



November 12, 2020

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

RE: Smith Creek Phase 2C (Tax Lot 052W13 0000100) final plans: common area approval

Dear Mr. Will:

Staff reviewed the materials for the Phase 2C improvements to common areas. 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 2C (3 sheets, L1.0-L3.0; March 13, 2020)

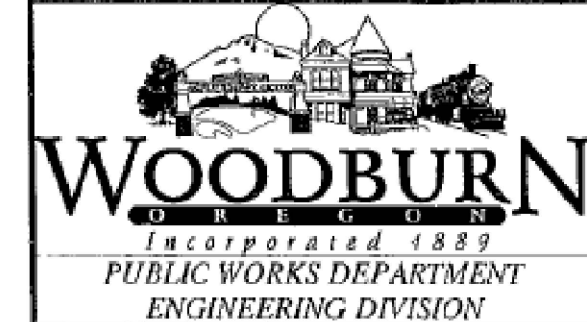
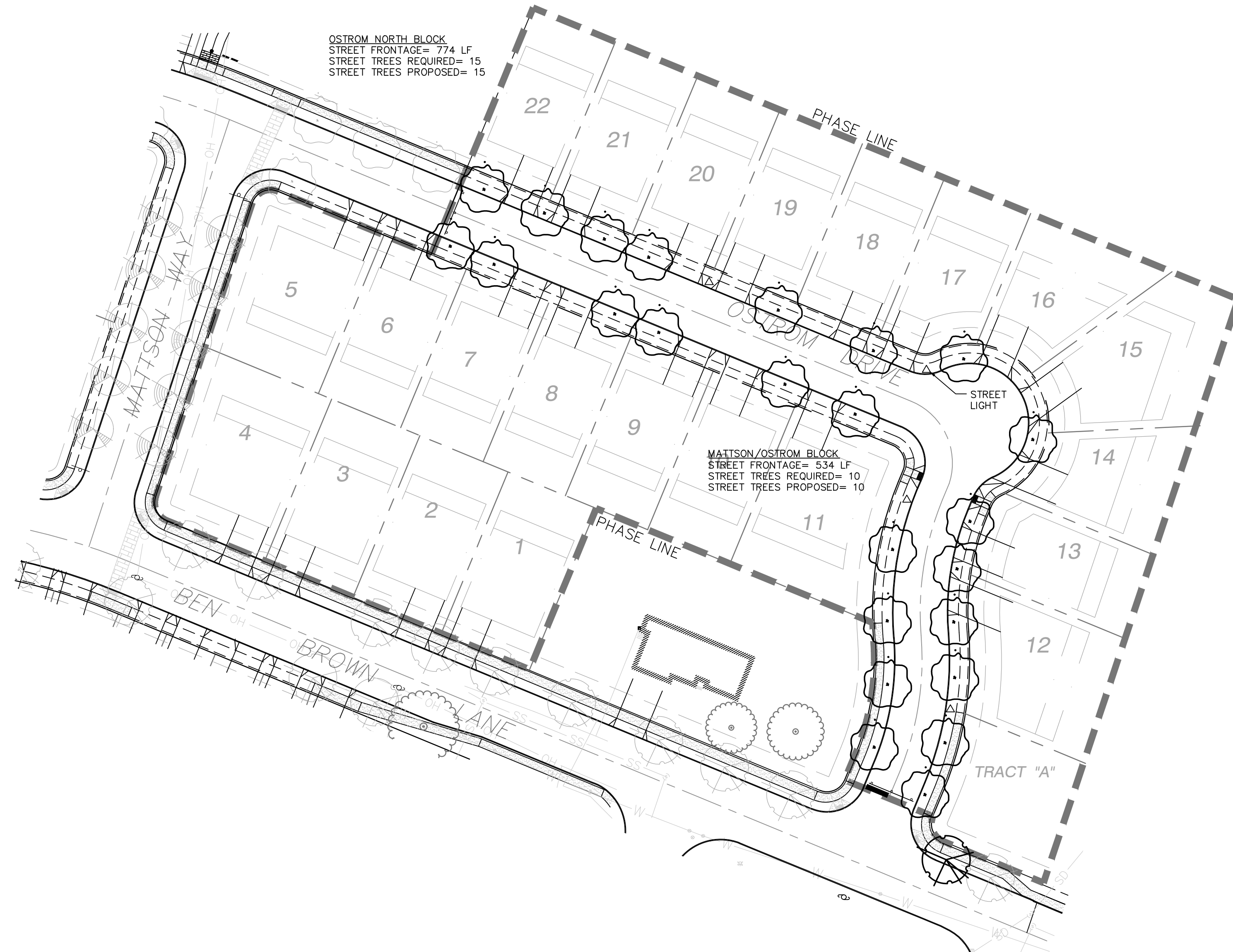
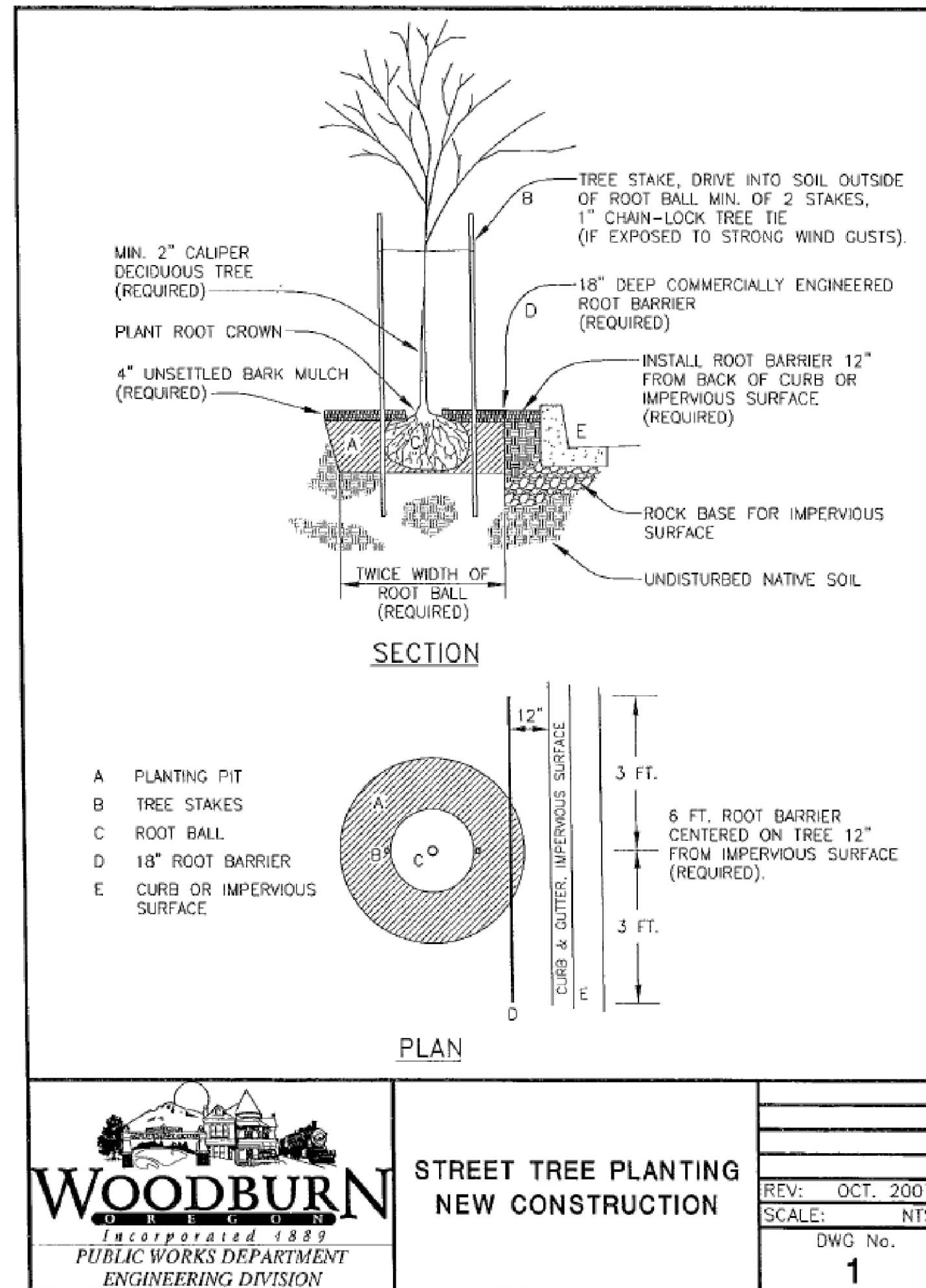
cc: Chris Kerr, AICP, Community Development Director
Dago Garcia, P.E., City Engineer

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 (PHASE 2C)						
SYMBOL	QTY.	LATIN NAME/ Common Name	SIZE	SPACING	MATURE HEIGHT	
SMALL TREES						
	24	ACER RUBRUM 'GERLING' Gerling Red Maple	2" cal.	As Shown	35' ht.	
MEDIUM TREES						
	1	TILIA CORDATA 'RANCHO' Sterling Linden	2" cal.	As Shown	50' ht.	

TOTAL STREET TREES REQUIRED=25
TOTAL STREET TREES PROPOSED=25

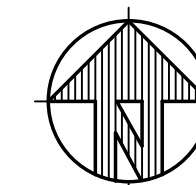


STREET TREE PLANTING
NEW CONSTRUCTION

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

STREET TREE PLAN - PHASE 2C

SCALE 1" = 50'-0"



**Smith Creek
Condition G5
Final Plans
Phase 2C**

**Approved Nov. 12, 2020
Sheet 1 of 3**

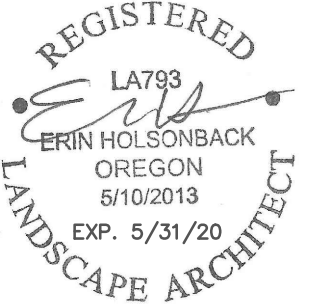
SMITH CREEK - PHASE 2C

STREET TREE PLAN

NO.	DATE	DESCRIPTION

EMERIO
Design

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



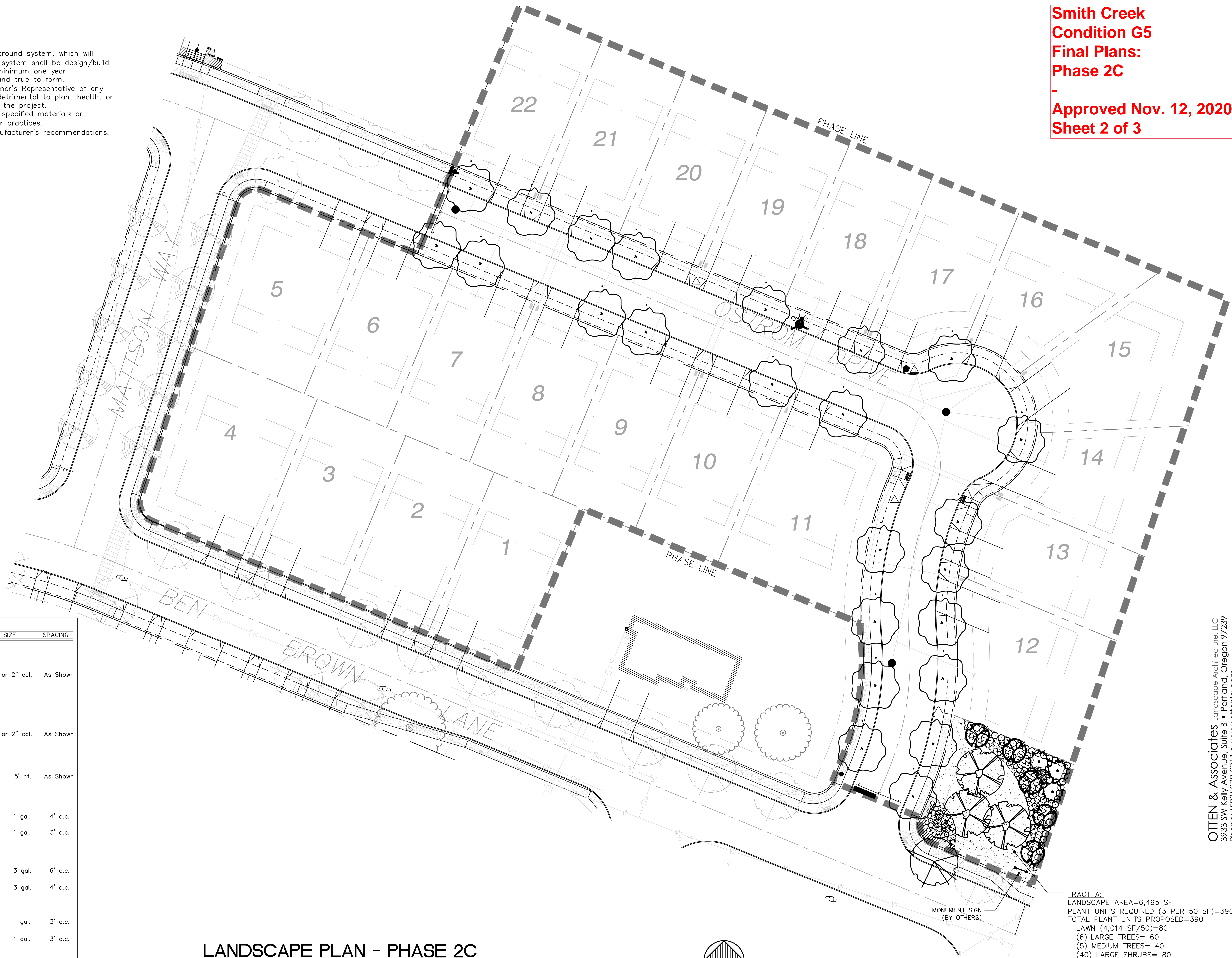
SHEET
L1.0
OF

3

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.

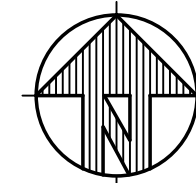
**Smith Creek
Condition G5
Final Plans:
Phase 2C**
-
**Approved Nov. 12, 2020
Sheet 2 of 3**



PLANT LIST: OPEN SPACE TRACTS (PHASE 2C)				
SYMBOL	QTY.	SUGGESTED PLANT MATERIAL	SIZE	SPACING
MEDIUM TREES (40'-60' MATURE HEIGHT)				
	5	ACER RUBRUM 'ARMSTRONG' Armstrong Red Maple	10' ht. or 2" cal.	As Shown
LARGE TREES (>60' MATURE HEIGHT)				
	3	QUERCUS RUBRA Northern Red Oak	10' ht. or 2" cal.	As Shown
	3	THUJA PLICATA Western Red Cedar	5' ht.	As Shown
SMALL/MEDIUM SHRUBS (<4' HEIGHT & WIDTH)				
	36	ABELIA GRANDIFLORA 'ROSE CREEK' Rose Creek Abelia	1 gal.	4' o.c.
	52	SPIRAEA BETULIFOLIA 'GLOW GIRL' Glow Girl Birchleaf Spirea	1 gal.	3' o.c.
LARGE SHRUBS (>4' HEIGHT & WIDTH)				
	6	SYRINGA PATULA 'MISS KIM' Miss Kim Korean Lilac	3 gal.	6' o.c.
	34	VIBURNUM TINUS 'SPRING BOUQUET' Spring Bouquet Viburnum	3 gal.	4' o.c.
GROUNDCOVER & PERENNIALS				
	28	ARCTOSTAPHYLOS UVA-URSI Kinnikinnick	1 gal.	3' o.c.
	38	PENNISETUM ALOPECUROIDES 'HAMELN' Hameln Dwarf Fountain Grass	1 gal.	3' o.c.
SEEDING AREAS				
		FINE LAWN See Specifications	Seed	

LANDSCAPE PLAN - PHASE 2C

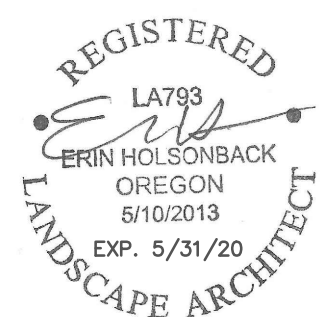
SCALE 1" = 30'-0"



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SHEET
L2.0
OF
3

TRACT A:
LANDSCAPE AREA=6,495 SF
PLANT UNITS REQUIRED (3 PER 50 SF)=390
TOTAL PLANT UNITS PROPOSED=390
LAWN (4,014 SF/50)=80
(6) LARGE TREES= 60
(5) MEDIUM TREES= 40
(40) LARGE SHRUBS= 80
(88) SMALL/MEDIUM SHRUBS= 88
(38) PERENNIALS= 38
GROUNDCOVER (230 SF/50)= 4

SMITH CREEK - PHASE 2C

LANDSCAPE PLAN

NO.	DATE	REVISIONS 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. 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 foliaged, 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. **Crow 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: Blue tag grass seed conforming to applicable State laws. No noxious weed seeds. Submit Guaranteed analysis.

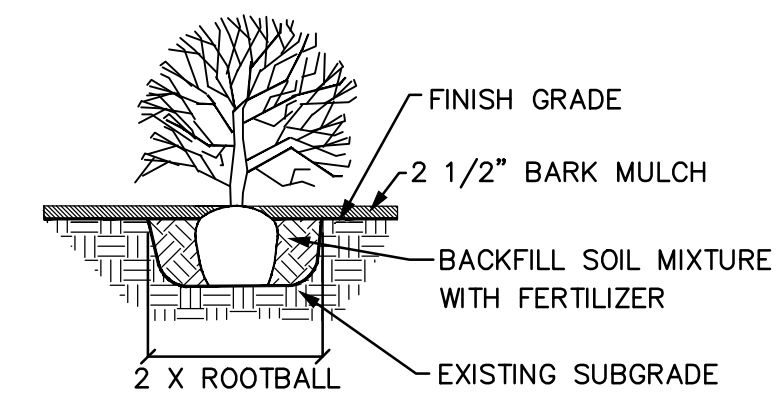
Fine Lawn Seed Mix: To contain 50% Top Hat Perennial Ryegrass, 30% Derby Supreme Ryegrass, 20% Longfellow Chewings Fescue (Hobbs and Hopkins Pro-Time 303 Lawn Mix or as approved) Sow Seed at 5 lbs. / 1000 sq. ft.

MAINTENANCE OF SEEDED AREAS:

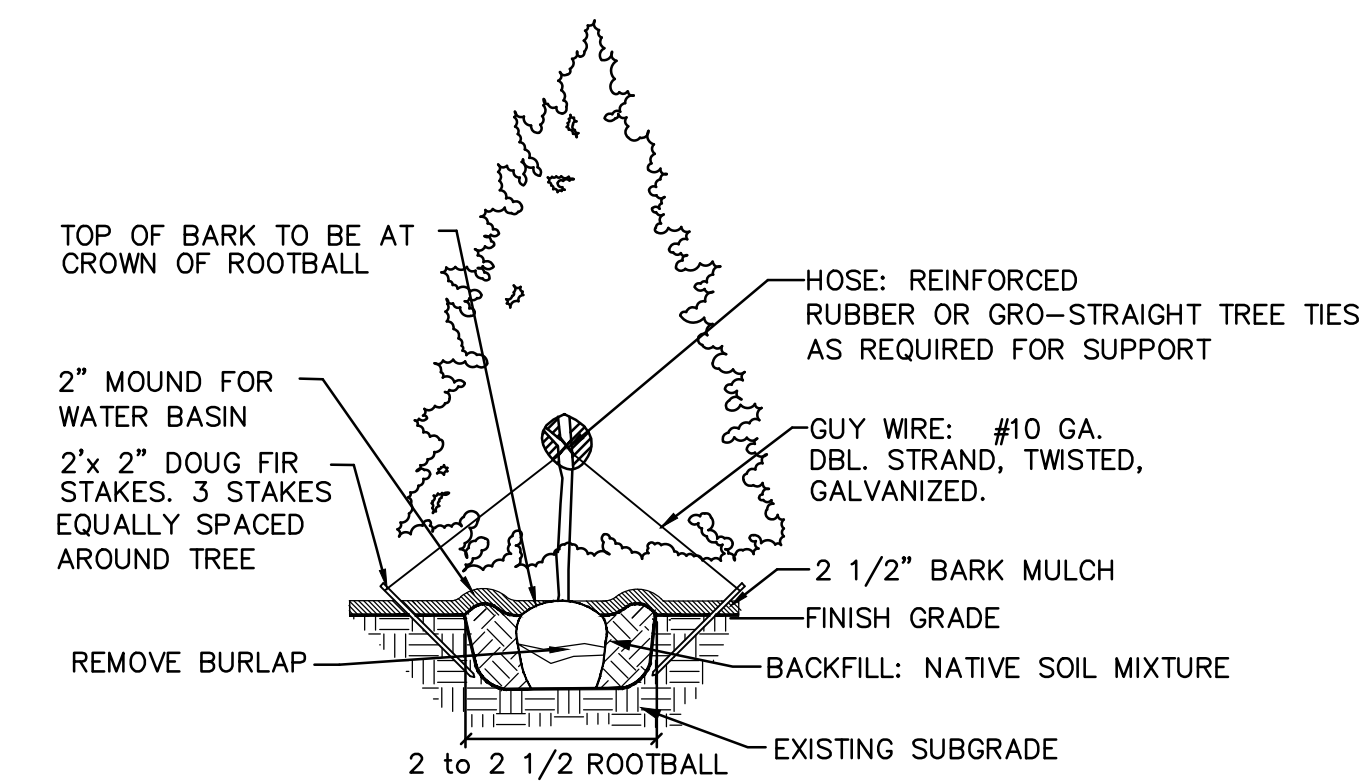
Fine Lawn Areas: The lawn areas shall be maintained by watering, mowing, reseeding, and weeding for a minimum of 60 days after seeding. After 30 days, or after the second mowing, apply Commercial Fertilizer Mix "C" at 5 lbs. per 1,000 sq. ft. Mow and keep at 1 1/2" to 2" in height. Remove clippings and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

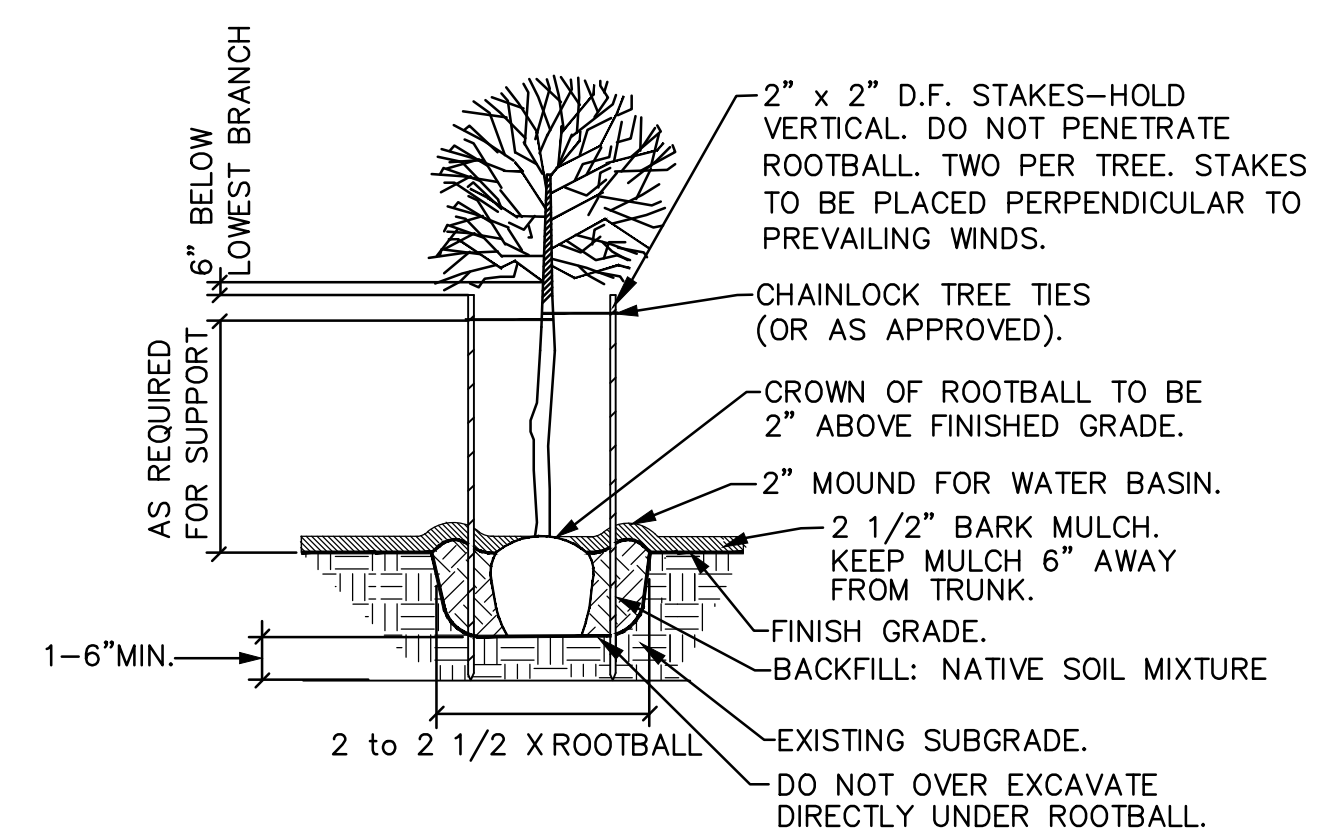
CLEAN-UP: At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean,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



SHRUB PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



GENERAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

**Smith Creek
Condition G5
Final Plans:
Phase 2C**

**Approved Nov. 12, 2020
Sheet 3 of 3**

SMITH CREEK - PHASE 2C
WOODBURN, OREGON

LANDSCAPE DETAILS & SPECIFICATIONS

REVISIONS	
NO.	DESCRIPTION

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REGISTERED
 LA793
 ERIN HOLLISONBACK
 OREGON
 5/10/2013
 EXP. 5/31/20

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