

EWING YOUNG PARK

Chehalem Park and Recreation District

Environmental Site Analysis



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INTRODUCTION

Project Background

The Chehalem Park and Recreation District is interested in taking a renewed look at Ewing Young Park Master Plan to determine if there are more usable alternatives for the park that would benefit today's community. The District would like the initial efforts to focus on establishing baseline data in the form of an environmental and cultural assessment, base mapping and site analysis. This baseline information is essential to start a public involvement process and resulting master planning. Chehalem Creek and its associated riparian ecosystem is a treasured natural resource in the center of the park and any future park improvements must respect this resource and above all;

"Planning for the future must do no harm to the environment"

Currently named "Ewing Young Historical Park"; the park has quite a history as a onetime brick factory, saw mill, grist mill, a city dump, a stage coach crossing of Chehalem Creek and a swimming hole once favored by Herbert Hoover. The current X Games action sport theme has put the park on the map, but without long range planning.

Some question if the popular dog park is in the right location. The vintage house has been remodeled, yet its final purpose has not yet been determined. It could be a caretaker's residence, office, or some other park related use. The disc golf group would like to expand the course from 12 to 18 holes; which would require a bridge across the creek to access the "land locked" acreage on the other side. Whether disc golf expands in that location or not, opportunities for using the property across the creek need to be explored. The dump site corner has received a "no further action" designation from DEQ, as long as there is no

development in the area. The park is in an ideal regional location to become a major trail head with future connections to the river and the Chehalem Heritage Trail.

The District has hired the consultant team of WHPacific to identify and map the existing uses, the natural resources, the limits of periodic flood waters and the jurisdictional land use protection measures. As a first step in a successful master planning process, the community based values must:

- Capture the community's vision and desire for recreational facilities and use the Districts assets to heighten the quality of life in the community.
- Respect the constraints of the land and minimize unforeseen and negative impacts.
- Understand the values and priorities of the Park District and the community.



Parking Lot



Care Taker Home



Skate Park



Playground



Disc Golf

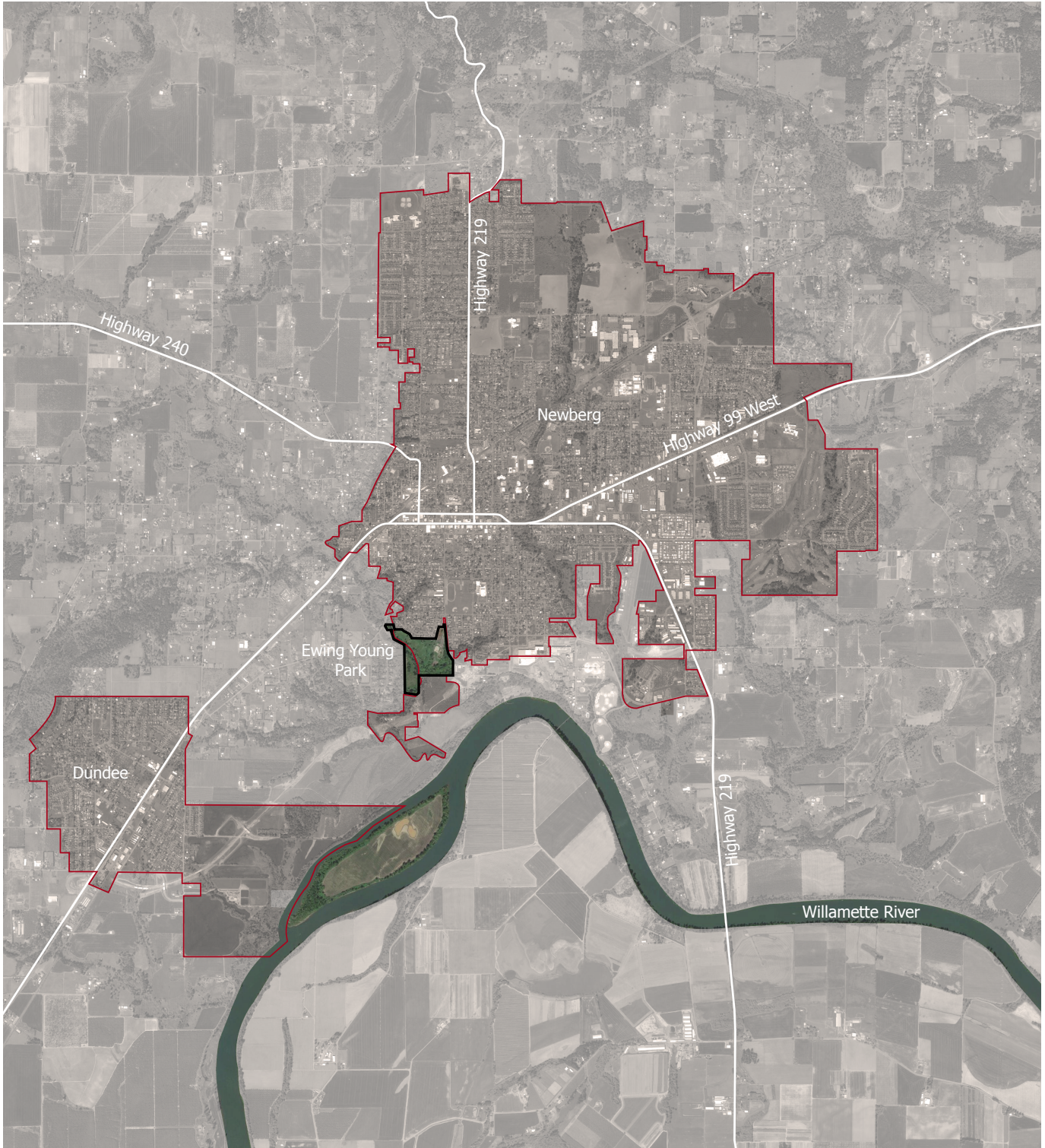


Trail System

Regional And Neighborhood Context

Ewing Young Park is located at the far south west corner of the City Newberg at the edge of the urban growth boundary. The park straddles Chehalem Creek which is the city limit line. A portion of the property across the creek lies in unincorporated Yamhill County. The park is near the Willamette River and just north of the new Newberg Bypass highway project and only 2/3 of a mile separates the park property from the city limits of Dundee to the south west.

The neighborhood around the park is zoned medium density residential and comprised of single family, duplex and multi-family housing. Residential lots are directly adjacent to the north of the park along Charles St. and to the east along S. Blain St. A zone of limited industrial district lies to the east, but is relatively undeveloped. The county land to the west is more rural in nature with large-lot single family homes. Edwards Elementary School is north about two blocks away and contains athletic fields. The park is about one mile south of the central business core of downtown Newberg.



REGIONAL CONTEXT MAP



Not To Scale

Land Use

Ewing Young Park is located both within the City of Newberg and Yamhill County. The following zoning and overlay districts will apply to any future development in the park. The zoning district designations for each parcel are shown on the following Land Use and Zoning exhibit.

Newberg - Community Facility District (CF)

- Parks are permitted uses.
 - Accessory uses may include pavilions, club houses, maintenance facilities, concessions, caretaker's quarters, and parking. Examples include playgrounds community sports fields, public squares, picnic pavilions.
- Open spaces are permitted uses.
 - Open spaces with only trails or observation areas are classified as open space. Examples include natural feature preservation and trails for walking, sitting, watching or observing. Most of the area is left in native vegetation.
- Riverfront (RF) Subdistrict – (RD)
 - The purpose of the riverfront overlay district is to provide for a unique identity for the riverfront area because of its proximity to the Willamette River. The river front overlay is also intended to encourage access to and enjoyment of the Willamette River and to protect and enhance views of the river and connections to the river.

Newberg - Stream Corridor Overlay Subdistrict (SC)

- The SC district runs parallel to Chehalem Creek and its tributaries and was determined by the City of Newberg 1995 report "Stream

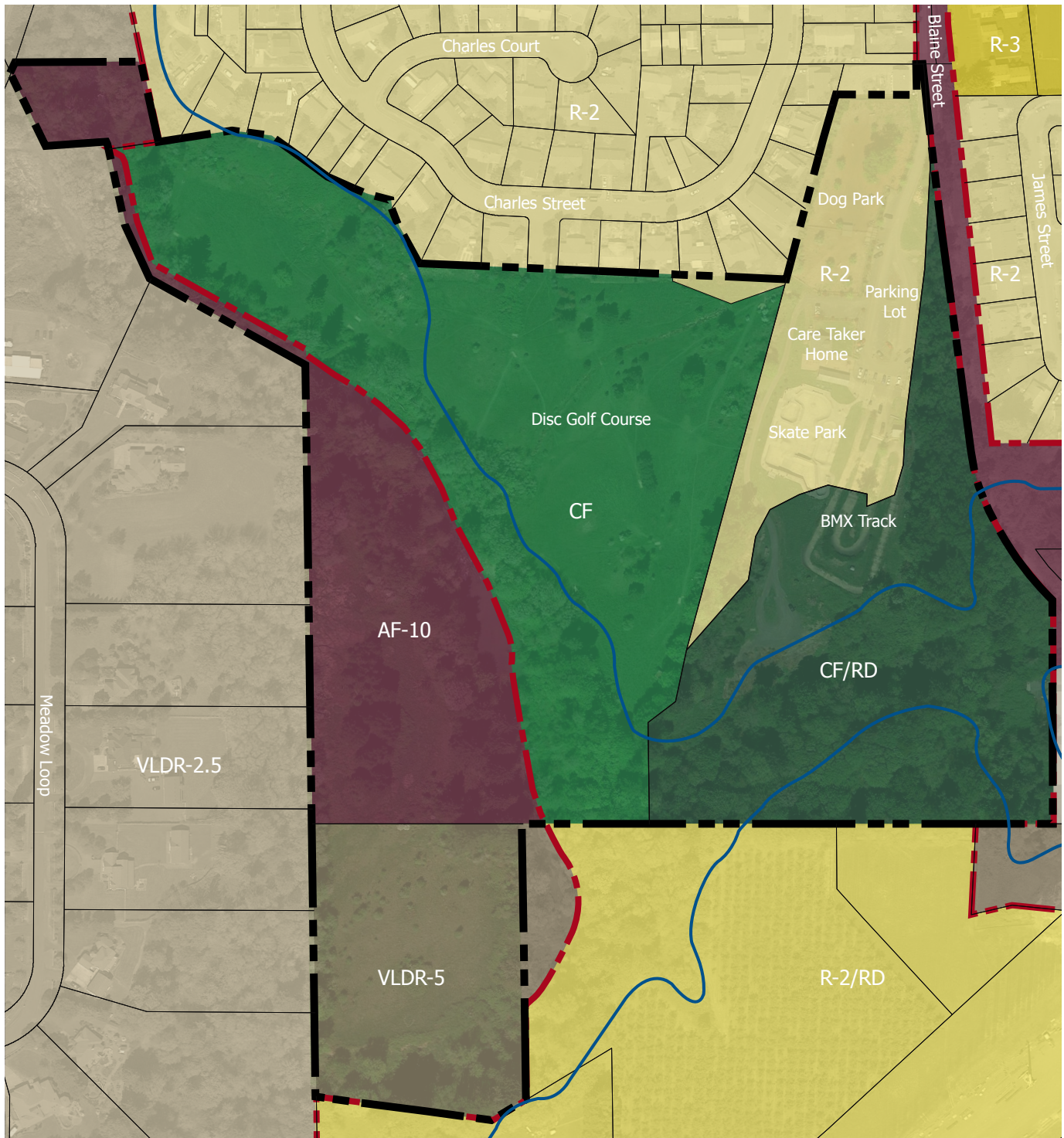
Corridors as a Goal 5 Resource". The purpose of the zoning district is to ensure that adequate land be retained in permanent open space use and that natural scenic and historic resources are protected. The subdistrict allows for a balance of protection of open space, scenic and natural resources and environmentally sensitive development. The boundaries are typically located at a logical top of bank or 50 feet from the edge of a wetland. A variety of activities are listed in the municipal code. Specific park related activities allowed through development review include:

- Type 1 process includes:
 - Bicycle and pedestrian paths, provided that the area is restored.
- Type 2 process includes:
 - Public Parks
 - Bridges or other crossings or transportation improvements that cross the stream corridor in a perpendicular manner
 - Stream corridor enhancement activities
- Type 3 process includes:
 - Exceptions to the code which require a stream corridor impact report (SCIR)
 - Adjusting the delineated stream corridor. A process exists to make a specific evaluation of a specific lot to have the boundary line adjusted and would require a SCIR.

Newberg - Area of Special Flood Hazard

- A flood plain Development Permit will be required before constructing or developing

(Continued on page 8)



Legend

City of Newberg Zoning:

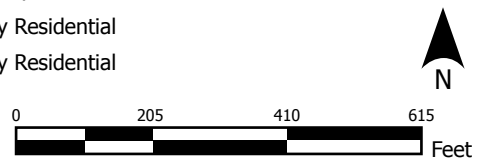
- CF Community Facility
- CF/RD Riverfront Community Facility
- R-2 Med. Density Residential
- R-2/RD Riverfront Med. Density Residential
- R-3 High Density Residential
- Stream Corridor

Yamhill County Zoning:

- AF-10 Agriculture/Forestry District
- VLDR-2.5 Very Low Density Residential
- VLDR-5 Very Low Density Residential
- Park Boundary
- City Boundary

LAND USE AND ZONING

Data Source: Yamhill County GIS
City of Newberg Zoning Map



within the floodplain, as designated in the Flood Insurance Study for Yamhill County and Incorporated Areas and on the FEMA flood insurance rate maps dated March 2, 2010.

Newberg - Medium Density Residential District (R-2)

- In addition to housing, the zoning district is intended to allow low intensity institutional uses that operate consistent with peaceful enjoyment of residential neighborhoods.
- The current activity areas of the park are located in the R-2 district and include the dog park, caretaker home, skate park, parking, and a portion of the BMX track.

Yamhill County - Agriculture/Forestry Small Holding District (AF-10)

- Parks and open space are a permitted uses.

Yamhill County - Very Low Density Residential (VLDR – 5)

- Parks and open space may be conditionally allowed pursuant to a Type B application and conditional use review.

State and/or Federal Permits:

- If any proposed development impacts a wetland or the stream below ordinary high water, individual or joint permits would need to be acquired from Oregon Department of State Lands and/or the US Army Corps of Engineers.

Historical/Cultural Resources

Ewing Young Park is located in an area of rich Native American and pioneer history. The archaeological record shows that human occupation of the area dates back as far as 12,000 years ago and was in use continuously or nearly continuously during the last 3,000 years (Aikens et al. 2011). Ethnographic evidence shows that before Euro-American contact, the park was located in or near a winter village site of the Tualatin band of the Kalapuya whose decedents are part of the Confederated Tribes of Grand Ronde (Zenk 1990).

The park's namesake, Ewing Young, was one of the first Euro-American settlers in Newberg area where he first arrived in the fall of 1834 following years working as a fur trapper and trader in the West. Young followed the Applegate Trail through Oregon bringing with him a large number of horses and mules. Upon reaching the Newberg area he established home sites (as many as three), and a sawmill in or near the current site of Ewing Young Park (Edmonston 2014).

Young's economic contributions to the Willamette Valley were significant. In December of 1836 he formed the Willamette Cattle Company and sailed for California to acquire a cattle for the growing population of American settlers in the valley. Young was able to buy the cattle and returned north driving the herd overland. Young arrived back in the Newberg area with 630 head of cattle helping to break the Hudson's Bay Company's monopoly on the beef industry in the Willamette Valley (Edmonston 2014; Young 1920).

Young's death in 1841 left an impact on the region. When he died without an heir 1841 he was considered one of the wealthiest people in the Oregon country. His death served as one of the catalysts to form a provisional government in Oregon, because of the lack of established

procedures and laws to deal with such a situation. Because Young had no known heirs, a probate of his estate was needed which resulted in a group of settlers meeting to appoint a judge of probate (Stollar 1969a). Just two years later at a meeting at Champoege, settlers determined they would establish Oregon's allegiance to the United States thus creating the first provisional Government in the Northwest (Middleton 1975).

Settlers continued to move into the Newberg area following Young's death. The Donation Land Act of 1850 opened up 640 acre plots to settlers which further encourage settlement in the area (Fuller and Van Heukelem 2010). The population continued to grow in the following decades and the Oregon legislature officially incorporated Newberg as a city in 1889 (Fuller and Van Heukelem 2010; City of Newberg 2016).

Former U.S. President Herbert Hoover, also has a connection to Newberg and to Ewing Young Park. Hoover lived in Newberg with his aunt and uncle from 1885 to 1889 at which time he frequented what is now Ewing Young Park and used a swimming hole on Chehalem Creek near the old mill site, now known as "Hoover Swimming Hole" (Edmonston 2014; Stollar 1969b).

The location of Ewing Young Park continued to be used for industrial purposes for years. In 1851 the Ramsey Family constructed a grist mill on the property that operated until the early 1920's. The Newberg Brick & Tile Co. was located in the project area until 1913 when it was destroyed by a fire and subsequently leased by the Charles K. Spaulding Logging Company (Brick and Clay Record 1913: 75; The Ontario Argus 1913).

The area remained undeveloped until park facilities were built in more recent years when the City acquired the land to be used as a park.



"Hoover Swimming Hole"



Playground



Disc Golf Course In The Existing Meadow

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1969a Ewing Young Grave, State of Oregon Inventory Form: Historic Sites and Buildings. *Inventory Forms of Historic Places, Various Counties, Oregon*. SHPO Report No. 27039.

1969b Ewing Young Sawmill Site, State of Oregon Inventory Form: Historic Sites and Buildings. *Inventory Forms of Historic Places, Various Counties, Oregon*. SHPO Report No. 27039.

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1920 Ewing Young and his Estate: A Chapter in the Economic and Community Development of Oregon. *The Quarterly of the Oregon Historical Society* 3: 171-315.

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ENVIRONMENTAL ASSESSMENT AND SITE ANALYSIS

Existing Conditions

A site assessment was conducted to understand the existing conditions of specific resource areas and recreation facilities found at Ewing Young Park. In order to assess these conditions, staff biologist and trails specialists conducted a survey of the property to identify and evaluate specific resource areas, the conditions of the trails and the user experience. These following resource area were mapped or described as per this report.

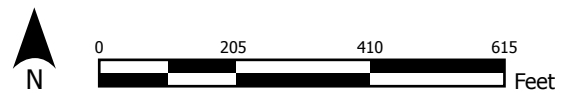
- Site Hydrology - Waterways, Wetlands, Creeks
- Flood Plain
- Soils and Slope Analysis
- Plant Communities
- Fish and Wildlife



Legend

- Existing Main Trail Loop
- Existing Secondary Trails
- Park Boundary

EXISTING CONDITIONS AND TRAIL SYSTEM



Site Hydrology

Ewing Young Park is located along the lower reach of Chehalem Creek, a major perennial tributary of the Willamette River. The confluence with the Willamette River is close to a mile below the southern boundary of the park. The 100-year floodplain of Chehalem Creek in its lower reach is very extensive, encompassing the lower terrace to the west and the lower slopes on its east bank. A small tributary stream that flows in from the east through a culvert under the old railroad spur is perennial. Another small tributary enters this stream in the southeastern corner of the park, which drains the area around the Newberg bypass, currently under construction.

Chehalem Creek opens out into a large pond known locally at Hoover Pond, because President Herbert Hoover is known to have used it as a swimming hole in his youth while growing up in Newberg. There are at least two major rocky riffles along Chehalem Creek within the park that drop several feet and create attractive visual elements.

In addition, a small drainage crosses the slope on the east side, beginning at an outfall just below the parking lot. This drainage receives stormwater from above, but also appears to be of natural origin, judging by the fact that it occupies its own small valley. Its channel is narrow, but it is flanked by a fringe of wetland, which opens up into a larger area at its confluence with Chehalem Creek.

Other pockets of wetland are located along both Chehalem Creek and the small tributary. They are found in both floodplain and slope locations, and provide base flow to the streams. In addition, wet pockets and seeps are found along the trails along the drainages where cut banks have exposed saturated soils.

Stormwater from the surrounding residential area has been piped into the park in various places and discharges into Chehalem Creek. In addition, stormwater runoff from the graveled parking lot area appears to be discharging into a constructed basin and channel between the main facilities and the old railroad spur. The channel continues down to a deeply eroded gully which leads to the small tributary described above, as it emerges from the culvert under the railroad spur.



Chehalem Creek



Wetland Fringe



Tributary of Chehalem Creek



Culvert Infrastructure



Hoover Pond

Flood Plain

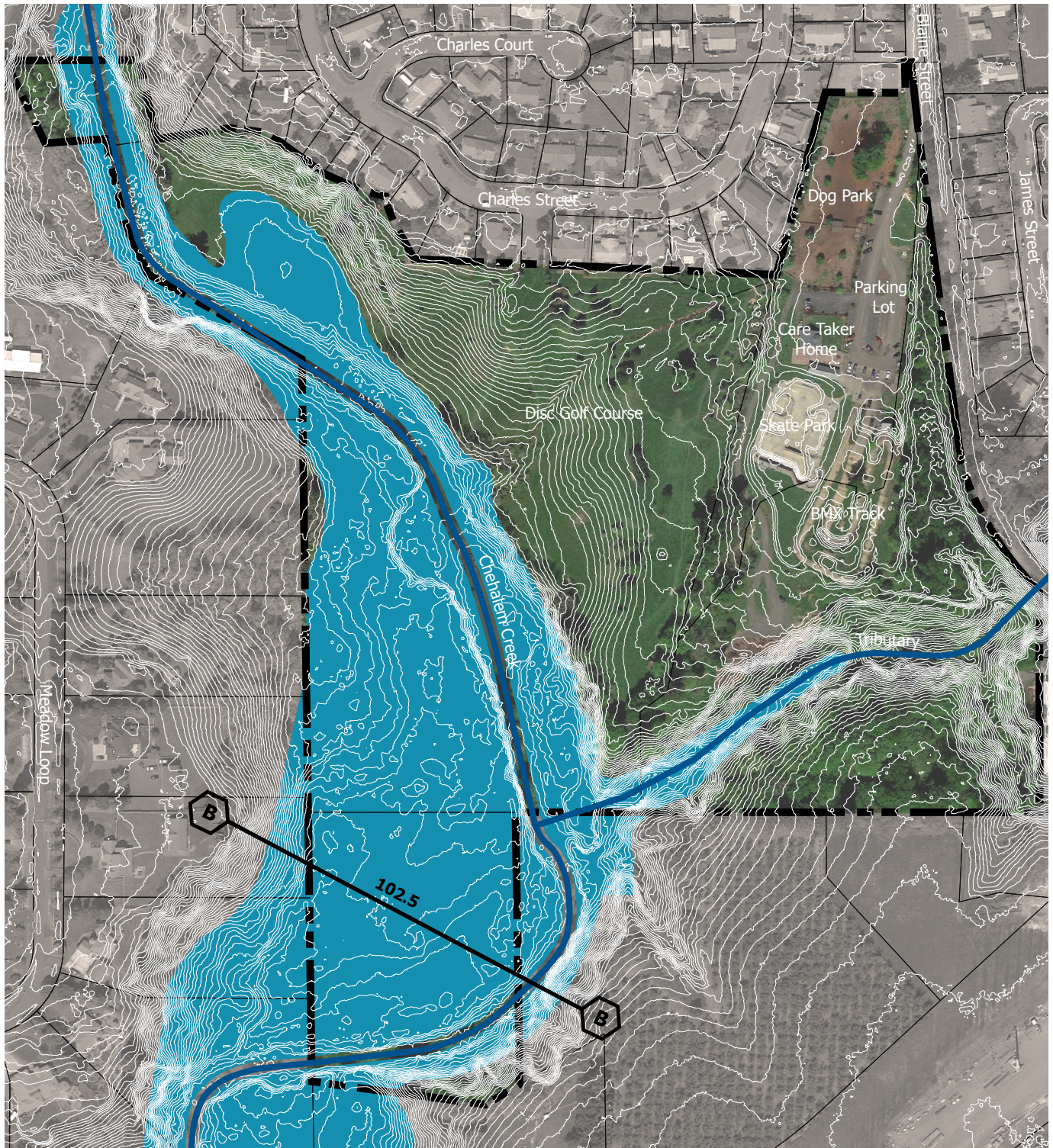
Ewing Young Park is situated in the S.W. corner of the City of Newberg and within a mile north of the Willamette River. When the Willamette River floods, it causes smaller tributaries like Chehalem Creek, to back up into Ewing Young Park. The Chehalem Creek watershed starts in the Chehalem Mountains and ends at its confluence with the Willamette River draining about 41 square miles. Chehalem Creek rises rapidly after a rainfall and in heavy rains it may raise 1 foot per hour.

The one-percent annual chance flood elevation (100 yr. flood plain) is at 102.5 Feet NAVD through the park. This elevation is influenced by the back water from the Willamette River. The flood plain line parallels Chehalem creek on its east side and extends wide on its west side; virtually covering the entire park acreage on the west side of the creek.

Development in the flood plain is limited and is evaluated to ensure it does not increase flood hazards in other areas. Floodplain management strives to balance the community and economic benefit of encroachments into the flood plain against increasing the flood hazard. The National Flood Insurance Program (NFIP) divides the flood plain into the floodway and floodway fringe. The floodway is the channel that must be kept free of encroachment so the 1-percent-annual-chance flood can be carried without substantially increasing the flood heights. Federal standards limit development and encroachments in the flood plain that would cause the floodway to increase more than 1 foot. The City of Newberg has a flood hazard overlay in their zoning ordinance that considers factors such as the danger to life and property and the protection of the domestic water supply and sanitary sewer systems. Every situation is evaluated on its own merit by the City engineering staff.

At Ewing Young Park, opportunities exist to make better use of the park property on the west side of the creek; however, there is no access across Chehalem Creek. Three possible bridge locations were evaluated as a part of this study. The locations were selected based on accommodating topography, width of crossing and proximity to the existing trail system. It may be possible to construct a bridge above the floodway elevation, yet under the 100 year flood elevation. A risk/reward evaluation would need to be performed to determine the optimum elevation that minimized fill in the floodway fringe while keeping the bridge above the floodway elevation. Bridge location cross sections are shown on the opportunities mapping that is part of the appendix.

The following table 6 and flood profile sheets are from Yamhill County Flood Insurance Study, March 2, 2010.

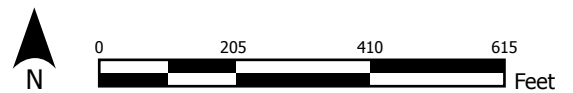


Legend

- Ephemeral Creek
- — — Intermittent Creek
- Perennial Creek
- 100 Year Flood plain

FLOOD PLAIN

Data Source: Yamhill County GIS



FLOODING SOURCE		FLOODWAY				1-PERCENT-ANNUAL-CHANCE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/SEC)	REGULATORY (FEET NAVD)	WITHOUT FLOODWAY (FEET NAVD)	WITH FLOODWAY (FEET NAVD)	INCREASE (FEET)	
Chehalem Creek									
A	0.61	60	663	4.2	102.5	75.8 ²	76.3 ²	0.5	
B	1.39	50	4.61	6.0	102.5	84.7 ²	84.9 ²	0.2	
C	1.86	48	223	12.4	103.5	98.9 ²	98.9 ²	0.0	
D	1.99	55	531	5.2	103.5	103.5	103.7	0.2	
E	2.45	148	1,010	2.7	107.3	107.3	108.0	0.7	
F	2.64	105	1,175	2.3	108.0	108.0	108.8	0.8	
G	2.66	75	138	2.6	108.2	108.2	109.0	0.8	
H	3.02	67	551	4.9	109.3	109.3	109.9	0.6	
I	3.04	51	553	4.8	109.6	109.6	110.3	0.7	
J	3.20	130	1,111	2.4	110.8	110.8	111.5	0.7	
K	3.68	85	772	3.5	112.6	112.6	113.4	0.8	
L	4.21	75	736	3.3	116.2	116.2	116.7	0.5	
M	4.70	61	642	3.8	119.0	119.0	119.8	0.8	
N	4.99	140	855	2.6	121.0	121.0	121.8	0.8	
O	5.36	85	442	5.0	124.7	124.7	125.0	0.3	
P	5.37	78	421	5.2	125.2	125.2	125.5	0.3	
Q	5.42	160	631	3.5	126.4	126.4	126.7	0.3	
R	6.05	110	486	4.5	135.1	135.1	135.6	0.5	
S	6.29	95	321	6.2	141.0	141.0	141.3	0.3	
T	6.61	250	655	3.0	148.7	148.7	149.5	0.8	
U	6.69	130	494	4.0	150.2	150.2	151.0	0.8	
V	6.71	75	596	3.3	151.1	151.1	151.8	0.7	
W	6.97	200	571	3.0	155.4	155.4	156.1	0.7	
X	7.24	512	1,131	1.5	159.7	159.7	160.1	0.4	

¹Miles above mouth

²Elevation computed without consideration of backwater effects from Willamette River

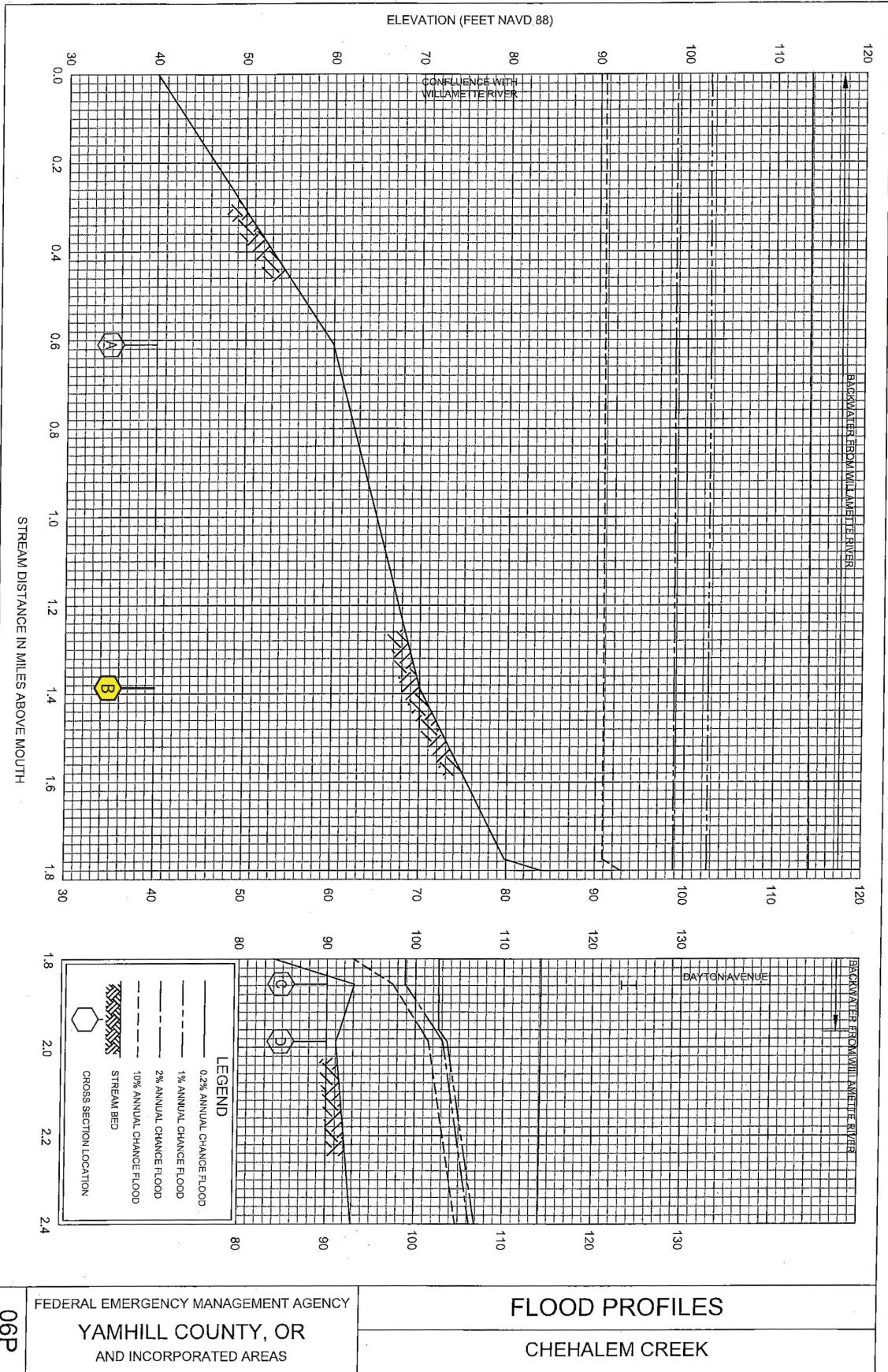
TABLE 6

FEDERAL EMERGENCY MANAGEMENT AGENCY
**YAMHILL COUNTY, OREGON
 AND INCORPORATED AREAS**

FLOODWAY DATA
CHEHALEM CREEK

References Cited

Federal Emergency Management Agency, *Flood Insurance Study, Yamhill County, Oregon and Incorporated Areas*, Effective Date: March 2, 2010.



References Cited

Federal Emergency Management Agency, *Flood Insurance Study, Yamhill County, Oregon and Incorporated Areas*, Effective Date: March 2, 2010.

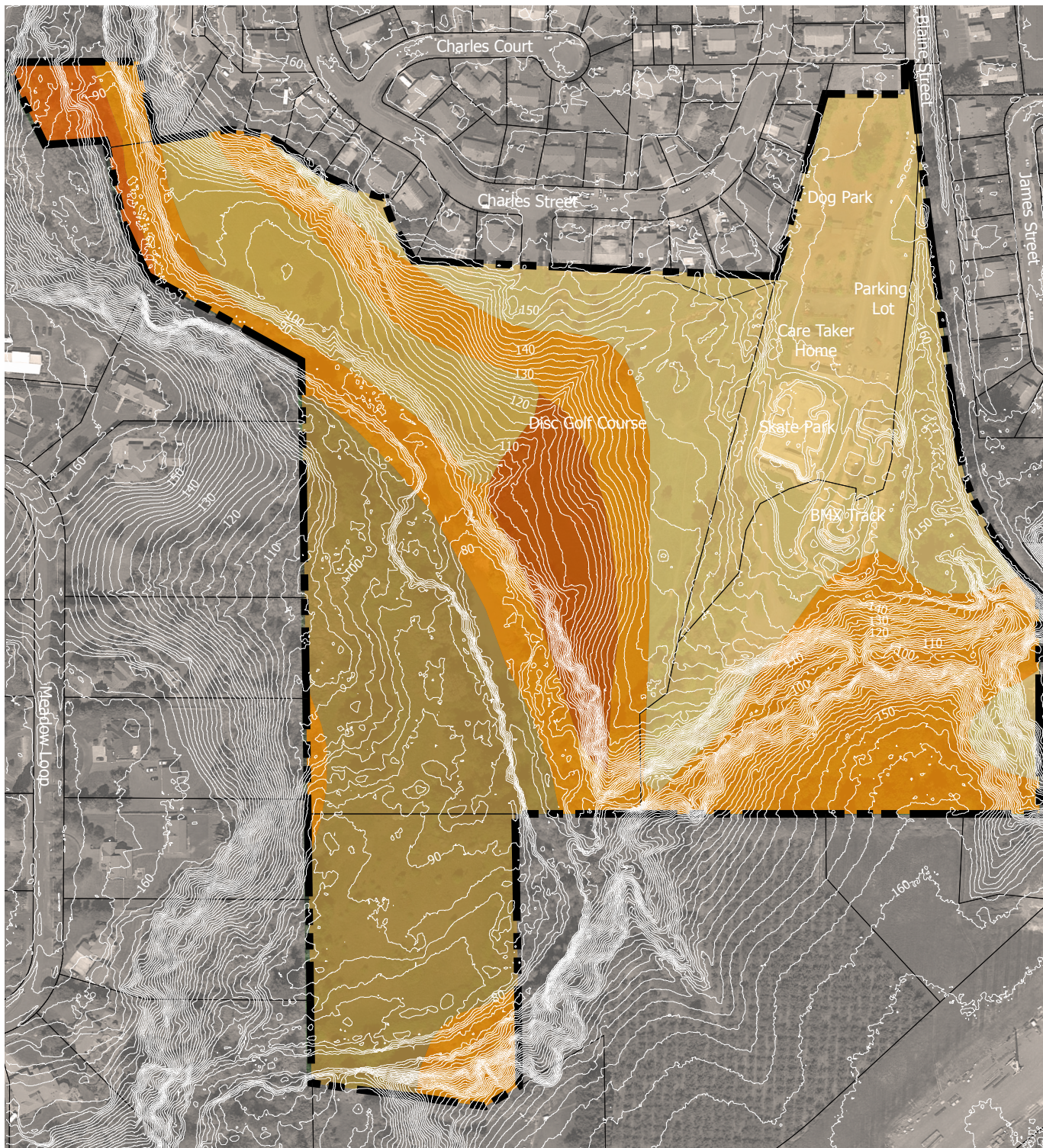
06P

FEDERAL EMERGENCY MANAGEMENT AGENCY
YAMHILL COUNTY, OR
AND INCORPORATED AREAS

Soils and Slope Analysis

Ewing Young Park is situated on a lower river terrace to the north of the Yamhill River. It is dissected by the channel and floodplain of Chehalem Creek, which lies in a steep-sided valley. A small unnamed tributary enters Chehalem Creek down a steep-sided canyon from the east. The main park facilities are located on a level upper terrace, while a sloping lower terrace is occupied by the Disc golf course. There is a more level lower terrace on the landlocked western side of Chehalem Creek.

The slope characteristics of landforms are influential in the formation of soil types. Slope can control the movement of material and contribute to the spatial differences of soil properties. Aloha and Amity silt loam soils are characteristic of the level upper terrace. Woodburn and Cloquato silt loam are found on the lower terraces. The soil and slope analysis mapping also shows "Terrace Escarpments" as a separate unit for the steepest sloped areas. Wapato silty clay loam, a hydric soil that is typically found along stream bottoms, is mapped along the floodplain of Chehalem Creek.



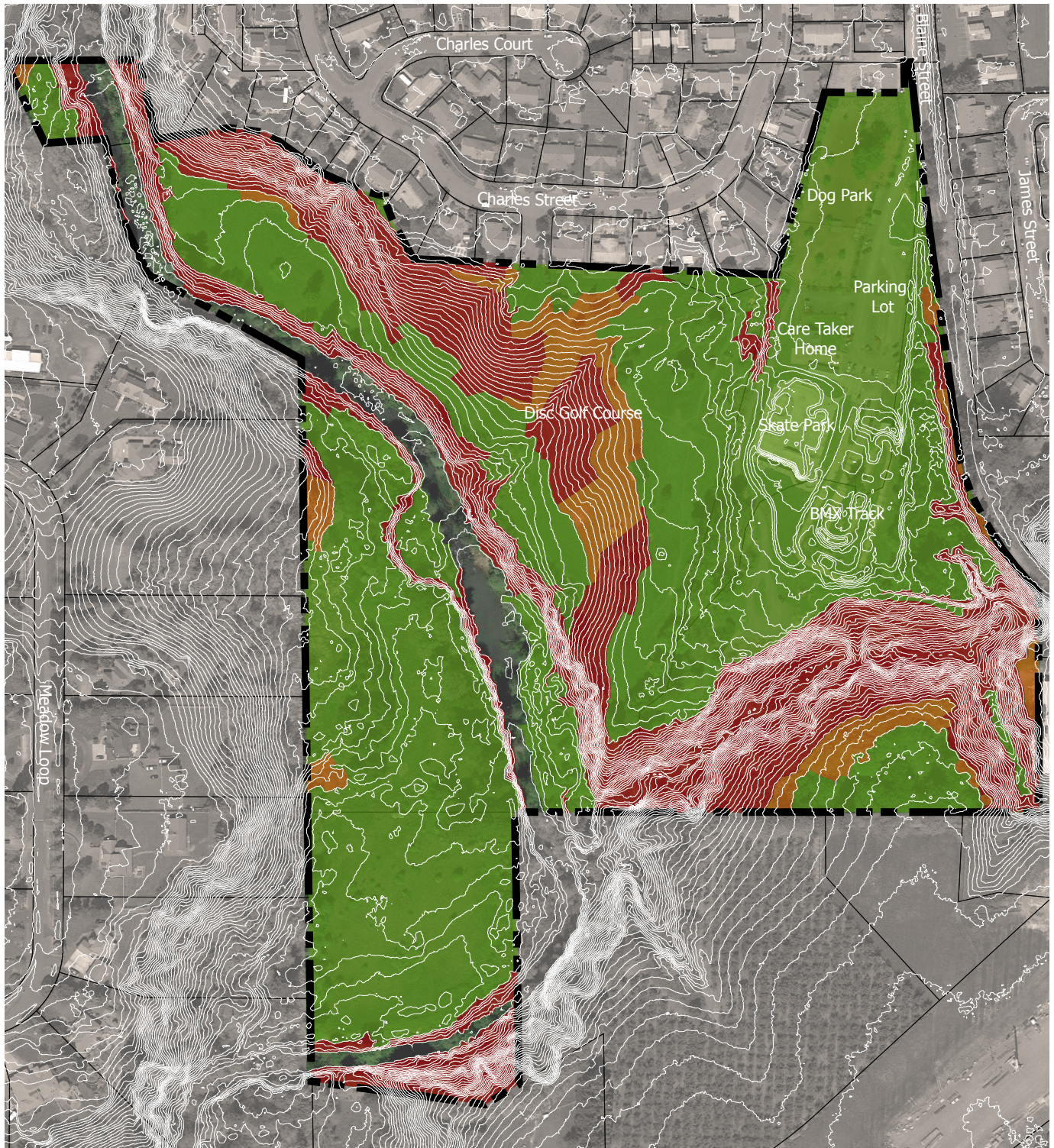
Legend

	Ah Aloha Silt Loam		We Wapato Silty Clay Loam
	Am Amity Silt Loam		WuC Woodburn Silt Loam
	Cm Cloquato Silt Loam		
	Te Terrace Escarpments		

SOILS

Data Source: Yamhill County GIS

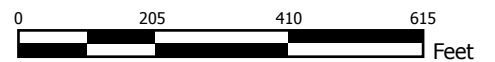




Legend

- 0-9% Slopes
- 10-19% Slopes
- 20% and Greater Slopes

SLOPE ANALYSIS



Plant Communities

Ewing Young Park supports the following plant communities:

- Mixed second-growth conifer and hardwood woodland
- Riparian shrubs
- Riparian hardwoods
- Wetlands
- Abandoned meadow
- Grasslands

The mixed second-growth conifer/hardwood areas are dominated by Douglas fir, red alder and big leaf maple (mostly the latter) with lesser amounts of grand fir. Western red cedar is dominant in the moist, shady lower canyons. The understory contains native shrubs typical of this habitat type including ocean spray, Indian plum, vine maple, hawthorns, and serviceberry. Sword fern and waterleaf are the dominant herbaceous species. English ivy is pervasive throughout most of this community as both a ground cover and a climbing vine on the trees. Himalayan blackberry is also present in patches.

The riparian hardwood community is dominated by black cottonwood and Oregon ash, with several large Oregon oaks. Poison oak is interspersed here and there among the shrub layer and as a vine on Oregon white oak, wherever there is enough light exposure. The dominant shrub species are red osier dogwood, Pacific ninebark and various willows. These shrubs also comprise their own riparian shrub community.

There are both forested and shrub/emergent wetlands present in the park. Forested wetland pockets are found along the streams. The dominant tree species are Western red cedar and Oregon ash, with shrubs such as red



Riparian Hardwood Covered In English Ivy

osier dogwood and Pacific ninebark. Slough sedge and lady fern are the typical herbaceous species. The shrub/emergent wetlands that form a fringe down the small drainage described above are dominated by willows, red osier dogwood, Pacific ninebark, rushes and grasses.

There is an extensive abandoned meadow on the land-locked eastern side of Chehalem Creek. What appears to have been a hayfield originally, dominated by forage grasses such as meadow foxtail, and reed canary grass, now is being gradually being colonized by trees and shrubs. There are several large Douglas firs on this terrace.

The lower slope where the Disc golf course is located is maintained by mowing as an open meadow with typical grasses such as meadow foxtail. There are pockets of trees and shrubs interspersed throughout the grassland area.



Riparian Shrubs



Abandoned Meadow



Mowed Meadow

Fish and Wildlife

There is little documentation on the StreamNet web site of fish populations in Chehalem Creek. The only fish species listed is Chinook salmon, which is shown as using the lower 4.97 miles of Chehalem Creek for rearing and migration. However, Chehalem Creek potentially supports resident populations of cutthroat trout, sculpin or other fish species.

The relatively undisturbed corridor along Chehalem Creek would typically support a range of wildlife species. We expect black tailed deer and small mammals such as skunk, raccoon, and opossum to utilize this corridor for movement and feeding. Coyote are the most abundant predator species.

Along with typical resident songbird species, migratory species such as warblers utilize the tree and shrub canopies in season, especially dense riparian shrubs like willow, dogwood and ninebark. Common raptors include red tailed hawk. Great blue and green heron typically hunt and feed along major streams, as do kingfishers. Cavity nesters include woodpeckers. We observed evidence of pileated woodpecker feeding: rectangular cavities excavated in snags.



MASTER PLAN OPPORTUNITIES

Opportunities And Constraints

Based on the analysis of the natural and jurisdictional systems at the park, the opportunities for adding new park elements would be the areas of the park that are not constrained by the stream corridors, wetlands, steep slopes, flood plain and zoning use restrictions.

Bridging The Creek

The greatest opportunity is to gain access across Chehalem Creek for public use of the park land on the other side of the creek. This would open up approximately 11 acres that is currently land locked and virtually unused. The property is almost entirely within the 100 yr. flood plain so development would be limited, but could be developed as open space, trails, natural area, and possibly expansion of the disc golf course. Three possible locations for bridges were evaluated with cross sections and are shown on the full sized opportunities map included in the appendix.

Trails

The Park District has recently embarked on trail improvements through the wooded terrain at the south end of the park, opening up better access and new loop hiking activities. Continued enhancement and maintenance of the surfacing will make these trails an improving asset. A future bridge and trail development across the creek would greatly increase the nature appreciation experience with in the park.

Regional Connections

A bridge at the far northwest end of the park would provide a connection across the creek to Dayton Avenue and provide public access to the park from the community to the west.

In addition to the Dayton Avenue connection, public neighborhood access from Charles Street to the north could be better developed. Another future regional connection from the south east corner of the park could eventually connect to the Chehalem Heritage Trail and the Willamette Riverfront.

Trail Head

A new trail head feature could be developed as a gateway to the natural features and trails in the park. An opportune spot exists at the northeast top of the disc golf meadow at its confluence with the activity areas of the Dog Park, Caretaker house, Skate Park and Parking lot. This vision could include an entry plaza with interpretive elements delineating the deep history of the site along with a trail map and disc golf course map. This is a natural viewing location to overlook the park and could include picnic areas or a more formal picnic pavilion. A pavilion could include more elaborate historical and interpretive elements.



APPENDIX

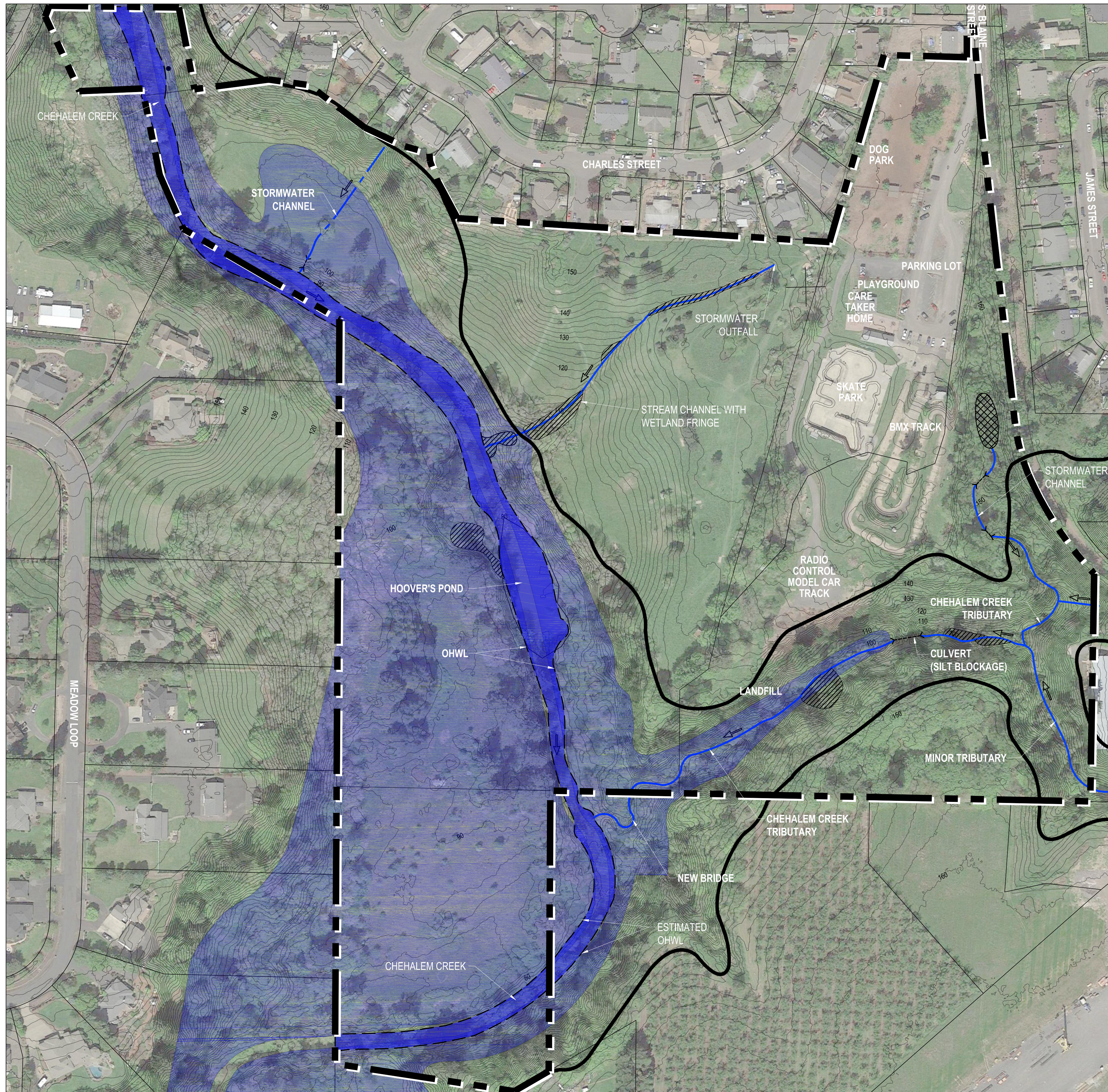
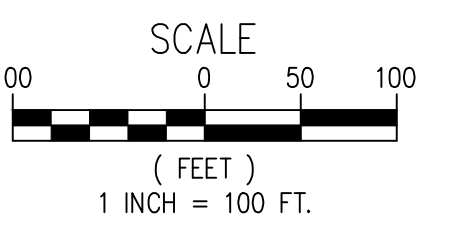
Ewing Young Park

Chehalem Park & Recreation District
Yamhill County, OR.


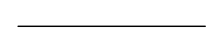

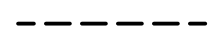




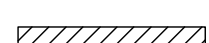






Natural Systems

March 21, 2017



LEGEND

-  PROPERTY LINE
-  TAX LOTS
-  OHWL (ORDINARY HIGH WATER LINE)
-  ESTIMATED OHWL
-  SMALL STREAM CHANNEL
-  STORMWATER CHANNEL
-  CULVERT
-  DIRECTION OF FLOW
-  SPRING
-  WETLAND
-  STORMWATER POND
-  100 YR FLOODPLAIN @ 103.0'
-  STREAM CORRIDOR OVERLAY DISTRICT

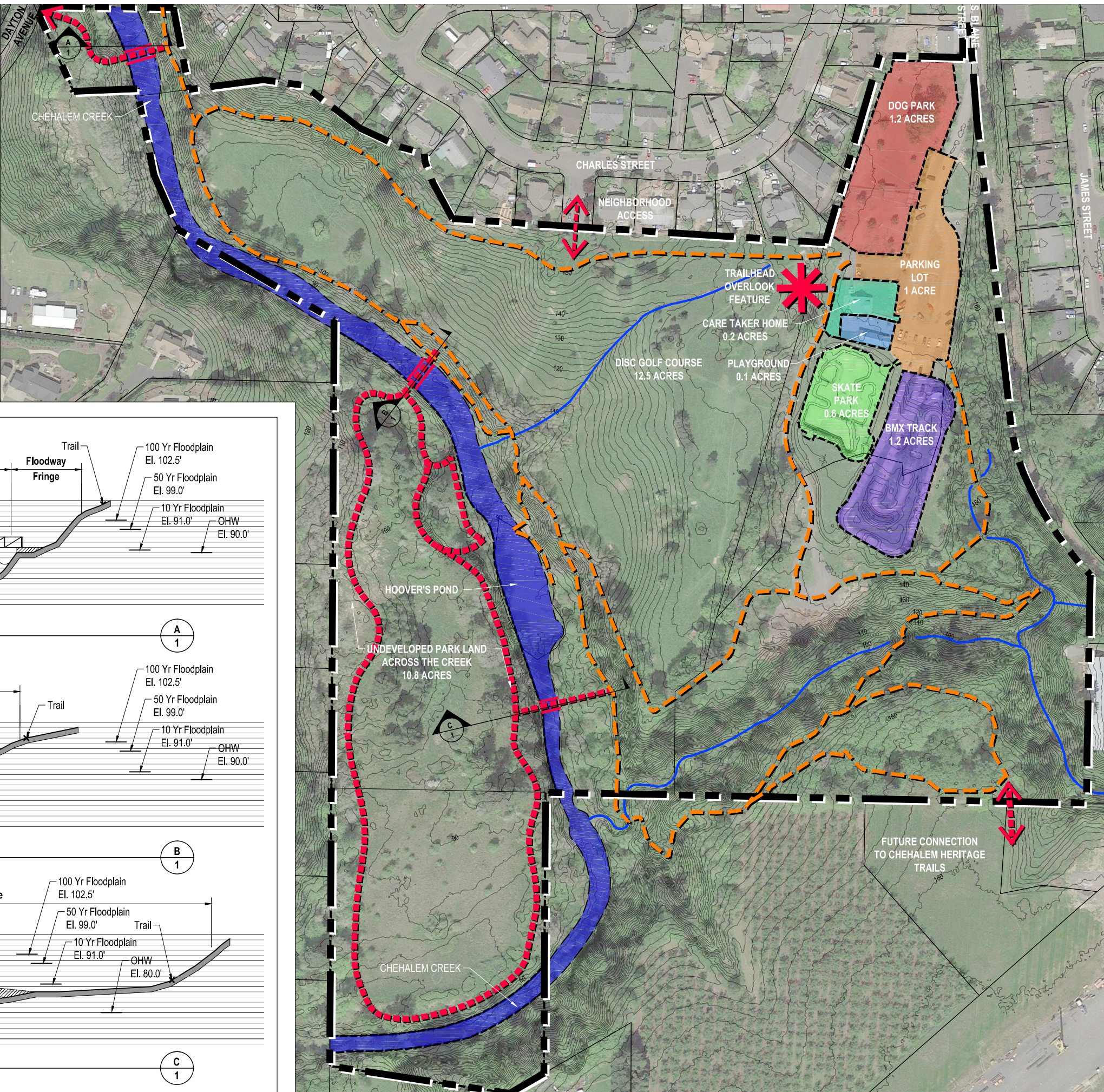
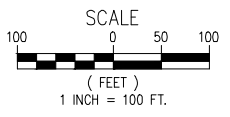
Ewing Young Park

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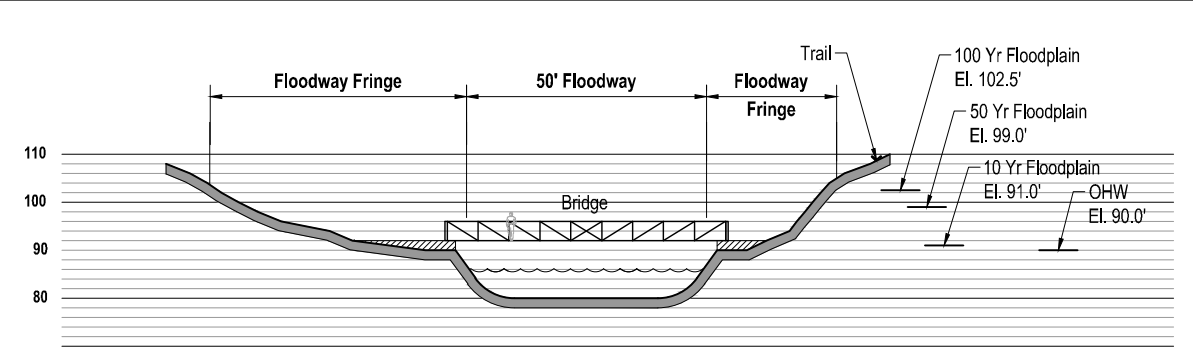


Opportunities

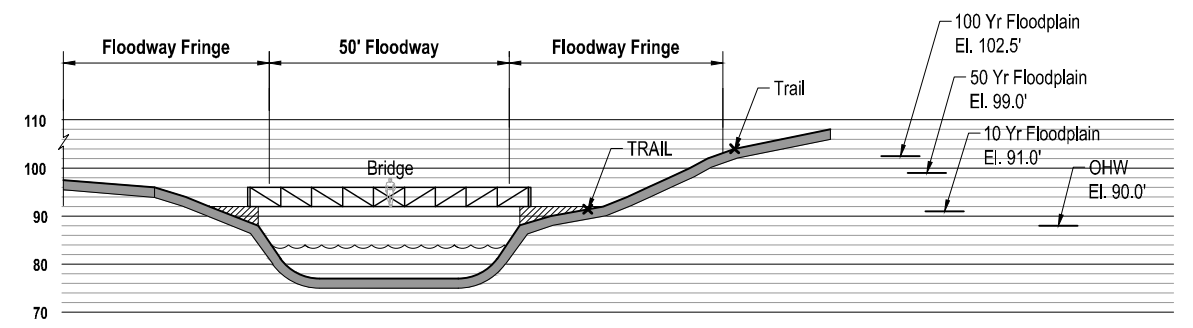
March 21, 2017



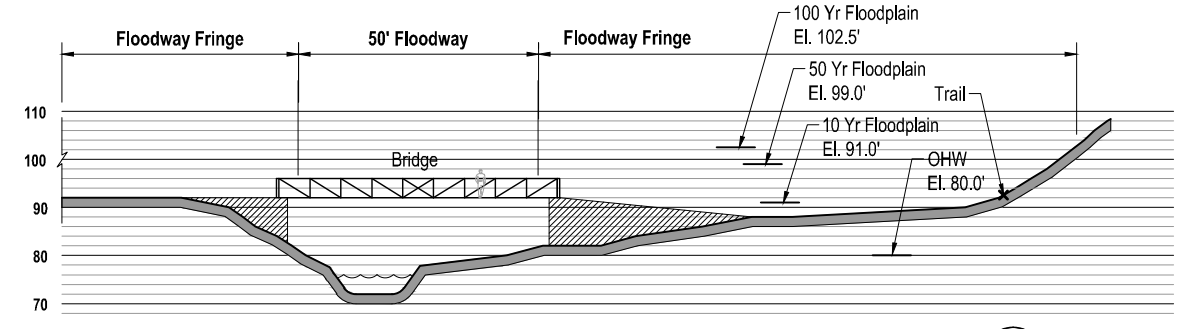
- LEGEND**
- PROPERTY LINE
 - TAX LOTS
 - EXISTING TRAILS
 - PROPOSED TRAILS
 - OHWL (ORDINARY HIGH WATER LINE)



BRIDGE LOCATION OPPORTUNITY - PROFILE A
SCALE: 1" = 20'



BRIDGE LOCATION OPPORTUNITY - PROFILE B
SCALE: 1" = 20'



BRIDGE LOCATION OPPORTUNITY - PROFILE C
SCALE: 1" = 20'