

NOTICE OF DECISION
400 E Quail Drive – Accessory Dwelling Unit
Design Review – DR122-0007

August 9, 2022

Luis A. Basurto Parra
400 E Quail Drive
Newberg, OR 97132

Re: DR122-0007 – 400 E Quail Drive – ADU – Notice of Decision

Dear Mr. Basurto Parra,

The Community Development Director has approved the design review application, DR122-0007, for a freestanding accessory dwelling unit (ADU) at 400 E Quail Drive. This decision will become effective on August 23, 2022, unless an appeal is filed.

You may appeal this decision to the Newberg Planning Commission within 14 calendar days of this decision in accordance with Newberg Development Code 15.100.170. All appeals must be in writing on a form provided by the Planning Division. If you wish to appeal, you must submit the written appeal form together with the required fee of \$547 plus 5% Technology Fee to the Planning Division within 14 days of the date of this decision.

The deadline for filing an appeal is 4:30 pm on August 22, 2022.

Design review approval is only valid for one year from the effective date above. If building or construction permits are not issued within this time period, then design review approval becomes null and void and no construction may take place. If design review approval on your project is approaching its expiration date, contact the Planning Division regarding extension opportunities. Please note that it is the responsibility of the applicant to monitor the time of expiration of this approval and to initiate any necessary extension requests.

Sincerely,

A handwritten signature in blue ink that reads "Ashley Smith".

Ashley Smith
Assistant Planner
City of Newberg
503-554-7768
ashley.smith@newbergoregon.gov

REVIEW AND FINDINGS
400 Quail Drive – Accessory Dwelling Unit
Design Review – DR122-0007

FILE NO: DR122-0007

REQUEST: Accessory Dwelling Unit

LOCATION: 400 E Quail Drive

TAX LOT: R3207DA 00612

APPLICANT: Luis A. Basurto Parra

ZONE: R-1 (Low Density Residential)

OVERLAYS: Marijuana Exclusion Overlay

A. Location and Site Description:

The subject property is located at 400 E Quail Drive (R3207DA 00612), zoned R-1 (Low Density Residential) and is on a 7,736 square foot corner lot within Phase I of the Quail Meadows Subdivision. Quail Meadows received preliminary approval as a subdivision on April 24, 1979 (S-5-79). The main dwelling of 400 E Quail Drive received occupancy in August of 1983 as a single story, 1,250 square foot home with garage and service drive. The proposed ADU will be 432 square feet, be located south of the primary dwelling, and placed outside all required yard setbacks.

B. Site Information

Access and Transportation: Access to the proposed development is provided from E Quail Drive. The property also has frontage on N Princeton Street. Both streets are classified as local residential streets.

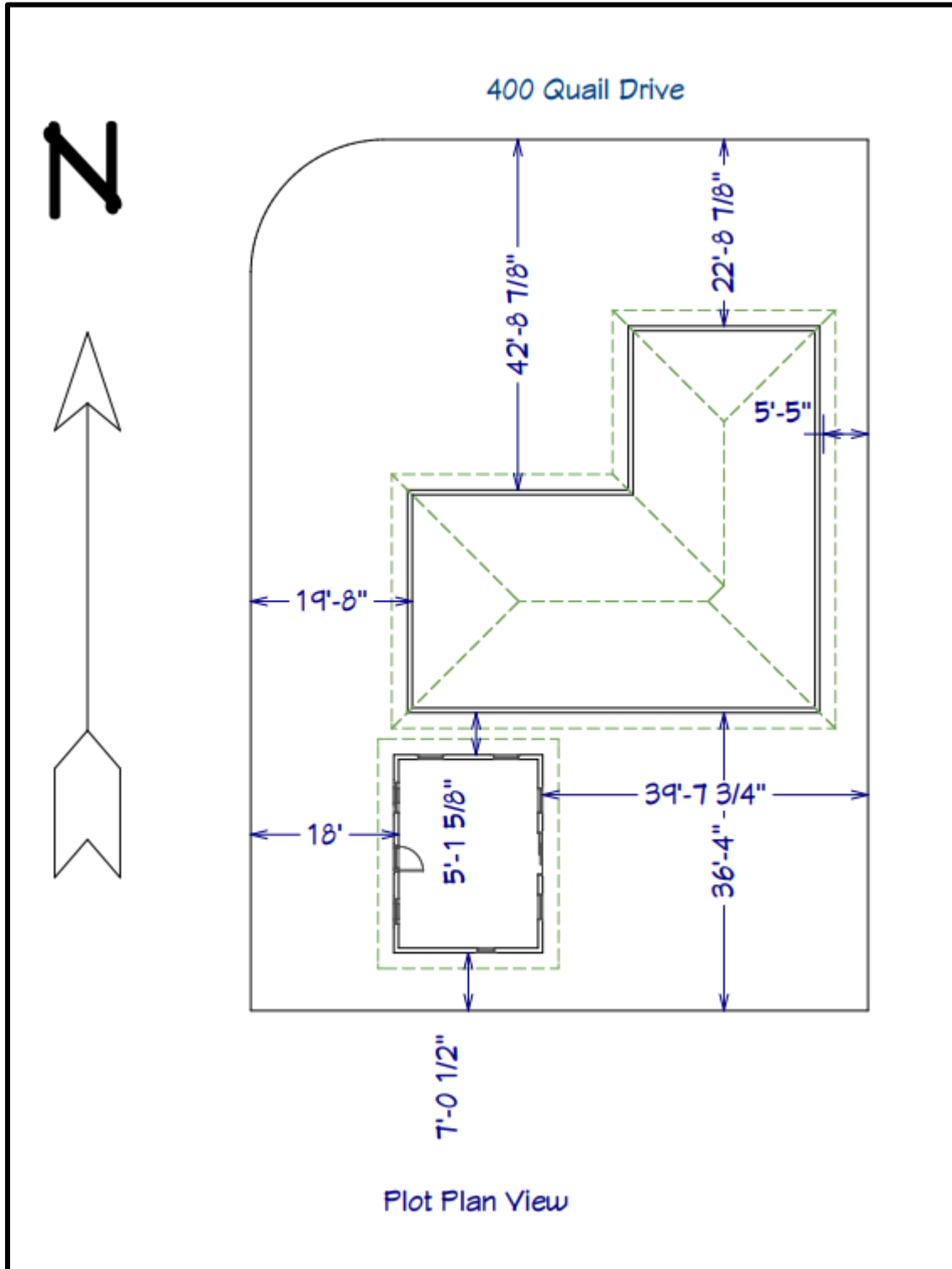
Utilities:

- a. Water: There is a 6-inch water line located on E Quail Drive with a 1-inch service lateral serving the property. Fire flow will need to be confirmed by a fire flow test.
- b. Wastewater: There is an 8-inch wastewater line located on E Quail Drive with a 4-inch service lateral serving the property.
- c. Stormwater: There is a 15-inch storm line located in E Quail Drive.

- d. Overhead Lines: There are not any overhead utilities along the property frontages.



Site Plan



FINDINGS – File DR122-0007
400 E Quail Drive –Accessory Dwelling Unit

Newberg Development Code

Chapter 12.05 Streets and Sidewalks

12.05.090 Permits and certificates.

- A. *Concurrent with the issuance of a building permit for the construction of a building for residential use or business structures or an addition to a dwelling or business structure, the value of which is \$30,000 or more except as the city engineer may require on building permits of lesser value in accordance with NMC [12.05.040](#), the owner, builder or contractor to whom the building permit is issued shall meet the following requirements:*
- 1. Construct a sidewalk within the dedicated right-of-way for the full frontage in which a sidewalk in good repair does not exist. The sidewalk construction shall be completed within the building construction period or prior to issuance of an occupancy permit, whichever is the lesser.*

Finding: Documents submitted with the application show existing Type A sidewalks with planter strips along the project frontages. Because the condition of the existing sidewalks is uncertain, the applicant will be responsible for replacement of any sidewalk panels along the property frontages that are not in good condition or do not meet current ADA standards. Determination of any sidewalk panels to be replaced will be part of the permit plan review process.

This criterion will be met if the aforementioned condition of approval is adhered to.

- 2. Dedicate right-of-way in accordance with the city transportation plan.*

Finding: E Quail Drive and N Princeton Street are improved adjacent to the project site. The existing rights-of-way widths for E Quail Drive and N Princeton Street are consistent with the city transportation plan along the project site's frontages.

This criterion does not apply

Chapter 13.010 Wastewater

13.10.050 Use of public wastewater system required.

- D. *Connection Required. The owner of all houses, buildings or properties used for human occupancy, employment, recreation or other purposes, situated within the city and abutting on any public street, alley or easement in which there is now located or may in the future be located a public wastewater system of the city, is required at the owner's expense to install suitable toilet and plumbing facilities directly with the proper side sewer in accordance with the provisions of this chapter. The connection shall be made within 90 days after the date of the official notice to do so; provided, that the public wastewater system is within 100*

feet of any property line. For the purposes of this section, notice shall be deemed to have been received upon the mailing of the notice in accordance with NMC 13.10.290.

Finding: The applicant has noted the wastewater line for the accessory dwelling unit will tie into the existing line that serves the primary residence.

This criterion is met.

13.10.070 *Wastewater system connection procedures.*

- K.** *Independent Drainage Systems. Every dwelling and/or building under separate ownership shall have an independent wastewater system connection with a public or private collection system. Additionally, each parcel shall be served by individual laterals.*

Finding: The applicant has noted the wastewater line for the accessory dwelling unit will tie into the existing line that serves the primary residence. The proposed accessory dwelling unit will be under the same ownership as the primary residence.

This criterion is met.

Chapter 15.220

15.220.050 *Criteria for design review (Type I process).*

- A.** *Type I. The following criteria are required to be met in order to approve a Type I design review request:*
- 1.** *Parking. Parking areas shall meet the requirements of NMC 15.440.010.*

Finding: The applicant has submitted a Type I application for construction a 432 square foot ADU within the R-1 zone. NMC 15.440.010 states that any development in the R-1 zone will provide parking on the lot. NMC 15.440.030 states a single-family dwelling shall provide two (2) parking spaces. Per the applicant's narrative, staff review of City GIS aerial photos, and a site visit, there are two (2) existing off-street parking spaces. ADUs do not require off-street parking per NMC 15.445.260(4), stating the primary residence will provide parking.

This criterion is met.

2. Setbacks and General Requirements. The proposal shall comply with NMC [15.415.010](#) through [15.415.060](#) dealing with height restrictions and public access; and NMC [15.405.010](#) through [15.405.040](#) and NMC [15.410.010](#) through [15.410.070](#) dealing with setbacks, coverage, vision clearance, and yard requirements.

15.405.010 *Minimum and maximum lot area.*

Finding: This is an existing lot of record and no lot adjustments are proposed with this application; these criteria are not applicable.

15.405.030 Lot dimensions and frontage.

Finding: This is an existing lot of record and no lot adjustments are proposed with this application; these criteria are not applicable.

15.405.040 Lot coverage and parking coverage requirements.

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.**
 - a. R-1: 40 percent, except:**
 - i. Fifty percent if all structures on the lot are one story; and**
 - ii. Sixty percent for townhouse dwellings.**
- 2. Maximum Parking Coverage. R-1, R-2, R-3, and RP: 30 percent.**
- 3. Combined Maximum Lot and Parking Coverage.**
 - a. R-1: 60 percent.**

Finding: The following lot coverage calculations were made based upon the applicants narrative, City archives, and City GIS aerial photos.

Coverage Type	Square Footage of Development	% Proposed	Maximum % Allowed in R-1 Zone
Lot Size	7736		
Driveway/Parking	1189	15%	30%
Existing Home + ADU	1250+ 432 = 1682	22%	40%
Combined Maximum	2871	37%	60%

All lot coverage maximums are being adhered to. These criteria are met.

15.410.020 Front yard setback.

A. Residential

- 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: This lot is a corner lot at the intersection of E Quail Drive and N Princeton Street requiring 15-foot front yard setbacks on the west and north property lines. The ADU will have an 18-foot setback from N Princeton Street and over 75-foot setback from E Quail Drive. There will be no changes to the footprint of the existing single-family dwelling. This criterion is met.

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: According to the applicant's site plan, the proposed ADU will be set back at least 7 feet from the south property line, and 39 feet and 7 inches from the east property line, both interior property lines. The north and west property lines are street frontage property lines that were previously addressed. No alterations will be made to the existing dwellings setback requirements. This criterion is met.

15.415.020 Building height limitation.

A. Residential.

- 4. Accessory buildings in the R-1, R-2, R-3, AR, and RP districts are limited to 16 feet in height, except as follows:**

Finding: Per the provided elevation drawings and narrative the maximum height of the ADU will be 15-feet and 7-inches. This criterion is met.

15.415.040 Public access required.

No building or structure shall be erected or altered except on a lot fronting or abutting on a public street or having access to a public street over a private street or easement of record approved in accordance with provisions contained in this code. New private streets may not be created to provide access except as allowed under NMC 15.332.020(B)(24), 15.336.020(B)(8), and in the M-4 zone.

Existing private streets may not be used for access for new dwelling units, except as allowed under NMC 15.405.030.

No building or structure shall be erected or altered without provisions for access roadways as required in the Oregon Fire Code, as adopted by the city.

Finding: This criterion is met because the subject property has direct access to E Quail Drive, which is an existing local public street.

3. Landscaping Requirements. *The proposal shall comply with NMC [15.420.010](#) dealing with [landscape](#) requirements and [landscape](#) screening.*

15.420.010 Required minimum standards.

B. Required Landscaped Area. *The following landscape requirements are established for all developments except single-family dwellings:*

4. Trees, Shrubs, and Ground Covers. *The species of street trees required under this section shall conform to those authorized by the city council through resolution. The director shall have the responsibility for preparing and updating the street tree species list which shall be adopted in resolution form by the city council.*

b. Collector and local street trees shall be spaced approximately 35 to 40 feet on center. These trees shall have a minimum of a one and one-half or one and three-fourths inch tree trunk or stalk and shall be balled and burlapped or boxed.

Finding: Currently, there are no street trees located within the property frontages along N Princeton Drive or E Quail Drive, both local (residential) streets. Most of the property frontage along N Quail is within the 50-foot vision clearance, and the remaining portion is dedicated to the 25-foot vision clearance associated with its own driveway. A street tree would not be appropriate at this location. A street tree would be appropriate along N Princeton if placed outside of the 50-foot vision clearance triangle. Staff researched the original subdivision case file from 1979 (S-5-79, Quail Meadows Subdivision), however a landscape plan was not found, and the subdivision approval did not discuss street tree requirements. Applying today's code requirements for street trees along local residential streets, one street tree from the City of Newberg's Preferred Street Tree list will be required to be planted in the N Princeton Street planter strip, south of the N Princeton Street and E Quail Drive 50-foot vision clearance triangle. The location of the tree will need to be depicted on the submitted building permit plans to be reviewed and approved before installation. The tree will need to be planted per the City of Newberg's planting guidelines which include a proper root barrier and installed prior to occupancy of the ADU. If the aforementioned condition is adhered to, these criteria will be met.

4. Signs. *Signs shall comply with NMC 15.435.010 et seq. dealing with signs.*

Finding: This criterion is not applicable because the applicant is not proposing any signs as part of this project.

5. Zoning District Compliance. The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in NMC 15.303 and 15.305.

Finding: This criterion is met because single-family dwellings and ADUs are permitted within the R-1 zone per Section 15.305.020 of the NMC.

Chapter 15.430 Underground Utility Installation

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.*
- B. Existing utility lines shall be placed underground when they are relocated, or when an addition or remodel requiring a Type II design review is proposed, or when a developed area is annexed to the city.*
- C. The director may make exceptions to the requirement to underground utilities based on one or more of the following criteria:*
 - 1. The cost of undergrounding the utility is extraordinarily expensive.*
 - 2. There are physical factors that make undergrounding extraordinarily difficult.*
 - 3. Existing utility facilities in the area are primarily overhead and are unlikely to be changed.*

Finding: The submitted plans illustrate all new utilities installed underground. This criterion is met.

Chapter 15.445 Special Use Standards

Article V. Accessory Dwelling Units

15.445.260

- A. Location. Accessory dwelling units are outright permitted uses in the R-1, R-2, R-3, RP, I and AR zones. Accessory dwelling units are a conditional use in the C-2 and C-3 zones.*

Finding: The proposed ADU is located in the R-1 zone and permitted per NMC 15.305.020. This criterion is met.

- B. Limitations. An accessory dwelling unit is permitted, providing there is compliance with all of the following standards:*

1. *An accessory dwelling unit may be created within the interior or as an addition to an attached or detached residential structure or as a freestanding accessory building.*

Finding: This criterion is met because the applicant is proposing the ADU to be a freestanding accessory building. This criterion is met.

2. *An accessory dwelling unit may not exceed 50 percent of the size of the primary unit, up to a maximum of 1,000 square feet.*

Finding: The applicants' narrative states the home has 1,250 square feet of habitable space. Staff verified this with the Certificate of Occupancy granted in 1983. The proposed ADU will be 432 square feet. The ADU will be 34% the size of the primary units habitable space, this criterion is met.

3. *The number of residents permitted to inhabit the accessory dwelling unit is regulated by the current edition of the Oregon Residential Specialty Code.*

Finding: This criterion will be reviewed through the building permit review process, which will establish the maximum number of occupants for the ADU.

4. *The primary residence shall provide parking per NMC 15.440.030. The accessory dwelling unit does not require on-site parking.*

Finding: The applicant has indicated there are two existing off-street parking spaces provided for the single-family dwelling that will remain in compliance with NMC 15.440.030. This criterion is met.

5. *Owner occupancy of the primary unit or accessory dwelling unit is not required.*

Finding: The applicant is not required to notify who will be the occupant. This criterion is met.

6. *An accessory dwelling unit cannot be partitioned or subdivided from the parcel of the primary unit if there are shared water and wastewater lines.*

Finding: The applicant has shown that the ADU will tie into the existing main dwellings water and wastewater lines, therefore could not be partitioned, or subdivided. There are no proposals for a partition or subdivision under this application. This criterion is met.

7. *There shall be compliance with all of the development standards established in the base zone.*

Finding: ADUs are permitted by right within the R-1 zone. The proposed ADU will be constructed as a freestanding structure in the backyard of the existing single-family home and outside all required yard setbacks. If the applicant applies all conditions stated in the report this criterion will be met.

Chapter 15.505 Public Improvements Standards

15.505.020 Applicability.

The provision and utilization of public facilities and services within the City of Newberg shall apply to all land developments in accordance with this chapter. No development shall be approved unless the following improvements are provided for prior to occupancy or operation, unless future provision is assured in accordance with NMC 15.505.030(E).

- A. *Public Works Design and Construction Standards. The design and construction of all improvements within existing and proposed rights-of-way and easements, all improvements to be maintained by the city, and all improvements for which city approval is required shall comply with the requirements of the most recently adopted Newberg public works design and construction standards.*

Finding: All improvements reviewed under this application are identified in the NMC 15.505 section specific to them and are conditioned to comply with the Public Works Design and Construction Standards in those sections.

This criterion is met.

- B. *Street Improvements. All projects subject to a Type II design review, partition, or subdivision approval must construct street improvements necessary to serve the development.*

Finding: This is not a Type II design review, partition or subdivision. This criterion does not apply.

- C. *Water. All developments, lots, and parcels within the City of Newberg shall be served by the municipal water system as specified in Chapter 13.15 NMC.*

Finding: The existing primary residence is connected to the public water system. The applicant is proposing to tie the water line for the accessory dwelling unit in with the existing water line for the primary residence. Review of the water connection for the accessory dwelling unit will occur as part of the permit process.

This criterion will be met if the aforementioned condition of approval is adhered to.

- D. *Wastewater. All developments, lots, and parcels within the City of Newberg shall be served by the municipal wastewater system as specified in Chapter 13.10 NMC.*

Finding: The existing primary residence is connected to the public wastewater system. The applicant is proposing to tie the wastewater line for the accessory dwelling unit in with the

existing line that serves the primary residence. Review of the wastewater connection for the accessory dwelling unit will occur as part of the permit process.

This criterion will be met if the aforementioned condition of approval is adhered to.

- E. Stormwater. All developments, lots, and parcels within the City of Newberg shall manage stormwater runoff as specified in Chapters 13.20 and 13.25 NMC.***

Finding: The applicant's submitted narrative and preliminary plans are unclear if construction of the proposed ADU will create more than 500 square feet of impervious area. Because construction level plans have not been submitted, determination of any stormwater management requirements will occur as part of the building permit process. If 500 square feet or more of net new impervious area is created, the applicant will be required to meet the City's standards for stormwater management.

This criterion will be met if the aforementioned condition of approval is adhered to.

- F. Utility Easements. Utility easements shall be provided as necessary and required by the review body to provide needed facilities for present or future development of the area.***

Finding: Documents for the primary residence submitted with the application identify a utility easement across the property frontage. This criterion is met.

- G. City Approval of Public Improvements Required. No building permit may be issued until all required public facility improvements are in place and approved by the director, or are otherwise bonded for in a manner approved by the review authority, in conformance with the provisions of this code and the Newberg Public Works Design and Construction Standards. [Ord. 2810 § 2 (Exhs. B, C), 12-19-16.]***

Finding: Any required public improvement permit(s) for this project must be submitted, approved and issued prior to building permits being issued.

This criterion will be met if the aforementioned condition of approval is adhered to.

15.505.040 Public Utility Standards

- A. Purpose. The purpose of this section is to provide adequate services and facilities appropriate to the scale and type of development.***
- B. Applicability. This section applies to all development where installation, extension or improvement of water, wastewater, or private utilities is required to serve the development or use of the subject property.***
- C. General Standards.***
- 1. The design and construction of all improvements within existing and proposed rights-of-way and easements, all improvements to be maintained by the city, and all improvements for which city approval is***

- required shall conform to the Newberg public works design and construction standards and require a public improvements permit.*
2. *The location, design, installation and maintenance of all utility lines and facilities shall be carried out with minimum feasible disturbances of soil and site. Installation of all proposed public and private utilities shall be coordinated by the developer and be approved by the city to ensure the orderly extension of such utilities within public right-of-way and easements.*
- D. Standards for Water Improvements.** *All development that has a need for water service shall install the facilities pursuant to the requirements of the city and all of the following standards. Installation of such facilities shall be coordinated with the extension or improvement of necessary wastewater and stormwater facilities, as applicable.*
1. *All developments shall be required to be linked to existing water facilities adequately sized to serve their intended area by the construction of water distribution lines, reservoirs and pumping stations which connect to such water service facilities. All necessary easements required for the construction of these facilities shall be obtained by the developer and granted to the city pursuant to the requirements of the city.*
 2. *Specific location, size and capacity of such facilities will be subject to the approval of the director with reference to the applicable water master plan. All water facilities shall conform with city pressure zones and shall be looped where necessary to provide adequate pressure and fire flows during peak demand at every point within the system in the development to which the water facilities will be connected. Installation costs shall remain entirely the developer's responsibility.*
 3. *The design of the water facilities shall take into account provisions for the future extension beyond the development to serve adjacent properties, which, in the judgment of the city, cannot be feasibly served otherwise.*
 4. *Design, construction and material standards shall be as specified by the director for the construction of such public water facilities in the city.*

Finding: The existing primary residence is connected to the public water system. The applicant is proposing to tie the water line for the accessory dwelling unit in with the existing water line for the primary residence. Review of the water connection for the accessory dwelling unit will occur as part of the permit process.

This criterion will be met if the aforementioned condition of approval is adhered to.

- E. Standards for Wastewater Improvements.** *All development that has a need for wastewater services shall install the facilities pursuant to the requirements of the city and all of the following standards. Installation of such facilities shall be coordinated with the extension or improvement of necessary water services and stormwater facilities, as applicable.*

1. *All septic tank systems and on-site sewage systems are prohibited. Existing septic systems must be abandoned or removed in accordance with Yamhill County standards.*
2. *All properties shall be provided with gravity service to the city wastewater system, except for lots that have unique topographic or other natural features that make gravity wastewater extension impractical as determined by the director. Where gravity service is impractical, the developer shall provide all necessary pumps/lift stations and other improvements, as determined by the director.*
3. *All developments shall be required to be linked to existing wastewater collection facilities adequately sized to serve their intended area by the construction of wastewater lines which connect to existing adequately sized wastewater facilities. All necessary easements required for the construction of these facilities shall be obtained by the developer and granted to the city pursuant to the requirements of the city.*
4. *Specific location, size and capacity of wastewater facilities will be subject to the approval of the director with reference to the applicable wastewater master plan. All wastewater facilities shall be sized to provide adequate capacity during peak flows from the entire area potentially served by such facilities. Installation costs shall remain entirely the developer's responsibility.*
5. *Temporary wastewater service facilities, including pumping stations, will be permitted only if the director approves the temporary facilities, and the developer provides for all facilities that are necessary for transition to permanent facilities.*
6. *The design of the wastewater facilities shall take into account provisions for the future extension beyond the development to serve upstream properties, which, in the judgment of the city, cannot be feasibly served otherwise.*
7. *Design, construction and material standards shall be as specified by the director for the construction of such wastewater facilities in the city.*

Finding: The existing primary residence is connected to the public wastewater system. The applicant is proposing to tie the wastewater line for the accessory dwelling unit in with the existing line that serves the primary residence. Review of the wastewater connection for the accessory dwelling unit will occur as part of the permit process.

This criterion will be met if the aforementioned condition of approval is adhered to.

- F. *Easements. Easements for public and private utilities shall be provided as deemed necessary by the city, special districts, and utility companies. Easements for special purpose uses shall be of a width deemed appropriate by the responsible agency. Such easements shall be recorded on easement forms approved by the city and designated on the final plat of all subdivisions and partitions. Minimum required easement width and locations are as provided in the Newberg public works design and construction standards.*

Finding: Documents for the primary residence submitted with the application identify a utility easement across the property frontage. This criterion is met.

15.505.050 Stormwater system standards.

- A. **Purpose.** *The purpose of this section is to provide for the drainage of surface water from all development; to minimize erosion; and to reduce degradation of water quality due to sediments and pollutants in stormwater runoff.*
- B. **Applicability.** *The provisions of this section apply to all developments subject to site development review or land division review and to the reconstruction or expansion of such developments that increases the flow or changes the point of discharge to the city stormwater system. Additionally, the provisions of this section shall apply to all drainage facilities that impact any public storm drain system, public right-of-way or public easement, including but not limited to off-street parking and loading areas.*
- C. **General Requirement.** *All stormwater runoff shall be conveyed to a public storm wastewater or natural drainage channel having adequate capacity to carry the flow without overflowing or otherwise causing damage to public and/or private property. The developer shall pay all costs associated with designing and constructing the facilities necessary to meet this requirement.*

Finding: The applicant's submitted narrative and preliminary plans are unclear if construction of the proposed ADU will create more than 500 square feet of impervious area. Because construction level plans have not been submitted, determination of any stormwater management requirements will occur as part of the permit process. If 500 square feet or more of net new impervious area is created, the applicant will be required to meet the City's standards for stormwater management.

This criterion will be met if the aforementioned condition of approval is adhered to.

Conclusion: The proposed ADU meets the applicable criteria as proposed or can meet the applicable criteria with adherence to the stated conditions of approval discussed in this report. The application for the proposed ADU is approved.

Conditions of Approval

Conditions of Approval: Either write or otherwise permanently affix the conditions of approval contained within this report onto the first page of the plans submitted for building permit review.

1. The applicant will be responsible for replacement of any sidewalk panels along the property frontages that are not in good condition or do not meet current ADA standards. Determination of any sidewalk panels to be replaced will be part of the permit plan review process.
2. One street tree from the City of Newberg's Preferred Street Tree list will be required to be planted in the N Princeton Street planter strip, south of the N Princeton Street and E Quail Drive 50-foot vision clearance triangle. The location of the tree will need to be depicted on the submitted building permit plans to be reviewed and approved before installation. The tree will need to be planted per the City of Newberg's planting guidelines which include a proper root barrier and installed prior to occupancy of the ADU.
3. The applicant has shown that the ADU will tie into the existing main dwellings water and wastewater lines, therefore could not be partitioned, or subdivided.
4. Review of the water connection for the accessory dwelling unit will occur as part of the permit process.
5. Review of the wastewater connection for the accessory dwelling unit will occur as part of the permit process.
6. Determination of any stormwater management requirements will occur as part of the building permit process. If 500 square feet or more of net new impervious area is created, the applicant will be required to meet the City's standards for stormwater management.
7. Any required public improvement permit(s) for this project must be submitted, approved and issued prior to building permits being issued.

THE FOLLOWING MUST BE ACCOMPLISHED PRIOR TO OCCUPANCY

1. **Fire Department Requirements:** This project is subject to compliance with all Fire Department (TVF&R) standards relating to access and fire protection.
2. **Design Review Conditions:**
 - a. Contact the Planning Division (503-537-1240) to verify that all design review conditions have been completed.
3. **Site Inspection:**
 - a. Contact the Building Division (503-537-1240) for Building, Mechanical, and Plumbing final inspections.

- b. Contact the TVF&R (503-649-8577 for Fire Safety final inspections.
- c. Contact Yamhill County (503-538-7302) for electrical final inspections.
- d. Contact the Planning Division (503-537-1240) for landscaping final inspections.

4. **DEVELOPMENT NOTES**

- a. Systems development charges (SDCs) will be collected when building permits are issued. For questions regarding SDCs please contact the Engineering Division.



Application



Type I Application (Administrative Review)

File #: DR122-0007

TYPES – PLEASE CHECK ONE:

- Code Adjustment
- Final Plat
- Minor Design Review
- Property Line Adjustment
- ADU or Cottage Cluster Design Review
- 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: Luis A Basurto Parra
 ADDRESS: 400 Quail Drive Newberg Oregon 97132
 EMAIL ADDRESS: albertobsto@yahoo.com
 PHONE: 971-401-5930 MOBILE: _____ FAX: _____
 OWNER (if different from above): _____ PHONE: _____
 ADDRESS: _____
 ENGINEER/SURVEYOR: _____ PHONE: _____
 ADDRESS: _____

GENERAL INFORMATION:

PROJECT NAME: ADU PROJECT LOCATION: 400 Quail Drive Newberg Oregon 97132
 PROJECT DESCRIPTION/USE: 432 sq. ft. ADU \$75,000 PROJECT VALUATION: _____
 MAP/TAX LOT NO. (i.e. 3200AB-400): _____ ZONE: _____ SITE SIZE: _____ SQ. FT. ACRE
 COMP PLAN DESIGNATION: _____ TOPOGRAPHY: _____
 CURRENT USE: SFR
 SURROUNDING USES:
 NORTH: _____ SOUTH: _____
 EAST: _____ WEST: _____

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.

Luis Alberto Basurto Parra 6-9-22
 Applicant Signature Date

 Owner Signature Date

Luis Alberto Basurto Parra
 Print Name

 Print Name



Fidelity National Title
Company of Oregon

900 SW 5th Avenue
Portland, OR 97204
Phone: (503)223-8338 / Fax: (866)298-6767

TITLE PLANT RECORDS REPORT
Report of Requested Information from
Title Plant Records

Fidelity National Title Company of Oregon
12809 SE 93rd Avenue
Clackamas, OR 97015

Customer Ref.: _____
Order No.: 45142207817
Effective Date: May 31, 2022 at 08:00 AM
Fee(s): \$200.00

The information contained in this report is furnished by Fidelity National Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE NOR IS IT A PRELIMINARY TITLE REPORT OR A COMMITMENT FOR TITLE INSURANCE. No examination has been made of the Company's records, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the customer, and the Company will have no greater liability by reason of this report. THIS REPORT ("THE REPORT") IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT

County and Time Period

This report is based on a search of the Company's title plant records for County of Yamhill, State of Oregon, for the time period from **January 2, 1952 through May 31, 2022** (with the through date being "the Effective Date").

Ownership and Property Description

The Company reports the following, as of the Effective date and with respect to the following described property ("the Property"):

Owner. The apparent vested owner of the Property is:

Luis A. Basurto Parra and Sandra R. Basurto, as tenants by the entirety

Premises. The Property is:

(a) Street Address:

400 Quail Drive, Newberg, OR 97132

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Encumbrances

[If no information appears in this section, the section is intentionally omitted.]

General Index Liens against Named Party

[If no information appears in this section, the section is intentionally omitted.]

Recorded Documents

For the above stated county and time period, the Company reports the following types of recordings that relate to the Property:

- a. **Types of recordings:** Easements only
- b. **List of recordings:**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company, a corporation
Purpose: Electrical lines, telephone lines and appurtenances
Recording Date: January 2, 1952
Recording No: Book 164, Page 155, Deed Records

The exact location and extent of said easement is not disclosed of record.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on

Plat: Quail Meadow: Phase 1
Recording Date: December 31, 1979
Recording No: Cabinet A, slide 192
Purpose: Public Utilities
Affects: 5 feet in width along all front, side and rear lot lines

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

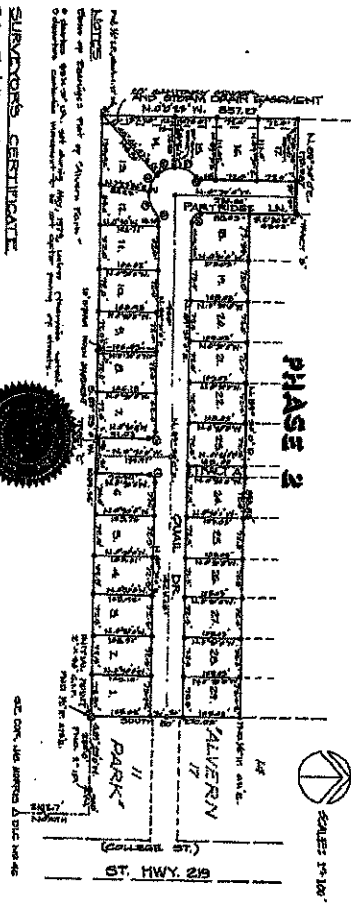
Deborah Clark
5035353743
FAX 877-470-2875
deborah.clark@titlegroup.fntg.com

Fidelity National Title Company of Oregon
900 SW 5th Avenue
Portland, OR 97204

Quail Meadow: phase 1

A SUBDIVISION IN THE JAMES MORRIS D.L.C. NR 46 AND IN THE SE. 1/4 SEC. 7, TWP. 35., RANG. 2W., W.M. TAMHILL COUNTY, OREGON - CITY OF NEWBERG.

06-10-02



NEWBERG APPROVALS

Mayor Barbara J. Jantzen Date 8-29-02

Mayor Mike M. Mank Date 8-29-02

City Engineer John A. Mank Date 8-29-02

Chief of Public Works John A. Mank Date 8-29-02

TAMHILL COUNTY APPROVALS

Board of County Commissioners

John A. Mank Date 8-29-02

John A. Mank Date 8-29-02

SUBDIVISION CERTIFICATE

This is to certify that the above described land is a subdivision of the James Morris D.L.C. No. 46, and is located in the SE. 1/4 of Section 7, Township 35 North, Range 2 West, W.M. in Tamhill County, Oregon. The subdivision is shown on the attached plan and is subject to the provisions of the Oregon Subdivision Law, Chapter 92, O.S.A., and the provisions of the Oregon Land Use Regulations, Chapter 590, O.S.A.



DEDICATION

The undersigned, County Clerk of Tamhill County, Oregon, do hereby certify that the above described land is a public use and is dedicated to the use of a park.

John A. Mank County Clerk

CURVE DATA

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	ANGLE
1+00.00	N 89° 57' 54" E	100.00	171° 56' 06"	100.00	88° 02' 06"
1+100.00	N 89° 57' 54" E	100.00	171° 56' 06"	100.00	88° 02' 06"
1+200.00	N 89° 57' 54" E	100.00	171° 56' 06"	100.00	88° 02' 06"
1+300.00	N 89° 57' 54" E	100.00	171° 56' 06"	100.00	88° 02' 06"
1+400.00	N 89° 57' 54" E	100.00	171° 56' 06"	100.00	88° 02' 06"
1+500.00	N 89° 57' 54" E	100.00	171° 56' 06"	100.00	88° 02' 06"
1+600.00	N 89° 57' 54" E	100.00	171° 56' 06"	100.00	88° 02' 06"
1+700.00	N 89° 57' 54" E	100.00	171° 56' 06"	100.00	88° 02' 06"
1+800.00	N 89° 57' 54" E	100.00	171° 56' 06"	100.00	88° 02' 06"
1+900.00	N 89° 57' 54" E	100.00	171° 56' 06"	100.00	88° 02' 06"
2+000.00	N 89° 57' 54" E	100.00	171° 56' 06"	100.00	88° 02' 06"

ACKNOWLEDGEMENT

The undersigned, County Clerk of Tamhill County, Oregon, do hereby certify that the above described land is a public use and is dedicated to the use of a park.

John A. Mank County Clerk



RECORDING INFORMATION

This document is being recorded as a public use and is dedicated to the use of a park.

Recorded by John A. Mank County Clerk

Date 8-29-02

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 372992
For Tax Map ID(s): R3207DA00612

Lot 6, QUAIL MEADOW: PHASE 1, in the City of Newberg, County of Yamhill and State of Oregon.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

(SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)

Right-of-Way Engineer

[Handwritten signatures]

Witnesses:

[Handwritten names]

IN WITNESS WHEREOF, the Grantor *[Name]* has caused this instrument to be executed this *[Date]* day of *[Month]*, 19*[Year]*.

The Grantor *[Name]*, for themselves and their heirs and assigns, covenants to and with the Grantee, its successors and assigns, that the Grantee, its successors and assigns, shall peacefully enjoy the rights and privileges herein granted.

TO HAVE AND TO HOLD the above described easement and right-of-way unto the said Grantee, its successors and assigns, together with the right of ingress and egress to and from the above described right-of-way, over and across the adjacent land of the Grantor *[Name]*, for the purpose of the erection, maintenance and operation thereof, between and between the adjacent lots, together with such poles, lines, wires, pipes and facilities as may be reasonably required therefor; provided, that the Grantee shall have the right to cut and/or trim and remove any trees, shrubs or other vegetation which may be growing upon or adjacent to said right-of-way which may interfere with or menace the construction or operation of said lines; provided, also, that the Grantor *[Name]*, their heirs and assigns shall always have the right to reasonably use and enjoy said above described right-of-way for all purposes within the boundaries of the right-of-way, together with such poles, lines, wires, pipes and facilities as may be reasonably required therefor; provided, that the Grantee shall have the right to cut and/or trim and remove any trees, shrubs or other vegetation which may be growing upon or adjacent to said right-of-way which may interfere with or menace the construction or operation of said lines; provided, also, that the Grantor *[Name]*, their heirs and assigns shall terminate and all rights and privileges granted hereunder shall revert to the Grantor *[Name]* if the Grantee, its successors and assigns, shall fail to use said right-of-way for the purposes above mentioned, for a continuous period of one year after construction of said pole line, then and in that event the right-of-way and easement shall terminate and all rights and privileges granted hereunder shall revert to the Grantor *[Name]*.

It is understood and agreed that this instrument may be used by the Grantee to leave the Grantor, his heirs, successors and assigns, and any other customers of the Grantee owning, occupying or possessing property in the vicinity of the real property herein described.

In Section 7, T3S, R2N, M.1, Yamhill County, Oregon as described in Book 156, Page 87, Yamhill County Deed Records.

in consideration of One (\$1.00) and no/100 Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, *[Name]* Grantor, a corporation of Oregon, its successors and assigns, do hereby grant unto *[Name]* Grantee, their heirs and assigns, the following described real property:

KNOW ALL MEN BY THESE PRESENTS, THAT *[Name]* HUSBAND AND WIFE

[Handwritten signature]
Engineer

General Dir. Manager or Sup't of Distribution

1955

51281

Easement

No. _____
 Date of recording _____
 Date of expiration _____
 State of Oregon
 County of _____
 My commission expires _____
 My commission expires _____

My commission expires _____

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this _____ day and year to this instrument first written.

Individuals described in and who executed the foregoing conveyance, and acknowledged to me that the same freely and voluntarily for the purpose and uses expressed.

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____



April 20 1953

My commission expires _____

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this _____ day and year to this instrument first written.

Individuals described in and who executed the foregoing conveyance and acknowledged to me that the same freely and voluntarily for the purpose and uses expressed.

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____



Property address: 400 Quail Dr Newberg, OR

The property owner proposes to construct a 432 sq ft ADU. The west setback which is a side setback is 18'. The house is on a corner and the 18' is on the corner side of property.. The rear setback is 7' and the eastside setback is 39'.

The front setback from the ADU is approx. 68'.

All setbacks meet the zoning code for this zone.

The ADU is a single story, and the highest ridge point is 15' 7 ". It will be constructed on a slab foundation, and it meets all requirements for the building structure per the local building codes.

Drainage to the property will be connected to the existing drain system.

TYPE I DESIGN REVIEW APPLICATION CHECKLIST

The following items must be submitted with each application. All diagrams, maps and plans must be drawn to scale. Incomplete applications will not be processed and incomplete or missing information may delay the review process. Check with the Planning Division regarding additional requirements for your project.

- FEES**
- APPLICATION FORM**
- CURRENT TITLE REPORT**
- WRITTEN CRITERIA RESPONSE** – Provide a written response that addresses how your project meets the Type I design review criteria.
- SITE PLAN.** Make sure the plans are prepared so that they are at least 8 ½ x 11 inches in size and the scale is standard, being 10, 20, 30, 40, 50, 100 or multiples of 100 to the inch (such as 1":10', 1":20' or other multiples of 10). Include the following information in the plan set (information may be shown on multiple pages):
 - Existing Site Features:** Indicate the location and design of all on-site buildings and other facilities such as mail delivery, trash disposal, above ground utilities, loading areas, and outdoor recreation areas. Include appropriate buffering and screening as required by the code.
 - Drainage & Grading:** Show the direction and location of on and off-site drainage on the plans. This shall include site drainage, parking lot drainage, size and location of storm drain lines, and any retention or detention facilities necessary for the project. Provide an engineered grading plan if necessary.
 - Utilities:** Show the location of and access to all public and private utilities, including sewer, water, storm water and any overhead utilities.
 - Public Improvements:** Indicate any public improvements that will be constructed as part of the project, including sidewalks, roadways, and utilities.
 - Access, Parking, and Circulation:** Show proposed vehicular and pedestrian circulation, parking spaces, parking aisles, and the location and number of access points from adjacent streets. Provide dimensions for parking aisles, back-up areas, and other items as appropriate. Indicate where required bicycle parking will be provided on the site along with the dimensions of the parking spaces.
 - Exterior Lighting Plan:** Show all exterior lighting, including the direction of the lighting, size and type of fixtures, and an indication of the amount of lighting using foot candles for analysis.
 - Landscape Plan:** Include a comprehensive plan that indicates the size, species and locations of all planned landscaping for the site. The landscape plan should have a legend that indicates the common and botanical names of plants, quantity and spacing, size (caliper, height, or container size), planned landscaping materials, and description of the irrigation system. Include a calculation of the percentage of landscaped area.
 - ADA Plan Compliance:** Indicate compliance with any applicable ADA provisions, including the location of accessible parking spaces, accessible routes from the entrance to the public way, and ramps for wheelchairs.
 - Architectural Drawings:** Provide floor plans and elevations for all planned structures.
 - Signs and Graphics:** Show the location, size, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features if applicable.
 - Other:** Show any other site elements which will assist in the evaluation of the site and the project.



DATE:

6/13/2022

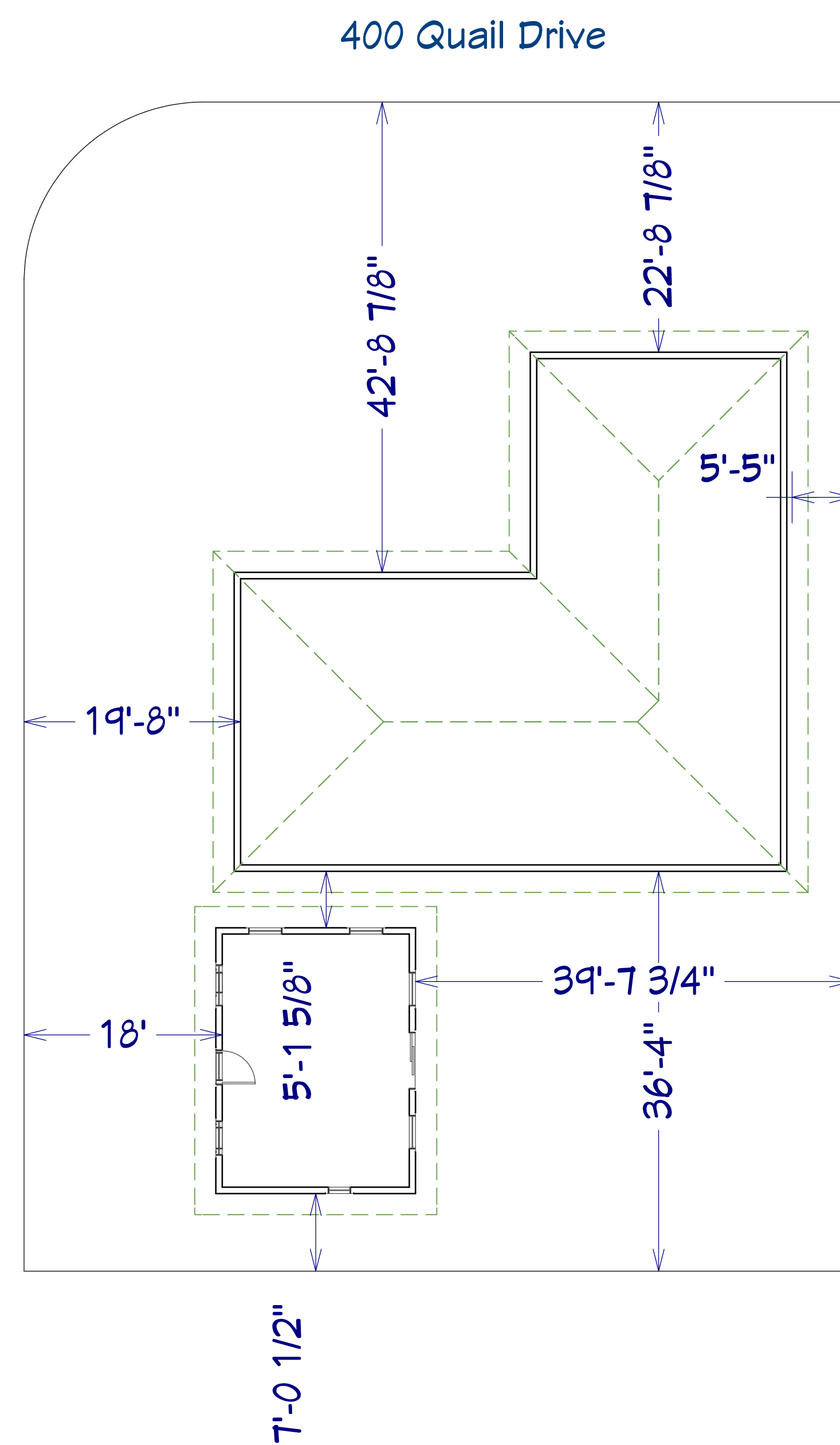
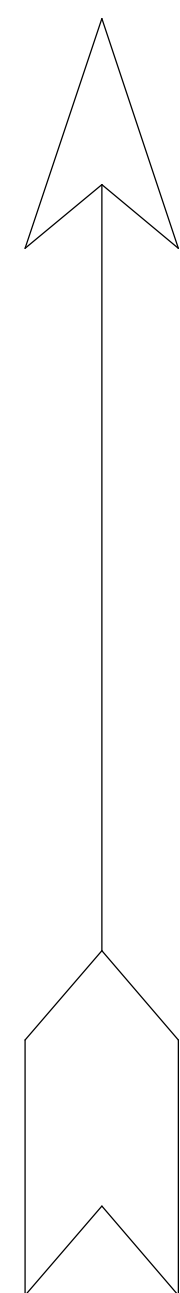
SCALE:

1"=10'

SHEET:

A-1

N



Plot Plan View



Front



Rear

Front and Rear Elevations

Luis A Basurto Parra ADU
 400 Quail Drive
 Newberg Oregon 97132

DATE:

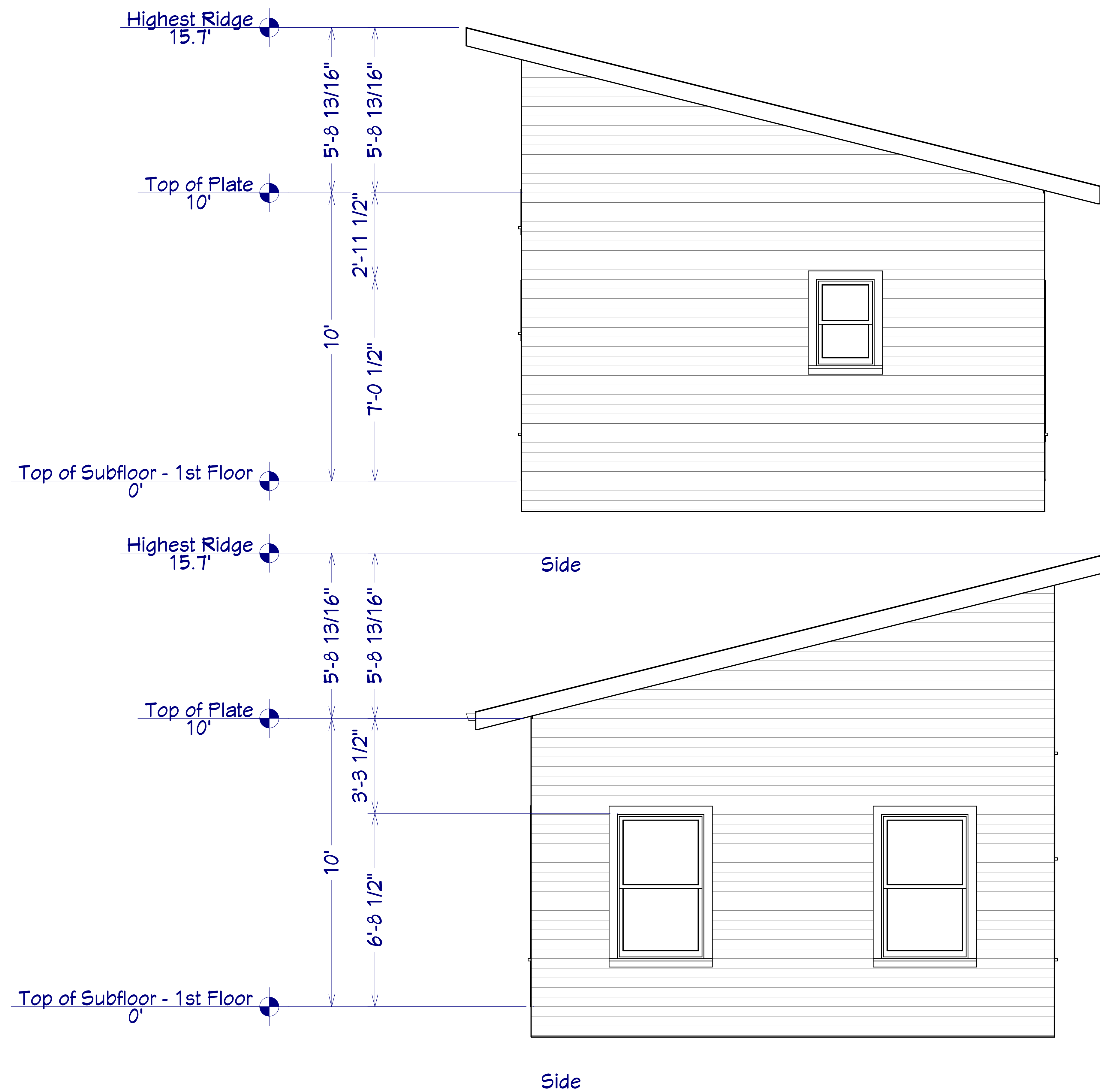
6/13/2022

SCALE:

1/2"=1'

SHEET:

A-2



Left and Right Side Elevations

Luis A Basurto Parra ADU
 400 Quail Drive
 Newberg Oregon 97132

DATE:

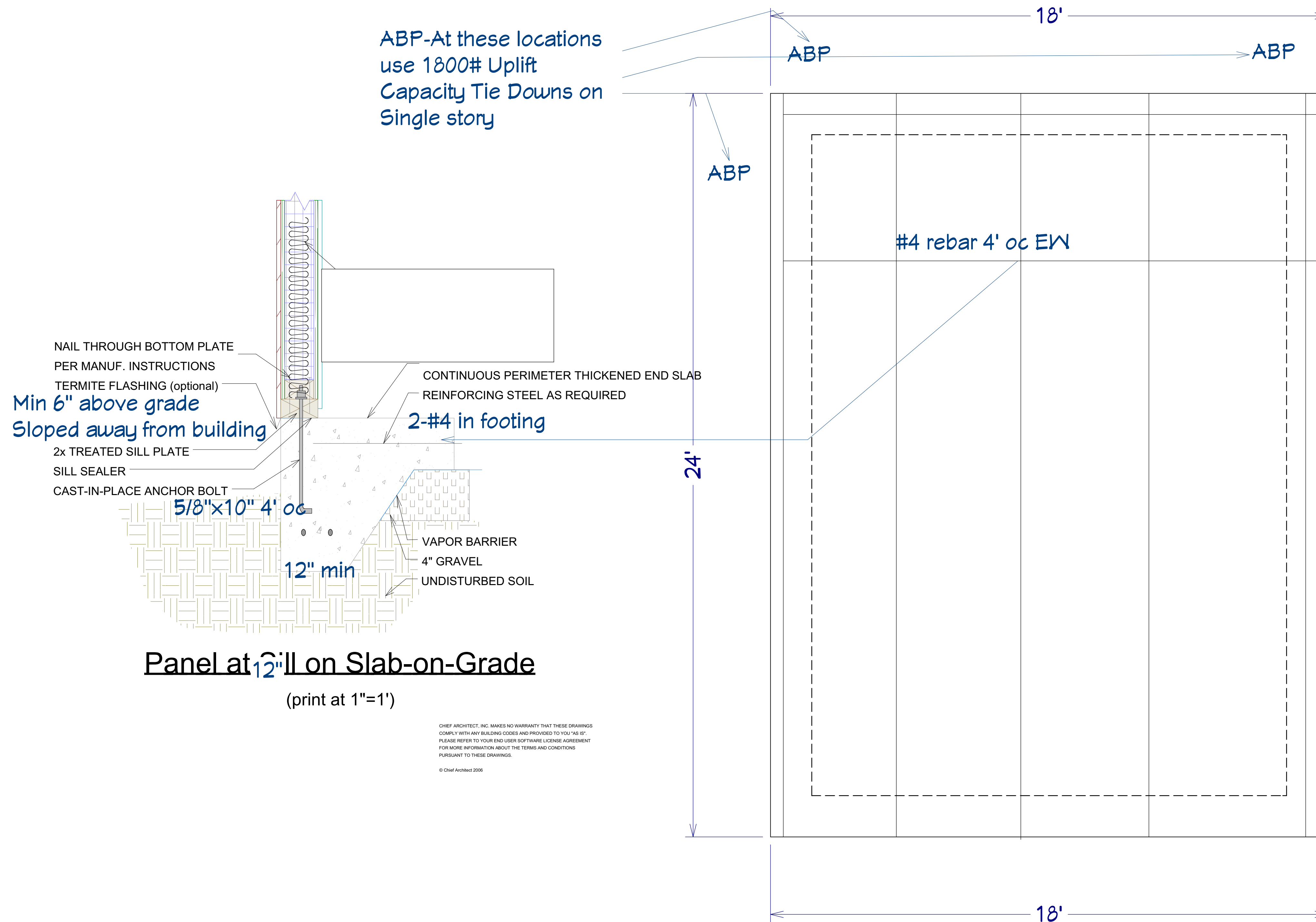
6/13/2022

SCALE:

1/2"=1'

SHEET:

A-3



FOUNDATION NOTES:

SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH, 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI). 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION. MAXIMUM SLUMP, 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPASION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

Detail 2

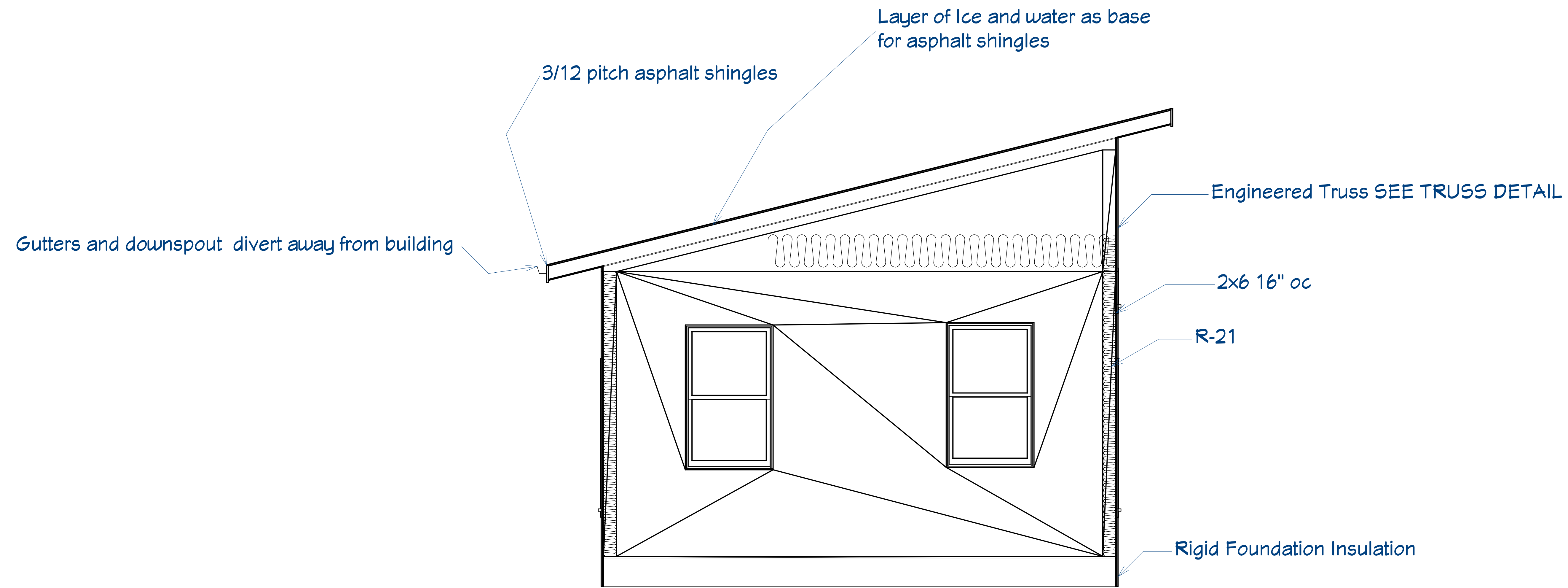
Foundation Plan

Luis A Basurto Parra ADU
 400 Quail Drive
 Newberg Oregon 97132

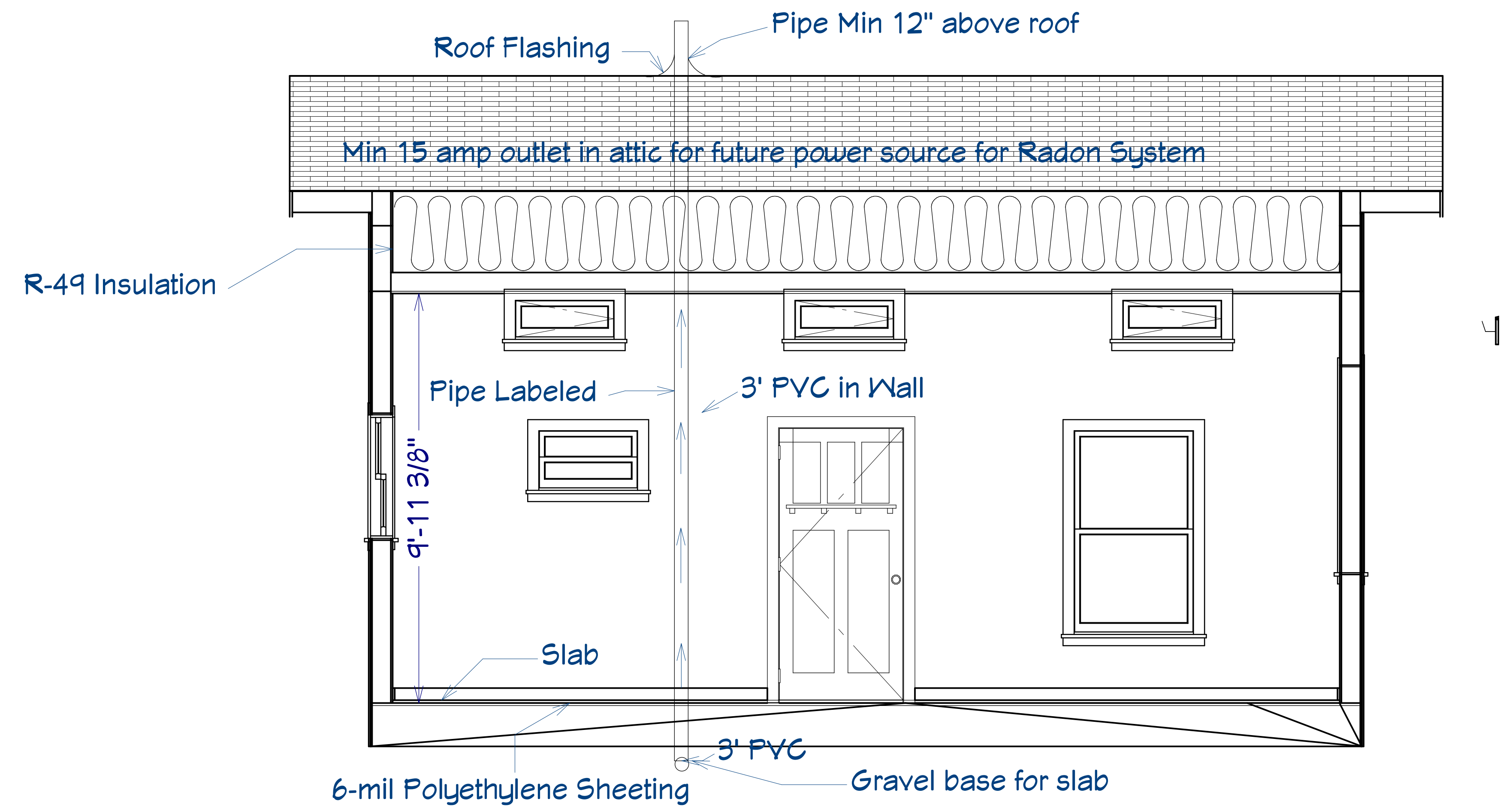
DATE:
 6/13/2022

SCALE:
 1/2"=1'

SHEET:
 A-5



Passive Radon system Cross Section

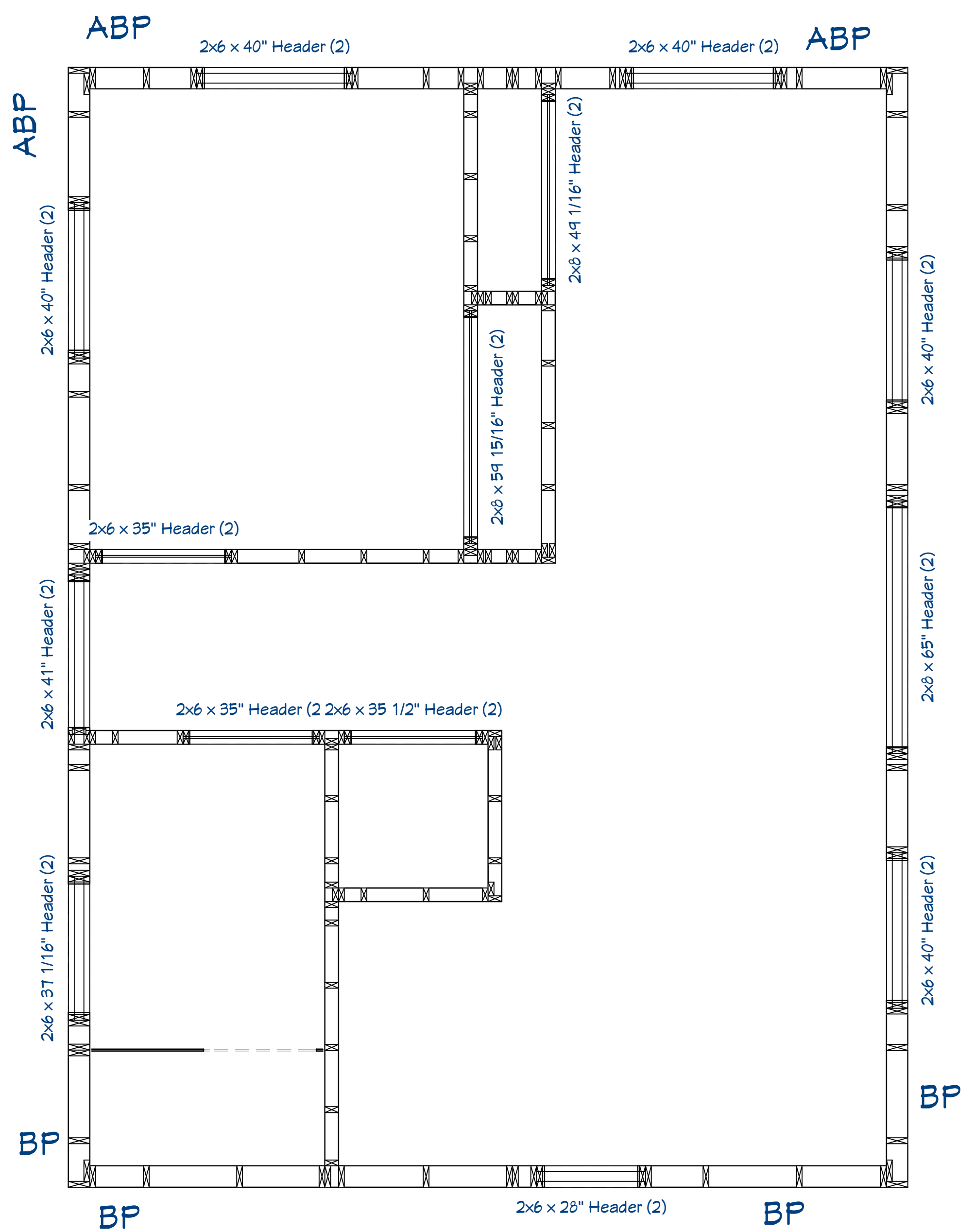


Passive Radon System

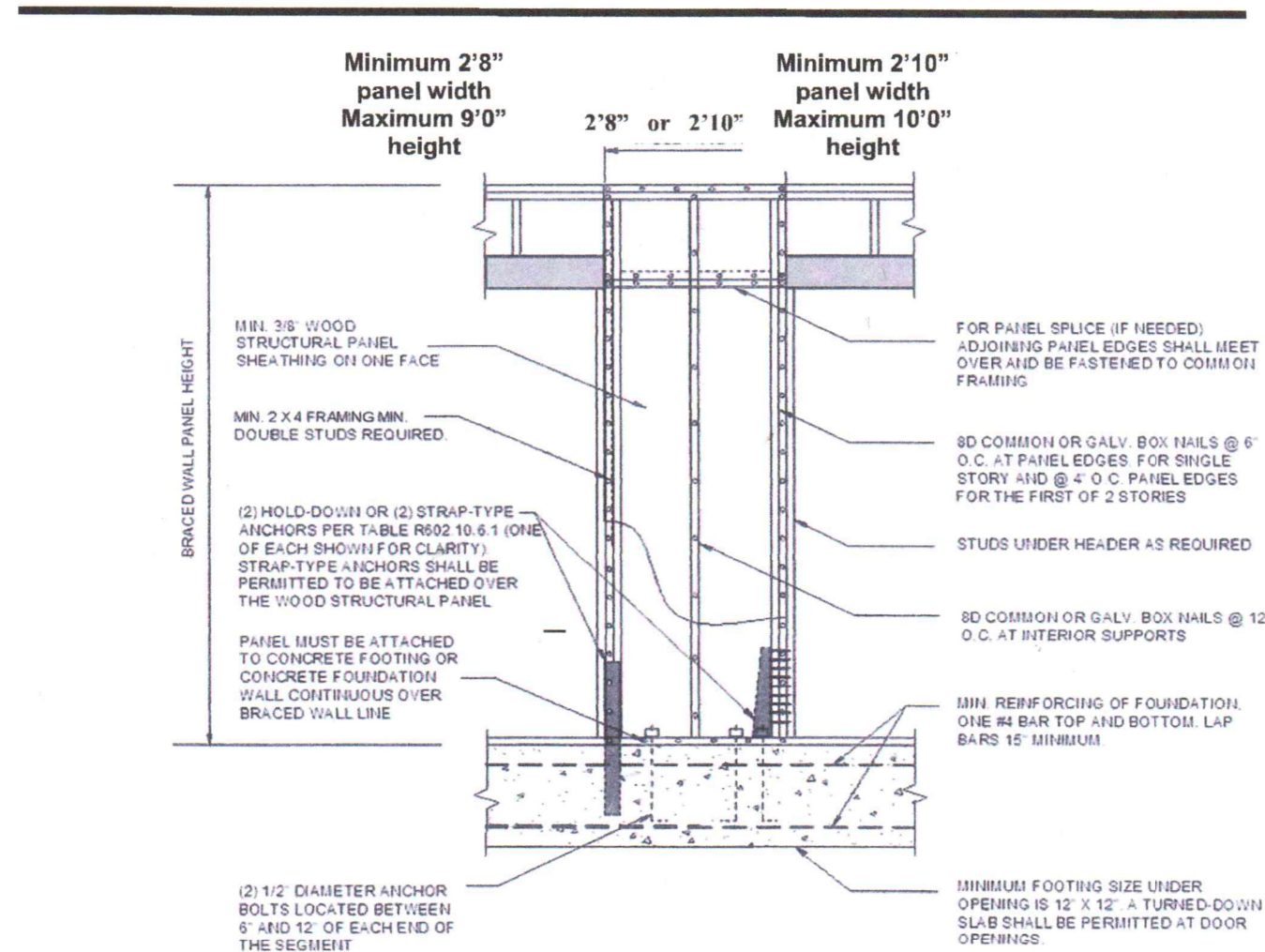
Passive Radon System Elevation

Luis A Basurto Parra ADU
 400 Quail Drive
 Newberg Oregon 97132

DATE:	6/13/2022
SCALE:	NTS
SHEET:	A-6



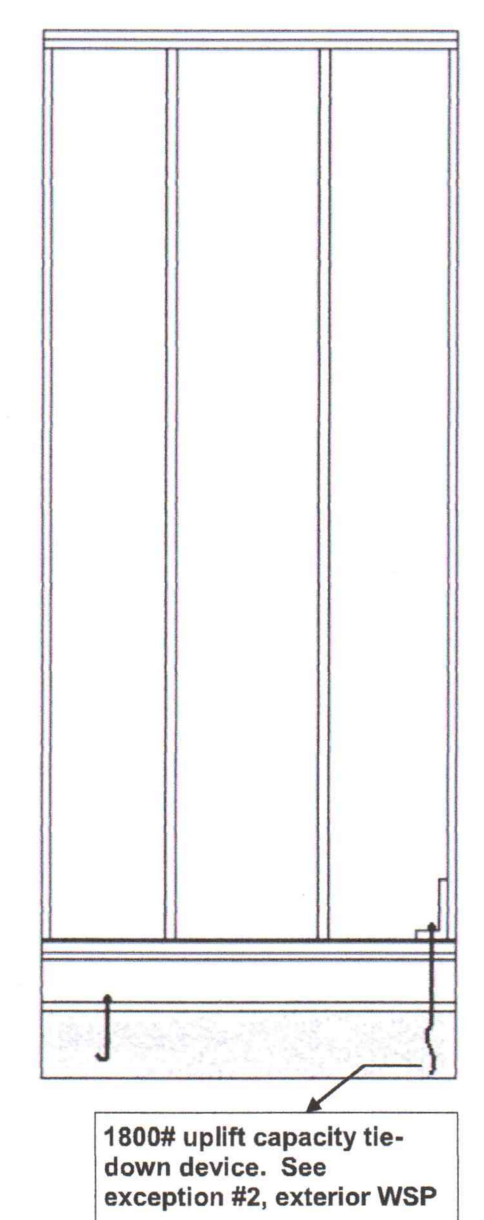
Framing Detail



ALTERNATE BRACE WALL PANEL-METHOD ABW
FIGURE R602.10.6.1

All alternate braced panels shall be supported directly on a foundation, continuous across the entire length of the braced wall line.
 Minimum footing is 12"x12". A turned down slab shall be permitted at door openings. The foundation shall be reinforced with not less than one #4 bar top and bottom. Lap bars 15" min.
USE 1800# UPLIFT CAPACITY TIE DOWNS ON SINGLE STORY.
USE 3000# UPLIFT CAPACITY TIE DOWNS ON THE FIRST STORY OF A TWO-STORY STRUCTURE.

Exterior (WSP)
 Minimum 4'0" panel width
 Maximum 12' height.
 3/8" APA rated sheathing
 Secure with 6d common nails
 6" o.c. at edges, 12" o.c. in the field, & 6" o.c. at gable end walls.
 Align vertical joints over studs.
 1-1/2" blocking at horizontal joints.
 Extend sheathing to foundation sill plate.
 Exterior braced wall lines shall have a braced wall panel located at each end of the wall line.
Exception: When a BWP begins no more than 10" from the end one of the following is allowed:
 (1) Exterior braced wall lines shall have a braced wall panel for Methods WSP, CS-WSP, CS-G and CS-PF is applied at each side of the building corner and the (2) 24" wide panels at the corner shall be attached in accordance with figure R602.10.7
 (2) The end of each braced wall panel closest to the corner shall have an 1800# capacity tie down device fastened to the stud at the edge of the braced wall panel closest to the corner and to the foundation or framing below. The tie down device shall be installed in accordance with manufacturer specifications.



STANDARD 4'0" EXTERIOR OR INTERIOR BRACED WALL PANEL (WSP or IWSP)
IRC R602.10.4

Interior (IWSP)
 Minimum 4'0" panel width when 1/2" gypsum board installed on 2 sides of the braced wall panel.
 Minimum 8'0" panel width when 1/2" gypsum board is placed on one face of the braced wall panel.
 Maximum 10' height for addition heights see IRC table 602.10.5
 Secure with 6d drywall nails 7" edges (including top and bottom plates) 7" field.
 Align vertical joints over studs
 1 1/2" blocking at horizontal joints.
 Support IWSP as specified in IRC Section R602.10.8 and R602.10.9
 Interior braced wall lines shall be fastened to floor and roof framing in accordance to Table R602.3.1(1) and to required foundations in accordance with Section R602.11.1 (see foundation details).
 In addition, floor joists parallel to the top plate shall be toenailed to the top plate with at least 8d nails spaced a maximum of 6" o.c. Top plate laps shall be face-nailed with at least (8) 16d nails on each side

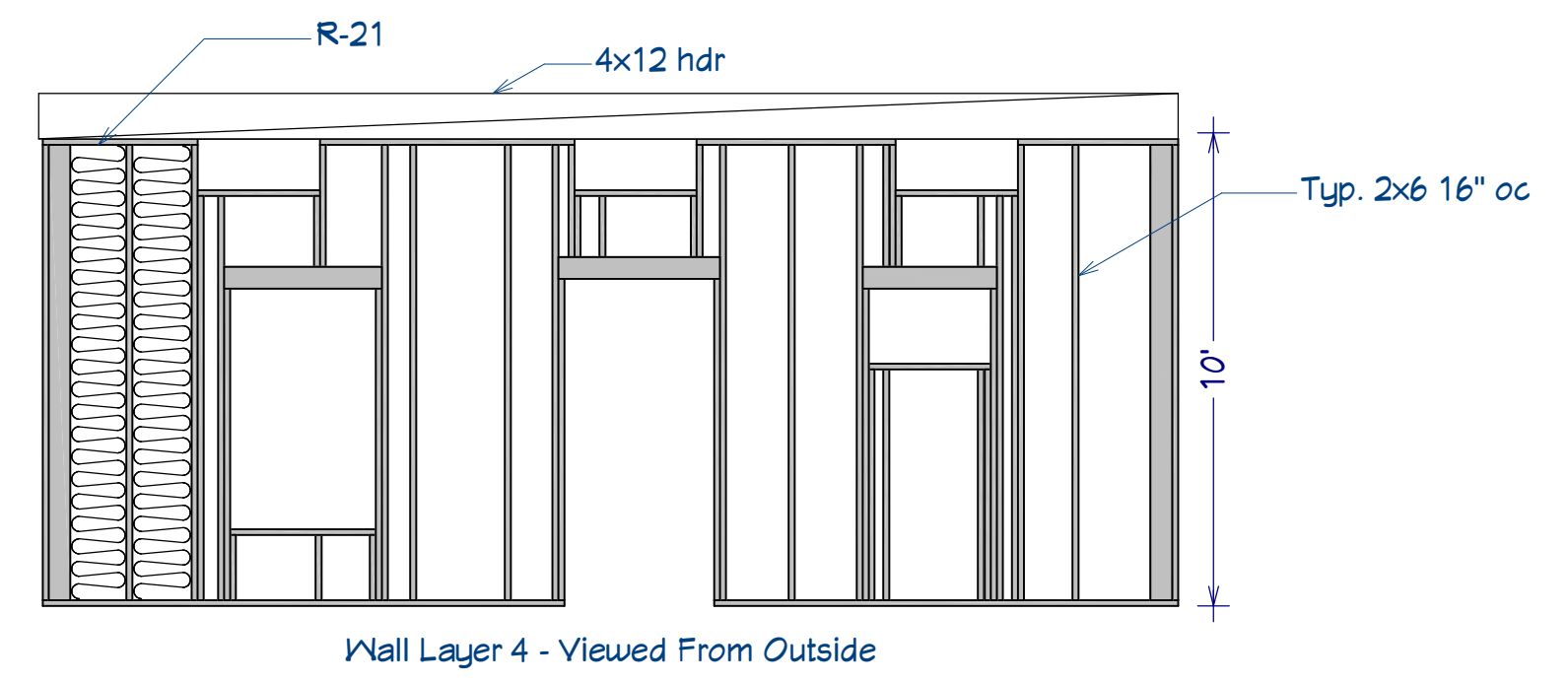
Framing Plan

Luis A Basurto Parra ADU
 400 Quail Drive
 Newberg Oregon 97132

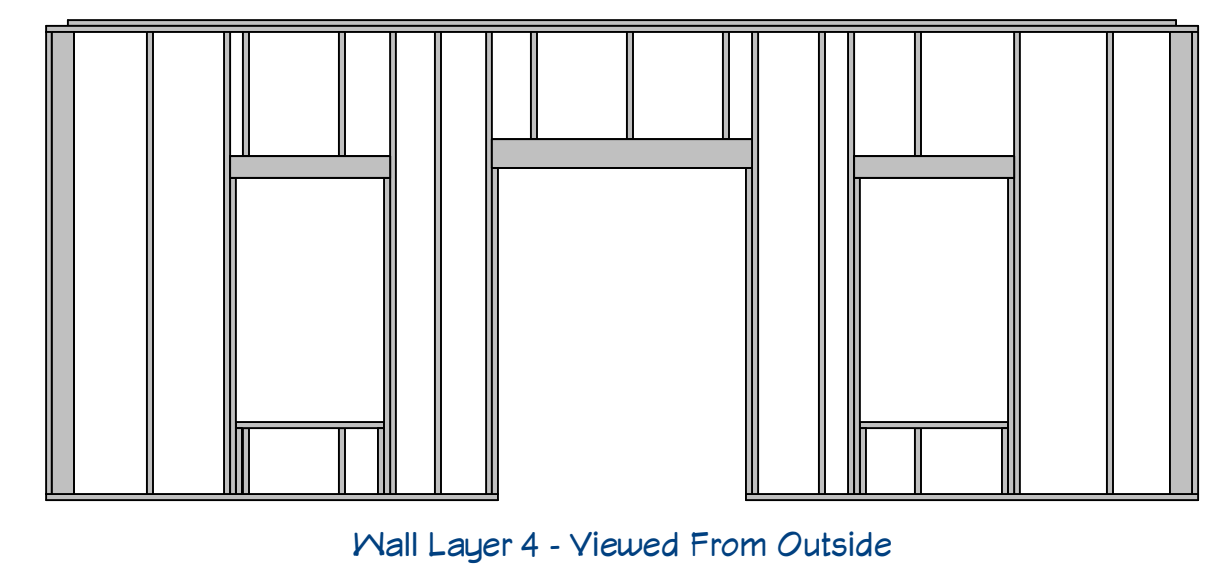
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 6/13/2022
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 A-7



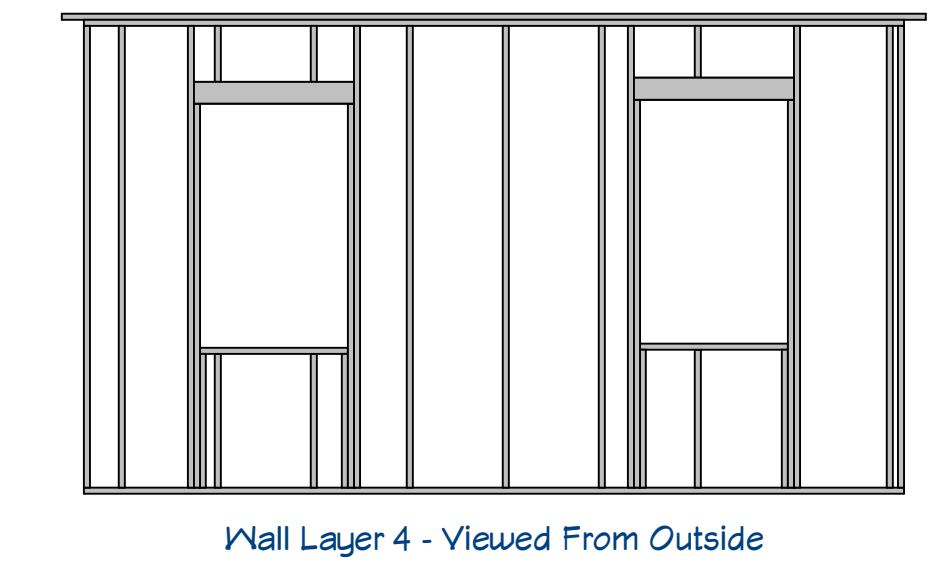
TDH Design and Development
 Drawn by: Alford Don Ward
 Cell: 541-454-5164 Email: alford@tdhds.com



Front Wall



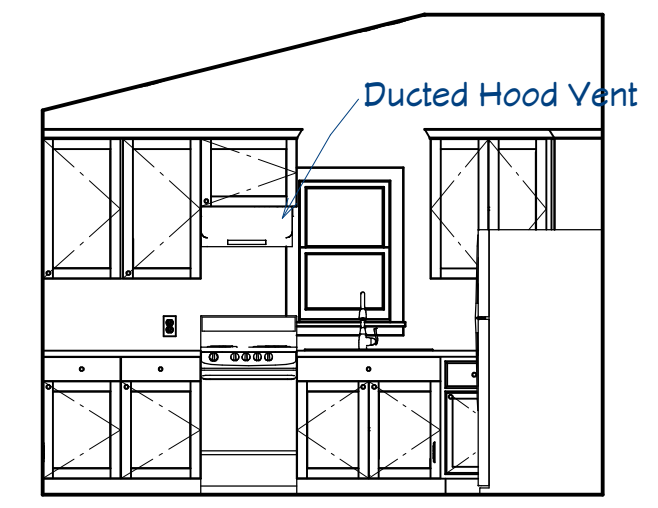
Rear Wall



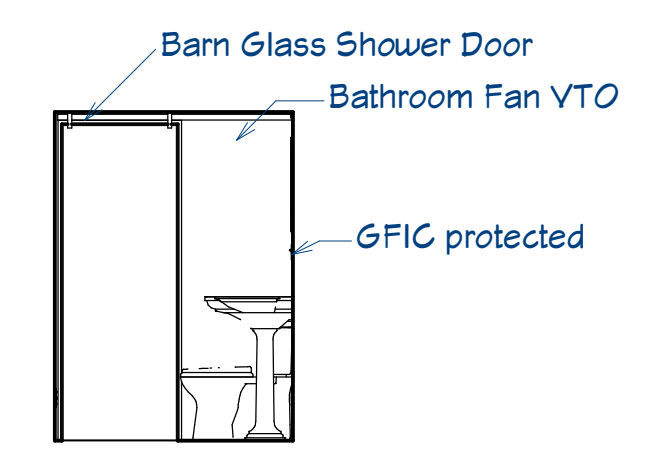
Side Wall



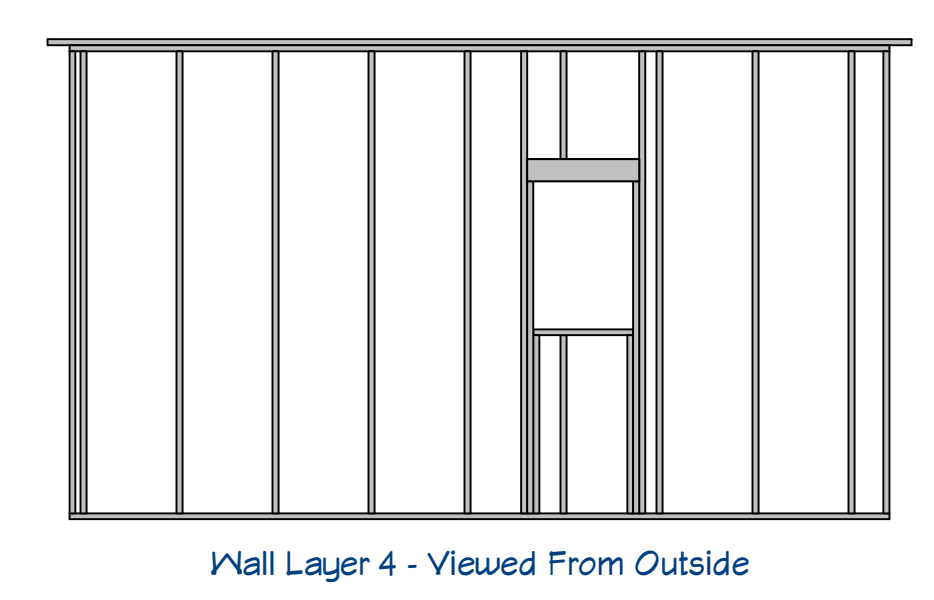
Typical Interior Wall



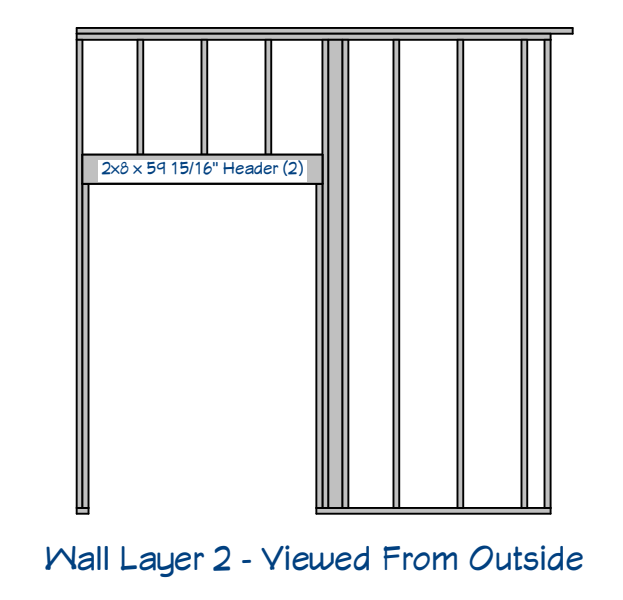
Kitchen Wall View



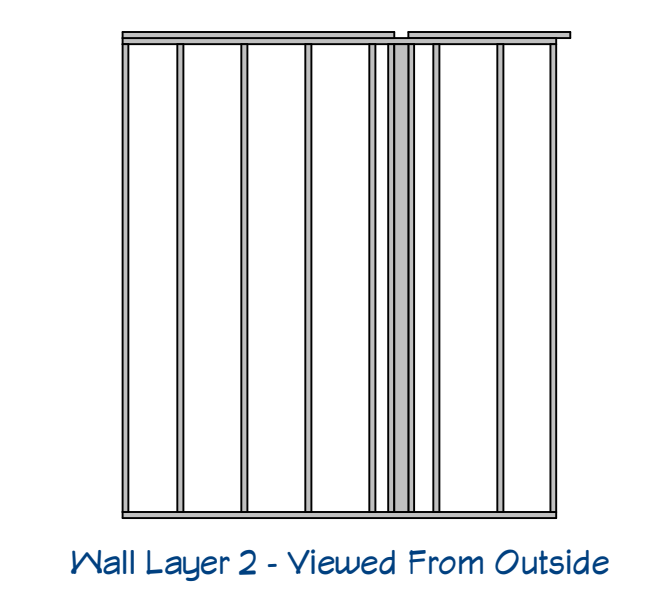
Bathroom View



Side Wall



Typical Interior

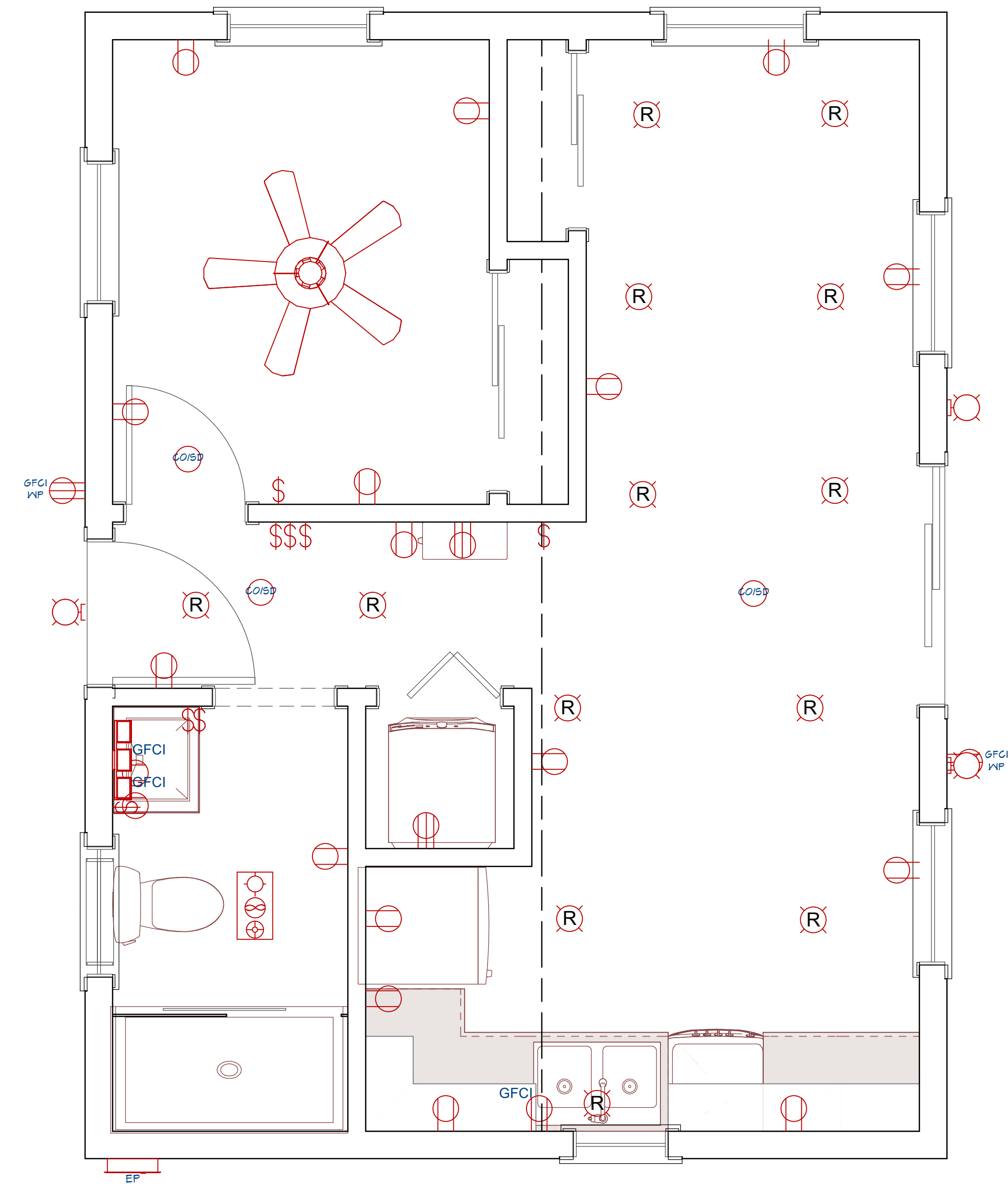


Typical Interior

Framing Sections

Luis A Basurto Parra ADU
 400 Quail Drive
 Newberg Oregon 97132

DATE:	6/13/2022
SCALE:	NTS
SHEET:	A-8



LIVING AREA
 432 SQ FT

Electrical Plan View

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

Electrical Layout

Luis A Basurto Parra ADU
 400 Quail Drive
 Newberg Oregon 97132

DATE:

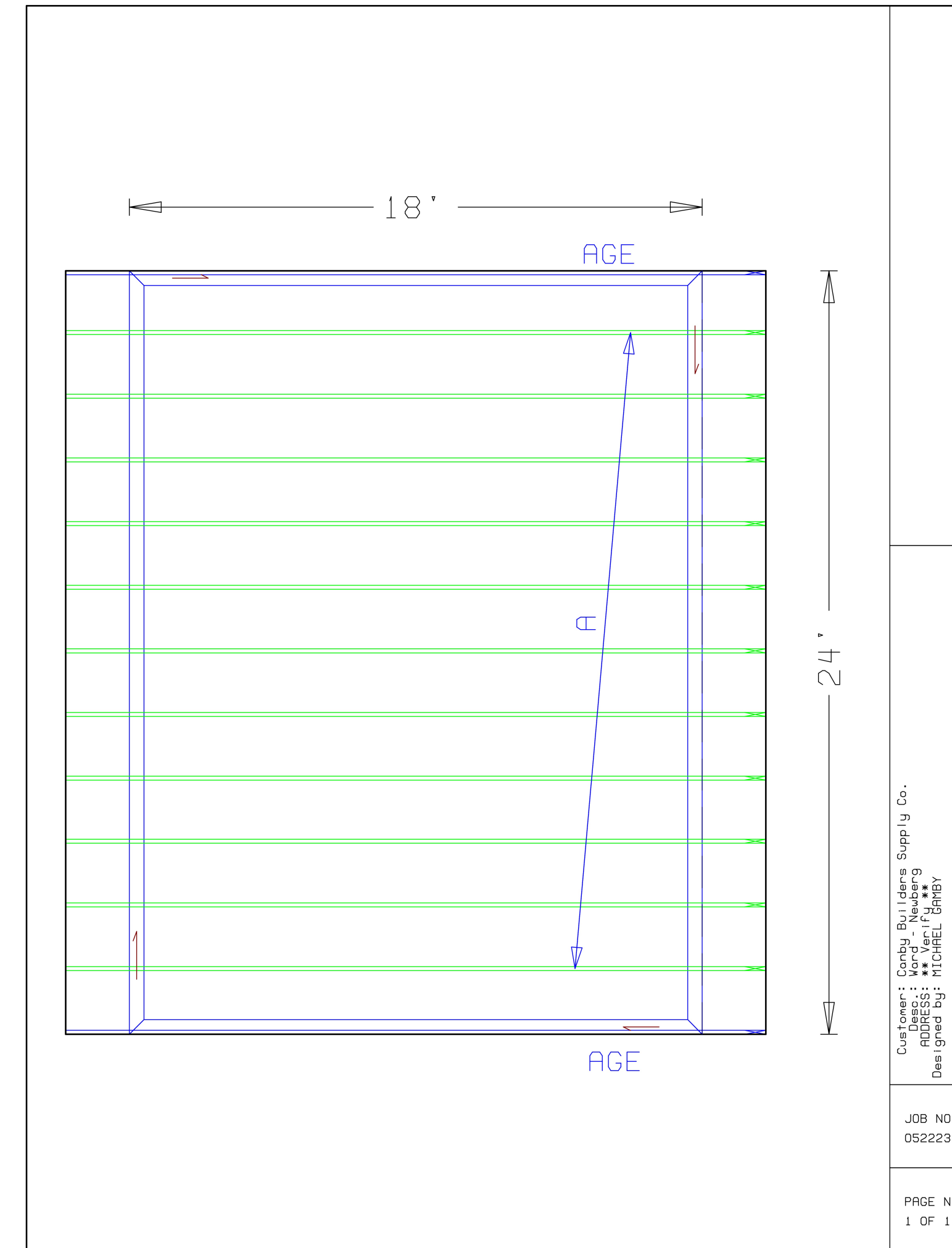
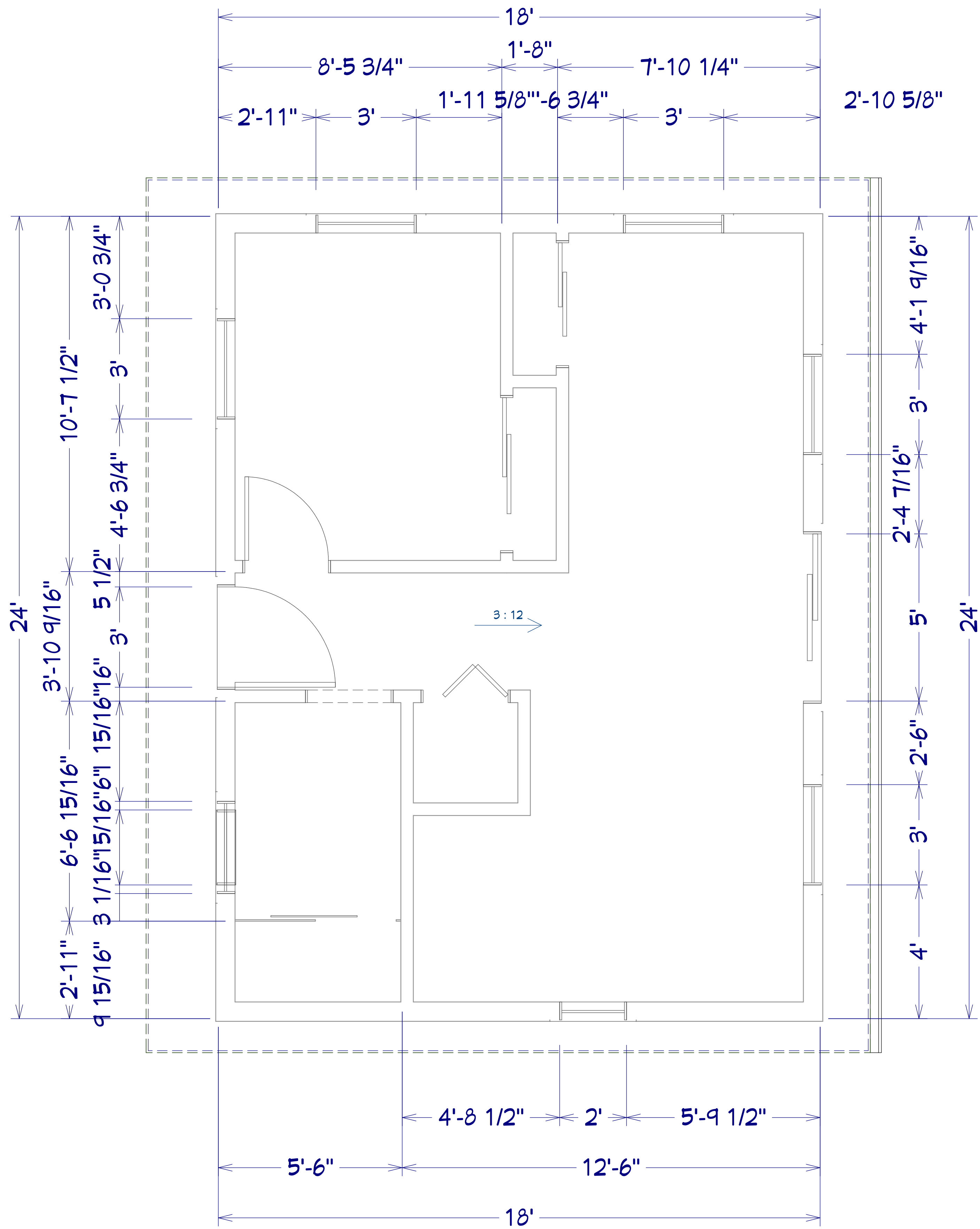
6/13/2022

SCALE:

1/2"=1'

SHEET:

A-9



Roof Plan View



Roof Framing

Luis A Basurto Parra ADU
 400 Quail Drive
 Newberg Oregon 97132

DATE:	6/13/2022
SCALE:	1/2"=1'
SHEET:	A-10

Public Utilities Map



City of Newberg, Oregon Metro, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GFO, Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA | City of Newberg, Oregon Metro, Geoterra | Originally created by Jan Wolf 2007-present

Property address: 400 Quail Dr Newberg, OR

Total square footage of existing house 1275

The ADU electrical service will be connected to the main service at the existing house. The service will be a sub-panel at the ADU and underground.

The ADU water source will be connected to the existing house's water line. The line will be a minimum of 24" and a 1" line.

Drainage to the property will be connected to the existing drain system.

The property owner proposes to construct a 432 sq ft ADU. The west setback which is a side setback is 18'. The house is on a corner and the 18' is on the corner side of property. The rear setback is 7' and the eastside setback is 39'.

The front setback from the ADU is approx. 68'.

All setbacks meet the zoning code for this zone.

The ADU is a single story, and the highest ridge point is 15' 7". It will be constructed on a slab foundation, and it meets all requirements for the building structure per the local building codes.



Agency Comments



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: Aug 2,2022
Please refer questions and comments to: Ashley Smith

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Luis A Basurto Parra
REQUEST: ADU
SITE ADDRESS: 400 Quail Drive
LOCATION: N/A
TAX LOT: R3207DA 00612
FILE NO: DR122-0007
ZONE: R-1 (Low Density Residential)
HEARING DATE: N/A

 **REVIEWED**
7/19/22

Project Information is Attached

- Reviewed, no conflict.
- Reviewed; recommend denial for the following reasons:
- Require additional information to review. (Please list information required)
- Meeting requested.
- Comments. (Attach additional pages as needed)



Reviewed By:

Zipty Fiber(Scott Albert - OSP Engineer)

Organization:

7/19/22

Date:

If customer would like service to the new building, they will need to provide some type of 1.5" minimum conduit from the ROW to the new building.