

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.

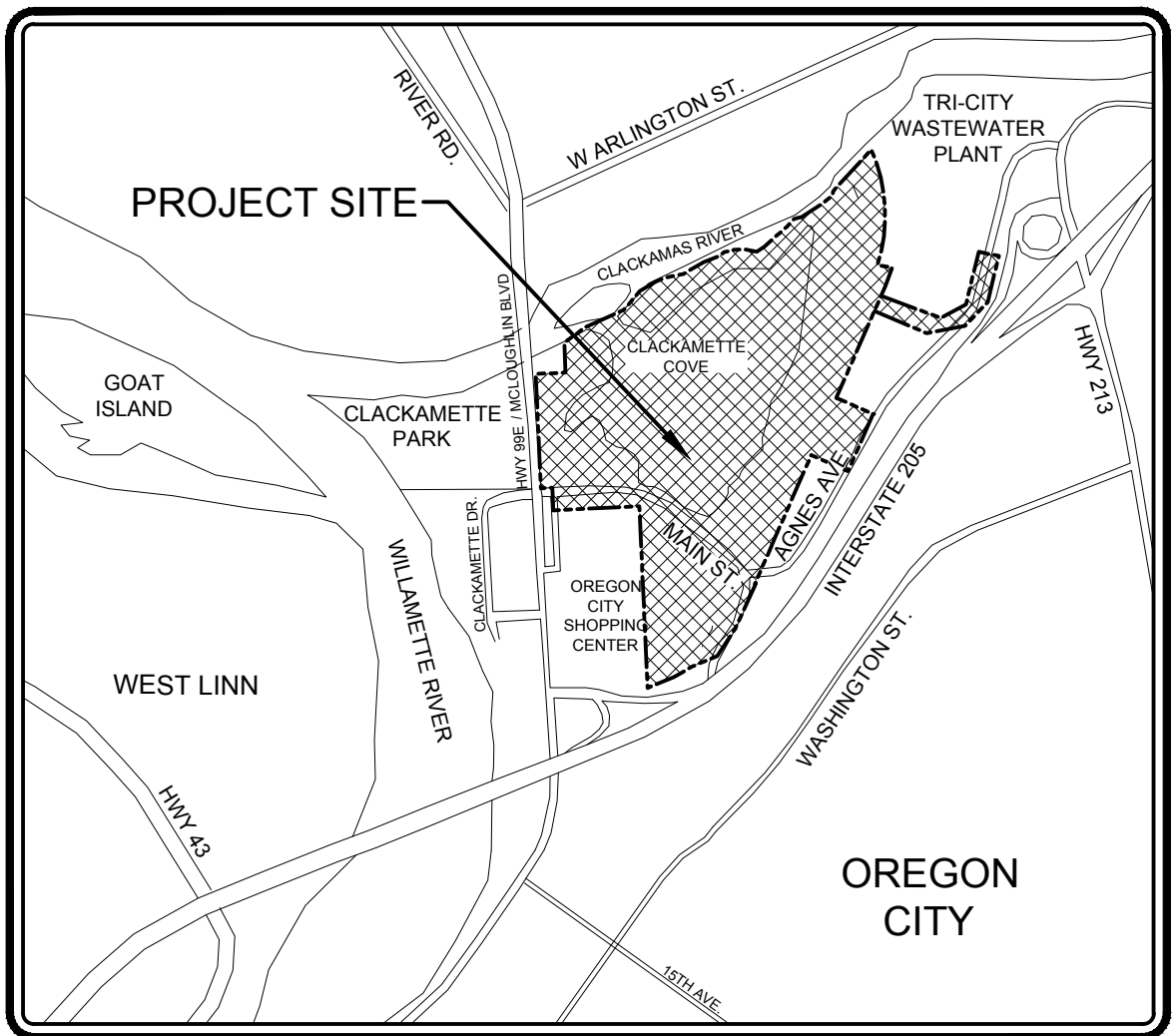
OREGON CITY, OREGON

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



SITE MAP

SCALE: NTS



VICINITY MAP

SCALE: NTS

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SHOWN FOR
REFERENCE ONLY

PROJECT TEAM

APPLICANT

THE COVE, LLC
ATTN: DAVID MOONEY
1961 COLLINGWOOD 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

APEX COMPANIES, LLC
ATTN: STUART ALBRIGHT, PE
3015 SW FIRST AVENUE
PORTLAND, OR 97201
PHONE: (503) 722-3789
FAX: (503) 722-3880

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.)



DOWL
www.dowl.com
720 SW Washington Street, #750
Portland, Oregon 97205
971-280-8641

COVE WATERFRONT RESIDENCES
EARLY GRADING DDP
EARLY GRADING COVER SHEET

PROJECT 14307.01
DATE 12/7/2018

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SHEET

C000

\\bil-fs-bil-projects\22\14307-01\65CAD\ddp - early grading\SC-DDPEG-CV-14307.dwg PLOT DATE: 2018-12-7 08:43 SAVED DATE: 2018-11-27 13:51 USER: kgiddens

\\bil-fs-bil-projects\22\14307-01\65CAD__ddp - early grading\SC-DDPEG-CV-14307.dwg PLOT DATE 2018-12-7 08:43 SAVED DATE 2018-11-27 13:51 USER: legidgen

TREE PROTECTION NOTES

PER SECTION 17.41.130 OF THE OREGON CITY MUNICIPAL CODE. SEE CODE FOR MORE INFORMATION.

- TREE PROTECTION SHALL BE AS RECOMMENDED BY A QUALIFIED ARBORIST OR, AS A MINIMUM, TO INCLUDE THE FOLLOWING PROTECTIVE MEASURES:
- EXCEPT AS OTHERWISE DETERMINED BY THE COMMUNITY DEVELOPMENT DIRECTOR, ALL REQUIRED TREE PROTECTION MEASURES SET FORTH IN THIS SECTION SHALL BE INSTITUTE PRIOR TO ANY DEVELOPMENT ACTIVITIES, INCLUDING, BUT NOT LIMITED TO CLEARING, GRADING, EXCAVATION OR DEMOLITION WORK, AND SUCH MEASURES SHALL BE REMOVED ONLY AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITY, INCLUDING NECESSARY LANDSCAPING AND IRRIGATION INSTALLATION, AND ANY REQUIRED PLAT, TRACT, CONSERVATION EASEMENT OR RESTRICTIVE COVENANT HAS BEEN RECORDED.
 - APPROVED CONSTRUCTION FENCING, A MINIMUM OF FOUR FEET TALL WITH STEEL POSTS PLACED NO FARTHER THAN TEN FEET APART, SHALL BE INSTALLED AT THE EDGE OF THE TREE PROTECTION ZONE OR DRIPLINE, WHICHEVER IS GREATER. AN ALTERNATIVE MAY BE USED WITH THE APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR.
 - APPROVED SIGNS SHALL BE ATTACHED TO THE FENCING STATING THAT INSIDE THE FENCING IS A TREE PROTECTION ZONE, NOT TO BE DISTURBED UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE COMMUNITY DEVELOPMENT DIRECTOR.
 - 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; NOR PASSAGE OR PARKING OF VEHICLES OR EQUIPMENT.
 - THE TREE PROTECTION ZONE SHALL REMAIN FREE OF CHEMICALLY INJURIOUS MATERIALS AND LIQUIDS SUCH AS PAINTS, THINNERS, CLEANING SOLUTIONS, PETROLEUM PRODUCTS, AND CONCRETE OR DRY WALL EXCESS, CONSTRUCTION DEBRIS, OR RUN-OFF.
 - NO EXCAVATION, TRENCHING, GRADING, ROOT PRUNING OR OTHER ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE UNLESS DIRECTED BY AN ARBORIST PRESENT ON SITE AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
 - NO MACHINERY REPAIR OR CLEANING SHALL BE PERFORMED WITHIN TEN FEET OF THE DRIPLINE OF ANY TREES IDENTIFIED FOR PROTECTION.
 - DIGGING A TRENCH FOR PLACEMENT OF PUBLIC OR PRIVATE UTILITIES OR OTHER STRUCTURE WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE PROTECTED IS PROHIBITED. BORING UNDER OR THROUGH THE TREE PROTECTION ZONE MAY BE PERMITTED IF APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND PURSUANT TO THE APPROVED WRITTEN RECOMMENDATIONS AND ON-SITE GUIDANCE AND SUPERVISION OF A CERTIFIED ARBORIST. THE CITY MAY REQUIRE THAT A CERTIFIED ARBORIST BE PRESENT DURING ANY CONSTRUCTION OR GRADING ACTIVITIES THAT MAY AFFECT THE DRIPLINE OF TREES TO BE PROTECTED.
 - THE COMMUNITY DEVELOPMENT DIRECTOR MAY IMPOSE CONDITIONS TO AVOID DISTURBANCE TO TREE ROOTS FROM GRADING ACTIVITIES AND TO PROTECT TREES AND OTHER SIGNIFICANT VEGETATION IDENTIFIED FOR RETENTION FROM HARM. SUCH CONDITIONS MAY INCLUDE, IF NECESSARY, THE ADVISORY EXPERTISE OF A QUALIFIED CONSULTING ARBORIST OR HORTICULTURIST BOTH DURING AND AFTER SITE PREPARATION, AND A SPECIAL MAINTENANCE/MANAGEMENT PROGRAM TO PROVIDE PROTECTION TO THE RESOURCE AS RECOMMENDED BY THE ARBORIST OR HORTICULTURIST.

NATURAL RESOURCES OVERLAY DISTRICT NOTES

CONTRACTOR TO COMPLY WITH CITY MUNICIPAL CODE SECTION 17.49 REGARDING NROD REQUIREMENTS.

OREGON CITY ENGINEERED GRADING NOTES

- PROJECT GRADING LIMITS SHALL BE WITHIN THE PROJECT'S PROPERTY BOUNDARY AND CITY UR PROPERTY, UNLESS OTHERWISE SHOWN ON PLANS. NO GRADING SHALL BE CONDUCTED IN WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS UNLESS SPECIFICALLY SHOWN ON THE APPROVED PLANS.
- THE IDENTIFICATION OR REMOVAL OF UNSUITABLE MATERIAL SHALL BE DONE WITH CONSULTATION WITH THE PROJECT ENGINEER OR PROJECT'S GEOTECHNICAL ENGINEER.
- REMOVE AND DISPOSE OF ALL ORGANIC AND/OR UNSUITABLE MATERIALS, INCLUDING TREES, STUMPS, ROOTS, BRUSH, AND GRASS IN SUCH A MANNER TO MEET ALL APPLICABLE REGULATIONS. ON-SITE DISPOSAL SHALL BE OF AS DETERMINED BY THE PROJECT ENGINEER OR PROJECT'S GEOTECHNICAL ENGINEER.
- STOCKPILE EXCESS SOIL MATERIAL ON-SITE AS DIRECTED BY THE PROJECT ENGINEER. PROJECT'S GEOTECHNICAL ENGINEER, OR APPROVED PLANS (UNLESS APPROVED PLANS IDENTIFY EXCESS EXCAVATION IS TO BE REMOVED FROM THE SITE).
- THE CONTRACTOR SHALL PROTECT ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED ON APPROVED PLANS.
- GRADE THE SITE TO THE ELEVATIONS SHOWN ON THE DRAWING WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISHES AS SPECIFIED. SHAPE FUTURE PAVED AREAS PER THE PLANS TO A SUBGRADE ELEVATION THAT WILL ACCOMMODATE FUTURE BASE ROCK AND PAVING.
- STRAIGHT GRADES SHALL BE RUN BETWEEN FINISH GRADE AND/OR FINISH CONTOUR LINES SHOWN, UNLESS OTHERWISE NOTED. FINISH GRADES ARE TO DRAIN AS INDICATED ON THE PLANS. ROUGH GRADING SHALL BE FINISHED BY BLADING AND RAKING TO REASONABLE SMOOTH CONTOURS WITH GENTLE TRANSITIONS.
- ALL CUT OR FILL SLOPES SHALL BE CONSTRUCTED AT NO STEEPER THAN FOUR (4) HORIZONTAL TO ONE (1) VERTICAL UNLESS OTHERWISE SHOWN ON APPROVED PLANS.
- AREAS TO RECEIVE FILL MATERIALS SHALL BE PREPARED BY REMOVING ALL ORGANIC AND UNSUITABLE MATERIALS AND "PROOF ROLLED". BENCHING MAY BE REQUIRED. MATERIAL IN SOFT SPOTS WITHIN A PROPOSED BUILDING ENVELOPE, PAVED AREA, OR SIDEWALK AREA SHALL BE REMOVED TO THE DEPTH REQUIRED (AS DIRECTED BY THE PROJECT ENGINEER OR THE PROJECT'S GEOTECHNICAL ENGINEER) AND SHALL BE REPLACED WITH SUITABLE BACKFILL.
- THE CONSTRUCTION OF STRUCTURAL FILLS AND/OR EXCAVATIONS CONNECTED WITH ANY PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE WRITTEN RECOMMENDATIONS MADE BY THE PROJECT'S GEOTECHNICAL ENGINEER IN AN APPROVED REPORT.
- COMPACTION TESTS AND REPORTS FOR EACH LOT SHALL BE CONDUCTED BY AN APPROVED TESTING LABORATORY. TEST FREQUENCY SHALL BE PER THE PROJECT ENGINEER, OR PROJECT'S GEOTECHNICAL ENGINEER. TESTING TO COMMENCE WITH FILL ACTIVITIES AND AS A MINIMUM, ONE TEST WILL BE TAKEN FOR EVERY 500 CUBIC YARDS PLACED.
- IF DUSTY CONDITIONS EXIST, THE PERMITTEE SHALL APPLY A FINE SPRAY OF WATER ON THE SURFACE TO CONTROL THE DUST.
- ENGINEERED FILL IN THE BUILDING ENVELOPE SHALL BE CERTIFIED BY THE PROJECT ENGINEER. THIS CERTIFICATION SHALL BE SENT TO THE CITY BUILDING OFFICIAL UPON SUBMISSION OF THE BUILDING PERMIT IF IT HAS NOT ALREADY BEEN RECEIVED BY THE CITY BUILDING OFFICIAL.

GENERAL PROJECT GRADING NOTES

- SITE GRADING AND EARTHWORK SHALL BE PERFORMED BETWEEN MAY 1ST AND OCTOBER 31ST UNLESS OTHERWISE AUTHORIZED PER OCAC 17.44.060(B).
- SEE LETTER PREPARED BY STU ALBRIGHT, APEX COMPANIES, LLC FOR SLOPE TREATMENT AND EROSION CONTROL RECOMMENDATIONS FOR SLOPES AROUND THE FLOOD CHANNEL AND SLOPES ADJACENT TO COVE.
- CONTRACTOR TO IDENTIFY AND PROVIDE THE CITY WITH THE DISPOSAL SITE FOR ALL UNSUITABLE MATERIALS NOT USED FOR GRADING.
- ALL GRADING CUT AND FILL ACTIVITIES ARE TO FOLLOW THE RECOMMENDATION OF THE PROJECT GEOTECH REPORT AND SUPPLEMENTAL MEMOS PREPARED BY GEOPACIFIC DATED 6/29/2016.
- SEE GEOTECH REPORT AND WALL DESIGN REPORTS FOR WALL TESTING AND INSPECTION REQUIREMENTS.
- SEE FINAL EXCAVATION PLAN FOR WORK SEQUENCE, STAGING, SAFETY PLAN, AND SCHEDULE, INCLUDING DEMO, SOIL MIXING, FILL PLACEMENT, AND WALL CONSTRUCTION.
- SEE GROUND IMPROVEMENT PLAN AND REPORT PREPARED BY GEODESIGN FOR DETAILS AND INFORMATION REGARDING COLUMN PLACEMENT AND STRUCTURAL GRID FOR LOAD TRANSFER.
- EXCAVATED MATERIALS ARE TO BE EVALUATED BY THE PROJECT GEOTECH FOR DETERMINATION OF SUITABLE MATERIALS FOR FILL PLACEMENT.

GEOTECHNICAL RECOMMENDATIONS FROM GEOPACIFIC REPORT

THE FOLLOWING COMPACTION REQUIREMENTS WERE PROVIDED FROM STUART ALBRIGHT WITH APEX AND ARE SHOWN AS A SUMMARY OF THE COMPACTION REQUIREMENTS AND SPECIFICATIONS FOR THE PROJECT. FULL REQUIREMENTS AND SPECIFICATIONS ARE FOUND IN THE FINAL APEX GEOTECHNICAL ASSESSMENT DATED DECEMBER 19, 2017 AND SHOULD BE REFERRED TO FOR ALL OF THE NECESSARY EARTHWORK RECOMMENDATIONS AND SPECIFICATIONS.

- STRUCTURAL FILLS - 92% ASTM D1557, MODIFIED PROCTOR
- NON-STRUCTURAL FILLS - 85% ASTM D1557, MODIFIED PROCTOR
- ROAD SUBGRADE - 95% ASTM D1557, MODIFIED PROCTOR
- ROAD BASE AGGREGATE - 95% ASTM D1557, MODIFIED PROCTOR

OREGON CITY STANDARD CONSTRUCTION NOTES

- ALL WORK AND MATERIALS SHALL CONFORM TO MOST RECENT EDITION OF THE OREGON CHAPTER APWA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AS ADOPTED AND MODIFIED BY THE CITY OF OREGON CITY.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION. A CITY BUSINESS LICENSE IS REQUIRED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND ARRANGE FOR THE RELOCATION OF ANY UTILITIES IN CONFLICT WITH THE PROPOSED CONSTRUCTION. THE LOCATIONS, DEPTH AND DESCRIPTION OF EXISTING UTILITIES SHOWN WERE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. ADDITIONAL UTILITIES MAY EXIST WITHIN THE WORK AREA.
- OREGON LAW REQUIRES THAT THE RULES ADOPTED BY OREGON UTILITY NOTIFICATION CENTER BE FOLLOWED. THOSE RULES ARE SET FORTH IN OAR 952-001-0000. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER OR ACCESSING VIA INTERNET AT WWW.CALLBEFOREYOU.DIG.ORG. CALL BEFORE YOU DIG - PORTLAND METRO AREA 503-246-6699.
- THE CONTRACTOR SHALL MAKE PROVISIONS TO KEEP ALL EXISTING UTILITIES IN SERVICE AND PROTECT THEM DURING CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY DAMAGED UTILITIES USING MATERIALS AND METHODS APPROVED BY THE UTILITY OWNER. NO SERVICE INTERRUPTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN AGREEMENT WITH THE UTILITY PROVIDER.
- ALL WATER LINE CROSSINGS SHALL BE IN CONFORMANCE WITH OAR CHAPTER 333. THE CITY MAY REQUIRE MORE STRINGENT STANDARDS.
- CONTRACTOR SHALL NOTIFY PROJECT ENGINEER AND CITY OF OREGON CITY DEVELOPMENT SERVICES STAFF 48 HOURS IN ADVANCE OF STARTING CONSTRUCTION AND 24 HOURS BEFORE RESUMING WORK AFTER SHUTDOWNS, EXCEPT FOR NORMAL RESUMPTION OF WORK FOLLOWING SATURDAYS, SUNDAYS, OR HOLIDAYS.
- CONTRACTOR SHALL REMOVE AND DEPOSE OF TREES, STUMPS, BRUSH, ROOTS, TOPSOIL, AND OTHER MATERIAL IN THE ROADWAY AND WHERE INDICATED ON THE PLANS. MATERIAL SHALL BE DISPOSED OF IN SUCH A MANNER AS TO MEET ALL APPLICABLE REGULATIONS. CONTRACTOR SHALL ENSURE RECIPIENTS OF FILL MATERIALS REMOVED OFFSITE ARE PERMITTED TO RECEIVE SAID MATERIALS REGARDLESS OF THE RECEIVING JURISDICTION. CITY REQUIRES A GRADING PERMIT PER OREGON CITY MUNICIPAL CODE 15.48 FOR A SINGLE SITE TO RECEIVE OVER 10 CUBIC YARDS OF MATERIAL UNLESS THE GRADING WORK IS ALREADY COVERED IN ANOTHER CONSTRUCTION PERMIT. CONTRACTOR IS RESPONSIBLE FOR MEETING OTHER JURISDICTIONS' GRADING/FILL REQUIREMENTS WHEN APPROPRIATE.
- CONSTRUCTION VEHICLES INCLUDING TRAILERS SHALL PARK ON THE CONSTRUCTION SITE OR AT A LOCATION(S) INDICATED ON THE APPROVED PLAN. THIS INCLUDES ALL SUBCONTRACTORS' VEHICLES AND TRAILERS. HOURS OF CONSTRUCTION SHALL BE 7 AM TO 6 PM, MONDAY THROUGH FRIDAY; 9 AM TO 6 PM SATURDAY. CONSTRUCTION IS PROHIBITED ON SUNDAY. CONSTRUCTION ACTIVITIES INCLUDE ALL FIELD MAINTENANCE OF EQUIPMENT, REFUELING, AND PICK UP AND DELIVERY OF EQUIPMENT AS WELL AS THE ACTUAL CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL SUBMIT A 15% MAINTENANCE BOND/GUARANTEE AS REQUIRED BY THE CITY OF OREGON CITY. THE AMOUNT OF THE GUARANTEE IS 15% OF THE PUBLIC IMPROVEMENTS COST.
- THE CONTRACTOR SHALL KEEP AN APPROVED SET OF PLANS ON THE PROJECT SITE AT ALL TIMES.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT "REDLINE DRAWINGS" TO PROJECT ENGINEER FOR PREPARATION OF RECORD DRAWINGS. "REDLINE DRAWINGS" DOCUMENT ALL DEVIATIONS AND REVISIONS TO THE APPROVED PLANS; THEY ALSO RECORD A DESCRIPTION OF CONSTRUCTION MATERIALS ACTUALLY USED (PIPE MATERIAL, ETC.), FROM THE INFORMATION CONTAINED ON THE REDLINE DRAWINGS, AS WELL AS ANY NOTES RECORDED BY THE PROJECT ENGINEER. THE PROJECT ENGINEER SHALL PREPARE AND SUBMIT RECORD DRAWINGS TO DEVELOPMENT SERVICES (PAPER COPY FIRST FOR CITY APPROVAL AND THEN TWO SETS ON 4 MIL MYLAR AS DIRECTED BY CITY STAFF). RECORD DRAWINGS ARE REQUIRED FOR ANY PUBLIC IMPROVEMENTS, AS WELL AS FOR ANY (PUBLIC OR PRIVATE) STORMWATER QUANTITY OR QUALITY CONTROL FACILITY. CITY ACCEPTANCE OF ANY PUBLIC IMPROVEMENTS ARE TIED TO THE SUBMITTAL OF THESE RECORD DRAWINGS. CAD-GENERATED PLANS SHALL ALSO HAVE ELECTRONIC RECORD DRAWINGS SUBMITTED TO THE CITY IN COMPLIANCE WITH THE DIGITAL MAPPING REQUIREMENTS.
- CONTRACTOR SHALL ERECT AND MAINTAIN TRAFFIC CONTROL PER THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", PART VI, CONSTRUCTION AND MAINTENANCE, AS ADOPTED AND MODIFIED BY ODOT. SHOULD WORK BE IN AN EXISTING PUBLIC RIGHT OF WAY THAT IS OPEN TO TRAFFIC, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO APPROPRIATE CITY, COUNTY, AND STATE PERSONNEL FOR APPROVAL. APPROVALS SHALL BE OBTAINED PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET THE INTENT OF THE PROJECT CONTRACT DOCUMENTS, APPLICABLE AGENCY REQUIREMENTS AND OTHER WORK AS NECESSARY TO PROVIDE A COMPLETE PROJECT.
- THERE SHALL BE NO ALTERATION OR VARIANCE FROM THE APPROVED PLANS. THE MINIMUM SUBMITTAL REQUIREMENTS FOR PLAN REVISIONS ARE AS FOLLOWS: PLAN REVISIONS SHALL BE SUBMITTED ON AN 8 1/2" X 11" SHEET (MINIMUM) WITH A 2" BY 2" BLOCK SPACE FOR CITY APPROVAL; AND PLAN REVISION SHALL BE WET STAMPED AND SIGNED BY PROJECT ENGINEER, AND ANY REQUIRED ENGINEERING CALCULATIONS, OR OTHER AGENCY APPROVALS, SHALL BE INCLUDED WITH THE SUBMITTED REVISION. UPON APPROVAL OF THE SUBMITTED REVISIONS, THE CITY ENGINEER SHALL AFFIX AN APPROVAL STAMP TO THE REVISED PLAN SKETCH AND THE PLAN SHALL BE RETURNED TO THE PROJECT ENGINEER. IT IS THE RESPONSIBILITY OF THE PROJECT ENGINEER TO DISTRIBUTE THE APPROVED PLAN REVISION TO ALL PARTIES TO WHOM THE ORIGINAL APPROVED PLANS WERE ISSUED. ALL APPROVED REVISIONS SHALL BE AFFIXED TO THE CONSTRUCTION FIELD PRINTS (ALSO KNOWN AS THE CONTRACTORS' "REDLINE DRAWINGS").
- CONTRACTOR SHALL PROVIDE EFFECTIVE EROSION PROTECTION TO INCLUDE, BUT NOT LIMITED TO, GRADING, DITCHING, HAY BALES, SILT FENCING, AND SEDIMENT BARRIERS TO MINIMIZE EROSION AND IMPACT TO ADJACENT PROPERTY. SEE SEPARATE EROSION AND SEDIMENT CONTROL NOTES AND APPROVED PLANS.
- OPEN TRENCHES SHALL BE STRICTLY LIMITED TO A MAXIMUM OF 100 LINEAR FEET WITHIN ACTIVE STREET RIGHTS-OF-WAY UNLESS LIMITED TO A LESSER AMOUNT BY PERMIT. NO TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT. USE OF STEEL PLATES OVERNIGHT SHALL BE KEPT TO A MINIMUM AND IF USED SHALL BE FIRMLY SECURED WITH COLD OR HOT A/C MIX.
- CONTRACTOR SHALL MAINTAIN AND COORDINATE ACCESS TO ALL AFFECTED PROPERTIES.
- ANY PAVEMENT DISTORTION CAUSED BY THE CONSTRUCTION OPERATIONS SHALL BE TEMPORARILY REPAIRED SAME DAY OF OCCURRENCE (OR IN A TIME PERIOD AGREED TO WITH THE CITY INSPECTOR), USING COLD OR HOT A/C MIX. OWNER/CONTRACTOR SHALL BE REQUIRED TO MAINTAIN REPAIRED AREAS UNTIL CITY FINAL ACCEPTANCE IS GRANTED.
- IF GROUND WATER SPRINGS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE PROJECT ENGINEER. THE PROJECT ENGINEER SHALL DIRECT THE CONTRACTOR TO TAKE MEASURES TO ENSURE THAT WATER IS NOT CONVEYED THROUGH UTILITY TRENCHES AND THE NATURAL FLOW PATH OF THE SPRING IS ALTERED AS LITTLE AS PRACTICABLE. THE PROJECT ENGINEER SHALL SUBMIT A REPORT SUMMARIZING THE FINDING TO THE CITY. IMPACTS AND MITIGATION SHALL BE ADDRESSED FOR CITY APPROVAL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS BEFORE THE START OF WORK. THE CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS AND OTHERWISE VERIFY ALL DIMENSIONS AND EXISTING CONSTRUCTION CONDITIONS INDICATED AND/OR SHOWN ON THE PLANS. SHOULD ANY ERROR OR INCONSISTENCY EXIST, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL REPORTED TO THE PROJECT ENGINEER FOR CLARIFICATION OR CORRECTION.
- ANY INSPECTION BY THE CITY, COUNTY, STATE, FEDERAL AGENCY OR PROJECT ENGINEER SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN COMPLIANCE WITH THE APPLICABLE CODES, REGULATIONS, CITY STANDARDS AND PROJECT CONTRACT DOCUMENTS.
- PROJECT PLANS SHALL ALWAYS HAVE AN ENGINEER-OF-RECORD PERFORMING THE FUNCTION OF PROJECT ENGINEER. IF THE PROJECT ENGINEER IS CHANGED DURING THE COURSE OF THE WORK, THE CITY SHALL BE NOTIFIED IN WRITING AND THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT ENGINEER HAS AGREED TO ACCEPT THE RESPONSIBILITIES OF THE PROJECT ENGINEER. THE NEW PROJECT ENGINEER SHALL PROVIDE WRITTEN NOTICE OF ACCEPTING PROJECT RESPONSIBILITY TO THE CITY WITHIN 72 HOURS OF ACCEPTING THE POSITION AS PROJECT ENGINEER.

COVE WATERFRONT RESIDENCES
EARLY GRADING DDP

GENERAL NOTES

SECTION 29 72S R2E W1M
OREGON CITY, OREGON

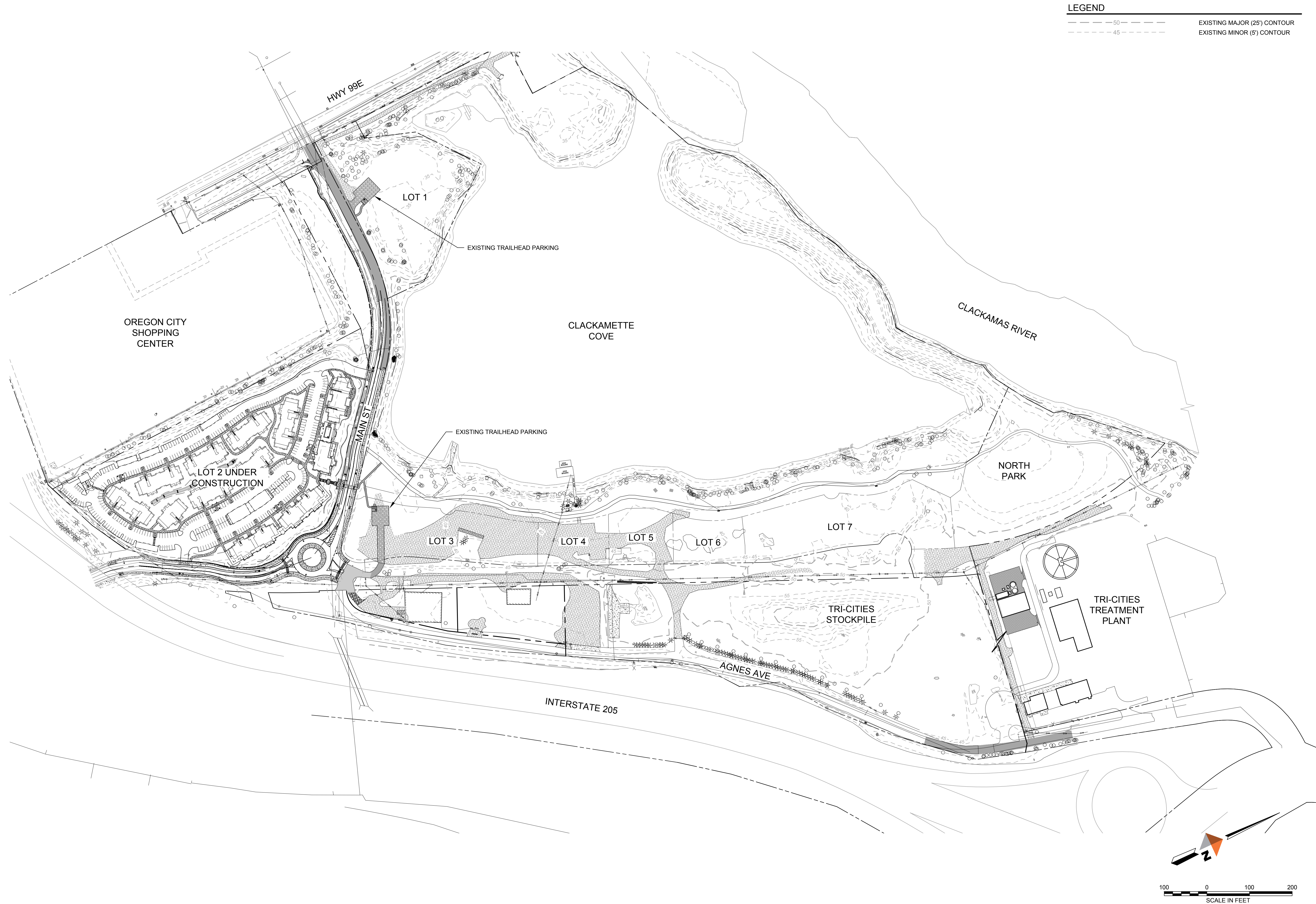
PROJECT 14307.01
DATE 12/7/2018

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SHEET

C001



\\bil-fs-bil-projects\22\14307-01\65CAD_dwp - early grading\SC-DDPEG-EX-14307.dwg PLOT DATE: 2018-12-7 08:44 SAVED DATE: 2018-10-22 09:19 USER: kjlidden



LEGEND

--- 50 --- EXISTING MAJOR (25') CONTOUR

--- 45 --- EXISTING MINOR (5') CONTOUR

PRELIMINARY
NOT FOR
CONSTRUCTION

DOWL WWW.DOWL.COM

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

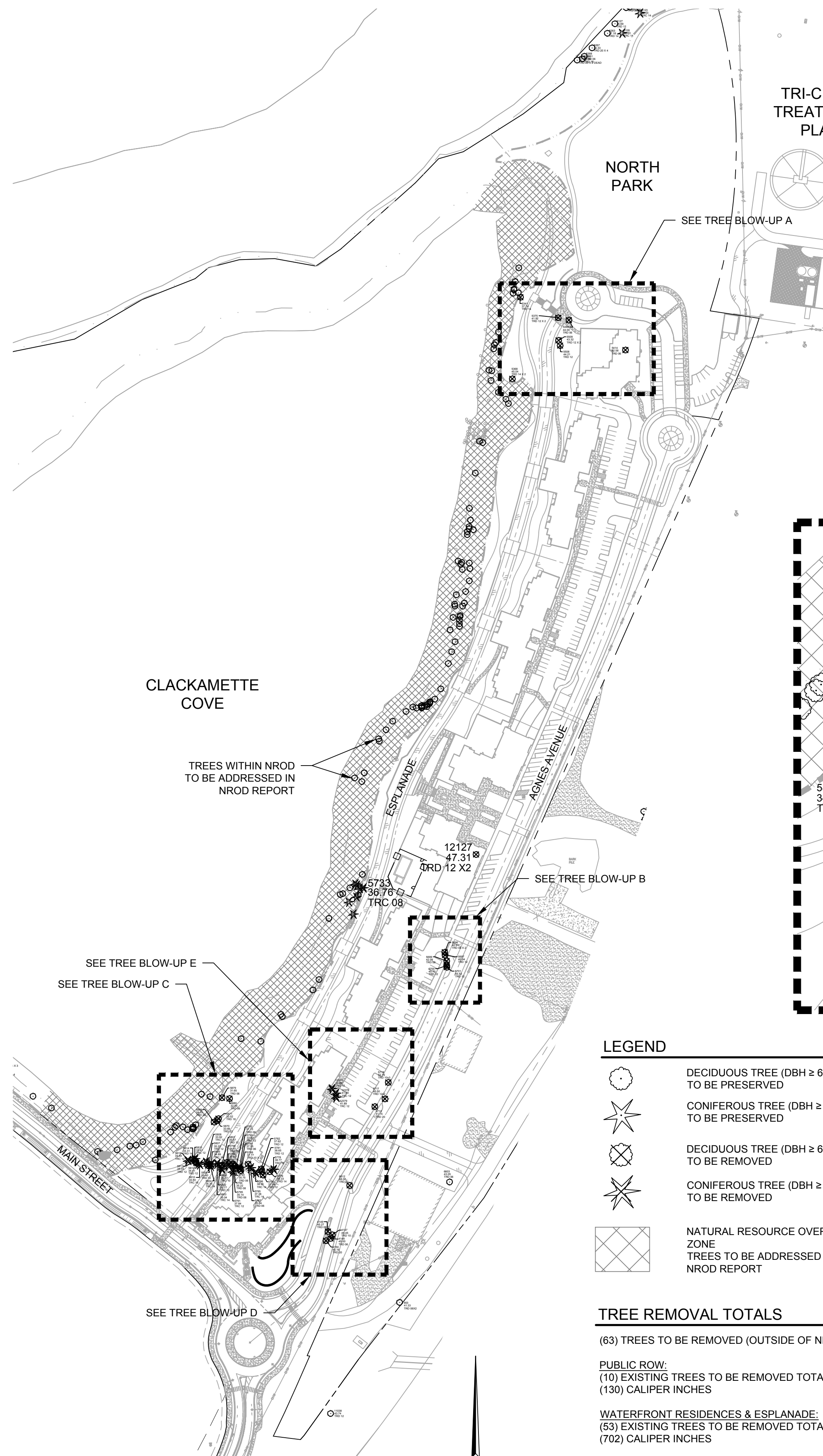
COVE WATERFRONT RESIDENCES
CONCEPT DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION
EXISTING CONDITIONS

PROJECT 14307.01
DATE 12/7/2018

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SHEET

C100

\\bi-fs-fs\bi-projects\22\14307-01\65CAD\ddp - early grading\SC-DDPEG-TR-14307.dwg PLOT DATE: 2018-12-7 08:46 SAVED DATE: 2018-11-26 16:48 USER: kgidden



TREE REMOVAL OVERVIEW
SCALE: 1" = 150'

LEGEND

- DECIDUOUS TREE (DBH ≥ 6 IN) TO BE PRESERVED
- CONIFEROUS TREE (DBH ≥ 6 IN) TO BE PRESERVED
- DECIDUOUS TREE (DBH ≥ 6 IN) TO BE REMOVED
- CONIFEROUS TREE (DBH ≥ 6 IN) TO BE REMOVED
- NATURAL RESOURCE OVERLAY ZONE
TREES TO BE ADDRESSED IN NROD REPORT

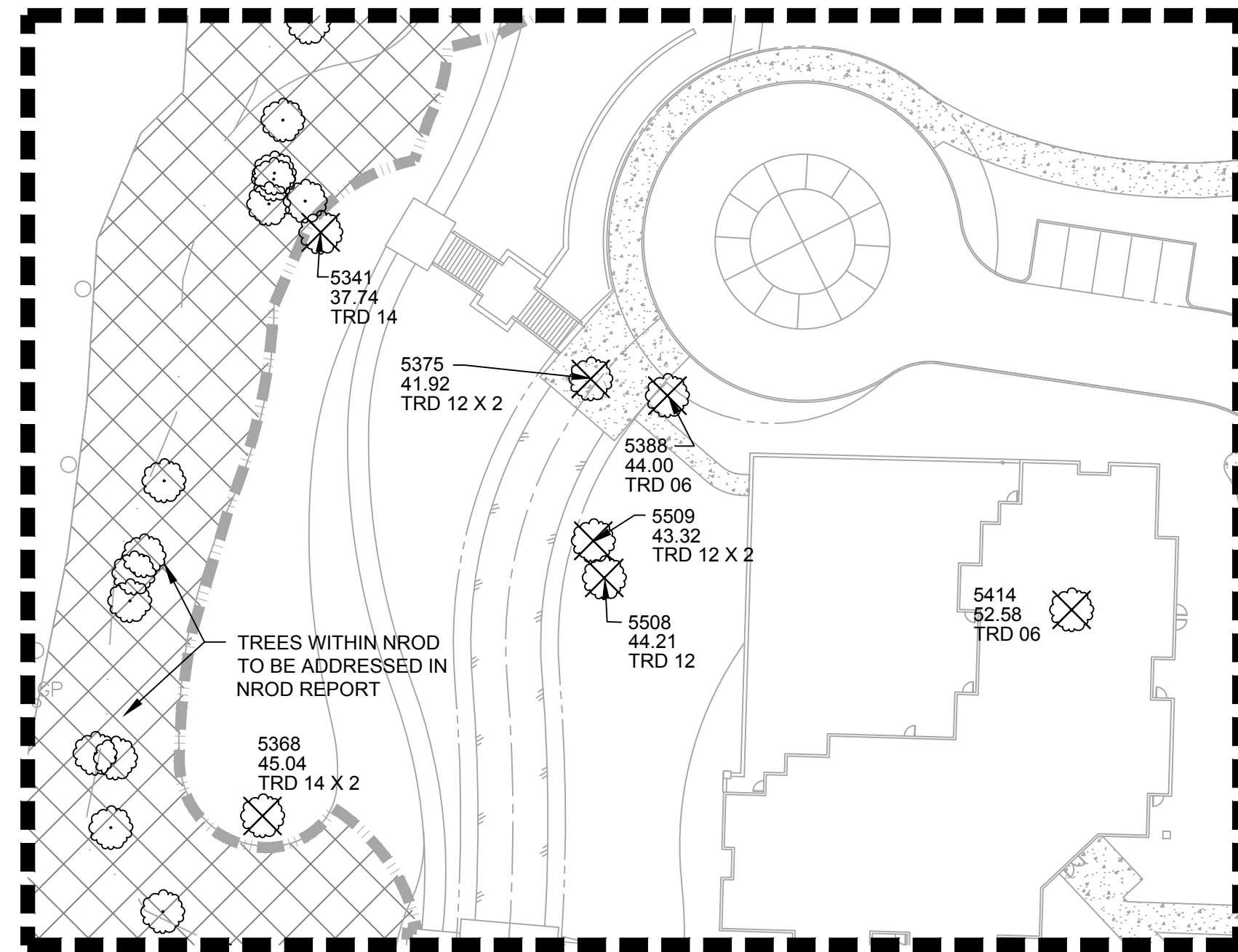
TREE REMOVAL TOTALS

(63) TREES TO BE REMOVED (OUTSIDE OF NROD)

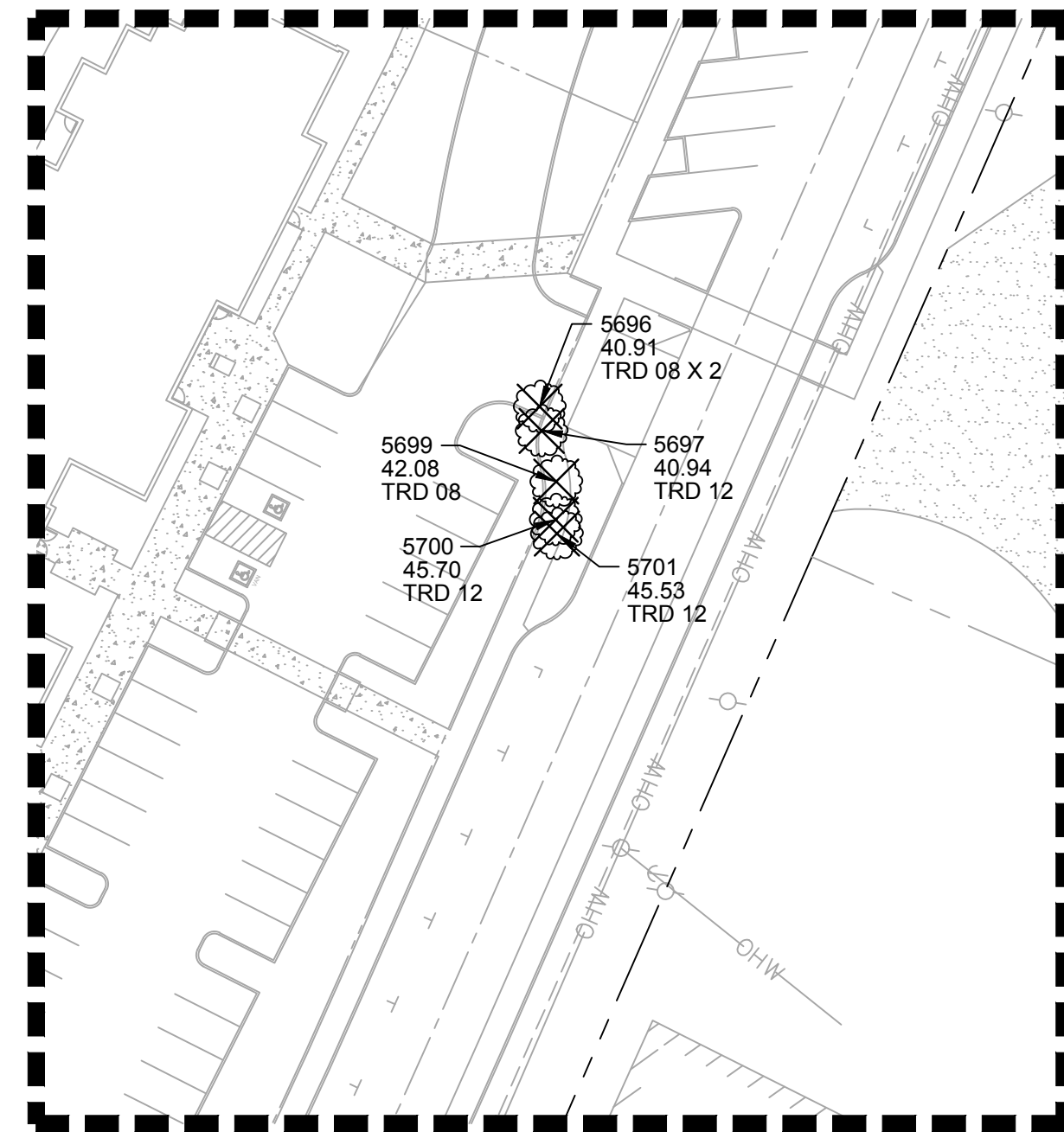
PUBLIC ROW:
(10) EXISTING TREES TO BE REMOVED TOTALING (130) CALIPER INCHES

WATERFRONT RESIDENCES & ESPLANADE:
(53) EXISTING TREES TO BE REMOVED TOTALING (702) CALIPER INCHES

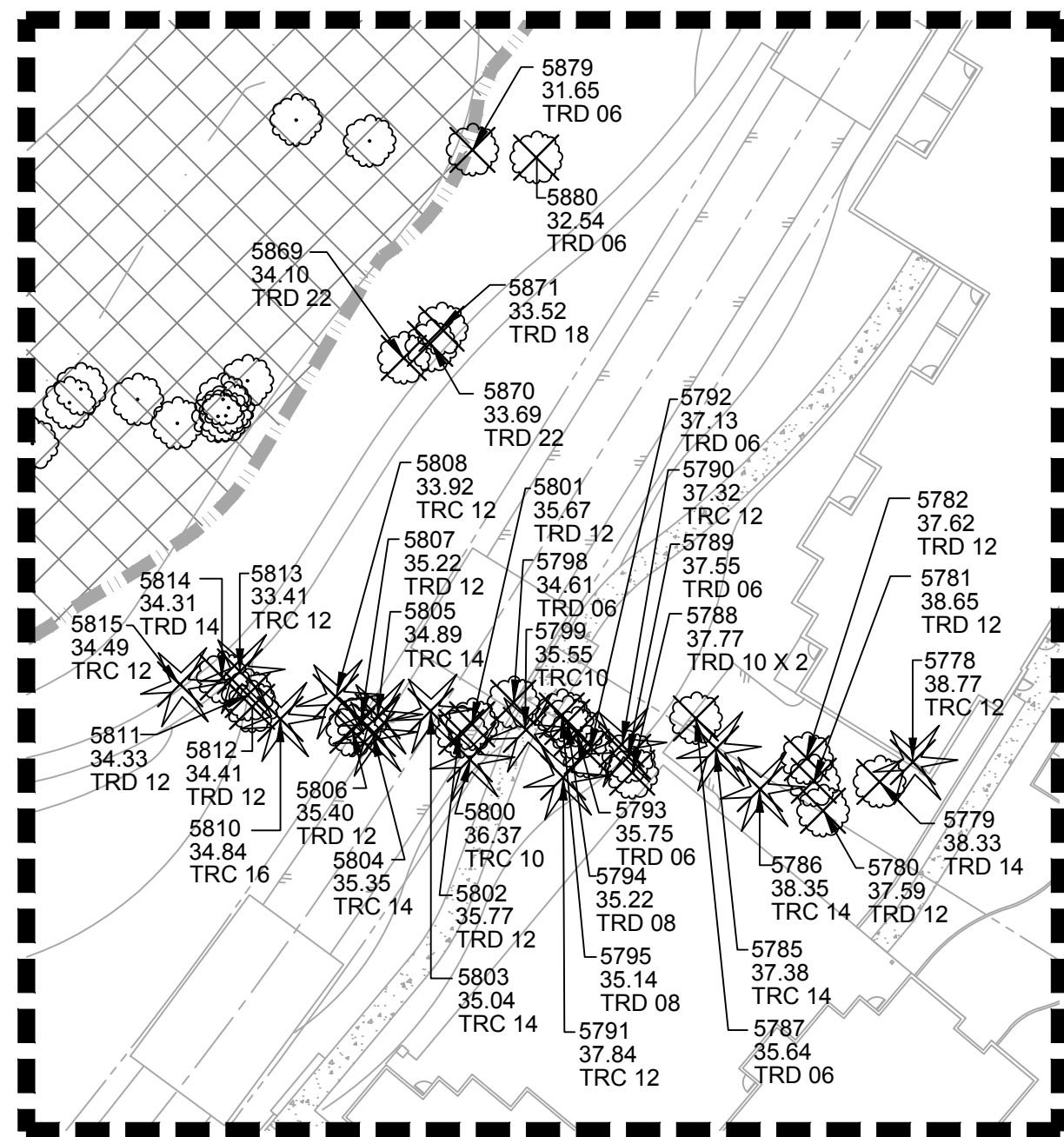
TREE MITIGATION IS ONLY REQUIRED IN THE RESIDENCES & ESPLANADE FOR (27) EXISTING TREES THAT FALL OUTSIDE OF NROD, EASEMENTS, AND HARDSCAPE. ALL OTHER TREES DO NOT REQUIRE MITIGATION PER CONDITION OF APPROVAL #13 FOUND WITHIN THE LAND USE DECISION FILE # CP 08-05 / DP 08-13, DATED 01/26/2009.



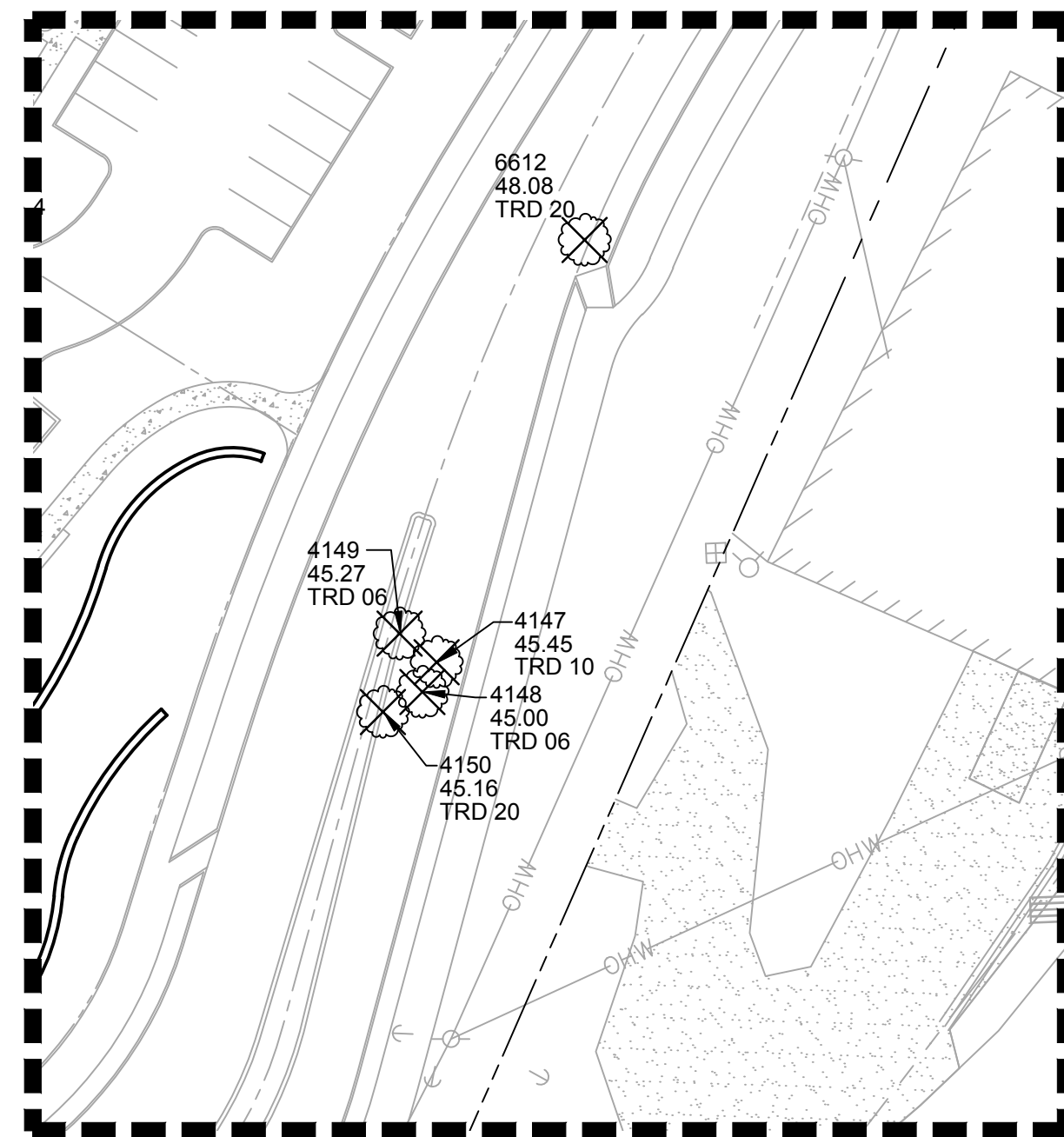
TREE BLOW-UP A
SCALE: 1" = 40'



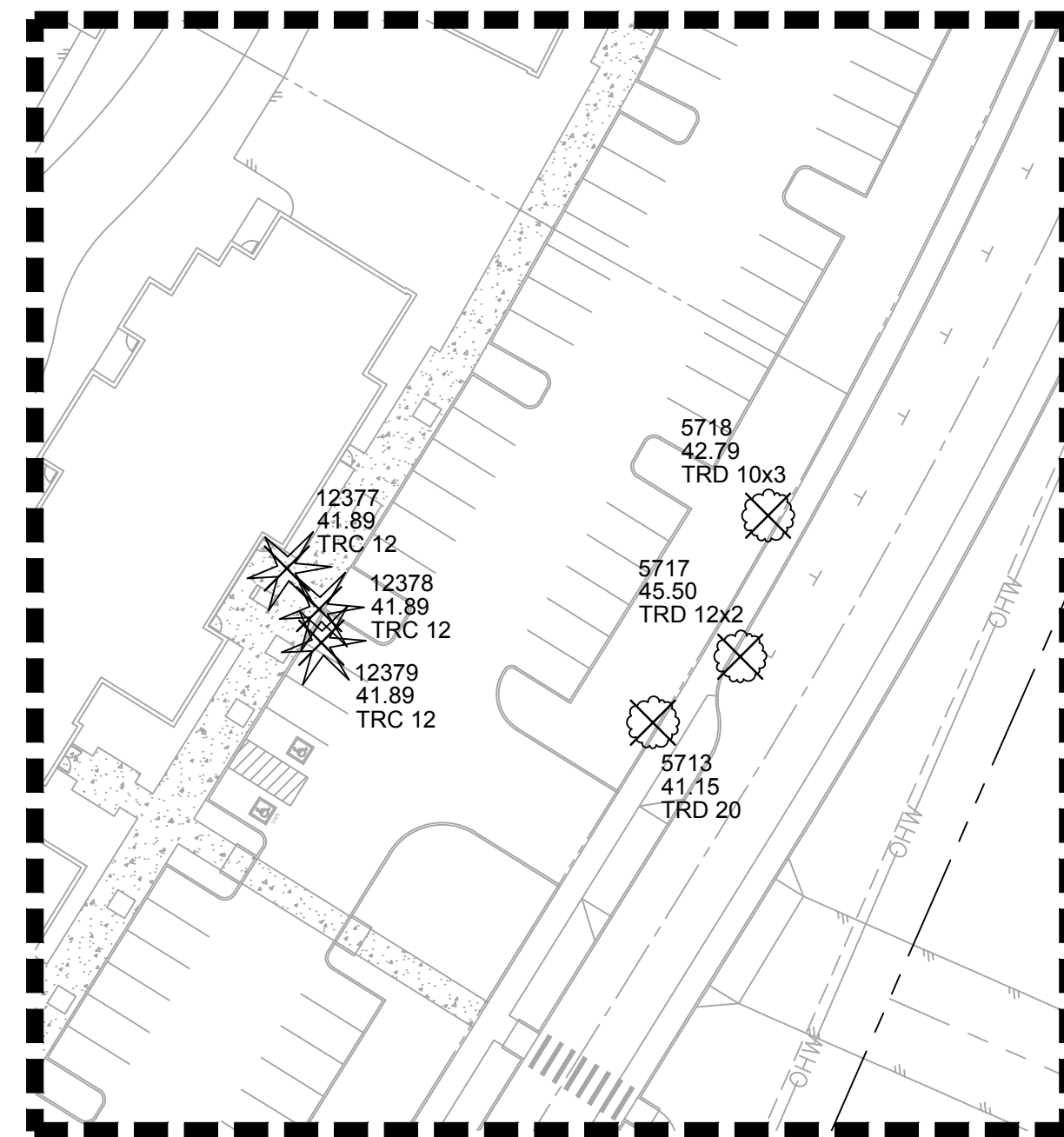
TREE BLOW-UP B
SCALE: 1" = 40'



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/LOCATION SD = SITE DEVELOPMENT LA = LANDSCAPING AREA
MITIGATION EX = EXEMPT (UNDER CP 08-05 / DP 08-13) MR = MITIGATION REQUIRED

RESIDENCES & ESPLANADE	AGNES AVE
5341 - 14 - SD / EX	5799 - 10 - SD / EX
5368 - 14x2 - LA / MR	5800 - 10 - LA / MR
5375 - 12x2 - SD / EX	5801 - 12 - SD / EX
5388 - 6 - LA / MR	5802 - 12 - SD / EX
5414 - 6 - SD / EX	5803 - 14 - SD / EX
5508 - 12 - LA / MR	5804 - 14 - SD / EX
5509 - 12x2 - LA / MR	5805 - 14 - LA / MR
5696 - 8x2 - SD / EX	5806 - 12 - LA / MR
5713 - 20 - LA / MR	5807 - 12 - LA / MR
5718 - 10x3 - LA / MR	5808 - 12 - LA / MR
5733 - 8 - LA / MR	5810 - 16 - LA / MR
5778 - 12 - SD / EX	5811 - 12 - LA / MR
5779 - 14 - SD / EX	5812 - 12 - LA / MR
5780 - 12 - SD / EX	5813 - 12 - SD / EX
5781 - 12 - SD / EX	5814 - 14 - SD / EX
5782 - 12 - SD / EX	5815 - 12 - LA / MR
5785 - 14 - SD / EX	5869 - 22 - LA / MR
5786 - 14 - SD / EX	5870 - 22 - LA / MR
5787 - 6 - SD / EX	5871 - 18 - LA / MR
5788 - 10x2 - LA / MR	5879 - 6 - LA / MR
5789 - 6 - LA / MR	5880 - 6 - LA / MR
5790 - 12 - LA / MR	12127 - 12x2 - SD / EX
5791 - 12 - LA / MR	12377 - 12 - SD / EX
5792 - 6 - LA / MR	12378 - 12 - SD / EX
5793 - 6 - LA / MR	12379 - 12 - SD / EX
5794 - 8 - LA / MR	
5795 - 8 - LA / MR	
5798 - 6 - 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.
-



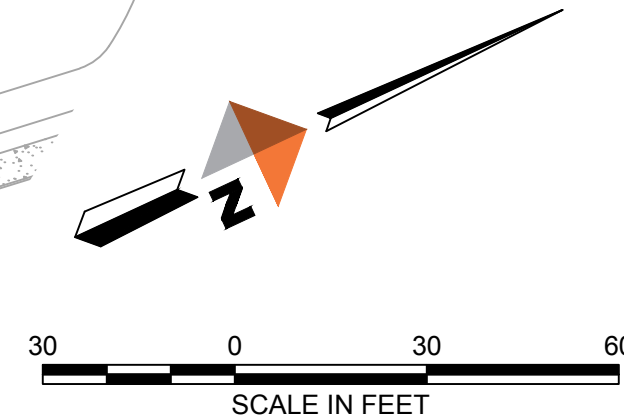
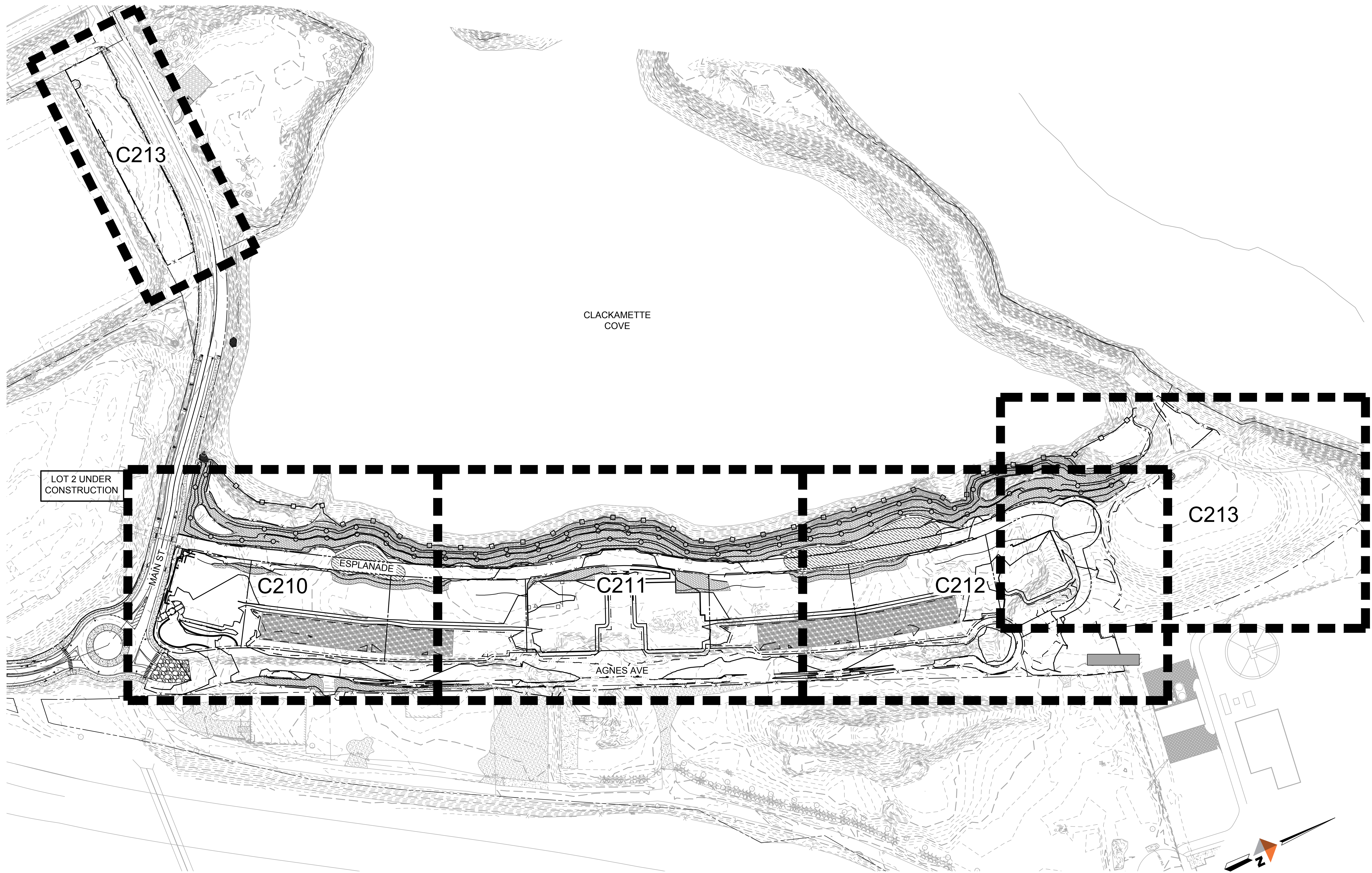
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**COVE WATERFRONT RESIDENCES
EARLY GRADING DDP
TREE REMOVAL PLAN**

SECTION 29 T2S R2E W1M
OREGON CITY, OREGON

PROJECT	14307.01
DATE	12/7/2018

\\bil-fs-bil-projects\22\14307-01\65CAD\ddp - early grading\SC-DDPEG-GR-14307.dwg PLOT DATE 2018-12-7 08:47 SAVED DATE 2018-12-07 07:56 USER: kjlidden



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COVE WATERFRONT RESIDENCES
CONCEPT DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION
EARLY GRADING PLAN - OVERALL

PROJECT 14307.01
DATE 12/7/2018

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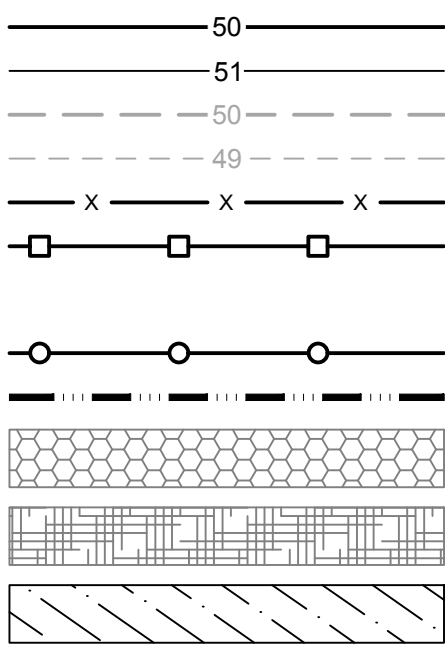
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EROSION CONTROL NOTES

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.
6. CONSTRUCT TEMPORARY SEDIMENT POND PER SECTION ON SHEET C213 (AS NEEDED DURING WET WEATHER).

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 C4.4)
(PLACED AT ORDINARY HIGH WATER)
PROPOSED COMPOST WATTLES
SUBGRADE 100-YR FLOODPLAIN LINE
PROPOSED SLOPE STABILIZATION MATTING
PROPOSED MATERIAL/EQUIPMENT STAGING
AREA
PROPOSED TEMPORARY SEDIMENT POND

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 AND PRELIMINARY SUBDIVISION
EARLY GRADING PLAN - SOUTH

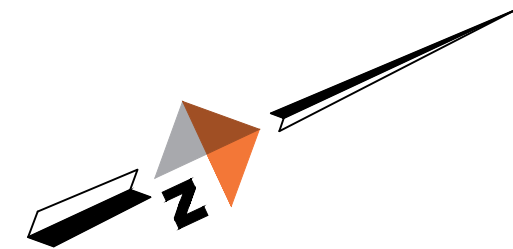
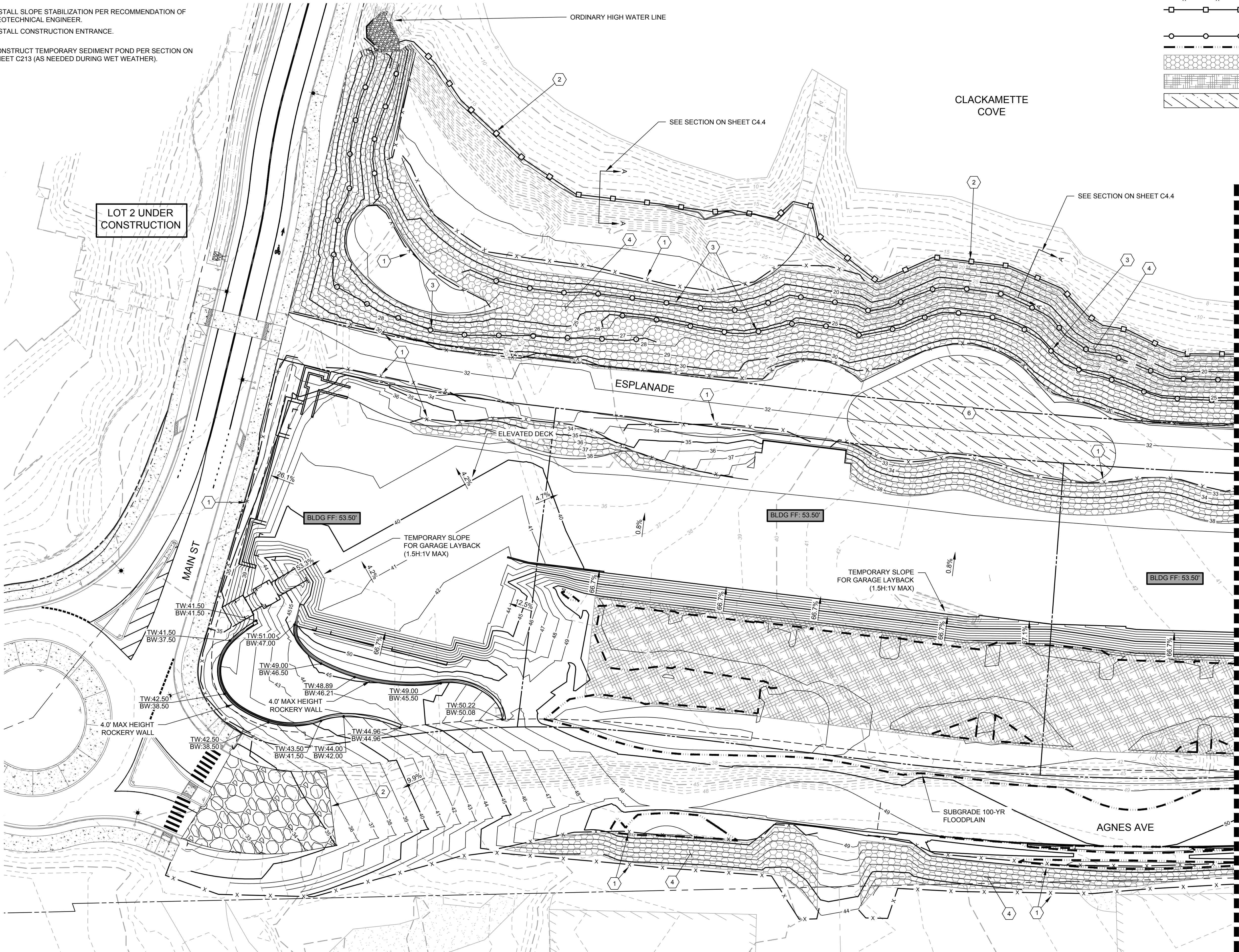
SECTION 29 T2S R2E W1M
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SEE 4.2 - GRADING PLAN - CENTER

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EROSION CONTROL NOTES

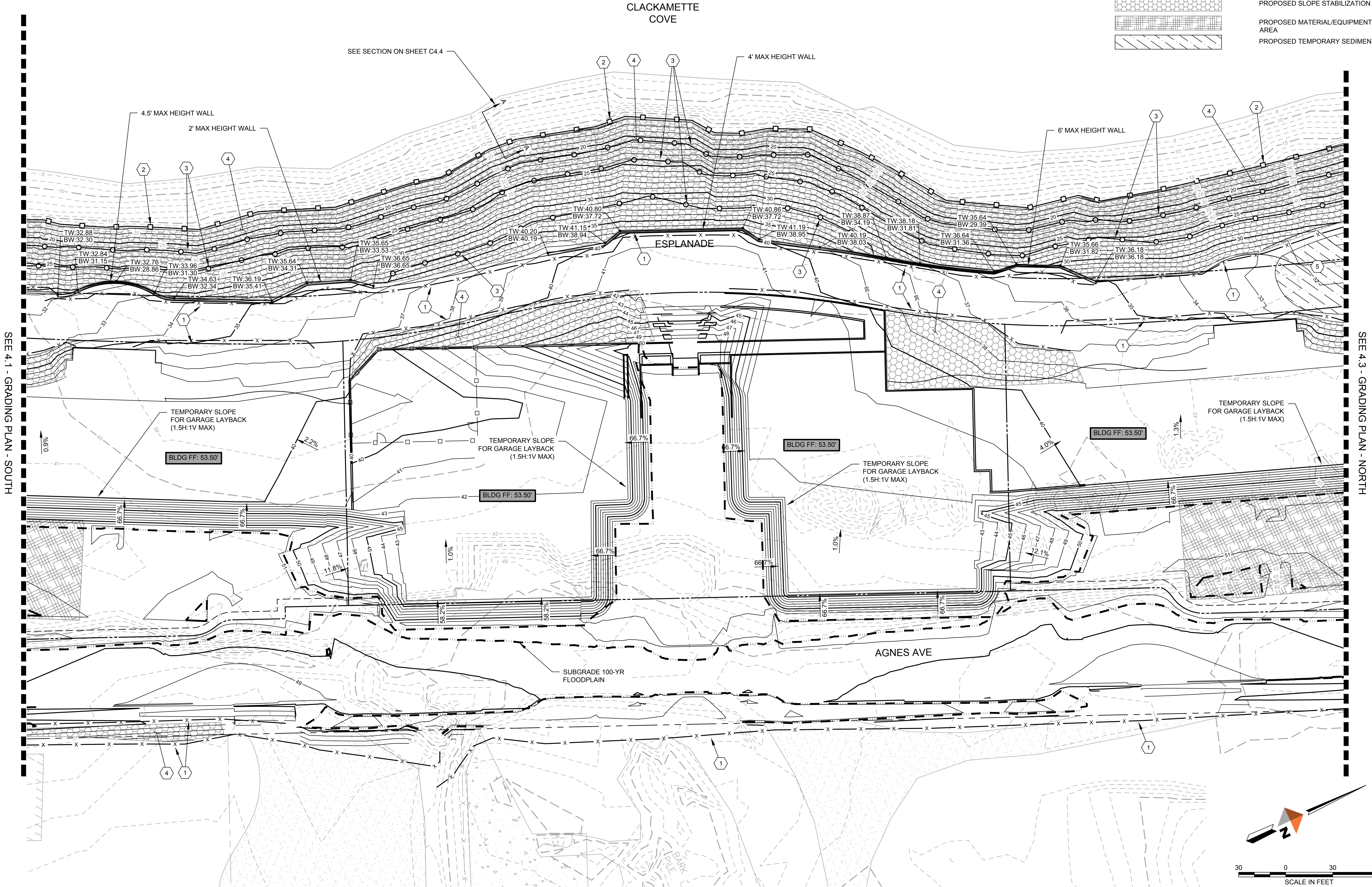
- 1 INSTALL SEDIMENT FENCE.
- 2 INSTALL LOWER LIMIT EC PROTECTION PER SECTION A-A ON SHEET C4.4.
- 3 INSTALL COMPOST WATTLES
- 4 INSTALL SLOPE STABILIZATION PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
- 5 CONSTRUCT TEMPORARY SEDIMENT POND PER SECTION ON SHEET C213 (AS NEEDED DURING WET WEATHER).

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

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
- SUBGRADE 100-YR FLOODPLAIN LINE
- PROPOSED SLOPE STABILIZATION MATTING
- PROPOSED MATERIAL/EQUIPMENT STAGING AREA
- PROPOSED TEMPORARY SEDIMENT POND



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COVE WATERFRONT RESIDENCES
CONCEPT DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION
EARLY GRADING PLAN - CENTER

PROJECT 14307.01
DATE 12/7/2018

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SEE 4.2 - GRADING PLAN - CENTER

EROSION CONTROL NOTES

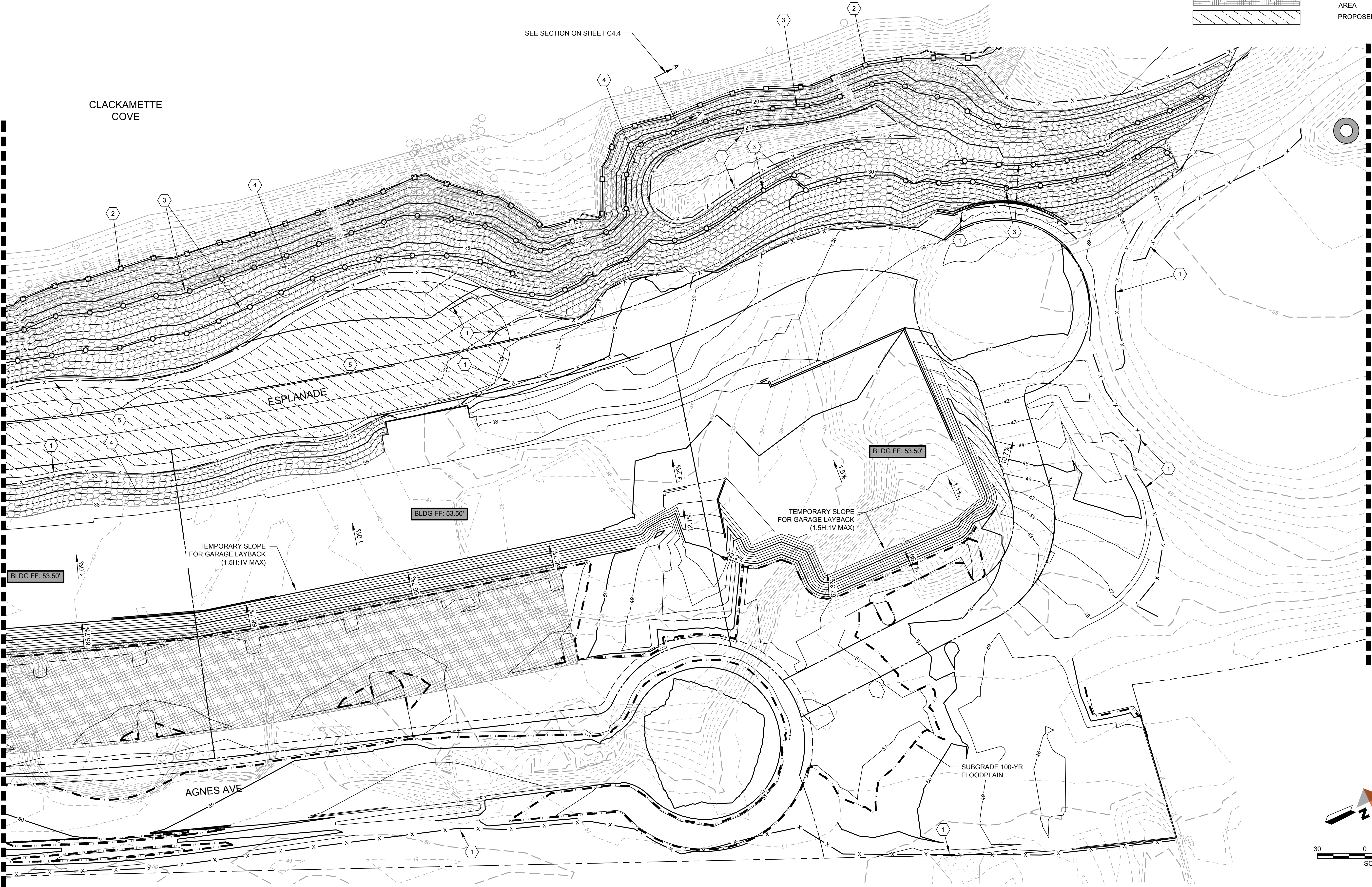
- 1 INSTALL SEDIMENT FENCE.
- 2 INSTALL LOWER LIMIT EC PROTECTION PER SECTION A-A ON SHEET C4.4.
- 3 INSTALL COMPOST WATTLES
- 4 INSTALL SLOPE STABILIZATION PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
- 5 CONSTRUCT TEMPORARY SEDIMENT POND PER SECTION ON SHEET C213 (AS NEEDED DURING WET WEATHER).

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

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
- PROPOSED TEMPORARY SEDIMENT POND



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COVE WATERFRONT RESIDENCES
CONCEPT DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION
EARLY GRADING PLAN - NORTH

SECTION 29 T2S R2E W1M
OREGON CITY, OREGON

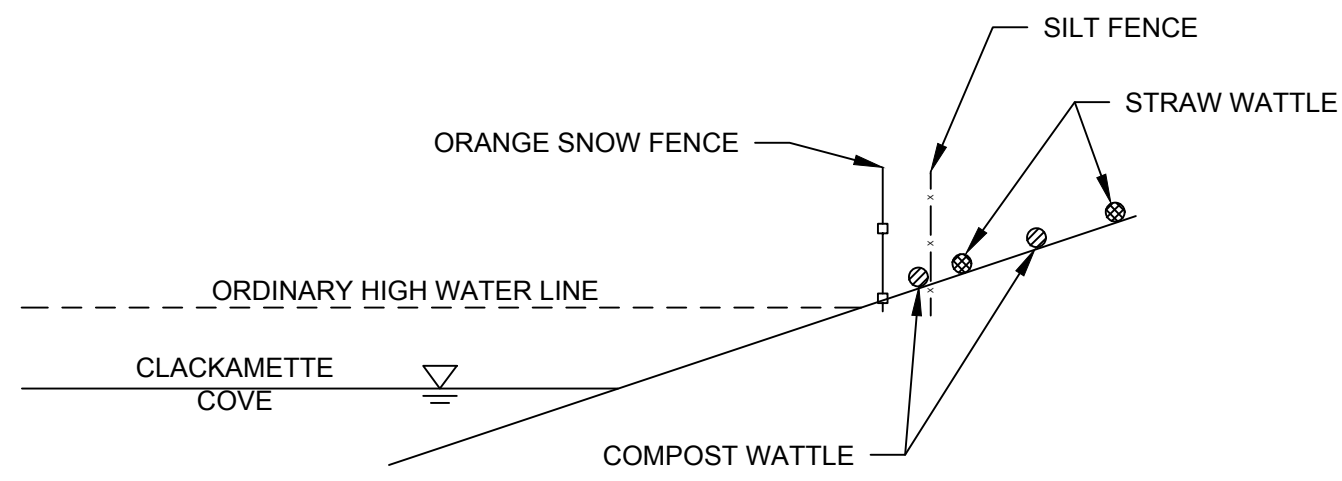
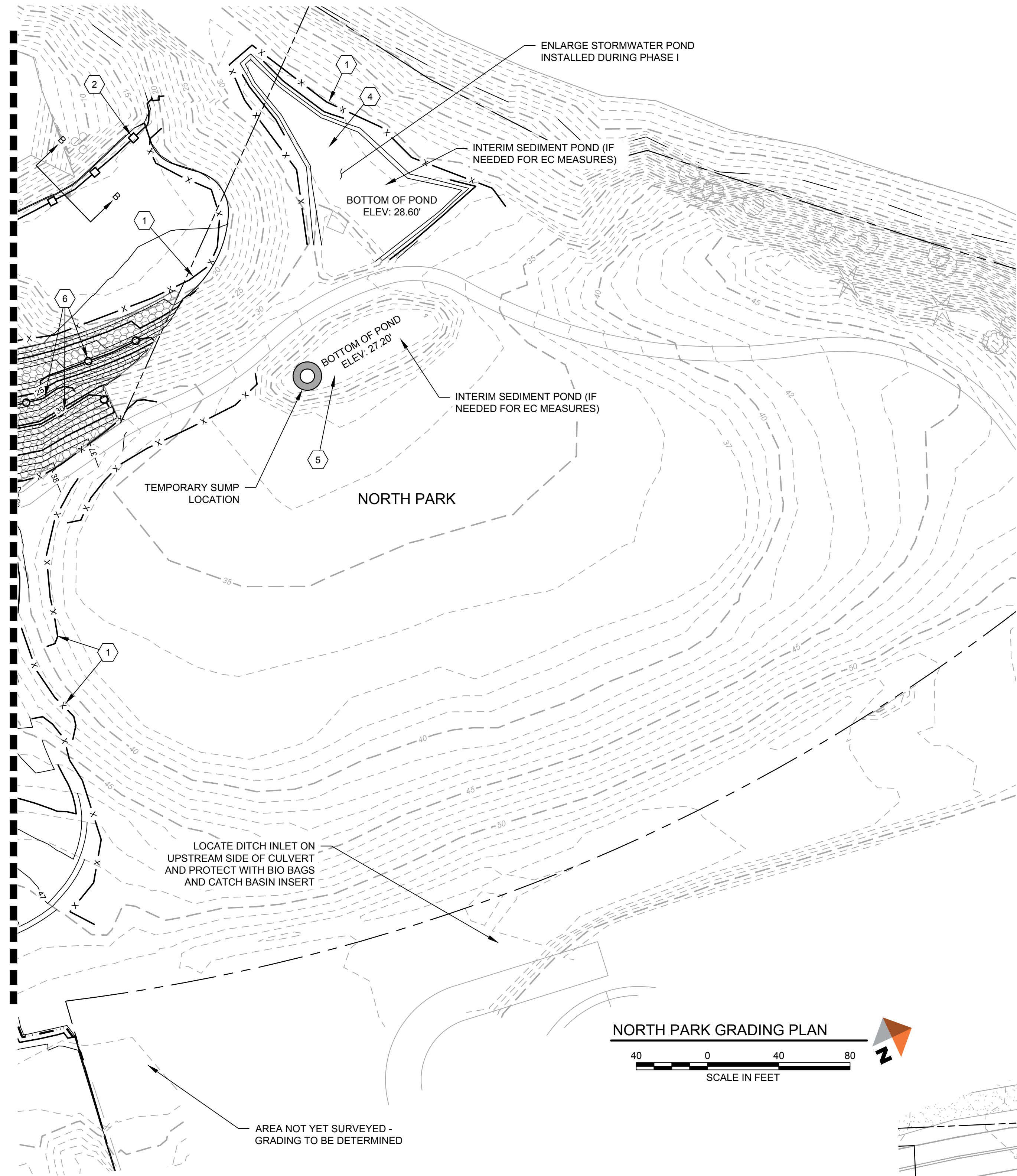
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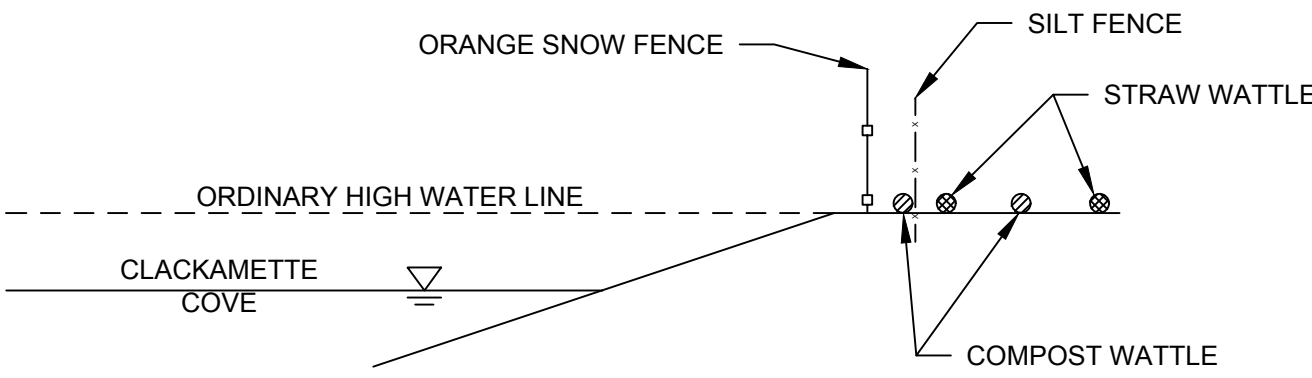
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SEE 4.2 - GRADING PLAN - NORTH



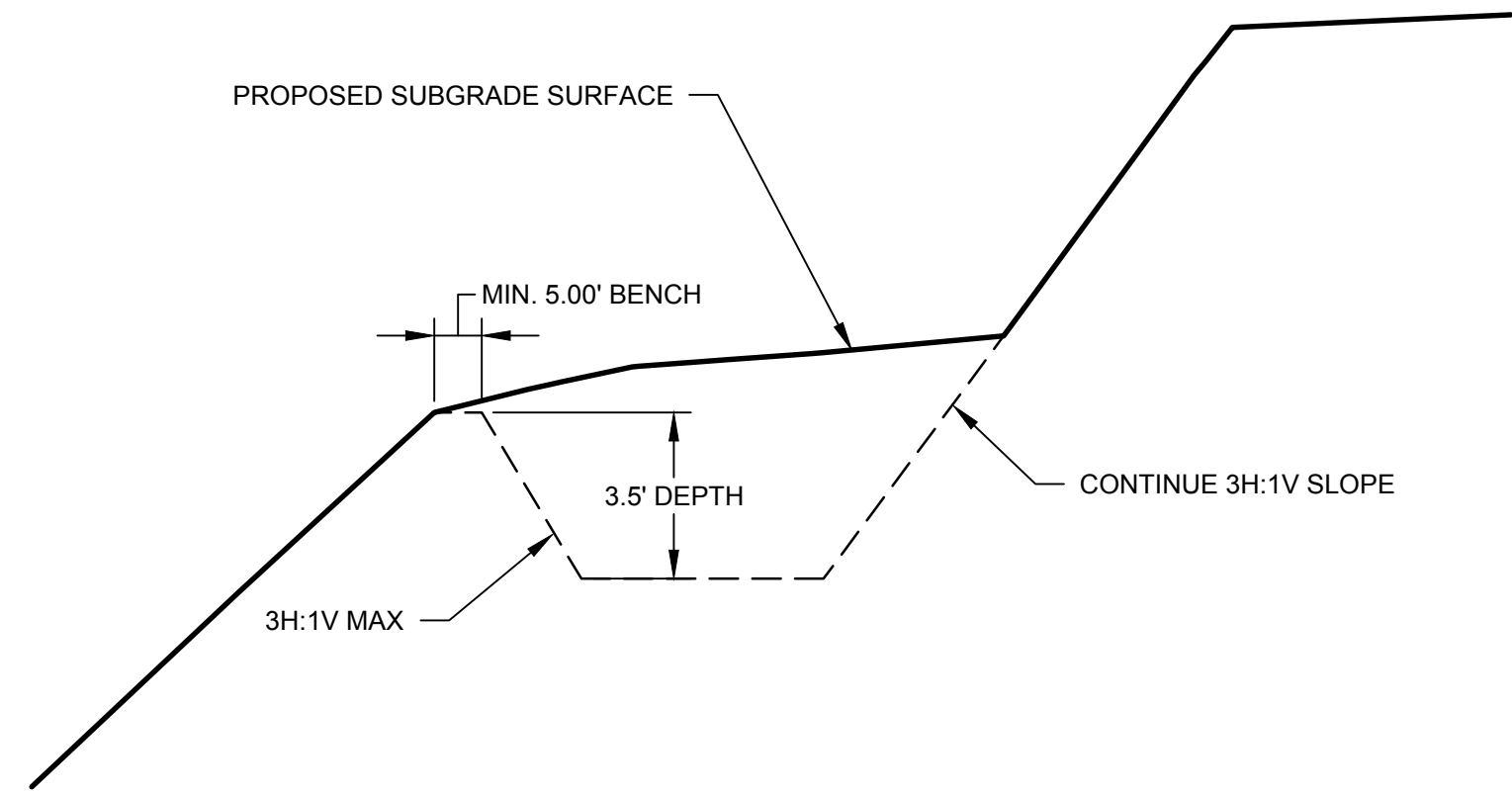
ESPLANADE LOWER LIMITS SECTION (A-A)

SCALE: NTS



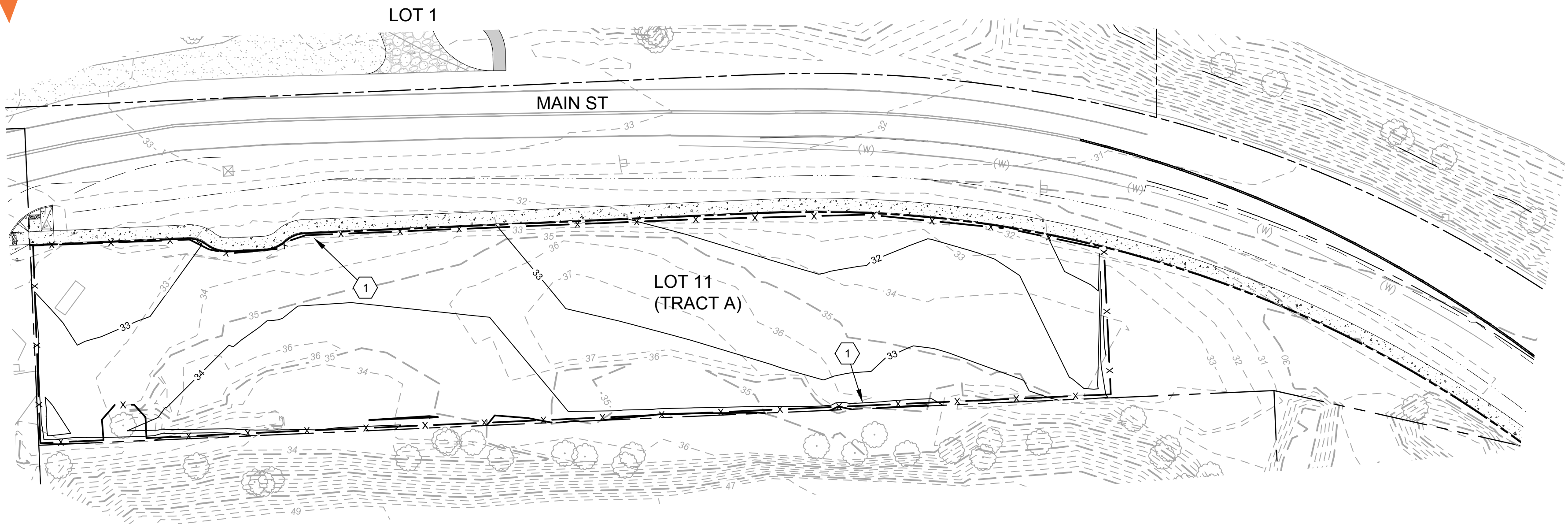
NORTH PARK LOWER LIMITS SECTION (B-B)

SCALE: NTS



SEDIMENT POND TYPICAL SECTION

SCALE: NTS



LEGEND

—50—	PROPOSED MAJOR CONTOUR (SUBGRADE)
—51—	PROPOSED MINOR CONTOUR (SUBGRADE)
- - -50- - -	EXISTING MAJOR CONTOUR
- - -49- - -	EXISTING MINOR CONTOUR
- x - x - x -	PROPOSED SEDIMENT FENCE
- □ - □ - □ -	PROPOSED LOWER LIMITS EC PROTECTION (SEE SECTIONS ON SHEET C4.3)
- ○ - ○ - ○ -	PROPOSED COMPOST WATTLES
- - - - -	SUBGRADE 100-YR FLOODPLAIN LINE
[Pattern]	PROPOSED SLOPE STABILIZATION MATTING
[Pattern]	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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COVE WATERFRONT RESIDENCES
CONCEPT DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION
EARLY GRADING PLAN - NORTH PARK & TRACT A

SECTION 29 T2S R2E W1E
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PROJECT 14307.01
DATE 12/7/2018

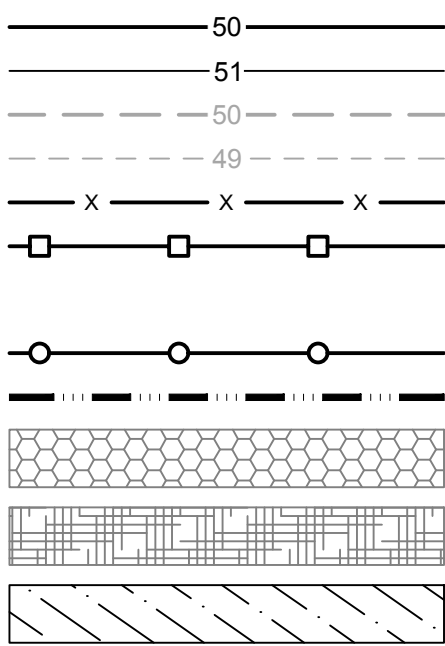
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EROSION CONTROL NOTES

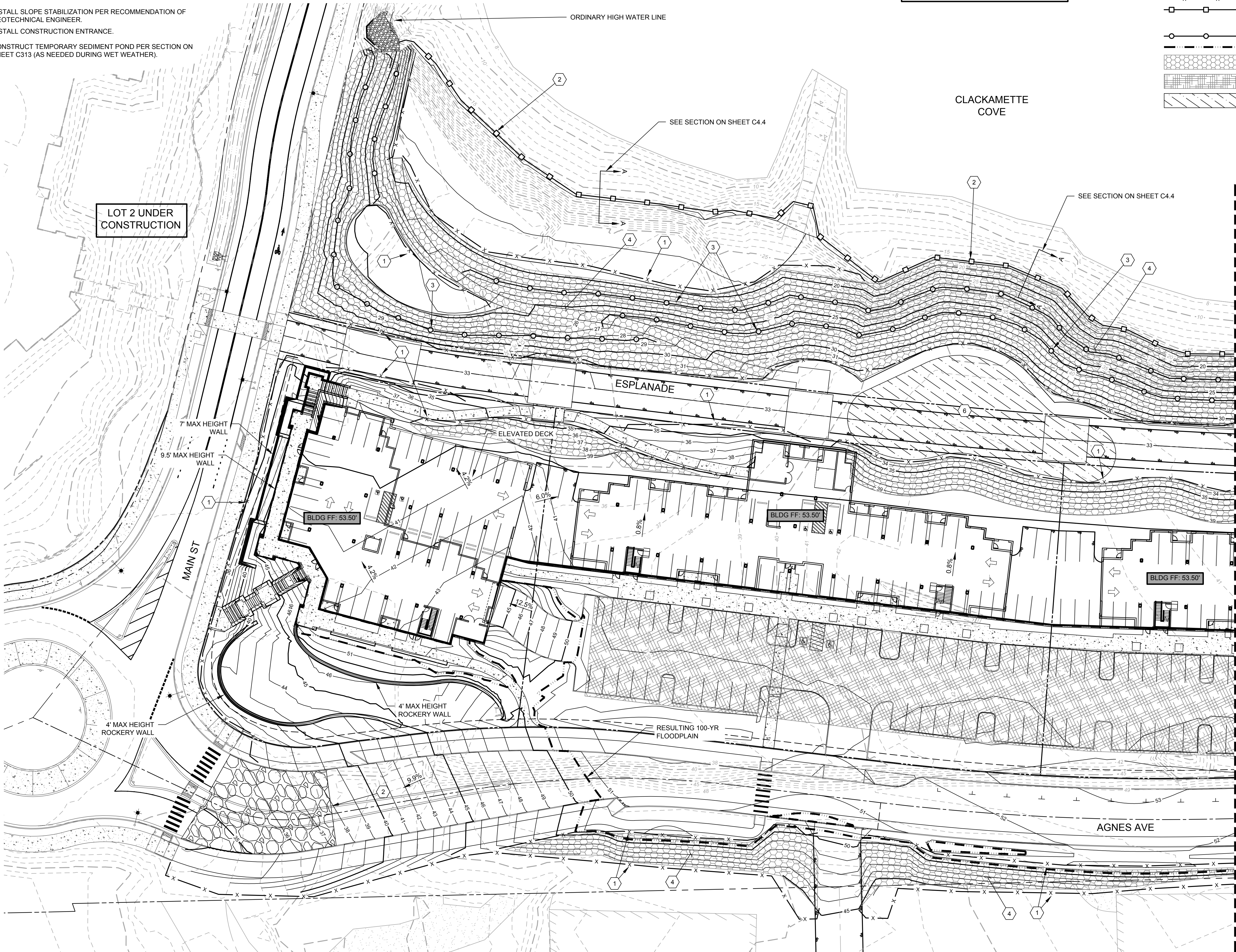
- 1 INSTALL SEDIMENT FENCE.
- 2 INSTALL LOWER LIMIT EC PROTECTION PER SECTION A-A ON SHEET C4.4.
- 3 INSTALL COMPOST WATTLES
- 4 INSTALL SLOPE STABILIZATION PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
- 5 INSTALL CONSTRUCTION ENTRANCE.
- 6 CONSTRUCT TEMPORARY SEDIMENT POND PER SECTION ON SHEET C313 (AS NEEDED DURING WET WEATHER).

LEGEND

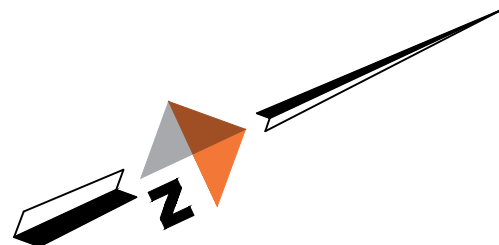


PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED SEDIMENT FENCE
PROPOSED LOWER LIMITS EC PROTECTION
(SEE SECTIONS ON SHEET C4.4)
(PLACED AT ORDINARY HIGH WATER)
PROPOSED COMPOST WATTLES
RESULTING 100-YR FLOODPLAIN LINE
PROPOSED SLOPE STABILIZATION MATTING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

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 AND PRELIMINARY SUBDIVISION
FUTURE GRADING PLAN - SOUTH

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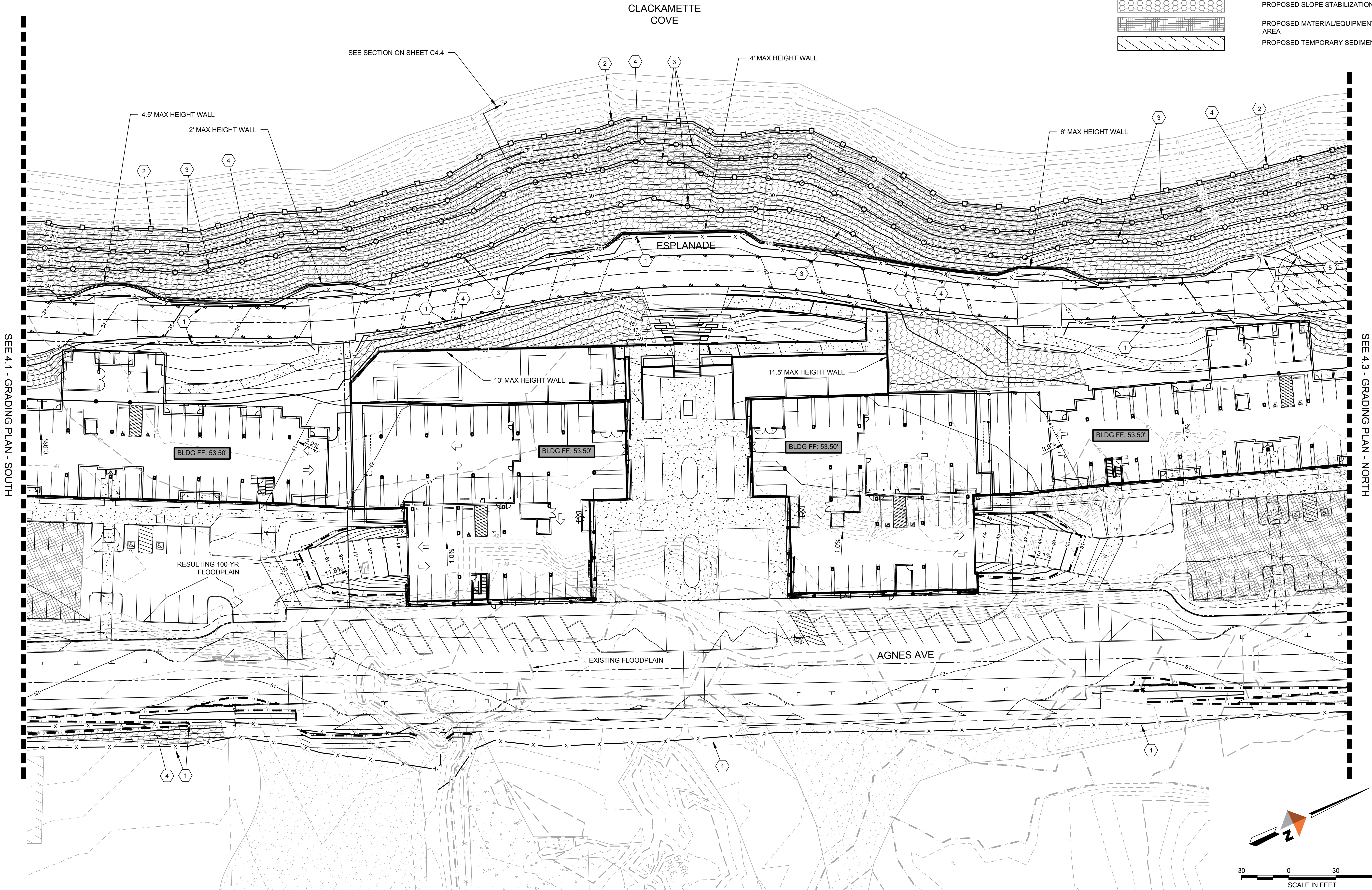
EROSION CONTROL NOTES

- 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 CONSTRUCT TEMPORARY SEDIMENT POND PER SECTION ON SHEET C313 (AS NEEDED DURING WET WEATHER).

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
- PROPOSED TEMPORARY SEDIMENT POND



COVE WATERFRONT RESIDENCES
CONCEPT DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION
FUTURE GRADING PLAN - CENTER

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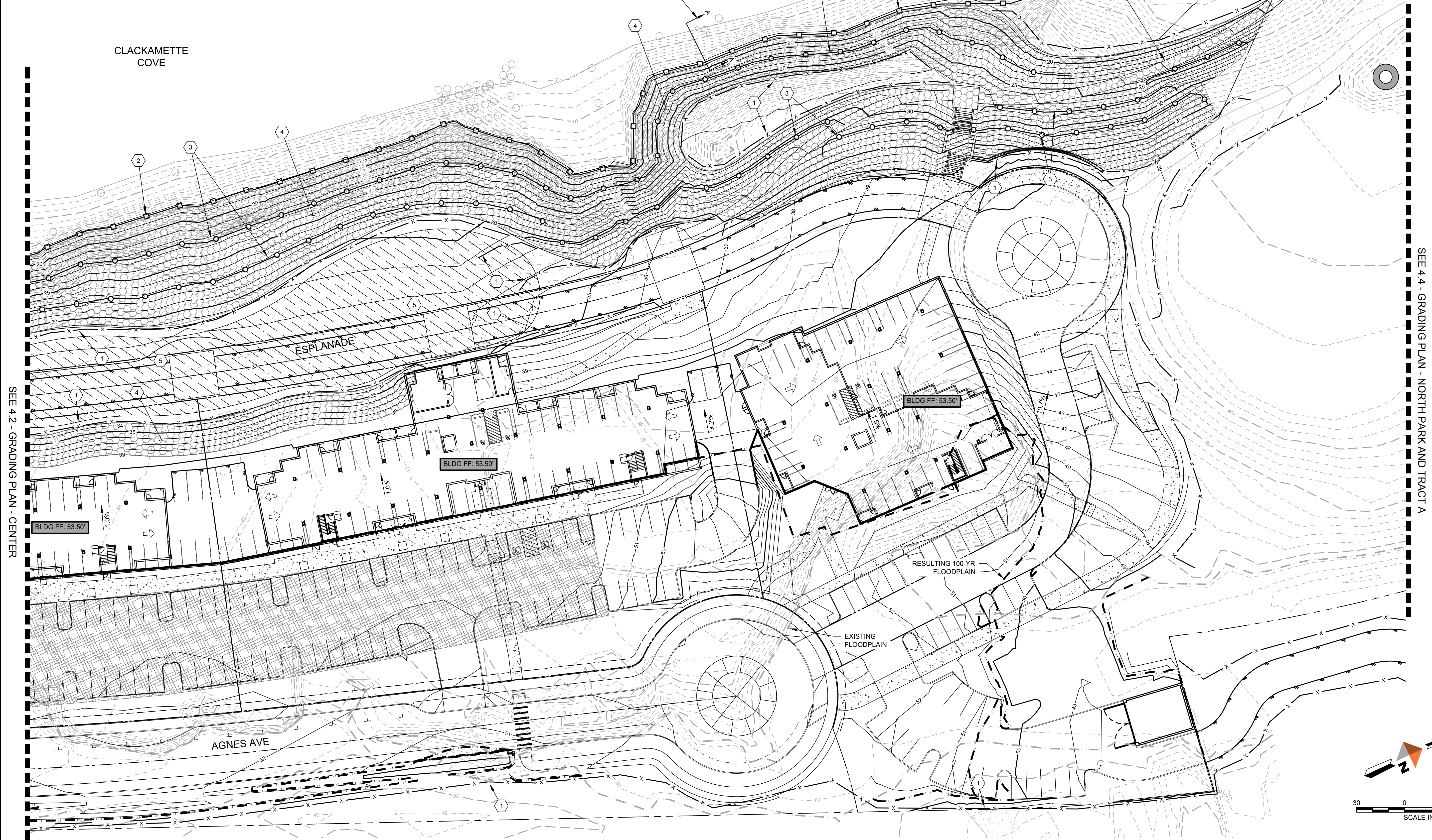
EROSION CONTROL NOTES

- 1 INSTALL SEDIMENT FENCE.
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5 CONSTRUCT TEMPORARY SEDIMENT POND PER SECTION ON SHEET C313 (AS NEEDED DURING WET WEATHER).

NOTE: CONTOURS SHOWN UNDER BUILDING
FOOTPRINTS ARE GARAGE GRADES

LEGEND

- 50
51
50
49
X X X
X X X
O O O
X X X
X X X
X X X
- 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
PROPOSED TEMPORARY SEDIMENT POND



PRELIMINARY
NOT FOR
CONSTRUCTION

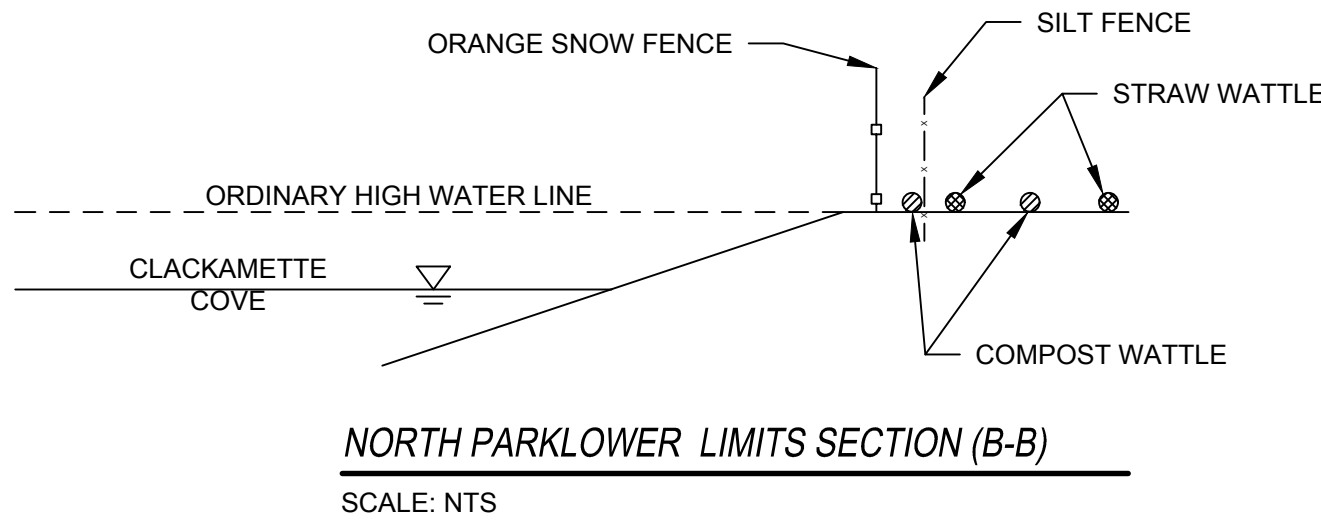
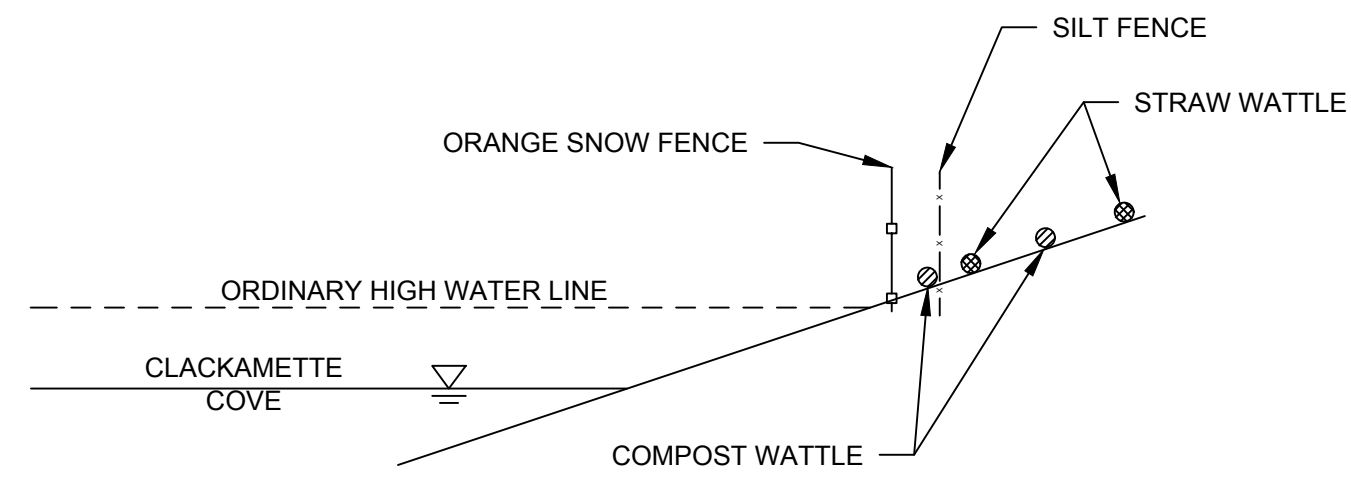
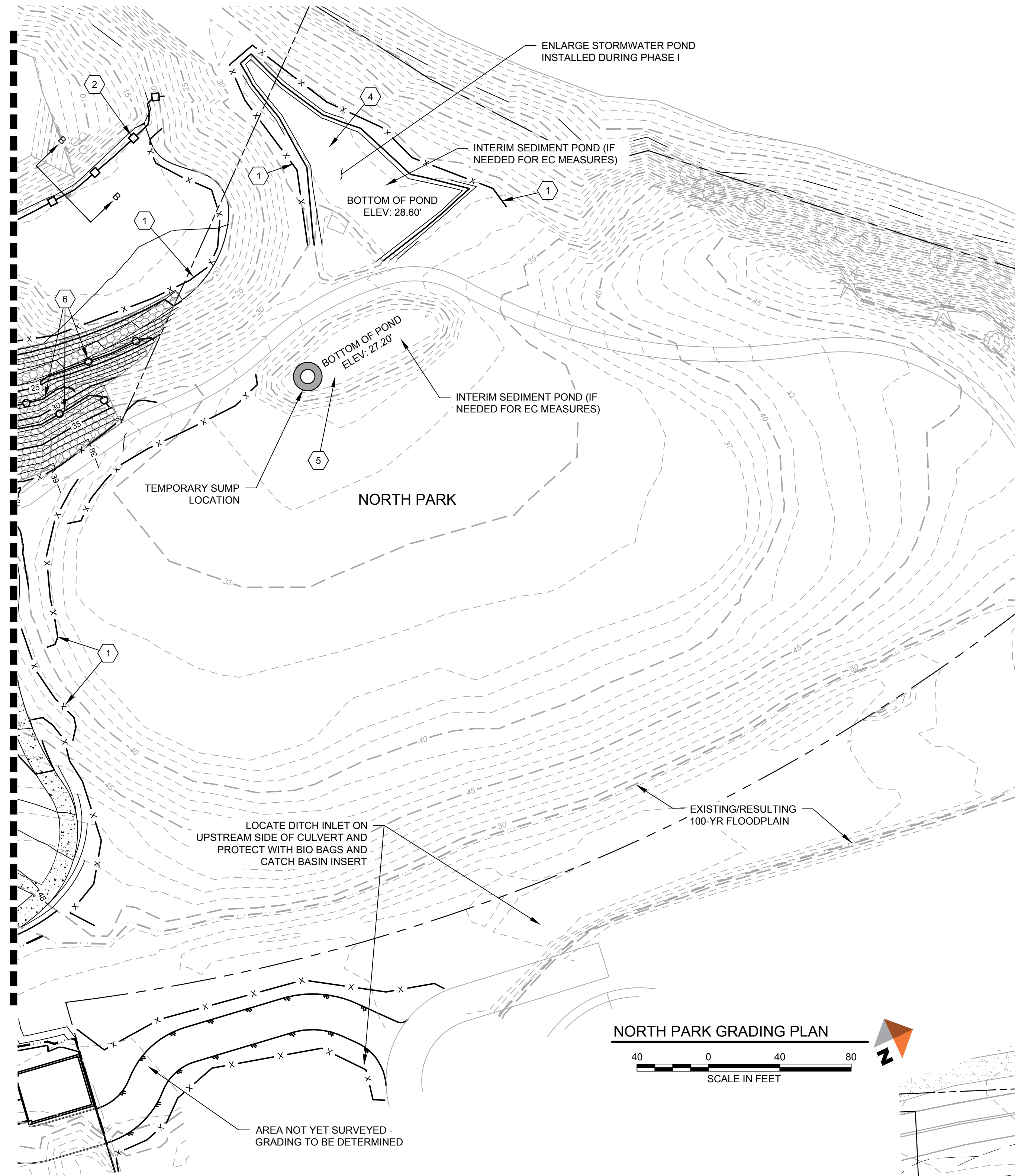
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971-280-8641

COVE WATERFRONT RESIDENCES
CONCEPT DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION
FUTURE GRADING PLAN - NORTH

PROJECT 14307.01
DATE 12/7/2018
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C312

\\BL-FS\\BIL-Projects\\22\\14307-01\\65CAD_CDP\\SC-CDP-CR-14307.dwg PLOT DATE 2018-12-7 08:23 SAVED DATE 2018-12-07 08:21 USER: kglidden

SEE 4.2 - GRADING PLAN - NORTH

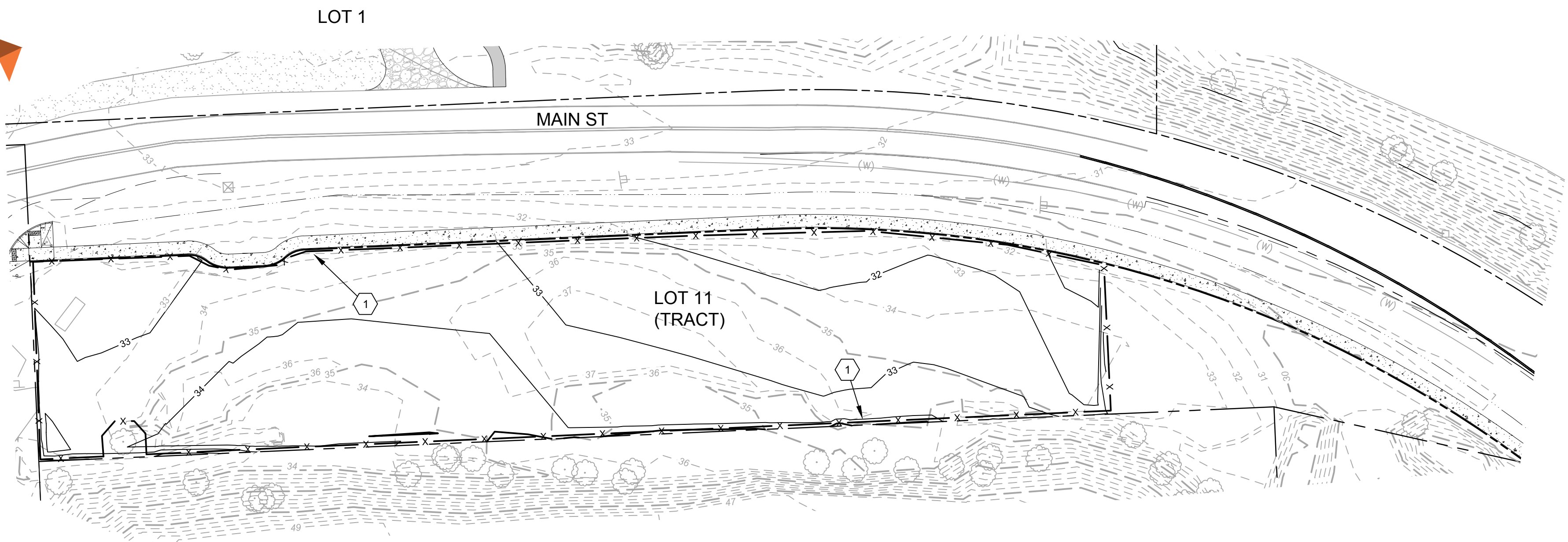
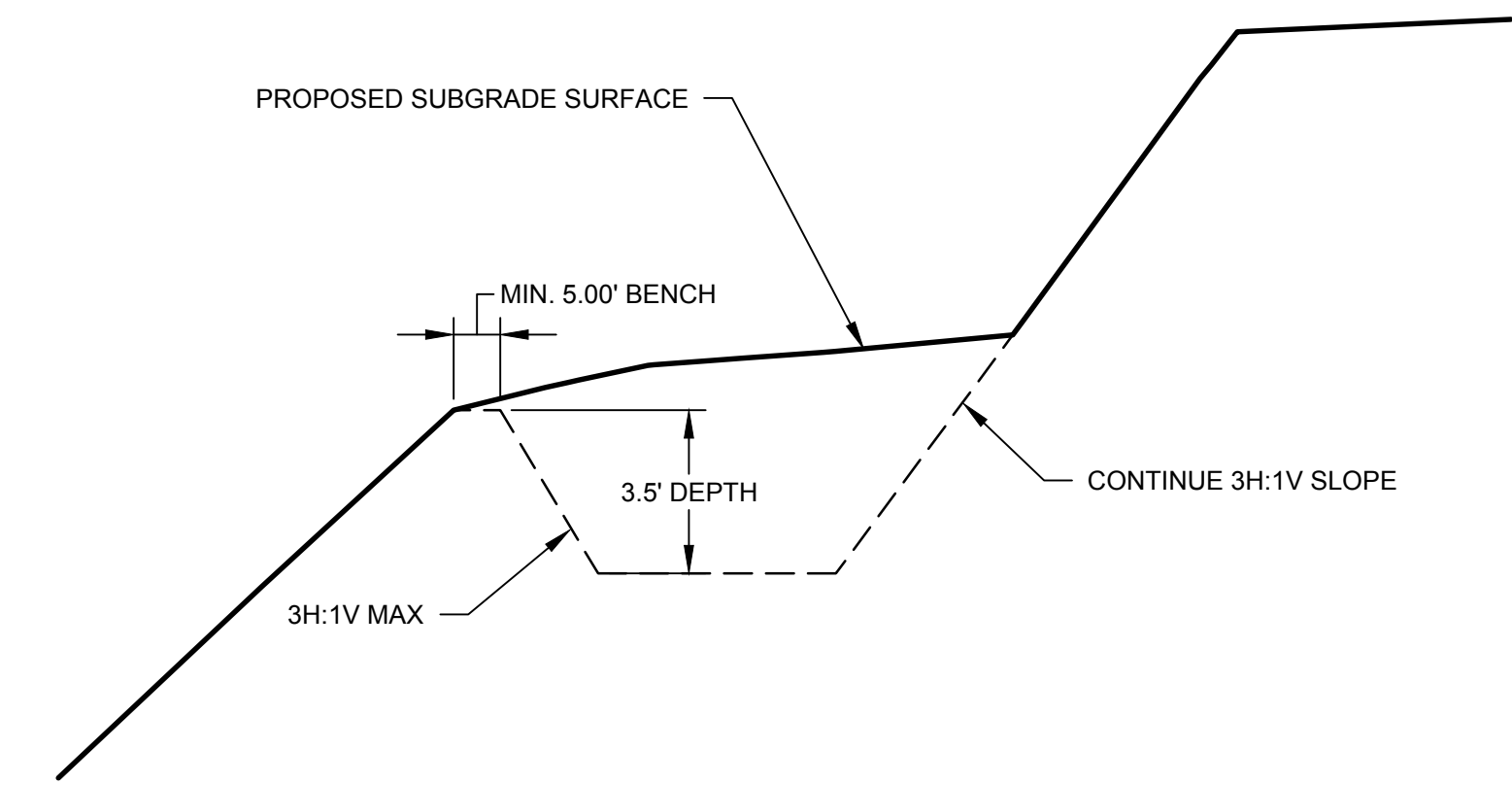


LEGEND

	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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COVE WATERFRONT RESIDENCES
CONCEPT DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION
FUTURE GRADING PLAN - NORTH PARK & TRACT A

PROJECT 14307.01
DATE 12/7/2018

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