



City of McMinnville
Planning Department
 231 NE Fifth Street
 McMinnville, OR 97128
 (503) 434-7311

www.mcminnvilleoregon.gov

Landscape Review Committee
ZOOM Online Meeting
Wednesday, April 21, 2021 - 12:00 PM

Please note that this meeting will be conducted via ZOOM meeting software due to the COVID-19 event.

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Meeting ID: 518 962 842
 Passcode: 694642

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Committee Members	Agenda Items
John Hall Chair Rob Stephenson Vice-Chair Josh Kearns Patty Sorensen Carlton Davidson	<ol style="list-style-type: none"> 1. Call to Order 2. Citizen Comments 3. Approval of Minutes <ol style="list-style-type: none"> A. August 19, 2020 (Exhibit 1a) B. September 2, 2020 (Exhibit 1b) 4. Action Items <ol style="list-style-type: none"> A. L 7-21 – Street Tree Improvement Plan (Exhibit 2) Harmony Fields Addition B. L 8-21 – Street Tree Removal (Exhibit 3) 933 NW Cedar Street C. L 9-21 – Landscape Plan Review (Exhibit 4) Linfield University Science Building D. L 6-21 – Street Tree Removal (Exhibit 5) 407 NE 13th Street E. L 37-20 – Landscape Plan Review (Exhibit 6) 1300 NE Miller Street 5. Discussion Items 6. Old/New Business 7. Committee Member Comments 8. Staff Comments 9. Adjournment

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

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EXHIBIT 1a - MINUTES

August 19, 2020
Landscape Review Committee
Regular Meeting

12:00 pm
Community Development Center
McMinnville, Oregon

Members Present: Sharon Gunter, John Hall, and Rob Stephenson
Members Absent: Josh Kearns and Tim McDaniel
Staff Present: Jamie Fleckenstein - Associate Planner
Guests Present: Scott Hill – Mayor, Zack Geary – City Councilor, Scott Rosenbalm, and Sam Justice

1. Call to Order

Chair Stephenson called the meeting to order at 12:00 p.m.

2. Citizen Comments

None

3. Approval of Minutes

- A. March 18, 2020
- B. April 15, 2020

Committee Member Gunter moved to approve the March 18 and April 15, 2020 minutes. The motion was seconded by Committee Member Hall and passed 3-0.

4. Action/Docket Item (repeat if necessary)

- A. L 24-20 – Landscape Plan Review - 1901 NW Baker Creek Road – Baker Creek Substation

Associate Planner Fleckenstein reviewed the Landscape Plan for the Baker Creek substation expansion. The site was surrounded by the Baker Creek North subdivision on the east and north sides and the west side was vacant commercial land. South of Baker Creek Road there was also residential subdivisions. He discussed the approved street tree and landscape plan for Baker Creek North subdivision in relation to the substation site. Along the Baker Creek right-of-way they would continue the theme of the meandering sidewalk, Katsura street trees, and white two rail fence. There was a bicycle/pedestrian trail that would continue adjacent to the site. There were overhead transmission lines that would not have any trees planted underneath.

There was discussion regarding putting in small trees on the approved street tree list under the lines.

Scott Rosenbalm, McMinnville Water & Light, said there were clearance requirements from the conductors to the vegetation.

Assistant Planner Fleckenstein said the street trees were spaced to avoid the potential of the tree falling into the transmission lines. There would be groundcover of Mahonia and bordered with Kinnikinnick. The other trees on the north side of the sidewalk would be Acer Trident Maple and Japanese Tree Lilac which was in the street tree plan for Baker Creek North.

Chair Stephenson suggested planting the Tree Lilac under the transmission lines since it was a small tree.

Mr. Rosenbalm preferred not to have to plant any trees in that location. Mayor Scott Hill said in the past they had designated transmission lines as only grassy areas.

Associate Planner Fleckenstein said the planting on the property itself would be perimeter planting along the outside of the security fence. It would primarily be screening plantings. The plants would be Mahonia, Nootka Rose, and Snowberry which were small to medium height native shrubs. Along the north, east, and west sides there would be groupings of the Tree Lilac and Trident Maples. Between the shrub and tree groupings and property line, there would be groundcover that would provide a transition from the planting around the substation to the open lawn area and street trees of the Baker Creek North subdivision. There would be a temporary irrigation system for the first two years for establishment. The plants had been intentionally selected to be drought tolerant and required little to no watering once established. He then discussed the review factors. They were required to landscape 7% of the overall site, and the applicant had landscaped 26%. Staff found that compatibility with the surrounding properties and uses was satisfied. The plants and trees were a mix of evergreen and deciduous shrubs and trees that would provide screening of the substation from adjacent properties and right-of-way. There were no existing trees that were worthwhile to preserve. There was no parking and parking lot planting was not required. The street trees were on the Street Tree List and were the same as what was approved for the Baker Creek North subdivision. There would be a temporary irrigation system.

Committee Member Hall recommended leaving the irrigation system in place in case of drought or the plants started to look poorly or die. Mr. Rosenbalm said that was the intention.

Associate Planner Fleckenstein said the conditions of approval were standard for the application.

Committee Member Gunter moved to approve L 24-20 with the recommended conditions of approval. The motion was seconded by Committee Member Hall and passed 3-0.

5. Discussion Items

A. Code Review of MMC Chapter 17.57—Landscaping

Associate Planner Fleckenstein led a discussion on possible changes to Code Chapter 17.57. This was a continuation of the review of this chapter and the Committee left off at 17.57.070, planning factors.

Chair Stephenson wanted to make sure there was a change in 17.57.060, Letter B, to say “common and botanical” plants. Associate Planner Fleckenstein said he had noted that change and also that the size would refer to the mature size of the plants.

Committee Member Hall discussed Letter F in 17.57.060. He noted the term “watering facilities” was not defined. He thought there needed to be a minimum requirement for the amount of water used in automatic irrigation systems for commercial properties. The turf and beds should be separated with different valves and beds should be placed into a minimum northeast and southwest separation. He thought an irrigation plan should be submitted with the landscape plan.

There was discussion regarding creating a best practices manual and including items like using a rain sensor on sprinklers. There was further discussion regarding the level of irrigation plan that should be required.

There was consensus to add guidelines for automatic irrigation.

There was discussion regarding enforcement for the maintenance of the plants and examples in the City that needed to be addressed.

Associate Planner Fleckenstein reviewed 17.57.070, Letter A, regarding the amount of landscaping required in the different zones.

There was discussion regarding what “gross area” meant.

Associate Planner Fleckenstein discussed landscaping required in parking areas and better defining the boundary of the parking lot landscaping.

Chair Stephenson thought they should have language to break up parking lots and requiring trees to create a shade environment. He suggested staff research other jurisdictions for a tree coverage standard.

Associate Planner Fleckenstein moved on to Subsection B, the six planning review factors. He thought there was a lack of clear and objective standards in these factors. There was consensus for staff to see what other cities did and to come up with a list of what the standards should be for the Committee to review. These would include standards for parking lot requirements and irrigation.

There was discussion regarding not being able to take out dead trees downtown until new ones were planted, the Committee reviewing projects being done by the City, and need for a tree inventory.

6. Old/New Business

None

7. Committee/Commissioner Comments

None

8. Staff Comments

None

9. Adjournment

Chair Stephenson adjourned the meeting at 1:23 p.m.



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EXHIBIT 1b - MINUTES

September 2, 2020
Landscape Review Committee
Regular Meeting

12:00 pm
Community Development Center
McMinnville, Oregon

Members Present: Sharon Gunter, John Hall, Tim McDaniel, and Rob Stephenson
Members Absent: Josh Kearns
Staff Present: Jamie Fleckenstein - Associate Planner
Guests Present: Zack Geary – City Councilor, Samantha Coponen, Mitch Workmon, and Petra Rasmussen

1. Call to Order

Chair Stephenson called the meeting to order at 12:00 p.m.

2. Citizen Comments

None

3. Approval of Minutes

None

4. Action/Docket Item (repeat if necessary)

A. L 21-20 – Landscape Plan Review - 1755 SW Baker Street – Urgent Care Clinic

Associate Planner Fleckenstein reviewed the landscape plan for a new urgent care clinic on SW Baker Street. The site was currently undeveloped. The clinic would go in the southern end of the lot and the parking would be in the center of the lot with 31 stalls. The northern half of the lot would remain undeveloped and there was a stormwater detention basin in the northeast corner. The landscaping proposed around the development was focused on the highly visible portions from the right-of-way. On the south side of the building there were utilities running between the building and property line. There was foundational planting of evergreen shrubs and ornamental grasses that would wrap around the building to the front entrance. Evergreen shrubs as well as deciduous trees would be placed on the southeast corner of the parking lot and would help provide screening for the parking area. The deciduous trees would be Paperbark Maples which were smaller trees appropriate under wires and would also provide shade. On the southwest side of the parking lot, there would be a trash enclosure with evergreen hedge around two sides. It would not be visible from the right-of-

way, but there was the hedge as well as a Blue Spruce evergreen tree. There were parking lot islands, each with a deciduous tree and evergreen shrubs, to provide screening and shade to the parking lot. To provide screening to the north, three Blue Spruce trees would be planted. The applicant was requesting a partition of the lot that would divide it in half right down the middle of the parking lot and the northern half would be developed in the future. The detention basin would be planted with a variety of native wetland grasses and between the basin and sidewalk there would be a continuation of ornamental grasses. There would also be a couple of deciduous trees planted there as well. There had to be 7% landscaping of the lot and currently the plan provided 65% landscaping. Staff thought the landscaping was compatible as it was focused on the areas visible to the right-of-way. The trees were appropriately sized and placed to accommodate the overhead power lines on the property frontage. There were no conflicts with the proposed use and there was screening from the adjacent uses.

Chair Stephenson suggested adding shade trees on the backside of the north parking area. He thought they could be placed by every third stall. He also thought they could take out one parking stall on the south parking area and put in a planter to break up the area. He did not think the Blue Spruce trees proposed for the northern portion of the lot were needed.

Mitch Workmon, applicant, said there was the potential for a sidewalk on the backside of the north parking area and if trees were planted there they would likely have to be taken out in the future.

Samantha Coponen, applicant, said at this point they did not have a defined user for the northern portion of the lot, however they were actively advertising.

There was discussion regarding the partitioning of the lot and how the Committee needed to consider this as one lot and what was being proposed.

Chair Stephenson thought if they were going to put in a sidewalk, the trees could be set back from the area where the sidewalk would be.

Mr. Workmon thought that was an option.

Committee Member Hall agreed the three Spruce trees should be replaced with the deciduous trees on the backside of the parking area.

Committee Member McDaniel asked about the slope of the detention basin.

Mr. Workmon said the landscape plan showed one foot contours.

Committee Member McDaniel suggested adding trees along the west side of the basin.

Associate Planner Fleckenstein noted because there was no curbside planter strip along Highway 99W, street trees were not required. The applicant was proposing full automatic irrigation for the entire property.

Ms. Coponen said they would be agreeable to adding a parking island to break up the south parking area and adding the trees on the backside of the north parking area as suggested.

Chair Stephenson suggested keeping the three Spruce trees, but moving them 20 more feet to the north. Ms. Coponen said they would be agreeable to that change as well.

There was consensus that one of the parking stalls on the south side of the parking lot would be converted to a planting island with a deciduous tree and shrub planting and on the north side of the parking lot there would be four or more shade trees planted north of the curb about 30 feet on center. The three Spruce trees would be moved further north to the property line. Because of the number of changes, the Committee would like the applicant to come back with a revised plan.

Committee Member Gunter moved to continue L 21-20 to the next meeting. The motion was seconded by Committee Member Hall and passed 4-0.

There was discussion regarding adding more trees to screen the detention basin from the street and removing the Spruce trees from the plan. There was further discussion regarding adding trees to the east side of the urgent care building.

Ms. Coponen said a tree on the east side of the building would block visibility of the building from the highway.

Committee Member McDaniel moved to require four more Tilia trees, three between the detention basin and the sidewalk and one on the east side of the urgent care building, leaving the monument sign and building façade visible, and to remove the Spruce trees from the plan. The motion was seconded by Committee Member Gunter and passed 4-0.

B. L 28-20 – Street Tree Removal - 2190 SW Alexandria Street

Associate Planner Fleckenstein explained the street tree removal request for a Maple tree on SW Alexandria due to sidewalk damage.

Petra Rasmussent, applicant, said the tree roots had grown into the drainage system and she had to replace the entire pipe from the other side of the sidewalk all the way out to the street.

Associate Planner Fleckenstein said a replacement tree would be required as well as repair of the sidewalk.

Ms. Rasmussent asked where to put a replacement tree as the planter strip was filled with roots. There were three utilities in that area as well.

Associate Planner Fleckenstein said the tree did not have to be in the same spot. It would have to be planted five feet away from the driveway and ten feet from utilities. Typically there was a six month time period for tree removal and replacement. In the past the Planning Department had granted extensions for hardships. There was an approved Street Tree Plan for this subdivision that required Acer Rubrum to be planted there. The standard was to put in a two inch caliper tree.

Committee Member Hall moved to approve L 28-20. The motion was seconded by Committee Member Gunter and passed 4-0.

5. Discussion Items

There was discussion regarding granting hardship extensions in the past and options for City assistance for street tree replacements.

Associate Planner Fleckenstein planned to review the tree chapter of the zoning ordinance with the Committee to look for areas that needed to be updated or improved. They could discuss

possible ways to address needed assistance with street tree replacements. He described the tree program in Tigard as a model for McMinnville.

6. Old/New Business

None

7. Committee Comments

None

8. Staff Comments

None

9. Adjournment

Chair Stephenson adjourned the meeting at 1:06 p.m.

DRAFT



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EXHIBIT 2 - STAFF REPORT

DATE: April 21, 2021
TO: Landscape Review Committee Members
FROM: Jamie Fleckenstein, Associate Planner
SUBJECT: Agenda Item 4A – Harmony Fields Addition Street Tree Improvement Plan (L 7-21)

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

OBJECTIVE/S: Strategically plan for short and long-term growth and development that will create enduring value for the community

REPORT IN BRIEF:

This proceeding is a proposed Street Tree Improvement Plan (L 7-21) for the Harmony Fields Addition subdivision revising an approved Street Tree Plan, to be reviewed by the Landscape Review Committee. Staff has reviewed the Street Tree Improvement Plan for consistency with the applicable criteria and recommends approval.

BACKGROUND:

A property owner in the Harmony Fields Addition subdivision contacted the Planning Department for information about the removal of a tree damaged in McMinnville's February 12-14, 2021 winter ice storm and requirements for a replacement street tree. The approved Street Tree Plan (L 29-99) for the subdivision identifies *Liquidambar spp.* (Sweetgum) as the required street tree for the entire subdivision (**see Figure 1 – Harmony Fields Addition Approved Street Tree Plan**). *Liquidambar spp.* (Sweetgum) trees are listed on the Prohibited Tree Species in McMinnville's Street Tree List, adopted by Resolution 2019-26 (**see Figure 2 - McMinnville's Street Tree List Prohibited Tree Species**).

Attachments:

Attachment A – Draft Harmony Fields Addition Street Tree Improvement Plan

Figure 1 – Harmony Fields Addition Approved Street Tree Plan

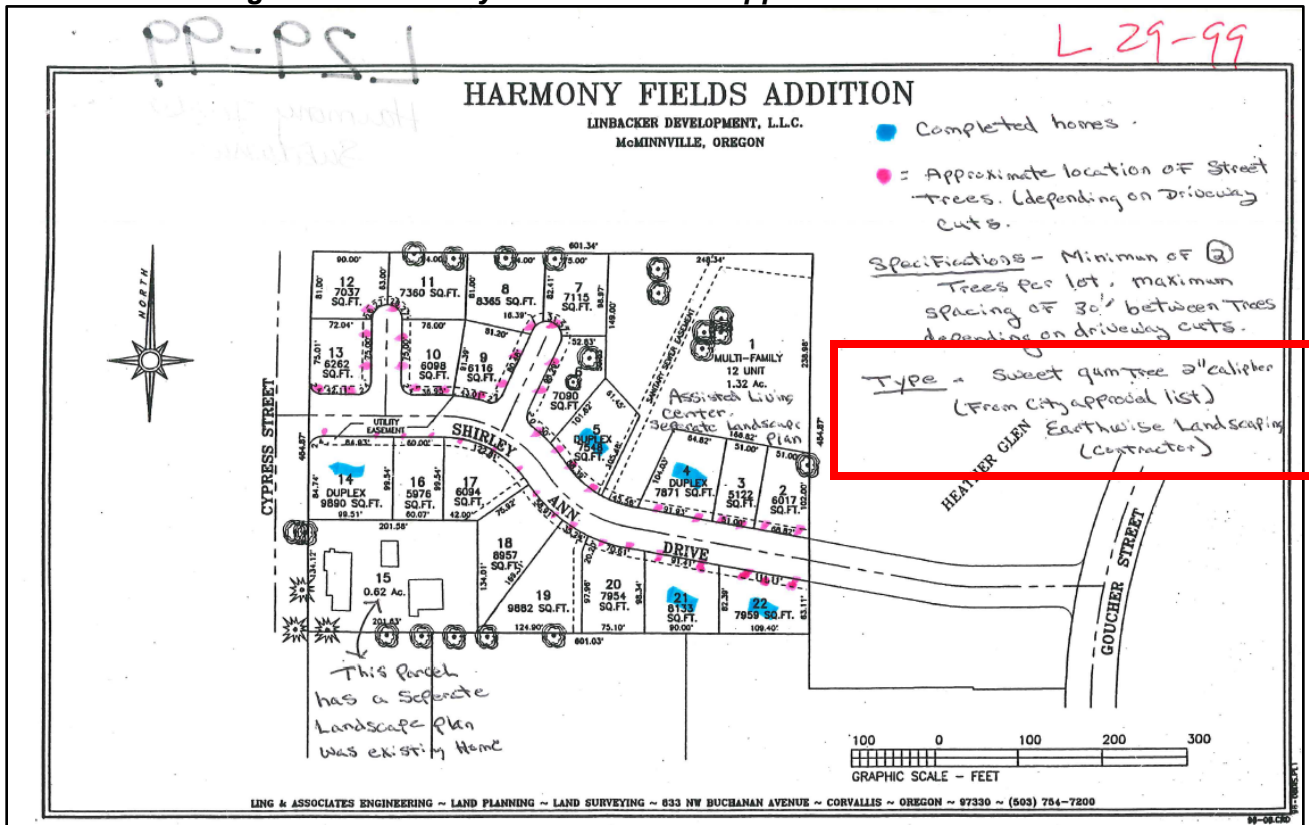


Figure 2 - McMinnville's Street Tree List Prohibited Tree Species

McMinnville Street Tree List

Prohibited Tree Species

The following trees exhibit one or more of the following characteristics and are therefore not permitted as street trees:

- Low or weeping branches which cause visibility problems;
- Invasive root system which may damage underground utilities;
- Subject to disease or insects;
- Poisonous;
- Fruit drop which causes messy sidewalks and pavement.

Scientific Name Common Name	Comments
<i>Ailanthus sp.</i> Tree-of-Heaven	<i>Ailanthus</i> species exhibit invasive root systems.
<i>Betula sp.</i> Birch	<i>Betula</i> species are threatened by the Bronze Birch Borer.
<i>Catalpa sp.</i> Catalpa	<i>Catalpa</i> species exhibit excessive fruit drop.
<i>Crataegus sp.</i> Hawthorn	<i>Crataegus</i> species exhibit excessive fruit drop.
<i>Fraxinus sp.</i> Ash	<i>Fraxinus</i> species native to North America are threatened by the Emerald Ash Borer.
<i>Ginkgo biloba (female only)</i> Ginkgo	Female <i>Ginkgo</i> exhibit excessive odorous fruit drop.
<i>Laburnum x waterii</i> Goldenchain Tree	<i>Laburnum</i> species exhibit excessive fruit drop.
<i>Liquidambar sp.</i> Sweetgum	<i>Liquidambar</i> species exhibit excessive fruit drop.

Attachments:

Attachment A – Draft Harmony Fields Addition Street Tree Improvement Plan

DISCUSSION:

Liquidambar spp. (Sweetgum) trees are typically medium to large deciduous trees. The most common Sweetgum in the United States is *Liquidambar styraciflua* (American Sweetgum), native to the eastern U.S. American Sweetgum is a large tree, growing to 60 feet tall and 40 feet wide and is known for vibrant fall color. The American Sweetgum is also widely known for its prolific fruiting in the form of large, spiny balls and a shallow, aggressive root system capable of lifting and damaging nearby concrete. These known characteristics of the species led to the tree’s identification as a prohibited street tree in the most recent versions of the McMinnville Street Tree List.



At the time the Harmony Fields Addition subdivision street tree plan was approved in 1999, *Liquidambar spp.* (Sweetgum) was found on the draft McMinnville Street Tree List dated September 18, 1996, but it’s not clear if that street tree list was formally adopted by the City. *Liquidambar spp.* (Sweetgum) was listed as a prohibited street tree in the next version of the Street Tree List, adopted by Resolution 2016-22, and again on the most recent version of the Street Tree List, adopted by Resolution 2019-26.

Because street trees within the Harmony Fields Addition subdivision would be required to be the approved street tree identified on the street tree plan, in this case *Liquidambar spp.* (Sweetgum), and the approved street tree is now a prohibited street tree due to the excessive fruit drop and shallow, aggressive root system, staff initiated a Street Tree Improvement Plan for the subdivision to introduce a new, appropriate approved street tree to replace *Liquidambar spp.* (Sweetgum). As existing Sweetgum trees are removed, the replacement tree would be selected from the Street Tree Improvement Plan.

Staff suggests approval of a single street tree with similar positive characteristics as the Sweetgum to maintain the uniform character of the original street tree plan. Staff’s recommendation is *Zelkova serrulata* ‘Green Vase’ (Green Vase Japanese Zelkova). Green Vase Japanese Zelkova is a deciduous tree maturing at 45 to 50 feet tall and 30 to 40 feet wide. The variety has exceptional street-tree form with clearance for people and traffic below, and nice fall color. The Green Vase Japanese Zelkova is a recommended Medium Tree Species on the McMinnville Street Tree List.

McMinnville Street Tree List

Recommended Medium Tree Species

Scientific Name Common Name	Minimum Planter Width (ft.)	Under Wires?	Mature Height (ft.)	Canopy Width (ft.)	Tree Form	Flowers	Fall Color	Native	Comments
<i>Zelkova serrata</i> ‘Green Vase’ Green Vase Zelkova	5	No	50	40		n/a			High tolerance for wind, pollution, drought, and compacted soils; fast grower

Tree replacement standards would apply to future applications under the Street Tree Improvement Plan, such as tree replacement, installation of root barriers, watering tubes, and stakes, and the replacement trees would be required to be inspected by the Public Works Superintendent prior to completing installation. This would ensure that as street trees are removed and replaced in this subdivision they are planted correctly and replaced with a suitable street tree species. These tree removal and replacement standards are typical conditions of approval for tree removal requests and are listed under section E of the attached Street Tree Improvement Plan.

LANDSCAPE REVIEW COMMITTEE OPTIONS:

- 1) **APPROVE** the Street Tree Improvement Plan.
- 2) **APPROVE** the Street Tree Improvement Plan with additional conditions of approval.
- 3) **CONTINUE** the application, requesting more information or details for review.
- 4) **DENY** the Street Tree Improvement Plan.

Attachments:

Attachment A – Draft Harmony Fields Addition Street Tree Improvement Plan

STAFF RECOMMENDATION:

Staff has reviewed the Street Tree Improvement Plan for consistency with the applicable criteria and **RECOMMENDS APPROVAL.**

SUGGESTED MOTION:

I MOVE THAT THE LANDSCAPE REVIEW COMMITTEE APPROVE THE STREET TREE IMPROVEMENT PLAN L 7-21.

JF



Street Tree Improvement Plan Harmony Fields Addition

The City intends to implement a street tree improvement plan for this area in order to create an expedited administrative process for property owners seeking to remove and replace street trees. As per ordinance, all costs for street tree maintenance, removals and replacements, as well as sidewalk repairs, will be the responsibility of the adjacent property owner. Permit applications in replacement tree plan areas will be processed administratively by the Planning Department. Sidewalk removal/replacement permit requirements shall remain in effect for all street tree replacement plans.

All street tree replacement plans shall:

1. Be specific to a defined area, and related to specific, observed street tree problems (health, structural problems, conflicts with public improvements, etc.) within the given area.
2. Provide a rationale for removing existing trees and implementing a replacement program.
3. Include a list of approved street tree choices appropriate to the planting situation.
4. Provide a specific construction detail that clearly describes required planting practices.
5. Allow for administrative approval by the Planning Director of removal/replacement applications. A permit for tree removal shall be granted if:
 - a. The tree is unsafe, dead or diseased, as determined by the Planning Director or designee, or a certified arborist.
 - b. The tree is in conflict with public improvements.
 - c. The proposed removal is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.
 - d. The tree poses likely future conflicts with public improvements, as determined by the Planning Director or designee.
 - e. The tree poses an imminent danger to the public or any private property owner or occupant.
6. Require all plantings be inspected and approved by City staff.
7. All Street Tree Improvement Plans shall be reviewed by the Planning Director and approved by the Landscape Review Committee.

Harmony Fields Addition Street Tree Improvement Plan

A. Defined area (see attached map): Includes the following public rights-of-way within the Harmony Fields Addition subdivision:

- a. SW Shirley Ann Drive, within Harmony Fields Addition

B. Rationale:

- a. The approved Street Tree Plan for Harmony Fields Addition subdivision (L 29-99) indicates the approved street tree for the entire subdivision is *Liquidambar spp.* (Sweetgum).
- b. *Liquidambar spp.* (Sweetgum) trees characteristically have a shallow, aggressive root system able to lift and/or damage concrete and excessive fruit drop.
- c. *Liquidambar spp.* (Sweetgum) was listed as a Prohibited Street Tree in the McMinnville Street Tree List approved by the Landscape Review Committee and adopted by Resolution 2016-22.
- d. *Liquidambar spp.* (Sweetgum) was again listed as a Prohibited Street Tree in the current McMinnville Street Tree List approved by the Landscape Review Committee and adopted by Resolution 2019-26.

C. Approved Street Tree List for area (from City's approved list):

a. Site characteristics lend themselves to medium sized trees

- Planting strip width: six feet
- Existing tree spacing: 35 feet on center (approximate)
- No overhead utilities are present along SW Shirley Ann Drive

b. Approved Street Tree:

- *Zelkova serrulata* 'Green Vase' (Green Vase Japanese Zelkova)

D. Construction Detail (see attached): all new plantings shall require linear root barrier protection, deep watering tubes, mulch and staking as per the attached detail.

E. Conditions for Tree Removals/Replacements Approved Under Street Tree Improvement Plan:

1. That all costs and liability associated with a tree's removal shall be borne by the applicant.
2. That the applicant contact the appropriate utility-locate service (dial 811 or 800-332-2344) prior to digging to ensure that underground utilities are not damaged during this process.
3. That any stumps and remaining surface roots shall be removed at least six (6) inches below grade.
4. That the applicant shall make any necessary sidewalk repairs as a result of tree root damage and obtain necessary permits from the City prior to initiating such work. Please call the Engineering Department at (503) 434-7312 to determine if sidewalk repair/replacement is required. It is recommended that the sidewalk repairs be completed prior to replanting the tree.
5. That the applicant shall plant one (1) replacement tree for each tree approved to be removed. The replacement tree shall be a minimum of two (2) inches in caliper measured

at six (6) inches above grade. Replacement trees shall be healthy grown nursery stock with a single, straight trunk and well-developed leader and trees shall exhibit tops and roots characteristic of the species or variety. The replacement tree species shall be selected from the approved Harmony Fields Addition Street Tree Improvement Plan tree list.

6. That the applicant is reminded that trees are not to be planted within:
 - a. Five (5) feet of a private driveway or alley;
 - b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
 - c. Twenty (20) feet of street light standards or street intersections.
7. That replacement trees shall be provided with root barrier protection in order to minimize sidewalk and tree root conflicts. The barrier shall be placed on the public sidewalk side of the tree and the curb side of the tree. The root barrier protection shall be placed in 10-foot lengths, centered on the tree, and to a depth of eighteen (18) inches. In addition, the tree shall be provided with two (2) deep watering tubes to promote deep root growth (see enclosed detail).
8. That the applicant shall contact the McMinnville Public Works Superintendent at (503) 434-7316 to discuss specific staking, watering tube requirements, and to schedule a planting inspection prior to backfilling.
9. That all planter areas shall be restored to original grade immediately following the planting of any replacement tree.
10. That the applicant shall complete the removal and replacement within six (6) months of receiving approval.



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EXHIBIT 3 - STAFF REPORT

DATE: April 21, 2021
TO: Landscape Review Committee Members
FROM: Jamie Fleckenstein, Associate Planner
SUBJECT: Agenda Item 4B - Street Tree Removal Application (L 8-21)

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

OBJECTIVE/S: Strategically plan for short and long-term growth and development that will create enduring value for the community

Report in Brief:

The application requests the removal of one (1) spruce tree from the public right-of-way adjacent to the subject property because the tree is in conflict with public improvements, including the adjacent sidewalk and overhead power and communication lines. The tree has previously been topped to reduce overhead conflicts. Staff recommends removal and replacement of the tree and repair of the sidewalk damage.

Discussion:

Subject Site and Tree

Please refer to the Decision Document for vicinity maps and photographs documenting the location and condition of the tree requested for removal.

Summary of Criteria & Issues

MMC Section 17.58.050 requires a Tree Removal permit to be granted if any of the following criteria apply:

- A. The tree is unsafe, dead, or diseased as determined by a Certified Arborist.
- B. The tree is in conflict with public improvements.
- C. The proposed removal or pruning is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.

The tree is directly below overhead power and communication lines and has been previously topped to limit conflict with the utilities. The growth characteristics of the tree species suggest this conflict will be persistent. The tree roots are lifting and damaging adjacent sidewalk panels. Criterion B is met.

Attachments:

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Street Tree Removal At 933 NW Cedar Street

Tree Replacement

A condition of approval is included to require one (1) replacement street tree selected from the Recommended Small Tree Species from the McMinnville Street Tree List appropriate for planting under wires. Staff recommends the replacement tree be located east of the existing driveway.

Sidewalk Repair

A condition of approval is included to require a sidewalk inspection and repair/replacement if necessary.

Landscape Review Committee Options:

- 1) **APPROVE** the application, per the decision document provided which includes the findings of fact and conditions of approval.
- 2) **APPROVE** the application with additional conditions of approval, providing findings of fact for the inclusion of additional conditions.
- 3) **CONTINUE** the application, requesting the applicant to submit more information or details for review.
- 4) **DENY** the application, providing findings of fact for the denial in the motion to deny.

Staff Recommendation:

Staff has reviewed the application for consistency with the applicable criteria. Staff finds that, subject to the recommended conditions specified in the attached Decision Document, the application submitted by the applicant contains sufficient evidence to find the applicable criteria are satisfied. Staff **RECOMMENDS APPROVAL** of the application, subject to the conditions specified in the attached Decision Document.

Suggested Motion:

THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, I MOVE THAT THE LANDSCAPE REVIEW COMMITTEE APPROVE THE DECISION DOCUMENT AND APPROVE THE STREET TREE REMOVAL APPLICATION L 8-21 SUBJECT TO THE CONDITIONS SPECIFIED IN THE DECISION DOCUMENT.

JF

Attachments:

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Street Tree Removal At 933 NW Cedar Street



**CITY OF MCMINNVILLE
PLANNING DEPARTMENT**
231 NE FIFTH STREET
MCMINNVILLE, OR 97128

503-434-7311
www.mcminnvilleoregon.gov

DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF A TREE REMOVAL AT 933 NW CEDAR STREET

- DOCKET:** L 8-21 (Street Tree Removal)
- REQUEST:** Approval to remove one (1) spruce tree from the public right-of-way adjacent to the subject property due to conflict with public improvements
- LOCATION:** 933 NW Cedar Street (Tax Lot 4000, Section 20AA, T. 4. S., R. 4 W., W.M.)
- ZONING:** R-2 (Single-Family Residential Planned Development)
- APPLICANT:** Dan Wilkinson, property owner
- STAFF:** Jamie Fleckenstein, PLA, Associate Planner
- DATE DEEMED COMPLETE:** March 19, 2021
- DECISION MAKING BODY & ACTION:** McMinnville Landscape Review Committee makes a recommendation of approval or denial to the Planning Director.
- DECISION DATE & LOCATION:** April 21, 2021, Community Development Center, 231 NE 5th Street, McMinnville, Oregon, and Zoom Online Meeting ID 518 962 842.
- PROCEDURE:** This tree removal is subject to review in accordance with procedures specified in Chapter 17.58-Trees of the McMinnville Zoning Ordinance. The application for tree removal is subject to the procedures specified in Section 17.58.040 Tree Removal/Replacement.
- CRITERIA:** The applicable criteria are specified in Section 17.58.050 of the McMinnville Zoning Ordinance, McMinnville City Code.
- APPEAL:** The decision may be appealed within 15 days of the date the decision is mailed as specified in Section 17.58.040(A) of the McMinnville Zoning Ordinance.
- COMMENTS:** This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Their comments are provided in this document. No public notice of the application was required by the McMinnville Zoning Ordinance. No additional comments were received by the Planning Department.

DECISION

Based on the findings and conclusionary findings, the Landscape Review Committee finds the applicable criteria are satisfied with conditions and recommends **APPROVAL** of the street tree removal (L 8-21) **subject to the conditions of approval provided in this document.**

//////////////////////////////////////
DECISION: APPROVAL WITH CONDITIONS
 //////////////////////////////////////

Planning Staff: _____
Jamie Fleckenstein, Associate Planner

Date: _____

Planning Department: _____
Heather Richards, Planning Director

Date: _____

*Attachments:
Attachment 1 – Application and Attachments*

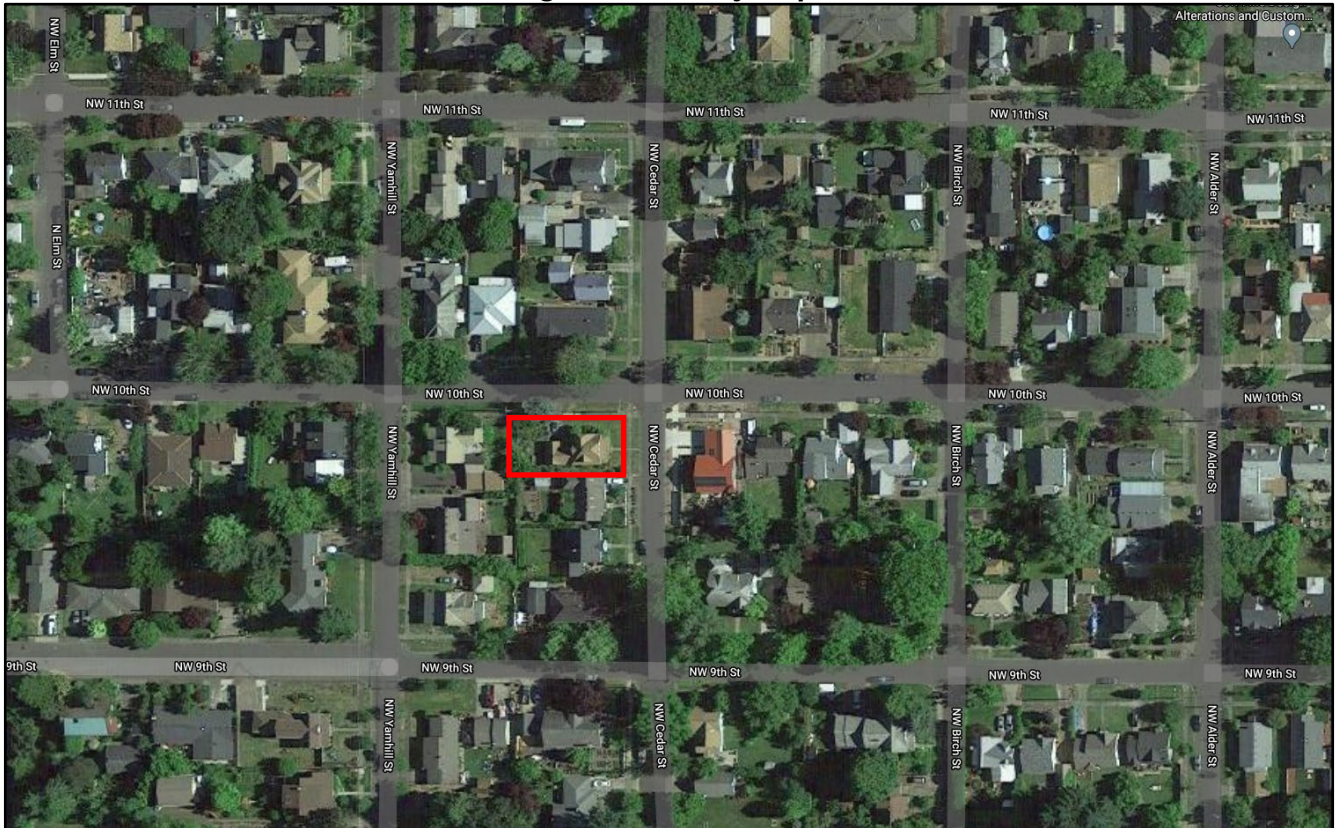
I. APPLICATION SUMMARY:

Subject Property & Request

The application requests the removal of one (1) spruce tree from the public right-of-way adjacent to the subject property because the tree is in conflict with public improvements. Removal of a tree located within the public right-of-way requires City approval.

The subject property is located at 933 NW Cedar Street within the Saylor's Addition subdivision. **See Figure 1 (Vicinity Map).** The property is zoned R-2 (Single-Family Residential) and is developed with a single-family residence. The tree requested for removal within the NW Cedar Street right-of-way. **See Figure 2 (Site Plan), Figure 3 (Existing Tree), and Figures 4 & 5 (Sidewalk Damage).**

Figure 1: Vicinity Map



Attachments:

Attachment 1 – Application and Attachments

Figure 2: Site Plan

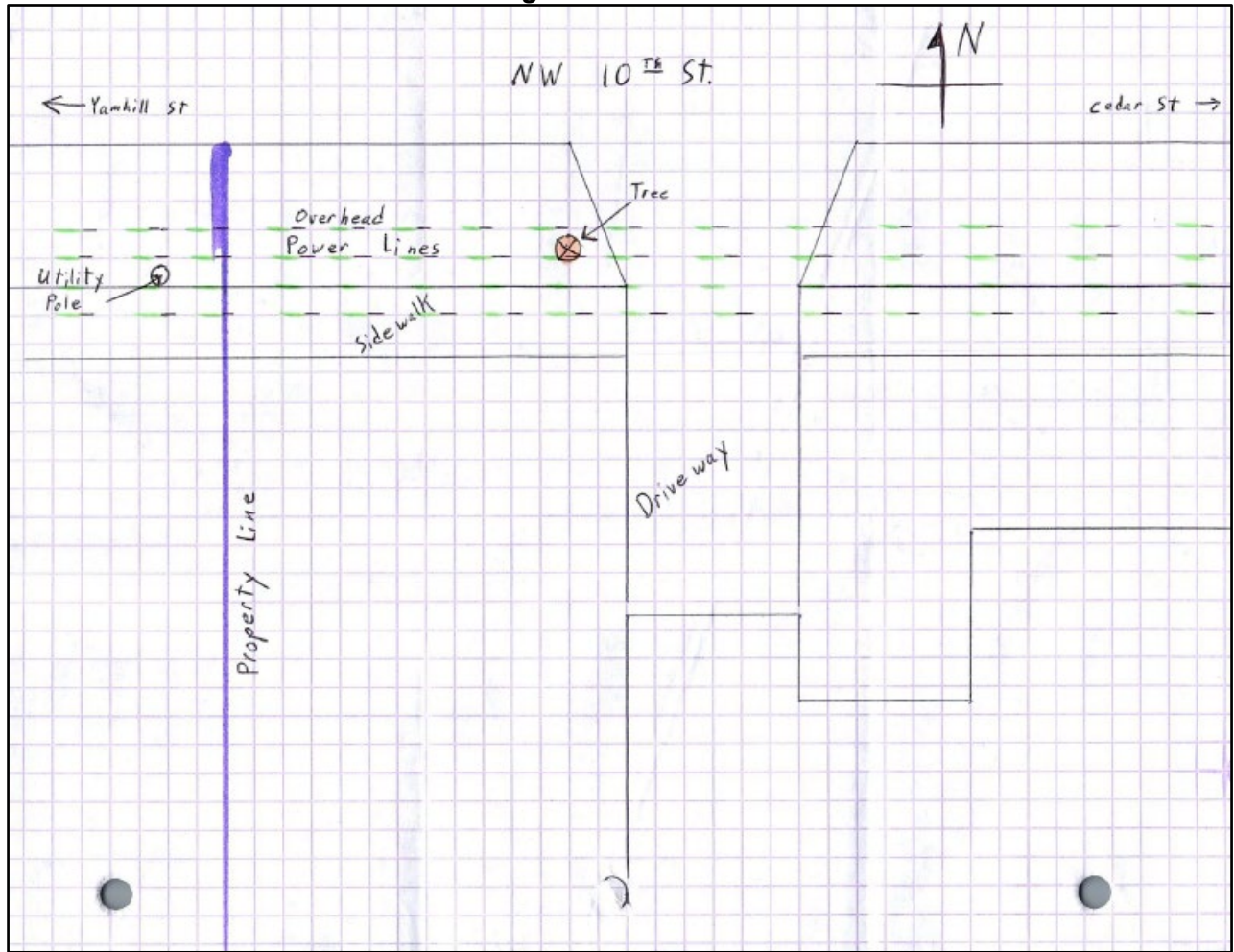


Figure 3: Existing Tree



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Figure 4: Sidewalk Damage



Figure 5: Sidewalk Damage



Summary of Criteria & Issues

The application is subject to review criteria in McMinnville Municipal Code (MMC) Section 17.58.050 of the McMinnville Zoning Ordinance, which requires a permit for Tree Removal to be granted if any of the following criteria apply:

- A. The tree is unsafe, dead, or diseased as determined by a Certified Arborist.
- B. The tree is in conflict with public improvements.
- C. The proposed removal or pruning is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.

The applicant has provided documentation to support the request for a Tree Removal Permit. This will be discussed in detail in Section VII (Conclusionary Findings) below.

II. CONDITIONS:

1. That all costs and liability associated with tree removal, stump grinding, and tree replacement shall be borne by the applicant.
2. That the applicant shall call for locates (dial 811) for all underground utilities prior to removing the trunk and roots. This is a free service and the law. Upon request, utility locates can be flagged without marking up hard surfaces.
3. That the applicant is reminded to use extreme caution when working in the area of existing water services and power lines. Non-qualified workers need to maintain a minimum distance of 10' from high voltage lines. Please contact McMinnville Water and Light if you have any questions or concerns. If any facilities are damaged during tree removal or replacement, please contact MW&L immediately at 503-472-6158.
4. That the tree's stump and remaining surface roots shall be removed at least six (6) inches below grade to allow for a suitable replanting site. At least a two inch thick layer of topsoil shall be placed over the remaining stump and surface roots. The area shall be crowned at least two inches above the surrounding grade to allow for settling and shall be raked smooth. The applicant shall restore any damaged turf areas and grades due to vehicular or mechanical operations.
5. That the applicant shall contact the McMinnville Engineering Department at (503) 434-7312 to assess sidewalk damage and obtain a sidewalk permit and repair or replace the damaged sidewalk, if needed, per City standards.
6. That one (1) replacement street tree be planted in the NW 10th Street planter strip east of the existing driveway. The trees shall be a recommended small street tree from the McMinnville Street Tree List appropriate for planting under wires, or other species/variety approved by the McMinnville Landscape Review Committee.
7. That replacement trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, 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.
8. That replacement trees shall be planted per the approved City detail. The applicant shall provide root barrier protection in order to minimize sidewalk and tree root conflicts. The barrier shall be

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placed on the public sidewalk side of the tree and the curb side of the tree. The root barrier protection shall be placed in 10-foot lengths, centered on the tree, and to a minimum depth of eighteen (18) inches. In addition, the tree shall be provided with two (2) deep watering tubes to promote deep root growth.

9. That the applicant shall contact the McMinnville Public Works Department at 503-434-7316 to discuss specific staking, watering tube requirements, and to schedule an inspection prior to backfilling the replacement tree's planting pit.
10. That the applicant is reminded that trees are not to be planted within:
 - a. Five (5) feet of a private driveway or alley;
 - b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
 - c. Twenty (20) feet of street light standards or street intersections.
11. That the planter strip area shall be restored to original grade immediately following the planting of the replacement trees.
12. That the applicant shall complete the tree removal and tree replacement within six (6) months of approval, or October 21, 2021.

III. ATTACHMENTS:

1. L 8-21 Application and Attachments (on file with the Planning Department)

IV. COMMENTS:

Agency Comments

This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. The following comments have been received and incorporated into the conditions of approval:

- McMinnville Public Works:

Site Review

1. The tree in question is 20" DBH spruce tree.
2. The tree planted in a 8' planter strip between the curb and sidewalk, with irrigated turf as ground cover. The planting area is along the 10th Street side of the property.
3. The trees have lifted the adjacent sidewalk panel resulting in non-compliant surface discontinuities that are in trip hazards.
4. There are overhead facility conflicts in the form of both primary power and communication facilities.
5. The tree has been topped to accommodate the overhead conflicts.
6. The tree exhibits tight branch-trunk connections with included bark, and has codominant leaders.
7. The tree is planted less than 5' from the adjacent driveway approach.

Recommendations

1. Given the age, and structural defects observed, the sidewalk damage, as well as the potential for continued damage, staff would recommend approval of the removal request. Suggested conditions of approval:

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- a. Applicant to be responsible for all costs related to removal and replacement.
 - b. Applicant required to grind stump to a minimum of 6" below grade.
 - c. Applicant to call for a utility locate prior to removal.
 - d. Applicant to replace the trees with a variety acceptable to the Planning Department, minimum 2" caliper.
 - e. Replacement tree should be planted in the park strip east of the existing driveway, more than 5' from the driveway, and should avoid the water service in that section of the park strip.
 - f. Applicant to plant trees as per the approved City detail.
 - g. Applicant to contact Public Works at (503)434.7316 for an inspection prior to backfill.
 - h. Applicant be required to repair/replace the existing damaged sidewalk, and to obtain all necessary permits from Engineering (503.434.7312).
- McMinnville Water & Light:
Power: Be aware of overhead power lines.

Public Comments

No public notice of the application was provided by the City of McMinnville, as Street Tree Removal applications are reviewed by the process described in Section 17.58.040 (Tree Removal/Replacement) of the McMinnville Zoning Ordinance, which does not require public notification. No public comments were received prior to the Planning Director's decision.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. Dan Wilkinson, property owner, submitted a Street Tree Removal Permit application on March 17, 2021.
2. The application was deemed complete on March 19, 2021.
3. Notice of the application was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments received from public agencies are addressed in the Decision Document.
4. No public notice of the application was provided by the City of McMinnville, as Street Tree Removal applications are reviewed by the process described in Section 17.58.040 (Tree Removal/Replacement) of the McMinnville Zoning Ordinance, which does not require public notification. No public comments were received prior to the public meeting.
5. A public meeting was held by the McMinnville Landscape Review Committee on April 21, 2021 to review the application and proposed street tree removal request.

VI. FINDINGS OF FACT - GENERAL FINDINGS

1. **Location:** 933 NW Cedar Street (Tax Lot 4000, Section 20AA, T. 4. S., R. 4 W., W.M.)
2. **Size:** 0.11 acres
3. **Comprehensive Plan Map Designation:** Residential
4. **Zoning:** R-2 (Single-Family Residential)

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5. **Overlay Zones/Special Districts:** None
6. **Current Use:** Single-family dwelling
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** None.
 - b. **Other:** None.
8. **Other Features:** None.
9. **Utilities:**
 - a. **Water:** Water service is available to the subject site.
 - b. **Electric:** Power service is available to the subject site. Overhead power/utility lines are adjacent to the site in the NW 10th Street right-of-way.
 - c. **Sewer:** Sanitary sewer service is available to the subject site.
 - d. **Stormwater:** Storm sewer service is available to the subject site.
 - e. **Other Services:** Other utility services are available to the subject site. Northwest Natural Gas and Comcast is available to serve the site.
10. **Transportation:** NW Cedar Street and NW 10th Street are classified as Local Residential Streets in the 2010 McMinnville Transportation System Plan (TSP).

VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable criteria for a Street Tree Removal Permit are specified in Section 17.58.050 of the Zoning Ordinance.

In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

Comprehensive Plan Volume II:

The following Goals, Policies, and Proposals from Volume II of the Comprehensive Plan provide criteria applicable to this request:

The implementation of most goals, policies, and proposals as they apply to this application are accomplished through the provisions, procedures, and standards in the city codes and master plans, which are sufficient to adequately address applicable goals, policies, and proposals as they apply to this application.

The following additional findings are made relating to specific Goals and Policies:

GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNVILLE.

Policy 188.00: The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.

Attachments:

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APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. McMinnville continues to provide opportunities for the public to review and obtain copies of the application materials and completed staff report prior to the McMinnville Landscape Review Committee review of the request and recommendation at an advertised public meeting. All members of the public have access to provide testimony and ask questions during the public review and hearing process.

McMinnville Zoning Ordinance

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) provide standards and criteria applicable to the request:

Chapter 17.58 Trees

17.58.010 Purpose. The purpose of this ordinance is to establish and maintain the maximum amount of tree cover on public and private lands in the city; reduce costs for energy, stormwater management, and erosion control; provide tree-lined streets throughout the city; select, situate and maintain trees appropriately to minimize hazard, nuisance, damage, and maintenance costs; to enhance the appearance, beauty and charm of the City; to increase property values and build stronger ties within neighborhoods; to implement applicable adopted Downtown Improvement Plan provisions; to promote a diverse, healthy, and sustainable community forest; and to educate the public regarding community forest issues.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. Removal and replacement of the subject street tree would meet the purpose of the Trees Chapter of the Zoning Ordinance. Trees would be situated and maintained to minimize hazard, nuisance, damage, and maintenance costs; the appearance, beauty and charm of the City would be enhanced; and the maximum amount of tree cover on public lands would be maintained.

17.58.020 Applicability. The provisions of this ordinance shall apply to:

- A. Individual significant or historic trees as defined in this ordinance.
- B. All trees with trunks located completely or partially within any public area or right-of-way;
- C. All trees with trunks located completely within any private property which directly affect public infrastructure including but not limited to sewers, water mains, sidewalks, streets, public property, or clear vision distances at street intersections;
- D. All trees on developable land and subject to or undergoing development review such as site plan review, tentative subdivision review, or partition review;

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The trunk of the tree proposed for removal is located within a curbside planting strip completely within the public right-of-way adjacent to the subject property. Therefore, the provisions of Chapter 17.58 Trees shall apply to this tree removal request.

17.58.040 Tree Removal/Replacement.

17.58.040(A). The removal or major pruning of a tree, if applicable under Section 17.58.020, shall require City approval, unless specifically designated as exempt by this ordinance. Persons wishing to remove or prune such trees shall file an application for a permit with the McMinnville Planning Department. [...]

APPLICANT'S RESPONSE: None.

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FINDING: SATISFIED. The tree removal was not designated as exempt, and the applicant has filed an application for a Street Tree Removal Permit to be reviewed by the McMinnville Landscape Review Committee.

17.58.040(B). Trees subject to this ordinance shall be removed or pruned following accepted pruning standards adopted by the City. [...]

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION #4. A condition of approval has been included to assure that the tree removal will be performed to accepted City standards.

CONDITION FOR FINDING: That the tree's stumps and remaining surface roots shall be removed at least six (6) inches below grade to allow for a suitable replanting site. At least a two inch thick layer of topsoil shall be placed over the remaining stump and surface roots. The area shall be crowned at least two inches above the surrounding grade to allow for settling and shall be raked smooth. The applicant shall restore any damaged turf areas and grades due to vehicular or mechanical operations.

17.58.040(C). The applicant shall be responsible for all costs associated with the tree removal or pruning, or as otherwise required by this ordinance, and shall ensure that all work is done in a manner which ensures safety to individuals and public and private property.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITIONS #1-3, #11. Conditions of approval have been included to assure that the applicant shall be responsible for all costs associated with the tree removal, and that steps are taken to ensure safety to individuals and public and private property.

CONDITIONS FOR FINDING: That all costs and liability associated with tree removal, stump grinding, and tree replacement shall be borne by the applicant.

That the applicant shall call for locates (dial 811) for all underground utilities prior to removing the trunk and roots. This is a free service and the law. Upon request, utility locates can be flagged without marking up hard surfaces.

That the applicant is reminded to use extreme caution when working in the area of existing water services and power lines. Non-qualified workers need to maintain a minimum distance of 10' from high voltage lines. Please contact McMinnville Water and Light if you have any questions or concerns. If any facilities are damaged during tree removal or replacement, please contact MW&L immediately at 503-472-6158.

That the planter strip area shall be restored to original grade immediately following the planting of the replacement trees.

17.58.040(D). Approval of a request to remove a tree may be conditioned upon replacement of the tree with another tree approved by the city [...]

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #6. The tree in the NW 10th Street right-of-way is located in a curb-side planter strip that is approximately ten (10) feet wide. Overhead power and utilities are directly overhead of the planter strip along 10th Street, and a utility pole is located in the planter strip near the western property line. The existing tree is near the driveway serving the property. Given the standard spacing requirements from private driveways (5 feet) and

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utility poles (10 feet), there is sufficient space in the NW 10th Street planter strip adjacent to the subject property to replace the tree proposed for removal.

There is no approved street tree plan for the Saylor's Addition subdivision on file with the Planning Department. Because there is no approved street tree for the subject site, the replacement trees shall be selected from the recommended small street trees in the McMinnville Street Tree List appropriate for planting under wires, or other species/variety approved by the McMinnville Landscape Review Committee, would appropriate in size and character for the location.

CONDITION FOR FINDING: That one (1) replacement street tree be planted in the NW 10th Street planter strip east of the existing driveway. The tree shall be a recommended small street tree from the McMinnville Street Tree List appropriate for planting under wires, or other species/variety approved by the McMinnville Landscape Review Committee.

17.58.040(E). The applicant is responsible for grinding stumps and surface roots at least six inches below grade. At least a two inch thick layer of topsoil shall be placed over the remaining stump and surface roots. The area shall be crowned at least two inches above the surrounding grade to allow for settling and shall be raked smooth. The applicant shall restore any damaged turf areas and grades due to vehicular or mechanical operations. The area shall be re-seeded.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #4. A condition of approval has been included to ensure that the applicant shall remove the tree stump and surface roots, and restore any damaged turf areas in the public right-of way.

CONDITION FOR FINDING: That the tree's stump and remaining surface roots shall be removed at least six (6) inches below grade to allow for a suitable replanting site. At least a two inch thick layer of topsoil shall be placed over the remaining stump and surface roots. The area shall be crowned at least two inches above the surrounding grade to allow for settling and shall be raked smooth. The applicant shall restore any damaged turf areas and grades due to vehicular or mechanical operations.

17.58.040(F). The applicant shall complete the tree removal, and tree replacement if required, within six months of receiving notification of the Landscape Review Committee's decision. The Landscape Review Committee may allow for additional time to complete the tree replacement to allow for planting in favorable seasons and to promote tree survivability.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #11. A condition of approval has been included to ensure that the applicant shall complete the tree removal within six (6) months of approval.

CONDITIONS FOR FINDING: That the applicant shall complete the tree removal within six (6) months of approval, or October 21, 2021.

17.58.040(G). Other conditions may be attached to the permit approval by the Landscape Review Committee as deemed necessary.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #5. A condition of approval has been included to ensure that the adjacent sidewalk panel that has been lifted and damaged by the tree's roots is repaired or replaced in accordance with City standards.

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CONDITION FOR FINDING: That the applicant shall contact the McMinnville Engineering Department at (503) 434-7312 to assess sidewalk damage and obtain a sidewalk permit and repair or replace the damaged sidewalk, if needed, per City standards.

17.58.050 Review Criteria. A permit for major pruning or tree removal shall be granted if any of the following criteria apply:

- A. The tree is unsafe, dead, or diseased as determined by a Certified Arborist.
- B. The tree is in conflict with public improvements.
- C. The proposed removal or pruning is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.
- D. Verification of tree health or a tree's impacts on infrastructure shall be required, at the expense of the applicant, by a Certified Arborist acceptable to the City.

APPLICANT'S RESPONSE: The roots of this tree are causing damage to both the sidewalk and driveway of this property.

It is also located directly beneath the city utility lines and will continue to be a hazard to them.

FINDING: SATISFIED. Staff concurs with the applicant's finding. Evidence has been provided documenting the damage to the adjacent sidewalk caused by the tree, and the severe pruning that is required to maintain required clearances around the power lines directly over the tree. The tree will continue to grow into the power lines and require continued pruning to ensure safe clearances. It appears the tree has previously been topped to limit tree height to approximately 25 feet. Blue spruce trees will grow to approximately 40 feet or more, so the conflict between the trees and power lines will continue as long as the tree is in that location. Therefore, since the tree is in conflict with public improvements and will continue to be in conflict with the improvements, criterion 'B' is met and removal of the tree is recommended.

17.58.090 Street Tree Standards.

- A. The species of the street trees to be planted shall be chosen from the McMinnville Street Tree List, as approved by Resolution 2016-22, unless approval of another species is given by the McMinnville Landscape Review Committee. The Landscape Review Committee may periodically update the McMinnville Street Tree List as necessary to reflect current arborist practices and industry standards.
- B. Street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, 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.
- C. Small or narrow stature trees (under 25 feet tall and less than 16 feet wide branching) should be spaced no greater than 20 feet apart; medium sized trees (25 feet to 40 feet tall, 16 feet to 35 feet wide branching) should be spaced no greater than 30 feet apart; and large trees (over 40 feet tall and more than 35 feet wide branching) should be spaced no greater than 40 feet apart. Within residential developments, street trees should be evenly spaced, with variations to the spacing permitted as approved by the City for specific site limitations and safety purposes. Within commercial and industrial development staggered, or irregular spacing is permitted, as may be approved by the McMinnville Landscape Review Committee. When planting replacement trees within the Downtown Tree Zone, consideration shall be given to the height of adjacent buildings.
- D. When located adjacent to a local residential street or minor collector street, street trees shall be planted within a curbside landscape strip measuring a minimum of three (3) feet in width. Street trees adjacent to major collector streets or arterial streets shall be placed a minimum of four (4)

Attachments:

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feet from the back edge of the sidewalk. In no case shall a tree be planted closer than two and one-half (2 1/2) feet from the face of a curb. These standards may be superseded by design drawings and specifications as periodically developed and adopted by the City.

- E. 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. New utility poles shall not be located within five (5) feet of an existing street tree. Variations to these distances may be granted by the Public Works Director and as may be required to ensure adequate clear vision.
- F. Existing street trees shall be retained unless approved by the Planning Director for removal during site development or in conjunction with a street construction project. Sidewalks of variable width and elevation may be utilized as approved by the Planning Director to save existing street trees. Any street tree removed through demolition or construction within the street right-of-way, or as approved by the City, shall be replaced within the street right-of-way at a location approved by the city with a tree, or trees, of similar value. As an alternative the property owner may be required to pay to the City an amount sufficient to fund the planting and establishment by the city of a tree of similar value. The value of the existing street tree to be removed shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published by the International Society of Arboriculture Council of Tree Landscape Appraisers. The developer or applicant shall be responsible for the cost of the planting, maintenance and establishment of the replacement tree.
- G. Sidewalk cuts in concrete for tree planting shall be a minimum of four feet by six feet, with the long dimension parallel to the curb, and if located within the Downtown Tree Zone shall follow the design drawing or updated design drawings and specifications as periodically developed and adopted by the City.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITIONS OF APPROVAL #6-10. Conditions of approval have been included to ensure that the City's street tree standards are met during the replacement of the street trees.

CONDITIONS FOR FINDING: That one (1) replacement street trees be planted in the NW 10th Street planter strip. The tree shall be a recommended small street tree from the McMinnville Street Tree List appropriate for planting under wires, or other species/variety approved by the McMinnville Landscape Review Committee.

That replacement trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, 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.

That replacement trees shall be planted per the approved City detail. The applicant shall provide root barrier protection in order to minimize sidewalk and tree root conflicts. The barrier shall be placed on the public sidewalk side of the tree and the curb side of the tree. The root barrier protection shall be placed in 10-foot lengths, centered on the tree, and to a minimum depth of eighteen (18) inches. In addition, the tree shall be provided with two (2) deep watering tubes to promote deep root growth.

That the applicant shall contact the McMinnville Public Works Department at 503-434-7316 to discuss specific staking, watering tube requirements, and to schedule an inspection prior to backfilling the replacement tree's planting pit.

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That the applicant is reminded that trees are not to be planted within:

- a. Five (5) feet of a private driveway or alley;
- b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
- c. Twenty (20) feet of street light standards or street intersections.

JF



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.	<u>L 8-21</u>
Date Received	<u>3-17-21</u>
Fee	<u>150.-</u>
Receipt No.	_____
Received by	<u>SPA</u>

Street Tree Removal

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Dan Wilkinson Phone 574-606-3723

Contact Name _____ Phone _____
(If different than above)

Address 933 NW Cedar St.

City, State, Zip McMinnville OR 97128

Contact Email danw49112@yahoo.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 933 NW Cedar St. McMinnville OR 97128

(Property nearest to tree(s) for removal)

Assessor Map No. R44 20 - AA - 0400 Total Site Area .11 acres

Subdivision Sailors Addition Block H Lot _____

Comprehensive Plan Designation Ru Zoning Designation R-2

Additional Information

- 1. How many trees are requested for removal? One
- 2. What type (species) of tree(s) are they? Spruce
- 3. What is the diameter of the tree(s), measured four feet above ground level? 20"
- 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 roots of this tree are causing damage to both the sidewalk and driveway of this property.
It is also located directly beneath the city utility lines and will continue to be a hazard to them.

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.

Dail Wihri
Applicant's Signature

3-10-21
Date

Property Owner's Signature

Date

← Yamhill St

NW 10TH ST

↑ N

Cedar St →

Utility Pole

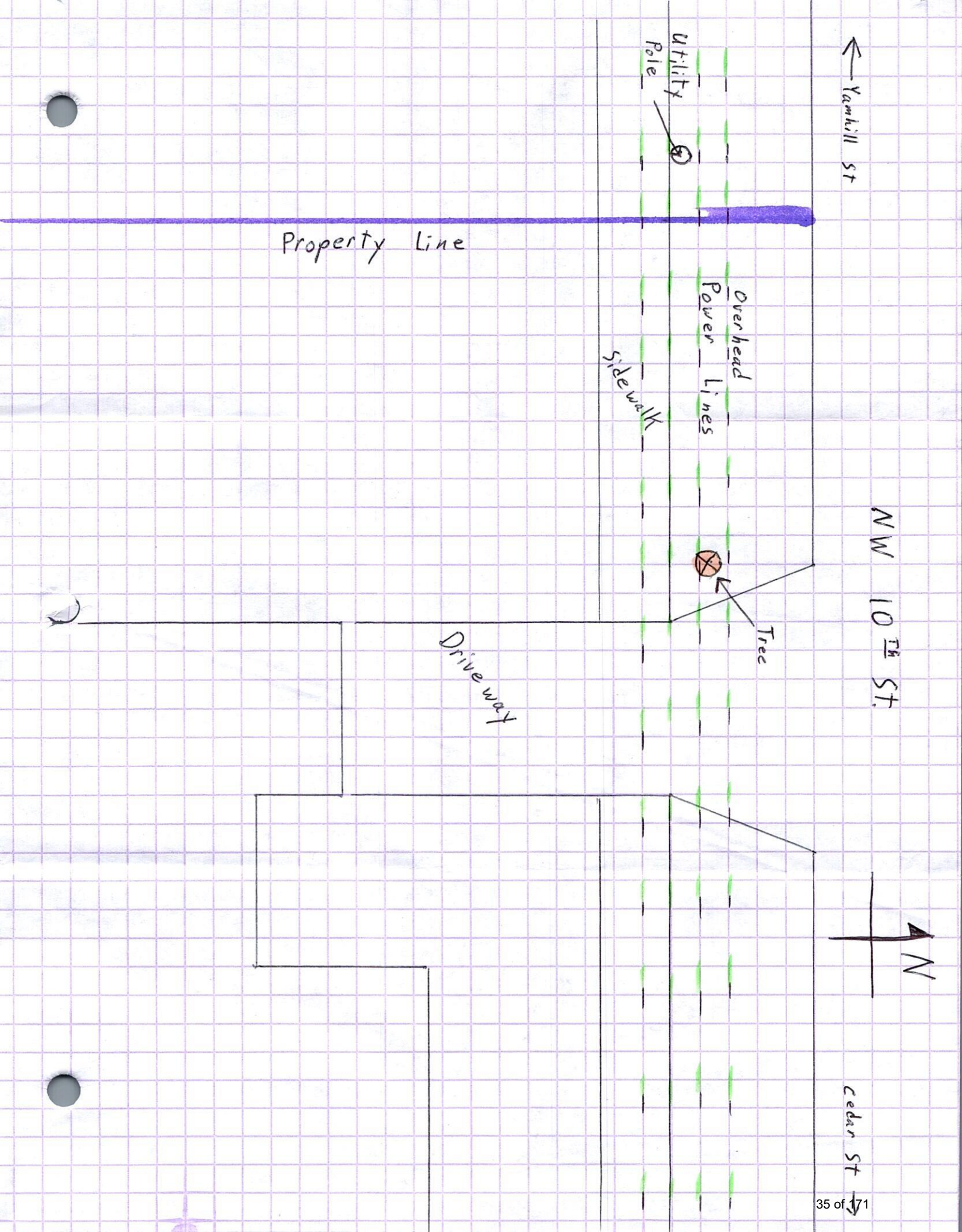
Overhead Power Lines

Sidewalk

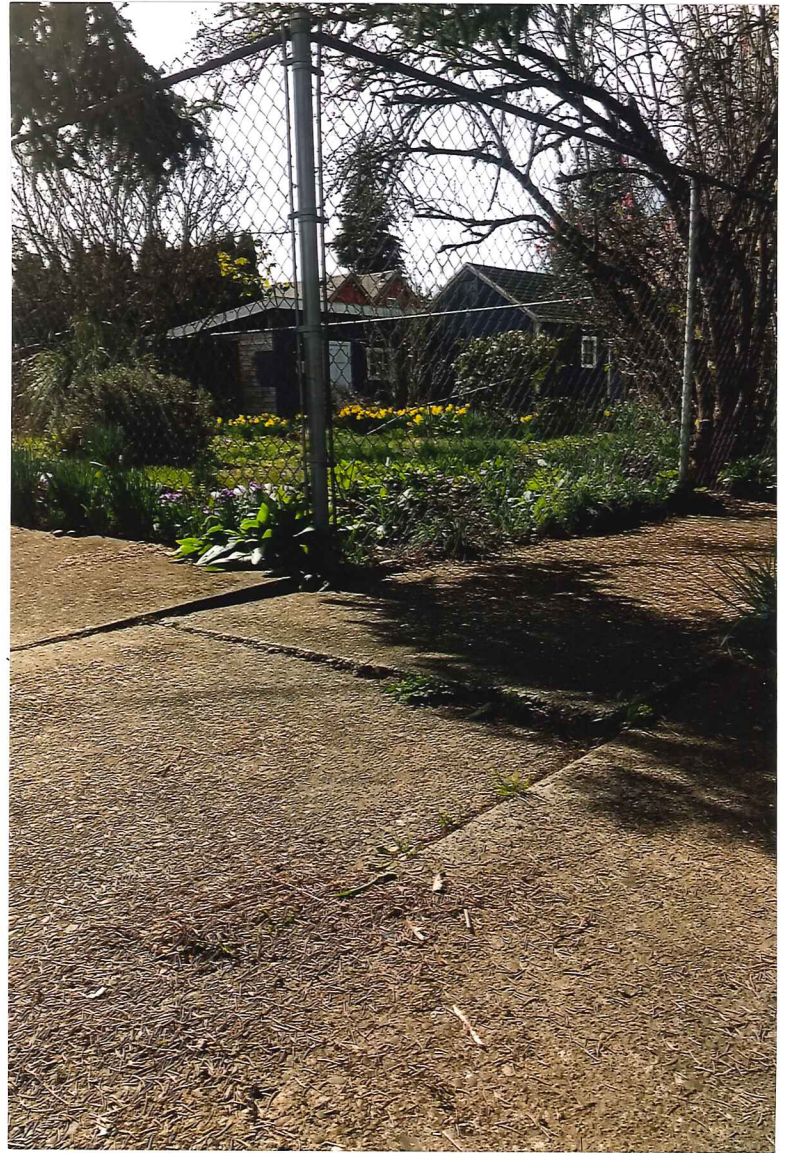
Tree

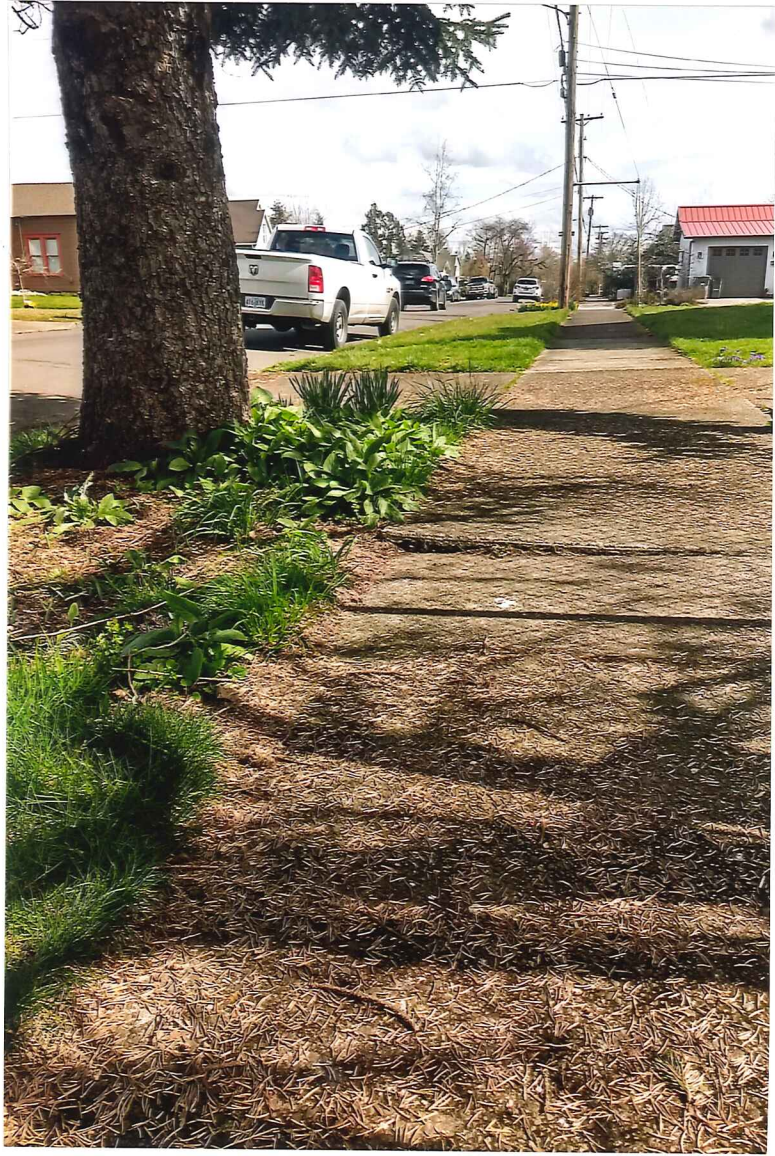
Driveway

Property Line











City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311
www.mcminnvilleoregon.gov

EXHIBIT 4 - STAFF REPORT

DATE: April 21, 2021
TO: Landscape Review Committee Members
FROM: Jamie Fleckenstein, Associate Planner
SUBJECT: Agenda Item 4C – Landscape Plan Review Application (L 9-21)

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

OBJECTIVE/S: Strategically plan for short and long-term growth and development that will create enduring value for the community

Report in Brief:

This proceeding is a review by the Landscape Review Committee of an application for a landscape plan (L 9-21) for a new science building at Linfield University. Staff has reviewed the application for consistency with the applicable criteria, and recommends approval of the application, subject to the conditions specified in the attached Decision Document.

Discussion:

Subject Site

Please refer to the Decision Document for vicinity maps and photographs documenting the location and condition of the tree requested for removal.

Summary of Criteria & Issues

The subject site is zoned R-4 PD (Multi-Family Residential Planned Development) and subject to Planned Development Ordinance No. 4739 which implemented the Linfield Master Plan and approved other conditions for the subject property.

MMC Section 17.57.030 requires landscaping in the R-4 zone subject to the criteria and standards of Chapter 17.57-Landscaping.

MMC Section 17.58.100 requires street trees to be included in landscape plans as required by the zoning ordinance.

Attachments:

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Landscape Plan Review for 900 SW Baker Street (Linfield University Science Building)

Ordinance No. 4739 Condition #1 implements the Linfield Master Plan, making it part of the zone and binding on the owner and developer. The landscape plan must meet applicable standards and guidelines of the Linfield Master Plan. Condition #4 requires Landscape Review Committee review and approval of landscape and irrigation plans for any proposed buildings.

Staff Review:

Please refer to the Decision Document for findings for specific criteria and standards. A summary of key review factors is below:

MMC 17.57.070(A)(3)

	Total Site Area (s.f.)	Landscape Provided (s.f.)	Percentage Provided	Percentage Required (Multiple Family)
University Science Bldg.	63,350	24,340	40%	25%

MMC 17.57.070(B)

Issue	Notes	Condition to Help Meet Criteria
Compatibility with the project and surrounding properties and uses	<ul style="list-style-type: none"> Proposed outdoor spaces enhance building uses and integrate new development into existing campus Landscape lighting reuses existing fixtures to integrate into existing campus Planting themes reference regional landscapes 	None
Screening the proposed use	<ul style="list-style-type: none"> Intensive screening of use not required Shade trees on north/south sides of building provide screening Evergreen shrubs and fencing screens above ground utilities 	None
Retention of existing trees	<ul style="list-style-type: none"> Mature redwood saved and incorporated into design of North Plaza 	None
Parking lot islands and planting	<ul style="list-style-type: none"> No parking included in proposal 	None
Use of suitable street trees	<ul style="list-style-type: none"> Street trees proposed along Linfield Avenue in tree wells Ivory Silk Japanese Tree Lilac proposed (not on Street Tree List) 	Condition #2: Approves Ivory Silk Japanese Tree Lilac for use as a street tree
Irrigation system or water facilities	<ul style="list-style-type: none"> Automatic irrigation to be provided to all planting areas 	None

The proposed landscaping is consistent with the Linfield Master Plan, specifically the Linfield Avenue Precinct and the Pedestrian Walk Precinct.

Attachments:

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Landscape Plan Review for 900 SW Baker Street (Linfield University Science Building)

Landscape Review Committee Options:

- 1) **APPROVE** the application, per the decision document provided which includes the findings of fact and conditions of approval.
- 2) **APPROVE** the application with additional conditions of approval, providing findings of fact for the inclusion of additional conditions.
- 3) **CONTINUE** the application, requesting the applicant to submit more information or details for review.
- 4) **DENY** the application, providing findings of fact for the denial in the motion to deny.

Staff Recommendation:

Staff has reviewed the application for consistency with the applicable criteria. Staff finds that, subject to the recommended conditions specified in the attached Decision Document, the application submitted by the applicant contains sufficient evidence to find the applicable criteria are satisfied. Staff **RECOMMENDS APPROVAL** of the application, subject to the conditions specified in the attached Decision Document.

Suggested Motion:

THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, I MOVE THAT THE LANDSCAPE REVIEW COMMITTEE APPROVE THE DECISION DOCUMENT AND APPROVE THE LANDSCAPE PLAN REVIEW APPLICATION L 9-21 SUBJECT TO THE CONDITIONS SPECIFIED IN THE DECISION DOCUMENT.

JF

Attachments:

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Landscape Plan Review for 900 SW Baker Street (Linfield University Science Building)



**CITY OF MCMINNVILLE
PLANNING DEPARTMENT**
231 NE FIFTH STREET
MCMINNVILLE, OR 97128
503-434-7311
www.mcminnvilleoregon.gov

DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF A LANDSCAPE PLAN REVIEW FOR 900 SW BAKER STREET (LINFIELD UNIVERSITY SCIENCE BUILDING)

- DOCKET:** L 9-21 (Landscape Plan Review)
- REQUEST:** Approval of a Landscape Plan for Linfield University Science Building Addition
- LOCATION:** 900 SW Baker Street (a portion of Tax Lot 400, Section 20DD, T. 4. S., R. 4 W., W.M.)
- ZONING:** R-4 PD (Multi-Family Residential Planned Development)
- APPLICANT:** Lisa Petterson, SRG Partnership, on behalf of Linfield University, property owner
- STAFF:** Jamie Fleckenstein, PLA, Associate Planner
- DATE DEEMED COMPLETE:** March 29, 2021
- HEARINGS BODY & ACTION:** McMinnville Landscape Review Committee makes a recommendation of approval or denial to the Planning Director.
- HEARING DATE & LOCATION:** April 21, 2021, Community Development Center, 231 NE 5th Street, McMinnville, Oregon, and Zoom Online Meeting ID 518-962-842
- PROCEDURE:** Landscape plans are required to be reviewed and approved by the Landscape Review Committee as described in Section 17.57.050 (Plans-Submittal and review-Approval-Time limit for completion) of the McMinnville Zoning Ordinance.
- CRITERIA:** The applicable criteria are specified in Section 17.57.070 (Area Determination – Planning factors) of the McMinnville Zoning Ordinance, McMinnville City Code.
- APPEAL:** The decision may be appealed within 15 days of the date the decision is mailed as specified in Section 17.57.170 of the McMinnville Zoning Ordinance.
- COMMENTS:** This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Their comments are provided in this document. No public notice of the application was required by the McMinnville Zoning Ordinance. No additional comments were received by the Planning Department.

I. APPLICATION SUMMARY:

Subject Site & Request

The application (L 9-21) requests approval of a landscape plan for the development of an addition to the Science Building at Linfield University.

The subject site is the location of Mac Hall, located on the north side of SW Linfield Avenue between SW Melrose Avenue and SW Renshaw Avenue, and the surrounding grounds of the Linfield campus. The site address is 900 SW Baker Street and is more specifically described as a portion of Tax Lot 400, Section 20DD, T. 4. S., R. 4 W., W.M. **See Figure 1 (Vicinity Map)**. The property is zoned R-4 PD (Multi-Family Residential Planned Development). All adjacent land is zoned R-4 (Multi-Family Residential), and all Linfield University property is subject to the Linfield Master Plan per Ordinance No. 4739. **See Figure 2 (Zoning Map)**.

The site is currently developed with the existing Mac Hall, which will be removed to accommodate the new science building additions. The site is located on the southern side of the Linfield University quad. To the west is Graf Hall and to the east is Walker Hall. Across Linfield Avenue from the project site is Renshaw Hall and private residential properties. Currently within the project site are numerous mature trees and pedestrian walkways that connect to the campus circulation system. **See Figure 3 (Existing Conditions)**.

The proposed project features a building addition to Graf Hall, a new building in the location of Mac Hall, and development of the surrounding outdoor spaces. The landscape plan addresses hardscaping, planting, and lighting for the entire project area, and street trees along the Linfield Avenue frontage. The applicant has provided the following narrative description of the proposed landscape plan:

“The Linfield University Science Building project consists of both architectural and landscape improvements set within the existing campus. The project site is bounded by West Linfield Avenue to the south, and the existing quad to the north, between Murdock Hall to the west and Walker Hall to the east. Architectural improvements include an addition to Graf Hall and a new building wing directly to the east of Graf Hall. As part of this project a new sidewalk is proposed along West Linfield Avenue in front of the new wing. A new pedestrian path, which also serves as an emergency access, will flank the east side improvements in alignment with the east quad path to the north.

The landscape lighting concept for the Linfield Science Center Project is to reinforce the image of the campus and create a uniformity that helps to signal to a pedestrian they are part of a larger campus by using the traditional style fixtures already in use on the campus for all main walkways and in the quad itself (Fixture Type G-5 on attached drawings). Non-campus standard fixtures are limited to the areas around the building where a newer style will complement the architecture. The landscape design builds upon the garden-like setting of the university campus, creating three distinct outdoor spaces, while preserving the stately trees and existing vegetation that give the campus its character. These spaces include a new garden along the south side, an entry plaza at the east façade, and a north plaza that looks out onto the existing quad.

SOUTH SIDE GARDEN

The south side garden celebrates the agricultural and horticultural diversity of the Willamette Valley with tables and benches located throughout an ornamentally planted landscape, providing places for students to meet, study and enjoy the sunshine in a garden setting. The benches and tables are custom designed with precast concrete tops and painted metal frames, and are located along a decomposed granite garden path. The plant material is designed to contrast textures and colors throughout the seasons, incorporating bands of evergreen and deciduous shrubs and ornamental grasses. The street trees along the new sidewalk are proposed to be Ivory Silk Japanese Lilac. An egress path is proposed between Graf and the new wing that exits to the

sidewalk and is lined with low level LED light bollards (Fixture type G-1). Additional strip lighting at the garden benches will create a soft glow at night along the garden path (Fixture Type G-2). Both of these lights are only direct only with no uplight component.

EAST ENTRY PLAZA

The east entry plaza is composed of a large concrete paved open space directly in front of the main building entry lobby with nana wall for maximum indoor/outdoor flexibility in use, and a 'c' shaped seating area surrounded by ornamental planting to the north that can be used as an outdoor classroom as well everyday seating. This bench system is custom designed, similar to the south garden furniture. It is intended that movable table and chair furniture could be also set up in the east plaza as desired for the university, both for events and casual use. This plaza space has a direct connection to a new north/south pathway that both links to the quad and the student activity center to the north and also serves as an emergency access route. The plaza area is illuminated by the two new LED indirect light poles (Fixture Type G-4) and relocated acorn type poles located along the east pathway (Fixture Type G-5). The fixtures have been selected to minimize glare and enhance safety. They have a minimal uplight component and are well within the allowable lumen values for the Campus Setting – which a LZ-3 lighting zone. In no cases will light spill beyond the property line onto adjacent non-University properties.

NORTH PLAZA/QUAD IMPROVEMENTS

The north plaza is situated adjacent to a majestic coast redwood, and will be surrounded by a new woodland planting mix of ferns and other shade loving shrubs and groundcover. Intimate bench seating is set within the plantings and flank both sides of the concrete paved plaza space. The benches are custom-designed and will have strip lighting similar to the south garden benches. Downward facing catenary lighting (Fixture type G-3) has a festive character to this plaza. The catenary is suspended between the building or non-illuminated poles on the south side to similar indirect light poles (fixture Type G-4) on the north side of the plaza.

The plaza abuts a new east/west quad path, along which new benches and relocated acorn-type pole lighting (Fixture type G-5) are placed. The quad path benches are a new campus standard, "Scarborough" by Landscape Forms and matching trash receptacles have been placed within the landscape as well. Japanese Maples are proposed along the east/west path in front of the new wing. An additional paved entry to the Graf Hall addition is proposed at the northwest façade directly off of the Murdock Hall existing plaza. No street lighting is proposed.

OTHER IMPROVEMENTS

A new transformer, generator and other electrical equipment are proposed to be located on either side of the existing stair at Graf Hall. On the east side the electrical equipment will be screened by planting and a 5' high powdercoated metal fence, the "Line" series by Landscape forms. On the west side of the Graf Hall steps the generator will be screened by ornamental evergreen shrubs and groundcover.

All new landscape areas will be irrigated by a new underground irrigation system that is compatible with the University's standard equipment. Additionally, adjustments will be made to the quad's irrigation system to be coordinated with the new path locations. The irrigation design, as well as the planting design, was completed in consultation with Linfield University's Facilities Department, staff and grounds crew."

See Figures 4 & 5 (Rendering of Proposed Building and Landscape), Figure 6 (Planting Plan) and Figure 7 (Plant Schedule).

Figure 1: Vicinity Map

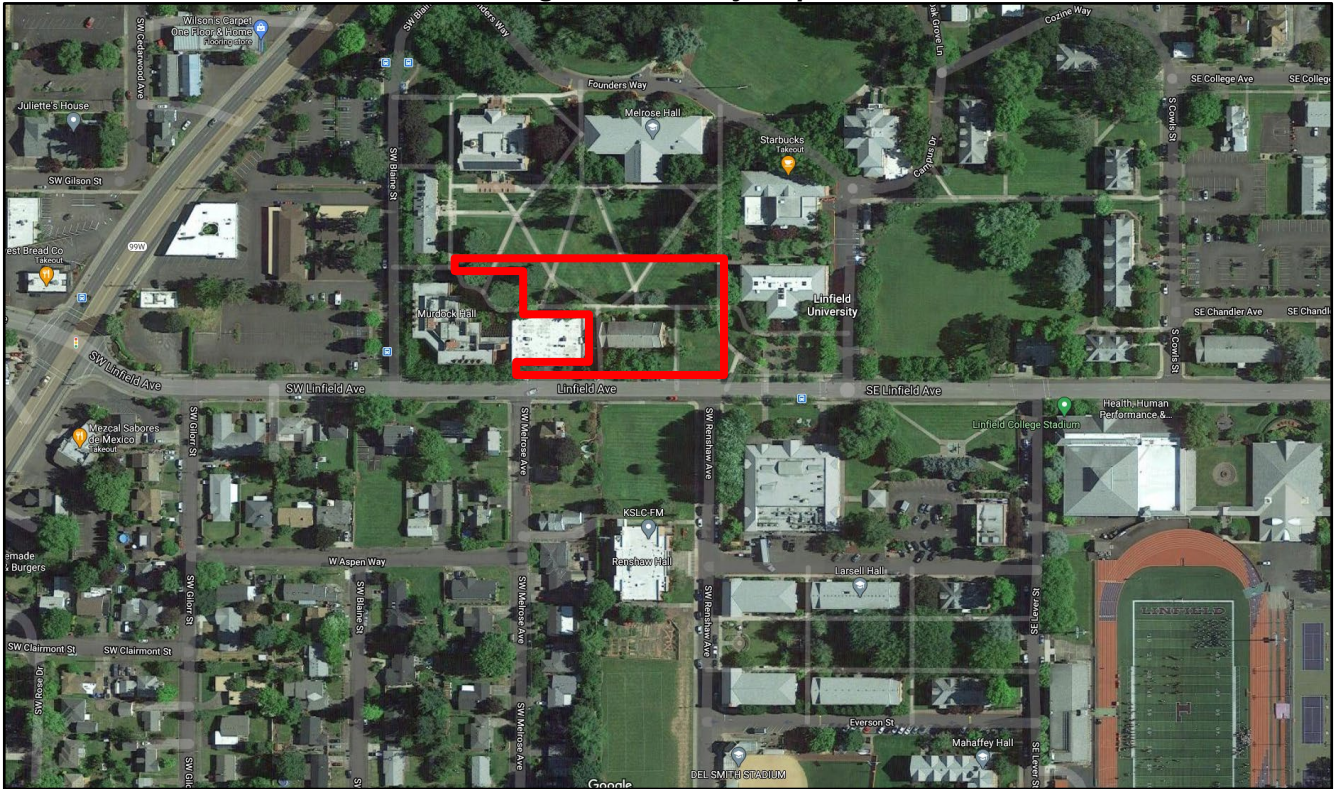
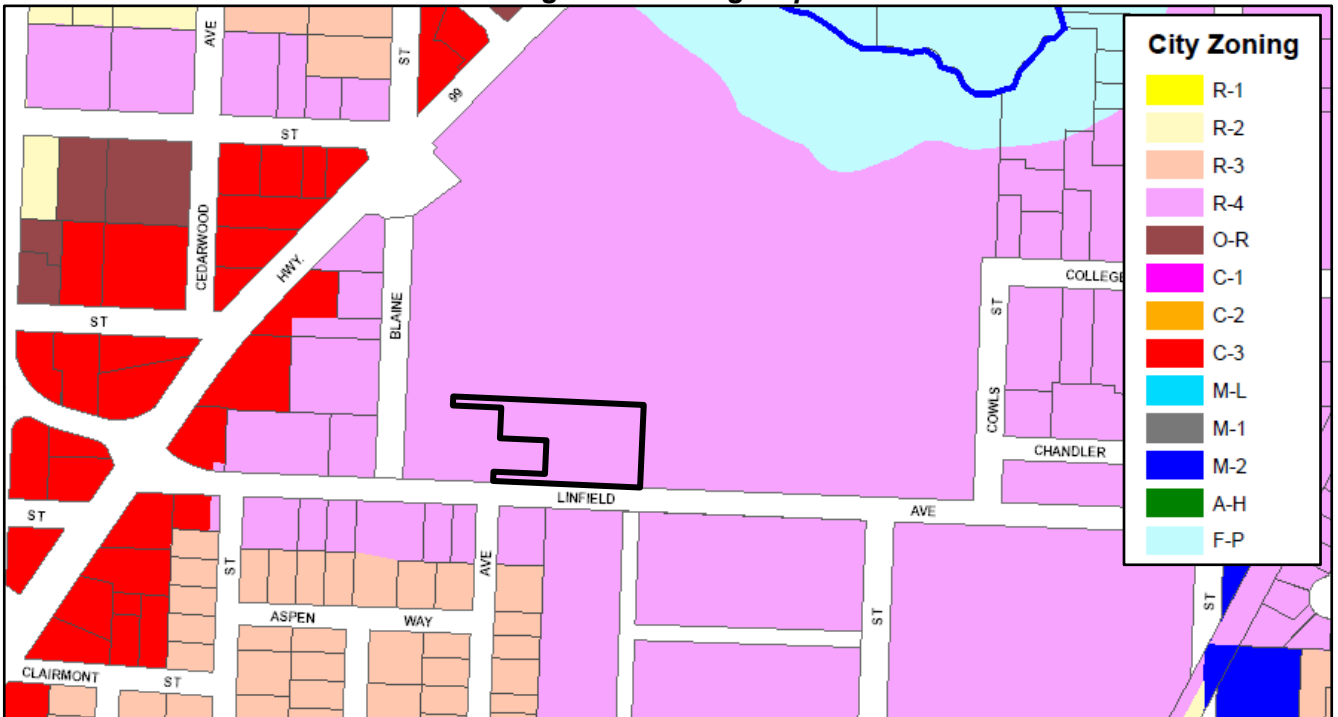


Figure 2: Zoning Map



City Zoning	
Yellow	R-1
Light Yellow	R-2
Orange	R-3
Light Pink	R-4
Brown	O-R
Magenta	C-1
Orange	C-2
Red	C-3
Cyan	M-L
Grey	M-1
Blue	M-2
Green	A-H
Light Blue	F-P

Attachments :

Attachment 1 – Application and Attachments

Figure 3: Existing Conditions

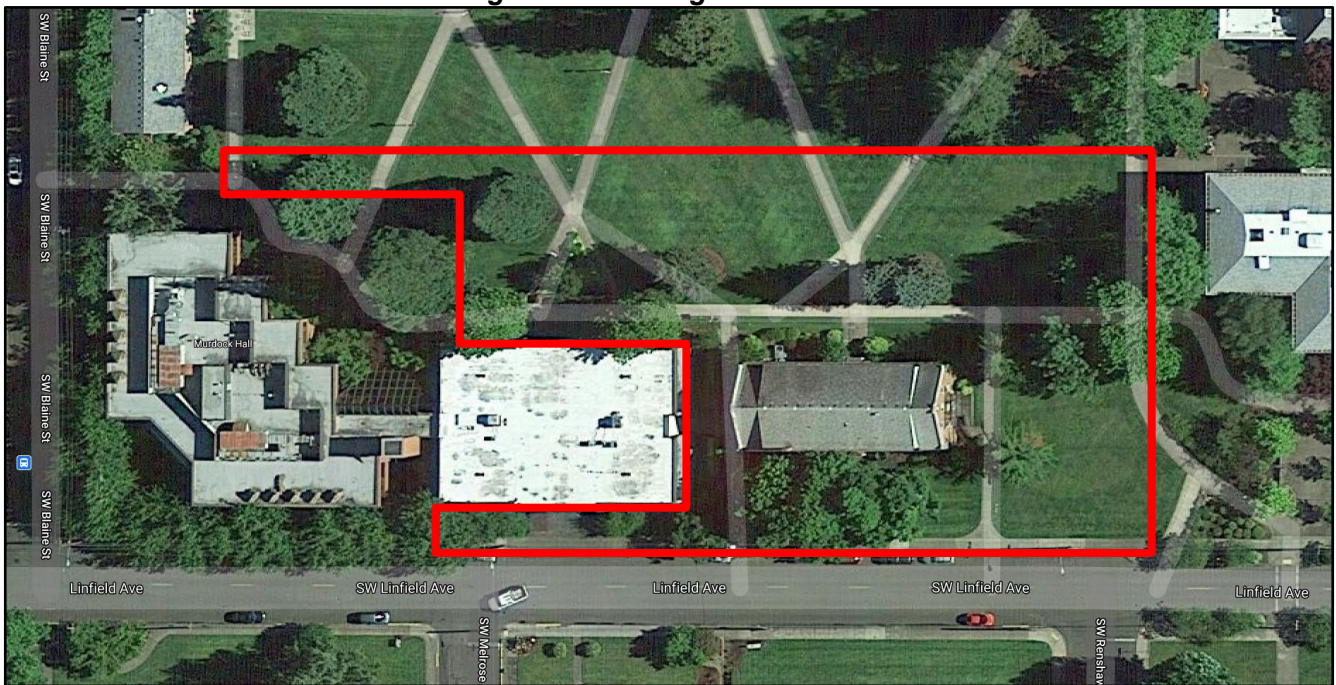


Figure 4: Rendering of Proposed Building and Landscape (view from southeast)



Figure 5: Rendering of Proposed Building and Landscape (view from northeast)



Figure 6: Proposed Planting Plan

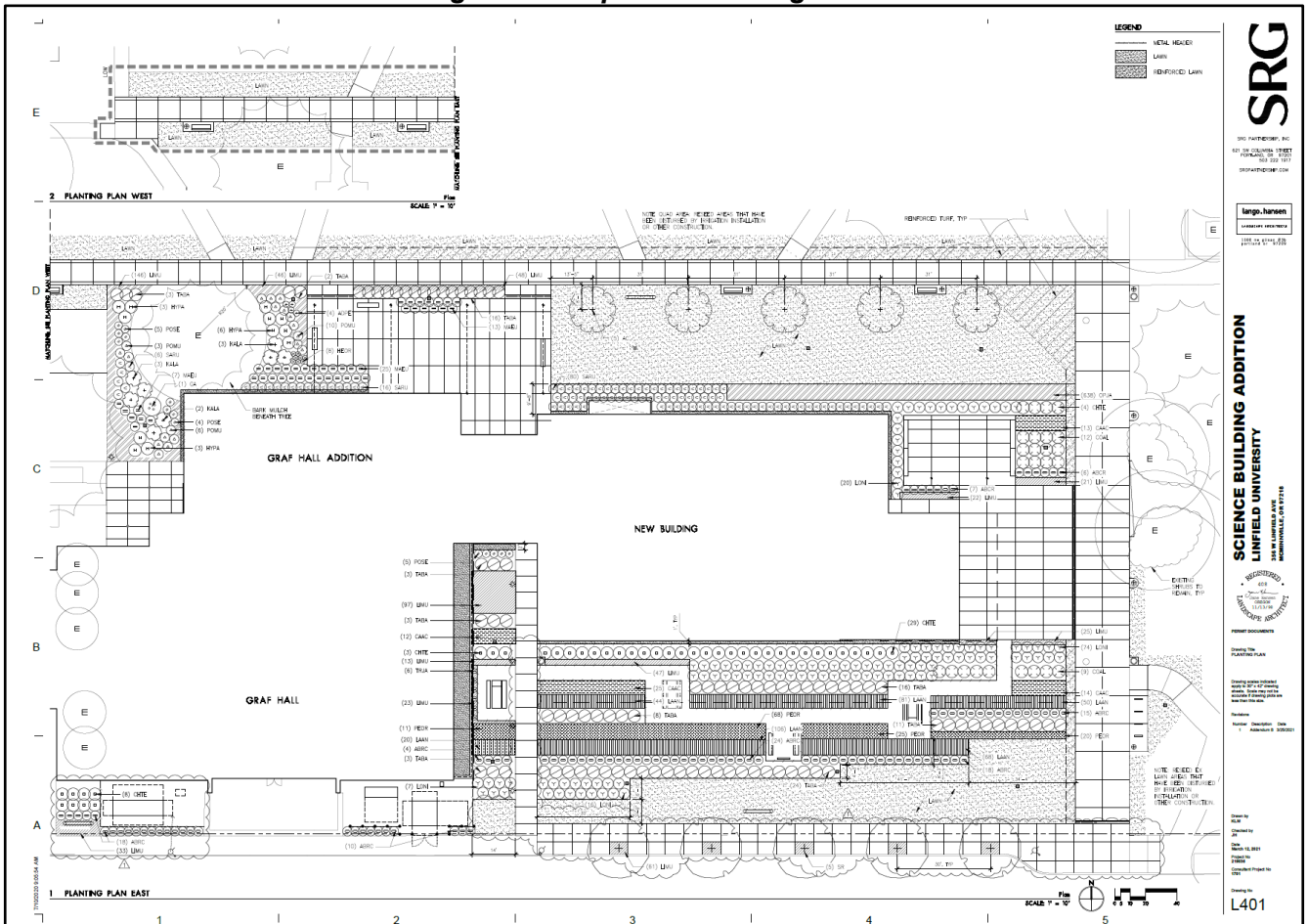

























Figure 7: Proposed Plant Schedule

PLANT SCHEDULE					
SYM/ABBR	BOTANICAL NAME	COMMON NAME	SIZE/COND	SPACING	QTY
TREES					
 AC	Acer palmatum 'Seriyu'	Seriyu Japanese Maple	3" CAL., B&B SPECIMEN	as shown	5
 SR	Syringa reticulata	Japanese Lilac Tree	2 1/2" CAL., B&B	as shown	5
SHRUBS					
 ABCR	Abelia 'Rose Creek'	Rose Creek Abelia	#5/CONT	30" OC	102
 CHTE	Choisya Ternata 'Sundance'	Mexican Orange	#5/CONT	36" OC	44
 COAL	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	#5/CONT	42" OC	25
 GAEL	Garrya elliptica	Coast Silkassel	#10/CONT	as shown	1
 HYPH	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	#5/CONT	as shown	12
 KALA	Kalmia latifolia	Mountain Laurel	#5/CONT	as shown	8
 LONI	Lonicera nitida 'Red Tips'	Boxleaf Honeysuckle	#5/CONT	42" OC	117
 MAEU	Mahonia eurybracteata 'Soft Caress'	Soft Caress Mahonia	#5/CONT	36" OC	45
 TABA	Taxus baccata 'Repandens'	Spreading English Yew	#5/CONT	48" OC	98
 SARU	Sarcococca h. hookeriana	Sweet Box	#5/CONT	30" OC	102
ORNAMENTAL GRASSES, PERENNIALS & GROUNDCOVER					
 ADPE	Adiantum pedatum	N.Maidenhair Fern	#1/CONT	24" OC	4
 CAAC	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#5/CONT	30" OC	64
 LAAN	Lavendula angustifolia	English Lavender	#2/CONT	24" OC	369
 LUMU	Liriope muscari	Lilyturf	#1/CONT	18" OC	521
 OPJA	Ophiopogon japonicus	Dwarf Lilygrass	#1/CONT	12" OC	638
 PEOR	Pennisetum orientale	Oriental Fountain Grass	#2/CONT	30" OC	124
 POMU	Polystichum munitum	Sword Fern	#2/CONT	36" OC	19
 POSE	Polystichum setiferum	Soft Shield Fern	#2/CONT	30" OC	14
 HEOR	Hellebore Orientalis 'Cherry Blossom'	Cherry Blossom Lenten Rose	#1/CONT	18" OC	8
VINE					
 TRJA	Trachelospermum jasminoides	Star Jasmine Vine	#5/CONT	as shown	6
LAWN					
	"Celebration" 3-way rye mix, by Sunmark Seeds		8lb per 1000 sq.ft.		

Summary of Criteria & Issues

Decisions and/or recommendations for approval of the land use application is dependent upon whether or not the application meets state regulations, the McMinnville Comprehensive Plan and the McMinnville Municipal Code (MMC). The application can either meet these criteria as proposed, or a condition of approval can be provided that either outlines what needs to occur to meet the criteria or when something needs to occur to meet the criteria.

The subject site is zoned R-4 PD (Multi-Family Residential Planned Development) and subject to Planned Development Ordinance No. 4739 which implemented the Linfield Master Plan and approved other conditions for the subject property.

Attachments :

Attachment 1 – Application and Attachments

MMC Section 17.57.030 requires landscaping in the R-4 zone subject to the criteria and standards of Chapter 17.57-Landscaping.

MMC Section 17.58.100 requires street trees to be included in landscape plans as required by the zoning ordinance.

Ordinance No. 4739 Condition #1 implements the Linfield Master Plan, making it part of the zone and binding on the owner and developer. The landscape plan must meet applicable standards and guidelines of the Linfield Master Plan. Condition #4 requires Landscape Review Committee review and approval of landscape and irrigation plans for any proposed buildings.

II. CONDITIONS:

1. That the applicant shall install landscaping as shown in the Landscape Design Review drawing set dated March 24, 2021 and shall comply with required conditions of approval.
2. That *Syringa reticulata 'Ivory Silk'* (Ivory Silk Japanese Tree Lilac) is approved for use as a street tree adjacent to the subject site.
3. That the applicant contact the appropriate utility-locate service (dial 811 or 800-332-2344) prior to any planting excavation to ensure that underground utilities are not damaged.
4. That all street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above grade. All trees shall be healthy grown nursery stock with a single straight trunk, 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.
5. That the applicant is reminded that street trees are not to be planted within:
 - a. Five (5) feet of a private driveway or alley;
 - b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
 - c. Twenty (20) feet of street light standards or street intersections.
6. That planting of street trees shall be subject to the design drawings and specification developed by the City in May 2014. The applicant shall provide root barrier protection in order to minimize sidewalk and tree root conflicts. The barrier shall be placed on the public sidewalk side of the tree and the curb side of the tree. The root barrier protection shall be provided to a minimum depth of eighteen (18) inches. In addition, irrigation of street trees is approved in lieu of the standard requirement to provide two (2) deep watering tubes.
7. That the applicant shall contact Public Works (503-434-7316) for inspection of any tree plantings within the right-of-way or any root barrier protection placed within the right-of-way.
8. That the applicant shall maintain proper clearances around the existing and future water and electrical services that will be located on the site. Landscaping shall not be placed within four (4) feet of fire hydrants, within four (4) feet of water valves, within four (4) feet of vaults, within three (3) feet of the back or side of a transformer, or within one (1) foot of water meters. Minor adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.

9. That all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.
10. That all street trees shall be continually maintained, including necessary watering, weeding, pruning, and replacement, by the developer or property owner for one full growing season following planting. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.

III. ATTACHMENTS:

1. L 9-21 Application and Attachments (on file with the Planning Department)

IV. COMMENTS:

Agency Comments

This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. The following comments have been received:

- McMinnville Public Works Department:

Site Review

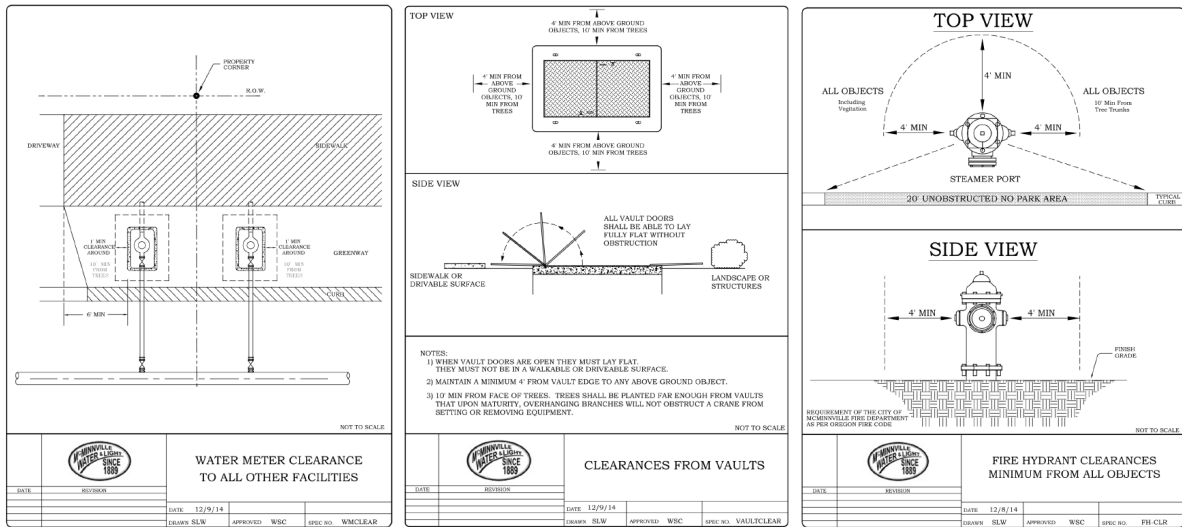
1. The existing site is an educational building on the Linfield campus. The south side of the location is bordered by Linfield Avenue.
2. Linfield Avenue is functionally classified as a minor collector in the McMinnville TSP. It is a 36' wide improvement in a 50' ROW with curb-tight sidewalks on the north side of the roadway adjacent to the site. Based on that, the right of way is approximately 7' from the back of the curb.
3. There are trees planted currently behind the walk. From casual observation, it would appear that the entire trunk of these trees is outside the ROW. There does appear to be root structure in the right of way. The existing tree stand is in an irrigated turf area behind the walk.
4. There are overhead conflicts along the north side of the roadway adjacent to the site.

Recommendations

1. The bulk of the landscaping improvements proposed appear to be outside the public right of way and thus outside of our purview.
2. We would recommend that regardless of whether or not the replacement trees are planted within the right of way that it is suggested to the applicant to place root barrier protection along the north side of the proposed new walk if the trees are planted within 5' or less of the walk. We would recommend that the trees be centered within a 10' panel of root barrier for each tree planted. If the trees are provided with tree specific irrigation, then the deep watering tube requirement planting requirement could be waived.
3. The applicant shall contact Public Works (503.434.7316) for inspection of any tree plantings within the ROW or any root barrier protection placed within the right of way.

- McMinnville Water and Light:

Water: Maintain clearances from existing and new water facilities. See spec details; FH-CLR, WMCLEAR & VAULTCLEAR.



Public Comments

No public notice of the application was provided by the City of McMinnville, as Landscape Plan Review applications are reviewed by the process described in Section 17.57.050 of the McMinnville Zoning Ordinance which does not require public notification. No public comments were received prior to the Planning Director’s decision.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The applicant, Lisa Petterson of SRG Partnership, on behalf of Linfield University, property owner, submitted a landscape plan review application on March 25, 2021.
2. The application was deemed complete on March 29, 2021.
3. Notice of the application was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments received from public agencies are addressed in the Decision Document.
4. No public notice of the application was provided by the City of McMinnville, as Landscape Plan Review applications are reviewed by the process described in Section 17.57.050 of the McMinnville Zoning Ordinance, which does not require public notification. No public comments were received prior to the public meeting.
5. A public meeting was held by the Landscape Review Committee on April 21, 2021 to review the application and proposed landscape plan.

VI. FINDINGS OF FACT - GENERAL FINDINGS

1. **Location:** 900 SW Baker Street (a portion of Tax Lot 400, Section 20DD, T. 4. S., R. 4 W., W.M.)
2. **Size:** The subject site and property is large and encompasses the main portions of the Linfield University campus, including the academic quad. The project site is approximately 63,350 square feet.
3. **Comprehensive Plan Map Designation:** Residential

Attachments :

Attachment 1 – Application and Attachments

4. **Zoning:** R-4 PD (Multi-Family Residential Planned Development)
5. **Overlay Zones/Special Districts:** Planned Development Overlay District (Ordinance No. 4739 – Linfield Master Plan)
6. **Current Use:** Private college
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** Mac Hall is designated on the Historic Resources Inventory. A Certificate of Approval for Demolition (docket HL 1-21) was approved by the Historic Landmarks Committee.
 - b. **Other:** None
8. **Other Features:** The site is generally flat. The project site is part of the south portion of the academic quad of the Linfield University campus. There are some large and mature trees to the north of Graf Hall, north of Mac Hall, and east of Mac Hall that would be impacted by the proposed new construction.
9. **Utilities:**
 - a. **Water:** Water service is available to the subject site.
 - b. **Electric:** Power service is available to the subject site. Overhead power lines are present on the north side of Linfield Avenue.
 - c. **Sewer:** Sanitary sewer service is available to the subject site.
 - d. **Stormwater:** Storm sewer service is available to the subject site.
 - e. **Other Services:** Other utility services are available to the subject site. Northwest Natural Gas and Comcast is available to serve the site. Overhead communication lines are present on the north side of Linfield Avenue.
10. **Transportation:** The site on which the Mac Hall building is located is adjacent to SE Linfield Avenue, which is identified as a minor collector in the McMinnville Transportation System Plan. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for minor streets. The required right-of-way width for minor collector streets is identified in the McMinnville Transportation System Plan as 56 feet, when no bike lanes exist. The McMinnville Transportation System Plan does not identify bike lanes on SE Linfield Avenue (see McMinnville Transportation System Plan Exhibit 6-3). The existing right-of-way width of SE Linfield Avenue adjacent to Mac Hall is 50 feet.

VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable planning factors for a Landscape Plan Review are specified in Section 17.57.070 of the Zoning Ordinance. The applicable standards for Street Trees are specified in Section 17.58.090 of the Zoning Ordinance.

In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

Comprehensive Plan Volume II:

The following Goals, Policies, and Proposals from Volume II of the Comprehensive Plan provide criteria applicable to this request:

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The implementation of most goals, policies, and proposals as they apply to this application are accomplished through the provisions, procedures, and standards in the city codes and master plans, which are sufficient to adequately address applicable goals, policies, and proposals as they apply to this application.

The following additional findings are made relating to specific Goals and Policies:

GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNIVILLE.

Policy 188.00: The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. McMinnville continues to provide opportunities for the public to review and obtain copies of the application materials and completed staff report prior to the McMinnville Landscape Review Committee review of the request and recommendation at an advertised public meeting. All members of the public have access to provide testimony and ask questions during the public review and hearing process.

McMinnville Zoning Ordinance

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) provide criteria applicable to the request:

Chapter 17.03. General Provisions

17.03.020 Purpose. The purpose of this ordinance is to encourage appropriate and orderly physical development in the City through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, and adequate community facilities; to provide assurance of opportunities for effective utilization of the land resource; and to promote in other ways public health, safety, convenience, and general welfare.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The purpose of the Zoning Ordinance is met by the proposal as described in the Conclusionary Findings contained in this Decision Document.

Chapter 17.57 Landscaping

17.57.010 Purpose and intent. The purpose and intent of this Chapter is to encourage and, where appropriate, require the use of landscape elements, particularly plant materials, in proposed developments in an organized and harmonious manner that will enhance, protect and promote the economic, ecological and aesthetic environment of McMinnville. Landscaping is considered by McMinnville to be an integral part of a complete comprehensive development plan. The City recognizes the value of landscaping in achieving the following objectives:

- A. Provide guidelines and standards that will:
 1. Reduce soil erosion and the volume and rate of discharge of storm water runoff.

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2. Aid in energy conservation by shading structures from energy losses caused by weather and wind.
 3. Mitigate the loss of natural resources.
 4. Provide parking lot landscaping to reduce the harmful effects of heat, noise and glare associated with motor vehicle use.
 5. Create safe, attractively landscaped areas adjacent to public streets.
 6. Require the planting of street trees along the City's rights-of-way.
 7. Provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character and value of existing neighborhoods.
 8. Provide shade, and seasonal color.
 9. Reduce glare, noise and heat.
- B. Promote compatibility between land uses by reducing the visual noise and lighting impacts of specific developments on users of the site and abutting properties.
 - C. Unify development and enhance and define public and private places.
 - D. Preserve existing mature trees.
 - E. Enhance the urban forest and tree canopy.
 - F. Encourage the use of plants native to the Willamette Valley to the maximum extent feasible, in order to reduce watering requirements and agricultural chemical applications, and to provide a sense of regional identity with plant communities unique to the area.
 - G. Establish and enhance a pleasant visual character and structure to the built environment that is sensitive to safety and aesthetic issues.
 - H. Support McMinnville as a community that cares about its appearance.

It is further recognized that landscaping increases property values, attracts potential residents and businesses to McMinnville, and creates safer, more pleasant living and working environments for all residents and visitors to the city.

The guidelines and standards contained in this chapter serve to help McMinnville realize the objectives noted above. These guidelines and standards are intended as minimum standards for landscape treatment. Owners and developers are encouraged to exceed these in seeking more creative solutions both for the enhanced value of their land and for the collective health and enjoyment of all citizens of McMinnville. The landscaping provisions in Section 17.57.070 are in addition to all other provisions of the zoning ordinance which relate to property boundaries, dimensions, setback, vehicle access points, parking provisions and traffic patterns. The landscaping objectives shall also seek to accomplish the purposes set forth in Section 17.03.020.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The purpose of the Landscaping Chapter is met by the proposal as described in the Conclusionary Findings contained in this Decision Document.

17.57.030 Zones where required. Landscaping shall be required in the following zones except as otherwise noted:

- A. R-4 (Multiple-Family Residential zone, except the construction of a Single-Family or Two-Family Residential Unit). [...]

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The subject site is zoned R-4PD and the proposed development is not a Single-Family or Two-Family Residential Unit. Planned Development Ordinance No. 4739 Condition #4 requires Landscape Review Committee review and approval of landscape and irrigation plans for any proposed buildings. Therefore, landscaping is required subject to the criteria and standards of the zoning ordinance.

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17.57.070 Area Determination – Planning Factors.

17.57.070(A). Landscaping shall be accomplished within the following ranges:

3. Multiple-family, twenty-five percent of the gross area. This may be reduced to not less than fifteen percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The application indicates the following Percent Landscaped for the proposed First Federal Savings and Loan commercial development:

	Total Site Area (s.f.)	Landscape Provided (s.f.)	Percentage
Proposed Development	63,350	24,340	40%

The proposed landscaping of 40 percent exceeds the 25 percent minimum landscaping requirement for multiple-family development.

17.57.070(B). The following factors shall be considered by the applicant when planning the landscaping in order to accomplish the purpose set out in Section 17.57.010. The Landscape Review Committee shall have the authority to deny an application for failure to comply with any or all of these conditions:

17.57.070(B)(1). *Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.*

APPLICANT’S RESPONSE: See Applicant’s narrative provided in Section I above.

FINDING: SATISFIED. As stated in the applicant’s narrative “The landscape design builds upon the garden-like setting of the university campus, creating three distinct outdoor spaces, while preserving the stately trees and existing vegetation that give the campus its character. These spaces include a new garden along the south side, an entry plaza at the east façade, and a north plaza that looks out onto the existing quad.”

The three outdoor spaces and the landscaping surrounding them respond to the uses of the new building and addition while helping to integrate the new development into the existing Linfield campus. Outdoor spaces are designed to be flexible gathering places of varying sizes and capacities, serving a range from individual students to entire classes or larger groups. The South Side Garden is a celebration of the agricultural and horticultural diversity of the Willamette Valley. Defined rows of evergreen and deciduous shrubs and ornamental grasses reflect the crop rows found in the agricultural and horticultural fields throughout the Valley. Custom site furniture provides seating opportunities for students. Street trees and wider sidewalks along Linfield Avenue create a more pleasant pedestrian experience.

The East Entry Plaza connects the new building to the main north/south pedestrian access from Linfield Avenue to the existing quad. The new building has nana walls that can open onto the plaza to create indoor/outdoor classroom space. Flexible seating opportunities support this function. Acorn-style light fixtures relocated from the project area to the new north/south pedestrian walkway help integrate the new space with the existing campus and quad.

The North Plaza features a mature redwood tree that will be preserved and incorporated into a woodland garden. The plaza overlooks and provides access to the existing quad and offers more seating opportunities for users.

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A new east/west pedestrian path on the south edge of the quad and the north side of the new buildings provides connections from the new spaces to the rest of the quad. Japanese Maple trees lining the walkway will provide a frame for the edge of the quad. Again, relocated acorn-style light fixtures help integrate the new walkway with the existing quad.

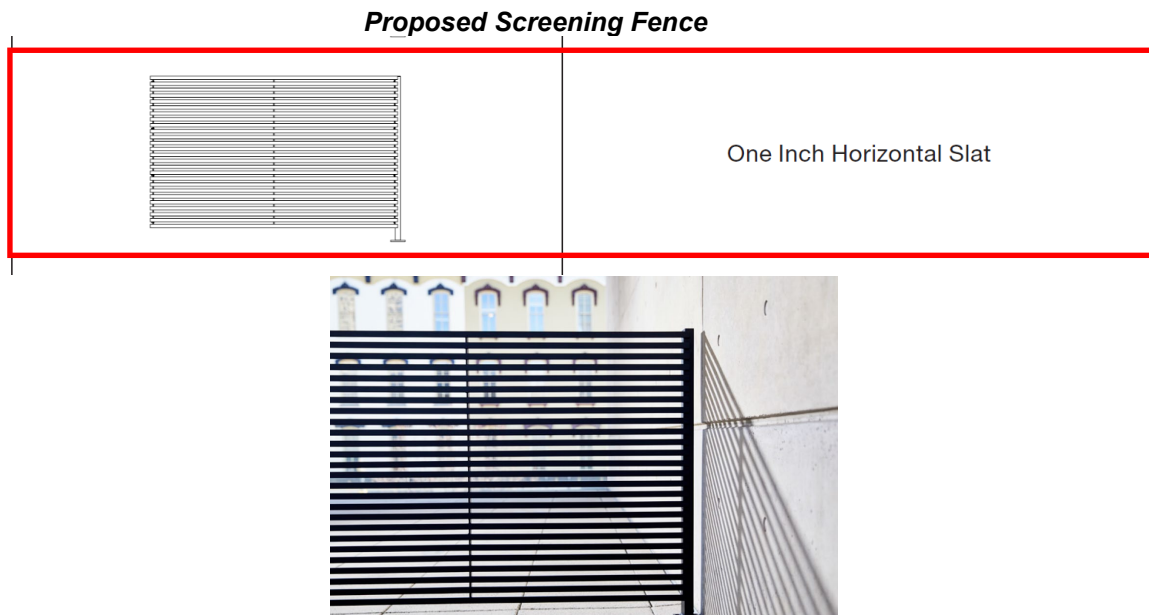
The landscape design is compatible with the proposed project and surrounding uses. The proposed outdoor spaces enhance and build upon the uses of the new science building while incorporating it into the surrounding campus. Plant material used in each outdoor space is appropriate for the conditions, and represents a variety of evergreen, deciduous, native, and adapted plant species that will create seasonal interest and reinforce the uses of each space. Additionally, landscape lighting is utilized to integrate the proposed work into the existing campus.

17.57.070(B)(2). *Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens.*

APPLICANT’S RESPONSE: A new transformer, generator and other electrical equipment are proposed to be located on either side of the existing stair at Graf Hall. On the east side the electrical equipment will be screened by planting and a 5' high powdercoated metal fence, the "Line" series by Landscape forms. On the west side of the Graf Hall steps the generator will be screened by ornamental evergreen shrubs and groundcover.

FINDING: SATISFIED. The project site is within the larger Linfield University campus and the development will have the same use as surrounding buildings and spaces. There are no conflicting adjacent land uses, therefore substantial screening of the use is not appropriate. Deciduous trees planted along the north and south sides of the project site will provide some screening and buffering of the building from the Linfield Avenue right-of-way and from the university quad. Additional plantings, which include evergreen plants, around the new architecture will also provide some screening and buffering.

Powder-coated metal fencing (see figure below) will be used in combination with evergreen shrubs to screen above-ground electrical equipment in front of the existing Graf Hall that would otherwise be visible from the adjacent sidewalk and public right-of-way.



17.57.070(B)(3). *The retention of existing trees and natural areas that may be incorporated in the development of the project. The existing grade should be preserved to the maximum practical degree. Existing trees shall be provided with a watering area equal to at least one-half the crown area.*

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The demolition plan indicates that 18 trees are to be removed within the project area to accommodate the development of the new architecture and outdoor spaces. An additional two trees are designated to be harvested for lumber for incorporation into the project site furnishings. A large coast redwood on the north side of the new buildings is to be saved and protected and incorporated into the design of the north plaza and quad improvements. The existing redwood tree will be the central feature of a new woodland planting area that will provide a watering area for the tree in excess of the one-half crown area standard. Existing trees beyond the eastern project boundary frame and border a new pedestrian walkway and connection to the quad.

17.57.070(B)(4). *The development and use of islands and plantings therein to break up parking areas.*

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. Parking areas are not included in this proposed development, so this factor is not applicable.

17.57.070(B)(5). *The use of suitable street trees in the development of new subdivisions, shopping centers and like developments. Certain trees shall be prohibited in parking areas: poplar, willow, fruit, nut, birch, conifer, and ailanthus.*

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION #2. The landscape plan indicates that street trees are proposed in the Linfield Avenue right-of-way adjacent to the building. The proposed development includes four (4) foot by six (6) foot sidewalk cutouts for street trees. Overhead utilities are present adjacent to the subject site. The proposed street tree species is *Syringa reticulata 'Ivory Silk'* (Ivory Silk Japanese Tree Lilac) is a deciduous tree that grows approximately 25 feet tall and 20 feet wide. Japanese Tree Lilac is not found on the McMinnville Street Tree List but exhibits many characteristics desirable in a street tree: deciduous, single trunk, upright branching pattern to maintain vision clearance, and appropriate for planting under overhead utilities due the mature height of 25 feet. Therefore, *Syringa reticulata 'Ivory Silk'* (Ivory Silk Japanese Tree Lilac) is a suitable street tree, and a condition of approval is included to approve *Syringa reticulata 'Ivory Silk'* (Ivory Silk Japanese Tree Lilac) for use as a street tree adjacent to the subject site.

CONDITION FOR FINDING: That *Syringa reticulata 'Ivory Silk'* (Ivory Silk Japanese Tree Lilac) is approved for use as a street tree adjacent to the subject site.

17.57.070(B)(6). *Suitable watering facilities or irrigation systems must be included in or near all planted areas.*

APPLICANT'S RESPONSE: The applicant provided the following narrative:

All new landscape areas will be irrigated by a new underground irrigation system that is compatible with the University's standard equipment. Additionally, adjustments will be made to the quad's irrigation system to be coordinated with the new path locations. The irrigation design, as well as the planting design, was completed in consultation with Linfield University's Facilities Department, staff and grounds crew.

FINDING: SATISFIED. Staff concurs with the applicant's finding. A multi-zone automatic irrigation system will be included in all proposed planted areas and tied into the existing irrigation system.

17.57.070(C) *All landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement.*

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION #9. A condition of approval is included to require that all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

CONDITION FOR FINDING: That all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

Chapter 17.58. Trees

17.58.010 Purpose. The purpose of this ordinance is to establish and maintain the maximum amount of tree cover on public and private lands in the city; reduce costs for energy, stormwater management, and erosion control; provide tree-lined streets throughout the city; select, situate and maintain trees appropriately to minimize hazard, nuisance, damage, and maintenance costs; to enhance the appearance, beauty and charm of the City; to increase property values and build stronger ties within neighborhoods; to implement applicable adopted Downtown Improvement Plan provisions; to promote a diverse, healthy, and sustainable community forest; and to educate the public regarding community forest issues.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The purpose of the Trees Chapter is met by the proposal as described in the Conclusionary Findings contained in this Decision Document.

17.58.040 Tree Removal/Replacement.

17.58.040(H). The planting of street trees shall be subject to the design drawings and specifications developed by the City in May 2014. Specific design drawings and specifications have been developed for trees outside the Downtown Tree Zone. Such design specifications may be periodically updated by the City to include specifications such as tree root barriers, watering tubes or structures, tree grates, and removeable pavers, and shall graphically describe the proper method for planting trees to minimize the potential for sidewalk/tree root conflict.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITIONS #6 & 7. Street tree planting is subject to City standard design drawings developed in May 2014, and a condition of approval is included to ensure that planting of street trees shall be subject to the design drawings and specification developed by the City in May 2014. The applicant shall provide root barrier protection in order to minimize sidewalk and tree root conflicts. The barrier shall be placed on the public sidewalk side of the tree and the curb side of the tree. The root barrier protection shall be provided to a minimum depth of eighteen (18) inches. In addition, irrigation of street trees is approved in lieu of the standard requirement to provide two (2) deep watering tubes.

CONDITION FOR FINDING: That planting of street trees shall be subject to the design drawings and specification developed by the City in May 2014. The applicant shall provide root barrier protection in order to minimize sidewalk and tree root conflicts. The barrier shall be placed on the public sidewalk side of the tree and the curb side of the tree. The root barrier protection shall be provided to a minimum depth of eighteen (18) inches. In addition, irrigation of street trees is approved in lieu of the standard requirement to provide two (2) deep watering tubes.

That the applicant shall contact Public Works (503-434-7316) for inspection of any tree plantings within the right-of-way or any root barrier protection placed within the right-of-way.

17.58.080 Street Tree Planting—When Required. All new multi-family development, commercial or industrial development, subdivisions, partitions, or parking lots fronting on a public roadway which has a designated curb-side planting strip or planting island shall be required to plant street trees in accordance with the standards listed in Section 17.58.090.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The proposed development is on a site that is zoned R-4PD (Multi-Family Residential Planned Development) that fronts on a public roadway. Public improvements to the right-of-way will include new sidewalks with curb-side cutouts for street trees. Street trees are required in accordance with the standards listed in Section 17.58.090.

17.58.090 Street Tree Standards.

17.58.090(A). The species of the street trees to be planted shall be chosen from the McMinnville Street Tree List, as approved by Resolution 2016-22, unless approval of another species is given by the McMinnville Landscape Review Committee. The Landscape Review Committee may periodically update the McMinnville Street Tree List as necessary to reflect current arborist practices and industry standards.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION #2. A revised street tree list updating the McMinnville Street Tree List approved by Resolution 2016-22 was developed by the Landscape Review Committee and approved by Resolution 2019-26. The proposed street tree, *Syringa reticulata* ‘Ivory Silk’ (Ivory Silk Japanese Tree Lilac), is not found on the approved street tree list though it is consistent with the desired characteristics for street trees, found in the McMinnville Street Tree List:

- Single trunked to allow for adequate vision clearance;
- Growth characteristics that allow for the lower branching to be maintained at a minimum of eight feet above grade to allow for adequate vision and pedestrian clearance;
- Non-columnar to provide the maximum amount of tree canopy (some exceptions);
- Relatively deeper rooting system to protect sidewalks, lawns, and utilities;
- Not brittle or weak-wooded;
- Deciduous;
- Do not drop excessive amounts of litter (fruits, nuts), have thorns, or excessive sap; and
- Not listed as a prohibited tree.

The Ivory Silk Japanese Tree Lilac is a flowering, single-trunked deciduous tree that matures to approximately 25 feet in height and 20 feet in width. Its upright form yields good clearance below. It is not found on the prohibited tree list. Although not found on the updated Street Tree List, the City finds that the proposed *Syringa reticulata* ‘Ivory Silk’ (Ivory Silk Japanese Tree Lilac) is an appropriate small street tree species because it is consistent with the desired street

tree characteristics. Therefore, a condition of approval is included to approve *Syringa reticulata* 'Ivory Silk' (Ivory Silk Japanese Tree Lilac) for use as a street tree adjacent to the subject site.

CONDITION FOR FINDING: That *Syringa reticulata* 'Ivory Silk' (Ivory Silk Japanese Tree Lilac) is approved for use as a street tree adjacent to the subject site.

17.58.090(B). Street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, 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.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #4. A condition of approval is included to ensure that street trees shall meet City standards for size and quality at the time of planting.

CONDITION FOR FINDING: That street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, 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.

17.58.090(C). Small or narrow stature trees (under 25 feet tall and less than 16 feet wide branching) should be spaced no greater than 20 feet apart; medium sized trees (25 feet to 40 feet tall, 16 feet to 35 feet wide branching) should be spaced no greater than 30 feet apart; and large trees (over 40 feet tall and more than 35 feet wide branching) should be spaced no greater than 40 feet apart. Within residential developments, street trees should be evenly spaced, with variations to the spacing permitted as approved by the City for specific site limitations and safety purposes. [...]

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The proposed street tree, *Syringa reticulata* 'Ivory Silk' (Ivory Silk Japanese Tree Lilac) will grow to 25 feet tall and 20 feet wide and is therefore considered a medium street tree based on the standards of this section. The landscape plan indicates they are spaced 30 feet apart, the maximum spacing for a medium street tree species.

17.58.090(D). When located adjacent to a local residential street or minor collector street, street trees shall be planted within a curbside landscape strip measuring a minimum of three (3) feet in width. Street trees adjacent to major collector streets or arterial streets shall be placed a minimum of four (4) feet from the back edge of the sidewalk. In no case shall a tree be planted closer than two and one-half (2 1/2) feet from the face of a curb.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. Linfield Avenue is classified as a minor collector in the McMinnville Transportation System Plan. The landscape plan indicates sidewalks are 10 feet wide and street trees are to be planted in four (4) foot by six (6) foot curb-tight planting wells. The four (4) foot width of the planter wells exceeds the minimum required planter strip width of three (3) feet.

17.58.090(E). 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. New utility poles shall not be located within five (5) feet of an existing street tree. Variations to these distances may be granted by the Public Works Director and as may be required to ensure adequate clear vision.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #5. Utility locations are shown on the landscape plan, and proposed street tree locations are outside of required setback distances. A condition of approval has been included to ensure that setbacks from utilities be maintained.

CONDITION FOR FINDING: That the applicant is reminded that street trees are not to be planted within:

- a. Five (5) feet of a private driveway or alley;
- b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
- c. Twenty (20) feet of street light standards or street intersections.

17.58.090(F) Existing street trees shall be retained unless approved by the Planning Director for removal during site development or in conjunction with a street construction project. Sidewalks of variable width and elevation may be utilized as approved by the Planning Director to save existing street trees. Any street tree removed through demolition or construction within the street right-of-way, or as approved by the City, shall be replaced within the street right-of-way at a location approved by the city with a tree, or trees, of similar value. As an alternative the property owner may be required to pay to the City an amount sufficient to fund the planting and establishment by the city of a tree of similar value. The value of the existing street tree to be removed shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published by the International Society of Arboriculture Council of Tree Landscape Appraisers. The developer or applicant shall be responsible for the cost of the planting, maintenance and establishment of the replacement tree.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. No existing street trees are present adjacent to the project site in the Linfield Avenue right-of-way.

17.58.090(G) Sidewalk cuts in concrete for tree planting shall be a minimum of four feet by six feet, with the long dimension parallel to the curb, and if located within the Downtown Tree Zone shall follow the design drawing or updated design drawings and specifications as periodically developed and adopted by the City.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. Proposed street trees are shown in curb-tight planting wells in the sidewalk. The sidewalk cuts measure four (4) feet by six (6) feet, with the long dimension parallel to the curb.

17.58.120 Street Tree Maintenance.

- A. Street trees shall be continually maintained, including necessary watering, weeding, pruning and replacement, by the developer or property owner for one full growing season following planting, or as may be required by the City.
- B. Street tree plans, or landscape plans including street trees, shall be maintained in perpetuity. In the event that a street tree must be replaced, the adjacent property owner or developer shall plant a replacement tree of a species from the approved street tree or landscape plan.
- C. Maintenance of street trees, other than those located in the Downtown Tree Zone shall be the continuing obligation of the abutting property owner. The City shall undertake regular maintenance of street trees within the Downtown Tree Zone in accordance with appropriate horticultural practices including pruning and fertilizing to properly maintain the health of such trees.
- D. Street trees, as they grow, shall be pruned to provide at least eight (8) feet of clearance above sidewalks and thirteen (13) feet above local streets, fifteen (15) feet above collector streets, and eighteen (18) feet above arterial streets. This provision may be waived in the case of newly planted

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trees so long as they do not interfere with public travel, sight distances, or endanger public safety as determined by the City. Major pruning, as defined in Section 17.58.020, of a street tree must be approved by the City in accordance with Section 17.58.040.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION #10. A condition of approval has been included to ensure that the street trees are continually maintained, including necessary watering, weeding, pruning, and replacement, by the developer or property owner for one full growing season following planting. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.

CONDITION FOR FINDING: That all street trees shall be continually maintained, including necessary watering, weeding, pruning, and replacement, by the developer or property owner for one full growing season following planting. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.

Planned Development Ordinance #4739

The following Conditions of Ordinance No. 4739 provide criteria applicable to the request:

1. That the Linfield Master Plan as approved by the Planning Commission shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. Findings for applicable standards and guidelines of the Linfield Master Plan are found below.

4. That the applicant submit to the McMinnville Landscape Review Committee for review and approval detailed landscape and irrigation plans for any and all proposed buildings, parking areas, and streetscape developments. All trees proposed to be planted shall have a two-inch minimum caliper, exhibit size and growing characteristics appropriate for a particular planting area, and be spaced as appropriate for the selected species and as may be required for the location of underground utilities, above ground utility vaults, transformers, light poles, hydrants, existing athletic fields and facilities, and not to be located within 30 feet of any stop sign [....]

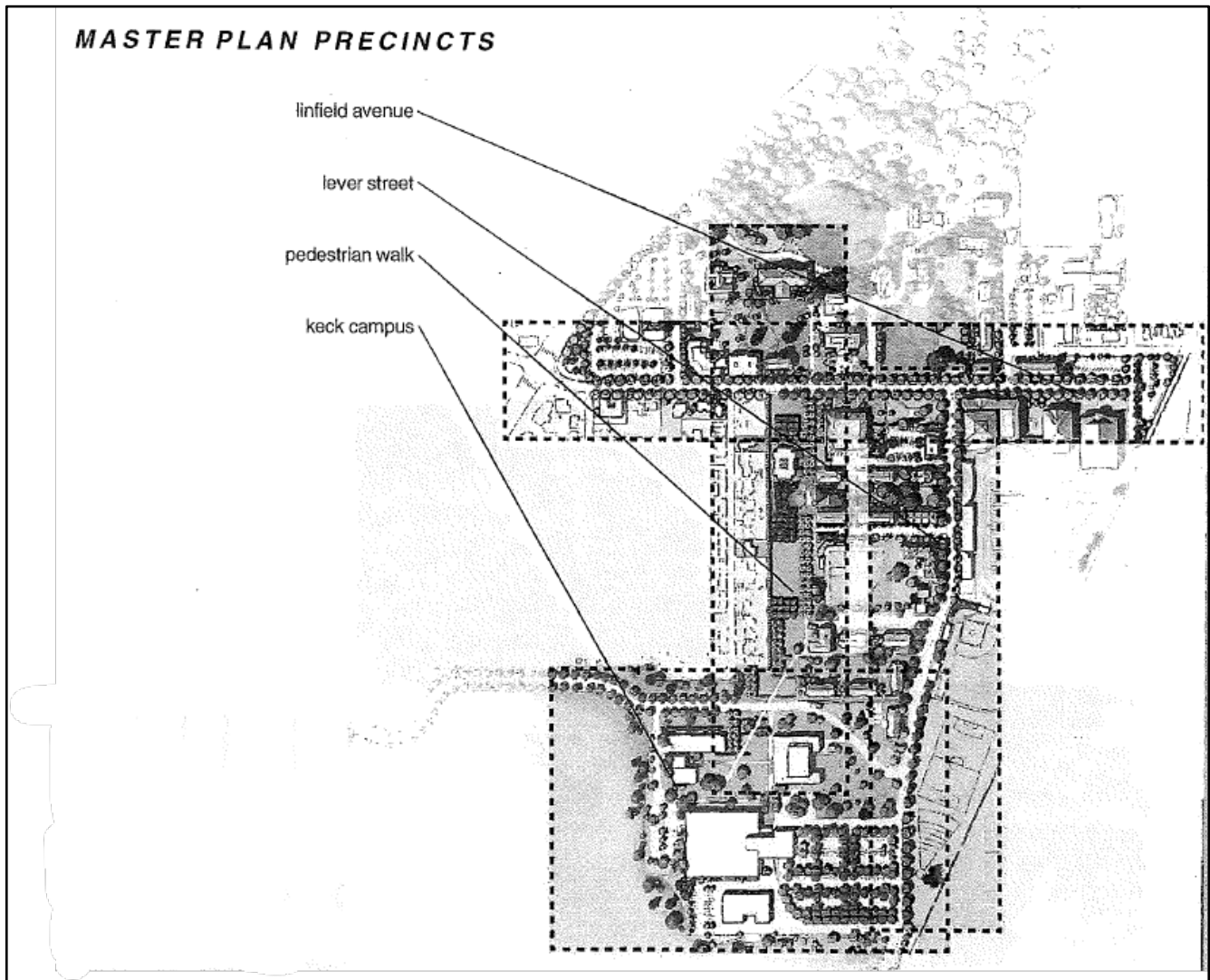
APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The applicant has submitted detailed landscape and irrigation plans for review and approval of the McMinnville Landscape Review Committee. All proposed trees exceed the minimum two-inch caliper specification.

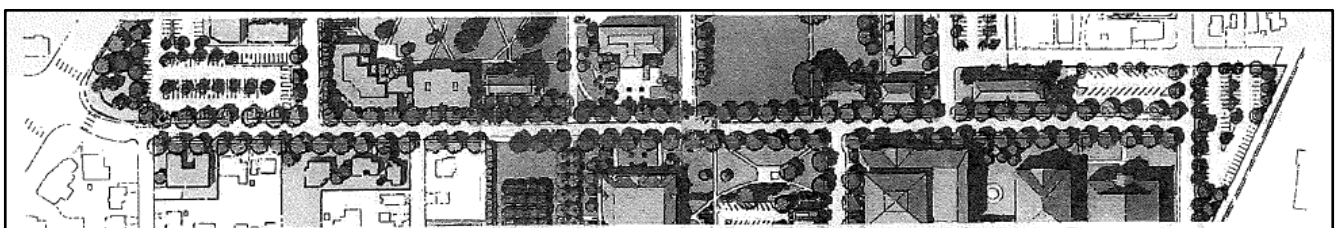
Linfield Master Plan

The following Sections of the Linfield Master Plan provide standards and guidelines applicable to the request:

Master Plan Precincts



Linfield Avenue Precinct



Linfield Avenue is the main road through campus. It is a major city arterial used to access the southeast part of McMinnville. Its intersections with Davis Street and Highway 99W are major gateways to Linfield. For those driving through, Linfield Avenue may be their only impression of the College. In the Linfield Community, it is a primary pedestrian route from east to west and a major defining element between the older and newer campuses. For these reasons, steps should be taken to improve it, not only for the student and other members of the Linfield community, but also for the visiting public. Reducing the number of parking spaces, especially at major pedestrian zones where sidewalks will be widened, removing the overhead utility lines, and planting the entire length of the street with trees, will transform Linfield Avenue into a street worthy of its namesake. The plan also recommends paving the central portion of the street between Walker and Dillin Halls with material similar to that used on the surface of

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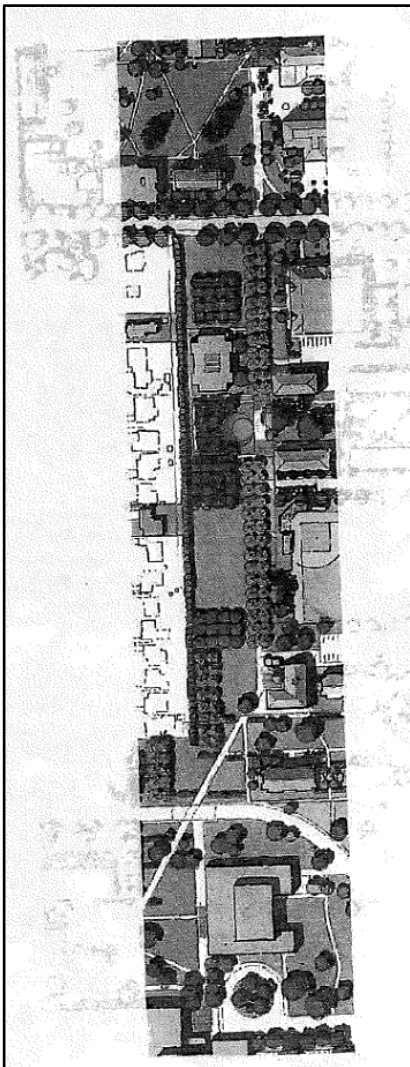
Attachment 1 – Application and Attachments

the Pedestrian Walk. This will mark the major street-crossing zone and give priority to the pedestrian over the automobile. Extending the paving from the Pedestrian Walk across Linfield Avenue will also tie the campus together across this threshold. Incorporating street lights and street furniture consistent with campus standards will better integrate all streets within the campus.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The proposed project site is centrally located within the Linfield Avenue Precinct and the landscape plan includes proposed improvements that are consistent with the goals of the master plan. The proposal includes widened sidewalks and street tree plantings along the frontage of the new science building. Parking spaces are reduced to accommodate the Pedestrian Walk crossing of Linfield Avenue at the eastern edge of the project site. The applicant notes in the narrative that the landscape lighting concept for the development is to “reinforce the image of the campus and create a uniformity that helps to signal to a pedestrian they are part of a larger campus by using the traditional style fixtures already in use on the campus for all main walkways and in the quad itself [...]” Therefore, the proposed landscape plan is consistent with the goals of the Linfield Avenue Precinct in the Linfield Master Plan.

Pedestrian Walk Precinct



The Pedestrian Walk achieves the master plan goal of connecting the old and new campuses. This pedestrian and bicycle link will activate the new central space with a series of outdoor rooms and events. A major new student apartment quad will be developed south and east of the Observatory. A new campus Post Office and Commons Building adjacent to the Observatory will create an outdoor hub for campus activity. Due to the increase in nighttime lighting along the Pedestrian Walk, a new location for current Observatory functions will be determined. The Observatory building will be maintained and a new use identified. The precinct will be planted with a grove of flowering trees, giving new life to the orchards that once populated the site. Lighting and other furniture will help integrate this precinct with the rest of the College. Outdoor rooms will be carved from the grove to create places to study, eat, throw frisbees, take naps, and conduct seminars. Topographical development of the land should suggest each room's possible use. Connected by the Pedestrian Walk, these rooms provide rhythmic opening of various scales within the grove. Extending existing patterns on the central campus, they also reinforce layered east-west spaces and buildings in counterpoint to north-south movement along the path. This strategy infuses the landscape with a dynamic series of temporal as well as spatial events.

APPLICANT'S RESPONSE: None.

Attachments :

Attachment 1 – Application and Attachments

FINDING: SATISFIED. The proposed project site is located at the northern end of the Pedestrian Walk Precinct and the landscape plan includes proposed improvements that are consistent with the goals of the master plan. A new walkway at the eastern edge of the proposed development will provide a new extension of the Pedestrian Walk north of Linfield Avenue and provide a connection to the pedestrian pathways within the quad. The design concept of providing outdoor rooms along the Pedestrian Walk is continued in the landscape design for the new Science Building. The East Entry Plaza has a direct connection to the new north/south connection that extends the Pedestrian Walk. This entry plaza provides flexible indoor/outdoor space for use as an outdoor classroom or informal gathering space. Furniture and lighting concepts reinforce these uses – custom bench seating and space for movable tables and chairs provide multiple seating options, and light fixtures have been selected to minimize glare and enhance safety while maintaining campus appropriate light levels. Light fixtures along the Pedestrian Walk are traditional acorn style poles relocated from the project site to maintain consistency throughout the main campus walkways and the quad. Lighting within the East Entry Plaza adjacent to the Pedestrian Walk are new LED indirect light poles. By providing flexible outdoor rooms accessed from the north/south walkway, the proposed landscape plan is consistent with the goals of the Pedestrian Walk Precinct in the Linfield Master Plan.

JF



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.	<u>L9-21</u>
Date Received	<u>3-25-2021</u>
Fee	<u>801.³⁵</u>
Receipt No.	_____
Received by	<u>SJP</u>

Landscape Plan Review Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other Architect

Applicant Name Lisa Petterson, Principal SRG Partnership Phone 971-227-1515

Contact Name _____ Phone _____
(If different than above)

Address 621 SW Columbia Street

City, State, Zip Portland, OR 97201

Contact Email lpetterson@srgparternship.com

Property Owner Information

Property Owner Name Linfield University Phone _____
(If different than above)

Contact Name Mary Ann Rodriguez, Vice President Finance and Admin. Phone 503-883-2458

Address 900 SE Baker Street

City, State, Zip McMinnville, OR 97128

Contact Email mrodrigu1@linfield.edu

Site Location and Description

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

Property Address 356 W Linfield Avenue

Assessor Map No. R4 420 -DD - 00400 Total Site Area 63,350 sf

Subdivision Samuel Cozines DLC Block _____ Lot _____

Comprehensive Plan Designation Res Zoning Designation R-4

Landscaping Information

- 1. Total Landscaped Area: 24,340 sf
- 2. Percent Landscaped: 40%
- 3. Building Floor Area:
New Structure: _____ Existing Structure: 15,966 sf Addition: 27,090 sf
- 4. Architect Name SRG Partnership with Lango Hanson, Landscape Architect Phone _____
(Landscape Architect; Engineer; or Other Designer)
Contact Name Lisa Petterson, Principal Phone 971-227-1515
Address 621 SW Columbia Street
City, State, Zip Portland, OR 97201
Contact Email lpetterson@srgpartnership.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.*

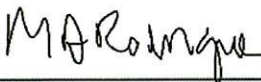
I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.



Applicant's Signature

03/25/2021

Date



Property Owner's Signature

3-25-21

Date





LANDSCAPE NARRATIVE

March 23, 2021

Linfield University Science Building Addition

The Linfield University Science Building project consists of both architectural and landscape improvements set within the existing campus. The project site is bounded by West Linfield Avenue to the south, and the existing quad to the north, between Murdock Hall to the west and Walker Hall to the east. Architectural improvements include an addition to Graf Hall and a new building wing directly to the east of Graf Hall. As part of this project a new sidewalk is proposed along West Linfield Avenue in front of the new wing. A new pedestrian path, which also serves as an emergency access, will flank the east side improvements in alignment with the east quad path to the north.

The landscape lighting concept for the Linfield Science Center Project is to reinforce the image of the campus and create a uniformity that helps to signal to a pedestrian they are part of a larger campus by using the traditional style fixtures already in use on the campus for all main walkways and in the quad itself (Fixture Type G-5 on attached drawings). Non-campus standard fixtures are limited to the areas around the building where a newer style will complement the architecture.

The landscape design builds upon the garden-like setting of the university campus, creating three distinct outdoor spaces, while preserving the stately trees and existing vegetation that give the campus its character. These spaces include a new garden along the south side, an entry plaza at the east façade, and a north plaza that looks out onto the existing quad.

SOUTH SIDE GARDEN

The south side garden celebrates the agricultural and horticultural diversity of the Willamette Valley with tables and benches located throughout an ornamentally planted landscape, providing places for students to meet, study and enjoy the sunshine in a garden setting. The benches and tables are custom designed with precast concrete tops and painted metal frames, and are located along a decomposed granite garden path. The plant material is designed to contrast textures and colors throughout the seasons, incorporating bands of evergreen and deciduous shrubs and ornamental grasses. The street trees along the new sidewalk are proposed to be Ivory Silk Japanese Lilac. An egress path is proposed between Graf and the new wing that exits to the sidewalk and is lined with low level LED light bollards (Fixture type G-1). Additional strip lighting at the garden benches will create a soft glow at night along the garden path (Fixture Type G-2). Both of these lights are only direct only with no upright component.

EAST ENTRY PLAZA

The east entry plaza is composed of a large concrete paved open space directly in front of the main building entry lobby with nana wall for maximum indoor/outdoor flexibility in use, and a 'c' shaped seating area surrounded by ornamental planting to the north that can be used as an outdoor classroom as well everyday seating. This bench system is custom designed, similar to the south garden furniture. It is intended that movable table and chair furniture could be also set up in the east plaza as desired for the university, both for events and casual use. This plaza space has a direct connection to a new north/south pathway that both links to the quad and the student activity center to the north and also serves as an emergency access route. The plaza area is illuminated by the two new LED indirect light poles (Fixture Type G-4) and relocated acorn type poles located along the east pathway (Fixture Type G-5). The fixtures have been selected to minimize glare and enhance safety. They have a minimal upright component and are well within the allowable lumen values for the Campus Setting – which a LZ-3 lighting zone. In no cases will light spill beyond the property line onto adjacent non-University properties.

NORTH PLAZA/QUAD IMPROVEMENTS

The north plaza is situated adjacent to a majestic coast redwood, and will be surrounded by a new woodland planting mix of ferns and other shade loving shrubs and groundcover. Intimate bench seating is set within the plantings and flank both sides of the concrete paved plaza space. The benches are custom-designed and will have strip lighting similar to the south garden benches. Downward facing catenary lighting (Fixture type G-3) has a festive character to this plaza. The catenary is suspended between the building or non-illuminated poles on the south side to similar indirect light poles (fixture Type G-4) on the north side of the plaza.

The plaza abuts a new east/west quad path, along which new benches and relocated acorn-type pole lighting (Fixture type G-5) are placed. The quad path benches are a new campus standard, "Scarborough" by Landscape Forms and matching trash receptacles have been placed within the landscape as well. Japanese Maples are proposed along the east/west path in front of the new wing. An additional paved entry to the Graf Hall addition is proposed at the northwest façade directly off of the Murdock Hall existing plaza. No street lighting is proposed.

OTHER IMPROVEMENTS

A new transformer, generator and other electrical equipment are proposed to be located on either side of the existing stair at Graf Hall. On the east side the electrical equipment will be screened by planting and a 5' high powdercoated metal fence, the "Line" series by Landscape forms. On the west side of the Graf Hall steps the generator will be screened by ornamental evergreen shrubs and groundcover.

All new landscape areas will be irrigated by a new underground irrigation system that is compatible with the University's standard equipment. Additionally, adjustments will be made to the quad's irrigation system to be coordinated with the new path locations. The irrigation design, as well as the planting design, was completed in consultation with Linfield University's Facilities Department, staff and grounds crew.

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumière

EON 303-B1-LEDB1

Bollard

Typical Applications

- Hospitality • Commerical Landscape • Outdoor Area/Site • Residential
- Architectural

Interactive Menu

- Order Information page 2
- Product Specifications page 2
- Lumen Maintenance page 3
- Product Warranty

Product Certification



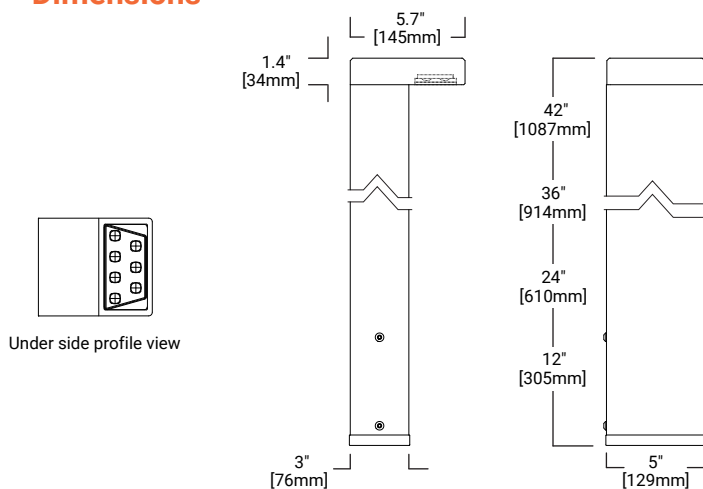
Product Features



Top Product Features

- Full Cut Off Downlight, 12", 24", 36" or 42" height
- 2700K, 3000K or 3500 or 4000K Color Temperature and Amber (585-595nm)
- Type II, Type IV or Type V Optics with clear glass sealed lens
- Patented AccuLED Optics™ System
- Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
- ELV or 0-10 Dimming

Dimensions



TECHNICAL DATA
 50°C Maximum Temperature Rating
 External Supply Wiring 90°C Minimum

Order Information

SAMPLE ORDER NUMBER: 303-B1-LEDB1-2700-120-T2-DIM10-BK-42-EDGE-PC1-RFL-LAB

Series	Color Temperature	Input Voltage	Optics	Dimming	Finish	Height	Options
303-B1-LEDB1	2700K=2700K 3000K=3000K 3500K=3500K 4000K=4000K TSAM=Turtle Safe Amber (585-595nm)	UNV=120-277V (1) 120=120V 277=277V (2)	T2=Type II, Lateral Throw T4=Type IV, Forward Throw T5X=Type V, Extra Wide Flood	DIMELV=Trailing Edge Phase Dimming Driver DIM10=0-10V Dimming Driver	Painted BK=Black BZ=Bronze CS=City Silver WT=White Premium Paint AP=Grey DP=Dark Platinum GM=Graphite Metallic	12=12" (5) 24=24" 36=36" 42=42"	EDGE=Edge lit glass lens PC1=Photocontrol 120V (7) PC2=Photocontrol 208-277V (7) RIU=Receptacle - In Use (120V Only) (7) RFL=Receptacle - Flip-Lid (120V Only) (7) LAB=Less Anchor Bolts & Template (8)
Notes	Notes	Notes (1) Universal Voltage (UNV) is standard unless specifying Photocontrol or Receptacle (RIU or RFL - 120V) options. (2) Specify for PC2 option only.	Notes	Notes	Notes (3) Custom and RAL color matching available upon request. Consult factory for further information.	Notes (4) Bollard heights are nominal (shown in inches). (5) 12" length not available with RIU or RFL options.	Notes (6) Add suffix in the order shown. (7) Must specify voltage when ordering. (8) When specifying LAB option the anchor bolts and template need to be ordered separately 7581-01PK.

Product Specifications

Construction

- The head of the 303-B1-LEDB1 is precision machined from corrosion resistant 6061-T6 aluminum
- Body is extruded aluminum and adjustable mounting base is cast from corrosion resistant aluminum alloy
- Stainless steel hardware is included
- Four (4) 3/8" x 12" galvanized anchor bolts and a galvanized steel anchor bolt template are standard
- Specify option -LAB and order the anchor bolt/template kit separately (Catalog: 7581-01PK)

Optical

- LightBAR™ and optical assembly are sealed by a clear, impact resistant tempered glass lens
- The optical assembly is available in three distributions: T2 (lateral throw), T4 (forward throw) and T5X (Flood)
- Available in several color temperatures: 2700K, 3000K, 3500K, 4000K and TSAM (Amber)
- Both color temperature and distribution must be specified when ordering – see catalog logic for details
- edge-lit option is available

Electrical

- The bollard is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz)
- An optional 0-10V universal dimming driver is also available
- Both driver options incorporate surge protection
- The receptacle option incorporates a specification grade, 120V, 15A tamper proof and weather resistant duplex GFCI
- The photocell option comes in either a 120V or 277V
- Please see Option section for more detail

Finish

- Luminaire and mounting base are double protected by a RoHS compliant chemical film undercoating and polyester powdercoat paint finish
- The mounting base is painted black
- The luminaire housing and head are available in a variety of standard colors
- RAL and custom color matches are available upon request
- As an option, the Eon bollards are also available in colors to match other outdoor Cooper Lighting Solutions product lines, such as Invue
- See the Finish section in the ordering detail for more detail

Approvals

- UL and cUL listed, standard wet label
- Tested according to IESNA LM-79 and LM-80 procedures
- ROHS Compliant
- IP66 Ingressed Protection rated

Compliance

- Dark Sky Approved (3000K CCT and warmer only)

Warranty

- Lumiere warrants the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty

Lumen Maintenance

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	TM-21 Reported L70(10k) (Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 60,000	365,000
40°C			
50°C			

Current Draw

Model	Line Voltage	Current Draw
303-B1-LEDB1	120-277V, 50/60Hz	0.068A

Max Load Rating

Options	Line Voltage	Max Load Rating
PC1	120V, 50/60Hz	1000VA, 8.3A
PC2	208-277V, 50/60Hz	
RIU or RFL	120V, 50/60Hz	1800VA, 15A

Lumens - CRI/CCT Table

G-1

Optic Type	Distribution	Watts	Delivered Lumens	LPW	CCT (K) / Color	CRI nom. / Wavelength	B-U-G Rating
T2 (Lateral Throw)		8.5	565	67	2700	90	B0-U1-G0
			581	68	3000	80	
			632	74	3500	80	
			618	73	4000	80	
			6.5	184	28	TSAM	
T4 (Forward Throw)		8.5	588	69	2700	90	B0-U1-G0
			605	71	3000	80	
			657	77	3500	80	
			643	76	4000	80	
			6.5	180	28	TSAM	
T5X (Extra Wide Flood)		8.5	571	67	2700	90	B0-U1-G0
			587	69	3000	80	
			638	75	3500	80	
			624	73	4000	80	
			6.5	161	25	TSAM	

NOTES: 1 When the LCF option is selected use a lumen multiplier of .85

Options

Receptacle Options (120V Only)

RIU - Receptacle In-Use

Rugged UV-resistant polycarbonate clear cover and gray body protects GFCL without cracking or breaking and is non-corrosive. Note: Cover is weatherproof with the cord plugged in and the receptacle is not required to be attended while in use. The receptacle incorporates a specification grade, 120V, 15A tamper proof and weather resistant duplex GFCL. Available on 24", 36" and 42" heights.

RFL - Receptacle Flip Lid

Cover is constructed of a durable, die-cast zinc-alloy and is painted to match fixture. Cover is only weatherproof without the cord plugged in and the cover closed. The receptacle will need to be attended while in use. The receptacle incorporates a specification grade, 120V, 15A tamper proof and weather resistant duplex GFCL. Available on 24", 36" and 42" heights.

Photocontrol

PC1 (120V) or PC2 (277V)

Photocontrol cover is precision machined from corrosion-resistant 6061-T6 aluminum and is secured to bollard head with tamper resistant stainless steel hardware. The photocontrol option is available in dedicated 120V or 208-277V. When specifying a photocontrol option make sure to designate the appropriate voltage within the catalog logic.

Edge

When specifying with the EDGE option, the diffused glass becomes thicker adding a visible line of light around the edge accentuating the luminaires' aesthetics and styling.

Technical Notes

- Adjustable mounting base - Cast aluminum mounting base is equipped with the patented LumaLevel™ leveling system that includes mounting base, 70 shore neoprene base, stainless steel hardware and a slot to accommodate two inbound and outbound 3/4" conduits. It provides quick installation, easy adjustment, secure mounting and protection from vibration.



DL-AC-FLEX2-UT

INFINA® AC LED FLEXIBLE LINEAR
DRIVERLESS FLEXIBLE LINEAR STRIP
ULTRA-HIGH OUTPUT

Type	G-2
Project	
Catalog No.	



DL-AC-FLEX2-(UT/HO/ST) | 28 LEDs per foot | 3 in. increments | Max run length 100 ft.

DESCRIPTION

INFINA® DL-AC-FLEX2 is the next generation of a high lumen output, specification grade, flexible lighting system that incorporates JESCO's exclusive, constant current, driverless AC LED technology which operates directly off of line voltage - no additional power source required and no drivers to hide. Now in even more precise increments of 3 inches, up to a max run length of 100 feet** The product can be dimmed with an ELV dimmer***. May be mounted either in a snap-in channel or with snap-in mounting clips. A complete channel set with frosted lens and end caps is also available. INFINA® is designed for dry, damp and wet locations. The LEDs are imbedded within a flexible, optically clear thermoplastic jacket. For easy installation, JESCO offers a full complement of connectors.

FEATURES

- Provides up to 490 lumens with outstanding color rendering and consistency
- Constant current integrated chips provide uniform intensity over the entire run without loss of output at the end of runs
- Built-in thermal protection to ensure LED's performance & longevity
- Line voltage - No power supplies to hide
- Run length of 100 feet with precise 3 inch increments
- Ultra-select 3 Step Mac Adam single bin LEDs for color consistency
- 90+ High color rendering index
- Multiple mounting options and accessories available

SPECIFICATIONS

Input Voltage	120V AC					
Wattage*	5.5W per ft.					
Color Rendering Index	90+					
Color Consistency	Ultra-specific 3-Step MacAdam - Single Bin LEDs					
Max Run / Min Run	100 feet / 3 inch					
Wattage / foot	5.5 Watt/ft.					
LEDs / ft. LEDs / 3in.	28 LEDs / feet 7 LEDs / 3 inch section					
CCT	2700K	3000K	3500K	4000K	5000K	6500K
Lumen	417 lm	445 lm	438 lm	489 lm	485 lm	492 lm
Efficacy	76	81	80	89	88	90
Power Factor	0.93					
Beam Angle	120°					
Lumen Maintenance*	50,000 hours					
Dimming**	Electronic Low Voltage (see page 7)					
Dimensions	3/4 inch (19mm)W x 9/16 inch (13.6mm)					
Environment	Indoor / Outdoor▲ - dry, damp and wet					
Ambient temperature	-4°F to 104°F					
Certifications	ETLus					
Warranty	5 Years*. See published warranty terms for detailed information.					

* Nominal for ULTRA (UT) output

** Connecting cables to be taken into consideration when calculating total load, see page 2

*** Never exceed dimmer max wattage. Effectively dims down to 10%.

▲ Hardwire only, see page 7 for all cautions

◆ TM21 calculation based on LM80 report

ORDERING INFORMATION

AC LED LUMINAIRE

MODEL	- LIGHT OUTPUT	- CCT / CRI
DL-AC-FLEX2	UT - ULTRA ~5.5W/ft. HO - HIGH OUTPUT ~4.5W/ft. ¹ ST - STANDARD ~3.5W/ft. ¹	3090 - 3000K 90+CRI 3590 - 3500K 90+CRI 2790 - 2700K 90+CRI ¹ 4090 - 4000K 90+CRI ¹ 5090 - 5000K 90+CRI ¹ 6590 - 6000K 90+CRI ¹

¹ Non-stocking product, lead time applies, consult factory.

ENDCAP

MODEL
DL-AC-FLEX2-EC
One required at the end of each run

POWER FEEDS, CONNECTING CABLES, MOUNTING ACCESSORIES For quick reference only

MODEL	TERMINATIONS
DL-AC-FLEX2	HW08 - Hardwire 8 foot cord HW20 - Hardwire 20 foot cord PC02 - Plug-in 2 foot cord ² PC06 - Plug-in 6 foot cord ² ² Plug and play cable comes with replaceable fuse. NOTE: HARDWIRE suitable indoor/outdoor PLUG & PLAY suitable for indoor only.
DL-AC-FLEX2	FLEX-CON - 1 inch flex connecting cable CC03 - 3 inch connecting cable CC06 - 6 inch connecting cable CC12 - 12 inch connecting cable CC24 - 24 inch connecting cable CC06-O - 6 inch output connecting cable CC06-I - 6 inch input connecting cable CC-EXT18 - 18 inch extension cable

MOUNTING ACCESSORIES

DL-AC-FLEX2-MC	Plastic snap-in mounting clip
DL-AC-FLEX2-MC-HW	Plastic hardwire mounting "U" clip
DL-AC-FLEX-CH4	4ft Clear plastic snap-in channel with UV inhibitors
DL-AC-FLEX-CH8	8ft Clear plastic snap-in channel with UV inhibitors
SG-MC-V	Metal mounting clip used inside (-CH4) and (-CH8)
DL-AC-FLEX2-UT-CH6Z	6ft UV stabilized white plastic snap-in channel
SG-MC-45	Metal 45° mounting clip for (-CH6Z)
DL-AC-FLEX2-UT-CH6M12³	6ft aluminum channel 12mm height
DL-AC-FLEX2-UT-CH6M12-L01³	6ft snap-on frosted lens for (-CH6M12) 1mm height
DL-AC-FLEX2-UT-CH6M27³	6ft aluminum channel 27mm height
DL-AC-FLEX2-UT-CH6M27-L11³	6ft snap-on frosted lens for (-CH6M27) 11mm height
DL-AC-FLEX2-UT-CH6M27-MCM³	Metal mounting clip for (-CH6M27)
DL-AC-FLEX2-UT-CH6MFR-LEC³	Live endcap for metal channel set with frosted lens
DL-AC-FLEX2-UT-CH6MFR-DEC³	Dead endcap for metal channel set with frosted lens
DL-AC-FLEX2-UT-MCMADJ³	Adjustable mounting bracket for metal channel
DL-AC-FLEX2-ADJBR³	Universal adjustable mounting bracket for (-CH6M12)

Custom length power feed and connecting cable available, lead time and MOQ apply, consult factory.

³ Available 3rd Quarter 2020

◆ A 5 YEAR LIMITED WARRANTY for applications that necessitate up to 16 consecutive operational hours per 24 hour period.

▲ A 2 YEAR LIMITED WARRANTY for applications that necessitate more than 16 consecutive operational hours per 24 hour period.



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www.jescolighting.com
support@jescolighting.com
Tech Support: 855.592.0029

15 Harbor Park Drive
Port Washington, NY 11050
Main Line: 800.527.7796
Fax Line: 855.265.5768

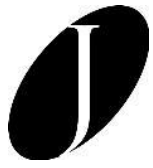
219 South 6th Ave
City of Industry, CA 91746
Main Line: 855.654.0110
Fax Line: 626.333.2955

JW

5/26/2020

Specifications subject to change without notice.

Page 1 of 8



DL-AC-FLEX2-UT

**INFINA® AC LED FLEXIBLE LINEAR
DRIVERLESS FLEXIBLE LINEAR STRIP
ULTRA-HIGH OUTPUT**

Type	G-2
Project	
Catalog No.	

TERMINATION OPTIONS (Factory sealed to DL-AC-FLEX2 strip)

HARDWARE OPTIONS* (Indoor & Outdoor)



- DL-AC-FLEX2-HW08**
8 foot cord with hardwire leads
Built-in 6 Amp fuse in connector
- DL-AC-FLEX2-HW20**
20 foot cord with hardwire leads
Built-in 6 Amp fuse in connector

PLUG-IN OPTIONS* (Indoor Use Only)



- DL-AC-FLEX2-PC02**
2 foot cord with power plug
Replaceable 8 Amp fuse in power plug, spare fuse included
- DL-AC-FLEX2-PC06**
6 foot cord with power plug
Replaceable 8 Amp fuse in power plug, spare fuse included

*All electrical connections must be in accordance with local codes, ordinances and the National Electric Code.

CONNECTING CABLES (Factory sealed to DL-AC-FLEX2 strip)

For easy installation, JESCO offers a full complement of connectors. Runs can include as many sections and connections as required without any extra setup fees. Each run is made to order, sealed and tested prior to shipping in either our New York or Los Angeles warehouses.

For every 5 Feet of connecting cable – add 1 linear foot of FLEX2 strip to calculate the overall max run.
Example: 80 feet of FLEX2 strip + 15 feet of connecting cables (+3 linear feet) = 83 feet overall length <100 feet max

DIRECT CONNECTING CABLES



- DL-AC-FLEX2-FLEX-CON**
1 inch flex connecting cable
- DL-AC-FLEX2-CC03**
3 inch connecting cable
- DL-AC-FLEX2-CC06**
6 inch connecting cable
- DL-AC-FLEX2-CC12**
12 inch connecting cable
- DL-AC-FLEX2-CC24**
24 inch connecting cable

PLUG-IN CONNECTING CABLES



- DL-AC-FLEX2-CC06-O**
6 inch connecting cable with output connection



- DL-AC-FLEX2-CC06-I**
6 inch connecting cable with input connection



- DL-AC-FLEX2-CC-EXT18 (optional)**
18 inch extension cable for CC-06-O to CC06-I

ENDCAP

Required 1 per each run



- DL-AC-FLEX2-EC**
Clear plastic endcap

FLEXIBLE TAPE DIRECT MOUNTING OPTIONS



- DL-AC-FLEX2-MC**
Plastic snap-in mounting clip
(3 per foot recommended)



- DL-AC-FLEX2-MC-HW**
Hardwire mounting clip
(2 included per section for hardwire applications)

UNIVERSAL ADJUSTABLE CHANNEL BRACKET



- DL-AC-FLEX2-ADJBR**
Universal adjustable channel mounting bracket for (-CH6M12) channel
30° increments of adjustability
2 per channel required

MOUNTING CHANNELS & OPTIONAL ACCESSORIES



- DL-AC-FLEX2-UT-CH6Z**
6 foot (72in) plastic snap-in mounting channel



- DL-AC-FLEX2-UT-CH6M12**
6 foot (72in) metal mounting channel



- DL-AC-FLEX2-UT-CH6M27**
6 foot (72in) metal mounting channel



- DL-AC-FLEX2-UT-CH6M27-LEC**
Live endcap for metal channel set with frosted lens



- DL-AC-FLEX2-UT-CH6M27-MCM**
Metal mounting clip for (-CH6M27) channel



- SG-MC-45**
Metal 45 degree snap-in mounting clip for (-CH6Z) channel
per channel required



- DL-AC-FLEX2-UT-CH6M12-L01**
6 foot (72in) frosted flat lens for (-CH6M12) channel
Minimal diffusion



- DL-AC-FLEX2-UT-CH6M27-L11**
6 foot (72in) frosted lens
Full diffusion



- DL-AC-FLEX2-UT-CH6M27-DEC**
Dead endcap for metal channel set with frosted lens



- DL-AC-FLEX2-UT-MCMADJ**
Metal adjustable mounting bracket for (-CH6M27) channel
4 per channel required



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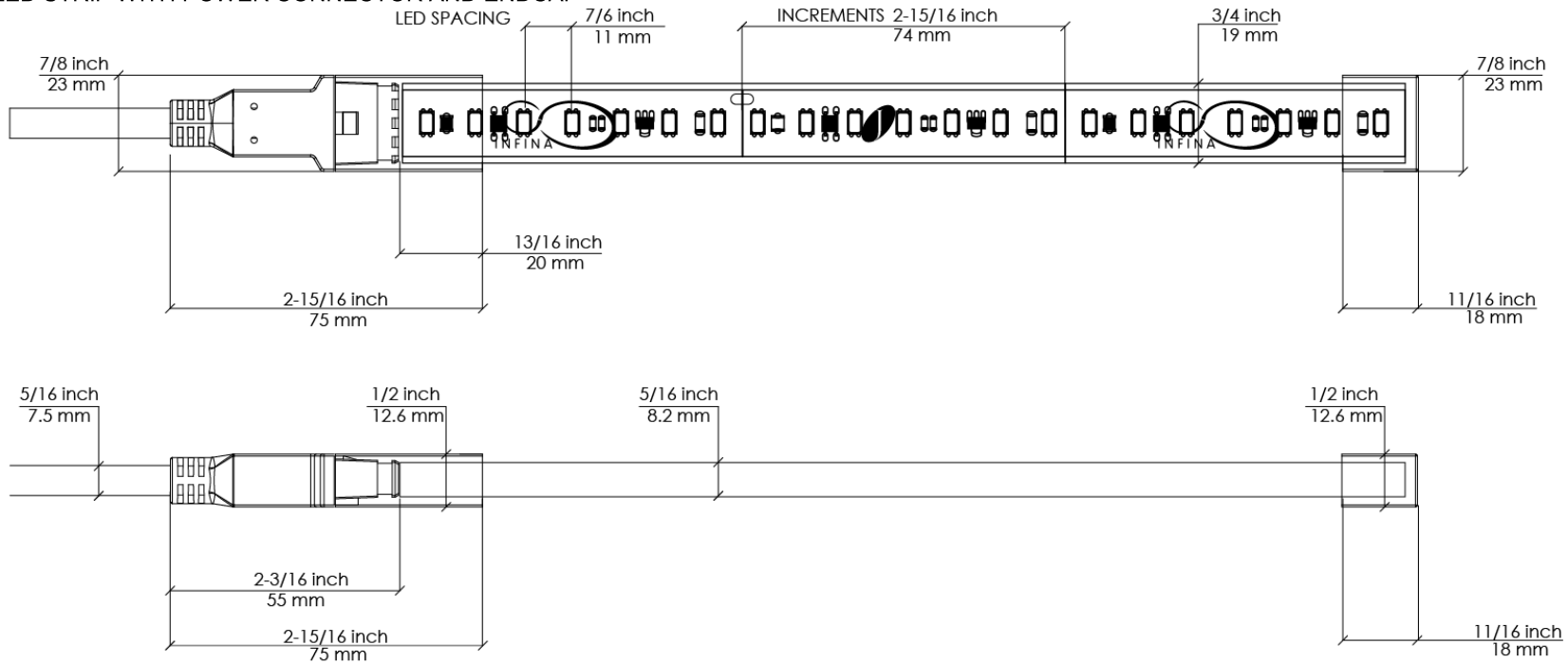
DL-AC-FLEX2-UT

INFINA® AC LED FLEXIBLE LINEAR
DRIVERLESS FLEXIBLE LINEAR STRIP
ULTRA-HIGH OUTPUT

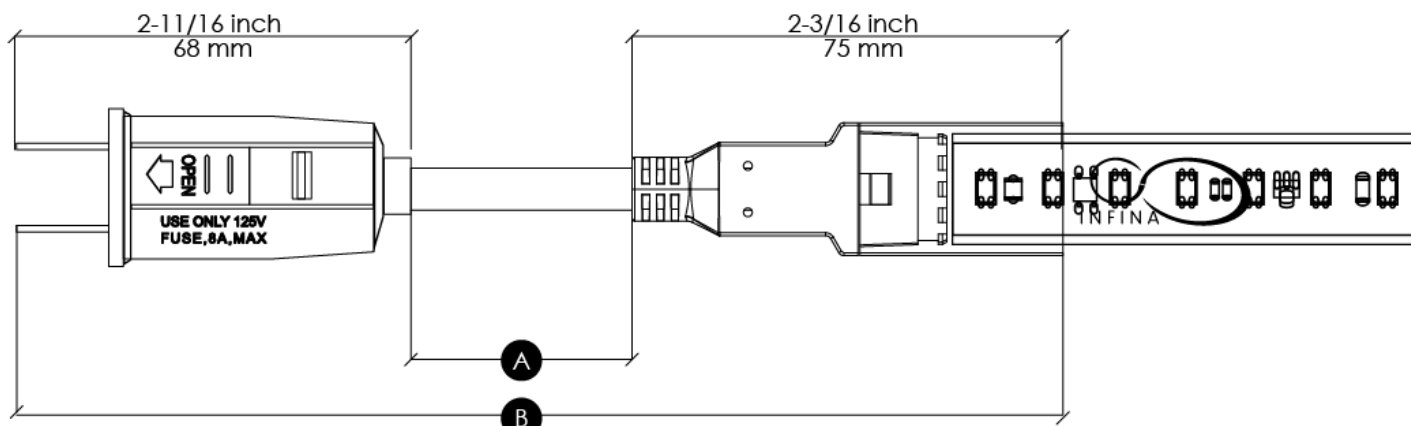
Type	G-2
Project	
Catalog No.	

TECHNICAL DRAWING

LED STRIP WITH POWER CONNECTOR AND ENDCAP



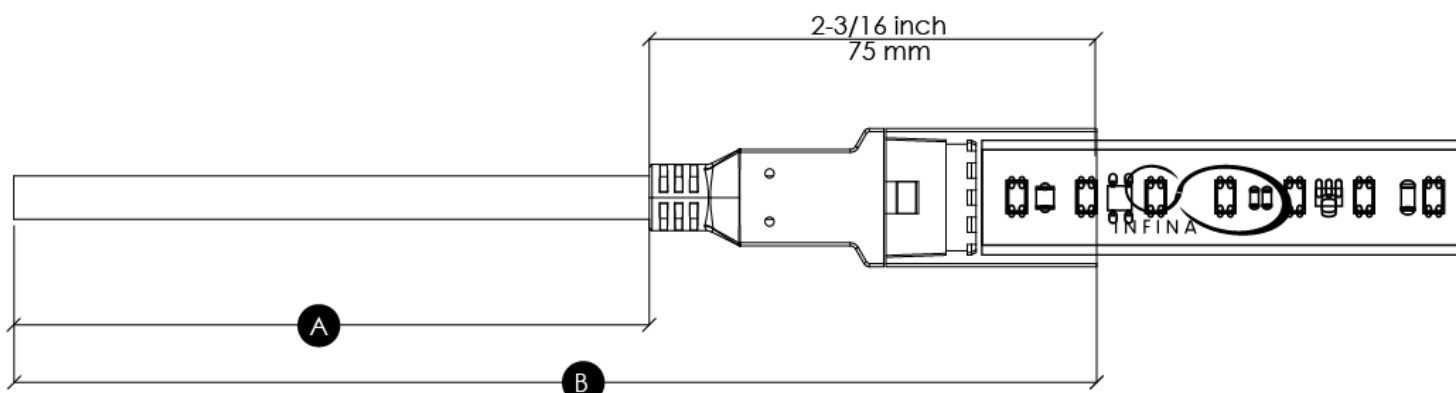
INDOOR CORD AND PLUG



DL-AC-FLEX2-PC02
 A. 24 inch / 610 mm
 B. 29-5/8 inch / 753 mm

DL-AC-FLEX2-PC06
 A. 72 inch / 1829 mm
 B. 77-5/8 inch / 1972 mm

INDOOR / OUTDOOR HARDWARE CORD (excludes stripped ends)



DL-AC-FLEX2-HW08
 A. 96 inch / 2438 mm
 B. 98-15/16 inch / 2513 mm

DL-AC-FLEX2-HW20
 A. 240 inch / 6096 mm
 B. 242-15/16 inch / 6171 mm



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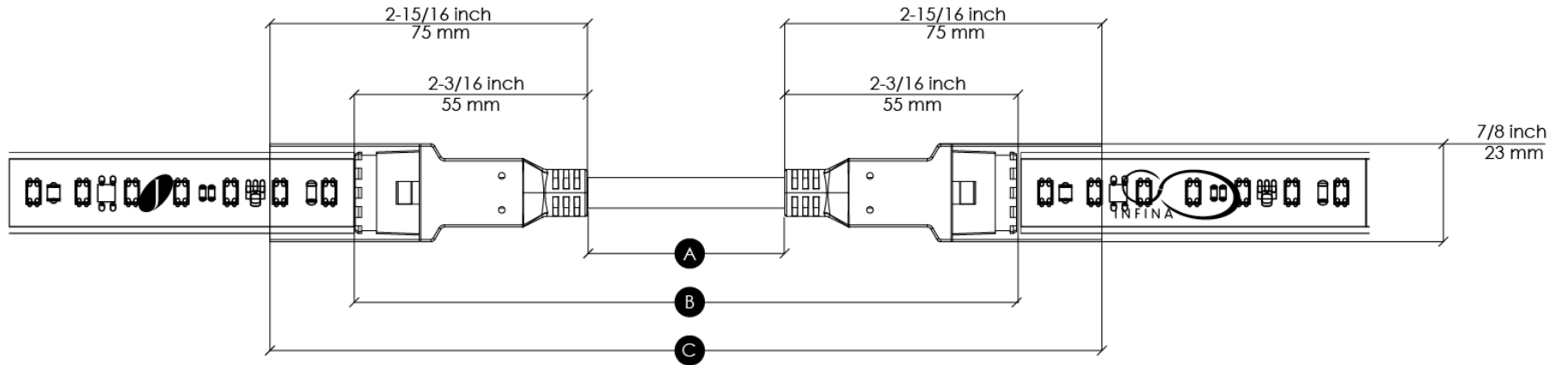
DL-AC-FLEX2-UT

INFINA® AC LED FLEXIBLE LINEAR
DRIVERLESS FLEXIBLE LINEAR STRIP
ULTRA-HIGH OUTPUT

Type	G-2
Project	
Catalog No.	

CONNECTING CABLE

Power and connecting cable rating: SJTW 300V 105°C/221°F 2x18AWG Ø 5/16inch/7.2 mm
Cable length tolerance: +3/8" (10 mm)/-0



DL-AC-FLEX2-FLEX-CON
A. 1 inch / 25 mm
B. 5-5/16 inch / 135 mm
C. 6-7/8 inch / 175 mm

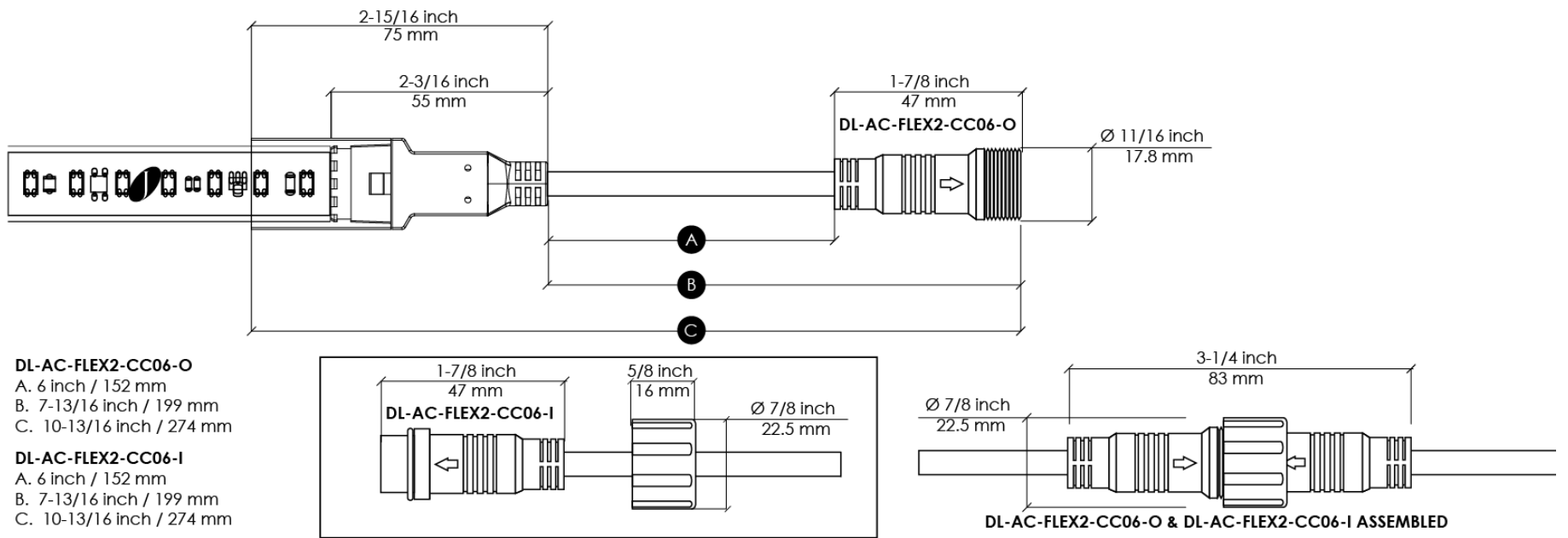
DL-AC-FLEX2-CC03
A. 3 inch / 76 mm
B. 7-5/16 inch / 186 mm
C. 8-7/8 inch / 226 mm

DL-AC-FLEX2-CC06
A. 6 inch / 152 mm
B. 10-5/16 inch / 262 mm
C. 11-7/8 inch / 302 mm

DL-AC-FLEX2-CC12
A. 12 inch / 305 mm
B. 16-5/16 inch / 415 mm
C. 17-15/16 inch / 455 mm

DL-AC-FLEX2-CC24
A. inch / 610 mm
B. 28-3/8 inch / 720 mm
C. 29-15/16 inch / 760 mm

CONNECTING CABLE WITH OUTDOOR RATED BARREL INPUT OR OUTPUT CONNECTOR

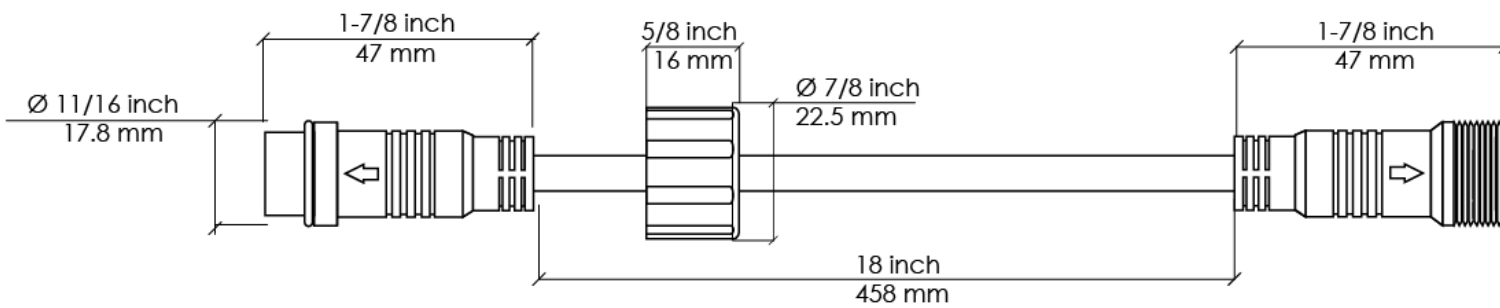


DL-AC-FLEX2-CC06-O
A. 6 inch / 152 mm
B. 7-13/16 inch / 199 mm
C. 10-13/16 inch / 274 mm

DL-AC-FLEX2-CC06-I
A. 6 inch / 152 mm
B. 7-13/16 inch / 199 mm
C. 10-13/16 inch / 274 mm

DL-AC-FLEX2-CC06-O & DL-AC-FLEX2-CC06-I ASSEMBLED

EXTENSION CABLE WITH OUTDOOR RATED BARREL INPUT / OUTPUT CONNECTOR



DL-AC-FLEX2-CC-EXT18

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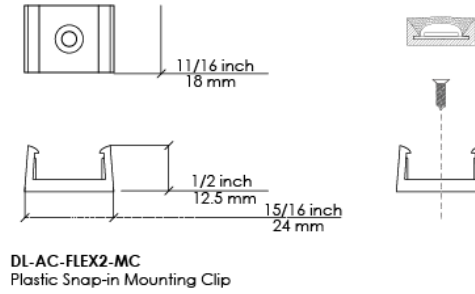
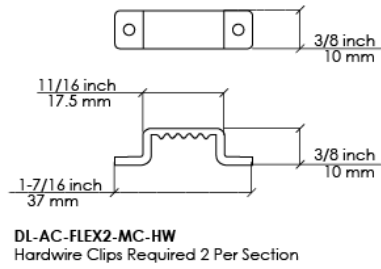


DL-AC-FLEX2-UT

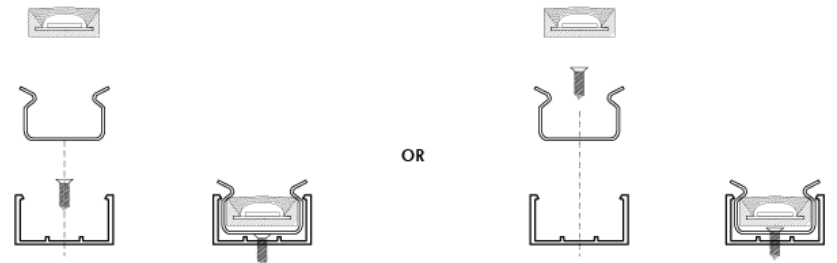
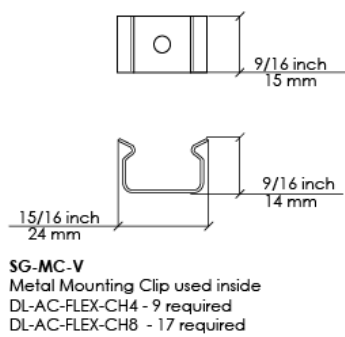
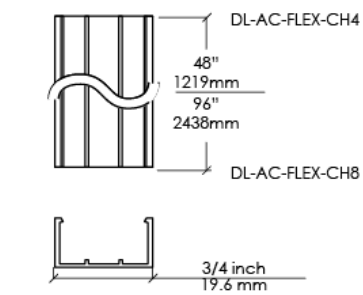
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DRIVERLESS FLEXIBLE LINEAR STRIP
ULTRA-HIGH OUTPUT

Type	G-2
Project	
Catalog No.	

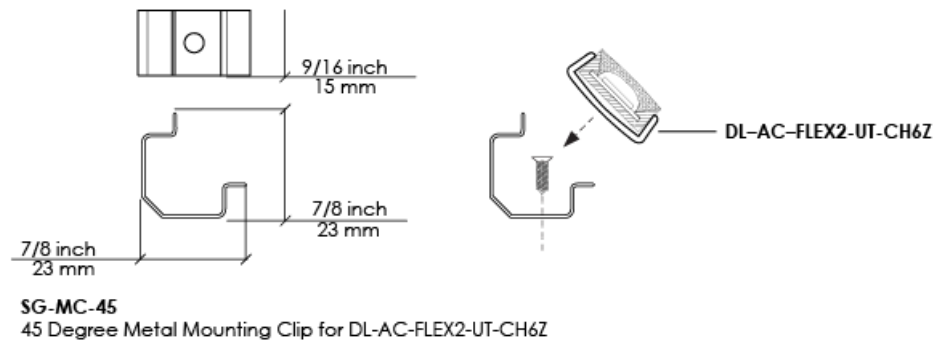
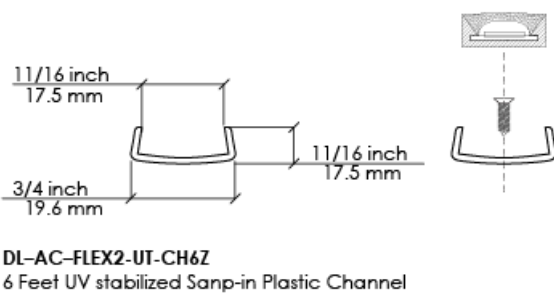
FLEXIBLE TAPE DIRECT MOUNTING CLIPS



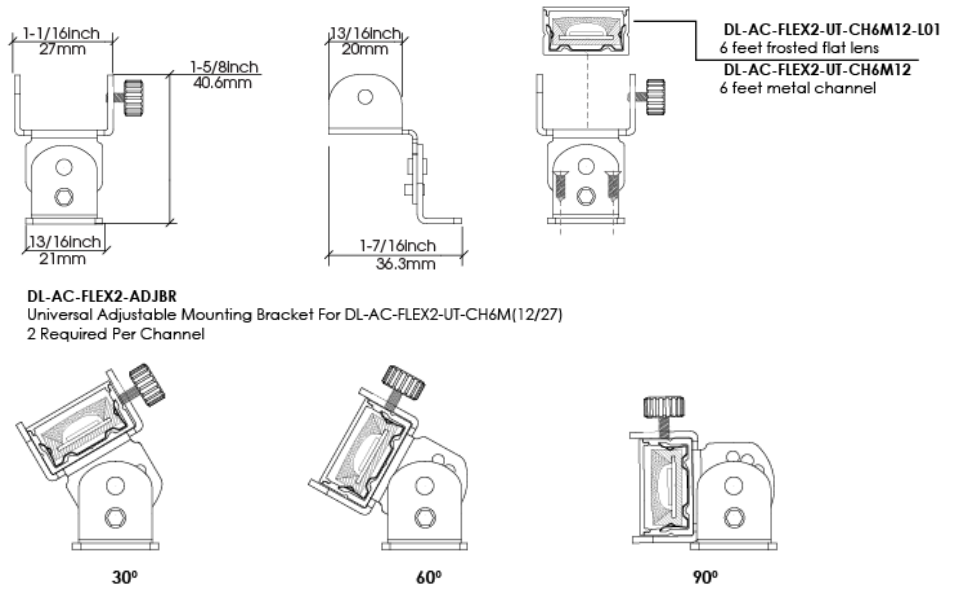
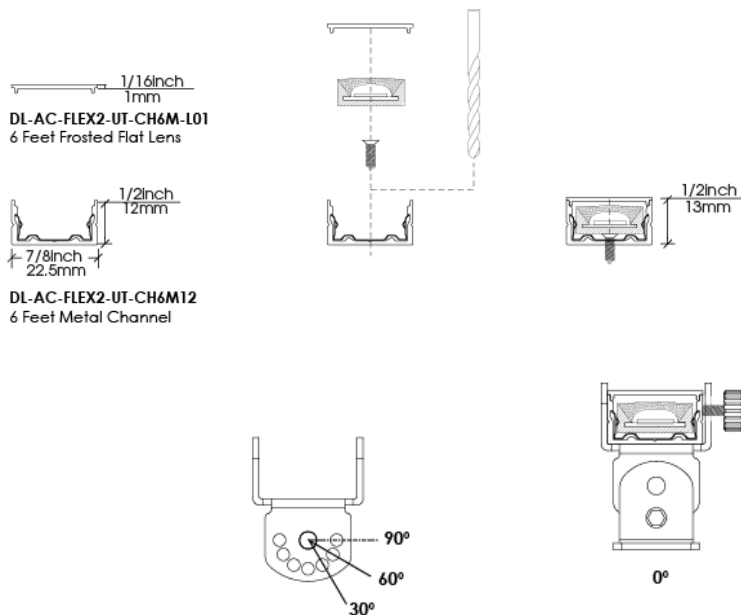
PLASTIC MOUNTING CHANNEL



PLASTIC MOUNTING CHANNEL & OPTIONAL 45 DEGREE CLIP



LOW PROFILE METAL CHANNELS, FROSTED LENS AND ADJUSTABLE MOUNTING BRACKET OPTION (Available 3rd Quarter 2020)



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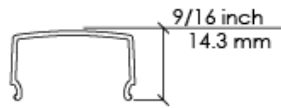


DL-AC-FLEX2-UT

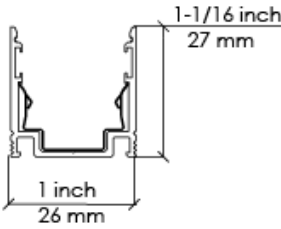
INFINA® AC LED FLEXIBLE LINEAR
DRIVERLESS FLEXIBLE LINEAR STRIP
ULTRA-HIGH OUTPUT

Type	G-2
Project	
Catalog No.	

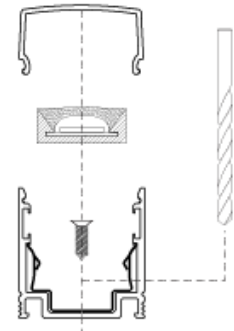
METAL CHANNELS, FROSTED LENS WITH FULL DIFFUSION, ENDCAPS AND ADJUSTABLE MOUNTING BRACKET OPTION (Available 3rd Quarter 2020)



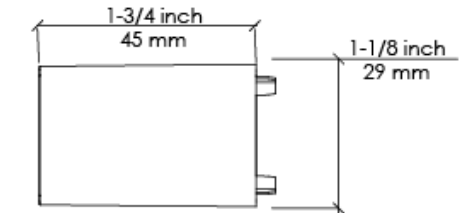
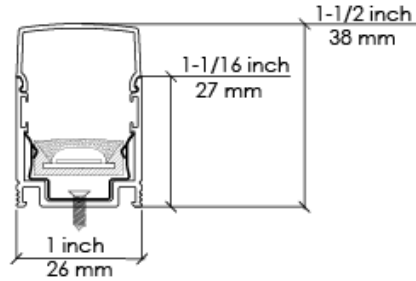
DL-AC-FLEX2-UT-CH6L11
6 Feet frosted Lens



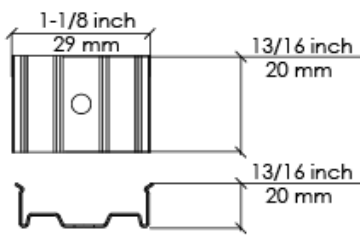
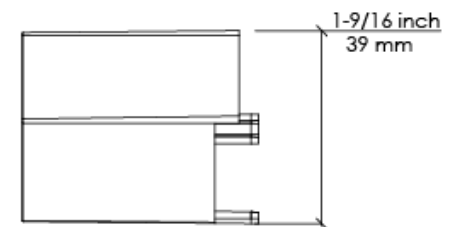
DL-AC-FLEX2-UT-CH6M27
6 Feet Snap-in Metal Channel



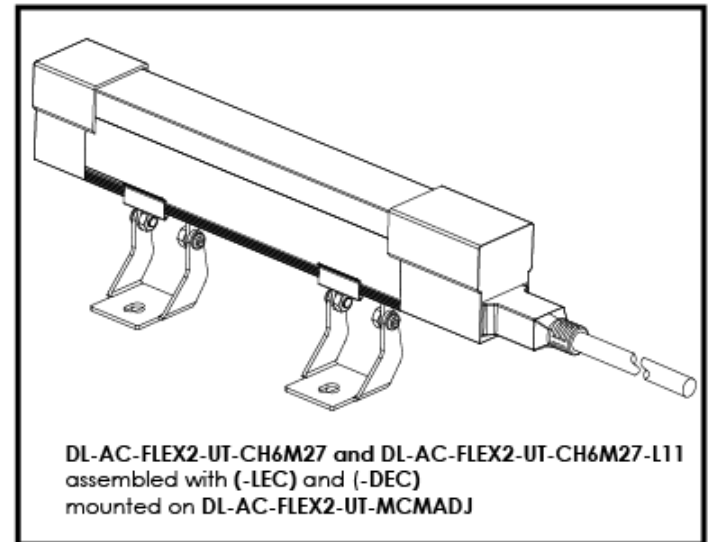
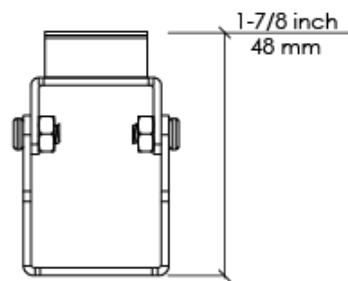
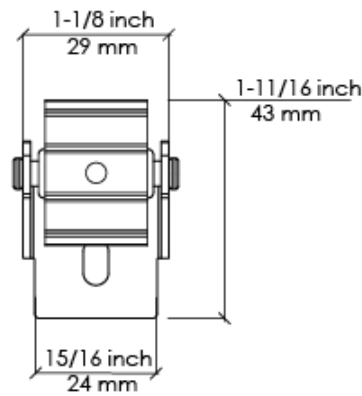
DL-AC-FLEX2-UT-CH6M27-MCM
Metal Mounting Clip for DL-AC-FLEX2-UT-CH6M27



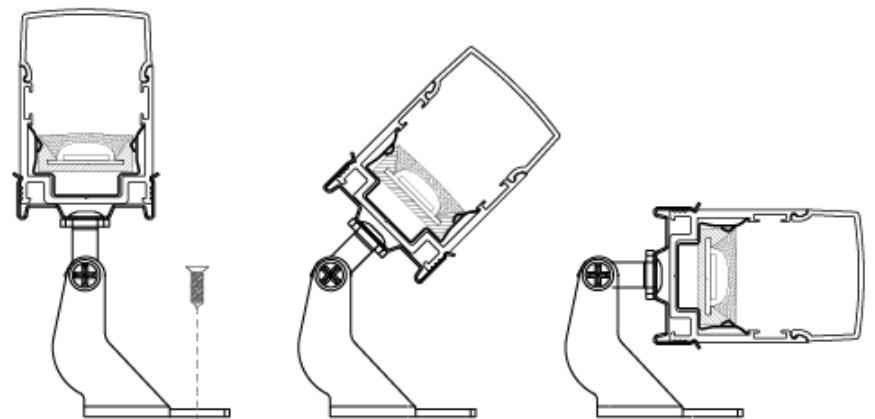
DL-AC-FLEX2-UT-CH6M27-(LEC/DEC)
Live & Dead Endcap for
DL-AC-FLEX2-UT-CH6M27 with
DL-AC-FLEX2-UT-CH6M27-L11



DL-AC-FLEX2-UT-MCMADJ
Adjustable mounting bracket for DL-AC-FLEX2-UT-CH6M27
4 required per channel



DL-AC-FLEX2-UT-CH6M27 and DL-AC-FLEX2-UT-CH6M27-L11
assembled with (-LEC) and (-DEC)
mounted on DL-AC-FLEX2-UT-MCMADJ



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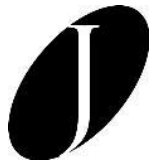
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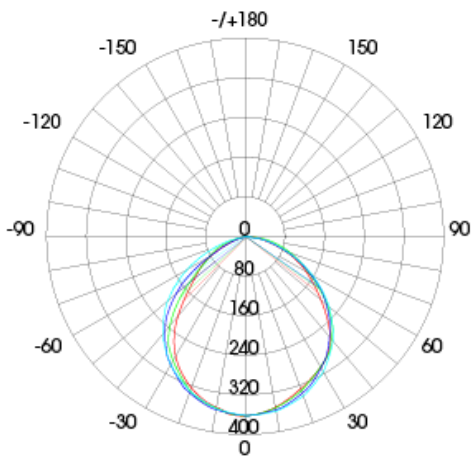
DL-AC-FLEX2-UT

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DRIVERLESS FLEXIBLE LINEAR STRIP
ULTRA-HIGH OUTPUT

Type	G-2
Project	
Catalog No.	

PHOTOMETRIC DATA

3000K PHOTOMETRIC AND TM30-15

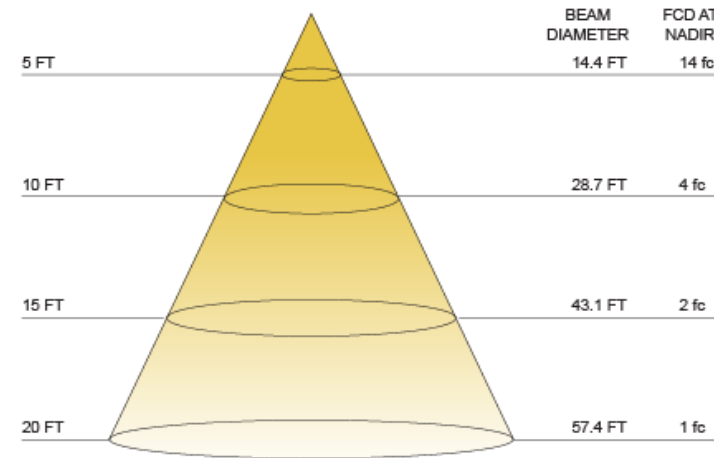


AVERAGE BEAM ANGLE(50%):103.9 DEG

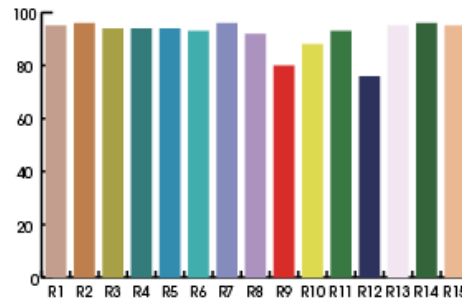
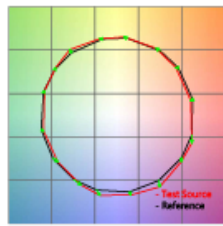
- C0/180,96.8deg
- C30/210,102.0deg
- C60/240,106.4deg
- C90/270,110.2deg

CRI (Re) (R1-R15)

R1	95	R6	93	R11	93
R2	96	R7	96	R12	76
R3	94	R8	92	R13	95
R4	94	R9	80	R14	96
R5	94	R10	88	R15	95



TM-30-15



IES FILES

UT SERIES 5.5 W/Ft

- DL-AC-FLEX2-UT-2790
- DL-AC-FLEX2-UT-3090
- DL-AC-FLEX2-UT-3590
- DL-AC-FLEX2-UT-4090
- DL-AC-FLEX2-UT-5090

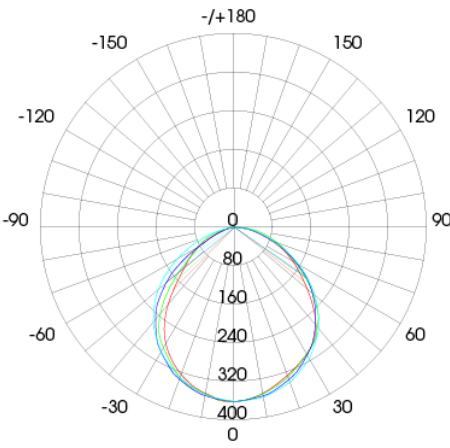
HO SERIES 4.5 W/Ft

- DL-AC-FLEX2-HO-2790
- DL-AC-FLEX2-HO-3090
- DL-AC-FLEX2-HO-3590
- DL-AC-FLEX2-HO-4090
- DL-AC-FLEX2-HO-5090

ST SERIES 3.5 W/Ft

- DL-AC-FLEX2-ST-2790
- DL-AC-FLEX2-ST-3090
- DL-AC-FLEX2-ST-3590
- DL-AC-FLEX2-ST-4090
- DL-AC-FLEX2-ST-5090

3500K PHOTOMETRIC AND TM30-15



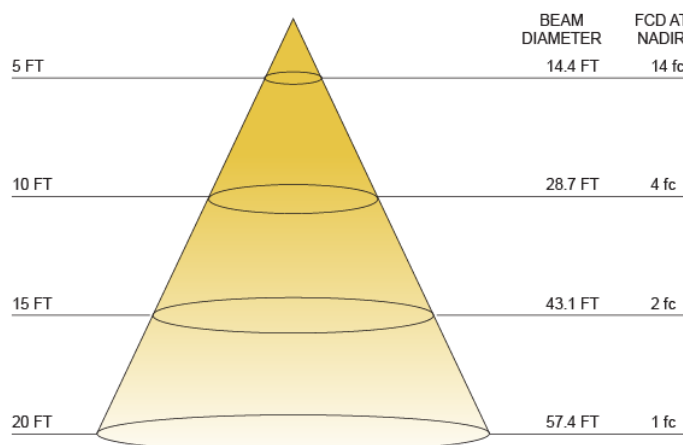
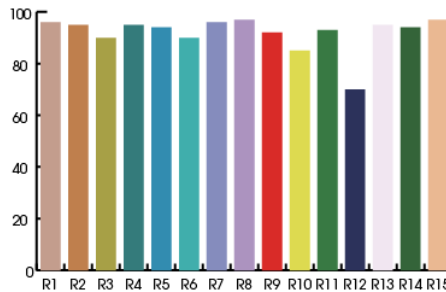
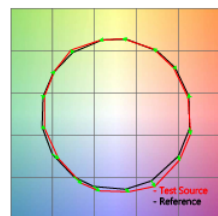
AVERAGE BEAM ANGLE(50%):103.9 DEG

- C0/180,96.8deg
- C30/210,102.0deg
- C60/240,106.4deg
- C90/270,110.2deg

CRI (Re) (R1-R15)

R1	96	R6	90	R11	93
R2	95	R7	96	R12	70
R3	90	R8	97	R13	95
R4	95	R9	92	R14	94
R5	94	R10	85	R15	97

TM-30-15



COMPATIBLE DIMMERS*

Manufacturer: Lutron

SKYLAR SERIES

- SELV-300P 300W 50 Ft Max
- SELV-600P 600W 100 Ft Max

DIVA SERIES

- DVELV-300P 300W 50 Ft Max
- DVELV-600P 600W 100 Ft Max

NOVA T SERIES

- NTELV-300P 300W 50 Ft Max
- NTELV-600P 600W 100 Ft Max

NOTE: All available dimmers have not been tested with INFINA® and there may be several factors during installation that can affect performance. Prior testing of your exact application of INFINA® and your designated dimmer is highly recommended. For dimmers that are not listed, please contact factory.



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DL-AC-FLEX2-UT

INFINA® AC LED FLEXIBLE LINEAR
DRIVERLESS FLEXIBLE LINEAR STRIP
ULTRA-HIGH OUTPUT

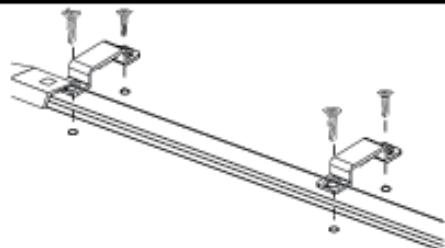
Type	G-2
Project	
Catalog No.	

CAUTION

 DO NOT BEND ON HORIZONTAL PLANE	 DO NOT BEND 90°	 DO NOT TWIST	 DO NOT HANG	 DO NOT SUSPEND
 DO NOT INSTALL INSIDE BUILDING STRUCTURES	 DO NOT FOLD OR OVERLAP	 DO NOT CUT LED STRIP OR CONNECTING CABLE	 DO NOT PUNCTURE LED STRIP	 DO NOT STEP ON OR PUT OBJECTS ON TOP
 DO NOT COVER	 DO NOT PAINT OVER ANY PARTS	 DO NOT USE THIRD PARTY FASTENERS	 DO NOT USE ADHESIVE FOR INSTALLATION	 DO NOT POWER ON WHEN STRIP LIGHT IS IN A SPOOL

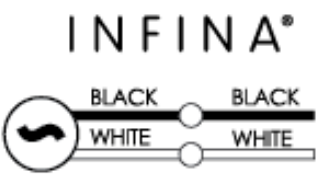
All electrical connections must be in accordance with local codes, ordinances and the National Electric Code

HARDWIRE



FOR HARDWIRE APPLICATIONS, A PROVIDED HW CLIP MUST BE INSTALLED AT THE BEGINNING AND END OF EACH SECTION

HARDWIRE CONNECTION WIRING

	INCORRECT BRANCH CIRCUIT CONNECTION WILL VOID THE WARRANTY OF THE PRODUCT
---	--

OUTDOOR

MAKE SURE ALL CONNECTIONS ARE SEALED AND WATER TIGHT

- CONNECTS TO GFCI CIRCUITS ONLY
- DO NOT SUBMERGE IN LIQUID OR IN AREAS WHERE WATER WILL PUDDLE
- DO NOT INSTALL NEAR AREAS WITH EXPOSURE TO SALT WATER OR CHLORINATED WATER

		
---	---	---

NOTE: Avoid installing at locations with prolonged exposure to direct sunlight to prevent extended heat buildup and to prevent irreversible damages to the LED.

WARRANTY IS VOID IF ANY OF THE ABOVE ARE VIOLATED

A 5 YEAR LIMITED WARRANTY for applications that necessitate up to 16 consecutive operational hours per 24 hour period.
A 2 YEAR LIMITED WARRANTY for applications that necessitate more than 16 consecutive operational hours per 24 hour period.



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Project		Catalog #		Type	G-3
Prepared by		Notes		Date	



Lumière

Cambria 213

LED / Halogen
Accent / Flood

Typical Applications

- Hospitality • Commercial Landscape • Outdoor Area/Site • Residential
- Architectural

Interactive Menu

- Order Information [page 2](#)
- Cambria 213 MR16 Halogen Photometry Data [page 3](#)
- Cambria 213 LED Photometry Data [page 4](#)
- Product Warranty

Product Certification



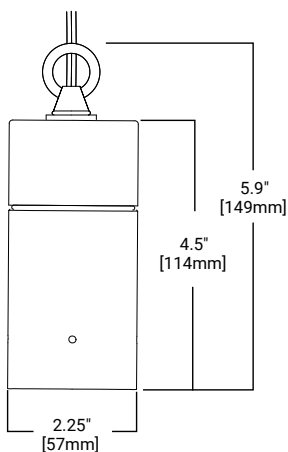
Product Features



Top Product Features

- Integral hanging ring
- Precision-machined aluminum, brass, bronze, copper or stainless steel
- Standard with 24" leads
- Siphon Protection System (S.P.S.)
- Holds up to three optical accessories
- Three-year warranty

Dimensions



TECHNICAL DATA
8W LED, L70/60,000 hours at 25°C
Low Voltage: 50W Halogen MR16

Order Information

G-3

SAMPLE ORDER NUMBER: 213-8LED2710-12-CS

Series	Source (for LED, select from each column and combine)	Voltage	Finish
Series (for LED, select from each column and combine)	Source (for LED, select from each column and combine)	Voltage	Finish
213=LED or MR16 Cambria Hanging Downlight	50MR16=50W max. Halogen MR16, GU5.3 Base	12=12V	Painted BK=Black BZ=Bronze CS=City Silver VE=Verde WT=White Premium Finish NBR=Natural Brass NCP=Natural Copper NBZ=Natural Bronze* NSS=Natural Stainless Steel
	8LED=8W LED 27=2700K 30=3000K 40=4000K* 10=10° Spot 25=25° Narrow 36=36° Wide		
	5LED=5W LED AM=Amber (585-595nm)* 25=25° Narrow		
Notes	Notes * Not Title 20 compliant.	Notes	Notes * For natural bronze ROHS material consult factory.

Optical Accessories - Order Separately

Filters (2.00" Diameter)	Optical Lenses (2.00" Diameter)	Optical Louvers (2.00" Diameter)
F71=Peach Dichroic F72=Amber Dichroic F73=Green Dichroic F74=Medium Blue F75=Yellow Dichroic F76=Red Dichroic F77=Dark Blue Dichroic F78=Light Blue Dichroic F79=Neutral Density Dichroic F80=Magenta Dichroic F22=Red Color F33=Blue Color F44=Green Color F55=Yellow Color F66=Mercury Vapor	LSL=Linear Spread Lens (elongates standard beam spread) DIF=Diffused lens (provides even illumination) OSL=Overall Spread Lens (increases standard beam spread)	LVR=45° Hex Cell Louver (reduces glare)
Notes	Notes	Notes

Product Specifications

Material

- Housing and hood are precision-machined from corrosion-resistant billet stock 6061-T6 aluminum, C360 brass, C932 bronze*, C110 copper or 303/304 stainless steel
- Mounting ring is die-cast zinc with brass mounting collar, both finished to match housing and hood

Finish

- Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS* compliant chemical film undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment
- A variety of standard colors are available. Brass, Bronze*, Copper or Stainless Steel Fixtures constructed from brass, bronze*, copper or stainless steel are left unpainted to reveal the natural beauty of the material. Brass, bronze* and copper will patina naturally over time

Hood

- Hood is removable for easy relamping and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects

Gasket

- Housing and hood are sealed with a high temperature silicone o-ring gasket to prevent water intrusion

Lens

- Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock

Socket

- Ceramic socket with 250° C Teflon® coated lead wires and GU5.3 bi-pin base

Electrical

- Remote 12V transformer required (not included)
- Initial power draw on LED equipped fixtures is 12 watts
- When sizing transformer use 12 watts per LED fixture
- Nominal power draw after start up is 8 watts
- LEDs are more voltage sensitive than standard halogen MR16 lamps
- The LED module is designed to operate within the range 12V +/- 1.2V. Any less or more voltage can cause premature failures

Lamp

- Halogen lamp not included
- SORAA LED modules are included
- Available in three color temperatures (2700, 3000 and 4000) or Amber (585-595nm)
- Three distributions (spot, narrow, and flood)
- Both color temperature and distribution must be specified when ordering. Soraa lamp compatible (8W Max)

Compliance

- Tested to IESNA LM-79 and LM-80

Warranty

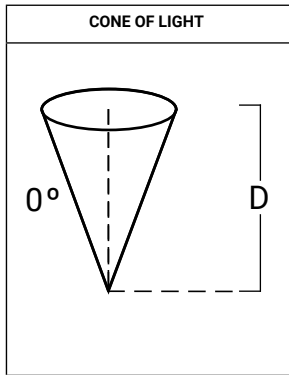
- Lumière warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers and lamps carry the original manufacturer's warranty.

*For natural bronze ROHS material consult factory.

Cambria 213 MR16 Halogen Photometry Data

[View IES files](#)

G-3



Horizontal Illuminance on Surface - Cambria 213 Standard Recessed Hood - 50W MR16

Filename	213-50MR16-12-BK-NSP.ies	
Lamp	50W MR16 NSP	
CBCP	11,000	
Distance	FC	Beam Diameter
2'	2550	1'6"
4'	638	1'0"
6'	283	1'6"
8'	159	2'0"
10'	102	3'0"
15'	45	4'0"

Filename	213-50MR16-12-BK-NFL.ies	
Lamp	50W MR16 NFL	
CBCP	3,200	
Distance	FC	Beam Diameter
2'	725	1'0"
4'	181	2'6"
6'	81	4'0"
8'	45	5'0"
10'	29	6'6"
15'	13	10'0"

CCT MULTIPLIER TABLE

LAMP WATTAGE	MULTIPLIER
20W	0.32
35W	0.57

Filename	213-50MR16-12-BK-FL.ies	
Lamp	50W MR16 FL	
CBCP	2,000	
Distance	FC	Beam Diameter
2'	431	1'6"
4'	106	3'0"
6'	48	5'0"
8'	27	6'6"
10'	17	8'0"
15'	7	12'0"

Filename	213-50MR16-12-BK-WFL.ies	
Lamp	50W MR16 WFL	
CBCP	1,200	
Distance	FC	Beam Diameter
2'	269	2'0"
4'	67	4'6"
6'	30	7'6"
8'	17	9'0"
10'	11	11'6"
15'	5	17'0"

NOTES AND FORMULAS

- Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
- Footcandle values are initial. Apply appropriate light loss factors where necessary.
- Bare lamp data shown. Consult lamp manufacturers to obtain detailed specifications for their lamps.

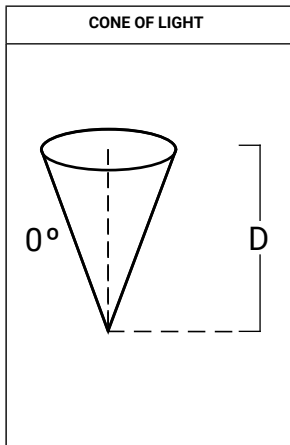
Cambria 213 LED Photometry Data

LED Lumen and CBCP Table - 3000K
8W LED

 View IES files

		Flush Hood			Regressed Hood (Black)			Regressed Hood (Silver)		
		CBCP	LUMENS	LPW	CBCP	LUMENS	LPW	CBCP	LUMENS	LPW
10	BASE	7758	456	57	7188	387	48.4	6554	385	51.4
	+DIFF	1278	372	46.5	1256	286	35.7	1206	303	40.3
	+LSL	1700	402	50.3	1685	328	41	1557	328	43.7
	+LVR	6837	315	39.9	6276	305	38.2	6010	292	38.9
	+OSL	1700	402	50.3	1685	328	41	1557	328	43.7
25	BASE	3454	536	68.7	3285	480	60.8	3026	465	63.6
	+DIFF	977	435	55.7	936	344	43.5	924	361	46.3
	+LSL	1021	482	61.8	999	406	51.4	923	401	54.1
	+LVR	1864	492	63.1	1815	443	56.1	1705	438	57.6
	+OSL	1864	492	63.1	1815	443	56.1	1705	438	57.6
36	BASE	1469	525	68.2	683	339	43.5	1444	474	60.8
	+DIFF	696	432	56.1	616	392	50.3	645	345	44.8
	+LSL	624	476	61.9	1279	324	41.5	622	408	53.6
	+LVR	1322	344	44.7	1197	434	56.3	1242	323	42.5
	+OSL	624	476	61.9	1279	324	41.5	622	408	53.6

Horizontal Illuminance on Surface - Cambria 213 Standard Recessed Hood - 3000K



Filename: 213-SS-8LED3010-12-BK.ies			
Test No.: P349410			
Distance	FC	Beam Diameter	
2'	1797.1	0.4	
4'	449.3	0.8	
6'	199.7	1.2	
8'	112.3	1.6	
10'	71.9	2	
15'	31.9	3.2	
20'	18	4.2	
30'	8	6.4	
40'	4.5	8.4	

Filename: 213-SS-8LED3025-12-BK.ies			
Test No.: P349670			
Distance	FC	Beam Diameter	
2'	821.4	0.6	
4'	205.3	1.2	
6'	91.3	1.8	
8'	51.3	2.4	
10'	32.9	3	
15'	14.6	4.6	
20'	8.2	6	
30'	3.7	9.2	
40'	2.1	12.2	

Filename: 213-SS-8LED3036-12-BK.ies			
Test No.: P349580			
Distance	FC	Beam Diameter	
2'	361.1	1	
4'	90.3	2.2	
6'	40.1	3.4	
8'	22.6	4.6	
10'	14.4	5.8	
15'	6.4	8.6	
20'	3.6	11.6	
30'	1.6	17.4	
40'	0.9	23.2	

CCT MULTIPLIER TABLE

CCT (K) / COLOR	MULTIPLIER
2700K	1.04
3000K	1.00
4000K	0.78

Note: Multiplier can be used to calculate center beam candle power (CBCP), Lumens and footcandle (FC) values.

TECHNICAL INFORMATION

1. Dimming is dependant on remote transformer compatibility with LED module. Please see compatibility matrix for dimmer switch and transformer selection.
2. When using a magnetic dimmer switch there are two recommended LED compatible 120V magnetic dimming switches: Lutron Ariadni AVLV-600P and Lutron Diva DVLV-600P
3. IMPORTANT: When sizing transformer use 12 watts per LED fixture. Nominal power draw after start up is 8 watts. Any less or more voltage can cause premature failures.

UAR-20974

Arizona 2 Light Column

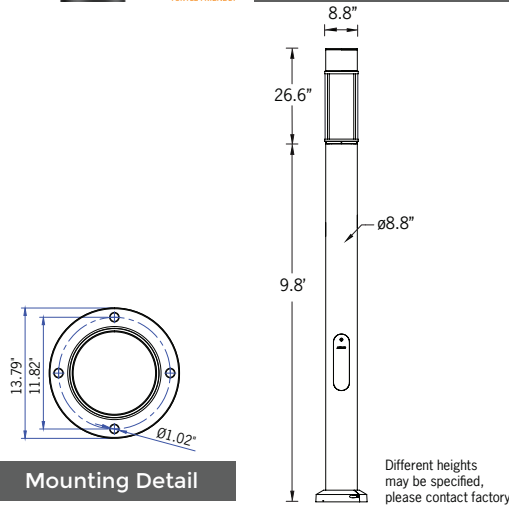


37w LED
3519 Lumens

IP65
Suitable for wet locations

IK08
Impact Resistant [Vandal Resistant]

Weight 76.7 lbs



Construction

Aluminum

Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUG Rating

B1 - U3 - G1

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

High Impact Acrylic Lens

Manufactured with Ultra High Impact, Naturally UV Stabilized Injection Molded Acrylic.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Streamlined lighting column. Clean-lined, smooth round decorative ambient lighting column with opal lateral diffuser.

Complementing the Arizona family of outdoor floodlight columns and wall mounted sconces, is the Arizona 1. The Arizona 1 is a 6" diameter column and incorporates precision optics that provides a type V distribution housed within a ultra high impact clear acrylic lens. This modern aesthetic design can be specified with different wattages if necessary to provide the perfect lighting solution and can be used to light areas, such as campuses, parks, recreational areas and public spaces.

This luminaire is provided with an integral driver housed within a waterproof electrical compartment secured inside the pole. The luminaire is pre-wired with power cord to the handhole to simplify installation. The Arizona is available with two different LED packages, namely COB (See UAR-20973) which is available with a very wide type V distribution and the HP LED version (see UAR-20974) for Type II, III & IV light distributions. Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and life time 50,000 Hours.

Reduced wattages can be provided to provide Title 24 compliance .

For non standard fixture variations, as well as specific perforated reflector requirements and decorative house side shields, please contact the factory.

This product is provided complete with anchor bolts and laser cut steel bolt template.

For alternate root mount installation, please specify.

Additional Options (Consult Factory For Pricing)



A90991
Zhaga Book 18



A90891
NEMA 7



A91591
Power Plug



A91291
Speaker



A91091
WiFi



A91691-L2
Motion Sensor
(Up to 10ft)



A91691-L7
Motion Sensor
(Up to 40ft)



A91191
Camera



A91491
Electric Vehicle Charger



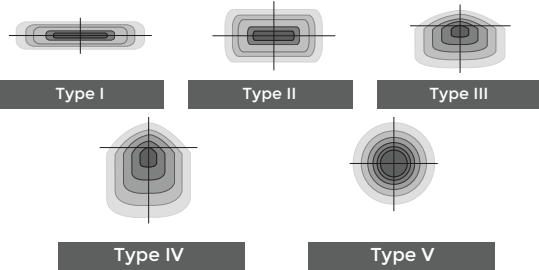
A91991
EO Hub



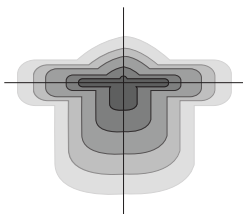
A91391
Intercom

microVOS TECHNOLOGY

Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



HYBRID
TYPE I & TYPE IV

UAR-20974

Arizona 2 Light Column



PROJECT	<input type="text"/>	DATE	<input type="text"/>
QUANTITY	<input type="text"/>	TYPE	<input type="text"/>
		NOTE	<input type="text"/>

ORDERING EXAMPLE || UAR - 20974 - 37w LED - T2 - W30 - 02 - 120/277v

UAR-20974	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
	37w LED 3519 Lumens	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution T5 - Type V Distribution	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

ADDITIONAL OPTIONS

DIM - 0-10v Dimming

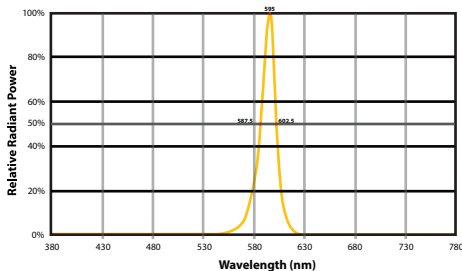
- NAT - Natatorium Rated
- GFCI - GFCI Box
- HSS - House Side Shield
- AMB - Turtle Friendly Amber LED
- HGT - Custom Height (Specify)
- A90991-U - Zhaga Book 18 Mounted On Top of Fixture

- A90991-D - Zhaga Book 18 Mounted Below Fixture
- A90891 - NEMA 7
- A91591 - Round Power Plug
- A91291 - Speaker
- A91091 - WiFi
- A91691-L2 - Motion Sensor (Up to 10ft)
- A91691-L7 - Motion Sensor (Up to 40ft)

- A91191 - Camera
- A91491 - Electric Vehicle Charger
- A91991 - EO Hub
- A91391 - Intercom

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT

AMB Spectral Diagram



Narrow-Spectrum Amber LEDs

Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.



LIGHCONNECT IoT Ready Arizona

This luminaire is available with NEMA 7 or Zhaga Book 18 sockets for connection to intelligent lighting control systems.





Arizona 1

• UAR-21012-28w-1826lm



Arizona 2

• UAR-20973-39w-3657lm
• UAR-20974-37w-3697lm



Arizona 3

• UAR-20991-50w-4396 lm



Arizona 3

• UAR-20992-85w-9243lm
• UAR-20993-115w-12795lm



Arizona 4

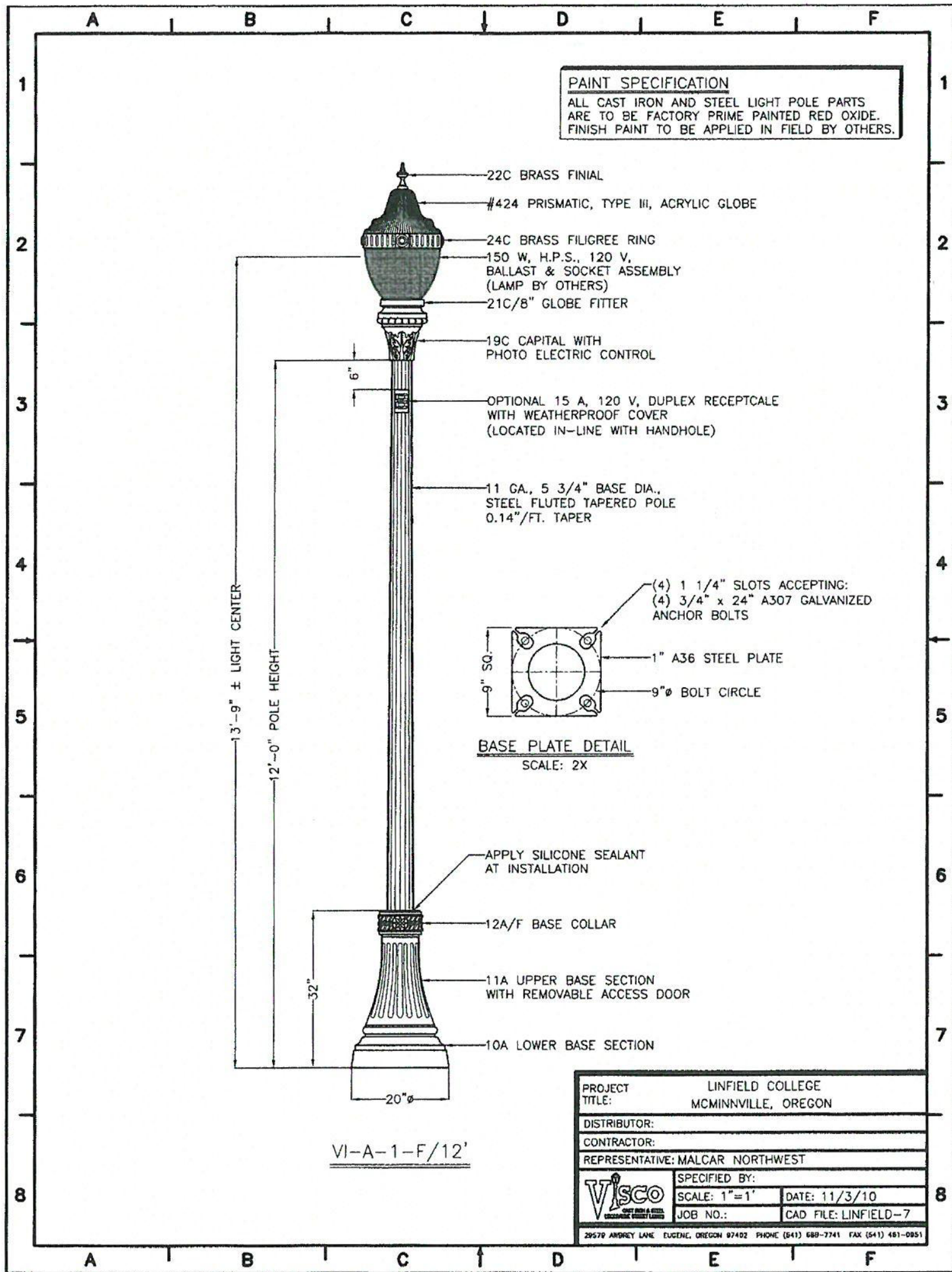
• UAR-21041-28w-1826lm



Arizona 5

• UAR-21051-39w-3657lm
• UAR-21052-37w-3519lm

Attachment A



Scarborough

Product Data Sheet



Scarborough is welcoming and comfortable in two versions. The horizontal strap seat is clean and simple. The woven seat suggests the familiar strapping fabric of patio furniture. The patented design is assembled as a warp and weft construction of pre-formed parts. The backless Scarborough bench can be used from either side and is ideal for narrow spaces. Litter receptacles with strap or square bar vertical panels are nicely scaled to the bench and the human form. Scarborough transcends categories. It is remarkably durable not only in the way it wears but in the way it remains current over time.

Bench

- Woven and horizontal strap seat styles may be specified for backed or backless benches.
- Backed benches are offered in 24", 48", 72", or 96" lengths.
- Backless benches are offered in 48", 72", or 96" lengths.
- Center arm may be specified on backed benches in 72" or 96" lengths.
- Bench in 96" length available with two intermediate arms.
- The bench comes standard with a freestanding/surface mount.

	Style	Depth	Width	Height	Product Weight
	96" with two intermediate arms	28"	97"	34"	Strap: 234 lb Weave: 211 lb
	72" with center arm	28"	73"	34"	Strap: 186 lb Weave: 169 lb
	48"	28"	49"	34"	Strap: 132 lb Weave: 126 lb
	24"	28"	22"	34"	Strap: 89 lb Weave: 86 lb
	Backless 96"	26"	97"	28"	Strap: 150 lb Weave: 136 lb
	Backless 72"	26"	73"	28"	Strap: 125 lb Weave: 114 lb
	Backless 48"	26"	49"	28"	Strap: 97 lb Weave: 93 lb

Scarborough






landscapeforms®

Product Data Sheet



Litter Receptacles

- Scarborough™ receptacles are durably constructed of metal side panels and a spun metal top to meet the demands of active public spaces.
- Choose from vertical strap or square bar side panels.
- Top- or side-opening receptacles may be specified.
- The receptacle lid lifts up and swings to the side for easy litter removal.
- Litter can be specified as a single or dual use receptacle.
 - For single use, select one opening style and signage (optional)
 - For dual use select two opening styles and signage. Dual purpose units come with divider installed in liner.
- An optional keyed lock may be added for security, and an optional ash pan may be specified for the side-opening receptacle.
- The 30-gallon polyethylene liner coordinates with specified powdercoat color.
- Receptacles are standard with a freestanding/surface mount option.
- Metal support legs are 1" x 1" square.
- Vertical metal straps 1-1/2" x 3/16".
- Vertical metal bars are 3/8" square.
- Straps and bars are welded to metal bands.
- Tubular steel collar is 1-1/4" dia., 0.120" wall thickness.
- Tops are formed of spun metal.
- Pop-up rod is stainless steel.

	Style	Diameter	Height	Product Weight
	Top-Opening	25"	33"	Bar: 72 lb Strap: 77 lb
	Side-Opening	25"	41"	Bar: 75 lb Strap: 81 lb
	Strap details	-	-	-
	Square bar details	-	-	-
	Ash pan	-	-	-

Finishes

- Metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart.

To Specify

- Bench: Specify backed or backless, bench length, horizontal strap or woven seat style, with or without center/intermediate arm, and powder coat color. Bench comes standard with a freestanding/surface mount.
- Litter receptacle: Select top or side opening, vertical strap or square bar side panel, and powdercoat color. If certain color is specified select standard color for liner (see Materials for offerings). Select single or dual use and optional signage.
- Other options: keyed lock; ash pan on side-opening units.

Designed by Arno Yurk, AIA, IDSA

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Bola Bike Rack

Product Data Sheet



An artful solution for bicycle storage and security that meets Association of Pedestrian and Bicycle and Professionals (APBP) recommendations. Bola's understated design doesn't conflict with other site elements. An artful solution for bicycle storage and security that meets Association of Pedestrian and Bicycle and Professionals (APBP) recommendations. Bola's understated design doesn't conflict with other site elements.

Bike Rack


- Capacity: 2 bikes
- Bike racks made of 1.5" o.d., .120" wall stainless steel tubing, with a #4 satin electropolish finish on bare stainless steel.
- Bola is also available in powdercoated steel.
- Bola must be embedded.
- Bola can secure two bicycles parked parallel to the rack.
- The bicycles can be headed in opposite directions, or in the same direction. The rack provides two-point contact to prevent the bicycle from tipping over.
- A standard D-shaped bike lock can secure both a wheel and the frame.

Finishes

- All metal parts are finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart.

To Specify

- Select bike rack style. Specify powdercoat color or stainless steel.

Style	Depth	Width	Height	Weight
	1.5"	28.25"	32"	13 lbs

Designed by Brian Kane, IDSA

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LINE

Product Data Sheet



The timeless, minimalist form of L I N E landscape panels, designed by Shane Coen and Coen + Partners, defines the landscape within and around its boundaries. L I N E panels delineate space, provide enclosure, and give landscape architects a new medium with which to express their unique visions. L I N E takes the hassle out of creating custom boundary elements. L I N E's flexibility supports custom patterns and sizes to reflect a landscape architect's unique design.

General Specifications

- L I N E is available as standard in 8 panel types
- All panels are constructed of extruded and fabricated aluminum
- All panel types are available with a matching gate option
- Gate hardware (hinges, handle mechanism) are included with an order; bespoke hardware may be specified as a custom
- All panel types are available in 4' and 6' panel heights
- Posts are spaced at 6' intervals for 4' height panels, and at 4' intervals for 6' height panels as standard; modified post spacing is available to accommodate a specific site plan
- All panel types are available surface mounted or embedded

	Style
	Half Inch Vertical Rod
	Vertical Picket
	Vertical Louver - Angled
	Vertical Louver - Straight
	Half Inch Horizontal Rod
	One Inch Horizontal Slat
	Perforated Panel
	Solid Panel
	Gate option available for all panel types

Product Data Sheet



Finishes

- All metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.

Visit landscapeforms.com for standard color chart.

To Specify

- Select panel type
- Select panel height
- Select length in feet (total linear feet of paneling needed)
- Select total number of gates needed
- Select powdercoat color(s)

Designed by Shane Coen

Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.
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SRG PARTNERSHIP, INC
621 SW COLUMBIA STREET
PORTLAND, OR 97201
503 222 1917
SRGPARTNERSHIP.COM

SRG



SCIENCE BUILDING ADDITION

LINFIELD UNIVERSITY

**356 W LINFIELD AVE
MCMINNVILLE, OR 97218**



LANDSCAPE DESIGN REVIEW
3/24/2021

219036

PROJECT DRAWING LIST

GENERAL

G001 PROJECT DIRECTORY, VICINITY MAP, MASTER DRAWING INDEX

LANDSCAPE

L101 MATERIALS PLAN
 L201 PAVING & JOINTING LAYOUT PLAN
 L202 LIGHTING & SITE FURNISHINGS LAYOUT PLAN
 L300 PLANTING IMAGERY
 L301 GRADING PLAN
 L401 PLANTING PLAN
 L402 PLANTING SCHEDULE
 L501 EXISTING IRRIGATION DEMOLITION PLAN
 L502 OVERALL IRRIGATION PLAN
 L503 IRRIGATION PLAN ENLARGEMENT
 L601 DETAILS
 L602 DETAILS
 L603 DETAILS
 L604 DETAILS

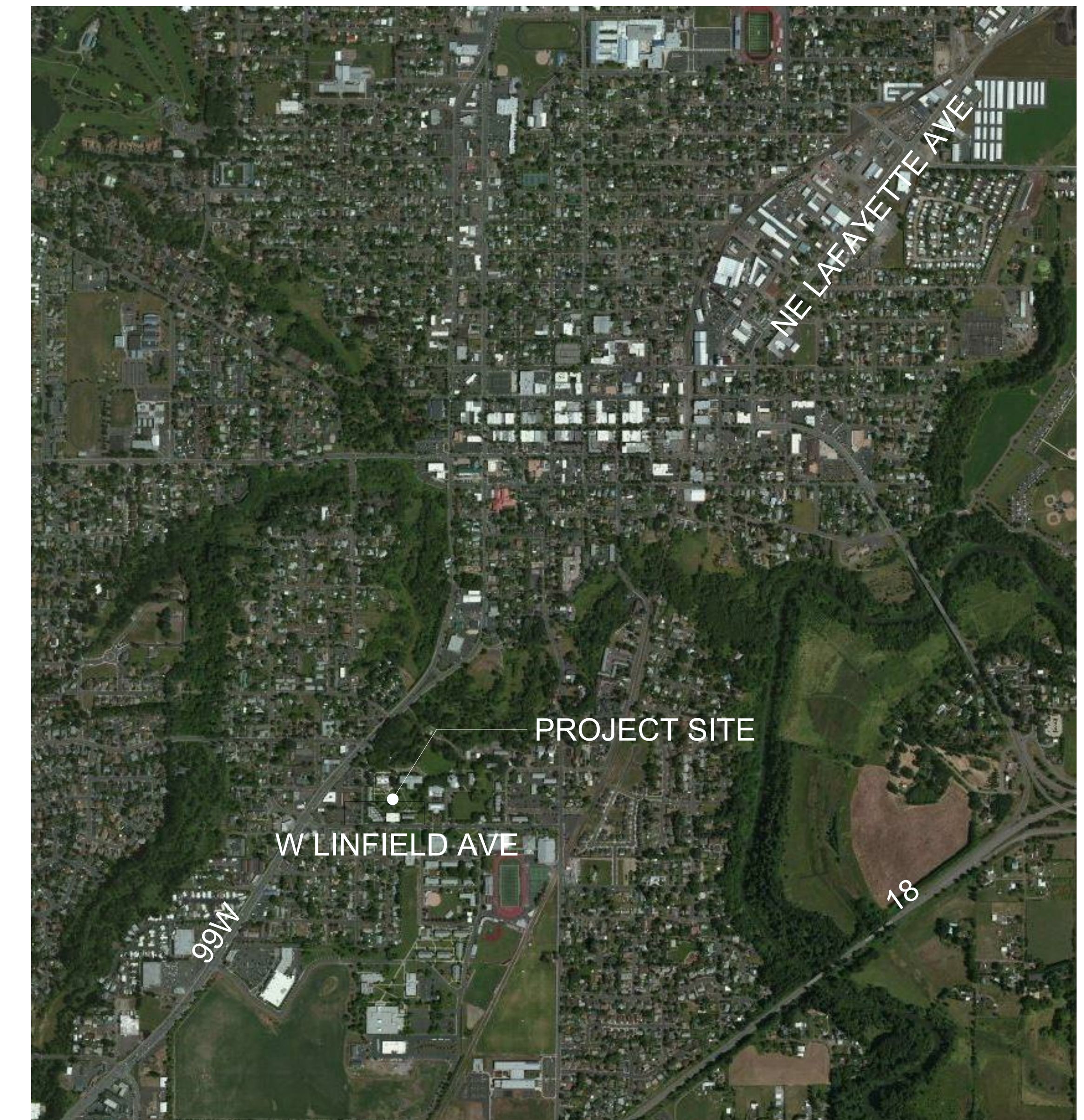
CIVIL

C010 COVER SHEET
 C100 EXISTING CONDITION
 C101 EXISTING CONDITION
 C102 EXISTING CONDITION
 C103 EXISTING CONDITION
 C104 EXISTING CONDITION
 C150 DEMOLITION PLAN

ELECTRICAL

E001 SYMBOLS, LEGENDS AND ABBREVIATIONS - ELECTRICAL
 E002 LIGHTING SCHEDULES
 E009 OVERALL DEMO SITE PLAN - ELECTRICAL
 E010 OVERALL SITE PLAN - ELECTRICAL

VICINITY MAP



PROJECT DIRECTORY

Owner

Linfield University
 900 SE Baker Street
 McMinnville, OR 97218
 v: 503-883-2227
 f: 503-883-2204

Contacts:
 Name: Allison Horn, Facilities
 e: alhorn@linfield.edu

Name: Brian D. Gilbert, Chemistry
 e: bgilber@linfield.edu

Architect

SRG Partnership, Inc.
 621 SW Morrison Street, Suite 200
 Portland, OR 97205
 v: 503-222-1917

Contacts:
 Name: Lisa Petterson
 e: lpetterson@srgpartnership.com

Name: Tim Thor
 e: tthor@srgpartnership.com

Lab Planning

RFD
 3965 5th Avenue, Suite 400
 San Diego, CA 92103
 v: 619-297-0159
 f: 619-294-4901

Contacts:
 Name: Richard Heinz
 e: rnh@rfd.com

Name: John Lewis
 e: jgl@rfd.com

Owner Representative

Brian C. Jackson Architect LLC
 13545 NW Logie Trail Road
 Hillsboro, OR 97124
 v: 503-310-8707

Contact:
 Name: Brian Jackson
 e: brian@bcjarchitect.com

Structural Engineer

KPFF Consulting Engineers
 111 SW 5th Avenue, Suite 2500
 Portland, OR 97204
 v: 503-444-5656
 f: 503-227-3251

Contacts:
 Name: Jerry Abdie
 e: jerry.abdie@kpff.com

Name: Aaron Burkhardt
 e: aaron.burkhardt@kpff.com

Acoustical Engineer

Acoustics By Design
 321 SW 4th Avenue, Suite 700
 Portland, OR 97204
 v: 503-444-5656
 f: 877-603-5781

Contacts:
 Name: Melinda Miller
 e: melinda@acousticsbydesign.com

Name: Mike Raley
 e: mrale@acousticsbydesign.com

Civil Engineer

KPFF Consulting Engineers
 111 SW 5th Avenue, Suite 2500
 Portland, OR 97204
 v: 503-227-3251

Contacts:
 Name: Mark Reuland
 e: mark.reuland@kpff.com

Name: Josh Yun
 e: josh.yun@kpff.com

Mechanical, Electrical, Plumbing Engineer

PAE
 522 SW 5th Avenue
 Portland, OR 97204
 v: 503-226-2921

Contacts:
 Name: Scott Bevan
 e: scott.bevan@pae-engineers.com

Name: Sam J. Nelson
 e: sam.nelson@pae-engineers.com

Cost Estimating

Rider Levett Bucknall
 1120 NW Couch Street, Suite 730
 Portland, OR 97209
 v: 503-226-2730

Contacts:
 Name: Graham Roy
 e: graham.roy@us.rlb.com

Name: Daniel Junge
 e: daniel.junge@us.rlb.com

Landscape Architect

Lango Hansen
 1100 NW Glisan Street, Suite 3B
 Portland, OR 97209
 v: 503-295-2437

Contacts:
 Name: Jane Hansen
 e: jane@langohansen.com

Name: Kurt Martig
 e: kurtm@langohansen.com

Audio-Visual

Acoustics By Design
 321 SW 4th Avenue, Suite 700
 Portland, OR 97204
 v: 503-444-5656
 f: 877-603-5781

Contact:
 Name: Erik J Geiger
 e: egeiger@abdengineering.com

SRG

SRG PARTNERSHIP, INC

621 SW COLUMBIA STREET
 PORTLAND, OR 97201
 503 222 1917

SRGPARTNERSHIP.COM

SCIENCE BUILDING ADDITION
 LINFIELD UNIVERSITY
 356 W LINFIELD AVE
 McMinnville, OR 97218



GMP DOCUMENTS

Drawing Title
 PROJECT DIRECTORY,
 VICINITY MAP, MASTER
 DRAWING INDEX

Drawing scales indicated
 apply to 30" x 42" drawing
 sheets. Scale may not be
 accurate if drawing plots are
 less than this size.

Revisions
 Number Description Date

Drawn by
 TAT

Checked by
 TAT

Date
 3/12/2021

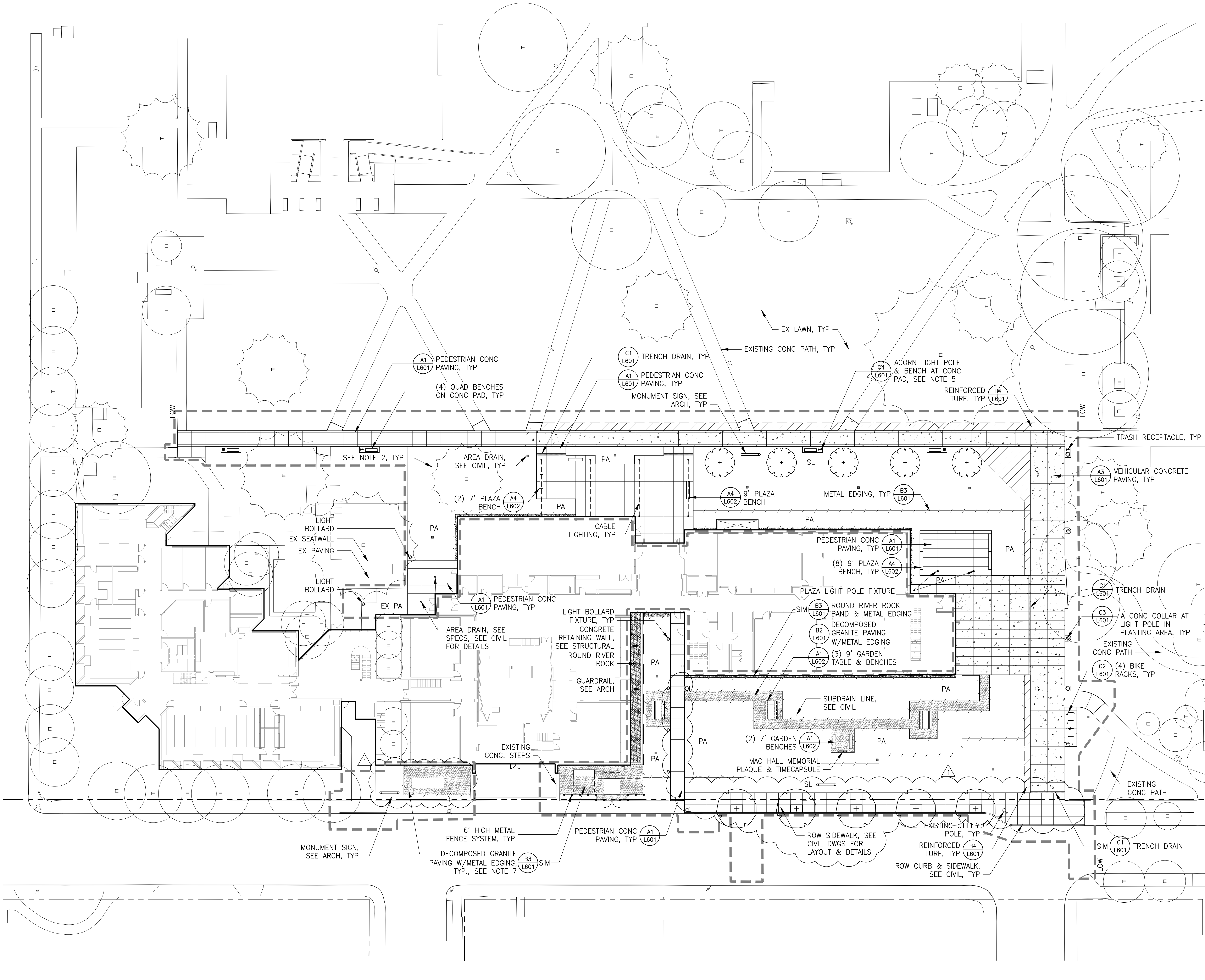
Project No
 219036

Consultant Project No

Drawing No

G001

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LEGEND

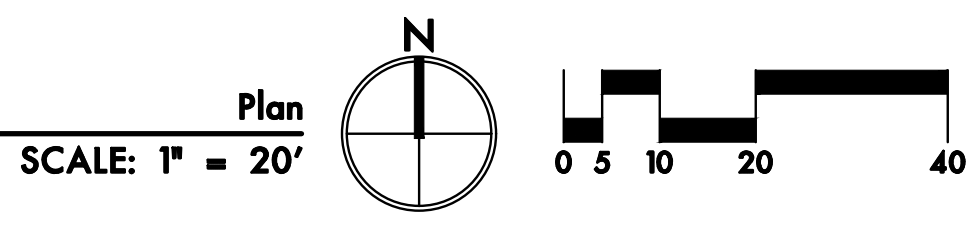
- PROPERTY LINE
- LANDSCAPE LIMIT OF WORK (LOW), SEE NOTE 6
- [Grid Pattern] PEDESTRIAN CONCRETE PAVING
- [Cross-hatch] VEHICULAR CONCRETE PAVING
- [Stippled] DECOMPOSED GRANITE PAVING
- [Diagonal Lines] REINFORCED TURF
- [Dotted] ROUND RIVER ROCK
- AREA DRAIN
- TRENCH DRAIN
- METAL EDGING
- BIKE RACK
- LIGHT BOLLARD
- STRIP LIGHT (AT BENCH)
- QUAD BENCH (W/ BACK)
- PLAZA BENCH
- TABLE & BENCHES W/STRIP LIGHTS
- CABLE LIGHTING AND POLES
- ACORN LIGHT POLE
- PLAZA LIGHT POLE
- TRASH RECEPTACLE
- (+) DECIDUOUS TREE
- (E) EXISTING DECIDUOUS TREE TO REMAIN
- (E) EXISTING CONIFER TREE TO REMAIN

- NOTES:**
- THIS PLAN IS BASED ON A SURVEY BY NEWBERG SURVEYING DATED APRIL-MAY 2017. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
 - PROTECT ALL TREES AND VEGETATION INDICATED TO REMAIN WITHIN CONSTRUCTION ZONE, AND SURROUND WITH TEMPORARY FENCING. FENCING SHALL BE INSTALLED PRIOR TO BEGINNING CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION, AND SHALL ONLY BE MOVED PER ARCHITECTS' EXPLICIT INSTRUCTION. AT EXISTING GIANT REDWOOD TREE NORTH OF GRAFF HALL, PROTECTION FENCING SHALL BE PLACED AT A 20' RADIUS FROM TREE TRUNK.
 - SITE LIGHTING: SEE ELECTRICAL DWGS.
 - SEE CIVIL DRAWINGS FOR EXTENTS OF NEW PAVING ALONG SIDEWALK AT WEST LINFIELD AVENUE.
 - BANNER ARMS AT ACORN LIGHT POLES ALONG PATHWAYS ARE TO BE INSTALLED SO THAT THEY ARE PERPENDICULAR TO WALKWAY.
 - LIMIT OF WORK LINE SHOWN INDICATES MAJORITY OF LANDSCAPE AND HARDSCAPE WORK. HOWEVER THERE IS IRRIGATION WORK REQUIRED IN QUAD BEYOND LIMIT OF WORK LINE SHOWN. SEE SHEETS L501 & L502 FOR EXTENTS.
 - METAL EDGING AT FENCE LINES NOT SHOWN FOR CLARITY BUT SHALL FULLY SURROUND AGGREGATE PAVING AT BOTH MECHANICAL EQUIPMENT AREAS.

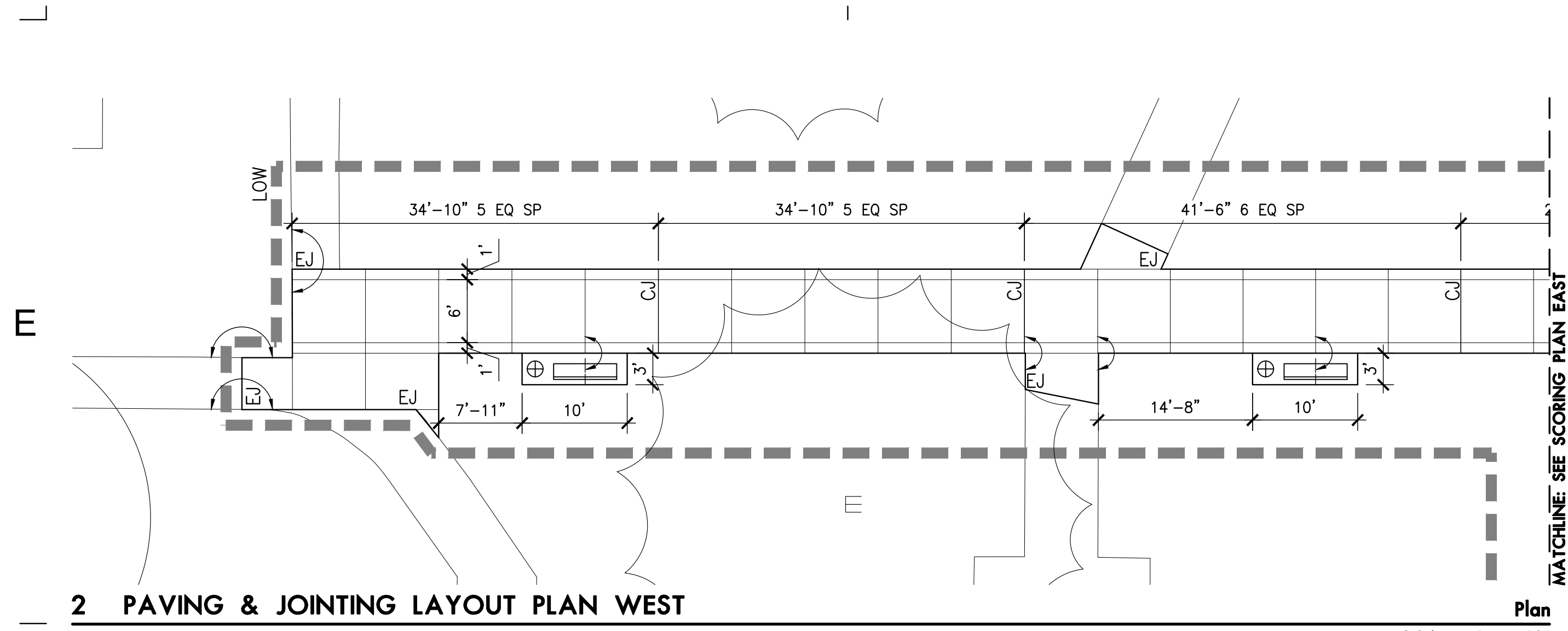
ABBREVIATIONS

ARCH	ARCHITECTURAL
CONC	CONCRETE
DWG	DRAWINGS
ELEC	ELECTRICAL
MECH	MECHANICAL
NIC	NOT IN CONTRACT
PA	PLANTING AREA
ROW	RIGHT OF WAY
SL	SEEDED LAWN
SIM	SIMILAR
SPECS	SPECIFICATIONS
TPF	TEMPORARY TREE PROTECTI
TYP	TYPICAL
W/	WITH

1 MATERIALS PLAN

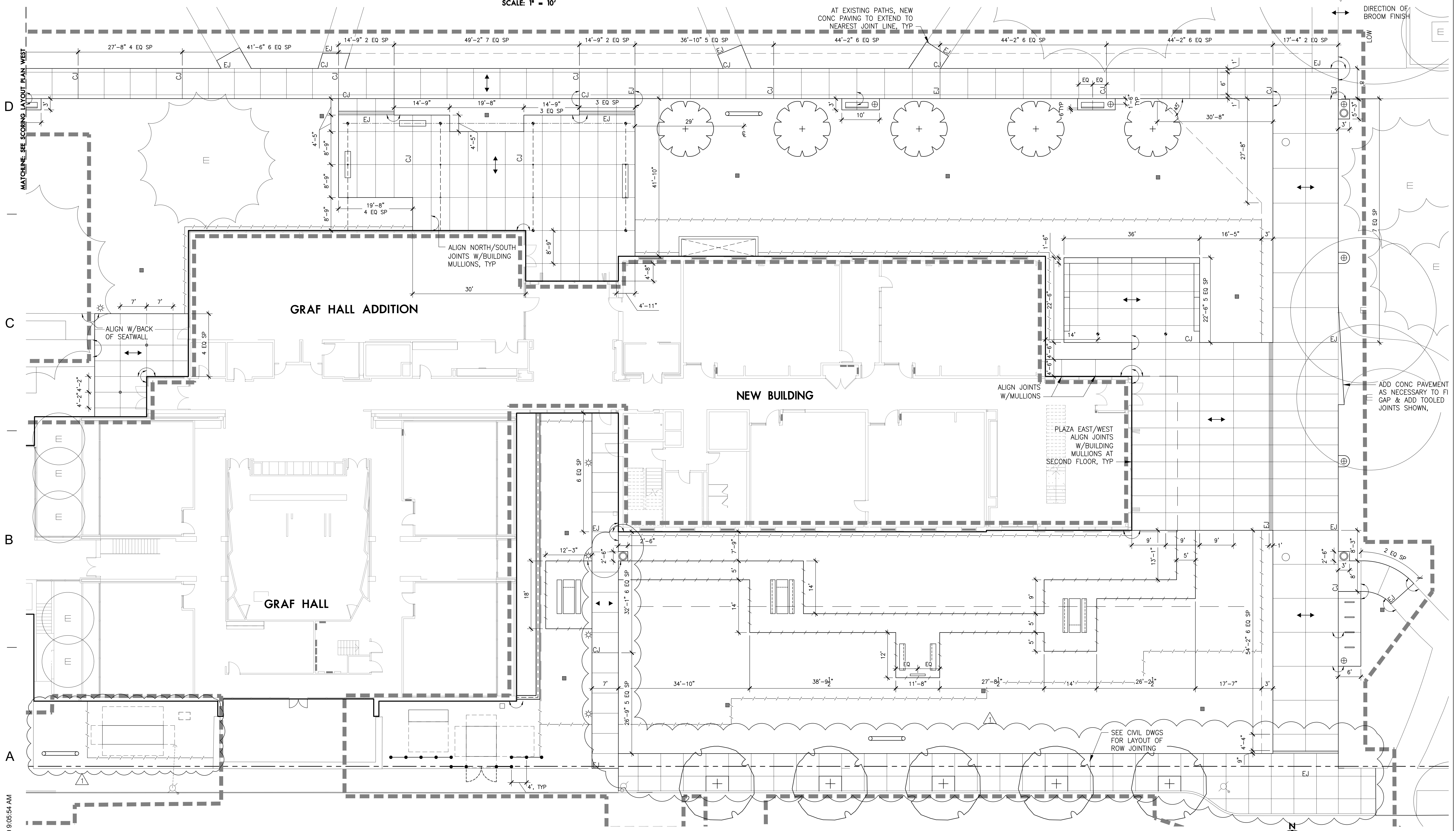


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2 PAVING & JOINTING LAYOUT PLAN WEST

Plan
SCALE: 1" = 10'



1 PAVING & JOINTING LAYOUT PLAN EAST

Plan
SCALE: 1" = 10'

ABBREVIATIONS

ARCH	ARCHITECTURAL
CONC	CONCRETE
CJ	CONSTRUCTION JOINT
DWG	DRAWINGS
EJ	EXPANSION JOINT
EQ	EQUAL
NIC	NOT IN CONTRACT
PA	PLANTING AREA
SL	SEEDED LAWN SPACES
SP	SPECIFICATIONS
SPECS	TYPICAL
TYP	WITH

NOTES:

1. THIS PLAN IS BASED ON A SURVEY BY NEWBERG SURVEYING DATED APRIL-MAY 2017. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT ALL TREES AND VEGETATION INDICATED TO REMAIN WITHIN CONSTRUCTION ZONE AND SURROUND WITH TEMPORARY FENCING. FENCING SHALL BE INSTALLED PRIOR TO BEGINNING CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION, AND SHALL ONLY BE MOVED PER ARCHITECTS' EXPLICIT INSTRUCTION. AT EXISTING GIANT REDWOOD TREE NORTH OF GRAFF HALL, PROTECTION FENCING SHALL BE PLACED AT A 20'

3. RADIUS FROM TREE TRUNK. FOR DIMENSIONS WHERE INCHES ARE NOT GIVEN ASSUME 0 INCHES SUCH THAT 2" EQUALS 2'-0".
4. PAVING DIMENSIONS ARE TO FACE OF BUILDING, FACE OF CURB, OR FACE OF WALL UNLESS OTHERWISE NOTED.
5. INSTALL EXPANSION JOINTS & SEALANT WHERE CONCRETE PAVING ABUTS STRUCTURES SUCH AS SITE WALLS BUILDING EDGES, CONCRETE HEADERS, COLUMNS, & FREESTANDING STRUCTURES.
6. SEE GRADING PLAN FOR LOCATIONS OF CATCH BASINS & AREA DRAINS. SEE CIVIL DRAWINGS FOR UTILITY LOCATIONS.

LEGEND

- LANDSCAPE LIMIT OF WORK (LOW)
- CENTERLINE
- ALIGN
- EXPANSION JOINT
- TOOLED CONTROL JOINT
- CONSTRUCTION JOINT
- ⊕ DECIDUOUS TREE
- ⊖ EXISTING DECIDUOUS TREE TO REMAIN
- ⊖ EXISTING CONIFER TREE TO REMAIN

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SRG PARTNERSHIP, INC
621 SW COLUMBIA STREET
PORTLAND, OR 97201
503 222 1917
SRGPARTNERSHIP.COM

lango.hansen
LANDSCAPE ARCHITECTS
1100 nw glisan #3b
portland or 97209

**SCIENCE BUILDING ADDITION
LINFIELD UNIVERSITY**

356 W LINFIELD AVE
MCMINNVILLE, OR 97218

REGISTERED
408
Jame Hansen
OREGON
11/13/98
LANDSCAPE ARCHITECT

PERMIT DOCUMENTS

Drawing Title
PAVING & JOINTING
LAYOUT PLAN

Drawing scales indicated apply to 30" x 42" drawing sheets. Scale may not be accurate if drawing plots are less than this size.

Revisions	Number	Description	Date
	1	Addendum B	3/25/2021

Drawn by
KLM

Checked by
JH

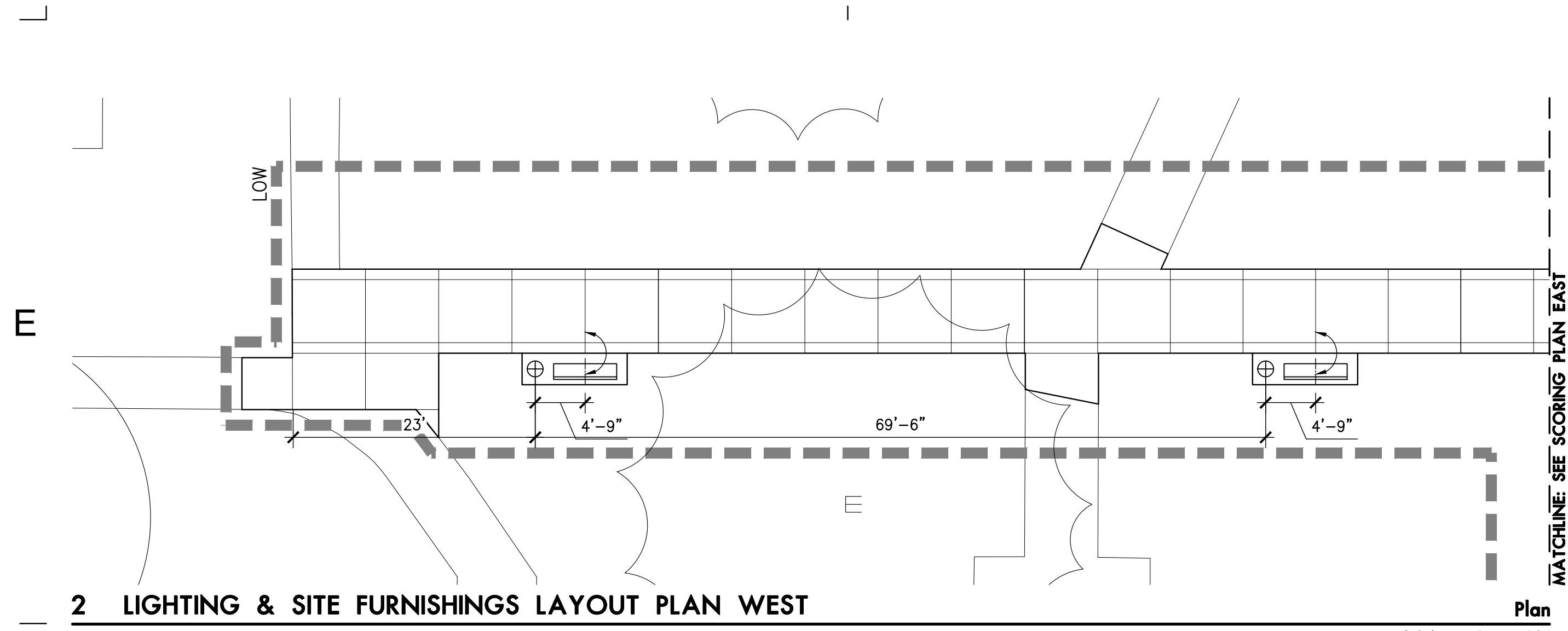
Date
March 12, 2021

Project No
219036

Consultant Project No
1701

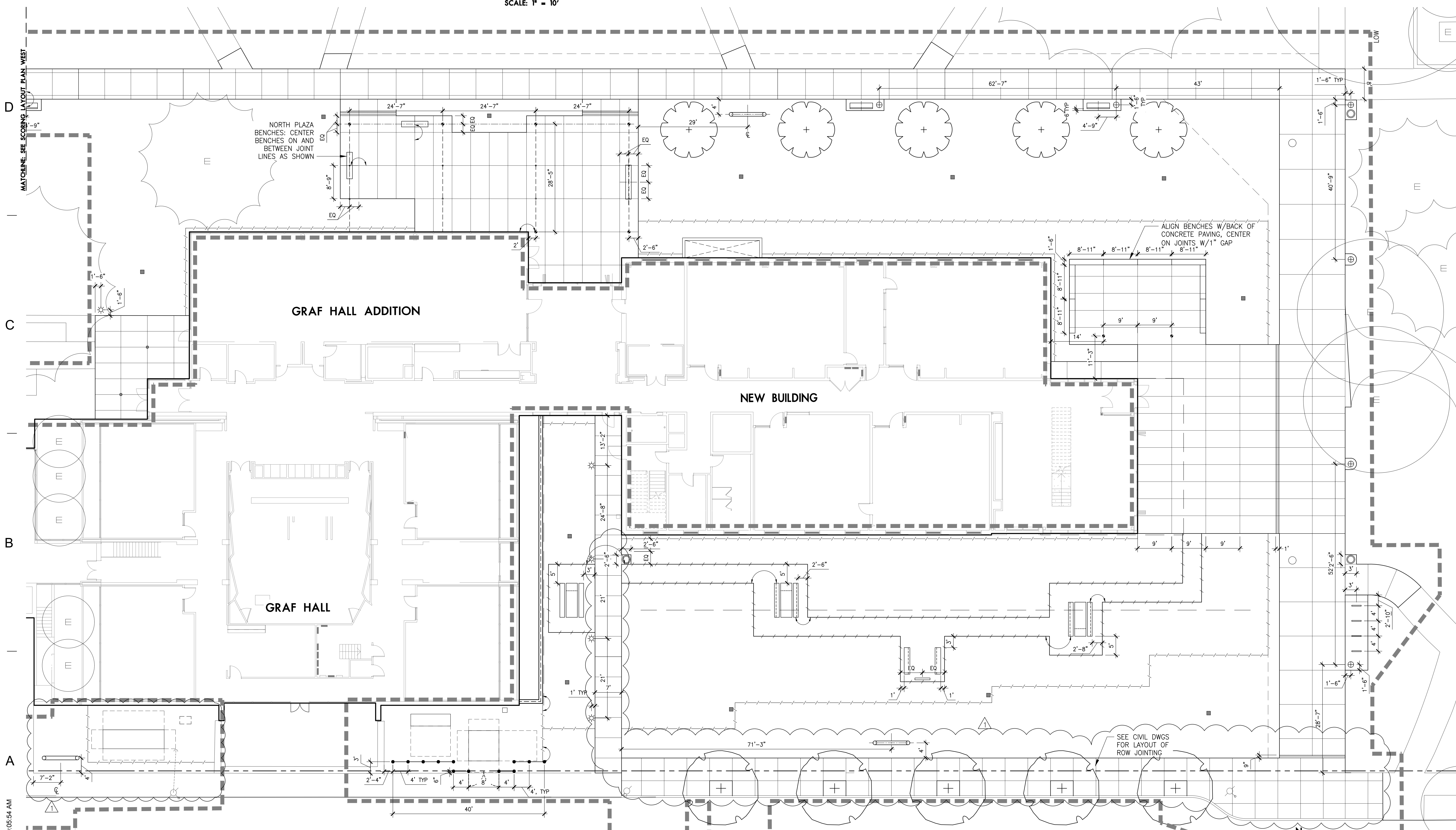
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L201

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2 LIGHTING & SITE FURNISHINGS LAYOUT PLAN WEST

Plan
SCALE: 1" = 10'



1 LIGHTING & SITE FURNISHINGS LAYOUT PLAN EAST

Plan
SCALE: 1" = 10'

- NOTES:
1. SEE L201 FOR NOTES, ABBREVIATIONS, AND LEGEND.
 2. DIMENSIONS TO LIGHT FIXTURES AND FENCE POSTS ARE CENTER POINTS, TYP

PERMIT DOCUMENTS

Drawing Title
LIGHTING & SITE
FURNISHINGS LAYOUT
PLAN

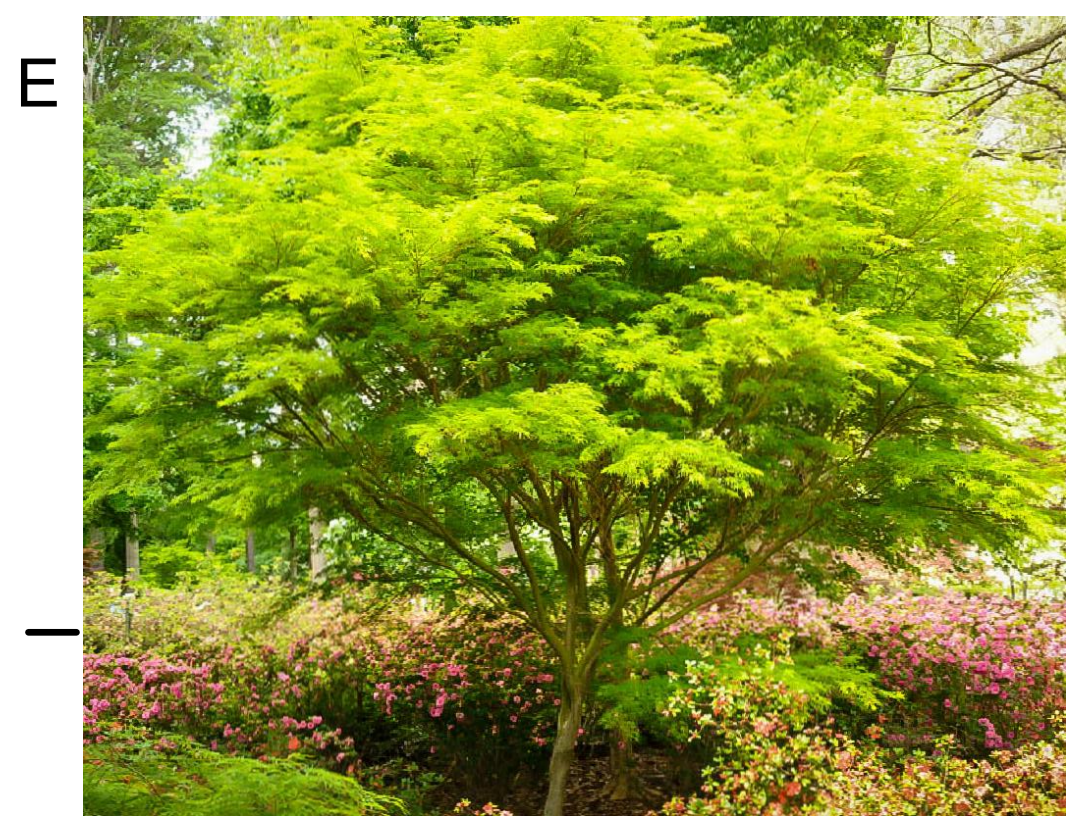
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ACER PALMATUM 'SERIYU'



SYRINGA RETICULATA



ABELIA X 'ROSE CREEK'



CHOISYA TERNATA 'SUNDANCE'



CORNUS ALBA 'IVORY HALO'



GARRYA ELLIPTICA



HYDRANGEA Q. 'SNOW QUEEN'



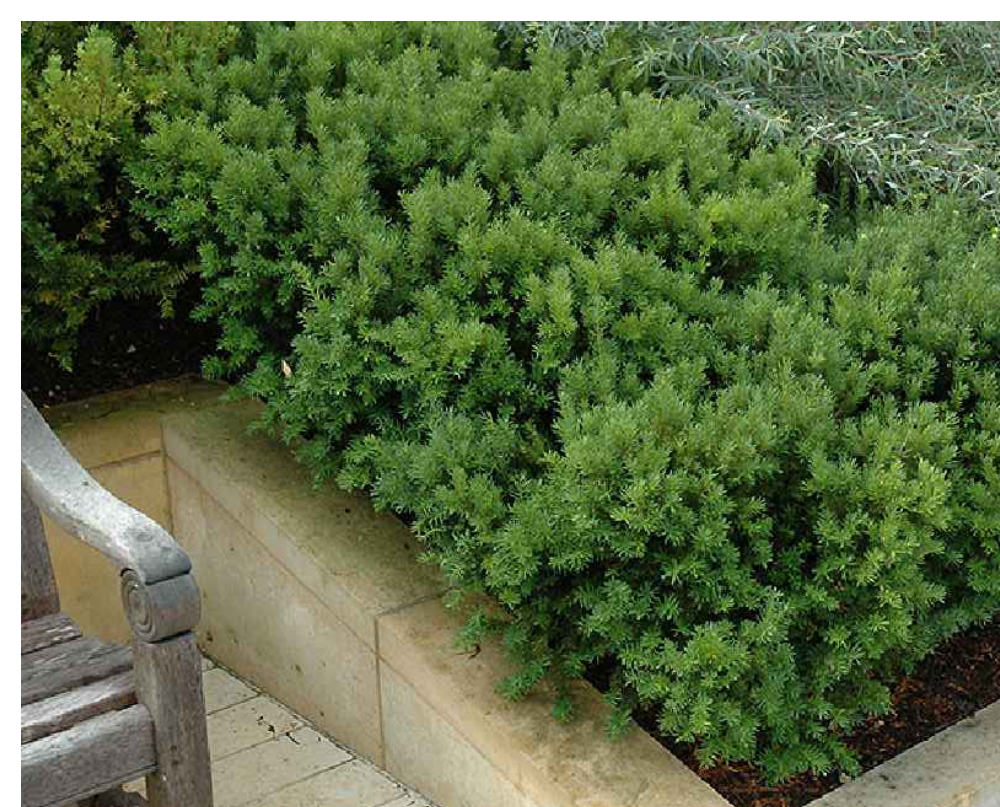
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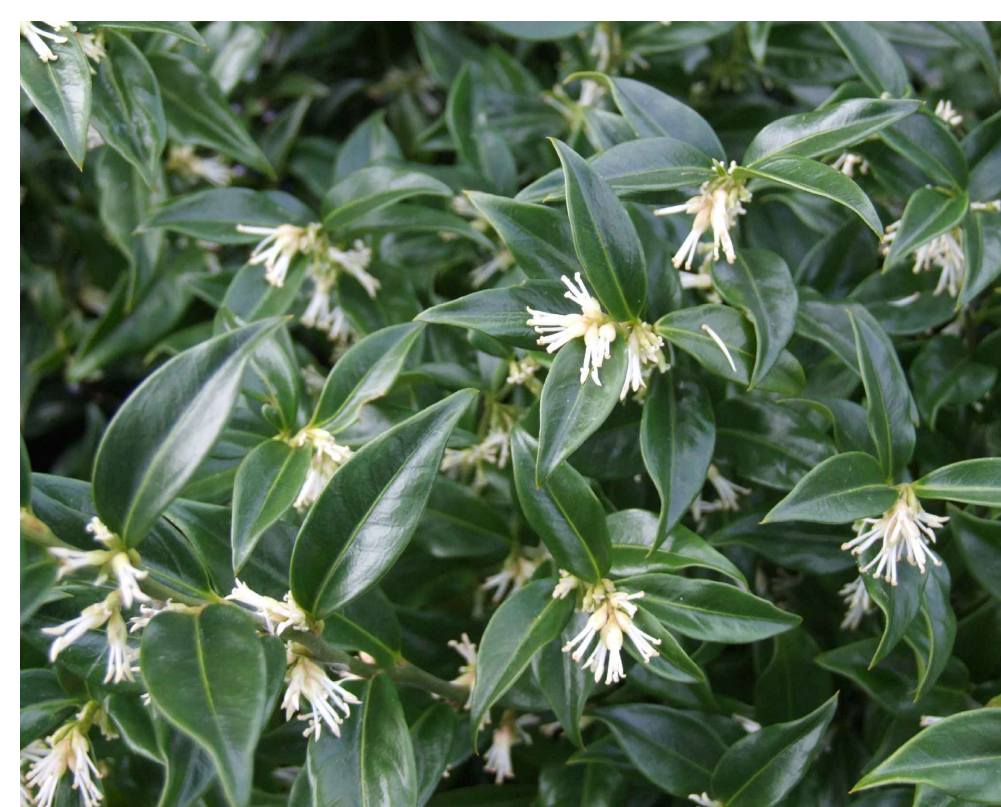
LONICERA NITIDA 'RED TIPS'



MAHONIA EURYBRACTEATA



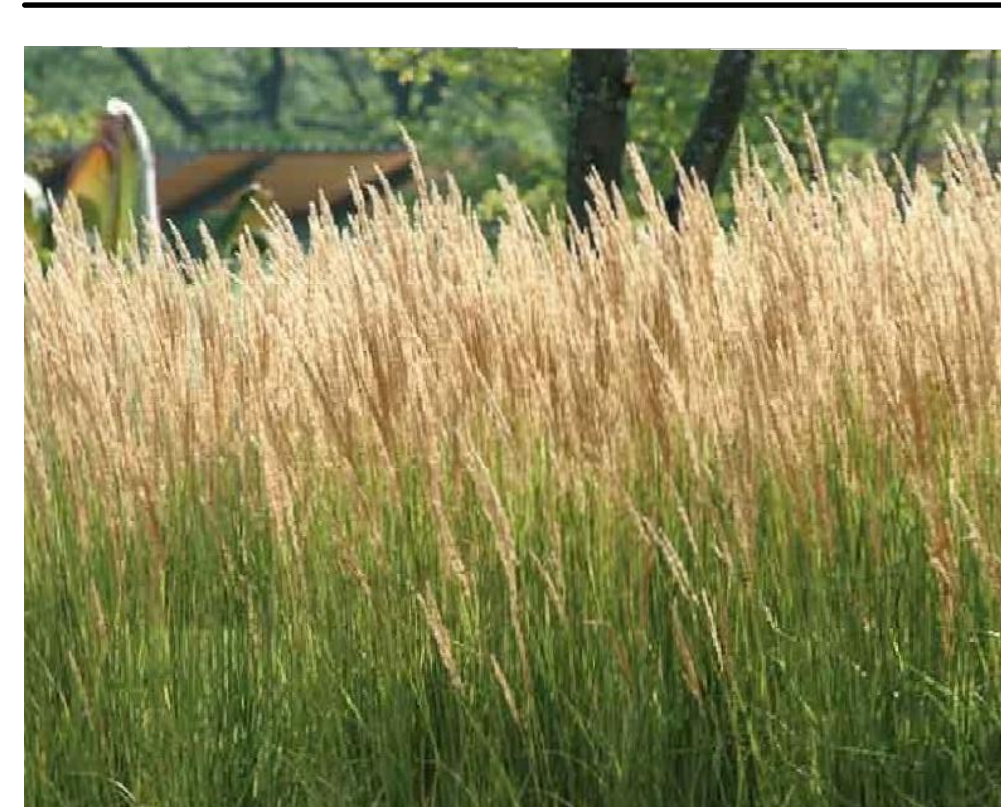
TAXUS BACCATA 'REPANDENS'



SARCOCOCCA H. VAR. HUMILIS



ADIANTUM PEDATUM



CALAMAGROSTIS X ACUTIFLORA



LAVANDULA ANGUSTIFOLIA



LIRIOPE MUSCARI



OPHIPOGON JAPONICUS



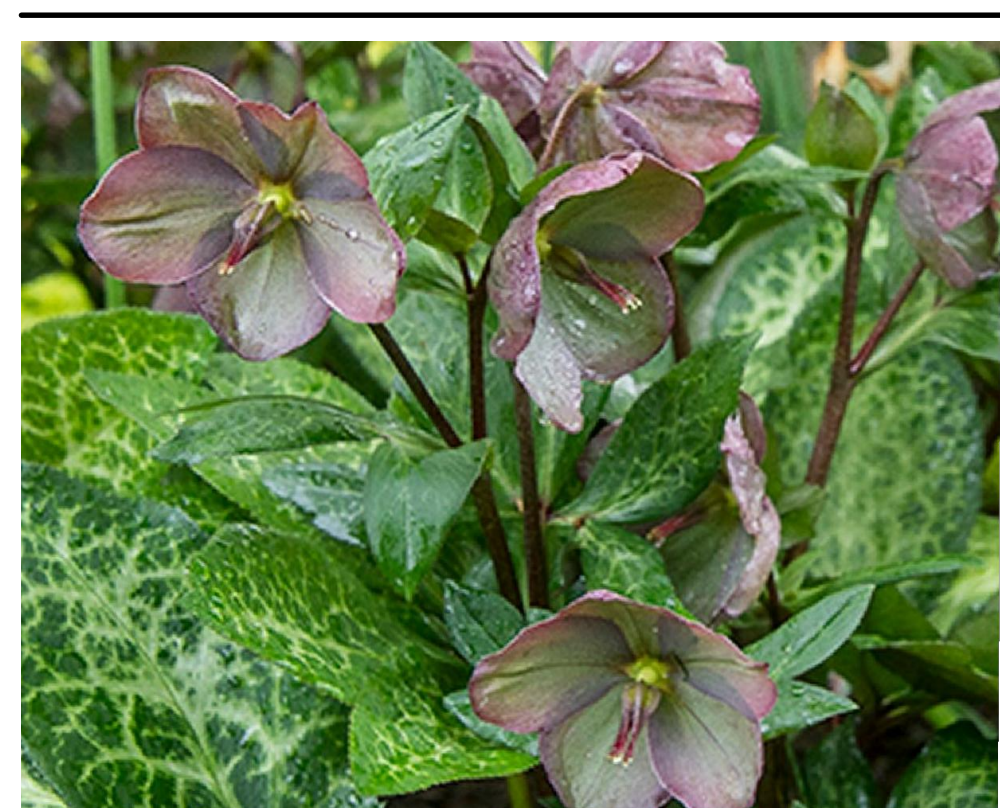
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POLYSTICHUM MUNITUM



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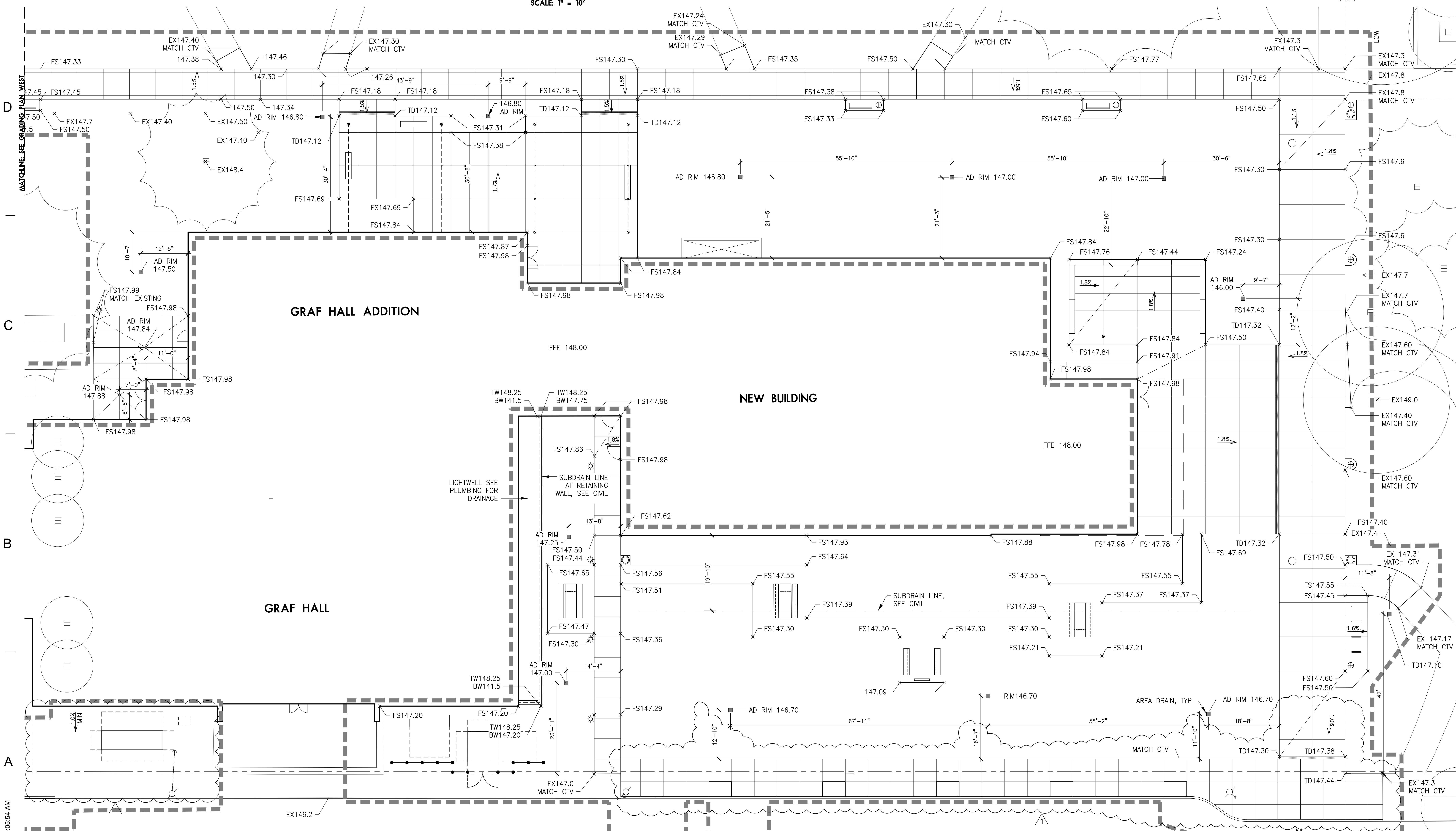
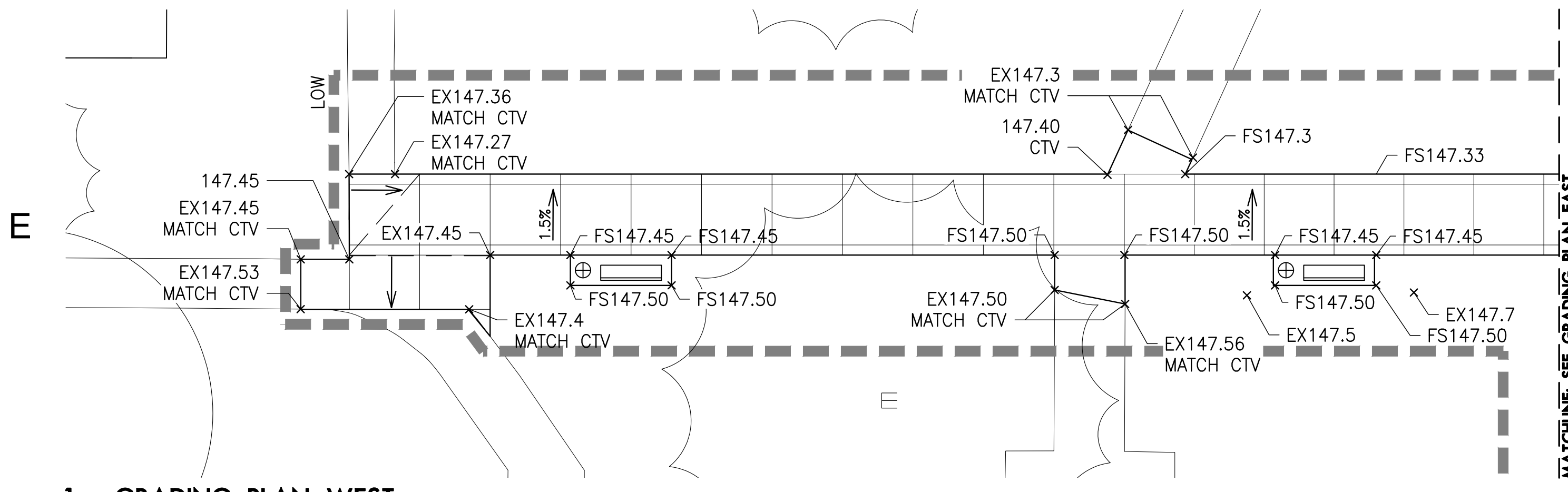
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 - SET STRAIGHT GRADES BETWEEN GIVEN ELEVATIONS UNLESS OTHERWISE DIRECTED.
 - GRADE "BREAK" LINES ARE SHOWN GRAPHICALLY TO ILLUSTRATE DRAINAGE PATTERNS, AND ARE NOT INTENDED TO BE ACTUAL JOINT LINES, UNLESS THEY FALL ON JOINT LINES.
 - ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AT 1% MINIMUM.
 - SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOUR LINES.
 - ANY PATHWAYS OR SIDEWALKS THAT ARE CONSTRUCTED WITH SLOPES EXCEEDING 2% (1:48) CROSS SLOPE OR 5% (1:20) RUNNING SLOPE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. DETERMINATION OF NON-COMPLIANT SLOPES WILL BE AT THE DISCRETION OF THE UNIVERSITY'S AUTHORIZED REPRESENTATIVE USING A TWO-FOOT DIGITAL LEVEL.
 - BOTTOM OF WALL ELEVATIONS SHOW FINISH GRADE ELEVATION, NOT BOTTOM OF FOOTING.
 - SEE CIVIL DRAWINGS FOR UNDERGROUND UTILITIES AND DRAINAGE FEATURES.
 - ALONG NORTH EDGE OF QUAD PATH & OTHER AREAS WHERE NEW PAVING ABUTS EXISTING LAWN OR PLANT BEDS FEATHER GRADE TO CREATE UNIFORM APPEARANCE W/NO HUMPS OR VALLEYS.
 - AREA DRAINS IN PAVING AND TRENCH DRAINS TO RECEIVE ORNAMENTAL GRATING.

ABBREVIATIONS

AD	AREA DRAIN (RIM ELEVATION)
BC	BOTTOM OF CURB
BW	BOTTOM OF WALL
CB	CATCH BASIN (RIM ELEVATION)
CTV	CONTRACTOR TO VERIFY
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FS	FINISH SURFACE
HP	HIGH POINT
LP	LOW POINT
MATCH	MATCH EXISTING GRADE
MAX	MAXIMUM
MIN	MINIMUM
RIM	RIM ELEVATION
SIM	SIMILAR
TC	TOP OF CURB
TF	TOP OF FOOTING
TR	TOP OF RAMP
TW	TOP OF WALL (FINISHED)
TYP	TYPICAL

LEGEND

---	LANDSCAPE LIMIT OF WORK (LOW)
2.0%	PERCENTAGE & DIRECTION OF SLOPE
EX150.00	SPOT ELEVATION (PER SURVEY)
---	GRADE BREAK
•	AREA DRAIN
•	AREA DRAIN W/DECORATIVE GRATE
---	TRENCH DRAIN
---	SUBDRAIN, SEE CIVIL
○	STORM DRAIN MANHOLE
○	EXISTING DECIDUOUS TREE TO REMAIN
○	EXISTING CONIFER TREE TO REMAIN

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SRG PARTNERSHIP, INC
621 SW COLUMBIA STREET
PORTLAND, OR 97201
503 222 1917
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lango.hansen
LANDSCAPE ARCHITECTS
1100 nw glisan #3b
portland or 97209

SCIENCE BUILDING ADDITION
LINFIELD UNIVERSITY
356 W LINFIELD AVE
MCMINNVILLE, OR 97218

REGISTERED
408
Janae Hansen
OREGON
11/13/98
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Drawing Title
GRADING PLAN

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Revisions

Number	Description	Date
1	Addendum B	3/25/2021

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KLM

Checked by
JH

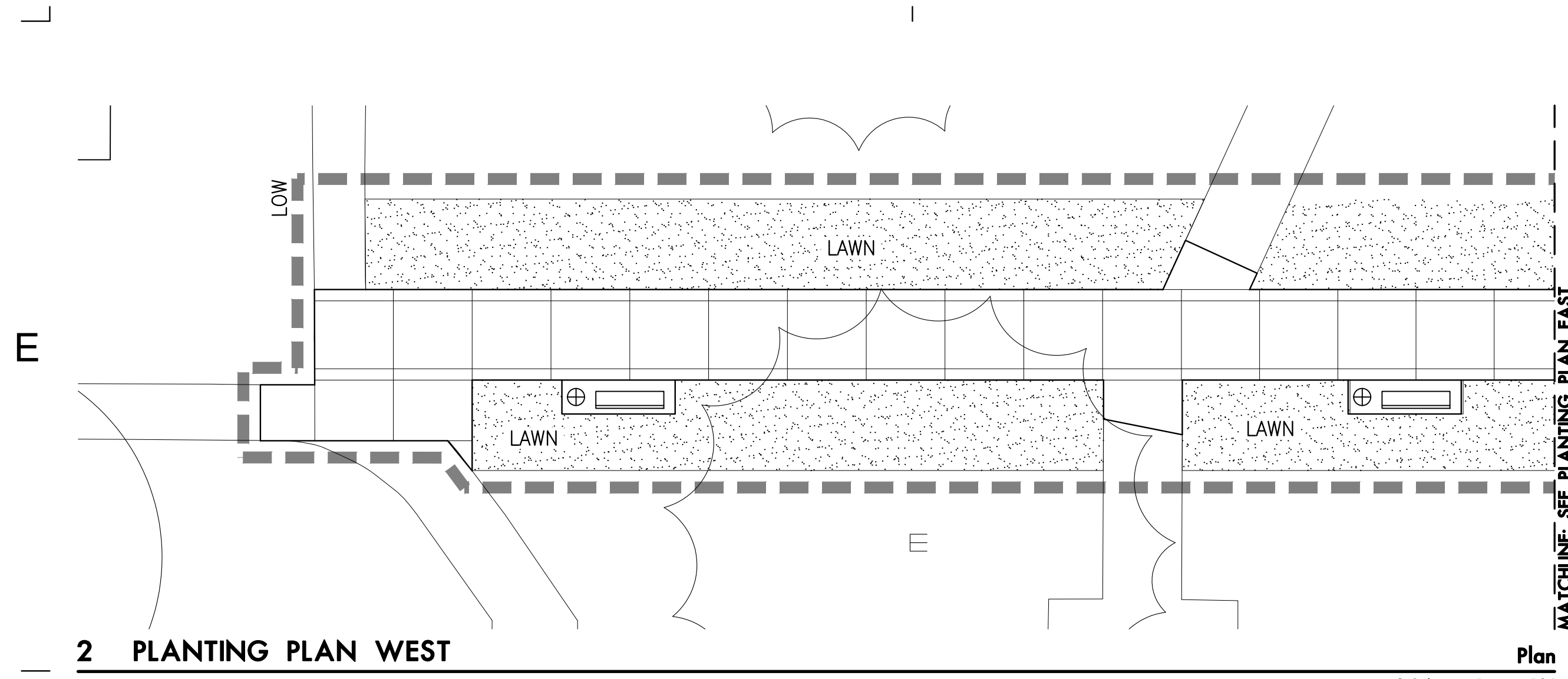
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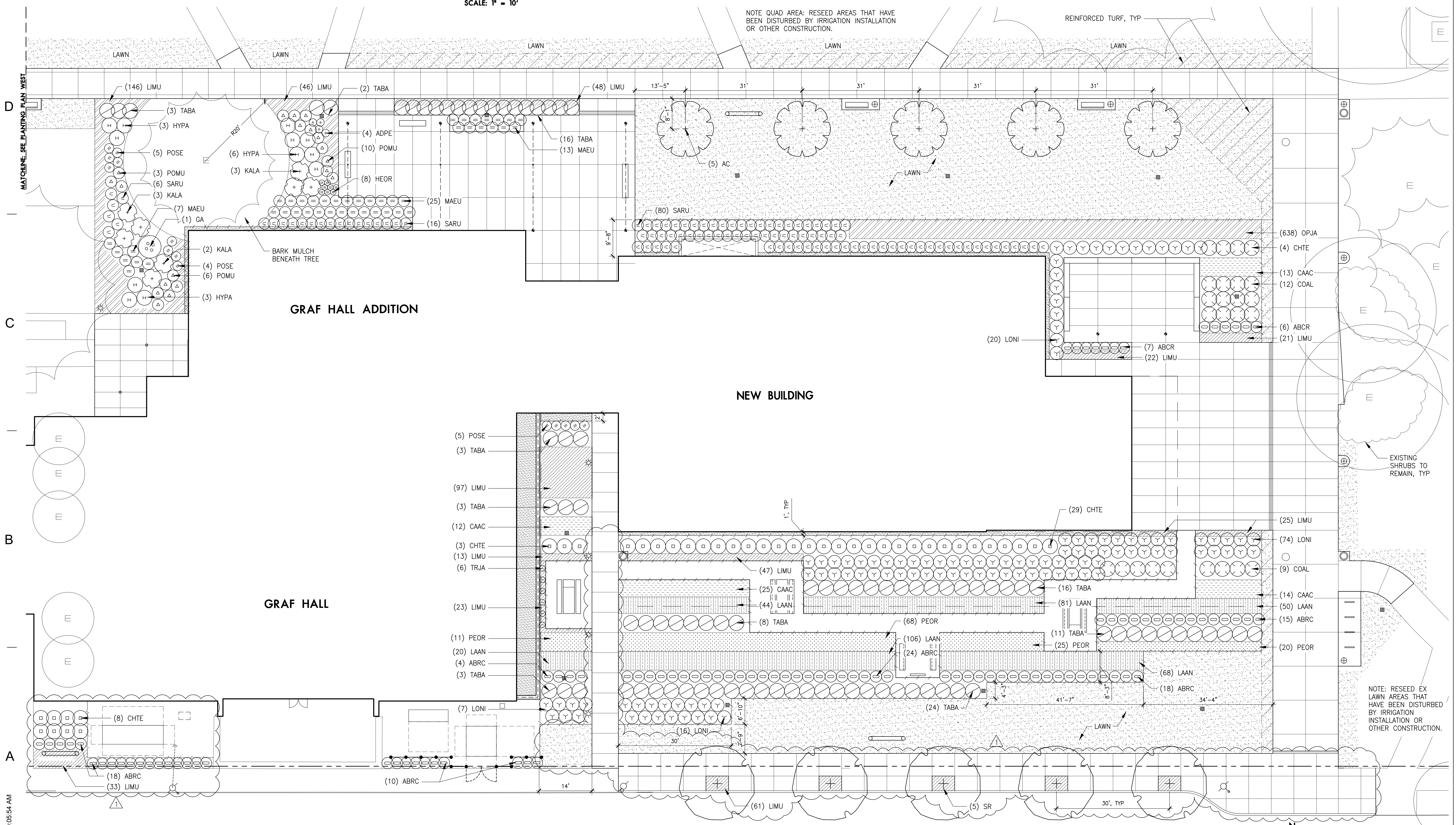
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2 PLANTING PLAN WEST

Plan
SCALE: 1" = 10'



1 PLANTING PLAN EAST

Plan
SCALE: 1" = 10'

LEGEND

- METAL HEADER
- LAWN
- REINFORCED LAWN

NOTE QUAD AREA: RESEED AREAS THAT HAVE BEEN DISTURBED BY IRRIGATION INSTALLATION OR OTHER CONSTRUCTION.

REINFORCED TURF, TYP

EXISTING SHRUBS TO REMAIN, TYP

NOTE: RESEED EX LAWN AREAS THAT HAVE BEEN DISTURBED BY IRRIGATION INSTALLATION OR OTHER CONSTRUCTION.

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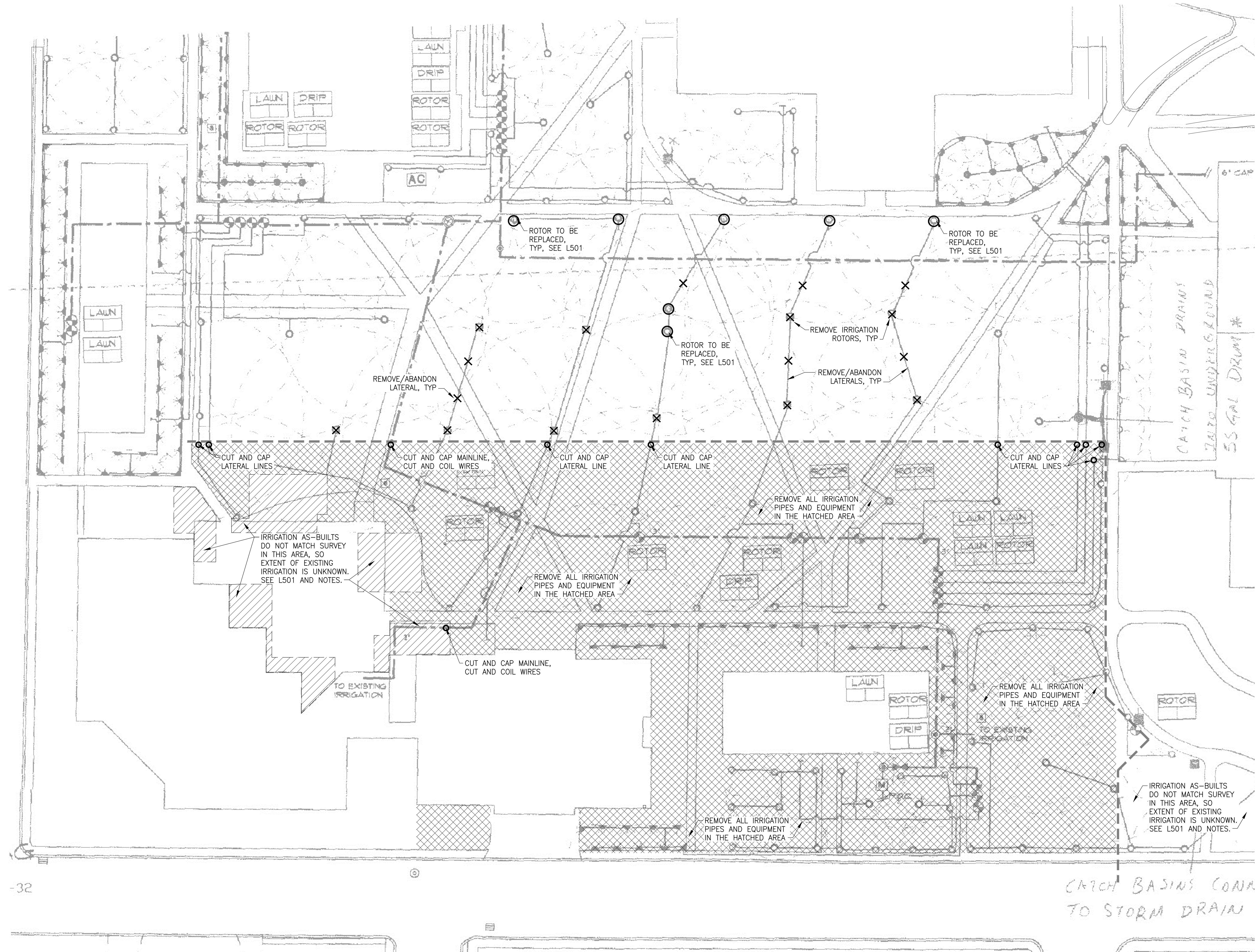
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- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL ROOTED, AND WELL BRANCHED. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STOCK STANDARDS" LATEST EDITION.
- ALL PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
- PLANT SPACING SHALL TAKE PRECEDENCE OVER VALVE BOX LOCATIONS. INSTALLED VALVE BOXES THAT CONFLICT WITH ACCEPTED PLANT LAYOUT SHALL BE MOVED TO POSITION BETWEEN PLANTS.
- PLANT COUNTS FOR TREES AND SHRUBS ARE SUPPLIED FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL PLANTS IN LOCATIONS AND QUANTITIES SHOWN. FOR GROUNDCOVER PLANTING, SEE DETAIL C4/L603.
- CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING, FOR APPROVAL BY LANDSCAPE ARCHITECT.
- REPAIR AND RESEED ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING SOIL PREPARATION.

PLANT SCHEDULE

SYM/ABBR	BOTANICAL NAME	COMMON NAME	SIZE/COND	SPACING	QTY
TREES					
	AC Acer palmatum 'Seriya'	Seriya Japanese Maple	3" CAL., B&B SPECIMEN	as shown	5
	SR Syringa reticulata	Japanese Lilac Tree	2 1/2" CAL., B&B	as shown	5
SHRUBS					
	ABCR Abelia 'Rose Creek'	Rose Creek Abelia	#5/CONT	30" OC	102
	CHTE Choisya Ternata 'Sundance'	Mexican Orange	#5/CONT	36" OC	44
	COAL Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	#5/CONT	42" OC	25
	GAEI Garrya elliptica	Coast Silktassel	#10/CONT	as shown	1
	HYPH Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	#5/CONT	as shown	12
	KALA Kalmia latifolia	Mountain Laurel	#5/CONT	as shown	8
	LONI Lonicera nitida 'Red Tips'	Boxleaf Honeysuckle	#5/CONT	42" OC	117
	MAEU Mahonia eurybracteata 'Soft Caress'	Soft Caress Mahonia	#5/CONT	36" OC	45
	TABA Taxus baccata 'Repandens'	Spreading English Yew	#5/CONT	48" OC	98
	SARU Sarcococca h. hookeriana	Sweet Box	#5/CONT	30" OC	102
ORNAMENTAL GRASSES, PERENNIALS & GROUNDCOVER					
	ADPE Adiantum pedatum	N.Maidenhair Fern	#1/CONT	24" OC	4
	CAAC Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#5/CONT	30" OC	64
	LAAN Lavandula angustifolia	English Lavender	#2/CONT	24" OC	369
	LIMU Liriope muscari	Lilyturf	#1/CONT	18" OC	521
	OPJA Ophiopogon japonicus	Dwarf Lilygrass	#1/CONT	12" OC	638
	PEOR Pennisetum orientale	Oriental Fountain Grass	#2/CONT	30" OC	124
	POMU Polystichum munitum	Sword Fern	#2/CONT	36" OC	19
	POSE Polystichum setiferum	Soft Shield Fern	#2/CONT	30" OC	14
	HEOR Hellebore Orientalis 'Cherry Blossom'	Cherry Blossom Lenten Rose	#1/CONT	18" OC	8
VINE					
	TRJA Trachelospermum jasminoides	Star Jasmine Vine	#5/CONT	as shown	6
LAWN					
	"Celebration" 3-way rye mix, by Sunmark Seeds		8lb per 1000 sq.ft.		

IRRIGATION NOTES

- EXISTING IRRIGATION SYSTEM LAYOUT IS A DIAGRAM OF AS-BUILT CONDITIONS DATED APRIL 12, 2000, PROVIDED BY LINFIELD UNIVERSITY. NOTE THAT THE DIAGRAM OF AS-BUILT CONDITIONS DOES NOT PRECISELY MATCH SURVEY; IRRIGATION COMPONENTS MAY NOT BE AS SHOWN. FIELD VERIFY LOCATIONS, SIZES, AND OPERABILITY FOR ALL MAINLINES, VALVES, LATERAL LINES, HEADS, QUICK COUPLERS AND OTHER IRRIGATION EQUIPMENT PRIOR TO BEGINNING WORK. IMMEDIATELY BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY IRRIGATION EQUIPMENT NOT IDENTIFIED ON THE PLANS WHICH WILL BE AFFECTED BY CONSTRUCTION. THE MAINLINE IN THE QUAD WILL NEED TO BE RECONSTRUCTED. EXISTING IRRIGATION SYSTEM WITHIN THE AREA OF NEW IMPROVEMENTS WILL NEED TO BE REMOVED, AND SOME ROTORS IN THE QUAD WILL NEED TO BE ADJUSTED TO ALLOW FOR NEW CONSTRUCTION.
- THE EXISTING CONTROLLER CONTROLS IRRIGATION ZONES OUTSIDE OF THE PROJECT AREA IN QUAD. IRRIGATION SYSTEM SHALL MAINTAIN SERVICE TO ALL AREAS CURRENTLY SERVED BY IRRIGATION CONTROLLER. ANY CHANGES TO IRRIGATION ZONING SHALL BE DOCUMENTED AS PART OF CLOSE-OUT SUBMITTALS; SEE SPECIFICATIONS. ZONE NUMBERING ON DRAWING IS SHOWN FOR REFERENCE ONLY.
- NEW IRRIGATION SYSTEM ON THE SOUTH SIDE OF THE GRAF BUILDING ADDITION SHALL BE SEPARATE FROM EXISTING QUAD IRRIGATION SYSTEM, INCLUDING NEW FLOW SENSOR AND MASTER VALVE.
- INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- PRIOR TO COMMENCEMENT OF ANY IRRIGATION WORK, VERIFY MINIMUM FLOW RATE OF 60 GPM AND MINIMUM DYNAMIC (WORKING) PRESSURE OF 70 PSI WHEN FLOWING AT 70 PSI AT THE POINT OF CONNECTION.
- ALL TRENCHING WITHIN ROOT PROTECTION ZONES SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE TREE PROTECTION PLANS AND SECTION 015639.
- COORDINATE ALL IRRIGATION WORK WITH OTHER TRADES AS REQUIRED, INCLUDING POINT(S)-OF- CONNECTION AND CONTROLLER INSTALLATION.
- IRRIGATION PLANS ARE DIAGRAMMATIC. ALL VALVES AND IRRIGATION HEADS SHALL BE LOCATED IN PLANTED AREAS. FIELD ADJUST LINES TO AVOID CONFLICTS WITH STRUCTURES AND UTILITIES.
- ALL PIPES AND EQUIPMENT SHOWN IN PAVED AREAS IS FOR GRAPHIC CLARITY ONLY. ALL PIPES AND EQUIPMENT SHALL BE IN PLANTING AREAS UNLESS OTHERWISE NOTED.
- PROVIDE SLEEVES UNDER ALL PAVED AREAS FOR IRRIGATION MAINLINE AND LATERALS.
- PLACE ALL VALVES IN VALVE BOXES AND IN A MANNER THAT FACILITATES ACCESS FOR MAINTENANCE. SIZE BOXES TO ACCOMMODATE COMPLETE VALVE ASSEMBLY. MAINTAIN MIN. 12" BETWEEN VALVE BOXES AND PAVEMENT.
- IRRIGATION LATERALS ARE SIZED STARTING AT VALVE AND CONTINUING IN DIRECTION OF FLOW. REDUCTIONS IN PIPE SIZE ARE LABELED BEGINNING DOWNSTREAM OF NEAREST FITTING. ALL LATERALS NOT SIZED ARE MINIMUM 3/4" OR SAME SIZE AS NEAREST ADJACENT PIPE.
- CONTRACTOR TO MARK LAYOUT OF TRENCHES AND VALVE LOCATIONS FOR PREVIEW BY OWNER IN FIELD PRIOR TO CONSTRUCTION.
- INSTALL AND ADJUST ALL COMPONENTS OF IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF ALL PLANTING AREAS AND MINIMIZE OVERSPRAY ONTO BUILDINGS AND PAVING AREAS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE WORKING SYSTEM.
- PROVIDE 12" POP-UP SPRINKLER BODIES FOR ALL SHRUB AND GROUNDCOVER BEDS AND 6" SPRINKLER BODIES FOR LAWN AREAS.



1 EXISTING IRRIGATION DEMO PLAN



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IRRIGATION GENERAL NOTE

SEE SHEET L501 FOR IRRIGATION NOTES.

IRRIGATION LEGEND

EQUIPMENT	
Symbol	Description
	REMOTE CONTROL VALVE WITH PRS-D MODULE
	DRIP CONTROL ZONE KIT
	ISOLATION VALVE
	QUICK COUPLER
	DRIP ZONE MANUAL DRAIN VALVE
	MANUAL DRAIN VALVE
	PEDESTAL-MOUNTED CONTROLLER
	IRRIGATION DOUBLE-CHECK VALVE, SEE CIVIL
	MASTER VALVE AND FLOW SENSOR
	MAINLINE, SCH. 40 PVC, SIZE AS NOTED
	EXISTING MAINLINE, FIELD VERIFY SIZE & LOCATION
	IRRIGATION SLEEVE, SCH. 40 PVC, 4" OR AS NOTED
	NETAFIM HC/VXR DRIPLINE; "SH" = SUPPLY HEADER
	LATERAL LINE, CLASS 200 PVC, SIZE AS NOTED
	EXISTING LATERAL LINE, FIELD VERIFY SIZE & LOCATION
	NEW SPRAY OR DRIP IRRIGATION AREA, SEE L503
	EXISTING IRRIGATION AREA TO BE RECONFIGURED
	ELECTRICAL CONDUIT
	GALLONS PER MINUTE
	VALVE SIZE
	ZONE NUMBER; D=DRIP, R=ROTOR, S=SPRINKLER, T=TREE, X=EXISTING

SPRAY HEADS - MP ROTATOR NOZZLES

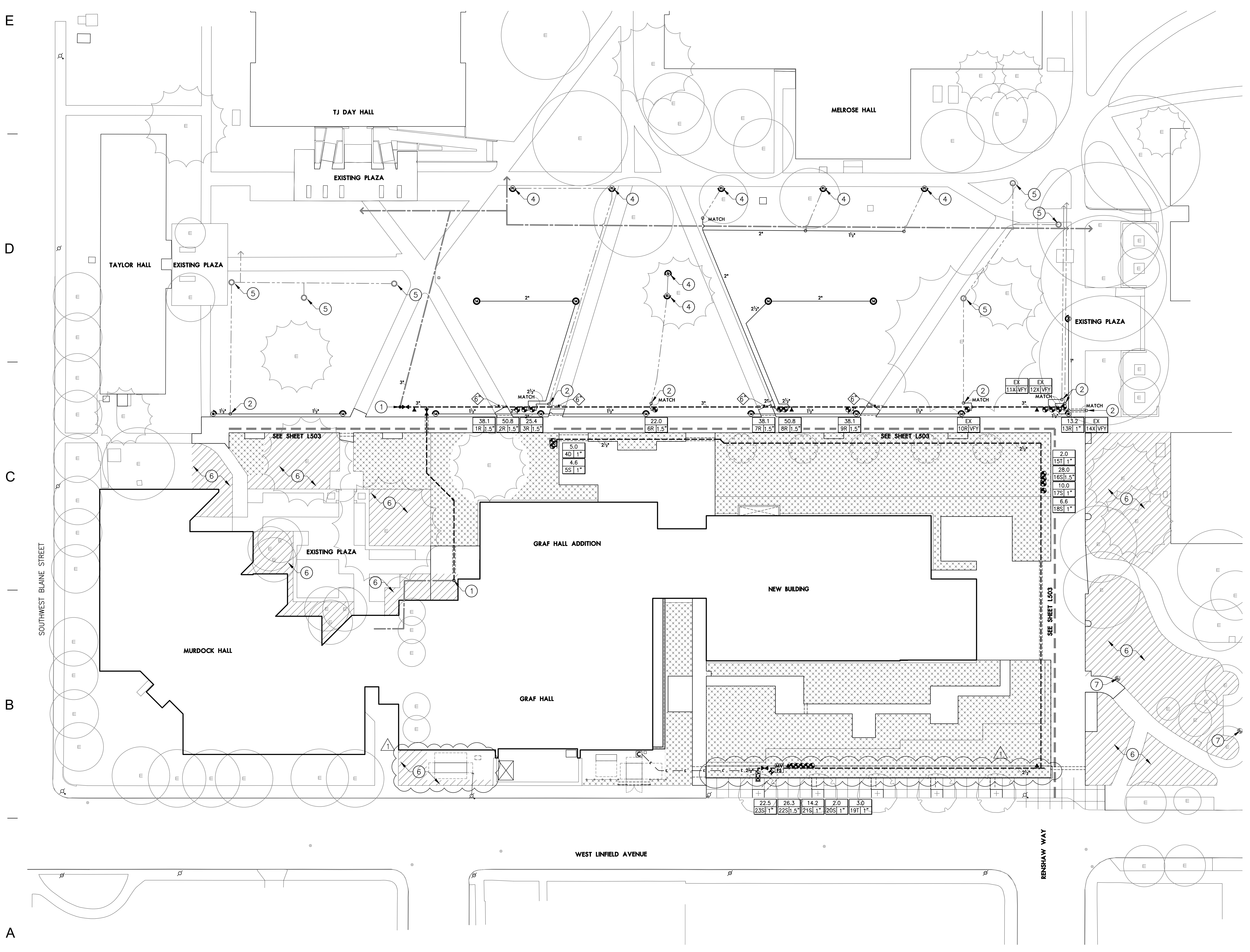
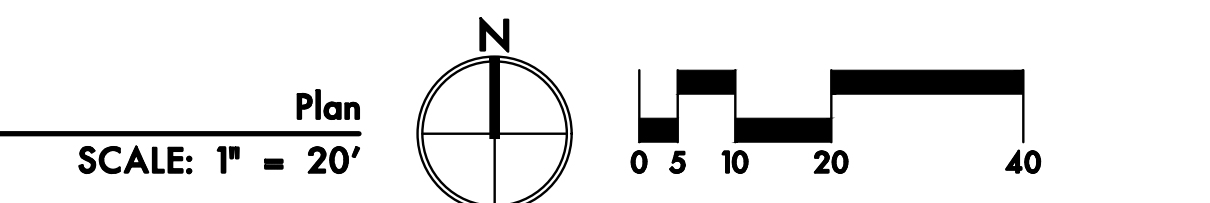
Sym	Spray Head	Nozzle	Arc	GPM	Radius
	RAINBIRD 1800-PRS-P45	MP1000 90-210	90°-210°	.21-.49	11'-14'
	RAINBIRD 1800-PRS-P45	MP1000 210-270	210°-270°	.49-.63	11'-14'
	RAINBIRD 1800-PRS-P45	MP1000 360	360°	.75	11'-14'
	RAINBIRD 1800-PRS-P45	MP2000 90-210	90°-210°	.43-.86	15'-20'
	RAINBIRD 1800-PRS-P45	MP2000 210-270	210°-270°	.86-1.10	15'-20'
	RAINBIRD 1800-PRS-P45	MP2000 360	360°	1.48	15'-20'
	RAINBIRD 1800-PRS-P45	MP3000 90-210	90°-210°	.86-2.12	23'-30'
	RAINBIRD 1800-PRS-P45	MP3000 210-270	210°-270°	2.12-2.73	23'-30'
	RAINBIRD 1800-PRS-P45	MP3500 90-210	210°	2.12	31'-35'
	RAINBIRD 1800-PRS-P45	MPSS530		.44	5'x30'
	RAINBIRD 1800-PRS-P45	MPLCS515		.22	5'x15'
	RAINBIRD 1800-PRS-P45	MPRCS515		.22	5'x15'
	RAINBIRD 1800-PRS-P45	MPR SQ FIXED	90°	.10	4'-5'
	RAINBIRD RWS, 36" DEPTH EXCEPT AS NOTED			.25	N/A

ROTORS

Sym	Rotor	Nozzle	Arc	GPM	PSI	Radius
	RAINBIRD FALCON 6504	4	40-360°	3.7	50	41'
	RAINBIRD FALCON 6504	6	40-360°	5.5	50	49'
	RAINBIRD FALCON 6504	8	40-360°	7.4	50	51'
	RAINBIRD FALCON 6504	10	40-360°	9.1	50	53'
	RAINBIRD FALCON 6504	12	40-360°	11.0	50	55'
	RAINBIRD FALCON 6504	14	40-360°	12.7	50	59'
	RAINBIRD FALCON 6504	16	40-360°	14.3	50	61'
	RAINBIRD FALCON 6504	18	40-360°	17.1	60	63'

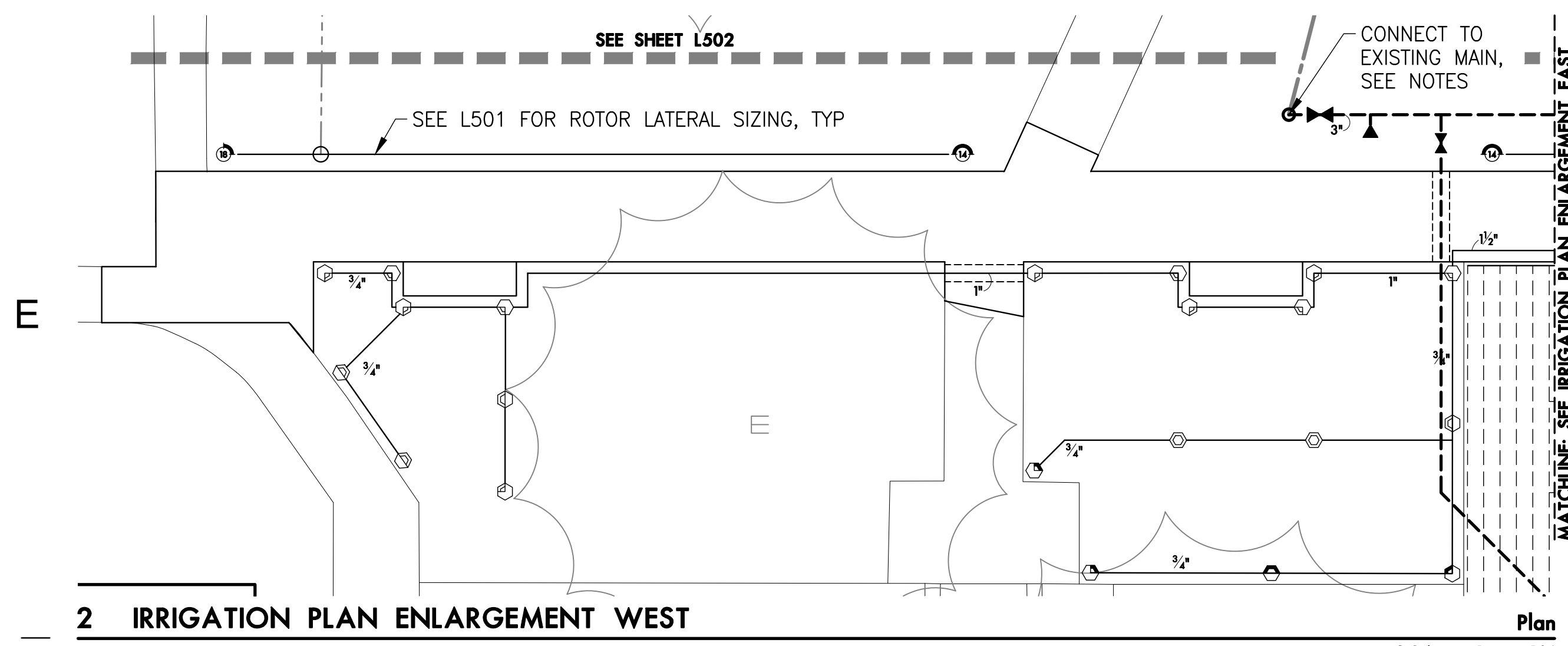
KEYED IRRIGATION NOTES

- CONNECT NEW MAINLINE TO EXISTING MAINLINE. FIELD VERIFY AND MATCH EXISTING LINE SIZE. SPLICE CONTROL WIRING AS REQUIRED.
- CONNECT NEW LATERAL LINE(S) TO EXISTING LINE. FIELD VERIFY AND MATCH EXISTING LINE SIZE, EXCEPT AS NOTED. REPLACE EXISTING LATERAL LINES IF LINES ARE FOUND TO BE IN POOR CONDITION.
- EXISTING LATERAL LINE TO N.I.C. PLANTING AREA. FIELD VERIFY LOCATION AND MATCH LINE SIZE.
- APPROXIMATE LOCATION OF EXISTING HEAD. FIELD VERIFY LOCATION AND REPLACE WITH NEW HEAD AS SHOWN. ADJUST HEAD MODEL AND THROW AS NECESSARY TO ACHIEVE 100% HEAD-TO-HEAD COVERAGE, UNIFORM WATERING (IF PRECIPITATION RATES DIFFER BETWEEN HEADS), AND TO LIMIT OVERSPRAY.
- APPROXIMATE LOCATION OF EXISTING HEAD. FIELD VERIFY LOCATION AND MODEL, ADJUST OR REPLACE HEAD MODEL AND THROW AS NECESSARY TO ACHIEVE 100% HEAD-TO-HEAD COVERAGE, UNIFORM WATERING (IF PRECIPITATION RATES DIFFER BETWEEN HEADS), AND TO LIMIT OVERSPRAY.
- THERE IS INCOMPLETE AS-BUILT IRRIGATION INFORMATION FOR THIS AREA. IRRIGATION DESIGN IN THIS AREA TO BE DESIGN-BUILD TO ACHIEVE 100% HEAD-TO-HEAD COVERAGE, UNIFORM WATERING (IF PRECIPITATION RATES DIFFER BETWEEN HEADS), AND TO LIMIT OVERSPRAY. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. RECONNECT EXISTING IRRIGATION PIPES AND WIRING TO NEW SYSTEM AS REQUIRED.
- APPROXIMATE LOCATION OF EXISTING REMOTE CONTROL VALVE, TO BE REUSED. FIELD VERIFY LOCATION, SIZE, AND OPERABILITY; REPLACE IF IN POOR CONDITION OR NON-FUNCTIONAL.



22.5	26.3	14.2	2.0	3.0
23SI 1"	22SI 1.5"	21SI 1"	20SI 1"	19TI 1"

1 OVERALL IRRIGATION PLAN



2 IRRIGATION PLAN ENLARGEMENT WEST

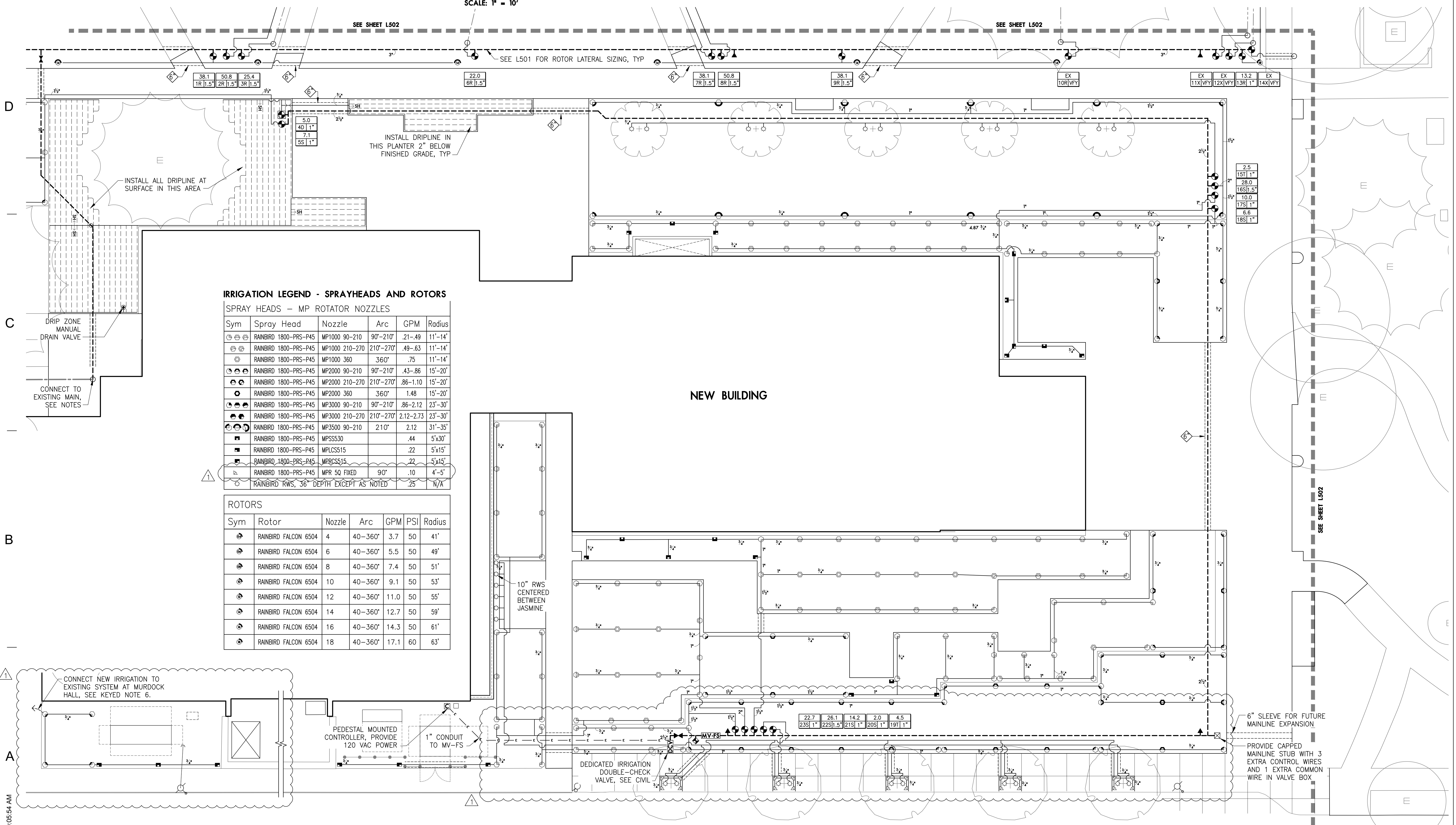
IRRIGATION GENERAL NOTE
SEE SHEET L501 FOR IRRIGATION NOTES.

IRRIGATION LEGEND

Symbol	Description
	REMOTE CONTROL VALVE WITH PRS-D MODULE
	DRIP CONTROL ZONE KIT
	ISOLATION VALVE
	QUICK COUPLER
	DRIP ZONE MANUAL DRAIN VALVE
	MANUAL DRAIN VALVE
	PEDESTAL-MOUNTED CONTROLLER
	IRRIGATION DOUBLE-CHECK VALVE, SEE CIVIL
	MASTER VALVE AND FLOW SENSOR

EQUIPMENT

Symbol	Description
	MAINLINE, SCH. 40 PVC, SIZE AS NOTED
	EXISTING MAINLINE, FIELD VERIFY SIZE & LOCATION
	IRRIGATION SLEEVE, SCH. 40 PVC, 4" OR AS NOTED
	NETAFIM HCXYR DRIPLINE; 'SH' = SUPPLY HEADER
	LATERAL LINE, CLASS 200 PVC, SIZE AS NOTED
	EXISTING LATERAL LINE, FIELD VERIFY SIZE & LOCATION
	NEW SPRAY OR DRIP IRRIGATION AREA, SEE L503
	EXISTING IRRIGATION AREA TO BE RECONFIGURED
	ELECTRICAL CONDUIT
	GALLONS PER MINUTE VALVE SIZE
	ZONE NUMBER; D=DRIP, R=ROTOR, S=SPRINKLER, T=TREE, X=EXISTING



1 IRRIGATION PLAN ENLARGEMENT EAST

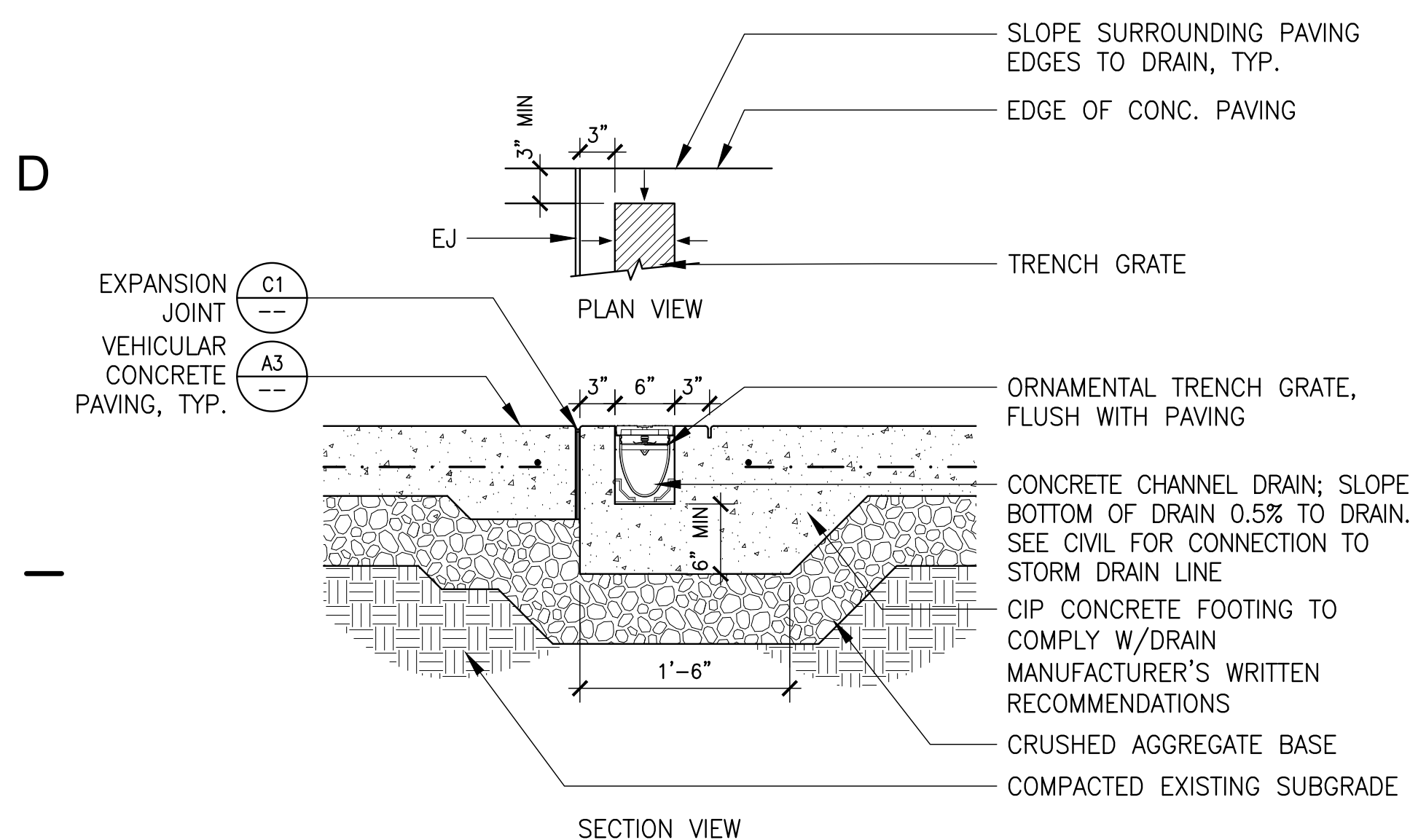
IRRIGATION LEGEND - SPRAYHEADS AND ROTORS

SPRAY HEADS - MP ROTATOR NOZZLES

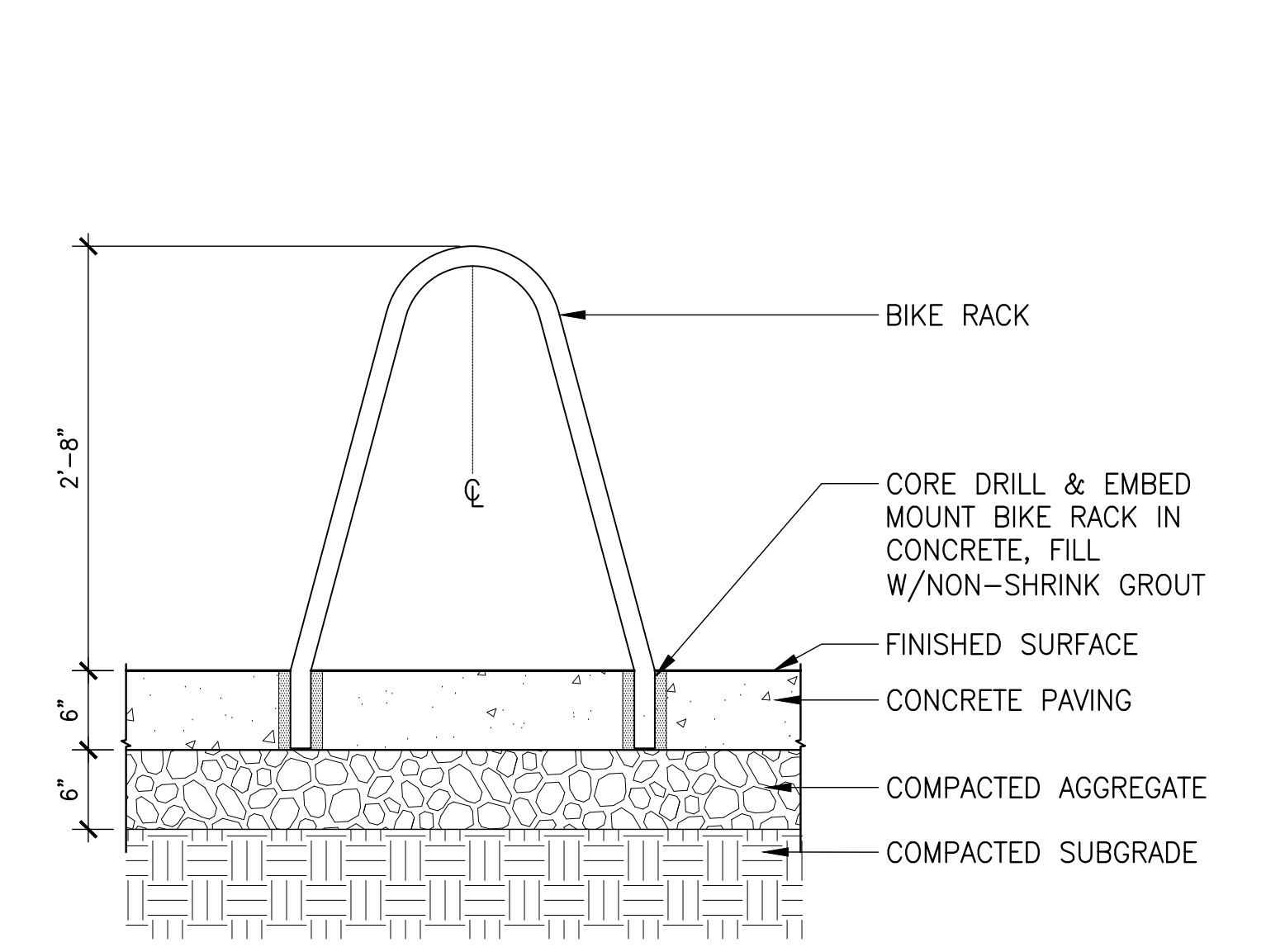
Sym	Spray Head	Nozzle	Arc	GPM	Radius
	RAINBIRD 1800-PRS-P45	MP1000 90-210	90°-210°	.21-.49	11'-14'
	RAINBIRD 1800-PRS-P45	MP1000 210-270	210°-270°	.49-.63	11'-14'
	RAINBIRD 1800-PRS-P45	MP1000 360	360°	.75	11'-14'
	RAINBIRD 1800-PRS-P45	MP2000 90-210	90°-210°	.43-.86	15'-20'
	RAINBIRD 1800-PRS-P45	MP2000 210-270	210°-270°	.86-1.10	15'-20'
	RAINBIRD 1800-PRS-P45	MP2000 360	360°	1.48	15'-20'
	RAINBIRD 1800-PRS-P45	MP3000 90-210	90°-210°	.86-2.12	23'-30'
	RAINBIRD 1800-PRS-P45	MP3000 210-270	210°-270°	2.12-2.73	23'-30'
	RAINBIRD 1800-PRS-P45	MP3500 90-210	210°	2.12	31'-35'
	RAINBIRD 1800-PRS-P45	MPS530	.44	5'x30"	
	RAINBIRD 1800-PRS-P45	MPLCS515	.22	5'x15'	
	RAINBIRD 1800-PRS-P45	MPCSS515	.22	5'x15'	
	RAINBIRD 1800-PRS-P45	MPR 50 FIXED	90°	.10	4'-5'
	RAINBIRD RWS, 36" DEPTH EXCEPT AS NOTED		.25	N/A	

ROTORS

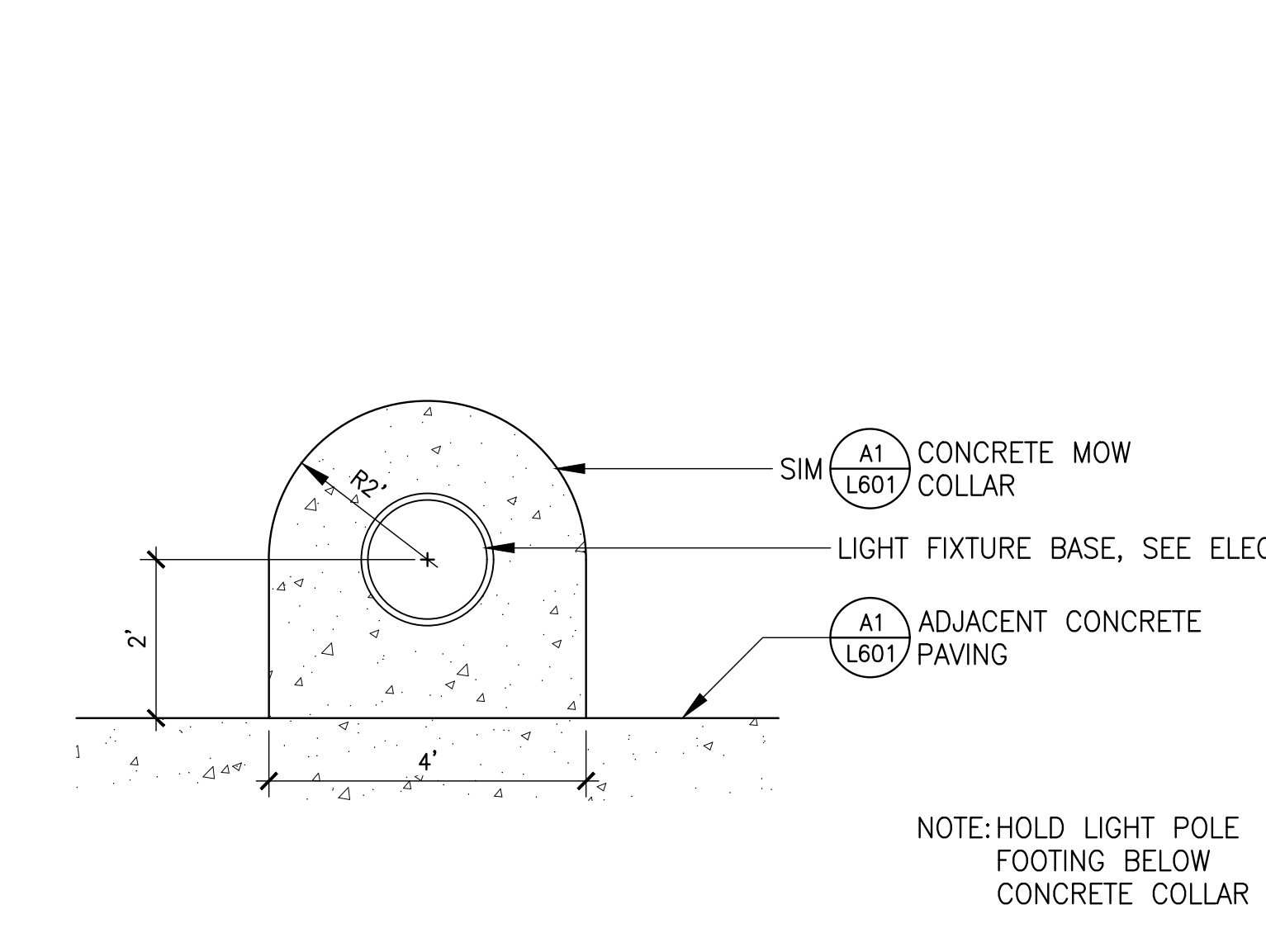
Sym	Rotor	Nozzle	Arc	GPM	PSI	Radius
	RAINBIRD FALCON 6504	4	40-360°	3.7	50	41'
	RAINBIRD FALCON 6504	6	40-360°	5.5	50	49'
	RAINBIRD FALCON 6504	8	40-360°	7.4	50	51'
	RAINBIRD FALCON 6504	10	40-360°	9.1	50	53'
	RAINBIRD FALCON 6504	12	40-360°	11.0	50	55'
	RAINBIRD FALCON 6504	14	40-360°	12.7	50	59'
	RAINBIRD FALCON 6504	16	40-360°	14.3	50	61'
	RAINBIRD FALCON 6504	18	40-360°	17.1	60	63'



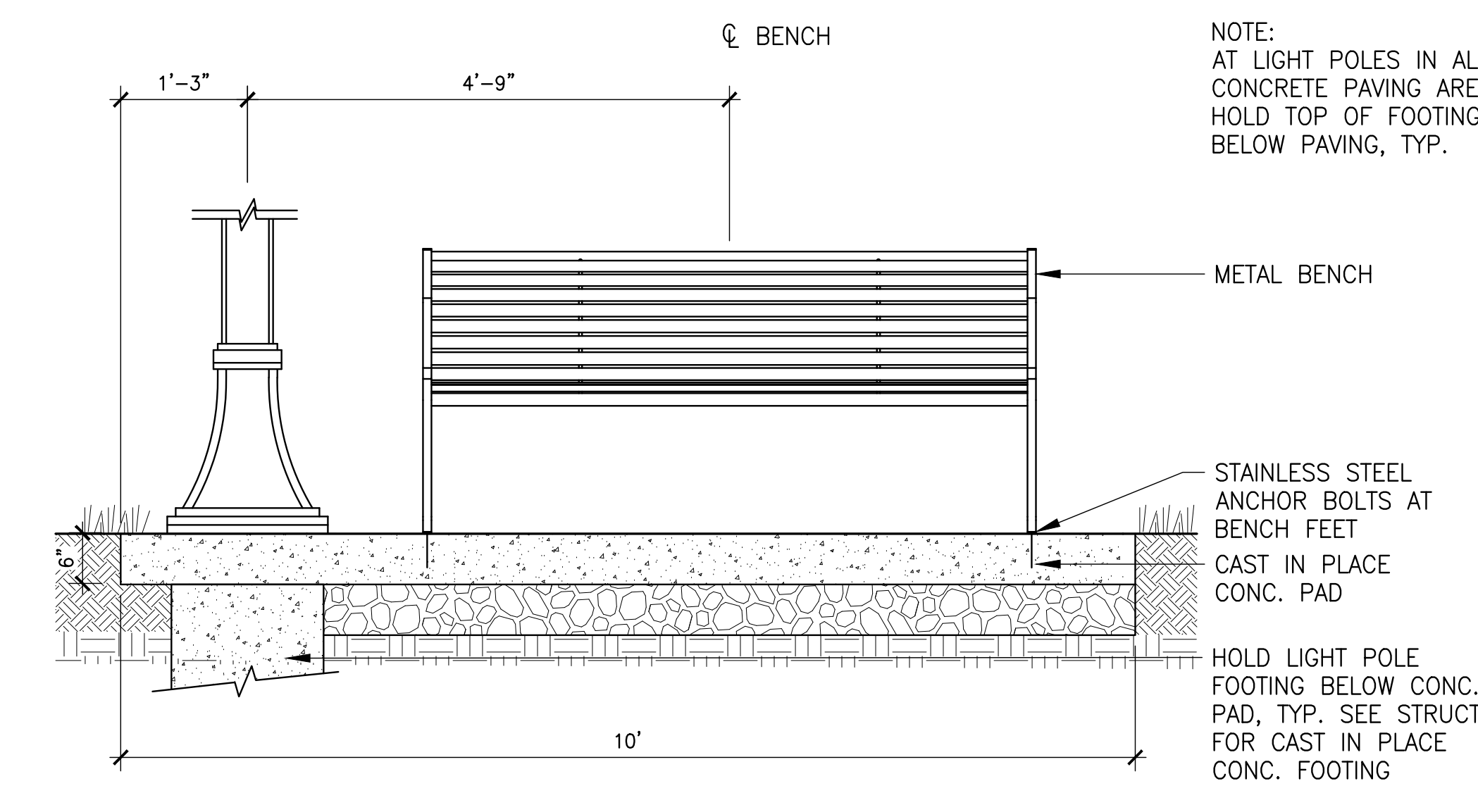
C1 TRENCH DRAIN Section SCALE: 1" = 1'-0"



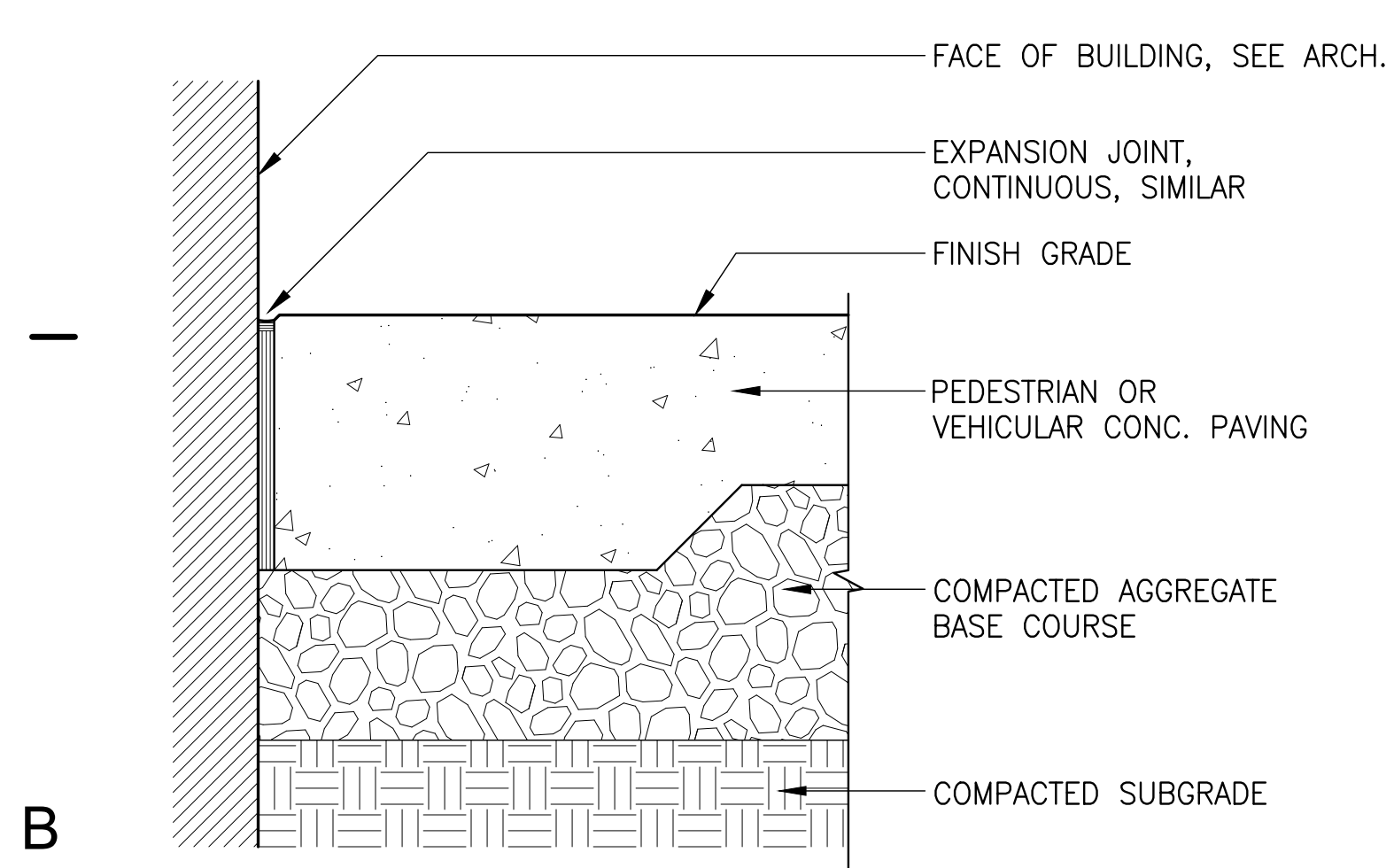
C2 BIKE RACK Section SCALE: 1" = 1'-0"



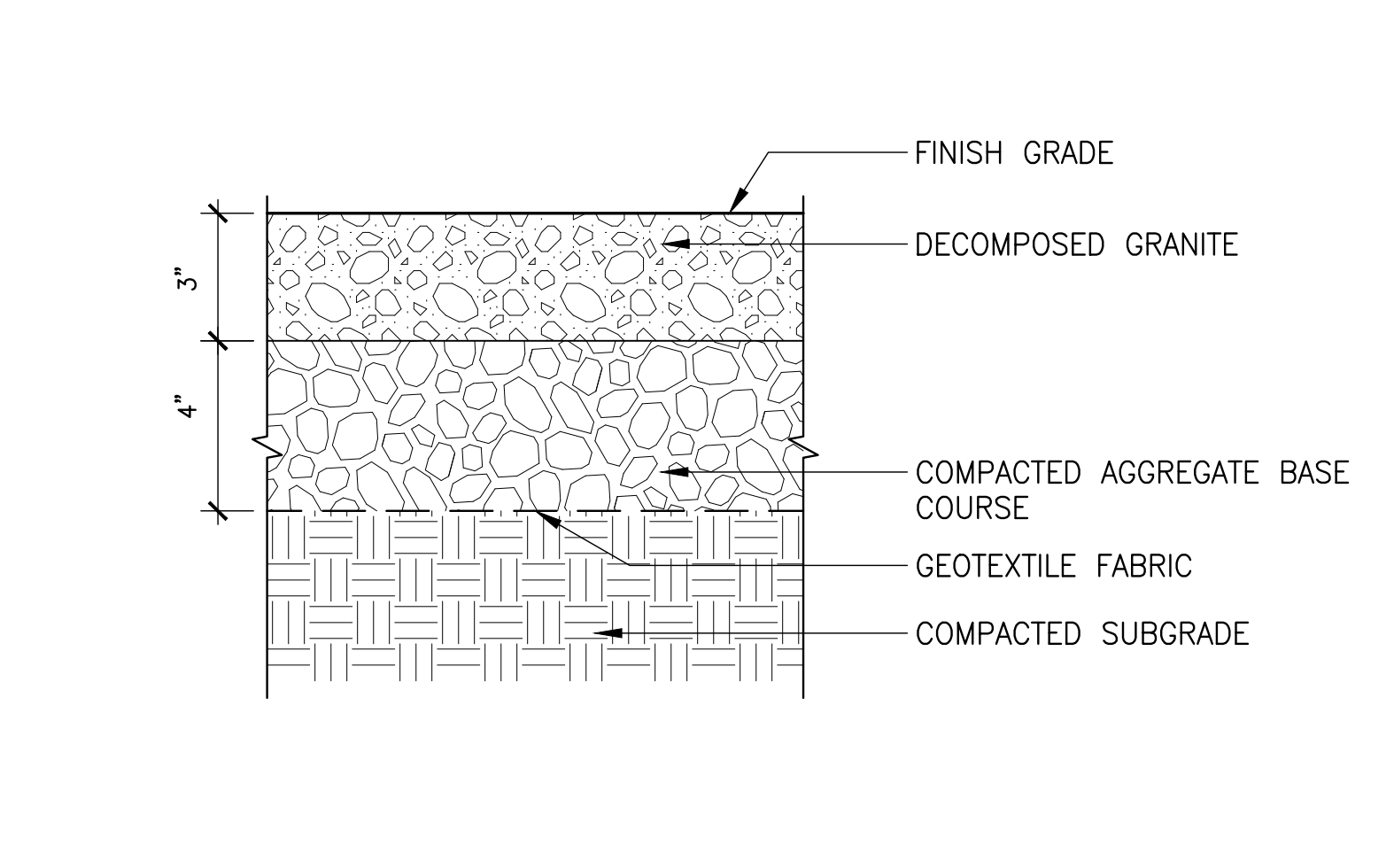
C3 CONCRETE COLLAR AT LIGHT POLE Section SCALE: 1/2" = 1'-0"



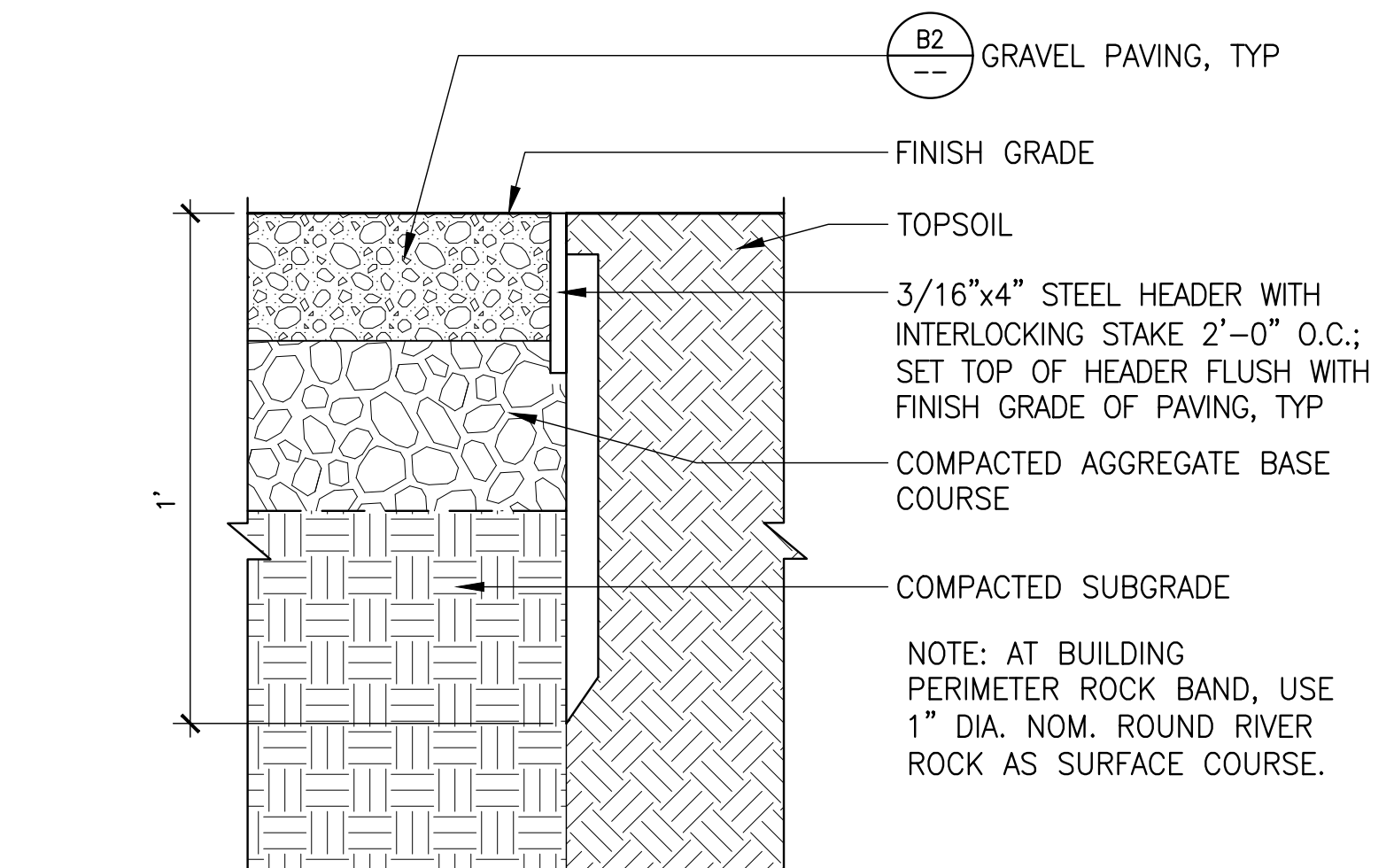
C4 ACORN LIGHT POLE AND BENCH AT CONC. PAD Section SCALE: 3/4" = 1'-0"



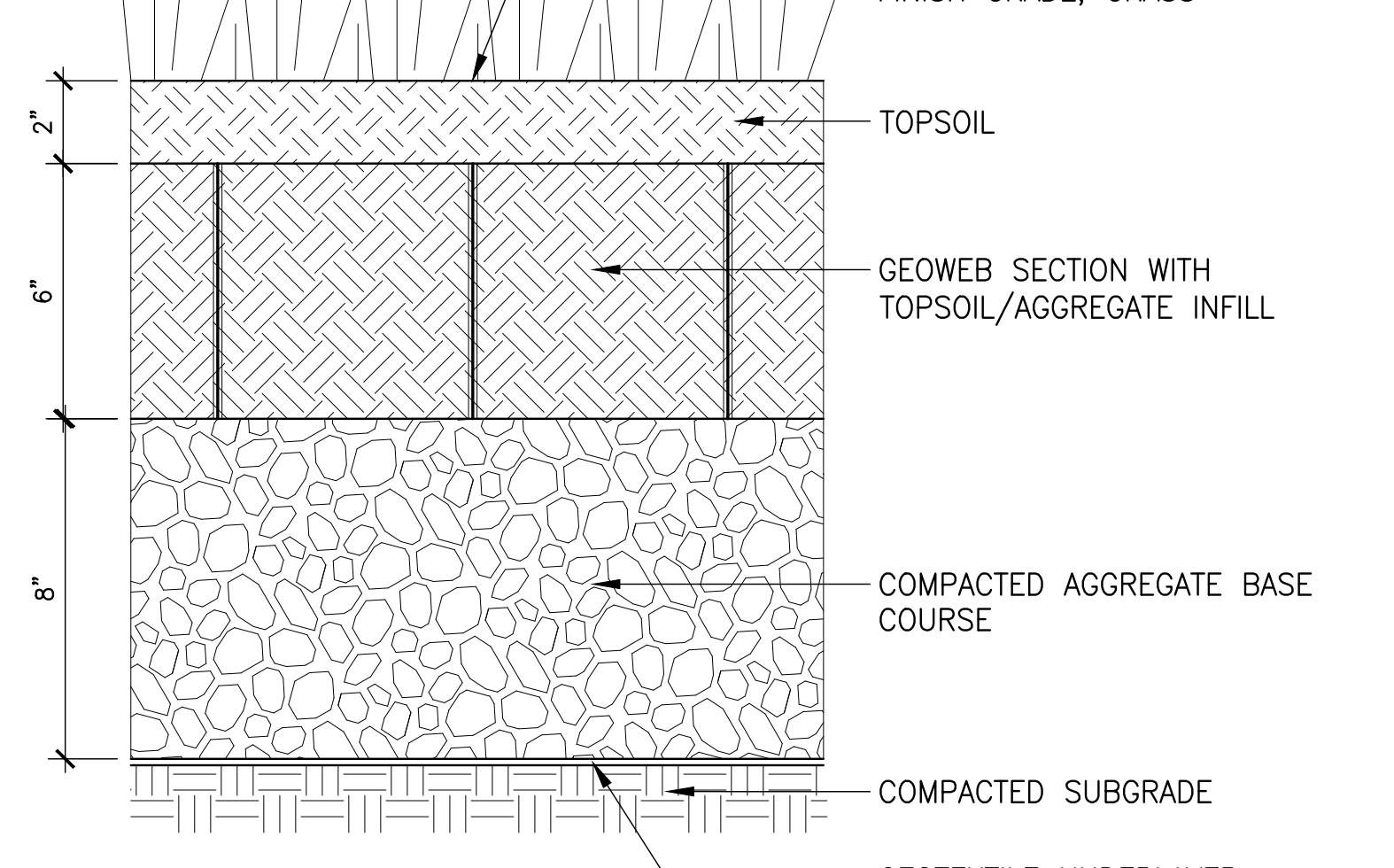
B1 EXPANSION JOINT AT BLDG Section SCALE: 3" = 1'-0"



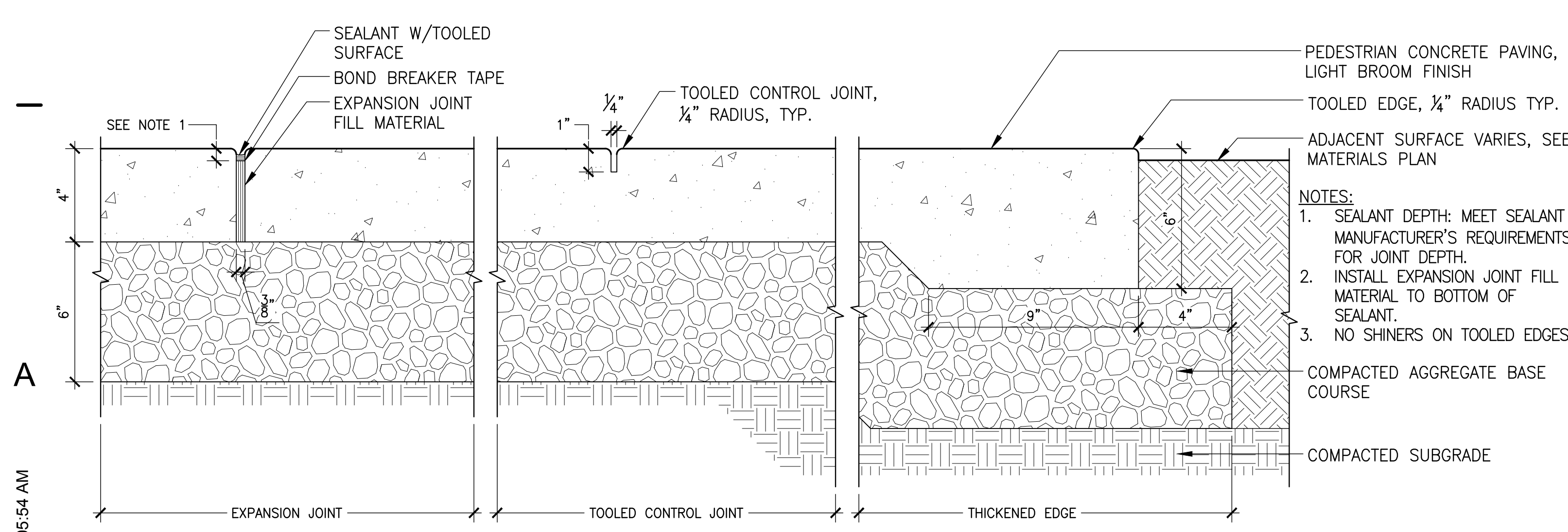
B2 DECOMPOSED GRANITE PAVING Section SCALE: 3" = 1'-0"



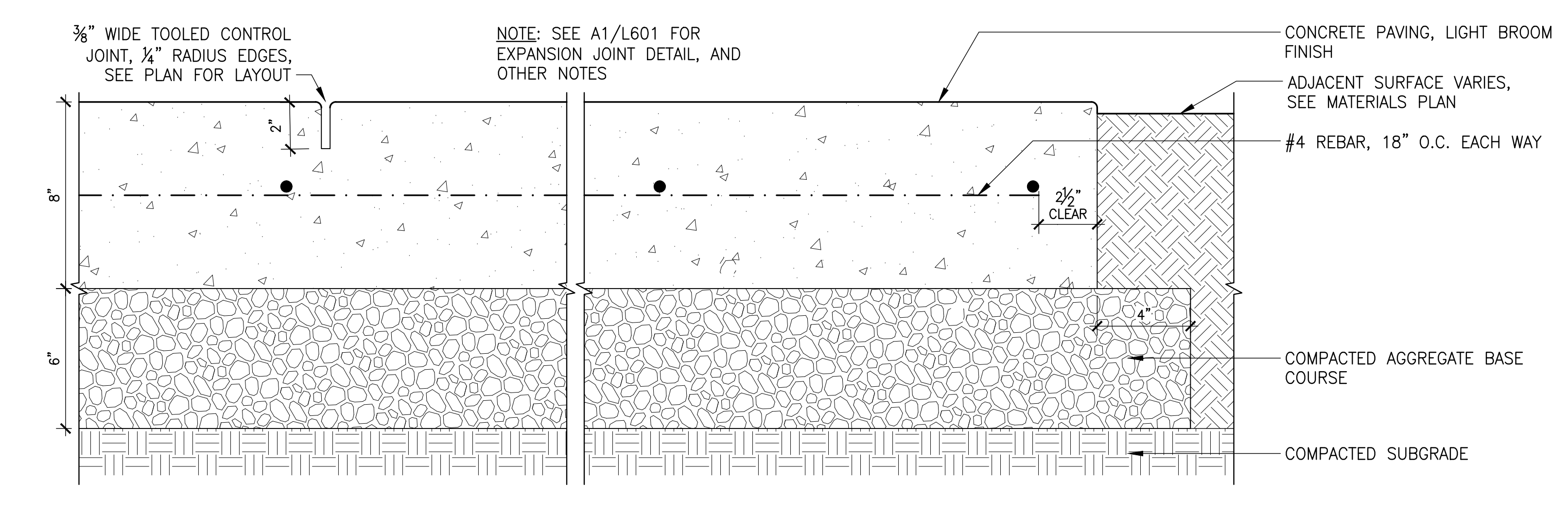
B3 METAL HEADER Section SCALE: 3" = 1'-0"



B4 REINFORCED TURF Section SCALE: 3" = 1'-0"

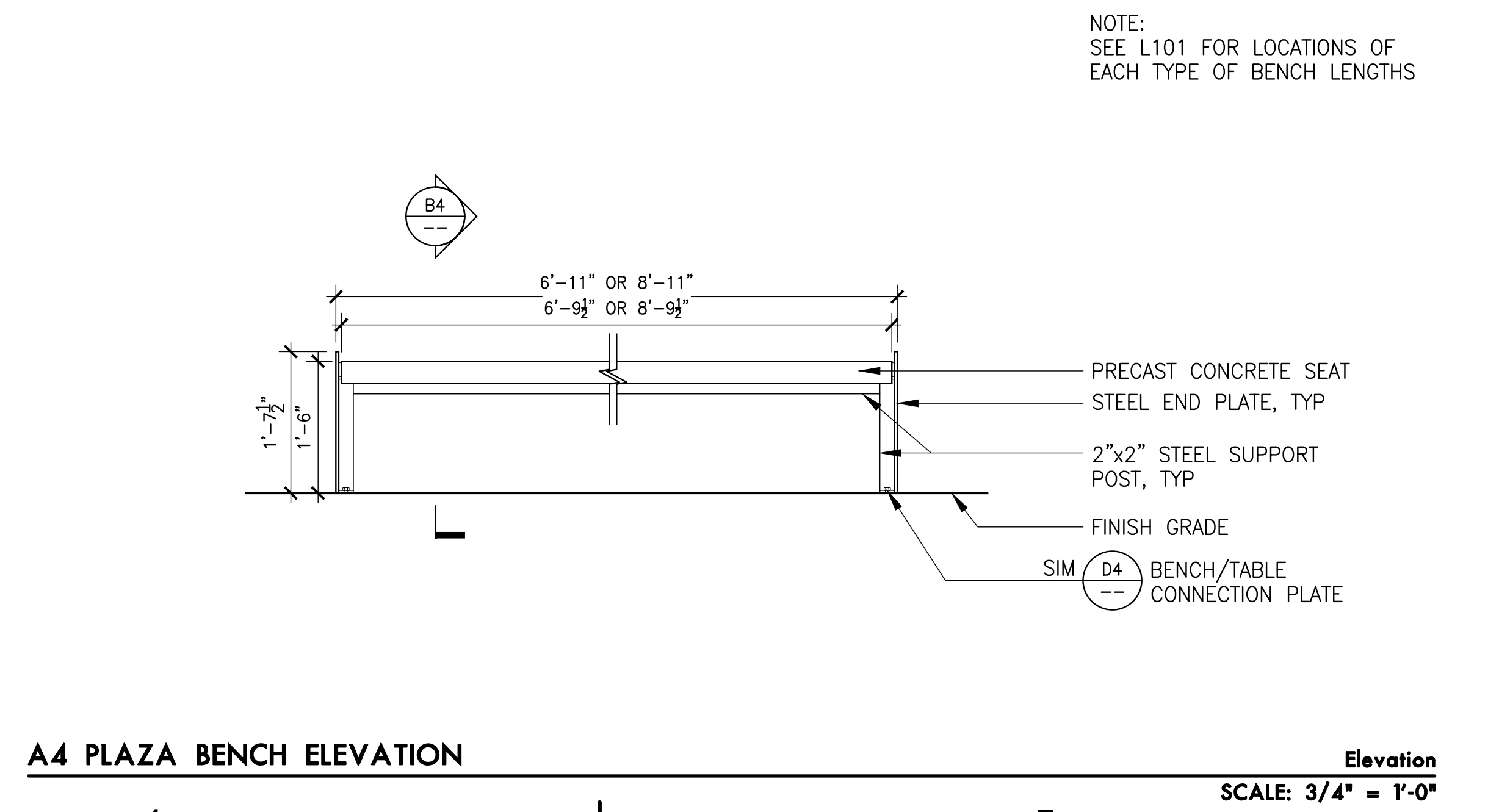
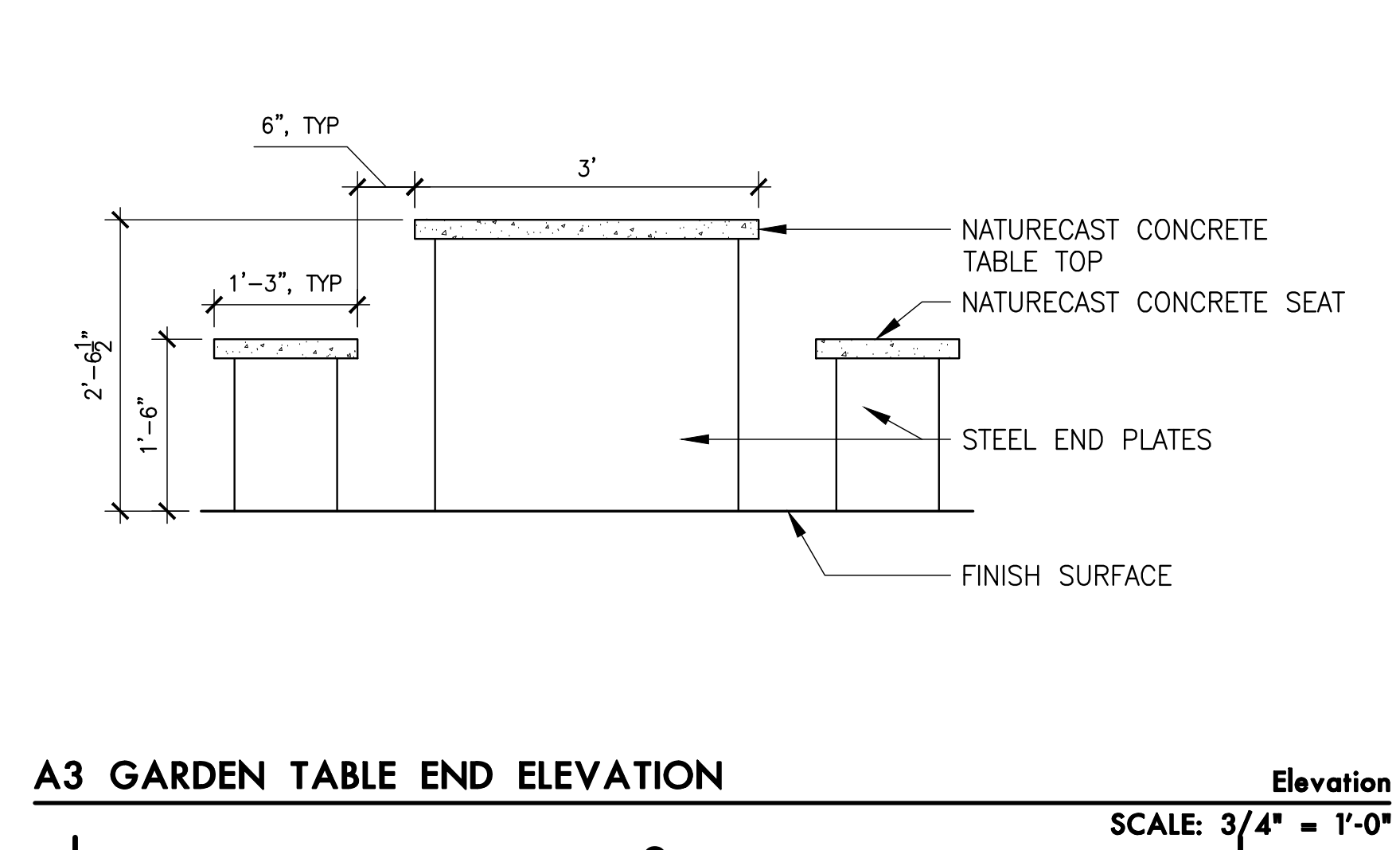
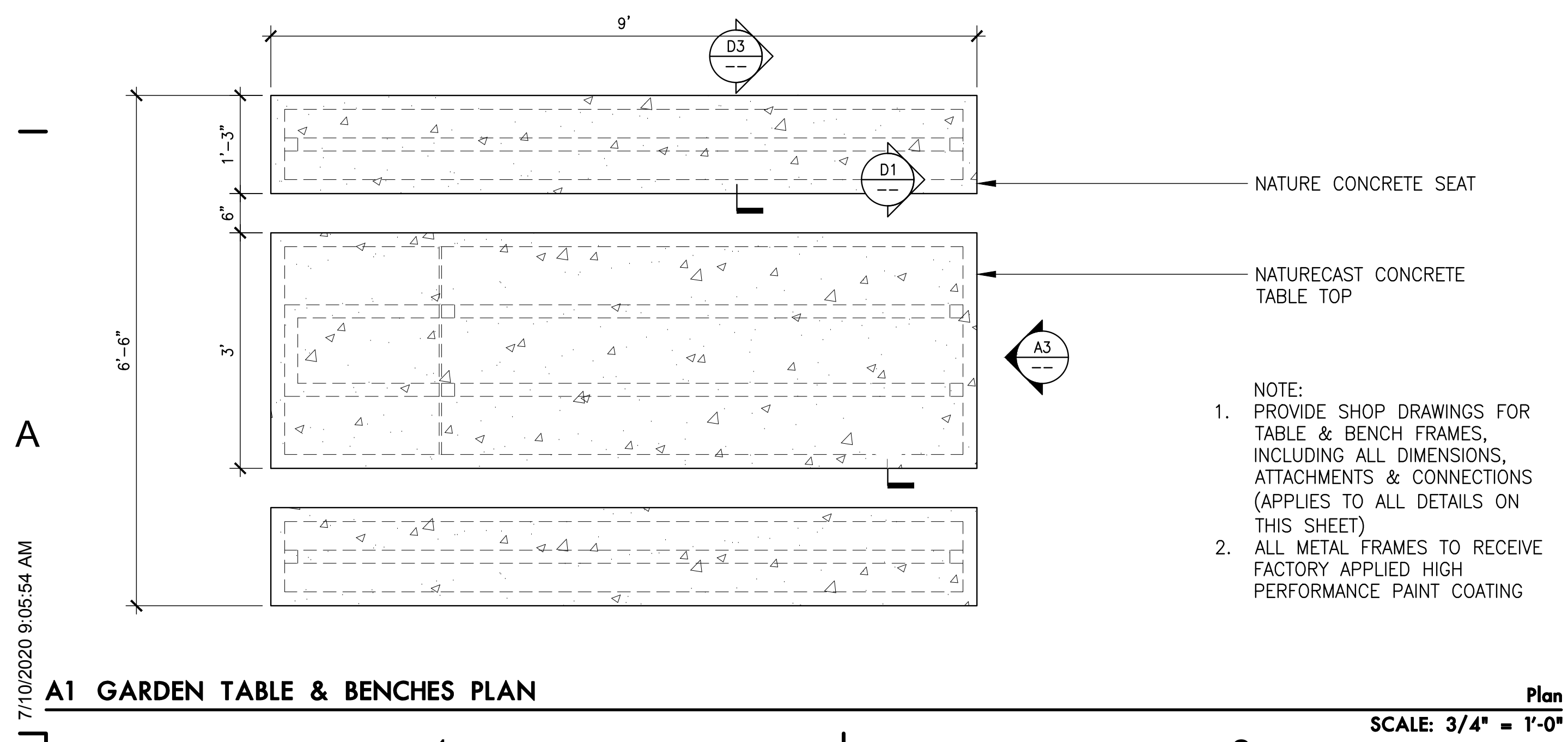
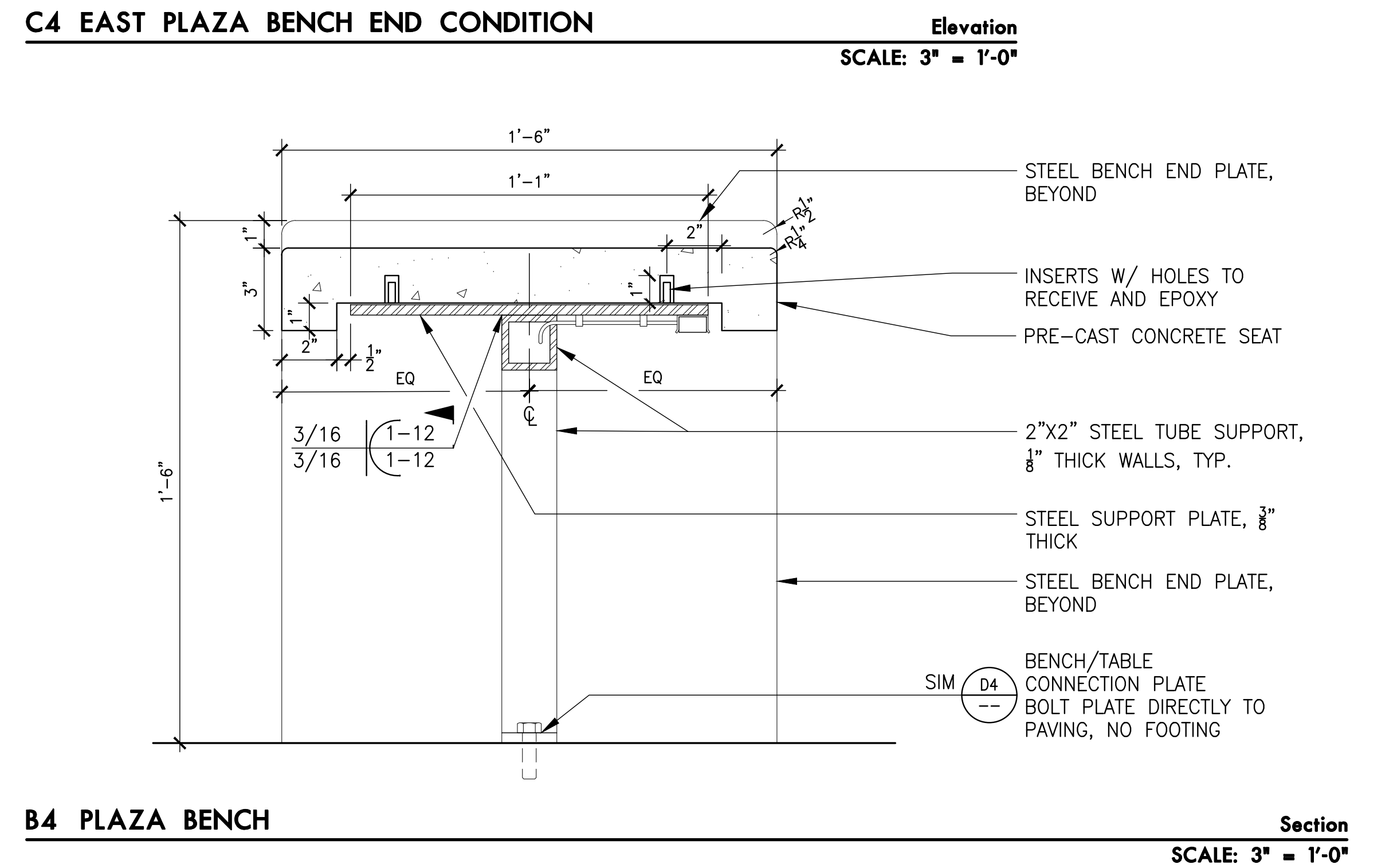
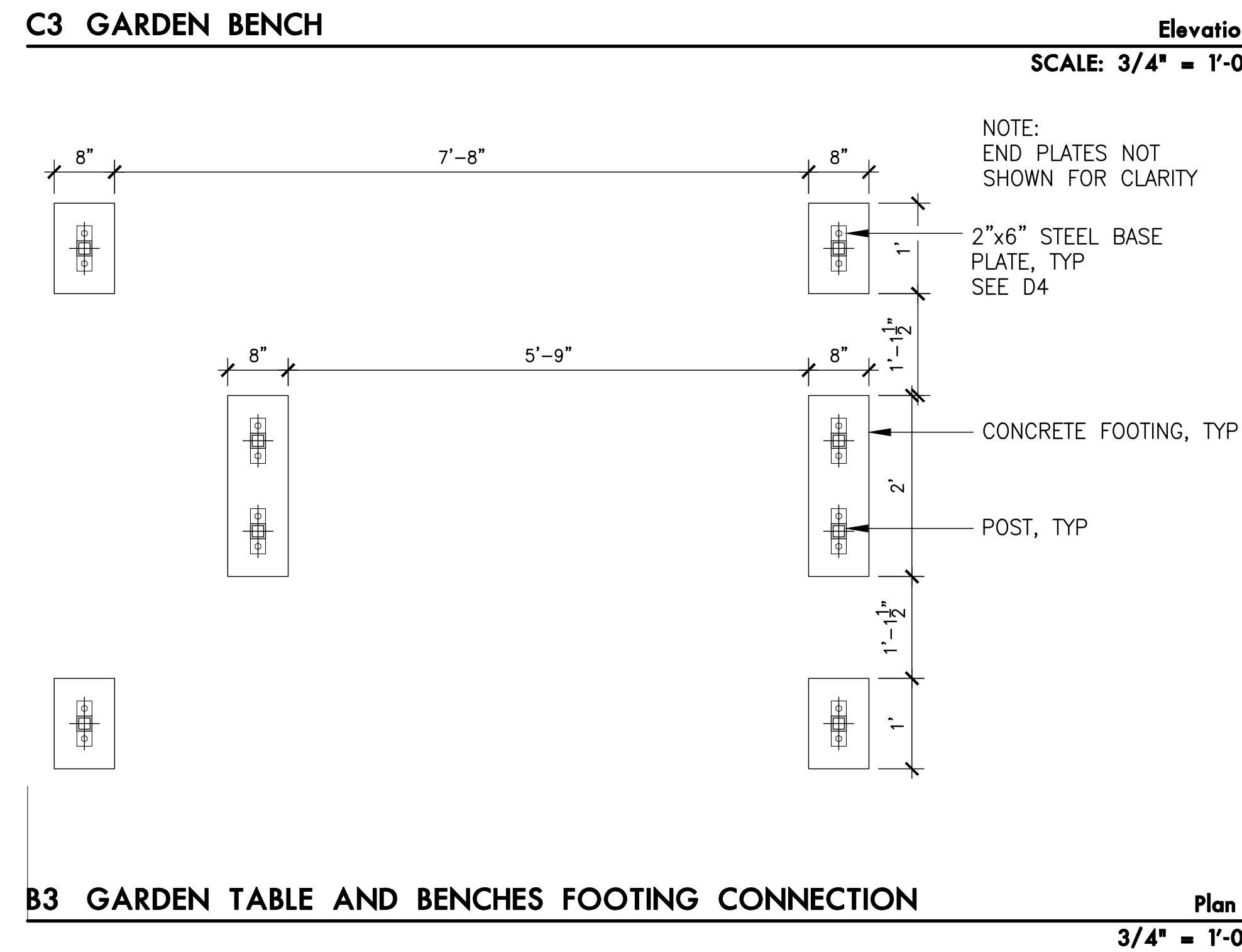
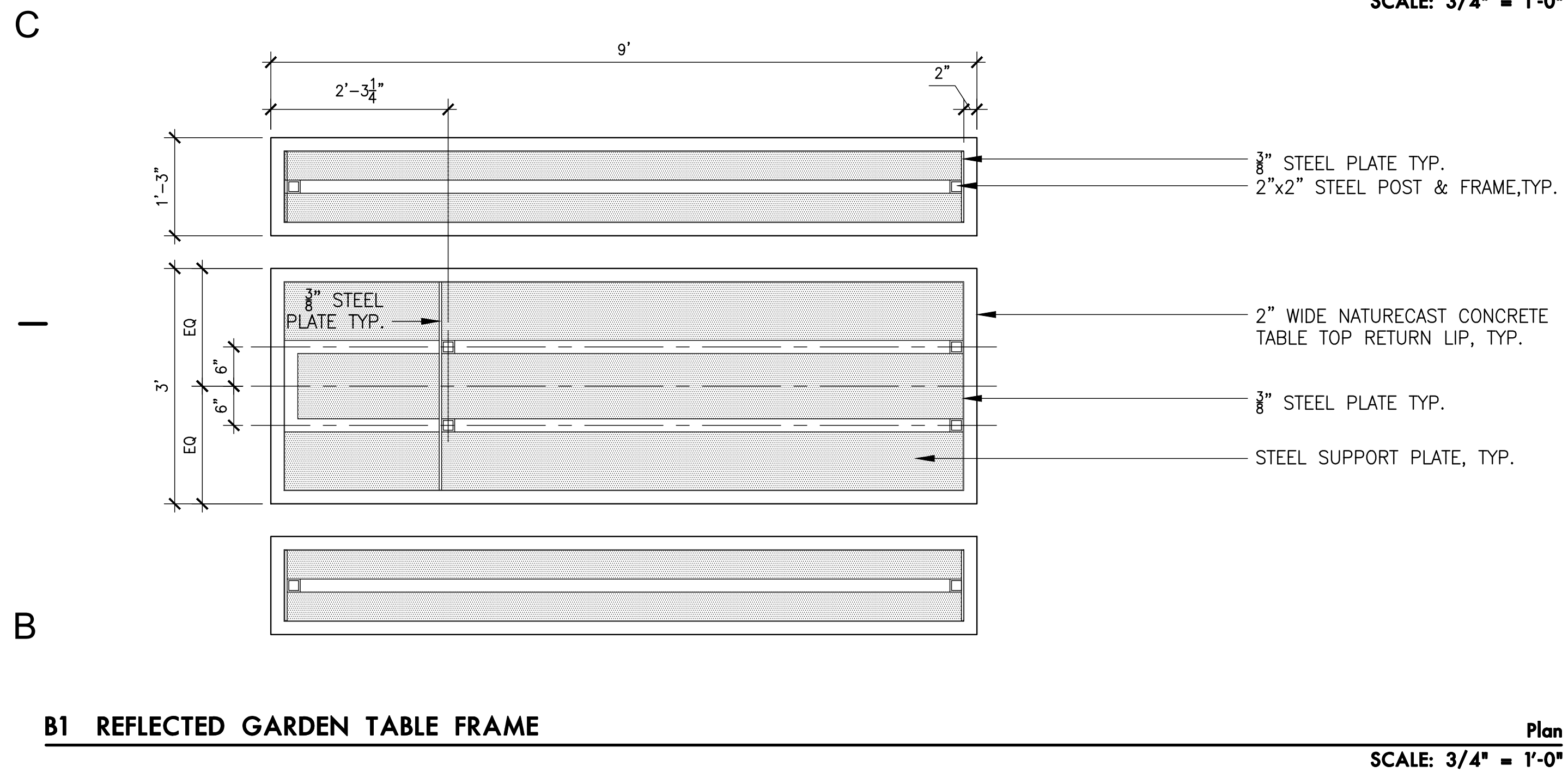
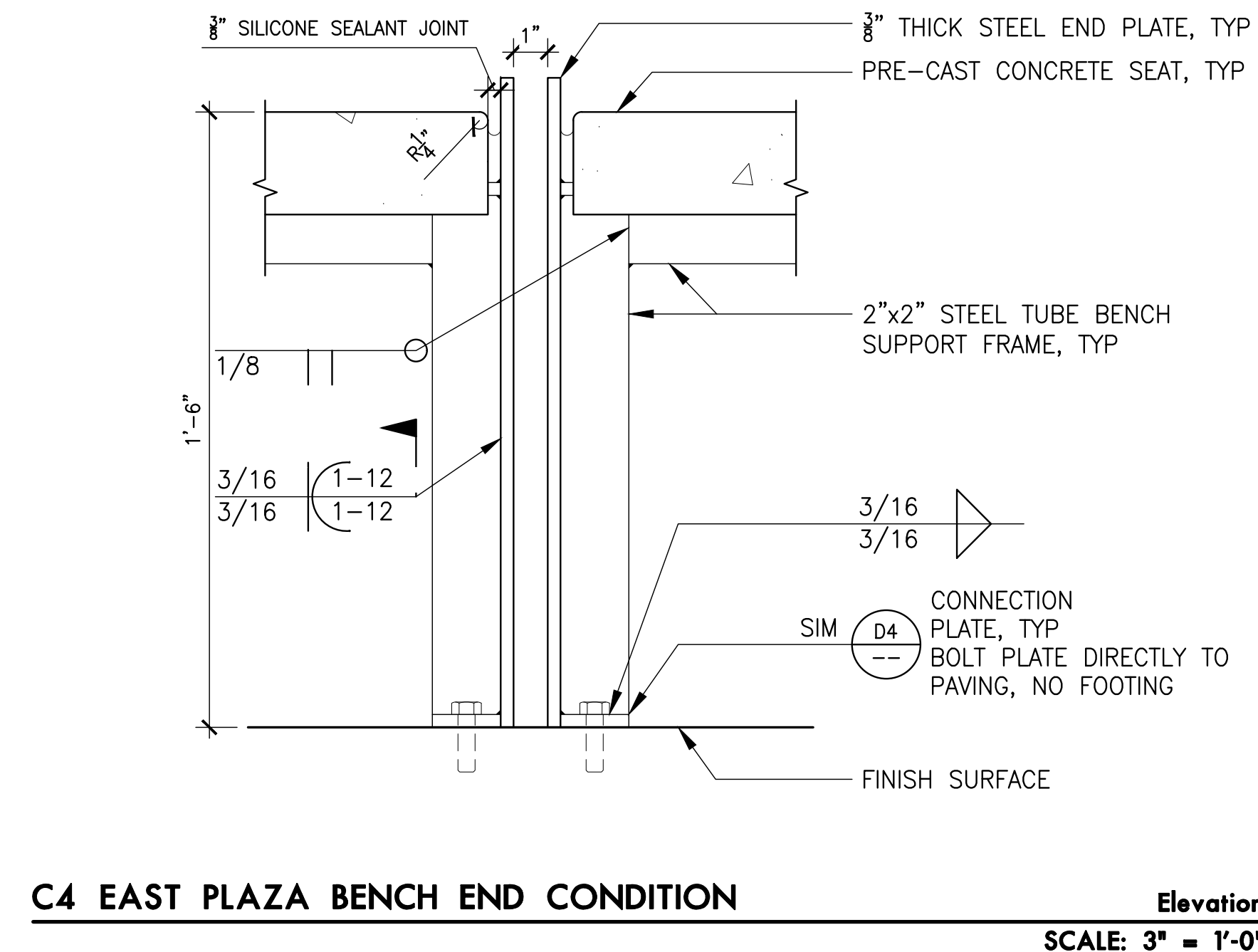
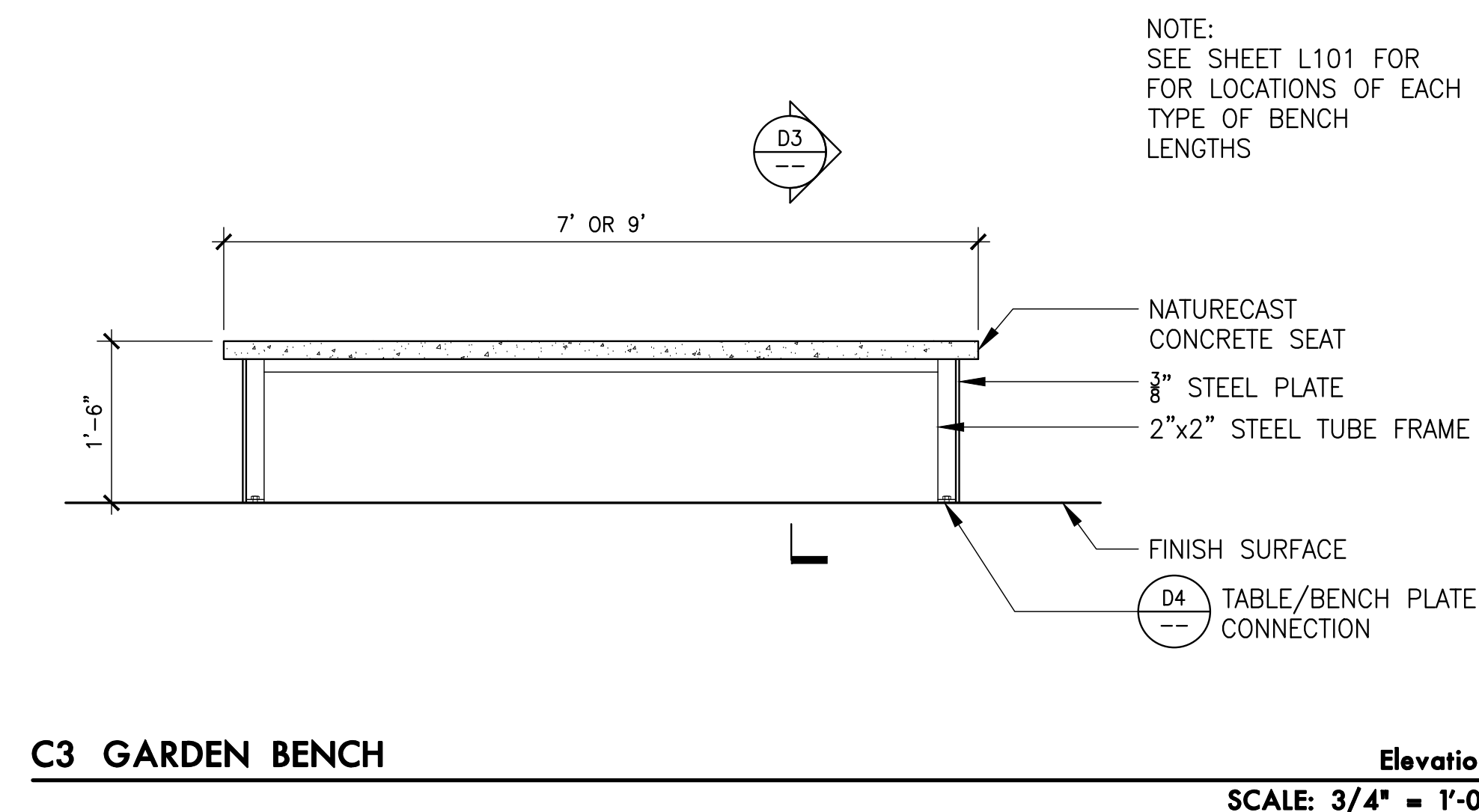
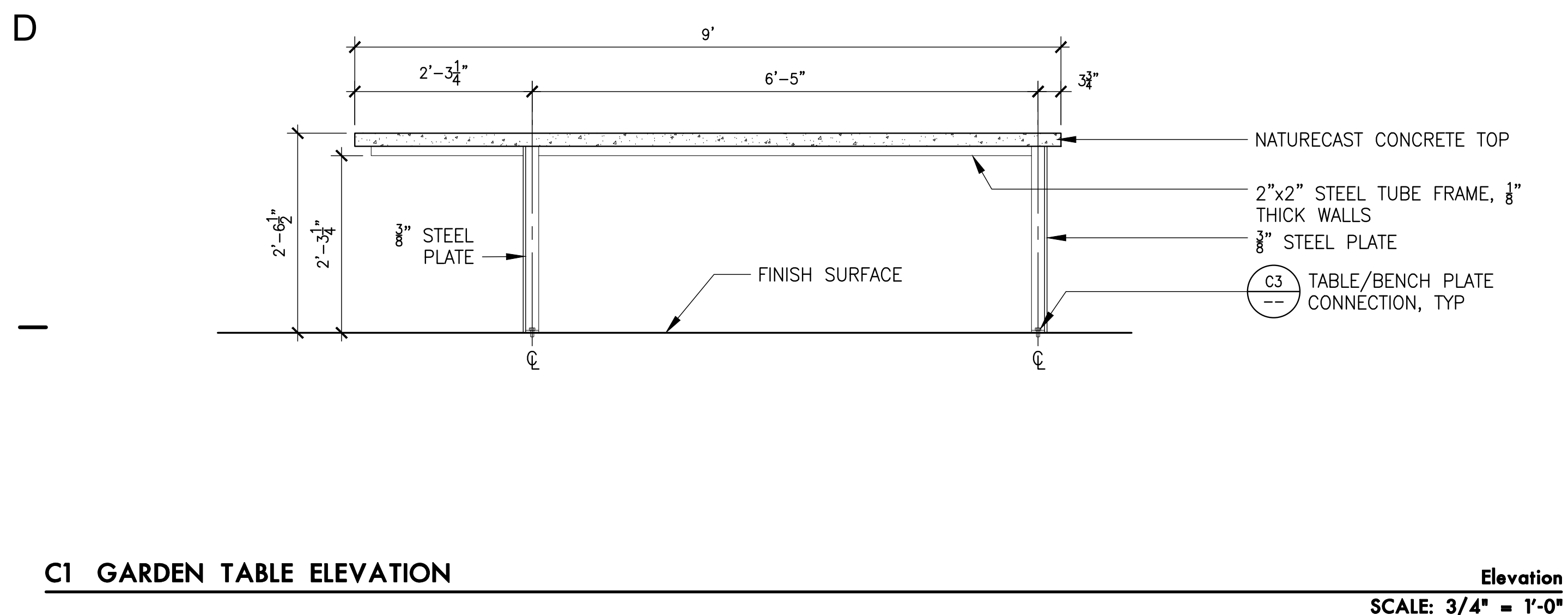
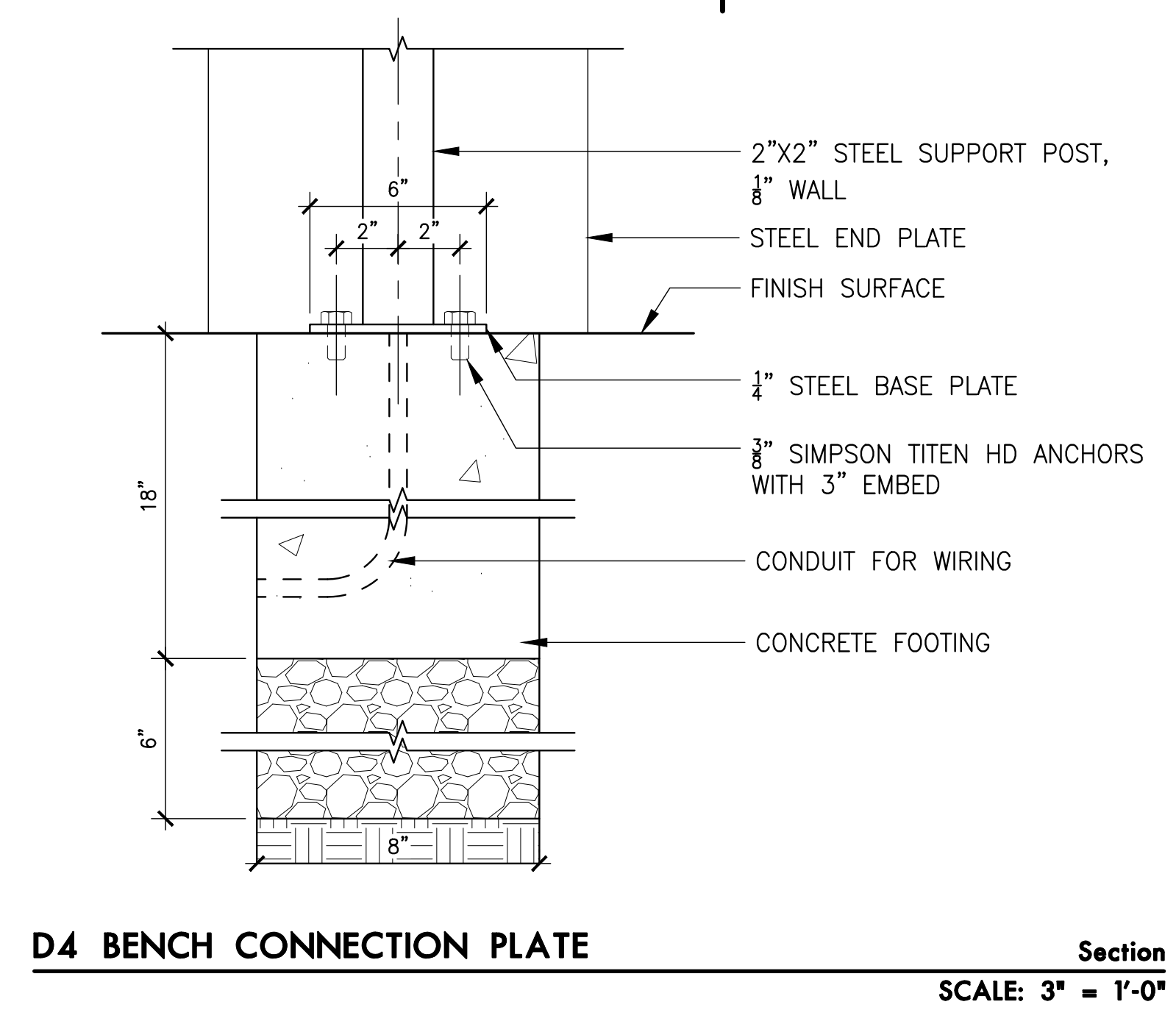
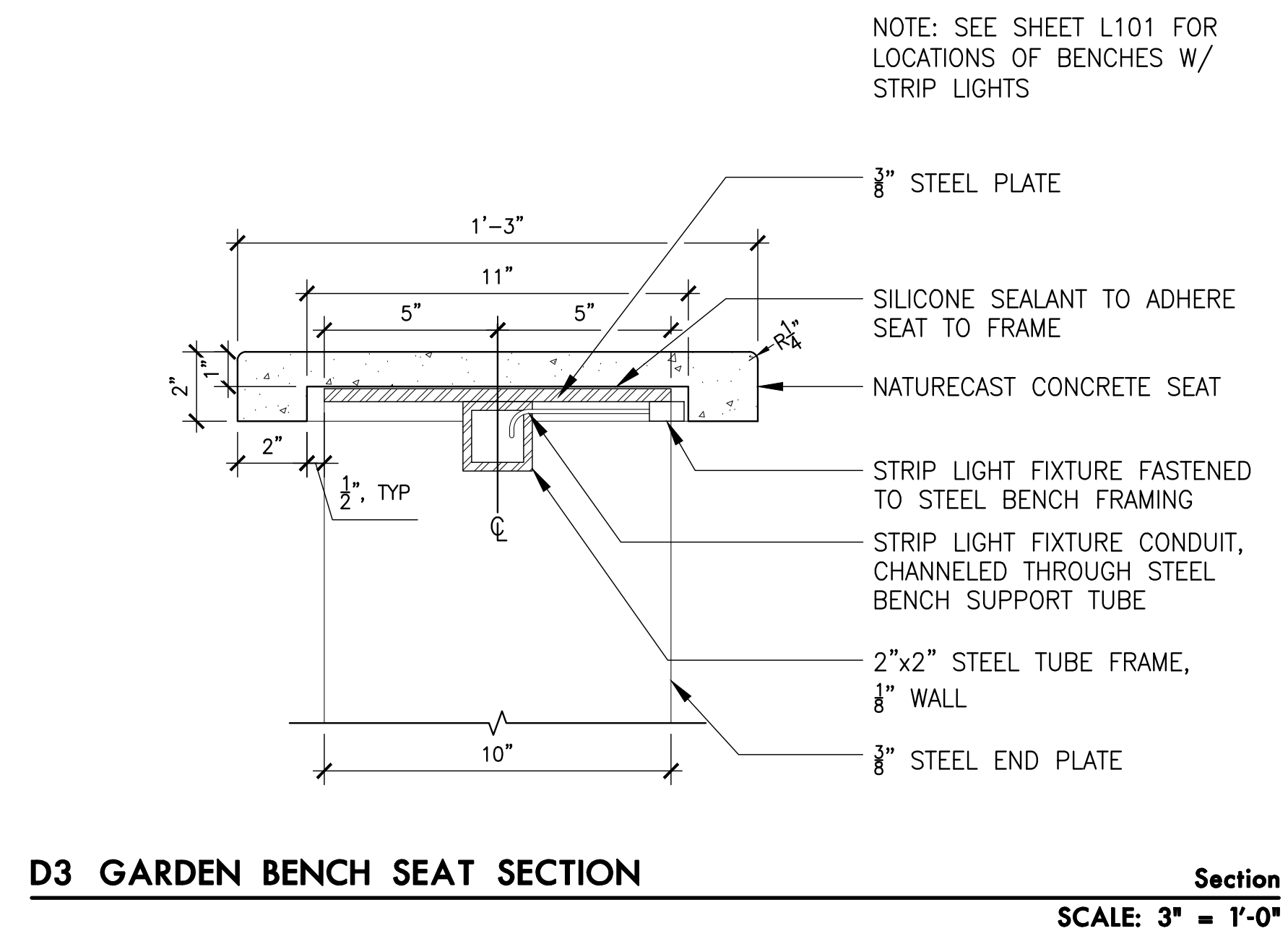
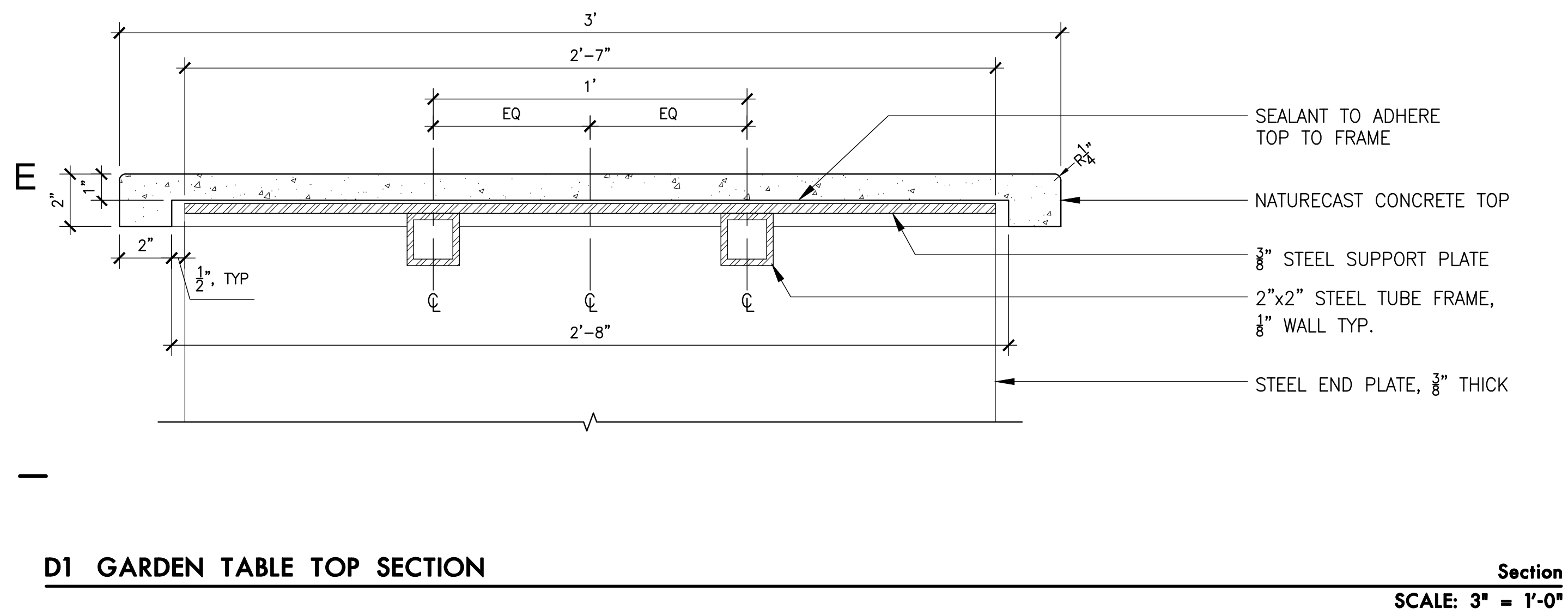


A3 PEDESTRIAN CONCRETE PAVING Section SCALE: 3" = 1'-0"



A3 VEHICULAR CONCRETE PAVING Section SCALE: 3" = 1'-0"

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- PROVIDE SHOP DRAWINGS FOR TABLE & BENCH FRAMES, INCLUDING ALL DIMENSIONS, ATTACHMENTS & CONNECTIONS (APPLIES TO ALL DETAILS ON THIS SHEET)
- ALL METAL FRAMES TO RECEIVE FACTORY APPLIED HIGH PERFORMANCE PAINT COATING

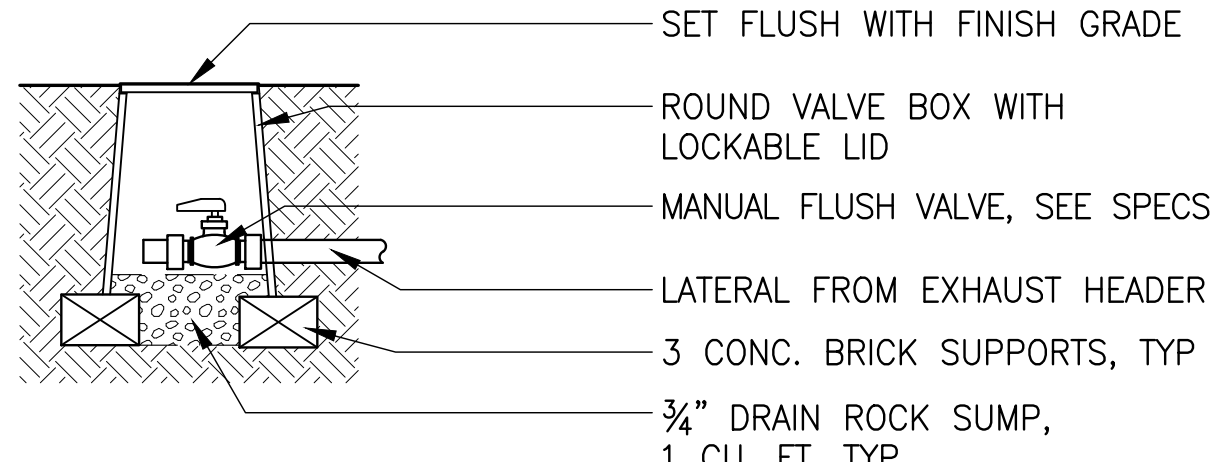
NOTE: SEE SHEET L101 FOR LOCATIONS OF BENCHES W/ STRIP LIGHTS

NOTE: SEE SHEET L101 FOR LOCATIONS OF EACH TYPE OF BENCH LENGTHS

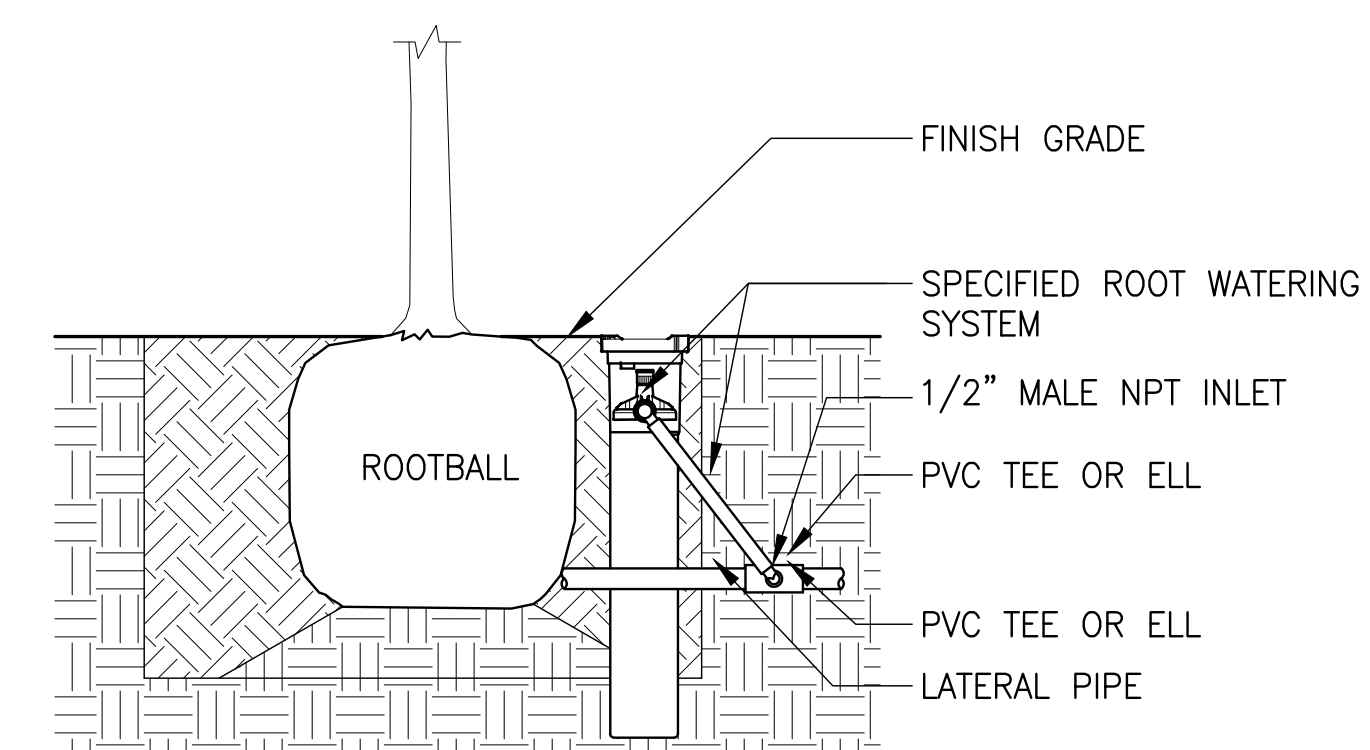
NOTE: END PLATES NOT SHOWN FOR CLARITY
2" x 6" STEEL BASE PLATE, TYP SEE D4

NOTE: SEE L101 FOR LOCATIONS OF EACH TYPE OF BENCH LENGTHS

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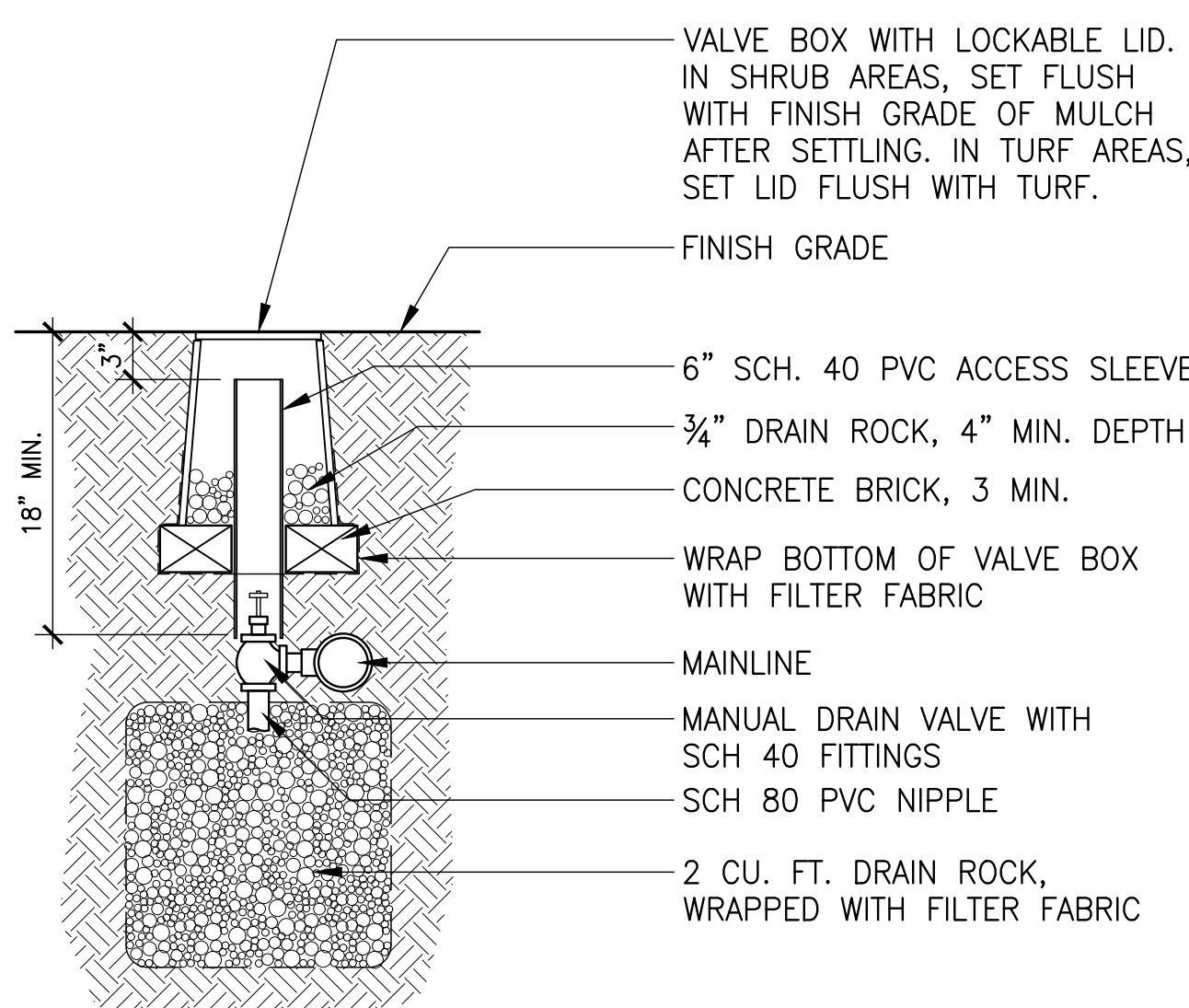


A4 DRIP ZONE MANUAL DRAIN VALVE Section SCALE: NTS



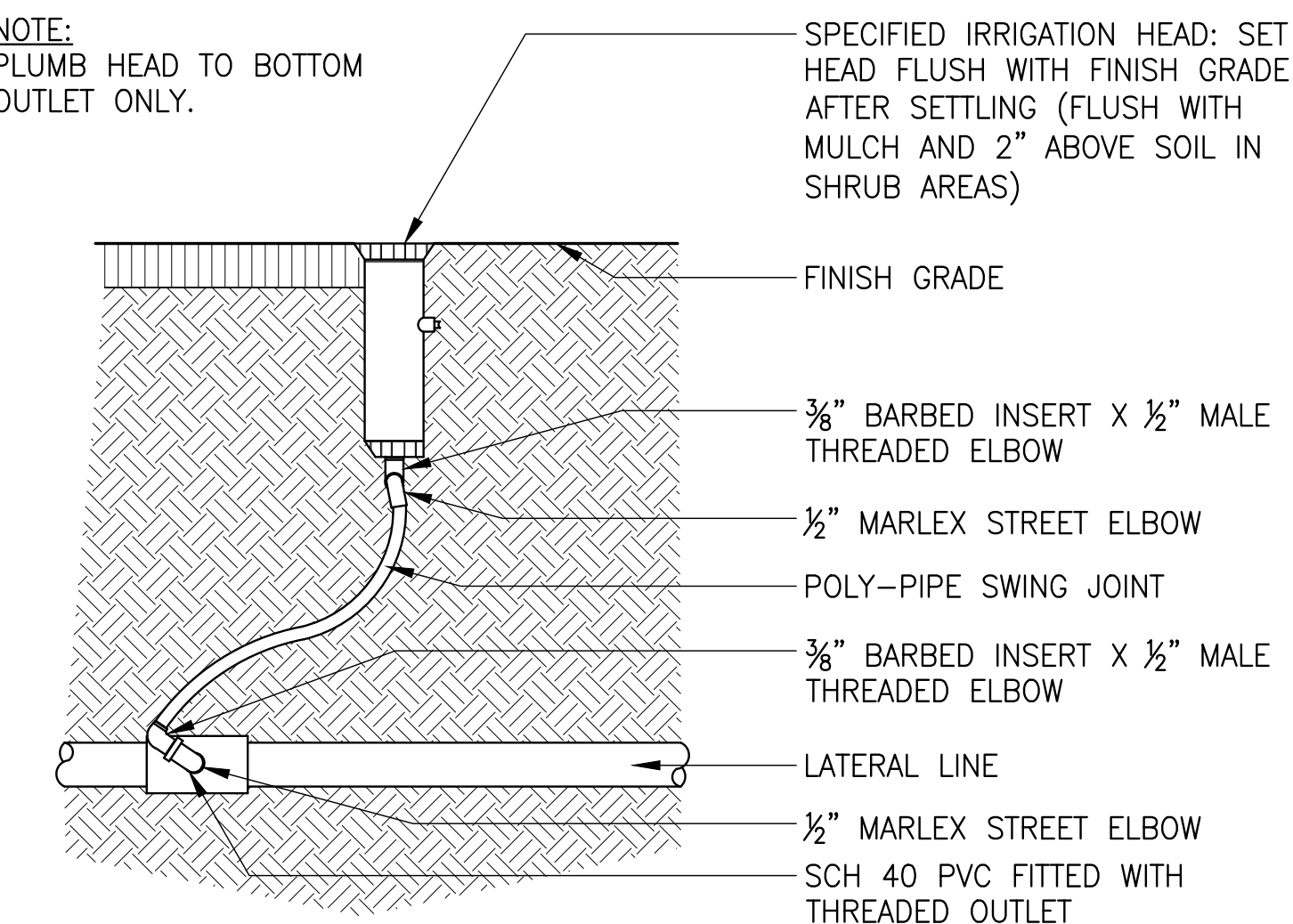
- NOTES:**
1. INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH FINISH GRADE OR TOP OF MULCH.
 2. RWS TO BE LOCATED UPHILL OF ROOTBALL IN SLOPED AREAS.
 3. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
 4. ONCE RWS HAS BEEN INSTALLED, FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

B4 ROOT WATERING SYSTEM Section SCALE: NTS

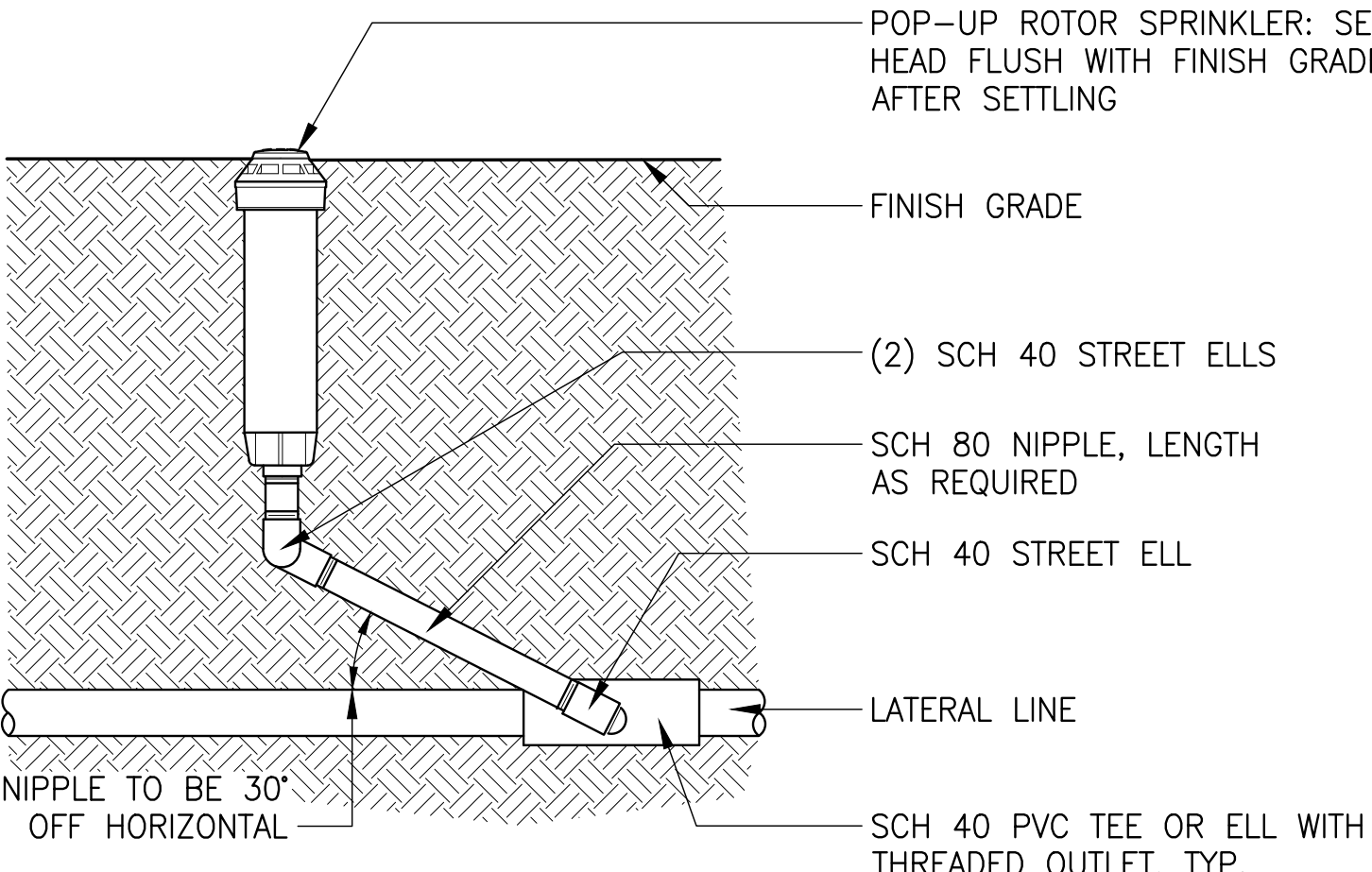


C4 SYSTEM MANUAL DRAIN VALVE Section SCALE: NTS

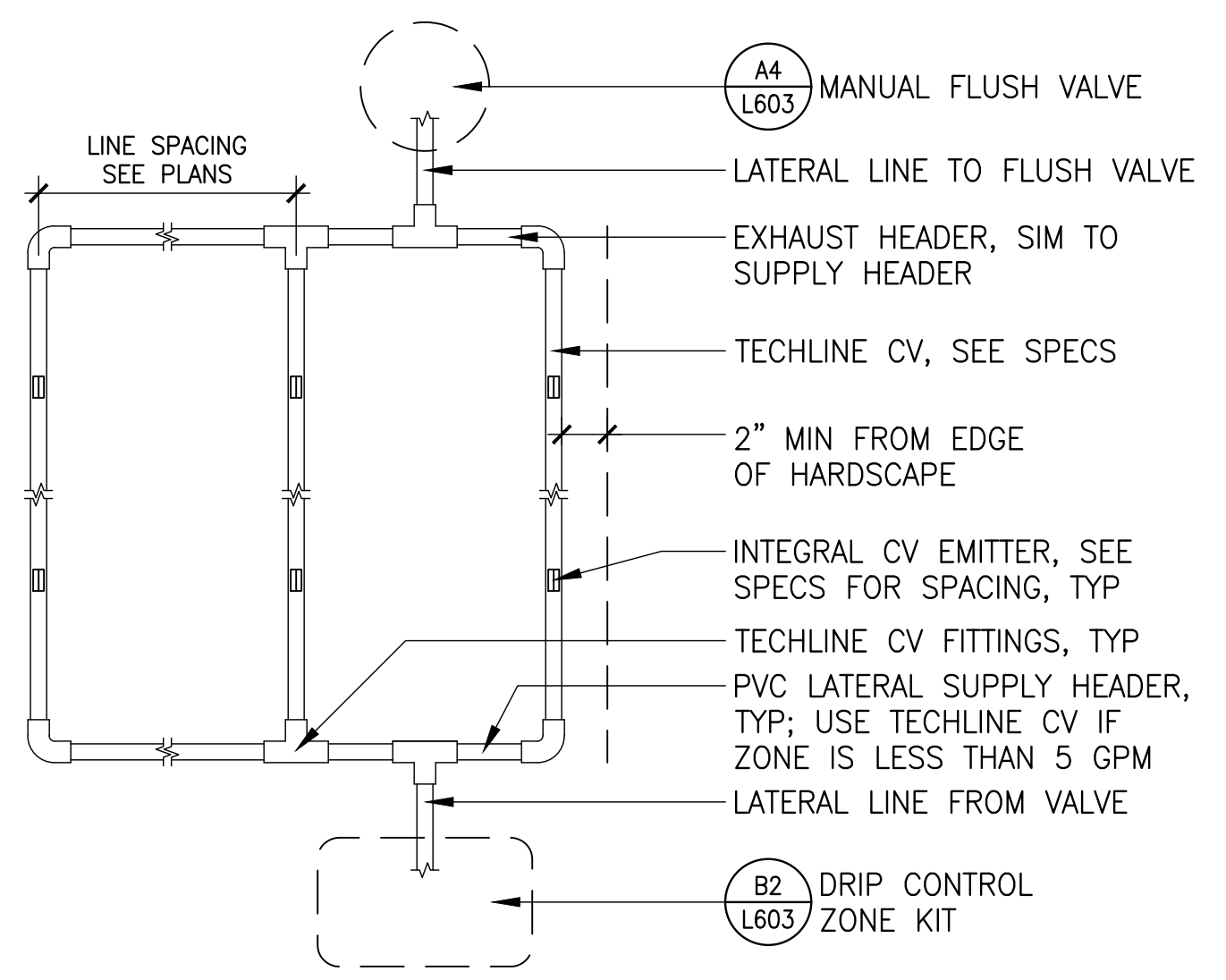
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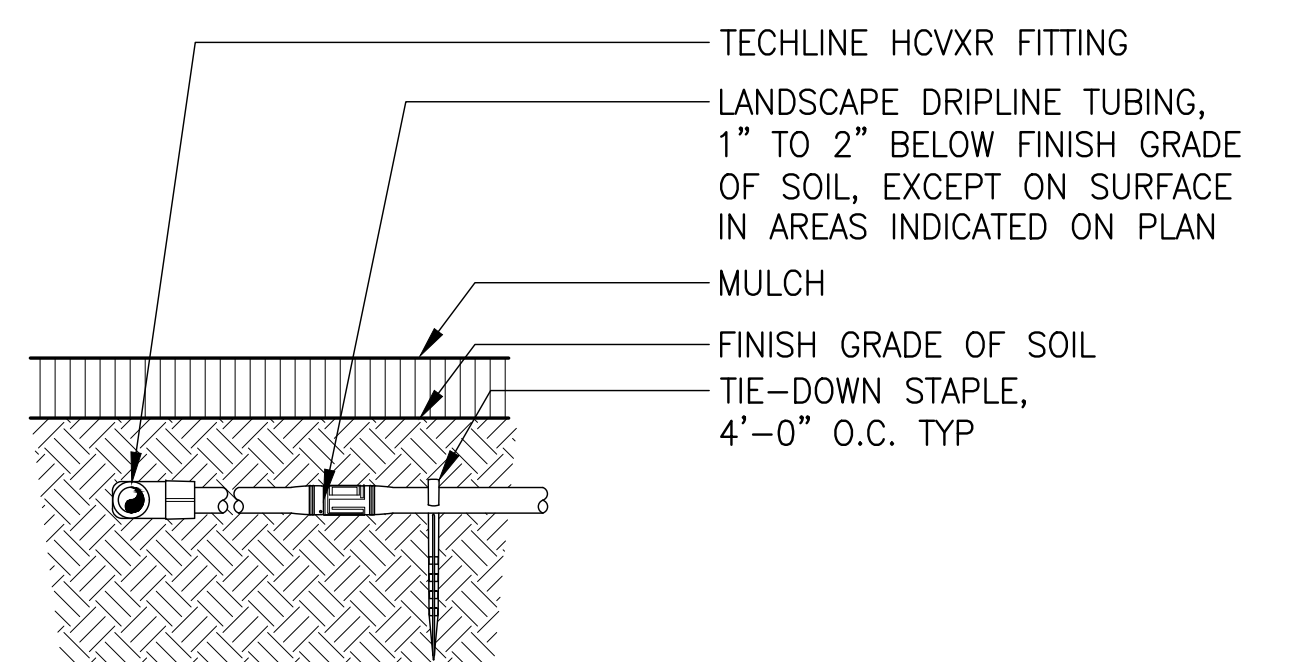
A3 SPRINKLER HEAD Section SCALE: NTS



B3 ROTOR HEAD Section SCALE: NTS

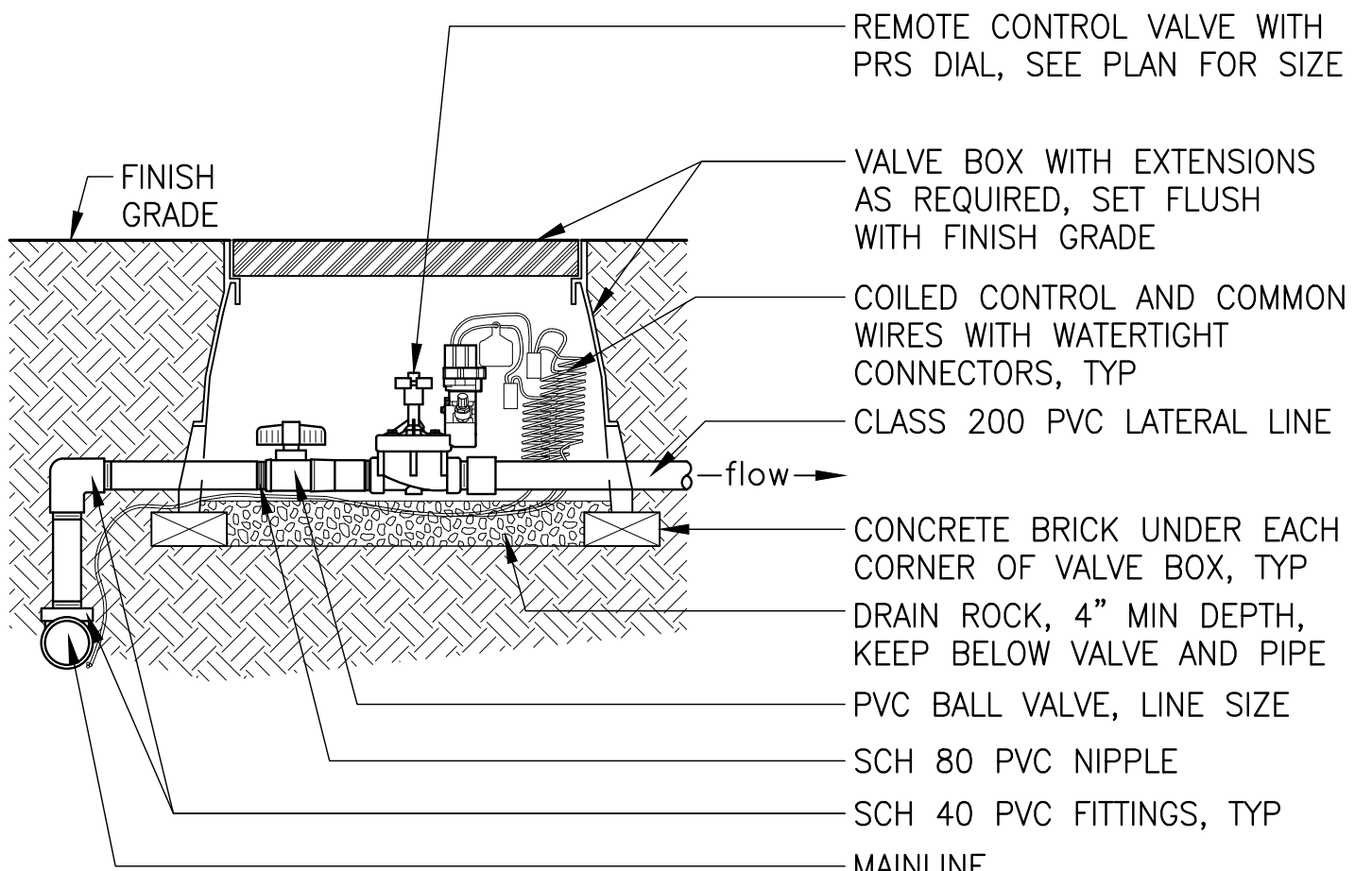


C3 DRIP ZONE LAYOUT Plan SCALE: NTS

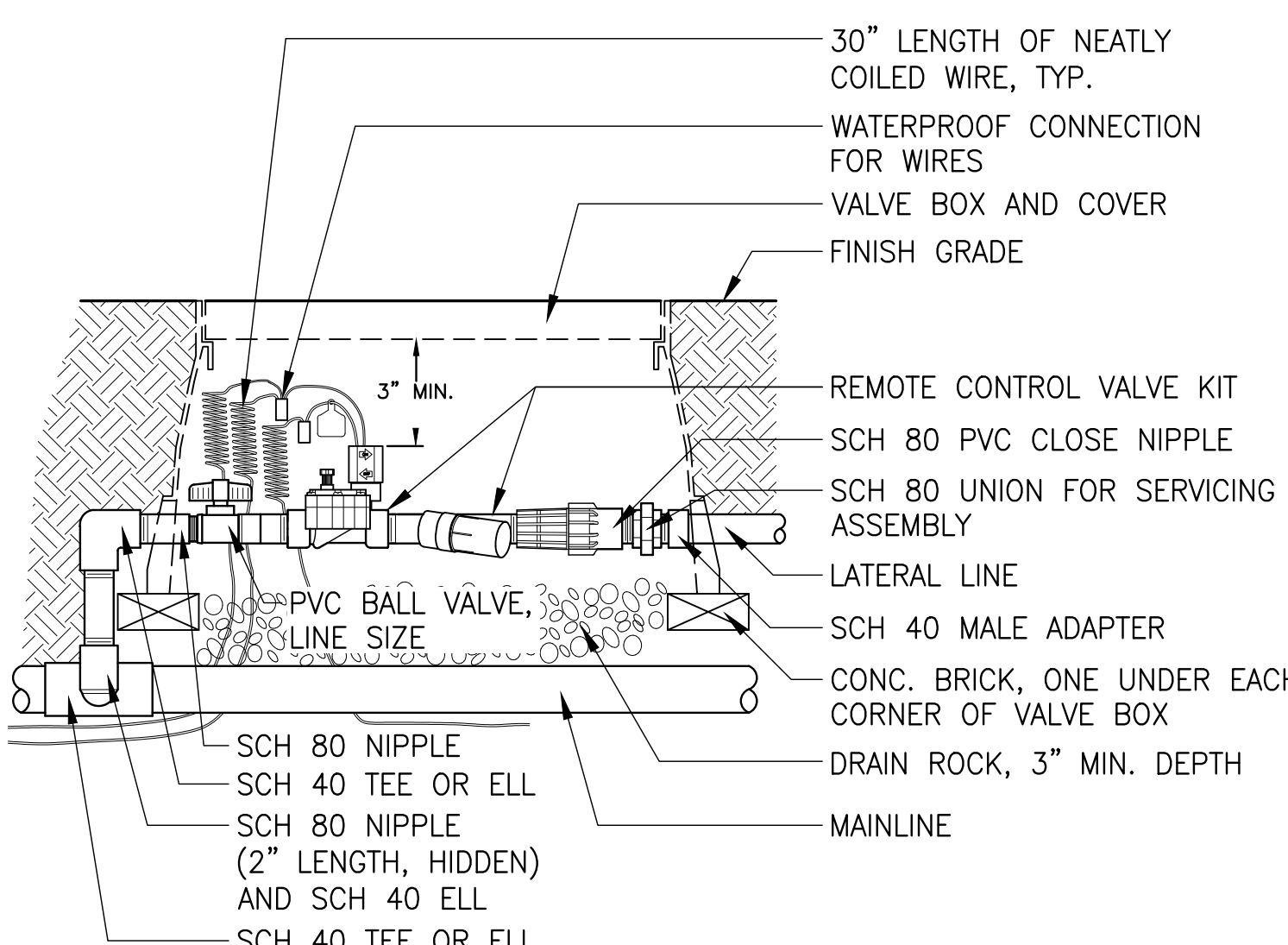


D3 DRIPLINE Section SCALE: NTS

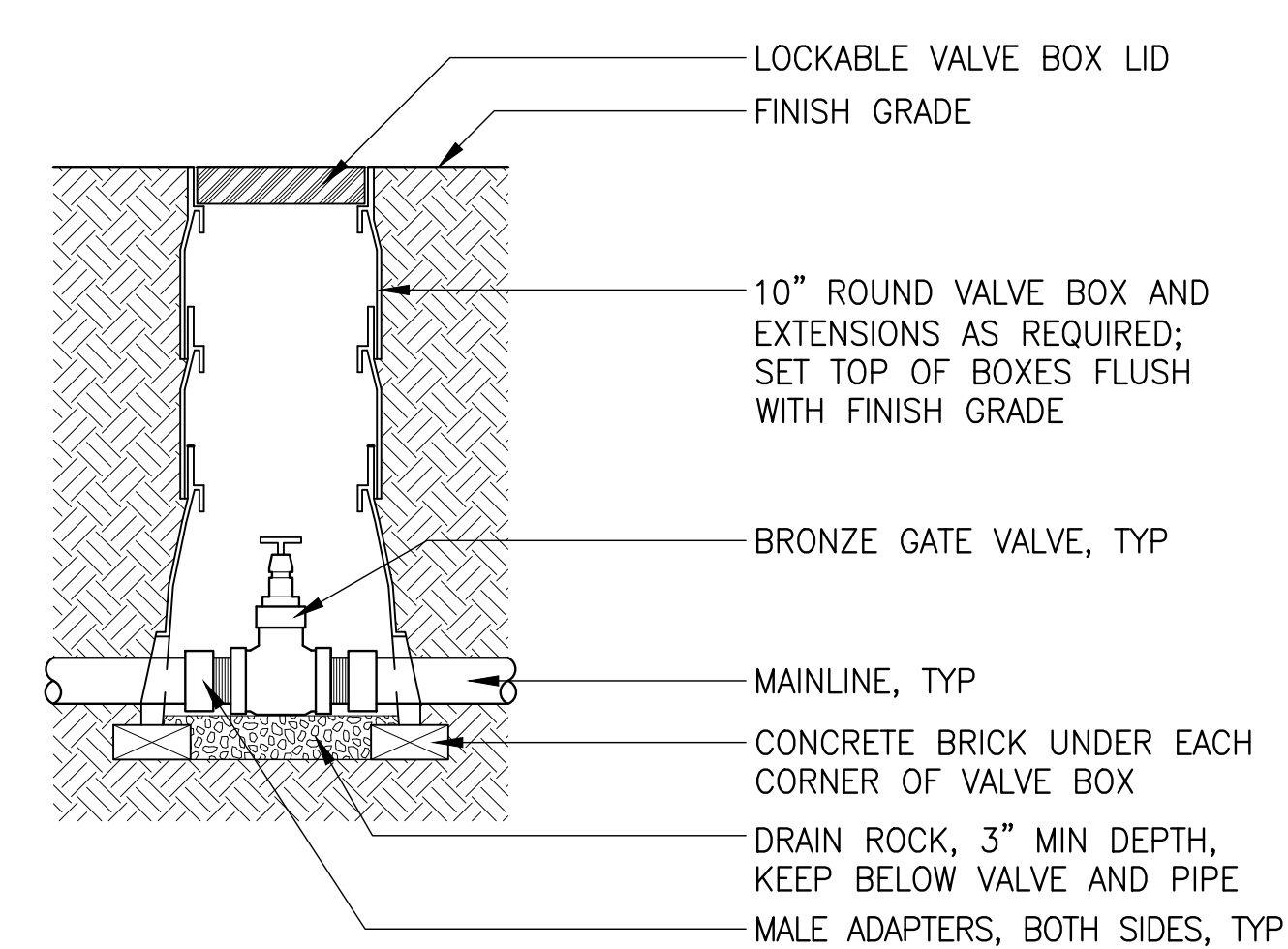
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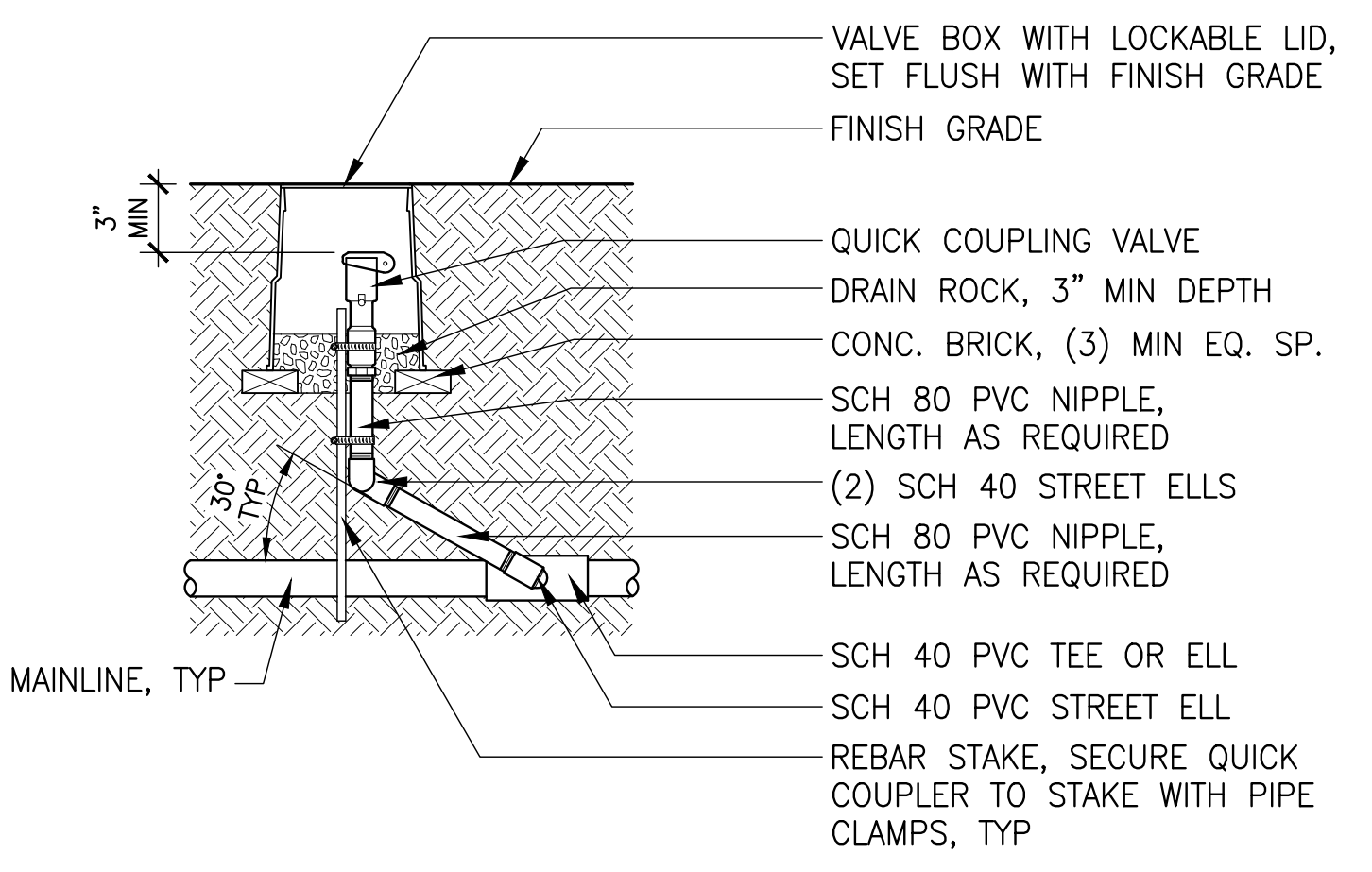
A2 REMOTE CONTROL VALVE Section SCALE: NTS



B2 DRIP CONTROL ZONE KIT Section SCALE: NTS



C2 ISOLATION (GATE) VALVE Section SCALE: NTS



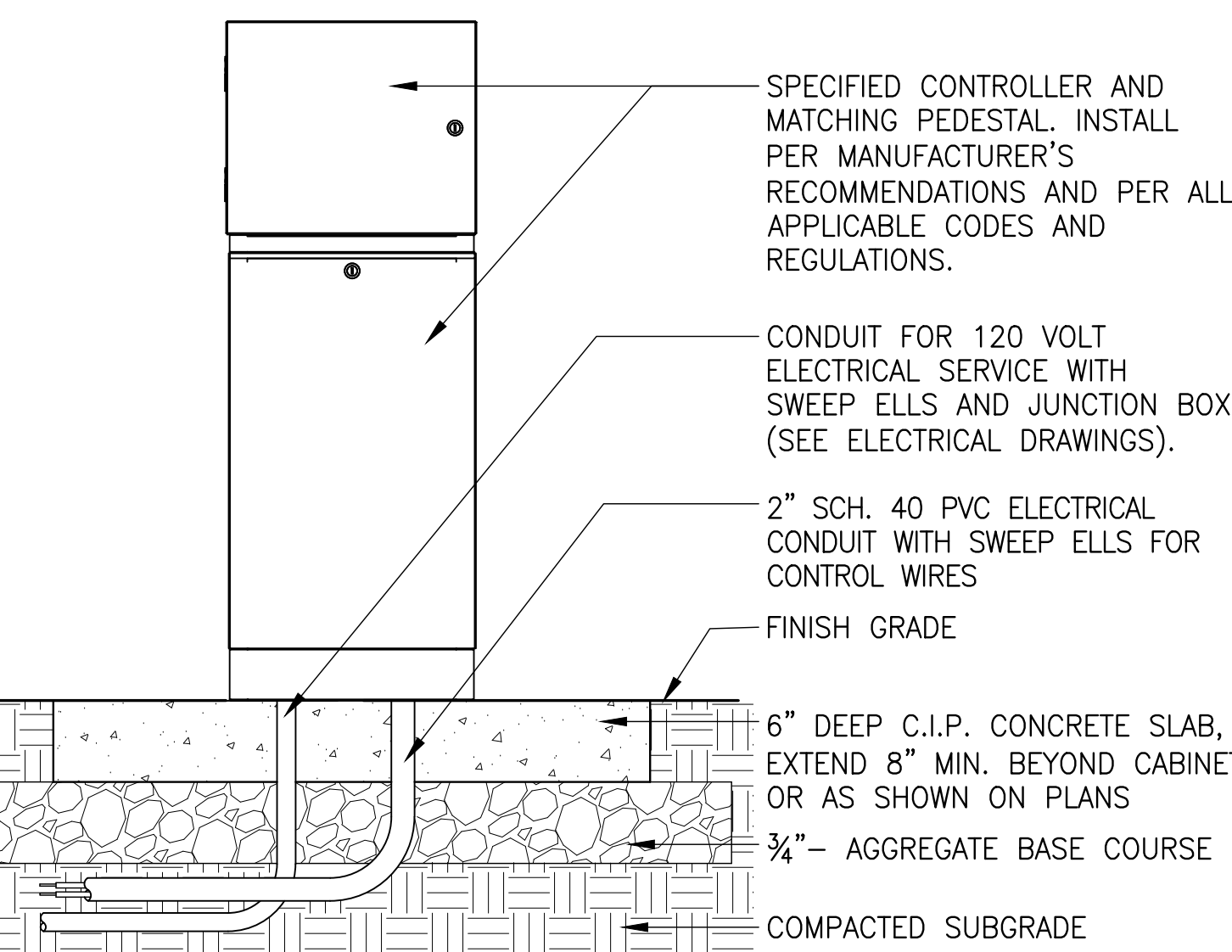
D2 QUICK COUPLER Section SCALE: NTS

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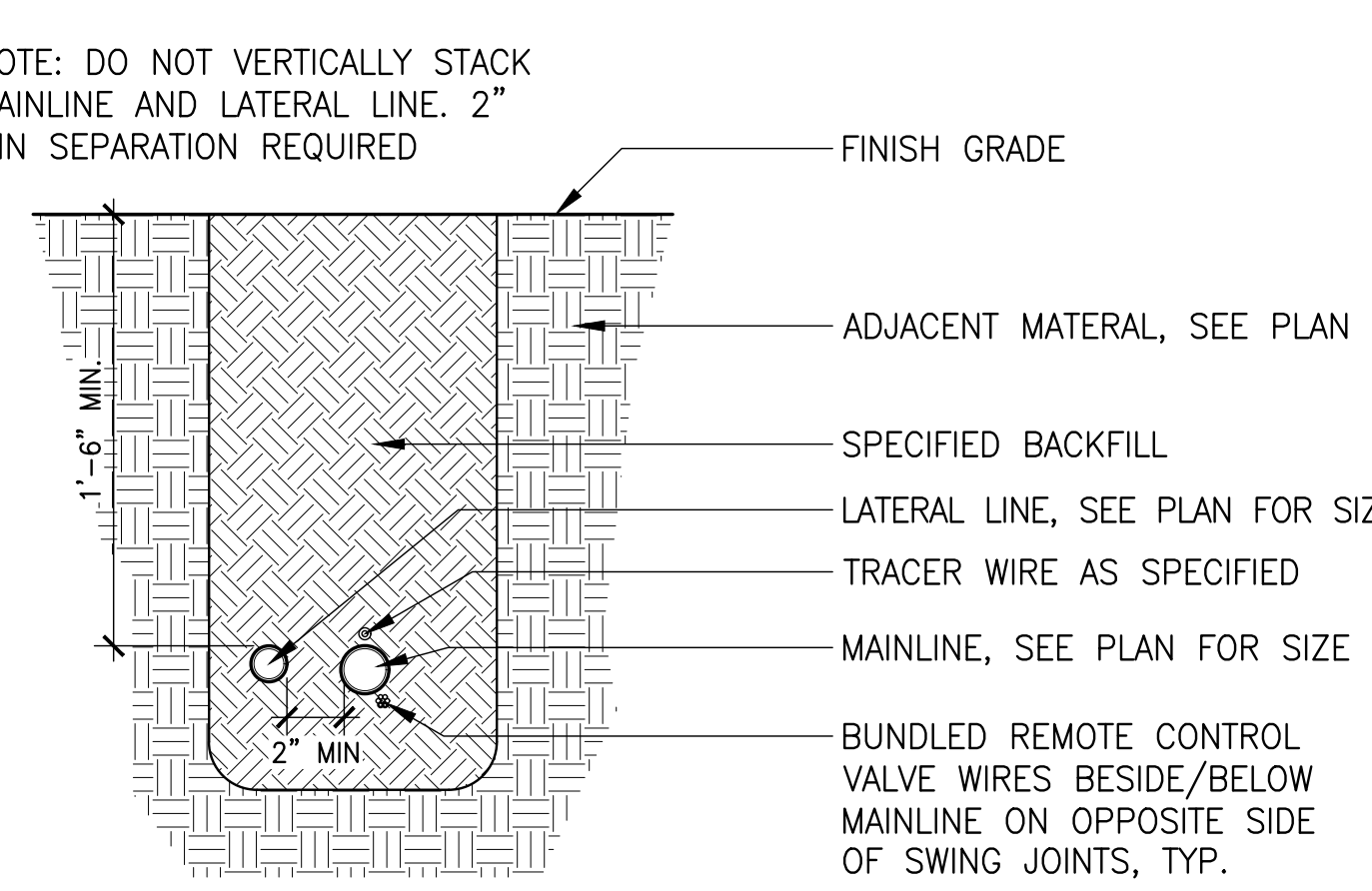
- NOTES:**
1. PVC PIPE AND FITTINGS UPSTREAM OF VALVE TO BE SAME SIZE AS MAINLINE OR AS INDICATED ON PLAN.
 2. USE TEFLON TAPE ON ALL THREADED CONNECTIONS.

NOTE: USE TEFLON TAPE ON ALL THREADED CONNECTIONS.

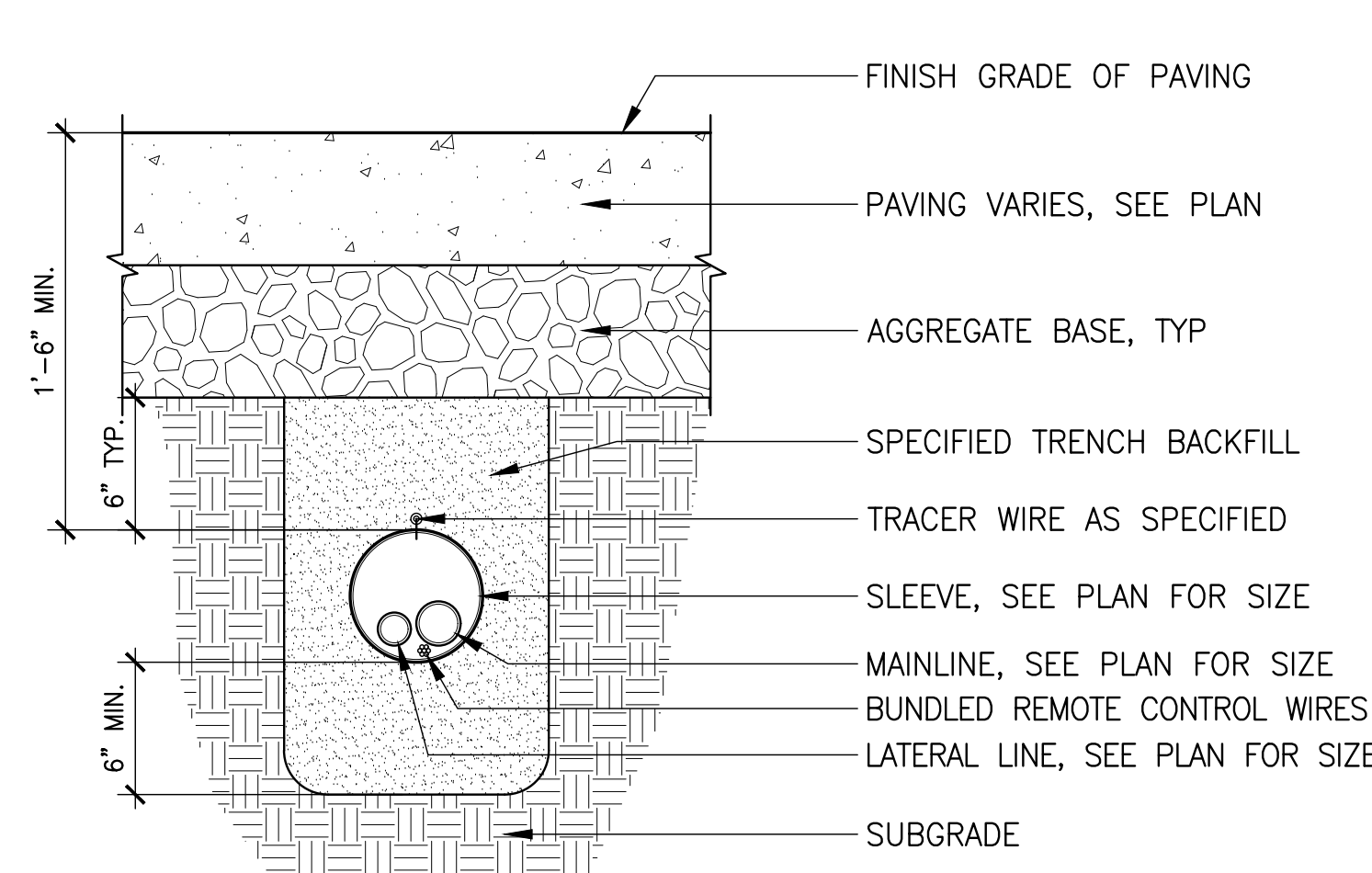
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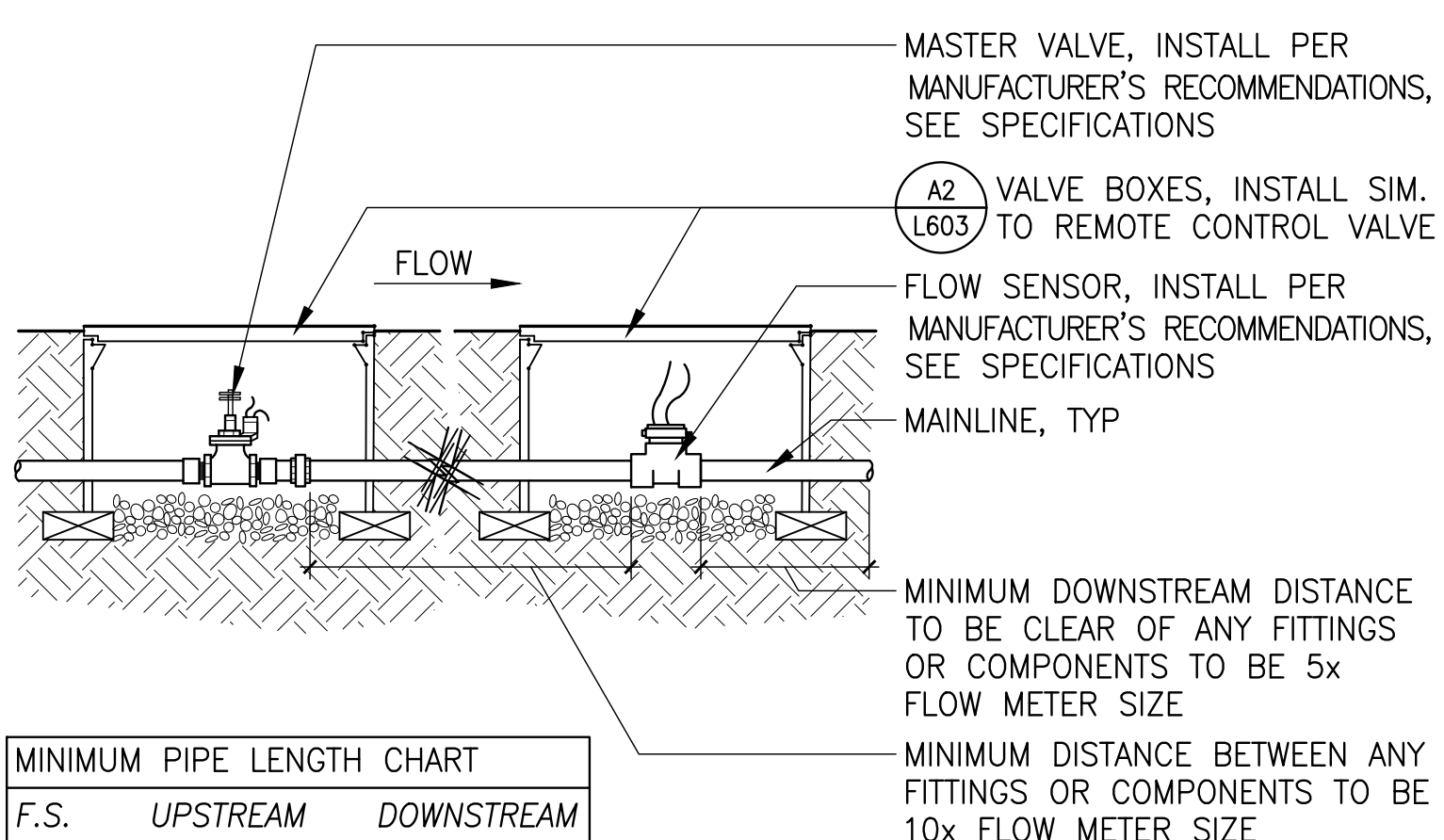
A1 PEDESTAL-MOUNTED CONTROLLER Section SCALE: NTS



B1 IRRIGATION TRENCH Section SCALE: NTS



C1 IRRIGATION SLEEVE Section SCALE: NTS



D1 FLOW SENSOR AND MASTER VALVE Section SCALE: NTS

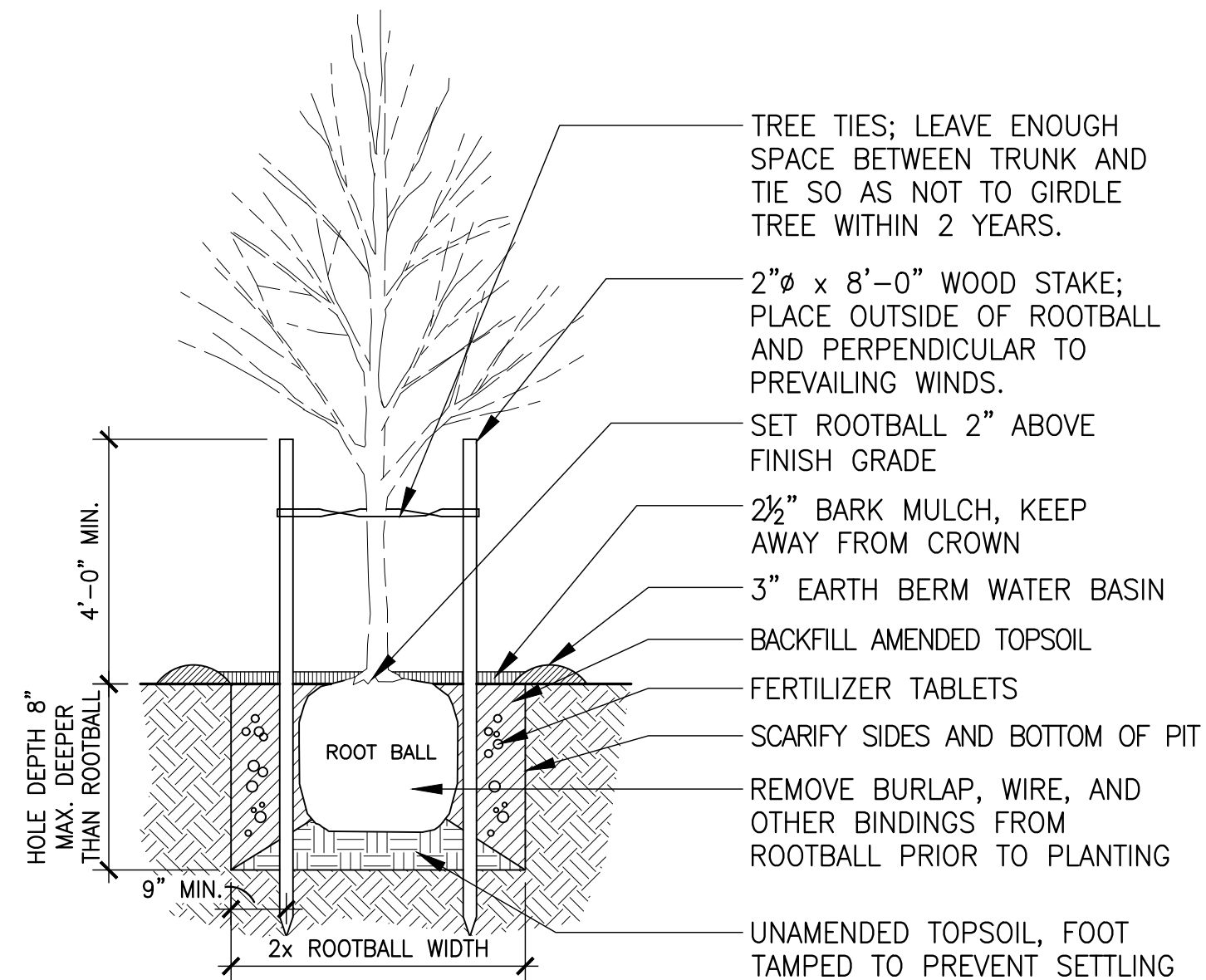
MINIMUM PIPE LENGTH CHART

F.S. SIZE	UPSTREAM LENGTH	DOWNSTREAM LENGTH
1"	10"	5"
1 1/4"	12 1/2"	6 1/4"
1 1/2"	15"	7 1/2"
2"	20"	10"
3"	30"	15"

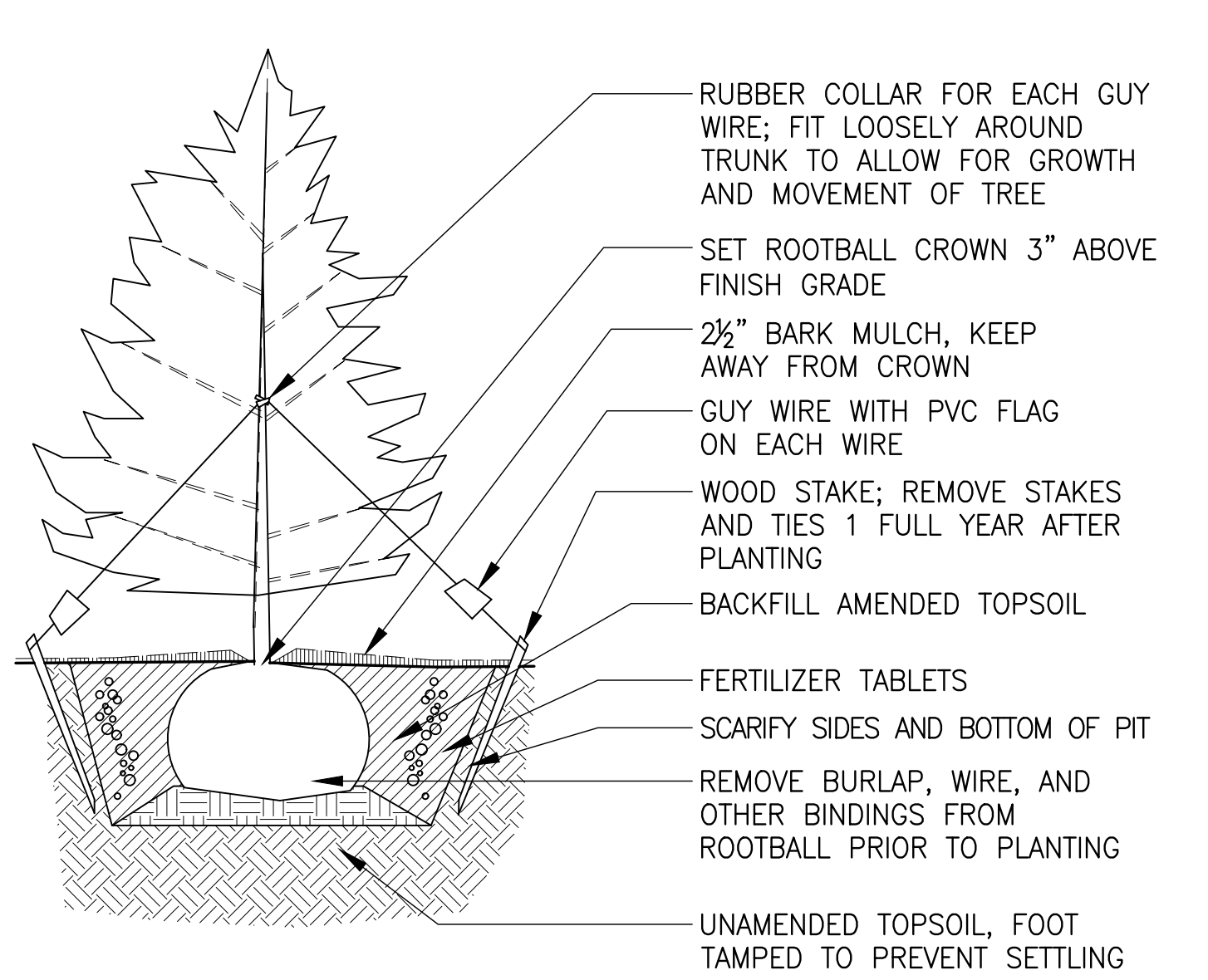
- NOTES:**
1. RUN WIRES AND MAKE WIRE CONNECTIONS FROM MASTER VALVE AND FLOW SENSOR TO CONTROLLER AS SPECIFIED AND PER CONTROLLER MANUFACTURER'S RECOMMENDATIONS.

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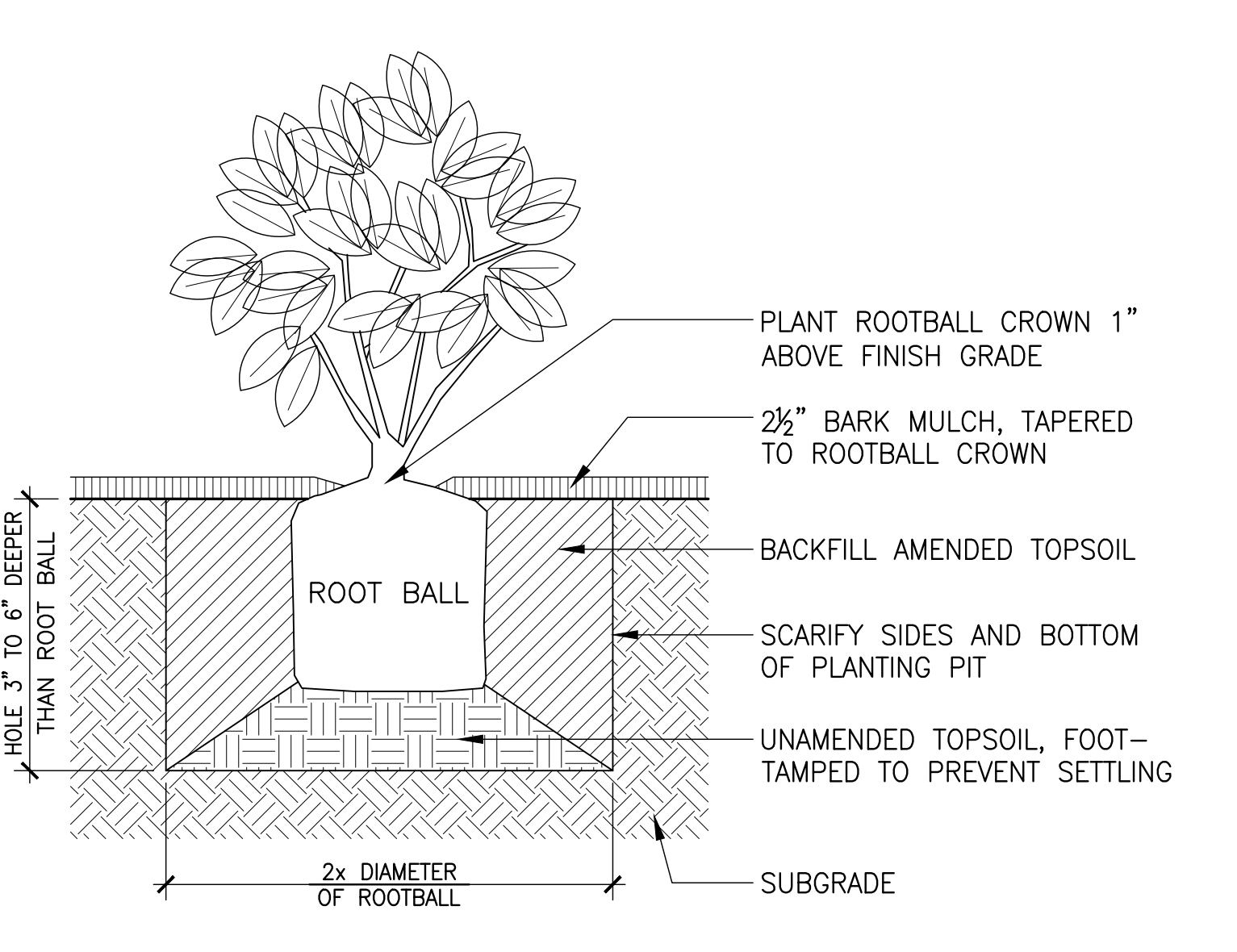
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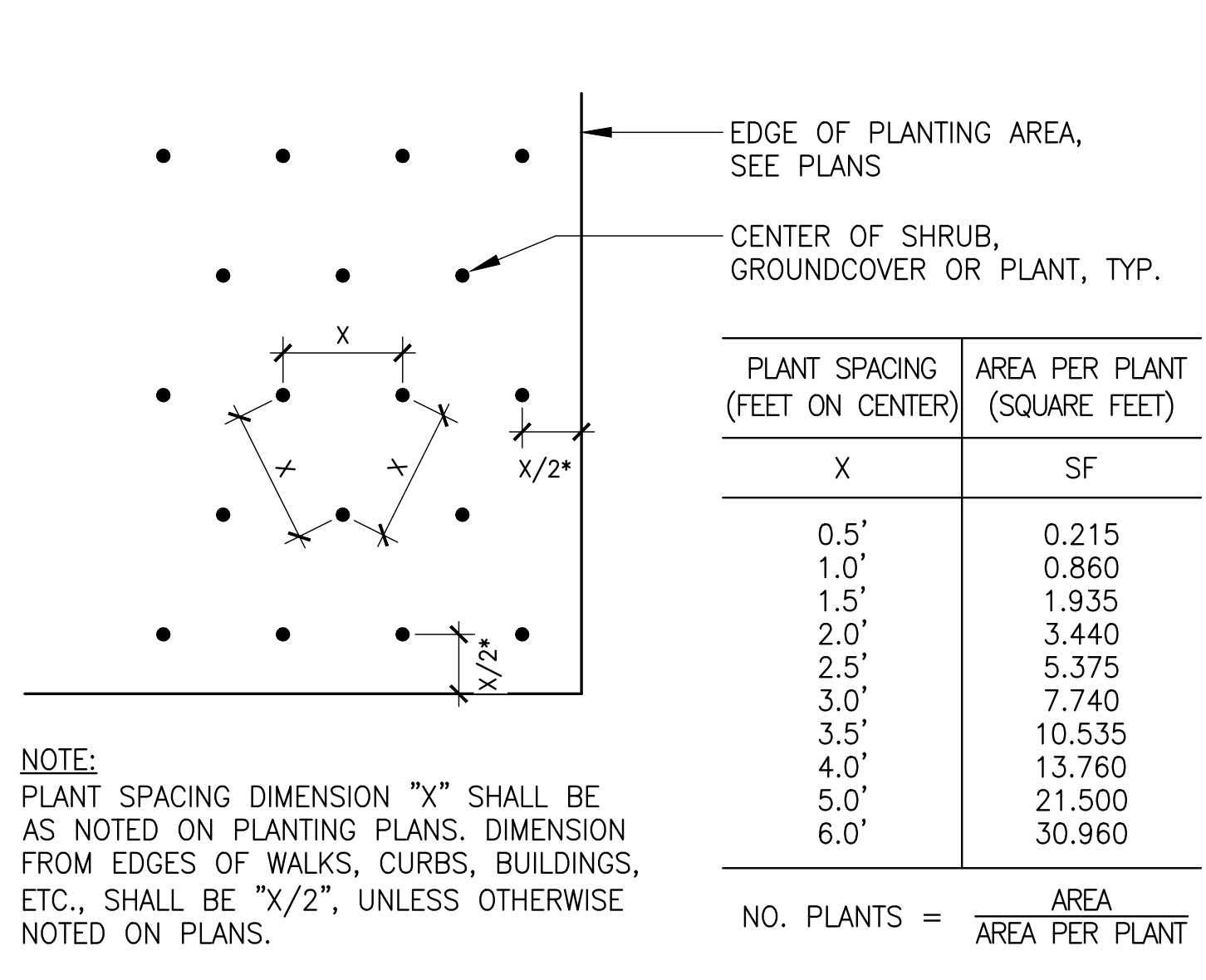
A1 DECIDUOUS TREE PLANTING Section
SCALE: NTS



B1 DECIDUOUS TREE PLANTING Section
SCALE: NTS



C1 SHRUB PLANTING Section
SCALE: NTS



D1 PLANT SPACING Section
SCALE: NTS

E

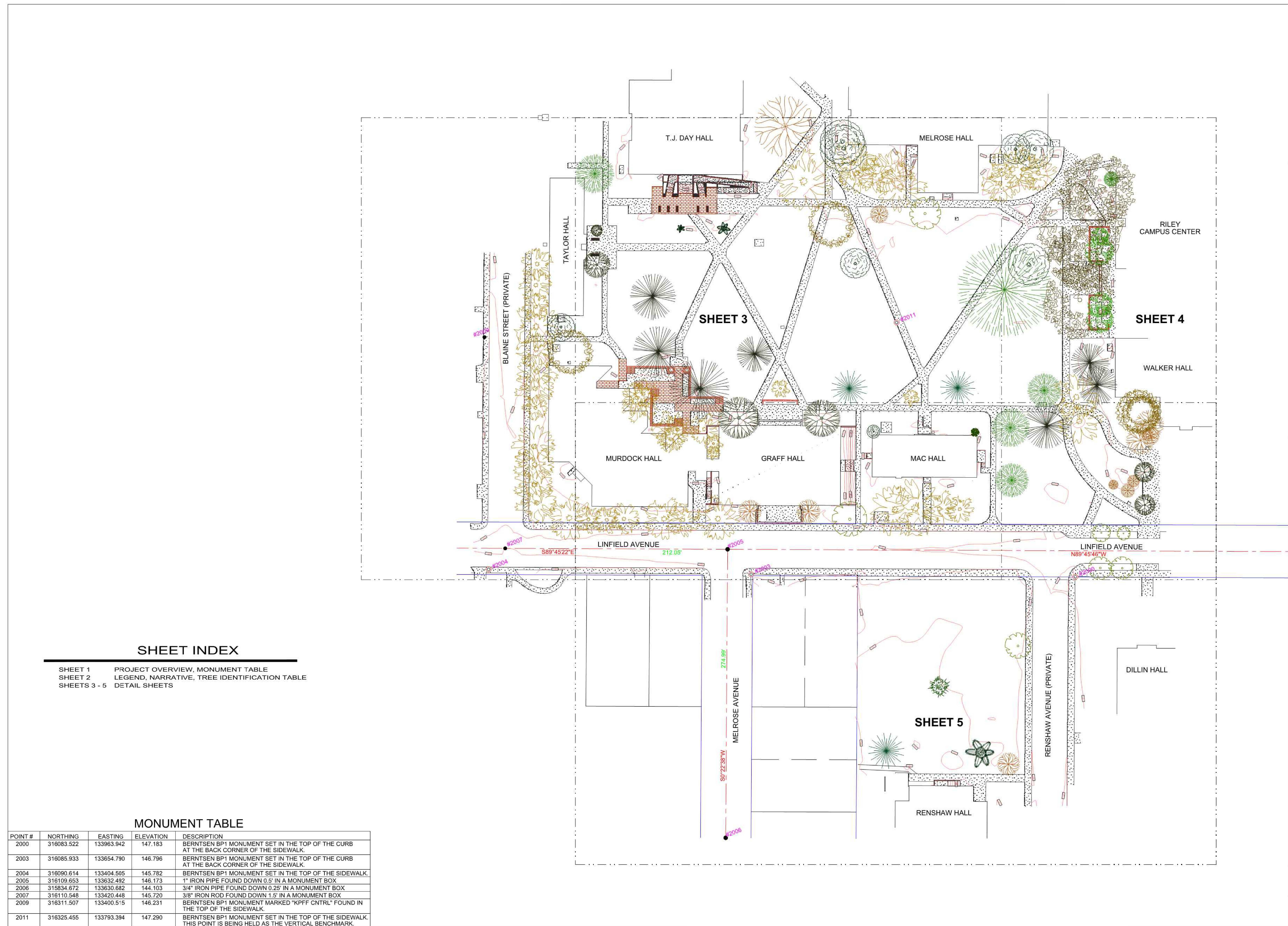
D

C

B

A

7/10/2020 9:05:54 AM
File: N:\p\2020\01\153-Linfield-Science-Bldg\DWG\DWG\153-CL-04-EXIST.dwg TAB: C100
30x42 Plotter: 2/16/21 at 5:35pm By: JYm



SHEET INDEX

SHEET 1 PROJECT OVERVIEW, MONUMENT TABLE
 SHEET 2 LEGEND, NARRATIVE, TREE IDENTIFICATION TABLE
 SHEETS 3 - 5 DETAIL SHEETS

MONUMENT TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
2000	316083.522	133963.942	147.183	BERNTSEN BP1 MONUMENT SET IN THE TOP OF THE CURB AT THE BACK CORNER OF THE SIDEWALK.
2003	316085.933	133654.790	146.796	BERNTSEN BP1 MONUMENT SET IN THE TOP OF THE CURB AT THE BACK CORNER OF THE SIDEWALK.
2004	316090.614	133404.505	145.782	BERNTSEN BP1 MONUMENT SET IN THE TOP OF THE SIDEWALK.
2005	316109.653	133632.492	146.173	1" IRON PIPE FOUND DOWN 0.5' IN A MONUMENT BOX
2006	315834.672	133630.682	144.103	3/4" IRON PIPE FOUND DOWN 0.25' IN A MONUMENT BOX
2007	316110.548	133420.448	145.720	3/8" IRON ROD FOUND DOWN 1.5' IN A MONUMENT BOX
2009	316311.507	133400.515	146.231	BERNTSEN BP1 MONUMENT MARKED "KPFf CNTRL" FOUND IN THE TOP OF THE SIDEWALK.
2011	316325.455	133793.384	147.290	BERNTSEN BP1 MONUMENT SET IN THE TOP OF THE SIDEWALK. THIS POINT IS BEING HELD AS THE VERTICAL BENCHMARK.

Newberg

Surveying
 Scale: 1" = 40'
 0 40 80
 VERTICAL DATUM: NGVD29
 OREGON COORDINATE REFERENCE SYSTEM
 SALEM ZONE USING NAD83(2011) EPOCH 2010.00
 GRID NORTH INTERNATIONAL FEET

Newberg Surveying, Inc.
 1206 NE Evans
 McMinnville, OR 97128
 (503) 474-4742 (P)
 (503) 474-5152 (F)
 newberg@nsiinc.com

**LINFIELD COLLEGE
 MAC HALL PROJECT**
 SE 1/4 SECTION 20, T. 4 S., R. 4 W., WM.,
 NE 1/4 SECTION 29, T. 4 S., R. 4 W., WM.,
 YAMHILL COUNTY, OREGON
 DATE: APRIL - MAY, 2017

SHEET 1 OF 5
 JOB #1493



SRG PARTNERSHIP, INC.
 621 SW COLUMBIA STREET
 PORTLAND, OR 97201
 503.222.1917
 SRGPARTNERSHIP.COM



111 SW Fifth Ave., Suite 2600
 Portland, OR 97204
 O: 503.342.3869
 F: 503.374.4681
 www.kpff.com

**SCIENCE BUILDING ADDITION
 LINFIELD UNIVERSITY**
 356 W LINFIELD AVE
 MCMINNVILLE, OR 97218

GMP DOCUMENTS
 Drawing Title
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Drawn by
 JCY
 Checked by
 MGR
 Date
 FEBRUARY 19, 2021
 Project No
 219036
 Consultant Project No
 2000193

Drawing No
C100
 113 of 171

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING TOPOGRAPHICAL FEATURES OF THE AREA OF LINFIELD COLLEGE SURROUNDING MAC HALL.

THE BASIS OF BEARING IS THE OREGON COORDINATE REFERENCE SYSTEM, SALEM ZONE, USING THE NAD83(2011) EPOCH 2010.00 DATUM REALIZATION. A CLOSED LOOP OPTICAL TRAVERSE WAS MADE AROUND THE PROJECT AREA TO ESTABLISH THE MAIN HORIZONTAL CONTROL POINTS.

THE VERTICAL DATUM IS NGVD29 AND WAS ESTABLISHED BY A 7 HOUR GEODETIC OBSERVATION ON POINT #2011 THAT WAS SUBMITTED TO THE ONLINE POSITIONING USER SERVICE (OPUS) AND CONVERTED FROM NAVD88 TO NGVD29 USING THE NGS TOOL VERTCON. A CLOSED LEVEL LOOP WAS RUN THROUGH THE ENTIRE PROJECT TURNING THROUGH THE MAIN HORIZONTAL CONTROL TO VERIFY THE ORTHOMETRIC HEIGHTS. ALL TOPOGRAPHICAL DATA WAS OBTAINED USING A TRIMBLE S6 TOTAL STATION.

THE LOCATION OF THE PUBLIC UNDERGROUND UTILITIES SHOWN ARE BASED ON PAINT MARKS PROVIDED BY LOCATING COMPANIES, UTILITY COMPANIES, AND THE CITY OF MC MINNVILLE PUBLIC WORKS DEPARTMENT. THE LOCATION OF THE PRIVATE UNDERGROUND UTILITIES SHOWN ARE BASED ON PAINT MARKS PROVIDED BY PRIVATE UTILITY LOCATING, LLC. MAPS PROVIDED BY LINFIELD COLLEGE AND INFORMATION GIVEN BY LINFIELD COLLEGE UTILITIES SUPERINTENDENT TOM BARKER. INVERT ELEVATIONS AND PIPE DIAMETERS WERE GATHERED USING A "PIPE MIC" ATTACHED TO A LEVEL ROD. THE TYPE OF PIPE AND THE PIPE DIMENSIONS SHOWN ARE OUR BEST ESTIMATE OF THE ACTUAL DIMENSIONS AND NEED TO BE CONFIRMED BY THE COLLEGE OR ITS CONTRACTOR. THERE MAY BE OTHER UTILITIES OUT THERE THAT ARE NOT SHOWN ON THIS MAP. ALL UTILITIES NEED TO BE CONFIRMED BY THE COLLEGE OR ITS CONTRACTOR.

OVERHEAD COMMUNICATIONS MAY ALSO BE RUNNING ALONG SHOWN OVERHEAD POWER. OVERHEAD COMMUNICATION SHOWN ARE INDEPENDENT FROM OVERHEAD POWER.

LINFIELD COLLEGE PROVIDED US WITH A SPREADSHEET OF ALL OF THE TREES ON CAMPUS WHICH INCLUDED THE COMMON NAMES, SCIENTIFIC NAMES, LATITUDE, AND LONGITUDE. THIS SPREADSHEET WAS USED TO HELP IDENTIFY THE TREES IN THE PROJECT AREA. THE TREE NUMBERS USED MATCH WITH THE NUMBERS ON THE SPREADSHEET OF WHICH A PORTION CAN BE FOUND ON THIS SHEET OF THIS SURVEY. IN SOME CASES WE WERE UNABLE TO MATCH A TREE WITH THE NUMBER ON THE SPREADSHEET. THESE TREES ARE LABELED WITH A NUMBER ONLY INSTEAD OF A LETTER AND NUMBER. ALL TREES LISTED NEED TO BE VERIFIED. THE TREE DIAMETERS WERE MEASURED AT A HEIGHT OF 3 FEET ABOVE THE GROUND AS REQUESTED.

LEGEND

- = MONUMENT FOUND, FLUSH TO 0.2' DOWN, IN GOOD CONDITION UNLESS OTHERWISE STATED. ORIGIN STATED IF KNOWN.
- ⊙ = BERTNSEN BP1 MONUMENT SET
- FF ELEV. = FINISH FLOOR ELEVATION IN DOORWAY
- HVAC = HVAC UNIT
- GEN. = GENERATOR ON CONCRETE PAD
- IR = IRON ROD
- LPS = LOW PRESSURE STEAM
- PR = PUMPED CONDENSATE RETURN
- PRX = ELECTRICAL TRANSFORMER
- IP = IRON PIPE
- = EXISTING WATER METER
- ⊕ = EXISTING WATER VALVE
- ⊞ = EXISTING CONTROL VALVE BOX
- ⊞ = EXISTING 3 PORT HYDRANT
- ⊞ = EXISTING GAS VALVE
- ⊞ = EXISTING GAS METER
- ⊞ = EXISTING POWER UTILITY BOX
- ⊞ = EXISTING POWER METER
- ⊞ = EXISTING COMMUNICATIONS RISER
- ⊞ = EXISTING UTILITY BOX
- ⊞ = EXISTING UTILITY POLE WITH OVERHEAD POWER
- ⊞ = EXISTING UTILITY POLE ANCHOR
- ⊞ = EXISTING UTILITY POLE WITH LUMINAIRE
- ⊞ = EXISTING UTILITY POLE WITH POWER TRANSFORMER
- ⊞ = EXISTING UTILITY POLE FOR COMMUNICATIONS
- ⊞ = EXISTING EASEMENT AS NOTED
- ⊞ = CONCRETE BLOCK RETAINING WALL
- ⊞ = MONUMENT #XXXX, SEE MONUMENT TABLE FOR COORDINATES AND DESCRIPTIONS
- ⊞ = SPOT ELEVATION
- ⊞ = STREET SIGN
- ⊞ = STOP SIGN
- ⊞ = MANHOLE
- ⊞ = BENCH
- ⊞ = SERPENTINE STYLE BIKE RACK
- ⊞ = LOOP STYLE BIKE RACK
- ⊞ = EXISTING STORM DRAIN MANHOLE
- ⊞ = EXISTING SANITARY SEWER MANHOLE
- ⊞ = EXISTING CATCH BASIN
- ⊞ = EXISTING CLEANOUT
- GAS = EXISTING NATURAL GAS LINE PER UTILITY LOCATES
- WTR = EXISTING WATER LINES PER UTILITY LOCATES
- SD = EXISTING STORM DRAIN LINES PER UTILITY LOCATES
- SS = EXISTING SANITARY SEWER LINES PER UTILITY LOCATES
- OH-COMM = EXISTING OVERHEAD COMMUNICATIONS LINES INDEPENDENT OF POWER
- UG-COMM = EXISTING UNDERGROUND COMMUNICATIONS LINES PER UTILITY LOCATES
- OH-PWR = EXISTING OVERHEAD POWER (MAY ALSO HAVE COMMUNICATIONS)
- UG-PWR = EXISTING UNDERGROUND POWER PER UTILITY LOCATES
- ⊞ = BIRCH TREE
- ⊞ = CEDAR TREE
- ⊞ = CHERRY TREE
- ⊞ = CYPRESS TREE
- ⊞ = DECIDUOUS TREE
- ⊞ = FIR TREE
- ⊞ = HOLLY TREE/SHRUB
- ⊞ = MAGNOLIA TREE
- ⊞ = MAPLE TREE
- ⊞ = OAK TREE
- ⊞ = PEAR TREE
- ⊞ = REDWOOD TREE
- ⊞ = SPRUCE TREE

TREE IDENTIFICATION TABLE

TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	TYPE	DIAMETER AT 3'
4098	UNKNOWN	UNKNOWN	BROADLEAF	7"
4100	UNKNOWN	UNKNOWN	BROADLEAF	7"
4102	UNKNOWN	UNKNOWN	BROADLEAF	7"
4867	UNKNOWN	UNKNOWN	BROADLEAF	11"
4869	UNKNOWN	UNKNOWN	BROADLEAF	11"
4871	UNKNOWN	UNKNOWN	BROADLEAF	11"
5841	MAPLE, RED	ACER RUBRUM	BROADLEAF	17"
7128	UNKNOWN	UNKNOWN	BROADLEAF	22"
7128	UNKNOWN	UNKNOWN	BROADLEAF	22"
8001	MAPLE	ACER RUBRUM	BROADLEAF	CLUMP
8003	MAPLE	ACER RUBRUM	BROADLEAF	CLUMP
8005	MAPLE	ACER RUBRUM	BROADLEAF	CLUMP
8055	MAPLE	ACER RUBRUM	BROADLEAF	CLUMP
8057	MAPLE	ACER RUBRUM	BROADLEAF	CLUMP
8059	MAPLE	ACER RUBRUM	BROADLEAF	CLUMP
8192	MAPLE	ACER RUBRUM	BROADLEAF	CLUMP
8246	MAPLE	ACER RUBRUM	BROADLEAF	CLUMP
8248	MAPLE	ACER RUBRUM	BROADLEAF	CLUMP
A323	CHERRY, FLOWERING	PRUNUS SP	BROADLEAF	10"
A324	CHERRY, FLOWERING	PRUNUS SP	BROADLEAF	10"
B216	STEWARTIA	STEWARTIA PSEUDOCAMELLIA	BROADLEAF	5"
G18	OAK, PIN	QUERCUS VELITINA	BROADLEAF	31"
G22	CHAMAECYPARIS	CHAMAECYPARIS	CONIFER	16"
G23	CHAMAECYPARIS	CHAMAECYPARIS	CONIFER	16"
I7	MAPLE, NORWAY	ACER PLATANOIDES	BROADLEAF	22"
I8	MAPLE, NORWAY	ACER PLATANOIDES	BROADLEAF	20"
I9	MAPLE, NORWAY	ACER PLATANOIDES	BROADLEAF	24"
I10	MAPLE, NORWAY	ACER PLATANOIDES	BROADLEAF	19"
I11	MAPLE, NORWAY	ACER PLATANOIDES	BROADLEAF	19"
I12	CHAMAECYPARIS	CHAMAECYPARIS	CONIFER	12"
I13	CHAMAECYPARIS	CHAMAECYPARIS	CONIFER	22"
J1	MAPLE, NORWAY	ACER PLATANOIDES	BROADLEAF	19"
J2	MAPLE, NORWAY	ACER PLATANOIDES	BROADLEAF	20"
J3	CHAMAECYPARIS	CHAMAECYPARIS	CONIFER	22"
J6	BEECH, EUROPEAN PURPLE	FAGUS SYLVATICA CV ATROPUNICEA	BROADLEAF	37"
J7	MAPLE, RED	ACER RUBRUM	BROADLEAF	34"
J15	CHAMAECYPARIS	CHAMAECYPARIS	CONIFER	9"
J16	CHAMAECYPARIS	CHAMAECYPARIS	CONIFER	9"
J23	MAGNOLIA, STAR	MAGNOLIA STELLATA	BROADLEAF	4"
J22a	MAGNOLIA, STAR	MAGNOLIA STELLATA	BROADLEAF	6"
J22b	MAGNOLIA, STAR	MAGNOLIA STELLATA	BROADLEAF	7"
K3	PORT ORFORD CEDAR, VARIGATED	CHAMAECYPARIS LAWSONIANA CV VARIGATA	CONIFER	22"
K7	BIRCH, WHITE	BETULA PENDULA	BROADLEAF	26"
K8	CYRPTOMERIA, JAPANESE	CYRPTOMERIA JAPONICA	CONIFER	43"
K10	CHERRY, WEEPING FLOWERING	PRUNUS YEDOENSIS	BROADLEAF	28"
K11	CYRPTOMERIA, JAPANESE	CYRPTOMERIA JAPONICA	CONIFER	33"
K12a	CEDAR OF LEBANON	CEDRUS LIBANI	CONIFER	38"
K12b	CEDAR OF LEBANON	CEDRUS LIBANI	CONIFER	45"
K13	OAK, BLACK	QUERCUS VELITINA	BROADLEAF	34"
K14	OAK, BLACK	QUERCUS VELITINA	BROADLEAF	29"
K15	PEAR, FLOWERING	PYRUS CALLERYANA CV. ARISTOCRAT	BROADLEAF	7"
K16	PEAR, FLOWERING	PYRUS CALLERYANA CV. ARISTOCRAT	BROADLEAF	6"
K18	OAK, BLACK	QUERCUS VELITINA	BROADLEAF	37"
K19	PEAR, FLOWERING	PYRUS CALLERYANA CV. ARISTOCRAT	BROADLEAF	9"
K20	PEAR, FLOWERING	PYRUS CALLERYANA CV. ARISTOCRAT	BROADLEAF	9"
L1	MAPLE, RED	ACER RUBRUM	BROADLEAF	19"
L2	MAPLE, RED	ACER RUBRUM	BROADLEAF	15"
L3	MAPLE, RED	ACER RUBRUM	BROADLEAF	16"
L4	MAPLE, RED	ACER RUBRUM	BROADLEAF	16"
L5	MAPLE, RED	ACER RUBRUM	BROADLEAF	12"
L6	MAPLE, RED	ACER RUBRUM	BROADLEAF	14"
L7	MAPLE, RED	ACER RUBRUM	BROADLEAF	13"
L8	MAPLE, RED	ACER RUBRUM	BROADLEAF	16"
L9	MAPLE, RED	ACER RUBRUM	BROADLEAF	12"
L10	MAPLE, RED	ACER RUBRUM	BROADLEAF	13"
L11	MAPLE, RED	ACER RUBRUM	BROADLEAF	16"
L12	BIRCH	BETULA PENDULA	BROADLEAF	22"
L13	REDWOOD, COAST	SEQUOIA SEMPERVIRENS	CONIFER	54"
L14	REDWOOD, GIANT	SEQUOIA ADENDRON GIGANTEUM	CONIFER	72"
L22	REDWOOD, GIANT	SEQUOIA ADENDRON GIGANTEUM	CONIFER	80"
Demo L23	MAGNOLIA, SOUTHERN	MAGNOLIA GRANDIFLORA	BROADLEAF	25"
M1	REDWOOD, GIANT	SEQUOIA ADENDRON GIGANTEUM	CONIFER	78"
Demo M6	MAPLE, JAPANESE	ACER PALMATUM	BROADLEAF	CLUMP
Demo M10	MAGNOLIA, SOUTHERN	MAGNOLIA GRANDIFLORA	BROADLEAF	20"
Demo M11	MAGNOLIA, SOUTHERN	MAGNOLIA GRANDIFLORA	BROADLEAF	20"
Demo M12	SPRUCE, ENGLISMANN	PICEA ENGLISMANNII	CONIFER	28"
Demo M14	CHAMAECYPARIS	CHAMAECYPARIS	CONIFER	8"
Demo M15	MAPLE, JAPANESE	ACER PALMATUM	BROADLEAF	5"
Demo M17	SPRUCE, COLORADO	PICEA PUNGENS VAR VIRIDUS	CONIFER	21"
Demo M18	SPRUCE, COLORADO	PICEA PUNGENS VAR VIRIDUS	CONIFER	21"
Demo M21	CEDAR OF LEBANON	CEDRUS LIBANI	CONIFER	19"
Demo M22	CEDAR OF LEBANON	CEDRUS LIBANI	CONIFER	17"
M23	REDWOOD, COAST	SEQUOIA SEMPERVIRENS	CONIFER	38"
N1	BIRCH, PAPER	BETULA JACQUEMONTII	BROADLEAF	9"
N2	BIRCH, PAPER	BETULA JACQUEMONTII	BROADLEAF	10"
N3	BIRCH, PAPER	BETULA JACQUEMONTII	BROADLEAF	8"
N5	MAGNOLIA, SOUTHERN	MAGNOLIA GRANDIFLORA	BROADLEAF	7"
N11	MAGNOLIA, SOUTHERN	MAGNOLIA GRANDIFLORA	BROADLEAF	7"
N12	CHERRY	PRUNUS SP?	BROADLEAF	8"
N13	CHERRY	PRUNUS SP?	BROADLEAF	10"
O1	CEDAR OF LEBANON	CEDRUS LIBANI	CONIFER	18"
O2	METASEQUOIA	METASEQUOIA GLYPTOSTROBILIDES	CONIFER	15"
O3	METASEQUOIA	METASEQUOIA GLYPTOSTROBILIDES	CONIFER	28"
O4	MAPLE, JAPANESE	ACER PALMATUM	BROADLEAF	17"
O5	MAPLE, JAPANESE	ACER PALMATUM	BROADLEAF	17"
O13	MAPLE, RED	ACER RUBRUM	BROADLEAF	15"
O14	MAPLE, RED	ACER RUBRUM	BROADLEAF	14"
O15	MAPLE, RED	ACER RUBRUM	BROADLEAF	11"
O16	MAPLE, RED	ACER RUBRUM	BROADLEAF	18"
O17	MAPLE, RED	ACER RUBRUM	BROADLEAF	15"
O18	MAPLE, RED	ACER RUBRUM	BROADLEAF	14"
O19	MAPLE, RED	ACER RUBRUM	BROADLEAF	20"
Demo O20	HAWTHORNE	CRATAEGUS LAEVIGATA CV. MASEKII	BROADLEAF	13"
Demo O21	HAWTHORNE	CRATAEGUS LAEVIGATA CV. MASEKII	BROADLEAF	7"
Demo O22	HAWTHORNE	CRATAEGUS LAEVIGATA CV. MASEKII	BROADLEAF	10"
Demo O23	CHERRY, WEEPING FLOWERING	PRUNUS SERRULATA CV. TAKASAGO	BROADLEAF	28"
Demo Q1	MAPLE, NORWAY	ACER PLATANOIDES	BROADLEAF	23"
Demo Q2	MAPLE, NORWAY	ACER PLATANOIDES	BROADLEAF	25"
Demo Q3	MAPLE, NORWAY	ACER PLATANOIDES	BROADLEAF	21"
Demo Q4	MAPLE, NORWAY	ACER PLATANOIDES	BROADLEAF	24"
Y1	GINKGO	GINKGO BILoba	BROADLEAF	10"
Y2	FIR, SPANISH	ABIES PINSAPO	CONIFER	20"
Y3	SPRUCE, NORWAY	PICEA ABIES	CONIFER	21"
Y4	HOLLY	ILEX AQUIFOLIUM	BROADLEAF	CLUMP

VERTICAL DATUM: NGVD29
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Newberg Surveying, Inc.
 1206 NE Evans
 McMinnville, OR 97128
 (503) 474-4742 (671) 257-6966 Cell
 (503) 474-9152 Fax
 newberg@newberg.com

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 MAC HALL PROJECT**

SE 1/4 SECTION 20, T. 4 S., R. 4 W., WM.,
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 YAMHILL COUNTY, OREGON
 DATE: APRIL - MAY, 2017

SHEET 2 OF 5

JOB #1493

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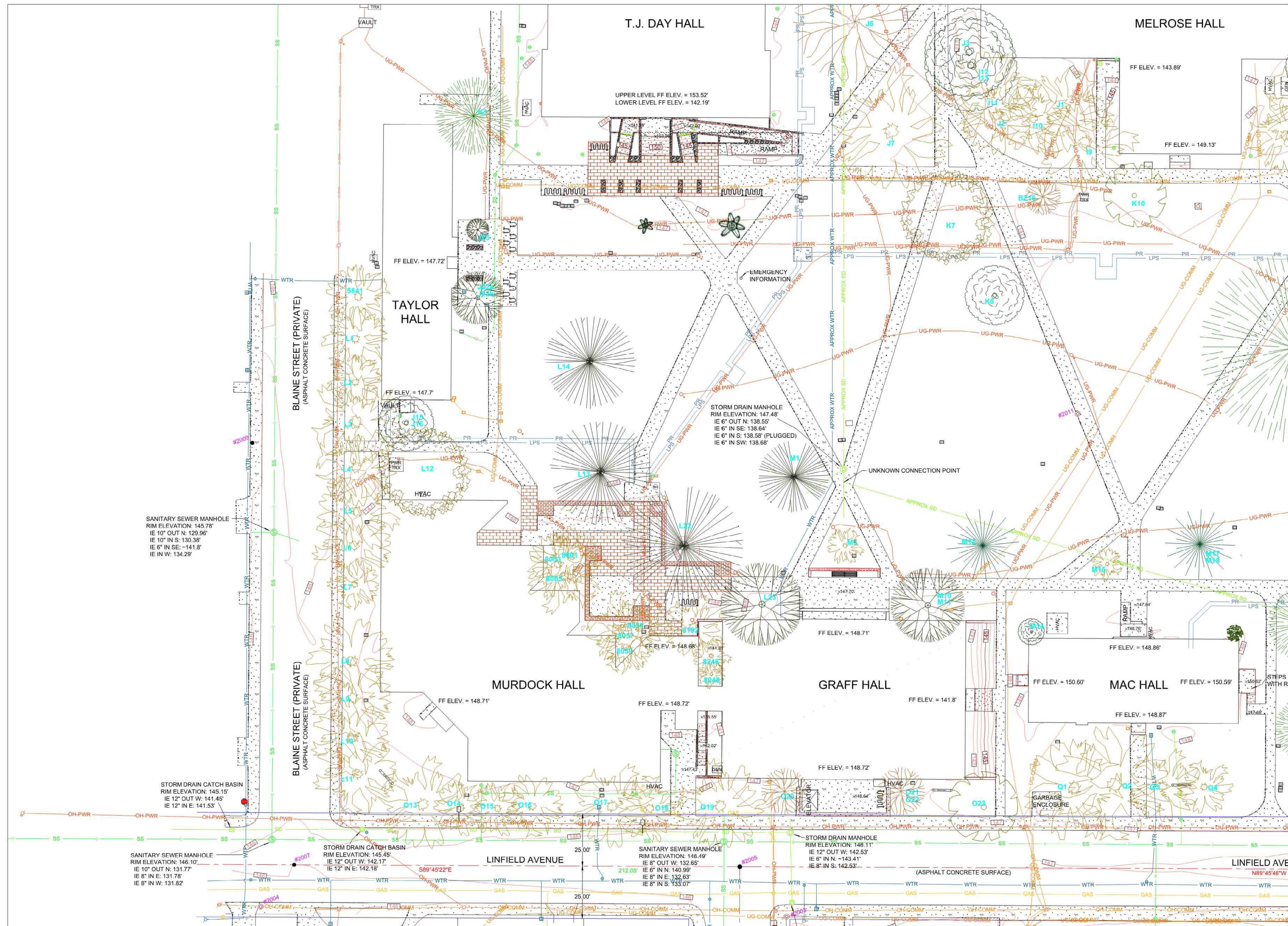
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 Scale: 1" = 20'
 0 20 40
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 1205 NE Evans
 McMinnville, OR 97128
 (503) 724-4742
 (503) 744-5124 Fax
 newberg@nsiinc.com

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SHEET 3 OF 5
 JOB #1493

GMP DOCUMENTS
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Drawn by
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 Checked by
 MGR
 Date
 FEBRUARY 19, 2021
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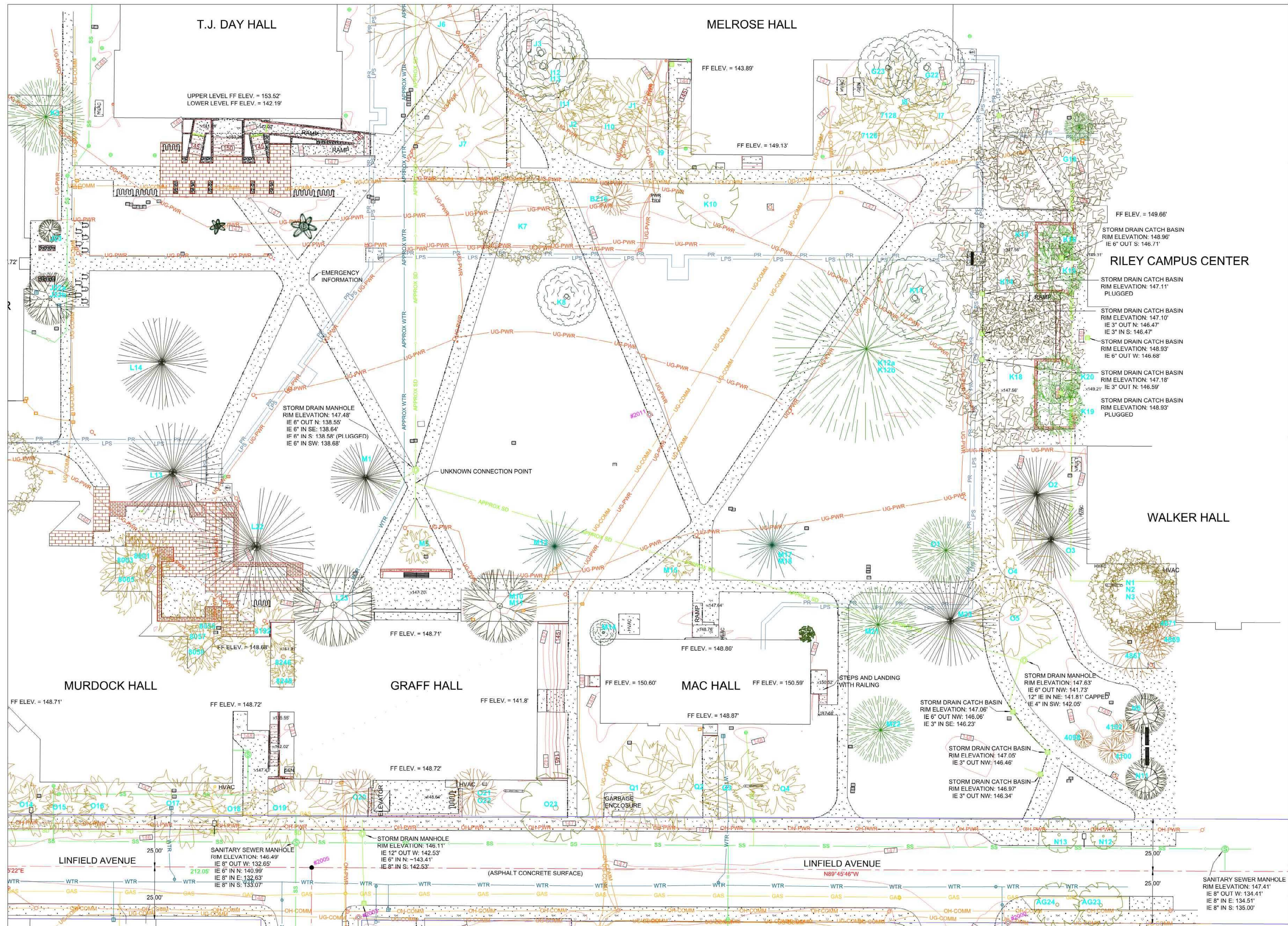
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Newberg
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1205 NE Evans
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(503) 744-9152 Fax
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SHEET 4 OF 5
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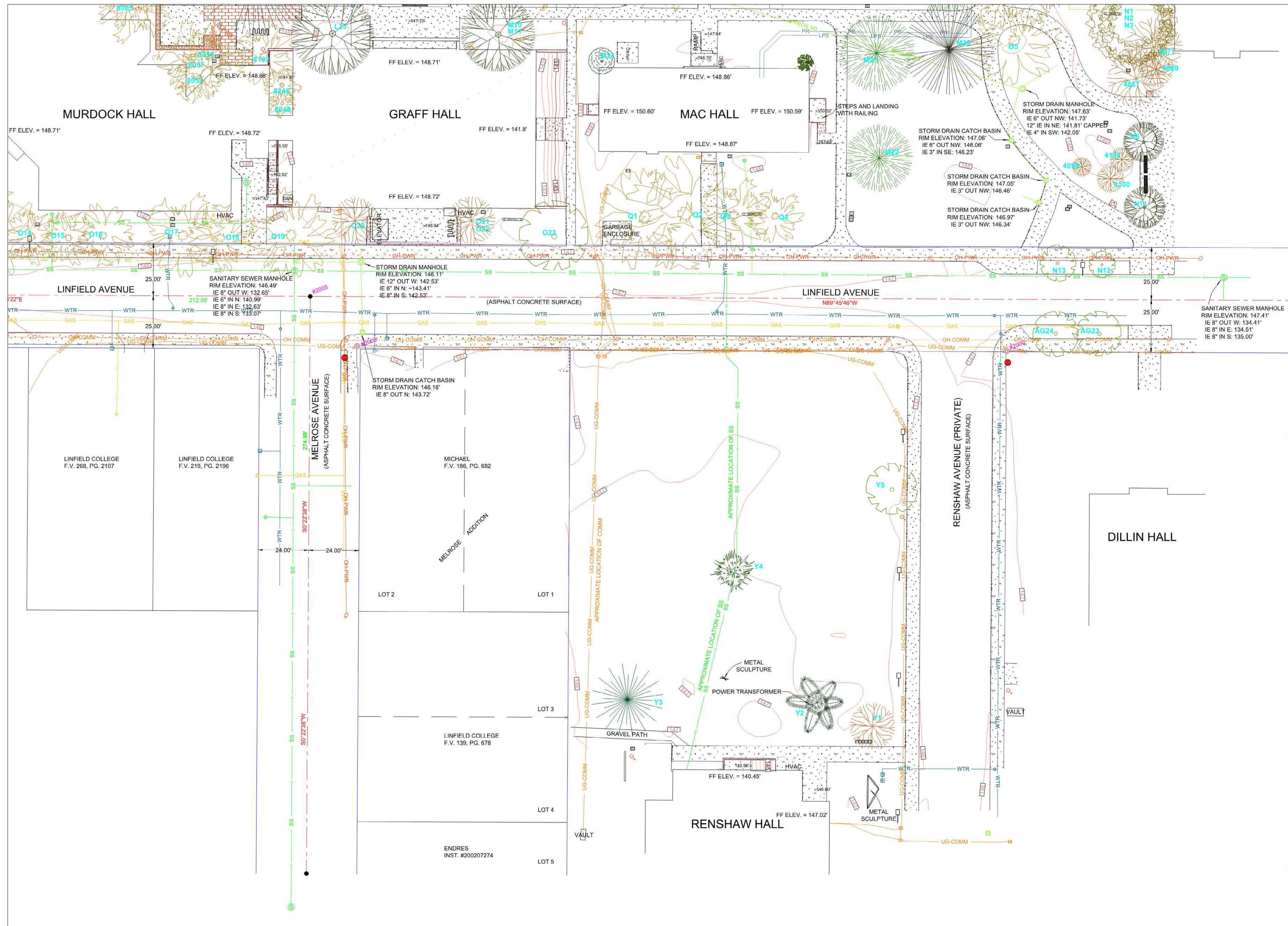
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Newberg Surveying, Inc.
 1205 NE Evans
 McMinnville, OR 97128
 (503) 724-4742 (503) 727-9956 Cell
 (503) 744-3152 Fax newberg@nsi.net

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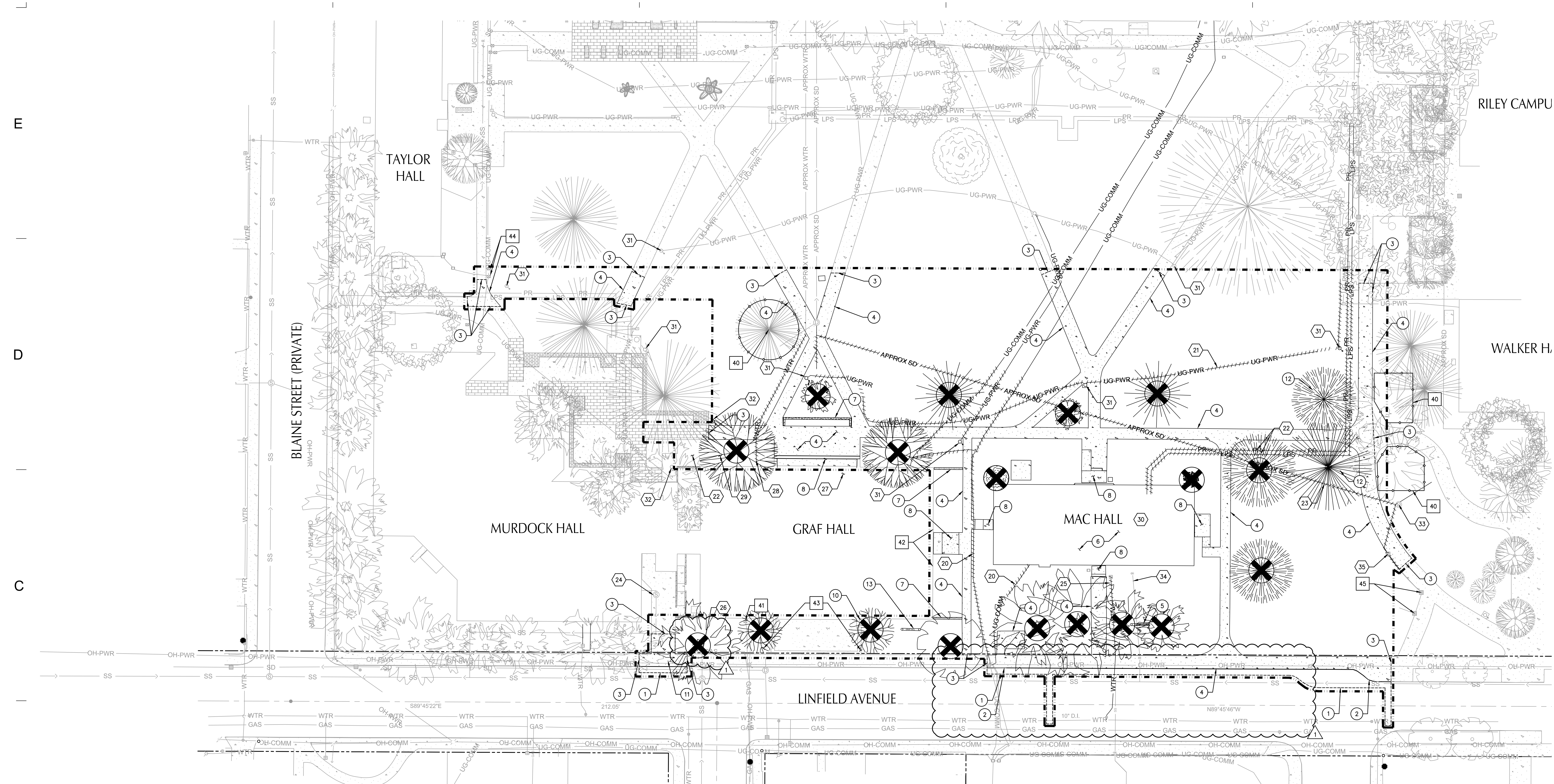
SHEET 5 OF 5
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[X] PROTECTION KEY NOTES

40. INSTALL TREE PROTECTION FENCING
41. PROTECT 1 1/4-INCH NATURAL GAS METER AND SERVICE PIPING
42. PROTECT GRAF HALL FOUNDATION DRAIN
43. PROTECT STORM AND SANITARY SEWER PIPING BETWEEN GRAF HALL AND LINFIELD AVENUE. REFERENCE GRAF HALL RECORD DRAWINGS SHEET P-1
44. RELOCATE TELECOM BOX. REFERENCE TELECOM PLANS
45. PROTECT CATCH BASIN

[X] UTILITY DEMOLITION KEY NOTES

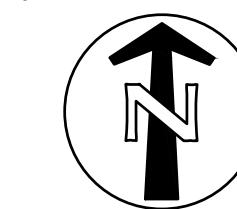
20. REFERENCE TELECOM SITE PLAN FOR REMOVAL AND REROUTING OF TELECOM PATHWAYS
21. REMOVE ELECTRICAL CONDUIT AS REQUIRED FOR NEW CONSTRUCTION. REFERENCE ELECTRICAL SITE PLAN
22. REFERENCE MECHANICAL SITE PLAN FOR REMOVAL OF STEAM AND RETURN DISTRIBUTION LINES
23. REMOVE STORM DRAIN IN CONFLICT WITH PROPOSED BUILDING EXPANSION. COORDINATE REMOVAL WITH PROPOSED STORM DRAIN REROUTE TO MINIMIZE IMPACT TO EXISTING UPSTREAM STORM DRAINAGE SYSTEM
24. DECOMMISSION AC DILUTION TANK. REMOVE MANHOLE ACCESS AND PATCH CONCRETE. CONFIRM WITH PLUMBING
25. REMOVE 2-INCH FIRE AND 2-INCH DOMESTIC WATER SERVICE TO MAC HALL. PROTECT 2-INCH IRRIGATION SERVICE TO REMAIN. COORDINATE WITH MCMINNVILLE WATER AND LIGHT
26. PROVIDE TV INSPECTION OF SANITARY LATERAL TO GRAF HALL TO CONFIRM SIZE, DEPTH, LOCATION AND CONDITION
27. REMOVE ROOF DRAIN CONNECTIONS ON NORTH SIDE OF GRAF AS REQUIRED FOR EXPANSION. REFERENCE GRAF HALL RECORD DRAWINGS SHEET P-1
28. REMOVE AND CAP 3-INCH DOMESTIC WATER SERVICE PIPING AS REQUIRED FOR EXPANSION
29. REMOVE AND CAP 3-INCH LPS AND 1 1/4-INCH LPR AS REQUIRED FOR EXPANSION
30. REMOVE ELECTRICAL SERVICE TO MAC HALL. CONTRACTOR TO COORDINATE WITH MCMINNVILLE WATER AND LIGHT. CONTACT RYAN TIMM (503)-472-6919x3
31. REMOVE AND SALVAGE EXISTING LIGHT POLE. REFERENCE ELECTRICAL PLANS FOR RELOCATION
32. REMOVE EXISTING LIGHT POLE. REFERENCE ELECTRICAL PLANS
33. REMOVE MANHOLE AND LATERALS. CONFIRM 12-INCH PIPE IS ABANDONED. REROUTE EXISTING AREA DRAINS PER STORM PLAN
34. PROVIDE TV INSPECTION OF SANITARY LATERAL TO MAC HALL TO CONFIRM SIZE, DEPTH, LOCATION AND CONDITION
35. REMOVE AREA DRAIN AND STORM LATERAL

[X] SITE DEMOLITION KEY NOTES

1. SAWCUT AND REMOVE AC PAVEMENT
2. REMOVE CONCRETE CURB
3. REMOVE CONCRETE SIDEWALK AT NEAREST JOINT
4. REMOVE CONCRETE SIDEWALK
5. REMOVE AND SALVAGE SIGN
6. REMOVE BUILDING, FOUNDATIONS, AND APPURTENANCES. REFERENCE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION REQUIREMENTS
7. REMOVE SITE WALL
8. REMOVE SITE STAIRS AND HANDRAILS
9. REMOVE BRICK PAVING AS NECESSARY FOR CONSTRUCTION. REFERENCE LANDSCAPE PLANS FOR REPLACEMENT
10. REMOVE MECHANICAL UNIT
11. REMOVE CONCRETE DRIVEWAY
12. HARVEST AND STORE LUMBER FROM DESIGNATED TREES FOR INCORPORATION INTO PROJECT SITE FURNISHINGS. CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF WORK
13. REMOVE BUILDING SIGN

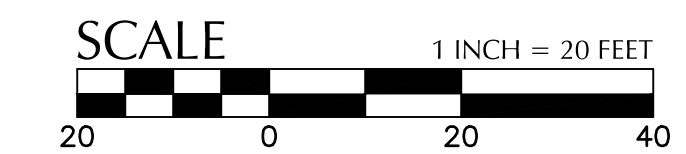
SHEET NOTES

1. CONTRACTOR SHALL REMOVE IRRIGATION AS REQUIRED FOR CONSTRUCTION. REFERENCE IRRIGATION PLAN.
2. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
3. GENERAL DEMOLITION PERMIT SHALL BE SECURED BY THE CONTRACTOR.
4. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
5. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
6. PROTECT ALL ITEMS ADJACENT TO THE PROJECT AND IN THE PUBLIC RIGHT-OF-WAY. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITIONS.
7. PROTECT STRUCTURES, UTILITIES, SIDEWALKS AND OTHER FACILITIES ADJACENT TO EXCAVATIONS FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
8. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
9. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
10. CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
11. ALL EXPOSED PORTIONS OF UNDERGROUND UTILITIES TO BE ABANDONED SHALL BE PLUGGED PER DETAIL 3/C402.



SHEET LEGEND

- PROPERTY LINE
- SAWCUT LINE
- EXTENT OF WORK
- REMOVE OR ABANDON UTILITY LINE AND STRUCTURE IN PLACE
- REMOVE TREE
- TREE PROTECTION



B

A

7/10/2020 9:05:54 AM
 File: N:\ep\2020\0193\Linfield\Science-Bldg\CD\PL\DT\0193\4-C\16\CD\EMO.dwg TAB: C150
 30x42
 Plotter: 3/23/21 at 5:06pm By: W/m

RILEY CAMPUS

WALKER H.

LINFIELD AVENUE

TAYLOR HALL

MURDOCK HALL

GRAF HALL

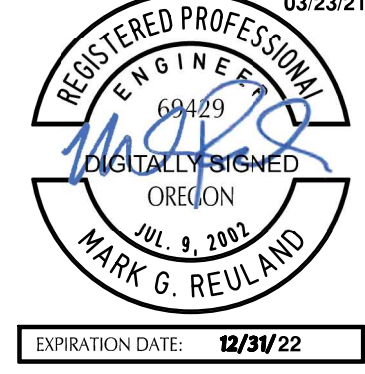
MAC HALL

SRG

SRG PARTNERSHIP, INC
 621 SW COLUMBIA STREET
 PORTLAND, OR 97201
 503.222.1917
 SRGPARTNERSHIP.COM

kpff

111 SW Fifth Ave., Suite 2600
 Portland, OR 97204
 O: 503.542.3860
 F: 503.274.4681
 www.kpff.com



SCIENCE BUILDING ADDITION
LINFIELD UNIVERSITY
 356 W LINFIELD AVE
 MCMINNVILLE, OR 97218

PERMIT DOCUMENTS

Drawing Title
DEMOLITION PLAN

Drawing scales indicated apply to 30" x 42" drawing sheets. Scale may not be accurate if drawing plots are less than this size.

Revisions

Number	Description	Date
1	Addendum B	03/25/2021

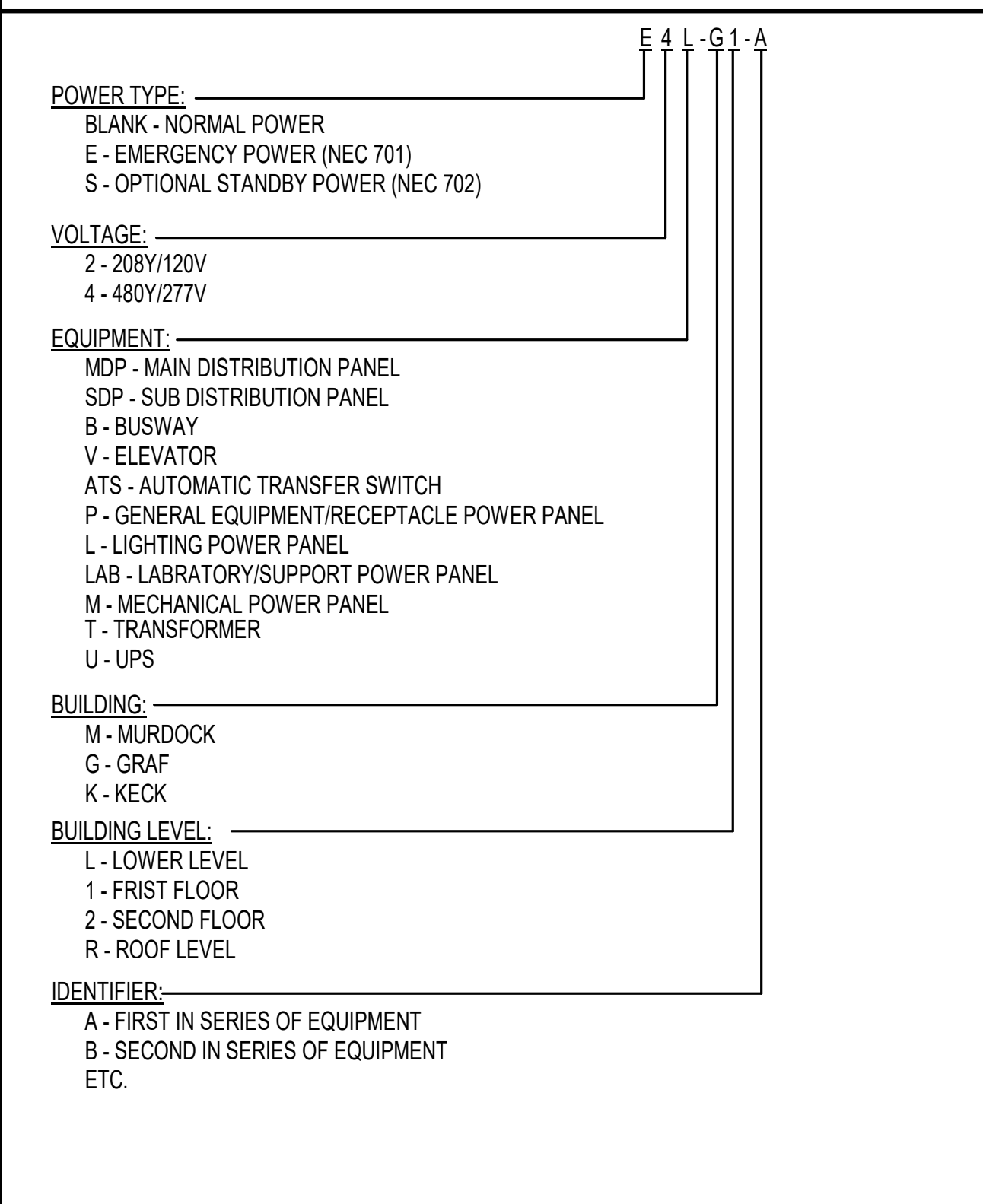
Drawn by
 JCY
 Checked by
 MGR
 Date
 FEBRUARY 19, 2021
 Project No
 219036
 Consultant Project No
 2000193

Drawing No
C150

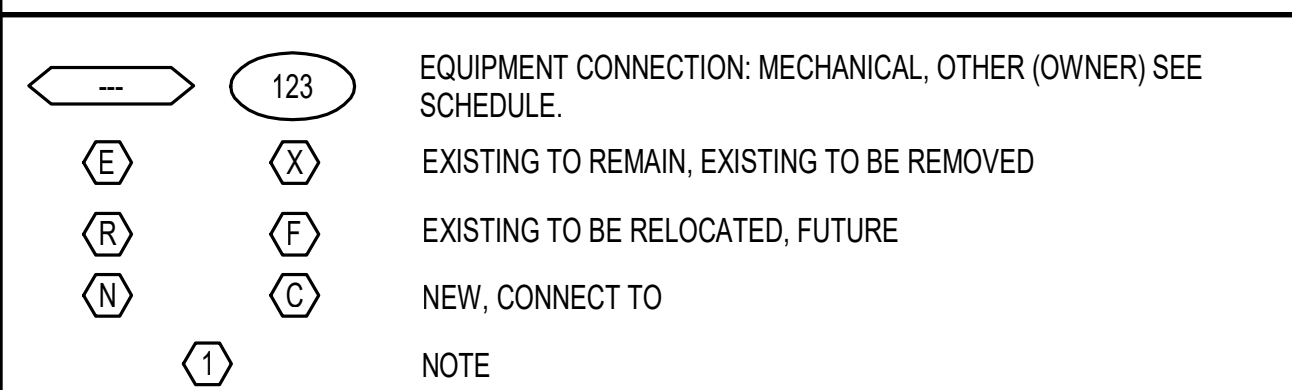
ELECTRICAL LEGEND

AFF	ABOVE FINISHED FLOOR	KV	KILOVOLT
A	AMPERE (AMP)	KVA	KILOVOLT AMP
AL	ALUMINUM	KVAR	KILOVOLT AMPS REACTIVE
ARCH	ARCHITECT / ARCHITECTURAL	LA	LIGHTNING ARRESTOR
ATS	AUTOMATIC TRANSFER SWITCH	LTG	LIGHTING
AWG	AMERICAN WIRE GAUGE	LV	LOW VOLTAGE
CB	CIRCUIT BREAKER	MATV	MASTER ANTENNA TELEVISION
C	CONDUIT	MCA	MINIMUM CIRCUIT AMPS
CCTV	CLOSED CIRCUIT TELEVISION	MCB	MAIN CIRCUIT BREAKER
CKT	CIRCUIT	MCC	MOTOR CONTROL CENTER
CLG	CEILING	MDP	MAIN DISTRIBUTION PANEL
CNTRL	CONTROL	MECH	MECHANICAL
CT	CURRENT TRANSFORMER	MH	METAL HALIDE
CJ	COPPER	MLO	MAIN LUGS ONLY
DN	DOWN	MV	MERCURY VAPOR
EMERG	EMERGENCY	MTS	MANUAL TRANSFER SWITCH
EMT	ELECTRIC METALLIC TUBING	NAC	NOTIFICATION APPLIANCE CIRCUIT
EP	EXPLOSION PROOF	NC	NOT IN CONTRACT
EPO	EMERGENCY POWER OFF	PA	PUBLIC ADDRESS
EWC	ELECTRIC WATER COOLER	PE	PHOTO ELECTRIC CELL
FA	FIRE ALARM	PF	POWER FACTOR
FAAP	FIRE ALARM ANNUNCIATOR PANEL	PNL	PANELBOARD
FACP	FIRE ALARM CONTROL PANEL	PVC	POLYVINYL CHLORIDE CONDUIT
FLA	FULL LOAD AMPS	PWR	POWER
FLUOR	FLUORESCENT	SDP	SUB-DISTRIBUTION PANEL
FCIC	FURNISHED BY CONTRACTOR	STR	STARTER
	INSTALLED BY CONTRACTOR	SV	SOLENOID VALVE
FOIC	FURNISHED BY OWNER	SW	SWITCH
	INSTALLED BY CONTRACTOR	TD	TIME DELAY
FOIO	FURNISHED BY OWNER	TP	TAMPERPROOF
	INSTALLED BY OWNER	TTB	TELEPHONE TERMINAL BOARD
FTL	FEED THROUGH LUGS	TTC	TELEPHONE TERMINAL CABINET
GFP	GROUND FAULT PROTECTION	TV	TELEVISION
GFI	GROUND FAULT INTERRUPTER	TYP	TYPICAL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	UG	UNDERGROUND
GRC	GALVANIZED RIGID CONDUIT	UPS	UNINTERRUPTIBLE POWER SUPPLY
GND	GROUND	V	VOLTAGE
HP	HORSEPOWER	VA	VOLT AMPERES
HV	HIGH VOLTAGE	VP	VAPOR PROOF
HZ	HERTZ	W	WATTS
IG	ISOLATED GROUND	WP	WEATHER PROOF
JB	JUNCTION BOX	XFMR	TRANSFORMER
KW	KILOWATT	XFSW	TRANSFER SWITCH
KWH	KILOWATT HOUR		

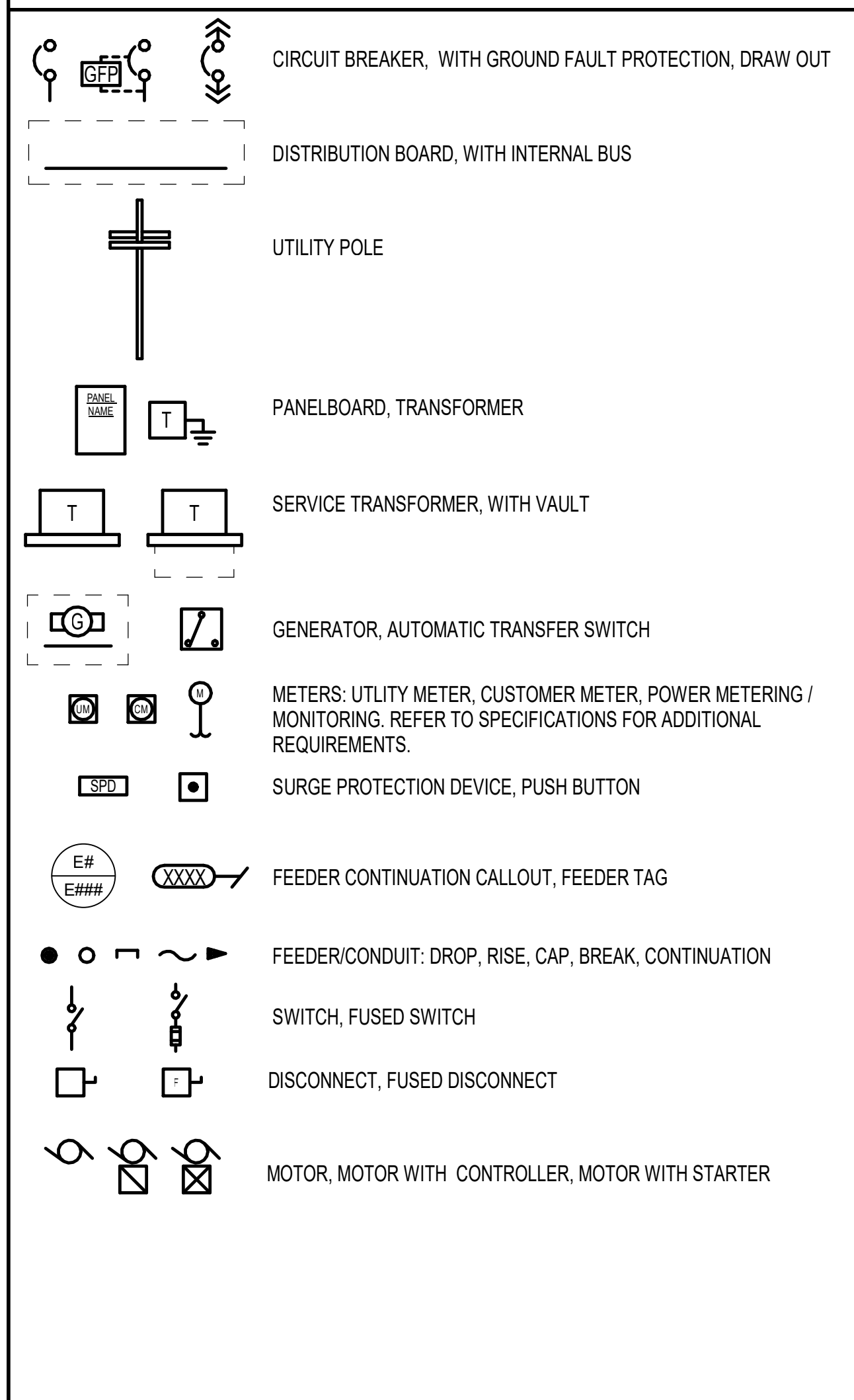
ELECTRICAL EQUIPMENT DESIGNATION



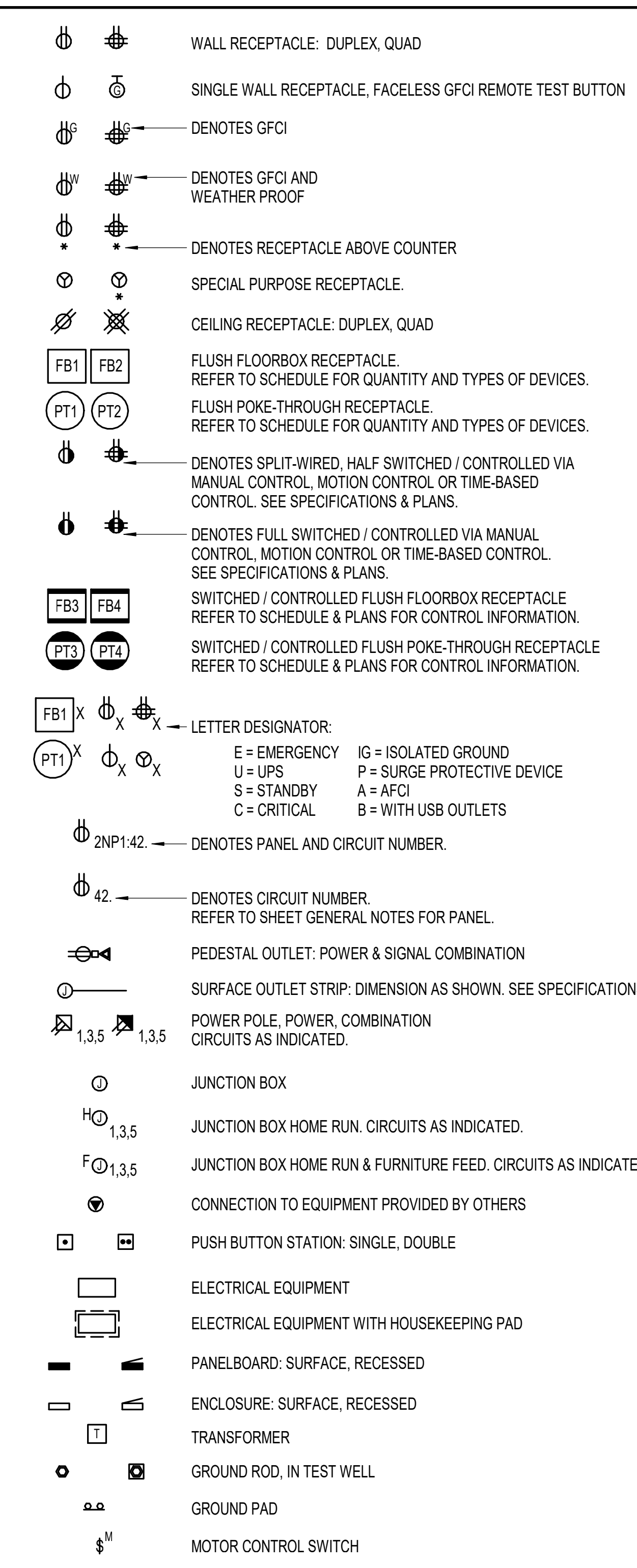
DESIGNATION SYMBOLS



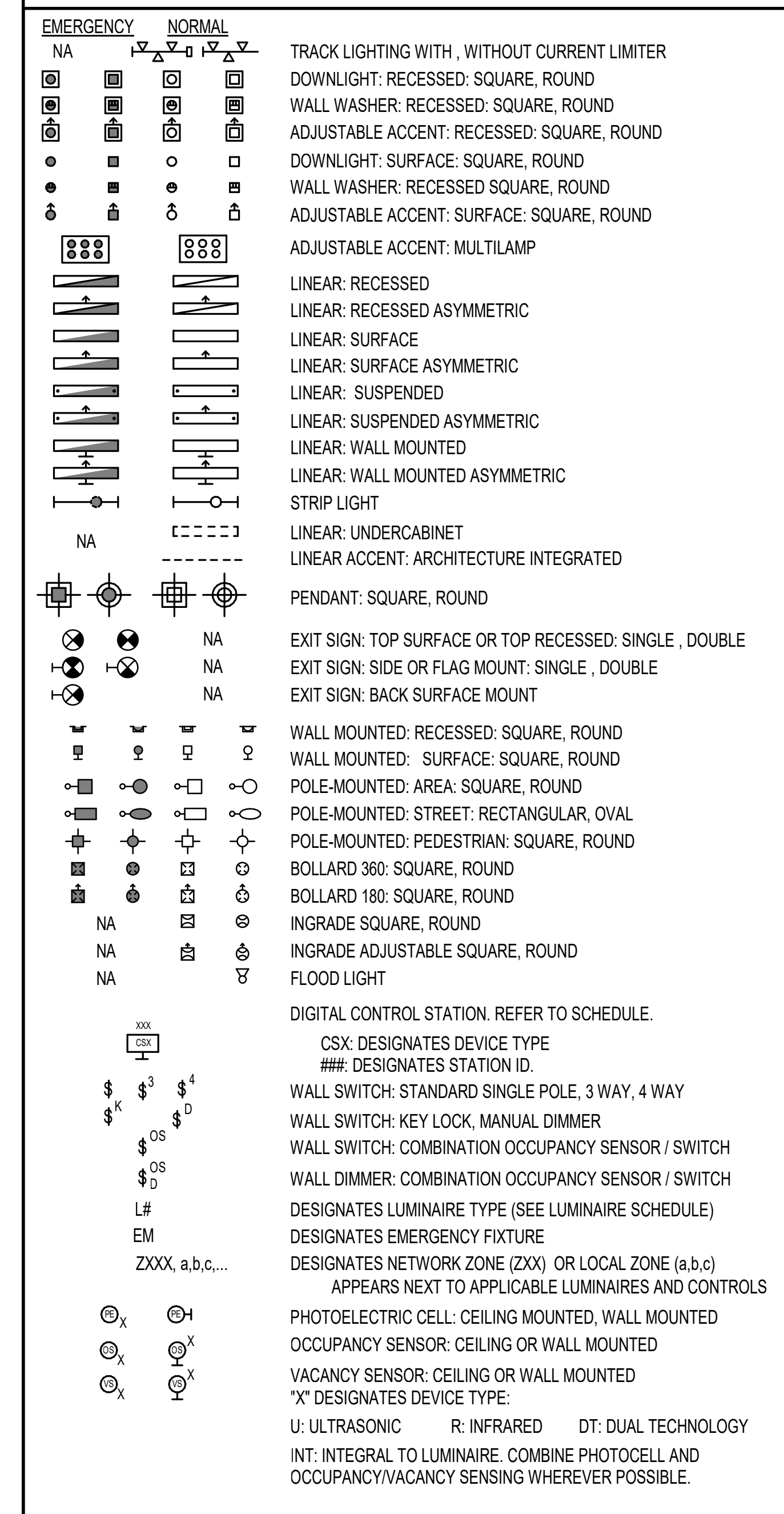
POWER - SINGLE LINE DIAGRAM & RISER



POWER - PLANS



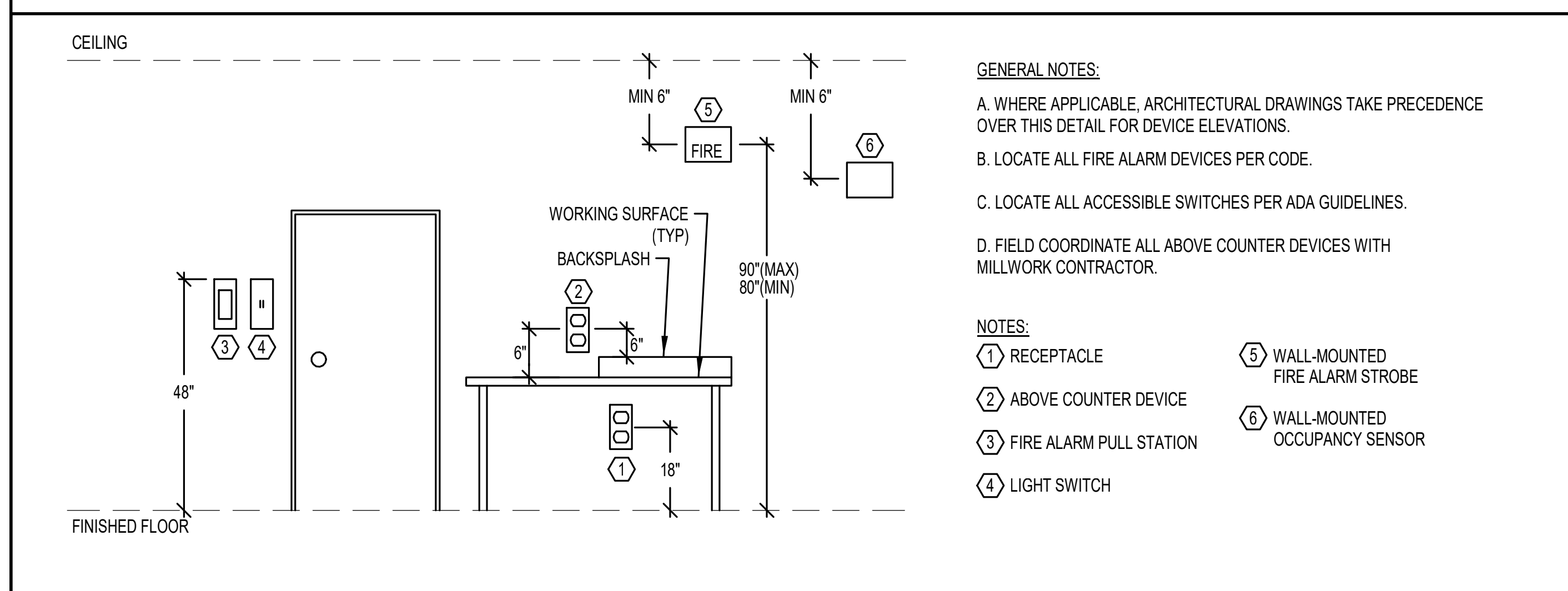
LIGHTING



NOTE

THIS IS A STANDARD LEGEND SHEET, THEREFORE, SOME SYMBOLS MAY APPEAR ON THIS SHEET THAT DO NOT APPEAR ON THE DRAWINGS.

DEVICE MOUNTING HEIGHTS

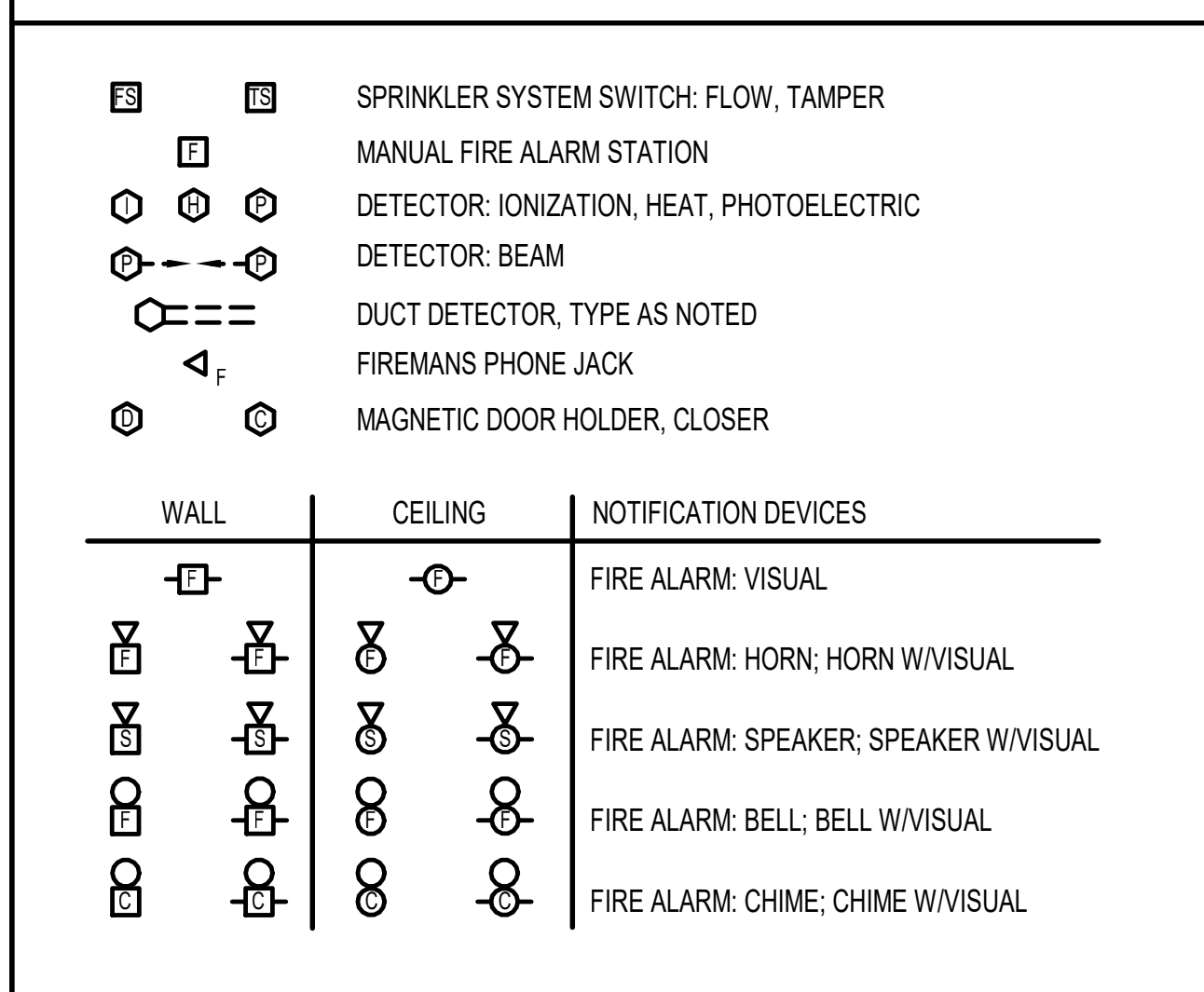


FLOOR BOX/POKE THROUGH SCHEDULE

TYPE:	TOTAL GANGS:	POWER REQUIREMENTS:	DATA/AV REQUIREMENTS:	POWER CONDUIT SIZE	DATA/AV CONDUIT SIZE	NOTES
FB1	2	(2) - GANGS - POWER RECEPTACLES	NONE	(1) 3/4" C	NONE	
FB2	5	(1) - GANGS - POWER RECEPTACLES	(1) - GANG - DATA CONNECTION (3) - GANGS - AV CONNECTIONS	(1) 3/4" C	(1) 1-1/4" (DATA) (1) 1-1/4" (AV)	1,2
PT1	8	(2) - GANG - POWER RECEPTACLE	(2) - GANG - DATA CONNECTION (4) - GANGS - AV CONNECTIONS	(1) 3/4" C	(1) 1-1/4" (DATA) (1) 1-1/4" (AV)	1,2
PT2	2	(2) - GANGS - POWER RECEPTACLES	NONE	(1) 3/4" C	NONE	
PT3	3	(1) - GANG - POWER RECEPTACLE	(2) - GANG - DATA CONNECTIONS	(1) 3/4" C	(1) 1-1/4" C	

NOTES:
1. REFER TO AV DRAWINGS FOR ADDITIONAL INFORMATION ON CONFIGURATION.
2. REFER TO TELECOM DETAILS FOR ADDITIONAL PATHWAY INFORMATION FOR TECHNOLOGY AND AV SYSTEMS.

FIRE ALARM



ELECTRICAL DRAWING LIST

SHEET #	SHEET NAME
E001	SYMBOLS, LEGENDS AND ABBREVIATIONS - ELECTRICAL
E002	LIGHTING SCHEDULES
E009	OVERALL DEMO SITE PLAN - ELECTRICAL
E010	OVERALL SITE PLAN - ELECTRICAL
E090	LOWER FLOOR DEMOLITION PLAN - ELECTRICAL
E091	GROUND FLOOR DEMOLITION PLAN - ELECTRICAL
E092	SECOND FLOOR DEMOLITION PLAN - ELECTRICAL
E093	ROOF DEMOLITION PLAN - ELECTRICAL
E100.1	LOWER FLOOR PLAN - GRAF - LIGHTING
E100.2	LOWER FLOOR PLAN - KECK - LIGHTING
E101.1	GROUND FLOOR PLAN - GRAF - LIGHTING
E101.2	GROUND FLOOR PLAN - KECK - LIGHTING
E102.1	SECOND FLOOR PLAN - GRAF - LIGHTING
E102.2	SECOND FLOOR PLAN - KECK - LIGHTING
E200.1	LOWER FLOOR PLAN - GRAF - POWER & FIRE ALARM
E200.2	LOWER FLOOR PLAN - KECK - POWER & FIRE ALARM
E201.1	GROUND FLOOR PLAN - GRAF - POWER & FIRE ALARM
E201.2	GROUND FLOOR PLAN - KECK - POWER & FIRE ALARM
E202.1	SECOND FLOOR PLAN - GRAF - POWER & FIRE ALARM
E202.2	SECOND FLOOR PLAN - KECK - POWER & FIRE ALARM
E203.1	ROOF PLAN - GRAF - POWER & FIRE ALARM
E203.2	ROOF PLAN - KECK - POWER & FIRE ALARM
E401	ENLARGED PLANS - ELECTRICAL
E501	DETAILS - ELECTRICAL
E601	MECHANICAL EQUIPMENT CONNECTION SCHEDULE (PART 1)
E602	MECHANICAL EQUIPMENT CONNECTION SCHEDULE (PART 2)
E701	RISER DIAGRAMS - ELECTRICAL
E702	RISER DIAGRAMS - ELECTRICAL
E703	GROUNDING RISER DIAGRAM - ELECTRICAL
E704	FIRE ALARM RISER DIAGRAM - ELECTRICAL
E801	PANEL SCHEDULES
E802	PANEL SCHEDULES
E803	PANEL SCHEDULES
E804	PANEL SCHEDULES
E805	PANEL SCHEDULES

E

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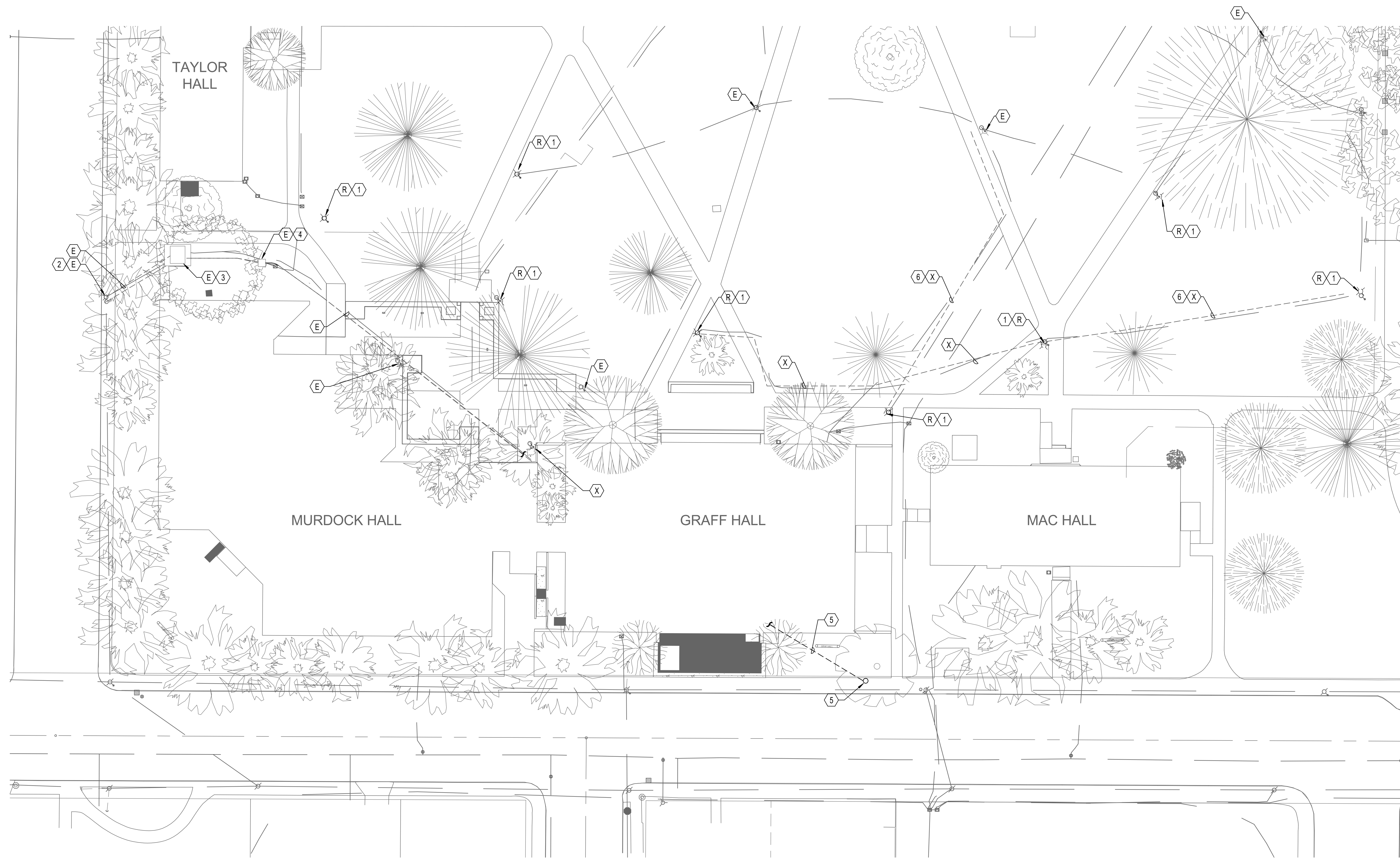
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UTILITY CONTACT
 RYAN TIMM
 MCMINVILLE WATER & LIGHT
 503-472-6919 x3
 RT@mc-power.com

GENERAL NOTES:
 A. WHEN AN ITEM IS NOTED AS BEING REMOVED, THIS SHALL INCLUDE DEVICE/EQUIPMENT ITSELF AND COVERPLATE, WIRING, BACKBOX, CONDUIT, SUPPORTS, ETC. BACK TO EQUIPMENT FROM WHICH IT WAS SERVED OR LAST ACTIVE DEVICE TO REMAIN.
 B. PROTECT EXISTING UTILITIES THAT PASS THROUGH AND EXTEND BEYOND THE LIMITS OF CONSTRUCTION. PROVIDE NEW RACEWAY, CONDUCTORS, SUPPORTS, BRACING, ETC. AS REQUIRED TO MAINTAIN ALL SERVICES.

NOTES:
 1. DISCONNECT EXISTING POLE LUMINAIRE FOR RE-USE. PULL BACK ELECTRICAL FEEDERS TO NEAREST JUNCTION POINT. ABANDON UN-USED CONDUITS.
 2. EXISTING UTILITY POLE SERVING EXISTING MURDOCK UTILITY TRANSFORMER TO REMAIN.
 3. EXISTING MURDOCK SERVICE TRANSFORMER.
 4. EXISTING ELECTRICAL VAULT TO REMAIN.
 5. DEMO EXISTING ELECTRICAL SERVICE, CURRENT-TRANSFORMERS, METER AND POLE-MOUNTED TRANSFORMERS TO GRAFF BUILDING. COORDINATE DEMOLITION WITH UTILITY.
 6. ESTIMATED PATH OF EXISTING UNDERGROUND LIGHTING CONDUIT. DEMO CONDUIT TO EXTENT OF LANDSCAPE DEMO WORK. ABANDON CONDUIT OUTSIDE OF LANDSCAPE DEMO AREA.



1 OVERALL SITE PLAN - ELECTRICAL
 1" = 20'-0"

E

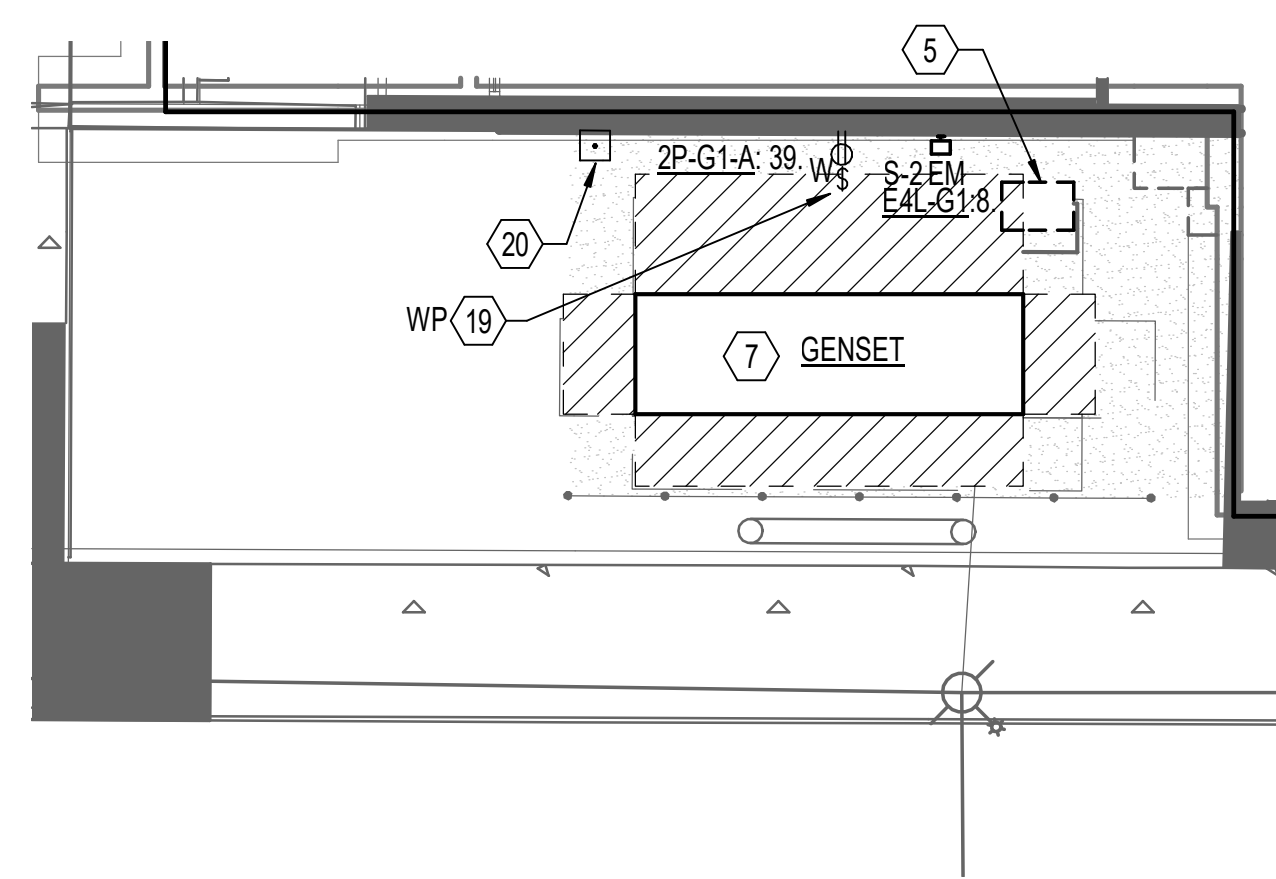
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C

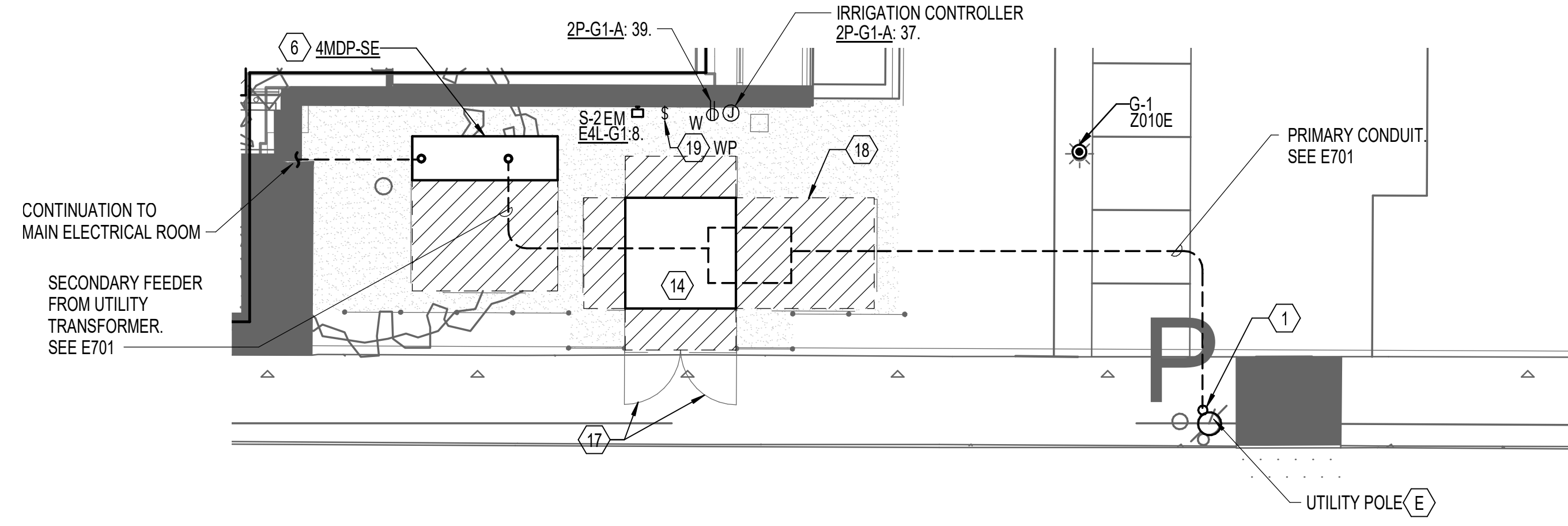
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3 ENLARGED PLAN - GENERATOR YARD
1/8" = 1'-0"

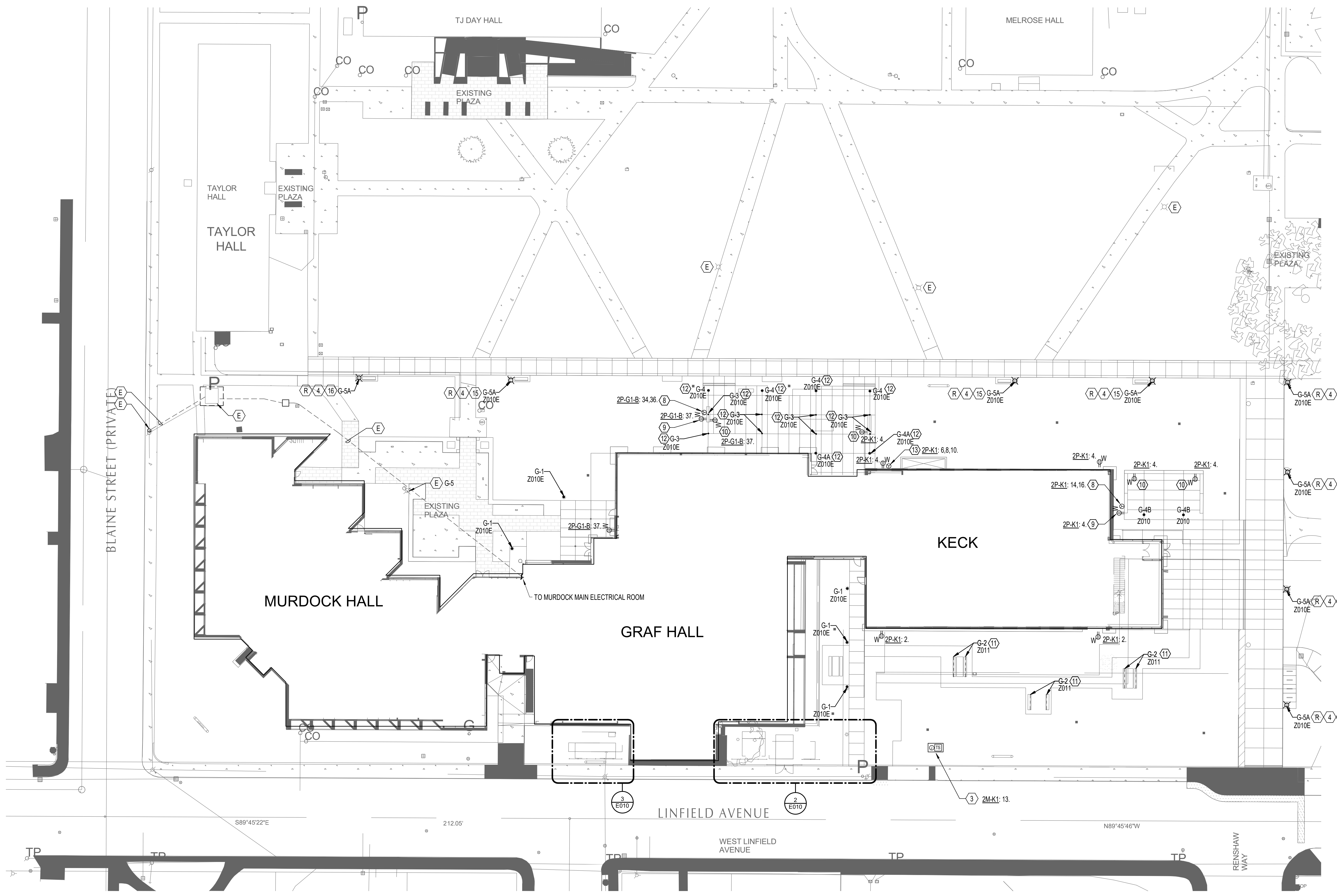


2 ENLARGED PLAN - UTILITY YARD
1/8" = 1'-0"

- GENERAL NOTES:**
- A. ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC. ALL CONDUCTORS IN UNDERGROUND CONDUIT SHALL BE TYPE THWN. REFER TO SPECIFICATIONS FOR MORE INFORMATION.
 - B. ALL EQUIPMENT AND DEVICES AT THE SITE SHALL BE GFCI PROTECTED AND WEATHER PROOF, WHETHER SHOWN OR NOT.
 - C. ELECTRICAL WORK SHOWN IS DIAGRAMMATIC AND IS MEANT TO REPRESENT GENERAL ROUTING AND EQUIPMENT LOCATIONS. NOT EVERY BEND, OFFSET, PULL BOX, ETC. IS SHOWN. CONTRACTOR SHALL PROVIDE ALL WORK REQUIRED FOR A COMPLETE INSTALLATION.
 - D. COORDINATE ALL UNDERGROUND SITE WORK WITH EXISTING AND NEW UTILITIES.
 - E. SUBMIT SHOP DRAWINGS OF SERVICE GEAR AND COORDINATED UNDERGROUND UTILITIES TO UTILITY PRIOR TO PROCURING EQUIPMENT OR COMMENCING WORK. COORDINATION WITH UTILITY TO INCLUDE FINAL VERIFICATION OF EQUIPMENT LOCATIONS AND CLEARANCES.
 - F. ALL 120V/20A BRANCH CIRCUIT CONDUCTORS AT BUILDING EXTERIOR AND SITE SHALL BE #10 AWG. UNLESS OTHERWISE NOTED. VOLTAGE DROP FOR BRANCH CIRCUITS SHALL NOT EXCEED 3%. REFER TO ONE-LINE DIAGRAMS FOR BRANCH WIRING VOLTAGE DROP TABLES FOR REQUIRED WIRING SIZES OF BRANCH CIRCUITS.
 - G. ALL CONDUITS ROUTED FROM SITE TO LOWER LEVEL PANELS OR ELECTRICAL ROOMS SHALL HAVE DRIP LOOPS INSTALLED.

UTILITY CONTACT
 RYAN TIMM
 MCMINVILLE WATER & LIGHT
 503-472-6919 x3
 RT@mc-power.com

- NOTES:**
1. ELECTRIC UTILITY PRIMARY SERVICE ENTRY POINT. COORDINATE EXACT LOCATION AND CONDUIT STUB REQUIREMENTS WITH UTILITY PRIOR TO COMMENCING WORK.
 2. GENERATOR EPO BUTTON. REFER TO ONE-LINE DIAGRAM.
 3. PROVIDE 120V/20A BRANCH CIRCUIT FOR FIRE SERVICE VAULT SUMP PUMP. PROVIDE TAMPER SWITCH WITH CONNECTION TO FIRE ALARM SYSTEM WITHIN KECK BUILDING ELECTRICAL ROOM. REFER TO CIVIL FOR EXACT LOCATION.
 4. NEW LOCATION FOR EXISTING SITE LIGHT. REFER TO CIVIL FOR ADDITIONAL INFORMATION.
 5. VAULT WITH SPARE CONDUIT TO EMERGENCY ELECTRICAL ROOM. REFER TO ONE-LINE DIAGRAM.
 6. PROVIDE 4" HIGH HOUSEKEEPING PAD FOR EQUIPMENT. COORDINATE CONDUIT ROUTING WITH UTILITY PRIOR TO ROUGH-IN. COORDINATE REVISED LOCATION IF REAR ACCESS IS REQUIRED. UTILITY REQUIRES 48" NEC FRONT CLEARANCE IN ADDITION TO ANY DOOR-SWING DISTANCE FOR NEMA-3R EQUIPMENT.
 7. ORIENT GENERATOR SO THAT EXHAUST VENTS ARE LOCATED ON THE WEST SIDE OF EQUIPMENT.
 8. PROVIDE 30A/208V/NEMA L6-30R RECEPTACLE MOUNTED BEHIND BENCH WITH WEATHERPROOF LOCKING COVER. CIRCUIT BREAKER SHALL BE GFCI TYPE.
 9. MOUNT RECEPTACLE BEHIND BENCH.
 10. RECESS RECEPTACLE WITHIN BENCH. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
 11. LIGHTING TYPE IS INTEGRATED INTO LANDSCAPING. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
 12. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS REGARDING CATENARY LIGHTING SYSTEM.
 13. PROVIDE 50A/208V/NEMA 14-50R RECEPTACLE MOUNTED BEHIND BENCH WITH WEATHERPROOF LOCKING COVER. CIRCUIT BREAKER SHALL BE GFCI TYPE.
 14. UTILITY PAD AND VAULT. REFER TO E701 FOR ADDITIONAL INFORMATION. MINIMUM 3' CLEARANCE ON ALL SIDES OF PAD AND 5' CLEARANCE FROM BUILDING WALL. PROVIDE 10' FRONT CLEARANCE AT PAD FOR UTILITY HOT-STICK ACCESS.
 15. ENERGIZE EXISTING OR RELOCATED LUMINAIRE FROM NEW RELAY CIRCUIT AS SHOWN.
 16. ENERGIZE EXISTING OR RELOCATED LUMINAIRE FROM EXISTING LIGHTING CIRCUIT SERVING AREA.
 17. GATE FOR UTILITY TRUCK ACCESS TO TRANSFORMER SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE AND ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS.
 18. 10' CLEARANCE FOR UTILITY HOT-STICK ACCESS TO TRANSFORMER TERMINALS.
 19. SINGLE POLE LIGHT SWITCH IN WEATHERPROOF ENCLOSURE FOR CONTROL OF ADJACENT FIXTURE.
 20. GENERATOR E-STOP BUTTON. PROVIDE WEATHERPROOF ENCLOSURE. PROVIDE PATHWAY AND WIRING TO GENERATOR AS REQUIRED.



1 OVERALL SITE PLAN - ELECTRICAL
1" = 20'-0"



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311
www.mcminnvilleoregon.gov

EXHIBIT 5 - STAFF REPORT

DATE: April 21, 2021
TO: Landscape Review Committee Members
FROM: Jamie Fleckenstein, Associate Planner
SUBJECT: Agenda Item 4D - Street Tree Removal Application (L 6-21)

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

OBJECTIVE/S: Strategically plan for short and long-term growth and development that will create enduring value for the community

Report in Brief:

The application requests the removal of two (2) birch trees from the public right-of-way adjacent to the 407 NE 13th Street due to the trees' health and condition. An emergency removal permit was issued for one (1) tree because it was deemed an immediate hazard, and it has been removed. The removal of one (1) remaining birch tree is to be considered by the Landscape Review Committee. The tree is infested with Bronze Birch Borer and is exhibiting significant dieback and dead limbs in the canopy. Tree roots have damaged the adjacent sidewalk. Staff recommends removal and replacement of the tree and repair of the sidewalk damage.

Discussion:

Subject Site and Tree

Please refer to the Decision Document for vicinity maps and photographs documenting the location and condition of the tree requested for removal.

Summary of Criteria & Issues

MMC Section 17.58.050 requires a Tree Removal permit to be granted if any of the following criteria apply:

- A. The tree is unsafe, dead, or diseased as determined by a Certified Arborist.
- B. The tree is in conflict with public improvements.
- C. The proposed removal or pruning is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.

Attachments:

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Street Tree Removal At 407 NE 13th Street

The tree has been determined by an arborist (the applicant) to be in decline due to Bronze Birch Borer infestation, and tree roots are lifting and damaging adjacent sidewalk panels. Criteria A and B are met.

Tree Replacement

A condition of approval is included to require one (1) replacement street tree selected from the Recommended Small or Medium Tree Species from the McMinnville Street Tree List. Sufficient space exists in the planter strip, and there are no overhead wires.

Sidewalk Repair

A condition of approval is included to require a sidewalk inspection and repair/replacement if necessary.

Landscape Review Committee Options:

- 1) **APPROVE** the application, per the decision document provided which includes the findings of fact and conditions of approval.
- 2) **APPROVE** the application with additional conditions of approval, providing findings of fact for the inclusion of additional conditions.
- 3) **CONTINUE** the application, requesting the applicant to submit more information or details for review.
- 4) **DENY** the application, providing findings of fact for the denial in the motion to deny.

Staff Recommendation:

Staff has reviewed the application for consistency with the applicable criteria. Staff finds that, subject to the recommended conditions specified in the attached Decision Document, the application submitted by the applicant contains sufficient evidence to find the applicable criteria are satisfied. Staff **RECOMMENDS APPROVAL** of the application, subject to the conditions specified in the attached Decision Document.

Suggested Motion:

THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, I MOVE THAT THE LANDSCAPE REVIEW COMMITTEE APPROVE THE DECISION DOCUMENT AND APPROVE THE STREET TREE REMOVAL APPLICATION L 6-21 SUBJECT TO THE CONDITIONS SPECIFIED IN THE DECISION DOCUMENT.

JF

Attachments:

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Street Tree Removal At 407 NE 13th Street



**CITY OF MCMINNVILLE
PLANNING DEPARTMENT**
231 NE FIFTH STREET
MCMINNVILLE, OR 97128

503-434-7311
www.mcminnvilleoregon.gov

DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF A STREET TREE REMOVAL AT 407 NE 13th STREET

- DOCKET:** L 6-21 (Street Tree Removal)
- REQUEST:** Approval to remove one (1) spruce tree from the public right-of-way adjacent to the subject property
- LOCATION:** 407 NE 13th Street (Tax Lot 2400, Section 16CC, T. 4. S., R. 4 W., W.M.)
- ZONING:** R-2 (Single-Family Residential)
- APPLICANT:** Taylor Alvarez, Associated Arborists
- STAFF:** Jamie Fleckenstein, PLA, Associate Planner
- DATE DEEMED COMPLETE:** March 29, 2021
- DECISION MAKING BODY & ACTION:** McMinnville Landscape Review Committee makes a recommendation of approval or denial to the Planning Director.
- DECISION DATE & LOCATION:** April 21, 2021, Community Development Center, 231 NE 5th Street, McMinnville, Oregon, and Zoom Online Meeting ID 518 962 842.
- PROCEDURE:** This tree removal is subject to review in accordance with procedures specified in Chapter 17.58-Trees of the McMinnville Zoning Ordinance. The application for tree removal is subject to the procedures specified in Section 17.58.040 Tree Removal/Replacement.
- CRITERIA:** The applicable criteria are specified in Section 17.58.050 of the McMinnville Zoning Ordinance, McMinnville City Code.
- APPEAL:** The decision may be appealed within 15 days of the date the decision is mailed as specified in Section 17.58.040(A) of the McMinnville Zoning Ordinance.
- COMMENTS:** This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Their comments are provided in this document. No public notice of the application was required by the McMinnville Zoning Ordinance. No additional comments were received by the Planning Department.

DECISION

Based on the findings and conclusionary findings, the Landscape Review Committee finds the applicable criteria are satisfied with conditions and recommends **APPROVAL** of the street tree removal (L 6-21) **subject to the conditions of approval provided in this document.**

////////////////////////////////////
DECISION: APPROVAL WITH CONDITIONS
////////////////////////////////////

Planning Staff: _____ Date: _____
Jamie Fleckenstein, Associate Planner

Planning Department: _____ Date: _____
Heather Richards, Planning Director

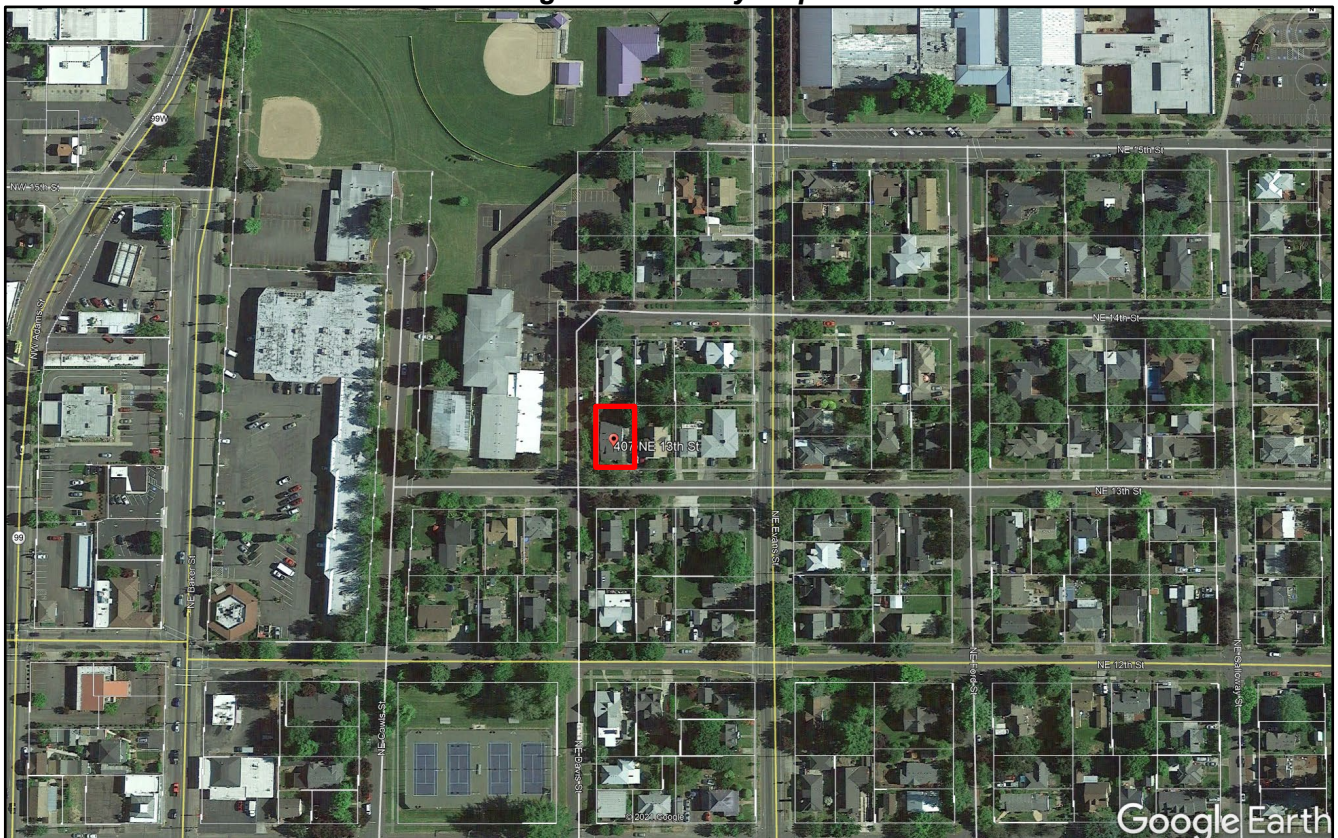
I. APPLICATION SUMMARY:

Subject Property & Request

The application requests the removal of two (2) birch trees from the public right-of-way adjacent to the subject property because due to the trees' health and condition. An emergency removal permit was issued for one (1) tree because it was deemed an immediate hazard. Removal of a tree located within the public right-of-way requires City approval.

The subject property is located at 407 NE 13th Street within the Beaumont Park Addition subdivision. **See Figure 1 (Vicinity Map).** The property is zoned R-2 (Single-Family Residential) and is developed with a single-family residence. The tree requested for removal within the NE 13th Street right-of-way. **See Figure 2 (Site Plan), Figure 3 (Existing Tree), and Figures 4 & 5 (Sidewalk Damage).**

Figure 1: Vicinity Map



Attachments:

Attachment 1 – Application and Attachments

Figure 2: Site Plan

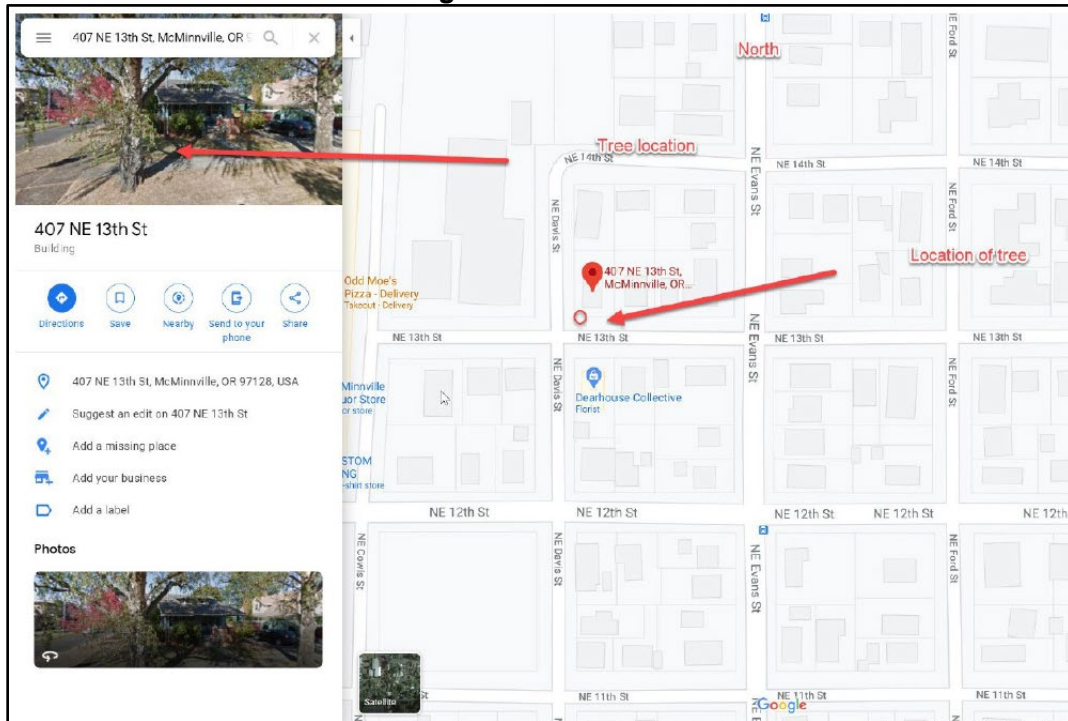


Figure 3: Existing Tree



Figure 4: Existing Trees
 (red arrow indicates hazardous tree removed under separate permit)



Summary of Criteria & Issues

The application is subject to review criteria in McMinnville Municipal Code (MMC) Section 17.58.050 of the McMinnville Zoning Ordinance, which requires a permit for Tree Removal to be granted if any of the following criteria apply:

- A. The tree is unsafe, dead, or diseased as determined by a Certified Arborist.
- B. The tree is in conflict with public improvements.
- C. The proposed removal or pruning is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.

The applicant has provided documentation to support the request for a Tree Removal Permit. This will be discussed in detail in Section VII (Conclusionary Findings) below.

II. CONDITIONS:

1. That all costs and liability associated with tree removal, stump grinding, and tree replacement shall be borne by the applicant.
2. That the applicant shall call for locates (dial 811) for all underground utilities prior to removing the trunk and roots. This is a free service and the law. Upon request, utility locates can be flagged without marking up hard surfaces.

Attachments:

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3. That the tree's stump and remaining surface roots shall be removed at least six (6) inches below grade to allow for a suitable replanting site. At least a two inch thick layer of topsoil shall be placed over the remaining stump and surface roots. The area shall be crowned at least two inches above the surrounding grade to allow for settling and shall be raked smooth. The applicant shall restore any damaged turf areas and grades due to vehicular or mechanical operations.
4. That one (1) replacement street tree be planted in the NW 13th Street planter strip. The tree shall be a recommended small or medium street tree from the McMinnville Street Tree List, or other species/variety approved by the McMinnville Landscape Review Committee.
5. That replacement trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, 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.
6. That replacement trees shall be planted per the approved City detail. The applicant shall provide root barrier protection in order to minimize sidewalk and tree root conflicts. The barrier shall be placed on the public sidewalk side of the tree and the curb side of the tree. The root barrier protection shall be placed in 10-foot lengths, centered on the tree, and to a minimum depth of eighteen (18) inches. In addition, the tree shall be provided with two (2) deep watering tubes to promote deep root growth.
7. That the applicant shall contact the McMinnville Public Works Department at 503-434-7316 to discuss specific staking, watering tube requirements, and to schedule an inspection prior to backfilling the replacement tree's planting pit.
8. That the applicant is reminded that trees are not to be planted within:
 - a. Five (5) feet of a private driveway or alley;
 - b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
 - c. Twenty (20) feet of street light standards or street intersections.
9. That the planter strip area shall be restored to original grade immediately following the planting of the replacement trees.
10. That the applicant shall contact the McMinnville Engineering Department at (503) 434-7312 to assess sidewalk damage and obtain a sidewalk permit and repair or replace the damaged sidewalk, if needed, per City standards.
11. That the applicant shall complete the tree removal and tree replacement within six (6) months of approval, or October 21, 2021.

III. ATTACHMENTS:

1. L 6-21 Application and Attachments (on file with the Planning Department)

IV. COMMENTS:

Agency Comments

Attachments:

Attachment 1 – Application and Attachments

This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. The following comments have been received and incorporated into the conditions of approval:

- McMinnville Public Works:

Site Review

1. The trees in question are birch trees. The most easterly tree has already been removed. The westerly tree is approximately 30" DBH.
2. The trees are planted in a 8' planter strip between the curb and sidewalk, with irrigated turf as ground cover. The planting area is along the 13th Street side of the property.
3. The trees have lifted the adjacent sidewalk panel resulting in non-compliant surface discontinuities that are in trip hazards.
4. There are no overhead facility conflicts for either tree.
5. The westerly tree shows significant dieback and dead limbs throughout the canopy. This is an overly mature tree.
6. The western tree does show some surface rooting and some sidewalk damage.

Recommendations

1. Given the age, health and structural condition of the westerly tree, the sidewalk damage, as well as the potential for continued damage, staff would recommend approval of the removal request. Suggested conditions of approval:
 - a. Applicant to be responsible for all costs related to removal and replacement.
 - b. Applicant required to grind stump to a minimum of 6" below grade.
 - c. Applicant to call for a utility locate prior to removal.
 - d. Applicant to replace the trees with a variety acceptable to the Planning Department, minimum 2" caliper.
 - e. Applicant to plant trees as per the approved City detail.
 - f. Applicant should be reminded that the westerly tree replacement shall be located outside the required 30' vision clearance triangle. The easterly tree should be planted no less than 5' from the adjacent driveway approach, and preferably further.
 - g. Applicant to contact Public Works at (503)434.7316 for an inspection prior to backfill.
 - h. Applicant be required to repair/replace the existing damaged sidewalk, and to obtain all necessary permits from Engineering (503.434.7312).

- McMinnville Water & Light:

MW&L does not have any comments for this application.

Public Comments

No public notice of the application was provided by the City of McMinnville, as Street Tree Removal applications are reviewed by the process described in Section 17.58.040 (Tree Removal/Replacement) of the McMinnville Zoning Ordinance, which does not require public notification. No public comments were received prior to the Planning Director's decision.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. Taylor Alvarez of Associated Arborists submitted a Street Tree Removal Permit application on March 9, 2021 on behalf of Jill Searle, property owner, requesting approval to remove two (2) street trees.

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2. An emergency tree removal permit was issued for one (1) tree that was deemed hazardous on March 16, 2021.
3. The application was deemed incomplete on March 16, 2021.
4. Revised application materials were submitted on March 29, 2021. The application was deemed complete on March 29, 2021.
5. Notice of the application was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments received from public agencies are addressed in the Decision Document.
6. No public notice of the application was provided by the City of McMinnville, as Street Tree Removal applications are reviewed by the process described in Section 17.58.040 (Tree Removal/Replacement) of the McMinnville Zoning Ordinance, which does not require public notification. No public comments were received prior to the public meeting.
7. A public meeting was held by the McMinnville Landscape Review Committee on April 21, 2021 to review the application and proposed street tree removal request.

VI. FINDINGS OF FACT - GENERAL FINDINGS

1. **Location:** 407 NE 13th Street (Tax Lot 2400, Section 16CC, T. 4. S., R. 4 W., W.M.)
2. **Size:** 0.14 acres
3. **Comprehensive Plan Map Designation:** Residential
4. **Zoning:** R-2 (Single-Family Residential)
5. **Overlay Zones/Special Districts:** None
6. **Current Use:** Single-family dwelling
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** None.
 - b. **Other:** None.
8. **Other Features:** None.
9. **Utilities:**
 - a. **Water:** Water service is available to the subject site.
 - b. **Electric:** Power service is available to the subject site. Overhead power/utility lines are located on the west side of NE Davis Street adjacent to the site.
 - c. **Sewer:** Sanitary sewer service is available to the subject site.
 - d. **Stormwater:** Storm sewer service is available to the subject site.
 - e. **Other Services:** Other utility services are available to the subject site. Northwest Natural Gas and Comcast is available to serve the site.
10. **Transportation:** NE Davis Street and NE 13th Street are classified as Local Residential Streets in the 2010 McMinnville Transportation System Plan (TSP).

VII. CONCLUSIONARY FINDINGS:

Attachments:

Attachment 1 – Application and Attachments

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable criteria for a Street Tree Removal Permit are specified in Section 17.58.050 of the Zoning Ordinance.

In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

Comprehensive Plan Volume II:

The following Goals, Policies, and Proposals from Volume II of the Comprehensive Plan provide criteria applicable to this request:

The implementation of most goals, policies, and proposals as they apply to this application are accomplished through the provisions, procedures, and standards in the city codes and master plans, which are sufficient to adequately address applicable goals, policies, and proposals as they apply to this application.

The following additional findings are made relating to specific Goals and Policies:

GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMinnville.

Policy 188.00: The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. McMinnville continues to provide opportunities for the public to review and obtain copies of the application materials and completed staff report prior to the McMinnville Landscape Review Committee review of the request and recommendation at an advertised public meeting. All members of the public have access to provide testimony and ask questions during the public review and hearing process.

McMinnville Zoning Ordinance

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) provide standards and criteria applicable to the request:

Chapter 17.58 Trees

17.58.010 Purpose. The purpose of this ordinance is to establish and maintain the maximum amount of tree cover on public and private lands in the city; reduce costs for energy, stormwater management, and erosion control; provide tree-lined streets throughout the city; select, situate and maintain trees appropriately to minimize hazard, nuisance, damage, and maintenance costs; to enhance the appearance, beauty and charm of the City; to increase property values and build stronger ties within neighborhoods; to implement applicable adopted Downtown Improvement Plan provisions; to promote a diverse, healthy, and sustainable community forest; and to educate the public regarding community forest issues.

APPLICANT'S RESPONSE: None.

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FINDING: SATISFIED. Removal and replacement of the subject street tree would meet the purpose of the Trees Chapter of the Zoning Ordinance. Trees would be situated and maintained to minimize hazard, nuisance, damage, and maintenance costs; the appearance, beauty and charm of the City would be enhanced; and the maximum amount of tree cover on public lands would be maintained.

17.58.020 Applicability. The provisions of this ordinance shall apply to:

- A. Individual significant or historic trees as defined in this ordinance.
- B. All trees with trunks located completely or partially within any public area or right-of-way;
- C. All trees with trunks located completely within any private property which directly affect public infrastructure including but not limited to sewers, water mains, sidewalks, streets, public property, or clear vision distances at street intersections;
- D. All trees on developable land and subject to or undergoing development review such as site plan review, tentative subdivision review, or partition review;

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The trunk of the tree proposed for removal is located within a curbside planting strip completely within the public right-of-way adjacent to the subject property. Therefore, the provisions of Chapter 17.58 Trees shall apply to this tree removal request.

17.58.040 Tree Removal/Replacement.

17.58.040(A). The removal or major pruning of a tree, if applicable under Section 17.58.020, shall require City approval, unless specifically designated as exempt by this ordinance. Persons wishing to remove or prune such trees shall file an application for a permit with the McMinnville Planning Department. [...]

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The application is for the removal of two (2) birch trees. The easternmost tree was deemed hazardous and an emergency tree removal permit was issued. The easternmost is therefore exempt. The removal of the westernmost tree was not designated as exempt, and the applicant has filed an application for a Street Tree Removal Permit to be reviewed by the McMinnville Landscape Review Committee.

17.58.040(B). Trees subject to this ordinance shall be removed or pruned following accepted pruning standards adopted by the City. [...]

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION #3. A condition of approval has been included to assure that the tree removal will be performed to accepted City standards.

CONDITION FOR FINDING: That the tree's stumps and remaining surface roots shall be removed at least six (6) inches below grade to allow for a suitable replanting site. At least a two inch thick layer of topsoil shall be placed over the remaining stump and surface roots. The area shall be crowned at least two inches above the surrounding grade to allow for settling and shall be raked smooth. The applicant shall restore any damaged turf areas and grades due to vehicular or mechanical operations.

17.58.040(C). The applicant shall be responsible for all costs associated with the tree removal or pruning, or as otherwise required by this ordinance, and shall ensure that all work is done in a manner which ensures safety to individuals and public and private property.

Attachments:

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APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITIONS #1, #2, #9. Conditions of approval have been included to assure that the applicant shall be responsible for all costs associated with the tree removal, and that steps are taken to ensure safety to individuals and public and private property.

CONDITIONS FOR FINDING: That all costs and liability associated with tree removal, stump grinding, and tree replacement shall be borne by the applicant.

That the applicant shall call for locates (dial 811) for all underground utilities prior to removing the trunk and roots. This is a free service and the law. Upon request, utility locates can be flagged without marking up hard surfaces.

That the planter strip area shall be restored to original grade immediately following the planting of the replacement trees.

17.58.040(D). Approval of a request to remove a tree may be conditioned upon replacement of the tree with another tree approved by the city [...]

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #4. The tree requested for removal is a birch tree in the NW 13th Street right-of-way, located in a curb-side planter strip that is approximately ten (10) feet wide, bounded by a private driveway to the east, and sidewalk and the intersection of 13th Street and Davis Street to the west. The length of the planter strip is approximately 48 feet. Given the standard spacing requirements from intersections (20 feet) and driveways (5 feet), there is sufficient space (approximately 40 feet) in the NW 13th Street planter strip adjacent to the subject property to replace the tree proposed for removal and to accommodate the replacement tree for the previously approved emergency tree removal.

There is no approved street tree plan for the Beaumont Park Addition subdivision on file with the Planning Department. Because there is no approved street tree for the subject site, the replacement trees shall be selected from the recommended small or medium street trees in the McMinnville Street Tree List, or other species/variety approved by the McMinnville Landscape Review Committee. Small or medium size trees would be appropriate in size and character for the location.

CONDITION FOR FINDING: That one (1) replacement street tree be planted in the NW 13th Street planter strip. The tree shall be a recommended small or medium street tree from the McMinnville Street Tree List, or other species/variety approved by the McMinnville Landscape Review Committee.

17.58.040(E). The applicant is responsible for grinding stumps and surface roots at least six inches below grade. At least a two inch thick layer of topsoil shall be placed over the remaining stump and surface roots. The area shall be crowned at least two inches above the surrounding grade to allow for settling and shall be raked smooth. The applicant shall restore any damaged turf areas and grades due to vehicular or mechanical operations. The area shall be re-seeded.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #3. A condition of approval has been included to ensure that the applicant shall remove the tree stump and surface roots, and restore any damaged turf areas in the public right-of way.

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CONDITION FOR FINDING: That the tree's stump and remaining surface roots shall be removed at least six (6) inches below grade to allow for a suitable replanting site. At least a two inch thick layer of topsoil shall be placed over the remaining stump and surface roots. The area shall be crowned at least two inches above the surrounding grade to allow for settling and shall be raked smooth. The applicant shall restore any damaged turf areas and grades due to vehicular or mechanical operations.

17.58.040(F). The applicant shall complete the tree removal, and tree replacement if required, within six months of receiving notification of the Landscape Review Committee's decision. The Landscape Review Committee may allow for additional time to complete the tree replacement to allow for planting in favorable seasons and to promote tree survivability.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #11. A condition of approval has been included to ensure that the applicant shall complete the tree removal within six (6) months of approval.

CONDITIONS FOR FINDING: That the applicant shall complete the tree removal within six (6) months of approval, or October 21, 2021.

17.58.040(G). Other conditions may be attached to the permit approval by the Landscape Review Committee as deemed necessary.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION #10. A condition of approval has been included to ensure that the adjacent sidewalk panel that has been lifted and damaged by the tree's roots is repaired or replaced in accordance with City standards.

CONDITION FOR FINDING: That the applicant shall contact the McMinnville Engineering Department at (503) 434-7312 to assess sidewalk damage and obtain a sidewalk permit and repair or replace the damaged sidewalk, if needed, per City standards.

17.58.050 Review Criteria. A permit for major pruning or tree removal shall be granted if any of the following criteria apply:

- A. The tree is unsafe, dead, or diseased as determined by a Certified Arborist.
- B. The tree is in conflict with public improvements.
- C. The proposed removal or pruning is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.
- D. Verification of tree health or a tree's impacts on infrastructure shall be required, at the expense of the applicant, by a Certified Arborist acceptable to the City.

APPLICANT'S RESPONSE: The birch tree on the right has a massive decay column from previous failures, it currently has a high risk rating of failure and which would likely cause significant damage to persons or property.

The other birch tree is at maturity and showing some signs of stress however bronze birch borer is likely but not yet confirmed because of tree height. Additionally we are requesting removal of the second tree so that the client can start fresh with two approved street trees. We feel that this will be the best to improve the overall aesthetics of the property and urban forest.

FINDING: SATISFIED. Staff concurs with the applicant's finding. The westernmost birch tree is showing evidence of decline, likely brought about by Bronze Birch Borer infestation. Damage

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from Bronze Birch Borer infestation is evident from signs of stress such as discoloration and loss of foliage, and dieback in the upper crown of the tree. An infestation will move downward through the tree, causing the death of the tree within two (2) to three (3) years. As the infestation moves down the tree, internal damage to the tree's structure may lead to limb failure, creating an unsafe situation for targets below the tree's canopy. Staff notes that the tree is already exhibiting significant dieback and dead limbs in the canopy. Therefore, because the tree is diseased (infested with Bronze Birch Borer) and the tree will continue to decline in health and safety, Criterion A is met.

Additionally, the tree is in conflict with adjacent public improvements and is damaging the adjacent sidewalk. Staff notes that the sidewalk has been lifted, creating surface discontinuities and trip hazards. Therefore, because the tree conflicts with public improvements, Criterion B is met.

17.58.090 Street Tree Standards.

- A. The species of the street trees to be planted shall be chosen from the McMinnville Street Tree List, as approved by Resolution 2016-22, unless approval of another species is given by the McMinnville Landscape Review Committee. The Landscape Review Committee may periodically update the McMinnville Street Tree List as necessary to reflect current arborist practices and industry standards.
- B. Street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, 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.
- C. Small or narrow stature trees (under 25 feet tall and less than 16 feet wide branching) should be spaced no greater than 20 feet apart; medium sized trees (25 feet to 40 feet tall, 16 feet to 35 feet wide branching) should be spaced no greater than 30 feet apart; and large trees (over 40 feet tall and more than 35 feet wide branching) should be spaced no greater than 40 feet apart. Within residential developments, street trees should be evenly spaced, with variations to the spacing permitted as approved by the City for specific site limitations and safety purposes. Within commercial and industrial development staggered, or irregular spacing is permitted, as may be approved by the McMinnville Landscape Review Committee. When planting replacement trees within the Downtown Tree Zone, consideration shall be given to the height of adjacent buildings.
- D. When located adjacent to a local residential street or minor collector street, street trees shall be planted within a curbside landscape strip measuring a minimum of three (3) feet in width. Street trees adjacent to major collector streets or arterial streets shall be placed a minimum of four (4) feet from the back edge of the sidewalk. In no case shall a tree be planted closer than two and one-half (2 1/2) feet from the face of a curb. These standards may be superseded by design drawings and specifications as periodically developed and adopted by the City.
- E. 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. New utility poles shall not be located within five (5) feet of an existing street tree. Variations to these distances may be granted by the Public Works Director and as may be required to ensure adequate clear vision.
- F. Existing street trees shall be retained unless approved by the Planning Director for removal during site development or in conjunction with a street construction project. Sidewalks of variable width and elevation may be utilized as approved by the Planning Director to save existing street trees. Any street tree removed through demolition or construction within the street right-of-way, or as approved by the City, shall be replaced within the street right-of-way at a

Attachments:

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location approved by the city with a tree, or trees, of similar value. As an alternative the property owner may be required to pay to the City an amount sufficient to fund the planting and establishment by the city of a tree of similar value. The value of the existing street tree to be removed shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published by the International Society of Arboriculture Council of Tree Landscape Appraisers. The developer or applicant shall be responsible for the cost of the planting, maintenance and establishment of the replacement tree.

- G. Sidewalk cuts in concrete for tree planting shall be a minimum of four feet by six feet, with the long dimension parallel to the curb, and if located within the Downtown Tree Zone shall follow the design drawing or updated design drawings and specifications as periodically developed and adopted by the City.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITIONS OF APPROVAL #4-8. Conditions of approval have been included to ensure that the City's street tree standards are met during the replacement of the street trees.

CONDITIONS FOR FINDING: That one (1) replacement street tree be planted in the 13th Street right-of-way adjacent to the subject property. The tree shall be a Recommended Small or Medium Tree Species from the McMinnville Street Tree List, or other selection approved by the Landscape Review Committee.

That replacement trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, 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.

That replacement trees shall be planted per the approved City detail. The applicant shall provide root barrier protection in order to minimize sidewalk and tree root conflicts. The barrier shall be placed on the public sidewalk side of the tree and the curb side of the tree. The root barrier protection shall be placed in 10-foot lengths, centered on the tree, and to a minimum depth of eighteen (18) inches. In addition, the tree shall be provided with two (2) deep watering tubes to promote deep root growth.

That the applicant shall contact the McMinnville Public Works Department at 503-434-7316 to discuss specific staking, watering tube requirements, and to schedule an inspection prior to backfilling the replacement tree's planting pit.

That the applicant is reminded that trees are not to be planted within:

- a. Five (5) feet of a private driveway or alley;
- b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
- c. Twenty (20) feet of street light standards or street intersections.

JF

Attachments:

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

SLD-21-000078-Plng

Office Use Only:	
File No.	<u>L6-21</u>
Date Received	<u>3-9-2021</u>
Fee	<u>150.⁰⁰</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 Associated Arborists Phone 503.883.3895

Contact Name Taylor Alvarez Phone 503.883.3895
(If different than above)

Address 1760 NW Emerson Way

City, State, Zip McMinnville OR 97128

Contact Email taylor@associatedarborists.com

Property Owner Information

Property Owner Name Jill Searle Phone 503.434.2152
(If different than above)

Contact Name Jill Searle Phone _____

Address 407 Northeast 13th Street

City, State, Zip McMinnville OR 97128

Contact Email jillgr8rgood@gmail.com

Site Location and Description

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

Property Address 407 Northeast 13th Street McMinnville OR (7128)

(Property nearest to tree(s) for removal)
 Assessor Map No. R-4416 - CC - 02400 Total Site Area .14 acres

Subdivision Beaumont Park Add Block _____ Lot _____

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? Birch
- 3. What is the diameter of the tree(s), measured four feet above ground level? 25"-30"

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 birch tree on the right has a massive decay column from previous failures, it currently has a high risk rating of failure and which would likely cause significant damage to persons or property.
The other birch tree is at maturity and showing some signs of stress however birch bronze borer is likely but not yet confirmed because of tree height. Additionally we are requesting removal of the second tree so that the client can start fresh with two approved street trees. We feel that this will be best to improve the overall aesthetics of the property and urban forest.

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.

Richard Alvarez
Applicant's Signature

3/8/21
Date

Property Owner's Signature

Date

407 NE 13th St, McMinnville, OR 97128



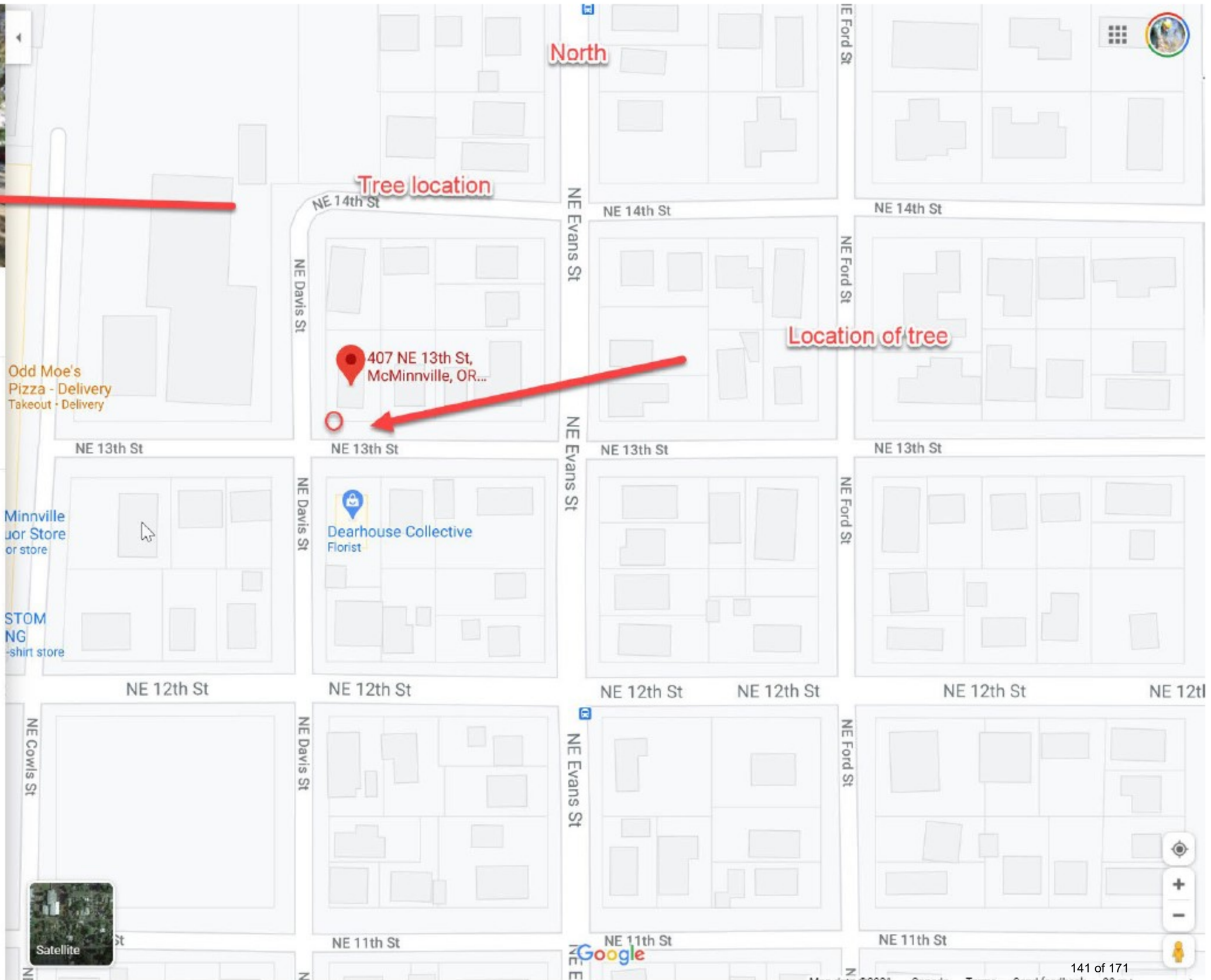
407 NE 13th St

Building

- Directions
- Save
- Nearby
- Send to your phone
- Share

- 407 NE 13th St, McMinnville, OR 97128, USA
- Suggest an edit on 407 NE 13th St
- Add a missing place
- Add your business
- Add a label

Photos





Google





City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311
www.mcminnvilleoregon.gov

EXHIBIT 6 - STAFF REPORT

DATE: April 21, 2021
TO: Landscape Review Committee Members
FROM: Jamie Fleckenstein, Associate Planner
SUBJECT: Agenda Item 4E – Landscape Plan Review Application (L 37-20)

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

OBJECTIVE/S: Strategically plan for short and long-term growth and development that will create enduring value for the community

Report in Brief:

This proceeding is a review by the Landscape Review Committee of an application for a landscape plan (L 37-20) for a new industrial development at 1300 NE Miller Street. Staff has reviewed the application for consistency with the applicable criteria, and recommends approval of the application, subject to the conditions specified in the attached Decision Document.

Discussion:

Subject Site

1300 NE Miller Street - Please refer to the Decision Document for vicinity and zoning maps.

Summary of Criteria & Issues

The proposed development is on land zoned M-2PD (General Industrial Planned Development). McMinnville Municipal Code (MMC) Section 17.57.030 requires landscaping in the M-2 zone. MMC Section 17.58.100 requires street trees to be included in landscape plans as required by the zoning ordinance.

Landscape Plans

Please refer to the Decision Document and attachments for Landscape Plans and submittal materials.

Staff Review:

Attachments:

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Landscape Plan Review for a New Industrial Development at 1300 NE Miller Street

Please refer to the Decision Document for findings for specific criteria and standards. A summary of key review factors is below:

MMC 17.57.070(A)(3)

	Total Site Area (s.f.)	Landscape Provided (s.f.)	Percentage Provided	Percentage Required (Industrial)
Industrial	111,078	12,068	10.9%	7.0%

MMC 17.57.070(B)

Issue	Notes	Condition to Help Meet Criteria
Compatibility with the project and surrounding properties and uses	<ul style="list-style-type: none"> Landscaping proposed around south and west edges of site along ROWs Landscaping is minimalistic – mainly individual trees/shrubs and groundcover No conflicts with proposed uses or surrounding properties 	None
Screening the proposed use	<ul style="list-style-type: none"> Shade trees on south sides of building provide screening Evergreen shrubs on west side provide minimal screening of parking Parking lot trees provide some screening 	None
Retention of existing trees	<ul style="list-style-type: none"> No existing trees/significant natural areas on site 	None
Parking lot islands and planting	<ul style="list-style-type: none"> Parking endcaps and internal islands are planted with deciduous shade trees and groundcover 	None
Use of suitable street trees	<ul style="list-style-type: none"> Street trees proposed along Riverside Drive at 40' o.c. No street trees along Miller Street due to underground utilities 	Condition #2: Requires maximum 30' spacing for proposed street tree species
Irrigation system or water facilities	<ul style="list-style-type: none"> Automatic irrigation to be provided to all planting areas 	None

Landscape Review Committee Options:

- 1) APPROVE** the application, per the decision document provided which includes the findings of fact and conditions of approval.
- 2) APPROVE** the application with additional conditions of approval, providing findings of fact for the inclusion of additional conditions.
- 3) CONTINUE** the application, requesting the applicant to submit more information or details for review.
- 4) DENY** the application, providing findings of fact for the denial in the motion to deny.

Attachments:

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Landscape Plan Review for a New Industrial Development at 1300 NE Miller Street

Staff Recommendation:

Staff has reviewed the application for consistency with the applicable criteria. Staff finds that, subject to the recommended conditions specified in the attached Decision Document, the application submitted by the applicant contains sufficient evidence to find the applicable criteria are satisfied. Staff **RECOMMENDS APPROVAL** of the application, subject to the conditions specified in the attached Decision Document.

Suggested Motion:

THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, I MOVE THAT THE LANDSCAPE REVIEW COMMITTEE APPROVE THE DECISION DOCUMENT AND APPROVE THE LANDSCAPE PLAN REVIEW APPLICATION L 37-20 SUBJECT TO THE CONDITIONS SPECIFIED IN THE DECISION DOCUMENT.

JF

Attachments:

Attachment A – Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Landscape Plan Review for a New Industrial Development at 1300 NE Miller Street



**CITY OF MCMINNVILLE
PLANNING DEPARTMENT**
231 NE FIFTH STREET
MCMINNVILLE, OR 97128
503-434-7311
www.mcminnvilleoregon.gov

DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF A LANDSCAPE PLAN REVIEW FOR A NEW INDUSTRIAL DEVELOPMENT AT 1300 NE MILLER STREET

- DOCKET:** L 37-20 (Landscape Plan Review)
- REQUEST:** Approval of a Landscape Plan for a new industrial development for at 1300 NE Miller Street
- LOCATION:** 1300 NE Miller Street (Tax Lot 3402, Section 15, T. 4. S., R. 4 W., W.M.)
- ZONING:** M-2PD (General Industrial Planned Development)
- APPLICANT:** Bryce Roberts, on behalf of Trumpt LLC
- STAFF:** Jamie Fleckenstein, PLA, Associate Planner
- DATE DEEMED COMPLETE:** December 28, 2020
- DECISION MAKING BODY & ACTION:** McMinnville Landscape Review Committee makes a recommendation of approval or denial to the Planning Director.
- DECISION DATE & LOCATION:** April 21, 2021, Community Development Center, 231 NE 5th Street, McMinnville, Oregon, and Zoom Online Meeting ID 518 962 842.
- PROCEDURE:** Landscape plans are required to be reviewed and approved by the Landscape Review Committee as described in Section 17.57.050 (Plans-Submittal and review-Approval-Time limit for completion) of the McMinnville Zoning Ordinance.
- CRITERIA:** The applicable criteria are specified in Section 17.57.070 (Area Determination – Planning factors) of the McMinnville Zoning Ordinance, McMinnville City Code.
- APPEAL:** The decision may be appealed within 15 days of the date the decision is mailed as specified in Section 17.57.170 of the McMinnville Zoning Ordinance.
- COMMENTS:** This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Their comments are provided in this document. No public notice of the application was required by the McMinnville Zoning Ordinance. No additional comments were received by the Planning Department.

I. APPLICATION SUMMARY:

Subject Property & Request

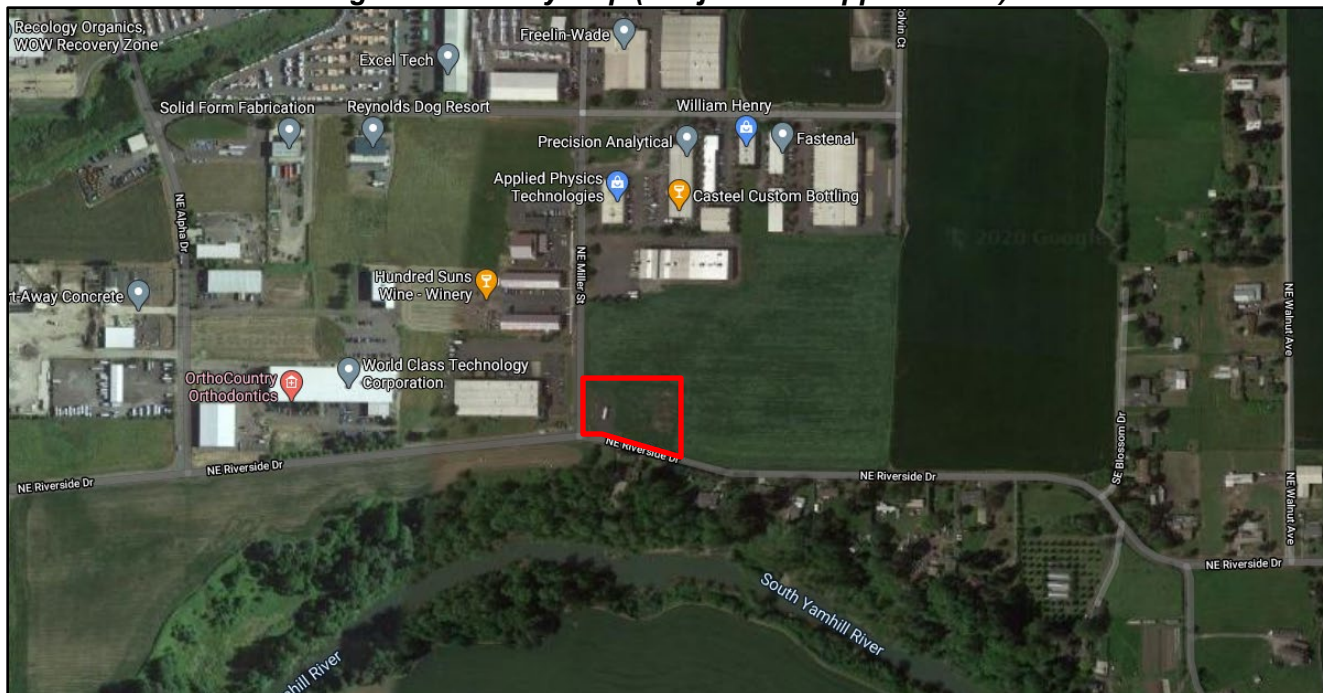
The applicant, Bryce Roberts of Trumpt LLC, submitted a landscape plan review application (Docket L 37-20) seeking approval of a landscape plan for a new industrial development.

The subject site is located at 1300 NE Miller Street and is more specifically described as Tax Lot 3402, Section 15, T. 4 S., R. 4 W., W.M. **See Figure 1 (Vicinity Map).** The property is zoned M-2PD (General Commercial Planned Development) and is within the Northeast Industrial Area Planned Development Overlay District (Ordinance 4135). **See Figure 2 (Zoning Map).**

The subject site is proposed Parcel 1 of the approved Partition MP 1-20. Parcel 1 is approximately 2.55 acres. Adjacent property to the north, east, and west is zoned M-2PD. Property to the southwest is industrially zoned and undeveloped. Property to the southeast is outside of City limits but is residentially developed. The adjacent property to the north and east is undeveloped. Oregon Lithoprint is located west of the subject site.

The subject site is currently undeveloped. The proposed site plan features building pad of approximately 16,181 square feet on the western half of the site, surrounded by asphalt surface. A future building pad is identified on the eastern portion of the site. Access to the site is taken from NE Miller Street. Proposed landscaping is focused on the property frontage along NE Miller Street and NE Riverside Drive. The future development area is identified as a grass area, but is not included in the landscape area calculations. **See Figure 3 (Landscape Plan), Figure 4 (Irrigation Plan), Figure 5 (Planting Plan), Figure 6 (Plant Schedule), and Figure 7 (Site Utility Plan).**

Figure 1: Vicinity Map (Subject Site Approximate)



Attachments :

Attachment 1 – Application and Attachments

Figure 2: Zoning Map

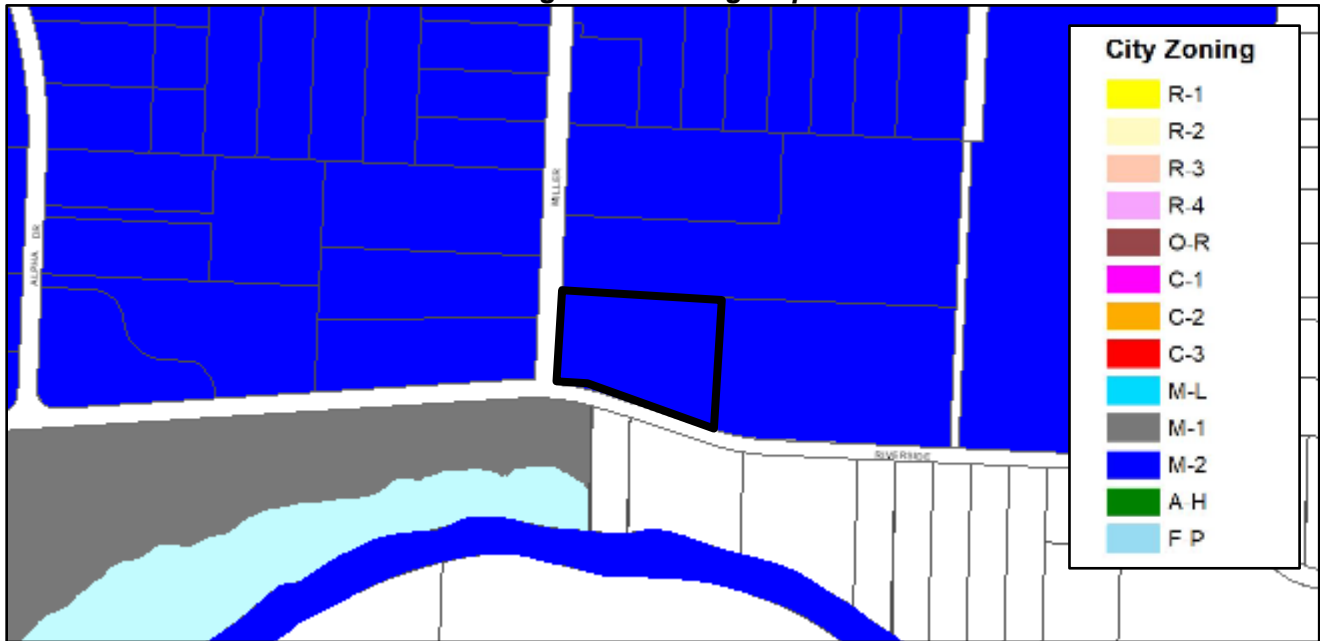


Figure 3: Landscape Plan

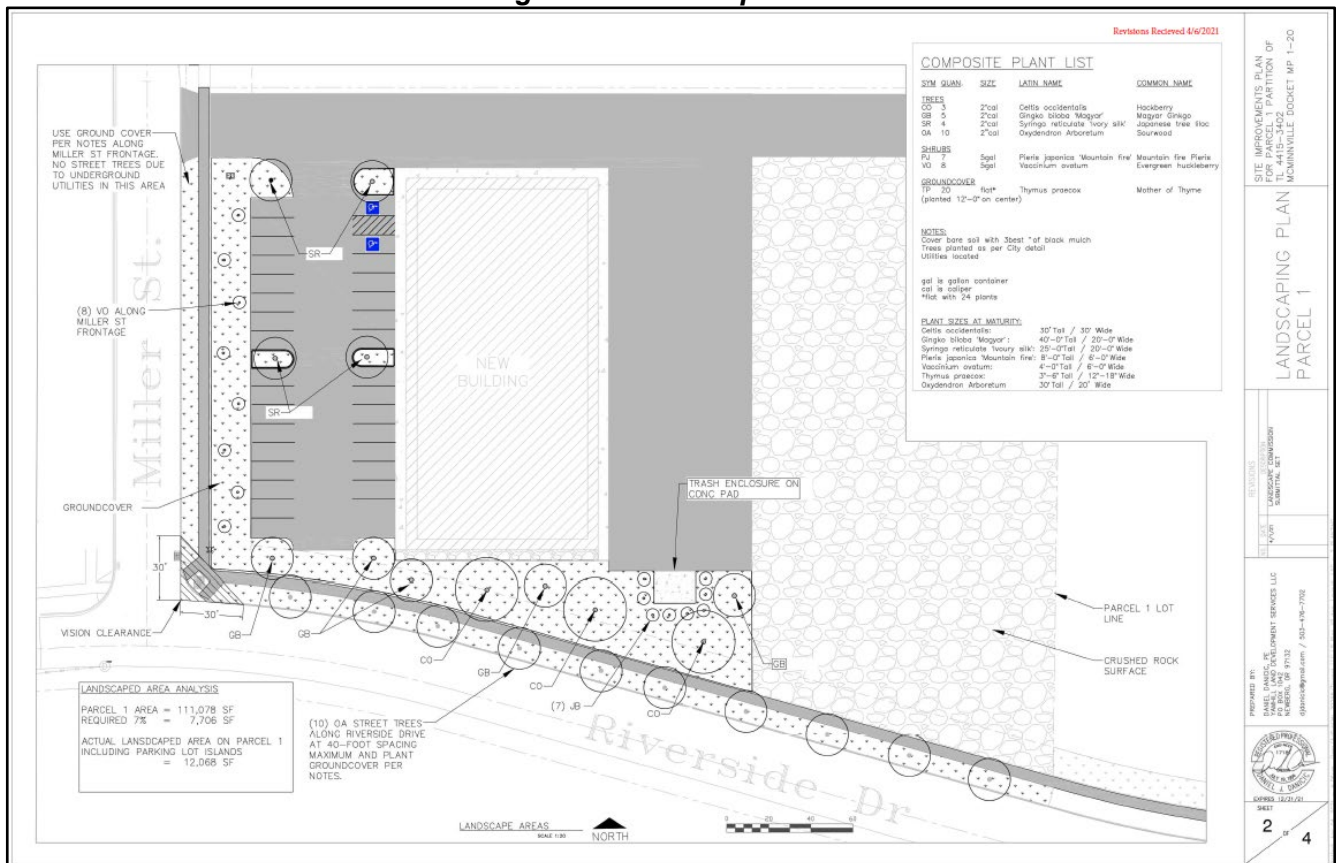


Figure 4: Irrigation Plan

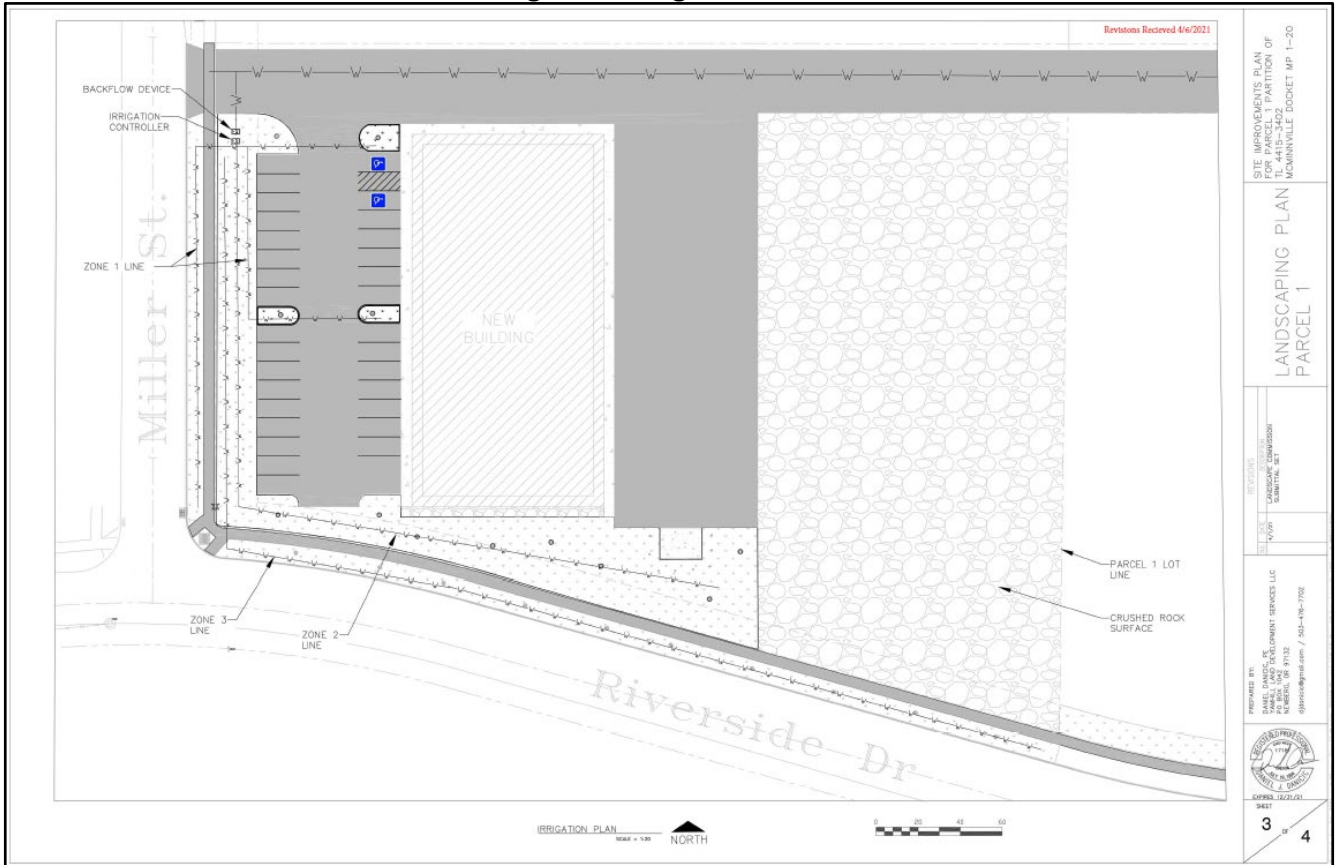
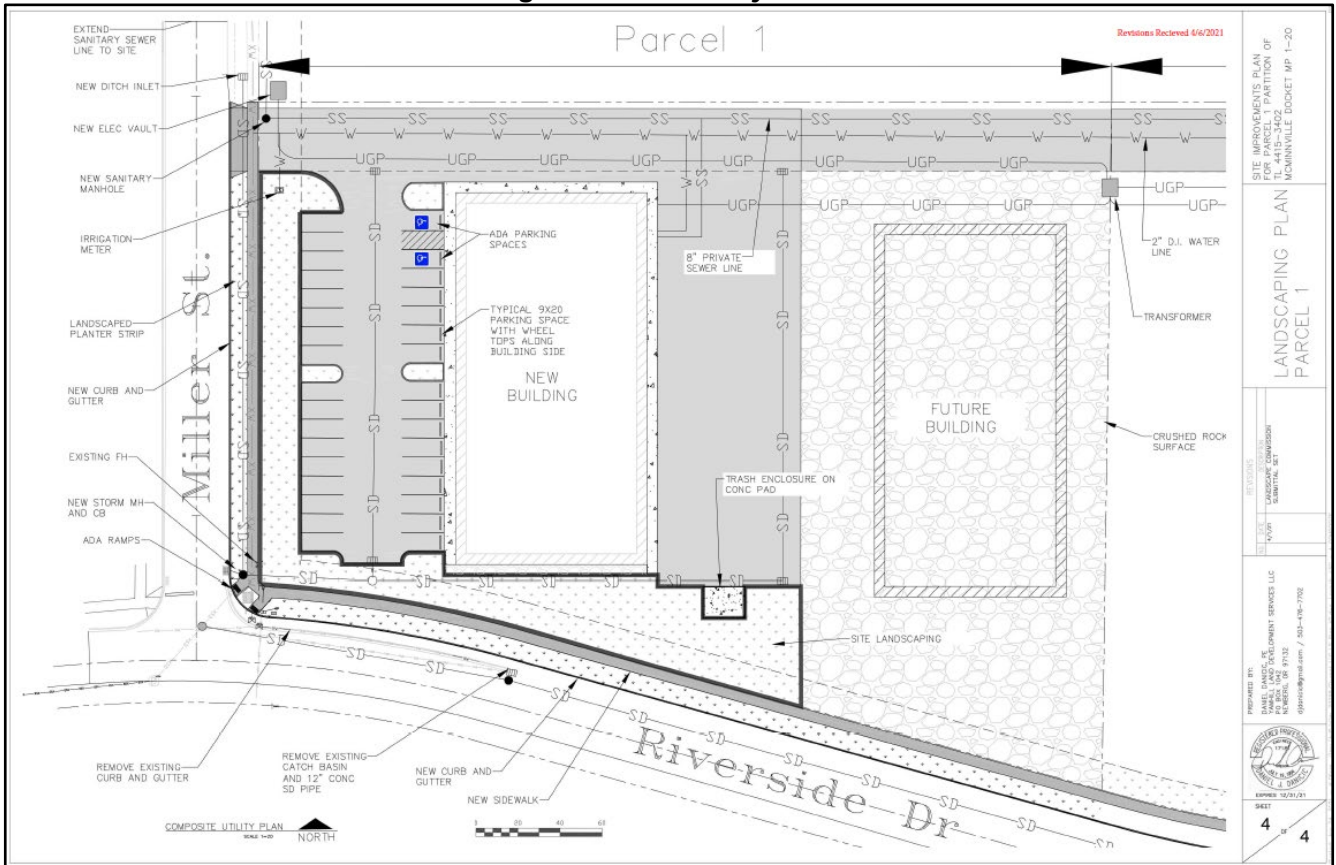


Figure 5: Site Utility Plan



Attachments :
Attachment 1 – Application and Attachments

Summary of Criteria & Issues

Decisions and/or recommendations for approval of the land use application is dependent upon whether or not the application meets state regulations, the McMinnville Comprehensive Plan and the McMinnville Municipal Code (MMC). The application can either meet these criteria as proposed, or a condition of approval can be provided that either outlines what needs to occur to meet the criteria or when something needs to occur to meet the criteria.

The proposed development is on land zoned M-2PD (General Industrial Planned Development). McMinnville Municipal Code (MMC) Section 17.57.030 requires landscaping in the M-2 zone. Therefore landscaping is required subject to the criteria and standards described in MMC Chapter 17.57-Landscaping.

No additional landscaping criteria and standards are required by the M-2 (General Industrial) base zone or in the Northeast Industrial Area Planned Development Overlay (Ordinance No. 4135).

II. CONDITIONS:

1. That the applicant shall install landscaping as shown on the landscape plans received by the Planning Department on April 6, 2021 and shall comply with required conditions of approval.
2. That *Oxydendron arboretum* (Sourwood) street trees shall be spaced at no greater than 30 feet apart.
3. That the applicant shall maintain proper clearances around the existing and future water and electrical services that will be located on the site. Landscaping shall not be placed within four (4) feet of fire hydrants, within four (4) feet of water valves, within four (4) feet of vaults, within three (3) feet of the back or side of a transformer, or within one (1) foot of water meters. Tree trunks shall not be placed within ten (10) feet of water meters. Minor adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.
4. That the applicant contact the appropriate utility-locate service (dial 811 or 800-332-2344) prior to any planting excavation to ensure that underground utilities are not damaged.
5. That all street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above grade. All trees shall be healthy grown nursery stock with a single straight trunk, 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.
6. That the applicant is reminded that street trees are not to be planted within:
 - a. Five (5) feet of a private driveway or alley;
 - b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
 - c. Twenty (20) feet of street light standards or street intersections.
7. That planting of street trees shall be subject to the design drawings and specification developed by the City in May 2014. The applicant shall provide root barrier protection in order to minimize sidewalk and tree root conflicts. The barrier shall be placed on the public sidewalk side of the tree and the curb side of the tree. The root barrier protection shall be provided to a minimum depth of eighteen (18) inches. In addition, irrigation of street trees is approved in lieu of the standard requirement to provide two (2) deep watering tubes.

Attachments :

Attachment 1 – Application and Attachments

8. That the applicant shall contact Public Works (503-434-7316) for inspection of any tree plantings within the right-of-way or any root barrier protection placed within the right-of-way.
9. That all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.
10. That all street trees shall be continually maintained, including necessary watering, weeding, pruning, and replacement, by the developer or property owner for one full growing season following planting. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.

III. ATTACHMENTS:

1. L 37-20 Application and Attachments (on file with the Planning Department)

IV. COMMENTS:

Agency Comments

This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. The following comments were received:

- McMinnville Public Works Department (note: comments based on previous version of landscape plan)

Site Review

1. The existing site is a lot currently under development at the corner of NE Miller and NE Riverside Drive.
2. There are overhead power and communication facilities on the west side of NE Miller, across Miller Street from the site. There are overhead power and communication facilities on the south side of Riverside Drive across Riverside from the site.
3. The intersection of Riverside Drive and Miller Street is stop controlled for southbound traffic off Miller. Riverside Drive is a 35 MPH facility at that point. Required sight distance is 390' for a left turn movement and 335' for a right turn movement. Under existing conditions, sight distance is met for both left and right turn movements.

Recommendations

1. The submitted plan shows landscape improvements in the right of way as well as on private property. Public Works would have not comment on improvements proposed on private property, other than to not that the plan submittal does not reference an irrigation system for the improvements on private property.
2. The landscape plan calls out London Planetree "Bloodgood" as a street tree for both the Miller and Riverside frontages. This tree is listed on the City's recommended street tree list, with a minimum planter width of 8 feet. Per the submittals, it appears the park strip in this location is to 8' in width, and the spacing called out is 40'. Both are consistent with the street tree ordinance requirements.

3. However, trees planted near the intersection along the Riverside frontage may impact sight distance for a right turn movement (turning traffic looking east). The proposed London Planetree typically has a spread of 40'. This will negatively impact visibility at this intersection. We would recommend that either:
 - a. The applicant choose a more narrow, upright tree for the Riverside frontage or
 - b. The applicant be required to demonstrate how the proposed tree variety could be planted and spaced so as to maintain intersection sight distance.

The proposal will not impact existing sight distance for a left turn movement off Miller (turning traffic looking west).

4. Upon final approval of the street tree variety, we would recommend approval of this application, with the following conditions:
 - a. Trees be a minimum 2" caliper
 - b. Trees be planted as per approved City detail
 - c. Trees to be inspected by Public Works (503.434.7316) prior to backfill.
 - d. Utility locates required prior to any excavation.

- McMinnville Water and Light

MW&L has no comments on this application.

Public Comments

No public notice of the application was provided by the City of McMinnville, as Landscape Plan Review applications are reviewed by the process described in Section 17.57.050 of the McMinnville Zoning Ordinance which does not require public notification. No public comments were received prior to the Planning Director's decision.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The applicant, Bryce Roberts on behalf of Trumpt LLC, submitted a landscape plan review application on November 10, 2020. Additional application materials were submitted on December 3, 2020.
2. The application was deemed incomplete on December 22, 2020.
3. Revised application materials were submitted on December 28, 2020.
4. The application was deemed complete on December 29, 2020.
5. Notice of the application was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments received from public agencies are addressed in the Decision Document.
6. No public notice of the application was provided by the City of McMinnville, as Landscape Plan Review applications are reviewed by the process described in Section 17.57.050 of the McMinnville Zoning Ordinance, which does not require public notification. No public comments were received prior to the public meeting.
7. The applicant requested separate one month continuances on January 21, 2021, February 8, 2021, and March 8, 2021.
8. Revised application materials were submitted on April 6, 2021.

Attachments :

Attachment 1 – Application and Attachments

9. A public meeting was held by the Landscape Review Committee on April 21, 2021 to review the application and proposed landscape plan.

VI. FINDINGS OF FACT - GENERAL FINDINGS

1. **Location:** 1300 NE Miller Street (Tax Lot 3402, Section 15, T.4 S., R. 4 W., W.M.)
2. **Size:** 2.55 acres
3. **Comprehensive Plan Map Designation:** Industrial
4. **Zoning:** M-2PD (General Industrial Planned Development)
5. **Overlay Zones/Special Districts:** Northeast Industrial Planned Development Overlay District (Ordinance 4135)
6. **Current Use:** Undeveloped
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** None
 - b. **Other:** None
8. **Other Features:**
 - a. **Slopes:** The site is relatively flat.
 - b. **Easements:** A 33 foot wide access and utility easement to future Parcels 2 and 3 of MP 1-20 is present along the northern property line. A 20 foot wide utility easement is present along the NE Miller Street and NE Riverside Drive frontages.
9. **Utilities:**
 - a. **Water:** The property is served by a water main in NE Miller Street. The treatment plant has sufficient treatment capacity.
 - b. **Sewer:** The property is served by a sewer main in NE Miller Street. The municipal water reclamation facility has sufficient capacity to accommodate expected waste flows resulting from the use.
 - c. **Stormwater:** The property is served by a stormwater sewer main in NE Miller Street.
 - d. **Other Services:** Other services are available to the property. Overhead utilities are present on the west side of NE Miller Street and the south side of NE Riverside Drive.
10. **Transportation:** NE Miller Street is classified as a Local Residential Street in the Transportation System Plan (TSP). The existing right-of-way is 60 feet wide. The street is improved with curb and gutter, sidewalk and planter strip on the west side, and a no improvements on the east side adjacent to the site. NE Riverside Drive is classified as a major collector in the TSP. The existing Riverside Drive right-of-way is 50 feet in width. Improvements to NE Miller Street and NE Riverside Drive required by MP 1-20 include new curb and gutter, planter strip, and sidewalk along the development area's frontage.

VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable planning factors for a Landscape Plan Review are specified in Section 17.57.070 of the Zoning Ordinance. The applicable standards for Street Trees are specified in Section 17.58.090 of the Zoning Ordinance

In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

Comprehensive Plan Volume II:

The following Goals, Policies, and Proposals from Volume II of the Comprehensive Plan provide criteria applicable to this request:

The implementation of most goals, policies, and proposals as they apply to this application are accomplished through the provisions, procedures, and standards in the city codes and master plans, which are sufficient to adequately address applicable goals, policies, and proposals as they apply to this application.

The following additional findings are made relating to specific Goals and Policies:

GOAL IV 6: TO INSURE INDUSTRIAL DEVELOPMENT THAT MAXIMIZES EFFICIENCY OF LAND USES, THAT IS APPROPRIATELY LOCATED IN RELATION TO SURROUNDING LAND USES, AND THAT MEETS NECESSARY ENVIRONMENTAL STANDARDS.

Locational Policies:

Policy 54.00: The City of McMinnville shall establish industrial planned development ordinances which shall be placed over the future industrial areas designated on the McMinnville Comprehensive Plan Map, the industrial reserve area, and certain existing industrially designated areas within the city limits. The overlay shall also be applied to any areas which are in the future designated for future industrial use through an amendment to the comprehensive plan map. The overlays shall provide standards to control the nuisance and negative environmental effects of industries. These controls shall cover, but not be limited to, the following areas:

- 1. Landscaping and screening*
- 2. Noise suppression*
- 3. Light and heat suppression*
- 4. Pollution control for air, water, and land*
- 5. Energy impacts*
- 6. Traffic impacts*

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The subject site is within the Northeast Industrial Planned Development Overlay District (Ordinance No. 4135). Landscaping and screening requirements of the planned development overlay district shall apply.

GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNVILLE.

Policy 188.00: The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.

Attachments :

Attachment 1 – Application and Attachments

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. McMinnville continues to provide opportunities for the public to review and obtain copies of the application materials and completed staff report prior to the McMinnville Landscape Review Committee review of the request and recommendation at an advertised public meeting. All members of the public have access to provide testimony and ask questions during the public review and hearing process.

McMinnville Zoning Ordinance

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) provide criteria applicable to the request:

Chapter 17.57 Landscaping

17.57.010 Purpose and intent. The purpose and intent of this Chapter is to encourage and, where appropriate, require the use of landscape elements, particularly plant materials, in proposed developments in an organized and harmonious manner that will enhance, protect and promote the economic, ecological and aesthetic environment of McMinnville. Landscaping is considered by McMinnville to be an integral part of a complete comprehensive development plan. The City recognizes the value of landscaping in achieving the following objectives:

- A. Provide guidelines and standards that will:
 1. Reduce soil erosion and the volume and rate of discharge of storm water runoff.
 2. Aid in energy conservation by shading structures from energy losses caused by weather and wind.
 3. Mitigate the loss of natural resources.
 4. Provide parking lot landscaping to reduce the harmful effects of heat, noise and glare associated with motor vehicle use.
 5. Create safe, attractively landscaped areas adjacent to public streets.
 6. Require the planting of street trees along the City's rights-of-way.
 7. Provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character and value of existing neighborhoods.
 8. Provide shade, and seasonal color.
 9. Reduce glare, noise and heat.
- B. Promote compatibility between land uses by reducing the visual noise and lighting impacts of specific developments on users of the site and abutting properties.
- C. Unify development and enhance and define public and private places.
- D. Preserve existing mature trees.
- E. Enhance the urban forest and tree canopy.
- F. Encourage the use of plants native to the Willamette Valley to the maximum extent feasible, in order to reduce watering requirements and agricultural chemical applications, and to provide a sense of regional identity with plant communities unique to the area.
- G. Establish and enhance a pleasant visual character and structure to the built environment that is sensitive to safety and aesthetic issues.
- H. Support McMinnville as a community that cares about its appearance.

It is further recognized that landscaping increases property values, attracts potential residents and businesses to McMinnville, and creates safer, more pleasant living and working environments for all residents and visitors to the city.

The guidelines and standards contained in this chapter serve to help McMinnville realize the objectives noted above. These guidelines and standards are intended as minimum standards for landscape treatment. Owners and developers are encouraged to exceed these in seeking more creative solutions both for the enhanced value of their land and for the collective health and enjoyment of all citizens of

Attachments :

Attachment 1 – Application and Attachments

McMinnville. The landscaping provisions in Section 17.57.070 are in addition to all other provisions of the zoning ordinance which relate to property boundaries, dimensions, setback, vehicle access points, parking provisions and traffic patterns. The landscaping objectives shall also seek to accomplish the purposes set forth in Section 17.03.020.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The landscape plan will enhance the appearance of the city and will benefit the economic, ecological, and aesthetic environment of the city. Conditions of approval have been included in the findings described in further detail below to ensure that the proposed planting meets necessary City standards and criteria, which will result in a pleasant visual character and structure to the built environment that is sensitive to safety and aesthetic issues.

17.57.030 Zones where required. Landscaping shall be required in the following zones except as otherwise noted:

H. M-2 (General Industrial zone).

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The proposed development is within the M-2 (General Industrial) zone, therefore landscaping is required subject to landscaping requirements of industrial uses and the criteria and standards described in Chapter 17.57 – Landscaping.

17.57.070 Area Determination – Planning Factors.

17.57.070(A). Landscaping shall be accomplished within the following ranges:

1. Industrial, at least seven percent of the gross area. This may be reduced to not less than five percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The subject site is approximately 2.55 acres, or 111,078 square feet. The application indicates that 10,011 square feet of landscaping is provided over the entire site.

	Total Site Area (s.f.)	Landscape Provided (s.f.)	Percentage Proposed	Percentage Required
Industrial Development	111,078	12,068	10.9%	7.0%

The proposed landscaping area of 10.9 percent exceeds the seven (7) percent minimum landscaping requirement for industrial development. Therefore this standard is met.

17.57.070(B). The following factors shall be considered by the applicant when planning the landscaping in order to accomplish the purpose set out in Section 17.57.010. The Landscape Review Committee shall have the authority to deny an application for failure to comply with any or all of these conditions:

17.57.070(B)(1). Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.

APPLICANT’S RESPONSE: None.

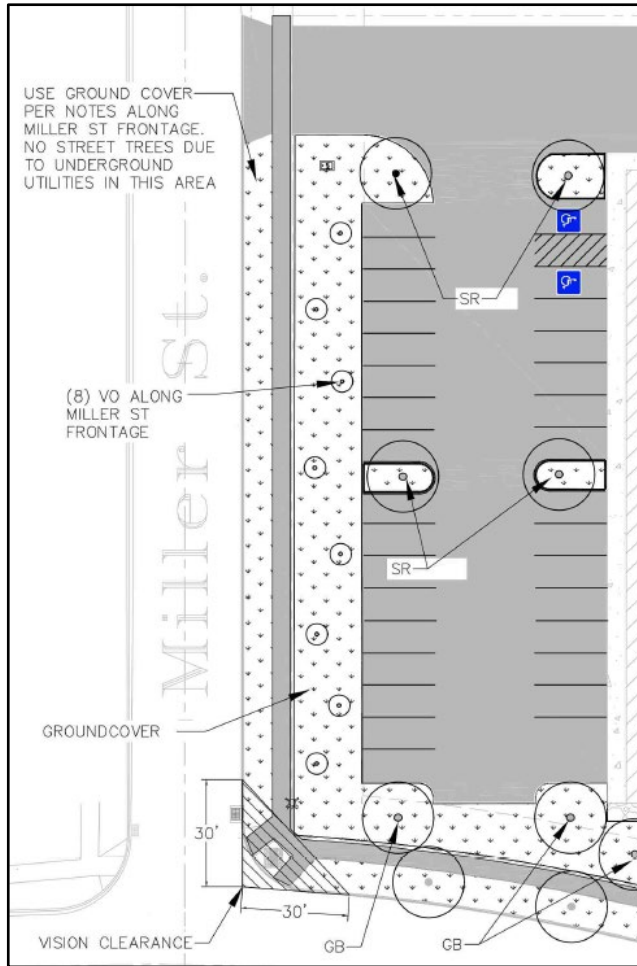
FINDING: SATISFIED. The proposed site plan features a new building of approximately 16,181 square feet on the western half of the site, surrounded by asphalt surface. Two parking aisles are located between the building pad and NE Miller Street. A future building pad is identified on

Attachments :

Attachment 1 – Application and Attachments

the eastern portion of the site. Access to the site is taken from NE Miller Street along the northern property line. Proposed landscaping is focused on the property frontage along NE Miller Street and NE Riverside Drive.

Proposed Planting – NE Miller Street & Parking



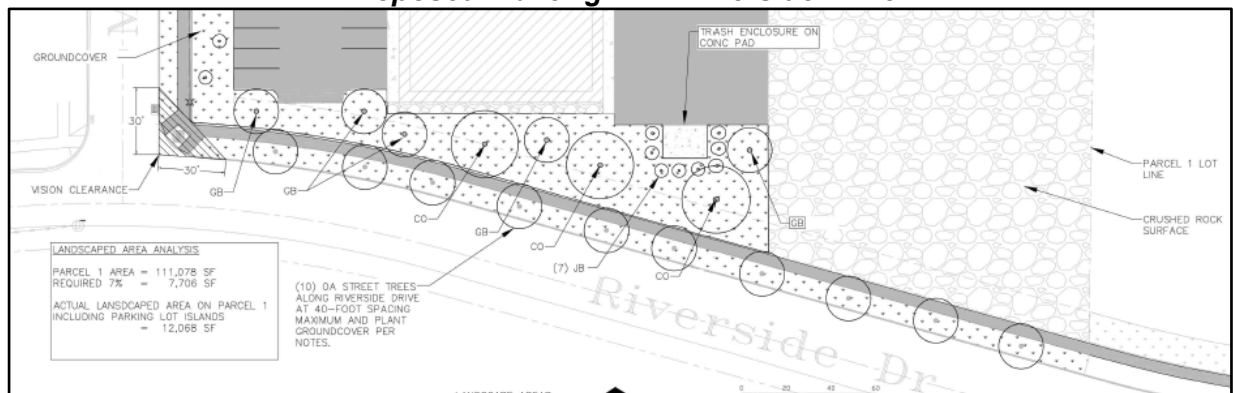
The landscape area adjacent to NE Miller Street is approximately 20 feet wide and runs the length of the frontage, south of the driveway access. Public improvement along Miller Street includes a new planter strip.

No street trees are proposed for the planter strip along Miller Street, and as discussed in findings below for Chapter 17.58-Trees, the presence of a storm drain line in the planter strip for the length of the Miller Street frontage would preclude street trees from the right-of-way adjacent to the property.

Planting in the landscape area includes eight (8) *Vaccinium ovatum* (Evergreen Huckleberry) shrubs spaced approximately 20 feet apart. *Thymus praecox* (Mother of Thyme), a spreading woody perennial, is proposed as a groundcover over all planting areas. The landscape plan notes the thyme has a spread of 12 to 18 inches and the applicant has indicated that the groundcover spacing will be 12 inches on center to ensure overlap of plants and complete coverage of the ground. The landscape area extends into the parking lot via planting islands where the small

deciduous tree *Syringa reticulata* 'Ivory Silk' (Ivory Silk Japanese Tree Lilac) is proposed. The planting islands are repeated on the opposite side of the parking lot adjacent to the building. Ivory Silk Japanese Tree grows to 25 feet tall and 20 feet wide.

Proposed Planting – NE Riverside Drive



The landscape area adjacent to NE Riverside Drive extends from the south side of the building and asphalt paved areas to the sidewalk. Street trees are proposed within a new curbside

Attachments :

Attachment 1 – Application and Attachments

planter strip that will be provided adjacent to the property. Deciduous *Oxydendron arboretum* (Sourwood) trees are proposed to be planted at 40 feet on center. Within the landscape area on the lot, multiple deciduous trees are proposed, included *Gingko biloba* 'Magyar' (Magyar Gingko) and the native *Celtis reticulata* (Western Hackberry). The applicant has communicated that the *Celtis reticulata* is the selected species, not the larger *Celtis occidentalis*. Magyar Gingko trees grow to 40 feet tall and 20 feet wide, while the Hackberry grows to 30 feet tall and wide. A trash enclosure is located at the south end of the paved area east of the new building. The evergreen shrub *Pieris japonica* 'Mountain Fire' (Mountain Fire Pieris) is proposed around three sides of the enclosure. *Thymus praecox* (Mother of Thyme) will be planted as a groundcover at the same spacing as indicated above.

Staff finds that the characteristics of the proposed landscaping is compatible with the project and the adjacent surrounding properties.

17.57.070(B)(2). Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. Proposed planting along the southern and western edges of the site, which includes evergreen shrubs and shade trees, provides some screening and buffering of the industrial development and parking lot. The Evergreen Huckleberry shrubs and small shade trees will provide minimal screening of the western edge of the parking lot. No shrubs are proposed for the southern edge. Shade trees provide screening of the proposed building, but no evergreen plantings are proposed along the southern edge of the development for increased screening.

17.57.070(B)(3). The retention of existing trees and natural areas that may be incorporated in the development of the project. The existing grade should be preserved to the maximum practical degree. Existing trees shall be provided with a watering area equal to at least one-half the crown area.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. No existing trees or significant natural areas were present on the site to be incorporated into the development of the project.

17.57.070(B)(4). The development and use of islands and plantings therein to break up parking areas.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. Two aisles of parking are proposed in the parking area west of the proposed new industrial building. The westernmost parking aisle adjacent to the landscape area has 17 parking stalls, broken up by an internal planting island. The eastern parking aisle adjacent to the building has 16 parking stalls, also broken up by an internal parking lot island. The parking aisles are each capped at the ends with landscape areas. The northern endcaps and the internal planting islands each have an Ivory Silk Japanese Tree Lilac and Thyme groundcover. The southern endcaps are planted with Magyar Gingko trees and Thyme groundcover.

17.57.070(B)(5). The use of suitable street trees in the development of new subdivisions, shopping centers and like developments. Certain trees shall be prohibited in parking areas: poplar, willow, fruit, nut, birch, conifer, and ailanthus.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The proposed industrial development is adjacent to NE Miller Street and NE Riverside Drive, where public improvements required by the approved partition of the property will include dedicated curb-side planter strips. As described in more detail in findings for Chapter 17.58-Trees, street trees are required. The landscape plan indicates that *Oxydendron arboretum* (Sourwood) trees are proposed in the eight (8) foot wide planter strip. Sourwood is a recommended small species on the McMinnville Street Tree List. The recommended minimum planter width for this tree is four (4) feet. Because the proposed street tree is a recommended tree from the McMinnville Street Tree List and appropriate for the width of the planter, the proposed street tree is suitable. No prohibited tree is proposed in the parking area.

17.57.070(B)(6). Suitable watering facilities or irrigation systems must be included in or near all planted areas.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. An irrigation plan was provided showing irrigation lines in the planted landscape areas along the south and west property lines and in the planter strips adjacent to the property. The plan provides the location of the water meter, double check valve, and three water zones. Zone 1 includes the Miller Street planter strip and parking lot islands, Zone 2 includes the larger landscape areas along the west and south property lines, and Zone 3 includes the Riverside Drive planter strip.

17.57.070(C) All landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #9. A condition of approval is included to require that all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

CONDITION FOR FINDING: That all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement.

Chapter 17.58. Trees

17.58.010 Purpose. The purpose of this ordinance is to establish and maintain the maximum amount of tree cover on public and private lands in the city; reduce costs for energy, stormwater management, and erosion control; provide tree-lined streets throughout the city; select, situate and maintain trees appropriately to minimize hazard, nuisance, damage, and maintenance costs; to enhance the appearance, beauty and charm of the City; to increase property values and build stronger ties within neighborhoods; to implement applicable adopted Downtown Improvement Plan provisions; to promote a diverse, healthy, and sustainable community forest; and to educate the public regarding community forest issues.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The landscape plan will establish tree cover on public right-of-way adjacent to the subject site, as well as on the subject property. It will provide for tree-lined streets along the new development and will enhance the appearance of the City. Conditions of approval have been included in the findings described in further detail below to ensure that the planting of street trees meets all necessary street tree standards, which will result in the appropriate

planting and maintenance of the street trees. This will help minimize hazard, nuisance, damage, and maintenance costs.

17.58.080 Street Tree Planting—When Required. All new multi-family development, commercial or industrial development, subdivisions, partitions, or parking lots fronting on a public roadway which has a designated curb-side planting strip or planting island shall be required to plant street trees in accordance with the standards listed in Section 17.58.090.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The proposed industrial development is adjacent to NE Miller Street and NE Riverside Drive, where public improvements required by the approved partition of the property will include dedicated curb-side planter strips.

17.58.090 Street Tree Standards.

17.58.090(A). The species of the street trees to be planted shall be chosen from the McMinnville Street Tree List, as approved by Resolution 2016-22, unless approval of another species is given by the McMinnville Landscape Review Committee. The Landscape Review Committee may periodically update the McMinnville Street Tree List as necessary to reflect current arborist practices and industry standards.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. A revised street tree list updating the McMinnville Street Tree List approved by Resolution 2016-22 was developed by the Landscape Review Committee and approved by Resolution 2019-26.

The proposed street tree for the project is *Oxydendron arboretum* (Sourwood). Sourwood is Recommended Small Tree Species on the McMinnville Street Tree List.

17.58.090(B). Street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, 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.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #5. A condition of approval is included to ensure that street trees shall meet City standards for size and quality at the time of planting.

CONDITION FOR FINDING: That street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, 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.

17.58.090(C). Small or narrow stature trees (under 25 feet tall and less than 16 feet wide branching) should be spaced no greater than 20 feet apart; medium sized trees (25 feet to 40 feet tall, 16 feet to 35 feet wide branching) should be spaced no greater than 30 feet apart; and large trees (over 40 feet tall and more than 35 feet wide branching) should be spaced no greater than 40 feet apart. Within residential developments, street trees should be evenly spaced, with variations to the spacing permitted as approved by the City for specific site limitations and safety purposes. Within commercial and industrial development staggered, or irregular spacing is permitted, as may be approved by the McMinnville Landscape Review Committee. [...]

Attachments :

Attachment 1 – Application and Attachments

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION #2. The proposed street tree, *Oxydendron arboretum* (Sourwood) will grow to 30 feet tall and 20 feet wide and is therefore considered a medium sized street tree based on the standards of this section. The landscape plan indicates they are spaced 40 feet apart, exceeding the maximum spacing for a medium sized street tree species. Therefore, a condition is included to require that the proposed street tree species be spaced at no greater than 30 feet apart.

CONDITION FOR FINDING: That *Oxydendron arboretum* (Sourwood) street trees shall be spaced at no greater than 30 feet apart.

17.58.090(D). When located adjacent to a local residential street or minor collector street, street trees shall be planted within a curbside landscape strip measuring a minimum of three (3) feet in width. Street trees adjacent to major collector streets or arterial streets shall be placed a minimum of four (4) feet from the back edge of the sidewalk. In no case shall a tree be planted closer than two and one-half (2 1/2) feet from the face of a curb.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. NE Miller Street is classified as a Local Residential Street in the Transportation System Plan (TSP). NE Riverside Drive is classified as a major collector in the TSP. Improvements to NE Miller Street and NE Riverside Drive required by MP 1-20 include new curb and gutter, planter strip, and sidewalk along the development area's frontage. The new planting strip in the NE Miller Street and NE Riverside Drive right-of-way is eight (8) feet wide. Street trees planted in the center of the planting strip would be approximately four (4) feet from the edge of the sidewalk, no closer than two and one-half (2 1/2) feet from the face of the curb.

17.58.090(E). 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. New utility poles shall not be located within five (5) feet of an existing street tree. Variations to these distances may be granted by the Public Works Director and as may be required to ensure adequate clear vision.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #6. The site utility plan indicates that a storm drain line is located within the entirety of the planter strip along Miller Street adjacent to the subject site. The required setback from a storm line is ten (10) feet. Therefore, there is not sufficient space in the eight (8) foot wide planter strip along Miller Street to accommodate street trees. Additionally, a condition of approval has been included to ensure that setbacks from utilities to street trees be maintained.

CONDITION FOR FINDING: That the applicant is reminded that trees are not to be planted within:

- a. Five (5) feet of a private driveway or alley;
- b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
- c. Twenty (20) feet of street light standards or street intersections.

17.58.090(F). Existing street trees shall be retained unless approved by the Planning Director for removal during site development or in conjunction with a street construction project. Sidewalks of variable width and elevation may be utilized as approved by the Planning Director to save existing street

Attachments :

Attachment 1 – Application and Attachments

trees. Any street tree removed through demolition or construction within the street right-of-way, or as approved by the City, shall be replaced within the street right-of-way at a location approved by the city with a tree, or trees, of similar value. As an alternative the property owner may be required to pay to the City an amount sufficient to fund the planting and establishment by the city of a tree of similar value. The value of the existing street tree to be removed shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published by the International Society of Arboriculture Council of Tree Landscape Appraisers. The developer or applicant shall be responsible for the cost of the planting, maintenance and establishment of the replacement tree.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. There are no existing street trees adjacent to the subject property, therefore, this standard is not applicable.

17.58.120 Street Tree Maintenance.

- A. Street trees shall be continually maintained, including necessary watering, weeding, pruning and replacement, by the developer or property owner for one full growing season following planting, or as may be required by the City.
- B. Street tree plans, or landscape plans including street trees, shall be maintained in perpetuity. In the event that a street tree must be replaced, the adjacent property owner or developer shall plant a replacement tree of a species from the approved street tree or landscape plan.
- C. Maintenance of street trees, other than those located in the Downtown Tree Zone shall be the continuing obligation of the abutting property owner. The City shall undertake regular maintenance of street trees within the Downtown Tree Zone in accordance with appropriate horticultural practices including pruning and fertilizing to properly maintain the health of such trees.
- D. Street trees, as they grow, shall be pruned to provide at least eight (8) feet of clearance above sidewalks and thirteen (13) feet above local streets, fifteen (15) feet above collector streets, and eighteen (18) feet above arterial streets. This provision may be waived in the case of newly planted trees so long as they do not interfere with public travel, sight distances, or endanger public safety as determined by the City. Major pruning, as defined in Section 17.58.020, of a street tree must be approved by the City in accordance with Section 17.58.040.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #10. A condition of approval has been included to ensure that the street trees are continually maintained, including necessary watering, weeding, pruning, and replacement, by the developer or property owner for one full growing season following planting. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.

CONDITION FOR FINDING: That all street trees shall be continually maintained, including necessary watering, weeding, pruning, and replacement, by the developer or property owner for one full growing season following planting. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.

Chapter 17.61 Solid Waste and Recycling Enclosure Plan

17.61.030(C) Any trash or recycling enclosure which is visible from the street must provide landscaping around three (3) sides of the structure. Climbing vines and screening shrubs or hedges are appropriate and landscaping must be a minimum of three-feet (3) in height at the time of planting.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The landscape plan shows a trash enclosure located east of the proposed building in a location visible from the Riverside Drive right-of-way. Planting is

Attachments :

Attachment 1 – Application and Attachments

proposed around the three sides visible from the right-of-way in the form of *Pieris japonica* 'Mountain Fire' (Mountain Fire Pieris). Mountain Fire Pieris is an evergreen shrub that will reach at least six (6) feet tall and wide. At the spacing provided around the trash enclosure, the proposed Mountain Fire Pieris will grow into a continuous evergreen screen.

JF



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

569-20-000636-Plng

Office Use Only:	
File No.	L-37-20
Date Received	11-10-2020
Fee	\$801.35
Receipt No.	
Received by	gt

Landscape Plan Review Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Trumpt LLC Phone _____

Contact Name Bryce Roberts Phone 971-241-0072
(If different than above)

Address 9155 SW Laughter Lane

City, State, Zip Amity, OR 97101

Contact Email bryce@gpelectric.com

Property Owner Information

Property Owner Name Same 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 Parcel 3 of Partition Plat 2001-35 1300 NE Miller St

Assessor Map No. R4 415 - - 0342 Total Site Area _____

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Ind Zoning Designation M-2PD

Landscaping Information

1. Total Landscaped Area: 10,011 SF

2. Percent Landscaped: 9%

3. Building Floor Area:

New Structure: 16,181 SF Existing Structure: _____ Addition: _____

4. Architect Name Habitat Concepts Phone _____
(Landscape Architect, Engineer, or Other Designer)

Contact Name Dennis O-Connor Phone 503-317-6553

Address 15211 NW Decatur Way

City, State, Zip Portland, OR 97229

Contact Email habitatconcepts@gmail.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.

Digitally signed by Bryce Rpberts
DN: cn=Bryce Rpberts, o, ou,
email=bryce@gpecelectric.com, c=US
Date: 2020.12.02 11:03:08 -08'00'

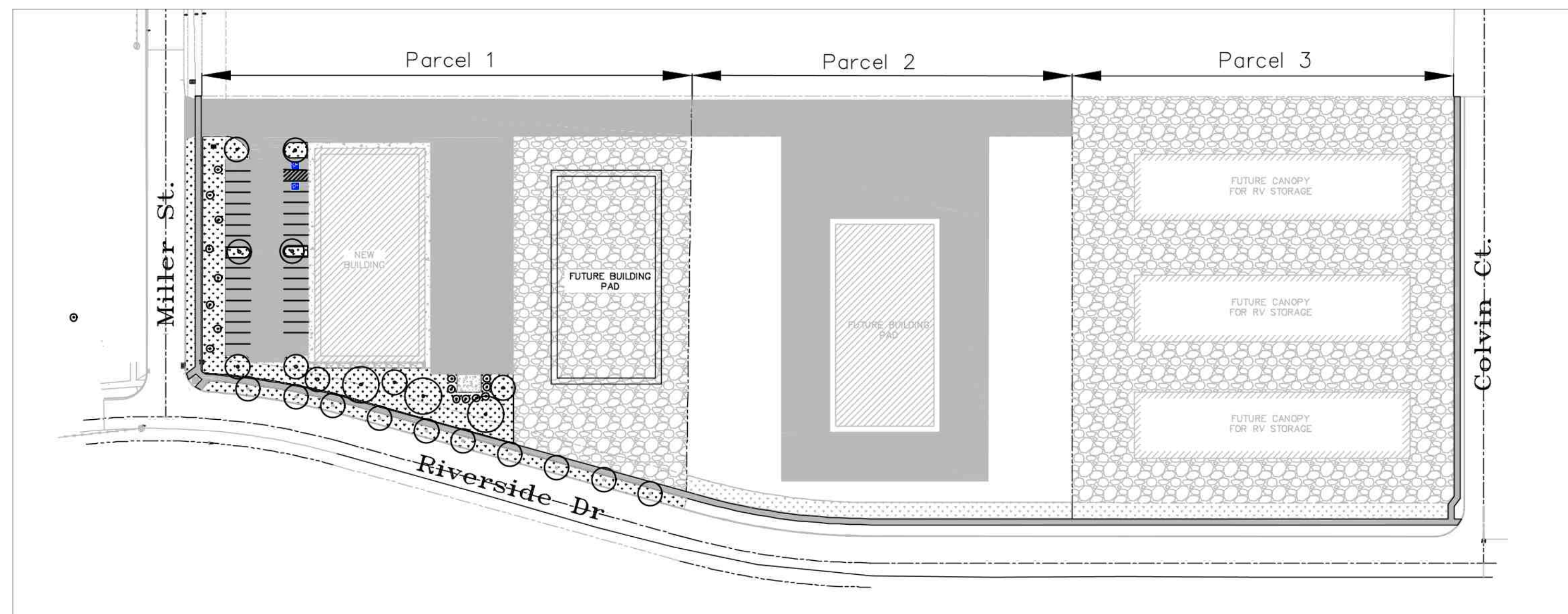
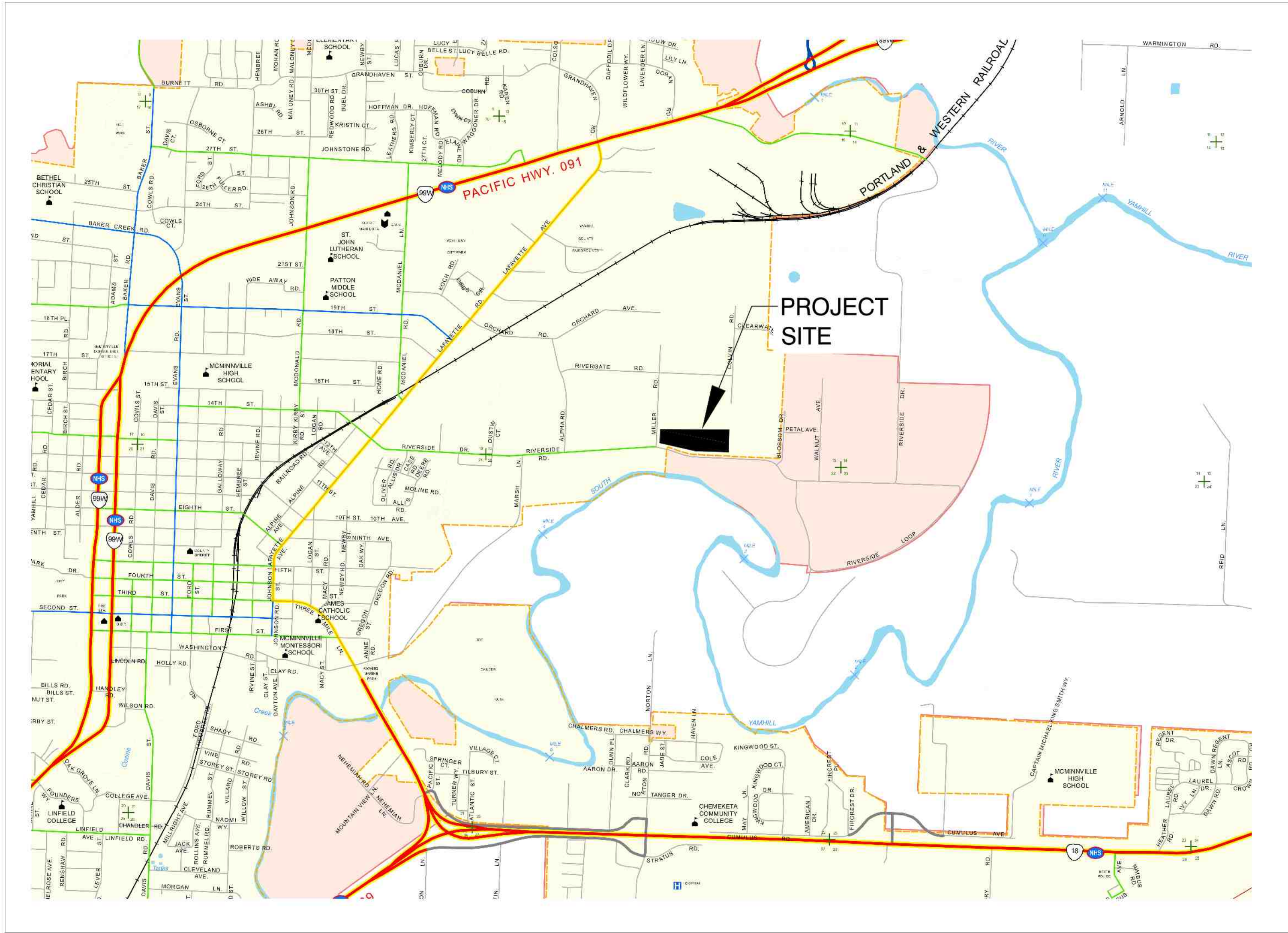
Applicant's Signature

12/2/20
Date

Digitally signed by Bryce Rpberts
DN: cn=Bryce Rpberts, o, ou,
email=bryce@gpecelectric.com, c=US
Date: 2020.12.02 11:03:42 -08'00'

Property Owner's Signature

12/2/20
Date



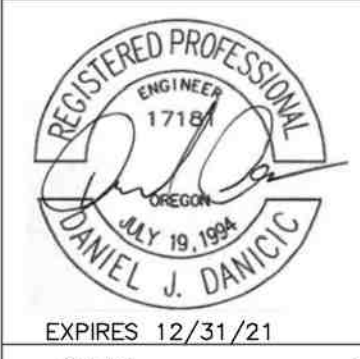
FUTURE PARTITION PLAN
NOT TO SCALE
NORTH

SITE IMPROVEMENTS PLAN
FOR PARCEL 1 PARTITION OF
TL 4415-3402
MCMINNVILLE DOCKET MP 1-20

LANDSCAPING PLAN
PARCEL 1

NO.	DATE	DESCRIPTION
1	4/1/21	LANDSCAPE COMMISSION SUBMITTAL SET

PREPARED BY:
DANIEL DANICIC, PE
YAMHILL LAND DEVELOPMENT SERVICES LLC
PO BOX 1042
NEWBERG, OR 97132
djdanicic@gmail.com / 503-476-7702



PROJECT CONTACTS

OWNER:
BRYCE ROBERTS
TRUMPT LLC
9155 SW LAUGHTER LANE
AMITY, OR 97101

ENGINEER:
YAMHILL LAND DEVELOPMENT SERVICES LLC
PO BOX 1042
NEWBERG, OR 97132
DANIEL DANICIC, PE
503-563-0330

SURVEYOR:
Leland MacDonald & Assoc., LLC
Formerly dba Matt Dunckel & Assoc.
3765 Riverside Drive
McMinnville, Oregon 97128
503-472-7904
lee@macdonaldsurveying.com

ENGINEER'S NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

NOTICE TO EXCAVATORS

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN DAR 952-001-0010 THROUGH DAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

Dig Safely.
Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344

DRAWING INDEX

- 1 COVER SHEET
- 2 PLANTING PLAN
- 3 IRRIGATION PLAN
- 4 SITE IMPROVEMENTS AND UTILITY PLAN

COMPOSITE PLANT LIST

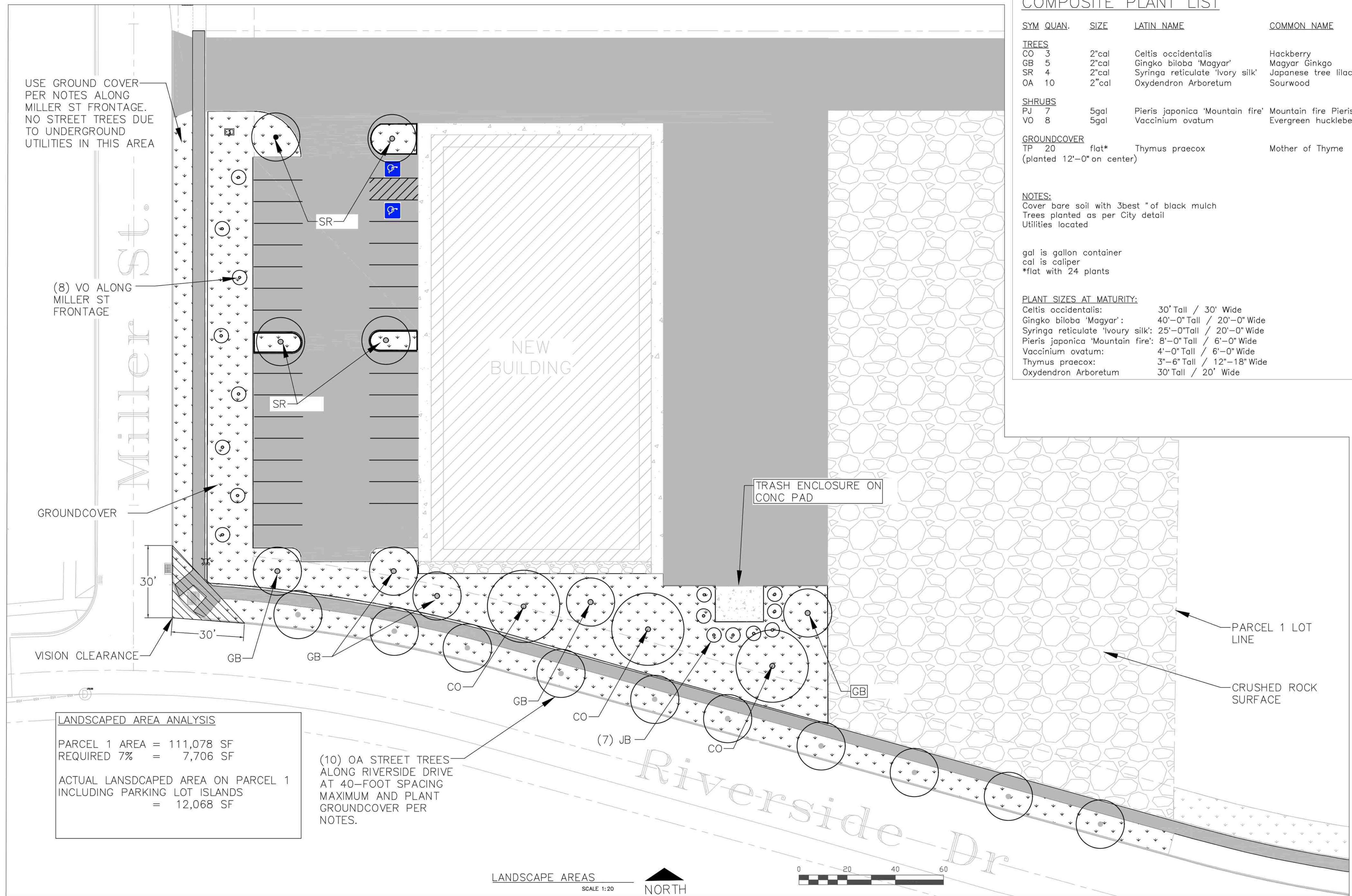
SYM	QUAN.	SIZE	LATIN NAME	COMMON NAME
TREES				
CO	3	2"cal	<i>Celtis occidentalis</i>	Hackberry
GB	5	2"cal	<i>Ginkgo biloba</i> 'Magyar'	Magyar Ginkgo
SR	4	2"cal	<i>Syringa reticulata</i> 'Ivory silk'	Japanese tree lilac
OA	10	2"cal	<i>Oxydendron Arboretum</i>	Sourwood
SHRUBS				
PJ	7	5gal	<i>Pieris japonica</i> 'Mountain fire'	Mountain fire Pieris
VO	8	5gal	<i>Vaccinium ovatum</i>	Evergreen huckleberry
GROUNDCOVER				
TP	20	flat*	<i>Thymus praecox</i>	Mother of Thyme

NOTES:
 Cover bare soil with 3best " of black mulch
 Trees planted as per City detail
 Utilities located

gal is gallon container
 cal is caliper
 *flat with 24 plants

PLANT SIZES AT MATURITY:

<i>Celtis occidentalis</i> :	30' Tall / 30' Wide
<i>Ginkgo biloba</i> 'Magyar':	40'-0" Tall / 20'-0" Wide
<i>Syringa reticulata</i> 'Ivory silk':	25'-0" Tall / 20'-0" Wide
<i>Pieris japonica</i> 'Mountain fire':	8'-0" Tall / 6'-0" Wide
<i>Vaccinium ovatum</i> :	4'-0" Tall / 6'-0" Wide
<i>Thymus praecox</i> :	3"-6" Tall / 12"-18" Wide
<i>Oxydendron Arboretum</i> :	30' Tall / 20' Wide

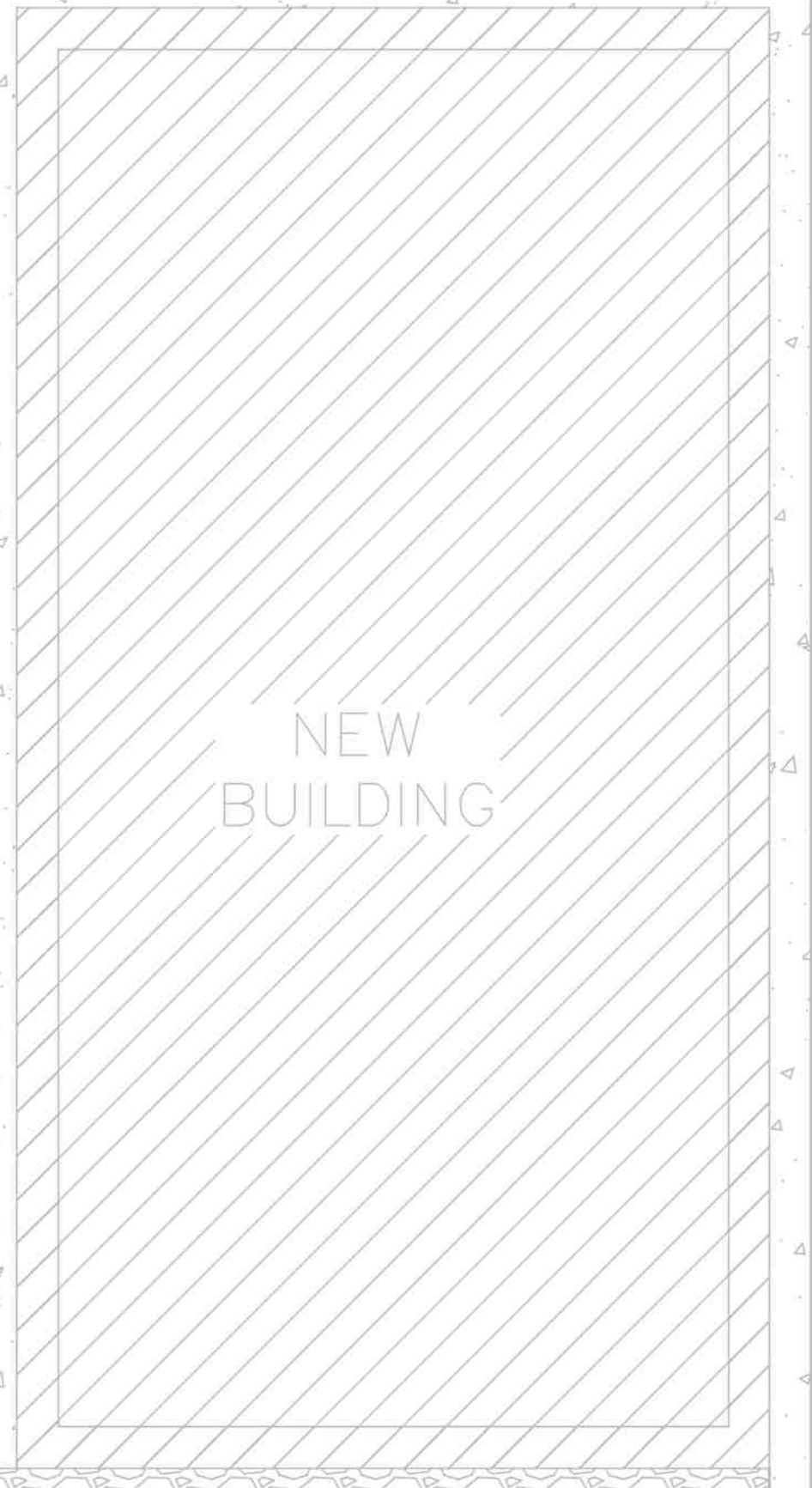


USE GROUND COVER PER NOTES ALONG MILLER ST FRONTAGE. NO STREET TREES DUE TO UNDERGROUND UTILITIES IN THIS AREA

(8) VO ALONG MILLER ST FRONTAGE

GROUNDCOVER

VISION CLEARANCE



TRASH ENCLOSURE ON CONC PAD

PARCEL 1 LOT LINE
 CRUSHED ROCK SURFACE

LANDSCAPED AREA ANALYSIS
 PARCEL 1 AREA = 111,078 SF
 REQUIRED 7% = 7,706 SF
 ACTUAL LANDSCAPED AREA ON PARCEL 1 INCLUDING PARKING LOT ISLANDS = 12,068 SF

(10) OA STREET TREES ALONG RIVERSIDE DRIVE AT 40-FOOT SPACING MAXIMUM AND PLANT GROUNDCOVER PER NOTES.

LANDSCAPE AREAS
 SCALE 1:20
 NORTH



SITE IMPROVEMENTS PLAN FOR PARCEL 1 PARTITION OF TL 4415-3402 MCMINNVILLE DOCKET MP 1-20

LANDSCAPING PLAN PARCEL 1

REVISIONS
 DESCRIPTION
 LANDSCAPE COMMISSION SUBMITTAL SET

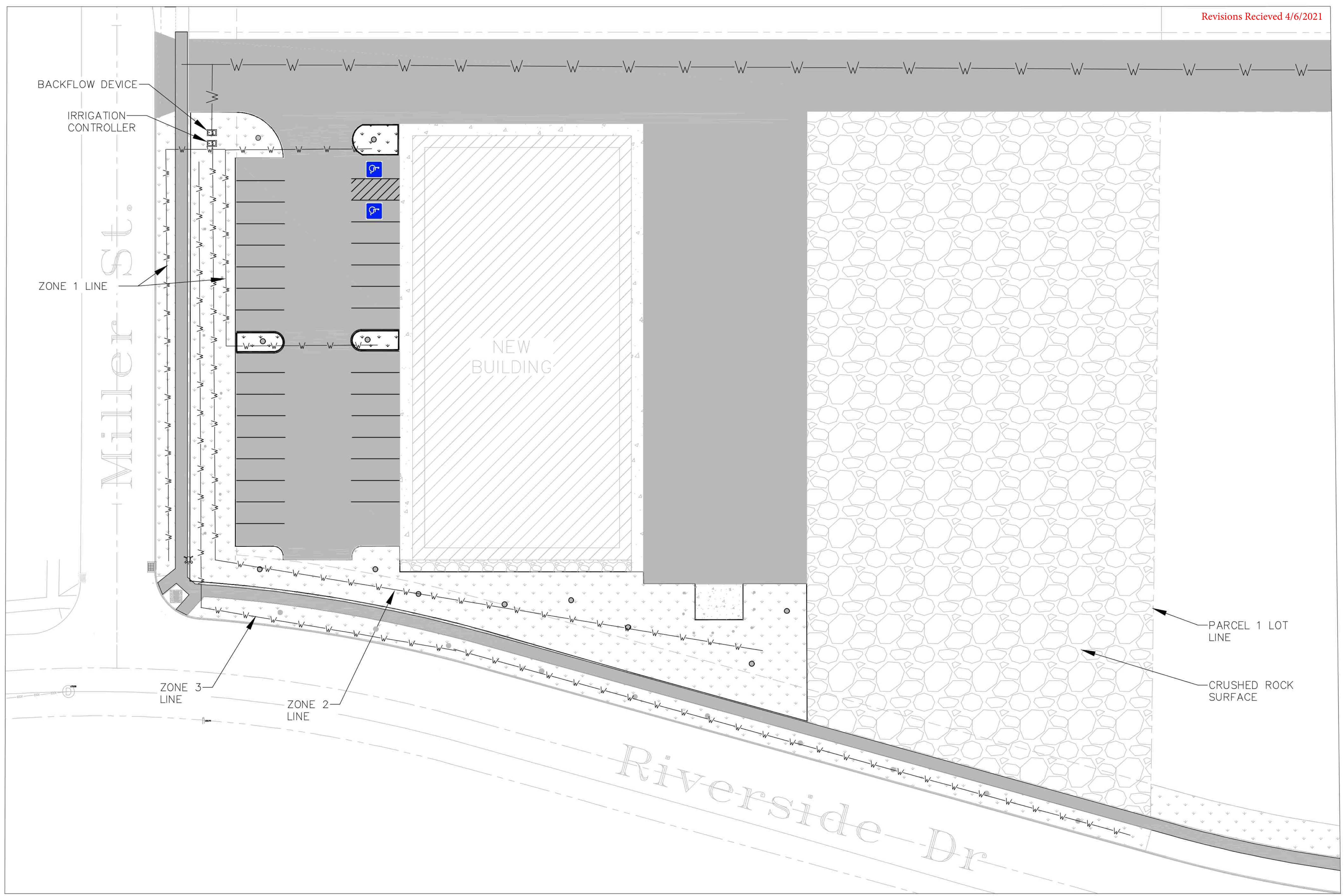
NO. DATE
 4/1/21

PREPARED BY:
 DANIEL DANCIC, PE
 YAMHILL LAND DEVELOPMENT SERVICES LLC
 PO BOX 1042
 NEWBERG, OR 97132
 ddancic@gmail.com / 503-476-7702



EXPIRES 12/31/21
 SHEET
 2 OF 4

Revisions Received 4/6/2021

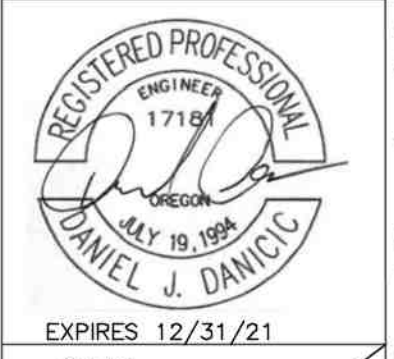


SITE IMPROVEMENTS PLAN
 FOR PARCEL 1 PARTITION OF
 TL 4415-3402
 MCMINNVILLE DOCKET MP 1-20

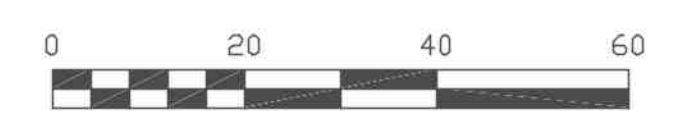
LANDSCAPING PLAN
 PARCEL 1

NO.	DATE	DESCRIPTION
	4/1/21	LANDSCAPE COMMISSION SUBMITTAL SET

PREPARED BY:
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 ddancig@gmail.com / 503-476-7702



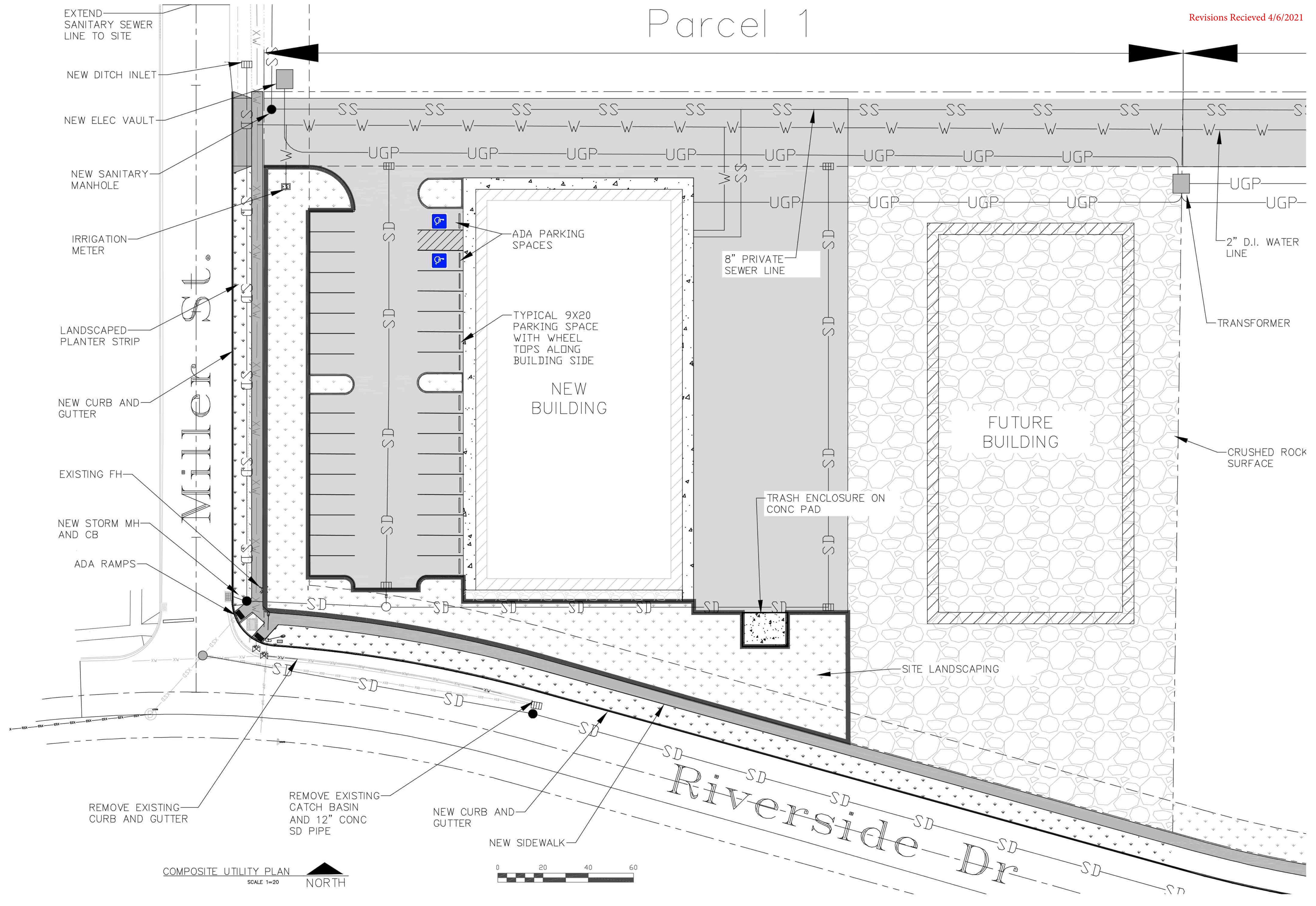
IRRIGATION PLAN
 SCALE = 1:20
 NORTH



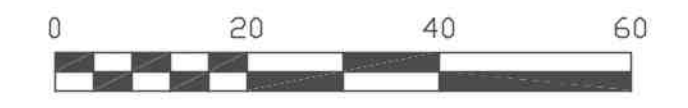
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Parcel 1

Revisions Received 4/6/2021



COMPOSITE UTILITY PLAN
SCALE 1=20
NORTH

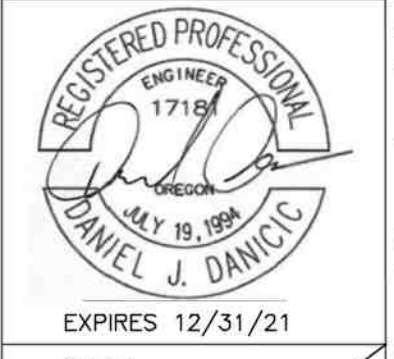


SITE IMPROVEMENTS PLAN
FOR PARCEL 1 PARTITION OF
TL 4415-3402
MCMINNVILLE DOCKET MP 1-20

LANDSCAPING PLAN PARCEL 1

NO.	DATE	DESCRIPTION
1	4/1/21	LANDSCAPE COMMISSION SUBMITTAL SET

PREPARED BY:
DANIEL DANICIC, PE
YAMHILL LAND DEVELOPMENT SERVICES LLC
PO BOX 1042
NEWBERG, OR 97132
ddanicic@gmail.com / 503-476-7702



SHEET
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