



November 6, 2020

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

RE: Smith Creek Phase 2B (Tax 052W13 0000107) final plans: common area / greenway redlined approval

Dear Mr. Will:

Staff reviewed the materials for the Phase 2B improvements to the Mill Creek Greenway, other parkland, and common areas. The Planning Division approves them with Sheet L3.0 redlines.

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.

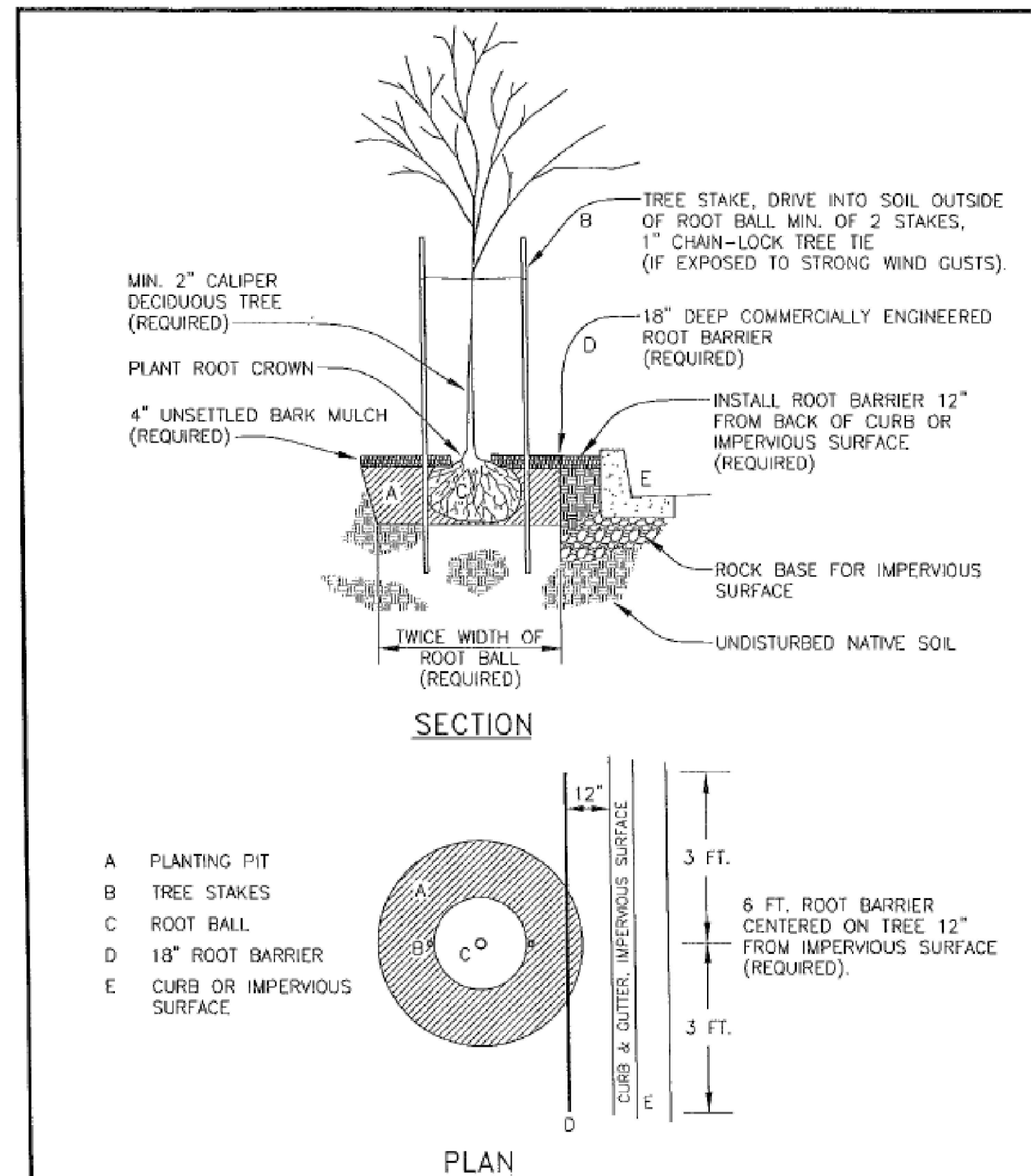
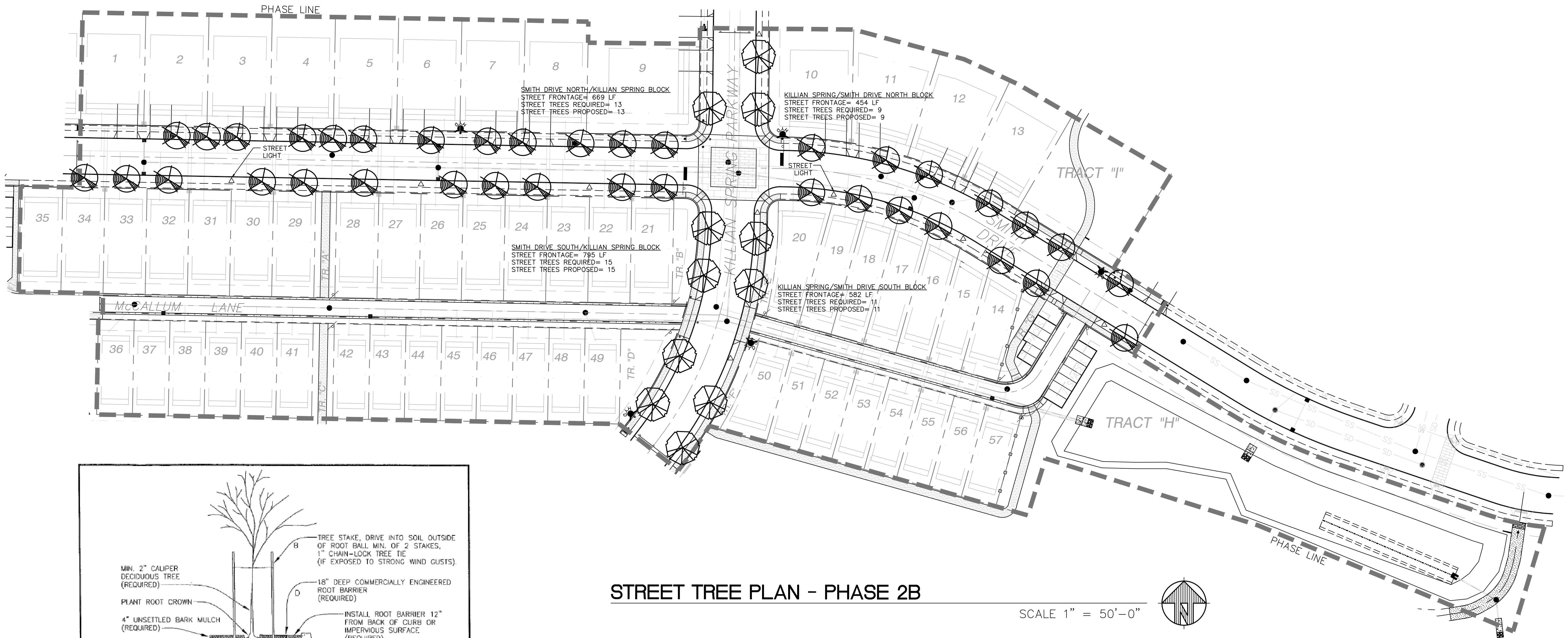
Sincerely,

A handwritten signature in blue ink that reads "Colin Cortes". The signature is written in a cursive style.

Colin Cortes, AICP, CNU-A
Senior Planner

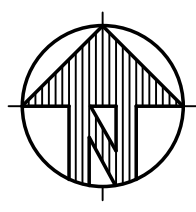
Enclosure: Approved Condition G5 Final Plans Phase 2B (5 sheets, L1.0-L5.0; March 24, 2020; Sheet L3.0 redlined November 6, 2020)

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



STREET TREE PLAN - PHASE 2B

SCALE 1" = 50'-0"



PLANT LIST: STREET TREES (PHASE 2B)

SYMBOL	QTY.	LATIN NAME / Common Name	SIZE	SPACING	MATURE HEIGHT
SMALL TREES					
	37	PYRUS CALLERYANA 'GLEN'S FORM' / Chanticleer Flowering Pear	2" cal.	As Shown	35' ht.
MEDIUM TREES					
	11	ZELKOVA SERRATA 'GREEN VASE' / Green Vase Zelkova	2" cal.	As Shown	45' ht.

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.

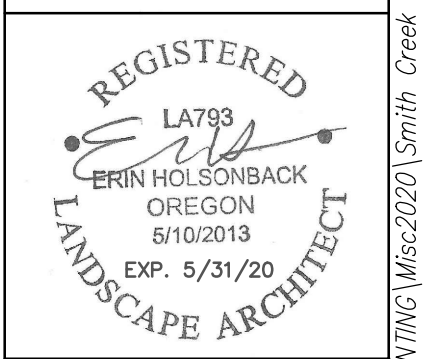
TOTAL STREET TREES REQUIRED=48
 TOTAL STREET TREES PROPOSED= 48

SMITH CREEK - PHASE 2B
 WOODBURN, OREGON

STREET TREE PLAN

NO.	DATE	DESCRIPTION

EMERIO Design
 2677 WILLAMETTE ROAD, SUITE 1A
 PORTLAND, OREGON 97239
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com



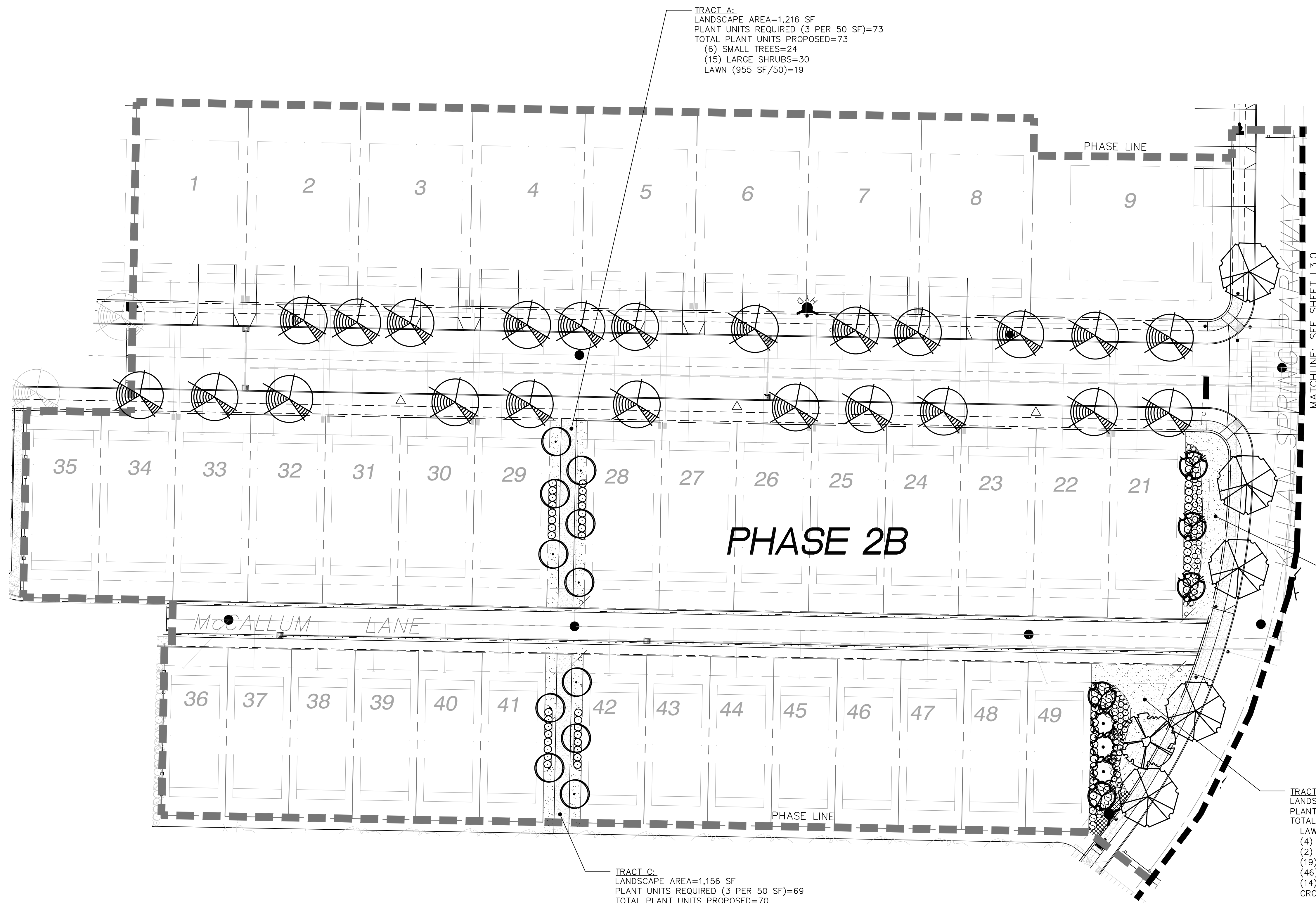
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**STREET TREE PLANTING
 NEW CONSTRUCTION**

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

Smith Creek
 Condition G5
 Final Plans:
 Phase 2B
 Approved
 Nov. 6, 2020
 Sheet 1 of 5

OTTEN & Associates Landscape Architecture, LLC
 3933 SW Kelly Avenue, Suite B • Portland, Oregon 97239
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TRACT A:
 LANDSCAPE AREA=1,216 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)=73
 TOTAL PLANT UNITS PROPOSED=73
 (6) SMALL TREES=24
 (15) LARGE SHRUBS=30
 LAWN (955 SF/50)=19

PLANT LIST: OPEN SPACE TRACTS (PHASE 2B)

SYMBOL	QTY.	SUGGESTED PLANT MATERIAL	SIZE	SPACING
SMALL TREES (<40' MATURE HEIGHT)				
11		CARPINUS BETULUS 'FRANS FONTAINE' Frans Fontaine Hornbeam	10' ht. or 2" cal.	As Shown
8		PYRUS CALLERYANA 'OLEN'S FORM' Chanticleer Flowering Pear	10' ht. or 2" cal.	As Shown
MEDIUM TREES (40'-60' MATURE HEIGHT)				
12		ACER RUBRUM 'ARMSTRONG' Armstrong Red Maple	10' ht. or 2" cal.	As Shown
5		LIRIODENDRON TULIPIFERA Tulip Tree	10' ht. or 2" cal.	As Shown
2		TILIA CORDATA 'GREENSPIRE' Greenspire Linden	10' ht. or 2" cal.	As Shown
LARGE TREES (>60' MATURE HEIGHT)				
6		FRAXINUS LATIFOLIA Oregon Ash	10' ht. or 2" cal.	As Shown
11		PSEUDOTSUGA MENSIEZII Douglas Fir	5' ht.	As Shown
4		QUERCUS RUBRA Northern Red Oak	10' ht. or 2" cal.	As Shown
14		THUJA PLICATA Western Red Cedar	5' ht.	As Shown
SMALL/MEDIUM SHRUBS (<4' HEIGHT & WIDTH)				
92		ABELIA GRANDIFLORA 'ROSE CREEK' Rose Creek Abelia	1 gal.	4' o.c.
53		ILEX GLABRA 'SHAMROCK' Shamrock Hollyherry	1 gal.	3' o.c.
121		MAHONIA AQUIFOLIUM 'COMPACTA' Compact Oregon Grape	1 gal.	3' o.c.
163		SPIRAEA BETULIFOLIA 'GLOW GIRL' Glow Girl Birchleaf Spiraea	1 gal.	3' o.c.
88		YACONINUM OVATUM Evergreen Huckleberry	1 gal.	4' o.c.
LARGE SHRUBS (>4' HEIGHT & WIDTH)				
19		MYRICA CALIFORNICA Pacific Wax Myrtle	3 gal.	6' o.c.
28		GISTUS 'BLANCHE' Blanche Rockrose	3 gal.	5' o.c.
12		SYRINGA PATULA 'MISS KIM' Miss Kim Korean Lilac	3 gal.	6' o.c.
174		VIBURNUM TINUS 'SPRING BOUQUET' Spring Bouquet Viburnum	3 gal.	4' o.c.
29		WEIGELA FLORIDA 'VARIEGATA' Variegated Weigela	2 gal.	4' o.c.
GROUNDCOVER & PERENNIALS				
156		ARCTOSTAPHYLOS UVA-URSI Kinnikinnick	1 gal.	3' o.c.
111		PENNISETUM ALOPECUROIDES 'HAMELIN' Hamelin Dwarf Fountain Grass	1 gal.	3' o.c.
SEEDED AREAS				
		FINE LAWN See Specifications	Seed	
		ROUGH SEED See Specifications	Seed	

TRACT B:
 LANDSCAPE AREA=2,185 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)=131
 TOTAL PLANT UNITS PROPOSED=131
 LAWN (1,431 SF/50)=29
 (3) MEDIUM TREES= 24
 (20) LARGE SHRUBS= 40
 (32) SMALL/MEDIUM SHRUBS= 32
 (6) PERENNIALS= 6
 GROUNDCOVER (0 SF/50)= 0

TRACT D:
 LANDSCAPE AREA=3,178 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)=191
 TOTAL PLANT UNITS PROPOSED=191
 LAWN (1,779 SF/50)=36
 (4) LARGE TREES=40
 (2) MEDIUM TREES= 16
 (19) LARGE SHRUBS= 38
 (46) SMALL/MEDIUM SHRUBS= 46
 (14) PERENNIALS= 14
 GROUNDCOVER (113 SF/50)= 2

TRACT C:
 LANDSCAPE AREA=1,156 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)=69
 TOTAL PLANT UNITS PROPOSED=70
 (5) SMALL TREES=20
 (16) LARGE SHRUBS=32
 LAWN (912 SF/50)=18

- 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 2B

SCALE 1" = 30'-0"

SMITH CREEK - PHASE 2B

WOODBURN, OREGON

LANDSCAPE PLAN

NO.	DATE	DESCRIPTION

EMERIO Design

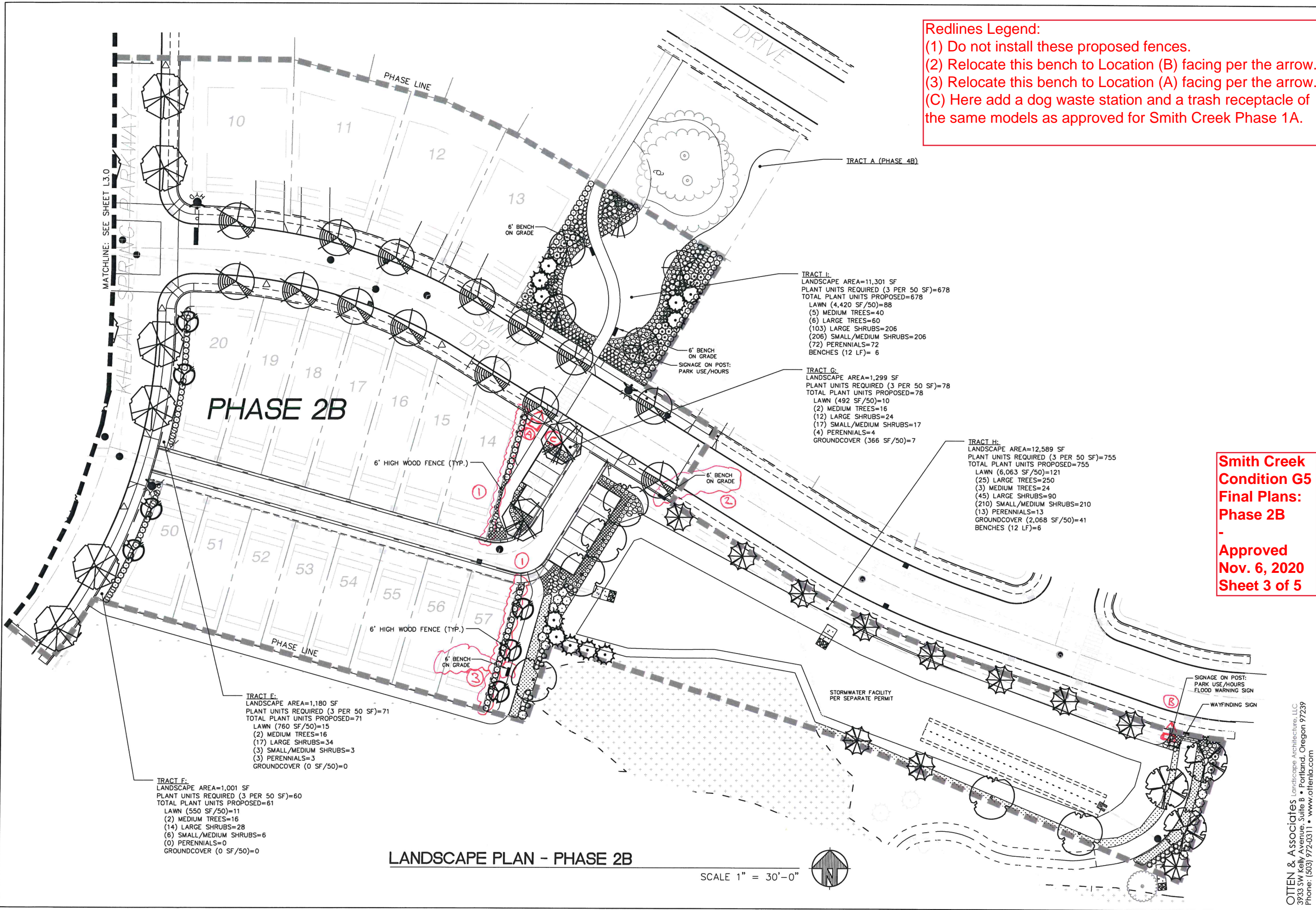
2677 WILKINSON ROAD, SUITE 1A
 EUGENE, OR 97401
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com

REGISTERED
 LA793
 ERIN HOLSOMBACK
 OREGON
 8/10/2013
 EXP. 5/31/20
 LANDSCAPE ARCHITECT

Smith Creek
 Condition G5
 Final Plans:
 Phase 2B
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 Sheet 2 of 5

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Redlines Legend:
 (1) Do not install these proposed fences.
 (2) Relocate this bench to Location (B) facing per the arrow.
 (3) Relocate this bench to Location (A) facing per the arrow.
 (C) Here add a dog waste station and a trash receptacle of the same models as approved for Smith Creek Phase 1A.

**Smith Creek
 Condition G5
 Final Plans:
 Phase 2B**
 -
**Approved
 Nov. 6, 2020
 Sheet 3 of 5**

TRACT E:
 LANDSCAPE AREA=1,180 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)=71
 TOTAL PLANT UNITS PROPOSED=71
 LAWN (760 SF/50)=15
 (2) MEDIUM TREES=16
 (17) LARGE SHRUBS=34
 (3) SMALL/MEDIUM SHRUBS=3
 (3) PERENNIALS=3
 GROUNDCOVER (0 SF/50)=0

TRACT F:
 LANDSCAPE AREA=1,001 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)=60
 TOTAL PLANT UNITS PROPOSED=61
 LAWN (550 SF/50)=11
 (2) MEDIUM TREES=16
 (14) LARGE SHRUBS=28
 (6) SMALL/MEDIUM SHRUBS=6
 (0) PERENNIALS=0
 GROUNDCOVER (0 SF/50)=0

TRACT I:
 LANDSCAPE AREA=11,301 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)=678
 TOTAL PLANT UNITS PROPOSED=678
 LAWN (4,420 SF/50)=88
 (5) MEDIUM TREES=40
 (6) LARGE TREES=60
 (103) LARGE SHRUBS=206
 (206) SMALL/MEDIUM SHRUBS=206
 (72) PERENNIALS=72
 BENCHES (12 LF)= 6

TRACT G:
 LANDSCAPE AREA=1,299 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)=78
 TOTAL PLANT UNITS PROPOSED=78
 LAWN (492 SF/50)=10
 (2) MEDIUM TREES=16
 (12) LARGE SHRUBS=24
 (17) SMALL/MEDIUM SHRUBS=17
 (4) PERENNIALS=4
 GROUNDCOVER (366 SF/50)=7

TRACT H:
 LANDSCAPE AREA=12,589 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)=755
 TOTAL PLANT UNITS PROPOSED=755
 LAWN (6,063 SF/50)=121
 (25) LARGE TREES=250
 (3) MEDIUM TREES=24
 (45) LARGE SHRUBS=90
 (210) SMALL/MEDIUM SHRUBS=210
 (13) PERENNIALS=13
 GROUNDCOVER (2,068 SF/50)=41
 BENCHES (12 LF)=6

LANDSCAPE PLAN - PHASE 2B

SCALE 1" = 30'-0"

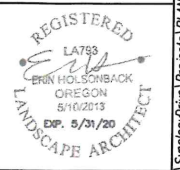


SMITH CREEK - PHASE 2B

LANDSCAPE PLAN

NO.	DATE	REVISIONS	DESCRIPTION
			staff redline Nov. 6, 2020

**EMERIO
 Design**



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FILE: C:\Users\ecj... \SynologyDrive\Projects\PLANNING\Misc\2020\Smith Creek (Phase 2B & C)\20-Smith Creek-Phase 2B-C_Layou: L3.0 2B_Plot Date: 3/24/2020 2:05 PM, Dyr: em nhl 471-001



WAYFINDING SIGN

TRACT H

NTS



PARK USE/HOURS SIGN

QUANTITY PROPOSED: 2

NTS



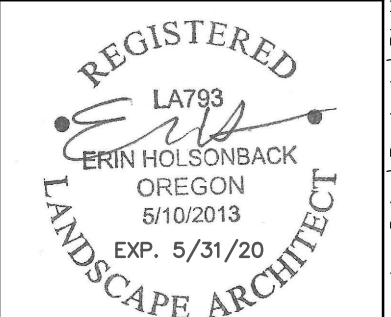
FLOOD WARNING SIGN

QUANTITY PROPOSED: 1

NTS

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 3933 SW Kelly Avenue, Suite B • Portland, Oregon 97239
 Phone: (503) 972-0311 • www.ottenca.com

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 EUGENE, OR 97401
 TEL: (503) 746-8812
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L4.0 OF **5**

Smith Creek Condition G5 Final Plans: Phase 2B
 -
Approved Nov. 6, 2020
 Sheet 4 of 5

SIGNAGE DETAILS

SMITH CREEK - PHASE 2B

WOODBURN, OREGON

NO.	DATE	DESCRIPTION

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. 260.1 – 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.

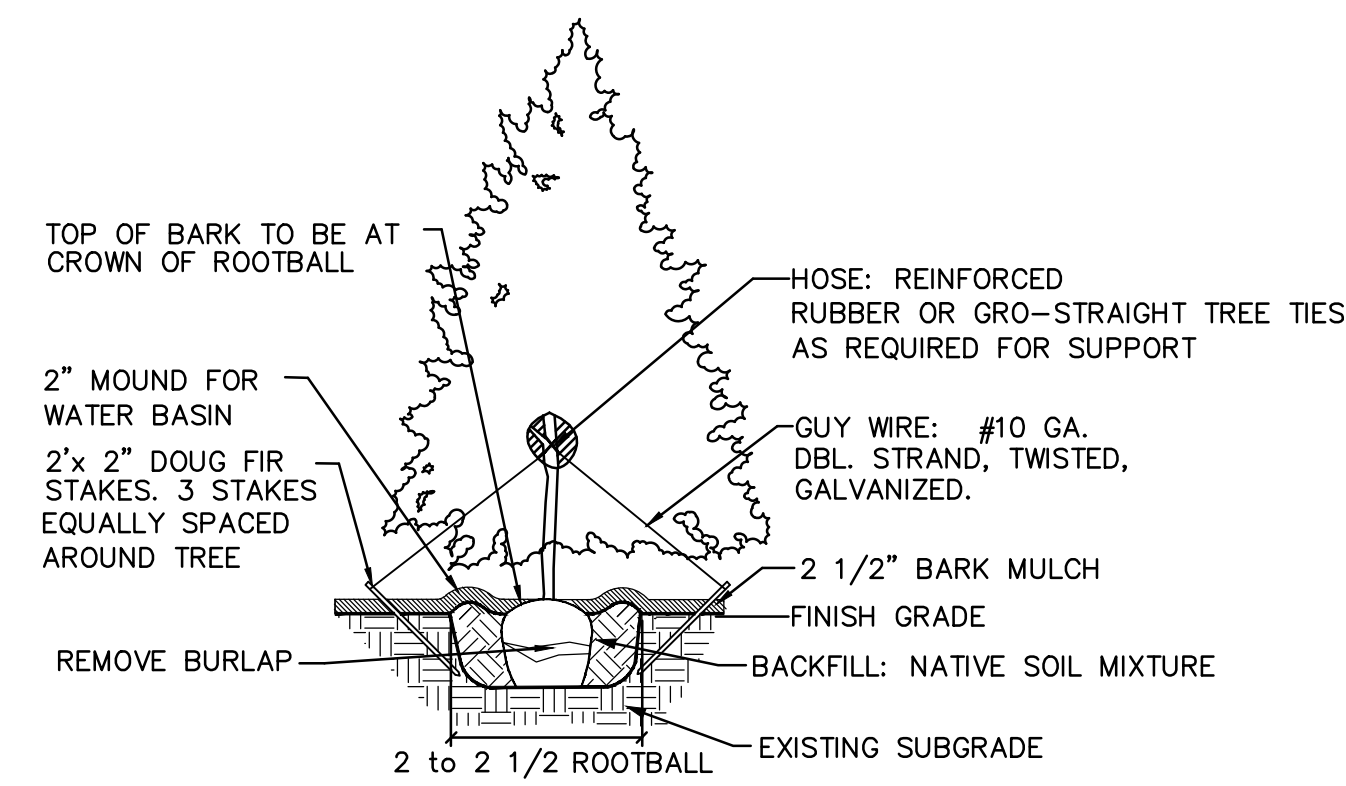
Rough Seed Mix: Hobbs and Hopkins Pro-Time 404 Native Upland Mix with Color, or approved equal. Sow at 1 lbs. Per 1,000 sq.ft.

MAINTENANCE OF SEEDED AREAS:

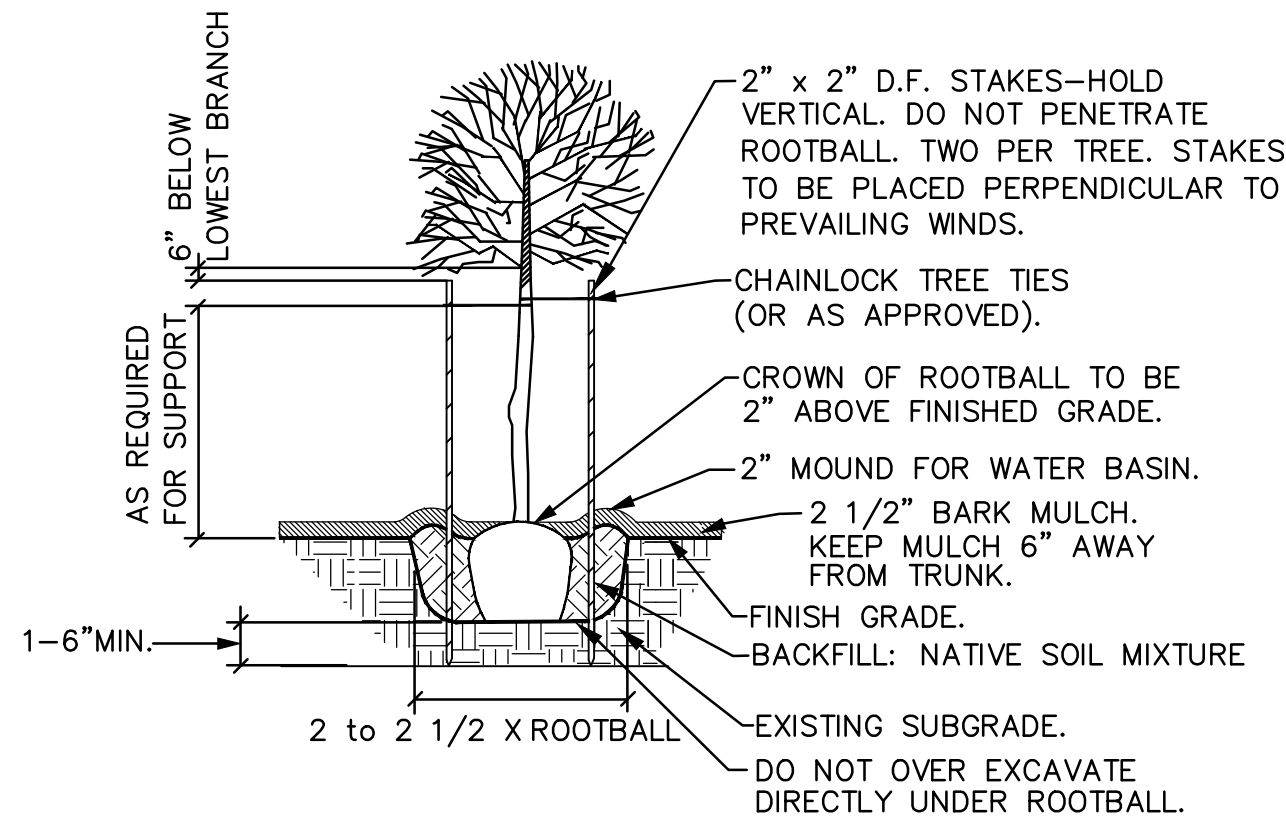
Fine Lawn Areas: The lawn areas shall be maintained by watering, mowing, reseeding, and weeding for a minimum of 60 days after seeding. After 30 days, or after the second mowing, apply Commercial Fertilizer Mix "C" at 5 lbs. per 1,000 sq. ft. Mow and keep at 1 1/2" to 2" in height. Remove clippings and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



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



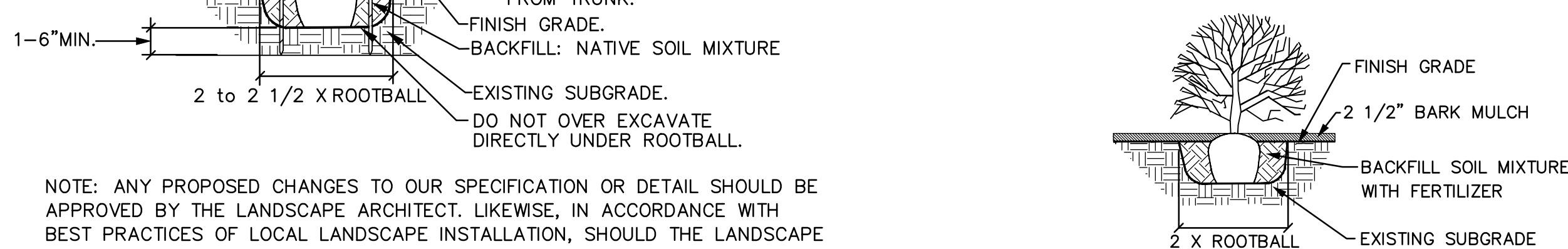
NOTE: ANY PROPOSED CHANGES TO OUR SPECIFICATION OR DETAIL SHOULD BE APPROVED BY THE LANDSCAPE ARCHITECT. LIKEWISE, IN ACCORDANCE WITH BEST PRACTICES OF LOCAL LANDSCAPE INSTALLATION, SHOULD THE LANDSCAPE CONTRACTOR FIND A PREFERRED ALTERNATE METHOD, THE LANDSCAPE ARCHITECT MAY BE SO ADVISED.

GENERAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



BENCH DETAIL
NTS

MANUFACTURER: DUMOR
MODEL: 88-60PL RECYCLED PLASTIC
PLASTIC LUMBER COLOR: CEDAR
BASE COLOR: POWDER COATED BLACK
QUANTITY PROPOSED: 4



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE DETAILS & SPECIFICATIONS

SMITH CREEK - PHASE 2B

WOODBURN, OREGON

471-001

REVISIONS	
NO.	DESCRIPTION

EMERIO Design
2677 WILKINSON ROAD, SUITE 1A
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SHEET
L5.0 OF 5