

CONTACT INFORMATION

APPLICANT VERTICAL BRIDGE (THE TOWERS, LLC)
22 WEST ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444

GROUND OWNER SAUVIES ISLAND GRANGE #840
14443 NW CHARLTON RD
PORTLAND, OR 97231

TOWER OWNER VERTICAL BRIDGE (THE TOWERS, LLC)
22 WEST ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
PH: 561.948.6367

ARCHITECT/
ENGINEER CAPITAL DESIGN SERVICES, LLC
1910 4TH AVE E, SUITE 196
OLYMPIA, WA 98506
BRANDON CLOWER
PH: 971.979.0075

CIVIL ENGINEER DUNCANSON COMPANY, INC.
145 SOUTHWEST 155TH STREET, #102
SEATTLE, WA 98166
CONTACT: HAROLD DUNCANSON
HAROLDD@DUNCANSONCO.COM
206-244-4141

SURVEYOR AMBIT CONSULTING, LLC
PATRICK B. DONOHUE, PLS
PH: 562.706.0621
PATDONOHUE@AMBITCONSULTING.US

SITE INFORMATION

SITE ADDRESS 14443 NW CHARLTON RD
PORTLAND, OR 97231

COUNTY MULTNOMAH COUNTY

TAX LOT NUMBER 2N1W16C-01200

PROPERTY OWNERS SAUVIES ISLAND GRANGE #840

ZONING MUA - MULTI USE AGRICULTURE

TOTAL LOT AREA ±3.5 AC

DISTURBED AREA ±17,000 SF

IMPERVIOUS AREA ±9,500 SF

CUT ±140 CY

FILL ±170 CY

SHEET INDEX

C1 EROSION, SEDIMENT AND POLLUTION CONTROL
PLAN

C2 ROAD AND GRADING PLAN

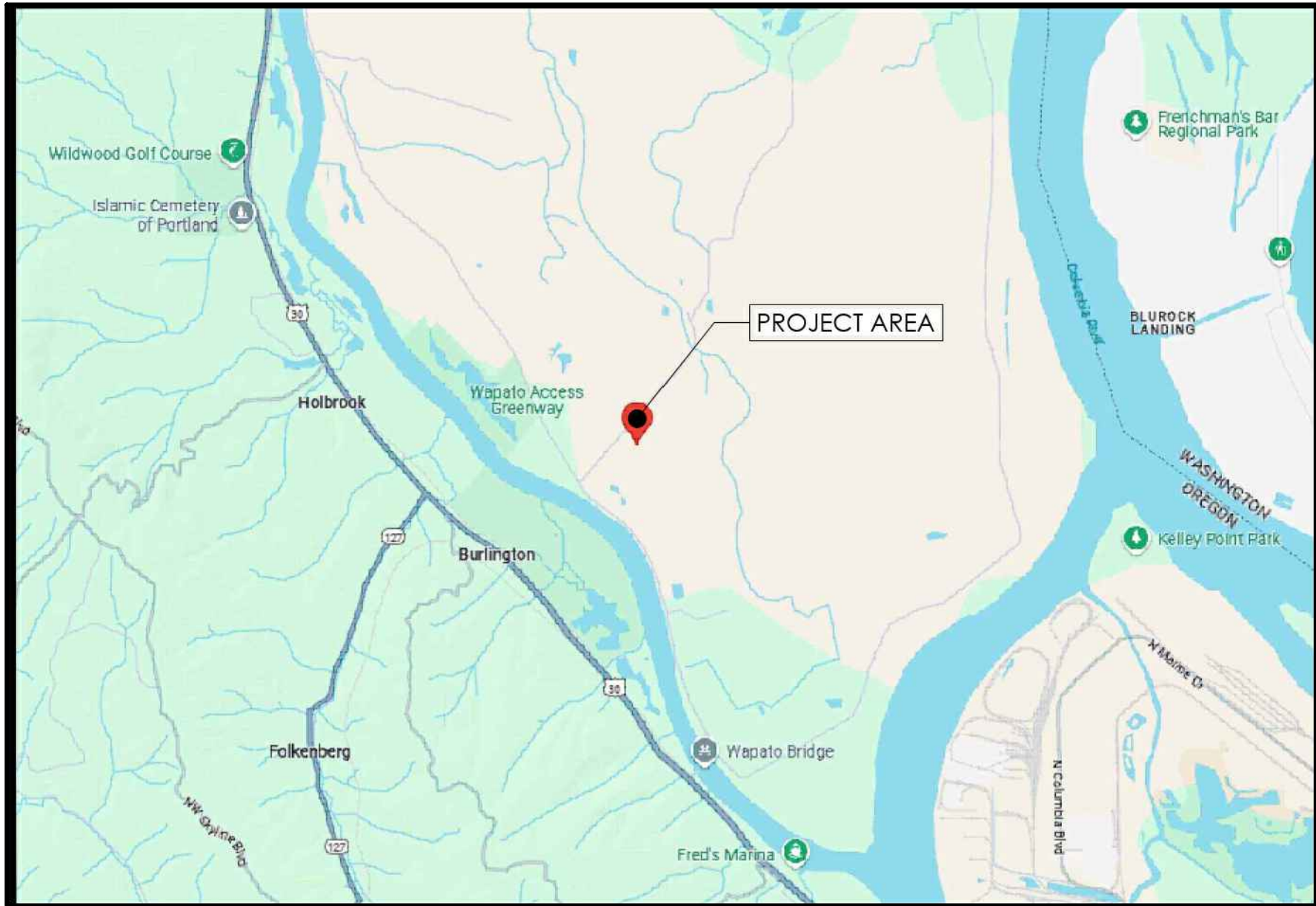
C3 DETAILS

C4 DETAILS

REFERENCE INFORMATION

SITE PLAN PROVIDED BY CAPITAL DESIGN SERVICES,
VERSION 1, DATED 05/29/2025.

SURVEY PROVIDED BY AMBIT CONSULTING, REVISION 2,
DATED 06/13/2025.



VICINITY MAP

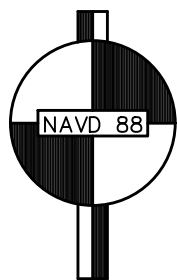
NOT TO SCALE

ESPCP NOTES

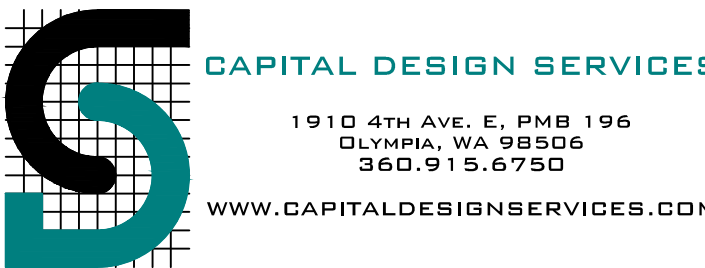
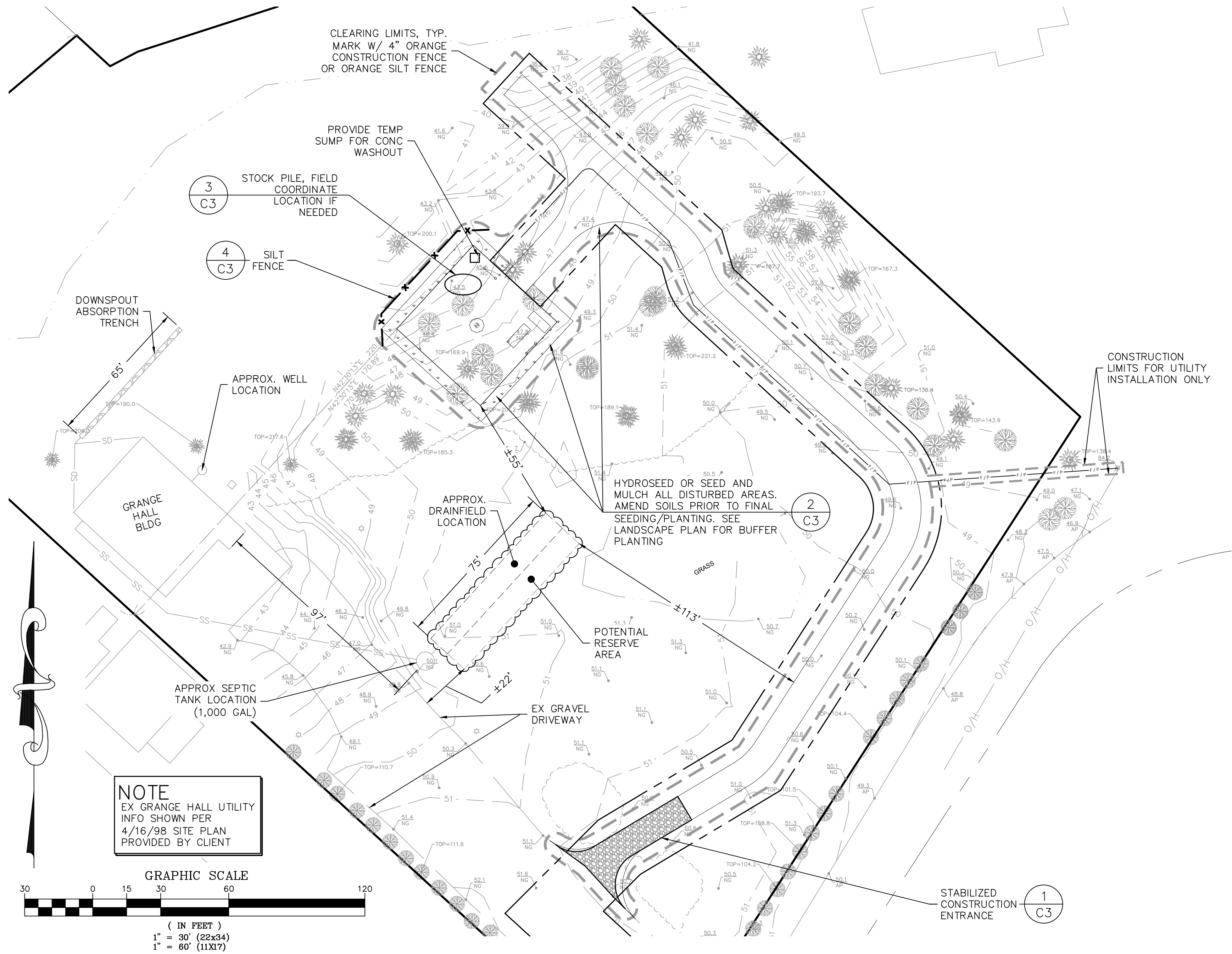
- COVER ALL STOCKPILED SOIL WITH PLASTIC SHEETING WHEN NOT IN USE.
- RE-SEED, OR INSTALL LANDSCAPING IN ALL DISTURBED AREAS AS SOON AS POSSIBLE.
- COVER ALL DISTURBED AREAS AS SOON AS POSSIBLE WITH ORGANIC MULCHING SUCH AS STRAW OR HAY.

PER THE CITY OF PORTLAND, OREGON "EROSION & SEDIMENT CONTROL MANUAL",
MARCH 2022:

- 24-HOUR ONSITE EROSION AND SEDIMENT CONTROL MANAGER CONTACT
NAME: _____ PHONE NO: _____
- APPROVAL OF THIS EROSION, SEDIMENT AND POLLUTION CONTROL PLAN
(ESPCP) DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR
DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS,
CHANNELS, RETENTION BEST MANAGEMENT PRACTICES [BMPS], OR UTILITIES)
- THE IMPLEMENTATION OF THIS ESPCP AND THE CONSTRUCTION, MAINTENANCE,
REPLACEMENT, AND UPGRADING OF THESE ESPCP BMPS IS THE RESPONSIBILITY
OF THE RESPONSIBLE PARTY UNTIL ALL CONSTRUCTION IS COMPLETED AND
APPROVED PERMANENT STABILIZATION IS ESTABLISHED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE
CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE
CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING
LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE
RESPONSIBLE PARTY FOR THE DURATION OF CONSTRUCTION. EXCEEDING THE
APPROVED LIMITS OF DISTURBANCE MAY RESULT IN ADDITIONAL PERMITTING
REQUIREMENTS, PERMIT REVISIONS, STOP WORK ORDERS, OR OTHER
ENFORCEMENT ACTIONS.
- THE ESPCP BMPS SHOWN ON THIS PLAN MUST BE CONSTRUCTED PER CITY
STANDARDS AND MADE FUNCTIONAL PRIOR TO GROUND-DISTURBING ACTIVITIES,
AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND
SEDIMENT-LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS,
OR VIOLATE APPLICABLE WATER STANDARDS. THE INITIAL CLEARING MUST BE
THE MINIMUM REQUIRED TO INSTALL ESPCP BMPS.
- THE ESPCP BMPS SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR
ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE
ESPCP BMPS SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM
EVENTS OR SITE CONDITIONS AND TO ENSURE THAT SEDIMENT AND
SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE. ADDITION AND REMOVAL OF
BMPS SHOULD BE DOCUMENTED IN THE DAILY INSPECTION LOG AND, IN CASES
OF ESPCP REVISION, ON THE REVISED ESPCP.
- FUELS, OILS, SOLVENTS, HAZARDOUS CHEMICALS, AND OTHER TOXIC MATERIALS
SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO
CONTAMINATE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE
CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE
CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS
MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO
SETTLE OR INFILTRATE INTO SOIL.
- OFFSITE RELEASE OF FUEL, OILS, SOLVENTS, HAZARDOUS CHEMICALS,
SEDIMENT, TRASH, DEBRIS, OR OTHER SUBSTANCES RESULTING FROM
CONSTRUCTION ACTIVITIES IS NOT ALLOWED. ALL SPILLS IN EXCESS OF
REPORTABLE QUANTITIES SHALL BE REPORTED TO BUREAU OF ENVIRONMENTAL
SPILL RESPONSE, 503-823-7180.
- SIGNAGE SHALL BE POSTED ON THE SITE OF THE PERMITTED
GROUND-DISTURBING ACTIVITY THAT IDENTIFIES THE CITY'S EROSION CONTROL
COMPLAINT HOTLINE NUMBER OR THE RESPONSIBLE CITY PROJECT
MANAGER/INSPECTOR.
- BETWEEN OCTOBER 1 AND APRIL 30, ALL DENUDEED SITES SHALL BE PROVIDED
WITH TEMPORARY SOIL STABILIZATION AS SOON AS PRACTICABLE, BUT IN NO
CASE MORE THAN 2 DAYS AFTER GROUND-DISTURBING ACTIVITY OCCURS.
- BETWEEN MAY 1 AND SEPTEMBER 30, TEMPORARY EROSION AND SEDIMENT
CONTROL BMPS TO REDUCE DUST AND SEDIMENT TRANSPORT SHALL BE
APPLIED AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 7 DAYS
AFTER GROUND-DISTURBING ACTIVITY OCCURS.

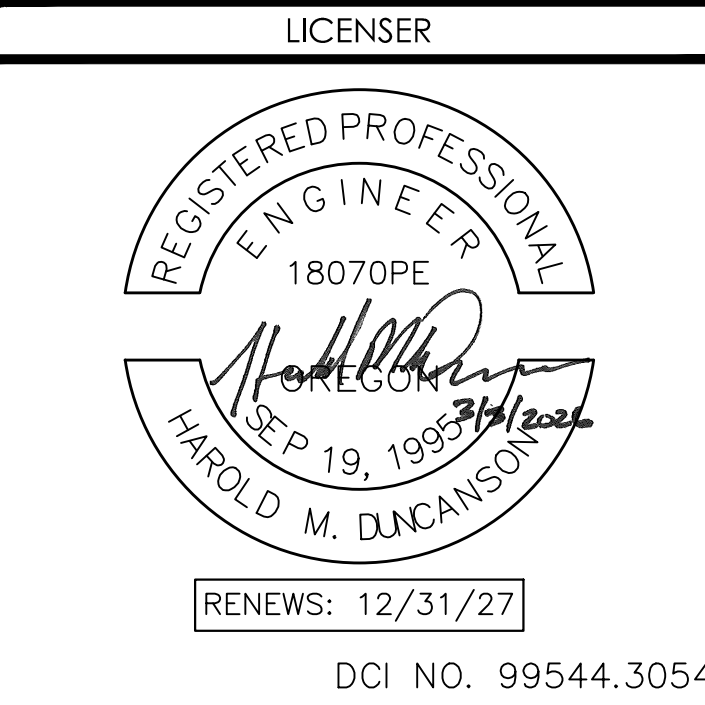


CONTACT SURVEYOR FOR
SITE BENCHMARK



DRAWN BY: DLS
CHECKED BY: HMD

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	11/21/25	PRELIM
2	2/12/26	UPDATE ACCESS ALIGNMENT
3	3/3/26	ADD INFO FOR SEPTIC EVAL



PROJECT INFORMATION

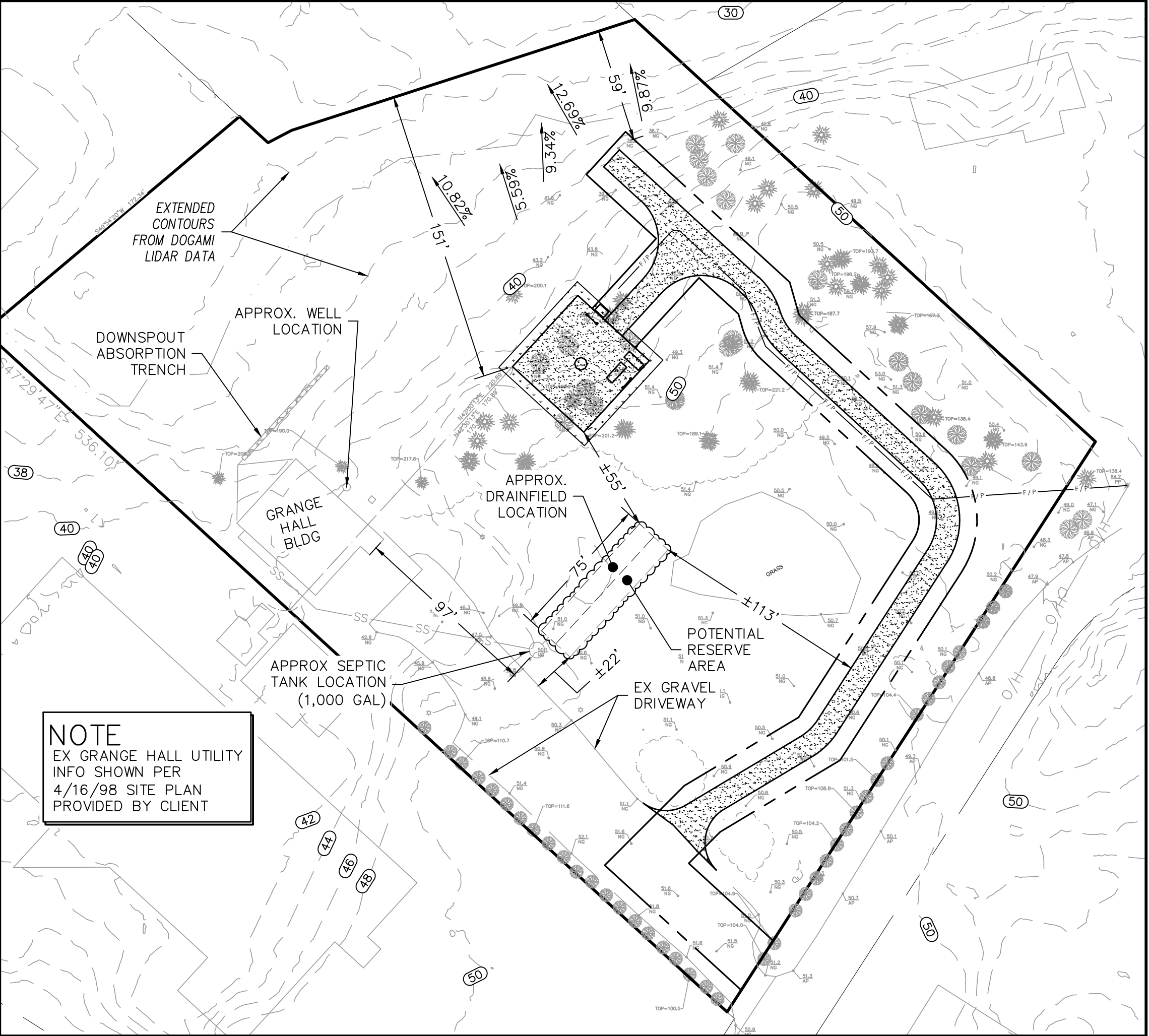
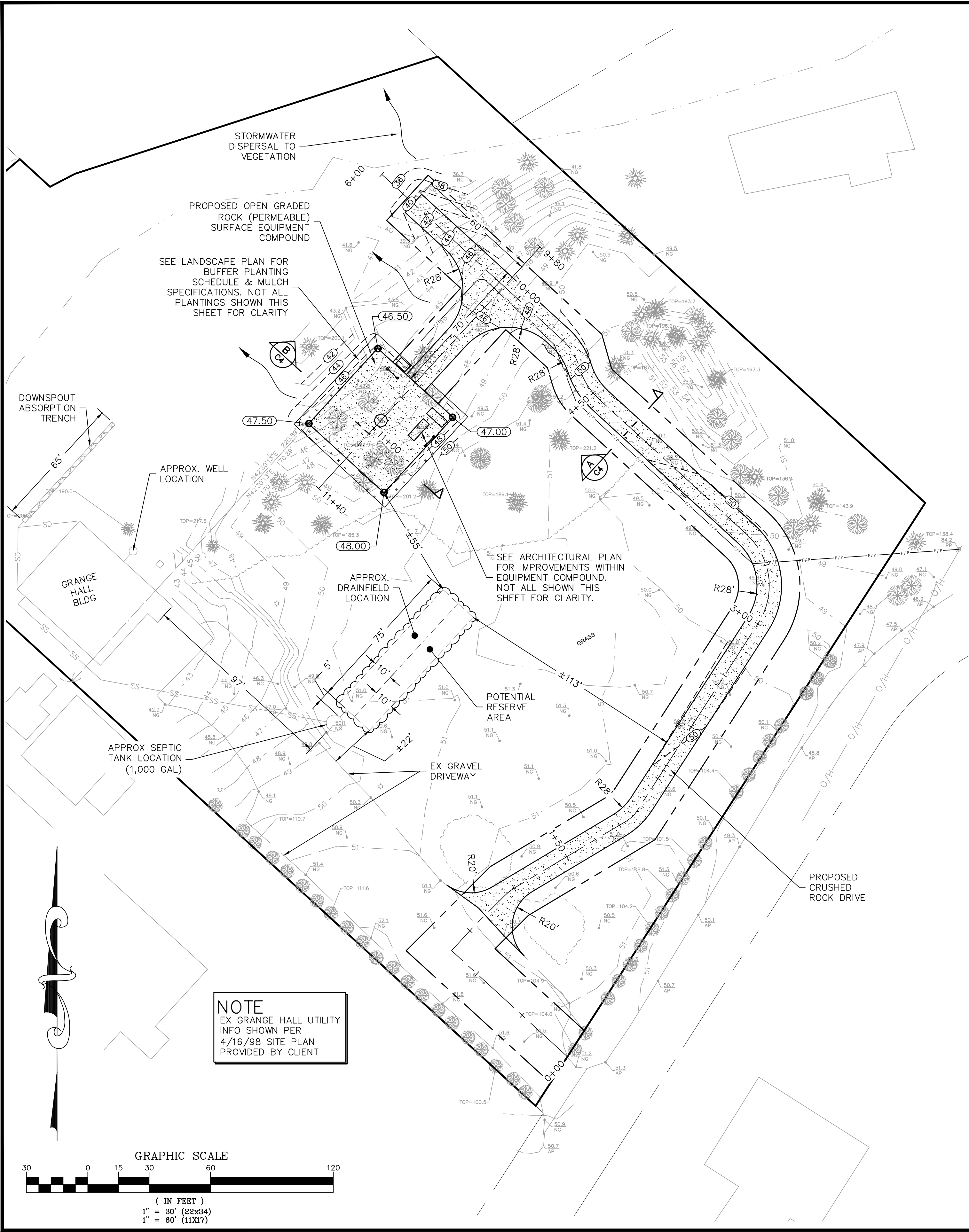
US-OR-5116
SAUVIE
14443 NW CHARLTON RD
PORTLAND, OR 97231

SHEET TITLE

**EROSION, SEDIMENT AND
POLLUTION CONTROL PLAN**

SHEET NO.

C1

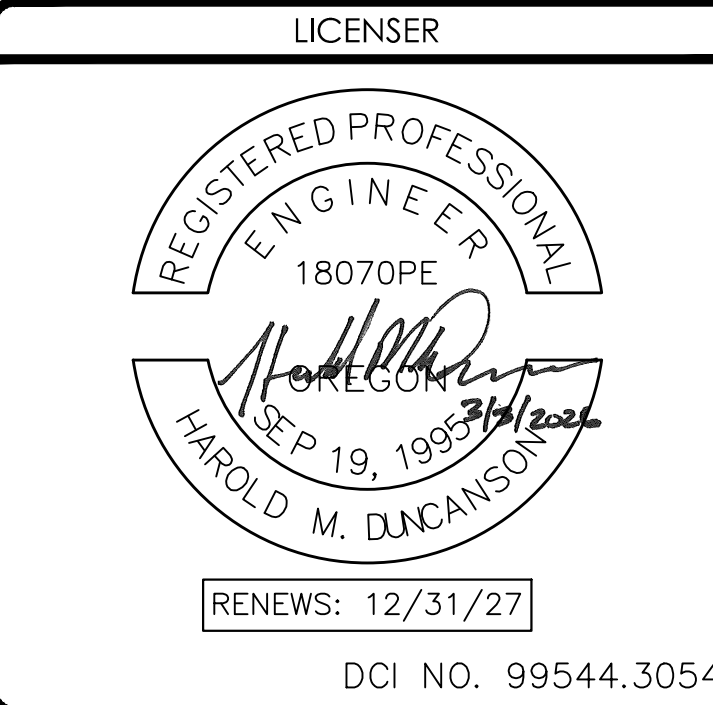


PARCEL MAP
1"=50'



DRAWN BY: DLS
CHECKED BY: HMD

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	11/21/25	PRELIM
2	2/12/26	UPDATE ACCESS ALIGNMENT
3	3/3/26	ADD INFO FOR SEPTIC EVAL



PROJECT INFORMATION

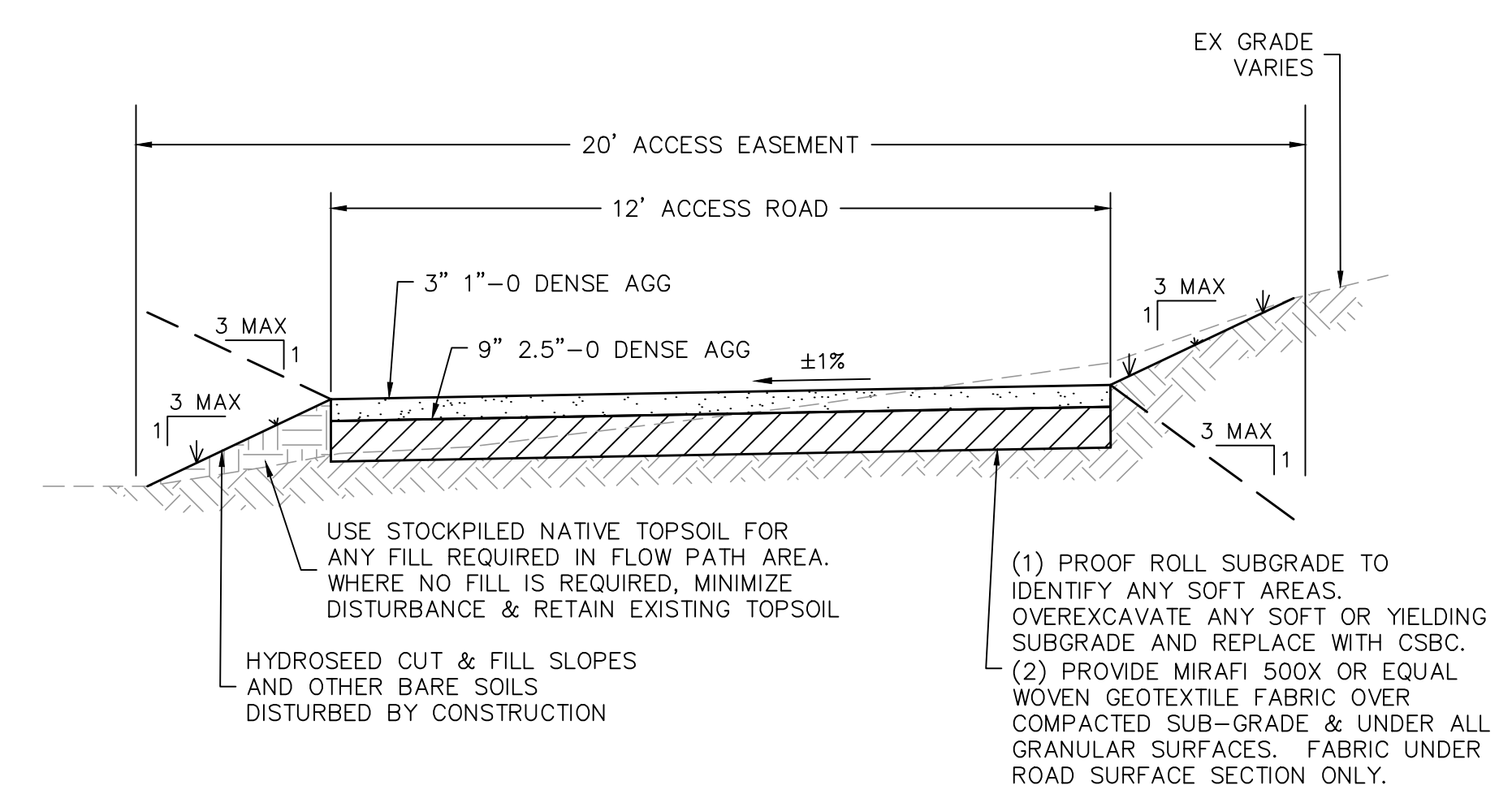
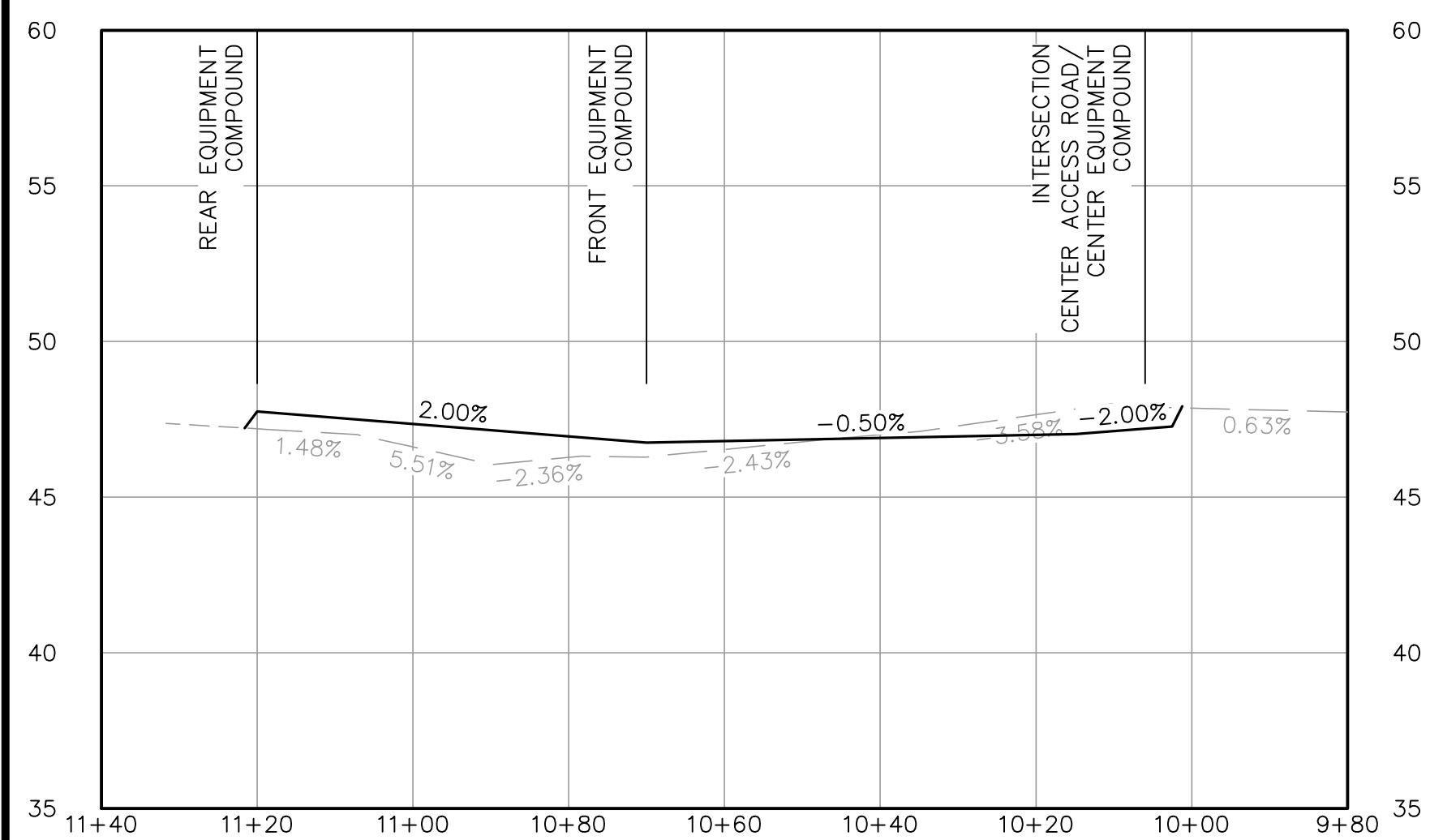
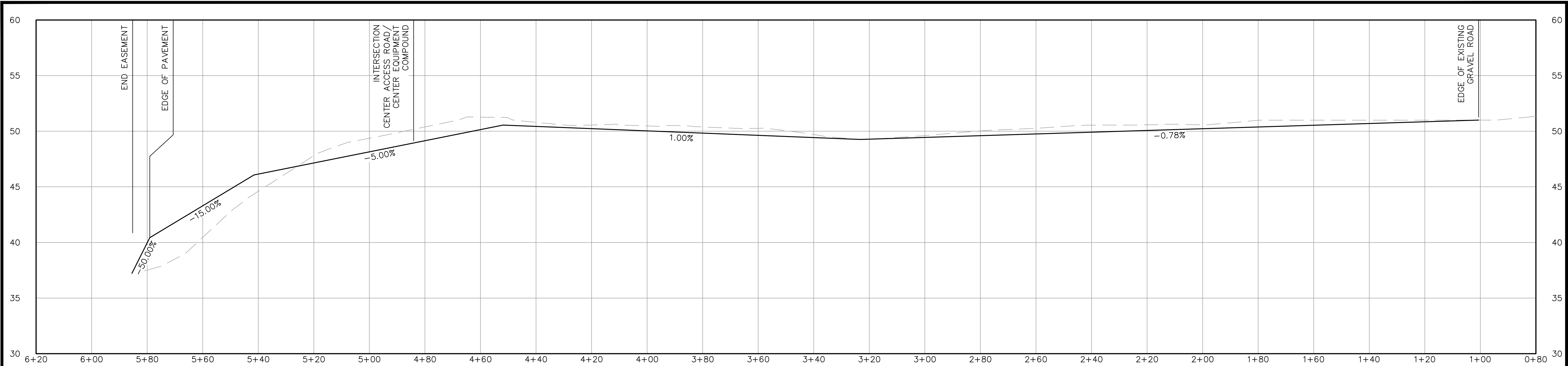
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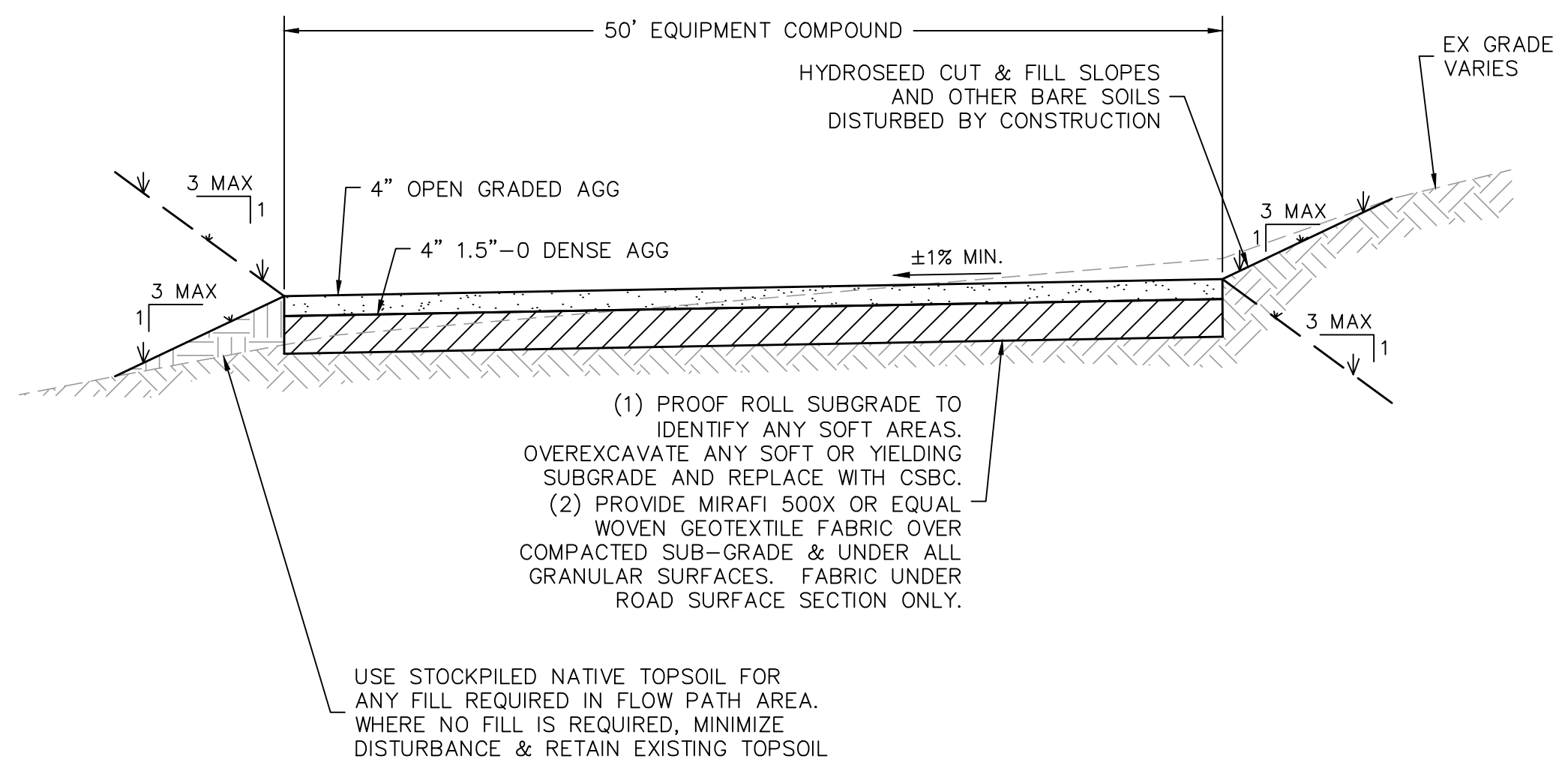
ROAD AND
GRADING PLAN

SHEET NO.

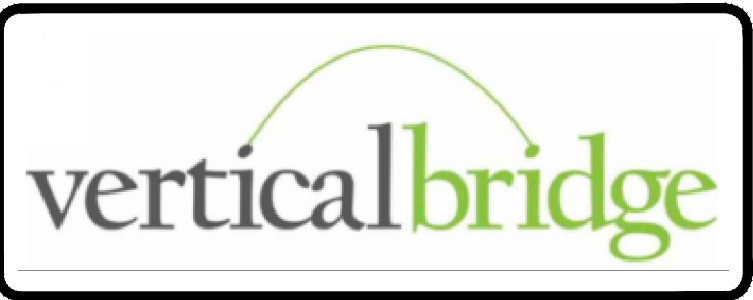
C2



A ACCESS ROAD
NOT TO SCALE

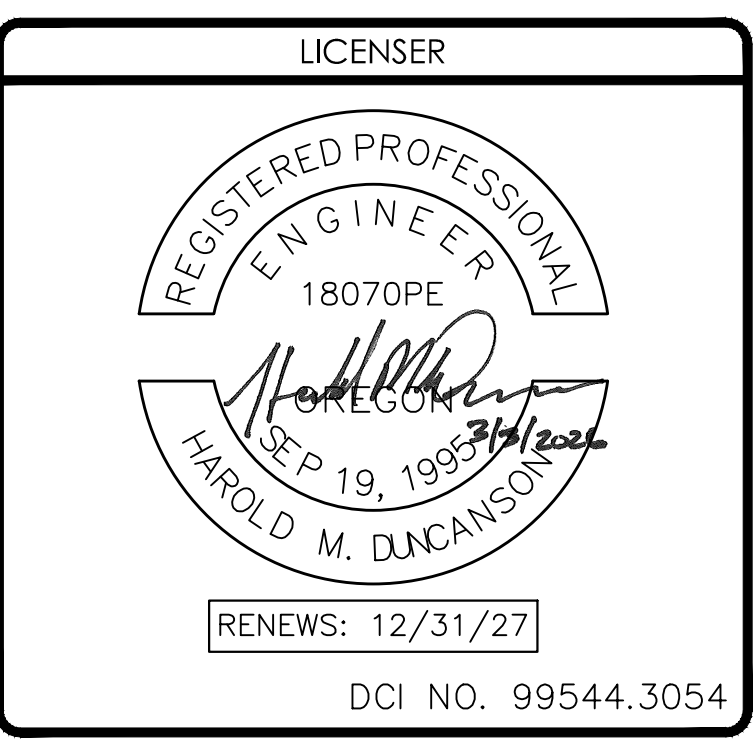


B EQUIPMENT COMPOUND
NOT TO SCALE



DRAWN BY: DLS
CHECKED BY: HMD

DRAWING VERSION		
VER.	DATE	DESCRIPTION
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SAUVIE
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PORTLAND, OR 97231

SHEET TITLE

DETAILS

SHEET NO.

C4

