



Landscape Review Committee
Hybrid In-Person & ZOOM Online Meeting
Monday, May 12, 2025 - 12:00 PM

Please note that this meeting will be conducted in-person at the Community Development Center Large Conference Room, 231 NE Fifth Street, and via ZOOM.

Join ZOOM Meeting online via the following link:

<https://mcminnvilleoregon.zoom.us/j/88138973805?pwd=dPNSRKB5dMDcGssb2682lKX3j3iMVq.1>

Meeting ID: 881 3897 3805 Passcode: 766657

Or join ZOOM Meeting by phone via the following number: 1-669-44-9171

Committee Members	Agenda Items
Jamie Fleckenstein, Chair	1. Call to Order and Roll Call
Brian Wicks, Vice Chair	2. Citizen Comments
Carlton Davidson	3. Action Items
Lee McCollins	A. L 8-25: Street Tree Plan and Landscape Plan Review for Elysian Subdivision, Tax Lot R4418 00204 (no site address) (Exhibit 1)
Eva Reutinger	4. Discussion Items
	A. McMinnville Street Tree List Amendment – 2025 Work Plan
	5. Committee Member Comments
	6. Staff Comments
	7. 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.

EXHIBIT 1 - STAFF REPORT

DATE: May 12, 2025
TO: Landscape Review Committee Members
FROM: Taylor Graybehl, Senior Planner
SUBJECT: Landscape Plan Review Application (L 8-25)

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 (LRC) of an application submitted by Ruden Homes, LLC, on April 15, 2025 for a street tree plan and landscape plan located at Tax Lot No. R4418 00204.

Staff have reviewed the application for consistency with the applicable criteria and recommend approval, subject to the conditions specified in the attached Decision Document.

Discussion:

Please refer to the Decision Document for the conclusionary findings, maps, plans, and background information.

Application Summary

The Landscape Plan Review application is a request for a street tree plan and a landscape plan related to Ordinance No. 5116. The street tree plan (L1.1) outlines the proposed locations of street trees within the right-of-way of NW Meadows Drive and NW Fendle Way. However, only the eastern portion of NW Meadows Drive and NW Fendle Way falls within the required street tree plan. The western portion of NW Meadows Drive falls outside the subdivision and is not subject to the requirements of Chapter 17.58. The condition of approval #38 for ZC 1-22, PD 1-21, and S 1-21 requires the submission of a Landscape Plan for review and approval by the Landscape Review Committee prior to the approval of the final plat. The Landscape Plan is to include a pedestrian path to Jay Pearson Neighborhood Park and amenities within "Tract A" of the subdivision.

Figure 1. Vicinity Map

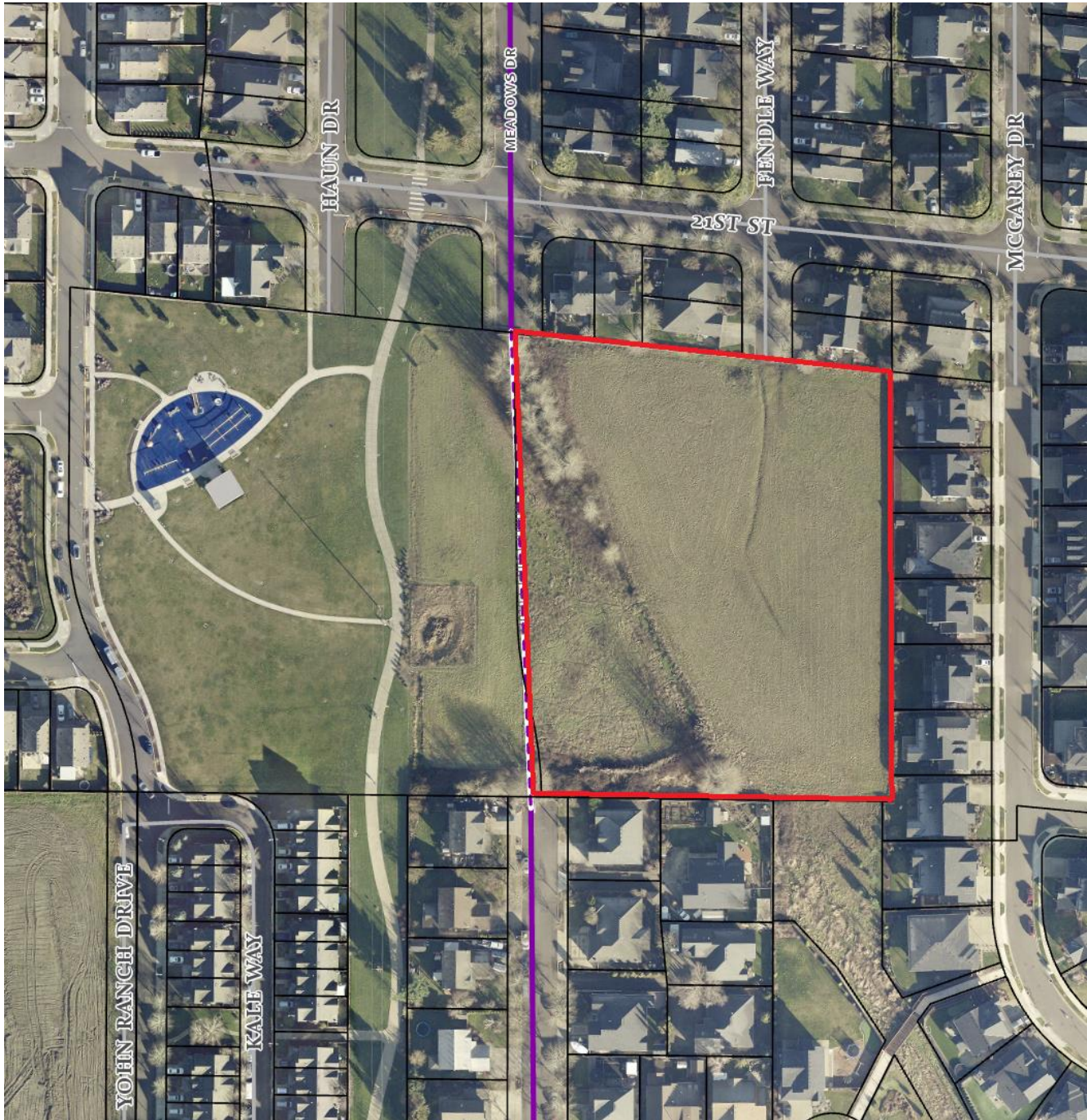
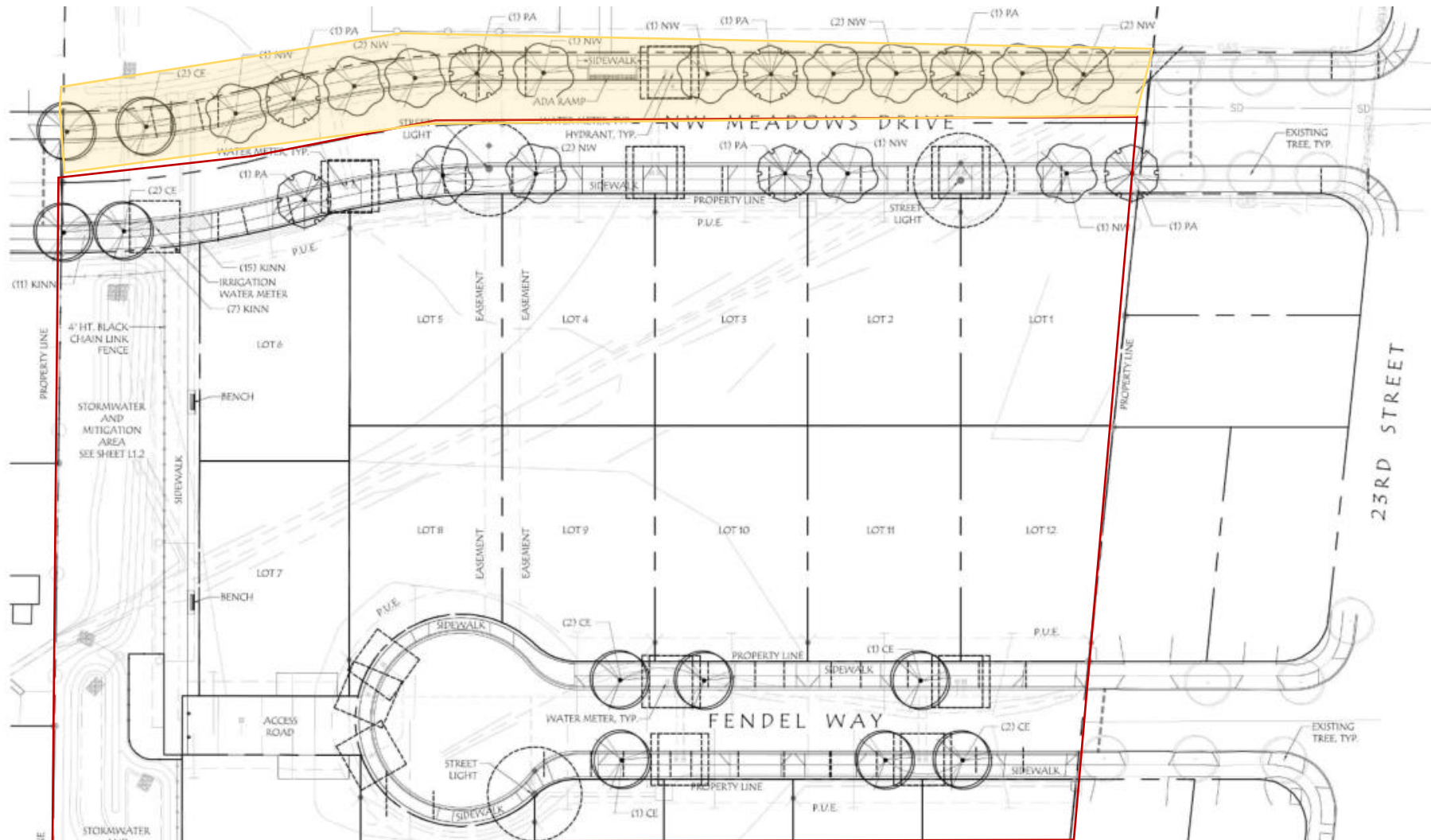
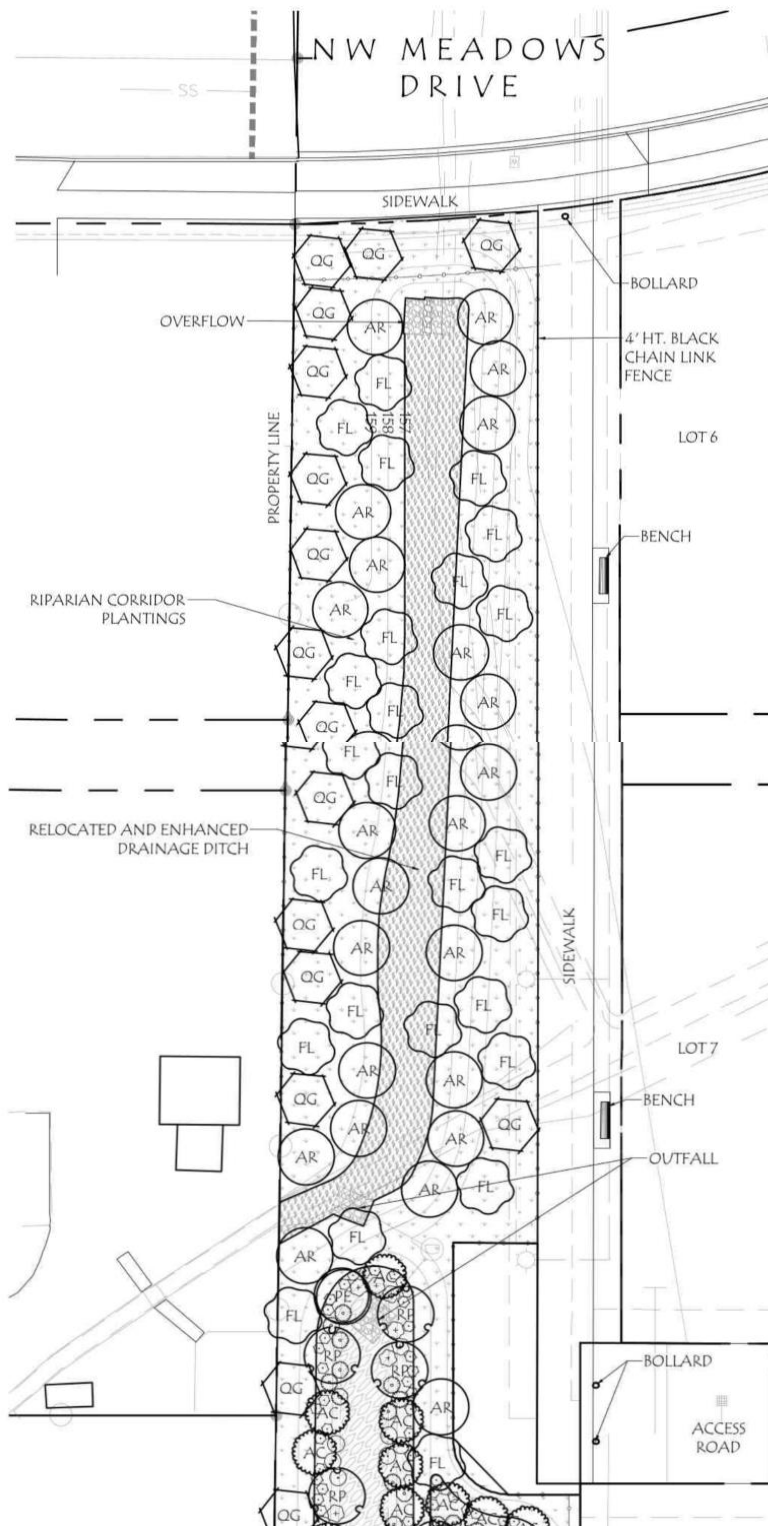


Figure 2. Street Tree Plan



The area outlined in **red** is the boundary of the street tree plan. Those trees in the area shaded **orange** are not part of the required street tree plan and serve as an example of future street tree plantings.

Figure 3. Tract A Landscape Plan



Review Process

The application was deemed complete on April 15, 2025 and notice was sent to the McMinnville Public Works Department, McMinnville Engineering, and McMinnville Water and Light. The City of McMinnville did not provide public notice of the application, as Landscape Plan Review applications are reviewed by the process described in Chapter 17.57 of the McMinnville Zoning Ordinance, which does not require public notification. No public comments were received prior to the public meeting.

Summary of Criteria and Issues

Decisions and/or recommendations for approval of the Landscape Plan Review application depend on 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.

Street Tree Plan applications are subject to Chapter 17.58. Landscape Plan Review applications are typically subject to Chapter 17.57 of the McMinnville Municipal Code (MMC). In this case, the landscape plan pertains to open space tracts within a subdivision and is subject to the conditions of approval of PDA 1-24 and S 3-24. Not all standards of Chapter 17.57 apply.

Attachments

- A. (L 8-25) Decision Document with Attached Application

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 8-25)) SUBJECT TO THE CONDITIONS SPECIFIED IN THE DECISION DOCUMENT



CITY OF MCMINNVILLE
COMMUNITY DEVELOPMENT
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 PROPERTY AT R4418 00204

DOCKET: L 8-25 (Landscape Plan Review)

REQUEST: Approval of a street tree plan, and a landscape plan review for Tract A, in Elysium Subdivision, (Ordinance No. 5116, dockets ZC 1-22, PD 1-21, and S 1-21). The applications are submitted to address the conditions of approval.

LOCATION: Tax Lot R4418 00204

ZONING/Overlay: R-3PD, Ordinance No. 5116

APPLICANT: Ruden Homes, LLC

STAFF: Taylor Graybehl, Senior Planner

DATE RECEIVED: April 15, 2025

DECISION-MAKING

BODY & ACTION: McMinnville Landscape Review Committee makes a recommendation of approval or denial to the Planning Director.

MEETING DATE

& LOCATION: May 12, 2025, McMinnville Community Development Center, 231 NE 5th Street, and via Zoom online meeting

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.

DECISION

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DECISION: APPROVAL WITH CONDITIONS
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Planning Department: _____ Date: _____
Heather Richards, Planning Director

I. APPLICATION SUMMARY:

Subject Property

The subject site is located at R4418 00204, Tax Lot R4418 00204. ***See Figure 1 (Ariel/Vicinity Map).*** The property is zoned R-3PD in the Ordinance No. 5116. ***See Figure 2 (Zoning Map).***

The site is currently vacant but has partial improvements, including curbs and driveway access, which were installed prior to the submittal of this application. The subject site is constrained by nearby residential development to the north and east, Jay Pearson Neighborhood Park to the west, and wetlands to the south and west. Relevant to the site are approvals for Zone Change (ZC 1-22), Planned Development (PD 1-21), and Subdivision (S 1-21), each of which includes conditions related to a required landscape plan and street tree plan. These conditions have been evaluated as part of this decision.

Application

This application is for a street tree plan and a landscape plan related to Ordinance No. 5116.

Street Tree Plan (See Figure 3 (Street Tree Plan)).

The street tree plan (L1.1) outlines the proposed locations of street trees within the right-of-way of NW Meadows Drive and NW Fendle Way. However, only the eastern portion of NW Meadows Drive and NW Fendle Way falls within the required street tree plan. The western portion of NW Meadows Drive falls outside the subdivision and is not subject to the requirements of Chapter 17.58.

The plan includes dashed lines surrounding streetlights, driveways, and utilities to show the minimum required buffering distance for the placement of street trees. In addition, the applicant included a letter requesting a variation to the minimum spacing and even spacing requirements of MMC 17.58.090(C).

As seen on the plans, the number of trees that can be placed is limited due to required buffering; thus, planting street trees does not meet the minimum spacing requirements of (MMC 17.58.090(C)). The applicant has identified the need for the variation due to “the location of the various utility services, streetlights, and driveways, and the required setbacks from those items make it impossible to space the street trees evenly and as frequently as intended in the standards.” The applicant has proposed to mitigate the spacing concerns in the following ways:

“(1) We looked at adding trees behind the property line on several of the lots, but then we were contending with the electrical connections and other lines in the PUE. Unfortunately, we weren’t able to find any locations we could actually add trees in this way, so that didn’t help us.

(2) We aren’t able to use any of the approved large street trees because our planting strip is only 5’ in width, but we have selected medium-sized street trees rather than small ones. By selecting the larger trees species, our spacing is not as far over the maximum standard stated in the ordinance.

(3) But the main mitigating factor is the amount of planting that will be incorporated into the stormwater and wetland mitigation areas. The tree planting plan for Tract A includes 117 trees, in addition to shrubs, plants, and ground covers to be maintained in an open, protected space. Although these plantings are not located in the street right-of-way and won't be counted as street trees, they do serve to help fulfill the following stated purposes of including street trees in the zoning ordinance with respect to this project and subdivision:

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; to enhance the appearance, beauty and charm of the City; to increase property values and build stronger ties within neighborhoods; to promote a diverse, healthy, and sustainable community forest.

We believe these additional plantings unique to this site help compensate for the spacing irregularities by providing even more tree coverage than just the street trees alone, by creating a beautiful community forest area, and by enhancing property values in the area by providing a natural feature to be enjoyed by neighbors and passers-by alike. As such, we ask that you approve the landscape and street tree plan as submitted."

As discussed in the findings below, staff recognize the need for variation in spacing requirements and find that the proposed mitigation is sufficient.

Landscape Plan. See Figure 4 (Landscape Plan).

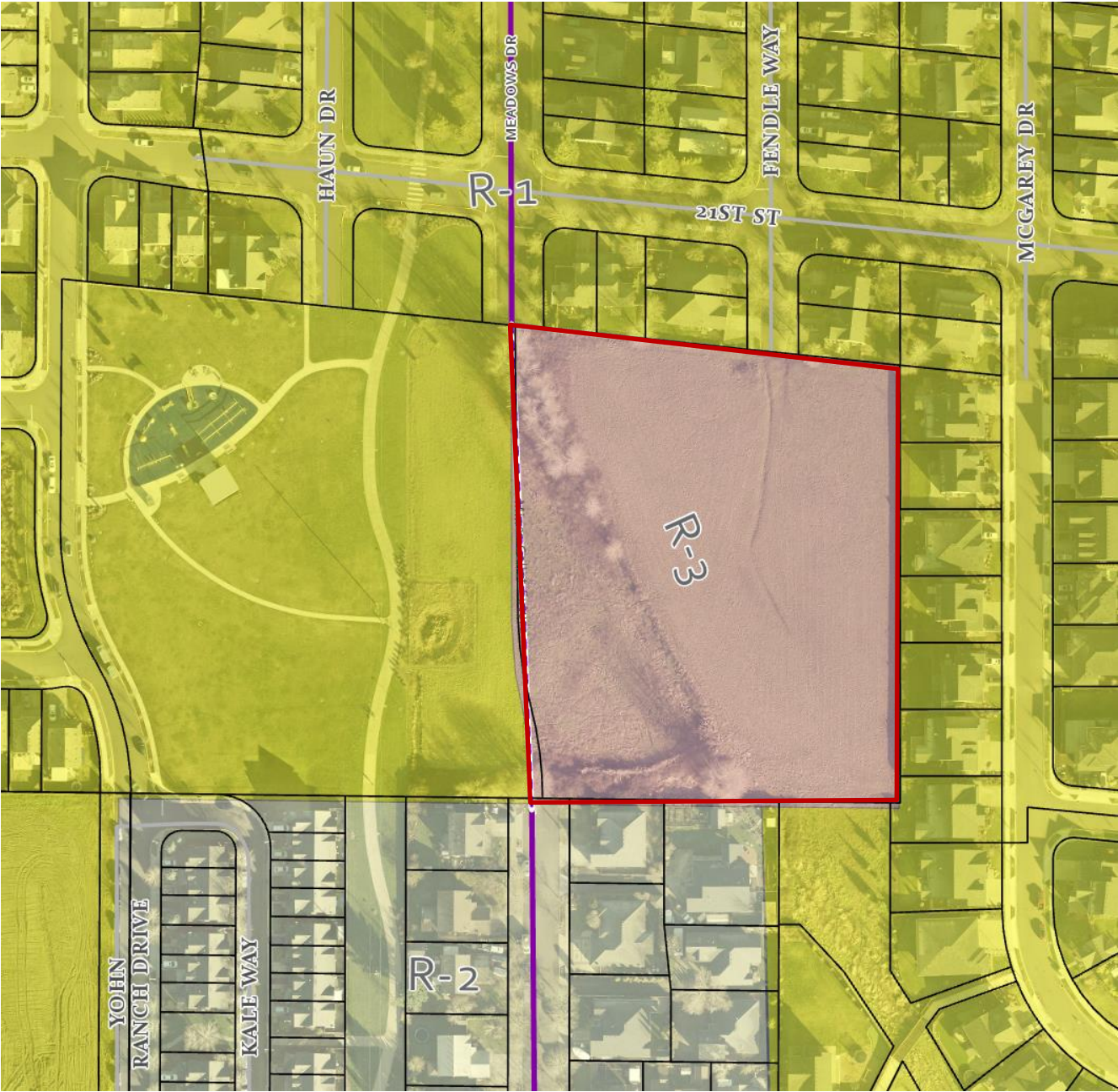
The condition of approval #38 for ZC 1-22, PD 1-21, and S 1-21 requires the submission of a Landscape Plan for review and approval by the Landscape Review Committee prior to the approval of the final plat. The Landscape Plan is to include a pedestrian path to Jay Pearson Neighborhood Park and amenities within "Tract A" of the subdivision. The proposed landscape plan does not comply with the conditions of approval, as outlined in Ordinance No. 5116, and alterations are required as specified in the conditions of approval for this application.

Figure 1: Aerial Photo/Vicinity Map



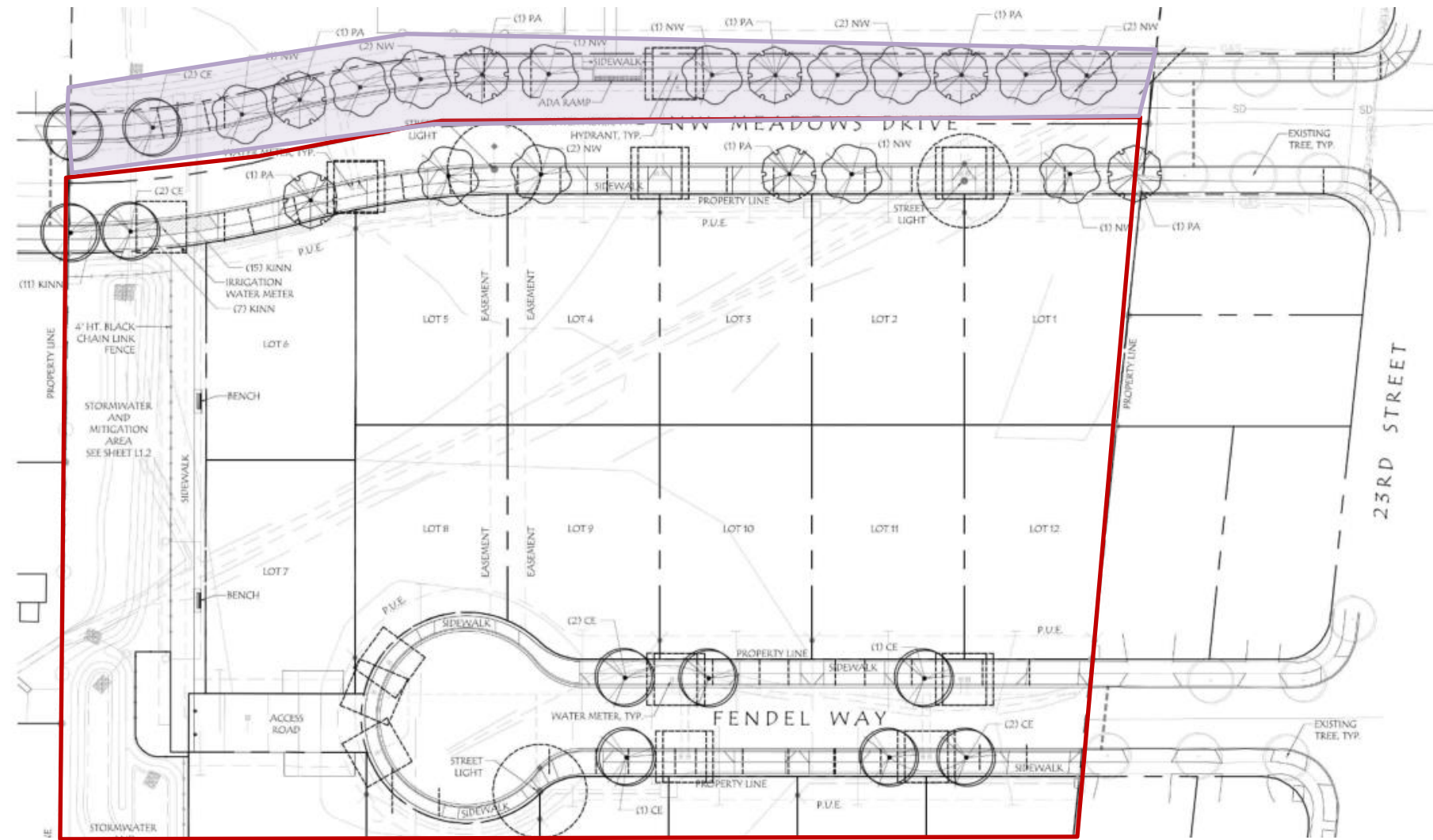
Attachment 1 - (L 8-25) Application and Attachments (on file with the Planning Department)
Attachment 2 - Engineering Comments

Figure 2: Zoning Map



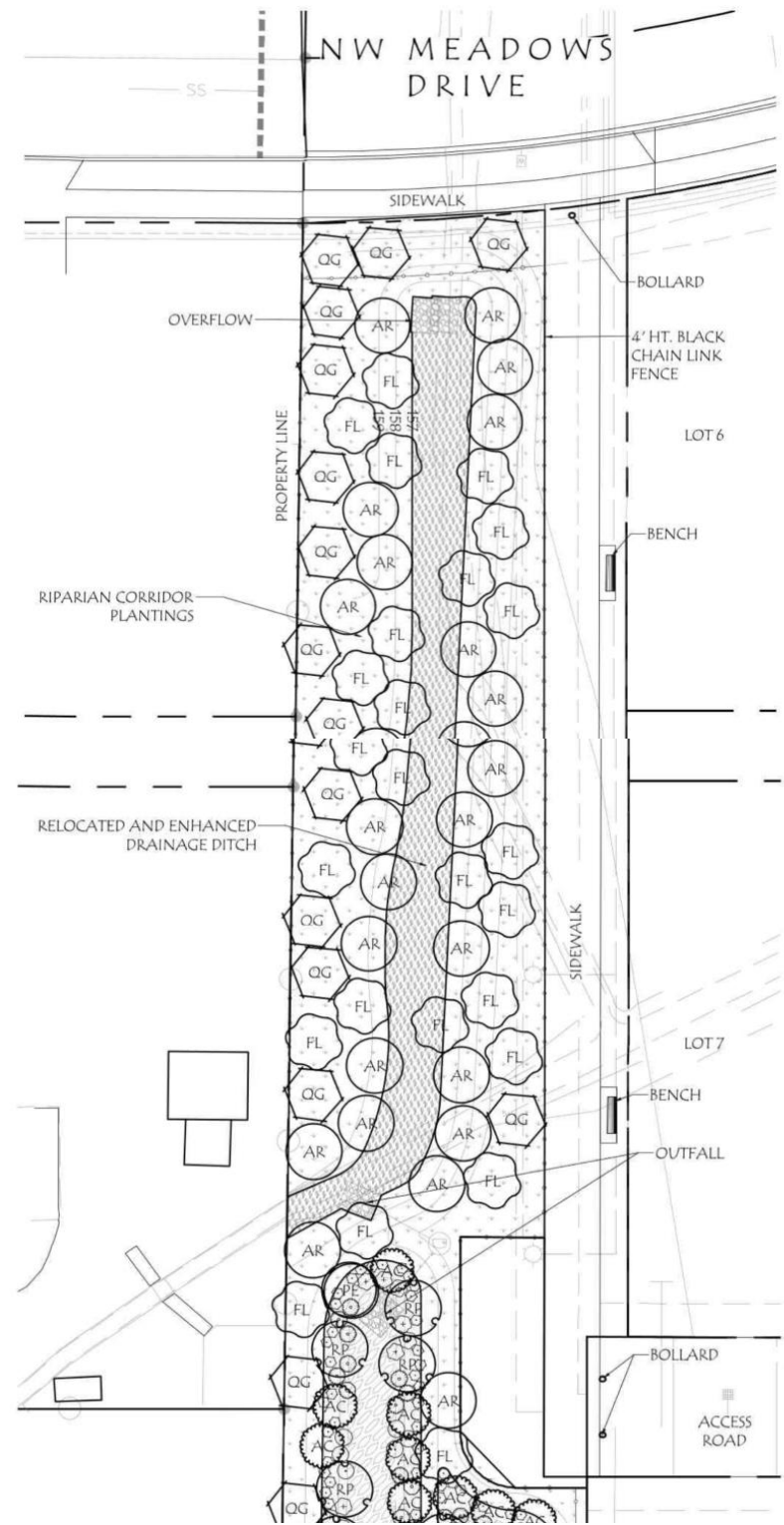
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Figure 3. Street Tree Plan



*The area outlined in **red** is the boundary of the street tree plan. Those trees in the area shaded **purple** are not part of the required street tree plan and serve as an example of future street tree plantings.*

Figure 4. Tract A Landscape Plan



Summary of Criteria

Decisions and/or recommendations for approval of the land use application are 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 street tree plan is subject to the standards in Chapter 17.58. For the landscape plan, since this is for an open space tract in a subdivision, some of the provisions of 17.57 don't apply, while certain conditions of approval for the Planned Development and Subdivision apply.

II. CONDITIONS:

1. Prior to final plat, the applicant shall submit a revised landscape plan in compliance with the conditions of approval of Ordinance No. 5116. The landscape plan shall be revised in the following manner:
 - a. Fences in Tract A shall be a split rail open black fencing or other similarly aesthetically pleasing fence style.
 - b. Irrigation lines shall be black or noted to be camouflaged from public view.
 - c. Provide the design of light fixtures, showing that lighting is shielded to minimize impact on adjacent residents.
 - d. Expand the width of the pedestrian connection to Jay Pearson Neighborhood Park to ten (10) feet.
2. Any proposed modifications to the landscape plan shall be indicated and specified on the landscape plan and agreed to in writing by the applicant prior to the issuance of the final plat. (MMC 17.57.050(C))
3. Required landscaping and public amenities shall be installed prior to final plat.
4. Prior to the issuance of final plat or return of security, landscaping shall be inspected by the Planning Director and designee and found to be in compliance with the approved plans. Minor alterations to the landscape plan may be allowed as determined by the Planning Director or their designee as long as they do not alter the character and aesthetics of the approved plans. (MMC 17.57.050(E))
5. All landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement in compliance with MMC 17.57.070(C).
6. Street trees shall be planted according to the design drawings and specifications as established in MMC 17.58.040(H).
7. Prior to final plat (or at time of request for release of security) all street trees shall be installed or security in place. All trees shall be a two-inch minimum caliper, exhibit size and growing characteristics appropriate for the particular planting strip, and be spaced as appropriate for

the selected species and as may be required for the location of above ground utility vaults, transformers, light poles, and hydrants. (Ordinance No. 5116, COA #47)

8. Street trees shall be centered between the back of the curb and the front of the sidewalk. (MMC 17.58.090(D))
9. Street trees shall be planted to spacing standards established in MMC Section 17.58.090(E), 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.
 - d. The Public Works Director may grant variations to planting spacing standards.
10. Prior to the final plat, all street trees shall be installed or security in place. (Ordinance No. 5116 COA #47)
11. If a security was provided prior to final plat for installation of street trees, the applicant shall complete installation of street trees, per the timing described in Subsection (B) below. The applicant shall plant street trees within curbside planting strips in accordance with the approved street tree plan. All street trees shall be of good quality and shall conform to American Standard for Nursery Stock (ANSI Z60.1). The Planning Director reserves the right to reject any plant material which does not meet this standard.
 - a. Trees shall be provided with root barrier protection in order to minimize infrastructure and tree root conflicts. The barrier shall be placed on the building 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, all trees shall be provided with deep watering tubes to promote deep root growth.
 - b. Each year the applicant shall install street trees, from November 1 to March 1, adjacent to those properties on which a structure has been constructed and received final occupancy. This planting schedule shall continue until all platted lots have been planted with street trees.
 - c. It shall be the applicant's responsibility to relocate trees as may be necessary to accommodate individual building plans. The applicant shall also be responsible for the maintenance of the street trees, and for the replacement of any trees which may die, for one year from the date of planting. (Ordinance No. 5116 COA #56)
12. Street trees shall be continually maintained for one full growing season following planting by the developer or property owner, including necessary watering, weeding, pruning, and replacement. (MMC 17.58.120(A))
13. Street trees shall be maintained in perpetuity, and if they must be replaced, they shall be maintained by the adjacent property owner or developer with a tree of a species from the McMinnville Street Tree list. (MMC 17.58.120(B))
14. Street trees shall be maintained continually per MMC 17.58.120(D):
 - a. This includes necessary watering, weeding, pruning, and replacement.

Attachment 1 - (L 8-25) Application and Attachments (on file with the Planning Department)
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- b. Street shall be pruned with at least
 - i. thirteen (13) feet of clearance above NW Fendle Way.
 - ii. fifteen (15) feet of clearance above NW Meadows Drive.
- c. A permit shall be obtained prior to the removal or major pruning (removal of 20 percent of the tree canopy, tree topping, or disturbance of 10 percent of the root system) of any street tree.

- 15. The applicant shall contact Public Works Operations (503-434-7316) for planting inspection prior to backfilling street trees.
- 16. This approval is for the landscape plan and street tree plan only; the applicant is responsible for obtaining any other required permits.
- 17. The applicant should call for locates (dial 811) for all underground utilities prior to digging. This is a free service, and upon request, utility locations can be flagged without marking up hard surfaces.

III. ATTACHMENTS:

- 1. (L 8-25) 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, McMinnville Engineering, and McMinnville Water and Light.

The following comments were received:

City of McMinnville Engineering Division
Please see Attachment 2 – Engineering Comments

City of McMinnville Public Works
No comments received as of May 9, 2025.

McMinnville Water and Light
Water – No Comments

Power - The proposed tree locations appear to be positioned at the minimum allowable distance from MW&L Electric facilities at the following locations:

- 8x10 primary vault on North side of Meadows
- Street light at Lots 4/5
- Transformer at Lots 2/3

Please ensure that no trees are planted within 10 feet of transformers or utility vaults, and maintain a minimum clearance of 20 feet from street lights.

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McMinnville Fire District
No comments.

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 application was received on April 15, 2025. Based on that date, the application is subject to a 30-day review timeframe of May 15, 2025.
2. Notice of the application was referred to the following public agencies for comment on April 22, 2025 McMinnville Public Works, McMinnville Engineering, and McMinnville Water and Light. Comments received from public agencies are addressed in the Decision Document.
3. 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.
4. A public meeting was held by the Landscape Review Committee on May 12, 2025, to review the application and proposed landscape plan.

VI. FINDINGS OF FACT - GENERAL FINDINGS

1. **Location:** Tax Lot R4418 00204
2. **Size:** Tax Lot 204 is approximately 3.79 acres. This is the street tree plan and landscape plan for "Tract A" of the Elysian Subdivision (Dockets ZC 1-22, PD 1-21, and S 1-21).
3. **Comprehensive Plan Map Designation:** Residential
4. **Zoning:** R-3PD
5. **Overlay Zones/Special Districts:** Ordinance No. 5116
6. **Current Use:** Vacant
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** None
 - b. **Other:** None
8. **Other Features:** There are no identified significant or distinguishing natural features associated with this portion of the property. The subject site contains wetlands, the applicant has been in contact with the Oregon Department of State Lands (DSL) and has a permit related to the on-site wetland.
9. **Utilities:** Utilities are available to the site and are required to be installed as part of the Subdivision (S 1-21).

10. Transportation: The property is accessed from NW Meadows Drive and NW Fendle Way. The applicant is responsible for extending NW Meadows Drive and NW Fendle Way. NW Meadows Drive is identified as a minor collector and NW Fendle Way is a local street.

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 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

Attachment 1 - (L 8-25) Application and Attachments (on file with the Planning Department)
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The following Sections of the McMinnville Zoning Ordinance 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 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 WITH CONDITIONS. Subject to conditions of approval detailed below, the proposed landscape plan is consistent with the purpose of this chapter.

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);*
- 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 WITH CONDITION OF APPROVAL #1. The landscape plan application is for Tract A and the pedestrian path to Jay Pearson Neighborhood Park. The above provisions wouldn't require a landscape plan for the residential development. However, the property is within an ordinance, Ordinance No. 5116, which includes conditions related to landscaping. Condition #46 specifies:

- 46. Prior to final plat the applicant shall submit an application for a street tree plan and landscaping for Tract A and the pedestrian path to the Landscape Review Committee for review and approval prior to final plat submittal in accordance with Section 17.58.100 of the Zoning Ordinance. The plan shall provide sufficient detail about location of utility services to the lots, locations of street lights, pedestals, and meter boxes, to evaluate the suitability of proposed street tree planting locations.*

The landscaping for Tract A and the pedestrian path has a series of related conditions that require certain improvements. Those conditions are:

- 6. The following public amenities shall be included in the 20 foot public access easement connecting Fendle Way to Meadows Drive as approved by the Planning Director:*
 - a. Two benches as shown, or other public amenities such as art or stormwater and wetland educational components,*
 - b. Split rail open black fencing or other fencing style aesthetically pleasing*

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- c. Any exposed irrigation lines shall be black or camouflaged from the public view.*
 - d. Walkway lighting shielded down as not to impact adjacent residents.*
- 13. The following public amenities shall be included in the 20 foot public access easement connecting Fendle Way to Meadows Drive as approved by the Planning Director.:*
 - a. Two benches as shown, or other public amenities such as art or stormwater and wetland educational components,*
 - b. Split rail open black fencing or other fencing style aesthetically pleasing*
 - c. Any exposed irrigation lines shall be black or camouflaged from the public view.*
 - d. Walkway lighting shielded down as not to impact adjacent residents.*
- 14. A direct Pedestrian connection to the Jay Pearson Park and the trail corridor is required. This connection shall connect Meadows Drive west to the existing trail corridor along the projects frontage. Approval by the Directors of Planning and Parks and Recreation is required prior to construction.*
- 17. The pedestrian access off the end of Fendle Way shall be an improved 10-foot-wide concrete sidewalk connecting to the sidewalk on Meadows Drive. The pedestrian access will be located within a 20 foot wide continuous public access easement.*
- 18. Within the 20 foot public access easement it shall include public amenities such as two benches as shown, walkway lighting, split rail fencing, and upgraded landscaping, or other amenities as approved by the Planning Director.*

Below is an analysis of the landscape plan's compliance with each condition:

ORDINANCE 5116 CONDITIONS OF APPROVAL #6, #13, &20:

- (a) **Complies.** Two benches are provided.
- (b) **Satisfied with Condition.** The plans indicate a 4' H black chain link fence; which does not meet the condition. The applicant will be required to revise the fence type to one that meets this standard.
- (c) **Satisfied with Condition.** The plans indicate irrigation lines to dark brown tubing with gray striping. Revise plans to reflect exposed irrigation lines to be black or camouflaged from the public view.
- (d) **Satisfied with Condition.** The plans do not indicate the design of the lighting fixture or the expected foot candles on the adjacent residents. It is not possible to determine if this standard will be met. Revised plans are required that clearly demonstrate the light fixture design, showing that the lighting is shielded to minimize impact on adjacent residents.

ORDINANCE 5116 CONDITION OF APPROVAL #14:

Satisfied with Condition. The proposed connection is approximately 5' wide, extending from the sidewalk along the western portion of the subdivision to Jay Pearson Neighborhood Park. This connection was required as part of the Planned Development approval as an amenity proposed by the applicant to justify the Planned Development. To be approved by the Planning Director, the applicant must expand the width of the proposed connection to 10'.

ORDINANCE 5116 CONDITION OF APPROVAL #17:

Satisfied. The applicant has proposed a 10-foot-wide sidewalk; from the plans, it is not clear the width of the public access easement. The width of the public access easement will be reviewed as part of the subdivision review process.

CONDITION OF APPROVAL #1: Prior to final plat, the applicant shall submit a revised landscape plan in compliance with the conditions of approval of Ordinance No 5116. The landscape plan shall be revised in the following manner:

- a. Fences in Tract A shall be a split rail open black fencing or other similarly aesthetically pleasing fence style.
- b. Irrigation lines shall be black or noted to be camouflaged from public view.
- c. Provide the design of light fixtures, showing that lighting is shielded to minimize impact on adjacent residents.
- d. Expand the width of the pedestrian connection to Jay Pearson Neighborhood Park to ten (10) feet.

17.57.040 Specific Uses Requiring Landscaping.

- A. Churches, subject to the landscaping requirements of a multiple-dwelling development when in a residential zone and subject to the landscaping requirements of a commercial development when in a zone other than residential;
- B. Utility substations, subject to the landscaping requirements of commercial uses.
- C. Mobile home park, subject to the requirements of a multiple-dwelling development;
- D. Multiple-dwelling, commercial, and industrial uses in residential planned developments, subject to the landscaping requirements of the type of use in the planned development.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #1. The landscape plan application is for the private open space tracts. The above provisions wouldn't require a landscape plan for the residential development. However, the property is within a residential Planned Development (PD 1-21, Ordinance 5116). Condition #46 required a landscape plan and landscaping consistent with this condition (see above).

CONDITION OF APPROVAL #1: Prior to final plat, the applicant shall submit a revised landscape plan in compliance with the conditions of approval of Ordinance No 5116. The landscape plan shall be revised in the following manner:

- a. Fences in Tract A shall be a split rail open black fencing or other similarly aesthetically pleasing fence style.
- b. Irrigation lines shall be black or noted to be camouflaged from public view.

- c. Provide the design of light fixtures, showing that lighting is shielded to minimize impact on adjacent residents.
- d. Expand the width of the pedestrian connection to Jay Pearson Neighborhood Park to ten (10) feet.

17.57.050 Plans - Submittal and Review – Approval – Completion Time Limit.

17.57.050(A). *At the time the applicant applies for a building permit, they shall submit, for the Landscape Review Committee, two copies of a landscaping and plot plan. If the plot plan and landscaping plan are separate documents, two copies of each shall be submitted. These may be submitted to the Building Department to be forwarded to the Planning Department.*

1. *No building permit shall be issued until the landscaping plan has been approved.*
2. *The landscaping plan may be used as the plot plan required for a building permit, provided all information required for a building permit is provided;*

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #1. The landscape plan application is for the private open space tracts. The above provisions wouldn't require a landscape plan for the residential development. However, the property is within a residential Planned Development (PD 1-21, Ordinance 5116). Condition #46 required a landscape plan and landscaping to be approved by the Landscape Review Committee prior to the approval of final plat.

CONDITION OF APPROVAL #1: Prior to final plat, the applicant shall submit a revised landscape plan in compliance with the conditions of approval of Ordinance No 5116. The landscape plan shall be revised in the following manner:

- a. Fences in Tract A shall be a split rail open black fencing or other similarly aesthetically pleasing fence style.
- b. Irrigation lines shall be black or noted to be camouflaged from public view.
- c. Provide the design of light fixtures, showing that lighting is shielded to minimize impact on adjacent residents.
- d. Expand the width of the pedestrian connection to Jay Pearson Neighborhood Park to ten (10) feet.

17.57.050(B). *Landscaping review shall occur within 30 (thirty) days of submission of the plans. The applicant shall be notified of the time and place of the review and is encouraged to be present, although their presence shall not be necessary for action to be taken on the plans. A failure to review within 30 (thirty) days shall be considered as approval of the plan;*

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The application and fee were received on April 15, 2025. Within 30 days of submission, the Landscape Review Committee met and heard on the proposal on May 12, 2025. The applicant was notified of the time and place of review.

17.57.050(C). *The landscaping plan shall be approved if it is found to be compatible with the purpose, intent, and requirements of this chapter. Approval of the landscaping plan shall be indicated upon the plot plans. Any modifications shall be specified on the plans and agreed to in writing by the applicant prior to the issuance of a building permit. One copy of said approved plan shall be retained by the Planning Department and included within the permanent file;*

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #2. The proposed conditions of approval make the landscape plan compatible with this chapter's purpose, intent, and requirements. Some of the standards of this chapter are not applicable to the landscape plan for this open space tract, but are subject to the conditions of approval for the planned development and subdivision approval.

CONDITION OF APPROVAL #2: Any proposed modifications to the landscape plan shall be indicated and specified on the landscape plan and agreed to in writing by the applicant prior to the issuance of the final plat. (MMC 17.57.050(C))

17.57.050(D). *Occupancy permits may be issued prior to the complete installation of all required landscaping if security equal to 120 percent of the cost of landscaping, as determined by the Planning Director is filed with the City assuring such installation within a time specified by the Planning Director, but not to exceed six months after occupancy. The applicant shall provide the estimates of landscaping materials and installation to the satisfaction of the Planning Director prior to approval of the security. "Security" may consist of a faithful performance bond payable to the City, cash, certified check, time certificate of deposit, or assignment of a savings account, and the form shall meet with the approval of the City Attorney. If the installation of the landscaping is not completed within the period specified by the Planning Director, or within an extension of time authorized by the Landscape Review Committee, the security may be used by the City to complete the installation. Upon completion of the installation, inspection, and approval, any portion of the remaining security deposited with the City shall be returned. The final landscape inspection shall be made prior to any security being returned. Any portions of the plan not installed, not installed properly, or not properly maintained shall cause the final inspection and/or approval to be postponed until the project is completed or cause the security to be used by the City;*

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #3. This landscape plan for the private open space tract pertains to a subdivision rather than a building permit. Therefore, as a condition of approval, landscaping shall be completed prior to final plat rather than occupancy, or security provided prior to final plat, with landscaping to be completed within 6 months of final plat.

CONDITION OF APPROVAL #3: Required landscaping and public amenities shall be installed prior to final plat.

17.57.050(E). *All completed landscape projects shall be inspected by the Planning Director or their designee. Said projects shall be found to be in compliance with the approved plans prior to the issuance of an occupancy certificate for the structure, or prior to any security or portion thereof being refunded to the applicant. Minor changes in the landscape plan shall be allowed, as determined by the Planning Director or their designee, as long as they do not alter the character and aesthetics of the original plan.*

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #4. Issuance of an occupancy permit or return of security requires the inspection of the landscape project by the Planning Director or their designee which finds the landscaping in compliance with the approved plans. Minor changes in the landscape plan shall be allowed by the Planning Director or their designee in some cases.

CONDITION OF APPROVAL #4: Prior to the issuance of final plat or return of security, landscaping shall be inspected by the Planning Director and designee and found to be in compliance with the approved plans. Minor alterations to the landscape plan may be allowed as determined by the Planning Director or their designee as long as they do not alter the character and aesthetics of the approved plans. (MMC 17.57.050(E))

17.57.060 Plans - *Information to be Included. The following information shall be included in the plans submitted under Section 17.57.050:*

- A. Existing locations of trees over six inches in diameter, their variety (common or botanical name) and indication of whether they are to remain or to be removed from the site. In the event a large number of trees are to be retained and if no construction or construction access is required through or within the rip line of the trees, the general area with the number of trees involved may be given in lieu of listing and locating each tree;*
- B. The location in which new plantings will be made and the variety (common or botanical name), and size of all new trees, shrubs, groundcover and lawns;*
- C. The percentage of the gross area to be landscaped;*
- D. Any equipment proposed for recreation uses;*
- E. All existing and proposed site features including walkways, graveled areas, patios, courts, fences, decks, foundations, potted trees, raised planters, or other open spaces so that the review committee may be fully knowledgeable of the project when discussing the application;*
- F. The location of watering facilities or irrigation systems, or construction notes on the landscape plan detailing the type of watering facilities or irrigation systems that will be installed;*
- G. All of the information on the plot plan for the building permit.*

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #1. The provided plans comply with minimum requirements. The applicant shall submit revised plans to demonstrate compliance with the conditions of approval for Ordinance No. 5116. See above for the findings related to compliance with Ordinance No. 5116.

CONDITION OF APPROVAL #1: Prior to final plat, the applicant shall submit a revised landscape plan in compliance with the conditions of approval of Ordinance No 5116. The landscape plan shall be revised in the following manner:

- a. Fences in Tract A shall be a split rail open black fencing or other similarly aesthetically pleasing fence style.
- b. Irrigation lines shall be black or camouflaged from public view.
- c. Provide the design of light fixtures, showing that lighting is shielded to minimize impact on adjacent residents.
- d. Expand the width of the pedestrian connection to Jay Pearson Neighborhood Park to ten (10) feet.

17.57.070 Area Determination – Planning Factors.

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

[...]

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. This provision doesn't apply to this landscape plan. There was no minimum area requirement associated with the approval of Ordinance No. 5116.

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. The proposed pedestrian pathway and public area are compatible with surrounding properties, subject to the condition that walkway lighting is shielded to minimize impact on adjacent residents, to bring the plan into compliance with Ordinance No. 5116 COA #6.

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. The proposed pedestrian pathway and public area are compatible with the surrounding properties.

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 applicant has designed the project to retain wetland in the project area. The retention of wetlands created a restraint to the placement of streets leading to the need for the pedestrian pathway on Tract A.

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

APPLICANT'S RESPONSE: None.

FINDING: NOT APPLICABLE. No parking areas are proposed as part of this application.

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. No parking areas are proposed. Those trees proposed as part of the street tree plan are not prohibited trees. See findings below for analysis of street tree suitability.

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 an automatic irrigation system (design/build). The private open space tracts will be privately maintained by a Homeowner's Association.

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 #5. This is a requirement of the Zoning Ordinance and has also been incorporated as a condition of approval.

CONDITION OF APPROVAL #5: All landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement in compliance with MMC 17.57.070(C).

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Chapter 17.58 Trees

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, as may be subsequently amended. 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 removable 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 CONDITION OF APPROVAL #6. Street trees shall be planted to the above standards. The applicant has included an image of the design drawings and specifications. At time of inspection, street trees shall be planted to the required standards.

CONDITION OF APPROVAL #6: Street trees shall be planted according to the design drawings and specifications as established in MMC 17.58.040(H).

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: APPLICABLE. This is an application for a street tree plan for the Elysian Subdivision and was required as a condition of approval for the subdivision. Therefore, as required by this section, a street tree plan per MMC 17.58.100 is required and is subject to the standards of MMC 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. All street trees on the street tree plan are selected from 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 #7. Ordinance No. 5116 contains a condition of approval related to the size of street trees at time of planting (COA #47). The condition is included as part of this decision document.

CONDITION OF APPROVAL #7. Prior to final plat (or at time of request for release of security) all street trees shall be installed or security in place. All trees shall be a two-inch minimum caliper, exhibit size and growing characteristics appropriate for the particular planting strip, and be spaced as appropriate for the selected species and as may be required for the location of above ground utility vaults, transformers, light poles, and hydrants. (Ordinance No. 5116, COA #47)

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. When planting replacement trees within the Downtown Tree Zone, consideration shall be given to the height of adjacent buildings.*

APPLICANT'S RESPONSE: We'd like to acknowledge the plan does not meet the standard spacing and even spacing noted in the Zoning Ordinance along the entirety of Fendle Way and the East side of Meadows Drive. The location of the various utility services, street lights, and driveways and the required setbacks from those items make it impossible to space the street trees evenly and as frequently as intended in the standards.

Given the site limitations and restrictions, we have tried to mitigate the spacing concerns in the following ways:

(1) We looked at adding trees behind the property line on several of the lots, but then we were contending with the electrical connections and other lines in the PUE. Unfortunately, we weren't able to find any locations we could actually add trees in this way, so that didn't help us.

(2) We aren't able to use any of the approved large street trees because our planting strip is only 5' in width, but we have selected medium-sized street trees rather than small ones. By selecting the larger trees species, our spacing is not as far over the maximum standard stated in the ordinance.

(3) But the main mitigating factor is the amount of planting that will be incorporated into the stormwater and wetland mitigation areas. The tree planting plan for Tract A includes 117 trees, in addition to shrubs, plants, and ground covers to be maintained in an open, protected space. Although these plantings are not located in the street right-of-way and won't be counted as street trees, they do serve to help fulfill the following stated purposes of including street trees in the zoning ordinance with respect to this project and subdivision:

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; to enhance the appearance, beauty and charm of the City; to increase property values and build stronger ties within neighborhoods; to promote a diverse, healthy, and sustainable community forest.

We believe these additional plantings unique to this site help compensate for the spacing irregularities by providing even more tree coverage than just the street trees alone, by creating a beautiful community forest area, and by enhancing property values in the area by providing a natural feature to be enjoyed by neighbors and passers-by alike. As such, we ask that you approve the landscape and street tree plan as submitted.

FINDING: SATISFIED. This section permits variations to the spacing permitted as approved by the City for specific site limitations and safety purposes. Due to the presence of wetlands, utility services, streetlights, driveways, and the required setbacks and planter strip widths, it is not possible to meet the typical spacing standards. The applicant has provided sufficient information to permit for the proposed variation to the spacing standards.

17.58.090(D). *Except as provided in this Section, street trees shall be planted within a curbside planter strip or tree wells consistent with the applicable standards and dimensions of the City's adopted Complete Street standards, with the street trees centered between back of curb and front of sidewalk. However, where a street with sidewalk was previously constructed to a different standard, the Manager may authorize deviation to the street tree planting standards, with street trees planted in a narrower planter strip or behind the sidewalk. Except when authorized by the Manager, street trees shall not be planted within a curbside landscape strip narrower than four (4) feet in width between the sidewalk and curb. When nonconforming conditions do not allow for trees to be planted in tree wells or planter strips along major collector or arterial streets per the adopted Complete Street standards, street trees adjacent to major collector streets or arterial streets shall be placed a minimum of five (5) feet from the back edge of the sidewalk. Except when authorized by the Director, a street tree shall not 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.*

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #8. Street trees shall be planted centered between the back of curb and front of sidewalk to meet this standard.

CONDITION OF APPROVAL #8: Street trees shall be centered between the back of the curb and the front of the sidewalk. (MMC 17.58.090(D))

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 #7. The street tree plan identifies the locations of the above items, as well as the required buffer from those items, in a dashed outline. The plan demonstrates how the proposed trees will be located outside the required buffer.

CONDITION OF APPROVAL #7. Street trees shall be planted to spacing standards established in MMC Section 17.58.090(E), 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.
- d. Variations to planting spacing standards may be granted by the Public Works Director.

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 RESPONSE: None.

FINDING: STATISFIED. No existing street trees are to be impacted by the project.

17.58.100 Street Tree Plans

17.58.100(A)(1). *Subdivisions and Partitions: Street tree planting plans shall be submitted to the Landscape Review Committee for review and approval prior to the filing of a final subdivision or partition plat.*

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APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The street tree plan is for the Elysian Subdivision, which is limited to Fendle Way and the eastern portion of NW Meadows. The western portion of NW Meadows Way was not part of the subdivision and is therefore not included in the street tree plan. Plantings for this section are not reviewed or required as part of this application.

17.58.110(A). *Residential subdivisions and partitions.*

1. Planting Schedule: Street trees required of residential subdivisions and partitions shall be installed prior to submittal of a final subdivision plat or partition plat. As an alternative the applicant may file a surety bond or other approved security to assure the planting of the required street trees, as prescribed in Section 17.53.153.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITIONS OF APPROVAL #10 AND #11. Street trees shall be installed per the conditions of approval #47 or #56 of Ord. No. 5116 if secured.

CONDITION OF APPROVAL #10: Prior to the issuance of final plat, all street trees shall be installed or security in place. (Ordinance No. 5116 COA #47)

CONDITION OF APPROVAL #11: If a security was provided prior to final plat for installation of street trees, the applicant shall complete installation of street trees, per the timing described in Subsection (B) below. The applicant shall plant street trees within curbside planting strips in accordance with the approved street tree plan. All street trees shall be of good quality and shall conform to American Standard for Nursery Stock (ANSI Z60.1). The Planning Director reserves the right to reject any plant material which does not meet this standard.

- a. Trees shall be provided with root barrier protection in order to minimize infrastructure and tree root conflicts. The barrier shall be placed on the building 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, all trees shall be provided with deep watering tubes to promote deep root growth.
- b. Each year the applicant shall install street trees, from November 1 to March 1, adjacent to those properties on which a structure has been constructed and received final occupancy. This planting schedule shall continue until all platted lots have been planted with street trees.
- c. It shall be the applicant's responsibility to relocate trees as may be necessary to accommodate individual building plans. The applicant shall also be responsible for the maintenance of the street trees, and for the replacement of any trees which may die, for one year from the date of planting. (Ordinance No. 5116 COA #56)

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.

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- 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 CONDITIONS OF APPROVAL #12 TO #14. This is an applicable code requirement. In addition, 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 OF APPROVAL #12. Street trees shall be continually maintained for one full growing season following planting by the developer or property owner, including necessary watering, weeding, pruning, and replacement. (MMC 17.58.120(A))

CONDITION OF APPROVAL #13. Street trees shall be maintained in perpetuity, and if they must be replaced, they shall be maintained by the adjacent property owner or developer with a tree of a species from the McMinnville Street Tree list. (MMC 17.58.120(B))

CONDITION OF APPROVAL #14. Street trees shall be maintained continually per MMC 17.58.120(D):

- a. This includes necessary watering, weeding, pruning, and replacement.
- b. Street shall be pruned with at least
 - i. thirteen (13) feet of clearance above NW Fendle Way.
 - ii. fifteen (15) feet of clearance above NW Meadows Drive.
- c. A permit shall be obtained prior to the removal or major pruning (removal of 20 percent of the tree canopy, tree topping, or disturbance of 10 percent of the root system) of any street tree.

Chapter 17.54. General Provisions

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The installation of landscaping is subject to standards found within Chapter 17.54 General Provisions, including Section 17.54.080 Clear Vision Area. As proposed, no plant exceeds the maximum permitted height within the clear vision area.

Ordinance No. 5116 Conditions of Approval

The following conditions of Ordinance No. 5116 relate to the Street Tree Plan and the Landscape Plan.

- 7. The following public amenities shall be included in the 20 foot public access easement connecting Fendle Way to Meadows Drive as approved by the Planning Director:*
 - e. Two benches as shown, or other public amenities such as art or stormwater and wetland educational components,*
 - f. Split rail open black fencing or other fencing style aesthetically pleasing*
 - g. Any exposed irrigation lines shall be black or camouflaged from the public view.*
 - h. Walkway lighting shielded down as not to impact adjacent residents.*
- 13. The following public amenities shall be included in the 20 foot public access easement connecting Fendle Way to Meadows Drive as approved by the Planning Director:*
 - e. Two benches as shown, or other public amenities such as art or stormwater and wetland educational components,*
 - f. Split rail open black fencing or other fencing style aesthetically pleasing*
 - g. Any exposed irrigation lines shall be black or camouflaged from the public view.*
 - h. Walkway lighting shielded down as not to impact adjacent residents.*
- 14. A direct Pedestrian connection to the Jay Pearson Park and the trail corridor is required. This connection shall connect Meadows Drive west to the existing trail corridor along the projects frontage. Approval by the Directors of Planning and Parks and Recreation is required prior to construction.*
- 19. The pedestrian access off the end of Fendle Way shall be an improved 10-foot-wide concrete sidewalk connecting to the sidewalk on Meadows Drive. The pedestrian access will be located within a 20 foot wide continuous public access easement.*
- 20. Within the 20 foot public access easement it shall include public amenities such as two benches as shown, walkway lighting, split rail fencing, and upgraded landscaping, or other amenities as approved by the Planning Director.*

46. *Prior to final plat the applicant shall submit an application for a street tree plan and landscaping for Tract A and the pedestrian path to the Landscape Review Committee for review and approval prior to final plat submittal in accordance with Section 17.58. 100 of the Zoning Ordinance. The plan shall provide sufficient detail about location of utility services to the lots, locations of street lights, pedestals, and meter boxes, to evaluate the suitability of proposed street tree planting locations.*
47. *Prior to final plat all street trees shall be installed or security in place. All trees shall be a two- inch minimum caliper, exhibit size and growing characteristics appropriate for the particular planting strip, and be spaced as appropriate for the selected species and as may be required for the location of above ground utility vaults, transformers, light poles, and hydrants.*
56. *If a security was provided prior to final plat for installation of street trees, the applicant shall complete installation of street trees, per the timing described in Subsection (B) below. The applicant shall plant street trees within curbside planting strips in accordance with the approved street tree plan. All street trees shall be of good quality and shall conform to American Standard for Nursery Stock (ANSI Z60.1). The Planning Director reserves the right to reject any plant material which does not meet this standard.*
- a. Trees shall be provided with root barrier protection in order to minimize infrastructure and tree root conflicts. The barrier shall be placed on the building 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, all trees shall be provided with deep watering tubes to promote deep root growth.*
 - b. Each year the applicant shall install street trees, from November 1 to March 1, adjacent to those properties on which a structure has been constructed and received final occupancy. This planting schedule shall continue until all platted lots have been planted with street trees.*
 - c. It shall be the applicant's responsibility to relocate trees as may be necessary to accommodate individual building plans. The applicant shall also be responsible for the maintenance of the street trees, and for the replacement of any trees which may die, for one year from the date of planting.*

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITIONS OF APPROVAL 1, 3, 4, 7, 10, and 11. The proposed landscape and street tree plans must adhere to the conditions outlined in Ordinance No. 5116. However, the current plans do not meet those requirements. The conditions of approval for this decision will ensure compliance with Ordinance No. 5116.

CONDITION OF APPROVAL #1: Prior to final plat, the applicant shall submit a revised landscape plan in compliance with the conditions of approval of Ordinance No 5116. The landscape plan shall be revised in the following manner:

- e. Fences in Tract A shall be a split rail open black fencing or other similarly aesthetically pleasing fence style.

Attachment 1 - (L 8-25) Application and Attachments (on file with the Planning Department)
Attachment 2 – Engineering Comments

- f. Irrigation lines shall be black or camouflaged from public view.
- g. Provide the design of light fixtures, showing that lighting is shielded to minimize impact on adjacent residents.
- h. Expand the width of the pedestrian connection to Jay Pearson Neighborhood Park to ten (10) feet.

CONDITION OF APPROVAL #3: Required landscaping and public amenities shall be installed prior to final plat, and a temporary occupancy permit may be issued prior to the complete installation of all required landscaping, subject to the standards of MMC 17.57.050(D).

CONDITION OF APPROVAL #4: Prior to the issuance of final plat or return of security, landscaping shall be inspected by the Planning Director and designee and found to be in compliance with the approved plans. Minor alterations to the landscape plan may be allowed as determined by the Planning Director or their designee as long as they do not alter the character and aesthetics of the approved plans. (MMC 17.57.050(E))

CONDITION OF APPROVAL #7. Prior to final plat (or at time of request for release of security) all street trees shall be installed or security in place. All trees shall be a two-inch minimum caliper, exhibit size and growing characteristics appropriate for the particular planting strip, and be spaced as appropriate for the selected species and as may be required for the location of above ground utility vaults, transformers, light poles, and hydrants. (Ordinance No. 5116, COA #47)

CONDITION OF APPROVAL #10: Prior to the issuance of final plat, all street trees shall be installed or security in place. (Ordinance No. 5116 COA #47)

CONDITION OF APPROVAL #11: If a security was provided prior to final plat for installation of street trees, the applicant shall complete installation of street trees, per the timing described in Subsection (B) below. The applicant shall plant street trees within curbside planting strips in accordance with the approved street tree plan. All street trees shall be of good quality and shall conform to American Standard for Nursery Stock (ANSI Z60.1). The Planning Director reserves the right to reject any plant material which does not meet this standard.

- a. A. Trees shall be provided with root barrier protection in order to minimize infrastructure and tree root conflicts. The barrier shall be placed on the building 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, all trees shall be provided with deep watering tubes to promote deep root growth.
- b. Each year the applicant shall install street trees, from November 1 to March 1, adjacent to those properties on which a structure has been constructed and received final occupancy. This planting schedule shall continue until all platted lots have been planted with street trees.
- c. It shall be the applicant's responsibility to relocate trees as may be necessary to accommodate individual building plans. The applicant shall also be responsible for the maintenance of the street trees, and for the replacement of any trees which may die, for one year from the date of planting. (Ordinance No. 5116 COA #56)

**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. L 8-25
 Date Received 4/15/2025
 Fee \$2,055.00
 Receipt No. 211284
 Received by AW

569-25-000083-PLNG

Landscape Plan Review Application

Applicant Information

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

Applicant Name RUDEN HOMES, LLC Phone 503.435.2412

Contact Name BRIAN RUDEN Phone 503.435.9979
(If different than above)

Address PO Box 570

City, State, Zip McMINNVILLE, OR 97128

Contact Email brianruden@comcast.net

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 East of Meadows Drive, South of 23rd St & Fendle Way

Assessor Map No. R4 4 - 18 - 00204 Total Site Area 16,925 sq.ft.

Subdivision ELYSIAN SUBDIVISION Block _____ Lot Tract A

Comprehensive Plan Designation Residential Zoning Designation R-3

Landscaping Information

1. Total Landscaped Area: 15,086 sq. ft.
2. Percent Landscaped: 89%
3. Building Floor Area:
New Structure: _____ Existing Structure: _____ Addition: _____
4. Architect Name LAURUS DESIGNS, LLC Phone _____
(Landscape Architect; Engineer; or Other Designer)
Contact Name LAURA ANTONSON Phone 503.784.6494
Address 1012 PINE ST
City, State, Zip SILVERTON, OR 97381
Contact Email laura@laurusdesigns.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

4.15.2025
Date

Property Owner's Signature

Date

ALAN RUDEN

CONSTRUCTION, INC.

April 15, 2025

City of McMinnville
Planning Department
231 NE 5th Street
McMinnville, OR 97128

RE: DOCKET NUMBER S 1-21LANDSCAPE & STREET TREE REVIEW

Please accept this letter along with the accompanying landscape plan review application and proposed pedestrian lighting, landscape and street tree plans. We're requesting the landscape plan review for Tract A of the Elysian Subdivision, which contains a wetlands area and stormwater drainage facility. The landscape plan for this Tract has been designed according to the requirements of the wetland removal-fill permit issued by Oregon Department of State Lands for this project.

We're also requesting review and approval of the street tree plan. We'd like to acknowledge the plan does not meet the standard spacing and even spacing noted in the Zoning Ordinance along the entirety of Fendle Way and the East side of Meadows Drive. The location of the various utility services, street lights, and driveways and the required setbacks from those items make it impossible to space the street trees evenly and as frequently as intended in the standards.

Given the site limitations and restrictions, we have tried to mitigate the spacing concerns in the following ways:

- (1) We looked at adding trees behind the property line on several of the lots, but then we were contending with the electrical connections and other lines in the PUE. Unfortunately, we weren't able to find any locations we could actually add trees in this way, so that didn't help us.
- (2) We aren't able to use any of the approved large street trees because our planting strip is only 5' in width, but we have selected medium-sized street trees rather than small ones. By selecting the larger trees species, our spacing is not as far over the maximum standard stated in the ordinance.

- (3) But the main mitigating factor is the amount of planting that will be incorporated into the stormwater and wetland mitigation areas. The tree planting plan for Tract A includes 117 trees, in addition to shrubs, plants, and ground covers to be maintained in an open, protected space. Although these plantings are not located in the street right-of-way and won't be counted as street trees, they do serve to help fulfill the following stated purposes of including street trees in the zoning ordinance with respect to this project and subdivision:

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; to enhance the appearance, beauty and charm of the City; to increase property values and build stronger ties within neighborhoods; to promote a diverse, healthy, and sustainable community forest.

We believe these additional plantings unique to this site help compensate for the spacing irregularities by providing even more tree coverage than just the street trees alone, by creating a beautiful community forest area, and by enhancing property values in the area by providing a natural feature to be enjoyed by neighbors and passers-by alike. As such, we ask that you approve the landscape and street tree plan as submitted.

We do remain open to your suggestions and look forward to working with you to get these plans approved. Should you have any questions, please don't hesitate to reach out.

Regards,

A handwritten signature in black ink, appearing to read 'Brian Ruden', with a stylized, cursive script.

Brian Ruden

ELYSIAN SUBDIVISION

NW MEADOWS DRIVE & FENDEL WAY
MCMINNVILLE, OREGON

DRAWINGS FOR:

ALAN RUDEN INC.
CONTACT: BRIAN RUDEN
503 . 435 . 9979

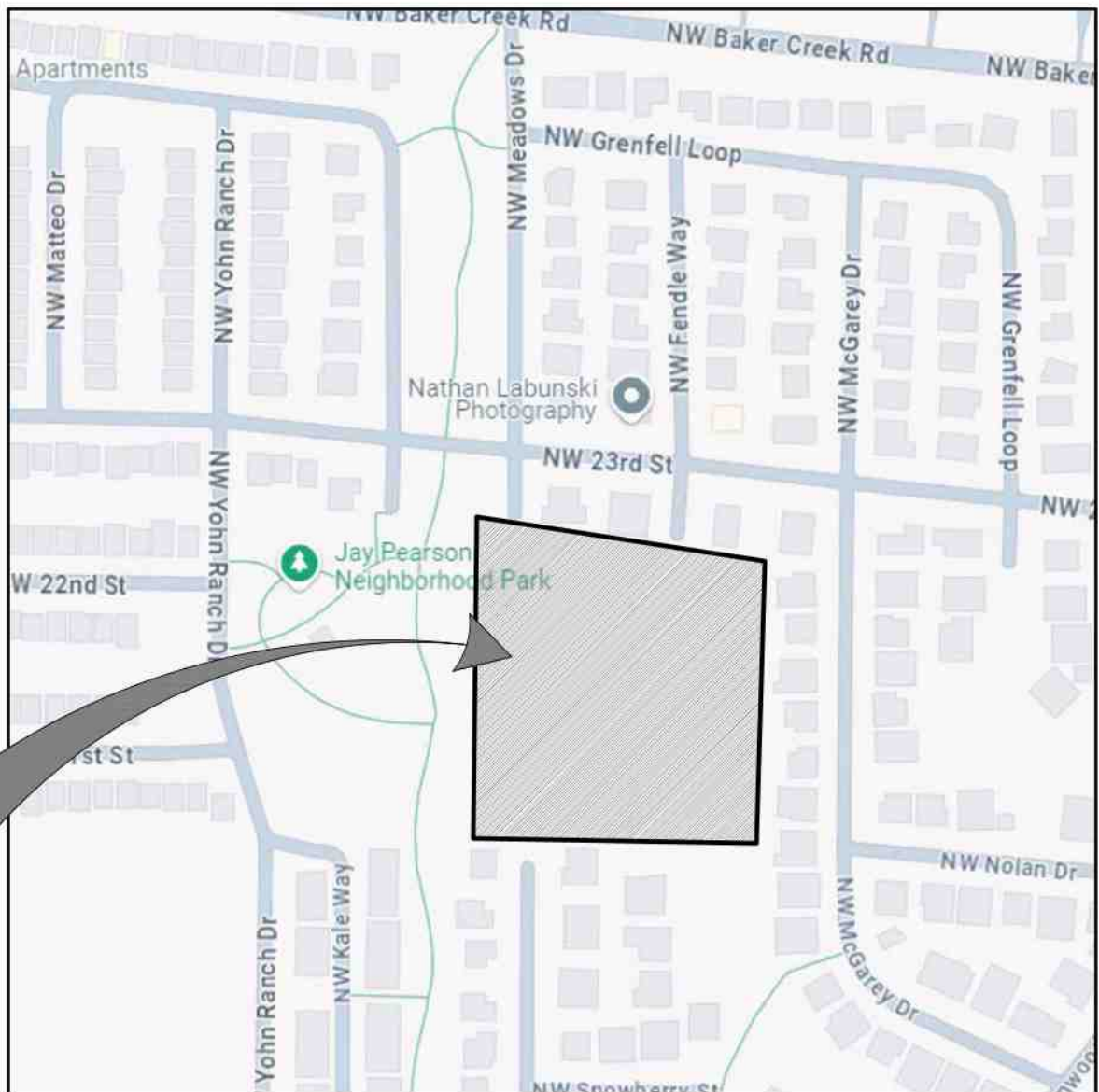
LANDSCAPE ARCHITECT:

LAURUS DESIGNS, LLC
LAURA ANTONSON, RLA, ASLA
1012 PINE STREET
SILVERTON, OREGON 97381
503 . 784 . 6494
LAURA@LAURUSDESIGNS.COM

SHEET INDEX:

- LO.0 COVER SHEET
- L1.1 STREET TREE PLANTING PLAN
- L1.2 STORMWATER & ENHANCEMENT / MITIGATION PLANTING PLAN
- L1.3 PLANTING DETAILS
- L1.4 PLANTING DETAILS
- L2.1 IRRIGATION PLAN AND SCHEDULE
- L2.2 IRRIGATION NOTES AND DETAILS

VICINITY MAP:



MAP COURTESY OF GOOGLE

PROJECT
SITE

CALL BEFORE YOU DIG
AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.



OR
1.800.332.2344
www.callbeforeyoudig.org

Laurus
Designs, LLC



1012 Pine Street
Silverton, Oregon 97381
503.784.6494
laurusdesigns.com

ELYSIAN
SUBDIVISION

NW MEADOWS DRIVE &
FENDEL WAY
MCMINNVILLE, OREGON



COVER SHEET



MARCH 26TH, 2025

REVISIONS




#	DATE	NOTES	INITIALS
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LO.0

SHEET 1 OF 7




PROJECT #: 1705R

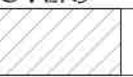
STREET PLANT SCHEDULE: WEST SIDE OF NW MEADOWS

TREES	QTY*	BOTANICAL / COMMON NAME		SIZE	TYPE
	CE	2	CARPINUS BETULUS "JFS-KWICB" / EMERALD AVENUE EUROPEAN HORNBEAM	2" CAL., B&B	STREET TREE
	NW	9	NYSSA SYLVATICA "WILDFIRE" / WILDFIRE TUPELO	2" CAL., B&B	STREET TREE
	PA	4	PRUNUS SUBHIRTELLA "AUTUMNALIS ROSEA" / HIGAN CHERRY	2" CAL., B&B	STREET TREE

*STREET TREE FINAL SPECIES, QUANTITIES AND LOCATIONS TO BE FINALIZED DURING FUTURE DEVELOPMENT BY THE CITY OF MCMINNVILLE.

STREET PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	TYPE	
	CE	8	CARPINUS BETULUS "JFS-KWICB" / EMERALD AVENUE EUROPEAN HORNBEAM	2" CAL., B&B	STREET TREE
	NW	4	NYSSA SYLVATICA "WILDFIRE" / WILDFIRE TUPELO	2" CAL., B&B	STREET TREE
	PA	3	PRUNUS SUBHIRTELLA "AUTUMNALIS ROSEA" / HIGAN CHERRY	2" CAL., B&B	STREET TREE

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	KINN	33	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL. 36" o.c.

LEGEND:



TREE REQUIREMENTS:

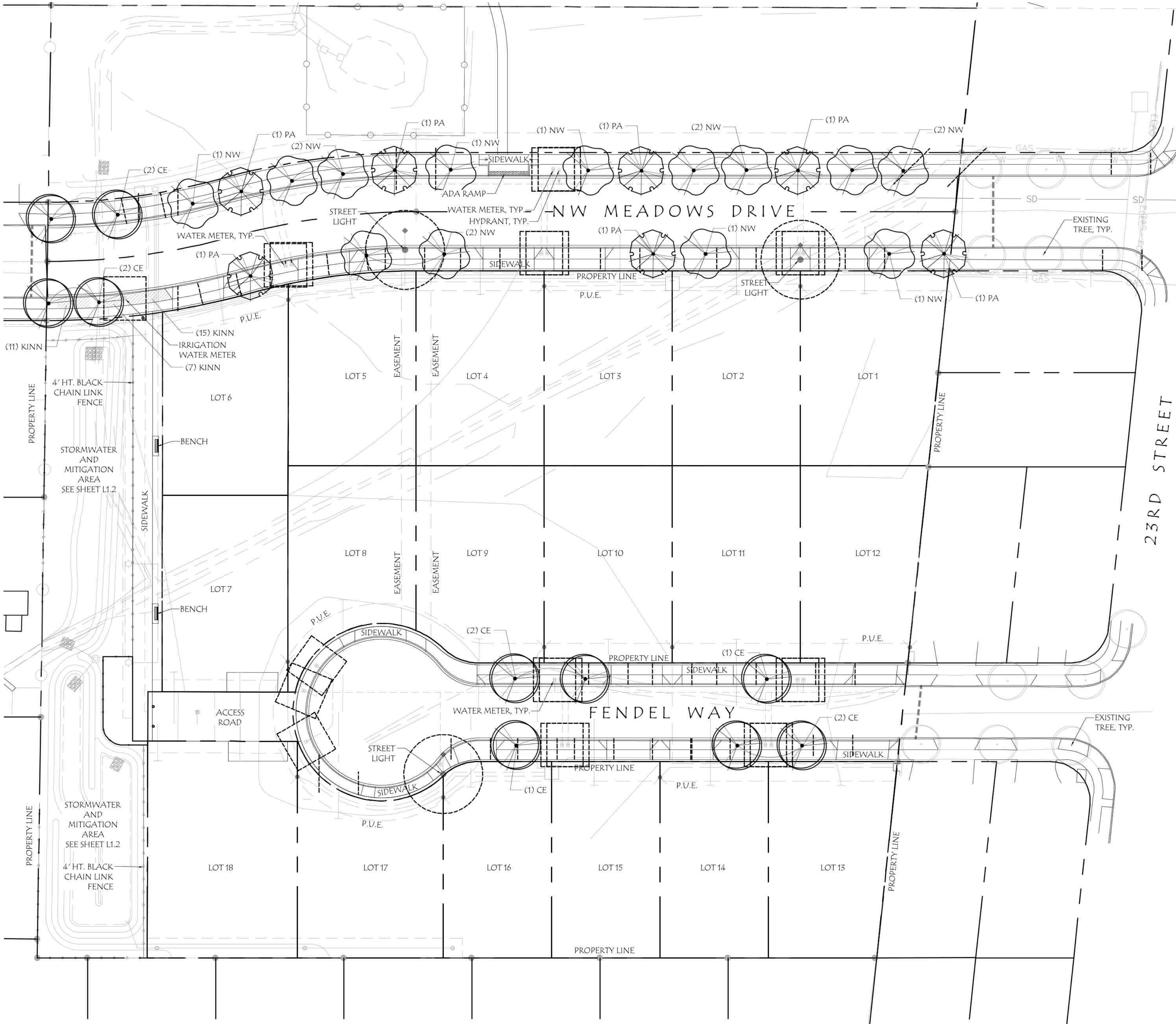
STREET TREES FOR PLANTERS 5' WIDE: MEDIUM TREES @ MAXIMUM OF 30' ON CENTER. KEEP TREES 10' FROM HYDRANTS, UTILITY POLES AND LINES, 20' FROM STREET LIGHTS AND INTERSECTIONS, 5' FROM DRIVEWAYS.

GENERAL NOTES:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER.
3. STREET TREES SELECTED FROM CITY OF MCMINNVILLE APPROVED STREET TREES FOR PLANTERS 5' WIDE.
4. STREET TREES IN FRONT OF BUILDABLE LOTS TO BE IRRIGATED BY HOME OWNER. INSTALL ROOT ZONE WATERING TUBES AS SHOWN IN CITY PLANTING DETAIL SHEET L1.3.
5. STREET TREE LOCATIONS ON WEST SIDE OF NW MEADOWS DRIVE ARE SHOWN AS PLACEHOLDERS FOR FUTURE PLANTING. FINAL LOCATION WILL BE BASED ON FINAL DESIGN AND DEVELOPMENT BY CITY.
6. STREET TREE PLANT SCHEDULE AND NOTES SEE THIS SHEET.
7. PLANTING DETAILS SEE SHEETS L1.3 AND L1.4.
8. STORMWATER AND MITIGATION PLANTING PLAN SEE SHEET L1.2.
9. IRRIGATION PLAN SEE SHEET L2.1.

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 INCLUDING ANSI A300 AND ANSI Z60.
4. STREET TREES: STREET TREES TO HAVE A MINIMUM DIAMETER OF TWO (2) INCHES MEASURED AT SIX (6) INCHES ABOVE GROUND LEVEL. ALL STREET 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 AND FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. STREET TREES SHALL BE PLANTED TO SPACING STANDARDS ESTABLISHED IN MMC SECTION 17.58.090(C), NOT TO BE PLANTED WITHIN:
 - 4.1. FIVE (5) FEET OF A PRIVATE DRIVEWAY OR ALLEY.
 - 4.2. TEN (10) FEET OF A FIRE HYDRANT, TRANSFORMER, POWER OR WATER VAULT, WATER METER BOX, UTILITY POLE, SANITARY SEWER, STORM, OR WATER LINE; OR
 - 4.3. TWENTY (20) FEET OF STREET LIGHT STANDARDS OR STREET INTERSECTIONS.
5. STREET TREES SHALL BE CONTINUALLY MAINTAINED FOR ONE FULL GROWING SEASON FOLLOWING PLANTING BY THE DEVELOPER OR PROPERTY OWNER, INCLUDING NECESSARY WATERING, WEEDING, PRUNING, AND REPLACEMENT. IN ADDITION, STREET TREES SHALL BE MAINTAINED IN PERPETUITY, AND IF THEY MUST BE REPLACED, THEY SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER OR DEVELOPER WITH A TREE OF A SPECIES FROM THE MCMINNVILLE STREET TREE LIST.
6. PLANTER BEDS: ALL PLANTER BEDS SHALL HAVE A MINIMUM DEPTH OF 8" WORKABLE TOPSOIL OR, ALLEY, COMPACTED AT A MAXIMUM OF 85% STANDARD PROCTOR MAXIMUM DRY DENSITY. TOPSOIL SHALL BE OVER ROCK-FREE SUBGRADE. SUBGRADE TO BE RIPPED AND TILLED TO 6" DEPTH AND REMOVE ALL DEBRIS 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.
7. TOPSOIL MIX: AMEND EXISTING SOIL IN-SITU OR STOCK PILE SOIL ON SITE. IMPORT TOPSOIL ONLY AS NECESSARY. CONDUCT A SOIL SAMPLE FOR EACH TYPE OF PLANTER AREA. SEND SAMPLES TO AN INDEPENDENT LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE AND SPECIALIZING IN AGRONOMIC SOIL ANALYSIS FOR TESTING AND AMENDMENT RECOMMENDATIONS.
8. SOIL AMENDMENTS: ADD A MINIMUM OF 3" CLEAN, MATURE COMPOST TO TOPSOIL, TILL IN, FOR ALL PLANTER BEDS. FOR BIDDING PURPOSES, ASSUME GENERAL SOIL AMENDMENTS AS FOLLOWS PER 1000' SF AT 6" LIFTS UNTIL SOIL ANALYSIS RECOMMENDATION IS COMPLETE. SEE ABOVE FOR COMPOST:
 - 25 LBS GYPSUM
 - 75 LBS LIME
 - 8 LBS SUPERPHOSPHATE
 - 3 LBS AMMONIUM NITRATE
 - 4 OZS ZINC SULFATE
 - 8 OZS MANGANESE SULFATE
9. MYCORRHIZAL FUNGI INOCULATE: USE A COMBINED ENDO AND ECTO MYCORRHIZAL FUNGI INOCULATE SUCH AS BIO-ORGANICS OR EQUIVALENT AT A RATE OF:
 - 2" CAL. B&B TREES: 3 TEASPOONS
 - 5 GALLON-2 TEASPOONS
 - 1-3 GALLON PLANT: 1 TEASPOON
 - 4" POT: 1/4 TEASPOON
 - SEED/TURF: 1 LB PER 2000 SFDO NOT USE ON RHODODENDRON/AZALEA, HUCKLEBERRY, SEDGE, RU/SJ, HEATH.
10. MULCH: SPREAD 2" MAX. DEPTH AGED FIR MULCH IN ALL PLANTER BEDS AND OPEN LANDSCAPE AREAS. KEEP MULCH AWAY FROM PLANT BASE.
11. FERTILIZER: DO NOT USE ADDITIONAL FERTILIZERS ON NEWLY PLANTED TREES FOR FIRST YEAR.
12. TREES: TREE STAKES TO BE REMOVED AFTER 6 MONTHS.
13. 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.
14. NOTIFY LANDSCAPE ARCHITECT OF PLANT SUBSTITUTIONS.
15. PLANTS TO BE UNDER WARRANTY FOR A MINIMUM OF 12 MONTHS STARTING FROM FULL COMPLETION.



Laurus Designs, LLC



1012 Pine Street
Silverton, Oregon 97381

503.784.6494
laurusdesigns.com

ELYSIAN
SUBDIVISION

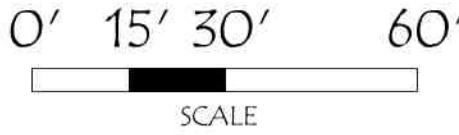
NW MEADOWS DRIVE &
FENDEL WAY
MCMINNVILLE, OREGON



STREET TREE
PLANTING PLAN



SCALE: 1" = 30' - 0"



MARCH 26TH, 2025

REVISIONS

DATE NOTES INITIALS

L1.1

SHEET 2 OF 7

PROJECT #: 1705R

3. INVASIVE PLANTS TO BE REMOVED. FOR EXAMPLE, HIMALAYAN BLACKBERRY (RUBUS ARMEINUS) TO BE REMOVED WITHIN THE ENHANCEMENT AND MITIGATION AREA. BLACKBERRY: CUT, EXCAVATE ROOT BALLS, AND REMOVE ALL PLANT TISSUE AND SEEDS/FRUITS FROM THE SITE.
2. ADDITIONAL CLEAN WATER SERVICES INVASIVE SPECIES ENCOUNTERED WITHIN THE ENHANCEMENT AND MITIGATION AREAS TO BE REMOVED ACCORDING TO INTEGRATED PEST MANAGEMENT PLAN (IPM) (JUNE 2018 OR MOST RECENT VERSION). A COMPLETE LIST OF INVASIVE PLANTS CAN BE FOUND IN CHAPTER 5 OF CLEAN WATER SERVICES DESIGN AND CONSTRUCTION STANDARDS (R&D 19-5 OR MOST RECENT VERSION).
3. HERBICIDE USE WITHIN THE VEGETATED CORRIDOR SHALL BE LIMITED TO THE CONTROL OF NON-NATIVE, INVASIVE SPECIES THAT THREATEN THE HEALTH OF THE HABITAT OR HINDER THE ESTABLISHMENT OR MAINTENANCE OF NATIVE PLANT COMMUNITIES. HERBICIDES ON THE IPM PRODUCT LIST MAY BE USED ACCORDING TO THEIR LABELLED USE IN VEGETATED CORRIDORS, WATER QUALITY FACILITIES, STREAMSIDE RECREATIONAL AREAS, AND DEVELOPED LANDSCAPES WHEN ALL OF THE FOLLOWING CRITERIA ARE MET:
 - THE ACTIVITY IS PART OF AN IPM STRATEGY THAT SEEKS TO MINIMIZE PESTICIDE USE;
 - BEST TECHNOLOGY-BASED PRACTICES ARE FOLLOWED, LEAKS OR SPILLS ARE REDUCED, AND APPLICATION EQUIPMENT IS MAINTAINED IN GOOD WORKING ORDER;
 - TIMING OF HERBICIDE APPLICATION CORRESPONDS TO THE LIFE CYCLE OF THE PLANTS TO BE TREATED, AND THE LIFE CYCLE IS MONITORED APPROPRIATELY;
 - INVASIVE PLANT POPULATION THRESHOLDS ARE DETERMINED, AND MONITORING ENSURES TREATMENT ONLY WHEN THE THRESHOLD IS EXCEEDED;
 - WEATHER CONDITIONS ARE APPROPRIATE FOR THE APPLICATION;
 - A NON-TOXIC INDICATOR DYE IS USED IN THE CHEMICAL MIX TO IDENTIFY TREATED VEGETATION (OPTIONAL WITHIN FENCED FACILITIES);
 - APPLICATORS ADHERE TO ALL OF THE LABEL REQUIREMENTS CONCERNING THE SAFE AND EFFECTIVE USE OF THE HERBICIDE(S);
 - PERSONS APPLYING THE HERBICIDE MEET OREGON DEPARTMENT OF AGRICULTURE LICENSE REQUIREMENTS;
 - ACTIVITY MINIMIZES HERBICIDE APPLICATION WITHIN A THREE-FOOT BUFFER OF STREAMS OR OTHER WATERBODIES;
 - ACTIVITY MINIMIZES THE USE OF HERBICIDE OVER OR IN WATER; AND
 - MONITORING, REPORTING AND RECORDKEEPING REQUIREMENTS ARE CONSISTENT WITH THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY'S HERBICIDE APPLICATION GENERAL PERMIT (PAGP 2500-A).
4. REMOVAL OF INVASIVE NON-NATIVE SPECIES BY HAND IS REQUIRED IN ALL VEGETATED CORRIDORS RATED "GOOD."

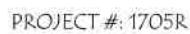
3. PRESERVE AND PROTECT ALL EXISTING TREES TO REMAIN IN VEGETATED CORRIDOR AND SENSITIVE AREAS INCLUDING AREAS ADJACENT TO REVEGETATION AREAS.
2. NOTES FROM CWS PLANTING REQUIREMENTS, APPENDIX A. SEE DOCUMENT FOR FURTHER INFORMATION.
3. CONTAINER PLANTING SHALL BE INSTALLED FROM FEBRUARY 1 THROUGH MAY 1 AND OCTOBER 1 THROUGH NOVEMBER 15 UNLESS PREVENTATIVE MEASURES ARE TAKEN TO ENSURE PLANT SURVIVAL. BARE ROOT STOCK SHOULD BE USED IN LIEU OF POTTED STOCK WHENEVER POSSIBLE. BARE ROOT SHALL BE INSTALLED ONLY FROM DECEMBER 15 THROUGH APRIL 15 UNLESS PREVENTATIVE MEASURES ARE TAKEN TO ENSURE PLANT SURVIVAL. BARE ROOT STOCK MINIMUM HEIGHT VARIES, SEE PLANT LEGENDS THIS SHEET.
4. TO ENSURE SURVIVAL, PLANT AFTER 48 HOURS OF DRY WEATHER TO PREVENT SOIL COMPACTION, DISTURBANCE, AND EROSION. USE JUTE OR COIR MATTING TO PREVENT EROSION IF NEEDED.
5. SEE PLANT SCHEDULE FOR MINIMUM CONTAINER SIZE.
6. SITE PREPARATION INSTRUCTIONS: BIODEGRADABLE FABRICS MAY BE USED TO STABILIZE SLOPES SUCH AS COIR, COCONUT OR JUTE WITH MIN. $\frac{1}{4}$ SQUARE HOLES. NO PLASTIC MESH.
7. SEED MIXES: SEED IN SPRING AFTER MARCH 15TH OR FALL UNTIL OCTOBER 15TH. VERIFY SEED APPLICATION RATE WITH MANUFACTURER FOR HYDROSEEDING. CREATE SLURRY MADE OF SEED, WATER, MULCH MATERIAL. MIXTURE MUST BE COMBINED AND APPLIED IN SUCH A MANNER THAT THE RATE OF APPLICATION WILL RESULT IN AN EVEN DISTRIBUTION OF ALL MATERIAL. HYDRAULIC SEEDING EQUIPMENT SHALL BE CAPABLE OF APPLYING A HOMOGENEOUS MIXTURE THROUGH A SPRAY NOZZLE. THE PUMP SHALL PRODUCE A SUFFICIENT PRESSURE TO APPLY A UNIFORM SPRAY CAPABLE OF REACHING ALL SEEDED AREAS FROM THE ROAD OR WALKWAYS. SEED SHALL NOT BE PLACED IN SLURRY PRIOR TO 30 MINUTES BEFORE APPLICATION. KEEP SEEDS MOIST AT ALL TIMES FOR 3 WEEKS OR UNTIL SEEDLINGS ARE 1 INCH TALL.
8. MULCH: TREES, SHRUBS, AND GROUNDCOVERS PLANTED IN UPLAND AREAS SHALL BE MULCHED A MINIMUM OF THREE INCHES IN DEPTH AND 18 INCHES IN DIAMETER, TO RETAIN MOISTURE AND DISCOURAGE WEED GROWTH AROUND NEWLY INSTALLED PLANT MATERIAL. APPROPRIATE MULCHES ARE MADE FROM COMPOSTED BARK OR LEAVES THAT HAVE NOT BEEN CHEMICALLY TREATED. THE USE OF MULCH IN FREQUENTLY INUNDATED AREAS SHALL BE LIMITED, TO AVOID ANY POSSIBLE WATER QUALITY IMPACTS INCLUDING THE LEACHING OF TANNINS AND NUTRIENTS, AND THE MIGRATION OF MULCH INTO WATERWAYS.
9. TAG PLANTS WITH RUST PROOF LABEL.
8. IRRIGATION PLAN: FACILITY TO BE IRRIGATED WITH IRRIGATION SYSTEM FOR A MINIMUM OF 2 YEARS. SEE IRRIGATION PLAN. PLANTS TO RECEIVE A MINIMUM OF 1" OF WATER PER WEEK FROM JUNE 15TH TO OCTOBER 15TH THE FIRST YEAR AND BE MONITORED TO MAINTAIN HEALTHY CONDITIONS. WATER AMOUNTS MAY BE REDUCED THE SECOND YEAR FROM JUNE 15TH TO OCTOBER 15TH, BUT MAINTAIN WEEKLY WATERING AND ADDITIONAL WATERING MAY BE NEEDED BASED ON MONITORING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES.

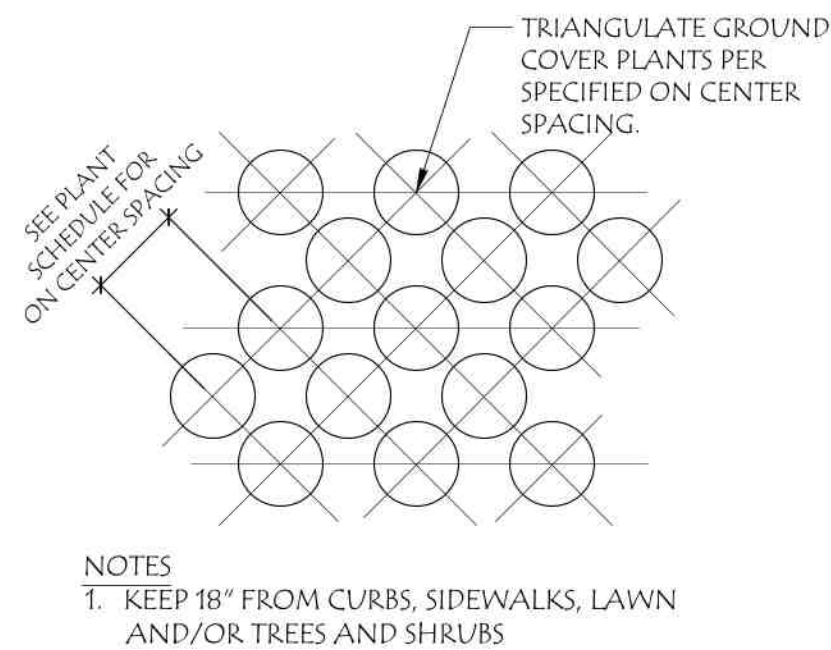
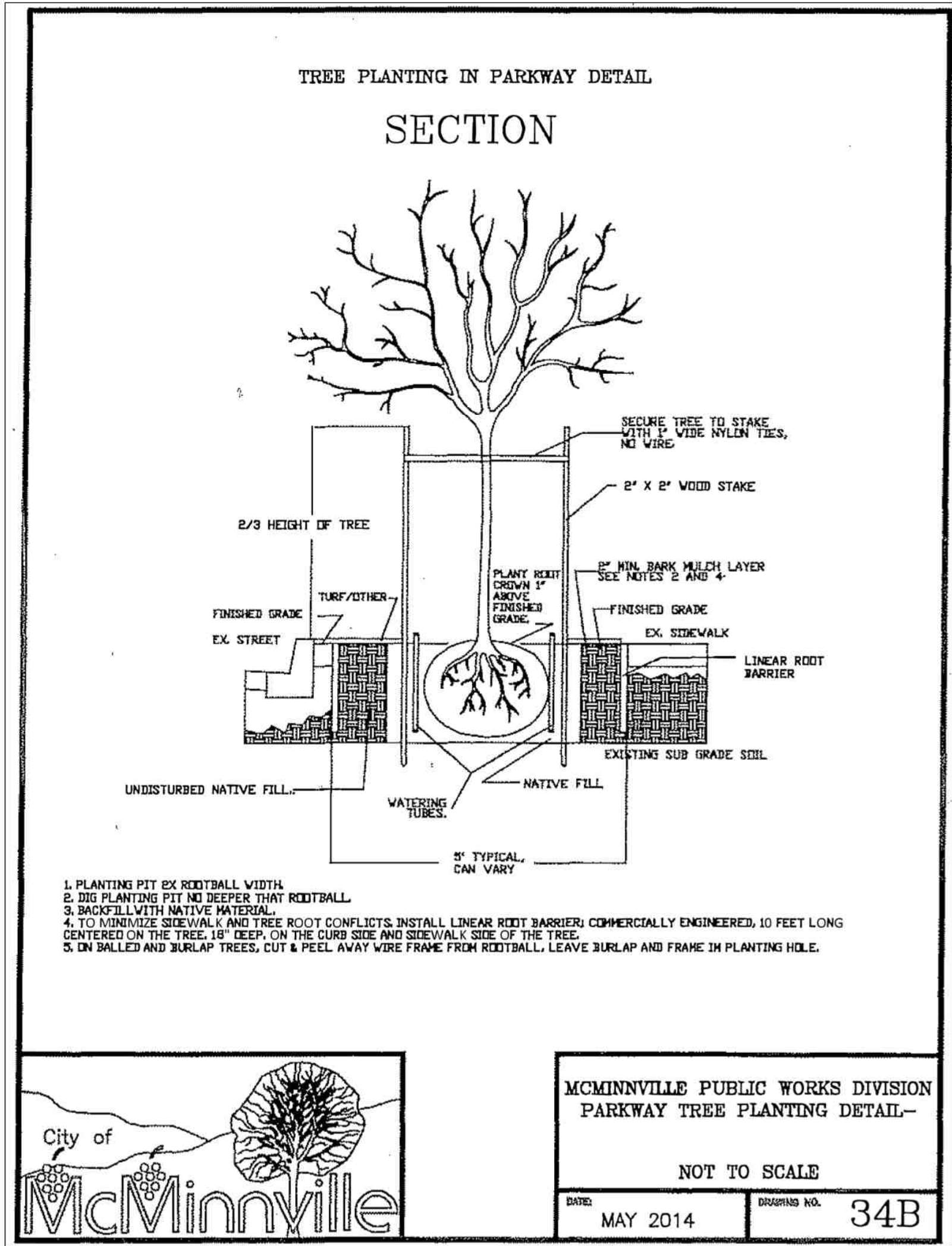
1. CLEAN WATER SERVICES REQUIRES A TWO-YEAR MAINTENANCE PERIOD FOR VEGETATED CORRIDOR. ENHANCEMENT OR MITIGATION PLANTINGS. THE ENHANCEMENT AND MITIGATION AREAS ARE TO BE INSPECTED ANNUALLY, A MINIMUM OF THREE TIMES DURING THE GROWING SEASON AND ONE PRIOR TO THE ONSET OF THE GROWING SEASON.
2. SITE INSPECTION SCHEDULE: FEBRUARY (PRIOR TO GROWING SEASON), APRIL, JUNE, SEPTEMBER.
3. INVASIVE SPECIES CONTROL WILL BE CONDUCTED AS NEEDED BASED UPON THE SITE INSPECTIONS.
4. INSTALLED PLANTS THAT DO NOT SURVIVE DURING THE TWO YEARS FOLLOWING PLANTING SHALL BE REPLACED. PRIOR TO REPLACEMENT, THE CAUSE OF LOSS (E.G. WILDLIFE DAMAGE, POOR PLANT STOCK, ETC.) SHALL BE DOCUMENTED WITH A DESCRIPTION OF THE CORRECTIVE ACTIONS TAKEN. THE MAINTENANCE PERIOD WILL BE EXTENDED FOR TWO YEARS FROM THE DATE OF REPLANTING.
5. MAINTENANCE PLAN RESPONSIBLE PARTY IS: TO BE DETERMINED.

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	50	SPIRAEA DOUGLASII / WESTERN SPIREA	BAREROOT	CLUSTER IN 5-7, KEEP TO SIDES OF CHANNEL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	100	CAREX OBNUPTA / SLOUGH SEDGE	PLUG	CLUSTER IN 10-15
	1.0 LBS	GLYCERIA ELATA / TALL MANNAGRASS	SEED	BROADCAST EVENLY
	2.5 LBS	GLYCERIA OCCIDENTALIS / WESTERN MANNAGRASS	SEED	BROADCAST EVENLY
	100	JUNCUS PATENS / SPREADING RUSH	PLUG	CLUSTER IN 10-15

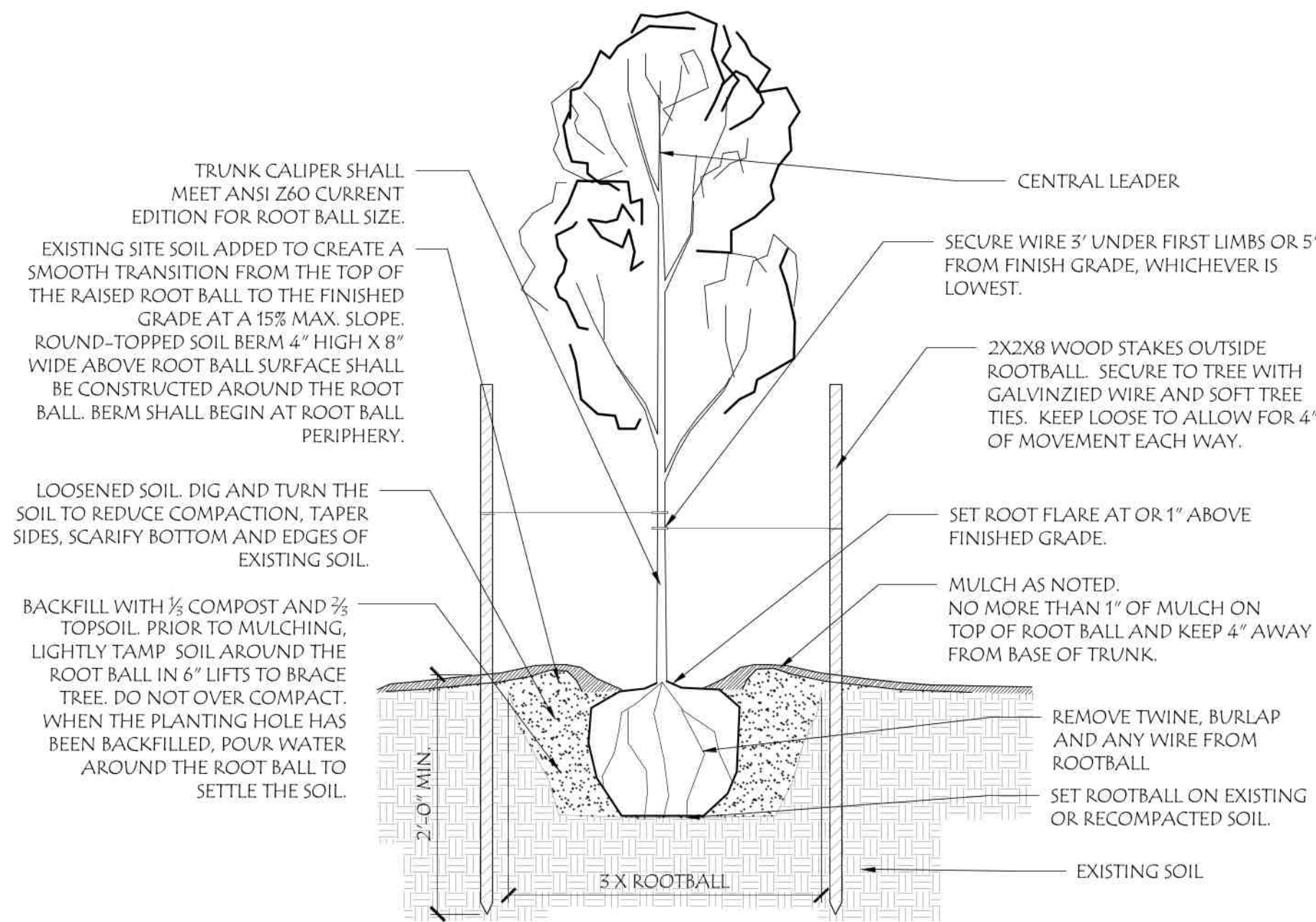
This site plan for NW Meadows Drive illustrates a long, narrow property with various landscaping and infrastructure features. The plan includes the following elements:

- Property Lines:** Indicated by dashed lines on the left and right sides.
- Plantings:** Numerous trees and shrubs are shown, labeled with codes such as QG, AR, FL, and PE. A central area is shaded with a cross-hatch pattern.
- Infrastructure:**
 - Overflow:** Located at the top left.
 - Riparian Corridor Plantings:** A designated area on the left side.
 - Relocated and Enhanced Drainage Ditch:** A central feature running through the property.
 - Stormwater Facility 1:** Located at the bottom left.
 - Sidewalks:** One runs along the top, and another runs along the right side.
 - Bollards:** Located at the top right and bottom right.
 - Access Road:** Located at the bottom right.
 - Outfalls:** Two are shown, one on the right side and one at the bottom right.
 - Bench:** Two are shown, one on the right side and one at the bottom right.
 - 4' HT. Black Chain Link Fence:** Located on the right side.
- Adjacent Lots:** Lot 6, Lot 7, and Lot 18 are labeled on the right side.
- SS:** A label at the top left, possibly indicating a street or sewer line.

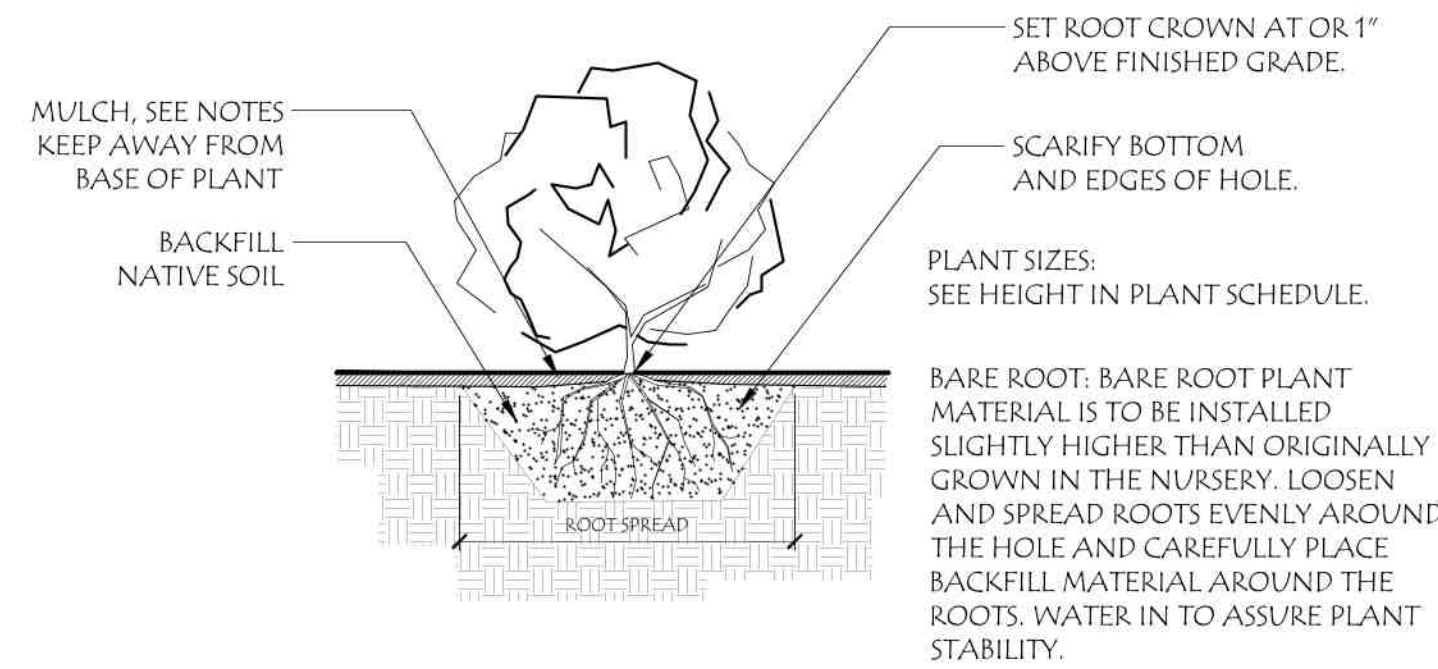




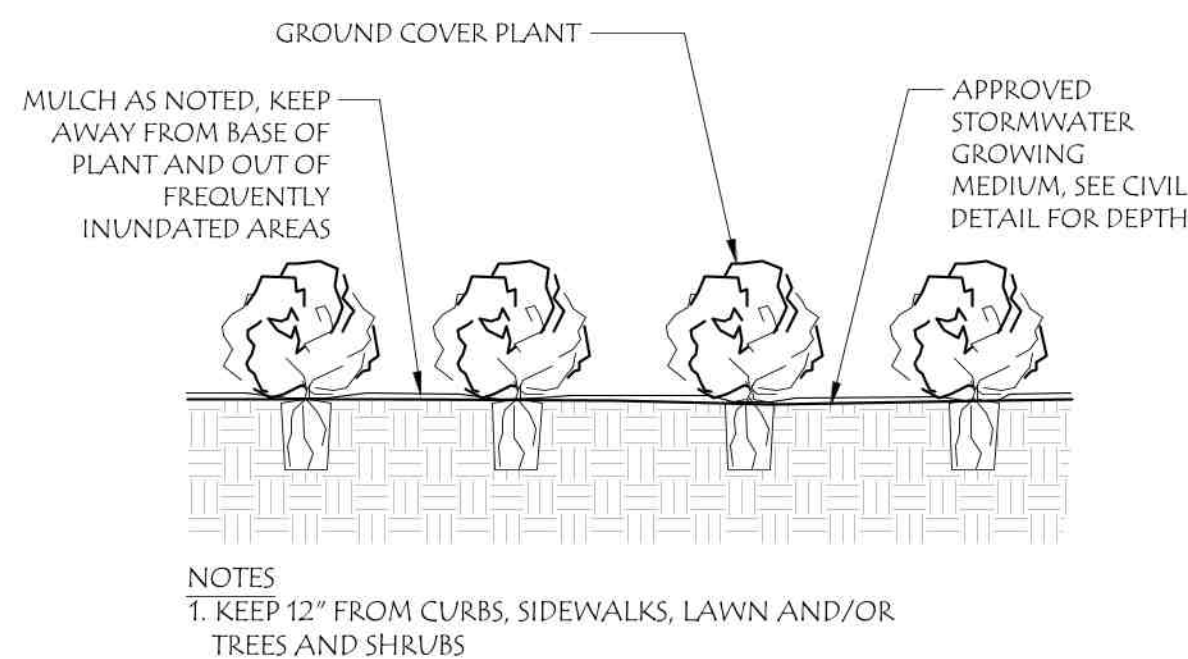
5 GROUND COVER SPACING DETAIL
SCALE: NTS



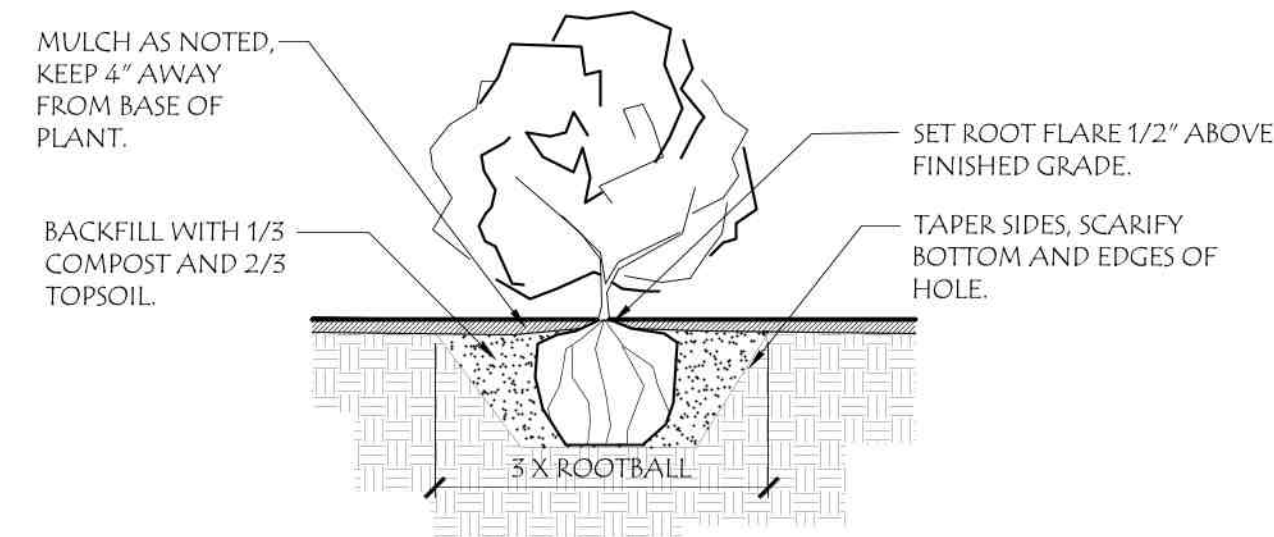
1 TREE STAKING DETAIL
SCALE: NTS



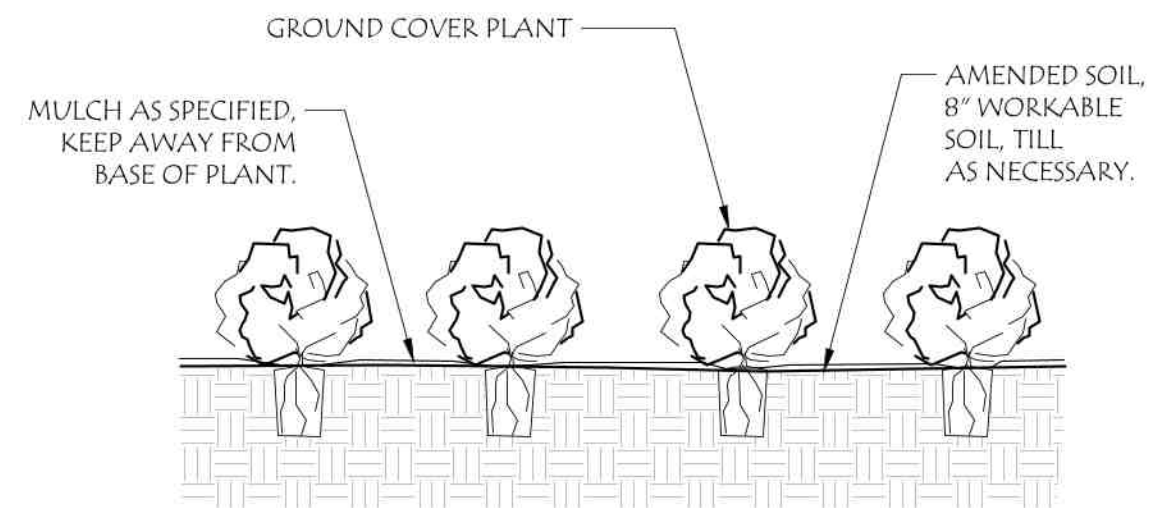
3 BARE ROOT PLANTING DETAIL
SCALE: NTS



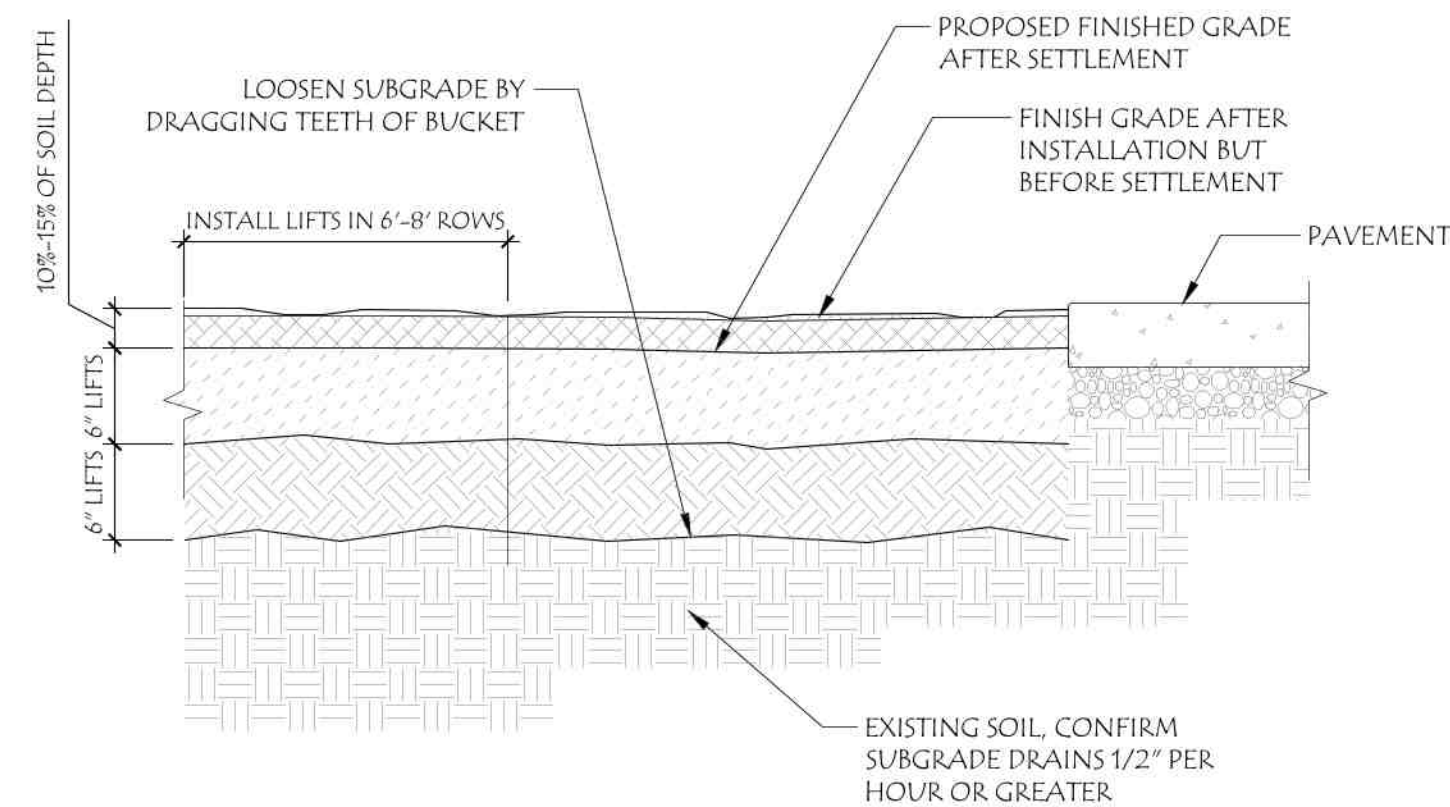
6 STORMWATER CONTAINER PLANTS
SCALE: NTS



2 SHRUB AND GROUND COVER PLANTING DETAIL
SCALE: NTS



4 4" POT / PLUG PLANTING DETAIL
SCALE: NTS



- NOTES:
1. MEANS AND METHODS OF SOIL COMPACTION SHALL BE DETERMINED AT TIME OF SOIL MOCK UP.
2. SOIL COMPACTION AFTER INSTALLATION SHALL BE 75 - 250 PSI AT SOIL MOISTURE BETWEEN FIELD CAPACITY AND WILTING POINT.
3. FOR SOIL DEPTHS SEE PLANTING SOIL SPECIFICATIONS OR PLANTING NOTES.
4. SEE PLANTING SOIL SPECIFICATIONS OR PLANTING NOTES FOR ADDITIONAL REQUIREMENTS.

7 MODIFIED EXISTING SOIL WITH AMENDMENTS
SCALE: NTS

- GENERAL NOTES:**
1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
 2. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND STORMWATER.
 3. STREET TREE PLANTING PLAN SEE SHEET L1.1.
 4. STORMWATER AND MITIGATION/ ENHANCEMENT PLAN SEE SHEET L1.2.
 5. IRRIGATION PLAN SEE SHEET L2.1.

Laurus Designs, LLC



1012 Pine Street
Silverton, Oregon 97381

503.784.6494
laurusdesigns.com

ELYSIAN SUBDIVISION

NW MEADOWS DRIVE &
FENDEL WAY
MCMINNVILLE, OREGON



PLANTING DETAILS

MARCH 26TH, 2025

REVISIONS

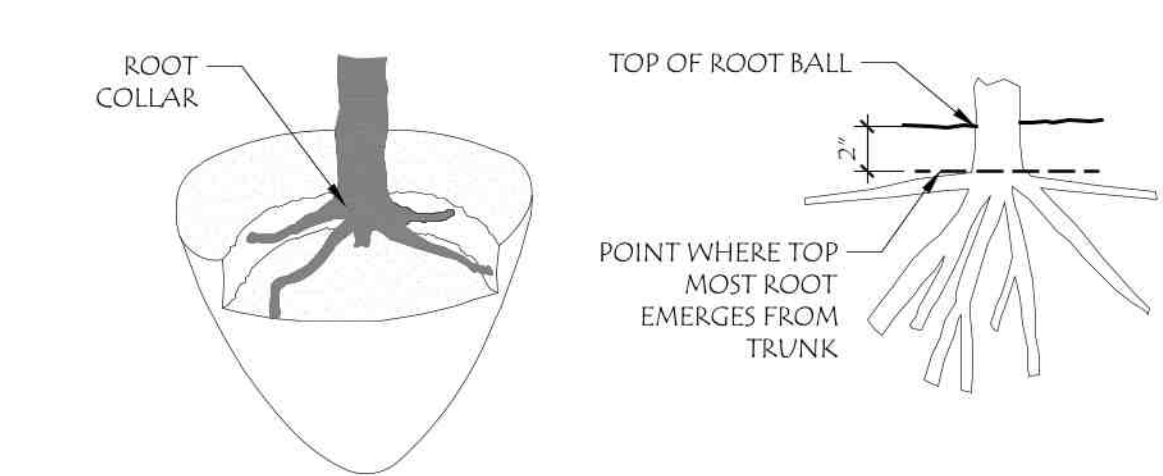
DATE NOTES INITIALS

L1.3

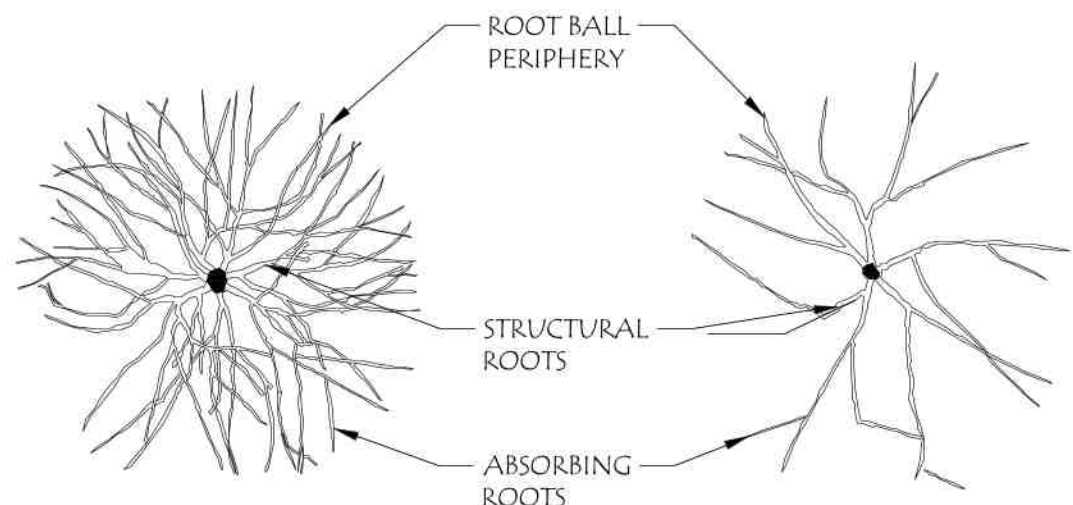
SHEET 4 OF 7

PROJECT #: 1705R

ACCEPTABLE



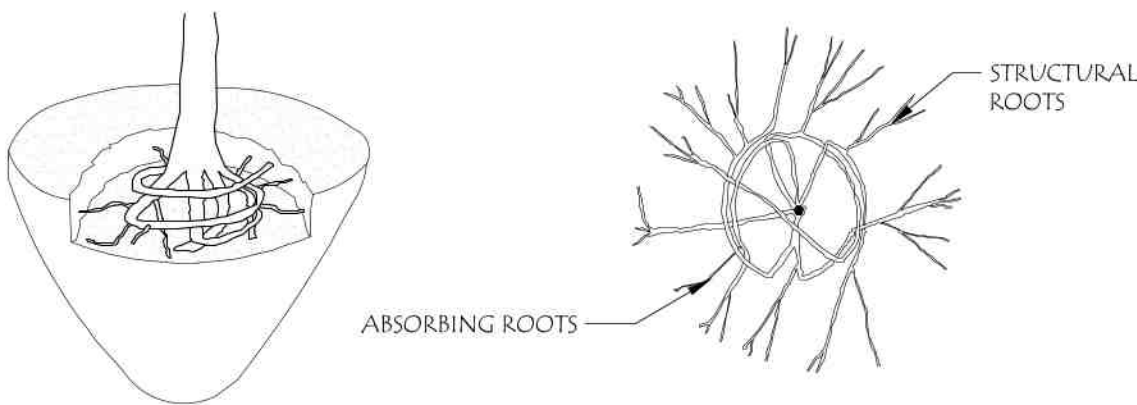
THE POINT WHERE TOP-MOST ROOT(S) EMERGES FROM THE TRUNK (ROOT COLLAR) SHOULD BE WITHIN THE TOP 2" OF SUBSTRATE. THE ROOT COLLAR AND THE ROOT BALL INTERIOR SHOULD BE FREE OF DEFECTS INCLUDING CIRCLING, KINKED, ASCENDING, AND STEM GIRDLING ROOTS. STRUCTURAL ROOTS SHALL REACH THE PERIPHERY NEAR THE TOP OF THE ROOT BALL.



ROOTS RADIATE FROM TRUNK AND REACH SIDE OF ROOT BALL WITHOUT DEFECTING DOWN OR AROUND.

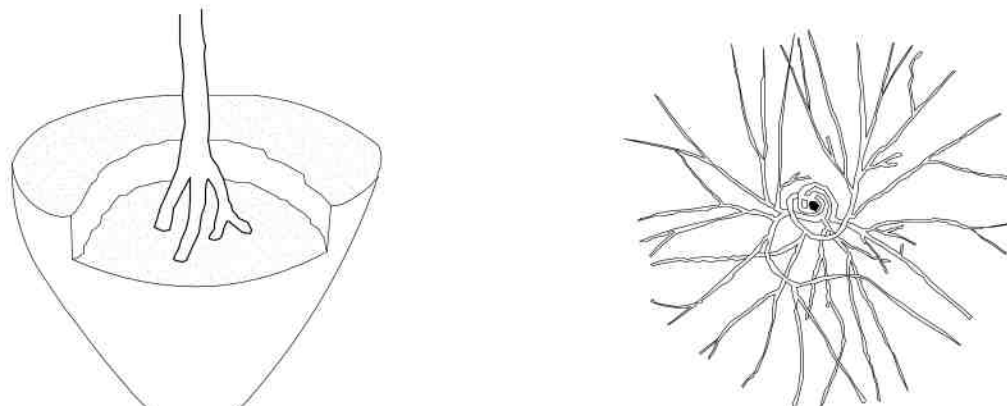
NOTES:
1- OBSERVATIONS OF ROOTS SHALL OCCUR PRIOR TO ACCEPTANCE. ROOTS AND SOIL MAY BE REMOVED DURING THE OBSERVATION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER THE OBSERVATIONS HAVE BEEN COMPLETED.

REJECTABLE



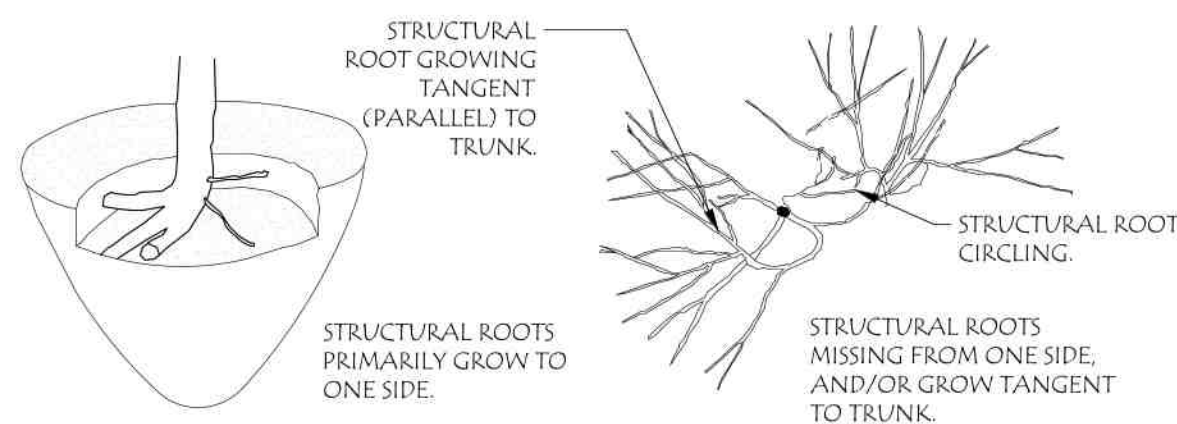
STRUCTURAL ROOTS CIRCLE INTERIOR OF ROOT BALL. NO STRUCTURAL ROOTS ARE HORIZONTAL AND REACH THE ROOT BALL PERIPHERY NEAR THE TOP OF THE ROOT BALL.

ONLY ABSORBING ROOTS REACH THE PERIPHERY NEAR THE TOP OF THE ROOT BALL. STRUCTURAL ROOTS MOSTLY WRAP OR ARE DEFLECTED ON THE ROOT BALL INTERIOR.



STRUCTURAL ROOTS DESCEND INTO ROOT BALL INTERIOR. NO STRUCTURAL ROOTS ARE HORIZONTAL AND REACH THE ROOT BALL PERIPHERY NEAR THE TOP OF THE ROOT BALL.

STRUCTURAL ROOTS CIRCLE AND DO NOT RADIATE FROM THE TRUNK.



STRUCTURAL ROOT GROWING TANGENT (PARALLEL) TO TRUNK.

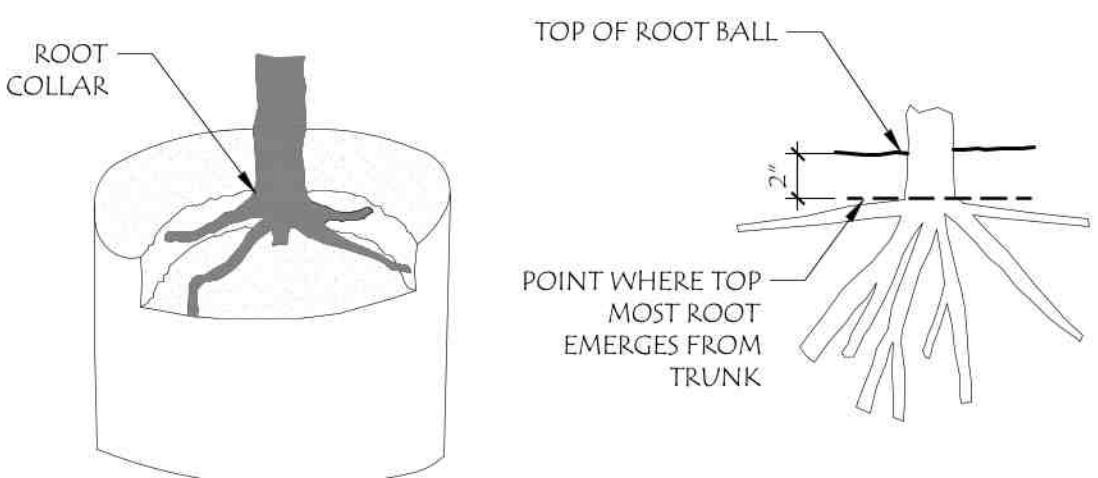
STRUCTURAL ROOTS MISSING FROM ONE SIDE, AND/OR GROW TANGENT TO TRUNK.

1 ROOT OBSERVATIONS: BALLED AND BURLAPPED

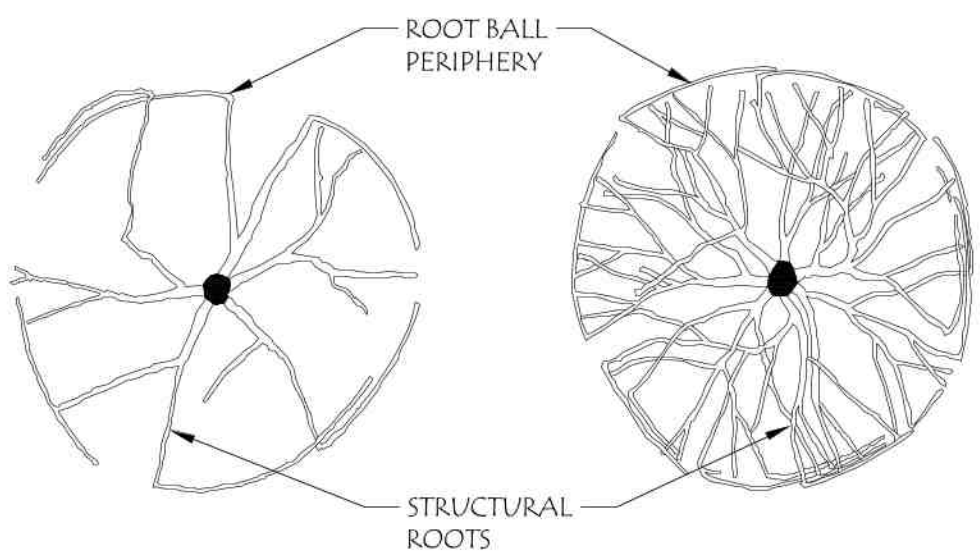
SCALE: NTS

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ACCEPTABLE



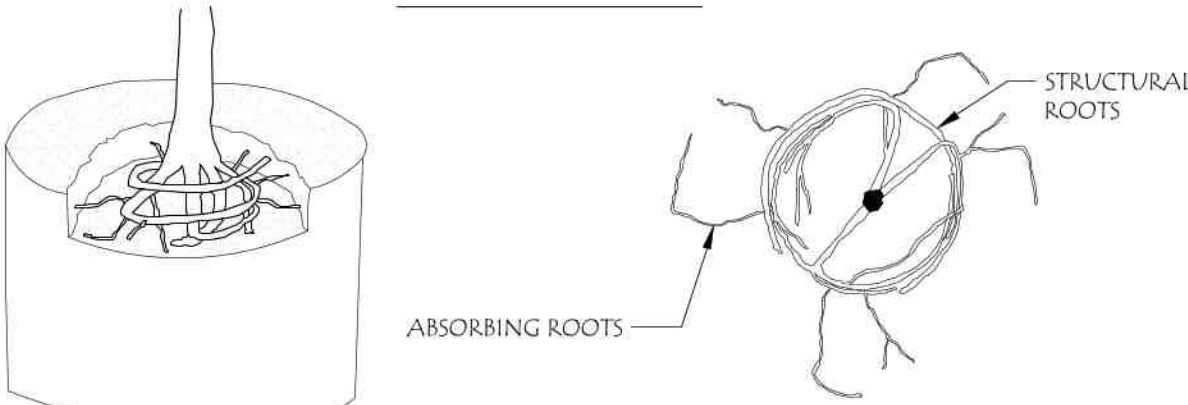
THE POINT WHERE TOP-MOST ROOT(S) EMERGES FROM THE TRUNK (ROOT COLLAR) SHOULD BE WITHIN THE TOP 2" OF SUBSTRATE. THE ROOT COLLAR AND THE ROOT BALL INTERIOR SHOULD BE FREE OF DEFECTS INCLUDING CIRCLING, KINKED, ASCENDING, AND STEM GIRDLING ROOTS. STRUCTURAL ROOTS SHALL REACH THE PERIPHERY NEAR THE TOP OF THE ROOT BALL.



ROOTS RADIATE FROM TRUNK AND REACH SIDE OF ROOT BALL WITHOUT DEFLECTING DOWN OR AROUND.

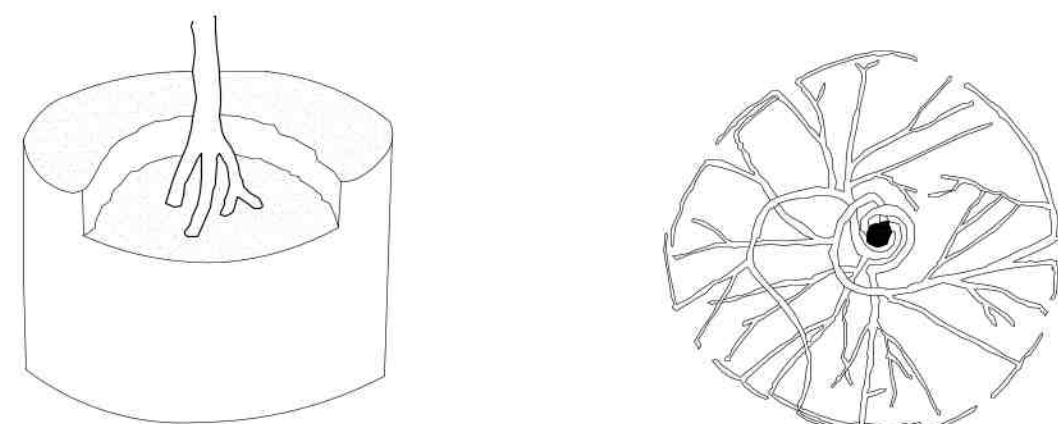
NOTES:
1- OBSERVATIONS OF ROOTS SHALL OCCUR PRIOR TO ACCEPTANCE. ROOTS AND SUBSTRATE MAY BE REMOVED DURING THE OBSERVATION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER OBSERVATION HAS BEEN COMPLETED.
2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).

REJECTABLE



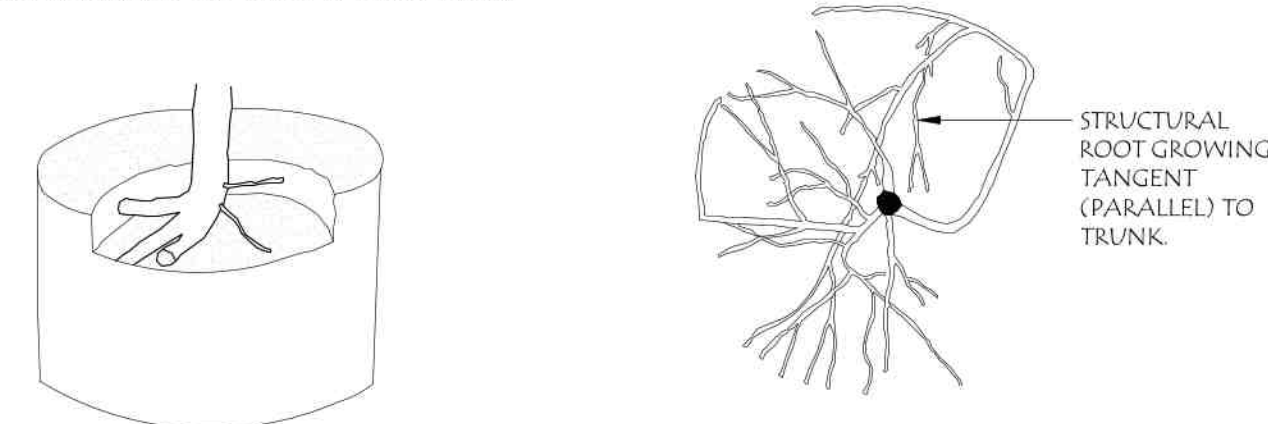
STRUCTURAL ROOTS CIRCLE INTERIOR OF ROOT BALL. NO STRUCTURAL ROOTS ARE HORIZONTAL AND REACH THE ROOT BALL PERIPHERY NEAR THE TOP OF THE ROOT BALL.

ONLY ABSORBING ROOTS REACH THE PERIPHERY NEAR THE TOP OF THE ROOT BALL. STRUCTURAL ROOTS MOSTLY WRAP OR ARE DEFLECTED ON THE ROOT BALL INTERIOR.



STRUCTURAL ROOTS DESCEND INTO ROOT BALL INTERIOR. NO STRUCTURAL ROOTS ARE HORIZONTAL AND REACH THE ROOT BALL PERIPHERY NEAR THE TOP OF THE ROOT BALL.

STRUCTURAL ROOTS CIRCLE AND DO NOT RADIATE FROM THE TRUNK.



STRUCTURAL ROOTS PRIMARILY GROW TO ONE SIDE.

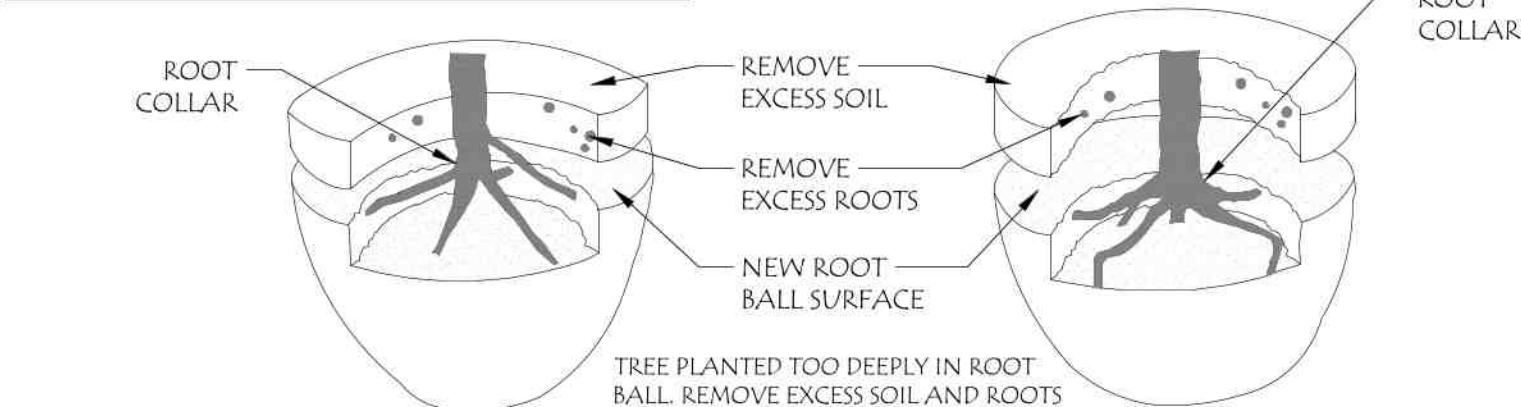
STRUCTURAL ROOTS MISSING FROM ONE SIDE, AND/OR GROW TANGENT TO TRUNK.

3 ROOT OBSERVATIONS: CONTAINER

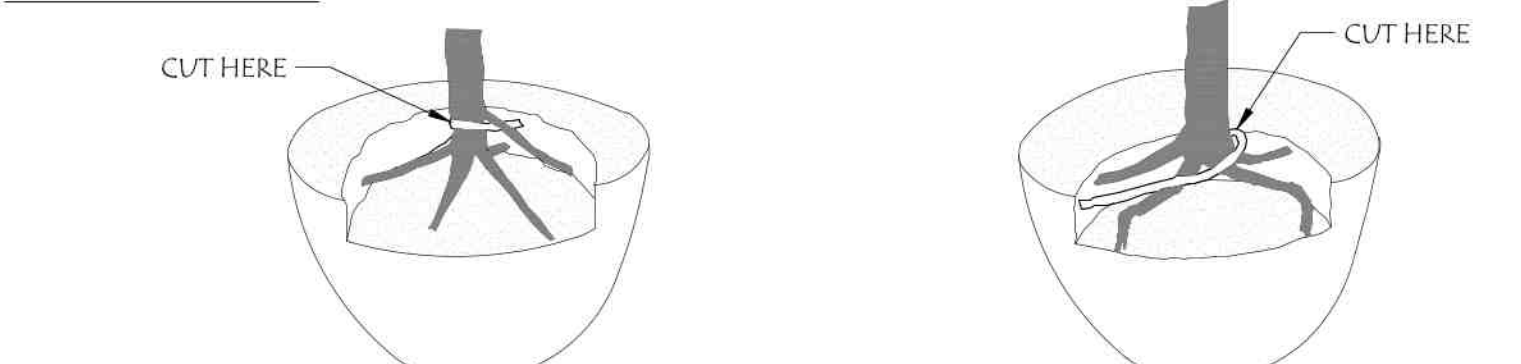
SCALE: NTS

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STEP 1: REMOVE SOIL AND ROOTS OVER ROOT COLLAR

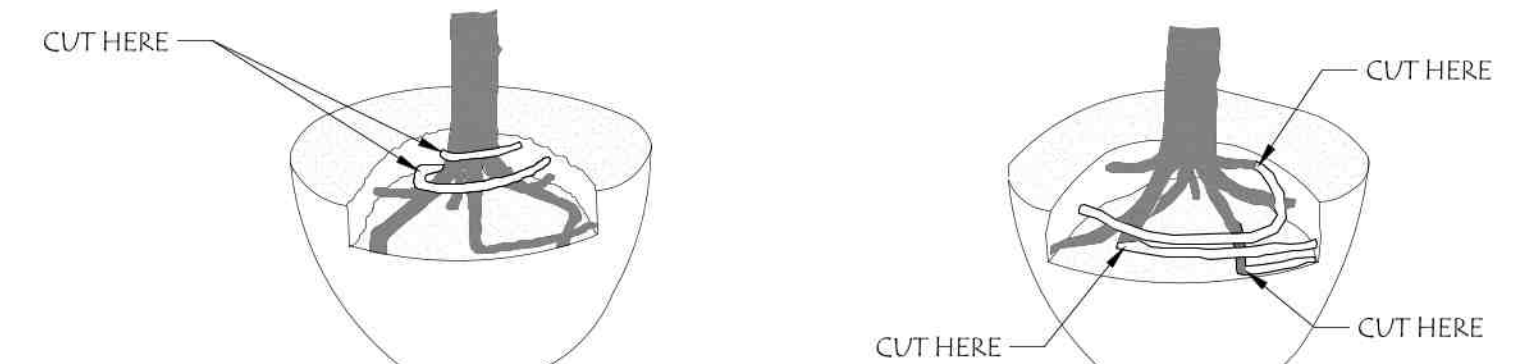


STEP 2: REMOVE DEFECTS



FIVE STRUCTURAL (LARGE) ROOTS SHOWN IN GRAY. REMOVE STRUCTURAL (WHITE) ROOT WRAPPING ROOT COLLAR.

FOUR STRUCTURAL ROOTS SHOWN IN GRAY. REMOVE ROOT (WHITE) GROWING OVER STRUCTURAL ROOTS.



SIX STRUCTURAL ROOTS SHOWN IN GRAY. REMOVE STRUCTURAL ROOTS (WHITE) GROWING OVER ROOT COLLAR BY CUTTING THEM JUST BEFORE THEY MAKE AN ABRUPT TURN.

SEVEN STRUCTURAL ROOTS SHOWN IN GRAY. REMOVE STRUCTURAL ROOTS (WHITE) GROWING AROUND OR OVER ROOT COLLAR BY CUTTING THEM JUST BEFORE THEY MAKE AN ABRUPT TURN.

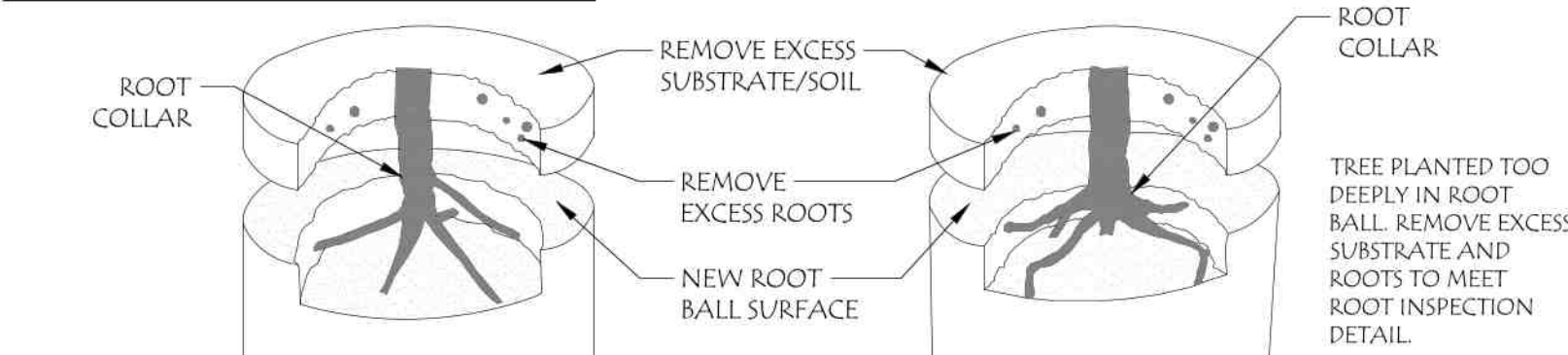
NOTES:
1- ALL TREES SHOWN ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.
2- FIRST STEP 1, THEN STEP 2. ADJUST HOLE DEPTH TO ALLOW FOR THE REMOVAL OF EXCESS SOIL AND ROOTS OVER THE ROOT COLLAR.
3- ROOTS AND SOIL MAY BE REMOVED DURING THE CORRECTION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER THE CORRECTION HAS BEEN COMPLETED.
4- TREES SHALL PASS ROOT OBSERVATIONS DETAIL FOLLOWING CORRECTION.

2 ROOT CORRECTION: BALLED & BURLAPPED

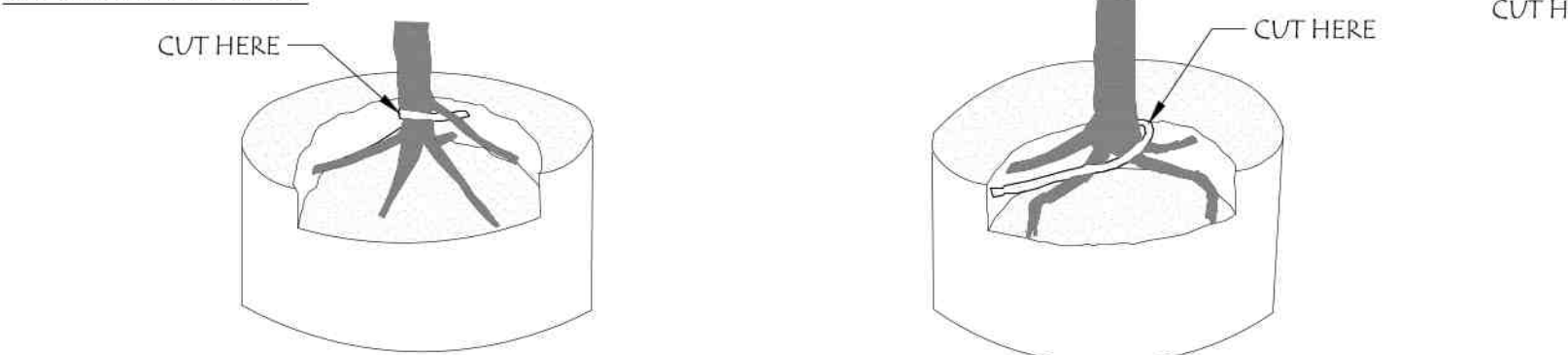
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STEP 1: REMOVE SUBSTRATE OVER ROOT COLLAR



STEP 2: REMOVE DEFECTS



FIVE STRUCTURAL (LARGE) ROOTS SHOWN IN GRAY. REMOVE STRUCTURAL ROOT (WHITE) WRAPPING ROOT COLLAR.

FOUR STRUCTURAL ROOTS SHOWN IN GRAY. REMOVE ROOT (WHITE) GROWING OVER STRUCTURAL ROOTS.

SIX STRUCTURAL ROOTS SHOWN IN GRAY. REMOVE ROOTS (WHITE) GROWING OVER ROOT COLLAR BY CUTTING THEM JUST BEFORE THEY MAKE AN ABRUPT TURN.



SEVEN STRUCTURAL ROOTS SHOWN IN GRAY. REMOVE STRUCTURAL ROOTS (WHITE) GROWING AROUND OR OVER ROOT COLLAR BY CUTTING THEM JUST BEFORE THEY MAKE AN ABRUPT TURN.

CUT STRUCTURAL ROOT JUST BEFORE IT MAKES ABRUPT TURN. PRUNING CUT SHOULD BE MADE TANGENT (PARALLEL) TO THE TRUNK.

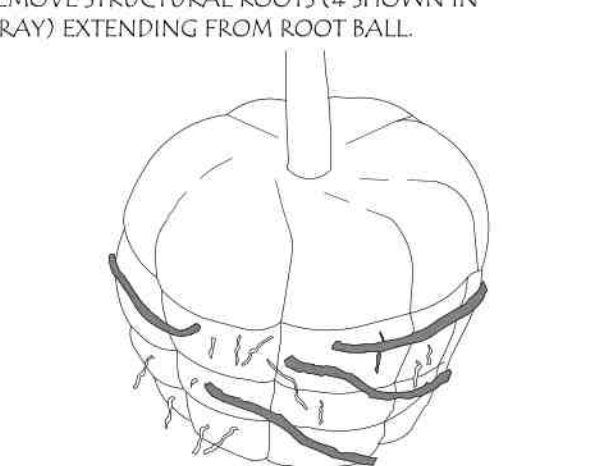
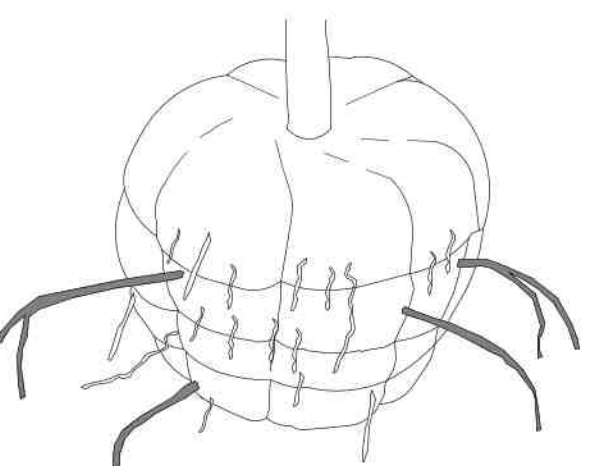
CUT STRUCTURAL ROOTS JUST BEFORE THEY MAKE ABRUPT TURN BY CUTTING TANGENT (PARALLEL) TO THE TRUNK (TWO CUTS SHOWN).

4 ROOT CORRECTION: CONTAINER

SCALE: NTS

GENERAL NOTES:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. STREET TREE PLANTING PLAN SEE SHEET L1.1.
3. STORMWATER AND MITIGATION/ ENHANCEMENT PLAN SEE SHEET L1.2.
4. IRRIGATION PLAN SEE SHEET L2.1.



REMOVE STRUCTURAL ROOTS (4 SHOWN IN GRAY) DEFLECTED ON ROOT BALL PERIPHERY. SMALL ROOTS (1/4" OR LESS) AT THE PERIPHERY OF THE ROOT BALL ARE NOT DEFINED AS DEFECTS AND DO NOT NEED TO BE REMOVED.

Laurus Designs, LLC



1012 Pine Street
Silverton, Oregon 97381

503.784.6494
laurusdesigns.com

ELYSIAN SUBDIVISION

NW MEADOWS DRIVE &
FENDEL WAY
MCMINNVILLE, OREGON



PLANTING DETAILS

MARCH 26TH, 2025

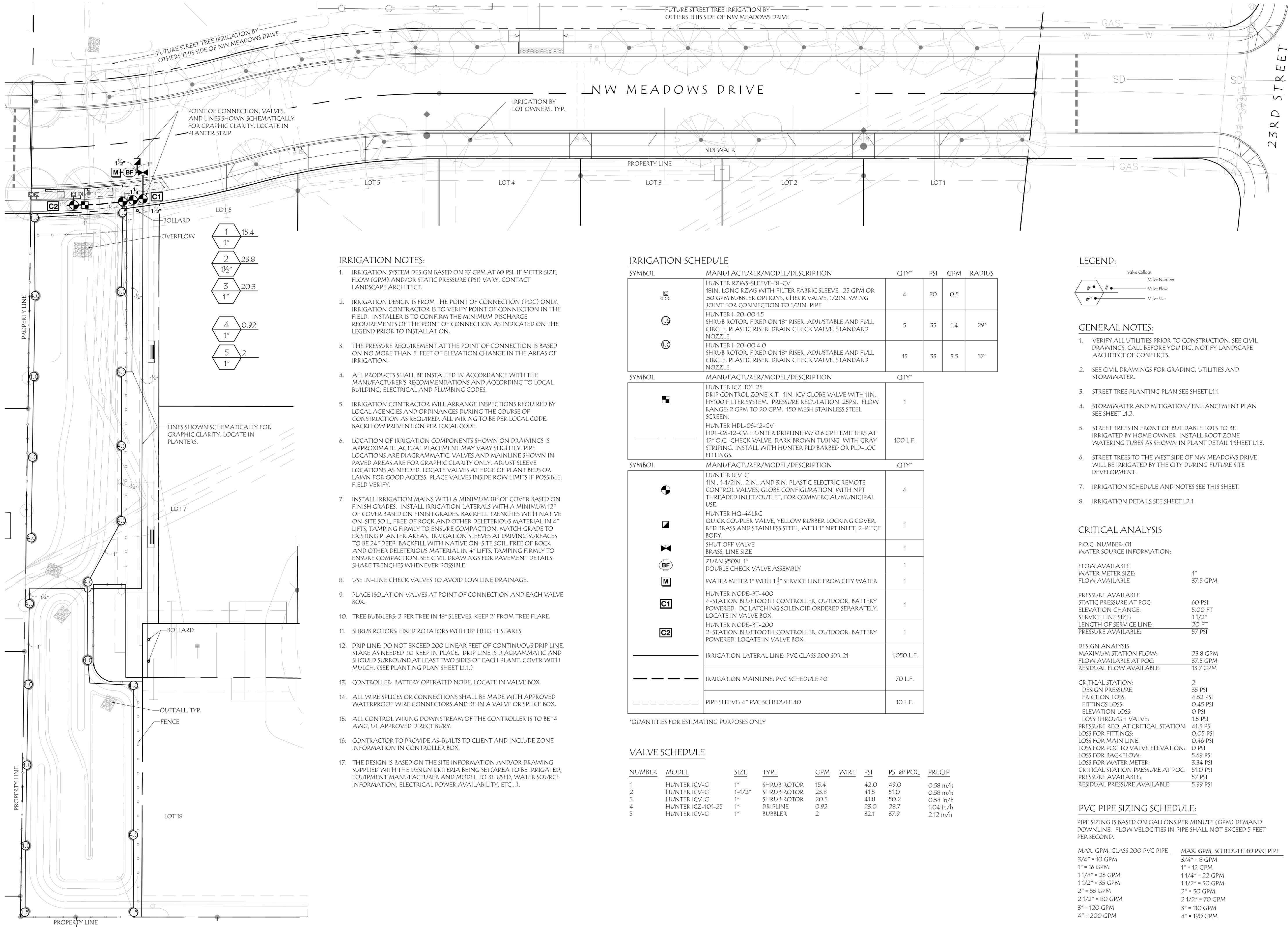
REVISIONS

DATE NOTES INITIALS

L1.4

SHEET 5 OF 7

PROJECT #: 1705R



IRRIGATION NOTES:

1. IRRIGATION SYSTEM DESIGN BASED ON 37 GPM AT 60 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. 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.
3. THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5-FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
4. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL AND PLUMBING CODES.
5. 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.
6. 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 LAWN FOR GOOD ACCESS. PLACE VALVES INSIDE ROW LIMITS IF POSSIBLE, FIELD VERIFY.
7. 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.
8. USE IN-LINE CHECK VALVES TO AVOID LOW LINE DRAINAGE.
9. PLACE ISOLATION VALVES AT POINT OF CONNECTION AND EACH VALVE BOX.
10. TREE BUBBLERS: 2 PER TREE IN 18" SLEEVES. KEEP 2" FROM TREE FLARE.
11. SHRUB ROTORS: FIXED ROTATORS WITH 18" HEIGHT STAKES.
12. DRIP LINE: DO NOT EXCEED 200 LINEAR FEET OF CONTINUOUS DRIP LINE. STAKE AS NEEDED TO KEEP IN PLACE. DRIP LINE IS DIAGRAMMATIC AND SHOULD SURROUND AT LEAST TWO SIDES OF EACH PLANT. COVER WITH MULCH. (SEE PLANTING PLAN SHEET L1.1.)
13. CONTROLLER: BATTERY OPERATED NODE, LOCATE IN VALVE BOX.
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. CONTRACTOR TO PROVIDE AS-BUILTS TO CLIENT AND INCLUDE ZONE INFORMATION IN CONTROLLER BOX.
17. 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 INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC...).

IRRIGATION SCHEDULE

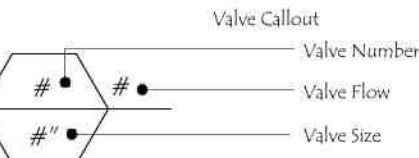
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY*	PSI	GPM	RADIUS
	HUNTER RZWS-SLEEVE-18-CV 18IN. LONG RZWS WITH FILTER FABRIC SLEEVE, .25 GPM OR 50 GPM BUBBLER OPTIONS, CHECK VALVE, 1/2IN. SWING JOINT FOR CONNECTION TO 1/2IN. PIPE	4	30	0.5	
	HUNTER I-20-00 1.5 SHRUB ROTOR, FIXED ON 18" RISER. ADJUSTABLE AND FULL CIRCLE PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	5	35	1.4	29'
	HUNTER I-20-00 4.0 SHRUB ROTOR, FIXED ON 18" RISER. ADJUSTABLE AND FULL CIRCLE PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	15	35	3.5	37'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY*			
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	1			
	HUNTER HDL-06-12-CV HDL-06-12-CV: HUNTER DRIPLINE W/ 0.6 GPH EMITTERS AT 12" O.C. CHECK VALVE, DARK BROWN TUBING WITH GRAY STRIPING. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	100 L.F.			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY*			
	HUNTER ICV-G 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	4			
	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	1			
	SHUT OFF VALVE BRASS. LINE SIZE	1			
	ZURN 950XL 1" DOUBLE CHECK VALVE ASSEMBLY	1			
	WATER METER 1" WITH 1 1/2" SERVICE LINE FROM CITY WATER	1			
	HUNTER NODE-BT-400 4-STATION BLUETOOTH CONTROLLER, OUTDOOR, BATTERY POWERED. DC LATCHING SOLENOID ORDERED SEPARATELY, LOCATE IN VALVE BOX.	1			
	HUNTER NODE-BT-200 2-STATION BLUETOOTH CONTROLLER, OUTDOOR, BATTERY POWERED. LOCATE IN VALVE BOX.	1			
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	1,050 L.F.			
	IRRIGATION MAINLINE: PVC SCHEDULE 40	70 L.F.			
	PIPE SLEEVE: 4" PVC SCHEDULE 40	10 L.F.			

*QUANTITIES FOR ESTIMATING PURPOSES ONLY

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	HUNTER ICV-G	1"	SHRUB ROTOR	15.4		42.0	49.0	0.58 in/h
2	HUNTER ICV-G	1-1/2"	SHRUB ROTOR	23.8		41.5	51.0	0.58 in/h
3	HUNTER ICV-G	1"	SHRUB ROTOR	20.3		41.8	50.2	0.54 in/h
4	HUNTER ICZ-101-25	1"	DRIPLINE	0.92		23.0	28.7	1.04 in/h
5	HUNTER ICV-G	1"	BUBBLER	2		32.1	37.9	2.12 in/h

LEGEND:



GENERAL NOTES:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND STORMWATER.
3. STREET TREE PLANTING PLAN SEE SHEET L1.1.
4. STORMWATER AND MITIGATION/ ENHANCEMENT PLAN SEE SHEET L1.2.
5. STREET TREES IN FRONT OF BUILDABLE LOTS TO BE IRRIGATED BY HOME OWNER. INSTALL ROOT ZONE WATERING TUBES AS SHOWN IN PLANT DETAIL 1 SHEET L1.3.
6. STREET TREES TO THE WEST SIDE OF NW MEADOWS DRIVE WILL BE IRRIGATED BY THE CITY DURING FUTURE SITE DEVELOPMENT.
7. IRRIGATION SCHEDULE AND NOTES SEE THIS SHEET.
8. IRRIGATION DETAILS SEE SHEET L2.1.

CRITICAL ANALYSIS

P.O.C. NUMBER: 01
WATER SOURCE INFORMATION:

FLOW AVAILABLE
WATER METER SIZE: 1"
FLOW AVAILABLE: 37.5 GPM

PRESSURE AVAILABLE
STATIC PRESSURE AT POC: 60 PSI
ELEVATION CHANGE: 5.00 FT
SERVICE LINE SIZE: 1 1/2"
LENGTH OF SERVICE LINE: 20 FT
PRESSURE AVAILABLE: 57 PSI

DESIGN ANALYSIS
MAXIMUM STATION FLOW: 23.8 GPM
FLOW AVAILABLE AT POC: 37.5 GPM
RESIDUAL FLOW AVAILABLE: 13.7 GPM

CRITICAL STATION: 2
DESIGN PRESSURE: 35 PSI
FRICTION LOSS: 4.52 PSI
FITTINGS LOSS: 0.45 PSI
ELEVATION LOSS: 0 PSI
LOSS THROUGH VALVE: 1.5 PSI
PRESSURE REQ. AT CRITICAL STATION: 41.5 PSI
LOSS FOR FITTINGS: 0.05 PSI
LOSS FOR MAIN LINE: 0.46 PSI
LOSS FOR POC TO VALVE ELEVATION: 0 PSI
LOSS FOR BACKFLOW: 5.69 PSI
LOSS FOR WATER METER: 3.34 PSI
CRITICAL STATION PRESSURE AT POC: 51.0 PSI
PRESSURE AVAILABLE: 57 PSI
RESIDUAL PRESSURE AVAILABLE: 5.99 PSI

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	MAX. GPM, SCHEDULE 40 PVC PIPE
3/4" = 10 GPM	3/4" = 8 GPM
1" = 16 GPM	1" = 12 GPM
1 1/4" = 26 GPM	1 1/4" = 22 GPM
1 1/2" = 35 GPM	1 1/2" = 30 GPM
2" = 55 GPM	2" = 50 GPM
2 1/2" = 80 GPM	2 1/2" = 70 GPM
3" = 120 GPM	3" = 110 GPM
4" = 200 GPM	4" = 190 GPM

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1012 Pine Street
Silverton, Oregon 97381

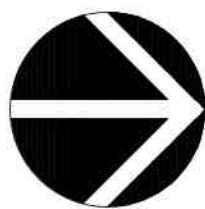
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NW MEADOWS DRIVE &
FENDEL WAY
MCMINNVILLE, OREGON



IRRIGATION
PLAN



SCALE: 1" = 20' - 0"

0' 10' 20' 40'
SCALE

MARCH 26TH, 2025

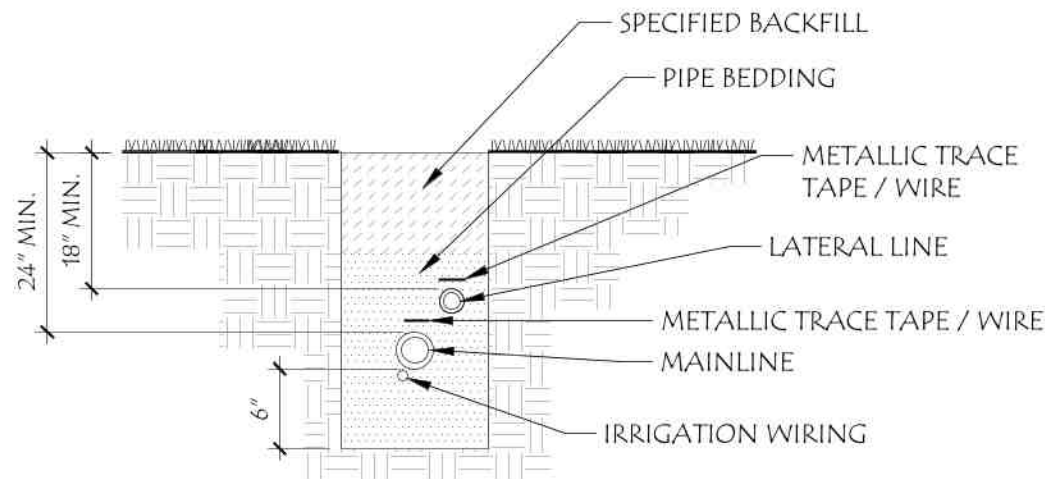
REVISIONS

DATE NOTES INITIALS

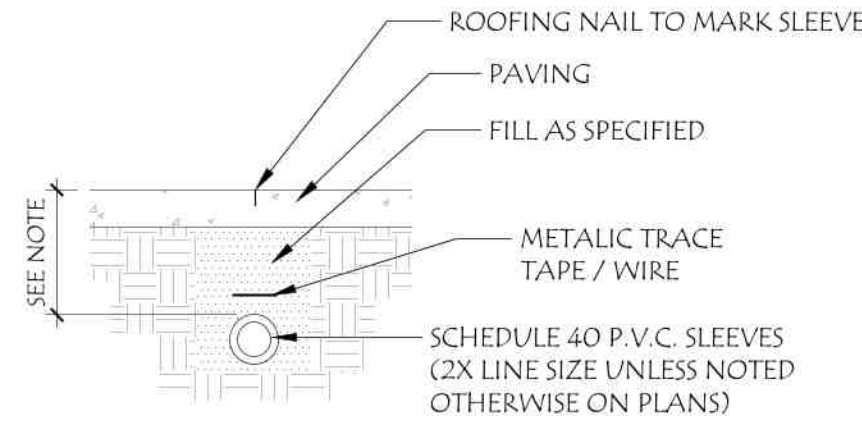
L2.1

SHEET 6 OF 7

PROJECT #: 1705R

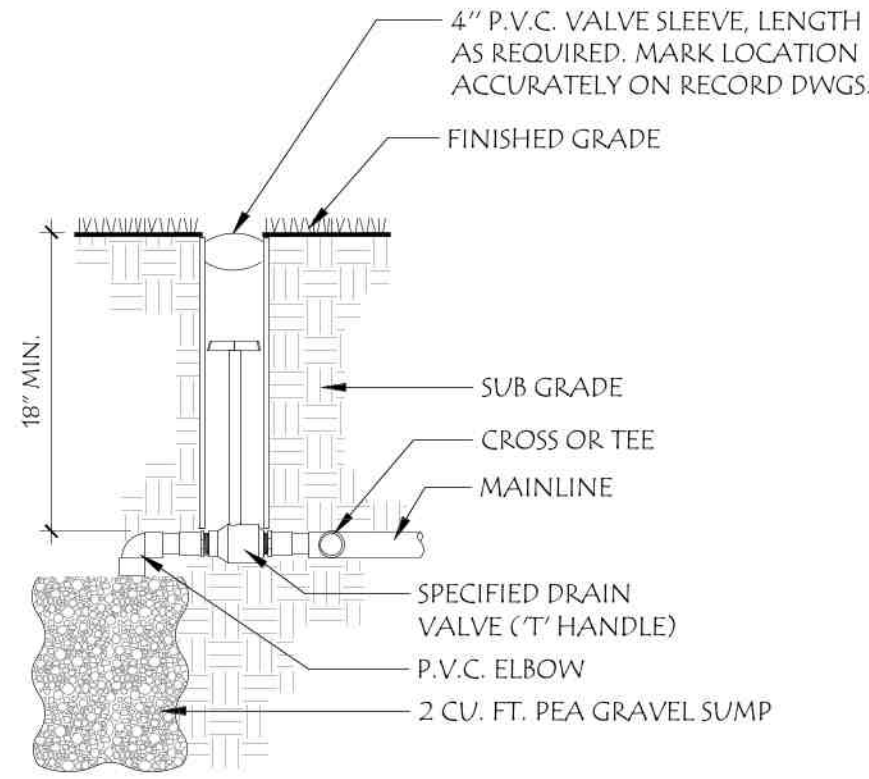


1 SKSD TYPICAL TRENCHING
SCALE: NTS



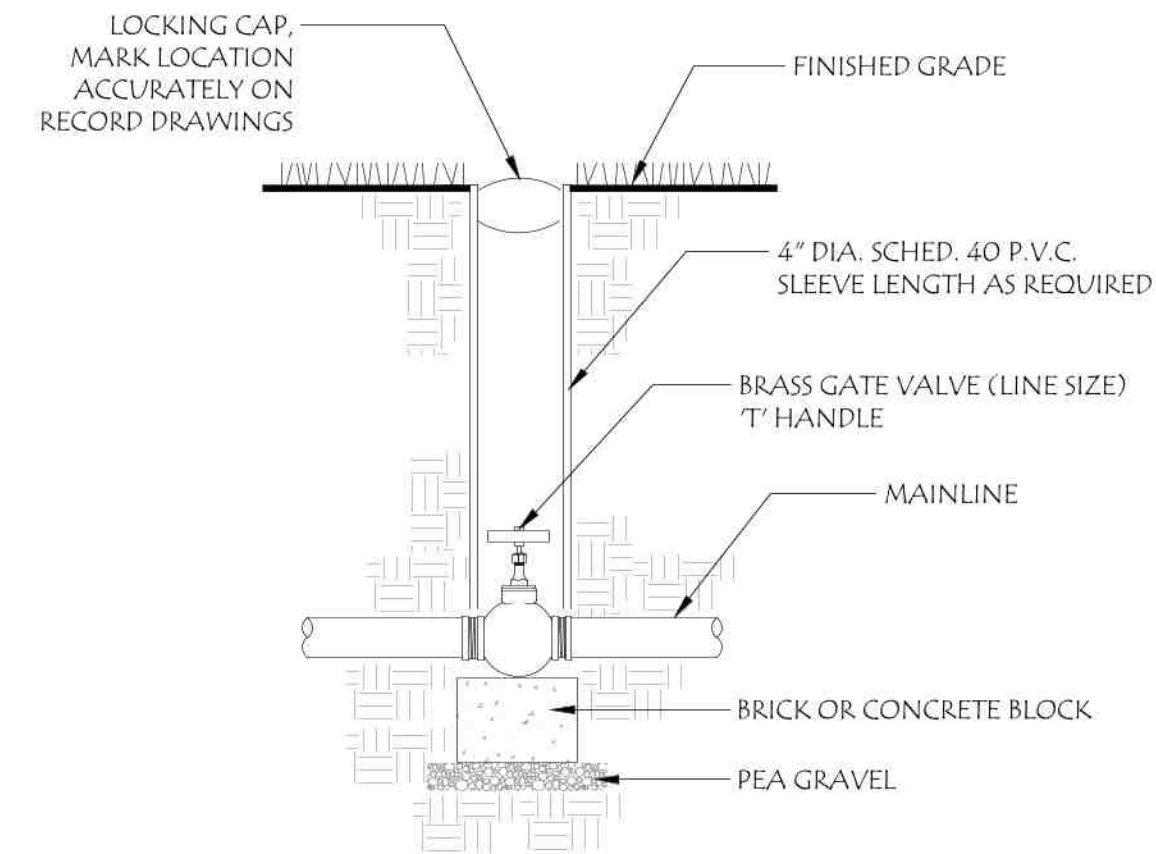
- NOTES:
1. EXTEND IRRIGATION SLEEVE 6" BEYOND EACH SIDE OF PAVING.
 2. 18" MIN. DEPTH OF MAINLINE
 3. 14" MIN. DEPTH OF LATERAL @ PAVING
 4. 24" MIN. DEPTH OF LINES UNDER DRIVING SURFACES

2 IRRIGATION SLEEVES
SCALE: NTS

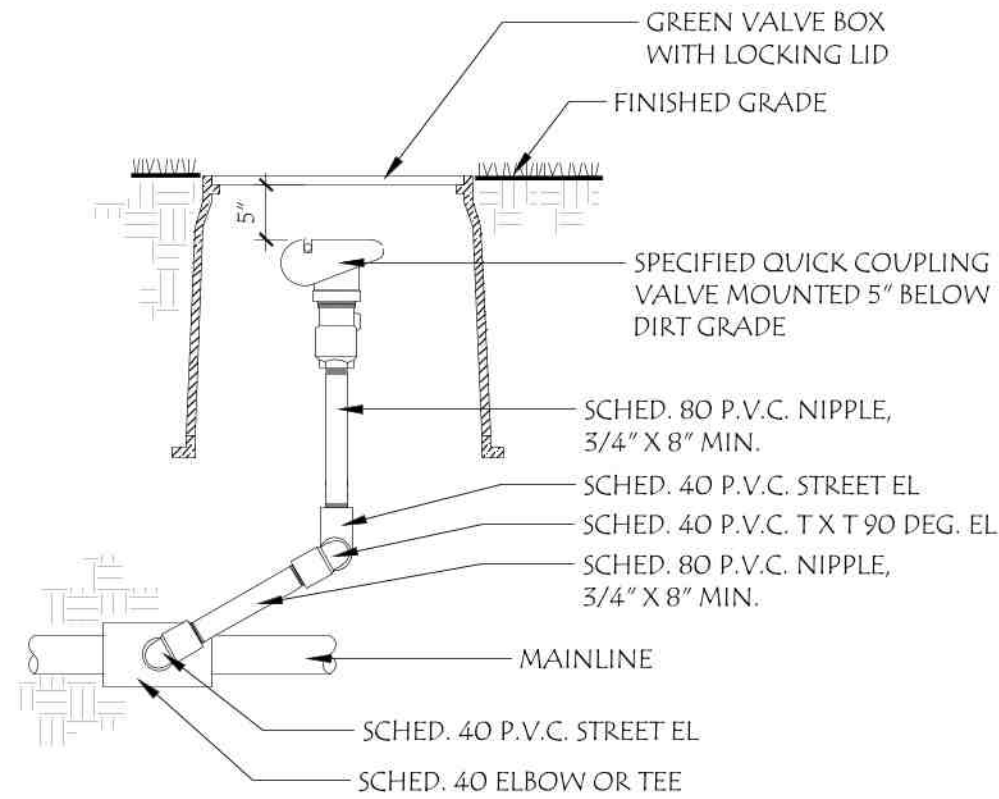


NOTE:
MANUAL DRAIN VALVES ARE TO BE PLACED AT ALL LOW POINTS IN MAINLINE THROUGHOUT THE SITE.

3 MANUAL DRAIN VALVE
SCALE: NTS

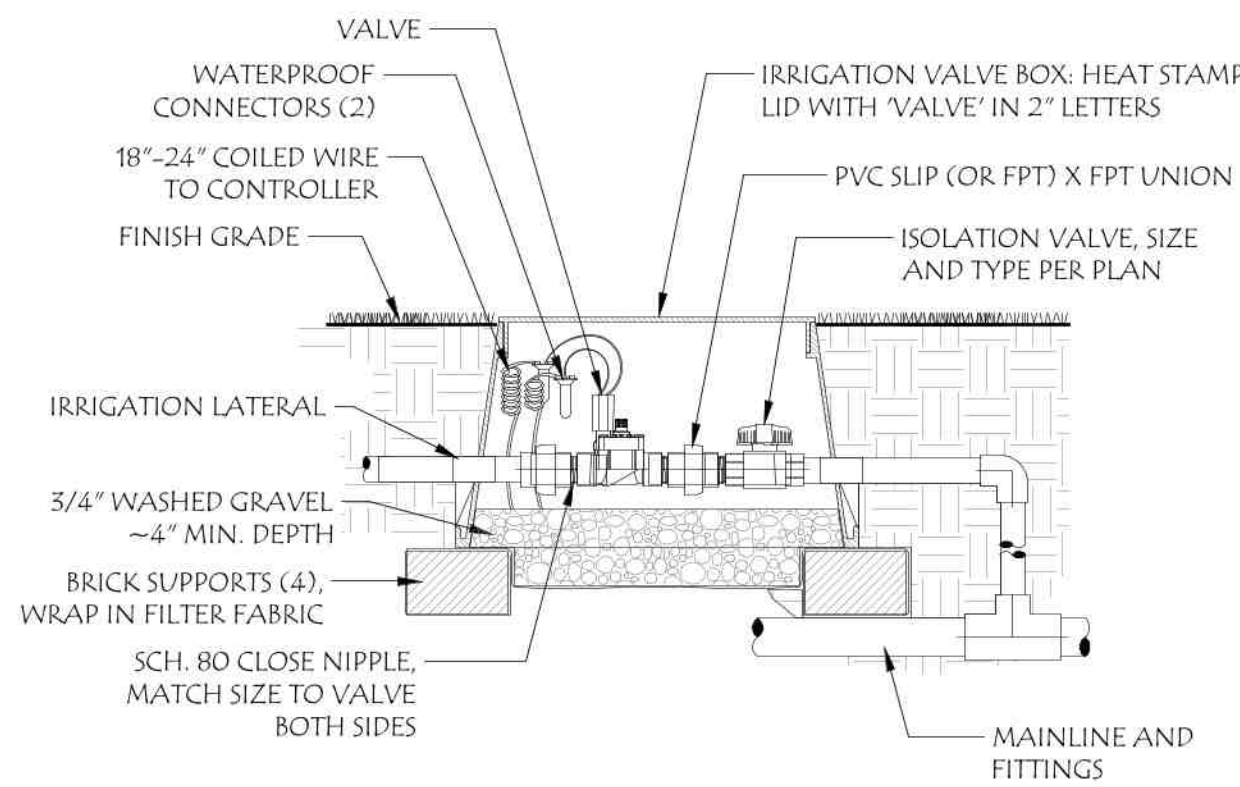


4 BRASS SHUT OFF VALVE
SCALE: NTS

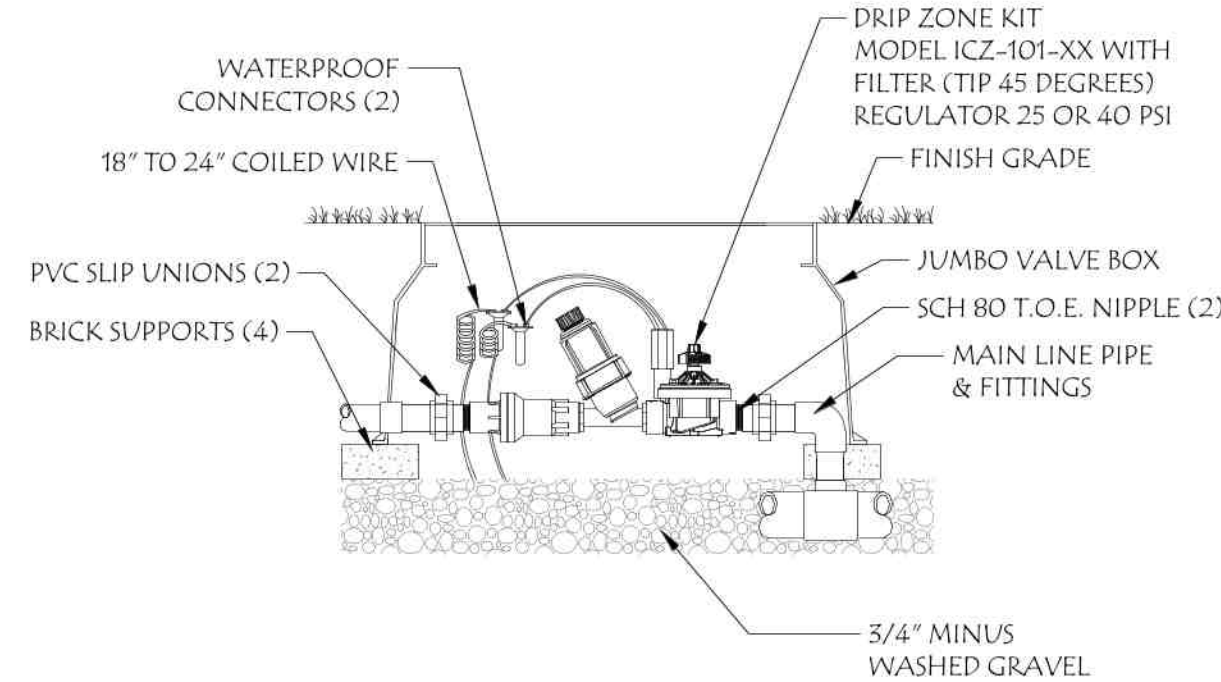


NOTE:
SPACE 100' O.C. ALONG THE MAINLINE AND AS NOTED ON PLAN.

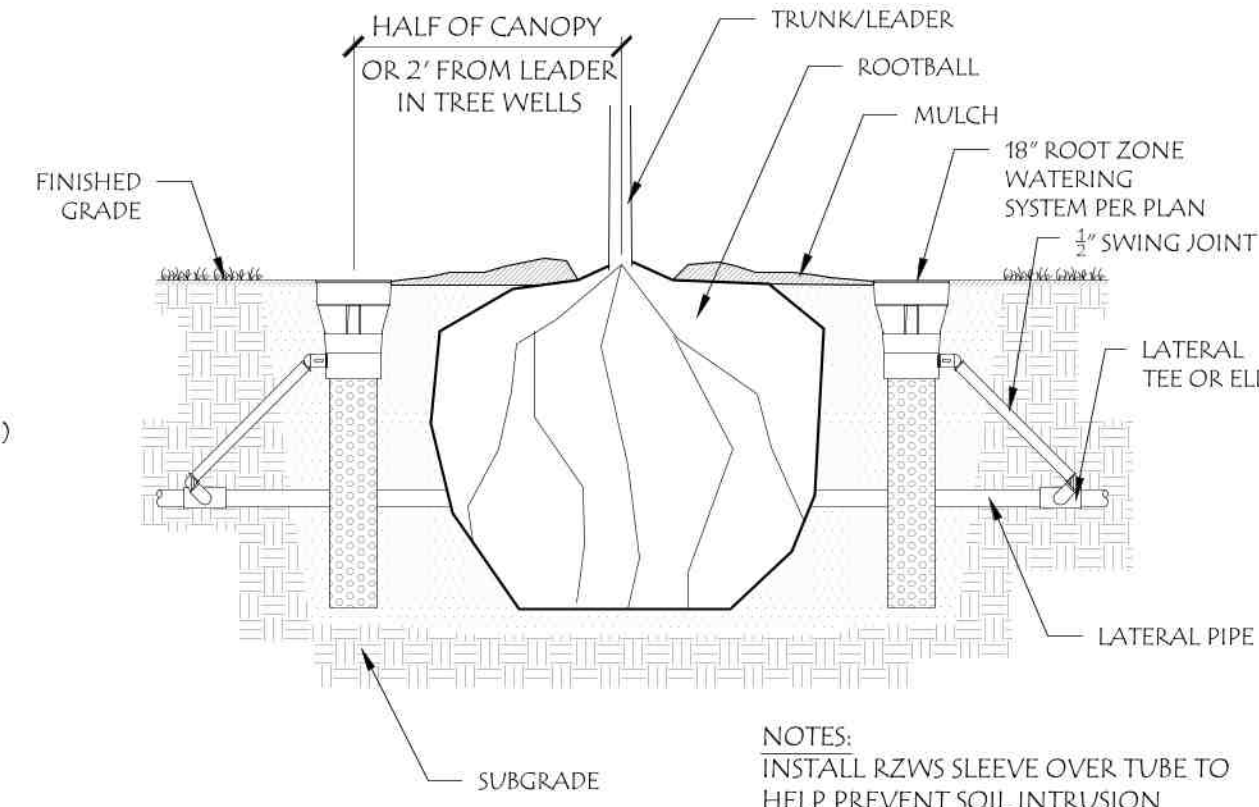
5 QUICK COUPLER VALVE
SCALE: NTS



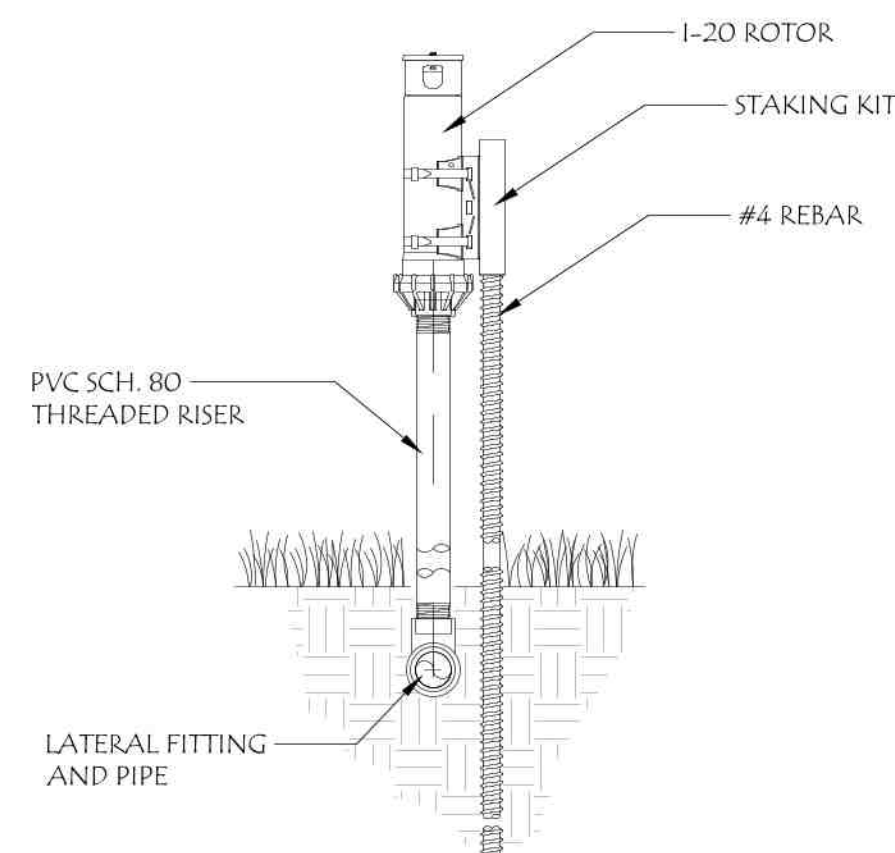
6 CONTROL ZONE VALVE
SCALE: NTS



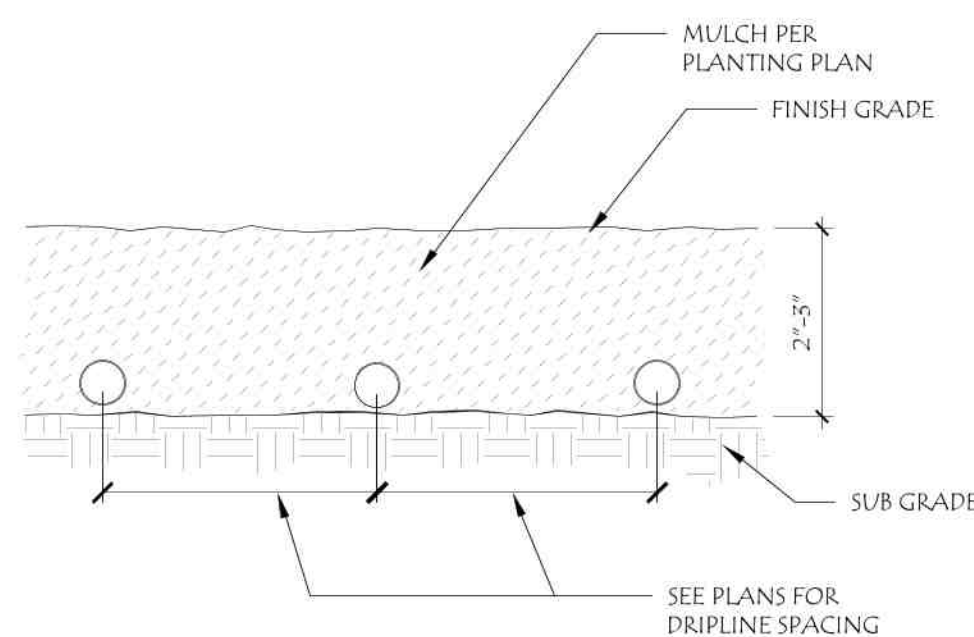
7 DRIP CONTROL VALVE
SCALE: NTS



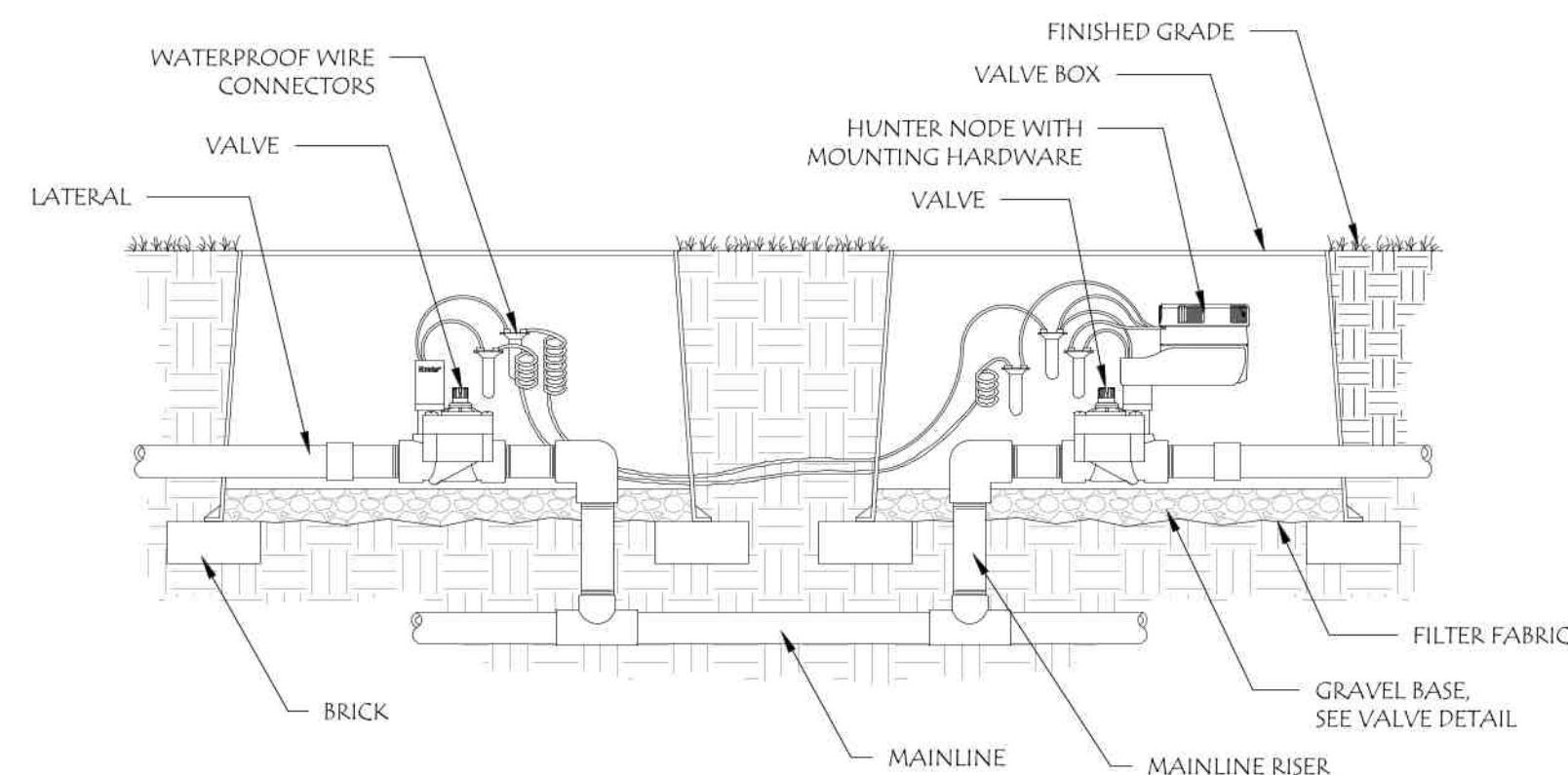
8 18" ROOT ZONE WATERING
SCALE: NTS



9 FIXED ROTOR STAKED
SCALE: NTS



10 SUB GRADE DRIPLINE
SCALE: NTS



11 NODE MULTIPLE VALVES
SCALE: NTS

GENERAL NOTES:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. IRRIGATION PLAN SEE SHEET L2.1.

Laurus Designs, LLC



1012 Pine Street
Silverton, Oregon 97381

503.784.6494
laurusdesigns.com

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NW MEADOWS DRIVE &
FENDEL WAY
MCMINNVILLE, OREGON



IRRIGATION
DETAILS

MARCH 26TH, 2025

REVISIONS

#	DATE	NOTES	INITIALS

L2.2

SHEET 7 OF 7

PROJECT #: 1705R

Abbreviations

General Electrical Notes

- ## Annotation

Lighting

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& Symbol Legend tab)

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GENERAL SHEET NOTES

1. LUMINAIRES SHALL CONFORM TO CITY OF MCMINNVILLE'S LIGHTING DESIGN STANDARDS. VERIFY PART NUMBER WITH CITY OF MCMINNVILLE PRIOR TO ORDERING.

EXTERIOR LUMINAIRE SCHEDULE												
FIXTURE NO.	DESCRIPTION	LAMP TYPE	LUMENS (MINIMUM)	CRI	COLOR TEMP.	DRIVER	EMERGENCY DRIVER	INTEGRAL MOTION/PHOTO SENSOR	VOLTS	LOAD	MFR.	MODEL NUMBER
S1	16-3/4"L x 14-1/4"W x 3-1/2"H SITE LUMINAIRE WITH DIE-CAST ALUMINUM HOUSING, SINGLE HEAD, TYPE 2 BACKLIGHT CONTROL DISTRIBUTION, INTEGRAL 20KA SURGE PROTECTION, IP65 RATED, AND POWDERCOATED FINISH AS SELECTED BY OWNER. PROVIDE ACCESSORY DIMMING MOTION SENSOR. MOTION SENSOR SHALL BE SUITABLE FOR 15' POLE APPLICATIONS. PROVIDE 5" MOUNTING ARM AND MOUNTING HARDWARE TO ATTACH TO POLE PER MANUFACTURER'S INSTRUCTIONS. LUMINAIRE SHALL BE MOUNTED ON DIRECT BURY 19' TALL (15' EXPOSED, 4' DIRECT BURY) ROUND TAPERED FIBERGLASS POLE. GROUNDLINE DIAMETER SHALL BE 6.7" AND TIP DIAMETER SHALL BE 4.6" WITH HAND HOLE AND FINISH AS SELECTED BY OWNER. POLE SHALL BE UV AND WEATHER-RESISTANT PIGMENTED RESIN SYSTEM WITH AN ADDITIONAL PIGMENTED POLYURETHANE COATING. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE POLE STYLE TOP AND POLE DRILL PATTERN BASED ON THE NUMBER OF LUMINAIRE HEADS BEING PROVIDED ON THE POLES.	LED	5,500 LM	80	3000K	STANDARD 0-10V	NO	YES	UNV	35 WATTS	LUMINAIRE: BEACON POLE: SHAKESPEARE	VIPER SERIES VP-1-160L-35-3K8-2-UNV-BC H SERIES B-S-19-X-X-X

POWER CONDUIT / CONDUCTOR SCHEDULE											
CONDUIT ID NO.	CONDUIT		CONDUCTORS PER CONDUIT					FROM	TO	DESCRIPTION	NOTES
	QTY.	SIZE	UNGROUND	GROUND	GROUNDING	CABLE	SPARE				
P101	1	1.0 INCH	2 - #10	-	1 - #10	-	-	NEW METERING PEDESTAL	LP-01, LP-02	-	-

NOTES:

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON ORIGINAL DRAWING, INDICATE SCALE ACCORDINGLY

01"0

DSN. BEP
DRN. SR
CKD. BEP

DATE: OCT 2024

REGISTERED PROFESSIONAL
ENGINEER
86683
Digitally Signed
OREGON
MAY 08 2012
BENJAMIN E. PERRY
EXPIRES: 12-31-2024

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CONSULTING
Salem
503-584-1576
www.landisconsulting.com

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
WE
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

ALAN RUDEN, INC
ELYSIAN SUBDIVISION
ELECTRICAL SCHEDULES

DRAWING
E02

JOB NUMBER
2931.0000.0



DETAIL NO. 410



1. TYPICAL EXCEPT AS SPECIFIED.
2. MAINTAIN A MINIMUM OF 12" SEPARATION BETWEEN POWER CONDUITS AND CONTROL, TELECOMMUNICATION AND INSTRUMENTATION.
3. BACKFILL SHALL BE AS SPECIFIED IN SECTION 02226/312300.

NON-CONCRETE ENCASED DUCTBANK DETAIL

D. 402

2931.0000.0



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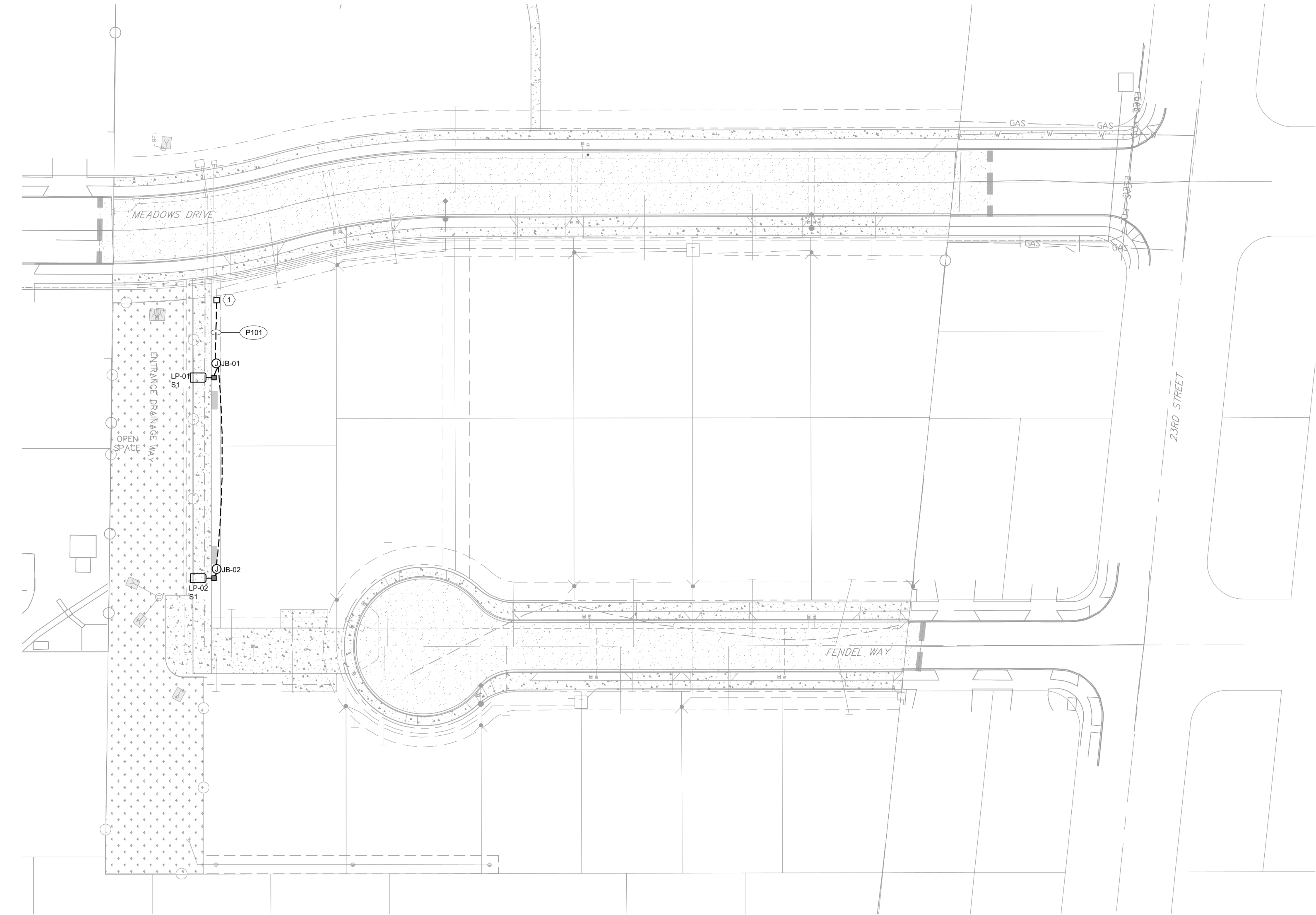
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Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

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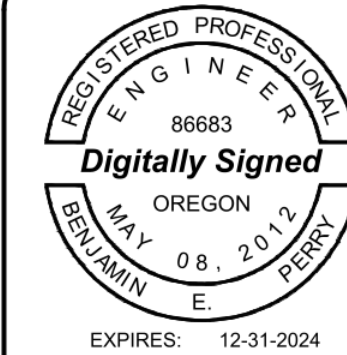


1 PEDESTRIAN PATH PLAN
SCALE: 1" = 30'
0' 15' 30'

SHEET KEY NOTES

1. NEW METERING PEDESTAL. REFER TO CIVIL DRAWINGS FOR PRIMARY UTILITY CONDUIT QUANTITIES, SIZES, AND ROUTING.

VERIFY SCALE	DATE	NO.	DATE	DESCRIPTION	BY
PAP IS ONE INCH ON ORIGINAL DRAWING					
IF NOT ONE INCH ON PAPER, SCALES ACCORDINGLY					
0					
1"					
DSN.	BEP				
DRN.	SR				
CKD.	BEP				
DATE: OCT 2024					



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3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

ALAN RUDEN, INC
ELYSIAN SUBDIVISION
PEDESTRIAN PATH PLAN

DRAWING
E05

JOB NUMBER
2931.0000.0

SITE PREPARATION AND METHODS FOR REMOVAL AND CONTROL OF INVASIVE, NON-NATIVE SPECIES

1. INVASIVE PLANTS TO BE REMOVED. FOR EXAMPLE, HIMALAYAN BLACKBERRY (RUBUS ARMENIACUS) TO BE REMOVED WITHIN THE ENHANCEMENT AND MITIGATION AREA. BLACKBERRY: CUT, EXCAVATE ROOT BALLS, AND REMOVE ALL PLANT TISSUE AND SEEDS/FRUITS FROM THE SITE.
2. ADDITIONAL CLEAN WATER SERVICES INVASIVE SPECIES ENCOUNTERED WITHIN THE ENHANCEMENT AND MITIGATION AREAS TO BE REMOVED ACCORDING TO INTEGRATED PEST MANAGEMENT PLAN (IPM) (JUNE 2018 OR MOST RECENT VERSION). A COMPLETE LIST OF INVASIVE PLANTS CAN BE FOUND IN CHAPTER 3 OF CLEAN WATER SERVICES DESIGN AND CONSTRUCTION STANDARDS (R&O 19-5 OR MOST RECENT VERSION).
5. HERBICIDE USE WITHIN THE VEGETATED CORRIDOR SHALL BE LIMITED TO THE CONTROL OF NON-NATIVE, INVASIVE SPECIES THAT THREATEN THE HEALTH OF THE HABITAT OR HINDER THE ESTABLISHMENT OR MAINTENANCE OF NATIVE PLANT COMMUNITIES. HERBICIDES ON THE IPM PRODUCT LIST MAY BE USED ACCORDING TO THEIR LABELED USES IN VEGETATED CORRIDORS, WATER QUALITY FACILITIES, STREAMSIDE RECREATIONAL AREAS, AND DEVELOPED LANDSCAPES WHEN ALL OF THE FOLLOWING CRITERIA ARE MET:
 - THE ACTIVITY IS PART OF AN IPM STRATEGY THAT SEEKS TO MINIMIZE PESTICIDE USE;
 - BEST TECHNOLOGY-BASED PRACTICES ARE FOLLOWED, LEAKS OR SPILLS ARE REDUCED, AND APPLICATION EQUIPMENT IS MAINTAINED IN GOOD WORKING ORDER;
 - TIMING OF HERBICIDE APPLICATION CORRESPONDS TO THE LIFE CYCLE OF THE PLANTS TO BE TREATED, AND THE LIFE CYCLE IS MONITORED APPROPRIATELY;
 - INVASIVE PLANT POPULATION THRESHOLDS ARE DETERMINED, AND MONITORING ENSURES TREATMENT ONLY WHEN THE THRESHOLD IS EXCEEDED;
 - WEATHER CONDITIONS ARE APPROPRIATE FOR THE APPLICATION;
 - A NON-TOXIC INDICATOR DYE IS USED IN THE CHEMICAL MIX TO IDENTIFY TREATED VEGETATION (OPTIONAL WITHIN FENCED FACILITIES);
 - APPLICATORS ADHERE TO ALL OF THE LABEL REQUIREMENTS CONCERNING THE SAFE AND EFFECTIVE USE OF THE HERBICIDE(S);
 - PERSONS APPLYING THE HERBICIDE MEET OREGON DEPARTMENT OF AGRICULTURE LICENSE REQUIREMENTS;
 - ACTIVITY MINIMIZES HERBICIDE APPLICATION WITHIN A THREE-FOOT BUFFER OF STREAMS OR OTHER WATERBODIES;
 - ACTIVITY MINIMIZES THE USE OF HERBICIDE OVER OR IN WATER; AND
 - MONITORING, REPORTING AND RECORDKEEPING REQUIREMENTS ARE CONSISTENT WITH THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY'S HERBICIDE APPLICATION GENERAL PERMIT (PAGP 2300-A).
4. REMOVAL OF INVASIVE NON-NATIVE SPECIES BY HAND IS REQUIRED IN ALL VEGETATED CORRIDORS RATED "GOOD."

PLANTING NOTES

1. PRESERVE AND PROTECT ALL EXISTING TREES TO REMAIN IN VEGETATED CORRIDOR AND SENSITIVE AREAS INCLUDING AREAS ADJACENT TO REVEGETATION AREAS.
2. NOTES FROM CWS PLANTING REQUIREMENTS, APPENDIX A. SEE DOCUMENT FOR FURTHER INFORMATION.
3. CONTAINER PLANTING SHALL BE INSTALLED FROM FEBRUARY 1 THROUGH MAY 1 AND OCTOBER 1 THROUGH NOVEMBER 15 UNLESS PREVENTATIVE MEASURES ARE TAKEN TO ENSURE PLANT SURVIVAL. BARE ROOT STOCK SHOULD BE USED IN LIEU OF POTTED STOCK WHENEVER POSSIBLE. BARE ROOT SHALL BE INSTALLED ONLY FROM DECEMBER 15 THROUGH APRIL 15 UNLESS PREVENTATIVE MEASURES ARE TAKEN TO ENSURE PLANT SURVIVAL. BARE ROOT STOCK MINIMUM HEIGHT VARIES, SEE PLANT LEGENDS THIS SHEET.
4. TO ENSURE SURVIVAL, PLANT AFTER 48 HOURS OF DRY WEATHER TO PREVENT SOIL COMPACTION, DISTURBANCE, AND EROSION. USE JUTE OR COIR MATTING TO PREVENT EROSION IF NEEDED.
5. SEE PLANT SCHEDULE FOR MINIMUM CONTAINER SIZE.
6. SITE PREPARATION INSTRUCTIONS: BIODEGRADABLE FABRICS MAY BE USED TO STABILIZE SLOPES SUCH AS COIR, COCONUT OR JUTE WITH MIN. $\frac{1}{4}$ " SQUARE HOLES. NO PLASTIC MESH.
7. SEED MIXES: SEED IN SPRING AFTER MARCH 15TH OR FALL UNTIL OCTOBER 15TH. VERIFY SEED APPLICATION RATE WITH MANUFACTURER FOR HYDROSEEDING. CREATE SLURRY MADE OF SEED, WATER, MULCH MATERIAL. MIXTURE MUST BE COMBINED AND APPLIED IN SUCH A MANNER THAT THE RATE OF APPLICATION WILL RESULT IN AN EVEN DISTRIBUTION OF ALL MATERIAL. HYDRAULIC SEEDING EQUIPMENT SHALL BE CAPABLE OF APPLYING A HOMOGENOUS MIXTURE THROUGH A SPRAY NOZZLE. THE PUMP SHALL PRODUCE A SUFFICIENT PRESSURE TO APPLY A UNIFORM SPRAY CAPABLE OF REACHING ALL SEEDED AREAS FROM THE ROAD OR WALKWAYS. SEED SHALL NOT BE PLACED IN SLURRY PRIOR TO 50 MINUTES BEFORE APPLICATION. KEEP SEEDS MOIST AT ALL TIMES FOR 3 WEEKS OR UNTIL SEEDLINGS ARE 1 INCH TALL.
8. MULCH: TREES, SHRUBS, AND GROUNDCOVERS PLANTED IN UPLAND AREAS SHALL BE MULCHED A MINIMUM OF THREE INCHES IN DEPTH AND 18 INCHES IN DIAMETER, TO RETAIN MOISTURE AND DISCOURAGE WEED GROWTH AROUND NEWLY INSTALLED PLANT MATERIAL. APPROPRIATE MULCHES ARE MADE FROM COMPOSTED BARK OR LEAVES THAT HAVE NOT BEEN CHEMICALLY TREATED. THE USE OF MULCH IN FREQUENTLY INUNDATED AREAS SHALL BE LIMITED, TO AVOID ANY POSSIBLE WATER QUALITY IMPACTS INCLUDING THE LEACHING OF TANNINS AND NUTRIENTS, AND THE MIGRATION OF MULCH INTO WATERWAYS.
9. TAG PLANTS WITH RUST PROOF LABEL.
8. IRRIGATION PLAN: FACILITY TO BE IRRIGATED WITH IRRIGATION SYSTEM FOR A MINIMUM OF 2 YEARS. SEE IRRIGATION PLAN. PLANTS TO RECEIVE A MINIMUM OF 1" OF WATER PER WEEK FROM JUNE 15TH TO OCTOBER 15TH THE FIRST YEAR AND BE MONITORED TO MAINTAIN HEALTHY CONDITIONS. WATER AMOUNTS MAY BE REDUCED THE SECOND YEAR FROM JUNE 15TH TO OCTOBER 15TH, BUT MAINTAIN WEEKLY WATERING AND ADDITIONAL WATERING MAY BE NEEDED BASED ON MONITORING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES.

MAINTENANCE PLAN AND SCHEDULE

1. CLEAN WATER SERVICES REQUIRES A TWO-YEAR MAINTENANCE PERIOD FOR VEGETATED CORRIDOR. ENHANCEMENT OR MITIGATION PLANTINGS. THE ENHANCEMENT AND MITIGATION AREAS ARE TO BE INSPECTED ANNUALLY, A MINIMUM OF THREE TIMES DURING THE GROWING SEASON AND ONE PRIOR TO THE ONSET OF THE GROWING SEASON.
2. SITE INSPECTION SCHEDULE: FEBRUARY (PRIOR TO GROWING SEASON), APRIL, JUNE, SEPTEMBER.
3. INVASIVE SPECIES CONTROL WILL BE CONDUCTED AS NEEDED BASED UPON THE SITE INSPECTIONS.
4. INSTALLED PLANTS THAT DO NOT SURVIVE DURING THE TWO YEARS FOLLOWING PLANTING SHALL BE REPLACED. PRIOR TO REPLACEMENT, THE CAUSE OF LOSS (E.G. WILDLIFE DAMAGE, POOR PLANT STOCK, ETC.) SHALL BE DOCUMENTED WITH A DESCRIPTION OF THE CORRECTIVE ACTIONS TAKEN. THE MAINTENANCE PERIOD WILL BE EXTENDED FOR TWO YEARS FROM THE DATE OF REPLANTING.
5. MAINTENANCE PLAN RESPONSIBLE PARTY IS: TO BE DETERMINED.

CWS STORMWATER FACILITY PLANTING REQUIREMENTS

FACILITY NUMBER	FACILITY SF	TREES	SHRUBS	PLUGS	SEED SF
1	4,232 SF (159' CONTOUR)	42	212	14,742 (2,457 SF)	1,775 SF

REQUIREMENTS FOR TRACTS 30' WIDE OR GREATER
TREES = TOTAL SF X .01
SHRUBS = TOTAL SF X .05
GROUND COVER = PLANT/SEED FOR 100% AREAL COVERAGE:
1" PLUGS @ 6/SF
FREEBOARD SEEDING

STORMWATER FACILITY PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
AC	17	ACER CIRCINATUM / VINE MAPLE	2 GAL., MIN 24" HT.	SINGLE
PE	15	PRUNUS EMARGINATA / BITTER CHERRY	2 GAL., MIN 24" HT.	SINGLE
RP	10	RHAMNUS PURSHIANA / CASCARA	1 GAL., MIN 24" HT.	SINGLE
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
•	40	CORNUS SERICEA / RED TWIG DOGWOOD	1 GAL.	CLUSTER
+	50	ROSA PISOCARPA / CLUSTERED WILD ROSE	1 GAL.	CLUSTER
o	26	SPIRAEA DOUGLASII / WESTERN SPIREA	1 GAL.	CLUSTER
•	96	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	1 GAL.	CLUSTER
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	4,914	CAREX ORNUPTA / SLOUGH SEDGE	PLUG, 1" X 6" MIN.	6 PER 1 SF, CLUSTER BY SPECIES IN MASS PLANTINGS OF 100-200 PLUGS
	4,914	JUNCUS PATENS / SPREADING RUSH		
	4,914	SCIRPUS MICROCARPUS / SMALL FRUITED BULRUSH		
	1,775 SF	CWS FREEBOARD SEED MIX: DWARF TALL FESCUE 40% DWARF PERENNIAL RYE 50% CREEPING RED FESCUE 25% COLONIAL BENT GRASS 5%	SEED @ 3LBS PER 1,000 SF	

RIPARIAN CORRIDOR PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
AR	25	ALNUS RUBRA / RED ALDER	BAREROOT	SINGLE
FL	25	***FRAXINUS LATIFOLIA / OREGON ASH***	BAREROOT	SINGLE
QG	25	QUERCUS GARRYANA / OREGON WHITE OAK	BAREROOT	SINGLE
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	75	ROSA PISOCARPA / CLUSTERED WILD ROSE	BAREROOT	CLUSTER IN 5-7
	100	SPIRAEA DOUGLASII / WESTERN SPIREA	BAREROOT	CLUSTER IN 5-7
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	0.5 LBS	ACHILLEA MILLEFOLIUM / WESTERN YARROW	SEED	BROADCAST EVENLY
	1.0 LBS	PESCHAMPISIA CESPITOSA / TUFTED HAIRGRASS	SEED	BROADCAST EVENLY
	4.0 LBS	GLYCERIA OCCIDENTALIS / WESTERN MANNAGRASS	SEED	BROADCAST EVENLY
	250	JUNCUS EFFUSUS / SOFT RUSH	PLUG	CLUSTER IN 10-15
	7.0 LBS	LUPINUS RIVULARIS	SEED	BROADCAST EVENLY

***OREGON ASH SELECTED ON APPROVED JPA BY WETLAND BIOLOGIST IN 2020. DUE TO THE EMERALD ASH BORER IT IS RECOMMENDED TO SUBSTITUTE A DIFFERENT NATIVE TREE SUCH AS ONE OF THE FOLLOWING:
RHAMNUS PURSHIANA / CASCARA
SALIX LASIANDRA / PACIFIC WILLOW
CRATAEGUS DOUGLASSII / DOUGLAS HAWTHORNE

RELOCATED DRAINAGE DITCH ENHANCEMENT PLANT SCHEDULE

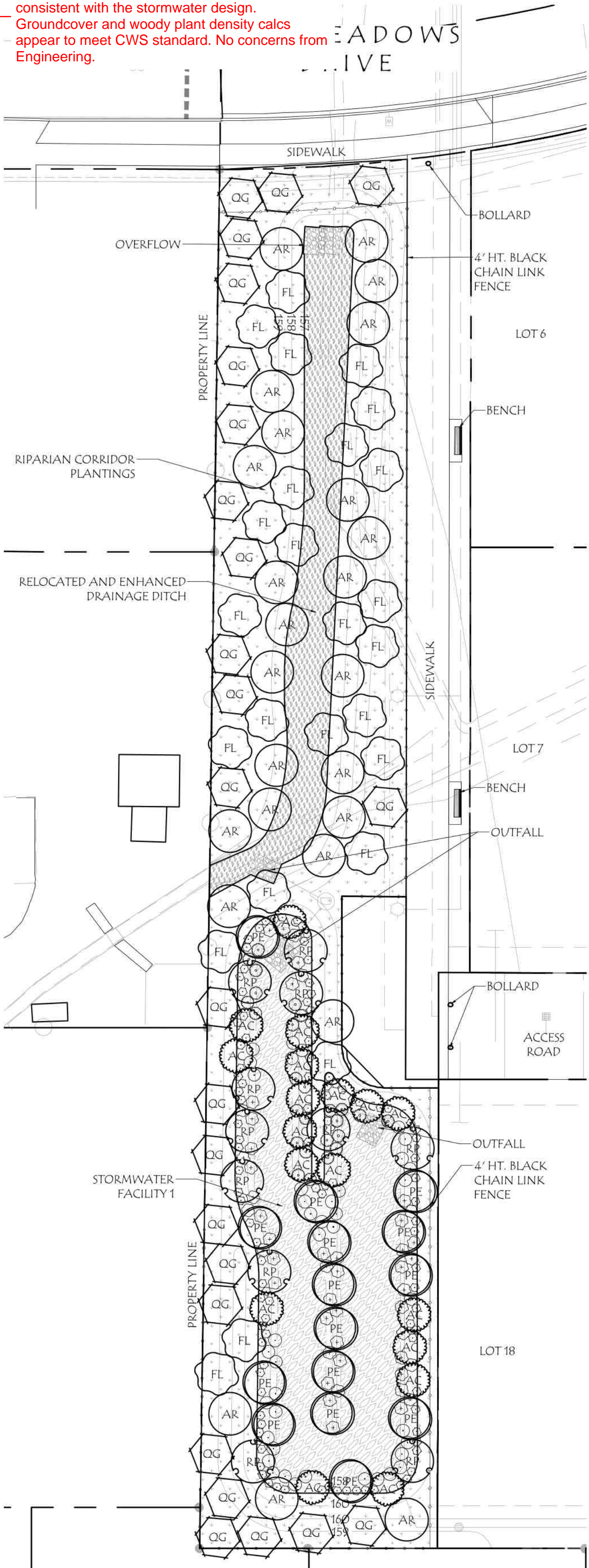
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	50	SPIRAEA DOUGLASII / WESTERN SPIREA	BAREROOT	CLUSTER IN 5-7, KEEP TO SIDES OF CHANNEL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	100	CAREX ORNUPTA / SLOUGH SEDGE	PLUG	CLUSTER IN 10-15
	1.0 LBS	GLYCERIA ELATA / TALL MANNAGRASS	SEED	BROADCAST EVENLY
	2.5 LBS	GLYCERIA OCCIDENTALIS / WESTERN MANNAGRASS	SEED	BROADCAST EVENLY
	100	JUNCUS PATENS / SPREADING RUSH	PLUG	CLUSTER IN 10-15

Is this appropriate for a zone 1 scenario where it will be inundated the majority of the time?

GENERAL NOTES:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND STORMWATER.
3. STREET TREE PLANTING PLAN SEE SHEET L1.1.
4. MITIGATION PLANT SELECTION BY TERRA SCIENCE, INC. DECEMBER 2020 REPORT AND APPROVED JOINT PERMIT APPLICATION.
5. STORMWATER/ENHANCEMENT PLANT SCHEDULE AND NOTES SEE THIS SHEET.
6. PLANTING DETAILS SEE SHEET L1.3 AND L1.4.
7. STREET TREE PLANTING PLAN SEE SHEET L1.1.
9. IRRIGATION PLAN SEE SHEET L2.1.

Plant selection and spacing appear to be appropriate for the inundation zones and are consistent with the stormwater design. Groundcover and woody plant density calcs appear to meet CWS standard. No concerns from Engineering.



Laurus Designs, LLC



1012 Pine Street
Silverton, Oregon 97381

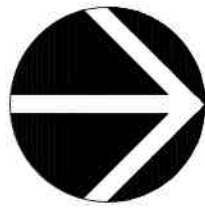
503.784.6494
laurusdesigns.com

ELYSIAN SUBDIVISION

NW MEADOWS DRIVE &
FENDEL WAY
MCMINNVILLE, OREGON



STORMWATER & ENHANCEMENT / MITIGATION PLANTING PLAN



SCALE: 1" = 20' - 0"

0' 10' 20' 40'
SCALE

MARCH 26TH, 2025

REVISIONS

DATE NOTES INITIALS

L1.2

SHEET 3 OF 7

PROJECT #: 1705R