



November 15, 2021

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

RE: Smith Creek Phase 4B (Tax Lot 052W130000109) final plans: street trees / common area (2nd/1st revised submittal and approval)

Dear Mr. AnDyke:

Staff reviewed the revised materials for the Phase 4B street trees 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](#).

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

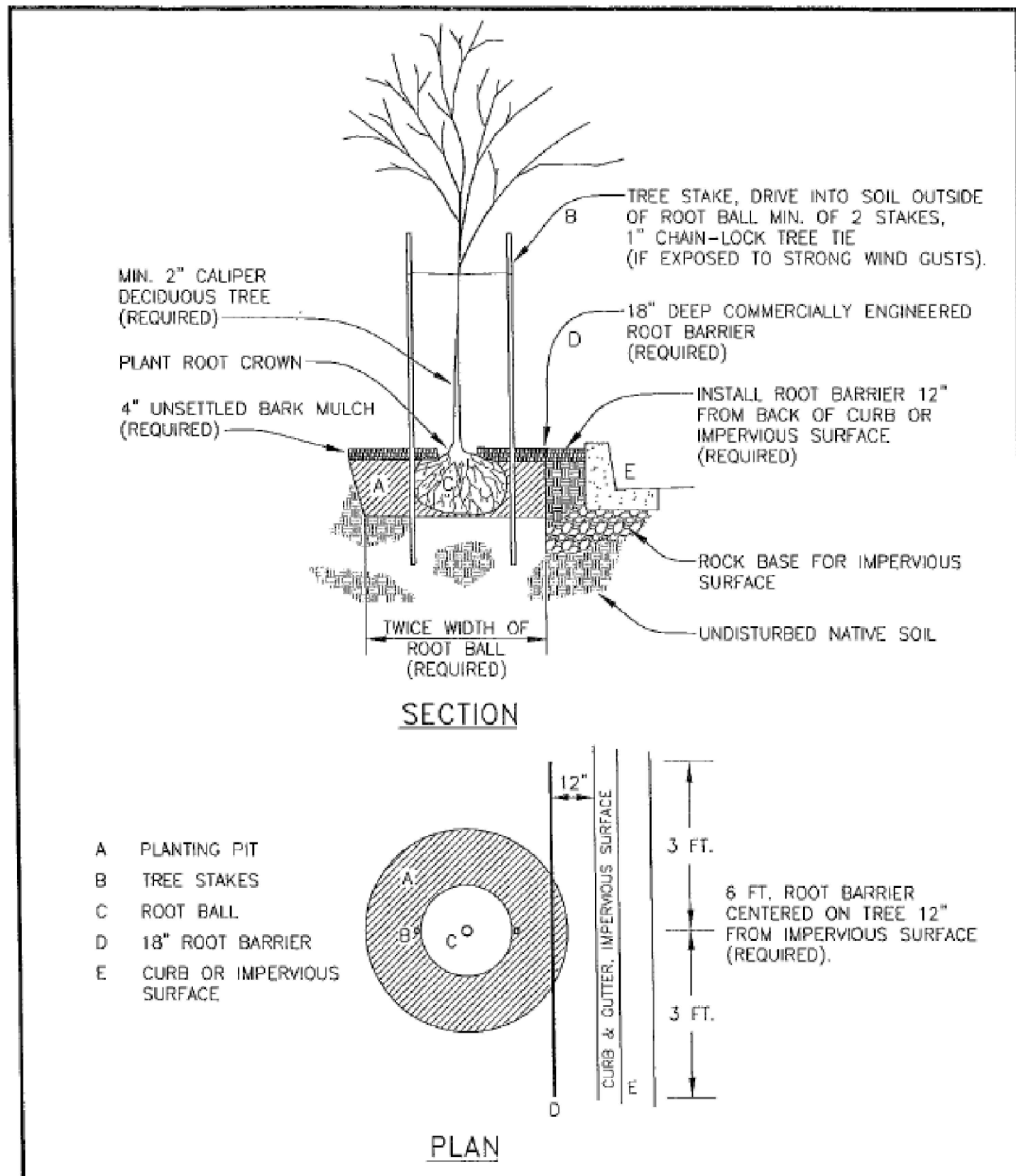
Sincerely,

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, AICP, Community Development Director
Dago Garcia, P.E., City Engineer



WOODBURN
INCORPORATED 1889
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

**STREET TREE PLANTING
NEW CONSTRUCTION**

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

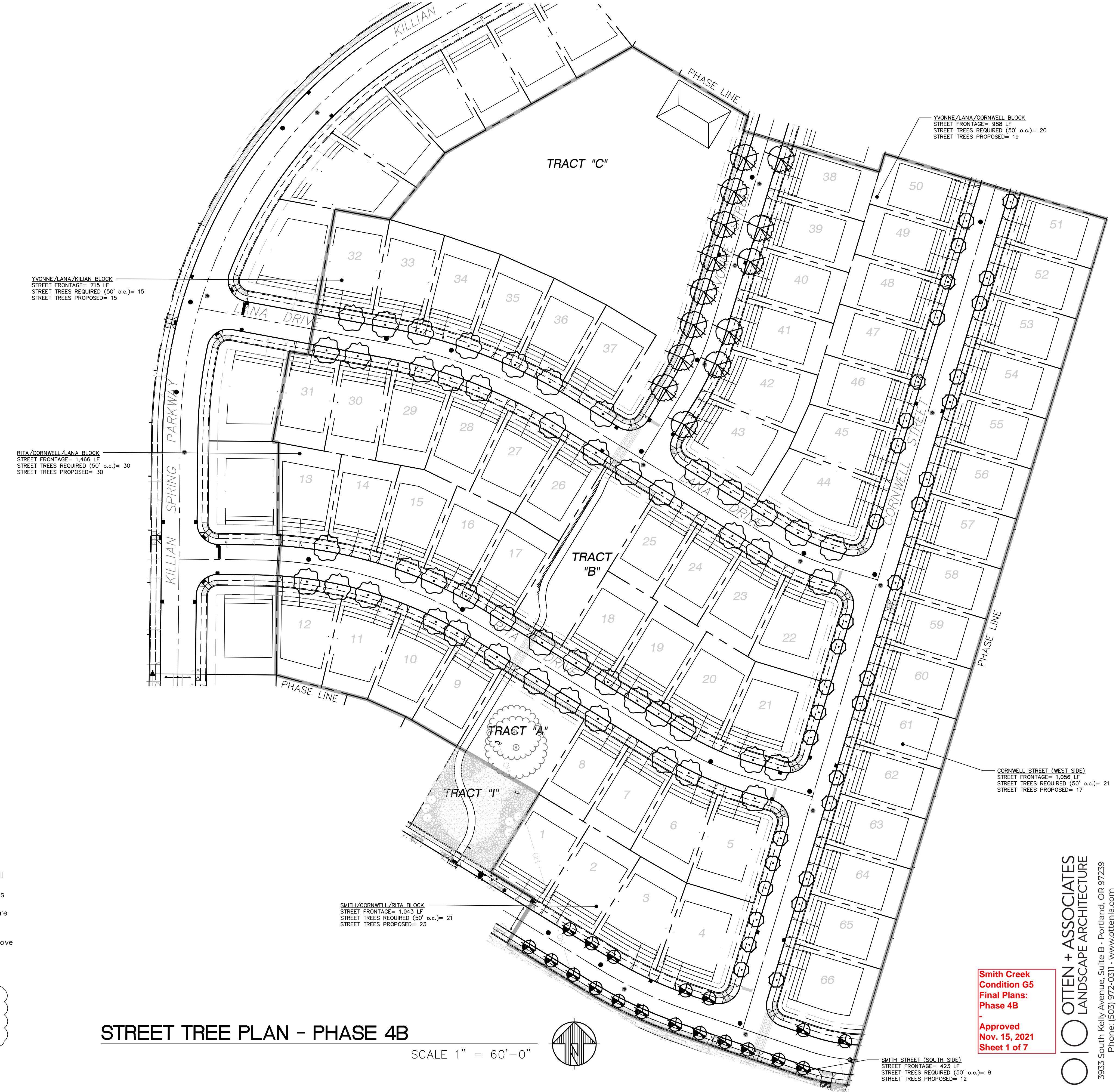
PLANT LIST: STREET TREES (PHASE 4B)

SYMBOL	QTY.	LATIN NAME / Common Name	SIZE	SPACING	MATURE HEIGHT
SMALL TREES					
	19	PYRUS CALLERYANA 'GLEN'S FORM' / Chanticleer Flowering Pear	2" cal.	As Shown	35' ht.
	34	PARROTTIA PERICA 'INGE'S RUBY VASE' / Ruby Vase Parrotia	2" cal.	As Shown	35' ht.
	49	ACER RUBRUM 'GERLING' / Gerling Red Maple	2" cal.	As Shown	35' ht.
MEDIUM TREES					
	14	TILIA CORDATA 'RANCHO' / Sterling Linden	2" cal.	As Shown	50' ht.

TOTAL STREET TREES REQUIRED= 116
TOTAL STREET TREES PROPOSED=116

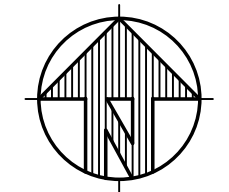
- STREET TREE NOTES:**
- No plant pit shall be dug or approved until all underground utilities have been marked.
 - Street trees shall be healthy and vigorous with normal, well-developed branches and root systems, free from decay, defects, sunscald injuries and abrasion of the bark, insect pests and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



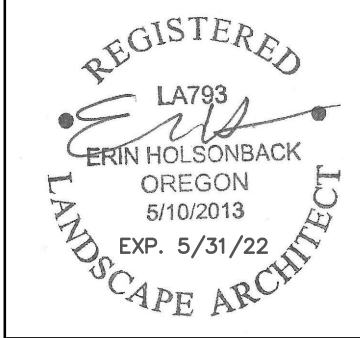
STREET TREE PLAN - PHASE 4B

SCALE 1" = 60'-0"



Smith Creek
Condition G5
Final Plans:
Phase 4B
Approved
Nov. 15, 2021
Sheet 1 of 7

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LANDSCAPE ARCHITECTURE
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SHEET
L1.0
OF
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SMITH CREEK - PHASE 4B
TAX MAP 052W13-TL 112
WOODBURN, OREGON

STREET TREE PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	10/21/21	REVISIONS PER CITY COMMENTS

EMERIO
ENGINEERING • SURVEYING • DESIGN
2877 WILLAMETTE ROAD, SUITE 1A
EUGENE, OREGON 97401
TEL: (503) 746-8812
FAX: (503) 638-8692
www.emeriodesign.com

LANDSCAPE PLAN

NO.	DATE	DESCRIPTION
1	10/21/21	REVISIONS PER CITY COMMENTS

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 LA793
 ERIN HOLSONBACK
 OREGON
 8/10/2013
 EXP. 5/31/22
 LANDSCAPE ARCHITECT

TRACT A:
 LANDSCAPE AREA= 7,597 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 455
 TOTAL PLANT UNITS PROPOSED= 456
 LAWN (3,975 SF/50)= 80
 (4) SMALL TREES= 20
 (6) LARGE TREES= 60
 (49) LARGE SHRUBS= 98
 (160) SMALL/MEDIUM SHRUBS= 160
 (38) PERENNIALS= 38

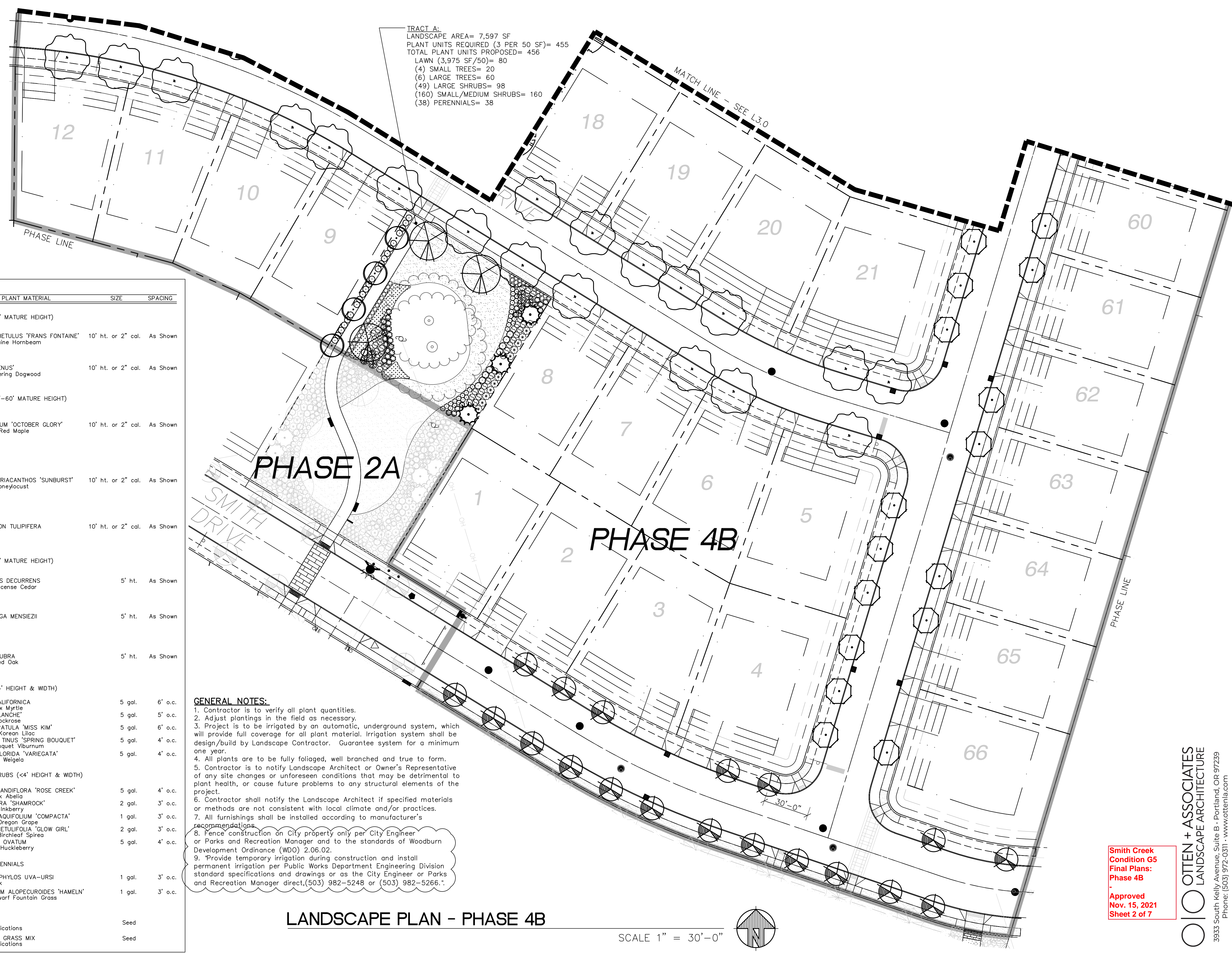
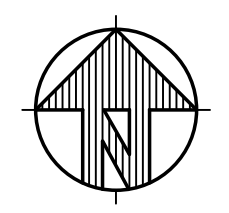
SYMBOL	QTY.	SUGGESTED PLANT MATERIAL	SIZE	SPACING
SMALL TREES (<40' MATURE HEIGHT)				
	20	CARPINUS BETULUS 'FRANS FONTAINE' Frans Fontaine Hornbeam	10' ht. or 2" cal.	As Shown
	12	CORNUS 'VENUS' Venus Flowering Dogwood	10' ht. or 2" cal.	As Shown
MEDIUM TREES (40'-60' MATURE HEIGHT)				
	13	ACER RUBRUM 'OCTOBER GLORY' Armstrong Red Maple	10' ht. or 2" cal.	As Shown
	7	GLEDISIA TRIACANTHOS 'SUNBURST' Sunburst Honeylocust	10' ht. or 2" cal.	As Shown
	8	LIRIODENDRON TULIPIFERA Tulip Tree	10' ht. or 2" cal.	As Shown
LARGE TREES (>60' MATURE HEIGHT)				
	35	CALOCEDRUS DECURRENS California Incense Cedar	5' ht.	As Shown
	7	PSEUDOTSUGA MENSIEZII Douglas Fir	5' ht.	As Shown
	4	QUERCUS RUBRA Northern Red Oak	5' ht.	As Shown
LARGE SHRUBS (>4' HEIGHT & WIDTH)				
	55	MYRICA CALIFORNICA Pacific Wax Myrtle	5 gal.	6' o.c.
	88	CISTUS 'BLANCHE' Blanche Rockrose	5 gal.	5' o.c.
	47	SYRINGA PATULA 'MISS KIM' Miss Kim Korean Lilac	5 gal.	6' o.c.
	134	VIBURNUM TINUS 'SPRING BOUQUET' Spring Bouquet Viburnum	5 gal.	4' o.c.
	87	WEIGELA FLORIDA 'VARIEGATA' Variegated Weigela	5 gal.	4' o.c.
SMALL/MEDIUM SHRUBS (<4' HEIGHT & WIDTH)				
	179	ABELIA GRANDIFLORA 'ROSE CREEK' Rose Creek Abelia	5 gal.	4' o.c.
	90	ILEX GLABRA 'SHAMROCK' Shamrock Inkberry	2 gal.	3' o.c.
	706	MAHONIA AQUIFOLIUM 'COMPACTA' Compact Oregon Grape	1 gal.	3' o.c.
	256	SPIRAEA BETULIFOLIA 'GLOW GIRL' Glow Girl Birchleaf Spirea	2 gal.	3' o.c.
	133	VACCINIUM OVATUM Evergreen Huckleberry	5 gal.	4' o.c.
GROUND COVER & PERENNIALS				
	39	ARCTOSTAPHYLOS UVA-URSI Kinnikinnick	1 gal.	3' o.c.
	255	PENNISETUM ALOPECUROIDES 'HAMELN' Hamel Dwarf Fountain Grass	1 gal.	3' o.c.
SEEDED AREAS				
		FINE LAWN See Specifications	Seed	
		DOG PARK GRASS MIX 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 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.

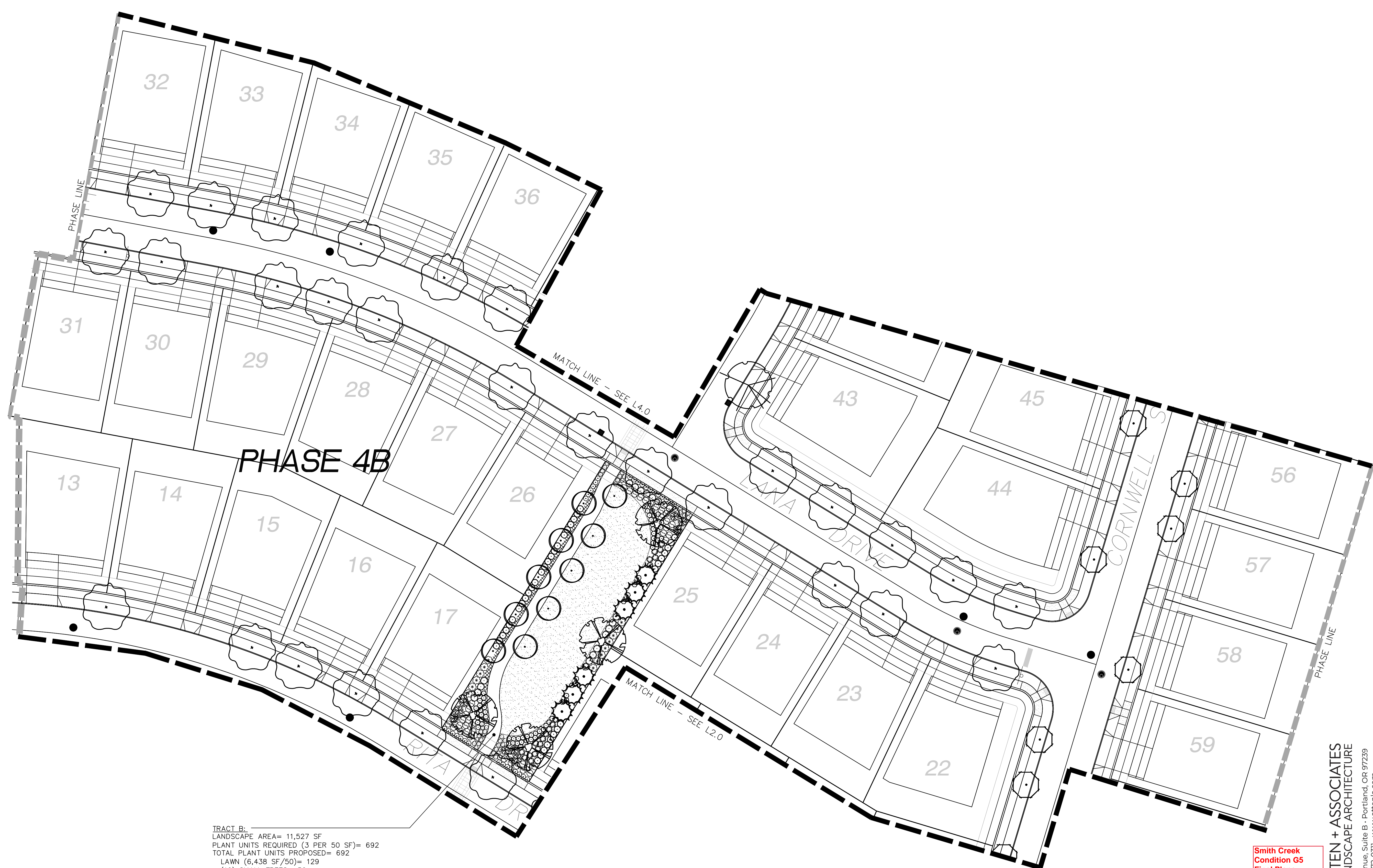
LANDSCAPE PLAN - PHASE 4B

SCALE 1" = 30'-0"



Smith Creek
 Condition G5
 Final Plans:
 Phase 4B
 Approved
 Nov. 15, 2021
 Sheet 2 of 7

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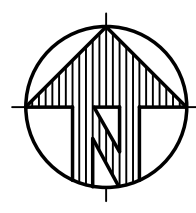


PHASE 4B

TRACT B:
 LANDSCAPE AREA= 11,527 SF
 PLANT UNITS REQUIRED (3 PER 50 SF)= 692
 TOTAL PLANT UNITS PROPOSED= 692
 LAWN (6,438 SF/50)= 129
 (10) SMALL TREES= 50
 (10) LARGE TREES= 100
 (121) LARGE SHRUBS= 242
 (126) SMALL/MEDIUM SHRUBS= 126
 (39) PERENNIALS= 39
 GROUND COVER (297 SF/50)= 6

LANDSCAPE PLAN - PHASE 4B

SCALE 1" = 30'-0"



Smith Creek
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 Final Plans:
 Phase 4B
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 Nov. 15, 2021
 Sheet 3 of 7

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

LANDSCAPE PLAN

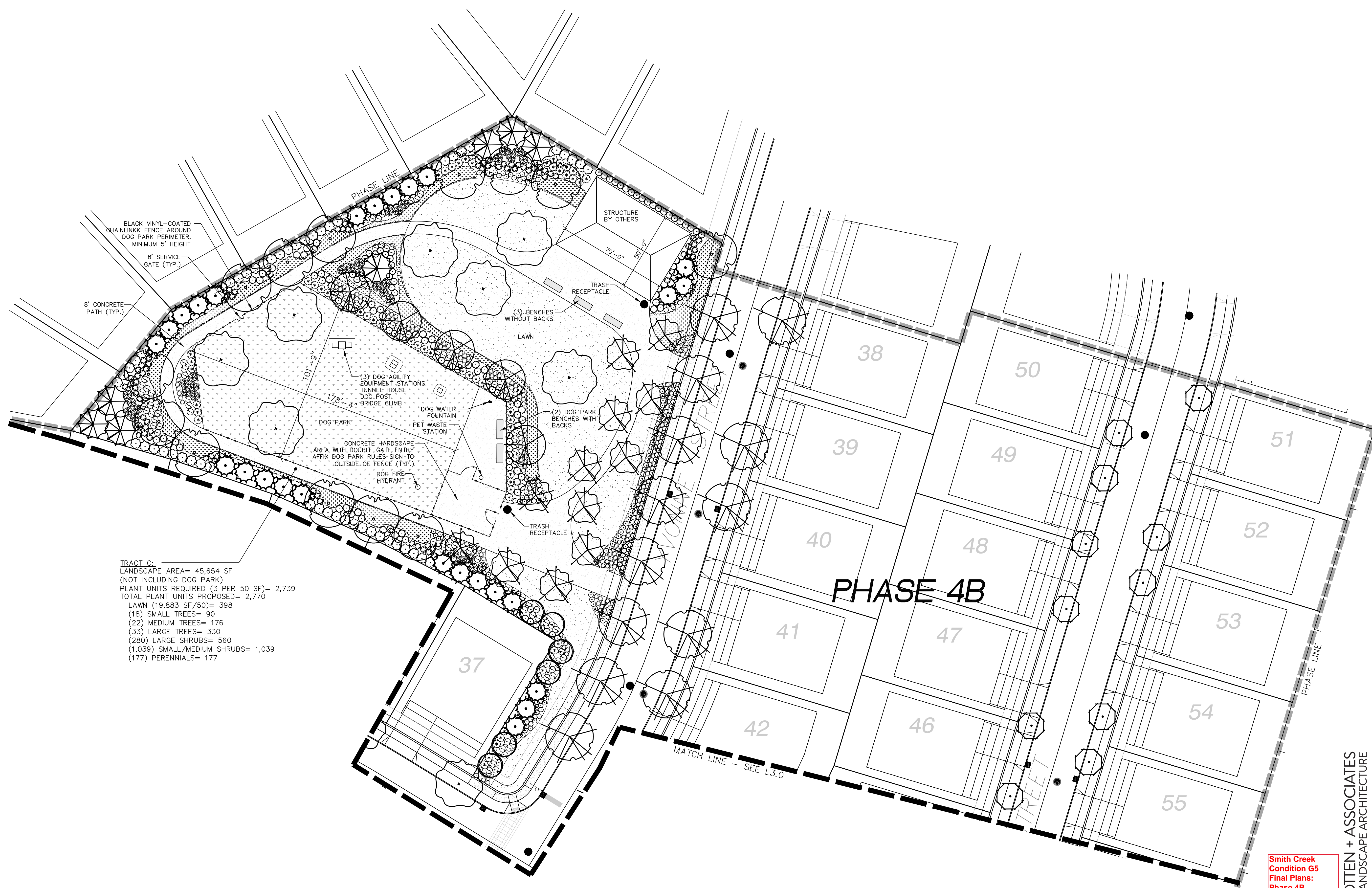
NO.	DATE	DESCRIPTION

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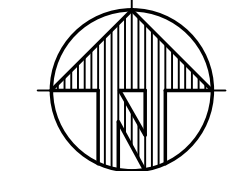
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TRACT C:
 LANDSCAPE AREA= 45,654 SF
 (NOT INCLUDING DOG PARK)
 PLANT UNITS REQUIRED (3 PER 50 SF)= 2,739
 TOTAL PLANT UNITS PROPOSED= 2,770
 LAWN (19,883 SF/50)= 398
 (18) SMALL TREES= 90
 (22) MEDIUM TREES= 176
 (33) LARGE TREES= 330
 (280) LARGE SHRUBS= 560
 (1,039) SMALL/MEDIUM SHRUBS= 1,039
 (177) PERENNIALS= 177

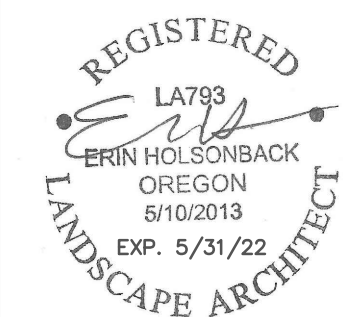
LANDSCAPE PLAN - PHASE 4B

SCALE 1" = 30'-0"



Smith Creek
 Condition G5
 Final Plans:
 Phase 4B
 Approved
 Nov. 15, 2021
 Sheet 4 of 7

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NO.	DATE	DESCRIPTION

LANDSCAPE PLAN

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

RECEPTACLE

DATE DRAWN : 01/03/13
 DRAWN BY : JSS
 DATE REV. : 09/09/00
 REV. BY : XXX

REV. A

DRAWING NUMBER 157-32

W/ CVB-30-FTO

SHEET 1 OF 2

DuMor, inc.

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.

BIKE RACK

DATE DRAWN : 01/21/15
 DRAWN BY : RHM
 DATE REV. :
 REV. BY :

REV. A

DRAWING NUMBER 290 SERIES

SHEET 1 OF 2

DuMor, inc.

NOTE:
 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 FOR OPTIONS S-2 & S-4.

TABLE

DATE DRAWN : 9/3/13
 DRAWN BY : JSS
 DATE REV. : 09/09/00
 REV. BY : XXX

REV. A

DRAWING NUMBER 448-42

SHEET 1 OF 2

DuMor, inc.

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 FOR OPTIONS S-2 AND S-4.
 * UPCHARGE APPLIES TO SUPPORT OPTION, CONSULT YOUR LOCAL REPRESENTATIVE.

BENCH

SCALE : NONE

DATE DRAWN : 09/24/12
 DRAWN BY : ESS
 DATE REV. :
 REV. BY :

REV. A

DRAWING NUMBER 446 SERIES

SHEET 1 OF 2

DuMor, inc.

LENGTH OPTIONS:
 6' BENCH
 8' BENCH

NOTE:
 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.

BOLLARD

SCALE : NONE

DATE DRAWN : 10/27/06
 DRAWN BY : AN1
 DATE REV. : 01/10/07
 REV. BY : ESS

REV. B

DRAWING NUMBER 400-36/S-1SL

SHEET 1 OF 2

DuMor, inc.

NOTES:
 1.) STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 2.) LOCKING DEVICE PROVIDED BY OTHER.

BENCH

DATE DRAWN : 10/31/14
 DRAWN BY : ESS
 DATE REV. : 09/09/00
 REV. BY : XXX

REV. A

DRAWING NUMBER 282 SERIES

SHEET 1 OF 2

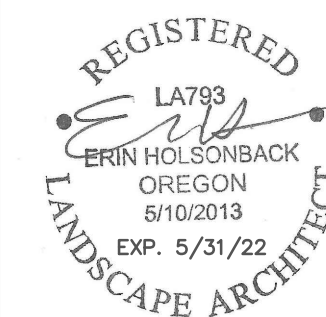
DuMor, inc.

LENGTH OPTIONS:
 6' BENCH
 8' BENCH

NOTE:
 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.

Smith Creek Condition G5 Final Plans Phase 4B - Approved Nov. 15, 2021 Sheet 5 of 7

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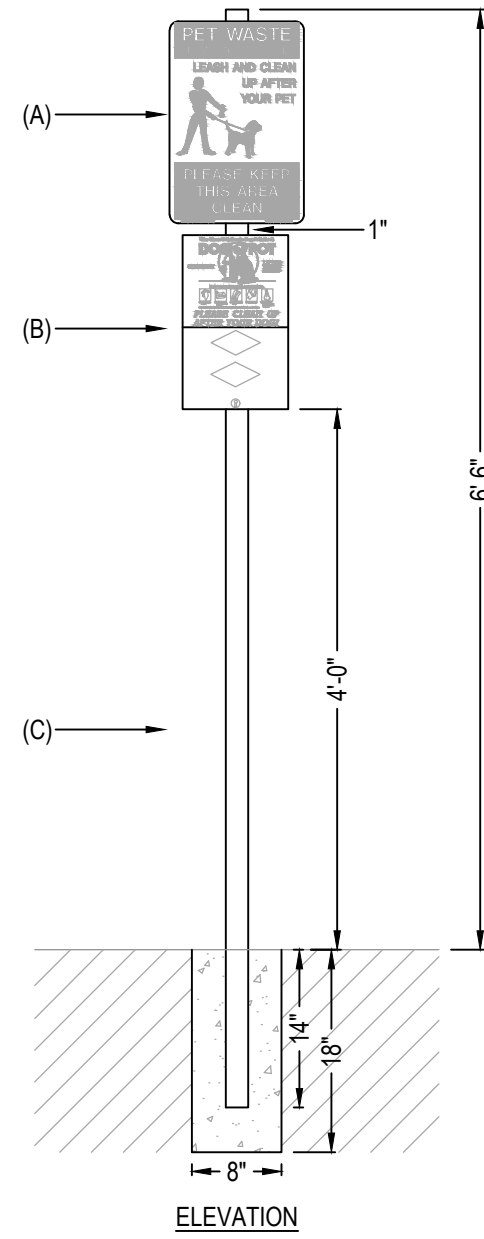


SHEET L5.0 OF 7

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

TRACT C SHELTER
 FURNISHING DETAILS

- (A) DOGIPOT PET SIGN (ITEM #1203 / 1204):**
 -H: 18" X W: 11.5"
 -14 GAUGE REFLECTIVE ALUMINUM
 -WEIGHT: 1.35 LBS
 -FOREST GREEN ON WHITE
- (B) DOGIPOT JUNIOR BAG DISPENSER (ITEM #1002-2):**
 -H: 15.5" X W: 9.4" X D: 3.25"
 -12 GAUGE POWDER COATED BLACK ALUMINUM
 -WEIGHT: 7 LBS
 -400 BAG CAPACITY
 -TWO DIAMOND BAG DISPENSER SLOTS
 -FRONT LOCKING ACCESS PANEL
 -CLEARLY POSTED INSTRUCTIONS
- (C) TELESCOPIC GALVANIZED STEEL MOUNTING POST (ITEM #1301-P):**
 -2" X 2" X 8"
 -11 GAUGE GALVANIZED STEEL
 -WEIGHT: 15 LBS.
HOLE:
 -D: 18" X W: 8"
 -FILL WITH 40 LBS. "READY TO USE" CEMENT



NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

PET WASTE STATION

NTS

MANUFACTURER: DOG-I-POT
 MODEL: ALUMINUM QUICK PET STATION (1011-MINI)
 QUANTITY: 1

BENCHES

Trail Bench With Back
 4 Foot Bench with Back

The Trail Bench is made with recycled wood seating planks, a powder coated frame finish and zinc plated hardware. Available in both surface and in-ground mounts. Multiple colors available. Shown in Nutmeg. Gyms For Dogs®.

SKU:	Size:
DL-TB-4-RPW	48" L x 15.5" W x 32" H

Color options: Nutmeg (Standard), Blue, Red, Black.

QUANTITY: 2

FIRE HYDRANTS

GYMS FOR DOGS®
 Natural Dog Park Products®

Sound the alarm!

Our fire hydrants are the social spot of the dog park. Durable powder-coated finishes makes our hydrants built to withstand outdoor use. Our hydrants are available in a small portable and a larger surface mount and portable units. Limited warranty guarantees product to be free from defect for one year. Gyms For Dogs®.

Free Standing, Heavy Fire-hydrant DL-FHPS-CRT

QUANTITY: 1

THE DOG POST®

GYMS FOR DOGS®
 Natural Dog Park Products®

The Dog Post® Leash Post, Toy Box & Sanitation Depot

SKU:	Size:	Weight:
DL-DP-RPW	32" L x 36" W x 48" H	297 lbs

The Dog Post™ is a great place to hang leashes and store play toys, cell phones or keys. Helping keep items off the ground and away from lawn mowers. The Dog Post™ is great for any terrain due to its free standing and portable design. It also offers an additional place for dogs to keep cool in the summer sun. Low maintenance, does not require staining or painting. Environmentally friendly and durable to all outdoor elements and abuse. All products ship pre-assembled, minor field assembly needed.

Hardware:
 Powder Coated Color Match Stainless Steel and Galvanized Hardware.

Materials:
 Earth friendly heavy commercial strength re-enforced recycled structural grade plastic made to be resistant to stressful environmental elements, extreme weather conditions and load bearing requirements. UV additives are added to prevent deterioration from exposure to sunlight. Built for heavy commercial use.

Warranty:
 1 year craftsmanship, 5 years hardware, 50 years materials against rotting, insect manifestation, splitting or materials failure.

multi-use storage, shade tunnel & sanitation depot

The Dog Post™

QUANTITY: 1

TUNNEL HOUSE™

GYMS FOR DOGS®
 Natural Dog Park Products®

Tunnel House™

SKU:	Size:	Weight:
DL-TH1-RPW (S/M)	36" L x 24" W x 24" H	198 lbs
DL-TH2-RPW (L/X)	54" L x 46" W x 46" H	297 lbs

The Tunnel House™ is a perfect spot for dogs to relax and socialize after hard play. The Gyms For Dogs® patented open-air design and vented roof allows dogs to keep cool by keeping fresh air moving and provides shelter from the sun. The Tunnel House™ brings dogs together and stimulates socialization in groups. Great for dogs to enjoy during a trip to the park. Gyms For Dogs®

Warranty:
 1 year craftsmanship, 5 years hardware, 50 years materials against rotting, insect manifestation, splitting or materials failure.

Design features our unique Cross Dog™ vented shade roof and open sides for safe play.

QUANTITY: 1

BRIDGE CLIMB®

GYMS FOR DOGS®
 Natural Dog Park Products®

Bridge Climb®

SKU:	Size:	Weight:
DL-BC1-RPW (S/M)	8' L x 33" W x 18" H	270 lbs
DL-BC2-RPW (L/XL)	12.5' L x 54" W x 24/28" H	478 lbs

MULTIFUNCTIONAL
 Dogs can run up the incline and down the decline at their own pace and level of confidence. Incline and decline training helps build muscle in a dog's legs and torso while developing balance and endurance. The solid platform on four posts is designed to be multi-functional to accommodate multiple dogs for optimal training. Shade tunnel underneath and training platform on top. Gyms For Dogs®.

BENEFITS

- ✓ Cognitive Learning
- ✓ Balance & Coordination
- ✓ Muscular Development
- ✓ Endurance
- ✓ Cardiovascular Training

QUANTITY: 1



TYPICAL FENCE + ENTRY GATE

SIGNAGE BY OTHERS

NTS



DRINKING FOUNTAIN

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

NTS

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Smith Creek
 Condition G5
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 Sheet 6 of 7

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

TRACT C DOG PARK
 FURNISHING DETAILS

NO.	DATE	DESCRIPTION

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 L793
 ERIN HOLSOMBACK
 OREGON
 8/10/2013
 EXP. 5/31/22
 LANDSCAPE ARCHITECT

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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.

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.

Dog Park Grass Mix: Pro-Time 767 Dog Park Eco-Lawn Mix with Microclover® or approved equal for dog park application.

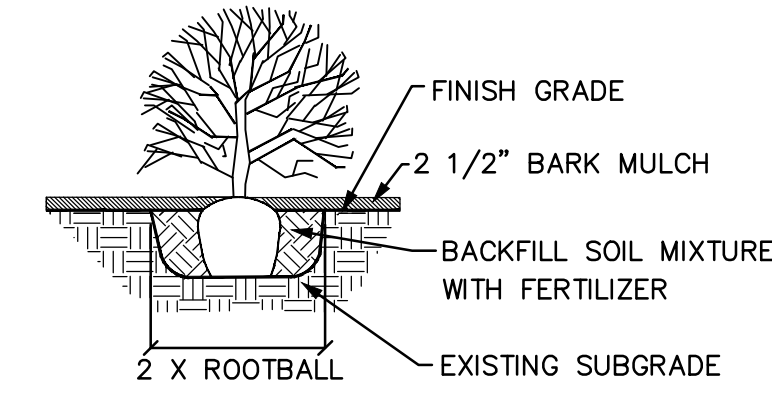
MAINTENANCE OF SEEDED AREAS:

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.

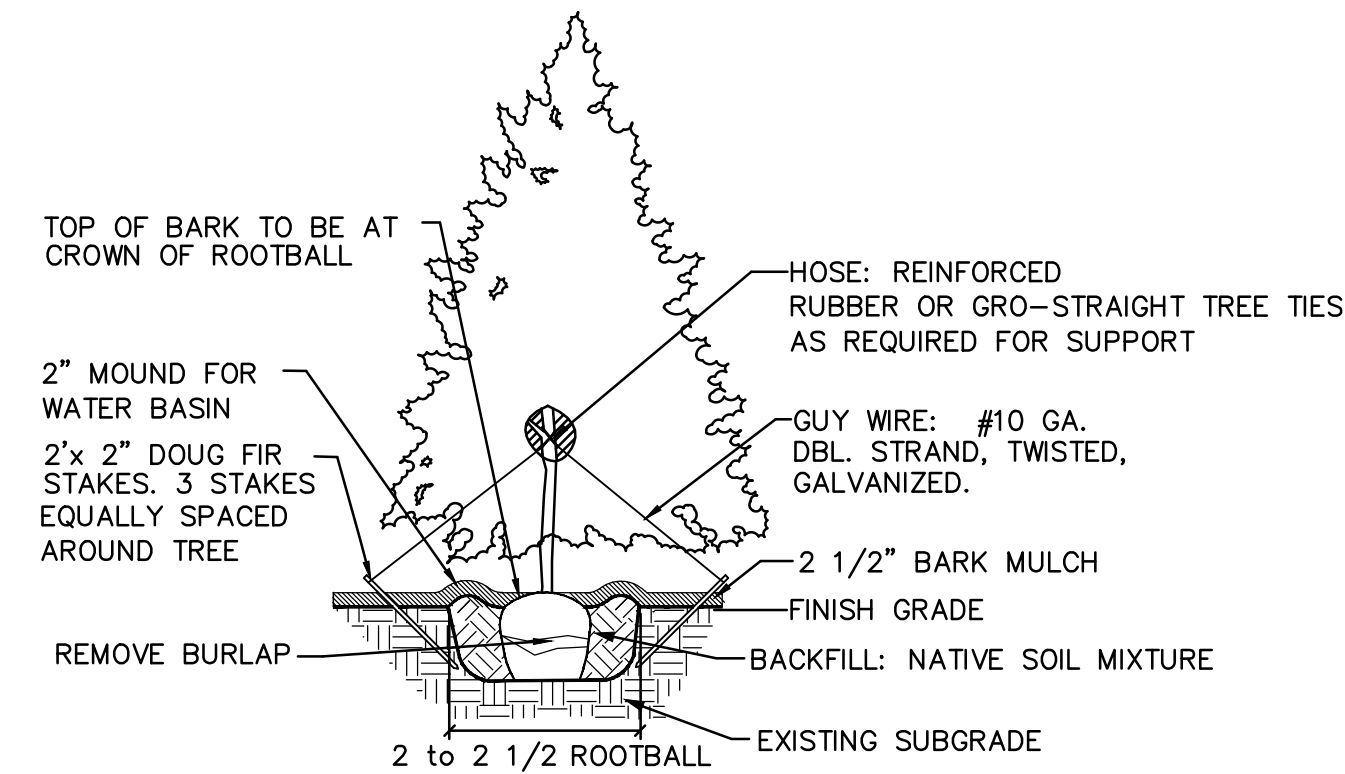
CLEAN-UP: At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean,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



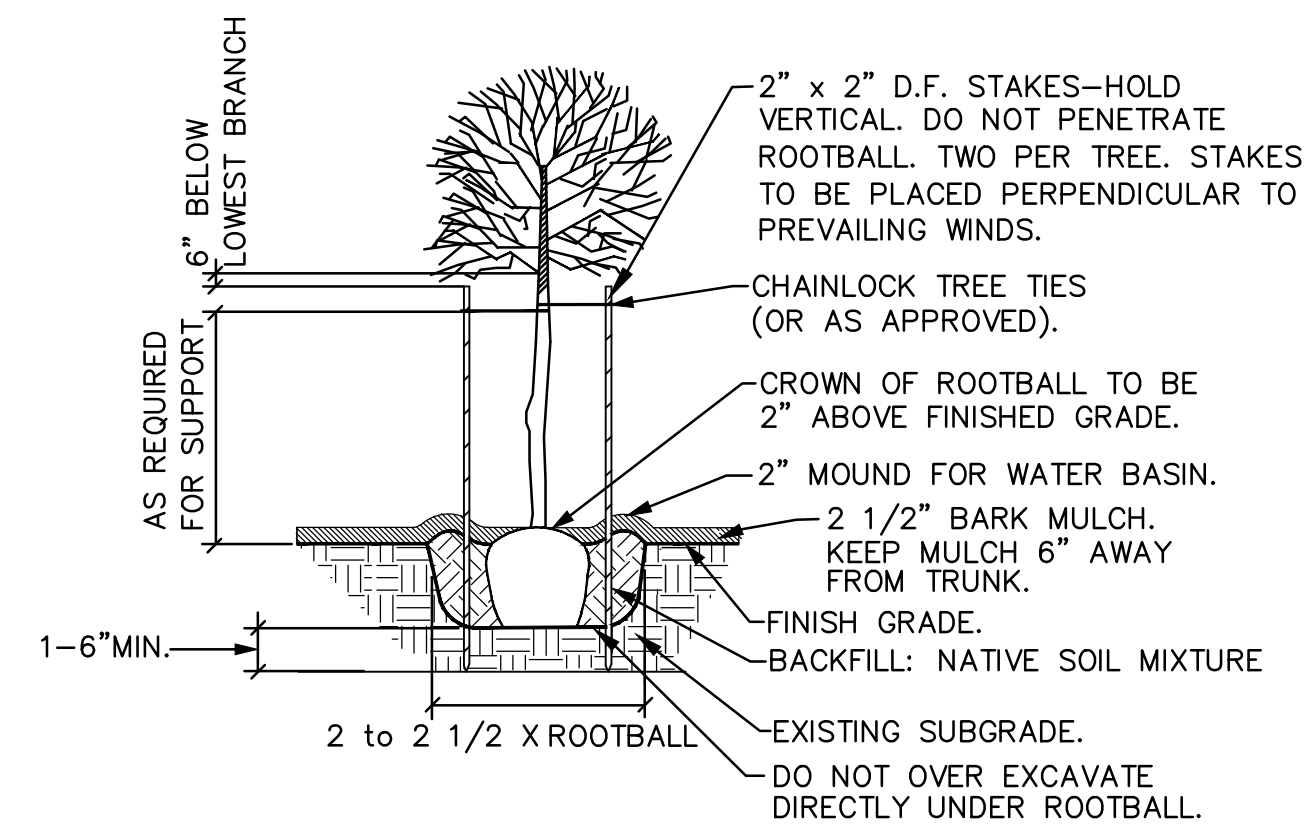
SHRUB PLANTING DETAIL

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
Condition G5
Final Plans:
Phase 4B
Approved
Nov. 15, 2021
Sheet 7 of 7

O O OTTEN + ASSOCIATES
LANDSCAPE ARCHITECTURE

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ERIN HOLSONBACK
OREGON
8/10/2013
EXP. 5/31/22

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

LANDSCAPE
SPECIFICATIONS
& DETAILS

NO.	DATE	DESCRIPTION
1	10/21/21	REVISIONS PER CITY COMMENTS