

Development Information

Gross Area:		
Tax Lot R3222 02500	=	10.0 ac
Tax Lot R3222 02700	=	59.5 ac
Tax Lot R3222 02800	=	18.1 ac
Tax Lot R3222 02900	=	3.0 ac
Total Gross Area	=	90.6 ac

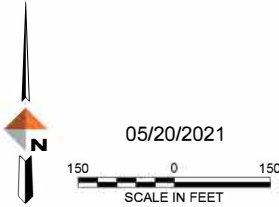
Development Standards: City of Newberg

- Notes:
- Map information based on GIS data obtained from Yamhill County, DOGAMI and Microsoft Bing. Preliminary potential wetlands provided by PHS, 12-11-2020. Survey data was not used for this plan and area calculations are approximate. DOWL has not verified accuracy of this information.
  - Contour and slope information extracted from Lidar Bare Earth DEM, Oregon Department of Geology and Mineral Industries (DOGAMI), OLC Metro 2014, Vertical Datum NAVD88.

Tax Lot R3222 02700				Townhome / Cottage / Duplex / Single Family			Total	Non-
Land Use	Zone	Acres*	Residential Units / Ac	Residential FAR	Apartment Units	Triplex Units	al Units	Residential SF
Low Density Residential	LDR	29.5	4.4					
Medium Density Residential	MDR	6.8	9.0			61		
High Density Residential	HDR	11.3	16.5			186		
Open Space / Storm / Wetlands		13.1						
Total Gross Land Area*		60.7						
Total Residential Units					0	248	130	377
Total Non-Residential SF								0
HDR net Area %**		24%						
* All Areas Gross / ** 25% reduction for ROW and infrastructure								

Tax Lots R3222 02500, 02800, 02900				Townhome / Cottage / Duplex / Single Family			Total	Non-
Land Use	Zone	Acres*	Residential Units / Ac	Residential FAR	Apartment Units	Triplex Units	al Units	Residential SF
Low Density Residential	LDR	11.1	4.4					
Medium Density Residential	MDR	5.4	9.0			49		
High Density Residential	HDR	5.2	16.5		86			
Commercial	COM	1.2		0.25				13,068
Open Space / Storm / Wetlands		7.8						
Total Gross Land Area*		30.7						
Total Residential Units					86	49	49	183
Total Non-Residential SF								13,068
HDR net Area %**		23%						
* All Areas Gross / ** 25% reduction for ROW and infrastructure								

- Legend
- City of Newberg Boundary
  - Project Boundary
  - Existing Property Lines
  - Existing Contour - 1' Interval (see Note # 2)
  - Existing Potential Wetland - PHS (see Note # 1)
  - Proposed Property Lines
  - Low Density Residential (LDR)
  - Medium Density Residential (MDR)
  - High Density Residential (HDR)
  - Mixed Use (MIX)
  - Commercial (COM)
  - Parks / Wetlands / Storm / Open Space



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