



October 5, 2023

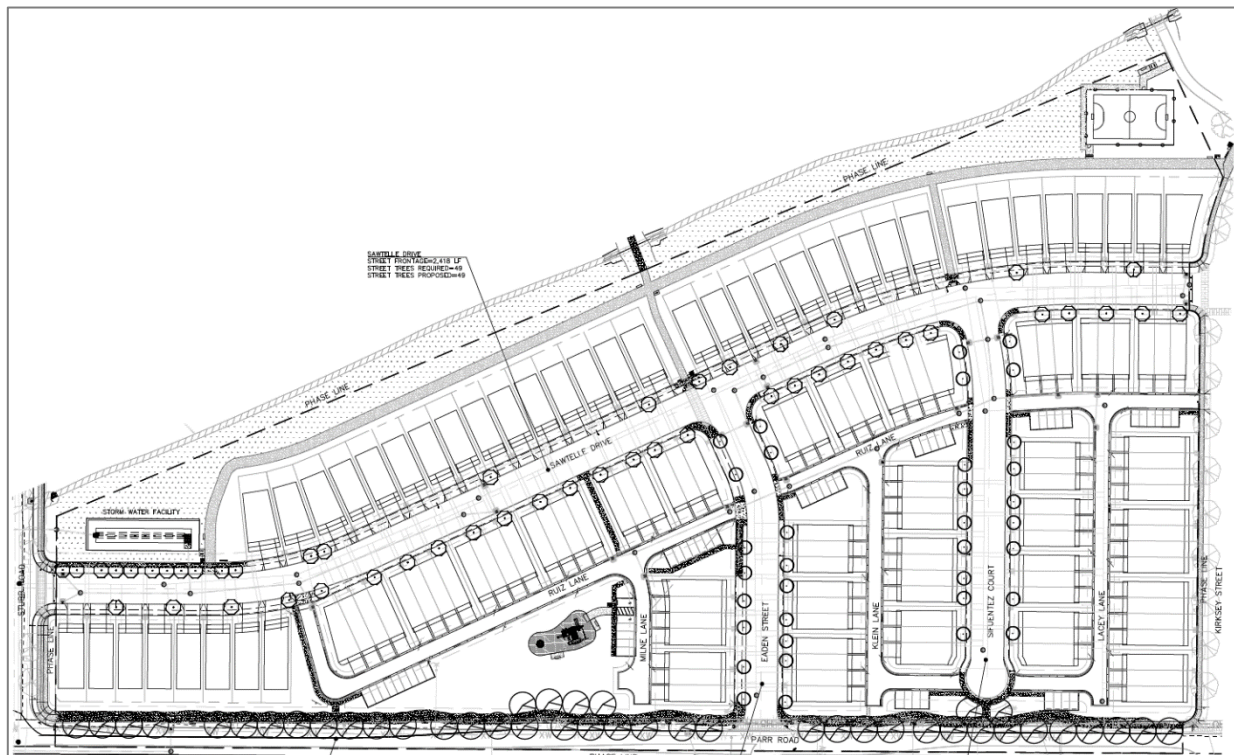
Bryan AnDyke, Land Development Project Manager
Lennar Northwest, Inc.
11807 NE 99th Street, Suite 1170
Vancouver, WA 98682-2350

RE: Smith Creek Phase 4A (Tax Lot 052W130000110) final plans: street trees / greenway / common areas
(3rd/2nd revised submittal and approval)

Dear Mr. AnDyke:

Staff reviewed the revised materials for the Phase 4A (FSUB 22-01) street trees, greenway tract, and common area improvements. 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](#).



Sheet L1.0 excerpt as thumbnail view

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

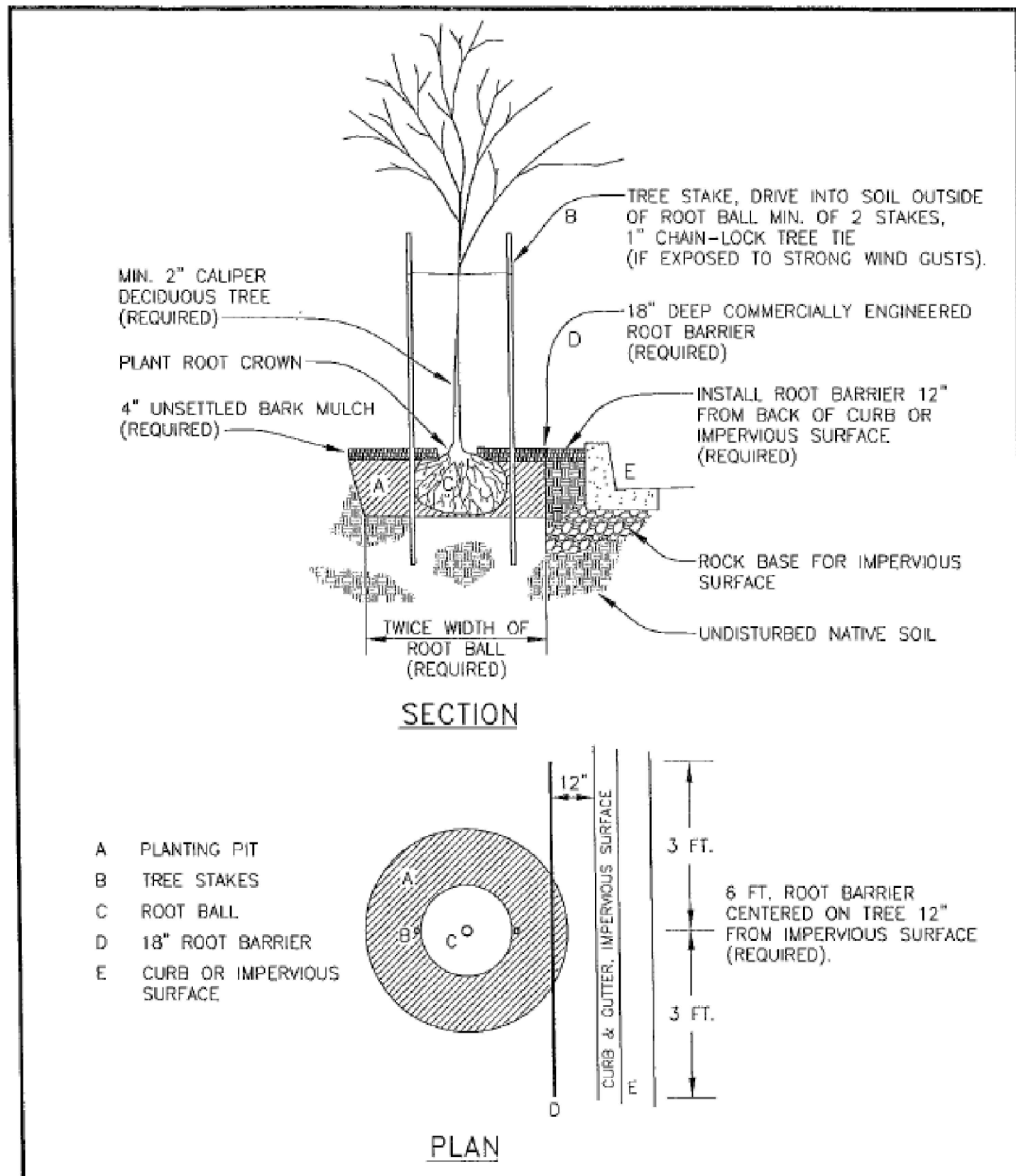
Sincerely,

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

Colin Cortes, AICP, CNU-A
Senior Planner

Enclosure

cc: Chris Kerr, Community Development Director
Curtis Stultz, Public Works Director
Dago Garcia, P.E., City Engineer
Cole Grube, P.E., Project Engineer
Roy Reyes, Project Engineer
Jesse Cuomo, Recreation Services Manager



WOODBURN
Incorporated 1889
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

**STREET TREE PLANTING
NEW CONSTRUCTION**

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

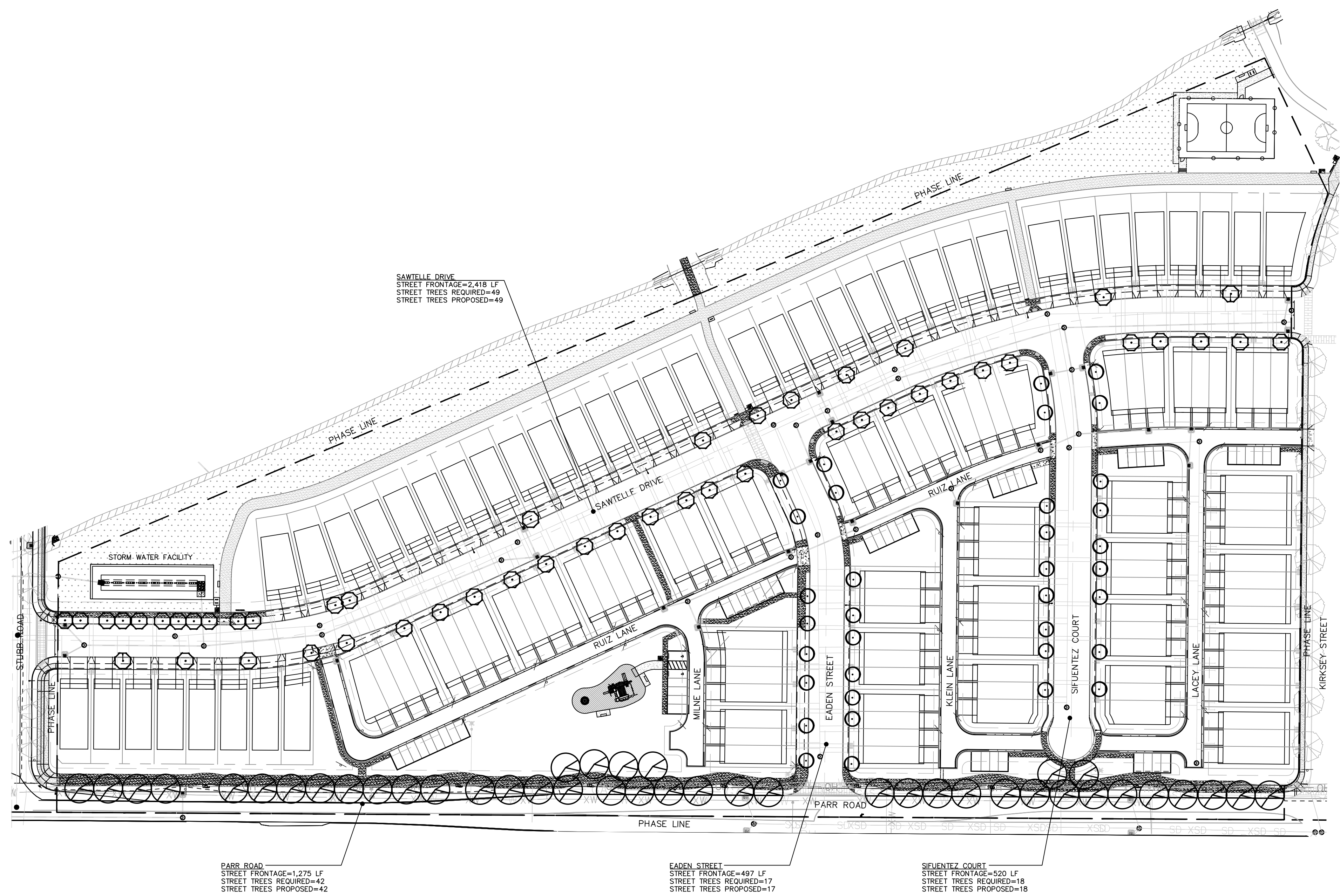
PLANT LIST: STREET TREES PHASE 4A

SYMBOL	QTY.	SUGGESTED PLANT MATERIAL	SIZE	SPACING
SMALL TREES (<40' MATURE HEIGHT)				
●	35	CARPINUS BETULUS 'FRANS FONTAINE' Frans Fontaine Hornbeam	2" cal.	As Shown
⊕	49	PARROTIA PERICA 'INGE'S RUBY VASE' Ruby Vase Parrotia	2" cal.	As Shown
MEDIUM TREES (40'-60' MATURE HEIGHT)				
⊗	42	TILIA CORDATA 'RANCHO' Sterling Linden	2" cal.	As Shown

TOTAL STREET TREES REQUIRED: 126
TOTAL STREET TREES PROPOSED: 126

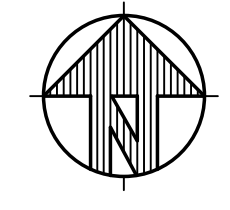
- STREET TREE NOTES:**
- No plant pit shall be dug or approved until all underground utilities have been marked.
 - Street trees shall be healthy and vigorous with normal, well-developed branches and root systems, free from decay, defects, sunscald injuries and abrasion of the bark, insect pests and 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.

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



STREET TREE PLAN - PHASE 4A

SCALE 1" = 70'-0"



OTTEN + ASSOCIATES
LANDSCAPE ARCHITECTURE

3933 South Kelly Avenue, Suite B • Portland, OR 97239
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Smith Creek
Condition G5
Final Plans:
Phase 4A
Approved
Oct. 5, 2023
Sheet 1 of 6

SMITH CREEK - PHASE 4A
TAX MAP 052W13-TL 112
WOODBURN, OREGON

STREET TREE PLAN

NO.	DATE	DESCRIPTION

EMERIO
ENGINEERING • SURVEYING • DESIGN

2877 WILKINSON ROAD, SUITE 1A
EUGENE, OREGON 97401
TEL: (503) 746-9812
FAX: (503) 658-8622
www.emeriodesign.com

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

SHEET
L1.0
OF
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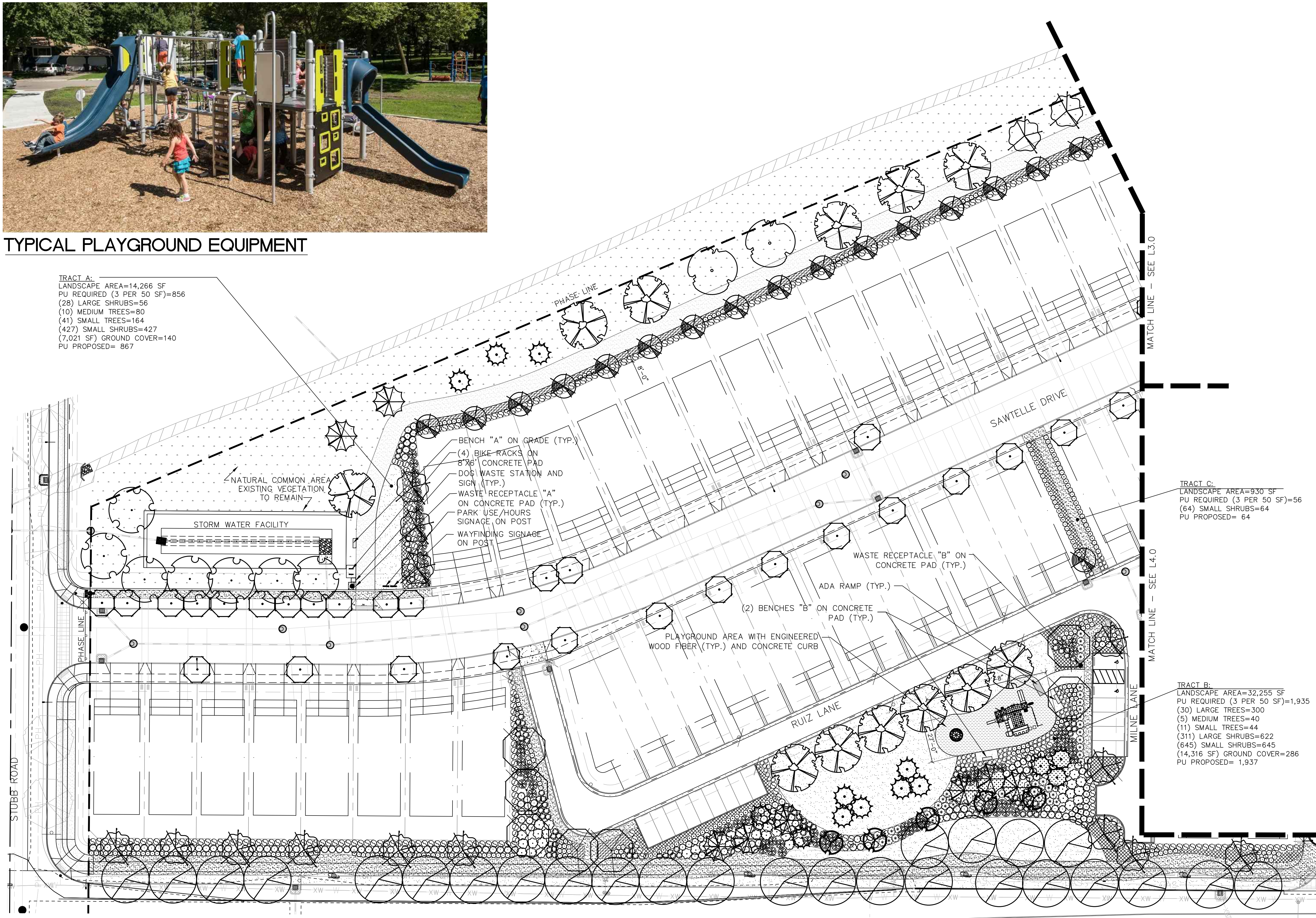


TYPICAL PLAYGROUND EQUIPMENT

TRACT A:
 LANDSCAPE AREA=14,266 SF
 PU REQUIRED (3 PER 50 SF)=856
 (28) LARGE SHRUBS=56
 (10) MEDIUM TREES=80
 (41) SMALL TREES=164
 (427) SMALL SHRUBS=427
 (7,021 SF) GROUND COVER=140
 PU PROPOSED= 867

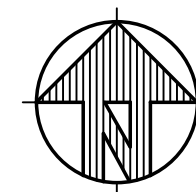
TRACT C:
 LANDSCAPE AREA=930 SF
 PU REQUIRED (3 PER 50 SF)=56
 (64) SMALL SHRUBS=64
 PU PROPOSED= 64

TRACT B:
 LANDSCAPE AREA=32,255 SF
 PU REQUIRED (3 PER 50 SF)=1,935
 (30) LARGE TREES=300
 (5) MEDIUM TREES=40
 (11) SMALL TREES=44
 (311) LARGE SHRUBS=622
 (645) SMALL SHRUBS=645
 (14,316 SF) GROUND COVER=286
 PU PROPOSED= 1,937



LANDSCAPE PLAN - PHASE 4A

SCALE 1" = 30'-0"



Smith Creek
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 Sheet 2 of 6

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LANDSCAPE PLAN

SMITH CREEK - PHASE 4A
 TAX MAP 052W13-TL 112
 WOODBURN, OREGON

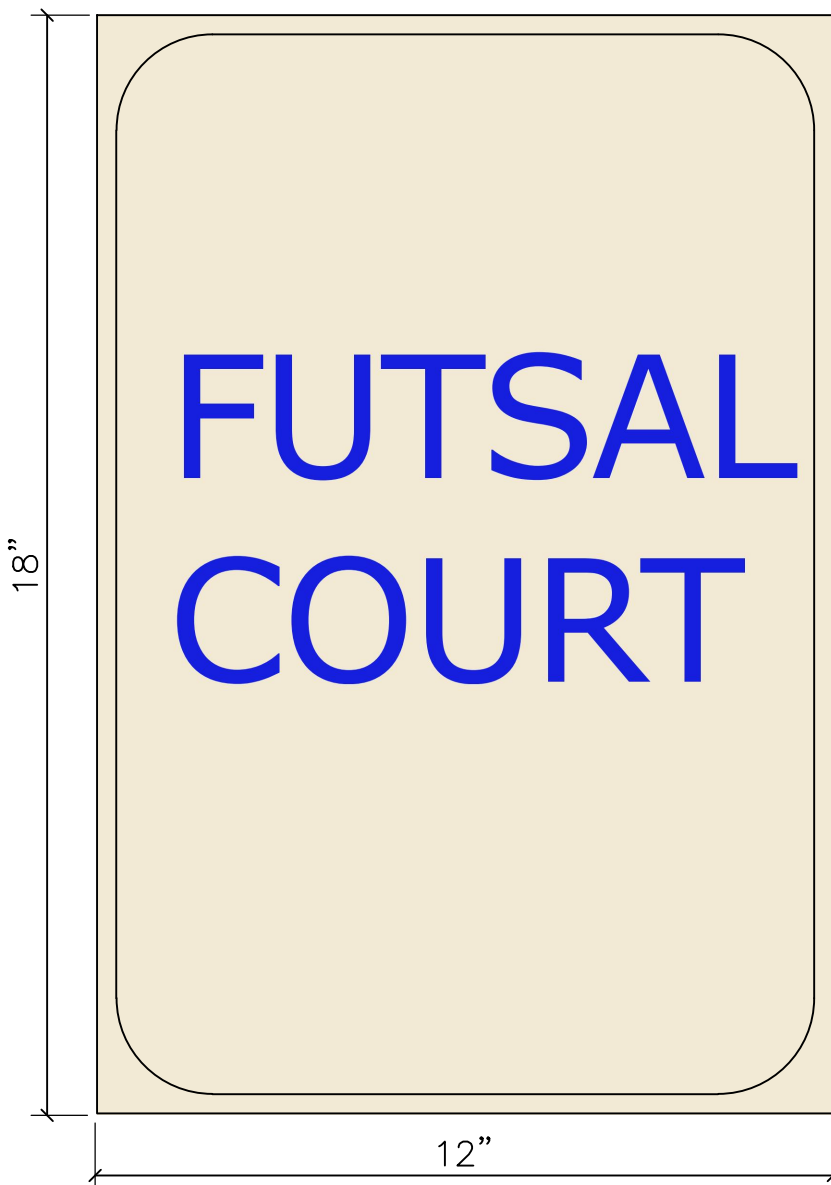
NO.	DATE	DESCRIPTION

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 EUGENE, OREGON 97401
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 FAX: (503) 658-9592
 www.emeriodesign.com

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 ERIN HOLSCHBACK
 OREGON
 8/10/2013
 EXP. 5/31/24
 LANDSCAPE ARCHITECT

SHEET
L2.0
 OF
6

FILE-F:\Projects\PLANTING\Misc\2023\Smith Creek 4A\22-Smith Creek-Phase 4A_Layout: L2.0 4A, Plot Date: 9/13/2023 1:13 PM, by: Otten!



FUTSAL COURT

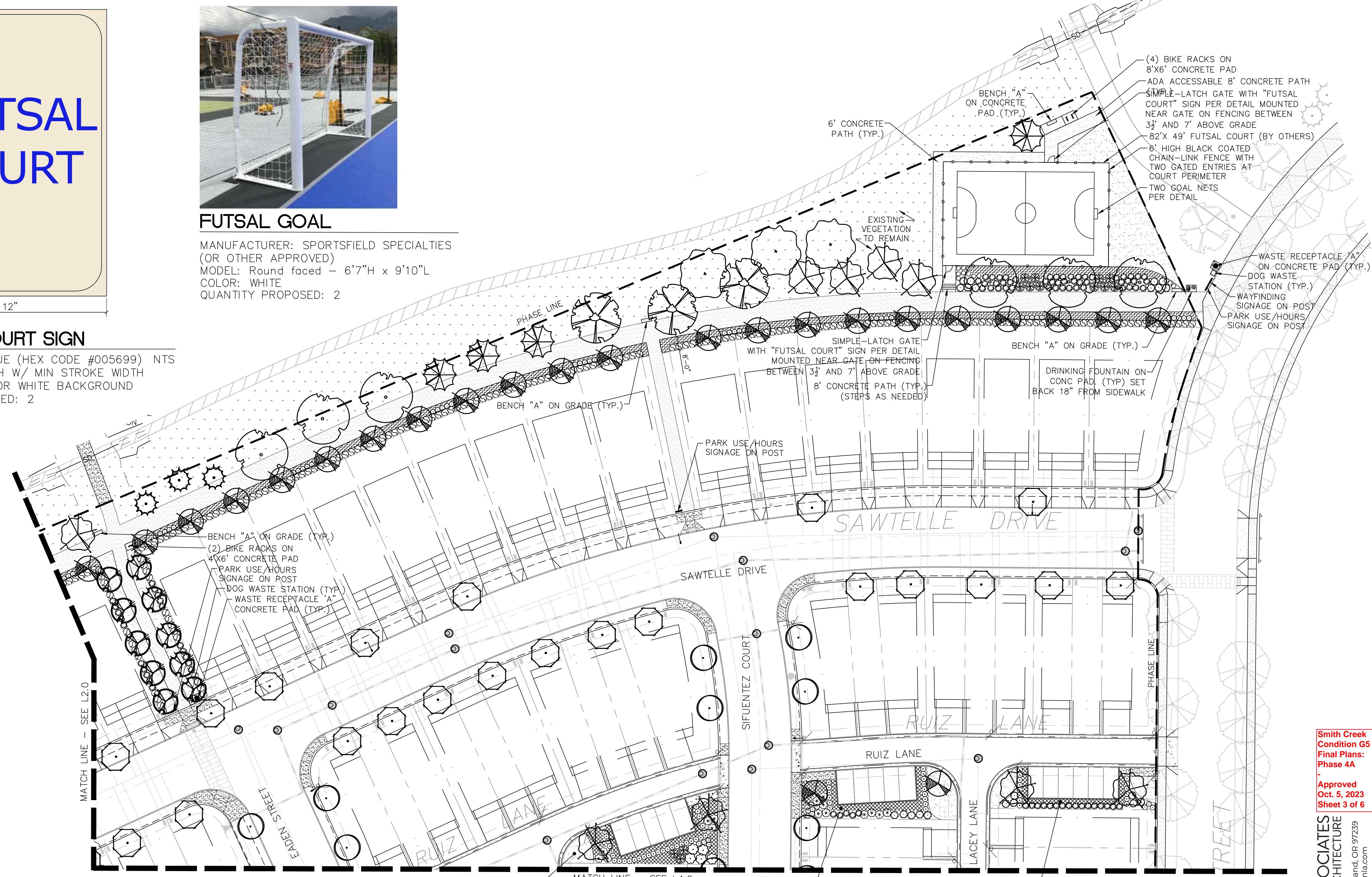


FUTSAL GOAL

MANUFACTURER: SPORTSFIELD SPECIALTIES (OR OTHER APPROVED)
 MODEL: Round faced - 6'7"H x 9'10"L
 COLOR: WHITE
 QUANTITY PROPOSED: 2

FUTSAL COURT SIGN

TEXT: MEDIUM BLUE (HEX CODE #005699) NTS
 TEXT: 4" MIN HIGH W/ MIN STROKE WIDTH
 1/2" W/ CREAM OR WHITE BACKGROUND
 QUANTITY PROPOSED: 2



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 on City property only per City Engineer, or Parks and Recreation Manager and to the standards of Woodburn Development Ordinance (WDO) 2.06.02.
- Provide temporary irrigation during construction and install permanent irrigation per Public Works Department Engineering Division standard specifications and drawings or as the City Engineer or Parks and Recreation Manager direct, (503) 982-5248 or (503) 982-5266.

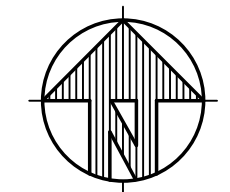
TRACT F:
 LANDSCAPE AREA=1,623 SF
 PU REQUIRED (1 PER 20 SF)=82
 (2) SMALL TREES=8
 (14) LARGE SHRUBS=28
 (27) SMALL SHRUBS=27
 (969 SF) GROUND COVER=19
 PU PROPOSED= 85

TRACT G:
 LANDSCAPE AREA=1,631 SF
 PU REQUIRED (1 PER 20 SF)=82
 (2) SMALL TREES=8
 (14) LARGE SHRUBS=28
 (27) SMALL SHRUBS=27
 (969 SF) GROUND COVER=19
 PU PROPOSED= 82

TRACT H:
 LANDSCAPE AREA=1,234 SF
 PU REQUIRED (1 PER 20 SF)=62
 (2) SMALL TREES=8
 (6) LARGE SHRUBS=12
 (33) SMALL SHRUBS=33
 (699 SF) GROUND COVER=14
 PU PROPOSED= 67

LANDSCAPE PLAN - PHASE 4A

SCALE 1" = 30'-0"



SMITH CREEK - PHASE 4A
 TAX MAP 052W13-TL 112
 WOODBURN, OREGON

LANDSCAPE PLAN

NO.	DATE	DESCRIPTION

Smith Creek Condition G5 Final Plans: Phase 4A
 Approved Oct. 5, 2023
 Sheet 3 of 6

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 www.emeriodesign.com

REGISTERED
 LA793
 ERIN HOLSOMB
 OREGON
 8/10/2013
 EXP. 5/31/24
 LANDSCAPE ARCHITECT

SHEET
L3.0
 OF
6

PLANT LIST: OPEN SPACE TRACTS (PHASE 4A)

SYMBOL	QTY.	SUGGESTED PLANT MATERIAL	SIZE	SPACING
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SMALL TREES (<40' MATURE HEIGHT)

	7	ACER RUBRUM 'GERLING' Gerling Red Maple	10' ht. or 2" cal.	As Shown
	27	CORNUS 'VENUS' Venus Flowering Dogwood	10' ht. or 2" cal.	As Shown
	44	PYRUS CALLERYANA 'GLEN'S FORM' Chanticleer Flowering Pear	10' ht. or 2" cal.	As Shown
	17	ACER RUBRUM 'ARMSTRONG' Armstrong Red Maple	10' ht. or 2" cal.	As Shown
	8	ACER RUBRUM 'OCTOBER GLORY' Armstrong Red Maple	10' ht. or 2" cal.	As Shown

MEDIUM TREES (40'-60' MATURE HEIGHT)

LARGE TREES (>60' MATURE HEIGHT)

	17	CALOCEDRUS DECURRENS California Incense Cedar	5' ht.	As Shown
	7	NYSSA SYLVATICA Black Tupelo	10' ht. or 2" cal.	As Shown
	12	PSEUDOTSUGA MENSIEZII Douglas Fir	5' ht.	As Shown
	15	QUERCUS RUBRA Northern Red Oak	10' ht. or 2" cal.	As Shown

LARGE SHRUBS (>4' HEIGHT & WIDTH)

	52	MYRICA CALIFORNICA Pacific Wax Myrtle	5 gal.	6' o.c.
	85	CISTUS 'BLANCHE' Blanche Rockrose	5 gal.	5' o.c.
	98	SYRINGA PATULA 'MISS KIM' Miss Kim Korean Lilac	5 gal.	6' o.c.
	83	VIBURNUM TINUS 'SPRING BOUQUET' Spring Bouquet Viburnum	5 gal.	4' o.c.
	170	WEIGELA FLORIDA 'VARIEGATA' Variegated Weigela	5 gal.	4' o.c.

SMALL/MEDIUM SHRUBS (<4' HEIGHT & WIDTH)

	581	ABELIA GRANDIFLORA 'ROSE CREEK' Rose Creek Abelia	2 gal.	4' o.c.
	187	ILEX GLABRA 'SHAMROCK' Shamrock Inkberry	2 gal.	3' o.c.
	82	MAHONIA AQUIFOLIUM 'COMPACTA' Compact Oregon Grape	2 gal.	3' o.c.
	382	SPIRAEA BETULIFOLIA 'GLOW GIRL' Glow Girl Birchleaf Spirea	2 gal.	3' o.c.
	200	VACCINIUM OVATUM Evergreen Huckleberry	5 gal.	4' o.c.

SYMBOL	QTY.	SUGGESTED PLANT MATERIAL	SIZE	SPACING
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GROUNDCOVER & PERENNIALS

	451	ARCTOSTAPHYLOS UVA-URSI Kinnikinnick	1 gal.	3' o.c.
	272	COTONEASTER DAMMERI 'CORAL BEAUTY' Coral Beauty Cotoneaster	1 gal.	4' o.c.
	141	PENNISETUM ALOPECUROIDES 'HAMELN' Hameln Dwarf Fountain Grass	1 gal.	3' o.c.

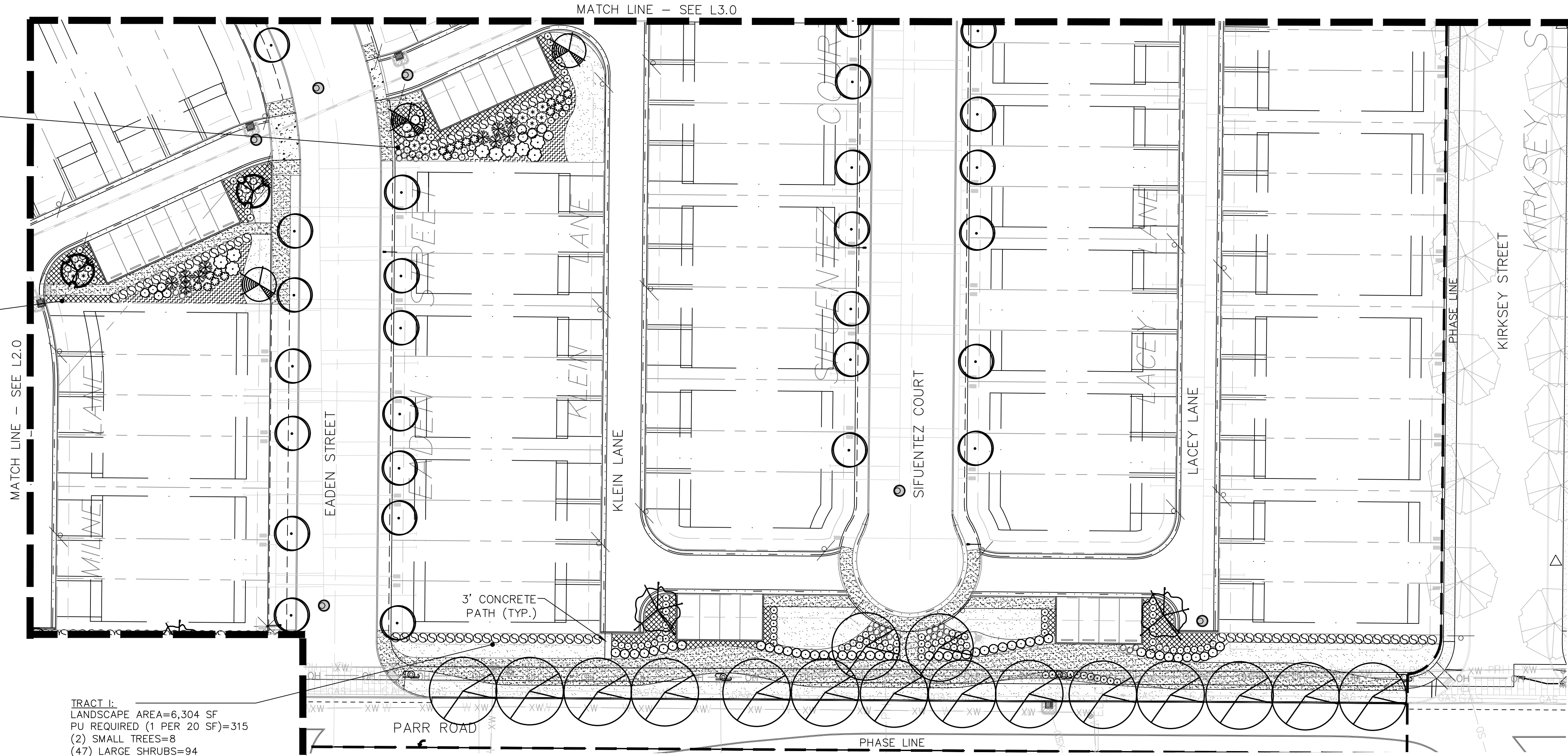
SEEDED AREAS

		FINE LAWN See Specifications		Seed
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TRACT E:
LANDSCAPE AREA=3,029 SF
PU REQUIRED (1 PER 20 SF)=151
(2) SMALL TREES=8
(29) LARGE SHRUBS=58
(57) SMALL SHRUBS=57
(1,550 SF) GROUND COVER=31
PU PROPOSED= 154

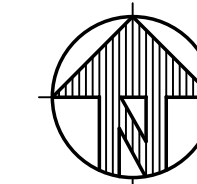
TRACT D:
LANDSCAPE AREA=2,244 SF
PU REQUIRED (1 PER 20 SF)=112
(2) SMALL TREES=16
(1) MEDIUM TREES=4
(19) LARGE SHRUBS=38
(42) SMALL SHRUBS=42
(770 SF) GROUND COVER=15
PU PROPOSED= 115

TRACT I:
LANDSCAPE AREA=6,304 SF
PU REQUIRED (1 PER 20 SF)=315
(2) SMALL TREES=8
(47) LARGE SHRUBS=94
(154) SMALL SHRUBS=154
(3,644 SF) GROUND COVER=73
PU PROPOSED= 329



LANDSCAPE PLAN - PHASE 4A

SCALE 1" = 30'-0"



**SMITH CREEK - PHASE 4A
TAX MAP 052W13-TL 112
WOODBURN, OREGON**

LANDSCAPE PLAN

NO.	DATE	DESCRIPTION

**Smith Creek
Condition G5
Final Plans:
Phase 4A**

**Approved
Oct. 5, 2023
Sheet 4 of 6**

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ERIN HOLSOMBACK
OREGON
6/10/2013
EXP. 5/31/24
LANDSCAPE ARCHITECT

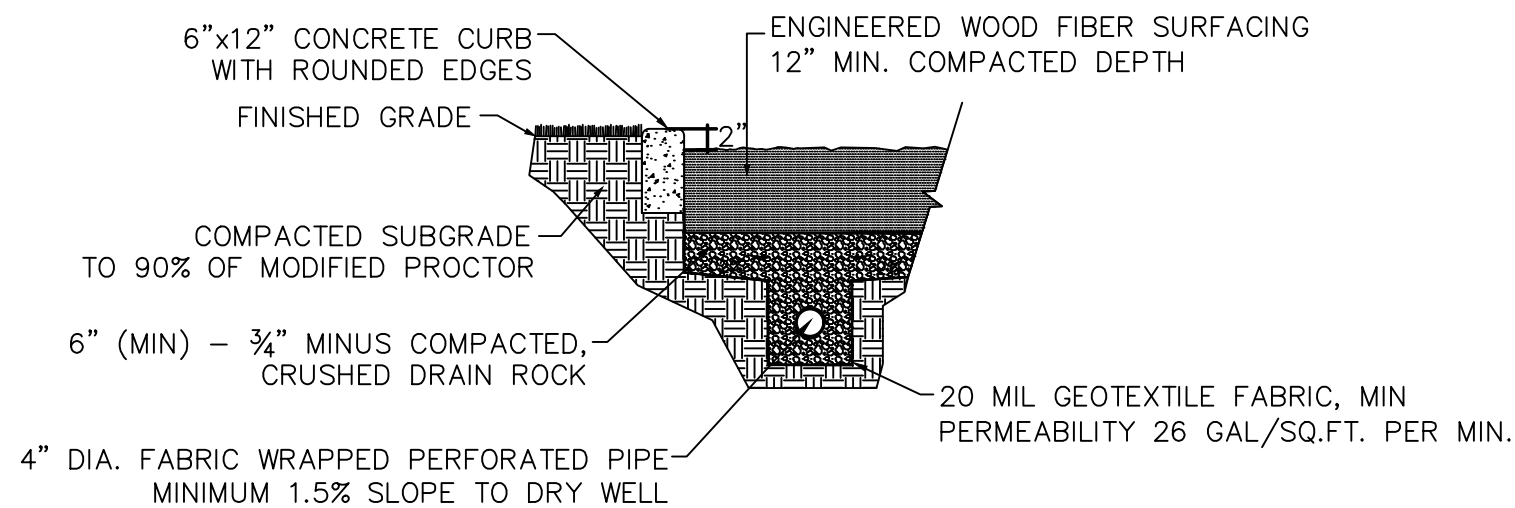
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WASTE RECEPTACLE

MANUFACTURER: DUMOR, INC.
 MODEL: 41-40PL-RC TRASH/RECYCLING COMBO
 PLASTIC LUMBER COLOR: CEDAR
 BASE COLOR: POWDER COATED BLACK
 QUANTITY PROPOSED: 2
 NOTE: RECEPTACLE MODEL "A" TO BE USED IN THE CITY/PUBLIC AREA TRACTS

NTS



ENGINEERED WOOD FIBER PLAY SURFACE

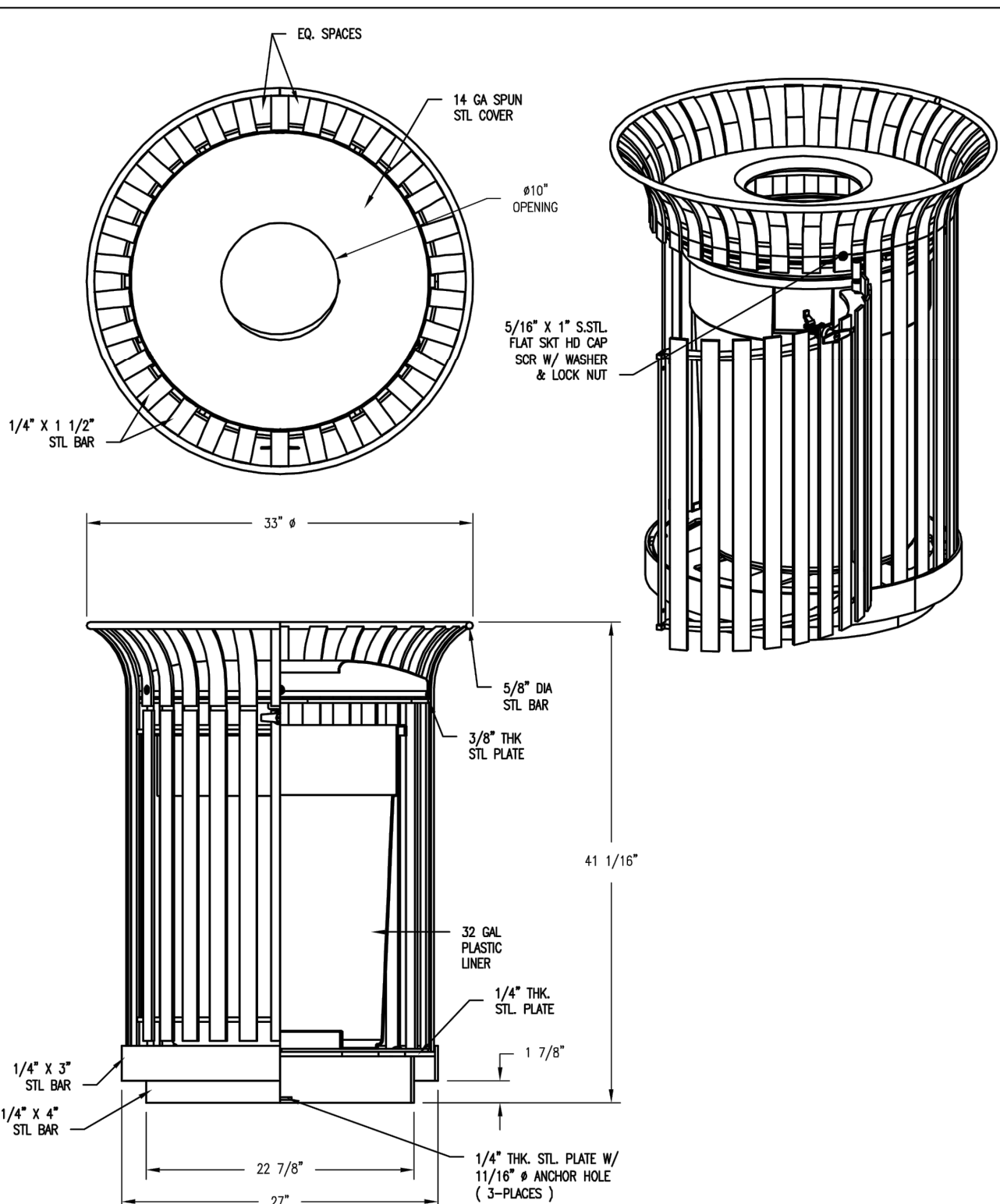
NTS



BENCH 'A'

MANUFACTURER: DUMOR
 MODEL: 88-60PL RECYCLED PLASTIC
 PLASTIC LUMBER COLOR: CEDAR
 BASE COLOR: POWDER COATED BLACK
 QUANTITY PROPOSED: 7
 NOTE: BENCH MODEL "A" TO BE USED IN THE CITY/PUBLIC AREA TRACTS

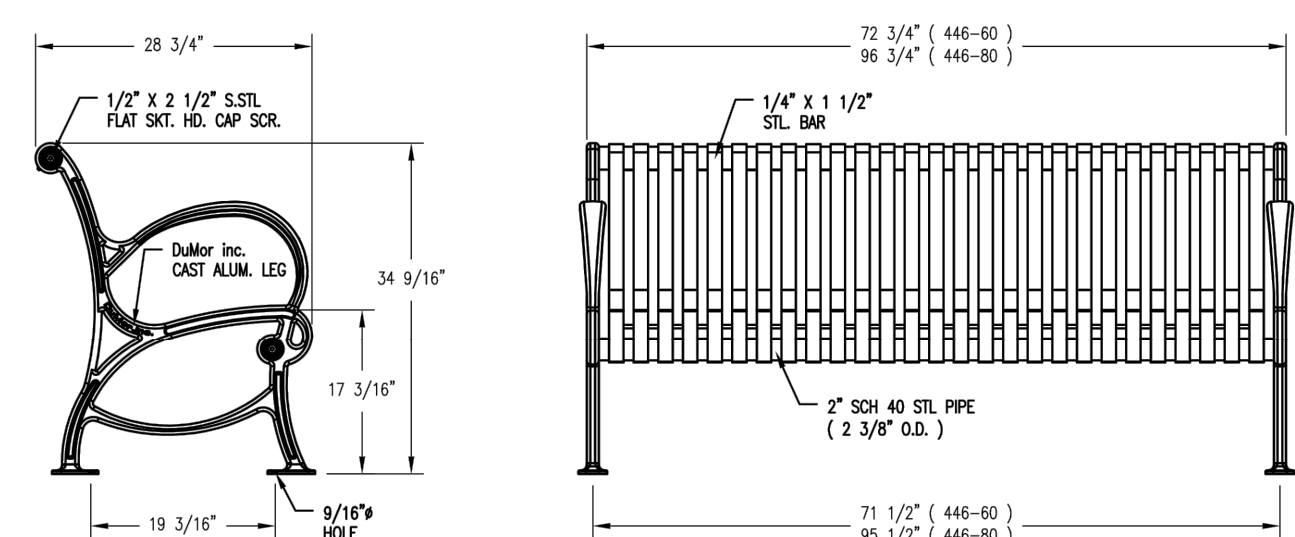
NTS



- NOTES:
- 1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 - 2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
 - 3.) LATCH PROVIDED W/ KEY, USE OF KEY OPTIONAL.

DuMor, inc.	RECEPTACLE "B"	DATE DRAWN : 01/03/13 DRAWN BY : JSB	REV. A	DRAWING NUMBER 157-32 W/ CVB-30-FTO	SHEET 1 OF 2
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NOTE: RECEPTACLE MODEL "B" TO BE USED IN THE COMMON AREA TRACTS



- LENGTH OPTIONS
- 6' BENCH
 - 8' BENCH

- NOTES:
- 1.) ALL ALUM. & STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 - 2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED
 - 3.) BENCH IS SHIPPED UNASSEMBLED.

DuMor, inc.	BENCH "B"	SCALE : NONE	TITLE :
P.O. Box 142 Mifflintown, PA 17059-0142		DATE DRAWN : 09/24/12	REV. A
		DRAWN BY : ESS	DRAWING NUMBER 446 SERIES
		DATE REV. :	SHEET 1 OF 2
		REV. BY :	

NOTE: BENCH MODEL "B" TO BE USED IN THE COMMON AREA TRACTS



BIKE RACK

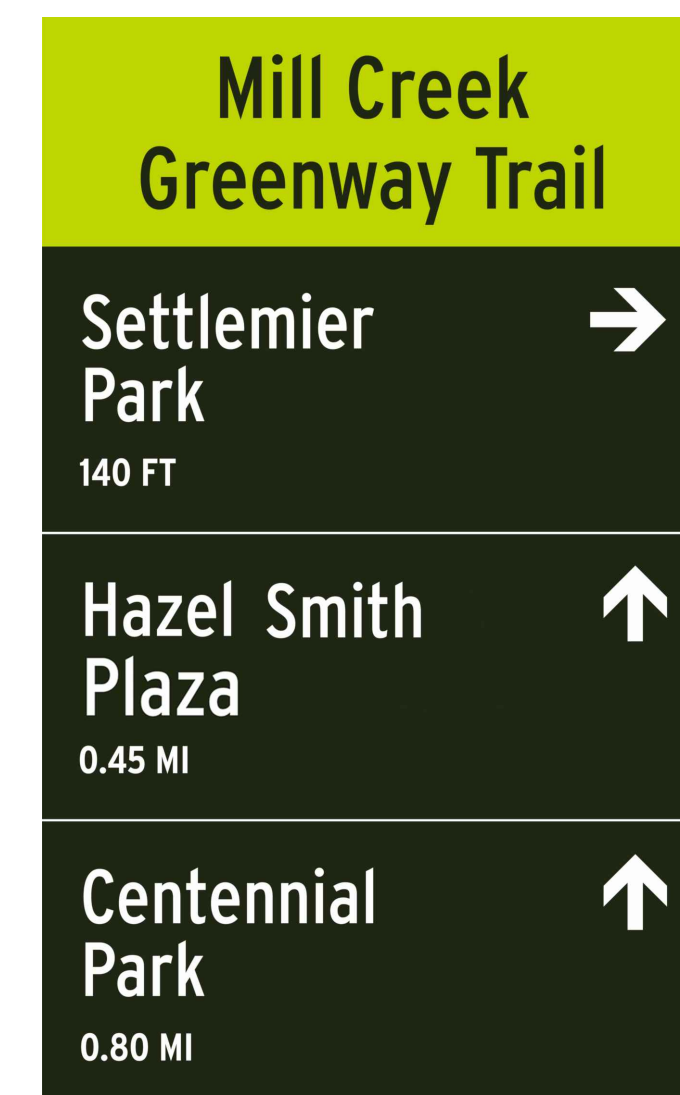
MANUFACTURER: OREGON CORRECTIONS ENTERPRISES
 MODEL: SINGLE BIKE RACK (SURFACE MOUNTED)
 COLOR: POWDER COATED BLACK
 QUANTITY PROPOSED: 5



DRINKING FOUNTAIN 'A'

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

NTS



TYPICAL WAYFINDING SIGN

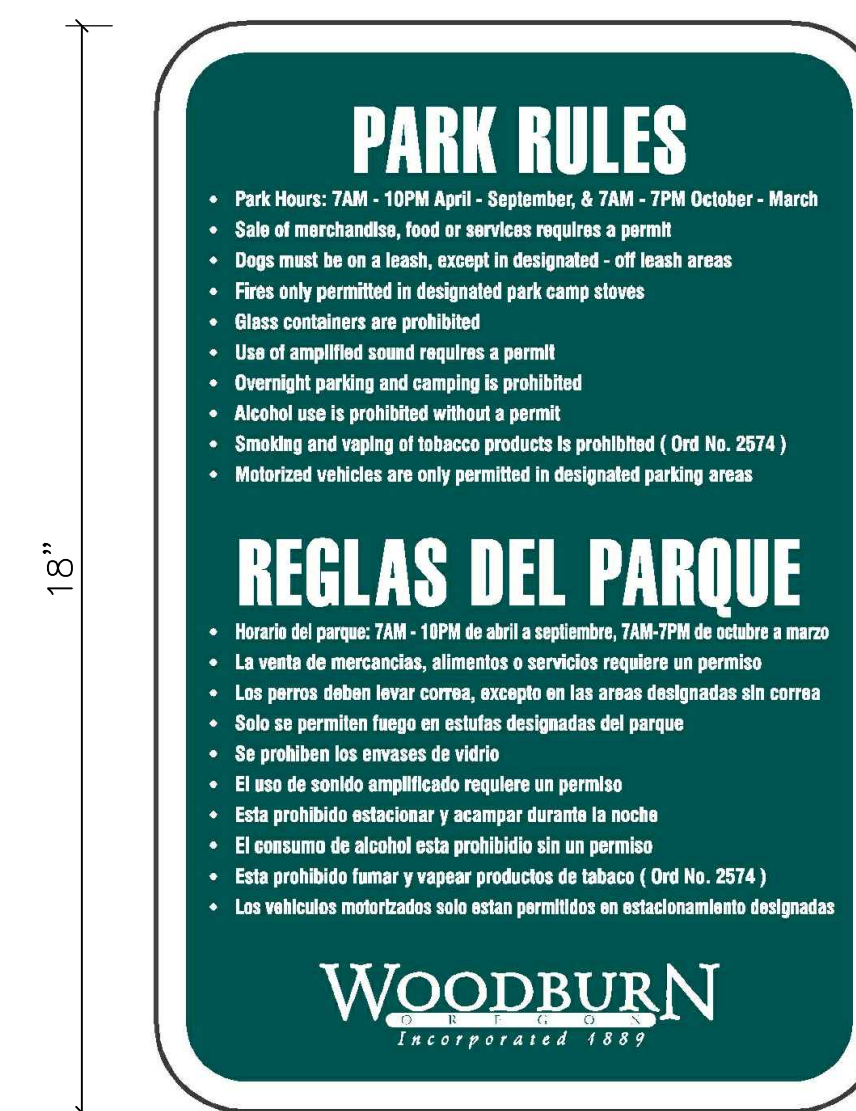
QUANTITY PROPOSED: 2 NTS



PET WASTE STATION/SIGN

MANUFACTURER: MUTT-MITT
 MODEL: MINI DISPENSER STATION IN GREEN (1000-1002)
 QUANTITY: 3

NTS



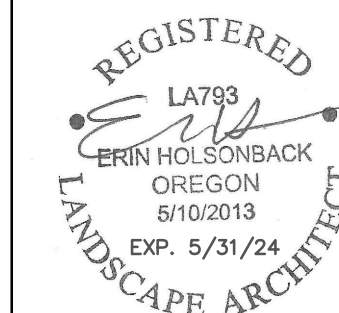
PARK USE/HOURS SIGN

QUANTITY PROPOSED: 2 NTS

SMITH CREEK - PHASE 4A
 TAX MAP 052W13-TL 112
 WOODBURN, OREGON

FURNISHING DETAILS

NO.	DATE	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.

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

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

PLANTING SPECIFICATIONS:

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

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

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

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

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.

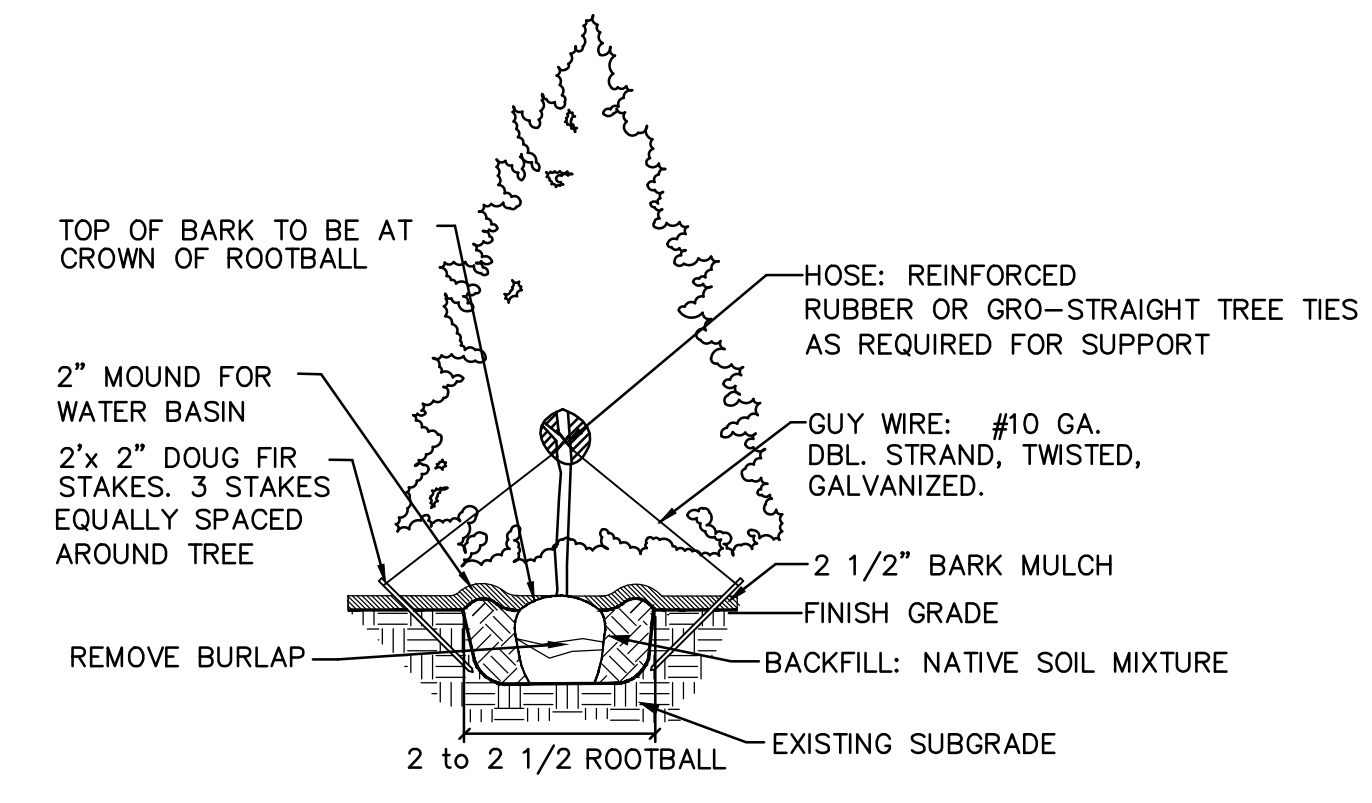
MAINTENANCE OF SEEDED AREAS:

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.

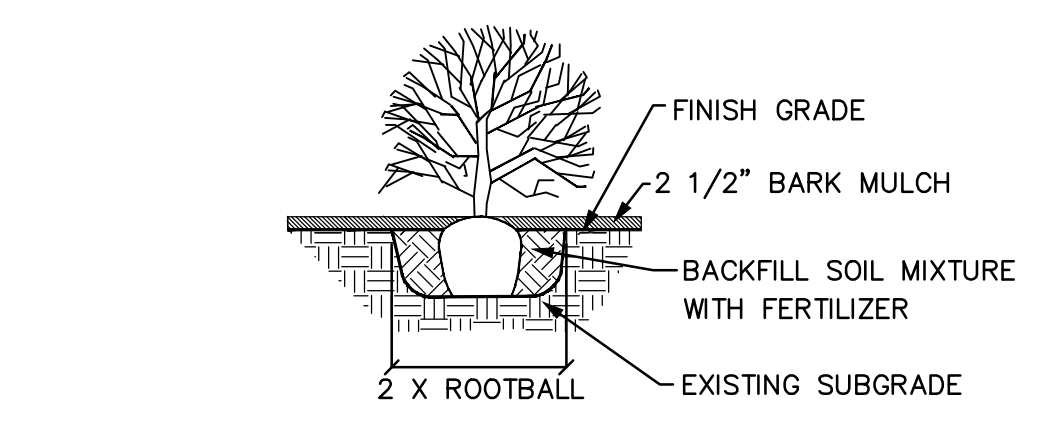
GENERAL MAINTENANCE: Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance. Replace plants not in normal healthy condition at the end of this period. Water, weed, cultivate, mulch, reset plants to proper grade or upright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

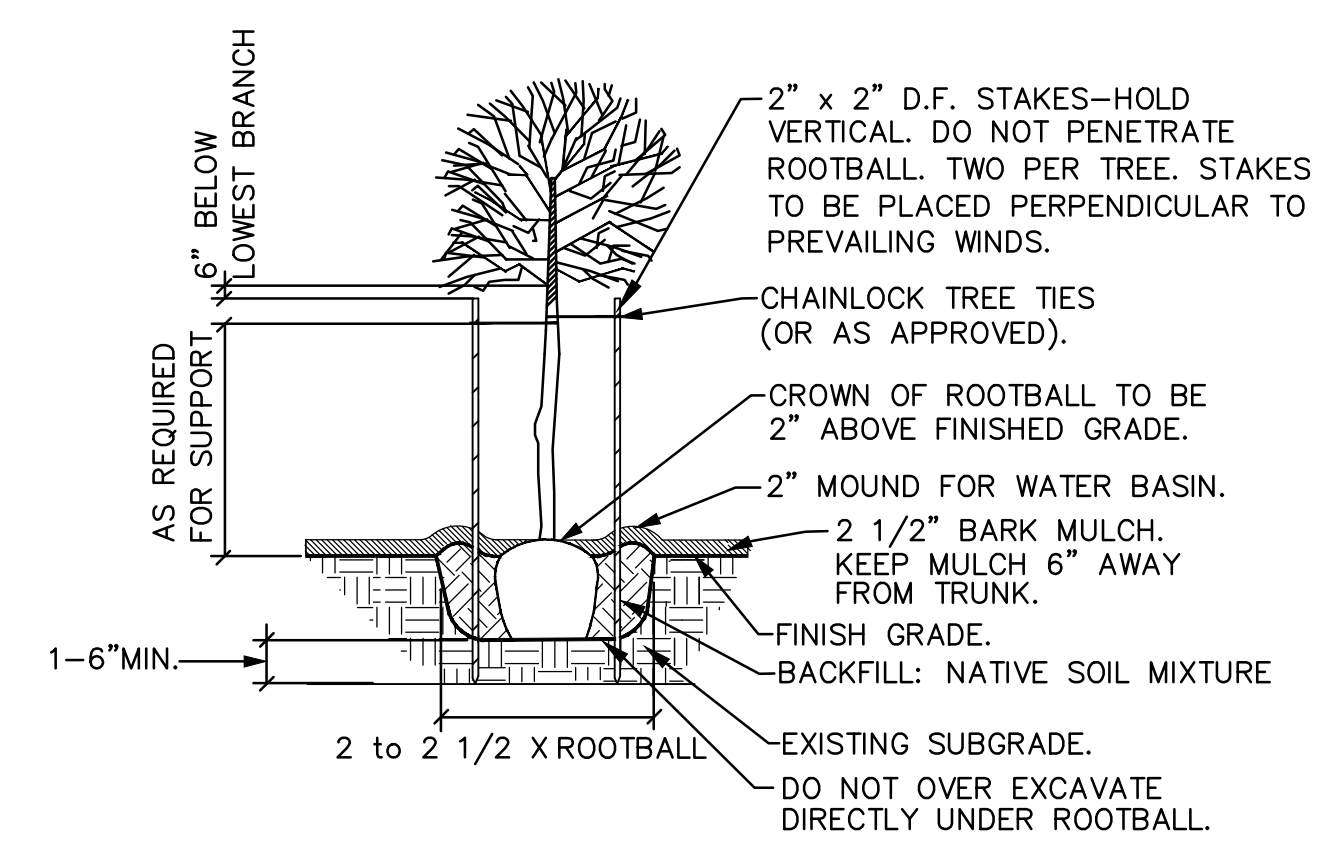
For private property, conform to Woodburn Development Ordinance (WDO) 3.06 and land use final order Condition G6. For right-of-way or City property, conform to Public Works Department Engineering Division standard specifications and drawings or City Engineer direction, (503) 982-5248. For street trees, conform also to WDO 3.06.03A.1 & 2.



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

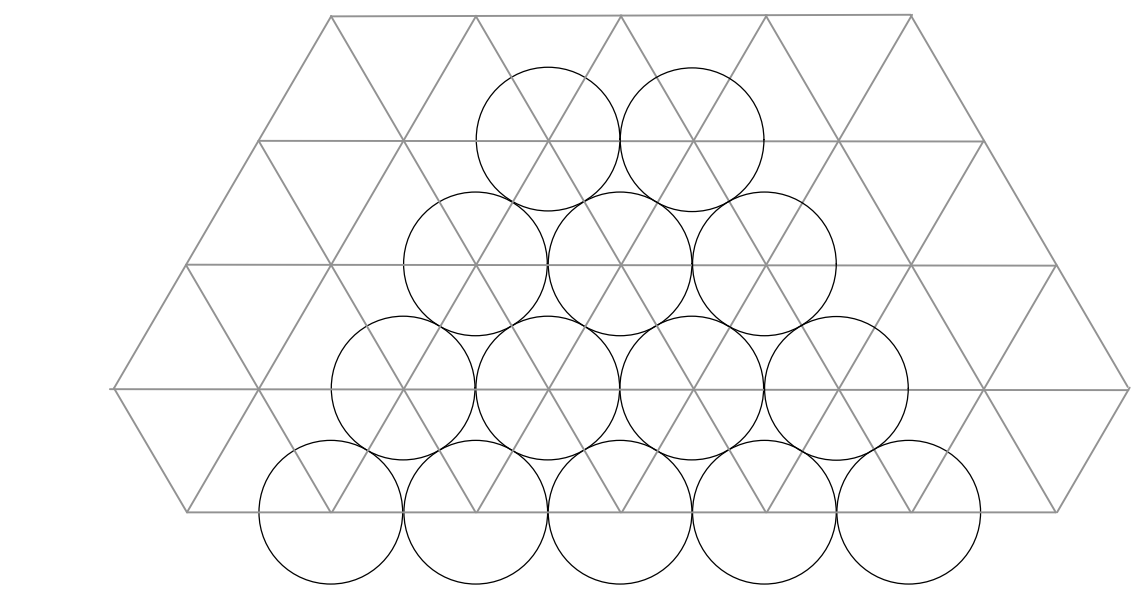


SHRUB PLANTING DETAIL
NOT TO SCALE



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



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Smith Creek
Condition G5
Final Plans:
Phase 4A
Approved
Oct. 5, 2023
Sheet 6 of 6

SMITH CREEK - PHASE 3A
TAX MAP 052W13-TL 112
WOODBURN, OREGON

LANDSCAPE
SPECIFICATIONS
& DETAILS

REVISIONS	
NO.	DESCRIPTION

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