

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, July 28, 2021 - 12:00 PM

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

Join ZOOM Meeting online via the following link:

https://mcminnvilleoregon.zoom.us/j/82735554395?pwd=TGtRT01samxuUnVoSG5obXI0c0VjZz09

Meeting ID: 827 3555 4395 Passcode: 345866

Or join ZOOM Meeting by phone via the following number: 1-253-215-8782

Committee Members	Agenda Items
John Hall	1. Call to Order
Chair	2. Citizen Comments
Rob Stephenson Vice-Chair	 Action Items L 15-21 – Landscape Plan (Exhibit 1) 1245 NE Alpha Drive
Josh Kearns	Old/New Business Development Code Revisions
Patty Sorensen	5. Committee Member Comments
Carlton Davidson	6. Staff Comments7. 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.

*Please note that these documents are also on the City's website, www.mcminnvilleoregon.gov. You may also request a copy from the Planning Department.

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

EXHIBIT 1 - STAFF REPORT

DATE: July 28, 2021

TO: Landscape Review Committee Members

FROM: Amy Dixon, Contract Planner

SUBJECT: Landscape Plan Review Application (L 15-21)

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 15-21) for a new industrial development at 1245 NE Alpha Drive. 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.

PROJECT DESCRIPTION:

The subject site is located at 1245 NE Alpha Drive and is more specifically described as Tax Lot 3100, Section 15C, T. 4 S., R. 4 W., W.M. **See Figure 1 (Vicinity Map).** The property is zoned M-2PD (General Industrial Planned Development) and is within the Northeast Industrial Area Planned Development Overlay District (Ordinance 4135). **See Figure 2 (Zoning Map).**

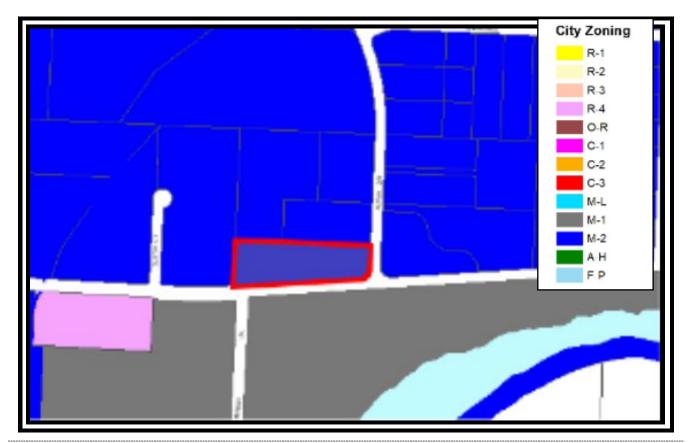
The subject property is approximately 2.85 acres and is undeveloped. Properties to the north, east and west are all zoned M-2PD (General Industrial Planned Development) with only the properties to the north and east developed with industrial facilities. The property to the south across Riverside Drive is zoned M-1 (Light Industrial) and is undeveloped.

The proposed site plan for the development features two multi-tenant buildings located along the western and northern property lines. A centrally located parking lot provides access and parking to the site. Proposed landscaping is focused along the Riverside and Alpha Drive frontages, the south and east property line, and the parking lot. See Figure 3, 4 & 5 (Landscape Plan) and Figure 6 (Plant Schedule).

Figure 1: Vicinity Map (Subject Site Approximate)



Figure 2: Zoning Map



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 1245 NE Alpha Drive

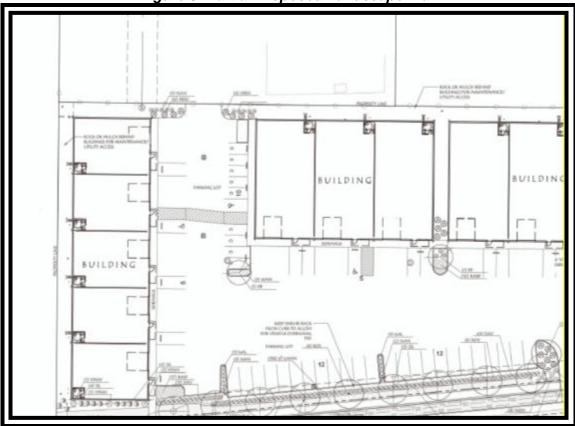


Figure 3: Partial Proposed Landscape Plan

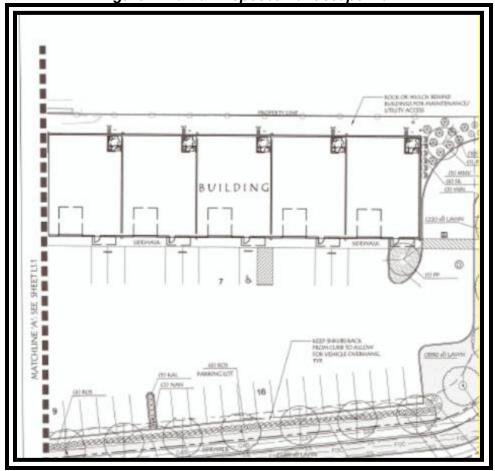


Figure 4: Partial Proposed Landscape Plan

OCK OR MULCH BEHIND VILDINGS FOR MAINTENANCE/ TILITY ACCESS (3) MNV (3) WIN DRIVEWAY (6) SIL (3) WIN (220 sf) LAWN DRIVE 0 (3390 sf) LAWN (3) WIN (3) ZK

Figure 5: Partial Proposed Landscape Plan

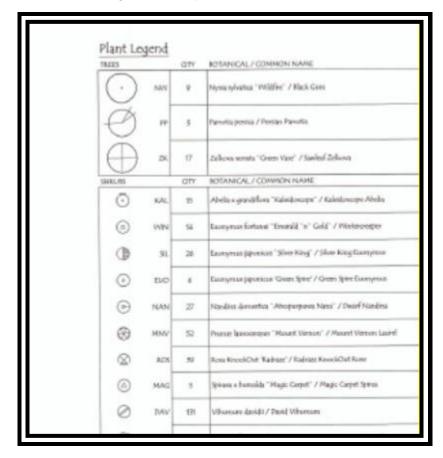


Figure 6: Proposed Plant Schedule

STAFF REVIEW:

Decisions and/or recommendations for land-use applications are dependent upon whether or not the applications meet 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. Attached is the decision document that provides the Findings of Fact and Conclusionary Findings for the land-use application. This document outlines the legal findings on whether or not each application meets the applicable criteria and whether or not there are conditions of approval that if achieved put the application in compliance with the criteria.

Applicable Review Criteria

Landscaping in the M-2 (General Industrial) zone is subject to commercial standards and requirements outlined in McMinnville Municipal Code (MMC) Chapters 17.57-Landscaping.

Compliance with Review Factors

Below are tables summarizing the application's compliance with critical criteria and review factors. The Decision Document for the land-use application has the detailed analysis and findings for this compliance:

MMC 17.57.070(A)(2)

	Total Site Area (s.f.)	Landscape Provided (s.f.)		Percentage Required (Industrial)
Industrial Buildings	124,146	19,343	15.5%	7.0%

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 1245 NE Alpha Drive MMC 17.57.070(B)

Issue	Notes	Condition to Help Meet Criteria
Compatibility with the	Planting focused around perimeter of	Condition #1 requires the
project and	site includes shade trees and ground	applicant to install landscaping as
surrounding	covers	shown on the landscape plans
properties and uses	Some trees along east property line	comply with required conditions
	conflict with overhead power lines in one area.	of approval.
	Parking lot landscaping provides	Condition #2 ensures the trees
	benefits to parking area, screening & buffering from surrounding property.	do not conflict with overhead power lines.
Screening the	Perimeter planting on north and west	None
proposed use	of site to screen from adjacent properties	
	 Shade trees, evergreen shrubs 	
	provide screening & buffering of	
D () () ()	parking area	N
Retention of existing trees	No existing trees or significant natural areas on site	None
11000	areas on site	
Parking lot islands	Landscape islands throughout parking	None
and planting	areaShade trees and evergreen shrubs	
	provide shading and screening	
	benefits	
Use of suitable street	The plans show two within the planter	None
trees	strip and 17 onsite trees along Riverside Drive and	
	The plans show four onsite trees and	
	no planter strip is shown along Alpha	
	Drive.	
	 No prohibited trees within the parking area 	
Irrigation system or water facilities	 Automatic irrigation to be provided to planting areas 	None
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MMC 17.58

Issue	Notes	Condition to Help Meet Criteria
Street Trees Planting – When Required	 There are only two street trees within the planter strip along Riverside Drive and McMinnville Public Works has indicated that they should be relocated out of the right-of-way A three and one-half (3.5) foot wide planter strip, and five (5) foot sidewalk is proposed along the Alpha Drive property due to accommodating a wider improved 	Condition #3 requires all trees along Riverside Drive to be located out of the right-of-way. Condition #4 requires that Root Barrier protection for trees adjacent to public sidewalks be used on the sidewalk side of trees. Condition #5 requires all trees not be planted closer than:

Attachments:

Issue	Notes	Condition to Help Meet Criteria
	street. No streets are required for this reduced planter strip.	 5' from a private driveway or alley 10' from fire hydrants, utility poles, sanitary sewer, storm or water lines 20' from streetlight standards or intersections
Street Tree Standards	There are no street trees.	None

MMC 17.61

Issue	Notes	Condition to Help Meet Criteria
Solid Waste and Recycling Enclosure Plan Guidelines and Standards.	 Perimeter planting on north and west of site to screen from adjacent properties Shade trees, evergreen shrubs provide screening & buffering of parking area Trash enclosure does have screening. But the plans do not indicate height of plants at time of planting. 	Condition #6 requires that the plants be a minimum of three (3) feet in height at the time of planting.

Staff-Suggested Conditions of Approval

- 1. That the applicant shall install landscaping as shown on the landscape plans received by the Planning Department on June 30, 2021, and shall comply with required conditions of approval.
- That the trees planted under overhead wires on Alpha Drive frontage shall be appropriate for planting under overhead wires with a maximum mature height of 25 feet or less, such as a Recommended Small Tree Species from the McMinnville Street Tree List that is suitable for planting under wires.
- 3. All trees along Riverside Drive shall be located out of the right-of-way.
- Root Barrier protection for trees adjacent to public sidewalks shall be used on the sidewalk side of trees.
- Trees shall not be planted closer than:
 - 5' from a private driveway or alley
 - 10' from fire hydrants, utility poles, sanitary sewer, storm or water lines
 - 20' from streetlight standards or intersections

- 6. That the trash enclosure plant material shall be a minimum of three (3) feet in height at the time of planting.
- 7. That the applicant shall maintain property 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 landscaping plan are allowed if relocation is necessary to meet minimum clearances.
- 8. 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.

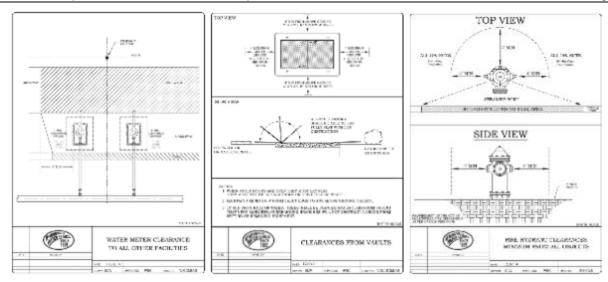
COMMENTS:

Agency Comments

- McMinnville Public Works Department
 - 1. Along the Alpha Drive property, the right-of-way improvements have a curb and gutter, three and one-half (3.5) foot wide planter strip, and five (5) foot sidewalk due to accommodating a wider improved street.
 - The applicant has shown the street trees on the property along Riverside in order to avoid conflicts with the existing sanitary force main. On the west end of the frontage, there are two trees shown in the planter strip. It is recommended they be moved behind the walk as well, as the force main continues to the west.
 - 3. The applicant has called out Nyssa sylvatica 'Wildfire' and Zelkova serrata 'Green Vase'. Both are on the city's recommended street tree list for 5' planter strips.
 - 4. For the trees located behind the walk on property, the applicant should consider the use of root barrier protection on the sidewalk side.
 - 5. The applicant should be reminded that trees cannot be planted closer than:
 - 5' from a private driveway or alley
 - 10' from fire hydrants, utility poles, sanitary sewer, storm or water lines
 - 20' from streetlight standards or intersections

McMinnville Water and Light

Water: Maintain clearance from existing and future water facilities. See enclosed clearance details; VAULTCLEAR, FH-CLR and WMCLEAR



Power: No comments on this application.

Public Comments

No public comments were received prior to the issuance of this report.

LANDSCAPE REVIEW COMMITTEE OPTIONS:

- 1) APPROVE the application, <u>per the decision document provided</u> which includes the findings of fact and conditions of approval.
- 2) APPROVE the application with additional conditions of approval, <u>providing findings of fact</u> for the inclusion of additional conditions.
- 3) **CONTINUE** the application, requesting the applicant to <u>submit more information or details</u> 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 15-21 SUBJECT TO THE CONDITIONS SPECIFIED IN THE DECISION DOCUMENT.

AD



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 1245 NE ALPHA DRIVE

DOCKET: L 15-21 (Landscape Plan Review)

REQUEST: Approval of a Landscape Plan for a new industrial development at 1245 NE

Alpha Drive

LOCATION: 1245 NE Alpha Drive (Tax Lot 3100, Section 15C, T. 4. S., R. 4 W., W.M.)

ZONING: M-2PD (General Industrial Planned Development)

APPLICANT: Jeffrey A Zumwalt, ZOF, LLC

STAFF: Amy Dixon, Contract Planner

DATE DEEMED

COMPLETE: June 30, 2021

DECISION-MAKING

BODY & ACTION: McMinnville Landscape Review Committee makes a recommendation of

approval or denial to the Planning Director.

MEETING DATE

& LOCATION: July 28, 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.

L 15-21 - Decision Document Page 2

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 Landscape Plan (L 15-21) **subject to the conditions of approval provided in this document.**

///////////////////////////////////////	///////////////////////////////////////
DECISION: APPRO	OVAL WITH CONDITIONS
///////////////////////////////////////	///////////////////////////////////////
Planning Staff:	Date:
Amy Dixon, Contract Planner	
Planning Department:	Date:
Heather Richards, Planning Director	

I. APPLICATION SUMMARY:

Subject Property & Request

The applicant, Jeffrey Zumwalt, ZOF LLC, submitted a landscape plan review application (Docket L 15-21) seeking approval of a landscape plan for a new industrial development.

The subject site is located at 1245 NE Alpha Drive and is more specifically described as Tax Lot 3100, Section 15C, 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 property is approximately 2.85 acres and is undeveloped. Properties to the north, east and west are all zoned M-2PD (General Industrial) with only the properties to the north and east developed with industrial facilities. The property to the south across Riverside Drive is zoned M-1 (Light Industrial) and is undeveloped.

The proposed site plan for the development features four multi-tenant buildings located along the western and northern property lines. A centrally located parking lot provides access and parking to the site. Proposed landscaping is focused along the Riverside and Alpha Drive frontages, the south and east property line, and the parking lot. See Figure 3 & 4 (Landscape Plan) and Figure 5 (Plant Schedule).



Figure 1: Vicinity Map (Subject Site Approximate)





Figure 3: Partial Proposed Landscape Plan

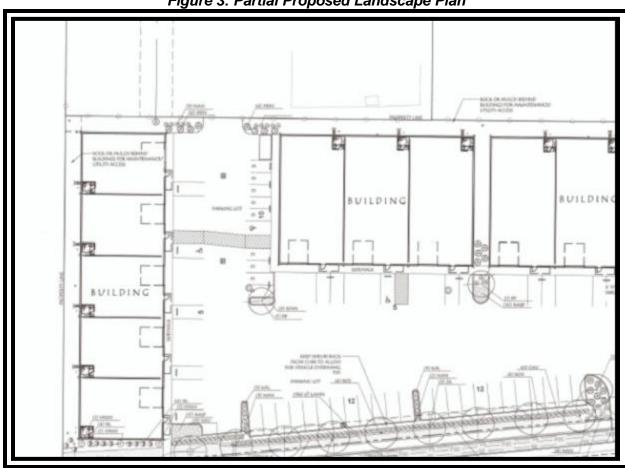


Figure 4: Partial Proposed Landscape Plan

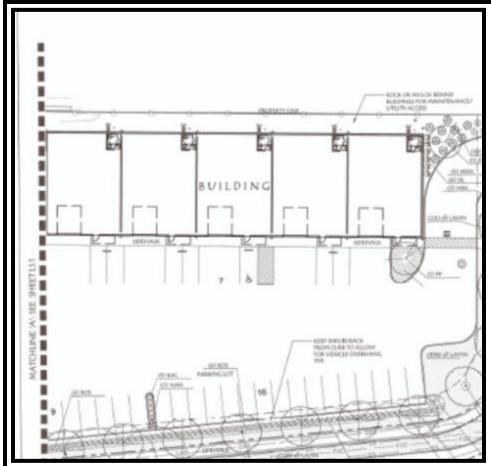
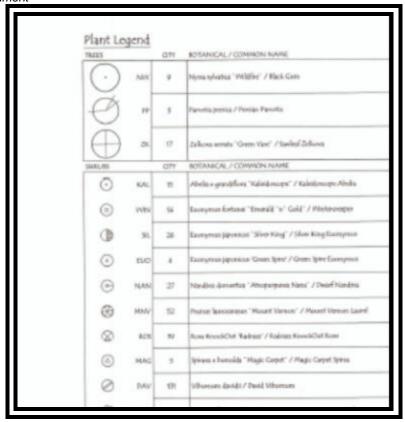


Figure 5: Proposed Plant Schedule



Summary of Criteria & Issues

Decisions and/or recommendations for approval of the land use application is dependent upon whether 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.

II. CONDITIONS:

- 1. That the applicant shall install landscaping as shown on the landscape plans received by the Planning Department on June 30, 2021, and shall comply with required conditions of approval.
- That the trees planted under overhead wires on Alpha Drive frontage shall be appropriate for planting under overhead wires with a maximum mature height of 25 feet or less, such as a Recommended Small Tree Species from the McMinnville Street Tree List that is suitable for planting under wires.
- 3. All trees along Riverside Drive shall be located out of the right-of-way.
- **4.** Root Barrier protection for trees adjacent to public sidewalks shall be used on the sidewalk side of trees.

- **5.** Trees shall not be planted closer than:
 - 5' from a private driveway or alley
 - 10' from fire hydrants, utility poles, sanitary sewer, storm or water lines
 - 20' from streetlight standards or intersections
- 6. That the trash enclosure plant material shall be a minimum of three (3) feet in height at the time of planting.
- 7. That the applicant shall maintain property 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 landscaping plan are allowed if relocation is necessary to meet minimum clearances.
- 8. 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.

III. ATTACHMENTS:

1. L 15-21 Application and Attachments (on file with the Planning Department)

IV. COMMENTS:

Agency Comments

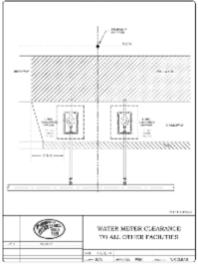
This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. The following comments were received:

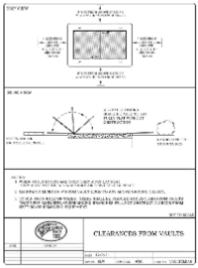
McMinnville Public Works Department

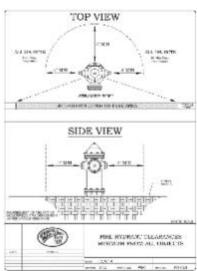
- 1. Along the Alpha Drive property, the right-of-way improvements have a curb and gutter, three and one-half (3.5) foot wide planter strip, and five (5) foot sidewalk due to accommodating a wider improved street.
- 2. The applicant has shown the street trees on the property along Riverside in order to avoid conflicts with the existing sanitary force main. On the west end of the frontage, there are two trees shown in the planter strip. It is recommended they be moved behind the walk as well, as the force main continues to the west.
- 3. The applicant has called out Nyssa sylvatica 'Wildfire' and Zelkova serrata 'Green Vase'. Both are on the city's recommended street tree list for 5' planter strips.
- 4. For the trees located behind the walk on property, the applicant should consider the use of root barrier protection on the sidewalk side.
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 - 20' from streetlight standards or intersections

• McMinnville Water and Light

Water: Maintain clearance from existing and future water facilities. See enclosed clearance details; VAULTCLEAR, FH-CLR and WMCLEAR







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Power: 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, Jeffrey Zumwalt, ZOF LLC, submitted a landscape plan review application on June 30, 2021.
- 2. The application was deemed complete on June 30, 2021. Based on that date, the application is subject to a 30-day review timeframe, which expires July 30, 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. comments were received prior to the public meeting.
- 5. A public meeting was held by the Landscape Review Committee on July 28, 2021, to review the application and proposed landscape plan.

VI. FINDINGS OF FACT - GENERAL FINDINGS

- Location: 1245 NE Alpha Drive (Tax Lot 3100, Section 15C, T.4 S., R. 4 W., W.M.)
- Size: 2.85 acres 2.
- Comprehensive Plan Map Designation: Industrial
- **Zoning:** M-2PD (General Industrial Planned Development)
- Overlay Zones/Special Districts: Northeast Industrial Planned Development Overlay District (Ordinance 4135)
- 6. Current Use: Undeveloped
- **Inventoried Significant Resources:**
 - a. Historic Resources: None
 - Other: None b.
- 8. Other Features:
 - **Slopes:** The site is relatively flat.
 - Easements: A 15-foot-wide public utility easement is present along the south property line abutting Riverside Drive and a 20-foot-wide public utility easement is present along the easter property line abutting Alpha Drive.

Attachments:

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9. Utilities:

a. **Water:** The property is served by a water main in NE Alpha Drive. The treatment plant has sufficient treatment capacity.

- b. **Sewer:** The property is served by a sewer main in NE Alpha Drive. 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 Alpha Drive.
- d. **Other Services:** Other services are available to the property. Overhead utilities are present adjacent to the property along the east side of Alpha Drive.
- e. **Other Services:** Other services are available to the property. Overhead utilities are present in one area adjacent to the property along Alpha Drive.
- 10. **Transportation:** Riverside Drive is classified as a Major Collector and Alpha Drive is classified as a Local Street in the Transportation System Plan (TSP). Right-of-way improvements along the property frontage include the provision of curb and gutter. Riverside Drive and Alpha Drive right-of-way improvement requires a five (5) foot sidewalk and five (5) foot wide planter strip. McMinnville Public Works allows for the right-of-way improvements along the Alpha Drive to be reduced to a three and one-half (3.5) foot wide planter strip, and five (5) foot sidewalk.

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, polices, 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.

Attachments:

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

<u>17.57.010 Purpose and intent.</u> 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 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.

<u>17.57.030 Zones where required.</u> 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);
- B. C-1 (Neighborhood Business zone);
- C. C-2 (Travel Commercial zone);
- D. C-3 (General Commercial zone);
- E. O-R (Office/Residential zone);
- F. M-L (Limited Light Industrial zone);
- G. M-1 (Light Industrial zone);
- 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 2.85 acres, or 124,146 square feet. The applicant indicates that approximately 19,343 square feet of landscaping is provided over the entire site.

	Total Site Area	Landscape Provided	Percentage	Percentage
	(s.f.)	(s.f.)		Required
Industrial Buildings	124,146	19,343	15.5%	7.0%

The proposed landscaping area of 15.5 percent exceeds the seven (7) percent minimum landscaping requirement for industrial development. Therefore, this standard is met.

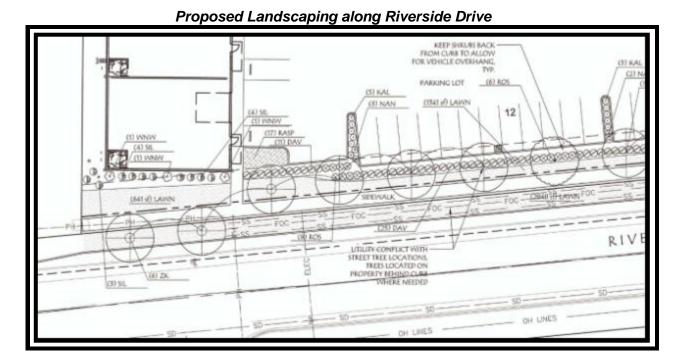
17.57.070(B). The following factors shall be considered by the applicant when planning the landscaping in order to accomplish the purpose set out in Section 17.57.010. The Landscape Review

Committee shall have the authority to deny an application for failure to comply with any or all of these conditions:

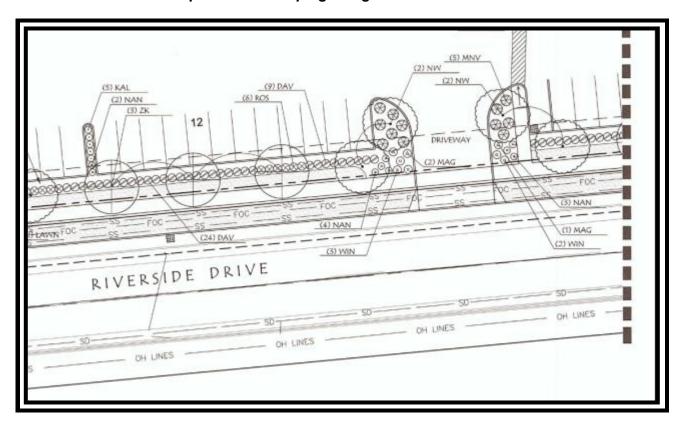
17.57.070(B)(1). Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.

APPLICANT'S RESPONSE: None.

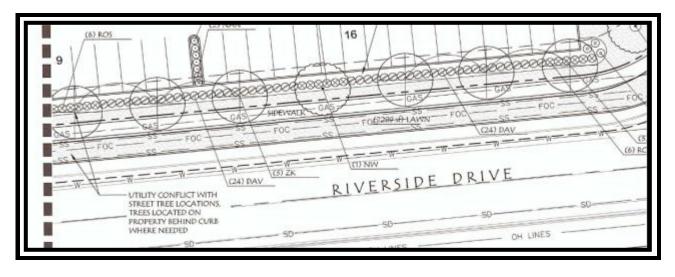
FINDING: SATISFIED WITH CONDITION OF APPROVAL #1, #2 & #3 The proposed site plan for the development features four multi-tenant buildings located along the western and northern property lines. A centrally located parking lot provides access and parking to the site. Proposed landscaping is focused along the Riverside Drive and Alpha Drive frontages, the southern and eastern property lines, and the parking lot. Most of the surrounding properties are undeveloped with the exception for the property to the north and properties to the east across Alpha Drive.



Proposed Landscaping along Riverside Drive



Proposed Landscaping along Riverside Drive



Proposed landscaping along Riverside Drive features a proposed row of deciduous trees and shrubs in a bed of groundcover along the southern property line. A planter strip is included in right-of-way improvements. The plans indicate mostly lawn within the planter strip along Riverside Drive due to conflict with utilities. They are providing street trees in the planting strip where there is no conflict and moving the other trees onto private property behind curb. But due to utility conflict, as recommended by McMinnville Public Works, these trees should also be relocated out the public right-of-way and a conditions is necessary to ensure that this occurs.

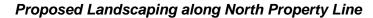
The proposed trees along Riverside Drive are *Zelkova serrata 'Green Vase'*, a tree that grows approximately 50 feet tall and 40 feet wide, and the proposed trees along Alpha are Nyssa sylvatica *'Wildfire'*, a tree that grows approximately 45 feet tall and 30 feet wide. The trees are spaced approximately 25 feet apart. Although most of these trees are not street trees, they do provide benefits to the public right-of-way, as well as for parking lot screening.

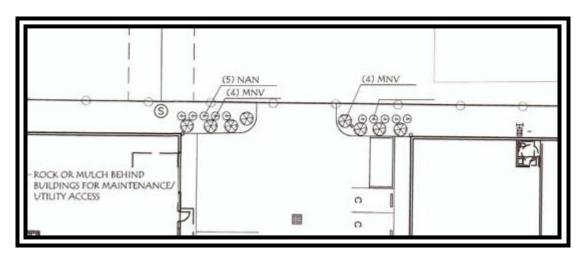
CK OR MULCH BEHIND (3) MNV ILDINGS FOR MAINTENANCE/ ILITY ACCESS (3) WIN (5) MNV DRIVEWAY (6) SIL (3) WIN (220 sf) LAWN (3390 sf) LAWN (3) ZK

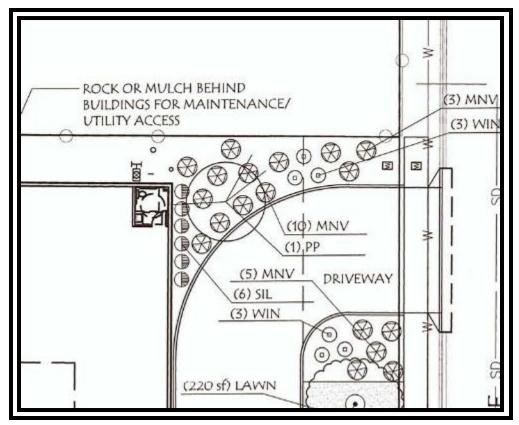
Proposed Landscaping along Alpha Drive

Proposed landscaping along Alpha Drive features an onsite row of deciduous trees and shrubs with lawn groundcover. Along the Alpha Drive property, a three and one-half (3.5) foot wide planter strip, and five (5) foot sidewalk is proposed due to accommodating a wider improved street. No streets are required for this reduced planter strip.

Overhead utilities are present at one location on the east side of Alpha Drive. The mature height of the proposed Nyssa sylvatica 'Wildfire', trees in this area would indicate they will be in conflict with the overhead utilities in time. Therefore, a condition of approval is included to provide a substitute tree species with a mature height and form that is compatible with overhead wires in this area.

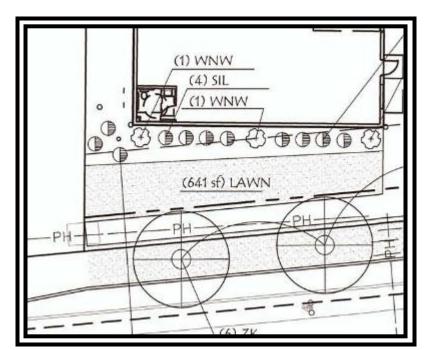






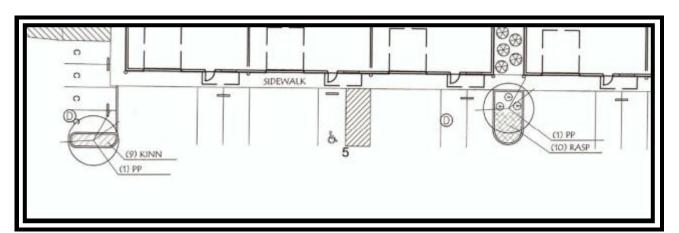
Proposed landscaping along the northern property occurs at the eastern end where there the property access point is location and at the parking lot turn-around. Mount Vernon Laurel and dwarf nandina are proposed at the parking lot turn-around. On the eastern end of the north property where there is an access point, a Persian Parrotia tree, Mount Vernon Laurel, wintercreeper, and Silver King Euonymus are proposed. The landscaping is limited due to the need to access the utilities on the back of the buildings.

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Proposed Landscaping along Western Property Line

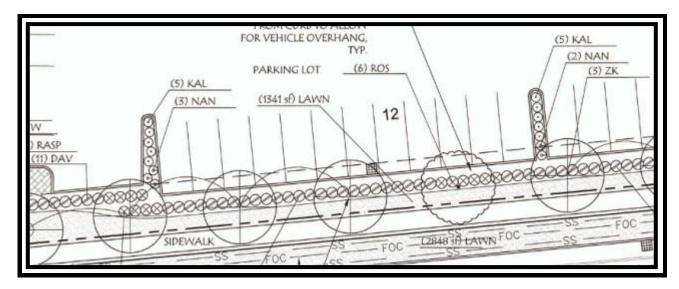
Proposed landscaping along the western property line occurs only near the southern portion which features Wine & Rose Weigela and Silver King Euonymus. The landscaping is limited due to the need to access the utilities on the back of the buildings.



Proposed Parking Lot Landscaping

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Proposed Parking Lot Landscaping



Parking lot landscaping is proposed in a bed along the street property lines, abutting the property to the north and internal parking lot islands. Next to the access driveway, Nyssa Sylvatica 'Wildfire' trees and Mount Vernon Laurel. Within the interior of the parking lot, there are seven islands evenly spaced throughout the parking. Planting include Persian Parrotia trees, emerald carpet bramble, and Massachusetts Kinnikinic.

Overall, and with the recommended conditions of approval, the characteristics of the proposed landscaping are compatible with the project and the adjacent surrounding properties.

CONDITION FOR FINDING:

- 1. That the applicant shall install landscaping as shown on the landscape plans received by the Planning Department on June 30, 2021 and shall comply with required conditions of approval.
- 2. That any tree planted under overhead wires along Alpha Drive frontage shall be appropriate for planting under overhead wires with a maximum mature height of 25 feet or less, such as a Recommended Small Tree Species from the McMinnville Street Tree List that is suitable for planting under wires.
- 3. All trees along Riverside Drive shall be located out of the right-of-way.

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. Shade trees and shrubs are utilized mostly along the east and south property lines to screen and buffer the proposed use. Due to maintenance of utility access, the landscaping plans indicate rock or mulch behind the buildings along most of the of the north and west property lines where no building access is provided. Although the building themselves provide most of the screening, laurel is utilized on the north property line to screen the parking area from the property to north.

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 significant natural areas or existing trees are present on the site to incorporate into the development of the project. Therefore, this factor is not applicable.

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. As described in the finding for Section 17.57.070(B)(1) above, planting islands are spaced throughout the parking aisles to break up the parking areas. Planting in the islands and around the perimeter of parking areas includes Persian Parrotia trees, shrubs such as the Kaleidoscope Abelia and dwarf nandina, and groundcover of Massachusetts Kinnikinic. The planting will provide shade and cooling effects to the parking area, and help reduce noise and glare associated with motor vehicle use.

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 fronting on streets with dedicated five (5) foot curb-side planter strips. As described in more detail in findings for Chapter 17.58 Trees, street trees are not required along Alpha Drive because the planter strip is not the minimum size for street trees adjacent to a local street and McMinnville Public Works is recommending all trees along Riverside Drive be located out of the right-of-way. All the tree types proposed are listed in the McMinnville Street Tree List. 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. The landscape plan indicates that all beds are to be irrigated with Rain Bird fixed spray heads.

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 #8. 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:

8. 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

<u>17.58.080 Street Tree Planting—When Required.</u> 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 WITH CONDITION OF APPROVAL #3 above, #4 & #5. The proposed industrial development is fronting on Riverside Drive and Alpha Drive. Required right-of-way improvements include the provision of a designated curb-side planting strip that is 5 feet wide for both streets.

The plans indicate the required planter strip along Riverside Drive has only two street. They have trees located onsite along the property line. It is noted on the landscaping plans that the Riverside planter strip has utilities and street trees would be in conflict with these utilities. Typically, utility location has not been an issue for locating street trees within the planter strip. But McMinnville Public Works Department that there is an existing sanitary force main. They recommend that all trees along Riverside Drive be located be located out of the right-of-way. They also recommend that root barrier protection on the sidewalk side be installed on the sidewalk side of the trees. They noted that trees cannot be planted closer than the following:

- 5' from a private driveway or alley;
- 10' from fire hydrants, utility poles, sanitary sewer, storm or water lines; or
- o 20' from streetlight standards or intersections.

To meet this criterion, conditions are necessary.

Due to Alpha being a local street, a five (5) foot planter strip and a five (5) foot sidewalk is required. Required right-of-way improvements has a provision to allow a designated curb-side planting strip that is three and one-half (3.5) feet wide and McMinnville Public Works has recommended this width for Alpha Drive.

CONDITION FOR FINDING:

- **4.** Root Barrier protection for trees adjacent to public sidewalks shall be used on the sidewalk side of trees.
- **5.** Trees shall not be planted closer than:
 - 5' from a private driveway or alley
 - 10' from fire hydrants, utility poles, sanitary sewer, storm or water lines
 - 20' from streetlight standards or intersections

17.58.090 Street Tree Standards.

A. 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 ½)

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.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The proposed industrial development is fronting on Riverside Drive and Alpha Drive. Riverside Drive is classified as a Major Collector and Alpha Drive is classified as a local street in the Transportation System Plan. A designated curb-side planter strip adjacent to the subject property along Riverside Drive and Alpha Drive is required. The minimum planter width for Recommended Street Trees in the McMinnville Street Tree List, adopted by Resolution 2019-26, is four (4) feet. Trees could be planted no closer than two and one-half (2.5) feet from the face of the curb. Required right-of-way improvements has a provision to allow a designated curb-side planting strip that is three and one-half (3.5) feet wide and McMinnville Public Works has recommended this width along Alpha Drive.

Chapter 17.61 Solid Waste and Recycling Enclosure Plan

17.61.020 - Applicability and Exemptions.

A. The requirements of this chapter shall apply to all new commercial, industrial, and multi-family developments of three (3) or more dwelling units.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The proposed project and landscaping are for a new industrial development; therefore, the standards of the chapter shall apply.

17.61.030 - Guidelines and Standards.

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 WITH CONDITION OF APPROVAL #6. A solid waste/recycling enclosure is required for all new industrial development. The proposed landscape plan indicates the location of the required enclosure between two of the buildings along the north property line. The Landscaping Plans indicated that there will be green Spire Euonymus shrubs and Emerald Carpet Bramble on the south and the two buildings on the east and west provide the required screening. Although, the plans do not indicate the height at time of planting. Therefore, a condition of approval for the plant material be a minimum of three (3) feet in height at the time of planting is necessary to ensure compliance.

CONDITION FOR FINDING:

6. That the trash enclosure plant material shall be a minimum of three (3) feet in height at the time of planting.

AD



Planning Department

231 NE Fifth Street o McMinnville, OR 97128 (503) 434-7311 Office o (503) 474-4955 Fax

www.mcminnvilleoregon.gov

Landscape Plan Review Application

Applicant Information	
Applicant is:	☐ Agent ☐ Other
Applicant Name JEFFREY A. ZUMWALT	Phone 503-560-8889
Contact Name Lovi Zumwalt (If different than above)	Phone <u>503-437-041</u> 7
Address 2470 SW WEST WIND DRIVE	_
City, State, Zip McMINNVILLE, OR 97128	_
Contact Email ZUMWALT. JEFF @ GMAIL, CO	<u>m</u>
Property Owner Information	
Property Owner Name ZOF, LLC (If different than above)	Phone
Contact Name JEFFREY A. Zumualt	Phone
Address Same	_
City, State, Zip	_
Contact Email	_
<u>Site Location and Description</u> (If metes and bounds description, indicate on separate sheet)	
Property Address 1245 N.E. ALPHA DRIVE	
Assessor Map No. <u>R4 4 15 - C - 03100</u> Total :	Site Area 2.85 AC.
Subdivision Rush Industrial Park Block	Lot/
Comprehensive Plan Designation <u>high Industrial</u> Zoning	g Designation

Landscaping Information 1. Total Landscaped Area: 2. Percent Landscaped: 3. Building Floor Area: TOTAL: New Structure: <u>38,960</u> Existing Structure: Addition: Phone_ 503-784-6494 4. Architect Name_ LAURUS DESIGNS (Landscape Architect; Engineer; or Other Designer) Contact Name LAURA ANTONSON Phone PINE STREET Address 1012 City, State, Zip SILVENTON, OR Contact Email LAURA @ LAURUS DESIGNS, 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. $\frac{G/30/2021}{4/30/2021}$ Applicant's Signature

Property Owner's Signature

RIVERSIDE INDUSTRIAL PARK

1245 NE ALPHA DRIVE MCMINNVILLE, OREGON

CLIENT / OWNER:

PREMIER DEVELOPMENT, LLC CONTACT: LORI ZUMWALK 2470 SW WEST WIND DRIVE MCMINNVILLE, OREGON 97128

LANDSCAPE ARCHITECT:

LAURUS DESIGNS, LLC
LAURA ANTONSON, RLA, ASLA
1012 PINE STREET
SILVERTON, OREGON 97381
503.784.6494
LAURA@LAURUSDESIGNS.COM

SHEET INDEX:

CO.O COVER SHEET

L1.1 PLANTING PLAN

L1.2 PLANTING PLAN

L2.1 IRRIGATION PLAN

L2.2 IRRIGATION PLAN

L3.1 PLANTING & IRRIGATION DETAILS

VICINITY MAP:



PROJECT

SITE

MAP COURTESY OF GOOGLE

CALL BEFORE YOU DIG: 1.800.332.2344 www.digsafelyoregon.com



Riverside Industrial Park

1245 NE Alpha Drive McMinnville, Oregon



COVER SHEET

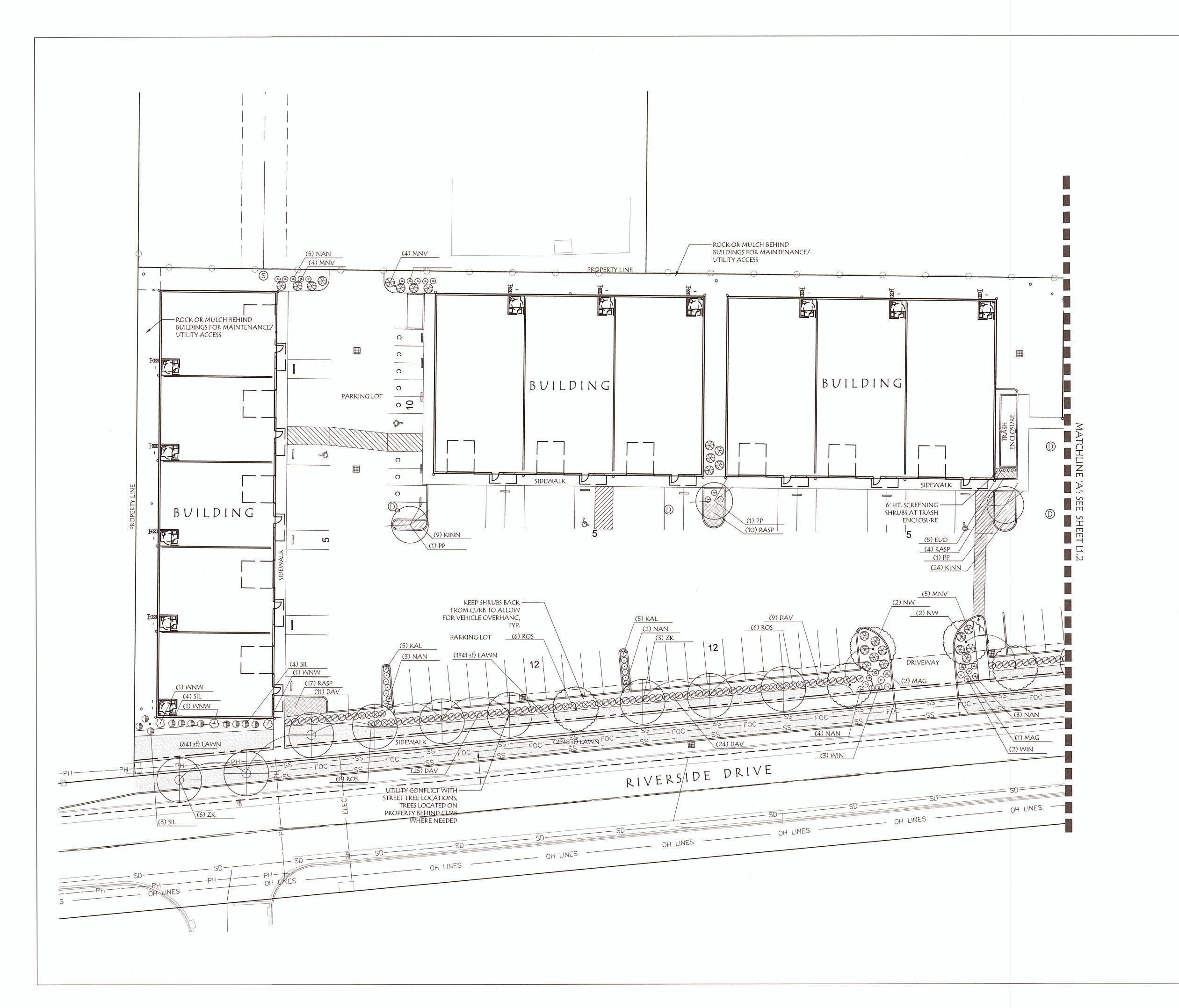


June 28th, 2021

	RE	VISIONS	
#	DATE	NOTES	INITIALS
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CO.O

SHEET 1 OF 6



General Notes:

- 1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
- SEE CIVIL DRAWINGS FOR GRADING PLAN AND STORMWATER FACILITIES INFORMATION.
- 4. STREET TREES SELECTED FROM CITY OF MCMINNVILLE APPROVED STREET TREE LIST. UTILITY CONFLICT EXISTS WITH STREET TREE PLANTER STRIP AT RIVERSIDE DRIVE. TREES LOCATED TO PROPERTY BEHIND SIDEWALK.
- QUANTITIES TO MATCHLINE EXCEPT GROUND COVERS.
- 6. PLANT LEGEND AND NOTES SEE SHEET L1.2.
- 7. PLANTING DETAILS SEE SHEET L3.1.
- 8. IRRIGATION PLAN SEE SHEET L2.1 AND L2.2.

Laurus Designs, LLC



1012 Pine Street Silverton, Oregon 503.784.6494

Riverside Industrial Park

1245 NE Alpha Drive McMinnville, Oregon



PLANTING PLAN



SCALE: 1"=20'-0" O' 10' 20'

SCALE

June 28th, 2021

	RE	Visions	
#	DATE	NOTES	INITIALS
-	8 9		8 8
al			ja (14
		7 2	

L1.1

SHEET 2 OF 6

PROJECT #: 1367C

General Planting Notes:

- 1. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED.
- 2. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
- 3. PLANT MATERIALS SHALL BE FREE OF DISEASE, INJURY, AND INSECT INFESTATION. UNHEALTHY OR DAMAGED PLANTS SHALL BE REPLACED BY LANDSCAPE CONTRACTOR. ALL PLANT MATERIAL SHALL FOLLOW THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLICATIONS.
- 4. PLANTER BEDS: ALL PLANTER BEDS SHALL HAVE A MINIMUM DEPTH OF 8" WORKABLE TOPSOIL, COMPACTED AT A MAXIMUM OF 85% STANDARD PROCTOR MAXIMUM DRY DENSITY. TOPSOIL SHALL BE OVER ROCK-FREE SUBGRADE. TOPSOIL TO BE RIPPED AND TILLED INTO SUBGRADE. REMOVE ALL DEBRIS $1\frac{1}{2}$ " OR LARGER. SMALL PLANTER AREAS MAY REQUIRE REMOVAL OF COMPACTED SOIL, ROCK, GRAVEL TO AT LEAST 18" DEEP. LOOSEN AND AMEND SOIL BEFORE REPLACING IN 6" LIFTS TO FINISH GRADE.
- 5. TOPSOIL MIX: AMEND EXISTING SOIL IN-SITU OR STOCK PILE SOIL ON SITE. IMPORT TOPSOIL ONLY AS NECESSARY.
- 6. SOIL AMENDMENTS: ADD A MINIMUM OF 2" CLEAN, MATURE COMPOST TO TOPSOIL, TILL IN, FOR ALL PLANTER

FOR BIDDING PURPOSES, ASSUME GENERAL SOIL AMENDMENTS AS FOLLOWS PER 1000'SF AT 6" LIFTS, SEE ABOVE FOR COMPOST:

- 25 LBS GYPSUM
- 75 LBS LIME 8 LBS SUPERPHOSPHATE
- 3 LBS AMMONIUM NITRATE
- 4 OZS ZINC SULFATE 8 OZS MANGENSE SULFATE

- 7. MYCORRHIZAL FUNGI INOCULATE: USE A COMBINED ENDO AND ECTO MYCORRHIZAL FUNGI INOCULATE SUCH AS
- BIO-ORGANICS OR EQUAL AT A RATE OF: 2" CAL. B&B TREE: 3 TEASPOONS
- 5 GALLON: 2 TEASPOONS 1-3 GALLON PLANT: 1 TEASPOON
- 4" POT: 1/4 TEASPOON SEED/TURF: 1 LB PER 2000 SF
- 8. PLANTING: VERIFY SOIL IS APPROPRIATELY DRY FOR DIGGING. SEE DETAILS THIS SHEET FOR HOLE DEPTH, WIDTH AND BACKFILL. DEEP WATER IMMEDIATELY AFTER PLANTING.
- 9. MOUND PLANTING BED AREAS 3% FOR POSITIVE DRAINAGE AND AESTHETICS.
- 10. SEED: HYDROSEED IN SPRING OR FALL ONLY NO LATER THAN OCTOBER 15TH.
- 11. BARK MULCH: SPREAD 3" MIN. DEPTH AGED COMPOST MULCH IN ALL PLANTER BEDS AND OPEN LANDSCAPE AREAS. KEEP MULCH AWAY FROM PLANT BASE.
- 12. FERTILIZER: DO NOT USE ADDITIONAL FERTILIZERS ON NEWLY PLANTED TREES FOR FIRST YEAR.
- 13. LAWN: PROVIDE 48" DIAMETER LAWN CUT-OUTS AROUND ALL TREES. MULCH CUT-OUTS, KEEP MULCH AT LEAST 4" AWAY FROM BASE OF TREE. KEEP LAWN 12" FROM FENCES AND BUILDINGS. MULCH AREAS AT FENCE AND BUILDING.
- 14. PLANT QUANTITIES SHOWN ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS. IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES AND SYMBOLS SHOWN, USE THE LARGER OF THE TWO AMOUNTS. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES.

General Notes:

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- 6. PLANTING DETAILS SEE SHEET L3.1.
- 7. IRRIGATION PLAN SEE SHEET L2.1 AND L2.2.

1012 Pine Street

Laurus

Designs, LLC

Silverton, Oregon 503.784.6494

Riverside Industrial Park

1245 NE Alpha Drive McMinnville, Oregon

LAURA A. ANTONSON OREGON
11/16/2007
PE ARCH

PLANTING PLAN



SCALE: 1"=20'-0"

June 28th, 2021

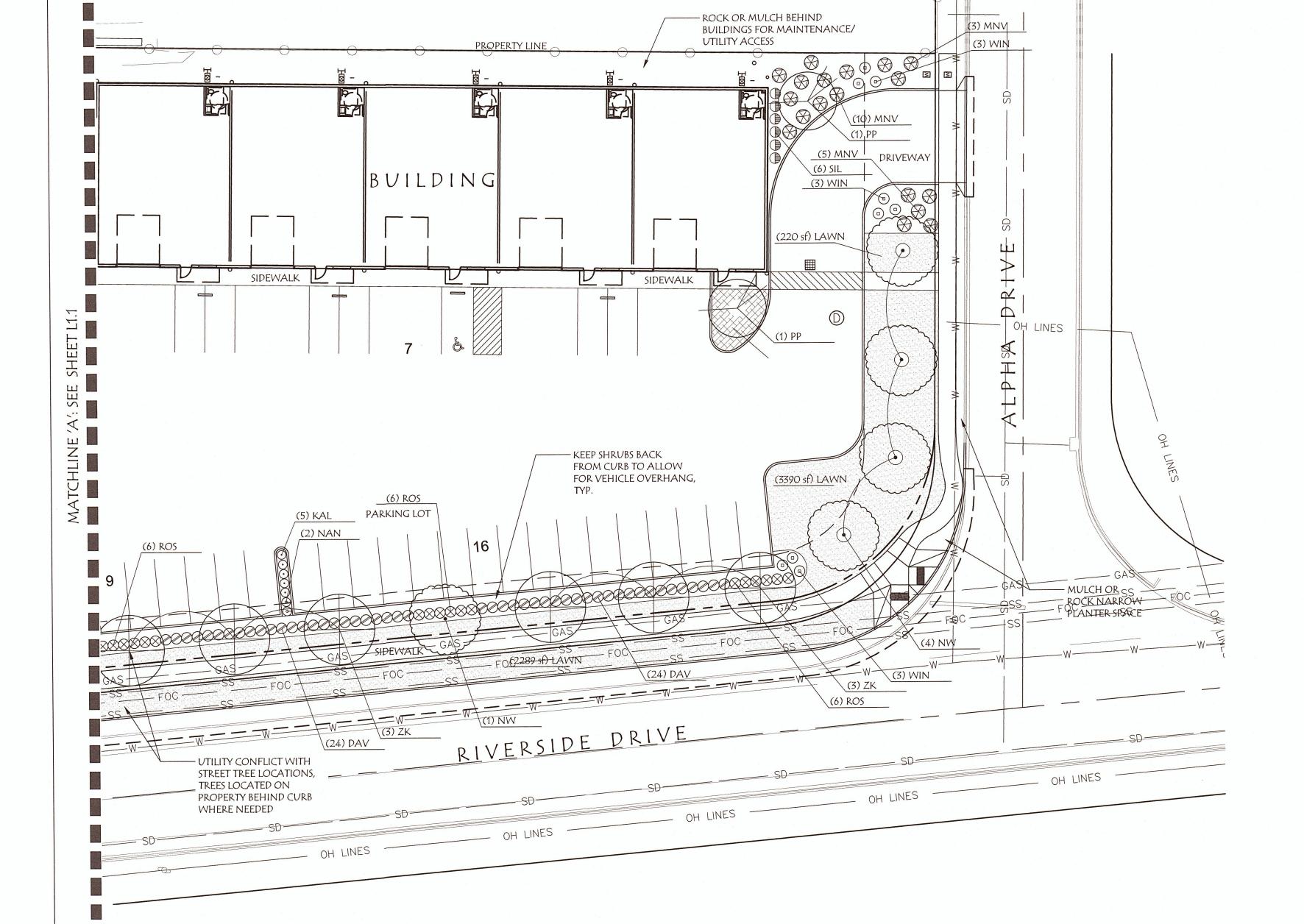
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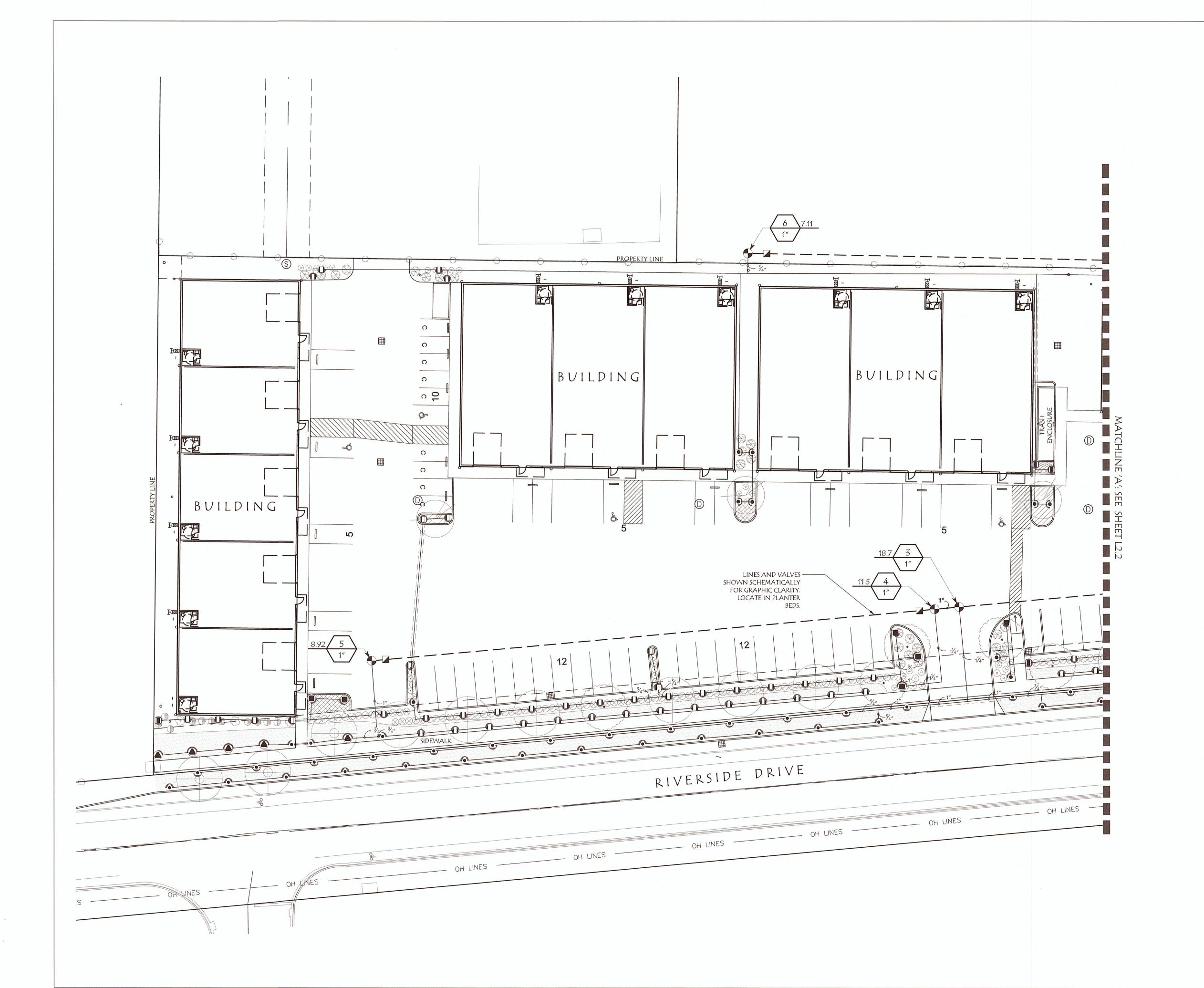
SHEET 3 OF 6

PROJECT #: 13670

Dlant Legend

Plant Le	gend				
TREES		QTY	BOTANICAL / COMMON NAME	SIZE	
\bigcirc	NW	9	Nyssa sylvatica `Wildfire` / Black Gum	2″ Cąl., B&B	
	PP	5	Parrotia persica / Persian Parrotia	2" Cal., B&B	
	ZK	17	Zelkova serrata `Green Vase` / Sawleaf Zelkova	2″ Cal., B&B	
shrubs		QTY	BOTANICAL / COMMON NAME	SIZE	1
\odot	KAL	15	Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Abelia	1 Gal.	
	WIN	14	Euonymus fortunei `Emerald `n` Gold` / Wintercreeper	1 Gal.	
	SIL	26	Euonymus japonicus `Silver King` / Silver King Euonymus	5 Gal.	
+	EVO	6	Euonymus japonicus 'Green Spire' / Green Spire Euonymus	5 Gal.	4
(i)	NAN	27	Nandina domestica `Atropurpurea Nana` / Dwarf Nandina	1 Gal.	
\bigotimes	MNV	52	Prunus laurocerasus `Mount Vernon` / Mount Vernon Laurel	1 Gal.	
\otimes	ROS	39	Rosą KnockOut 'Rądrązz' / Rądrązz KnockOut Rose	1 Gal.	
	MAG	3	Spiraea x bumalda `Magic Carpet` / Magic Carpet Spirea	1 Gal.	
	DAV	131	Viburnum davidii / David Viburnum	1 Gal.	
(+)	WNW	3	Weigela florida `Alexandra` TM / Wine and Rose Weigela	5 Gal.	
GROUND CO	OVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	KINN	33	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Kinnikinnick	1/2 Gal.	30″ o.c.
	LAWN	10,730 sf	ProTime Supreme Lawn or Approved Equal	Seed or Sod	
	RASP	38	Rubus pentalobus 'Emerald Carpet' / Bramble	1/2 Gal.	36" o.c.





General Notes:

- 1. VERIFY ALL UTILITIES PRIOR TO
 CONSTRUCTION. SEE CIVIL DRAWINGS. CALL
 BEFORE YOU DIG. NOTIFY LANDSCAPE
 ARCHITECT OF CONFLICTS.
- SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
- SEE CIVIL DRAWINGS FOR GRADING PLAN AND STORMWATER FACILITIES INFORMATION.
- 4. IRRIGATION SCHEDULE AND NOTES SEE SHEET L2.2.
- 5. IRRIGATION DETAILS SEE SHEET L3.1.
- 6. PLANTING PLAN SEE SHEET L1.1 AND L1.2.

Laurus Designs, LLC



1012 Pine Street Silverton, Oregon 503.784.6494

Riverside Industrial Park

1245 NE Alpha Drive McMinnville, Oregon



IRRIGATION PLAN



SCALE: 1"=20'-0"

0′ 10′ 20′

June 28th, 2021

SCALE

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PROJECT #: 1367C

SHEET 5 OF 6

Irrigation Notes

- 1. IRRIGATION SYSTEM DESIGN BASED ON 77 GPM AT 65 PSI. IF METER SIZE, FLOW (GPM) AND/OR STATIC PRESSURE (PSI) VARY, CONTACT LANDSCAPE ARCHITECT.
- 2. IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION (POC) ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE (GPM) AND POUNDS PER SQUARE INCH (PSI).
- 3. IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS TO CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE POINT OF CONNECTION AS INDICATED ON THE LEGEND PRIOR TO INSTALLATION.
- 4. THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5-FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
- 5. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL AND PLUMBING CODES.
- 6. IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE. BACKFLOW PREVENTION PER LOCAL CODE.
- 7. LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY. PIPE LOCATIONS ARE DIAGRAMMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY. ADJUST SLEEVE LOCATIONS AS NEEDED. LOCATE VALVES AT EDGE OF PLANT BEDS OR FIELD VERIFY.

- 8. INSTALL IRRIGATION MAINS WITH A MINIMUM 18" OF COVER BASED ON FINISH GRADES. INSTALL IRRIGATION LATERALS WITH A MINIMUM 12" OF COVER BASED ON FINISH GRADES. BACKFILL TRENCHES WITH NATIVE ON-SITE SOIL, FREE OF ROCK AND OTHER DELETERIOUS MATERIAL IN 4" LIFTS, TAMPING FIRMLY TO ENSURE COMPACTION, MATCH GRADE TO EXISTING PLANTER AREAS. IRRIGATION SLEEVES AT DRIVING SURFACES TO BE 24" DEEP. BACKFILL WITH NATIVE ON-SITE SOIL, FREE OF ROCK AND OTHER DELETERIOUS MATERIAL IN 4" LIFTS, TAMPING FIRMLY TO ENSURE COMPACTION. SEE CIVIL DRAWINGS FOR PAVEMENT DETAILS. SHARE TRENCHES WHENEVER POSSIBLE.
- 9. USE IN-LINE CHECK VALVES TO AVOID LOW LINE DRAINAGE.
- 10. PLACE ISOLATION VALVES AT POINT OF CONNECTION AND EACH VALVE
- 11. USE THREADED UNIONS AT VALVES.
- 12. LAWN ROTATORS: 4" POP-UPS IN LAWN AREAS, SEE HEAD TYPES IN LEGEND. KEEP 2" FROM PAVING AND 4" FROM WALLS.
- 13. CONTROLLER TO BE LOCATED PER OWNER.
- 14. ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTORS AND BE IN A VALVE OR SPLICE BOX.
- 15. ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 14 AWG, UL APPROVED DIRECT BURY.
- 16. THE DESIGN IS BASED ON THE SITE INFORMATION AND/OR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET(AREA TO BE IRRIGATED,

EQUIPMENT MANUFACTURER AND MODEL TO BE USED, WATER SOURCE LAWN FOR GOOD ACCESS. PLACE VALVES INSIDE ROW LIMITS IF POSSIBLE, INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC...). BACKFLOW PREVENTER AND VALVES — SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. BUILDING SIDEWALK U SIDEWALK LINES AND VALVES — SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY LOCATE IN PLANTER BEDS. RIVERSIDE DRIVE

PVC PIPE SIZING SCHEDULE

PIPE SIZING IS BASED ON GALLONS PER MINUTE (GPM) DEMAND DOWNLINE. FLOW VELOCITIES IN PIPE SHALL NOT EXCEED 5 FEET PER SECOND.

MAX. GPM, CLASS 200 PVC PIPE 3/4'' = 10 GPM1'' = 16 GPM11/4'' = 26 GPM11/2'' = 35 GPM2'' = 55 GPM21/2'' = 80 GPM

3'' = 120 GPM

4'' = 200 GPM

1'' = 12 GPM11/4'' = 22 GPM11/2'' = 30 GPM2'' = 50 GPM21/2'' = 70 GPM3'' = 110 GPM4'' = 190 GPM

3/4'' = 8 GPM

MAX. GPM, SCHEDULE 40 PVC PIPE

General Notes:

- 1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- 2. SEE ARCHITECTURAL DRAWINGS FOR SITE
- 3. SEE CIVIL DRAWINGS FOR GRADING PLAN AND STORMWATER FACILITIES INFORMATION.
- 4. STREET TREES SELECTED FROM CITY OF MCMINNVILLE APPROVED STREET TREE LIST. UTILITY CONFLICT EXISTS WITH STREET TREE PLANTER STRIP AT RIVERSIDE DRIVE. TREES LOCATED TO PROPERTY BEHIND SIDEWALK.
- 5. PLANTING DETAILS SEE SHEET L3.1.
- 6. IRRIGATION PLAN SEE SHEET L2.1 AND L2.2.

Riverside Industrial Park

1245 NE Alpha Drive McMinnville, Oregon

Laurus

Designs, LLC

1012 Pine Street

Silverton, Oregon

503.784.6494



IRRIGATION PLAN



SCALE: 1"=20'-0"

SCALE

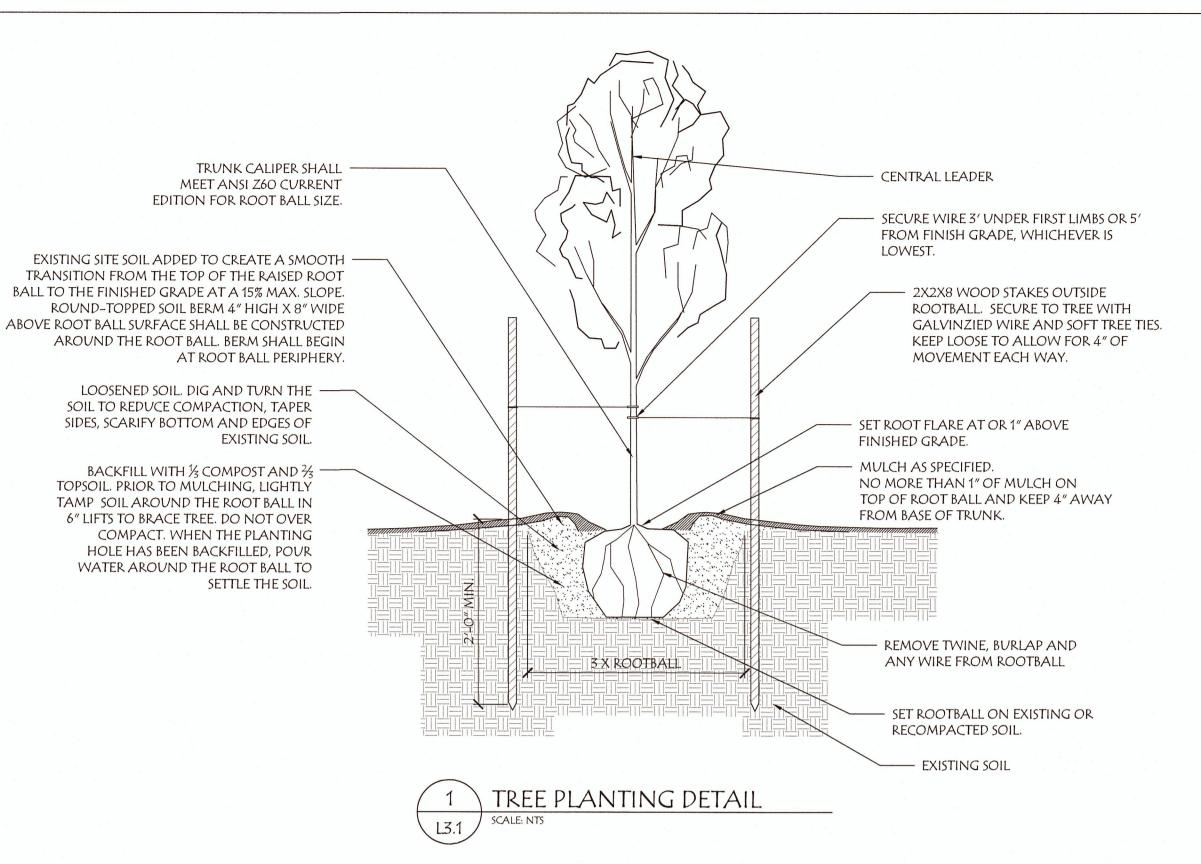
June 28th, 2021

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SHEET 5 OF 6

Valve Callout

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	P.
LST SST RST	Hunter MP Strip PROS-04-PRS40-CV Turf Rotator, 4" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip.	29	4
1000	Hunter MP1000 PROS-04-PRS40-CV Turf Rotator, 4" pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	5	4
2000	Hunter MP2000 PROS-04-PRS40-CV Turf Rotator, 4" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	7	4
3000	Hunter MP3000 PROS-04-PRS40-CV Turf Rotator, 4" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	2	4
600 A 800 F	Hunter MP800SR PROS-04-PRS40-CV Turf Rotator, 4" pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	50	4
CORNER	Hunter MP Corner PROS-06-PRS40-CV Shrub Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. T=Turquoise adj arc 45-105 on PRS40 body.	3	4
LST SST RST	Hunter MP Strip PROS-06-PRS40-CV Shrub Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip on PRS40 body.	48	4
1000	Hunter MP1000 PROS-06-PRS40-CV Shrub Rotator, 6" pop-up with check valve, pressure regulated to, MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body.	12	4
800 A 800 F	Hunter MP800SR PROS-06-PRS40-CV Shrub Rotator, 6" pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	10	4
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
•	Hunter PGV-101G 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet. Globe Configuration, With Flow Control.	6	
	Hunter HQ-44RC Quick coupler valve, yellow rubber cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body.	4	
	Shut Off Valve Brass or Bronze, Line Size	1	
BF	Zurn 950XL 1-1/2" Double Check Valve Assembly	1	
C	Hunter PCC-600 Light Commercial & Residential Controller, 6-Station fixed controller, 120 VAC, Outdoor model, Locate by Owner.	1	
POC	Point of Connection 2"	1	
-	Irrigation Lateral Line: PVC Schedule 40	3,974 l.f.	
· — · — · — ·	Irrigation Mainline: PVC Class 200 SDR 21	1,069 l.f.	2
	Pipe Sleeve: PVC Schedule 40 2 X Line Size	214.7 l.f.	
		L	j



- SPECIFIED BACKFILL

- IRRIGATION WIRING

- METALIC TRACE TAPE / WIRE

- METALIC TRACE TAPE / WIRE

PIPE BEDDING

-LATERAL LINE

LOCKING CAP, MARK LOCATION

- 4" DIA. SCHED. 40 P.V.C. SLEEVE

- BRASS GATE VALVE (LINE SIZE)

– BRICK OR CONCRETE BLOCK

LENGTH AS REQUIRED

T'HANDLE

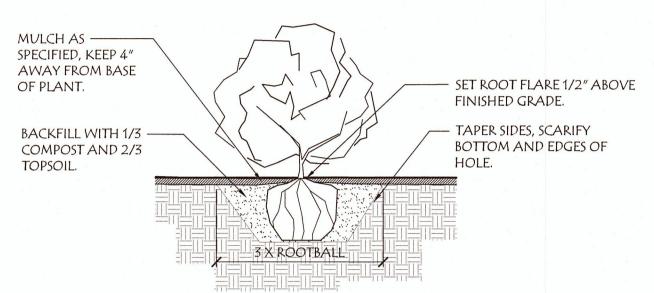
- MAINLINE

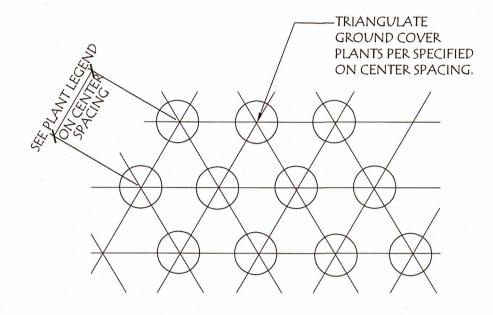
- PEA GRAVEL

- FINISHED GRADE

ACCURATELY ON RECORD DRAWINGS

-MAINLINE





General Notes:

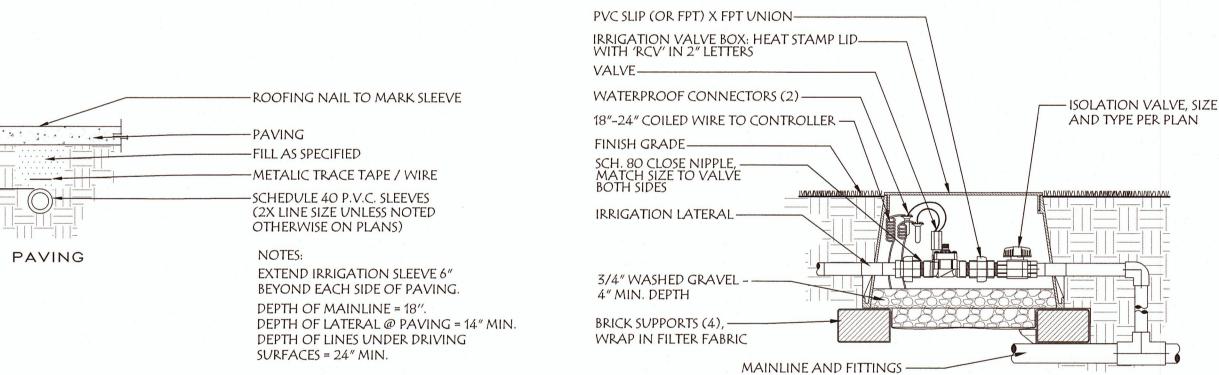
BEFORE YOU DIG. NOTIFY LANDSCAPE

2. PLANTING PLAN SEE SHEETS L1.1 AND L1.2.

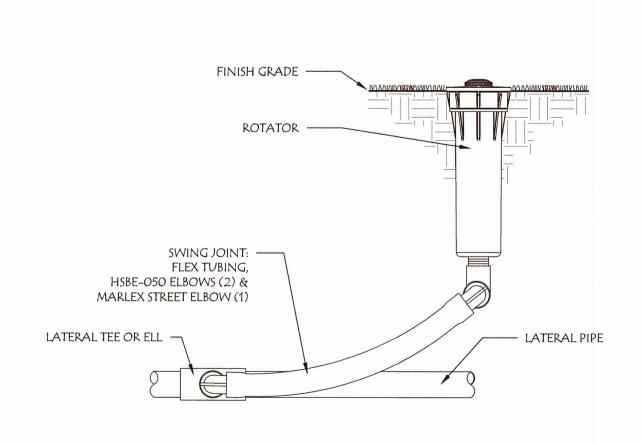
3. IRRIGATION PLAN SEE SHEETS L2.1 AND L2.2.

ARCHITECT OF CONFLICTS.

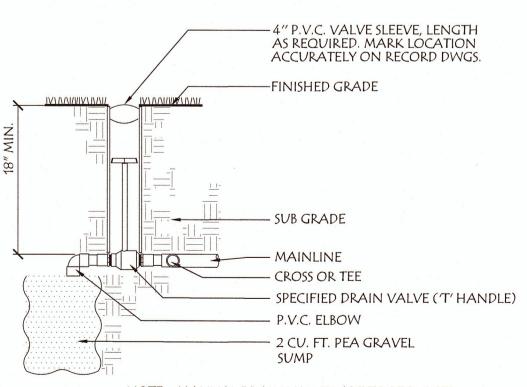
GROUNDCOVER SPACING DETAIL L3.1 SCALE: NTS











NOTE: MANUAL DRAIN VALVES ARE TO BE PLACED AT ALL LOW POINTS IN MAINLINE THROUGHOUT THE SITE.

MANUAL DRAIN VALVE SCALE: NTS L3.1 /

Laurus Designs, LLC VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL



1012 Pine Street Silverton, Oregon 503.784.6494

Riverside Industrial Park

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DETAILS

June 28th, 2021

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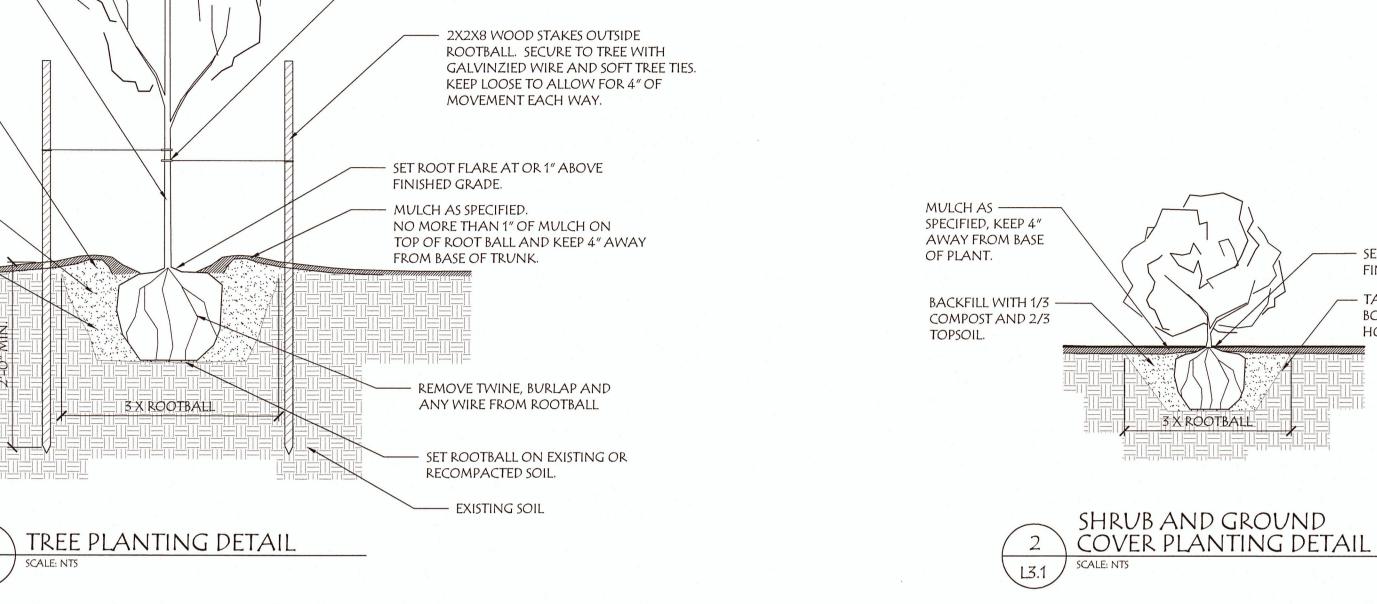
L3.1 SHEET 6 OF 6

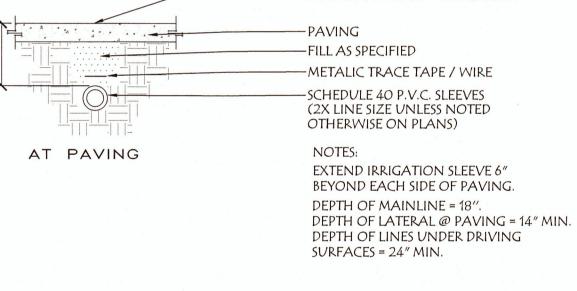
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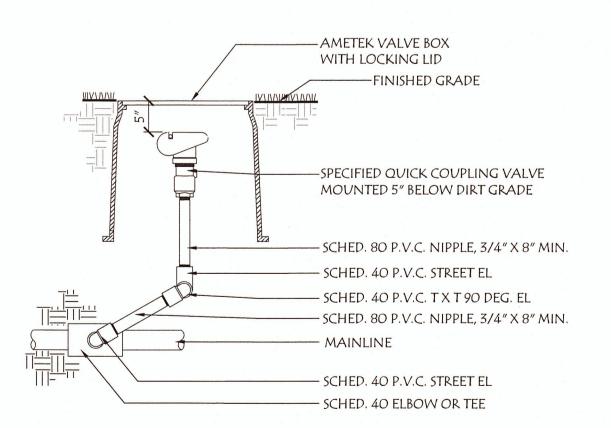
GATE VALVE SCALE: NTS

TYPICAL TRENCHING

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IRRIGATION SLEEVES

SCALE: NTS

NOTE: SPACE 100' O.C. THROUGHOUT THE LANDSCAPED AREA ON SITE AND AS NOTED ON PLAN.

QUICK COUPLER VALVE SCALE: NTS L3.1