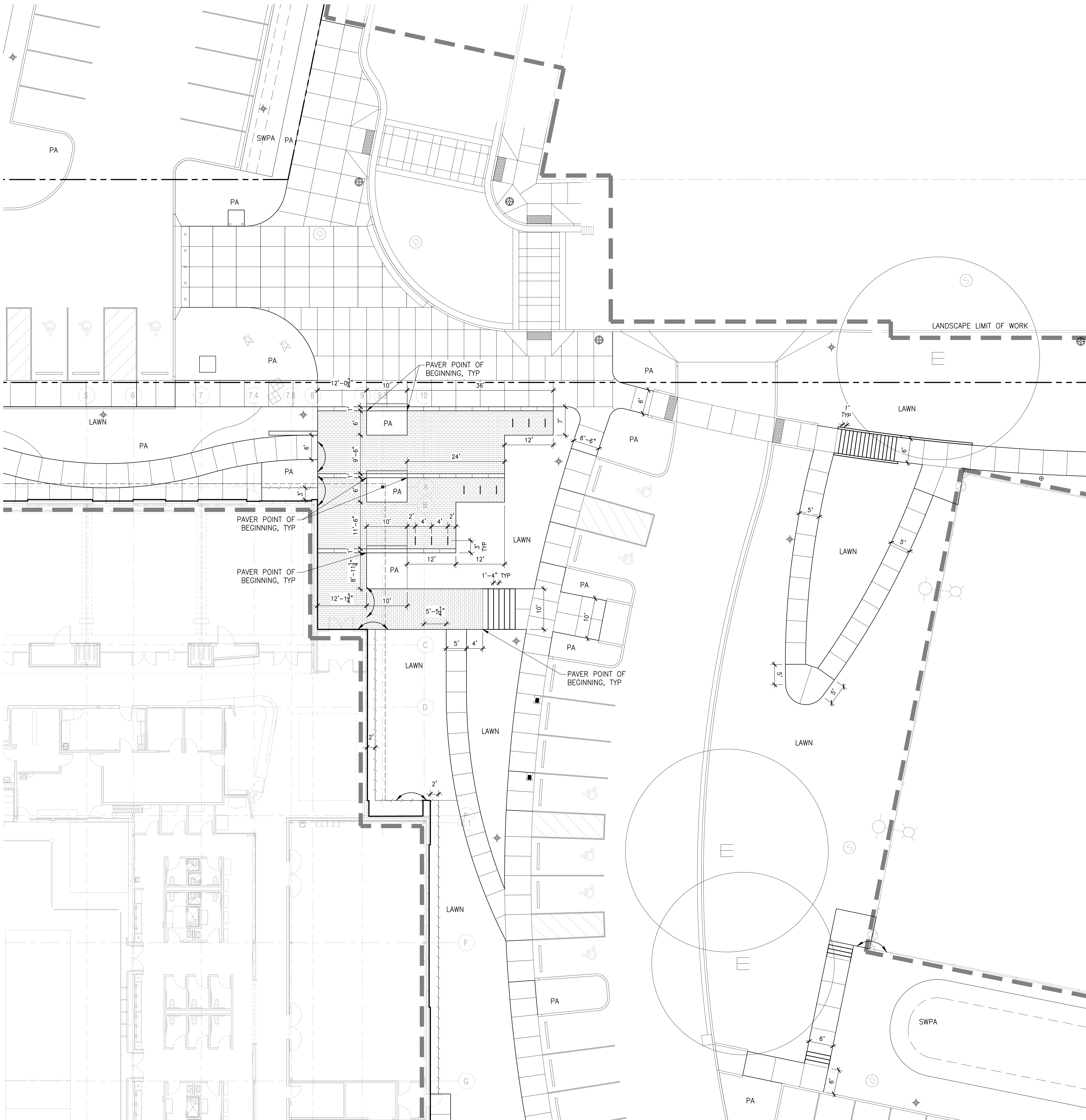
Revisions to Sheet		
No.	Revision	Date

Status: **Planning Commission
Design Review**

Date: **10.03.2025**

Sheet Title
**LAYOUT PLAN
OVERALL**

Sheet No.
L201
Job No.
4773-06



LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE/RIGHT-OF-WAY
- CENTERLINE
- ALIGN
- PEDESTRIAN CONCRETE PAVEMENT
- EXPANSION JOINT
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opsis

lango.hansen

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1100 nw glisan #3b
portland or 97209

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Key Plan

NOTES

- SEE L201 FOR GENERAL NOTES AND ABBREVIATIONS.

10/19/2018

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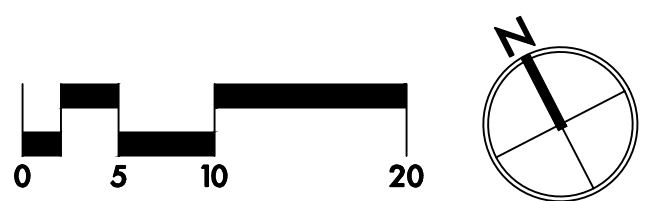
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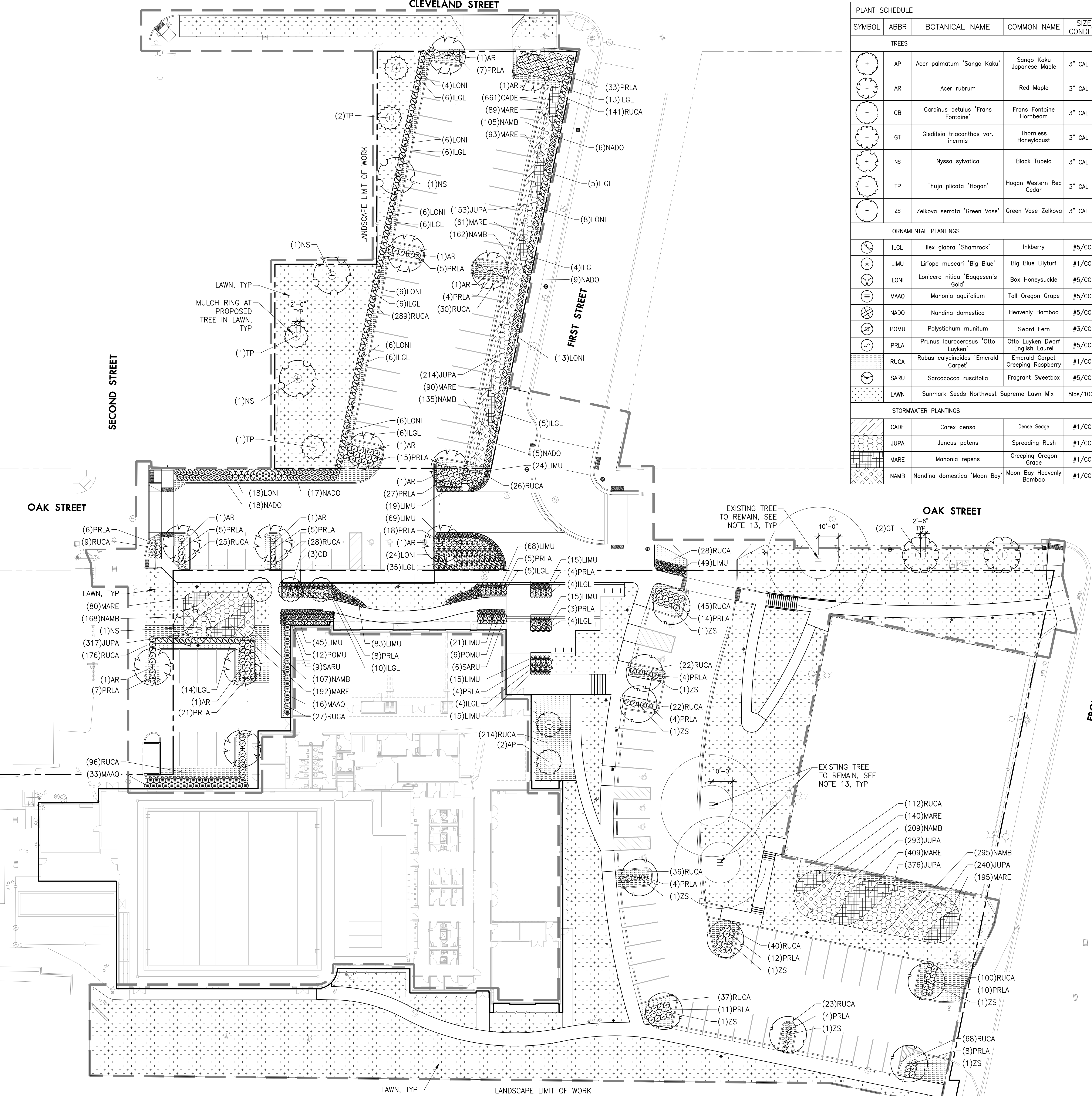
Date: **10.03.2025**

Sheet Title
**LAYOUT PLAN
ENLARGEMENT**

Sheet No.
L202

Job No.
4773-06





PLANT SCHEDULE								
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING	QUANTITY	MATURE HEIGHT	PLANT UNIT
TREES								
	AP	Acer palmatum 'Sango Kaku'	Sango Kaku Japanese Maple	3" CAL B&B	AS SHOWN	2	20'-25'	SMALL TREE
	AR	Acer rubrum	Red Maple	3" CAL B&B	AS SHOWN	12	40'-70'	MEDIUM TREE
	CB	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	3" CAL B&B	AS SHOWN	3	30'-50'	MEDIUM TREE
	GT	Gleditsia triacanthos var. inermis	Thornless Honeylocust	3" CAL B&B	AS SHOWN	2	40'-70'	MEDIUM TREE
	NS	Nyssa sylvatica	Black Tupelo	3" CAL B&B	AS SHOWN	4	30'-50'	MEDIUM TREE
	TP	Thuja plicata 'Hogan'	Hogan Western Red Cedar	3" CAL B&B	AS SHOWN	4	15'-40'	SMALL TREE
	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3" CAL B&B	AS SHOWN	9	60'-80'	LARGE TREE
ORNAMENTAL PLANTINGS								
	ILGL	Ilex glabra 'Shamrock'	Inkberry	#5/CONT.	AS SHOWN	140		
	LIMU	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1/CONT.	AS SHOWN	438		
	LONI	Lonicera nitida 'Baggesen's Gold'	Box Honeysuckle	#5/CONT.	AS SHOWN	97		
	MAAQ	Mahonia aquifolium	Tall Oregon Grape	#5/CONT.	AS SHOWN	49		
	NADO	Nandina domestica	Heavenly Bamboo	#5/CONT.	AS SHOWN	55		
	POMU	Polystichum munitum	Sword Fern	#3/CONT.	AS SHOWN	18		
	PRLA	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Dwarf English Laurel	#5/CONT.	AS SHOWN	253		
	RUCA	Rubus coccineus 'Emerald Carpet'	Emerald Carpet Creeping Raspberry	#1/CONT.	24" O.C.	1594		
	SARU	Sarcococca ruscifolia	Fragrant Sweetbox	#5/CONT.	AS SHOWN	15		
	LAWN	Sunmark Seeds Northwest Supreme Lawn Mix		8lbs/1000SF				
STORMWATER PLANTINGS								
	CADE	Carex densa	Dense Sedge	#1/CONT.	12" O.C.	661		
	JUPA	Juncus patens	Spreading Rush	#1/CONT.	12" O.C.	1593		
	MARE	Mahonia repens	Creeping Oregon Grape	#1/CONT.	12" O.C.	1349		
	NAMB	Nandina domestica 'Moon Bay'	Moon Bay Heavenly Bamboo	#1/CONT.	12" O.C.	1181		

LEGEND

LANDSCAPE LIMIT OF WORK

PROPERTY LINE/RIGHT-OF-WAY

LAWN

CONCRETE CURB

BIKE RACK

CITY STREET LIGHT POLE

PARKING LOT LIGHT POLE

BOLLARD LIGHT

ELECTRIC VEHICLE CHARGER

REMOVABLE BOLLARD

PROPOSED TREE, 3" CALIPER

EXISTING TREE TO REMAIN

ABBREVIATIONS

B&B

CAL

CONT

DIA

DBH

EQ

HT

MIN

MAX

NO

O.C.

SIM

SL

SPECS

TYP

#

BALLED & BURLAPPED

CALIPER

CONTAINER

DIAMETER

DIAMETER AT BREAST HEIGHT

EQUAL

HEIGHT

MINIMUM

MAXIMUM

NUMBER

ON CENTER

SIMILAR

SEEDED LAWN

SPECIFICATIONS

TYPICAL

CONTAINER SIZE

PLANTING NOTES

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2. PROTECT EXISTING VEGETATION TO REMAIN; SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.

3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL ROOTED, AND WELL BRANCHED. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STOCK STANDARDS" LATEST EDITION.

4. ALL PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE SPECIFICATIONS.

5. PLANT SPACING SHALL TAKE PRECEDENCE OVER VALVE BOX LOCATIONS. INSTALLED VALVE BOXES THAT CONFLICT WITH ACCEPTED PLANT LAYOUT SHALL BE MOVED TO POSITION BETWEEN PLANTS.

6. PLANT COUNTS FOR TREES AND SHRUBS ARE SUPPLIED FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL PLANTS IN LOCATIONS AND QUANTITIES SHOWN. FOR GROUNDCOVER PLANTING, SEE DETAIL 11-1.

7. CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING, FOR APPROVAL BY LANDSCAPE ARCHITECT.

8. TREES TO BE RETAINED AND/OR PLANTED SHALL BE WATERED AS NECESSARY TO MINIMIZE STRESS TO THE TREE, PROMOTE ROOT GROWTH, AND ENSURE SURVIVAL, THROUGHOUT THE CONSTRUCTION PERIOD AND THE FIRST THREE GROWING SEASONS AFTER PLANTING. TREES SHALL BE MULCHED WITH COMPOST MULCH, SEE SPECIFICATIONS. PROTECTIVE BARRIERS SHALL STAY IN PLACE UNTIL PLANNING OFFICIAL AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST. STAKING & FERTILIZING SHALL BE REQUIRED WHERE DEEMED NECESSARY BY PLANNING OFFICIAL. SEE SECTION _____ FOR ADDITIONAL REQUIREMENTS.

9. REPAIR AND RESEED ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING SOIL PREPARATION. SEE 329100 AND 329300.

10. ALL LANDSCAPE AREAS THAT HAVE A SLOPE GREATER THAN 1 VERTICAL FOOT IN 3 HORIZONTAL FEET SHALL RECEIVE JUTE MATTING, SEE SPECIFICATIONS.

11. ALL PLANTING AREAS ARE TO BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM EXCEPT RESEDED DISTURBED AREAS, THOSE ARE ARE TO BE NON-IRRIGATED.

12. ALL PARKING LOT AND STREET TREES MUST HAVE 6' CLEAR HEIGHT TO LOWEST BRANCHES.

13. MULCH RINGS TO BE INSTALLED AT ALL EXISTING TREES. TWO (2) INCHES OF MULCH TO BE INSTALLED. SEE PLAN FOR DIAMETER OF MULCH RINGS.

1 PLANTING PLAN

Plan

SCALE: 1"=20'

0

10

20

40

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lango.hansen

LANDSCAPE ARCHITECTS

1100 nw glisan #3b
portland or 97209

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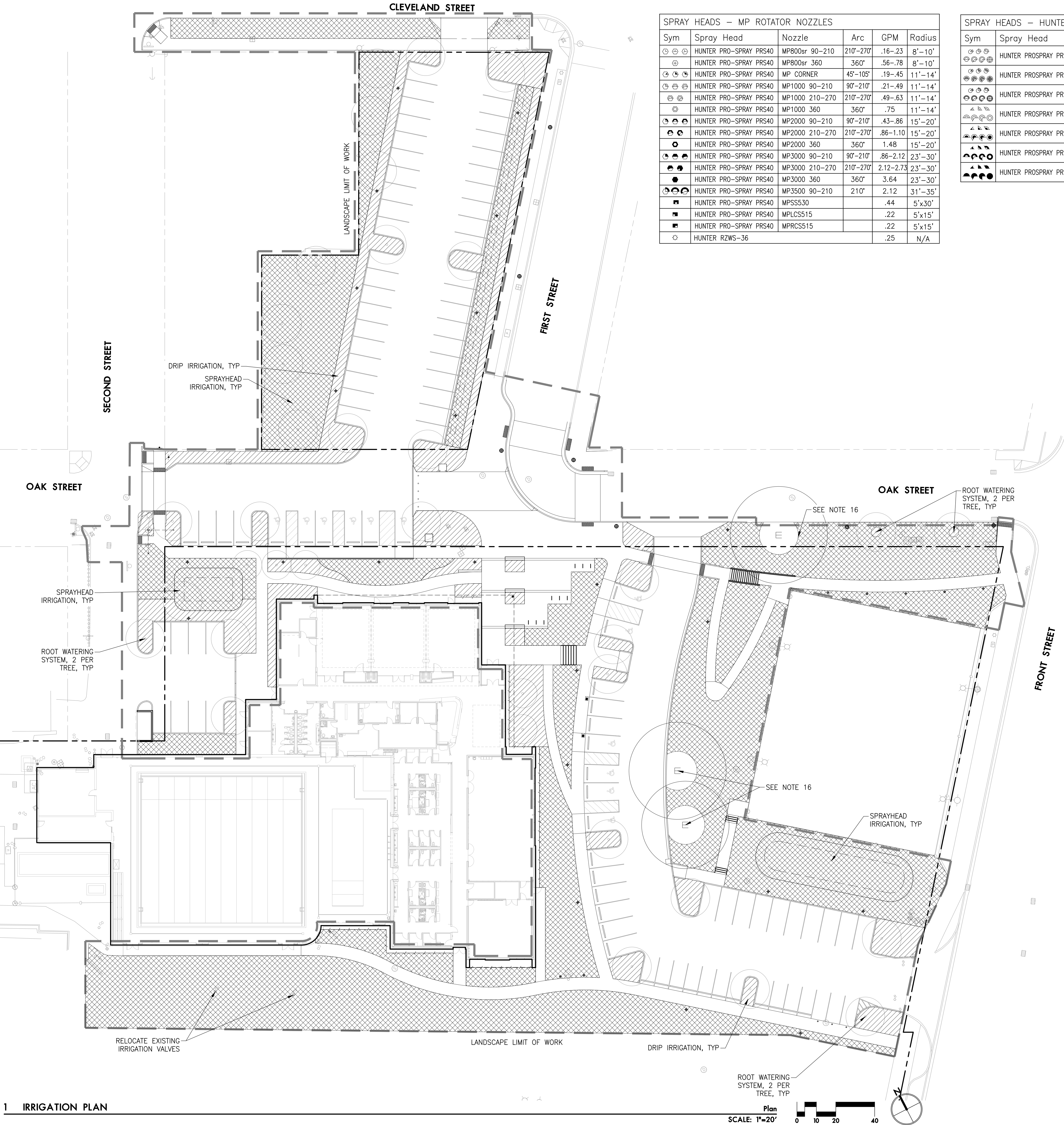
PLANTING PLAN

Sheet No.

L301

Job No.

4773-06



SPRAY HEADS – MP ROTATOR NOZZLES					
Sym	Spray Head	Nozzle	Arc	GPM	Radius
☉ ☉ ☉	HUNTER PRO–SPRAY PRS40	MP800sr 90–210	210°–270°	.16–.23	8’–10’
☉	HUNTER PRO–SPRAY PRS40	MP800sr 360	360°	.56–.78	8’–10’
☉ ☉ ☉	HUNTER PRO–SPRAY PRS40	MP CORNER	45°–105°	.19–.45	11’–14’
☉ ☉ ☉	HUNTER PRO–SPRAY PRS40	MP1000 90–210	90°–210°	.21–.49	11’–14’
☉ ☉ ☉	HUNTER PRO–SPRAY PRS40	MP1000 210–270	210°–270°	.49–.63	11’–14’
☉	HUNTER PRO–SPRAY PRS40	MP1000 360	360°	.75	11’–14’
☉ ☉ ☉	HUNTER PRO–SPRAY PRS40	MP2000 90–210	90°–210°	.43–.86	15’–20’
☉ ☉ ☉	HUNTER PRO–SPRAY PRS40	MP2000 210–270	210°–270°	.86–1.10	15’–20’
☉	HUNTER PRO–SPRAY PRS40	MP2000 360	360°	1.48	15’–20’
☉ ☉ ☉	HUNTER PRO–SPRAY PRS40	MP3000 90–210	90°–210°	.86–2.12	23’–30’
☉ ☉ ☉	HUNTER PRO–SPRAY PRS40	MP3000 210–270	210°–270°	2.12–2.73	23’–30’
☉	HUNTER PRO–SPRAY PRS40	MP3000 360	360°	3.64	23’–30’
☉ ☉ ☉	HUNTER PRO–SPRAY PRS40	MP3500 90–210	210°	2.12	31’–35’
☐	HUNTER PRO–SPRAY PRS40	MPSS530		.44	5’x30’
☐	HUNTER PRO–SPRAY PRS40	MPLCS515		.22	5’x15’
☐	HUNTER PRO–SPRAY PRS40	MPRC515		.22	5’x15’
☉	HUNTER RZWS–36			.25	N/A

SPRAY HEADS – HUNTER PRO ADJUSTABLE NOZZLES					
Sym	Spray Head	Nozzle	Arc	GPM	Radius
☉ ☉ ☉	HUNTER PROSPRAY PRS30	PRO–ADJUST 4A	45°–360°	.13–.80	4’
☉ ☉ ☉	HUNTER PROSPRAY PRS30	PRO–ADJUST 6A	45°–360°	.18–1.26	6’
☉ ☉ ☉	HUNTER PROSPRAY PRS30	PRO–ADJUST 8A	45°–360°	.22–1.76	8’
☉ ☉ ☉	HUNTER PROSPRAY PRS30	PRO–ADJUST 10A	45°–360°	.25–2.00	10’
☉ ☉ ☉	HUNTER PROSPRAY PRS30	PRO–ADJUST 12A	45°–360°	.32–2.52	12’
☉ ☉ ☉	HUNTER PROSPRAY PRS30	PRO–ADJUST 15A	45°–360°	.47–3.72	15’
☉ ☉ ☉	HUNTER PROSPRAY PRS30	PRO–ADJUST 17A	45°–360°	.58–4.60	17’

LEGEND

LANDSCAPE LIMIT OF WORK

PROPERTY LINE/RIGHT–OF–WAY

DRIP IRRIGATION

SPRAYHEAD IRRIGATION

TEMPORARY IRRIGATION

CONCRETE CURB

—

BIKE RACK

☉

CITY STREET LIGHT POLE

⬢

PARKING LOT LIGHT POLE

•

BOLLARD LIGHT

■

ELECTRIC VEHICLE CHARGER

•

REMOVABLE BOLLARD

○

PROPOSED TREE, 3" CALIPER

⊕

EXISTING TREE TO REMAIN

ABBREVIATIONS

B&B

BALLED & BURLAPPED

CAL

CALIPER

CONT

CONTAINER

DIA

DIAMETER

DBH

DIAMETER AT BREAST HEIGHT

EQ

EQUAL

HT

HEIGHT

MIN

MINIMUM

MAX

MAXIMUM

NO

NUMBER

O.C.

ON CENTER

SIM

SIMILAR

SL

SEEDED LAWN

SPECS

SPECIFICATIONS

TYP

TYPICAL

#

CONTAINER SIZE

IRRIGATION NOTES

1.

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2.

INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.

3.

PRIOR TO COMMENCEMENT OF ANY IRRIGATION WORK, VERIFY MINIMUM FLOW RATE OF ____GPM AND MINIMUM DYNAMIC (WORKING) PRESSURE OF ____PSI WHEN FLOWING AT ____ (MIN FLOW RATE)____ AT THE POINT OF CONNECTION.

4.

ALL TRENCHING WITHIN ROOT PROTECTION ZONES SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE TREE PROTECTION PLANS AND SECTION 015639.

5.

COORDINATE ALL IRRIGATION WORK WITH OTHER TRADES AS REQUIRED, INCLUDING POINT(S)–OF–CONNECTION AND CONTROLLER INSTALLATION.

6.

IRRIGATION PLANS ARE DIAGRAMMATIC. ALL VALVES AND IRRIGATION HEADS SHALL BE LOCATED IN PLANTED AREAS. FIELD ADJUST LINES TO AVOID CONFLICTS WITH STRUCTURES AND UTILITIES.

7.

ALL PIPES AND EQUIPMENT SHOWN IN PAVED AREAS IS FOR GRAPHIC CLARITY ONLY. ALL PIPES AND EQUIPMENT SHALL BE IN PLANTING AREAS UNLESS OTHERWISE NOTED.

8.

PROVIDE SLEEVES UNDER ALL PAVED AREAS FOR IRRIGATION MAINLINE AND LATERALS.

9.

ALL VALVES (EXCEPT FOR MANUAL DRAIN VALVES ON DRIP ZONES) AND THE MAINLINE MUST BE LOCATED WITHIN PROPERTY LINE.

10.

COORDINATE IRRIGATION POINTS OF CONNECTION AND LOCATION OF REMOTE CONTROL VALVE ASSEMBLIES AND SLEEVES. COORDINATE ALL WORK WITH OTHER TRADES INVOLVED.

11.

PLACE ALL VALVES IN VALVE BOXES AND IN A MANNER THAT FACILITATES ACCESS FOR MAINTENANCE. SIZE BOXES TO ACCOMMODATE COMPLETE VALVE ASSEMBLY. MAINTAIN MIN. 12" BETWEEN VALVE BOXES AND PAVEMENT.

12.

IRRIGATION LATERALS ARE SIZED STARTING AT VALVE AND CONTINUING IN DIRECTION OF FLOW. REDUCTIONS IN PIPE SIZE ARE LABELED BEGINNING DOWNSTREAM OF NEAREST FITTING. ALL LATERALS NOT SIZED ARE MINIMUM 3/4" OR SAME SIZE AS NEAREST ADJACENT PIPE.

13.

CONTRACTOR TO MARK LAYOUT OF TRENCHES AND VALVE LOCATIONS FOR PREVIEW BY OWNER IN FIELD PRIOR TO CONSTRUCTION.

14.

INSTALL AND ADJUST ALL COMPONENTS OF IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF ALL PLANTING AREAS AND MINIMIZE OVERSPRAY ONTO BUILDINGS AND PAVING AREAS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE WORKING SYSTEM.

15.

PROVIDE 12" POP–UP SPRINKLER BODIES FOR ALL SHRUB AND GROUNDCOVER BEDS, AND 6" SPRINKLER BODIES FOR LAWN AREAS AND SHRUB BEDS IMMEDIATELY ADJACENT TO PARKING AREAS.

16.

TEMPORARY IRRIGATION HEADS TO BE ADJUSTED SUCH THAT SPRAY DOES NOT CONTACT THE TRUNKS OF EXISTING TREES.

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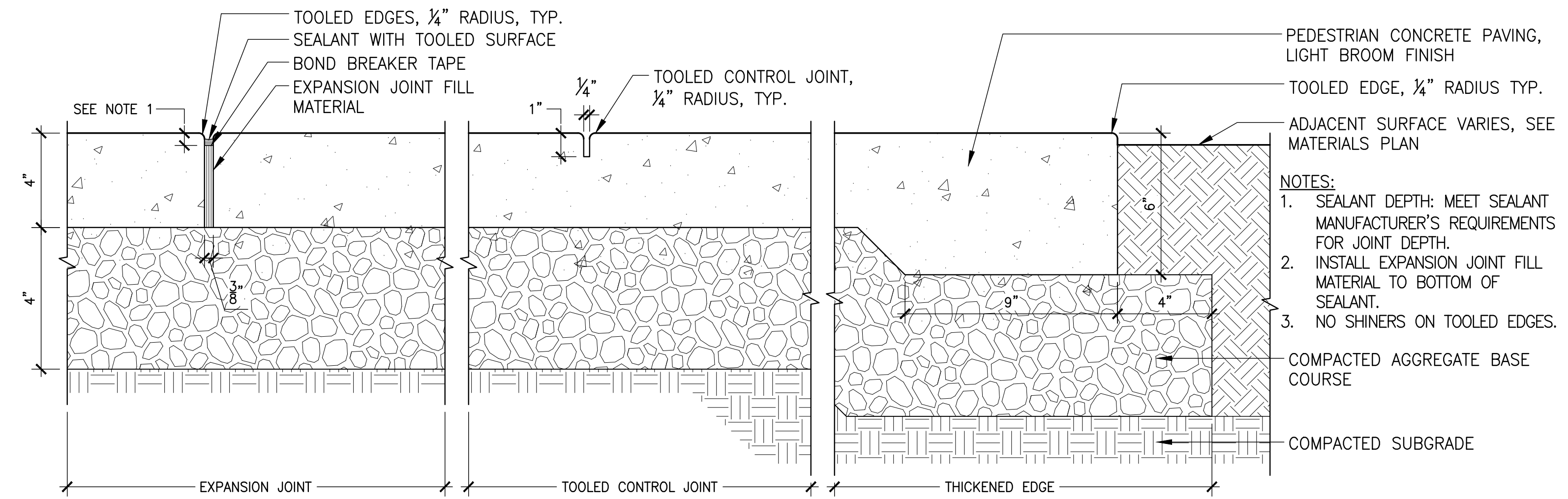
IRRIGATION PLAN

Sheet No.

L401

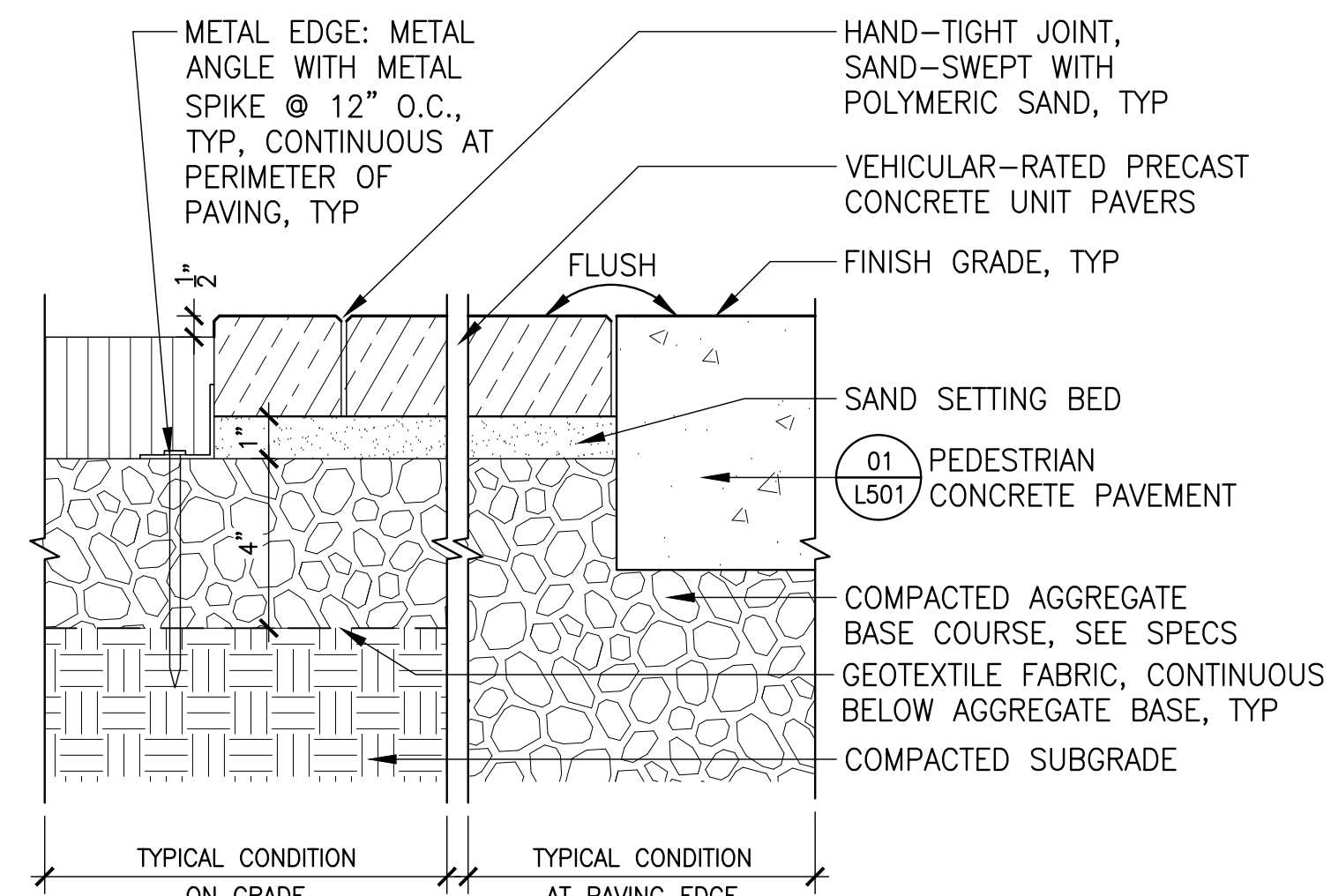
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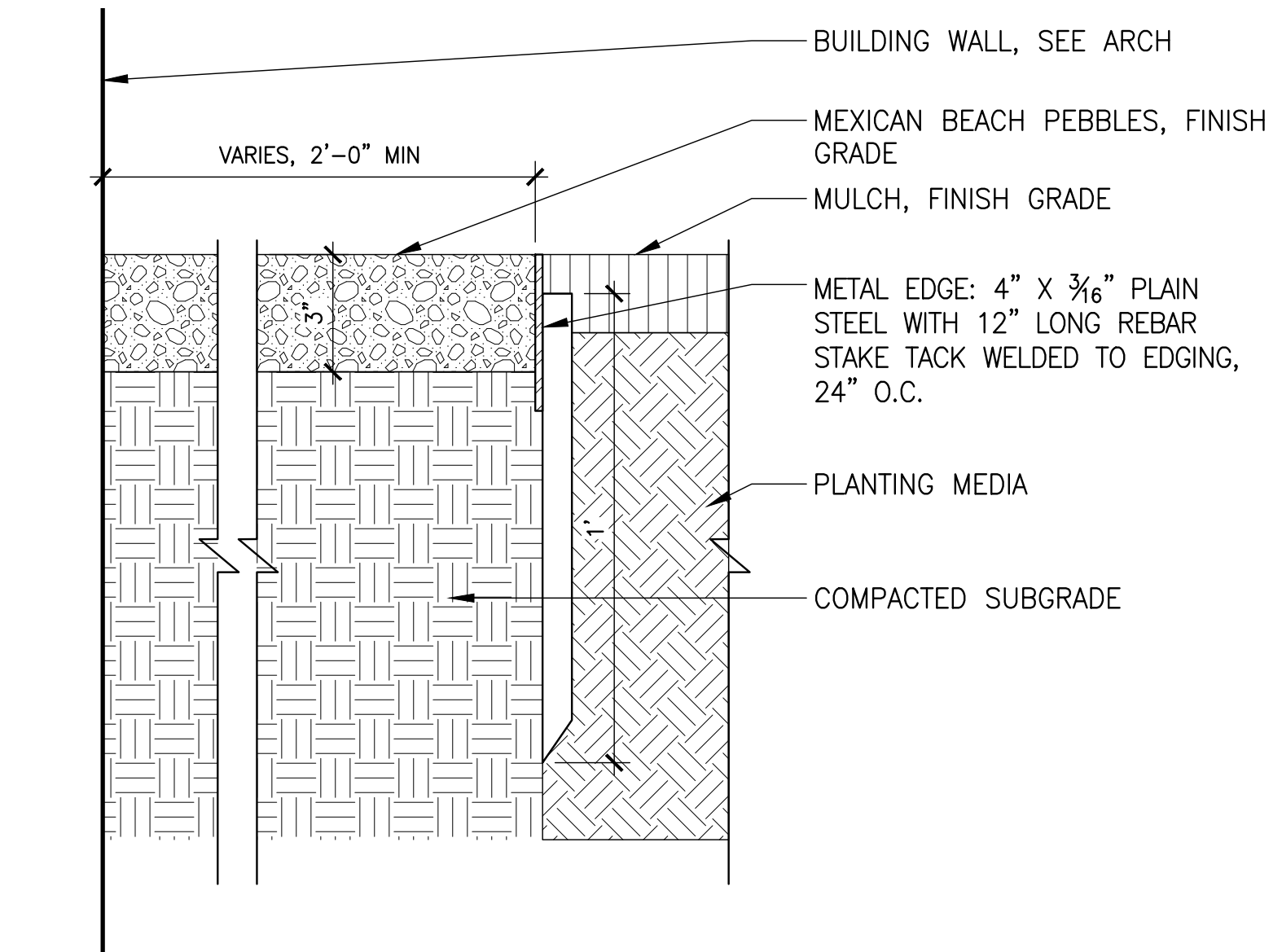
01 PEDESTRIAN CONCRETE PAVEMENT

Section
3" = 1'-0"



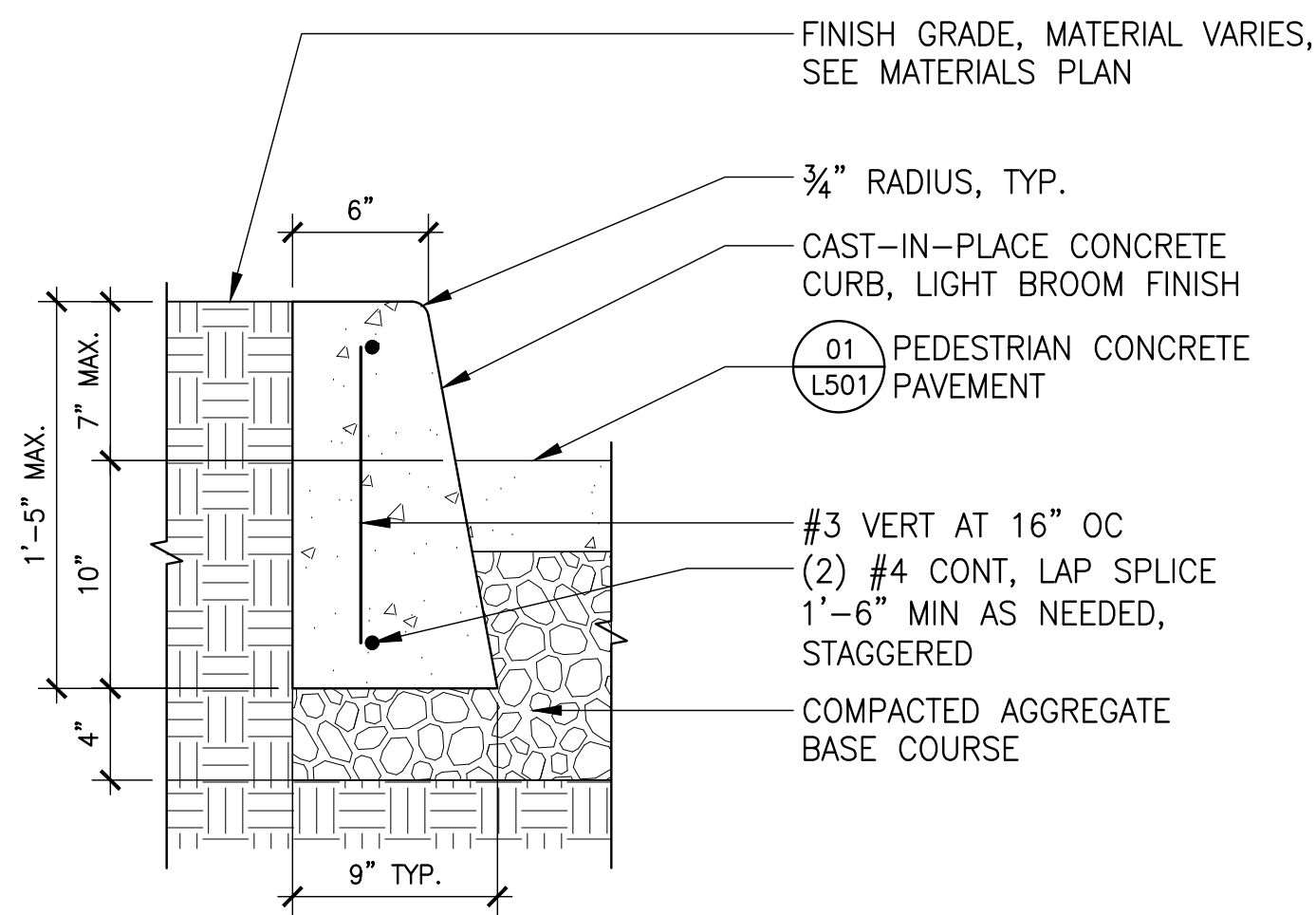
02 UNIT PAVERS SAND SET

Section
3" = 1'-0"



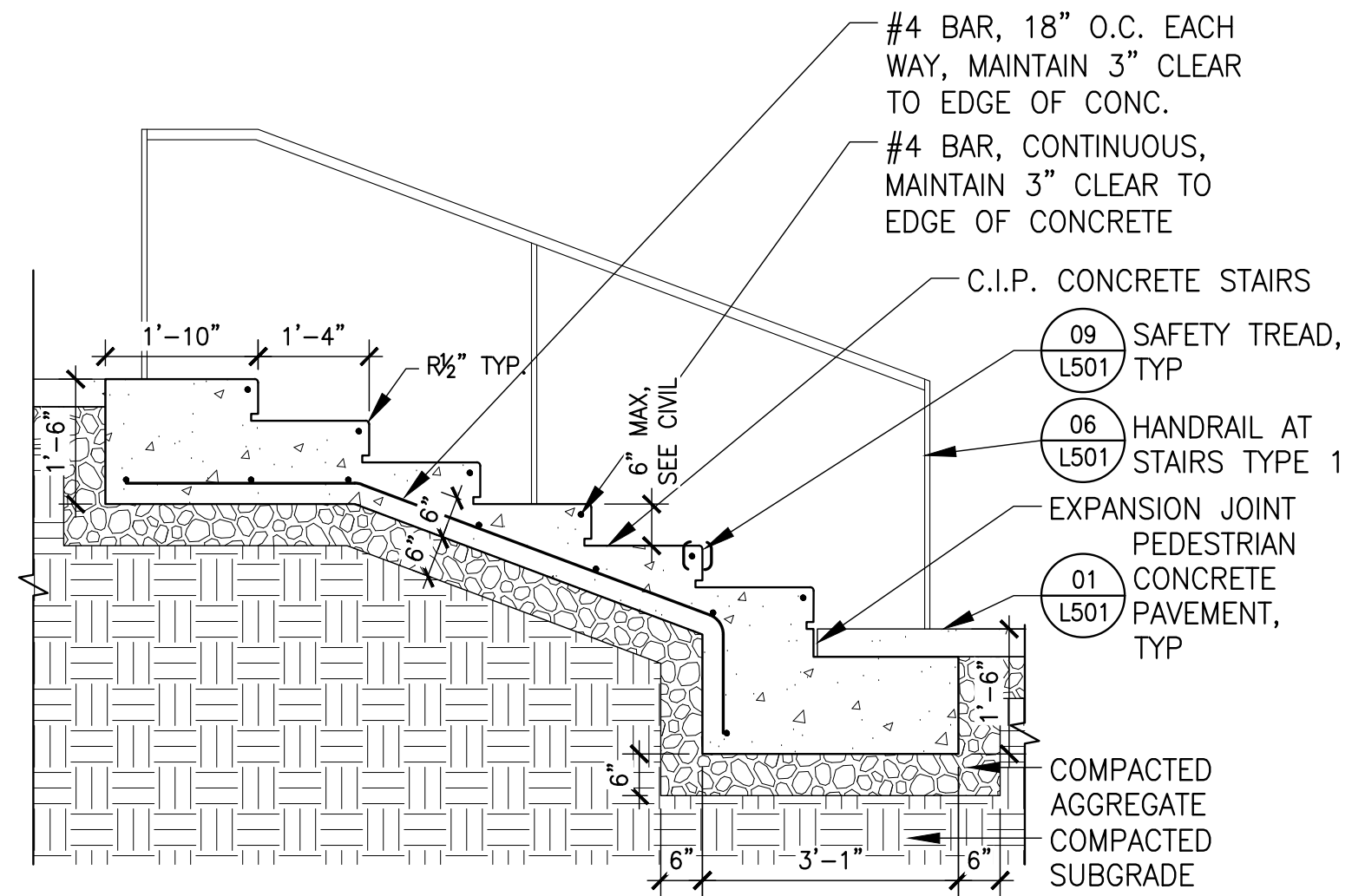
03 GRAVEL EDGE

Section
3" = 1'-0"



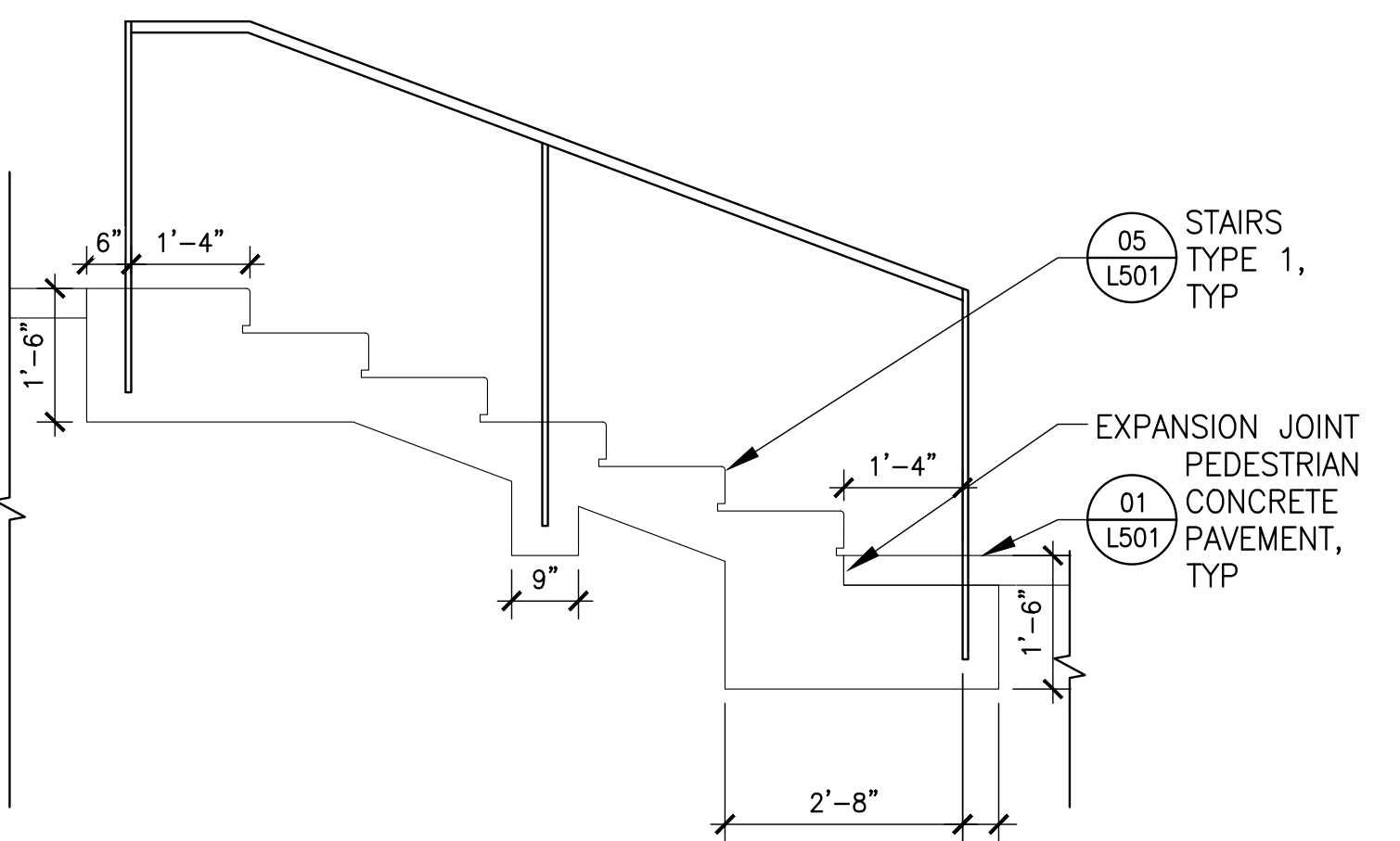
04 CONCRETE CURB

Section
1 1/2" = 1'-0"



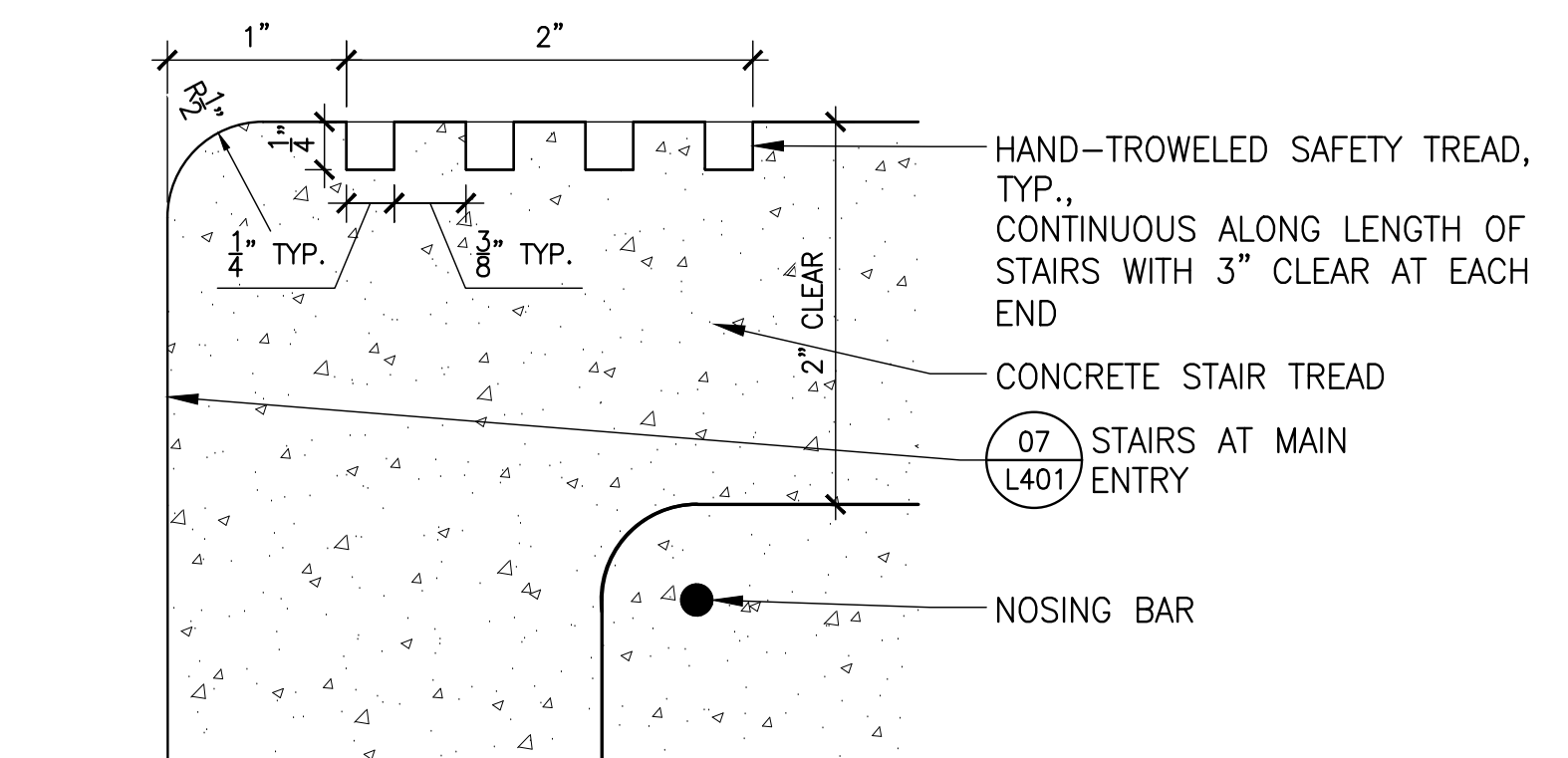
05 STAIRS TYPE 1

Section
1/2" = 1'-0"



06 HANDRAIL AT STAIRS TYPE 1

Section
1/2" = 1'-0"



07 SAFETY TREAD

Section
1' = 1'-0"

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lango.hansen

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Date: 10.03.2025

Sheet Title

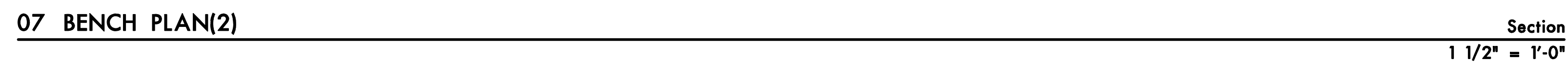
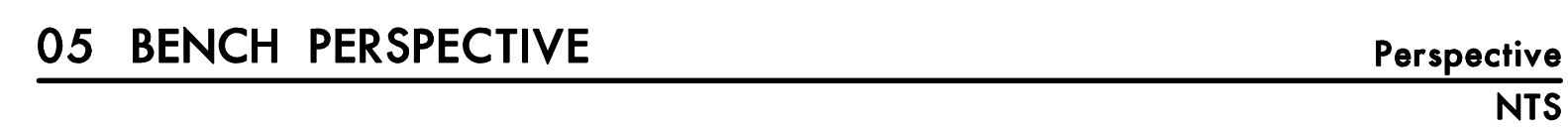
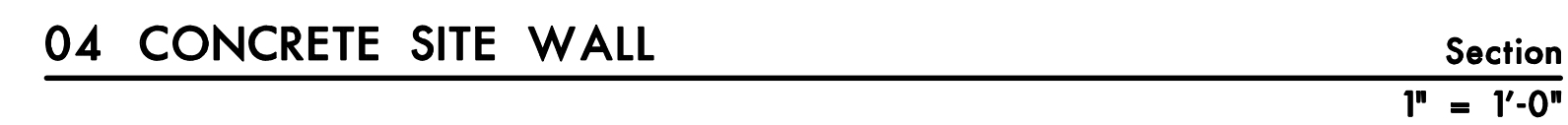
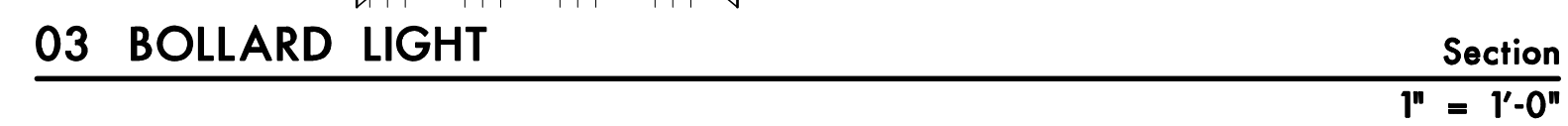
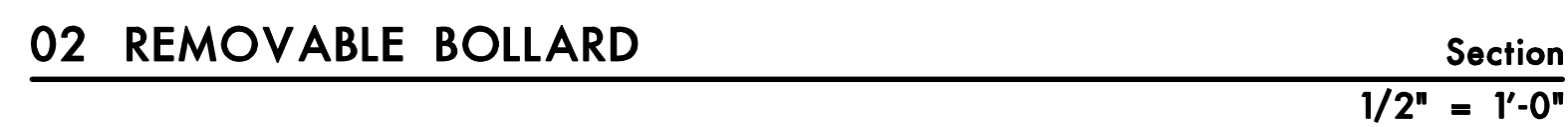
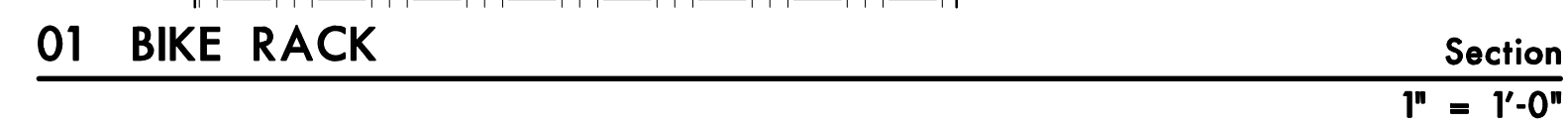
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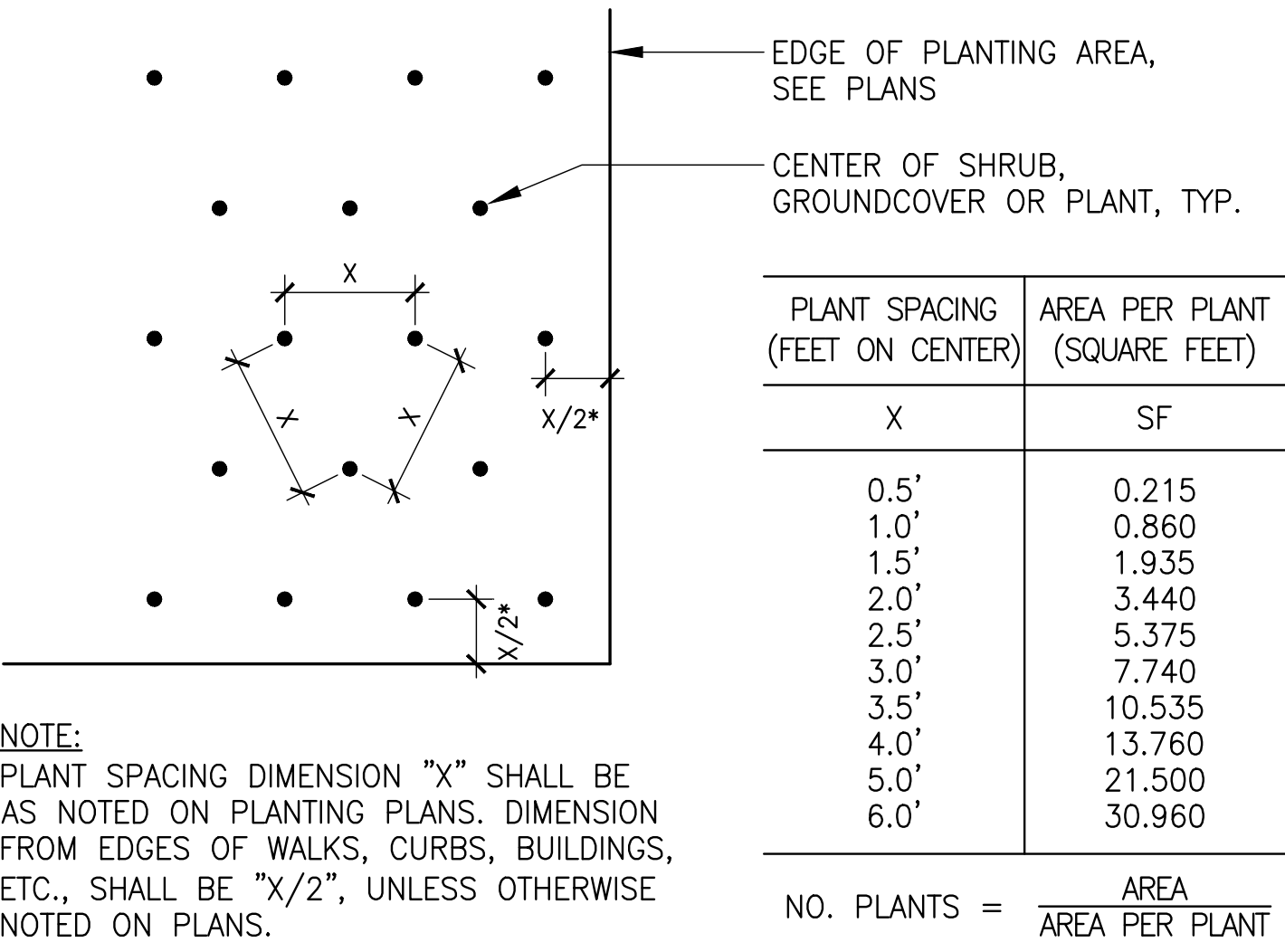
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Job No.

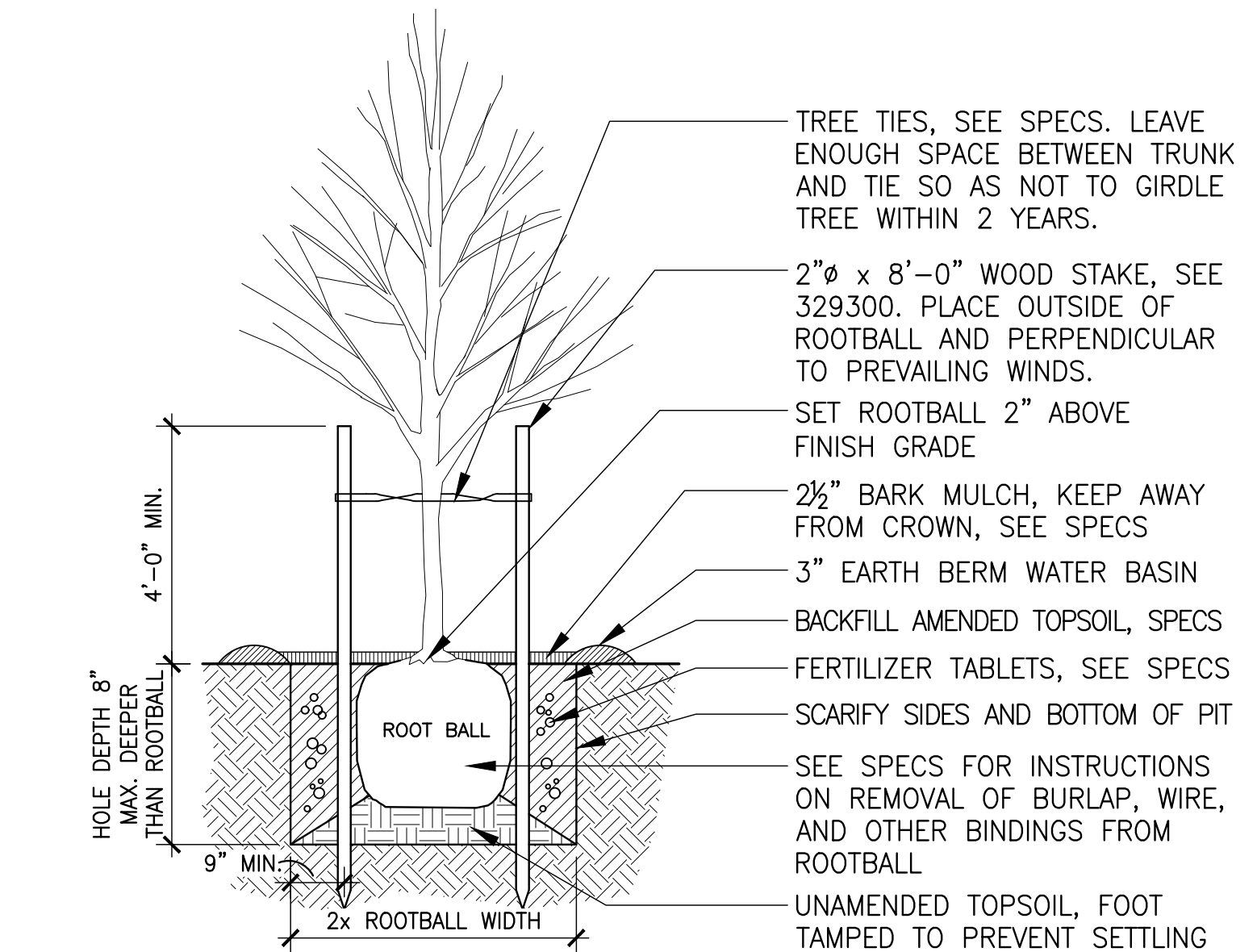
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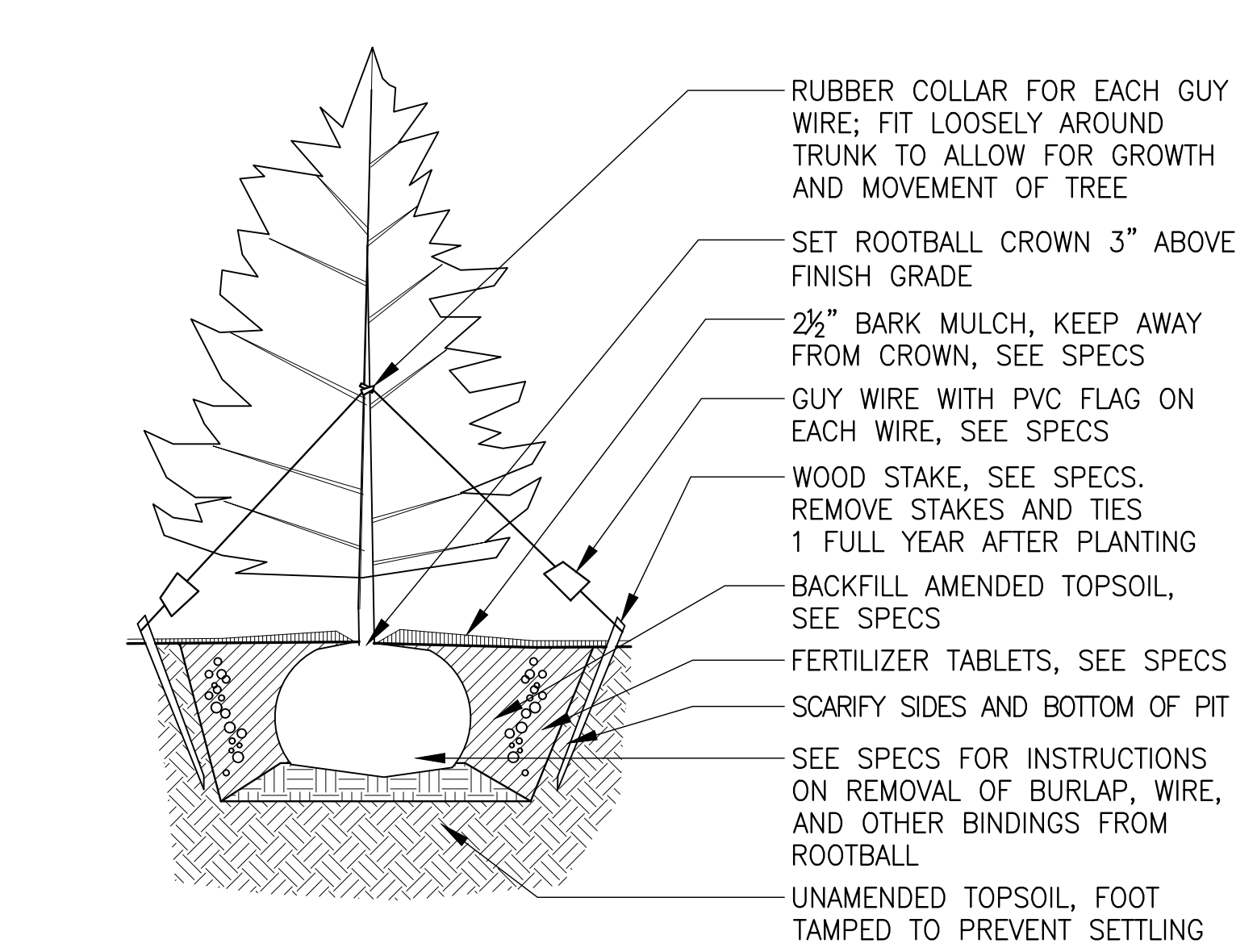
01 PLANT SPACING

Section
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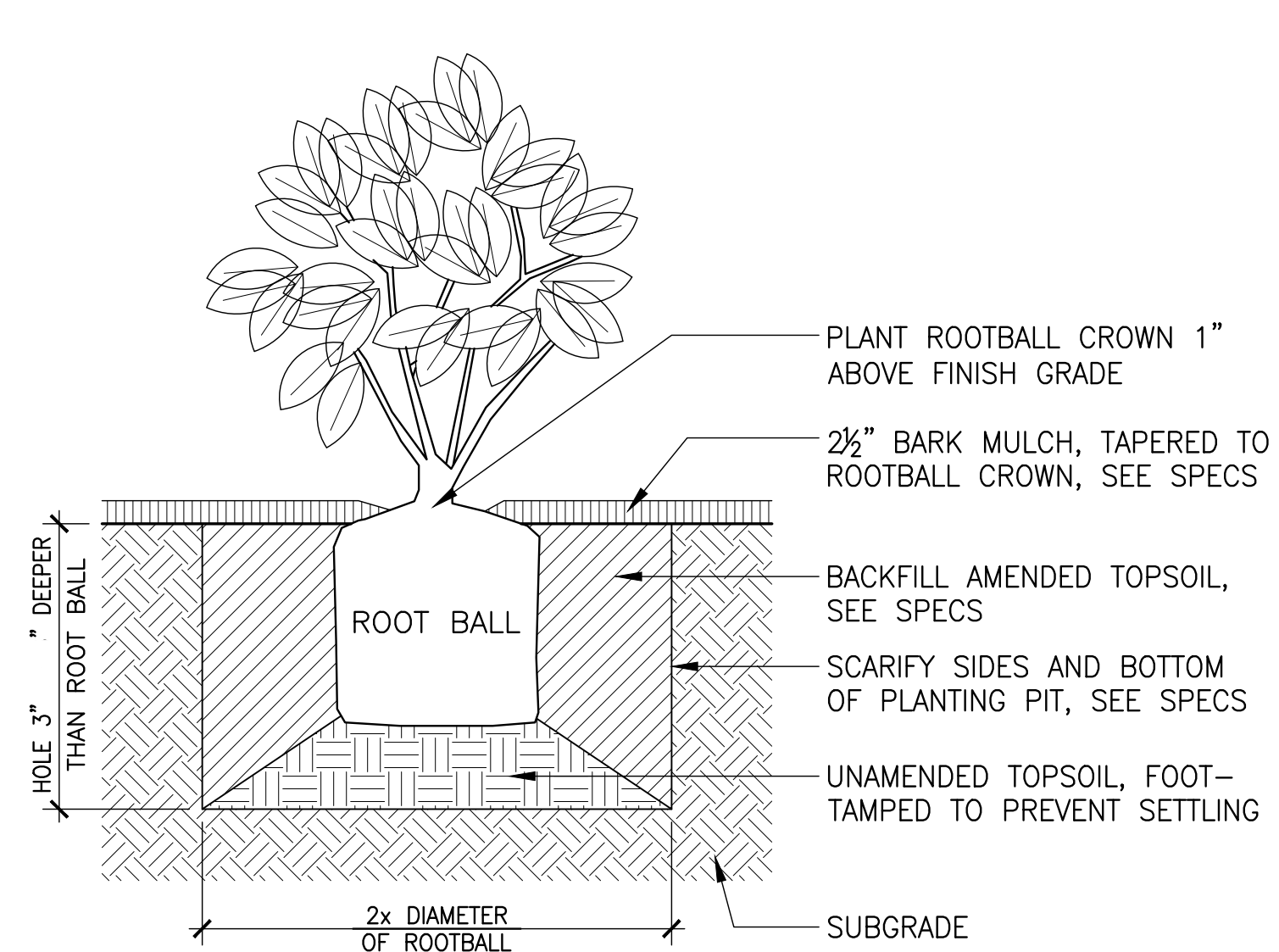
02 DECIDUOUS TREE PLANTING

Section
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03 CONIFEROUS TREE PLANTING

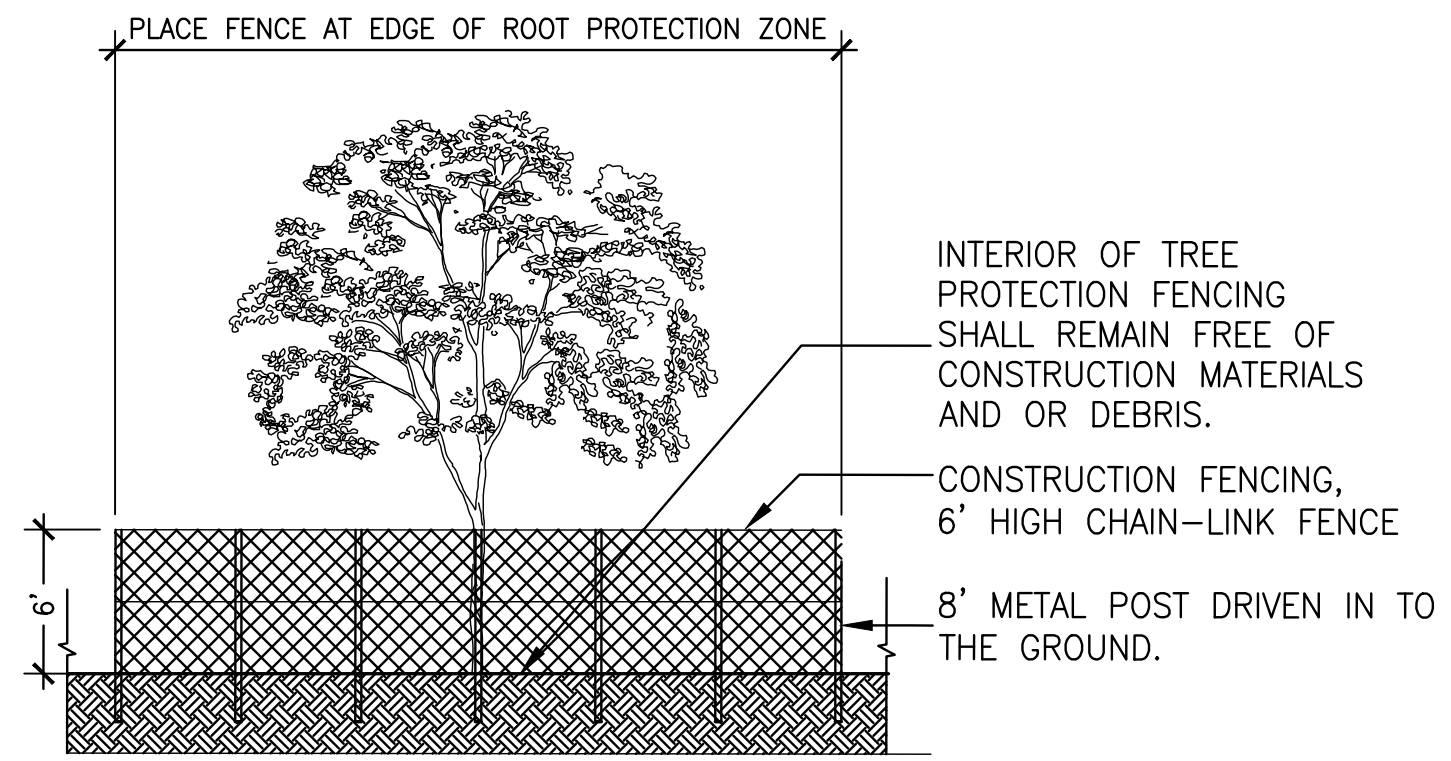
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04 SHRUB PLANTING

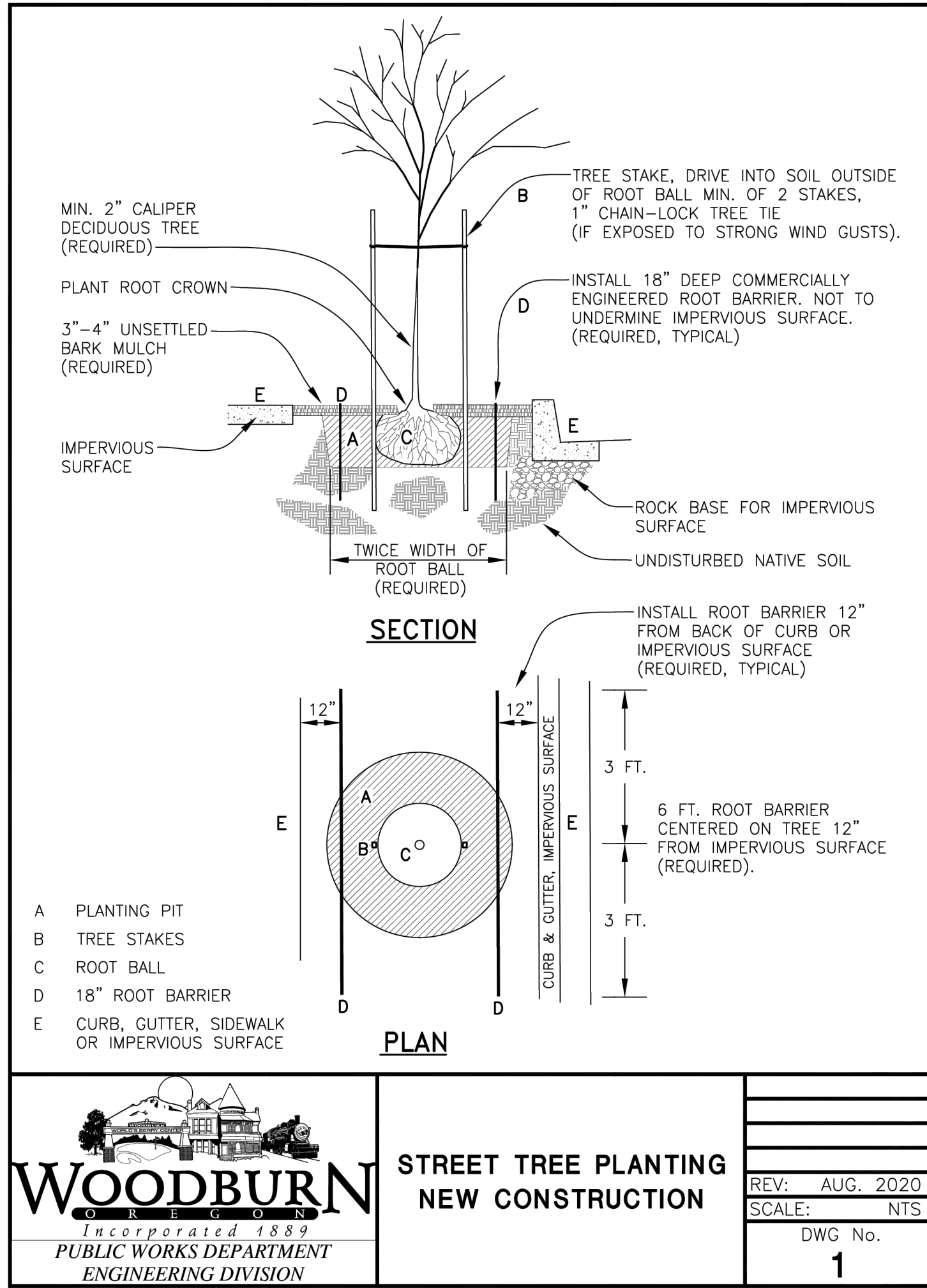
Section
NTS

- NOTES:
- EXISTING SOIL CHEMISTRY SHALL NOT BE ALTERED BY CONSTRUCTION ACTIVITIES. CHEMICAL WASTES AT CONSTRUCTION SITE SHALL BE DISPOSED OF PROPERLY AND NOT DRAINED ONTO SOIL.
 - CONSTRUCTION FENCING SHALL BE PLACED BEFORE CONSTRUCTION STARTS AND REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED.



05 TREE PROTECTION FENCING

Section
NTS



06 STREET TREE PLANTING

Section
NTS

opsis

lango.hansen
LANDSCAPE ARCHITECTS
1100 nw glisan #3b
portland or 97209

Opis Architecture LLP
975 SE Main St, Portland, OR 97214
503.525.9511 | info@opsisarch.com
opsisarch.com

NOT FOR
CONSTRUCTION

Project Owner:
City Of Woodburn Oregon

Project Name:
Woodburn Community
Center

Project
Address:
190 Oak Street
Woodburn, OR 97071

Key Plan

10/19/2018

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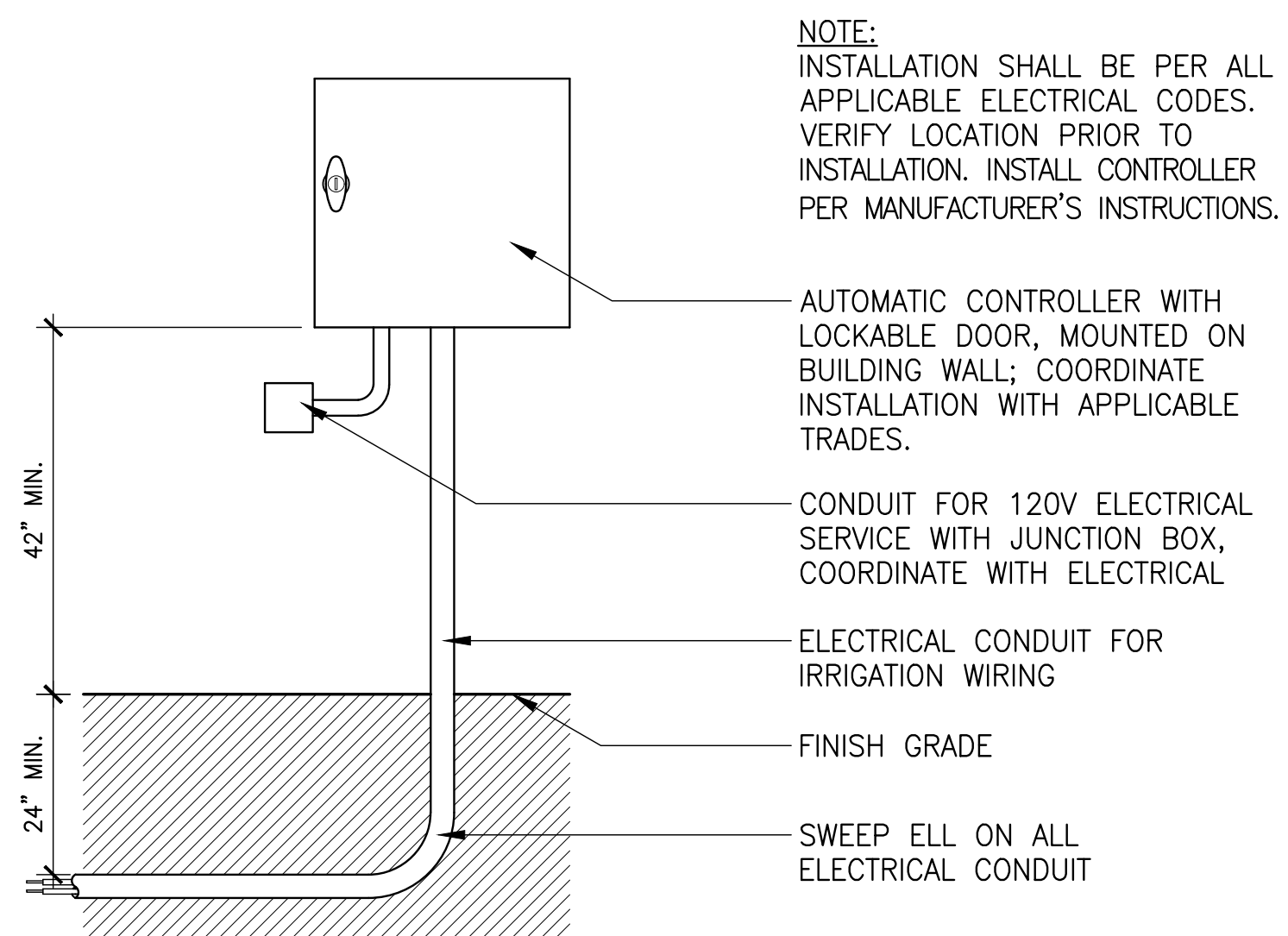
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Design Review

Date: 10.03.2025

Sheet Title
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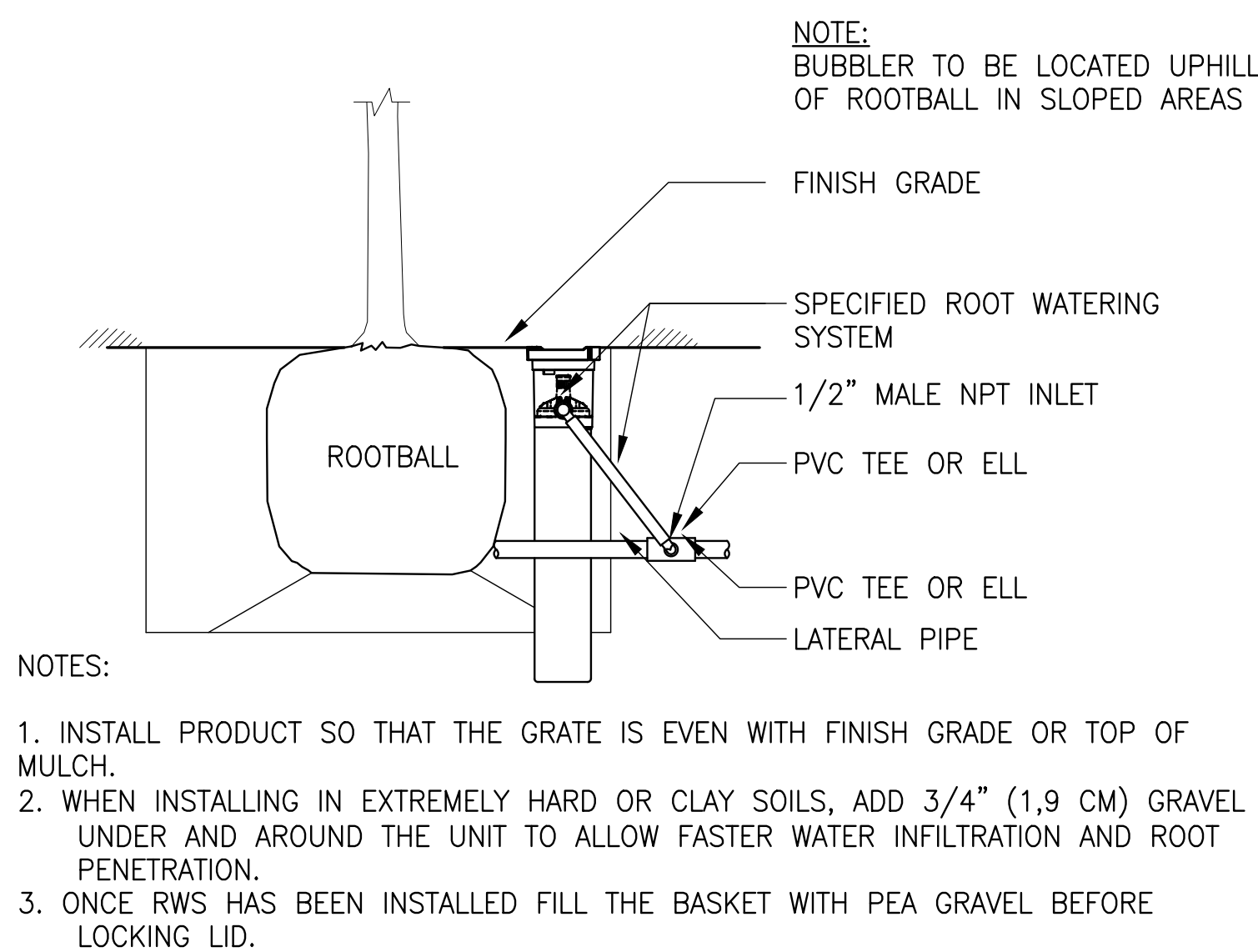
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Job No.
4773-06



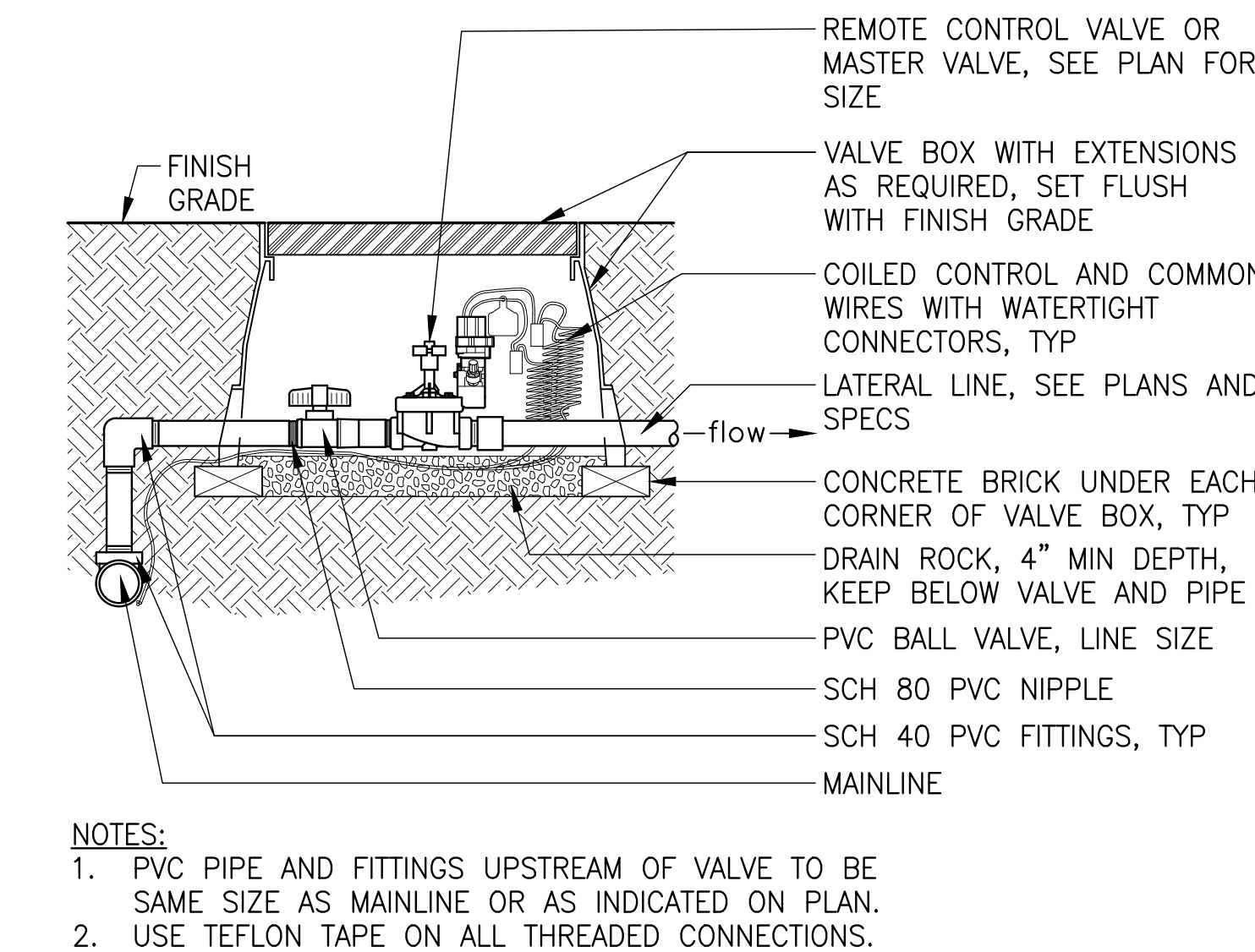
01 WALL MOUNTED CONTROLLER

Section
NTS



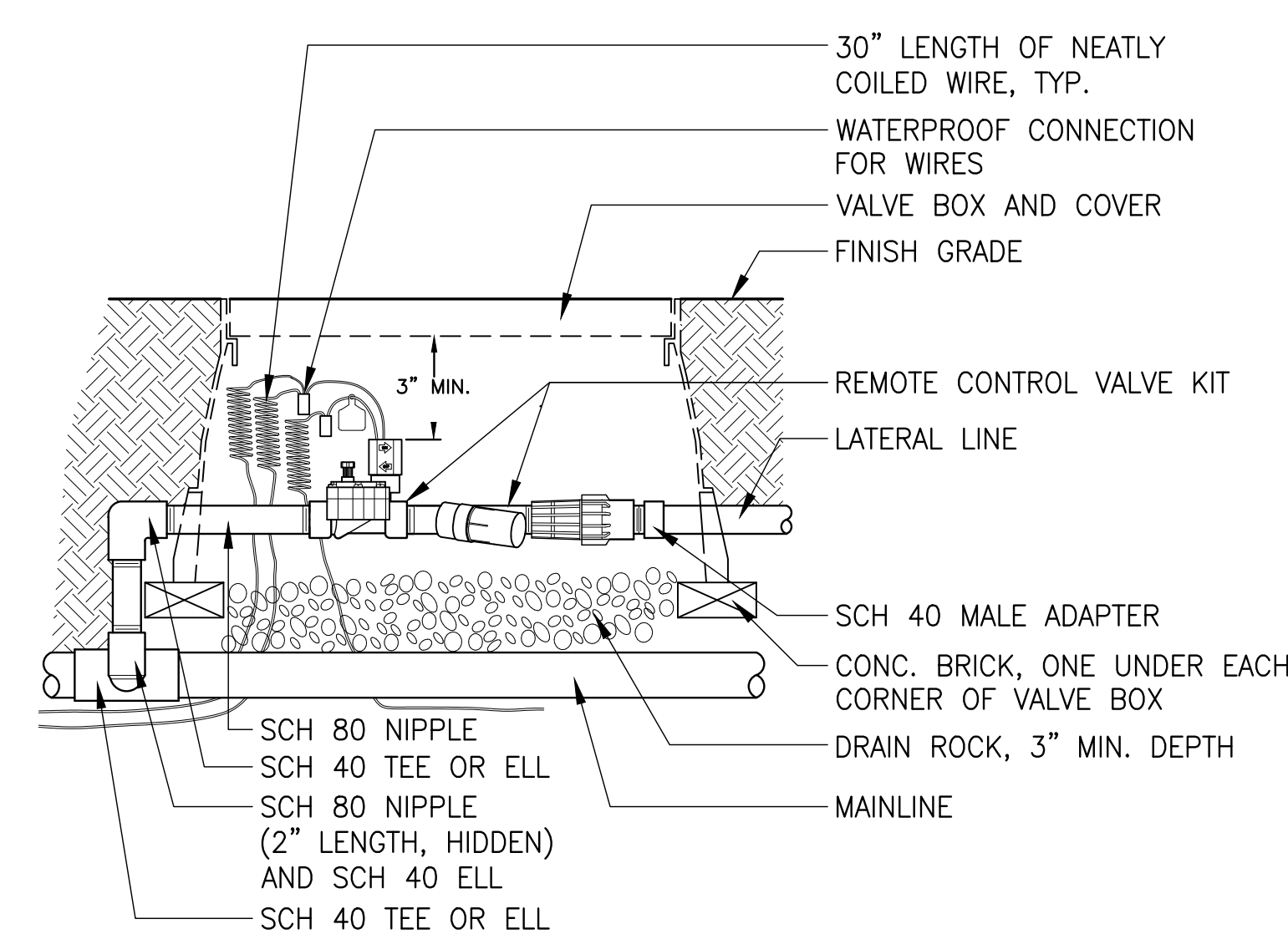
02 TREE BUBBLER

Section
NTS



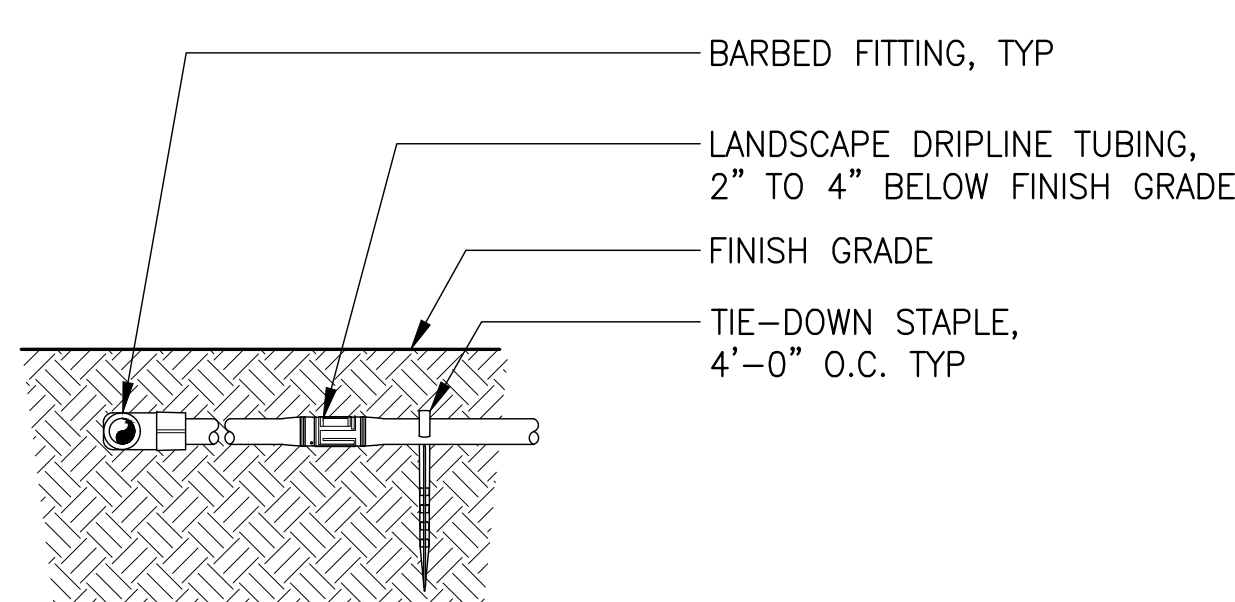
03 REMOTE CONTROL VALVE

Section
NTS



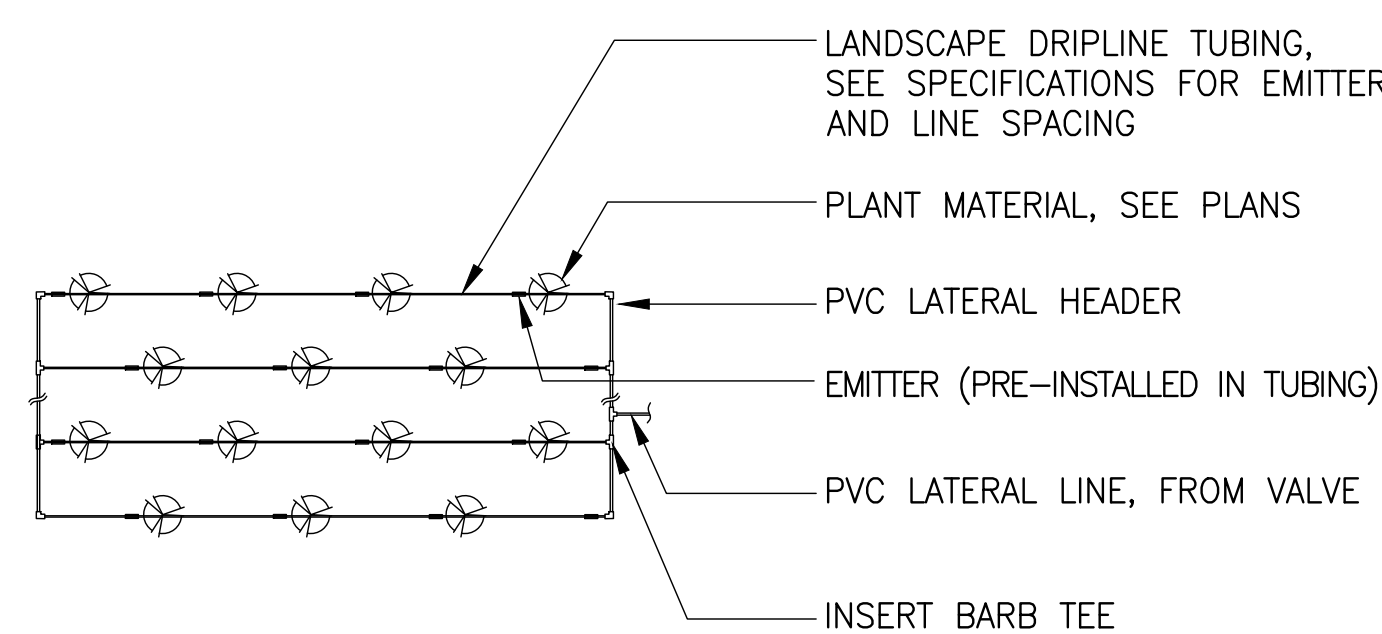
04 LOW FLOW ZONE CONTROL KIT

Section
NTS



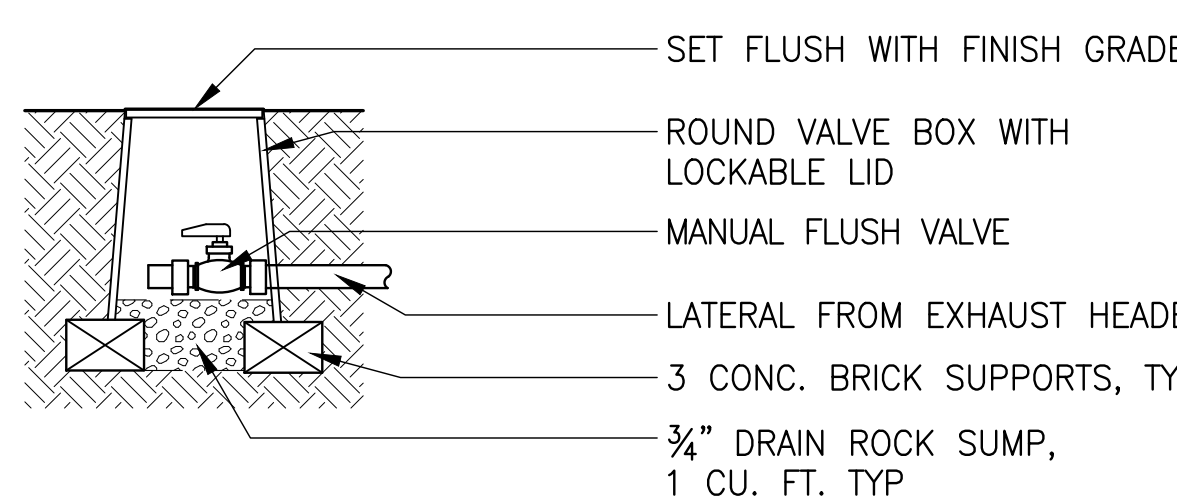
05 DRIPLINE

Section
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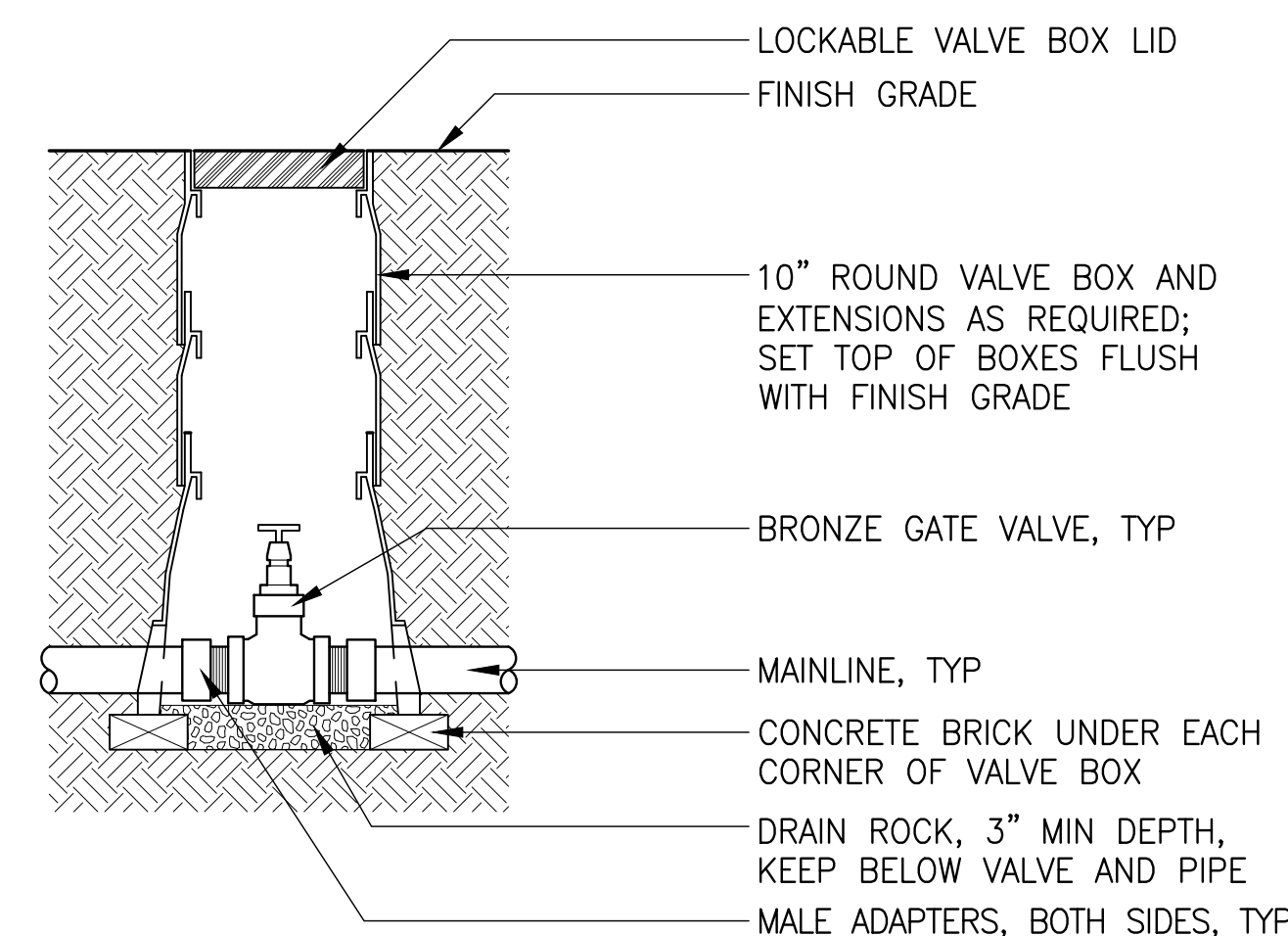
06 DRIPLINE CONNECTIONS

Section
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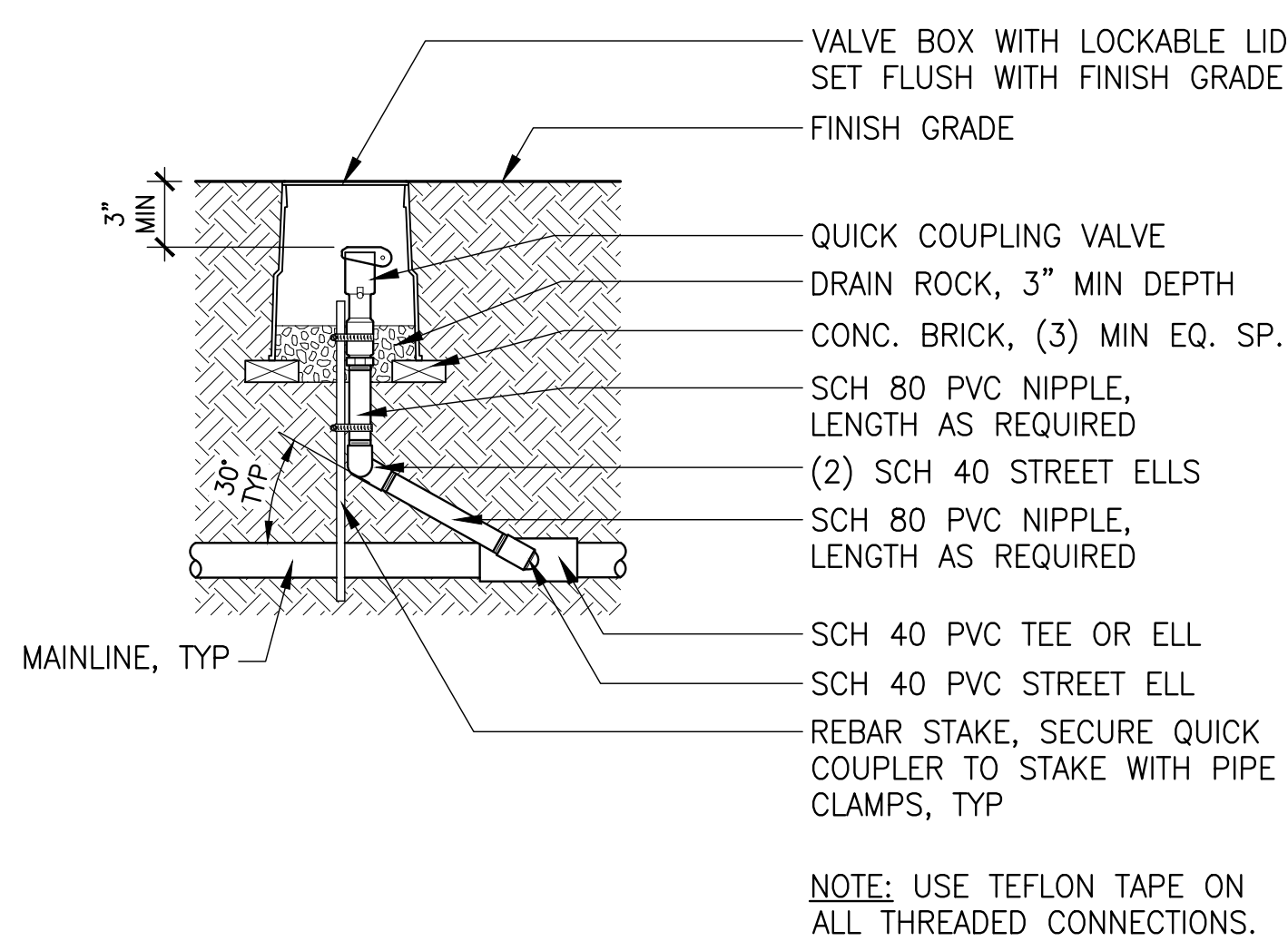
07 DRIPLINE FLUSH POINT

Section
NTS



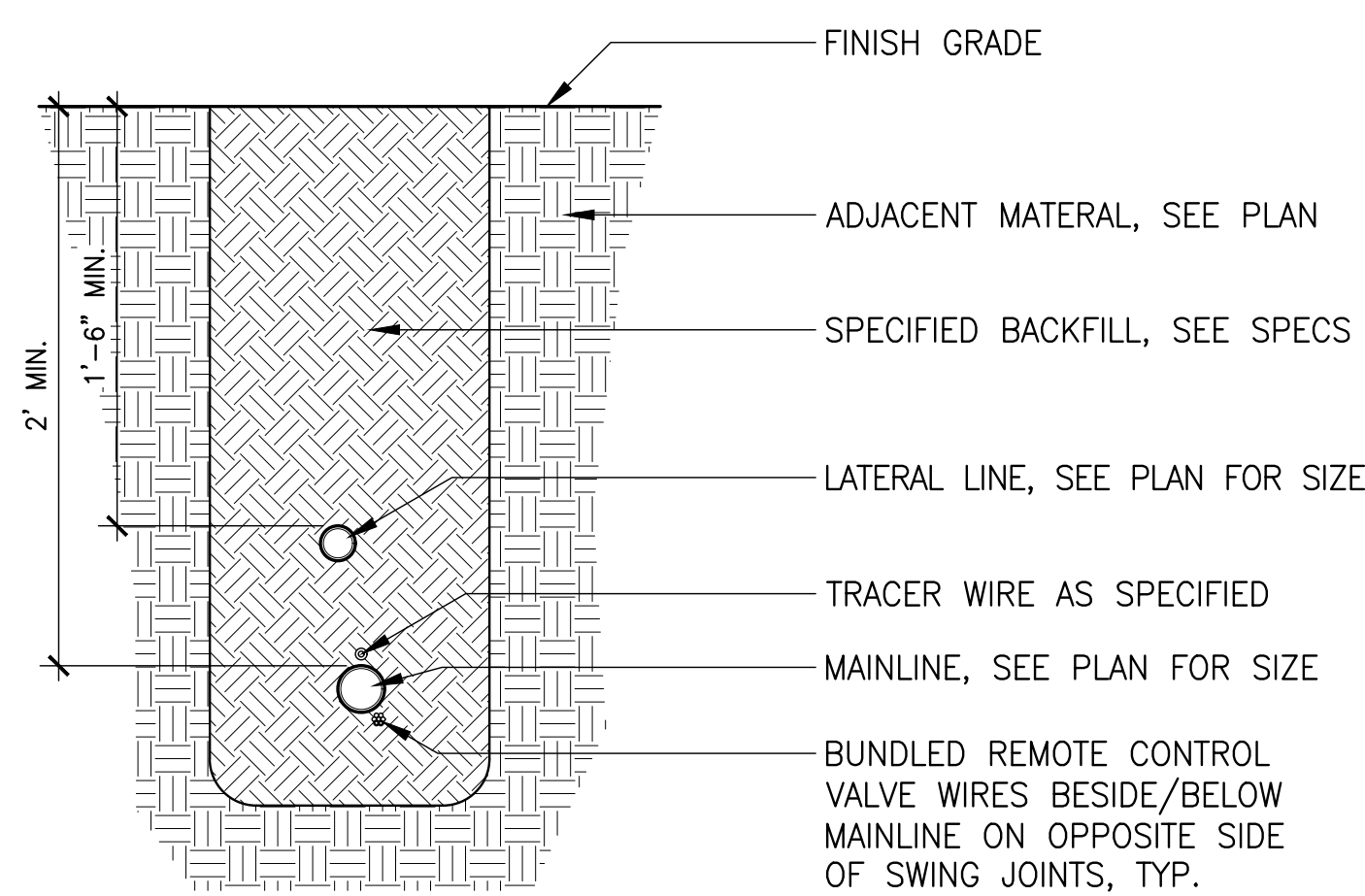
08 GATE VALVE

Section
NTS



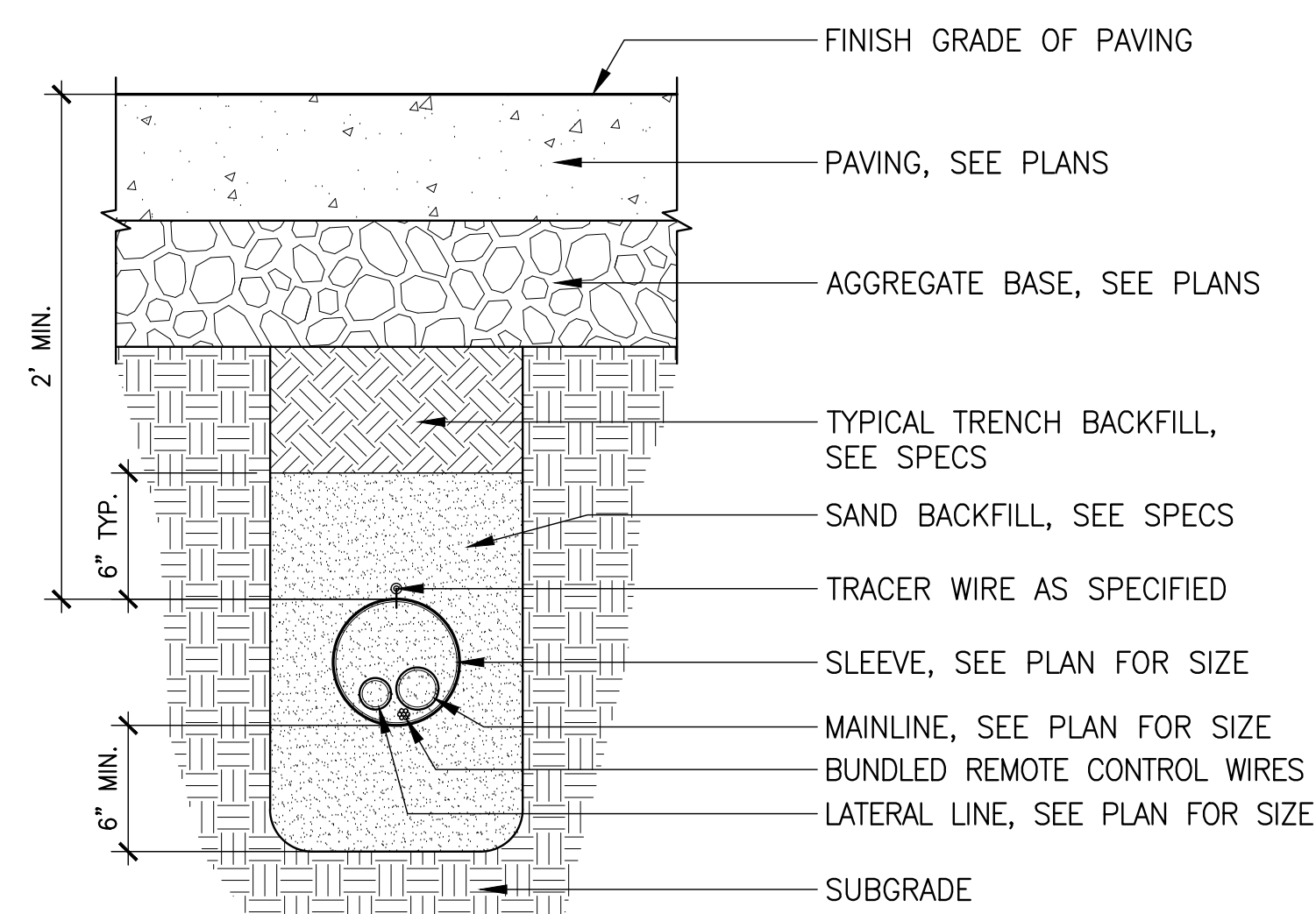
09 QUICK COUPLER

Section
NTS



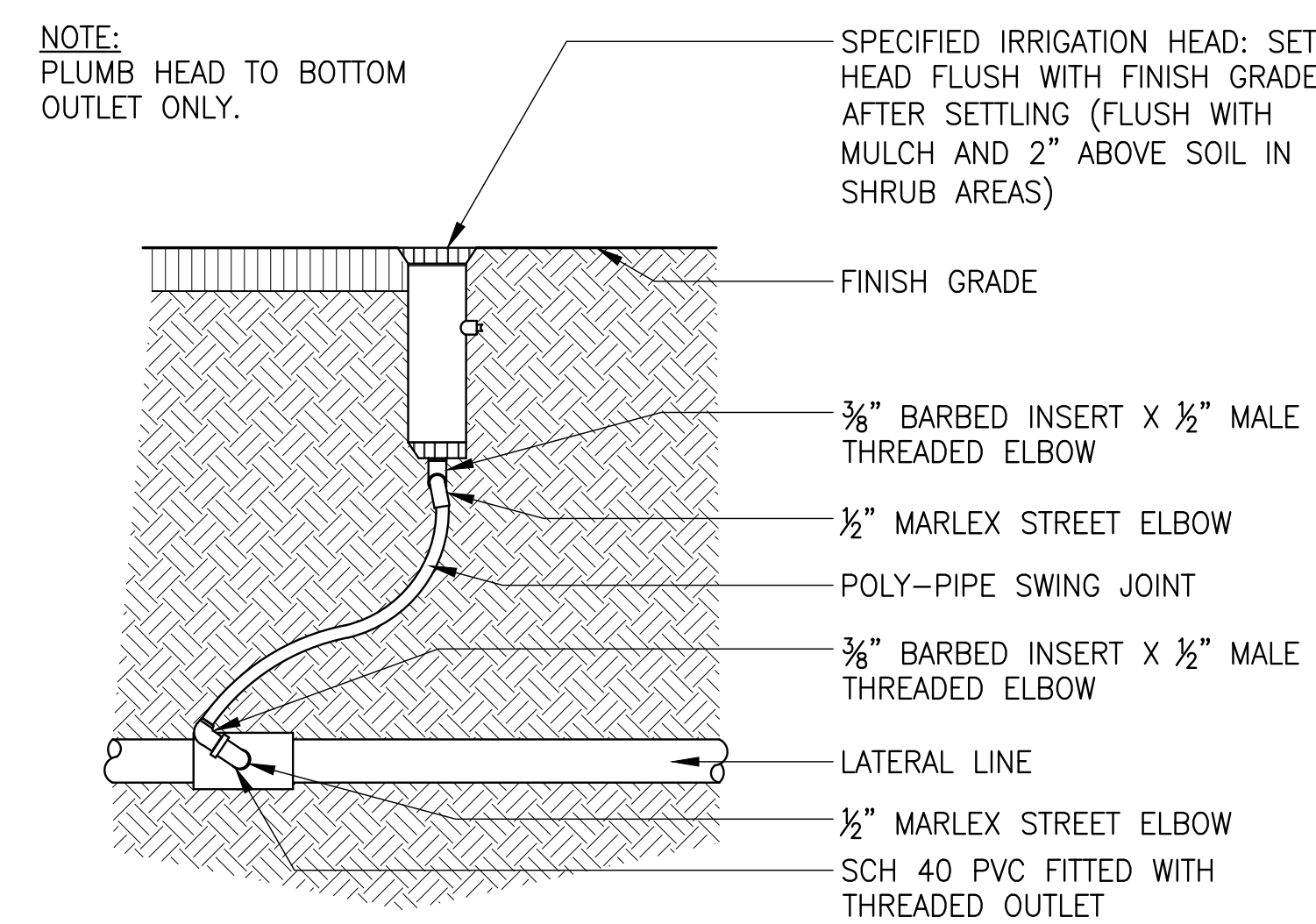
10 IRRIGATION TRENCH

Section
NTS



11 IRRIGATION SLEEVING

Section
NTS



12 SPRAY HEAD

Section
NTS

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- SETBACK
- DDC ZONE
- PISP ZONE
- RS ZONE
- BUILDING AREA WITHIN SETBACK

WDO LOT COMPLIANCE

	LOT AREA	LOT WIDTH	LOT DEPTH	STREET FRONTAGE	FRONT SETBACK	SIDE/REAR SETBACK	LOT COVERAGE	BUILDING HEIGHT
	min	actual	min	actual	min	actual	max	actual
RS per 2.02B	10,000 sf	5,000 sf**	60 ft	50 ft	12 ft	30 ft	35%	35 ft
DDC per 2.03B	no min	20,742 sf	no min	126 ft	no min	0 ft	3%	17'-4"
PISP per 2.04D	no min	350,535 sf	no min	631 ft	no min	20 ft	10%	25 ft

*min side or rear setback abutting a PISP or residential zone
**Existing Condition

PARKING AREA CALCULATIONS

OFF-STREET PARKING	TOTAL # OF PARKING SPACES	# OF SPACES PER 1000 sf
CURRENT BUILDING	38 spaces	1.9 spaces/1000 sf
PROPOSED BUILDING	97 spaces	3.0 spaces/1000 sf
STANDARD RATIO PER SF	110 spaces	3.4 spaces/1000 sf*
PER WDO TABLE 3.05A**	137 spaces	4.25 spaces/1000 sf

*Typical ratio of parking spaces per 1,000sf of building area from traffic studies done on other aquatic & fitness centers.
These buildings typically also contain a gymnasium which this project does not have.

**RATIO AS OUTLINED BY WDO TABLE 3.05A

USE	RATIO	PARKING SPACES REQUIRED
GENERAL INDOOR RECREATION	1/200sf	18
OFFICES	1/550sf	3
COMMUNITY CENTER	1/4 occupants	50
POOL (used indoor recreation info)	1/200sf	66
		total: 137

OFF-STREET BICYCLE PARKING	TOTAL # OF BICYCLE SPACES	# OF STALLS PER 1000 sf
CURRENT BUILDING	12 spaces	0.43 spaces/1000 sf
PROPOSED BUILDING	18 spaces	0.56 spaces/1000 sf
PER WDO TABLE 3.05D - PISP	0 spaces	0 spaces/1000 sf
PER WDO TABLE 3.05D - DDC*	2 spaces	0.6 spaces/1000 sf

*NON-RESIDENTIAL DEVELOPMENT WITHIN COMMERCIAL ZONE

ELECTRIC VEHICLE PARKING	TOTAL # OF EV STALLS	STALL MINIMUM
CURRENT BUILDING	0 stalls	0 stalls
PROPOSED BUILDING	4 stalls	0 stalls
PER WDO TABLE 3.05E - PISP	0 stalls	0 stalls
PER WDO TABLE 3.05E - DDC*	2 stalls	2 stalls or 5% of parking

*NON-RESIDENTIAL DEVELOPMENT WITHIN COMMERCIAL ZONE

SITE PLAN SHEET NOTES

- NEW WOODBURN COMMUNITY CENTER LEVEL 01 ELEVATION 0'-0" = 185.87' SITE ELEVATION
- CIVIL AND LANDSCAPE ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
- REFERENCE ELECTRICAL FOR SITE LIGHTING AND POWER.

opsis

Opsis Architecture LLP
975 SE Main St, Portland, OR 97214
503.525.9511 | info@opsisarch.com
opsisarch.com

Project Owner:
City Of Woodburn Oregon

Project Name:
Woodburn Community Center

Project Address:
190 Oak Street
Woodburn, OR 97071

Key Plan

10/03/2025

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Revisions to Sheet

No.	Revision	Date
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Status: PLANNING COMMISSION DESIGN REVIEW

Date: 10.03.2025

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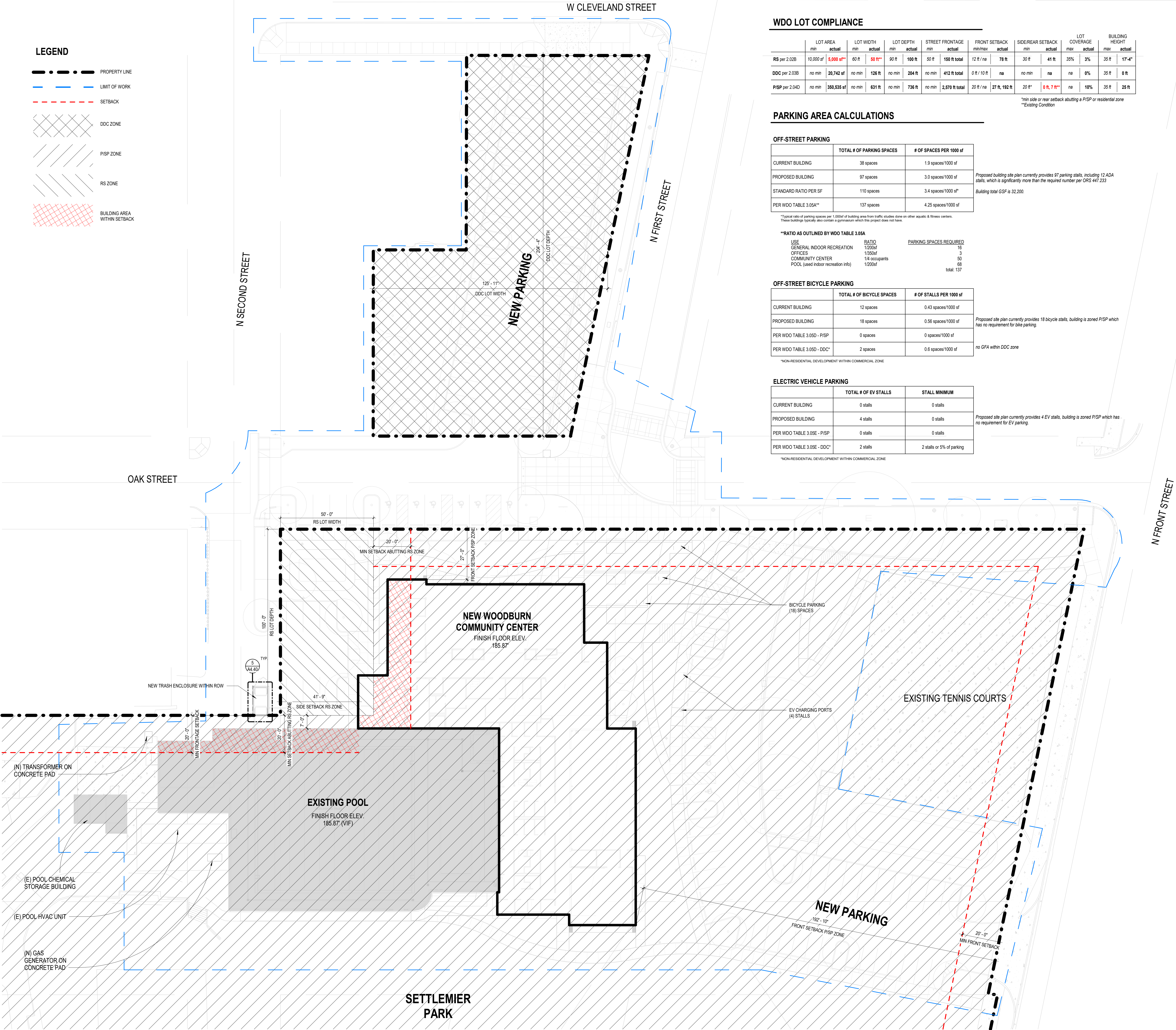
ARCHITECTURAL SITE PLAN

Sheet No.

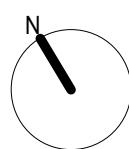
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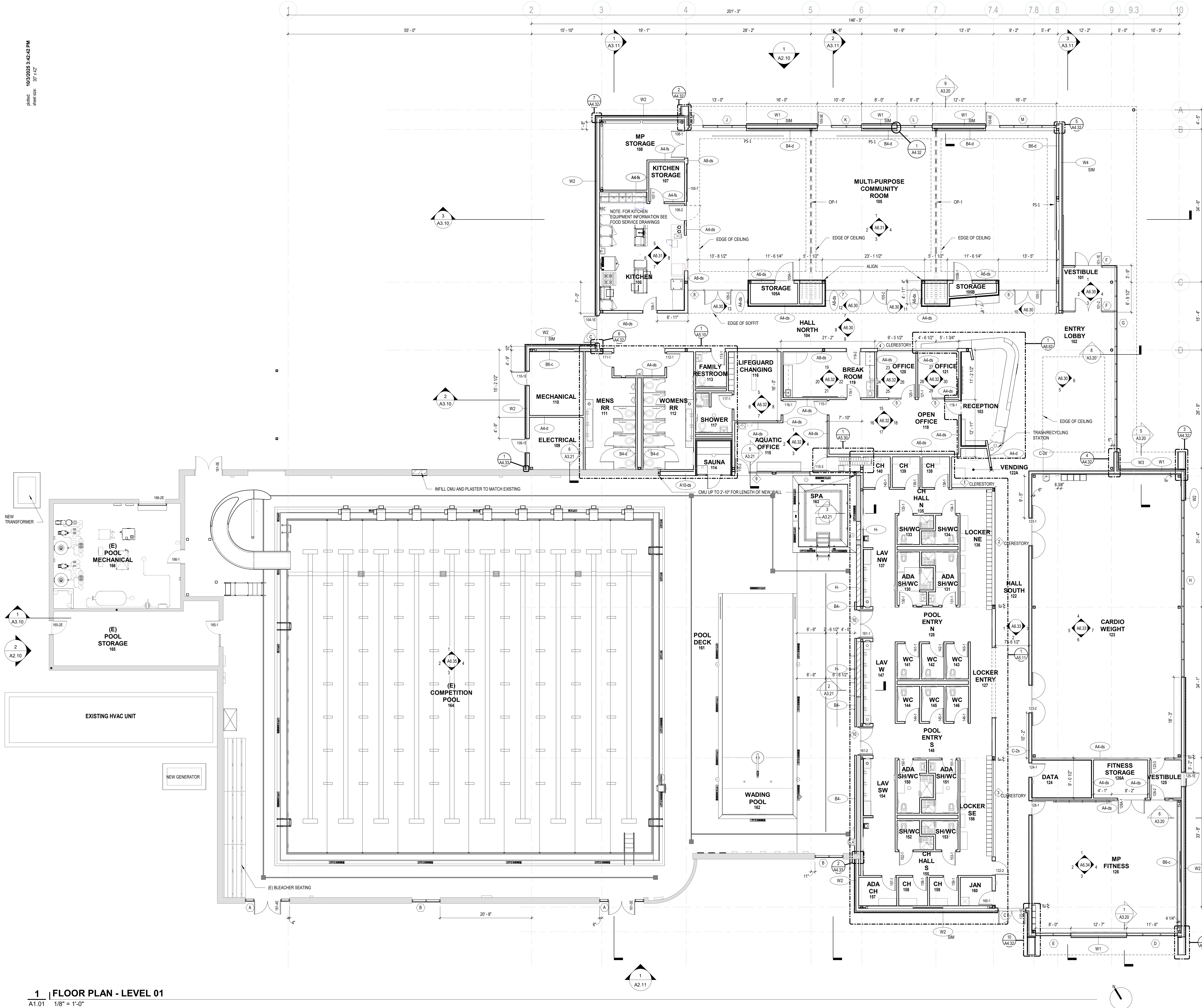
4773-06



0 20 40 80 FT



10/20/2025 3:42:42 PM
sheet size: 37" x 42"



FLOOR PLANS SHEET NOTES

- REFERENCE SHEET A0.10 FOR MOUNTING HEIGHTS AND GENERAL INFORMATION
- REFERENCE LIGHTING / ELECTRICAL FOR LIGHTING TYPES. NOT ALL LIGHTING IS SHOWN ON THE ARCHITECTURAL PLAN
- REFERENCE EXTERIOR ELEVATIONS FOR EXTERIOR MATERIALS
- ALL OUTSIDE INTERIOR CORNERS WITHOUT FRIL WALL COVERING TO HAVE CORNER GUARDS. REFER TO SPECIFICATIONS
- ALL FURNITURE SHOWN FOR REFERENCE ONLY - GFOI
- PROVIDE BLOCKING AS REQUIRED FOR ALL LOCATIONS TO RECEIVE FRP PANEL FINISH
- PROVIDE BLOCCING AT LOCATIONS TO RECEIVE NEW TOILET ACCESSORIES
- PATCH AND REPAIR AT LOCATION OF REMOVAL OF EXISTING EQUIPMENT ON THE BUILDING ENVELOPE SO AS TO PRESERVE CONTINUOUS WATERPROOFING.

FLOOR PLANS MATERIALS AND SYMBOLS

- NEW WALL
- EXISTING WALL
- NEW CMU WALL

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Opsis Architecture LLP
975 SE Main St. Portland, OR 97214
503.525.9511 | info@opsisarch.com
opsisarch.com

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Key Plan

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Revisions to Sheet

No. Revision Date

Status: PLANNING COMMISSION
DESIGN REVIEW

Date: 10.03.2025

Sheet Title

FLOOR PLAN

Sheet No.

A1.01

Job No.

4773-06

1 FLOOR PLAN - LEVEL 01
A1.01 1/8" = 1'-0"

EXTERIOR ELEVATIONS SHEET NOTES

1. REFERENCE LEGEND FOR EXTERIOR MATERIALS
2. REFERENCE A4.00 FOR EXTERIOR FRAME TYPES
3. REFERENCE LANDSCAPE FOR GRADING
4. ALL REVEAL JOINTS DIMENSIONED TO CENTERLINE OF REVEAL JOINT
5. REFERENCE A0.40 FOR EXTERIOR WALL ASSEMBLIES
6. REFERENCE A0.60 FOR ROOF ASSEMBLIES
7. ALL EXPOSED EXTERIOR SEALANT AT CMU TO BE SANDED AND SET AT SIMILAR DEPTH TO MORTAR
8. ALL CMU TO RECEIVE GRAFFITI RESISTANT SEALER

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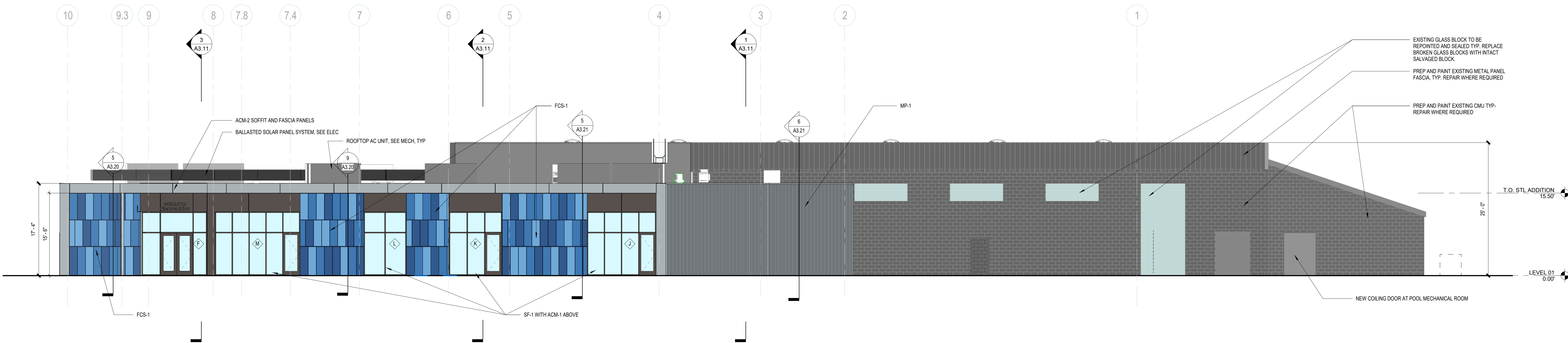
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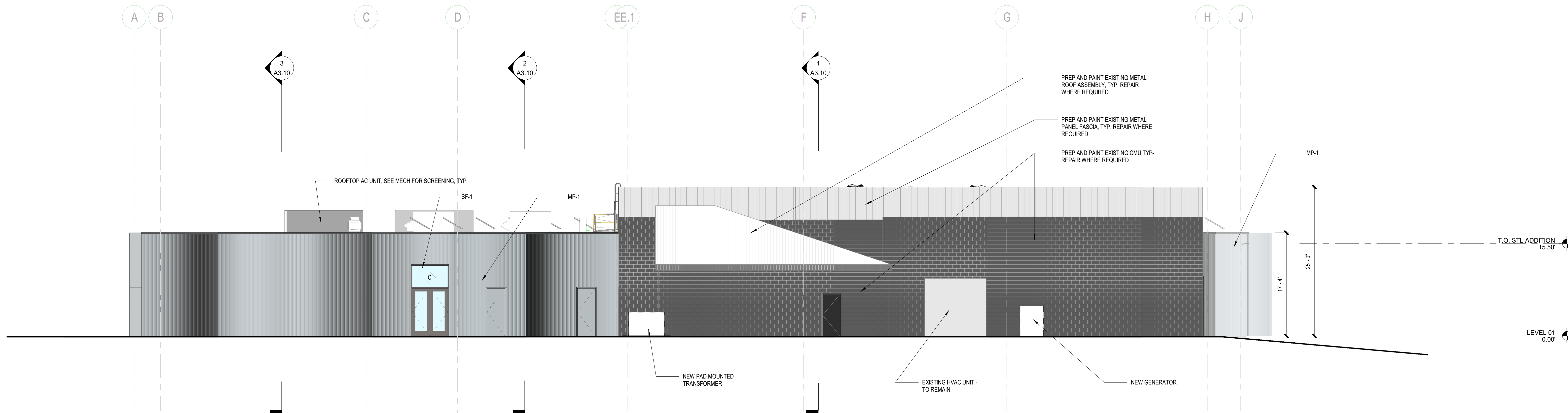
Project Name:
Woodburn Community Center

Project Address:
190 Oak Street
Woodburn, OR 97071

Key Plan



1 | NORTH ELEVATION
A2.10 1/8" = 1'-0"



2 | WEST ELEVATION
A2.10 1/8" = 1'-0"

10/02/2025

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Revisions to Sheet

No.	Revision	Date
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Status: PLANNING COMMISSION
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Date: 10.03.2025

Sheet Title

EXTERIOR
ELEVATIONS

Sheet No.

A2.10

Job No.

4773-06

EXTERIOR ELEVATIONS SHEET NOTES

1. REFERENCE LEGEND FOR EXTERIOR MATERIALS
2. REFERENCE A4.00 FOR EXTERIOR FRAME TYPES
3. REFERENCE LANDSCAPE FOR GRADING
4. ALL REVEAL JOINTS DIMENSIONED TO CENTERLINE OF REVEAL UN
5. REFERENCE A0.40 FOR EXTERIOR WALL ASSEMBLIES
6. REFERENCE A0.60 FOR ROOF ASSEMBLIES
7. ALL EXPOSED EXTERIOR SEALANT AT CMU TO BE SANDED AND SET AT SIMILAR DEPTH TO MORTAR
8. ALL CMU TO RECEIVE GRAFFITI RESISTANT SEALER

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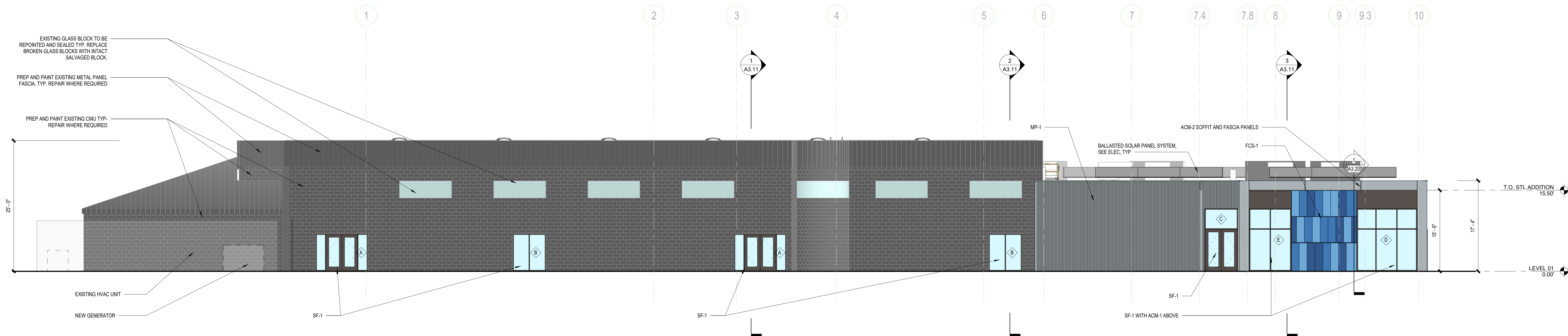
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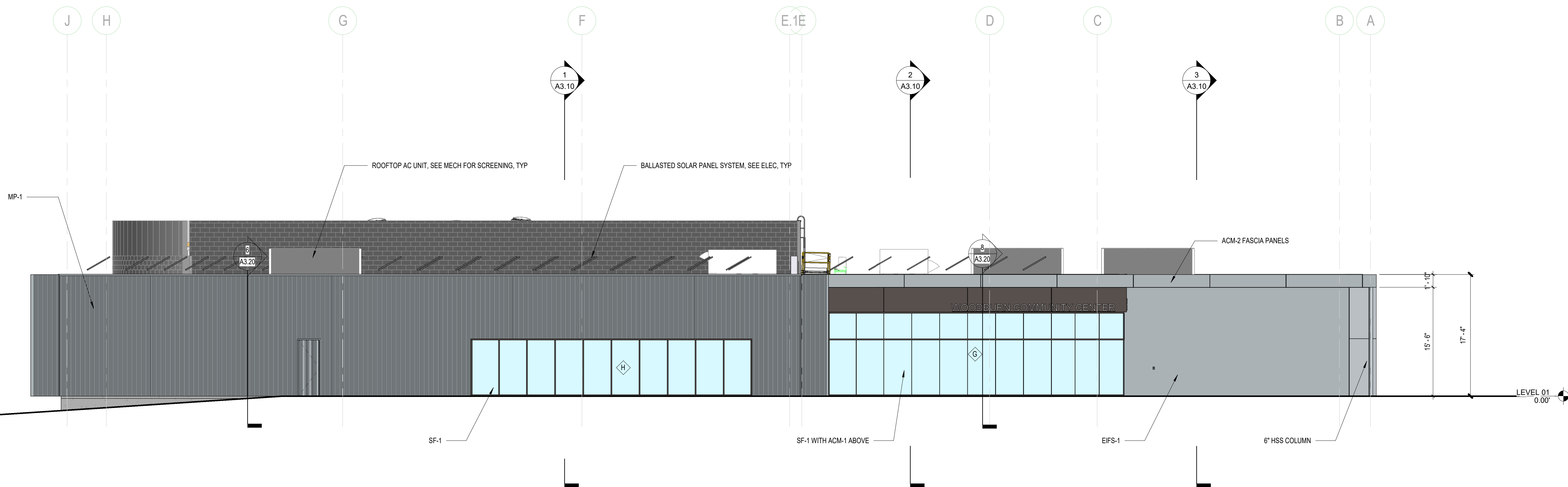
Project Name:
Woodburn Community Center

Project Address:
190 Oak Street
Woodburn, OR 97071

Key Plan



1 | SOUTH ELEVATION
A2.11 1/8" = 1'-0"



2 | EAST ELEVATION
A2.11 1/8" = 1'-0"

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Date: 10.03.2025

Sheet Title

EXTERIOR ELEVATIONS

Sheet No.

A2.11

Job No.

4773-06

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Project Owner:
City Of Woodburn Oregon

Project Name:
Woodburn Community
Center

Project Address:
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Woodburn, OR 97071

Key Plan

10/01/2019

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Status: **PLANNING COMMISSION
DESIGN REVIEW**

Date: **10.03.2025**

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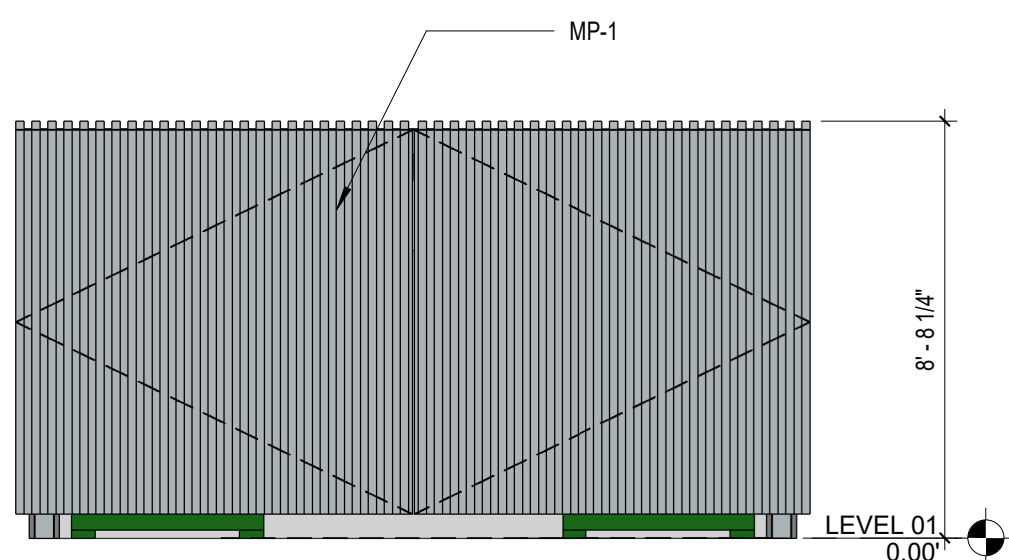
**ENLARGED
PLAN AND
ELEVATIONS -
TRASH
ENCLOSURE**

Sheet No.

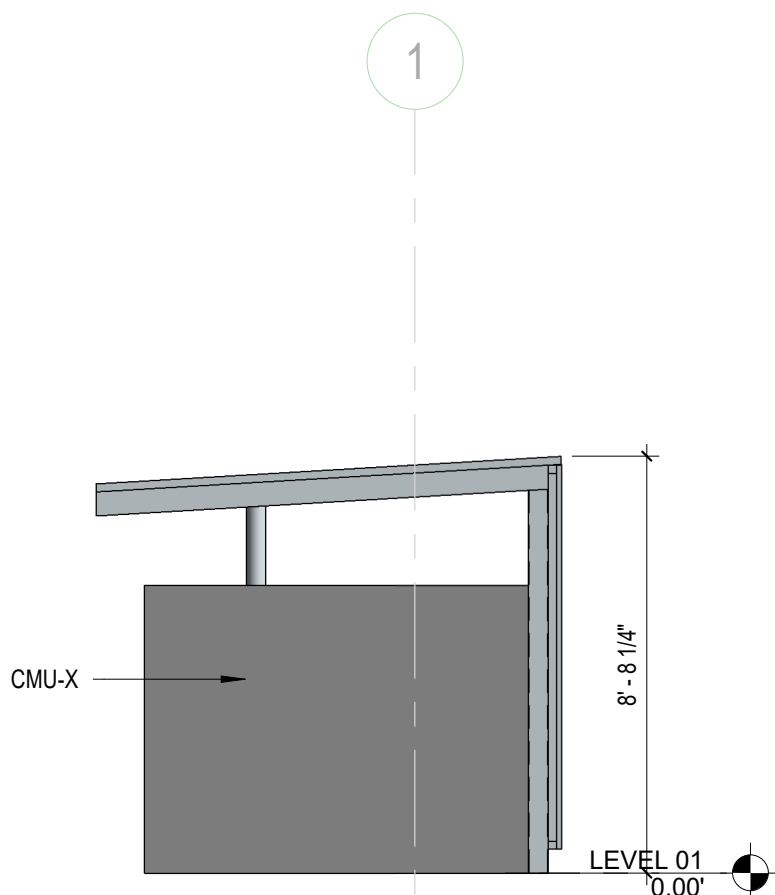
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Job No.

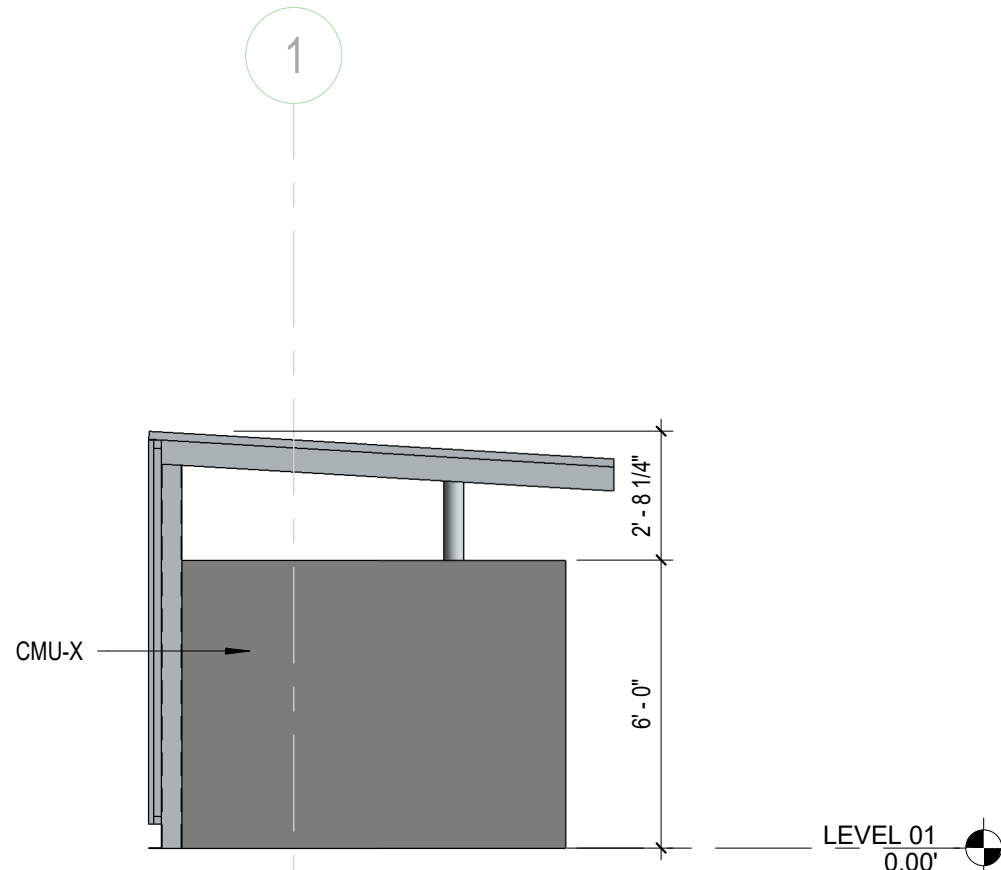
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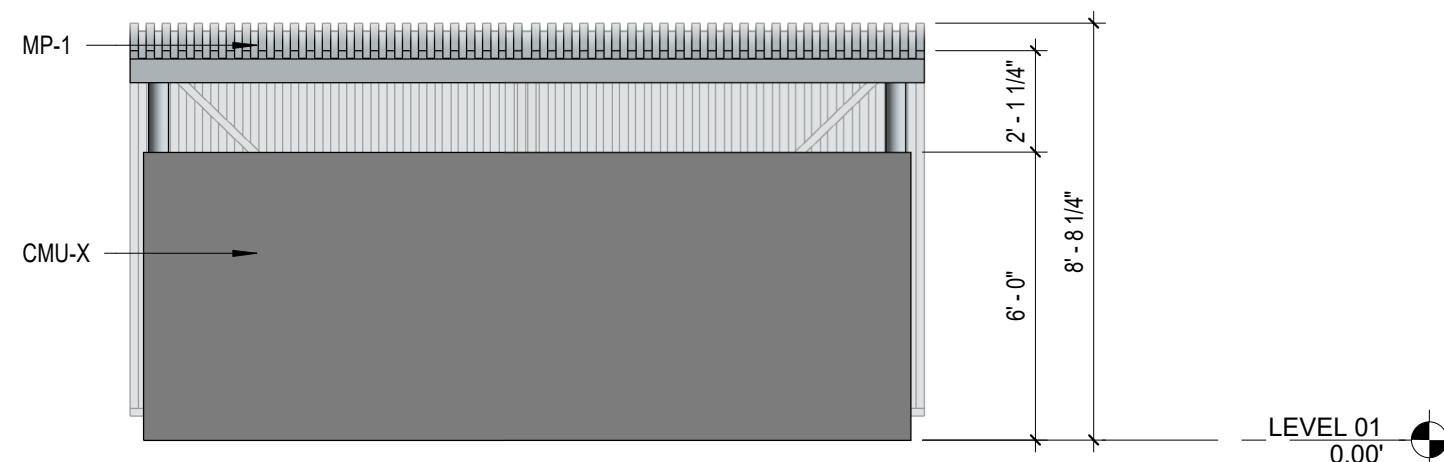
1 | WEST - TRASH ENCLOSURE
A4.40 1/4" = 1'-0"



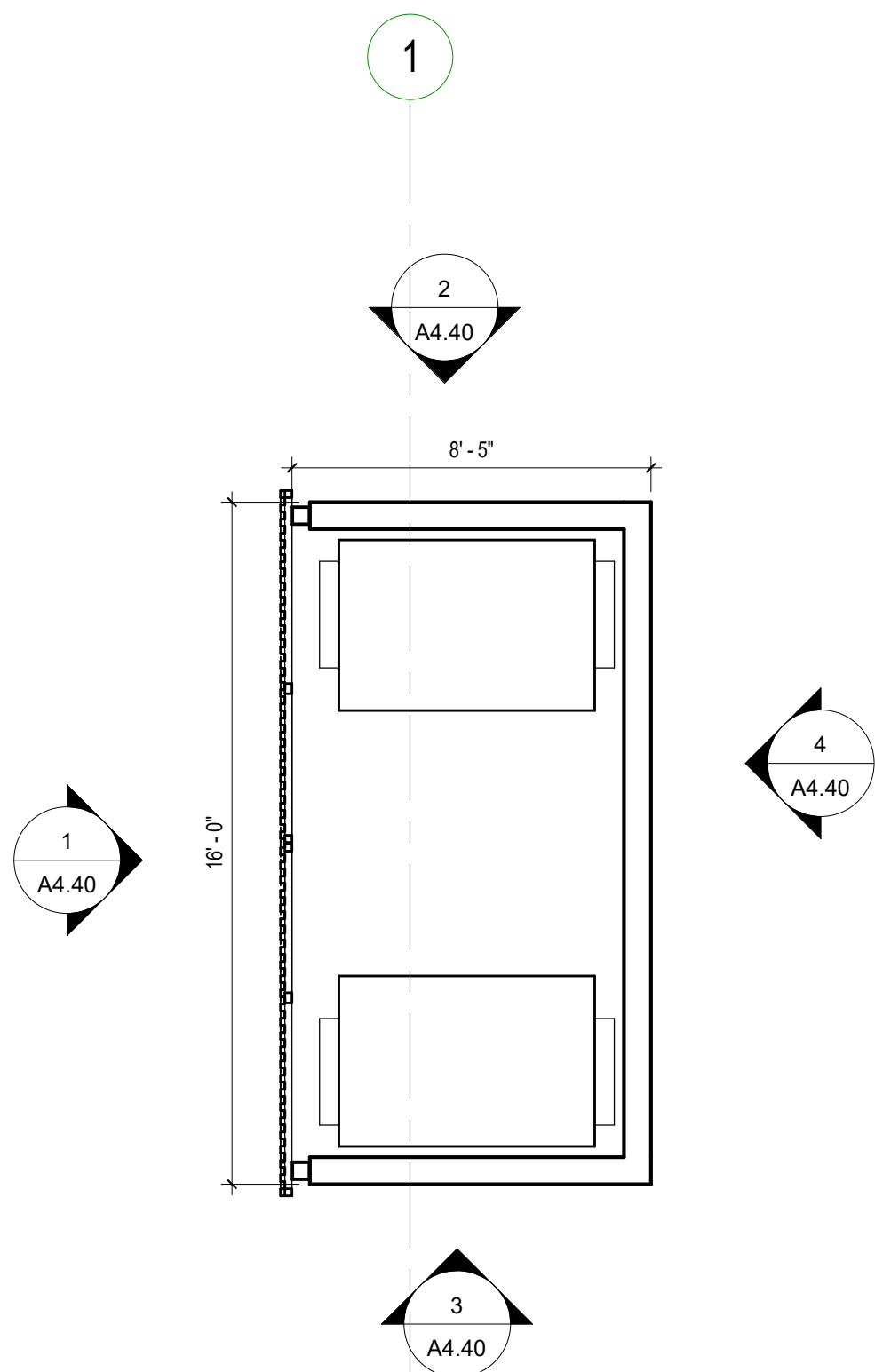
2 | NORTH - TRASH ENCLOSURE
A4.40 1/4" = 1'-0"



3 | SOUTH - TRASH ENCLOSURE
A4.40 1/4" = 1'-0"



4 | EAST - TRASH ENCLOSURE
A4.40 1/4" = 1'-0"



5 | FLOOR PLAN - TRASH ENCLOSURE
A4.40 1/4" = 1'-0"

GENERAL SHEET NOTES

- COORDINATE INSTALLATION OF ALL UNDERGROUND FEEDERS TO MAINTAIN MINIMUM CLEARANCES OF 6' FROM GAS LINES THAT RUN BESIDE FEEDERS AND 1' FROM GAS LINES THAT CROSS UNDERGROUND FEEDERS. ALSO MAINTAIN 10' FROM SANITARY, STORM AND WATER LINES THAT RUN PARALLEL TO UNDERGROUND FEEDERS.
- NO WIRE SMALLER THAN NO. 10 AWG SHALL BE USED AS BRANCH CIRCUIT WIRING OF EXTERIOR LIGHTING. USE NO. 10 AWG FOR RUNS UP TO 300'. USE NO. 8 AWG FOR RUNS UP TO 450'. USE NO. 6 AWG FOR RUNS UP TO 750'. USE NO. 4 AWG FOR RUNS UP TO 1200'. SIZE CONDUIT AS PER NEC STANDARDS.
- CONDUIT RUNS ARE SHOWN FOR DIAGRAMMATIC PURPOSES ONLY. CONFIRM AND COORDINATE FINAL LOCATIONS ON-SITE PRIOR TO ROUGH-IN. UNLESS OTHERWISE NOTED CONDUIT MUST BE RIGID PVC.
- THE INSTALLATION OF POLE BASES MUST BE COORDINATED ON SITE WITH ARCHITECTURAL AND CIVIL TRADES.

SHEET KEYNOTES

- FOR LUMINAIRE TYPE SS, CONTRACTOR TO PROVIDE CONDUIT ROUGH-IN AND POLE BASE INSTALLATION ONLY. POLE MOUNTED LUMINAIRE AND BRANCH CIRCUIT WIRING ARE SUPPLIED AND INSTALLED BY PGE. PRE-CAST POLE BASES ARE SUPPLIED BY PGE AND INSTALLED BY THE CONTRACTOR. COORDINATE REQUIREMENTS WITH PGE. PGE WORK ORDER NUMBER IS M5896508.

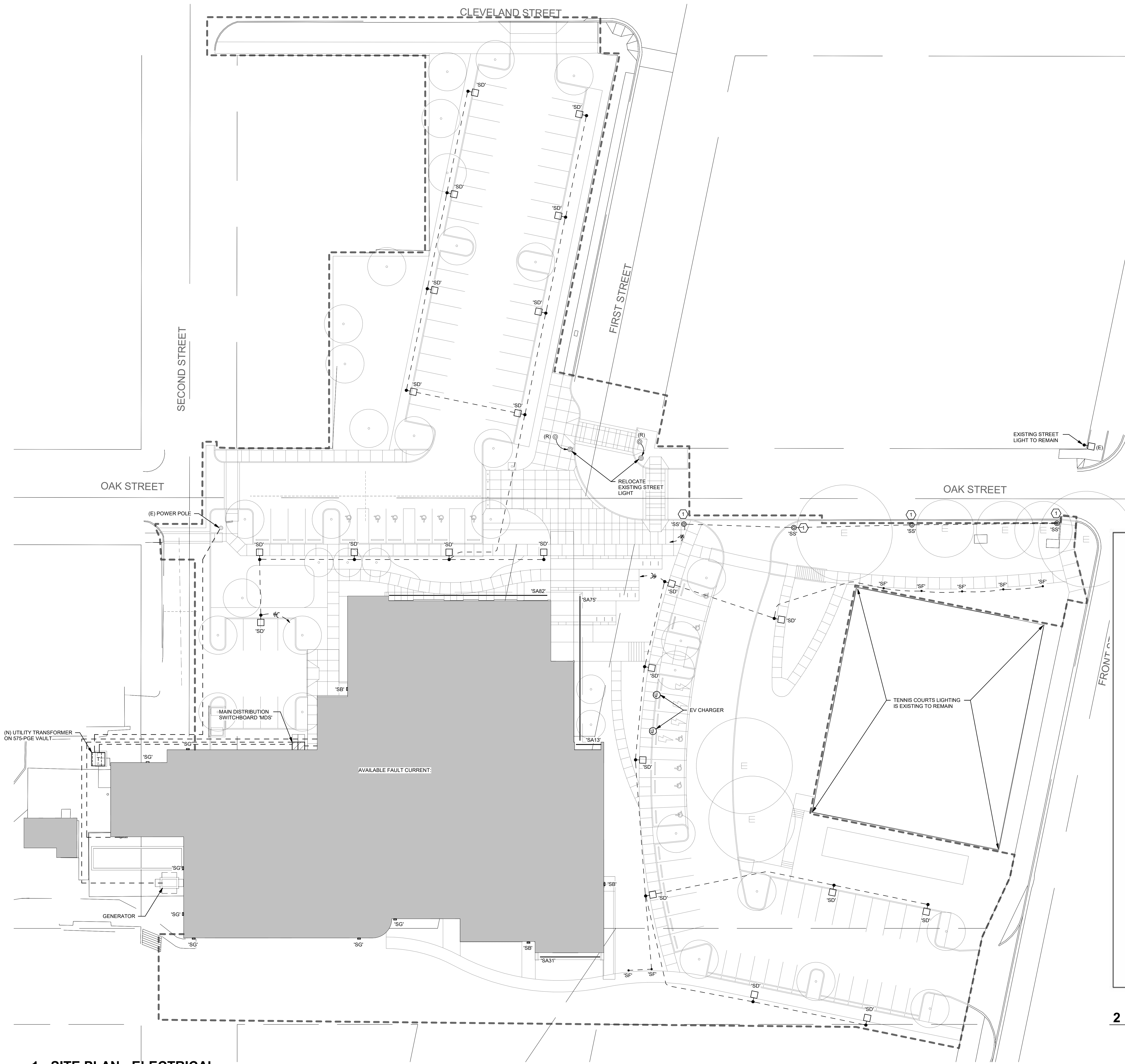
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REGISTERED PROFESSIONAL ENGINEER
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EXPIRES: 12/31/25

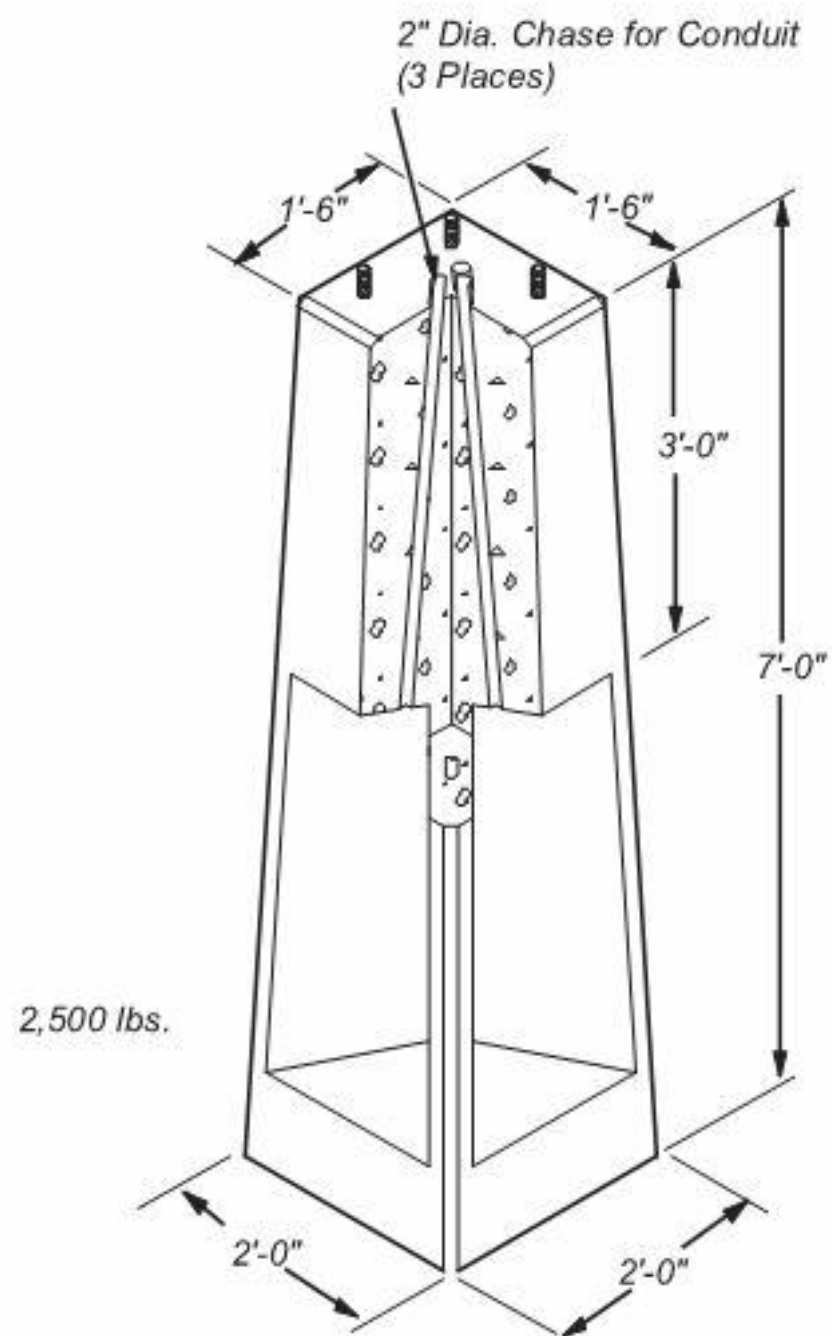
Project Owner:
City Of Woodburn Oregon

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Woodburn Community Center

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Woodburn, OR 97071**



LAMP POLE FOOTING No. 7-LB-PGE



Notes:

- Tamped 3/4-inch minus crushed rock backfill is required around all poles and footings regardless of soil CONDITION to maintain proper pole alignment.
- Anchor Bolt Size and Spacing as Required Customer to Supply (4 Places in Top) Bolt Circle - 11" Dia 1"-8NC x 36" NC Galv Steel 3-1/2" Bolt Projection
- WHEN INSTALLING ALUMINIUM POLES, ONE 8'-5/8" GALVANIZED GROUND ROD WITH #6 SOLID CU WIRE MUST BE INSTALLED AT LEAST 2" BELOW FINAL GRADE IN UNDISTURBED SOIL. PER NESC 21 5C

INTERFACE ENGINEERING
PROJECT 2019-0359
CONTACT Cody Bargholz
100 SW Main Street, Suite 1600
Portland, OR 97204
TEL 503.382.2266
www.interfaceengineering.com
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Revisions to Sheet
No. Revision Date

Status: **PLANNING COMMISSION DESIGN REVIEW**

Date: 10.03.2025

Sheet Title:
SITE PLAN - ELECTRICAL

Sheet No.

E1.00

Job No.

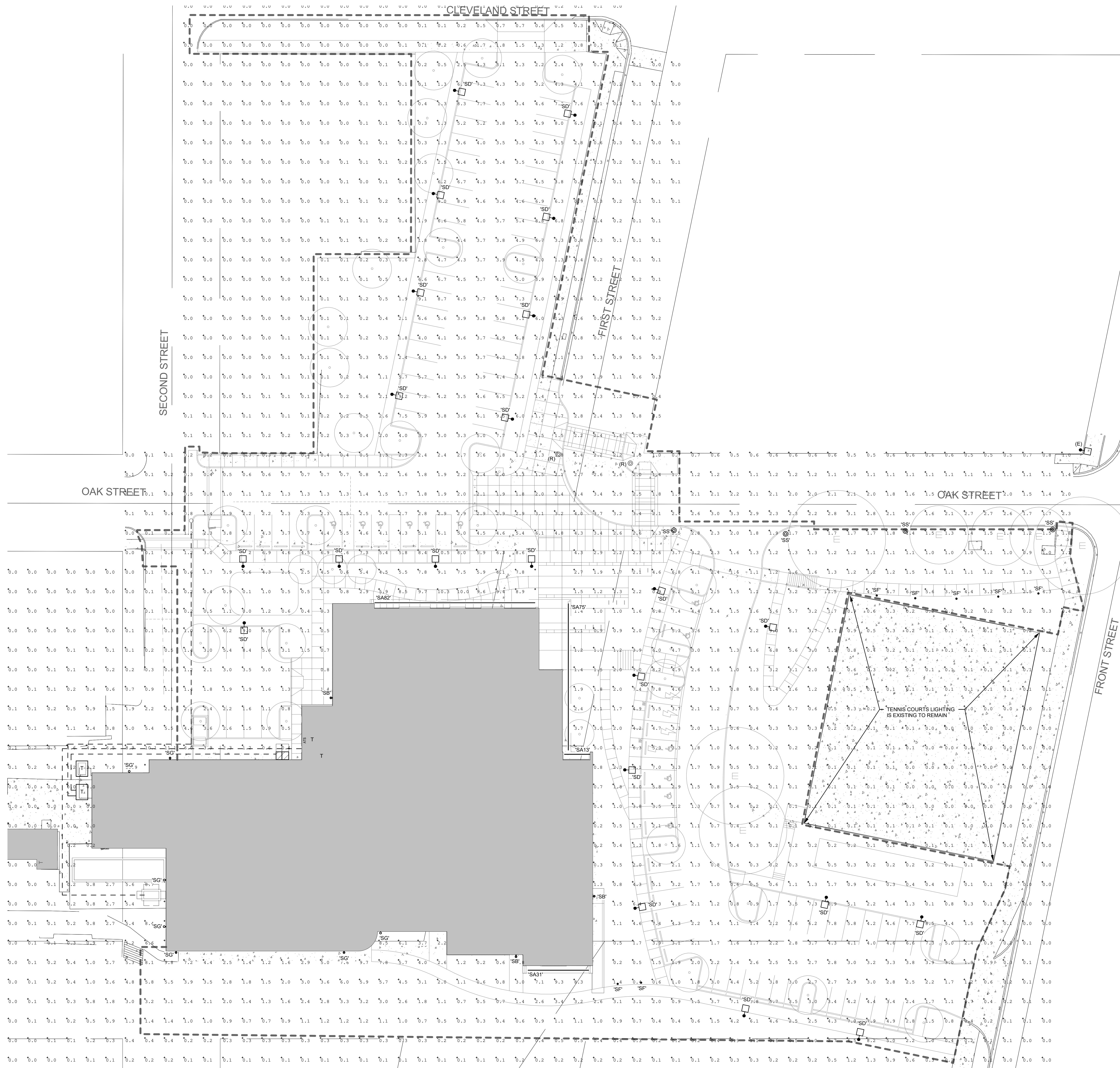
4773-01

1 SITE PLAN - ELECTRICAL

0' 20' 40'
1" = 20'-0"

2 LUMINAIRE TYPE SS POLE BASE DETAIL

NO SCALE



1 SITE PHOTOMETRIC LIGHTING PLAN

0' 20' 40'
1" = 20'-0"