Letter of Transmittal

Transmitted By...	*Date*	June 27, 2003	*Project #*	11784
☐ Mail	*Project*	Willamette Landing Phase III - Landscaping		
☐ Courier				
☐ Will Call	*To*	Steve Lindsey		
✓ Hand Deliver	*Address*	City of Corvallis Planning Department		

We Are Sending You...		*Transmitted...*
☐ Drawings	☐ Prints	✓ For Approval
☐ Specifications	✓ Plans	☐ As Requested
☐ Copy of Letter	☐ Samples	☐ For Your Use
☐ Change Order	☐ Other	✓ For Comment

otak

435 NW 5th Street, Suite D
Corvallis, OR 97330
***Phone** (541) 738-1611*
***Fax** (541) 738-1612*

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Community Development

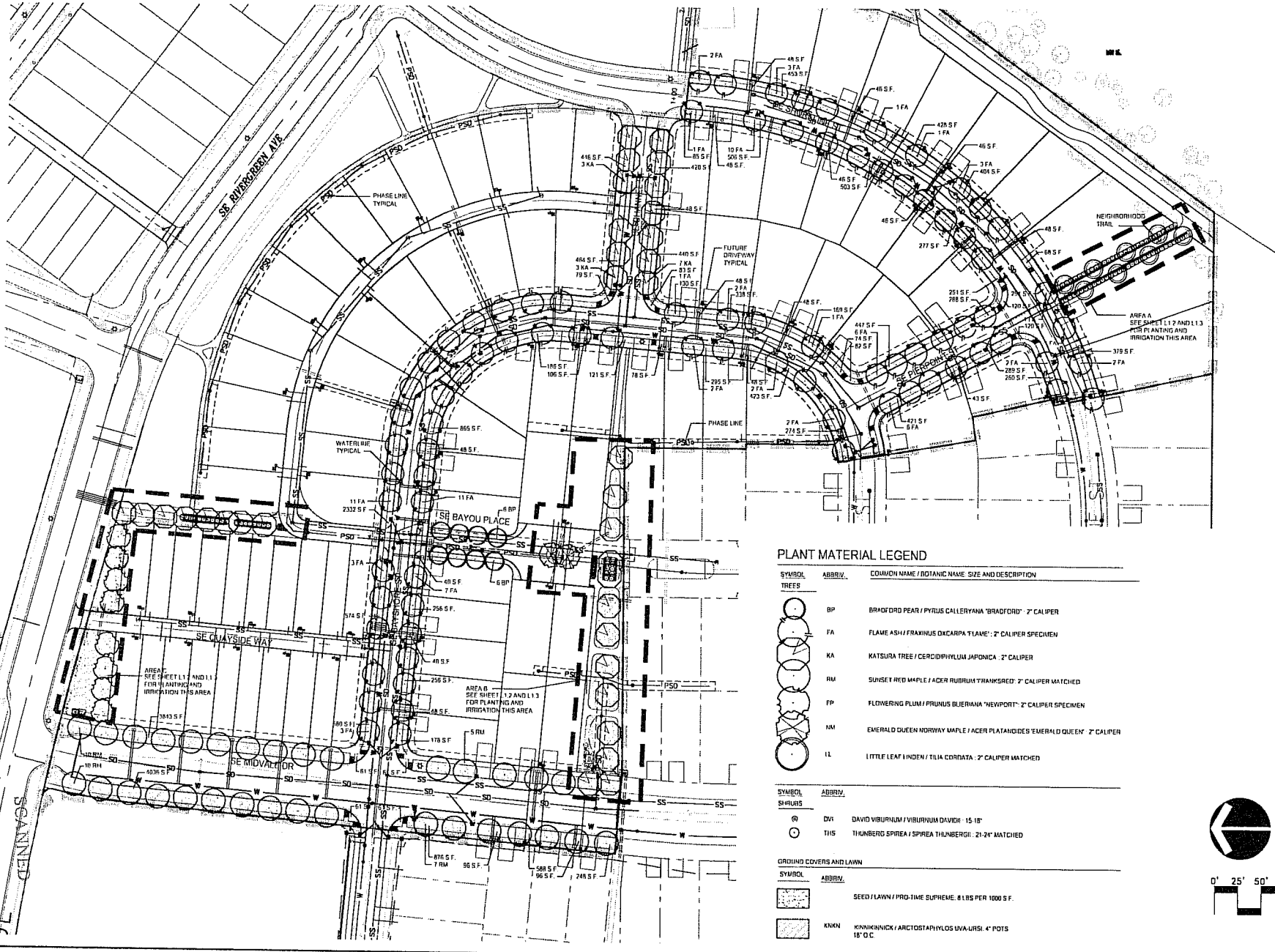
Copies	*Page #*	*Description*
2	*4*	***22"x34" - Willamette Landing Phase III Landcaping Permit Submittal***
2	*4*	***8.5"x11" - Willamette Landing Phase III Landcaping Permit Submittal***

Items Are...
✓ Attached ☐ Under Separate Cover *via*

Remarks

Steve-
For your reference and convenience, we have provided locations of utilities on Sheet L1.1 Street Tree Planting. As you will see, placing trees 10-feet from utilities will eliminate a number of trees.
Please provide comments/approval at your earliest convenience. If there are any questions, please call me, 541-760-8286.

From Jasmin Barnes, EIT
cc Terri Valiant, Pahlisch Homes (1 copy) 24x36
Dan Goodrich, Pahlisch Homes (1 copy) 11x17
M. Fares Kekhia, Otak
File



PLANT MATERIAL LEGEND

SYMBOL	ABBRIV.	COMMON NAME / BOTANIC NAME SIZE AND DESCRIPTION
TREES		
	BP	BRADFORD PEAR / PYRUS CALLERYANA 'BRADFORD' : 2" CALIPER
	FA	FLAME ASH / FRAXINUS OXCARPA 'FLAME' : 2" CALIPER SPECIMEN
	KA	KATSURA TREE / CERCIDIPHYLUM JAPONICA : 2" CALIPER
	RM	SUNSET RED MAPLE / ACER RUBRUM 'FRANKSRED' 2" CALIPER MATCHED
	FP	FLOWERING PLUM / PRUNUS BLUERIANA 'NEWPORT' 2" CALIPER SPECIMEN
	NM	EMERALD QUEEN NORWAY MAPLE / ACER PLATANOIDES 'EMERALD QUEEN' 2" CALIPER
	LL	LITTLE LEAF LINDEN / TILIA CORDATA : 2" CALIPER MATCHED
SYMBOL	ABBRIV.	
SHRUBS		
@	DVI	DAVID VIBURNUM / VIBURNUM DAVIDII : 15-18"
⊙	THS	THUNBERG SPIREA / SPIREA THUNBERGII : 21-24" MATCHED
GROUND COVERS AND LAWN		
SYMBOL	ABBRIV.	
		SEED / LAWN / PRO-TIME SUPREME. 8 LBS PER 1000 S.F.
	KNKN	KINNIKINNICK / ARCTOSTAPHYLOS UVA-URSI. 4" POTS 18" O.C.

JUNE 2003
Date
K.L. /D.D.
Designed
K.L. /D.D.
Drawn
Checked By Date

CORVALLIS OFFICE
1405 SW Tenth Avenue
Corvallis, Oregon 97333
PHONE: (541) 754-2702
FAX: (541) 754-1141

LEGEND HOMES
DEVELOPER

MATRIX
OWNER

PARISCH HOMES
DEVELOPER

LANDSCAPING PERMIT SUBMITTAL JUNE 27, 2003

Willamette Landing– Phase 3
CORVALLIS, OREGON

STREET TREE P' 'TING

otak Incorporated
435 NW 5th St., Suite D
Corvallis, Oregon 97330
Phone: (541) 738-1611
FAX: (541) 738-1612
Internet: WWW.Otak.COM

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Sheet No.

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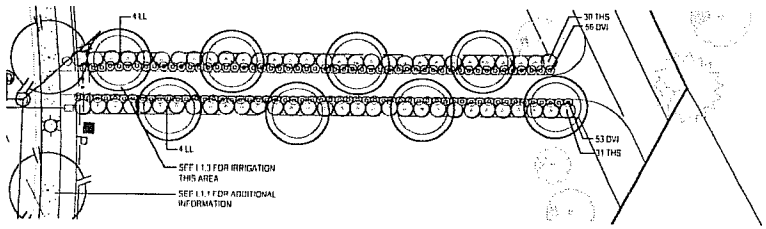
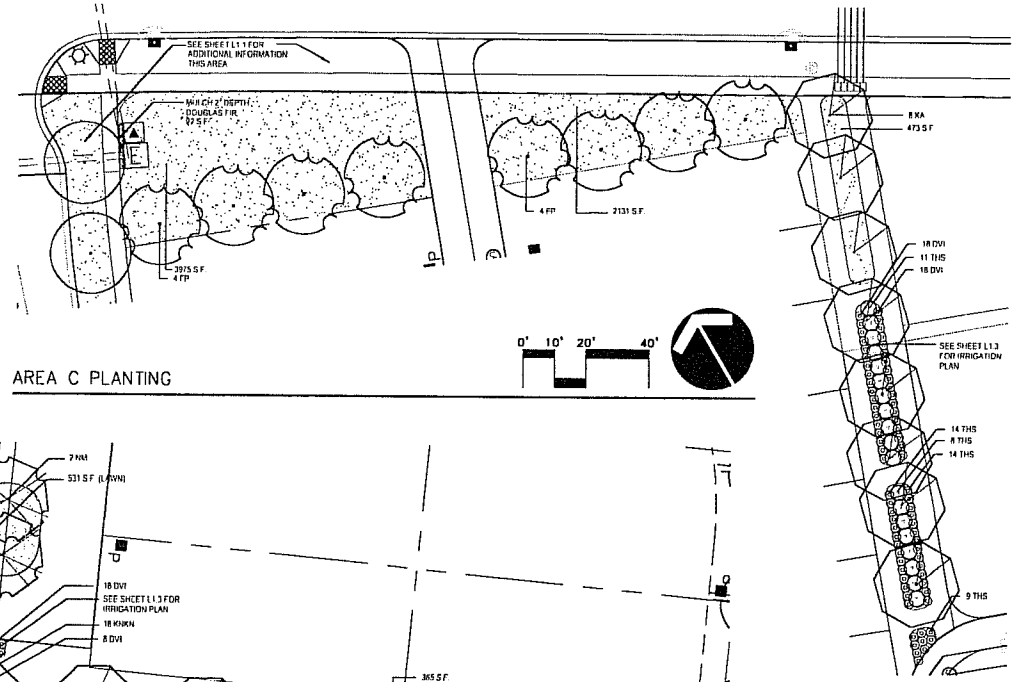
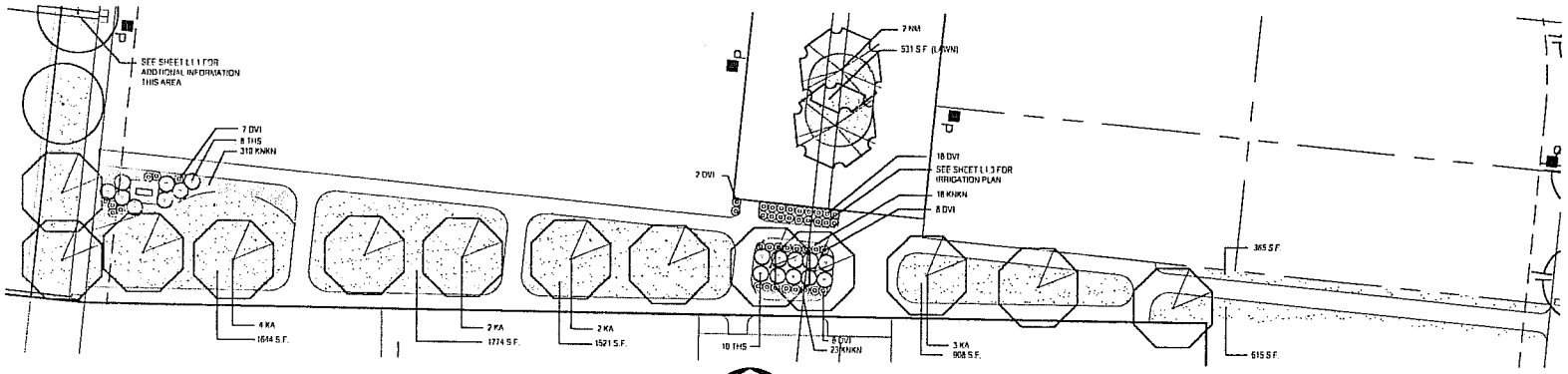
Date: ____ By: ____



AREA A PLANTING



AREA C PLANTING



AREA B PLANTING

PLANT MATERIAL LEGEND

SYMBOL	ABBRV	COMMON NAME / BOTANIC NAME: SIZE AND DESCRIPTION
TREES		
	BP	BRADFORD PEAR / PYRUS CALLERYANA "BRADFORD" : 2" CALIPER
	FA	FLAME ASH / FRAXINUS OXCARPA "FLAME" : 2" CALIPER SPECIMEN
	KA	KATSURA TREE / CERCIDIPHYLUM JAPONICA : 2" CALIPER
	RM	SUNSET RED MAPLE / ACER RUBRUM "FRANKSRED" : 2" CALIPER MATCHED
	FP	FLOWERING PLUM / PRUNUS BUERIANA "NEWPORT" : 2" CALIPER SPECIMEN
	NM	EMERALD QUEEN NORWAY MAPLE / ACER PLATANOIDES "EMERALD QUEEN" : 2" CALIPER
	LL	LITTLE LEAF LINDEN / TILIA CORDATA : 2" CALIPER MATCHED

SYMBOL	ABBRV	COMMON NAME / BOTANIC NAME: SIZE AND DESCRIPTION
SHRUBS		
	DVI	DAVID VIBURNUM / VIBURNUM DAVIDII : 15-18"
	THS	THUNBERG SPIREA / SPIREA THUNBERGII : 21-24" MATCHED

GROUND COVERS AND LAWN

SYMBOL	ABBRV	DESCRIPTION
		SEED / LAWN / PRO-TIME SUPREME: 8 LBS PER 1000 S.F.
	KNKN	KINNIKINNICK / ARCTOSTAPHYLOS UVA-URSI: 4" POTS 18" O.C.

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CORVALLIS OFFICE
515 SW Western Avenue
Corvallis, Oregon 97333
PHONE: (541) 754-2102
FAX: (541) 754-1141

LEGEND HOMES
OWNER

MATRIX
PARTNERSHIP
DEVELOPER

PAULISCH HOMES
DEVELOPER

Willamette Landing– Phase 3
CORVALLIS, OREGON

AREA A, B AND C PLANTING PLAN

otak
Incorporated
435 NW 5th St., Suite D
Corvallis, Oregon 97330
Phone: (541) 738-1811
FAX: (541) 738-1812
Internet: WWW.Otak.COM

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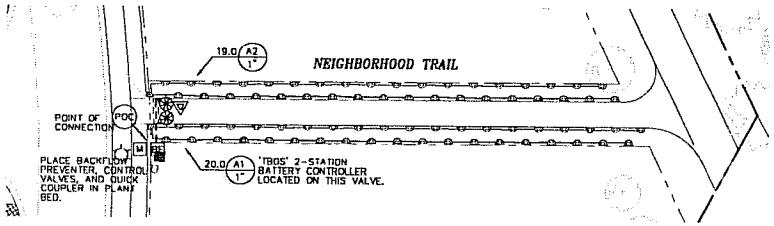
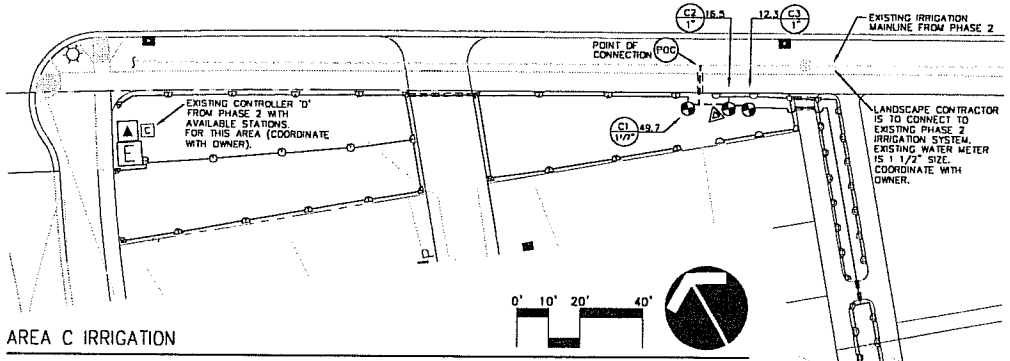
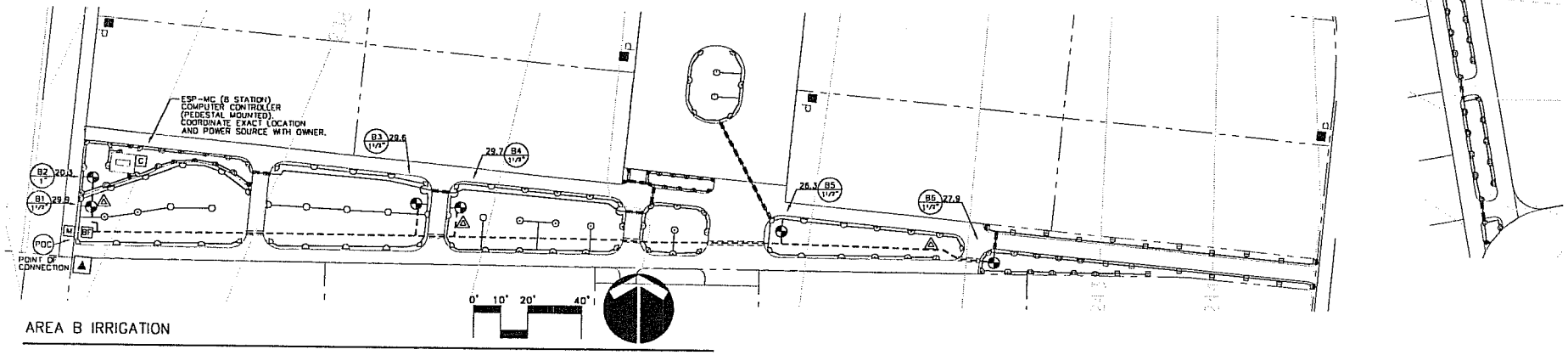


AREA A IRRIGATION



AREA C IRRIGATION



AREA B IRRIGATION

IRRIGATION LEGEND:

Symbol	Manufacturer	Description
	RAINBIRD	1800-SAM-PRS-80-VAN, 8H-VAN POP-UP SPRAY SPRINKLERS.
	RAINBIRD	1800-SAM-PRS-50, 5T, 5H, 5F POP-UP SPRAY SPRINKLERS.
	RAINBIRD	1800-SAM-PRS-80, 8T, 8H, 8F POP-UP SPRAY SPRINKLERS.
	RAINBIRD	1800-SAM-PRS-100, 10T, 10H, 10F POP-UP SPRAY SPRINKLERS.
	RAINBIRD	1800-SAM-PRS-120, 12T, 12H, 12TQ, 12F POP-UP SPRAY SPRINKLERS.
	RAINBIRD	1800-SAM-PRS-150, 15T, 15H, 15TQ, 15F POP-UP SPRAY SPRINKLERS.
	RAINBIRD	1800-SAM-PRS-15EST POP-UP SPRAY SPRINKLER.
	RAINBIRD	1800-SAM-PRS-15SST POP-UP SPRAY SPRINKLER.
	RAINBIRD	T-4-PC-T22-1.0, T22-1.3, T22-2.0, T22-2.5 (T-BIRD) ROTOR POP-UP SPRINKLERS. (45 PSI, ADJUST RADIUS AS REQUIRED)
	RAINBIRD	T-4-FC-T22-4.0 (T-BIRD) ROTOR POP-UP SPRINKLER (45 PSI)
	RAINBIRD	T-4-PC-T30-1.3, T30-2.0, T30-2.5, T30-4.0 (T-BIRD) ROTOR POP-UP SPRINKLERS. (45 PSI, ADJUST RADIUS AS REQUIRED)
	RAINBIRD	T-4-FC-T30-5.0 (T-BIRD) ROTOR POP-UP SPRINKLER (45 PSI)
	RAINBIRD	'PEB' SERIES ELECTRONIC CONTROL VALVE (IN VALVE BOX).
	RAINBIRD	'PEB' SERIES ELECTRONIC CONTROL VALVE WITH RAINBIRD 'TBOS' POTTED LATCHING SOLENOID – 'TBOSPSOL' (IN VALVE BOX).
	RAINBIRD	33DRC QUICK COUPLER
BF	FEBCO	AREA 'A': 805Y 3/4" DOUBLE CHECK VALVE ASSEMBLY. AREA 'B': 805Y 1" DOUBLE CHECK VALVE ASSEMBLY. AREA 'C': EXISTING BACKFLOW ASSEMBLY FROM PHASE 2.
C	RAINBIRD CONTROLLER	AREA 'A': 'TBOS' BATTERY-OPERATED 2-STATION CONTROL MODULE (TBOS2CMUS) ATTACHED TO PEB CONTROL VALVE.
		AREA 'B': ESP-8MC-SS SERIES FOUR PROGRAM COMPUTER CONTROLLER (PEDESTAL MOUNTED).
		AREA 'C': EXISTING CONTROLLER 'D' (FROM PHASE 2) TO BE USED.
		GATE VALVE: BRASS, LINE SIZE (IN VALVE BOX).
M		AREA 'A': 3/4" WATER METER: BY OTHERS (SEE CIVIL DRAWINGS). AREA 'B': 1" WATER METER: BY OTHERS (SEE CIVIL DRAWINGS). AREA 'C': EXISTING 1 1/2" WATER METER FROM PHASE 2.

POC — POINT OF CONNECTION FOR LANDSCAPE CONTRACTOR

SLEEVES: SCHEDULE 40 PVC; 2X LINE SIZE UNLESS OTHERWISE NOTED.

LATERAL LINES: CLASS 200 PVC, (MIN. 12" COVER).

MAINLINE AREA 'A': SCHEDULE 40 PVC, 1 1/2" SIZE, (MIN. 18" COVER).
MAINLINE AREA 'B': SCHEDULE 40 PVC, 2" SIZE, (MIN. 18" COVER).
MAINLINE AREA 'C': SCHEDULE 40 PVC, 2" SIZE, (MIN. 18" COVER).

UNCONNECTED PIPE

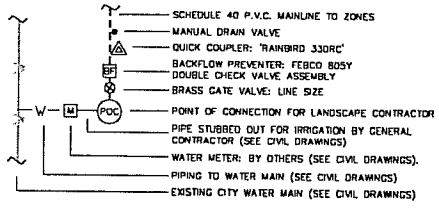
CONTROL VALVE FLAG

G.P.M.

36.5 A15 1 1/2" — CONTROLLER DESIGNATION AND VALVE NUMBER

VALVE SIZE

SCHEMATIC POINT OF CONNECTION (A) AND (B)



IRRIGATION PIPE SIZING SCHEDULE

PIPE SIZE FOR CLASS 200 PVC	GPM FLOW IN PIPE SECTION
3/4"	0 – 10 GPM
1"	11 – 16 GPM
1 1/4"	17 – 26 GPM
1 1/2"	27 – 35 GPM
2"	36 – 55 GPM
2 1/2"	60 – 85 GPM
3"	90 – 120 GPM

LINES ARE TO BE SIZED ACCORDING TO G.P.M. (GALLONS PER MINUTE). DEMAND DOWN LINE AND FLOW VELOCITIES ARE NOT TO EXCEED 5' PER SECOND.

(CALCULATE FLOW AT HEADS @ 45 PSI)

IRRIGATION NOTES:

1. LOCATE AND VERIFY ALL UTILITY LINES PRIOR TO EXCAVATION OR CONSTRUCTION. (SEE CIVIL PLANS FOR UNDERGROUND UTILITY LINES.)
2. FIELD VERIFY STATIC WATER PRESSURE. SYSTEM IS DESIGNED WITH STATIC WATER PRESSURE OF 75 PSI AT POINT OF CONNECTION (P.O.C.). CONTACT ARCHITECT IF STATIC WATER PRESSURE IS OVER 95 PSI.
3. PLACE MANUAL DRAIN VALVES AT ALL LOW POINTS OF SYSTEM. A MINIMUM OF ONE DRAIN VALVE ON MAINLINE AND ONE DRAIN VALVE ON LATERAL LINE PER ZONE.
4. LINE LOCATIONS ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. LINES ARE TO SHARE COMMON TRENCHES WHEREVER POSSIBLE. IRRIGATION SLEEVES ARE SHOWN AT APPROXIMATE LOCATIONS.
5. IRRIGATION HEADS IN LAWN AREAS AND ADJACENT TO CURBS AND WALKS SHALL BE 4" POP-UP TYPE, AND ALL SHRUB HEADS SHALL BE 6" POP-UP TYPE.
6. SIZE LATERAL PIPE ACCORDING TO CHART ON THIS SHEET. PIPE IS TO BE SIZED TO ASSURE WATER VELOCITIES OF LESS THAN 5 FEET PER SECOND (AS SEEN IN THE CHART).
7. LOCATE VALVES AT EDGE OF LAWNS AND PLANT BEDS FOR GOOD ACCESS.
8. ALL VALVES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. KEEP VALVES OUT OF R.O.W. IN ALL CASES. VERIFY IN FIELD.
9. SEE SHEET L1.4 FOR IRRIGATION DETAILS.
10. SEE CIVIL PLANS FOR SIZE AND EXACT LOCATION OF WATER METERS. WATER METERS WILL BE PROVIDED BY OTHERS.
11. AREA 'B': COORDINATE WITH OWNER FOR EXACT LOCATION OF NEW CONTROLLER AND POWER SOURCE.
12. AREA 'C' IRRIGATION IS TO BE AN EXTENSION OF AN EXISTING PHASE 2 IRRIGATION SYSTEM WITH AN EXISTING 1 1/2" WATER METER. COORDINATE WITH OWNER FOR PHASE 2 AS-BUILT PLANS AND EXACT AREA FOR MAINLINE POINT OF CONNECTION.

LANDSCAPING PERMIT SUBMITTAL JUNE 27, 2003

Willamette Landing– Phase 3
CORVALLIS, OREGON

AREA A, B AND IRRIGATION PLAN

JUNE 2003
Date
K.L./D.D.
Designed
K.L./D.D.
Drawn
Checked By Date

CORVALLIS OFFICE
1333 NW Vandeberg Avenue
Corvallis, Oregon 97330
PHONE: (541) 754-7102
FAX: (541) 754-1141

LEGEND HOMES — OWNER

MATRIX DEVELOPMENT — DEVELOPER

PAHLISCH HOMES

otak Incorporated
435 NW 5th St., Suite D
Corvallis, Oregon 97330
Phone: (541) 738-1611
FAX: (541) 738-1612
Internet: WWW.Otak.COM

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L1.3
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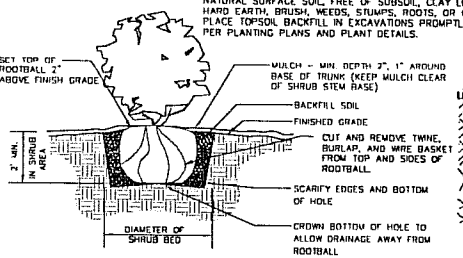
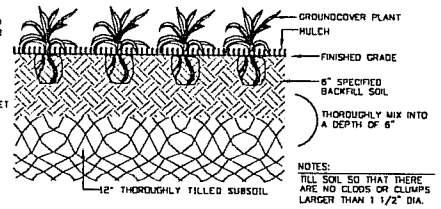
NOTE: EXCAVATE ALL SHRUB AREAS REGARDLESS OF THE CHARACTER OF THE SURFACE TO A MIN. DEPTH OF 2 FT., AND ALL TREE AREAS PER DETAIL 7/L1.4, THIS SHEET. PREVENT GROUND WATER FROM ENTERING EXCAVATIONS, AND FROM PONDING ON PREPARED SUBGRADES. PROVIDE NEW TOPSOIL WHICH IS FERTILE, FRIABLE NATURAL SURFACE SOIL, FREE OF SUBSOIL, CLAY LUMPS OR CLODS OF HARD EARTH, BRUSH, WEEDS, STUMPS, ROOTS, OR OTHER LITTER. PLACE TOPSOIL BACKFILL IN EXCAVATIONS PROMPTLY. PLANT AREAS PER PLANTING PLANS AND PLANT DETAILS.



SHRUB PLANTING DETAIL

SCALE: N.T.S

1 / L1.4



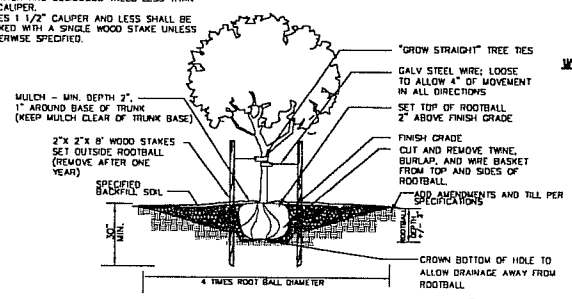
NOTES:
TILL SOIL SO THAT THERE ARE NO CLODS OR CLUMPS LARGER THAN 1 1/2" DIA.

GROUNDCOVER PLANTING DETAIL

SCALE: N.T.S

4 / L1.4

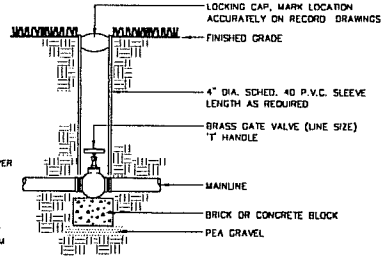
NOTE: STAKE ALL EVERGREEN TREES 8' AND SHORTER AND DECIDUOUS TREES LESS THAN 4" CALIPER.
TREES 1 1/2" CALIPER AND LESS SHALL BE STAKED WITH A SINGLE WOOD STAKE UNLESS OTHERWISE SPECIFIED.



TREE STAKING DETAIL

SCALE: N.T.S

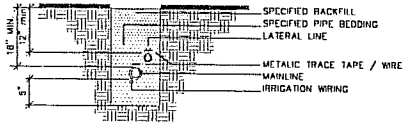
7 / L1.4



GATE VLAVE

SCALE: N.T.S

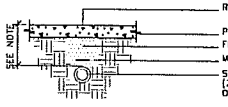
10 / L1.4



TYPICAL TRENCHING

SCALE: N.T.S

2 / L1.4

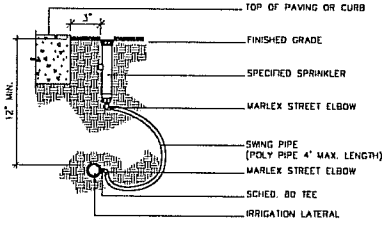


NOTES:
EXTEND IRRIGATION SLEEVE 6" BEYOND EACH SIDE OF PAVING.
DEPTH OF MAINLINE = 18".
DEPTH OF LATERAL @ PAVING = 14" MIN.
DEPTH OF LINES UNDER DRIVING SURFACES = 24" MIN.

IRRIGATION SLEEVES

SCALE: N.T.S

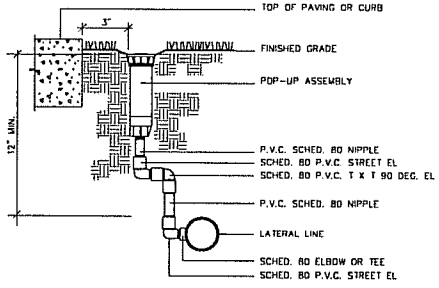
5 / L1.4



SMALL POP-UP ASSSEMBLY

SCALE: N.T.S

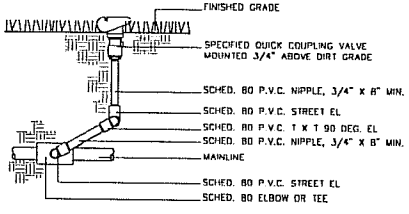
8 / L1.4



LARGE POP-UP ASSSEMBLY

SCALE: N.T.S

11 / L1.4

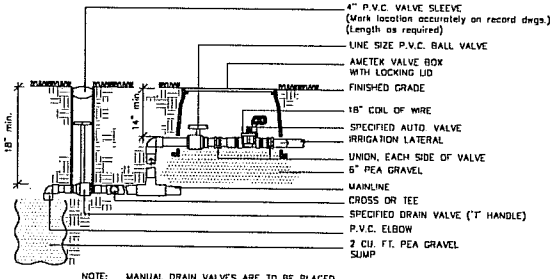


NOTE: SPACE 100' O.C. THROUGHOUT THE LANDSCAPED AREA ON SITE.

QUICK COUPLER VALVE

SCALE: N.T.S

3 / L1.4

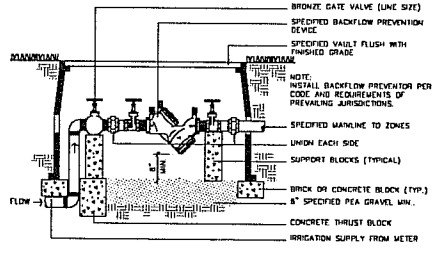


NOTE: MANUAL DRAIN VALVES ARE TO BE PLACED AT ALL LOW POINTS IN MAINLINE THROUGHOUT THE SITE.

CONTROL AND MANUAL DRAIN DRAIN VALVE ASSEMBLY

SCALE: N.T.S

6 / L1.4

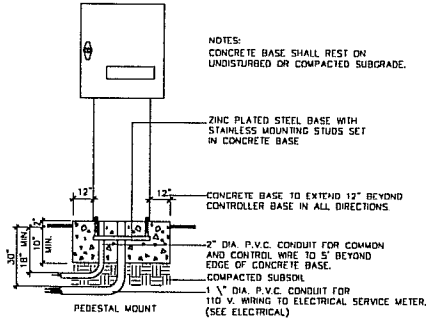


DOUBLE CHECK VALVE BACKFLOW PREVENTOR

SCALE: N.T.S

9 / L1.4

NOTES:
CONCRETE BASE SHALL REST ON UNDISTURBED OR COMPACTED SUBGRADE.



PEDESTAL MOUNT

PEDESTAL MOUNTED CONTROLLER

SCALE: N.T.S

12 / L1.4

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MATRIX — DEVELOPER

Willamette Landing- Phase 3
CORVALLIS, OREGON

IRRIGATION DETAILS

PLANTING

otak Incorporated

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