Lindsey, Steve

From: Lindsey, Steve
Sent: Monday, October 07, 2002 5:30 PM
To: 'terriV@PAHLISCH.com'
Subject: Willamette Landing

Contacts: Pahlisch - Terri Valiant

Terri
Thanks for help figuring out irrigation and tracts
I mentioned that the pear trees are discouraged by the city arborist due to over- planting is the city and that the estimate is not a line item estimate that I can check for accuracy (i.e., cost per tree, per shrub and quantity of trees and shrubs per tract)
Two other items have surfaced as I finished this review:
1. There needs to be irrigation along the Right-of-way adjacent to Tract D.
2. On sheet L-2, and perhaps other places, the proposal does not meet the 90% coverage requirement. In this case the proposed Nandina Domestica "nana" at 6 or 7 feet on center will not meet this provision. These plants will not grow much more than two feet wide, especially during the 3 years where there needs to be 90% coverage. It is a good plant but needs to be 2, or at most, 3 feet on center. A second place where this 90% standard does not appear to be met is in the beds where the Betula Jaqumontii birch is proposed. Under the trees one could add more Archostaphylos Uva to get the coverage.
3. Finally, the Katsura tree planting detail does not address wrapping the trunks of these trees at the time of planting. We planted these trees as street trees at the Fire Station and found that the bark was too then to handle the reflected hear that happen from adjacent concrete. A specification about protecting the tree trunk for the first few years is needed.

To address the above, an 8.5 x 11 inch sheet addendum format can be used to address these items (the 90% issue, the irrigation issue, and the pear tree issue, and the Katsura trunk protection issue). Again, at the end of the 3 year period, more plants will be needed, and the bond may be utilized, if areas do not meet he 90% requirement. Therefore, it is to the developer's advantage to handle this now.

SCANNED
Date: 7/13/05 By: EA