

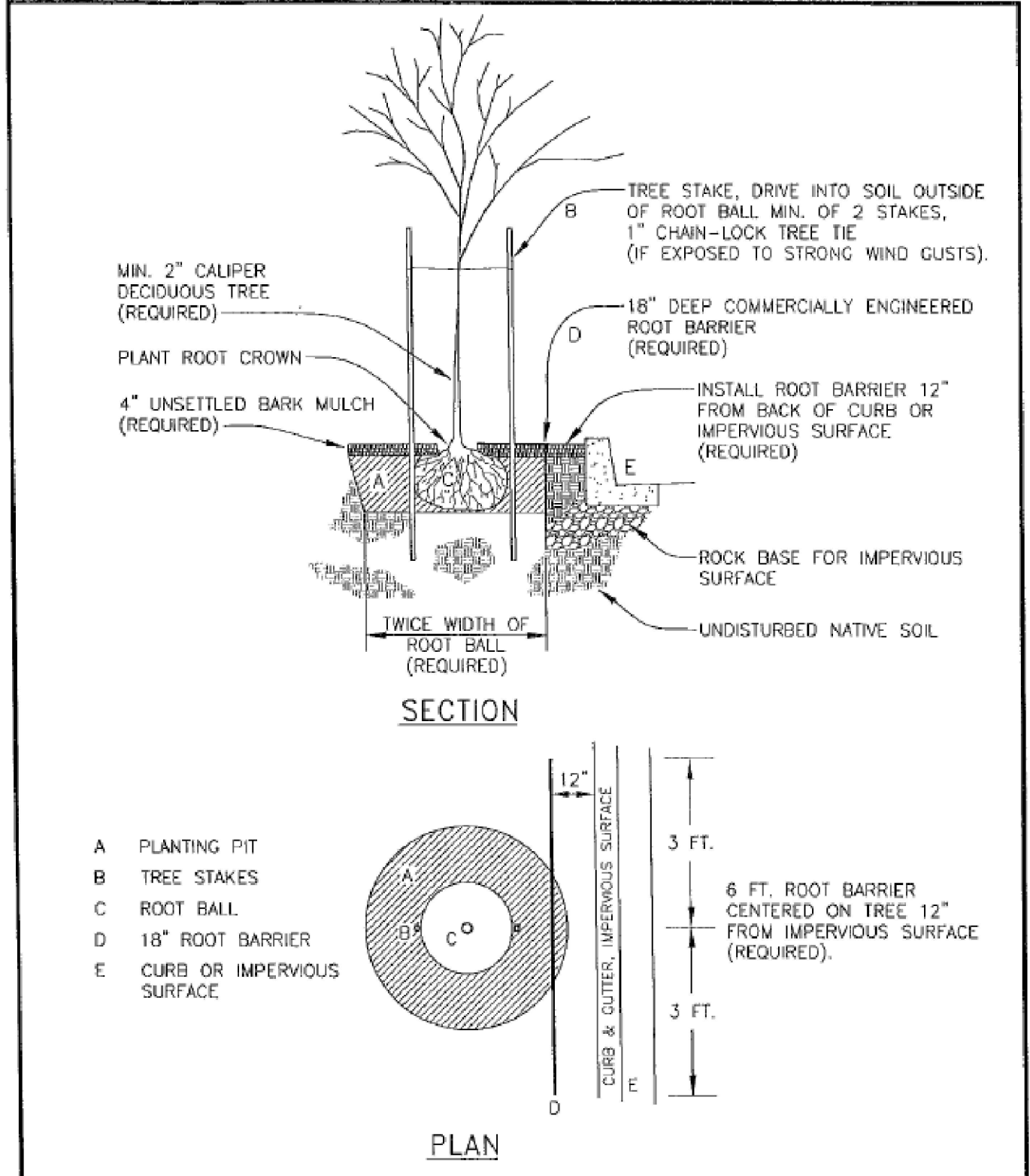
STREET TREE PLAN

REVISIONS	
NO.	DESCRIPTION
1	14/6/2023 1ST SUBMITTAL
2	5/24/2023 2ND SUBMITTAL
3	6/5/2023 3RD SUBMITTAL

EMERIO
 ENGINEERING • SURVEYING • DESIGN
 1630 VALLEY RIDGE DRIVE, STE 100
 SEASIDE, OREGON 97138
 TEL: (503) 746-8812
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 www.emeriodesign.com

REGISTERED
 LA793
 ERIN HOLSONBACK
 OREGON
 6/10/2013
 EXP. 5/31/24
 LANDSCAPE ARCHITECT

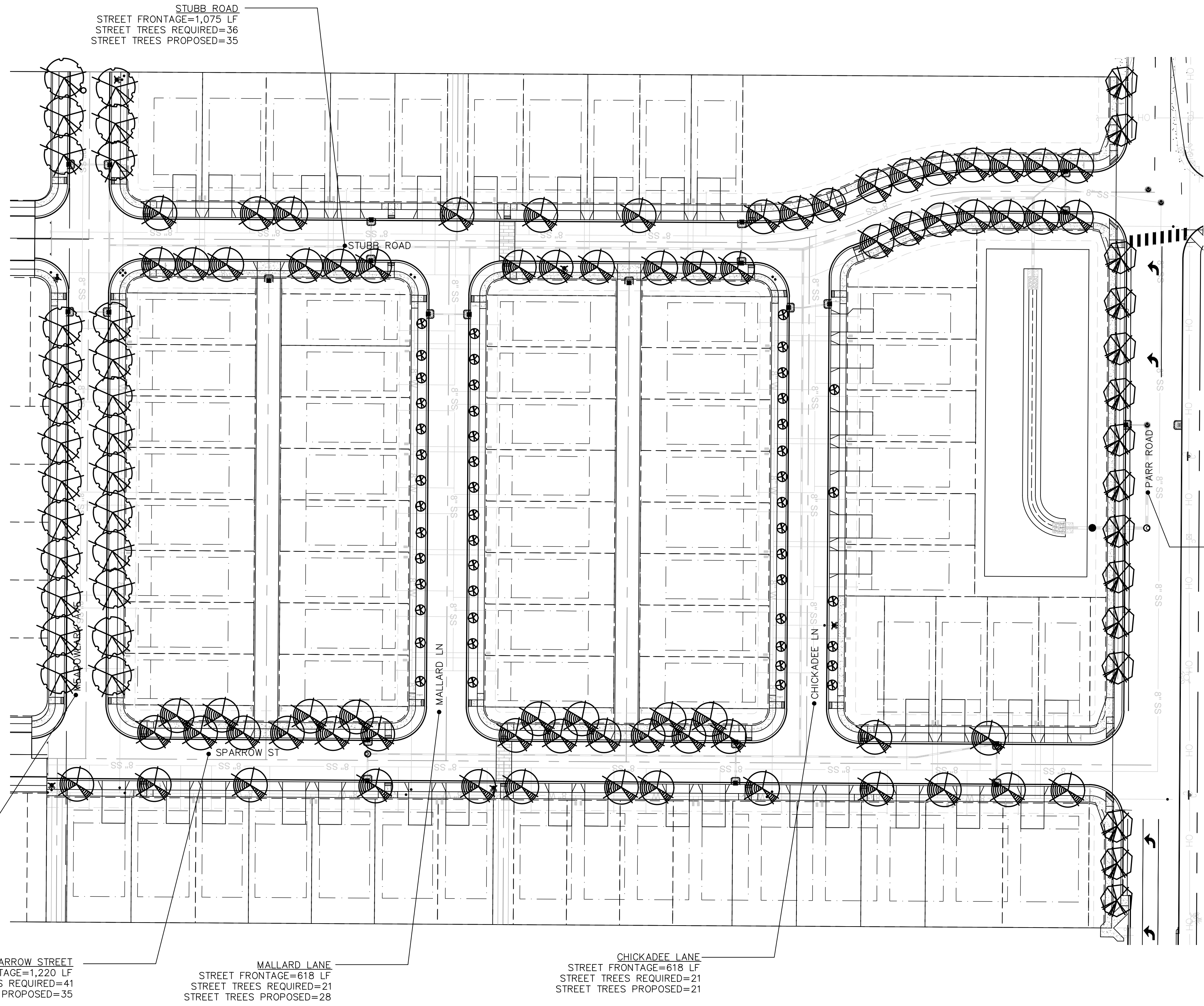
FILE: F:\Projects\PLANTING\Wisc2023\Parr_Road_Subdivision\PARR ROAD SUBDIVISION-LS_Layout: L1.0, Plot Date: 7/31/2023 3:05 PM, by: Otten2



WOODBURN
 Incorporated 1889
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

**STREET TREE PLANTING
 NEW CONSTRUCTION**

REV: OCT. 2007
 SCALE: NTS
 DWG No. 1



- STREET TREE NOTES:**
- No plant pit shall be dug or approved until all underground utilities have been marked.
 - Street trees shall be healthy and vigorous with normal, well-developed branches and root systems, free from decay, defects, sunscald injuries and abrasion of the bark, insect pests and all forms of infestations or objectionable disfigurements.
 - All broken, weak and interfering (rubbing) branches shall be properly removed after the tree has been planted.
 - Street trees shall not be planted a minimum of ten feet from street lights, utility poles and fire hydrants; five feet from water meters, driveways and electrical/telephone/cable boxes; and thirty feet from street intersections where possible.
 - Trees planted within vision clearance areas shall have all branches pruned to a height of 7' above grade.
 - Root barrier shall be installed for all new street trees according to Street Tree Planting Detail.
 - Lawn shall be planted in all street planting areas by adjacent property owner.
 - Street tree substitutions shall be approved by the Landscape Architect.

GENERAL NOTE:
 Provide temporary irrigation during construction and install permanent irrigation per Public Works Department Engineering Division standard and drawings or as the City Engineer directs, (503) 982-5248

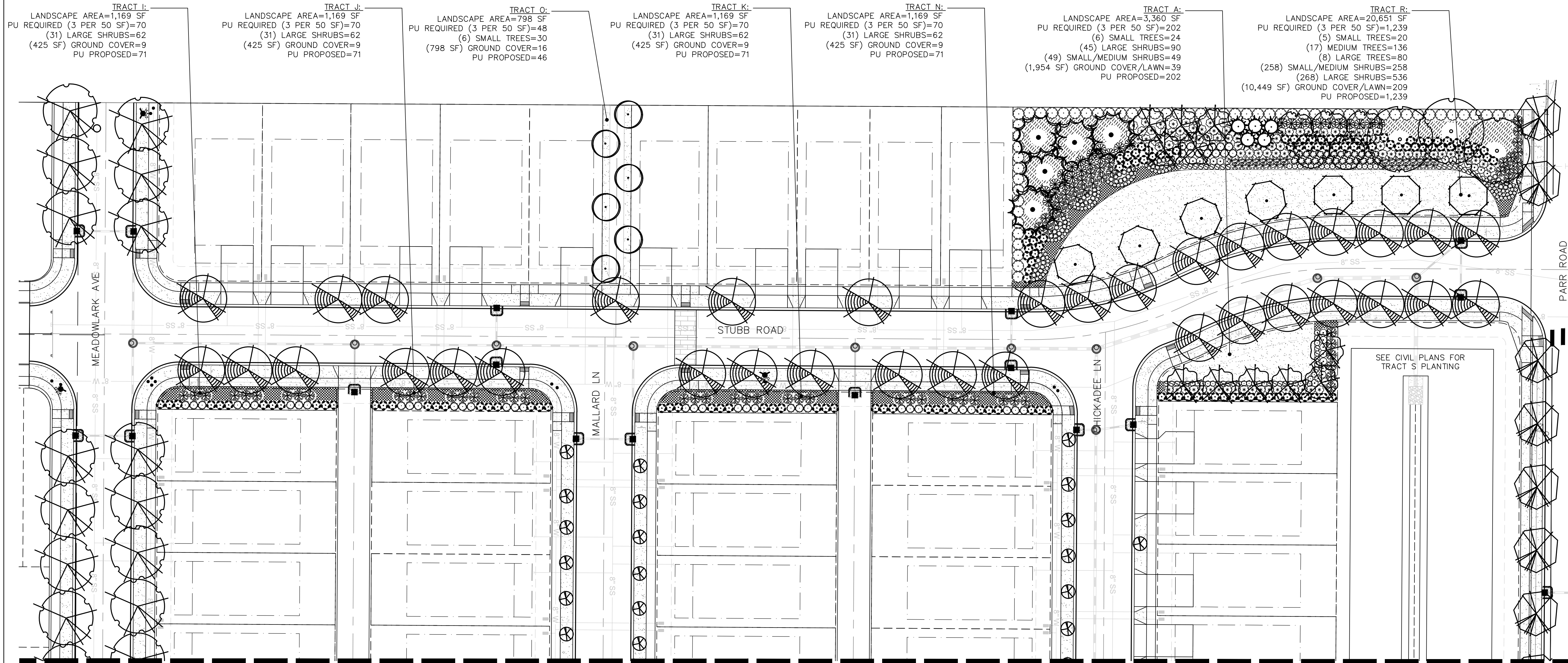
PLANT LIST: STREET TREES

SYMBOL	QTY.	SUGGESTED PLANT MATERIAL	SIZE	SPACING
SMALL TREES (<40' MATURE HEIGHT)				
⊗	49	KOELREUTERIA PANICULATA 'FASTIGIATA' 'Fastigiata' Goldenraintree	10' ht. or 2" cal.	As Shown
MEDIUM TREES (40'-60' MATURE HEIGHT)				
⊗	26	ACER PLATANOIDES 'ROYAL CRIMSON' Royal Red Norway Maple	10' ht. or 2" cal.	As Shown
⊗	70	CARPINUS BETULUS 'EMERALD AVENUE' Emerald Avenue Hornbeam	10' ht. or 2" cal.	As Shown
LARGE TREES (>60' MATURE HEIGHT)				
⊗	15	GLEDITSIA TRIACANTHOS F. INERMIS Thornless Honeylocust	10' ht. or 2" cal.	As Shown

STREET TREE PLAN
 SCALE 1" = 50'-0"

TOTAL STREET TREES REQUIRED: 160
 TOTAL STREET TREES PROPOSED: 160

O OTTEN + ASSOCIATES
 LANDSCAPE ARCHITECTURE
 3933 South Kelly Avenue, Suite B • Portland, OR 97239
 Phone: (503) 972-0311 • www.ottenla.com



PLANT LIST: OPEN SPACE TRACTS

SYMBOL	QTY.	SUGGESTED PLANT MATERIAL	SIZE	SPACING
SMALL TREES (<40' MATURE HEIGHT)				
	11	CORNUS FLORIDA 'CHEROKEE CHIEF' Cherokee Chief Flowering Dogwood	10' ht. or 2" cal.	As Shown
	12	PARROTTIA PERSICA 'VANESSA' Vanessa Persian Ironwood	10' ht. or 2" cal.	As Shown
MEDIUM TREES (40'-60' MATURE HEIGHT)				
	8	CALOCEDRUS DECURRENS Incense Cedar	10' ht. or 2" cal.	As Shown
	5	CERCIDIPHYLLUM JAPONICA Katsura	10' ht. or 2" cal.	As Shown
	10	GINKGO BILOBA 'GOLDEN COLONNADE' Golden Colonnade Ginkgo	10' ht. or 2" cal.	As Shown
LARGE TREES (>60' MATURE HEIGHT)				
	5	CEDRUS ATLANTICA 'GLAUCA' Blue Atlas Cedar	5' ht.	As Shown
	3	ULMUS AMERICANA 'PRINCETON' Princeton Elm	10' ht. or 2" cal.	As Shown

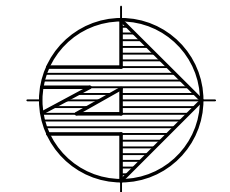
PLANT LIST: CONTINUED

SYMBOL	QTY.	SUGGESTED PLANT MATERIAL	SIZE	SPACING
LARGE SHRUBS (>4' HEIGHT & WIDTH)				
	252	ABELIA GRANDIFLORA Glossy Abelia	5 gal.	5' o.c.
	144	HYDRANGEA PANICULATA 'LIMELIGHT' Limelight Hydrangea	5 gal.	6' o.c.
	71	LIGUSTRUM TEXANUM Waxleaf Privet	5 gal.	6' o.c.
	112	RHAMPHIOLEPIS UMBELLATA 'MINOR' Dwarf Yedda Hawthorn	5 gal.	4' o.c.
	28	RIBES SANGUINEUM Red Flowering Currant	5 gal.	6' o.c.
	107	SARCOCOCCA RUSCIFOLIA Fragrant Sweet Box	5 gal.	5' o.c.
SMALL/MEDIUM SHRUBS (<4' HEIGHT & WIDTH)				
	55	BERBERIS THUNBERGII 'CONCORDE' Concorde Japanese Barberry	2 gal.	3' o.c.
	30	CORNUS SANGUINEA 'CATO' Arctic Sun Red Twig Dogwood	2 gal.	4' o.c.
	38	PIERIS JAPONICA 'PURITY' Purity Pieris	2 gal.	3' o.c.
	75	Pittosporum tobira 'Wheeler's Dwarf' Wheeler's Dwarf Japanese Pittosporum	2 gal.	4' o.c.
	82	ROSA 'FLORAL CARPET CORAL' Coral Carpet Rose	2 gal.	3' o.c.
	67	SPIRAEA BETULIFOLIA 'TOR' Birch-leaf Spirea	2 gal.	3' o.c.
	26	VACCINIUM OVATUM Evergreen Huckleberry	2 gal.	4' o.c.
GROUND COVER & PERENNIALS				
	218	EUONYMUS FORTUNEI RAD. 'HARLEQUIN' Harlequin Wintercreeper Euonymus	1 gal.	3' o.c.
	205	MAHONIA REPENS Creeping Mahonia	1 gal.	3' o.c.
	432	RUBUS CALYCYNOIDES 'EMERALD CARPET' Emerald Carpet Bramble	1 gal.	3' o.c.
SEEDED AREAS				
		FINE LAWN See Specifications	Seed	

MATCH LINE - SEE L1.2

LANDSCAPE PLAN

SCALE 1" = 30'-0"



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PARR ROAD SUBDIVISION
TAXLOT 052W13000800
MARION COUNTY
OREGON

LANDSCAPE PLAN

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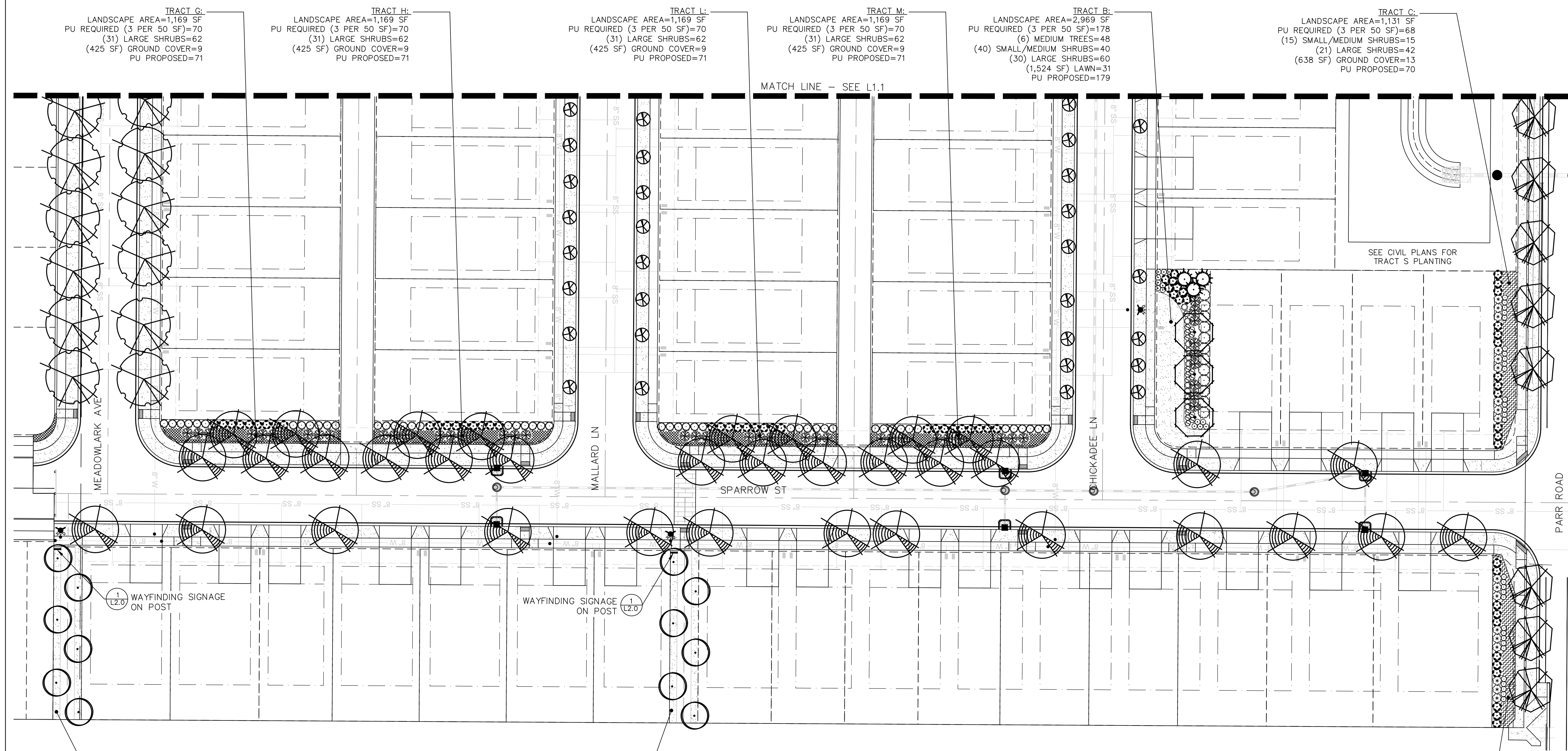
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LANDSCAPE PLAN

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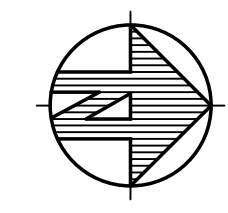
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REGISTERED
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 ERIN HOLSONBACK
 OREGON
 5/10/2013
 EXP. 5/31/22



LANDSCAPE PLAN

SCALE 1" = 30'-0"



GENERAL NOTES:

- Contractor is to verify all plant quantities.
- Adjust plantings in the field as necessary.
- Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/ build by Landscape Contractor. Guarantee system for a minimum one year. Show drip systems as alternate bid only.
- All plants are to be fully foliated, well branched and true to form.
- Contractor is to notify Landscape Architect or Owner's Representative of any site changes or unforeseen conditions that may be detrimental to plant health, or cause future problems to any structural elements of the project.
- Contractor shall notify the Landscape Architect if specified materials or methods are not consistent with local climate and/or practices.

TRACT G:
 LANDSCAPE AREA=1,169 SF
 PU REQUIRED (3 PER 50 SF)=70
 (31) LARGE SHRUBS=62
 (425 SF) GROUND COVER=9
 PU PROPOSED=71

TRACT H:
 LANDSCAPE AREA=1,169 SF
 PU REQUIRED (3 PER 50 SF)=70
 (31) LARGE SHRUBS=62
 (425 SF) GROUND COVER=9
 PU PROPOSED=71

TRACT L:
 LANDSCAPE AREA=1,169 SF
 PU REQUIRED (3 PER 50 SF)=70
 (31) LARGE SHRUBS=62
 (425 SF) GROUND COVER=9
 PU PROPOSED=71

TRACT M:
 LANDSCAPE AREA=1,169 SF
 PU REQUIRED (3 PER 50 SF)=70
 (31) LARGE SHRUBS=62
 (425 SF) GROUND COVER=9
 PU PROPOSED=71

TRACT B:
 LANDSCAPE AREA=2,969 SF
 PU REQUIRED (3 PER 50 SF)=178
 (6) MEDIUM TREES=48
 (40) SMALL/MEDIUM SHRUBS=40
 (30) LARGE SHRUBS=60
 (1,524 SF) LAWN=31
 PU PROPOSED=179

TRACT C:
 LANDSCAPE AREA=1,131 SF
 PU REQUIRED (3 PER 50 SF)=68
 (15) SMALL/MEDIUM SHRUBS=15
 (21) LARGE SHRUBS=42
 (638 SF) GROUND COVER=13
 PU PROPOSED=70

WAYFINDING SIGNAGE
 ON POST

WAYFINDING SIGNAGE
 ON POST

TRACT F:
 LANDSCAPE AREA=783 SF
 PU REQUIRED (3 PER 50 SF)=48
 (6) SMALL TREES=30
 (783 SF) GROUND COVER=16
 PU PROPOSED=46

TRACT E:
 LANDSCAPE AREA=783 SF
 PU REQUIRED (3 PER 50 SF)=48
 (6) SMALL TREES=30
 (783 SF) GROUND COVER=16
 PU PROPOSED=46

TRACT D:
 LANDSCAPE AREA=1,091 SF
 PU REQUIRED (3 PER 50 SF)=65
 (15) SMALL/MEDIUM SHRUBS=15
 (20) LARGE SHRUBS=40
 (568 SF) GROUND COVER=11
 PU PROPOSED=66

OUTLINE SPECIFICATIONS PLANTING AND SEEDING:

GENERAL: All plants shall conform to all applicable standards of the latest edition of the "American Association of Nurserymen Standards", A.N.S.I. Z60.1 – 1973. Meet or exceed the regulations and laws of Federal, State, and County regulations, regarding the inspection of plant materials, certified as free from hazardous insects, disease, and noxious weeds, and certified fit for sale in Oregon.

The apparent silence of the Specifications and Plans as to any detail, or the apparent omission from them of a detailed description concerning any point, shall be regarded as meaning that only the best general practice is to prevail and that only material and workmanship of first quality are to be used. All interpretations of these Specifications shall be made upon the basis above stated.

Landscape contractor shall perform a site visit prior to bidding to view existing conditions.

PERFORMANCE QUALITY ASSURANCE: Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary horticultural practices and who are completely familiar with the specified requirements and methods needed for the proper performance of the work of this section.

NOTIFICATION: Give Landscape Architect minimum of 2 days advance notice of times for inspections. Inspections at growing site does not preclude Landscape Architect's right of rejection of deficient materials at project site. Each plant failing to meet the above mentioned "Standards" or otherwise failing to meet the specified requirements as set forth shall be rejected and removed immediately from the premises by the Contractor and at his expense, and replaced with satisfactory plants or trees conforming to the specified requirements.

SUBSTITUTIONS: Only as approved by the Landscape Architect or the Owner's Representative.

GUARANTEE AND REPLACEMENT: All plant material shall be guaranteed from final acceptance for one full growing season or one year, whichever is longer. During this period the Contractor shall replace any plant material that is not in good condition and producing new growth (except that material damaged by severe weather conditions, due to Owner's negligence, normally unforeseen peculiarities of the planting site, or lost due to vandalism). Guarantee to replace, at no cost to Owner, unacceptable plant materials with plants of same variety, age, size and quality as plant originally specified. Conditions of guarantee on replacement plant shall be same as for original plant.

Landscape Contractor shall keep on site for Owner's Representative's inspection, all receipts for soil amendment and topsoil deliveries.

PROTECTION: Protect existing roads, sidewalks, and curbs, landscaping, and other features remaining as final work. Verify location of underground utilities prior to doing work. Repair and make good any damage to service lines, existing features, etc. caused by landscaping installation.

PLANT QUALITY ASSURANCE: Deliver direct from nursery. Maintain and protect roots of plant material from drying or other possible injury. Store plants in shade and protect them from weather immediately upon delivery, if not to be planted within four hours.

Nursery stock shall be healthy, well branched and rooted, formed true to variety and species, full foliage, free of disease, injury, defects, insects, weeds, and weed roots. Trees shall have straight trunks, symmetrical tips, and have an intact single leader. Any trees with double leaders will be rejected upon inspection. All Plants: True to name, with one of each bundle or lot tagged with the common and botanical name and size of the plants in accordance with standards of practice of the American Association of Nurserymen, and shall conform to the Standardized Plant Names, 1942 Edition.

Container grown stock: Small container-grown plants, furnished in removable containers, shall be well rooted to ensure healthy growth. **Grow container plants in containers a minimum of one year** prior to delivery, with roots filling container but not root bound. Bare root stock: Roots well-branched and fibrous. Balled and burlapped (B&B): Ball shall be of natural size to ensure healthy growth. Ball shall be firm and the burlap sound. No loose or made ball will be acceptable.

TOPSOIL AND FINAL GRADES: Landscape Contractor is to supply and place 12" of topsoil in planting beds and 6" in lawn areas. Landscape Contractor is to verify with the General Contractor if the on-site topsoil is or is not conducive to proper plant growth. The topsoil shall be a sandy loam, free of all weeds and debris inimical to lawn or plant growth. Furnish soil analysis by a qualified soil testing laboratory stating percentages of organic matter; gradation of sand, silt and clay content; cation exchange capacity; deleterious material; pH; and plant nutrient content of the topsoil. Report suitability of topsoil for plant growth and recommended quantities of nitrogen, phosphorus and potash nutrients and soil amendments (including compost) to be added to produce satisfactory topsoil. If stockpiled topsoil on site is not conducive to proper plant growth, the Landscape Contractor shall import the required amount.

Landscape shall include finished grades and even distribution of topsoil to meet planting requirements. Grades and slopes shall be as indicated. Planting bed grades shall be approximately 3" below adjacent walks, paving, finished grade lines, etc., to allow for bark application. Finish grading shall remove all depressions or low areas to provide positive drainage throughout the area.

PLANTING SPECIFICATIONS:

HERBICIDES: Prior to soil preparation, all areas showing any undesirable weed or grass growth shall be treated with Round-up in strict accordance with the manufacturer's instructions.

SOIL PREPARATION: Work all areas by rototilling to a minimum depth of 8". Remove all stones (over 1 1/2" size), sticks, mortar, large clumps of vegetation, roots, debris, or extraneous matter turned up in working. Soil shall be of a homogeneous fine texture. Level, smooth and lightly compact area to plus or minus .10 of required grades.

In groundcover areas add 2" of compost (or as approved) and till in to the top 6" of soil.

PLANTING HOLE: Lay out all plant locations and excavate all soils from planting holes to 2 1/2 times the root ball or root system width. Loosen soil inside bottom of plant hole. Dispose of any "subsoil" or debris from excavation. Check drainage of planting hole with water, and adjust any area showing drainage problems.

SOIL MIX: Prepare soil mix in each planting hole by mixing:
2 part native topsoil (no subsoil)
1 part compost (as approved)

Thoroughly mix in planting hole and add fertilizers at the following rates:

- Small shrubs - 1/8 lb./ plant
- Shrubs - 1/3 to 1/2 lb./ plant
- Trees - 1/3 to 1 lb./ plant

FERTILIZER: For trees and shrubs use Commercial Fertilizer "A" Inorganic (5-4-3) with micro-nutrients and 50% slow releasing nitrogen. For initial application in fine seed lawn areas use Commercial Fertilizer "B" (8-16-8) with micro-nutrients and 50% slow-releasing nitrogen. For lawn maintenance use Commercial Fertilizer "C" (22-16-8) with micro-nutrients and 50% slow-releasing nitrogen. DO NOT apply fertilizer to Water Quality Swale.

PLANTING TREES AND SHRUBS: Plant upright and face to give best appearance or relationship to adjacent plants and structures. Place 6" minimum, lightly compacted layer of prepared planting soil under root system. Loosen and remove twine binding and burlap from top 1/2 of root balls. Cut off cleanly all broken or frayed roots, and spread roots out. Stagger Plants in rows. Backfill planting hole with soil mix while working each layer to eliminate voids.

When approximately 2/3 full, water thoroughly, then allow water to soak away. Place remaining backfill and dish surface around plant to hold water. Final grade should keep root ball slightly above surrounding grade, not to exceed 1". Water again until no more water is absorbed. Initial watering by irrigation system is not allowed.

STAKING OF TREES: Stake or guy all trees. Stakes shall be 2" x 2" (nom.) quality tree stakes with point. They shall be of Douglas Fir, clear and sturdy. Stake to be minimum 2/3 the height of the tree, not to exceed 8'-0". Drive stake firmly 1'-6" below the planting hole. Tree ties for deciduous trees shall be "Chainlock" (or better). For Evergreen trees use "Gro-Strait" Tree Ties (or a reinforced rubber hose and guy wires) with guy wires of a minimum 2 strand twisted 12 ga. wire. Staking and guying shall be loose enough to allow movement of tree while holding tree upright. Tree stakes shall be removed after one year.

MULCHING OF PLANTINGS: Prior to mulch installation, apply granulated pre-emergent herbicide to all planting areas according to manufacturer's instructions. Mulch all planting areas with dark, aged, medium grind fir or hemlock bark (aged at least 6 months) to a depth of 2" in ground cover areas and 2 1/2" in shrub beds. Apply evenly, not higher than grade of plant as it came from the nursery, and rake to a smooth finish. Water thoroughly, then hose down planting area with fine spray to wash leaves of plants.

FINE LAWN AREAS: In fine lawn area apply Commercial Fertilizer Mix "B" at 4.5 lbs. Per 1,000 sq.ft. and rake into soil surface. Establish an even, fine textured seedbed meeting grades, surfaces and texture. Sow seed with a mechanical spreader at the uniform rates as noted below. Rake seed lightly to provide cover.

SEED: Bluetag grass seed conforming to applicable State laws. No noxious weed seeds. Submit Guaranteed analysis.

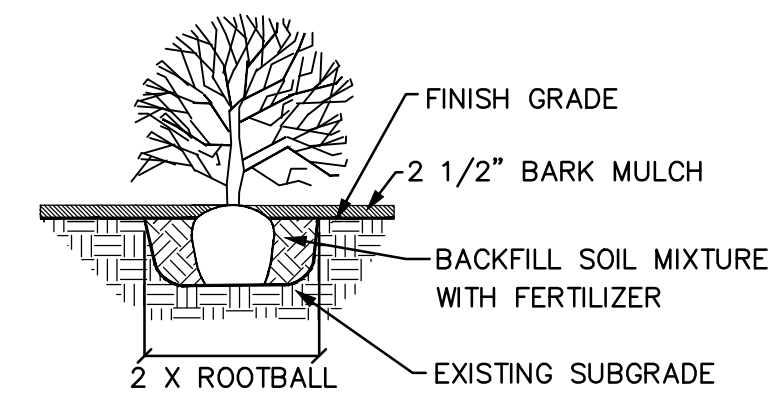
Fine Lawn Seed Mix: To contain 50% Top Hat Perennial Ryegrass, 30% Derby Supreme Ryegrass, 20% Longfellow Chewings Fescue (Hobbs and Hopkins Pro-Time 303 Lawn Mix or as approved) Sow Seed at 5 lbs. / 1000 sq. ft.

MAINTENANCE OF SEEDED AREAS:

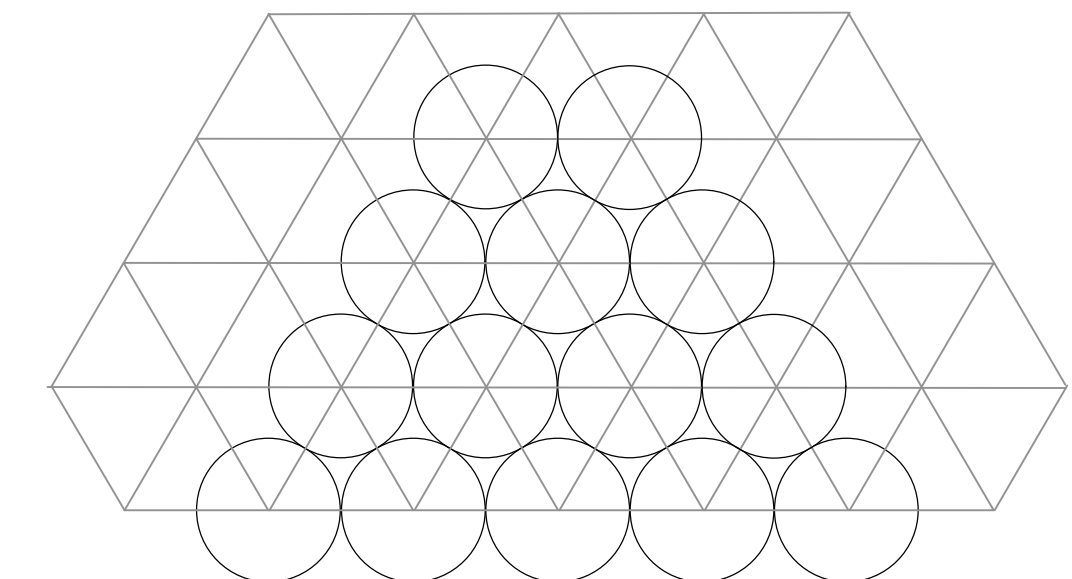
Fine Lawn Areas: The lawn areas shall be maintained by watering, mowing, reseeding, and weeding for a minimum of 60 days after seeding. After 30 days, or after the second mowing, apply Commercial Fertilizer Mix "C" at 5 lbs. per 1,000 sq. ft. Mow and keep at 1 1/2" to 2" in height. Remove clippings and dispose of off site.

GENERAL MAINTENANCE: Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance. Replace plants not in normal healthy condition at the end of this period. Water, weed, cultivate, mulch, reset plants to proper grade or upright position, remove dead wood and do necessary standard maintenance operations. Irrigate when necessary to avoid drying out of plant materials, and to promote healthy growth.

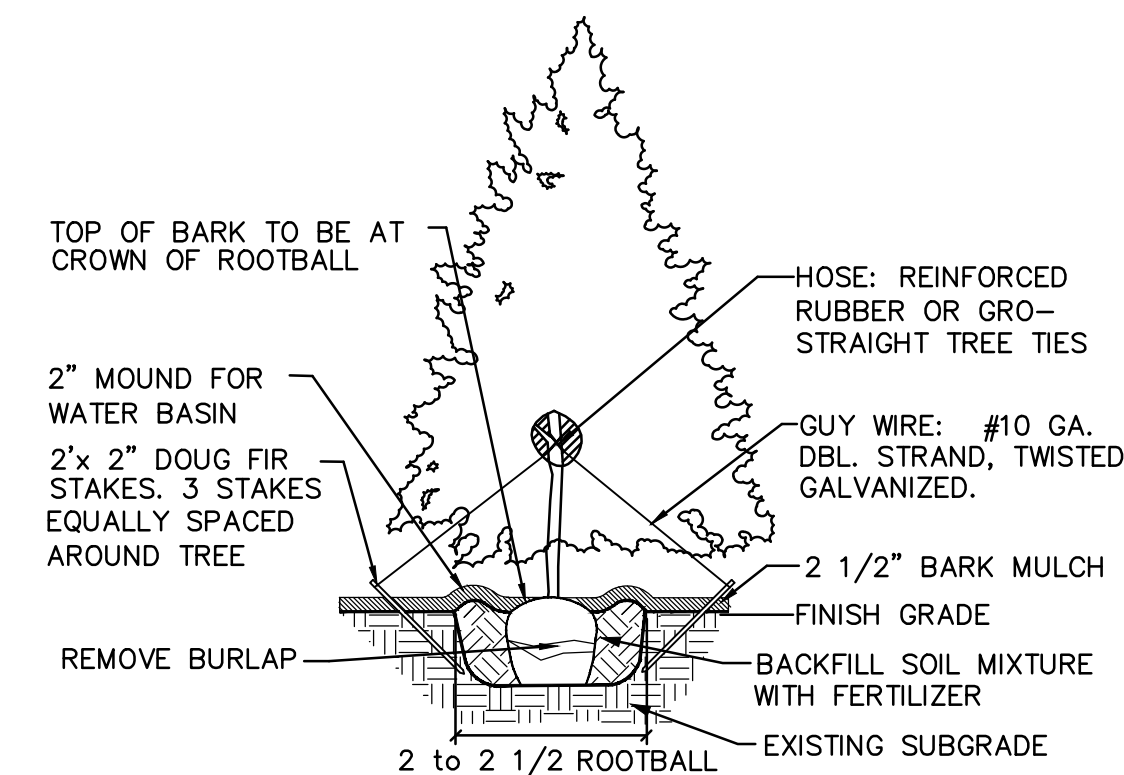
CLEAN-UP: At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean, orderly and complete.



SHRUB PLANTING DETAIL
NOT TO SCALE



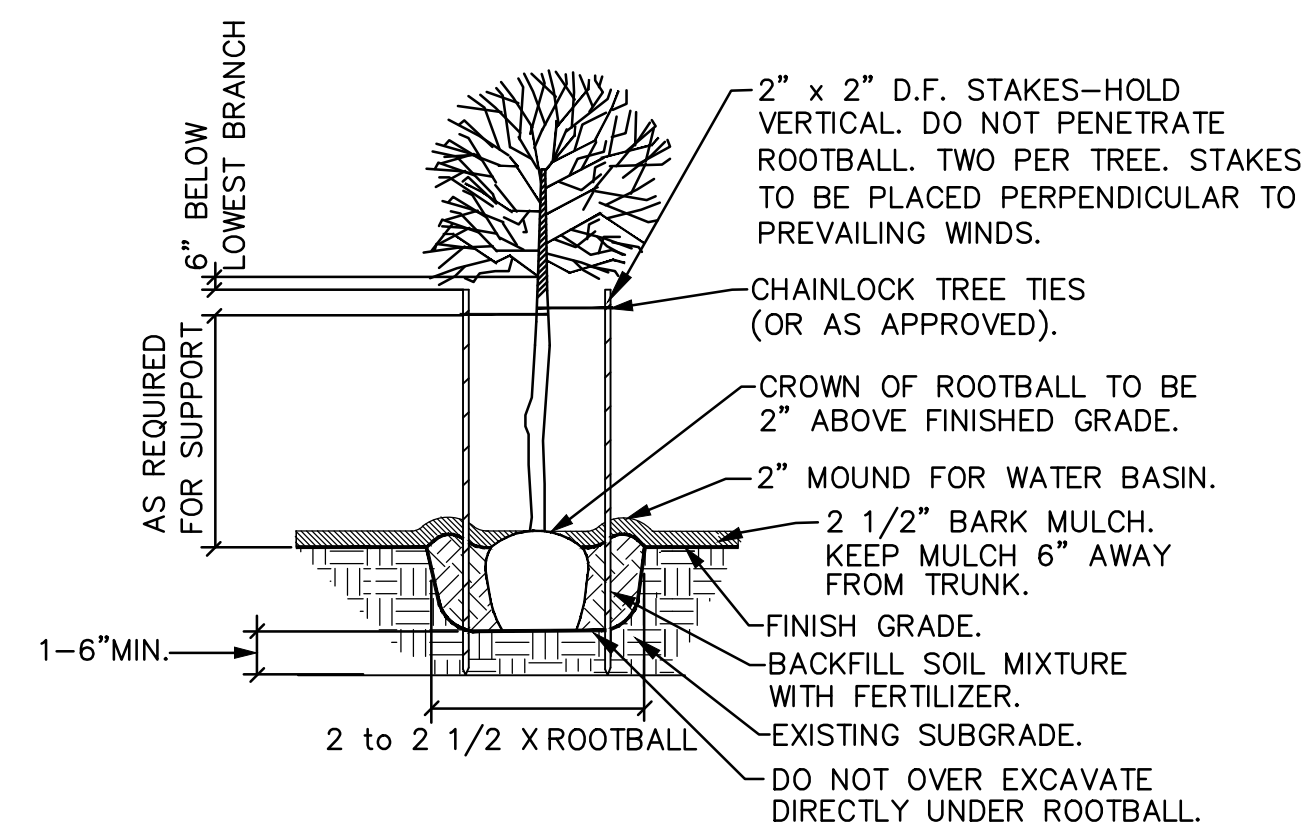
GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE STAKING DETAIL
NOT TO SCALE



TYPICAL WAYFINDING SIGN
QUANTITY PROPOSED: 2
NOT TO SCALE



GENERAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTE: ANY PROPOSED CHANGES TO OUR SPECIFICATION OR DETAIL SHOULD BE APPROVED BY THE LANDSCAPE ARCHITECT. LIKEWISE, IN ACCORDANCE WITH BEST PRACTICES OF LOCAL LANDSCAPE INSTALLATION, SHOULD THE LANDSCAPE CONTRACTOR FIND A PREFERRED ALTERNATE METHOD, THE LANDSCAPE ARCHITECT MAY BE SO ADVISED.

PARR ROAD SUBDIVISION
TAXLOT 052W13000800
MARION COUNTY
OREGON

LANDSCAPE
SPECIFICATIONS
AND DETAILS PLAN

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