Community Development
Planning Division
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083
(541) 766-6908
FAX: (541) 754-1792
Planning@ci.corvallis.or.us

TO: Finance Department

FROM: Kelly Schlesener, Senior Planner

DATE: April 29, 2008

RE: Financial Security for Landscaping and Irrigation Required by Nypro Minor Land Partition (MLP07-00009 & Order 2008-023) (Corvallis)

Property Location:	**4700 SW Research Way**
Map and Tax Lot:	**Assessor's Map 12-5-04CD, Tax Lot 600**
Payment Code Type:	**DZ**
Project Number:	**PRJ08-00202**
Case Numbers:	**MLP07-00009 & LND08-00005**
Development Name:	**4700 SW Research Way - Nypro**

Attached please find the following:

A. A cashiers check in the amount of $51,780;

B. An approved estimate for the landscaping and irrigation associated with the approved Landscape and Irrigation Plan for MLP07-00009 & LND08-00005; and

C. The approved Landscape and Irrigation Plan for MLP07-00009 & LND08-00005.

Condition of Approval #5 of the Notice of Disposition for MLP07-00009 (Order 2008-023) requires that prior to the recording of the Final Plat the applicant must either install or financially secure certain landscaping and irrigation on Parcel 2. The applicant wishes to record the Final Plat and has chosen to financially secure the improvements. For informational purposes, Condition of Approval #5 is included below. The parts relevant to this financial security are highlighted for emphasis.

5. Landscaping -

   a. Landscape Construction Documents - Prior to the recording of the Final Plat, the applicant shall submit for review and approval by the Planning Division Manager, landscape construction documents for Parcel 2 for the planter along the new west property line, the landscape islands in the parking lot, and any planters for the internal

sidewalk connection required by Condition 4, above. Prior to the issuance of any construction permits for Parcel 1 (with the exception of those associated with the installation of the missing street sidewalk section on NW Technology Loop), the applicant shall submit for review and approval by the Planning Division Manager, landscape construction documents for the planters for the internal sidewalk connection required by Condition 4, above. The landscape construction documents required for both parcels shall contain a specific planting plan (including correct plant names in the Latin format). Plans for an automatic irrigation system to irrigate this landscaping shall also be submitted for review and approval. The detailed landscape plans shall demonstrate compliance with applicable Land Development Code requirements.

b. Landscape Installation, Maintenance, and Financial Security- For Parcel 2, all landscaping required by "a," above, shall be installed or financially secured prior to the recording of the Final Plat. For Parcel 1, all landscaping required by "a," above, shall be installed or financially secured prior to the issuance of any construction permits (with the exception of those associated with the installation of the missing street sidewalk section on NW Technology Loop). The financial security shall be consistent with the provisions of LDC Section 2.4.40.09. For Parcel 2, all landscaping shall be completed within 3 years of the Final Plat recording. For Parcel 1, all landscaping shall be completed prior to a Certificate of Occupancy. All plantings shall be designed to achieve a minimum of 90% ground coverage within 3 years. Consistent with Code requirements, the applicant shall provide a maintenance plan for all required plantings and shall provide a bond or other approved security for the costs of that maintenance plan, prior to the City's on-site approval of the plantings. This plan and bond shall assure all new plantings will be healthy and well established three years from the date of installation approval.

The landscape plan case (LND08-00005) is the case that has been created for the subject landscape and irrigation plan.

Please deposit the cashier's check and provide a receipt for the developer. Please also contact me at extension 5037 if you have any questions. Thank you.

DEVCO engineering inc.
245 NE Conifer P.O. Box 1211 Corvallis, OR 97339 (541) 757-8991 Fax: (541) 757-9885

Approved 4/28/08
Kelly Schlesener

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Planning Division

April 28, 2008

Ms. Kelly Schlesener
Senior Planner
Community Development
City of Corvallis
P.O. Box 1083
Corvallis, OR 97339

SUBJECT: Nypro Land Division
MLP07-00009

Dear Kelly:

In accordance with Condition of Approval No. 5 of the Notice Disposition for this Minor Land Partition, we are submitting the following for your review and approval.

- The revised accompanying landscape construction documents for Parcel 2, which includes the planter along the new property; areas disturbed by new construction; and new planters associated with the construction of new parking.

- The following estimate of probable landscape and irrigation construction costs associated with the work depicted on the accompanying revised construction documents.

Sawcutting existing pavement	510 lf @ 1.00 =	$ 570.00
Planter excavation	250 cy @ 15.00 =	3,875.00
Topsoil	250 cy @ 23.00 =	5,750.00
Shrubs (5 gallon)	83 each @ 30.00 =	2,490.00
Shrubs (1 gallon)	60 each @ 15.50 =	900.00
Parking lot trees	12 each @ 200.00 =	2,400.00
Ground cover and soil prep	5,831 sf @ 2.00 =	11,662.00
Turf repair and soil prep	2,425.00 @ 1.50 =	3,637.00
Irrigation	7,756 sf @ 1.30 =	10,140.00
	Subtotal:	$ 41,424.00
	Permits, design, inspection (25%)	10,356.00
	Total	**$51,780.00**

The applicant proposes to provide as financial security for this landscape and irrigation work a cashier's check in the amount of $51,780.00.

All landscape and irrigation work contemplated by a future development proposal on Parcel 1 will be financially secured at the time of that development proposal.

If you have any questions, please do not hesitate to call.

Sincerely,

Lyle E. Hutchens
Project Manager

LEH/nre
07-429 kschesener 04-23-2008a

cc: Mr. Todd Piller, NYPRO Oregon

APPROVED LANDSCAPE & IRRIGATION PLAN

CONDITION:

1. More detailed irrigation information will be submitted for the building permit to construct it.

The restriping of these parking spaces are not approved as part of this plan. They will reviewed separately with the building permits to construct the new parking lot.

This landscape area not approved as part of this plan. It will be reviewed as part of a future building permit application to construct a new parking lot.

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BURGER KING
BROWN
SW RESEARCH WAY
SUNSET CENTER
EXISTING PAVED ACCESS
EXISTING ACCESS
EXISTING PARKING
LANDSCAPE AREA 1 SHEET L2.01
MAIN BUILDING ENTRANCE
"PARCEL 1" MLP 07-00009 ORDER 2008-023
EXISTING SIDEWALK
EXISTING NYPRO OREGON BUILDING
4700 SW RESEARCH WAY
EXISTING PARKING TO BE REMOVED OR MODIFIED
LANDSCAPE AREA 2 SHEET L2.01
"PARCEL 2" MLP 07-00009 ORDER 2008-023
EXISTING PARKING
LOADING DOCK(S)
EXISTING ACCESS DRIVE (TO REMAIN)
EXISTING PARKING
T.L.703 CITY OF CORVALLIS
T.L.704 OLD MILL CENTER FOR CHILDREN AND FAMILIES
APPROX. TOP OF BANK
APPROXIMATE CENTERLINE FOR SQUAW CREEK
APPROX. TOP OF BANK

NOTES TO PLAN REVIEWER:

1. IT IS ANTICIPATED THAT THESE LANDSCAPE PLANS MAY BE REVISED AS THE PLAN REVIEWS FOR EXCAVATION AND GRADING PERMITS AND SITE UTILITIES PERMITS ARE MADE BY CITY STAFF. FURTHER REVISIONS MAY BE MADE AS FUTURE DEVELOPMENT PROPOSALS FOR PARCEL NO. 1 ARE SUBMITTED FOR PERMITTING.
2. THE NEW PARKING SHOWN BRINGS THE TOTAL AMOUNT OF PARKING ON PARCEL NO. 2 TO THE LDC MINIMUM WHICH IS DOCUMENTED UNDER CASE MLP07-00009. THE APPLICANT MAY ELECT TO ADD MORE SPACES THAN SHOWN FOR WHICH ADDITIONAL LANDSCAPING WOULD BE NEEDED.
3. ANY OF THE LANDSCAPE REVISIONS DISCUSSED ABOVE WOULD BE SUBMITTED TO THE CITY FOR PLAN REVIEW UNDER THE CITY'S ESTABLISHED PROCEDURES.
4. THERE ARE NO AS-CONSTRUCTED DRAWINGS AVAILABLE TO DOCUMENT THE LOCATION AND COMPONENTS OF THE EXISTING IRRIGATION SYSTEM. THE EXISTING SYSTEM WILL BE EXTENDED AND MODIFIED TO ACCEPTABLE CITY STANDARDS IN THE AREAS INDICATED ON THE DRAWINGS, HOWEVER THIS WORK WILL HAVE TO BE DONE IN THE FIELD AS EXISTING CONDITIONS ARE UNCOVERED. AS-CONSTRUCTED DRAWINGS WILL BE REQUIRED FOR THIS NEW WORK.

0 25 50 100
SCALE IN FEET

No.	REVISION:	DATE:
1	PER CITY REVIEW 04/28/08	4/28/08
	ADDITIONAL BUFFER, PLANTING AREA & PARKING	

Devco engineering inc.
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OWNER: NYPRO REALTY HOLDINGS, INC.
NYPRO OREGON, INC.
MAP 12-5-04CD TAX LOT 600

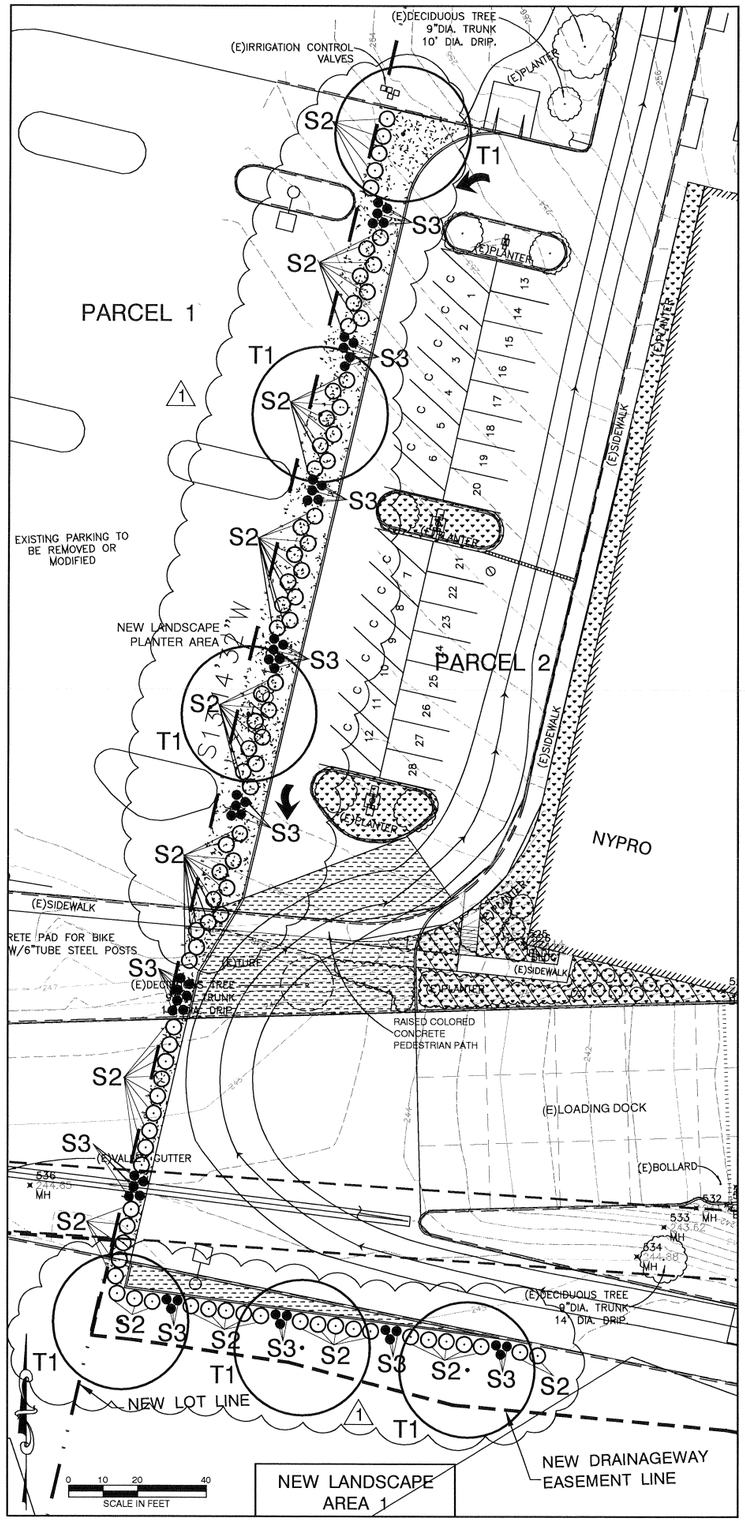
LOCATION: 4700 SW RESEARCH WAY

CLIENT: NYPRO OREGON, INC.

SHEET TITLE: LANDSCAPE AREAS VICINITY MAP

JOB NO.	07-429
ISSUED:	04/21/08
DRAWN BY:	DEVCO
DRAWING:	L2.00
# OF SHEETS IN SET:	3

FILE No. i:\LD\2006 Projects\07-429_NYPRO\dwg\2 Land Use Application\07-429_VICINITY MAP.DWG [C2.00_VICINITY MAP] 04/28/08 15:11 - linda

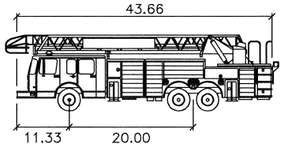


LANDSCAPING NOTES:

1. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT NECESSARY FOR TOPSOIL PREPARATION, PLACEMENT, SPREADING, PLANTER BACKFILL, APPLICATION OF SOIL AMENDMENTS (AS REQUIRED) AND FERTILIZERS, FINISH GRADING, AND INSTALLATION OF TREES, SHRUBS AND GROUND COVERS, AND APPLICATION OF BARK MULCH. CONTRACTOR SHALL PROTECT, MAINTAIN, GUARANTEE AND/OR REPLACE ANY PLANTS AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK INDICATED. WORK INCLUDES COORDINATION WITH IRRIGATION SYSTEM.
2. PROVIDE PLANT MATERIALS IN ACCORDANCE WITH SPECIES, SIZES, AND QUANTITIES INDICATED ON DRAWING(S). SUBMIT REQUEST FOR ANY PLANT MATERIAL SUBSTITUTIONS BASED ON PLANT SURVIVABILITY AND/OR AVAILABILITY TO ENGINEER.
3. LANDSCAPE CONTRACTOR SHALL LOCATE, VERIFY AND PROTECT ALL EXISTING UTILITIES AND FEATURES ON AND ADJACENT TO THE PROJECT SITE PRIOR TO AND DURING WORK TASKS. LANDSCAPE CONTRACTOR SHALL REPAIR, AT THEIR OWN EXPENSE, ALL DAMAGE RESULTING FROM THEIR OPERATIONS OR NEGLIGENCE. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PROTECT THE PUBLIC AT ALL TIMES DURING THE INSTALLATION PROCESS.
4. LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS AND RELATED WORKMANSHIP ON INSTALLATION, BEGINNING AFTER THE DATE OF WRITTEN APPROVAL AND ACCEPTANCE OF WORK FOR ONE FULL CALENDAR YEAR, OR ONE FULL GROWING SEASON, WHICHEVER IS LONGER.
5. PLANT MATERIALS SHALL MEET OR EXCEED THE FOLLOWING REFERENCE STANDARDS FOR QUALITY, SIZE AND CONDITION:
   ANSI Z 60.1–1980: AMERICAN STANDARD FOR NURSERY STOCK
6. PLANT MATERIALS SHALL BE FRESH, WELL–FOLIAGED, IN PRIME CONDITION, EXHIBITING NORMAL, BALANCED GROWTH PATTERNS. NO DISEASE, INJURY, HARMFUL INSECTS, EGGS, LARVAE, SEEDS, WEEDS, OR ROOTS OF DETRIMENTAL INVASIVE NOXIOUS SPECIES. PLANTS SHALL BE NURSERY GROWN.
7. TOPSOIL SHALL BE THAT WHICH WAS FOUND ON SITE IN A NATURAL STATE, FOUND AT A DEPTH OF LESS THAN 30". TOPSOIL SHALL BE FREE OF STICKS, SUBSOIL, CLAY LUMPS LARGER THAN 2" DIA., DEBRIS, ROCKS LARGER THAN 1" DIA., TURF, WEEDS, ROOTS, CONTAMINATES, OR OTHER OBJECTIONABLE MATERIAL. IF EXISTING SOILS ARE OF INSUFFICIENT QUALITY OR QUANTITY, PROVIDE REQUEST FOR ADDITIONAL TOPSOIL TO ENGINEER AND IMPORT TOPSOIL AS APPROVED BY THE ENGINEER. COMPACTED SOIL IS TO BE LOOSENED TO A DEPTH OF 3' FOR THE LENGTH & WIDTH OF THE PARK STRIP OR ISLAND ASSOCIATED WITH TREE PLANTINGS AND TO A DEPTH OF 16"–18" FOR THE REMAINDER OF THE PLANTER AREAS WHERE SHRUBS & GROUND COVER ARE TO BE PLANTED. (1)
8. BARK MULCH TO BE FIR, FREE OF NOXIOUS WEEDS, PESTS AND MATERIALS HARMFUL TO PLANT LIFE, AND SHALL BE AS PER STATE AND LOCAL INDUSTRY STANDARD FOR COMMERCIAL/RESIDENTIAL ORNAMENTAL LANDSCAPE BEDS, FOR WEED AND MOISTURE CONTROL.
9. BED AREAS SHALL HAVE A MIN. OF SIX INCHES OF TOPSOIL OVER PLANTING AREAS. ROTOTILL SUFFICIENTLY TO INCORPORATE TOPSOIL INTO SUBGRADE.
10. PLANT SHRUBS PER DETAIL 1, DRAWING L3.00
11. PLANT TREES PER DETAIL 2, DRAWING L3.00.
12. MULCH PLANTING BEDS AND AREAS WITH APPROVED SURFACE MULCH AT A MINIMUM OF 3" DEPTH.
13. REMOVE ALL EXCESS WASTE MATERIAL DAILY. SWEEP AND WASH "SPOTLESSLY" CLEAN ALL BUILDINGS, WALLS, WALKS, PAVEMENTS AND LIGHTING.

GENERAL IRRIGATION DESIGN AND CONSTRUCTION NOTES:

1. IRRIGATION SYSTEM SHALL BE CONTRACTOR RE–DESIGNED AND INSTALLED PER ALL APPLICABLE LOCAL AND STATE CODES, AND EQUIPMENT MANUFACTURER'S SPECIFICATIONS. ACCEPTABLE MANUFACTURERS: RAIN BIRD (PREFERRED) OR APPROVED EQUAL.
2. CONTRACTOR SHALL SUBMIT SYSTEM SHOP DRAWINGS TO THE OWNER OR THE OWNER'S ENGINEER, FOR OWNER APPROVAL.
3. THE IRRIGATION SYSTEM SHALL BE RE–DESIGNED TO SUPPLY THE MANUFACTURER'S SPECIFIED MINIMUM OPERATING PRESSURE TO FARTHEST WATER CONNECTION.
4. IRRIGATION SYSTEM INSTALLER SHALL BE RESPONSIBLE FOR REQUESTING LOCATION OF UNDERGROUND UTILITIES AND FOR THE PROTECTION OF ANY EXISTING VEGETATION AND ITS ROOT ZONE(S).
5. IRRIGATION SYSTEM DESIGNER/INSTALLER SHALL SUPPLY TO THE OWNER AN IRRIGATION PLUMBING SCHEDULE THAT LISTS ALL IRRIGATION ZONES AND THE GALLONS PER MINUTE (GPM) DEMAND PER EACH ZONE.
6. IRRIGATION SYSTEM INSTALLER SHALL SUPPLY TO THE OWNER, AT THE COMPLETION OF THE SYSTEM INSTALLATION: 1. AS–BUILT RECORD DRAWINGS; 2. CONTROLLER REFERENCE CHART; 3. ALL MAINTENANCE MANUALS AND WARRANTY/GUARANTEE INFORMATION.
7. ALL MATERIALS AND EQUIPMENT SHALL BE NEW. LOW VOLUME EMITTERS: PROVIDE TYPE AND RELATIVE "XERIGATION" SERIES COMPONENTS AS MANUFACTURED BY RAIN BIRD SPRINKLER MFG. CORP., OR APPROVED EQUAL. LATERAL LINE: PVC PIPE, POLYVINYL CHLORIDE PLASTIC, PVC 1120, CLASS 200, TYPE I, NORMAL IMPACT, I.P.S., NSP APPROVED PLAIN AND/OR BELL END, COLOR WHITE, MEETING REQUIREMENTS OF ASTM D2241 AND D1784.
8. CONNECTION TO WATER SOURCE: WATER SUPPLY SHALL BE FROM EXISTING ON–SITE WATER METER(S). VERIFY LOCATION(S).
9. DRAIN VALVES SHALL BE CONSTRUCTED AS REQUIRED TO ALLOW SYSTEM DRAINAGE DURING FREEZING CONDITIONS.
10. THE ADDITION TO THE EXISTING SYSTEM SHALL BE POWERED BY THE EXISTING CONTROLLER.
11. ANY NEW DUCT(S)/SLEEVES FOR IRRIGAITON AND/OR CONTROL WIRES UNDER NEW PAVEMENT AND/OR SIDEWALKS SHALL BE SCH 40 PVC AND WILL BE PROVIDED BY THE CONTRACTOR.

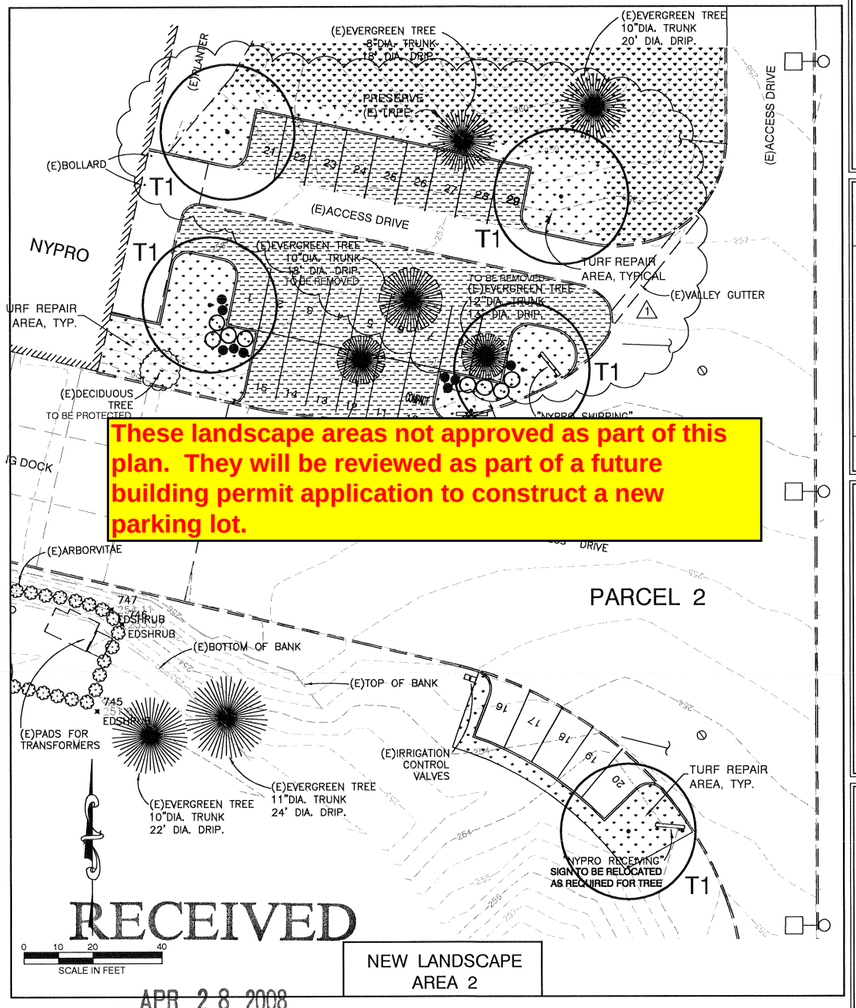


EXISTING VEGETATED PLANTER TO BE MODIFIED AND SUPPLEMENTED AS REQUIRED TO ACCOMODATE NEW CONSTRUCTION

NEW PAVEMENT CONSTRUCTION

EXISTING IMPROVEMENTS TO BE REMOVED

EXISTING VEGETATED LANDSCAPE PLANTER TO REMAIN



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NEW LANDSCAPING

SYMBOL	DESCRIPTION	QUANTITY	NOTES
T1	MEDIUM CANOPY DECIDUOUS TREE ACER MACROPHYLLUM BIG LEAF MAPLE (1)	12 (1)	10' IN HEIGHT, MIN. 2" CALIPER, MIN.
⊙ S2	VIBURNUM DAVIDII DAVID'S VIBURNUM OR PIERIS JAPONICA 'FLAMING SILVER' FLAMING SILVER PIERIS	85	5 GAL., MIN.
• S3	HINO CRIMSON AZALEA	60	1 GAL., MIN.
	AJUGA REPTANS 'ALBA' CARPET BUGLE		PLANT 4" POT SIZED PLANTS AT A MIN. OF 12" O.C.
	TURF		

No.	REVISION:	DATE:
1	PER CITY REVIEW (04/28/08)	4/28/08

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PROJECT:
NYPRO REALTY HOLDINGS, INC.
NYPRO OREGON, INC.
MAP 12-5-04CD TAX LOT 600
PROJECT LOCATION:
4700 SW RESEARCH WAY
CORVALLIS, OREGON
CLIENT:
NYPRO OREGON, INC.

SHEET TITLE:
LANDSCAPE PLAN

JOB NO. 07–429
ISSUED: 04/21/08
DRAWN BY: DEVCO
DRAWING: L2.01
OF SHEETS IN SET: 3

FILE No. i:\LOT2006 Projects\07–429_NYPRO\dwg\2 Land Use Application\07–429_CONCEPTUAL LANDSCAPE PLAN.dwg [L2.01_LANDSCAPE PLAN] 04/28/08 15:09 – linda

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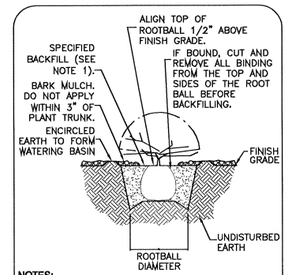
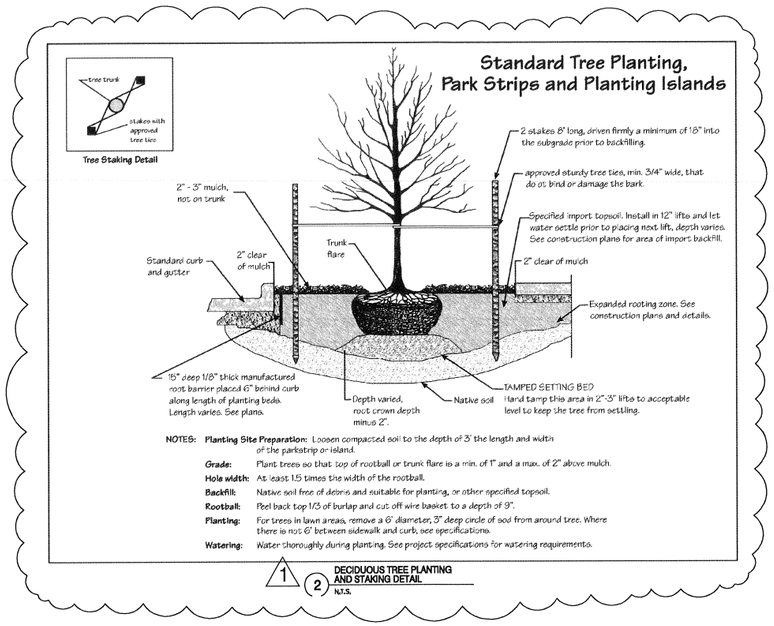


NOTES:

1. BACKFILL MIX: 1/4 MULCH, 3/4 NATIVE SOIL. FERTILIZER TABLETS (20-10-5) APPLIED AT RATE INDICATED BY MANUFACTUER IN WRITING.

1 **SHRUB PLANTING DETAIL** N.T.S.



NOTES:

Planting Site Preparation: Loosen compacted soil to the depth of 3' the length and width of the parkstrip or island.

Grade: Plant trees so that top of rootball or trunk flare is a min. of 1" and a max. of 2" above mulch.

Hole width: At least 1.5 times the width of the rootball.

Backfill: Native soil free of debris and suitable for planting, or other specified topsoil.

Rootball: Peel back top 1/3 of burlap and cut off wire basket to a depth of 9".

Planting: For trees in lawn areas, remove a 6' diameter, 3" deep circle of sod from around tree. Where there is not 6' between sidewalk and curb, see specifications.

Watering: Water thoroughly during planting. See project specifications for watering requirements.

1 2 **DECIDUOUS TREE PLANTING AND STAKING DETAIL** N.T.S.

No.	REVISION:	DATE:
1	PER CITY REVIEW (4/28/08)	04/28/08

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PROJECT:
NYPRO REALTY HOLDINGS, INC.
NYPRO OREGON, INC.
MAP 12-5-04CD TAX LOT 600
PROJECT LOCATION:
4700 SW RESEARCH WAY
CORVALLIS, OREGON
CLIENT:
NYPRO OREGON, INC.

SHEET TITLE:
LANDSCAPE DETAILS

JOB NO.	07-429
ISSUED:	04/21/08
DRAWN BY:	DEVCO
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