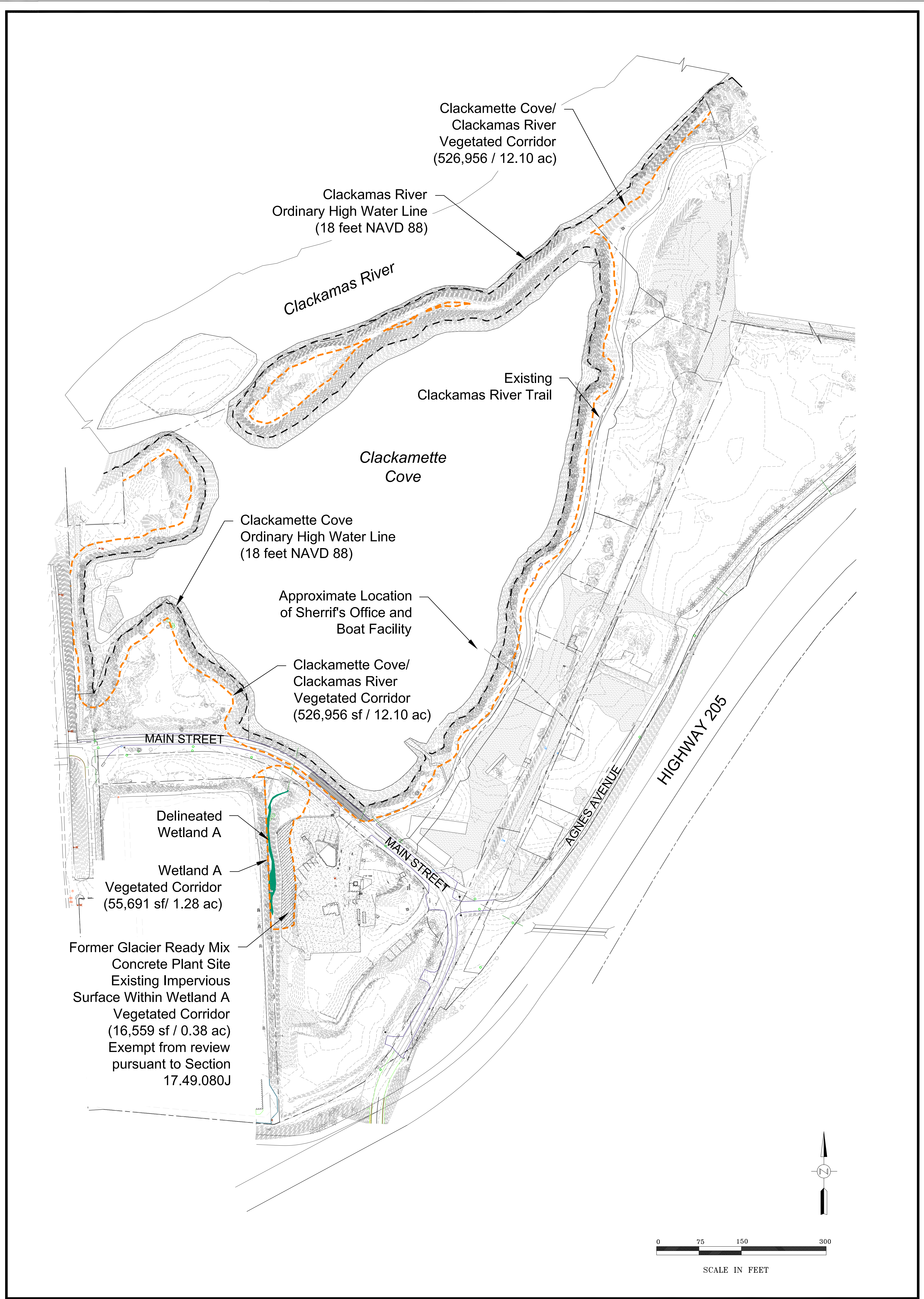
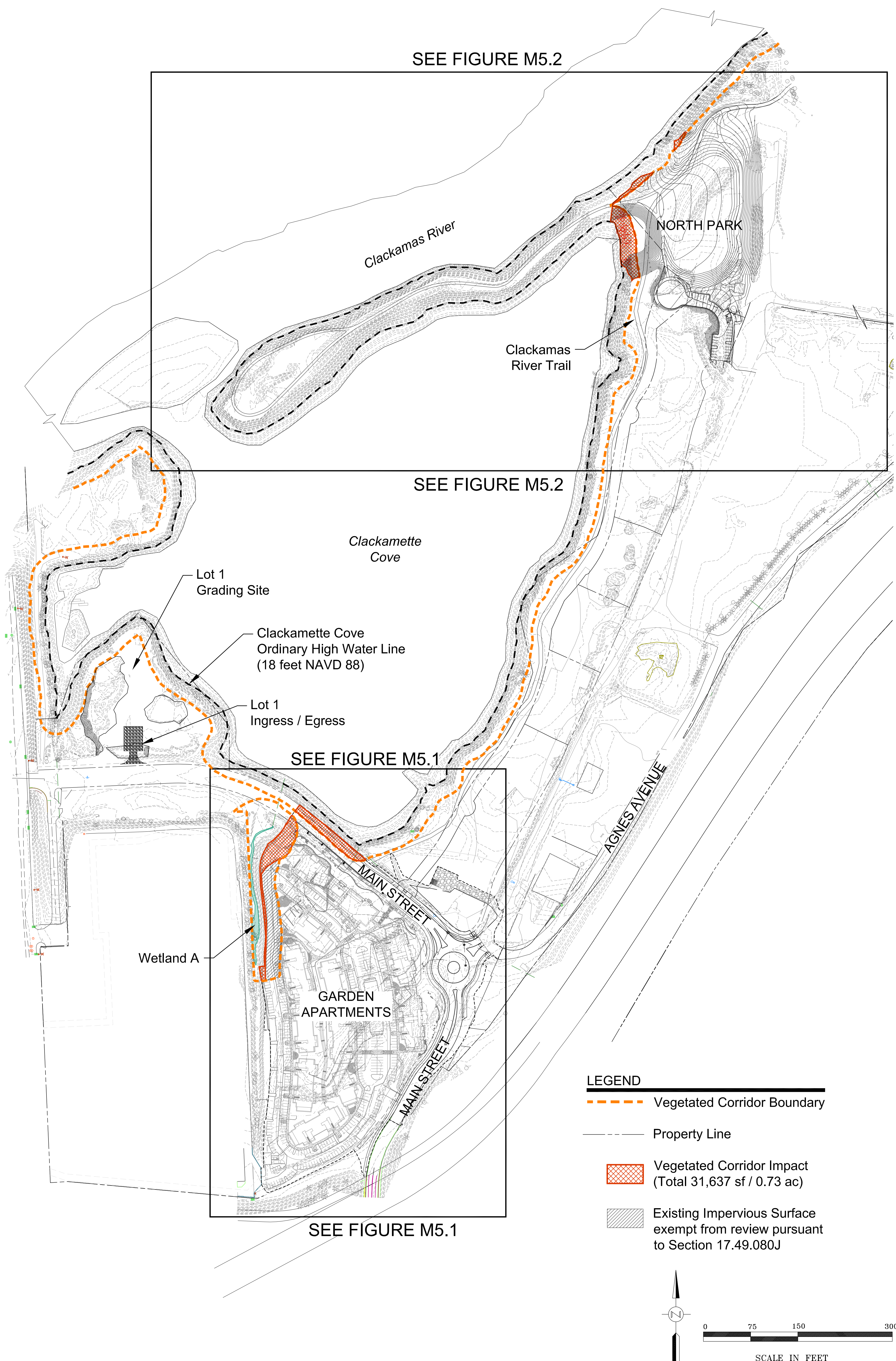




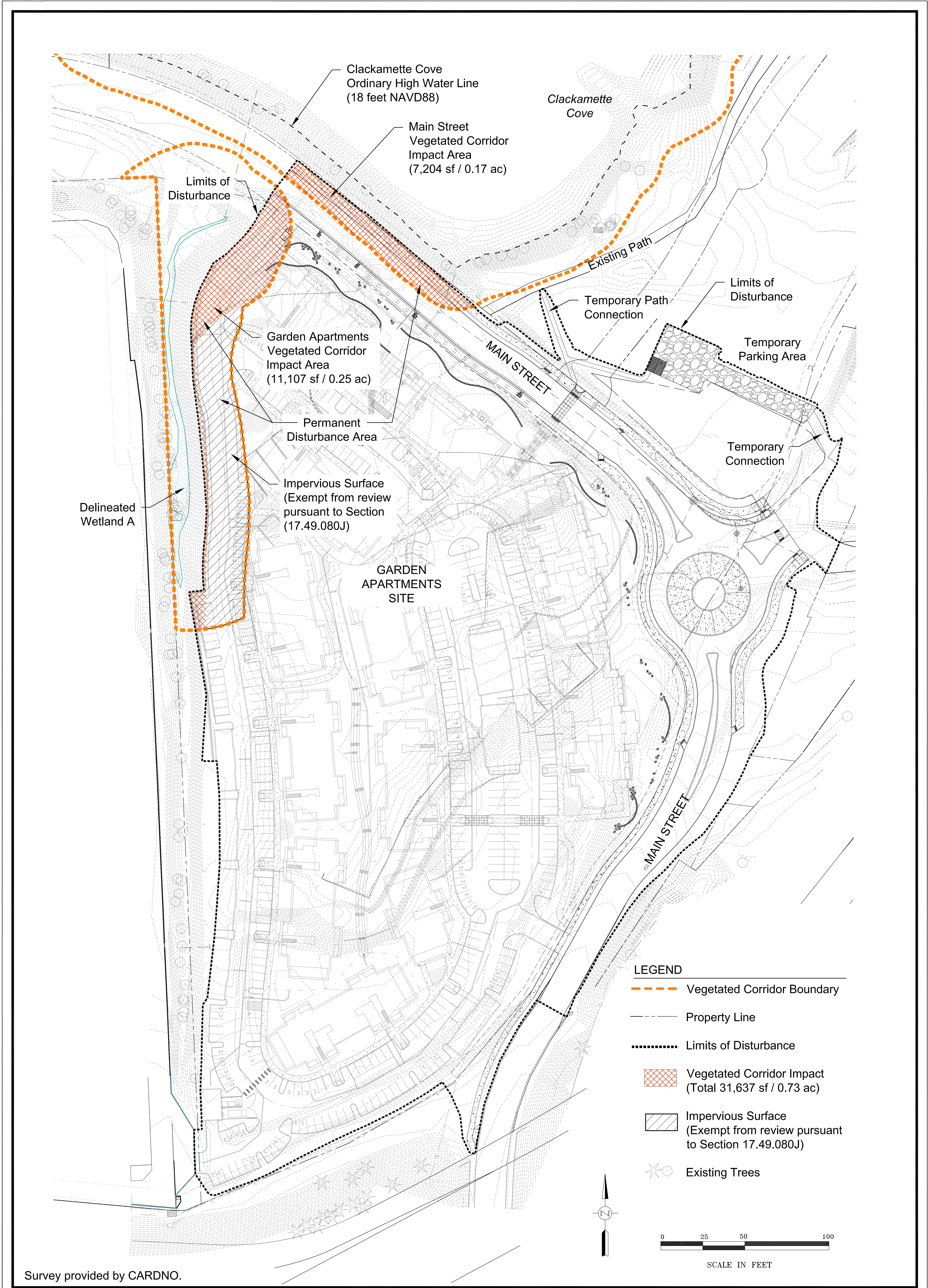
Existing Conditions Overview
The Cove, Phase 1 - Oregon City, Oregon

FIGURE
M4.0

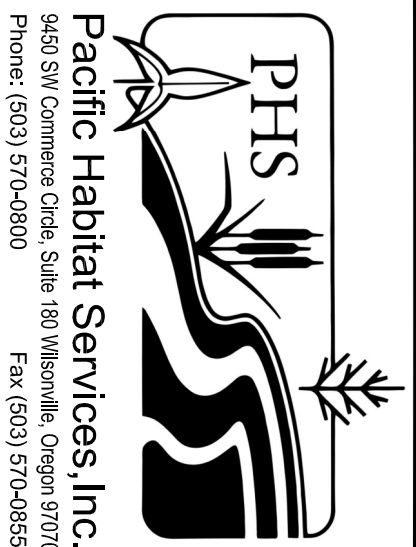
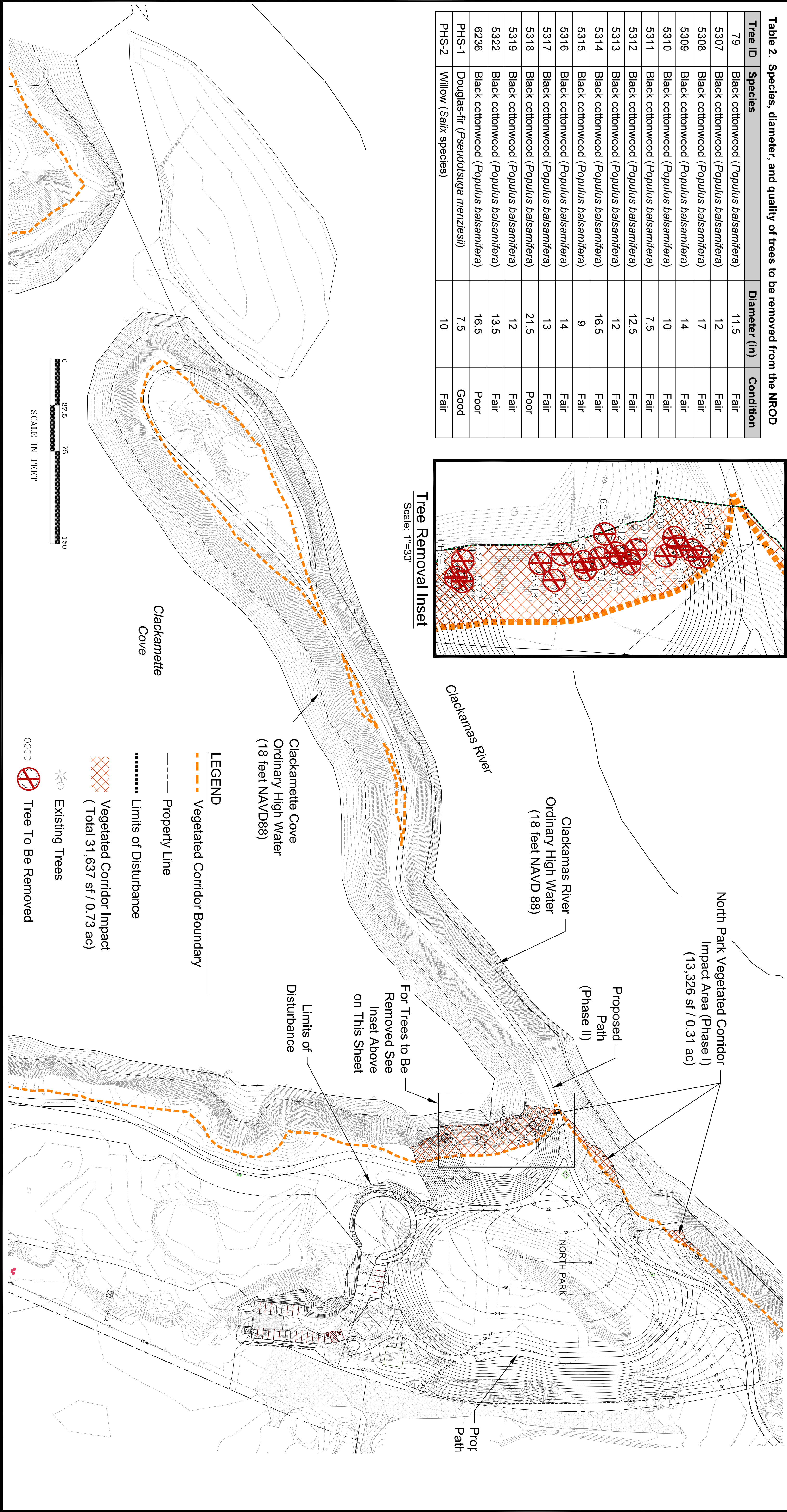
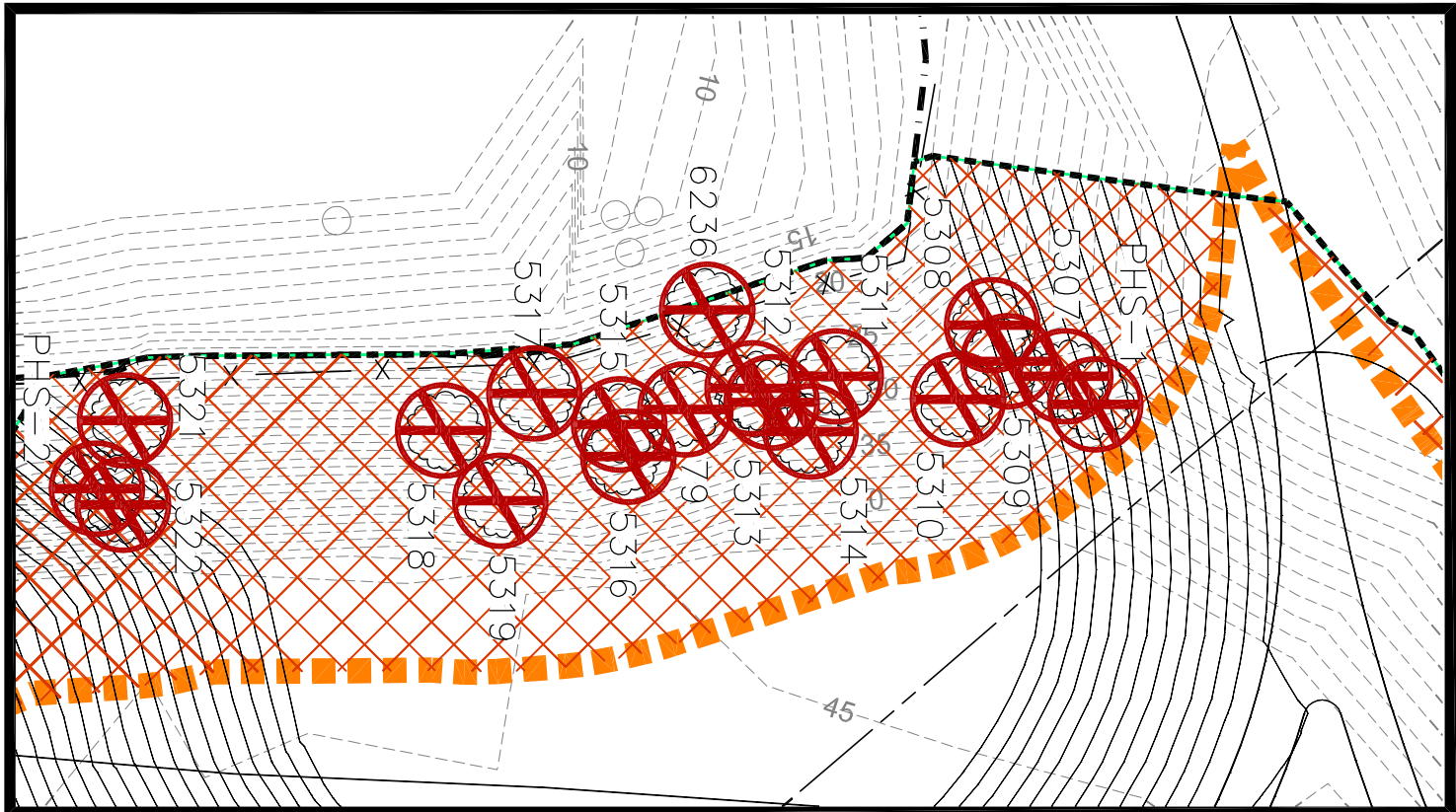
8-26-2015



Survey provided by CARDNO.



Tree ID	Species	Diameter (in)	Condition
79	Black cottonwood (<i>Populus balsamifera</i>)	11.5	Fair
5307	Black cottonwood (<i>Populus balsamifera</i>)	12	Fair
5308	Black cottonwood (<i>Populus balsamifera</i>)	17	Fair
5309	Black cottonwood (<i>Populus balsamifera</i>)	14	Fair
5310	Black cottonwood (<i>Populus balsamifera</i>)	10	Fair
5311	Black cottonwood (<i>Populus balsamifera</i>)	7.5	Fair
5312	Black cottonwood (<i>Populus balsamifera</i>)	12.5	Fair
5313	Black cottonwood (<i>Populus balsamifera</i>)	12	Fair
5314	Black cottonwood (<i>Populus balsamifera</i>)	16.5	Fair
5315	Black cottonwood (<i>Populus balsamifera</i>)	9	Fair
5316	Black cottonwood (<i>Populus balsamifera</i>)	14	Fair
5317	Black cottonwood (<i>Populus balsamifera</i>)	13	Fair
5318	Black cottonwood (<i>Populus balsamifera</i>)	21.5	Poor
5319	Black cottonwood (<i>Populus balsamifera</i>)	12	Fair
5322	Black cottonwood (<i>Populus balsamifera</i>)	13.5	Fair
6236	Black cottonwood (<i>Populus balsamifera</i>)	16.5	Poor
PHS-1	Douglas-fir (<i>Pseudotsuga menziesii</i>)	7.5	Good
PHS-2	Willow (<i>Salix</i> species)	10	Fair



Site Plan provided by CARDNO

North Park Site Plan and NROD Encroachment
The Cove, Phase 1 - Oregon City Oregon

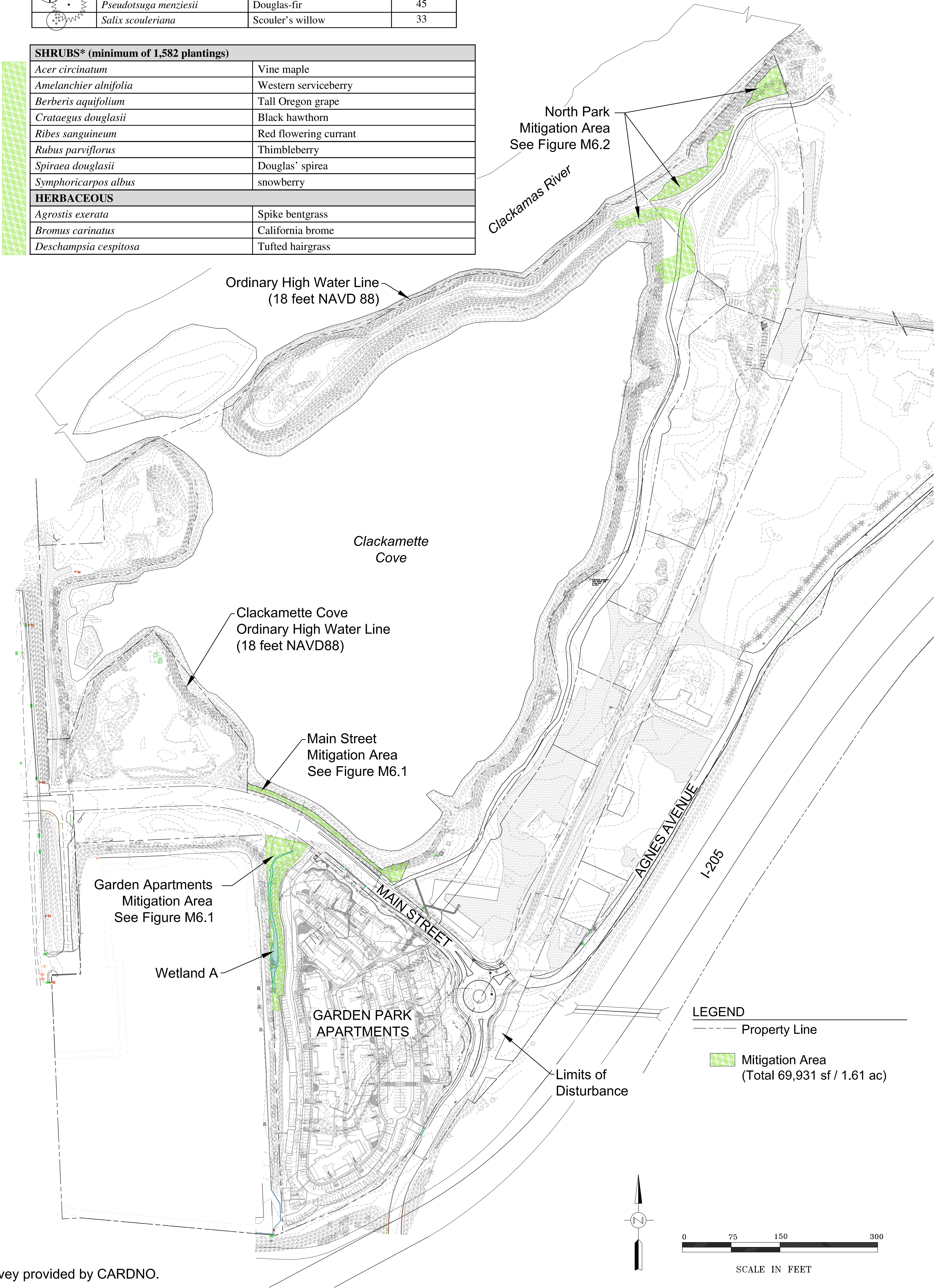
FIGURE
M5.2

8-26-2015

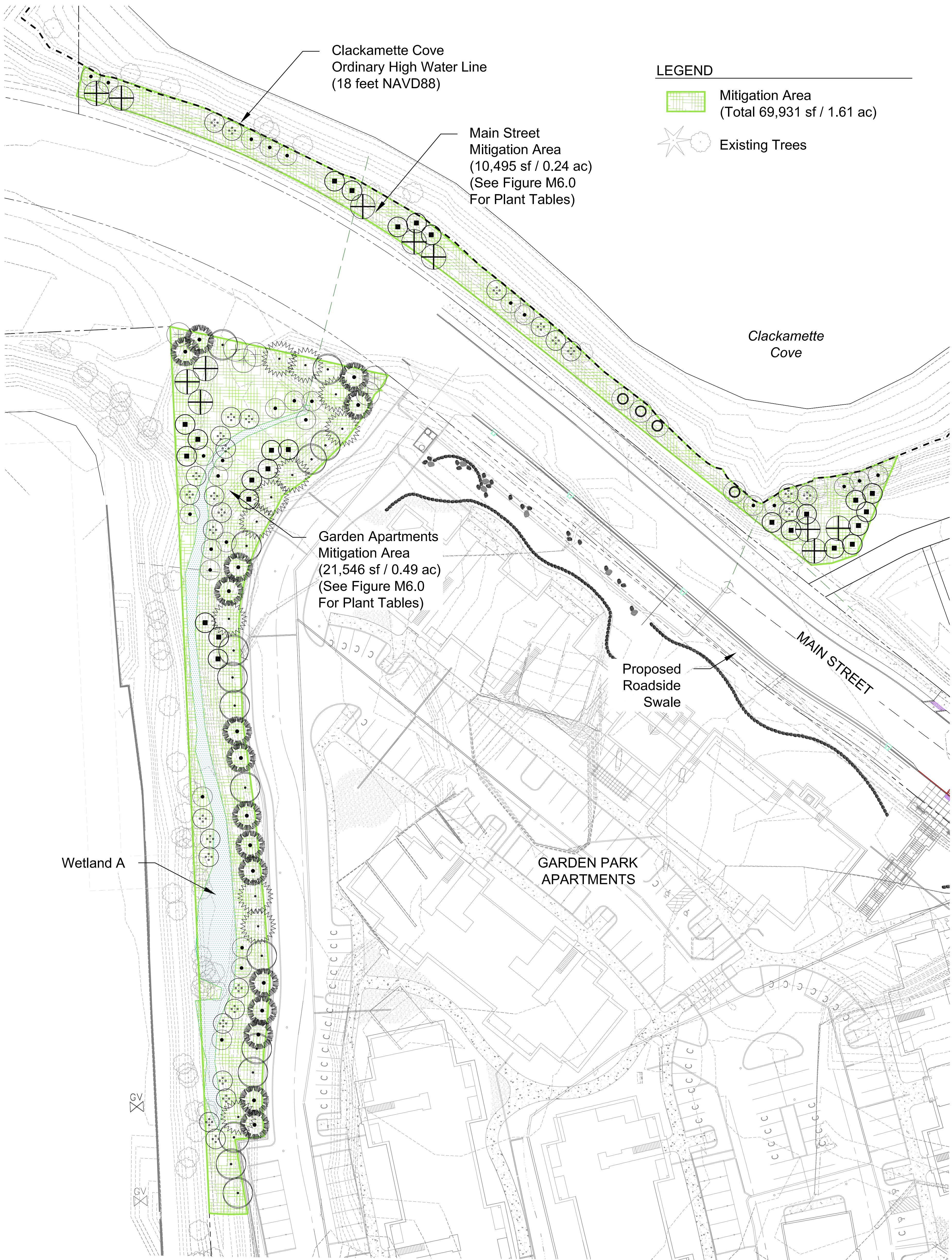
Symbol	Botanical Name	Common Name	Quantity
TREES* (minimum of 316 plantings)			
	<i>Abies grandis</i>	Grand fir	45
	<i>Acer macrophyllum</i>	Big-leaf maple	45
	<i>Alnus rubra</i>	Red alder	40
	<i>Arbutus menziesii</i>	Madrone	15
	<i>Fraxinus latifolia</i>	Oregon ash	33
	<i>Malus fusca</i>	Oregon crabapple	20
	<i>Populus balsamifera</i>	Black cottonwood	40
	<i>Pseudotsuga menziesii</i>	Douglas-fir	45
	<i>Salix scouleriana</i>	Scouler's willow	33

SHRUBS* (minimum of 1,582 plantings)	
<i>Acer circinatum</i>	Vine maple
<i>Amelanchier alnifolia</i>	Western serviceberry
<i>Berberis aquifolium</i>	Tall Oregon grape
<i>Crataegus douglasii</i>	Black hawthorn
<i>Ribes sanguineum</i>	Red flowering currant
<i>Rubus parviflorus</i>	Thimbleberry
<i>Spiraea douglasii</i>	Douglas' spirea
<i>Symphoricarpos albus</i>	snowberry
HERBACEOUS	
<i>Agrostis exarata</i>	Spike bentgrass
<i>Bromus carinatus</i>	California brome
<i>Deschampsia cespitosa</i>	Tufted hairgrass

*The owner's representative will approve individual plant material and location of plantings prior to installation. Plantings may vary in size dependent on whether they are live cuttings, bare root stock, or container stock, however, no initial plantings may be shorter than twelve inches in height. No more than one-third of the trees may be of the same genus and shrubs shall consist of at least three different species.

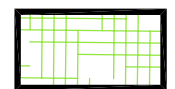


Survey provided by CARDNO.

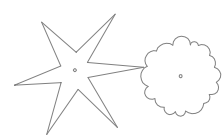


Survey provided by CARDNO.

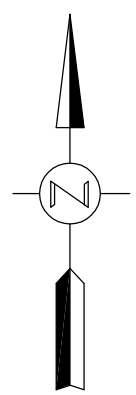
LEGEND



Mitigation Area
(Total 69,931 sf / 1.61 ac)



Existing Trees



0 15 30 60
SCALE IN FEET

Balance of Garden Park
Mitigation Area
(3,913 sf / 0.09 ac
See Figure M6.0
For Plant Tables and
Figure M6.1 for Primary
Mitigation Area)

Balance of Main Street
Mitigation Area
(668 sf / 0.02 ac
See Figure M6.0
For Plant Tables and
Figure M6.1 for Primary
Mitigation Area)

Clackamas River
Ordinary High Water Line
(18 feet NAVD88)

Proposed Path
(Phase II)

Clackamette
Cove Ordinary
High Water Line
(18 feet NAVD88)

Clackamette
Cove

North Park
Mitigation Area
(33,309 sf / 0.76 ac
See Figure M6.0
For Plant Tables)

Survey provided by CARDNO.