

**RESOLUTION NO. 2024-39**

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE A CONTRACT WITH THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER FOR THE WAYSIDE BEACH ACCESS IMPROVEMENTS PROJECT**

**WHEREAS**, Rockaway Beach Code Chapter 30.11 designates the City Council of the City of Rockaway Beach as the Local Contract Review Board; and

**WHEREAS**, the City solicited bids for construction of improvements to the Wayside beach access, and received bids from Advanced Excavation and Bent LLC; and

**WHEREAS**, funds for the project were allocated in the City's 2024-2025 Fiscal Year budget; and

**WHEREAS**, the City Engineer's Bid Comparison for the construction contract is attached as Exhibit A, and project drawings are attached as Exhibit B; and

**WHEREAS**, the City Council wishes to delegate concurrent contracting power to the Mayor and City Manager for the Wayside Beach Access Improvements Project to ensure a timely contract award and execution of the project.

**NOW, THEREFORE, BE IT RESOLVED THAT**

**Section 1.** The City of Rockaway Beach City Council delegates concurrent contracting power to the City Manager and Mayor for the Wayside Beach Access Improvements Project and hereby grants signatory authority and authorizes the City Manager and Mayor to award the contract to the lowest responsive and responsive bidder.

**Section 2.** This Resolution shall be effective immediately upon adoption.

**APPROVED AND ADOPTED BY THE CITY COUNCIL THE 14th DAY OF AUGUST 2024.**

APPROVED



Charles McNeilly, Mayor

ATTEST



Melissa Thompson, City Recorder



501 E 1st Street  
 Newberg, OR 97132  
 503-554-9553

## Engineer's Estimate Bid Comparison

PROJECT:  
 2015-009.23

### Wayside Beach Access

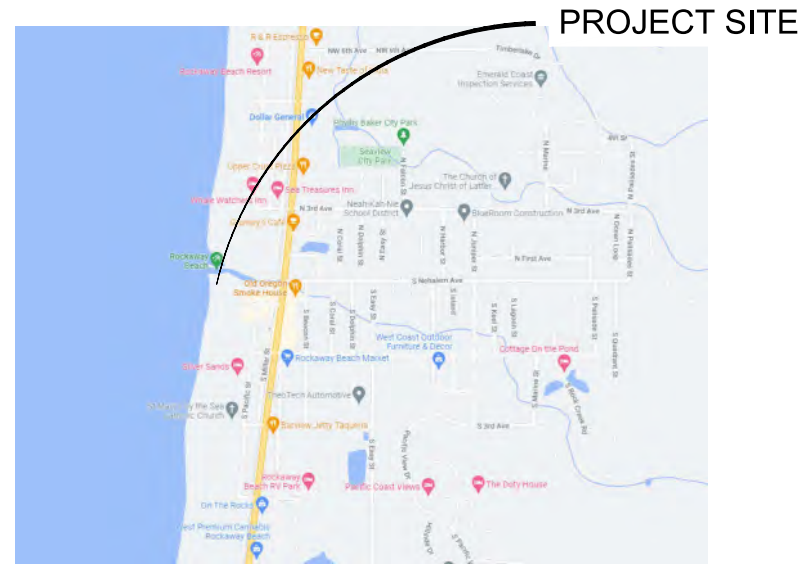
KIND OF WORK		DATE: 07/24/2024		Engineer		Contractor		Contractor	
<p>The work under this Contract will include construction of a concrete access ramp to the beach along with stairs and handrails, sidewalk improvements and an emergency parking area, surface repairs to the asphalt near the entrance to the park, relocation of multiple park benches and tables, and installation of new lights for the park entrance sign.</p>				HBH Consulting Engineer's Estimate		Advanced Excavation		Bent LLC	
		ITEM NUMBER	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL	UNIT COST	TOTAL
1	Mobilization, Bonding, Insurance, & Permitting	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 31,000.00	\$ 31,000.00	\$ 28,500.00	\$ 28,500.00
2	Erosion Control, Stripping, Restoration, Reseeding, and Cleanup	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 4,000.00	\$ 4,000.00	\$ 1,500.00	\$ 1,500.00
3	Removal & Replacement of Benches, Tables, Fountain, etc.	LS	1	\$ 22,000.00	\$ 22,000.00	\$ 18,000.00	\$ 18,000.00	\$ 16,300.00	\$ 16,300.00
4	Earthwork & Excavation	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 17,000.00	\$ 17,000.00	\$ 26,400.00	\$ 26,400.00
5	Concrete Sidewalk (incl. 4" thick 3/4"-0" Aggregate Base)	SF	1650	\$ 24.00	\$ 39,600.00	\$ 22.00	\$ 36,300.00	\$ 28.00	\$ 46,200.00
6	Emergency Access Turnaround (Incl. 6" Aggregate Base)	EA	1	\$ 11,000.00	\$ 11,000.00	\$ 10,000.00	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00
7	Stripping and Gravel Resurfacing	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 9,500.00	\$ 9,500.00	\$ 15,000.00	\$ 15,000.00
8	Beach Access Structure (incl. fabric, base, concrete, walls, curbs, rebar, drain pipe, ramp, etc)	LS	1	\$ 90,000.00	\$ 90,000.00	\$ 65,000.00	\$ 65,000.00	\$ 71,350.00	\$ 71,350.00
9	Class 200 Riprap As Needed	CY	10	\$ 500.00	\$ 5,000.00	\$ 180.00	\$ 1,800.00	\$ 355.00	\$ 3,550.00
10	Design Build ADA Handrails and Safety Rails	LS	1	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 63,100.00	\$ 63,100.00
11	Electrical Work (incl. conduit, raceways, wire, junction, light fixtures, etc.)	LS	1	\$ 8,000.00	\$ 8,000.00	\$ 13,000.00	\$ 13,000.00	\$ 7,550.00	\$ 7,550.00
Subtotal				<b>\$290,600.00</b>		<b>\$245,600.00</b>		<b>\$284,450.00</b>	



# WAYSIDE BEACH ACCESS IMPROVEMENTS

## ROCKAWAY BEACH, OREGON

### JUNE 2024



VICINITY MAP  
NOT TO SCALE

**OWNER:**  
CITY OF ROCKAWAY BEACH  
P.O. BOX 5  
276 HWY 101 S.  
ROCKAWAY BEACH, OR. 97136  
(503) 355-2982  
CONTACT: LUKE SHEPARD

**CIVIL ENGINEER**  
HBH CONSULTING ENGINEERS, INC.  
501 E FIRST STREET  
NEWBERG, OREGON 97132  
CONTACT: MATT DEL MORO, PE  
PH: (503) 554-9553  
FAX: (503) 537-9554  
MDELMORO@HBH-CONSULTING.COM

**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 MAY OBTAIN COPIES OF THE RULES FROM THE CENTER BY CALLING (503) 242-1987. ONE CALL SYSTEM NUMBER 1-800-332-2344.

**SURVEY**  
ONION PEAK DESIGN  
PO BOX 326  
NEHALEM, OREGON 97131  
CONTACT: ERICK WHITE, PLS  
PH: (503) 503-368-6102  
ERICK.OPD@GMAIL.COM

**SHEET INDEX**

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C-2	NOTES
C-3	EXISTING CONDITIONS AND DEMOLITION PLAN
C-4	SITE PLAN
C-5	RAMP DIMENSION AND GRADING PLAN
C-6	RAMP PLAN AND PROFILE
C-7	DETAILS

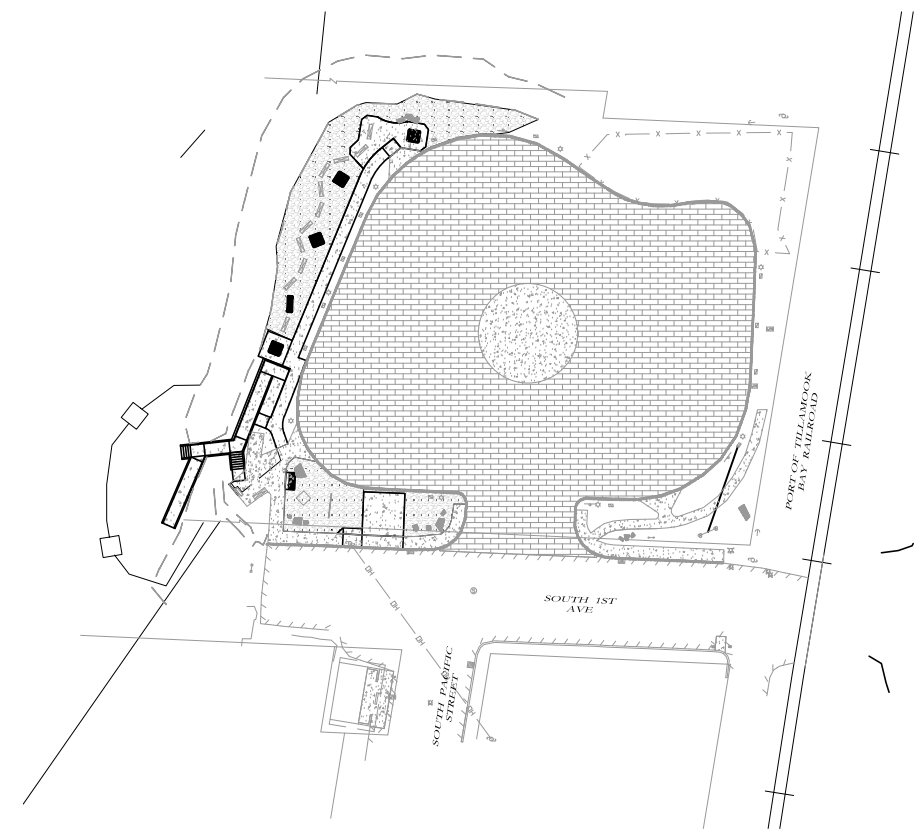
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**ABBREVIATIONS**

@	AT
AC	ASPHALT
BS	BOTTOM OF STAIRS
CB	CATCH BASIN
CL	CENTERLINE
CY	CUBIC YARDS
ELEV	ELEVATION
EC	EDGE OF CONCRETE
EG	EXISTING GROUND
EP	EDGE OF PAVEMENT
EX	EXISTING
FG	FINISHED GROUND
IE	INVERT ELEVATION
LF	LINEAR FEET
MH	MANHOLE
NTS	NOT TO SCALE
P/L	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
ROW	RIGHT OF WAY
SF	SQUARE FEET
STA	STATION
S=	SLOPE EQUALS
TW	TOP OF WALL
TS	TOP OF STAIRS
TYP	TYPICAL

**LEGEND**

	EXISTING DRAINAGE DITCH
	EXISTING ASPHALT
	EXISTING EDGE OF RIP-RAP
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	RIGHT OF WAY
	EXISTING FENCE
	SURVEY MONUMENT
	EXISTING CATCH BASIN
	EX. BENCH
	EX. TABLE
	PROPOSED BENCH
	PROPOSED TABLE
	7"x11" WOOD POST WITH POWER OUTLET
	BOULDER
	WATER METER
	PROPOSED CONCRETE
	PROPOSED ASPHALT



**SITE PLAN**  
1" = 40'  
(WHEN PLOTTED ON 8.5" x 11" SCALE IS 1" = 120')

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

REV.	DATE	DESCRIPTION	BY	JOB
1	7/18/2024	UPDATED ENGINEER CONTACT		

THE CITY OF ROCKAWAY BEACH  
P.O. BOX 5, ROCKAWAY BEACH, OR 97136

**WAYSIDE BEACH ACCESS IMPROVEMENTS**  
ROCKAWAY BEACH, OREGON

**COVER**

Sheet No. **C-1**  
Date: **7/18/2024**  
1 of 8  
2015-009.23



**GENERAL NOTES**

- CONTRACTOR SHALL PROCURE AND CONFORM TO ALL CONSTRUCTION PERMITS REQUIRED BY TILLAMOOK COUNTY AND OREGON PARKS AND RECREATION DEPARTMENT (OPRD).
- CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.
- ALL MATERIALS AND WORKMANSHIP FOR FACILITIES SHALL CONFORM TO APPROVING AGENCIES' CONSTRUCTION SPECIFICATIONS WHEREIN EACH HAS JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY, COUNTY, AMERICAN PUBLIC WORKS ASSOCIATION OREGON CHAPTER (A.P.W.A) STANDARD PLANS AND SPECIFICATIONS, THE OREGON SPECIFICATIONS STATE PLUMBING CODE, OREGON HEALTH DIVISION (OHD) AND THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ).
- UNLESS OTHERWISE APPROVED BY THE ENGINEER, COUNTY, AND OPRD, CONSTRUCTION OF ALL PUBLIC FACILITIES SHALL BE DONE BETWEEN 7:00 A.M. AND 6:00 P.M., MONDAY THROUGH FRIDAY.
- THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND PROVIDE A COMPLETED PROJECT.
- CONTRACTOR TO NOTIFY CITY, COUNTY, AND ALL UTILITY COMPANIES A MINIMUM OF 48 BUSINESS HOURS (2 BUSINESS DAYS) PRIOR TO START OF CONSTRUCTION BY CALLING "ONE CALL" AT 246-6699 AND ALL OTHER APPLICABLE AGENCIES, AND COMPLY WITH ALL OTHER REQUIREMENTS OF ORS 757.541 TO 757.571.
- ANY INSPECTION BY THE COUNTY OR OTHER AGENCIES SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
- CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, TRAFFIC CONES PER CITY, COUNTY AND ODOT REQUIREMENTS IN ACCORDANCE WITH THE MUTCD (INCLUDING OREGON AMENDMENTS). ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
- RECORD DRAWINGS. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES WHEREON HE WILL RECORD ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS, AS WELL AS THE STATION LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES ENCOUNTERED. THESE FIELD RECORD DRAWINGS SHALL BE KEPT UP TO DATE AT ALL TIMES AND SHALL BE AVAILABLE FOR INSPECTION BY THE COUNTY UPON REQUEST.
- UPON COMPLETION OF CONSTRUCTION OF PUBLIC FACILITIES, CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD RECORD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE DESIGN ENGINEER FOR USE IN THE PREPARATION OF AS-BUILT DRAWINGS FOR SUBMITTAL TO THE COUNTY.
- THE CONTRACTOR SHALL SUBMIT A SUITABLE MAINTENANCE BOND PRIOR TO FINAL PAYMENT WHERE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.
- THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER AND THE COUNTY FOR APPROVAL.

**EXISTING UTILITIES + FACILITIES**

- ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THESE 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).
- THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY SIZES AND LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE. THE MONUMENTS SHALL BE REPLACED WITHIN A MAXIMUM OF 90 DAYS, AND THE COUNTY SURVEYOR SHALL BE NOTIFIED IN WRITING AS REQUIRED BY ORS 209.150.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS. ALL UTILITY CROSSINGS MARKED OR SHOWN ON THE DRAWINGS SHALL BE POTHOLED USING HAND TOOLS OR OTHER NON-INVASIVE METHODS PRIOR TO EXCAVATING OR BORING. CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING POTENTIAL UTILITY CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATIONS WITHOUT DELAYING THE WORK. IF GRADE MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER. ALL UTILITY CROSSINGS SHALL BE POTHOLED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS.

- ALL EXISTING FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE COUNTY ENGINEER.
- UTILITIES, OR INTERFERING PORTIONS OF UTILITIES, THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR TO THE EXTENT NECESSARY TO ACCOMPLISH THE WORK. THE CONTRACTOR SHALL PLUG THE REMAINING EXPOSED ENDS OF ABANDONED UTILITIES.
- CONTRACTOR SHALL REMOVE ALL EXISTING SIGNS, MAILBOXES, FENCES, LANDSCAPING, ETC., AS REQUIRED TO AVOID DAMAGE DURING CONSTRUCTION AND REPLACE THEM TO EXISTING OR BETTER CONDITION.

**GRADING, PAVING, + DRAINAGE NOTES**

- THERE IS NO SOILS REPORT AVAILABLE FOR THIS PROJECT.
- THE CONTRACTOR SHALL STOCKPILE ALL EXISTING VEGETATION REMOVED WITHIN THE GRADING LIMITS PRIOR TO HAULING OFF SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAN OF MUD, DUST OR DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.
- UNLESS OTHERWISE NOTED, ALL GRADING, ROCKING AND PAVING TO CONFORM TO OSSC (ODOT/APWA) SPECIFICATIONS, CURRENT EDITION.
- IMMEDIATELY FOLLOWING FINE GRADING OPERATIONS, COMPACT SUBGRADE TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR). SUBGRADE MUST BE INSPECTED AND APPROVED BY THE COUNTY PRIOR TO PLACING EMBANKMENTS OR BASE ROCK.
- ALL FILLS WITHIN PUBLIC RIGHT-OF-WAYS AND EASEMENTS SHALL BE ENGINEERED. ADDITIONALLY, ANY FILLS OUTSIDE OF PUBLIC RIGHT-OF-WAYS WHICH ARE OVER 2 FEET IN DEPTH SHALL BE ENGINEERED. ENGINEERED FILLS SHALL BE CONSTRUCTED IN 6" LIFTS. EACH LIFT SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR).
- UNLESS OTHERWISE SHOWN ON THE DRAWINGS, STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN. FINISH PAVEMENT GRADES AT TRANSITION TO EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADES OR BE FEATHERED PAST JOINTS WITH EXISTING PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINING SURFACE.
- CRUSHED ROCK SHALL BE SIZED AS SHOWN ON THE PLANS AND SHALL CONFORM TO THE REQUIREMENTS OF OSSC (ODOT/APWA) 02630.10 (DENSE GRADED BASE AGGREGATE) COMPACT TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR). PRIOR TO PLACING AC PAVEMENT, WRITTEN COMPACTION TEST RESULTS FOR BASEROCK AND TRENCH BACKFILL MUST BE RECEIVED BY THE COUNTY, AND A PROOF-ROLL (WITNESSED BY THE CITY) MUST BE PERFORMED.
- ASPHALTIC CONCRETE (AC) PAVEMENT SHALL BE ½ DENSE LEVEL II HMAC AS DEFINED IN THE CURRENT OSSC SPECIFICATION.

**PIPED UTILITIES**

- BEDDING AND BACKFILL. ALL PIPES SHALL BE BEDDED WITH MINIMUM 6-INCHES OF 3/4" MINUS CRUSHED ROCK BEDDING AND BACKFILLED WITH COMPACTED 3/4" MINUS CRUSHED ROCK IN THE PIPE ZONE (CRUSHED ROCK SHALL EXTEND A MINIMUM OF 12-INCHES OVER THE TOP OF THE PIPE IN ALL CASES). CRUSHED ROCK TRENCH BACKFILL SHALL BE USED UNDER ALL IMPROVED AREAS, INCLUDING SIDEWALKS. GRANULAR TRENCH BACKFILL SHALL BE COMPACTED TO 92% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR).
- THE CONTRACTOR SHALL HAVE APPROPRIATE EQUIPMENT ON SITE TO PRODUCE A FIRM, SMOOTH, UNDISTURBED SUBGRADE AT THE TRENCH BOTTOM, TRUE TO GRADE. THE BOTTOM OF THE TRENCH EXCAVATION SHALL BE SMOOTH, FREE OF LOOSE MATERIALS OR TOOTH GROOVES FOR THE ENTIRE WIDTH OF THE TRENCH PRIOR TO PLACING THE GRANULAR BEDDING MATERIAL.
- TRACER WIRE. ALL NON-METALLIC WATER, SANITARY AND STORM SEWER PIPING LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY OR NOT LAID IN STRAIGHT LINES BETWEEN STRUCTURES SHALL HAVE AN ELECTRICALLY CONDUCTIVE INSULATED 12 GAUGE COPPER TRACER WIRE THE FULL LENGTH OF THE INSTALLED PIPE USING BLUE WIRE FOR WATER AND GREEN FOR STORM AND SANITARY PIPING. TRACER WIRE SHALL BE EXTENDED UP INTO ALL VALVE BOXES, AND MANHOLES AND CATCH BASINS. TRACER WIRE PENETRATIONS INTO MANHOLES SHALL BE WITHIN 18 INCHES OF THE RIM ELEVATION AND ADJACENT TO MANHOLE STEPS. THE TRACER WIRE SHALL BE TIED TO THE TOP MANHOLE STEP OR OTHERWISE SUPPORTED TO ALLOW RETRIEVAL FROM THE OUTSIDE OF THE MANHOLE.

**EROSION CONTROL NOTES**

- THE CONTRACTOR SHALL DESIGNATE AN EROSION CONTROL INSPECTOR FOR THE SITE. A PRE-CONSTRUCTION MEETING SHALL BE HELD, WHICH SHALL INCLUDE THE CONTRACTOR'S DESIGNATED EROSION CONTROL INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL PROTECTION (ESCP) MEASURES AND CONSTRUCTION LIMITS.
- THE ESCP MUST BE KEPT ONSITE AND ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED IN SUCH A MANNER TO ENSURE THAT SEDIMENT OR SEDIMENT LADEN WATER THAT ENTERS OR IS LIKELY TO ENTER SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATER, ROADWAY, OR OTHER PROPERTIES DOES NOT OCCUR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH LOCAL, STATE, OR FEDERAL REGULATIONS.
- EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING PERIMETER SEDIMENT CONTROL MUST BE IN PLACE BEFORE VEGETATION IS DISTURBED AND MUST REMAIN IN PLACE, AND BE MAINTAINED, REPAIRED, AND PROMPTLY IMPLEMENTED FOLLOWING PROCEDURES ESTABLISHED FOR THE DURATION OF CONSTRUCTION, INCLUDING PROTECTION FOR ACTIVE STORM DRAIN INLETS AND CATCH BASINS AND APPROPRIATE NON-STORMWATER POLLUTION CONTROLS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT TRANSPORT WITHIN PROJECT LIMITS DURING CONSTRUCTION. IF AN INSTALLED EROSION CONTROL SYSTEM DOES NOT ADEQUATELY CONTAIN SEDIMENT ON SITE, THE EROSION CONTROL MEASURES MUST BE FIELD ADJUSTED BY THE CONTRACTOR AS NECESSARY.
- THE CONTRACTOR SHALL STOCKPILE ALL EXISTING VEGETATION REMOVED WITHIN THE GRADING LIMITS UNTIL THEY ARE REMOVED FROM THE SITE. UPON COMPLETION OF GRADING, THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITH VEGETATION MATCHING PREEXISTING VEGETATION.
- TEMPORARY EROSION CONTROL METHODS MUST REMAIN AND BE MAINTAINED UNTIL PERMANENT EROSION CONTROL METHODS ARE IN PLACE AND OPERATIONAL.
- VEGETATION ON ALL EMBANKMENTS AND DISTURBED AREAS TO BE RE-ESTABLISHED AS SOON AS CONSTRUCTION IS COMPLETED.



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

DESIGNED BY: MCC | CHECKED BY: MCC | DRAWN BY: MCC | SUBMITTAL NO.: L:\2015-009.23\4-Design\DWG\Site Plan.dwg  
 PERMIT FILE:

REV.	DATE	DESCRIPTION

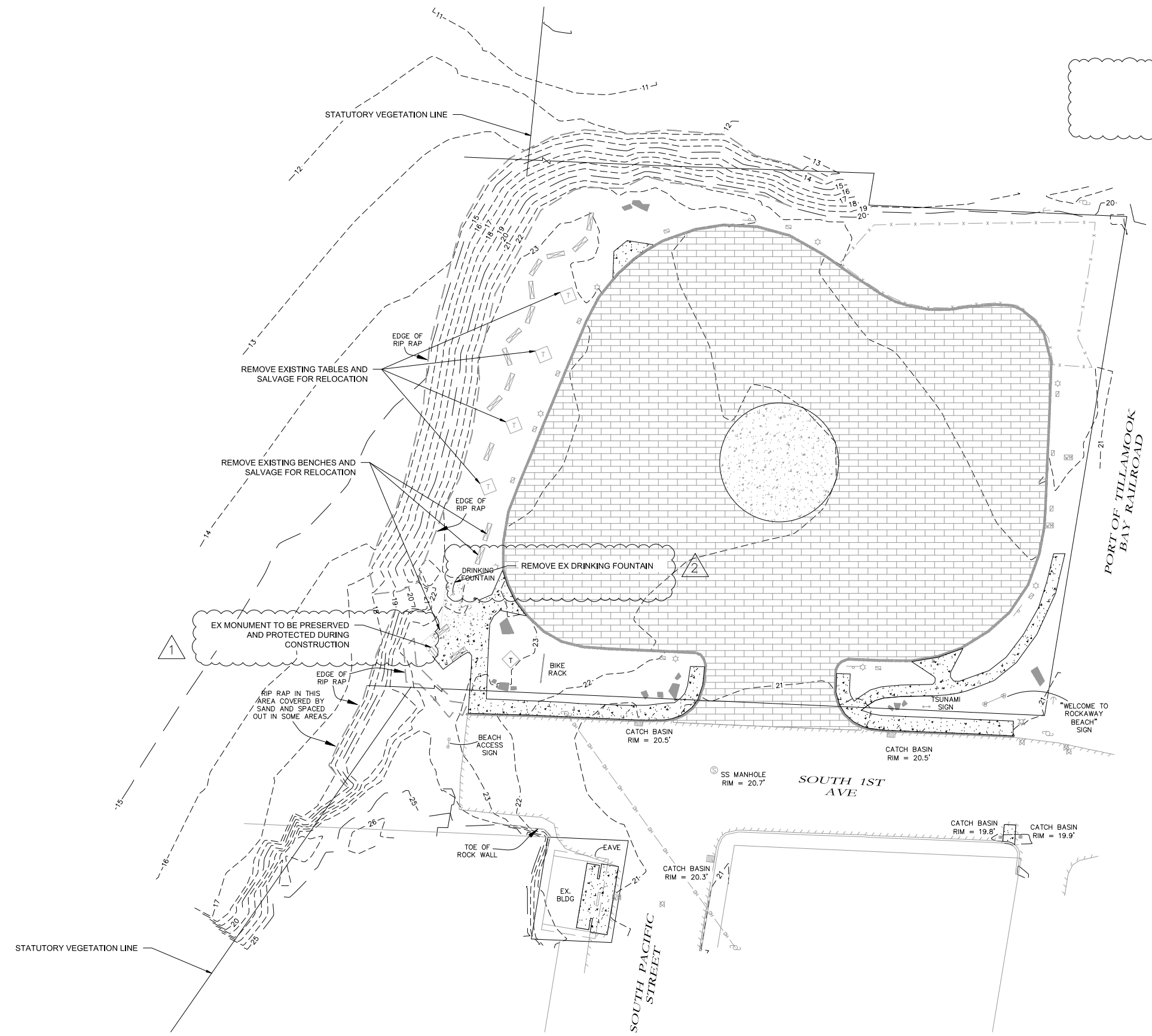
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THE CITY OF ROCKAWAY BEACH  
 P.O. BOX 5, ROCKAWAY BEACH, OR 97136  
**WAYSIDE BEACH ACCESS IMPROVEMENTS**  
**ROCKAWAY BEACH, OREGON**  
**NOTES**

SEE  
SURVEYOR'S  
STAMPED  
DRAWING

**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: MCC | Drawn By: MCC | Checked By: MCD | Submittal No.: PERMIT  
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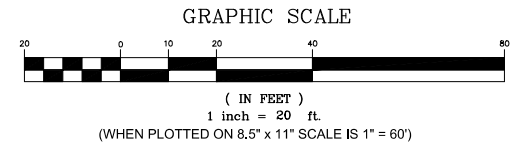


REV.	DATE	DESCRIPTION
1	7/17/2024	ADDED EX MONUMENT TO BE PRESERVED, BENCH RELOCATION
2	7/18/2024	REMOVE EX DRINKING FOUNTAIN
3	7/19/2024	REMOVED NOTE ABOUT EX POWER POLE

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

THE CITY OF ROCKAWAY BEACH  
P.O. BOX 5, ROCKAWAY BEACH, OR 97156

**WAYSIDE BEACH ACCESS IMPROVEMENTS  
ROCKAWAY BEACH, OREGON  
EXISTING CONDITIONS  
AND DEMOLITION PLAN**





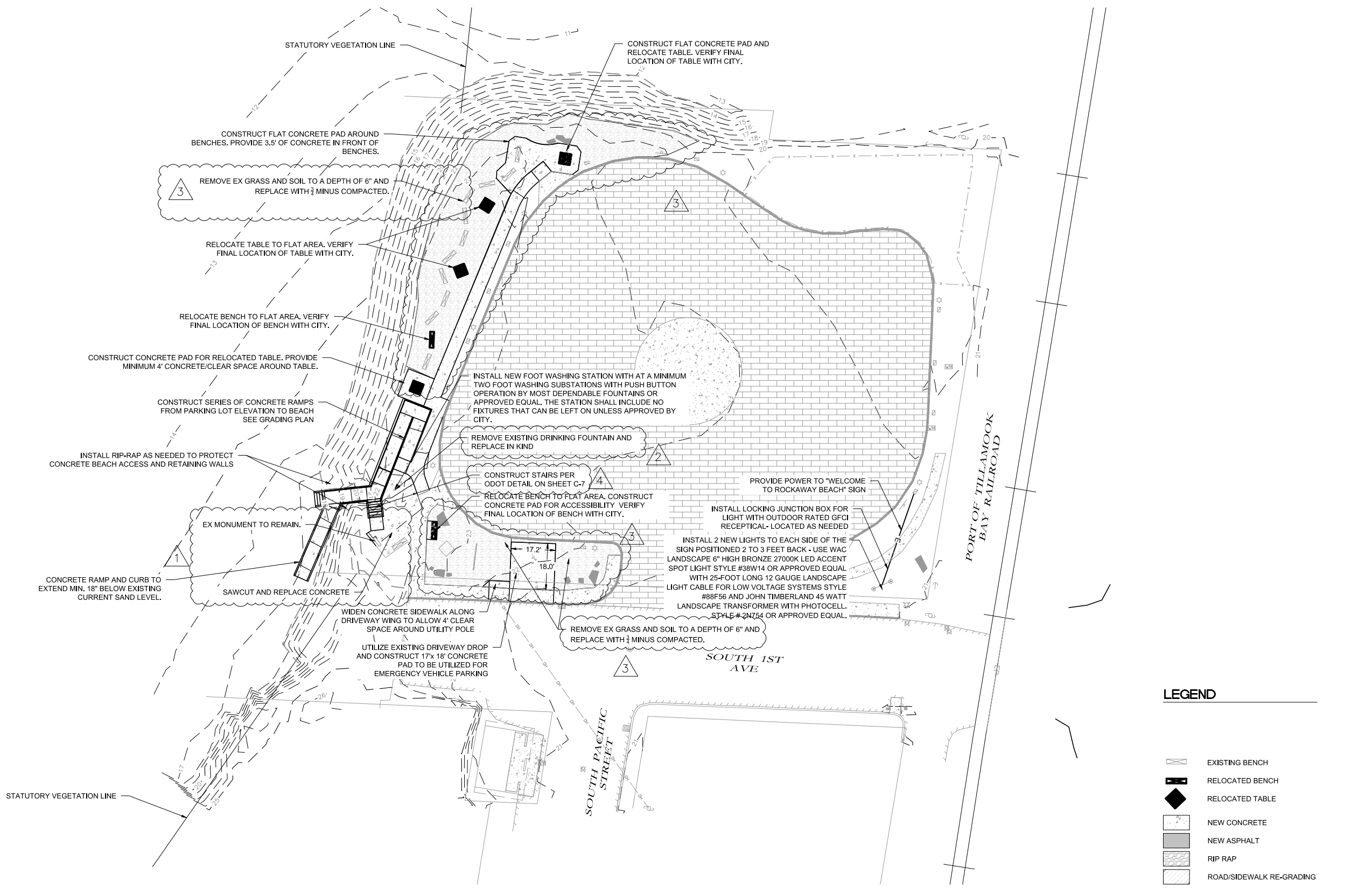
**H B H**  
 ENGINEERS  
 501 E First Street  
 Newberg, Oregon 97132  
 CONSULTING 503/554-9553 ■ fax 503/537-9554  
 email: mail@hbh-engineers.com

REV.	DATE	DESCRIPTION	BY
1	7/18/2024	EX MONUMENT TO BE PRESERVED, AND SAWCUT AROUND	JJB
2	7/18/2024	REPLACE DRINKING FOUNTAIN IN KIND	JJB
3	7/18/2024	REMOVE GRASS TO 6" AND REPLACE WITH 3/4" GRAVEL	JJB
4	7/18/2024	UPDATED SHEET REFERENCE TO C-7	JJB

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

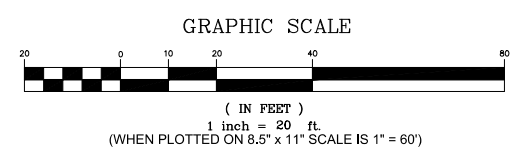
THE CITY OF ROCKAWAY BEACH  
 P.O. BOX 5, ROCKAWAY BEACH, OR 97136  
**WAYSIDE BEACH ACCESS IMPROVEMENTS**  
 ROCKAWAY BEACH, OREGON  
**SITE PLAN**

Drawn: Sheet No. **C-4**  
 Date: **7/18/2024**  
 4 of 8  
**2015-009.23**



**LEGEND**

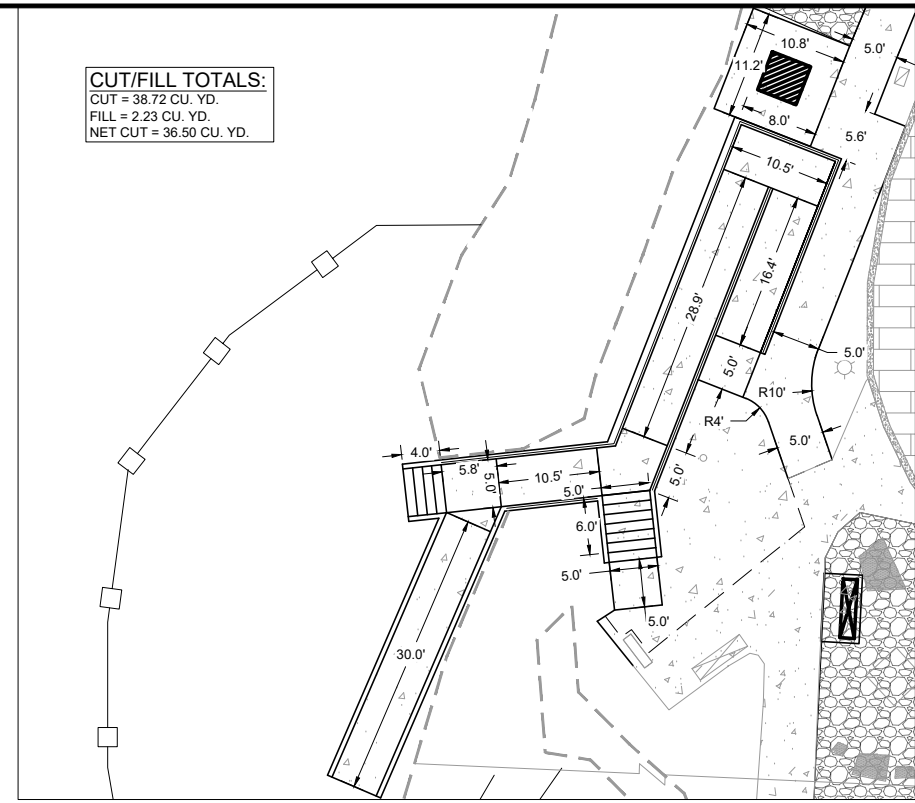
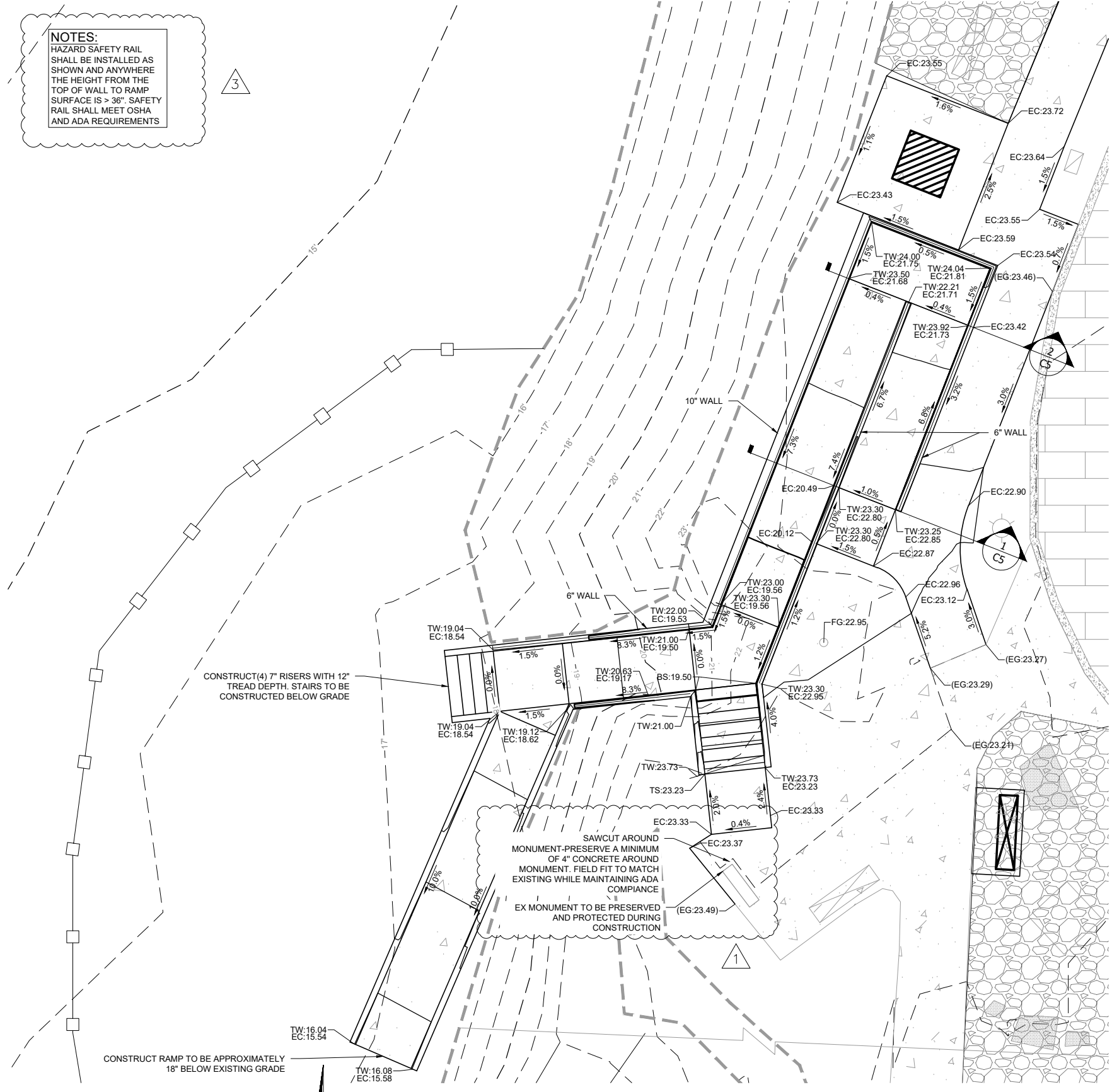
- EXISTING BENCH
- RELOCATED BENCH
- RELOCATED TABLE
- NEW CONCRETE
- NEW ASPHALT
- RIP RAP
- ROAD/SIDEWALK RE-GRADING



NOTES:  
HAZARD SAFETY RAIL SHALL BE INSTALLED AS SHOWN AND ANYWHERE THE HEIGHT FROM THE TOP OF WALL TO RAMP SURFACE IS > 36". SAFETY RAIL SHALL MEET OSHA AND ADA REQUIREMENTS

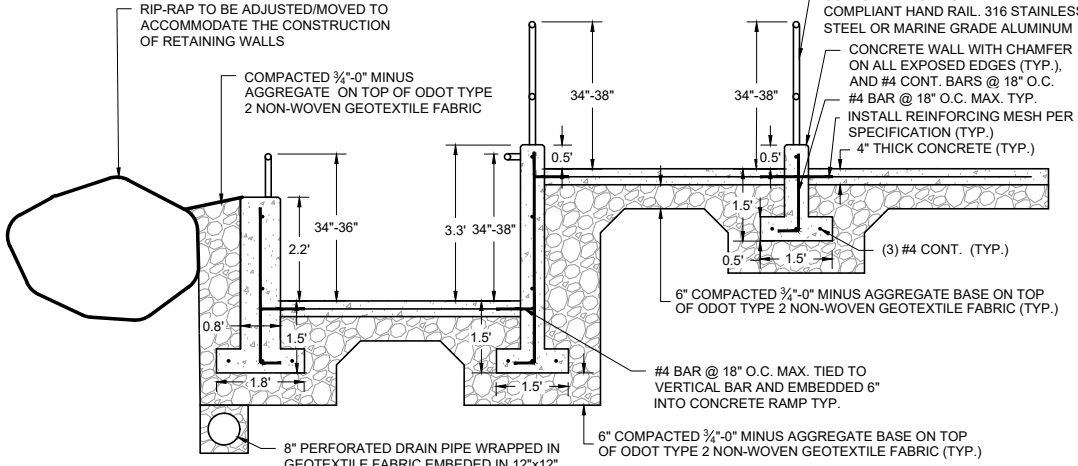
3

CUT/FILL TOTALS:  
CUT = 38.72 CU. YD.  
FILL = 2.23 CU. YD.  
NET CUT = 36.50 CU. YD.



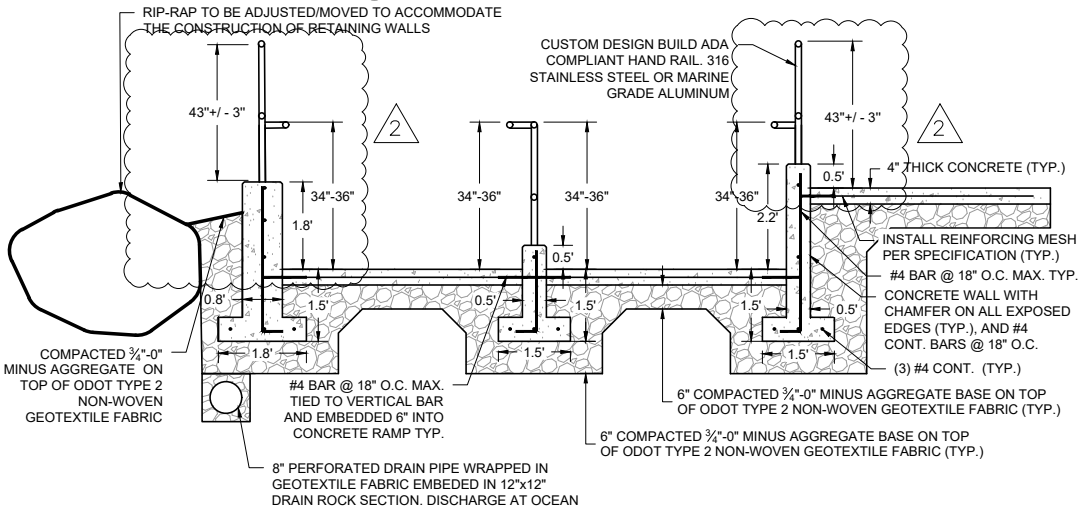
RAMP DIMENSION PLAN

SCALE: 1" = 10' (WHEN PLOTTED ON 8.5" x 11" SCALE IS 1" = 30')



1 RAMP SECTION VIEW

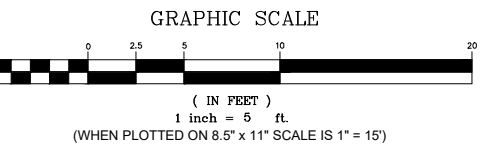
Scale: NTS



2 RAMP SECTION VIEW

Scale: NTS

- LEGEND
NEW CONCRETE
NEW ASPHALT
RIP RAP
ROAD/SIDEWALK RE-GRADING



CONSTRUCT (4) 7" RISERS WITH 12" TREAD DEPTH. STAIRS TO BE CONSTRUCTED BELOW GRADE

CONSTRUCT RAMP TO BE APPROXIMATELY 18" BELOW EXISTING GRADE

SAWCUT AROUND MONUMENT-PRESERVE A MINIMUM OF 4" CONCRETE AROUND MONUMENT. FIELD FIT TO MATCH EXISTING WHILE MAINTAINING ADA COMPLIANCE

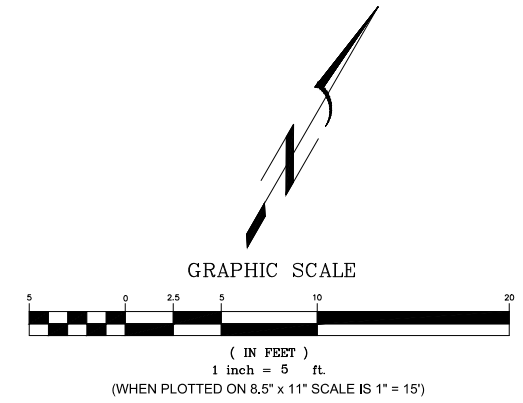
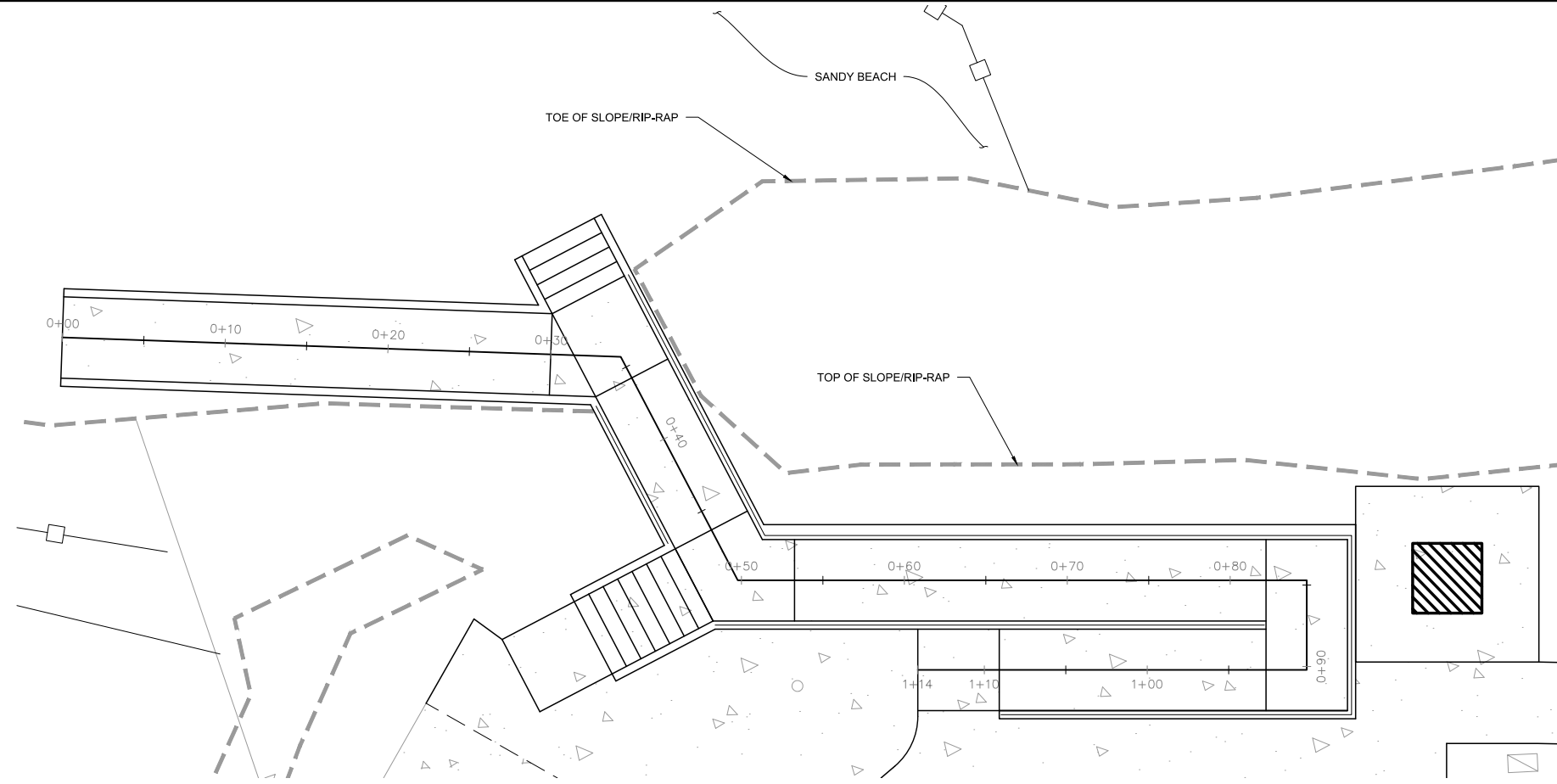
EX MONUMENT TO BE PRESERVED AND PROTECTED DURING CONSTRUCTION



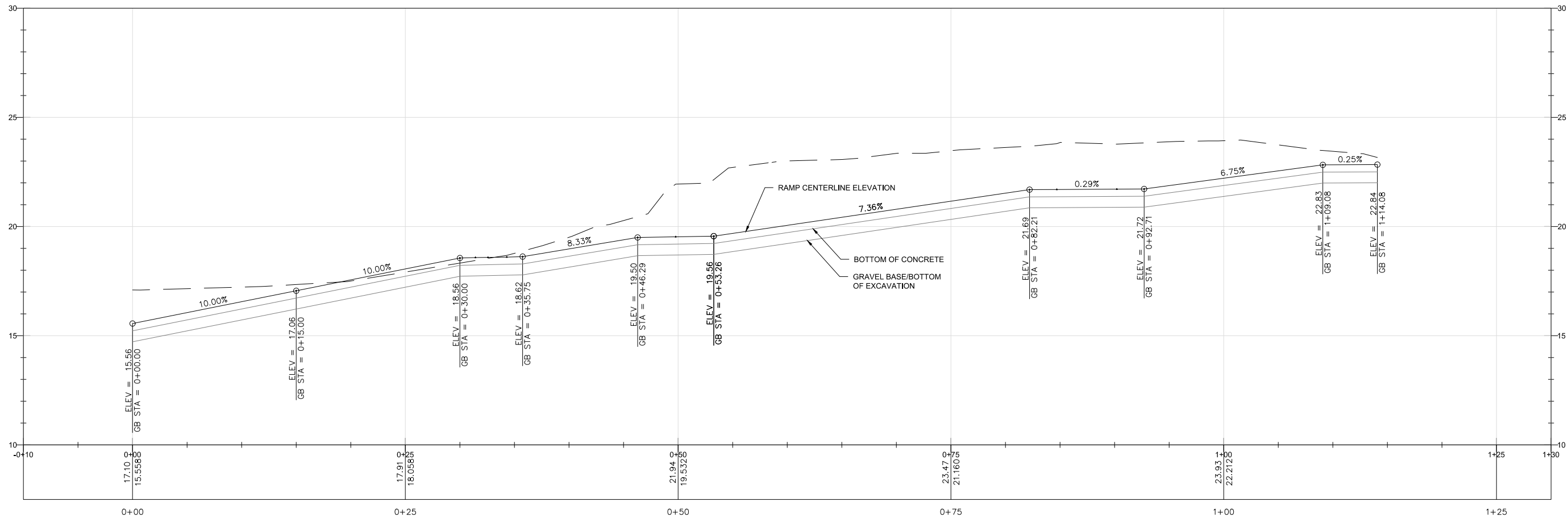
H B H ENGINEERS
501 E First Street
Newberg, Oregon 97132
CONSULTING 503/554-9553
email: mail@hbh-engineers.com

Table with columns: REV., DATE, DESCRIPTION, ADDED EX MONUMENT TO BE PRESERVED + SAWCUT AROUND, ADJUSTED HANDRAIL HEIGHT, ADDED NOTES.

WAYSIDE BEACH ACCESS IMPROVEMENTS
ROCKAWAY BEACH, OREGON
RAMP DIMENSION AND GRADING PLAN
7/18/2024
2015-009.23



RAMP DIMENSION PLAN



RAMP PROFILE

HORIZONTAL SCALE: 1" = 5' (WHEN PLOTTED ON 8.5" x 11" SCALE IS 1" = 15')  
VERTICAL SCALE: 1" = 2.5' (WHEN PLOTTED ON 8.5" x 11" SCALE IS 1" = 7.5')



**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

THE CITY OF ROCKAWAY BEACH  
P.O. BOX 5, ROCKAWAY BEACH, OR 97136  
**WAYSIDE BEACH ACCESS IMPROVEMENTS**  
ROCKAWAY BEACH, OREGON  
**RAMP PLAN AND PROFILE**



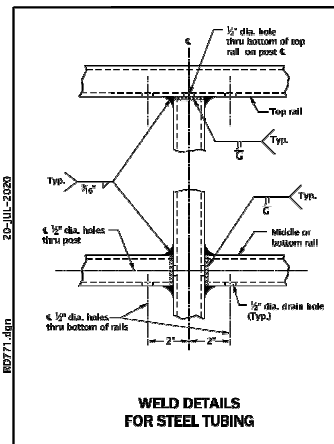


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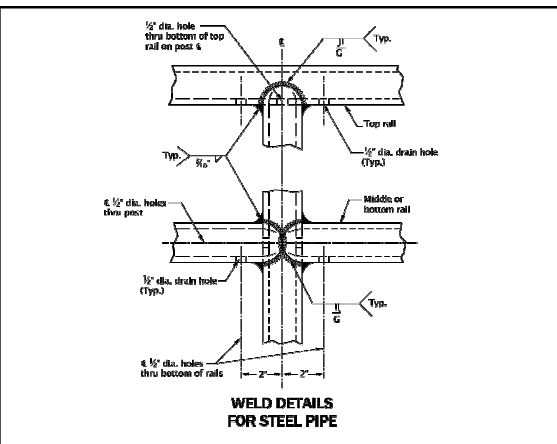
BY	
DATE	
REV.	
DESCRIPTION	

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

**WAYSIDE BEACH ACCESS IMPROVEMENTS**  
 ROCKAWAY BEACH, OREGON  
 DETAILS



**WELD DETAILS FOR STEEL TUBING**



**WELD DETAILS FOR STEEL PIPE**

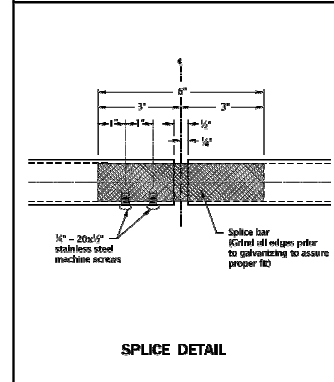
**MATERIAL TABLES**

STEEL PIPE POST & RAIL MEMBERS				ROUND SPLICE BAR	
NOM. DIA.	SCL.	O.D.	L.D.	O.D.	
1 1/2"	40	1.680"	1.380"	1 1/2"	
1 3/4"	40	1.900"	1.610"	1 3/4"	

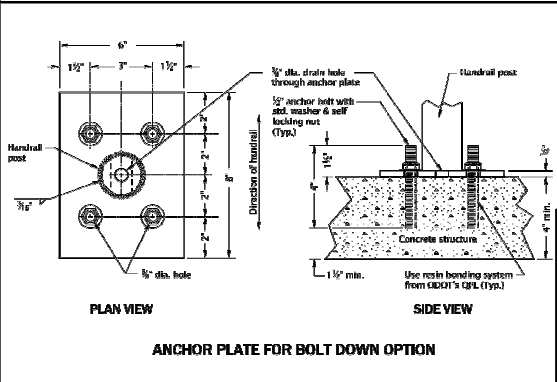
  

SQUARE STRUCTURAL STEEL TUBING POST & RAIL MEMBERS		SQUARE SPLICE BAR	
Outside Dimensions	Wall Thickness	Outside Dimensions	Wall Thickness
1 1/2" x 1 1/2"	3/16"	1 7/8" x 1"	3/16"

- GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:**
- Handrail details are based on applicable ODOT Standards.
  - Select materials from tables. Posts and rails shall be identical material. Structural steel tubing shall conform to ASTM specification A500, grade B.
  - Posts shall be vertical. The top rail shall be continuous over a minimum of two posts.
  - On structures, the railing shall conform to the vertical alignment of the structure. Rails shall have a splice in the post space occurring at expansion joints.
  - On grade, rails shall have splices at intervals not to exceed 100'.
  - Hot-dip galvanize all metal parts after fabrication.
  - See Std. Dwg. RD770 for details not shown.
  - See Std. Dwg. RD710 for concrete stairway.
  - See project plans for details not shown.



**SPLICE DETAIL**



**ANCHOR PLATE FOR BOLT DOWN OPTION**

**OREGON STANDARD DRAWINGS**

**METAL HANDRAIL DETAILS**

2021

RD771

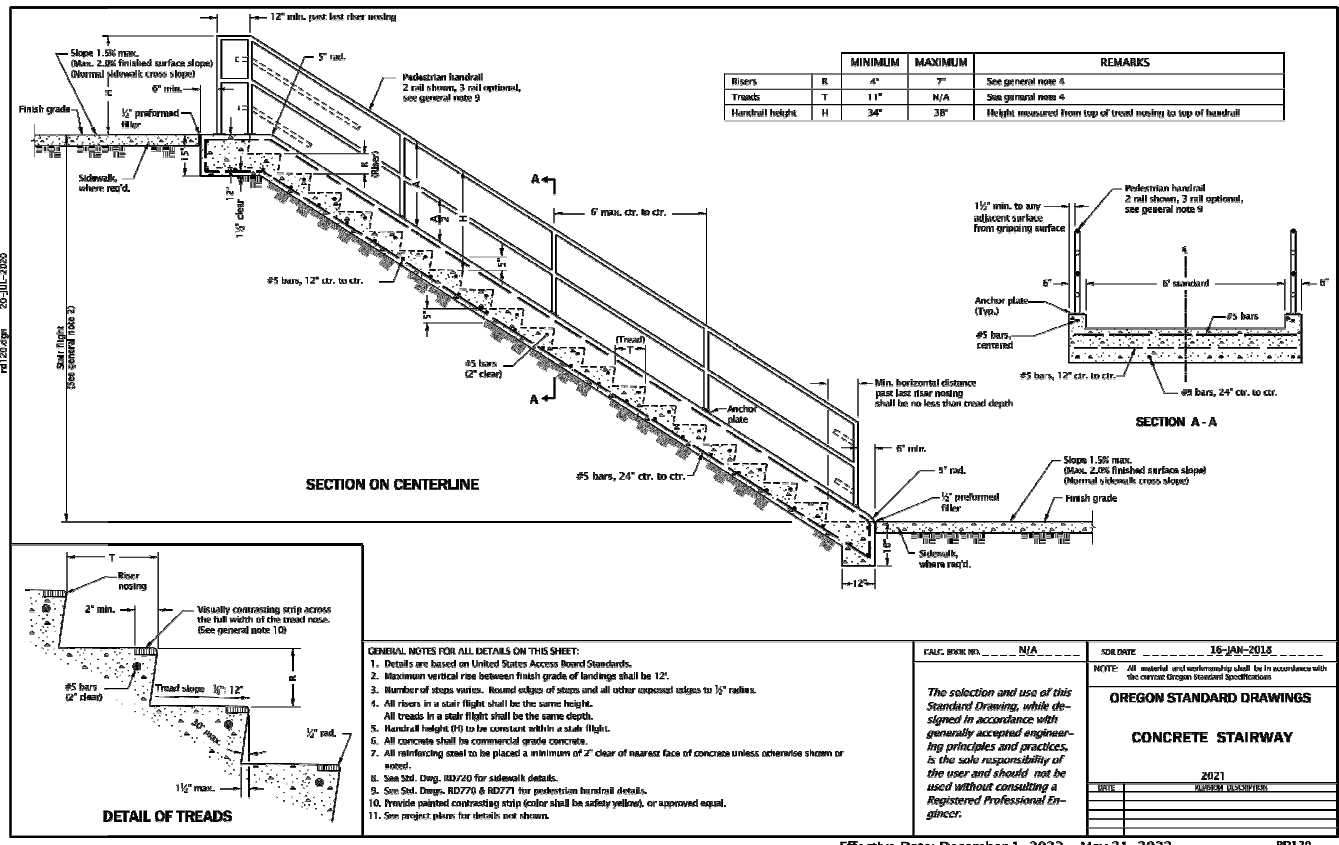
Effective Date: June 1, 2023 - November 30, 2023

**NOTES**

- WHERE DIFFERENCE BETWEEN EX. GROUND AND FINISHED GROUND IS GREATER THAN 4 FT, THE UPHILL SLOPE SHALL BE GRADED AT A 2:1 SLOPE TO MEET EX. GROUND. CLASS 200 RIPRAP SHALL BE INSTALLED ON THE DISTURBED SLOPE WITH LIVE WILLOW STAKES. RIPRAP AND WILLOW STAKES SHALL BE INCLUDED IN THE VEGETATIVE BANK STABILIZATION LINE ITEM IN THE BID SCHEDULE.
- CONCRETE FINISHING DETAILS:
  - EDGE CONCRETE WITH 3" EDGING TROWEL
  - SCORE CONCRETE AT 5' INTERVALS
  - FABRIC TYPE EXPANSION JOINTS ARE NOT TO BE USED.
  - APPLY LIGHT BROOM FINISH TRANSVERSE TO THE SIDEWALK.
  - EACH STAIR SHALL HAVE AN ABRASIVE CAST ALUMINUM STAIR NOSING CAST-IN-PLACE, MINIMUM 3/8" THICK.
  - INSTALL 1" X 1/2" BREAKAWAY JOINT EVERY TWO STEPS
- CONCRETE SHALL HAVE STRENGTH OF 3000 PSI AT 28 DAYS.
- APPLY CURING COMPOUND (PETROLEUM BASE) TO FRESH CONCRETE TO RETAIN MOISTURE.
- FASTENERS AND CONNECTORS USED TOGETHER MUST BE OF THE SAME METALLIC COMPOSITION TO AVOID GALVANIC CORROSION. OR A NYLON WASHER MAY BE USED BETWEEN DISLIKE METALS. ALL FASTENERS TO BE 316 STAINLESS STEEL OR ALUMINUM.
- IF ADDITIVE ADA HANDRAIL IS SELECTED BY THE OWNER AND COUNTY.
- THICKENED PATH SLAB AT BOTTOM OF STAIRCASE TO BE INCLUDED BY CONTRACTOR IN THE ADA HANDRAIL DESIGN BUILD LINE ITEM SUBMITTAL AND COST.
- FOR BEACH ACCESS SLABS, INSTALL STAINLESS STEEL HOOKS FLUSH WITH CONCRETE SLAB SURFACE. HOOKS SHALL BE OF SUFFICIENT SIZE TO SUPPORT WEIGHT OF SLAB. HOOKS SHALL BE INSTALLED ON EITHER SIDE OF THE TOP FACE OF THE SLAB.
- CONTRACTOR SHALL INSTALL VEGETATIVE BANK STABILIZATION MIXED IN WITH THE RIPRAP IN ACCORDANCE WITH SECTION 02900 OF THE TECHNICAL SPECIFICATIONS. VEGETATIVE BANK STABILIZATION SHALL BE OF A TYPE SPECIFIED AND APPROVED BY OREGON PARKS AND RECREATION DEPARTMENT (OPRD). CONTRACTOR TO COORDINATE WITH OPRD REGARDING VEGETATIVE BANK STABILIZATION.
- ALL PAVEMENT MARKINGS FOR THE CROSSWALK AND EMERGENCY ACCESS VEHICLES SHALL BE PAINTED MARKINGS.

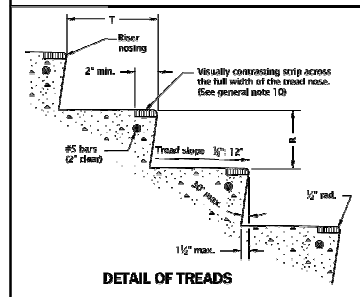
**DESIGN BUILD HANDRAIL NOTES**

- HANDRAIL TO BE POWDER COATED 316 STAINLESS STEEL OR ALUMINUM.
- POWDER COAT SHALL BE "PACIFIC SILVER: PRISMATIC POWDERS PMB-2811" OR APPROVED ALTERNATIVE. APPLY A CLEAR TOPCOAT PER POWDER COAT MANUFACTURER RECOMMENDATIONS. FIELD COATING IS NOT ALLOWED.
- THE HANDRAIL SHALL HAVE REMOVABLE SECTIONS NOT TO EXCEED 6 FT IN LENGTH, THE HANDRAIL HAVE BACK-TO-BACK POSTS AT THE END OF EACH REMOVABLE SECTION.
- POST SPACING BETWEEN SECTIONS SHALL BE LESS THAN 3.5" (O.D. TO O.D.)
- SPACING BETWEEN ALL RAILS, RAILS TO SURFACES, AND AT ALL OTHER LOCATIONS NEED TO BE LESS THAN 3.5" OR GREATER THAN 9" TO AVOID A HEAD ENTRAPMENT HAZARD.
- HANDRAIL SHALL BE INSTALLED IN THE CENTER OF THE CURB ON BOTH SIDES OF THE STAIRCASE.
- HANDRAIL SHALL MEET ADA REQUIREMENTS.
- HANDRAIL SHALL BE INSTALLED ON ALL CURB FACES WHERE CURB IS SHOWN ON THE DRAWINGS.



**SECTION ON CENTERLINE**

**SECTION A - A**



**DETAIL OF TREADS**

- GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:**
- Details are based on United States Access Board Standards.
  - Maximum vertical rise between finish grade of landings shall be 12".
  - Number of steps varies. Rounded edges of steps and all other exposed edges to 1/2" radius.
  - All treads in a stair flight shall be the same height.
  - All treads in a stair flight shall be the same depth.
  - Handrail height (H) shall be constant within a scale flight.
  - All concrete shall be commercial grade concrete.
  - All reinforcing steel to be placed a minimum of 2" clear of nearest face of concrete unless otherwise shown or noted.
  - See Std. Dwg. RD720 for sidewalk details.
  - See Std. Dwg. RD770 & RD771 for pedestrian handrail details.
  - Provide painted contrasting strip (color shall be safety yellow), or approved equal.
  - See project plans for details not shown.

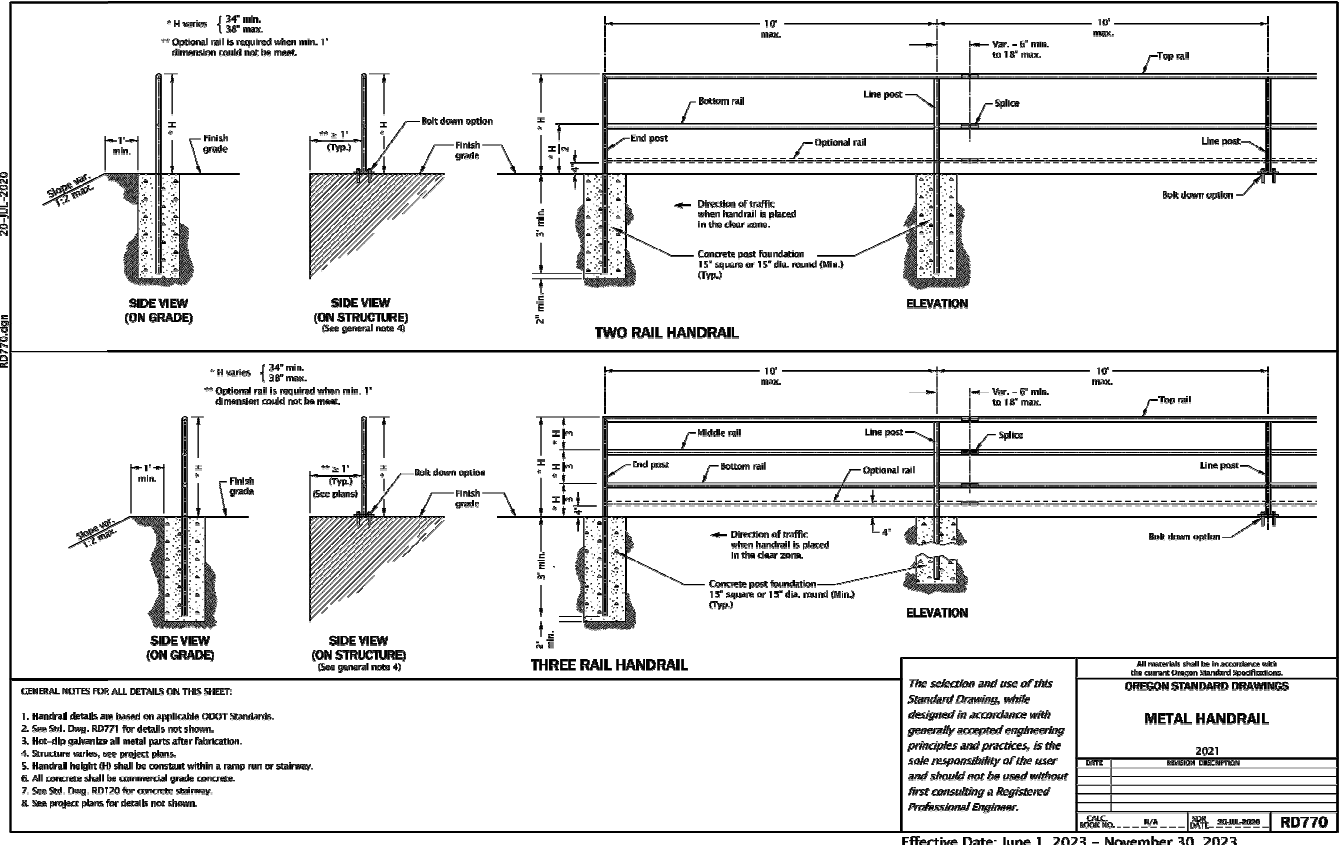
**OREGON STANDARD DRAWINGS**

**CONCRETE STAIRWAY**

2021

RD120

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



**SIDE VIEW (ON GRADE)**

**SIDE VIEW (ON STRUCTURE)**

**TWO RAIL HANDRAIL**

**SIDE VIEW (ON GRADE)**

**SIDE VIEW (ON STRUCTURE)**

**THREE RAIL HANDRAIL**

**OREGON STANDARD DRAWINGS**

**METAL HANDRAIL**

2021

RD770

Effective Date: June 1, 2023 - November 30, 2023