



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

www.mcminnvilleoregon.gov

Landscape Review Committee

Community Development Center, 231 NE 5th Street
Wednesday, April 20, 2022 - 12:00 PM

Please note that this meeting will be conducted in-person and via ZOOM.

Join ZOOM Meeting online via the following link:

<https://mcminnvilleoregon.zoom.us/j/83002047920?pwd=eGxNV1hUNVZ0SllMV29xeE55WklOUU09>

Meeting ID: 830 0204 7920
 Passcode: 340715

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

Committee Members	Agenda Items
John Hall. Chair Rob Stephenson, Vice Chair Patty Sorensen Carlton Davidson Brian Wicks	<ol style="list-style-type: none"> 1. Call to Order 2. Citizen Comments 3. Discussion Items 4. Action Items <ol style="list-style-type: none"> A. L 31-21 – Oak Ridge Meadows (Exhibit 1) North of Baker Creek Road and the multi-phased Oak Ridge residential development, and south of Baker Creek (Tax Lot 1300, Section 17, T. 4 S., R 4 W., W.M. and Tax Lot 602, Section 7, T. 4 S., R 4 W., W.M.) 5. Committee Member Comments 6. Staff Comments 7. Adjournment

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

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



STAFF REPORT

DATE: April 20, 2022
TO: Landscape Review Committee Members
FROM: Monica Bilodeau, Senior Planner
SUBJECT: Landscape Plan Review Application (L 31-21)

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

OBJECTIVE/S: Strategically plan for short and long-term growth and development that will create enduring value for the community

Report in Brief:

This proceeding is a review of the Oak Ridge Meadows Subdivision landscape plan and private park plan (L 31-21). Staff has reviewed the application for consistency with the applicable criteria, and recommends approval of the application, subject to the conditions specified in the attached Decision Document.

Background:

The applicant, Lori Zumwalt submitted a landscape plan review that was prepared by Laura Antonson with Laurus Designs, LLC.

Discussion:

The proposed development is on land zoned R-2 (Residential Low density). Oak Ridge Meadows Tentative Subdivision (S 3-18) was approved July 23, 2019 and included the following landscaping conditions:

S 3-18

2. That the applicant plant street trees within curbside planting strips in accordance with a street tree plan to be prepared by the applicant and submitted to the Landscape Review Committee for their review and approval. The street tree plan shall identify the locations of all street lights, fire hydrants, utility vaults, transformers, and other public and private utilities. The placement of those utilities shall be strategic to allow for as many street trees to be planted within the subdivisions as possible. All street trees shall 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

Attachments:

Attachment A – Decision Document L31-21

hydrants. In planting areas that may be constrained, additional consideration shall be given to the tree species and other planting techniques, as determined by the Landscape Review Committee, may be required to allow for the planting of street trees without compromising adjacent infrastructure. All street trees shall be of good quality and shall conform to American Standard for Nursery Stock (ANSI Z60.1). The Planning Director reserves the right to reject any plant material which does not meet this standard.

- A. Trees shall be provided with root barrier protection in order to minimize infrastructure and tree root conflicts. The barrier shall be placed on the building side of the tree and the curb side of the tree. The root barrier protection shall be placed in 10-foot lengths, centered on the tree, and to a depth of eighteen (18) inches. In addition, all trees shall be provided with deep watering tubes to promote deep root growth.
 - B. Each year the applicant shall install street trees, from October 1 to April 1, adjacent to those properties on which a structure has been constructed and received final occupancy. This planting schedule shall continue until all platted lots have been planted with street trees.
 - C. It shall be the applicant's responsibility to relocate street trees as may be necessary to accommodate individual building plans. The applicant shall also be responsible for the maintenance of the street trees, and for the replacement of any trees which may die due to neglect or vandalism, for one year from the date of planting.
3. That a landscape plan, including landscaping and improvements in common area tracts, shall be submitted to the McMinnville Landscape Review Committee for their review and approval. Improvements in the Private Active Neighborhood Park shall include, at a minimum, commercial grade play equipment featuring at least ten different play elements for ages 2-12 and appropriate seating and trash/recycling collection. Improvements in the wetland viewing areas in Tract 1 shall include, at a minimum, appropriate seating and trash/recycling collection.

Action items:

The proposed 191 street trees are the following:

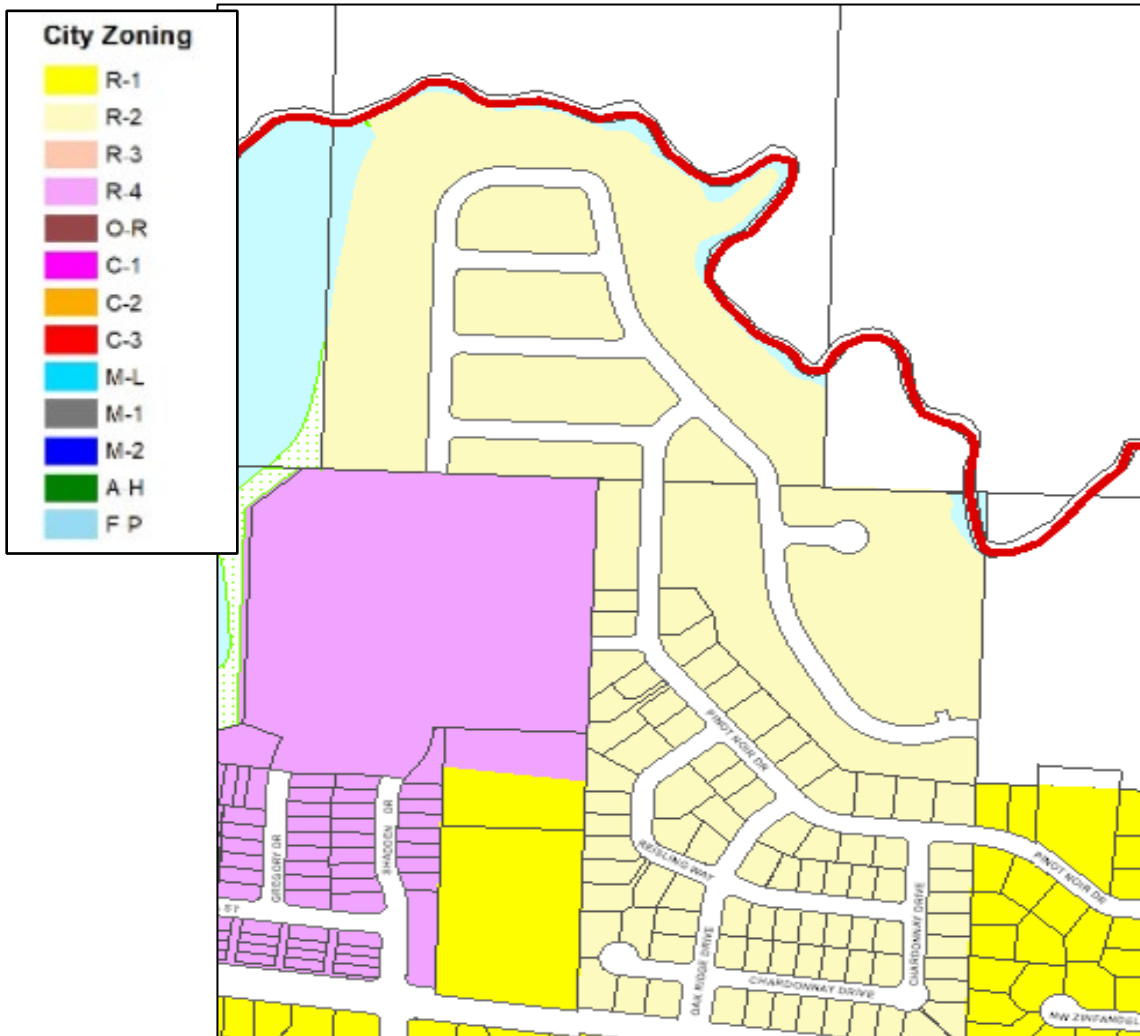
- Acer Tataricum* Tatarian maple
- Cercis canadensis* Forest pansy Eastern Redbud
- Cladastris lutea* Yellowwood
- Cornus Florida* Flowering Dogwood
- Syringa reticulata* Japanese Tree Lilac

- 1. The varieties of the proposed species differ from the approved street tree list. Review if these are acceptable species or a condition will be included to revise the species to the approved list.
- 2. Location and placement of trees also needs to be reviewed, to add or relocate trees pointed out by staff and Mac Water and light.

Figure 1: Vicinity Map



Figure 2: Zoning Map



Landscape Review Committee Options

1. **APPROVE** the application, per the decision document provided which includes the findings of fact and conditions of approval.
2. **APPROVE** the application with additional conditions of approval, providing findings of fact for the inclusion of additional conditions.
3. **CONTINUE** the application, requesting the applicant to submit more information or details for review.
4. **DENY** the application, providing findings of fact for the denial in the motion to deny.

Staff Recommendation:

Staff has reviewed the application for consistency with the applicable criteria. Staff finds that, subject to the recommended conditions specified in the attached Decision Document, the application submitted by the applicant contains sufficient evidence to find the applicable criteria are satisfied.

Attachments:
Attachment A – Decision Document L31-21

Staff **RECOMMENDS APPROVAL** of the application, subject to the conditions specified in the attached Decision Document.

Suggested Motion:

THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, I MOVE THAT THE LANDSCAPE REVIEW COMMITTEE APPROVE THE DECISION DOCUMENT AND APPROVE THE LANDSCAPE PLAN REVIEW APPLICATION L 31-21 SUBJECT TO THE CONDITIONS SPECIFIED IN THE DECISION DOCUMENT.



City of McMinnville

PLANNING

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DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF A LANDSCAPE PLAN REVIEW FOR OAK RIDE MEADOWS SUBDIVISION.

DOCKET: L 31-21 (Landscape Plan Review)

REQUEST: Approval of a Landscape Plan for Oak Ridge Meadows.

LOCATION: North of Baker Creek Road and the multi-phased Oak Ridge residential development, and south of Baker Creek (Tax Lot 1300, Section 17, T. 4 S., R 4 W., W.M. and Tax Lot 602, Section 7, T. 4 S., R 4 W., W.M.)

ZONING: R-2 (Residential Low Density)

APPLICANT: Tony Weller

STAFF: Monica Bilodeau, Senior Planner

DATE DEEMED COMPLETE: March 25, 2022

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

MEETING DATE & LOCATION: April 20, 2022

Zoom Online Meeting:
<https://mcminnvilleoregon.zoom.us/j/82691273624?pwd=bW14THRCT3hlcjFKcUMxUE5uYINSdz09>

Meeting ID: 826 9127 3624 Passcode: 486826

PROCEDURE: Landscape plans are required to be reviewed and approved by the Landscape Review Committee as described in Section 17.57.050 (Plans-Submittal and review-Approval-Time limit for completion) of the McMinnville Zoning Ordinance.

I. APPLICATION SUMMARY:

Subject Property & Request

The applicant, Lori Zumwalt, submitted a street tree and park landscape plan prepared by Laurus Designs, LLC. The 108 lot, two phase single-family residential development is on approximately 35.47 acres of land, referred to as Oak Ridge Meadows (S1-18). The project also includes a 0.85-acre active private neighborhood park and an approximately 5.6-acre public open-space greenway dedication along Baker Creek.

The subject property is located generally north and east of NW Pinot Noir Drive and south of Baker Creek. The subject property is zoned R-2 PD (Single Family Residential Planned Development) and is currently undeveloped. South of the subject site are Phases One, Two, and Three, of the Oak Ridge Planned Development, single family developments also zoned R-2 PD. North and west of the site is the undeveloped land subject to the Oak Ridge Meadows Planned Development, zoned R-2 PD and the subject to the Planned Development Amendment (PDA 4-18).

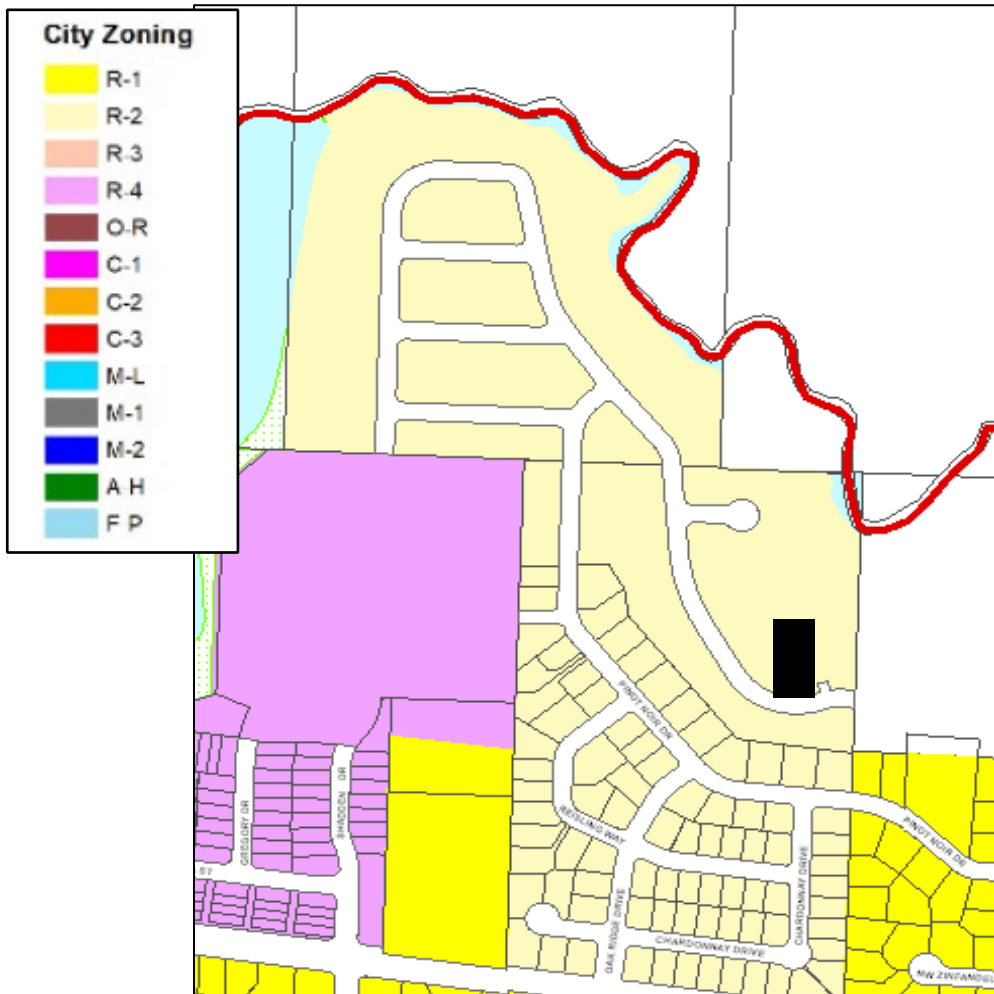
Figure 1: Vicinity Map (Subject Site Approximate)



Attachments:

Attachment 1 – Application, Attachments, Supplemental Submittals

Figure 2: Zoning Map



Summary of Criteria & Issues

The McMinnville Municipal Code (MMC) requires street trees for new subdivisions with curbside planter strips, which are being provided in Oak Ridge Meadows Phase 1 and 2. Standards for the selection, location, and planting of required street trees are found in MMC Section 17.58.090. Therefore, the application is subject to the Street Tree Standards in MMC Section 17.58.090 and the applicable landscape review factors in MMC Section 17.57.050. Conclusionary findings for each applicable standard and review factor are provided in Section VII of this Decision Document below.

II. CONDITIONS:

1. The applicant shall revise the landscape plan to include approved street trees off the McMinnville Street tree list.
2. The applicant shall revise the landscape plans to add or relocate street trees in the following locations or demonstrate justification why the location does not meet planting standards.
 - a. Area between lots 67 and 68.
 - b. Area between lots 69 and 70

Attachments:

Attachment 1 – Application, Attachments, Supplemental Submittals

- c. Lots 12, 13, 45, 48, 49, 51, 53, 58 and 73
 - d. East side of lot 29, 38 and 99
 - e. See Mac Water and Light comments.
3. The applicant must contact the appropriate utility-locate service (dial 811 or 800-332-2344) prior to digging to ensure that underground utilities are not damaged during planting process.
 4. All trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above grade. 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.
 5. The applicant shall provide root barrier protection in order to minimize sidewalk and tree root conflicts. The barrier shall be placed on the public sidewalk side of the tree and the curb side of the tree. The root barrier protection shall be placed in 10-foot lengths, centered on the tree, and to a depth of eighteen (18) inches. In addition, street trees shall be provided with two (2) deep watering tubes to promote deep root growth.
 6. The applicant shall schedule an inspection with the McMinnville Public Works Superintendent of the installed root barrier and water tubes prior to any street tree planting. Trees intended for planting shall be on-site and available for inspection. The applicant shall contact the McMinnville Public Works Superintendent, David Renshaw, at (503) 434-7316 to schedule a planting inspection prior to backfilling.
 7. The applicant shall ensure trees are not to be planted within:
 - a. Five (5) feet of a private driveway or alley;
 - b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or
 - c. Twenty (20) feet of street light standards or street intersections.
 8. Minor adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum standards.
 9. The street trees, as they grow, shall be pruned to provide at least eight (8) feet of clearance above sidewalks and thirteen (13) feet above local streets, fifteen (15) feet above collector streets, and eighteen (18) feet above arterial streets.
 10. The street trees shall be continually maintained, including necessary watering, weeding, pruning, and replacement, by the developer for a period of 2-years from the time of planting. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.

III. ATTACHMENTS:

1. L 31-21 Application and Attachments (on file with the Planning Department)

IV. COMMENTS:

Agency Comments

Attachments:

Attachment 1 – Application, Attachments, Supplemental Submittals

This matter was referred to the following public agencies for comment: McMinnville Public Works Department and McMinnville Water and Light. Comments were only received from McMinnville Water and Light and Public Works by the publication of this packet.

- **McMinnville Water and Light**

1. Tree trunks must maintain a 10' clearance from water meter boxes, fire hydrants, and air relieve valve boxes. Please see MW&L Specs WMCLEAR, FH-CLR, and CARV-1 for clearance requirements from public water facilities.
2. The following trees may have either a potential conflict or a direct conflict, and will need to be adjusted accordingly:

Sheet L-1

Lots 1-2 - Potential

Lots 3-4 - Potential

Lots 4-5 - Potential

Lots 6-7 - Potential

Lots 8-9 - Potential

Lots 10-11 – Potential

Sheet L-1.2

Lot 14 - Potential

Lot 15 - Potential

Lot 16 - Potential

Lot 20 – Direct Conflict – Please relocate

Sheet L-1.3

Lot 106 – Direct Conflict – Please relocate

Lot 107 – Direct Conflict – Please relocate

Lot 108 – Direct Conflict – Please relocate

Lot 89 – Direct Conflict – Please relocate

Lot 36 – Direct Conflict – Please relocate

The tree directly on the lot line between lots 59 and 60 conflicts with a power transformer.

- **McMinnville Public Works**

1. Applicant should be notified that street trees shall not be planted within:
 - 10' for fire hydrants, utility poles, sanitary sewer, storm sewer or water lines
 - 20' of street light standards or street intersections
 - 5' from a private alley or driveway
2. The plan calls out Cornus Florida (flowering dogwood). From what I can see, this tree is not on the recommended street tree list. As a note, this variety does not perform well in a street tree setting with reflective heat, prefers less than full day sun, and should be irrigated. We might suggest that the applicant consider an alternative choice.

Attachments:

Attachment 1 – Application, Attachments, Supplemental Submittals

3. The plan calls out *Syringa reticulata* (Japanese tree lilac). This tree does not appear to be on the recommended tree list. Given the tree's growth habit (wider at the base, narrow at the top and relatively small stature, it would make pruning it up to improve vision at driveways problematic. We might suggest that the applicant consider an alternative choice.

Storm Water Planting:

4. The City does not have adopted Stormwater facility planting requirements. The planting scheme appears to be similar to Clean Water Services standards for material and spacing.
5. As a note, the HOA will be responsible for maintaining the plant material in the storm water facility.

Public Comments

No public notice of the application was provided by the City of McMinnville, as Landscape Plan Review applications are reviewed by the process described in Section 17.57.050 of the McMinnville Zoning Ordinance which does not require public notification. No public comments were received prior to the Planning Director's decision.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The owner, Lori Zumwalt with Oak Ridge Meadows, LLC, submitted a landscape plan review application on December 28, 2021.
2. The application was deemed complete on March 25, 2022.
3. A public meeting was held by the Landscape Review Committee on April 20, 2022, to review the application and proposed landscape plan.

VI. FINDINGS OF FACT - GENERAL FINDINGS

1. **Location:** (Tax Lot 1300, Section 17, T. 4 S., R 4 W., W.M. and Tax Lot 602, Section 7, T. 4 S., R 4 W., W.M.)
2. **Size:** Approximately 35.47 acres
3. **Comprehensive Plan Map Designation:** Residential
4. **Zoning:** R-2 (Residential)
5. **Overlay Zones/Special Districts:** N/A
6. **Current Use:** Vacant Land
7. **Other Features:** There are significant or distinguishing nature features associated with this property but avoidance and preservation has been addressed in the land use cases, S1-18 and PDA 4- 18.

VII. CONCLUSIONARY FINDINGS:

Attachments:

Attachment 1 – Application, Attachments, Supplemental Submittals

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable planning factors for a Landscape Plan Review are specified in Section 17.57.070 of the Zoning Ordinance. The applicable standards for Street Trees are specified in Section 17.58.090 of the Zoning Ordinance

In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

McMinnville Zoning Ordinance

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

Chapter 17.57 Landscaping

17.57.010 Purpose and intent. The purpose and intent of this Chapter is to encourage and, where appropriate, require the use of landscape elements, particularly plant materials, in proposed developments in an organized and harmonious manner that will enhance, protect, and promote the economic, ecological and aesthetic environment of McMinnville. Landscaping is considered by McMinnville to be an integral part of a complete comprehensive development plan. The City recognizes the value of landscaping in achieving the following objectives:

- A. Provide guidelines and standards that will:
 1. Reduce soil erosion and the volume and rate of discharge of storm water runoff.
 2. Aid in energy conservation by shading structures from energy losses caused by weather and wind.
 3. Mitigate the loss of natural resources.
 4. Provide parking lot landscaping to reduce the harmful effects of heat, noise and glare associated with motor vehicle use.
 5. Create safe, attractively landscaped areas adjacent to public streets.
 6. Require the planting of street trees along the City's rights-of-way.
 7. Provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character and value of existing neighborhoods.
 8. Provide shade, and seasonal color.
 9. Reduce glare, noise and heat.
- B. Promote compatibility between land uses by reducing the visual noise and lighting impacts of specific developments on users of the site and abutting properties.
- C. Unify development and enhance and define public and private places.
- D. Preserve existing mature trees.
- E. Enhance the urban forest and tree canopy.
- F. Encourage the use of plants native to the Willamette Valley to the maximum extent feasible, in order to reduce watering requirements and agricultural chemical applications, and to provide a sense of regional identity with plant communities unique to the area.
- G. Establish and enhance a pleasant visual character and structure to the built environment that is sensitive to safety and aesthetic issues.
- H. Support McMinnville as a community that cares about its appearance.

Attachments:

Attachment 1 – Application, Attachments, Supplemental Submittals

It is further recognized that landscaping increases property values, attracts potential residents and businesses to McMinnville, and creates safer, more pleasant living and working environments for all residents and visitors to the city.

The guidelines and standards contained in this chapter serve to help McMinnville realize the objectives noted above. These guidelines and standards are intended as minimum standards for landscape treatment. Owners and developers are encouraged to exceed these in seeking more creative solutions both for the enhanced value of their land and for the collective health and enjoyment of all citizens of McMinnville. The landscaping provisions in Section 17.57.070 are in addition to all other provisions of the zoning ordinance which relate to property boundaries, dimensions, setback, vehicle access points, parking provisions and traffic patterns. The landscaping objectives shall also seek to accomplish the purposes set forth in Section 17.03.020.

FINDING: SATISFIED. The addition of landscaping on this site will enhance the appearance of the city and will benefit the economic, ecological, and aesthetic environment of the city. Conditions of approval have been included in the findings described in further detail below to ensure that the proposed planting meets necessary City standards and criteria, which will result in a pleasant visual character and structure to the built environment that is sensitive to safety and aesthetic issues.

17.57.030 Zones where required. Landscaping shall be required in the following zones except as otherwise noted:

- A. R-4 (Multiple-Family Residential zone, except the construction of a Single-Family or Two-Family Residential unit);
- B. C-1 (Neighborhood Business zone);
- C. C-2 (Travel Commercial zone);
- D. C-3 (General Commercial zone);
- E. O-R (Office/Residential zone);
- F. M-L (Limited Light Industrial zone);
- G. M-1 (Light Industrial zone);
- H. M-2 (General Industrial zone).

FINDING: Not Applicable. The proposed development is within the R-2 zone; therefore, landscaping is not required for single dwelling development. Although the planned development and subdivision application PDA4- 18 and S1-18 required the following landscaping conditions:

2. That the applicant plant street trees within curbside planting strips in accordance with a street tree plan to be prepared by the applicant and submitted to the Landscape Review Committee for their review and approval. The street tree plan shall identify the locations of all street lights, fire hydrants, utility vaults, transformers, and other public and private utilities. The placement of those utilities shall be strategic to allow for as many street trees to be planted within the subdivisions as possible. All street trees shall 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. In planting areas that may be constrained, additional consideration shall be given to the tree species and other planting techniques, as determined by the Landscape Review Committee, may be required to allow for the planting of street trees without compromising adjacent infrastructure. All street trees shall be of good quality and shall conform to American Standard for Nursery

Attachments:

Attachment 1 – Application, Attachments, Supplemental Submittals

Stock (ANSI Z60.1). The Planning Director reserves the right to reject any plant material which does not meet this standard.

- A. Trees shall be provided with root barrier protection in order to minimize infrastructure and tree root conflicts. The barrier shall be placed on the building side of the tree and the curb side of the tree. The root barrier protection shall be placed in 10-foot lengths, centered on the tree, and to a depth of eighteen (18) inches. In addition, all trees shall be provided with deep watering tubes to promote deep root growth.
 - B. Each year the applicant shall install street trees, from October 1 to April 1, adjacent to those properties on which a structure has been constructed and received final occupancy. This planting schedule shall continue until all platted lots have been planted with street trees.
 - C. It shall be the applicant's responsibility to relocate trees as may be necessary to accommodate individual building plans. The applicant shall also be responsible for the maintenance of the street trees, and for the replacement of any trees which may die due to neglect or vandalism, for one year from the date of planting.
3. That a landscape plan, including landscaping and improvements in common area tracts, shall be submitted to the Landscape Review Committee for their review and approval. Improvements in the Private Active Neighborhood Park shall include, at a minimum, commercial grade play equipment featuring at least ten different play elements for ages 2-12 and appropriate seating and trash/recycling collection. Improvements in the wetland viewing areas in Tract 1 shall include, at a minimum, appropriate seating and trash/recycling collection.

Per the above conditions the application has submitted evidence to satisfy condition 2 and 3 above.

Chapter 17.58. Trees

17.58.080 Street Tree Planting—When Required. All new multi-family development, commercial or industrial development, subdivisions, partitions, or parking lots fronting on a public roadway which has a designated curb-side planting strip or planting island shall be required to plant street trees in accordance with the standards listed in Section 17.58.090.

FINDING: SATISFIED. The street tree plan as proposed will include street trees adjacent to the lots created as part of the subdivision, and the street trees will be installed in a designated curb-side planting strip fronting each new and existing public right-of-way.

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.

FINDING: SATISFIED WITH CONDITION #1. The applicant is proposing to install 191 street tree species within the subdivision. The maple, dogwood, and lilac varieties chosen are not on the street tree list and will have to be reviewed by the committee. The specified species that are proposed for street trees are:

Acer Tataricum Tatarian maple (small)

Attachments:

Attachment 1 – Application, Attachments, Supplemental Submittals

Cercis canadensis Forest pansy Eastern Redbud (medium)
Cladastris lutea Yellowwood (medium)
Cornus Florida Flowering Dogwood (small)
Syringa reticulata Japanese Tree Lilac (medium)

- 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.

FINDING: SATISFIED WITH CONDITION #4: A condition of approval has been included to ensure that street trees shall be a minimum two (2) inches in caliper measured at six (6) inches above ground level and meet other City standards for quality of the street trees at the time of planting. Therefore, this standard is satisfied.

- 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.

FINDING: SATISFIED WITH CONDITION #2. The applicant is proposing to install 191 street trees that are generally evenly spaced throughout the subdivision. There are several areas that are lacking trees and it unclear the justification why there are no trees proposed.

- Area between lots 67 and 68.
- Area between lots 69 and 70
- Lot 12, 13, 45, 48, 49, 51 , 53, 58 and 73
- East side of lot 29, 38 and 99

As conditioned the applicant will either need to add additional street trees in the above location or demonstrate justification why the location does not meet planting standards.

- 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.

FINDING: SATISFIED. The streets within this subdivision are all local residential streets and plans show all planter strips to a be a minimum of three feet in width. The species of street trees being proposed are considered small and medium sized. Medium sized trees are recommended for a minimum five (5) foot wide planter strip based on the McMinnville Street Tree List. The planter strips shown is generally four feet in width therefore small stature trees shall be used when the five foot width cannot be maintained.

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- 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.

FINDING: SATISFIED WITH CONDITION #7. The proposed street tree plan provides locations of proposed utilities, street light standards, private driveways, and other improvements in the public right-of-way. Street trees are generally proposed in locations outside of the setbacks established by the spacing standards. A condition of approval has been included to ensure the setbacks from utilities and other right-of-way improvements be maintained. Minor adjustments in plant placement from the locations shown on the approved landscape plan are allowed if relocation is necessary to meet minimum standards.

17.58.120 Street Tree Maintenance.

- A. *Street trees shall be continually maintained, including necessary watering, weeding, pruning and replacement, by the developer or property owner for one full growing season following planting, or as may be required by the City.*
- B. *Street tree plans, or landscape plans including street trees, shall be maintained in perpetuity. In the event that a street tree must be replaced, the adjacent property owner or developer shall plant a replacement tree of a species from the approved street tree or landscape plan.*
- C. *Maintenance of street trees, other than those located in the Downtown Tree Zone shall be the continuing obligation of the abutting property owner. The City shall undertake regular maintenance of street trees within the Downtown Tree Zone in accordance with appropriate horticultural practices including pruning and fertilizing to properly maintain the health of such trees.*
- D. *Street trees, as they grow, shall be pruned to provide at least eight (8) feet of clearance above sidewalks and thirteen (13) feet above local streets, fifteen (15) feet above collector streets, and eighteen (18) feet above arterial streets. This provision may be waived in the case of newly planted trees so long as they do not interfere with public travel, sight distances, or endanger public safety as determined by the City. Major pruning, as defined in Section 17.58.020, of a street tree must be approved by the City in accordance with Section 17.58.040.*

FINDING: SATISFIED WITH CONDITIONS #9 and 10.

A condition of approval has been included to ensure that the street trees are continually maintained, including necessary watering, weeding, pruning, and replacement, by the developer or property owner. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.



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

Office Use Only:	
File No.	<u>L 31-21</u>
Date Received	<u>12/28/21</u>
Fee	<u>\$905.50</u>
Receipt No.	_____
Received by	<u>AW</u>

Landscape Plan Review Application

Applicant Information

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

Applicant Name Oak Ridge Meadows, LLC Phone 503-437-0477

Contact Name Lori Zumwalt Phone "
(If different than above)

Address 2470 SW West Wind Dr.

City, State, Zip McMinnville, OR 97128

Contact Email loriz.premier@gmail.com

Property Owner Information

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

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

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

Property Address NW Pinot Noir Dr. McMinnville, OR 97128

Assessor Map No. R4 409 - 01300 - 00602 Total Site Area 35.439 Ac.

Subdivision Oak Ridge Meadows ph 1 & 2 Block _____ Lot _____

Comprehensive Plan Designation residential Zoning Designation R-2 PD

Landscaping Information ① Street Tree Plan in plant strips

1. Total Landscaped Area: ② 12,174 sq ft of Clean Water Services Treatment Facility

2. Percent Landscaped: N/A

3. Building Floor Area:
New Structure: N/A Existing Structure: N/A Addition: N/A

4. Architect Name Laurus Designs, LLC Phone 503-784-10494
(Landscape Architect, Engineer, or Other Designer)

Contact Name Laura Antonson Phone "

Address 1012 Pine Street

City, State, Zip McMinnville, OR 97128

Contact Email laura@laurusdesigns.com

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

Two (2) copies of the proposed landscape plan containing the information listed in the information sheet and Chapter 17.57 (Landscaping) of the Zoning Ordinance.

Payment of the applicable review fee, which can be found on the Planning Department web page.

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

Lori Zumwalt,
Applicant's Signature

12/20/2021
Date

Lori Zumwalt, member
Property Owner's Signature

12/20/2021
Date

OAK RIDGE MEADOWS: PHASES 1 & 2

NW BAKER CREEK ROAD
MCMINNVILLE, OREGON

CLIENT / OWNER:

PREMIER DEVELOPMENT, LLC
CONTACT: LORI ZUMWALK
503 . 437 . 0477
LORIZ.PREMIER@GMAIL.COM

LANDSCAPE ARCHITECT:

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

SHEET INDEX:

- LO.0 COVER SHEET
- L1.1 STREET TREE PLANTING PLAN
- L1.2 STREET TREE PLANTING PLAN
- L1.3 STREET TREE PLANTING PLAN
- L1.4 STREET TREE PLANTING PLAN,
LEGEND, DETAIL, AND NOTES
- L2.1 STORMWATER FACILITY PLANTING PLAN
- L2.2 STORMWATER FACILITY PLANT LEGEND,
NOTES, AND DETAILS
- L2.3 STORMWATER IRRIGATION PLAN

VICINITY MAP:



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www.digsafelyoregon.com

Laurus
Designs, LLC



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Oak Ridge
Meadows
Subdivision
Phase 1 and 2

NW Baker Creek Road
McMinnville, Oregon



COVER
SHEET



September 22nd, 2021

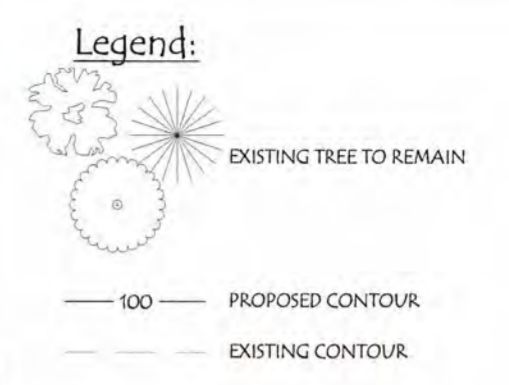
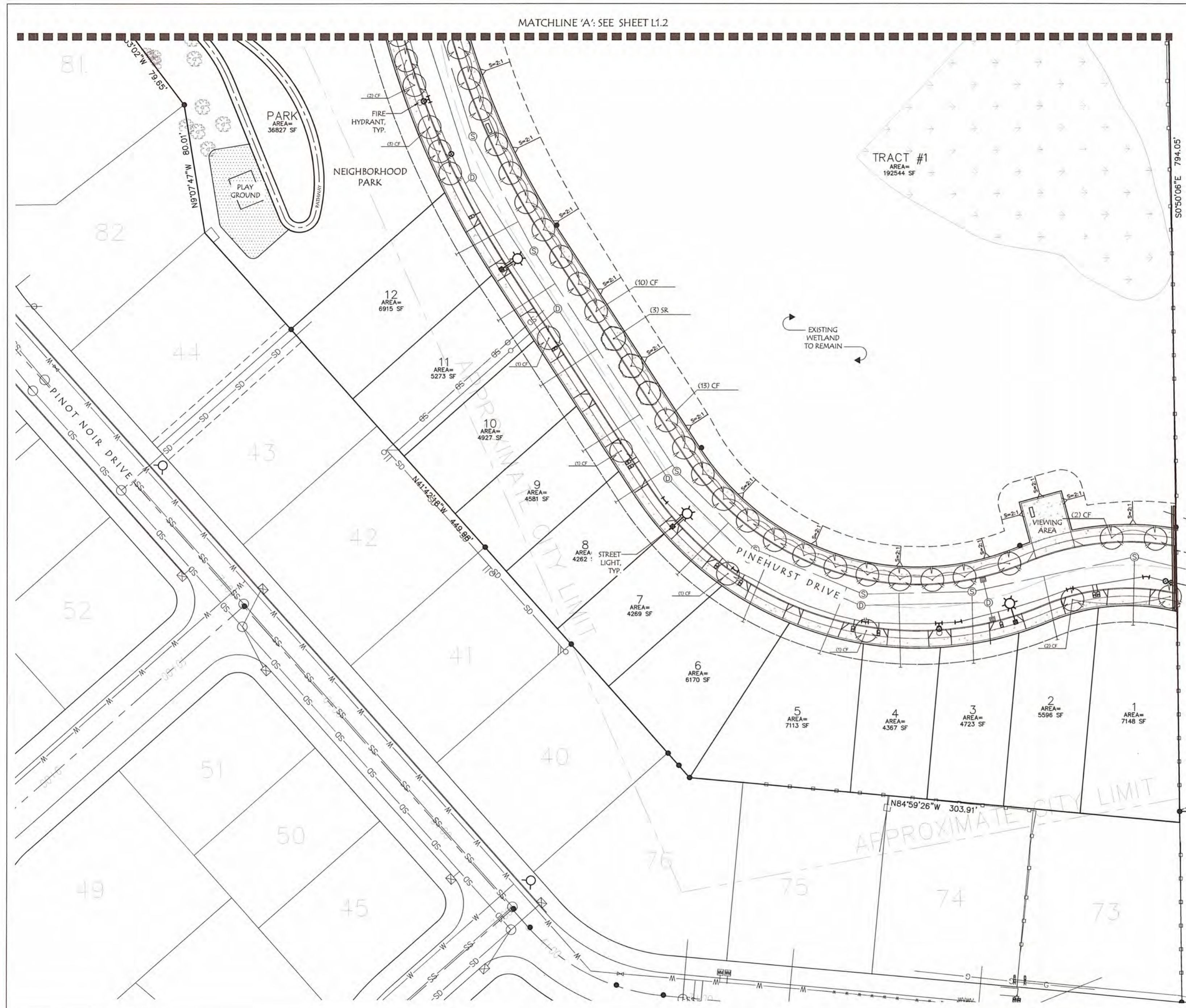
REVISIONS

#	DATE	NOTES	INITIALS

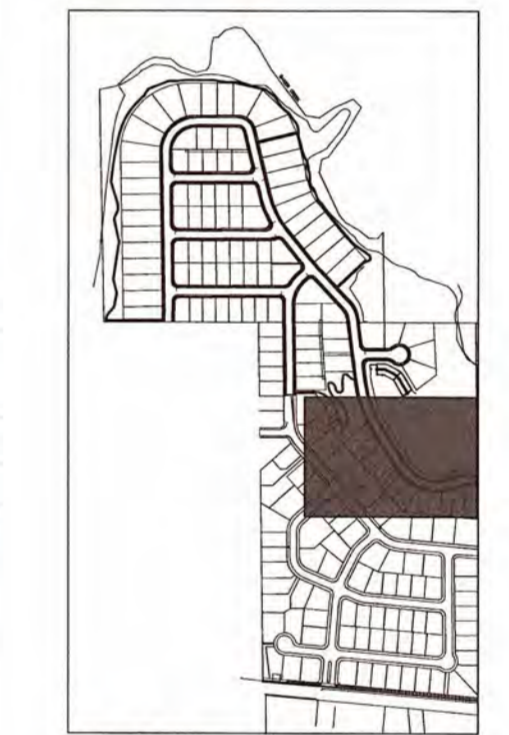
LO.0

SHEET 1 OF 8

PROJECT # 1830R



- General Notes:**
1. VERIFY ALL UTILITIES AND EASEMENTS. SEE CIVIL DRAWINGS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
 2. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
 3. STREET TREES SELECTED FROM McMINNVILLE STREET TREE LIST FOR PLANTERS 4' WIDE AND 5' WIDE AT CUL DE SAC. SMALL TREES ARE LOCATED 20' O.C. AND MEDIUM TREES ARE LOCATED 35' O.C. EXCEPT WHERE UTILITY CONFLICTS OCCUR.
 4. STREET TREES TO BE PLANTED AT TIME OF LOT CONSTRUCTION AND IRRIGATED BY HOMEOWNER.
 5. TREE QUANTITIES TO MATCHLINE.
 6. PLANT LEGEND, NOTES, AND DETAILS SEE SHEET L1.2.
 7. STORMWATER FACILITY PLANTING PLAN SEE SHEET L2.1.



Key Map

Laurus Designs, LLC

1012 Pine Street
Silverton, Oregon
503.784.6494

Oak Ridge Meadows Subdivision Phase 1 and 2

NW Baker Creek Road
McMinnville, Oregon

REGISTERED
643
LAURA A. ANTONSON
OREGON
11/16/2007
LANDSCAPE ARCHITECT

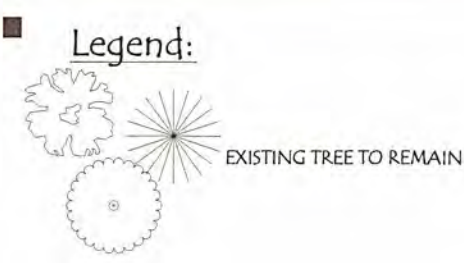
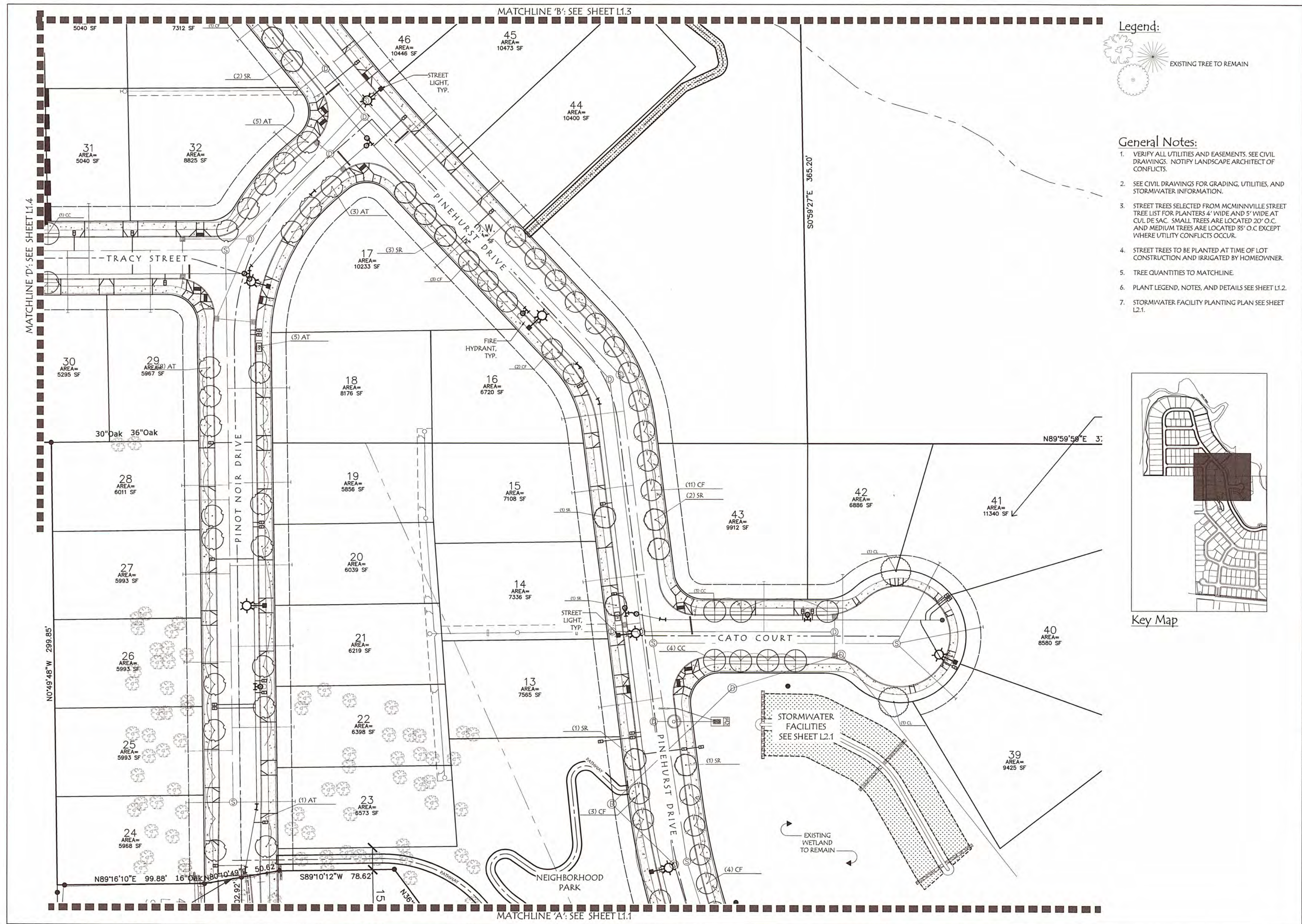
STREET TREE PLANTING PLAN

SCALE: 1"=30'-0"
0' 15' 30' 60'
SCALE

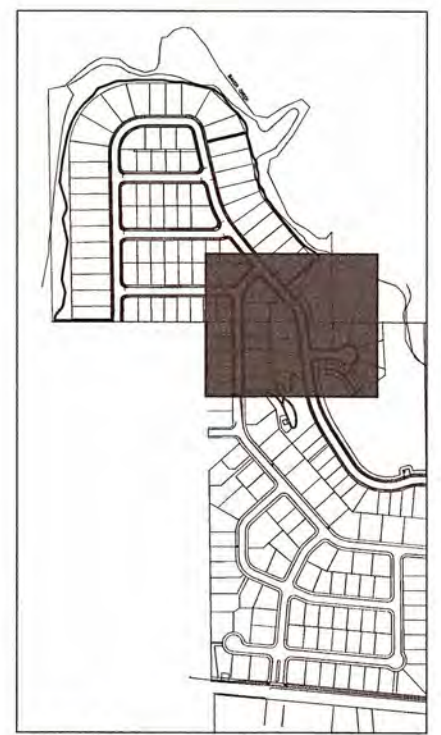
September 22nd, 2021

REVISIONS			
#	DATE	NOTES	INITIALS

L1.1
SHEET 2 OF 8
PROJECT # 1830R



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McMinville, Oregon

REGISTERED LANDSCAPE ARCHITECT

LAURA A. ANTONSON
OREGON
11/16/2007

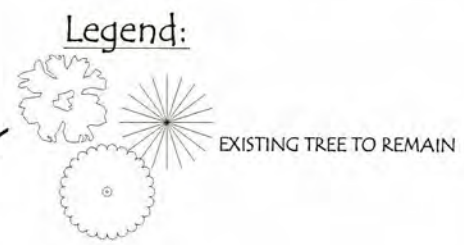
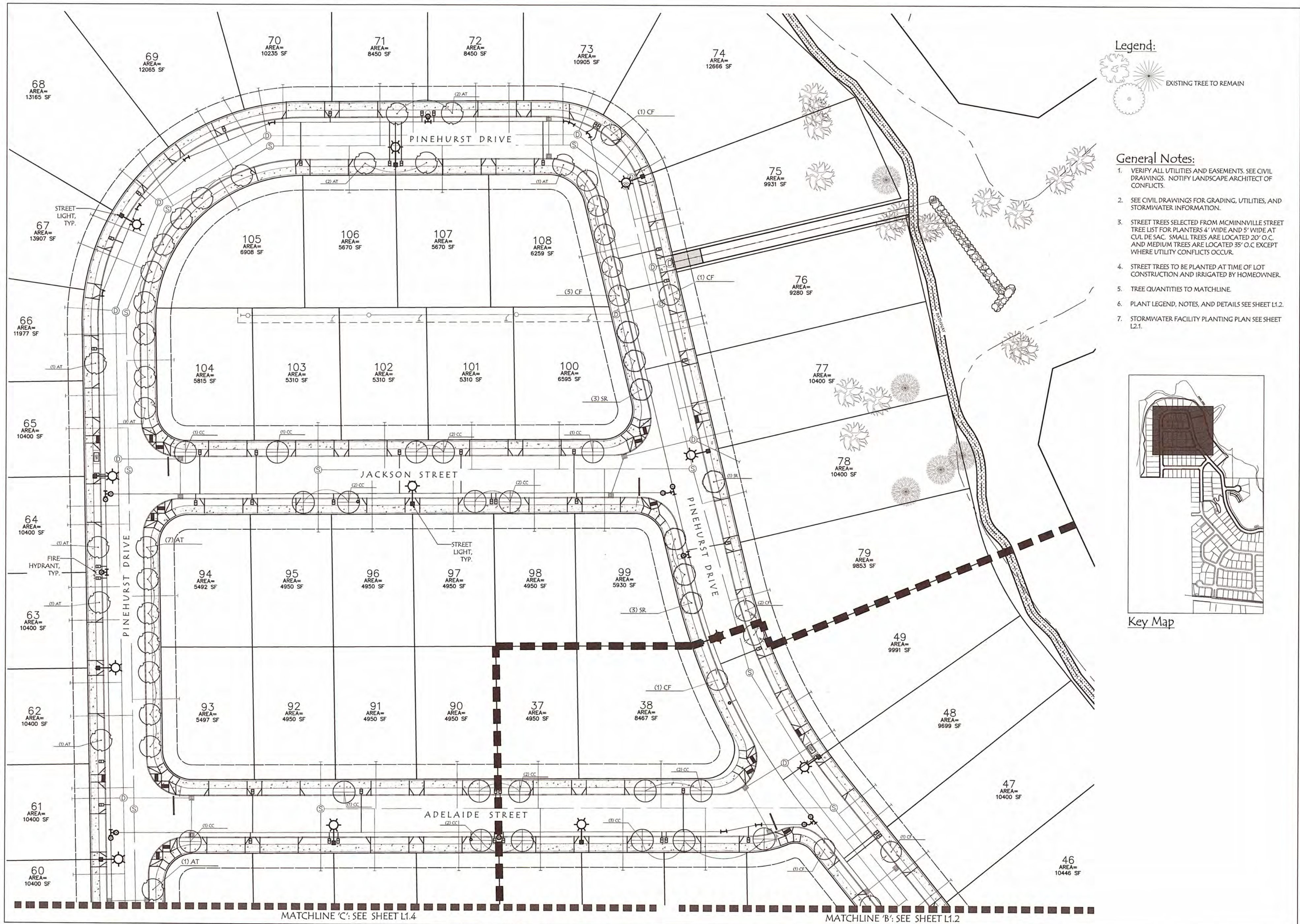
STREET TREE PLANTING PLAN

SCALE: 1"=30'-0"
0' 15' 30' 60'
SCALE
July 26th, 2021

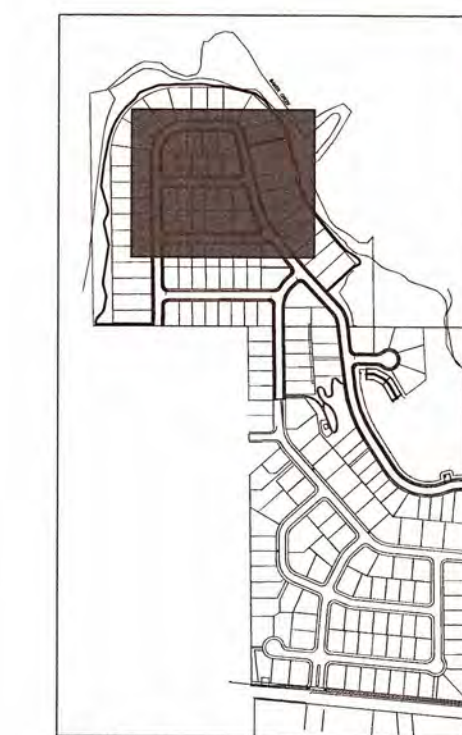
REVISIONS

#	DATE	NOTES	INITIALS

L1.2
SHEET 3 OF 8
PROJECT # 1330R



- General Notes:**
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 7. STORMWATER FACILITY PLANTING PLAN SEE SHEET L2.1.



Key Map

Laurus Designs, LLC

1012 Pine Street
Silverton, Oregon
503.784.6494

Oak Ridge Meadows Subdivision Phase 1 and 2

NW Baker Creek Road
McMinville, Oregon

REGISTERED
643
LANDSCAPE ARCHITECT
LAURA A. ANTONSON
OREGON
11/16/2007

STREET TREE PLANTING PLAN

SCALE: 1"=30'-0"
0' 15' 30' 60'
SCALE
July 26th, 2021

REVISIONS

#	DATE	NOTES	INITIALS

L1.3
SHEET 4 OF 8
PROJECT # 1330R



Oak Ridge Meadows Subdivision Phase 1 and 2

NW Baker Creek Road
McMinville, Oregon



STREET TREE PLANTING PLAN, LEGEND, DETAIL & NOTES



SCALE: 1"=30'-0"

0' 15' 30' 60'
SCALE

July 26th, 2021

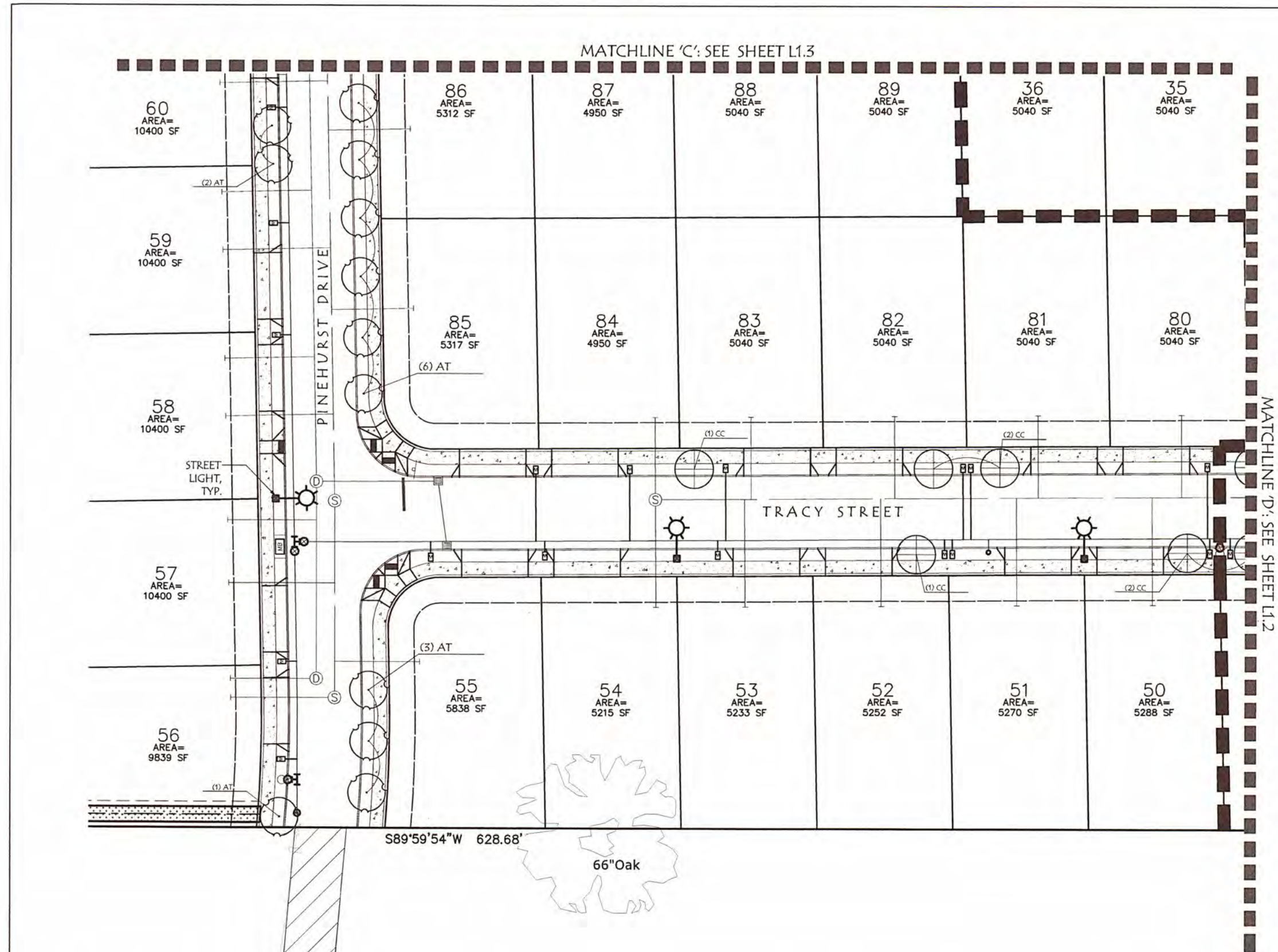
REVISIONS

#	DATE	NOTES	INITIALS

L1.4

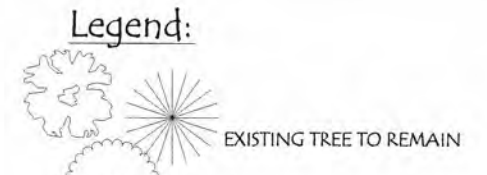
SHEET 5 OF 8

PROJECT # 1330E



Street Tree Plant Legend

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
AT	60	Acer tataricum / Tatarian Maple	2" Cal. B&B
CC	35	Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud	2" Cal. B&B
CL	2	Cladrastis lutea / American Yellowwood	2" Cal. B&B
CF	73	Cornus florida / Flowering Dogwood	2" Cal. B&B
SR	21	Syringa reticulata / Japanese Tree Lilac	2" Cal. B&B

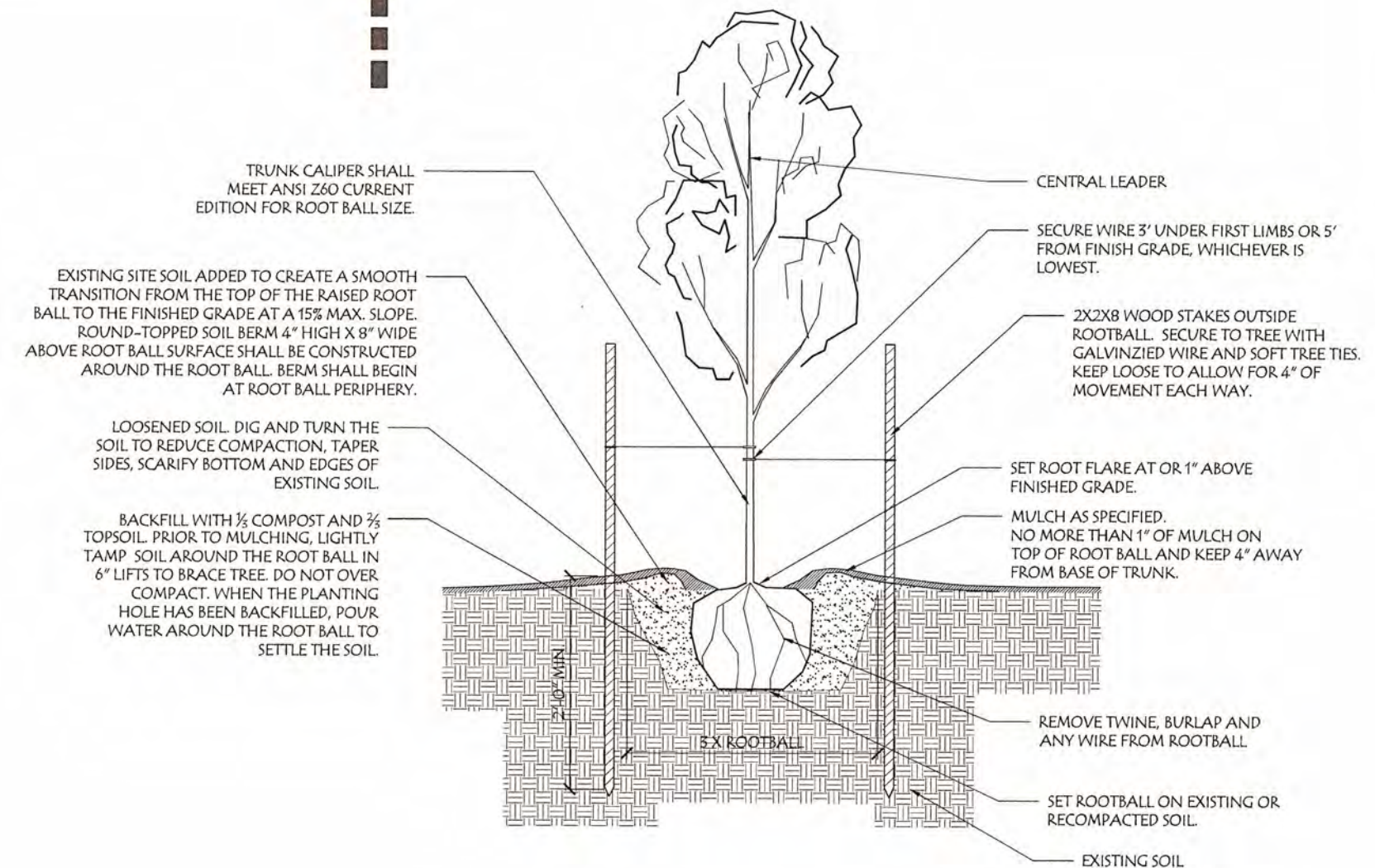


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 5. TREE QUANTITIES TO MATCHLINE.
 6. PLANT LEGEND, NOTES, AND DETAILS SEE THIS SHEET.
 7. STORMWATER FACILITY PLANTING PLAN SEE SHEET L2.1.

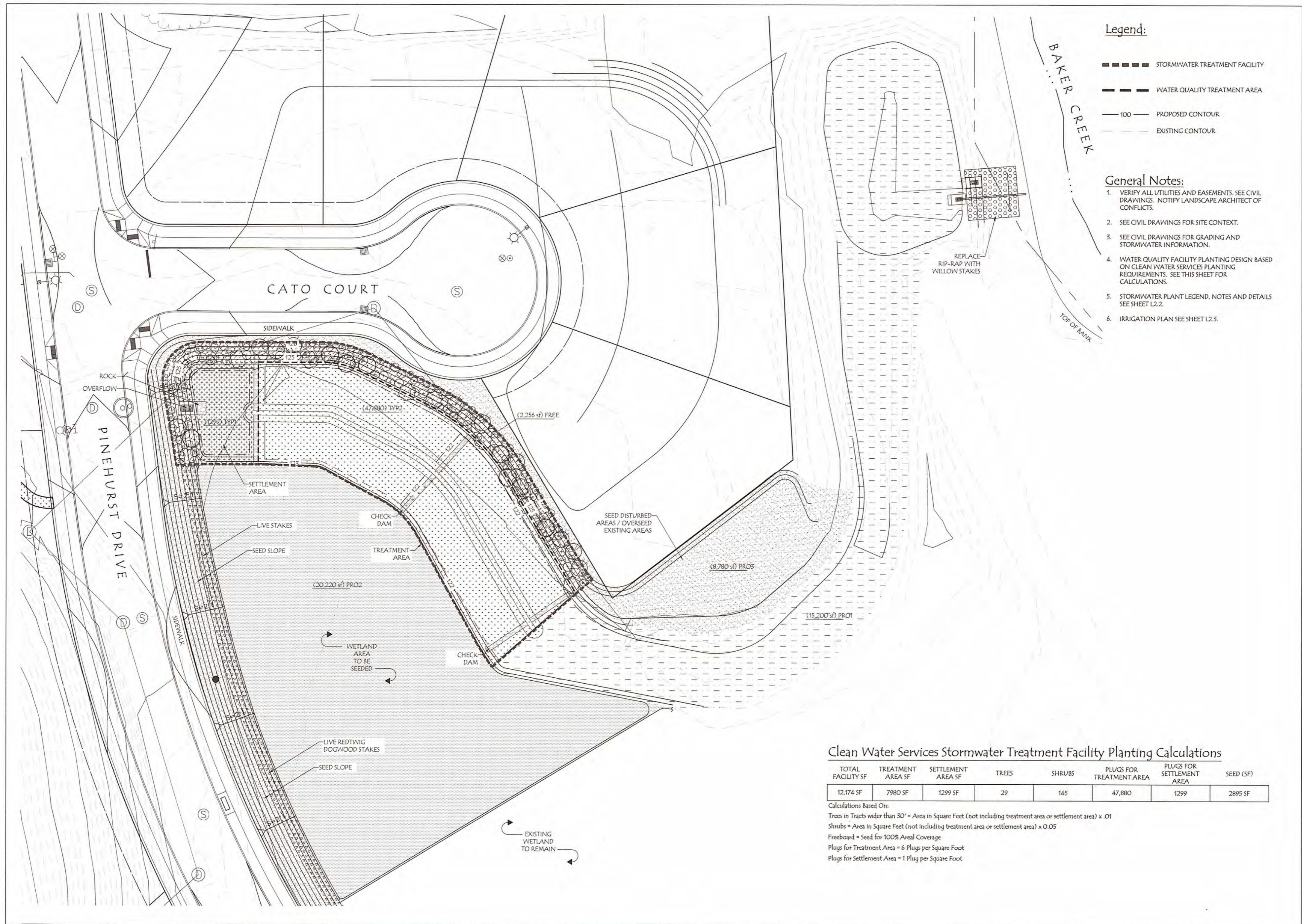


General Planting Notes:

1. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED.
2. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
3. PLANT MATERIALS SHALL BE FREE OF DISEASE, INJURY, AND INSECT INFESTATION. UNHEALTHY OR DAMAGED PLANTS SHALL BE REPLACED BY LANDSCAPE CONTRACTOR. ALL PLANT MATERIAL SHALL FOLLOW THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLICATIONS.
4. PLANTER BEDS: ALL PLANTER BEDS SHALL HAVE A MINIMUM DEPTH OF 8" WORKABLE TOPSOIL, COMPACTED AT A MAXIMUM OF 85% STANDARD PROCTOR MAXIMUM DRY DENSITY. TOPSOIL SHALL BE OVER ROCK-FREE SUBGRADE. TOPSOIL TO BE RIPPED AND TILLED INTO SUBGRADE. REMOVE ALL DEBRIS 1 1/2" OR LARGER. SMALL PLANTER AREAS MAY REQUIRE REMOVAL OF COMPACTED SOIL, ROCK, GRAVEL, TO AT LEAST 18" DEEP. LOOSEN AND AMEND SOIL BEFORE REPLACING IN 6" LIFTS TO FINISH GRADE.
5. TOPSOIL MIX: AMEND EXISTING SOIL IN-SITU OR STOCK PILE SOIL ON SITE. IMPORT TOPSOIL ONLY AS NECESSARY.
6. SOIL AMENDMENTS: ADD A MINIMUM OF 2" CLEAN, MATURE COMPOST TO TOPSOIL, TILL IN, FOR ALL PLANTER BEDS. FOR BIDDING PURPOSES, ASSUME GENERAL SOIL AMENDMENTS AS FOLLOWS PER 1000' SF AT 6" LIFTS UNTIL SOIL ANALYSIS RECOMMENDATION IS COMPLETE. SEE ABOVE FOR COMPOST:
 - 25 LBS GYPSUM
 - 75 LBS LIME
 - 8 LBS SUPERPHOSPHATE
 - 3 LBS AMMONIUM NITRATE
 - 4 OZS ZINC SULFATE
 - 8 OZS MANGENSE SULFATE
7. MYCORRHIZAL FUNGI INOCULATE. USE A COMBINED ENDO AND ECTO MYCORRHIZAL FUNGI INOCULATE SUCH AS BIO-ORGANICS OR EQUAL AT A RATE OF:
 - 2" CAL. B&B TREE: 3 TEASPOONS
 - 5 GALLON: 2 TEASPOONS
 - 1-3 GALLON PLANT: 1 TEASPOON
 - 4" POT: 1/4 TEASPOON
 - SEED/TURF: 1 LB PER 2000 SF
8. PLANTING: VERIFY SOIL IS APPROPRIATELY DRY FOR DIGGING. SEE DETAILS THIS SHEET FOR HOLE DEPTH, WIDTH AND BACKFILL. DEEP WATER IMMEDIATELY AFTER PLANTING.
9. BARK MULCH: SPREAD 3" MIN. DEPTH AGED COMPOST MULCH IN ALL PLANTER BEDS AND OPEN LANDSCAPE AREAS. KEEP MULCH AWAY FROM PLANT BASE.
10. FERTILIZER: DO NOT USE ADDITIONAL FERTILIZERS ON NEWLY PLANTED TREES FOR FIRST YEAR.
11. LAWN: PROVIDE 48" DIAMETER LAWN CUT-OUTS AROUND ALL TREES. MULCH CUT-OUTS, KEEP MULCH AT LEAST 4" AWAY FROM BASE OF TREE. KEEP LAWN 12" FROM FENCES AND BUILDINGS. MULCH AREAS AT FENCE AND BUILDING.
12. PLANT QUANTITIES SHOWN ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS. IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES AND SYMBOLS SHOWN, USE THE LARGER OF THE TWO AMOUNTS. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES.



1 TREE PLANTING DETAIL
SCALE: NTS



Legend:

- STORMWATER TREATMENT FACILITY
- WATER QUALITY TREATMENT AREA
- 100— PROPOSED CONTOUR
- — — EXISTING CONTOUR

General Notes:

1. VERIFY ALL UTILITIES AND EASEMENTS. SEE CIVIL DRAWINGS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE CIVIL DRAWINGS FOR SITE CONTEXT.
3. SEE CIVIL DRAWINGS FOR GRADING AND STORMWATER INFORMATION.
4. WATER QUALITY FACILITY PLANTING DESIGN BASED ON CLEAN WATER SERVICES PLANTING REQUIREMENTS. SEE THIS SHEET FOR CALCULATIONS.
5. STORMWATER PLANT LEGEND, NOTES AND DETAILS SEE SHEET L2.2.
6. IRRIGATION PLAN SEE SHEET L2.3.

Laurus Designs, LLC



1012 Pine Street
Silverton, Oregon
503.784.6494

Oak Ridge Meadows
Subdivision
Phase 1 and 2

NW Baker Creek Road
McMinville, Oregon



STORMWATER FACILITY PLANTING PLAN



SCALE: 1"=20'-0"
0' 10' 20' 40'
SCALE

September 22nd, 2021

REVISIONS

#	DATE	NOTES	INITIALS

L2.1
SHEET 6 OF 8

PROJECT # 1830R

Clean Water Services Stormwater Treatment Facility Planting Calculations

TOTAL FACILITY SF	TREATMENT AREA SF	SETTLEMENT AREA SF	TREES	SHRUBS	PLUGS FOR TREATMENT AREA	PLUGS FOR SETTLEMENT AREA	SEED (SF)
12,174 SF	7,980 SF	1,299 SF	29	145	47,880	1,299	2,895 SF

Calculations Based On:
 Trees in Tracts wider than 30' = Area in Square Feet (not including treatment area or settlement area) x .01
 Shrubs = Area in Square Feet (not including treatment area or settlement area) x 0.05
 Freeboard = Seed for 100% Areal Coverage
 Plugs for Treatment Area = 6 Plugs per Square Foot
 Plugs for Settlement Area = 1 Plug per Square Foot

Stormwater Treatment Plant Legend

TREES	QTY	BOTANICAL / COMMON NAME	SIZE*	
	10	Acer circinatum / Vine Maple	2 Gal., Min. 2' Ht.	
	11	Prunus emarginata / Bitter Cherry	2 Gal., Min. 2' Ht.	
	8	Rhamnus purshiana / Cascara	1 Gal., Min. 2' Ht.	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE*	
	33	Cornus sericea / Red Twig Dogwood	1 Gal., 2' Ht.	
	10	Holodiscus discolor / Ocean-spray	1 Gal., 1.5' Ht.	
	12	Physocarpus capitatus / Pacific Ninebark	1 Gal., 1.5' Ht.	
	24	Ribes sanguineum / Red Flowering Currant	1 Gal., 1.5' Ht.	
	18	Rosa pisocarpa / Clustered Wild Rose	1 Gal., 1.5' Ht.	
	48	Symphoricarpos albus / Common White Snowberry	1 Gal., 1.5' Ht.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	
	433	Carex obnupta / Slough Sedge	Plug, Min. 1" x 6" 1 per SF	
	433	Scirpus microcarpus / Small-fruited Bulrush		
	433	Juncus patens / Spreading Rush		
	15,960	Carex obnupta / Slough Sedge	Plug, Min. 1" x 6" 6 per SF	
	15,960	Scirpus microcarpus / Small-fruited Bulrush		
	15,960	Juncus patens / Spreading Rush		
	2,895 sf	CWS Freeboard / Seed Mix	Seed @ Rate of 120 Lb. per Acre	
		Dwarf Tall Fescue / Festuca arundinacea		40%
		Dwarf Perennial Rye / Lolium perenne		30%
		Creeping Red Fescue / Festuca rubra var rubra		25%
		Colonial Bent Grass / Agrostis capillaris		5%

*Bare root may be substituted for container plants

Swale, Side Slopes, Wetland Plant Legend

LIVE STAKES	QTY	BOTANICAL / COMMON NAME	SIZE
	160	Salix hookeriana / Hookers Willow	36" HT. Stakes, 12" O.C.
	160	Salix lasiantha / Pacific Willow	
	160	Salix scouletiana / Scouler's Willow	
	64	Cornus sericea / Red-twig Dogwood	36" HT. Stakes, 5" O.C.
SEED MIXES	QTY	BOTANICAL / COMMON NAME	SIZE
	15,200 sf	ProTime 499 Clean Water Services Native Wet Area Mix	Seed @ Rate of 10 Lb. per Acre
	20,220 sf	ProTime 408 Native Wetland Mix	Seed @ Rate of 20 Lb. per Acre
	8780 sf	ProTime 498 Clean Water Services Native Riparian / Zone 2 Mix	Seed @ Rate of 30 Lb. per Acre

Stormwater Treatment Planting Notes:

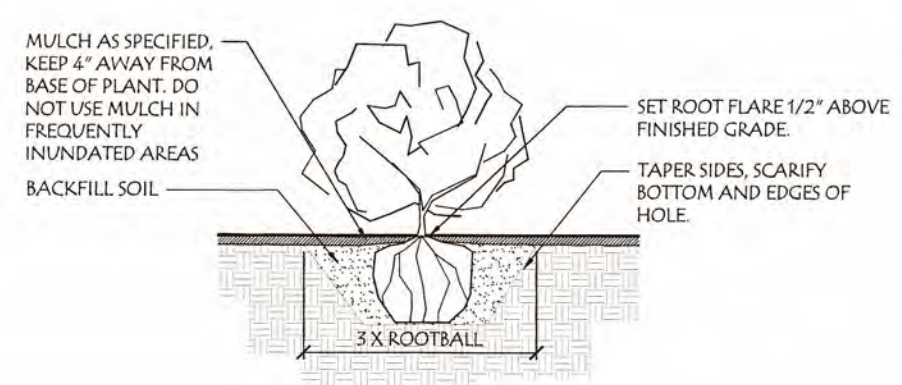
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- IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
- LANDSCAPE CONTRACTOR TO WARRANT PLANTS FOR A MINIMUM OF 1 YEAR. SEE NOTE 9 FOR SURVIVABILITY REQUIREMENTS.
- CONTAINER PLANTING SHALL BE INSTALLED FROM FEBRUARY 1 THROUGH MAY 1 AND OCTOBER 1 THROUGH NOVEMBER 15. MINIMUM CONTAINER SIZE FOR SHRUBS IS 1 GAL. BARE ROOT STOCK FOR TREES AND SHRUBS MAY BE USED IN LIEU OF POTTED STOCK. BARE ROOT SHALL BE INSTALLED ONLY FROM DECEMBER 15 THROUGH APRIL 15. BARE ROOT STOCK MINIMUM HEIGHT VARIES. SEE PLANT LEGENDS SHEET L1.2. SEED IN SPRING BY MAY 15TH OR SEPT. 15TH TO OCT. 15TH.
- SITE PREPARATION INSTRUCTIONS: BIODEGRADABLE FABRICS MAY BE USED TO STABILIZE SLOPES SUCH AS COIR, COCONUT OR JUTE WITH MIN. 1/2" SQUARE HOLES. BURLAP MAY BE USED TO SECURE PLUGS AS NEEDED. NO PLASTIC MESH.
- REFER TO CWS PLANTING REQUIREMENTS (APPENDIX A) FOR MORE INFORMATION.
- MULCH SHRUBS AND GROUND COVERS IN UPLAND AREAS WITH 3" DEPTH MIN. AND 18" DIAMETER WIDE AREA WITH CHEMICAL FREE AGED COMPOST. DO NOT USE MULCH IN FREQUENTLY INUNDATED AREAS INCLUDING WATER QUALITY TREATMENT AREA AND SETTLEMENT AREA.
- IDENTIFY EACH PLANT WITH A RUST PROOF TAG AT THE BASE OF THE PLANT WITH SPECIES AND NUMBER.
- MONITORING AND MAINTENANCE: PLAN DERIVED FROM CWS R&O, SECTION 2.12.2. IF AT ANY TIME DURING THE WARRANTY PERIOD THE LANDSCAPING FALLS BELOW 80% SURVIVAL OF TREES AND SHRUBS, OR 90% AREAL COVERAGE BY HERBACEOUS PLANTS, OR IF THE AMOUNT OF UNDESIRABLE VEGETATION COVER INCLUDING TARGET NONNATIVE SPECIES EXCEEDS 10%, THE OWNER SHALL REMOVE UNDESIRABLE VEGETATION AND REINSTALL ALL DEFICIENT PLANTING AT THE NEXT APPROPRIATE PLANTING OPPORTUNITY. THE REQUIRED MAINTENANCE PERIOD MAY BE EXTENDED FROM THE DATE OF REPLANTING IF AN ADDITIONAL TIME PERIOD IS NEEDED TO ENSURE THE REQUIRED LANDSCAPING BECOMES ESTABLISHED AND CAN SURVIVE LONG TERM. THE EXTENSION OF THE MAINTENANCE PERIOD MAY BE UP TO TWO YEARS.
- MAINTENANCE PLAN: SITE VISITS AND INSPECTIONS OF PLANT MATERIAL TWO TIMES PER YEAR—MAY 15TH AND SEPTEMBER 15TH. CONTACT: OAK RIDGE MEADOWS, LLC @ 503.472.7514. MAINTENANCE RESPONSIBILITY TO BE TRANSFERRED TO HOME OWNER'S ASSOCIATION ONCE ESTABLISHED.
- IRRIGATION: TO BE IRRIGATED BY A TEMPORARY AUTOMATIC IRRIGATION SYSTEM FOR A MINIMUM OF TWO YEARS. PLANTS TO RECEIVE A MINIMUM OF 1" OF WATER FROM JUNE 1ST THROUGH SEPTEMBER 30TH. SEE IRRIGATION PLAN SHEET L2.3.

General Notes:

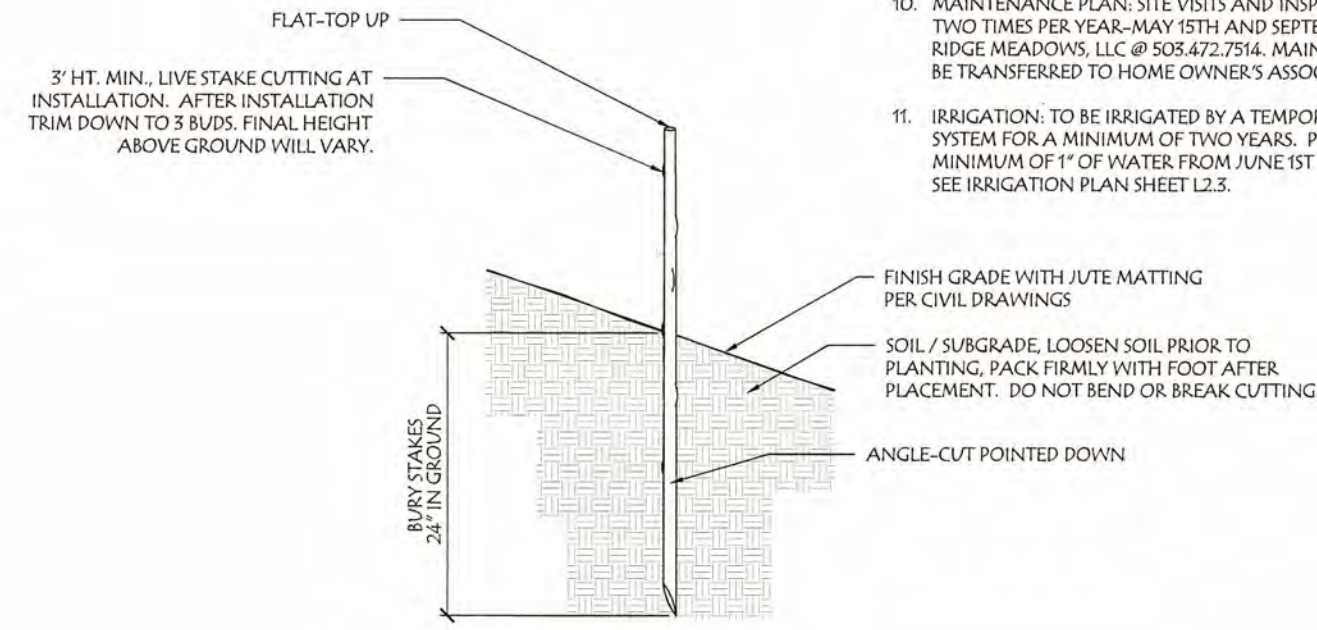
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- SEE CIVIL DRAWINGS FOR SITE CONTEXT.
- SEE CIVIL DRAWINGS FOR GRADING AND STORMWATER INFORMATION.
- STORMWATER PLANTING PLAN SEE SHEET L2.1.

Seed and Live Stake Planting Notes:

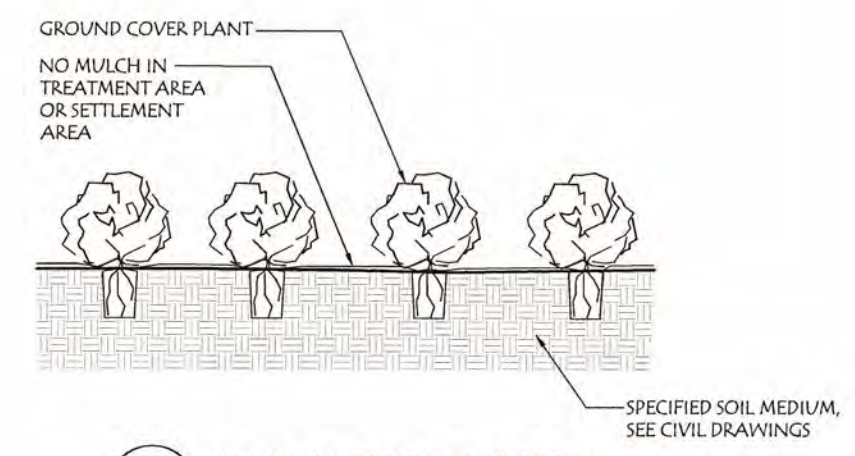
- THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED.
- IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
- SEED MIXES: SEED IN SPRING AFTER MARCH 15TH OR FALL UNTIL OCTOBER 15TH. VERIFY SEED APPLICATION RATE WITH MANUFACTURER FOR HYDROSEEDING. CREATE SLURRY MADE OF SEED, WATER, MULCH MATERIAL. MIXTURE MUST BE COMBINED AND APPLIED IN SUCH A MANNER THAT THE RATE OF APPLICATION WILL RESULT IN AN EVEN DISTRIBUTION OF ALL MATERIAL. HYDRAULIC SEEDING EQUIPMENT SHALL BE CAPABLE OF APPLYING A HOMOGENOUS MIXTURE THROUGH A SPRAY NOZZLE. THE PUMP SHALL PRODUCE A SUFFICIENT PRESSURE TO APPLY A UNIFORM SPRAY CAPABLE OF REACHING ALL SEEDING AREAS FROM THE ROAD OR WALKWAYS. SEED SHALL NOT BE PLACED IN SLURRY PRIOR TO 30 MINUTES BEFORE APPLICATION. KEEP SEEDS MOIST AT ALL TIMES FOR 3 WEEKS OR UNTIL SEEDLINGS ARE 1 INCH TALL.
- LIVE STAKES: LIVING, FRESHLY CUT BRANCHES FURNISHED FROM NATIVE SPECIES AND DIMENSIONS AS SHOWN ON THE PLANTING PLAN. CUT DURING DORMANT SEASON 3' LONG, 3/8 INCH TO 1 1/2 INCH DIAMETER WITH FLAT TOP, ANGLE BOTTOM. OBTAIN WRITTEN APPROVAL OF THE CUTTING STOCK SOURCES BEFORE TAKING ANY CUTTINGS AND FURNISH A BRIEF WRITTEN DESCRIPTION OF THE CUTTING (SITES) AND THE DATE AND TIME THE CUTTINGS WERE TAKEN TO THE OWNER. "LOCAL" PLANT STOCK SHALL BE USED, PREFERABLY MATERIAL TAKEN FROM MANY PLANTS FOR GENETIC DIVERSITY. LOCAL STOCK IS DEFINED AS MATERIAL ORIGINATING FROM THE SAME STREAM, AN ADJACENT WATERSHED, OR WITHIN THE SAME ECOREGION AND WITHIN THE SAME ELEVATION BAND (LOW, MEDIUM, OR HIGH). TAKE CUTTINGS IN SUCH A MANNER SO AS TO LEAVE NO LONG-TERM DAMAGE TO THE SOURCE POPULATION. DELIVER STAKES BUNDLED WITHIN TWO DAYS OF CUTTING. STAKE BUNDLES TO BE WRAPPED IN BURLAP AND THOROUGHLY WETTED DAILY OR PLACED WITH ONE HALF THE STAKE (ANGLE SIDE DOWN) IN WATER UNTIL PLANTED. KEEP IN COOL, SHADED AREAS. PLANT DURING DORMANT SEASON. IF PLANTS ARE NOT IN DORMANT STATE, SPRAY WITH ANTI-DESICCANT TO COVER FOLIAGE AS RECOMMENDED BY MANUFACTURER, PRIOR TO DIGGING PLANTS. DURING SHIPMENT, PROTECT PLANTS WITH TARPULIN OR OTHER APPROVED COVERING TO PREVENT EXCESSIVE DRYING FROM SUN AND WIND.



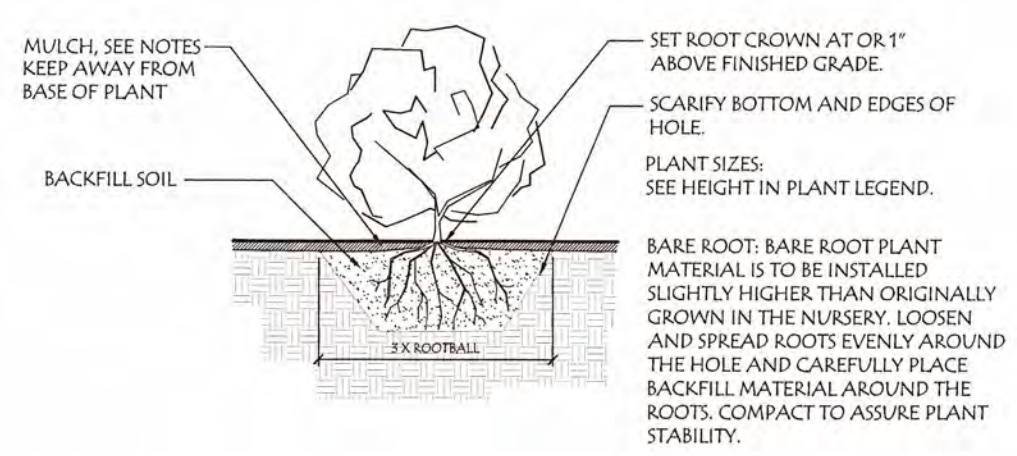
1 CONTAINER PLANTING DETAIL
SCALE: NTS



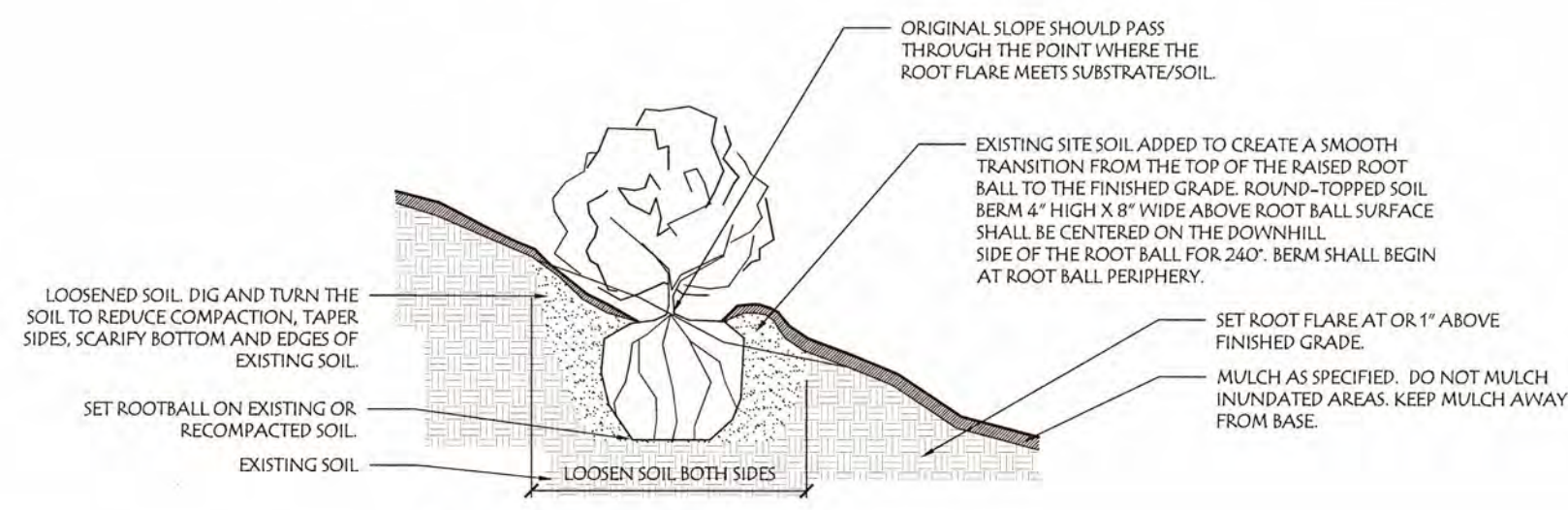
2 LIVE STAKE PLANTING DETAIL
SCALE: NTS



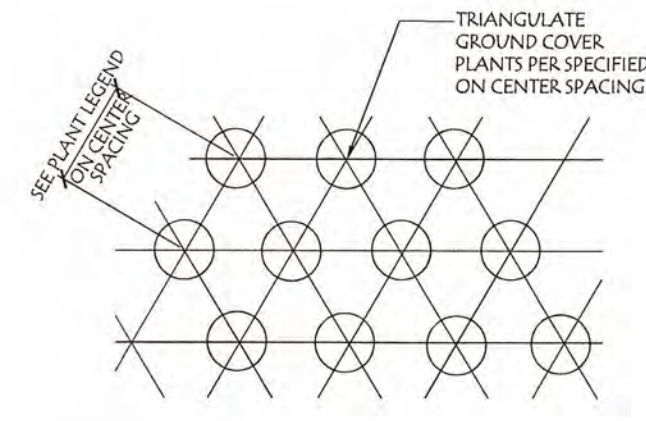
3 PLUG PLANTING DETAIL
SCALE: NTS



4 BARE ROOT PLANTING DETAIL
SCALE: NTS



5 SLOPE PLANTING DETAIL
SCALE: NTS



6 PLUG SPACING DETAIL
SCALE: NTS

Laurus Designs, LLC



1012 Pine Street
Silverton, Oregon
503.784.6494

Oak Ridge Meadows Subdivision Phase 1 and 2

NW Baker Creek Road
McMinville, Oregon



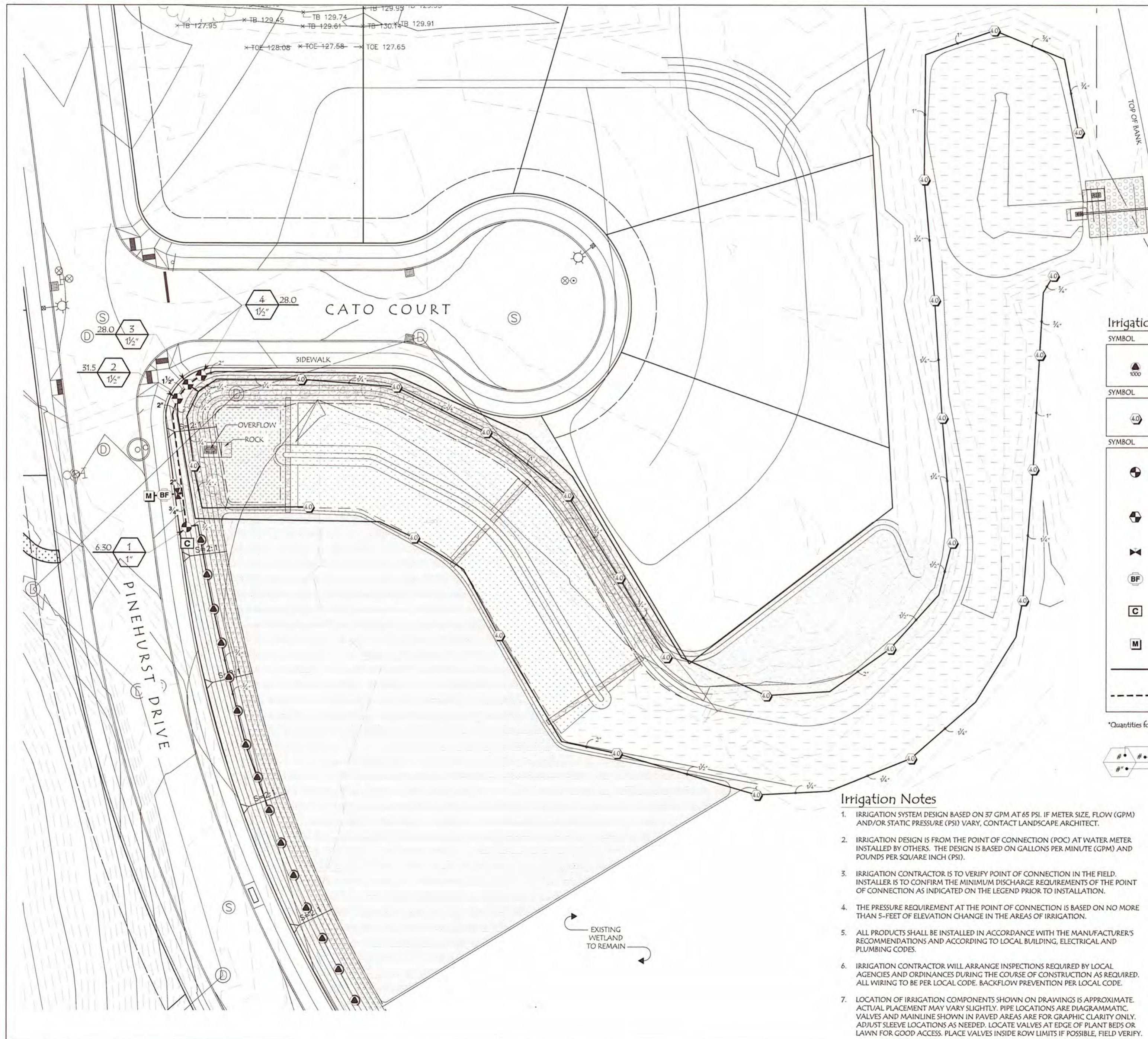
STORMWATER FACILITY PLANT LEGEND, NOTES, DETAILS

September 22nd, 2021

REVISIONS			
#	DATE	NOTES	INITIALS
1	2.5.21	DEQ Comments	LAA

L2.2 SHEET 7 OF 8

PROJECT # 1330R



Legend:

- 100 — PROPOSED CONTOUR
- - - - - EXISTING CONTOUR

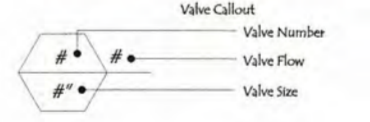
General Notes:

1. VERIFY ALL UTILITIES AND EASEMENTS. SEE CIVIL DRAWINGS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE CIVIL DRAWINGS FOR SITE CONTEXT.
3. SEE CIVIL DRAWINGS FOR GRADING AND STORMWATER INFORMATION.
4. WATER QUALITY FACILITY PLANTING DESIGN BASED ON CLEAN WATER SERVICES PLANTING REQUIREMENTS. SEE THIS SHEET FOR CALCULATIONS.
5. STORMWATER FACILITY PLANTING PLAN SEE SHEET L2.1.
6. PLANT LEGEND, NOTES AND DETAILS SEE SHEET L2.2.

Irrigation Schedule

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY*	PSI	GPM	RADIUS
☀	Hunter MP1000 PROS-00-PR540 Shrub Rotator, fixed on 3" riser, pressure regulated to 40 psi, MP Rotator nozzle M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	15	40		
⊙	Hunter I-20-00 Shrub Rotor, fixed on 3" riser, Adjustable and Full Circle. Plastic Riser. Drain Check Valve. Standard Nozzle.	25	35	3.50	39'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY*			
⊕	Hunter PGV-101G 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet. Globe Configuration, With Flow Control.	1			
⊕	Hunter PGV-151 Globe 1-1/2" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet, With Flow Control. Globe Configuration.	3			
⊘	Shut Off Valve Brass, Line Size	1			
⊕	Zurn 950XL 1" Double Check Valve Assembly	1			
⊕	Hunter NODE-400 4-Station Controller, Outdoor, Battery Powered. DC Latching Solenoid Ordered Separately.	1			
M	Water Meter 1" by Others				
—	Irrigation Lateral Line: PVC Schedule 40	1,819 l.f.			
- - - - -	Irrigation Mainline: PVC Schedule 40	79.2 l.f.			

*Quantities for estimating purposes only



Irrigation Notes

1. IRRIGATION SYSTEM DESIGN BASED ON 37 GPM AT 65 PSI. IF METER SIZE, FLOW (GPM) AND/OR STATIC PRESSURE (PSI) VARY, CONTACT LANDSCAPE ARCHITECT.
2. IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION (POC) AT WATER METER INSTALLED BY OTHERS. THE DESIGN IS BASED ON GALLONS PER MINUTE (GPM) AND POUNDS PER SQUARE INCH (PSI).
3. IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS TO CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE POINT OF CONNECTION AS INDICATED ON THE LEGEND PRIOR TO INSTALLATION.
4. THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5-FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
5. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL AND PLUMBING CODES.
6. IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE. BACKFLOW PREVENTION PER LOCAL CODE.
7. LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY. PIPE LOCATIONS ARE DIAGRAMMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY. ADJUST SLEEVE LOCATIONS AS NEEDED. LOCATE VALVES AT EDGE OF PLANT BEDS OR LAWN FOR GOOD ACCESS. PLACE VALVES INSIDE ROW LIMITS IF POSSIBLE, FIELD VERIFY.
8. PLACE MAINLINE BELOW GRADE WITH MINIMUM 18" COVER. PLACE ALL LATERAL PIPE ABOVE GRADE. USE PIPE STAPLES EVERY 15' TO HOLD IN PLACE.
9. USE IN-LINE CHECK VALVES TO AVOID LOW LINE DRAINAGE.
10. PLACE ISOLATION VALVES AT POINT OF CONNECTION AND EACH VALVE BOX.
11. ROTATORS AND ROTORS: FIXED ON 3" PVC RISERS SECURED WITH REBAR, SEE HEAD TYPES IN LEGEND. KEEP 2" FROM PAVING AND 4" FROM WALLS.
12. CONTROLLER NODE TO BE LOCATED IN VALVE BOX WITH VALVE(S).
13. ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTORS AND BE IN A VALVE OR SPLICE BOX.
14. ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 14 AWG, UL APPROVED DIRECT BURY.
15. REMOVE OR CAP OFF IRRIGATION SYSTEM WHEN TEMPORARY WATERING SCHEDULE IS COMPLETE.
16. THE DESIGN IS BASED ON THE SITE INFORMATION AND/OR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET (AREA TO BE IRRIGATED, EQUIPMENT MANUFACTURER AND MODEL TO BE USED, WATER SOURCE INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC...).

Laurus Designs, LLC

1012 Pine Street
Silverton, Oregon
503.784.6494

Oak Ridge Meadows Subdivision Phase 1 and 2

NW Baker Creek Road
McMinville, Oregon

REGISTERED
643
LAURA A. ANTONSON
OREGON
11/16/2007
LANDSCAPE ARCHITECT

STORMWATER FACILITY IRRIGATION PLAN

SCALE: 1"=20'-0"
0' 10' 20' 40'
SCALE

September 22nd, 2021

REVISIONS

#	DATE	NOTES	INITIALS

L2.3

SHEET 8 OF 8

PROJECT # 1830R

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

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

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 Oak Ridge Meadows, LLC Phone 503-437-0477

Contact Name Lori Zumwalt Phone SAME
(If different than above)

Address 2470 SW West Wind Dr.

City, State, Zip McMinnville, OR 97128

Contact Email loriz.premier@gmail.com

Property Owner Information

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

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

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

Property Address NW Pinot Noir Dr. McMinnville OR 97128

Assessor Map No. R4417-01300 R4 409 - - 00602 Total Site Area 35.439 AC

Subdivision Oak Ridge Meadows Block _____ Lot _____

Comprehensive Plan Designation Residential Zoning Designation R2-PD

Landscaping Information

- 1. Total Landscaped Area: Total Park Area: 36,827 sq. ft.
- 2. Percent Landscaped: 47%
- 3. Building Floor Area: N/A
New Structure: _____ Existing Structure: _____ Addition: _____
- 4. Architect Name Laurus Designs, LLC Phone 503-784-6494
(Landscape Architect, Engineer, or Other Designer)
Contact Name Laura Antonson, RLA, ASLA Phone same
Address 1012 Pine Street
City, State, Zip Silverton, OR 97381
Contact Email laura.laurusdesigns.com

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

- Two (2) copies of the proposed landscape plan containing the information listed in the information sheet and Chapter 17.57 (Landscaping) of the Zoning Ordinance.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

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

Joni Samwalt, Member 2/4/2022
Applicant's Signature Cale Ridge Meadows, LLC Date

Property Owner's Signature Date

February 4, 2022
Landscape Application for Active Neighborhood Park in Oak Ridge Meadows
S 3-18 Conditions of Approval

Per Oak Ridge Meadows S 3-18 Conditions of Approval #3, a landscape plan for the Active Neighborhood Park is required.

The Active Neighborhood Park is a total of 36,827 square feet. The chip path is 4046 square feet, playground area is 1,350 square feet and the newly landscaped area is 12,065 square feet for a total of 47% of new improvements to total Park square footage.

This park starts at the north end of the existing NW Pinot Noir Dr. where there are scattered Oak trees and extends east and south alongside the existing Oak Ridge First Addition lots 81, 82 and 44, then down the steep slope to Pinehurst Dr.

The Active Neighborhood Playground is located at the top of the slope where it is relatively flat behind Oak Ridge First Addition Lots 82 and 44. The commercial play ground equipment "Santa Cruz" meets the National Standards for ASTM F1487-17 and CPSC Guidelines #325. The age range is 2-12 years and consists of 12 components 8 elevated and 4 at ground level. Also included is a 6 foot Diamond Pattern Traditional Rectangular Bench with Back and 32 Gallon Trash Receptacle with Diamond Pattern. See attached flyers.

There is a wood chip path that meanders down the steep slope and the landscaping follows the path to minimize slope soil disturbance. Due to the steepness of the slope and the required cut and fill for the roadway below, it is recommended by our Engineer to limit disturbance of the slope, as much as possible, in order to meet DEQ requirements for erosion control. The most sensitive area, starts at the toe of the slope at Pinehurst Dr., and heads upslope in the outlined triangular area west of the Pinehurst Dr., where additional stabilizing vegetation has been added.

Two fir trees will be planted to satisfy the conditions of removing the previous existing fir tree in the cut/fill slope.




 Meets National Standards for: ✓ ASTM F1487-17 ✓ CPSC Guidelines #325

Product Description

The Santa Cruz play system is a wonderful structure with fun packed into every corner. Two of the adjacent corners on the main square shape of the structure, feature percussion activities; the Bongos and Single Drum. These activities let kids develop their creative abilities, while also building social skills by working together to make new rhythms. The opposite two corners of the structure feature spinning wheel activities. The Rain Wheel sounds like a stormy downpour when it spins, while the Ship's Wheel makes kids feel like the captains of a mighty vessel. Both activities are wonderful in the hands of imaginative kids. The main structure has two awesome four-foot slides for children to enjoy and can be accessed by simply climbing the stairs, or by hopping from one Pebble Climber step to another.

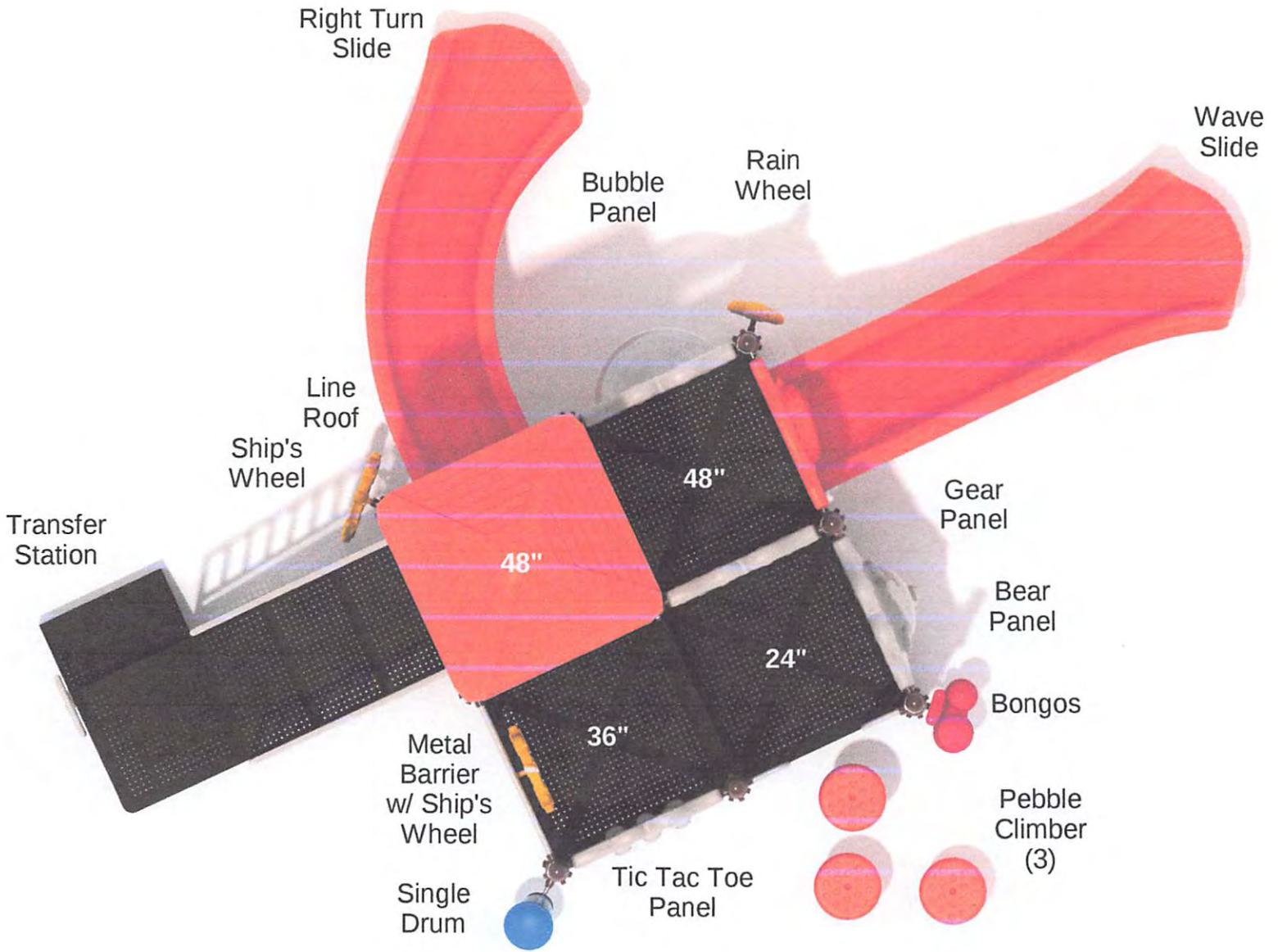
Product Specifications

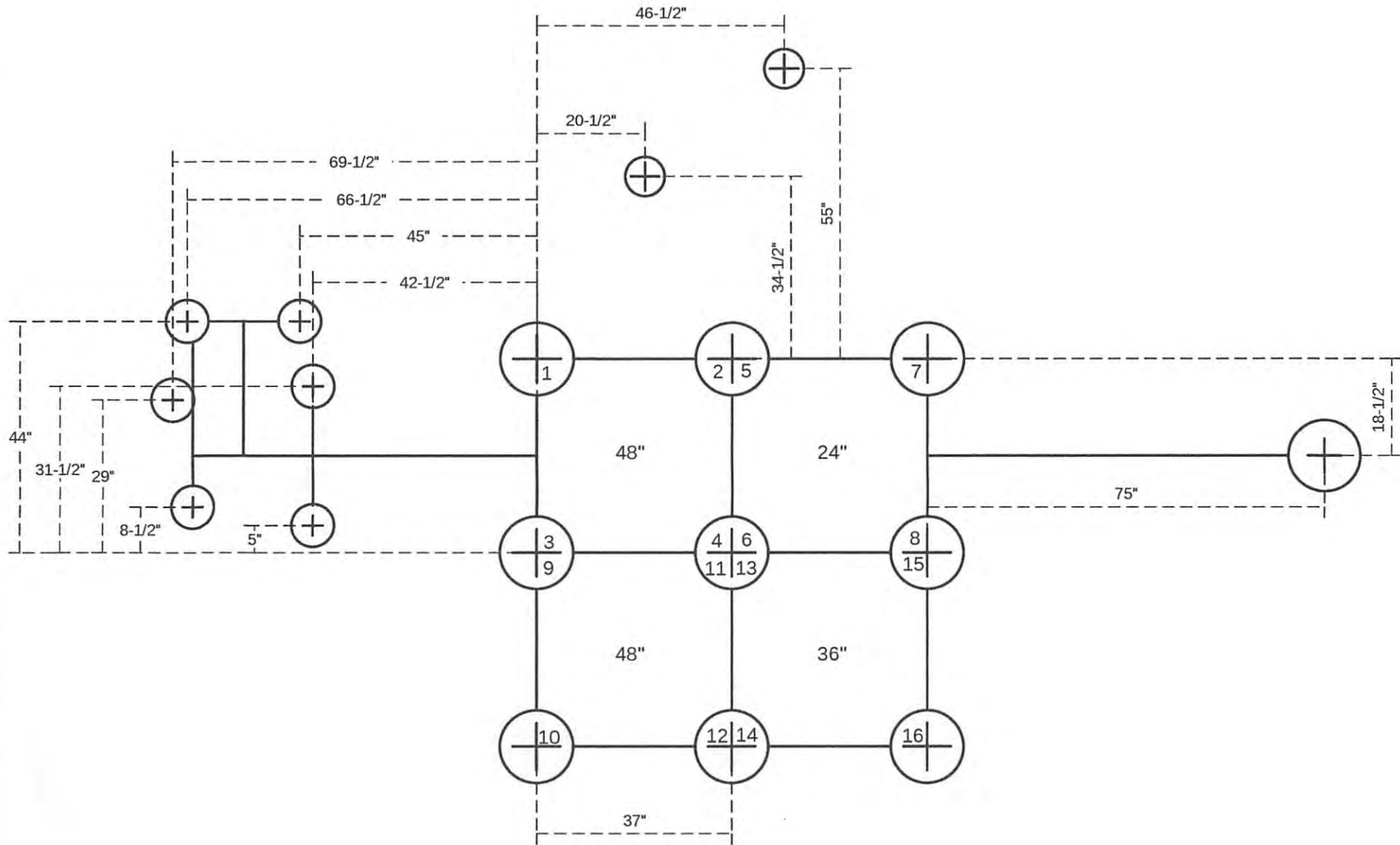
- Price:** \$14,694.⁰⁰
- Model Number:** PKP153
- Age Range:** 2-12 years
- Child Capacity:** 30-35
- Fall Height:** 48"
- Post Diameter:** 3.5-inch
- Product Type:** Spark
- Safety Zone:** 27' 6" x 31' 3"

✓ **ADA Compliant** 

Elevated	8 components
Ground Level	4 components







32 Gallon Trash Receptacle with Diamond Pattern



Black

Product Description

It is an unfortunate fact that if a convenient receptacle is not available, some people will simply throw their trash anywhere. Keep your location free of litter by installing the 32 Gallon Trash Receptacle with Diamond Pattern. This high-quality commercial-grade trash can is constructed from expanded steel and coated in thermoplastic coating. The thermoplastic coating can be ordered in a variety of different colors, allowing you to customize it to match your outdoor venue to the fullest. Contact one of our skilled playground sales staff members for an updated listing of all available color choices. The can's durable components mean that it will require little extra maintenance, and its 32 gallon capacity is large enough to hold a fair amount of garbage. The 32 Gallon Trash Receptacle with Diamond Pattern does not come with a lid or plastic liner, but all of these items can be purchased separately from our site.

Product Specifications

70

Model Number: RRD32-C-00-000, RIM32-S-00-000





Product Description

If you want a durable bench that will look good no matter where you place it, then the Diamond Pattern Rectangular Bench may be the perfect option for you. This lightweight bench can be ordered with a portable mount, which allows it to easily be transported to wherever it is needed. Alternatively, it can be ordered with in-ground or surface mounting hardware, allowing it to be securely and permanently installed in a particular spot. Additionally, there are multiple sizes available, ranging from four to ten feet, allowing you to select the bench which best suits your available space or expected number of people. The Diamond Pattern Traditional Rectangular Bench with Back even has a wide range of color options available, allowing you to match it with the color scheme of any surroundings. The bench has a durable thermoplastic coating which protects against most common types of damage, including UV damage that would otherwise cause the color to fade.

Product Specifications

Model Number: BRT04-C-19-000



6' Black, in ground installation

OAK RIDGE MEADOWS: NEIGHBORHOOD PARK

PINEHURST DRIVE AND PINOT NOIR DRIVE
MCMINNVILLE, OREGON

CLIENT / OWNER:

PREMIER DEVELOPMENT, LLC
CONTACT: LORI ZUMWALK
503 . 437 . 0477
LORIZ.PREMIER@GMAIL.COM

LANDSCAPE ARCHITECT:

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

CALL BEFORE YOU DIG:
1.800.332.2344
www.digsafelyoregon.com

SHEET INDEX:

- LO.0 COVER SHEET
- L1.1 PLANTING AND LAYOUT PLAN
- L1.2 DETAILS AND NOTES

SITE INFORMATION

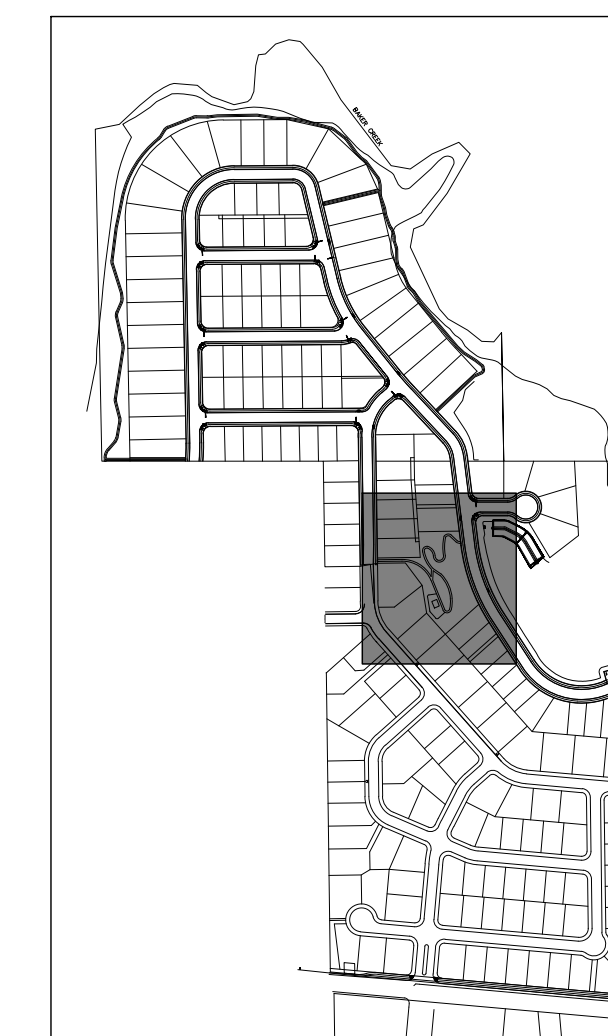
EROSION CONTROL PLANTING TO CONFORM TO DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS. SEE CIVIL DRAWING PACKAGE FOR JUTE MATTING DETAILS. PRESERVE ALL EXISTING AND UNDISTURBED AREAS TO MINIMIZE EROSION.

VICINITY MAP:



MAP COURTESY OF GOOGLE

KEY MAP:



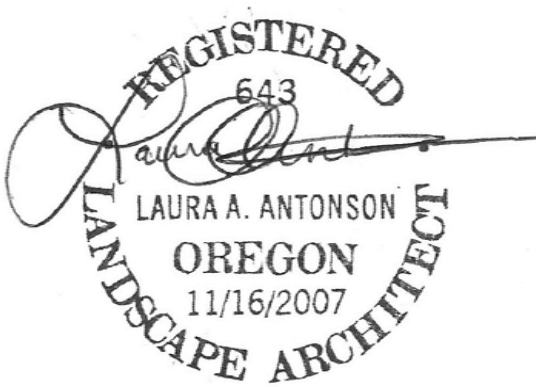
Laurus Designs, LLC



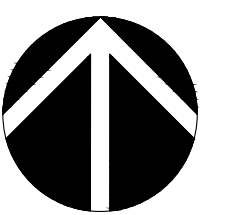
1012 Pine Street
Silverton, Oregon
503.784.6494

Oak Ridge Meadows Neighborhood Park

NW Baker Creek Road
McMinnville, Oregon



COVER SHEET



February 3rd, 2022

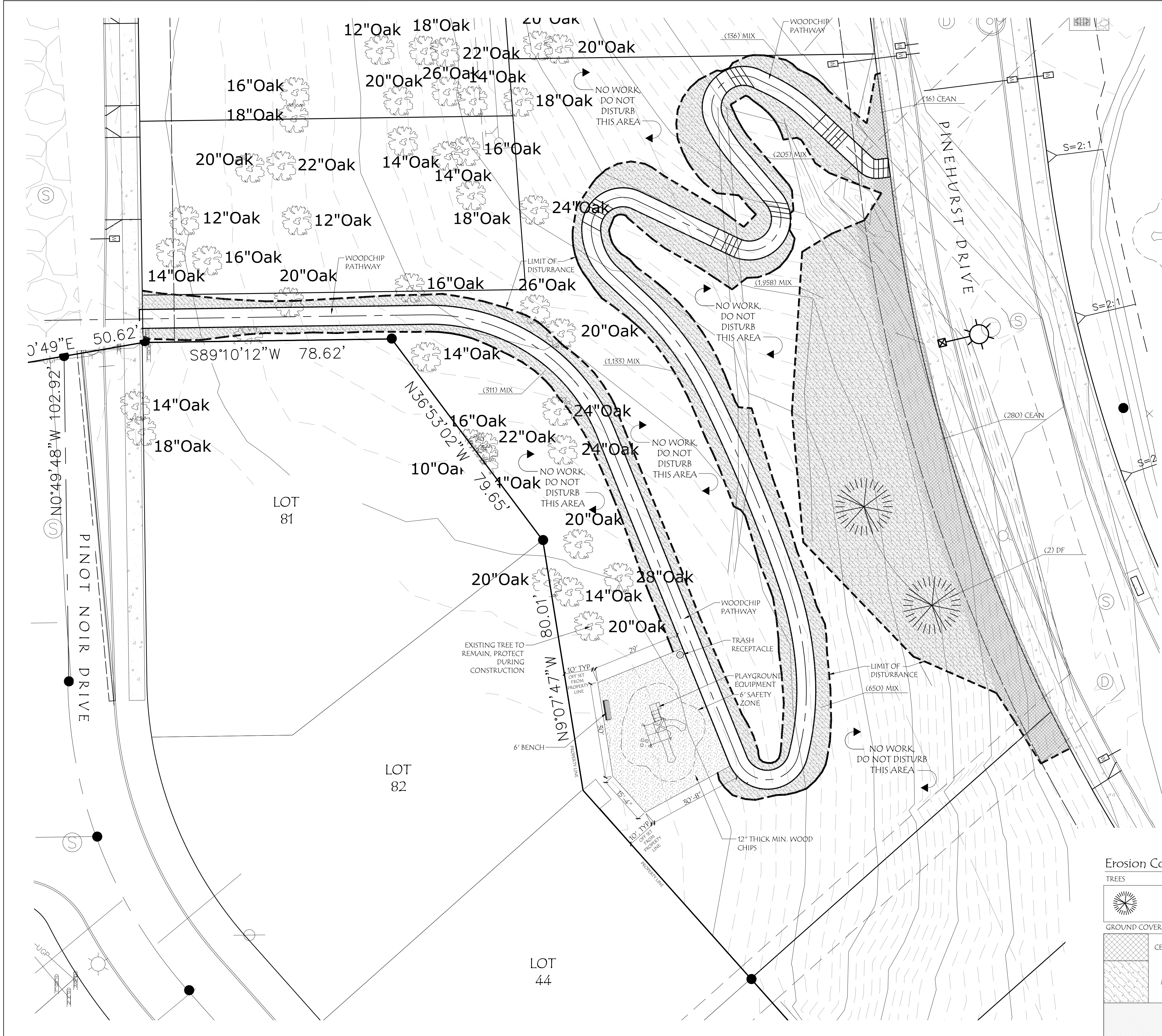
REVISIONS

#	DATE	NOTES	INITIALS

LO.0

SHEET 1 OF 3

PROJECT #: 1550R

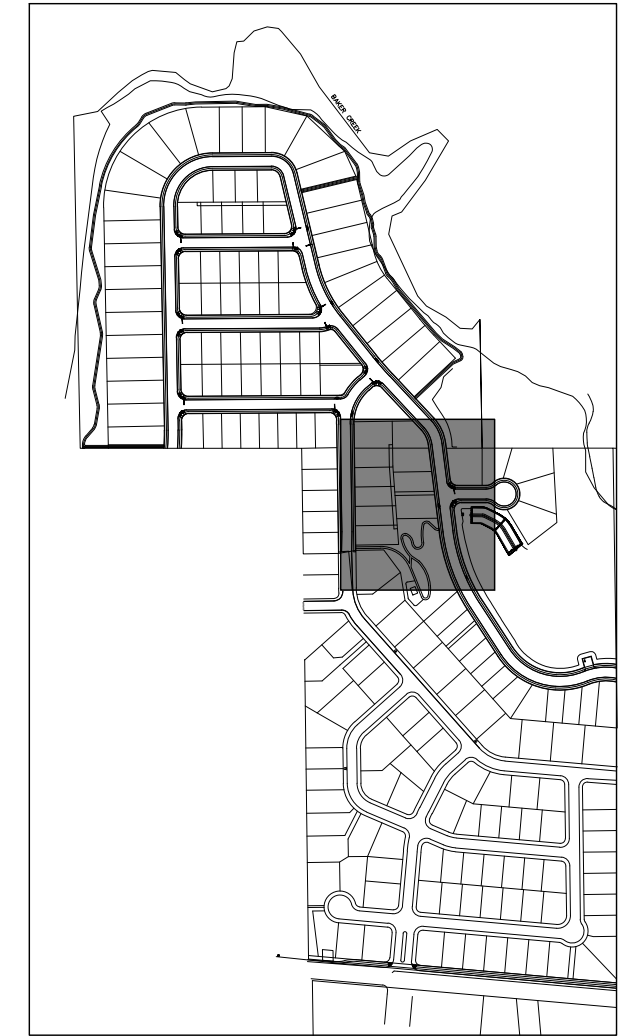


Legend:

- EXISTING TREE TO REMAIN
- LIMIT OF DISTURBANCE
- WOOD CHIP PLAY SURFACE, 12" MIN. DEPTH
- BENCH, 6' LENGTH, MANUFACTURER: OWNER SELECT
- TRASH RECEPTACLE, MANUFACTURER: OWNER SELECT
- PLAYGROUND, MANUFACTURER: PLAYGROUND EQUIPMENT.COM, MODEL: SANTA CRUZ PKP155, AGES: 2-12 YEARS, SAFETY ZONE MINIMUM: 27'-6" X 31'-3"

- General Notes:**
1. VERIFY ALL UTILITIES AND EASEMENTS. SEE CIVIL DRAWINGS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
 2. SEE CIVIL DRAWINGS FOR MORE DETAILED GRADING AND JUTE MAT PLACEMENT INFORMATION.
 3. CHILDREN'S PLAY AREA AND WOOD CHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARDS AND GUIDELINES INCLUDING MINIMUM SURFACE DEPTH.
 4. EROSION CONTROL PLANT LEGEND SEE THIS SHEET.
 5. DETAILS AND NOTES SEE SHEET L1.2.
 6. ALL PLANTS TO BE INSTALLED DURING FALL INCLUDING EROSION CONTROL SEED TO AVOID THE NEED FOR IRRIGATION. PLANTS SELECTED ARE DROUGHT TOLERANT ONCE ESTABLISHED. SEE PLANTING NOTES FOR MULCHING, SOIL AMENDMENTS AND ADDITIVES TO INCREASE WATER RETENTION. MONITOR PLANTS AND WATER AS NEEDED FOR ESTABLISHMENT.

Site Information:
 TOTAL PARK AREA: 36,827 SF
 PATHWAY SF: 4,046 SF
 LANDSCAPE AREAS: 12,065 SF
 PLAYGROUND SF: 1,350 SF



Erosion Control Plant Legend

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
DF	2	<i>Pseudotsuga menziesii</i> / Douglas Fir	6' HT., B&B

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
CEAN	296	<i>Ceanothus gloriosus</i> / Point Reyes Ceanothus	1 Gal.	36" o.c.
MIX	750	<i>Achillea millefolium</i> / Western Yarrow		18" o.c., Mix randomly, but evenly in areas
	750	<i>Bromus carinatus</i> / California Brome		
	750	<i>Elymus glaucus</i> / Blue Wildrye		
	2,150	<i>Fragaria chiloensis</i> / Beach Strawberry		
	12,065 sf	ProTime Quick Guard Seed Erosion Control: Sterile Triticale Hybrid	Seed @ Rate of 1lb per 1000 sf	

Laurus Designs, LLC

1012 Pine Street
 Silverton, Oregon
 503.784.6494

Oak Ridge Meadows Neighborhood Park

NW Baker Creek Road
 McMinnville, Oregon

REGISTERED LANDSCAPE ARCHITECT

643

Laura A. Antonson
 OREGON
 11/16/2007

PARK LAYOUT & PLANTING PLAN

SCALE: 1"=16'-0"

0' 8' 16' 32'

SCALE

February 3rd, 2022

REVISIONS

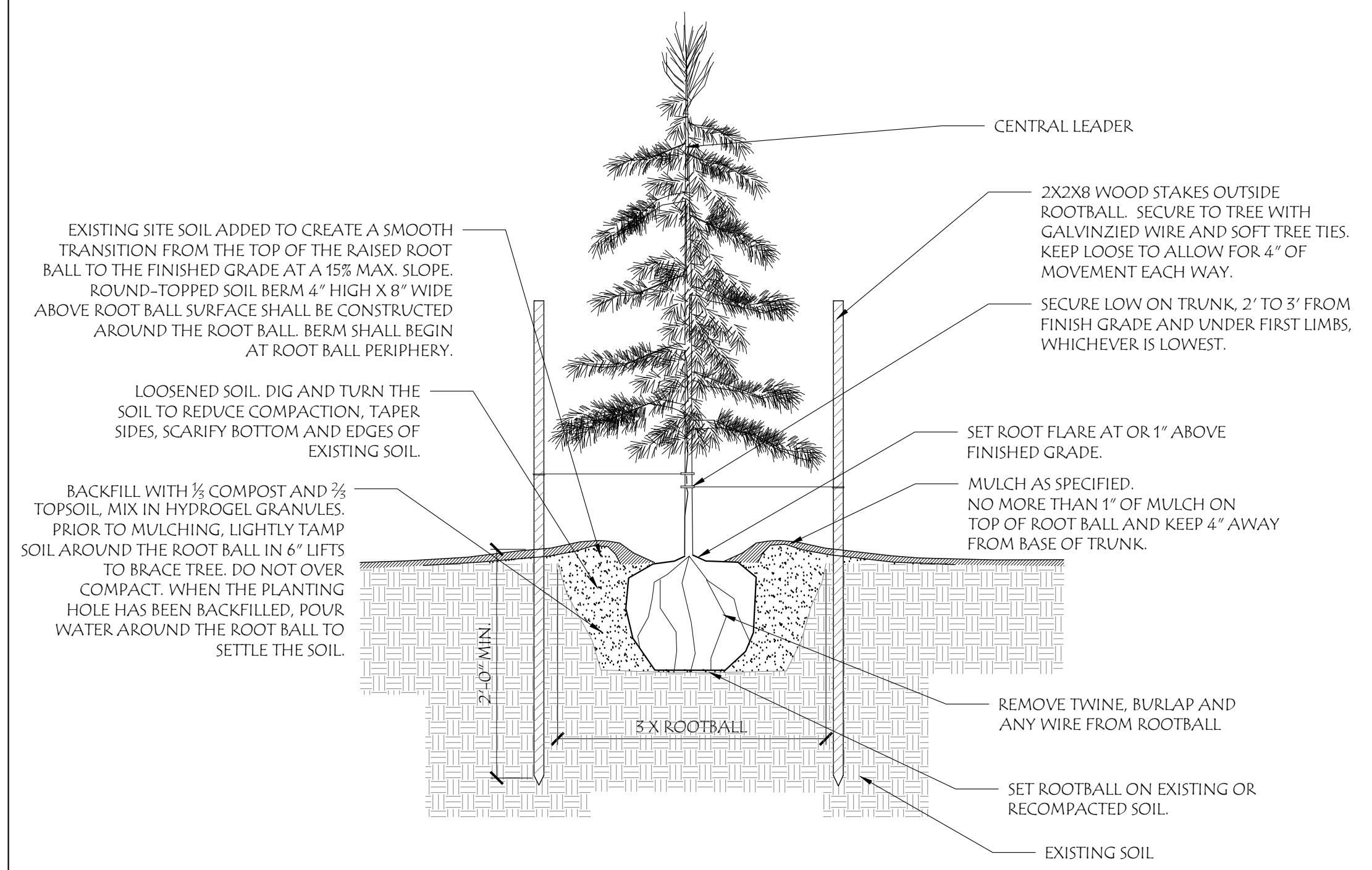
#	DATE	NOTES	INITIALS

L1.1

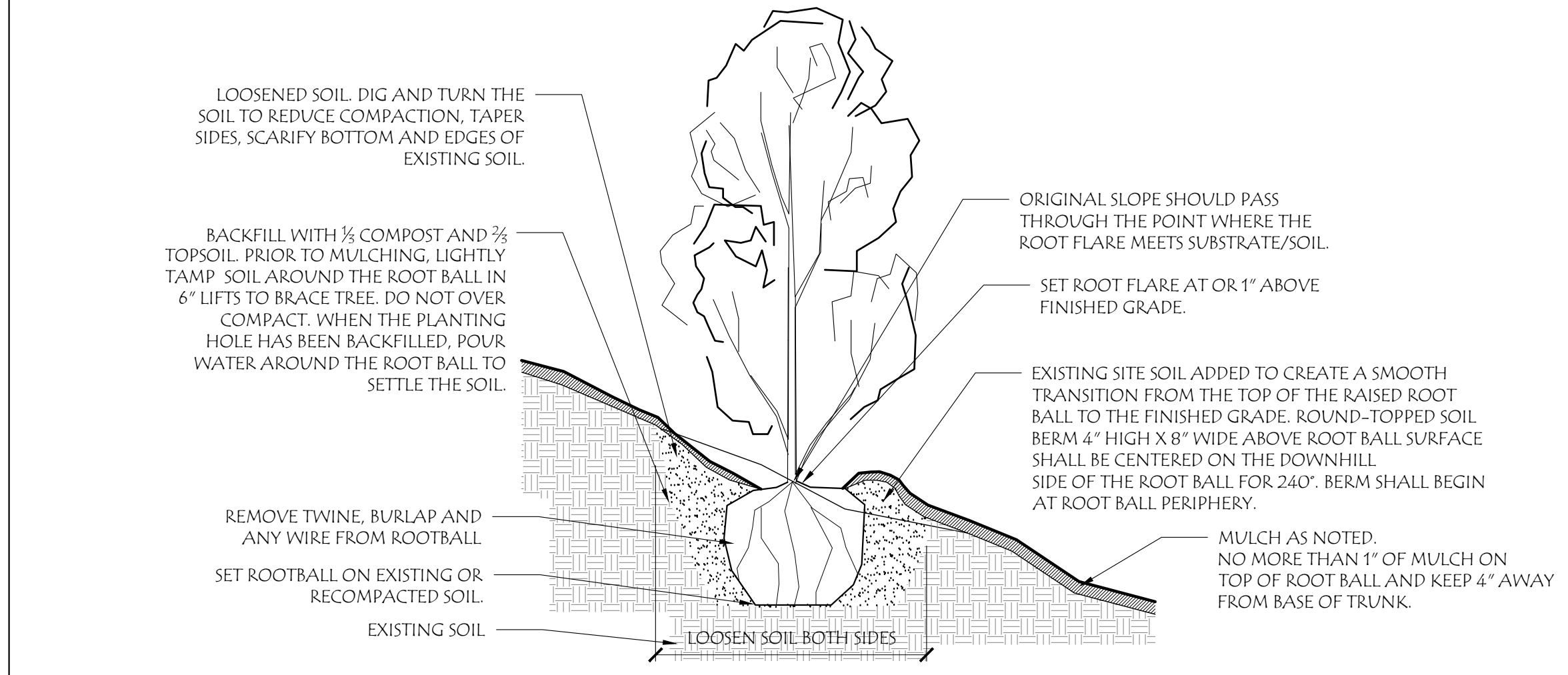
SHEET 2 OF 3

PROJECT #: 1530R

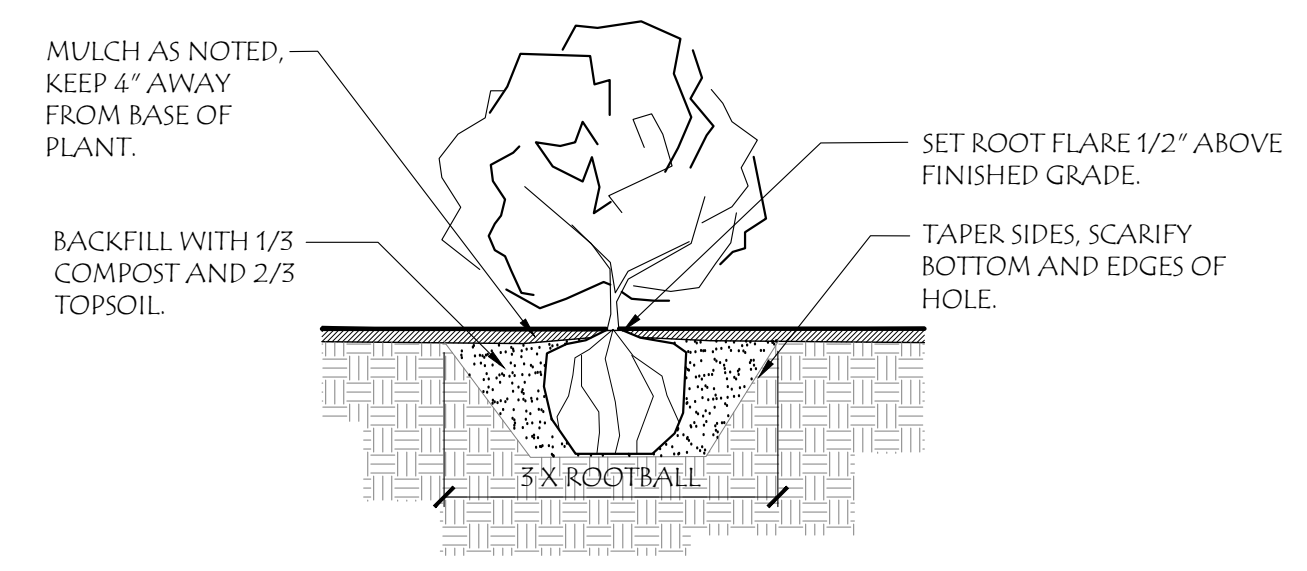
Page 39 of 40



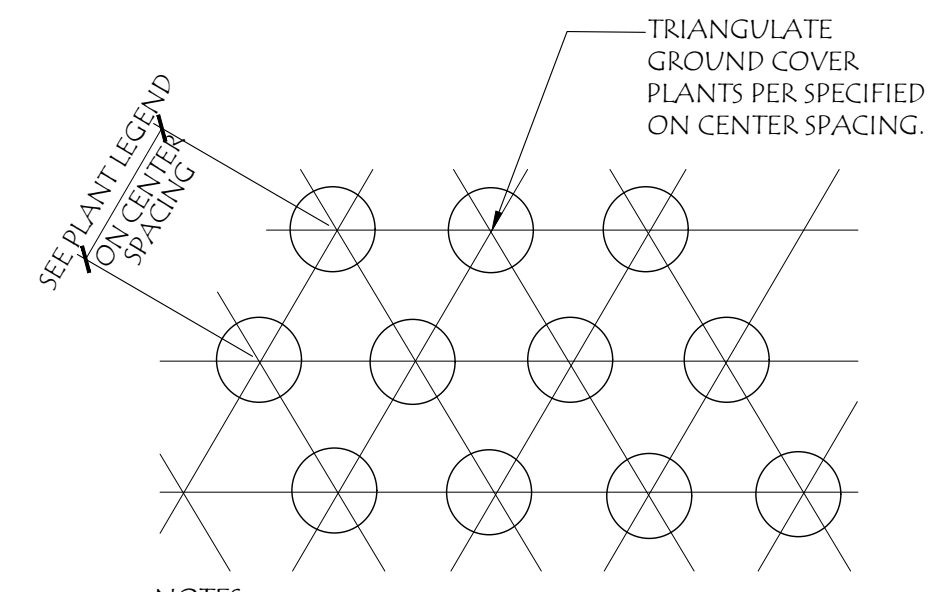
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L1.2



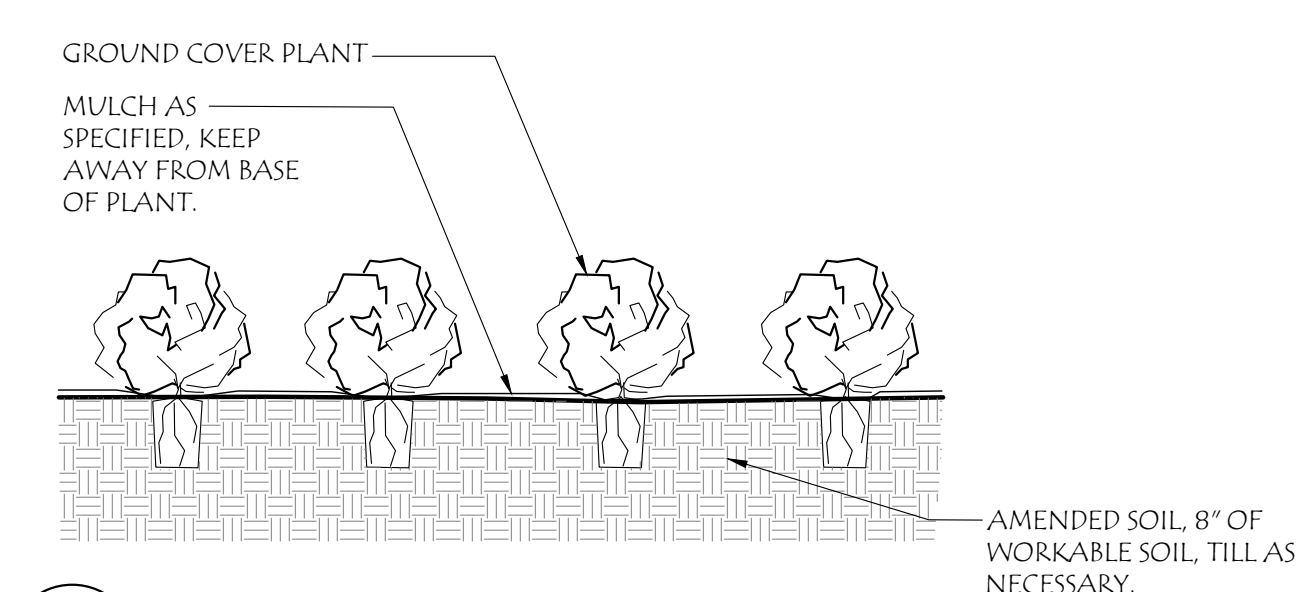
2 SLOPE PLANTING DETAIL
SCALE: NTS
L1.2



3 SHRUB AND GROUND COVER PLANTING DETAIL
SCALE: NTS
L1.2



4 GROUND COVER SPACING DETAIL
SCALE: NTS
L1.2



7 POT / PLUG PLANTING DETAIL
SCALE: NTS
L1.2

General Notes:

1. VERIFY ALL UTILITIES AND EASEMENTS. SEE CIVIL DRAWINGS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE CIVIL DRAWINGS FOR MORE DETAILED GRADING INFORMATION.
3. PLANTING PLAN AND PLAYGROUND INFORMATION SEE SHEET L1.1.

General Planting Notes:

1. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED.
2. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
3. PLANT MATERIALS SHALL BE FREE OF DISEASE, INJURY, AND INSECT INFESTATION. UNHEALTHY OR DAMAGED PLANTS SHALL BE REPLACED BY LANDSCAPE CONTRACTOR. ALL PLANT MATERIAL SHALL FOLLOW THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLICATIONS.
4. PLANTER BEDS: ALL PLANTER BEDS SHALL HAVE A MINIMUM DEPTH OF 8" WORKABLE TOPSOIL, COMPACTED AT A MAXIMUM OF 85% STANDARD PROCTOR MAXIMUM DRY DENSITY.
5. TOPSOIL MIX: AMEND EXISTING SOIL IN-SITU OR STOCK PILE. SOIL ON SITE. IMPORT TOPSOIL ONLY AS NECESSARY. ADD 2" CLEAN, ORGANIC COMPOST TO SOIL.
6. PLANTING: VERIFY SOIL IS APPROPRIATELY DRY FOR DIGGING. SEE DETAILS THIS SHEET FOR HOLE DEPTH, WIDTH AND BACKFILL. DEEP WATER IMMEDIATELY AFTER PLANTING.
7. HYDROSEED BEFORE PLACING JUTE MAT/NET AND PLANT STOCK.
8. INSTALL PLUGS AND CONTAINER PLANTS THROUGH JUTE. CUT AS NEEDED.
9. TREES: ADD 4 OZ. SOIL HYDROGEL GRANULES OR BEADS PER TREE TO THE EXCAVATED SOIL BEING REPLACED IN EACH TREE PIT. MIX THOROUGHLY. WATER TREE DEEPLY AFTER INSTALLATION.
10. MULCH 12" DIAMETER AROUND EACH PLANT WITH 2" FIR MULCH.
11. PLANT QUANTITIES SHOWN ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS. IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES AND SYMBOLS SHOWN, USE THE LARGER OF THE TWO AMOUNTS. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES.

Laurus Designs, LLC



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Oak Ridge Meadows Neighborhood Park

NW Baker Creek Road
McMinville, Oregon



PARK DETAILS AND NOTES

February 3rd, 2022

REVISIONS

#	DATE	NOTES	INITIALS

L1.2

SHEET 3 OF 3

PROJECT #: 1550R