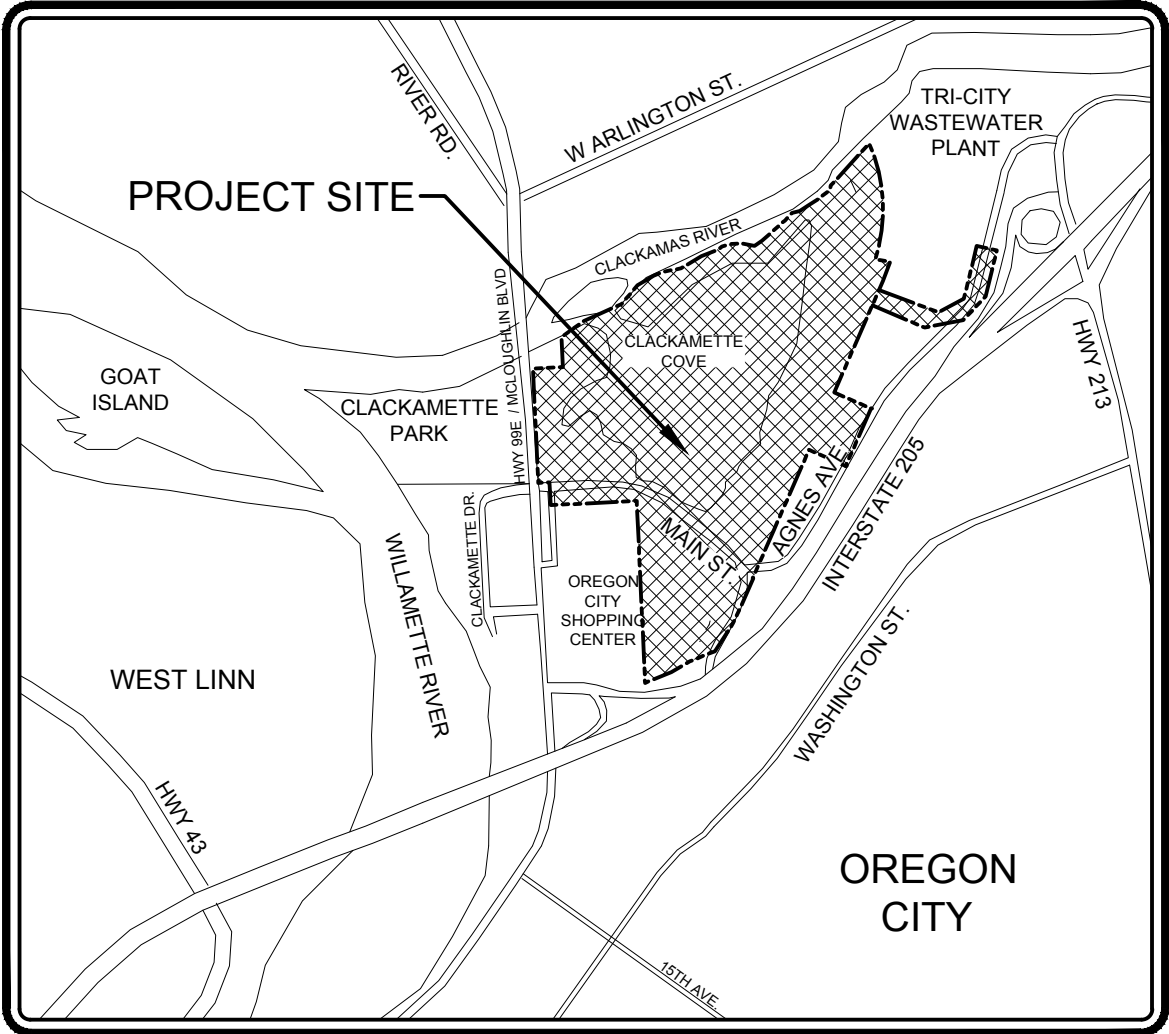


# THE COVE - CONCEPT DEVELOPMENT PLAN & PRELIMINARY REPLAT

OREGON CITY, OREGON



CONCEPT DEVELOPMENT PLAN AREA  
SCALE: NTS



VICINITY MAP  
SCALE: NTS

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## PROJECT TEAM

### APPLICANT

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LRS ARCHITECTS  
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### PLANNING

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COVE WATERFRONT RESIDENCES  
CONCEPT DEVELOPMENT PLAN  
**COVER SHEET**  
SECTION 29 T2S R2E W1M  
OREGON CITY, OREGON

|             |          |
|-------------|----------|
| PROJECT     | 14307.01 |
| DATE        | 8/8/2018 |
| © DOWL 2017 |          |
| SHEET       |          |
| C0.0        |          |

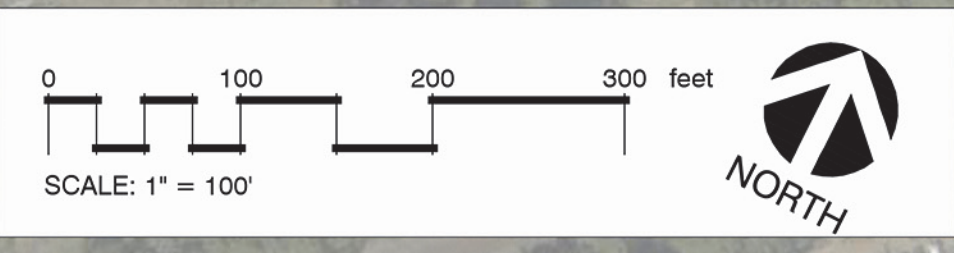




**SHAPIRO / DIDWAY**  
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Portland, Oregon 97214  
t. 503.232.0520  
www.shapirodidway.com

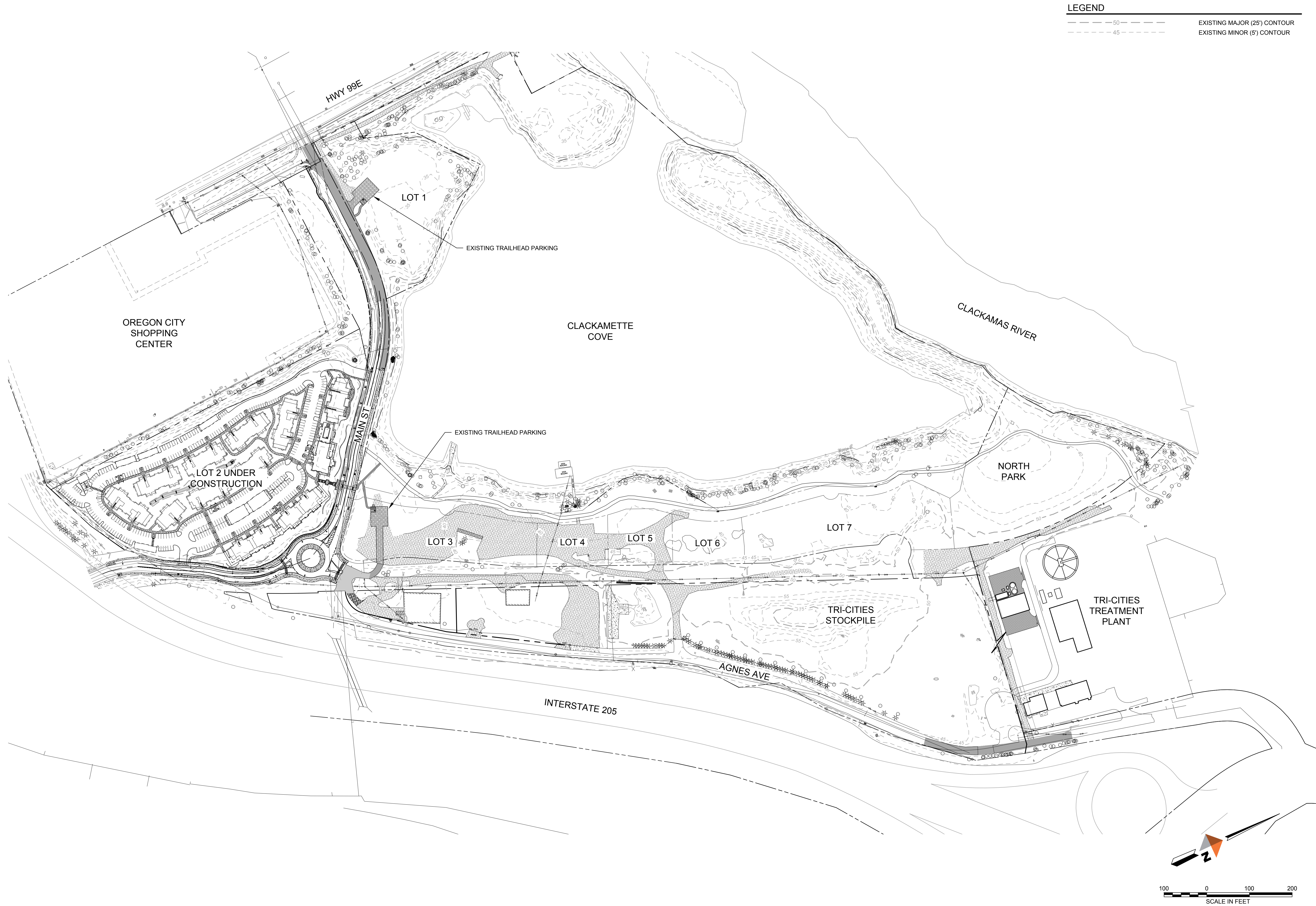
COVE WATERFRONT RESIDENCES  
CONCEPT DEVELOPMENT PLAN  
**MASTER PLAN**  
SECTION 29 T2S R2E W4M  
OREGON CITY, OREGON

|         |            |
|---------|------------|
| PROJECT | 14307.01   |
| DATE    | 10/15/2018 |
| SHEET   | L101       |





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| LEGEND |                              |
|--------|------------------------------|
| ---    | EXISTING MAJOR (25') CONTOUR |
| ---    | EXISTING MINOR (5') CONTOUR  |

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CONSTRUCTION

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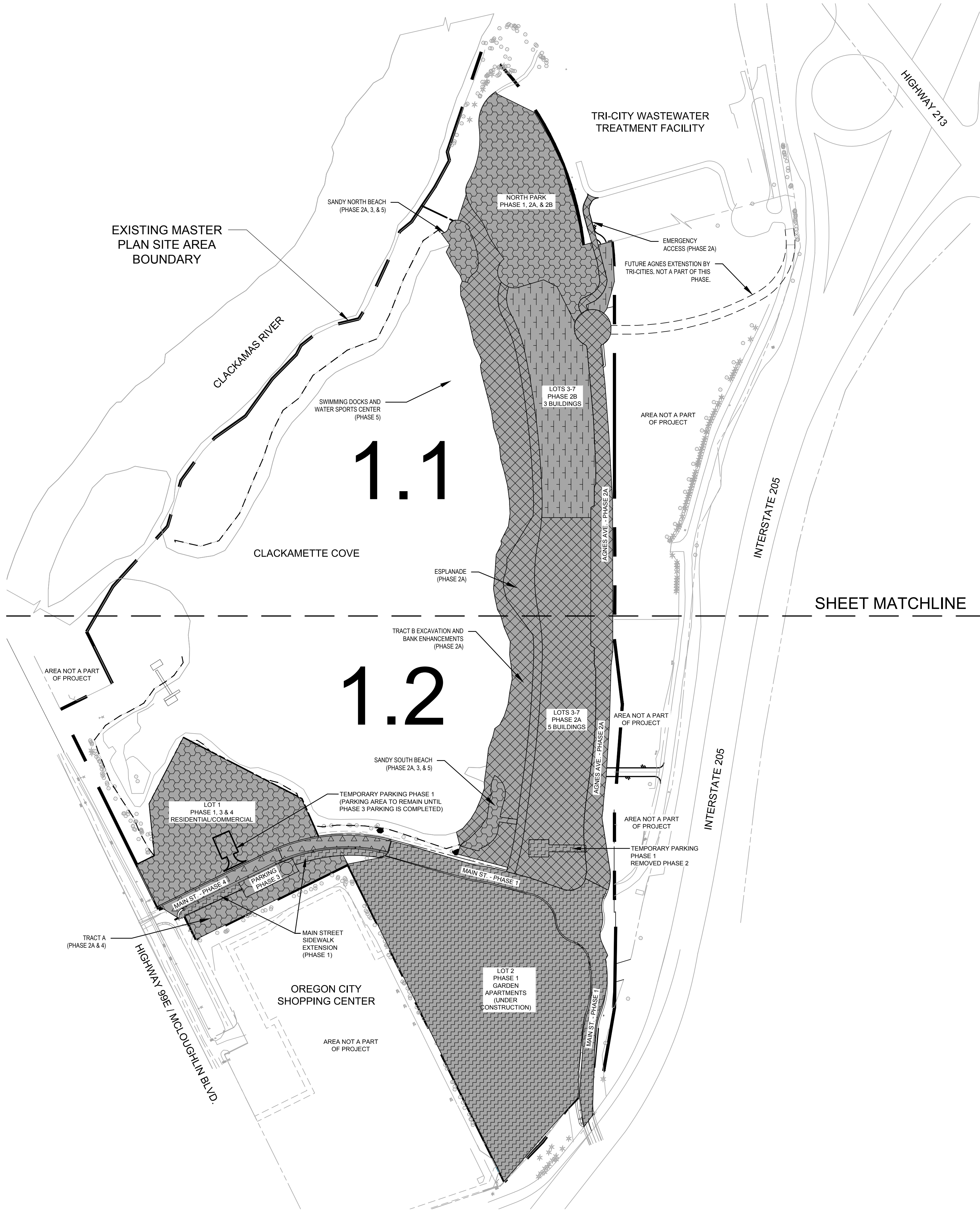
720 SW Washington Street, #750  
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COVE WATERFRONT RESIDENCES  
CONCEPT DEVELOPMENT PLAN  
EXISTING CONDITIONS - OVERALL

|             |          |
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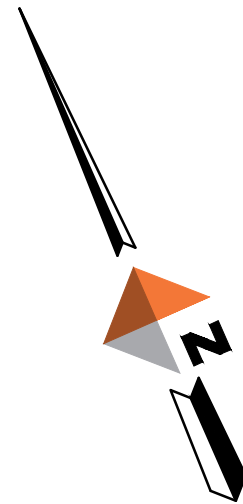


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**PHASE LEGEND**

- PHASE 1
- PHASE 2A
- PHASE 2B
- PHASE 3
- PHASE 4
- COMBINATION OF PHASES (SEE PLAN)



COVE WATERFRONT RESIDENCES  
CONCEPT DEVELOPMENT PLAN  
SITE PHASING PLAN - OVERALL

PROJECT 14307.01  
DATE 8/8/2018

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SHEET

C1.0

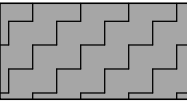
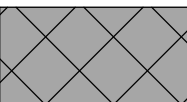
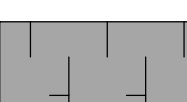
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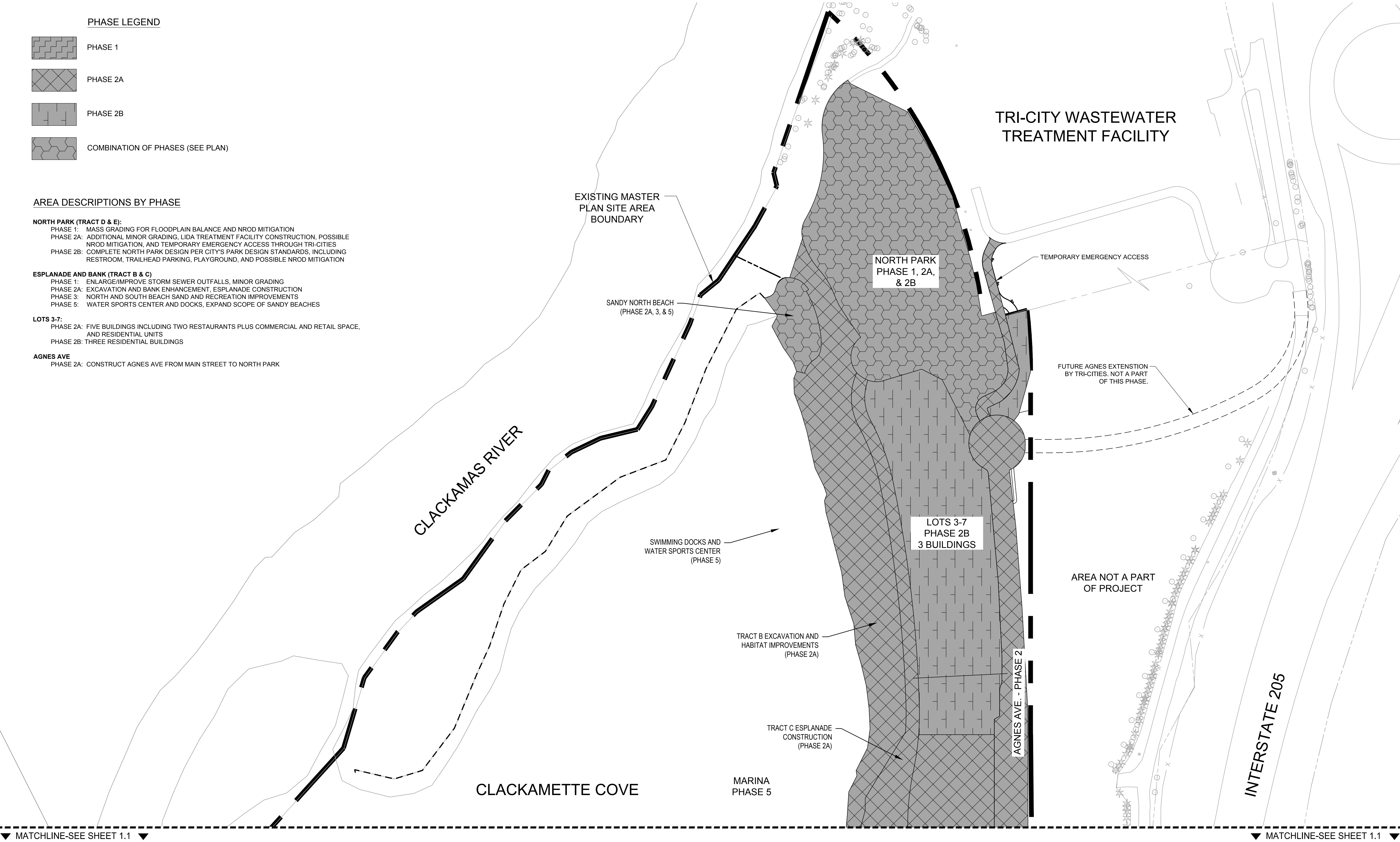
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PHASE LEGEND

-  PHASE 1
-  PHASE 2A
-  PHASE 2B
-  COMBINATION OF PHASES (SEE PLAN)

AREA DESCRIPTIONS BY PHASE

- NORTH PARK (TRACT D & E):**  
PHASE 1: MASS GRADING FOR FLOODPLAIN BALANCE AND NROD MITIGATION  
PHASE 2A: ADDITIONAL MINOR GRADING, LIDA TREATMENT FACILITY CONSTRUCTION, POSSIBLE NROD MITIGATION, AND TEMPORARY EMERGENCY ACCESS THROUGH TRI-CITIES  
PHASE 2B: COMPLETE NORTH PARK DESIGN PER CITY'S PARK DESIGN STANDARDS, INCLUDING RESTROOM, TRAILHEAD PARKING, PLAYGROUND, AND POSSIBLE NROD MITIGATION
- ESPLANADE AND BANK (TRACT B & C)**  
PHASE 1: ENLARGE/IMPROVE STORM SEWER OUTFALLS, MINOR GRADING  
PHASE 2A: EXCAVATION AND BANK ENHANCEMENT, ESPLANADE CONSTRUCTION  
PHASE 3: NORTH AND SOUTH BEACH SAND AND RECREATION IMPROVEMENTS  
PHASE 5: WATER SPORTS CENTER AND DOCKS, EXPAND SCOPE OF SANDY BEACHES
- LOTS 3-7:**  
PHASE 2A: FIVE BUILDINGS INCLUDING TWO RESTAURANTS PLUS COMMERCIAL AND RETAIL SPACE, AND RESIDENTIAL UNITS  
PHASE 2B: THREE RESIDENTIAL BUILDINGS
- AGNES AVE**  
PHASE 2A: CONSTRUCT AGNES AVE FROM MAIN STREET TO NORTH PARK



PRELIMINARY  
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CONSTRUCTION

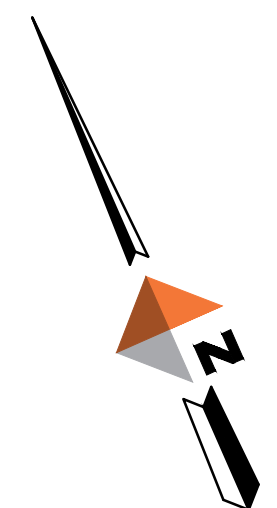
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COVE WATERFRONT RESIDENCES  
CONCEPT DEVELOPMENT PLAN  
SITE PHASING PLAN - NORTH

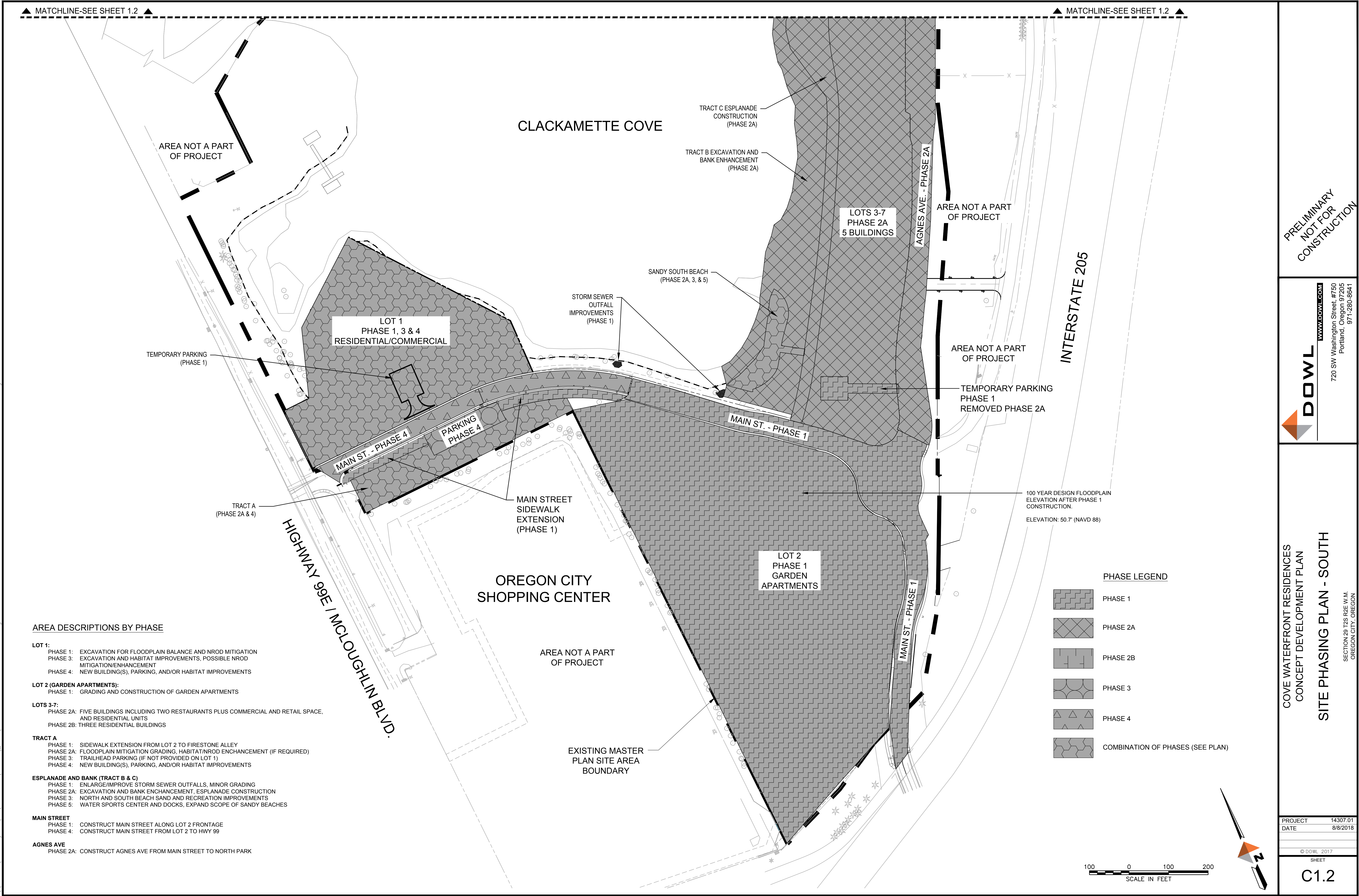
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| SHEET       |          |
| C1.1        |          |



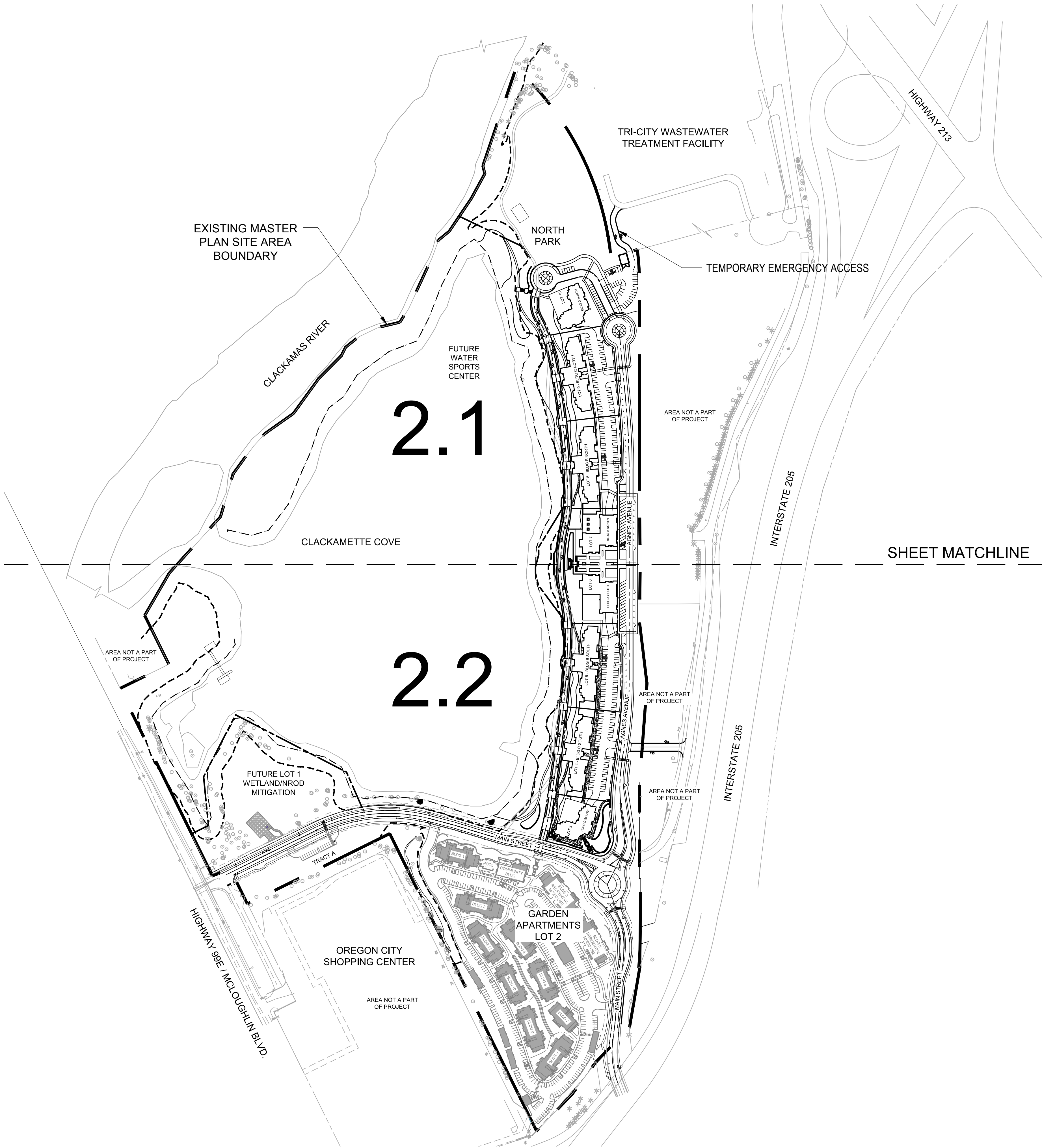


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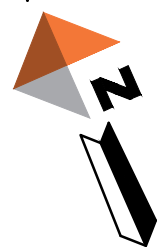
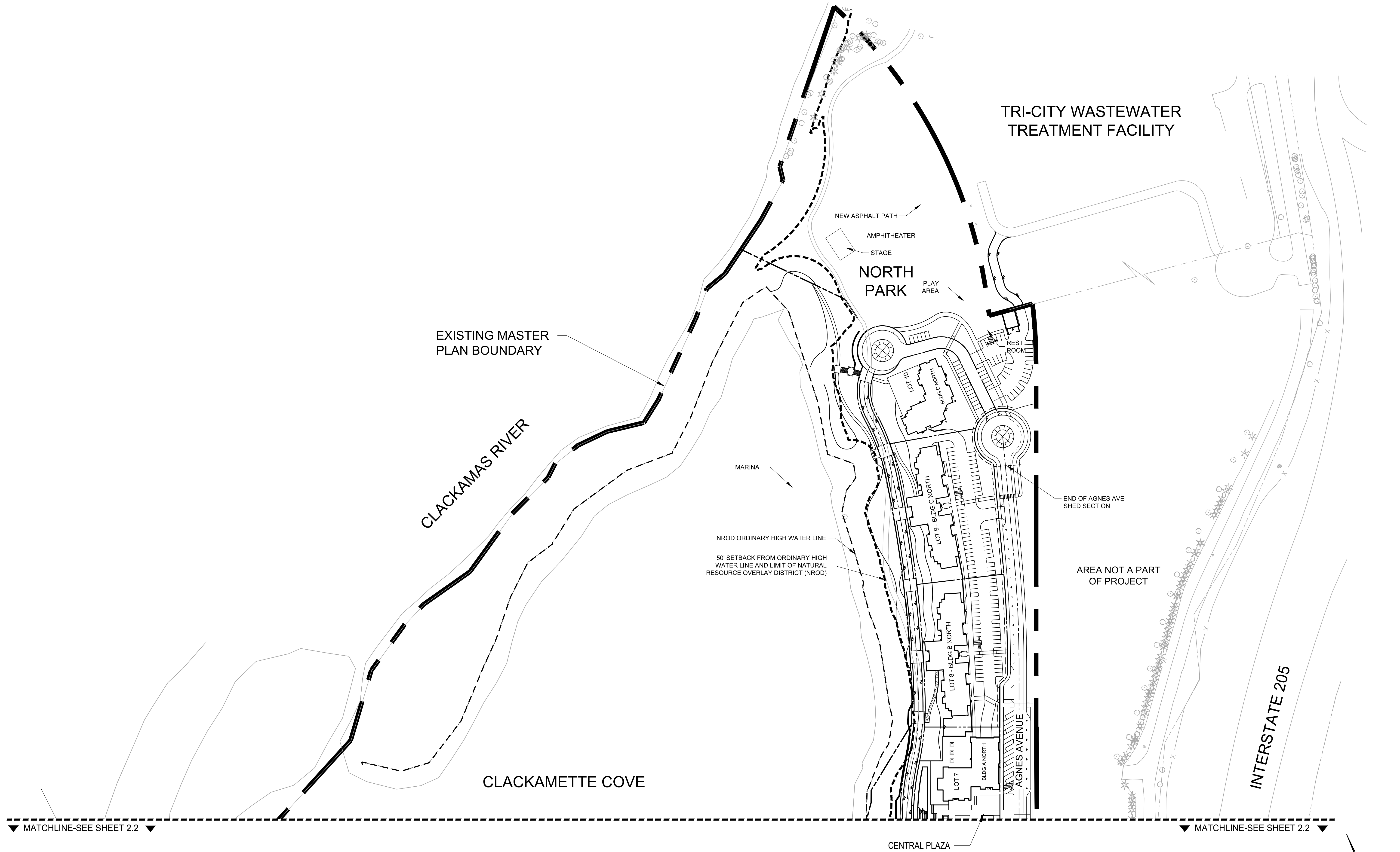
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COVE WATERFRONT RESIDENCES  
CONCEPT DEVELOPMENT PLAN  
**SITE PLAN - OVERALL**  
SECTION 29 T2S R2E W1M  
OREGON CITY, OREGON

|             |          |
|-------------|----------|
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| SHEET       |          |
| C2.0        |          |



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COVE WATERFRONT RESIDENCES  
CONCEPT DEVELOPMENT PLAN  
SITE PLAN - NORTH

PROJECT 14307.01  
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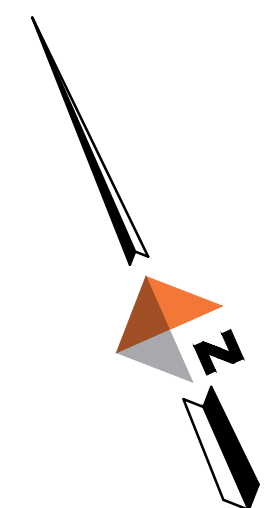
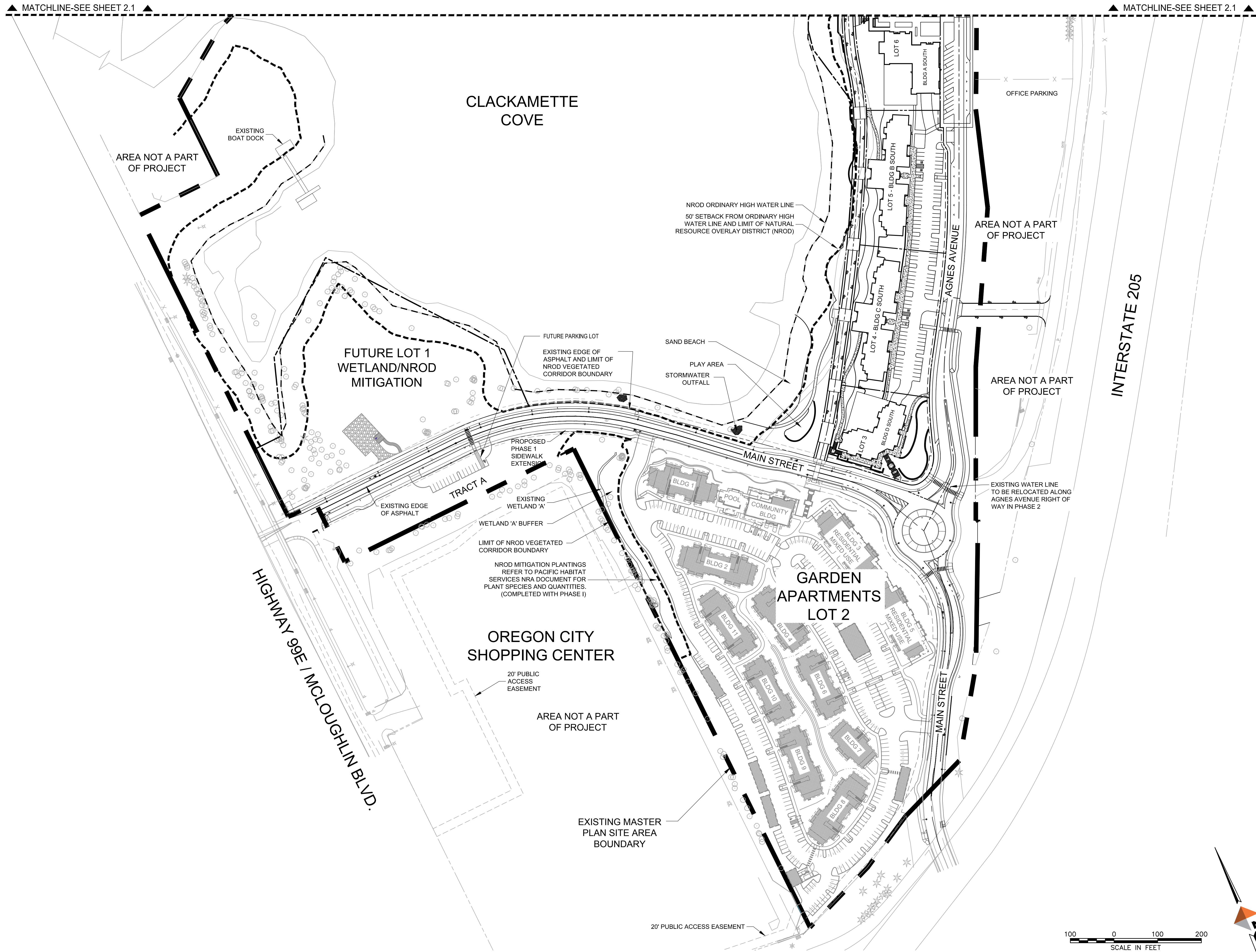
C2.1

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COVE WATERFRONT RESIDENCES  
CONCEPT DEVELOPMENT PLAN

SITE PLAN - SOUTH

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OREGON CITY, OREGON

PROJECT 14307.01  
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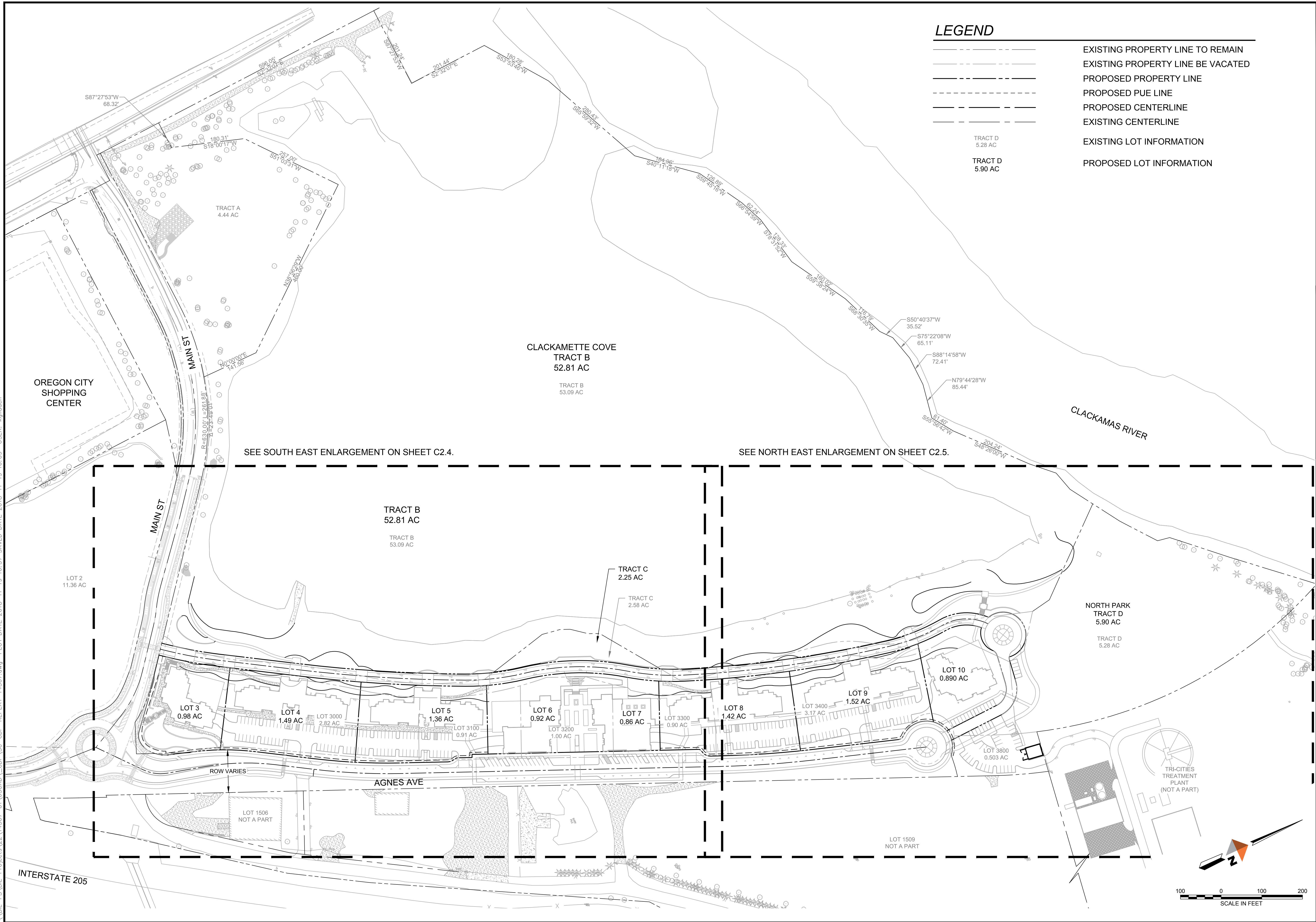
C2.2

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LEGEND

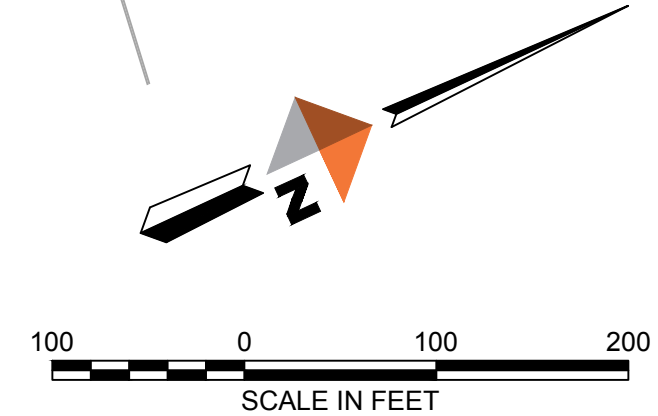
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- EXISTING PROPERTY LINE BE VACATED
- PROPOSED PROPERTY LINE
- PROPOSED PUE LINE
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- EXISTING LOT INFORMATION
- PROPOSED LOT INFORMATION

PRELIMINARY  
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CONSTRUCTION

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COVE WATERFRONT RESIDENCES  
CONCEPT DEVELOPMENT PLAN  
PRELIMINARY RE-PLAT - OVERALL

PROJECT 14307.01  
DATE 8/8/2018  
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SHEET  
**C2.3**





[illegible]

|                        |                                   |
|------------------------|-----------------------------------|
| _____                  | EXISTING PROPERTY LINE TO REMAIN  |
| _____                  | EXISTING PROPERTY LINE BE VACATED |
| =====                  | PROPOSED PROPERTY LINE            |
| -----                  | PROPOSED PUE LINE                 |
| -----                  | PROPOSED CENTERLINE               |
| _____                  | EXISTING CENTERLINE               |
| TRACT D<br>5.28 AC     | EXISTING LOT INFORMATION          |
| TRACT D<br>5.90 AC     | PROPOSED LOT INFORMATION          |
| N31°48'59"E<br>164.91' | EXISTING BEARING AND DISTANCE     |
| N12°53'34"W<br>152.58' | PROPOSED BEARING AND DISTANCE     |

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SECTION 29 T2S R2E W.M.  
OREGON CITY, OREGON

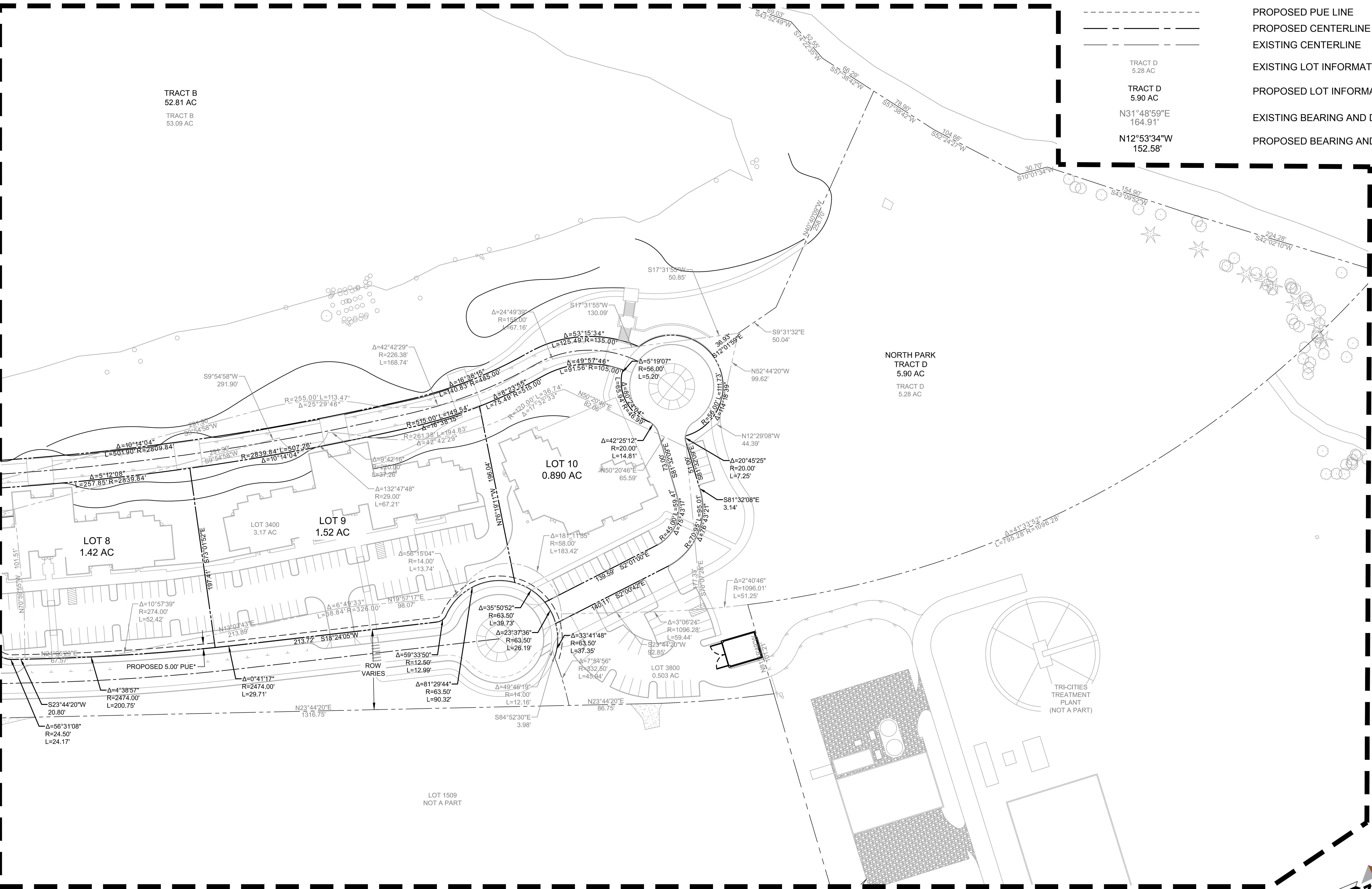
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## C2.4



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SEE MATCHLINE ON SHEET C2.3



LEGEND

- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE BE VACATED
- PROPOSED PROPERTY LINE
- PROPOSED PUE LINE
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- EXISTING LOT INFORMATION
- PROPOSED LOT INFORMATION
- EXISTING BEARING AND DISTANCE
- PROPOSED BEARING AND DISTANCE

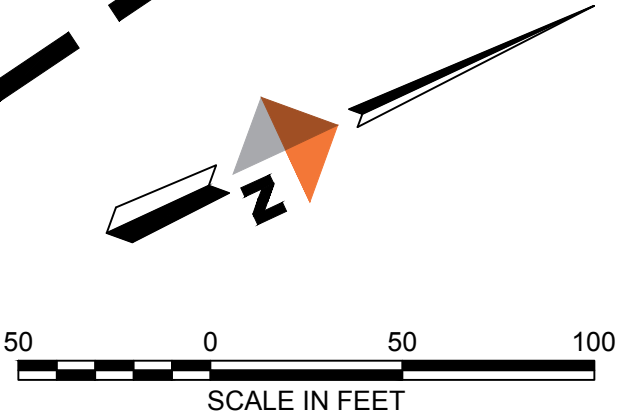
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COVE WATERFRONT RESIDENCES  
CONCEPT DEVELOPMENT PLAN  
PRELIMINARY RE-PLAT - NORTH EAST

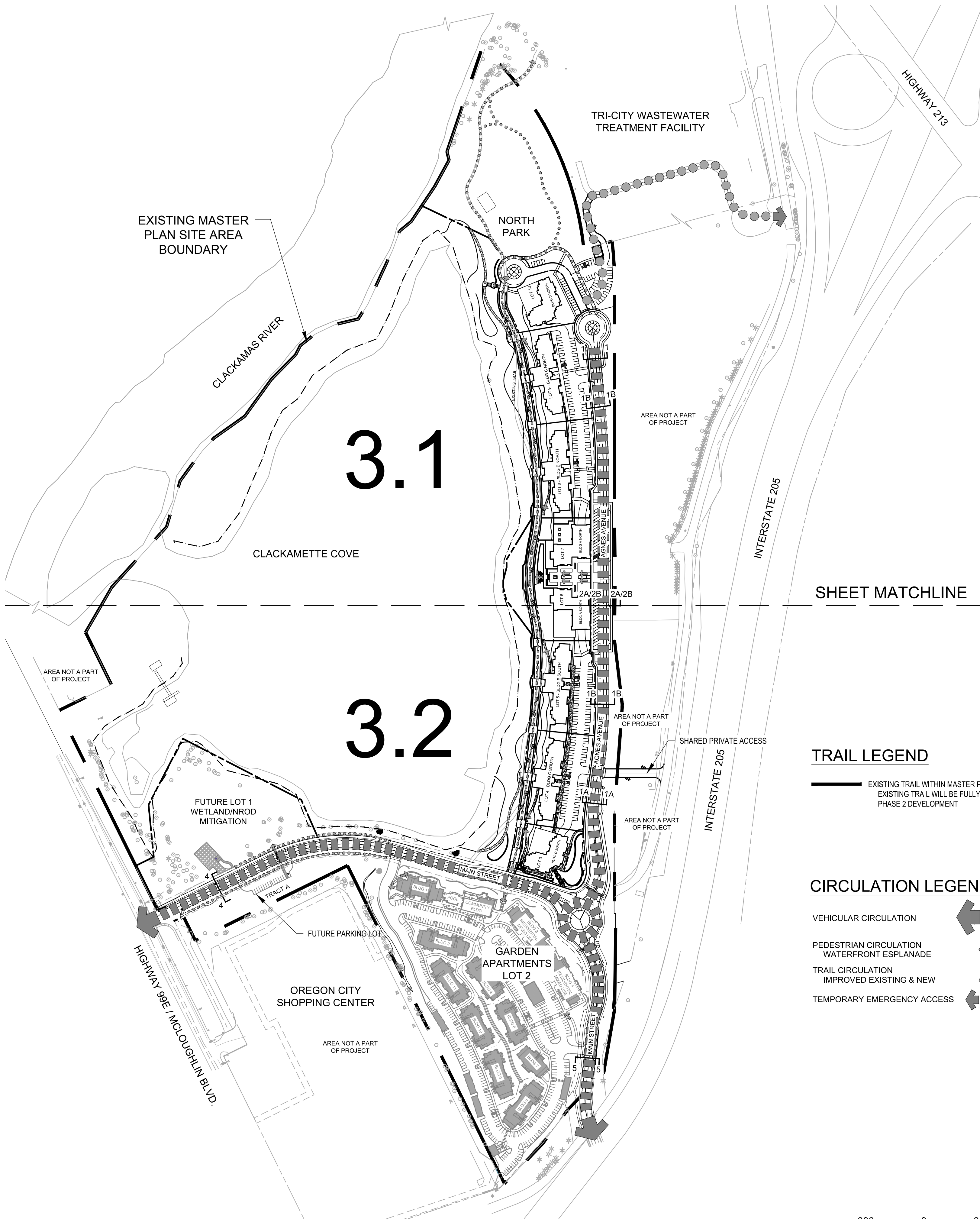
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| SHEET       |          |
| C2.5        |          |

\*NOTE: PROPOSED PUE WILL HAVE  
BUMPOUTS FOR VAULTS, PEDESTALS,  
ETC. WHEN DESIGNED.





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SHEET MATCHLINE

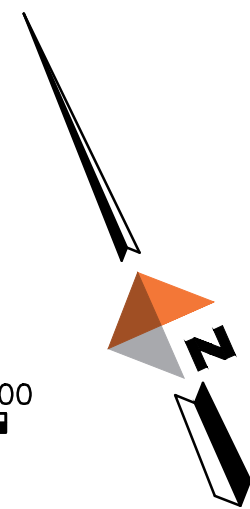
TRAIL LEGEND

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

CIRCULATION LEGEND

VEHICULAR CIRCULATION  
PEDESTRIAN CIRCULATION  
WATERFRONT ESPLANADE  
TRAIL CIRCULATION  
IMPROVED EXISTING & NEW  
TEMPORARY EMERGENCY ACCESS

200 0 200 400  
SCALE IN FEET



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COVE WATERFRONT RESIDENCES  
CONCEPT DEVELOPMENT PLAN  
SITE CIRCULATION PLAN - OVERALL

SECTION 29 T2S R2E W1M  
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SHEET

C3.0



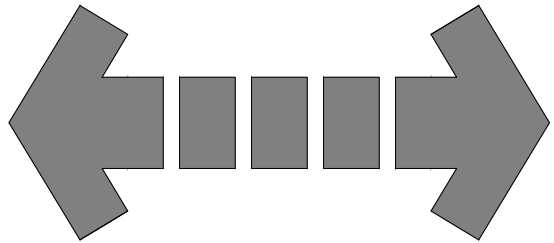
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TRAIL LEGEND

- 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

CIRCULATION LEGEND

VEHICULAR CIRCULATION



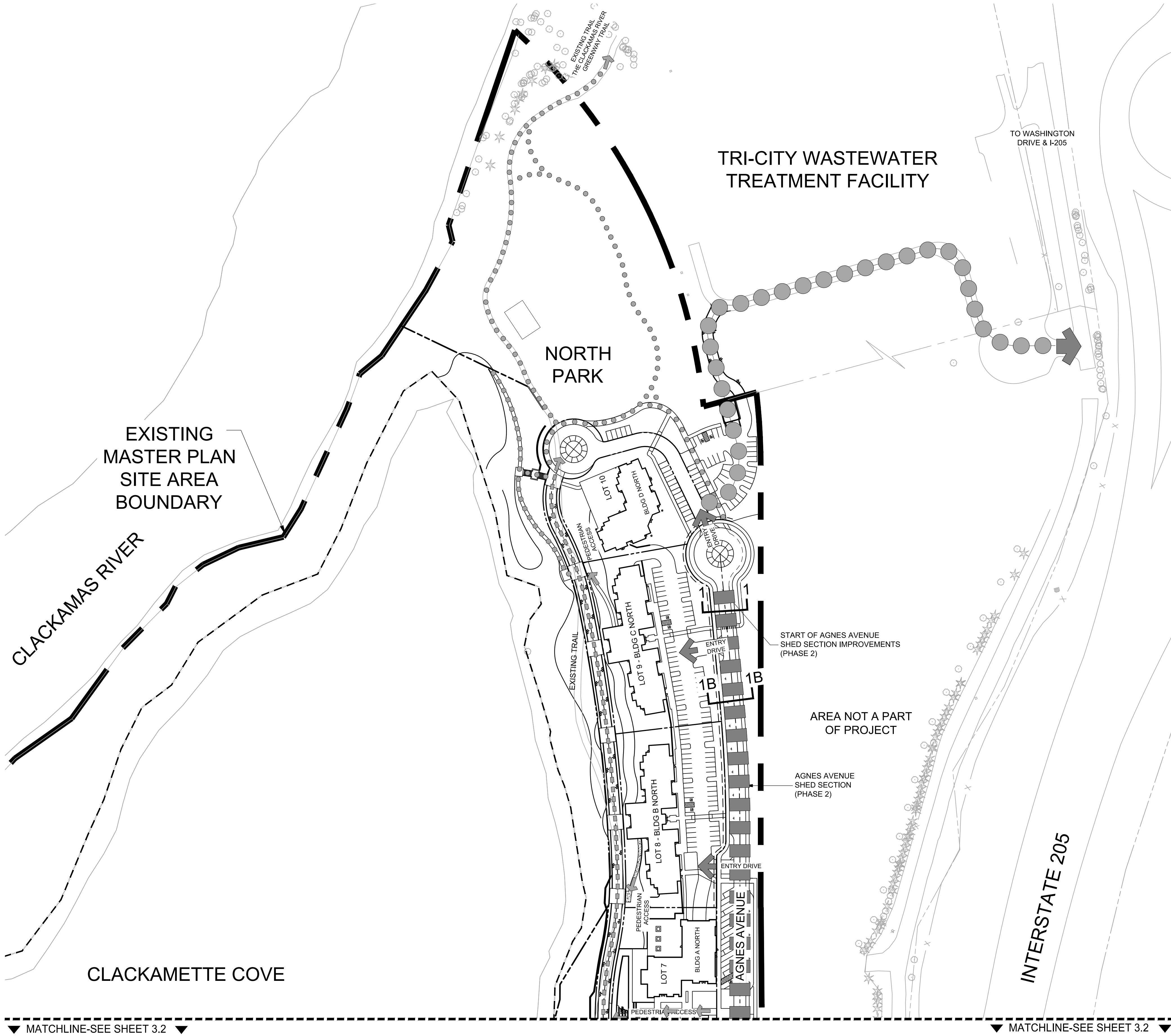
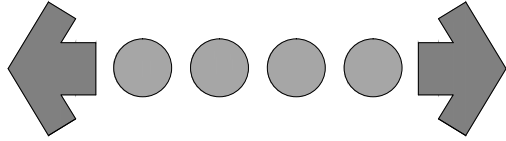
PEDESTRIAN CIRCULATION  
WATERFRONT ESPLANADE



TRAIL CIRCULATION  
IMPROVED EXISTING & NEW



TEMPORARY EMERGENCY ACCESS



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COVE WATERFRONT RESIDENCES  
CONCEPT DEVELOPMENT PLAN  
SITE CIRCULATION PLAN - NORTH

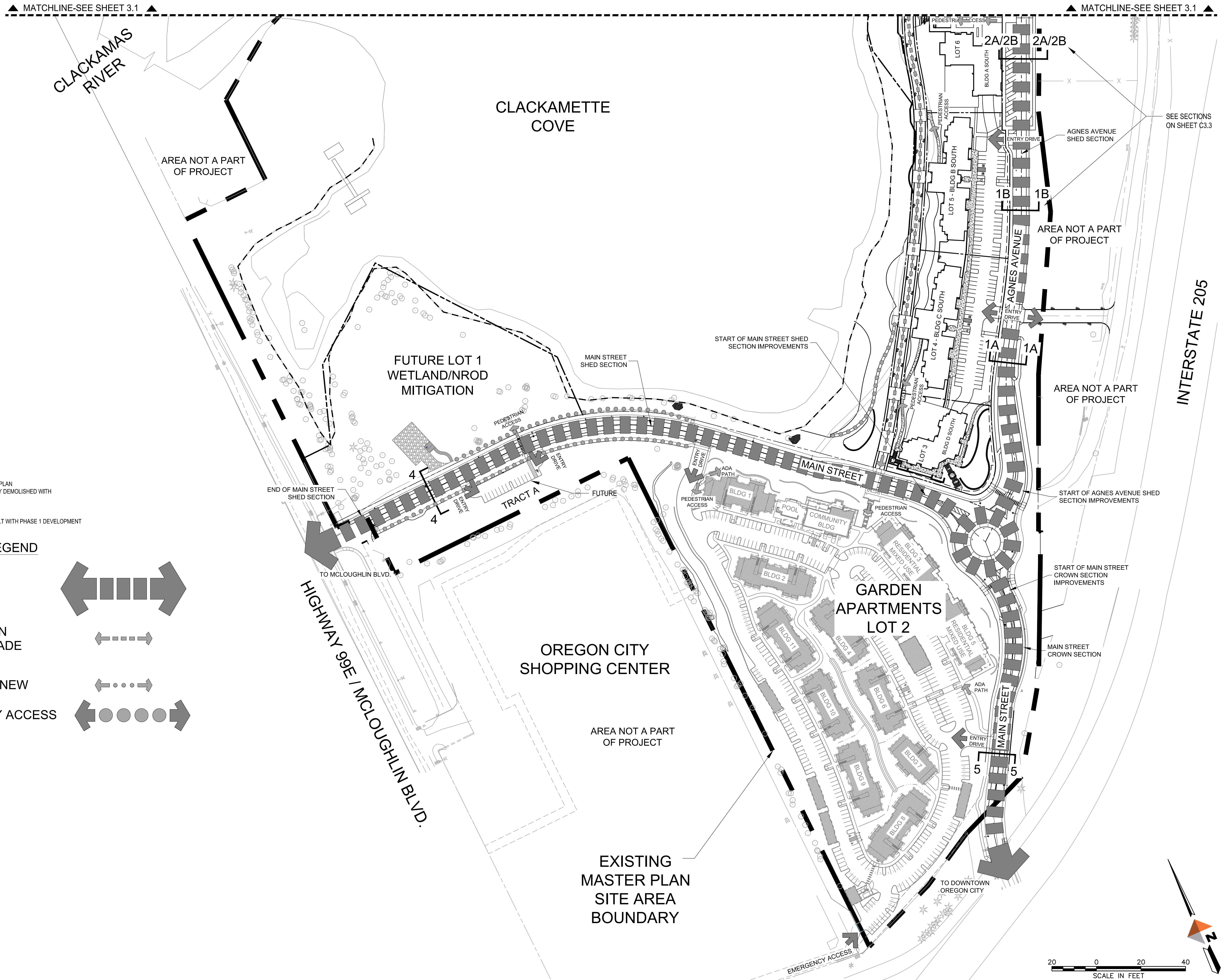
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|             |
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| SHEET       |

C3.1



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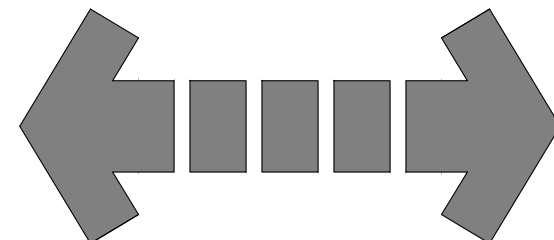


**TRAIL LEGEND**

- 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

**CIRCULATION LEGEND**

VEHICULAR CIRCULATION



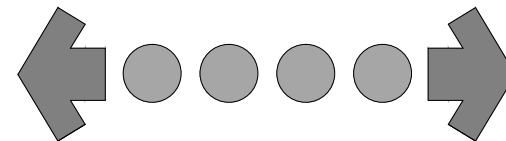
PEDESTRIAN CIRCULATION  
WATERFRONT ESPLANADE



TRAIL CIRCULATION  
IMPROVED EXISTING & NEW



TEMPORARY EMERGENCY ACCESS



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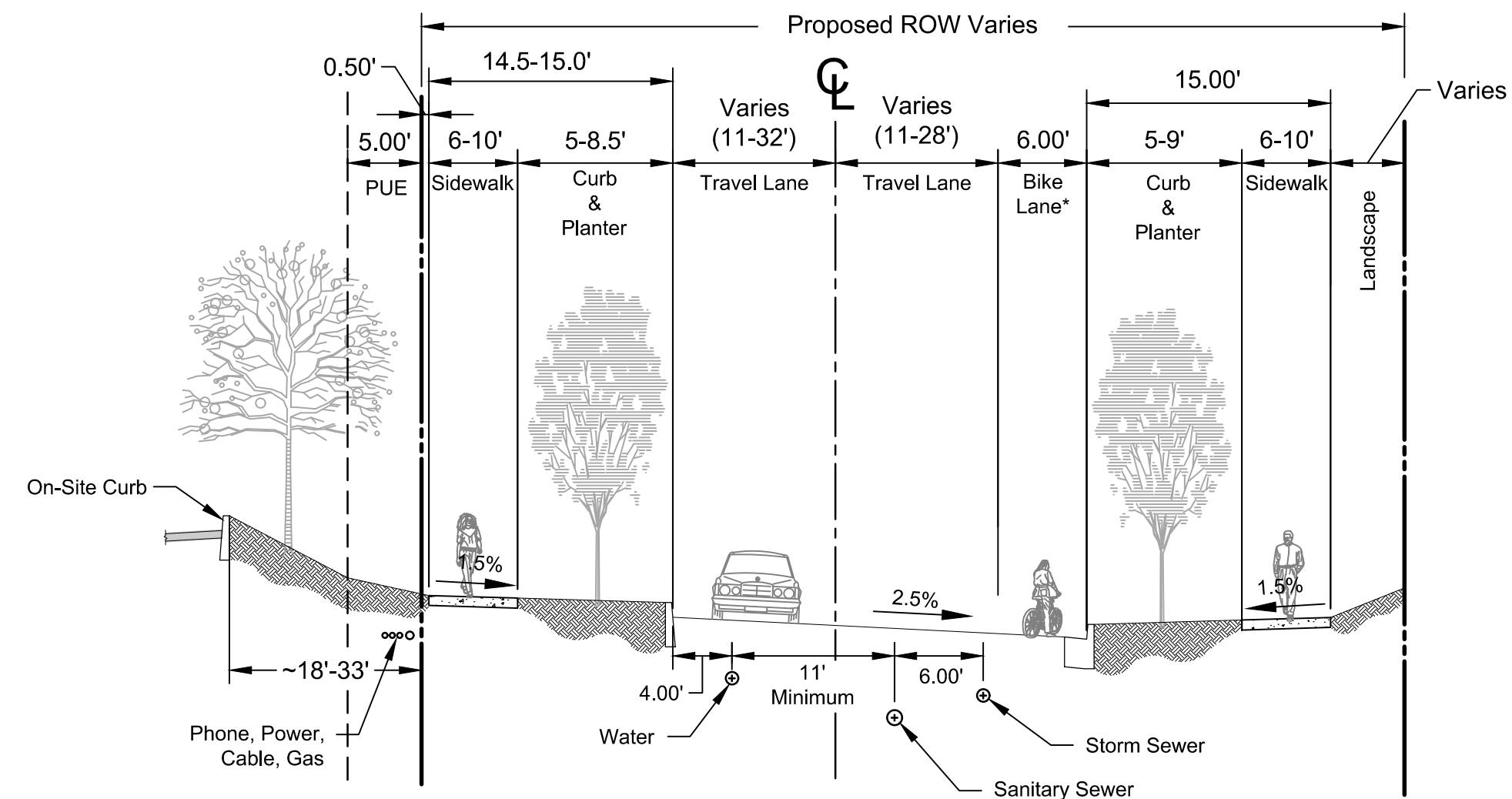
COVE WATERFRONT RESIDENCES  
CONCEPT DEVELOPMENT PLAN  
**SITE CIRCULATION PLAN - SOUTH**

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**C3.2**

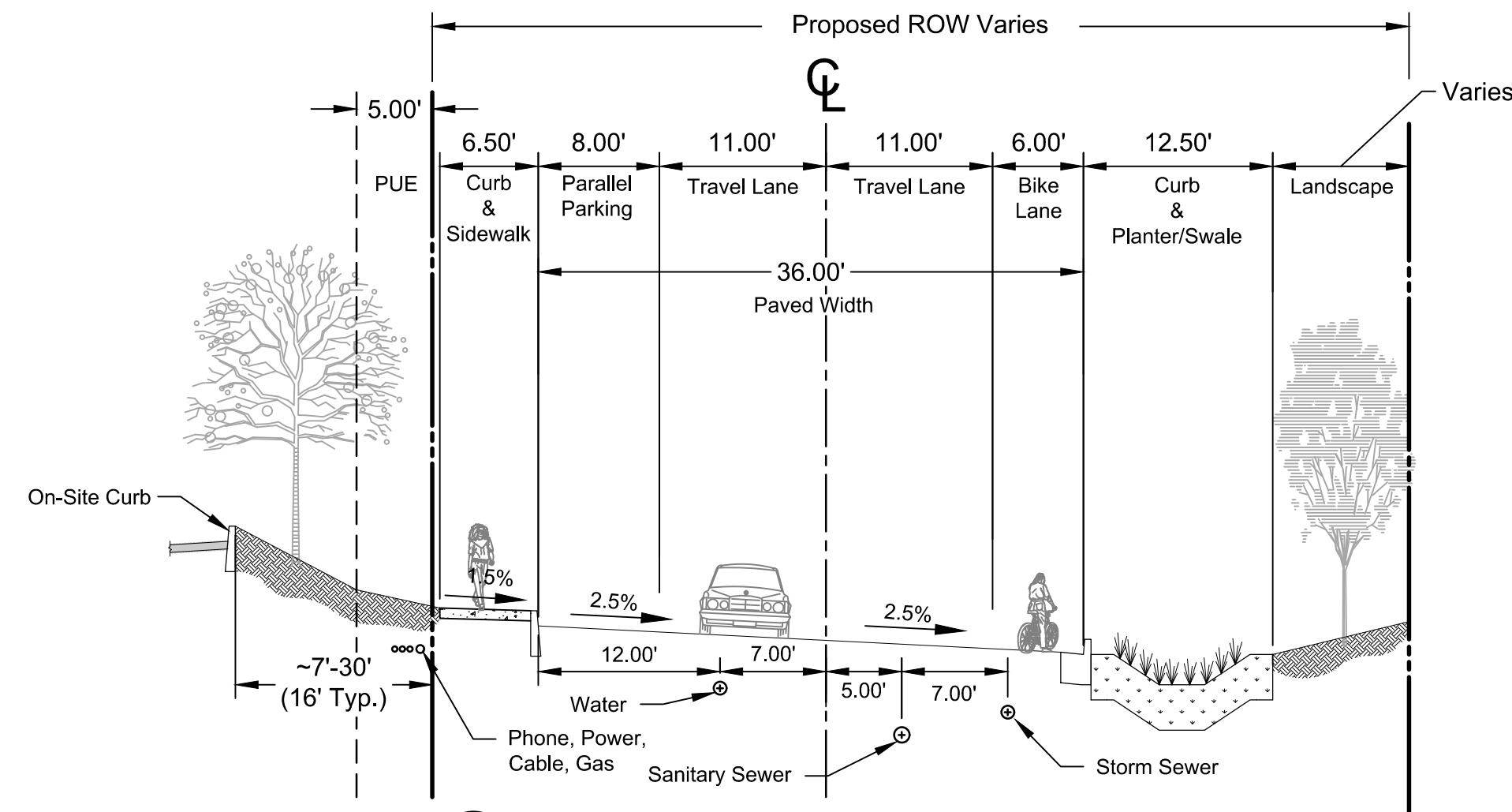




1A AGNES AVENUE - SHED - PHASE 2A

SCALE: N.T.S

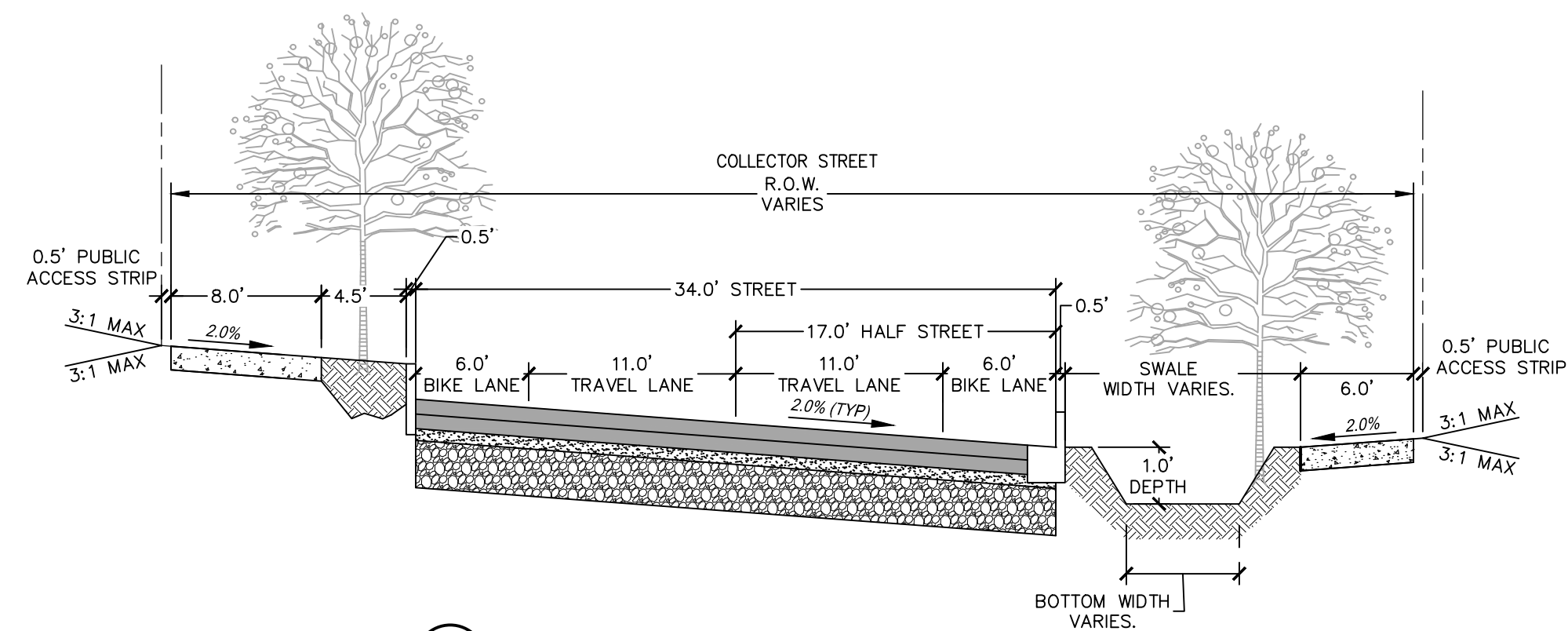
- NOTES:
1. LANDSCAPE AREAS SHALL NOT EXCEED 5H:1V IN THE PUE, AND 3H:1V ELSEWHERE.
  2. PUE WILL BE 5' WIDE, WITH BUMPOUTS FOR UTILITY VAULTS.
  3. BIKE LANE NOT PRESENT WHEN 10' RIGHT SIDE SIDEWALK IS PROVIDED.



1B AGNES AVENUE - SHED - PHASE 2A

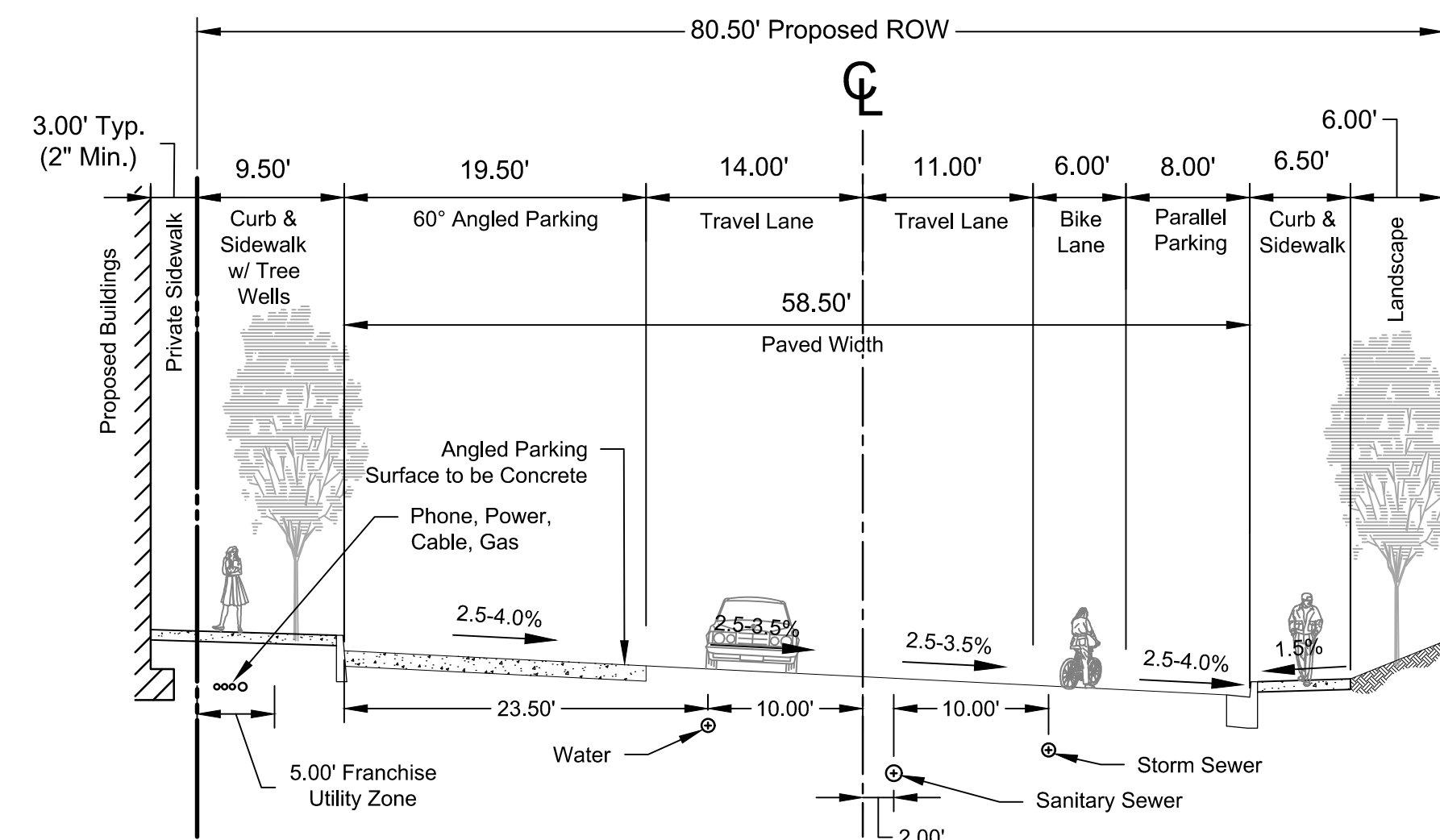
SCALE: N.T.S.

- NOTES:
1. LANDSCAPE AREAS SHALL NOT EXCEED 5H:1V IN THE PUE, AND 3H:1V ELSEWHERE.
  2. PUE WILL BE 5' WIDE, WITH BUMPOUTS FOR UTILITY VAULTS.



4 MAIN STREET - SHED SECTION - PHASE 1

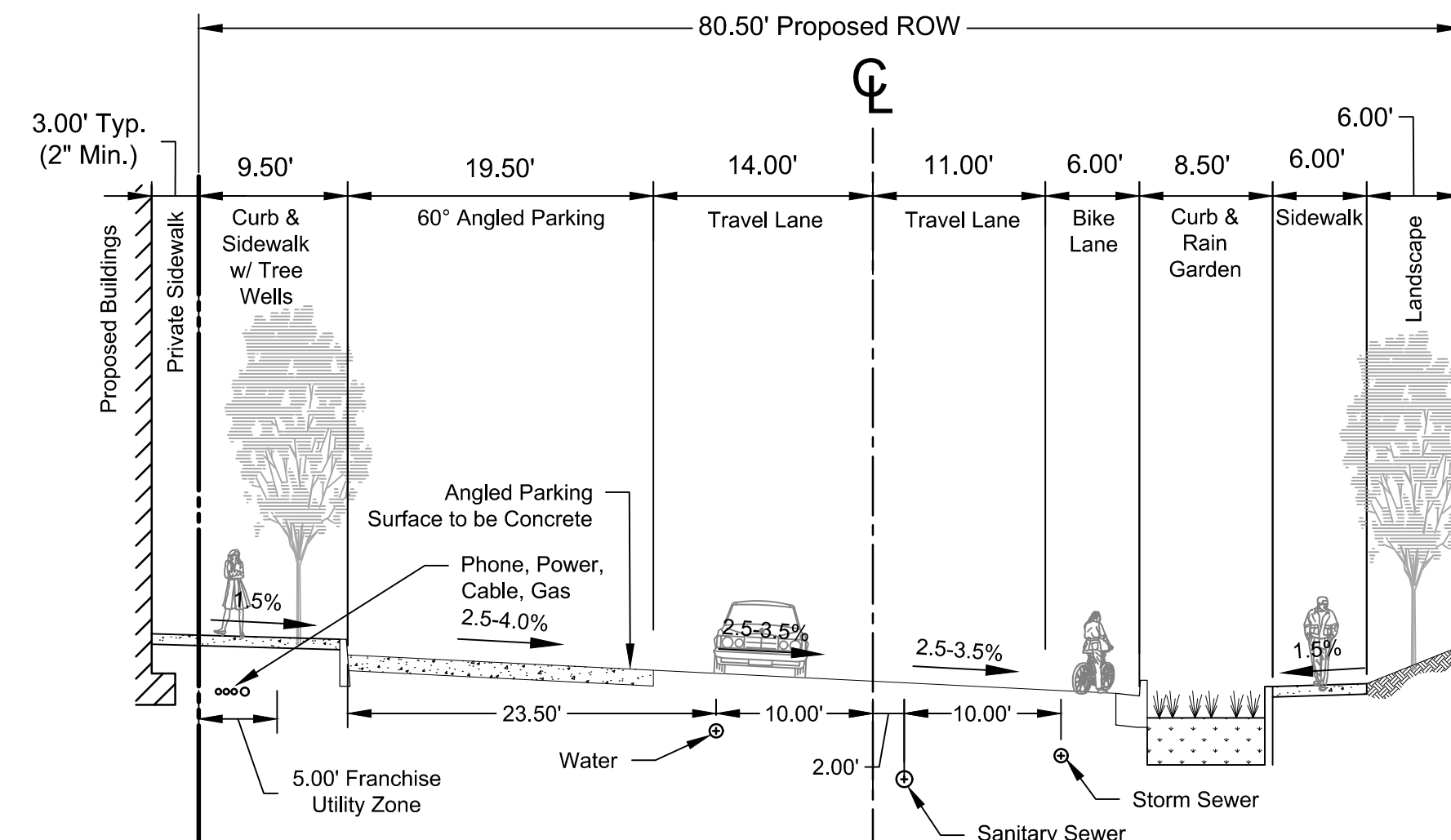
SCALE: N.T.S.



2A AGNES AVENUE - SHED - PHASE 2A

SCALE: N.T.S.

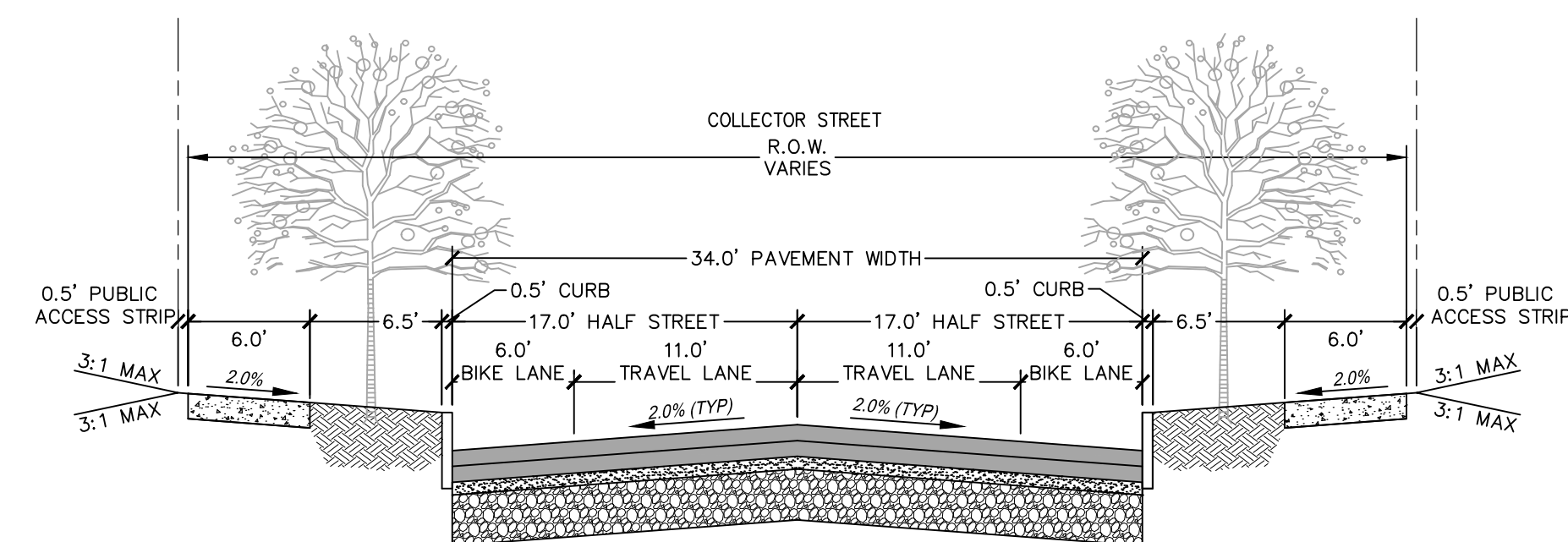
- NOTES:  
1. ANGLED PARKING ALLOWS 1.7' OF OVERHANG DEPTH.  
2. LANDSCAPE SHALL NOT EXCEED 3H:1V SLOPES



2B AGNES AVENUE - SHED - PHASE 2A

SCALE: N.T.S.

- NOTES:
1. ANGLED PARKING ALLOWS 1.7' OF OVERHANG DEPTH.
  2. LANDSCAPE SHALL NOT EXCEED 3H:1V SLOPES
  3. SECTION 2B TO BE CONSTRUCTED AS NECESSARY TO ACHIEVE ADEQUATE WATER TREATMENT.



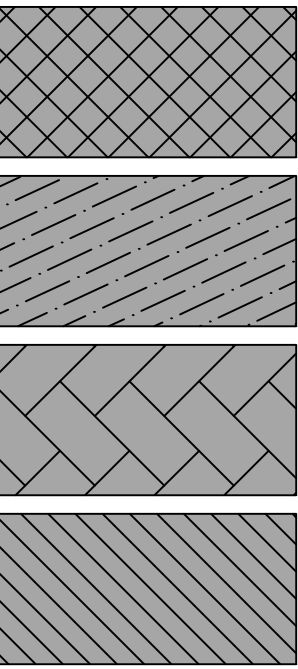
5 MAIN STREET - CROWN SECTION - PHASE 1

SCALE: N.T.S.



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SITE LEGEND

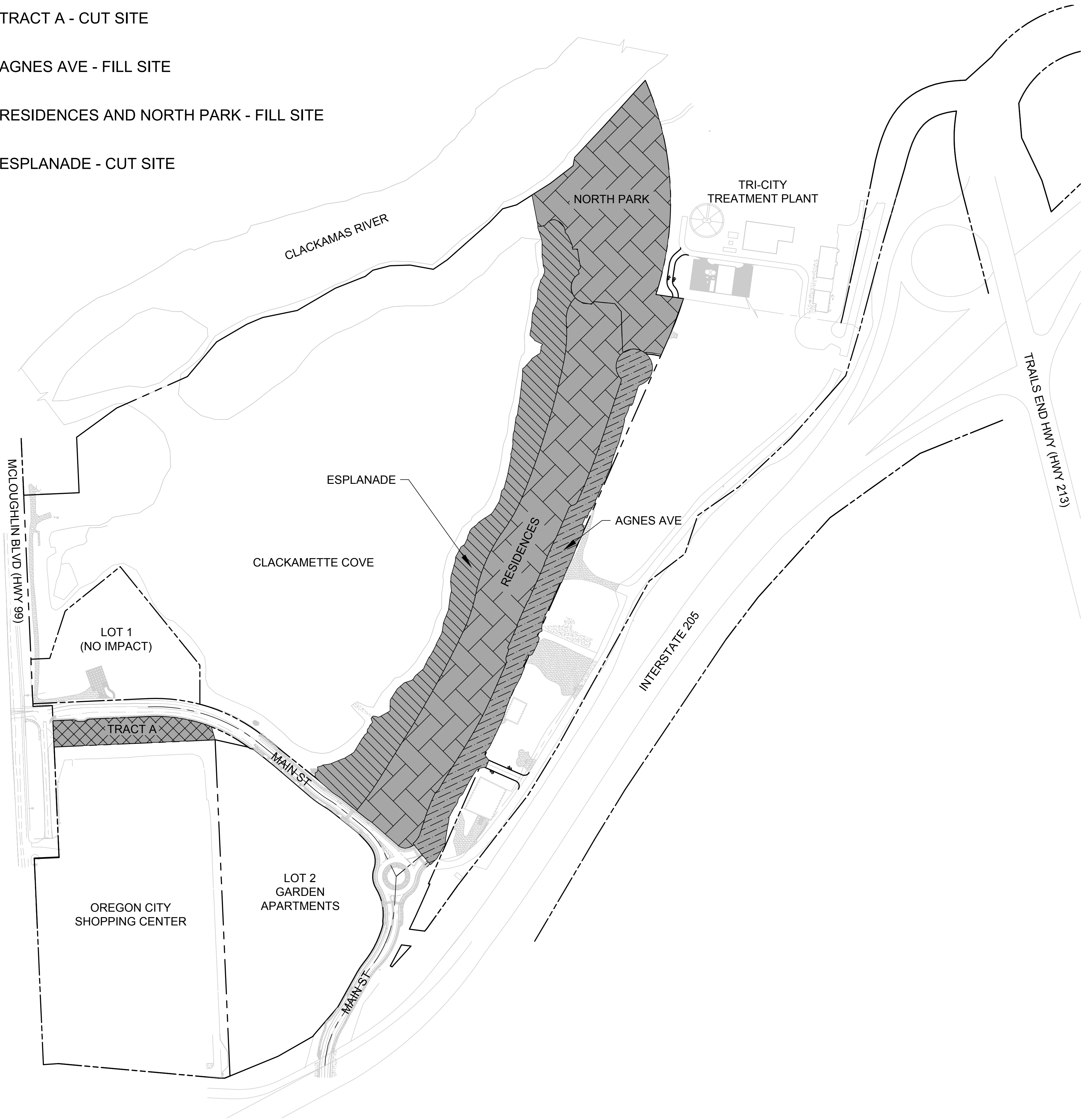


TRACT A - CUT SITE

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

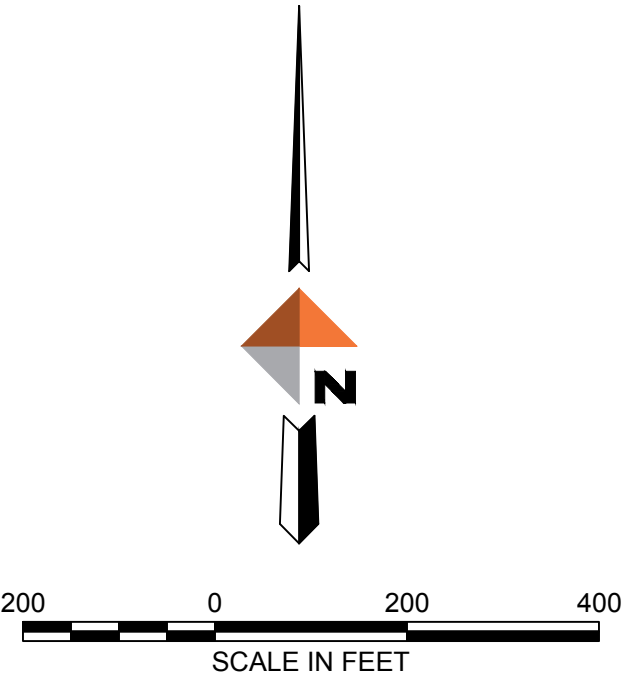
TRACT A: MINOR GRADING IN ORDER TO BALANCE FLOODPLAIN STORAGE DUE TO FILL FOR RESIDENCES AND AGNES AVE.

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  
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CONSTRUCTION

[www.dowl.com](http://www.dowl.com)  
720 SW Washington Street, #750  
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971-280-8641

COVE WATERFRONT RESIDENCES  
CONCEPT DEVELOPMENT PLAN  
PRELIMINARY EARTHWORK PLAN

SECTION 29 T2S R2E W1M  
OREGON CITY, OREGON

|         |          |
|---------|----------|
| PROJECT | 14307.01 |
| DATE    | 8/8/2018 |

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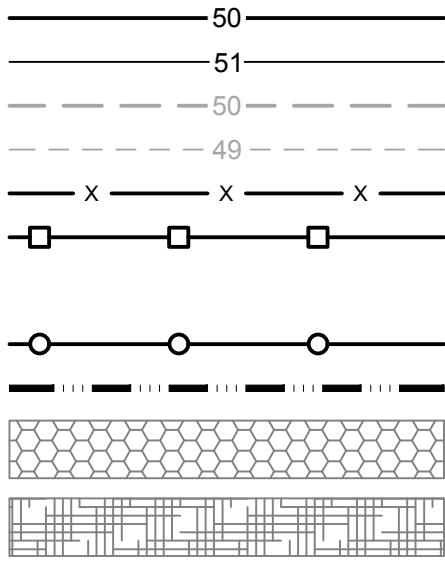


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EROSION CONTROL NOTES

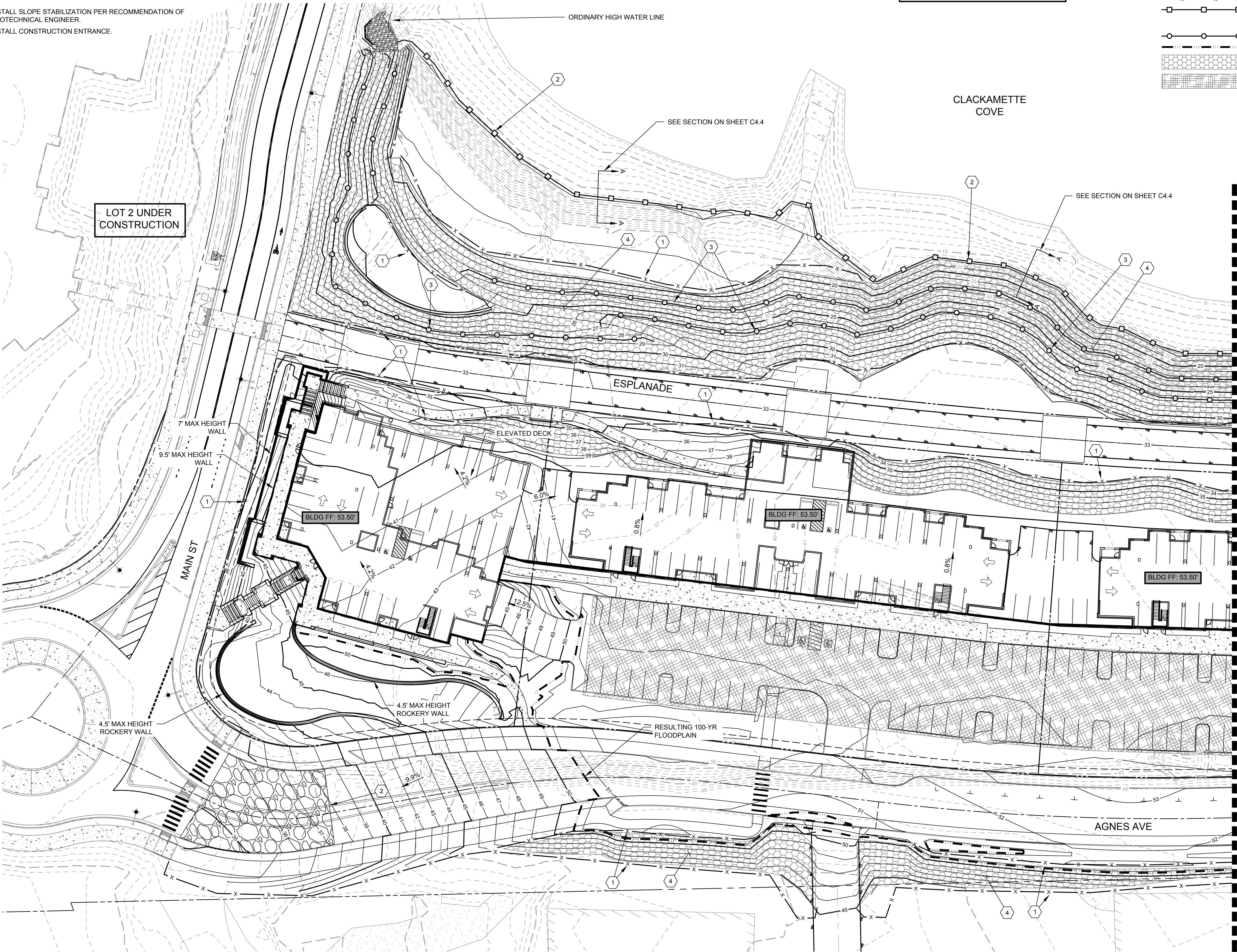
- 1 INSTALL SEDIMENT FENCE.
- 2 INSTALL LOWER LIMIT EC PROTECTION PER SECTION A-A ON SHEET C4.4.
- 3 INSTALL COMPOST WATTLES
- 4 INSTALL SLOPE STABILIZATION PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
- 5 INSTALL CONSTRUCTION ENTRANCE.

LEGEND

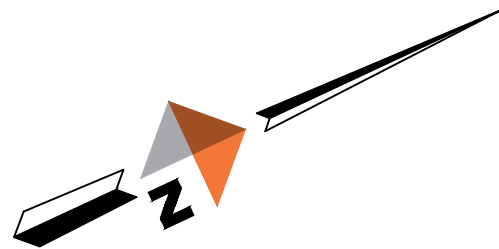


- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED SEDIMENT FENCE
- PROPOSED LOWER LIMITS EC PROTECTION (SEE SECTIONS ON SHEET C4.4) (PLACED AT ORDINARY HIGH WATER)
- PROPOSED COMPOST WATTLES
- RESULTING 100-YR FLOODPLAIN LINE
- PROPOSED SLOPE STABILIZATION MATTING
- PROPOSED MATERIAL/EQUIPMENT STAGING AREA

NOTE: CONTOURS SHOWN UNDER BUILDING FOOTPRINTS ARE GARAGE GRADES



SEE 4.2 - GRADING PLAN - CENTER



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COVE WATERFRONT RESIDENCES  
CONCEPT DEVELOPMENT PLAN  
GRADING PLAN - SOUTH

SECTION 29 T2S R2E W1M  
OREGON CITY, OREGON

PROJECT 14307.01  
DATE 8/8/2018

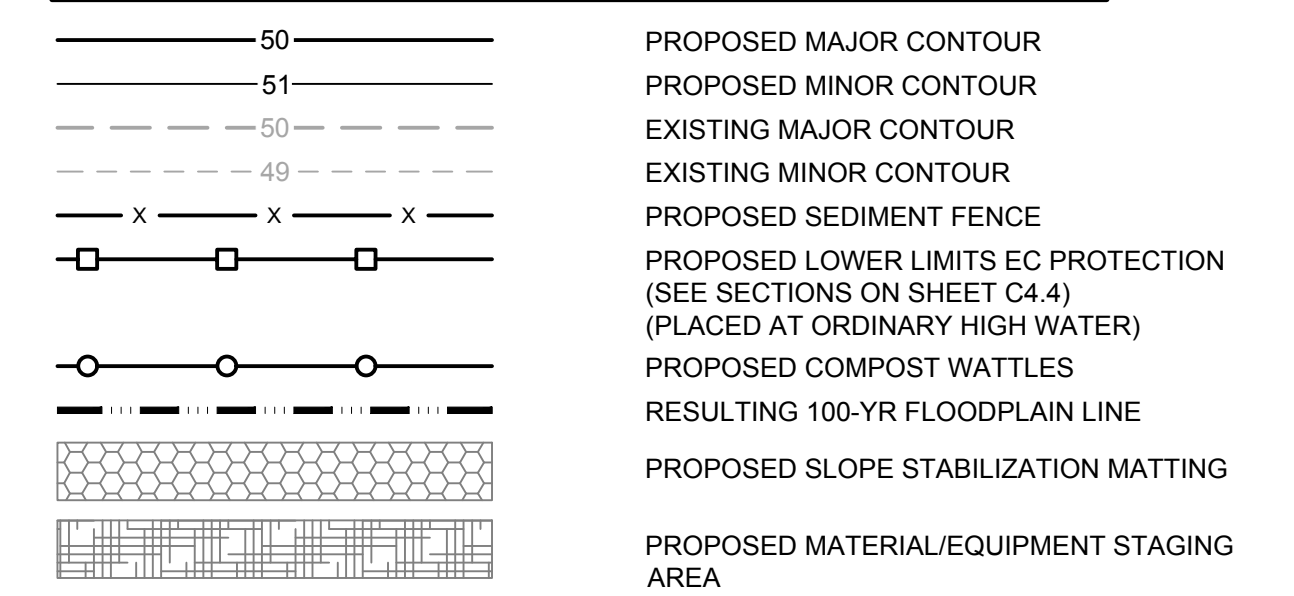
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SHEET

C4.1



- 1 INSTALL SEDIMENT FENCE.
- 2 INSTALL LOWER LIMIT EC PROTECTION PER SECTION A-A ON SHEET C4.4.
- 3 INSTALL COMPOST WATTLES
- 4 INSTALL SLOPE STABILIZATION PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.

### LEGEND



SEE 4.3 - GRADING PLAN - NORTH

PRELIMINARY  
NOT FOR  
CONSTRUCTION



CONCEPT DEVELOPMENT PLAN  
GRADING PLAN - CENTER

OREGON CITY, OREGON

|         |          |
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| PROJECT | 14307.01 |
| DATE    | 8/8/2018 |

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## C4.2

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SEE 4.2 - GRADING PLAN - CENTER

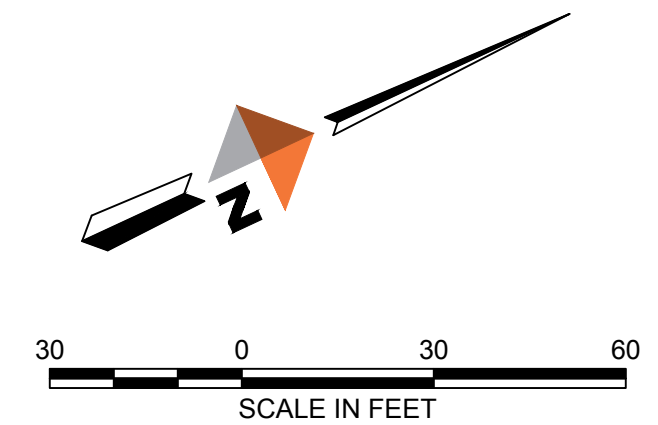
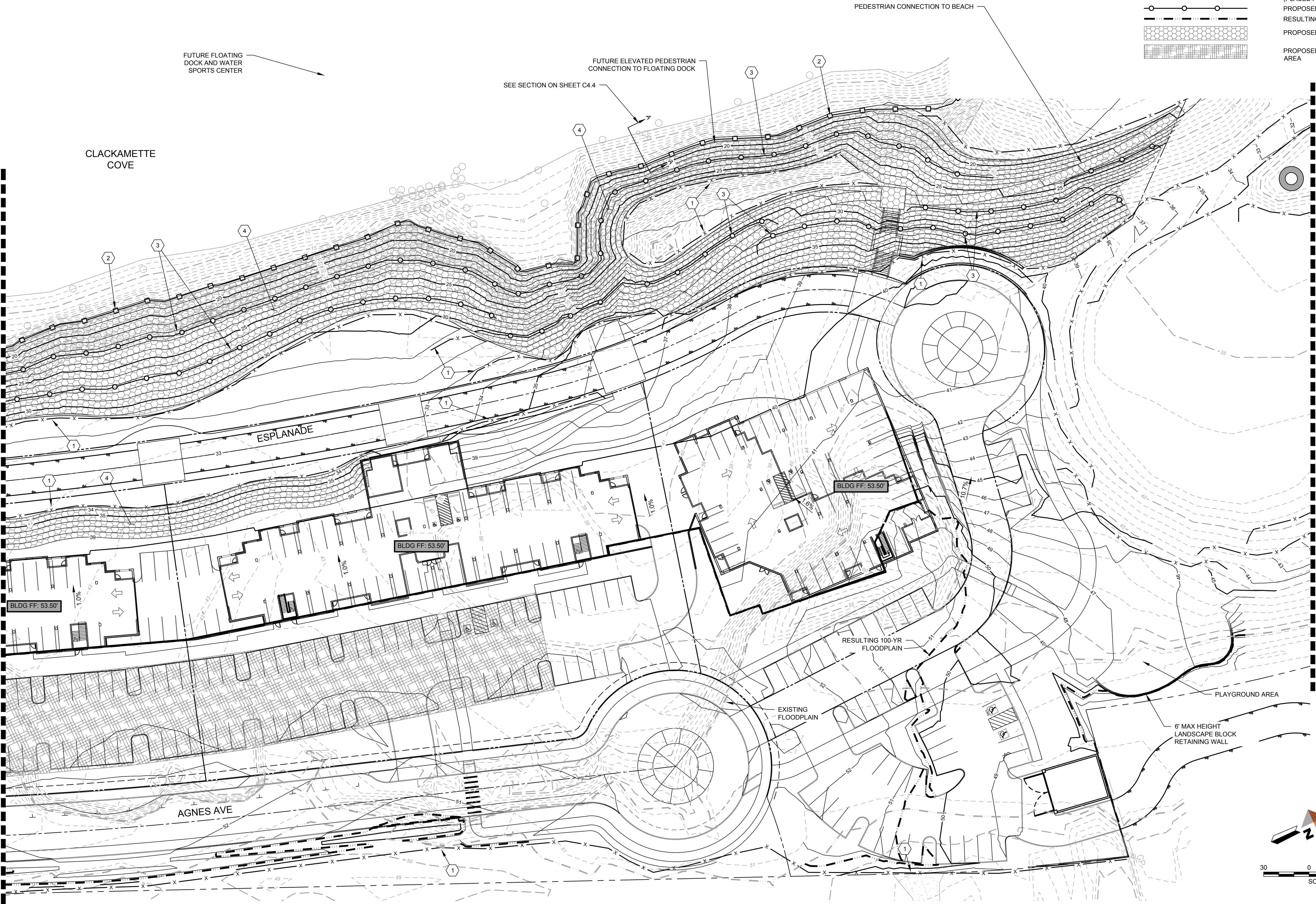
#### EROSION CONTROL NOTES

- 1 INSTALL SEDIMENT FENCE.
- 2 INSTALL LOWER LIMIT EC PROTECTION PER SECTION A-A ON SHEET C4.4.
- 3 INSTALL COMPOST WATTLES
- 4 INSTALL SLOPE STABILIZATION PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.

NOTE: CONTOURS SHOWN UNDER BUILDING  
FOOTPRINTS ARE GARAGE GRADES

#### LEGEND

- |  |    |                                                                                                        |
|--|----|--------------------------------------------------------------------------------------------------------|
|  | 50 | PROPOSED MAJOR CONTOUR                                                                                 |
|  | 51 | PROPOSED MINOR CONTOUR                                                                                 |
|  | 50 | EXISTING MAJOR CONTOUR                                                                                 |
|  | 49 | EXISTING MINOR CONTOUR                                                                                 |
|  | X  | PROPOSED SEDIMENT FENCE                                                                                |
|  | X  | PROPOSED LOWER LIMITS EC PROTECTION<br>(SEE SECTIONS ON SHEET C4.4)<br>(PLACED AT ORDINARY HIGH WATER) |
|  | X  | PROPOSED COMPOST WATTLES                                                                               |
|  |    | RESULTING 100-YR FLOODPLAIN LINE                                                                       |
|  |    | PROPOSED SLOPE STABILIZATION MATTING                                                                   |
|  |    | PROPOSED MATERIAL/EQUIPMENT STAGING AREA                                                               |



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COVE WATERFRONT RESIDENCES  
CONCEPT DEVELOPMENT PLAN  
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C4.3