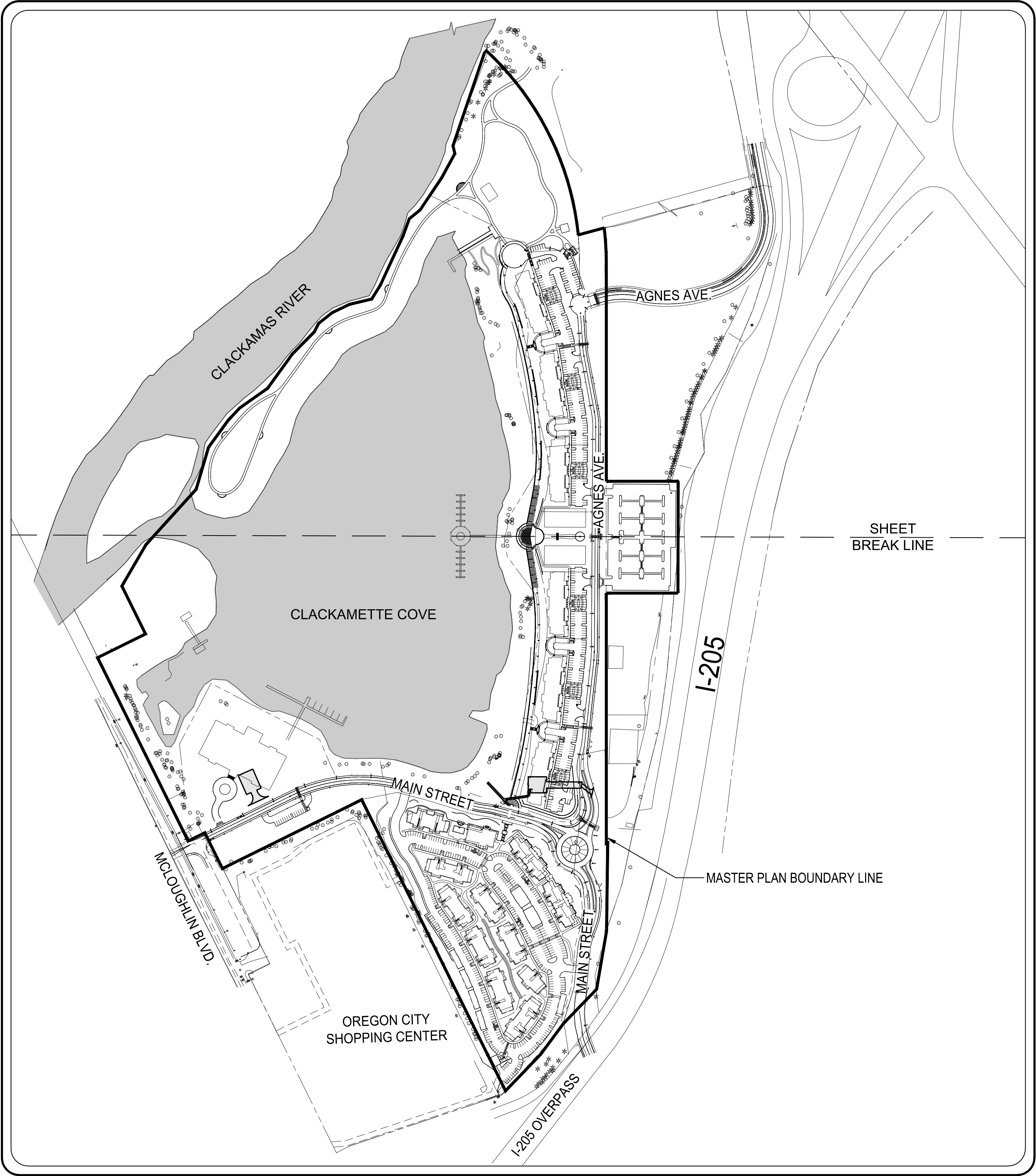
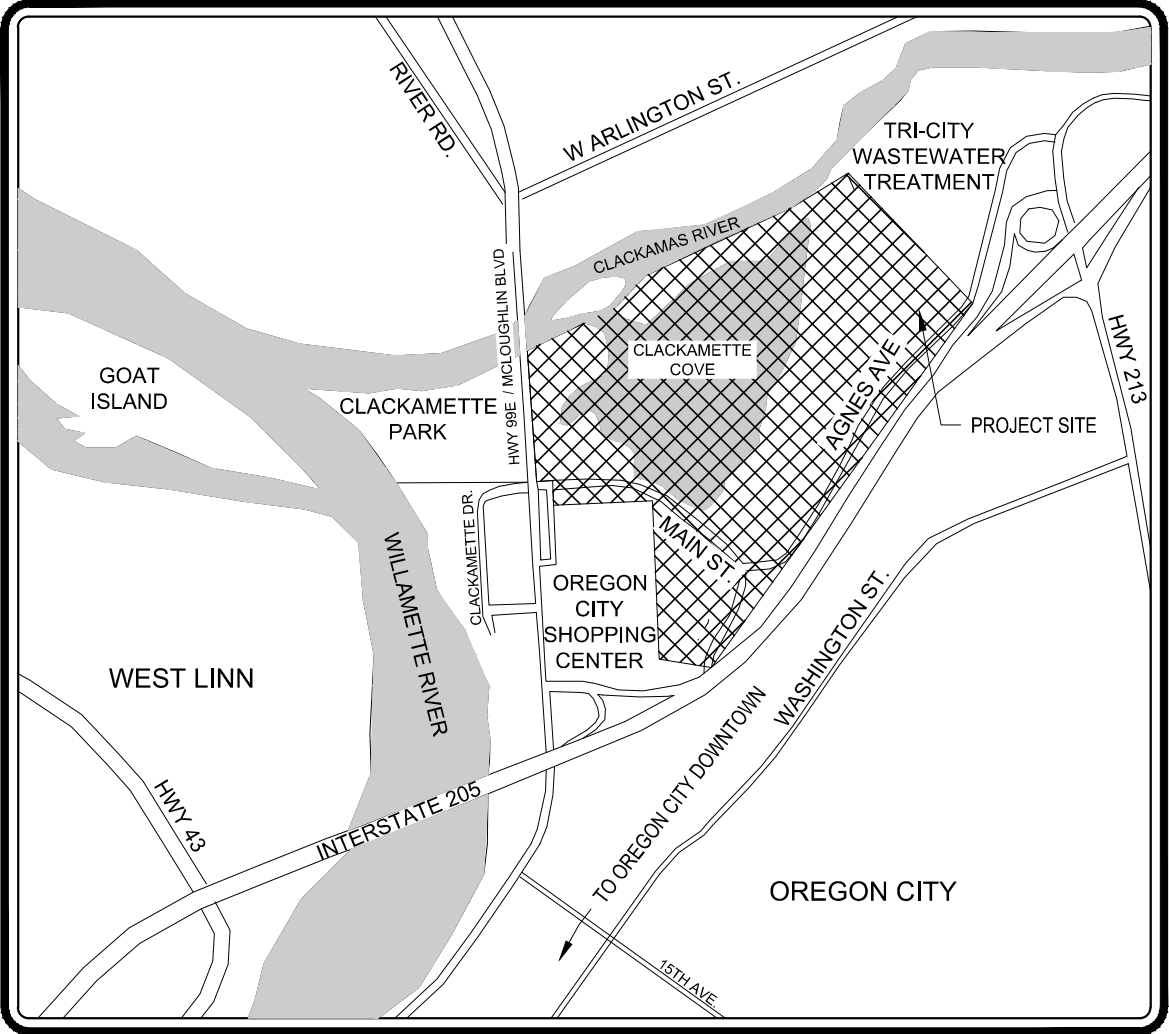


THE COVE - CONCEPT DEVELOPMENT PLAN

OREGON CITY, OREGON



MASTER PLAN AREA
SCALE: 1" = 250'



VICINITY MAP
SCALE: NTS



INDEX OF SHEETS

- 0.0 COVER SHEET
- 1.0 SITE PLAN - NORTH
- 1.1 SITE PLAN - SOUTH
- 2.0 SITE CIRCULATION PLAN - NORTH
- 2.1 SITE CIRCULATION PLAN - SOUTH
- 3.0 SITE PHASING PLAN - NORTH
- 3.1 SITE PHASING PLAN - SOUTH

PROJECT TEAM

APPLICANT

GRAND COVE, LLC
ATTN: PAUL HERSKOWITZ
4582 S ULSTER STREET SUITE 1200
DENVER, CO 80237
PHONE: (720) 272-7226

PLANNING

CARDNO
ATTN: READ STAPLETON, AICP
5415 SW WESTGATE DRIVE, SUITE 100
PORTLAND, OREGON 97221
PHONE: (503) 419-2500
FAX: (503) 419-2600

CIVIL ENGINEER

CARDNO
ATTN: BEN WILLIAMS, PE
5415 SW WESTGATE DRIVE, SUITE 100
PORTLAND, OREGON 97221
PHONE: (503) 419-2500
FAX: (503) 419-2600

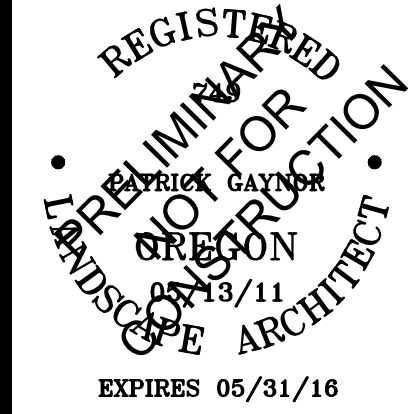
LANDSCAPE ARCHITECT

CARDNO
ATTN: PAT GAYNOR, RLA
5415 SW WESTGATE DRIVE, SUITE 100
PORTLAND, OREGON 97221
PHONE: (503) 419-2500
FAX: (503) 419-2600

ARCHITECT

HILL ARCHITECTS
ATTN: LLOYD HILL, AIA
1750 BLANKENSHIP ROAD SUITE 400
WEST LINN, OREGON 97068
PHONE: (503) 305-8033

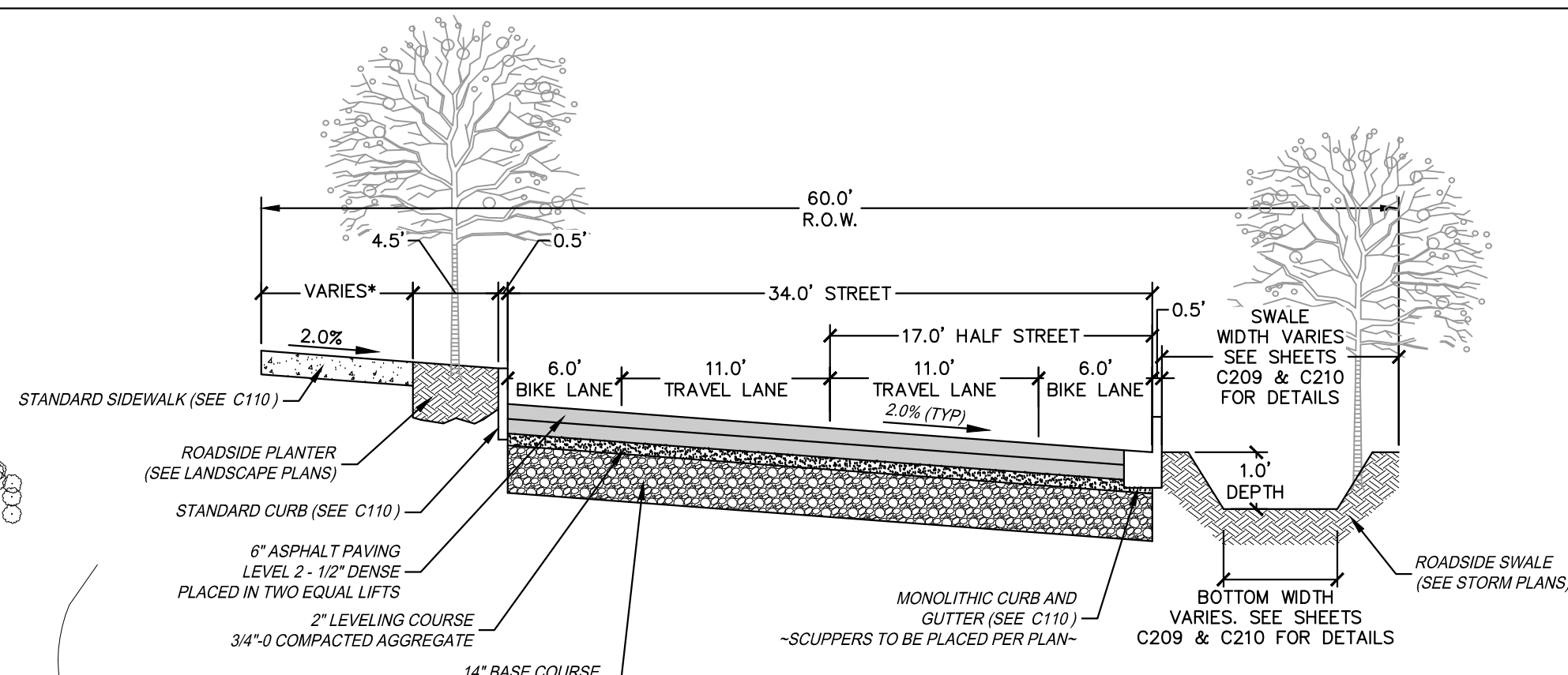
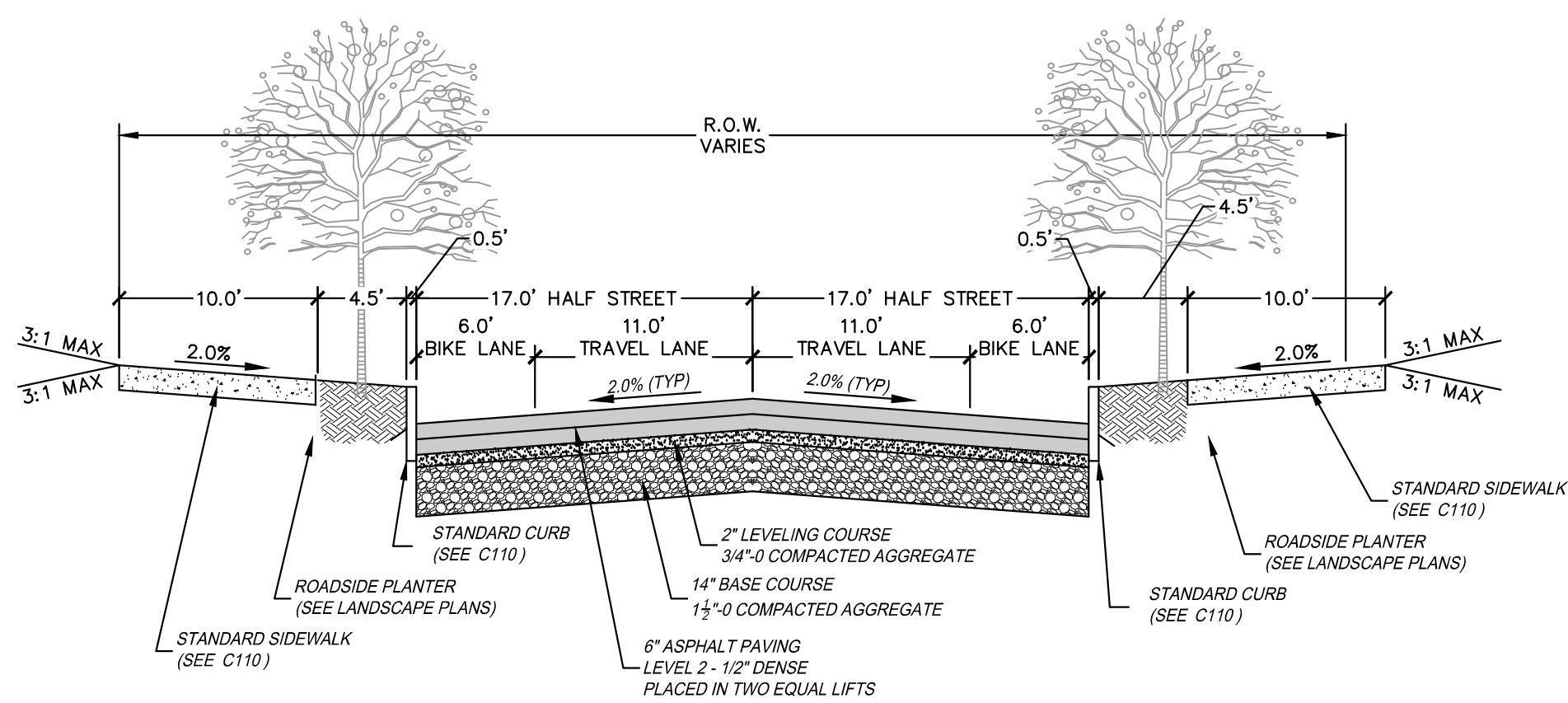
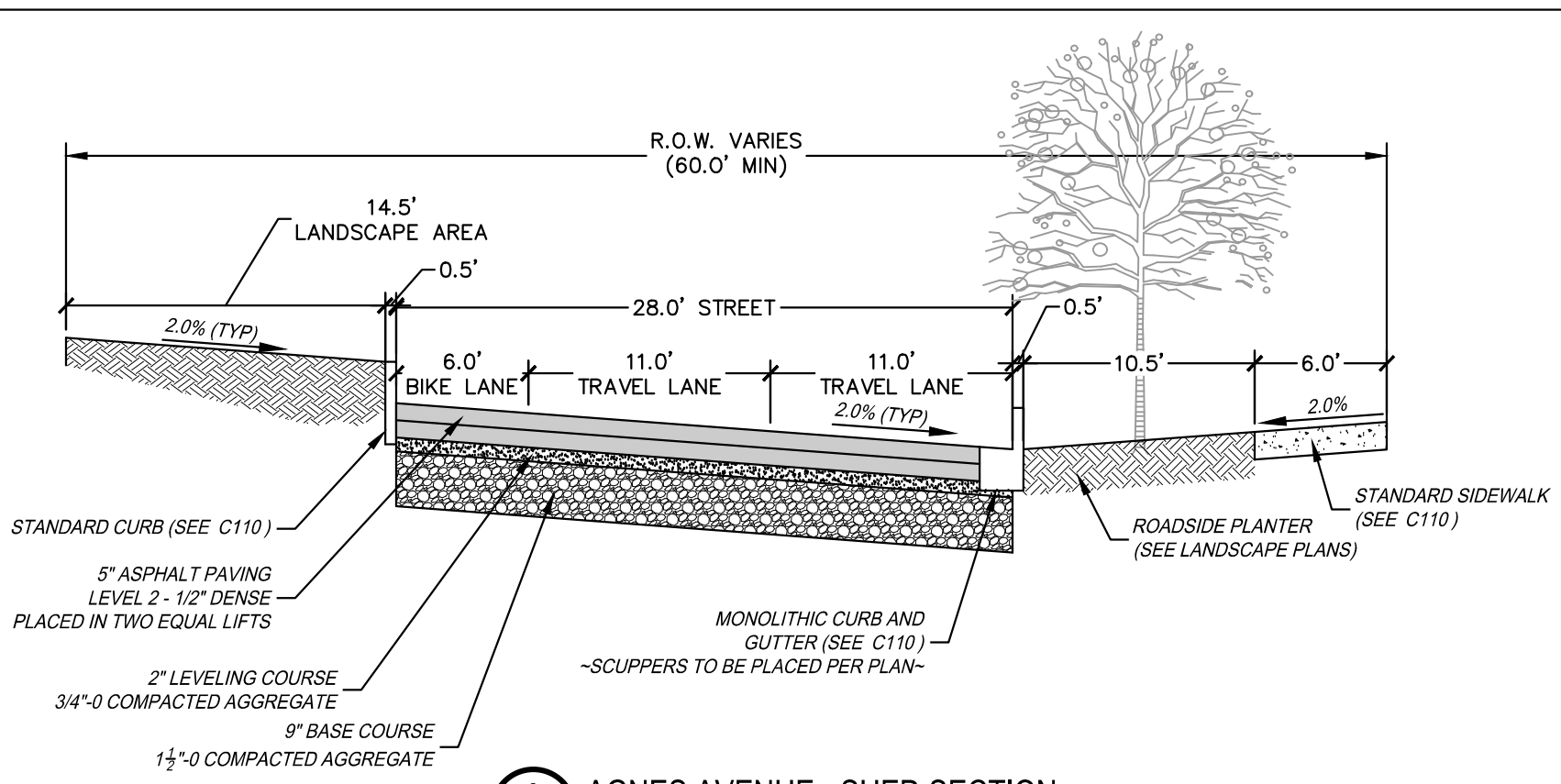
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DATE	10/04/2015
DRAWN	BFS
DESIGNED	BFS
CHECKED	PEG
PROJECT #	121509220

SHEET TITLE
COVER

SHEET NUMBER
0.0
LAND USE #

[illegible]

REGISTERED
PRELIMINARY
NOT FOR CONSTRUCTION
• EMMETT GAYNOR •
OREGON
12/13/11
LANDSCAPE ARCHITECT

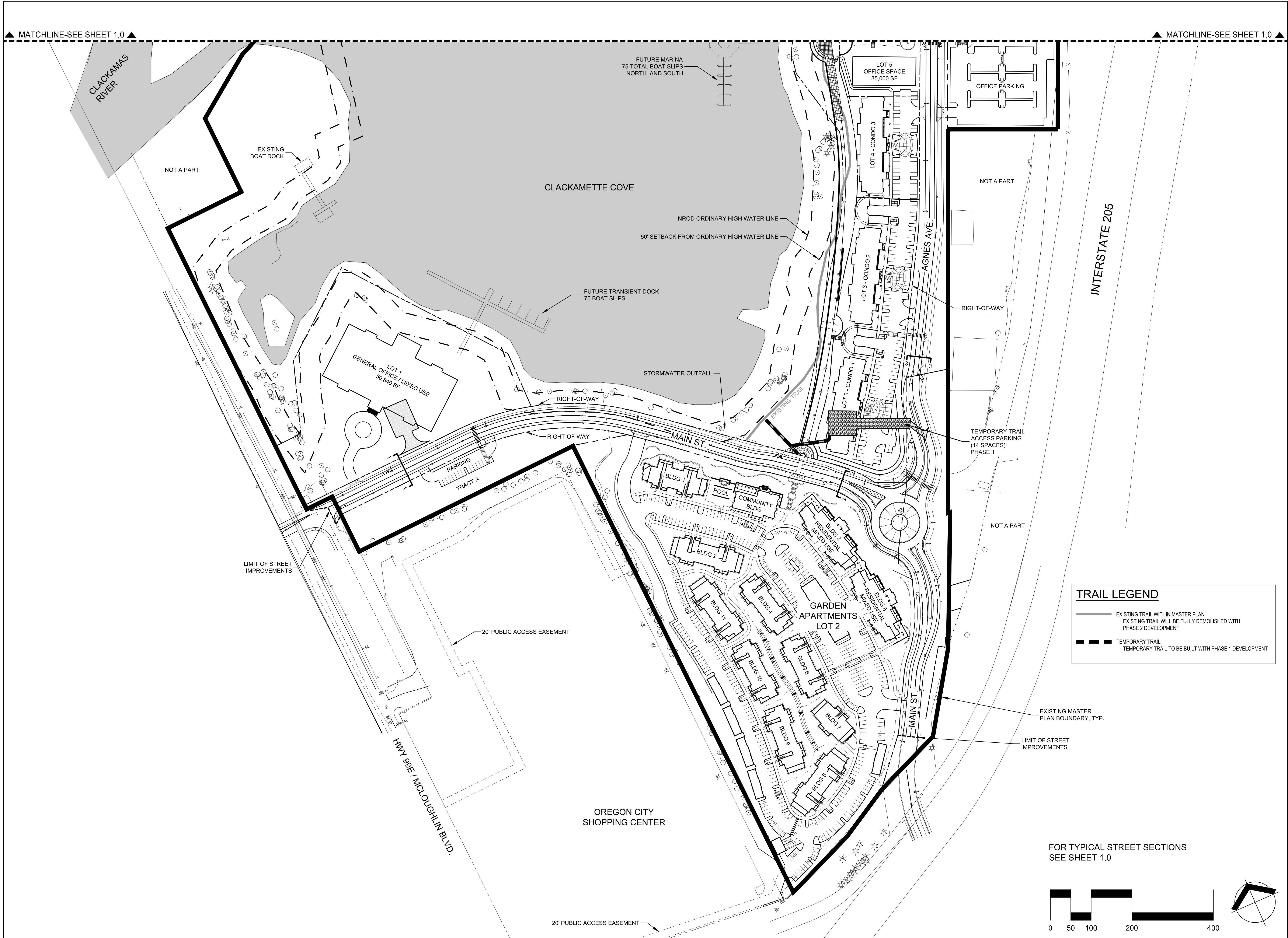
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DESIGNED	BFS
CHECKED	PEG
PROJECT #	21509220

SHEET TITLE
SITE PLAN - NORTH

SHEET NUMBER

1.0

Plot Stamp: 9/4/2015 10:43:48 AM - Kyle Gidden
File: W101509220Landscape\DD\CDP SET\0922-CDP-BASE.dwg, Tab: 1.1

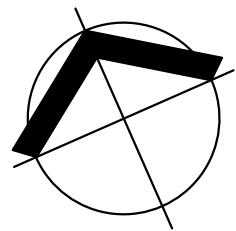
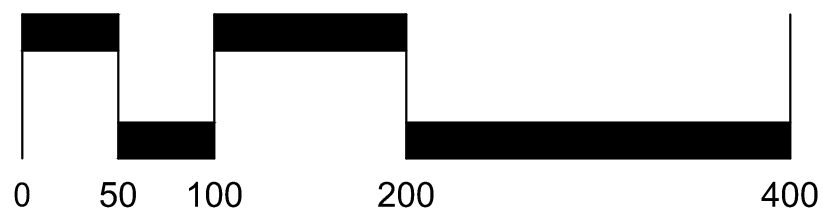


TRAIL LEGEND

— EXISTING TRAIL WITHIN MASTER PLAN
— EXISTING TRAIL WILL BE FULLY DEMOLISHED WITH PHASE 2 DEVELOPMENT

--- TEMPORARY TRAIL
--- TEMPORARY TRAIL TO BE BUILT WITH PHASE 1 DEVELOPMENT

FOR TYPICAL STREET SECTIONS
SEE SHEET 1.0



#	DATE	DESCRIPTION

REGISTERED LANDSCAPE ARCHITECT
KYLE GIDDEN
05/13/11
EXPIRES 05/31/16

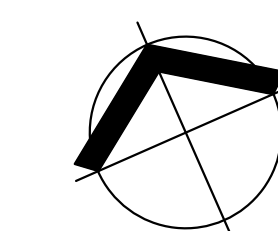
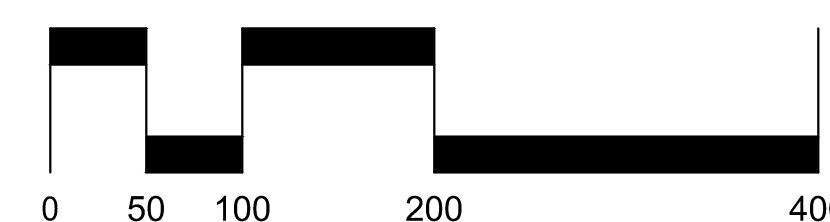
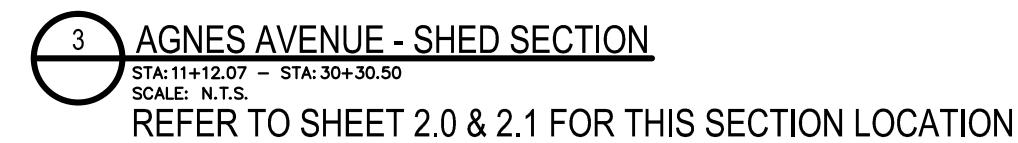
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DRAWN | BFS
DESIGNED | BFS
CHECKED | PEG
PROJECT # | 21509220

SHEET TITLE
SITE PLAN - SOUTH
SHEET NUMBER
1.1
LAND USE #

SITE PLAN - SOUTH
THE COVE - CONCEPT DEVELOPMENT PLAN
GRAND COVE, LLC
OREGON CITY, OREGON

Cardno
Shaping the Future

PORTLAND
5415 SW WESTGATE DR, STE 100, PORTLAND, OR 97221
TEL (503) 419-2500 FAX (503) 419-2600
www.cardno.com



[illegible]

DATE	10/08/2015
DRAWN	BFS
DESIGNED	BFS
CHECKED	PEG
PROJECT #	21509220

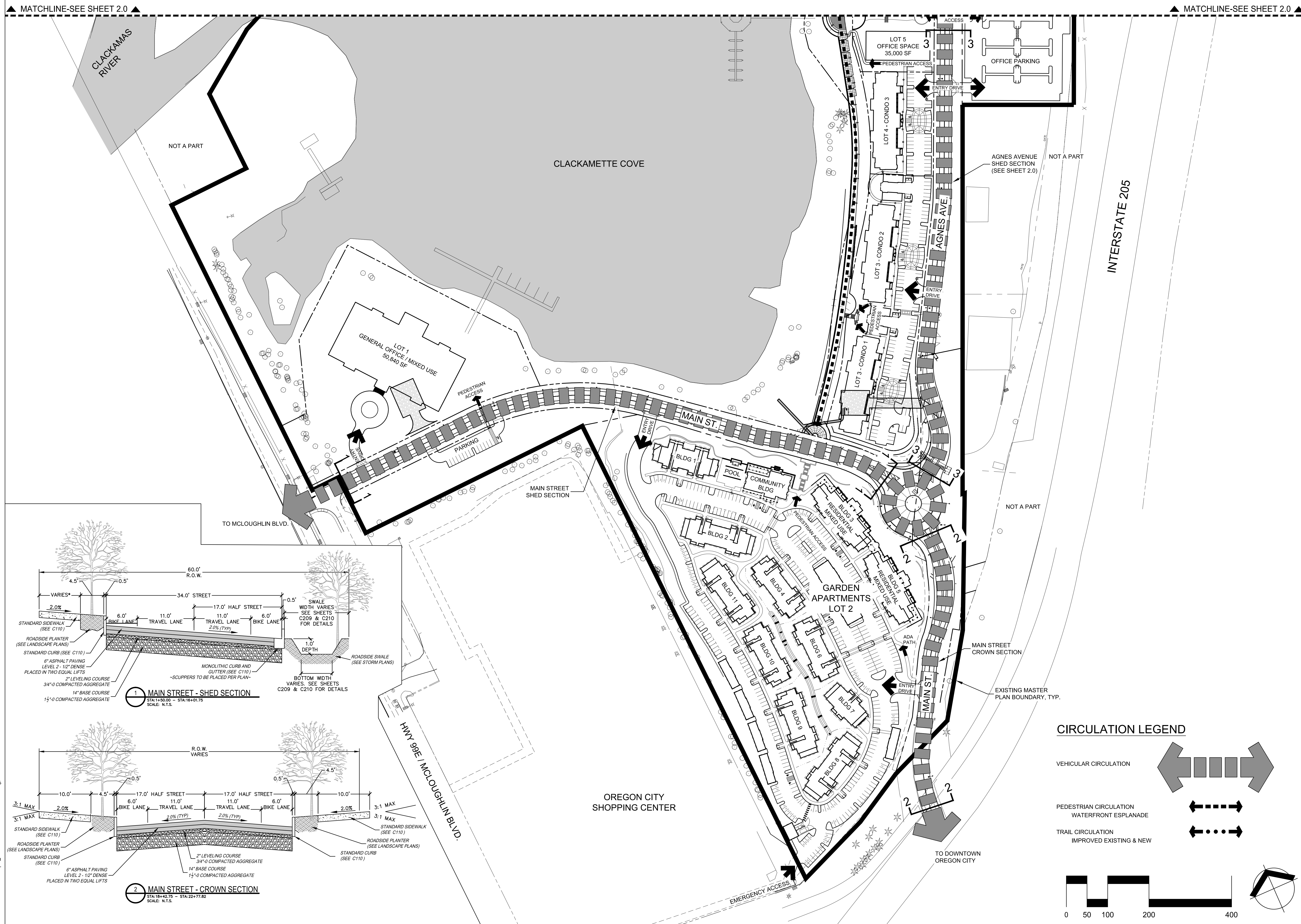
SHEET TITLE

CIRC. PLAN - SOUTH

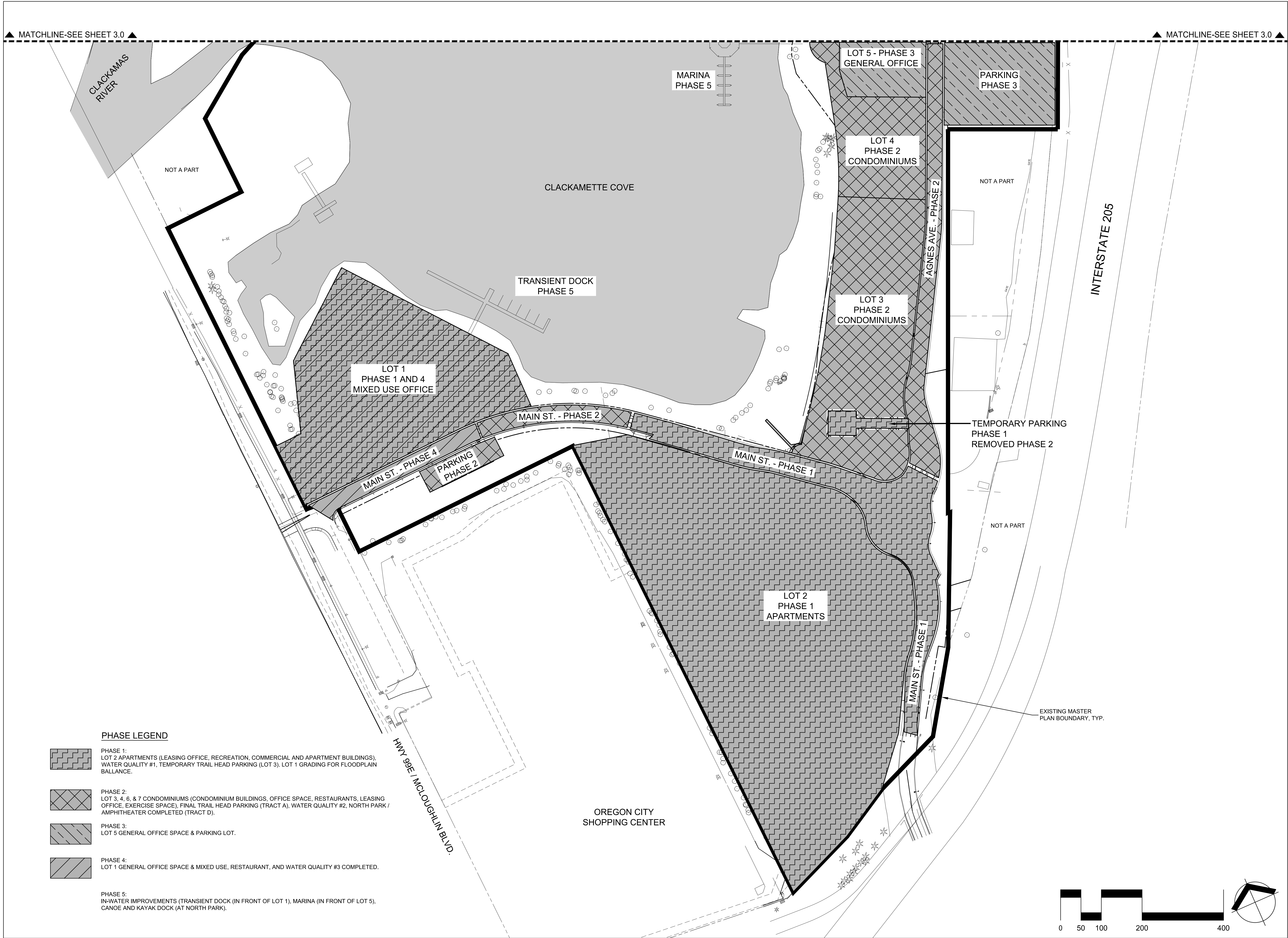
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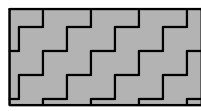
LAND USE # —



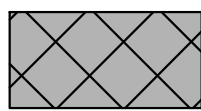
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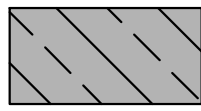
PHASE LEGEND



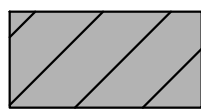
PHASE 1:
LOT 2 APARTMENTS (LEASING OFFICE, RECREATION, COMMERCIAL AND APARTMENT BUILDINGS),
WATER QUALITY #1, TEMPORARY TRAIL HEAD PARKING (LOT 3), LOT 1 GRADING FOR FLOODPLAIN
BALANCE.



PHASE 2:
LOT 3, 4, 6, & 7 CONDOMINIUMS (CONDOMINIUM BUILDINGS, OFFICE SPACE, RESTAURANTS, LEASING
OFFICE, EXERCISE SPACE), FINAL TRAIL HEAD PARKING (TRACT A), WATER QUALITY #2, NORTH PARK /
AMPHITHEATER COMPLETED (TRACT D).



PHASE 3:
LOT 5 GENERAL OFFICE SPACE & PARKING LOT.



PHASE 4:
LOT 1 GENERAL OFFICE SPACE & MIXED USE, RESTAURANT, AND WATER QUALITY #3 COMPLETED.

PHASE 5:
IN-WATER IMPROVEMENTS (TRANSIENT DOCK (IN FRONT OF LOT 1), MARINA (IN FRONT OF LOT 5),
CANOE AND KAYAK DOCK (AT NORTH PARK).

#	DATE	DESCRIPTION	BY



DATE	10/04/2015
DRAWN	1BFS
DESIGNED	1BFS
CHECKED	1PEG
PROJECT #	121509220

SHEET TITLE
PHASE PLAN - SOUTH
SHEET NUMBER

3.1
LAND USE #

SITE PHASING PLAN - SOUTH
THE COVE - CONCEPT DEVELOPMENT PLAN
GRAND COVE, LLC
OREGON CITY, OREGON