

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

569-19-000748-Plng

<b>Office Use Only:</b>	
File No.	<u>PDA 3-19</u>
Date Received	<u>12-24-19</u>
Fee	<u>851.95</u>
Receipt No.	_____
Received by	<u>[Signature]</u>

## Planned Development Amendment Application

### Applicant Information

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

Applicant Name AKS Engineering & Forestry, LLC Phone 503-400-6028

Contact Name Zach Pelz, AICP Phone \_\_\_\_\_  
*(If different than above)*

Address 3700 River Road N, Suite 1

City, State, Zip Keizer, OR 97303

Contact Email PelzZ@aks-eng.com / johnsonl@aks-eng.com (Linda Johnson)

### Property Owner Information

Property Owner Name M2HB, LLC Phone \*Contact Applicant  
*(If different than above)*

Contact Name Steven Maxfield, MD Phone 503-472-4688

Address 235 SE Norton Lane

City, State, Zip McMinnville, OR 97128

Contact Email smaxfield@mcminnvilleeyeclinic.com

### Site Location and Description

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

Property Address 2445 NE Cumulus Avenue

Assessor Map No. R4 422 - CD - 01800 Total Site Area 48,995 sf; 1.12 ac.

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

Comprehensive Plan Designation General Commercial Zoning Designation C-3





5. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use:

\*SEE ATTACHED NARRATIVE

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6. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation? \*SEE ATTACHED NARRATIVE

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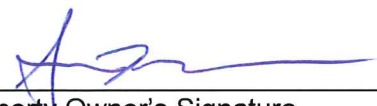
In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, legible, and of a reproducible size). The site plan should show existing and proposed features such as: access; lot and street lines with dimensions in feet; distances from property lines; improvements; north direction arrow, and significant features (slope, vegetation, adjacent development, drainage, etc.).
- A copy of the current planned development overlay ordinance.
- A legal description of the subject site, preferably taken from the deed.
- Compliance of Neighborhood Meeting Requirements.
- 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

12/17/2019  
\_\_\_\_\_  
Date

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

12/17/19  
\_\_\_\_\_  
Date



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569-19-000749-Plng

<b>Office Use Only:</b>	
File No.	TML 3-19
Date Received	12-24-19
Fee	1385. <sup>00</sup>
Receipt No.	
Received by	<i>[Signature]</i>

## Three Mile Lane Development Review

### Applicant Information

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

Applicant Name AKS Engineering & Forestry, LLC Phone 503-400-6028

Contact Name Zach Pelz, AICP Phone \_\_\_\_\_  
*(If different than above)*

Address 3700 River Road N, Suite 1

City, State, Zip Keizer, OR 97303

Contact Email PelzZ@aks-eng.com

### Property Owner Information

Property Owner Name M2HB, LLC Phone \*Contact Applicant  
*(If different than above)*

Contact Name Steven Maxfield, MD Phone 503-472-4688

Address 235 SE Norton Lane

City, State, Zip McMinnville, OR 97128

Contact Email smaxfield@mcminnvilleeyeclinic.com

### Site Location and Description

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

Property Address 2445 NE Cumulus Avenue

Assessor Map No. R4422 - CD - 01800 Total Site Area 48,995 sf; 1.12 ac.

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

Comprehensive Plan Designation General Commercial Zoning Designation C-3









# McMinnville Eye Clinic Consolidated Land Use Application

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**Date:** December 2019

**Submitted to:** City of McMinnville  
Planning Department  
231 NE Fifth Street  
McMinnville, OR 97128

**Applicant:** M2HB, LLC  
235 SE Norton Lane, Ste. A  
McMinnville, OR 97128

**AKS Job Number:** 7799



3700 River Road N, Suite 1  
Keizer, OR 97303  
(503) 400-6028

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## **Exhibits**

**Exhibit A:** Preliminary Plans

**Exhibit B:** Land Use Applications

**Exhibit C:** Vesting Deed and Legal Description

**Exhibit D:** Ordinance 4131

**Exhibit E:** Ordinance 4572

**Exhibit F:** Ordinance 4719

**Exhibit G:** Color Rendering of Building

**Exhibit H:** Pre-Application Meeting Summary

**Exhibit I:** Landscape Plan Narrative

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# Consolidated Land Use Application

**Submitted to:** City of McMinnville  
Planning Department  
231 NE Fifth Street  
McMinnville, OR 97128

**Applicant:** M2HB, LLC  
235 SE Norton Lane, Ste. A  
McMinnville, OR 97128

**Property Owners:** M2HB, LLC  
235 SE Norton Lane, Ste. A  
McMinnville, OR 97128

**Applicant's Consultant:** AKS Engineering & Forestry, LLC  
3700 River Road N, Ste. 1  
Keizer, OR 97303

Contact(s): Zach Pelz, AICP  
Email: PelzZ@aks-eng.com  
Phone: (503) 400-6028

**Site Location:** 2445 NE Cumulus Avenue, McMinnville, OR 97128

**Yamhill County Assessor's Map:** Yamhill County Assessor's Map 4422CD; Lot 01800

**Site Size:** +/- 1.12 acres

**Land Use Districts:** C-3 (General Commercial Zone)

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## I. Executive Summary

M2HB, LLC (Applicant) is submitting this consolidated application for a Planned Development Amendment (Minor Modification), Three Mile Lane Development Review, and Landscape Plan Review to entitle future development of a McMinnville Eye Clinic building. The proposed project site is located on the northwest corner of NE Cumulus Avenue and NE Dunn Place in McMinnville. The property is identified as Yamhill County Assessor’s Map 4422CD, Tax Lot 01800. The property is zoned C-3 (General Commercial) and is currently vacant. The site is located within the Three Mile Lane Planned Development Overlay District and requires minor amendments to the City of McMinnville Master Plan pursuant to City Ordinances 4131, 4572, and 4719.

The proposed site plan provides access from NE Cumulus Avenue and NE Dunn Place and includes an approximately 11,650 square-foot single-story building footprint. The new office will include regular practice areas as well as an Ambulatory Surgery Center. The Applicant has met with City of McMinnville (“City”) staff for a Pre-Application Conference (“Pre-app Meeting”) to discuss the specific requests of the proposed project. The Applicant has been provided the Summary of Pre-Application Meeting & Project Review Requirements from the City’s Sr. Planner, Chuck Darnell. This application incorporates the City’s feedback and responds to all applicable City Codes and ordinances.

This application includes the City application forms, written materials, and preliminary plans necessary for City staff to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports the City’s approval of the application.

## II. Site Description/Setting

The single lot included in this application comprises a total area of approximately 1.12 acres of vacant land. The site is located on the corner of NE Cumulus Avenue and NE Dunn Place in the General Commercial Zoning District. NE Cumulus Avenue runs parallel to Hwy 18 with a median separator. Physicians Medical Center is located to the West and Yamhill County Housing Authority to the North.

The site has relatively level topography with mostly grass vegetation and several scattered trees near the west property line. A concrete sidewalk is located along the south property line and at least one utility vault and water well are present. Public utilities, including water, sewer, power, and gas border the property along NE Dunn Place and NE Cumulus Avenue.

## III. Applicable Review Criteria

### CITY OF McMINNVILLE ZONING ORDINANCE

#### CHAPTER 17.33 – C-3 GENERAL COMMERCIAL ZONE

##### 17.33.010 Permitted Uses

In a C-3 zone, the following uses and their accessory uses are permitted:

##### 32. Hospital and Clinic

**Response:** This application is for a new eye clinic located in the C-3 (General Commercial) Zone. Per the above, the planned use is permitted in the C-3 District.

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17.33.030 Yard requirements.

Except as provided in Section 17.54.050, and “A” and “B” below, there shall be no required yards in a C-3 zone:

- A. Side yard shall not be less than twenty feet when adjacent to a residential zone;
- B. Rear yard shall not be less than twenty feet when adjacent to a residential zone.

**Response:** Responses to Section 17.54.050 are provided below. The criteria are met.

17.33.040 Building height.

In a C-3 zone, buildings shall not exceed a height of eighty feet.

**Response:** Exhibit A shows the highest point of the clinic is approximately 32 feet. This criterion is met.

17.33.050 Use limitations.

In a C-3 zone, outside storage abutting or facing a residential zone shall be enclosed by a sight obscuring fence. The fence shall obstruct the storage from view on the sides of the property abutting or facing a residential zone. The fence shall be of such material and design as will not detract from adjacent residences, shall be free of advertising, and shall be constructed according to plans submitted by the owner or authorized agent and approved by the Planning Director. Outside storage in a required yard shall not exceed ten feet in height.

**Response:** The proposed development does not face or abut a residential zone. This criterion is met.

## CHAPTER 17.51 – PLANNED DEVELOPMENT OVERLAY

17.51.020 Standards and requirements.

The following standards and requirements shall govern the application of a planned development in a zone in which it is permitted:

- A. The principal use of land in a planned development shall reflect the type of use indicated on the comprehensive plan or zoning map for the area. Accessory uses within the development may include uses permitted in any zone, except uses permitted only in the M-2 zone are excluded from all other zones. Accessory uses shall not occupy more than twenty-five percent of the lot area of the principal use;

**Response:** The subject property lies within the C-3 Zoning District and the Three Mile Lane Planned Development Overlay. The principal use of land in the planned development is a medical clinic without accessory structures or uses and which is expressly permitted in this zone. This criterion is met.

(...)

## CHAPTER 17.54 – GENERAL REGULATIONS

17.54.050 Yards.

- A. Measurement. The measurement of a yard shall be made perpendicular from the property line to the nearest portion of the building.
- B. Requirement exceptions. The following exceptions to the front-yard requirements for a dwelling are authorized for a lot in any zone:
  - 1. If there are dwellings on both abutting lots with front yards of depths less than the required depth for the zone, the depth of the front yard for the intervening lot need not exceed the average depth of the front yards of the abutting lots.

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2. If there is a dwelling on one abutting lot with a front yard of less depth than the required depth for the zone, the front yard for the lot need not exceed a depth halfway between the depth of the abutting lot and the required front-yard depth.
  3. Whether attached to a residence or as a separate structure, a covered storage facility (garage) for a vehicle on which the main opening is toward a street shall be located not less than 20 (twenty) feet from the property line bordering the street.

**Response:** This application is a request for a commercial development without dwellings. The criteria are not applicable.

- C. Projections into yards. Architectural features such as cornices, canopies, sunshades, windows, chimneys, and flues shall not project more than 18 (eighteen) inches into a required yard. Eaves may extend a distance not to exceed 30 (thirty) inches into a required yard. Stairs may encroach up to five (5) feet into a required front yard provided that the stairs are not covered or enclosed, except for an eave not exceeding the 30 (thirty) inch encroachment as noted above.

**Response:** The planned development is a commercial medical clinic located in the C-3 Zoning District wherein yards are not a requirement pursuant to CDC 17.33.030. This criterion does not apply.

- D. In a district where automobile service stations are permitted or conditionally permitted, freestanding gasoline pumps and pump islands shall not be closer than 10 (ten) feet to a street property line.

**Response:** This application does not include a request for automobile service stations in the planned development. This criterion does not apply.

- E. In a commercial or industrial zone, if an alley is adjacent to a required side or rear yard, the distance for a required yard may be measured from the center of the alley.

**Response:** The subject site is in the C-3 Zoning District but does not have an adjacent alley. This criterion does not apply.

- F. Yards required along arterial streets. Except in zones where greater setbacks are required, a minimum five (5) foot yard shall be provided where a lot or parcel abuts an arterial street, as those streets are defined in the City's Transportation Master Plan. The required five (5) foot yard shall be maintained as a clear vision area as defined in Section 17.54.080 except that the following uses may be allowed when alternatives are unavailable:

1. The exceptions described in Section 17.54.080.
2. Signs and signposts provided that the body of the sign is below three (3) feet in height or above eight (8) feet in height when measured from the top of the curb, or where no curb exists, eight and one-half (8.5) feet from the edge of the pavement or top of asphalt measured at the property line.

**Response:** Exhibit A includes a landscape plan that illustrates the yard area along NE Cumulus Avenue is ±25 feet wide. Exhibit A further shows the street trees in the yard area include eleven (11) Persian Spire Parrotia trees with a minimum of 2-inch caliper and 8 feet tall. The criteria are met.

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- G. A building may be constructed with a cantilever which extends up to two (2) feet over the setback at a height greater than eight feet when measured from the top of the curb, or where no curb exists, from eight and one-half (8.5) feet above the edge of the pavement, or top of asphalt measured at the property line.

**Response:** The planned development does not include a building that extends over the setback area. This criterion is met.

- H. Setback variance requests shall be processed under the provisions of Chapters 17.72 (Applications and Review Process) and 17.74 (Review Criteria), except that:
1. The applicant must prove that the vision of motorists, bicyclists, and pedestrians will not be blocked or adversely affected as a result of the variance;
  2. Variances to the requirements of this section which do not involve building setbacks must comply with Section 17.54.060(H)(1) above, but need not comply with Section 17.74.110.

**Response:** Responses to CDC Chapters 17.72 and 17.74 are provided below and do not include a setback variance request. This criterion does not apply.

17.54.080 Clear Vision Area.

- A. Clear vision area requirement. A clear vision area shall be maintained on the corners of all properties at the intersection of two streets, a street and an alley, or a street and a railroad. Clear vision area requirements shall also apply to the first 10 (ten) feet of commercial and industrial access driveways when the driveway intersects with a street or alley. A clear vision area shall contain no planting, fence, wall, structure or temporary or permanent obstruction exceeding three (3) feet in height, measured from the top of the curb or, where no curb exists, from three and one-half (3.5) feet above the edge of the pavement, or top of asphalt measured at the property line, except that the following may be allowed in a clear vision area.
1. Trees exceeding this height may be located in the clear vision area provided all branches and foliage are removed to a height of eight feet above the grade;
  2. Telephone, power, and cable television pole, electrical junction boxes.
  3. Government issued traffic safety signs.
  4. Telephone switch boxes provided that they are less than 10 inches wide at the widest dimension.

**Response:** The proposed landscape plan included in Exhibit A illustrates the corner intersection of NE Cumulus Avenue and NE Dunn Place with compliance to the clear vision area as described above. The criteria are met.

- B. Clear Vision Area Measurement. The following measurements used in conjunction with the formula established in Section 17.06.080 shall be used to establish clear vision areas:
1. In a residential zone the minimum length of the triangle legs shall be 30 (thirty) feet at street intersections and 10 (ten) feet where a street and an alley intersect;
  2. In all other zones the minimum length of the triangle legs shall be 15 (fifteen) feet at street intersections and 10 (ten) feet where a street and an alley or street and access drive intersect, except that when the angle of intersection between two streets, is less than 30 (thirty) degrees, the length of the triangle legs shall be 25 (twenty-five) feet;



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3. In commercial and industrial zones, buildings and signs may be constructed with cantilevers which extend out over the clear vision area at a height greater than eight feet when measured from the top of the curb, or where no curb exists, from eight and one-half feet above the edge of the pavement, or top of asphalt measured at the property line.

**Response:** The proposed landscape plan included in Exhibit A illustrates the corner intersection of NE Cumulus Avenue and NE Dunn Place with compliance to the clear vision area as described above. The criteria are met.

## CHAPTER 17.57 – LANDSCAPING

### 17.57.030 Zones where required.

Landscaping shall be required in the following zones except as otherwise noted:

#### D. C-3 (General Commercial zone)

**Response:** The proposed development is located within the C-3 Zoning District, therefore landscaping plans are required and included in Exhibit A. This criterion is met.

### 17.57.070 Area Determination – Planning factors.

#### A. Landscaping shall be accomplished within the following ranges:

2. Commercial, at least seven percent of the gross area. This may be reduced to not less than five percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)

**Response:** Exhibit A illustrates that  $\pm 17.96$  percent of landscaped area is planned for the development. This criterion is met.

#### 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.
2. Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens.
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.
4. The development and use of islands and plantings therein to break up parking areas.
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.
6. Suitable watering facilities or irrigation systems must be included in or near all planted areas.

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**Response:** Surrounding and abutting properties have small street trees on NE Cumulus Avenue, medium street trees on NE Dunn Place, and small color plantings at or near their entrances. The proposed landscaping contains all these elements to provide for consistency in the neighborhood. Shade trees are incorporated throughout the project site in conjunction with street trees to provide separation between the proposed building and the street. An evergreen screen and shrubs are provided at the emergency generator enclosure on the west side of the site. The refuse area is screened from NE Cumulus Avenue by on-site shade trees and shrubs and NE Dunn Place by the proposed building.

The areas affected on the neighboring properties are the rear of the Physicians Medical Center (PMC) and a drive aisle. No trees are proposed to be retained. The existing grade is essentially flat and is being retained. As noted above, landscape islands, that include trees and shrubs, are provided throughout the parking area. Parking lot trees consist of Dogwood and Magnolia cultivars which are not on the prohibited tree list. The landscape plan requires all planted areas to be irrigated with a timer-activated irrigation system. The criteria are met.

- C. All landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement. Minor changes in the landscape plan, such as like-for-like replacement of plants, shall be allowed, as long as they do not alter the character and aesthetics of the original plan. It shall be the Planning Director's decision as to what constitutes a major or minor change. Major changes to the landscape plan shall be reviewed and approved by the Landscape Review Committee.

**Response:** The landscape plan included in Exhibit A notes that all planting areas are to be watered by a timer activated irrigation system. The irrigation system is to be design build by the contractor at time of development. Landscaping maintenance including weeding, pruning, mowing and replacement is anticipated. This criterion can be met.

## CHAPTER 17.58 – TREES

### 17.58.040 Tree Removal/Replacement

- A. The removal or major pruning of a tree, if applicable under Section 17.58.020, shall require City approval, unless specifically designated as exempt by this ordinance. Persons wishing to remove or prune such trees shall file an application for a permit with the McMinnville Planning Department. The applicant shall include information describing the location, type, and size of the subject tree or trees, and the reasons for the desired action, and the costs associated with tree removal, replacement, and repair of any other public infrastructure impacted by the tree removal or major pruning. Requests for tree removal or pruning of trees outside of the Downtown Tree Zone shall be forwarded to the McMinnville Landscape Review Committee for a decision within 30 (thirty) days of submittal. Requests for tree removal within the Downtown Tree Zone shall be submitted to the McMinnville Planning Department. Such requests shall be acted upon as soon as practicable, with consideration given to public safety, value of the tree to the public, and work schedules. The Planning Director or their designee should attempt to make decisions on such requests within five calendar days of submittal. The Landscape Review Committee or Planning Director, as appropriate, may approve, approve with conditions, or deny the request based on the criteria stated in Section 17.58.050. A decision of the committee or Director may be appealed to the Planning Commission if written notice of the appeal is filed with the Planning Department within 15 (fifteen) days of the committee's or Director's decision. A

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decision made by the Planning Director in response to a request to remove an unsafe tree, or a tree causing repeated and excessive damage to sidewalks or other public or private improvements or structures shall be final, unless appealed by the applicant; no other party shall have standing to appeal.

- B. Trees subject to this ordinance shall be removed or pruned following accepted pruning standards adopted by the City. The Planning Director, after consultation with appropriate city staff and/or a certified arborist, shall direct removal of downtown trees that are identified in a current Downtown Tree Zone inventory assessment as unhealthy, dangerous to the public, inappropriate for the downtown area, or otherwise in need of removal.
- C. The applicant shall be responsible for all costs associated with the tree removal or pruning, or as otherwise required by this ordinance, and shall ensure that all work is done in a manner which ensures safety to individuals and public and private property.
- D. Approval of a request to remove a tree may be conditioned upon replacement of the tree with another tree approved by the city, or a requirement to pay to the city an amount sufficient to fund the planting and establishment by the city of a tree, or trees, of similar value. The value of the existing 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. Every attempt should be made to plant replacement trees in the same general location as the tree being removed. In the event that a replacement tree cannot be planted in the same general location, a condition of approval may be required to allow for the replacement tree to be planted in another location in the City as part of the City's annual tree planting program.
- E. The applicant is responsible for grinding stumps and surface roots at least six inches below grade. At least a two inch thick layer of topsoil shall be placed over the remaining stump and surface roots. The area shall be crowned at least two inches above the surrounding grade to allow for settling and shall be raked smooth. The applicant shall restore any damaged turf areas and grades due to vehicular or mechanical operations. The area shall be re- seeded.
- F. The applicant shall complete the tree removal, and tree replacement if required, within six months of receiving notification of the Landscape Review Committee's decision. The Landscape Review Committee may allow for additional time to complete the tree replacement to allow for planting in favorable seasons and to promote tree survivability.
- G. Other conditions may be attached to the permit approval by the McMinnville Landscape Review Committee as deemed necessary.
- H. The planting of street trees shall be subject to the design drawings and specifications developed by the City in May 2014. Specific design drawings and specifications have been developed for trees outside the Downtown Tree Zone. Such design specifications may be periodically updated by the City to include specifications such as tree root barriers, watering tubes or structures, tree grates, and removable pavers, and shall graphically describe the proper method for planting trees to minimize the potential for sidewalk / tree root conflict.

**Response:** The Applicant is aware of the above-stated requirements for tree maintenance, removal and/or replacement. These criteria can be met.

17.58.050 Review Criteria.

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

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

**Response:** The Applicant is aware of the permitting requirements in the event the above elements exist for the planned development. These criteria can be met.

17.58.090 Street Tree Standards.

- A. The species of the street trees to be planted shall be chosen from the McMinnville Street Tree List, as approved by Resolution 2016-22, unless approval of another species is given by the McMinnville Landscape Review Committee. The Landscape Review Committee may periodically update the McMinnville Street Tree List as necessary to reflect current arborist practices and industry standards.
- B. Street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, a well developed leader with tops and roots characteristic of the species cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted.
- C. Small or narrow stature trees (under 25 feet tall and less than 16 feet wide branching) should be spaced no greater than 20 feet apart; medium sized trees (25 feet to 40 feet tall, 16 feet to 35 feet wide branching) should be spaced no greater than 30 feet apart; and large trees (over 40 feet tall and more than 35 feet wide branching) should be spaced no greater than 40 feet apart. Within residential developments, street trees should be evenly spaced, with variations to the spacing permitted as approved by the City for specific site limitations and safety purposes. Within commercial and industrial development staggered, or irregular spacing is permitted, as may be approved by the McMinnville Landscape Review Committee. When planting replacement trees within the Downtown Tree Zone, consideration shall be given to the height of adjacent buildings.
- D. When located adjacent to a local residential street or minor collector street, street trees shall be planted within a curbside landscape strip measuring a minimum of three (3) feet in width. Street trees adjacent to major collector streets or arterial streets shall be placed a minimum of four (4) feet from the back edge of the sidewalk. In no case shall a tree be planted closer than two and one-half (2 1/2) feet from the face of a curb. These standards may be superseded by design drawings and specifications as periodically developed and adopted by the City.
- E. Street trees shall not be planted within ten (10) feet of fire hydrants, utility poles, sanitary sewer, storm sewer or water lines, or within twenty (20) feet of street light standards or street intersections, or within five (5) feet of a private driveway or alley. New utility poles shall not be located within five (5) feet of an existing street tree. Variations to these distances may be granted by the Public Works Director and as may be required to ensure adequate clear vision.
- F. Existing street trees shall be retained unless approved by the Planning Director for removal during site development or in conjunction with a street construction project. Sidewalks of variable width and elevation may be utilized as approved by the Planning Director to save existing street trees. Any street tree removed through demolition or construction within the street right-of-way, or as approved by the City, shall be

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

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

**Response:** All proposed street trees are a minimum of 2-inch caliper and were selected from the approved McMinnville Street Tree List (published on the City of McMinnville’s website on November 9, 2019) and are specified on the landscape plan in Exhibit A.

None of the selected street trees fit neatly into the provided size ranges to determine the appropriate maximum spacing. The requirement for street trees shown along NE Dunn Place have a listed mature size of 45 feet tall and 15 feet wide and street trees on NE Cumulus Avenue have a mature size of 25 feet tall and 10 feet wide. The proposed NE Dunn Place street trees are one-foot shy of the width requirements but meet the height requirement for 25 foot spacing. In order to assist the Applicant with street tree spacing on NE Cumulus Avenue, neighboring properties were surveyed. The results show the street tree spacing to be 25 feet for small trees. The Applicant requests that this spacing be used for the proposed street trees along NE Cumulus Avenue.

The curbside planter strip along NE Dunn Place is proposed to be five feet in width. Street trees are to be planted in the middle of the strip which yields three feet from the center of the tree to the face of the curb. The street trees on NE Cumulus are shown 18 feet behind the back edge of the sidewalk.

Exhibit A includes the proposed landscape plan and illustrates all required separation distances. There are no sidewalk cuts in the proposed sidewalks for tree planting and there are no existing street trees. The criteria in this section are met.

## **CHAPTER 17.60 – OFF-STREET PARKING AND LOADING**

### **17.60.030 Plans required.**

**A plan drawn to scale, indicating how the off-street parking and loading requirements are to be fulfilled, shall accompany an application for a building permit.**

**Response:** Exhibit A includes plans drawn to scale that indicate the design for off-street parking and includes descriptive notes for loading requirements. All final plans will be submitted with the application for a building permit. This criterion can be met.

### **17.60.050 Spaces – Location**

**Except for one or two upper-story residential dwelling units above a non-residential use, off-street parking spaces for dwellings shall be located on the same lot with the dwelling. All other required parking spaces shall be located not farther than two**

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hundred feet from the building or use they are required to serve, measured in a straight line from the building.

**Response:** Exhibit A shows that all 69 proposed parking spaces are within approximately 100 feet of the office building. This criterion is met.

17.60.060 Spaces – Number required.

Except for the southerly 100 feet of Block 10 and the northerly 100 feet of Block 11, Rowland's Addition and the area bounded by Second Street, Adams Street, Fourth Street, and Galloway Street, at the time of erection of a new structure or at the time of enlargement or change of use of an existing structure, off-street parking spaces shall be provided as follows unless greater requirements are otherwise established. Where square-feet are specified, the area measured shall be the gross floor area primary to the functioning of the particular use of the property but shall exclude space devoted to off-street parking or unloading.

C. Commercial land use category

11. Medical or dental office, including clinic - One space per 200 square-feet of floor area.

**Response:** The planned use is a medical clinic and requires one vehicle space per each 200 square-feet of floor area, per C.11 above. Based on this ratio, the planned 11,650 square-foot clinic requires 58.25 parking spaces, which is less than the 69 vehicle spaces shown in Exhibit A.

17.60.070 Off-street loading requirements.

- A. Buildings or structures to be built or substantially altered which receive and distribute materials and merchandise by trucks shall provide and maintain off-street loading berths in sufficient number and size to adequately handle the needs of the particular use.
- B. The following standards shall be used in establishing the minimum number of berths required:

Gross Floor area of the Building in Square Feet	Number of Berths
5,000 to 10,000	1
10,000 and over	2

For buildings or structures up to five thousand square-feet, regular off-street parking areas may be used to meet the off-street loading requirements.

- C. A loading berth shall contain a space twelve ft. wide and thirty-five ft. long and have a vertical clearance of fourteen feet. Where the vehicles generally used for loading and unloading exceed these dimensions, the required size of these berths shall be increased. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

**Response:** The proposed clinic has a gross square footage of 11,650 but does not receive and/or distribute materials and merchandise by truck to a degree sufficient to warrant two loading berths. Exhibit A shows a single loading berth with dimensions of 12 feet wide and 35 feet long. Equipment and other business-related deliveries are anticipated to

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occur via smaller-scale delivery vehicles at relatively lower frequency. Therefore, we request the requirement of two loading berths be reduced for this project.

17.60.080 Design requirements.

- A. All parking lots and driving aisles shall be asphaltic cement concrete or Portland cement concrete with driving aisles, maneuvering aisle and parking spaces clearly marked, except that in an industrial zone, parking spaces which are in addition to those required by this chapter, may be surfaced with a minimum of treated gravel and maintained dust free.

**Response:** Exhibit A shows the parking lots and drive aisles will be paved and clearly marked. This criterion is met.

(...)

C. Safe access shall be provided as follows:

1. Access aisles shall be of sufficient width for all vehicular turning and maneuvering.
2. Groups of more than four parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.
3. Driveways to off-street parking areas shall be designed and constructed to facilitate the flow of traffic and to provide for maximum safety of pedestrians and vehicular traffic on the site.
4. Clear vision areas shall be provided at driveway exits for all uses except single-family and two-family residential and shall have minimum dimensions of ten feet measured along the street right-of-way and the edge of the driveway. In commercial and industrial zones, buildings and signs may be constructed with cantilevers which extend out over the clear vision area at a height greater than eight feet when measured from the top of the curb, or where no curb exists, from the established centerline grade. Except for existing permanent buildings and structures (other than signs), nonconformities shall be made to comply with the provisions of this section within seven years from the date of its adoption.
5. Driveway cuts shall be a minimum of twenty feet from a street intersection.

**Response:** Exhibit A shows the driveway access dimensions as 27 feet wide for vehicular turning and maneuvering. The driveway is designed to be constructed to facilitate safe flow of traffic and provide maximum safety for pedestrians with clear vision areas. Although conceptual signage details are included in Exhibit A, this application does not seek approval for signage at this time. These criteria are met.

D. Parking areas shall be made compatible with surrounding uses as follows:

1. Parking spaces along the outer boundaries of a parking area shall be contained by a curb or a bumper rail so placed to prevent a motor vehicle from extending over an adjacent property, sidewalk, or street.
2. When a parking area in a commercial or industrial zone abuts a property in a residential zone, a site-obscuring fence or wall, either permanent or of living material, shall be placed along the affected property line. The responsibility for placement of the fence or wall lies with the commercial or industrial property.

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3. Artificial lighting which may be provided shall be so deflected as not to shine or create glare in any residential zone or on any adjacent dwelling.

**Response:** As shown in Exhibit A, parking at the site's west and north boundaries are accessible via a cross-access easement with abutting properties. As such, a curb is not used to separate these spaces from the abutting properties. A detailed lighting plan will be provided to the City with the building permit application and will conform to all applicable standards. This commercial site does not abut a residential zoned area. The criteria can be met.

E. Space size minimum shall be as follows:

1. Handicap parking spaces shall be a minimum of twelve feet wide and 19 feet in length.
2. Compact and subcompact parking spaces shall be a minimum of eight feet by sixteen feet.
3. Standard parking spaces shall be a minimum of eight feet six inches by nineteen feet.

**Response:** Exhibit A shows handicap parking spaces with a minimum of 13 feet in width and 19 feet in length, standard parking spaces measuring 8.5 feet in width and 19 feet in length, and compact parking spaces measuring 8 feet in width and 16 feet in length. The criteria are met.

F. The type of space shall be set as follows:

1. Handicap spaces shall be required and designated as per current federal, state, and local regulations.
2. Standard spaces shall comprise not less than sixty-five percent of all newly constructed lot spaces.

**Response:** Exhibit A illustrates a total of 69 parking spaces comprising of three ADA spaces, three compact spaces and 63 standard parking spaces. More than 90 percent of the vehicle parking spaces are standard. The criteria are met.

17.60.140 Bicycle parking.

A. Bicycle parking facilities shall be required as follows:

1. In any commercial (C-1, C-2, and C-3) or office/residential (O-R) zone, bicycle parking facility requirements shall be based on the amount of automobile parking required. The minimum number of bicycle parking spaces provided shall be ten percent of the automobile parking spaces required.
2. The uses exempted from bicycle parking requirements include: residential uses, drive-in theaters, mortuaries, motels, hotels, and automobile service stations.
3. In all zones, for each fifteen automobile parking spaces required, a required automobile parking space may be eliminated if five bicycle parking spaces are provided.

**Response:** Exhibit A provides for six bicycle parking spaces on the north side of the building. The gross square footage of the building is 11,650 square feet which requires a minimum of



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58.25 automobile parking spaces. Ten percent of this amount is equal to 5.83 bicycle parking spaces. The criteria are met.

- B. Bicycle parking facilities shall be provided pursuant to the following design standards. (as modified by the Bicycle Parking Administrative Rule of September 14, 1984):
1. At a minimum, a bicycle parking facility shall consist of a stationary object to which the user can lock the frame and both wheels with a user- provided six-foot cable or chain and lock.
  2. Fixed objects which are intended to serve as bicycle parking facilities but not obviously designed for such purposes shall be clearly labeled as available for bicycle parking.
  3. Bicycle parking facilities shall provide a least an eighteen inch clearance between adjacent bicycles.
  4. Aisles between bicycle parking facilities shall be at least five-feet in width.
  5. Paving is not required for bicycle parking areas, but the outside ground surface shall be finished or planted in such a way that the surface will remain free from mud or dust. Bicycle parking may be provided within a required landscape area.
  6. Bicycle parking should be situated at least as conveniently as the most convenient car parking area. Bicycle and automobile parking areas shall be separated by a physical barrier or sufficient distance to protect parked bicycles from damage by automobiles.

**Response:** Exhibit A illustrates that the bicycle parking spaces are designed as galvanized u-line style racks with six bicycle parking spaces within a twelve-by-six-foot area. The criteria are met.

## CHAPTER 17.61 – SOLID WASTE AND RECYCLING ENCLOSURE PLAN

### 17.61.030 Guidelines and Standards.

- A. The location of an enclosure must allow for collection agency drive-in access. A fifty-foot (50) access approach is recommended. In addition to the approach, either an exit that allows the truck to move forward or a turn area with a minimum radius of 46.5 feet is preferred. Both approach and location shall be unobstructed and free of over head wires and low hanging trees. An eighteen-foot (18) minimum height clearance above the enclosure approach is required and a thirty-two-foot (32) vertical clearance is required above the container itself. The enclosure shall be of sufficient size to store trash and recycling receptacles, the size of which shall be determined by the collection agency and will be based on proposed use. A minimum distance of two-feet (2) is required between the container and existing or proposed structures. The enclosure shall be a minimum of six-feet (6) tall or six inches (6) higher than the top of the tallest container.

**Response:** The site plan in Exhibit A illustrates that the planned trash and recycling enclosure will be located on a 9-foot by 12-foot concrete pad. Exhibit A further illustrates that sufficient unobstructed horizontal and vertical clearance is provided per above. The criteria are met.

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- B. Solid waste enclosures shall not be located within twenty-feet (20) of a required front or exterior yard and should be placed at the rear of a building whenever possible. Should an enclosure be placed within a required landscaped front or exterior yard, additional landscaping must be provided elsewhere on the property to compensate for the encroachment into the required landscaped yard. Any modifications to required landscaping must meet the approval of the Landscape Review Committee.

**Response:** The proposed trash enclosure in Exhibit A is located approximately 80 feet from the entry for deliveries and not located within a required setback on an area required for landscaping. This criterion is met.

- C. Any trash or recycling enclosure which is visible from the street must provide landscaping around three (3) sides of the structure. Climbing vines and screening shrubs or hedges are appropriate and landscaping must be a minimum of three-feet (3) in height at the time of planting.

**Response:** The location of the trash and recycling enclosure was chosen to minimize visual impacts from adjacent public rights-of-way. Onsite landscaping sufficiently screens the trash enclosure from abutting public rights-of-way. This criterion is met.

- D. Where a commercial or industrial zone abuts a residential zone, enclosures must be placed a minimum of thirty-feet (30) from any residential structure or as otherwise approved by the Planning Director.

**Response:** The subject property does not abut a residential zone. This criterion does not apply.

- E. Generally, the design of the structure should match the exterior surface of the building and can be constructed of masonry, wood or concrete blocks in combination with plant material capable of forming a complete evergreen hedge. The floor of the enclosure shall be a concrete holding pad which must extend eight-feet (8) beyond the gates.

**Response:** Exhibit A shows an enclosure design that is of the same material type as the proposed building structure. The concrete pad and loading berth have a proposed dimension of 12 feet by 35 feet. This criterion is met.

- F. Gates that screen the containers are required and must remain closed at all times except at times of service.
- G. Parking is prohibited in front of the enclosure and all parked vehicles must be located at a safe distance. A “No Parking” sign must be visibly placed on the gates of the enclosure.

**Response:** The Applicant is aware that the enclosure gates are to remain closed at all times except at times of service. A “No Parking” sign will be visibly placed on the gates of the enclosure. These criteria can be met.

- H. Solid waste and recycling enclosures must be placed in a location that is compatible with the City of McMinnville’s Fire Code.

**Response:** The preliminary plans have been sent to City of McMinnville’s Fire Department for pre-approval and consideration. This criterion can be met.

## CHAPTER 17.72 – APPLICATIONS AND REVIEW PROCESS

### 17.72.020 Application Submittal Requirements

Applications shall be filed on forms provided by the Planning Department and shall be accompanied by the following;

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- A. A scalable site plan of the property for which action is requested. The site plan shall show existing and proposed features, such as access, lot and street lines with dimensions in feet, distances from property lines, existing and proposed buildings and significant features (slope, vegetation, adjacent development, drainage etc.)
  - B. An explanation of intent, nature and proposed use of the development, and any pertinent background information.
  - C. Property description and assessor map parcel numbers(s).
  - D. A legal description of the property when necessary.
  - E. Signed statement indicating that the property affected by the application is in the exclusive ownership or control of the applicant, or that the applicant has the consent of all partners in ownership of the affected property.
  - F. Materials required by other sections of the McMinnville Zoning Ordinance specific to the land use application.
  - G. Other materials deemed necessary by the Planning Director to illustrate compliance with applicable review criteria, or to explain the details of the requested land use action.

**Response:** As supported by this narrative and the accompanying exhibits, the required submittal elements are included with this application. The criteria are met.

17.72.030 Filing Fees

The City shall charge and collect a filing fee for each such application as established by resolution of the City Council.

- A. The applicant(s) shall submit the required filing fee at the time of application submittal;
- B. Whether the request is approved or denied, the petitioner shall not be entitled to a refund of the initial fee paid.

**Response:** The Applicant met with the City and received a Summary of Pre-Application Meeting & Project Review Requirements from City staff. This summary includes a breakdown of the filing fees required for this consolidated application. Included in this application submittal is a check for the required fees. The criteria are met.

17.72.070 Concurrent Applications

Upon receipt of a complete application, the Planning Director shall review the application for completeness within 30 (thirty) days of the date that the application is submitted. If, upon review, the application is found to be incomplete, the applicant shall be advised in writing of the information needed to complete the application within 30 (thirty) days of the date of application submittal. The application shall be deemed complete upon receipt of all of the missing information or upon written notice from the applicant that some or all of the missing information will not be provided. Throughout all land use proceedings, the burden of proof shall rest on the applicant.

**Response:** The Applicant is aware of the Planning Director's process for review of this application.

**CHAPTER 17.74 – REVIEW CRITERIA**

17.74.070 Planned Development Amendment – Review Criteria

An amendment to an existing planned development may be either major or minor. Minor changes to an adopted site plan may be approved by the Planning Director. An amendment to an existing planned development may be authorized, provided that the

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proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:

- A. There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirements;
- B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;

**Response:** As confirmed in the Pre-Application Summary in Exhibit H, the consolidated application will be reviewed under the City's Planning Director Review with notice procedure. Further, as shown in Exhibit F, the requested modification would add one site access/egress to/from NE Dunn Place and would accommodate a medical clinic, rather than the previously envisioned retail use. All remaining elements of the site are substantially similar to that approved with Ord. 4719 and may therefore be considered a minor modification.

- C. The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels;

**Response:** Exhibit A illustrates a design which incorporates adequate pedestrian and vehicular access to the adjoining parcels. This criterion is met.

- D. The plan can be completed within a reasonable period of time;
- E. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;

**Response:** The Applicant anticipates that construction of the medical clinic planned in this application will occur during mid-to-late 2020. Additionally, NE Cumulus Avenue is classified as a minor collector in City of McMinnville's Transportation Plan with no identified deficiencies present. The subject site layout complies with the Comprehensive Plan by providing enhanced pedestrian and bicycle enhancements within the Three Mile Lane overlay area. These enhanced amenities have been included in the design as required by the City. The enhancements include a raised crossing that aligns with the sidewalks on the north and south sides of the new access driveway with a change in materials from the driving surfaces. The criteria are met.

- F. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;

**Response:** Exhibit A includes a utility plan to demonstrate how services will be provided to the site. All planned improvements have been designed pursuant to applicable City of McMinnville and state, and federal standards. The criterion is met.

- G. The noise, air, and water pollutants caused by the development do not have an adverse effect upon surrounding areas, public utilities, or the city as a whole.

**Response:** There are no noise, air, or water pollutants expected to be caused by the development, nor are any adverse effects anticipated upon the surrounding areas, public utilities, or the City as a whole. Similarly, no such issues were voiced by City staff during the pre-application meeting. The criterion is met.

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## **CITY OF McMinnville Comprehensive Plan**

### **CHAPTER IV – ECONOMY OF McMinnville**

#### **21.00 – 35.00 Commercial Development Policies and Goals**

**GOAL IV 1: TO ENCOURAGE THE CONTINUED GROWTH AND DIVERSIFICATION OF McMinnville's Economy in order to enhance the general well-being of the community and provide employment opportunities for its citizens.**

**GOAL IV 2: TO ENCOURAGE THE CONTINUED GROWTH OF McMinnville as the commercial center of Yamhill County in order to provide employment opportunities, goods, and services for the city and county residents.**

**Response:** This application seeks approval for the development of a new eye clinic that will serve McMinnville and surrounding areas. This clinic is designed to include an ambulatory surgical center and will provide employment opportunities within the area. The goals are met.

**GOAL IV 3: TO ENSURE COMMERCIAL DEVELOPMENT THAT MAXIMIZES EFFICIENCY OF LAND USE THROUGH UTILIZATION OF EXISTING COMMERCIALY DESIGNATED LANDS, THROUGH APPROPRIATELY LOCATING FUTURE COMMERCIAL LANDS, AND DISCOURAGING STRIP DEVELOPMENT.**

**Response:** This application for new development in a commercially zoned area meets the goals set forth in the City's Comprehensive Plan Section 22.00. The subject site is located on the corner of NE Cumulus Avenue and NE Dunn Place. This is a prime commercial location for the development of a new eye clinic and ambulatory surgical center. The goal is met.

#### **DESIGN POLICIES**

**29.00 New direct access to arterials by large-scale commercial developments shall be granted only after consideration is given to the land uses and traffic patterns in the area of development as well as at the specific site. Internal circulation roads, acceleration/deceleration lanes, common access collection points, signalization, and other traffic improvements shall be required wherever necessary, through the use of planned development overlays.**

**Response:** The subject site does not rely on direct access to an arterial. This criterion is met.

**30.00 Access locations for commercial developments shall be placed so that excessive traffic will not be routed through residential neighborhoods and the traffic-carrying capacity of all adjacent streets will not be exceeded.**

**Response:** Exhibit A shows the planned access locations for the subject site and will not result in traffic being routed through any residential neighborhoods. This policy is met.

**31.00 Commercial developments shall be designed in a manner which minimizes bicycle/pedestrian conflicts and provides pedestrian connections to adjacent residential development through pathways, grid street systems, or other appropriate mechanisms.**

**Response:** Pedestrian and bicycle conflicts were discussed during the pre-application meeting. The City has asked the Applicant to incorporate enhanced pedestrian amenities to alleviate

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such conflicts. Exhibit A illustrates enhancements to the sidewalks and accessways. This criterion is met.

32.00 Where necessary, landscaping and/or other visual and sound barriers shall be required to screen commercial activities from residential areas.

**Response:** The subject site does not abut a residential area. The policy does not apply.

33.00 Encourage efficient use of land for parking; small parking lots and/or parking lots that are broken up with landscaping and pervious surfaces for water quality filtration areas. Large parking lots shall be minimized where possible. All parking lots shall be interspersed with landscaping islands to provide a visual break and to provide energy savings by lowering the air temperature outside commercial structures on hot days, thereby lessening the need for inside cooling.

**Response:** Exhibit A shows that all parking areas are interspersed with landscaping islands to provide visual breaks and energy savings as described herein. This policy is met.

34.00 The City of McMinnville shall develop and maintain guidelines concerning the size, placement, and type of signs in commercial areas.

**Response:** The application does not seek approval for signage. The policy does not apply.

35.00 The City of McMinnville shall encourage the development of a sign system that directs motorists to parking areas.

**Response:** The application does not seek approval for signage. The policy does not apply.

#### GREAT NEIGHBORHOOD PRINCIPLES

187.10 New direct access to arterials by large-scale commercial developments shall be granted only after consideration is given to the land uses and traffic patterns in the area of development as well as at the specific site. Internal circulation roads, acceleration/deceleration lanes, common access collection points, signalization, and other traffic improvements shall be required wherever necessary, through the use of planned development overlays.

**Response:** The subject site does not rely on direct access to an arterial roadway. The principle does not apply.

187.20 The Great Neighborhood Principles shall encompass a wide range of characteristics and elements, but those characteristics and elements will not function independently. The Great Neighborhood Principles shall be applied together as an integrated and assembled approach to neighborhood design and development to create a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood, and to create a neighborhood that supports today's technology and infrastructure, and can accommodate future technology and infrastructure.

**Response:** The Applicant has reviewed the Great Neighborhood Principles of the Comprehensive Plan and incorporated applicable principles into the design of its new eye clinic and medical center. This criterion is met.

187.30 The Great Neighborhood Principles shall be applied in all areas of the city to ensure equitable access to a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood for all McMinnville citizens.

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187.40 The Great Neighborhood Principles shall guide long range planning efforts including, but not limited to, master plans, small area plans, and annexation requests. The Great Neighborhood Principles shall also guide applicable current land use and development applications.

**Response:** This application includes a request for a minor amendment to the City of McMinnville’s Master Plan. The request has incorporated applicable Great Neighborhood Principles as described below.

187.50 The McMinnville Great Neighborhood Principles are provided below. Each Great Neighborhood Principle is identified by number below (numbers 1 – 13), and is followed by more specific direction on how to achieve each individual principle.

1. Natural Feature Preservation. Great Neighborhoods are sensitive to the natural conditions and features of the land.
  - a. Neighborhoods shall be designed to preserve significant natural features including, but not limited to, watercourses, sensitive lands, steep slopes, wetlands, wooded areas, and landmark trees.

**Response:** Exhibit A reflects that the subject site does not include any watercourses, sensitive lands, steep slopes, wetlands, wooded areas, or landmark trees. The principle is met.

2. Scenic Views. Great Neighborhoods preserve scenic views in areas that everyone can access.
  - a. Public and private open spaces and streets shall be located and oriented to capture and preserve scenic views, including, but not limited to, views of significant natural features, landscapes, vistas, skylines, and other important features.

**Response:** Exhibit A shows that the design preserves any and all scenic views on the subject site. The building design is oriented to face NE Cumulus Avenue and Highway 18. The principle is met.

3. Parks and Open Spaces. Great Neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood.
  - a. Parks, trails, and open spaces shall be provided at a size and scale that is variable based on the size of the proposed development and the number of dwelling units.
  - b. Central parks and plazas shall be used to create public gathering spaces where appropriate.
  - c. Neighborhood and community parks shall be developed in appropriate locations consistent with the policies in the Parks Master Plan.

**Response:** This application does not include a request for a community park or trail. The principles do not apply to this development.

4. Pedestrian Friendly. Great Neighborhoods are pedestrian friendly for people of all ages and abilities.
  - a. Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.

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- b. Pedestrian connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces, and shall also be provided between streets that are disconnected (such as cul-de-sacs or blocks with lengths greater than 400 feet).

**Response:** Exhibit A illustrates that the site incorporates pedestrian friendly amenities including enhanced driveway crossings as recommended by City staff. The principles are met.

- 5. **Bike Friendly.** Great Neighborhoods are bike friendly for people of all ages and abilities.
  - a. Neighborhoods shall include a bike network that provides for a safe and enjoyable biking experience, and that encourages an increased use of bikes by people of all abilities for a variety of reasons, including, but not limited to, health, transportation, and recreation.
  - b. Bike connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces.

**Response:** Exhibit A shows that the new development is bike friendly and provides safe access for this mode of travel. In addition, the new development incorporates six bicycle parking spaces on the north side of the building. These principles are met.

- 6. **Connected Streets.** Great Neighborhoods have interconnected streets that provide safe travel route options, increased connectivity between places and destinations, and easy pedestrian and bike use.
  - a. Streets shall be designed to function and connect with the surrounding built environment and the existing and future street network, and shall incorporate human scale elements including, but not limited to, Complete Streets features as defined in the Comprehensive Plan, grid street networks, neighborhood traffic management techniques, traffic calming, and safety enhancements.
  - b. Streets shall be designed to encourage more bicycle, pedestrian and transit mobility with a goal of less reliance on vehicular mobility.

**Response:** Exhibit A shows that the application will result in improved pedestrian access along NE Dunn Place and NE Cumulus Avenue. The principles are met.

- 7. **Accessibility.** Great Neighborhoods are designed to be accessible and allow for ease of use for people of all ages and abilities.
  - a. To the best extent possible all features within a neighborhood shall be designed to be accessible and feature elements and principles of Universal Design.
  - b. Design practices should strive for best practices and not minimum practices.

**Response:** Exhibit A shows that improved pedestrian amenities will be provided on site and on abutting roadways. Additionally, the site incorporates state of the practice techniques for ADA and other access. The principles are met.

- 8. **Human Scale Design.** Great Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.
  - a. The size, form, and proportionality of development is designed to function and be balanced with the existing built environment.



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- b. Buildings include design elements that promote inclusion and interaction with the right-of-way and public spaces, including, but not limited to, building orientation towards the street or a public space and placement of vehicle-oriented uses in less prominent locations.
  - c. Public spaces include design elements that promote comfortability and ease of use at a human scale, including, but not limited to, street trees, landscaping, lighted public areas, and principles of Crime Prevention through Environmental Design (CPTED).

**Response:** As shown in Exhibit A, building placement, architectural design, and site landscaping all foster human interaction with the site and surrounding areas. The principles are met.

- 9. Mix of Activities. Great Neighborhoods provide easy and convenient access to many of the destinations, activities, and local services that residents use on a daily basis.
  - a. Neighborhood destinations including, but not limited to, neighborhood-serving commercial uses, schools, parks, and other community services, shall be provided in locations that are easily accessible to surrounding residential uses.
  - b. Neighborhood-serving commercial uses are integrated into the built environment at a scale that is appropriate with the surrounding area.
  - c. Neighborhoods are designed such that owning a vehicle can be optional.

**Response:** The existing neighborhood has a mix of activities and the planned clinic complements the current neighborhood-serving commercial uses. The principles are met.

- 10. Urban-Rural Interface. Great Neighborhoods complement adjacent rural areas and transition between urban and rural uses.
  - a. Buffers or transitions in the scale of uses, buildings, or lots shall be provided on urban lands adjacent to rural lands to ensure compatibility.

**Response:** The subject site is not located near or adjacent to rural lands. The principle is not applicable to this development.

- 11. Housing for Diverse Incomes and Generations. Great Neighborhoods provide housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.
  - a. A range of housing forms and types shall be provided and integrated into neighborhoods to provide for housing choice at different income levels and for different generations.

**Response:** This application includes a request for a commercial building in a commercially zoned location. This principle is not applicable to this development.

- 12. Housing Variety. Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.
  - a. Neighborhoods shall have several different housing types.
  - b. Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.

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**Response:** This application includes a request for a commercial building in a commercially zoned location. This principle is not applicable to this development.

13. Unique and Integrated Design Elements. Great Neighborhoods have unique features, designs, and focal points to create neighborhood character and identity. Neighborhoods shall be encouraged to have:
  - a. Environmentally friendly construction techniques, green infrastructure systems, and energy efficiency incorporated into the built environment.
  - b. Opportunities for public art provided in private and public spaces.
  - c. Neighborhood elements and features including, but not limited to, signs, benches, park shelters, street lights, bike racks, banners, landscaping, paved surfaces, and fences, with a consistent and integrated design that are unique to and define the neighborhood.

**Response:** Exhibit A includes the design elements for the proposed eye clinic and surgical center with a focus on creating neighborhood character and identity. The design elements and features include a plan for bike racks, landscaping, and paved surfaces that are unique and complimentary to the surrounding neighborhood. The principles are met.

## **CITY OF McMinnville Ordinance 4131**

### **THREE MILE LANE DEVELOPMENT OVERLAY**

#### **Section 1 Statement of Purpose**

The City of McMinnville finds that the development of lands on the north and south sides of Three Mile Lane (Oregon Highway 18) is acceptable if provisions are made to integrate the dual functions of the highway as a bypass around the City and a land service arterial for adjacent properties. The City also finds that development along Three Mile Lane is desirable if it is of good quality and design, if the living and working environments developed are compatible with each other, and if the living environment includes open spaces, parks, and features buffering of residential uses from the highway. The City recognized, during the comprehensive planning process, that to insure that these concerns are met, proper designations on the McMinnville Comprehensive Plan and Zoning Maps must be made, and, further, that a planned development overlay must be placed over the area establishing specific conditions for development.

**Response:** The proposed development for an eye clinic and ambulatory surgery center is located within the Three Mile Lane Development Overlay near Oregon Highway 18 and is of excellent quality and design, as illustrated in Exhibits A and G. This section is met.

#### **Section 2 Planned Development Overlay**

The planned development overlay which is created and implemented by this ordinance shall be placed over areas to the north and south of Oregon Highway 18 from the eastern city limits west to the vicinity of the Three Mile Lane Spur intersection with Highway 18. The affected area is further described by map in Exhibit "A". Areas within and without the city limits shall carry this designation. The policies and procedures set by this ordinance shall be applied to all land use decisions under the jurisdiction of the City of McMinnville. The overlay shall not impinge the legal jurisdiction of Yamhill County for areas outside the city limits.

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**Response:** Exhibit C includes a map representing the Three Mile Lane Development Overlay which includes the subject property.

Section 4 Policies

- (a) The goals and policies of the McMinnville Comprehensive Plan, Volume II, and applicable regulations and standards in Volume III, and other City codes shall be adhered to.
- (b) A one hundred twenty (120) foot setback from the centerline of Highway 18 shall be established both north and south of the highway.

**Response:** Exhibit A shows the planned building will be set back from the centerline of Highway 18 ±120 feet or greater. The policies are met.

- (c) Access requirements adopted hereafter in an access plan for this area shall be adhered to. Provisions of the plan shall include:
  1. The minimization of entrances onto Three Mile Lane;
  2. The development of on-site circulation systems, connecting to adjoining properties;
  3. The provisions of acceleration-deceleration lanes and left-turn refuges when and where necessary and practicable.
  4. The provision of bikeways along frontage roads or on-site circulation systems. Bikeway connections accessing Three Mile Lane shall be provided so that the frontage road or on-site circulation system can serve as an alternative route for cyclists traveling along Three Mile Lane.

**Response:** The application proposes to share access to Three Mile Lane (NE Cumulus Avenue) via an existing driveway serving the property to the west. No new access to NE Cumulus Avenue is proposed. Additionally, this provides opportunities for internal circulation as stated above. The policies are met.

- (d) Landscaping and buffer strips along the highway frontage may be required including noise buffering methods, such as berms and/or plantings.

**Response:** Exhibit A includes a landscaping buffer along the site's NE Cumulus Avenue frontage to assist with noise buffering. This policy is met.

(...)

Section 5 Procedures for Review

(...)

- (e) Amendments to this ordinance shall be processed under procedures set out in Chapter 17.51 of Ordinance No. 3380 (Zoning Ordinance).

**Response:** Applicable provisions in the City of McMinnville's Zoning Ordinance and related ordinances, as they pertain to this request for a minor modification and Three Mile Lane Development Overlay Review, are included in this narrative and the accompanying exhibits. The policy is met.

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## CITY OF McMinnville Ordinance 4572

### THREE MILE LANE DEVELOPMENT OVERLAY AMENDMENT

An Ordinance amending Ordinance 4131 (Three Mile Lane Planned Development Overlay) by supplanting the terms and provisions of Sections 4 and 5 and by adding new sections, and amending Ordinance 4506 (Commercial Lands) by repealing subsections 10(h) and 10(i).

#### Section 5 Signs

The following regulations apply to those properties designated as either industrial or commercial on the McMinnville Comprehensive Plan Map and which are located within the area described in Exhibit "A." All signage must be approved by the Three Mile Lane Design Review Committee and may not exceed the maximums established in this section. The Three Mile Lane Design Review Committee may take into account color selection; sign material; relationship to site and building design; size, form, mass, height, and scale of sign; the sign's location and proximity to existing signs on adjacent parcels; and other sign design elements appropriate to ensuring that the proposed sign is compatible with the objectives of this ordinance. The Three Mile Lane Design Review Committee may require a proposed sign to be redesigned as necessary to make it consistent with the objectives of this ordinance including, but not limited to, restricting the size and height of the sign, its location, form, color, and material.

The Three Mile Lane Planned Development Overlay area is hereby divided into three "sign zones" which are depicted on Exhibit "B" which is attached hereto and is by this reference herein incorporated. Signage shall be regulated within the various sign zones as follows:

- A. Zone 1. The following regulations apply to commercially or industrially designated properties which fall within zone 1:
  1. That only one free-standing sign shall be allowed per parcel as they exist at the time of the passage of this ordinance and as they are represented on Exhibit "B", subject to the following:
    - a. The maximum height of any free-standing sign shall be 15 feet.
    - b. The maximum square footage per sign face is 24 square-feet and there shall be a maximum of two sign faces per free-standing sign.
    - c. A free-standing sign is allowed only on properties with frontage on the Highway 18 frontage road.
  2. In lieu of a free-standing sign as listed in subsection 1 above, one monument-type sign shall be allowed per parcel as they exist at the time of the passage of this ordinance and as they are represented on Exhibit "B", subject to the following:
    - a. Maximum square footage per sign face shall be 50 square-feet, and there shall be a maximum of two sign faces per monument sign.
    - b. Maximum sign height shall be six feet, and the top of the sign shall not be more than eight feet above the center line grade of the Three Mile Lane frontage road.
    - c. Monument signs shall be non-illuminated, indirectly illuminated, neon, or may have individually back-lit letters, providing that no plastic sign cabinets are allowed.

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3. All other signs, with the exception of incidental directional signage, must be flush against the buildings and not protrude more than 12 inches from the building face, subject to the following:
    - a. Total area of building signage may not exceed eight percent of the total area of the face of the building which is most closely parallel to Highway 18 or the frontage road and may not exceed four percent on the other sides.
    - b. The area of building signs shall be measured as the area around or enclosing each sign cabinet, or where sign cabinets are not used, the area shall be that within a single continuous perimeter composed of any straight line geometric figure which encloses the extreme limits of the advertising message.
  4. If a parcel is divided after the date of the adoption of this ordinance, the sign allowances established in subsections 1. and 2 above will apply only to the original parcel or what remains of it and newly created parcels are limited to the sign allowances established in subsection 3 above except as provided in subsection (A) (5) below.
  5. The Three Mile Lane Design Review Committee may allow the sharing of a single free-standing sign by an original parcel or what remains of it and parcels divided after the date of the adoption of this ordinance. The total sign size shall not exceed that allowed for the original parcel.
  6. Portable signs and signs with flashing or moving parts are prohibited.

Section 6                      Procedures for Review

- A. No development or signage may take place within the Three Mile Lane Planned Development Overlay without such development or signage gaining the approval of the Three Mile Lane Design Review Committee.
- B. Zone changes submitted for approval shall be processed under the requirements and standards of Chapter 17.51 of McMinnville Ordinance 3380 (Zoning Ordinance)

**Response:**            The application does not include a request for signage. The Applicant will ensure that future requests for signage conform to applicable provisions of this ordinance. The criteria do not apply.

**CITY OF McMINNVILLE ORDINANCE 4719**

**PLANNED DEVELOPMENT OVERLAY**

Section 2                      Conditions of Approval

2. That development and use of the site is subject to the provisions of the Three Mile Lane Planned Development Ordinance, as amended. Further, that a detailed Master Plan for the subject site shall be submitted to the McMinnville Planning Commission for review and approval, pursuant to the procedures of McMinnville Zoning Ordinance 17.51, Planned Development Overlay, prior to any development occurring on the commercial area of the site. The plan shall include, at a minimum, proposed land uses and their location(s), building locations, traffic circulation patterns and commercial drive locations, grading and drainage information, location and size of public utilities and services, off-street parking areas. Direct pedestrian access, and other information deemed necessary to convey the details of the proposed development plans to the Planning Commission.

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**Response:** The Applicant has responded to applicable provisions of McMinnville Zoning Ordinance 17.51 and addressed the applicable criteria set forth above. This criterion is met.

3. That detailed plans for the proposed commercial development showing site layout, signage, building elevations, landscaping, parking, and lighting must be submitted to and approved by the Three Mile Lane Design Review Committee prior to the issuance of any building permits for said development. Approval or denial of such plans shall be based on findings that, to the extent possible, the building and site design employs principles that will ensure compatibility with adjacent development, and provide an architectural style appropriate to a "gateway" or entrance to the City of McMinnville. In addition, approval or denial of the exterior building design shall be based on a finding that, to the extent possible, the building design incorporates design and architectural features that would serve to break up the building's horizontal plane and provide visual interest. This may include, but is not limited to, the use of vertical columns, gables, variety of compatible and complimentary building materials, providing openings in the building facade, and landscaping at the building perimeter. Submitted plans should include detail as regard building colors and materials (provide texture and visual relief), building height, planting design, window treatment, vertical and horizontal articulation, massing, voids to solids relationships, and other elements appropriate to ensure that the building and site design complies with the objectives and requirements of this planned development approval.

The provisions of Chapter 17.51 of the McMinnville Zoning Ordinance may be used to place conditions on any development and to determine whether or not specific uses are permissible. The applicant may appeal the decision of the Three Mile Lane Design Review Committee to the Planning Commission if notice of intent to appeal is filed in the Planning Department office within fifteen (15) days of the Committee's decision.

**Response:** Exhibit A includes detailed preliminary plans for the planned commercial development. Exhibit G is a color conceptual rendering of the clinic. As required herein, the building design provides architectural elements that break up the horizontal plane and which promote visual interest, including vertical columns, windows, building articulation, complimentary building materials, interesting roof forms, and landscaping at the building perimeter. This criterion is met.

4. That final development plans for the commercial area include landscape plans to be submitted to and approved by the McMinnville Landscape Review Committee and Three Mile Lane Design Review Committee. A minimum of 14 percent of the site must be landscaped. A solid wood fence, arborvitae hedge, or some similar type of planted visual screen shall be required along the commercial site's western property line as applicable to screen the existing single-family residence. Such landscaping screening shall also exist along the proposed commercial area's northern property line, and landscaping emphasis shall exist along the site's eastern and southern property lines, adjacent to NE Dunn Place, and the Three Mile Lane frontage road, with particular emphasis at the intersection(s) of any future commercial driveways. These streets, and any future street(s) shall be planted with required street trees. In addition, landscape islands are required to be located throughout proposed off-street parking areas.

Street trees within a curbside planting strip along street frontages are required to have a two-inch minimum caliper, exhibit size and growing characteristics appropriate for the particular planting strip, and be spaced as appropriate for

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the selected species and as may be required for the location of above ground utility vaults, transformers, light poles, and hydrants. 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.

**Response:** As documented on the landscape plan attached in Exhibit A, 14-percent of the site is ±6,859 square feet. The provided landscape area is ±8,797.7 square feet or 17.96 percent of the total site area.

The residence in existence at the time of this ordinance has since been removed. The requirement for screening along the west property line is no longer applicable. The north property line noted is the north property line of the now existing Tax Lot 4422CD - 01702. This tax lot has been developed and is occupied by the Housing Authority of Yamhill County (HAYC). Landscaping on the north property line of HAYC provides the required screening. Landscaping emphasis on the southern property line is a challenge due to the overhead power lines, in-ground electric vault, 12-inch water line, sanitary sewer service laterals and new potable water, irrigation and fire line connections. With the location of the proposed parking along this frontage, mandated face of curb to tree distance requirement and the mandated 10-foot clearance to water lines, there is a narrow 30-inch strip available to plant street trees.

Street trees suitable for placement under power lines are located as close to the street as the code allows. Each street tree well will have Cosmos flowers, a self-seeding annual in a variety of colors. These plants flower from mid-spring until the first frost. Turf is placed at the majority of the frontage area jointly with adjacent properties. To break up the area, patches of Kinnikinnick are used around utility features, within the parking endcap landscape fingers and the electric utility vault.

Landscaping emphasis on the property line to the east is accomplished with upright colorful Armstrong Red Maple street trees. Cobbles fill the street tree wells for a texture and color change to the surrounding turf and trees. Adjacent to the building three Camellias with a mature size of 10 feet by 6 feet are interspersed with Azaleas. These plants are set to flower from fall through mid-spring. Cedar bed topping separates the sidewalk from the plantings.

The three commercial drive entrances that access the property will greet entrants with Kinnikinnick, the eastern property line plantings on the east side of the site and a variety of Hellebores on the western side of the site.

Landscape islands are placed throughout the parking area. All parking groups have large landscape endcaps. Larger parking groups have intermediate landscape islands and/or continuous landscape strips. Landscape islands have a variety of shrubs and trees, all of which flower and show fall color.

All street trees are specified to be 2-inch caliper. Street tree cultivars were selected from the approved McMinnville street tree list. A small tree suitable for planting under power lines was selected for NE Cumulus Avenue. A medium size tree of upright stature has been

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selected for NE Dunn Place to complement the eastern property line planting. Accommodation has been made to street tree spacing and layout where trees would interfere with the electric vault and accessible route from the right-of-way to the building on NE Cumulus Avenue. Landscape plan Note No. 16 requires that all trees meet ANSI Z60.1 standard for nursery stock. The criterion is met.

5. That prior to development of the site the applicant shall submit a detailed utility plan for review and approval by the City Engineer, McMinnville Water & Light, and other agencies as appropriate. At a minimum, plans for the provision of storm drainage, sanitary sewer service, and public water shall be detailed within the submitted plan.

**Response:** Preliminary utility plans are included in Exhibit A. Final utility plans will be submitted to the City Engineer, McMinnville Water & Light, and other agencies as appropriate, prior to development of the site prior to development of the site. This condition can be met.

6. That no building shall exceed the height of 35 feet.

**Response:** Exhibit A illustrates the planned building will be ±32 feet at its highest point. This criterion is met.

7. That if outside lighting is to be provided, it must be directed down and away from residential areas and public streets.

**Response:** As shown in Exhibit A, all lighting will be directed downward and away from residential areas and public streets. This criterion is met.

8. That signs located on the site shall be subject to the requirements of McMinnville Ordinance No. 4572(A).

**Response:** The application does not include a request for signage. This criterion does not apply.

9. That all business, storage, or displays shall be conducted wholly within an enclosed building; except for off-street parking and loading.

**Response:** Exhibit A shows that all business, storage, and displays are within the planned building. This criterion is met.

10. That drive-up restaurants; automobile, boat, trailer, or truck rental sales or service; building materials supply stores; recreational vehicle parks; storage garage or mini-warehouse buildings; gasoline stations; and, automobile service stations are prohibited from locating on the subject site.

**Response:** This application includes a request for an eye clinic and ambulatory surgical center. This criterion is met.

11. That if restrictive covenants are proposed for the development they must meet with the approval of the Planning Director.

**Response:** This application does not anticipate any restrictive covenants for this development. This criterion does not apply.

12. That an approved Master Plan for the commercial area, as approved by the Planning Commission, shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer. The



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developer will be responsible for requesting permission of the Planning Commission for any major change of the details of the final development plans. Minor changes to the details of the adopted plan may be approved by the City Planning Director. It shall be the Planning Director's decision as to what constitutes a major or minor change. An appeal from a ruling by him may be made only to the Commission. Review of the Planning Director's decision by the Planning Commission may be initiated at the request of any one of the commissioners.

13. That required right-of-way dedication and improvements to the NE Dunn Place road frontage, and required improvements to the Three Mile Lane frontage road (as may be required by the City Engineer), shall be done at the developer's expense and be finalized prior to release of any occupancy permits. Prior to the division of any lands within the subject site, plans for the improvement of any and all streets shall be submitted to the City Engineer for review and approval prior to their construction.

**Response:** The Applicant understands that required right-of-way dedications and improvements for the development will be done at the developer's expense and prior to issuance of any occupancy permits. The criterion can be met.

#### **IV. Conclusion**

The required findings have been made and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the City of McMinnville Comprehensive Plan and approved Ordinances. The evidence in the record is substantial and supports approval of the application. Therefore, the Applicant respectfully requests that the City approve this consolidated application.

## Exhibit A: Preliminary Plans

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# ALTA/NSPS LAND TITLE SURVEY for: DAVID HAYES

Location: SE 1/4 Section 22, T. 4 S., R. 4 W., WM.,  
Yamhill County, Oregon.

Tax Lot: 4422CD - 01702 & 01800

Date: 12 April 2019



SCALE 1" = 30'

North

## EASEMENT LIST:

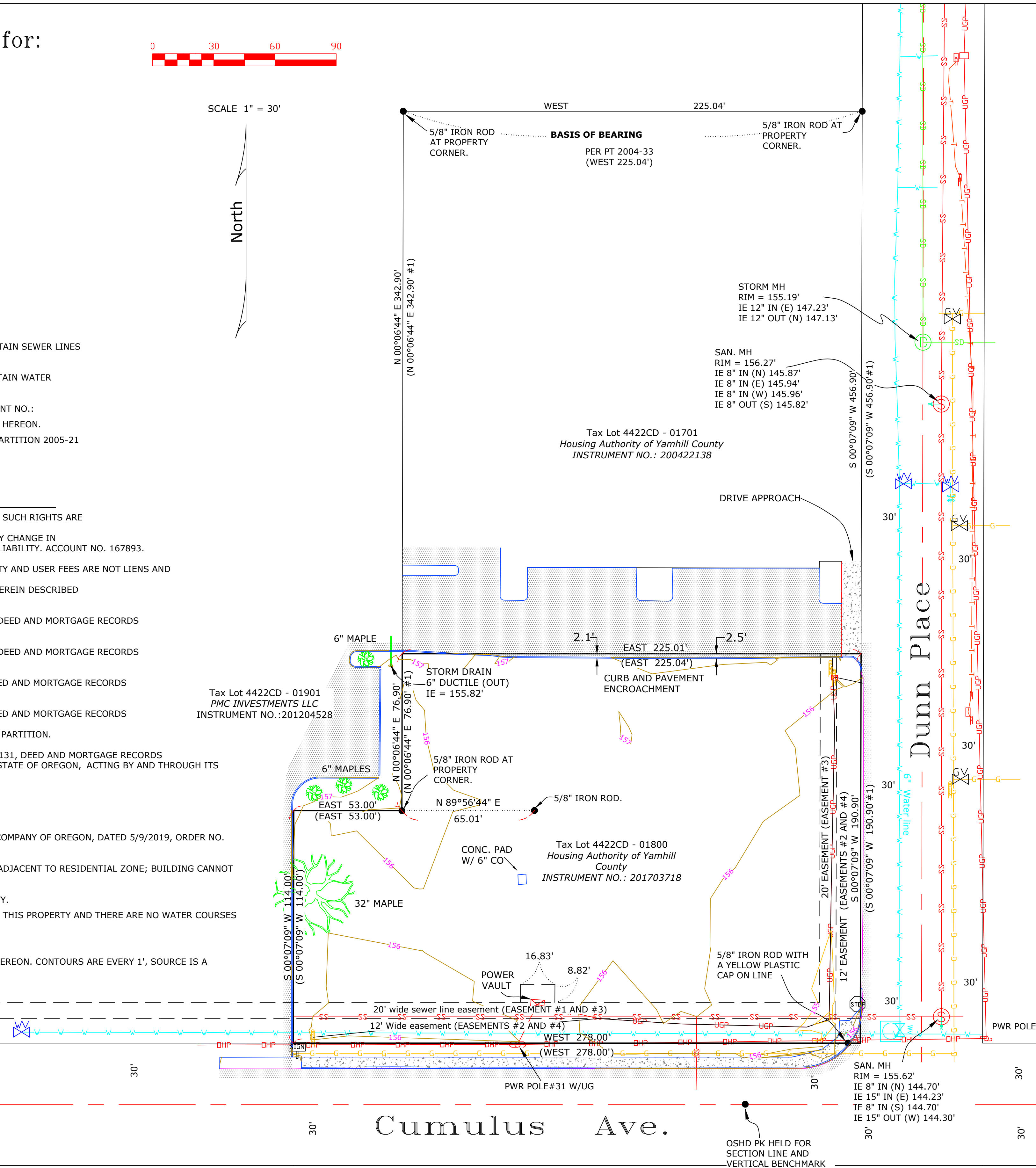
- 20' SEWER EASEMENT TO THE CITY OF MCMINNVILLE TO PLACE AND MAINTAIN SEWER LINES PER FILM VOL. 94 PG. 645
- 12' WATER EASEMENT TO THE CITY OF MCMINNVILLE TO PLACE AND MAINTAIN WATER LINES, PER FILM VOL. 88 PG. 2486.
- UTILITIES EASEMENT TO MCMINNVILLE WATER AND LIGHT PER INSTRUMENT NO.: 200416131, 20' IN WIDTH EXCEPT AROUND THE POWER VAULT AS SHOWN HEREON.
- 12' P.U.E. AND SIDEWALK EASEMENT TO THE CITY OF MCMINNVILLE PER PARTITION 2005-21

## TITLE EXCEPTIONS

- WATER RIGHTS, CLAIMS TO WATER OR TITLE TO WATER, WHETHER OR NOT SUCH RIGHTS ARE A MATTER OF PUBLIC RECORD.
- SUBJECT PROPERTY IS UNDER PUBLIC OWNERSHIP AND IS TAX EXEMPT. ANY CHANGE IN OWNERSHIP BEFORE DELIVERY OF ASSESSMENT ROLL MAY RESULT IN TAX LIABILITY. ACCOUNT NO. 167893. CITY LIENS, IF ANY, OF THE CITY OF MCMINNVILLE.  
NOTE: THERE ARE NO LIENS AS OF MAY 09, 2019. ALL OUTSTANDING UTILITY AND USER FEES ARE NOT LIENS AND THEREFORE ARE EXCLUDED FROM COVERAGE.
- THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: APRIL 21, 1972, FILM VOLUME 88, PAGE 2484, DEED AND MORTGAGE RECORDS IN FAVOR OF: CITY OF MCMINNVILLE
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: APRIL 21, 1972, FILM VOLUME 88, PAGE 2486, DEED AND MORTGAGE RECORDS IN FAVOR OF: CITY OF MCMINNVILLE
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: MAY 07, 1973, FILM VOLUME 94, PAGE 645, DEED AND MORTGAGE RECORDS IN FAVOR OF: CITY OF MCMINNVILLE
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: MAY 07, 1973, FILM VOLUME 94, PAGE 646, DEED AND MORTGAGE RECORDS IN FAVOR OF: CITY OF MCMINNVILLE
- 12 FOOT WIDE PUBLIC UTILITY EASEMENT AS DENOTED ON THE RECORDED PARTITION.
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: AUGUST 05, 2004 AS INSTRUMENT NO. 200416131, DEED AND MORTGAGE RECORDS IN FAVOR OF: CITY OF MCMINNVILLE, A MUNICIPAL CORPORATION OF THE STATE OF OREGON, ACTING BY AND THROUGH ITS WATER & LIGHT COMMISSION

## SURVEY NOTES:

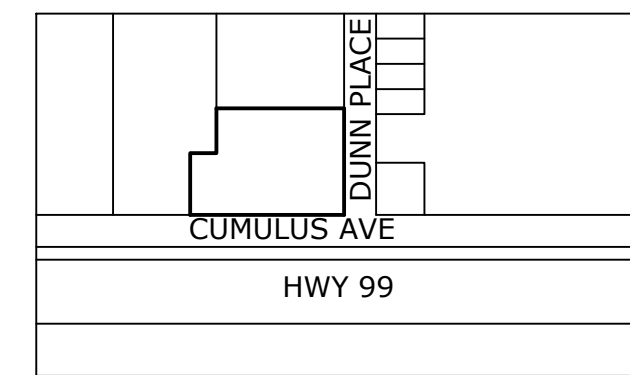
- NO BUILDINGS OBSERVED
- A TITLE REPORT WAS FURNISHED TO THIS OFFICE BY FIRST AMERICAN TITLE COMPANY OF OREGON, DATED 5/9/2019, ORDER NO. 1031-3236845
- THIS PROPERTY IS ZONED C-3PD; SIDE AND REAR YARD SETBACKS 20' WHEN ADJACENT TO RESIDENTIAL ZONE; BUILDING CANNOT EXCEED 80' IN HEIGHT;
- THERE ARE NO CEMETERIES WITHIN 100' OF THE BOUNDARY OF THIS PROPERTY.
- THERE ARE NO SPRINGS, PONDS, LAKES, STREAMS OR RIVERS BORDERING ON THIS PROPERTY AND THERE ARE NO WATER COURSES OR WETLANDS ON THIS PROPERTY.
- NE CUMULUS AVE AND DUNN PLACE ARE PUBLIC RIGHTS OF WAY.
- VERTICAL DATUM USED IS NAVD 29 BASED ON AN OSHD PK NAIL AS SHOWN HEREON. CONTOURS ARE EVERY 1', SOURCE IS A GROUND SURVEY.
- NO DRIVE ACCESS.



## Legend

- = FOUND MONUMENT
- = WATER VALVE
- = WATER METER
- = FIRE HYDRANT
- = POWER POLE
- = SANITARY SEWER MANHOLE
- = STORM DRAIN MANHOLE
- = CATCH BASIN
- = CULVERT
- = PHONE RISER
- = GAS RISER
- = GAS VALVE
- = TREES
- = TOP OF CURB
- = PROPERTY LINE
- = OVERHEAD POWER
- = UNDERGROUND POWER
- = GAS LINE
- = SANITARY SEWER LINE
- = STORM DRAIN LINE
- = WATER LINE
- = PHONE LINE
- = EDGE OF PAVEMENT
- = EDGE OF CONCRETE
- = MAJOR CONTOUR INTERVAL (5')
- = MINOR CONTOUR INTERVAL (1')
- = SETBACKS
- = EXISTING EASEMENT
- = CONCRETE
- = ASPHALT
- = DATA OF RECORD PER CS-11646
- = DATA OF RECORD PER PT 2004-33

## VICINITY MAP



## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PERFORM AN ALTA/ACSM LAND TITLE SURVEY, IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS AND OPTIONAL ITEMS IN TABLE A AS NOTED IN THE CERTIFICATE BELOW, FOR THE HOUSING AUTHORITY OF YAMHILL COUNTY TRACT. THE BASIS OF BEARINGS IS WEST ALONG THE NORTH LINE OF PARCEL 2 OF PARTITION 2004-33. THE BOUNDARY IS BASED COMPLETELY ON THE MONUMENTS AND MEASUREMENTS OF CS - 11646 AND PARTITION 2004-33.

## CERTIFICATION

TO M2HB LLC, AND FIRST AMERICAN TITLE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 5,6(A),6(B),8,11, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 23, 2013.

DATE OF PLAT OR MAP: JULY 17, 2019

LELAND A. MACDONALD, ORPLS 53226

## LEGAL DESCRIPTION

A TRACT OF LAND IN SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4 WEST, CITY OF MCMINNVILLE, YAMHILL COUNTY, OREGON, THE PERIMETER OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 3 OF YAMHILL COUNTY PARTITION PLAT NO. 2004-33; THENCE SOUTH 00°07'09" WEST 190.90 FEET ALONG THE WEST MARGIN OF DUNN PLACE TO THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE WEST 278.00 FEET ALONG THE NORTH MARGIN OF CUMULUS AVENUE TO THE MOST SOUTHERLY SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 2005-21; THENCE NORTH 00°07'09" EAST 114.00 ALONG THE EASTERLY LINE OF SAID PARCEL 2; THENCE EAST 53.00 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 00°06'44" EAST 76.90 FEET ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF SAID PARCEL 3 OF PARTITION PLAT NO. 2004-33; THENCE EAST 225.01 FEET ALONG THE NORTH LINE OF SAID PARCEL 3 TO THE POINT OF BEGINNING AS SHOWN BY EXHIBIT "\_\_\_".

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
January 16, 2002  
LELAND A. MACDONALD  
53226

Expires 31 December 2020

By : Leland MacDonald & Assoc., LLC  
Formerly dba Matt Dunckel & Assoc.  
3765 Riverside Drive  
McMinnville, Oregon  
97128 Phone : 503-472-7904  
Fax: 503-472-0367  
Email: lee@macdonaldsurveying.com

**SITE INFORMATION**

ZONE: C-3PD	
SITE AREA	48,995 SF 1.12 ACRES
YARD REQUIREMENTS	
FRONT YARD	00'-0"
SIDE YARD	00'-0"
REAR YARD	00'-0"
TOTAL BUILDING AREA: 11,650 GSF	
PARKING	
REQUIRED: 1 STALL PER 200 SF (GROSS) BUILDING AREA.	
11,650 / 200 = 59 STALLS	
PROVIDED = 69 STALLS	
STD STALL SIZE: = 8.5 X 19	

**LEGEND**

---	PROPERTY LINE
---	BUILDING SETBACK
---	UTILITIES/ELEC.
---	UTILITIES/TELEPHONE
---	UTILITIES/WATER
---	UTILITIES/SEWER
---	UTILITIES/STORM
---	UTILITIES/GAS

NOTE: THIS SITE PLAN HAS BEEN CREATED BASED ON A DIGITAL FILE OF THE SURVEY PREPARED BY LELAND MACDONALD & ASSOCIATES, LLC DATED 07-17-19.

NOTE: CIVIL ENGINEER TO COORDINATE THE WATER DISCHARGE OF THE ROOF DRAINS & DOWNSPOUTS AND CONNECT THEM TO THE UNDER GROUND STORM SEWER SYSTEM. PRIMARY ROOF DRAINS TO BE CONNECTED TO THE UNDERGROUND STORM AND OVERFLOW DRAINS TO BE SURFACE DRAINED.

NOTE: CIVIL ENGINEER TO COORDINATE STORMWATER DETENTION/RETENTION REQUIREMENTS WITH THE CITY OF McMINNVILLE, AND IDENTIFY CONNECTION REQUIREMENTS TO STORM SEWER SYSTEM.

NOTE: LANDSCAPE DESIGNER TO COORDINATE THE LOCATION OF PLANTS, TREES AND GROUND COVER W/OOWNER TO MEET ALL LOCAL LANDSCAPING CODES. LANDSCAPING IDENTIFIED ON THIS PLAN IS FOR VISUAL PURPOSES ONLY.

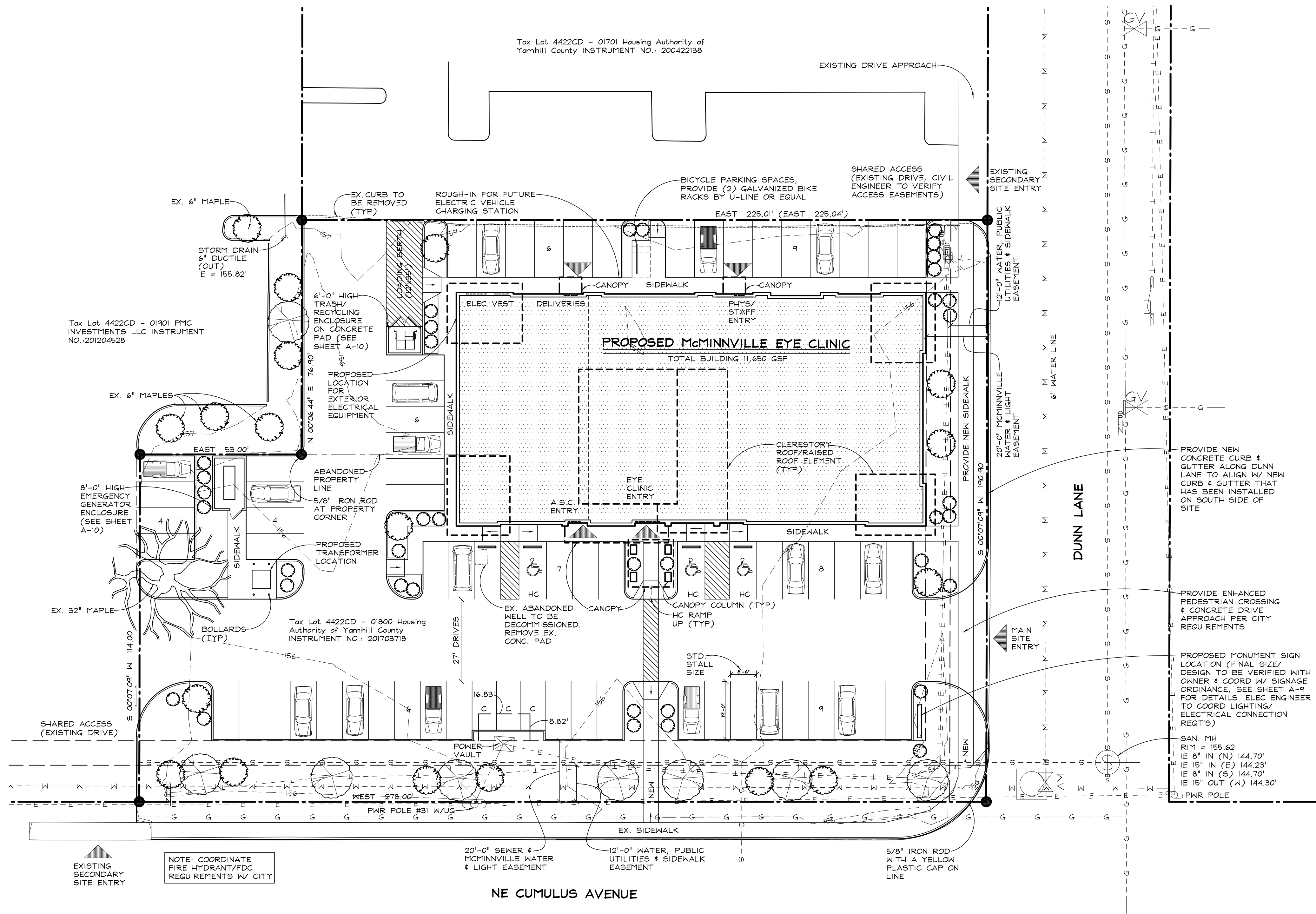
NOTE: LANDSCAPE DESIGNER TO COORDINATE SITE IRRIGATION REQUIREMENTS.

NOTE: ELECTRICAL ENGINEER TO COORDINATE AND SPECIFY SITE LIGHTING REQUIREMENTS, PROVIDE PHOTOCELL AND TIMECLOCK.

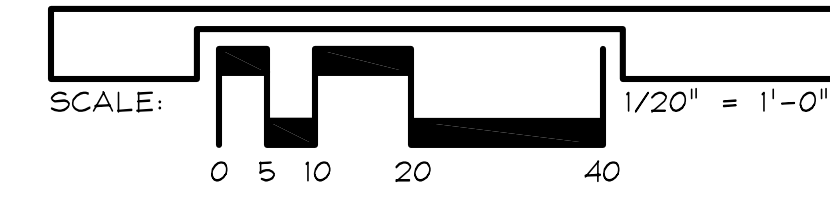
NOTE: CIVIL ENGINEER TO COORDINATE HANDICAP SIGNAGE REQUIREMENTS AND VERIFY WITH LOCAL ACCESSIBILITY CODES.

NOTE: ALL UTILITIES SHOWN ARE EXISTING.

NOTE: ALL TOPOGRAPHY SHOWN IS EXISTING.

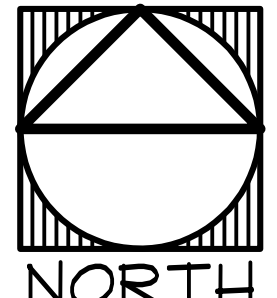


**SITE PLAN**



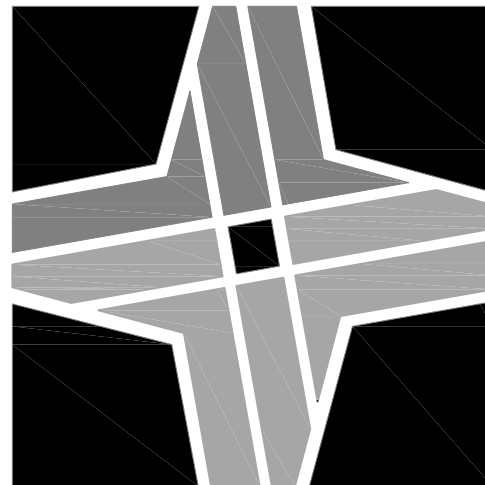
**PRELIMINARY  
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THE MARASCO & ASSOCIATES LOGO, NAME, ADDRESS, AND PHONE NUMBER SHALL BE PUT ON ALL SITE SIGNAGE THAT IDENTIFIES THE PROJECT, AND ANY SIGNAGE WHERE THE ARCHITECT OF RECORD IS INDICATED. MARASCO & ASSOCIATES SHALL BE OF APPROPRIATE SIZE FOR EACH SIGN, SO AS TO BE VISIBLE AND LEGIBLE FROM A PASSING CAR IF THE SIGN IS AN EXTERIOR SIGN FACING A THOROUGHFARE, OR LARGE ENOUGH TO BE VISIBLE AND LEGIBLE AS YOU WALK BY IF IT IS AN INTERIOR SIGN.



**MARASCO & ASSOCIATES, INC**  
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FAX (303) 861-0760

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**JOB TITLE**  
McMINNVILLE EYE CLINIC (M2HB, LLC)

**FINAL SEND**

McMINNVILLE, OREGON

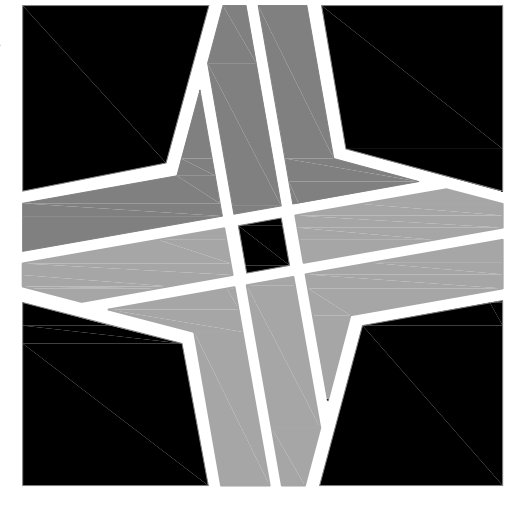
job no.	19-D11
date	10/16/19
revision	
drawn by	ATP

**SHEET TITLE**

SITE PLAN

**SHEET NUMBER**

S-1 1



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**JOB TITLE**  
**McMINNVILLE EYE CLINIC (M2HB, LLC)**

**FINAL SEND**

job no. 19-D11  
 date 10/16/19  
 revision  
 drawn by ATP

**SHEET TITLE**

**FURNITURE FLOOR PLAN**

**SHEET NUMBER**

A-1 10

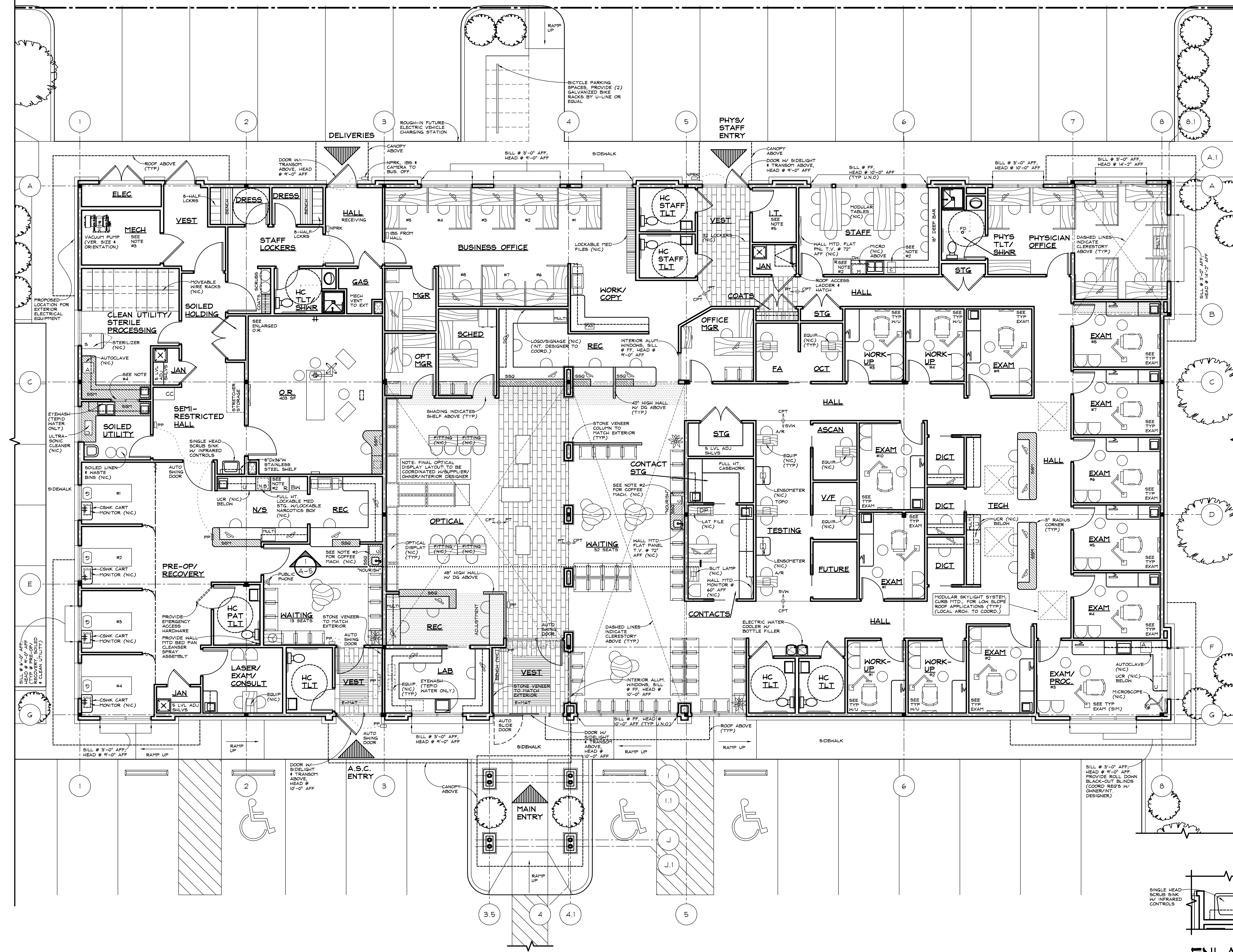
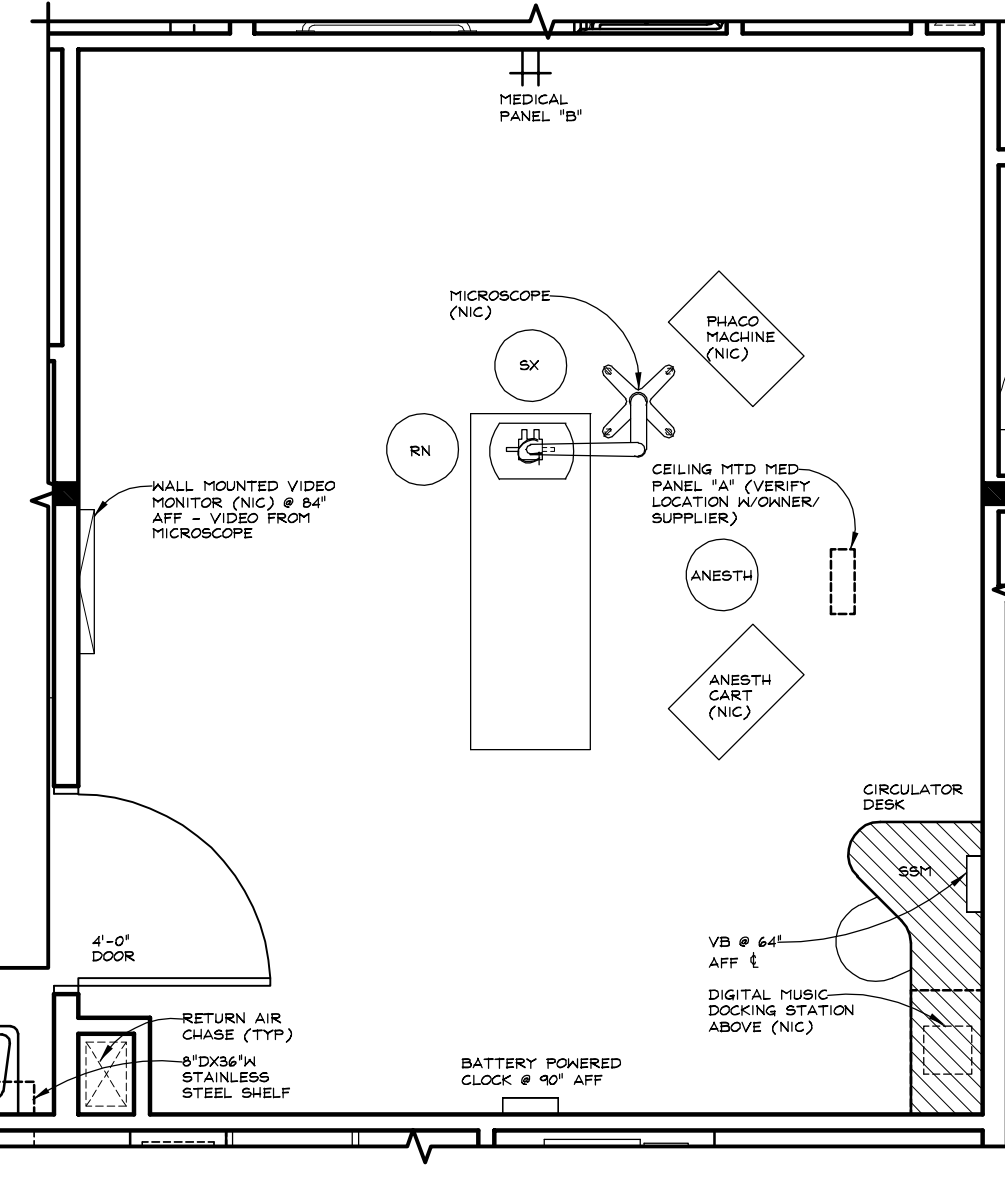
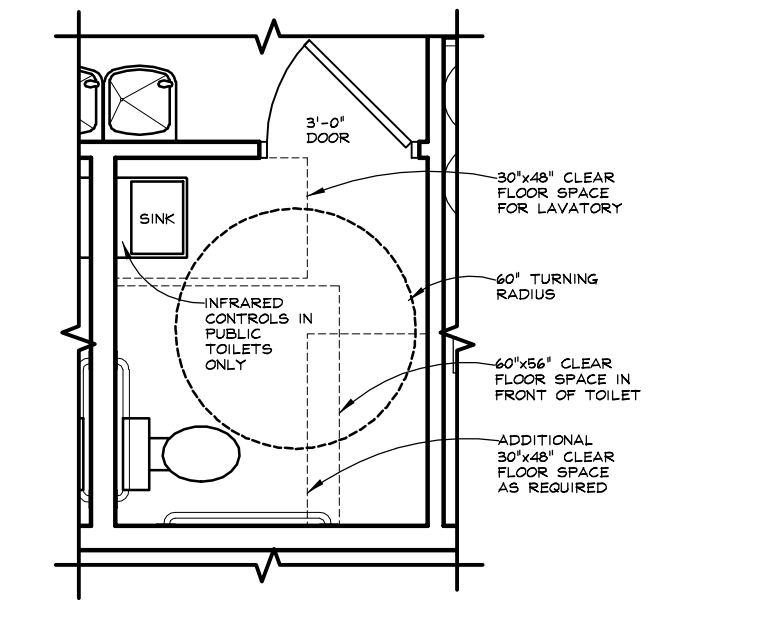
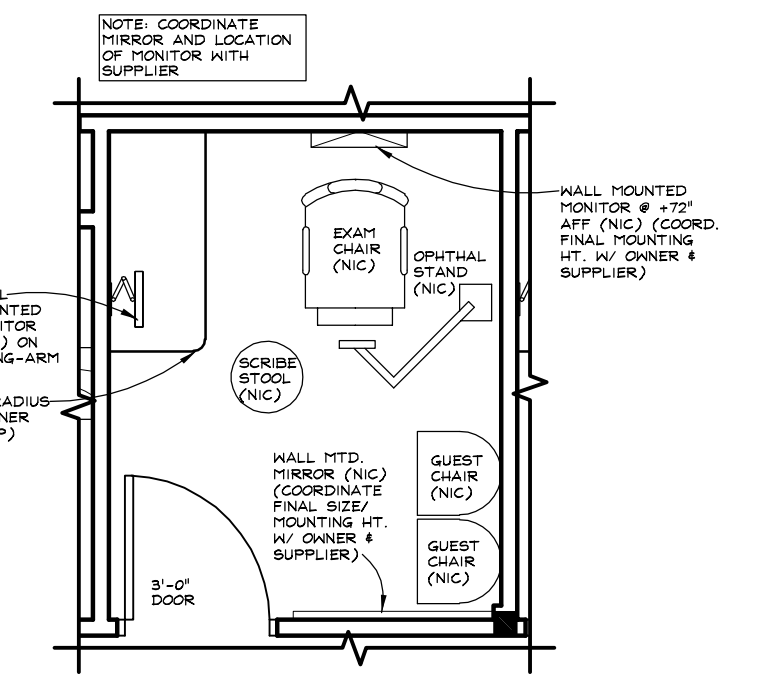
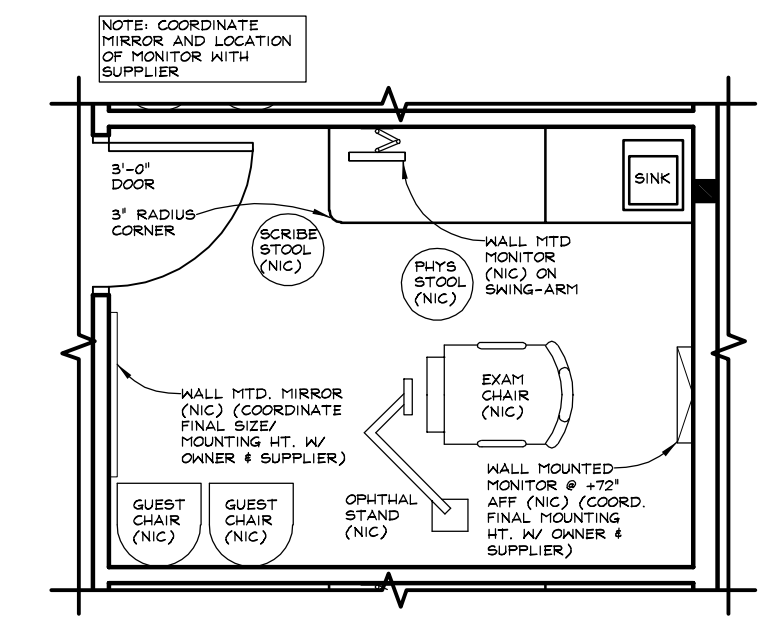
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  - PROVIDE WATER LINE FOR: ICE MAKERS AT REFRIGERATORS, COFFEE MAKERS & ICE MACHINES.
  - PROVIDE 6" STAGGERED STUD SOUND WALLS AT ALL INTERIOR MECHANICAL ROOM HALLS.
  - SELF-CLOSING ALUMINUM PASS-THRU SLIDING WINDOW UNIT. TRACK TO BE FLUSH WITH COUNTER, SILL @ 3/4" AFF, HEAD @ 60" AFF.
  - COORDINATE POWER REQUIREMENTS FOR SERVER & TELEPHONE SYSTEM WITH OWNER/SUPPLIER. PROVIDE PLYWOOD SURFACE ON ALL WALLS TO 8'-0" AFF. EXTEND WALL FRAMING TO DECK ABOVE & PROVIDE GYPSUM WALL BOARD ON INTERIOR SIDE FOR SECURITY.
  - ABBREVIATIONS:

- AFF ABOVE FINISHED FLOOR  
 A/V AUDIO VISUAL  
 DG DECORATIVE GLAZING  
 EX EXISTING  
 FC FOOT CONTROL  
 FD FLOOR DRAIN  
 HC HANDICAPPED  
 NIC NOT IN CONTRACT  
 N/S NURSE STATION  
 OSCI OWNER SUPPLIED, CONTRACTOR INSTALLED  
 PP FLOOR PUSH PAD ACTUATOR  
 REV REVERSE  
 SIM SIMILAR  
 T/B THERAPY BOOTH  
 UNO UNLESS NOTED OTHERWISE

- ACCESS CONTROL ABBREVIATIONS:**  
 NPK NETWORK PROXIMITY READER/KEYPAD  
 SPRK STANDALONE PROXIMITY READER/KEYPAD

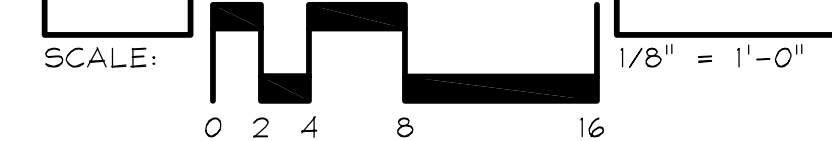
7. LEGEND (NOT ALL ITEMS USED)

- PURCHASED FURNITURE (NIC)
- CHAIRS (NIC)
- STOOL (NIC)
- WHEELCHAIR (NIC)
- EXAM TABLE (NIC)
- PRIMARY CARE EXAM TABLE (NIC)
- GURNEY (NIC)
- TWO OR FOUR DRAWER VERTICAL FILE (NIC)
- LATERAL FILES (NIC)
- MEDICAL RECORDS FILE (NIC)
- FILM FILE (NIC)
- PLANT (NIC)
- LAMP (NIC)
- FLAT PANEL TV (NIC)
- FLAT PANEL MONITOR (NIC)
- COPIER (NIC)
- FAX (NIC)
- DESKTOP PRINTER (NIC)
- MULTI-MACHINE (NIC)
- SCALE (NIC)
- X-RAY TABLE AND BUCKY W/ CEILING MTD. TRACKS (NIC) (REQUIRES SUPPORT STRUCTURE)
- COUNTERTOP AUTOCLAVE (NIC)
- ULTRASONIC CLEANER (NIC)
- BLANKET WARMER (NIC)
- CRASH CART (NIC)
- STERILIZER (NIC)
- WASHER AND DRYER (NIC)
- REFRIGERATOR (NIC)
- MICROWAVE OVEN (NIC)
- UNDERCOUNTER REFRIGERATOR (NIC)
- AUTOMATIC COFFEE MAKER (NIC)
- ICE MAKER (OSCI)
- UNDERCOUNTER DISHWASHER (OSCI)
- SPECIMEN PASS-THRU
- VIEW BOX (OSCI) - MOUNT AT CENTERLINE AT HEIGHT INDICATED ON PLAN.
- COAT ROD AND SHELF
- CUBICLE CURTAIN TRACK
- CABINET ELEVATION BUBBLE REFER TO DIMENSION PLAN FOR FINAL DESIGNATIONS. (SEE CASEWORK ELEVATIONS)
- SPECIALIZED COUNTERTOP MATERIALS:  
 NST - NATURAL STONE MATERIAL  
 BSM - SOLID SURFACING MATERIAL  
 SSS - SYNTHETIC STONE-QUARTZ  
 SST - STAINLESS STEEL  
 (INTERIOR DESIGNER TO COORDINATE REQUIREMENTS WITH OWNER)
- MEDICAL PANEL (SEE PANEL LEGEND ON THIS SHEET OR DIMENSION PLAN)
- ELECTRIC WATER COOLER
- PLUMBING FIXTURES W/ SINK AND TRIM DESIGNATIONS. REFER TO DIMENSION PLAN FOR FINAL DESIGNATIONS.
- SI = SINK IDENTIFICATION
- T# = TRIM IDENTIFICATION
- (PA) = PLUMBING ACCESSORY (IF APPLICABLE)
- SEE OUTLINE SPECIFICATION FOR SPECIFIC INFORMATION
- HC SHOWER FIXTURE



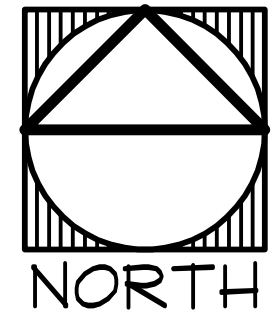
PRACTICE - 8,062 SF  
 A.S.C. - 3,132 SF  
 TOTAL PROPOSED USABLE AREA - 11,194 SF  
 TOTAL GROSS BUILDING AREA - 11,650 SF

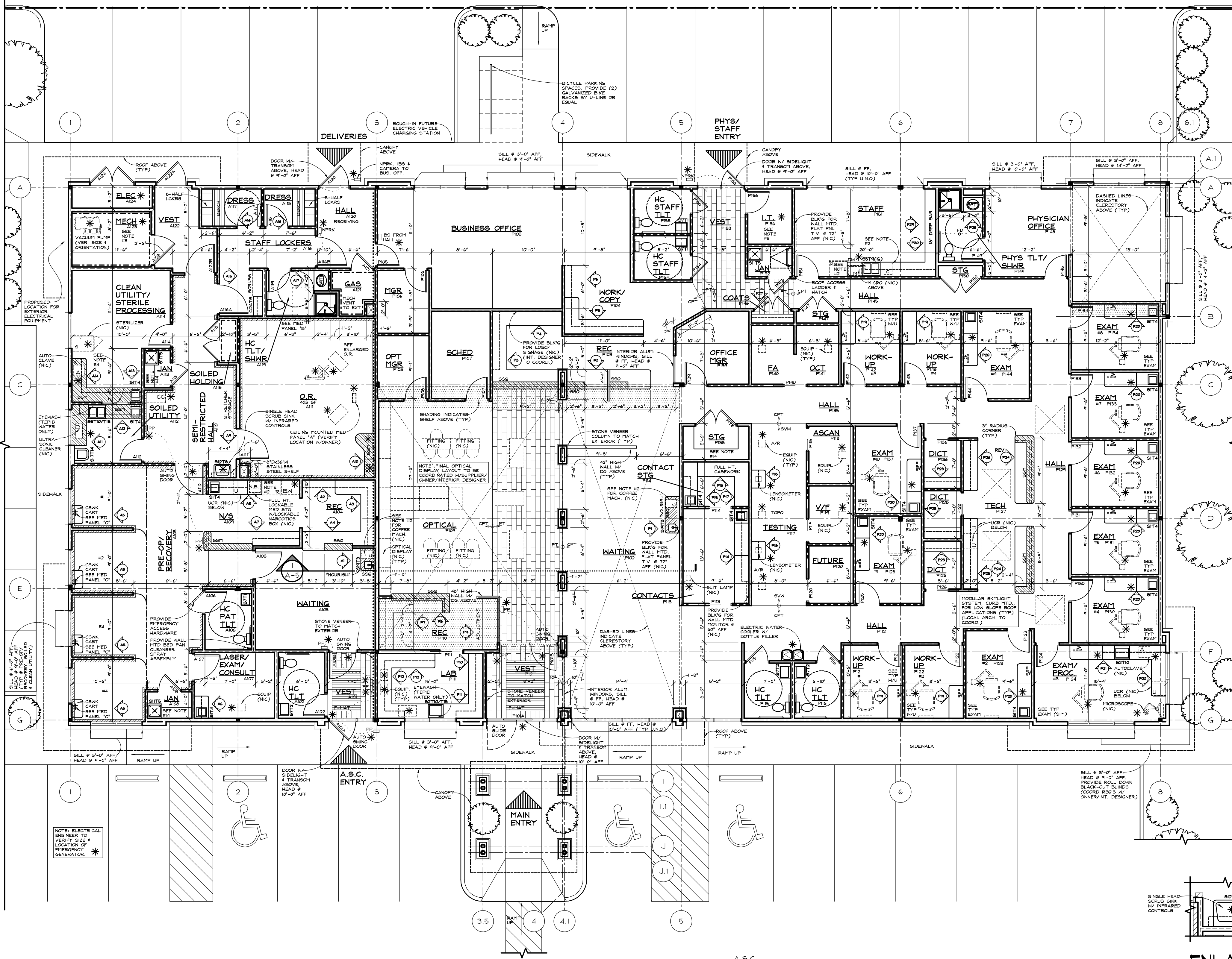
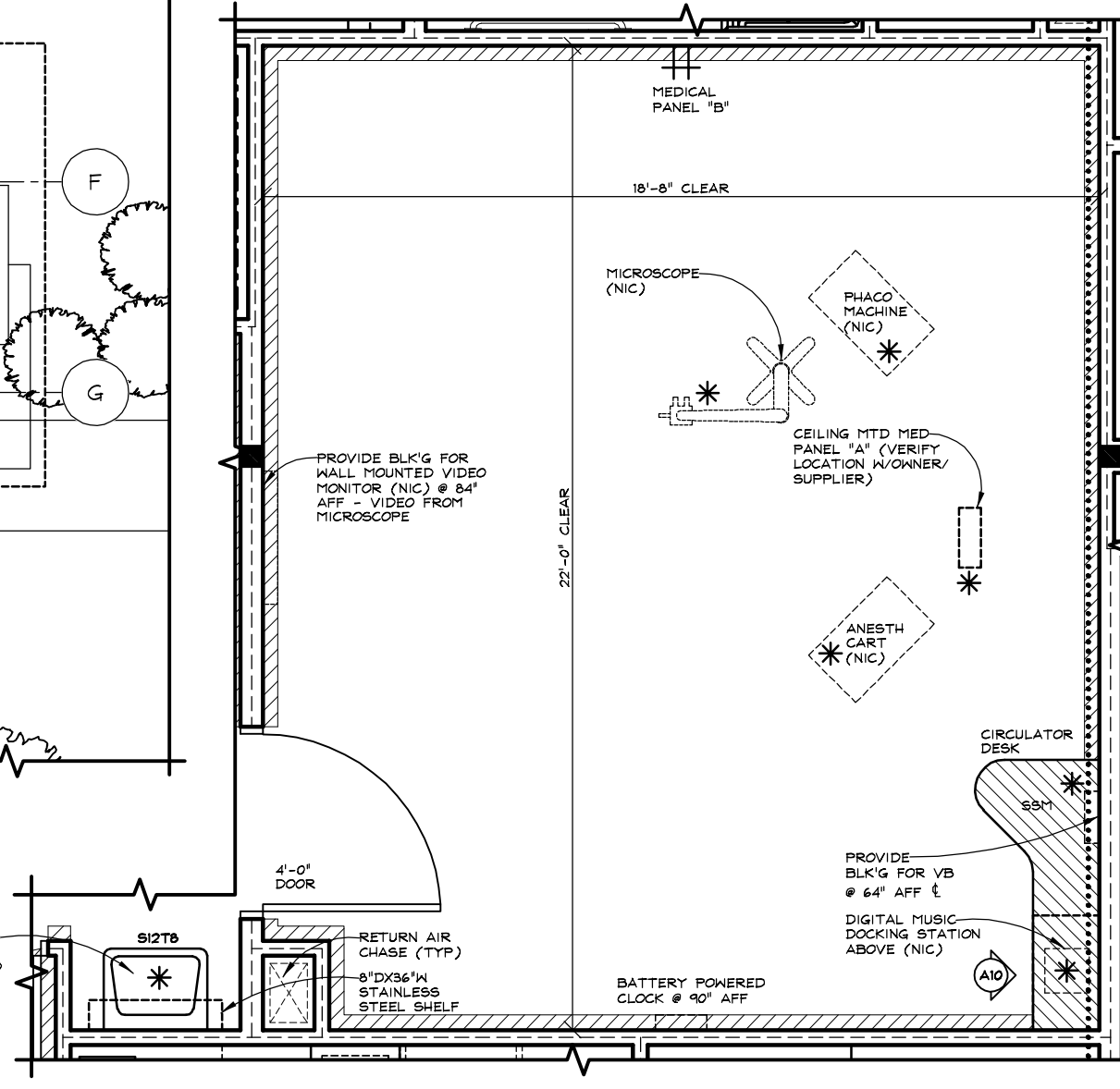
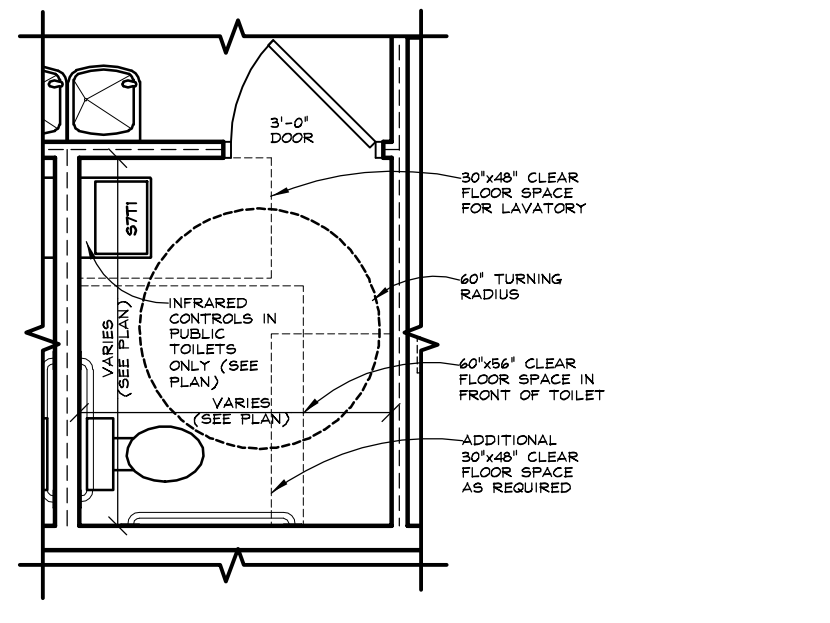
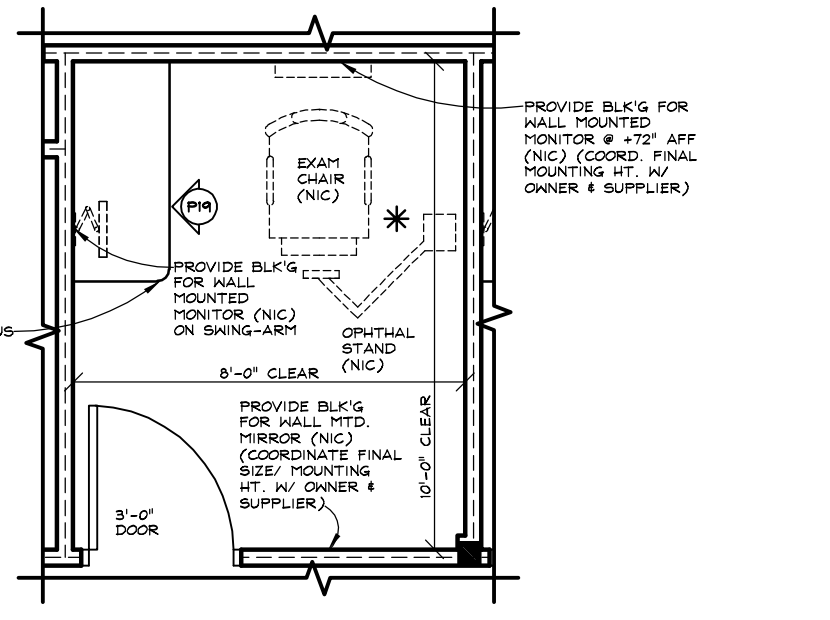
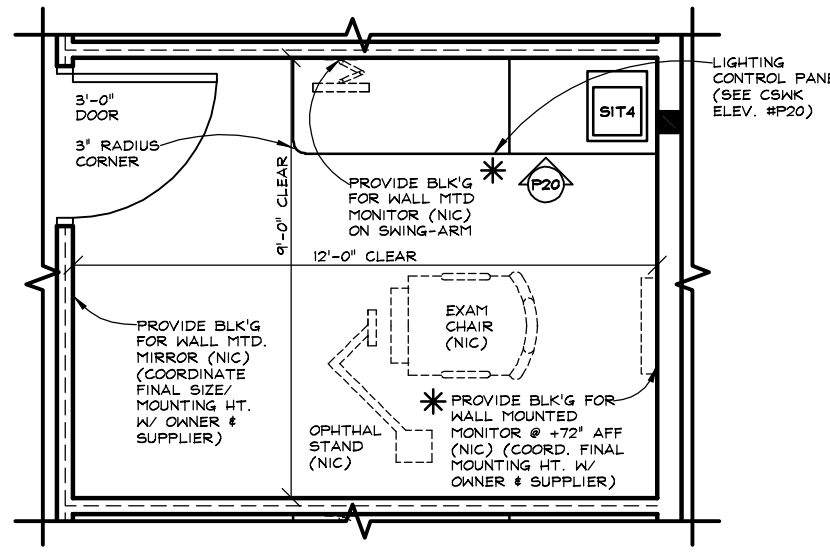
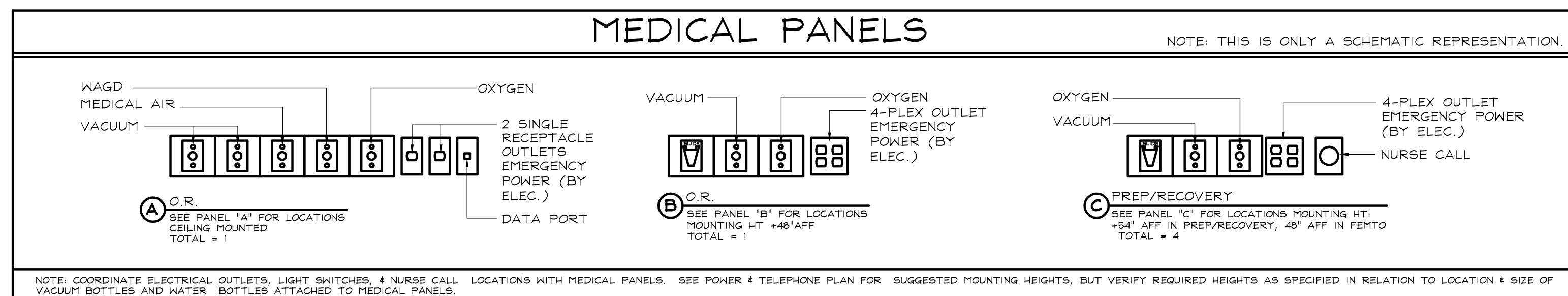
**FURNITURE FLOOR PLAN**



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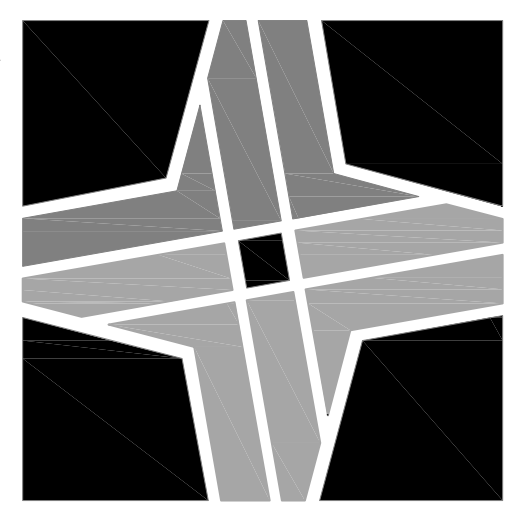


A.S.C. ROOM #'S	#A101-#A124	PRACTICE -	8,062 SF
CASEWORK #'S	#A1-#A17	A.S.C. -	3,132 SF
PRACTICE ROOM #'S	#P101-#P156	TOTAL PROPOSED USABLE AREA -	11,194 SF
CASEWORK #'S	#P1-#P30	TOTAL GROSS BUILDING AREA -	11,650 SF

- #### GENERAL NOTES
- THIS DRAWING IS INTENDED TO BE USED IN CONJUNCTION WITH ALL OTHER PROVIDED DRAWINGS AND DOCUMENTS FOR THIS PROJECT. IF THERE ARE ANY DISCREPANCIES, NOTIFY MARASCO AND ASSOCIATES IMMEDIATELY.
  - PROVIDE WATER LINE FOR: ICE MAKERS AT REFRIGERATORS, COFFEE MAKERS & ICE MACHINES.
  - PROVIDE 6" STAGGERED STUD SOUND WALLS AT ALL INTERIOR MECHANICAL ROOM WALLS.
  - SELF-CLOSING ALUMINUM PASS-THRU SLIDING WINDOW UNIT TRACK TO BE FLUSH WITH COUNTER, SILL @ 3/4" AFF, HEAD @ 60" AFF.
  - COORDINATE POWER REQUIREMENTS FOR SERVER & TELEPHONE SYSTEM WITH OWNER/SUPPLIER. PROVIDE PLYWOOD SURFACE ON ALL WALLS TO 8'-0" AFF. EXTEND WALL FRAMING TO DECK ABOVE & PROVIDE GYPSUM WALL BOARD ON INTERIOR SIDE FOR SECURITY.
  - ALL INTERIOR GLASS SILL HEIGHTS AT 42" AFF AND HEAD HEIGHTS TO MATCH DOOR FRAME HEIGHT UNLESS NOTED OTHERWISE.
  - X-RAY/CONTROL WINDOW TO BE 12"x 12" WITH A SILL HEIGHT AT 48" AFF.
  - ALL EXTERIOR WINDOW SILL HEIGHTS AT 36" AFF AND HEAD HEIGHTS AT CEILING UNLESS NOTED OTHERWISE.
  - ARCHITECT OF RECORD TO PROVIDE ALL ITEMS REQUIRED BY CODE IN HANDICAPPED TOILET ROOMS.
  - ARCHITECT OF RECORD TO DETERMINE AND PROVIDE FOR STRUCTURAL ELECTRICAL, PLUMBING, AND HVAC REQUIREMENTS FOR ALL ITEMS (INCLUDING ALL NIC AND OSCI ITEMS).
  - EXCEPT AS NOTED ON THE DOOR SCHEDULE, THE AVOIDANCE OF DOOR CLOSERS AND FIRE RATED CORRIDORS IS ESSENTIAL TO THE FUNCTION OF MEDICAL SPACES. THIS PLAN ASSUMES THAT AN AUTOMATIC FIRE SPRINKLER SYSTEM IS USED THROUGHOUT THE ENTIRE BUILDING. IF LOCAL OR STATE OFFICIALS REQUIRE RATED CORRIDORS, THE ARCHITECT OF RECORD IS TO COORDINATE SUCH LOCATIONS WITH MARASCO AND ASSOCIATES.
  - ALL ANGLED WALLS SHALL BE AT 45° UNLESS NOTED OTHERWISE.
  - CASEWORK IS BASED ON A 4" I. CUSTOM GRADE STANDARD AND FLUSH OVERLAY DESIGN.
  - PROVIDE BLOCKING FOR 8' LEVEL ADJUSTABLE SHELVING WHERE NOTED ON PLAN.

- #### ABBREVIATIONS:
- A/FV ABOVE FINISHED FLOOR
  - A/V AUDIO VISUAL
  - REG. DECATIVE GLAZING
  - FC FLOOR CONTROL
  - FD FLOOR DRAIN
  - HC HANDICAPPED
  - NOT IN CONTRACT
  - N/C NOT IN CONTRACT
  - N/S NURSE STATION
  - OSCI OWNER SUPPLIED, CONTRACTOR INSTALLED
  - REV REVERSE
  - SIM SIMILAR
  - T/ THESE BY BOOTH UNLESS NOTED OTHERWISE
- #### ACCESS CONTROL ABBREVIATIONS:
- IBS INTERCOM/BUZZER SYSTEM
  - NPRK NETWORK PROXIMITY READER/KEYPAD
  - SPRK STANDALONE PROXIMITY READER/KEYPAD
- #### LEGEND (NOT ALL ITEMS USED)
- \* SPECIFIED EQUIPMENT ITEM. SEE NOTE #10. REFER TO DIMENSION FLOOR PLAN FOR EQUIP. DESCRIPTION.

- #### LEGEND (CONTINUED)
- TYPICAL WALL
  - SOUND WALL
  - FIRE BARRIER WALL UTILIZED AS A SMOKE BARRIER WALL - 1 HOUR RATED
  - FIRE BARRIER WALL - 1 HOUR RATED
  - FIRE PARTITION WALL - 1 HOUR RATED
  - SMOKE BARRIER WALL - 1 HOUR RATED
  - SMOKE PARTITION WALL - NON-RATED
  - PLUMBING FIXTURES W/ SINK AND TRIM IDENTIFICATION (IF APPLICABLE)
  - SEE OUTLINE SPECIFICATION FOR SPECIFIC INFORMATION
  - CABINET ELEVATION BUBBLE (SEE CASEWORK ELEVATIONS)
  - SPECIALIZED COUNTERTOP MATERIALS:
    - NSM - NATURAL STONE MATERIAL
    - SSM - SOLID SURFACING MATERIAL
    - SSQ - SYNTHETIC STONE-QUARTZ
    - SST - STAINLESS STEEL
  - SEE INTERIOR FINISH SCHEDULE & FINISH KEY. (INTERIOR DESIGNER TO COORDINATE REQUIREMENTS WITH OWNER)
  - BUILDING SECTION
  - SEE DOOR SCHEDULE FOR DOOR DESCRIPTION
  - ROOM NAME AND NUMBER. REFER TO INTERIOR FINISH SCHEDULE FOR ROOM FINISHES
  - MEDICAL PANEL (SEE PANEL LEGEND ON THIS SHEET)
  - WALL PROTECTION TO 36" AFF U.O. (INTERIOR DESIGNER TO COORDINATE REQUIREMENTS W/ OWNER)
  - DIMENSIONS INDICATE THE LENGTH FROM RIGHT SIDE OF FRAMING TO RIGHT SIDE OF FRAMING OR TOP SIDE OF FRAMING TO TOP SIDE OF FRAMING (TYPICAL) EXAMPLE: A 12'-6" DIMENSION EQUALS AN INSIDE ROOM DIMENSION OF 12'-0" (+).



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**JOB TITLE**  
McMINNVILLE EYE CLINIC (M2HB, LLC)

**McMINNVILLE, OREGON**

job no. 19-D11  
date 10/16/19  
revision  
drawn by ATP

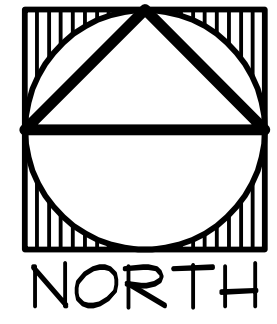
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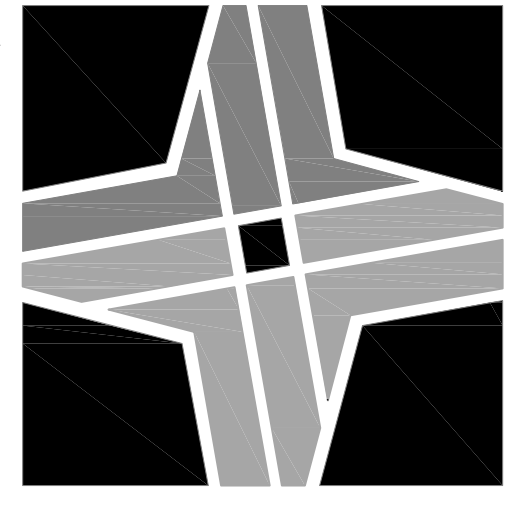
**DIMENSION FLOOR PLAN**

**SHEET NUMBER**  
A-2 10

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**JOB TITLE**  
**McMINNVILLE EYE CLINIC (M2HB, LLC)**  
**McMINNVILLE, OREGON**

job no. 19-D11  
 date 10/16/19  
 revision  
 drawn by JTW

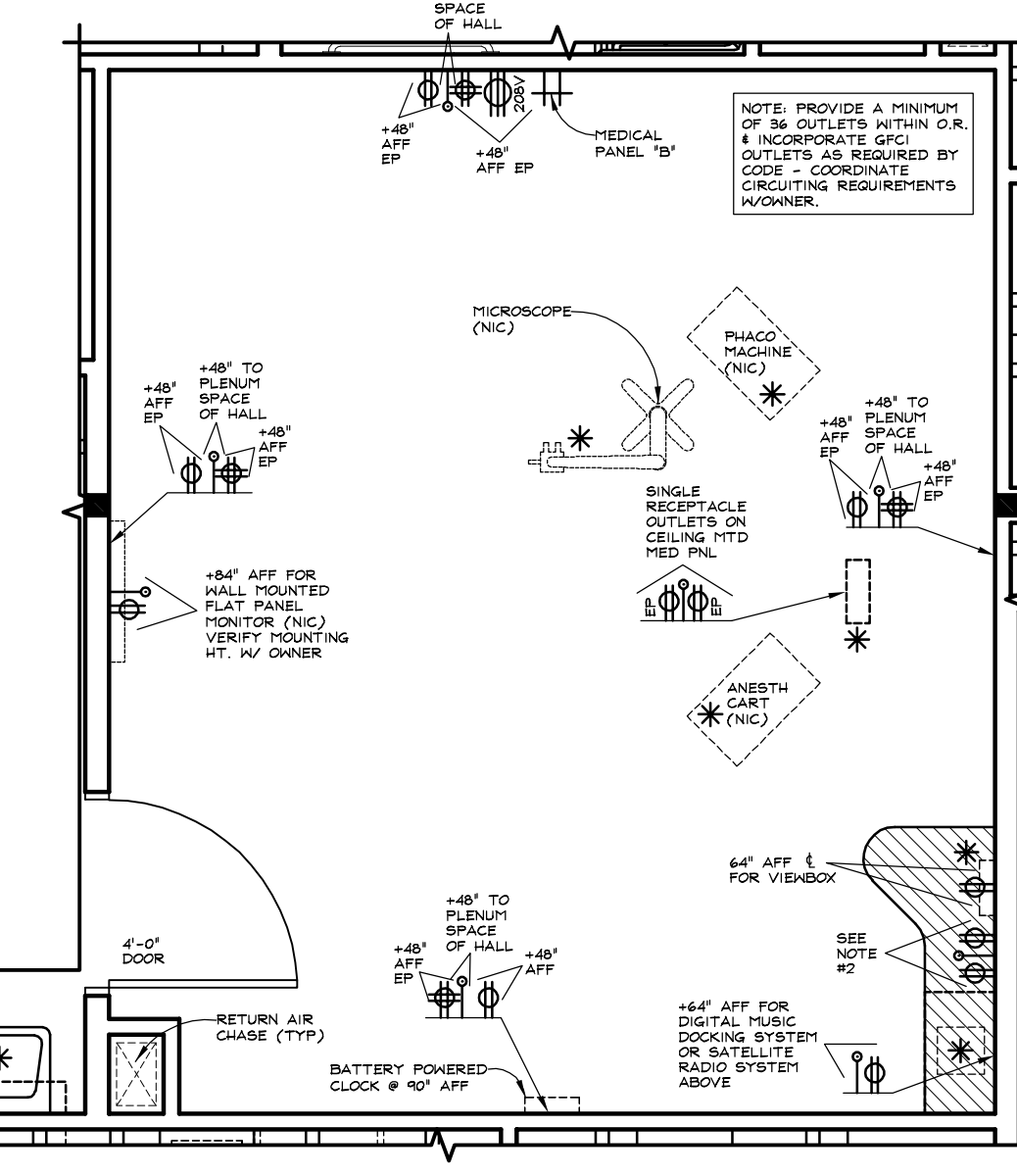
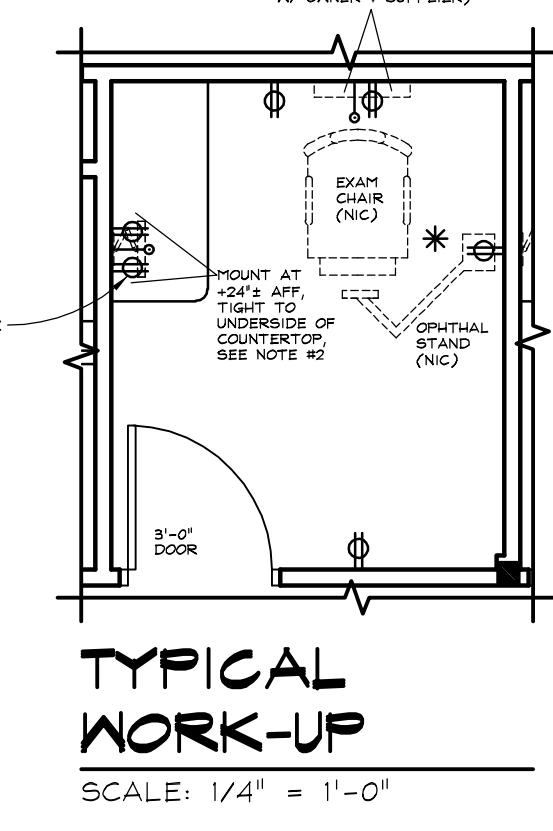
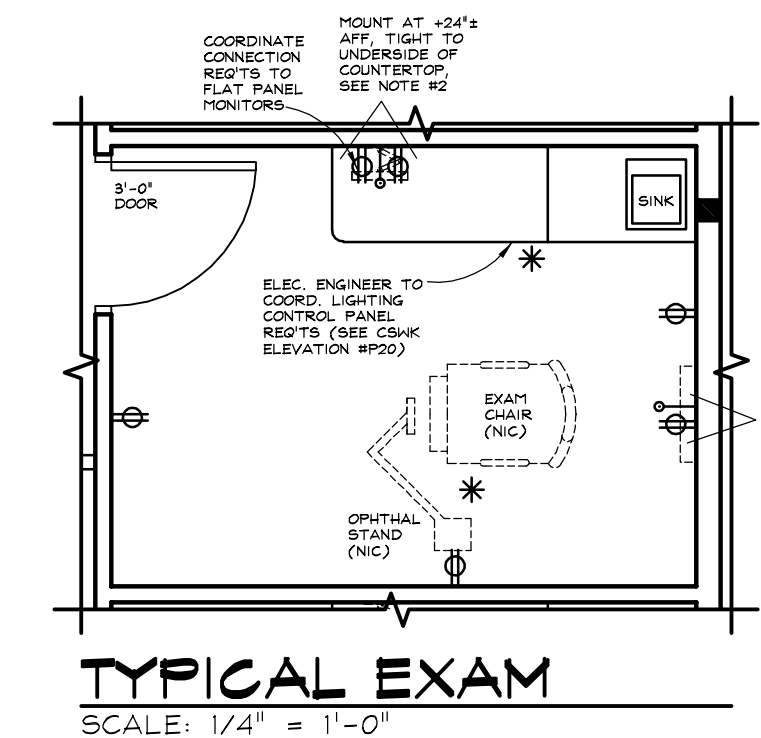
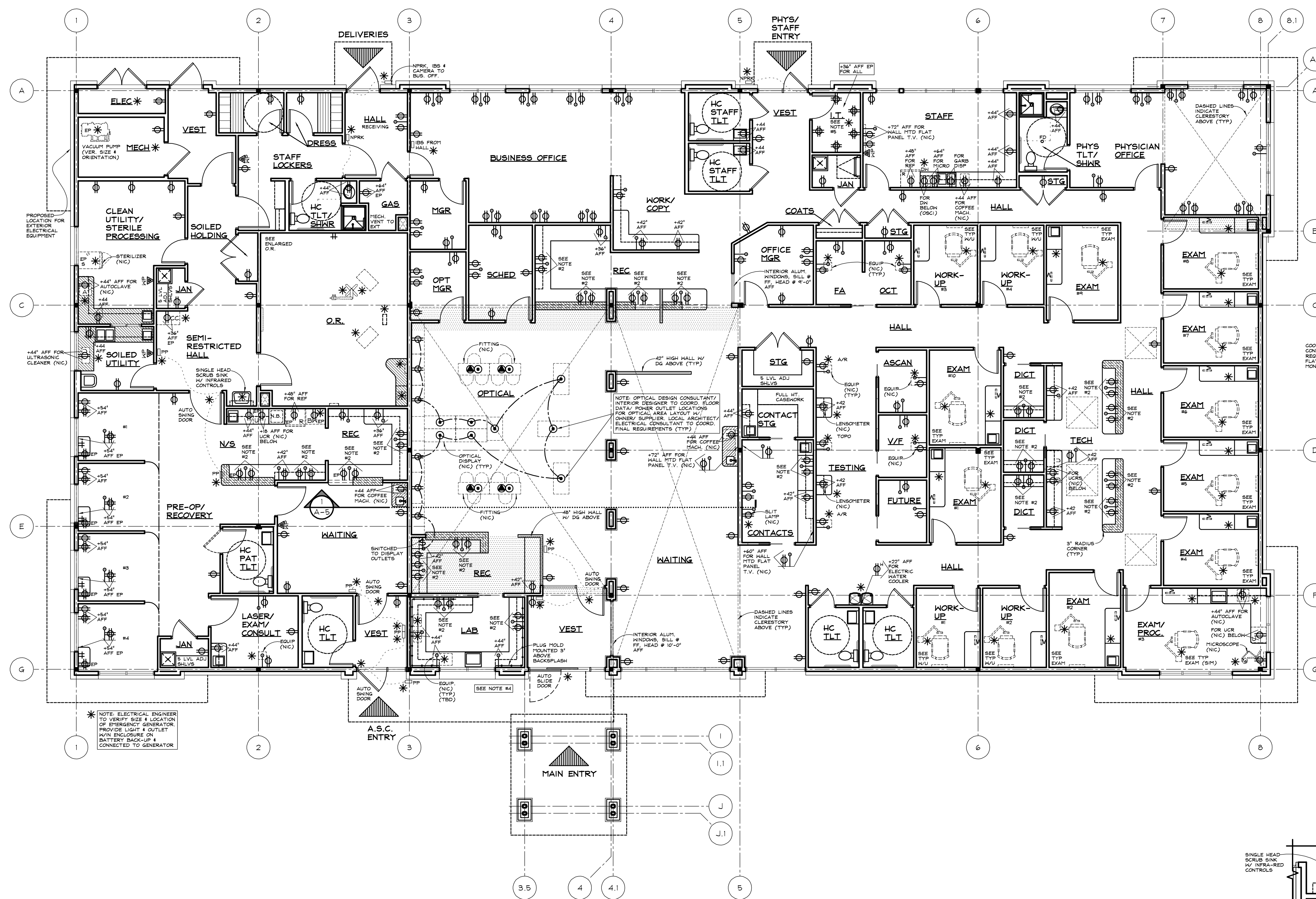
**SHEET TITLE**  
**POWER AND TELEPHONE PLAN**  
**SHEET NUMBER**  
**A-3 10**

**GENERAL NOTES**

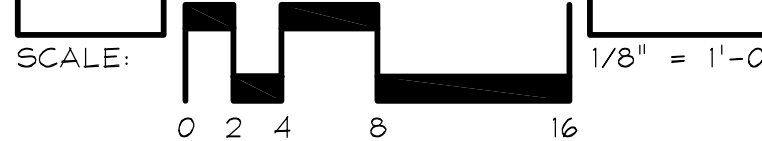
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- PROVIDE 1-1/2" DIAMETER HOLE AND GROMMET FOR ELECTRICAL, TELEPHONE AND COMPUTER OUTLET ACCESS IN COUNTER TOPS WHERE DETAIL 'C' AND 'E' OCCUR ON CASEWORK ELEVATIONS AND WHERE NOTED. VERIFY LOCATION WITH OWNER. COORDINATE POWER AND TELEPHONE PLAN WITH CABINET ELEVATIONS TO ASSURE OUTLETS ARE IN KNEE SPACE.
- LOCATE OUTLETS BETWEEN BACKSPLASH AND UPPER COUNTERTOP/FORTH SLOT/WINDOW WHERE NOTED ON PLAN.
- ELECTRICAL ENGINEER TO LOCATE ALL EXTERIOR ELECTRICAL POWER, ARCHITECT OF RECORD TO COORDINATE LOCATIONS WITH OWNER.
- COORDINATE POWER REQUIREMENTS FOR SERVER & TELEPHONE SYSTEM WITH OWNER/SUPPLIER. PROVIDE FLYNOOD SURFACE ON ALL WALLS TO 8'-0" AFF. EXTEND WALL FINISHING TO DECK ABOVE & PROVIDE GYPSUM WALL BOARD ON INTERIOR SIDE FOR SECURITY.
- ARCHITECT OF RECORD TO DETERMINE AND PROVIDE FOR STRUCTURAL ELECTRICAL, PLUMBING, AND HVAC REQUIREMENTS FOR ALL \* ITEMS (INCLUDING ALL NIC AND OSCI ITEMS).
- ALL JUNCTION BOXES WITHOUT ELECTRICAL SERVICE SHOULD BE PROVIDED WITH CONDUIT TO 6' ABOVE CEILING (COMPUTER, MODEM, TELEPHONE, ETC.).

- ABBREVIATIONS:**  
 AFF ABOVE FINISHED FLOOR  
 AVV AUDIO VISUAL  
 DG DECORATIVE GLAZING  
 EX EXISTING  
 EP EMERGENCY POWER  
 FC FOOT CONTROL  
 FD FLOOR DRAIN  
 HC HANDICAPPED  
 NIC NOT IN CONTRACT  
 NRS NURSE STATION  
 OSCI OWNER SUPPLIED, CONTRACTOR INSTALLED  
 PP PUSH PAD ACTUATOR  
 REV REVERSE  
 SINT SIMILAR  
 T/B THERAPY BOOTH  
 UNO UNLESS NOTED OTHERWISE
- ACCESS CONTROL ABBREVIATIONS:**  
 IBS INTERCOMBUZZER SYSTEM  
 NPKR NETWORK PROXIMITY READER/KEYPAD  
 SPRK STANDALONE PROXIMITY READER/KEYPAD

- LEGEND (NOT ALL ITEMS USED)**
- \* SPECIFIED EQUIPMENT ITEM. SEE NOTE #6. REFER TO FURNITURE FLOOR PLAN FOR EQUIPMENT DESCRIPTION.
  - ⊖ DUPLEX OUTLET MOUNTED HORIZONTALLY AT HEIGHT INDICATED.
  - ⊕ 110V DUPLEX OUTLET MOUNTED AT 18" AFF UNLESS OTHERWISE INDICATED.
  - ⊕ 208V OUTLET MOUNTED AT 18" AFF UNLESS OTHERWISE INDICATED.
  - ⊕ 110V 4 PLEX OUTLET MOUNTED AT 18" AFF UNLESS NOTED OTHERWISE.
  - ⊕ WALL PHONE OUTLET MOUNTED AT 48" AFF. PROVIDE 1" JUNCTION BOX AND CONDUIT. OWNER TO COORDINATE THE NUMBER AND CONFIGURATION OF DATA/VOICE/CABLE PORTS FOR EACH LOCATION WITH THEIR IT/TELEPHONE CONSULTANT.
  - ⊕ FLUSH FLOOR DUPLEX OUTLET WITH COVER (TYPICAL USE IN NET AREAS.) FIELD VERIFY LOCATION WITH OWNER.
  - ⊕ FLUSH FLOOR DUPLEX OUTLET. FIELD VERIFY LOCATION WITH OWNER.
  - ⊕ FLUSH FLOOR DATA OUTLET (INCLUDES TELEPHONE AND COMPUTER J-BOX.) FIELD VERIFY LOCATION WITH OWNER.
  - ⊕ PLUG MOLD OUTLETS MOUNTED ABOVE BACKSPLASH UNLESS NOTED OTHERWISE. JUNCTION BOX WITH ELECTRICAL SERVICE SIZED TO EQUIPMENT SERVICED. MOUNT AT HEIGHT INDICATED.
  - ⊕ JUNCTION BOX FOR CONNECTION OF VIEW BOX. MOUNTING HEIGHT INDICATED IS AT CENTERLINE OF VIEW BOX.
  - EP OUTLET ON EMERGENCY POWER.
  - AFF INDICATES MOUNTING HEIGHT OF OUTLET ABOVE FINISHED FLOOR.
  - MEDICAL PANEL MOUNTED AT 54" AFF UNLESS NOTED OTHERWISE (SEE PANEL LEGEND ON FURNITURE FLOOR PLAN OR DIMENSION PLAN).

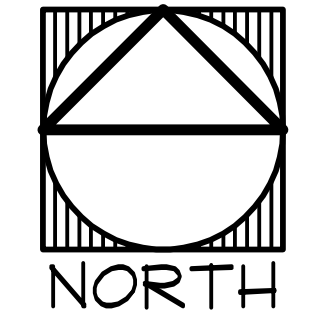


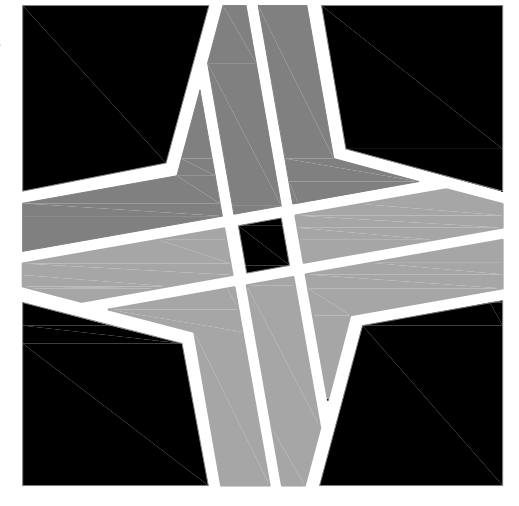
**POWER AND TELEPHONE PLAN**



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**JOB TITLE**  
**McMINNVILLE EYE CLINIC (M2HB, LLC)**

**FINAL SEND**  
**McMINNVILLE, OREGON**

job no. 19-D11  
 date 10/16/19  
 revision  
 drawn by JTW

**SHEET TITLE**

**REFLECTED CEILING PLAN**

**SHEET NUMBER**

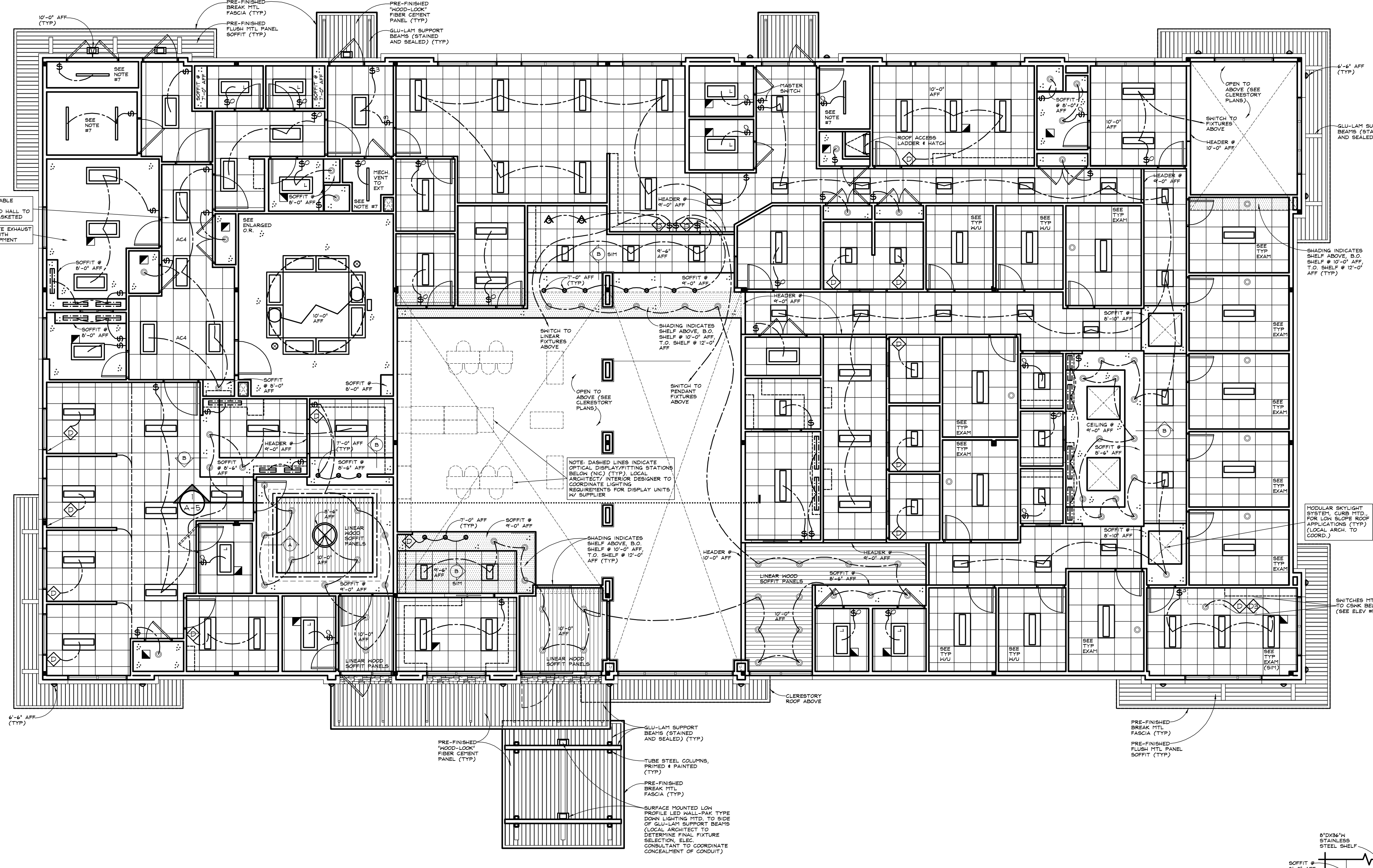
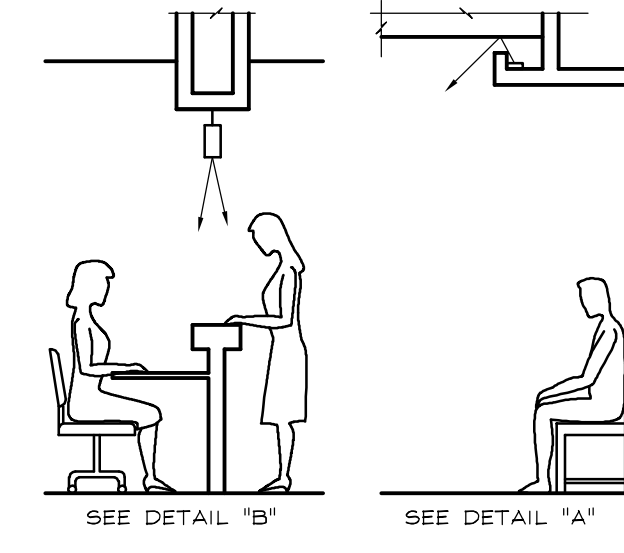
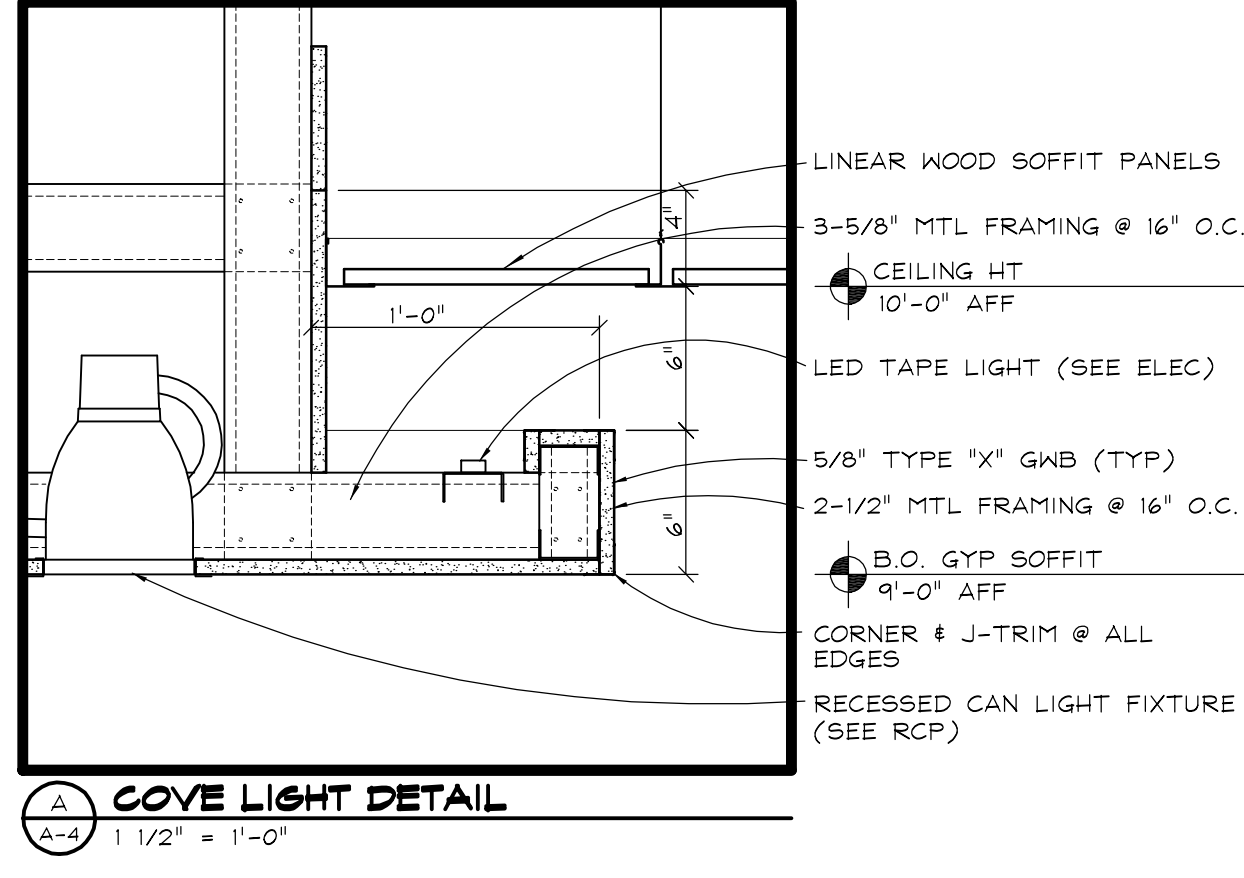
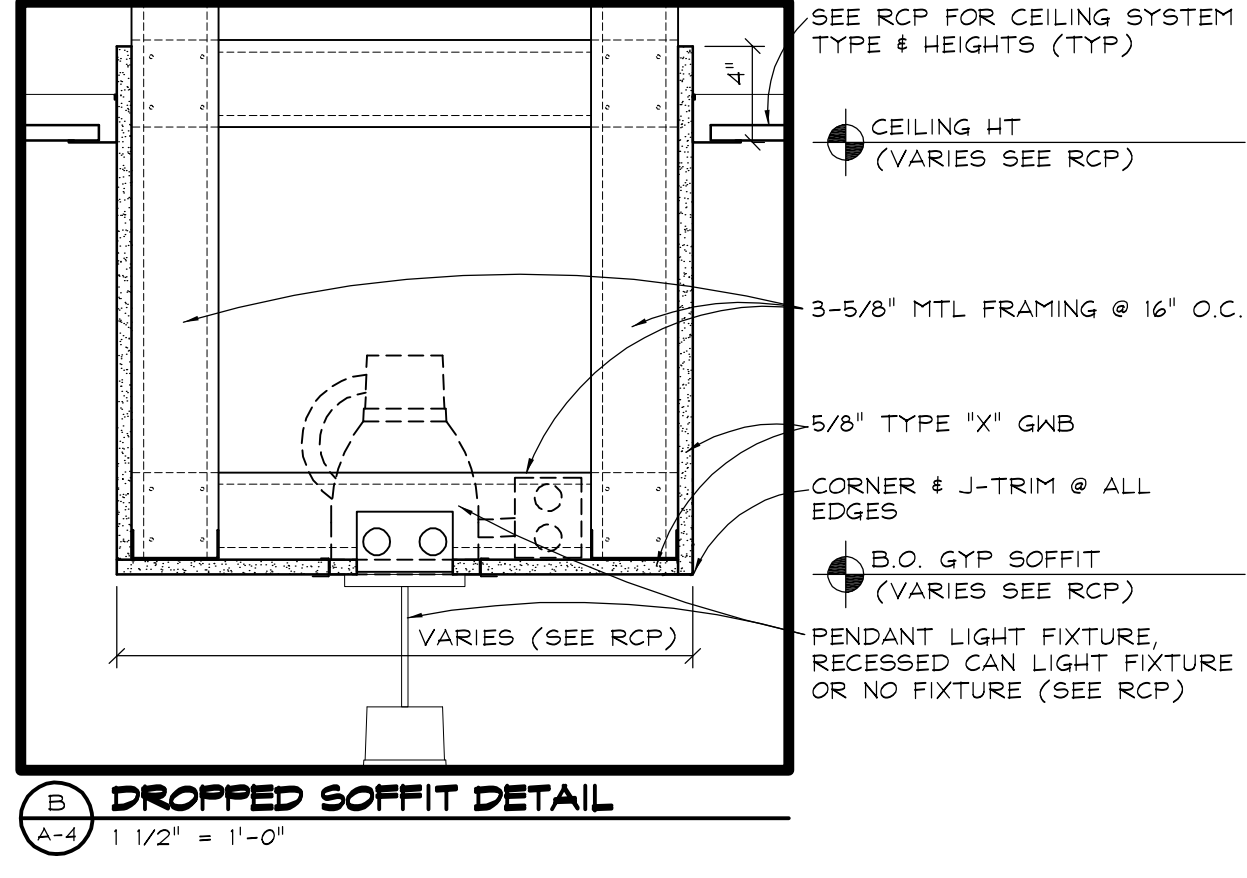
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**GENERAL NOTES**

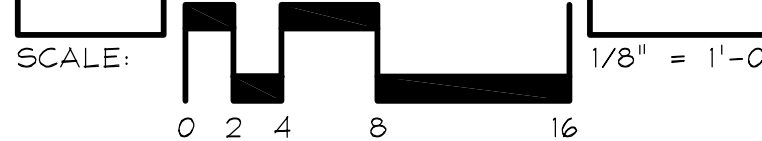
- THIS DRAWING IS INTENDED TO BE USED IN CONJUNCTION WITH ALL OTHER PROVIDED DRAWINGS AND DOCUMENTS FOR THIS PROJECT. IF THERE ARE ANY DISCREPANCIES, NOTIFY MARASCO AND ASSOCIATES IMMEDIATELY.
- ROOM NAMES HAVE BEEN OMITTED IN ORDER TO CLARIFY REFLECTED CEILING LAYOUT. COORDINATE WITH FURNITURE FLOOR PLAN.
- ALL CEILING HEIGHTS ARE 9'-0" AFF UNLESS NOTED OTHERWISE.
- AIR SUPPLY AND RETURN AIR GRILLES AND MECHANICAL ITEMS ARE NOT SHOWN. AIR SUPPLY GRILLES SHALL BE LOCATED AND SPECIFIED SO THAT AIR FLOW IS NOT DIRECTED AT PATIENTS IN EXAM OR TREATMENT ROOMS.
- CONNECTING LINES AT SWITCHES AND FIXTURES INDICATE SWITCHING AND HAVE NO REFERENCE TO CIRCUITING. DESIGN OF CIRCUITRY IS THE RESPONSIBILITY OF THE ARCHITECT OF RECORD AND ELECTRICAL ENGINEER.
- ALL EXTERIOR LIGHTS TO BE ON PHOTOCELL.
- NO CEILING, ROOM OPEN TO STRUCTURE ABOVE WITH SUSPENDED LIGHT FIXTURES AT 8'-0" AFF U.N.O.
- ARCHITECT OF RECORD AND INTERIOR DESIGNER TO COORDINATE MATERIAL SELECTION AND DETAILS TO MINIMIZE SOUND REVERBERATION AND ECHOES IN RAISED CEILING SPACES AND VAULTED SPACES.
- ABBREVIATIONS:  
 AFF ABOVE FINISHED FLOOR  
 A/V AUDIO VISUAL  
 DC DECORATIVE GLAZING  
 EX EXISTING  
 EP EMERGENCY POWER  
 FC FOOT CONTROL  
 FD FLOOR DRAIN  
 HC HANDICAPPED  
 HC NOT IN CONTRACT  
 N/S NURSE STATION  
 OSCI OWNER SUPPLIED, CONTRACTOR INSTALLED  
 PP PUSH PAD ACTUATOR  
 REV REVERSE  
 SIM SIMILAR  
 T/B THERAPY BOOTH  
 UNO UNLESS NOTED OTHERWISE

**10. LEGEND (NOT ALL ITEMS USED)**

- 20' x 40' REGULAR OR STANDARD PANEL ACOUSTICAL TILE CEILING. (SEE OUTLINE SPECIFICATION INTERIOR FINISH SCHEDULE)
- 20' x 20' RABBETED OR STANDARD PANEL ACOUSTICAL TILE CEILING. (SEE OUTLINE SPECIFICATION INTERIOR FINISH SCHEDULE)
- GYPSUM BOARD CEILING
- 1' x 6' TEG WOOD CEILING
- 20' x 40' LOW LUMEN OUTPUT RECESSED LED FIXTURE (E1)
- 20' x 40' HIGH LUMEN OUTPUT RECESSED LED FIXTURE (E2)
- 20' x 20' RECESSED LED FIXTURE (E3)
- 20' x 40' DIRECT/DIRECT RECESSED LED FIXTURE (E7)
- 20' x 20' DIRECT/DIRECT RECESSED LED FIXTURE (E8)
- 10' x 40' RECESSED LED FIXTURE (E4)
- LED STRIP LIGHTING FIXTURE (E7), SURFACE MOUNTED OR SUSPENDED @ 8'-0" AFF U.N.O.
- UNDER-CABINET LED FIXTURE (E15)
- CONCEALED LED TAPE LIGHT (E6) IN COVE SOFFIT. REFER TO REFLECTED CEILING PLAN FOR MATERIAL AND CEILING HEIGHT. SEE COVE LIGHTING DETAIL THIS SHEET. WALL ABOVE CEILING.
- RECESSED LED CAN FIXTURE (E9)
- DIRECTIONAL LED CAN FIXTURE (E10)
- WALL MOUNTED SPOTLIGHT LED FIXTURE (E16)
- LARGE DECORATIVE LED PENDANT (E11)
- SMALL DECORATIVE LED PENDANT (E12)
- INTERIOR LED WALL SCONCE (E14)
- WALL MOUNTED UP/DOWN LIGHT LED FIXTURE (E5)
- LINEAR WALL MOUNTED UP LIGHT LED FIXTURE (E13)
- LINEAR SUSPENDED DIRECT/INDIRECT LED FIXTURE (E8)
- EXTERIOR RECESSED LED CAN FIXTURE (E19)
- EXTERIOR LED WALL PACK FIXTURE (E20)
- EXTERIOR LED WALL SCONCE FIXTURE (E21)
- EXTERIOR LED UPLIGHT FIXTURE (E22)
- PROVIDE EXHAUST IN THIS LOCATION. (MECH ENGINEER TO COORD. REQ'TS)
- CUBICLE CURTAIN TRACK
- SWITCH
- OCCUPANCY SENSOR SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- 3-WAY DIMMER SWITCH
- TIMER SWITCH

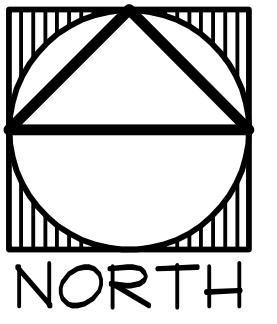


**REFLECTED CEILING PLAN**



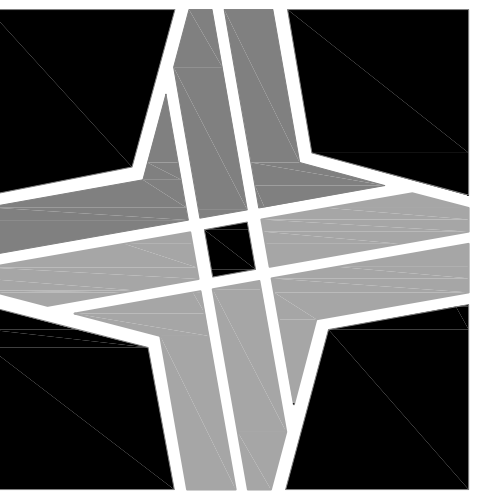
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**ENLARGED O.R.**  
 SCALE: 1/4" = 1'-0"





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**McMINNVILLE EYE CLINIC (M2HB, LLC)**

**FINAL SEND**

**McMINNVILLE, OREGON**

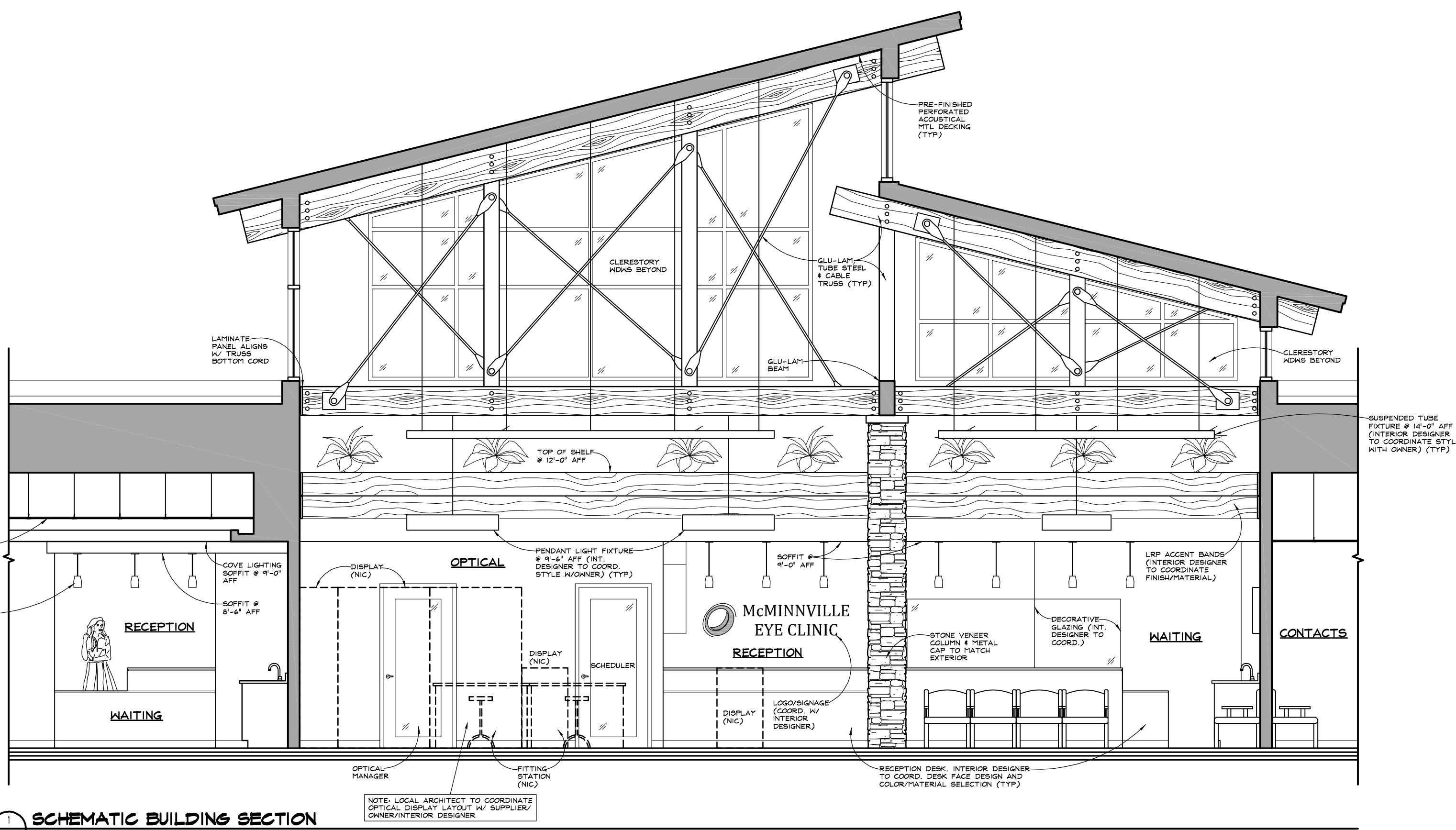
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 revision  
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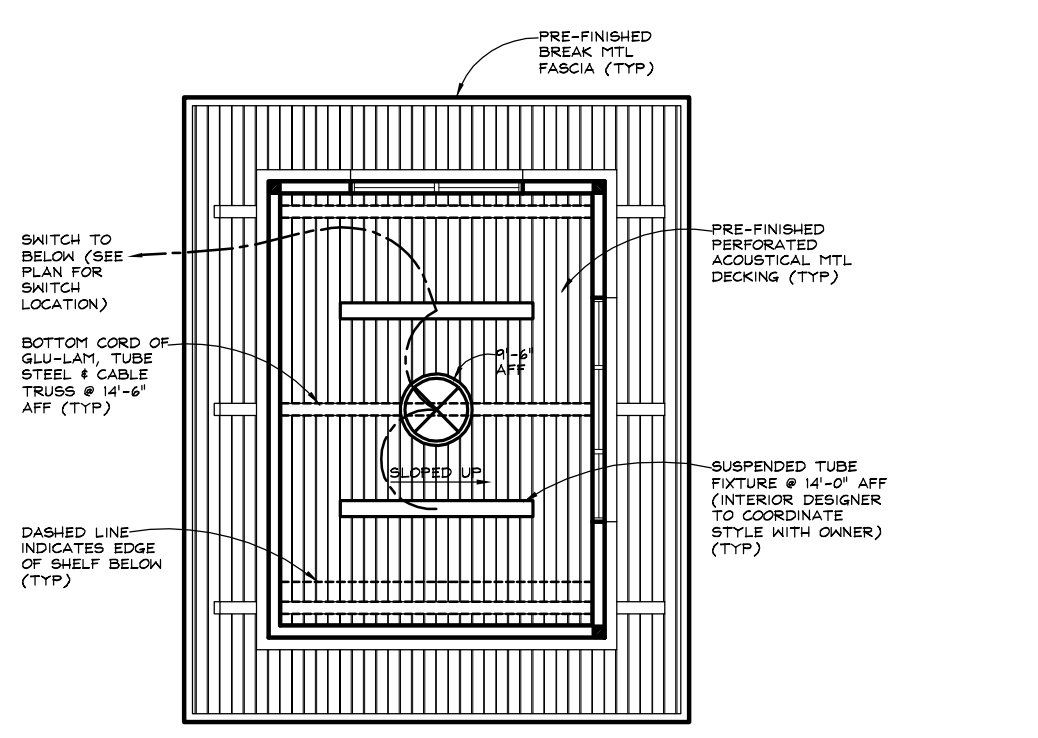
**CLERESTORY PLANS & SCHEMATIC SECTION**

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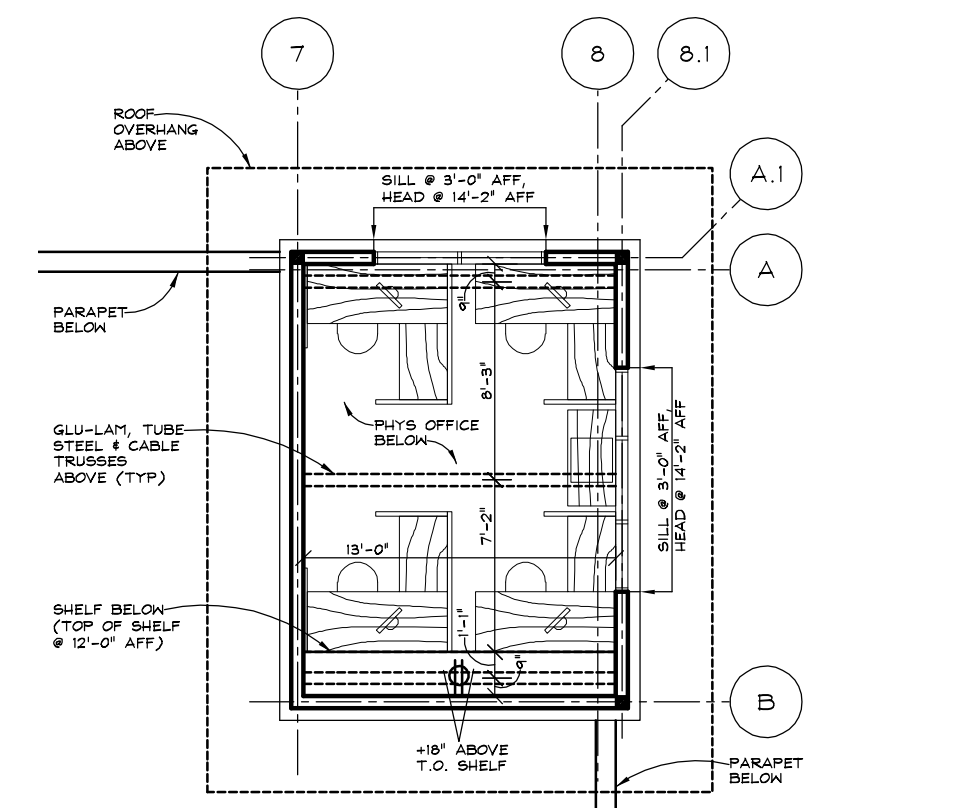
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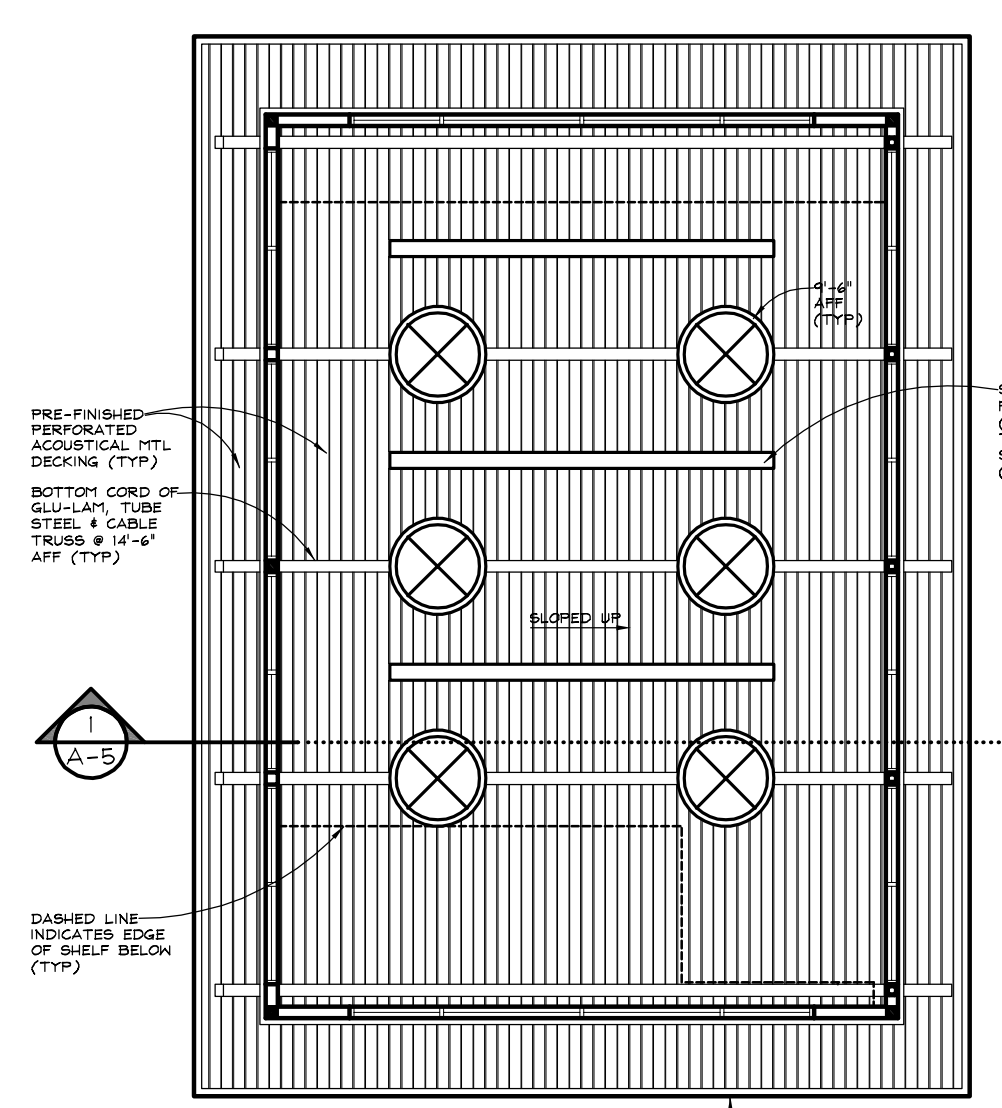
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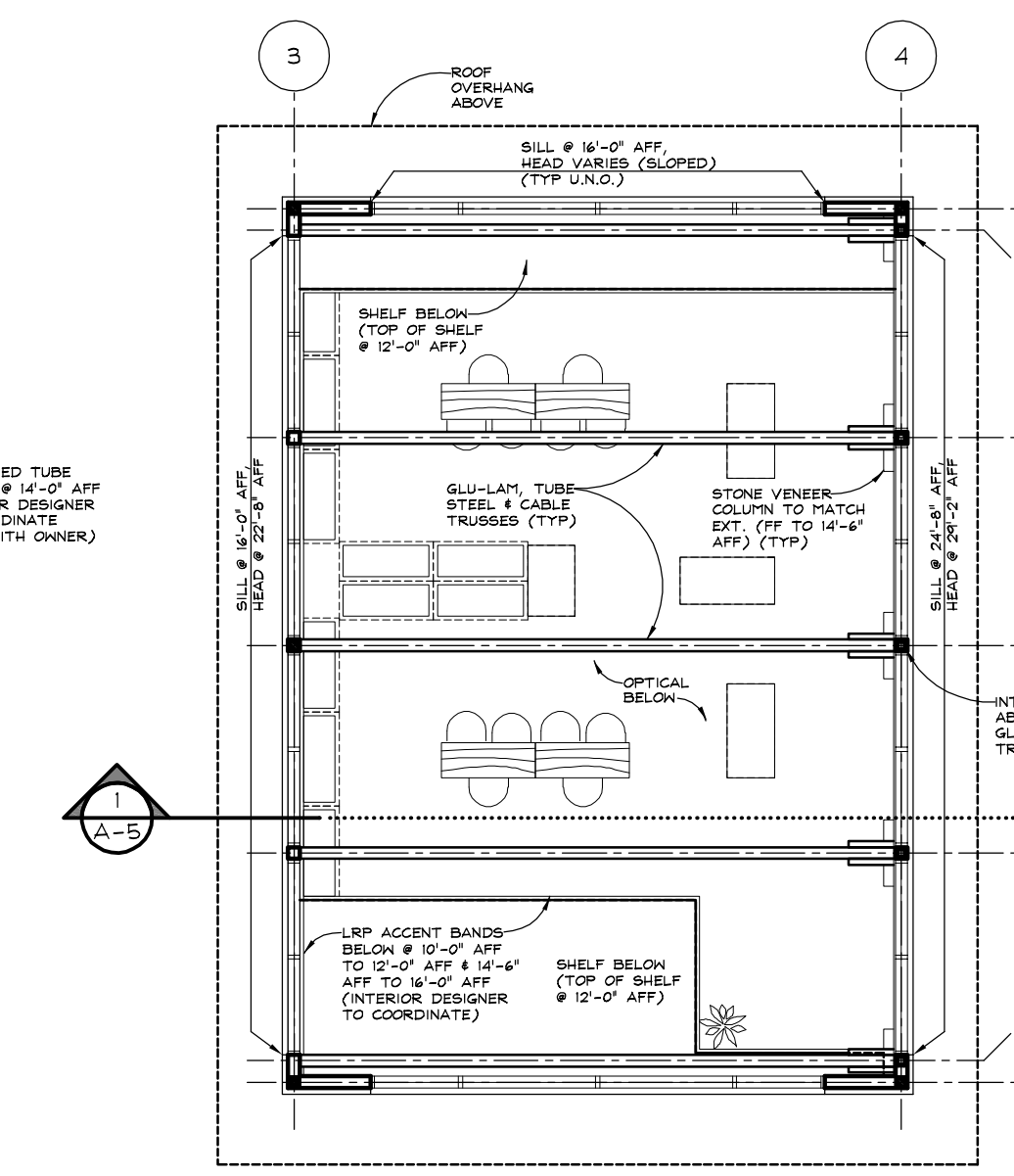
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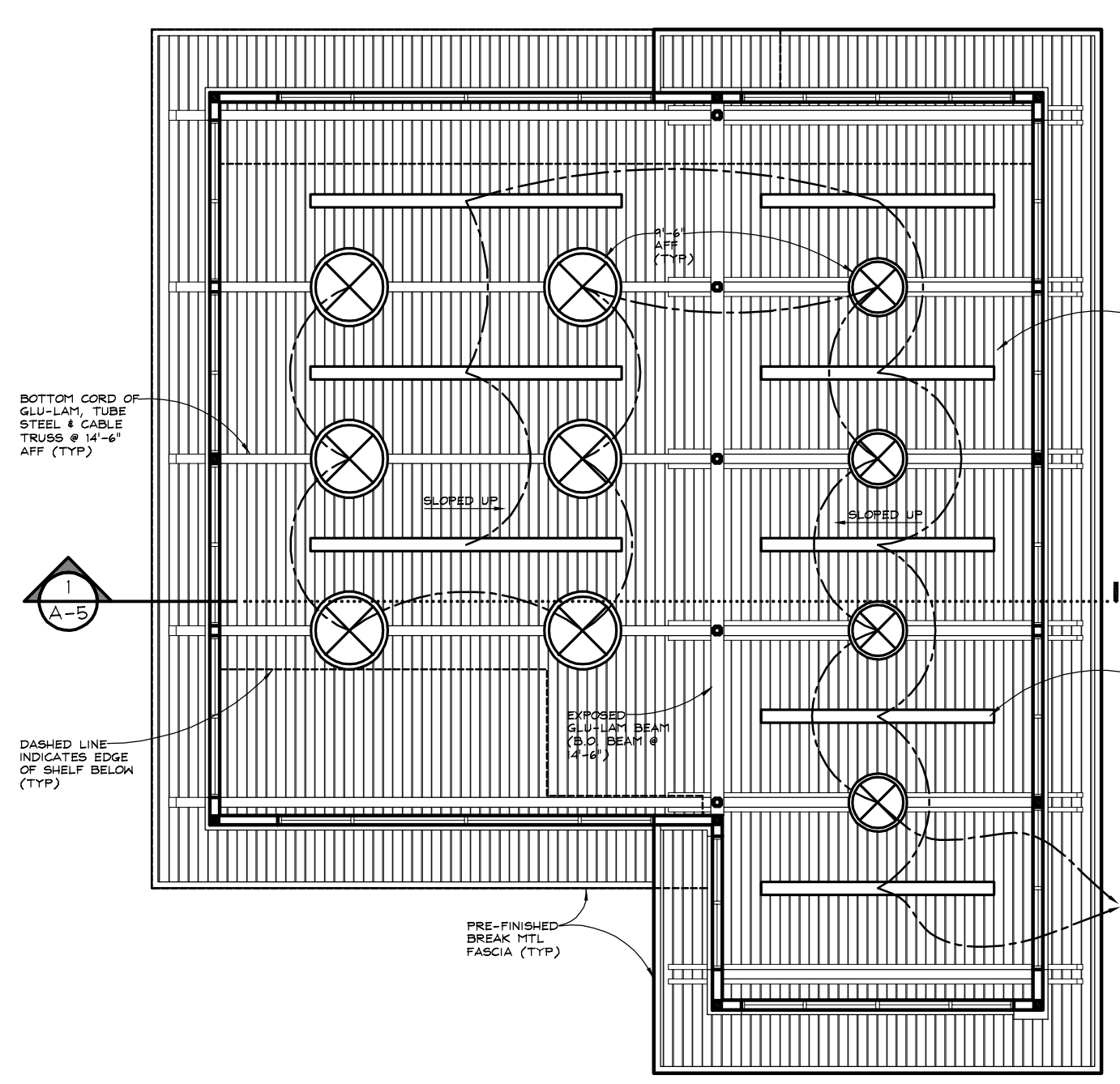
**PHYS OFFICE CLERESTORY FURNITURE/POWER/DIMENSION FLOOR PLAN**  
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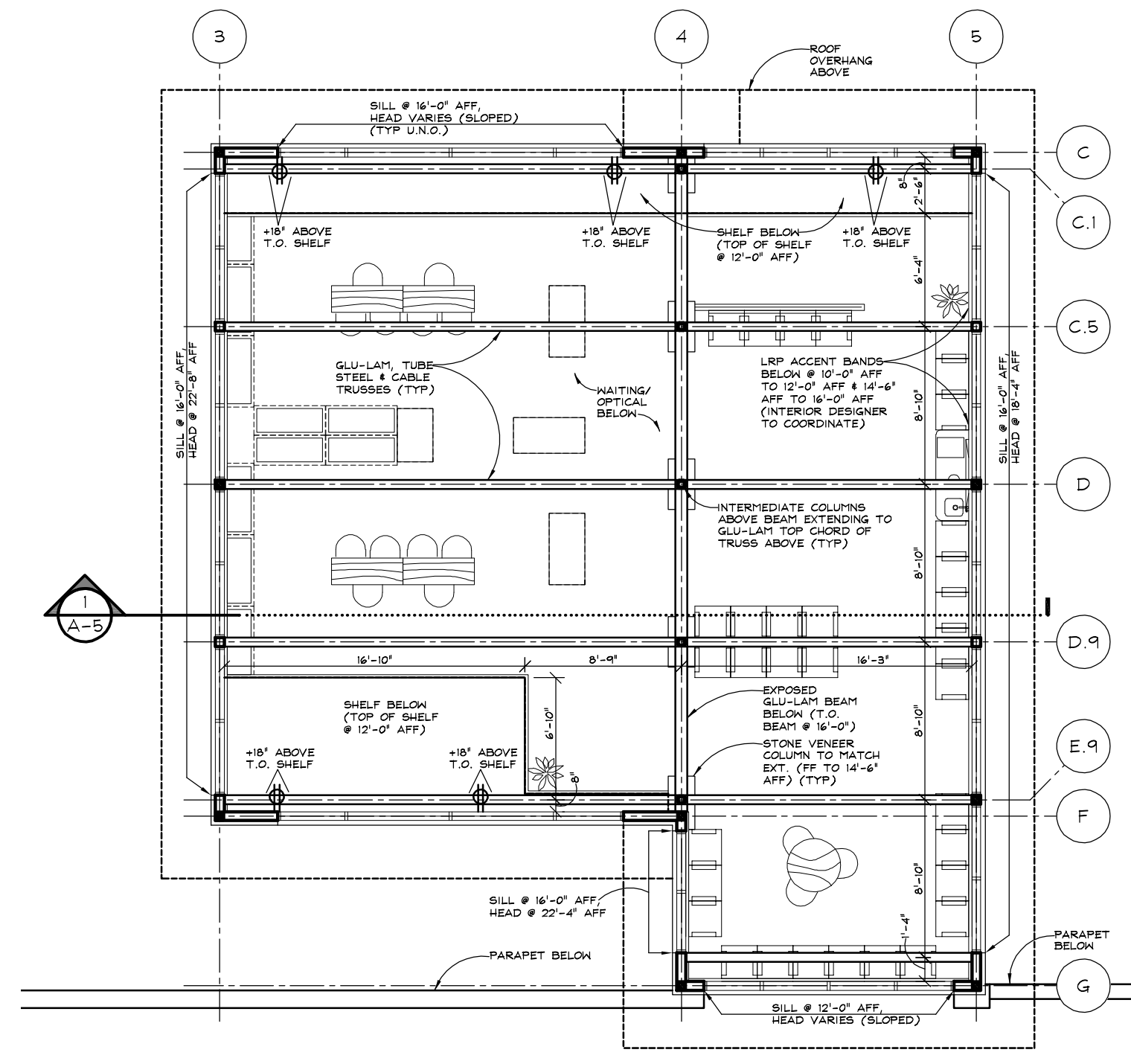
**UPPER CLERESTORY REFLECTED CEILING PLAN**  
 SCALE: 1/8" = 1'-0"



**UPPER CLERESTORY FURNITURE FLOOR PLAN**  
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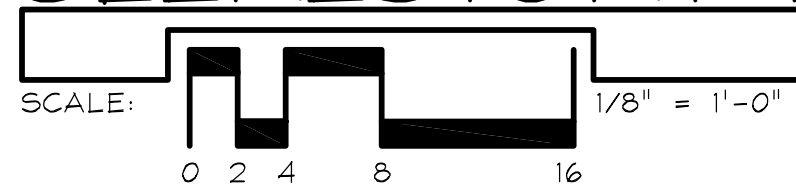


**OPTICAL/WAITING CLERESTORY REFLECTED CEILING PLAN**  
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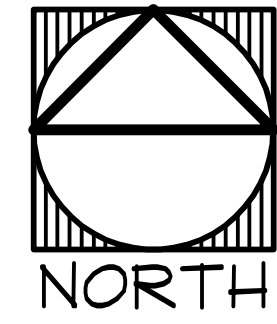
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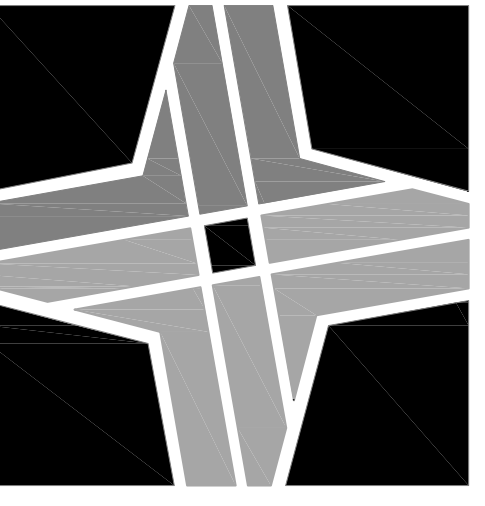
**CLERESTORY PLANS & SCHEMATIC SECTION**



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**McMINNVILLE EYE CLINIC (M2HB, LLC)**

**FINAL SEND**

**McMINNVILLE, OREGON**

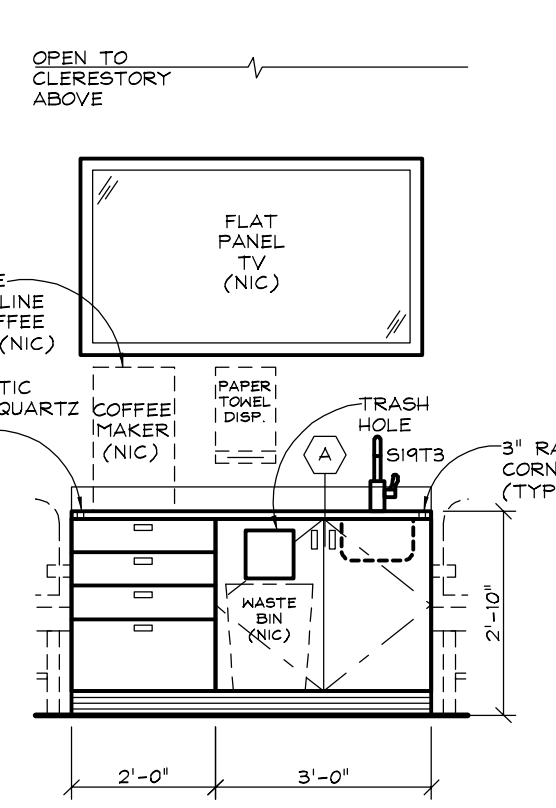
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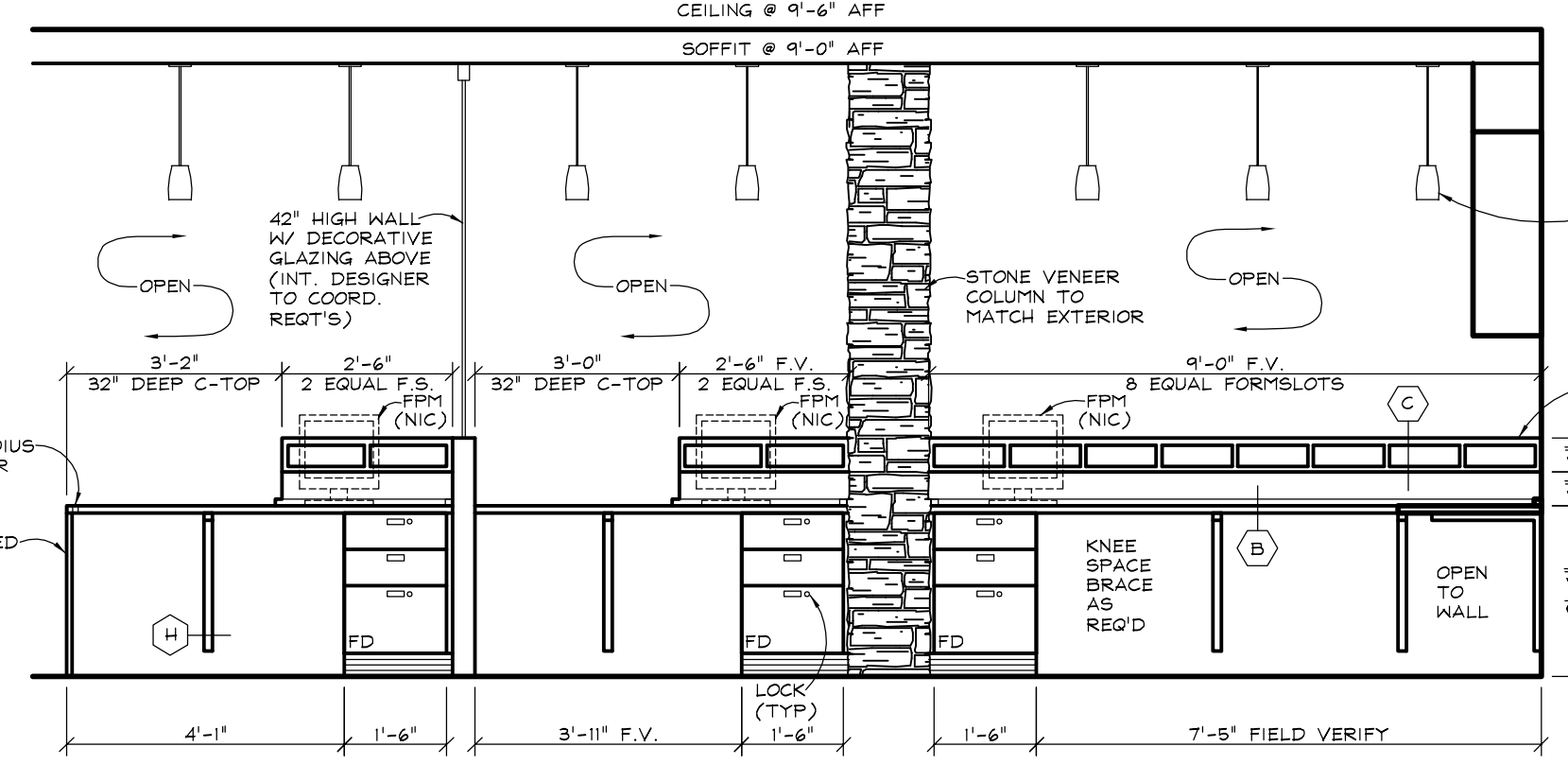
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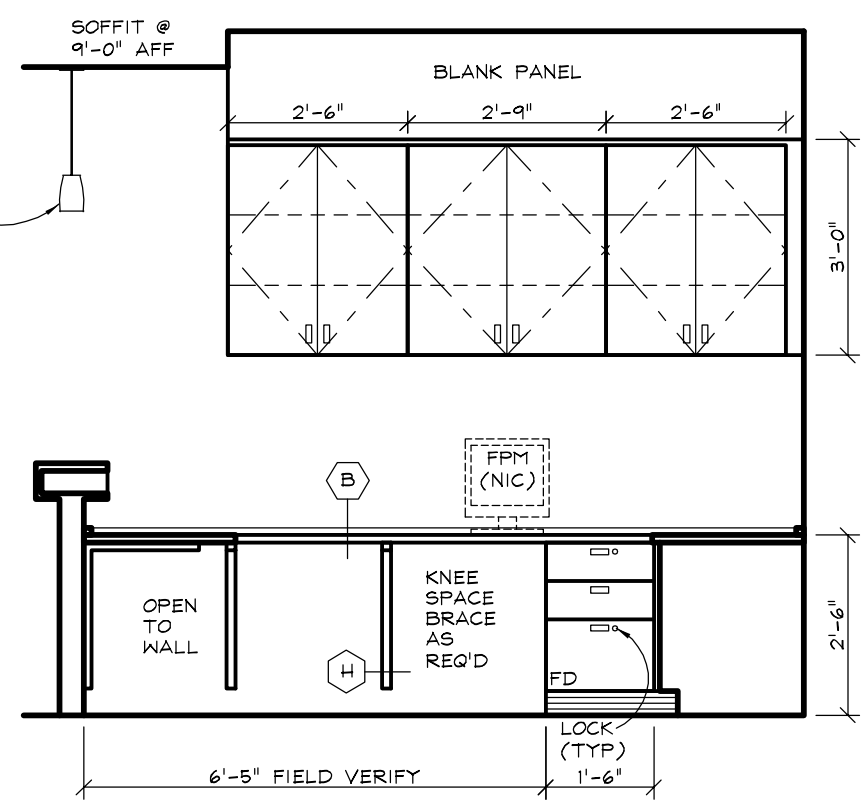
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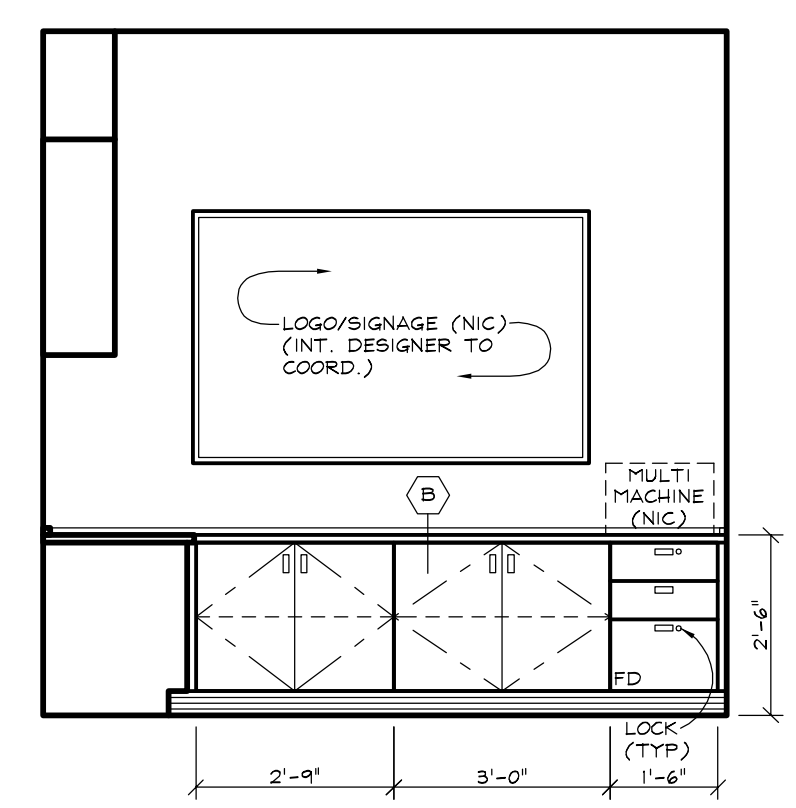
**PI02 WAITING** 'NOURISH' PI02  
 24" DEEP BASE CASEWORK



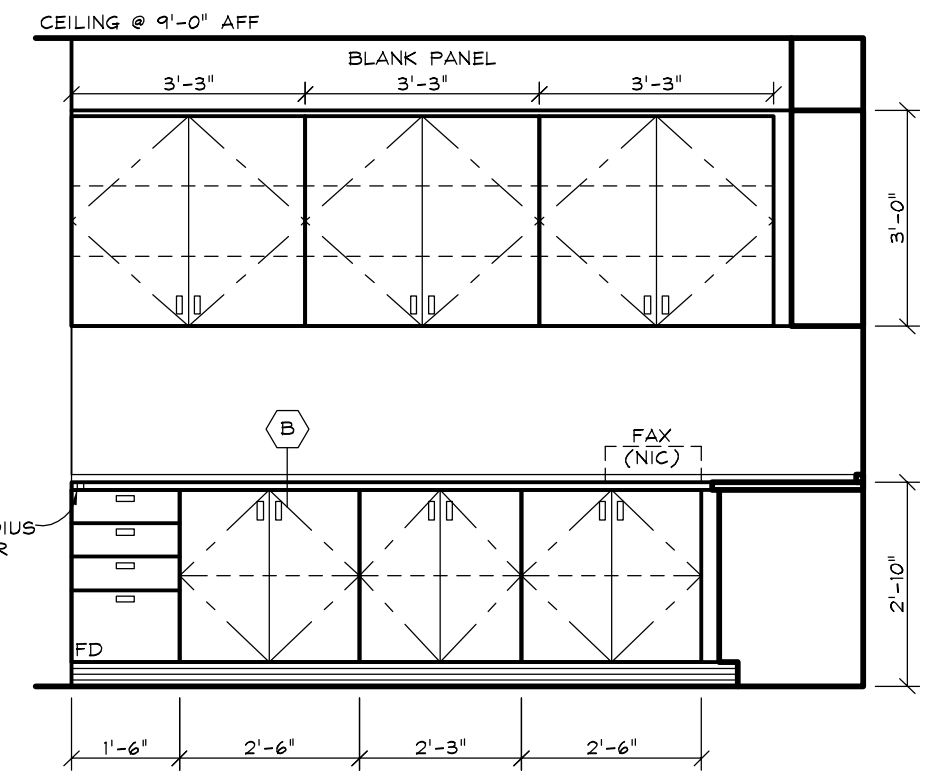
**PI03 RECEPTION**  
 24" DEEP BASE CASEWORK  
 12" DEEP FORMSLOTS  
 32" DEEP COUNTERTOP



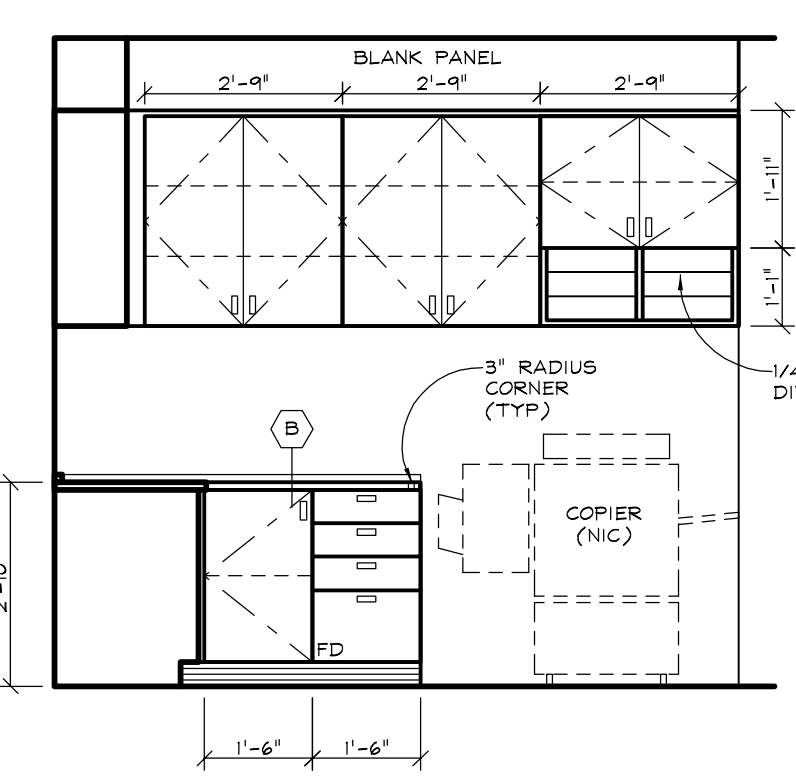
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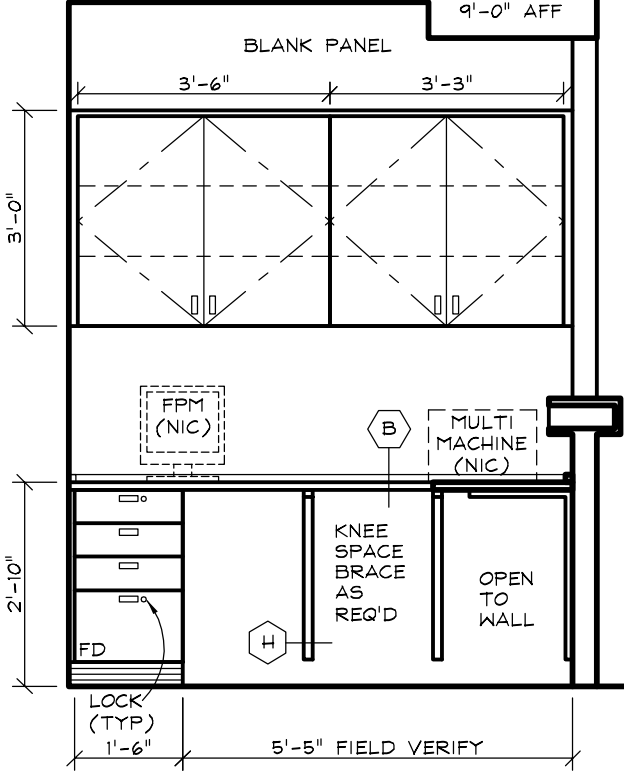
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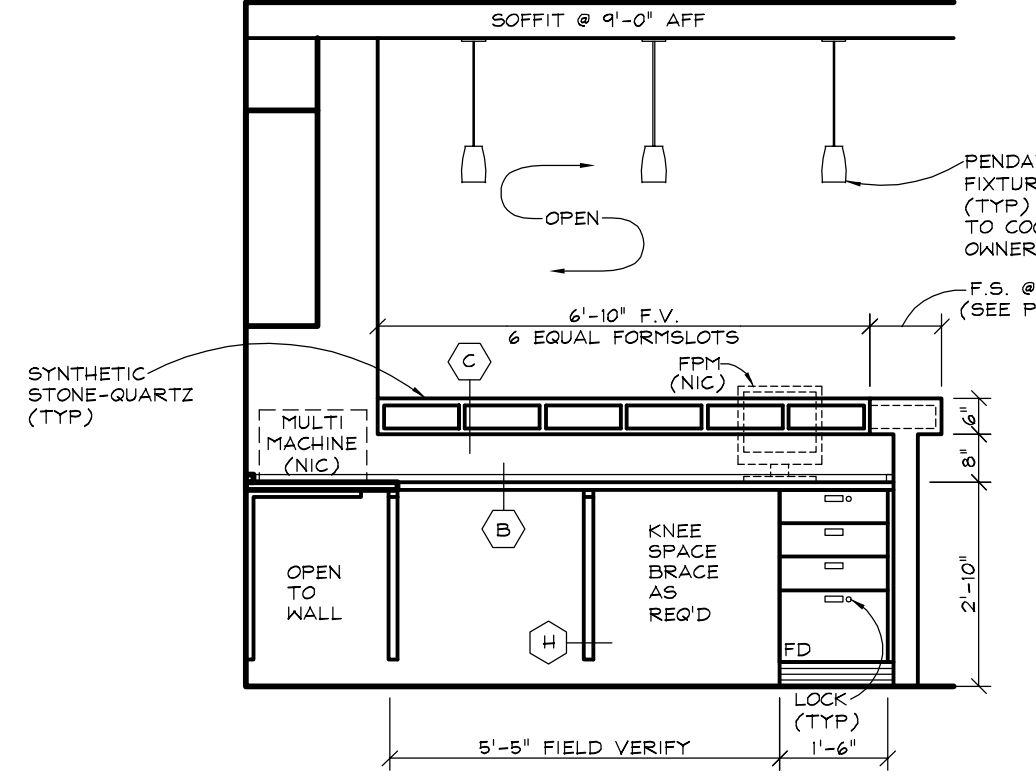
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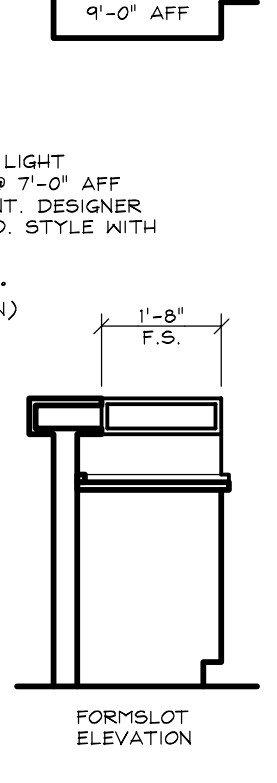
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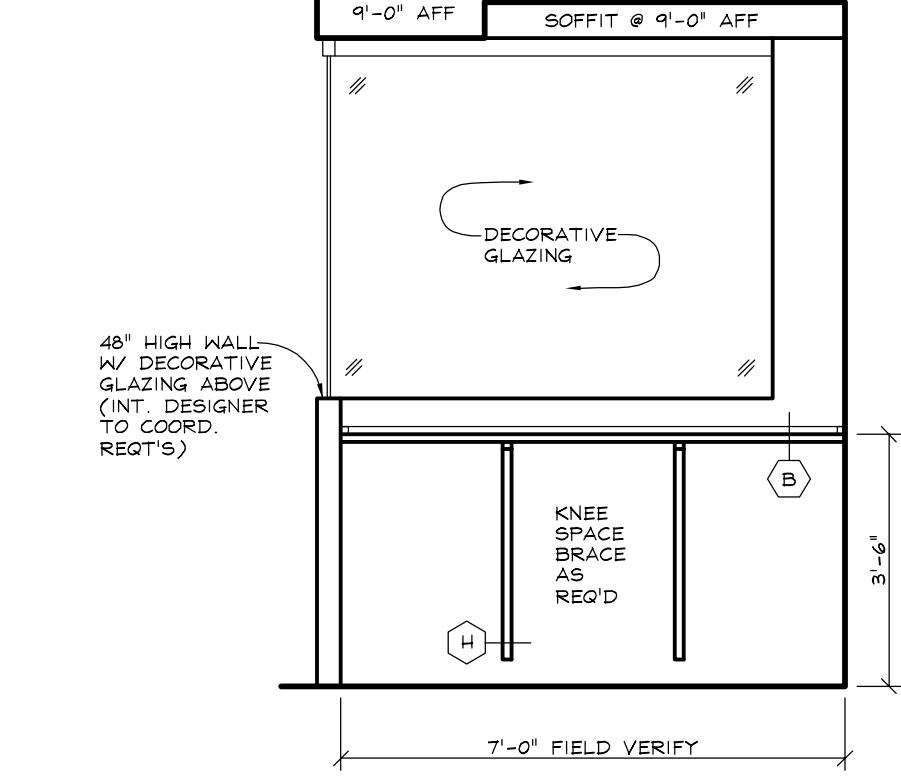
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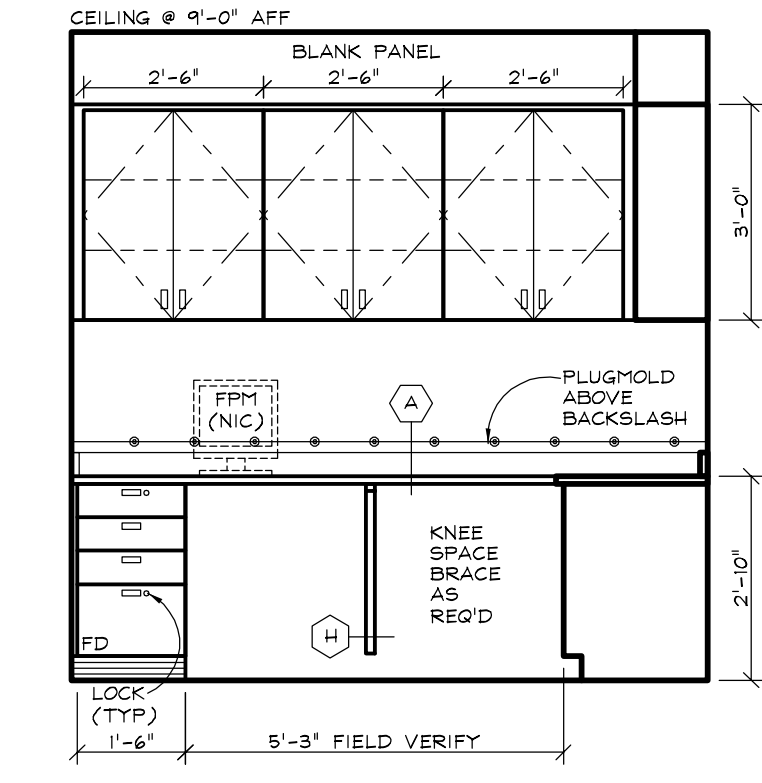
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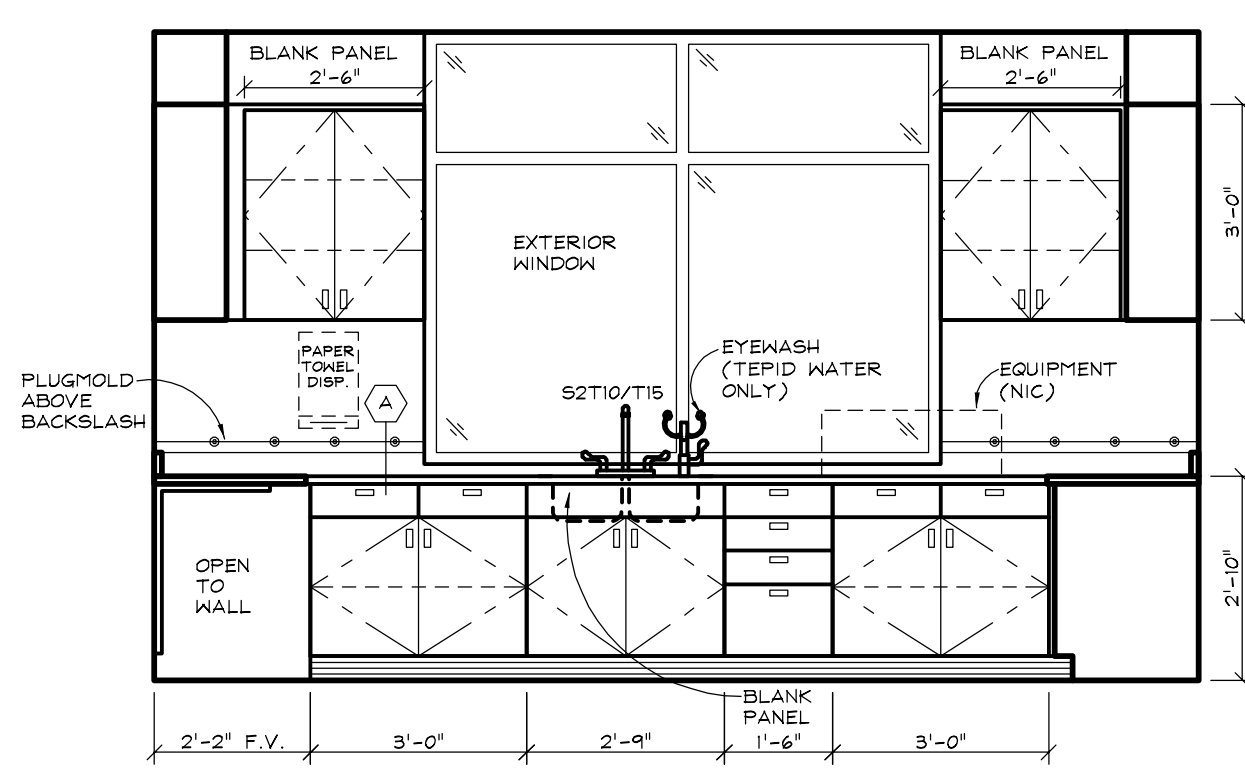
**PI04E FORMSLOT ELEVATION**



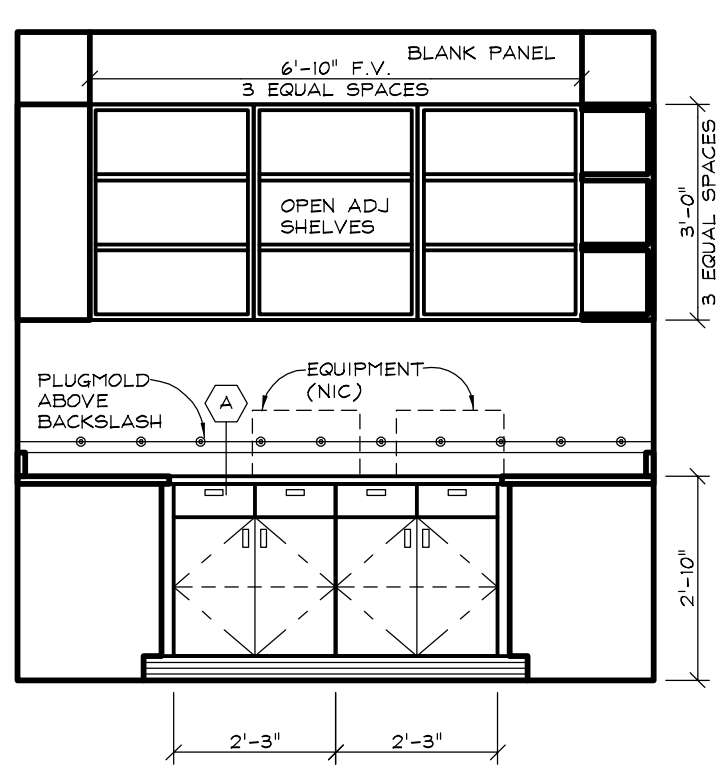
**PI04F RECEPTION 'ADJUSTMENT'** PI04  
 24" DEEP COUNTERTOP



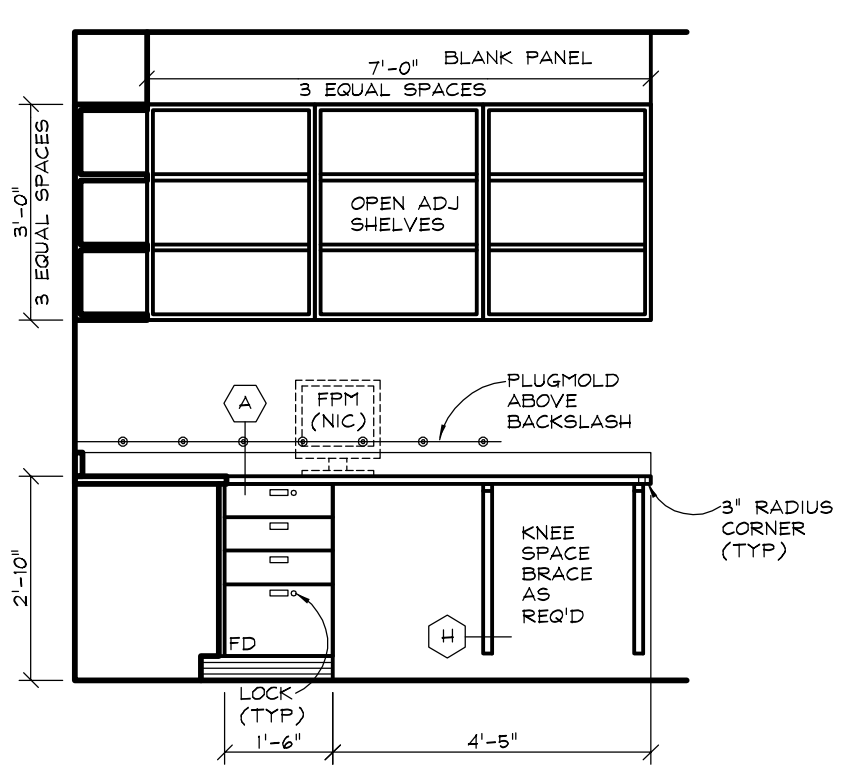
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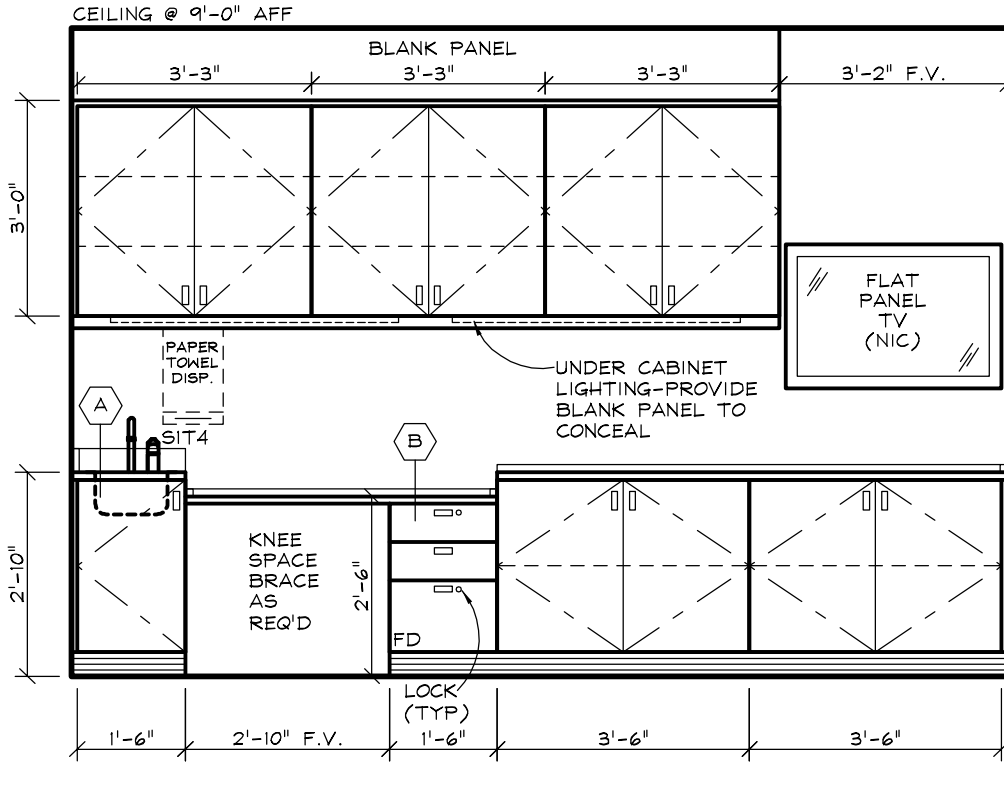
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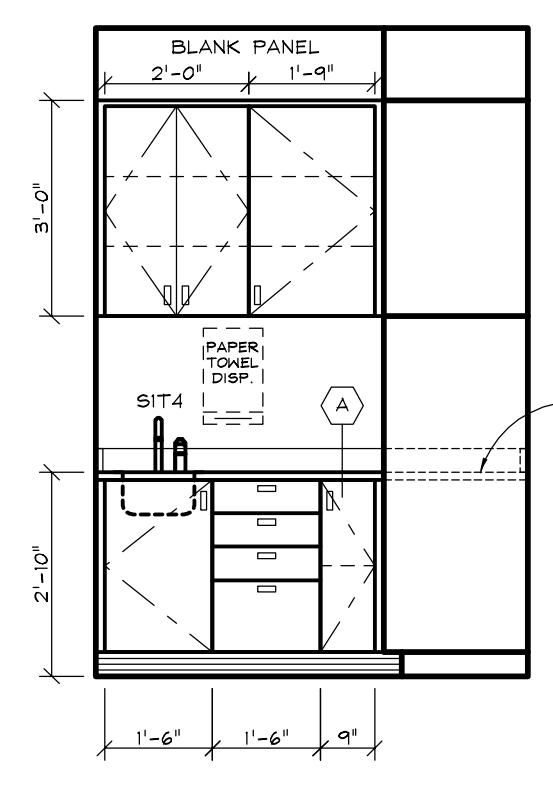
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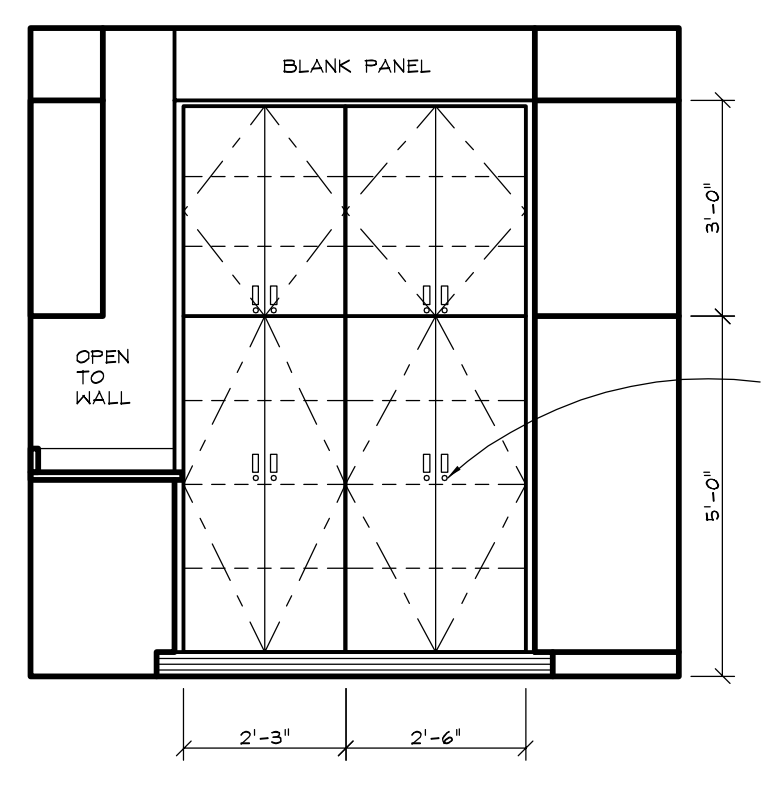
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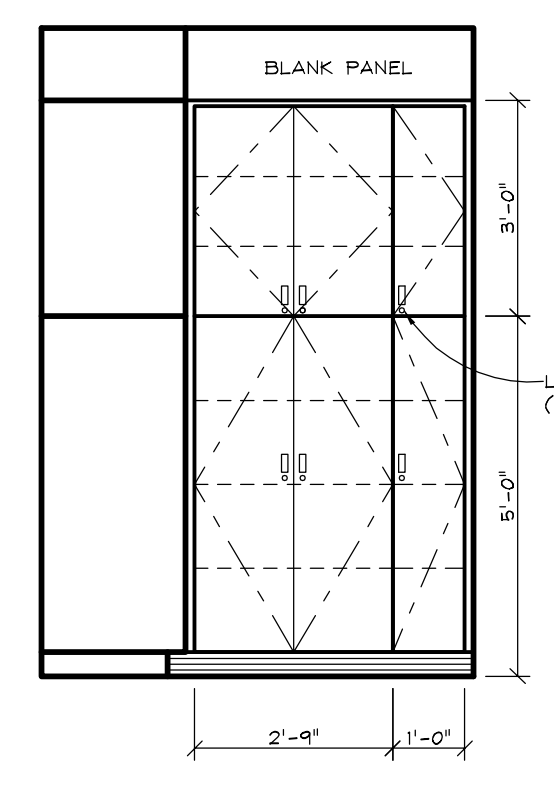
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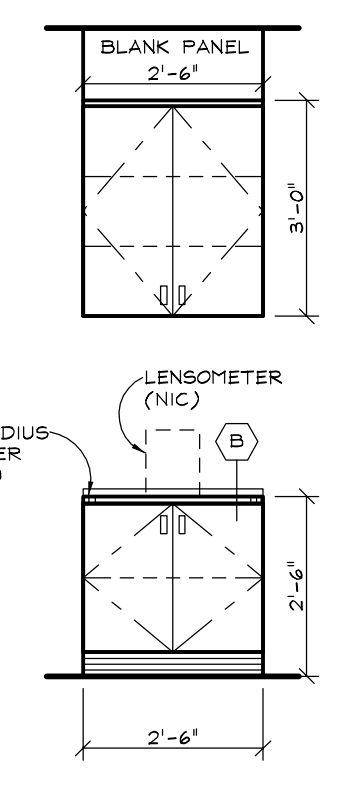
**PI06B CONTACT STORAGE**  
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 12" DEEP UPPER CASEWORK



**PI06C CONTACT STORAGE**  
 24" DEEP FULL HEIGHT CASEWORK

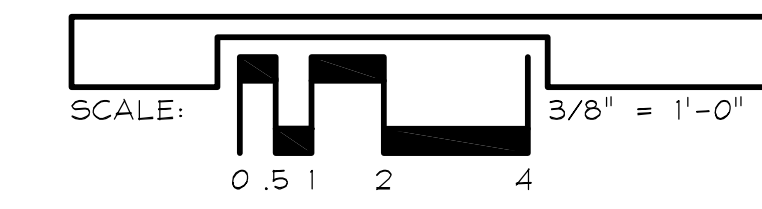


**PI06D CONTACT STORAGE**  
 24" DEEP FULL HEIGHT CASEWORK

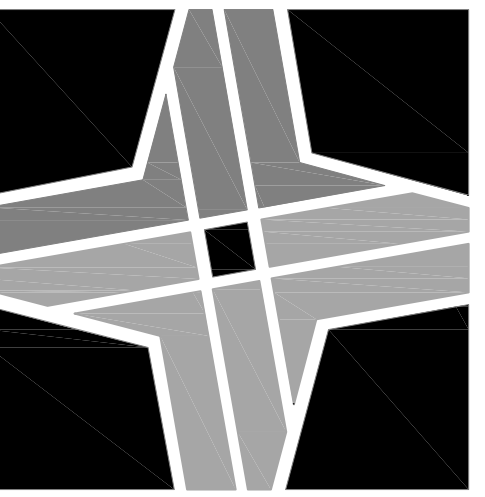


**PI06E TESTING** (2 LOCATIONS) (SEE PLAN)  
 24" DEEP BASE CASEWORK  
 12" DEEP UPPER CASEWORK

**CASEWORK**



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**MARASCO & ASSOCIATES, INC.**  
**HEALTHCARE ARCHITECTS AND CONSULTANTS**

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**JOB TITLE**  
 McMINNVILLE EYE CLINIC (M2HB, LLC)

**FINAL SEND**

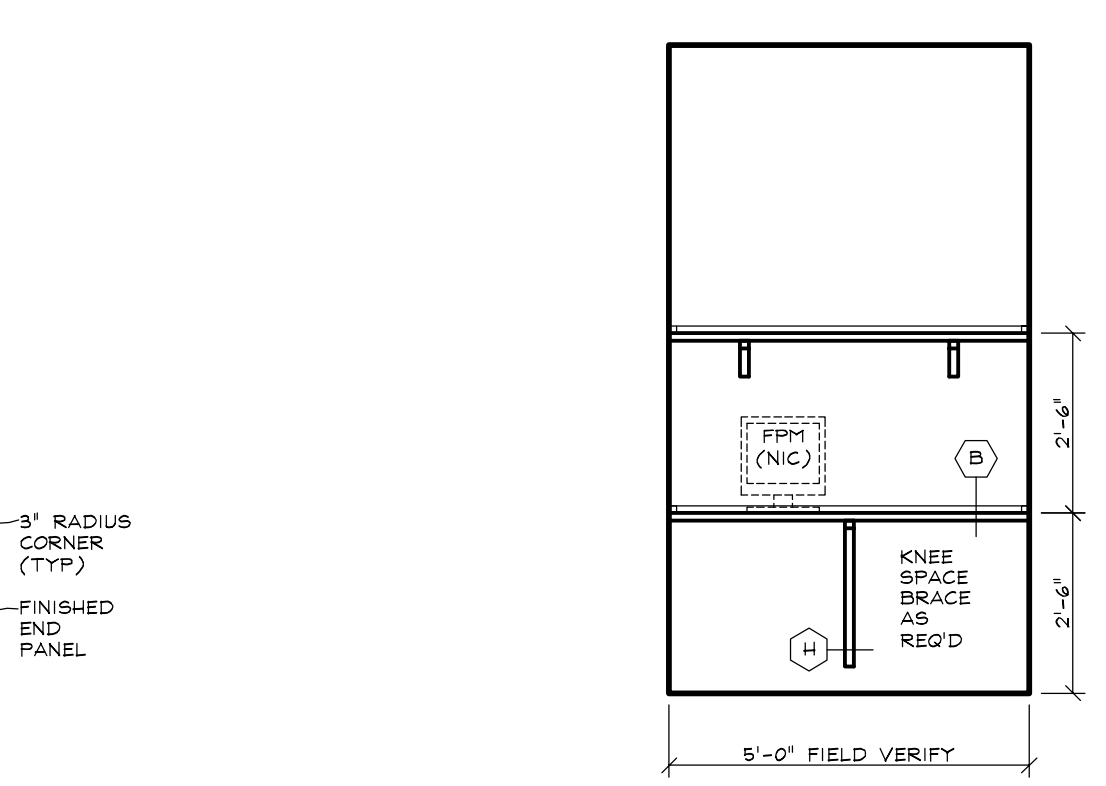
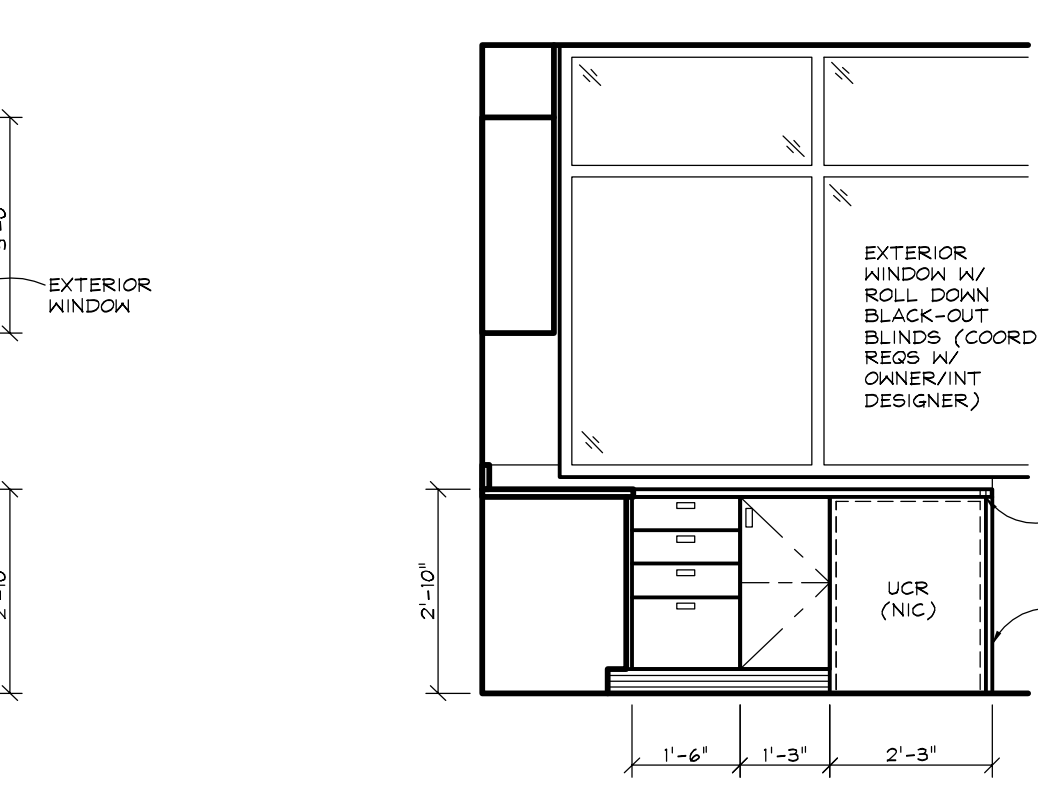
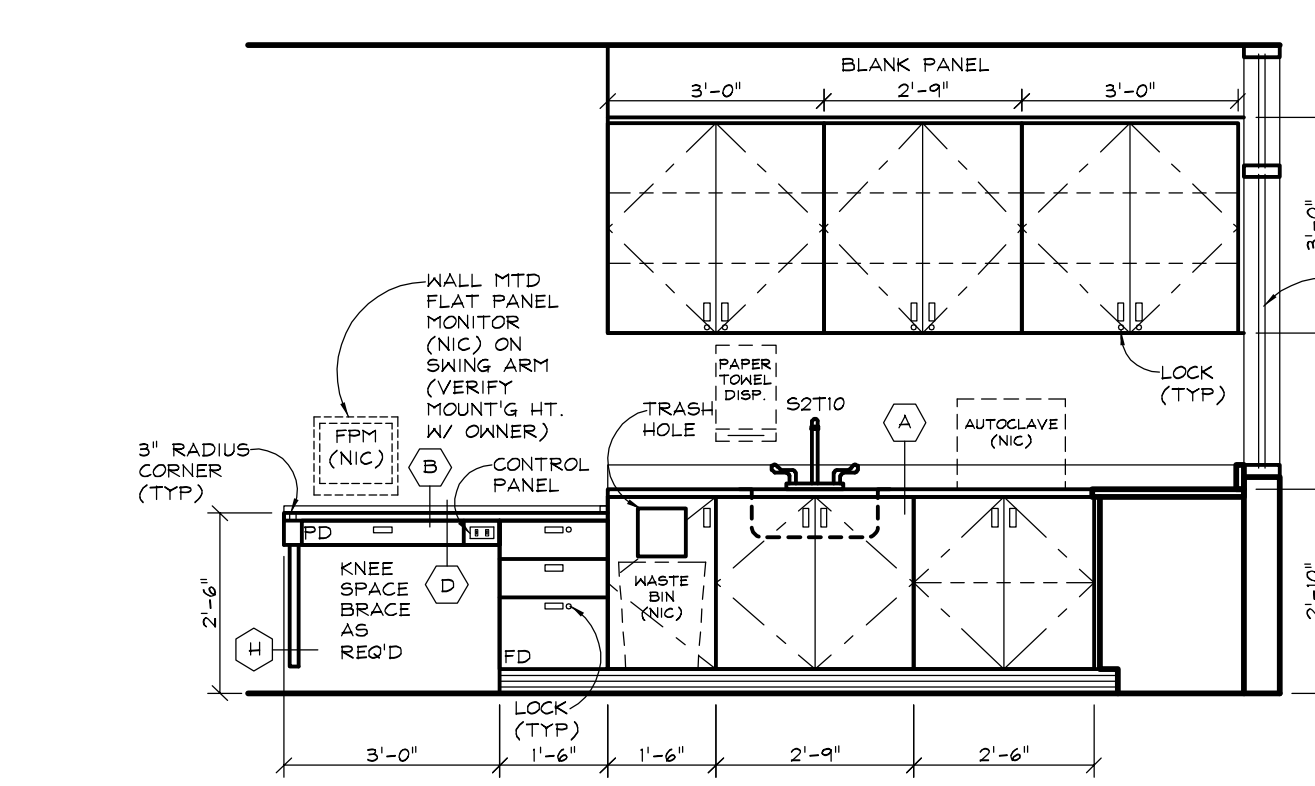
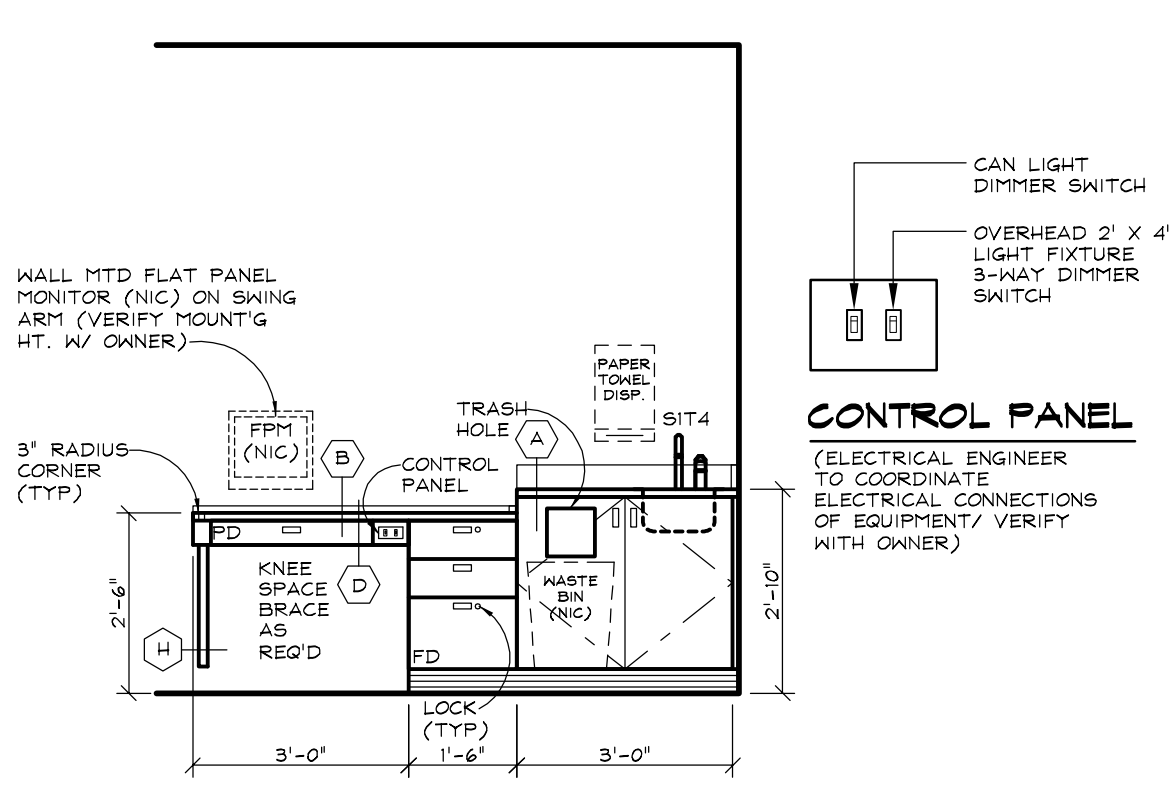
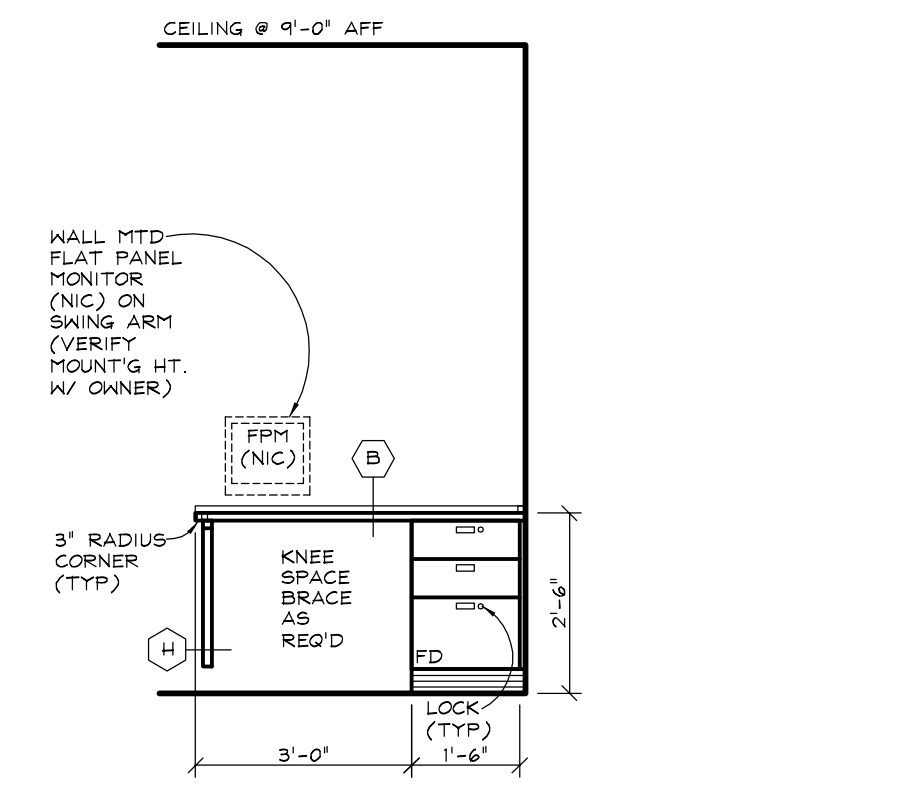
**McMINNVILLE, OREGON**

job no. 19-D11  
 date 10/16/19  
 revision  
 drawn by TJB

**SHEET TITLE**  
 CASEWORK  
 #P19-#P30  
 #A1-#A7

**SHEET NUMBER**

A-7 10



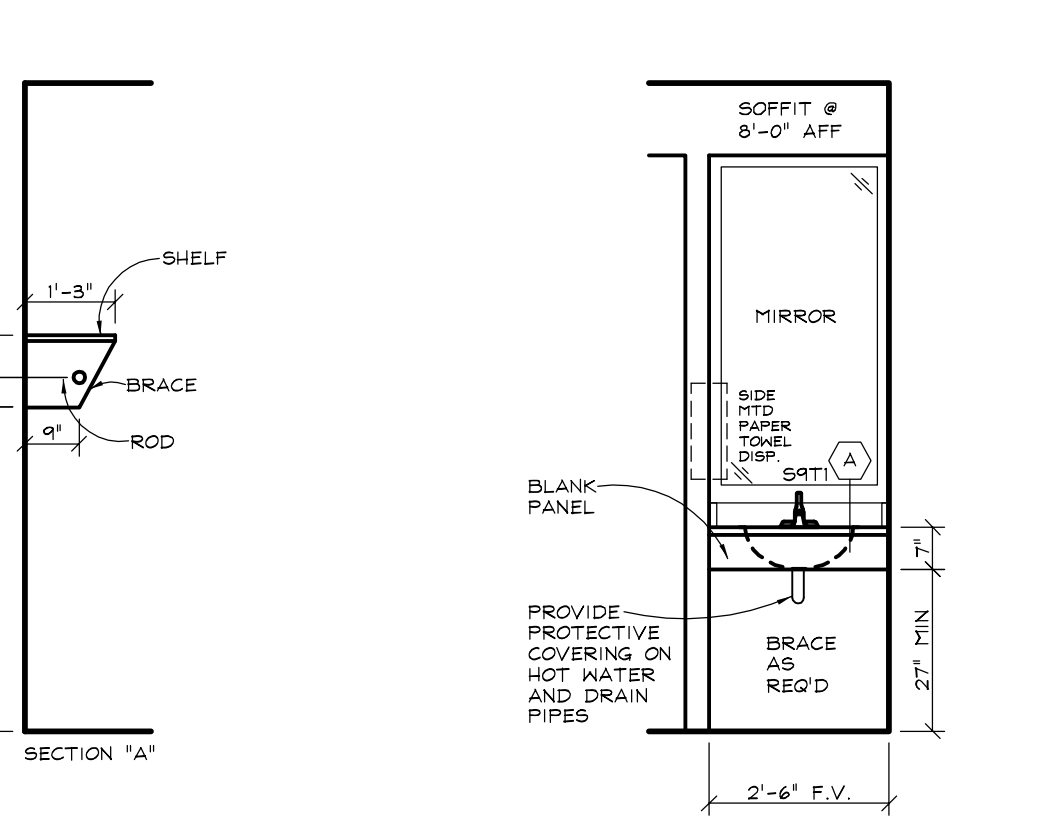
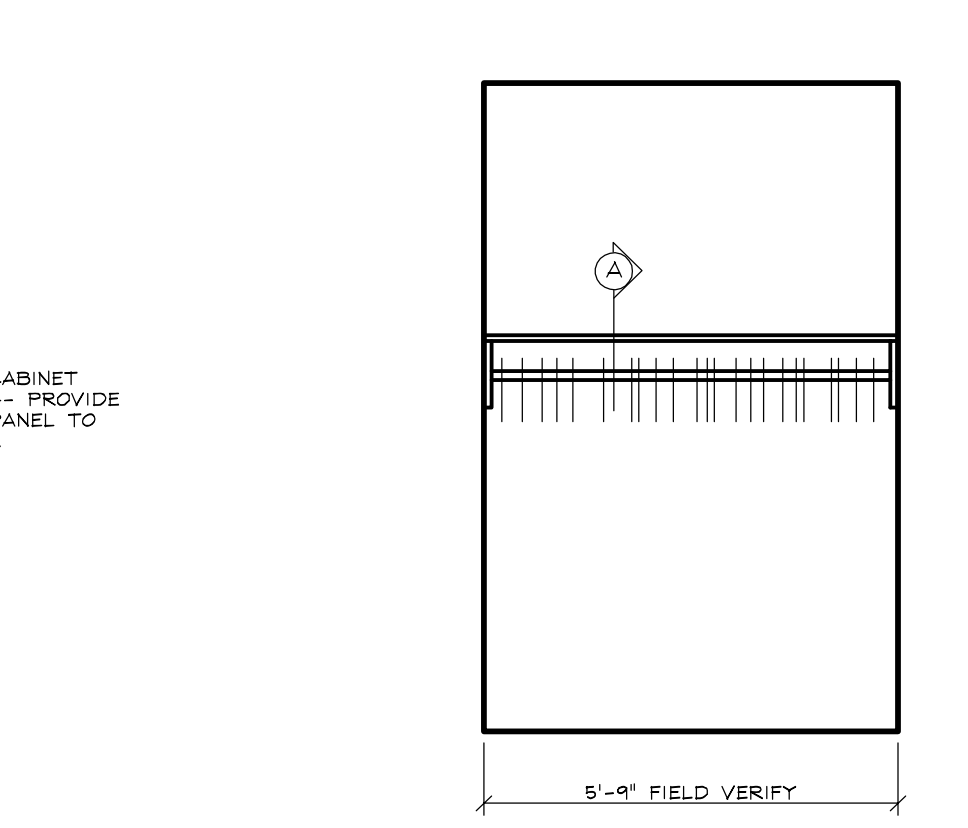
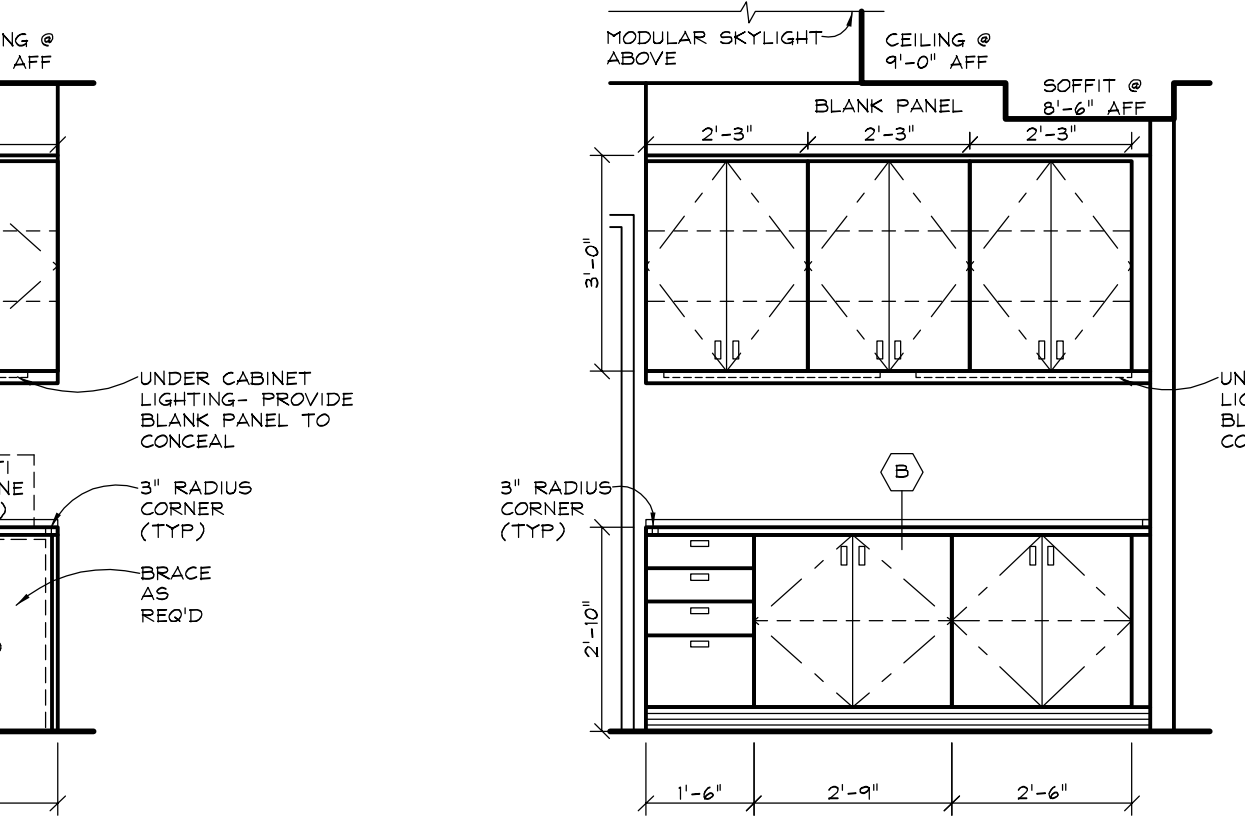
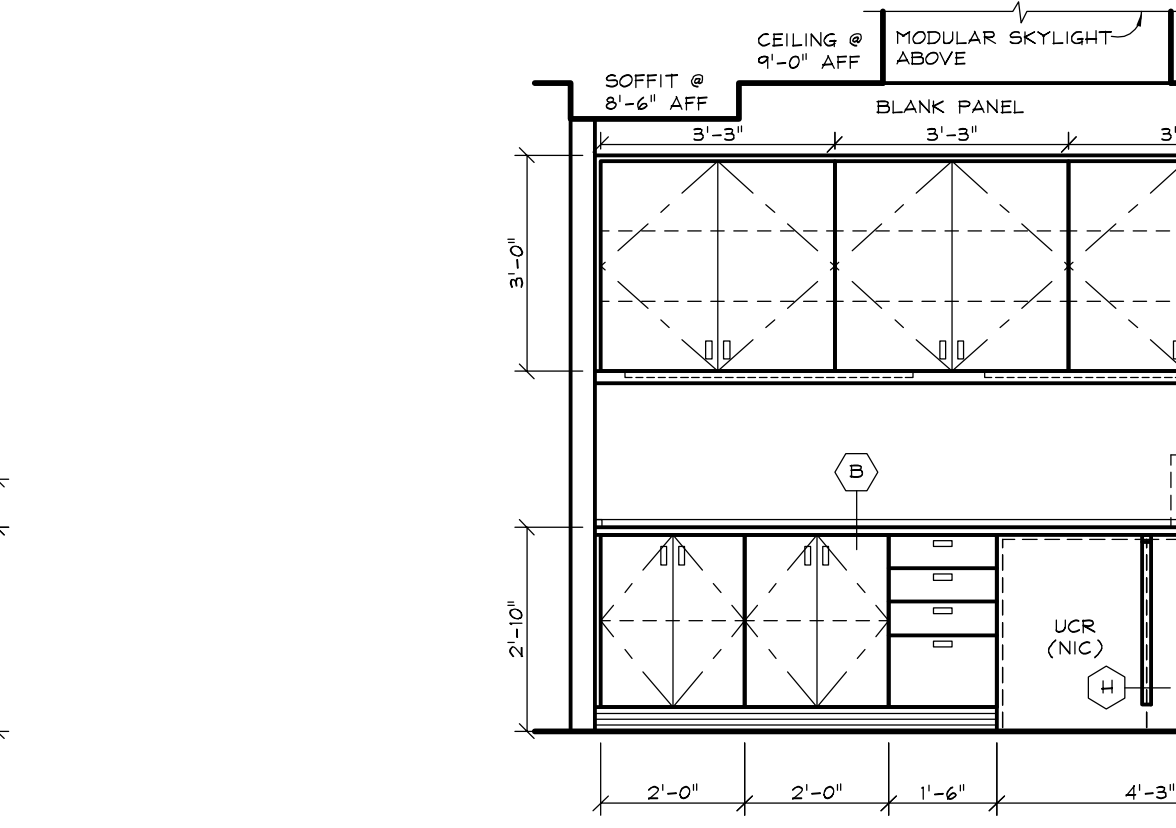
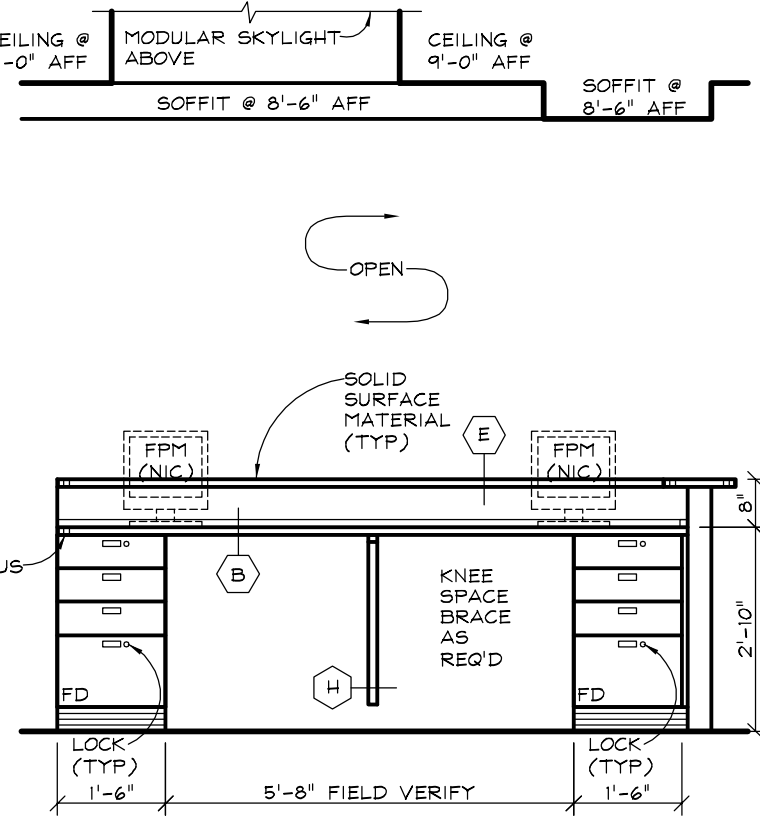
**P19 WORK-UP** 4 LOCATIONS (SEE PLAN)  
 24" DEEP BASE CASEWORK

**P20 EXAM** 9 LOCATIONS (SEE PLAN)  
 24" DEEP BASE CASEWORK

**P21 EXAM/PROCEDURE** P124  
 24" DEEP BASE CASEWORK  
 12" DEEP UPPER CASEWORK

**P22 EXAM/PROCEDURE** P124  
 24" DEEP BASE CASEWORK

**P23 DICTATION** 3 LOCATIONS (SEE PLAN)  
 15" DEEP COUNTERTOP  
 12" DEEP SHELF



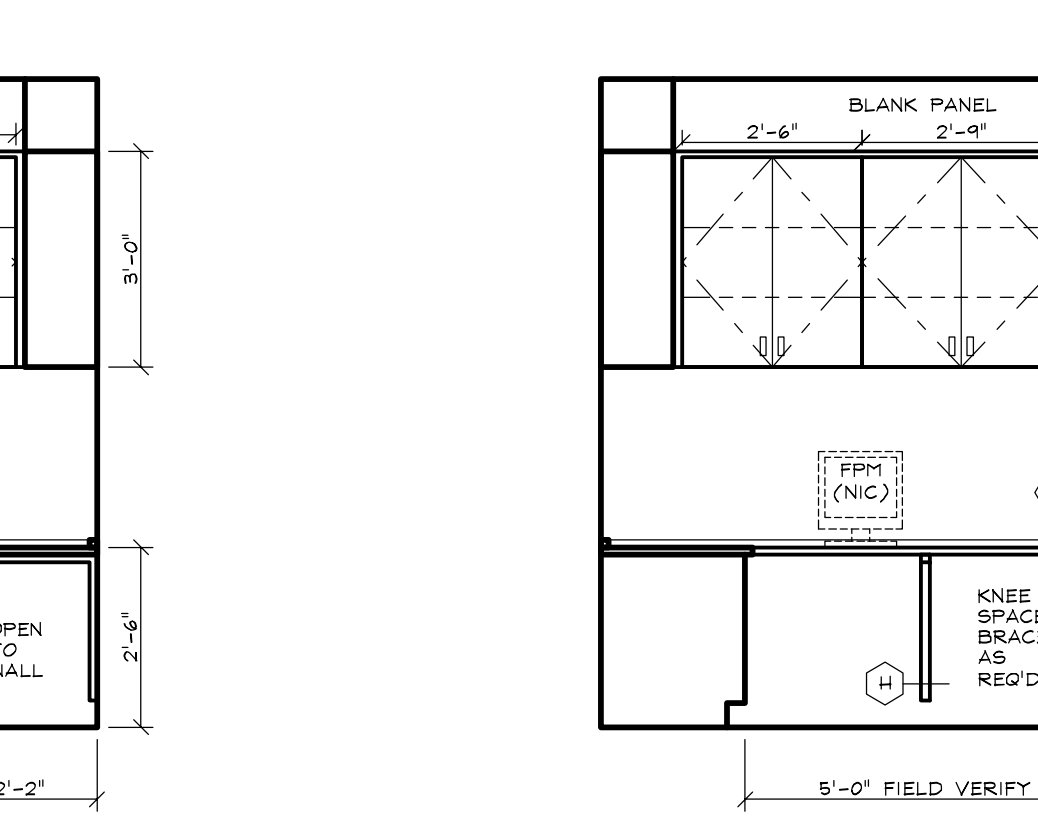
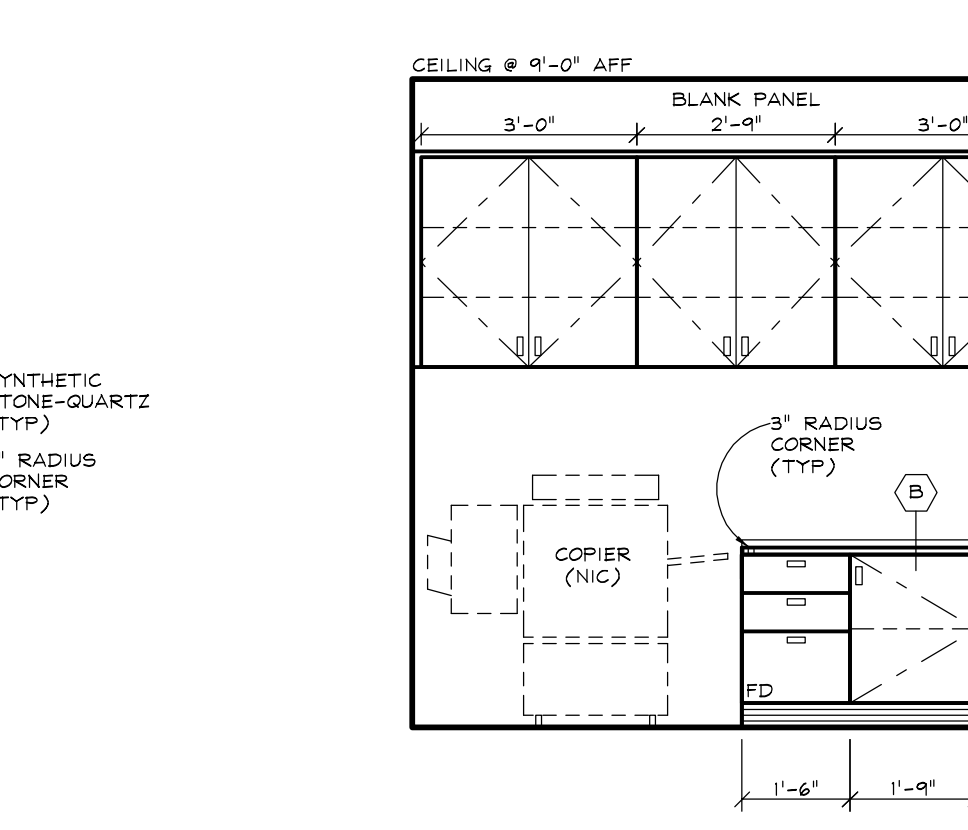
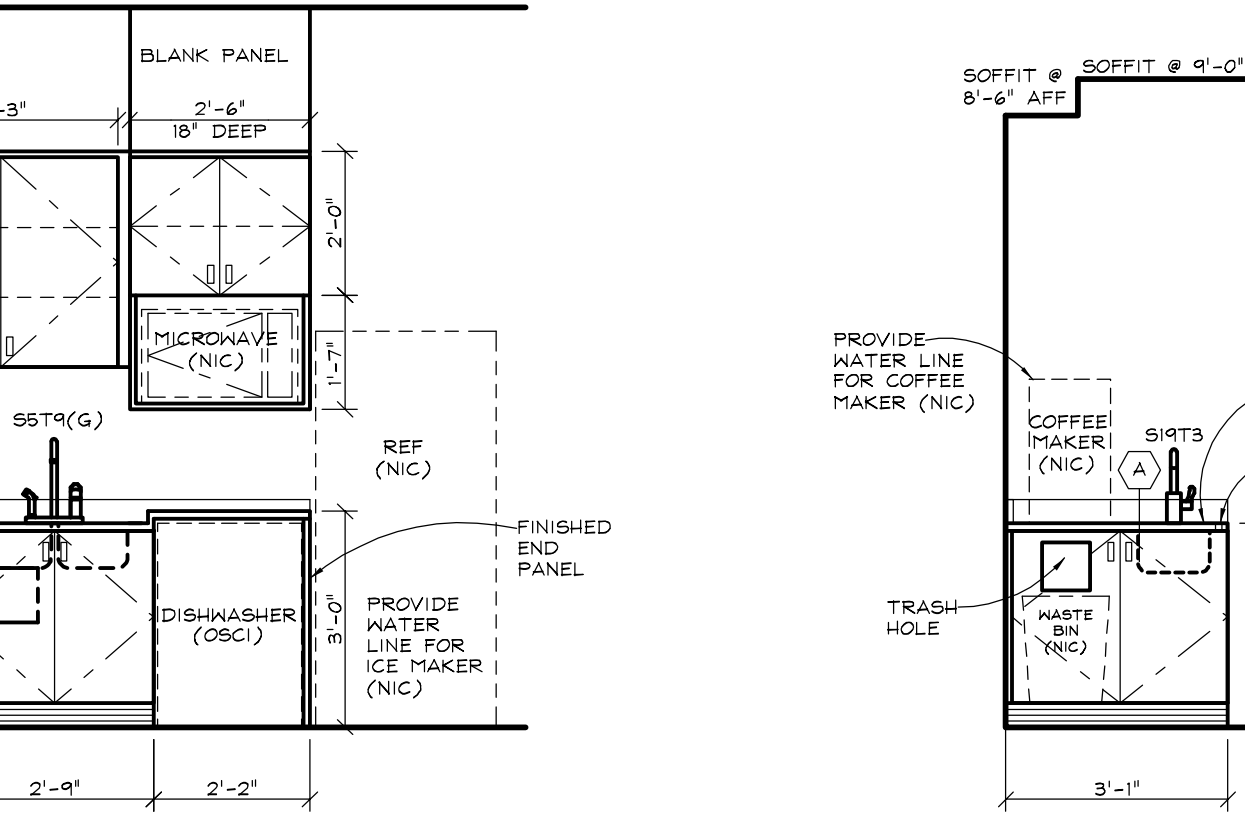
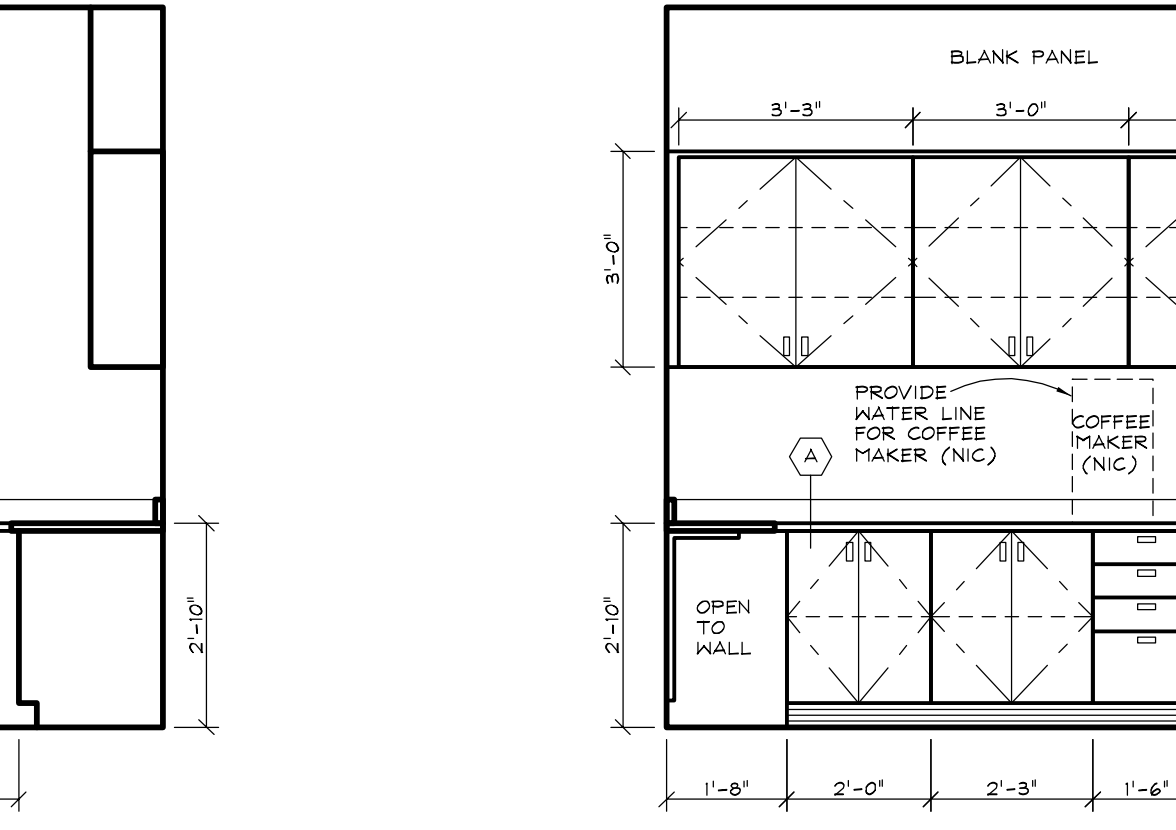
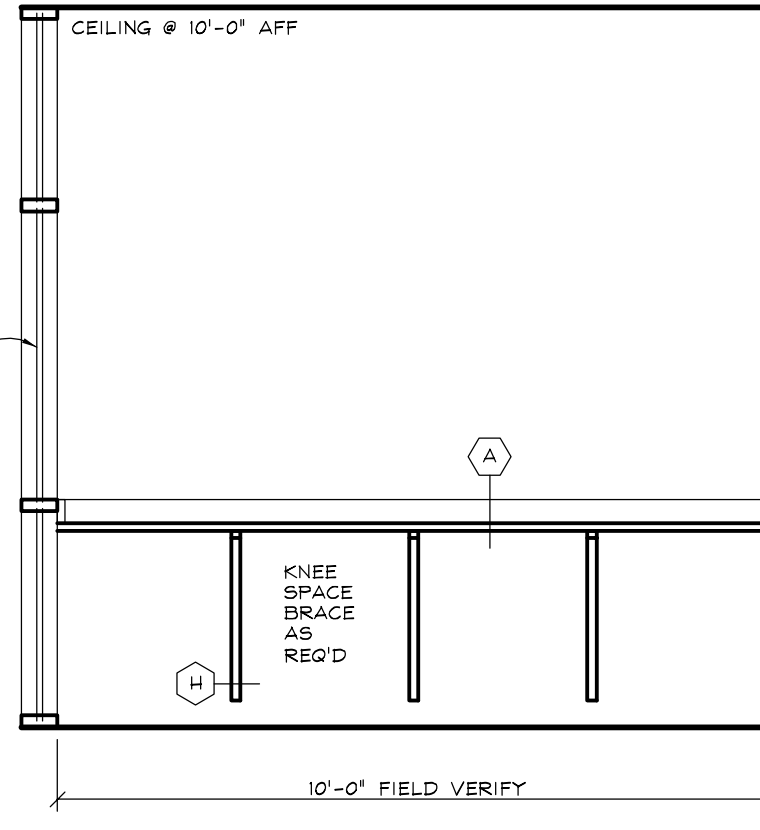
**P24 TECH** (2 LOCATIONS, 1 REV) (SEE PLAN)  
 24" DEEP BASE CASEWORK  
 12" DEEP WRITING SURFACE

**P25 TECH** P127  
 24" DEEP BASE CASEWORK  
 12" DEEP UPPER CASEWORK

**P26 TECH** P127  
 24" DEEP BASE CASEWORK  
 12" DEEP UPPER CASEWORK

**P27 COATS** P146  
 15" DEEP SHELF WITH COAT ROD

**P28 PHYSICIANS TOILET/SHOWER** P149  
 24" DEEP COUNTERTOP



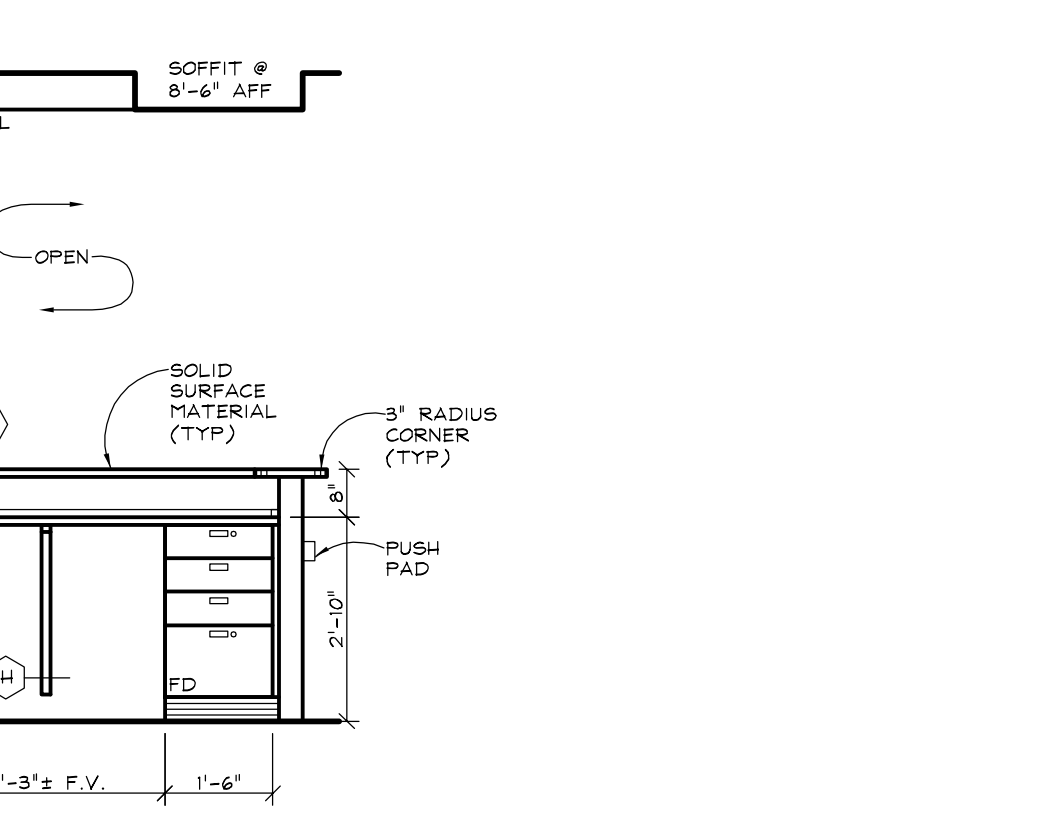
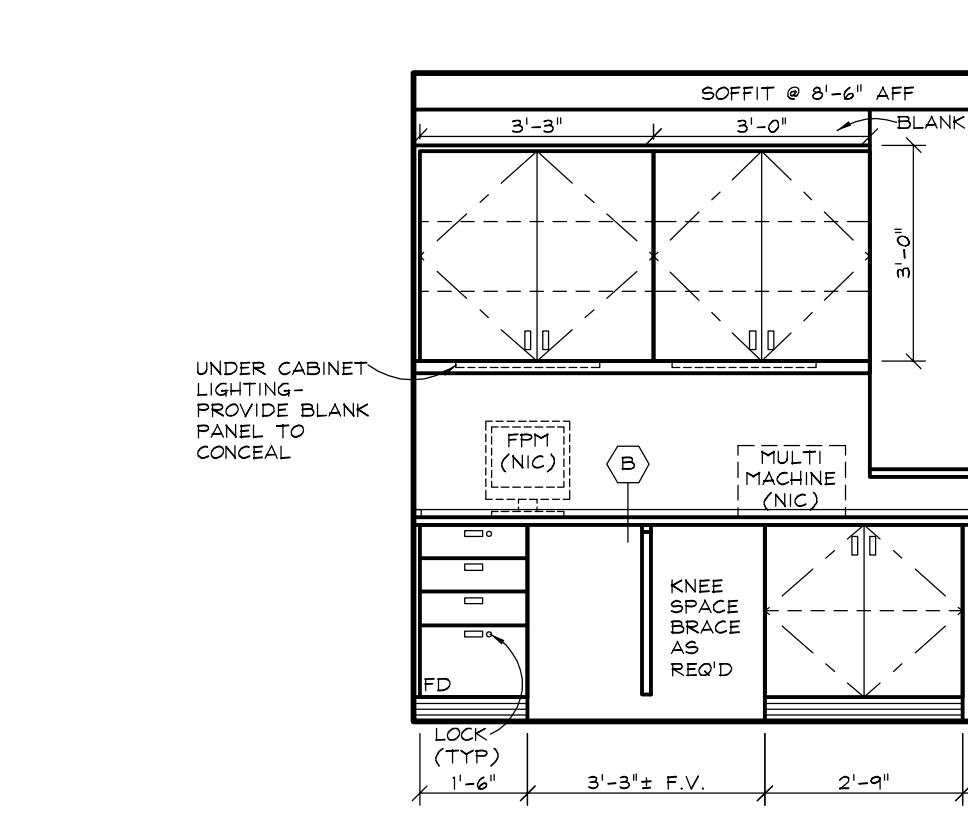
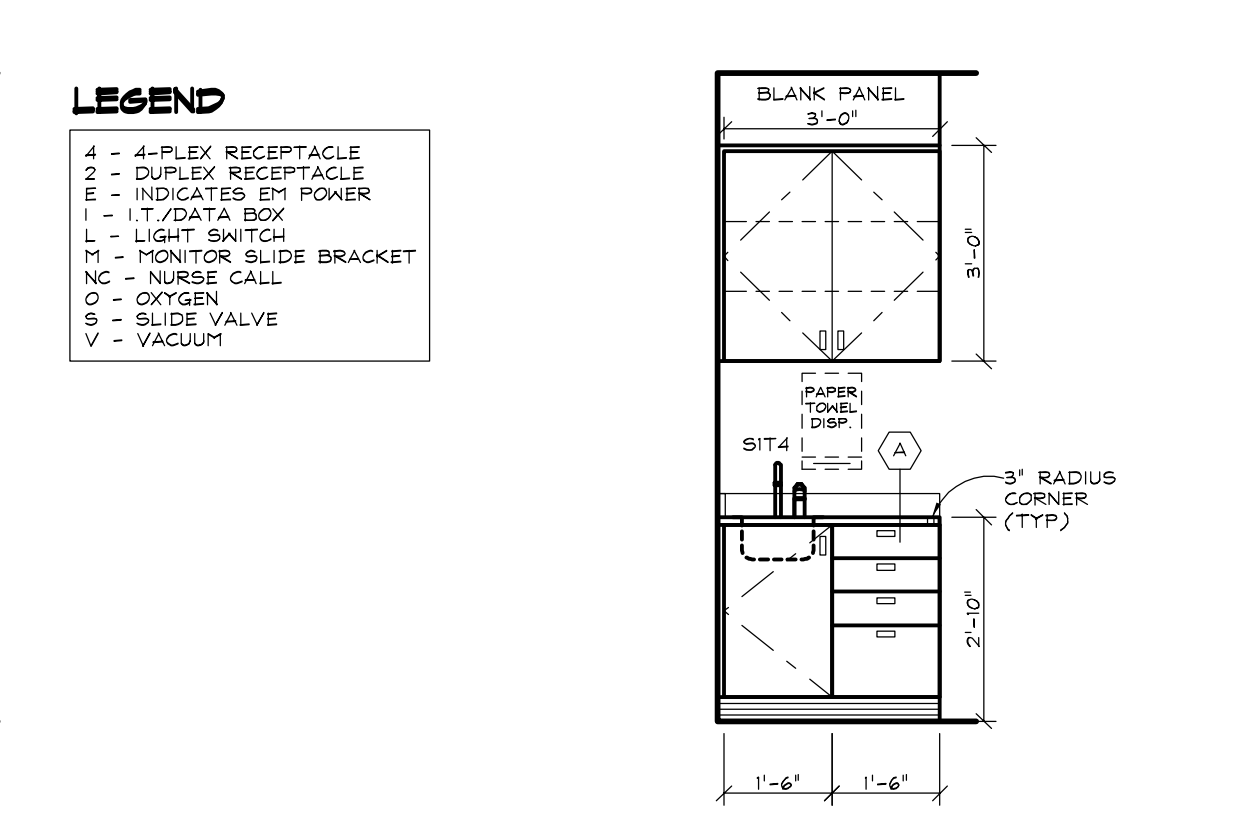
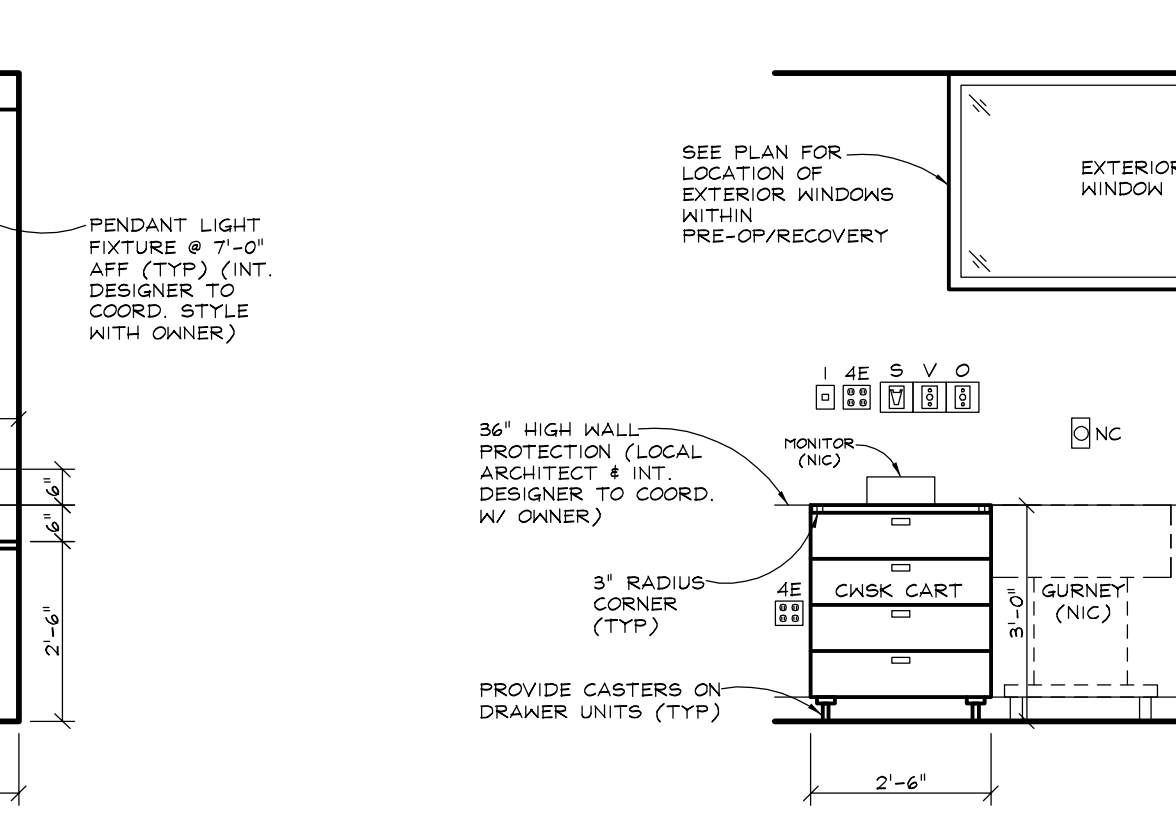
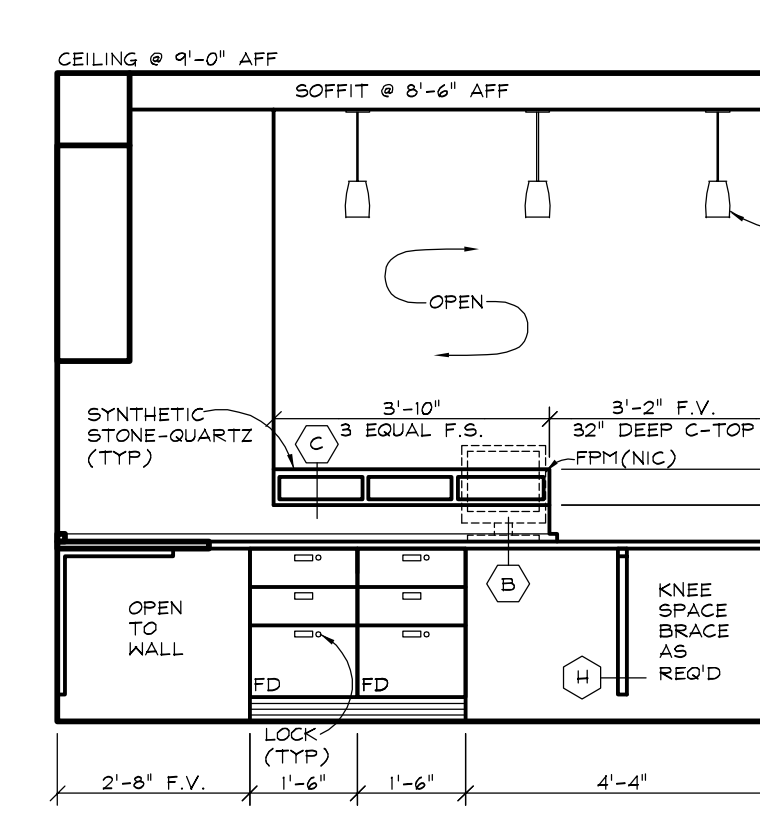
**P29 STAFF** P151  
 16" DEEP COUNTERTOP

**P30 STAFF** P151  
 24" DEEP BASE CASEWORK  
 12" DEEP UPPER CASEWORK  
 18" DEEP UPPER CASEWORK

**A1 WAITING** 'NOURISH' A103  
 24" DEEP BASE CASEWORK

**A2 RECEPTION** A104  
 24" DEEP BASE CASEWORK  
 13" DEEP UPPER CASEWORK

**A3 RECEPTION** A104  
 24" DEEP BASE CASEWORK  
 13" DEEP UPPER CASEWORK



**A4 RECEPTION** A104  
 24" DEEP BASE CASEWORK  
 12" DEEP FORM-SLOTS  
 32" DEEP COUNTERTOP

**A5 PRE-OP/RECOVERY** 4 LOCATIONS (SEE PLAN)  
 18" DEEP MOVABLE BASE CASEWORK

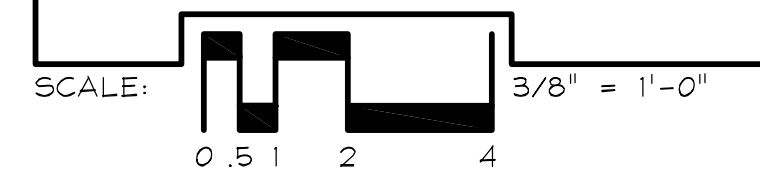
**A6 LASER/EXAM/CONSULT** A107  
 24" DEEP BASE CASEWORK  
 12" DEEP UPPER CASEWORK

**A7 NURSE STATION** A109  
 24" DEEP BASE CASEWORK  
 12" DEEP UPPER CASEWORK  
 12" DEEP WRITING SURFACE

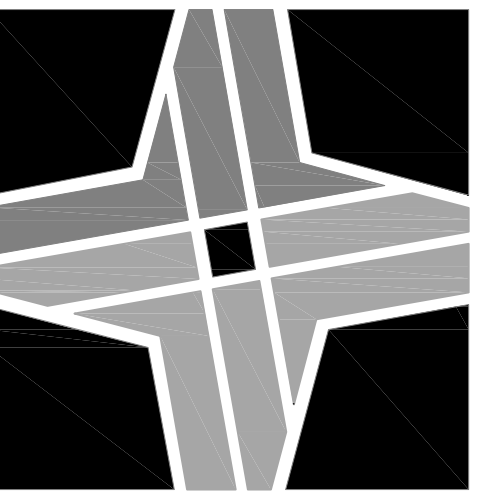
**A7 NURSE STATION** A109  
 24" DEEP BASE CASEWORK  
 12" DEEP UPPER CASEWORK  
 12" DEEP WRITING SURFACE

**LEGEND**  
 4 - 4-PLEX RECEPTACLE  
 2 - DUPLEX RECEPTACLE  
 E - INDICATES 50 AMP POWER  
 L - LIGHT SWITCH  
 M - MONITOR SLIDE BRACKET  
 NC - NURSE CALL  
 O - OXYGEN  
 S - SLIDE VALVE  
 V - VACUUM

**CASEWORK**



**PRELIMINARY**  
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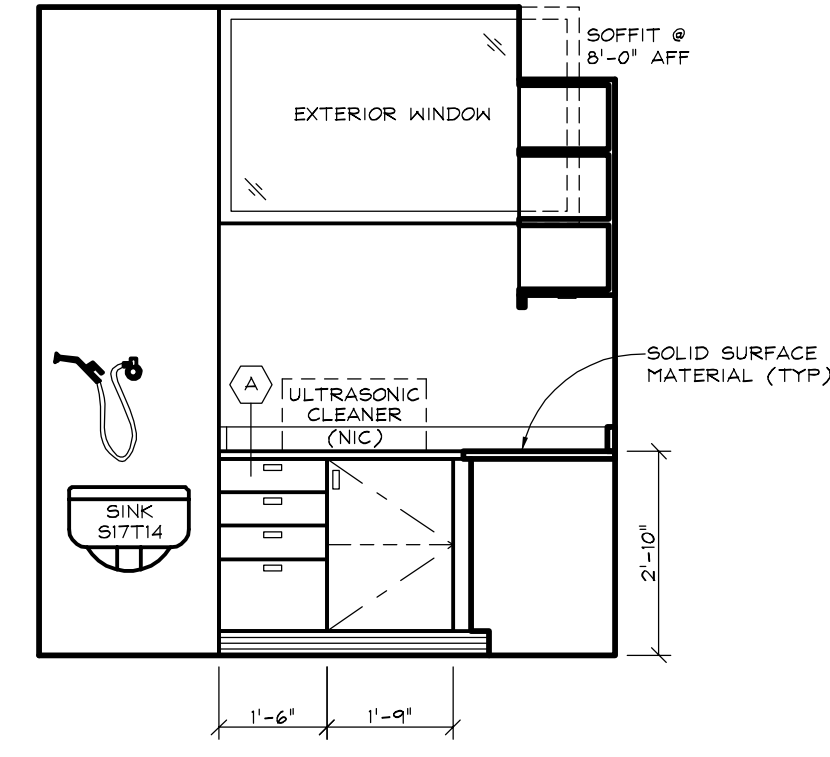
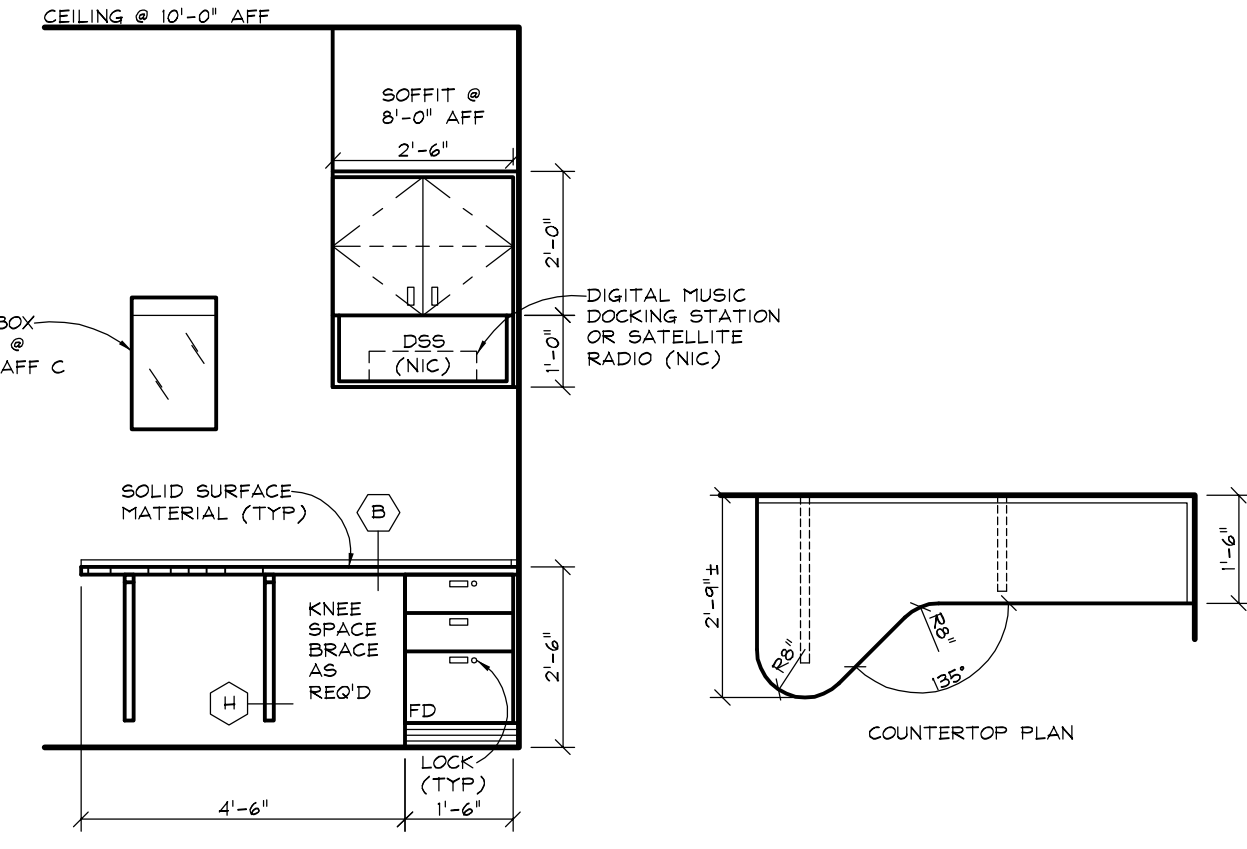
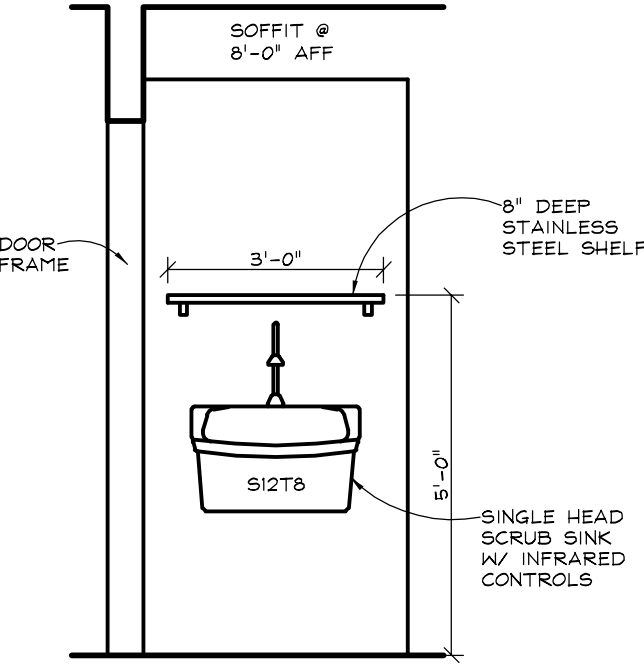
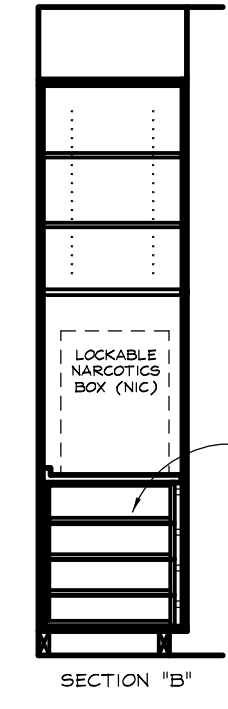
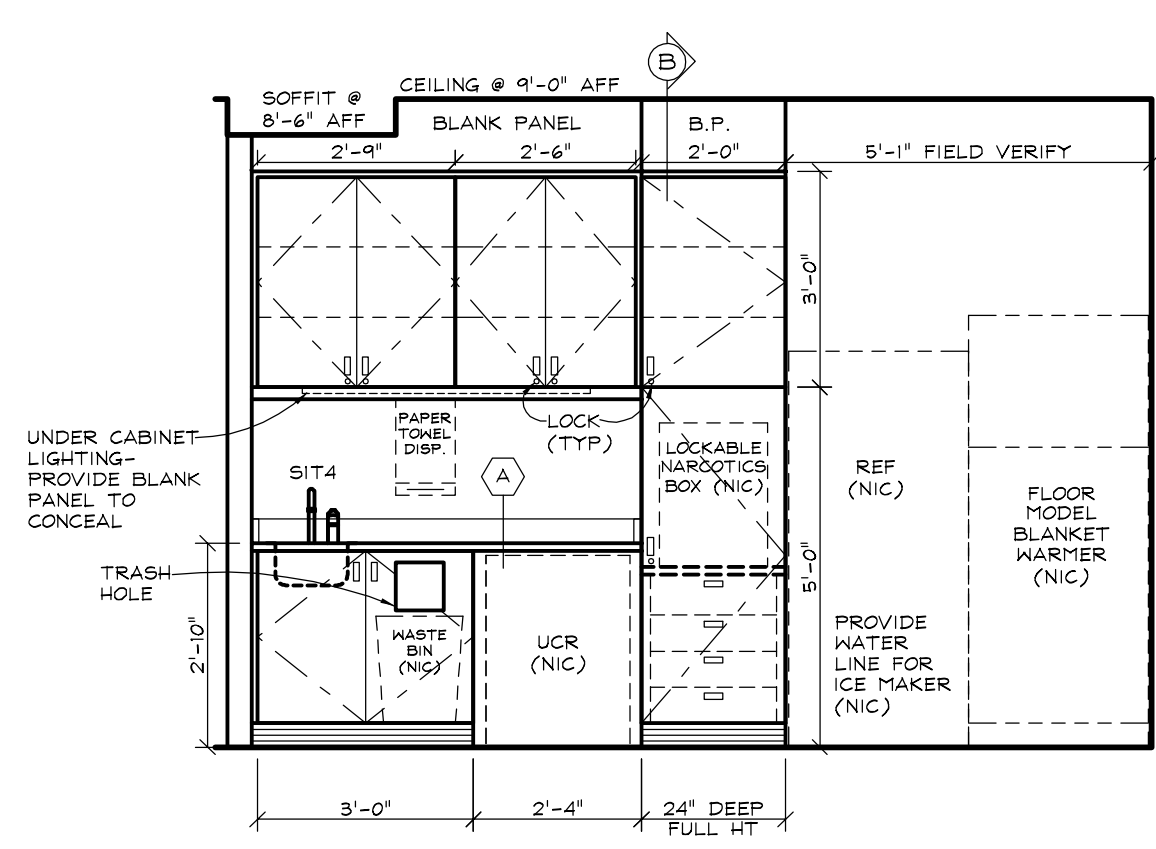
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**McMINNVILLE EYE CLINIC (M2HB, LLC)**  
 FINAL SEND  
**McMINNVILLE, OREGON**

job no. 19-D11  
 date 10/16/19  
 revision  
 drawn by TJB

**SHEET TITLE**  
**CASEWORK #A8-#A17 & DETAILS**  
**SHEET NUMBER**  
 A-8 10

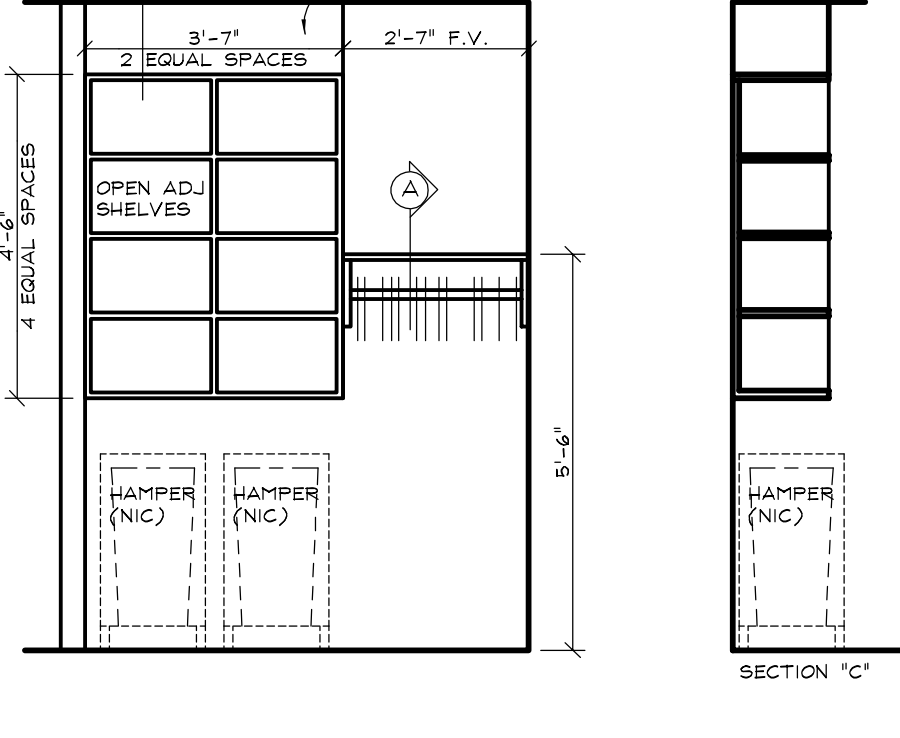
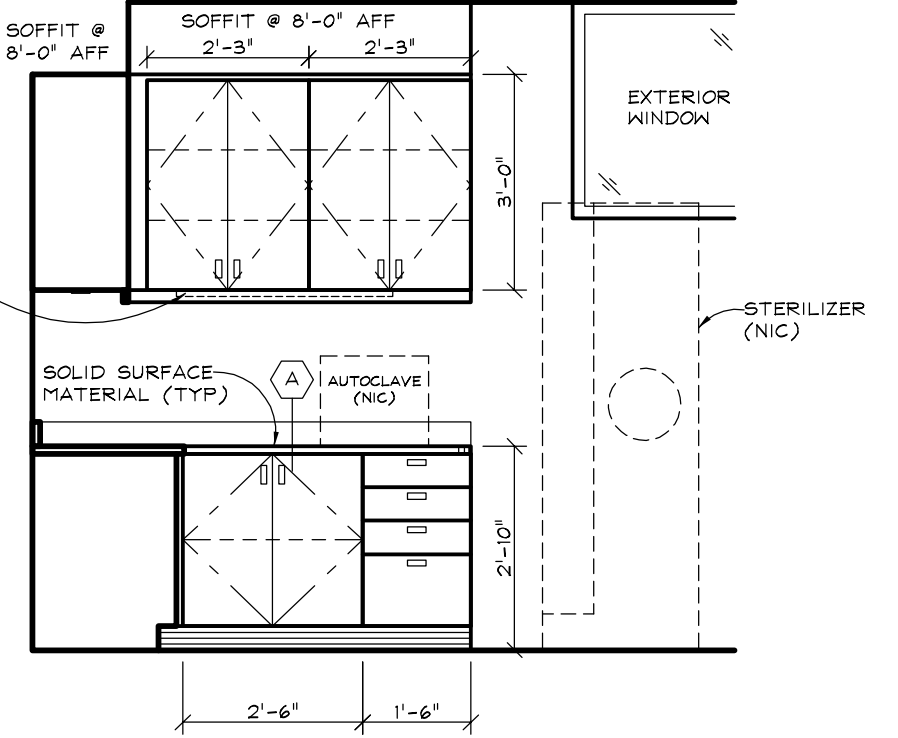
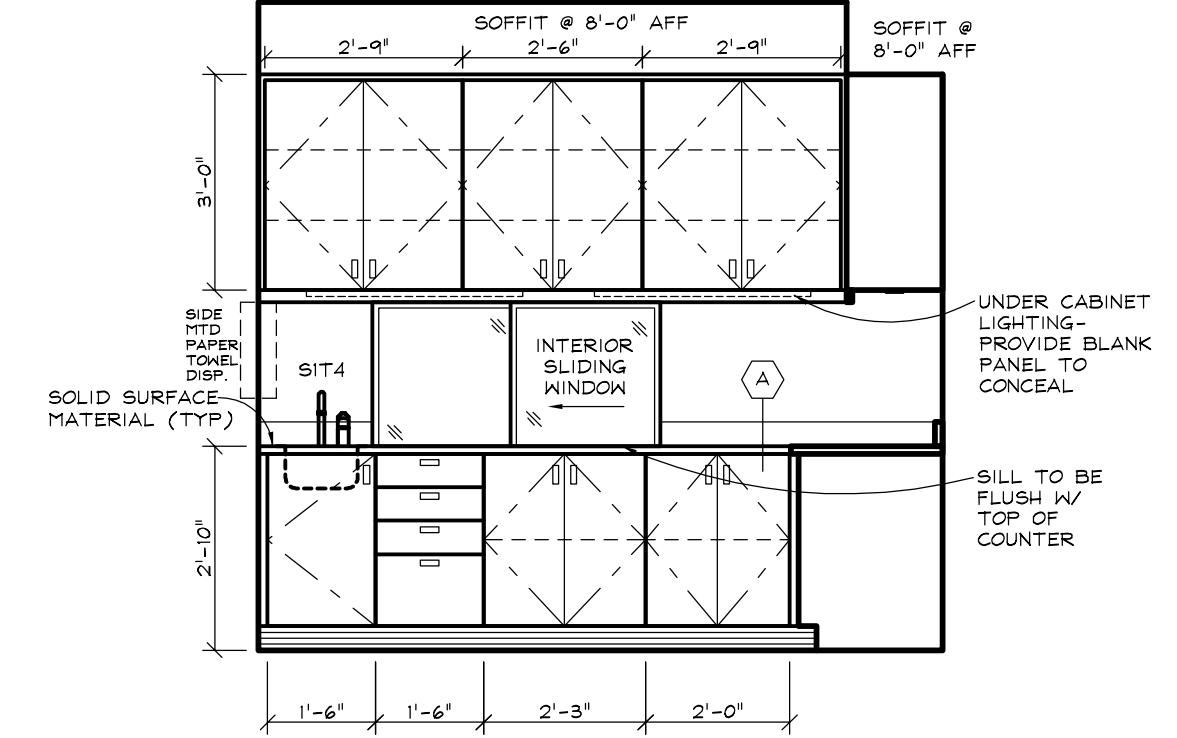
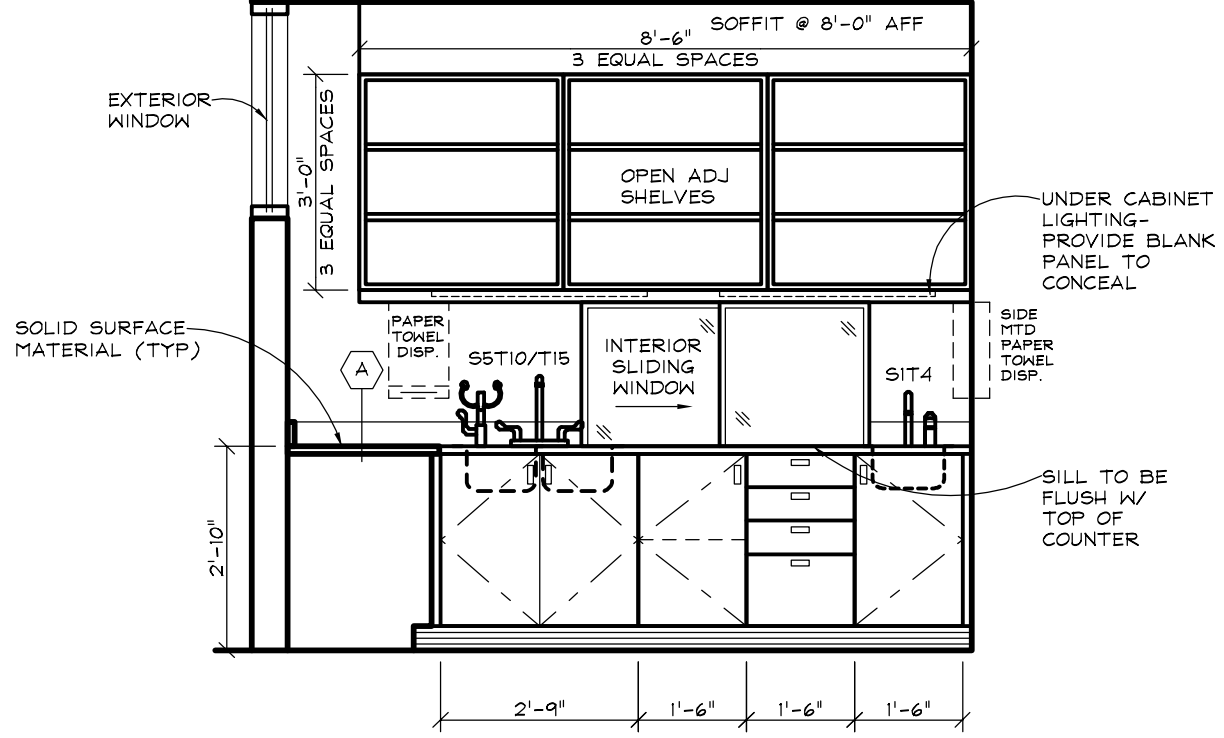


**A8 NURSE STATION**  
 24" DEEP BASE CASEWORK  
 12" DEEP UPPER CASEWORK  
 24" DEEP FULL-HEIGHT CASEWORK  
 21" DEEP BASE CASEWORK

**A9 SEMI-RESTRICTED HALL**  
 8" DEEP STAINLESS STEEL SHELF

**A10 C.O.R.**  
 COUNTERTOP DEPTH VARIES  
 18" DEEP BASE CASEWORK  
 18" DEEP UPPER CASEWORK

**A11 BOILED UTILITY**  
 24" DEEP BASE CASEWORK

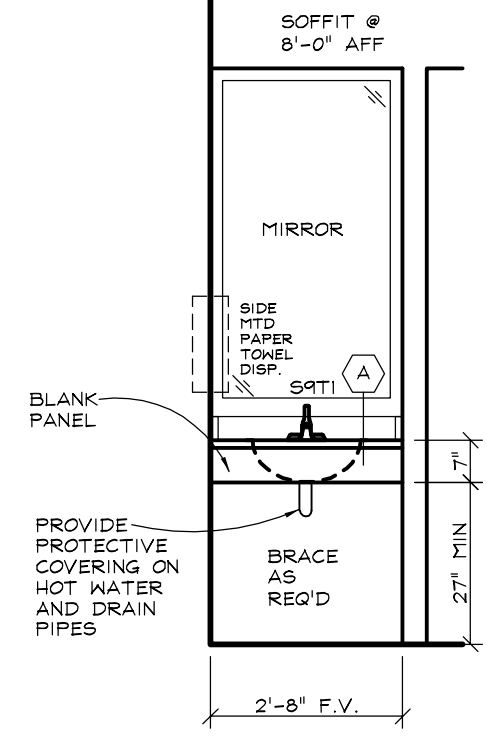
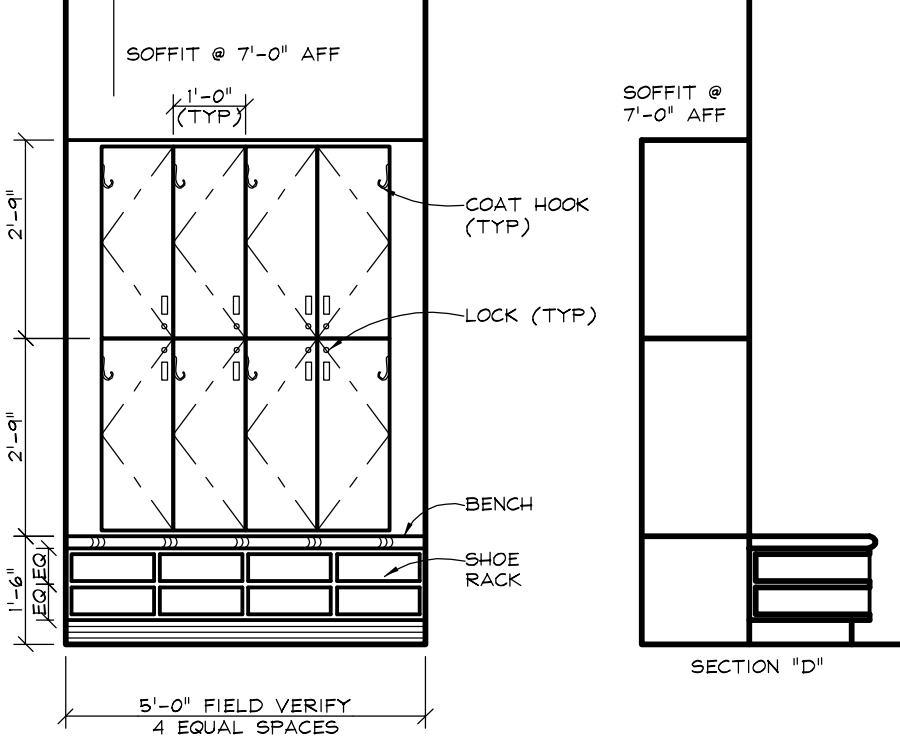


**A12 BOILED UTILITY**  
 24" DEEP BASE CASEWORK  
 16" DEEP UPPER CASEWORK

**A13 CLEAN UTILITY/ STERILE PROCESSING**  
 24" DEEP BASE CASEWORK  
 16" DEEP UPPER CASEWORK

**A14 CLEAN UTILITY/ STERILE PROCESSING**  
 24" DEEP BASE CASEWORK  
 16" DEEP UPPER CASEWORK

**A15 STAFF LOCKERS**  
 16" DEEP UPPER CASEWORK  
 15" DEEP SHELF WITH COAT RACK



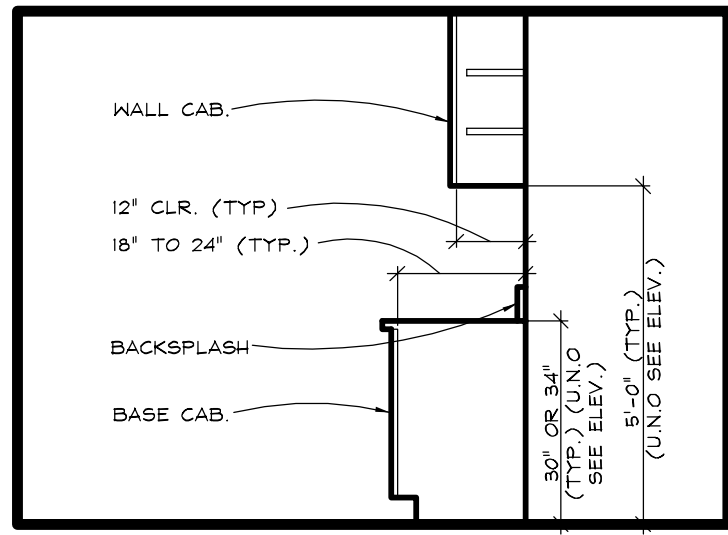
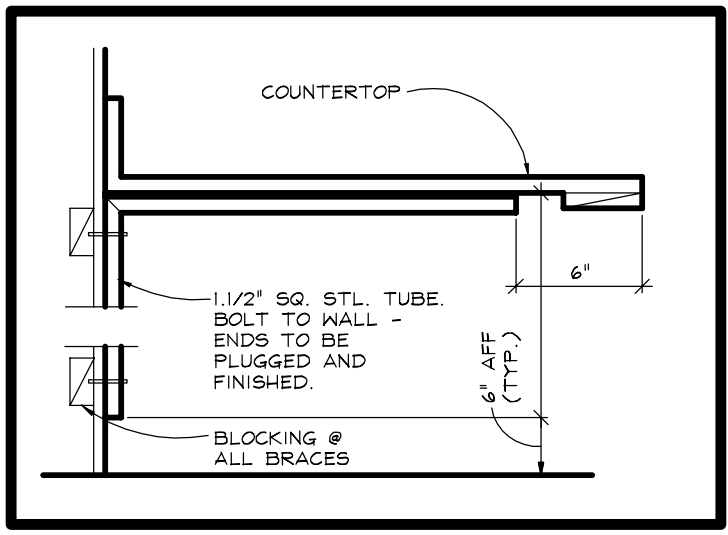
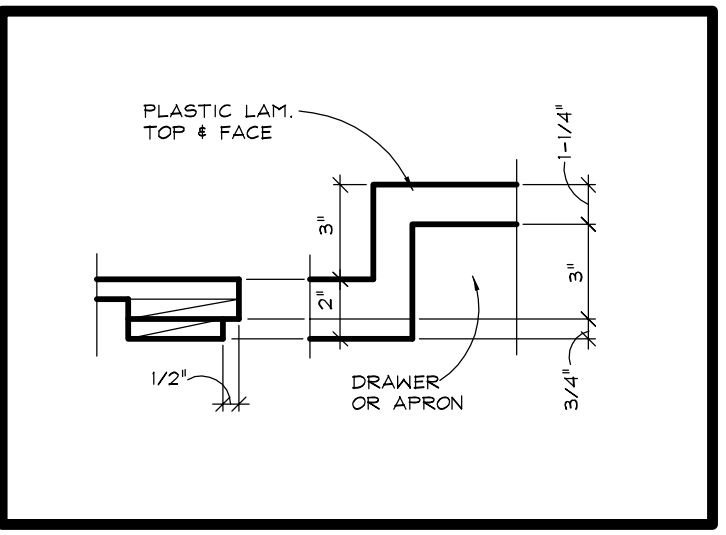
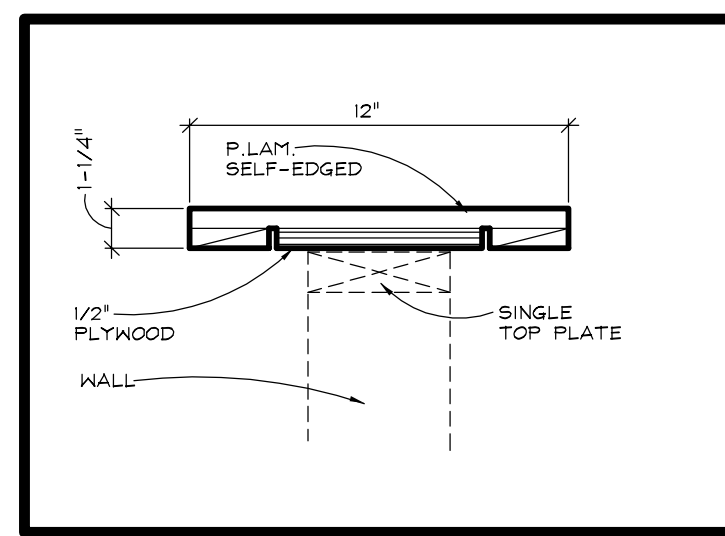
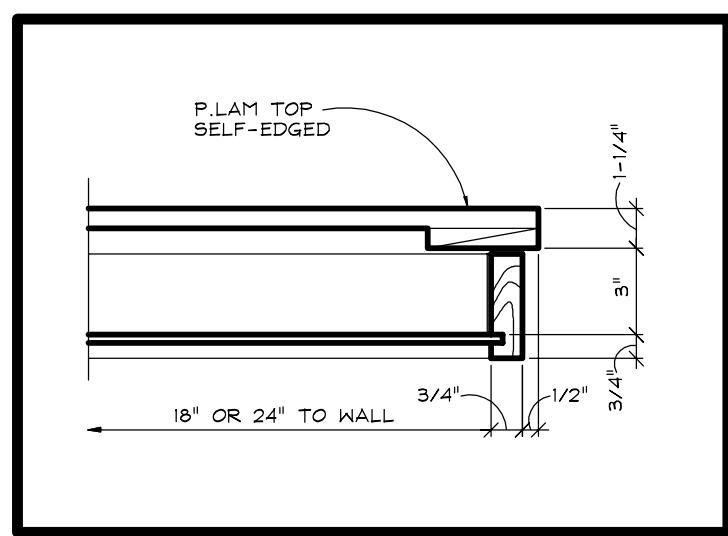
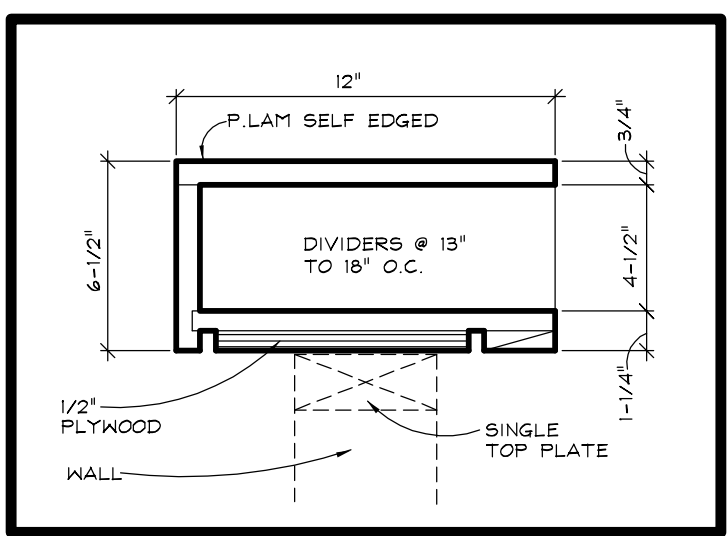
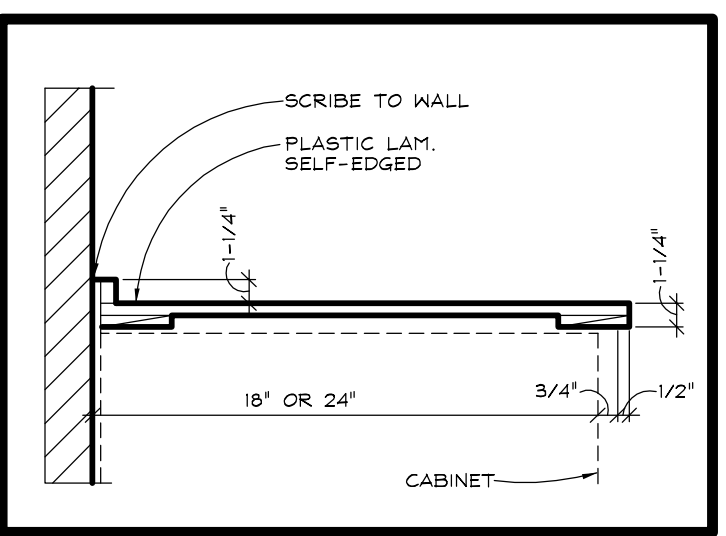
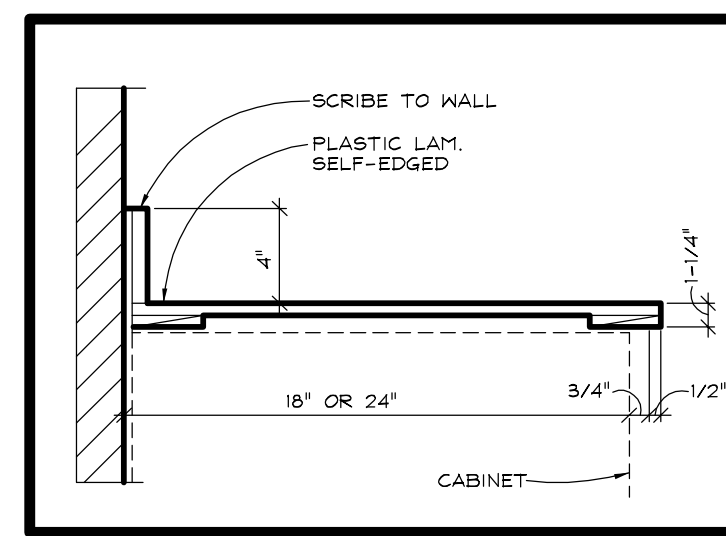
**A16 DRESS**  
 8 x 18" DEEP HALF-HEIGHT LOCKERS  
 20" DEEP BENCH W/ 20" DEEP SHOE RACKS BELOW

**A17 HC TOILET/ SHOWER**  
 24" DEEP COUNTERTOP

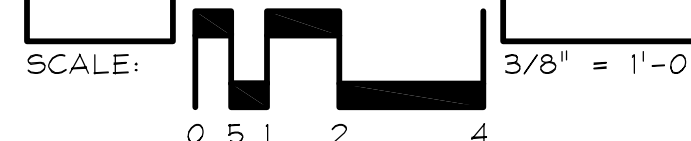
**GENERAL NOTES**

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- CABINETS ARE TO BE FLUSH OVERLAY CONSTRUCTION MEETING ANSI CUSTOM GRADE STANDARDS.
- WALL CABINETS ARE 12" CLEAR DEPTH AND 36" HIGH EXCEPT WHERE NOTED. SEE ELEVATION.
- PROVIDE 1 1/2" HOLE FOR ELECTRICAL, TELEPHONE, AND COMPUTER OUTLET ACCESS IN COUNTERS WHERE DETAIL "O" AND "E" OCCUR AND WHERE NOTED. VERIFY LOCATION WITH OWNER, COORDINATE POWER AND TELEPHONE PLAN WITH CABINET ELEVATION.
- LOCAL ARCHITECT TO COORDINATE EQUIPMENT INSTALLATION WITH EQUIPMENT SUPPLIER.
- ALL CASEWORK IS DESIGNED ON 3" MODULE. FILLER STRIPS ARE TO BE PROVIDED AT ALL WALL JOINTS (TYPICAL WALL ELEVATIONS). LOCAL ARCHITECT IS RESPONSIBLE FOR PROVIDING APPROPRIATE BRACING.
- LOCAL ARCHITECT SHALL COORDINATE FINAL CABINET CONFIGURATION, HEIGHTS, AND CLEARANCES WITH ALL AUTHORITIES HAVING JURISDICTION OVER PROJECT AS IT PERTAINS TO DISABLED ACCESSIBILITY.

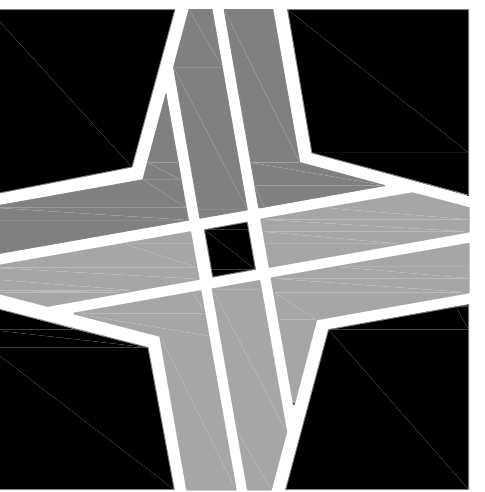
- ABBREVIATIONS**
- NIC NOT IN CONTRACT OWNER SUPPLIED, CONTRACTOR INSTALLED.
  - OSC CONTRACTOR SUPPLIED, CONTRACTOR INSTALLED.
  - REV REVERSE
  - CRT COMPUTER TERMINAL
  - VCR VIDEO RECORDER
  - UCR UNDER COUNTER REFRIGERATOR
  - UND UNDER
  - VB VIEW BOX
  - FD FILE DRAWER
  - FD FILE DRAWER
  - TM TYPING WELL
  - S2/S2TV/G SINK IDENTIFICATION (SEE OUTLINE SPEC FOR SPECIFIC INFORMATION.)
  - T4 TRIM IDENTIFICATION
  - G PLUMBING ACCESSORIES



**CASEWORK**



**PRELIMINARY NOT FOR CONSTRUCTION**



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**JOB TITLE**  
**McMINNVILLE EYE CLINIC (M2HB, LLC)**

**FINAL SEND**  
**McMINNVILLE, OREGON**

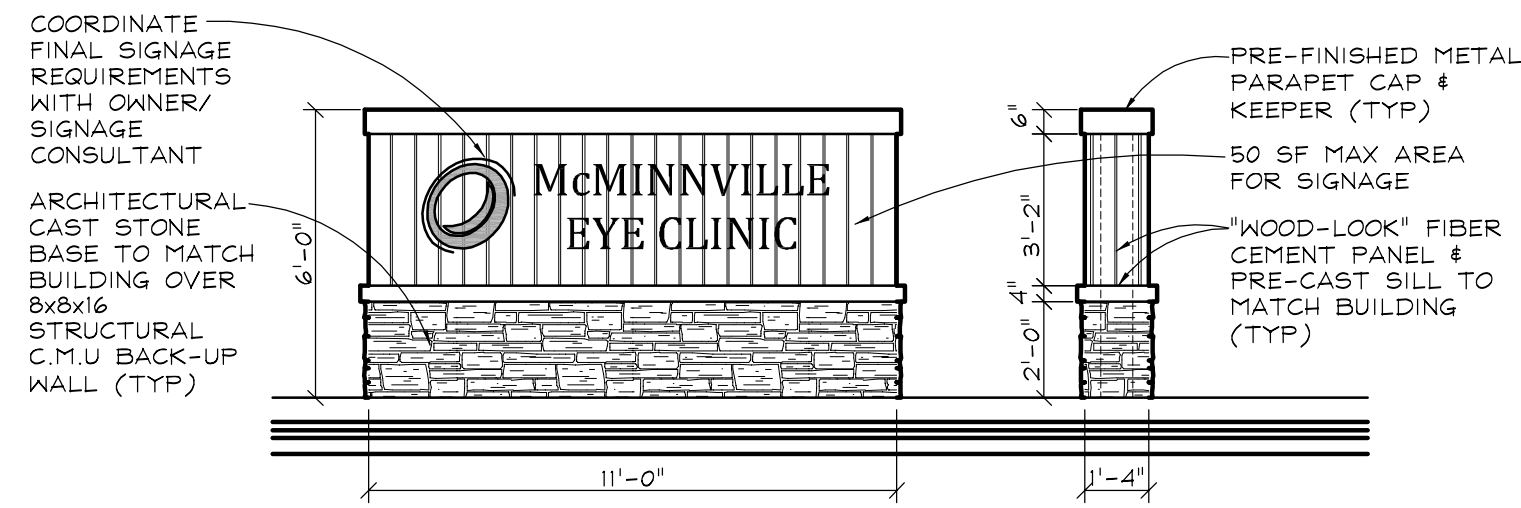
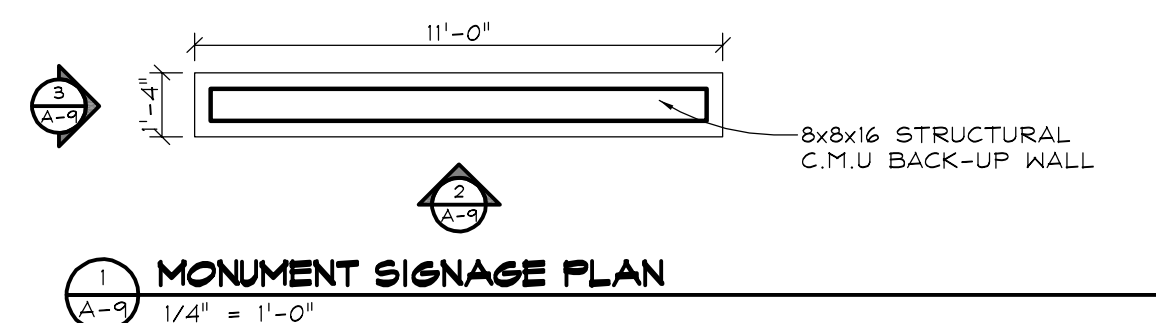
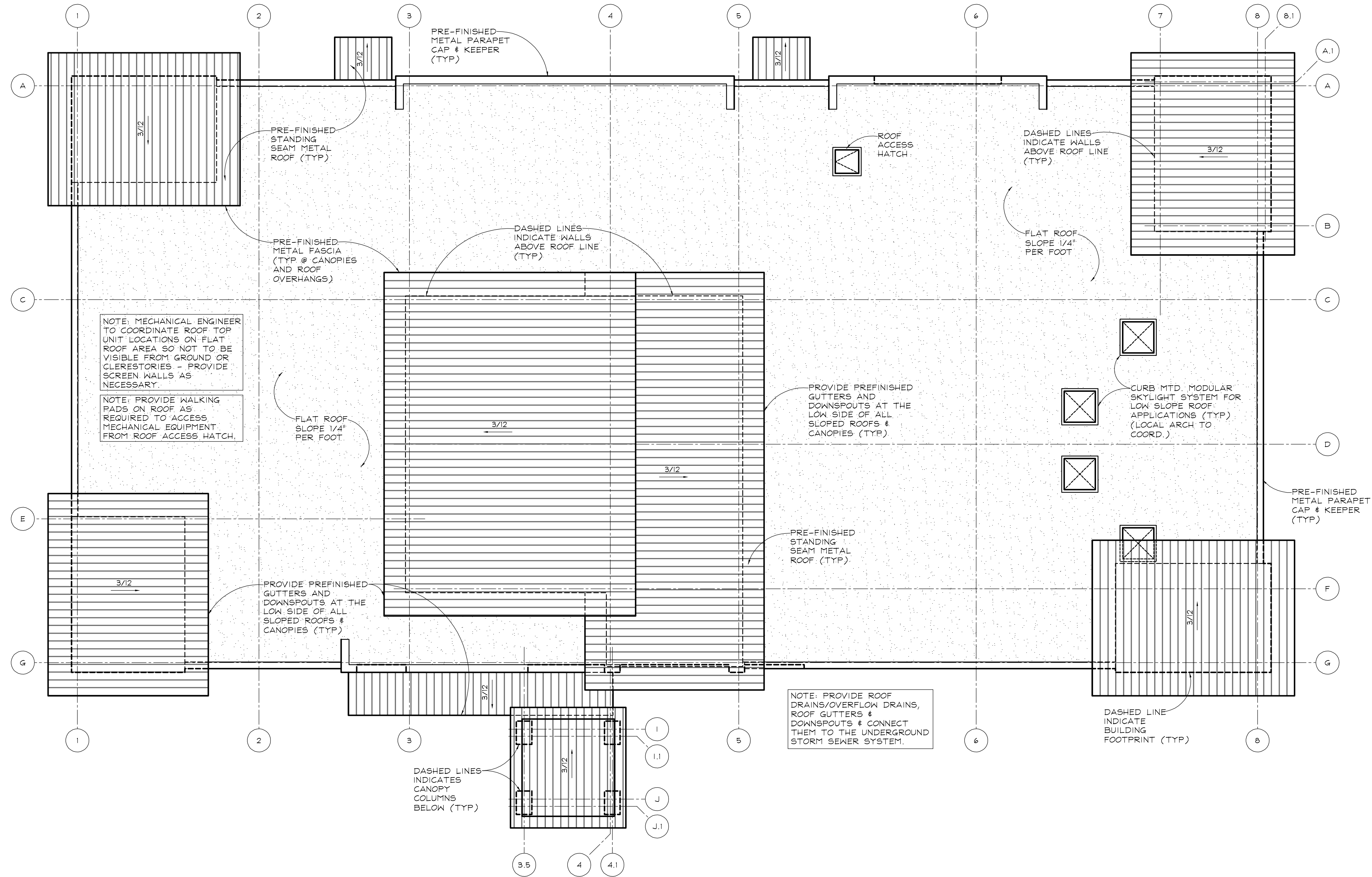
job no. 19-D11  
 date 10/16/19  
 revision  
 drawn by ATP

**SHEET TITLE**

**ROOF PLAN**

**SHEET NUMBER**

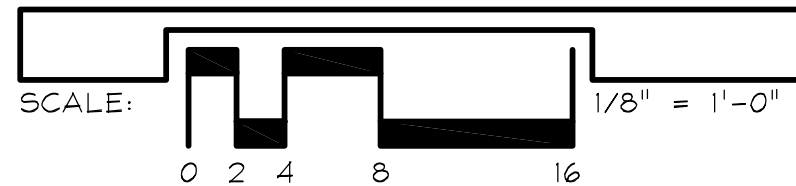
**A-9 10**



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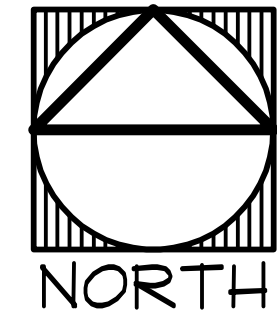
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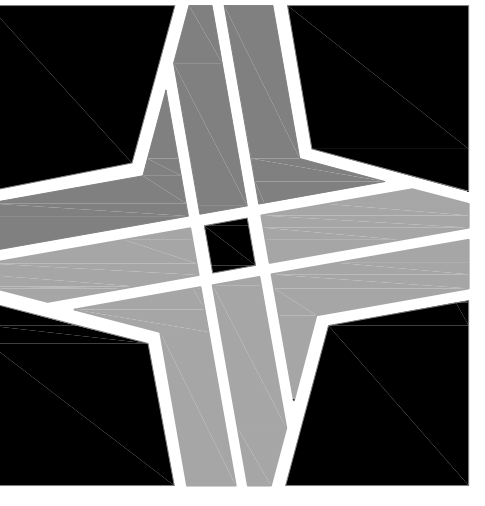
**ROOF PLAN**



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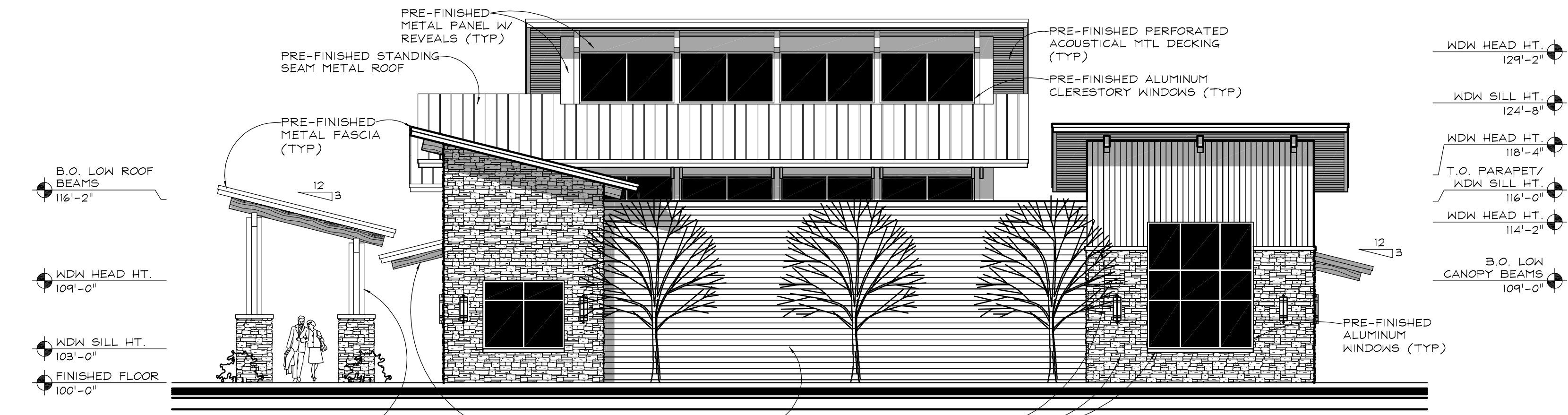
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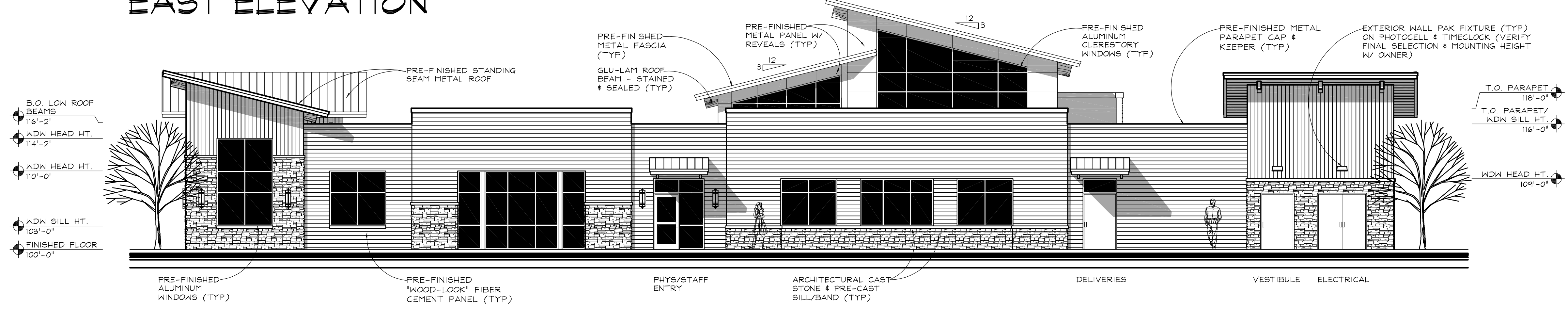
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 drawn by ATP

**SHEET TITLE**  
**BUILDING ELEVATIONS**  
**SHEET NUMBER**  
**A-10 10**

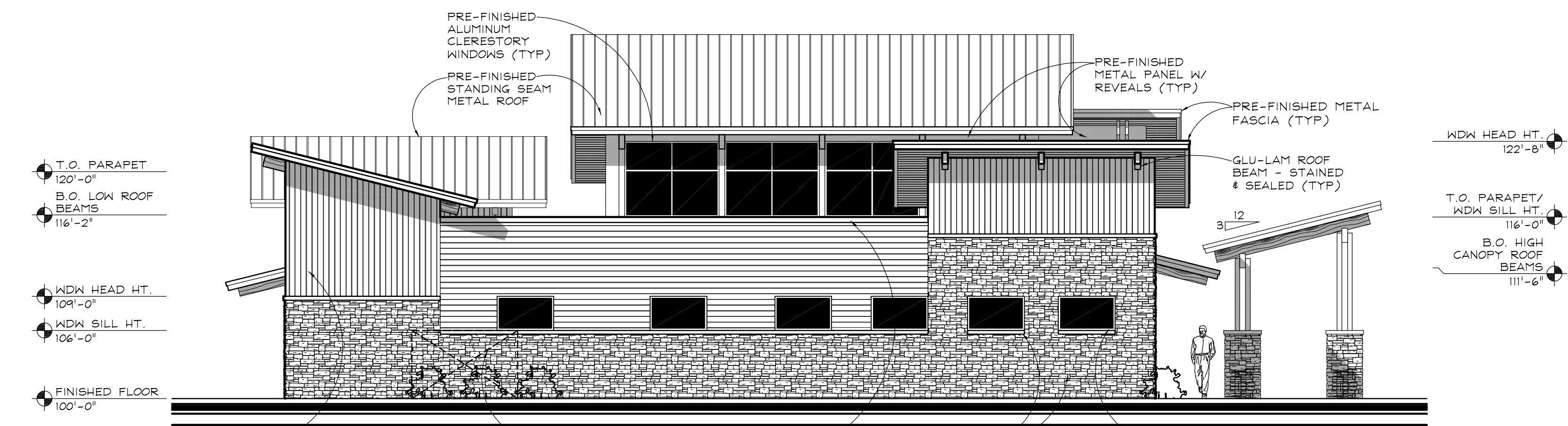


NOTE: MECHANICAL ENGINEER TO COORDINATE ROOF TOP UNIT LOCATIONS ON FLAT ROOF AREA SO NOT TO BE VISIBLE FROM GROUND OR CLERESTORIES - PROVIDE SCREEN WALLS AS NECESSARY.

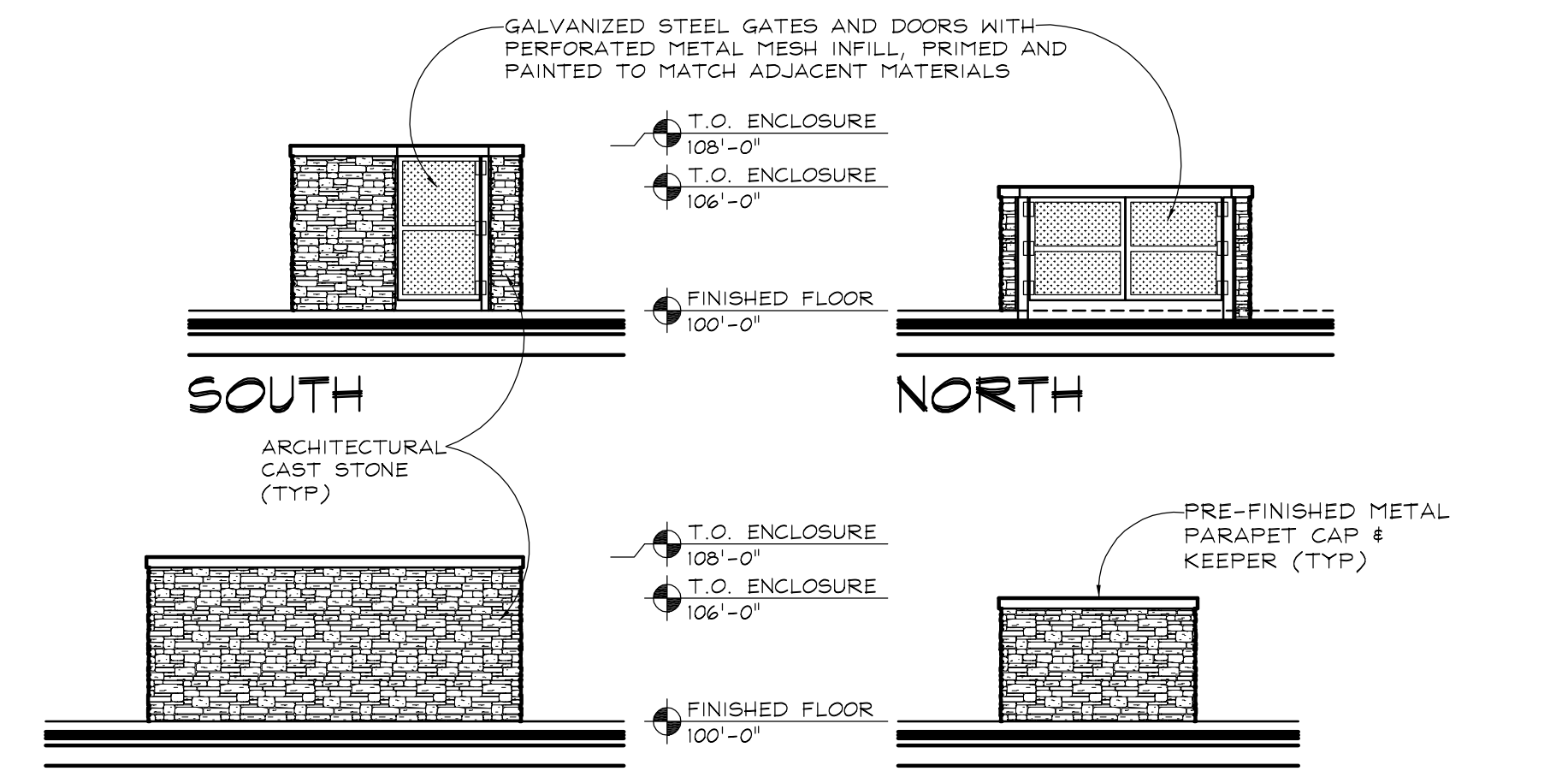
**EAST ELEVATION**



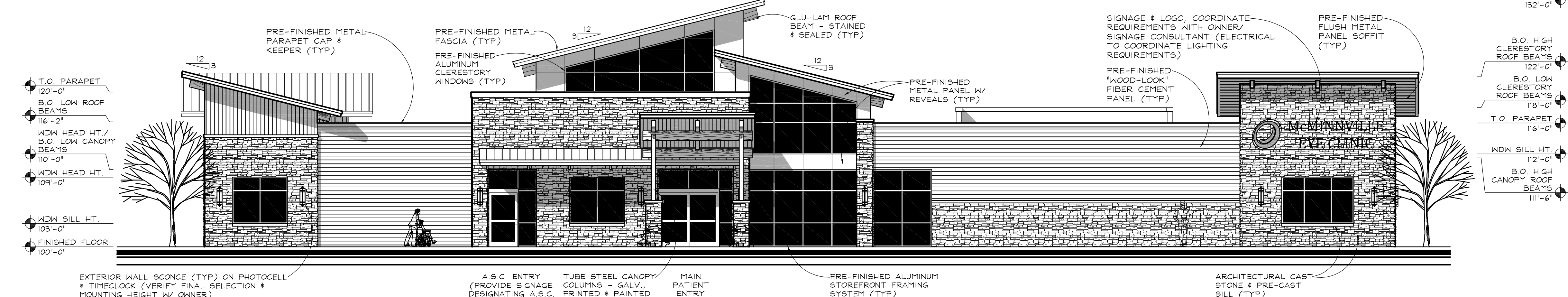
**NORTH ELEVATION**



**WEST ELEVATION**

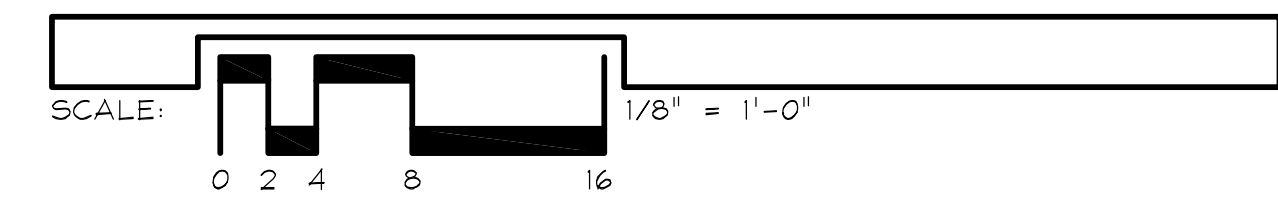


**SOUTH EAST/WEST, NORTH SIM EAST/WEST, SOUTH SIM GENERATOR/TRASH ENCLOSURE ELEVATIONS**



**SOUTH ELEVATION**

**BUILDING ELEVATIONS**

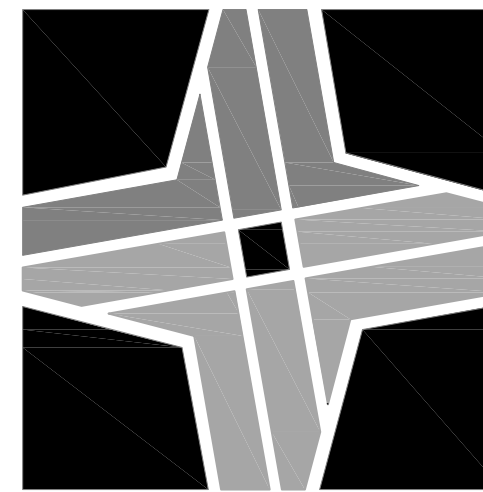


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# ASC - NURSE CALL LEGEND



**MARASCO &  
ASSOCIATES, INC**  
**HEALTHCARE  
ARCHITECTS AND  
CONSULTANTS**  
475 LINCOLN ST. SUITE 150  
DENVER, COLORADO 80203  
PH. (303) 832-2887  
FAX (303) 861-0760

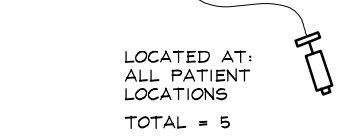
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APPROVAL, ETC., NORMALLY  
ASSOCIATED WITH DESIGN  
DEVELOPMENT AND/OR  
CONSTRUCTION DOCUMENTS. IT  
IS HIGHLY RECOMMENDED THAT  
A LOCAL ARCHITECT BE  
ENGAGED TO DEVELOP  
CONTRACT DOCUMENTS BASED  
ON THESE SCHEMATIC DRAWINGS  
AND CORRESPONDING OUTLINE  
SPECIFICATIONS. IT IS FURTHER  
RECOMMENDED THAT GENERAL  
CONDITIONS SPECIFICALLY  
DEFINING OWNER/ CONTRACTOR/  
ARCHITECT AREAS OF  
RESPONSIBILITY BE DEVELOPED IN  
A CONTRACTUAL AGREEMENT.

**JOB TITLE**  
**McMINNVILLE  
EYE CLINIC  
(M2HB, LLC)**  
**FINAL SEND**  
**McMINNVILLE,  
OREGON**

job no. 19-D11  
date 10/16/19  
revision  
drawn by ATP

**SHEET TITLE**  
**NURSE CALL  
PLAN**  
**SHEET NUMBER**  
NC-1 1

**PANEL "A"** EMERGENCY HELP NEEDED LIGHTED SWITCH:  
NOTIFIES STAFF THAT EMERGENCY HELP IS  
NEEDED AT THIS LOCATION.  
-PRESS ON FLASHING FOR HELP AND ALSO  
BEEP TWICE EACH 5 SECONDS AT PANEL "E".  
-PRESS AGAIN TO RESET OFF.  
MONITORED AT CORRESPONDING PANEL "B"  
(OUTSIDE RM), "E" (AT NURSE STATION), AND  
"F" (AT RECEPTION).  
HELP CALL PENDANT SWITCH:  
NOTIFIES STAFF OF NORMAL HELP NEEDED AT  
THIS LOCATION.  
-PRESS ON PENDANT SWITCH WILL INDICATE  
STEADY LIGHT AND BEEP ONCE EVERY 10  
SECONDS AT CORRESPONDING PANEL "B"  
(OUTSIDE RM) AND "E".  
-PRESS SWITCH TO RESET OFF.



LOCATED AT:  
ALL PATIENT  
LOCATIONS  
TOTAL = 5

**PANEL "B"** STAFF HELP LOCATION MONITOR LIGHT  
-CEILING MOUNTED:  
NOTIFIES STAFF THAT HELP IS NEEDED AT  
THIS LOCATION.  
-ON STEADY = COME WHEN YOU CAN AND  
BEEP EACH 25 SECONDS UNTIL RESET.  
-ON SLOW FLASH = HELP NEEDED NOW AND  
BEEP EACH 5 SECONDS UNTIL RESET.  
CONTROLLED BY CORRESPONDING SWITCH AT  
PANELS "A", "C" AND "D".



LOCATED IN CEILING AT:  
PREP/RECOVERY, HC  
PATIENT TOILET,  
LASER/EXAM/CONSULT,  
O.R.  
TOTAL = 7

**PANEL "B-1"** STAFF HELP NEEDED SUMMONS MONITOR LIGHT  
-CEILING MOUNTED:  
NOTIFIES STAFF THAT HELP IS NEEDED AT  
ONE OF THESE ZONE LOCATIONS.  
WHEN ON SLOW FLASHING = NEED HELP NOW.  
WILL REPEAT BEEP UNTIL RESET.  
CONTROLLED BY SWITCH AT PANEL "C".



LOCATED IN CEILING AT:  
SOILED/CLEAN UTILITY  
TOTAL = 2

**PANEL "C"** EMERGENCY HELP NEEDED ELBOW SWITCH:  
NOTIFIES STAFF THAT EMERGENCY HELP IS  
NEEDED AT THIS LOCATION.  
-PRESS ONCE TO ON SLOW FLASHING = NEED  
STAFF HELP NOW.  
-PRESS AGAIN TO RESET OFF.  
MONITORED AND BEEP AT CORRESPONDING  
PANEL "B" (OUTSIDE RM) "B-1" (SOIL/CLEAN  
UTILITY), "E" (NURSE STATION), & "F"  
(RECEPTION).



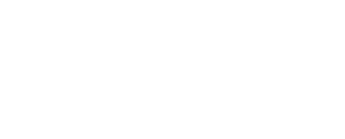
LOCATED IN:  
O.R.  
TOTAL = 1

**PANEL "D"** HELP CALL PATIENT TOILET PULL CORD  
SWITCH:  
NOTIFIES STAFF THAT HELP IS NEEDED IN  
THIS ROOM.  
-PULL LEVER SWITCH CORD OR PRESS "NEED  
HELP" ON SLOW FLASHING TO CALL FOR HELP.  
WILL INDICATE AND BEEP ON PANEL "E" UNTIL  
RESET OFF BY LIFTING LEVER SWITCH.  
MONITORED AT CORRESPONDING PANEL "B"  
(OUTSIDE ROOM)



LOCATED IN: HC  
PATIENT TOILET  
TOTAL = 1

**PANEL "E"** EMERGENCY STAFF HELP NEEDED MONITOR  
LIGHTS:  
NOTIFIES STAFF THAT EMERGENCY HELP IS  
NEEDED AND ROOM LOCATION.  
-WHEN ON STEADY AND ONE BEEP EVERY 10  
SECONDS = COME WHEN YOU CAN.  
-WHEN ON FAST FLASH AND BEEP TWICE EACH  
5 SECONDS = HELP IS NEEDED NOW.  
CONTROLLED BY CORRESPONDING SWITCH ON  
PANELS "A", "C", AND "D".

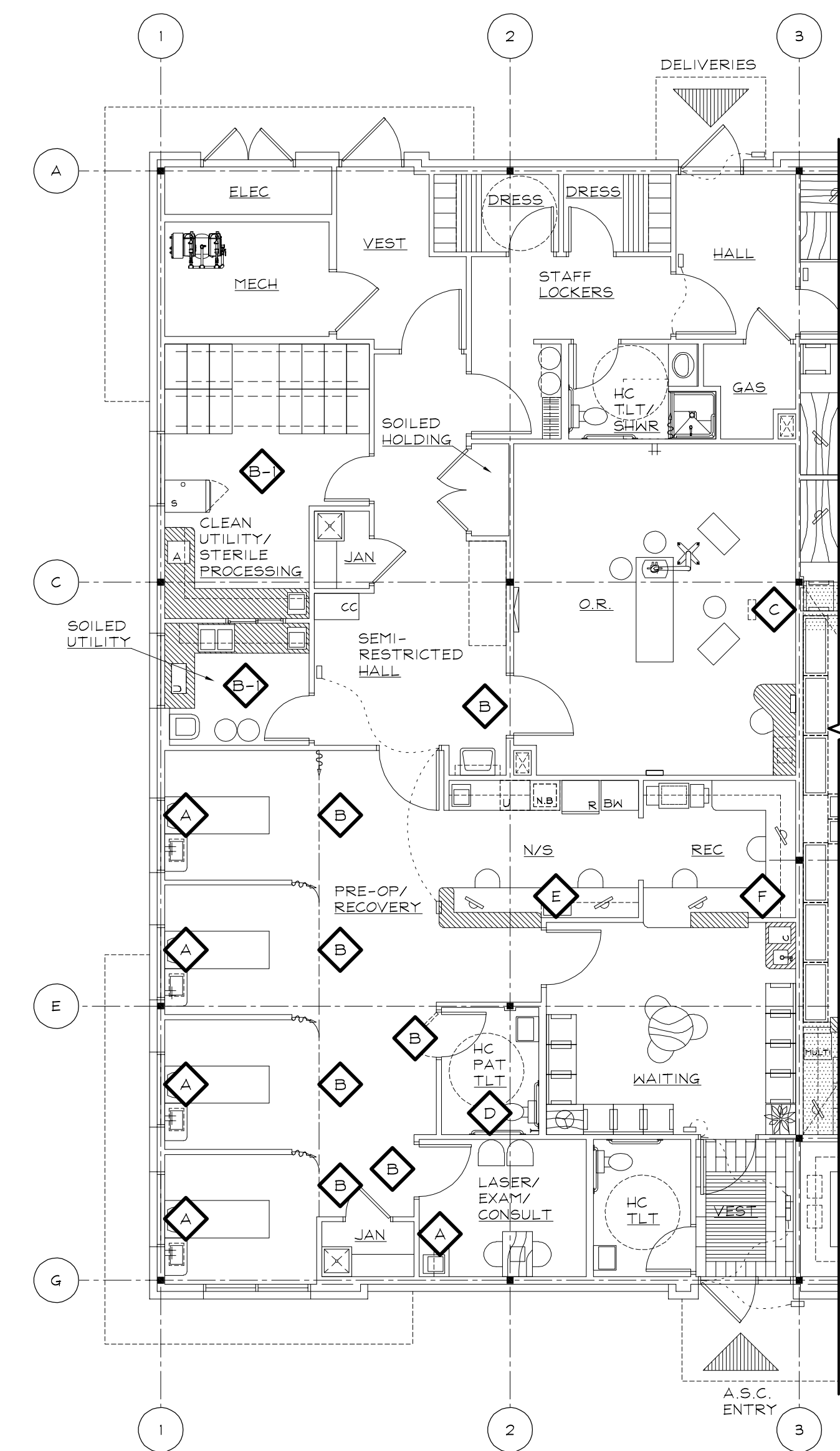


LOCATED AT:  
NURSE STATION  
TOTAL = 1

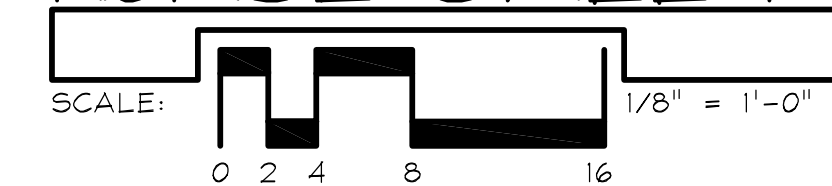
**PANEL "F"** EMERGENCY HELP NEEDED SUMMONS MONITOR  
LIGHT:  
NOTIFIES STAFF THAT EMERGENCY HELP IS  
NEEDED.  
-FLASHING "EMR HELP" AND ALSO BEEP TWICE  
EACH 5 SECONDS (UNTIL RESET). EXACT ROOM  
IS INDICATED AT PANEL "E".  
CONTROLLED BY "EMR HELP" SWITCH ON  
PANELS "A", "C", AND "D".



LOCATED AT:  
RECEPTIONIST  
TOTAL = 1

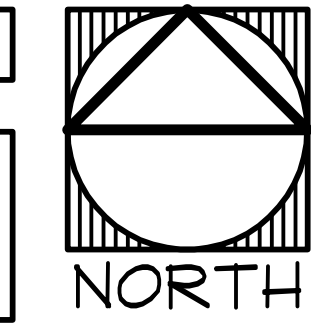


## NURSE CALL PLAN

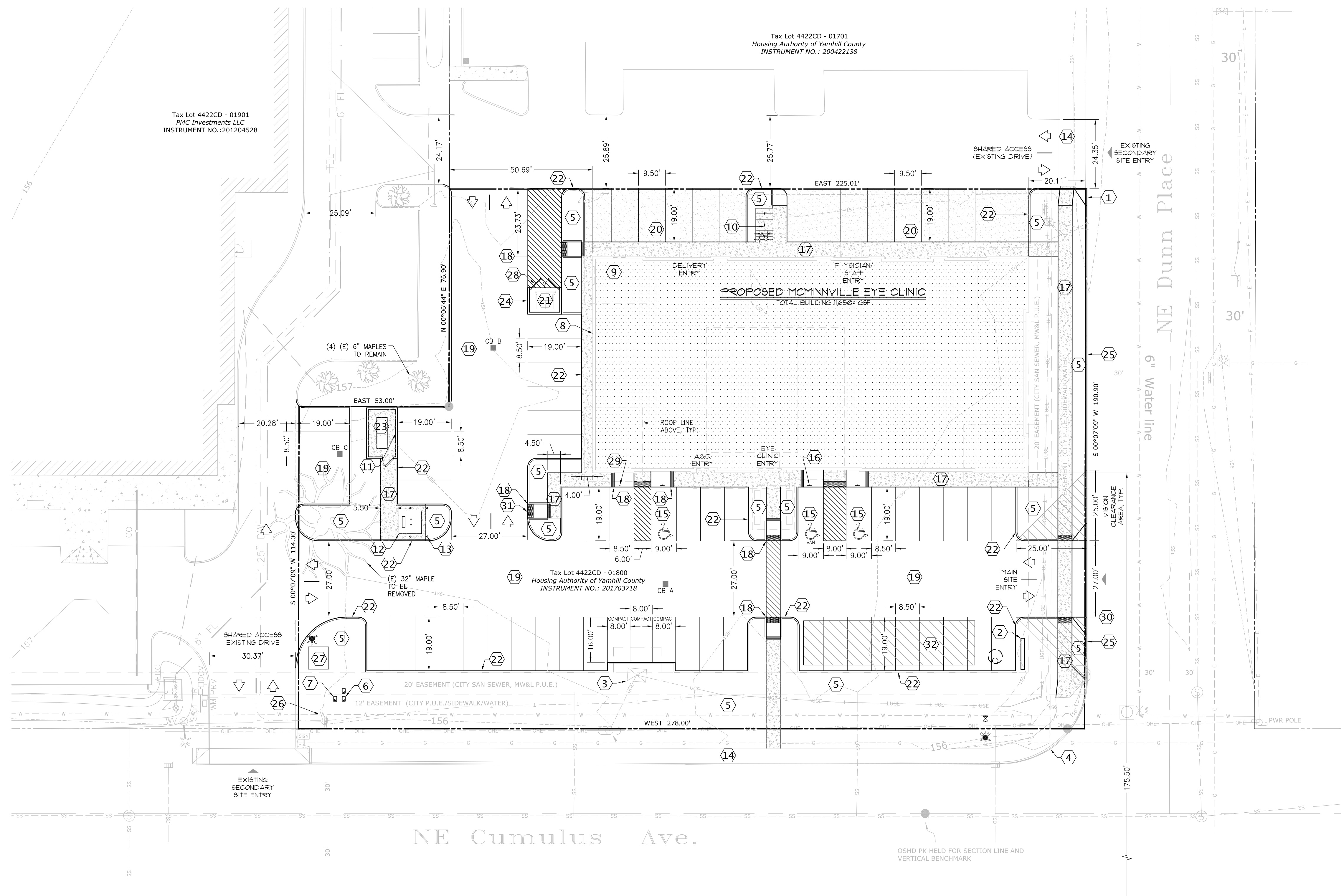


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**KEY NOTES:**

- 1 REBUILD DRIVE ENTRANCE AND SIDEWALK THIS SIDE.
- 2 CONST. SITE SIGN UNDER SEPERATE PERMIT.
- 3 (E) ELECTRICAL VAULT.
- 4 CURB & GUTTER.
- 5 LANDSCAPE AREA. SEE SHEET L1.0.
- 6 PLACE 1" IRRIGATION WATER METER, BACKFLOW & BOXES FOR LANDSCAPE IRRIGATION SYSTEM. SEE SHEET C5.0
- 7 INSTALL 1/2" WATER METER & WATER METER VAULT. SEE SHEET C5.0.
- 8 NATURAL GAS SERVICE ENTRANCE & METER. SEE SHEET C5.0.
- 9 ELECTRIC SERVICE SWITCH GEAR.
- 10 (3) BICYCLE PARKING BOLLARDS. SIX BICYCLE PARKING SPACES TOTAL.
- 11 PLACE CT CAN AND CT METER. SEE MW&L PLAN, ELECTRICAL PLANS & SHEET C5.0.
- 12 PLACE ELECTRIC TRANSFORMER PAD/VAULT. SEE MW&L PLAN & SHEET C5.0.
- 13 PLACE (4) 6" STEEL PIPE BOLLARDS W/ RED PVC SLEEVES W/ DOME.
- 14 EXISTING SIDEWALK.
- 15 ADA ACCESSIBLE PARKING SPACE.
- 16 ADA ACCESSIBLE PARKING SIGN & 4" STEEL PIPE BOLLARD, TYP.
- 17 (N) SIDEWALK, SIZE PER PLAN.
- 18 ADA RAMP(S).
- 19 STANDARD DUTY ASPHALTIC CONCRETE PAVING.
- 20 STANDARD DUTY POROUS PORTLAND CEMENT CONCRETE PAVING.
- 21 HEAVY DUTY PORTLAND CEMENT CONCRETE PAVING.
- 22 "C" CURB, TYPICAL.
- 23 ELECTRICAL BACKUP GENERATOR & 8' HIGH ENCLOSURE PER ARCHITECTURAL & ELECTRICAL PLANS.
- 24 REFUSE ENCLOSURE PER ARCHITECTURAL PLANS.
- 25 CONST. (N) SIDEWALK, CURB & GUTTER WHERE SHOWN.
- 26 TAP (E) 12" WATER LINE FOR 4" FIRE LINE, 1/2" POTABLE WATER METER & 1" IRRIGATION METER.
- 27 INSTALL 4" DDOV IN VAULT.
- 28 ATTACH "NO PARKING" SIGN TO REFUSE AREA GATE.
- 29 4" STEEL PIPE BOLLARD W/ RED PVC SLEEVE W/ DOME.
- 30 CONST. (N) DRIVE APRON PER COM STANDARD DETAIL. PROVIDE ENHANCED PEDESTRIAN CROSSING AS SHOWN.
- 31 YELLOW, UV STABILIZED, THERMOSET PLASTIC, CAST IN PLACE, REPLACEABLE, TRUNCATED DOME MAT. WIDTH OF RAMP OR SIDEWALK x 2' IN THE DIRECTION OF TRAVEL, TYPICAL, U.O.N.
- 32 STORM DETENTION SYSTEM.

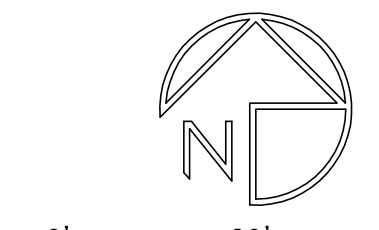
- LEGEND**
- FOUND MONUMENT AS SHOWN
  - BENCHMARK - LOCAL AS INDICATED
  - ⊙ STREET LIGHT
  - ⊕ UTILITY POLE
  - GUY WIRE
  - WATER GATE VALVE (SIZE AS NOTED)
  - ⊙ FIRE HYDRANT - EXISTING/PROPOSED
  - ⊙ SEWER CLEAN-OUT
  - ⊙ BIOFILTER BAG INLET PROTECTION
  - RIPRAP OR GRAVEL (SIZE AS NOTED)
  - XXXXX RETAINING WALL, VERSA-LOK OR EQUAL NATURE AND POSITION AS NOTED
  - ⊙ MANHOLE (SIZE & TYPE AS NOTED)
  - ⊙ CATCH BASIN, LYNCH TYPE SQUARE, ROUND OPTIONAL
  - DRAINAGE/SLOPE DIRECTION
  - CENTERLINE OF STREET
  - PROPERTY BOUNDARY
  - EP EXISTING EDGE OF PAVEMENT
  - EP PROPOSED EDGE OF PAVEMENT
  - DRAINAGE/CREEK/STREAM
  - EXISTING FEATURE
  - PROPOSED FEATURE
  - X-X-X FENCE (TYPE AS NOTED)
  - BIO-FILTER BAGS
  - SEDIMENT TRAP (OR SUMP)
  - EXISTING UTILITIES (OR AS NOTED)
  - C CABLE TV LINE
  - F FIBER OPTIC CABLE
  - UG UNDERGROUND ELECTRIC LINE
  - OHE OVERHEAD ELECTRIC LINE
  - G NATURAL GAS LINE
  - SD STORM SEWER LINE
  - SS SANITARY SEWER LINE
  - T TELEPHONE LINE
  - W WATER LINE
  - PROPOSED UTILITIES
  - C CABLE TV LINE
  - E ELECTRIC LINE
  - F FIBER OPTIC CABLE
  - FD FRENCH/FOUNDATION DRAIN (SIZE & TYPE AS NOTED)
  - G NATURAL GAS LINE
  - RD ROOF DRAIN (SIZE & TYPE AS NOTED)
  - SS STORM SEWER LINE (SIZE, GRADE AND LENGTH AS NOTED)
  - SD SANITARY SEWER LINE (SIZE, GRADE & LENGTH AS NOTED)
  - T TELEPHONE LINE
  - W WATER LINE (SIZE & TYPE AS NOTED)
- NOTE: ALL PROPOSED UTILITIES ARE TO BE PLACED UNDERGROUND.

**NOTES:**

- BASELINE SURVEY INFORMATION PROVIDED BY LELAND MACDONALD & ASSOCIATES, DATED 17 DECEMBER 2019.
- ALL (N) SIDEWALKS ARE 5'-0" WIDE U.O.N. & CONST. PER COM STANDARD DETAIL.
- ELECTRICAL ENGINEER TO COORDINATE & SPECIFY SITE LIGHTING REQUIREMENTS, PROVIDE PHOTOCELL & TIME CLOCK OR OPTIONALLY, CALENDAR CAPABLE TIMER. ALL LIGHTING TO BE PROVIDED CONSISTENT WITH APPLICABLE CITY STANDARDS & STATE OF OREGON ZERO ENERGY READY COMMERCIAL CODE & ENERGY EFFICIENCY SPECIALTY CODE. LIGHTING DETAIL TO BE PROVIDED FOR CITY REVIEW WITH BUILDING PERMIT APPLICATION.

**SITE STATISTICS**

DESCRIPTION	REQUIRED/ALLOWED	PROVIDED
Taxlot Number	4422CD-01800	
Zoning	C3-PD	
Lot Size	48,999± 1/2 Ac.	
Total Number of Units	1	
Total Building Area	11,650±	
Building Coverage	69,116± GSF	
On Site Parking	59,120± GSF	
On Site Parking, Handicapped	3,1 Van	
On Site Loading Area	0	
Parking Area Coverage		
Walkway Coverage		
Total Impervious Area	40,191±, 0.92Ac.	
Landscaped Area	8,791.7±, 1.96±	
Total Pervious Area	8,791.7±, 0.10Ac.	



**Site Plan  
-Proposed-**

1" = 20'

Rev	Date
N/C	

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2800 NE 9th St.  
Newberg, OR 97132-5875  
(503) 538-0337 Office  
(503) 607-9460 Cell  
steckley@calcdi.net e-mail

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McMinnville Eye Clinic  
244B Cumulus Ave.  
McMinnville, OR 97128

For:  
MHB, LLC  
David Hayes, P.D.  
228 NE 11th St.  
McMinnville, OR 97128

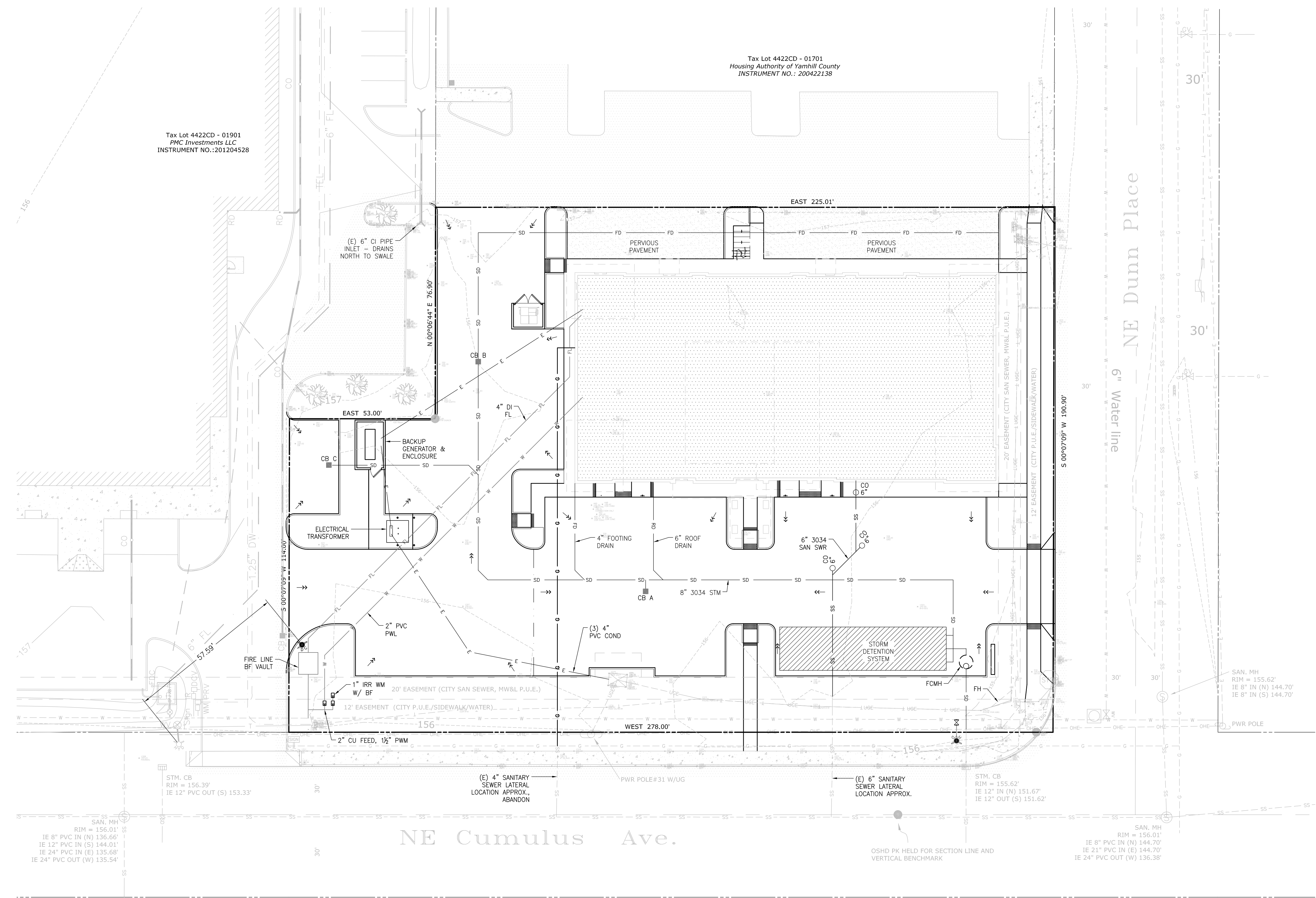
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Date: 12/19/2019  
Checked: \_\_\_\_\_  
Date: \_\_\_\_\_  
Approved: \_\_\_\_\_  
Date: \_\_\_\_\_

Record:

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Sheet No.  
**C3.0**  
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FILE: 1902\_01CIVIL\_102819.DWG C5.0 Utility Prelim 12/20/2019 12:40:47 PM - SCOTTS2



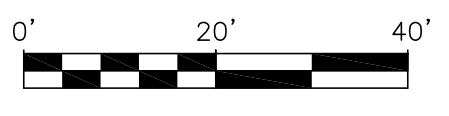
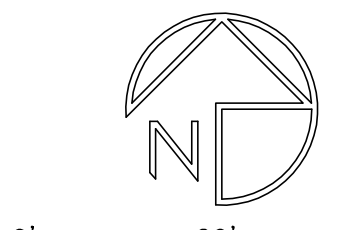
Tax Lot 4423CD - 01901  
PMC Investments LLC  
INSTRUMENT NO.: 201204528

Tax Lot 4423CD - 01701  
Housing Authority of Yamhill County  
INSTRUMENT NO.: 200422138

- ### LEGEND
- FOUND MONUMENT AS SHOWN
  - ⊕ BENCHMARK - LOCAL AS INDICATED
  - ⊙ STREET LIGHT
  - ⊙ UTILITY POLE
  - ⊙ GUY WIRE
  - ⊙ WATER GATE VALVE (SIZE AS NOTED)
  - ⊙ FIRE HYDRANT - EXISTING/PROPOSED
  - ⊙ SEWER CLEAN-OUT
  - ⊙ BIOFILTER BAG INLET PROTECTION
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  - XXXXXX RETAINING WALL, VERSA-LOK OR EQUAL NATURE AND POSITION AS NOTED
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  - ⊙ CATCH BASIN, LYNCH TYPE SQUARE, ROUND OPTIONAL
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  - DRAINAGE/CREEK/STREAM
  - EXISTING FEATURE
  - PROPOSED FEATURE
  - X-X-X FENCE (TYPE AS NOTED)
  - BIO-FILTER BAGS
  - SEDIMENT TRAP (OR SUMP)
  - EXISTING UTILITIES (OR AS NOTED)
  - C --- CABLE TV LINE
  - F --- FIBER OPTIC CABLE
  - UGE --- UNDERGROUND ELECTRIC LINE
  - OHE --- OVERHEAD ELECTRIC LINE
  - G --- NATURAL GAS LINE
  - SD --- STORM SEWER LINE
  - SS --- SANITARY SEWER LINE
  - T --- TELEPHONE LINE
  - W --- WATER LINE
  - PROPOSED UTILITIES
  - C --- CABLE TV LINE
  - E --- ELECTRIC LINE
  - F --- FIBER OPTIC CABLE
  - FD --- FRENCH/FOUNDATION DRAIN (SIZE & TYPE AS NOTED)
  - G --- NATURAL GAS LINE
  - RD --- ROOF DRAIN (SIZE & TYPE AS NOTED)
  - SD --- STORM SEWER LINE (SIZE, GRADE AND LENGTH AS NOTED)
  - SS --- SANITARY SEWER LINE (SIZE, GRADE & LENGTH AS NOTED)
  - T --- TELEPHONE LINE
  - W --- WATER LINE (SIZE & TYPE AS NOTED)
- NOTE: ALL PROPOSED UTILITIES ARE TO BE PLACED UNDERGROUND.

### PIPENOTES:

1. Use "CDF" backfill under building.
2. Use Class "I" or "B" backfill for all utilities outside building in public right-of-way, parking lot or under sidewalk.
3. Use Class "III" or "A" backfill elsewhere.
4. Engineered fill shall be placed prior to construction.
5. Proposed grades shown are finished grades.
6. All gasketed pipes shall have o-ring type joints.
7. Water main fittings shall be cast iron.
8. Where allowed, restraint shall be accomplished with Field Lock Gaskets and/or Mega Lug collars.
9. All pipe shall be installed per manufacturers instructions.
10. All sizes are as noted on the plans.
11. For pipes:
  - 3034 = ASTM D3034 SDR 35
  - 619 = ASTM Fe19
  - C900 = AWWA C900 Class 150 DR 18
  - C905 = AWWA C905 Class 150 DR 25
  - D.I. CL 52 = AWWA C150-1 Class 52
  - ABS = Schedule 40 ASTM F 622 or ASTM D 2661
  - Copper = ASTM B 88, Type 4 Hardness specified
  - PVC = Schedule 40 ASTM D-1185 NSF-PW
  - PERF = ASTM 2729 Perforated Solvent Weld
  - N-125 = ADS N-12 ST 1B Solitight



**Utility Plan**  
**-Proposed-**

1" = 20'

Rev	Date
N/C	

Chatham Diversified, Inc.  
2800 NE 9th Ave., Suite 200  
Newberg, OR 97132-5575  
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(503) 607-9660 Cell  
steckley@calcdi.net e-mail

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McMinnville Eye Clinic  
244B Cumulus Ave.  
McMinnville, OR 97128  
For: M&B, LLC  
David Hayes, P.E.  
228 NE 11th St.  
McMinnville, OR 97128

Job No.: 1902-01  
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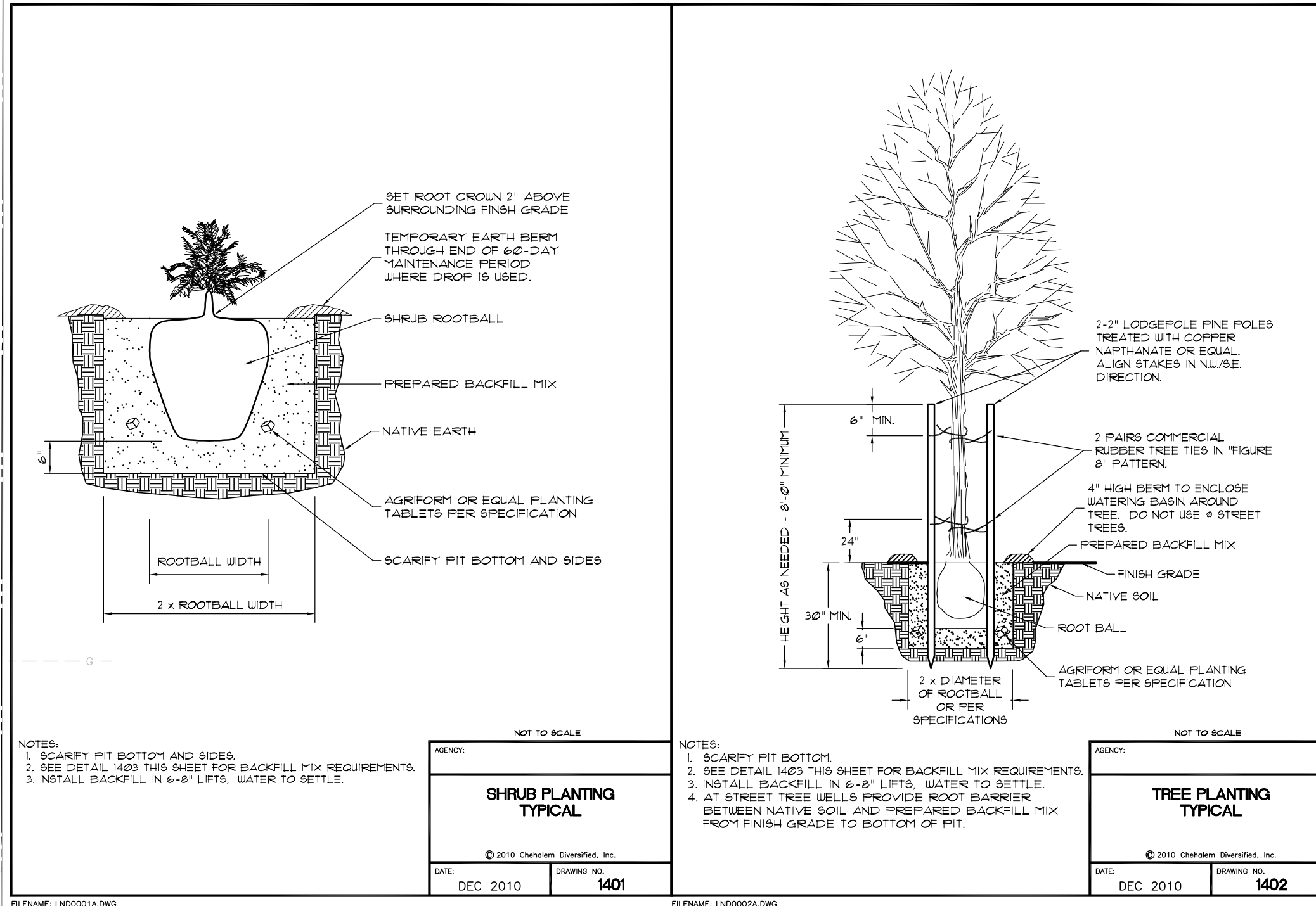
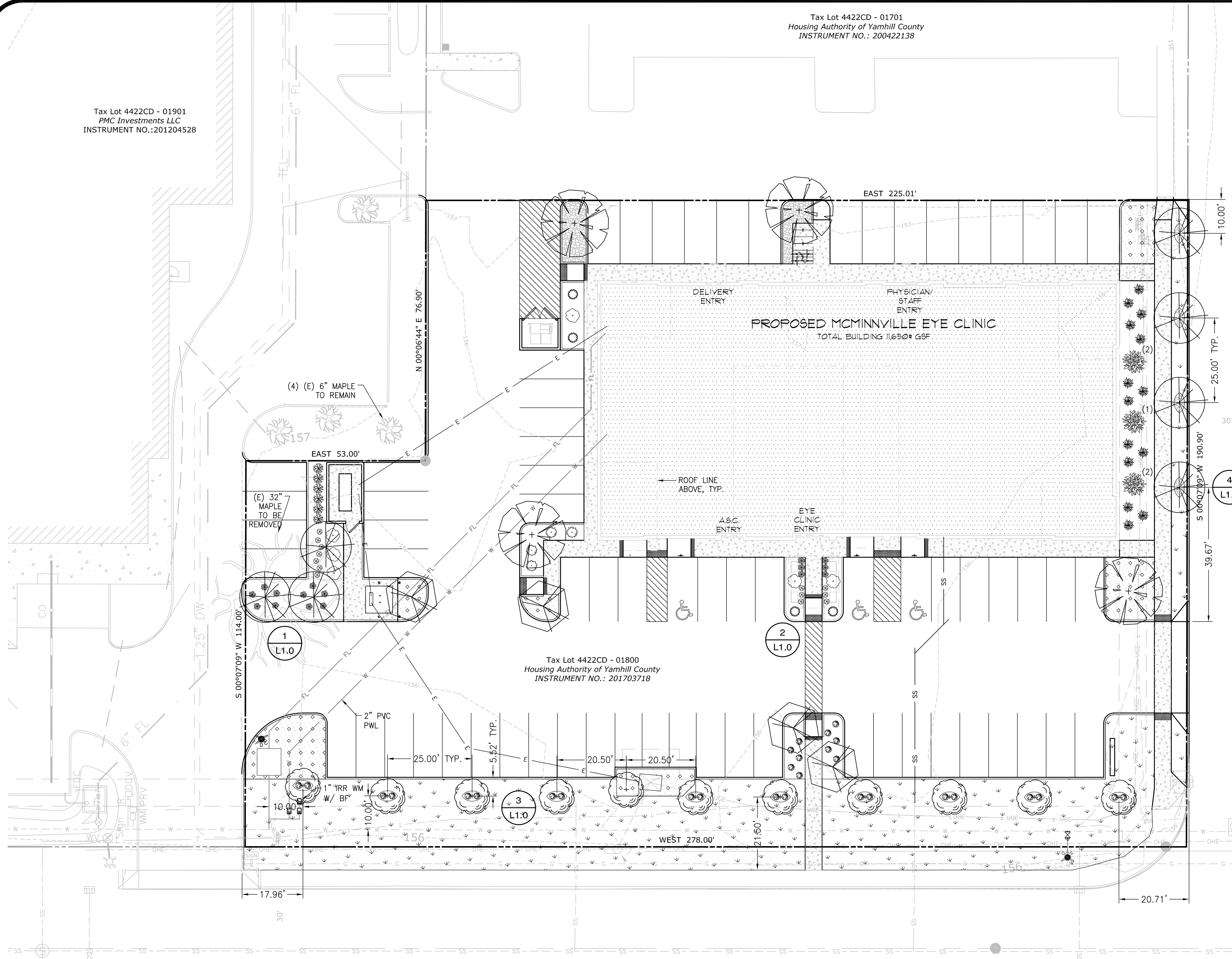
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CONSTRUCTION

Sheet No.  
**C5.0**  
0 of 0

Tax Lot 4422CD - 01901  
PMC Investments LLC  
INSTRUMENT NO.: 201204528

Tax Lot 4422CD - 01701  
Housing Authority of Yamhill County  
INSTRUMENT NO.: 200422138

Tax Lot 4422CD - 01800  
Housing Authority of Yamhill County  
INSTRUMENT NO.: 201703718



Rev	Date
N/C	

SHRUB PLANTING TYPICAL	
DATE	DEC 2010
DRAWING NO.	1401

TREE PLANTING TYPICAL	
DATE	DEC 2010
DRAWING NO.	1402

**PLANT LEGEND**

Shrubs	Common Name	Size	Symbol	Quantity
Rhododendron 'Ramapo'	Ramapo Rhody	#2		6
Heuchera x 'Georgia Peach'	Georgia Peach Coral Bells	#1		13
Mahonia aquifolium 'Compacta'	Compact Oregon Grape	#1		4
Helleborus orientalis	'Cherry Blossom' (1) 'Painted Doubles' (2) 'French Kiss' (3)	#1		5 6 5
Cosmos sulphureus 'Ladybird Mix'	Cosmos Ladybird Dwarf Mix	#1		30
Gardenia jasminoides 'August Beauty'	August Beauty Gardenia	#3		4
Camellia japonica 'April Blush'	April Blush Camellia (1)	#3		1
Camellia sasanqua 'Jean May'	Jean May Camellia (2)	#3		2
Azalea x 'Maishchnee'	Kimono(tm) May Snow Azalea	#1		14
Thuja occidentalis 'Holmstrup'	Holmstrup Eastern Arborvitae	#4		6

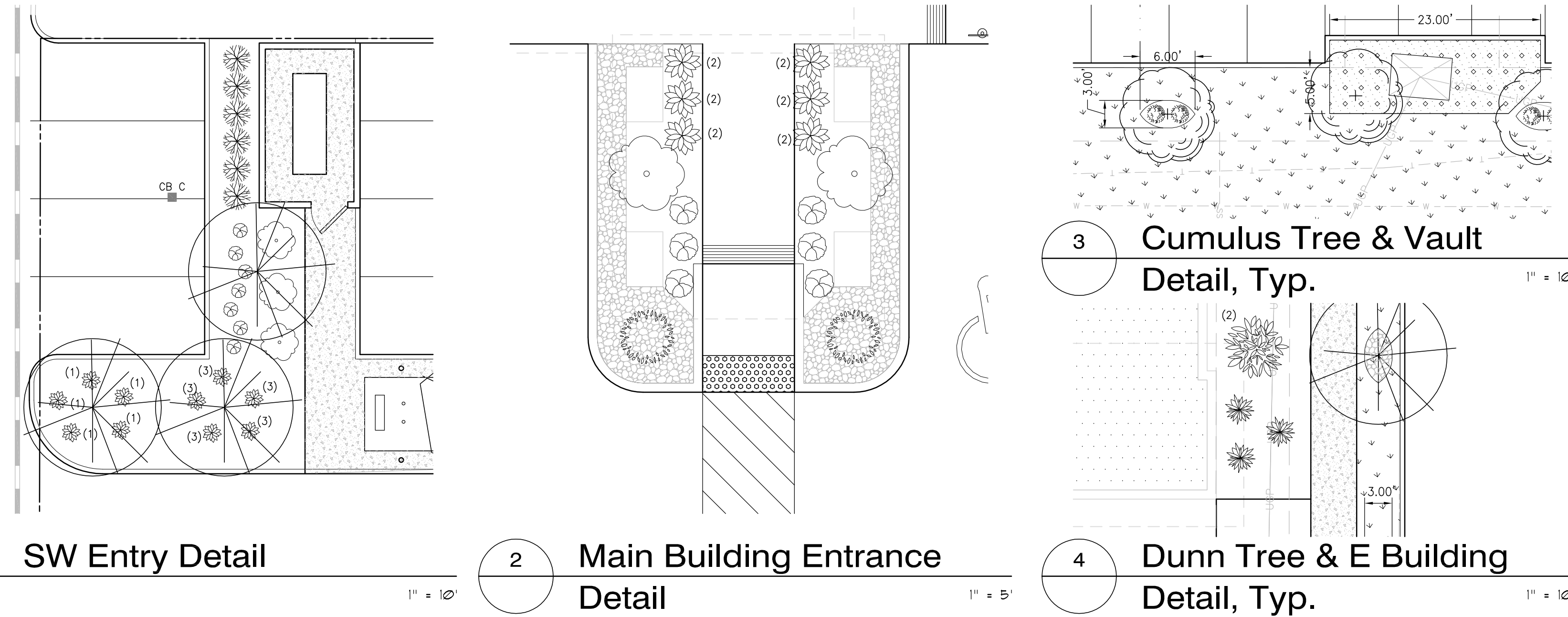
Trees	Common Name	Size	Symbol	Quantity
Magnolia acuminata 'Elizabeth'	Elizabeth Magnolia	B&B Min. 1.5" Caliper 8' Tall Min.		4
Acer rubrum 'Armstrong'	Armstrong Red Maple	B&B Min. 2" Caliper 8' Tall Min.		7
Perrotia persica 'JL Columnar'	Persian Spire Parrotia	B&B Min. 2" Caliper 8' Tall Min.		11
Cornus kousa	Dogwood	B&B Min. 1.5" Caliper 8' Tall Min.		4

Groundcover	Description	Quantity
	Arctostaphylos uva-ursi 'Vancouver Jade' Kinnikinnick, Bearberry 4" Pot, Plant @ 24" O.C. Triangular spacing	
	Cobbles 4"-6" NOTE: Install Weed Barrier & Ronstar Prior to Cobbles. Place 3" dry sand to set cobbles in place.	
	Grass Hydrexed, Sun/Shade 50% Rye, 50% Fescue Mix.	

**LANDSCAPE NOTES:**

- THE LANDSCAPE CONTRACTOR SHALL HAVE A SOILS FERTILITY TEST DONE WITH RECOMMENDATIONS. FOR BID PURPOSES PLANTING AREAS SHALL RECEIVE PER 1000 SQ.FT., 6 CU.YDS. OF 100% FIR OR PINE BARK, MULCH WITH AN ORGANIC CONTENT OF 95% 10 LBS. OF 15-15-15 FERTILIZER TILLED INTO THE TOP 6" OF SOIL. ADJUSTMENTS TO THE CONTRACT SHALL BE MADE BASED ON THE RECOMMENDATIONS OF THE FERTILITY TEST.
- AFTER PLANTS AND GROUNDCOVERS ARE PLANTED, BEFORE APPLICATION OF TOP DRESSING, APPLY RONSTAR PRE-EMERGENCE WEED KILLER PER MANUFACTURER'S DIRECTIONS.
- ALL SHRUB AREAS SHALL HAVE A WEED BARRIER MAT INSTALLED PRIOR TO PLACING THE TOP DRESSING.
- APPLY TOP DRESSING OF 2" OF CEDAR BARK MULCH OR DUST AFTER APPLICATION OF PRE-EMERGENT.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANTS FOR 60 DAYS AND TREES FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINAL GRADING AND DRAINAGE IN ALL LANDSCAPED AREAS. FINISHED GRADES IN PLANTER AREAS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE ADJACENT SIDEWALK OR CURB. PRIOR TO FINAL ACCEPTANCE THE LANDSCAPE CONTRACTOR SHALL PROVIDE TO OWNER OR OWNER'S AGENT THE ORIGINAL DELIVERY TAGS OF ALL PLANT MATERIALS, FERTILIZER, HUMUS, TOP DRESSING AND PRE-EMERGENCE WEED KILLER.
- AFTER WRITTEN FINAL ACCEPTANCE BY THE OWNER, A MAINTENANCE PERIOD OF 60 DAYS WILL COMMENCE. AT THE END OF THE MAINTENANCE PERIOD ANY UNHEALTHY PLANTS SHALL BE REPLACED. AT THE END OF TREE QUARANTEE PERIOD ANY UNHEALTHY TREES SHALL BE REPLACED.
- EXISTING TREES SHOWN ARE TO REMAIN AS NOTED. THE CONTRACTOR SHALL TAKE MEASURES TO MAINTAIN THE HEALTH OF THE TREES. AT A MINIMUM THE DRIP LINE SHALL BE TAPED OFF AND THE AREA INSIDE THE TAPE SHALL BE LEFT UNDISTURBED DURING DEMOLITION AND CONSTRUCTION.
- PLANTING AREAS TO RECEIVE SOD SHALL HAVE LINE APPLIED AT THE RATE OF 50 POUNDS PER 500 SQUARE FEET AND TILLED INTO THE TOP 6" OF SOIL.
- ALL PLANTING AREAS TO BE WATERED BY TIMER ACTIVATED IRRIGATION SYSTEM. TURF AREAS TO BE SPRINKLED, SHRUBS AND TREES TO BE DRIPPED. IRRIGATION SYSTEM IS DESIGN BUILD BY GENERAL CONTRACTOR.
- SEE DETAILS 1401 AND 1402 THIS SHEET FOR SHRUB AND TREE PLANTING REQUIREMENTS.
- ALL LANDSCAPE AREAS THAT DO NOT CONTAIN SHRUBS/PLANTS SHALL BE PLANTED WITH GRASS INSTALLED PER THE PLANT LEGEND REQUIREMENTS.
- PROVIDE 1 1/2"-3" PVC SLEEVES AS REQUIRED UNDER SIDEWALKS, PARKING AND DRIVE AISLES TO SERVE (E) AND (N) LANDSCAPE AREAS.
- PLANT LEGEND INDICATES QUANTITY OF NEW PLANTINGS ONLY. OTHER PLANTS LISTED ARE EXISTING AND SHOWN FOR REFERENCE.
- ALL TREES AND SHRUBS SHALL BE HEALTHY GROWN NURSERY STOCK. ALL TREES AND SHRUBS SHALL BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. TREES SHALL HAVE A SINGLE TRUNK, A WELL DEVELOPED LEADER WITH TOPS AND ROOTS CHARACTERISTIC OF THE CULTIVAR OR VARIETY AND MEET ANSI STANDARD Z60.1.



**Landscape Plan**  
*-Proposed-*

1" = 20'

<p>Job No.: 1902-01 Date: 12/19/2019 Drawn: SMS Checked: _____ Approved: _____</p>	<p>Record: _____</p>
--	----------------------

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

Sheet No.  
**L1.0**  
0 OF 0

FILE: 1902\_01CIVIL\_102819.DWG L1.0 Landscape-Planning 12/20/2019 12:55:06 PM - SCOTT52

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McMinnville Eye Clinic  
244B Cumulus Ave.  
McMinnville, OR 97128  
For: MHB, LLC  
David Hayes, P.D.  
225 SE Hillier  
McMinnville, OR 97128

Chealem Diversified, Inc.  
2800 L.E. 9th  
Newberg, OR 97132-5575  
(503) 538-0337 Office  
(503) 607-9460 Cell  
steckley@calcdi.net e-mail

## **Exhibit B: Land Use Applications**

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# Planned Development Amendment Information & Submittal Requirements



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

## Overview

A planned development is applied to property as a vehicle to encourage variety in the development pattern of the community; encourage mixed uses in a planned area; encourage developers to use a creative approach and apply new technology in land development; preserve significant man-made and natural features; facilitate a desirable aesthetic and efficient use of open space; and create public and private open spaces. A planned development is not intended as a guise to circumvent the intent of the Zoning Ordinance. Once adopted and applied to a property, the planned development -- in concert with the Zoning Ordinance -- guides development within the subject property. The City recognizes that changes to the details of a planned development may be necessary on occasion due to circumstances that may be beyond the control of the property owner. This application is used to request such amendments.

An amendment to an existing planned development overlay may be either major or minor. Minor changes to an adopted site plan may be approved by the Planning Director. Any text amendments or major changes to an adopted site plan must be approved by the Planning Commission. Major changes to an adopted site plan include the following:

- A. An increase in the amount of land within the subject site;
- B. An increase in density, including the number of housing units;
- C. A reduction in the amount of open space; or
- D. Changes to the vehicular system which results in a significant change to the location of streets, shared driveways, parking areas, and access.

For further clarification as to what constitutes a major or minor amendment, you are encouraged to contact the Planning Department before submitting an application.

## Application Submittal

The following materials must be provided at the time of submittal, or the application will not be accepted for processing.

- A completed Planned Development Amendment application form. If additional explanation or materials would assist or support the request, include them with the application form.
- A site plan (drawn to scale, with a north direction arrow, legible, and of a reproducible size). The site plan should show existing and proposed features such as: access; lot and street lines with dimensions in feet; distances from property lines; improvements; and significant features (slope, vegetation, adjacent development, drainage, etc.).
- A legal description of the subject site, preferably taken from the deed.

- A copy of the current planned development overlay ordinance.
- Compliance of Neighborhood Meeting Requirements. N/A
- Payment of the applicable review fee.

## Review Process

Upon receipt of a complete application for a major change to an existing planned development, the Planning Department will schedule a date and time for the Planning Commission's public hearing on the request, and provide notification of the proposed amendment to property owners within 300 feet of the subject site. The Planning Commission's public hearing will follow the procedures as stated in Sections 17.72.120 (Applications – Public Hearings) and 17.72.130 (Public Hearing Process) of the Zoning Ordinance.

Approval of an amendment to an existing planned development requires that the applicant demonstrate that the following criteria, as stated in Section 17.74.070 (Planned Development Amendment – Review Criteria) of the Zoning Ordinance have been met:

- A. There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirements;
- B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;
- C. The development shall be designed so as to provide for adequate access to, and efficient provision of, services to adjoining parcels;
- D. The plan can be completed within a reasonable period of time;
- E. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;
- F. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;
- G. The noise, air, and water pollutants caused by the development do not have an adverse effect upon surrounding areas, public utilities, or the city as a whole.

Following the close of the hearing, the Commission will vote to forward a recommendation to the City Council to approve the requested amendment, or approve it with a different form. If the Commission recommends the request be denied, no further proceedings shall be held, unless an appeal of the Commission's decision is filed, as stated in Section 17.72.180 (Appeal from Ruling of Planning Commission) of the Zoning Ordinance.

Upon receipt of the decision of the Planning Commission to recommend approved the Council shall:

- A. Based on the material in the record and the findings adopted by the Commission and transmitted to the City Council, adopt an ordinance effecting the proposed change, or;
- B. Call for a public hearing on the proposal subject to the notice requirements stated in Section 17.72.120(D-F) (Applications – Public Hearings) of the Zoning Ordinance.











# Three Mile Lane Development Review Information & Submittal Requirements



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

## Overview

The area known as Three Mile Lane includes lands to the north and south of Oregon Highway 18, and from the eastern City limits west to the vicinity of the South Yamhill River bridge and Three Mile Lane Spur intersection with Highway 18. The Three Mile Lane Design Review Committee was formed to provide for the protection and enhancement of one of McMinnville's gateways through a review of any proposed development within the area. The review process by the Three Mile Lane Design Review Committee ensures that development, landscaping, and signage along Three Mile Lane is aesthetically pleasing and representative of the City of McMinnville as a whole.

For more information regarding development within the Three Mile Lane area, please refer to [Planned Development Ordinance Nos. 4131](#) and [4572](#).

## Submittal Requirement

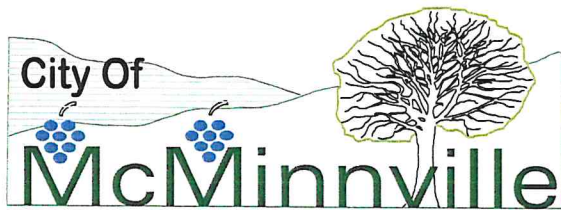
The following materials must be provided at the time of submittal, or the application will not be accepted for processing.

- A completed Three Mile Lane Development Review application form.
- For new construction or structural modifications, two copies of the following:
  - A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating the existing site conditions including topography, structures, utilities, vegetation, and access.
  - Relevant building and construction drawings.
  - Building elevations of all sides visible from a public street.
  - Proposed signage and landscaping.
- A narrative describing the architectural features that will be used in the building's design, including materials and colors.
- Other information deemed necessary to show consistency with the requirements of the Three Mile Lane planned development ordinances and/or as required by the Planning Director.

## Review Process

An application for development within the Three Mile Lane area shall be reviewed by the Three Mile Lane Design Review Committee as stated in Section 17.72.110 (Director's Review with Notification) of the Zoning Ordinance after notification of the application has been provided to property owners within 100 feet of the subject site.

The decision of the Three Mile Lane Design Review Committee may be appealed to the Planning Commission as outlined in Section 17.72.170 (Appeal from Ruling of Planning Director) of the Zoning Ordinance.



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

**Office Use Only:**

File No. \_\_\_\_\_  
 Date Received \_\_\_\_\_  
 Fee \_\_\_\_\_  
 Receipt No. \_\_\_\_\_  
 Received by \_\_\_\_\_

## Three Mile Lane Development Review

### Applicant Information

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

Applicant Name AKS Engineering & Forestry, LLC Phone 503-400-6028

Contact Name Zach Pelz, AICP Phone \_\_\_\_\_  
*(If different than above)*

Address 3700 River Road N, Suite 1

City, State, Zip Keizer, OR 97303

Contact Email PelzZ@aks-eng.com

### Property Owner Information

Property Owner Name M2HB, LLC Phone \*Contact Applicant  
*(If different than above)*

Contact Name Steven Maxfield, MD Phone 503-472-4688

Address 235 SE Norton Lane

City, State, Zip McMinnville, OR 97128

Contact Email smaxfield@mcminnvilleeyeclinic.com

### Site Location and Description

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

Property Address 2445 NE Cumulus Avenue

Assessor Map No. R4422 - CD - 01800 Total Site Area 48,995 sf; 1.12 ac.

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

Comprehensive Plan Designation General Commercial Zoning Designation C-3



# Landscape Plan Review Information & Submittal Requirements



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

## Overview

It is recognized that quality landscaping not only enhances the appearance of the City, but also benefits the health of the general public. In McMinnville, landscaping is required for any development within commercial or industrial zoned areas, as well as for certain specific uses such as multiple-family, churches, schools, utility substations, and manufactured home parks. A landscape plan for such development is required at the time of building permit application, consistent with the requirements as defined in Section 17.57.040 (Plans – Information to be included) of the Zoning Ordinance. The submitted landscape plan is reviewed by the Landscape Review Committee (LRC), a five-member committee appointed by the City Council and comprised of qualified landscape professionals.

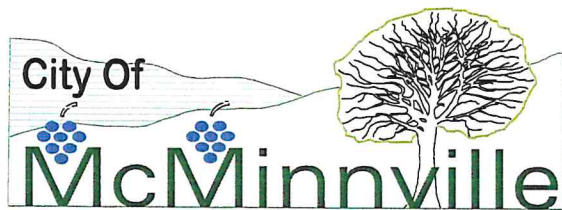
## Application Submittal

The following materials must be provided at the time of submittal, or the application will not be accepted for processing.

- A completed Landscape Review application form.
- Two (2) copies of the proposed landscape plan (drawn to scale, with a north arrow, legible, and of a reproducible size) containing the following information:
  - The location of existing trees over six inches in diameter, their variety (common or botanical name), and indication of whether they are to remain or be removed from the site;
  - The quantity, location, size, and variety (common or botanical name) of all new plantings and landscaping;
  - The percentage of the gross area to be landscaped;
  - Any equipment proposed for recreation areas;
  - All existing and proposed site features, including walkways, graveled areas, patios, courts, fences, decks, foundations, potted trees, or other open spaces;
  - Building location and dimensions and lot location and dimensions (all information on building permit plot plan); and
  - Irrigation plan.
- Payment of the applicable review fee.

## Review Process

A landscape plan, once determined to be complete, is then scheduled for review by the LRC as stated in Chapter 17.57 (Landscaping) of the Zoning Ordinance. The LRC may approve, approve with conditions, or deny a submitted landscape plan based upon the factors found in Section 17.57.050 (Area Determination – Planning factors). The decision made by the LRC may be appealed to the Planning Commission, as stated in Section 17.72.170 (Appeal from Ruling of Planning Director) of the Zoning Ordinance.



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

**Office Use Only:**

File No. \_\_\_\_\_  
Date Received \_\_\_\_\_  
Fee \_\_\_\_\_  
Receipt No. \_\_\_\_\_  
Received by \_\_\_\_\_

## Landscape Plan Review Application

### Applicant Information

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

Applicant Name AKS Engineering & Forestry, LLC Phone 503-400-6028

Contact Name Zach Pelz, AICP Phone \_\_\_\_\_  
*(If different than above)*

Address 3700 River Road N, Suite 1

City, State, Zip Keizer, OR 97303

Contact Email PelzZ@aks-eng.com

### Property Owner Information

Property Owner Name M2HB, LLC Phone \*Contact Applicant  
*(If different than above)*

Contact Name Steven Maxfield, MD Phone 503-472-4688

Address 235 SE Norton Lane

City, State, Zip McMinnville, OR 97128

Contact Email smaxfield@mcminnvilleeyeclinic.com

### Site Location and Description

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

Property Address 2445 NE Cumulus Avenue

Assessor Map No. R4422 - CD - 01800 Total Site Area 48,995 sqft, 1.12 Ac.

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

Comprehensive Plan Designation Commercial Zoning Designation C3PD

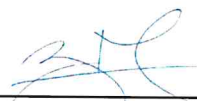
**Landscaping Information**

- 1. Total Landscaped Area: 8,797.7 sq.ft.
- 2. Percent Landscaped: 17.96%
- 3. Building Floor Area:  
New Structure: 11,590 sq.ft. Existing Structure: \_\_\_\_\_ Addition: \_\_\_\_\_
- 4. Architect Name Chehalem Diversified, Inc. Phone 503-400-6028  
*(Landscape Architect, Engineer, or Other Designer)*  
Contact Name Scott Steckley, P.E. Phone 503-400-6028  
Address 2800 E. 9th St., Suite 700  
City, State, Zip Newberg, OR 97132  
Contact Email steckleys@callcdi.net

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

12/17/2019  
\_\_\_\_\_  
Date

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

12/17/19  
\_\_\_\_\_  
Date



## **Exhibit C: Vesting Deed and Legal Description**

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## **Exhibit D: Ordinance 4131**

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## ORDINANCE NO. 4131

### THREE MILE LANE

An Ordinance enacting conditions for development in an area hereinafter described, and commonly known as Three Mile Lane; now, therefore,

#### THE CITY OF McMinnville ORDAINS AS FOLLOWS:

Section 1. Statement of Purpose. The City of McMinnville finds that the development of lands on the north and south sides of Three Mile Lane (Oregon Highway 18) is acceptable if provisions are made to integrate the dual functions of the highway as a bypass around the City and a land service arterial for adjacent properties. The City also finds that development along Three Mile Lane is desirable if it is of good quality and design, if the living and working environments developed are compatible with each other, and if the living environment includes open spaces, parks, and features buffering of residential uses from the highway. The City recognized, during the comprehensive planning process, that to insure that these concerns are met, proper designations on the McMinnville Comprehensive Plan and Zoning Maps must be made, and, further, that a planned development overlay must be placed over the area establishing specific conditions for development.

Section 2. Planned Development Overlay. The planned development overlay which is created and implemented by this ordinance shall be placed over areas to the north and south of Oregon Highway 18 from the eastern city limits west to the vicinity of the Three Mile Lane Spur intersection with Highway 18. The affected area is further described by map in Exhibit "A". Areas within and without the city limits shall carry this designation. The policies and procedures set by this ordinance shall be applied to all land use decisions under the jurisdiction of the City of McMinnville. The overlay shall not impinge the legal jurisdiction of Yamhill County for areas outside the city limits.

Section 3. Notation on Zoning and Comprehensive Plan Maps. The perimeters of the areas affected by this ordinance shall be noted on the official McMinnville Comprehensive Plan Map of 1980 and the official McMinnville Zoning Map of 1980.

Section 4. Policies. The following policies shall apply to the property described on the map in Exhibit "A":

- (a) The goals and policies of the McMinnville Comprehensive Plan, Volume II, and applicable regulations and standards in Volume III, and other City codes shall be adhered to.
- (b) A one hundred twenty (120) foot setback from the centerline of Highway 18 shall be established both north and south of the highway.
- (c) Access requirements adopted hereafter in an access plan for this area shall be adhered to. Provisions of the plan shall include:

1. The minimization of entrances onto Three Mile Lane;
  2. The development of on-site circulation systems, connecting to adjoining properties;
  3. The provisions of acceleration-deceleration lanes and left-turn refuges when and where necessary and practicable.
  4. The provision of bikeways along frontage roads or on-site circulation systems. Bikeway connections accessing Three Mile Lane shall be provided so that the frontage road or on-site circulation system can serve as an alternative route for cyclists traveling along Three Mile Lane.
- (d) Landscaping and buffer strips along the highway frontage may be required including noise buffering methods, such as berms and/or plantings.
- (e) Residentially designated areas covered by this ordinance shall be developed at R-1 zoning classification densities. Mixed housing-type residential developments shall be allowed and encouraged.
- (f) Residential developments shall provide parkland under the provisions of Section 35 of Ordinance No. 3702, unless safe and convenient pedestrian access is provided to an existing park. If no land is required, money in lieu of land shall be required.

The following policies shall apply to specified properties north and south of Three Mile Lane, described on the map in Exhibit "B". The written descriptions, uses, and written policies included below are to apply to the interpretation of the map and be of at least equal weight and importance.

#### Municipal Airport (Area 1)

The airport shall be designated as industrial on the McMinnville Comprehensive Plan Map of 1980 to accommodate aviation related facilities in keeping with the Airport Master Plan, as amended. Facilities identified in the plan for upgrading and expanding the aviation aspects of the airport shall be exempted from review by the provisions of the planned development overlay. Any private or public aviation related industrial development that may in the future be contemplated shall be subject to the provisions of this ordinance. The adoption of an airport zoning ordinance in the future may be appropriate, and additional requirements of such a zone shall be applied in conjunction with the requirements of this ordinance.

### West of Municipal Airport (Area 2)

This area shall be designated as industrial on the McMinnville Comprehensive Plan Map of 1980. The City shall encourage the location of aviation related industries or industries requiring extensive use of airport services, in this area. Zone changes to M-L (Limited Light Industrial), to M-1 (Light Industrial) and AH (Agricultural Holding) shall be allowed. Zone changes to M-2 (General Industrial) may be allowed upon findings that the intended use of the property shall be an aviation related industry, or an industry which requires extensive use of the airport services for its operation.

### West of Municipal Airport to Mobile Home Park (Area 3)

This area shall be designated as industrial on the McMinnville Comprehensive Plan Map of 1980. The City shall allow zone changes to M-L (Limited Light Industrial) and AH (Agricultural Holding) designations.

### East of Pacific Avenue - Industrial Area (Area 4)

This area shall be designated as industrial on the McMinnville Comprehensive Plan Map of 1980 to accommodate the existing industrial uses. Expansion of those uses may take place if compatibility with surrounding properties is insured.

### Airport Rendezvous (Area 5)

This area shall be designated as industrial on the McMinnville Comprehensive Plan Map of 1980. The areas designated AH (Agricultural Holding) on the map shall remain so designated until completion of the update of the Airport Master Plan. The adoption of an airport zoning ordinance, recommended land uses, and development controls for identified noise contours may be appropriate upon completion of the Airport Master Plan; any additional requirements enacted by the City shall be applied in conjunction with the requirements of this ordinance. Redesignation of the properties may be allowed after completion of the Airport Master Plan update and adoption of appropriate Master Plan recommendations, provided that the requirements of this ordinance are met, and upon determination that the proposed use is compatible with surrounding properties.

### Remainder of Planned Development Area

The remainder of the properties within the area covered by this ordinance shall be developed according to the designations on the McMinnville Comprehensive Plan Map. Site plan review as required in Chapter 17.51 of Ordinance No. 3380 shall include conditions to insure compatibility of allowed developments with proposed uses in surrounding areas.

Section 5. Procedures for Review.

- (a) Annexation to the City of lands within the area covered by this ordinance shall meet the requirements of the annexation ordinance.
- (b) Comprehensive Plan Map amendments shall be processed under procedures set out in Ordinance No. 4127.
- (c) Zone changes and land divisions submitted for approval shall be processed under the requirements and standards of Chapter 17.51 of Ordinance No. 3380 (Zoning Ordinance). If standards and requirements of Chapter 17.51 differ with those established elsewhere by the City, the more restrictive standards and requirements shall be adhered to.
- (d) Land division requests shall also be processed under the requirements of Ordinance No. 3702 (Land Division Ordinance).
- (e) Amendments to this ordinance shall be processed under procedures set out in Chapter 17.51 of Ordinance No. 3380 (Zoning Ordinance).

Passed by the City Council on April 7, 1981.



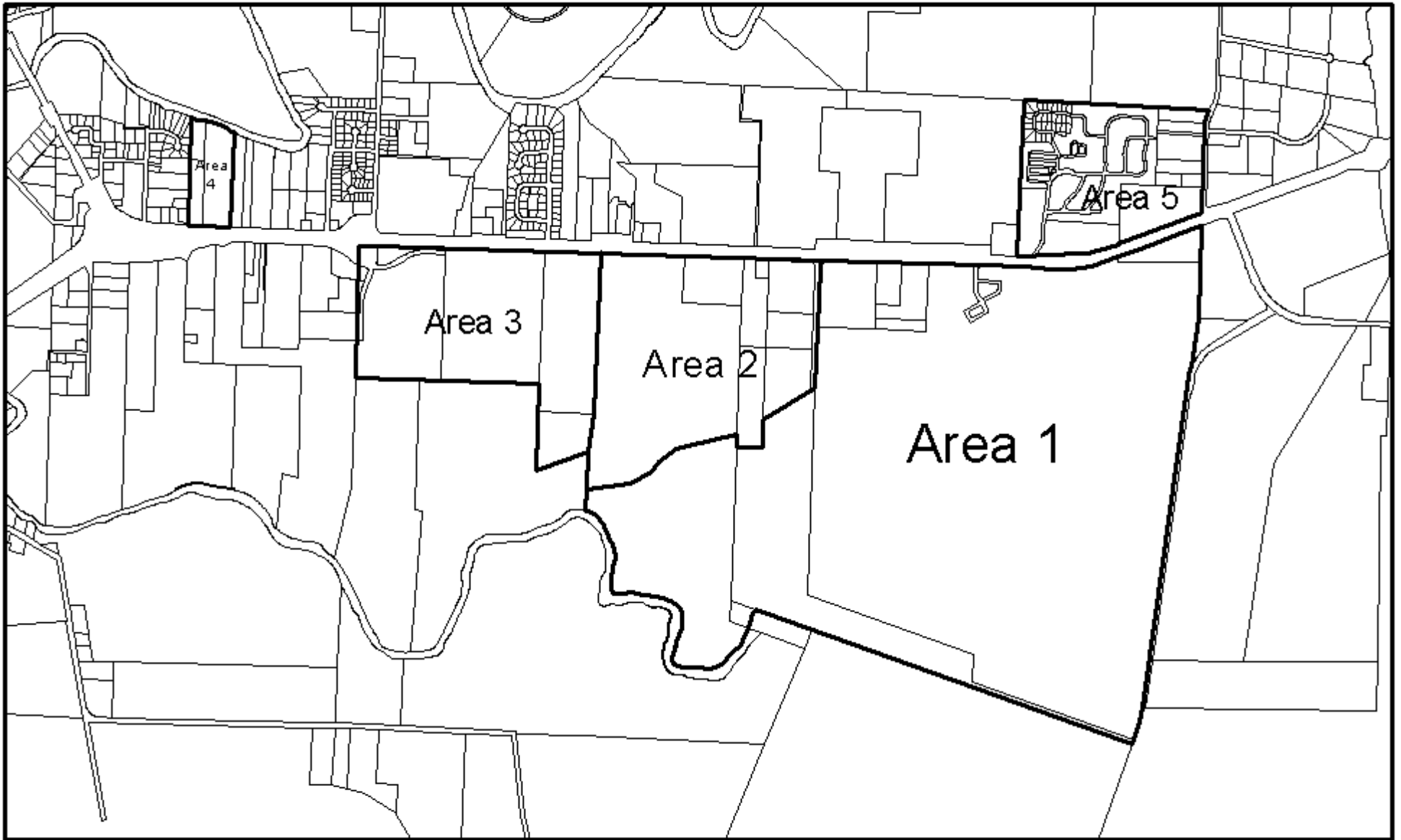
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**EXHIBIT A**  
**Three Mile Lane**  
**Planned Development Overlay**

Ordinance No. 4131

CITY OF McMINNVILLE



2000 0 2000 Feet

**EXHIBIT B**  
**Three Mile Lane**  
**Planned Development Overlay**

Ordinance No. 4131

CITY OF McMINNVILLE



## **Exhibit E: Ordinance 4572**

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## ORDINANCE NO. 4572

An Ordinance amending Ordinance 4131 (Three Mile Lane Planned Development Overlay) by supplanting the terms and provisions of Sections 4 and 5 and by adding new sections, and amending ordinance 4506 (Commercial Lands) by repealing subsections 10(h) and 10(i).

### RECITALS:

The City of McMinnville has found that certain terms and provisions of the Three Mile Lane Planned Development Overlay have become dated since the 1981 passage of the ordinance and are in need of replacement. The City Council believes it is also in the best interest of the citizens of McMinnville and of the community as a whole to regulate commercial signage along the Three Mile Lane corridor as it leads into McMinnville.

At the direction of the City Council, staff developed amendments to the Three Mile Lane Planned Development Overlay which included regulations governing the use of commercial signage. The McMinnville Planning Commission held a work session on September 8, 1994 and a public hearing on October 13, 1994 on the proposed amendments, after which they recommended that the amendments be approved; now, therefore,

### THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. The terms and provisions of Section 4 of Ordinance 4131 are hereby supplanted with the following terms and provisions:

Section 4. Policies. The following policies shall apply to the property described on the map in Exhibit "A":

- A. The goals and policies of the McMinnville Comprehensive Plan, Volume II, and applicable regulations and standards in Volume III, and other City codes shall be adhered to.
- B. A one hundred twenty (120) foot setback from the centerline of Highway 18 shall be established both north and south of the highway.
- C. Access requirements adopted hereafter in an access plan for this area shall be adhered to. Provisions of the plan shall include:
  1. The minimization of entrances onto Three Mile Lane;
  2. The development of on-site circulation systems, connecting to adjoining properties, including public frontage roads;
  3. The provisions of acceleration-deceleration lanes and left-turn refuges when and where necessary and practicable.

4. The provision of bikeways along frontage roads or on-site circulation systems. Bikeway connections accessing Three Mile Lane shall be provided so that the frontage road or on-site circulation system can serve as an alternative route for cyclists traveling along Three Mile Lane.
- D. Landscaping and buffer strips along the highway frontage may be required including noise buffering methods, such as berms and/or plantings.
- E. Mixed housing-type residential developments shall be allowed and encouraged in those areas designated as residential.
- F. Temporary signage shall be allowed as per Section 17.62.060(B)(3) of the McMinnville Zoning Ordinance (No. 3380). (Ord. 4988 §1, 2015)

Section 2. The terms and provisions of Section 5 of Ordinance 4131 are hereby supplanted with the following terms and provisions:

Section 5. Signs. The following regulations apply to those properties designated as either industrial or commercial on the McMinnville Comprehensive Plan Map and which are located within the area described in Exhibit "A." All signage must be approved by the Three Mile Lane Design Review Committee and may not exceed the maximums established in this section. The Three Mile Lane Design Review Committee may take into account color selection; sign material; relationship to site and building design; size, form, mass, height, and scale of sign; the sign's location and proximity to existing signs on adjacent parcels; and other sign design elements appropriate to ensuring that the proposed sign is compatible with the objectives of this ordinance. The Three Mile Lane Design Review Committee may require a proposed sign to be redesigned as necessary to make it consistent with the objectives of this ordinance including, but not limited to, restricting the size and height of the sign, its location, form, color, and material.

The Three Mile Lane Planned Development Overlay area is hereby divided into three "sign zones" which are depicted on Exhibit "B" which is attached hereto and is by this reference herein incorporated. Signage shall be regulated within the various sign zones as follows:

- A. Zone 1. The following regulations apply to commercially or industrially designated properties which fall within zone 1:
  1. That only one free-standing sign shall be allowed per parcel as they exist at the time of the passage of this ordinance and as they are represented on Exhibit "B", subject to the following:
    - a) The maximum height of any free-standing sign shall be 15 feet.

- b) The maximum square footage per sign face is 24 square feet and there shall be a maximum of two sign faces per free-standing sign.
  - c) A free-standing sign is allowed only on properties with frontage on the Highway 18 frontage road.
2. In lieu of a free-standing sign as listed in subsection 1 above, one monument-type sign shall be allowed per parcel as they exist at the time of the passage of this ordinance and as they are represented on Exhibit "B", subject to the following:
- a) Maximum square footage per sign face shall be 50 square feet, and there shall be a maximum of two sign faces per monument sign.
  - b) Maximum sign height shall be six feet, and the top of the sign shall not be more than eight feet above the center line grade of the Three Mile Lane frontage road.
  - c) Monument signs shall be non-illuminated, indirectly illuminated, neon, or may have individually back-lit letters, providing that no plastic sign cabinets are allowed.
3. All other signs, with the exception of incidental directional signage, must be flush against the buildings and not protrude more than 12 inches from the building face, subject to the following:
- a) Total area of building signage may not exceed eight percent of the total area of the face of the building which is most closely parallel to Highway 18 or the frontage road and may not exceed four percent on the other sides.
  - b) The area of building signs shall be measured as the area around or enclosing each sign cabinet, or where sign cabinets are not used, the area shall be that within a single continuous perimeter composed of any straight line geometric figure which encloses the extreme limits of the advertising message.
4. If a parcel is divided after the date of the adoption of this ordinance, the sign allowances established in subsections 1. and 2 above will apply only to the original parcel or what remains of it and newly created parcels are limited to the sign allowances established in subsection 3 above except as provided in subsection (A) (5) below.
5. The Three Mile Lane Design Review Committee may allow the sharing of a single free-standing sign by an original parcel or what remains of it and parcels divided after the date of the adoption of this ordinance. The total sign size shall not exceed that allowed for the original parcel.

6. Portable signs and signs with flashing or moving parts are prohibited.
- B. Zone 2. The following regulations apply to commercially and industrially designated properties which fall within zone 2:
1. That only one free-standing sign shall be allowed per parcel as they exist at the time of the passage of this ordinance and as they are represented on Exhibit "B", subject to the following:
    - a) The maximum height of any free-standing sign shall be 30 feet, except as provided in subsection (B) (1) (c) below.
    - b) The maximum square footage per sign face is 64 square feet, and there shall be a maximum of two sign faces per free-standing sign, except as provided in subsection (B) (1) (c) below.
    - c) If two or more properties share a single free-standing sign, said sign shall be a maximum of 35 feet in height, and each property sharing the sign shall be entitled to up to 64 square feet of sign face per side on a maximum of two sides. The shared free-standing sign would exhaust the allowance for free-standing signs listed in subsection (B) (1) (a) above for all parcels represented.
    - d) A free-standing sign is allowed only on properties with frontage on the Highway 18 frontage road.
  2. In lieu of a free-standing sign as listed in subsection 1 above, one monument-type sign shall be allowed per parcel as they exist at the time of the passage of this ordinance and as they are represented on Exhibit "B", subject to the following:
    - a) Maximum square footage per sign face shall be 50 square feet, and there shall be a maximum of two sign faces per monument sign.
    - b) Maximum sign height shall be six feet, and the top of the sign shall not be more than eight feet above the center line grade of the Three Mile Lane frontage road.
    - c) Monument signs shall be non-illuminated, indirectly illuminated, neon, or may have individually back-lit letters, providing that no plastic sign cabinets are allowed.
  3. All other signs, with the exception of incidental directional signage, must be flush against the buildings and not protrude more than 12 inches from the building face, subject to the following:

- a) Total area of building signage may not exceed eight percent of the total area of the face of the building which is most closely parallel to Highway 18 or the frontage road and may not exceed four percent on the other sides.
  - b) The area of building signs shall be measured as the area around or enclosing each sign cabinet, or where sign cabinets are not used, the area shall be that within a single continuous perimeter composed of any straight line geometric figure which encloses the extreme limits of the advertising message.
4. If a parcel is divided after the date of the adoption of this ordinance, the sign allowances established in subsections 1 and 2 above will apply only to the original parcel or what remains of it and newly created parcels are limited to the sign allowances established in subsection 3 above except as provided in subsection (B) (5) below.
  5. The Three Mile Lane Design Review Committee may allow the sharing of a single free-standing sign by an original parcel or what remains of it and parcels divided after the date of the adoption of this ordinance. The total sign size shall not exceed that allowed for the original parcel.
  6. Portable signs and signs with flashing or moving parts are prohibited.
- C. Zone 3. The following regulations apply to commercially and industrially designated properties which fall within zone 3:
1. That free-standing signs are prohibited.
  2. That one monument-type sign shall be allowed per parcel, except that a second monument sign shall be allowed if the parcel has more than 600 feet of frontage on Highway 18 or on the Highway 18 frontage road, subject to the following:
    - a) Maximum square footage per sign face shall be 80 square feet and there shall be a maximum of two sign faces per monument sign.
    - b) Maximum sign height shall be eight feet, and the top of the sign shall not be more than ten feet above the center line grade of Highway 18 or the Highway 18 frontage road, whichever is applicable.
    - c) Monument signs shall be non-illuminated, indirectly illuminated, neon, or may have individually back—lit letters, providing that no plastic sign cabinets are allowed.

3. All other signs, with the exception of incidental directional signage, must be flush against the buildings and not protrude more than 12 inches from the building face, subject to the following:
  - a) Total area of building signage may not exceed eight percent of the total area of the face of the building which is most closely parallel to Highway 18 or the frontage road and may not exceed four percent on the other sides.
  - b) The area of building signs shall be measured as the area around or enclosing each sign cabinet, or where sign cabinets are not used, the area shall be that within a single continuous perimeter composed of any straight line geometric figure which encloses the extreme limits of the advertising message.
  - c) Signage for the third building in the Tanger Factory Outlet Mall shall be consistent in terms of sizes and percent of coverage with that on buildings one and two.
4. Portable signs and signs with flashing or moving parts are prohibited.

Section 3. That the following section is hereby added to Ordinance 4131:

Section 6. Procedures for Review:

- A. No development or signage may take place within the Three Mile Lane Planned Development Overlay without such development or signage gaining the approval of the Three Mile Lane Design Review Committee.
- B. Zone changes submitted for approval shall be processed under the requirements and standards of Chapter 17.51 of McMinnville Ordinance 3380 (Zoning Ordinance)

Section 4. Subsections 10(h) and 10(i) of Ordinance 4506 are hereby repealed in their entirety.

Section 5. That this ordinance shall be subject to the terms and conditions of Ordinance 3823 entitled "Initiative and Referendum" for a period of thirty days.

This Ordinance passed by the City Council this 22<sup>nd</sup> day of November 1994

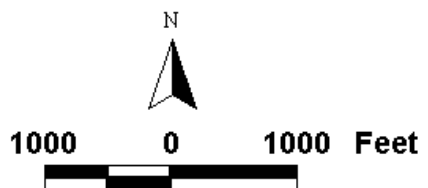


EXHIBIT A  
Three Mile Lane Amendment  
PLanned Development Overlay  
Ordinance No. 4572



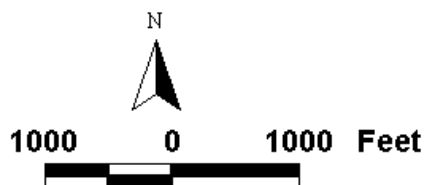
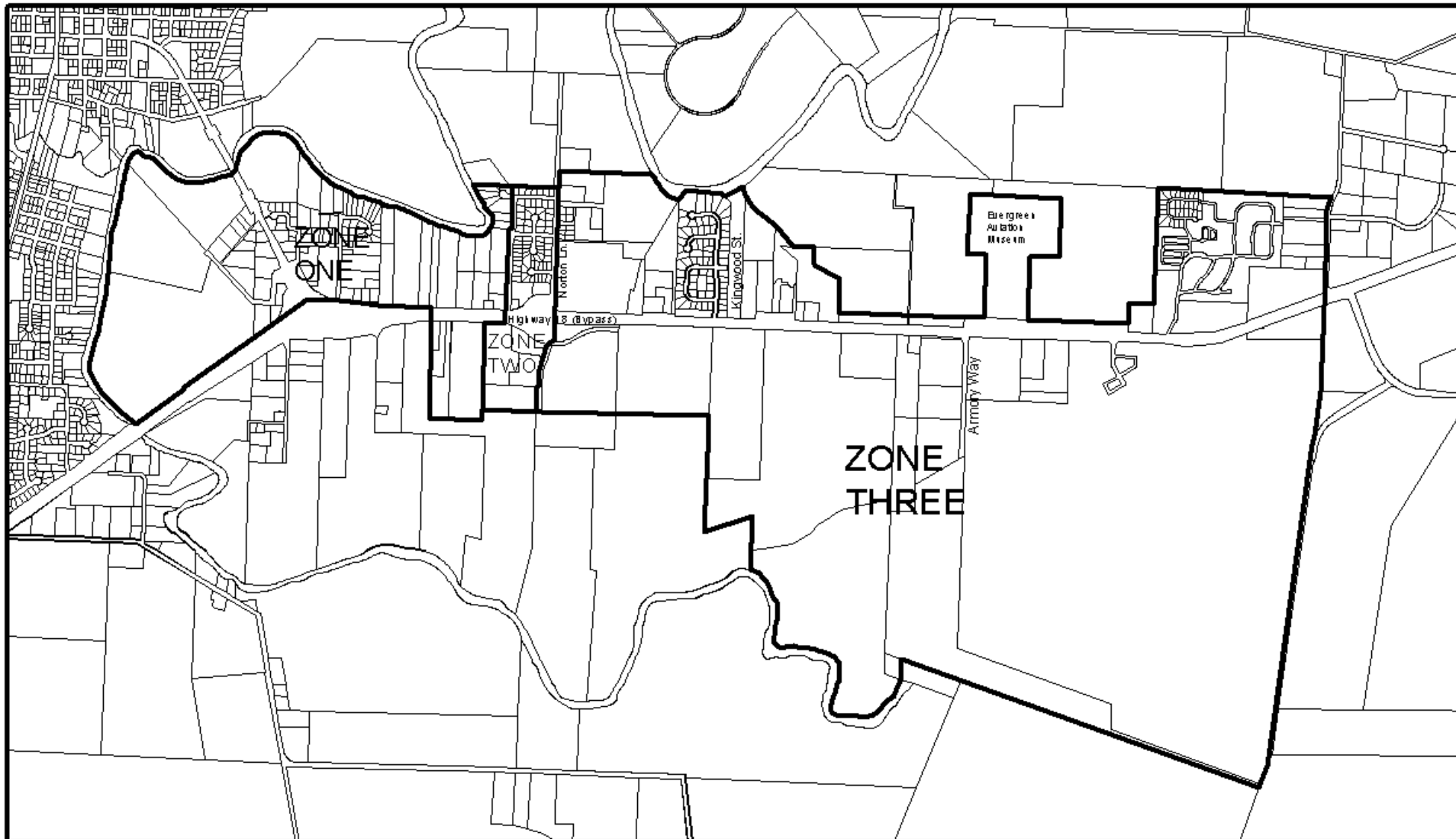


EXHIBIT B  
Three Mile Lane Amendment  
PLanned Development Overlay  
Ordinance No. 4572

## **Exhibit F: Ordinance 4719**

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ORDINANCE NO. 4719

An Ordinance approving comprehensive plan amendments from Industrial to Commercial, and from Industrial to Residential on some 14.3 acres of land; corresponding zone changes from a County EF-40 (Exclusive Farm Use - 40-acre minimum) zone and City AH (Agricultural Holding) zone to a C-3 PD (General Commercial Planned Development) zone on the southern 6.7 acres of the site and an R-2 PD (Single-Family Residential Planned Development) zone on the northern 7.6 acres of the site. The site is located south of the South Yamhill River, west of NE Dunn Place, and north of Three Mile Lane Frontage Road.

RECITALS

The Planning Commission received applications (CPA 12-99 / CPA 13-99 / ZC 22-99 / ZC 23-99) from Mike and Kay Full, Dorothy Full, and Mary Bennett, dated September 28, 1999, requesting comprehensive plan map amendments from Industrial to Commercial, and from Industrial to Residential on some 14.3 acres of land; corresponding zone changes from a County EF-40 (Exclusive Farm Use - 40-acre minimum) zone and City AH (Agricultural Holding) zone to a C-3 PD (General Commercial Planned Development) zone on the southern 6.7 acres of the site and an R-2 PD (Single-Family Residential Planned Development) zone on the northern 7.6 acres of the site. The site is located south of the South Yamhill River, west of NE Dunn Place, and north of Three Mile Lane Frontage Road and more specifically described as Tax Lots 1700, 1800, 1900, and 2000, Section 22CD, T. 4 S., R. 4 W., W.M.

A public hearing was held December 16, 1999, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on December 11, 1999, and written notice had been mailed to property owners within 300 feet of the affected property; and

At said public hearing, testimony was received, the application materials and a staff report were presented; and

The Planning Commission, being fully informed about said requests, found that said changes conformed to the zone change review criteria listed in Chapter 17.72.035 of Ordinance No. 3380 based on the material submitted by the applicant and the findings of fact and the conclusionary findings for approval contained in the staff report, all of which are on file in the Planning Department, and that the amendments and zone changes are consistent with the Comprehensive Plan; and

The Planning Commission approved said amendments and zone changes and has recommended said changes to the Council, now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the Council adopts the findings and conclusions of the Planning Commission, staff report on file in the Planning Department, and the application filed by Mike and Kay Full, Dorothy Full, and Mary Bennett.

Section 2. That the property described in Exhibit "A", which is attached hereto and incorporated herein by this reference, is hereby rezoned from a County EF-40 zone and City AH zone to a C-3 PD (on the southern 6.7 acres of the site) and R-2 PD zone (on the northern 7.6 acres of the site) subject to the following conditions:

1. That the zone change requests shall not take effect until and unless CPA 12-99 and CPA 13-99 are approved by the City Council.
2. That development and use of the site is subject to the provisions of the Three Mile Lane Planned Development Ordinance, as amended. Further, that a detailed Master Plan for the subject site shall be submitted to the McMinnville Planning Commission for review and approval, pursuant to the procedures of McMinnville Zoning Ordinance 17.51, Planned Development Overlay, prior to any development occurring on the commercial area of the site. The plan shall include, at a minimum, proposed land uses and their location(s), building locations, traffic circulation patterns and commercial drive locations, grading and drainage information, location and size of public utilities and services, off-street parking areas, direct pedestrian access, and other information deemed necessary to convey the details of the proposed development plans to the Planning Commission.
3. That detailed plans for the proposed commercial development showing site layout, signage, building elevations, landscaping, parking, and lighting must be submitted to and approved by the Three Mile Lane Design Review Committee prior to the issuance of any building permits for said development. Approval or denial of such plans shall be based on findings that, to the extent possible, the building and site design employs principles that will ensure compatibility with adjacent development, and provide an architectural style appropriate to a "gateway" or entrance to the City of McMinnville. In addition, approval or denial of the exterior building design shall be based on a finding that, to the extent possible, the building design incorporates design and architectural features that would serve to break up the building's horizontal plane and provide visual interest. This may include, but is not limited to, the use of vertical columns, gables, variety of compatible and complimentary building materials, providing openings in the building facade, and landscaping at the building perimeter. Submitted plans should include detail as regard building colors and materials (provide texture and visual relief), building height, planting design, window treatment, vertical and horizontal articulation, massing, voids to solids relationships, and other elements appropriate to ensure that the building and site design complies with the objectives and requirements of this planned development approval.

The provisions of Chapter 17.51 of the McMinnville Zoning Ordinance may be used to place conditions on any development and to determine whether or not specific uses are permissible. The applicant may appeal the decision of the Three Mile Lane Design Review Committee to the Planning Commission if

notice of intent to appeal is filed in the Planning Department office within fifteen (15) days of the Committee's decision.

4. That final development plans for the commercial area include landscape plans to be submitted to and approved by the McMinnville Landscape Review Committee and Three Mile Lane Design Review Committee. A minimum of 14 percent of the site must be landscaped. A solid wood fence, arborvitae hedge, or some similar type of planted visual screen shall be required along the commercial site's western property line as applicable to screen the existing single-family residence. Such landscaping screening shall also exist along the proposed commercial area's northern property line, and landscaping emphasis shall exist along the site's eastern and southern property lines, adjacent to NE Dunn Place, and the Three Mile Lane frontage road, with particular emphasis at the intersection(s) of any future commercial driveways. These streets, and any future street(s) shall be planted with required street trees. In addition, landscape islands are required to be located throughout proposed off-street parking areas.

Street trees within a curbside planting strip along street frontages are required to have 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. 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.

5. That prior to development of the site the applicant shall submit a detailed utility plan for review and approval by the City Engineer, McMinnville Water & Light, and other agencies as appropriate. At a minimum, plans for the provision of storm drainage, sanitary sewer service, and public water shall be detailed within the submitted plan.
6. That no building shall exceed the height of 35 feet.
7. That if outside lighting is to be provided, it must be directed down and away from residential areas and public streets.
8. That signs located on the site shall be subject to the requirements of McMinnville Ordinance No. 4572 (A).
9. That all business, storage, or displays shall be conducted wholly within an enclosed building; except for off-street parking and loading.
10. That drive-up restaurants; automobile, boat, trailer, or truck rental sales or service; building materials supply stores; recreational vehicle parks; storage garage or mini-warehouse buildings; gasoline stations; and, automobile service stations are prohibited from locating on the subject site.


11. That if restrictive covenants are proposed for the development they must meet with the approval of the Planning Director.
12. That an approved Master Plan for the commercial area, as approved by the Planning Commission, shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer. The developer will be responsible for requesting permission of the Planning Commission for any major change of the details of the final development plans. Minor changes to the details of the adopted plan may be approved by the City Planning Director. It shall be the Planning Director's decision as to what constitutes a major or minor change. An appeal from a ruling by him may be made only to the Commission. Review of the Planning Director's decision by the Planning Commission may be initiated at the request of any one of the commissioners.
13. That required right-of-way dedication and improvements to the NE Dunn Place road frontage, and required improvements to the Three Mile Lane frontage road (as may be required by the City Engineer), shall be done at the developer's expense and be finalized prior to release of any occupancy permits. Prior to the division of any lands within the subject site, plans for the improvement of any and all streets shall be submitted to the City Engineer for review and approval prior to their construction.

Adopted by the Council this 25<sup>th</sup> day of January 2000 by the following votes:

Ayes: Aleman. Hughes. Kirchner. Pavne. Rabe. Windle

Nays: \_\_\_\_\_

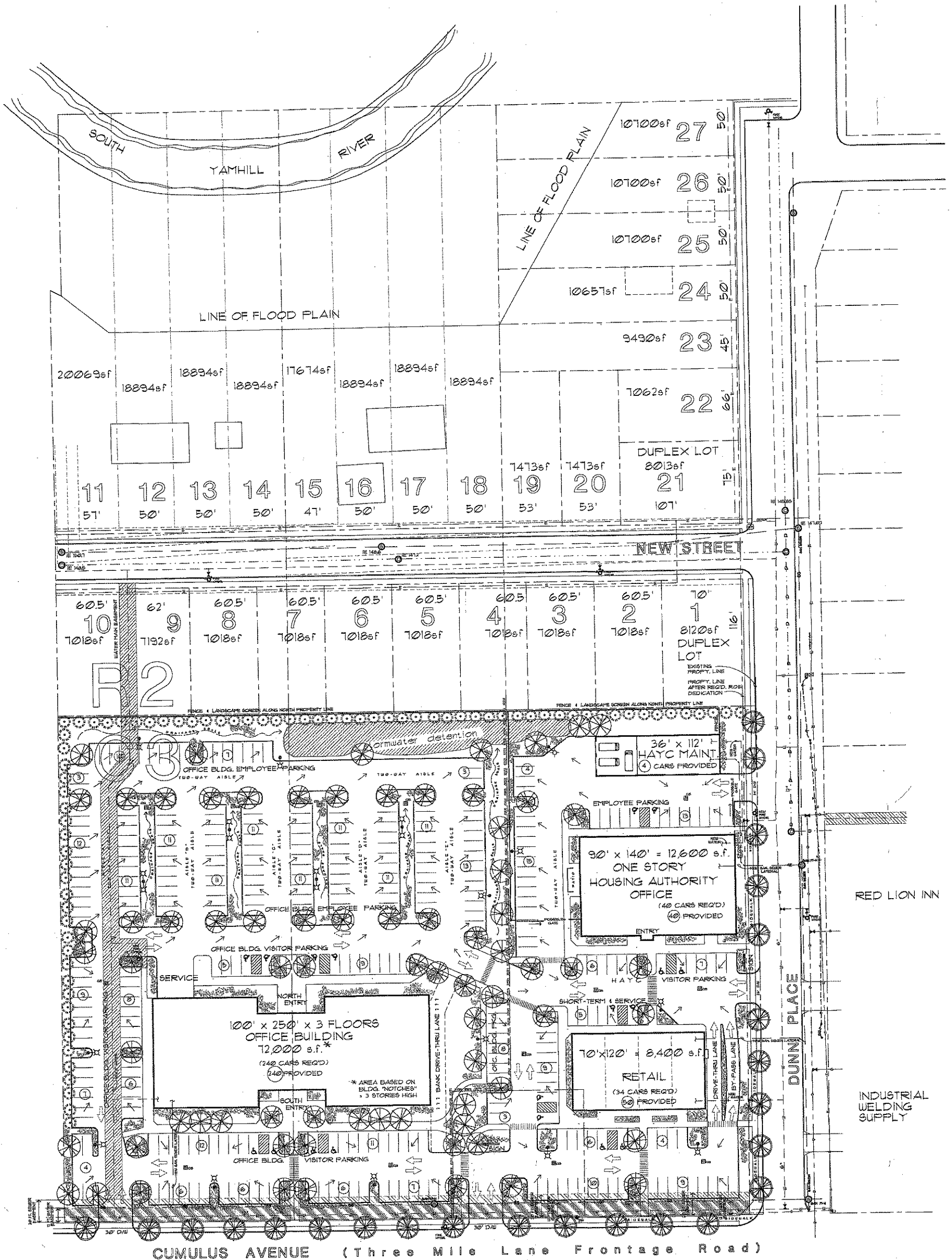
Approved this 25<sup>th</sup> day of January 2000.

  
 \_\_\_\_\_  
 MAYOR

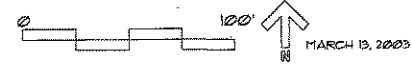
Attest:

  
 \_\_\_\_\_  
 RECORDER PRO TEM





	OFFICE BLDG. SITE	HAYC. and RETAIL SITE
TOTAL SITE	178,713 sf	103,374 sf
BUILDING COVERAGE	24,000 sf (13%)	21,000 sf (20%)
PARKING 4 VEHICLES	93,000 sf (52%)	47,150 sf (46%)
LANDSCAPING INCLUDING TREES/SHRUBS	61,813 sf (35%)	34,644 sf (34%)



**ANDREWS ARCHITECTS**  
 Suite 207 of The Osborn  
 200 S.E. Grand Ave., Portland, Or 97214  
 Tel. (503) 238-1387  
 Fax (503) 231-3368

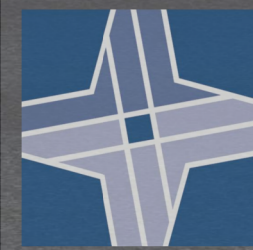
<p>PROPERTY LINE</p> <p>UTILITY EASEMENT</p> <p><b>R2</b> R-2 LAND USE ZONE (RESIDENTIAL)</p> <p><b>C3</b> C-3 LAND USE ZONE (COMMERCIAL)</p> <p>DEMARCATION BETW. HAYC. PROPERTY and OFFICE BLDG.</p>	<p>⊙ NUMBER OF PARKING STALLS IN A SECTION OR ROW</p> <p>♿ PARKING STALL FOR DISABLED</p> <p>→ DIRECTION OF VEHICLE TRAFFIC</p> <p>→ GENERAL DIRECTION OF DRAINAGE FLOW</p> <p>☑ CATCH BASIN</p> <p>→ DIRECTION OF FLOW IN STORMWATER SWALE</p>	<p>— SANITARY SEWER</p> <p>— MANHOLE, SAN. SEWER</p> <p>— STORM SEWER &amp; MANHOLE</p> <p>— WATER LINE</p> <p>— WATER METER &amp; VALVE</p> <p>— FIRE HYDRANT</p>	<p>⊙ PROPOSED POLE LIGHT</p> <p>— OVERHEAD ELECT. POWER LINE &amp; POWER POLE</p> <p>— UNDERGROUND ELECT. POWER CABLE</p> <p>— UNDERGROUND TELEPHONE CABLE</p> <p>— NATURAL GAS PIPE &amp; VALVE</p>
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## **Exhibit G: Color Rendering of Building**

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**McMINNVILLE EYE CLINIC**  
EAST PERSPECTIVE

09-20-19

NOTE: THIS IS AN ARTISTIC REPRESENTATION ONLY AND IS NOT TO BE TAKEN AS A REPRESENTATION OF FACT. PLEASE REFER TO THE FINAL ARCHITECTURAL AND ENGINEERING DOCUMENTS FOR SPECIFIC DETAILS.

MARASCO & ASSOCIATES, INC. TEL. 303.832.2887 WWW.MAHCA.COM

## **Exhibit H: Pre-Application Meeting Summary**

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Summary of Pre-Application Meeting & Project Review Requirements (received from Chuck Darnell, Senior Planner of the City of McMinnville):

As we discussed during the pre-application meeting last week, the master plan that was approved for the commercial area in Ordinance 4719 is binding on the site, per condition of approval #12 in Ordinance 4719. That same condition of approval allows for changes to be requested to the master plan, and states that major changes are reviewed by the Planning Commission and minor changes are reviewed by the Planning Director. The Planning Director determines what constitutes a major or minor change.

After reviewing your proposed site plan, the Planning Director, Heather Richards, had determined that most of the changes proposed (removal of drive thru lanes, expansion of building footprint, and parking reconfigurations) would be treated as minor amendments to the approved master plan. The one change that we had some concern about was the proposed new access from Dunn Place.

However, given the additional information that you have provided, Heather has decided to treat the proposed new access onto Dunn Place as a minor amendment to the approved master plan (per condition #12 of Ordinance 4719) if enhanced pedestrian amenities are provided at the crossing of the new Dunn Place access driveway. As you likely know from serving on the Citizen Advisory Committee for the Three Mile Lane Area Plan, pedestrian/bicycle enhancements and connectivity are a big focus of the long term development of the Three Mile Lane area, which includes your property at 2445 NE Cumulus Avenue. This new access point introduces a new potential pedestrian conflict point that is not currently shown on the approved master plan.

Therefore, Heather is willing to treat the proposed new access onto Dunn Place as a minor amendment to the approved master plan if an enhanced pedestrian crossing of the access point is provided. This enhanced pedestrian crossing should include a raised crossing that aligns with the sidewalks on the north and south sides of the driveway, and should include a change in materials from the driving surfaces (i.e. use concrete for the whole raised sidewalk crossing, and asphalt for the parking lot and drive aisle to create that material differentiation).

If you are comfortable with that decision, we can move forward with the necessary land use application review processes for your project following the minor Planned Development Amendment process. The minor Planned Development Amendment review process is conducted at the administrative level, and is reviewed and decided upon by the Planning Director. Another review process, the Three Mile Lane Development Review process, is also required for this project based on its location within the Three Mile Lane Planned Development Overlay district. Applications for Three Mile Lane Development Review are also reviewed by the Planning Director, so both the minor Planned Development Amendment and Three Mile Lane Development Review applications can be submitted and reviewed concurrently for review by the Planning Director.

I did owe your project team some additional information on the required review processes, so I will provide that below. Also, attached are a few items related to the land use regulations for the site. Those are:

- 1) Ordinance 4719 – Planned Development Overlay District that includes the master plan and other site development standards
- 2) Ordinance 4131 – Three Mile Lane Planned Development Overlay

### 3) Ordinance 4572 – Three Mile Lane Planned Development Overlay Amendments

As described above, all of the proposed changes to the site plan are being treated as minor amendments to the master plan (if the enhanced pedestrian crossing is provided as described above). Therefore, the following land use application review processes would be required for the project:

- 1) Planned Development Amendment (Minor Modification) – Application fee of \$851.95
- 2) Three Mile Lane Development Review – Application fee of \$1,385.00
- 3) Landscape Plan Review – Application fee of \$801.35
  - a. Note: the Landscape Plan Review can be deferred to building permit submittal if you would like. However, a conceptual landscape plan will be required to be submitted with the Three Mile Lane Development Review plans, to show that the minimum standards and intent of condition #3 and #4 of Ordinance 4719 are being met.

The application forms and application review fees for these applications are available here:

<https://www.mcminvilleoregon.gov/planning/page/applications-fees>

In addition to the plans for the site and building, written narratives will need to be provided for each application that identify how the proposed project meets the applicable policies, ordinances, and review criteria. Those applicable policies, ordinances, and review criteria are listed below:

#### **Planned Development Amendment**

- Section 17.74.070 of the Zoning Ordinance – Planned Development Amendment review criteria
- Policies 21.00-35.00 of the Comprehensive Plan
- Applicable Policies in Chapter VI (Transportation) and Chapter VII (Community Facilities)
- Policies 187.10 – 187.50 of the Comprehensive Plan
- Ordinance 4719 - Narrative should address how project meets the Planned Development conditions of approval

#### **Three Mile Lane Development Review**

- Section 1 of Ordinance 4131 – Purpose of Three Mile Lane Planned Development Overlay district
- Section 1 of Ordinance 4572 (which supplanted Section 4 of Ordinance 4131) - Three Mile Lane Planned Development Overlay district policies
- Section 2 of Ordinance 4572 (which supplanted Section 5 of Ordinance 4131) – this has the regulations on signage in the Three Mile Lane Planned Development Overlay district. Your property is located in Zone 1 in terms of sign regulations.
- Ordinance 4719 – narrative should address how project meets the design-related conditions of approval (conditions #3 and #4 in particular)

#### **Landscape Plan Review**

- Section 17.57.070(B) of the Zoning Ordinance – landscape plan review criteria
- Section 17.58.090 of the Zoning Ordinance – street tree planting standards

The Zoning Ordinance can be accessed here:

<https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/planning/page/1341/zoningordinance.pdf>

The Comp Plan can be accessed here:

[https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/planning/page/1307/goalspolicies\\_master\\_may\\_2019a.pdf](https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/planning/page/1307/goalspolicies_master_may_2019a.pdf)

Both the minor Planned Development Amendment and Three Mile Lane Development Review applications are subject to the Planning Director's Review with Notification process in Section 17.72.110 of the Zoning Ordinance. That process requires a property owner notification and a 14 day time period to allow for the submittal of comments. Section 17.72.110(C) states that the Planning Director will make a decision on the applications within 30 days following the close of the 14 day comment period. Therefore, that would be the absolute longest timeframe for the review process.

I should note, and I had mentioned this during the pre-application meeting, that the review process begins when your applications are deemed complete. Oregon Revised Statutes require that cities review applications for completeness within 30 days of the date that they are submitted. We typically try to complete the completeness review process much quicker than that though. If the applications are found to be incomplete in any way, we will notify you and provide you with the exact information required to be provided to deem the application complete. Once the application is deemed complete, we will begin the formal review process described in Section 17.72.110 and above.

## **Exhibit I: Landscape Plan Narrative**

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# LANDSCAPE PLAN REVIEW NARRATIVE & CODE COMPLIANCE



Project: McMinnville Eye Clinic  
Job No.: 1902-01  
Prepared For: M2HB, LLC  
Prepared By: SMS  
Date: 24 December 2019  
Revision: A



## **Narrative**

The project site is located at 2445 NE Cumulus Avenue, McMinnville, OR. It is also known as tax lot 4422CD - 01800. The site is located in the northwest quadrant of the intersection of NE Cumulus and NE Dunn Place. The site is 48,995 ft<sup>2</sup> or 1.12 Acres. One tree is located on the site. Due to its fair and waning condition from years of neglect and its location within the proposed parking area it will be removed.

Landscaping requirements for the site are found in Ordinance 4719, Planned Development Overlay and the McMinnville Zoning Code (Ordinance 3380) sections 17.57.070(B) Area Determination-Planning Factors and 17.58.090 Street Tree Standards.

## **Code Compliance**

### **Ordinance 4719**

Ordinance 4719, condition of approval four states:

“That final development plans for the commercial area include landscape plans to be submitted to and approved by the McMinnville Landscape Review Committee and Three Mile Lane Design Review Committee. A minimum of 14 percent of the site must be landscaped. A solid wood fence, arborvitae hedge, or some similar type of planted visual screen shall be required along the commercial site’s western property line as applicable to screen the existing single-family residence. Such landscaping screening shall also exist along the proposed commercial area’s northern property line, and landscaping emphasis shall exist along the site’s eastern and southern property lines, adjacent to NE Dunn Place, and the Three Mile Lane frontage road, with particular emphasis at the intersection(s) of any future commercial driveways. These streets, and any future street(s) shall be planted with required street trees. In addition, landscape islands are required to be located throughout proposed off-street parking areas. Street trees within a curbside planting strip along street frontages are required to have 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. 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.”

This submission is evidence of landscape plans having been submitted for approval by the McMinnville Landscape Review Committee and the Three Mile Lane Design Review Committee.

As documented on the plan 14% of the site is 6,859.3 ft<sup>2</sup>. The provided landscape area is 8,797.7 ft<sup>2</sup> or 17.96% fo the site area.

The residence in existence at the time of the ordinance has since been removed. The requirement for screening along the West property line is no longer applicable. The North property line noted is the North property line of the now existing tax lot 4422CD - 01702. This tax lot has been developed

and is occupied by the Housing Authority of Yamhill County (HAYC). Landscaping on the North property line of HAYC provides the required screening.

Landscaping emphasis on the southern property line is a challenge due to the overhead power lines, in-ground electric vault, 12" water line, sanitary sewer service laterals and new potable water, irrigation and fire line connections. With the location of the proposed parking along this frontage, mandated face of curbs to tree distance requirement and the mandated 10' clearance to water lines, there is a narrow 30" strip available to plant street trees.

Street trees suitable for placement under power lines are located as close to the street as the code allows. Each street tree well is to receive Cosmos flowers, a self seeding annual in a variety of colors. These plants flower from mid spring until the first frost. Turf is placed at the majority of the frontage area in concert with adjacent properties. To break up the area, patches of Kinnikinnick are used around utility features within the parking endcap landscape fingers and the electric utility vault.

Landscaping emphasis on the eastern property line is accomplished with upright colorful Armstrong Red Maple street trees. Cobbles fill the street tree wells for a texture and color change to the surrounding turf and trees. Adjacent to the building three Camellias with a mature size of 10'x6' are interspersed with Azaleas. These plants are set to flower from fall through mid spring. Cedar bed topping separates the sidewalk from the plantings.

The three commercial drive entrances that access the property will greet entrants with Kinnikinnick, the eastern property line plantings on the east side of the site and a variety of Helebores on the western side of the site.

Landscape islands are placed through out the parking area. All parking groups have large landscape endcaps. Larger parking groups have intermediate landscape islands and/or continuous landscape strips. Landscape islands have a variety of shrubs and trees, all of which flower and show fall color.

All street trees are specified to be 2" caliper. Street tree cultivars were selected from the approved McMinnville street tree list. A small tree suitable for planting under power lines was selected for NE Cumulus. A medium size tree of upright stature has been selected for NE Dunn to compliment the eastern property line planting. Accomodation has been made to street tree spacing and layout where trees would interfere with the electric vault and accessible route from the right-of-way to the building on NE Cumulus.

Landscape note 16 on the plan requires that all trees meet ANSI Z60.1 standard for nursery stock.

### **McMinnville Zoning Code (Ordinance 3380)**

#### **17.57.070(B)**

This code section states:

- “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.
  2. Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens.
  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.
  4. The development and use of islands and plantings therein to break up parking areas.
  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.
  6. Suitable watering facilities or irrigation systems must be included in or near all planted areas”

*Surrounding and abutting properties have small street trees on NE Cumulus, medium street trees on NE Dunn and small color plantings at or near entrances. The proposed landscaping contains all of these elements.*

*Shade trees are used through out the project site in concert with street trees to provide separation of the proposed building from the street. An evergreen screen and shrubs are provided at the emergency generator enclosure on the West side of the site. The refuse area is screened from NE Cumulus by on-site shade trees and shrubs and NE Dunn by the proposed building. Screening the adjacent properties to the West and North is not provided because of the need for refuse facility access and on site circulation. The areas affected on those properties are the rear of the Physicians Medical Center (PMC) and a drive aisle.*

*No trees are proposed to be retained. The existing grade is essentially flat and is being retained.*

*As noted above, landscape islands that include trees and shrubs are provided through out the parking area.*

*Parking lot trees consist of Dogwood and Magnolia cultivars. These trees are not on the prohibited tree list.*

*The landscape plan requires all planted areas to be irrigated with a timer activated irrigation system.*

#### **17.58.040 Tree Removal/Replacement**

#### **17.58.040 Review Criteria**

This code section states:

“A permit for major pruning or tree removal shall be granted if any of the following criteria apply:

- A. The tree is unsafe, dead, or diseased as determined by a Certified Arborist.
- B. The tree is in conflict with public improvements.
- C. The proposed removal or pruning is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.
- D. Verification of tree health or a tree’s impacts on infrastructure shall be required, at the expense of the applicant, by a Certified Arborist acceptable to the City. (Ord. 5027 §2, 2017; Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).”

There is one tree to be removed. This tree, a 32" Maple, is located at the North side of the proposed Southwest shared entrance to the site. Of the four criteria, item C. is applicable. The site is the subject of Ordinance 4179 for a planned development. A preliminary site plan prepared by Andrews Architects shows this tree as having been removed for a similarly placed shared access. This criteria is met.

#### **17.58.090**

This code section states:

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

and one-half (2 1/2) feet from the face of a curb. These standards may be superseded by design drawings and specifications as periodically developed and adopted by the City.

- E. Street trees shall not be planted within ten (10) feet of fire hydrants, utility poles, sanitary sewer, storm sewer or water lines, or within twenty (20) feet of street light standards or street intersections, or within five (5) feet of a private driveway or alley. New utility poles shall not be located within five (5) feet of an existing street tree. Variations to these distances may be granted by the Public Works Director and as may be required to ensure adequate clear vision.
- F. Existing street trees shall be retained unless approved by the Planning Director for removal during site development or in conjunction with a street construction project. Sidewalks of variable width and elevation may be utilized as approved by the Planning Director to save existing street trees. Any street tree removed through demolition or construction within the street right-of-way, or as approved by the City, shall be replaced within the street right-of-way at a location approved by the city with a tree, or trees, of similar value. As an alternative the property owner may be required to pay to the City an amount sufficient to fund the planting and establishment by the city of a tree of similar value. The value of the existing street tree to be removed shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published by the International Society of Arboriculture Council of Tree Landscape Appraisers. The developer or applicant shall be responsible for the cost of the planting, maintenance and establishment of the replacement tree.
- G. Sidewalk cuts in concrete for tree planting shall be a minimum of four feet by six feet, with the long dimension parallel to the curb, and if located within the Downtown Tree Zone shall follow the design drawing or updated design drawings and specifications as periodically developed and adopted by the City. (Ord. 5027 §2, 2017; Ord. 4816 §2, 2004; Ord. 4654B §1, 1997)."

*All proposed street trees were selected from the McMinnville Street Tree List published at the City's website on 8 November 2019.*

*All proposed street trees are specified on the plan as 2" caliper. The measurement location is the industry standard.*

*None of the selected street trees fit neatly into the provided size ranges to determine the appropriate maximum spacing. The street trees shown on NE Dunn have a listed mature size of 45 feet tall and 15 feet wide. While street trees on NE Cumulus have a mature size of 25 feet tall and 10 feet wide. The NE Dunn street trees are only 1 foot shy of the width and meet the height requirement for 25 foot spacing. It is proposed that this spacing be used for these trees. For guidance on street tree spacing on NE Cumulus neighboring properties were surveyed. The minimum street tree spacing on NE Cumulus was determined to be 25 feet for small trees. It is proposed that this spacing be used for these trees.*

*The curbside planter strip on NE Dunn is shown as being 5 feet in width. The street trees are planted in the middle of the strip which yields a distance of 3 feet from the center of the tree to the face of curb. The street trees on NE Cumulus are shown 18 feet behind the back edge of the sidewalk.*

*As shown on the plan all required separation distances are provided.*

*There are no existing street trees.*

*There are no sidewalk cuts in sidewalks for tree planting.*

*As shown above all relevant McMinnville code and ordinance requirements are met.*



January 22, 2020

Chuck Darnell, Senior Planner  
City of McMinnville Planning Department  
231 NE Fifth Street  
McMinnville, OR 97128

**RE: Planned Development Amendment (PDA 3-19), Three Mile Lane Development Review (TML 3-19), and Landscape Review (L 33-19) Completeness Response**

Mr. Darnell,

Please accept this letter and the accompanying materials as our complete response to the City's January 8, 2020 determination that our application was incomplete. We believe the materials provided herein fully respond to the incompleteness items outlined in the City's letter and provide the necessary basis to deem the application complete. We look forward to continuing to work with City staff on any design and associated issues, as necessary, during the review and approval process.

Our responses to the incompleteness items are as follow:

**1. Proposed New Access to Dunn Place**

- a. *MMC Section 17.74.070 includes the Planned Development Amendment review criteria. More specifically, MMC Section 17.74.070(A) requires that "There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirements". In this case, the standard regulation requirement is the master plan that is binding on the site, and the Planned Development Amendment is a request to allow the new access point onto Dunn Place that is not shown in the binding master plan.*
  - i. *Findings for MMC Section 17.74.070(A) should be updated to describe the objective of, or provide rationale for, providing the new access point onto Dunn Place (Page 17 of Narrative). The current finding does not address the Planned Development Amendment review criteria related to the project's special physical conditions or objectives.*

**Response:** The application seeks approval for one direct access/egress to the planned eye clinic from NE Dunn Place. The City's master plan (Ord. 4719) approved two access/egress driveways from NE Dunn Place: one to the north of the Yamhill County Housing Authority building and one to the south. The northern access was never developed, therefore the request in this application simply relocates the accessway approved in the master plan.

A second access/egress from NE Dunn Place is necessary to promote efficient vehicle circulation to and through the site and is desirable for the Eye Clinic as it provides direct access for patrons. Shared access to the site will still occur via properties abutting the site's north and west boundary. This modified access location is a logical point of connection for future patrons of the eye clinic and will not appreciably impact the operation of the nearby transportation system. Further, the application includes enhanced treatments to the pedestrian crossing at this driveway to ensure optimum safety for pedestrians and bicyclists. The City can find that this additional driveway is necessary for on-site circulation to the eye clinic and adjacent businesses and is not substantially different than the approved master plan.

- ii. *Findings for Section 4(c) of Ordinance 4131 should be updated with the same objective or rationale for providing the new access point onto Dunn Place, which is a change from the current on-site circulation system in the binding master plan (Page 24 of Narrative).*

**Response:** The application seeks approval for one direct access/egress to the planned eye clinic from NE Dunn Place. The City's master plan (Ord. 4719) approved two access/egress driveways from NE Dunn Place: one to the north of the Yamhill County Housing Authority building and one to the south. The northern access was never developed, therefore the request in this application simply relocates the accessway approved in the master plan.

A second access/egress from NE Dunn Place is necessary to promote efficient vehicle circulation to and through the site and is desirable for the Eye Clinic as it provides direct access for patrons. Shared access to the site will still occur via properties abutting the site's north and west boundary. This modified access location is a logical point of connection for future patrons of the eye clinic and will not appreciably impact the operation of the nearby transportation system. Further, the application includes enhanced treatments to the pedestrian crossing at this driveway to ensure optimum safety for pedestrians and bicyclists. The City can find that this additional driveway is necessary for on-site circulation to the eye clinic and adjacent businesses and is not substantially different than the approved master plan.

Finally, the City can find that this additional driveway helps to improve the operation of Three Mile Lane as it will encourage access to the site via NE Dunn Place.

## **2. Building Materials.**

- a. *Condition of approval #3 in Ordinance 4719 requires detailed plans to be reviewed for commercial development. The condition states that submitted plans include detail on building colors and materials. The preliminary plans (Exhibit A) identify one of the exterior materials as a "Pre-finished" "Wood-Look" Fiber Cement Panel", and this material is shown on the rendering (Exhibit G) as well. At this point, the City does not have any concerns with this material. However, please provide a product detail or example photos of this material used in other buildings/projects, to assist in our review of the materials against the design requirements of condition of approval #3.*

**Response:** Attachment A includes a sample of the exterior materials and colors that are planned for the new building.

## **3. Signage**

- a. *The application narrative, in several sections, describes that the application currently does not seek approval for signage. However, Section 6 of Ordinance 4572 (Three Mile Lane Planned Development Overlay Amendment) states that "No development or signage may take place within the Three Mile Lane Planned Development Overlay without such development or signage gaining the approval of the Three Mile Lane Design Review Committee." The plans that were submitted do show a sign detail on Sheet A-9, 10, and wall signage on Sheet A-10, 10. These signage plans and details could be reviewed with the current Three Mile Lane Development Review application (TML 3-19). If they are not, another Three Mile Lane Development Review application will be required for the signage prior to it being installed, which would require another application submittal and application review fee.*
  - i. *If the graphics/logos of the signage are not yet finalized, those details could be updated at a later date without another Three Mile Lane Development Review application. The location, size, and style (monument sign, materials, etc.) could be reviewed now, with the graphics/logos updated at a later date. The update of the graphics/logos at a later time could*



*be included as a condition of approval on the current Three Mile Lane Development Review application, if requested as such by the applicant.*

- b. *If you would like to add the signage review to the current Three Mile Lane Development Review application (TML 3-19), findings for the following should be updated:*
- i. *Policy 34.00 and Policy 35.00 (Page 19 of Narrative)*
  - ii. *Section 6(A) of Ordinance 4572 (Page 26 of Narrative)*
  - iii. *Condition of approval 38 in Ordinance 4719 (Page 29 of Narrative)*

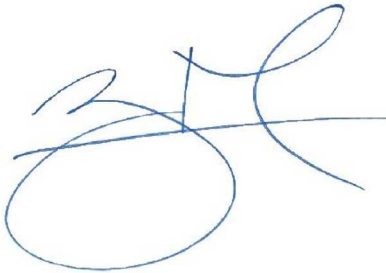
**Response:** The Applicant intends to seek approval for new signage under a separate application.

Finally, we would like to take this opportunity to note one minor change to the plans. The Applicant would like to preserve the mature tree in the west parking area as illustrated in Attachment B. The submitted narrative stated there were not any trees to be retained in development. This revision to the landscaping plan and legend shows that one Columnar Blue Atlas Cedar will be preserved.

As stated above, we believe this information completely responds to those items outlined in the City's January 8, 2020 letter. We appreciate your review of our application materials and are committed to working with you through the successful implementation of this project. Please do not hesitate to call or email with any questions.

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**



Zach Pelz, AICP  
3700 River Road N, Suite 1  
Keizer, OR 97303  
(503) 400-6028 | [PelzZ@aks-eng.com](mailto:PelzZ@aks-eng.com)

Attached:

- Attachment A: Building Materials Samples
- Attachment B: Landscape Plan and Plant Legend Revision\_1

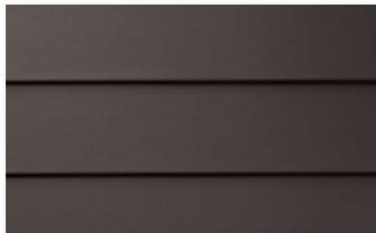
# ATTACHMENT 'A'

## HardiePlank®

Thickness 5/16 in  
Length 12 ft planks



**SMOOTH**



### SELECT CEDARMILL° & SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus Pcs/Pallet	324	280	252	210	—	—
Pcs/Sq	25.0	20.0	16.7	14.3	12.5	9.3

### SELECT CEDARMILL°

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
STATEMENT COLLECTION™				✓		
DREAM COLLECTION™	✓	✓	✓	✓		
PRIME	✓	✓	✓	✓	✓	✓

### SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
STATEMENT COLLECTION™						
DREAM COLLECTION™		✓	✓	✓		
PRIME	✓	✓	✓	✓	✓	✓

\* HZ5° planks feature a drip edge. 9.25 in and 12 in widths in do not feature the drip edge

### BEADED CEDARMILL°



### BEADED SMOOTH



### BEADED CEDARMILL° & BEADED SMOOTH

Width	8.25 in	STATEMENT COLLECTION™	
Exposure	7 in	DREAM COLLECTION™	✓
Prime Pcs/Pallet	240	PRIME	✓
ColorPlus Pcs/Pallet	210		
Pcs/Sq	14.3		

### CUSTOM COLONIAL ROUGHSAWN°



### CUSTOM COLONIAL SMOOTH°



### CUSTOM COLONIAL ROUGHSAWN° & CUSTOM COLONIAL SMOOTH°

Width	8 in	STATEMENT COLLECTION™	
Exposure	6.75 in	DREAM COLLECTION™	✓
Prime Pcs/Pallet	240	PRIME	✓
ColorPlus Pcs/Pallet	240		
Pcs/Sq	14.9		

### RUSTIC CEDAR



### RUSTIC CEDAR

Width	6.25 in	8.25 in	STATEMENT COLLECTION™	
Exposure	5 in	7 in	DREAM COLLECTION™	
Prime Pcs/Pallet	308	240	PRIME	✓
ColorPlus Pcs/Pallet	—	—		
Pcs/Sq	20	14.3		

ATTACHMENT 'A'



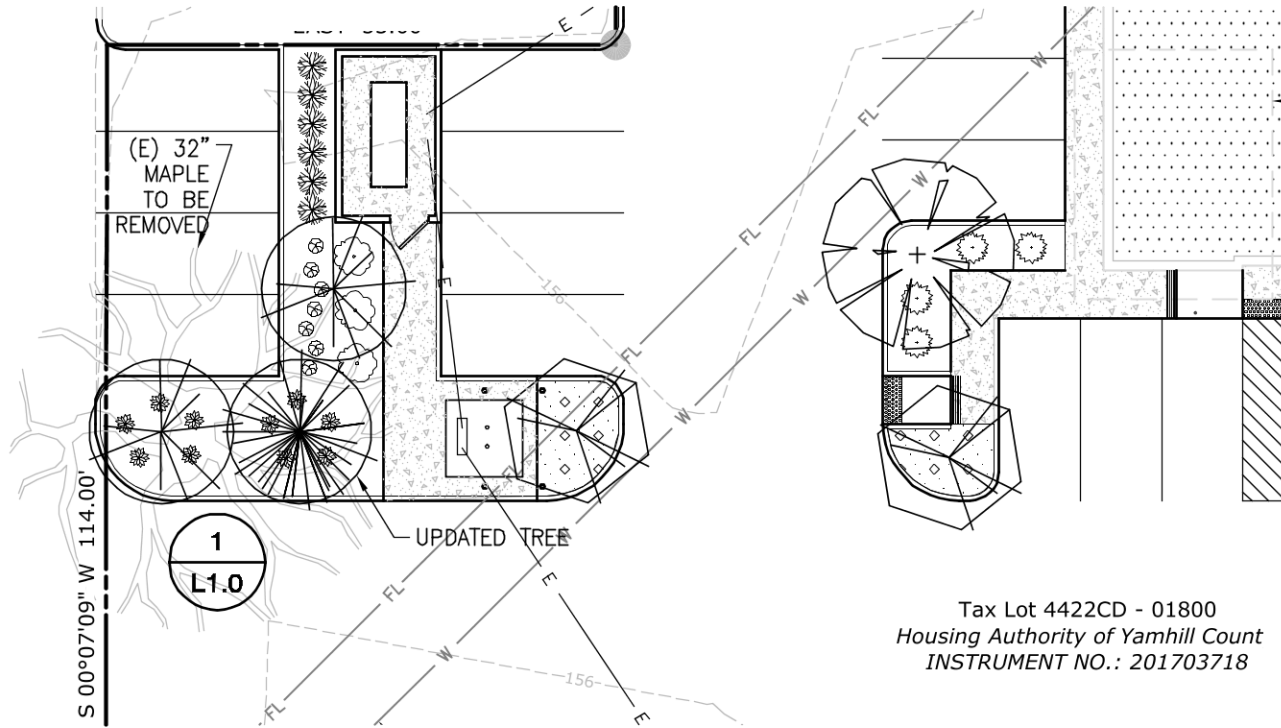
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Siding | Trim















ATTACHMENT 'B'

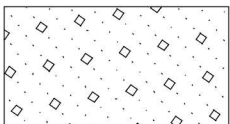


Tax Lot 4422CD - 01800  
Housing Authority of Yamhill Count  
INSTRUMENT NO.: 201703718

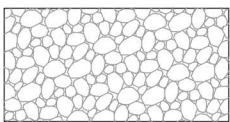
ATTACHMENT 'B'

**PLANT LEGEND**

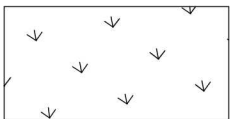
Shrubs	Common Name	Size	Symbol	Quantity
Rhododendron 'Ramapo'	Ramapo Rhody	#2		6
Heuchera x 'Georgia Peach'	Georgia Peach Coral Bells	#1		13
Mahonia aquifolium 'Compacta'	Compact Oregon Grape	#1		4
Helleborus orientalis	'Cherry Blossum' (1)	#1		5
	'Painted Doubles' (2)			6
	'French Kiss' (3)			5
Cosmos sulphureus 'Ladybird Mix'	Cosmos Ladybird Dwarf Mix	#1		30
Gardenia jasminoides 'August Beauty'	August Beauty Gardenia	#3		4
Camellia japonica 'April Blush'	April Blush Camellia (1)	#3		1
				Camellia sasanqua 'Jean May'
Azalea x 'Maishchnee'	Kimono(tm) May Snow Azalea	#1		14
Thuja occidentalis 'Holmstrup'	Holmstrup Eastern Arborvitae	#4		6
Trees	Common Name	Size	Symbol	Quantity
Magnolia acuminata 'Elizabeth'	Elizabeth Magnolia	B&B Min. 1.5" Caliper 8' Tall Min.		4
Acer rubrum 'Armstrong'	Armstrong Red Maple	B&B Min. 2" Caliper 8' Tall Min.		6
Perrotia persica 'JL Columnar'	Persian Spire Parrotia	B&B Min. 2" Caliper 8' Tall Min.		11
Cornus kousa	Dogwood	B&B Min. 1.5" Caliper 8' Tall Min.		4
Cedrus atlantica 'Glauca Fastigiata'	Columnar Blue Atlas Cedar	B&B Min. 2" Caliper 8' Tall Min.		1
Groundcover				



Arctostaphylos uva-ursi 'Vancouver Jade'  
Kinnikinnick, Bearberry  
4" Pot, Plant @ 24" O.C. Triangular spacing



Cobbles 4"-6"  
NOTE: Install Weed Barrier & Ronstar Prior to Cobbles.  
Place 3" dry sand to set cobbles in place.



Grass  
Hydroseed, Sun/Shade 50% Rye, 50% Fescue Mix.