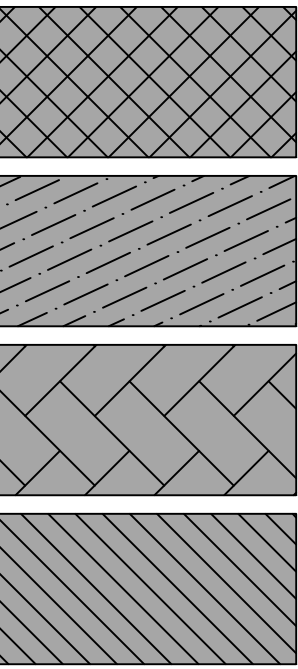
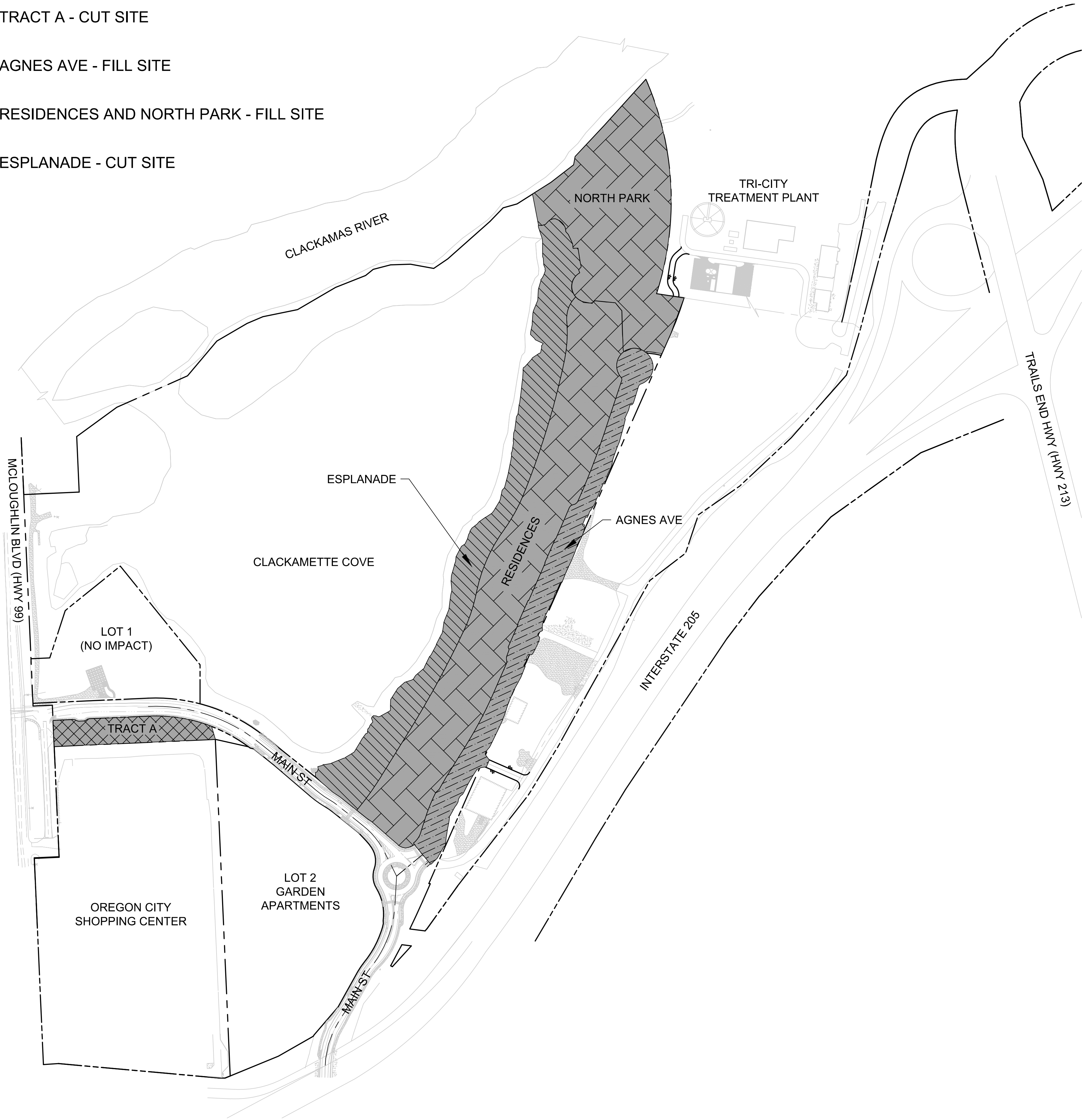


\\BL-FS\BL-projects\22\14307-01\65CAD\CDP\CS-CDP-EARTH-14307.dwg PLOT DATE: 2018-11-20 13:34 SAVED DATE: 2018-11-19 16:17 USER: mtowle

SITE LEGEND



- TRACT A - CUT SITE
- AGNES AVE - FILL SITE
- RESIDENCES AND NORTH PARK - FILL SITE
- ESPLANADE - CUT SITE



PRELIMINARY EARTHWORKS SUMMARY:

EXCAVATION SITE	CUT VOLUME	FILL VOLUME
LOT 1	NO IMPACT	NO IMPACT
AGNES AVE	2,800 BCY	13,100 BCY
RESIDENCES & NORTH PARK	23,500 BCY	77,200 BCY
ESPLANADE	71,700 BCY	6,300 BCY
TRACT A	2,400 BCY	0 BCY
TOTAL	100,400 BCY	90,930 BCY
TRENCH SPOILS	40,000 BCY	

- NOTES:
- EARTHWORK VOLUME FOR TRACT A WAS PROVIDED BY DOWL.
 - EARTHWORK VOLUMES FOR REMAINDER OF SITE WAS PROVIDED BY VALLEY PACIFIC, AND PROVIDED TO DOWL BY DEACON.
 - QUANTITIES ARE NOT RELATED TO FLOODPLAIN STORAGE. SEE BELOW TABLE FOR FLOODPLAIN STORAGE SUMMARY.
 - "BCY" = BANK CUBIC YARDS
 - ALL VOLUMES SUBJECT TO CHANGE PENDING FINAL GRADING DESIGN. TRACT A USED ONLY AS FLOOD PLAIN BALANCE AND MAY BE INCREASED OR DECREASED PENDING FINAL FLOOD PLAIN BALANCE OF AGNES, NORTH PARK, RESIDENCES, AND ESPLANADE.

PRELIMINARY FLOODPLAIN SUMMARY:

SITE	FLOODPLAIN IMPACT	ADDED FLOODPLAIN CAPACITY
TRACT A		2,400 CY
NORTH PARK		1,900 CY
AGNES AVE	11,300 CY	
RESIDENCES	53,600 CY	
ESPLANADE		67,500 CY
TOTAL	64,900 CY	72,800 CY

- NOTES:
- VOLUMES WERE CALCULATED BY USING THE VOLUMES OF THE NET CUT/FILL CREATED BELOW THE FLOODPLAIN ELEVATION OF 50.7'.
 - ALL VOLUMES SUBJECT TO CHANGE PENDING FINAL GRADING DESIGN. TRACT A USED ONLY AS FLOOD PLAIN BALANCE AND MAY BE INCREASED OR DECREASED PENDING FINAL FLOOD PLAIN BALANCE OF AGNES, NORTH PARK, RESIDENCES, AND ESPLANADE.

SITE DESCRIPTIONS

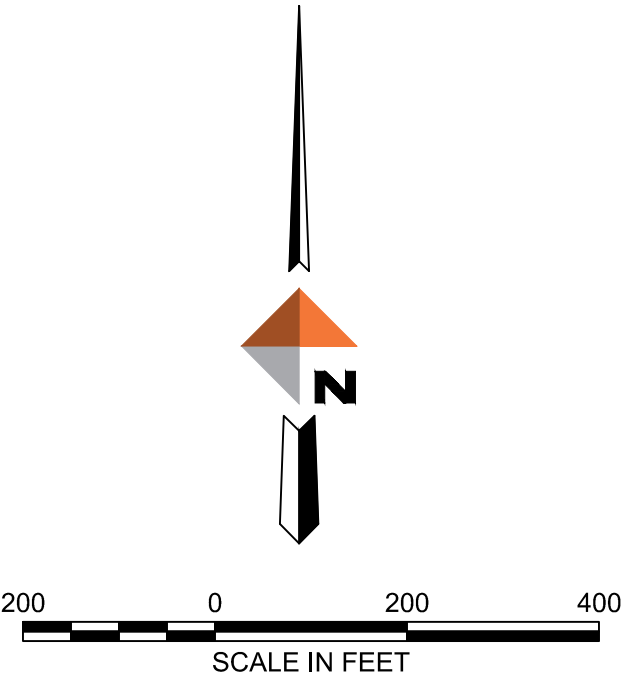
TRACT A: MINOR GRADING IN ORDER TO BALANCE FLOODPLAIN STORAGE DUE TO FILL FOR RESIDENCES AND AGNES AVE.

NORTH PARK/AMPITHEATER: CITY OWNED PROPERTY TO REGRADE THE LOWER BOWL TO PROVIDE FLOODPLAIN MITIGATION AS WELL AS A FUTURE BEACH AREA. PERMANENT PARKING LOT, BATHROOM, PLAY AREA, AND HARD-SURFACE TRAIL WILL ALSO BE CONSTRUCTED ALONG WITH PLANTINGS.

AGNES AVE: PUBLIC ROAD CONSTRUCTION TO PROVIDE PUBLIC ACCESS TO WATERFRONT RESIDENCES AND NORTH PARK. AGNES AVE EXTENSION WILL PROVIDE EMERGENCY ACCESS AND BE BLOCKED TO NON-EMERGENCY VEHICLE TRAFFIC.

RESIDENCES: PROPOSED MULTI-FAMILY DEVELOPMENT WITH RETAIL ON THE FIRST FLOOR OF THE TWO BUILDINGS CLOSEST CENTER PLAZA. WILL INCLUDE PARKING (ABOVE GROUND AND DAYLIGHT UNDERGROUND GARAGE), PEDESTRIAN AND BIKE FACILITIES, AND MECHANICAL TREATMENT FACILITIES. EMERGENCY ACCESS WILL BE PROVIDED THROUGH THE AGNES AVE EXTENSION.

ESPLANADE: PUBLIC MULTI-USE PATH INCLUDING ROCKERY WALLS, LIGHTING, AND CONTINUOUS FILTER STRIP TREATMENT. WILL ALSO INCLUDE GRADING OF THE EXISTING OVER-STEEPENED BANK AND ENHANCEMENT OF PLANTINGS.



PRELIMINARY
NOT FOR
CONSTRUCTION

720 SW Washington Street, #750
Portland, Oregon 97205
971-280-8641

COVE WATERFRONT RESIDENCES
CONCEPT DEVELOPMENT PLAN

APPENDIX C - PRELIMINARY EARTHWORK PLAN

PROJECT 14307.01
DATE 8/8/2018

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SHEET

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