

PUBLISH DATE
06.06.2018
ISSUED FOR
LAND USE DOCUMENTS

SITE STATISTICS

SITE ADDRESS	4505 E PORTLAND ROAD
TAX LOT / ALT. PARCEL NO.	3216AC 13800 & 1100
JURISDICTION	CITY OF NEWBERG
GROSS SITE AREA	33.13 ACRES
PROPERTY ZONING	R-1, R-2, C-2
FLOOD HAZARD MAP NUMBER	FIRM PANEL NUMBER: 41071C0241D - ZONE X (UN-SHADED) 41071C0235D - ZONE X (UN-SHADED)

SUBDIVISION STATISTICS

ZONING CODE CHAPTER 33.120	ZONE R-1	ZONE R-2	ZONE R-2 PUD* AS PROPOSED	ZONE C-2
ZONE AREA	4.31 ACRES	6.58 ACRES	6.58 ACRES	22.24 ACRES
MAXIMUM DENSITY*	175 DENSITY POINTS/ACRE	310 DENSITY POINTS/ACRE	310 DENSITY POINTS/ACRE	640 DENSITY POINTS/ACRE
MAXIMUM LOT SIZE	10,000 SF	5,000 SF	3,100 SF	N/A
MINIMUM LOT SIZE	5,000 SF	3,000 SF	1,440 SF	5,000 SF
MINIMUM LOT WIDTH	35 FT @ BL	35 FT @ BL	22 FT	N/A
MAXIMUM LOT COVERAGE	30%	50%	60%	N/A
MAXIMUM BUILDING HEIGHT	30 FT	30 FT	30 FT	N/A

SETBACKS

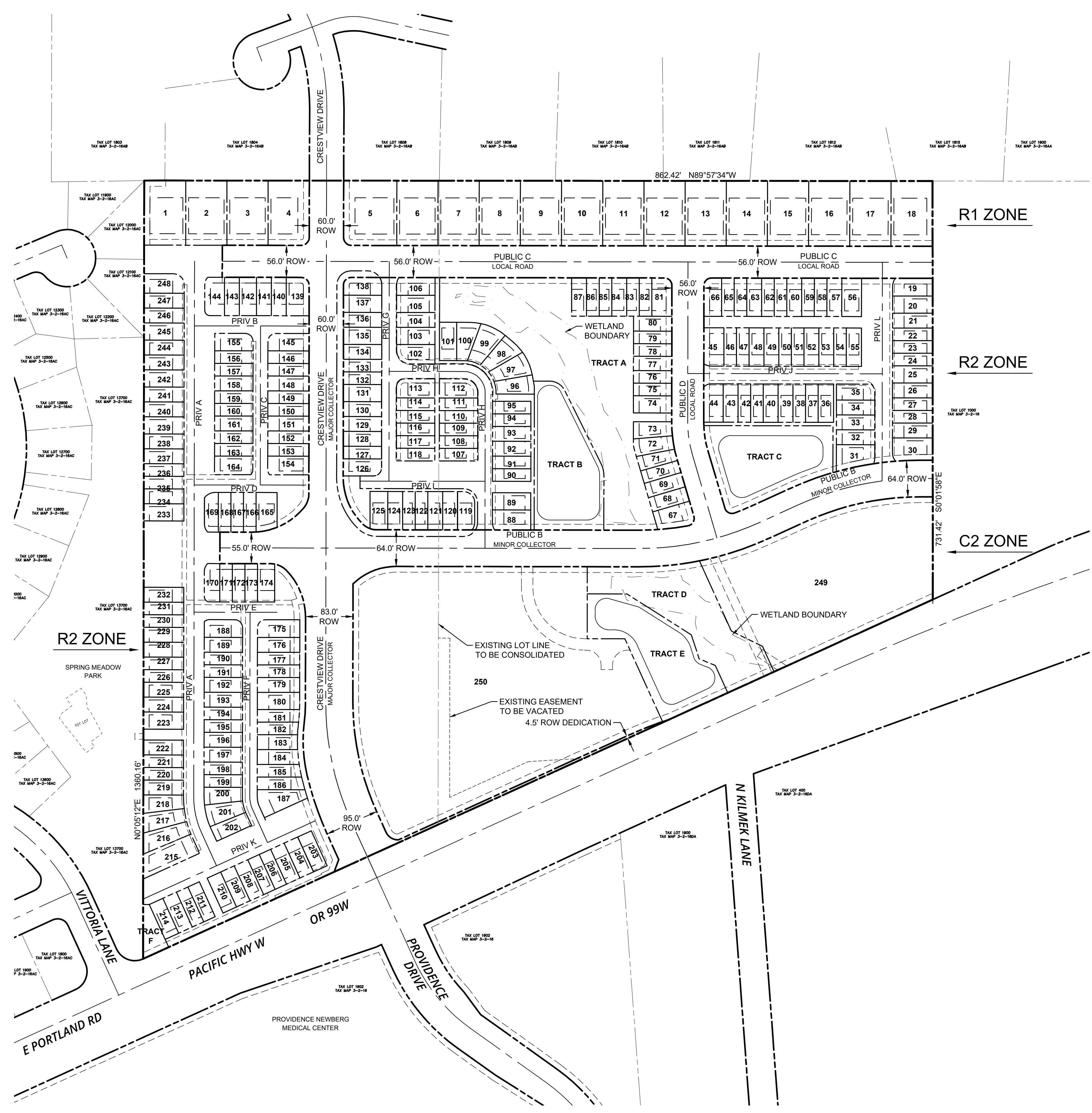
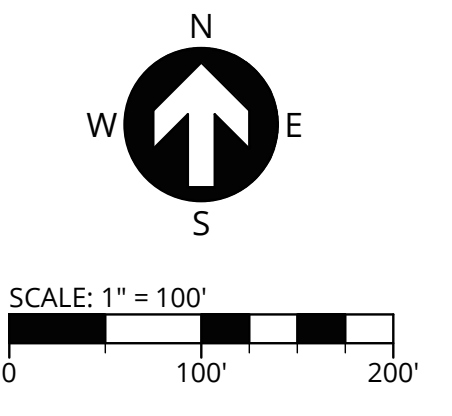
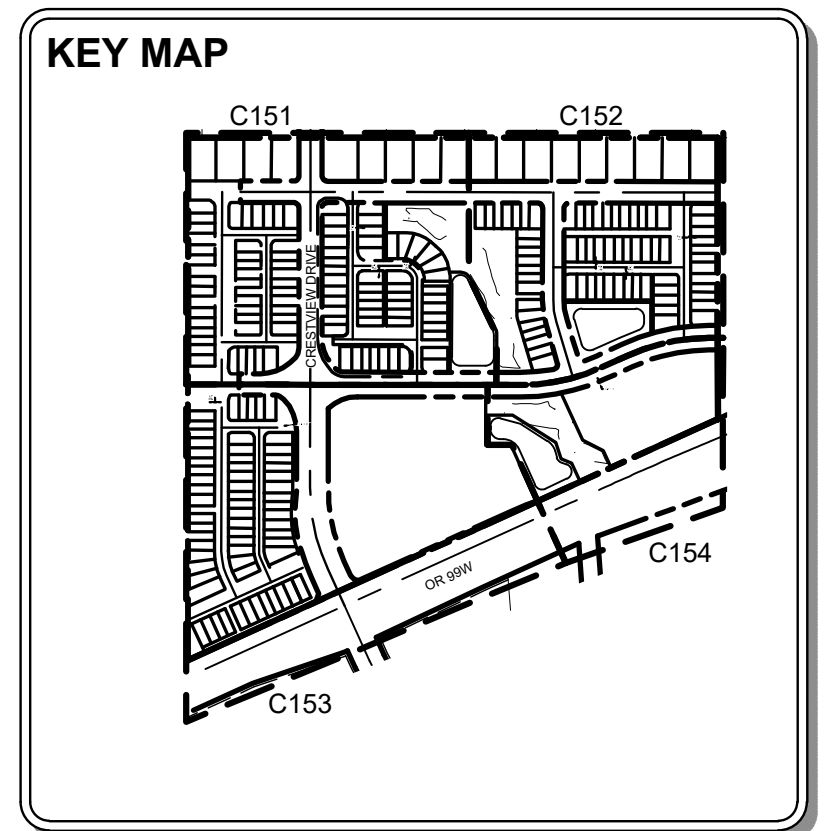
FRONT	15 FT	15 FT	10 FT	10 FT
INTERIOR	5 FT	5 FT	2.5 FT	0 FT/10 FT

*THIS SUBDIVISION IS A PLANNED UNIT DEVELOPMENT (PUD) THAT PROPOSES REDUCED LOT OR DEVELOPMENT SITE AREA AND INSTEAD USES MAXIMUM DENSITY POINTS PER ACRE.

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LEGEND

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY CENTERLINE
- EXISTING LOT LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT



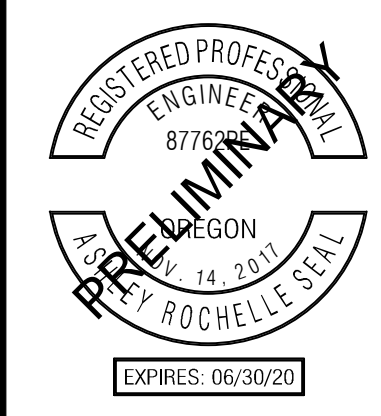
OVERALL TENTATIVE PLAT
CRESTVIEW CROSSING
PLANNED UNIT DEVELOPMENT
 JT SMITH COMPANIES
 NEWBERG, OR

3J CONSULTING
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005

PROJECT INFORMATION
 3J PROJECT # | 17393
 TAX LOT(S) | 352W16 13800, 1100
 LAND USE # | N/A
 DESIGNED BY | ARS, JEJ, BMO
 CHECKED BY | AJM, RGW

SHEET NUMBER
C150

P17288-JTS-CRESTVIEW CROSSING CADD 1:60 TENTATIVE PLAT.DWG



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GROSS SITE AREA	33.13 ACRES
PROPERTY ZONING	R-1, R-2, C-2
FLOOD HAZARD MAP NUMBER	FIRM PANEL NUMBER: 41071C0241D - ZONE X (UN-SHADED) 41071C0235D - ZONE X (UN-SHADED)

SUBDIVISION STATISTICS

ZONING CODE CHAPTER 33.120	ZONE R-1	ZONE R-2	ZONE R-2 PUD* AS PROPOSED	ZONE C-2
ZONE AREA	4.31 ACRES	6.58 ACRES	6.58 ACRES	22.24 ACRES
MAXIMUM DENSITY*	175 DENSITY POINTS/ACRE	310 DENSITY POINTS/ACRE	310 DENSITY POINTS/ACRE	640 DENSITY POINTS/ACRE
MAXIMUM LOT SIZE	10,000 SF	5,000 SF	3,100 SF	N/A
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MINIMUM LOT WIDTH	35 FT @ BL	35 FT @ BL	22 FT	N/A
MAXIMUM LOT COVERAGE	30%	50%	60%	N/A
MAXIMUM BUILDING HEIGHT	30 FT	30 FT	30 FT	N/A

SETBACKS

FRONT	15 FT	15 FT	10 FT	10 FT
INTERIOR	5 FT	5 FT	2.5 FT	0 FT/10FT

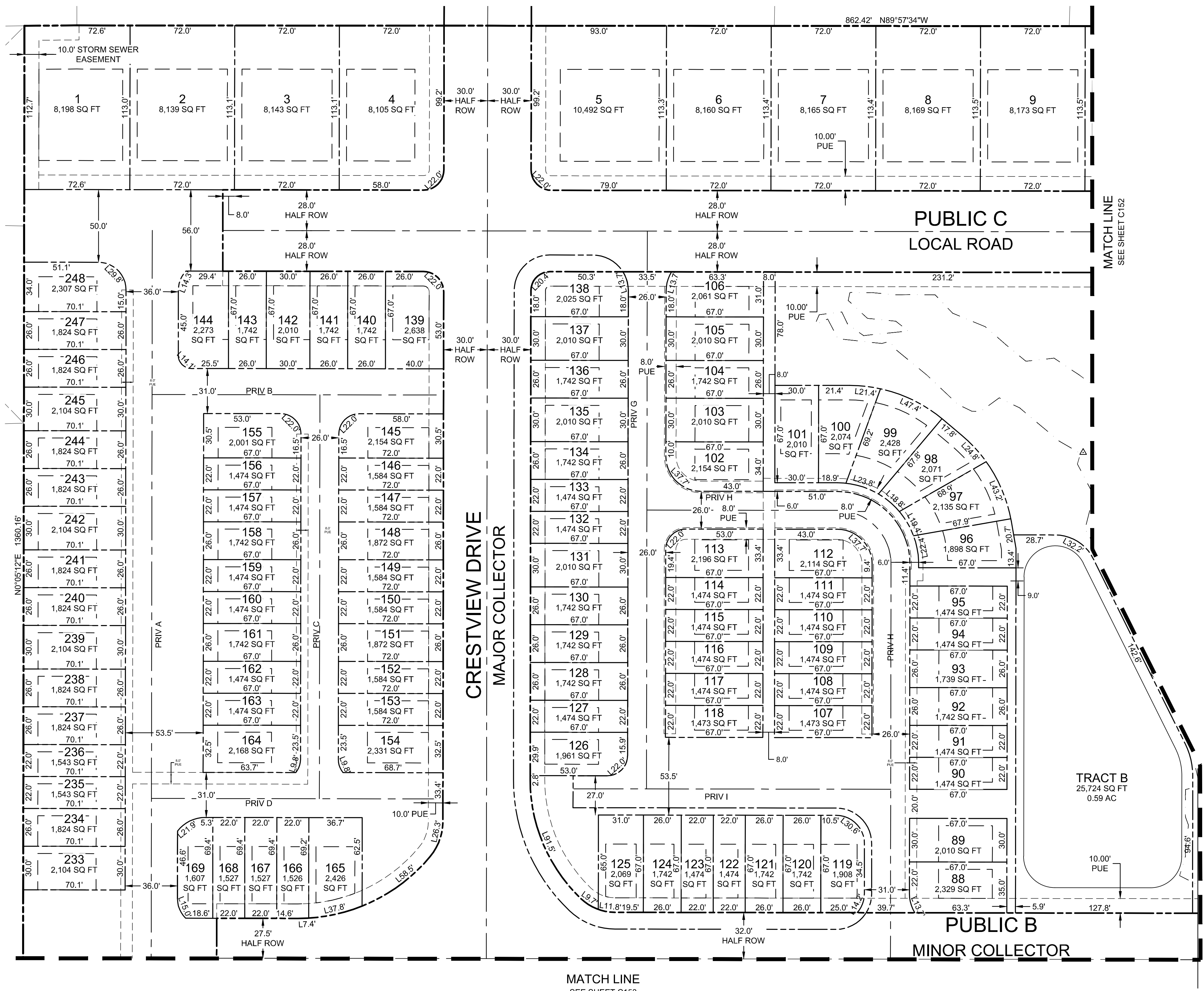
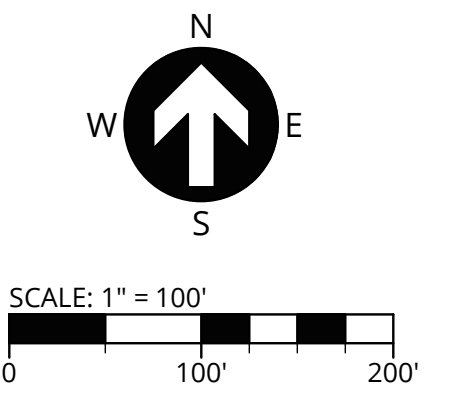
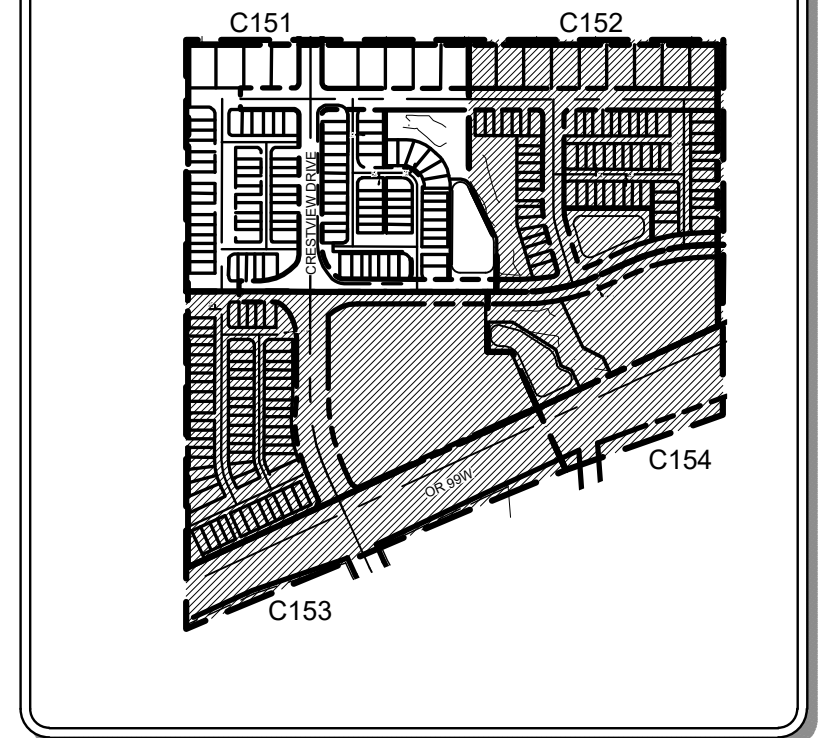
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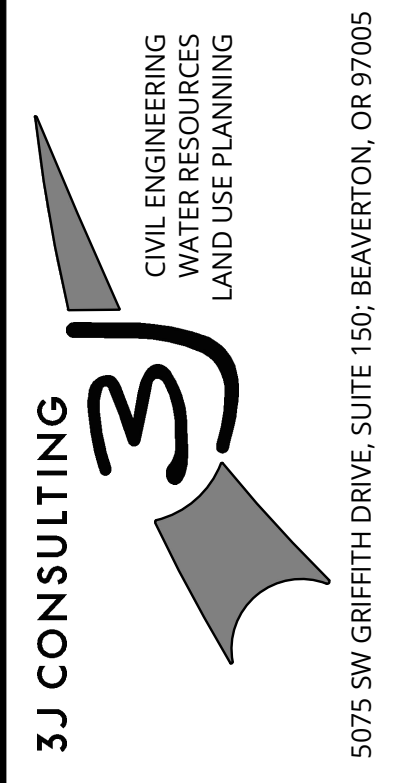
LEGEND

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY CENTERLINE
- EXISTING LOT LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED WETLAND BOUNDARY

KEY MAP



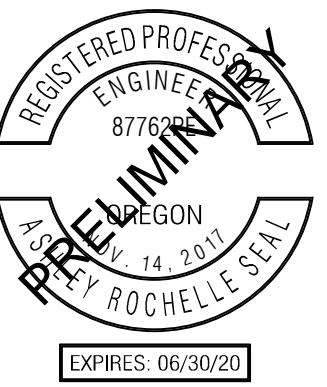
TENTATIVE PLAT I
CRESTVIEW CROSSING
PLANNED UNIT DEVELOPMENT
 JT SMITH COMPANIES
 NEWBERG, OR



PROJECT INFORMATION
 3J PROJECT # | 17393
 TAX LOT(S) | 352W16 13800, 1100
 LAND USE # | N/A
 DESIGNED BY | ARS, JEJ, BMO
 CHECKED BY | AJM, RGW

SHEET NUMBER
C151

P:\17393-JTS-CRESTVIEW CROSSING\CADD\C151.TENTATIVE PLAT.DWG



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SITE STATISTICS

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TAX LOT / ALT. PARCEL NO.	3216AC 13800 & 1100
JURISDICTION	CITY OF NEWBERG
GROSS SITE AREA	33.13 ACRES
PROPERTY ZONING	R-1, R-2, C-2
FLOOD HAZARD MAP NUMBER	FIRM PANEL NUMBER: 41071C0241D - ZONE X (UN-SHADED) 41071C0235D - ZONE X (UN-SHADED)

SUBDIVISION STATISTICS

ZONING CODE CHAPTER 33.120	ZONE R-1	ZONE R-2	ZONE R-2 PUD* AS PROPOSED	ZONE C-2
ZONE AREA	4.31 ACRES	6.58 ACRES	6.58 ACRES	22.24 ACRES
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MINIMUM LOT WIDTH	35 FT @ BL	35 FT @ BL	22 FT	N/A
MAXIMUM LOT COVERAGE	30%	50%	60%	N/A
MAXIMUM BUILDING HEIGHT	30 FT	30 FT	30 FT	N/A

SETBACKS

FRONT	15 FT	15 FT	10 FT	10 FT
INTERIOR	5 FT	5 FT	2.5 FT	0 FT/10FT

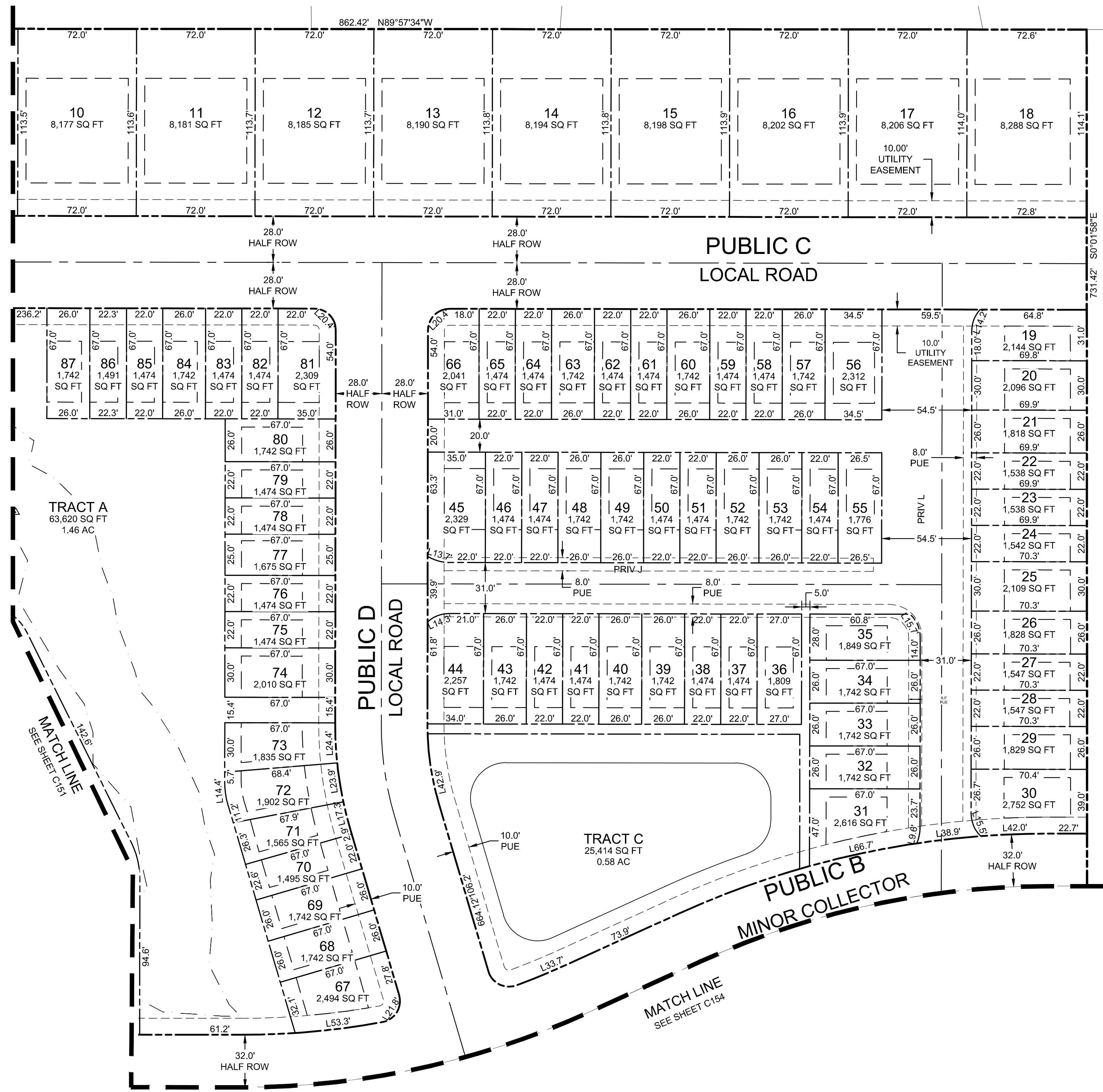
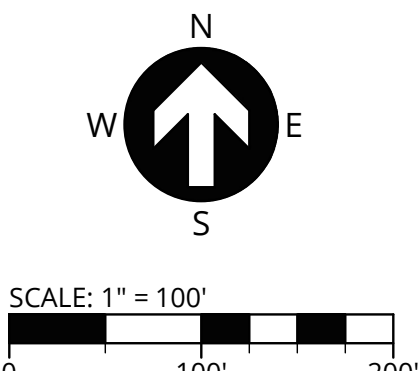
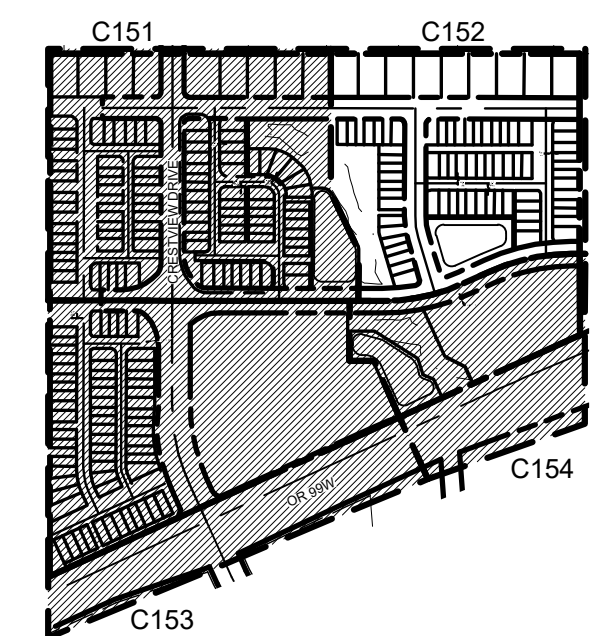
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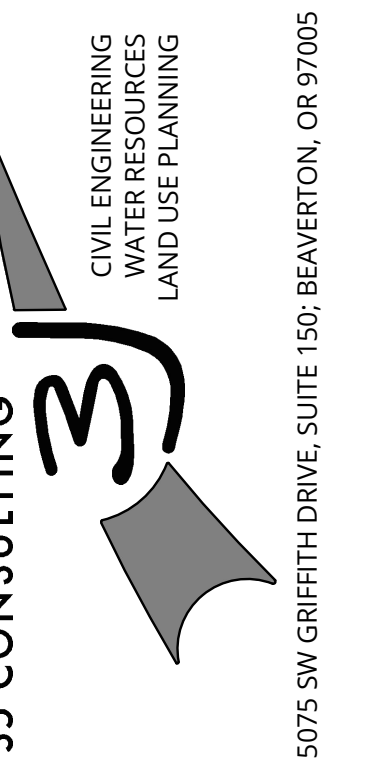
LEGEND

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY CENTERLINE
- EXISTING LOT LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED WETLAND BOUNDARY

KEY MAP



TENTATIVE PLAT II
CRESTVIEW CROSSING
PLANNED UNIT DEVELOPMENT
JT SMITH COMPANIES
NEWBERG, OR



PROJECT INFORMATION
3J PROJECT # | 17393
TAX LOT(S) | 352W16 13800, 1100
LAND USE # | N/A
DESIGNED BY | ARS, JEJ, BMO
CHECKED BY | AJM, RGW

SHEET NUMBER
C152

MATCH LINE
SEE SHEET C151

**PUBLIC B
MINOR COLLECTOR**

MATCH LINE
SEE SHEET C154

SITE STATISTICS

SITE ADDRESS	4505 E PORTLAND ROAD
TAX LOT / ALT. PARCEL NO.	3216AC 13800 & 1100
JURISDICTION	CITY OF NEWBERG
GROSS SITE AREA	33.13 ACRES
PROPERTY ZONING	R-1, R-2, C-2
FLOOD HAZARD MAP NUMBER	FIRM PANEL NUMBER: 41071C0241D - ZONE X (UN-SHADED) 41071C0235D - ZONE X (UN-SHADED)

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SETBACKS

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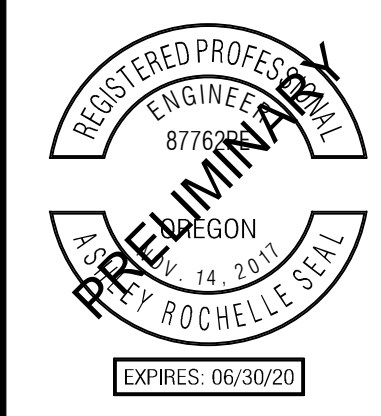
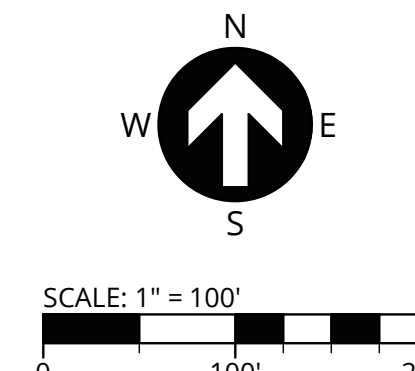
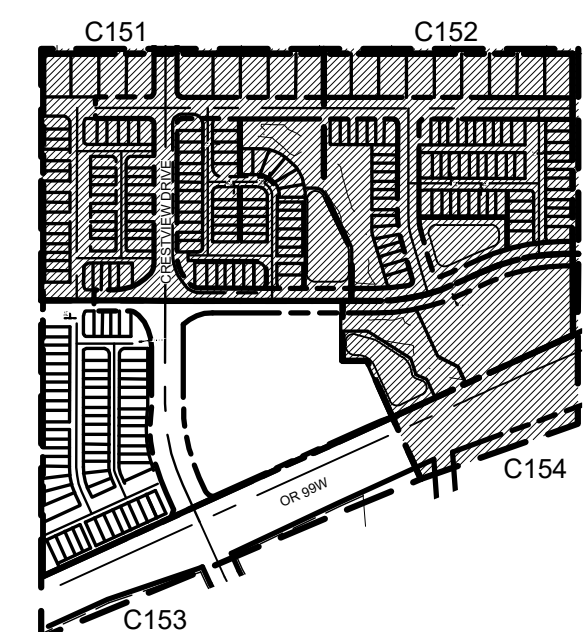
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KEY MAP



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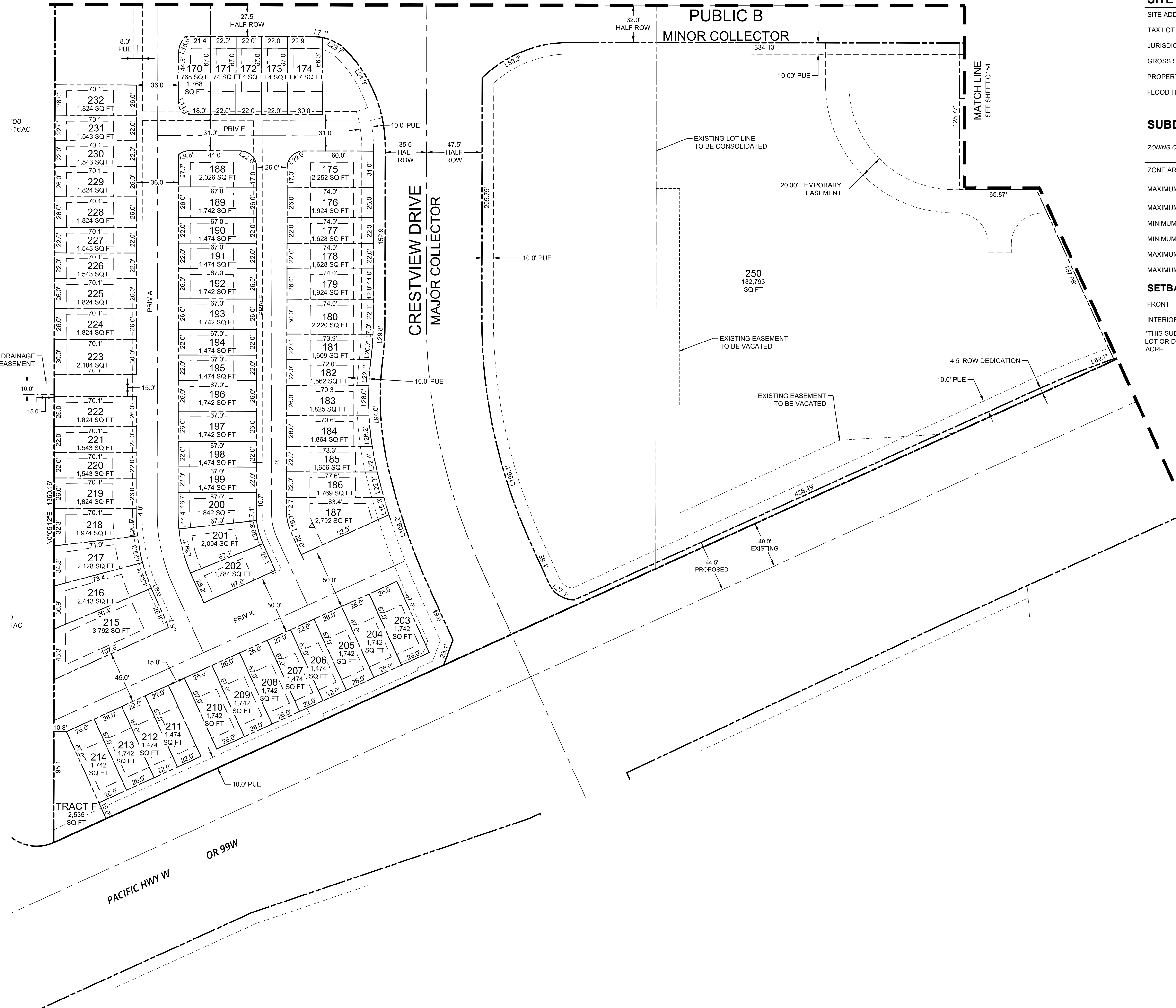
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CRESTVIEW CROSSING
PLANNED UNIT DEVELOPMENT
 JT SMITH COMPANIES
 NEWBERG, OR

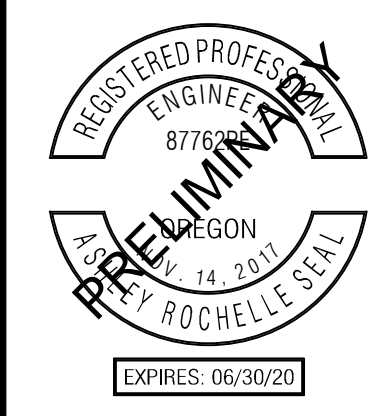
3J CONSULTING
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005

PROJECT INFORMATION
 3J PROJECT # | 17393
 TAX LOT(S) | 352W16 13800, 1100
 LAND USE # | N/A
 DESIGNED BY | ARS, JEJ, BMO
 CHECKED BY | AJM, RGW

SHEET NUMBER
C153

P:\17393-JTS-CRESTVIEW CROSSING\CADD\C153 TENTATIVE PLAT.DWG





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SETBACKS

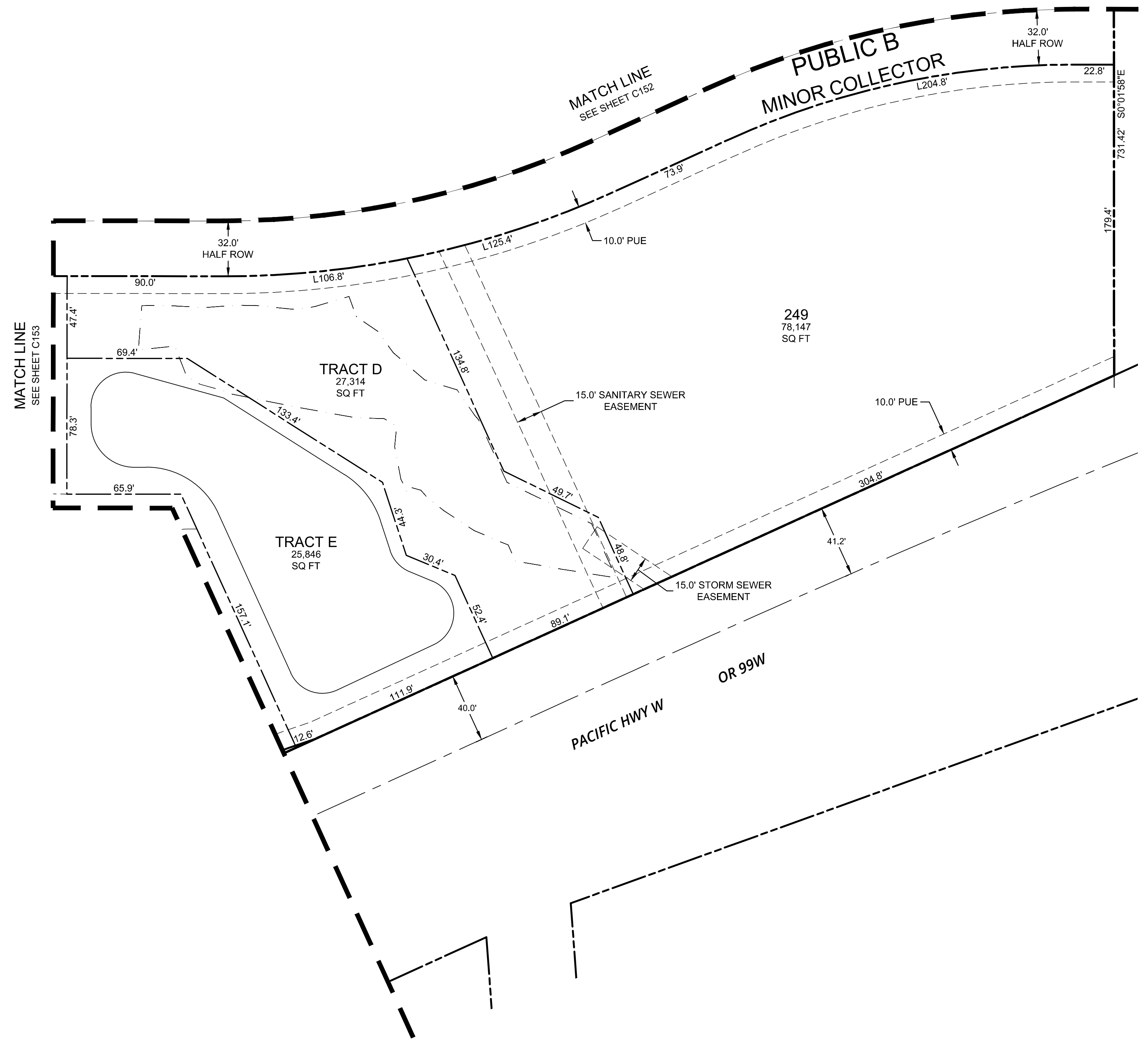
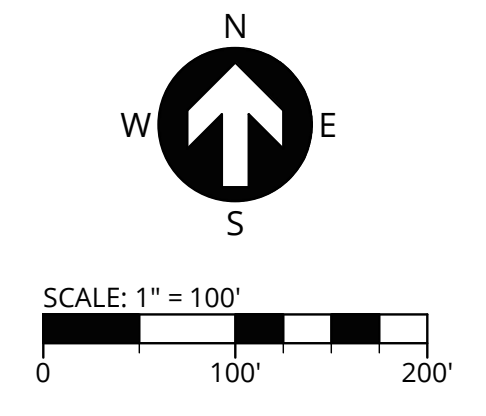
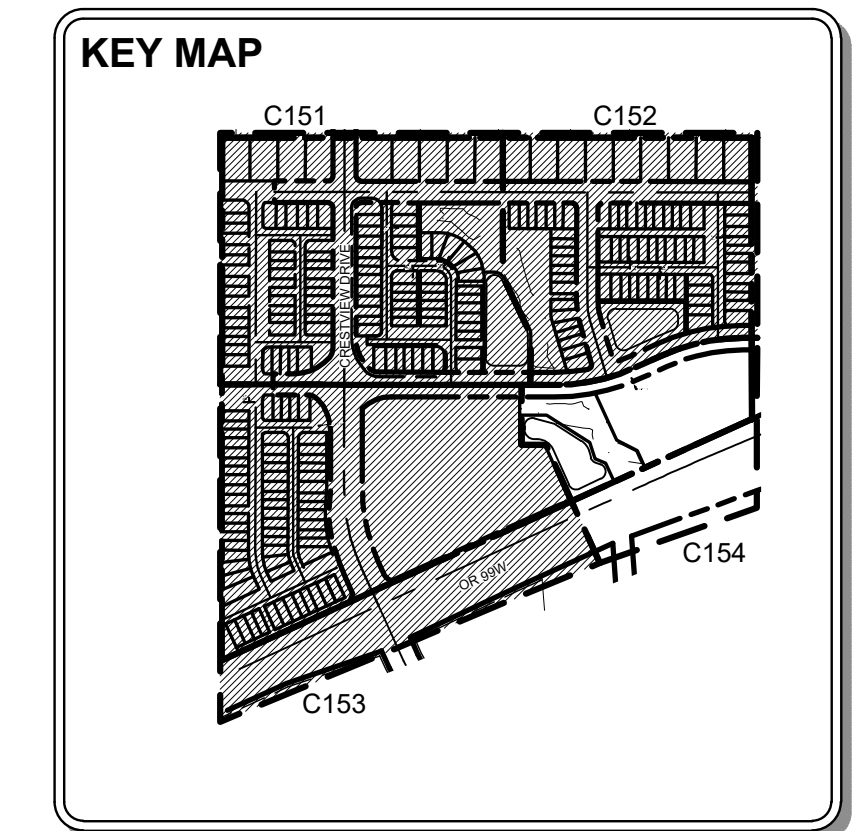
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LEGEND

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- EXISTING EASEMENT
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- PROPOSED SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED WETLAND BOUNDARY



TENTATIVE PLAT IV
CRESTVIEW CROSSING
PLANNED UNIT DEVELOPMENT
 JT SMITH COMPANIES
 NEWBERG, OR

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 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005

PROJECT INFORMATION
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 LAND USE # | N/A
 DESIGNED BY | ARS, JEJ, BMO
 CHECKED BY | AJM, RGW

SHEET NUMBER
C154

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