



March 9, 2020

Morgan Will
Development Manager, Acquisitions & Development
Stafford Development Co., LLC
8840 SW Holly Lane
Wilsonville, OR 97070-9800

RE: Smith Creek Phase 1A & City stormwater tract (Tax Lots 052W13 00108 & 051W18BC 04100) final plans: common area / greenway including plaza (4th submittal; 3rd revised submittal) approval

Dear Mr. Will:

Staff reviewed the 5th submittal / 4th revision of March 9 related to Condition G5 "final plan" revised materials for the Phase 1A improvements to the Mill Creek Greenway and other parkland including the plaza.



It is with great pleasure that on behalf of the City, the Planning Division approves them!

Enclosed is a copy of the approved plan set. Staff also uploaded an Adobe PDF of this letter with the plans to the [City project webpage](#).

Staff looks forward to construction, which staff understands would be by end of May 2020, and inspection in concert with approved civil engineering plans. Thanks for helping the City improve the public realm!

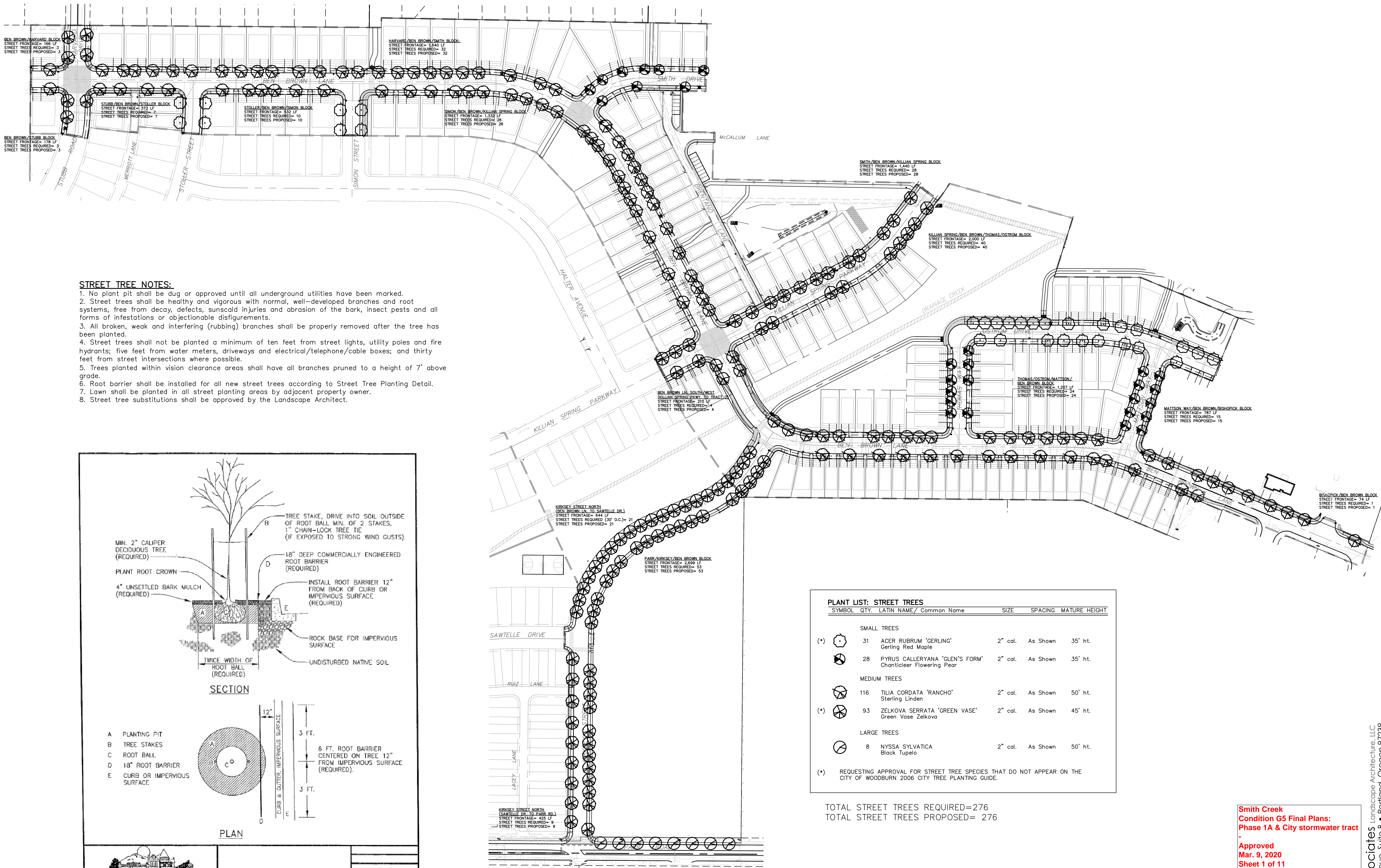
Please contact me at (503) 980-2485 or <colin.cortes@ci.woodburn.or.us> with questions.

Sincerely,

Colin Cortes, AICP, CNU-A
Senior Planner

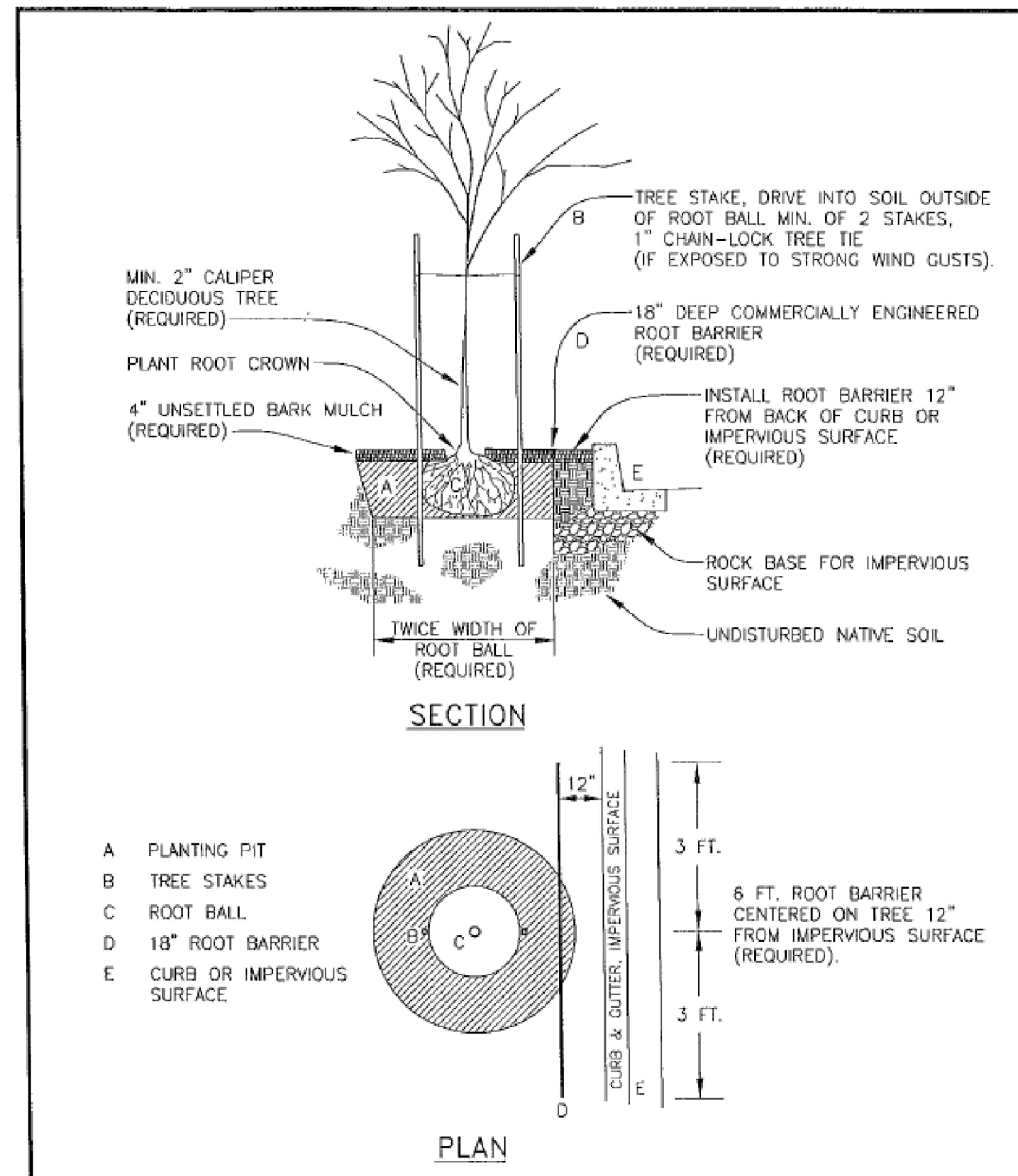
Enclosure: Approved Condition G5 Final Plans Phase 1A & City stormwater tract (11 sheets, L1.0-11.0; March 9, 2020)

cc: Chris Kerr, AICP, Community Development Director
Dago Garcia, P.E., City Engineer



STREET TREE NOTES:

1. No plant pit shall be dug or approved until all underground utilities have been marked.
2. 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.
3. All broken, weak and interfering (rubbing) branches shall be properly removed after the tree has been planted.
4. 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.
5. Trees planted within vision clearance areas shall have all branches pruned to a height of 7' above grade.
6. Root barrier shall be installed for all new street trees according to Street Tree Planting Detail.
7. Lawn shall be planted in all street planting areas by adjacent property owner.
8. Street tree substitutions shall be approved by the Landscape Architect.



PLANT LIST: STREET TREES

SYMBOL	QTY.	LATIN NAME / Common Name	SIZE	SPACING	MATURE HEIGHT
SMALL TREES					
(*)	31	ACER RUBRUM 'GERLING' Gerling Red Maple	2" cal.	As Shown	35' ht.
	28	PYRUS CALLERYANA 'GLEN'S FORM' Chanticleer Flowering Pear	2" cal.	As Shown	35' ht.
MEDIUM TREES					
	116	TILIA CORDATA 'RANCHO' Sterling Linden	2" cal.	As Shown	50' ht.
(*)	93	ZELKOVA SERRATA 'GREEN VASE' Green Vase Zelkova	2" cal.	As Shown	45' ht.
LARGE TREES					
	8	NYSSA SYLVATICA Black Tupelo	2" cal.	As Shown	50' ht.
(*) REQUESTING APPROVAL FOR STREET TREE SPECIES THAT DO NOT APPEAR ON THE CITY OF WOODBURN 2006 CITY TREE PLANTING GUIDE.					

TOTAL STREET TREES REQUIRED=276
TOTAL STREET TREES PROPOSED= 276

**Smith Creek
Condition G5 Final Plans:
Phase 1A & City stormwater tract**

**Approved
Mar. 9, 2020
Sheet 1 of 11**

SMITH CREEK - PHASE 1A

STREET TREE PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	1/17/20	REVISIONS PER REVIEW
2	2/28/20	REVISIONS PER REVIEW
3	3/06/20	REVISIONS PER REVIEW

**EMERIO
Design**

REGISTERED
LANDSCAPE ARCHITECT
LA793
ERIN HOLSONBACK
OREGON
6/10/2013
Exp. 5/31/20

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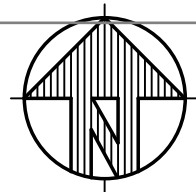
WOODBURN OREGON
Incorporated 1889
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

**STREET TREE PLANTING
NEW CONSTRUCTION**

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

STREET TREE PLAN - PHASE 1

SCALE 1" = 110'-0"



471-001
WOODBURN, OREGON
FILE/F:\Projects\PLANTING\Misc2019\Smith Creek 19-Smith Creek-Phase 1 LS_Layout: L1.0, Plot Date: 3/16/2020 4:34 PM, by: Erin

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GREENWAY TRAIL COMMON AREA TREE DIVERSITY
 REQUIREMENT PER G6.c.2:
 No more than 50% of the total number of trees within the entire Greenway shall be of a single species, and there shall be at least (8) species. At least one species must be a flowering type. At least 10% of the trees shall be coniferous or evergreen.

TOTAL TREE QUANTITY IN GREENWAY AREA= 121
 TOTAL NUMBER OF TREE SPECIES= 9
 NUMBER OF FLOWERING TREE SPECIES= 2
 TOTAL QUANTITY CONIFER TREES= 55 (45%)
 MAXIMUM QUANTITY OF A SINGLE SPECIES= 23 (19%)

PLANT LIST: OPEN SPACE TRACTS

SYMBOL	QTY.	SUGGESTED PLANT MATERIAL	SIZE	SPACING
SMALL TREES (<40' MATURE HEIGHT)				
(GW-3)	3	ACER RUBRUM 'GERLING' Gerling Red Maple	10' ht. or 2" cal.	As Shown
(GW-3)	21	CARPINUS BETULUS 'FRANS FONTAINE' Frans Fontaine Hornbeam	10' ht. or 2" cal.	As Shown
(GW-3)	6	CORNUS KOUSA x NUTALLI 'STARLIGHT' Starlight Flowering Dogwood	10' ht. or 2" cal.	As Shown
(GW-12)	12	CUPRESSOCYPARIS LEY. 'EMERALD ISLE' Emerald Isle Leyland Cypress	5' ht.	As Shown
MEDIUM TREES (40'-60' MATURE HEIGHT)				
(GW-16)	53	ACER RUBRUM 'ARMSTRONG' Armstrong Red Maple	10' ht. or 2" cal.	As Shown
(GW-8)	9	LIRIODENDRON TULIPIFERA Tulip Tree	10' ht. or 2" cal.	As Shown
(GW-10)	10	TILIA CORDATA 'GREENSPIRE' Greenspire Linden	10' ht. or 2" cal.	As Shown
LARGE TREES (>60' MATURE HEIGHT)				
(GW-18)	30	FRAXINUS LATIFOLIA Oregon Ash	10' ht. or 2" cal.	As Shown
(GW-23)	26	PSEUDOTSUGA MENSIEZII Douglas Fir	5' ht.	As Shown
(GW-18)	30	QUERCUS RUBRA Northern Red Oak	10' ht. or 2" cal.	As Shown
(GW-20)	35	THUJA PLICATA Western Red Cedar	5' ht.	As Shown

(GW-X) = QUANTITY OF TREE SPECIES LOCATED IN THE GREENWAY TRAIL AREA

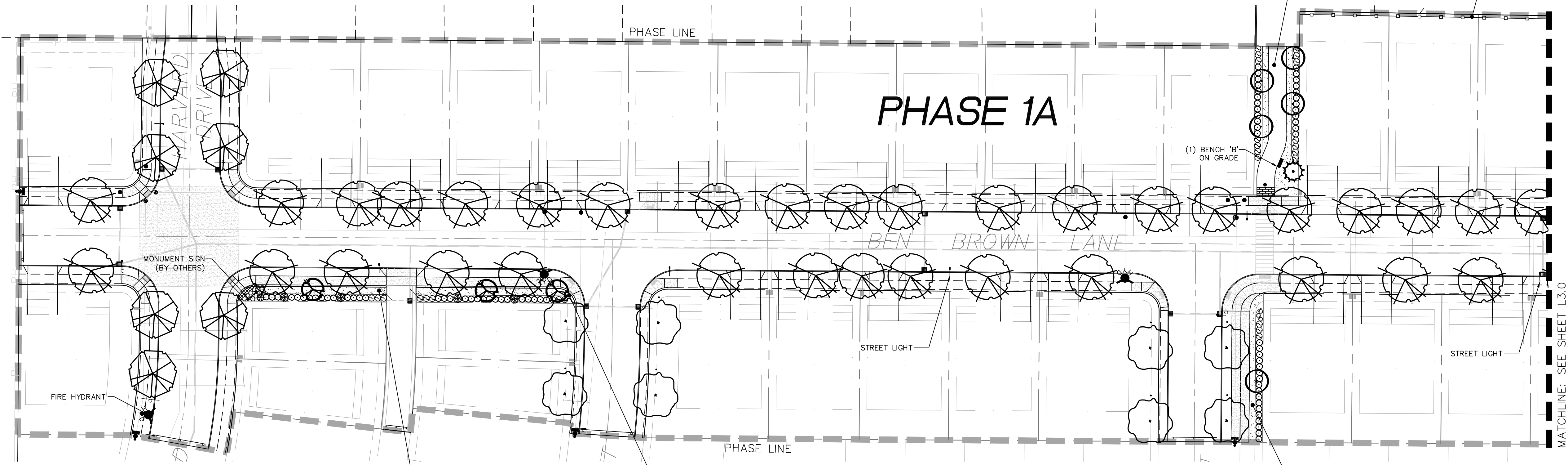
PLANT LIST: OPEN SPACE TRACTS

SYMBOL	QTY.	SUGGESTED PLANT MATERIAL	SIZE	SPACING
SMALL/MEDIUM SHRUBS (<4' HEIGHT & WIDTH)				
⊙	149	ABELIA GRANDIFLORA 'ROSE CREEK' Rose Creek Abelia	1 gal.	4' o.c.
⊙	100	LEX GLABRA 'SHAMROCK' Shamrock Inkberry	1 gal.	3' o.c.
⊙	181	SPIRAEA BETULIFOLIA 'GLOW GIRL' Glow Girl Birchleaf Spirea	1 gal.	3' o.c.
⊙	111	VACCINIUM OVATUM Evergreen Huckleberry	1 gal.	4' o.c.
LARGE SHRUBS (>4' HEIGHT & WIDTH)				
⊙	1	JUNIPERUS CHINENSIS 'BLUE POINT' Blue Point Juniper	3-4' ht.	5' o.c.
⊙	80	MYRICA CALIFORNICA Pacific Wax Myrtle	3 gal.	6' o.c.
⊙	107	CISTUS 'BLANCHE' Blanche Rockrose	3 gal.	5' o.c.
⊙	43	SYRINGA PATULA 'MISS KIM' Miss Kim Korean Lilac	3 gal.	6' o.c.
⊙	357	VIBURNUM TINUS 'SPRING BOUQUET' Spring Bouquet Viburnum	3 gal.	4' o.c.
GROUND COVER & PERENNIALS				
⊙	255	ARCTOSTAPHYLOS UVA-URSI Kinnikinnick	1 gal.	3' o.c.
⊙	544	MAHONIA REPENS Creeping Mahonia	1 gal.	3' o.c.
⊙	30	HEMEROCALLIS 'STELLA D' ORO' Stella d' Oro Daylily	1 gal.	2' o.c.
⊙	196	PENNISETUM ALOPECUROIDES 'HAMELN' Hameln Dwarf Fountain Grass	1 gal.	3' o.c.
SEEDED AREAS				
⊙		FINE LAWN See Specifications		Seed
⊙		ROUGH SEED See Specifications		Seed

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. Irrigation system shall be design/build by Landscape Contractor. Guarantee system for a minimum one year.
- 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.
- All furnishings shall be installed according to manufacturer's recommendations.
- Fence construction by Permit Only.

TRACT D:
 LANDSCAPE AREA=1,805 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 108
 TOTAL PLANT UNITS PROPOSED= 108
 LAWN (836 SF/50)= 17
 (1) LARGE TREE= 10
 (4) SMALL TREES= 16
 (24) LARGE SHRUBS= 48
 (14) SMALL/MEDIUM SHRUBS= 14
 BENCH (6 LFO)= 3



TRACT A:
 LANDSCAPE AREA=1,078 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 65
 TOTAL PLANT UNITS PROPOSED= 66
 LAWN (489 SF/50)= 10
 (1) MEDIUM TREE= 8
 (18) LARGE SHRUBS= 34
 (9) SMALL/MEDIUM SHRUBS= 9
 (4) PERENNIALS= 4
 GROUND COVER (61 SF/50)= 1

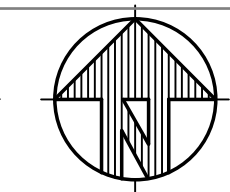
TRACT B:
 LANDSCAPE AREA=1,156 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 69
 TOTAL PLANT UNITS PROPOSED= 70
 LAWN (616 SF/50)= 12
 (2) MEDIUM TREES= 16
 (18) LARGE SHRUBS= 36
 (6) SMALL/MEDIUM SHRUBS= 6
 (0) PERENNIALS= 0
 GROUND COVER= 0

TRACT C:
 LANDSCAPE AREA=874 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 52
 TOTAL PLANT UNITS PROPOSED= 53
 LAWN (426 SF/50)= 9
 (1) SMALL TREE= 4
 (17) LARGE SHRUBS= 34
 (3) SMALL/MEDIUM SHRUBS= 3
 (3) PERENNIALS= 3
 GROUND COVER= 0

Smith Creek Condition G5 Final Plans: Phase 1A & City stormwater tract
 Approved Mar. 9, 2020
 Sheet 2 of 11

LANDSCAPE PLAN - PHASE 1

SCALE 1" = 40'-0"

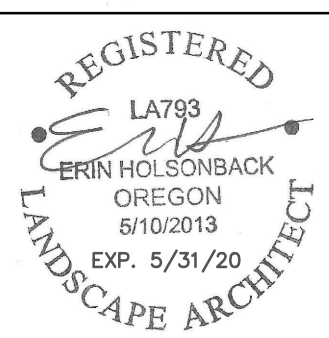


SMITH CREEK - PHASE 1A

LANDSCAPE PLAN

NO.	DATE	DESCRIPTION
1	1/17/20	REVISIONS PER REVIEW
2	2/28/20	REVISIONS PER REVIEW
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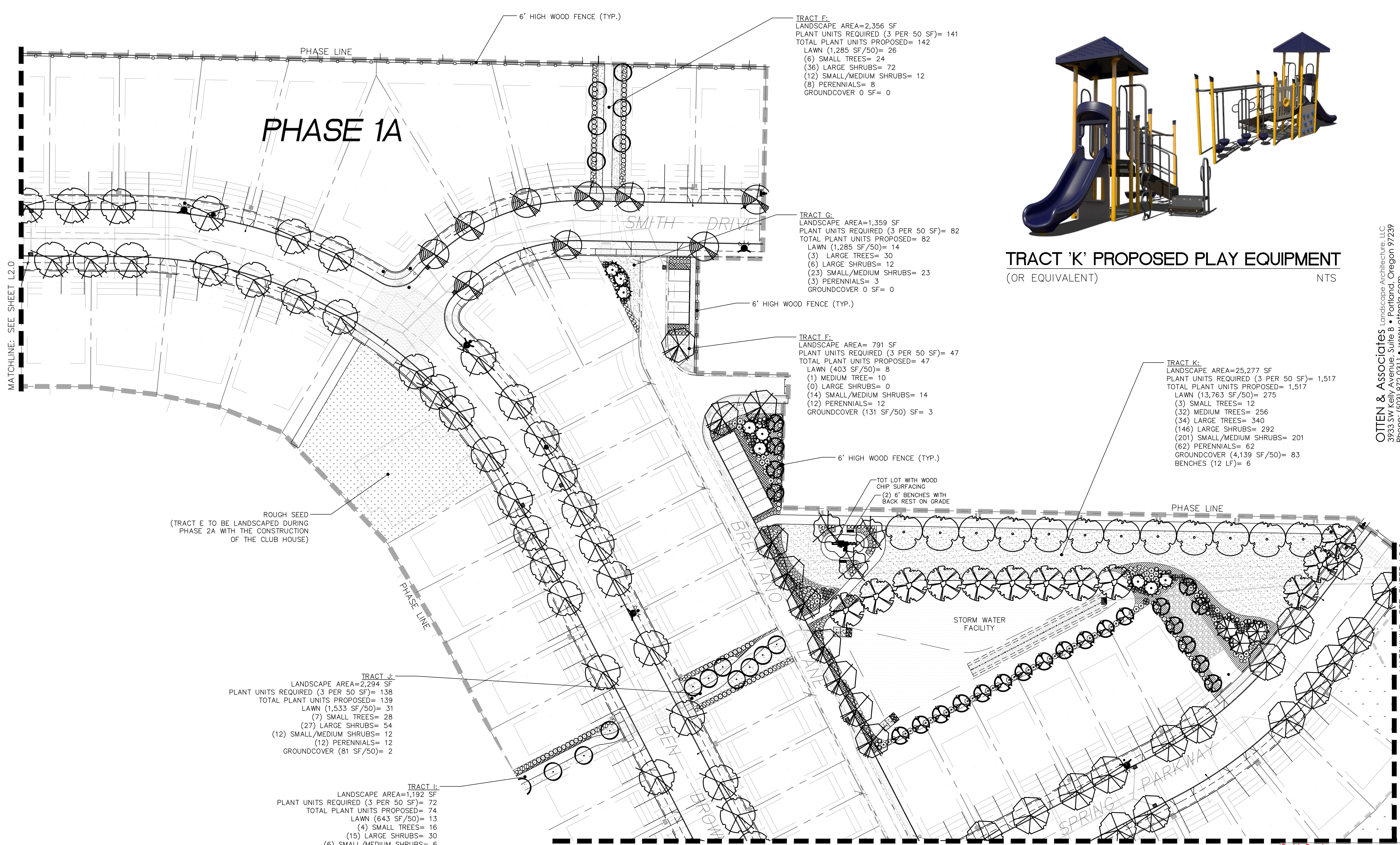


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PHASE 1A

TRACT F:
 LANDSCAPE AREA=2,356 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 141
 TOTAL PLANT UNITS PROPOSED= 142
 LAWN (1,285 SF/50)= 26
 (6) SMALL TREES= 24
 (36) LARGE SHRUBS= 72
 (12) SMALL/MEDIUM SHRUBS= 12
 (8) PERENNIALS= 8
 GROUNDCOVER 0 SF= 0

TRACT G:
 LANDSCAPE AREA=1,359 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 82
 TOTAL PLANT UNITS PROPOSED= 82
 LAWN (1,285 SF/50)= 14
 (3) LARGE TREES= 30
 (6) LARGE SHRUBS= 12
 (23) SMALL/MEDIUM SHRUBS= 23
 (3) PERENNIALS= 3
 GROUNDCOVER 0 SF= 0

TRACT F:
 LANDSCAPE AREA= 791 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 47
 TOTAL PLANT UNITS PROPOSED= 47
 LAWN (403 SF/50)= 8
 (1) MEDIUM TREE= 10
 (0) LARGE SHRUBS= 0
 (14) SMALL/MEDIUM SHRUBS= 14
 (12) PERENNIALS= 12
 GROUNDCOVER (131 SF/50) SF= 3

TRACT K:
 LANDSCAPE AREA=25,277 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 1,517
 TOTAL PLANT UNITS PROPOSED= 1,517
 LAWN (13,763 SF/50)= 275
 (3) SMALL TREES= 12
 (32) MEDIUM TREES= 256
 (34) LARGE TREES= 340
 (146) LARGE SHRUBS= 292
 (201) SMALL/MEDIUM SHRUBS= 201
 (62) PERENNIALS= 62
 GROUNDCOVER (4,139 SF/50)= 83
 BENCHES (12 LF)= 6

ROUGH SEED
 (TRACT E TO BE LANDSCAPED DURING
 PHASE 2A WITH THE CONSTRUCTION
 OF THE CLUB HOUSE)

TRACT J:
 LANDSCAPE AREA=2,294 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 138
 TOTAL PLANT UNITS PROPOSED= 139
 LAWN (1,533 SF/50)= 31
 (7) SMALL TREES= 28
 (27) LARGE SHRUBS= 54
 (12) SMALL/MEDIUM SHRUBS= 12
 (12) PERENNIALS= 12
 GROUNDCOVER (81 SF/50)= 2

TRACT I:
 LANDSCAPE AREA=1,192 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 72
 TOTAL PLANT UNITS PROPOSED= 74
 LAWN (643 SF/50)= 13
 (4) SMALL TREES= 16
 (15) LARGE SHRUBS= 30
 (6) SMALL/MEDIUM SHRUBS= 6
 (6) PERENNIALS= 6
 GROUNDCOVER (142 SF/50)= 3



TRACT 'K' PROPOSED PLAY EQUIPMENT
 (OR EQUIVALENT) NTS

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SMITH CREEK - PHASE 1A
 LANDSCAPE PLAN
 WOODBURN, OREGON

REVISIONS	
NO.	DESCRIPTION
1	1/17/20 REVISIONS PER REVIEW
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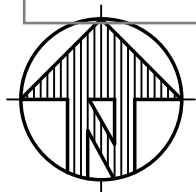
EMERIO Design
 2677 WILLAMETTE ROAD, SUITE 1A
 WOODBURN, OREGON 97149
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 FAX: (503) 639-9592
 www.emeriodesign.com

REGISTERED
 LANDSCAPE ARCHITECT
 ERIN HOLLISONBACK
 OREGON
 510/2013
 EXP. 5/31/20

Smith Creek
 Condition G5 Final Plans:
 Phase 1A & City stormwater tract
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 Sheet 3 of 11

LANDSCAPE PLAN - PHASE 1

SCALE 1" = 40'-0"



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MATCHLINE: SEE SHEET L3.0

PHASE 1A

TRACT N:
 LANDSCAPE AREA=1,024 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 61
 TOTAL PLANT UNITS PROPOSED= 61
 LAWN (582 SF/50)= 12
 (1) MEDIUM TREE= 8
 (19) LARGE SHRUBS= 38
 (3) SMALL/MEDIUM SHRUBS= 3
 PERENNIALS= 0
 GROUNDCOVER= 0

TRACT M:
 LANDSCAPE AREA=1,070 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 64
 TOTAL PLANT UNITS PROPOSED= 64
 LAWN (690 SF/50)= 14
 (1) MEDIUM TREE= 8
 (19) LARGE SHRUBS= 38
 (3) SMALL/MEDIUM SHRUBS= 3
 (1) PERENNIALS= 1
 GROUNDCOVER= 0

TRACT O (SOUTHEAST OF GREENWAY TRAIL ONLY):
 LANDSCAPE AREA=17,518 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 1,051
 TOTAL PLANT UNITS PROPOSED= 1,052
 LAWN (7,677 SF/50)= 154
 (12) SMALL TREES= 48
 (20) MEDIUM TREES= 160
 (9) LARGE TREES= 90
 (125) LARGE SHRUBS= 250
 (203) SMALL/MEDIUM SHRUBS= 203
 (92) PERENNIALS= 92
 (6) 6" BENCHES (36 LF)= 18
 GROUNDCOVER (1,857 SF/50)= 37

TRACT N:
 LANDSCAPE AREA=4,606 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 276
 TOTAL PLANT UNITS PROPOSED= 276
 LAWN (2,637 SF/50)= 53
 (5) LARGE TREES= 50
 (4) MEDIUM TREES= 32
 (42) LARGE SHRUBS= 84
 (33) SMALL/MEDIUM SHRUBS= 33
 (21) PERENNIALS= 21
 GROUNDCOVER= 0
 (1) 6" BENCH= 3

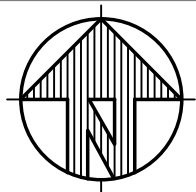
PHASE 1B

(1) BENCH 'B' ON GRADE

MATCHLINE: SEE SHEET L8.0

LANDSCAPE PLAN - PHASE 1

SCALE 1" = 40'-0"



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 Condition G5 Final Plans:
 Phase 1A & City stormwater tract**

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 Sheet 4 of 11**

SMITH CREEK - PHASE 1A

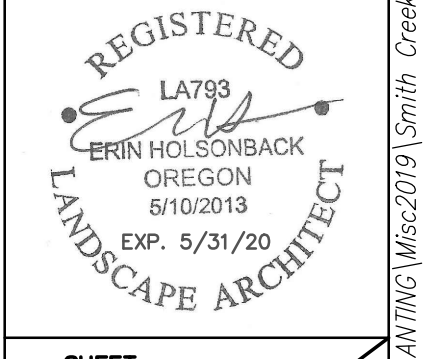
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LANDSCAPE PLAN

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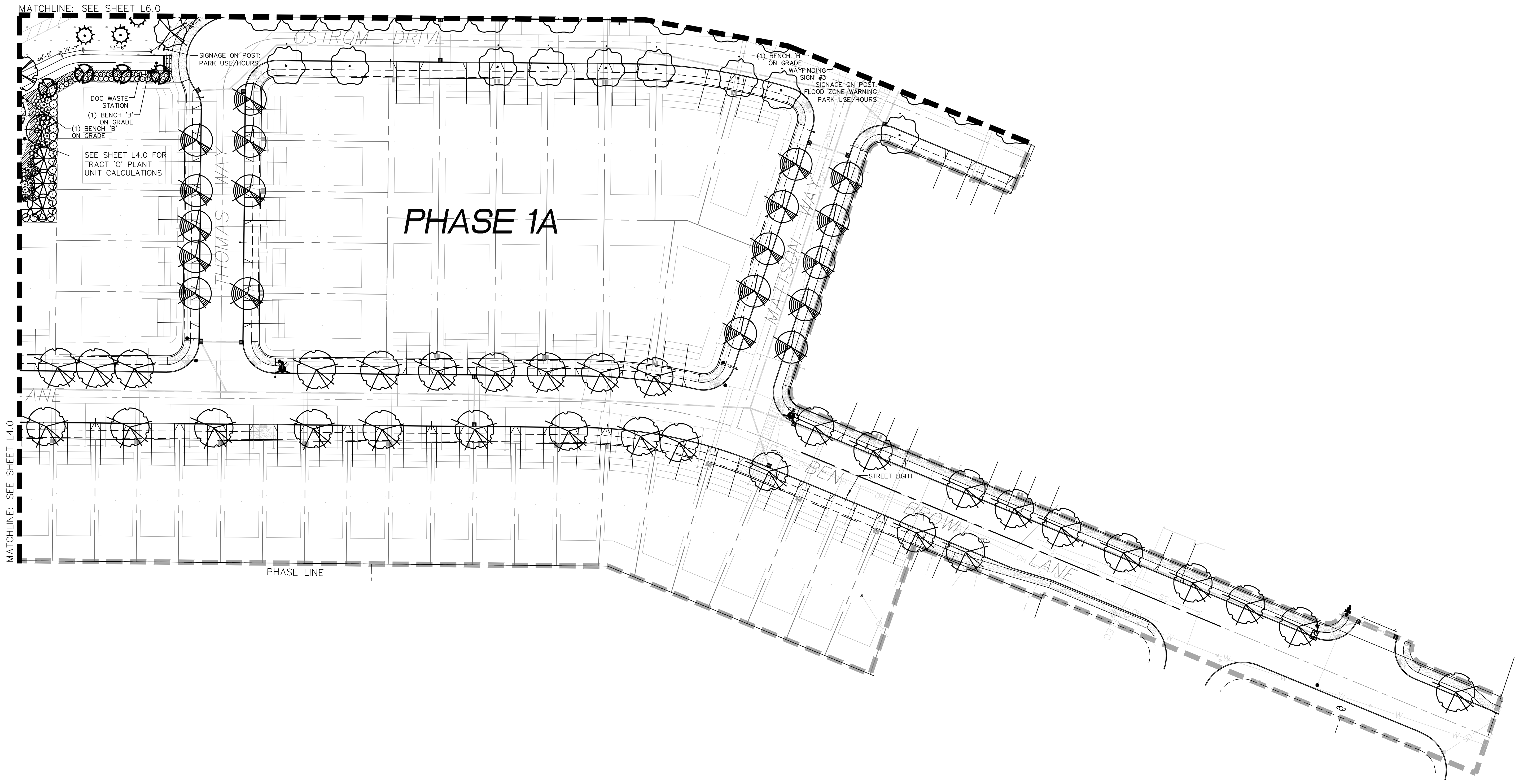
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MATCHLINE: SEE SHEET L4.0

MATCHLINE: SEE SHEET L6.0

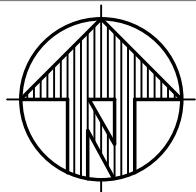
PHASE 1A

PHASE LINE

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LANDSCAPE PLAN - PHASE 1

SCALE 1" = 40'-0"



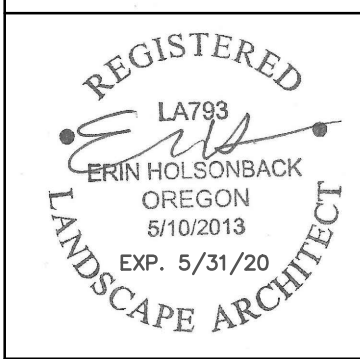
LANDSCAPE PLAN

SMITH CREEK - PHASE 1A

WOODBURN, OREGON

REVISIONS	
NO.	DATE
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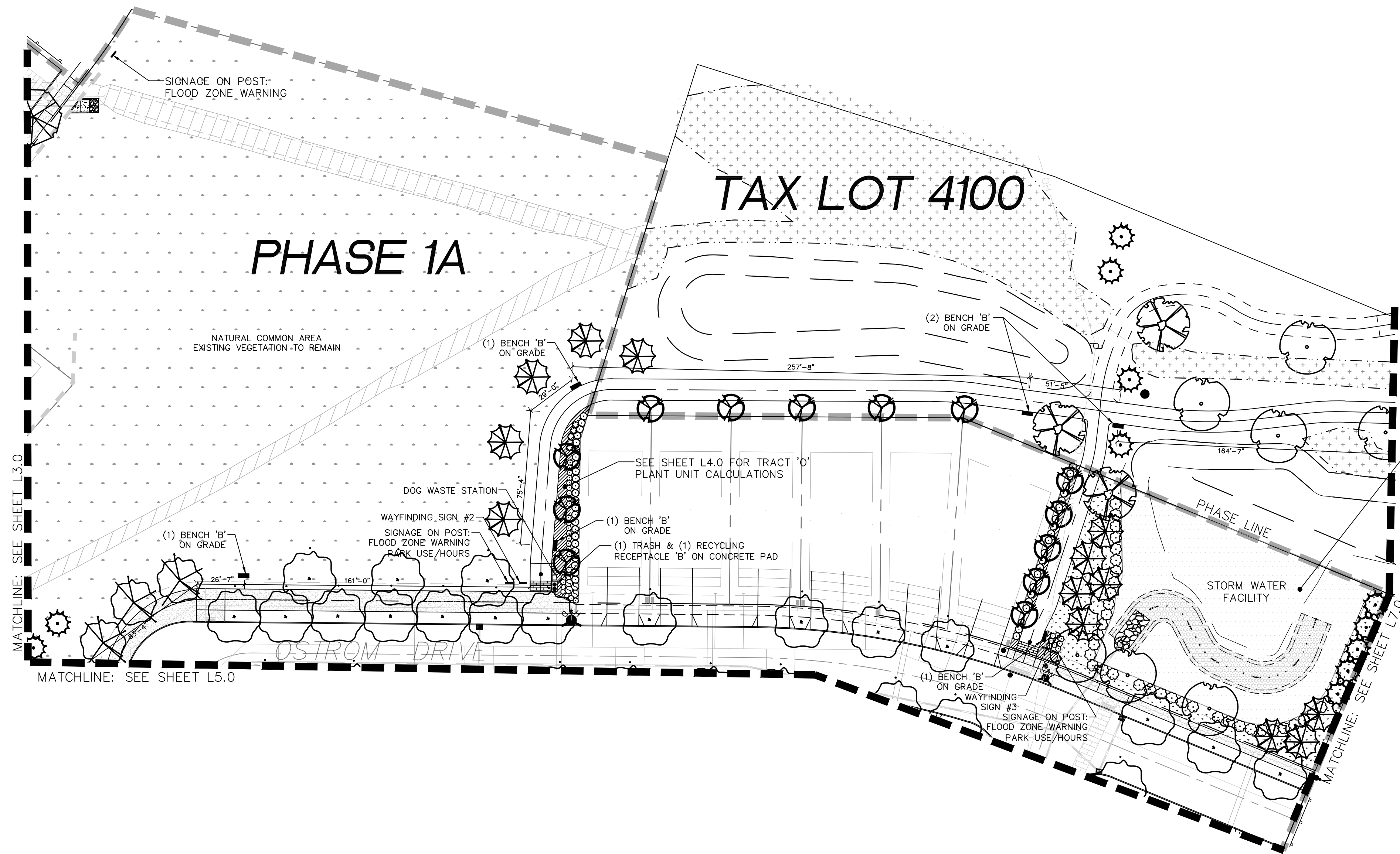
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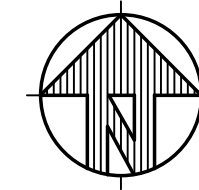


TRACT P:
 LANDSCAPE AREA=6,409 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 385
 TOTAL PLANT UNITS PROPOSED= 385
 ROUGH SEED GRASS (4,280 SF/50)= 86
 (17) LARGE TREES= 170
 (5) MEDIUM TREES= 40
 (35) LARGE SHRUBS= 70
 (9) SMALL/MEDIUM SHRUBS= 9
 GROUND COVER (323 SF/50)= 7
 BENCH (6 LF)= 3

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 Sheet 6 of 11

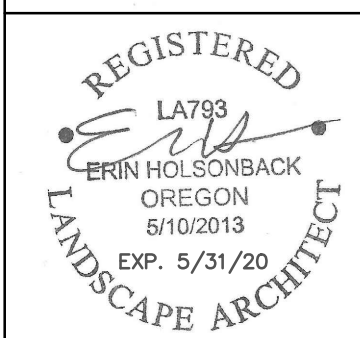
LANDSCAPE PLAN - PHASE 1

SCALE 1" = 40'-0"



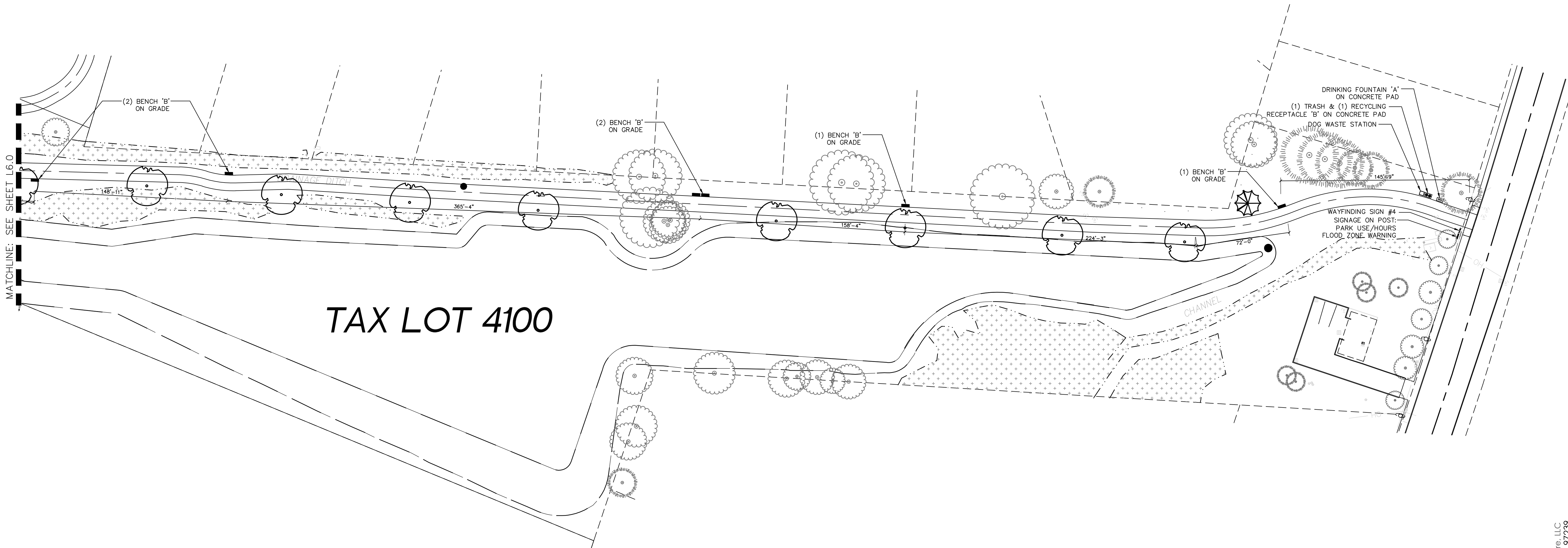
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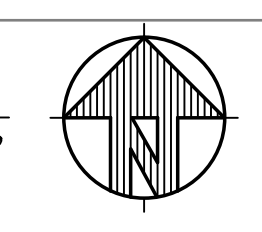
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LANDSCAPE PLAN - PHASE 1

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FAX: (503) 639-9592
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OREGON
5/10/2013
EXP. 5/31/20
LANDSCAPE ARCHITECT

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OF
11

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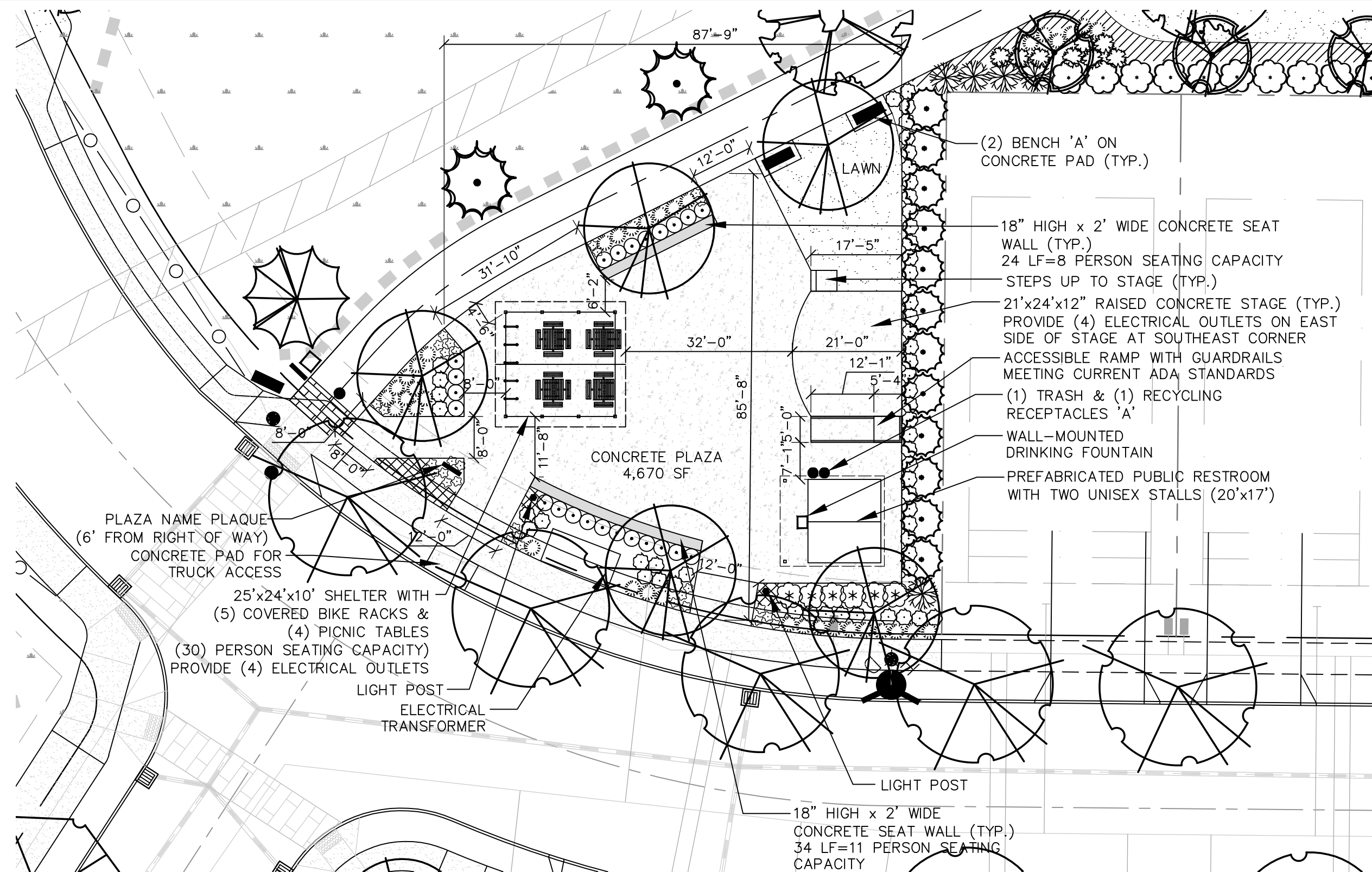
LANDSCAPE PLAN

SMITH CREEK - PHASE 1A

WOODBURN, OREGON

471-001

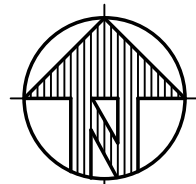
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ENLARGED PLAZA VIEW

NOTE:
 Plaza improvements shown for purpose of landscaping plan review approval only.
 Improvements will be installed following building permit approval following plat recording.

SCALE 1" = 20'-0"



This is copied from the staff response letter of Mar. 5, 2020 to serve as memorialization:
 "H.3. The item is deferred with the applicant's letter response p. 6 for Item H.3 "plaza plaque/sign" opting for Option 1, 'Because the Assistant City Administrator has come to prefer that the City design and place its own sign, and not wanting not exempt the applicant from Condition PUD-12g, the simplest approach is for the applicant to write the City a check as a means of fulfilling the condition. (Staff understands there is no cost estimate.)'
 The applicant's response was that:
 'The Developer selects Option 1, the City designs and places the "plaza name plaque" called for in COA PUD-12g. The Applicant can provide the City with a check equal to the amount of the plaza name plaque ...'"



TYPICAL RESTROOM FACILITY

MANUFACTURER: PUBLIC RESTROOM COMPANY NTS
 MODEL: PS-022-CE-ST
 EXTERIOR FINISH: PAINTED CMU COMBO FINISH
 THREE COURSES SPLIT-FACE AT BOTTOM OF STRUCTURE
 SPLIT-FACE CMU/DOOR/ROOF COLOR: NAVY BLUE
 PRECISION CMU COLOR: PUTTY
 ROOF MATERIAL: STANDING SEAM METAL



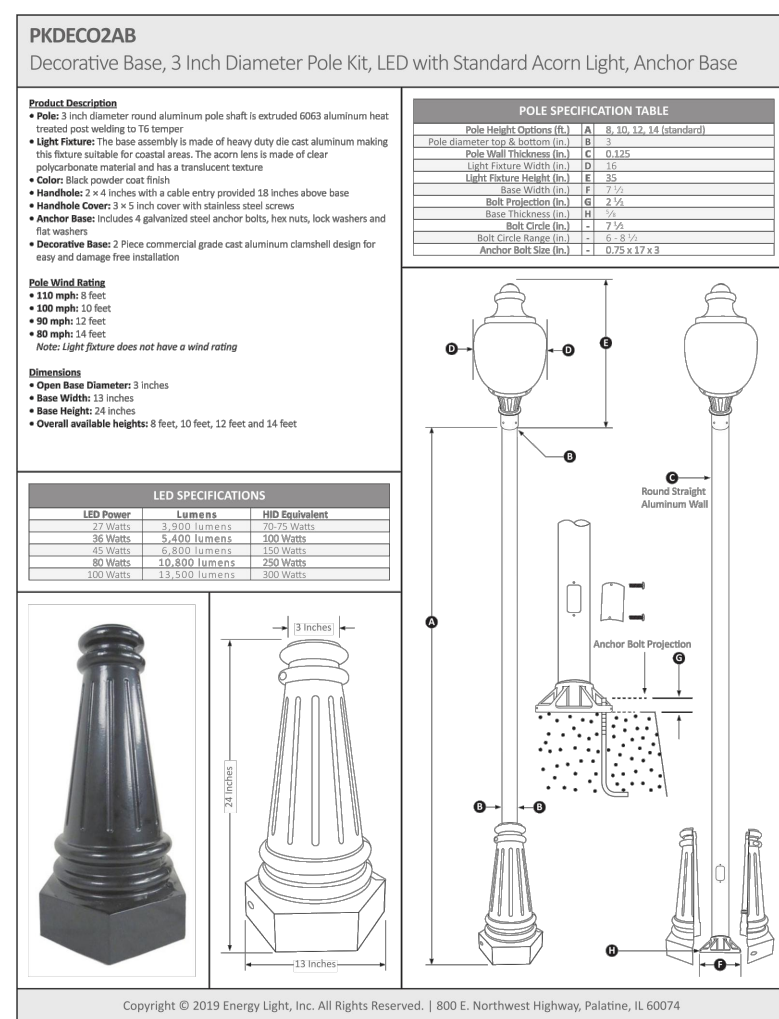
TYPICAL SHELTER STRUCTURE

DESIGN BY OTHERS NTS
 ROOF MATERIAL: STANDING SEAM METAL
 ROOF COLOR: NAVY BLUE



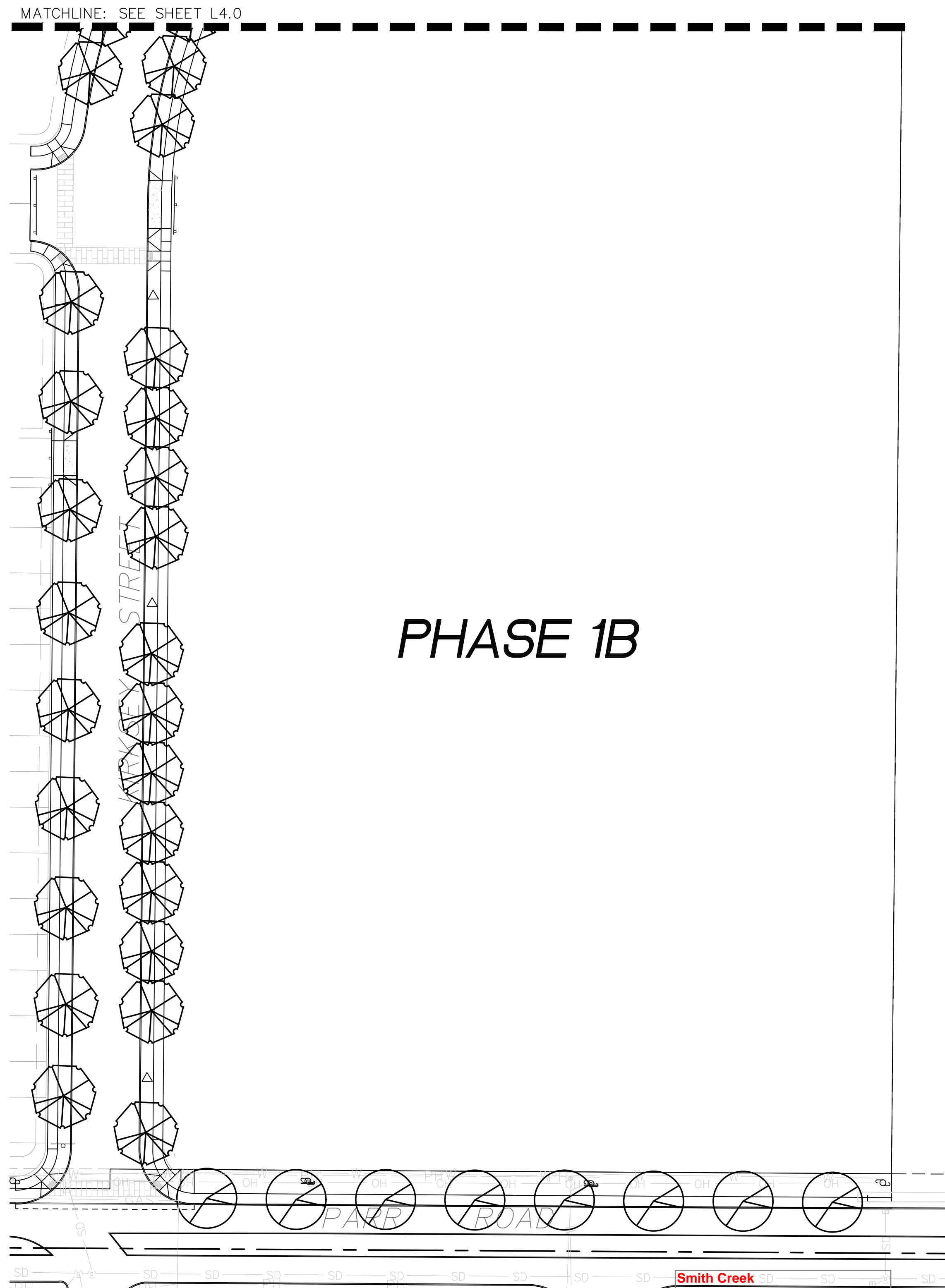
WALL-MOUNTED DRINKING FOUNTAIN

MANUFACTURER: HAWS (OR OTHER APPROVED) NTS
 MODEL: BARRIER-FREE WALL MOUNT DUAL FOUNTAIN (1011)
 QUANTITY PROPOSED: 1



PLAZA LIGHT POST

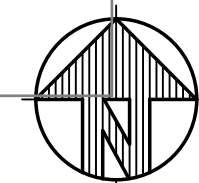
MANUFACTURER: ENERGY LIGHT, INC. NTS
 MODEL: PKDECO2AB
 QUANTITY PROPOSED: 2



PHASE 1B

LANDSCAPE PLAN - PHASE 1

Smith Creek
 Condition G5 Final Plans:
 Phase 1A & City stormwater tract
 Approved
 Mar. 9, 2020
 Sheet 8 of 11



SCALE 1" = 40'-0"

SMITH CREEK - PHASE 1A

LANDSCAPE PLAN

NO.	DATE	DESCRIPTION
1	1/17/20	REVISIONS PER REVIEW
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3	3/06/20	REVISIONS PER REVIEW

EMERIO Design
 2677 WILLAMETTE ROAD, SUITE 1A
 PORTLAND, OREGON 97239
 TEL: (503) 746-8912
 FAX: (503) 639-9592
 www.emeriodesign.com

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471-001



BENCH 'A' - PLAZA

MANUFACTURER: OREGON CORRECTIONS ENTERPRISES
 MODEL: 702-066-006
 COLOR: POWDER COATED BLACK
 QUANTITY PROPOSED: 2

NTS



BENCH 'B' - GREENWAY TRAIL

MANUFACTURER: DUMOR
 MODEL: 88-60PL RECYCLED PLASTIC
 PLASTIC LUMBER COLOR: CEDAR
 BASE COLOR: POWDER COATED BLACK
 QUANTITY PROPOSED: 21

NTS



DRINKING FOUNTAIN 'A'

MANUFACTURER: MOST DEPENDABLE FOUNTAINS
 (OR OTHER APPROVED)
 MODEL: 440 SM WITH PET BOWL
 COLOR: GREEN
 QUANTITY PROPOSED: 1

NTS



WASTE RECEPTACLE 'A' - PLAZA

MANUFACTURER: OREGON CORRECTIONS ENTERPRISES
 MODEL: 744-102-006
 BASE COLOR: POWDER COATED BLACK
 QUANTITY PROPOSED: 2 ((1) TRASH / (1) RECYCLING)

NTS



WASTE RECEPTACLE 'B' - GREENWAY TRAIL

MANUFACTURER: DUMOR, INC.
 MODEL: 41-40PL-RC TRASH/RECYCLING COMBO
 PLASTIC LUMBER COLOR: CEDAR
 BASE COLOR: POWDER COATED BLACK
 QUANTITY PROPOSED: 4((2) TRASH / (2) RECYCLING)

NTS



DOG WASTE BAG DISPENSER

MANUFACTURER: MUTT-MITT
 MODEL: 1000/1002
 COLOR: GREEN
 QUANTITY PROPOSED: 4

NTS



PICNIC TABLE

MANUFACTURER: TREE TOP PRODUCTS
 COLOR: POWDER COATED BLACK
 MODEL: 1ZV6247 (NORTHGATE PICNIC TABLE)
 QUANTITY PROPOSED: 3
 MODEL: 1ZV6248 (NORTHGATE PICNIC TABEL/ADA ACCESSIBLE)
 QUANTITY PROPOSED: 1

NTS



BIKE RACK

MANUFACTURER: OREGON CORRECTIONS ENTERPRISES
 MODEL: SINGLE BIKE RACK (SURFACE MOUNTED)
 COLOR: POWDER COATED BLACK
 QUANTITY PROPOSED: 5

NTS



TYPICAL BOLLARD

MANUFACTURER: ULINE
 MODEL: HEAVY DUTY SAFETY BOLLARD 5.5"x42" (REMOVABLE)

NTS

Smith Creek
 Condition G5 Final Plans:
 Phase 1A & City stormwater tract
 Approved
 Mar. 9, 2020
 Sheet 9 of 11

LANDSCAPE DETAILS

SMITH CREEK - PHASE 1A

WOODBURN, OREGON

NO.	DATE	DESCRIPTION
1	1/17/20	REVISIONS PER REVIEW
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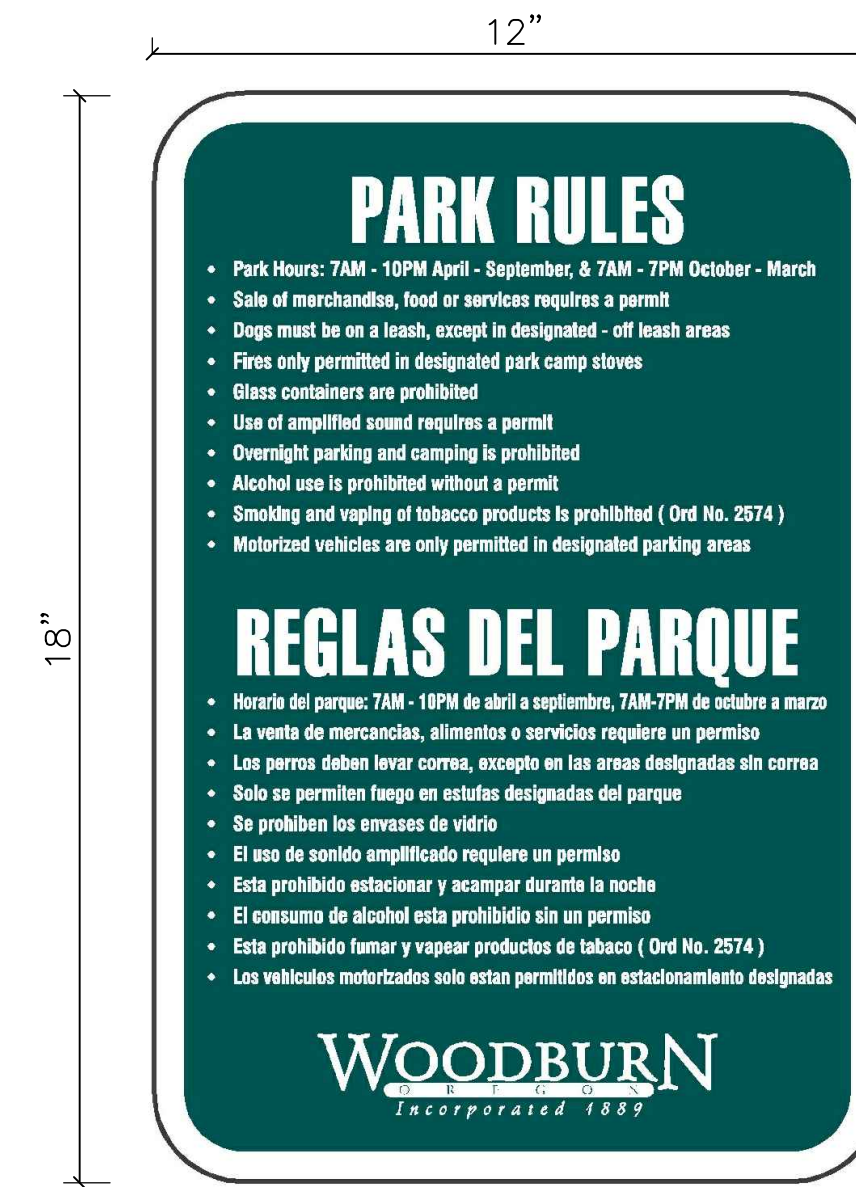
WAYFINDING SIGN #1

HAZEL M. SMITH MEMORIAL PLAZA TRAILHEAD NTS



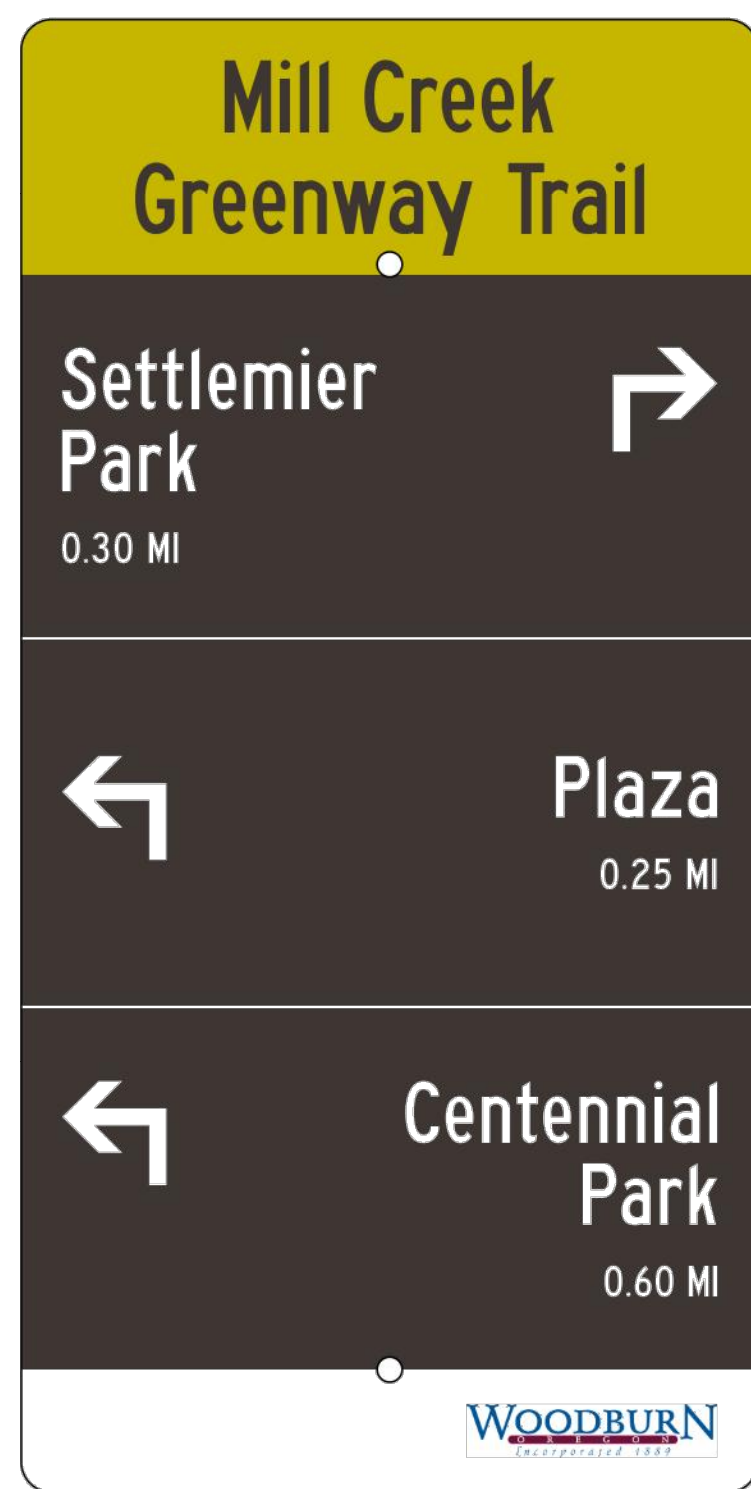
WAYFINDING SIGN #2

OSTROM AT TRACT O TRAILHEAD NTS



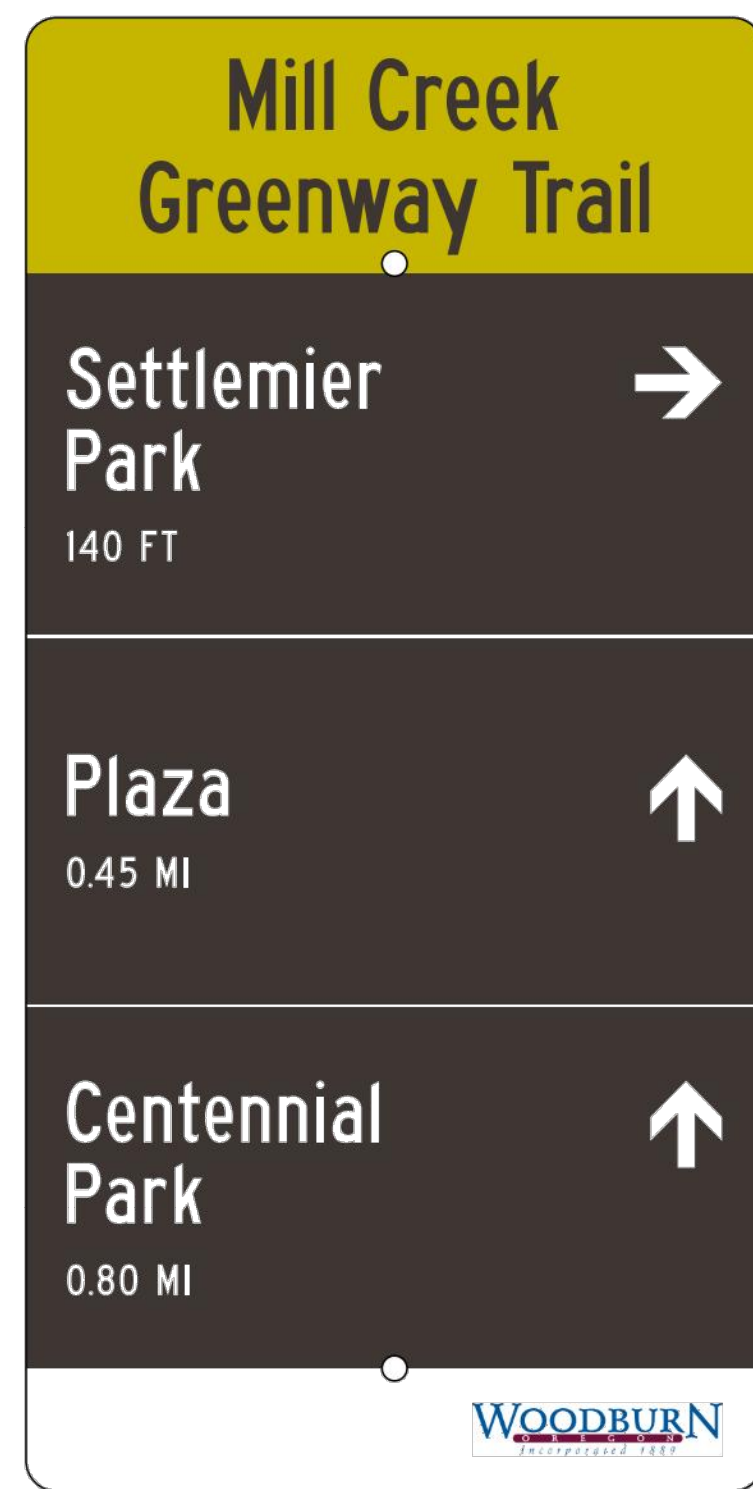
PARK USE/HOURS SIGN

QUANTITY PROPOSED: 5 NTS



WAYFINDING SIGN #3

OSTROM AT TRACT P TRAILHEAD NTS



WAYFINDING SIGN #4

SETTLEMEIER TRAILHEAD NTS



FLOOD WARNING SIGN

QUANTITY PROPOSED: 4 NTS

Smith Creek
Condition G5 Final Plans:
Phase 1A & City stormwater tract
Approved
Mar. 9, 2020
Sheet 10 of 11

LANDSCAPE DETAILS

SMITH CREEK - PHASE 1A

WOODBURN, OREGON

471-001

REVISIONS	
NO.	DESCRIPTION
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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 foliated, 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.

FINAL GRADES: Landscaping 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.

PLANTING TREES AND SHRUBS: Plant upright and face to give best appearance or relationship to adjacent plants and structures. 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. Backfill planting hole 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.

MULCHING OF PLANTINGS: Mulch planting areas 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.

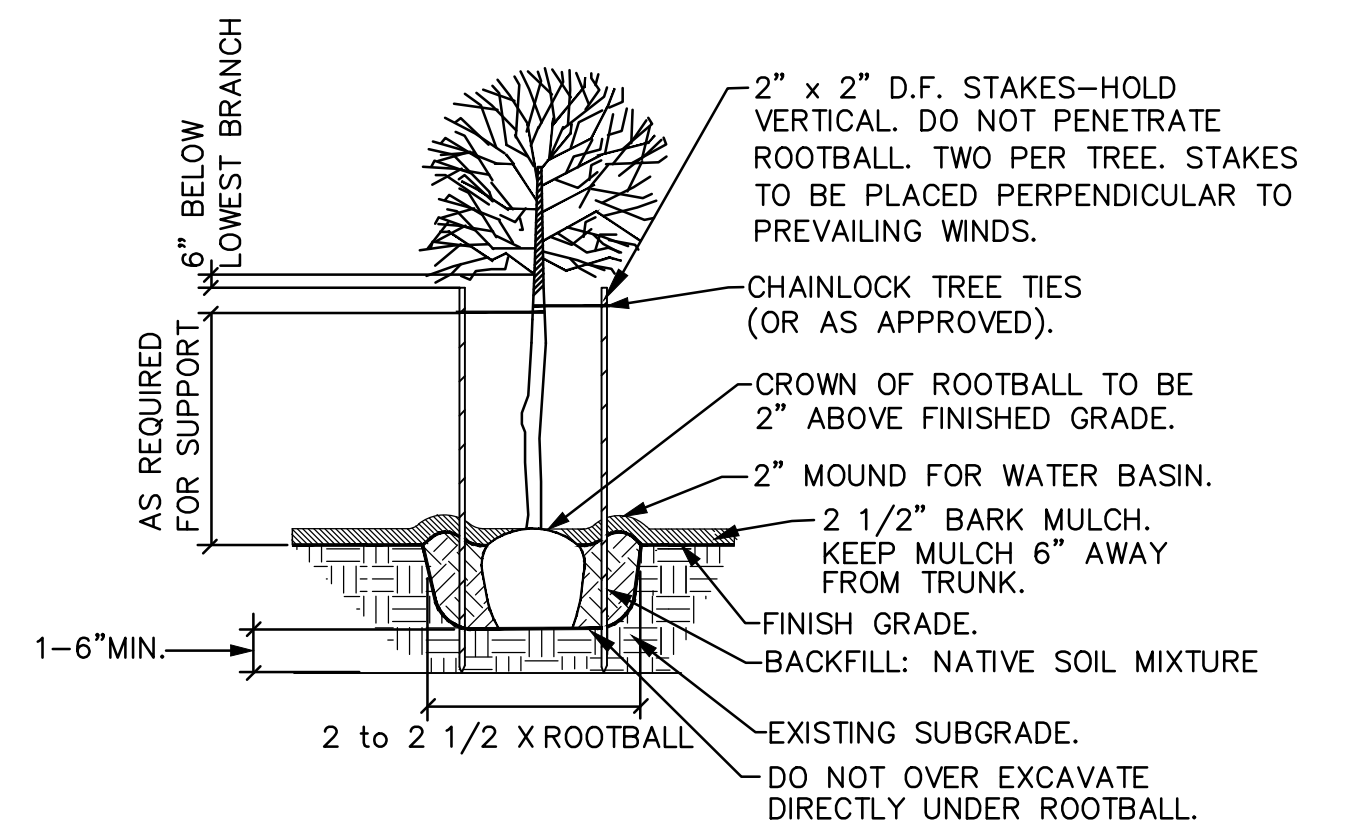
ROUGH SEED AREA: In rough seeded area, establish an evenly graded seedbed. Sow seed with a mechanical spreader at the uniform rates as noted below. Rake seed lightly to provide cover.

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.
Rough Seed Mix: Hobbs and Hopkins Pro-Time 404 Native Upland Mix with Color, or approved equal. Sow at 1 lbs. Per 1,000 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.

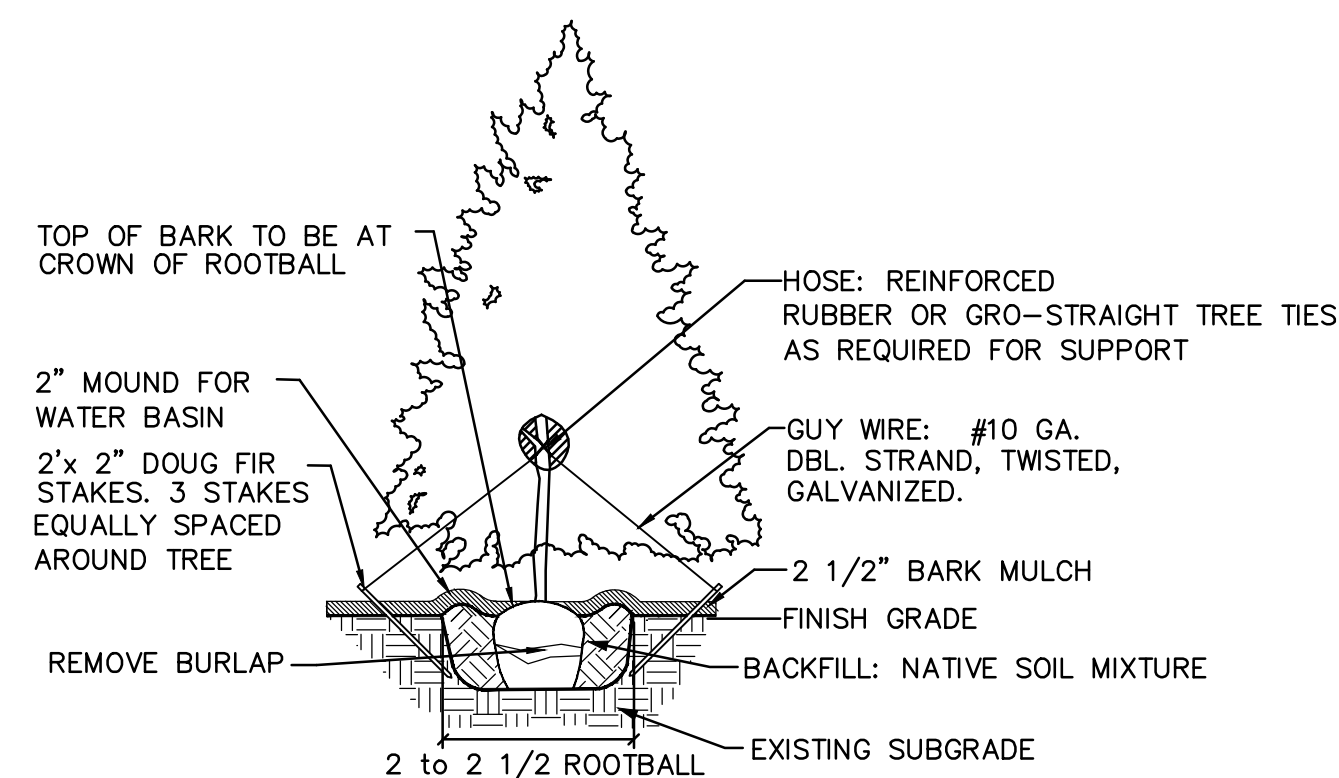
GENERAL MAINTENANCE: Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance. Replace plants not in normal healthy condition at the end of this period. Water, weed, cultivate, mulch, reset plants to proper grade or upright 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.

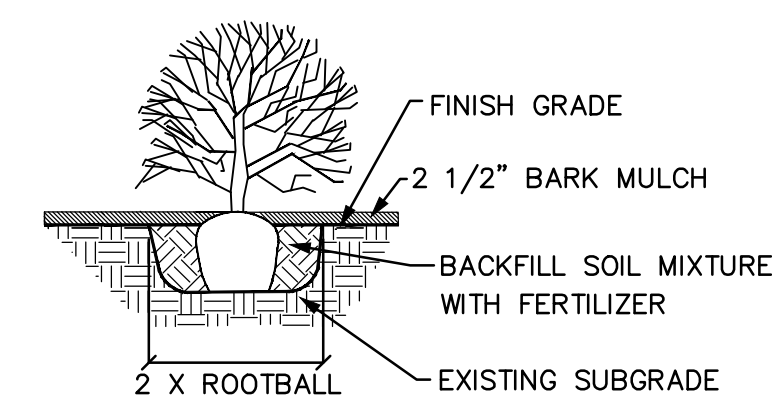


NOTE: ANY PROPOSED CHANGES TO OUR SPECIFICATION OR DETAIL SHOULD BE APPROVED BY THE LANDSCAPE ARCHITECT. LIKEWISE, IN ACCORDANCE WITH BEST PRACTICES OF LOCAL LANDSCAPE INSTALLATION, SHOULD THE LANDSCAPE CONTRACTOR FIND A PREFERRED ALTERNATE METHOD, THE LANDSCAPE ARCHITECT MAY BE SO ADVISED.

○ GENERAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



○ EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



○ SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE SPECIFICATIONS

SMITH CREEK - PHASE 1A

WOODBURN, OREGON

471-001

REVISIONS	
NO.	DATE
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