



Planning Department
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5109-19-000708-ANG

Office Use Only:	
File No.	TML 3-19
Date Received	11-21-19
Fee	1385. ⁰⁰
Receipt No.	
Received by	SP

Three Mile Lane Development Review

Applicant Information

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

Applicant Name Evergreen Valley Apts, LLC Phone etc. 541 791 9310

Contact Name Matthew Conser, LLC Member Phone cel. 541 619 8004
 (If different than above)

Address 1010 Airport Rd. SE.

City, State, Zip ALBANY, OR 97322

Contact Email matthew@consercommercial.com

Property Owner Information

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

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

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

Evergreen Valley Apartments

Property Address 240 NE FOREST DR. McMinnville, OR 97128

Assessor Map No. R4 W - T45 - Sect. 23 Total Site Area 5.3 Acres

Subdivision TL 900 Block --- Lot ---

Comprehensive Plan Designation Residential Zoning Designation R-4

(Multiple Family Residential)

Describe the project in detail and how it will be consistent with the applicable requirements of the Three Mile Lane Planned Development Overlay ordinances (Nos. 4131 and 4572 and associated design standards). Please note the architectural features and materials to be used. (Attach additional pages if necessary).

We are seeking approval for a ground-mounted, monument-style sign at our nearly-completed multi-family project - Evergreen Valley Apts. The sign will be located north of the project entrance off of Fincrest Dr. NE. The sign will have a concrete footing, stone masonry columns with a masonry stone cap. The stone will match that used on the m.f. units. The wood portion of the sign will be sand blasted and painted. That treatment provides for depth and character for the lettering and adds more interest. The paint color will be earthstone sage-green with almond-tone lettering. The columns of the sign will be just under 6' tall. The sign itself will be 5'4" high. The sign area is 4' x 4' or 16 square feet total. The entire sign, masonry columns included, will be ~ 45 square feet total. See Attached Monument Sign Plan and Plot Plan attached. The sign will not be illuminated.

In addition to this completed application, the applicant must provide two (2) copies of the following:

- For new construction or for structural modifications, 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, including building elevations of all sides visible from a public street, and 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 required by the Planning Director.

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

Matthew J. Conser, LLC Member
Evergreen Valley Apts, LLC
MJC

Applicant's Signature

Date

11/18/19

same

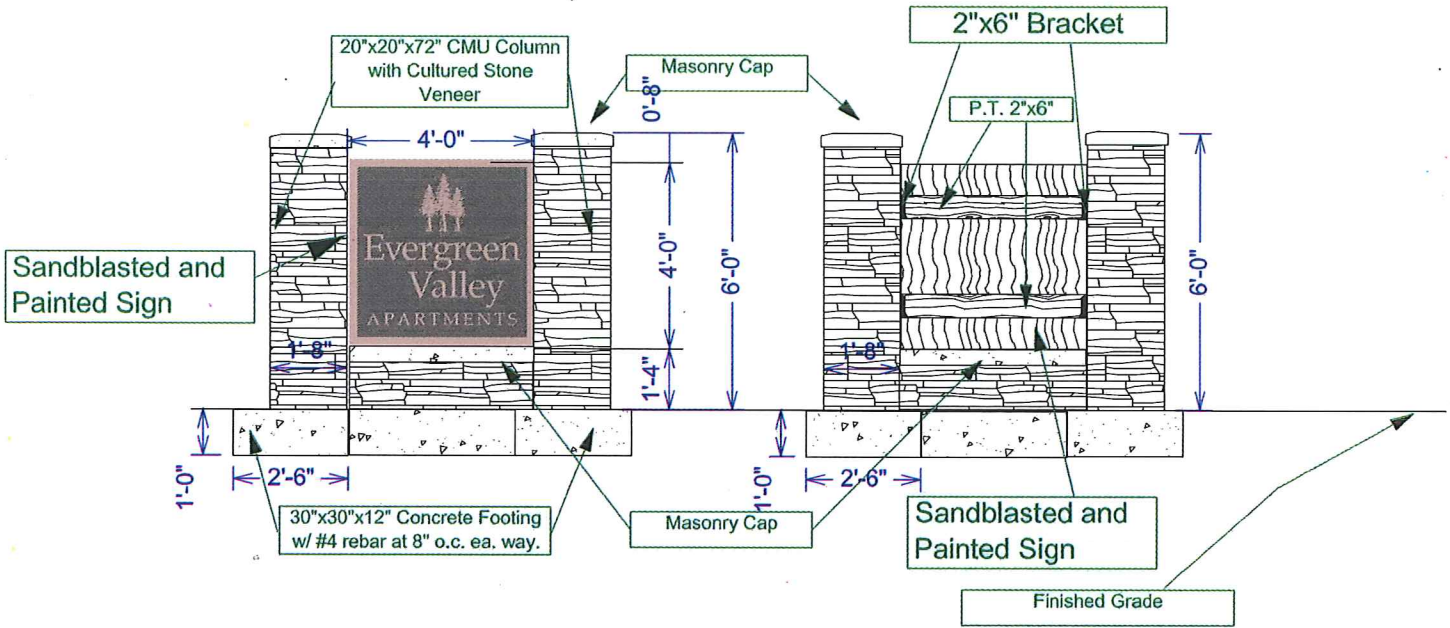
same

Property Owner's Signature

Date

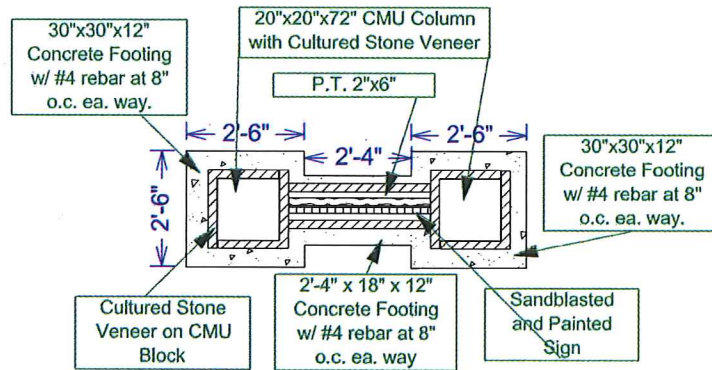
Evergreen Valley Apartments Monument Sign Concept

Date: 10-22-19	Drawn By: GC	Scale:	Page:
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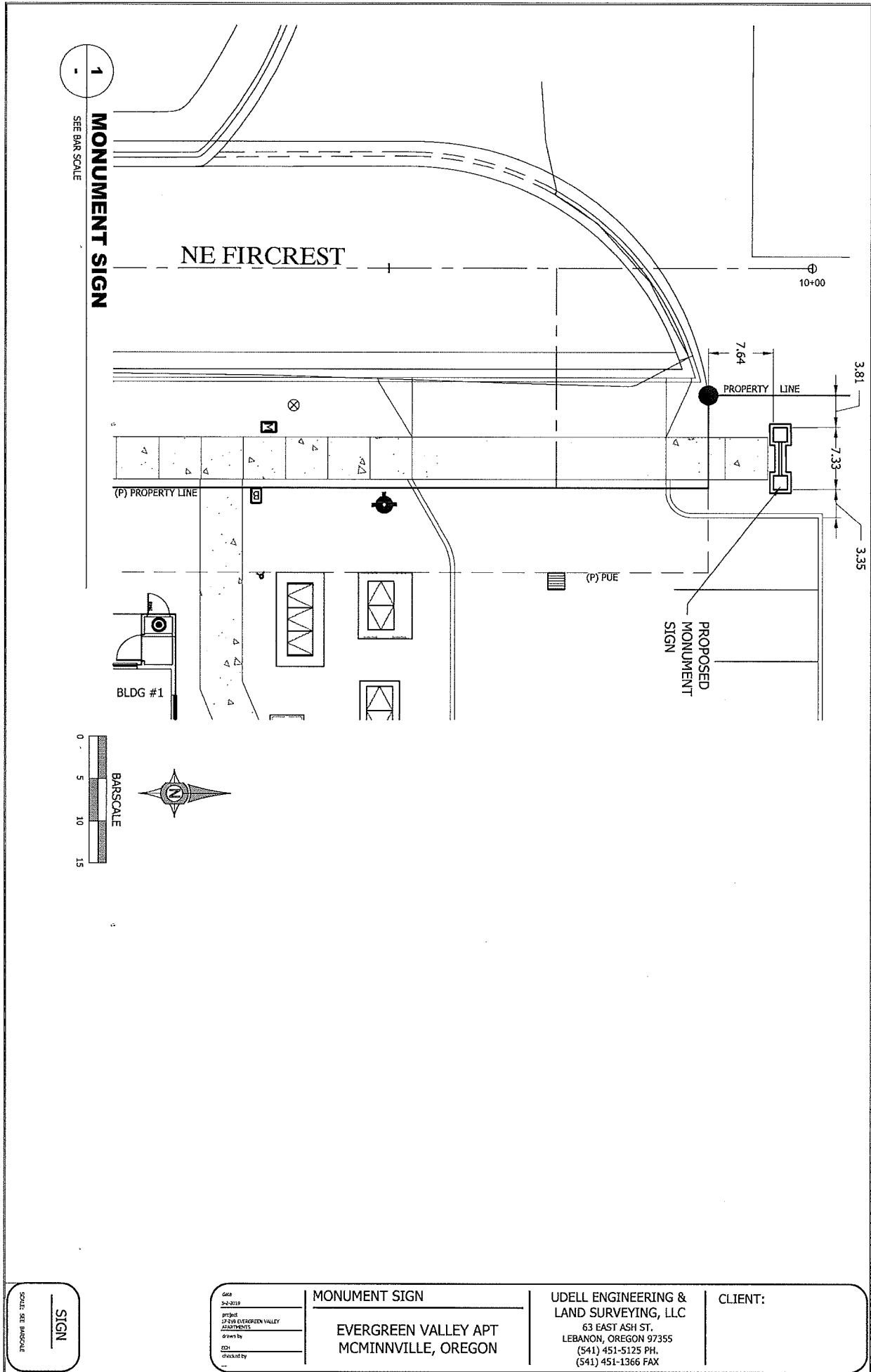


Front Elevation

Rear Elevation



Plan View



SIGN
SCALE: SEE BARSCALE

Date: 3-22-2019
 Project: 106513 EVERGREEN VALLEY APARTMENTS
 Drawn by: EDH
 Checked by:

MONUMENT SIGN
EVERGREEN VALLEY APT
MCMINNVILLE, OREGON

UDELL ENGINEERING & LAND SURVEYING, LLC
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 LEBANON, OREGON 97355
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CLIENT: