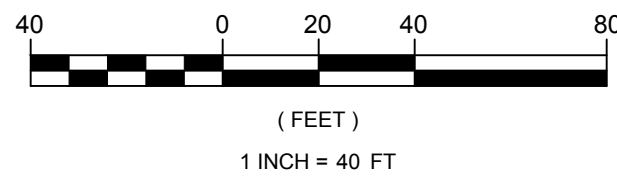


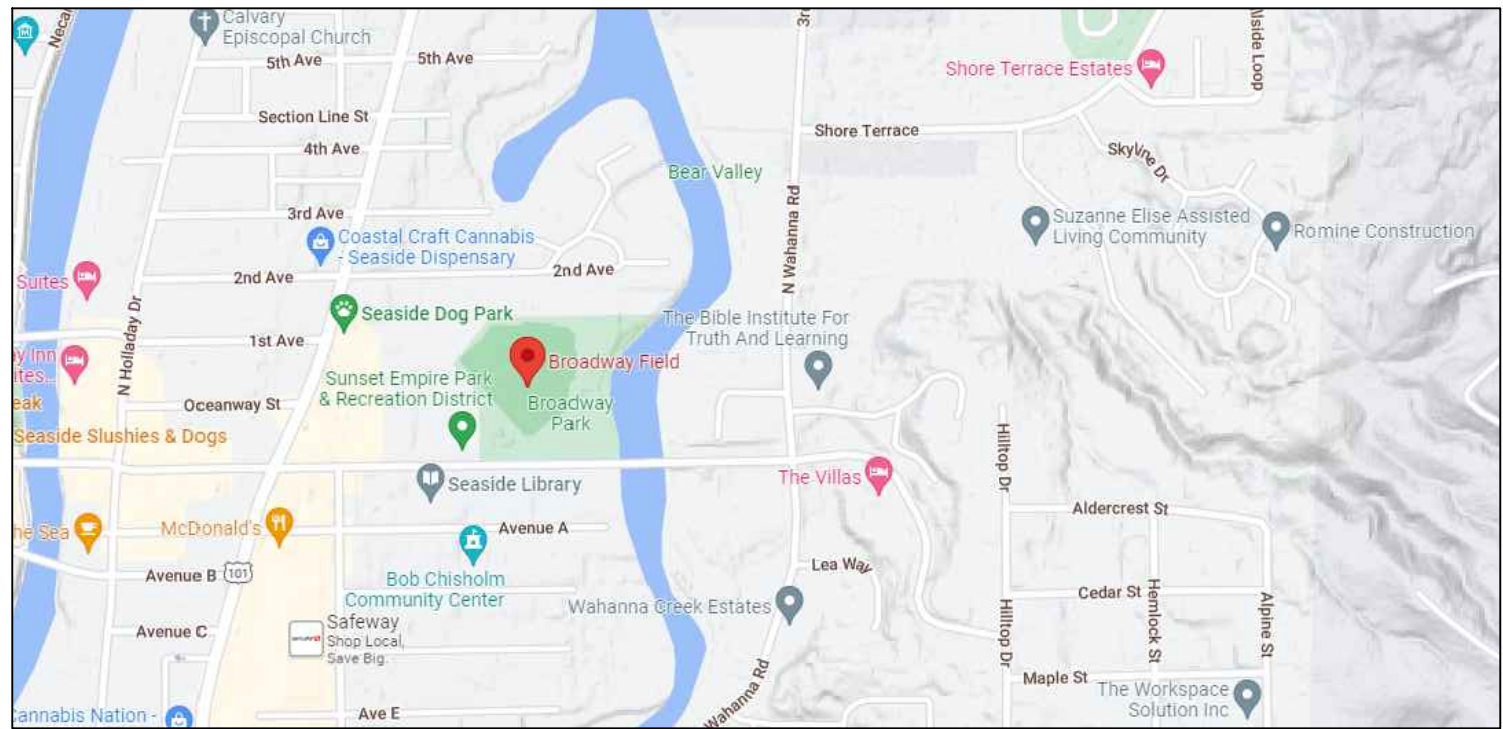
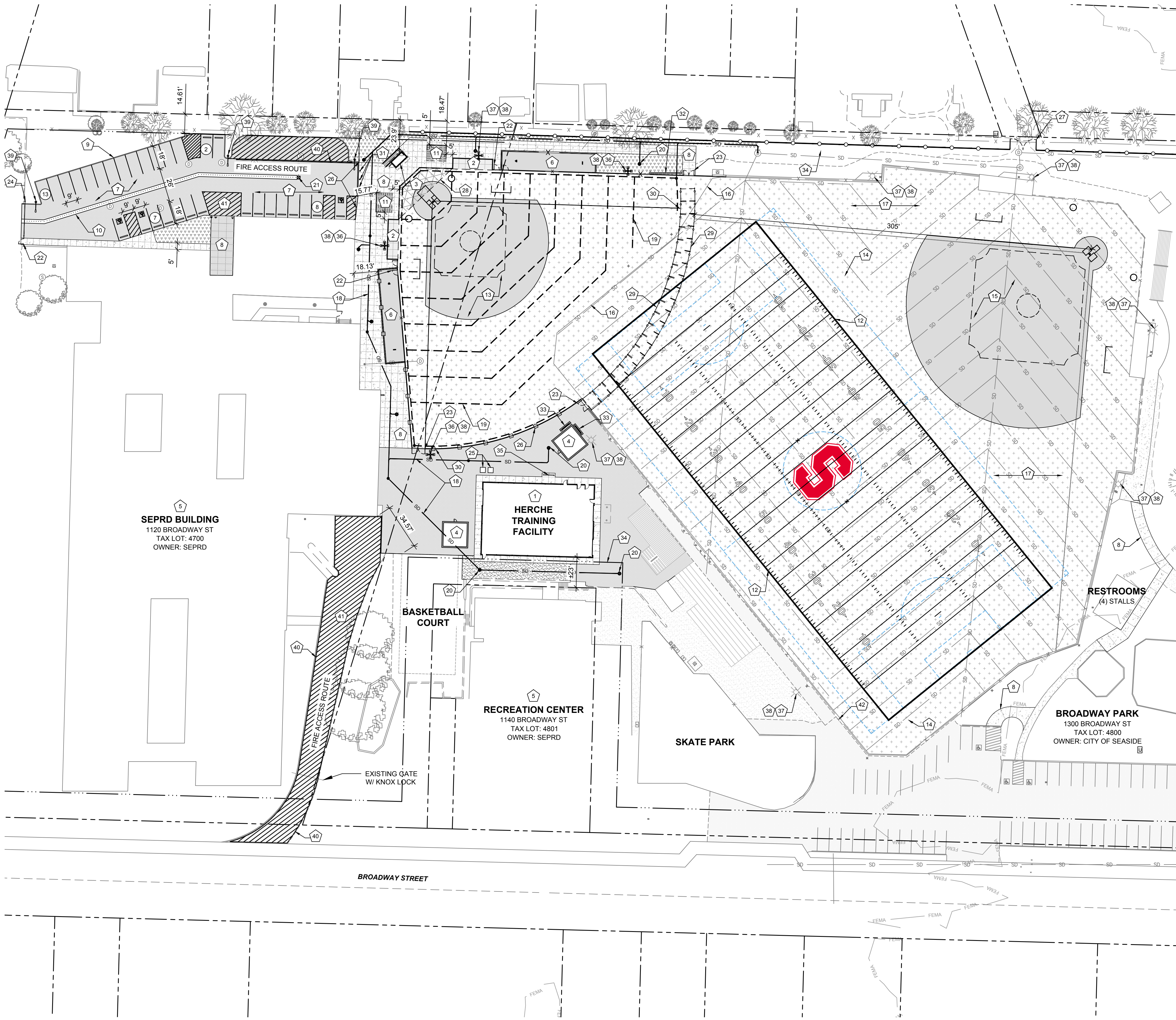
ONE INCH EQUALS FULL SCALE

1
C1.0

CIVIL SITE PLAN



1"=40'



2
VICINITY MAP

GENERAL INFORMATION

APPLICANT/OWNER: BRIAN HARDEBECK
808 SW THIRD AVENUE, SUITE 800
PORTLAND, OR 97204
(503) 536-3388

ENGINEER: ZACHARY A. STOKES, PE
CONTACT: BLAKE DAVIS, PE
ZCS ENGINEERING & ARCH
524 MAIN STREET, SUITE 2
OREGON CITY, OREGON 97045
(503) 659-2205

SITE LOCATION: 1400 BROADWAY STREET
SEASIDE, OREGON 97138

TAX MAP: T06N-R10W-S22BB NW 1/4 NW 1/4

TAX LOT: 4800

LOT SIZE: ±9.66 ACRES

ZONING: R2 - MEDIUM DENSITY RESIDENTIAL

PARKING SUMMARY:
REQUIRED PARKING:
BLEACHER ROWS = 15-LF
1 ROW = 11-LF
7 ROWS = 77-LF
22 BLEACHER UNITS = 184-LF
TOTAL = 261-LF

SOFTBALL (1 STALL/8-LF OF BLEACHERS) x 184 LF = 23 STALLS

ADA = 1 STALLS

PROPOSED PARKING:
REGULAR = 27 STALLS

ADA = 3 STALLS

LEGEND:

HATCHES & LINE TYPES:

- NEW CONCRETE PAVING - REINFORCED
- NEW / EXISTING CONCRETE PAVING
- NEW / EXISTING ASPHALT PAVING
- NEW / EXISTING GRAVEL SURFACING
- NEW SYNTHETIC TURF
- NEW LANDSCAPE REPAIR
- NEW DRAINAGE SWALE
- PROPERTY LINE SETBACK
- EXISTING FENCING
- NEW 40' TALL BARRIER NETTING
- 100-YEAR FEMA FLOODLINE

SYMBOLS (NEW):

- ATRIUM/BEEHIVE DRAIN
- NEW AREA DRAIN
- STORM DRAIN CLEANOUT
- CATCH BASIN
- PARKING BUMPER
- BOLLARD - REMOVABLE
- BOLLARD - STATIONARY
- BICYCLE RACK
- SIGN
- SCOREBOARD

KEYED NOTES:

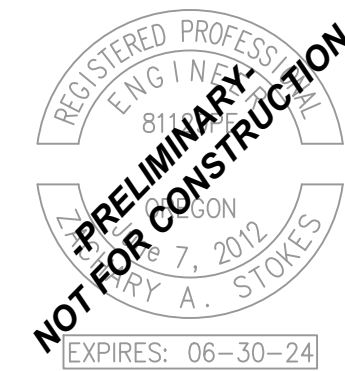
- RELOCATED HERCHE BUILDING. EXISTING UTILITY CONNECTIONS TO BE REMOVED BY SITE CONTRACTOR PRIOR TO BUILDING RELOCATION. UTILITY EXTENSION/RECONNECTION BY SITE CONTRACTOR AFTER RELOCATION. TWO EXISTING RESTROOMS ARE SITUATED INSIDE HERCHE BUILDING FOR SOFTBALL FIELD USE.
- NEW CMU DUGOUT WITH BALL PROTECTION NETTING SYSTEM ON AT-GRADE REINFORCED CONCRETE SLAB. REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
- NEW CROW'S NEST (MAXIMUM 500-SF) WITH STORAGE UNDERNEATH AND ASSOCIATED STAIRS AND HANDRAIL. REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
- NEW OFOI STORAGE SHEDS. FINAL LOCATION AND FOOTPRINT TO BE DETERMINED BY OWNER. ENSURE FINAL LOCATION COMPLIES WITH ZONING CODE SETBACK REQUIREMENTS.
- EXISTING BUILDING TO REMAIN.
- NEW SOFTBALL BULLPEN.
- NEW ASPHALT PAVEMENT AREA.
- NEW CONCRETE SIDEWALK/PLAZA.
- NEW CONCRETE CURB.
- NEW CONCRETE VALLEY GUTTER.
- EXISTING BLEACHERS TO BE RELOCATED AND ANCHORED TO NEW CONCRETE PAD. REFER TO STRUCTURAL PLANS FOR ALL ANCHORING INFORMATION.
- REPLACE EXISTING SYNTHETIC TURF FOOTBALL FIELD. RE-STRIPING TO BE ORIENTED TO EXISTING FOOTBALL GOAL SLEEVES.
- NEW NFHS COMPLIANT SYNTHETIC TURF SOFTBALL FIELD WITH 190-FT OUTFIELD FENCES. INFIELD TO BE BROWN. OUTFIELD TO BE GREEN. AND FIELD MARKINGS TO BE WHITE.
- REPLACE EXISTING SYNTHETIC TURF SOCCER FIELD. RE-STRIP AND ADD NEW CENTER LOGO AS SHOWN.
- REPLACE EXISTING SYNTHETIC TURF BASEBALL FIELD ALIGNED WITH EXISTING BASES.
- APPROXIMATE LIMITS OF EXISTING SYNTHETIC TURF FIELD.
- NEW SYNTHETIC TURF TO BE PLACED OVER EXISTING BASE ROCK AND FIELD DRAINAGE SYSTEM.
- NEW STORM PIPE.
- NEW PERFORATED PIPE FIELD DRAINAGE SYSTEM.
- NEW AREA DRAIN, TYPICAL.
- NEW CATCH BASIN.
- NEW SINGLE-LEAF CHAIN LINK GATE (±5 TOTAL), TYPICAL.
- NEW DOUBLE-LEAF CHAIN LINK GATE SIZED FOR EMERGENCY VEHICLE ACCESS.
- NEW 26" CLEAR SLIDING CHAIN LINK GATE WITH KNOX BOX FOR EMERGENCY VEHICLE ACCESS.
- TWO NEW ADA-COMPLIANT TEMPORARY PORTABLE TOILETS TO BE USED UNTIL FUTURE PERMANENT IMPROVEMENTS TO BATHROOMS WITHIN SEPRD BUILDING.
- NEW CHAIN LINK FENCING.
- NEW 40' TALL BALL STOP NETTING. SYSTEM MOUNTED TO PERMANENT POLES. FINAL NETTING SYSTEM CONFIGURATION TO INCLUDE 'SportField Specialties' GATE EGRESS SYSTEM WITH 20' MINIMUM OPENING FOR EMERGENCY VEHICLE ACCESS FROM NORTH NEIGHBORHOOD ALLEYWAY.
- NEW SOFTBALL BACKSTOP AND OVERHEAD NETTING BETWEEN DUGOUTS.
- NEW 'SportFence' WHEELED PORTABLE CHAIN LINK FENCING SYSTEM. EACH PORTABLE UNIT MEASURES 5' TALL BY 10' LONG (9'-9" EFFECTIVE LENGTH AFTER CONNECTION) TO BE PLACED IN PARALLEL ARCS FOR SOFTBALL AND BASEBALL OUTFIELDS APPROXIMATELY AS SHOWN. ±40 UNITS ARE REQUIRED FOR PORTABLE FENCING CONFIGURATION SHOWN.
- NEW PERMANENT FOUL POLE.
- NEW REMOVABLE BOLLARD (3 TOTAL), TYPICAL.
- RELOCATED FOOTBALL AND SOCCER SCOREBOARD (1 TOTAL) ON POSTS AND FOOTINGS.
- NEW BASEBALL AND SOFTBALL SCOREBOARDS (2 TOTAL) ON NEW POSTS AND FOOTINGS.
- PROPERTY LINE SETBACK PER CITY OF SEASIDE ZONING CODE FOR R-2 MEDIUM DENSITY RESIDENTIAL ZONE.
- RELOCATED BICYCLE PARKING FOR THE RELOCATED HERCHE BUILDING.
- NEW 'Musco' SPORT FIELD LIGHTING WITH 'LED' LUMINAIRES ON NEW POLE. NEW LIGHTS TO BE INCORPORATED INTO THE EXISTING 'Musco' LIGHTING SYSTEM.
- REPLACE EXISTING 'Musco' LUMINAIRES WITH NEW 'LED' LUMINAIRES ON EXISTING POLE.
- NEW 'MUSCO' AREA LIGHTING INSTALLED ON SPORT FIELD LIGHTING POLES FOR PEDESTRIAN PATHWAY ILLUMINATION.
- NEW PARKING LOT LIGHT POLE. PARKING LOT LIGHTING TO BE FULL CUT-OFF DARK-SKY COMPLIANT LUMINAIRES WITH SHIELD ON HOUSE SIDE OF FIXTURE TO PREVENT LIGHT SPILL.
- NEW RED PAINT EDGE OF FIRE LANE WITH WHITE PAINT 'NO PARKING - FIRE LANE' STENCILS.
- NEW RED PAINT ANGLED LINES APPROXIMATELY AS SHOWN.
- EXISTING GATE SIZED FOR EMERGENCY VEHICLE ACCESS.



524 Main Street, Suite 2, Oregon City,
Oregon 97045 | 503-659-2205

SEASIDE SD
1400 BROADWAY ST
SEASIDE, OR 97138

BROADWAY FIELD
RENOVATION



REVISION ID:	DATE:
PROJECT NO:	P-2821-22
DRAWN:	LRS
CHECKED:	BJD
DATE:	03-03-2023

CIVIL SITE PLAN

C1.0

SCHEMATIC DESIGN | NOT FOR CONSTRUCTION