



October 1, 2021

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

RE: Smith Creek Phase 2A (Tax Lot 052W130000109) final plans: street trees / common area (4th/2nd revised submittal and approval

Dear Mr. Will:

Staff reviewed the revised materials for the Phase 2A street trees and common area improvements submitted through the Director. 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](#).

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

Sincerely,

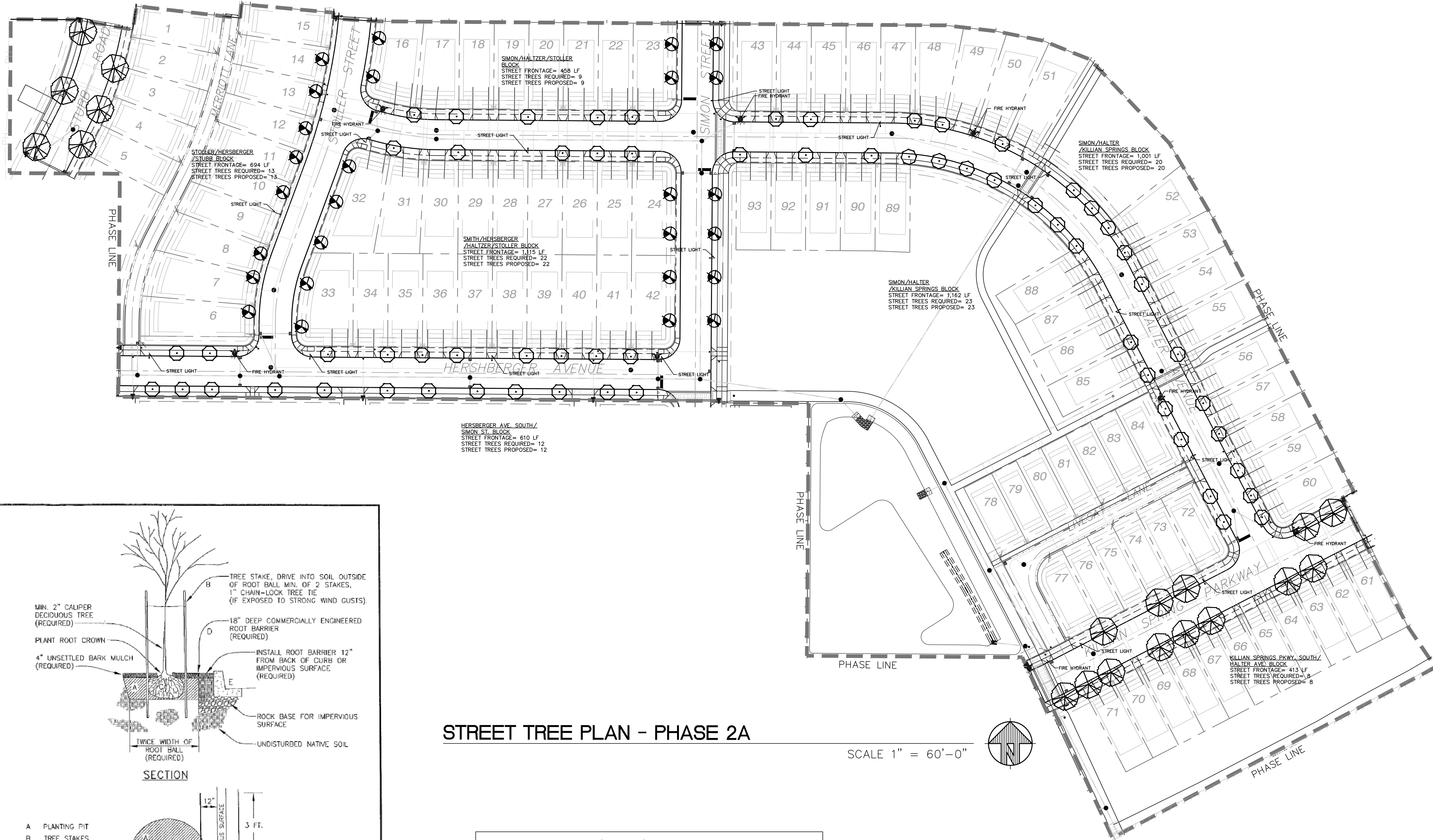
A handwritten signature in blue ink that reads 'Colin Cortes'.

Colin Cortes, AICP, CNU-A
Senior Planner

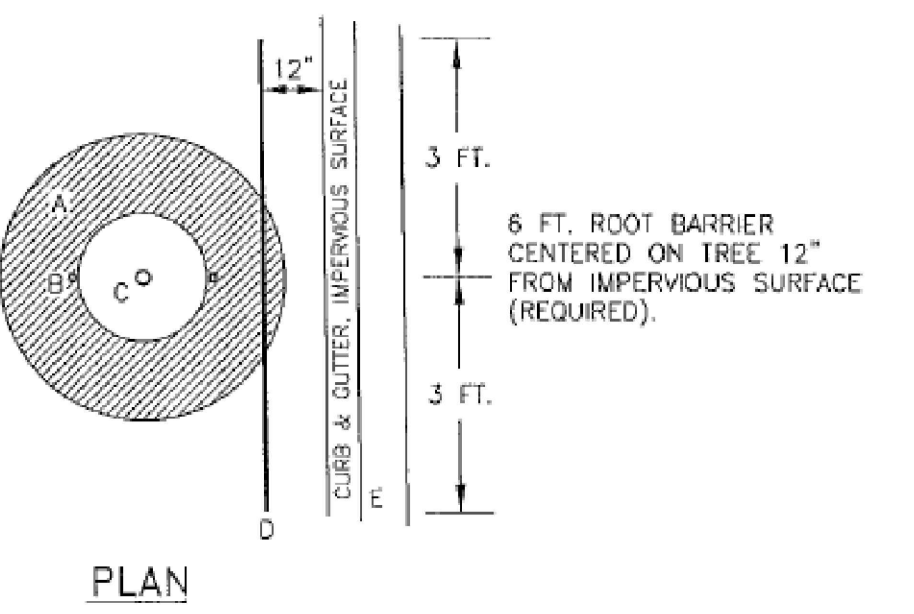
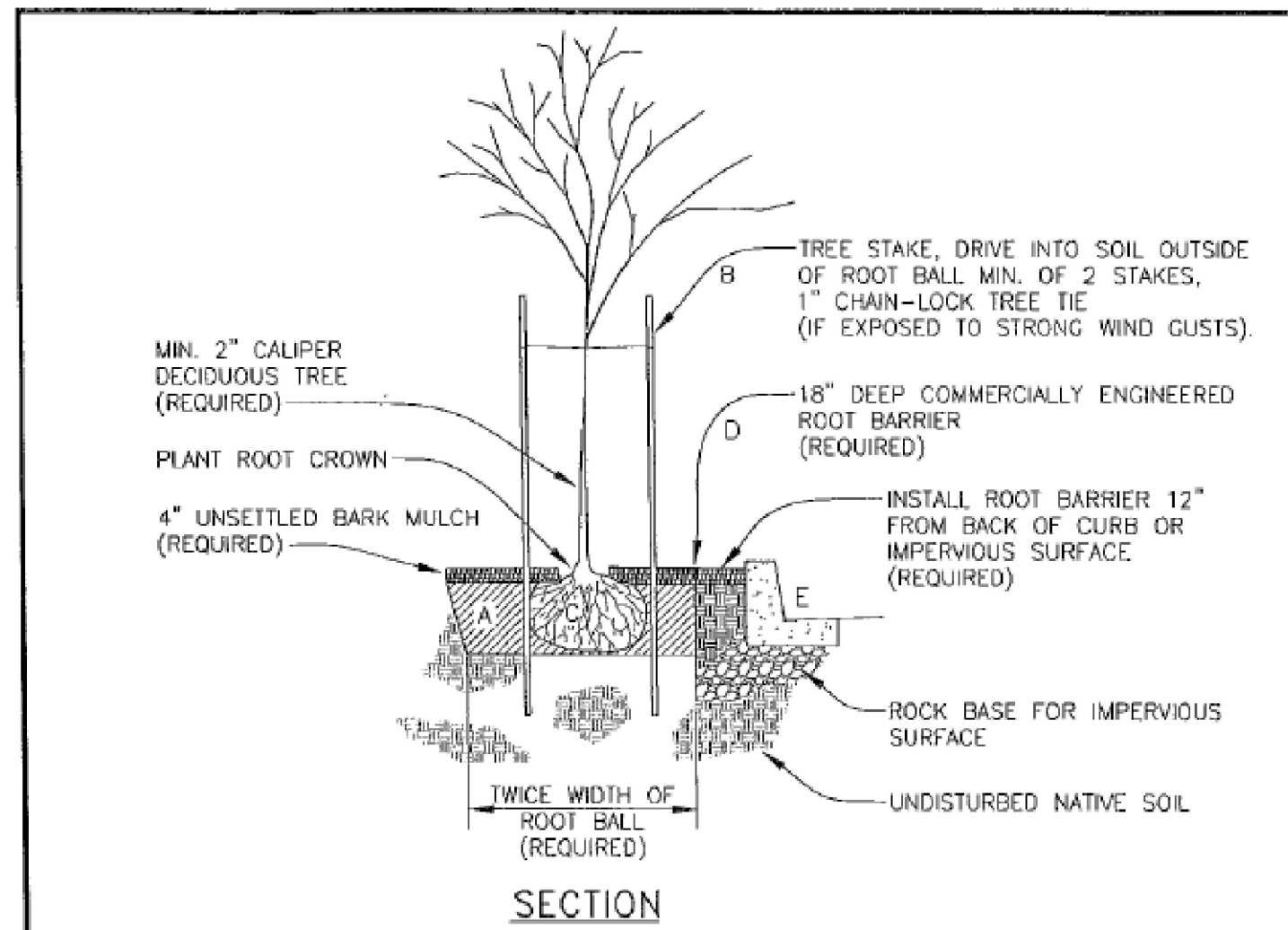
Enclosure: Approved Condition G5 Final Plans Phase 2A (6 sheets, L1.0-L6.0; September 17, 2021)

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

STURB RD. WEST
STREET FRONTAGE= 146 LF
STREET TREES REQUIRED= 3
STREET TREES PROPOSED= 3



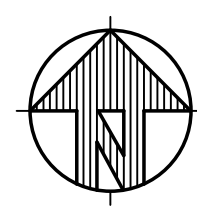
HERSBERGER AVE. SOUTH/
SIMON ST. BLOCK
STREET FRONTAGE= 610 LF
STREET TREES REQUIRED= 12
STREET TREES PROPOSED= 12



- A PLANTING PIT
- B TREE STAKES
- C ROOT BALL
- D 18" ROOT BARRIER
- E CURB OR IMPERVIOUS SURFACE

STREET TREE PLAN - PHASE 2A

SCALE 1" = 60'-0"



PLANT LIST: STREET TREES (PHASE 2A)					
SYMBOL	QTY.	LATIN NAME/ Common Name	SIZE	SPACING	MATURE HEIGHT
SMALL TREES					
	27	PYRUS CALLERYANA 'GLEN'S FORM' Chanticleer Flowering Pear	2" cal.	As Shown	35' ht.
	64	PARROTIA PERICA 'INGE'S RUBY VASE' Ruby Vase Parrotia	2" cal.	As Shown	35' ht.
MEDIUM TREES					
	19	ZELKOVA SERRATA 'GREEN VASE' Green Vase Zelkova	2" cal.	As Shown	45' ht.

TOTAL STREET TREES REQUIRED= 110
TOTAL STREET TREES PROPOSED= 110

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.

Smith Creek
Condition G5
Final Plans:
Phase 2A
Approved
Oct. 1, 2021
Sheet 1 of 6

**STREET TREE PLANTING
NEW CONSTRUCTION**

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

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

**EMERIO
Design**

2677 WILLAMETTE ROAD, SUITE 1A
EUGENE, OR 97401
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com

REGISTERED
L793
ERIN HOLSONBACK
OREGON
5/10/2013
EXP. 5/31/21
LANDSCAPE ARCHITECT

SHEET
L1.0
OF
6

STREET TREE PLAN

SMITH CREEK - PHASE 2A

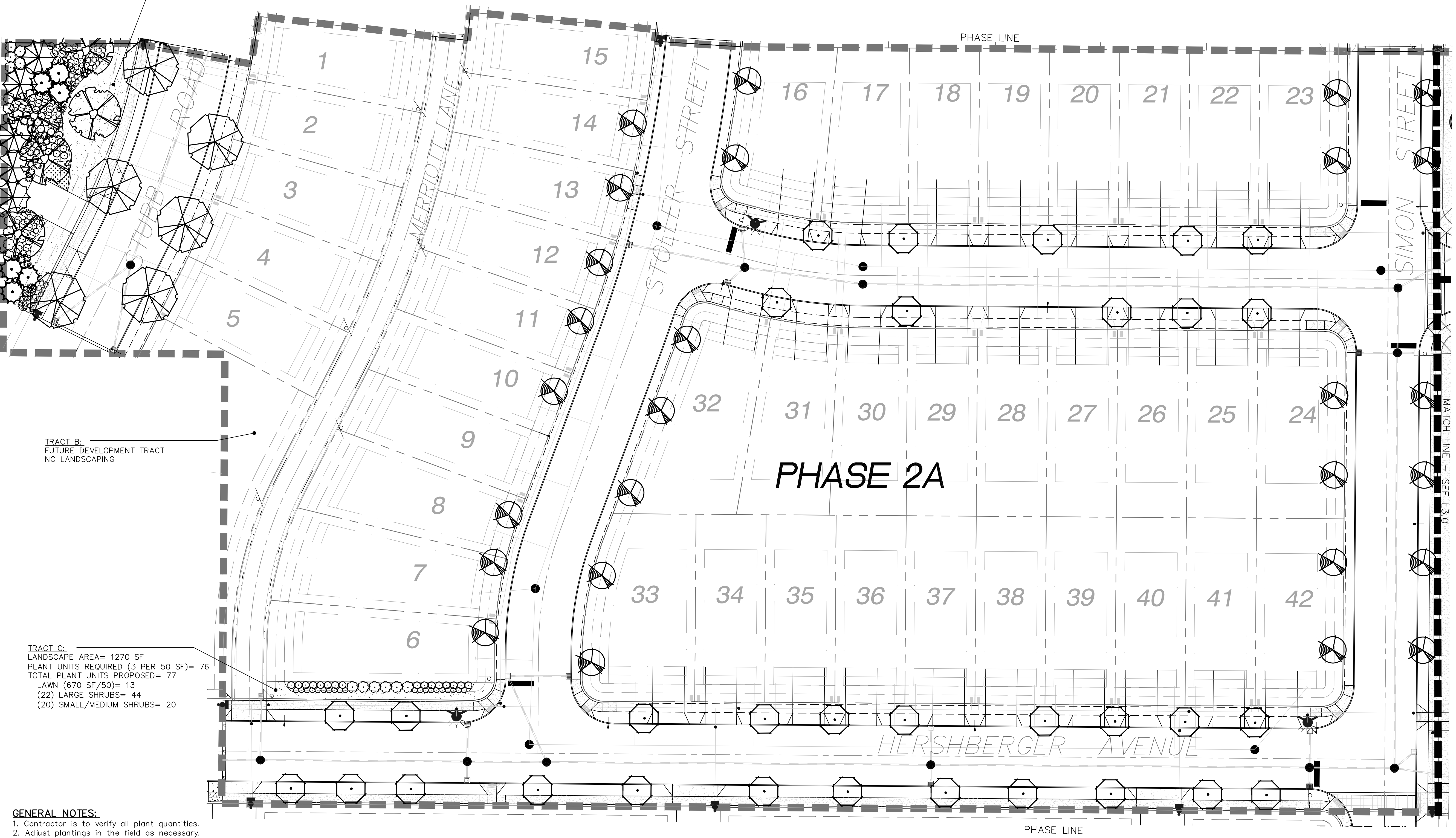
WOODBURN, OREGON

REVISIONS	
NO.	DESCRIPTION

TRACT A:
 LANDSCAPE AREA= 7,237 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 434
 TOTAL PLANT UNITS PROPOSED= 434
 LAWN (2,697 SF/50)= 54
 (16) LARGE TREES= 160
 (36) LARGE SHRUBS= 72
 (103) SMALL SHRUBS= 103
 (45) PERENNIALS= 45

TRACT B:
 FUTURE DEVELOPMENT TRACT
 NO LANDSCAPING

TRACT C:
 LANDSCAPE AREA= 1270 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 76
 TOTAL PLANT UNITS PROPOSED= 77
 LAWN (670 SF/50)= 13
 (22) LARGE SHRUBS= 44
 (20) SMALL/MEDIUM SHRUBS= 20



- 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.

LANDSCAPE PLAN - PHASE 2A

SCALE 1" = 30'-0"

Smith Creek
 Condition G5
 Final Plans:
 Phase 2A
 Approved
 Oct. 1, 2021
 Sheet 2 of 6

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

EMERIO Design

2677 WILLAMETTE ROAD, SUITE 1A
 EUGENE, OR 97401
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com

REGISTERED
 LA793
 ERIN HOLSONBACK
 OREGON
 8/10/2013
 EXP. 5/31/21
 LANDSCAPE ARCHITECT

NO.	DATE	DESCRIPTION

LANDSCAPE PLAN

SMITH CREEK - PHASE 2A

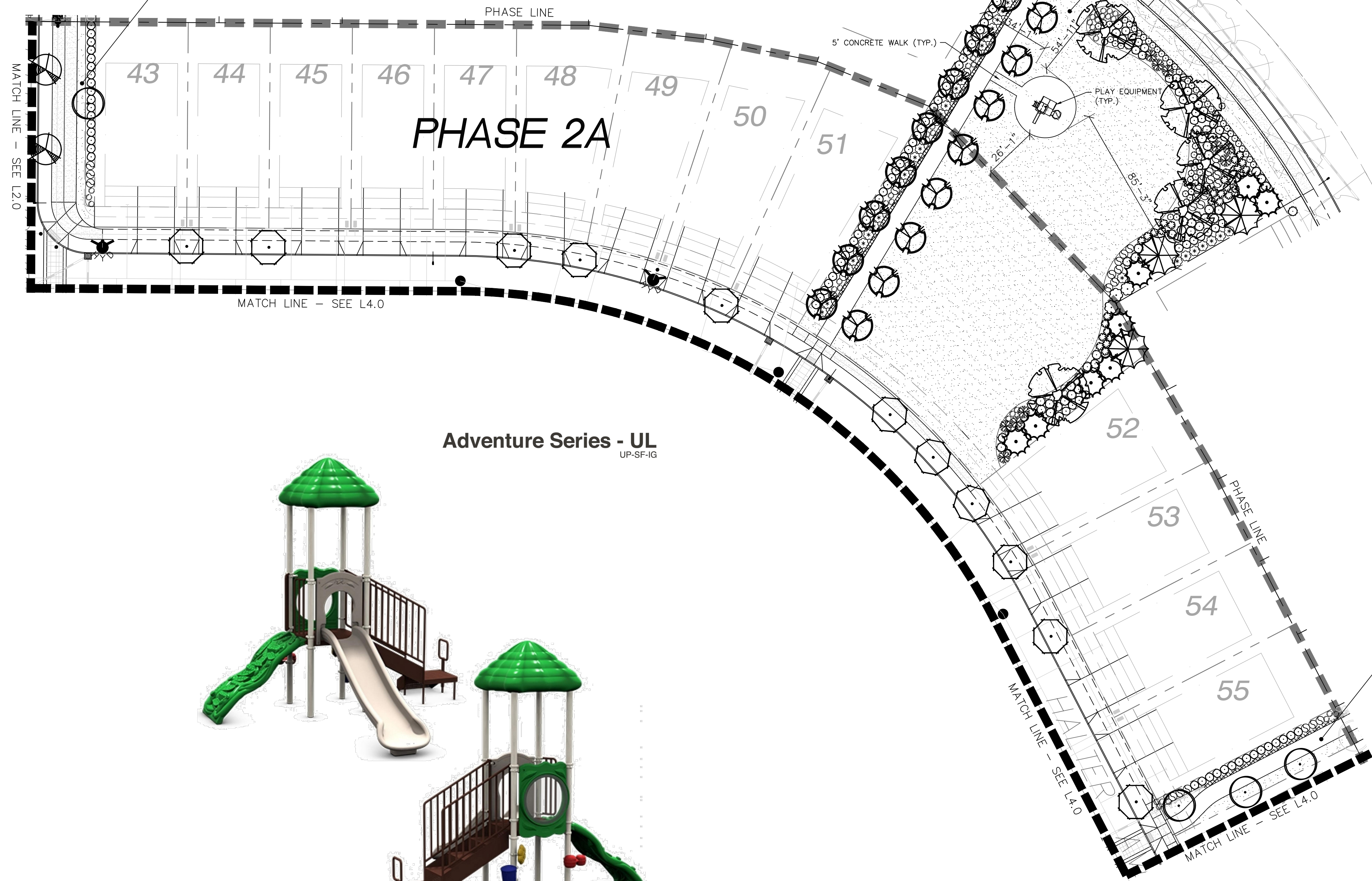
TRACT D:
 LANDSCAPE AREA= 878 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 53
 TOTAL PLANT UNITS PROPOSED= 53
 LAWN (454 SF/50)= 9
 (1) SMALL TREE= 4
 (17) LARGE SHRUBS= 34
 (3) SMALL SHRUBS= 3
 (3) PERENNIALS= 3

TRACT E:
 LANDSCAPE AREA= 17,295 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 1,038
 TOTAL PLANT UNITS PROPOSED= 1,038
 LAWN (9,395 SF/50)= 188
 (16) LARGE TREES= 160
 (18) MEDIUM TREES= 144
 (183) LARGE SHRUBS= 366
 (124) SMALL SHRUBS= 124
 (42) PERENNIALS= 42
 GROUNDCOVER (675 SF/50)= 14

PLANT LIST: OPEN SPACE TRACTS (PHASE 2A)				
SYMBOL	QTY.	SUGGESTED PLANT MATERIAL	SIZE	SPACING
SMALL TREES (<40' MATURE HEIGHT)				
○	4	QUERCUS ROBUR 'FASTIGIATA' Upright English Oak	10' ht. or 2" cal.	As Shown
MEDIUM TREES (40'-60' MATURE HEIGHT)				
○	51	ACER RUBRUM 'ARMSTRONG' Armstrong Red Maple	10' ht. or 2" cal.	As Shown
LARGE TREES (>60' MATURE HEIGHT)				
○	17	PSEUDOTSUGA MENSEZII Douglas Fir	5' ht.	As Shown
○	16	QUERCUS RUBRA Northern Red Oak	10' ht. or 2" cal.	As Shown
○	33	THUJA PLICATA Western Red Cedar	5' ht.	As Shown
SMALL/MEDIUM SHRUBS (<4' HEIGHT & WIDTH)				
○	101	ABELIA GRANDIFLORA 'EDWARD GOUCHER' Edward Goucher Abelia	1 gal.	4' o.c.
○	52	LEX OENATA 'CONVEXA' Convexa Japanese Holly	1 gal.	3' o.c.
○	133	MANONIA AQUIFOLIUM 'COMPACTA' Compact Oregon Grape	1 gal.	3' o.c.
○	200	SPIRAEA JAPONICA 'GOLDMOUND' Goldmound Spiraea	1 gal.	3' o.c.
○	90	VACCINIUM OVATUM Evergreen Huckleberry	1 gal.	4' o.c.
LARGE SHRUBS (>4' HEIGHT & WIDTH)				
○	49	MYRICA CALIFORNICA Pacific Wax Myrtle	3 gal.	6' o.c.
○	142	CISTIS 'BLANCHE' Blanche Rockrose	3 gal.	5' o.c.
○	32	SYRINGA PATULA 'MISS KIM' Miss Kim Korean Lilac	3 gal.	6' o.c.
○	312	VIBURNUM TINUS 'SPRING BOUQUET' Spring Bouquet Viburnum	3 gal.	4' o.c.
○	81	WEIGELA FLORIDA 'VAREGATA' Variegated Weigela	2 gal.	4' o.c.
GROUNDCOVER & PERENNIALS				
○	696	ARCTOSTAPHYLOS UVA-URSI Kinnikinnick	1 gal.	3' o.c.
○	175	PENNISETUM ALOPECUROIDES 'HAMELN' Hameln Dwarf Fountain Grass	1 gal.	3' o.c.
SEEDDED AREAS				
○		FINE LAWN See Specifications		Seed
○		ROUGH SEED See Specifications		Seed

NOTES:
 1. Shelter dimensions shown are approximate.
 2. Size playground area to provide minimum required fall zone area.

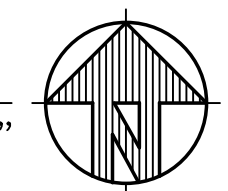
TRACT G:
 LANDSCAPE AREA= 1,181 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 71
 TOTAL PLANT UNITS PROPOSED= 71
 LAWN (628 SF/50)= 13
 (3) SMALL TREES= 12
 (15) LARGE SHRUBS= 30
 (6) SMALL SHRUBS= 6
 (8) PERENNIALS= 8
 GROUNDCOVER (108 SF/50)= 2



PROPOSED PLAY EQUIPMENT (OR EQUIVALENT)
 Recreation Services, Inc. NTS

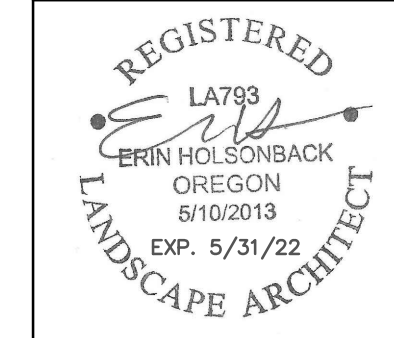
LANDSCAPE PLAN - PHASE 2A

SCALE 1" = 30'-0"



Smith Creek
 Condition G5
 Final Plans:
 Phase 2A
 Approved
 Oct. 1, 2021
 Sheet 3 of 6

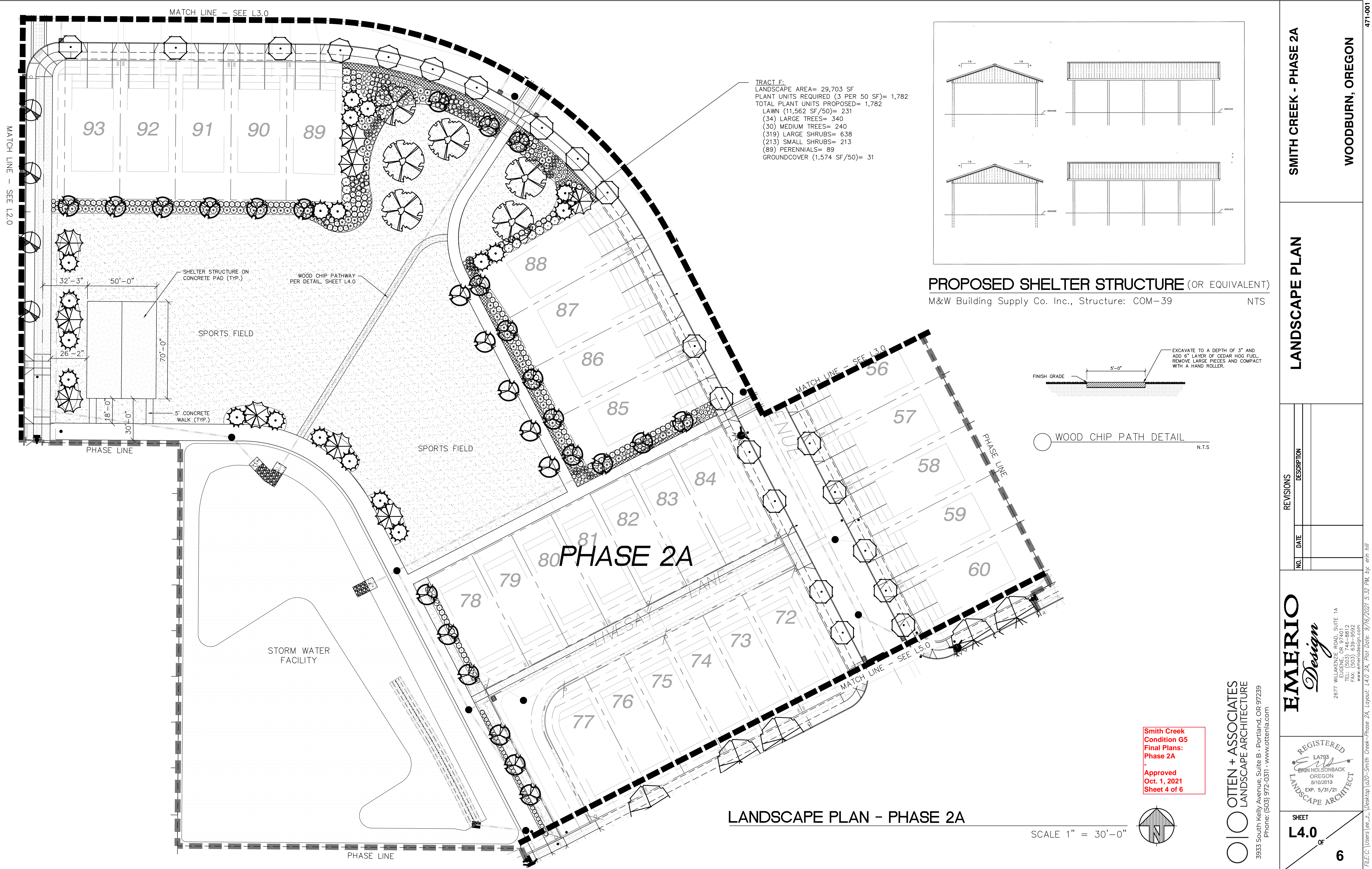
O O OTTEN + ASSOCIATES
 LANDSCAPE ARCHITECTURE
 3933 South Kelly Avenue, Suite B • Portland, OR 97239
 Phone: (503) 972-0311 • www.ottenla.com



SHEET
L3.0
 OF
6

LANDSCAPE PLAN
 SMITH CREEK - PHASE 2A

WOODBURN, OREGON



SMITH CREEK - PHASE 2A
 WOODBURN, OREGON

LANDSCAPE PLAN

NO.	DATE	DESCRIPTION

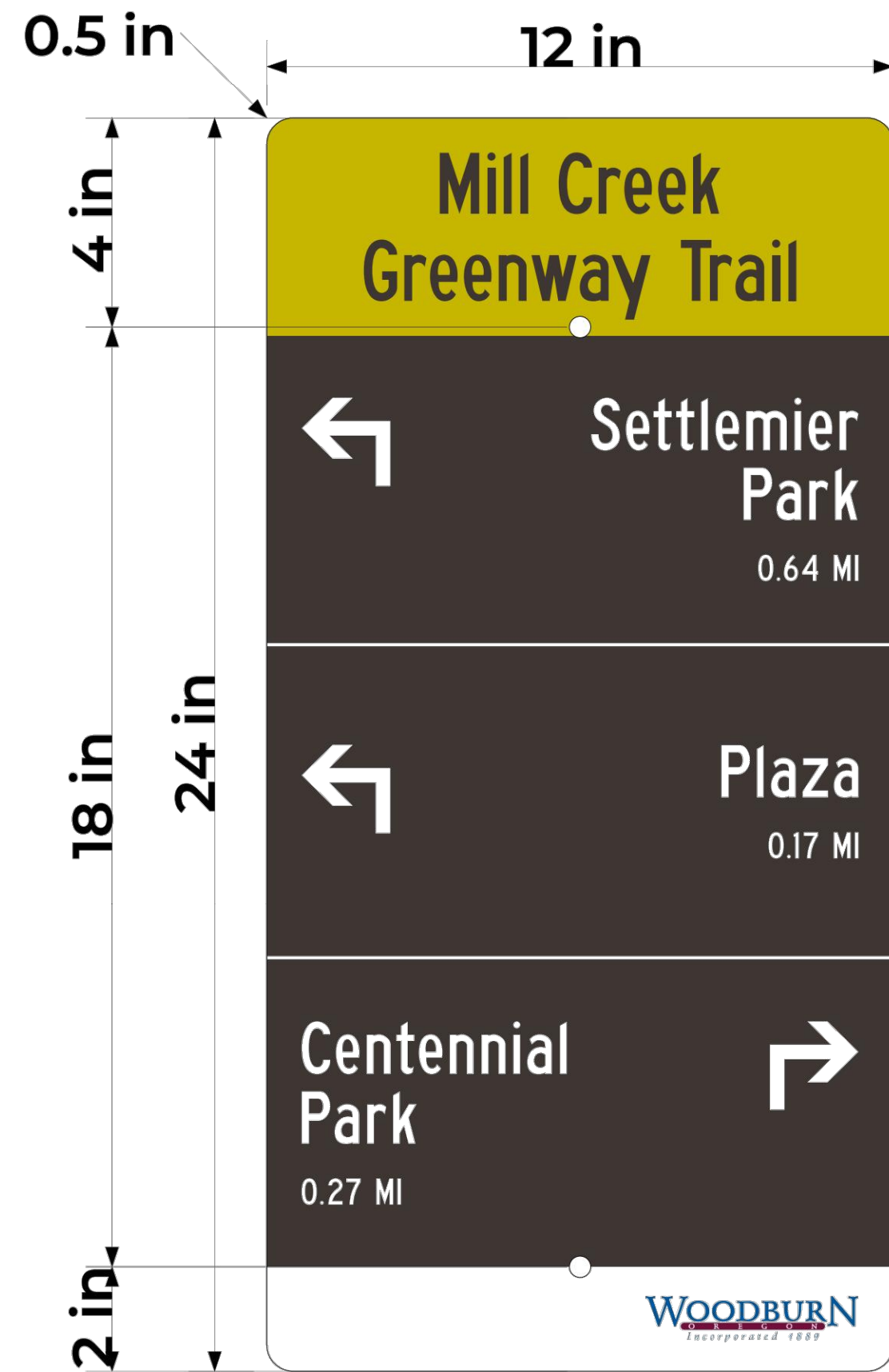
EMERIO Design
 2677 WILLAMETTE ROAD, SUITE 1A
 EUGENE, OR 97401
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com

REGISTERED
 L.A.793
 ERIN HOLSONBACK
 OREGON
 8/10/2013
 EXP. 5/31/21
 LANDSCAPE ARCHITECT

SHEET
L4.0
 OF
6

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

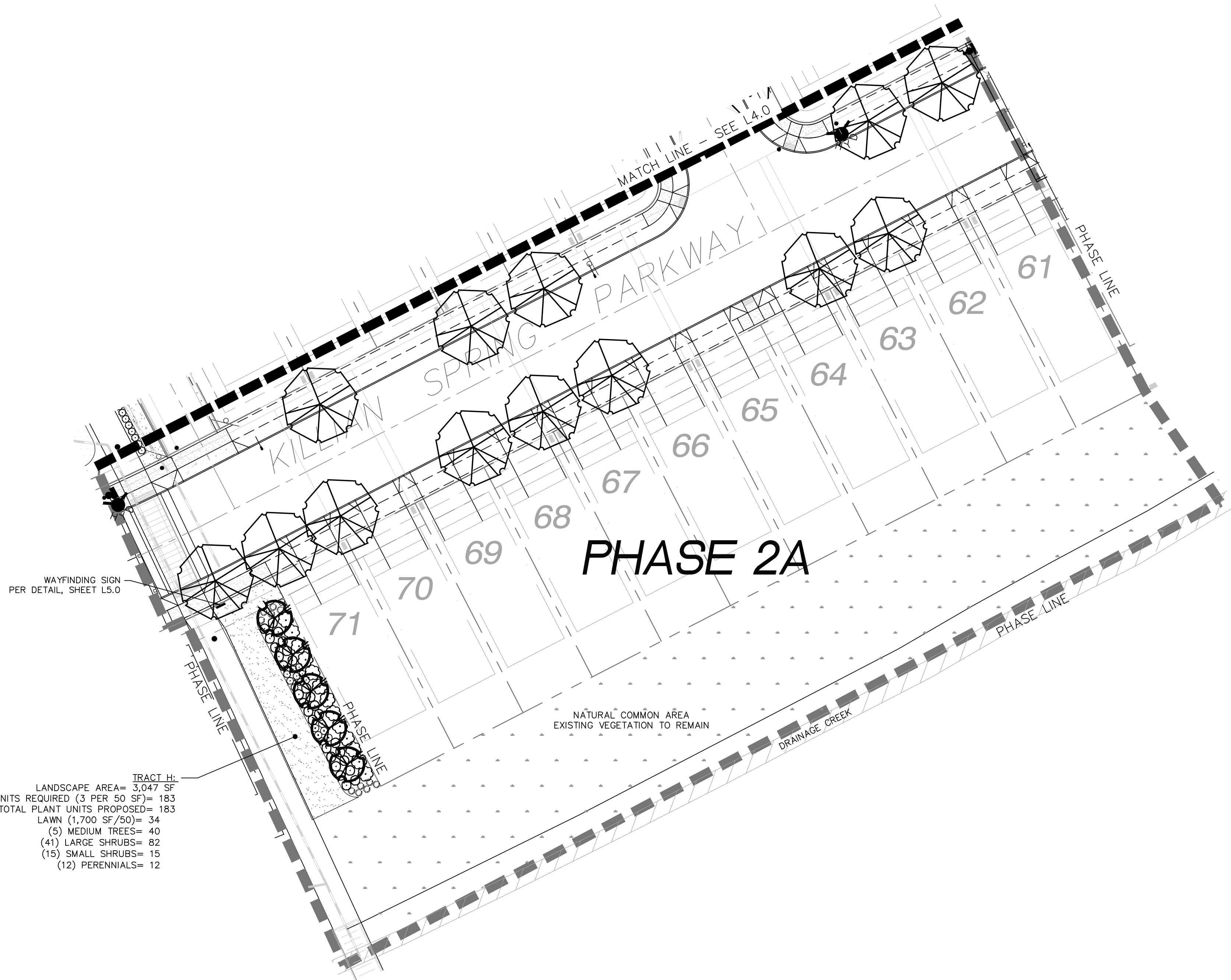
Smith Creek Condition G5 Final Plans: Phase 2A
 Approved
 Oct. 1, 2021
 Sheet 4 of 6



WAYFINDING SIGN DETAIL

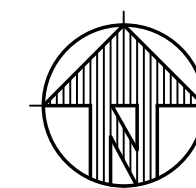
NTS

TRACT H:
 LANDSCAPE AREA= 3,047 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 183
 TOTAL PLANT UNITS PROPOSED= 183
 LAWN (1,700 SF/50)= 34
 (5) MEDIUM TREES= 40
 (41) LARGE SHRUBS= 82
 (15) SMALL SHRUBS= 15
 (12) PERENNIALS= 12



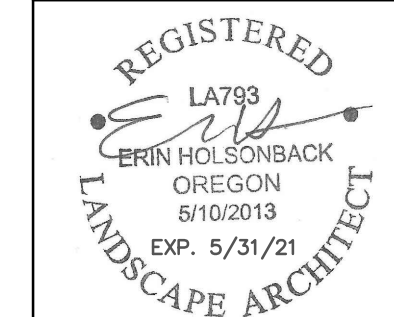
LANDSCAPE PLAN - PHASE 2A

SCALE 1" = 30'-0"



Smith Creek
 Condition G5
 Final Plans:
 Phase 2A
 Approved
 Oct. 1, 2021
 Sheet 5 of 6

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



EMERIO
Design
 2677 WILLAMETTE ROAD, SUITE 1A
 EUGENE, OR 97401
 TEL: (503) 746-8812
 FAX: (503) 639-9582
 www.emeriodesign.com

REVISIONS	
NO.	DATE

LANDSCAPE PLAN

SMITH CREEK - PHASE 2A
 WOODBURN, OREGON

SHEET
L5.0
 OF
6

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.

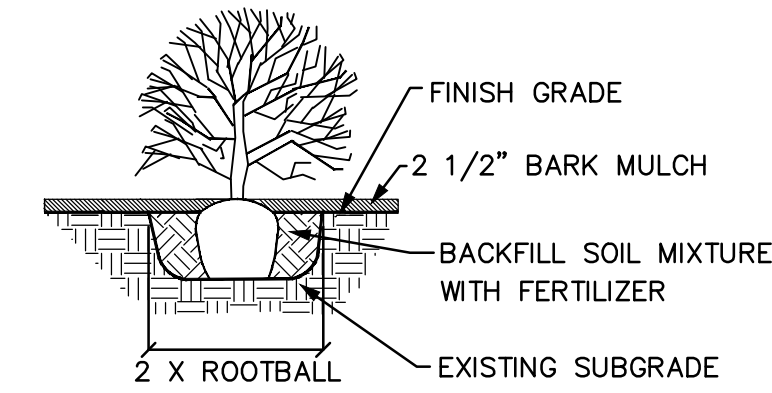
SEED: Bluetag grass seed conforming to applicable State laws. No noxious weed seeds. Submit Guaranteed analysis.
Fine Lawn Seed Mix: To contain 50% Top Hat Perennial Ryegrass, 30% Derby Supreme Ryegrass, 20% Longfellow Chewings Fescue (Hobbs and Hopkins Pro-Time 303 Lawn Mix or as approved) Sow Seed at 5 lbs. / 1000 sq. ft.

MAINTENANCE OF SEEDED AREAS:

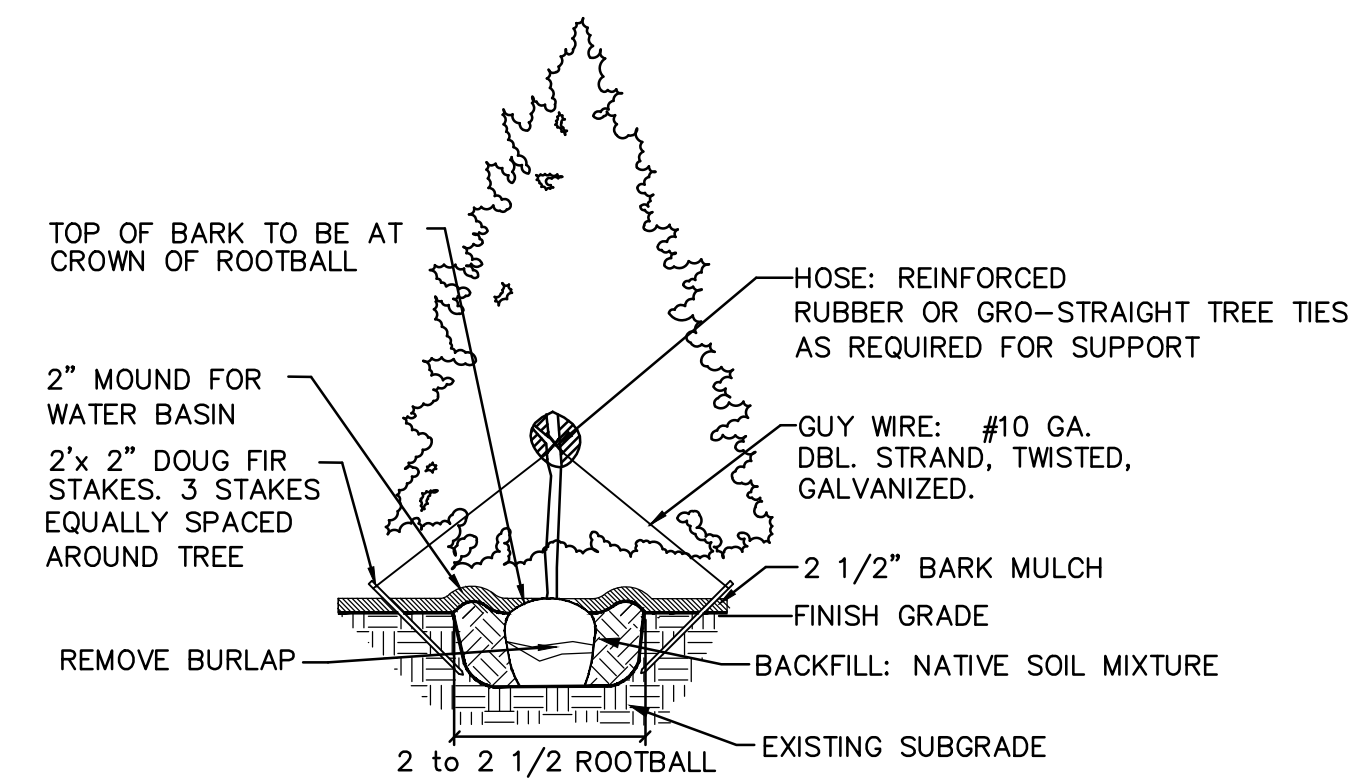
Fine Lawn Areas: The lawn areas shall be maintained by watering, mowing, reseeding, and weeding for a minimum of 60 days after seeding. After 30 days, or after the second mowing, apply Commercial Fertilizer Mix "C" at 5 lbs. per 1,000 sq. ft. Mow and keep at 1 1/2" to 2" in height. Remove clippings and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

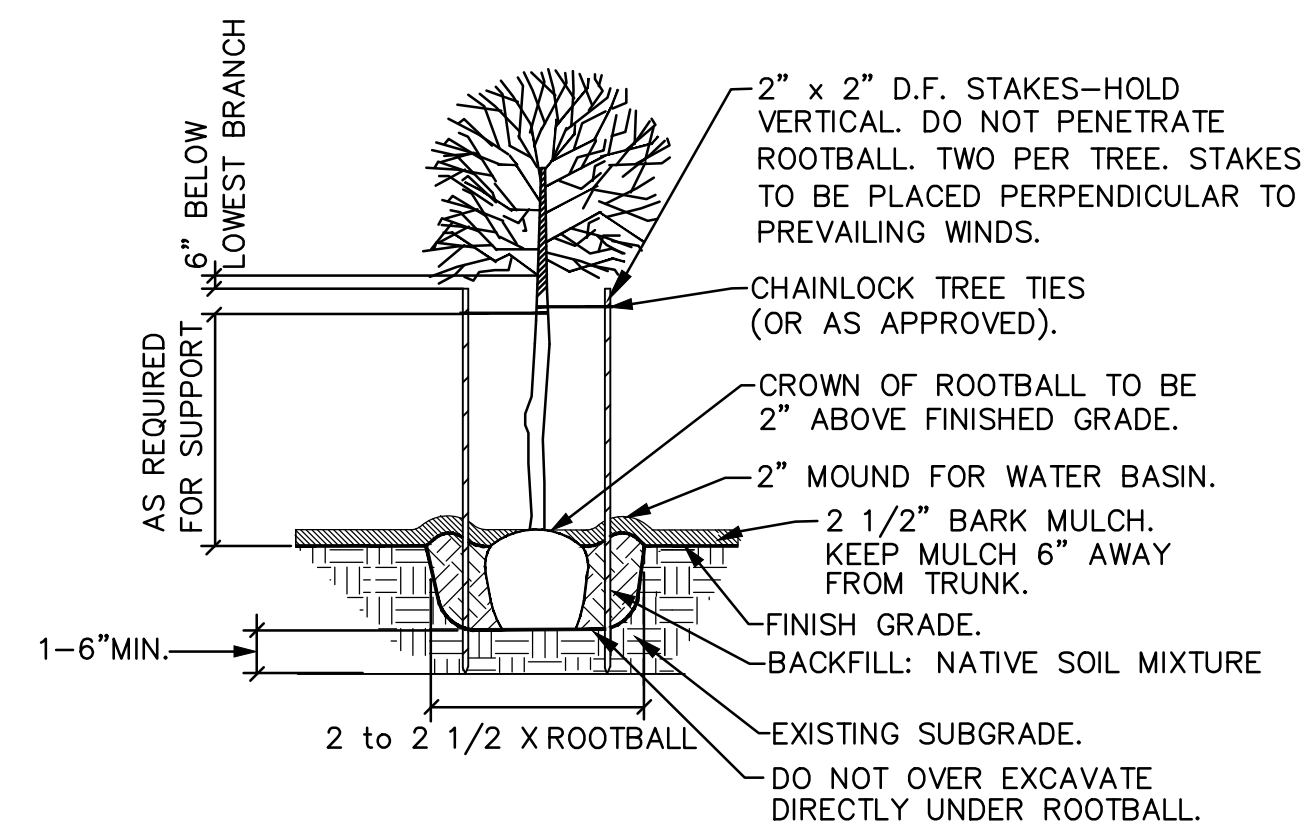
CLEAN-UP: At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean,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



○ SHRUB PLANTING DETAIL
NOT TO SCALE



○ EVERGREEN TREE PLANTING DETAIL
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.

SMITH CREEK - PHASE 2A

LANDSCAPE DETAILS & SPECIFICATIONS

WOODBURN, OREGON

471-001

REVISIONS DESCRIPTION

NO. DATE

EMERIO Design
 2677 WILKINSON ROAD, SUITE 1A
 EUGENE, OR 97401
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com

REGISTERED
 LA793
 ERIN HOLSONBACK
 OREGON
 8/10/2013
 EXP. 5/31/21
 LANDSCAPE ARCHITECT

SHEET
L6.0 OF
6

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

Smith Creek
 Condition G5
 Final Plans:
 Phase 2A
 -
 Approved
 Oct. 1, 2021
 Sheet 6 of 6

FILE:C:\Users\Justin\SynologyDrive\Projects\PLANNING\Misc2020\Smith Creek -Phase 2A, Layout: 16.0 2A, Plot Date: 4/8/2021 3:45 PM, by: Justin