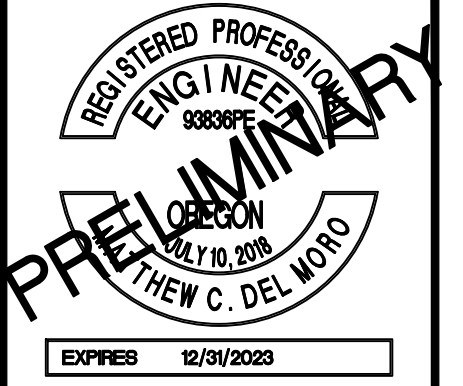


# ANCHOR STREET PARK

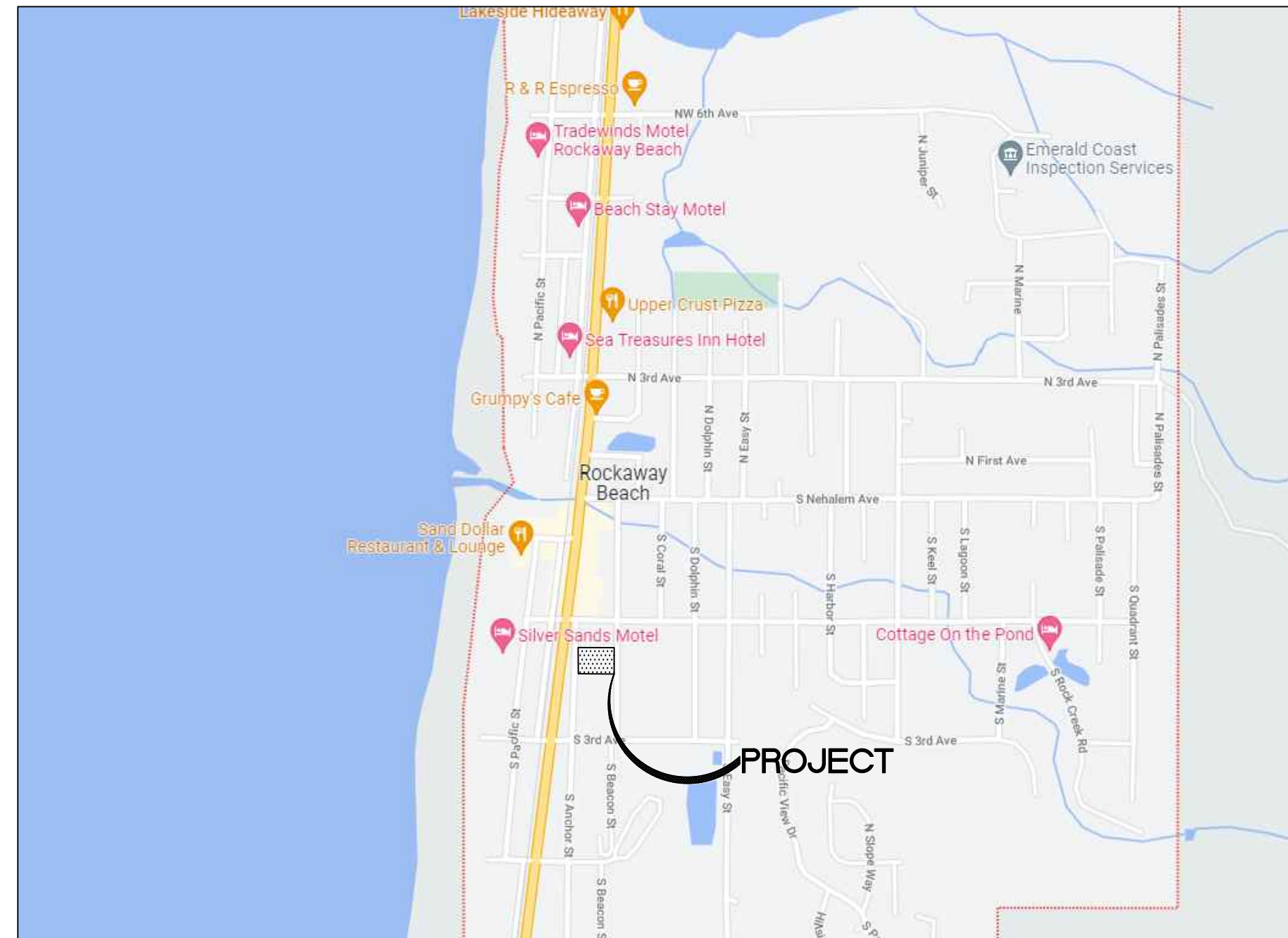
## ROCKAWAY BEACH, OREGON



EXPIRES 12/31/2023

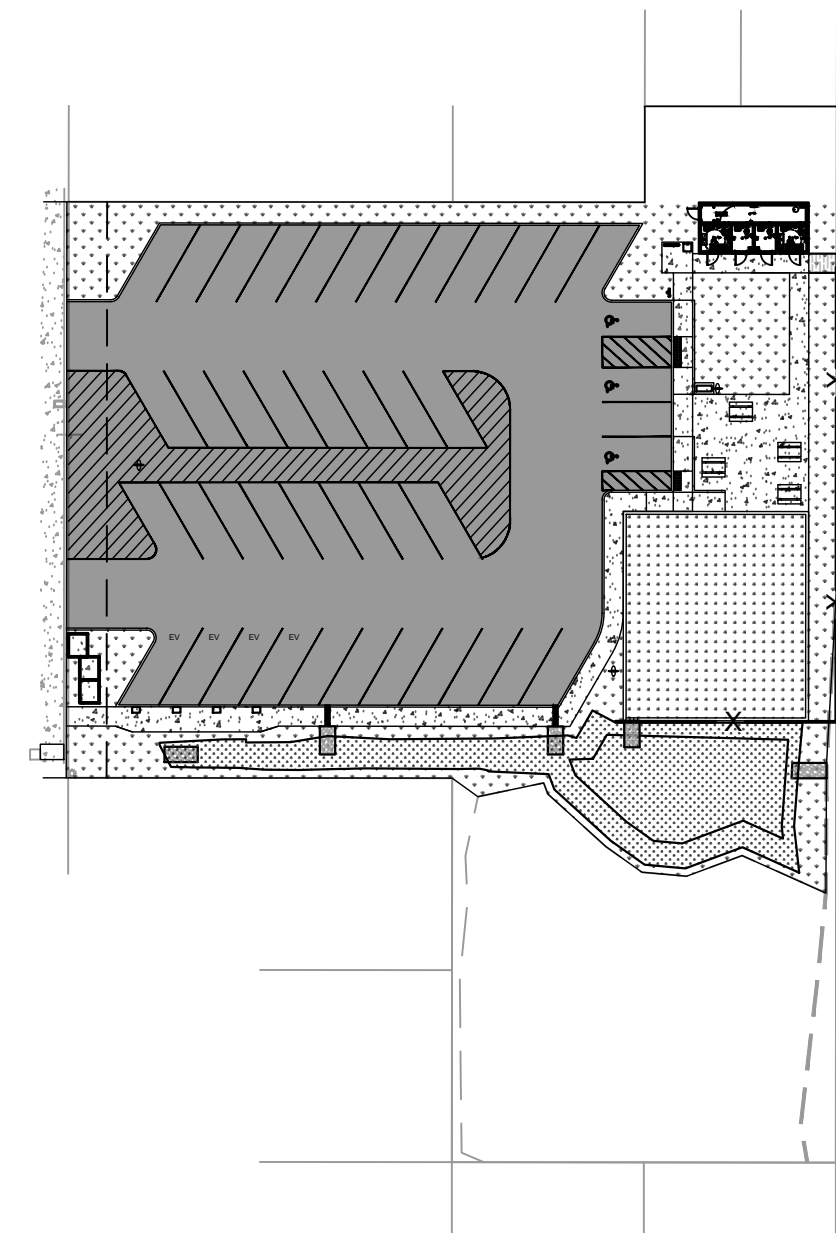
**H B H**  
 CONSULTING ENGINEERS  
 501 E First Street  
 Newberg, Oregon 97132  
 503/554-9553 fax 503/537-9554  
 email: mail@hbh-engineers.com

Designed By: ARB | Drawn By: ARB | Checked By: MDM | Submittal No.: 1ST ENGR  
 File: L:\2015-009-2614-Design\DWG\GT COVER & FRONT MATTER.dwg



VICINITY MAP

NTS



SITE PLAN

1" = 50'

### OWNER/DEVELOPER

CITY OF ROCKAWAY BEACH  
 1500 HWY 101  
 ROCKAWAY BEACH, OR 97136

### CIVIL ENGINEER

H B H CONSULTING ENGINEERS, INC.  
 501 E FIRST STREET  
 NEWBERG, OREGON 97132  
 CONTACT: MAILING ADDRESS: M. MORO, PE  
 PH: (503) 554-9553  
 FAX: (503) 537-9554  
 EMAIL: M. MORO@HBH-ENGINEERS.COM

### PROJECT INFORMATION

220 S ANCHOR ST  
 ROCKAWAY BEACH, OR 97136  
 THIS PROJECT IS IN SECTION 2 OF T. 15N. R. 15W. ROCKAWAY BEACH,  
 TILLAMOOK COUNTY, OREGON. TAX LOT 15400.

### LOCATE

(48 HOUR NOTICE PRIOR TO EXCAVATION) OREGON LAW REQUIRES YOU TO  
 FOLLOW THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER.  
 THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090  
 ORS 757.542 THROUGH 757.562 AND ORS 757.993. YOU MUST OBTAIN COPIES OF  
 THE RULES FROM THE CENTER BY CALLING (503) 242-1987. ONE CALL SYSTEM  
 NUMBER 1-800-332-2344.

### SHEET INDEX TABLE

#	TITLE
C1	COVER
C2	STANDARD NOTES
C3	LANDSCAPING NOTES
C4	SURVEY & DEMO
C5	SITE PLAN
C6	UTILITY PLAN
C7	GRADING & EROSION CONTROL
C8	DETAILS 1
C9	DETAILS 2
C10	DETAILS 3
C11	DETAILS 4

### PROPOSED LEGEND

PROPOSED MINOR CONTOUR	—— 221' ——
PROPOSED MAJOR CONTOUR	—— 220' ——
LIMITS OF GRADING	- - - - -
GRADING BREAK LINE	- - - - -
PRIVATE UTILITY EASEMENT (PUE)	- - - - -
STORM PIPE (LENGTH, SIZE, MATERIAL)	X LF X" MAT SD SD
WATER SERVICE PIPE (LENGTH, SIZE, MATERIAL)	X LF X" MAT WS WS
SANITARY SERVICE (LENGTH, SIZE, MATERIAL)	X LF X" MAT SS SS
JOINT UTILITY TRENCH	E
ASPHALT	▒
CONCRETE	▒
GRASS LANDSCAPING	+
STORMWATER SWALE GRASSES MIX	+

REV.	DATE	DESCRIPTION

IF THIS LINE IS NOT 1 INCH SCALE IS NOT AS SHOWN

CITY OF ROCKAWAY BEACH  
 276 US-101, ROCKAWAY BEACH, OR 97136  
**ANCHOR STREET PARK**  
 TAX LOT 15400, SOUTH ANCHOR ST  
**COVER**



**PLANTING NOTES**

FINAL ROUGH GRADES TO BE ESTABLISHED BY THE GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR TO BE RESPONSIBLE FOR FINAL GRADING AND FOR ENSURING THAT SURFACE AND STORMWATER RUNOFF FLOWS ARE FUNCTIONING AS DESIGNED. TOP OF MULCH AT ALL PLANTING BEDS TO BE 1" BELOW TOP OF CURBS OR ADJACENT PAVING. CITY OF ROCKAWAY BEACH TO INSPECT AND APPROVE FINAL GRADING.

PLANT MATERIAL: NATIVE PLANT MATERIAL TO BE NURSERY GROWN AND OBTAINED FROM REGIONAL SOURCES UNDER CLIMATIC CONDITIONS SIMILAR TO OR HARDIER THAN THOSE AT THE SITE. ALL PLANTS TO BE OF NORMAL HABIT OF GROWTH, HEALTHY, VIGOROUS, AND FREE OF DISEASE, HARMFUL INSECTS, INSECT EGGS AND LARVAE. UNHEALTHY OR DAMAGED PLANTS SHALL BE REPLACED AT LANDSCAPE CONTRACTORS EXPENSE. ALL PLANT MATERIAL SHALL FOLLOW THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLICATIONS.

TREES: ALL TREES SHALL BE HEALTHY GROWN NURSERY STOCK. STREET TREES TO BE A MIN. OF 1-1/2" CALIPER AT 6 INCHES ABOVE GROUND LEVEL, AND BE AT LEAST 5 FEET HIGH CONFORMING IN SIZE AND GRADE WITH THE STANDARD FOR NURSERY STOCK ANSI Z60.1 (MOST CURRENT EDITION). ALL TREES SHALL HAVE A SINGLE STRAIGHT TRUNK, A WELL DEVELOPED LEADER WITH TOPS AND ROOTS CHARACTERISTIC OF THE SPECIES, CULTIVAR OR VARIETY. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. BARE ROOT STOCK SHALL LEAVE A ROOT SYSTEM SUFFICIENT TO INSURE SURVIVAL AND HEALTHY GROWTH. BALLED AND BURLAP (B&B) STOCK SHALL LEAVE A NATURAL SOUND BALL SUFFICIENT TO INSURE SURVIVAL AND HEALTHY GROWTH.

TOPSOIL: ANY IMPORTED TOPSOIL USED IS TO BE FERTILE, FRIABLE AND FREE OF NOXIOUS WEEDS AND DEBRIS.

FERTILIZER: 10-15-10 SLOW RELEASE ON OPEN SPACE TREES. ALL PLANTS TO BE INOCULATED WITH MYCORRHIZA ("M-ROOTS" DRY GRANULES MIXED INTO PLANTING HOLE) AT INSTALLATION. APPLY FERTILIZER AND MYCORRHIZA ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

MULCH: MINIMUM 3" MEDIUM GRIND, WELL-ROTTED BARK MULCH OR COMMERCIAL COMPOST. NO MULCH TO BE USED IN DITCHES OR STORM WATER SWALES.

PLANTING: STONES, MORTAR, RUBBISH, AND ANY MATERIAL HARMFUL TO PLANT LIFE ARE ALL TO BE REMOVED FROM ALL PLANTING AREAS.

- ALL PLANTING AREAS TO BE RAKED SMOOTH PRIOR TO PLANTING.
- ALL PLANTING HOLES ARE TO BE TWICE THE DIAMETER OF THE PLANT ROOT BALL OR SYSTEM. SIDES AND BOTTOM OF HOLES ARE TO BE BROKEN UP.
- ALL PLANTS TO BE WATERED IN WHEN THE PLANTING HOLES HAVE BEEN HALF FILLED WITH SOIL. THE IRRIGATION SYSTEM IS NOT TO BE USED TO WATER PLANTS IN.
- APPLY FERTILIZER (IF APPLICABLE) WHEN THE PLANTING HOLE IS 3/4 FULL.
- ALL PLANTS TO BE INOCULATED WITH MYCORRHIZA AT TIME OF PLANTING. PRODUCT TO BE EITHER "ROOT DIP GEL" FOR BARE ROOT STOCK OR "M-ROOTS" GRANULAR FORMULA FOR CONTAINERIZED STOCK.. MYCORRHIZA INOCULANT TO BE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- FINISHED PLANTING LEVEL OF PLANTS TO BE AT OR SLIGHTLY ABOVE LEVEL GROWN IN NURSERY.
- CITY OF ROCKAWAY BEACH SHALL INSPECT ALL PLANTINGS AND GIVE WRITTEN APPROVAL BEFORE CITY OF ROCKAWAY BEACH WILL ACCEPT THE LANDSCAPING WORK (FROM THE GENERAL CONTRACTOR) AS BEING SATISFACTORILY COMPLETE.

MAINTENANCE: BEGIN MAINTENANCE IMMEDIATELY AFTER EACH SHRUB AND TREE IS PLANTED. PROTECT AND MAINTAIN PLANTINGS FOR A PERIOD OF 60 DAYS AFTER ACCEPTANCE. WATER, WEED, CULTIVATE, MAINTAIN MULCH, AND RESET PLANTS TO PROPER GRADES AND UPRIGHT POSITIONS AS REQUIRED.

GUARANTEE: GUARANTEE ALL PLANT MATERIAL AFTER FINAL ACCEPTANCE FOR DURATION OF ONE FULL GROWING SEASON OR FOR ONE YEAR, WHICHEVER IS LONGER. CONTRACTOR TO REPLACE PLANT MATERIALS NOT SURVIVING OR IN POOR CONDITION; EXCEPT ONLY LOSS OR DAMAGE DUE TO FREEZING, VANDALISM, OR ACTS AND NEGLECTS ON THE PART OF OTHERS.

**MAINTENANCE NOTES**

PROVIDE MAINTENANCE AS REQUIRED BY CITY OF ROCKAWAY BEACH.

MOWING: BIOSWALE SEEDED DITCHES ARE NOT TO BE MOWED.

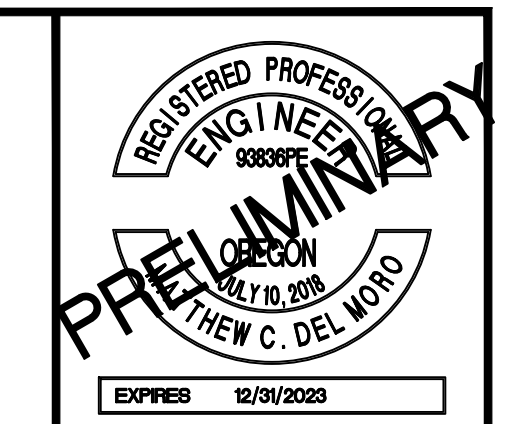
PRUNING: TREES, SHRUBS AND GROUNDCOVERS ARE ONLY TO BE PRUNED IF OVERALL HEALTH OF THE PLANT OR STAND IS THREATENED (SUCH AS TENT CATERPILLAR INFESTATION). IF NECESSARY, DEAD OR DISEASED BRANCHES ARE TO BE PRUNED AND REMOVED FROM THE SITE; MAKE ALL PRUNING CUTS ACCORDING TO BEST ACCEPTED PRACTICE. DO NOT TIP BACK OR SHEAR WOODY PLANTS IN ANY MANNER.

MULCH: MULCHED AREAS TO RECEIVE ADDITIONAL TOPDRESSING ONCE A YEAR IN THE FALL. ALL WOODY PLANTS (TREES, SHRUBS) TO RECEIVE 18" DIAMETER CIRCLE OF COARSE WOOD CHIPS AROUND THE BASE OF THE PLANT TO AID IN WEED SUPPRESSION. REPLACE CHIPS YEARLY AS NECESSARY UNTIL PLANTS ARE ESTABLISHED AND ABLE TO OUTCOMPETE WEEDS. NOTE: SWALES ARE NOT TO RECEIVE MULCH

WEED CONTROL: THE REMOVAL OF NOXIOUS WEEDS INCLUDING HIMALAYAN BLACKBERRY (RUBUS DISCOLOR), REED CANARYGRASS (PHALARIS ARUNDINACEA), TEASEL (DIPSACUS FULLONUM), CANADA THISTLE (CIRSIUM ARVENSE) AND OTHERS WILL BE NECESSARY THROUGH THE MAINTENANCE PERIOD, OR UNTIL A HEALTHY STAND OF DESIRABLE VEGETATION IS ESTABLISHED. DURING REMOVAL OF INVASIVE VEGETATION CARE SHALL BE TAKEN TO MINIMIZE IMPACTS TO EXISTING NATIVE TREES AND SHRUB SPECIES. REMOVE WEEDS AND THEIR ROOT SYSTEMS BY HAND OR SIMILAR MECHANICAL METHODS; GLYPHOSPHATE-BASED HERBICIDES (ROUNDUP OR EQUIVALENT) MAY BE USED ONLY IF APPROVED BY CITY OF ROCKAWAY BEACH.

PLANT REPLACEMENT: PLANTS THAT FAIL TO MEET THE ACCEPTANCE CRITERIA MUST BE REPLACED DURING THE MAINTENANCE PERIOD. PRIOR TO REPLACEMENT, THE CAUSE FOR LOSS SHOULD BE DETERMINED. UPON DETERMINING THE CAUSE, CORRECT THE PROBLEM (E.G. AMEND SOIL, PROVIDE WILDLIFE PROTECTION, MODIFY SPECIES SELECTION) AND THEN REPLACE THE PLANT(S). IF AT ANY TIME DURING THE WARRANTY PERIOD THE LANDSCAPING FALLS BELOW THE 80% SURVIVAL LEVEL, THE CONTRACTOR SHALL REINSTALL ALL DEFICIENT PLANTING AT THE NEXT APPROPRIATE PLANTING OPPORTUNITY AND THE TWO YEAR MAINTENANCE PERIOD SHALL BEING AGAIN FROM THE DATE OF REPLANTING.

WILDLIFE PROTECTION: APPROPRIATE MEASURES SHOULD BE TAKEN TO DISCOURAGE WILDLIFE BROWSING. BIODEGRADABLE PLASTIC MESH TUBING, OR OTHER SUBSTITUTE APPROVED BY THE AGENCY/CITY, SHOULD BE PLACED AROUND INDIVIDUAL TREES AND SHRUBS TO PREVENT BROWSING BY WILDLIFE, INCLUDING BEAVER, NUTRIA, DEER, MICE AND VOLES.



**H B H**  
 CONSULTING  
 ENGINEERS  
 501 E First Street  
 Newberg, Oregon 97132  
 503/554-9553 fax 503/537-9554  
 email: mail@hbh-consulting.com

Designed By: ARB | Drawn By: ARB | Checked By: MDIM | Submittal No.: | 1ST ENGR  
 File: L:\2015-009.26\4-Design\DWGS\DETAILS.dwg

REV.	DATE	DESCRIPTION	BY

IF THIS LINE IS NOT 1 INCH  
 SCALE IS NOT AS SHOWN

CITY OF ROCKAWAY BEACH  
 276 US-101, ROCKAWAY BEACH, OR 97136  
**ANCHOR STREET PARK**  
 TAX LOT 15400, SOUTH ANCHOR ST  
**LANDSCAPING NOTES**

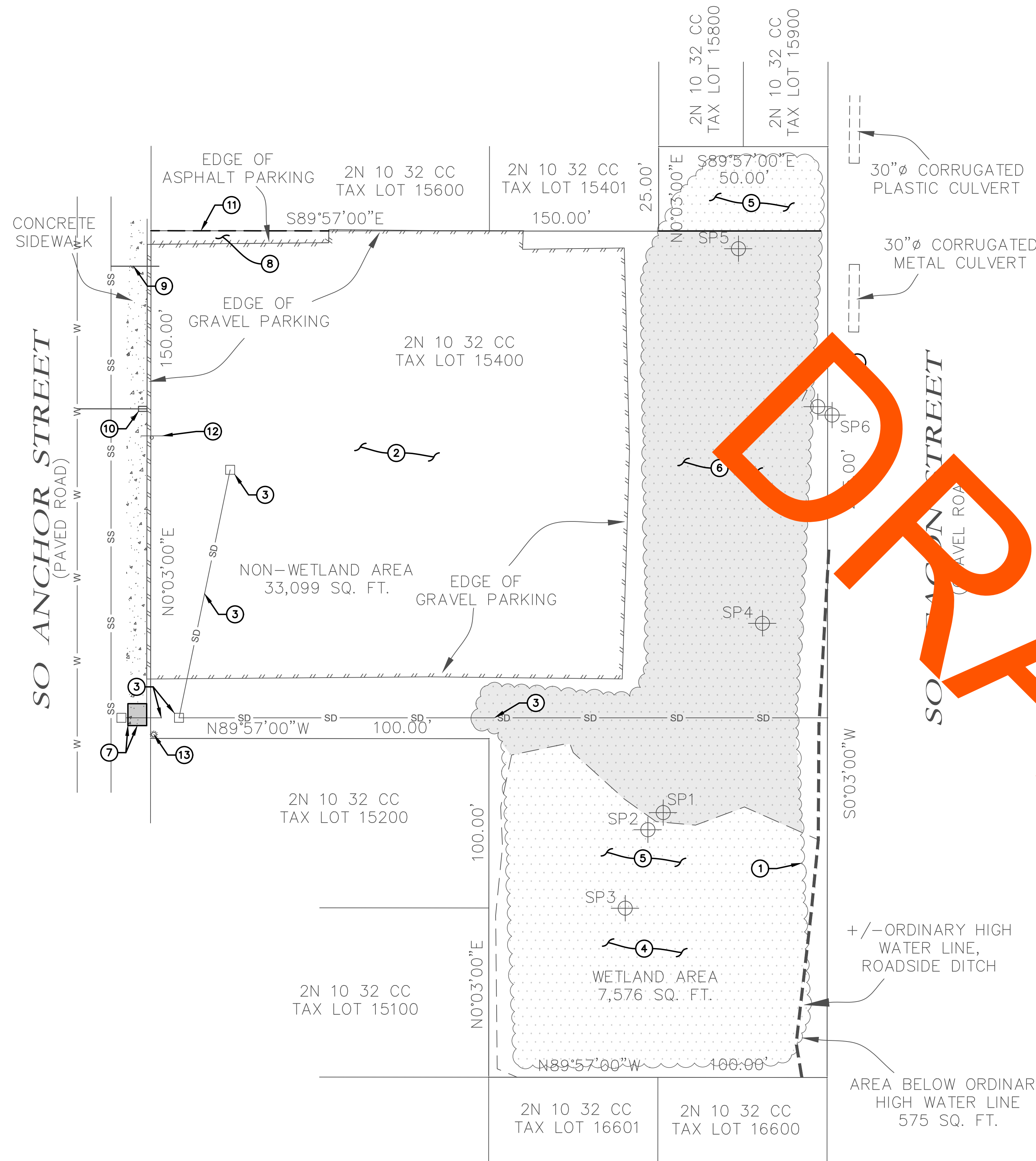
**SURVEY + DEMO KEY NOTES**

1. EXISTING DENSE BRUSH APPROXIMATELY EIGHT FEET TALL
2. DEMO EXISTING GRAVEL PARKING LOT
3. DEMO AND REMOVE EXISTING ONSITE CATCH BASINS AND STORM PIPING. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING STORM WATER DRAINAGE OF SOUTH ANCHOR STREET AND ONSITE STORM DRAINAGE TO EASTERN DITCH DURING CONSTRUCTION.
4. PRESERVE EXISTING WETLANDS
5. PRESERVE EXISTING BRUSH INSIDE WETLANDS AND PROPERTY FLAG
6. DEMO EXISTING BRUSH OUTSIDE OF WETLANDS
7. DEMO EXISTING SIDEWALK PANEL BEHIND PUBLIC CATCH BASIN. PRESERVE EXISTING PUBLIC CURB AND CATCH BASIN.
8. DEMO EXISTING ASPHALT PARKING
9. EXISTING SANITARY SERVICE. LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO FIELD LOCATE AND POTHOLE DEPTH OF LATERAL PRIOR TO SETTING UP PRELIMINARY EROSION CONTROL SUCH THAT IF CONFLICTS EXIST, THEY DO NOT CAUSE PROJECT DELAYS. CONTACT DESIGN ENGINEER IMMEDIATELY IF CONFLICT EXISTS. SEE SANITARY STANDARD NOTE #8 ON SHEET C2.
10. EXISTING WATER SERVICE. LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO FIELD LOCATE AND POTHOLE DEPTH OF LATERAL PRIOR TO SETTING UP PRELIMINARY EROSION CONTROL SUCH THAT IF CONFLICTS EXIST, THEY DO NOT CAUSE PROJECT DELAYS. CONTACT DESIGN ENGINEER IMMEDIATELY IF CONFLICT EXISTS.
11. SAWCUT EXISTING ASPHALT AT PROPERTY LINE
12. REMOVE AND REPLACE EXISTING CITY OF ROCKAWAY BEACH PUBLIC PARKING LOT SIGN
13. EXISTING POWER POLE. LOCATION IS APPROXIMATE. CONTRACTOR TO FIELD LOCATE AND CONTACT DESIGN ENGINEER IF CONFLICTS ARE PRESENT.

SEE SURVEYOR'S STAMPED DRAWING

**H B H**  
 CONSULTING ENGINEERS  
 501 E First Street  
 Newberg, Oregon 97132  
 503/554-9553 fax 503/537-9554  
 email: mail@hbh-engineers.com

Drawn By: ARB | Checked By: MDM | Submitted No.: 1ST ENGR  
 File: L:\2015-009-2604-Design\DWG\1.1 Survey And Demo.dwg



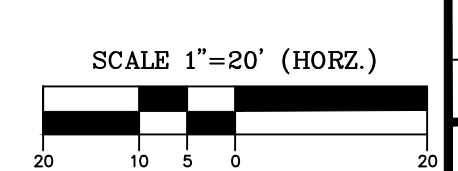
**SURVEY + DEMO**

1" = 20'

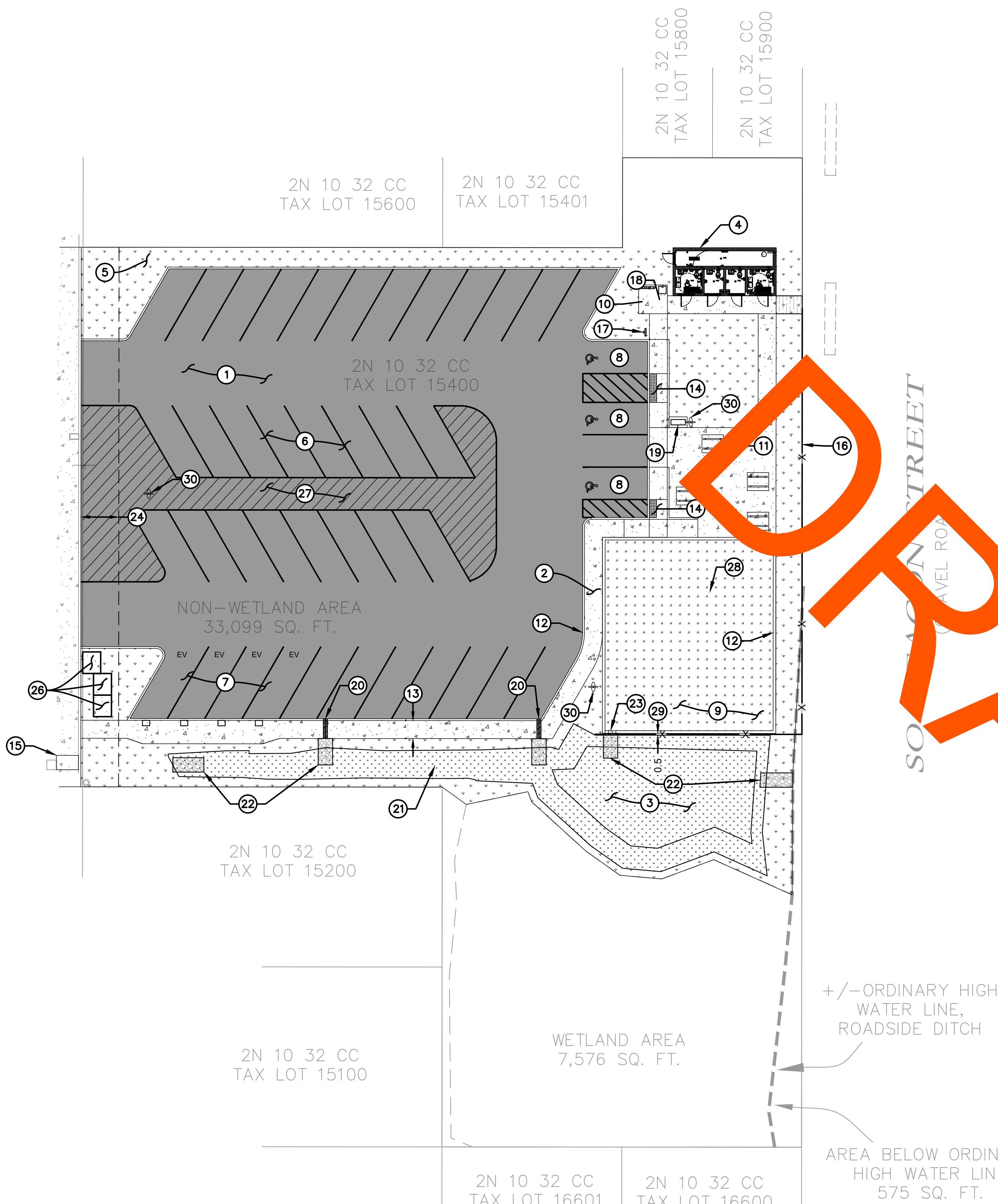
REV.	DATE	DESCRIPTION	BY

IF THIS LINE IS NOT 1 INCH SCALE IS NOT AS SHOWN

CITY OF ROCKAWAY BEACH  
 276 US-101, ROCKAWAY BEACH, OR 97136  
**ANCHOR STREET PARK**  
 TAX LOT 15400, SOUTH ANCHOR ST  
**SURVEY + DEMO**

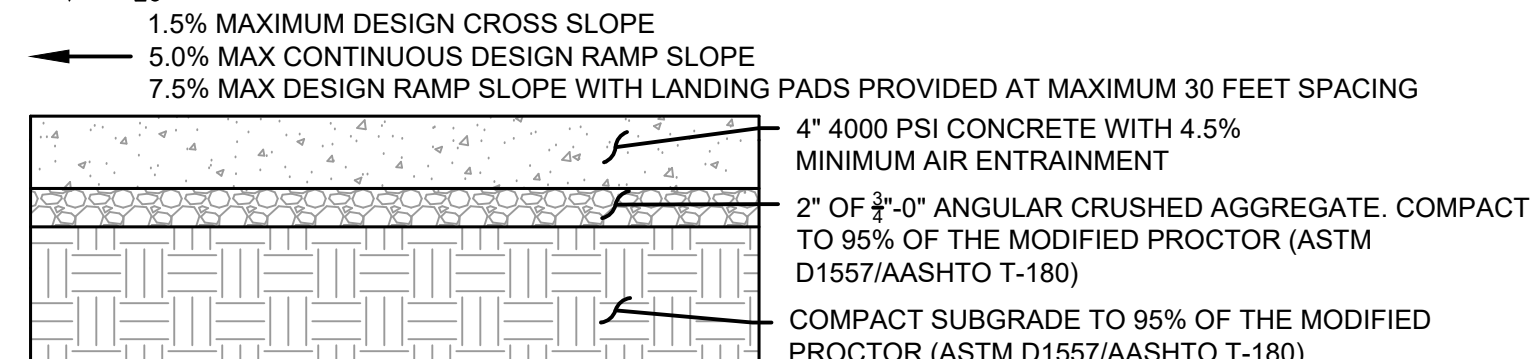


SO ANCHOR STREET  
(PAVED ROAD)



**SITE PLAN**

1" = 20'



**STANDARD CONCRETE SECTION**

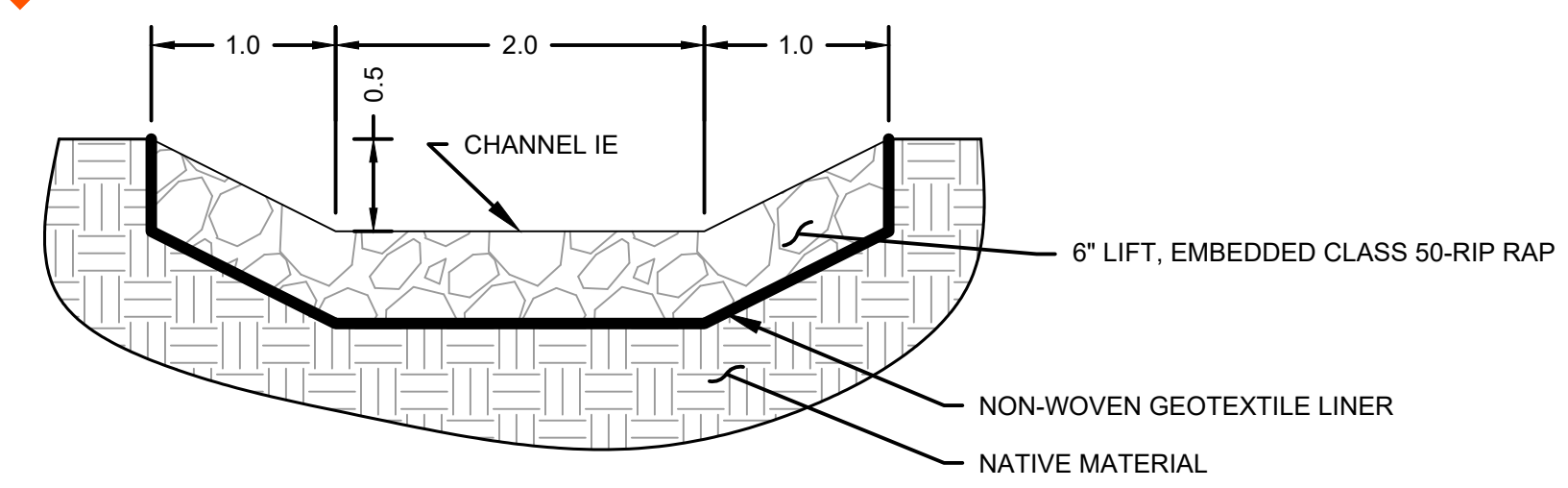
1. RAMP DESIGN SLOPE CAN BE INCREASED TO 7.5% MAXIMUM IF FIVE FOOT SQUARE, 1.5% MAXIMUM DESIGN SLOPE, LANDING PADS ARE PROVIDED AT A MAXIMUM OF 30 LINEAR FEET SPACING

**SITE PLAN KEY NOTES**

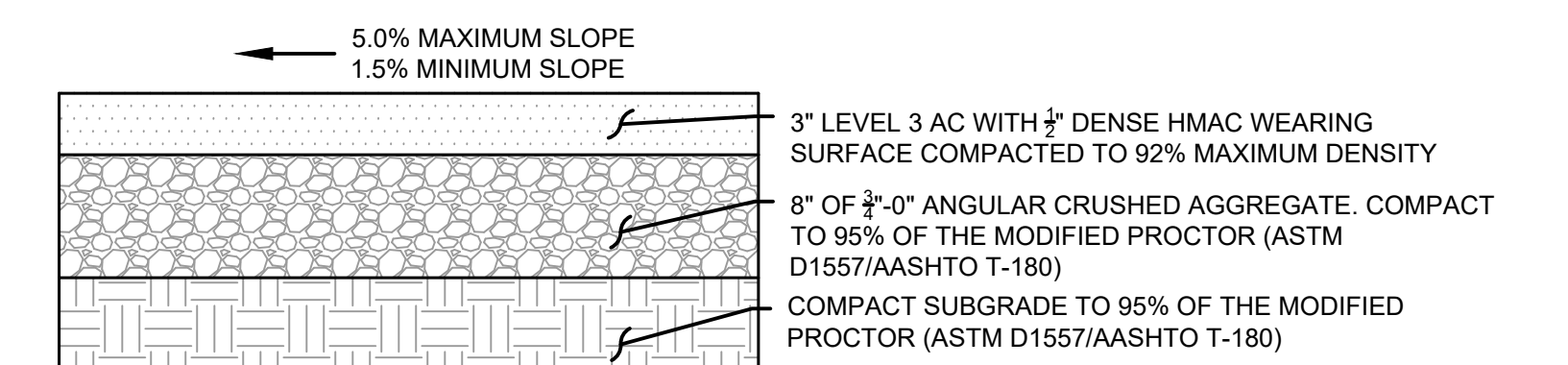
- INSTALL PARKING LOT ASPHALT PER CROSS SECTION DETAIL LOCATED ON THIS SHEET AND GRADING LOCATED ON SHEET C7
- INSTALL ADA COMPLIANT WALKWAY PER STANDARD CONCRETE CROSS SECTION DETAIL LOCATED ON THIS SHEET AND GRADING LOCATED ON SHEET C7
- INSTALL STORMWATER QUALITY/QUANTITY SWALE. TO BE SEEDED WITH "PROTIME PT 442 BES GRASSY SWALE NATIVE MIX" OR CITY APPROVED EQUAL. CONTRACTOR TO BRING SWALE GRASS TO FULL FRUITATION AS CONDITION OF PROJECT COMPLETION. SEE UTILITY PLAN SHEET C4 AND NOTES ON SHEET C3 FOR MORE INFORMATION.
- PROPOSED BATHROOM. SEE UTILITY PLAN ON SHEET C6 AND STRUCTURAL/MEP PLANS BY ROMTEC.
- LANDSCAPED AREA. TO BE SEEDED WITH "PROTIME PT 301 WATER SMARTER TALL FESCUE BLEND" OR CITY APPROVED EQUAL CONTRACTOR TO BRING GRASS TO FULL FRUITATION AS CONDITION OF PROJECT COMPLETION. SEE UTILITY PLAN SHEET C4 AND NOTES ON SHEET C3 FOR MORE INFORMATION. (TYP)
- 35 TOTAL NEW STANDARD PARKING STALLS (TYP)
- 4 ELECTRICAL VEHICLE CHARGING STALLS
- INSTALL THREE ADA COMPLIANT PARKING STALLS PER OREGON TRANSPORTATION COMMISSION STANDARDS FOR ACCESSIBLE PARKING PLACES FIGURES 1, 6, 7, AND 8. GRADING TO BE PER SHEET C7.
- PLAYGROUND AREA. SUBGRADE IS TO BE SURFACED SMOOTH 6.75" BELOW TOP FACE OF CURB ELEVATIONS. SEE GRADING PLAN ON SHEET C7 FOR REFERENCE ELEVATIONS. SUBGRADE IS TO BE COMPACTED TO 95% OF THE MODIFIED PROCTOR (ASTM D1557/AASHTO T-180). ADD PERMEABLE GEOTEXTILE FABRIC OVER SUBGRADE. INSTALL 6.75" SECTION OF BURKE TURF® PER CROSS SECTION DETAIL ON SHEET C11.
- INSTALL GREEN POWDER COATED U-LINE 3-LOOP WAVE STYLE BIKE RACK OR APPROVED EQUAL. TO BE BOLTED TO CONCRETE.
- INSTALL GREEN, SIX-FOOT LENGTH, U-LINE RECYCLED PLASTIC A-FRAME PICNIC TABLE OR EQUIVALENT. TO BE BOLTED TO CONCRETE. (TYP)
- INSTALL TYPICAL STRAIGHT CURB (TYPE C) PER CITY OF ROCKAWAY BEACH STANDARD DETAIL T-301 AND GRADING ON SHEET C7
- 5.0' WIDE SIDEWALK. CONSTRUCT PER STANDARD CONCRETE CROSS SECTION ON THIS SHEET. GRADING PER SHEET C7. (TYP)
- CONSTRUCT PARALLEL CURB RAMP PER ODOT STANDARD DETAIL RD920. GRADE RAMP PER SHEET C7.
- REPLACE PANEL SIDEWALK PER STANDARD CONCRETE SECTION DETAILED ON THIS SHEET AND CITY OF ROCKAWAY BEACH STANDARD DETAIL T-201
- INSTALL FIVE FEET TALL, MARINE-GRADE, GALVANIZED, GREEN EPOXY COATED, CHAIN LINK FENCE AT PLAYGROUND PERIMETER AND PROPERTY LINE PER CL5-R ON ODOT DETAIL RD815
- INSTALL GREEN GLOBAL INDUSTRIAL™ STEEL PET WASTE STATION WITH ROLLED WASTE BAGS OR APPROVED EQUAL
- INSTALL RUBBERMAID TWO-WAY RANGER® TRASH CANS
- INSTALL GREEN POWDER COATED GLOBAL INDUSTRIAL™ OUTDOOR BOTTLE FILLER W/B-L EVEL DRINKING FOUNTAIN & PET STATION OR APPROVED EQUAL. TO BE BOLTED TO CONCRETE.
- INSTALL EVERGRATE T-14A "TSUNAMI" STYLE SIDEWALK GRATE PER DETAIL T-14A ON SHEET C9. GRADE CONCRETE GUTTER UNDERNEATH GRATE AT 2% MINIMUM SLOPE FROM PARKING LOT TO BACK OF SIDEWALK FOR DRAINAGE INTO DITCH/SWALE. SEE GRADING LOCATED ON SHEET C7.
- DITCH LINE. GRADE TO DRAIN AT MINIMUM 2%.
- INSTALL FOUR FOOT WIDE CLASS 50 RIP-RAP EMBEDDED CHANNEL PER DETAIL 422 ON SHEET C8 AND RIP-RAP CROSS SECTION DETAIL ON THIS SHEET.
- 6.75 INCH DEEP CURB CUT FOR DRAINAGE. INSTALL 19-GAUGE, 1/2" GRID SIZE, GALVANIZED STEEL MESH ON INSIDE OF CURB CUT TO BURKE TURF® MEDIA IN PLAYGROUND AREA. CONTRACTOR TO MAKE THE EDGES OF THE MESH TAMPERPROOF AND CHILDPROOF SUCH THAT THEY ARE NOT, NOR BECOME A HAZARD TO GENERAL PLAYGROUND TRAFFIC.
- 10.0' PUBLIC UTILITY EASEMENT
- CONCRETE PADS FOR ELECTRICAL SITE POWER DISTRIBUTION TO BATHROOM, LIGHTING, ELECTRICAL VEHICLE CHARGING, ETC. SEE UTILITY PLANS SHEET C6 AND ELECTRICAL PLANS BY OTHERS FOR MORE INFORMATION.
- PARKING STALLS TO BE 4" WIDE, PAINTED WITH YELLOW WATER BASED ACRYLIC PAINT (TYP)
- INSTALL BURKE TURF® NU-3188 PLAYGROUND SYSTEM
- INSTALL 0.5 FOOT BENCH TO BASE OF CURB ABUTTING SWALE AND EASTERN PROPERTY LINE. SEE SHEET C7 FOR GRADING. FENCE TO CENTERED ON BENCH.
- SEE UTILITY PLAN SHEET C6 AND ELECTRICAL PLANS BY OTHERS FOR MORE INFORMATION.

+/-ORDINARY HIGH WATER LINE, ROADSIDE DITCH

AREA BELOW ORDINARY HIGH WATER LINE  
575 SQ. FT.

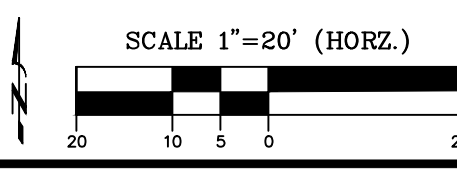


**RIP-RAP CROSS SECTION**



**ASPHALT CROSS SECTION**

1. DESIGNED TO MEET FIRE TRUCK LOAD OF 12,500 POUNDS OF POINT LOAD (WHEEL LOAD) AND 75,000 LB LIVE LOAD (GROSS VEHICLE WEIGHT).



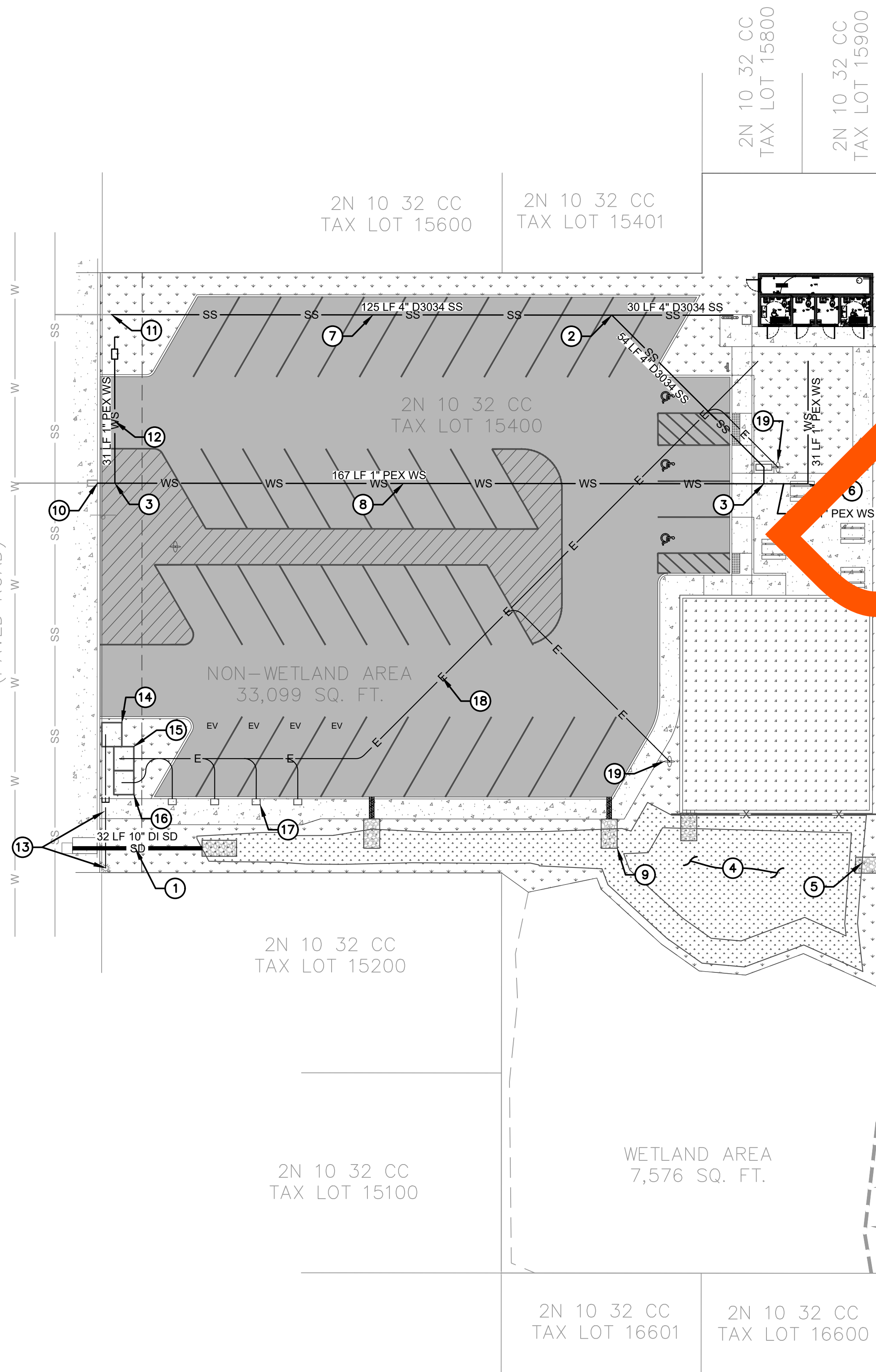
**H B H CONSULTING ENGINEERS**  
501 E First Street  
Newberg, Oregon 97132  
503/554-9553 fax 503/537-9554  
email: mail@hbh-engineers.com

REV.	DATE	DESCRIPTION

IF THIS LINE IS NOT 1 INCH SCALE IS NOT AS SHOWN

CITY OF ROCKAWAY BEACH  
276 US-101, ROCKAWAY BEACH, OR 97136  
**ANCHOR STREET PARK**  
TAX LOT 15400, SOUTH ANCHOR ST  
**SITE PLAN**

SO ANCHOR STREET  
(PAVED ROAD)



UTILITY PLAN

1" = 20'

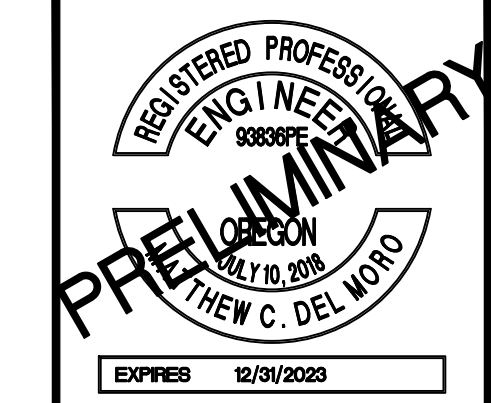
DRAFT

UTILITY PLAN KEY NOTES

1. INVERT ELEVATIONS IN EXISTING PUBLIC ANCHOR STREET CATCH BASIN ARE NOT KNOWN. CONTRACTOR IS TO CONNECT INTO EXISTING ANCHOR STREET PUBLIC CATCH BASIN WITH 10" CLASS 52 DUCTILE IRON AT THE HIGHEST REASONABLE INVERT ELEVATION PER ODOT STANDARD DETAIL RD339. CONTRACTOR IS TO INSTALL TWO, 18 LF STICKS OF 10" CLASS 52 DUCTILE IRON PIPE PER CITY OF ROCKAWAY STANDARD DETAIL T-200 AT 0.5% DRAIN GRADE FROM THE CATCH BASIN INTO THE PARK. CONTRACTOR IS TO DAYLIGHT A DITCH AT 2% DRAIN GRADE FROM THE DUCTILE IRON PIPE OUTLET ELEVATION TO THE STORM WATER SWALE AT THE SOUTH WEST CORNER OF THE SITE. GRADING SHOWN ON SHEET C7 MAY CHANGE BASED ON THE ABOVE MENTIONED CONDITION. CONTRACTOR TO CONTACT DESIGN ENGINEER IMMEDIATELY IF CONFLICT IS ENCOUNTERED.
2. INSTALL 4", 45° D3034 PVC SANITARY WYE
3. INSTALL 1" PEX TEE
4. INSTALL 16" DEEP SWALE. GRADE PER SHEET C7. INSTALL PLANTINGS PER SHEET C5.
5. WEIR OVERFLOW FOR STORM WATER QUALITY/QUANTITY SWALE TO EXISTING CITY STORM WATER DITCH. SEE KEY NOTE 28 ON SHEET C5.
6. INSTALL 1" PEX 90° BEND
7. INSTALL 4" D3034 PVC SANITARY SERVICE TO BATHROOM AND WATER FOUNTAIN FROM EXISTING MAIN IN ANCHOR STREET. SERVICE TO BE INSTALLED PER CITY OF ROCKAWAY STANDARD DETAIL S-300. ONSITE AND OFFSITE PIPING TO BE INSTALLED PER CITY OF ROCKAWAY STANDARD DETAIL T-200 AT MINIMUM 2.00% SLOPE. EXISTING SANITARY MAIN AND LATERAL SHOWN IN ANCHOR STREET IS APPROXIMATE. CONTRACTOR TO FIELD LOCATE AND POTHOLE DEPTH OF LATERAL PRIOR TO SETTING UP PRELIMINARY EROSION CONTROL SUCH THAT CONFLICTS DO NOT CAUSE PROJECT DELAYS. CONTACT DESIGN ENGINEER IMMEDIATELY IF CONFLICT EXISTS.
8. INSTALL 1" PEX WATER SERVICE TO BATHROOM AND WATER FOUNTAIN PER CITY OF ROCKAWAY STANDARD DETAIL W-605. ONSITE AND OFFSITE PIPING TO BE INSTALLED PER CITY OF ROCKAWAY STANDARD DETAIL T-200 WITH MINIMUM THREE FEET OF COVER. EXISTING WATER MAIN AND SERVICE SHOWN IN ANCHOR STREET IS APPROXIMATE. CONTRACTOR TO FIELD LOCATE AND POTHOLE DEPTH OF LATERAL PRIOR TO SETTING UP PRELIMINARY EROSION CONTROL SUCH THAT CONFLICTS DO NOT CAUSE PROJECT DELAYS. CONTACT DESIGN ENGINEER IMMEDIATELY IF CONFLICT EXISTS.
9. INSTALL DITCH AT MINIMUM 2% SLOPE. DITCH SIDE WALL SLOPES ARE VARIABLE DEPENDENT ON UNKNOWN INVERT AT PUBLIC ANCHOR STREET CATCH BASIN. STRAIGHT GRADE SIDES OF DITCH FROM PROPOSED DITCH CENTERLINE TO EXISTING SOUTHERN PROPERTY LINE AND BACK OF SIDEWALK EDGE. IF SIDE SLOPES SIDE GREATER THAN 2:1 PROVE NECESSARY, OR IF THE CENTERLINE NEEDS TO BE GRADED LESS THAN 2% SLOPE, CONTACT DESIGN ENGINEER IMMEDIATELY. SEE KEY NOTE #1 ON THIS SHEET.
10. CONNECT TO EXISTING WATER SERVICE
11. CONNECT TO EXISTING SANITARY SERVICE. SEE SANITARY GENERAL NOTE #8 ON SHEET C2.
12. OPTIONAL WATER SERVICE LINE TO OPTIONAL IRRIGATION DOUBLE CHECK ASSEMBLY FOR OPTIONAL IRRIGATION SYSTEM
13. TAP EXISTING OVERHEAD POWER AT POLE. RUN UNDERGROUND VIA NEW 4" CONDUIT TO NEW TRANSFORMER PAD.
14. NEW TRANSFORMER PAD
15. PAD FOR ONSITE POWER CONTROL PEDESTAL
16. PAD FOR ELECTRICAL VEHICLE (EV) CHARGING CABINET
17. EV CHARGING POST (TYP)
18. JOINT UTILITY TRENCH. INSTALL 3" CONDUITS AS NECESSARY TO RESPECTIVE EV CHARGING POSTS, ONSITE LIGHTING, AND BATHROOM.
19. 20' HIGH LIGHT POST WITH LITHONIA RSX1 LED LIGHT FIXTURE WITH R5 REFLECTOR

UTILITY PLAN GENERAL NOTES

1. ELECTRICAL SYSTEM IS BIDDER DESIGN. ELECTRICAL SYSTEM SHOWN IS FOR SCHEMATIC PURPOSES ONLY.

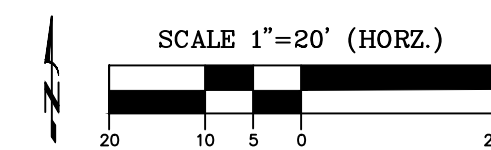


**H B H**  
 CONSULTING ENGINEERS  
 501 E First Street  
 Newberg, Oregon 97132  
 503/554-9553 fax 503/537-9554  
 email: mail@hbh-engineers.com

REV.	DATE	DESCRIPTION	BY

IF THIS LINE IS NOT 1 INCH SCALE IS NOT AS SHOWN

CITY OF ROCKAWAY BEACH  
 276 US-101, ROCKAWAY BEACH, OR 97136  
**ANCHOR STREET PARK**  
 TAX LOT 15400, SOUTH ANCHOR ST  
**UTILITY PLAN**



2N 10 32 CC TAX LOT 15600  
 2N 10 32 CC TAX LOT 15401

2N 10 32 CC TAX LOT 15400

NON-WETLAND AREA  
 33,099 SQ. FT.

**GRADING + EROSION CONTROL KEY NOTES**

1. SEE KEYNOTE 9 ON SHEET C5 FOR PLAYGROUND AREA CUT/FILL INFORMATION
2. BREAK LINE (TYP)
3. INSTALL CONSTRUCTION ENTRANCE PER ODOT DETAIL RD 1000
4. INSTALL SEDIMENT FENCE PER ODOT DETAIL RD1040
5. INSTALL INLET PROTECTION PER ODOT DETAIL RD 1015

**GRADING + EROSION CONTROL LEGEND**

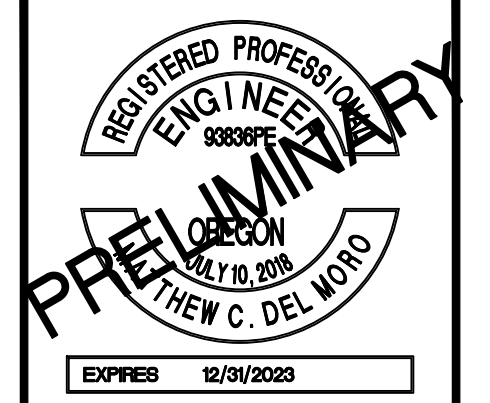
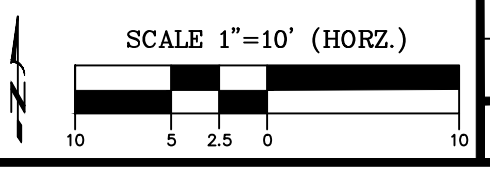
- AC ASPHALT FINISHED GRADE
- BOS BOTTOM OF SWALE
- CONC CONCRETE FINISHED GRADE
- CCUT CURB CUT DEPRESSION GRADE
- DTCH DITCH FINISHED GRADE ELEVATION
- EG EXISTING GRADE ELEVATION
- FG FINISHED GRADE
- RRAP RIP RAP GRADE
- SOUT SWALE OUT
- TBC TOP BACK OF CURB (TYPICALLY THE SAME AS TOP FACE OF CURB)
- TFC TOP FACE OF CURB
- TOS TOP OF SWALE

NOTE: TFC AND TBC ARE ASSUMED TO BE +0.5 FEET FROM AC OR GUT ELEVATIONS UNLESS OTHERWISE NOTED

GRADING UNIT	VOLUME (CY)
TOTAL VOLUMETRIC FILL TO FG FROM SUBGRADE	606
3/4"-0" BASE	522
CONCRETE	36
ASPHALT	162
<b>TOTAL CUT, HAUL OFFSITE</b>	<b>114</b>

**GRADING + EROSION CONTROL**

1" = 10'

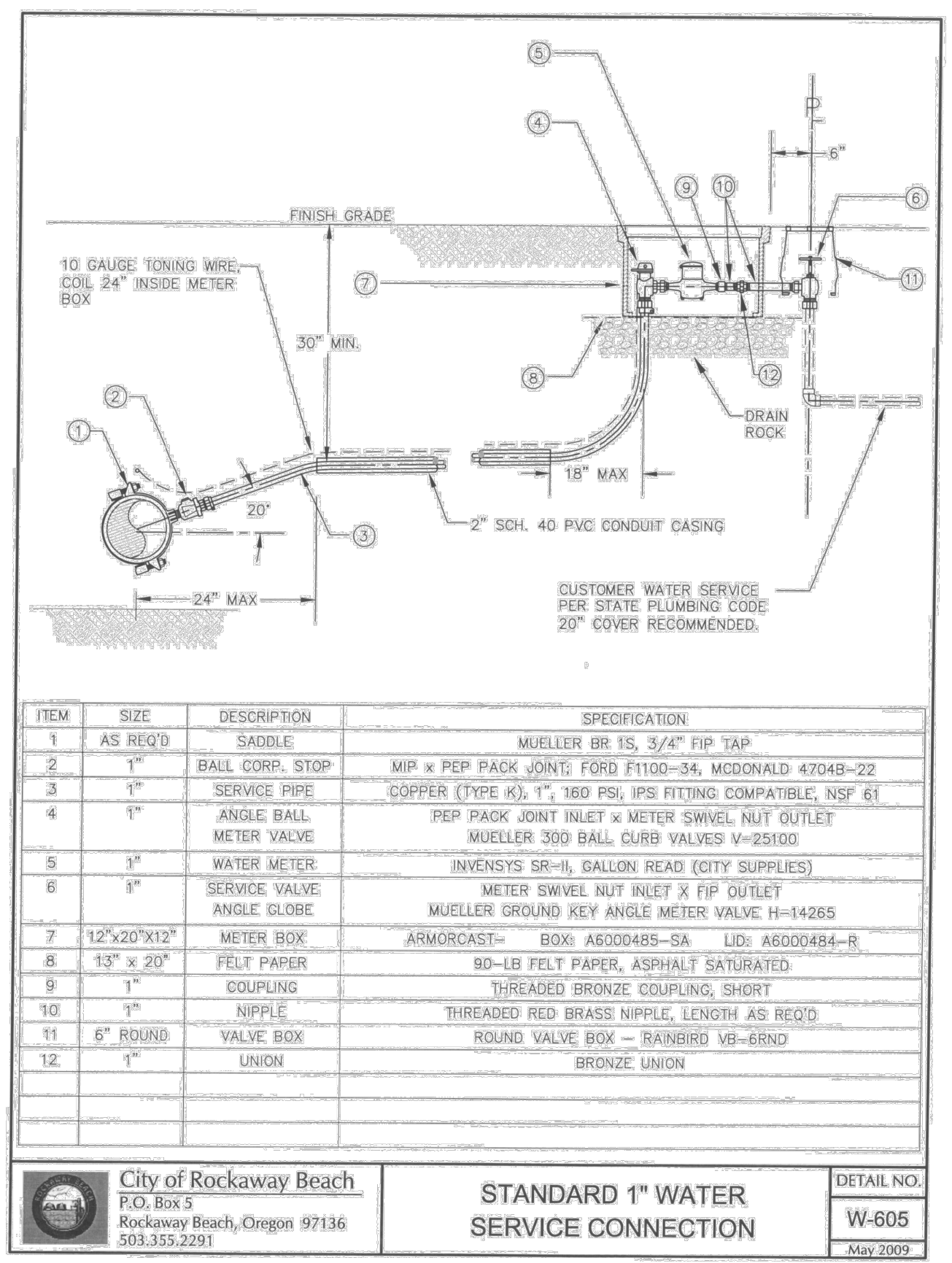
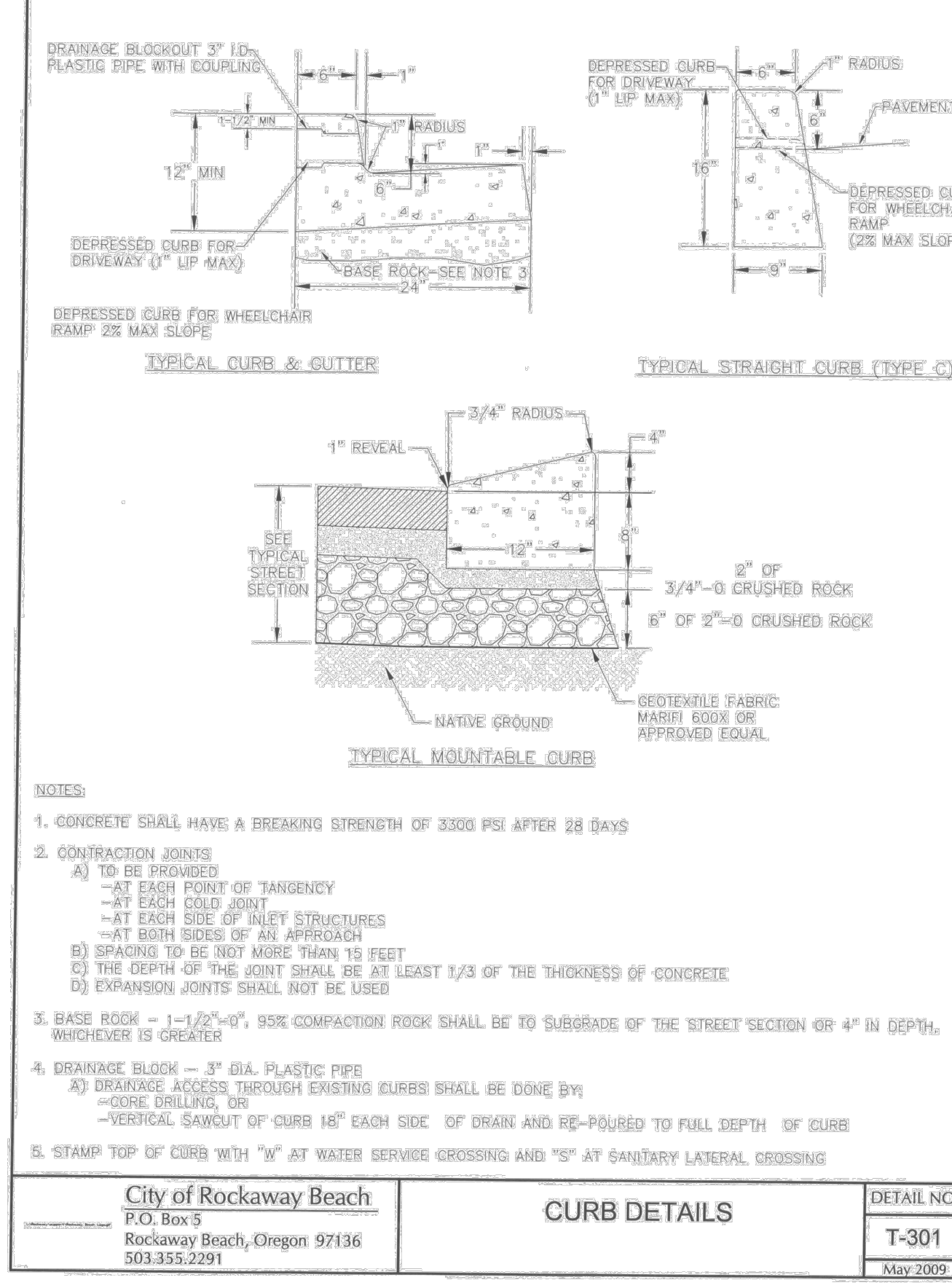
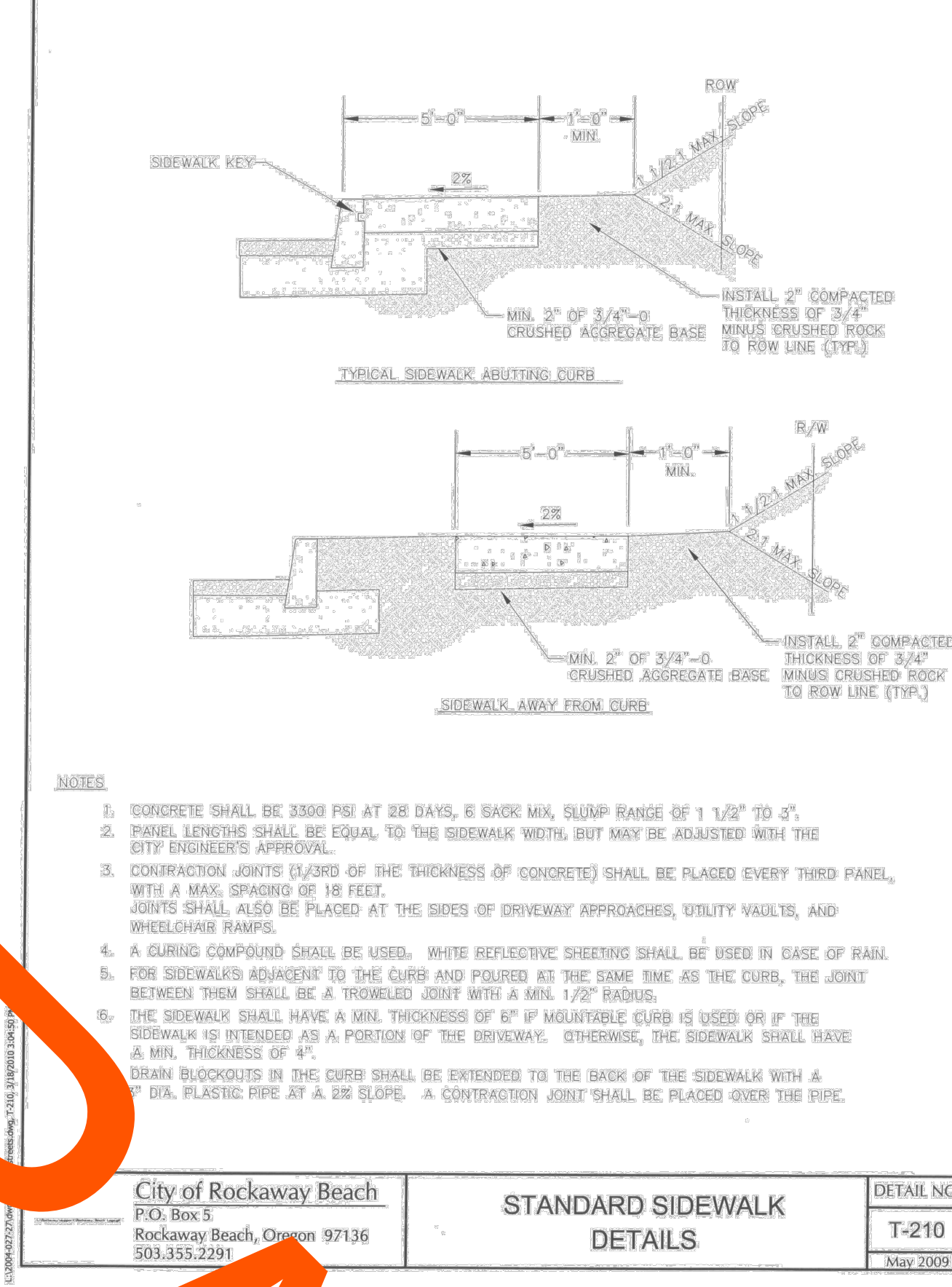
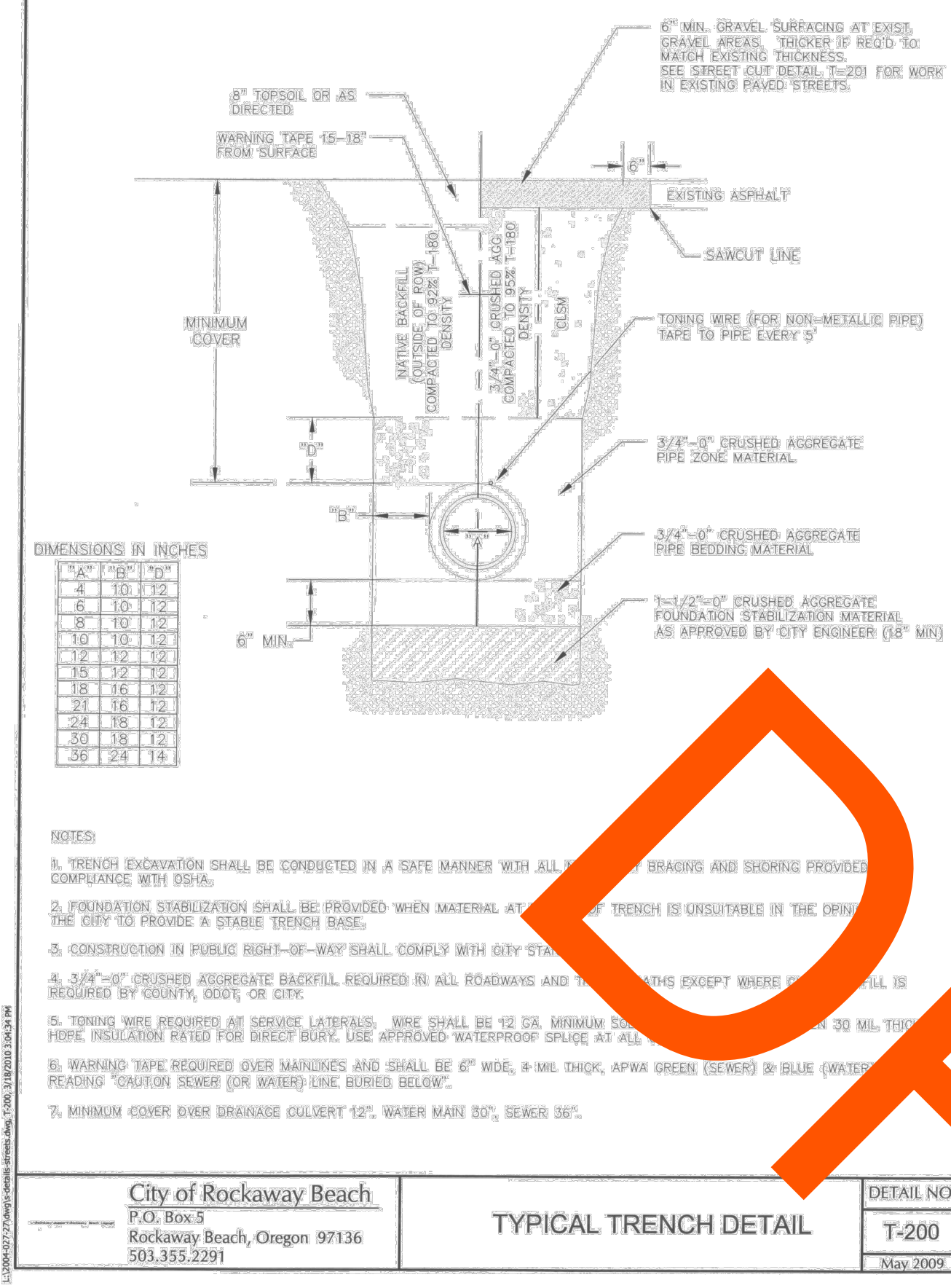
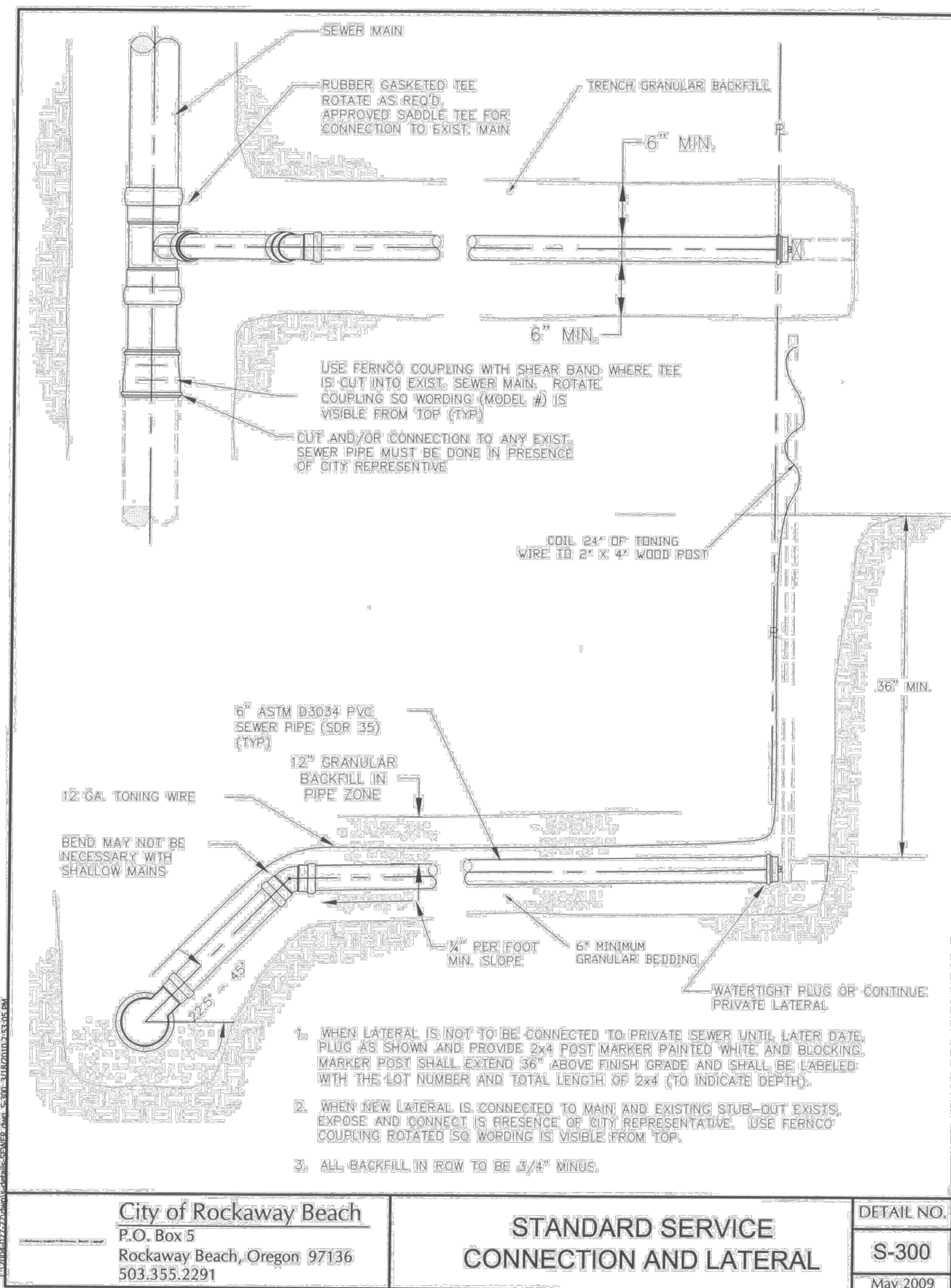


**H B H ENGINEERS**  
 501 E First Street  
 Newberg, Oregon 97132  
 CONSULTING 503/54-9553 fax 503/537-9554  
 email: mail@hbh-engineers.com

REV.	DATE	DESCRIPTION

IF THIS LINE IS NOT 1 INCH SCALE IS NOT AS SHOWN

CITY OF ROCKAWAY BEACH  
 276 US-101, ROCKAWAY BEACH, OR 97136  
**ANCHOR STREET PARK**  
 TAX LOT 15400, SOUTH ANCHOR ST  
**GRADING + EROSION CONTROL**



**RIPRAP:**

- ROCK FOR RIPRAP SHALL BE ANGULAR IN SHAPE.
- THICKNESS OF A SINGLE ROCK SHALL NOT BE LESS THAN ONE-THIRD ITS LENGTH.

**RIPRAP INSTALLATION:**

- EXCAVATE BELOW FINISH GRADE TO DEPTH & DIMENSIONS SHOWN ON APPROVED PLANS.
- INSTALL WOVEN GEOTEXTILE FABRIC.
- PLACE RIP RAP TO FINISH GRADE.

GRADE RIPRAP SHALL BE THE CLASS AND SIZE OF ROCK ACCORDING TO THE FOLLOWING:

CLASS	CLASS	CLASS	CLASS	CLASS	PERCENT (BY WEIGHT)
50	100	200	700	2000	
					<b>WEIGHT OF ROCK (LBS)</b>
50-30	100-60	200-140	700-500	2000-1400	20
30-15	60-25	140-80	500-200	1400-700	30
15-2	25-2	80-8	200-20	700-40	40
2-0	2-0	8-0	20-0	40-0	10

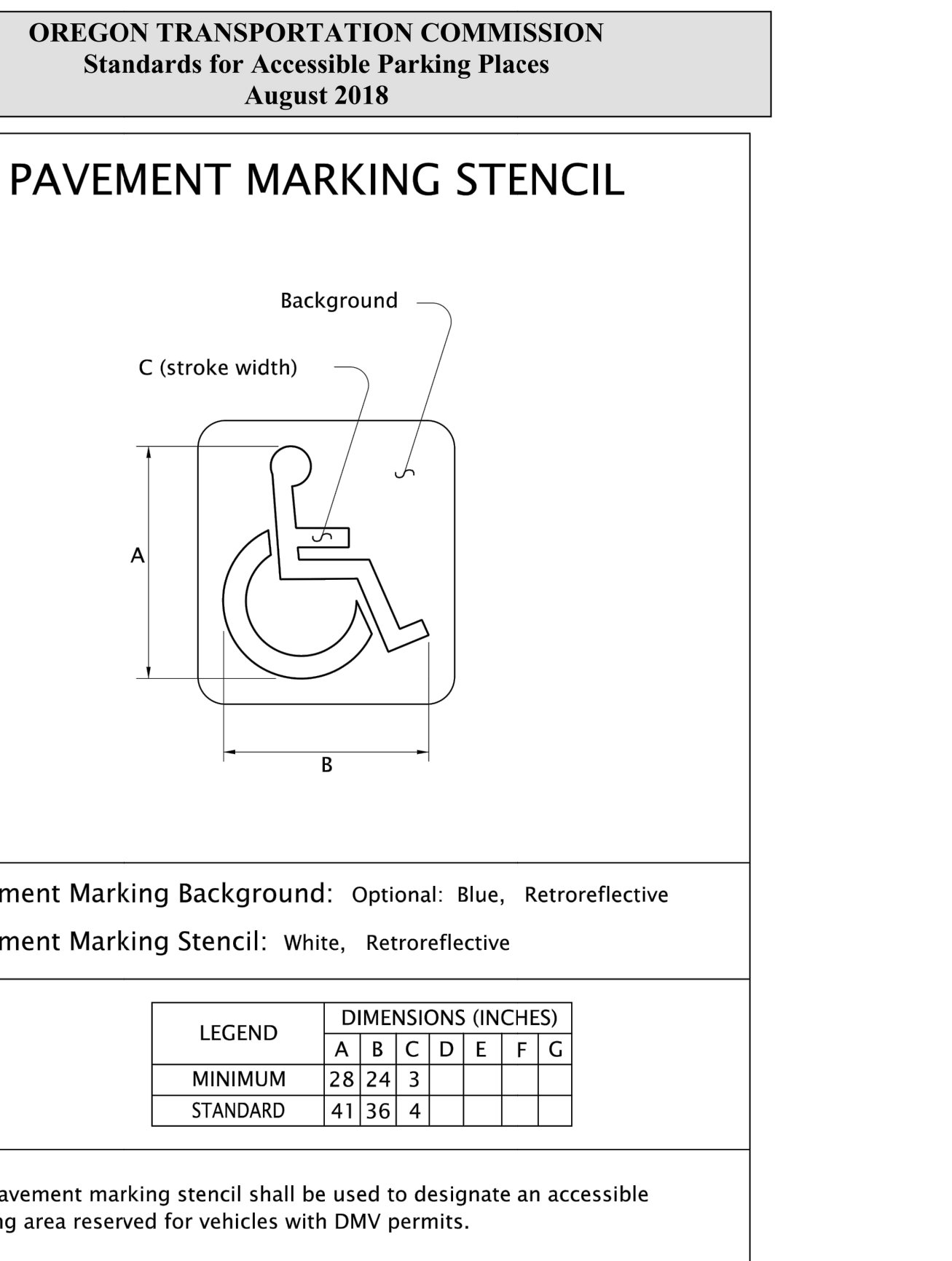
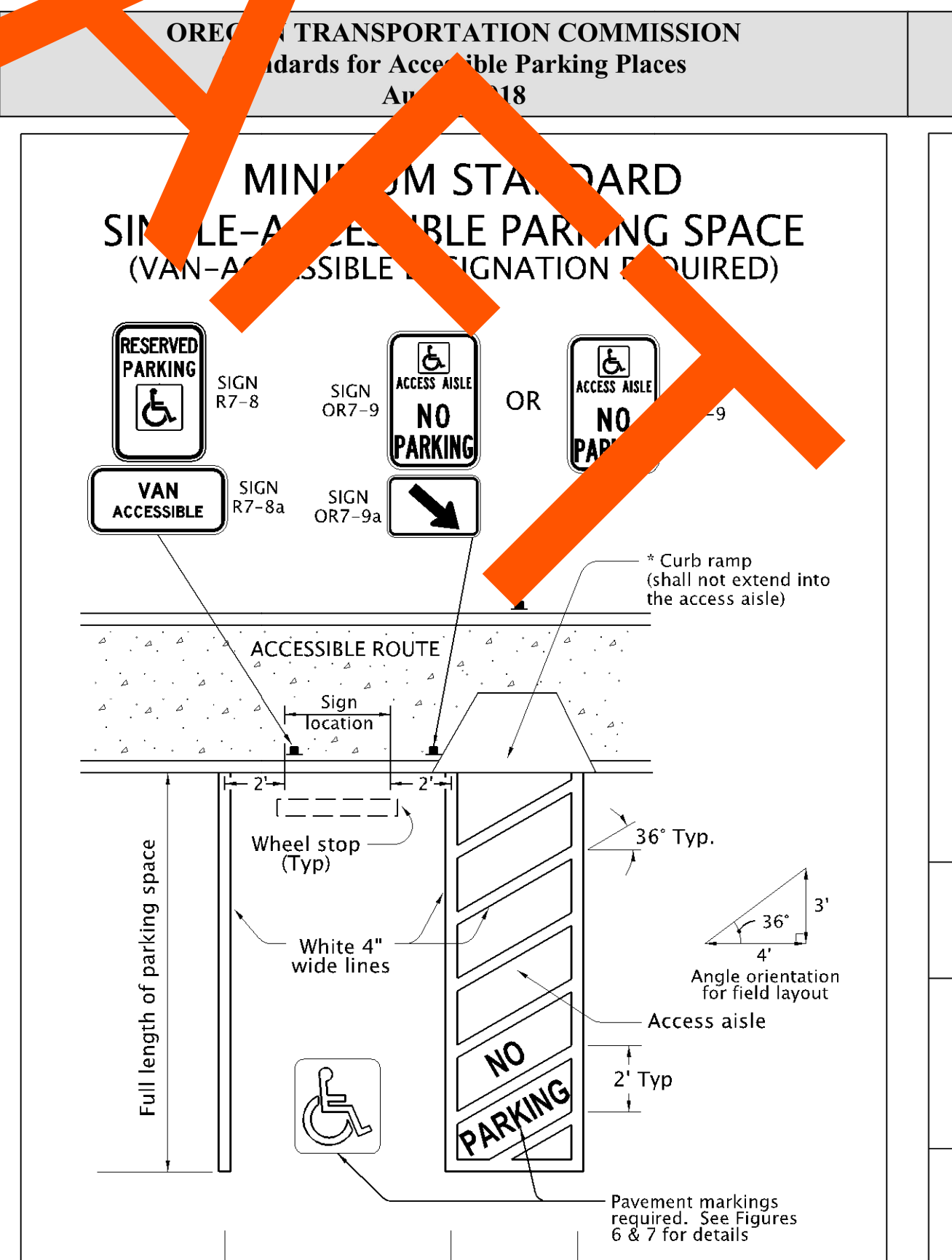
REVISIONS:

NO.	DATE	DESCRIPTION

APPROVED BY: **RIPRAP**

SCALE: N.T.S.

STANDARD DRAWING: **422**



**REGISTERED PROFESSIONAL ENGINEER**  
OREGON  
MAY 10 2018  
PRELIMINARY  
EXPIRES 12/31/2023

**H B H ENGINEERS**  
501 E First Street  
Newberg, Oregon 97132  
CONSULTING 503.554.9553 fax 503.537.9554  
email: mail@hbh-engineers.com

Designed By: ARB | Checked By: MDM | Submittal No.: 15T ENGR  
Drawn By: ARB | File: L:\2015-009-264-Design\DWG\6 DETAILS.dwg

REV.	DATE	DESCRIPTION

CITY OF ROCKAWAY BEACH  
276 US-101, ROCKAWAY BEACH, OR 97136  
**ANCHOR STREET PARK**  
TAX LOT 15400, SOUTH ANCHOR ST  
**DETAILS 1**

Sheet No. **8** of **11**  
**3/8/2023**  
**2015-009.26**



PAVEMENT MARKING LEGEND



Pavement Marking Legend: White or Yellow, Retroreflective

The "No Parking" pavement marking is used to designate an access aisle reserved for persons use parking with a DMV permit. This marking shall be required for all access aisles next to accessible parking spaces. Engineering judgement should be used for placement location to give best visual location to prevent illegal use of access aisle. Yellow may be used instead of white to increase contrast between access aisle white lines and the "No Parking" legend.

Figure 7

SIGN DESIGN  
SIGN NO. R7-8

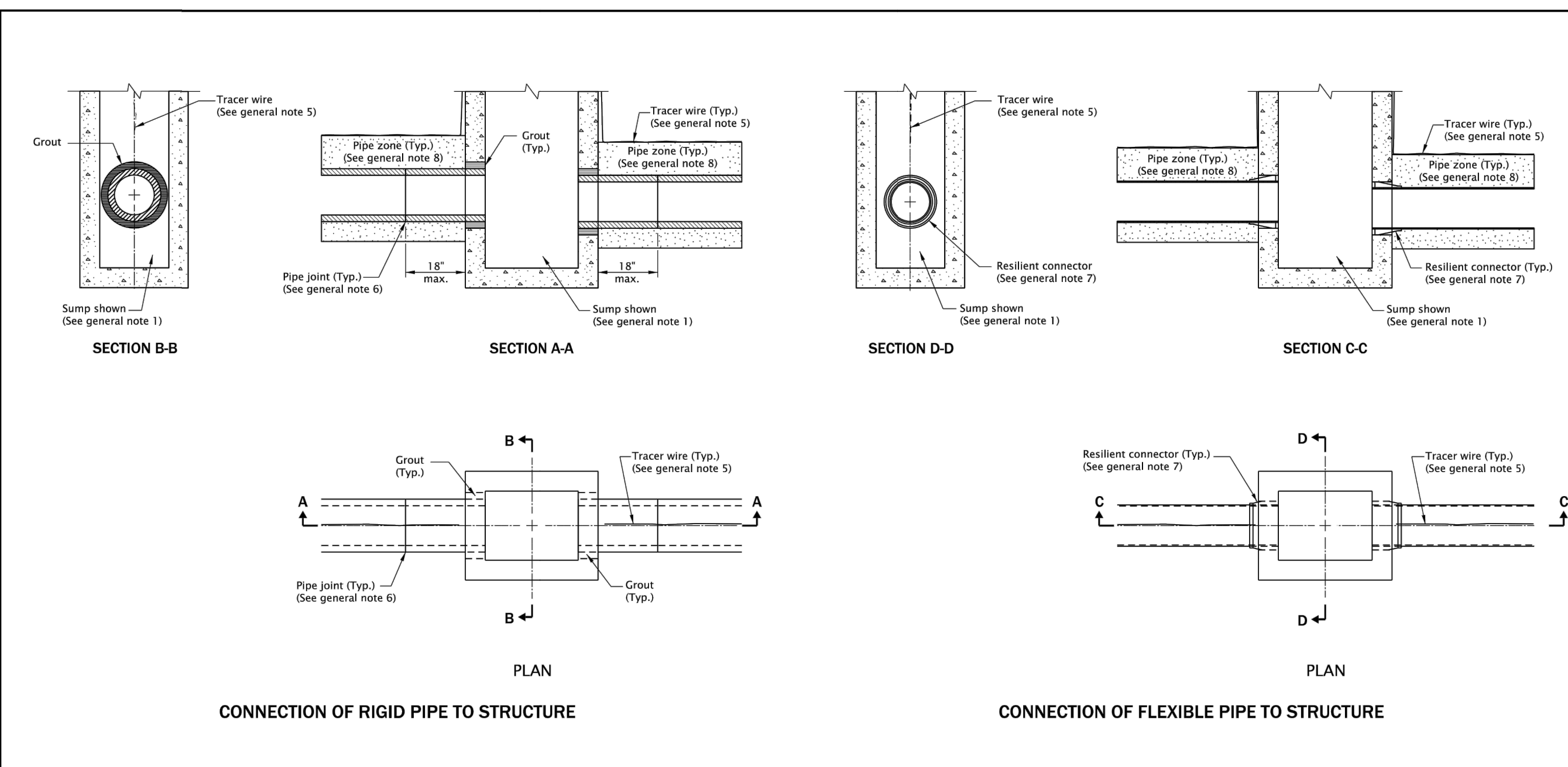
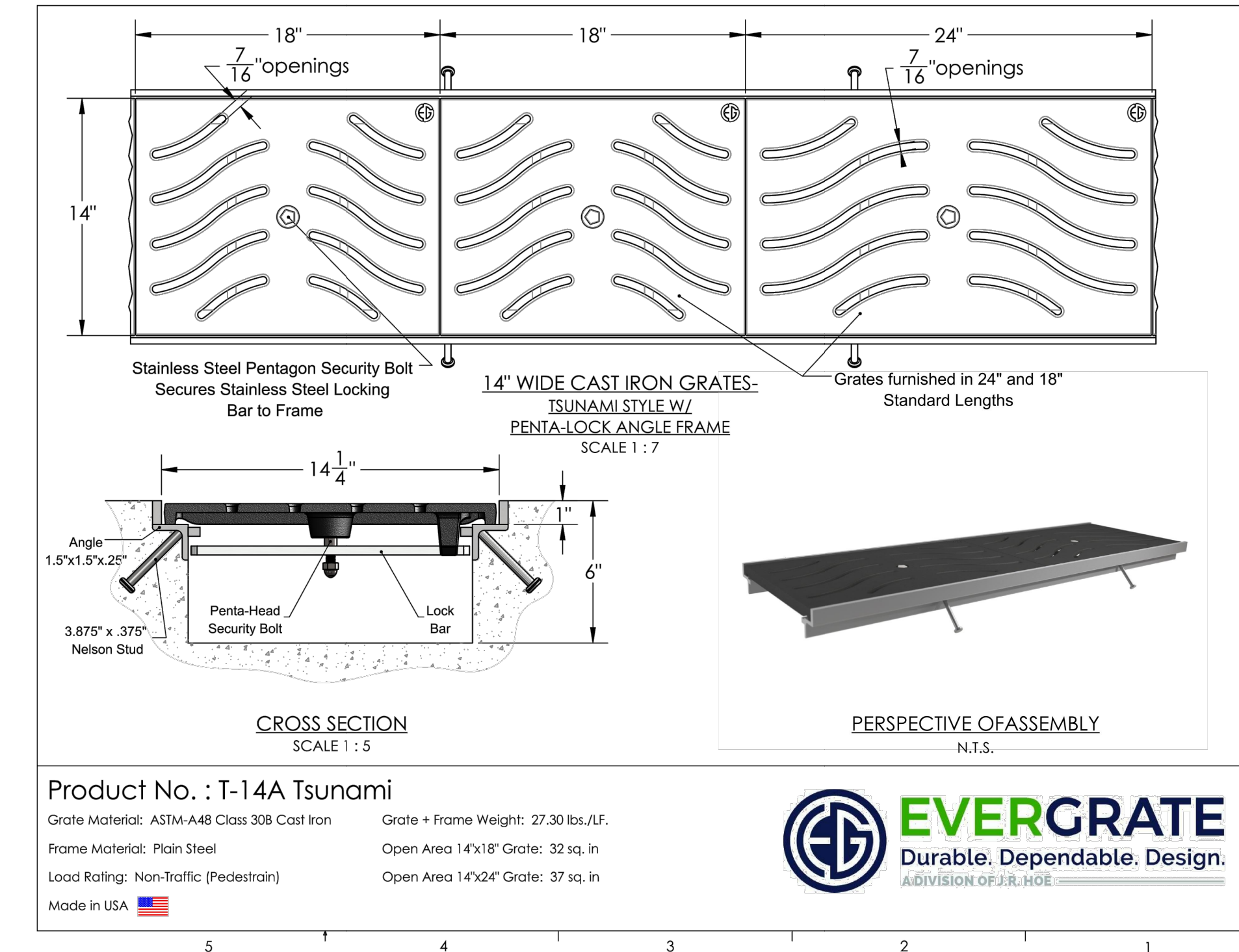


Background: White, Retroreflective sheeting  
Legend: Green, Retroreflective sheeting  
Symbol: White on Blue, Retroreflective sheeting

Refer to Standard Highway Signs book for details.

The Disabled Person parking sign is used to designate a parking area reserved for persons with a permit as stated.

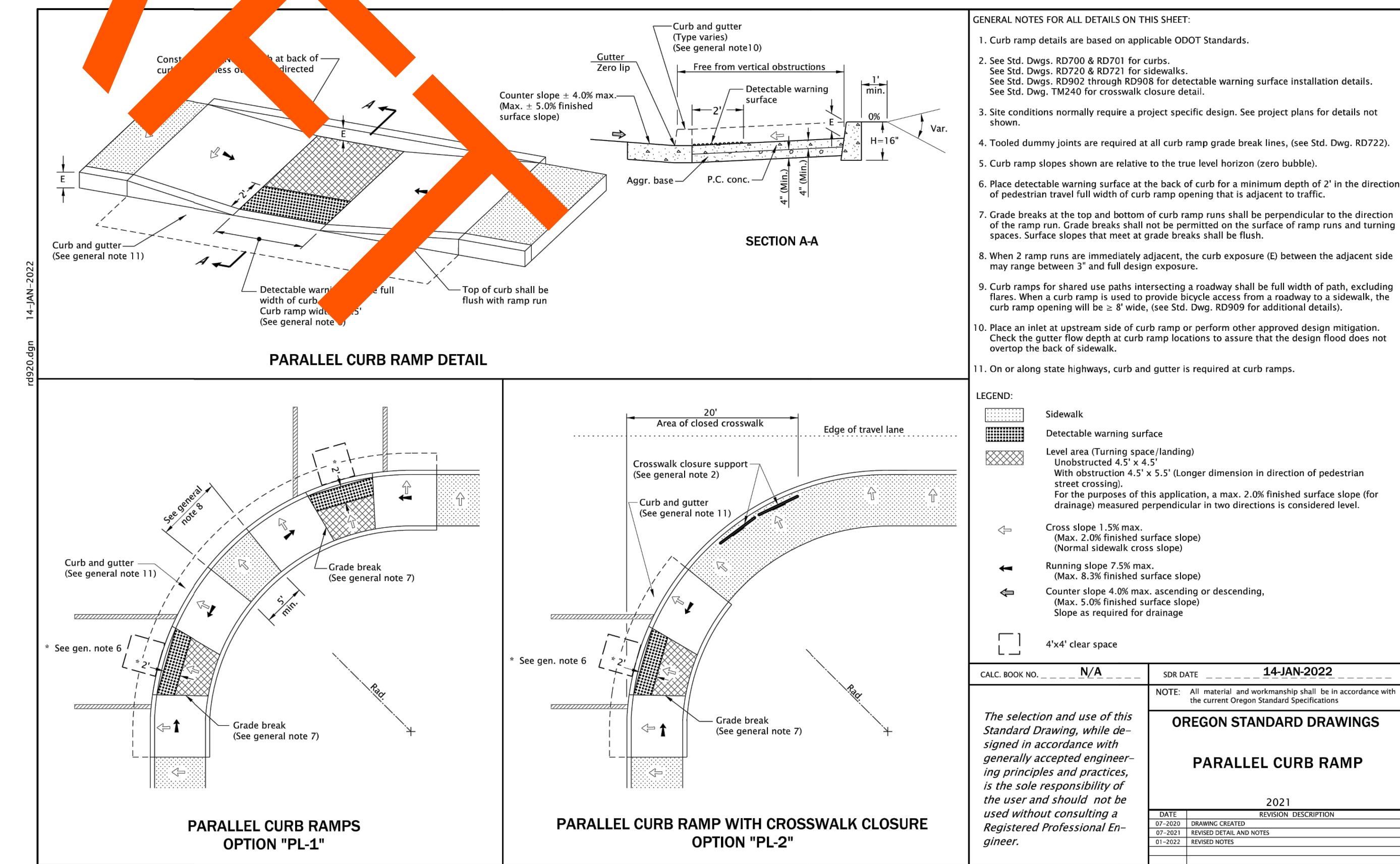
Figure 8



GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

- See Std. Dwg. RD364, RD365, and RD366 for inlet details not shown.
- See appropriate standard drawings or special project details for other similar structures.
- Location, elevation, diameter, slope, and number of pipe(s) varies, see project plans.
- Maximum pipe diameter varies with pipe material.
- All connecting pipes shall have a tracer wire, or approved alternate. See Std. Dwg. RD336 for tracer wire details.
- When rigid pipe is used, the connecting pipe shall have a flexible, gasketed and unrestrained joint within 18" of structure wall. Joint type varies with manufacturer.
- When flexible pipe is used, install resilient connectors conforming to requirements of ASTM C923.
- Pipe zone varies, see Std. Dwg. RD300.

OREGON STANDARD DRAWINGS  
PIPE TO STRUCTURE CONNECTIONS  
DATE: 2021  
REVISION DESCRIPTION



H B H CONSULTING ENGINEERS  
501 E First Street  
Newberg, Oregon 97132  
503/554-9553 fax 503/537-9554  
email: mail@hbh-engineers.com

NO.	DATE	DESCRIPTION

CITY OF ROCKAWAY BEACH  
276 US-101, ROCKAWAY BEACH, OR 97136  
ANCHOR STREET PARK  
TAX LOT 15400, SOUTH ANCHOR ST  
DETAILS 2

3/8/2023  
2015-009.26

H B H  
 CONSULTING ENGINEERS  
 501 E First Street  
 Newberg, Oregon 97132  
 503/554-9553 fax 503/537-9554  
 email: mail@hbh-engineers.com

BY	
REV.	
DATE	
DESCRIPTION	

IF THIS LINE IS NOT 1/8" SCALE IS NOT AS SHOWN

CITY OF ROCKAWAY BEACH  
 276 US-101, ROCKAWAY BEACH, OR 97136  
 ANCHOR STREET PARK  
 TAX LOT 15400, SOUTH ANCHOR ST  
 DETAILS 3

### TYPE CL-6

For runs of fence of 20' or less, omit truss rod and install lower brace rail in alternate position at End and Corner Posts.

### TYPE CL-6R

For runs of fence of 20' or less, omit truss rod at end and corner posts.

### TYPES CL-4 & CL-5

### TYPES CL-4R & CL-5R

### GATES

### TABLE 1

TYPE	BRACE AND TOP RAILS		LINE POSTS		H-SECTION		MEMBER END, CORNER & INTERMEDIATE END POST		GATE OPENING (ft)		GATE POSTS		
	Fence Industry (in)	Non-Fence Industry (in)	Num. Dia. (in)	Sp. (in)	Num. Dia. (in)	Sp. (in)	Wt. lb/ft	Fence Industry (in)	Non-Fence Industry (in)	SINGLE GATE	DOUBLE GATE	Fence Industry (in)	Non-Fence Industry (in)
CL-4 & CL-4R	1 1/2	1 1/2	1 1/2	1 1/2	1 3/4 x 2	2.72	2 1/2	2		Up thru 6	Up thru 12	2 1/2	2 1/2
CL-5 & CL-5R	1 1/2	1 1/2	2	2	1 3/4 x 2	4.10	2 1/2	2 1/2		7 thru 13	13 thru 26	4	3 1/2
CL-6 & CL-6R	1 1/2	1 1/2	2	2	2 1/4 x 2	4.10	2 1/2	2 1/2		14 thru 18	27 thru 36	6 1/2	6

NOTE: For CL-6, CL-6R, CL-8, CL-8R, CL-10 & CL-10R, the hardware is minimum and does not include slit wind loading.

### CONSTRUCTION ENTRANCE - TYPE 1

### CONSTRUCTION ENTRANCE - TYPE 2

### CONSTRUCTION ENTRANCE - TYPE 3

### WOODEN CURB RAMP SECTION D-D

### CONSTRUCTION ENTRANCE TABLE MINIMUM LENGTH

Length (ft)	Area Of Exposed Soil (Acres)
20	0.25
50	0.25 < A < 1.0
100	A > 1.0

### CONSTRUCTION ENTRANCE TABLE MINIMUM LENGTH

Length (ft)	Area Of Exposed Soil (Acres)
20	0.25
50	0.25 < A < 1.0
100	A > 1.0

### SECTION A-A

### SECTION B-B

### SECTION C-C

### SECTION D-D

NOTE: 1. The Type 1 entrance is a simple entrance without a diversion ridge or settling basin.  
 2. The wooden ramp may be used on either Type 1 or Type 2 entrances in situations where there is curb and the curb is not removed for the construction entrance.

## 1 CONIFER PLANTING DETAIL

SCALE: NTS

**EXISTING SITE SOIL ADDED TO CREATE A SMOOTH TRANSITION FROM THE TOP OF THE RAISED ROOT BALL TO THE FINISHED GRADE AT A 15% MAX. SLOPE. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.**

**LOOSENED SOIL. DIG AND TURN THE SOIL TO REDUCE COMPACTION. TAPER SIDES, SCARIFY BOTTOM AND EDGES OF EXISTING SOIL.**

**BACKFILL WITH 1/3 COMPOST AND 2/3 TOPSOIL. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.**

**CENTRAL LEADER**

**SECURE LOW ON TRUNK, 2' TO 3' FROM FINISH GRADE AND UNDER FIRST LIMBS, WHICHEVER IS LOWEST.**

**SET ROOT FLARE AT OR 1" ABOVE FINISHED GRADE.**

**MULCH AS SPECIFIED. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL AND KEEP 4" AWAY FROM BASE OF TRUNK.**

**2X2X8 WOOD STAKES OUTSIDE ROOTBALL. SECURE TO TREE WITH GALVANIZED WIRE AND SOFT TREE TIES. KEEP LOOSE TO ALLOW FOR 4" OF MOVEMENT EACH WAY.**

**REMOVE TWINE, BURLAP AND ANY WIRE FROM ROOTBALL**

**SET ROOTBALL ON EXISTING OR RECOMPACTED SOIL.**

**EXISTING SOIL**

**3 X ROOTBALL**

**2'-0" MIN.**

## BIOFILTER BAGS - TYPE 4

NOT TO SCALE

**PLAN DITCH INLET**

**PLAN AREA DRAIN**

**PLAN CATCH BASIN**

**SECTION A-A DITCH INLET**

**SECTION B-B**

**SECTION C-C**

**SECTION D-D**

NOTE: 1. Stake biofilter bags with 2"x2"x36" wood stakes, and use a minimum 2 stakes per bag. Drive stakes a minimum of 6" into the ground and flush with the top of the bags.  
 2. Omit stakes when bags are placed on pavement surface.  
 3. Overlap all bag joints 6".  
 4. Biofilter bags used on active roadways are easily displaced and made ineffective if struck by vehicles. If struck by a cyclist, falls with injury could result. On active roadways alternative inlet protection should be considered.

Calc. Book No. N/A SDR DATE: January, 2021

NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

INLET PROTECTION TYPE 4

DATE: 2021 REVISION DESCRIPTION

Effective Date: December 1, 2022 - May 31, 2023 RD1015

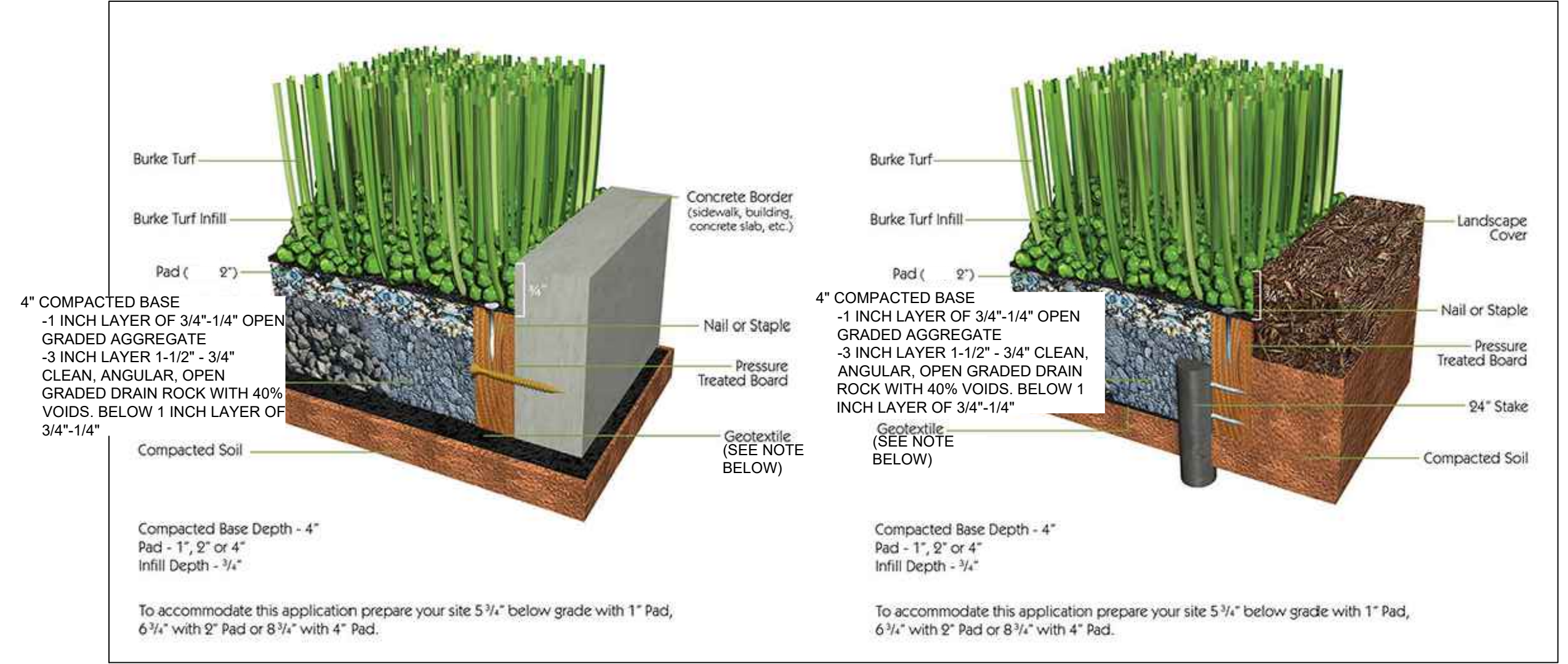
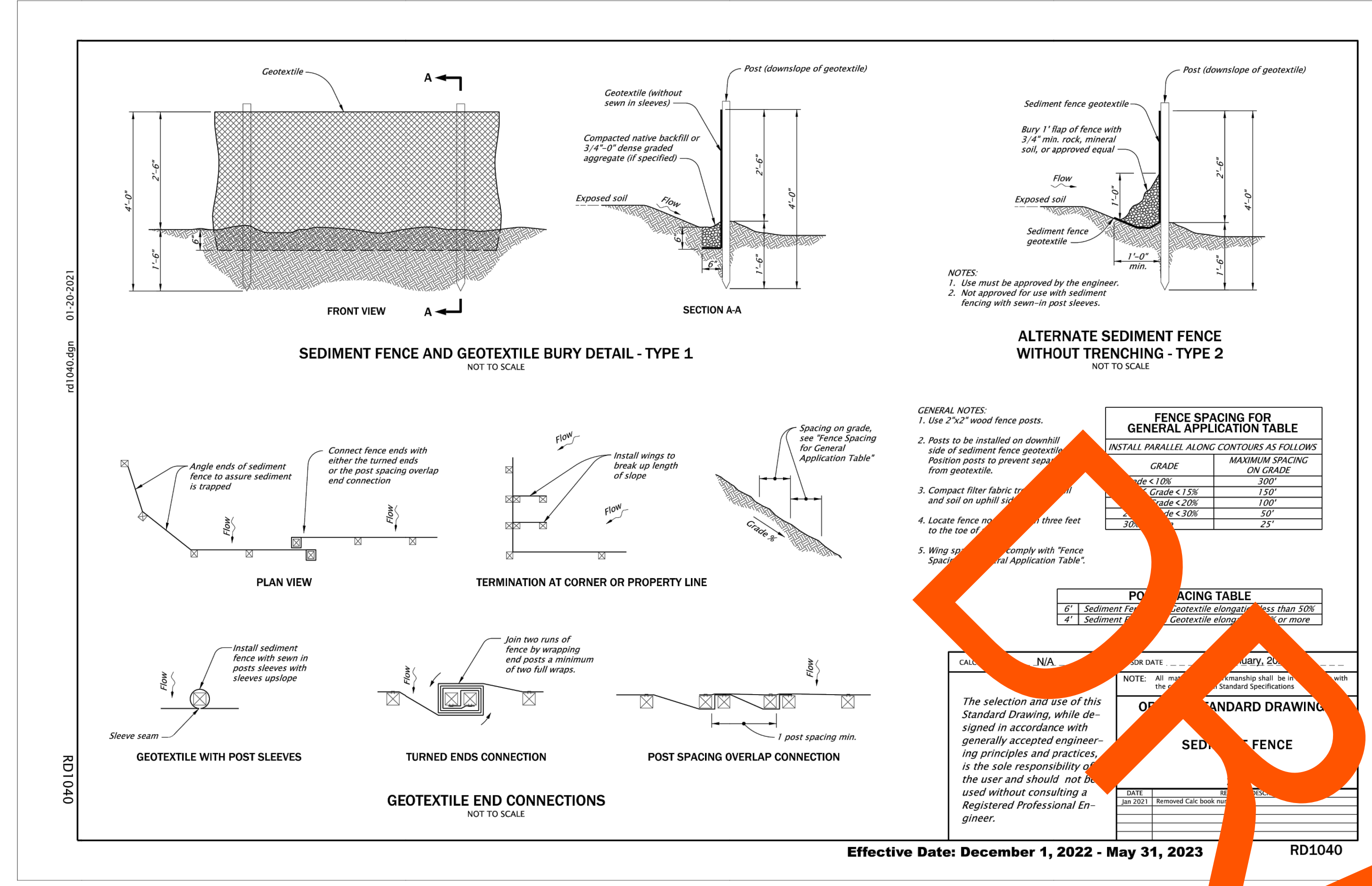
H B H CONSULTING ENGINEERS  
 501 E First Street  
 Newberg, Oregon 97132  
 503/554-9553 fax 503/537-9554  
 email: mail@hbh-engineers.com

Designed By: ARB | Drawn By: ARB | Checked By: MDM | Submittal No.: L:\2015-009.26\4-Design\DWG\5 DETAILS.dwg | File: | 1ST ENGR

REV.	DATE	DESCRIPTION

IF THIS LINE IS NOT 1 INCH SCALE IS NOT AS SHOWN

CITY OF ROCKAWAY BEACH  
 276 US-101, ROCKAWAY BEACH, OR 97136  
**ANCHOR STREET PARK**  
 TAX LOT 15400, SOUTH ANCHOR ST  
**DETAILS 4**



DRAFT