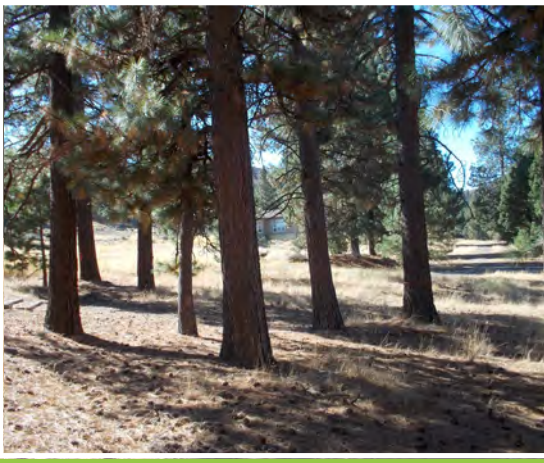


North Ridge Estates

Phase II Planting Plans and Illustrations

The EPA Superfund Redevelopment Initiative

BACKGROUND

In the 1980s, the 144-acre North Ridge Estates subdivision was developed approximately three miles north of Klamath Falls, Oregon. Due to the demolition of an estimated eighty 1940s-era military barracks buildings, the soil beneath this residential development contained asbestos and asbestos-contaminated materials. Frost heave, which is typical of the climate in this area, began to bring asbestos to the ground surface where residents and visitors could be exposed to the contamination. EPA conducted a series of emergency removal actions between 2003 and 2008, but was unable to mitigate unacceptable risks to residents of the site. In January 2006, the developer entered a consent decree to permanently relocate the majority of the subdivision residents. Some residents elected not to leave.

In September 2011, EPA selected the remedy for the site, which includes excavation and consolidation of asbestos-contaminated materials into on-site repositories, placement of a marker layer to prevent future digging below the deepest extent of excavation and placement of caps and clean fill over excavated areas. One of the questions that remained to be addressed in the remedial design process was whether older "legacy" trees on the site, thought to pre-date asbestos contamination, could remain in place with soil excavation to be performed around them. Initial findings suggest that the majority, if not all, trees will need to be removed from the remedial properties to adequately address contamination. However, during the first two seasons, the project team plans to evaluate the option of preserving a select group of ponderosa pine "legacy" trees.

Phase I, Planting Prototypes and Plant List, 2013

Given that the remaining residents have a great appreciation for their landscape, EPA sought a way to share what tree removal and re-planting subsequent to cleanup would look like for the North Ridge Estates properties. The EPA Superfund Redevelopment Initiative (SRI) engaged Skeo in 2013 to develop a series of illustrated images showing two residential properties with initial plantings immediately following the tree removal and cleanup, and then after five years of growth. Renderings of a potential landscaped community walk/bike path that might connect the two on-site repositories were also provided. EPA used these images at a community meeting in fall 2014 to engage present homeowners in discussing cleanup activities and future plans for site use. This phase also included developing a plant list of appropriate native species to help home owners consider landscape options following remedial action.

Phase II, Planting Plans and Illustrations, 2015-2016

As the remedial design and planning for clean up activity progressed, SRI provided support to capture resident input on plant species and placement to inform remedial design. This enabled owners to decide the types of trees and shrubs that would replace the ones removed during remedial action. Planting concepts were developed for 11 privately-owned properties to be affected by the remedial action.

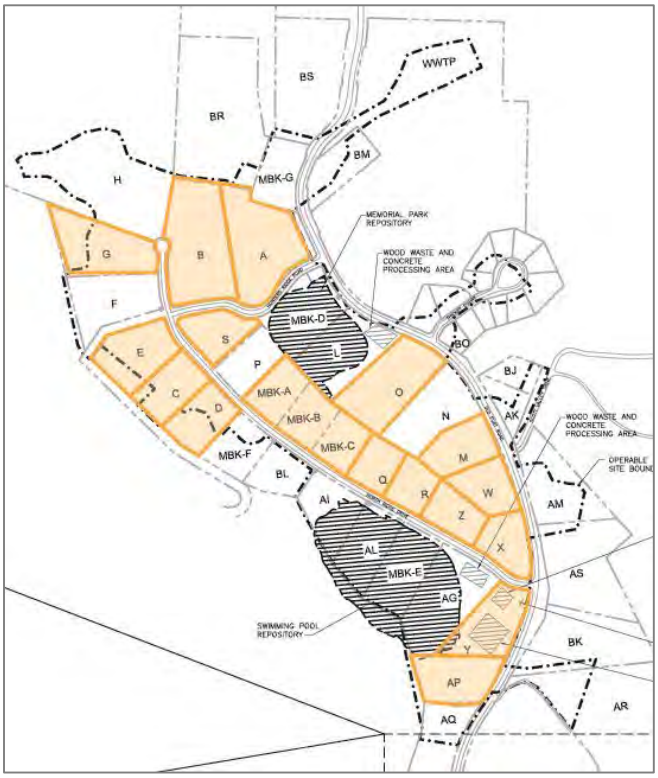
The SRI effort also included designing conceptual planting plans for 20 vacant properties in Receivership to determine how they will be replanted following the removal of the ponderosa woodlands and existing landscaping around formerly occupied homes. In addition to the planting plans, a site-wide rendering and six property illustrations depicting improved structures, planned plantings and landscape growth projected five to ten years following remedial action were developed.

Top right, Google Earth view of North Ridge Estates, 2013.
Bottom right, illustration of potential walk/bike path and landscape condition following remedial action (completed during Phase I).

LOCATOR MAP

Conceptual planting plans were developed for the privately-owned parcels and those in Receivership listed below. Those plans informed the design and development of the landscape specifications for the remedial action.

Illustrations were developed for the Memorial Park Repository and for parcels A, G, O, Q, S and Z.



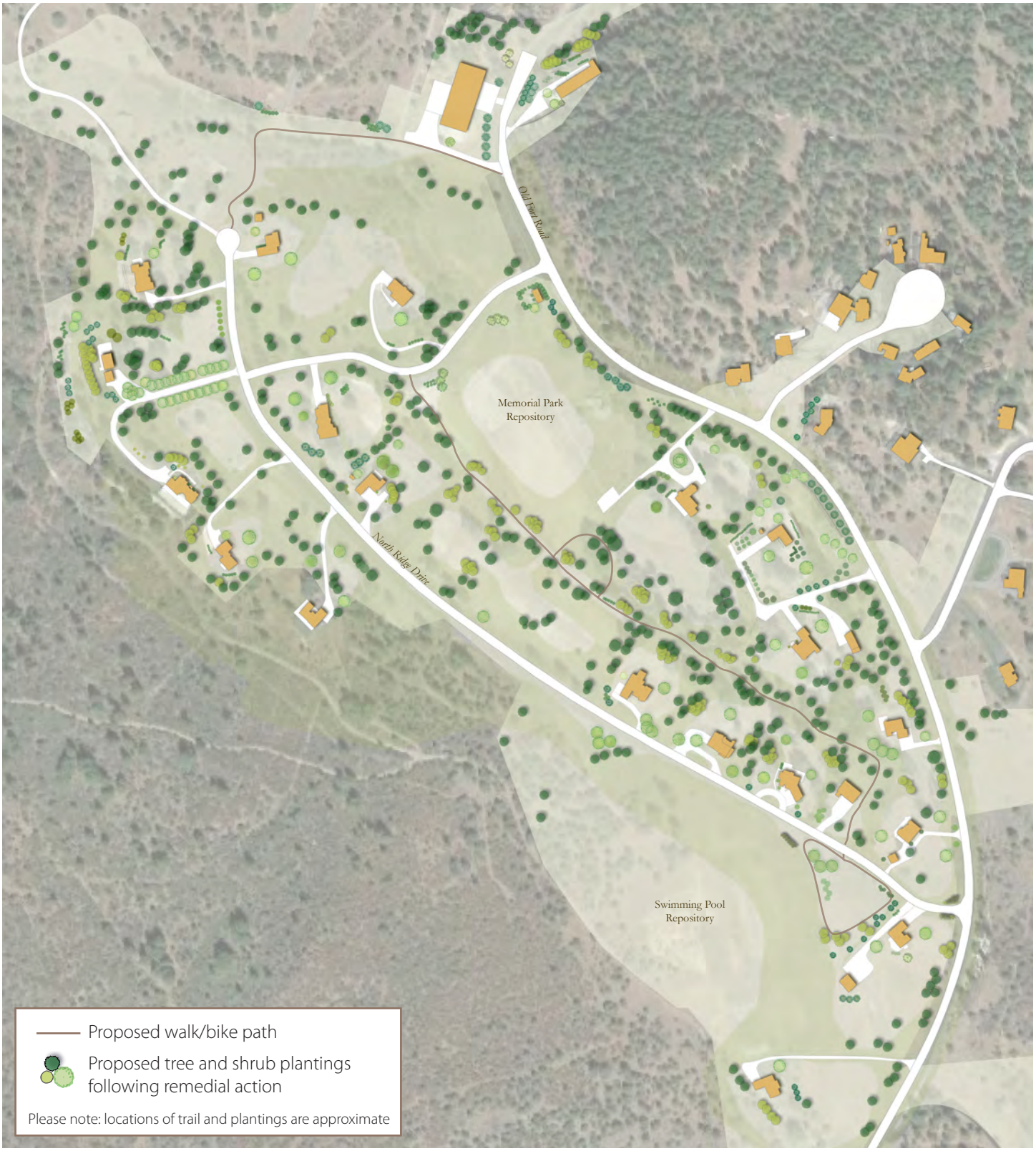
Properties shown in orange are in Receivership

Parcel	Ownership	Future designation
A	Receiver	To be sold
AG	Receiver	Swimming Pool Repository
AI	Receiver	Swimming Pool Repository
AL	Receiver	Swimming Pool Repository
AP	Receiver	To be sold
B	Receiver	To be sold
C	Receiver	To be sold
D	Receiver	To be sold
E	Receiver	To be sold
G	Receiver	To be sold
L	Receiver	Memorial Park Repository
M	Receiver	To be sold
MBK-A	Receiver	TBD. Development not likely.
MBK-B	Receiver	TBD. Development not likely.
MBK-C	Receiver	TBD. Development not likely.
MBK-E	Receiver	Swimming Pool Repository
MBK-O	Receiver	Memorial Park Repository
O	Receiver	To be sold
Q	Receiver	To be sold
R	Receiver	To be sold
S	Receiver	To be sold
W	Receiver	To be sold
X	Receiver	To be sold
Y	Receiver	To be sold
Z	Receiver	To be sold
AM	Private owner	Active housing
AQ	Private owner	Active housing
BM	Private owner	Active housing (apartments)
BO	Private owner	Active housing
BR	Private owner	Commercial (warehouse)
BS	Private owner	Active housing
F	Private owner	Active housing
H	Private owner	Active housing
MBK-G	Private owner	Active use (warehouse)
N	Private owner	Active housing
P	Private owner	Active housing

CONCEPTUAL LANDSCAPE PLAN

The conceptual landscape plan below illustrates the approximate distribution of replacement trees and shrubs across the properties, and the two repository areas where the contaminated materials will be stored and capped.

A brown line shows a proposed walk/bike path that connects Old Fort Road to North Ridge Drive, and then continues behind several properties to connect the two repositories.



PARCEL ILLUSTRATIONS

The bottom image shows the property before remedial action, and the top image illustrates how the property might look five to ten years after remedial action and replanting.

Memorial Park Repository

PARCEL ILLUSTRATIONS

The bottom image shows the property before remedial action, and the top image illustrates how the property might look five to ten years after remedial action and replanting.

Parcel A

PARCEL ILLUSTRATIONS

The bottom image shows the property before remedial action, and the top image illustrates how the property might look five to ten years after remedial action and replanting.

Parcel G

PARCEL ILLUSTRATIONS

The bottom image shows the property before remedial action, and the top image illustrates how the property might look five to ten years after remedial action and replanting.

Parcel O

PARCEL ILLUSTRATIONS

The bottom image shows the property before remedial action, and the top image illustrates how the property might look five to ten years after remedial action and replanting.

Parcel Q

PARCEL ILLUSTRATIONS

The bottom image shows the property before remedial action, and the top image illustrates how the property might look five to ten years after remedial action and replanting.

Parcel S

PARCEL ILLUSTRATIONS

The bottom image shows the property before remedial action, and the top image illustrates how the property might look five to ten years after remedial action and replanting.

Parcel Z

PLANTING CONCEPTS BASIS OF DESIGN

Planting concepts for North Ridge Estates were driven by considerations to restore the site ecology, restore property values and improve the quality of life for residents of the neighborhood. Located in a high desert climate, the site's unique growing conditions, varied topography and history also guided planting designs.

Species selection

During the initial conceptual design phase, EPA requested the use of local native species where possible in all conceptual work. The use of native species are critical to restore biodiversity and conserve water and ongoing maintenance. The addition of species that provide seasonal interest (i.e., spring bloom, fall color) was also requested.

Interviews with a local plant nursery and field work on site confirmed the viability of the native species specified in the plant list developed during Phase I, and these native species comprise the majority of the plants proposed in planting concepts developed for replanting the site. However, the plant list was extended to include non-regional North American natives to fill gaps in which local native options are limited, such a deciduous shade trees. These selections were made based upon evidence of existing plantings thriving in the area (such as Acer rubrum), and based upon local nursery stock and recommendations. Several other species not included in the plant list (i.e. Fagus sylvatica 'Tricolor') specified by property owners are also included in several concepts to replace existing plantings.

Because the conceptual designs prioritized establishing the planted form and plant characteristics, a landscape contractor with local growing knowledge should make final decisions regarding species selection, making substitutions as needed to ensure viability of the plantings and ensuring adequate protection from foraging.

Design process for Receivership Parcels

The parcels included in the planting concepts include 20 properties in receivership of a Trustee, Dan Silver, who will oversee selling the properties following remedial action to recoup costs. In order to increase the value of the properties, Mr. Silver proposed redistributing the concentration of replacement trees more equitably among the properties, and designing plantings to impart a more comprehensive neighborhood aesthetic.

To meet these requests, a redistribution plan to determine how the total number of trees to be replaced (approximately 550) might be allocated among the 20 parcels was developed. Considerations for allocation included how plantings might provide value in the following ways:

- Reduce erosion on steep grades.
- Facilitate wildlife connectors to areas of non-disturbance and plantings on adjacent sites.
- Provide privacy, shade and seasonal interest for potential owners.

These also guided the selection of species and locations for tree and shrub plantings on each site. In addition, the planting concepts for each site took into consideration existing plantings, particularly for higher-value properties that had been occupied and extensively landscaped. Several designs, such as those for parcels Z and A, replicated some of the existing plantings that are thriving, even in conditions of neglect.

For properties that may require extensive structural repair or those likely lower in value, planting concepts were developed to establish planted form for the property long-term, but do not propose investment in plantings to complement the existing structures in the event the homes are heavily renovated or removed.

Privately owned properties

The amount of trees to be replaced on privately owned properties varies greatly — several require over 90 mature trees to be replaced, others require fewer than ten.

Meetings on site were conducted with owners of properties that require a significant number of replacement trees (b) (6)) to understand the owners' desires and expectations for reestablishing their landscapes. Although not available for a meeting on site, the property owner of the apartments also provided detailed input for the significant number of replacement plantings on that property. Discussions with owners requiring fewer replacement trees were conducted by phone.

For each privately-owned property, a draft concept plan has been developed and reviewed by email and phone with the owner and revised as needed to accurately reflect owner input. The majority of owners prefer the naturalized ponderosa pine woodland landscape to a more traditional neighborhood aesthetic, and support plantings that provide forage and protection for wildlife throughout the year.

Repositories

Planting concepts for the Memorial Park and Swimming Pool repositories were designed to provide small park-like areas for neighborhood use in the minimal spaces outside of the slope. Additional features may need to be included to prohibit vehicular access on the cap. The Memorial Park Repository design includes plantings along Old Fort Road to reduce visibility of the repository.

Bike/Walk Path

During the first stage of the project, a neighborhood walk/bike path was proposed to extend along the former lower barracks road, from Hunter's Ridge Road to the former parade grounds that end at the back of Parcel X, with access paths from North Ridge Drive and Old Fort Road between parcels that are likely to be occupied.

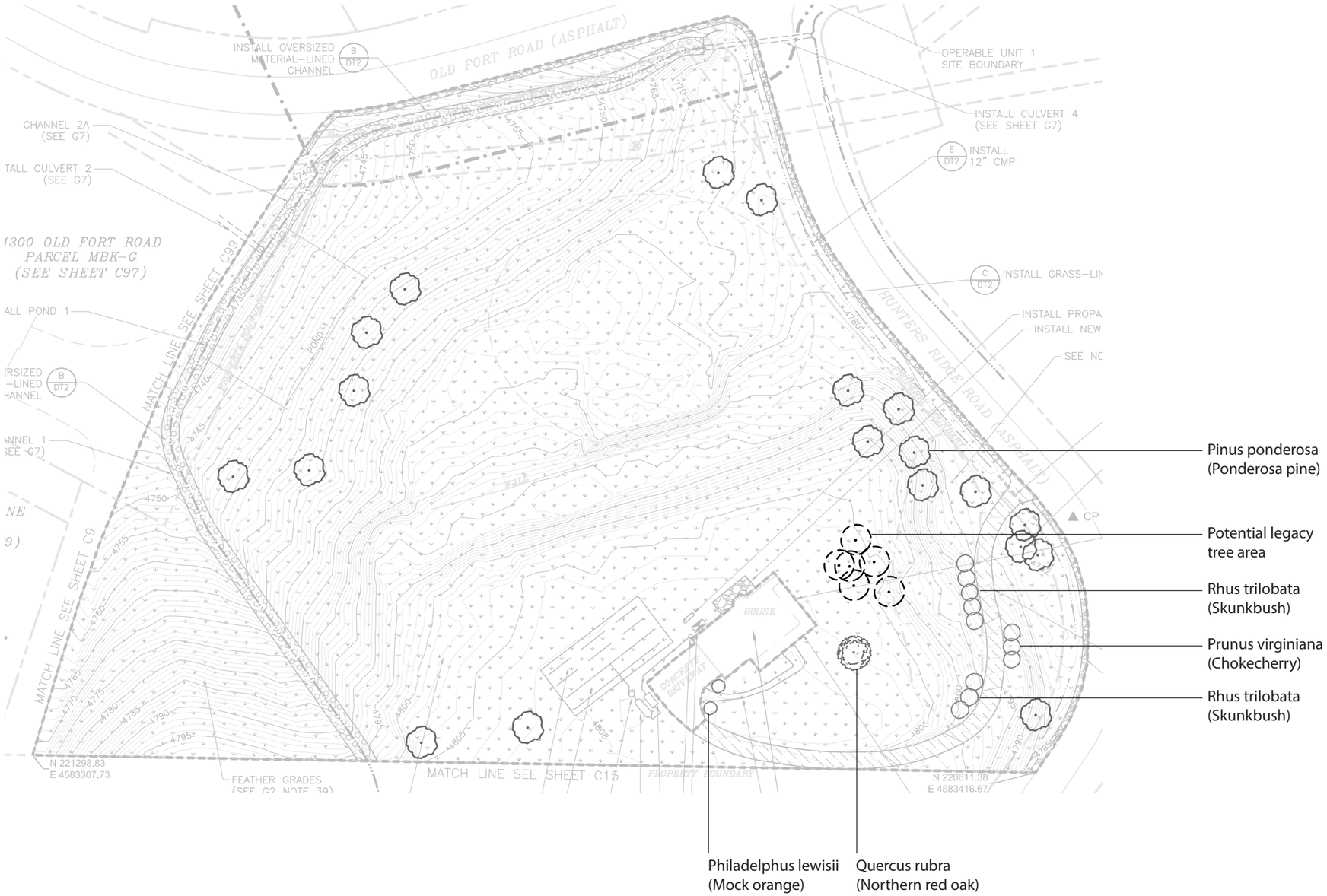
In fall 2016, a proposed plan for the path was revised to include a connector on the north side of the neighborhood, and the path connects the two repositories along the former lower barracks road, crossing North Ridge Drive at the Swimming Pool Repository. The plan has not been finalized, and may be adjusted.

ADDENDUM: PLANTING CONCEPTS

The following conceptual planting plans were developed to inform the tree distribution, location and species for replanting the North Ridge Estates properties following remedial action. The concept plans were used to provide guidance for the remedial action landscape design plan, and do not reflect final site design.

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel A - reference 10/15 drawings sheet C6
January 20, 2016 10:21 PM

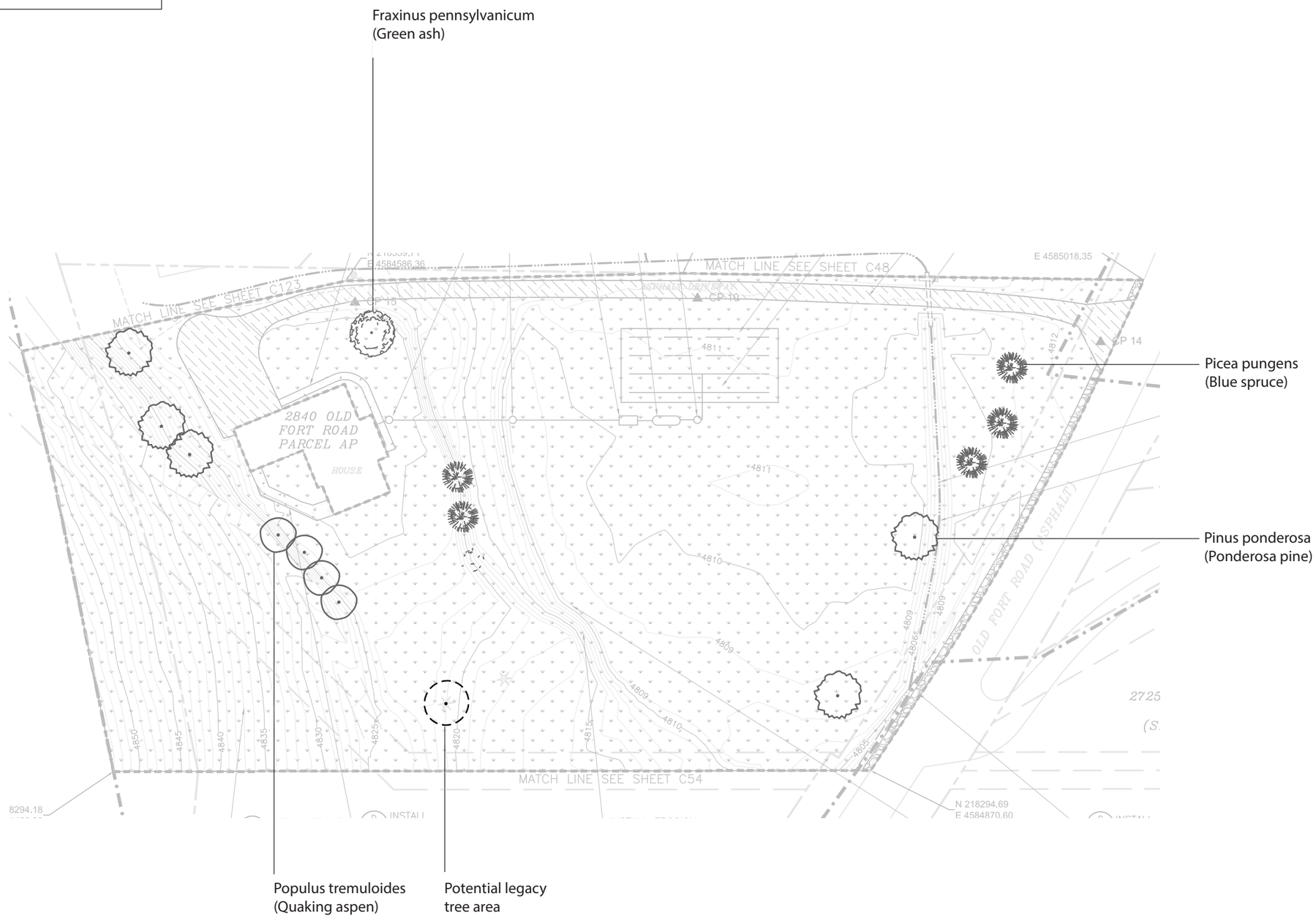
19 Pinus ponderosa
1 Fraxinus pennsylvanicum
8 Rhus trilobata
3 Prunus virginiana
2 Philadelphus lewisii



The EPA Superfund Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel AP - reference 10/15 drawings sheet C66
January 20, 2016 5:19 PM

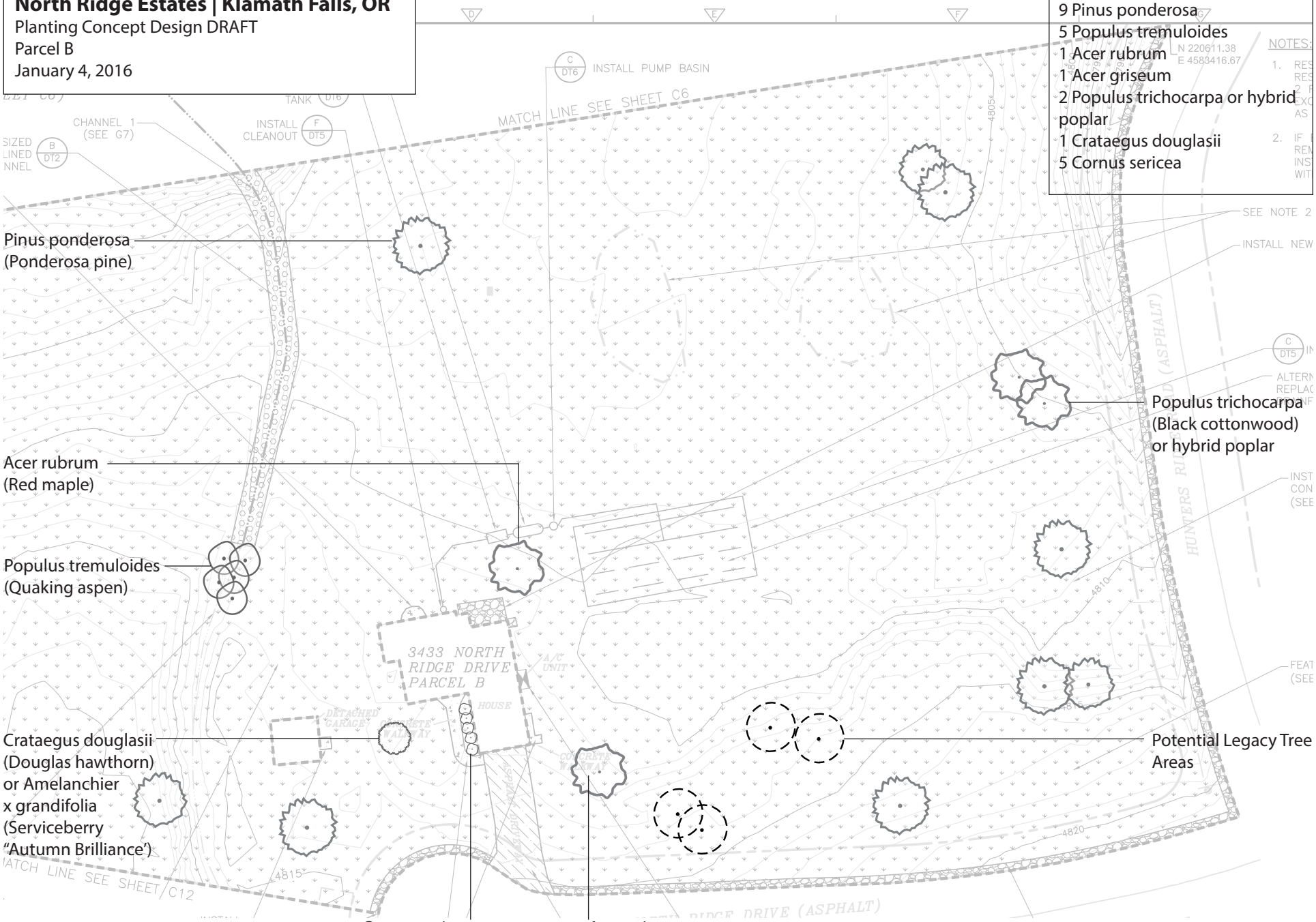
7 Pinus ponderosa
4 Populus tremuloides
1 Fraxinus pennsylvanicum
6 Picea pungens



The EPA Superfund
Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel B
January 4, 2016

9 Pinus ponderosa
5 Populus tremuloides
1 Acer rubrum
1 Acer griseum
2 Populus trichocarpa or hybrid poplar
1 Crataegus douglasii
5 Cornus sericea



The EPA Superfund
Redevelopment Initiative

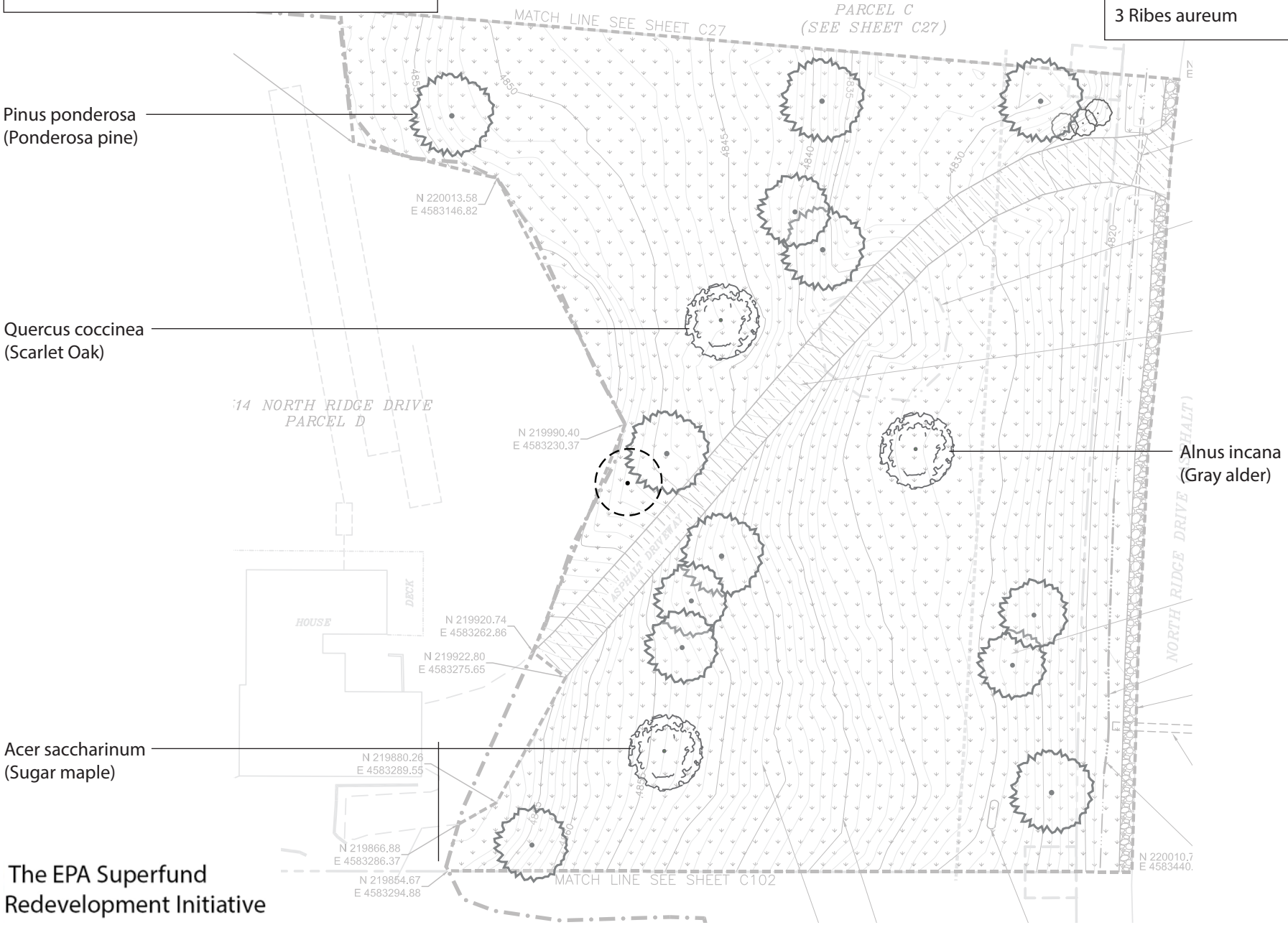
North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel C - reference 10/15 drawings sheet C27
January 11, 2016

17 Pinus ponderosa
4 Populus tremuloides
1 Acer rubrum
1 Quercus alba
1 Alnus incana
1 Philadelphus lewisii
5 Physocarpus malvaceus
6 Ribes aureum

The EPA Superfund Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel D - reference 10/15 drawings sheet C30
January 11, 2016

13 Pinus ponderosa
1 Quercus coccinea
1 Acer saccharinum
1 Alnus incana
3 Ribes aureum

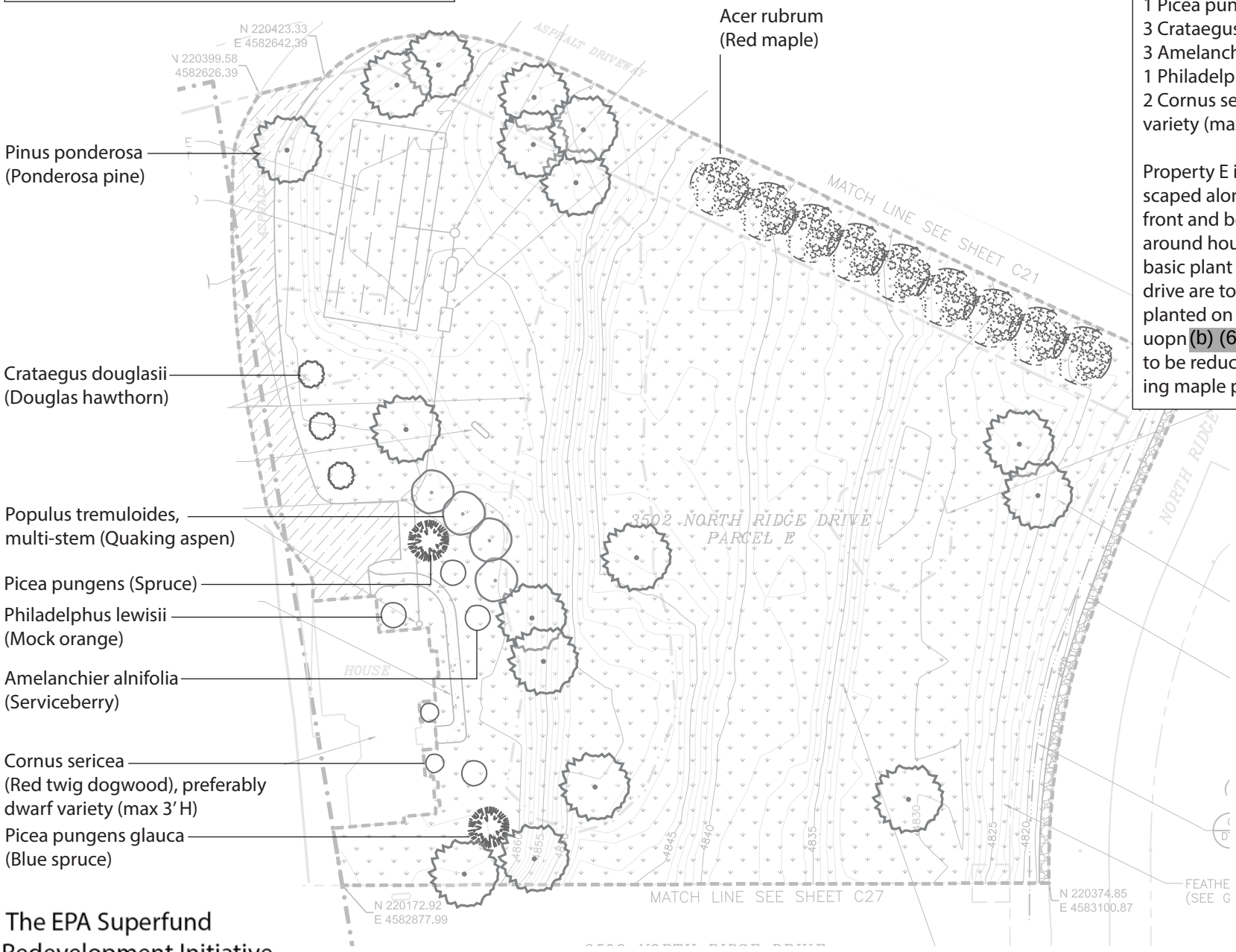


The EPA Superfund
Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel E - reference 10/15 drawings sheet C24
January 11, 2016

17 Pinus ponderosa
4 Populus tremuloides, multi-stem
9 Acer rubrum
1 Picea pungens
1 Picea pungens glauca
3 Crataegus douglasii
3 Amelanchier alnifolia
1 Philadelphus lewisii
2 Cornus sericea, preferably dwarf variety (max 3' H)

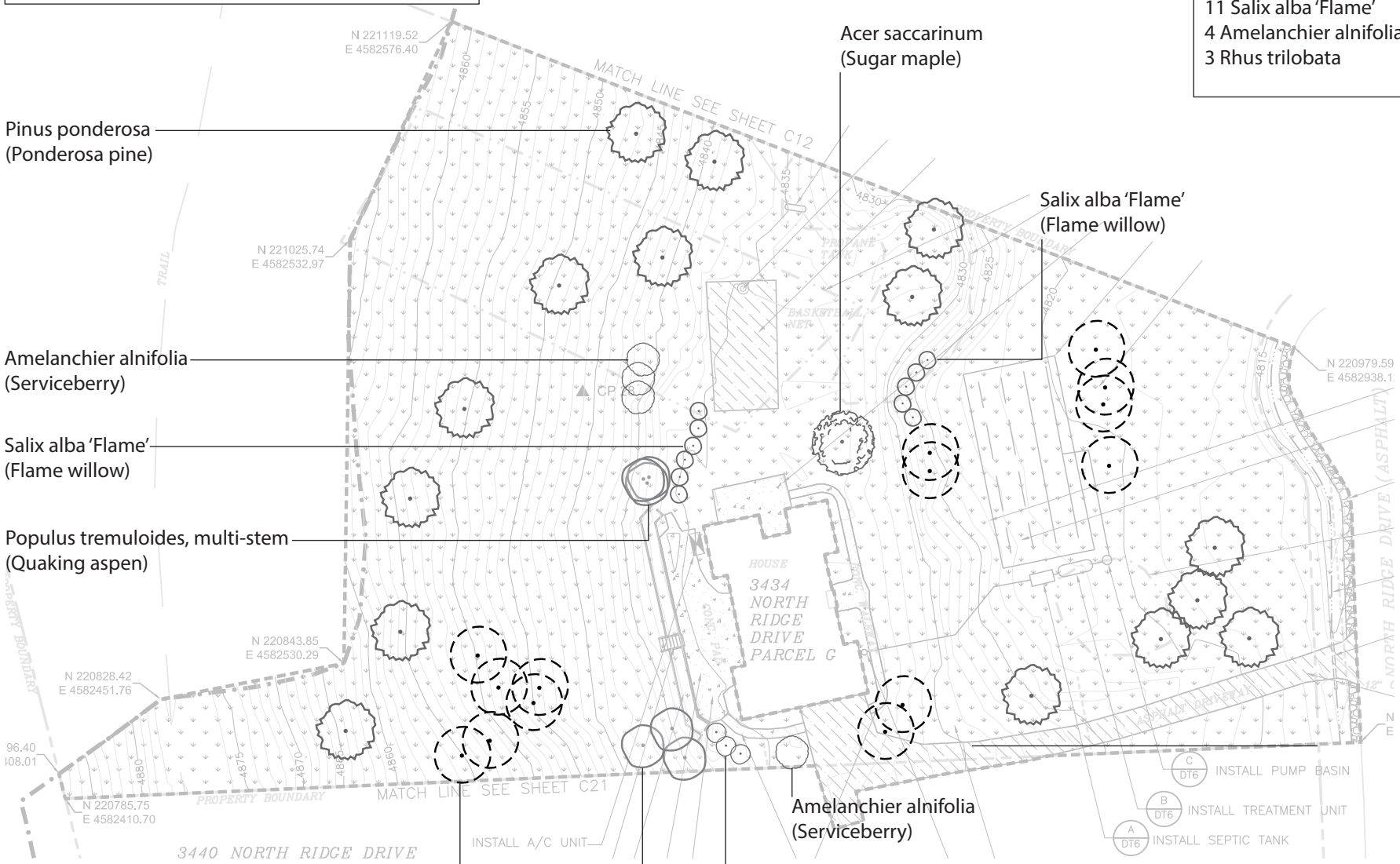
Property E is extensively landscaped along driveway and in front and behind house. Plantings around house replicate existing basic plant structure. Maples along drive are to align with maples planted on property F (b) (6) uopn (b) (6) request. If costs are to be reduced, recommend removing maple planting.



The EPA Superfund
Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel G - reference 10/15 drawings sheet C26
January 7, 2016

15 Pinus ponderosa
3 Populus tremuloides
1 Populus tremuloides, multi-stem
1 Acer saccarinum
11 Salix alba 'Flame'
4 Amelanchier alnifolia
3 Rhus trilobata

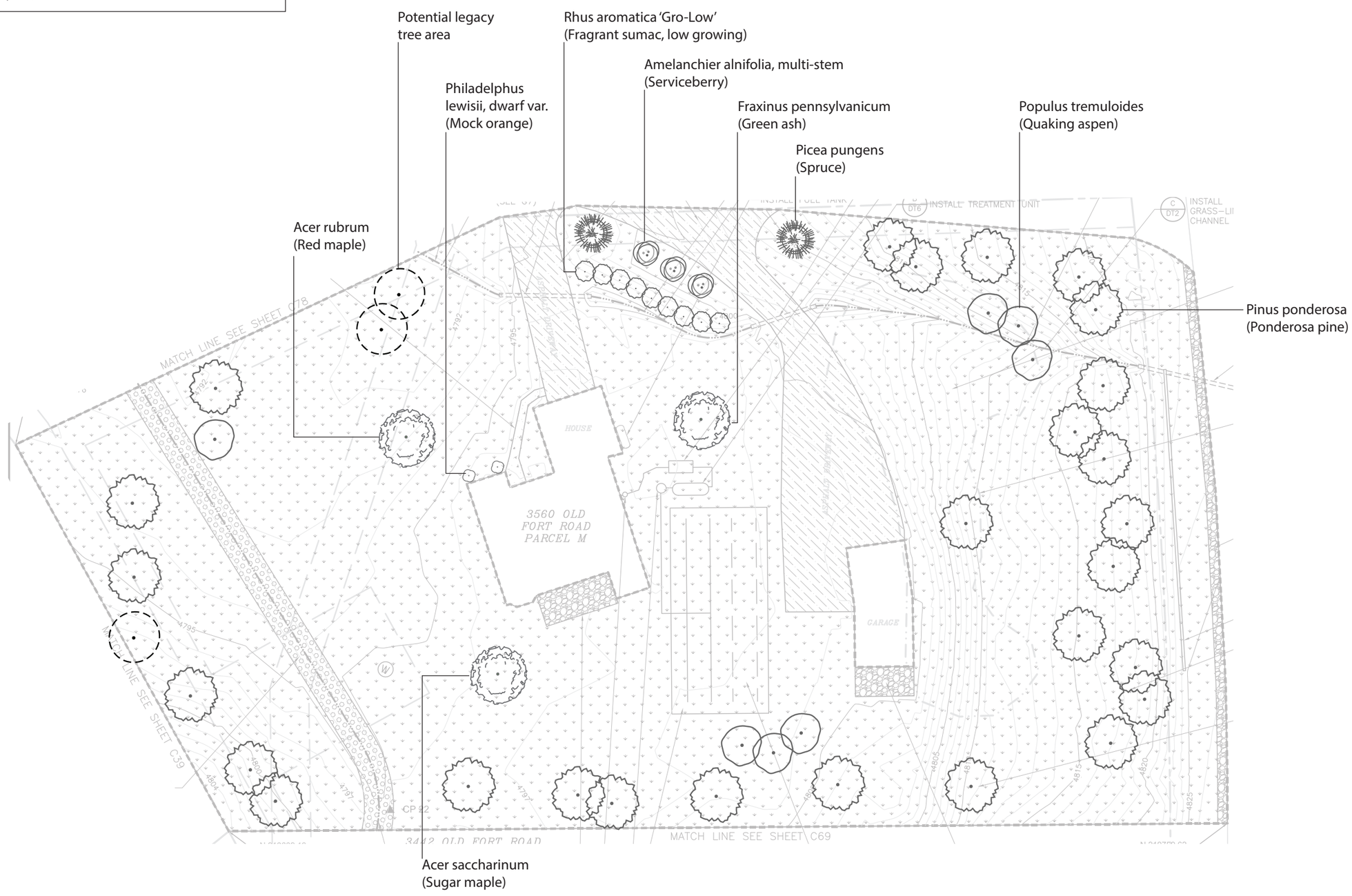


The EPA Superfund
Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel M - reference 10/15 drawings sheet C75
January 19, 2016 8:52 AM

27 Pinus ponderosa
2 Picea pungens
7 Populus tremuloides
1 Acer rubrum
1 Acer saccharinum
1 Fraxinus pennsylvanicum
3 Amelanchier alnifolia, multi-stem
9 Rhus aromatica 'Gro-Low'
2 Philadelphus lewisii, dwarf var.

Address (b) (6) concern regarding property line.

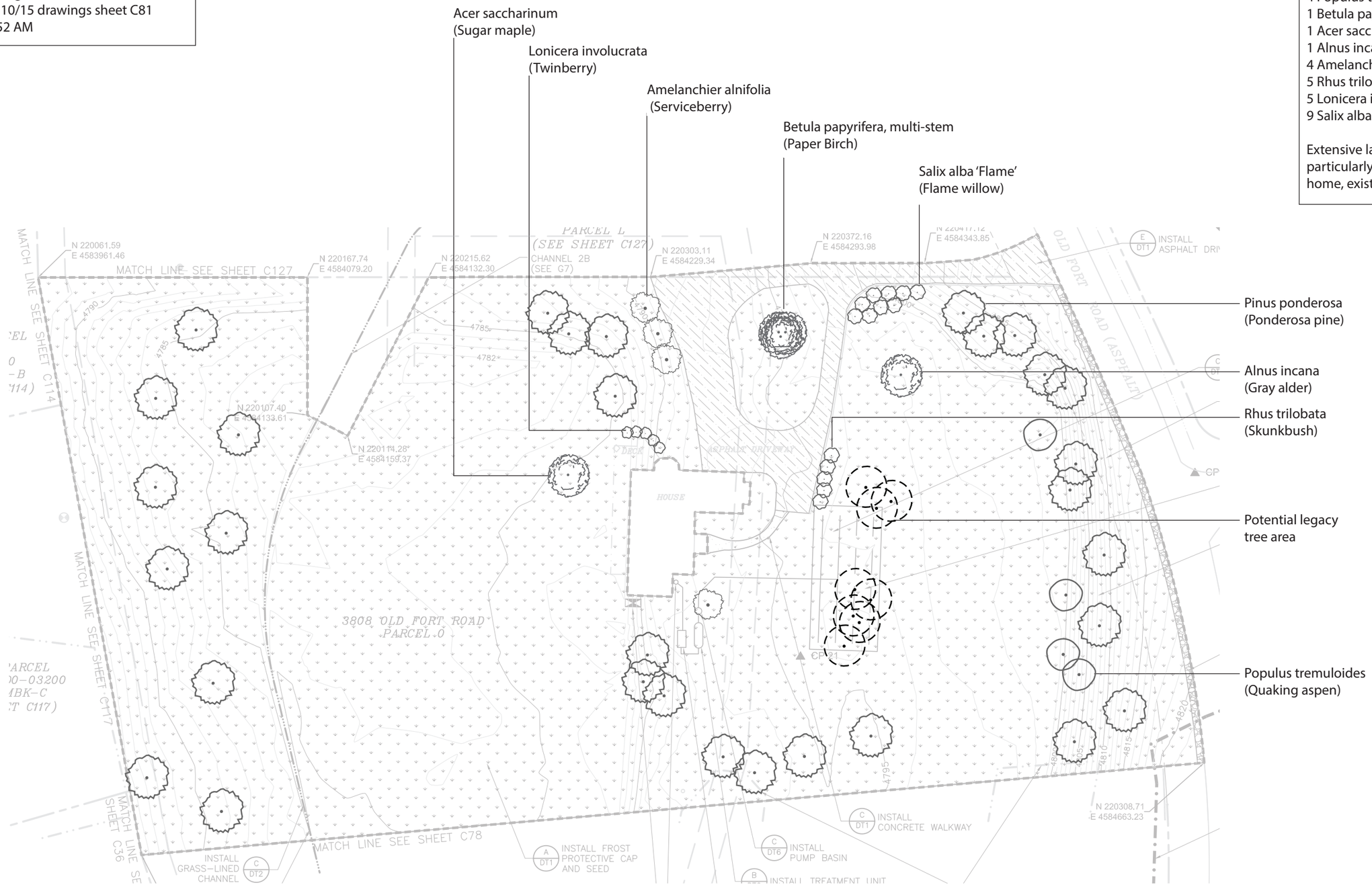


The EPA Superfund Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel O - reference 10/15 drawings sheet C81
January 19, 2016 8:52 AM

31 Pinus ponderosa
4 Populus tremuloides
1 Betula papyrifera, multi-stem
1 Acer saccharinum
1 Alnus incana
4 Amelanchier alnifolia
5 Rhus trilobata
5 Lonicera involucrata
9 Salix alba 'Flame'

Extensive landscaping, particularly shrub layer, around home, exists.

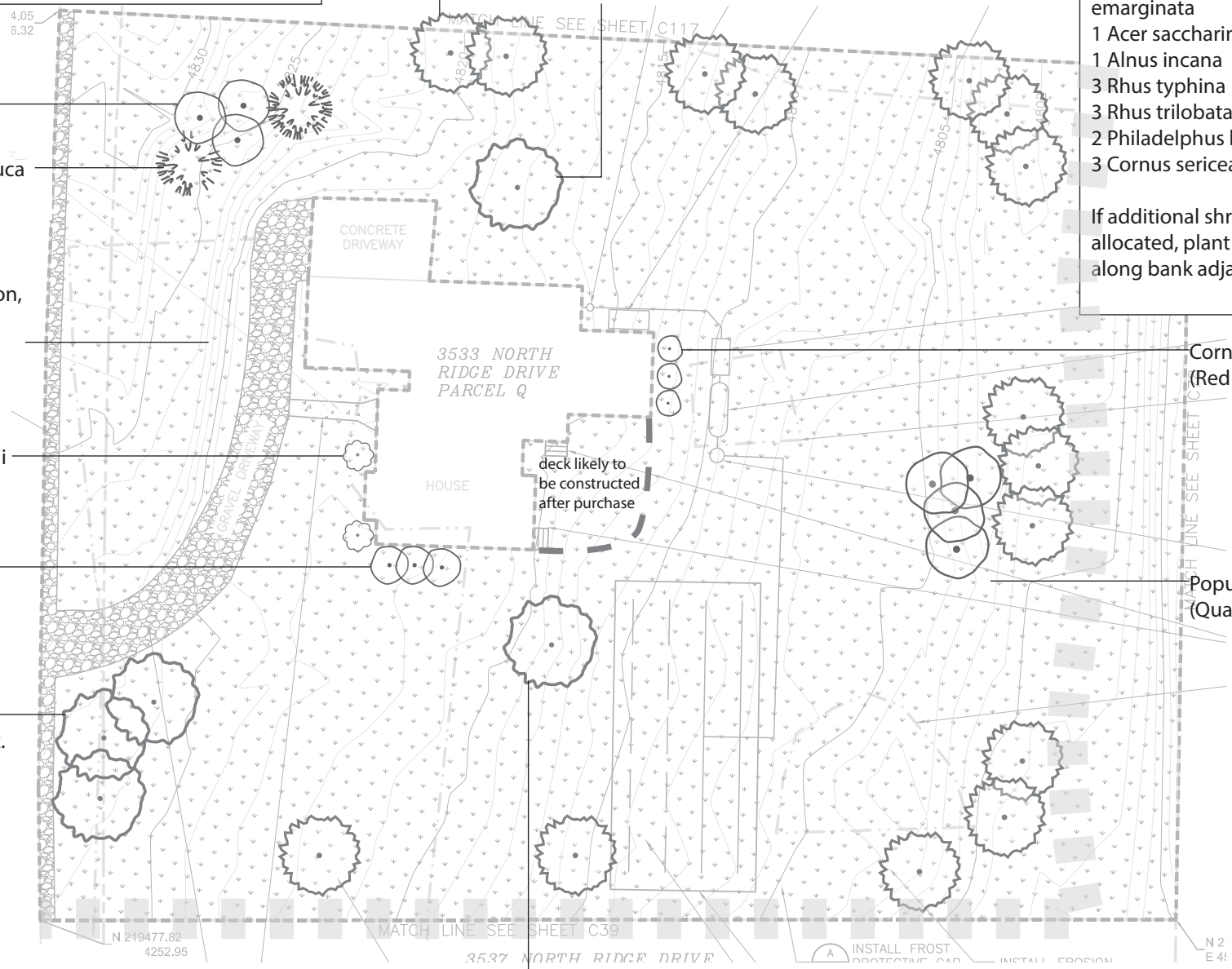


The EPA Superfund
Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel Q - reference 10/15 drawings sheet C36
January 4, 2016

15 Pinus ponderosa
2 Picea pungens glauca
5 Populus tremuloides
3 Acer rubrum or Prunus emarginata
1 Acer saccharinum
1 Alnus incana
3 Rhus typhina
3 Rhus trilobata
2 Philadelphus lewisii
3 Cornus sericea

If additional shrubs can be allocated, plant 10-12 willows along bank adjacent to driveway

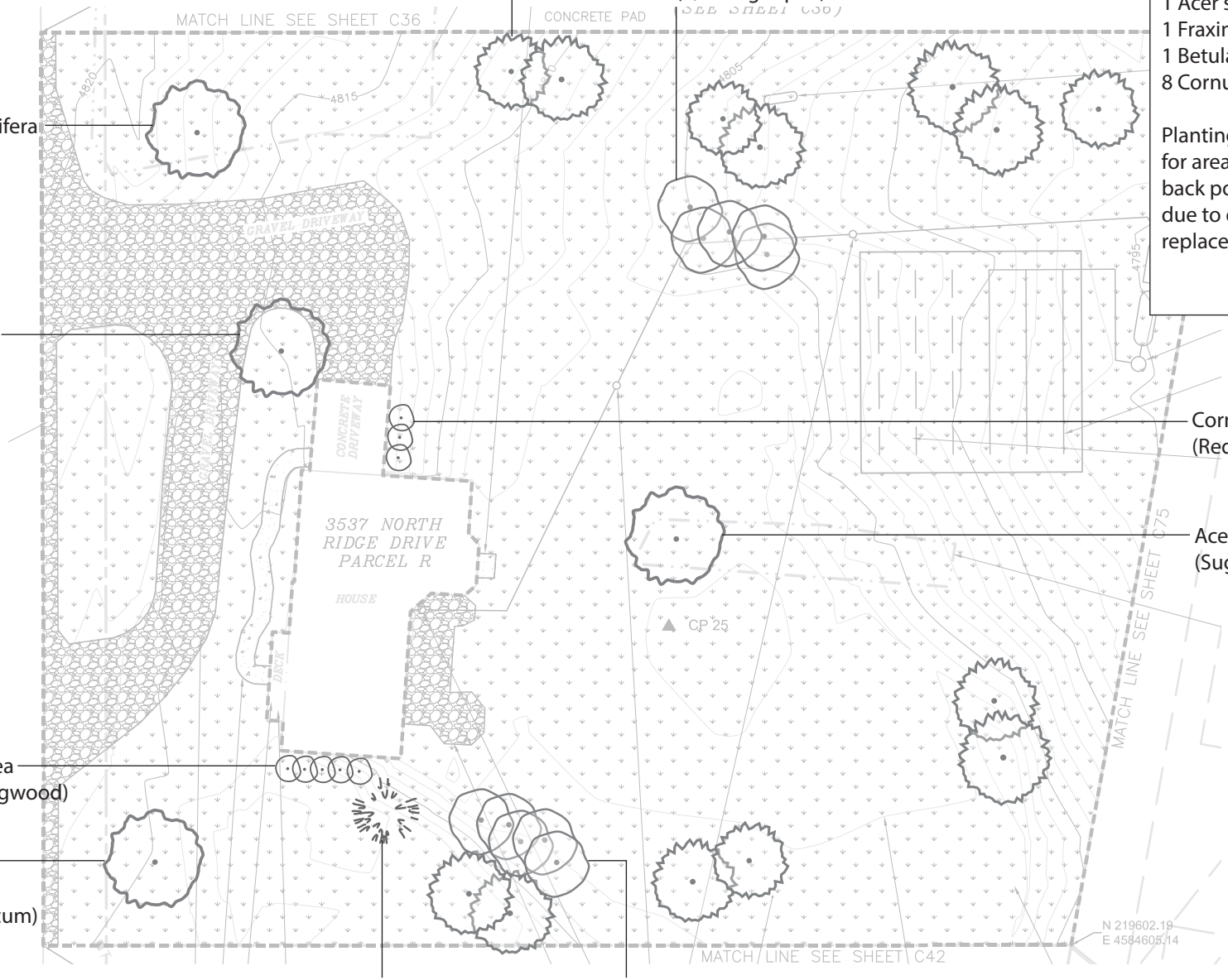


The EPA Superfund Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel R - reference 10/15 drawings sheet C39
January 4, 2016

13 Pinus ponderosa
1 Picea pungens glauca
10 Populus tremuloides
1 Acer rubrum
1 Acer saccharinum
1 Fraxinus pennsylvanicum
1 Betula papyrifera
8 Cornus sericea

Plantings were not proposed for areas adjacent to front and back porches and overhangs due to deterioration and likely replacement of these structures.

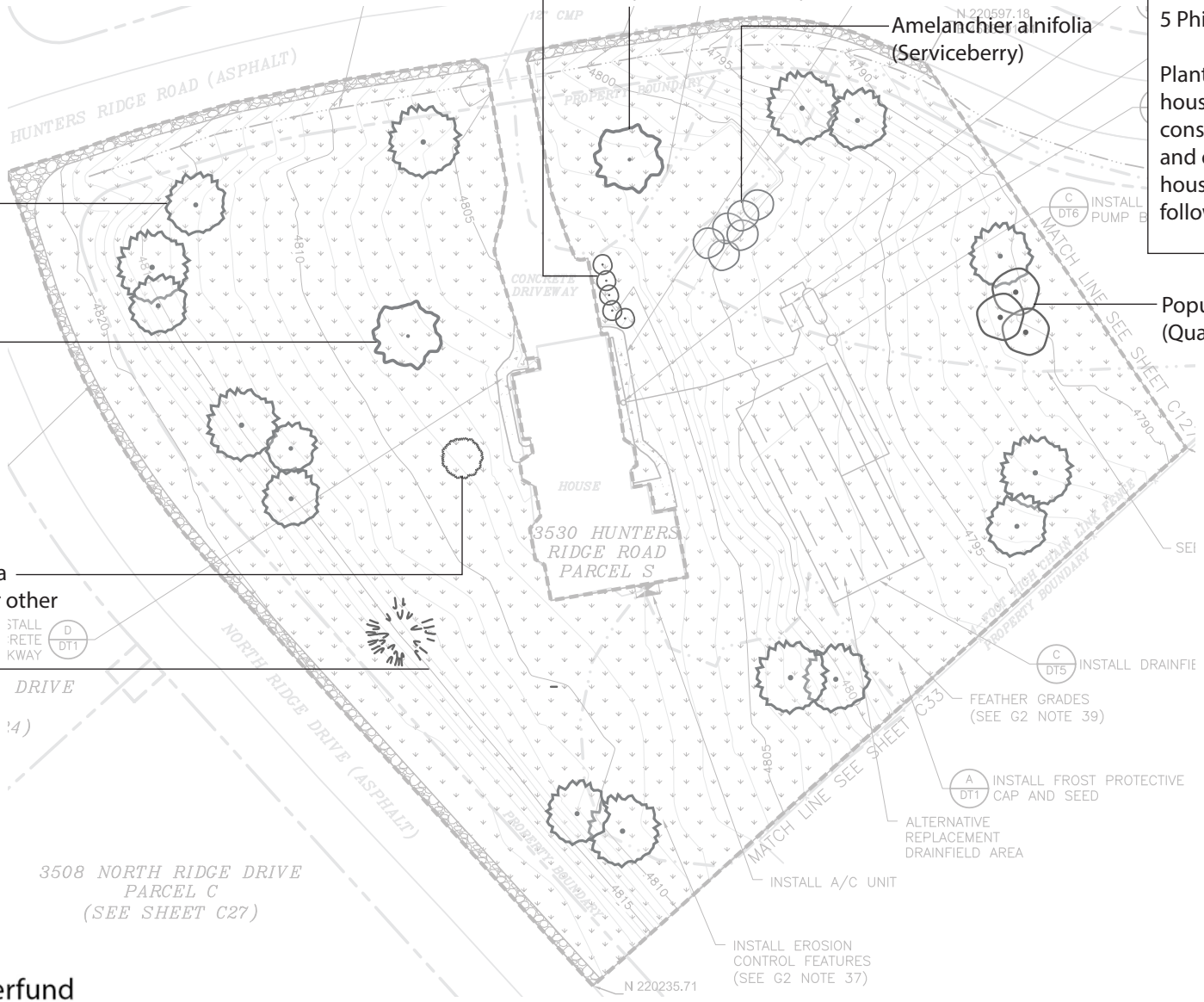


The EPA Superfund Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel S - reference 10/15 drawings sheet C3
January 4, 2016

16 Pinus ponderosa
3 Picea pungens
3 Populus tremuloides
1 Quercus rubra
1 Betula papyrifera
1 Prunus subcordata
6 Amelanchier alnifolia
5 Philadelphus lewisii

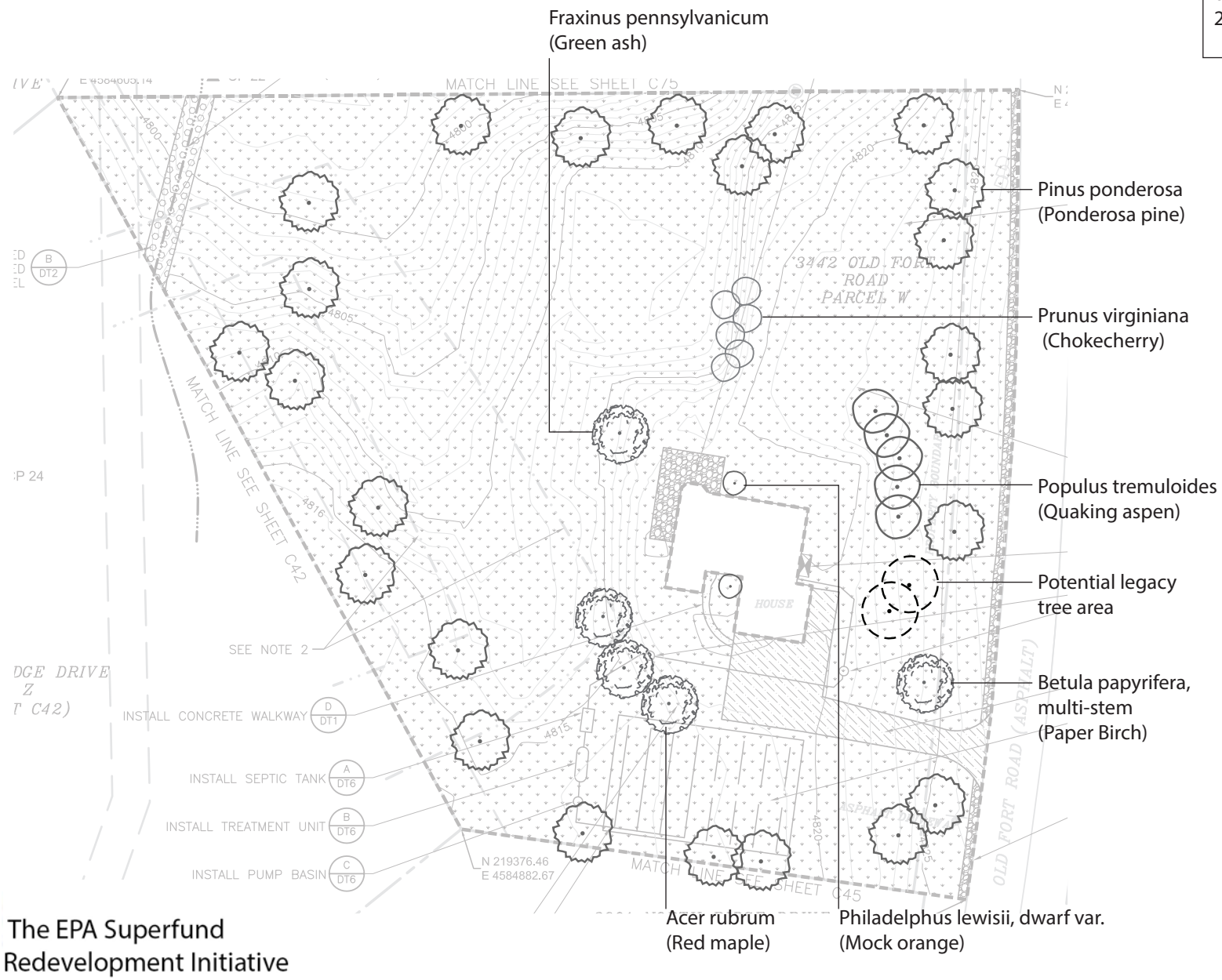
Plantings not proposed around house due to unfinished construction. Decks, porches and overhangs adjoining to house likely to be constructed following sale.



The EPA Superfund
Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel W - reference 10/15 drawings sheet C69
January 19, 2016

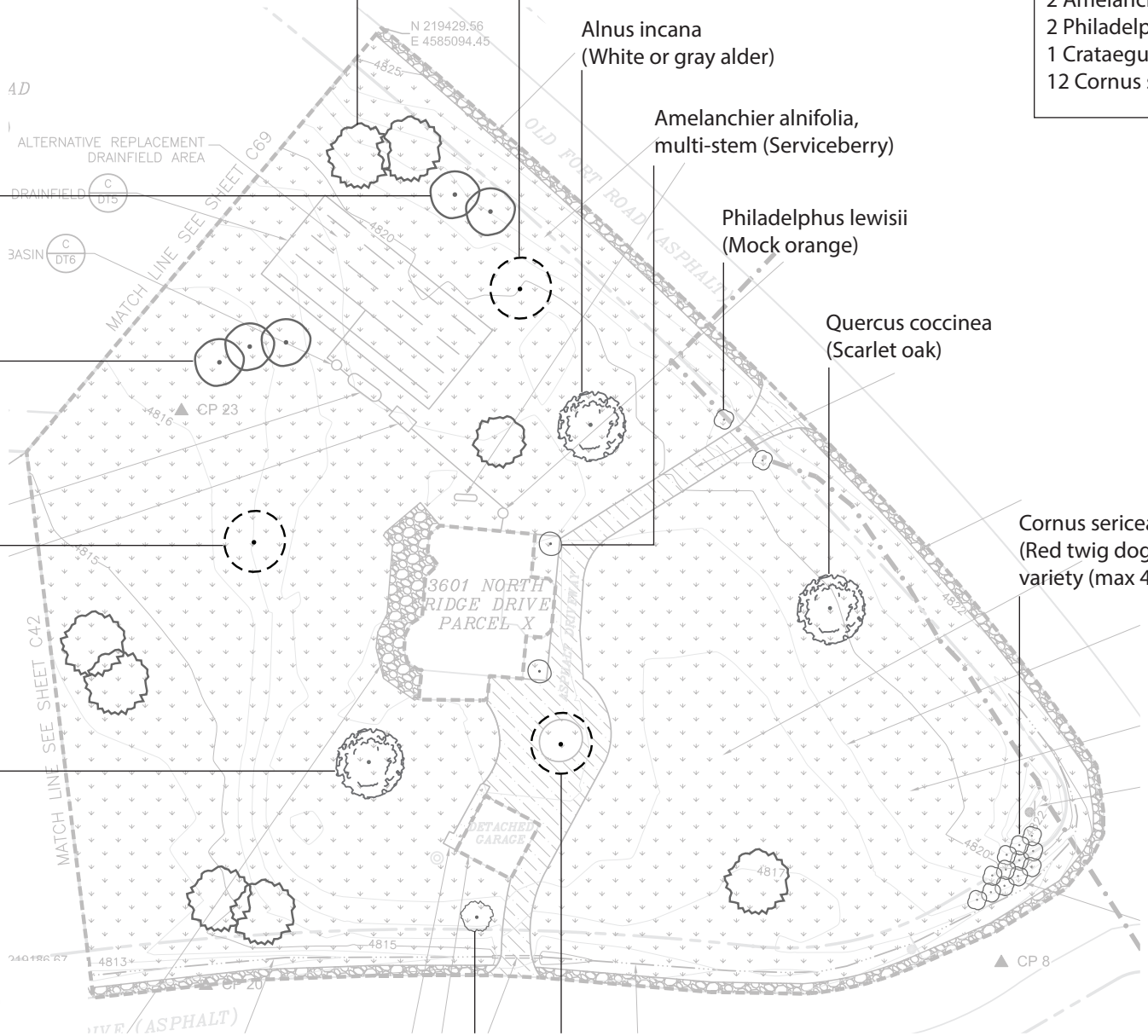
24 Pinus ponderosa
5 Populus tremuloides
3 Acer rubrum
1 Betula papyrifera, multi-stem
1 Fraxinus pennsylvanicum
6 Prunus virginiana
2 Philadelphus lewisii, dwarf var.



The EPA Superfund
Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel X - reference 10/15 drawings sheet C53
January 7, 2016

9 Pinus ponderosa
5 Populus tremuloides
1 Acer coccinea
1 Acer saccharinum
1 Alnus incana
2 Amelanchier alnifolia, multi-stem
2 Philadelphus lewisii
1 Crataegus douglasii
12 Cornus sericea



Pinus ponderosa (Ponderosa pine)

Potential legacy tree area

Alnus incana (White or gray alder)

Amelanchier alnifolia, multi-stem (Serviceberry)

Philadelphus lewisii (Mock orange)

Quercus coccinea (Scarlet oak)

Cornus sericea (Red twig dogwood), preferably dwarf variety (max 4' H) along bank

Populus tremuloides (Quaking aspen)

Populus tremuloides (Quaking aspen)

Potential legacy tree area

Acer saccharinum (Sugar maple)

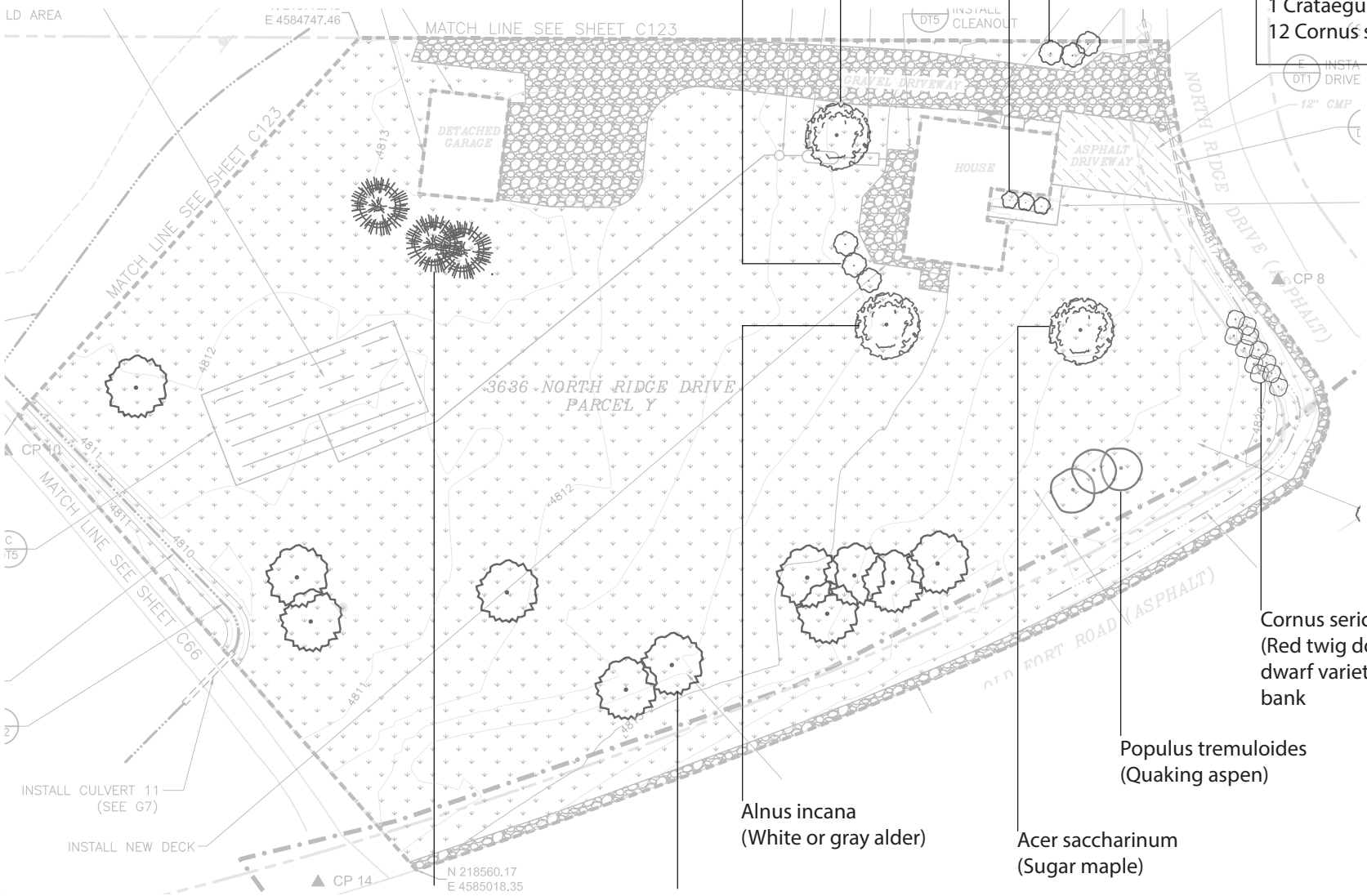
Crataegus douglasii (Douglas hawthorn)

Potential legacy tree area

The EPA Superfund Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel Y - reference 10/15 drawings sheet C56
January 7, 2016

11 Pinus ponderosa
3 Populus tremuloides
1 Acer rubrum
1 Acer saccharinum
1 Alnus incana
6 Lonicera involucrata
3 Philadelphus lewisii, dwarf var.
1 Crataegus douglasii
12 Cornus sericea, dwarf var.



Lonicera involucrata
(Twinberry)

Acer rubrum
(Red maple)

Philadelphus lewisii,
dwarf variety
(Mock orange)

Lonicera involucrata
(Twinberry)

Cornus sericea
(Red twig dogwood), preferably
dwarf variety (max 4' H) along
bank

Populus tremuloides
(Quaking aspen)

Alnus incana
(White or gray alder)

Acer saccharinum
(Sugar maple)

Abies concolor
(White fir)

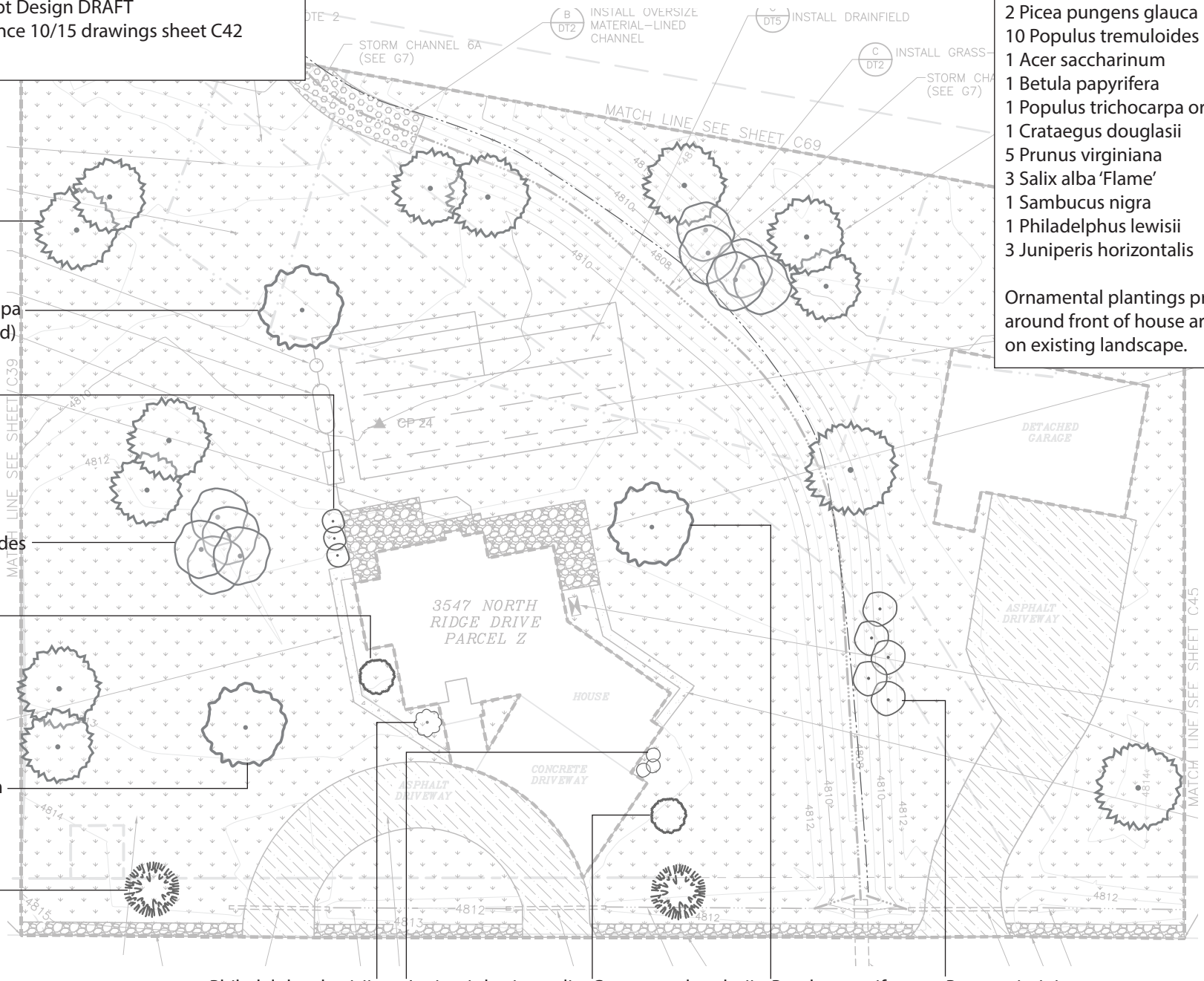
Pinus ponderosa
(Ponderosa pine)

The EPA Superfund
Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel Z - reference 10/15 drawings sheet C42
January 4, 2016

13 Pinus ponderosa
2 Picea pungens glauca
10 Populus tremuloides
1 Acer saccharinum
1 Betula papyrifera
1 Populus trichocarpa or hybrid
1 Crataegus douglasii
5 Prunus virginiana
3 Salix alba 'Flame'
1 Sambucus nigra
1 Philadelphus lewisii
3 Juniperis horizontalis

Ornamental plantings proposed around front of house are based on existing landscape.



Pinus ponderosa (Ponderosa pine)

Populus trichocarpa (Black cottonwood) or hybrid poplar

Salix alba 'Flame' (Flame willow)

Populus tremuloides (Quaking aspen)

Sambucus nigra (Elderberry)

Acer saccharinum (Sugar maple)

Picea pungens glauca (Blue spruce)

Philadelphus lewisii (Mock orange)

Juniperis horizontalis (Creeping juniper)

Crataegus douglasii (Douglas hawthorn)

Betula papyrifera (Paper birch)

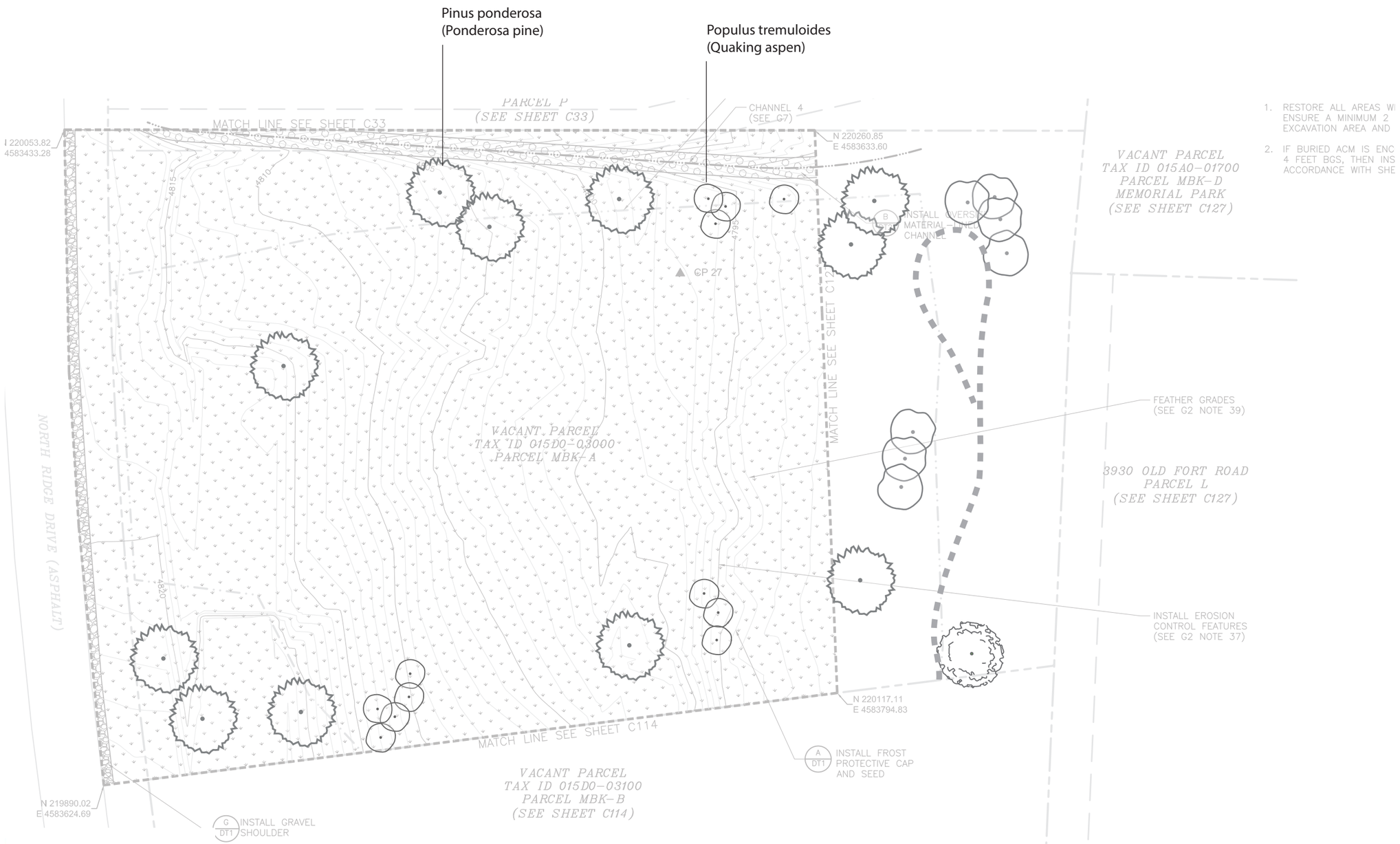
Prunus virginiana (Chokecherry)

The EPA Superfund Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
MBK-A - reference 10/15 drawings sheet C111
January 26, 2016 10:27 AM

8 Pinus ponderosa
12 Populus tremuloides

Trees outside of match line are included in Memorial Park Repository concept plan.

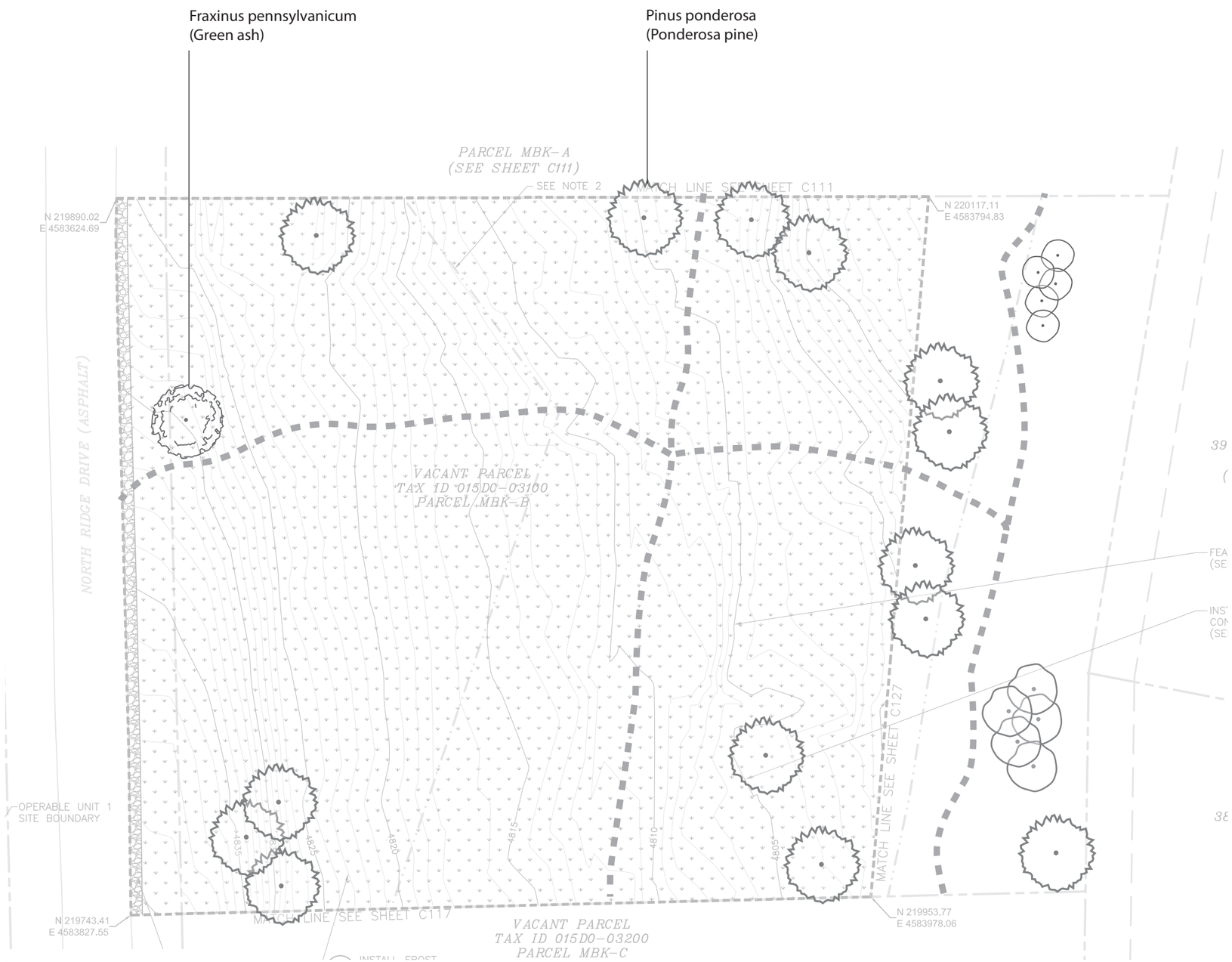


The EPA Superfund
Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
MBK-B - reference 10/15 drawings sheet C114
January 26, 2016 10:27 AM

9 Pinus ponderosa
1 Fraxinus pennsylvanicum

Trees outside of match line are included in Memorial Park Repository concept plan.



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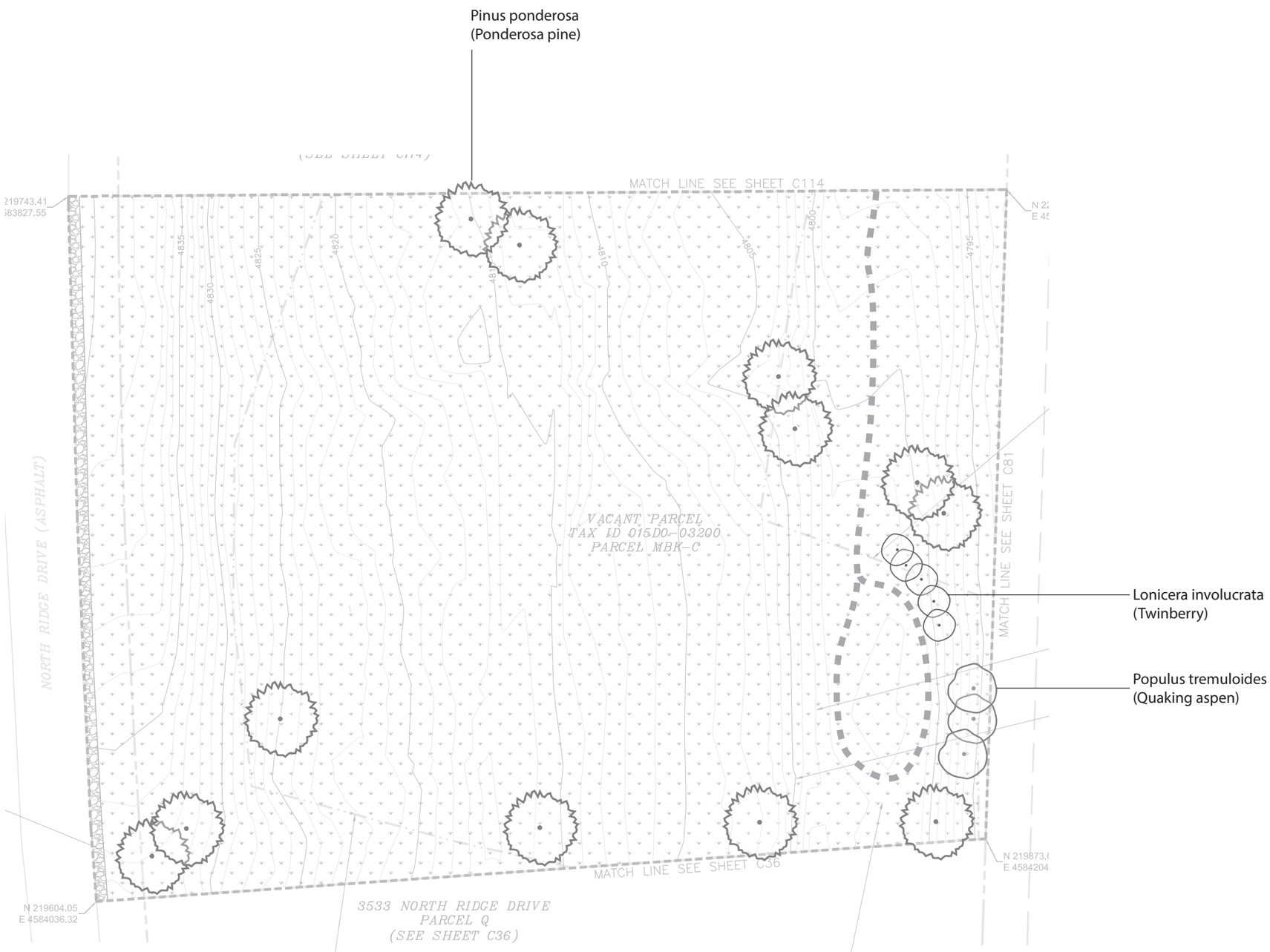
Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
MBK-C - reference 10/15 drawings sheet C117
January 26, 2016 10:27 AM

12 Pinus ponderosa
3 Populus tremuloides
5 Lonicera involucrata



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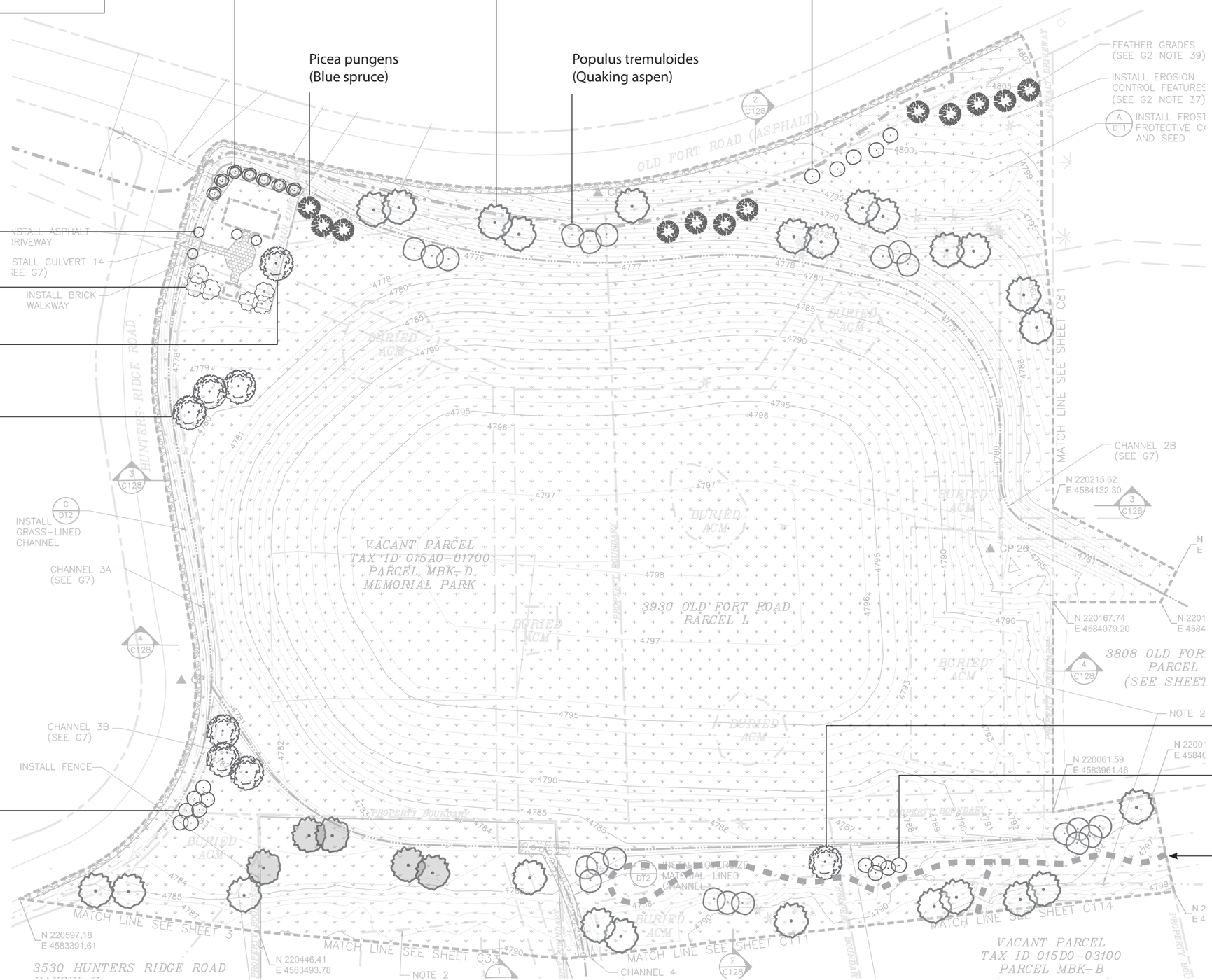
Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Memorial Park Repository - reference 10/15 drawings sheet C127
January 26, 2016 10:00 AM



25 Pinus ponderosa (excludes ponderosas shaded in grade; those are currently accounted for in plans for Parcel P)
21 Populus tremuloides
1 Acer saccharinum
1 Acer rubrum
6 Betula papyrifera, multi-stem
12 Picea pungens
5 Cercocarpus montanus

Fenced park:
7 Amelanchier alnifolia, multi-stem
12 Cornus sericea
4 Philadelphus lewisii
6 Prunus virginiana

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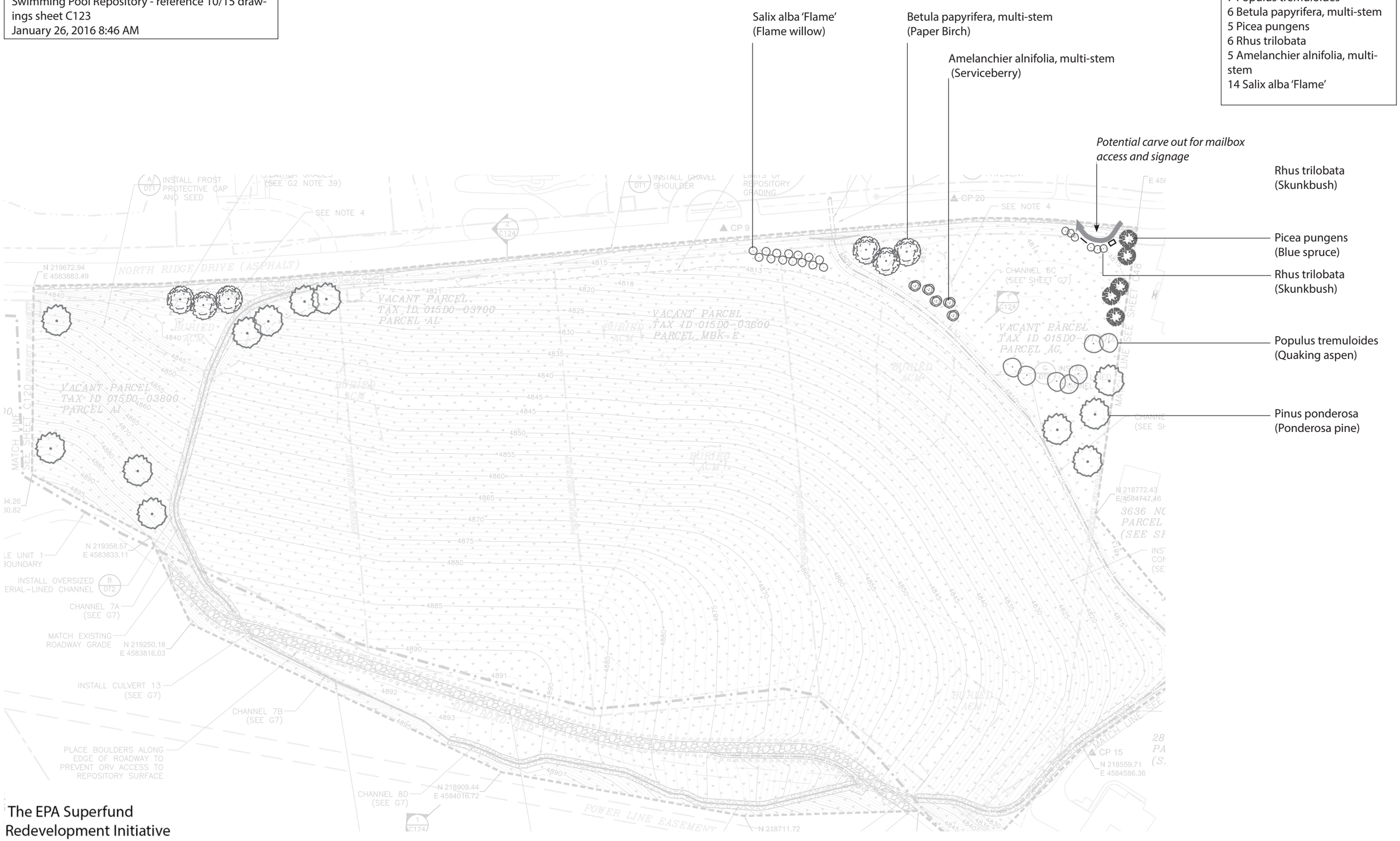
North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Swimming Pool Repository - reference 10/15 drawings sheet C123
January 26, 2016 8:46 AM

12 Pinus ponderosa
7 Populus tremuloides
6 Betula papyrifera, multi-stem
5 Picea pungens
6 Rhus trilobata
5 Amelanchier alnifolia, multi-stem
14 Salix alba 'Flame'



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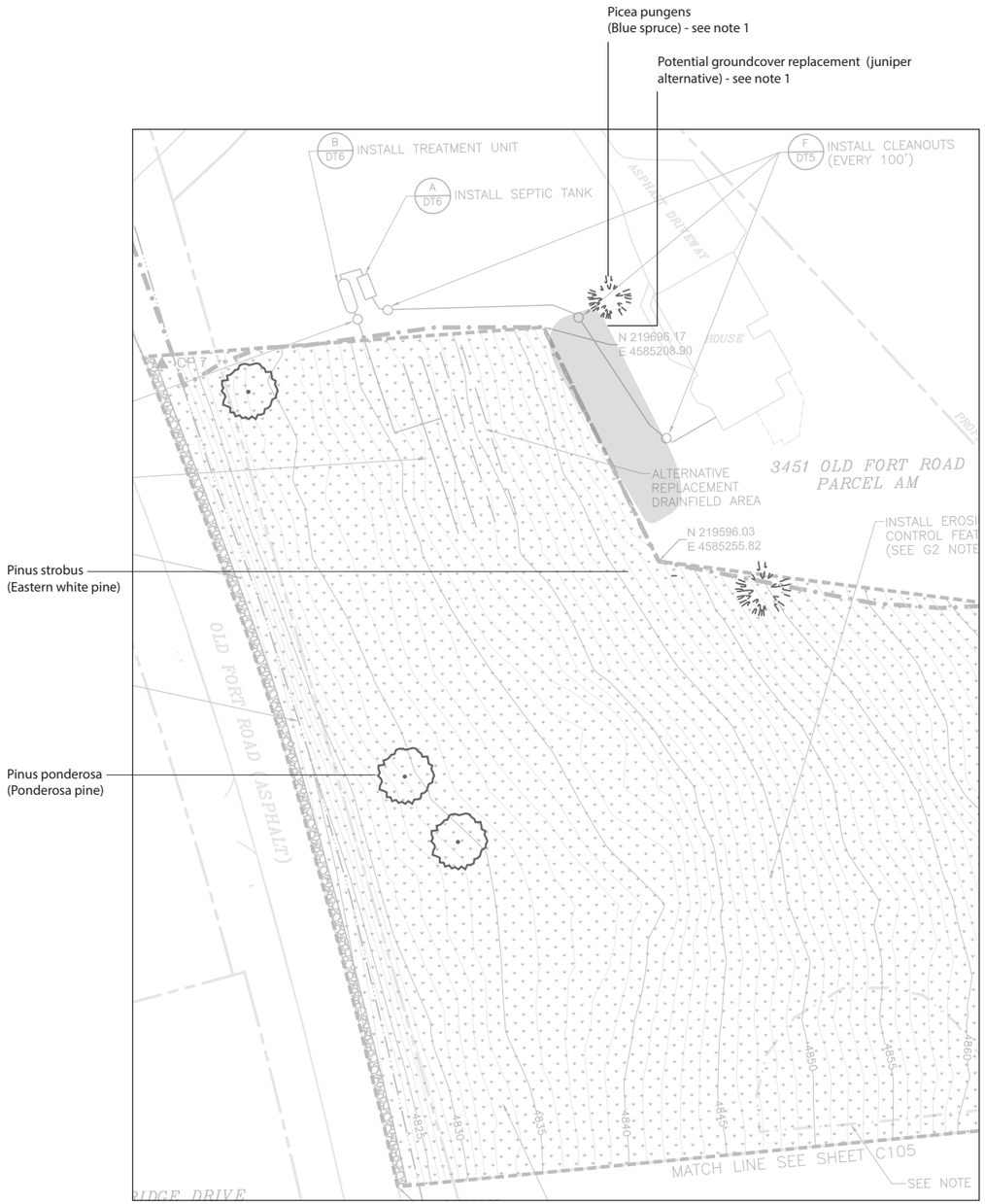
North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel AM (b) (6)) - reference 10/15 drawings
sheet C72
March 1, 2016



3 Pinus ponderosa
3 Pinus strobus
1 Picea pungens (see note 1)
Groundcover alternative (see note 1)

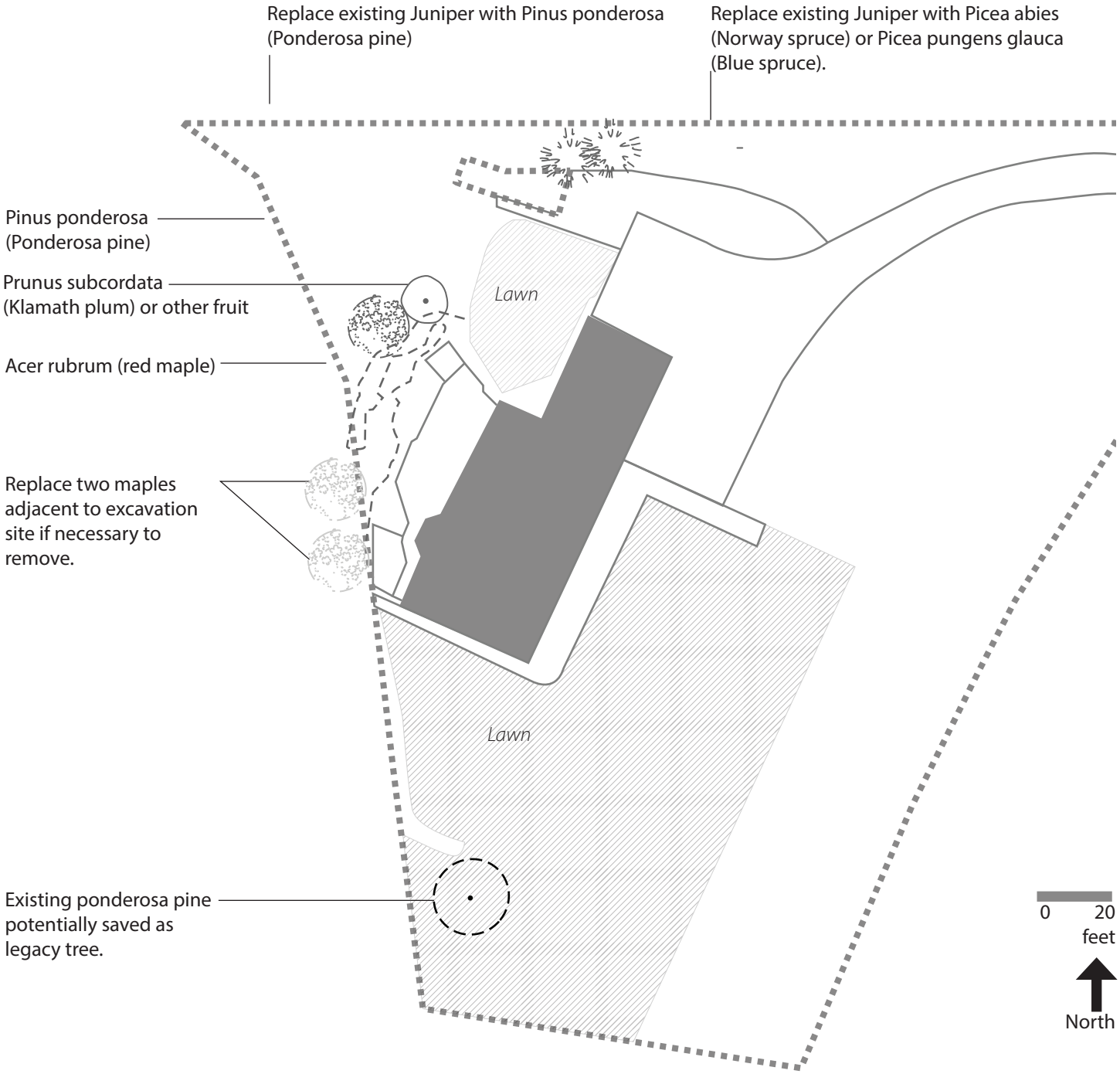
Notes:

1. Owner notes that the lines to new septic tank will be installed across established juniper planting that has drip irrigation. Roots and the irrigation tubing will be cut.
Athough this area is outside the contamination boundary, it will be part of the construction area.

If the construction destroys the planting, the owner requires consultation with the contractor to replace the juniper with a groundcover alternative. A portion of the value should be directed toward a Picea pungens (Blue spruce) to be planted in the area indicated on the plan. See plan and aerial reference. Consult with owner on these issues prior to construction.

2. Owner notes that the treatment unit will require electricity. Tapping into the existing power unit at the home will require contractors to dig under maintained lawn, possibly destroying the lawn irrigation system. Owner suggests tapping into the power line along the road with a new meter. Consult with owner on these issues prior to construction.

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel AQ ([redacted])
January 11, 2016



Notes:
- For a deciduous tree alternative to Blue spruce on western side of house, recommend Quaking aspen.

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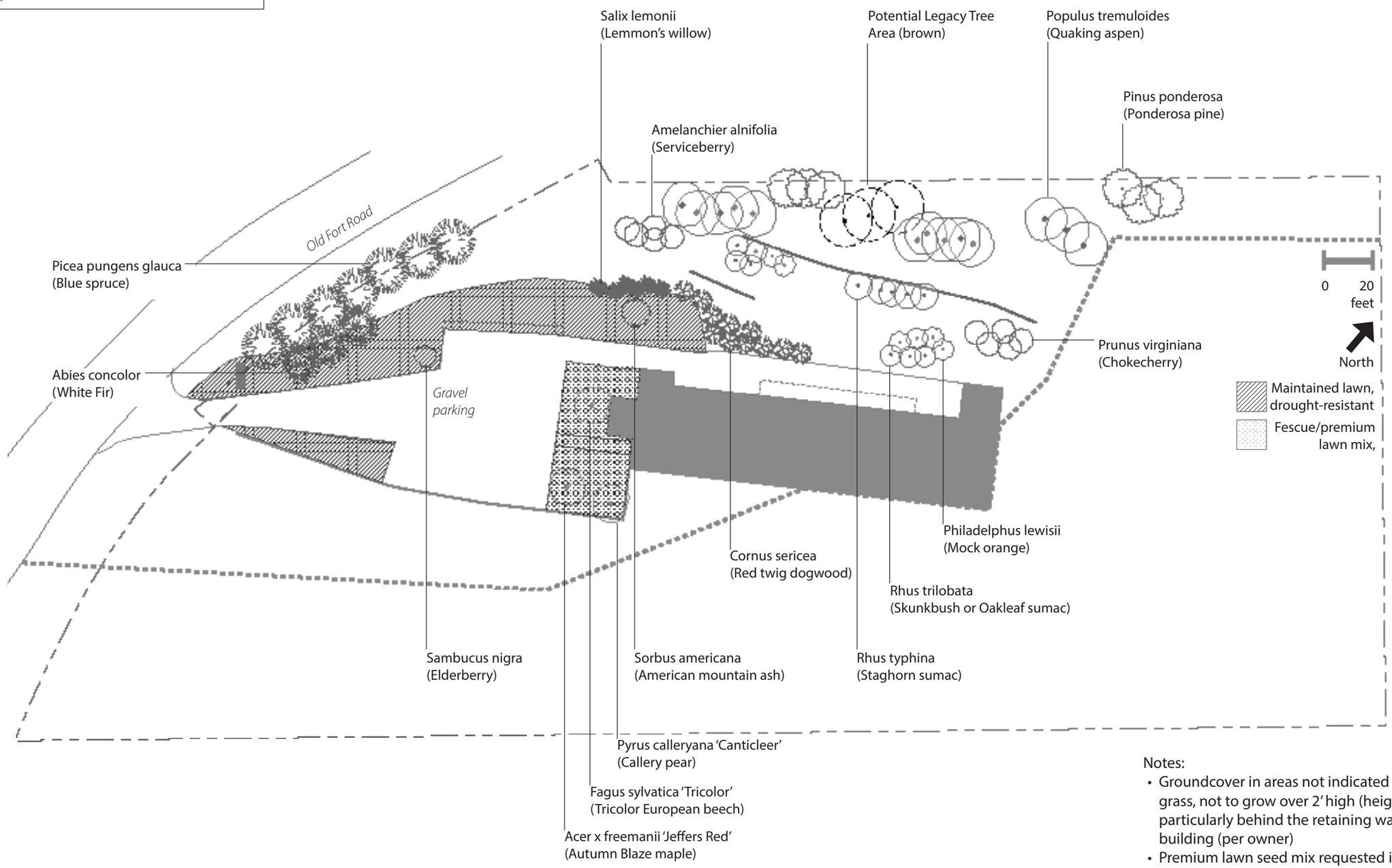
North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel BM (b) (6)
December 15, 2015



Notes:

- Groundcover in areas not indicated is low-growing bunch grass, not to grow over 2' high (height presents fire hazard), particularly behind the retaining wall and apartment building (per owner)
- Premium lawn seed mix requested is "Rogue Klamath Basin Deluxe Lawn Seed" available at Grange Co-op (per owner)

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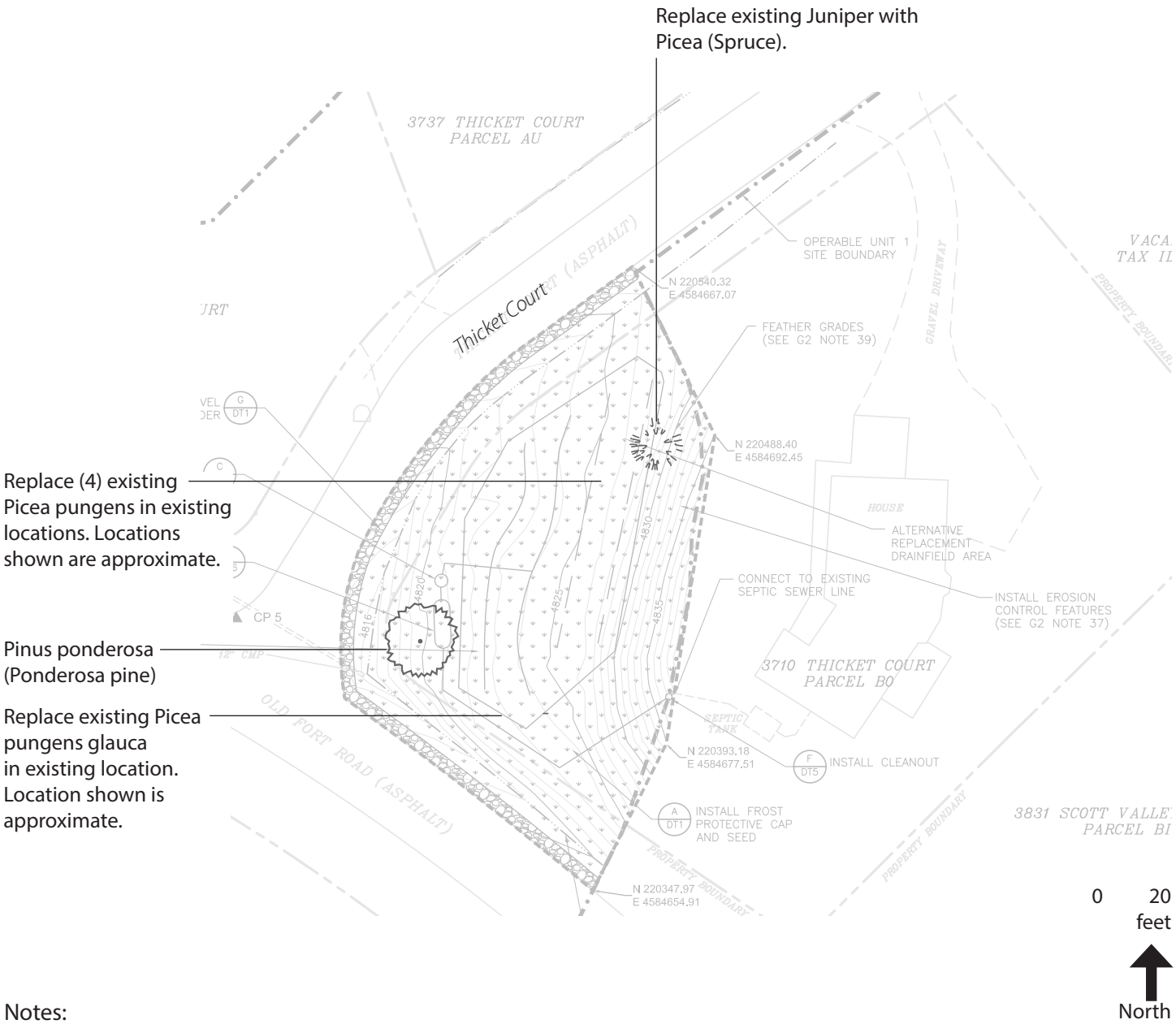
North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel BO(b) (6))
January 20, 2016

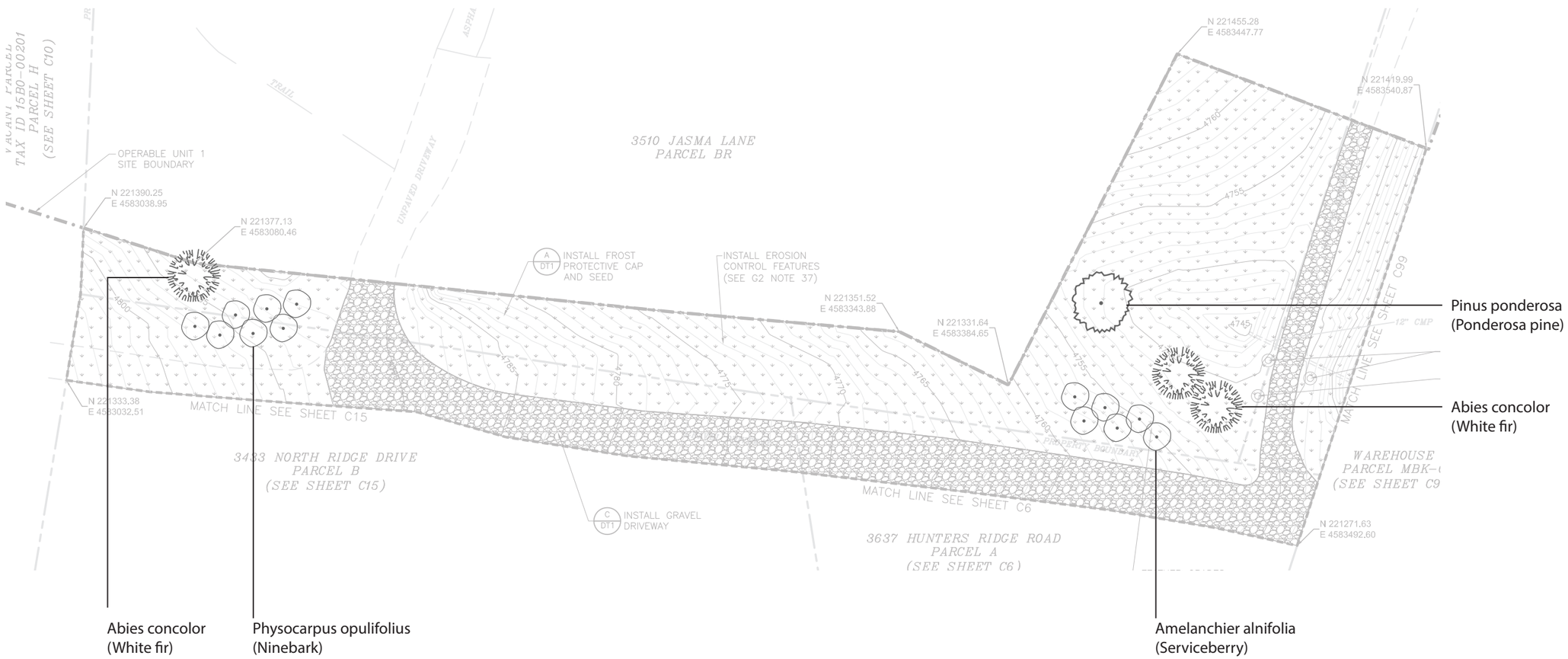


Notes:

- Excavated area should be seeded with low-growing native grasses.
- Locations show are approximate, use existing tree locations as primary reference.

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel BR ((b) (6)) - reference 10/15 drawings sheet C9
February 4, 2016

1 Pinus ponderosa
3 Abies concolor
6 Amelanchier alnifolia
7 Physocarpus opulifolius



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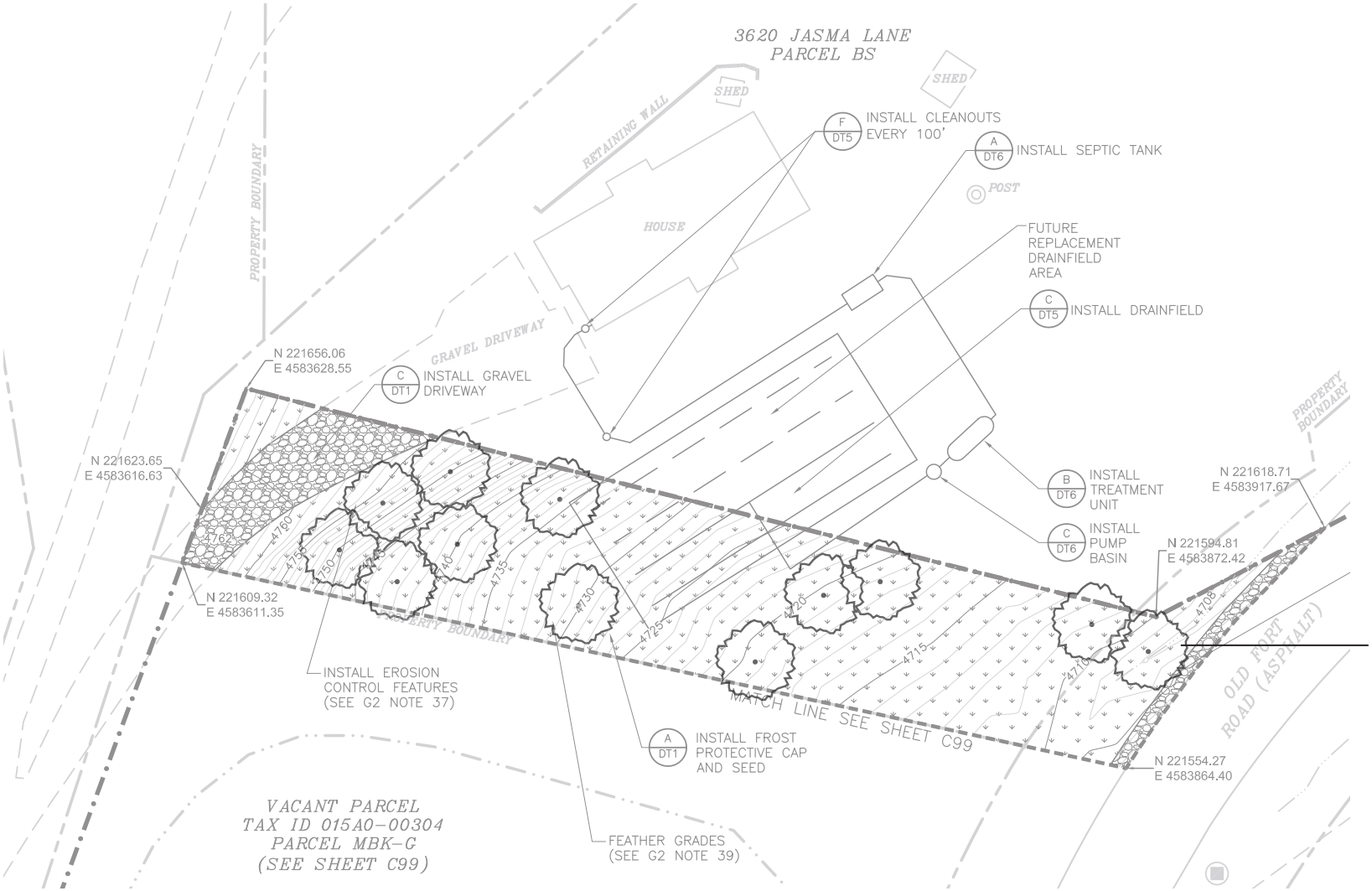
North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel BS - reference 10/15 drawings sheet C90
February 2, 2016

12 Pinus ponderosa



Pinus ponderosa
(Ponderosa pine)

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North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel F (b) (6) - POT. LEGACY TREES INCLUDED
December 15, 2015

Quercus palustris
(pin oak)

Larix occidentalis
(Western larch)

Pinus ponderosa
(ponderosa pine)

Mixed honeysuckle, lavendar
and russian sage perennial bed.
Approximately 15-1gallon containers.

Purshia tridentata
(bitterbrush)

Flowering tree with
insignificant or no fruit.
Planting contractor to
recommend to owner
based on availability of
plant materials at time of
planting. Suggestions in-
clude Crataegus, Syringa,
Pyrus or other similar.

Populus tremuloides
(quaking aspen)

0 30 feet

Prunus virginiana
(chokecherry)

Acer rubrum
(red maple) or other, spaced 18-20'
apart.

Prunus virginiana
(chokecherry)

Existing ponderosa pines potentiallly
saved as legacy trees.

Maintained lawn; preferred grasses Carex geyeri (elk sedge)

Suggested seeding/seedling zone to re-establish existing species that support wildlife (antelope bitterbrush, mountain mahogany)

Stone retaining structure

Notes:
- Species are suggested based on existing plantings, site conditions and owner input.
- Canopy spread shown at projected minimum range for mature growth.
- Include owner while flagging tree and perennial locations prior to installation.

The EPA Superfund
Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel H - reference 10/15 drawings sheet C12
February 4, 2016

24 Pinus ponderosa

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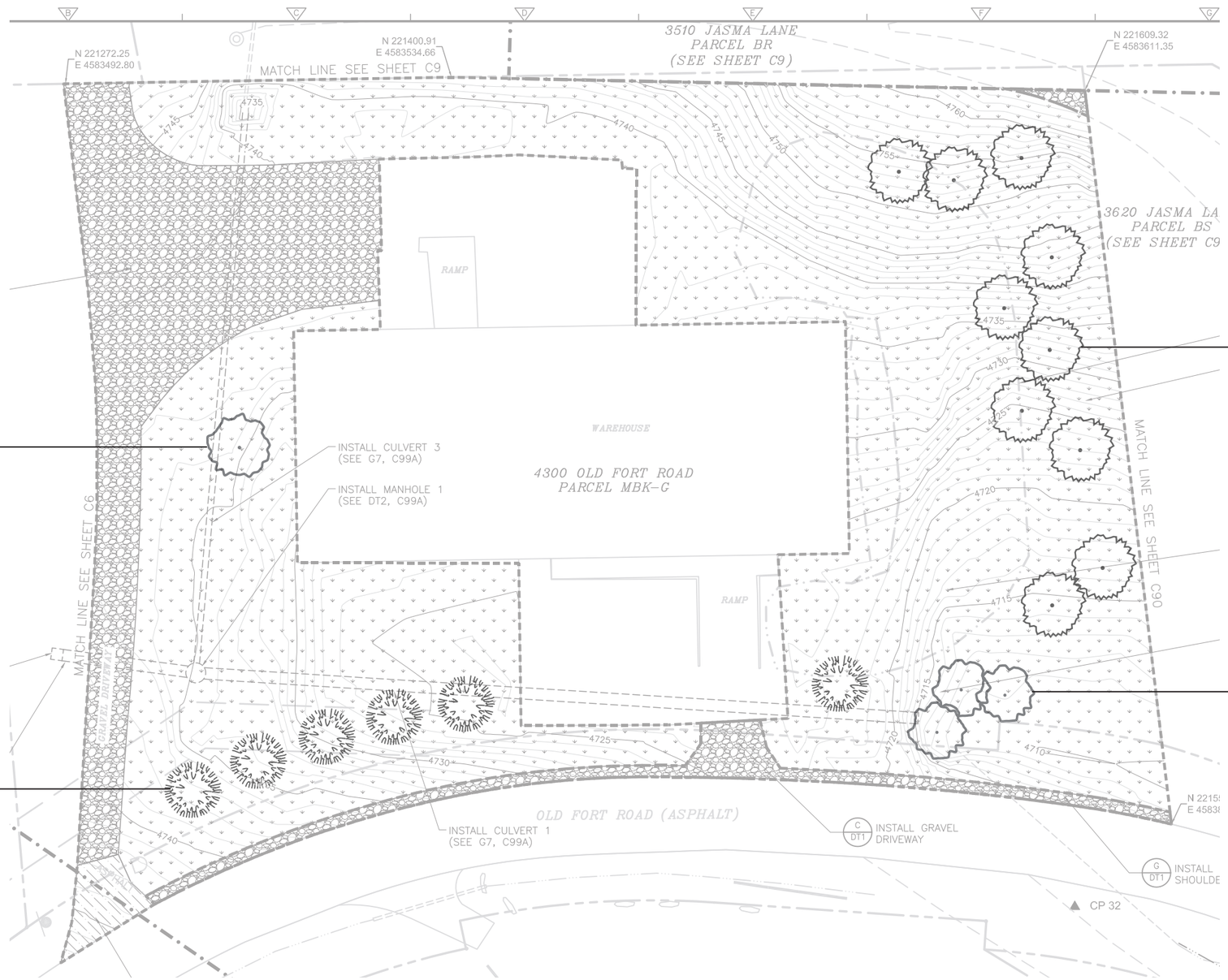
North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel MBK-G - reference 10/15 drawings sheet C99
February 4, 2016

10 Pinus ponderosa
6 Abies concolor
3 Alnus incana
1 Malus domestica



Pinus ponderosa
(Ponderosa pine)

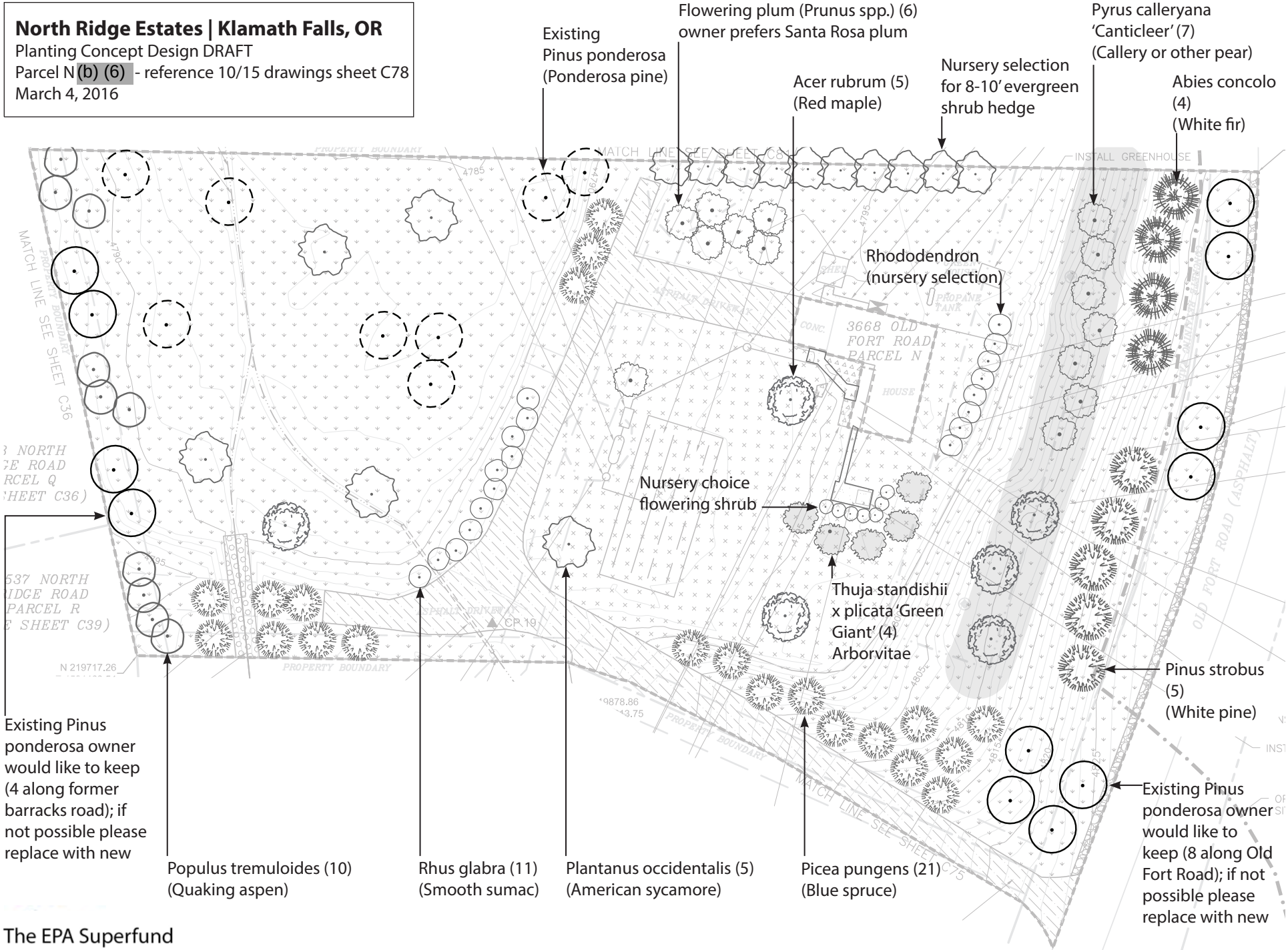
Replace and relocate existing Malus domestica (contractor to recommend viable selection)

Alnus incana
(Gray alder)

Abies concolor
(White fir)

The EPA Superfund
Redevelopment Initiative

North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel N (b) (6) - reference 10/15 drawings sheet C78
March 4, 2016



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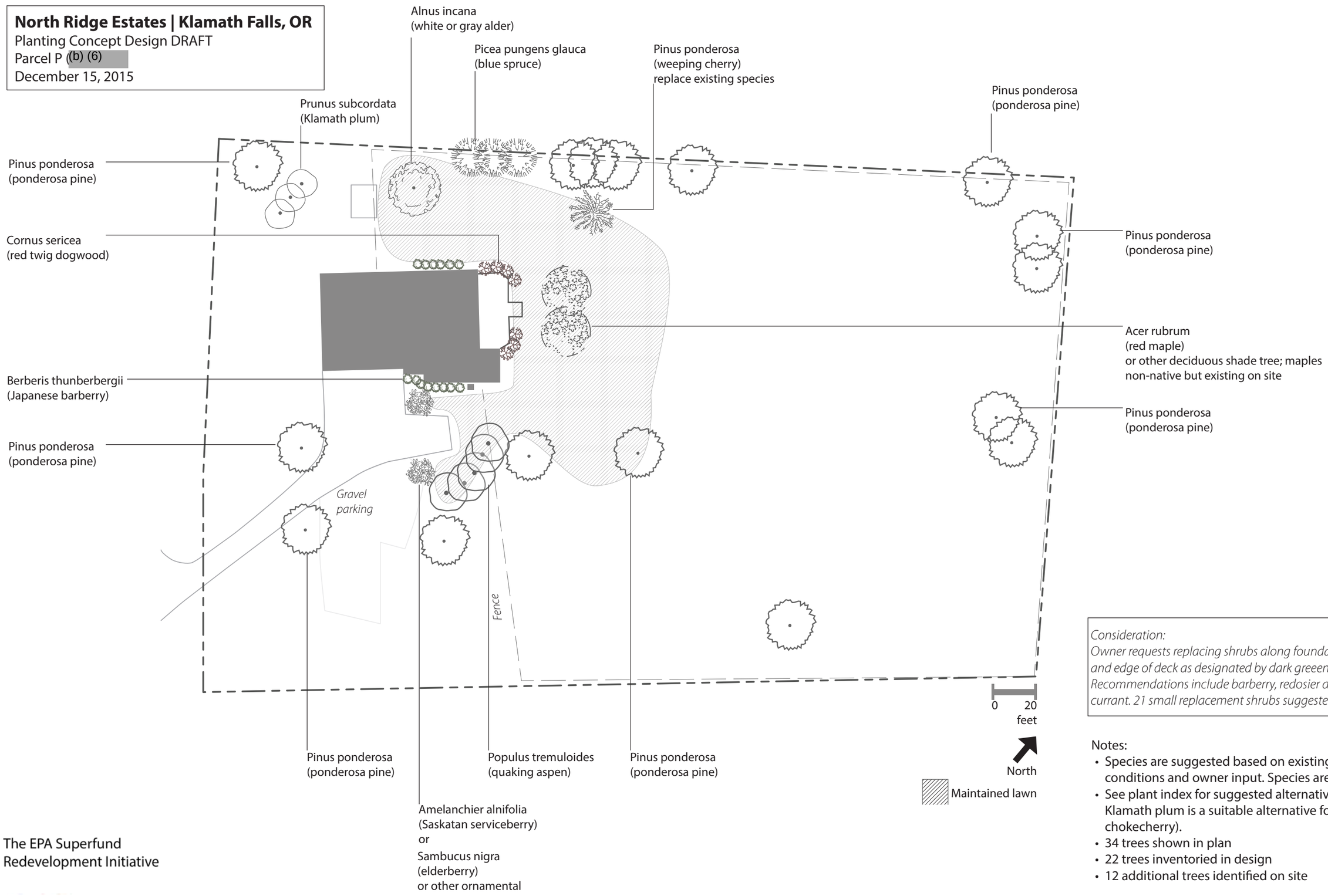
North Ridge Estates | Klamath Falls, OR
Planting Concept Design DRAFT
Parcel P ((b) (6)
December 15, 2015



Consideration:
Owner requests replacing shrubs along foundation of house and edge of deck as designated by dark greeen shading. Recommendations include barberry, redosier dogwood, golden currant. 21 small replacement shrubs suggested.

Notes:
- Species are suggested based on existing planings, site conditions and owner input. Species are interchangeable.
- See plant index for suggested alternatives (for example, Klamath plum is a suitable alternative for elderberry or chokecherry).
- 34 trees shown in plan
- 22 trees inventoried in design
- 12 additional trees identified on site

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