



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

www.mcminnvilleoregon.gov

Landscape Review Committee
Community Development Center, 231 NE 5th Street
March 21, 2018
12:00 PM

Committee Members	Agenda Items
<p>Rob Stephenson Chair</p> <p>Sharon Gunter Vice-Chair</p> <p>Josh Kearns</p> <p>RoseMarie Caughran</p> <p>Tim McDaniel</p>	<ol style="list-style-type: none">1. Call to Order2. Citizen Comments3. Approval of Minutes4. Action Items<ol style="list-style-type: none">A. L 3-18 – Landscape Plan (Exhibit 1) 806 NE Davis Street5. Discussion Items<ol style="list-style-type: none">A. Tree City USA – Tree Planting Event6. Old/New Business7. Committee Member Comments8. Staff Comments9. Adjournment

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

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



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EXHIBIT 1 - STAFF REPORT

DATE: March 21, 2018
TO: Landscape Review Committee Members
FROM: Chuck Darnell, Associate Planner
SUBJECT: Agenda Item 4A: L 3-18

Report in Brief:

An application for a landscape plan for a new multiple-family development site (L 3-18) to be reviewed by the Landscape Review Committee.

Background:

The applicant, Jeff Whiteley, submitted a landscape plan review application to install landscaping on the site of a new multiple-family development. The site was previously developed with a church use, but the church structure is in the process of being demolished to allow for the construction of the multiple-family development. The property is located at 806 NE Davis Street and is more specifically described as Tax Lot 9800, Section 21BB, T. 4 S., R. 4 W., W.M.

Discussion:

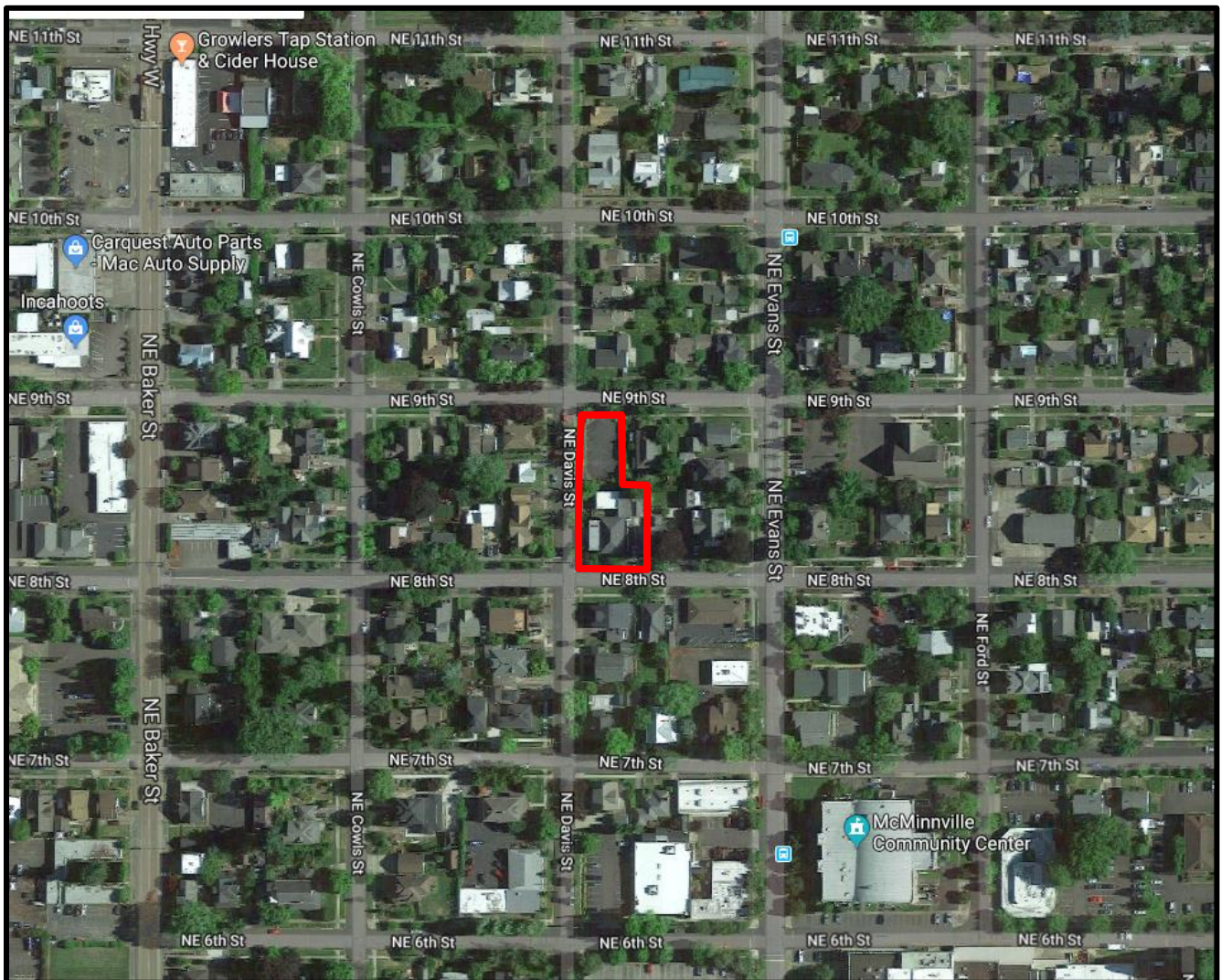
The subject property is zoned R-4 (Multiple Family Residential), which allows for multiple-family residential uses as permitted uses. The applicant is proposing to construct a new building on the property that will include four (4) dwelling units. The building will be two (2) stories, with two (2) dwelling units on each level. The lower units will be accessed from the west side of the building, fronting Davis Street. The upper units will be accessed from the north and south sides, with interior staircases to provide access to the upper units from the ground floor. On the south side of the building, the applicant will be constructing a covered patio space to more formally orient that side of the building to 8th Street and to provide some usable space at the entry to that dwelling unit.

A map of the subject site and renderings of the proposed building are provided below:

Attachments:

Attachment A - Decision, Conditions of Approval, Findings of Fact, and Conclusionary Findings of the McMinnville Landscape Review Committee for Approval of Landscape Plan for a New Multiple Family Development at 806 NE Davis Street

Site Reference Map



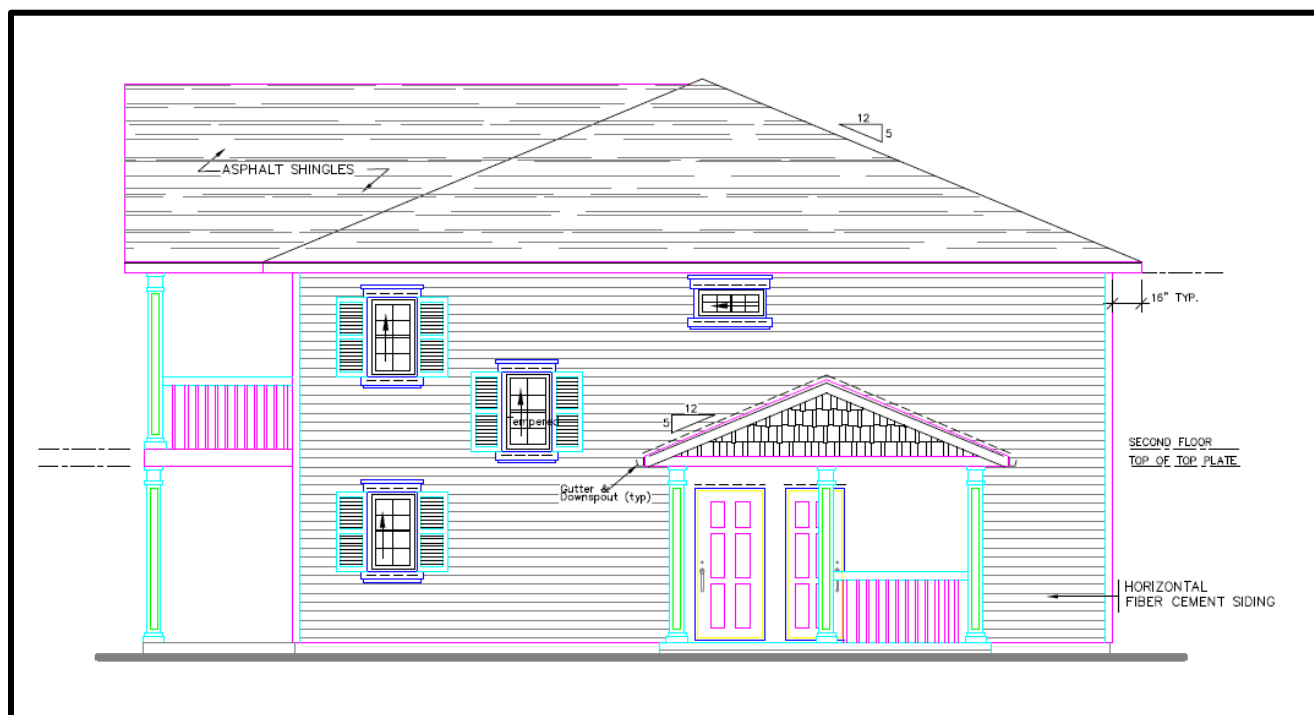
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West Elevation of Proposed Building



South Elevation of Proposed Building

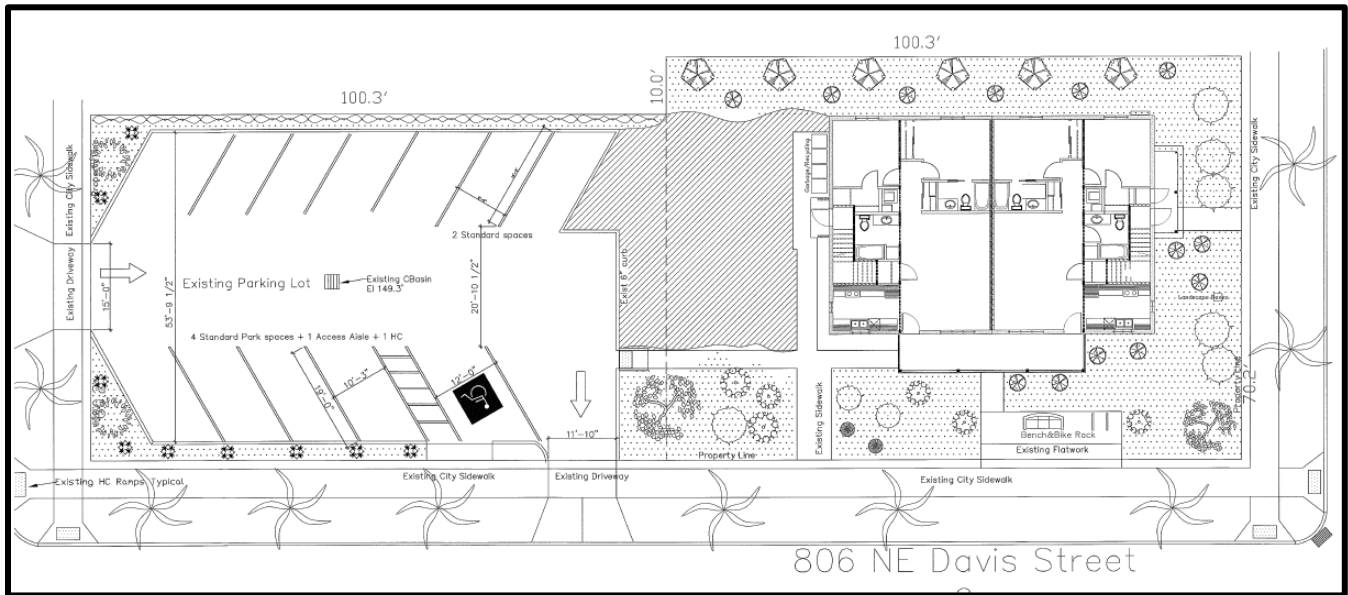


The Landscaping chapter of the McMinnville Zoning Ordinance requires that at least 25 percent of the gross area of a site being developed be landscaped (Section 17.57.050(A) (Area Determination – Planning Factors)). The landscape plan as proposed exceeds those requirements, as 40 percent of the site is proposed to be landscaped.

The landscaping being proposed can be seen below:

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In reviewing a landscape plan, Section 17.57.050(B) (Area Determination – Planning Factors) of the McMinnville Zoning Ordinance requires the Landscape Review Committee to also consider the following factors:

1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.

The subject site is currently very well landscaped with mature shrubs, smaller trees, and street trees in the public right of way. The applicant is proposing to retain a vast majority of the existing landscaped material that currently exists on the site to serve as the landscaping for the new development. Along the boundaries of the site in the public right-of-way, there are ten (10) well established Aristocrat Pear trees. Within the site itself, there are a number of shrubs and smaller trees that surround the future multi-family building site.

On the west side of the building, the applicant is proposing to maintain existing Japanese Maple trees, and multiple rhododendron, azalea, and euonymus shrubs. On the south side of the building, the applicant is proposing to maintain five (5) larger rhododendron shrubs. The area on the east side of the building will be more impacted during construction, so new landscaping will be installed in this area. The applicant is proposing to install six (6) Victoria Lilac (*Ceanothus thyrsiflora* 'Victoria') shrubs in a continuous row behind the new multi-family building. Behind the row of lilacs, and also in other areas on the west and south side of the building where existing landscaping is not being retained, English Lavender will be installed to fill out the planting beds. The Victoria Lilac will grow to a height of about eight (8) feet and will spread into a full hedge at maturity to provide for some screening between the multi-family use and the neighboring properties.

The applicant is proposing to add an open lawn space on the north side of the building. This space will be in the area that is occupied by the existing church addition. The open lawn space will be irrigated, and will provide some usable open space for residents of the multi-family building, as the remainder of the landscaping areas on the site are covered with bark dust and are not really usable as open space.

The north side of the site is an existing parking lot, which is not proposed to be changed in any way and will provide for off-street parking for the multi-family building. An existing Heavenly Bamboo hedge will be retained, along with two Redtwig Dogwood shrubs on the north side of the parking lot on each side

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of the entry driveway. Along the east side of the parking lot, the applicant is proposing to maintain an existing honeysuckle vine that is growing along a chain link fence between the parking lot and the single family residence to the east.

Since the majority of the landscaping being proposed is existing material, a condition of approval is included to require that any plants that are damaged during the demolition and construction processes be replaced.

Overall, the proposed landscape plan is compatible with the proposed project and the surrounding and abutting properties.

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

The retention of the existing landscaped materials on the site will provide for adequate screening of the proposed use from surrounding properties and the public right-of-way. The well-established Aristocrat Pear trees in the public right-of-way provide for buffering between the site and the surrounding public areas. The smaller trees and shrubs that currently exist on the site and will be retained between the sidewalk and the new building will also provide for adequate screening immediately at the time that the multi-family building is constructed. Along the east property line, the applicant will be retaining an existing honeysuckle vine shrub that provides screening between the parking lot and the adjacent single family home. Also, a new continuous row of six (6) Victoria Lilac (*Ceanothus thyrsiflora* 'Victoria') shrubs in behind the new multi-family building will provide for screening between the other property adjacent to the subject site.

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.

The applicant is proposing to retain the street trees and landscaping on the development site.

4. The development and use of islands and plantings therein to break up parking areas.

The applicant is not proposing to make any changes to the existing parking lot, which does not contain any landscape islands. However, the parking lot is surrounded by landscape materials and street trees that will be retained, which all provide for buffering between the parking areas and other uses.

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.

The landscape plan includes the retention of the ten (10) well established Aristocrat Pear trees that currently exist within the public right-of-ways adjacent to the subject site. Aristocrat Pear is a species that is included on the McMinnville Street Tree List as an approved street tree.

6. Suitable watering facilities or irrigation systems must be included in or near all planted areas.

The applicant has included a note on the landscape plan that all planting beds and lawn areas will be irrigated by a fixed spray and drip irrigation system.

Attachments:

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Fiscal Impact:

None.

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.

Recommendation/Suggested Motion:

Based on the findings described in the staff report and decision document, staff is recommending that the landscape plan be approved with the following conditions:

1. That the applicant shall install landscaping as shown on the landscape plan dated March 9, 2018.
2. That the applicant shall replace any landscape material proposed to be retained, should the landscape material be damaged during the demolition of the existing building or the construction of the new multi-family building.
3. That the applicant shall maintain proper clearances around the future water and electrical services that will be located on the site. Landscaping shall not be placed within four (4) feet of fire hydrants, within four (4) feet of water valves, within four (4) feet of vaults, within three (3) feet of the back or side of a transformer, or within one (1) foot of water meters. Minor adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.
4. That all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

Suggested Motion:

THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE LANDSCAPE REVIEW COMMITTEE APPROVE L 3-18 WITH THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.

CD:sjs

Attachments:

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**CITY OF MCMINNVILLE
PLANNING DEPARTMENT**
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DECISION, CONDITIONS OF APPROVAL, FINDINGS OF FACT, AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE LANDSCAPE REVIEW COMMITTEE FOR APPROVAL OF LANDSCAPE PLAN FOR A NEW MULTIPLE FAMILY DEVELOPMENT AT 806 NE DAVIS STREET

DOCKET: L 3-18

REQUEST: The applicant requested the approval of a landscape plan for the development of a new multiple family building. 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.

LOCATION: The property in question is located at 806 NE Davis Street. The subject property is more specifically described as Tax Lot 9800, Section 21BB, T. 4 S., R. 4 W., W.M.

ZONING: The subject site is zoned R-4 (Multiple Family Residential).

APPLICANT: Jeff Whiteley

STAFF: Chuck Darnell, Associate Planner

DATE DEEMED COMPLETE: March 9, 2018

DECISION-MAKING BODY: McMinnville Landscape Review Committee

DATE & TIME: March 21, 2018. Meeting was held at the Community Development Center, 231 NE 5th Street, McMinnville, OR 97128

COMMENTS: This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were received by the Planning Department and have been incorporated into the conditions of approval. No public notice of the application was required by the McMinnville Zoning Ordinance. No additional comments were received by the Planning Department.

Based on the findings and conclusions, the Landscape Review Committee recommends **APPROVAL** of the landscape plan (L 3-18) **subject to the conditions of approval provided in this document.**

DECISION: APPROVAL WITH CONDITIONS

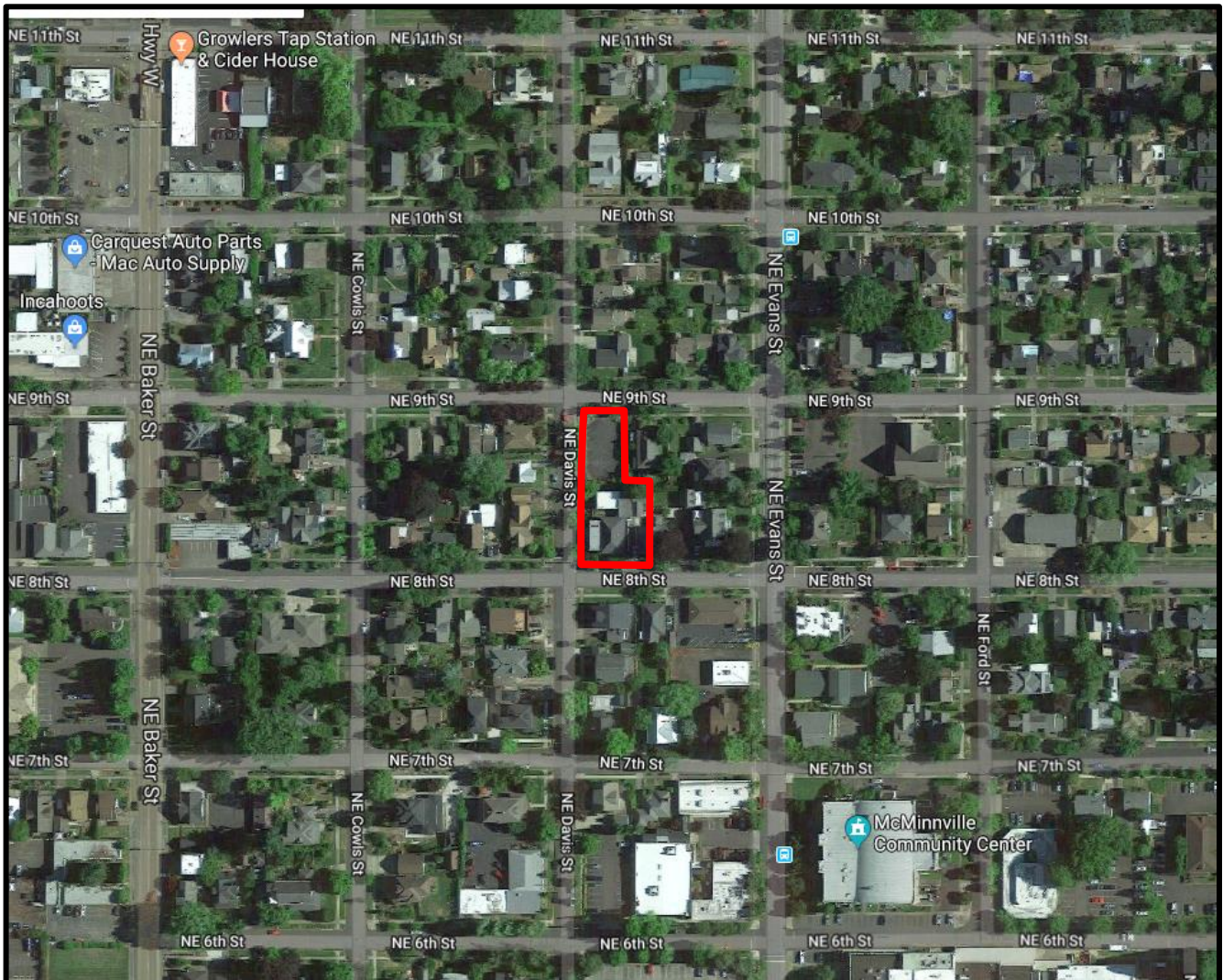
Date: _____

Date: _____

APPLICATION SUMMARY:

The applicant requested the approval of a landscape plan for a new multiple family development site. 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.

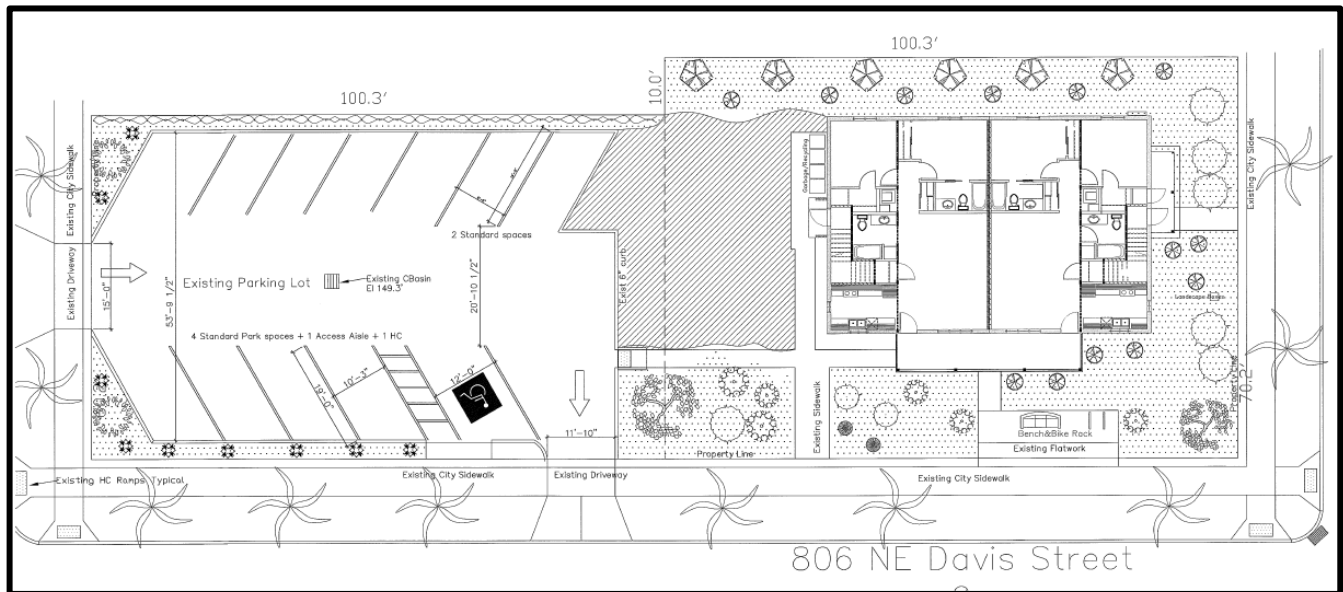
The subject site can be seen below as a red outlined area:



Attachments:

Attachment 1 – Application for Landscape Plan Review

The landscaping being proposed can be seen below:



CONDITIONS OF APPROVAL

L 3-18 is **approved** subject to the following conditions:

1. That the applicant shall install landscaping as shown on the landscape plan dated March 9, 2018.
2. That the applicant shall replace any landscape material proposed to be retained, should the landscape material be damaged during the demolition of the existing building or the construction of the new multi-family building.
3. That the applicant shall maintain proper clearances around the future water and electrical services that will be located on the site. Landscaping shall not be placed within four (4) feet of fire hydrants, within four (4) feet of water valves, within four (4) feet of vaults, within three (3) feet of the back or side of a transformer, or within one (1) foot of water meters. Minor adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum clearances.
4. That all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

ATTACHMENTS

1. Application for Landscape Plan Review (on file with the Planning Department)

COMMENTS

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

Attachments:

Attachment 1 – Application for Landscape Plan Review

FINDINGS OF FACT

1. Jeff Whiteley submitted a landscape plan review application to install landscaping on a new multiple family development site at 806 NE Davis Street. The property is more specifically described as Tax Lot 9800, Section 21BB, T. 4 S., R. 4 W., W.M.
2. The site is currently designated as Residential on the McMinnville Comprehensive Plan Map, and is zoned R-4 (Multiple Family Residential).
3. This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were received by the Planning Department and have been incorporated into the conditions of approval
4. A public meeting was held by the Landscape Review Committee on March 21, 2018 to review the application and proposed landscape plan. No comments in opposition were provided by the public prior to the public meeting.

CONCLUSIONARY FINDINGS:

McMinnville's Comprehensive Plan:

The following Goals and policies from Volume II of the McMinnville Comprehensive Plan of 1981 are applicable to this request:

GOAL VI 1: TO ENCOURAGE DEVELOPMENT OF A TRANSPORTATION SYSTEM THAT PROVIDES FOR THE COORDINATED MOVEMENT OF PEOPLE AND FREIGHT IN A SAFE AND EFFICIENT MANNER.

Policy 122.00: The City of McMinnville shall encourage the following provisions for each of the three functional road classifications:

1. *Major, minor arterials.*
–Landscaping should be encouraged along public rights-of-way.
2. *Major, minor collectors.*
–Landscaping should be encouraged along public rights-of-way.
3. *Local Streets*
–Landscaping should be encouraged along public rights-of-way.

Finding: Goal VI 1 and Policy 122.00 are satisfied in that trees will be retained within the public right-of-way along 9th Street, Davis Street, and 8th Street. The trees will provide screening of the use from the public right-of-way.

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.

Finding: Goal X 1 and Policy 188.00 are satisfied in that McMinnville continues to provide opportunities for the public to review and obtain copies of the application materials and completed staff report prior to the

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Attachment 1 – Application for Landscape Plan Review

McMinnville Landscape Review Committee review of the request and recommendation at an advertised public hearing. All members of the public have access to provide testimony and ask questions during the public review and hearing process.

McMinnville's City Code:

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

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. [...]

Finding: The landscape plan as proposed would enhance the appearance of the city and will benefit the economic, ecological, and aesthetic environment of the city. The landscape plan as proposed meets the intent and purpose of the Landscaping chapter, as described in the findings for the specific landscape plan review criteria below.

17.57.050 Plans—Submittal and review—Approval—Time limit for completion.

- 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;

Finding: The landscape plan as proposed meets the intent and purpose of the Landscaping chapter, as described in the findings for the specific landscape plan review criteria below. Modifications as required by the conditions of approval will be discussed with the applicant and agreed to prior to the issuance of a building permit.

17.57.070 Area Determination—Planning factors.

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

Finding: The area of the multi-family development site is 13,003 square feet, and the applicant is proposing to maintain about 5,200 square feet of the site as landscaped area. This results in 40 percent of the site being landscaped, which exceeds the minimum landscaped area requirement.

- 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:
1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.

Finding: The subject site is currently very well landscaped with mature shrubs, smaller trees, and street trees in the public right of way. The applicant is proposing to retain a vast majority of the existing landscaped material that currently exists on the site to serve as the landscaping for the new

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Attachment 1 – Application for Landscape Plan Review

development. Along the boundaries of the site in the public right-of-way, there are ten (10) well established Aristocrat Pear trees. Within the site itself, there are a number of shrubs and smaller trees that surround the future multi-family building site.

On the west side of the building, the applicant is proposing to maintain existing Japanese Maple trees, and multiple rhododendron, azalea, and euonymus shrubs. On the south side of the building, the applicant is proposing to maintain five (5) larger rhododendron shrubs. The area on the east side of the building will be more impacted during construction, so new landscaping will be installed in this area. The applicant is proposing to install six (6) Victoria Lilac (*Ceanothus thyrsiflors* 'Victoria') shrubs in a continuous row behind the new multi-family building. Behind the row of lilacs, and also in other areas on the west and south side of the building where existing landscaping is not being retained, English Lavender will be installed to fill out the planting beds. The Victoria Lilac will grow to a height of about eight (8) feet and will spread into a full hedge at maturity to provide for some screening between the multi-family use and the neighboring properties.

The applicant is proposing to add an open lawn space on the north side of the building. This space will be in the area that is occupied by the existing church addition. The open lawn space will be irrigated, and will provide some usable open space for residents of the multi-family building, as the remainder of the landscaping areas on the site are covered with bark dust and are not really usable as open space.

The north side of the site is an existing parking lot, which is not proposed to be changed in any way and will provide for off-street parking for the multi-family building. An existing Heavenly Bamboo hedge will be retained, along with two Redtwig Dogwood shrubs on the north side of the parking lot on each side of the entry driveway. Along the east side of the parking lot, the applicant is proposing to maintain an existing honeysuckle vine that is growing along a chain link fence between the parking lot and the single family residence to the east.

Since the majority of the landscaping being proposed is existing material, a condition of approval is included to require that any plants that are damage during the demolition and construction processes be replaced.

Overall, the proposed landscape plan is compatible with the proposed project and the surrounding and abutting properties.

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

Finding: The retention of the existing landscaped materials on the site will provide for adequate screening of the proposed use from surrounding properties and the public right-of-way. The well-established Aristocrat Pear trees in the public right-of-way provide for buffering between the site and the surrounding public areas. The smaller trees and shrubs that currently exist on the site and will be retained between the sidewalk and the new building will also provide for adequate screening immediately at the time that the multi-family building is constructed. Along the east property line, the applicant will be retaining an existing honeysuckle vine shrub that provides screening between the parking lot and the adjacent single family home. Also, a new continuous row of six (6) Victoria Lilac (*Ceanothus thyrsiflors* 'Victoria') shrubs in behind the new multi-family building will provide for screening between the other property adjacent to the subject site.

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.

Finding: The applicant is proposing to retain the street trees and landscaping on the development site.

Attachments:

Attachment 1 – Application for Landscape Plan Review

4. The development and use of islands and plantings therein to break up parking areas.

Finding: The applicant is not proposing to make any changes to the existing parking lot, which does not contain any landscape islands. However, the parking lot is surrounded by landscape materials and street trees that will be retained, which all provide for buffering between the parking areas and other uses.

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.

Finding: The landscape plan includes the retention of the ten (10) well established Aristocrat Pear trees that currently exist within the public right-of-ways adjacent to the subject site. Aristocrat Pear is a species that is included on the McMinnville Street Tree List as an approved street tree.

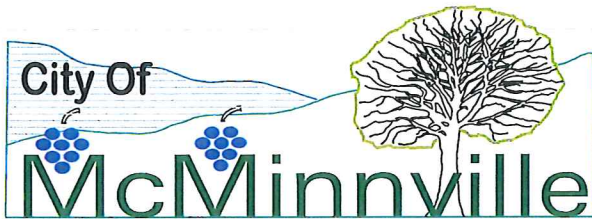
6. Suitable watering facilities or irrigation systems must be included in or near all planted areas;

Finding: The applicant has included a note on the landscape plan that all planting beds and lawn areas will be irrigated by a fixed spray and drip irrigation system.

- C. All landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement. [...]

Finding: A condition of approval will require that all landscaping approved by the Landscape Review Committee and required as conditions of approval shall be maintained, including necessary watering, weeding, pruning, mowing, and replacement.

CD:sjs



Planning Department

231 NE Fifth Street • McMinnville, OR 97128

(503) 434-7311 Office • (503) 474-4955 Fax

www.ci.mcminnville.or.us

Office Use Only:

File No. L 3-18

Date Received 1-22-18

Fee 145.00

Receipt No. 1880000

Received by JS

Landscape Plan Review Application

Applicant Information

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

Applicant Name Jeff Whiteley Phone 971-241-3241

Contact Name _____ Phone _____
(If different than above)

Address 1270 NE 19th St.

City, State, Zip McMinnville

Contact Email JFWHITELY6@gmail.com

Property Owner Information

Property Owner Name SAME Phone _____
(If different than above)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

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

Property Address 806 NE Davis St.

Assessor Map No. R4 421 - BB - 09800 Total Site Area 13,079

Subdivision _____ Block _____ Lot 485

Comprehensive Plan Designation R-4 Zoning Designation R-4

Lot's 485 AND the West 10' of Lot 6, Block 18, JONN'S Addition to the city of McMinnville...

Landscaping Information

1. Total Landscaped Area: _____
2. Percent Landscaped: 40%
3. Building Floor Area:
New Structure: 4,000 sq ft Existing Structure: _____ Addition: _____
4. Architect Name Jeff Whiteley Phone 971-241-3241
(Landscape Architect, ~~Engineer~~, or Other Designer)
Contact Name Jeff Whiteley Phone _____
Address 1270 NE 19th St.
City, State, Zip McMinnville, OR 97128
Contact Email JPWhitely@aol.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.

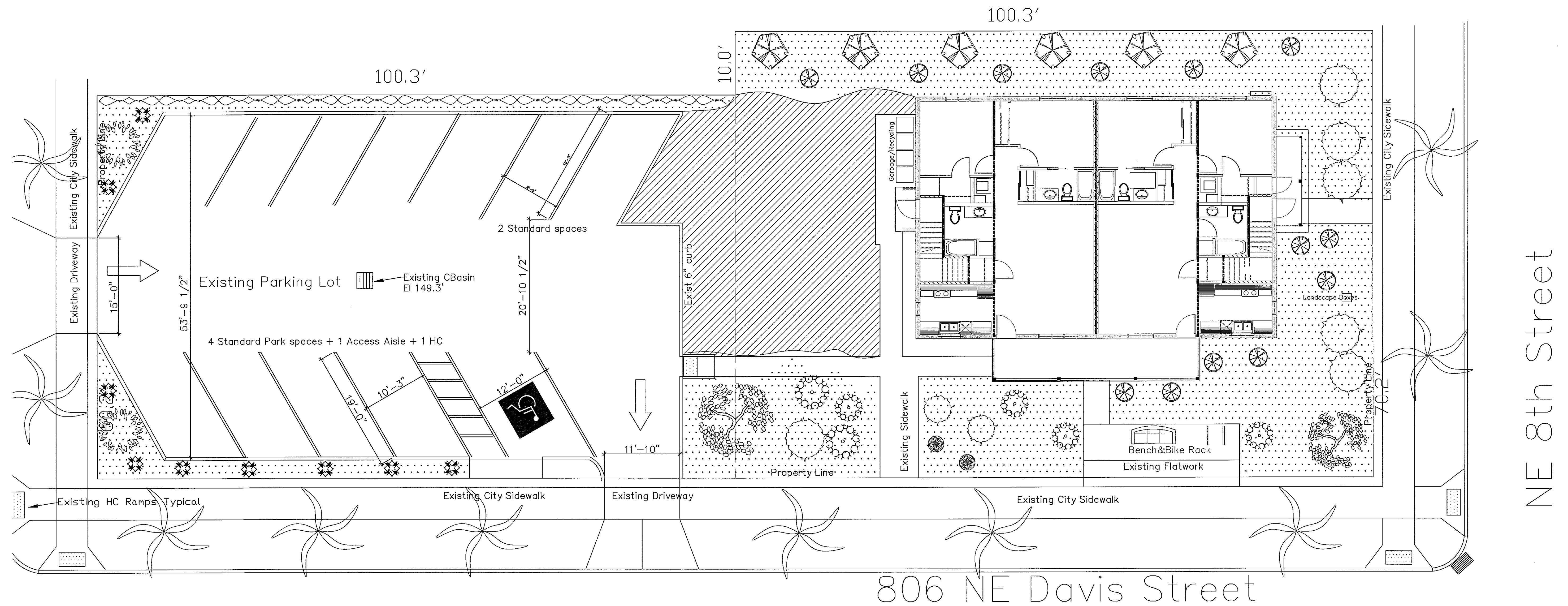
I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

[Signature]
Applicant's Signature

1/22/18
Date

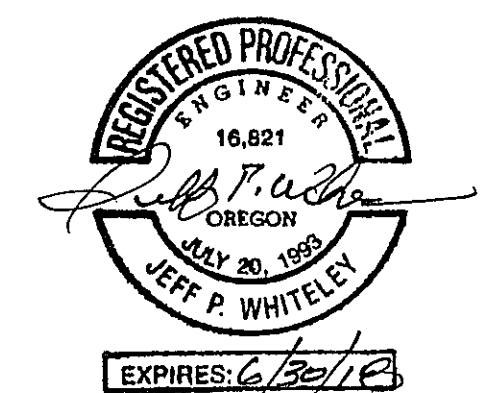
[Signature]
Property Owner's Signature

1/22/18
Date



Scale: 1/8"=1'

- Existing Street Tree – Aristocrat Pear
- Existing Japanese Maple
- Existing Rhododendron
- Existing Alzalea
- Existing Euonymus Bush
- Existing Honeysuckle Vine on Chain Link Fence
- Existing Redtwig Dogwood
- Existing Dwarf Nandina
- English Lavender – qt. pot 11 each
- Ceanothus "Victoria" – 5 ga – 4 each
- Drip Irrigation with barkdust
- Grass with irrigation



Project Name and Address	
Whiteley 4 Plex 806 NE Davis St McMinnville, OR	
Drawing	
Landscape	
Date	Sheet No.
3/9/18	1
Revisions	1