

THE COVE - EARLY GRADING DDP SET

OREGON CITY, OREGON

BENCHMARK

OREGON STATE HIGHWAY VERTICAL CONTROL RECEIVED FROM CLACKAMAS COUNTY ENGINEERING DEPARTMENT.

*A STANDARD OSHD DISK STAMPED "56 G 220 1934" LOCATED IN THE NORTHEAST CORNER OF THE JOHN MCLOUGHLIN BRIDGE OVER THE CLACKAMAS RIVER.

PUBLISHED NGVD 29 ELEV.=56.117 FEET
CONVERTED TO NAVD 88 ELEV.=59.587 FEET

BASIS OF BEARING

THE BASIS OF BEARINGS OF N23°44'20"E WAS DETERMINED BY HOLDING MONUMENTS AND RECORD INFORMATION PER SURVEY NO. 2009-179, CLACKAMAS COUNTY SURVEY RECORDS.

SITE INFORMATION

BORDERED BY I-205, THE CLACKAMAS RIVER AND MCLOUGHLIN BOULEVARD.

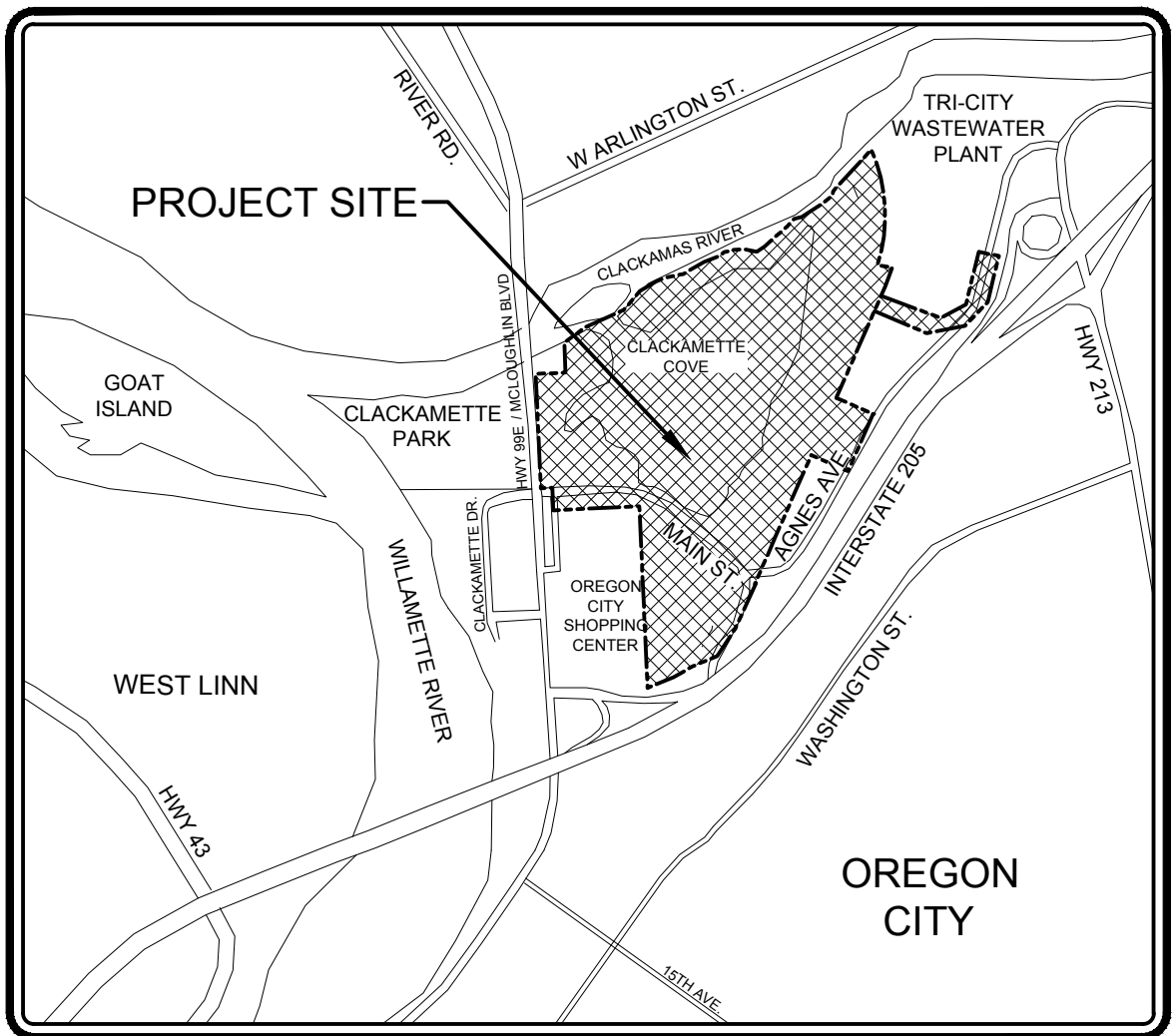
OREGON CITY, OREGON

MAP - 2S2E29
TAX LOTS - 100, 1500A, 1500B, 1502, 1503, 1505
1508, 1600, 1601



SITE MAP

SCALE: NTS



VICINITY MAP

SCALE: NTS

INDEX OF SHEETS

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C313	FUTURE GRADING PLAN - NORTH PARK & TRACT A

SHOWN FOR
REFERENCE ONLY

PROJECT TEAM

APPLICANT

THE COVE, LLC
ATTN: DAVID MOONEY
1961 COLLINGSWOOD ST, #212
VANCOUVER, BC V6R 3K6
PHONE: (604) 730-0191

CIVIL ENGINEER

DOWL
ATTN: MIKE TOWLE, PE
720 SW WASHINGTON ST, SUITE 750
PORTLAND, OREGON 97205
PHONE: (971) 280-8645

ARCHITECT

LRS ARCHITECTS
ATTN: PAUL BOUNDY, AIA
720 NW DAVIS ST, SUITE 300
PORTLAND, OR 97209
PHONE: (503) 265-1561

PLANNING

DOWL
ATTN: READ STAPLETON, AICP
720 SW WASHINGTON ST, SUITE 750
PORTLAND, OREGON 97205
PHONE: (971) 280-8641

GEOTECHNICAL ENGINEER

GEO PACIFIC
ATTN: BEN COOK, RG, LG
14835 SW 72ND AVE
PORTLAND, OR 97224
PHONE: (503) 598-8445

SURVEYOR

CARDNO
ATTN: ERIC LYNCH, PLS
5720 SW MACADAM AVE SUITE 200
PORTLAND, OREGON 97219
PHONE: (503) 419-2500

JURISDICTION CONTACTS

PLANNING

CITY OF OREGON CITY
ATTN: LAURA TERWAY
221 MOLALLA AVE., SUITE 200
OREGON CITY, OR 97045
PHONE: (503) 722-3789
FAX: (503) 722-3880

PUBLIC WORKS

CITY OF OREGON CITY
ATTN: MARIO DE LA ROSA
625 CENTER STREET
OREGON CITY, OREGON 97045
PHONE: (503) 974-5518
FAX: (503) 657-7892

WATER

CITY OF OREGON CITY
ATTN: KEVIN HANKS
122 S. CENTER STREET
OREGON CITY, OREGON 97045
PHONE: (503) 657-8241
FAX: (503) 650-9590

WASTEWATER / STORMWATERFIRE

CITY OF OREGON CITY
ATTN: ERIC HAND
122 S. CENTER STREET
OREGON CITY, OREGON 97045
PHONE: (503) 657-8241
FAX: (503) 650-9590

STREET

CITY OF OREGON CITY
ATTN: MATT POWLISON
122 S. CENTER STREET
OREGON CITY, OREGON 97045
PHONE: (503) 657-8241
FAX: (503) 650-9590

CLACKAMAS FIRE DISTRICT #1
ATTN: MIKE BOUMANN
2930 SE OAK GROVE BLVD
MIKWAUKIE, OREGON 97267
PHONE: (503) 496-1517
FAX: (503) 742-2860

OREGON UTILITY
NOTIFICATION CENTER
1-800-332-2344



ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE 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.)



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COVE WATERFRONT RESIDENCES
EARLY GRADING DDP PLAN
EARLY GRADING COVER SHEET

SECTION 29 T2S R2E W1M
OREGON CITY, OREGON

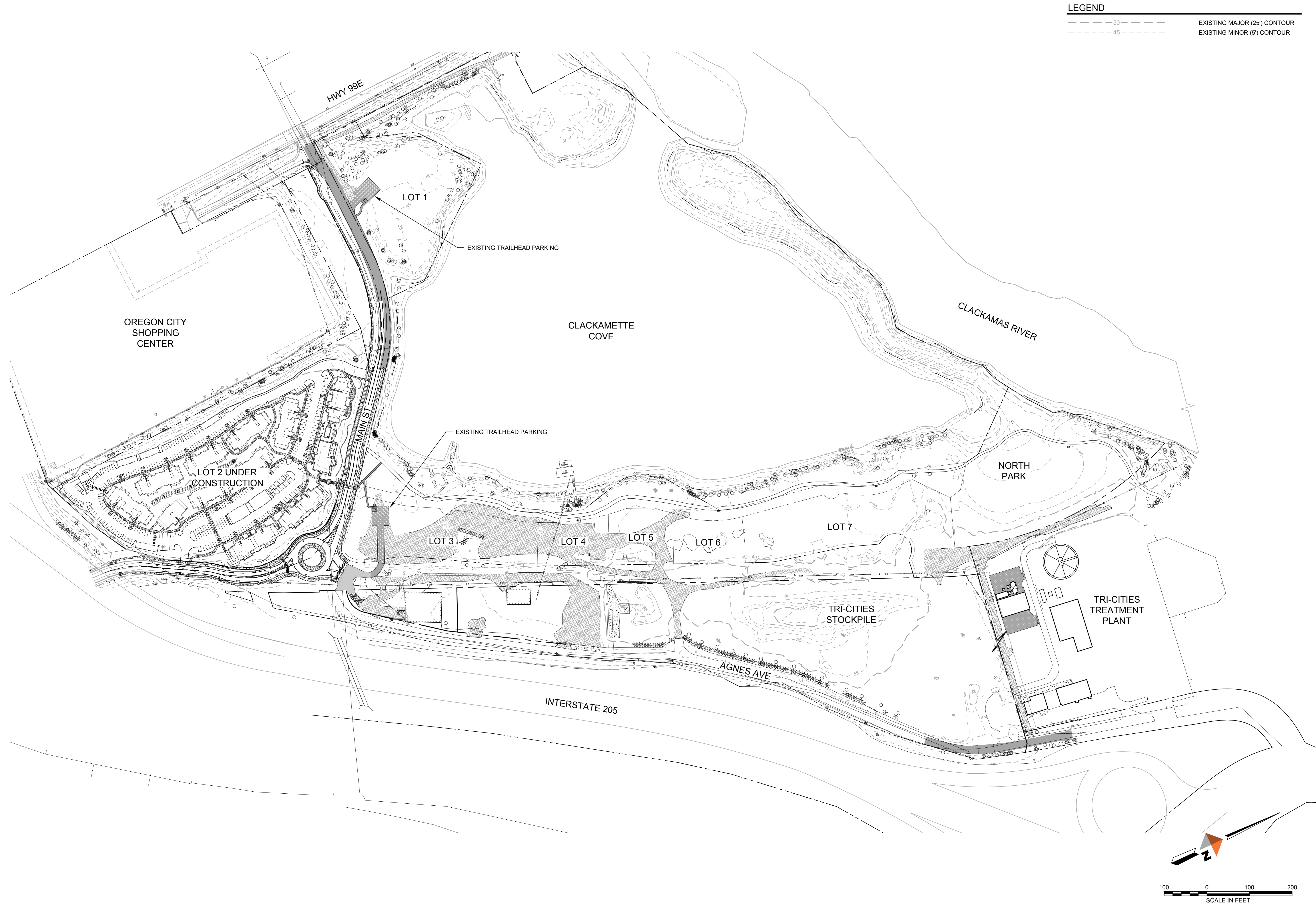
PROJECT 14307.01
DATE 10/15/2018

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SHEET

C000

\\bil-fs-bil-projects\22\14307-01\65CAD\ddp - early grading\SC-DDPEG-EX-14307.dwg PLOT DATE: 2018-11-19 16:58 SAVED DATE: 2018-10-22 09:19 USER: kglidden



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COVE WATERFRONT RESIDENCES
CONCEPT DEVELOPMENT PLAN
EXISTING CONDITIONS

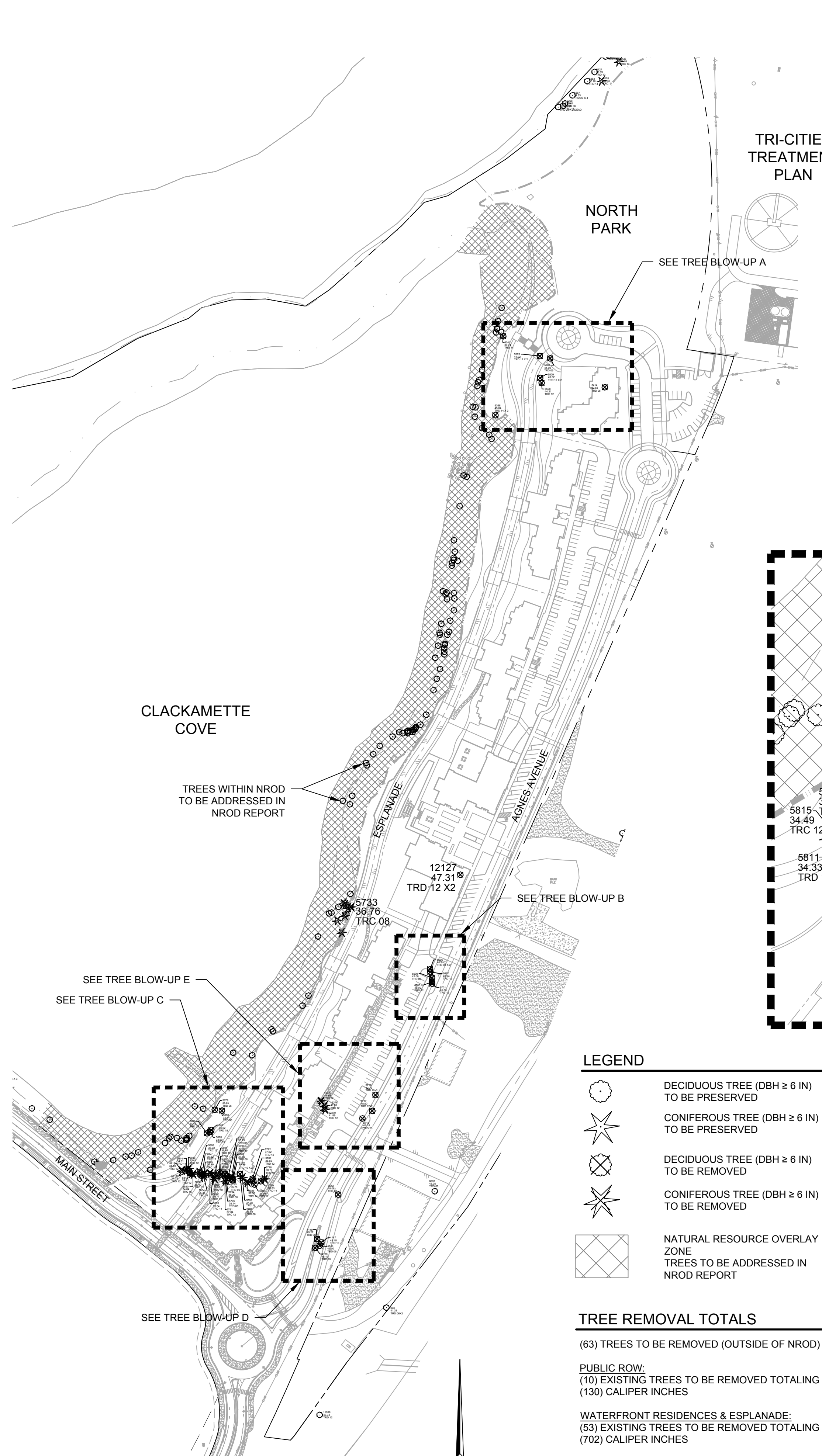
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TREE REMOVAL OVERVIEW
SCALE: 1" = 150'

TRI-CITIES
TREATMENT
PLAN

NORTH
PARK

SEE TREE BLOW-UP A

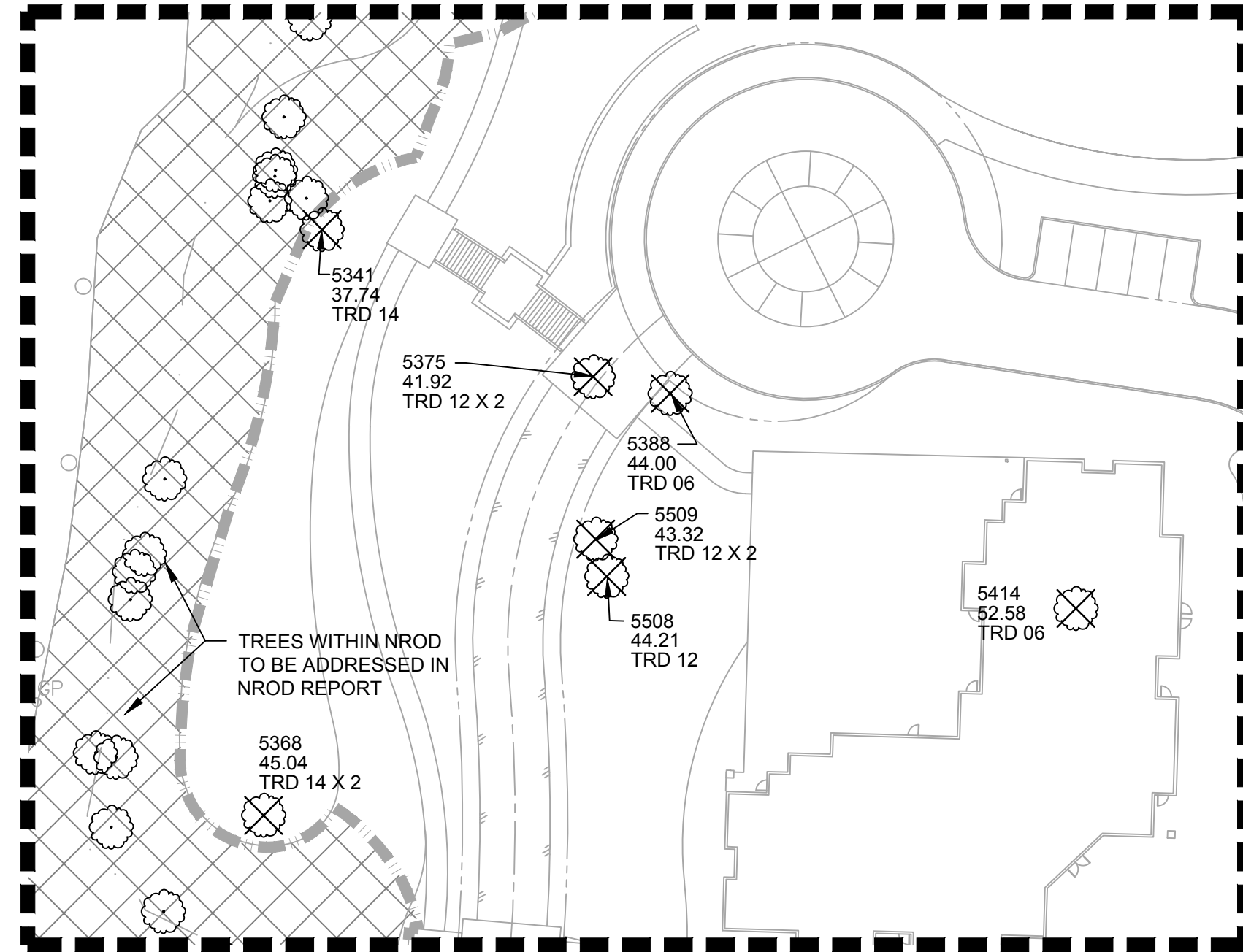
CLACKAMETTE
COVE

TREES WITHIN NROD
TO BE ADDRESSED IN
NROD REPORT

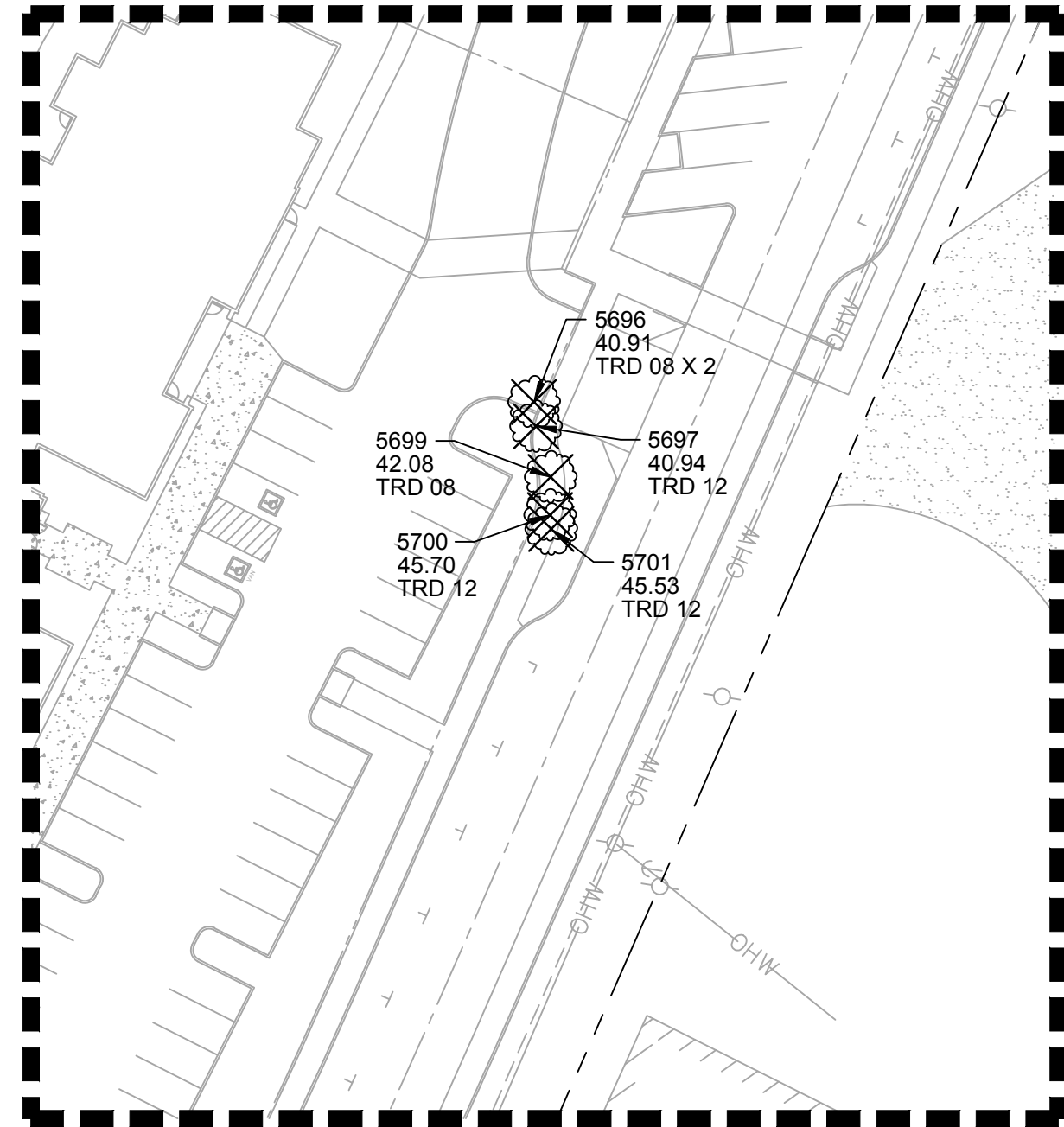
SEE TREE BLOW-UP B

SEE TREE BLOW-UP E
SEE TREE BLOW-UP C

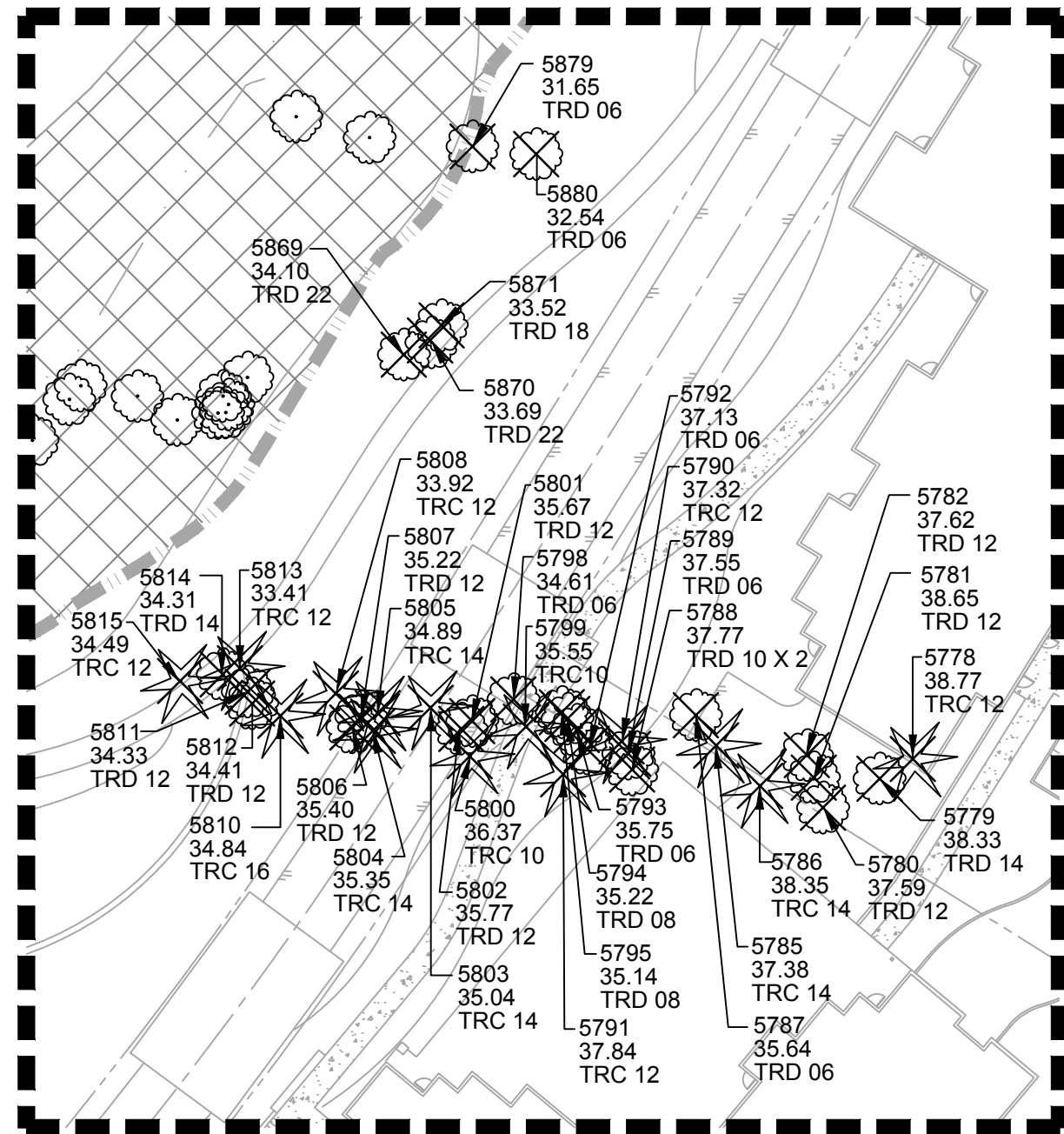
SEE TREE BLOW-UP D



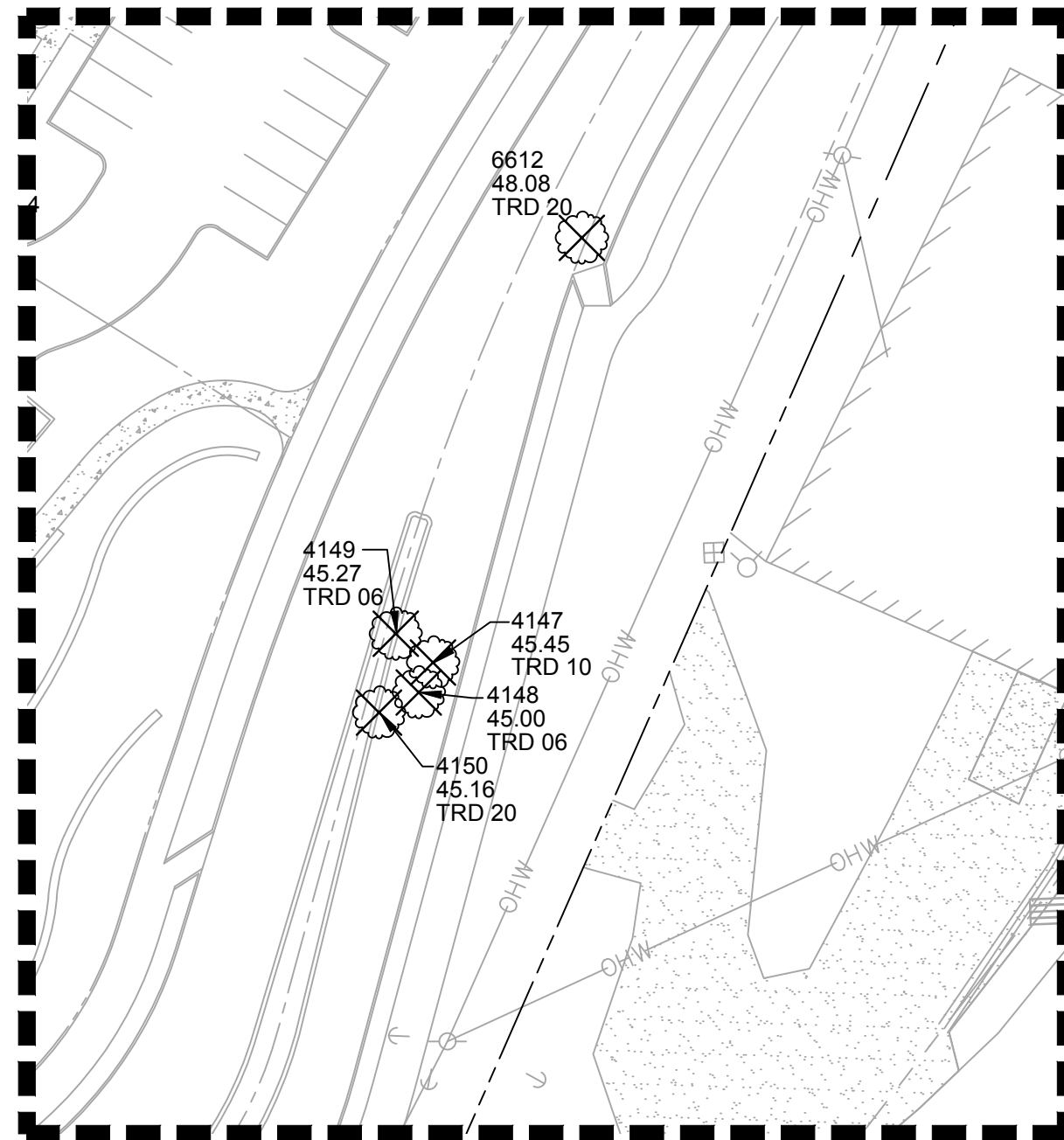
TREE BLOW-UP A
SCALE: 1" = 40'



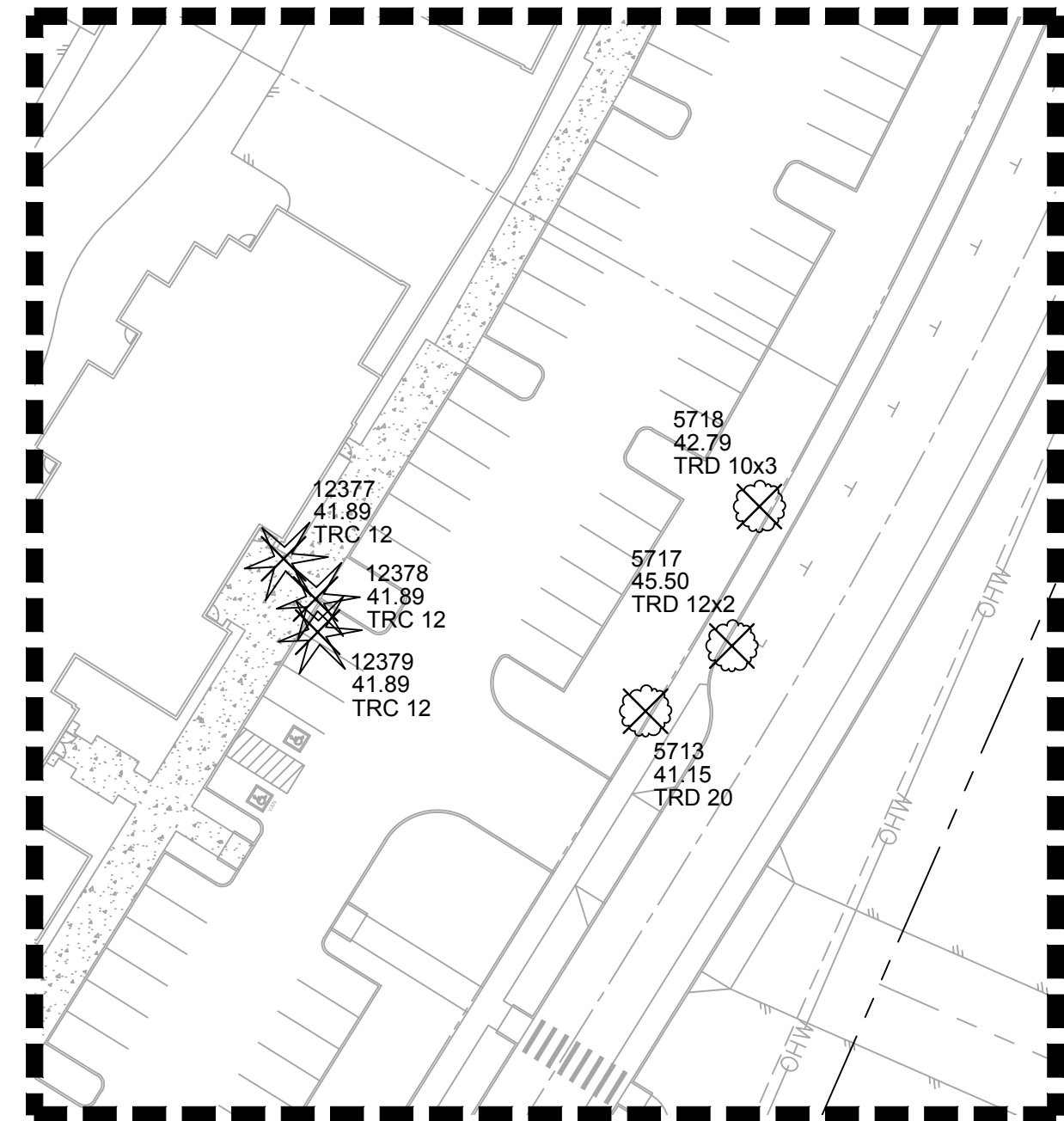
TREE BLOW-UP B
SCALE: 1" = 40'



TREE BLOW-UP C
SCALE: 1" = 40'



TREE BLOW-UP D
SCALE: 1" = 40'



TREE BLOW-UP E
SCALE: 1" = 40'

TREES TO BE REMOVED (OUTSIDE OF NROD)

TREE ID TAG # - TREE DBH - REASON / MITIGATION

REASON FOR REMOVAL
SD = SITE DEVELOPMENT

MITIGATION
EX = EXEMPT (UNDER CP 08-05 / DP 08-13)
MR = MITIGATION REQUIRED

RESIDENCES & ESPLANADE

5341 - 14 - SD / EX
5368 - 14x2 - SD / MR
5375 - 12x2 - SD / EX
5388 - 6 - SD / MR
5414 - 6 - SD / EX
5508 - 12 - SD / MR
5509 - 12x2 - SD / MR
5696 - 8x2 - SD / EX
5713 - 20 - SD / MR
5718 - 10x3 - SD / MR
5733 - 8 - SD / MR
5778 - 12 - SD / EX
5779 - 14 - SD / EX
5780 - 12 - SD / EX
5781 - 12 - SD / EX
5782 - 12 - SD / EX
5785 - 14 - SD / EX
5786 - 14 - SD / EX
5787 - 6 - SD / EX
5788 - 10x2 - SD / MR
5789 - 6 - SD / MR
5790 - 12 - SD / MR
5791 - 12 - SD / MR
5792 - 6 - SD / MR
5793 - 6 - SD / MR
5794 - 8 - SD / MR
5795 - 8 - SD / MR
5796 - 6 - SD / EX

AGNES AVE

4147 - 10 - SD / EX
4148 - 6 - SD / EX
4149 - 6 - SD / EX
4150 - 20 - SD / EX
5697 - 12 - SD / EX
5699 - 8 - SD / EX
5700 - 12 - SD / EX
5701 - 12 - SD / EX
5717 - 12x2 - SD / EX
6612 - 20 - SD / EX

*SEE NROD REPORT
FOR ALL TREES
WITHIN THE NROD
BOUNDARY*

TREE PROTECTION NOTES

EXISTING TREE PROTECTION

- PROVIDE TEMPORARY FENCING, BARRICADES, AND GUARDS AS NECESSARY OR REQUIRED TO PROTECT TREES WHICH ARE TO REMAIN FROM DAMAGE ABOVE AND BELOW GRADE. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, CLEARLY DESIGNATE TREE PROTECTION ZONE TO BE CLEAR OF ANY PERSONNEL OR VEHICULAR MOVEMENT.
 - TREES IDENTIFIED FOR RETENTION SHALL BE MARKED WITH YELLOW FLAGGING TAPE AND PROTECTED BY BARRIER FENCING PLACED NO LESS THAN 10 HORIZONTAL FEET FROM THE OUTSIDE EDGE OF THE TRUNK IN ALL DIRECTIONS OR BENEATH THE TREE DRIPLINE, WHICHEVER IS GREATER. CLUSTERS OF TREES MAY BE PROTECTED BY CONTINUOUS FENCING FOLLOWING THE SAME GUIDELINES.
 - REQUIRED FENCING SHALL BE A MINIMUM OF SIX FEET TALL, SUPPORTED WITH METAL POSTS PLACED NO FARTHER THAN 10 FEET ON CENTER. SET 24 INCHES (MIN.) INTO GRADE (AVOID DAMAGING ROOTS). FENCING FABRIC SHALL BE CHAIN-LINK OR RED VINYL MESH, AND SHOULD BE INSTALLED FLUSH WITH THE INITIAL UNDISTURBED GRADE. SECURE TOP AND BOTTOM OF FENCING WITH TENSION WIRE SECURED TO POSTS.
 - NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE, INCLUDING, BUT NOT LIMITED TO, DUMPING OR STORAGE OF MATERIALS SUCH AS BUILDING SUPPLIES, SOIL WASTE ITEMS, EQUIPMENT, OR PARKED VEHICLES.
- PROTECT ROOT SYSTEMS OF TREES TO REMAIN FROM FLOODING, EROSION, OR EXCESSIVE WETTING RESULTING FROM DEWATERING OPERATIONS AND COMPACTION. DO NOT STORE CONSTRUCTION MATERIALS OR PERMIT VEHICLES TO DRIVE OR PARK WITHIN THE DRIP LINE AREA OF ANY TREE TO REMAIN. PROTECT ALL PLANT GROWTH, INCLUDING ROOT SYSTEMS OF TREES, FROM THE DUMPING OF REFUSE OR CHEMICALLY INJURIOUS MATERIAL OR LIQUIDS, AND CONTINUAL PUDDLING OF RUNNING WATER. PROTECT AGAINST UNAUTHORIZED CUTTING, BREAKING, OR SKINNING OF ROOTS AND BRANCHES, SKINNING, AND BRUISING OF BARK. DO NOT ALLOW FIRES ON SITE.

- MAINTAIN PROTECTION FEATURES THROUGHOUT THE CONSTRUCTION PROCESS. IMMEDIATELY REPAIR ANY ALTERATION TO PROTECTION MEASURES BY CONSTRUCTION PROCESS. AFFECT ALTERATIONS TO PROTECTION MEASURES IMMEDIATELY UPON DIRECTION OF OWNER'S REPRESENTATIVE. MONITOR MAINTENANCE MEASURES DAILY.
- DO NOT CHANGE THE EXISTING GRADE BENEATH DRIPLINE OF TREES TO REMAIN.
- ALL EXCAVATION REQUIRED TO OCCUR WITHIN THE DRIPLINE OF ANY EXISTING TREE SHALL BE RESTRICTED TO MANUAL LABOR. THE USE OF TRENCHERS, AUGERS, BACKHOES, TRACTORS OR ANY OTHER TYPE OF MACHINERY/POWER EQUIPMENT IS PROHIBITED.

PRUNING OF EXISTING TREES:

- WHERE PRUNING APPEARS NECESSARY, REVIEW CONDITIONS WITH ARBORIST OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING AND COMPLY WITH HIS/HER DIRECTIVES. ALL TREE PRUNING OR ROOT CUTTING SHALL BE PERFORMED WITH STERILE SHARP PRUNING INSTRUMENTS; DO NOT BREAK, CHOP OR TEAR. ALL ROOTS 2 INCHES IN DIAMETER OR GREATER THAT REQUIRE PRUNING, SHALL BE DONE BY A STATE-CERTIFIED ARBORIST. NO PRUNING SHALL OCCUR WITHOUT THE EXPLICIT APPROVAL OF THE ARBORIST OR OWNER'S REPRESENTATIVE.
-



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COVE WATERFRONT RESIDENCES EARLY GRADING DDP PLAN TREE REMOVAL PLAN

SECTION 29 T2S R2E W1M
OREGON CITY, OREGON

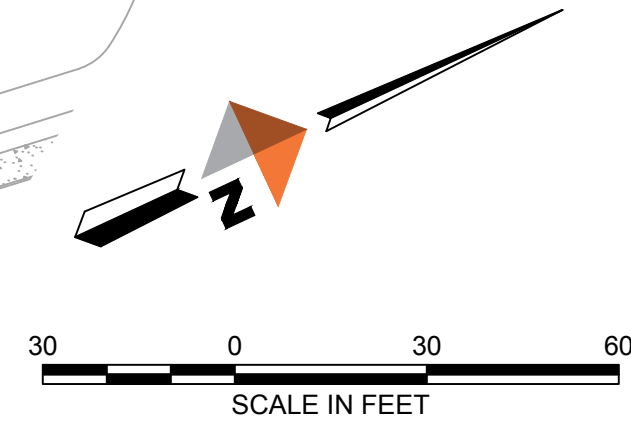
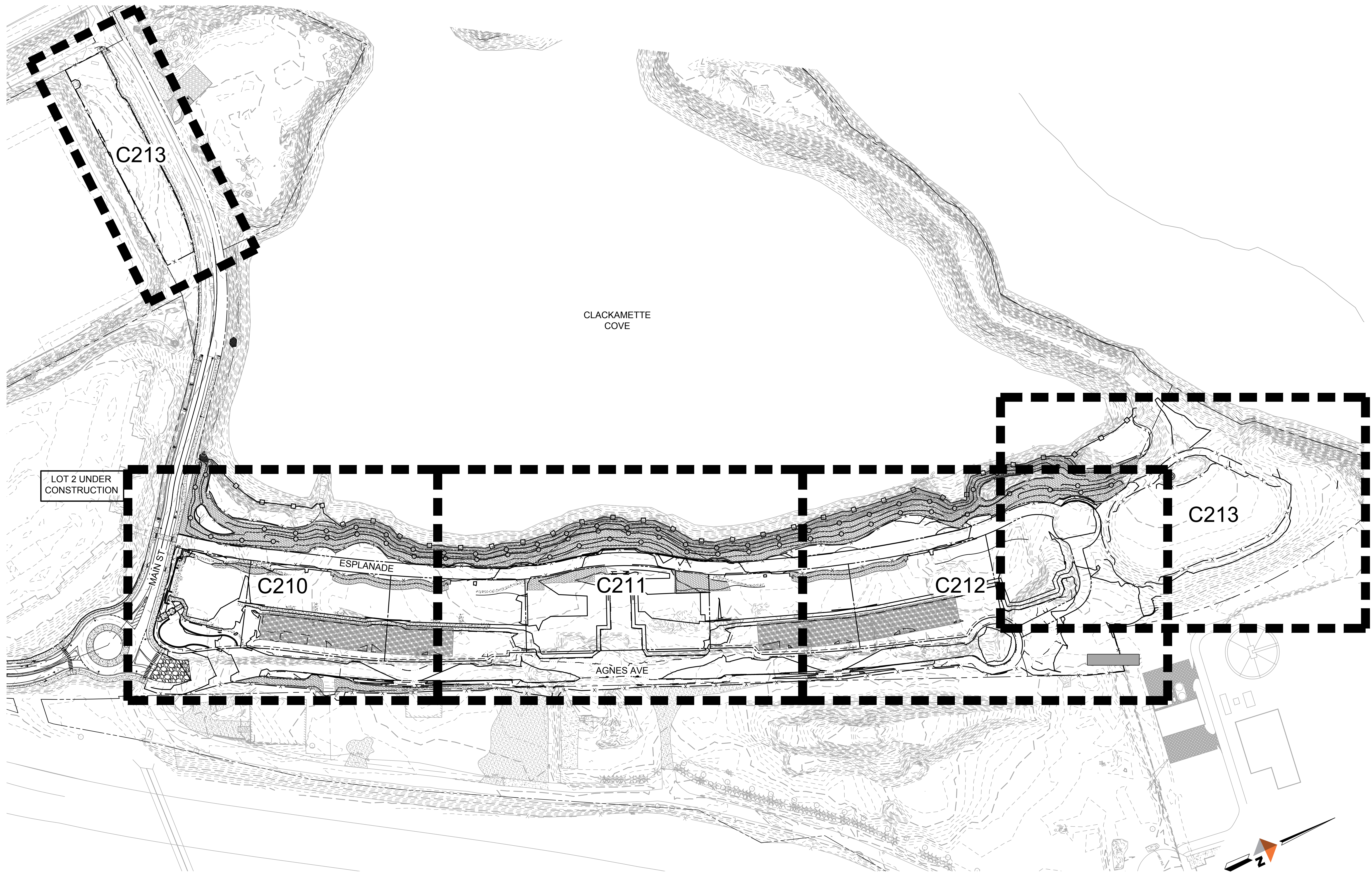
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SHEET

C110

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COVE WATERFRONT RESIDENCES
CONCEPT DEVELOPMENT PLAN
EARLY GRADING PLAN - OVERALL

SECTION 29 T2S R2E W.M.
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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

- 50
- 51
- 50
- 49
- X X X
- X X X
- PROPOSED MAJOR CONTOUR (SUBGRADE)
- PROPOSED MINOR CONTOUR (SUBGRADE)
- 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: WALL GRADES SHOWN ARE FINAL WALL GRADES FROM FINISHED GRADE SURFACE (NOT SUBGRADE). CONTOURS SHOWN ARE SUBGRADE, AND WILL THEREFORE NOT ALIGN WITH THE WALL GRADES.

NOTE: CONTOURS SHOWN UNDER BUILDING FOOTPRINTS ARE GARAGE GRADES

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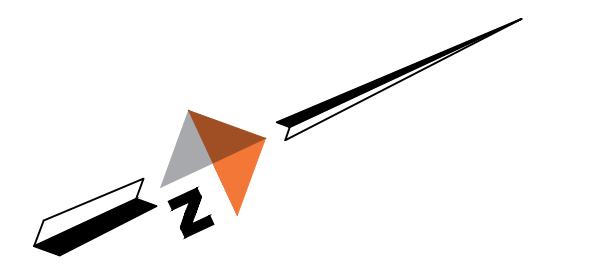
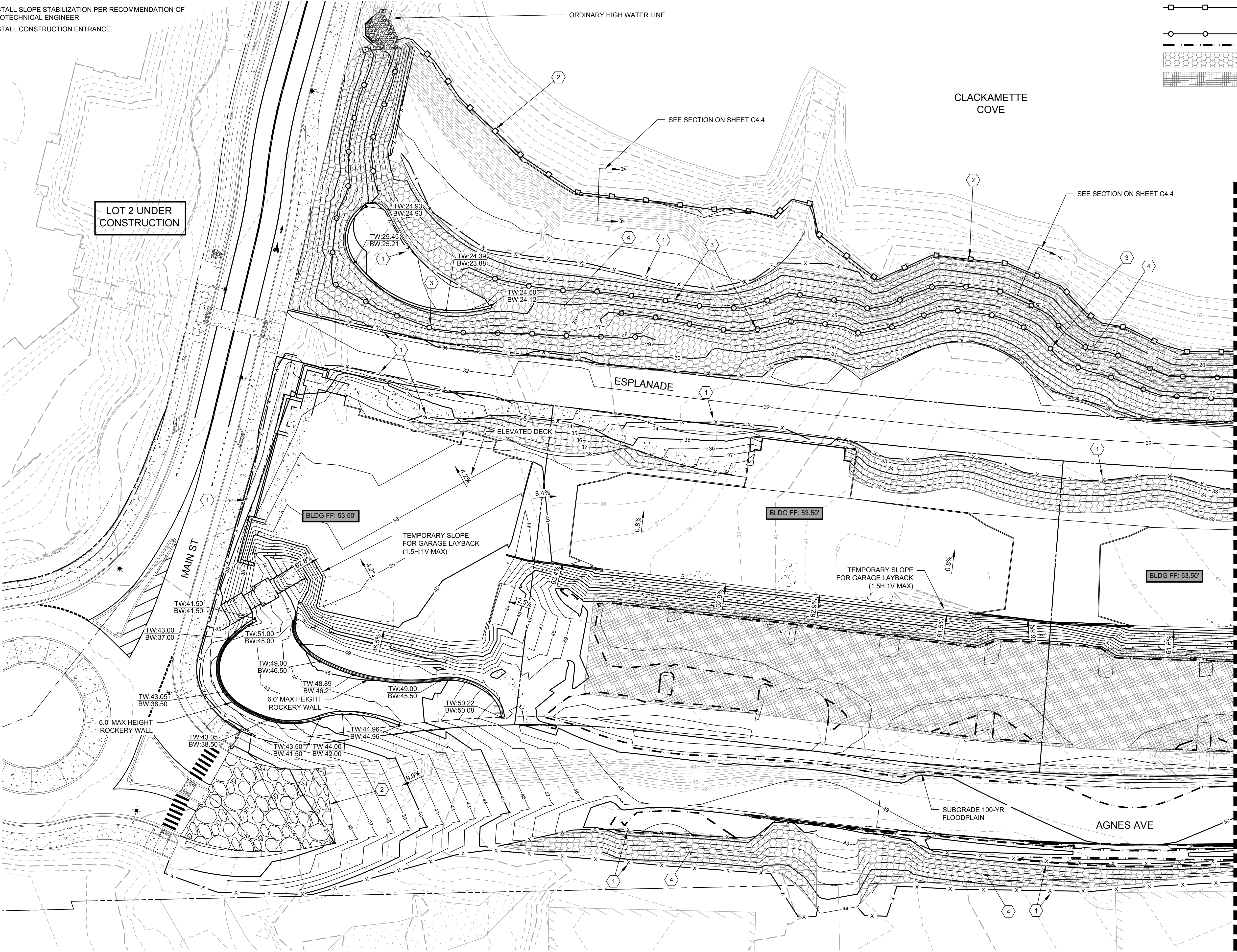
COVE WATERFRONT RESIDENCES
CONCEPT DEVELOPMENT PLAN
EARLY GRADING PLAN - SOUTH

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OREGON CITY, OREGON

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C210



30 0 30 60
SCALE IN FEET

SEE 4.2 - GRADING PLAN - CENTER

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EROSION CONTROL NOTES

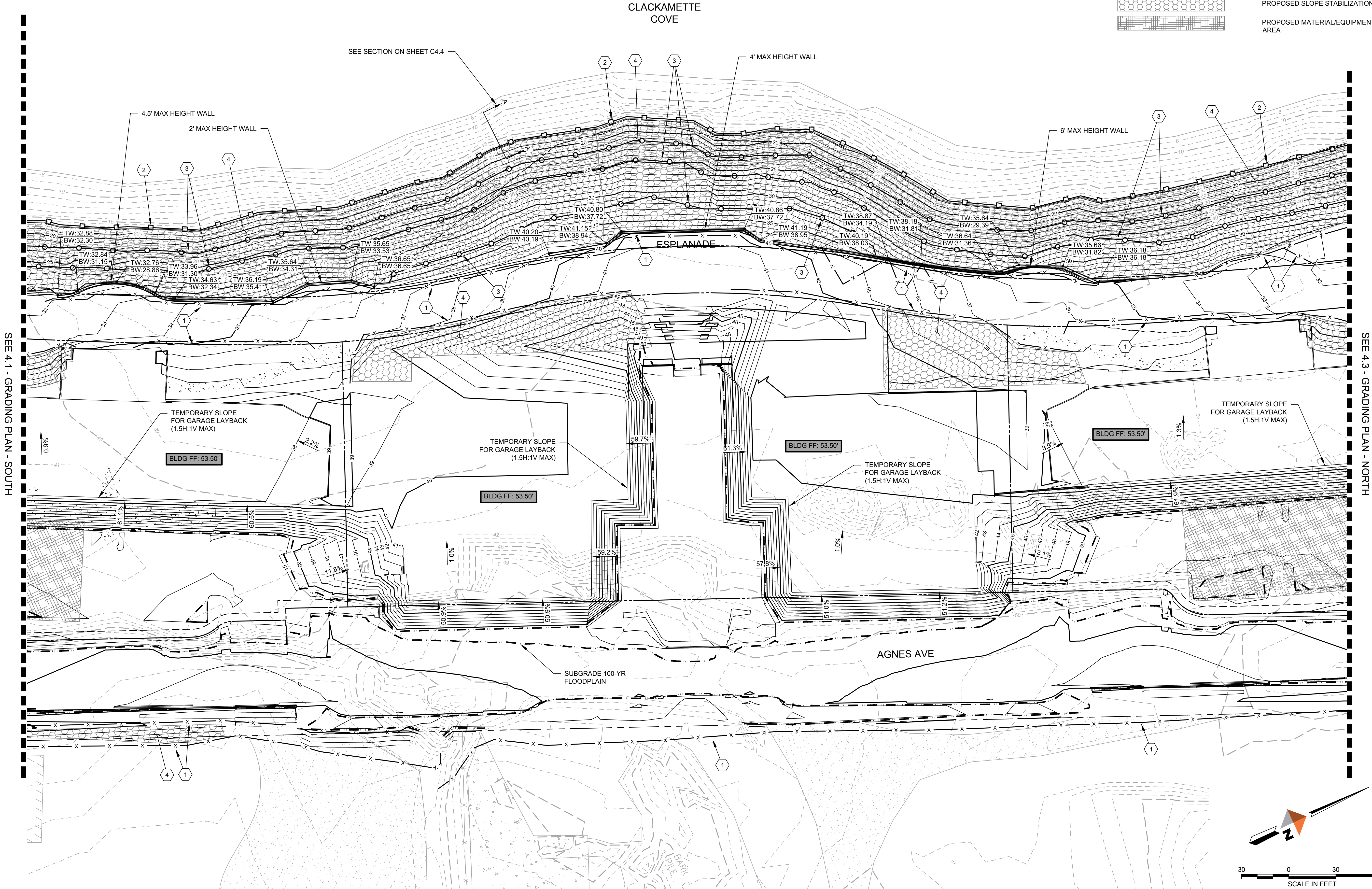
- 1 INSTALL SEDIMENT FENCE.
- 2 INSTALL LOWER LIMIT EC PROTECTION PER SECTION A-A ON SHEET C4.4.
- 3 INSTALL COMPOST WATTLES
- 4 INSTALL SLOPE STABILIZATION PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.

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LEGEND

- 50
- 51
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- X X X
- X X X
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- PROPOSED MATERIAL/EQUIPMENT STAGING AREA



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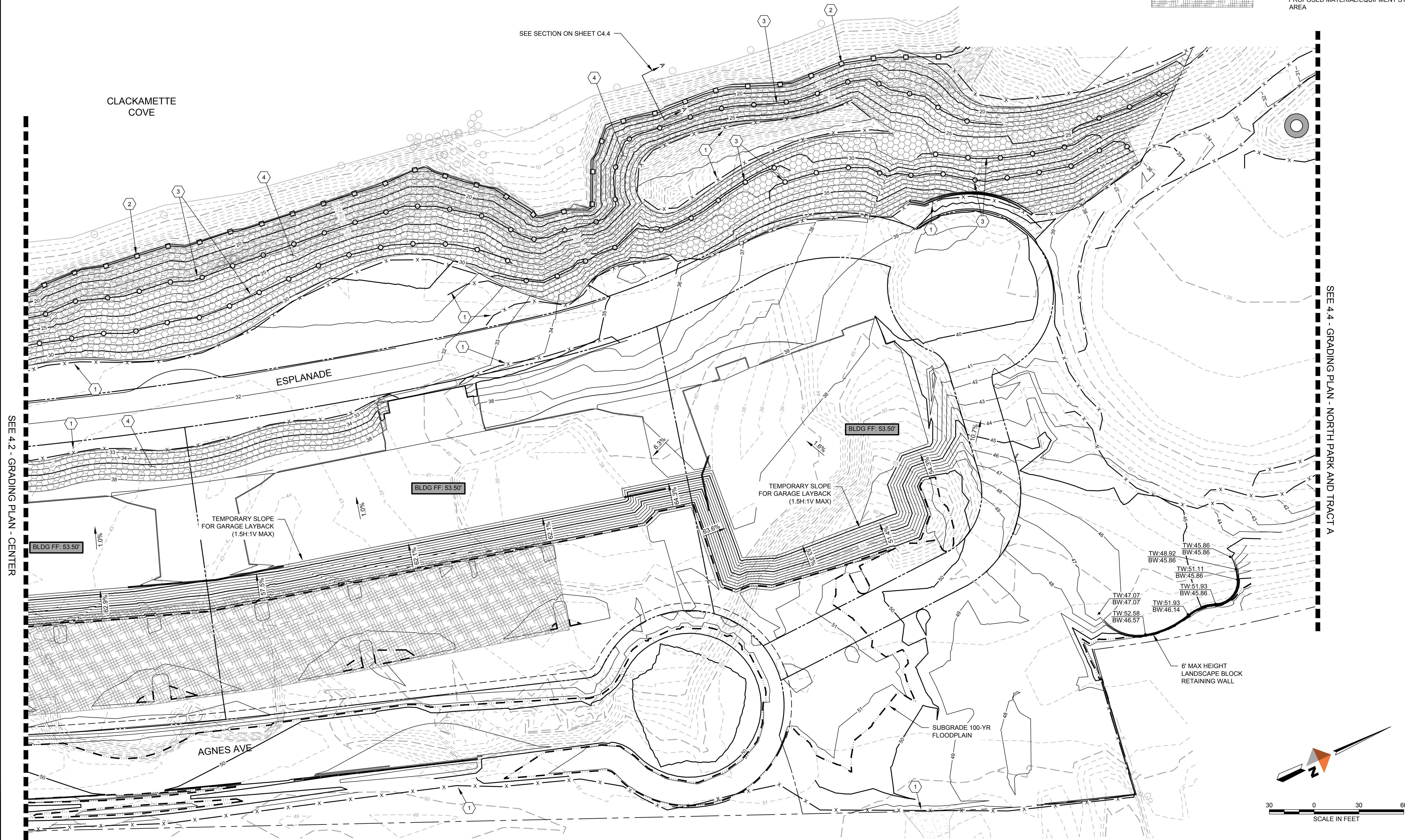
COVE WATERFRONT RESIDENCES
CONCEPT DEVELOPMENT PLAN
EARLY GRADING PLAN - CENTER

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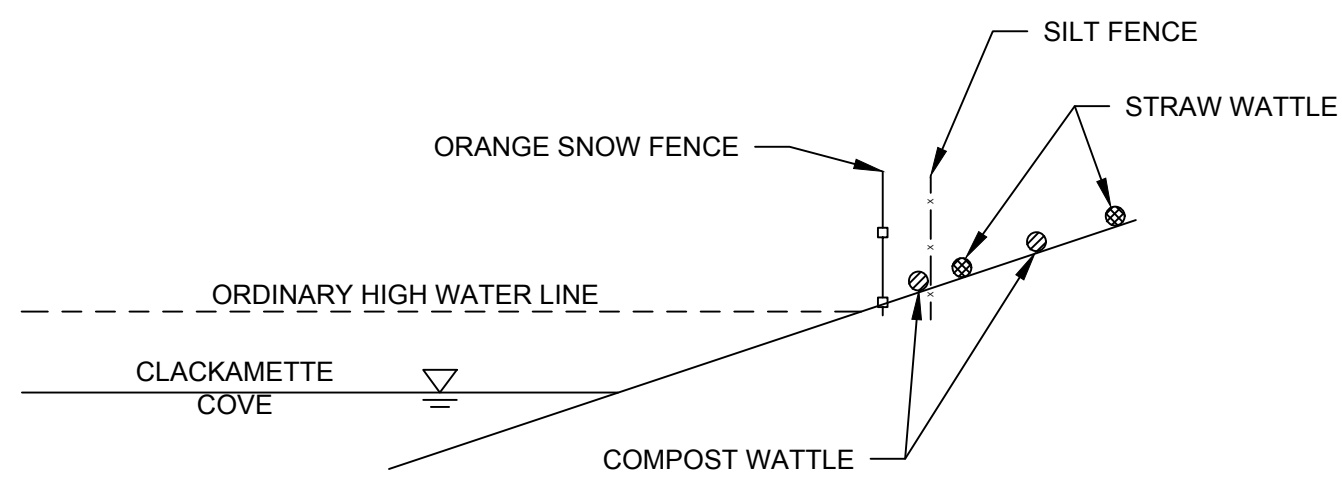
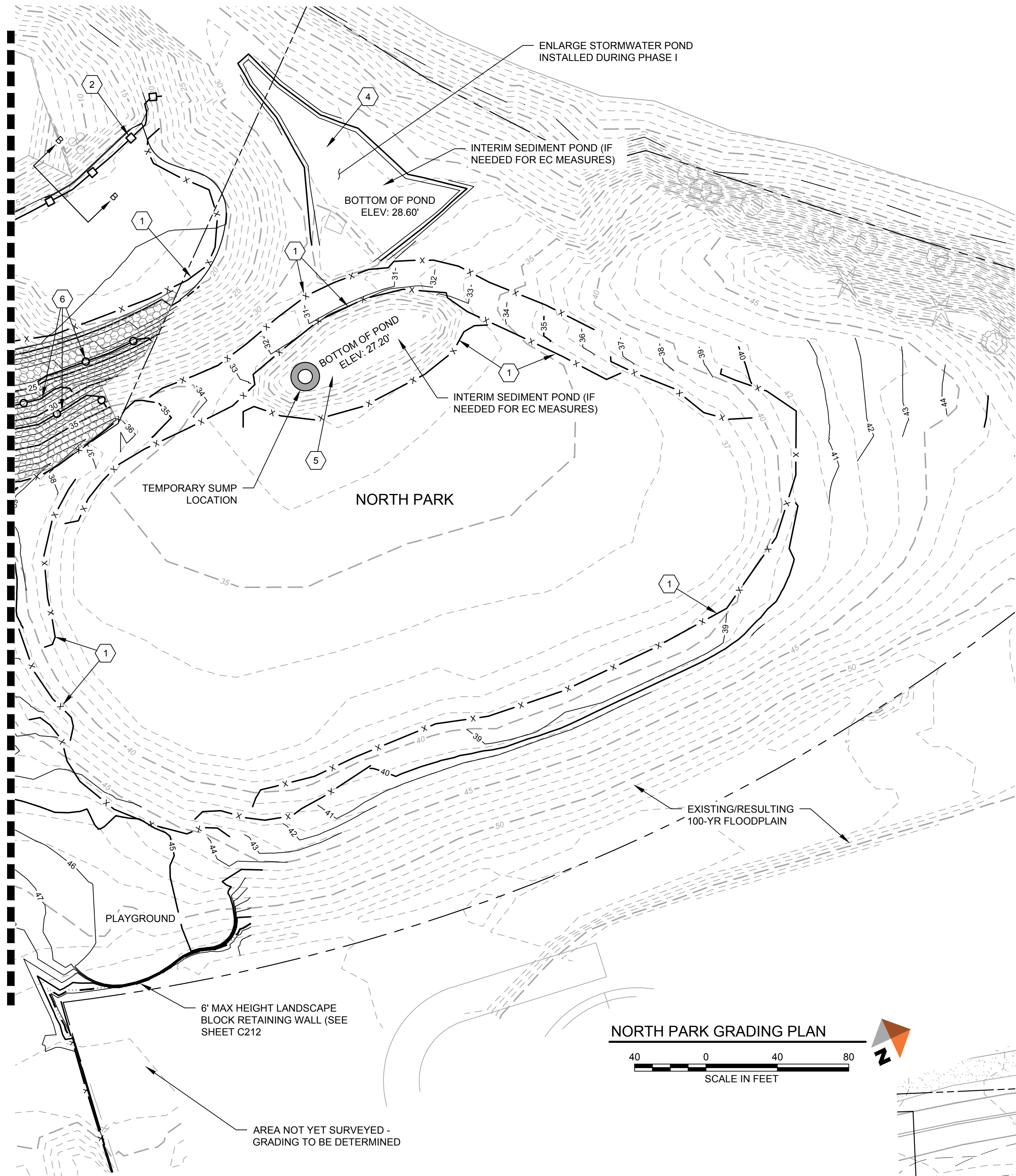
	PROPOSED MAJOR CONTOUR (SUBGRADE)
	PROPOSED MINOR CONTOUR (SUBGRADE)
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED SEDIMENT FENCE
	PROPOSED LOWER LIMITS EC PROTECTION (SEE SECTIONS ON SHEET C4.4) (PLACED AT ORDINARY HIGH WATER)
	PROPOSED COMPOST WATTLES
	RESULTING 100-YR FLOODPLAIN LINE
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



C212

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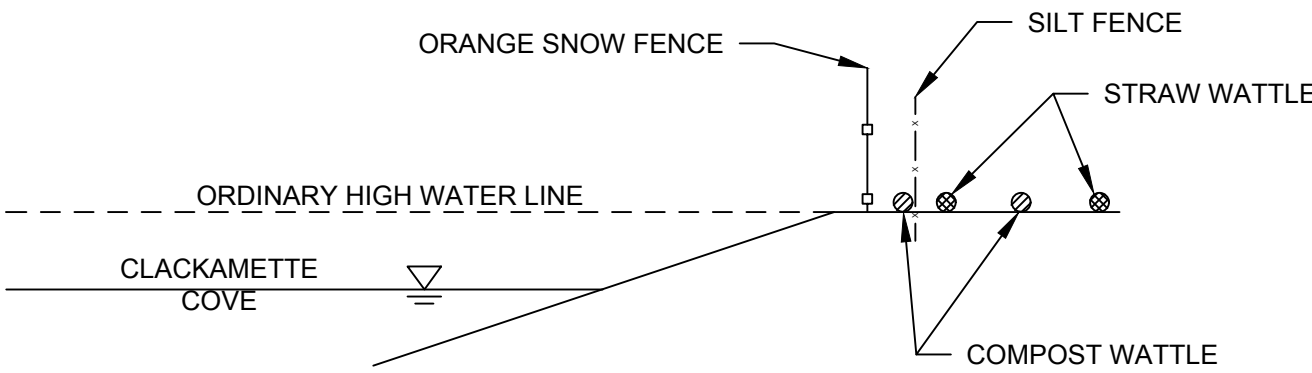
SEE 4.2 - GRADING PLAN - NORTH



ESPLANADE LOWER LIMITS SECTION (A-A)

SCALE: NTS

NOTE: RECEIVED STORM WATER IN TEMPORARY DIVERSION DITCH TO BE
DISPLACED TO BAKER TANKS.



NORTH PARK LOWER LIMITS SECTION (B-B)

SCALE: NTS

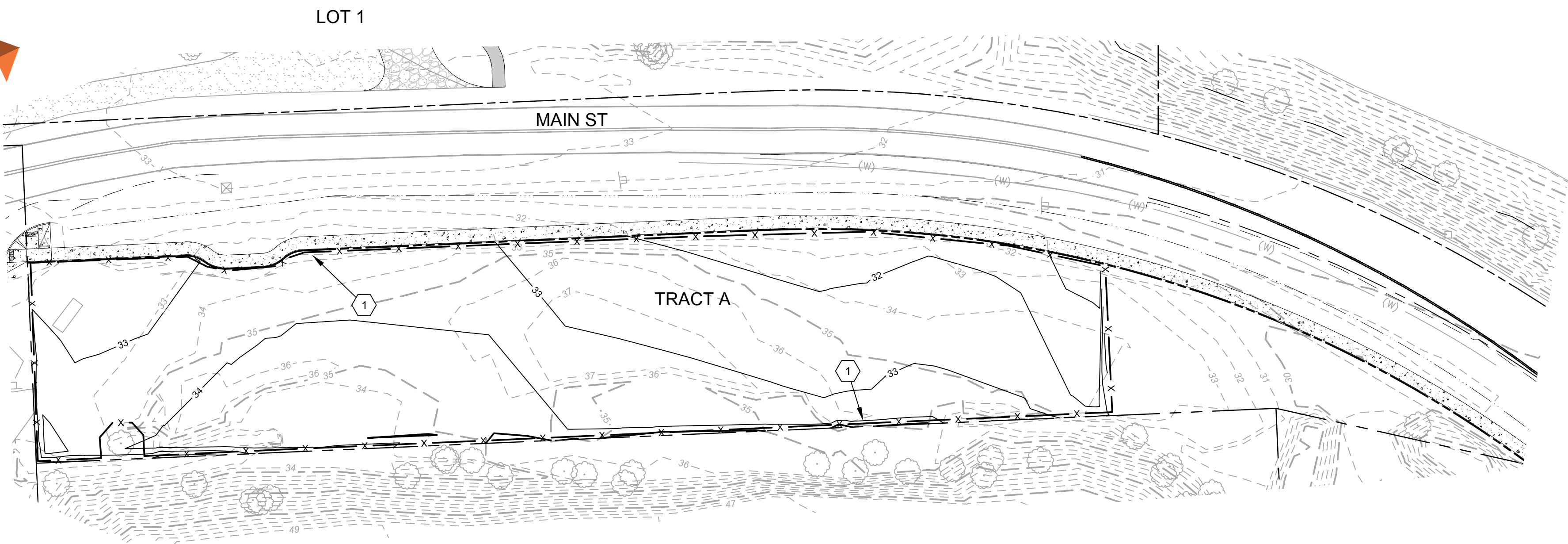
NOTE: RECEIVED STORM WATER IN TEMPORARY DIVERSION DITCH TO BE
DISPLACED TO UPPER POND PER DEWATERING PLAN.

LEGEND

	PROPOSED MAJOR CONTOUR (SUBGRADE)
	PROPOSED MINOR CONTOUR (SUBGRADE)
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED SEDIMENT FENCE
	PROPOSED LOWER LIMITS EC PROTECTION (SEE SECTIONS ON SHEET C4.3)
	PROPOSED COMPOST WATTLES
	RESULTING 100-YR FLOODPLAIN LINE
	PROPOSED SLOPE STABILIZATION MATTING
	PROPOSED MATERIAL/EQUIPMENT STAGING AREA

EROSION CONTROL NOTES

- 1 INSTALL SEDIMENT FENCE.
- 2 INSTALL LOWER LIMIT EC PROTECTION PER SECTION B-B THIS
SHEET.
- 3 INSTALL SLOPE STABILIZATION PER RECOMMENDATION OF
GEOTECHNICAL ENGINEER.
- 4 MAINTAIN/EXPAND EXISTING TEMPORARY HOLDING/OVERFLOW
PREVENTION POND. STORED WATER TO BE DEPLETED VIA
PORTABLE PUMP AND DIVERTED TO UPPER POND.
- 5 MAINTAIN UPPER POND. STORED WATER IN UPPER POND TO BE
DEPLETED AS NECESSARY TO BAKER TANKS.
- 6 INSTALL COMPOST WATTLES.



COVE WATERFRONT RESIDENCES
CONCEPT DEVELOPMENT PLAN
EARLY GRADING PLAN - NORTH PARK & TRACT A

PROJECT 14307.01
DATE 8/8/2018

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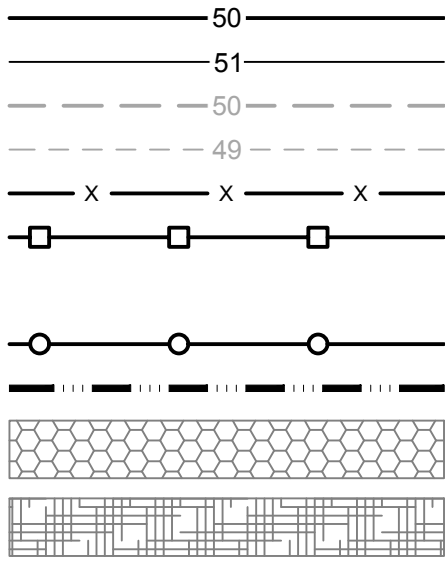
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EROSION CONTROL NOTES

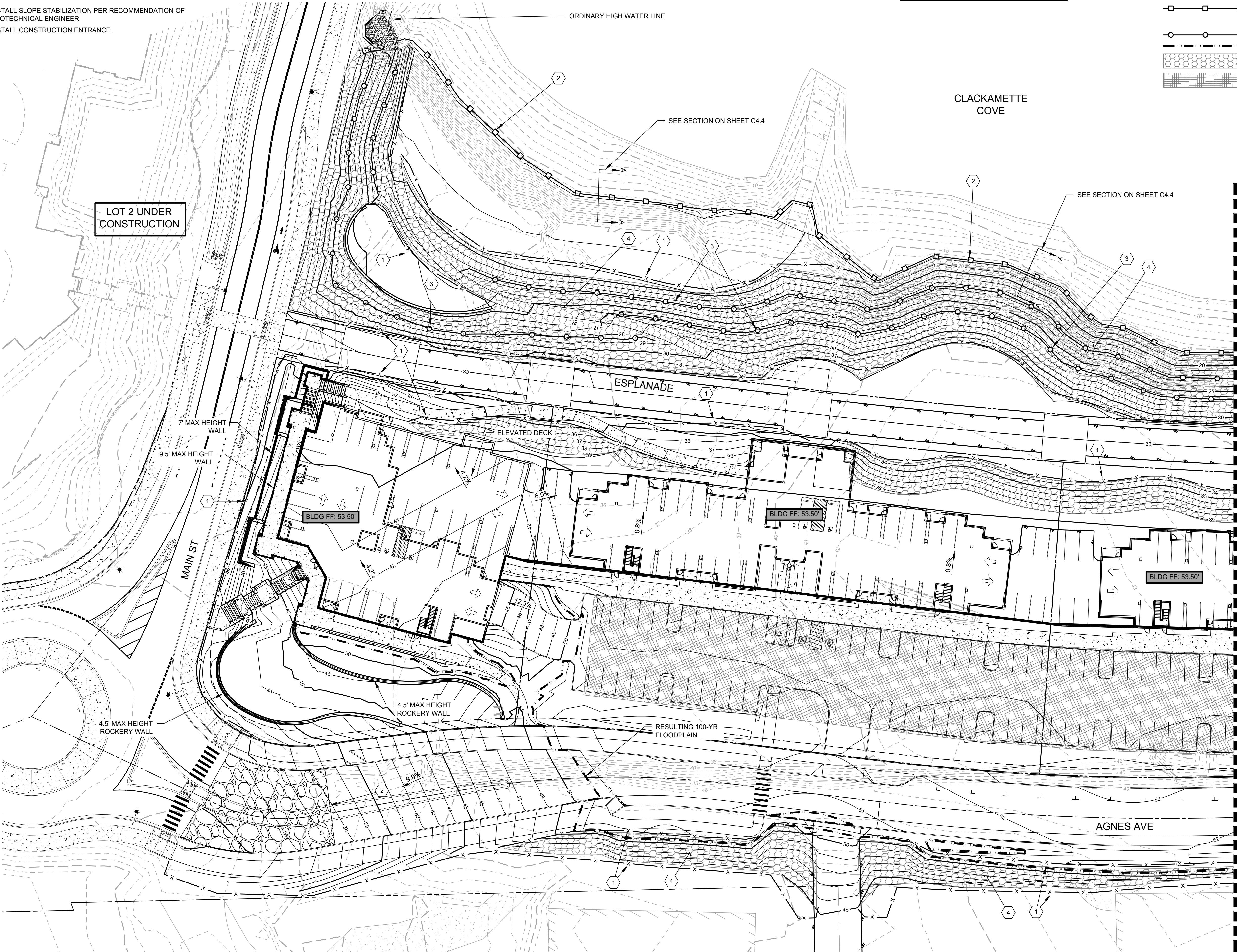
- 1 INSTALL SEDIMENT FENCE.
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NOTE: CONTOURS SHOWN UNDER BUILDING
FOOTPRINTS ARE GARAGE GRADES

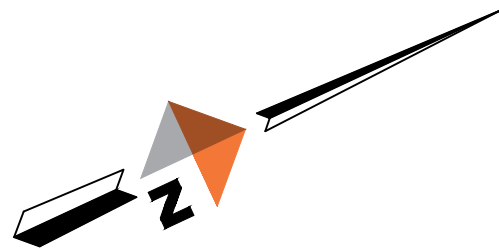
LEGEND



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



SEE 4.2 - GRADING PLAN - CENTER



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COVE WATERFRONT RESIDENCES
CONCEPT DEVELOPMENT PLAN
GRADING PLAN - SOUTH

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PROJECT 14307.01
DATE 8/8/2018

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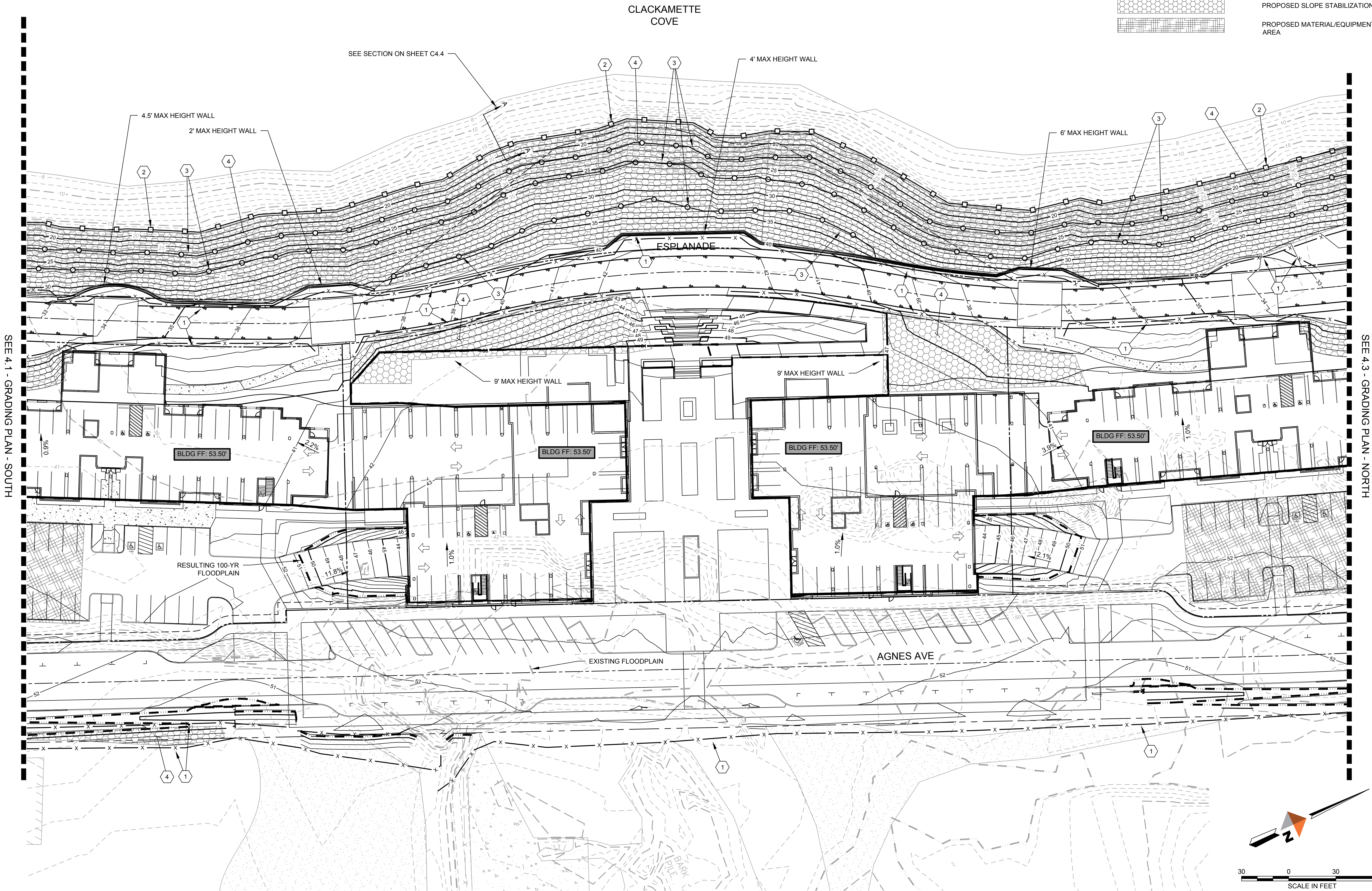
EROSION CONTROL NOTES

- 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.

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 X X PROPOSED SEDIMENT FENCE
- X X X 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



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\\BL-FS\\BL-Projects\\22\\14307-01\\65CAD_CDP\\SC-CDP-CR-14307.dwg PLOT DATE 2018-11-19 17:10 SAVED DATE 2018-11-19 16:17 USER: kgiddan

SEE 4.2 - GRADING PLAN - CENTER

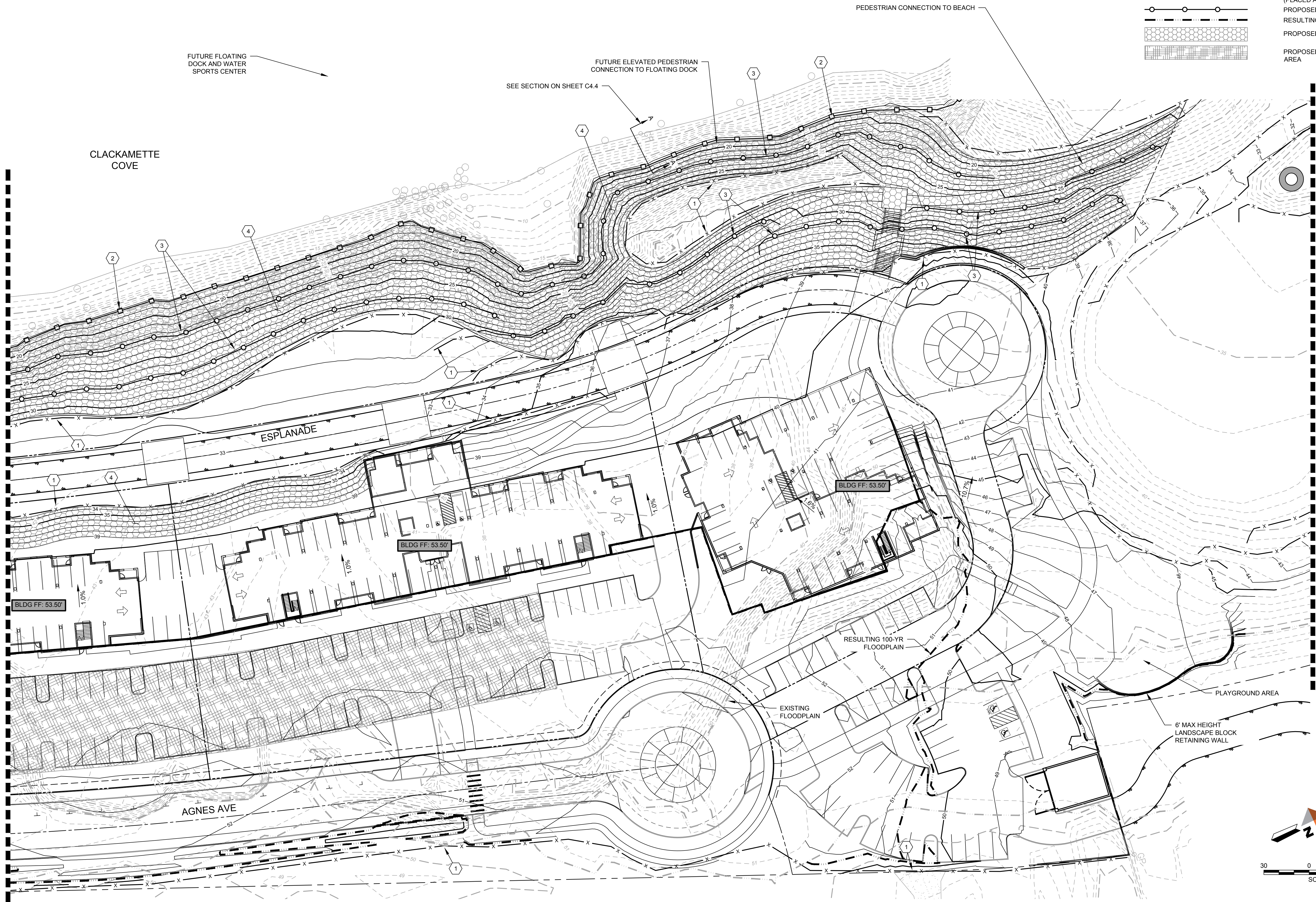
EROSION CONTROL NOTES

- 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

- | | |
|--|--|
| | 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 |



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COVE WATERFRONT RESIDENCES
CONCEPT DEVELOPMENT PLAN
GRADING PLAN - NORTH

SECTION 29 T2S R2E W1M
OREGON CITY, OREGON

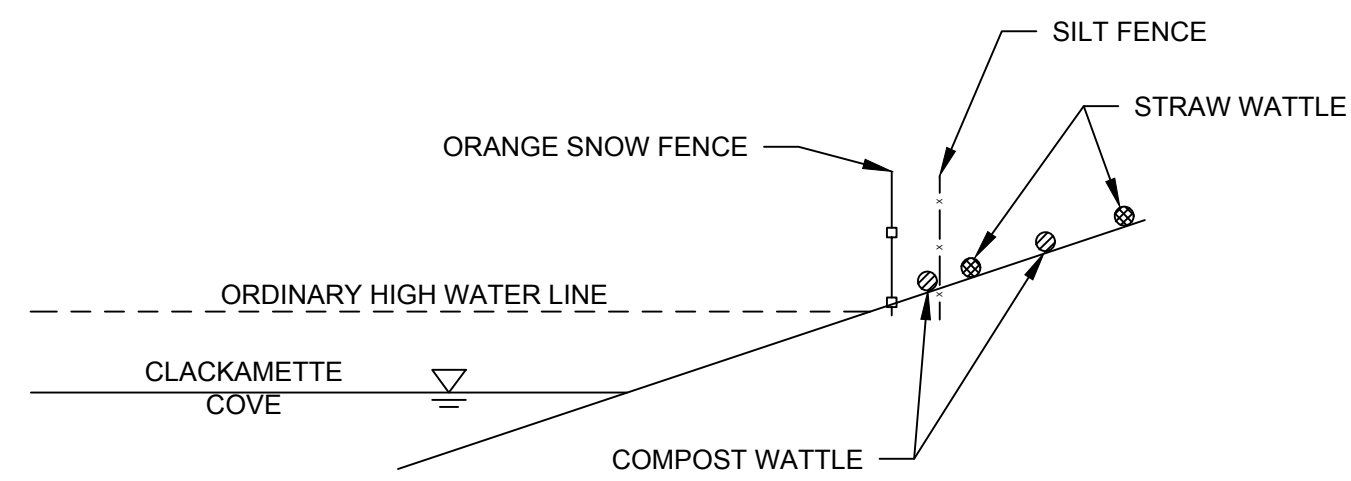
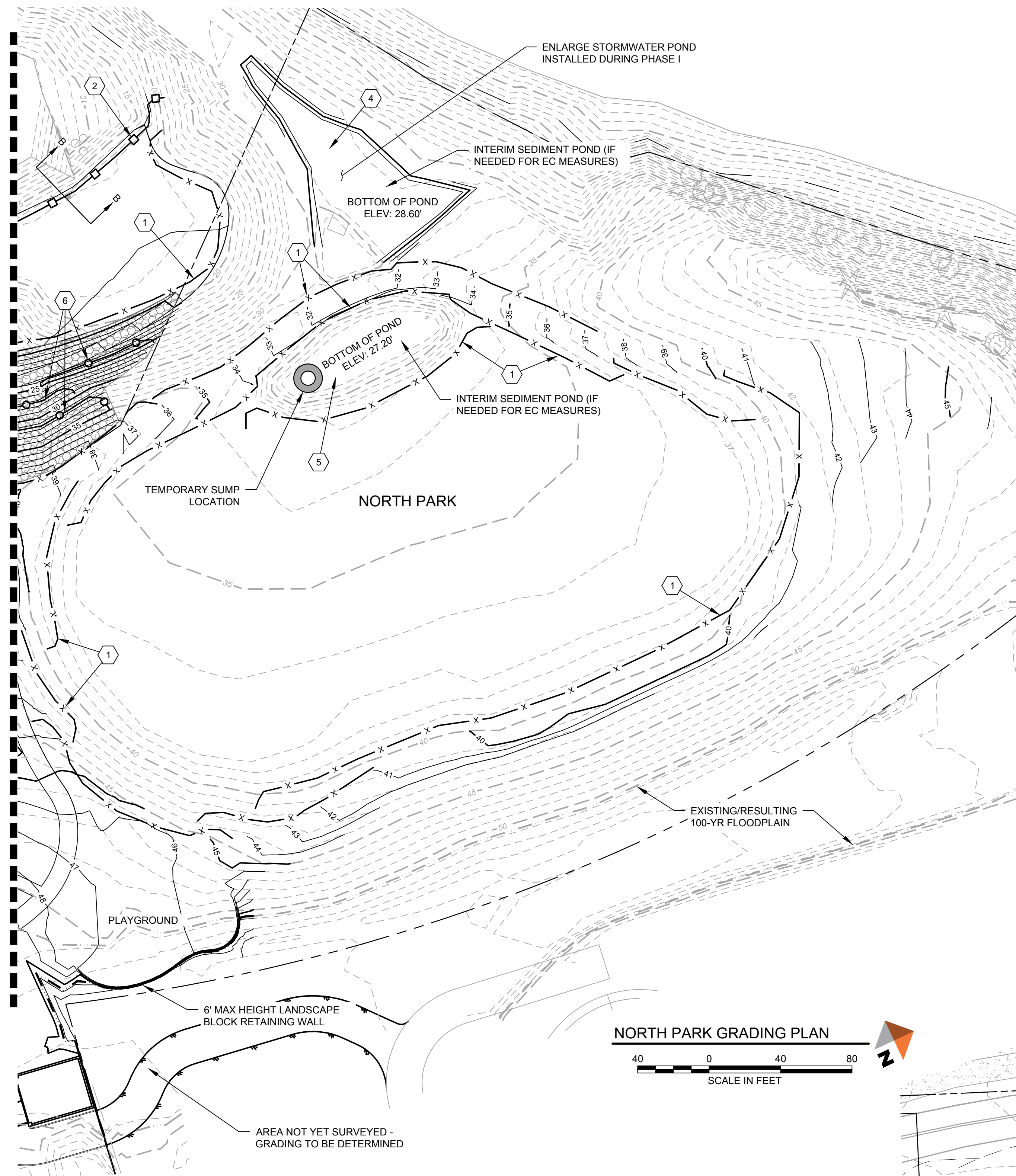
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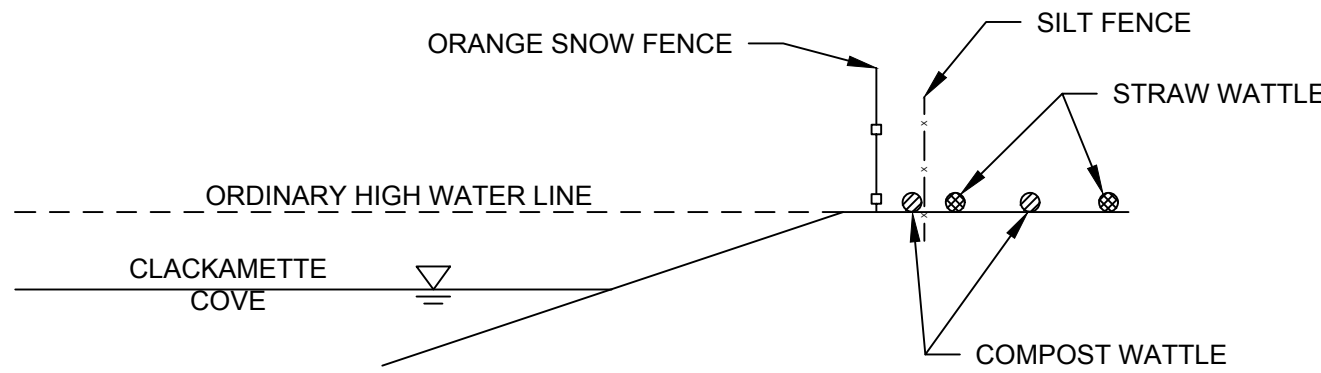
SEE 4.2 - GRADING PLAN - NORTH



ESPLANADE LOWER LIMITS SECTION (A-A)

SCALE: NTS

NOTE: RECEIVED STORM WATER IN TEMPORARY DIVERSION DITCH TO BE
DISPLACED TO BAKER TANKS.



NORTH PARK LOWER LIMITS SECTION (B-B)

SCALE: NTS

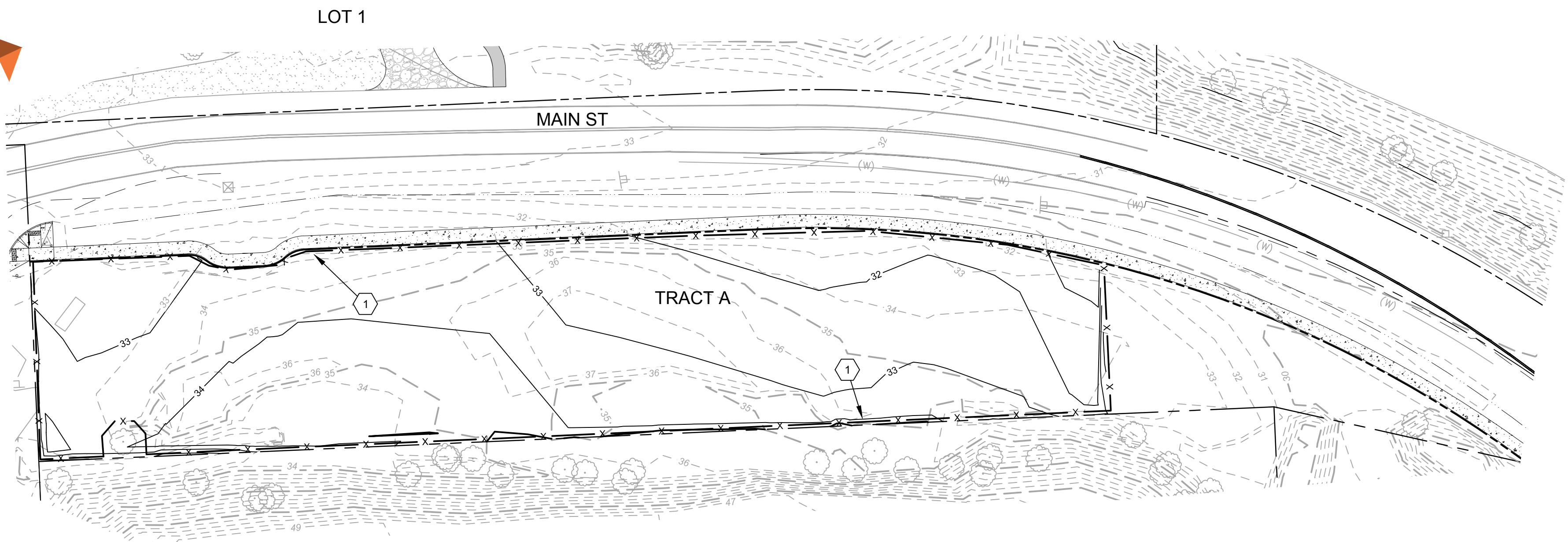
NOTE: RECEIVED STORM WATER IN TEMPORARY DIVERSION DITCH TO BE
DISPLACED TO UPPER POND PER DEWATERING PLAN.

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 C4.3)
	PROPOSED COMPOST WATTLES
	RESULTING 100-YR FLOODPLAIN LINE
	PROPOSED SLOPE STABILIZATION MATTING
	PROPOSED MATERIAL/EQUIPMENT STAGING AREA

EROSION CONTROL NOTES

- 1 INSTALL SEDIMENT FENCE.
- 2 INSTALL LOWER LIMIT EC PROTECTION PER SECTION B-B THIS
SHEET.
- 3 INSTALL SLOPE STABILIZATION PER RECOMMENDATION OF
GEOTECHNICAL ENGINEER.
- 4 MAINTAIN/EXPAND EXISTING TEMPORARY HOLDING/OVERFLOW
PREVENTION POND. STORED WATER TO BE DEPLETED VIA
PORTABLE PUMP AND DIVERTED TO UPPER POND.
- 5 MAINTAIN UPPER POND. STORED WATER IN UPPER POND TO BE
DEPLETED AS NECESSARY TO BAKER TANKS.
- 6 INSTALL COMPOST WATTLES.



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