

# TYPE I APPLICATION -- 2019 (ADMINISTRATIVE REVIEW)

**TYPES – PLEASE CHECK ONE:**

- Code Adjustment
- Final Plat
- Minor Design Review
- Property Line Adjustment

File #: \_\_\_\_\_

- Property Line Consolidation
- Type I Extension or Type I Minor/Major Modification
- Type II or Type III Extension or Minor Modification
- Other: (Explain) \_\_\_\_\_

**APPLICANT INFORMATION:**

APPLICANT: Newberg Area Habitat for Humanity  
 ADDRESS: PO Box 118, Newberg, OR 97132  
 EMAIL ADDRESS: office@newberghabitat.org  
 PHONE: 503 997 6094 MOBILE: 503 997 6094 FAX: 503 5541999  
 OWNER (if different from above): Same PHONE: 503 538 5700  
 ADDRESS: Same  
 ENGINEER/SURVEYOR: Leonard Rydell PHONE: 503 538 5700  
 ADDRESS: 601 Pinehurst Drive, Newberg, OR 97132

**GENERAL INFORMATION:**

PROJECT NAME: Habitat Fifth Street PROJECT LOCATION: 1205 E Fifth Street  
 PROJECT DESCRIPTION/USE: Duplex PROJECT VALUATION: \$250,000  
 MAP/TAX LOT NO. (i.e. 3200AB-400): 3600, 3-2-20BC ZONE: R2 SITE SIZE: 3600 SQ. FT.  ACRE   
 COMP PLAN DESIGNATION: \_\_\_\_\_ TOPOGRAPHY: Flat  
 CURRENT USE: Vacant  
 SURROUNDING USES:  
 NORTH: Residential SOUTH: Residential  
 EAST: Residential WEST: Residential

**SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED**General Checklist:  Fees  Current Title Report  Written Criteria Response  Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

Code Adjustment .....	p. 4
Final Plat .....	p. 6
Minor Design Review .....	p. 10
Property Line Consolidation.....	p. 11
Property Line Adjustment.....	p. 12

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

Megan Hanselman 4-10-19  
 Applicant Signature Date

Rick Rogers 4-10-19  
 Owner Signature Date

Megan Hanselman  
 Print Name

Rick Rogers for Newberg Area Habitat for Humanity  
 Print Name

Attachments: General Information, Fee Schedule, Criteria, Checklists



We build strength, stability, self-reliance *and* shelter.

**Written Criteria Response**  
**Habitat Fifth Street**  
**4-10-19**

- (1) Parking – space for two vehicles is provided for each proposed unit; a total of four (4). Each space is 6' X 18'.
- (2) Setbacks and general requirements – front (15' 10"), rear (8") and side (12' 5") setbacks all meet requirements as do height (2 story), vision clearance and yard requirements (minimum 5' side and rear and 15' front).
- (3) Landscaping requirements – will be met as required.
- (4) Signs – n/a
- (5) Zoning District compliance – duplexes are allowed in R-2.

Thank you.

A handwritten signature in black ink, appearing to read "Megan Hanselman", written in a cursive style.

Megan Hanselman  
Office Manager

N89°49'41"E 50.01'

N00°00'28"E 72.00'

S00°00'28"W 72.00'

# DUPLEX

1,200 SQ.FT.

UNIT 1      UNIT 2

### AREAS

House	1,200 sq.ft.
Front Porches	34 sq.ft.
Sidewalk	120 sq.ft.
Parking	720 sq.ft.
Yard	1,526 sq.ft.
<b>Total</b>	<b>3,600 sq.ft.</b>

SEWER LATERAL

WATER SERVICES

SEWER LATERAL

INSTALL RAIN GARDEN, 75 SQ.FT.

EXISTING SEWER CLEANOUT

S89°49'49"W 50.00'

EXISTING SEWER LATERAL

EXISTING WATER METERS

4" OVERFLOW TO CURB

## FIFTH STREET

ZONE - R2

Front	15'
Rear	5'
Side	5'

HABITAT FIFTH STREET LIDA/UTILITY MAP  
City of Newberg, Yamhill County, Oregon

REV.2 - 4 June 2019  
REV.1 - 12 March 2019  
DWG: 1802-Duplex.DWG

HABITAT FIFTH - LIDA IMPROVEMENTS

Scale: 1" = 10'

Date: 6 March 2019

Drawn: *Leonard A. Rydell*

PREPARED BY:  
**LEONARD A. RYDELL, PE, PLS, WRE**  
601 Pinehurst Drive  
Newberg, Oregon 97132  
Phone: (503) 538-5700  
W.O. No. 1802

NEWBERG HABITAT FOR HUMANITY  
P. O. Box 118, Newberg, Oregon 97132

# City of Newberg LIDA Sizing Form

(Include this form with plan submittal)

Project Title: **HABITAT 5TH STREET**

Project Address: **1205 EAST FIFTH STREET**

Project Taxlot/ Taxmap#: **Tax Lot 3600, Tax Map 3-2-20BC**

Project Location: **1205 East Fifth Street**

Contact Name/Title/Company: **Rick Rogers, Newberg Habitat for Humanity**

Phone/e-mail: **(503) 537-9938 Rick@NewbergHabitat.org**

**STEP 1: Determine Impervious Area Requiring Treatment**

Total Gross Site Area (acres):	<b>0.0826</b>	Pre. Dev. Impervious Area (ft):	<b>0</b> (X)
Proposed Net New Impervious Area (ft): (PA)= (Y) - (X)	<b>2,074</b> (PA)	Post Dev. Impervious Area (ft):	<b>2074</b> (Y)

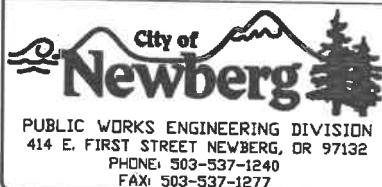
**STEP 2: Deduct Impervious Area LIDA Credits**

Porous Pavement (sq. ft.):	<b>840</b>		(P)
Green Roof (sq. ft.):	<b>0</b>		(G)
Other Credits as approved (sq. ft.):	<b>0</b>		(O)
Total Credits (sq. ft.): (C)= (P)+(G)+(O)	<b>840</b>		(C)
Impervious Area Requiring Treatment (sq. ft.): (IA)= (PA) - (C)	<b>1,234</b>		(IA)

**STEP 3: Size LIDA Facilities for Remaining Impervious Area**

	Impervious Area Treated (sq. ft.)	SF, Sizing Factor	LIDA Facility Size (sq. ft.)
Infiltration Planters/ Rain Garden	<b>1,234</b>	0.045	<b>55.5 (75 Provided)</b>
Flow-through Planter		0.060	
Public Flow-through Planter		0.060	

Total Impervious Area Treated (sq. ft.) **1,234** MUST BE EQUAL TO (IA)



REVISIONS:

LIDA SIZING FORM

SCALE:	N.T.S.
DATE:	MARCH 2014
APPROVED BY:	JAY H.
STANDARD DRAWING	451

Corey Bingham  
Plans Examiner 2  
City of Newberg  
414 E First Street  
Newberg, OR 97132

April 2, 2019

**Re: Plans for Habitat 1205 E 5<sup>th</sup> Street, Newberg**

Dear Corey:

With this note, plans for the referenced property have been transferred to Newberg Area Habitat for Humanity. All associated liability and responsibility has been transferred to the new owners. The name Powell Built Homes will no longer appear on the to-be-submitted plans.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Matthew Powell". The signature is written in a cursive, flowing style.

Matthew Powell  
Powell Built Homes



**First American**

*First American Title Insurance Company*

825 NE Evans Street  
McMinnville, OR 97128  
Phn - (503)376-7363  
Fax - (866)800-7294

**YAMHILL COUNTY TITLE UNIT**  
FAX (866)800-7294

Title Officer: Clayton Carter  
(503)376-7363  
ctcarter@firstam.com

**LOT BOOK SERVICE**

Newberg Area Habitat for Humanity  
620 N Morton St PO Box 118  
Newberg , OR 97132-2216

Order No.: 1039-3221692  
April 15, 2019

Attn: Rick Rogers  
Phone No.: (503)537-9938 - Fax No.: (503)554-1999  
Email: rick@newberghabitat.org

Re:

Fee: \$0.00

We have searched our Tract Indices as to the following described property:

The South one-half of Lots 11 and 12, in Block 21, EDWARD'S ADDITION to the Town (now City) of Newberg, Yamhill County, Oregon.

and as of April 09, 2019 at 8:00 a.m.

We find that the last deed of record runs to

Charlie J. Harris and Elaine G. Harris, as tenants by the entirety

We find the following apparent encumbrances within ten (10) years prior to the effective date hereof:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
2. Liquor restrictions, including terms and provisions thereof.  
Recorded: March 26, 1891 in Book 24, Page 600, Deed Records

- 3. A Contract of Sale and the terms and conditions thereof:
  - Vendor/Seller: Charlie J. Harris and Elaine G. Harris, as tenants by the entirety
  - Vendee/Purchaser: Newberg Area Habitat for Humanity
  - As disclosed by: Memorandum of Contract of Sale
  - Recorded: December 26, 2017
  - Recording Information: Instrument No. 201720407, Deed and Mortgage Records

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

NONE

We find the following unpaid taxes and city liens:

- 1. Taxes for the year 2018-2019
 

Tax Amount	\$	725.63
Unpaid Balance:	\$	725.63, plus interest and penalties, if any
Code No.:	29.0	
Map & Tax Lot No.:	R3220BC 03601	
Property ID No.:	710094	

- 2. City liens, if any, of the City of Newberg.

THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.