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18 May 2021

City of Newberg
P. O. Box 970
Newberg, Oregon 97132

Attn: Keith Leonard

Re: "HERITAGE MEADOWS NO. 3" - Submission

Dear Keith,

Attached, per your e-mail request, are two copies of the revised submission for "HERITAGE MEADOWS NO. 3".

This second application is being submitted as the planning code change with new requirements and numbering since "HERITAGE MEADOWS NO. 2" was submitted.

Should you have any questions or comments, or need additional information, please feel free to contact me.

Thank you.

Sincerely yours,

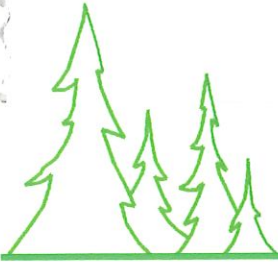


Leonard A. Rydell, P.E., P.L.S., W.R.E.

LAR/lar

encl: as stated

cc: Ron Manning



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SUBDIVISION APPLICATION

HERITAGE MEADOWS NO. 3

A Proposed 4 Lot Single Family Subdivision

City of Newberg

Yamhill County, Oregon

17 May 2021

PREPARED FOR:

Ron Manning
P. O. Box 605
Newberg, Oregon 97132
Phone: (503) 662-4050
Fax: (503) 662-4694
E-Mail: Ron@LoneOakBuilders.com



RENEWAL DATE 12/31/2022

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EXHIBITS

- Tax Map 3 - 2 - 19BA
- Newberg Comprehensive Plan Map
- Newberg Zoning Map
- Title Report
- Tentative Plan (Google)
- Tentative Plan (Map)
- Heritage Way Plan and Profile

APPLICANT AND SITE INFORMATION

DATE: 13 May 2021

APPLICANT/OWNER: Ron Manning
P. O. Box 605
Newberg, Oregon 97132
Phone: (503) 662-4050
Cell: (503) 793-72222
E-Mail: Ron@loneoakbuilders.com

ENGINEER/SURVEYOR: Leonard A. Rydell, P.E., P. L. S., W. R. E.
601 E. Pinehurst Drive
Newberg, OR 97132-1625
Phone: 503-538-5700
E-Mail: larydell@teleport.com

REQUEST: Tentative Plan Approval for a Four Lot Single Family Subdivision

LEGAL DESCRIPTION: See Exhibits for Legal Description

TAX LOTS Tax Lots 906, 1000 and 1100, Map No. 3-2-18AB

COMPREHENSIVE PLAN: Medium Density Residential (MDR)

ZONING: Medium Density Residential (R-2)

SIZE: 21,685 sq, ft, (0.4978 Acres)

LOCATION: On the West Side of Heritage Way, North of "HERITAGE MEADOWS", South of "JOSIE'S MEADOWS" and East of "JOSIE'S MEADOWS-2".

SPECIFIC REQUESTS: Tentative Plan Subdivision Approval for a 4 Lot Single Family Subdivision

INTRODUCTION & BACKGROUND

The applicant purchased a parcel of land fronting the future connection of Heritage Lane between "HERITAGE MEADOWS" and "JOSIES MEADOWS". The property was annexed into the City of Newberg by a vote of the people of Newberg in November 2012.

A total of four lots is proposed for the property. The property is vacant but has a few fir and fruit trees on it. The property apparently has been used as a fill and excavation site for the development of "JOSIE'S MEADOWS NO. 2". The property is identified as Tax Lots 906, 1000 and 1100 of Map No. 3-2-18AB. The legal descriptions are metes and bounds descriptions.

The property to the North and South is zoned R-2, Medium Density Residential. Property to the Southwest is located in Yamhill County and has not yet been annexed into the City of Newberg. The neighborhood is predominantly single family residential.

There are no houses on the property.

The property to the North, South and West is zoned R-2, Medium Density Residential. Property to the West is located in Yamhill County. The neighborhood is predominantly single family residential.

Two houses will have direct access to Heritage Way. Two additional houses will be constructed behind the two houses, and accessed by a 12-foot wide paver driveway located in a 20-foot wide access and utility easement.

Chapter 15.100.030 Type II Procedure.

- A. *Type II development actions shall be decided by the director.*
- B. *Type II actions include, but are not limited to:*
 - 1. *Site design review.*
 - 2. *Variances.*
 - 3. *Manufactured dwelling parks and mobile home parks.*
 - 4. *Partitions.*
 - 5. *Subdivisions, except for subdivisions with certain conditions requiring them to be processed using the Type III process, pursuant to NMC 15.235.030(A).*

Finding: This application is a Type II, subdivision application for a four lot subdivision and the applicant will provide notice (mailing notices and posting two signs) and comply with all other requirements of Chapter 15.100, Land Use Processes and Procedures.

15.235.040 Preliminary plat submission requirements.

Applications for preliminary plat approval shall contain all of the following information:

A. General Submission Requirements.

1. *Information required for a Type II application.*
2. *Traffic Analysis. A traffic analysis shall be submitted for any project that generates in excess of 40 trips per p.m. peak hour. A traffic analysis may be required for projects below the 40 trips per p.m. peak hour threshold when the development's location or traffic characteristics could affect traffic safety, access management, street capacity or a known traffic problem or deficiency. The traffic analysis shall be scoped in conjunction with the city and any other applicable roadway authority.*

Finding: This project is only four lots. At ten trips per day, total traffic for the project would be 40 trips. There are no know problems in the neighborhood, and the connection of the North and South ends of Heritage Way will help provide connectivity in the neighborhood.

3. *Public Utilities Analysis. The public facilities analysis shall be scoped with the city, and shall address the impact of the proposed development on the public wastewater and water systems. The analysis shall identify any mitigation or improvements necessary to the public facilities to adequately serve the development per city standards under adopted ordinances and master plans.*

Finding: This project is only four lots, and the individual impact to the City of Newberg utilities will be minimal. However, completion of the water line between the North and South existing lines will improve water flows in the surrounding area.

4. *Stormwater Analysis. The stormwater analysis shall address the criteria listed in Chapter 13.25 NMC.*

Finding: The project proposed to dispose of all increased runoff by the use of paver streets, paver driveways, curbside planters, swales and rain gardens. Infiltration testing will be performed to calculate actual infiltration rates to ensure storage capacity is adequate to ensure no increased storm water runoff.

5. *Wetland Delineation Approved by the Department of State Lands (DSL). An approved wetland delineation shall be submitted for any property listed in the National Wetlands Inventory (NWI) or that is located within the city's mapped stream corridor.*

Finding: There are no known wetlands on the property due to it being at the high point of a slight rise with no known accumulations of water or no known drainage channels.

6. *Future Streets Concept Plan. The future streets concept shall show all existing subdivisions, streets, and unsubdivided land surrounding the subject property and show how proposed streets may be extended to connect with existing streets. At a minimum, the plan shall depict future street connections for land within 400 feet of the subject property.*

Finding: The surrounding property has fully developed except for the parcel to the East. That parcel will have access to Heritage Way and Crater Lane.

B. Preliminary Plat Information. *In addition to the general information described in subsection (A) of this section, the preliminary plat application shall consist of drawings and supplementary written material (i.e., on forms and/or in a written narrative) adequate to provide all of the following information, in quantities required by the director:*

1. *General Information.*

- a. *Name of subdivision (partitions are named by year and file number). This name shall not duplicate the name of another land division in Yamhill County;*

Finding: The name of the plat will be "HERITAGE MEADOWS NO. 3" as it will be the third subdivision platted by the owner. The plat adjoins the original plat of "HERITAGE MEADOWS".

- b. *Date, north arrow, and scale of drawing;*

Finding: The date, north arrow and scale of the drawing are shown.

- c. *Location of the development sufficient to define its location in the city, boundaries, and a legal description of the site;*

Finding: The surrounding property has fully developed except for the parcel to the East. That parcel will have access to Heritage Way and Crater Lane. The bearings and distances are shown based on plats and surveys of record surrounding the project.

- d. *Zoning of tract to be divided, including any overlay zones;*

Finding: The surrounding property has fully developed except for the parcel to the East. That parcel will have access to Heritage Way and Crater Lane.

- e. *A title block including the names, addresses and telephone numbers of the owners of the subject property and, as applicable, the name of the engineer and surveyor, and the date of the survey; and*

Finding: The Title Block of the Preliminary Plat has the name of the Applicant/Owner, and the Engineer/Surveyor.

- f. *Identification of the drawing as a "preliminary plat."*

Finding: The drawing has been labeled a "Preliminary Plat"

- 2. Existing Conditions. Except where the director deems certain information is not relevant, applications for preliminary plat approval shall contain all of the following information on existing conditions of the site:
 - a. Streets. Location, name, and present width of all streets, alleys and rights-of-way on and abutting the site;
 - b. Easements. Width, location and purpose of all existing easements of record on and abutting the site;
 - c. Public Utilities. Location and identity of all public utilities on and abutting the site. If water mains, stormwater mains, and wastewater mains are not on or abutting the site, indicate the direction and distance to the nearest utility line and show how utilities will be brought to standard;
 - d. Private Utilities. Location and identity of all private utilities serving the site, and whether the utilities are above or underground;
 - e. Existing Structures. Show all structures on the project site and adjacent abutting properties;
 - f. Ground elevations shown by contour lines at a minimum two-foot vertical interval for slopes up to 10 percent and five feet for slopes over 10 percent. Show elevations for the subject property and within 100 feet of the subject property. Such ground elevations shall be related to some established benchmark or other datum approved by the county surveyor; the city engineer may waive this standard for partitions when grades, on average, are less than six percent;
 - g. The location and elevation of the closest benchmark(s) within or adjacent to the site (i.e., for surveying purposes);

- h. Wetlands and stream corridors;
- i. *The base flood elevation, per FEMA Flood Insurance Rate Maps, as applicable;*
- j. *North arrow and scale; and*
- k. *Other information, as deemed necessary by the director for review of the application. The city may require studies or exhibits prepared by qualified professionals to address specific site features and code requirements.*

Finding: The information listed is shown on the Preliminary Plat.

- 3. *Proposed Development. Except where the director deems certain information is not relevant, applications for preliminary plat approval shall contain all of the following information on the proposed development:*
 - a. *Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street centerline grades. All tracts that are being held for private use and all reservations and restrictions relating to such private tracts shall be identified;*
 - b. *Easements. Location, width and purpose of all proposed easements;*
 - c. *Lots and private tracts (e.g., private open space, common area, or street) with approximate dimensions, area calculation (e.g., in square feet), and identification numbers. Through lots shall be avoided except where necessary to provide separation of residential development from major traffic routes, adjacent nonresidential activities, or to overcome specific issues with topography or orientation;*
 - d. *Proposed uses of the property, including all existing structures to remain, areas proposed to be dedicated as public right-of-way or preserved as open space for the purpose of stormwater management, recreation, or other use;*
 - e. *Proposed grading;*
 - f. *Proposed public street improvements, pursuant to NMC 15.505.030, including street cross sections;*
 - g. *Information demonstrating that proposed lots can reasonably be*

accessed and developed without the need for a variance and in conformance with applicable setbacks and lot coverage requirements;

- h. Preliminary design for extending city water and wastewater service to each lot, per NMC 15.505.040;*
- i. Proposed method of stormwater drainage and treatment, if required, pursuant to NMC 15.505.050;*
- j. The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable;*
- k. Evidence of compliance with applicable overlay zones; and*
- l. Evidence of contact with the applicable road authority for proposed new street connections. [Ord. 2813 § 1 (Exh. A § 7), 9-5-17.]*

Finding: Sufficient information is shown on the Preliminary Plat to show that the project will fit in with existing conditions, not require excessive grading, will retain most if not all storm water on site, and be similar to and will fit it with existing developments in the area.

15.235.050 Preliminary plat approval Criteria

A. Approval Criteria. By means of a Type II procedure for a partition, or a Type II or III procedure for a subdivision per NMC 15.235.030(A), the applicable review body shall approve, approve with conditions, or deny an application for a preliminary plat. The decision shall be based on findings of compliance with all of the following approval criteria:

- 1. The land division application shall conform to the requirements of this chapter;*

Finding: It is the intent of this application to conform to all of the requirements of this chapter.

- 2. All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of NMC Division 15.400, Development Standards;*

Finding: It is the intent of this application to conform to all of the requirements of this chapter, and the requirements of Section 15.400 are address later in this report.

- 3. Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, wastewater, stormwater,*

and streets, shall conform to NMC Division 15.500, Public Improvement Standards;

Finding: It is the intent of this application to conform to all of the requirements of this chapter, and the requirements of Section 15.500 are address later in this report.

4. *The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92;*

Finding: This plat is the third plat by the applicant in this area, and is adjoins the plat of "HERITAGE MEADOWS", so the name, as custom, is "HERITAGE MEADOWS NO. 3".

5. *The proposed streets, utilities, and storm water facilities conform to city of Newberg adopted master plans and applicable Newberg public works design and construction standards, and allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;*

Finding: The tentative plat shows the proposed street, water, sanitary sewer and storm drainage improvements and the necessary easements and street dedications to provide a public street to connect to the plat of "HERITAGE MEADOWS" ant the plat of "JOSIE'S MEADOW"

6. *All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through the appropriate legal instrument;*

Finding: Lots 10 and 11 will be served by a common paver driveway and, if necessary, a common rain garden. A "Private Driveway and Rain Garden Maintenance Agreement" will be prepared for recording with the final plat to assign maintenance requirements and responsibilities.

7. *Evidence that any required state and federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and*

Finding: No state and federal permits are required for this project.

8. *Evidence that improvements or conditions required by the city, road authority, Yamhill County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met.*

Finding: No state and federal permits are known to be required for this project.

- B. *Conditions of Approval. The city may attach such conditions as are necessary to carry out provisions of this code, and other applicable ordinances and*

regulations.

Finding: It is the intent of this application to conform to all City conditions, provisions of the code and other applicable ordinances and regulations.

Chapter 15.405 Lot Requirements

15.405.010 Lot area – Lot areas per dwelling unit.

A. *In the following districts, each lot or development site shall have an area as shown below except as otherwise permitted by this code:*

2. *In the R-2, R-3, and RP districts, each lot or development site shall have a minimum area of 3,000 square feet or as may be established by a subdistrict. In the R-2 and R-P districts, the average size of lots in a subdivision intended for single-family development shall not exceed 5,000 square feet.*

Finding: This project is a development site being platted as a subdivision to create four single family lots. The gross area of the development site is 21,685 square feet, but 5,241 square feet is required to be dedicated to the public for the connection of Heritage Way. This leaves 16,444 square feet for four lots, an average size of 4,111 square feet per lot. Approximately 588 square feet of each lot will be dedicated for access and utility purposes.

B. *Lot or Development Site Area per Dwelling Unit.*

2. *In the R-2, AR, and R-P districts, there shall be a minimum of 3,000 square feet of lot or development site area per dwelling unit. In the R-2 and R-P districts, lots or development sites in excess of 15,000 square feet used for multiple single-family, duplex or multifamily dwellings shall be developed at a minimum of one dwelling per 5,000 square feet lot area.*

Finding: This project is a development site. The gross area of the development site is 21,685 square feet. Based on 5,000 square feet per dwelling, at least four dwelling units would be required based on the gross area. Four single family lots are proposed. The minimum lot area is 4,030 square feet and the largest lot area is 4,173 square feet which meet the minimum and maximum size requirements. The net development area determined by subtracting the access and utility easement is 3,517 square feet which meets the development site requirement of 3,000 square foot development site requirement.

C. *In calculating lot area for this section, lot area does not include land within public or private streets. In calculating lot area for maximum lot area/minimum density*

requirements, lot area does not include land within stream corridors, land reserved for public parks or open spaces, commons buildings, land for preservation of natural, scenic, or historic resources, land on slopes exceeding 15 percent or for avoidance of identified natural hazards, land in shared access easements, public walkways, or entirely used for utilities, land held in reserve in accordance with a future development plan, or land for uses not appurtenant to the residence.

Finding: This project is a development site, and the proposed plan meets the intent of the code even though the 5,241 square feet of road dedication can be subtracted from the area calculations. The area of each lot excluding the access easement is:

Lot 9	3,585 square feet	Lot 11	3,643 square feet
Lot 10	3,539 square feet	Lot 12	3,517 square feet

D. *Lot size averaging is allowed for any subdivision. Some lots may be under the minimum lot size required in the zone where the subdivision is located, as long as the average size of all lots is at least the minimum lot size.*

Finding: The proposed development meets the zoning requirements area requirements so lot size averaging is not necessary.

15.405.020 Lot area exceptions.

The following shall be exceptions to the required lot areas:

- A. *Lots of record with less than the area required by this code.*
- B. *Lots or development sites which, as a process of their creation, were approved in accordance with this code.*
- C. *Planned unit developments, provided they conform to requirements for planned unit development approval.*

Finding: All lots meet the area requirements and no lot area exceptions are requested or necessary.

15.405.030 Lot dimensions and frontage.

A. *Width. Widths of lots shall conform to the standards of this code.*

Finding: A proposed lots conform to the requirements of this code and no width exceptions are requested or necessary.

B. *Depth to Width Ratio. Each lot and parcel shall have an average depth between*

the front and rear lines of not more than two and one-half times the average width between the side lines. Depths of lots shall conform to the standards of this code. Development of lots under 15,000 square feet are exempt from the lot depth to width ratio requirement.

Finding: A proposed lots conform to the requirements of this code, but since lots are under 15,000 square feet, this code provision does not apply.

C. *Area. Lot sizes shall conform to standards set forth in this code. Lot area calculations shall not include area contained in public or private streets as defined by this code.*

Finding: A proposed lots conform to the requirements of this code.

AREA CALCULATIONS (Square Feet)

AREA	STREET	LOT 9	LOT 10	LOT 11	LOT 12
Total	5,242	4,173	4,030	4,135	4,105
Easement		588	492	491	588
Net	5,242	3,585	3,539	3,643	3,517

D. *Frontage.*

1. *No lot or-development site shall have less than the following lot frontage standards:*

a. *Each lot or development site shall have either frontage on a public street for a distance of at least 25 feet or have access to a public street through an easement that is at least 25 feet wide. No new private streets, as defined in NMC 15.05.030, shall be created to provide frontage or access except as allowed by NMC 15.240.020(L)(2)*

Finding: Lots 9 and 12 have direct access to Heritage Way. Lots 10 and 11 have a 25' wide access and utility easement across Lots 9 and 12 that has direct access to Heritage Way and a 25' wide access to the 25' wide access easements on Lots 9 and 12. The access is not a "Private Street" as defined by NMC 15.05.030 which states that a "Private street" means a private way which affords principal means of access to four or more lots (see also "service drive").

b. *Each lot in R-2 zone shall have a minimum width of 25 feet at the front building line and R-3 zone shall have a minimum width of 30 feet at the front building line.*

Finding: All lots exceed the 25 foot width requirement as follows:

Lot 9	70.74'
Lots 10 and 11	57.55'
Lot 12	70.04'

15.405.040 Lot coverage and parking coverage requirements.

- A. *Purpose. The lot coverage and parking coverage requirements below are intended to:*
1. *Limit the amount of impervious surface and storm drain runoff on residential lots.*
 2. *Provide open space and recreational space on the same lot for occupants of that lot.*
 3. *Limit the bulk of residential development to that appropriate in the applicable zone.*
- B. *Residential uses in residential zones shall meet the following maximum lot coverage and parking coverage standards. See the definitions in NMC 15.05.030 and Appendix A, Figure 4.*
1. *Maximum Lot Coverage.*
 - b. *R-2 and RP: 50 percent.*
 2. *Maximum Parking Coverage. R-1, R-2, R-3, and RP: 30 percent.*
 3. *Combined Maximum Lot and Parking Coverage.*
 - a. *R-1, R-2 and RP: 60 percent.*

Finding: The lot coverages of the proposed development are as follows. The proposed development conform to the requirements as shown by the following table

LOT COVERAGE CALCULATIONS (Square Feet)

AREA	STREET	LOT 9	LOT 10	LOT 11	LOT 12
House		1,150	1,150	1,150	1,150
Access		353	264	265	353
Paver DW		455	538	534	461
Yard		2,215	2,078	2,186	2,141
Totals	5,242	4,173	4,030	4,135	4,105
% Yard		53%	52%	53%	52%
% House		28%	29%	28%	28%

% Access	8%	7%	6%	9%
% Paver DW	11%	13%	13%	11%

15.410.020 Front yard setback

A. Residential (see Appendix A, Figure 10).

1. AR, R-1 and R-2 districts shall have a front yard of not less than 15 feet. Said yard shall be landscaped and maintained.

Finding: All front yards will be a minimum of 15 feet and landscaped. Landscaping will be provided during the dwelling construction. Lots 9 and 12 will be setback 15' from the right-of-way line of Heritage Way, and Lots 10 and 11 will be setback 15' from the 20' wide access and public utility easement and 19' from the 12' wide paver driveway.

3. The entrance to a garage or carport, whether or not attached to a dwelling, shall be set back at least 20 feet from the nearest property line of the street to which access will be provided. However, the foregoing setback requirement shall not apply where the garage or carport will be provided with access to an alley only.

Finding: Lots 9 and 12 that front Heritage Way conform to the street setback. Lots 10 and 11 do not front a street, but are setback 25 feet from the garage door to the edge of the common driveway which allows parking in the driveway. If the access easement is defined as an "alley", no setback is required.

15.410.030 Interior yard setback

A. Residential.

1. All lots or development sites in the AR, R-1, R-2 and R-3 districts shall have interior yards of not less than five feet, except that where a utility easement is recorded adjacent to a side lot line, there shall be a side yard no less than the width of the easement.

Finding: All interior yards are five feet or greater.

15.410.060 Vision clearance setback

The following vision clearance standards shall apply in all zones (see Appendix A, Figure 9).

- A. At the intersection of two streets, including private streets, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 50 feet in length.

Finding: This section does not apply to this project as there are no street intersections.

- B. *At the intersection of a private drive and a street, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 25 feet in length.*

Finding: A clear vision triangle (25' legs) is shown on the site plan at the intersection of the private drive and Heritage Way.

- C. *Vision clearance triangles shall be kept free of all visual obstructions from two and one half feet to nine feet above the curb line. Where curbs are absent, the edge of the asphalt or future curb location shall be used as a guide, whichever provides the greatest amount of vision clearance.*

Finding: A clear vision triangle (25' legs) is shown on the site plan at the intersection of the private drive and Heritage Way. As the area consists mostly of the private drive, a property line sidewalk in the public right of way, and adjacent driveways, a clear vision triangle relatively free of obstructions is provided.

15.410.070 Yard exceptions and permitted intrusions into required yard setbacks.

The following intrusions may project into required yards to the extent and under the conditions and limitations indicated:

- A. *Depressed Areas. In any district, open work fences, hedges, guard railings or other landscaping or architectural devices for safety protection around depressed ramps, stairs or retaining walls may be located in required yards; provided, that such devices are not more than three and one-half feet in height.*
- B. *Accessory Buildings. In front yards on through lots, where a through lot has a depth of not more than 140 feet, accessory buildings may be located in one of the required front yards; provided, that every portion of such accessory building is not less than 10 feet from the nearest street line.*
- C. *Projecting Building Features. The following building features may project into the required front yard no more than five feet and into the required interior yards no more than two feet; provided, that such projections are no closer than three feet to any interior lot line:*
1. *Eaves, cornices, belt courses, sills, awnings, buttresses or other similar features.*
 2. *Chimneys and fireplaces, provided they do not exceed eight feet in width.*
 3. *Porches, platforms or landings which do not extend above the level of the first floor of the building.*

4. *Mechanical structures (heat pumps, air conditioners, emergency generators and pumps).*

Finding: As shown by the site plan, the present house plans proposed will have a chimney that may extend into the side yards. This extension is not anticipated to exceed two feet, and will comply with the ordinance requirement.

15.430.010 Underground utility installation.

- A. *All new utility lines, including but not limited to electric, communication, natural gas, and cable television transmission lines, shall be placed underground. This does not include surface-mounted transformers, connections boxes, meter cabinets, service cabinets, temporary facilities during construction, and high-capacity electric lines operating at 50,000 volts or above.*

Finding: All utilities (water, sewer, phone, TV and Internet) will be placed underground in a public utility easement.

15.440.030 Parking Spaces required

<u>Residential Types</u>	<u>Minimum Parking Spaces Required</u>
<i>Three- and four-bedroom unit</i>	<i>2 per dwelling unit</i>

Finding: Each propose residence will have a two car garage and a driveway in front of the garage which will provide 4 parking spaces per dwelling.

15.440.060 Parking area and service drive improvements

All public or private parking areas, outdoor vehicle sales areas, and service drives shall be improved according to the following:

- A. *All parking areas and service drives shall have surfacing of asphaltic concrete or Portland cement concrete or other hard surfacing such as brick or concrete pavers. Other durable and dust-free surfacing materials may be approved by the director for infrequently used parking areas. All parking areas and service drives shall be graded so as not to drain storm water over the public sidewalk or onto any abutting public or private property.*

Finding: All access routes and driveways are proposed to be hard surfaced with concrete pavers.

- B. *All parking areas shall be designed not to encroach on public streets, alleys, and other rights-of-way. Parking areas shall not be placed in the area between the*

curb and sidewalk or, if there is no sidewalk, in the public right-of-way between the curb and the property line. The director may issue a permit for exceptions for unusual circumstances where the design maintains safety and aesthetics.

Finding: The proposed house plans and driveways will provide four parking spaces per dwelling unit and will not encroach on the 20 foot wide private access and public utility easement.

G. *Parking areas for residential uses shall not be located in a required front yard, except as follows:*

1. *Attached or detached single-family or two-family: parking is authorized in a front yard on a service drive which provides access to an improved parking area outside the front yard.*

Finding: The proposed house plans and driveways will provide four parking spaces per dwelling unit and will not encroach on the 20 foot wide private access and public utility easement. The driveways provides access to parking spaces in the garages.

Chapter 15.505 PUBLIC IMPROVEMENTS STANDARDS

15.505.030 Street standards.

G. *Street Width and Design Standards.*

1. *Design Standards. All streets shall conform with the standards contained in Table 15.505.030(G). Where a range of values is listed, the director shall determine the width based on a consideration of the total street section width needed, existing street widths, and existing development patterns.*

Finding: The existing street right-of-way North and South of the project is 55 feet with an improvement width of 32 feet. Based on “*existing development patters*” and the property owned by the applicant-developer which allows a right-of-width of approximately 37 feet, only a 3/4 street with 24 feet of pavement and a curb and sidewalk on the West side are proposed to be constructed.

7. *Sidewalks. Sidewalks shall be provided on both sides of all public streets. Minimum width is five feet.*

Finding: Since there is only room for a 3/4 street right-of-way, a 5-foot wide sidewalk will be constructed by the developer and builder on the West side of the right-of-way.

8. *Planter Strips. Except where infeasible, a planter strip shall be provided between the sidewalk and the curb line, with a minimum width of five feet.*

This strip shall be landscaped in accordance with the standards in NMC 15.420.020. Curb-side sidewalks may be allowed on limited residential streets. Where curb-side sidewalks are allowed, the following shall be provided:

Finding: Planter strips are proposed. To provide water quality treatment and storm water infiltration/detention for the public street and sidewalk, 5-foot wide curbside planters between the sidewalk and back of curb are proposed. A shallow grassy swale is proposed for the East side of the new pavement.

9. *Slope Easements. Slope easements shall be provided adjacent to the street where required to maintain the stability of the street.*

Finding: Since the property is relatively level, slope easements will not be required.

10. *Intersections and Street Design. The street design standards in the Newberg public works design and construction standards shall apply to all public streets, alleys, bike facilities, and sidewalks in the city.*

Finding: The final street design will be in accordance with the City of Newberg Design Standards, and engineering plans will be submitted to the City of Newberg for approval prior to construction.

Public Works Design and Construction Standards - City of Newberg 2015

Section 4 Storm Drainage

4.0 General Design Requirements

The City's Public Works Design and Construction Standards define the requirements for development to treat and detain stormwater runoff. Stormwater is the runoff from impervious surfaces such as streets, roofs and parking lots that flows to storm drains, ditches and culverts, and then to the nearest river, stream or wetland. When it rains, stormwater runoff may pick up oil, sediment, bacteria, grease and chemicals that can pollute local waterways.

4.1 Performance Standards

All storm drain system designs shall make adequate provisions for collecting, treating, detaining and conveying all storm water runoff. The system shall accommodate all runoff from upstream tributary areas whether or not such areas are within the proposed development. The amount of runoff to be accommodated shall be based upon ultimate development of all upstream tributary areas. New or modified existing storm drain systems shall not adversely impact any inadequate downstream system. Utility infrastructure may not be placed within

one foot of a survey monument location noted on a subdivision or partition plat, per ORS 92.044 (7).

Storm drainage design shall comply with the required ESC Measures (see City of Newberg Erosion and Sediment Control Manual). The development area must include provisions to adequately control runoff from all public and private streets and the roof, footing, and area drains of residential, multi-family, commercial, or industrial buildings. The design must ensure future extension of the drainage system to the entire drainage basin in conformance with the adopted Storm Drainage Master Plans and these Public Works Design and Construction Standards. These provisions include:

- I. Surface and/or subsurface drainage, caused or affected by the alteration of the natural grade, removal of natural ground cover/vegetation, or placement of impervious surfaces, shall not be allowed to flow over adjacent public or private property in a volume, velocity or location materially different from that which existed before development occurred. Surface and/or subsurface drainage shall be managed, treated, and infiltrated or collected, and conveyed in an approved manner, to an approved point of discharge.*
- II. Surface water entering the subject property shall be received at the naturally occurring locations and surface water exiting the subject property shall be discharged at the natural locations with adequate flow control and energy dissipation, to prevent adverse impacts from flooding, erosion, or sedimentation.*
- III. Approved points of discharge for storm water may include but not be limited to a storm drain, existing open channel, creek, low impact development approach facility, detention pond, or retention pond, as approved by the City Engineer. Acceptance of suggested facilities will depend upon the prevailing site conditions, capacity of existing downstream facilities, and feasibility of alternate designs. Curb weep hole drainage systems shall only be utilized for single home developments.*
- IV. A drainage report with the required analysis of downstream system conditions is required with all plan submittals. Planning applications shall include a draft\ preliminary report.*
- V. When private property must be crossed in order to reach an approved point of disposal, it shall be the developer's responsibility to acquire a recorded public drainage easement on city form prior to commencement of construction. The drainage facility installed must be a closed conduit system. Temporary drainage ditch facilities, when approved, must be engineered to contain the storm water without causing erosion or other adverse effects to the public and/ or private property.*

- VI. *Drainage from roofs, footings, and downspouts may drain directly to a street through the curb under the following circumstances:*
- a. *The building pad ground elevation is at least 12 inches above the existing street curb.*
 - b. *The existing street is adequately crowned to avoid sheet flow across the street.*
 - c. *Storm water quantity and quality facility provisions have been satisfactorily addressed.*
 - d. *Springs/ sump pumps shall connect to a piping system, unless approved by the City Engineer.*

Finding: It is the intent of this application to conform to the requirements of this section. Storm water management will be via rain gardens on individual lots and curbside planters for the half street improvement.

4.5 Drainage Report

A final drainage report containing the information listed below shall be submitted at the time of initial construction plan review by the City. An abbreviated preliminary drainage report shall be prepared and submitted during the land use approval process that is an outline/draft form of the final report requirements listed below. The City may waive some or all of these report requirements for single-family residential partition projects and projects where post-development impervious surfaces constitute less than 25% of the parcel. In order to apply for a waiver, the applicant must submit a written request to the City and the applicant or applicant's Engineer must participate in a pre-design meeting to discuss the proposed project and its stormwater impacts prior to the land use approval process submittal.

Finding: A preliminary design of the storm water management is shown by the Tentative Plan. The "Preliminary Drainage Report is as follows:

Introduction

The site lies near the top of a gentle rise. There is gradual slope up to the East, gradual slopes down to the North and South and a significant slope down to the West.

There are no drainage facilities or drainage easements accessible to the project. Extension of storm drain piping to the site is a prohibited expense and disruption to surrounding developed neighborhoods. Therefore, all increased runoff has to either be retained on site at historic levels, or flow North or South down the street gutters.

There are no other options.

The applicant has significant experience developing zero runoff projects with the use of paver streets and rain gardens. The final design will be based on impervious areas, the City of Newberg Design Storm Events and measured infiltration rates.

Flow from the East: The site is bordered on the East by an undeveloped site and is near the crest of a rise, so if there any contributory runoff from the grassy lawn to the East, it will be intersected by a shallow swale along the edge of the new pavement. Roughly half of the contributory runoff from the East will run North with the other half running South.

Half Street Runoff: The site is at the crest of a small rise. Roughly half of the street will drain to the North, and half will drain to the South. Water Quality and Storm Water Detention will be provided by two curbside infiltration swales as shown on the tentative plat.

Paver Driveways and Lots 10-11 Access: The driveways and access are proposed to be pavers over drain rock which will allow all rainfall to infiltrate.

Roof Drainage: Roof and gutter drainage will be collected by rain drains and discharged into a rain garden. If additional infiltration areas are needed, water from the rain gardens can be piped into the paver drain rocks. To prevent sediment buildup in the paver rock, the outlet to the drain rock will be trapped.

Tentative locations of rain gardens are shown on the site. Base on test results and a detailed topography survey, the sizes and locations may be modified.

As stated in the Newberg construction standards, *"A final drainage report containing the information listed below shall be submitted at the time of initial construction plan review by the City."* This report will include infiltration testing and design calculations showing that post development runoff will not exceed pre-development runoff onto adjoining properties.

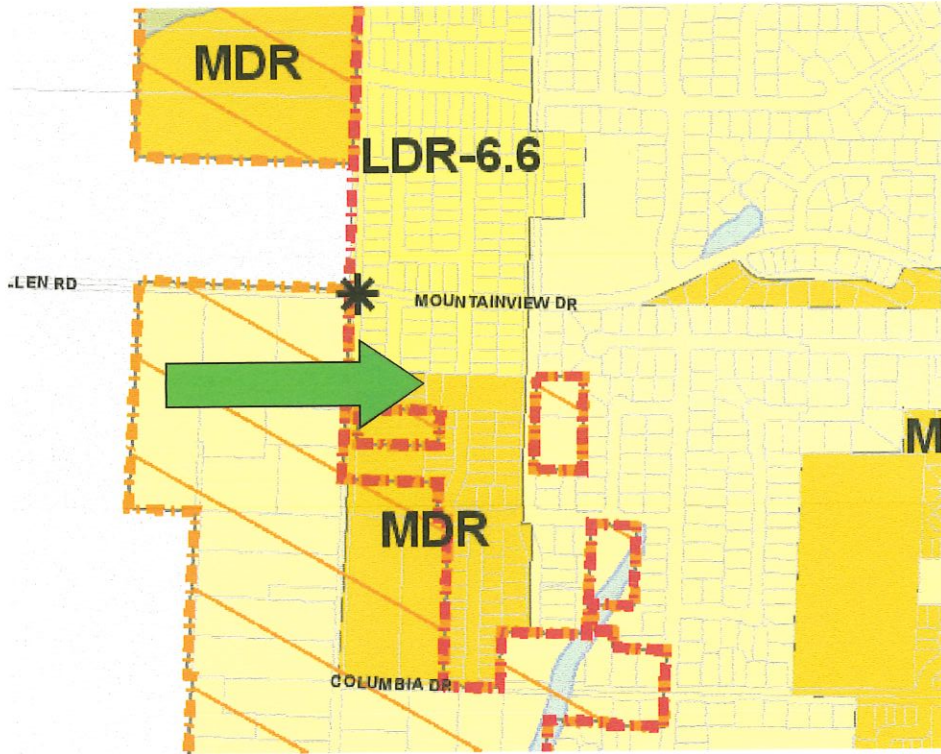
Conclusion

This development is an urban infill site that can be developed in accordance with the affordable housing and density goals of the R-2 site zoning, and will require retention of additional runoff on site through the use of rain gardens and pavers.

The applicant feels that there is a market for additional housing in the Newberg market conditions

Newberg's Development Code allows and encourages a variety of ways to achieve those goals and allows "development site" approach to lot sizes and densities.

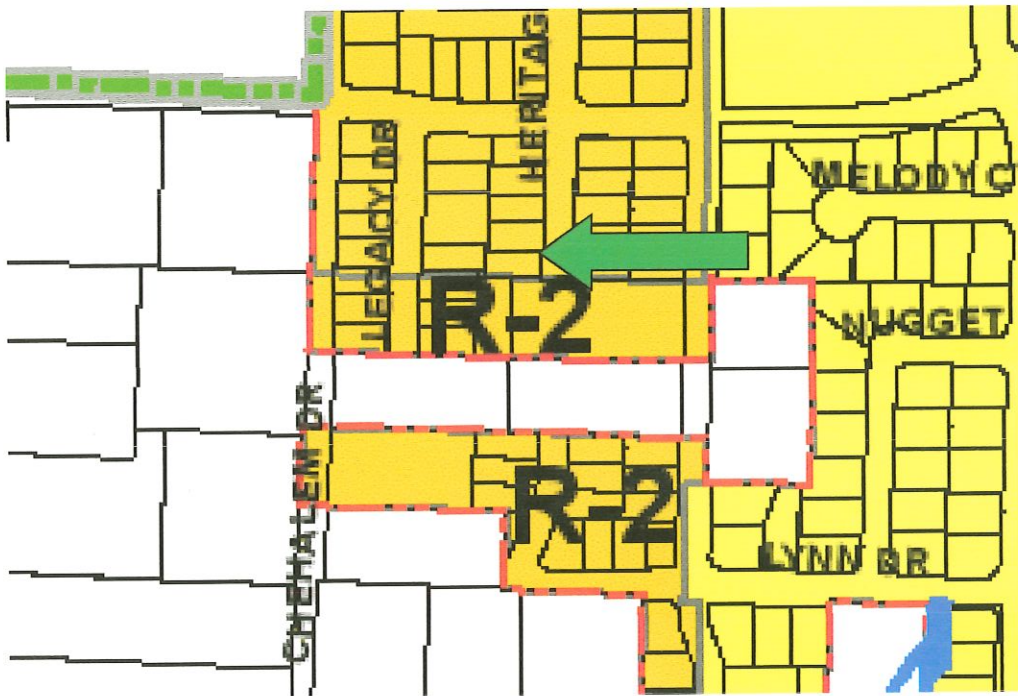
Approval of Tentative Plat for a 4 lots consisting for four single family lots as submitted under a Type II review is hereby requested.



NEWB

ERG

COMPREHENSIVE PLAN

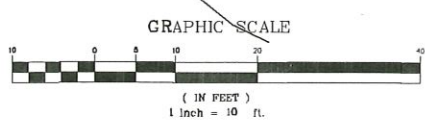
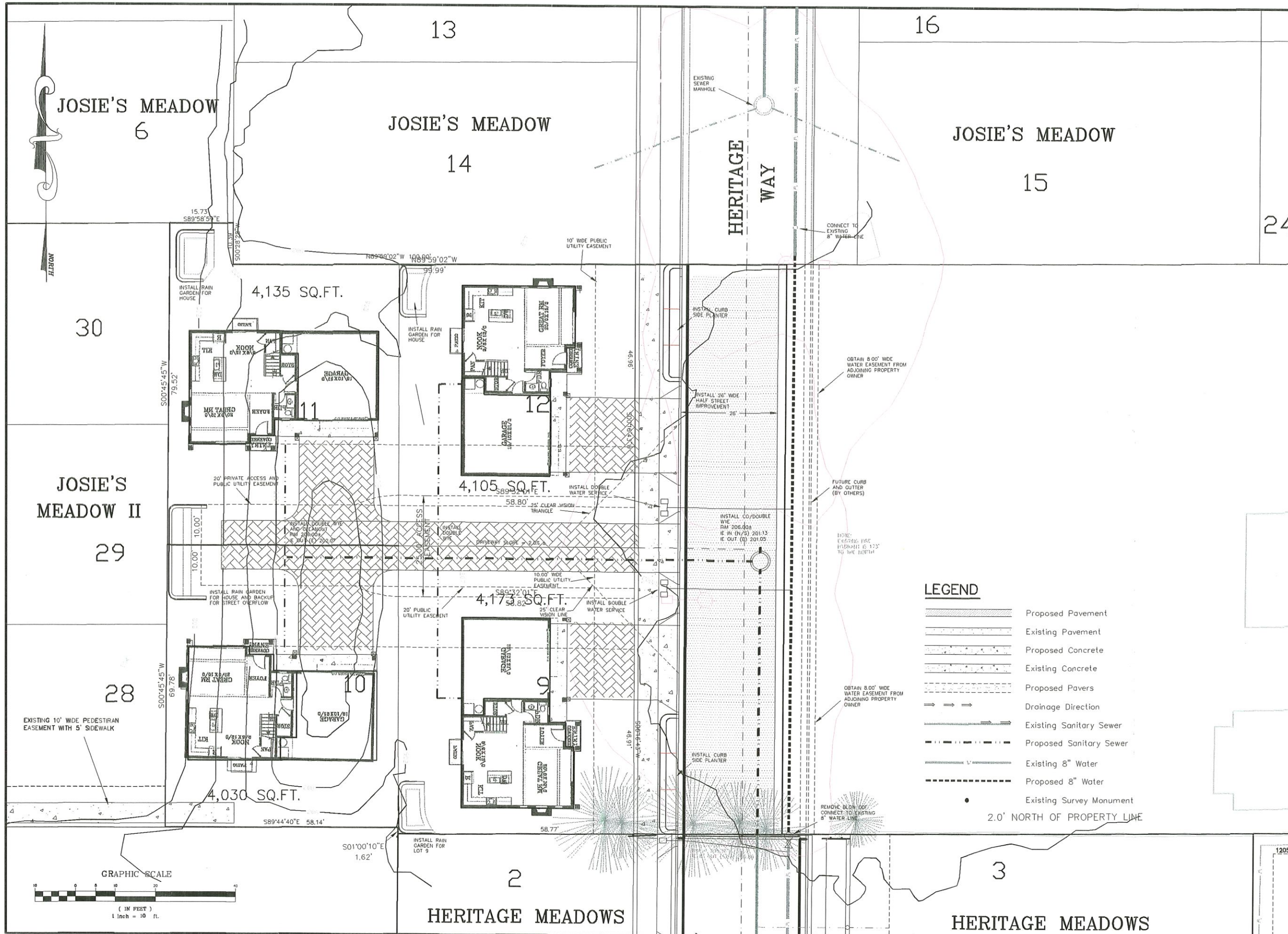


NEWBERG ZONING MAP

Interactive Planning Map



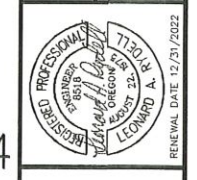
City of Newberg, Oregon Metro, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Newberg, Oregon Metro, Geoterra | Oregon Geospatial Enterprise Office, Hazards FIT | Originally created by Jan Wolf 2007-present | City of Newberg Planning Department | Jan Wolf | City of Newberg GIS



LEGEND

	Proposed Pavement
	Existing Pavement
	Proposed Concrete
	Existing Concrete
	Proposed Pavers
	Drainage Direction
	Existing Sanitary Sewer
	Proposed Sanitary Sewer
	Existing 8" Water
	Proposed 8" Water
	Existing Survey Monument

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PRELIMINARY PLAT
HERITAGE MEADOWS NO. 3
 Located in the Northwest Quarter of the Northeast Quarter of Section 18
 Township 3 South, Range 2 West of the Willamette Meridian
 City of Newberg, Yamhill County, Oregon

Prepared for:
 Ron Manning
 P. O. Box 605
 Newberg, Oregon 97132
 Phone: (503) 662-4050
 Mobile: (503) 793-7222

W.O. No. 1525
 Design: [Signature]
 Drawn: [Signature]
 Date: 14 May 2021
 Dwg 1525CNTL.DWG

Sheet
 1 of 1

No.	Description/Date



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