

AGENDA 9 – 21

**1. Call to Order**

**2. Approval of Minutes: None**

**3. Action Items**

◆ **L 16-15 (Exhibits 1 & 2)**

Request: Approval of revised landscape plan. Original plan was reviewed on October 21, 2015 and denied.

Location: 1535 NE Miller Street

Applicant: Douglas Egan

◆ **L 24-16 – Continued from August 17, 2016 Meeting (Exhibits 3 & 4)**

Request: Removal of 1 street tree

Location: 957 SW Fellows Street

Applicant: Jimmy Garcia

◆ **L 25-16 – Continued from August 17, 2016 Meeting (Exhibits 5 & 6)**

Request: Removal and replacement of 1 landscaping tree

Location: 1201 NE Highway 99W

Applicant: David Grover

◆ **L 26-16 (Exhibit 7)**

Request: Approval of street tree plan for Phase 4 and Phase 5 of the Valley's Edge subdivision

Location: North of intersection of W 2<sup>nd</sup> Street and Valley's Edge Street

Applicant: Paul Sellke, AKS Engineering & Forestry, on behalf of West Hills Properties, LLC

◆ **L 27-16 (Exhibit 8)**

Request: Removal of 1 street tree

Location: 1843 NW Poppy Hills Drive

Applicant: Teresa Morton

◆ **L 28-16 (Exhibit 9)**

Request: Removal of 2 street trees

Location: 2014 NE McDaniel Lane

Applicant: Rolland and Leslie Toevs

◆ **L 30-16 (Exhibit 10)**

Request: Approval of street tree plan for Phase 5 of the West Valley Estates subdivision

Location: Mt St Helens Street, north of Redmond Hill Road, east of Mt Rainier Street, and west of Mt Adams Street

Applicant: Lori Zumwalt, on behalf of Premier Development, LLC

◆ **L 31-16 (Exhibit 11)**

Request: Approval of landscape plan

Location: 3440 NE Three Mile Lane

Applicant: Erich Kroll, on behalf of Jackson Family Wines

**4. Discussion Items:**

**◆ L 22-16**

Request: Removal of 7 street trees, which was approved contingent upon the applicant submitting a replacement and maintenance plan

Location: 1200 NE Baker Street

Applicant: Shawn Rollins

**5. Citizen Comments**

**6. Committee Member Comments**

**7. Staff Comments**

**8. Adjournment**



230 NE Second Street • McMinnville, Oregon 97128 • [www.ci.mcminnville.or.us](http://www.ci.mcminnville.or.us)

October 27, 2015

Douglas Egan  
MD Builders, Inc.  
P.O. Box 175  
McMinnville, OR 97128

RE: Landscape Plan Review (L 16-15)

Dear Mr. Egan:

I am writing to advise you that the McMinnville Landscape Review Committee, having carefully reviewed and studied the landscape plan submitted to our office for the property located at 1535 NE Miller Street, McMinnville, Oregon, on which is proposed the construction of an office building and warehouse, has been rejected.

In reaching their decision, the committee noted that the plan lacks adequate density of plantings, and requires smaller height trees under the overhead power line at the front of the property. In addition, the plan needs tighter spacing of the trees along the site's western and southern edges, and further detail regarding the location of doors and windows is necessary in order to determine if landscaping adjacent to the building perimeter can and should be provided.

Although not part of the landscape review, the committee noted that the drive aisle dimension for the proposed parking lot is too narrow and needs to be adjusted to provide a minimum dimension of 24 feet. In so doing, this may impact the landscaping shown on the submitted plan. To lessen such impact, the committee encourages the applicant to move the building further back from the street, rather than take area from the landscape bed that fronts this property.

Submittal of a revised plan should address the above-noted concerns.

This letter shall act as official notification of the Landscape Review Committee's decision. An appeal of this decision may be made to the Planning Commission if notice of intent to appeal is filed in the Planning Department no later than November 11, 2015. If no appeal is filed by this date, the decision of the committee shall be considered final.

If you have any questions regarding this matter, please call me at 434-7311.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Montgomery". The signature is stylized and somewhat cursive.

Doug Montgomery, AICP  
Planning Director

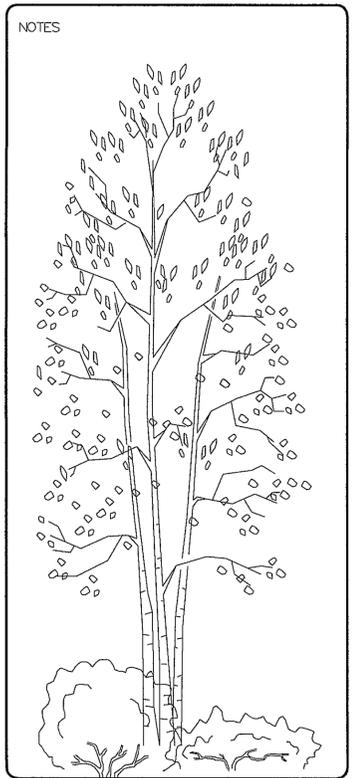
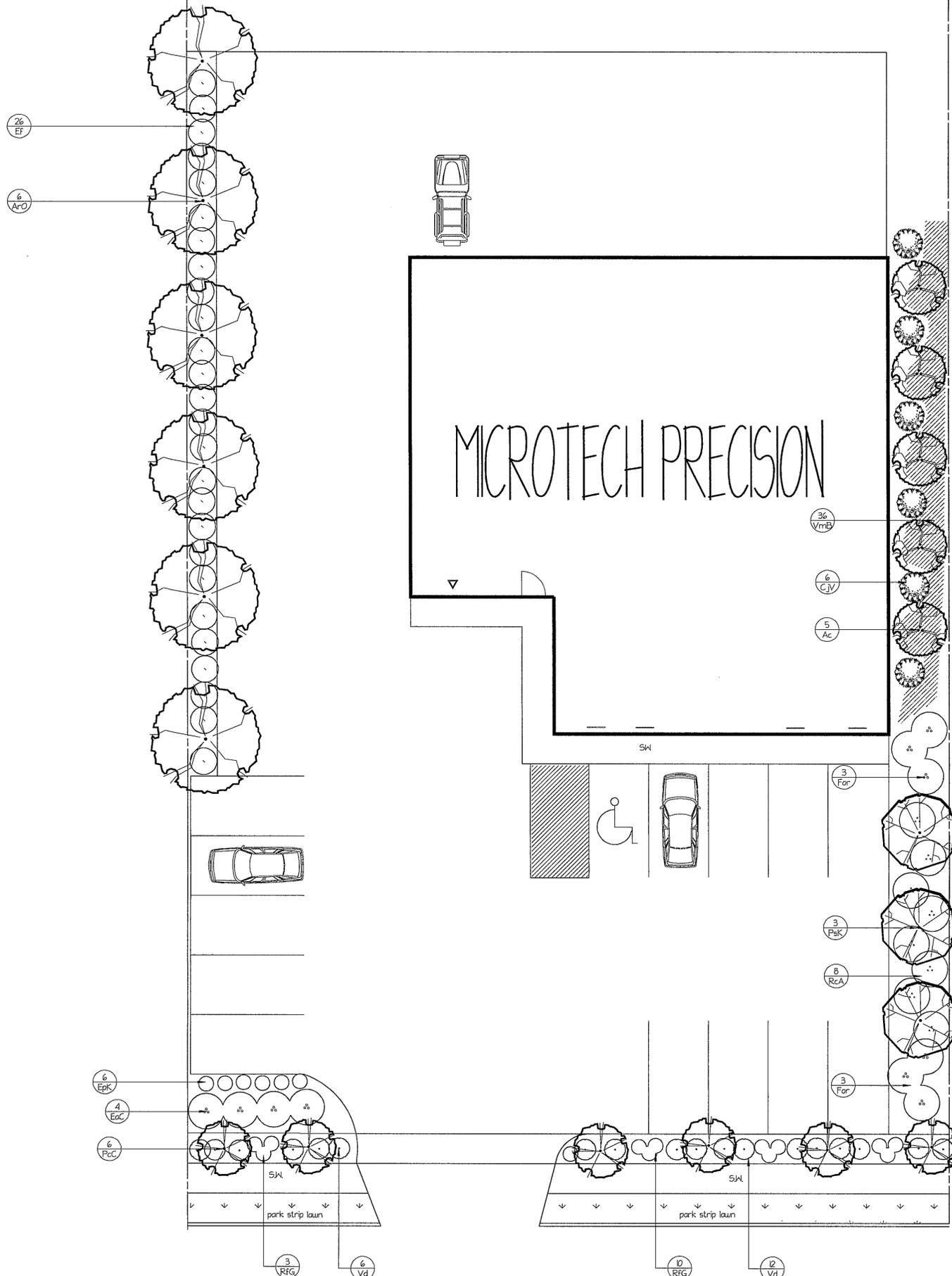
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# LANDSCAPE PLAN

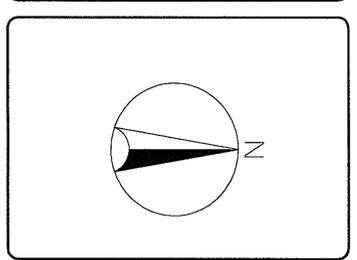
(undeveloped area)

## PLANT LIST

Key	Qty	Botanical Name	Common Name	Remarks
<b>Trees</b>				
Ac	5	<i>Acer circinatum</i>	VINE MAPLE	8-10' multi-stem
ArO	6	<i>Acer rubrum 'October Glory'</i>	OCTOBER GLORY RED MAPLE	2' Cal.
Psk	3	<i>Prunus serrulata 'Kwanzan'</i>	KWANZAN JAPANESE FLOWERING CHERRY	2' Cal.
PcC	6	<i>Pyrus calleryana 'Chanticleer'</i>	CHANTICLEER CALLERY PEAR	2' Cal.
<b>Shrubs</b>				
CJV	6	<i>Camellia japonica 'Valentine Day'</i>	VALENTINE DAY JAPANESE CAMELLIA	2-3 Gal.
EaC	4	<i>Euonymus alatus 'Compactus'</i>	DWARF BURNING BUSH	2-3 Gal.
EF	26	<i>Euonymus fortunei</i>	FORTUNEI EUONYMUS	2-3 Gal.
For	6	<i>Forsythia x 'Fiesta'</i>	FESTA DWARF FORSYTHIA	2-3 Gal.
RcA	8	<i>Rhododendron catawbiense 'America'</i>	AMERICA CATAMBA RHODODENDRON	2-3 Gal.
Vd	8	<i>Viburnum davidii</i>	DAVID VIBURNUM	2-3 Gal.
<b>Perennials and Annuals</b>				
EpK	6	<i>Echinacea purpurea 'Kims Knee High'</i>	KIMS KNEE HIGH CONEFLOWER	1 Gal.
RFG	8	<i>Rudbeckia fulgida 'Goldsturm'</i>	GOLDSTURM BLACK-EYED SUSAN	1 Gal.
VmB	36	<i>Vinca minor 'Bowles Variety'</i>	BOWLES VARIETY PERIWINKLE	1 Gal.



No.	Date	Description



MICROTECH PRECISION

MD Builders  
 P.O. Box 175  
 McMinnville, Or. 97128

SCALE 1/4" = 1'-0"	PROJECT NO. 216-16
DRAWN BY Rob Stephenson	SHEET NO. 1
CHECKED BY RJS	
DATE August, 2016	
DATE OF PRINT 8/26/16	



Planning Department
231 NE Fifth Street o McMinnville, OR 97128
(503) 434-7311 Office o (503) 474-4955 Fax
www.ci.mcminnville.or.us

Office Use Only:
File No. L24-16
Date Received 8/12/16
Fee \$
Receipt No.
Received by SA

Street Tree Removal

Applicant Information

Applicant is: [x] Property Owner [ ] Contract Buyer [ ] Option Holder [ ] Agent [ ] Other

Applicant Name Jimmy Garcia Phone 510-926-0064

Contact Name (If different than above) Phone

Address 957 Fellows St

City, State, Zip McMinnville, Or, 97128

Contact Email princetonplayer@yahoo.com

Property Owner Information

Property Owner Name (If different than above) Phone

Contact Name Phone

Address

City, State, Zip

Contact Email

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 957 SW Fellows St. (Property nearest to tree(s) for removal)

Assessor Map No. R4 120 - CD - 0250+ Total Site Area .7 acres

Subdivision Block E Lot 3

Comprehensive Plan Designation Res Zoning Designation R2FP

**Additional Information**

1. How many trees are requested for removal? 1
2. What type (species) of tree(s) are they? Fir
3. What is the diameter of the tree(s), measured four feet above ground level? \_\_\_\_\_
4. Why are you requesting the removal of the noted tree(s)? (See "Removal Criteria" on attached Information Sheet.) Explain which of the criteria is addressed through this application. \_\_\_\_\_  
Hazard due to serious decay as a result of lightning strike.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the location of the tree(s) subject to the removal request, property lines, sidewalks, adjacent utilities (including overhead), north direction arrow, and adjacent streets.
- Arborist report, photographs, and/or other information which would help substantiate or clarify your request.

**I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.**

  
Applicant's Signature

8-12-2016  
Date

  
Property Owner's Signature

8-12-2016  
Date

[Cancel](#)**Letter of condemnation**[Send](#)

**Subject:** Letter of condemnation

This is an open letter to any interested parties. The subject herein is one Fir tree located on the property of James Garcia at 957 Fellows st. In McMinnville, OR.

The tree in question has been severely damaged in a storm at some time in the past. It appears to have been lighting-struck. The tree located within striking distance of two houses. It is in an advanced state of decline and is posing definite threat to the property on which it is standing as well as the neighboring property immediately to the West of Mr. Garcia's property.

It is in my opinion that the tree should be removed so as to prevent any unnecessary damage in the event of any part of that tree falling due to further storm storm or as the result of natural decomposition that is sure to take place.

Jason J. LaDue  
ISA certified arborist,  
Owner- Aerials Tree Svc.





**Northwest Tree Care**  
6901 NE Riverside Dr  
McMinnville, OR 97128  
(971)241-2471  
nwtreecare@hotmail.com  
http://nwtreecare.com



## ESTIMATE

### ADDRESS

Leslie Ballan  
957 SW Fellows  
McMinnville, OR 97128

**ESTIMATE # 1778**  
**DATE 03/07/2016**

ACTIVITY	QTY	RATE	AMOUNT
<b>Tree Removal</b> Remove 1 large Hazardous Fir tree and 1 smaller Fir tree along the drive way.  Chip all of the brush and take or leave the wood in 16inch rounds.	1	5,800.00	5,800.00

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TOTAL **\$5,800.00**

Accepted By

Accepted Date

ORDINANCE NO. 4861

AN ORDINANCE VACATING THE FOLLOWING DESCRIBED AREA:

An unnamed right-of-way between Tax Lots R4420CD 02500, 03200, and 03201.

RECITALS:

On the 23rd day of May 2006, at a regular meeting thereof, the Council of the City of McMinnville, Oregon adopted Resolution No. 2006-22 initiating proceedings for the purpose of vacating the above-described area (RV ~~1~~<sup>5</sup>06).

Said resolution was reviewed and thoroughly discussed at the meeting upon which action thereon was taken and which constituted the initiation of such vacation proceedings.

By said resolution the Council of the City of McMinnville, Oregon, set and fixed the 27th day of June 2006, at 7:30 p.m. in the McMinnville School District Board Room at 1500 NE Baker Street in the City of McMinnville, as the time and place for hearing said vacation of the area described above and objections thereto, if any.

Pursuant to said resolution, the Recorder gave notice of such hearing by publication of a notice thereof in the News Register, the City's official newspaper, once each week for two consecutive weeks prior to the date of said hearing, to wit: June 10, 2006 and June 17, 2006, as more particularly shown by the proof of publication on file in the Recorder's office, which notice described said area.

Pursuant to said resolution, the Recorder of the City of McMinnville, Oregon gave notice of such hearing by causing to be posted within five days after the date of said publication at or near each end of said vacation a copy of said notice which was headed: "Notice of Street Vacation", and which notice was caused to be posted by the Recorder in at least two conspicuous places in such proposed vacation described above, all of which more fully appears from the affidavit of posting on file in the Recorder's office.

The Recorder has filed in her office a certificate showing that all City liens and taxes have been paid on said area above described to be vacated.

After Recording,  
return to: City of McMinnville  
230 NE Second Street  
McMinnville OR 97128

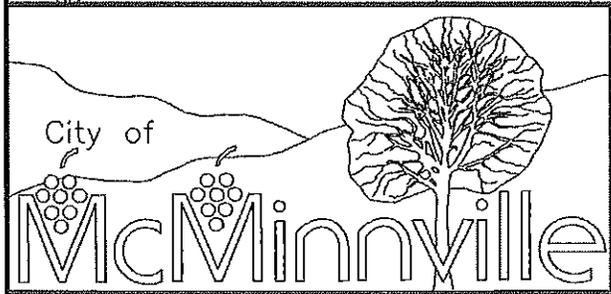
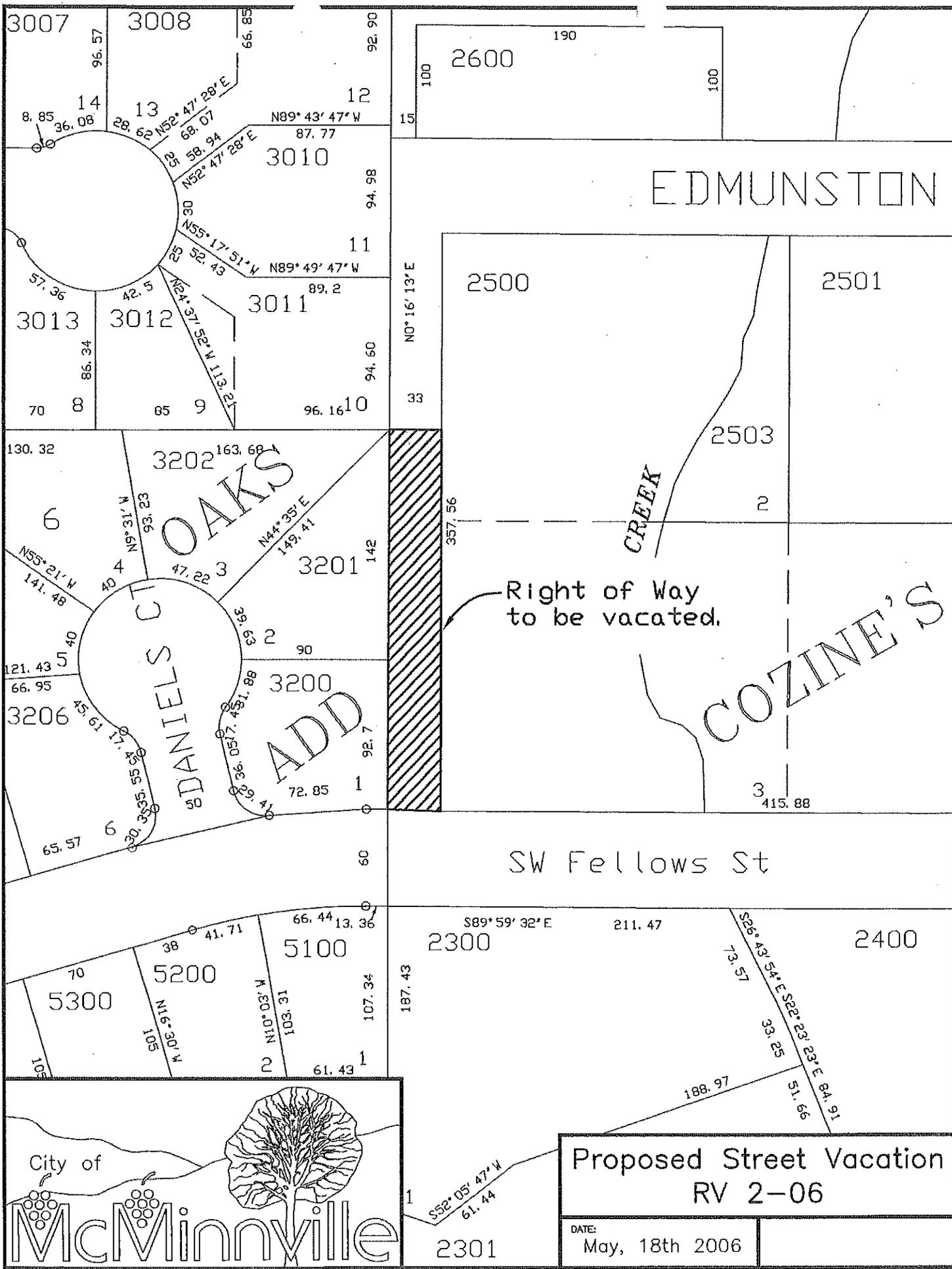
On the 27<sup>th</sup> day of June 2006, the Public Hearing on the proposed vacation was opened and continued to the 25<sup>th</sup> day of July 2006. On the 25<sup>th</sup> day of July 2006, at 7:30 p.m., in the McMinnville School District Board Room in the City of McMinnville, the public hearing regarding said matter came on regularly to be heard; any objections filed against said proposed vacation have been considered; and the Council has been fully advised in regard to the subject matter of this hearing.

It appears to the Council and the Council finds that the public interest will not be prejudiced by the vacation of said area above described and it should be vacated; now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

1. That an unnamed right-of-way between Tax Lots R4420CD 02500, 03200, and 03201 be and the same is hereby fully, finally, completely, and forever vacated and the title to said property shall attach to the abutting lots and lands bordering the same to the east, subject to the following conditions:
  - (a) That the applicant grant a public pedestrian easement over the land situated within the 100-year flood plain of Cozine Creek. In so doing, this area may serve in the future as part of an expanded Cozine Creek trail system, linking to other existing open space areas farther south and north.
  - (b) That, in order to provide for a reasonable physical connection from Fellows Street to the future public pedestrian path, the applicant shall grant an access easement within the southerly portion of the vacated right-of-way and applicant's property. This easement shall extend north 20 feet from Fellows Street's northern right-of-way and adjoin the eastern edge of the easement described in Condition (a) above. The easement shall have a minimum width of 20 feet.
  - (c) That the descriptions for these easements shall be prepared by the applicant and submitted to the City Engineering Department for review and approval prior to recording. This vacation shall not take effect until these easements have been approved by the City and recorded by the applicant with the Yamhill County Clerk's Office. If appropriate, these easements shall be noted on the face of the final partition plat for the applicant's property that has recently been granted tentative approval by the City (Docket MP 5-06).
  - (d) That trees greater than six (6) inches in diameter, measured 4.5 feet above grade, shall not be removed from the area vacated by this action without prior approval of the City of McMinnville. Approval shall be granted to remove such trees to permit construction of a single-family residence; to remove a dead, diseased, or hazardous tree; and to allow for the extension of private or public utilities where no other reasonable alternatives are available. The City may require of the applicant that a report from a certified arborist accompany requests for removal of dead, diseased, or hazardous trees. The applicant shall be responsible for all costs associated with the tree's removal.





Proposed Street Vacation  
 RV 2-06

DATE:  
 May, 18th 2006

# PARTITION 2006-64 Jeremiah & Tami Horton

Docket No. McMinnville MP 5-06

Location: SW 1/4 Section 20, T. 4 S., R. 4 W., WM, Lots 2 & 3 of Block E, COZINE'S THIRD ADDITION to the Town of McMinnville, in the Samuel Cozine DLC #56; Yamhill County, OR

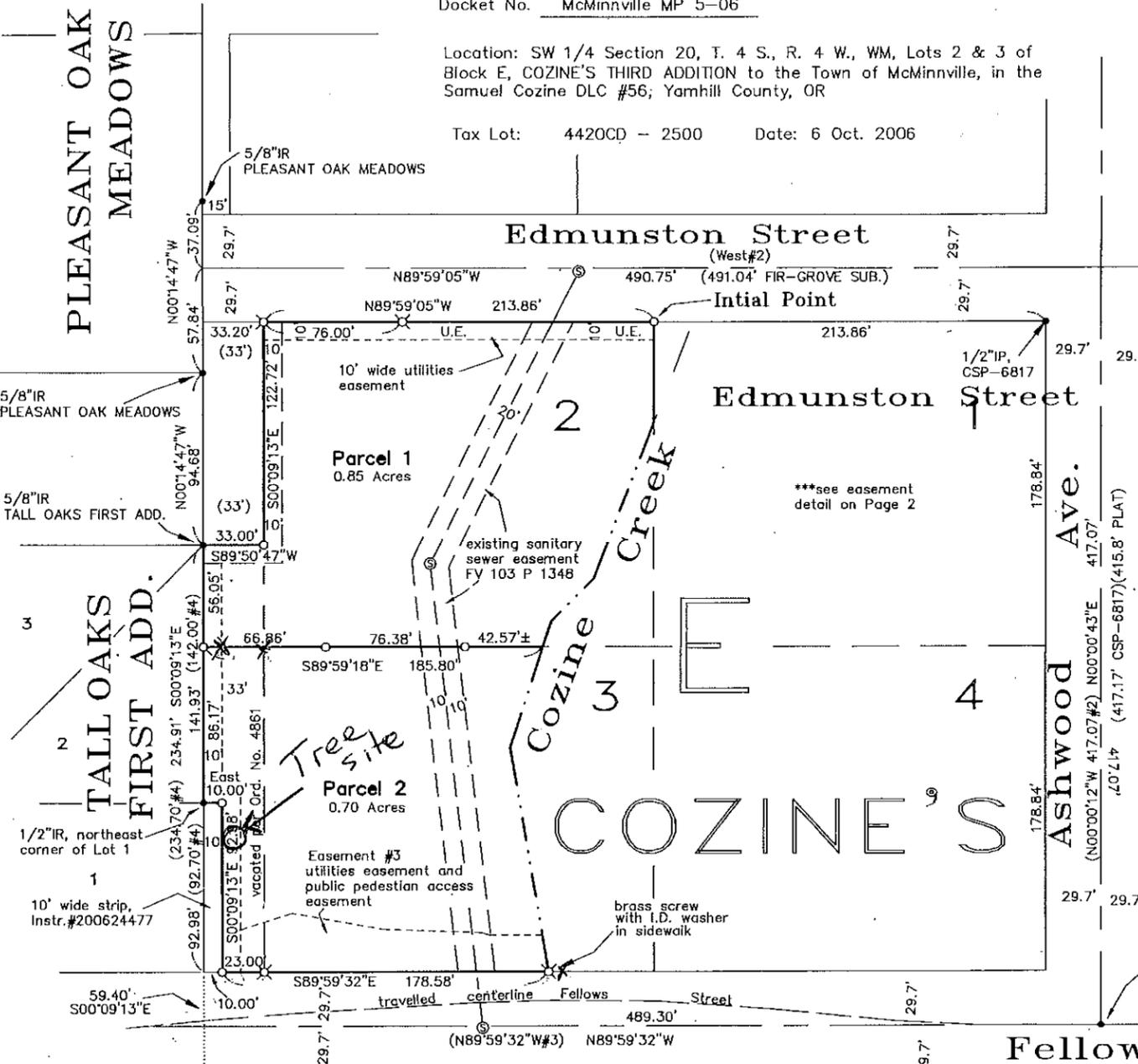
Tax Lot: 4420CD - 2500 Date: 6 Oct. 2006

## Legend

- = monument found, flush to 0.2' down, in good condition unless otherwise stated. Origin stated if known.
- = set 5/8" iron rod with yellow plastic cap marked "Dunckel & Associates"
- ⊗ = 5/8" iron rod with yellow plastic cap marked "Dunckel & Associates" set in CS-11797

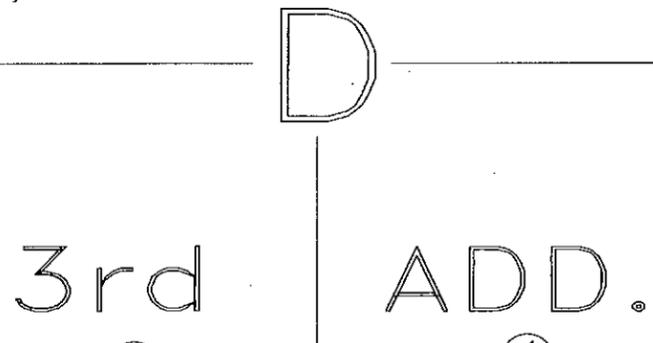
Scale: 1" = 50'

- (---#1) = data of record per Partition Plat No. 2001-03
- (---#2) = data of record per CS-10145
- (---#3) = data of record per PT 2001-03 & CS-10830
- (---#4) = data of record per plat of TALL OAKS FIRST ADD.
- (---) = data of record
- - - = Existing Easement
- - - = Easement created by this plat
- ⊙ = sanitary sewer manhole



## Narrative

The purpose of this survey is partition the HORTON tract described in deed recorded in Instrument No. 200504835 which is all that portion of Lots 2 and 3 of Block "E" of COZINE'S THIRD ADDITION to the City of McMinnville lying westerly of Cozine Creek. The portion of the 33' wide public road adjacent to Lots 1 and 2 of TALL OAKS FIRST ADDITION has been vacated. The 33' wide strip originated in COZINE'S THIRD ADDITION and it reverts to Block E of COZINE'S THIRD ADDITION. A 10' wide strip along the east line of Lot 1 of TALL OAKS FIRST ADDITION has been deeded to the owner of said Lot 1. This survey is based completely on monuments and measurements of CS-11797. The basis of bearing is per CS-11797. The limit of the 100 year flood was also determined in CS-11797 and the same flood limit line is shown on this map. It is elevation 120' and the elevations measured are on City of McMinnville datum.



This is an exact copy of the original partition plat.

Matt Dunckel & Assoc.  
3765 Riverside Drive  
McMinnville, Oregon 97128  
Phone : 503-472-7904  
Fax: 503-472-0367  
Email: mott@dunckelassoc.com

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Matt Dunckel  
OREGON  
MAY 12, 1942  
MATTHEW E. DUNCKEL  
1942

**Ron Pomeroy**

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**From:** David Renshaw  
**Sent:** August 22, 2016 2:51 PM  
**To:** Ron Pomeroy  
**Subject:** RE: Tree Removals

Hi Ron, and thanks for the continued opportunity to comment. Here are our thoughts:

**A. L24-16: 957 Fellows Street**

1. The tree in question is a large fir tree, approximately 80' in height and 50+" DBH.
2. The tree is in a natural area, within a vacated right of way. The easterly side of the root zone has been impacted by construction, with the bank cut away to allow for a residential driveway.
3. The tree appears to have been struck by lightning at some unknown time. Much of the damage was too high to inspected closely. However, at the lower part of the damaged area, about 6' above grade, the trunk showed signs of decay, and the wood was "punky" and soft to the touch.
4. The tree is adjacent to two residential dwellings, and is about 70' from Fellows Street, which is a collector street.
5. During my inspection, I contacted both the applicant as well as the adjacent property owner. The adjacent owner's contact information:
  - Billi Case
  - 890 Daniels Court
  - 971-261-7022
6. Ms. Case noted that she believes the tree is located on her property, and that she does not wish to have the tree removed. She noted that she had also obtained an arborist's report, indicating that the tree was safe to leave in place.
7. The applicant (Jim Garcia) also met with me, and believes the tree is in fact on his property.

Given my observations, I would offer the following:

- a. I will ask Engineering to help verify property lines (non-survey) to see if we can clearly identify whose property it is.
- b. Given the decay I observed, the root zone disturbance and the adjacent targets, I would concur with the applicant's arborist that the tree needs to be removed.
  - a. If the tree is clearly on Mr. Garcia's property (applicant), we would recommend the application be approved.
  - b. If the tree is clearly on Ms. Case's property, (neighbor), we would recommend that the application be denied based on standing.

I will check with Engineering to see what we can do about the property line concern, and will let you know what I find out. Thanks, and please let me know if you have any questions or would like any further information.



**Planning Department**  
 231 NE Fifth Street • McMinnville, OR 97128  
 (503) 434-7311 Office • (503) 474-4955 Fax  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

<b>Office Use Only:</b>	
File No.	<u>L25-16</u>
Date Received	<u>8/12/16</u>
Fee	<u>0</u>
Receipt No.	
Received by	<u>SA</u>

## Street Tree Removal

### Applicant Information

Applicant is:  Property Owner  Contract Buyer  Option Holder  Agent  Other Landscape Contractor

Applicant Name David Grover Phone 503-348-4319

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_  
 (If different than above)

Address 21555 NW Amberwood Dr.

City, State, Zip Hillsboro, OR 97124

Contact Email david.grover@pacscape.com

### Property Owner Information

Property Owner Name McWain Limited Partnership Phone \_\_\_\_\_  
 (If different than above) c/o Cushman + Wakefield

Contact Name Sue Iggulden Phone 503-279-1760

Address 200 SW Market St., Suite 200

City, State, Zip Portland, OR 97201

Contact Email Sue.iggulden@cushwake.com

### Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 1201 OR-99W McMinnville, OR  
 (Property nearest to tree(s) for removal)

Assessor Map No. R4416 - AB - 00102 Total Site Area \_\_\_\_\_

Subdivision \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Comprehensive Plan Designation Com1 Zoning Designation C-3

**Additional Information**

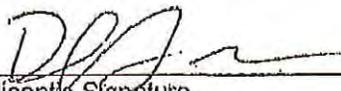
1. How many trees are requested for removal? 1
2. What type (species) of tree(s) are they? Acer rubrum 'Bowhall'
3. What is the diameter of the tree(s), measured four feet above ground level? 15" DBH
4. Why are you requesting the removal of the noted tree(s)? (See "Removal Criteria" on attached Information Sheet.) Explain which of the criteria is addressed through this application.

The tree in question has poor branch structure which has lead to a split leader with included bark. The large split leader could cause damage to life or property and is a hazard. The tree will be replaced with 2" caliper Acer rubrum 'Bowhall'

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the location of the tree(s) subject to the removal request, property lines, sidewalks, adjacent utilities (including overhead), north direction arrow, and adjacent streets.
- Arborist report, photographs, and/or other information which would help substantiate or clarify your request.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

  
Applicant's Signature

8/9/16  
Date

  
Property Owner's Signature

8/9/16  
Date



21300 NW Mauzey Road  
Hillsboro, OR. 97124  
OFFICE 503-645-2242  
FAX 503-645-9399

CCB# ( 164737 --- Oregon ) ( northts958lt --- Washington )

Date: 8/1/2016

Conditions Clear Sky - not raining - 80 degrees

Name: McMinnville TownCenter

Phone:

Address: 1201 Highway 99W  
McMinnville , OR

Assignment:

Priority #1 --- Observe and make recommendations on the health of and over all viability of Bowhall Maple (*Acer rubrum bowhall*).

Observation:

The tree in question is a Bowhall Maple (*Acer rubrum bowhall*). It is in good health. The tree is showing signs of major surface roots due to incorrect Irrigation, for tree health. The tree in question has poor limb structure, there are visible signs of bark inclusions.



Conclusion:

The tree is large enough that when the bark inclusions cause limb failure, there will be damage if it strikes a person or property. The tree should be removed to and replaced.

Arborist: Jon Poteet --- 503-250-4968 ISA #PN-7824A

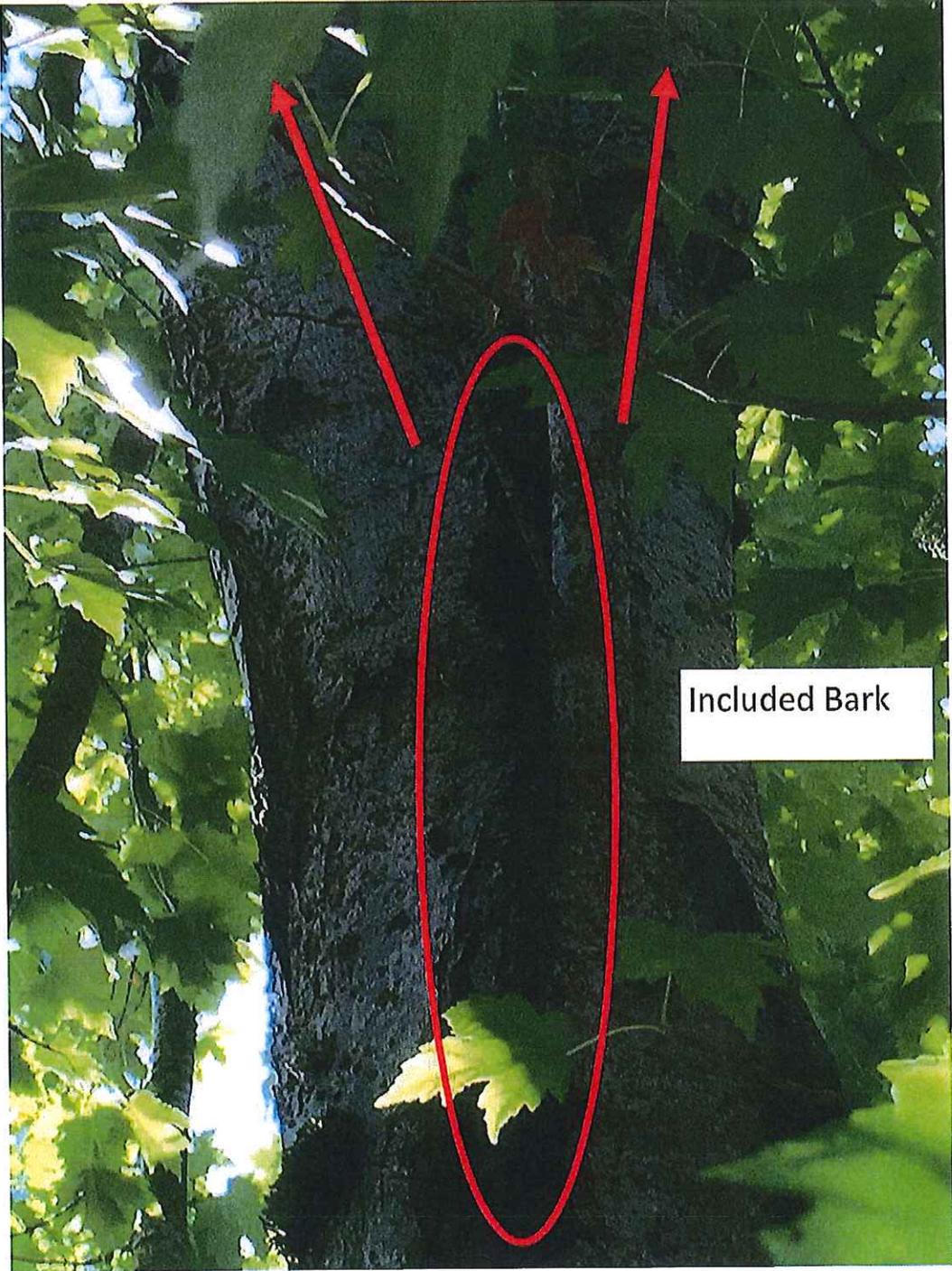


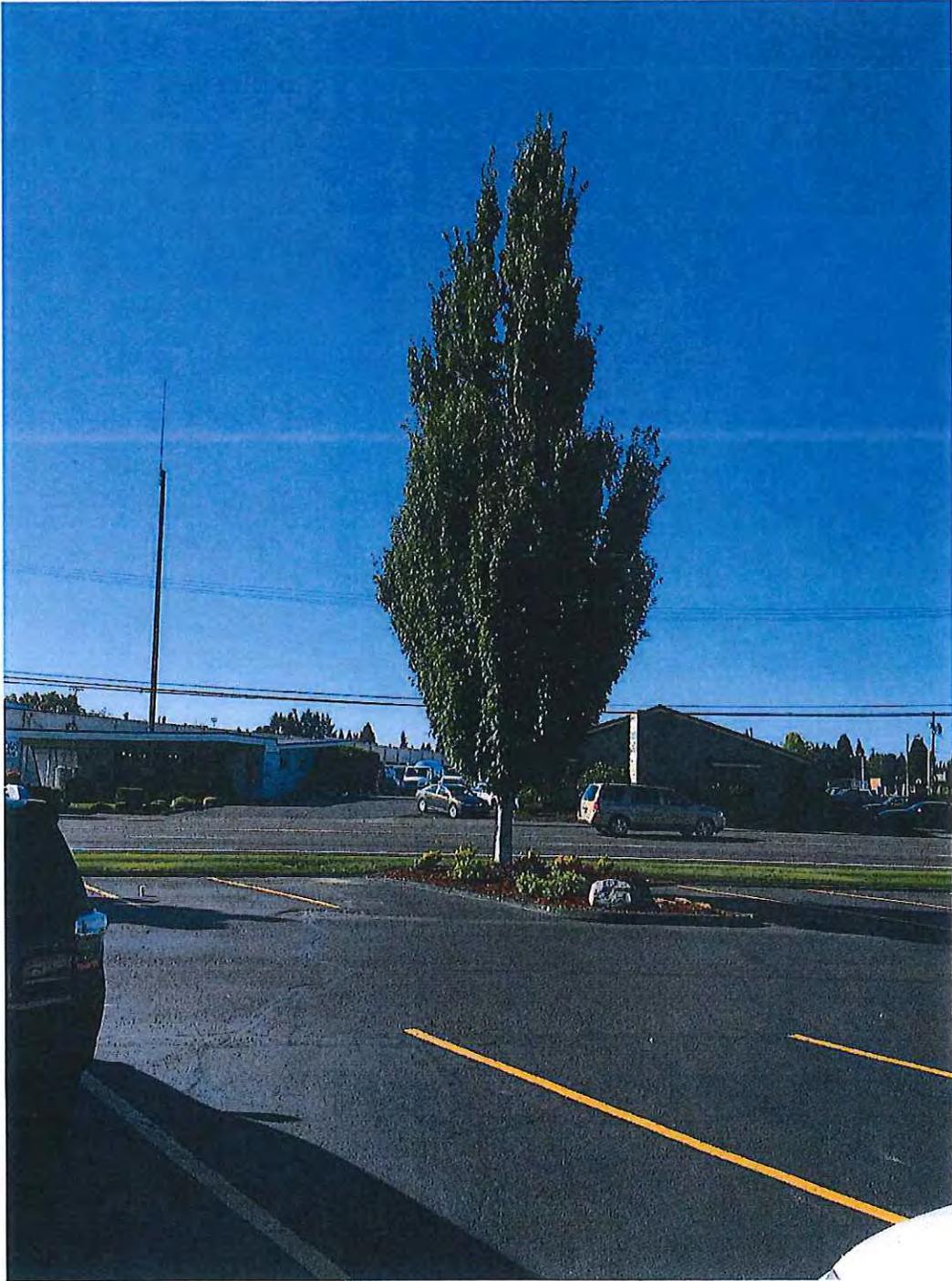
Arborist Membership Number PN-7824A

Print Name

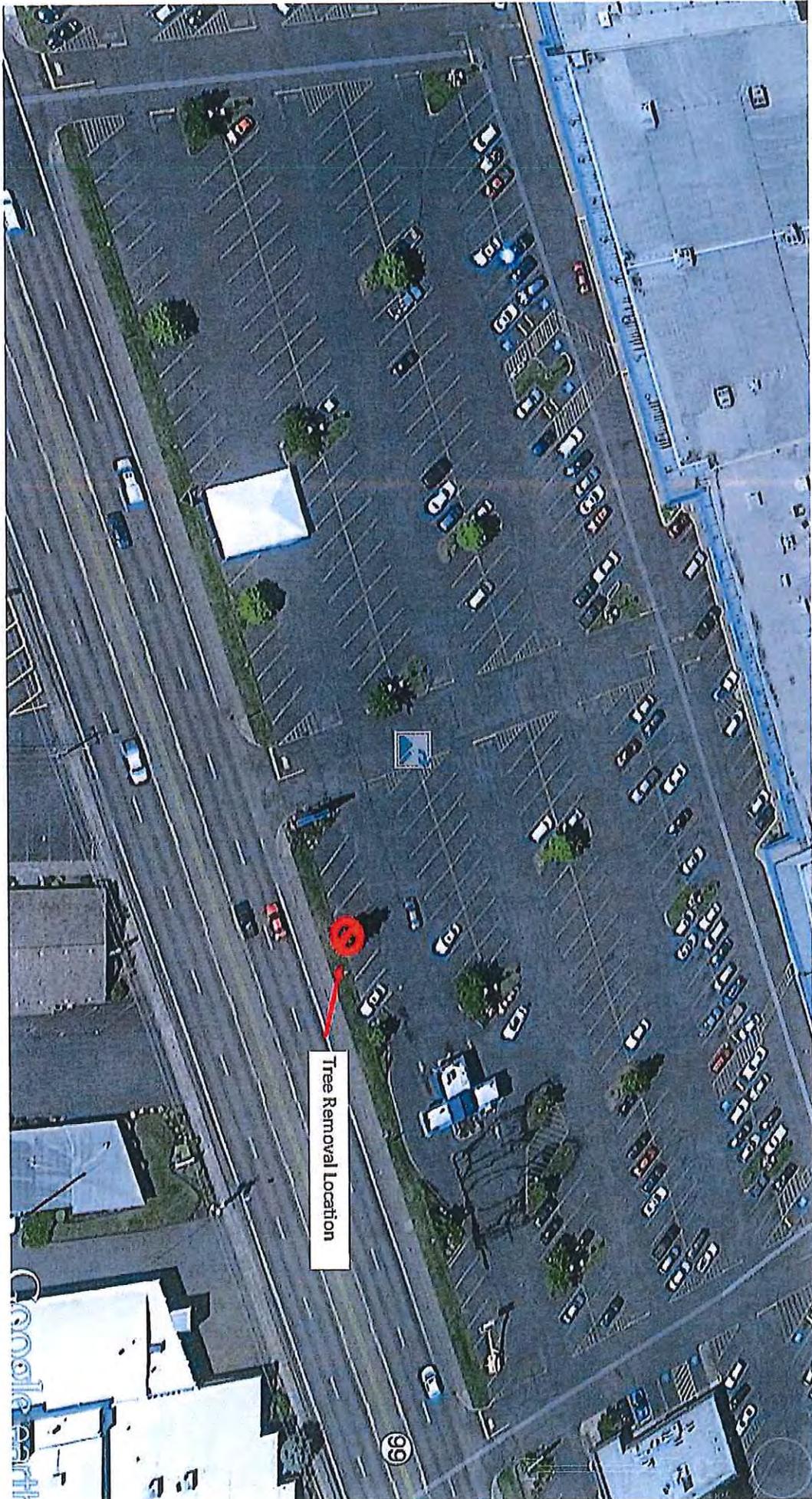
Signature

Split Leader





N ↑



## Sarah Sullivan

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**From:** David Grover <david.grover@pacscape.com>  
**Sent:** Friday, August 12, 2016 11:12 AM  
**To:** Sarah Sullivan  
**Subject:** McMinnville Town Center Tree Removal Application  
**Attachments:** McMinnville Town Center Tree Removal Application 8.12.16.pdf

Hi Sarah,

Attached is a tree removal request for McMinnville Town Center, 1201 OR-99W, McMinnville, OR. My client is concerned that the tree could potential cause damage to life or property. The large Bowhall Maple has a split leader and developing included bark, which could cause the two leaders to split and fall to the ground. I have provided and arborist report, along with photos and a map. We propose replacing the same species of tree size of 2" caliper, if the removal is granted. I am sending the hard copy of the application through the mail. I would like the LRC to review this application during their meeting on the 17<sup>th</sup>. Please let me know if you have any questions.

Best regards,

**David Grover** ♦ **Area Manager**  
**Pacific Landscape Management**  
**cell 503-348-4319** ♦ **office 503.648.3900** ♦ **fax 503.642.2369**  
[david.grover@pacscape.com](mailto:david.grover@pacscape.com) ♦ [www.pacscape.com](http://www.pacscape.com)

**Ron Pomeroy**

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**From:** David Renshaw  
**Sent:** August 22, 2016 2:51 PM  
**To:** Ron Pomeroy  
**Subject:** RE: Tree Removals

Hi Ron, and thanks for the continued opportunity to comment. Here are our thoughts:

**A. L25-16: McMinnville Town Center**

1. The tree in question appears to be a maple cultivar, approximately 40-45' in height, about 15" DBH.
2. The tree is in parking lot planter with shrubs and annuals. The planter is irrigated with spray irrigation which wet the trunk.
3. The tree is adjacent to Hwy 99, although out of the right of way.
4. There are no overhead obstructions.
5. The tree does exhibit some shallow rooting, but has not disrupted either the planter curb or the adjacent asphalt yet.
6. The tree does not exhibit any health issues that would require its removal.
7. The tree does exhibit poor branch structure as noted in the arborist's report (see attached photo's).
8. Limb failures (most likely part) would very likely impact vehicles on Hwy 99, as well pedestrians and of course vehicles parked in the parking lot.

Given these observations, I would concur with the request to remove the tree and replace it with a new tree. Although outside our purview, we might suggest that the applicant consider the use of root barrier protection and deep watering tubes in the new installation to discourage surface rooting.



Planning Department
231 NE Fifth Street • McMinnville, OR 97128
(503) 434-7311 Office • (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:
File No. L20-16
Date Received 8-18-16
Fee 140.00
Receipt No. 1660155
Received by [signature]

Landscape Plan Review Application

Applicant Information

Applicant is: [ ] Property Owner [ ] Contract Buyer [ ] Option Holder [ ] Agent [x] Other Consultant

Applicant Name AKS Engineering & Forestry Phone 503-563-6151
Contact Name Paul Sellke, PE, GE Phone
Address 12965 SW Herman Rd., Suite 100
City, State, Zip Tualatin, OR 97062
Contact Email PaulS@aks-eng.com

Property Owner Information

Property Owner Name West Hills Properties, LLC Phone 503-434-0425
Contact Name Howard Aster Phone
Address PO Box 731
City, State, Zip McMinnville, OR 97128
Contact Email howardaster@hotmail.com

Site Location and Description

Property Address North of W. 2nd Street & Valley's Edge intersection
Assessor Map No. R4 - 524 - 00801 Total Site Area 6.16 acres
Subdivision Valley's Edge, Phases 4 & 5 Block Lot TL 801
Comprehensive Plan Designation Zoning Designation R-2

**Landscaping Information**

- 1. Total Landscaped Area: N/A - Street trees within planter strip along proposed street frontages
- 2. Percent Landscaped: N/A
- 3. Building Floor Area:  
New Structure: N/A Existing Structure: N/A Addition: N/A
- 4. Architect Name AKS Engineering & Forestry, LLC Phone   
*(Landscape Architect; Engineer; or Other Designer)*  
Contact Name Kirsti Hauswald Phone 360-882-0419  
Address 9600 NE 126th Ave, Suite 2520  
City, State, Zip Vancouver, WA 98682  
Contact Email KirstiF@aks-eng.com

In addition to this completed application, the applicant must provide the following:

- Two (2) copies of the proposed landscape plan containing the information listed in the information sheet and Chapter 17.57 (Landscaping) of the Zoning Ordinance.*
- Payment of the applicable review fee, which can be found on the Planning Department web page.*

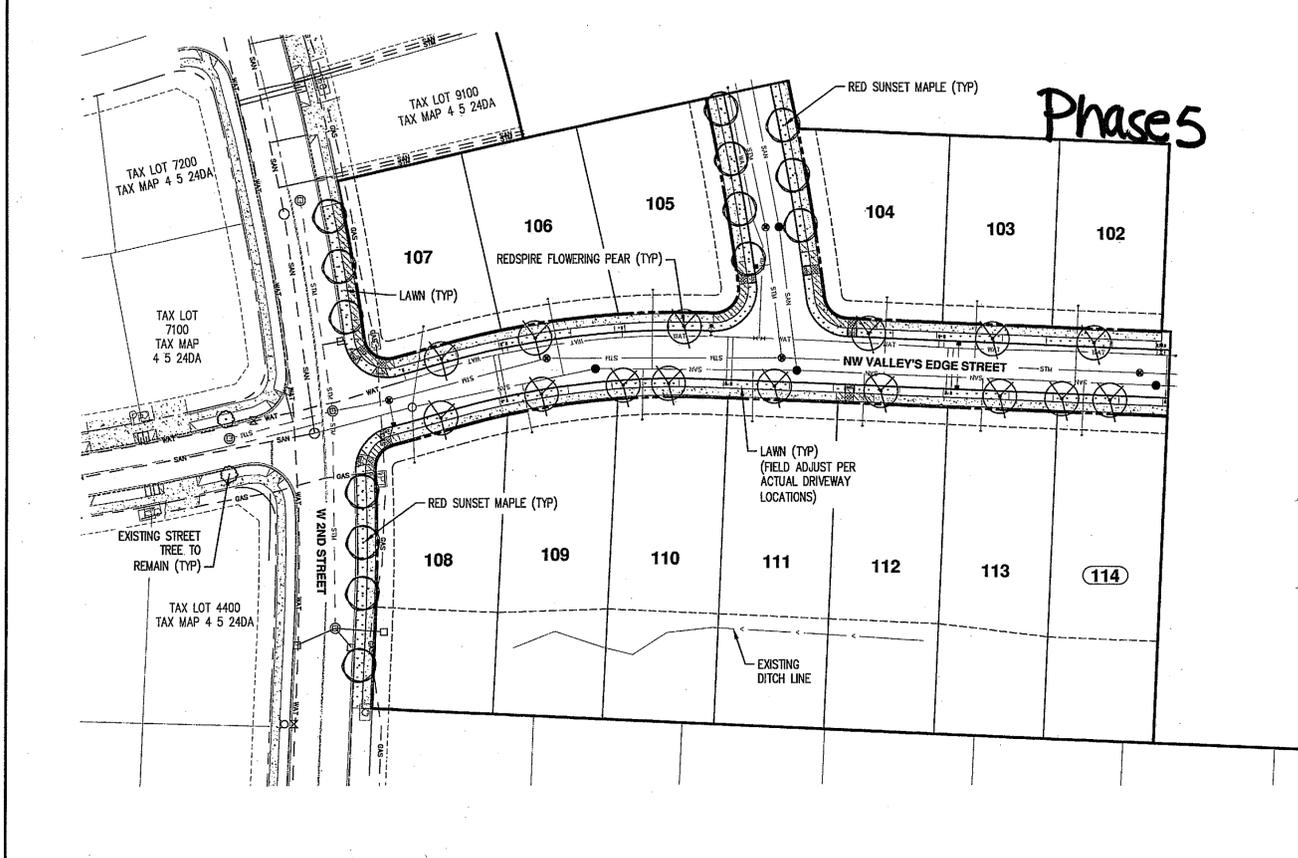
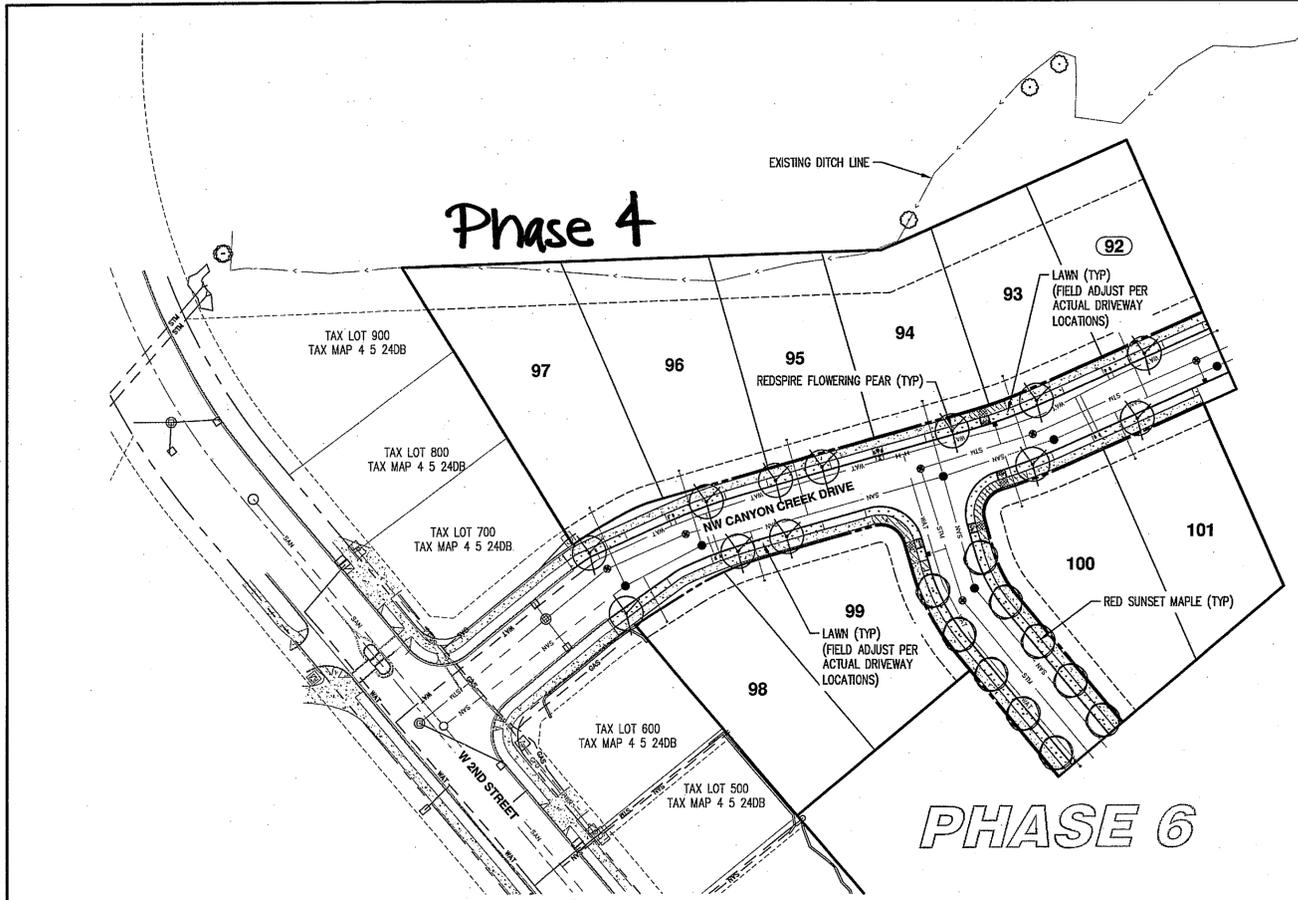
**I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.**

*Paula Lee*  
Applicant's Signature

8/5/2016  
Date

*Hauswald*  
Property Owner's Signature

8-15-16  
Date



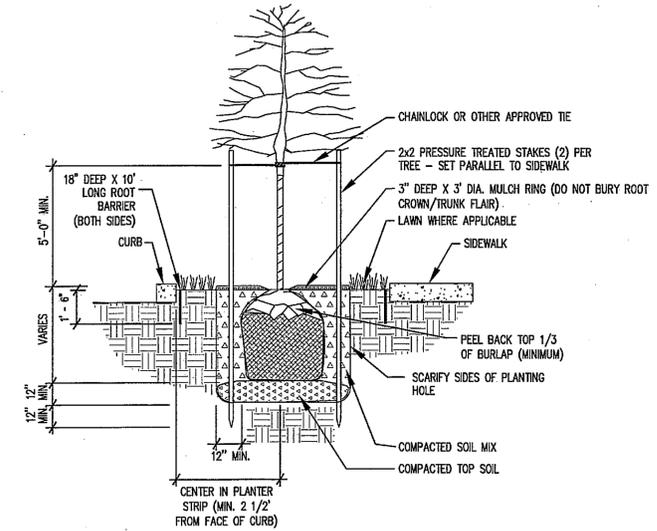
**PLANT SCHEDULE**

STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	24	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2" CAL. B&B	AS SHOWN
	27	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE FLOWERING PEAR	2" CAL. B&B	AS SHOWN
GROUND COVERS	QTY	DESCRIPTION			
	8,595 SF±	NORTHWEST SUPREME LAWN MIX (OR APPROVED EQUAL) - SUNMARK SEEDS - DASHIER 3 PERENNIAL RYEGRASS (35% BY WEIGHT) - CUTLER II PERENNIAL RYEGRASS (35% BY WEIGHT) - GARNET CREEPING RED FESCUE (15% BY WEIGHT) - WINDWARD CHEWINGS FESCUE (15% BY WEIGHT)			
APPLICATION RATE SHALL BE 8 LBS./1,000 SF OR AS RECOMMENDED BY SUPPLIER.					

\*NOTE: NO EXISTING TREES SHALL BE REMOVED WITH THE PROPOSED DEVELOPMENT.

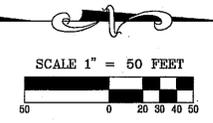
**NOTES:**

- STREET TREE PLAN IS PRELIMINARY AND INTENDED TO SHOW DESIGN INTENT. PLAN CHANGES, INCLUDING CHANGES TO PLANT VARIETY, SPACING, SIZES, ETC. BASED ON SITE CONDITIONS AND AVAILABILITY MAY BE MADE BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION WHERE ALLOWED BY CITY OF MCMINNVILLE STANDARDS. ACCEPTABLE STREET TREE SUBSTITUTES SHALL BE SELECTED FROM THE CITY OF MCMINNVILLE SUGGESTED STREET TREE PLANTING LIST OR OTHERWISE APPROVED BY THE CITY OF MCMINNVILLE.
- PLANTS AND PLANTING SHALL CONFORM TO THE CITY OF MCMINNVILLE DESIGN STANDARDS IN ALL WAYS. ALL PLANT MATERIAL SHALL BE HEALTHY, EVENLY BRANCHED, AND TYPICAL FOR THEIR SPECIES AND SHALL CONFORM IN SIZE AND QUALITY GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, CURRENT EDITION. CONTAINERIZED STOCK SHALL BE FULLY ROOTED IN THE CONTAINER IN WHICH THEY ARE DELIVERED.
- TREES TO BE PLANTED SHALL MEET THE REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK (ANSI Z60.1) FOR GRADE NO. 1 OR BETTER. STREET TREES SHALL BE A MINIMUM OF 2" CALIPER MEASURED AT 6 INCHES ABOVE GROUND LEVEL. ALL TREES SHALL BE HEALTHY GROWN NURSERY STOCK WITH A SINGLE STRAIGHT TRUNK, AND A WELL DEVELOPED LEADER WITH TOPS AND ROOTS CHARACTERISTIC OF THE SPECIES CULTIVAR OR VARIETY. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED.
- STREET TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF FIRE HYDRANTS, UTILITY POLES, SANITARY SEWER, STORM SEWER OR WATER LINES, OR WITHIN TWENTY (20) FEET OF STREET LIGHT STANDARDS OR STREET INTERSECTIONS, OR WITHIN FIVE (5) FEET OF A PRIVATE DRIVEWAY OR ALLEY.
- STREET TREES SHALL BE INSTALLED PRIOR TO SUBMITTAL OF FINAL SUBDIVISION PLAT OR A SECURITY EQUAL TO 120% OF THE COST OF INSTALLING THE REQUIRED TREES SHALL BE POSTED WITH THE CITY OF MCMINNVILLE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, INCLUDING NECESSARY WATERING AND REPLACEMENT, OF THE REQUIRED STREET TREES FOR A PERIOD OF 2-YEARS FROM THE DATE OF PLANTING. ONGOING MAINTENANCE AFTER THAT DATE SHALL BE THE CONTINUING OBLIGATION OF THE ADJUTING PROPERTY OWNER.
- CENTER STREET TREES BETWEEN CURB AND SIDEWALK. IN NO CASE SHALL A TREE BE PLANTED CLOSER THAN TWO AND ONE-HALF (2 1/2) FEET FROM THE FACE OF CURB. TREES SHALL NOT BE CLOSER THAN 4' O.C. TO ANY DRIVEWAY DROP. PROVIDE ROOT BARRIERS, SUCH AS DEEP ROOT UB 18-2, 10' LONG X 18" DEEP DIRECTLY ADJACENT TO BOTH SIDEWALK AND CURB. CENTER ROOT BARRIER ON EACH TREE TRUNK.
- MULCH: APPLY 3" DEEP WELL-AGED MEDIUM GRIND OR SHREDDED DARK HEMLOCK BARK MULCH 3' DIAMETER AROUND ALL NEW TREES. AVOID BURYING ROOT CROWNS/TRUNK FLAIR.
- ALL PLANT GROWTH IN LANDSCAPE AREAS OF DEVELOPMENTS SHALL BE CONTROLLED BY PRUNING, TRIMMING OR OTHERWISE SO THAT: PUBLIC UTILITIES CAN BE MAINTAINED OR REPAIRED; PEDESTRIAN OR VEHICULAR ACCESS IS UNRESTRICTED; VISION CLEARANCE AREA PROVISIONS ARE MET.
- SOIL: STREET SIDE PLANTERS SHALL HAVE A MINIMUM 24" DEPTH TOPSOIL FOR PLANT HEALTH PLUS AN ADDITIONAL 12" OF AVAILABLE SUBSOIL. TOPSOIL SHALL BE DARK BROWN IN COLOR, HAVE A MINIMUM ORGANIC CONTENT OF 10%, FREE DRAINING, AND BE FREE OF ROCKS, SOD CLUMPS, ROOTS, STICKS, DEBRIS, WEEDS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. EXISTING ON-SITE STOCKPILED TOPSOIL MAY BE USED IF IT MEETS THE ABOVE REQUIREMENTS. CONTRACTOR SHALL THOROUGHLY WATER SETTLE ALL PLANTER STRIPS PRIOR TO SEEDING SO THAT THEY ARE FREE OF HIGH OR LOW SPOTS THAT MAY COLLECT WATER AND MEET A FINISH GRADE SHOWN ON GRADING PLANS.



**1 TYPICAL STREET TREE PLANTING DETAIL**

- C110**
- NOTES:
- DRIVE STAKES OUTSIDE OF ROOTBALL, PARALLEL TO STREET AND SIDEWALK.
  - SET TREE 3" ABOVE FINISH GRADE TO ALLOW FOR SETTLING OF SOIL AND BARK MULCH APPLICATION. FINISH GRADE OF SOIL/BARK MULCH SHALL NOT COVER NATURAL ROOT FLARE. KEEP MULCH A MINIMUM OF 2" FROM BARK OF TREE.
  - PROVIDE AN 18" DEEP BY 10' LONG ROOT BARRIER DIRECTLY NEXT TO AND SLIGHTLY BELOW LEVEL OF SIDEWALK WHERE TREES ARE WITHIN 4' OF HANDSCAPING (CURBS, SIDEWALKS, DRIVES, ETC.). CENTER BARRIER ON TREE TRUNK. ROOT BARRIER SHALL BE DEEP ROOT UB 18-2, ROOT BARRIER PANELS OR OTHER APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
  - SOIL MIX FOR TREE PLANTING TO BE 1/3 ORGANIC MATERIALS, 1/3 TOPSOIL, AND 1/3 SANDY LOAM.
  - REMOVE ALL WIRES, METAL BASKETS, TWINE, AND OTHER NON-BIODEGRADABLE MATERIALS FROM TREE ROOTBALL PRIOR TO PLANTING.
  - CONTRACTOR SHALL WATER-SETTLE PLANTING HOLES TO REMOVE AIR POCKETS PRIOR TO SPREADING MULCH.



**AKS**  
AKS ENGINEERING & FORESTRY, LLC  
12865 SW HERMAN RD. STE. 100  
TUALUMIN, OR 97062  
P: 503.563.0151  
F: 503.563.0152  
www.aks-eng.com

**VALLEY'S EDGE  
PHASE 4 AND 5**  
OREGON  
TAX MAP 4 5 24

**McMINNVILLE**  
TAX LOT 801

**STREET TREE PLAN**

DESIGNED BY: TEB  
DRAWN BY: TEB  
CHECKED BY: KAH  
SCALE: AS NOTED  
DATE: 08-08-2016

REGISTERED  
797  
LANDSCAPE ARCHITECT  
KIRSTI A. HAUSWALD  
OREGON  
06/06/13

JOB NUMBER  
**5147**

SHEET  
**C110**



Planning Department
231 NE Fifth Street o McMinnville, OR 97128
(503) 434-7311 Office o (503) 474-4955 Fax
www.mcminvilleoregon.gov

Office Use Only:
File No. L27-16
Date Received 8/24/16
Fee 0
Receipt No.
Received by SP

Street Tree Removal

Applicant Information

Applicant is: [x] Property Owner [ ] Contract Buyer [ ] Option Holder [ ] Agent [ ] Other

Applicant Name Teresa A. Morton Phone (951) 522-2581

Contact Name (If different than above) Phone

Address 1843 NW Poppy Hills Dr.

City, State, Zip McMinnville, OR 97128

Contact Email tamokie@att.net

Property Owner Information

Property Owner Name Same as above Phone (If different than above)

Contact Name Phone

Address

City, State, Zip

Contact Email

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 1843 NW Poppy Hills Dr., McMinnville, OR 97128 (Property nearest to tree(s) for removal)

Assessor Map No. R4 419 - AA - 13900 Total Site Area 5851 sq. ft.

Subdivision Mountain View Estates Block Lot 18

Comprehensive Plan Designation Zoning Designation R-3

**Additional Information**

1. How many trees are requested for removal? One (1)
2. What type (species) of tree(s) are they? Maple
3. What is the diameter of the tree(s), measured four feet above ground level? 12.50"
4. Why are you requesting the removal of the noted tree(s)? (See "Removal Criteria" on attached Information Sheet.) Explain which of the criteria is addressed through this application. \_\_\_\_\_

\_\_\_\_\_  
The tree has caused damage to the sidewalk. (See attached report from  
\_\_\_\_\_  
Andrew Feasel, Certified Arborist PN 2025 of Tree-lfic Arbor Care, Inc.)  
\_\_\_\_\_  
(The tree is actually on the property line facing NW Vista).  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the location of the tree(s) subject to the removal request, property lines, sidewalks, adjacent utilities (including overhead), north direction arrow, and adjacent streets.
- Arborist report, photographs, and/or other information which would help substantiate or clarify your request.

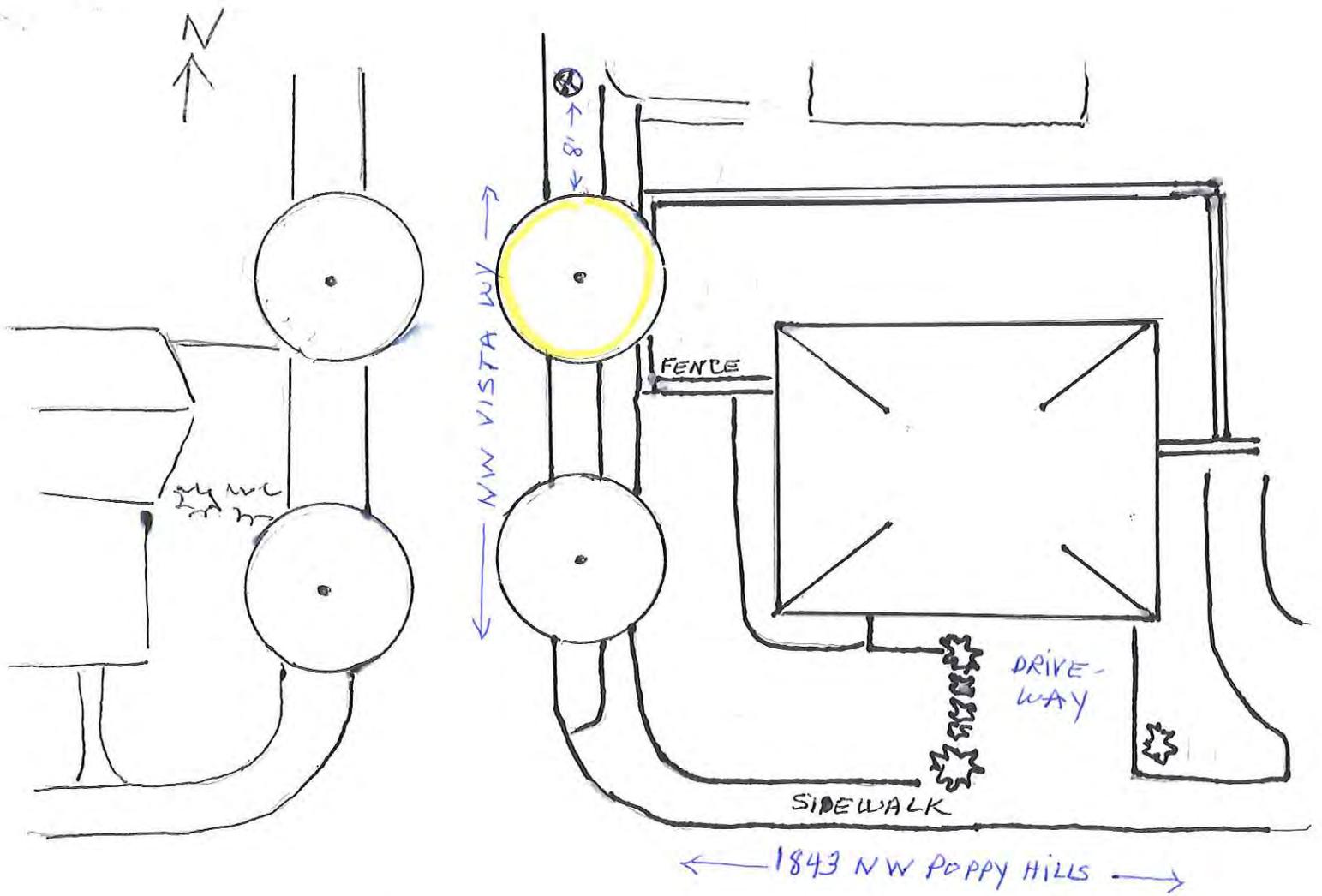
**I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.**

Teresa A. Morton  
Applicant's Signature

Aug. 24, 2016  
Date

Teresa A. Morton  
Property Owner's Signature

Aug. 24, 2016  
Date

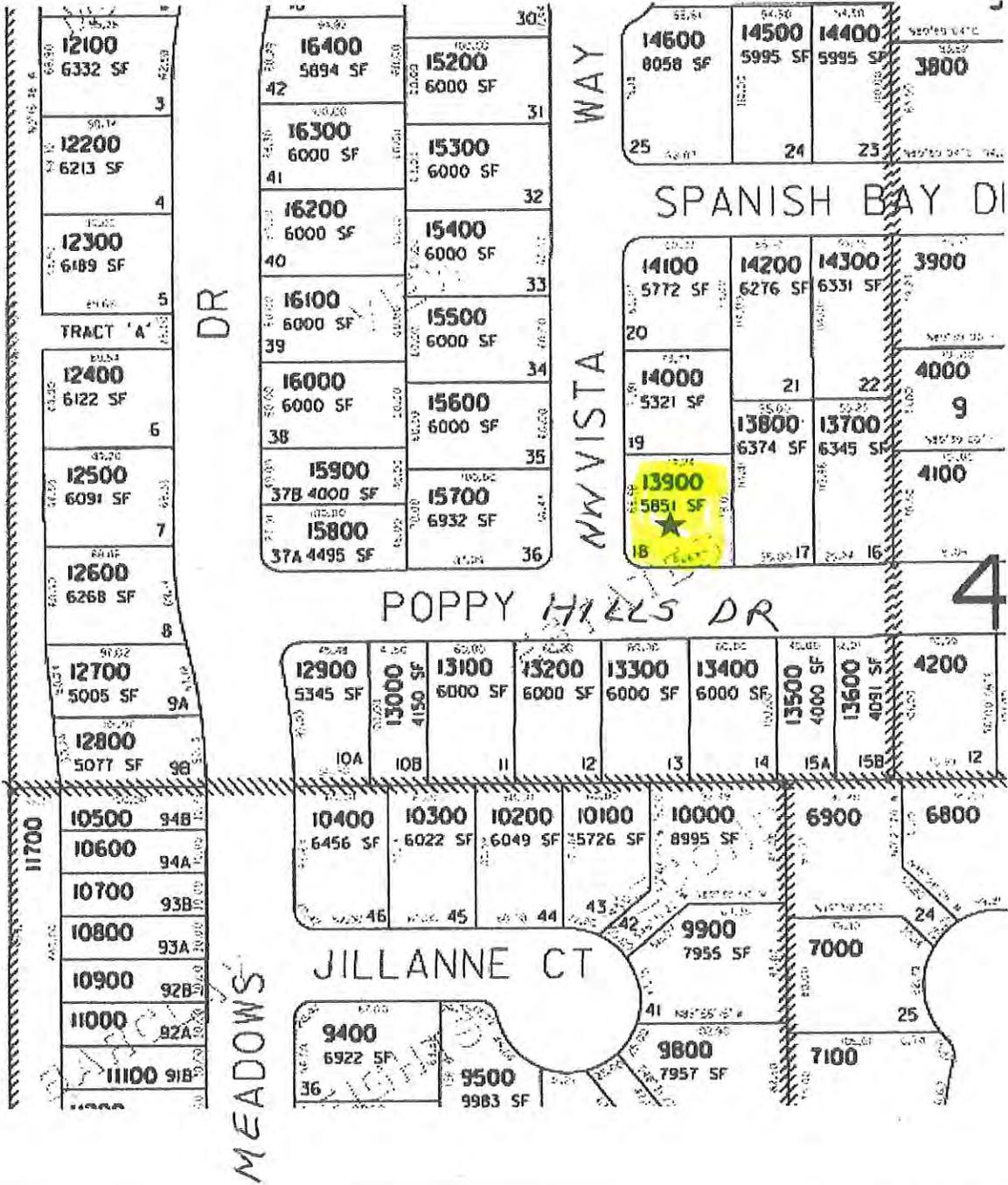


LEGEND

○ - TREE

⊗ LAMP POST

== FENCE



1843 NW Poppy Hills Place  
McMinnville, OR 97128

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF



TREE-IFIC ARBOR CARE, INC  
118 SW MALLARD STREET  
MCMINNVILLE OR 97128  
(503) 474-9566

August 11, 2016

Teresa Morton  
1843 NW Poppy Hills Drive  
McMinnville OR 97128

RE: Tree Assessment at above address

Ms. Morton:

This is regarding your request for a tree assessment at the above-mentioned address in reference to your Maple tree.

An assessment was performed on Tuesday, August 9, 2016. Maple tree in question has caused severe damage to the adjacent sidewalk, lifting it approximately 4". The offending root is too large to successfully root prune without compromising the health and structural stability of the tree. The resulting damage poses significant safety risks for pedestrians. We therefore recommend that this tree be removed so that the sidewalk can be repaired.

If you have any questions, please feel free to contact me at 503-508-4085.

Sincerely,

TREE-IFIC ARBOR CARE, INC

Andrew Feasel  
Certified Arborist PN 2025



1843 NW APPYHILLS DR.

← TREES FACE  
NW VISTA







Planning Department  
231 NE Fifth Street • McMinnville, OR 97128  
(503) 434-7311 Office • (503) 474-4955 Fax  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

<b>Office Use Only:</b>	
File No.	<u>L28-16</u>
Date Received	<u>8/24/16</u>
Fee	<u>φ</u>
Receipt No.	_____
Received by	<u>[Signature]</u>

## Street Tree Removal

### Applicant Information

Applicant is:  Property Owner    Contract Buyer    Option Holder    Agent    Other \_\_\_\_\_

Applicant Name Rolland and Leslie Toevs Phone 503-550-9226

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_  
*(If different than above)*

Address 2014 NE McDaniel Ln.

City, State, Zip McMinnville OR 97128

Contact Email toevs1@gmail.com

### Property Owner Information

Property Owner Name \_\_\_\_\_ Phone \_\_\_\_\_  
*(If different than above)*

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### Site Location and Description

*(If metes and bounds description, indicate on separate sheet)*

Property Address 2014 NE McDaniel Lane  
*(Property nearest to tree(s) for removal)*

Assessor Map No. R4 416 -AD -00300 629738 Total Site Area 13969 sq. ft.

Subdivision Koch Addition Block 4 Lot 1

Comprehensive Plan Designation R-2 Zoning Designation R-2

**Additional Information**

1. How many trees are requested for removal? 2
2. What type (species) of tree(s) are they? Sweet gum
3. What is the diameter of the tree(s), measured four feet above ground level? 12 in. , 16 1/2 in.
4. Why are you requesting the removal of the noted tree(s)? (See "Removal Criteria" on attached Information Sheet.) Explain which of the criteria is addressed through this application. \_\_\_\_\_  
Criteria B: In conflict with public improvements  
They are too large to be planted under powerlines  
and are pushing up sidewalks and city street (Orchard  
Ave.) with roots.

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the location of the tree(s) subject to the removal request, property lines, sidewalks, adjacent utilities (including overhead), north direction arrow, and adjacent streets.
- Arborist report, photographs, and/or other information which would help substantiate or clarify your request.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

Leslie Torres Rallid Torres 8-24-2016  
Applicant's Signature Date

Leslie Torres Rallid Torres 8-24-2016  
Property Owner's Signature Date

# Search Results for "2014 NE McDaniel Ln, McMinnville, OR 97128-3224"

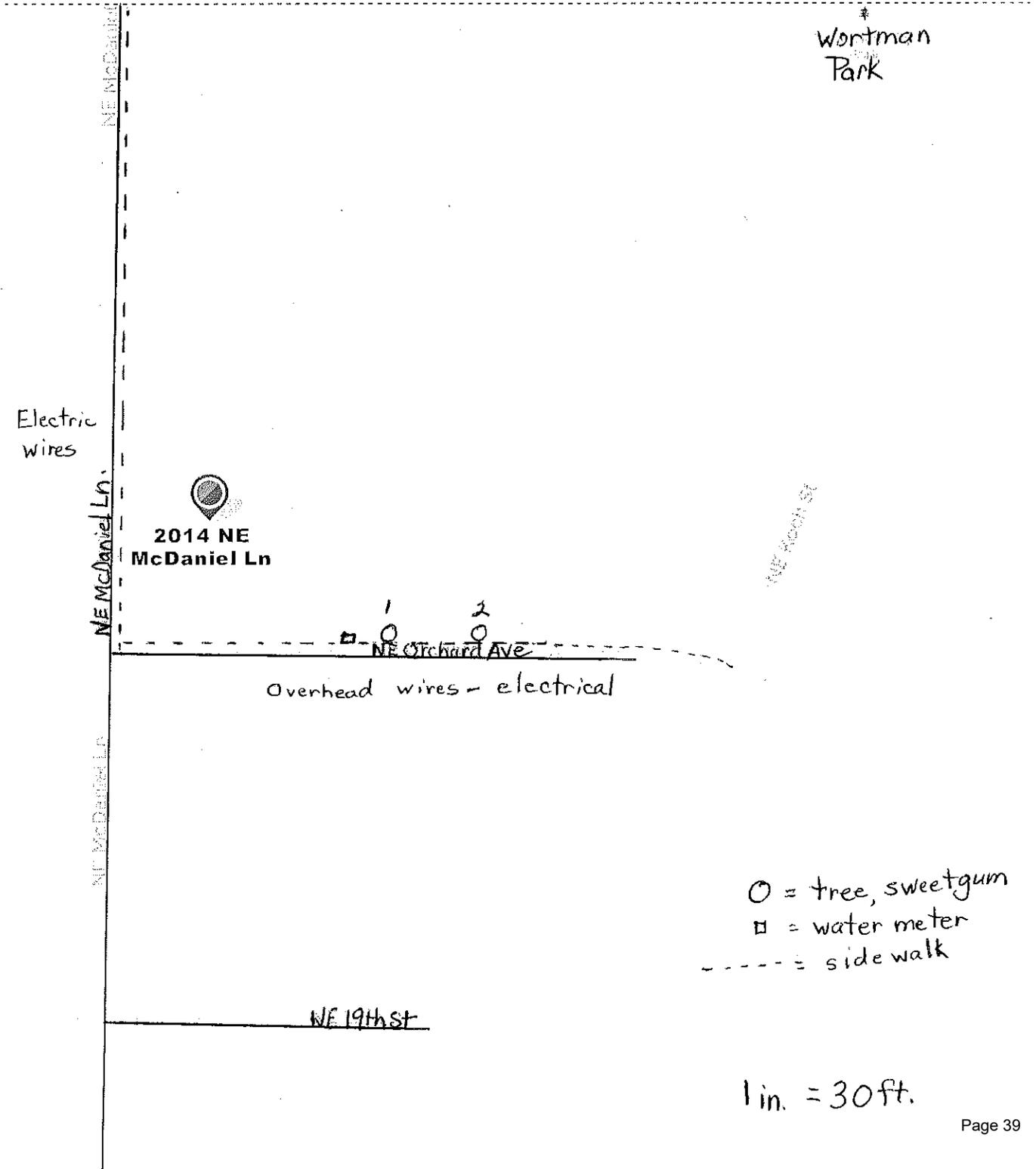
Toevs

Tree Removal Application

page 1 of 1

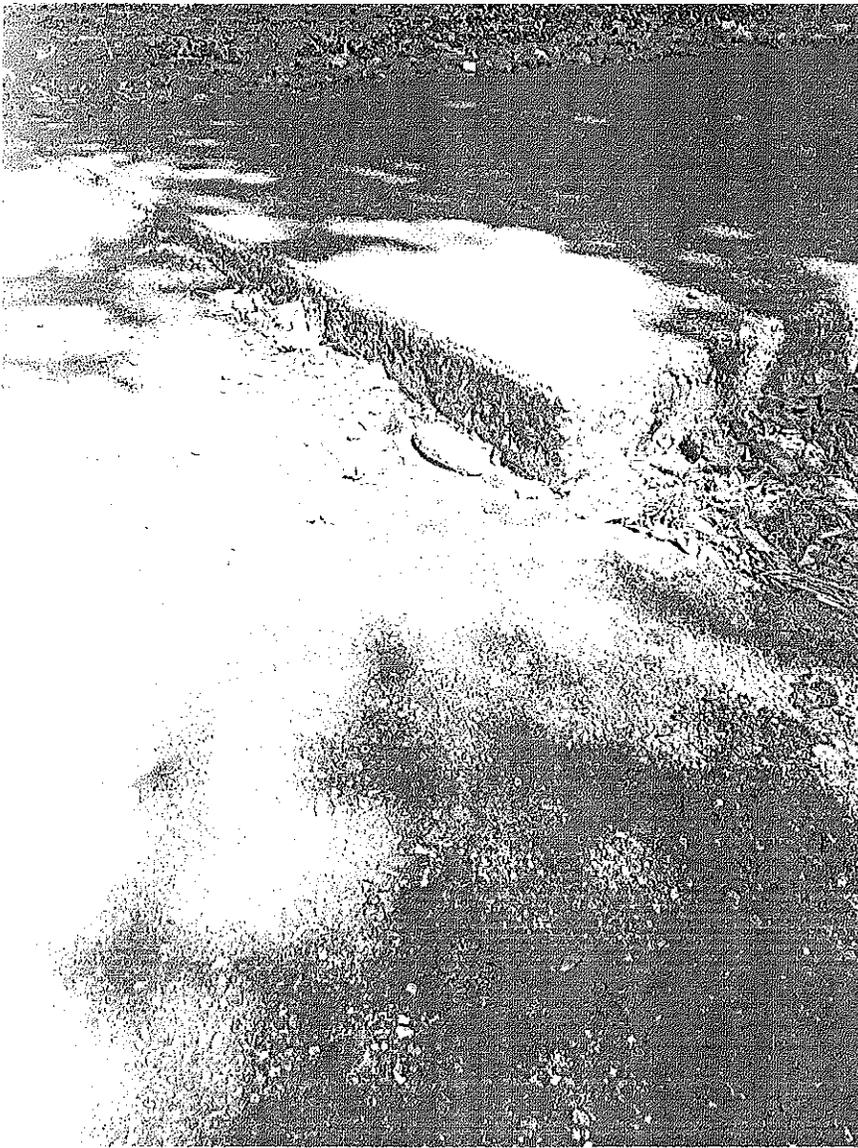
- 1. 2014 NE McDaniel Ln  
2014 NE McDaniel Ln,  
McMinnville, OR 97128-3224

North



○ = tree, sweetgum  
□ = water meter  
- - - = side walk

1 in. = 30 ft.



Toevs

Tree Removal Application

Sidewalk pushed up by roots.



Toevs  
Tree Removal Ap.

Sidewalk made  
uneven by roots



Planning Department
231 NE Fifth Street o McMinnville, OR 97128
(503) 434-7311 Office o (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:
File No. L30-16
Date Received 9-2-16
Fee 170.00
Receipt No. 16m0161
Received by SA

Landscape Plan Review Application

Applicant Information

Applicant is: [X] Property Owner [ ] Contract Buyer [ ] Option Holder [X] Agent [ ] Other

Applicant Name Premier Development, LLC Phone 503-437-0477
Contact Name Lori Zumwalt Phone
Address 1312 NE Hwy 99W
City, State, Zip McMinnville OR 97128
Contact Email loriz.premier@gmail.com

Property Owner Information

Property Owner Name Phone
Contact Name Phone
Address
City, State, Zip
Contact Email

Site Location and Description

Property Address Mt. St. Helens Street
Assessor Map No. R4 - - Total Site Area
Subdivision West Valley Estates Ph. 5 Block Lot
Comprehensive Plan Designation Zoning Designation R-2 PD

**Landscaping Information**

- 1. Total Landscaped Area: Street trees for plant strips
- 2. Percent Landscaped: \_\_\_\_\_
- 3. Building Floor Area:  
New Structure: \_\_\_\_\_ Existing Structure: \_\_\_\_\_ Addition: \_\_\_\_\_
- 4. Architect Name \_\_\_\_\_ Phone \_\_\_\_\_  
*(Landscape Architect, Engineer, or Other Designer)*  
Contact Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Contact Email \_\_\_\_\_

In addition to this completed application, the applicant must provide the following:

- Two (2) copies of the proposed landscape plan containing the information listed in the information sheet and Chapter 17.57 (Landscaping) of the Zoning Ordinance.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

Lou Zymualt, Member  
Applicant's Signature

8-22-14  
Date

Lou Zymualt  
Property Owner's Signature

8-22-16  
Date

- \* Street trees to be installed after homes are built and between November & March.
- \* Street trees to be a variety of maple & "caliper" similar to "Autumn Blaze" and based upon availability at the time.





Planning Department  
231 NE Fifth Street o McMinnville, OR 97128  
(503) 434-7311 Office o (503) 474-4955 Fax  
www.ci.mcminnville.or.us

Office Use Only:  
File No. L31-16  
Date Received 9-6-16  
Fee 140.00  
Receipt No. 16m016a  
Received by SP

## Landscape Plan Review Application

### Applicant Information

Applicant is:  Property Owner  Contract Buyer  Option Holder  Agent  Other \_\_\_\_\_

Applicant Name Jackson Family Wines Phone 707.738.6263

Contact Name Erich Kroll Phone \_\_\_\_\_  
*(If different than above)*

Address 425 Aviation Boulevard

City, State, Zip Santa Rosa, CA, 95403

Contact Email Erich.Kroll@jfwmail.com

### Property Owner Information

Property Owner Name \_\_\_\_\_ Phone \_\_\_\_\_  
*(If different than above)*

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### Site Location and Description

*(If metes and bounds description, indicate on separate sheet)*

Property Address 3440 NE Three Mile Lane, McMinnville, OR 97128

Assessor Map No. R4 289495, 172057, & 172084 Total Site Area +/-14.3 acres

Subdivision \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Comprehensive Plan Designation General Industrial Zoning Designation M-2

**Landscaping Information**

- 1. Total Landscaped Area: 216,767 SF +/- (Includes all Jackson Family Wines owned property on site)
- 2. Percent Landscaped: 34%
- 3. Building Floor Area:  
New Structure: 68,245 sf Existing Structure: 41,530 sf Addition: \_\_\_\_\_
- 4. Architect Name Kirsti A. Hauswald, AKS Engineering & Forestry, LLC. Phone 503-563-6151  
*(Landscape Architect; Engineer; or Other Designer)*  
Contact Name Chuck Gregory - PE, AKS Engineering & Forestry, LLC. Phone 503-563-6151  
Address 12965 SW Herman road, Suite 100  
City, State, Zip Tualatin, Oregon 97062  
Contact Email chuckg@aks-eng.com

In addition to this completed application, the applicant must provide the following:

- Two (2) copies of the proposed landscape plan containing the information listed in the information sheet and Chapter 17.57 (Landscaping) of the Zoning Ordinance.*
- Payment of the applicable review fee, which can be found on the Planning Department web page.*

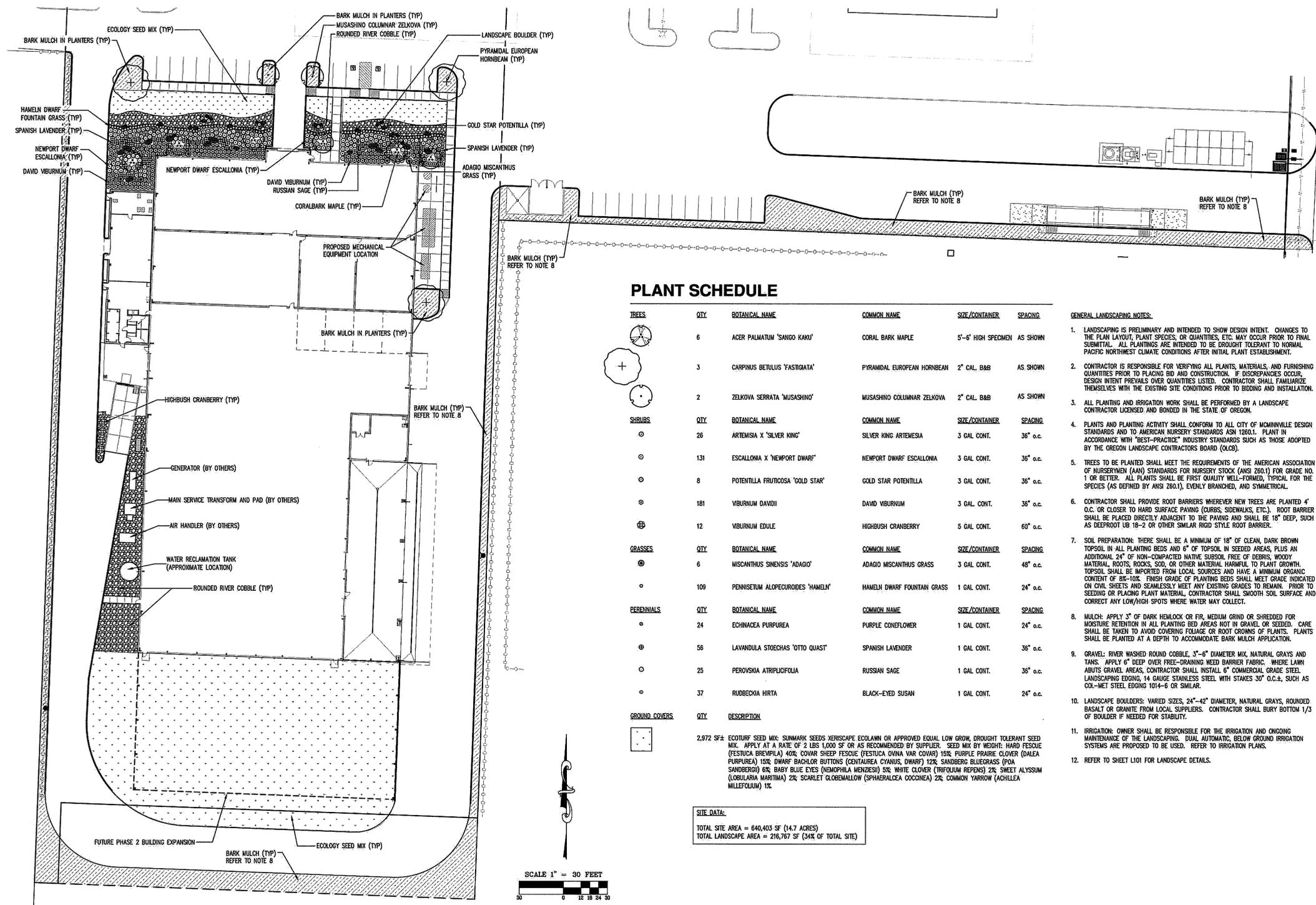
**I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.**

  
\_\_\_\_\_  
Applicant's Signature

09/06/16  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Property Owner's Signature

09/06/16  
\_\_\_\_\_  
Date

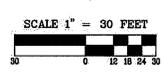


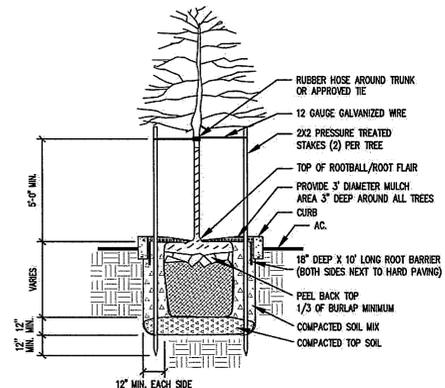
**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	6	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	5'-6" HIGH SPECIMEN	AS SHOWN
	3	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEEAM	2" CAL. B&B	AS SHOWN
	2	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO COLUMNAR ZELKOVA	2" CAL. B&B	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	26	ARTEMISIA X 'SILVER KING'	SILVER KING ARTEMESIA	3 GAL. CONT.	36" o.c.
	131	ESCALLONIA X 'NEWPORT DWARF'	NEWPORT DWARF ESCALLONIA	3 GAL. CONT.	36" o.c.
	8	POTENTILLA FRUTICOSA 'GOLD STAR'	GOLD STAR POTENTILLA	3 GAL. CONT.	36" o.c.
	181	VIBURNUM DAVIDI	DAVID VIBURNUM	3 GAL. CONT.	36" o.c.
	12	VIBURNUM EDULE	HIGHBUSH CRANBERRY	5 GAL. CONT.	60" o.c.
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	6	MISCANTHUS SINENSIS 'ADAGO'	ADAGO MISCANTHUS GRASS	3 GAL. CONT.	48" o.c.
	109	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	1 GAL. CONT.	24" o.c.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	24	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL. CONT.	24" o.c.
	56	LAVANDULA STOECHAS 'OTTO QUASIT'	SPANISH LAVENDER	1 GAL. CONT.	36" o.c.
	25	PEROVSKIA ATRIPLOCFOLIA	RUSSIAN SAGE	1 GAL. CONT.	36" o.c.
	37	RUBROCKIA HIRTA	BLACK-EYED SUSAN	1 GAL. CONT.	24" o.c.
GROUND COVERS	QTY	DESCRIPTION			
	2,972 SF ±	ECOTURF SEED MIX: SUNMIX SEEDS VERISCAPE ECO-LAWN OR APPROVED EQUAL LOW GROW, DROUGHT TOLERANT SEED MIX. APPLY AT A RATE OF 2 LBS/1,000 SF OR AS RECOMMENDED BY SUPPLIER. SEED MIX BY WEIGHT: HARD FESCUE (FESTUCA BREVIPILO) 40%; COVAR SHEEP FESCUE (FESTUCA OVINA VAR COVAR) 15%; PURPLE PRAIRIE CLOVER (DALEA PURPUREA) 15%; DWARF BACHLOR BUTTONS (CENTAUREA CYANUS, DWARF) 12%; SANDBERG BLUEGRASS (POA SANDBERGII) 5%; BABY BLUE EYES (NEMOPHILA MENZESII) 5%; WHITE CLOVER (TRIFOLIUM REPENS) 2%; SHEET ALYSSUM (LOBULARIA MARIANA) 2%; SCARLET GLOBEMALLOW (SPHERALCEA OCCIDENTA) 2%; COMMON YARROW (ACHILLEA MILEFOLIUM) 1%.			

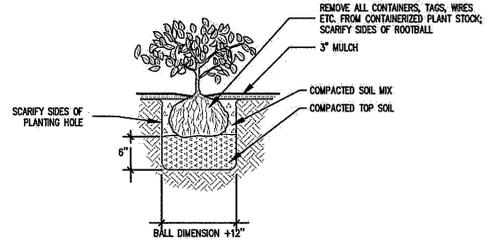
- GENERAL LANDSCAPING NOTES:**
- LANDSCAPING IS PRELIMINARY AND INTENDED TO SHOW DESIGN INTENT. CHANGES TO THE PLAN LAYOUT, PLANT SPECIES, OR QUANTITIES, ETC. MAY OCCUR PRIOR TO FINAL SUBMITTAL. ALL PLANTINGS ARE INTENDED TO BE BROUGHT TOLERANT TO NORMAL PACIFIC NORTHWEST CLIMATE CONDITIONS AFTER INITIAL PLANT ESTABLISHMENT.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANTS, MATERIALS, AND FURNISHING QUANTITIES PRIOR TO PLACING BID AND CONSTRUCTION. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS PRIOR TO BIDDING AND INSTALLATION.
  - ALL PLANTING AND IRRIGATION WORK SHALL BE PERFORMED BY A LANDSCAPE CONTRACTOR LICENSED AND BONDED IN THE STATE OF OREGON.
  - PLANTS AND PLANTING ACTIVITY SHALL CONFORM TO ALL CITY OF MCMINNVILLE DESIGN STANDARDS AND TO AMERICAN NURSERY STANDARDS ASH 1280.1. PLANT IN ACCORDANCE WITH "BEST-PRACTICE" INDUSTRY STANDARDS SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
  - TREES TO BE PLANTED SHALL MEET THE REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK (ANSI Z60.1) FOR GRADE NO. 1 OR BETTER. ALL PLANTS SHALL BE FIRST QUALITY WELL-FORMED, TYPICAL FOR THE SPECIES (AS DEFINED BY ANSI Z60.1), EVENLY BRANCHED, AND SYMMETRICAL.
  - CONTRACTOR SHALL PROVIDE ROOT BARRIERS WHEREVER NEW TREES ARE PLANTED 4' O.C. OR CLOSER TO HARD SURFACE PAVING (CURBS, SIDEWALKS, ETC.). ROOT BARRIER SHALL BE PLACED DIRECTLY ADJACENT TO THE PAVING AND SHALL BE 18" DEEP, SUCH AS DEEPROOT UB 18-2 OR OTHER SIMILAR RIGID STYLE ROOT BARRIER.
  - SOIL PREPARATION: THERE SHALL BE A MINIMUM OF 18" OF CLEAN, DARK BROWN TOPSOIL IN ALL PLANTING BEDS AND 6" OF TOPSOIL IN SEEDBED AREAS, PLUS AN ADDITIONAL 24" OF NON-COMPACTED NATIVE SUBSOIL FREE OF DEBRIS, WOODY MATERIAL, ROOTS, ROCKS, SOIL, OR OTHER MATERIAL HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE IMPORTED FROM LOCAL SOURCES AND HAVE A MINIMUM ORGANIC CONTENT OF 8%-10%. FINISH GRADE OF PLANTING BEDS SHALL MEET GRADE INDICATED ON CIVIL SHEETS AND SEAMLESSLY MEET ANY EXISTING GRADES TO REMAIN. PRIOR TO SEEDING OR PLACING PLANT MATERIAL, CONTRACTOR SHALL SMOOTH SOIL SURFACE AND CORRECT ANY LOW/HIGH SPOTS WHERE WATER MAY COLLECT.
  - MULCH: APPLY 3" OF DARK HEMLOCK OR FIR, MEDIUM GRIND OR SHREDED FOR MOISTURE RETENTION IN ALL PLANTING BED AREAS NOT IN GRAVEL OR SEEDBED. CARE SHALL BE TAKEN TO AVOID COVERING FOLIAGE OR ROOT CROWNS OF PLANTS. PLANTS SHALL BE PLANTED AT A DEPTH TO ACCOMMODATE BARK MULCH APPLICATION.
  - GRAVEL: RIVER WASHED ROUND COBBLE, 3"-6" DIAMETER MIX, NATURAL GRAYS AND TANS. APPLY 6" DEEP OVER FREE-DRAINING WEED BARRIER FABRIC. WHERE LAWN ADJUTS GRAVEL AREAS, CONTRACTOR SHALL INSTALL 6" COMMERCIAL GRADE STEEL LANDSCAPING EDGING, 14 GAUGE STAINLESS STEEL WITH STAKES 30" O.C., SUCH AS COL-MET STEEL EDGING 1014-6 OR SIMILAR.
  - LANDSCAPE BOULDERS: VARIOUS SIZES, 24"-42" DIAMETER, NATURAL GRAYS, ROUNDED BASALT OR GRANITE FROM LOCAL SUPPLIERS. CONTRACTOR SHALL BURY BOTTOM 1/3 OF BOULDER IF NEEDED FOR STABILITY.
  - IRRIGATION: OWNER SHALL BE RESPONSIBLE FOR THE IRRIGATION AND ONGOING MAINTENANCE OF THE LANDSCAPING. DUAL AUTOMATIC BELOW GROUND IRRIGATION SYSTEMS ARE PROPOSED TO BE USED. REFER TO IRRIGATION PLANS.
  - REFER TO SHEET L101 FOR LANDSCAPE DETAILS.

**SITE DATA:**  
 TOTAL SITE AREA = 640,403 SF (14.7 ACRES)  
 TOTAL LANDSCAPE AREA = 216,767 SF (34% OF TOTAL SITE)



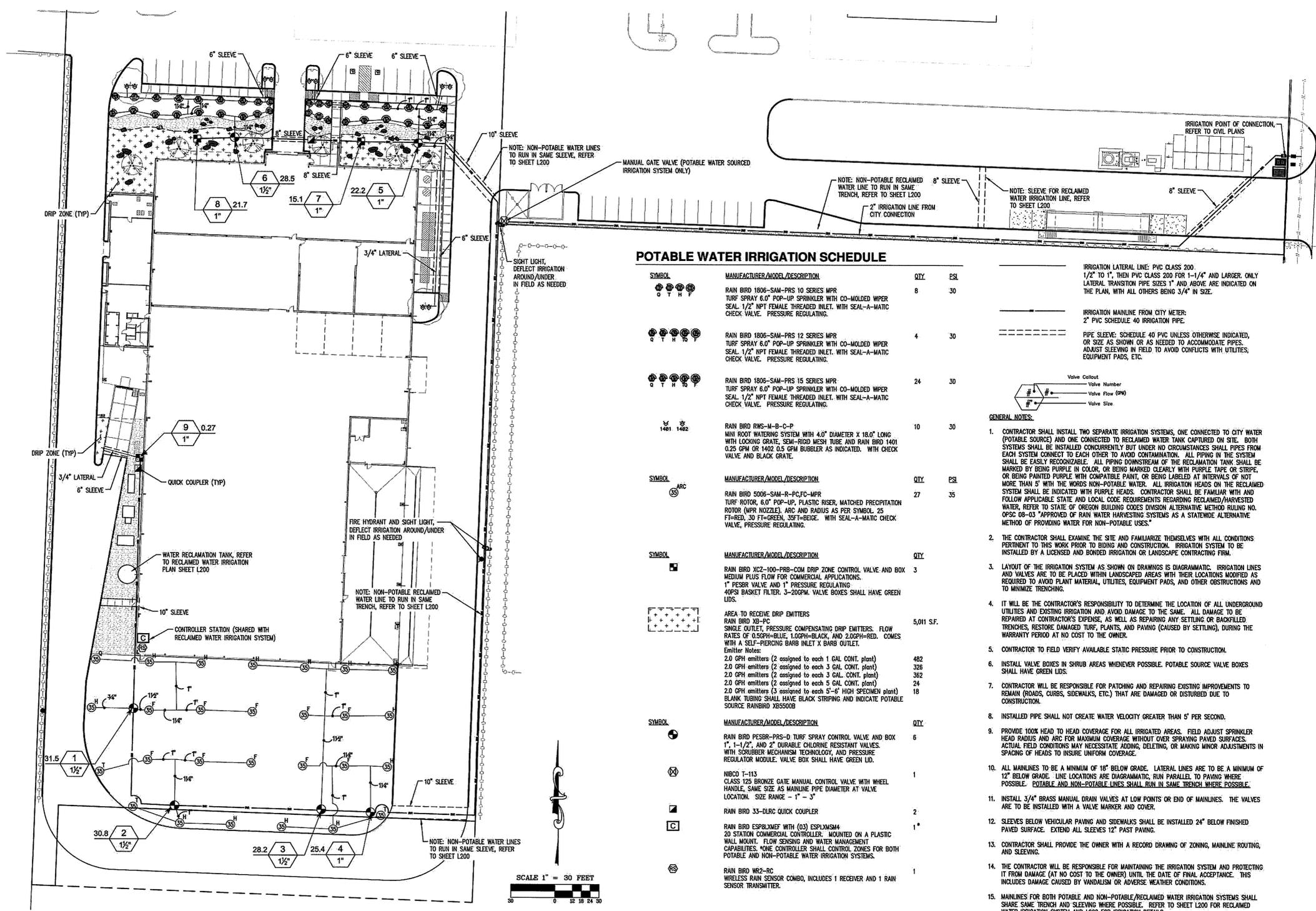


- 1**  
**L101** TYPICAL TREE PLANTING DETAIL
- NTS  
NOTES:
1. DRIVE STAKES OUTSIDE OF ROOTBALL.
  2. SET TREE 2" ABOVE FINISH GRADE TO ALLOW FOR SETTLING OF SOIL.
  3. BACKFILL SOIL MIX FOR TREE PLANTING TO BE 1/3 ORGANIC MATERIALS, 1/3 TOPSOIL, AND 1/3 SANDY LOAM.
  4. REMOVE ALL WIRES, METAL BASKETS, TWINE, AND OTHER NON-COMPOSTABLE MATERIALS FROM TREE ROOTBALL PRIOR TO PLANTING.



- 2**  
**L101** TYPICAL SHRUB PLANTING DETAIL
- NTS
1. BACKFILL SOIL MIX BE 1/3 ORGANIC MATERIALS, 1/3 TOPSOIL, AND 1/3 SANDY LOAM.
  2. REMOVE ALL CONTAINERS, METAL, TWINE, TAGS, AND OTHER NON-BIODEGRADABLE MATERIALS PRIOR TO PLANTING.
  3. ALL CONTAINERIZED PLANT STOCK SHALL BE MOOROUS, FREE OF DISEASE AND PESTS, EVENLY FORMED, AND BE FULLY ROOTED IN THE CONTAINER IN WHICH THEY ARE DELIVERED. ALL PLANTS SHALL FOLLOW ANSI Z60.1 STANDARDS FOR NURSERY STOCK FOR CONTAINER SIZE, HEIGHT, ETC.
  4. CONTRACTOR SHALL WATER-SETTLE PLANTING HOLES TO REMOVE AIR POCKETS PRIOR TO SPREADING MULCH.
  5. CARE SHALL BE TAKEN TO AVOID COVERING ROOT CROWN OR FOLIAGE OF PLANTS WITH BARK MULCH.





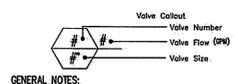
**POTABLE WATER IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ESL
○ T H P	RAIN BIRD 1806-SAM-FRS 10 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED W/PER SEAL, 1/2" NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING.	8	30
○ T H P	RAIN BIRD 1806-SAM-FRS 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED W/PER SEAL, 1/2" NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING.	4	30
○ T H P	RAIN BIRD 1806-SAM-FRS 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED W/PER SEAL, 1/2" NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING.	24	30
1461 1462	RAIN BIRD RWS-M-B-C-P MINI ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 18.0" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE AND BLACK GRATE.	10	30
ARC	RAIN BIRD 5006-SAM-R-PCFC-MPR TURF ROTOR, 6.0" POP-UP, PLASTIC RISER, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35 FT-BEIGE. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING.	27	35
■	RAIN BIRD XC2-100-PRB-COM DRIP ZONE CONTROL VALVE AND BOX MEDIUM PLUS FLOW FOR COMMERCIAL APPLICATIONS. 1" PESBR VALVE AND 1" PRESSURE REGULATING 40PSI BASKET FILTER. 3-20GPM. VALVE BOXES SHALL HAVE GREEN LIDS.	3	
+	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH-BLUE, 1.0GPH-BLACK, AND 2.0GPH-RED. COMES WITH A SELF-PERCING BARB INLET X BARB OUTLET. Emitter Notes: 2.0 GPH emitters (2 assigned to each 1 GAL CONT. plant) 482 2.0 GPH emitters (2 assigned to each 3 GAL CONT. plant) 326 2.0 GPH emitters (2 assigned to each 5 GAL CONT. plant) 362 2.0 GPH emitters (2 assigned to each 5 GAL CONT. plant) 24 2.0 GPH emitters (3 assigned to each 5'-6" HIGH SPECIMEN plant) 18 BLANK TUBING SHALL HAVE BLACK STRIPING AND INDICATE POTABLE SOURCE RAINBIRD XB5500B	5,011	S.F.
⊗	NIBCO T-113 CLASS 125 BRONZE GATE MANUAL CONTROL VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1" - 3"	1	
■	RAIN BIRD 33-DLRC QUICK COUPLER	2	
C	RAIN BIRD ESP2LWEP WITH (03) ESP2LWEM 20 STATION COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. FLOW SENSING AND WATER MANAGEMENT CAPABILITIES. ONE CONTROLLER SHALL CONTROL ZONES FOR BOTH POTABLE AND NON-POTABLE WATER IRRIGATION SYSTEMS.	1	
⊗	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1	

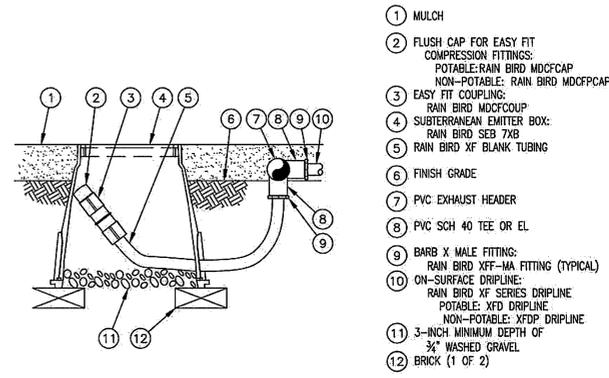
IRRIGATION LATERAL LINE: PVC CLASS 200 1/2" TO 1", THEN PVC CLASS 200 FOR 1-1/4" AND LARGER. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.

IRRIGATION MAINLINE FROM CITY METER: 2" PVC SCHEDULE 40 IRRIGATION PIPE.

PIPE SLEEVE: SCHEDULE 40 PVC UNLESS OTHERWISE INDICATED, OR SIZE AS SHOWN OR AS NEEDED TO ACCOMMODATE PIPES. ADJUST SLEEVING IN FIELD TO AVOID CONFLICTS WITH UTILITIES, EQUIPMENT PADS, ETC.



- GENERAL NOTES:**
- CONTRACTOR SHALL INSTALL TWO SEPARATE IRRIGATION SYSTEMS, ONE CONNECTED TO CITY WATER (POTABLE SOURCE) AND ONE CONNECTED TO RECLAIMED WATER TANK CAPTURED ON SITE. BOTH SYSTEMS SHALL BE INSTALLED CONCURRENTLY BUT UNDER NO CIRCUMSTANCES SHALL PIPES FROM EACH SYSTEM CONNECT TO EACH OTHER TO AVOID CONTAMINATION. ALL PIPING IN THE SYSTEM SHALL BE EASILY RECOGNIZABLE. ALL PIPING DOWNSTREAM OF THE RECLAMATION TANK SHALL BE MARKED BY BEING PURPLE IN COLOR, OR BEING MARKED CLEARLY WITH PURPLE TAPE OR STRIPE, OR BEING PAINTED PURPLE WITH COMPATIBLE PAINT, OR BEING LABELED AT INTERVALS OF NOT MORE THAN 5' WITH THE WORDS NON-POTABLE WATER. ALL IRRIGATION HEADS ON THE RECLAIMED SYSTEM SHALL BE INDICATED WITH PURPLE HEADS. CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW APPLICABLE STATE AND LOCAL CODE REQUIREMENTS REGARDING RECLAIMED/HARVESTED WATER. REFER TO STATE OF OREGON BUILDING CODES DIVISION ALTERNATIVE METHOD RULING NO. OPSC 08-03 "APPROVED OF RAIN WATER HARVESTING SYSTEMS AS A STATEWIDE ALTERNATIVE METHOD OF PROVIDING WATER FOR NON-POTABLE USES."
  - THE CONTRACTOR SHALL EXAMINE THE SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS PERTINENT TO THIS WORK PRIOR TO BIDDING AND CONSTRUCTION. IRRIGATION SYSTEM TO BE INSTALLED BY A LICENSED AND BONDED IRRIGATION OR LANDSCAPE CONTRACTING FIRM.
  - LAYOUT OF THE IRRIGATION SYSTEM AS SHOWN ON DRAWINGS IS DIAGRAMMATIC. IRRIGATION LINES AND VALVES ARE TO BE PLACED WITHIN LANDSCAPED AREAS WITH THEIR LOCATIONS MODIFIED AS REQUIRED TO AVOID PLANT MATERIAL, UTILITIES, EQUIPMENT PADS, AND OTHER OBSTRUCTIONS AND TO MINIMIZE TRENCHING.
  - IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES AND EXISTING IRRIGATION AND AVOID DAMAGE TO THE SAME. ALL DAMAGE TO BE REPAIRED AT CONTRACTOR'S EXPENSE, AS WELL AS REPAIRING ANY SETTLING OR BACKFILLED TRENCHES, RESTORE DAMAGED TURF, PLANTS, AND PAVING (CAUSED BY SETTLING), DURING THE WARRANTY PERIOD AT NO COST TO THE OWNER.
  - CONTRACTOR TO FIELD VERIFY AVAILABLE STATIC PRESSURE PRIOR TO CONSTRUCTION.
  - INSTALL VALVE BOXES IN SHRUB AREAS WHENEVER POSSIBLE. POTABLE SOURCE VALVE BOXES SHALL HAVE GREEN LIDS.
  - CONTRACTOR WILL BE RESPONSIBLE FOR PATCHING AND REPAIRING EXISTING IMPROVEMENTS TO REMAIN (ROADS, CURBS, SIDEWALKS, ETC.) THAT ARE DAMAGED OR DISTURBED DUE TO CONSTRUCTION.
  - INSTALLED PIPE SHALL NOT CREATE WATER VELOCITY GREATER THAN 5' PER SECOND.
  - PROVIDE 100% HEAD TO HEAD COVERAGE FOR ALL IRRIGATED AREAS. FIELD ADJUST SPRINKLER HEAD RADIUS AND ARC FOR MAXIMUM COVERAGE WITHOUT OVER SPRAYING PAVED SURFACES. ACTUAL FIELD CONDITIONS MAY NECESSITATE ADJUSTING, DELETING, OR MAKING MINOR ADJUSTMENTS IN SPACING OF HEADS TO INSURE UNIFORM COVERAGE.
  - ALL MAINLINES TO BE A MINIMUM OF 18" BELOW GRADE. LATERAL LINES ARE TO BE A MINIMUM OF 12" BELOW GRADE. LINE LOCATIONS ARE DIAGRAMMATIC, RUN PARALLEL TO PAVING WHERE POSSIBLE. POTABLE AND NON-POTABLE LINES SHALL RUN IN SAME TRENCH WHERE POSSIBLE.
  - INSTALL 3/4" BRASS MANUAL DRAIN VALVES AT LOW POINTS OR END OF MAINLINES. THE VALVES ARE TO BE INSTALLED WITH A VALVE MARKER AND COVER.
  - SLEEVES BELOW VEHICULAR PAVING AND SIDEWALKS SHALL BE INSTALLED 24" BELOW FINISHED PAVED SURFACE. EXTEND ALL SLEEVES 12" PAST PAVING.
  - CONTRACTOR SHALL PROVIDE THE OWNER WITH A RECORD DRAWING OF ZONING, MAINLINE ROUTING, AND SLEEVING.
  - THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THE IRRIGATION SYSTEM AND PROTECTING IT FROM DAMAGE (AT NO COST TO THE OWNER) UNTIL THE DATE OF FINAL ACCEPTANCE. THIS INCLUDES DAMAGE CAUSED BY VANDALISM OR ADVERSE WEATHER CONDITIONS.
  - MAINLINES FOR BOTH POTABLE AND NON-POTABLE/RECLAIMED WATER IRRIGATION SYSTEMS SHALL SHARE SAME TRENCH AND SLEEVING WHERE POSSIBLE. REFER TO SHEET L200 FOR RECLAIMED WATER IRRIGATION SYSTEM AND L202 FOR IRRIGATION DETAILS.

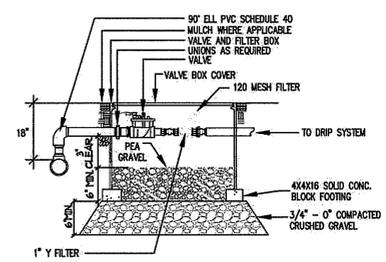


- 1 MULCH
- 2 FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS:  
POTABLE: RAIN BIRD MDCFCAP  
NON-POTABLE: RAIN BIRD MDCFCAP
- 3 EASY FIT COUPLING:  
RAIN BIRD MDCFCOUP  
SUBTERRANEAN EMITTER BOX:  
RAIN BIRD SEB 7XB  
RAIN BIRD XF BLANK TUBING
- 4 FINISH GRADE
- 5 PVC EXHAUST HEADER
- 6 PVC SCH 40 TEE OR EL
- 7 BARB X MALE FITTING:  
RAIN BIRD XFT-MA FITTING (TYPICAL)
- 8 ON-SURFACE DRIPLINE:  
RAIN BIRD XF SERIES DRIPLINE  
POTABLE: XFD DRIPLINE  
NON-POTABLE: XFD DRIPLINE
- 9 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 10 BRICK (1 OF 2)

NOTE:  
 1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

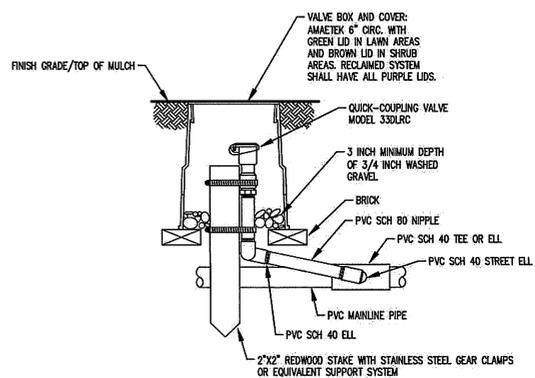
**1 DRIPLINE FLUSH POINT WITH EASY FIT COMPRESSION FITTINGS**  
 L202

NTS  
 NOTE: RECLAIMED IRRIGATION SHALL USE PURPLE LINES, COMPONENTS, AND COVERS TO INDICATED NON-POTABLE WATER SOURCE.



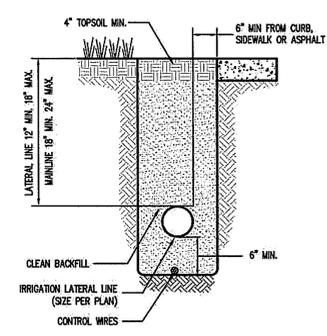
**4 DRIP IRRIGATION CONTROL AND FILTER**  
 L202

NTS  
 NOTE: RECLAIMED IRRIGATION SHALL USE PURPLE LINES, COMPONENTS, AND COVERS TO INDICATED NON-POTABLE WATER SOURCE.



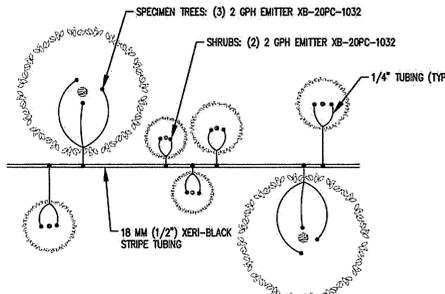
**7 QUICK COUPLING VALVE**  
 L202

NTS  
 NOTES:  
 1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.  
 2. RECLAIMED IRRIGATION SHALL USE PURPLE LINES, COMPONENTS, AND COVERS TO INDICATED NON-POTABLE WATER SOURCE.



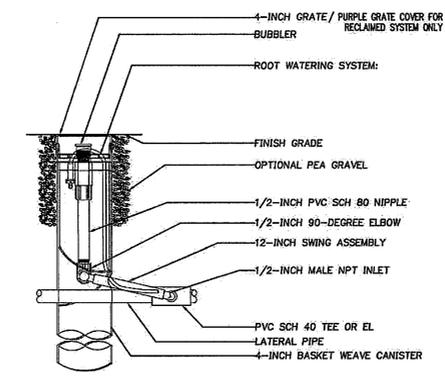
**2 IRRIGATION LINE TRENCH DETAIL**  
 L202

NTS  
 NOTE: ALL MAINLINES TO HAVE 14 GAUGE BLUE TRACER WIRE.



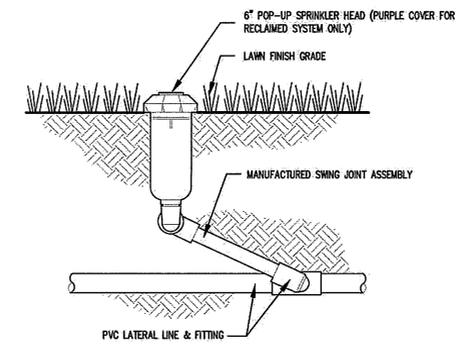
**5 DRIP-IRRIGATION DETAIL PLAN**  
 L202

NTS  
 NOTE: RECLAIMED IRRIGATION SHALL USE PURPLE LINES, COMPONENTS, AND COVERS TO INDICATED NON-POTABLE WATER SOURCE.



**3 ROOT WATERING SYSTEM DETAIL**  
 L202

NTS  
 NOTE: RECLAIMED IRRIGATION SHALL USE PURPLE LINES, COMPONENTS, AND COVERS TO INDICATED NON-POTABLE WATER SOURCE.



**6 6" LAWN POP-UP HEAD**  
 L202

NTS  
 NOTE: RECLAIMED IRRIGATION SHALL USE PURPLE LINES, COMPONENTS, AND COVERS TO INDICATED NON-POTABLE WATER SOURCE.