

NOTICE OF DECISION
601 S Blaine Street
Partition – PAR21-0002

April 7, 2022

Casey Bernard
Zone Holdings
375 SW Viewmont Drive
Dundee, OR 97115

Sent via email: caseysbernard@yahoo.com

Dear Mr. Bernard,

The Newberg Community Development Director has approved the proposed preliminary plat application, PAR21-0002, for the three-lot partition of 601 S Blaine Street, Tax Lot R3219AC 04100, subject to the conditions listed in the attached report. The decision will become effective on April 21, 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. Anyone wishing to appeal must submit the written appeal form together with the required fee of \$547.00 (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 April 20, 2022.

At the conclusion of the appeal period, please remove all notices from the site.

A new lot is not a legal lot for purposes of ownership (title), sale, lease, or development/land use until a final plat is recorded for the partition containing the lot. Preliminary plat approval shall be effective for a period of two years from the date of approval. The preliminary plat shall lapse if a final plat has not been submitted by April 21, 2024, or other assurance provided, pursuant to NMC 15.235.070.

If you have any questions, please contact me at ashley.smith@newbergoregon.gov or 503-554-7768.

Sincerely,

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

Ashley Smith
Assistant Planner
City of Newberg

Electronic cc: Andrey Chernishov achernishov@hbh-consulting.com

Postal cc: Johanna Creech, Danny and Jo Russell, Patty Doxtater and Tim Ziebell

DECISION AND FINDINGS
601 S BLAINE STREET PARTITION – PRELIMINARY PLAT – PAR21-0002

FILE NO: PAR21-0002

REQUEST: Partition one 55,404 square foot lot into three lots

LOCATION: 601 S Blaine Street

TAX LOT: R3219AC 04100

APPLICANT: Zone Holdings LLC

OWNER: Zone Holdings LLC

ZONE: R-3

PLAN DISTRICT: HDR (High Density Residential)

OVERLAYS: Stream Corridor Overlay, Airport Conical Surface

CONTENTS:

Section I: Application Information

Section II: Findings

Section III: Conditions

Attachments:

1. Tentative Plat
2. Application
3. Agency Comments
4. Public Comments

Section I: Application Information

A. DESCRIPTION OF APPLICATION: Tentative plat approval for a partition that would divide one lot that has an existing single-family dwelling with one accessory building, into three lots. Parcel 1 will be 37,780 square feet and maintain the existing single-family dwelling. Parcel 2 will be 9,490 square feet with plans for development of two separate duplex dwellings. Parcel 3 will be 8,810 square feet and is also planned for two separate duplex dwellings. The subject site is zoned R-3 and is bordered by the R-3 and R-1 zones. For the creation of the new lots, the applicant will be installing a shared driveway easement from S Blaine Street that will terminate in a fire truck turnaround located in Parcel 1.

B. SITE INFORMATION:

1. Location: 601 S Blaine Street



2. Size: 55,404square feet
3. Topography: Mostly flat with steep slopes on the west
4. Current Land Uses: The subject site is zoned R-3. The site currently has one single-family dwelling with one accessory building.
5. Natural Features: Approximately 10,500 square feet of stream corridor is located on the west side of the property. Mature trees and ground cover are primarily located there. The remaining is residential lawn with trees and shrubs. 60 percent of mature trees located outside of the stream corridor will be removed.
6. Adjacent Land Uses:
 - a. North: Single-family residences
 - b. East: Residential (single family, duplex) and school recreation fields (across S Blaine St.)
 - c. South: Multi-family units
 - d. West: Single-family residences

7. Zoning:
 - a. North: R-1 (Low Density Residential) and R-3 (High Density Residential)
 - b. East: R-2 (Medium Density Residential) and R-3 (High Density Residential)
 - c. South: R-3 (High Density Residential)
 - d. West: R-1 (Low Density Residential)
8. Access and Transportation: The proposed partitioned lots both take access from S Blaine Street which is classified as a Major Collector Street and is under the jurisdictional authority of the City of Newberg.
9. Utilities:
 - a. Water: The City’s GIS mapping shows there is a 6-inch water line in S Blaine Street. Water service will need to be provided to each lot and fire flows will need to be verified.
 - b. Wastewater: The City’s GIS mapping shows there is a 15-inch wastewater line in the east side of S Blaine Street. The City’s preference would be for applicant to extend gravity service laterals to proposed lots. The applicant has noted the existing home site is served by septic. Upon redevelopment the applicant will be required to decommission the existing septic system and connect to the City’s public wastewater system.
 - c. Stormwater: There is an 8-inch storm line located in the east side of S Blaine Street.
 - d. Overhead Lines: Any new connection the property will need to be undergrounded. See NMC 15.430.010 for exception provisions.

C. PROCESS: The partition request is a Type II application and follows the procedures in Newberg Development Code 15.100.030. Following a 14-day public comment period, the Community Development Director decides on the application based on the criteria listed in the attached findings. The Director’s decision is final unless appealed. Important dates related to this application are as follows:

12/29/2021: The Community Development Director deemed the application complete.

03/23/2022: The applicant mailed notice to the property owners within 500 feet of the site.

03/23/2022: The applicant posted notice on the site.

04/06/2022: The 14-day public comment period ended.

04/07/2022: The Director issued a decision on the application.

D. AGENCY COMMENTS: The application was routed to several public agencies for review and comment. Comments and recommendations from city departments have been incorporated into the findings and conditions. As of the writing of this report, the city received the following agency comments and all can be viewed in Attachment 3:

Community Development Director, Doug Rux: 1. Coordinate with Engineering / Fire Marshall to make sure access width and driveway apron width are acceptable. 2. Reminder this app came in November 2021 and references old code standards for lot sizes, frontages, etc. When the units are actually proposed for construction, they will follow new standards.

Finance Department: Reviewed, no conflict.

Public Works Director: All onsite utilities, water, storm, and sanitary outside the public right of way of S. Blaine Street to be private.

Tualatin Valley Fire and Rescue, Ty Darby, Fire Marshall: The widths for the access easements are accessible.

Building Official: Reviewed, no conflict

City Manager: Reviewed, no conflict.

Police: Reviewed, no conflict.

Public Works Maintenance Supervisor, Carl Ramseyer: How will are they going under tracks? Bore or sleeve?

Public Works Maintenance Superintendent, Preston Langeliers: Private dry basin, see Attachment 3.

Public Works Maintenance, Vance Barton: Will require a bore and sleeve to be installed underneath the railroad track.

Public Works Wastewater Plant: Reviewed, no conflict.

Zipty Fiber: Reviewed, no conflict.

Engineering: If more than \$30,000 of improvements are made to the property, street/frontage improvements can be required, see NMC 12.05.090.

E. PUBLIC COMMENTS:

Written comment received from Johanna Creech on April 1, 2022: Ms. Creech expressed her concerns over the future residential development of the partition. Plans submitted with the application show future development may include duplex units on the proposed new parcels. Ms. Creech stated that she hopes the applicant/owners will not place duplex units on the new parcels because it will change the “make-up of the neighborhood”. Ms. Creech’s original written comment in full can be viewed in Attachment 4.

Staff Response: Staff appreciates that Ms. Creech took time to participate in this public portion of this land use process and share her concerns for the record. This application is only requesting preliminary plat approval for 601 S Blaine Street to be divided into three lots within the R/3 High Density Residential District. Any approval and construction for dwellings will occur after final plat approval, followed by review and issuance of public improvement and building permits. The Newberg Municipal Code allows a diversity of housing types to be built in the R-3 zone, such as single-family, duplexes, triplexes, quadplexes, townhomes, multifamily, and mobile home parks. The neighboring lot of 601 S Blaine Street, 603 and 605 S Blaine Street, is currently a duplex unit. Per admission by the owners of 527 S Blaine Street, they are also utilizing their property with a secondary attached dwelling unit. Staff encourages interested parties, such as Ms. Creech, to create an open dialogue with the applicants to discuss the future of your neighborhood.

Written comment received from Danny and Jo Russell on April 5, 2022: Mr. and Mrs. Russell listed several civil concerns between themselves and the applicant. The Russell’s currently utilize the 601 S Blaine Street driveway for access to their home at 527 S Blaine Street, directly east to 601 S Blaine Street. A primary concern was the potential increase of traffic that would be created by the partition resulting in additional dwellings and how this could affect access to their home. They state they are against the partition. Mr. and Mrs. Russell’s original written comment is included in Attachment 4.

Staff Response: Staff appreciates that Mr. and Mrs. Russell shared their concerns, and we will do our best to address what we have jurisdiction over. Many of the concerns are of civil nature and do not affect the objective criteria in which the Newberg Development Code bases the ability for a landowner to

partition their property. The Russell's note that they could lose 5 feet of their private property from this project. The applicant has stated they will be utilizing a 5-foot easement along the applicant's south property line that crosses the property of 603 S Blaine Street. No mention was made or required to obtain access or easement across the Russell's property at 527 S Blaine Street. The applicant is allowed to utilize their full 20-foot-wide frontage up to their shared property line with the Russell's but not cross it. The associated plans do not show any type of encroachment on to the Russell's private property.

The next concern shared is regarding emergency vehicle access. With the approval of this partition and with future development, the Tualatin Valley Fire Marshal is requiring the access to 601 S Blaine Street be a 20-foot-wide paved surface driveway. This is to ensure that emergency vehicles will be able to access the properties as effectively as possible. Furthermore, the Fire Marshall has added a requirement that 601 S Blaine Street will need to construct a fire truck turn around on their property if they move forward with development. Staff has determined this project will improve the fire access to these lots.

Regarding the fence that was constructed, possibly in the easement, this may need to be addressed at the time the driveway is developed. However, until that time, this is a civil issue.

Our Engineering Division also addressed the concerns of a traffic study and shared driveway in Section II of this document, Development Code sections: 15.220.030(B) (14) Traffic Study and 15.505.030(R)(7) Shared Driveways.

Staff would encourage the Russell's to offer open lines of communication with the applicant to resolve the civil issues that were shared and to work through any concerns this partition may cause. However, per the Newberg Municipal Code, the 601 S Blaine Street application is meeting the criteria to divide the lot into three separate parcels. All required public improvements will be reviewed during the public improvement permitting process. All future housing construction will be reviewed at the building permit process for both building code requirements and land use requirements.

Written Comments from Patty Doxtater and Tim Ziebell received April 5, 2022: Ms. Doxtater and Mr. Ziebell shared concerns regarding the development of the 601 S Blaine Street driveway that is utilized by them to park a vehicle at 527 S Blaine Street. Ms. Doxtater and Mr. Ziebell reside at 521 S Blaine Street just northeast of 601 S Blaine Street. They are concerned about the increase in vehicle traffic that could be created due to future dwelling development and are requesting a traffic study to be performed. Part of that concern is caused by S Blaine Street in general, and the amount of traffic that currently utilizes it and the speeds they travel. They suggest the City of Newberg to correct this issue before allowing more development in the neighborhood.

Ms. Doxtater and Mr. Ziebell also have concerns over the fence that was built in the easement. This has created a parking issue at 603 and 605 S Blaine Street causing current resident parking overflow onto S Blaine Street which impedes on their use of the street parking. This congestion also brings up the concern of emergency vehicle access to 527 and 601 S Blaine Street, questioning where these vehicles will park and turn around.

Lastly, Ms. Doxtater and Mr. Ziebell express their gratitude that they are to live in an area with single-family dwellings with large yards and that smaller lots are a concern for providing outdoor living space.

The complete comment by Ms. Doxtater and Mr. Ziebell is included with Attachment 4 of this document.

Staff Response:

Staff thanks Ms. Doxtater and Mr. Ziebell for taking the time to participate in the public comment period of this land used decision. Many of the issues that Ms. Doxtater and Mr. Ziebell brought up are existing issues and do not affect the objective criteria in which the Newberg Development Code bases the ability for a landowner to partition their property.

To answer their request for a traffic study, the Engineering Division addresses that criterion in the following Section II of this document, Development Code section 15.220.030(B)(14) Traffic Study.

The fence built on the easement is a civil issue, however, it may become a concern when the driveway development needs to occur.

The issue of emergency vehicle access again appears to be a current issue. Conditions stated in the decision are elements that will improve the driveway so that emergency vehicles can properly access the driveway and have a vehicle turn around on the 601 S Blaine St property. This was reviewed and approved by the Tualatin Valley Fire Marshall and staff has concluded it will improve emergency access to all parcels that utilize this shared driveway. The Engineering Division further clarifies criteria in Section II of this document, Development Code section 15.505.030(R)(7) Shared Driveways.

Lastly, in response to Mr. Doxtater and Mr. Ziebell's concern on lot size and housing types. The area they live in is zoned R-3, which is High Density Residential. This zone allows for a variety of housing types with a minimum lot size of 2,500 square feet. The applicant is proposing lots that are much greater than the minimum size. Staff also acknowledge that 603 and 605 S Blaine Street is a duplex unit, and that 527 S Blaine Street, by admission of the owners, is being utilized with a secondary attached dwelling unit. Therefore, the potential development of duplexes by the applicant is matching the adjacent properties with a lot size that is greater than the Development Code requires.

- F. ANALYSIS:** This is the creation of three separate lots by the partitioning of a single 55,404 square foot lot in the R-3 zone. Parcel 1 will contain the original lot's existing dwellings and accessory structure. Parcel 1 will be reduced in size to 37,780 square feet. Parcel 2 will be 9,490 square and Parcel 3 will be 8,810 square feet. Minimum lot size for this zone is 2,500 square feet. The proposed partition layout shows that all parcels will meet the land division and lot requirements of the Newberg Development Code. All lots will have access to S Blaine Street through a 20-foot substandard width shared driveway. This width has been approved by the Tualatin Valley Fire and Rescue Fire Marshall as acceptable for fire access. Parcel 1 will also include the creation of a fire apparatus turn around. No frontage improvements are being required with this partition other than the driveway apron on S Blaine Street that will support the three lots. All required public utility improvements have been noted and will be addressed through the public improvement permit process. Prior to any dwelling construction appropriate building permits will need to be obtained. To finalize this partition an application for a final plat must be approved by the City of Newberg, including proper documentation submitted to Yamhill County.

**Section II: Findings – File PAR21-0002
601 S Blaine Street Partition Tentative Plan**

These findings are based on review of the following approval criteria as required in NMC Division 15.200 Land Use Applications Chapter 15.235 LAND DIVISIONS:

Chapter 12.05 Street 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.**
- 2. Dedicate right-of-way in accordance with the city transportation plan.**

Finding: Sidewalks on S Blaine Street are existing. The applicant has included a new driveway approach and reconstruction of associated sidewalks in the preliminary plans. Right-of-way for S Blaine Street is adequate. This requirement is met.

Division 15.200 Land Use Applications

Chapter 15.220 Site Design Review

15.220.030 Site design review requirements.

B. Type II. The following information is required to be submitted with all Type II applications for a site design review:

- 13. Roadways and Utilities. The proposed plans shall indicate any public improvements that will be constructed as part of the project, including, but not limited to, roadway and utility improvements.**

Findings: The proposed plans show the applicant is extending wastewater and water service within a private shared access and providing stormwater management. This requirement is met.

- 14. Traffic Study. A traffic study shall be submitted for any project that generates in excess of 40 trips per p.m. peak hour. This requirement may be waived by the director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the**

proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the director for projects below 40 trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service. The traffic study shall be conducted according to the City of Newberg design standards. [Ord. 2619, 5-16-05; Ord. 2451, 12-2-96. Code 2001 § 151.192.]

Finding: The proposed development will include 4 new duplexes. The new trips created will not meet the threshold for a traffic study. This criterion does not apply.

Chapter 15.235 Land Divisions

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: The application was deemed complete after supplemental information was submitted to address driveway width concerns. This criterion is met.

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

Finding: Lot criteria is addressed in findings for NMC 15.400.

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: Access and required public improvements are addressed in findings for NMC 15.500.

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

Finding: Applicant's narrative states that the plat will be assigned a unique number by the county surveyors office at time of recording. This criterion is met.

5. The proposed streets, utilities, and stormwater 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: This criterion is addressed within the Engineering Division's findings of NMC 15.500.

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: No private common areas are being proposed. This criterion is not applicable.

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

Finding: There is no evidence for the requirement of state and federal permits at this time. This criterion has been met.

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: The submitted written narrative, associated plans, and reports have shown that this project will be able to or has already met the requirements put in place by the city and other agencies that took part in this review. This criterion is met.

Division 15.400 Development Standards

Chapter 15.405 LOT REQUIREMENTS

15.405.010 Minimum and maximum lot area.

- A. *In the following districts, each lot or development site shall have an area as shown below except as otherwise permitted by this code:*
 1. *In the R-1, R-2, R-3, R-P and AR districts, the following minimum lot area standards apply:*

Zone	Minimum lot area for single family	Minimum lot area for duplex dwelling	Minimum lot area for triplex dwelling	Minimum lot area for quadplex dwelling	Minimum lot area for townhouse	Minimum lot area for cottage cluster	Minimum lot area per dwelling unit for multifamily
R-1	5,000 SF	5,000 SF	5,000 SF	7,000 SF	1,500 SF	7,000 SF	Per conditional use review
R-2	3,000 SF	3,000 SF	5,000 SF	7,000 SF	1,500 SF	7,000 SF	3,000 SF
R-3	2,500 SF	2,500 SF	4,500 SF	6,000 SF	1,500 SF	6,000 SF	1,500 SF
R-P	3,000 SF	3,000 SF	5,000 SF	7,000 SF	1,500 SF	7,000 SF	3,000 SF
AR	5,000 SF	5,000 SF	5,000 SF	7,000 SF	1,500 SF	7,000 SF	—

Finding: This partition is located with the R-3 / High Density Residential district, which requires a minimum lot area of 2,500 square feet for a single-family dwelling, and 2,500 square feet for a duplex dwelling. This partition will create three lots. One lot will house a single-family dwelling, the other two lots will house duplex dwellings. As shown in the table below, this criterion is met.

Parcel	Housing Types	Lot area after partition
Parcel 1	Single-family dwelling	37,780.28 square feet
Parcel 2	Duplex dwelling	9,490.53 square feet
Parcel 3	Duplex dwelling	8,810.74 square feet

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

4. *In the R-3 district, lots or development sites in excess of 15,000 square feet used for multiple single-family, duplex, triplex, quadplex, multifamily dwellings or cottage cluster projects shall be developed at a minimum of one dwelling per 2,500 square feet lot area.*

Finding: This project is within the R-3 district. The only lot in excess of 15,000 square feet is parcel 1 containing one single-family dwelling, not multiple dwellings. This criterion is not applicable.

- C. *In calculating lot area for this section, lot area does not include land within public or private streets. In calculation 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 future development plan, or land for uses not appurtenant to the residence.*

Finding: For all three parcels, land within public or private streets was not used in their calculation of lot area. A portion of Parcel 1 does contain the stream corridor overlay. Parcel 1 does have an existing single-family dwelling and garage. After the partition, Parcel 1 will be 37,780.23 square feet. Utilizing the City’s stream corridor overlay database, the overlay covers approximately 10,664 square feet of Parcel 1. This leaves a remaining 27,116 square feet of accessible land. This size meets the minimum lot standards for the R-3 zone of 2,500 square feet. No other specialty determined lands or resources are located within the project area. This criterion is met.

- 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: This project is not a subdivision; a subdivision is defined by a division of land into four or more lots with in a calendar year. This project will create three separate parcels after approval of the final plat proposal and therefore is a partition. This criterion is not applicable.

15.405.030 Lot dimensions and frontage.

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

Finding: The original lot that is to be partitioned had a total lot area of 55,404 square feet. After the partition this lot will be reduced in size to 37,780 square feet. The resulting dimensions do meet the average depth to width ratio as shown in the table below. This criterion is met. The other two lots will be less than 15,000 square feet and this criterion does not apply to them.

Average Width	154 feet
Average Depth	139 feet

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: Lot area calculations do not include area contained in public or private streets. This criterion is met.

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 NMC 15.05.030, shall be created to provide frontage or access except as allowed by NMC 15.240.020(L)(2).

2. The above standards apply with following exceptions:

a. Lots for townhouse dwellings in any zone where they are permitted shall have a minimum frontage on a public street for a distance of at least 20 feet, shall have a minimum width of 20 feet at the front building line and shall have access meeting the provisions of NMC 15.415.050(B).

b. Legally created lots of record in existence prior to the effective date of the ordinance codified in this code.

c. Lots or development sites which, as a process of their creation, were approved with sub-standard widths in accordance with provisions of this code.

Finding: Yamhill County has a record of survey from 1991 showing 601 S Blaine Street having a 170 foot long, 20-foot-wide, access to S Blaine Street. The applicant supplied supporting documentation showing a Contract of Real Estate easement agreement between the original sellers of 601 S Blaine Street and the original buyers of 603 S Blaine Street, allowing 601 S Blaine Street a 5-foot-wide utility easement along the north boundary of 603 S Blaine Street. Current code requires a 25-foot-wide easement to access public street frontage. However, per NMC 15.405.030(D)(2)(b)(c), lots may have a substandard width due to either their creation prior to this code requirement or as part of their creation the sub-standard width was approved. The 1991 survey shows legal documentation that 601 S Blaine Street was created or approved as a 20-foot-wide access, with an additional 5-foot-wide utility easement access on to 603 S Blaine Street per the 1991 Contract of Real Estate document. Parcels 2 and 3 will be served by this same public street access and utility easement to S Blaine Street. The Tualatin Valley Fire and Rescue Fire

Marshal approved the 20-foot-wide access as acceptable for fire apparatus provided that Parcel 1 (601 S Blaine Street) create a fire apparatus turn around on their parcel. Therefore, this criterion is met.

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.**
 - c. AR and R-3: 60 percent**
 - 2. Maximum Parking Coverage. R-1, R-2, R-3, and RP: 30 percent.**
 - 3. Combined Maximum Lot and Parking Coverage.**
 - b. R-2, R-3 and RP: 70 percent.**

Finding: For Parcel 1 with an existing home this criterion is easily met due to the large lot size that Parcel 1 will be. Maximum lot coverage is roughly 24 percent. For Parcel 2 and 3, proposed locations for duplex and driveways are shown. The applicant does show how they meet current code criteria; however, all lot coverage and parking requirements will need to be addressed, reviewed, and met during the building permit review and reflect current code standards.

Chapter 15.410 Yard setback requirements

15.410.020 Front yard setback.

- A. Residential.**
- 2. R-3 and RP districts shall have a front yard of not less than 12 feet. Said yard shall be landscaped and maintained.**

Finding: As the original lot prior to the proposed partition, Parcel 1 is meeting all the setback requirements. Front yard setback requirements are only applicable to Parcel 1 because of the existing dwellings and accessory structure that are located on it. Frontage for this parcel is via a 20-foot-wide shared driveway that is 289 feet from S Blaine Street. This will remain true after the proposed partition is complete and meets the 12-foot front yard requirement. All front yard and interior yard setback requirements for Parcels 2 and 3 will need to be addressed, reviewed, and met at the time of building permit application and reflect current code standards. Otherwise, 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: As the original lot prior to the proposed partition, Parcel 1 is meeting all setback requirements. Interior yard setback requirements are only applicable to Parcel 1 because of the existing dwellings and accessory structure that are located on it. With the creation of the two new lots, the proposed partition will reduce the distance between the existing structures on Parcel 1 and the east property line significantly. The accessory structure on the northeast corner of Parcel 1 will be 5 feet from the northeast interior property line. This meets the 5-foot interior setback requirement. The existing main dwelling will be setback 59 feet from the southeast interior property line, also meeting the 5-foot interior setback requirement. The distance from the existing structures to the north, northwest, west and south property lines will be the same as they were prior to partition and are approximately as follows, 15 feet, 27 feet, 125

feet, and 16 feet. All front yard and interior yard setback requirements for Parcels 2 and 3 will need to be addressed, reviewed, and met at the time of building permit application and reflect current code standards. Otherwise, this criterion is met.

Chapter 15.415 Building and Site Design Standards

Finding: All building, and site design standards will need to be addressed, reviewed, and met at the time of building permit application and meet current code standards.

Chapter 15.420 Landscaping Outdoor Areas

15.420.010 Required minimum standards.

A. Private and Shared Outdoor Recreation Areas in Residential Developments.

Finding: This is not a residential development. This criterion is not applicable.

B. Required Landscaped Area. The following landscape requirements are established for all developments except single-family detached dwellings, duplex dwellings, triplex dwellings, quadplex dwellings, townhouse dwellings and cottage cluster projects:

Finding: This partition will create three residential lots designed for single-family and duplex dwellings. Therefore, this project is exempt from the required landscaped area requirements per 15.420.010(B). For street tree requirements see findings for 15.505.030(T) under street standards.

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. [Ord. 2537, 11-6-00. Code 2001 § 151.589.]***

Finding: Neither the proposed project narrative or the submitted plans address power to the proposed duplexes. Because final plans have not been submitted, final plans showing utilities installed

underground will be required with permit applications. This criterion will be met when any required utilities are installed underground.

Chapter 15.440 Off Street Parking, Bicycle Parking; and Private Walkways

15.440.010 Required off-street parking.

- A. *Off-street parking shall be provided on the development site for all R-1, C-1, M-1, M-2 and M-3 zones. In all other zones, the required parking shall be on the development site or within 400 feet of the development site which the parking is required to serve. All required parking must be under the same ownership as the development site served except through special covenant agreements as approved by the city attorney, which bind the parking to the development site.*

Finding: Parcel 1 will contain the existing home from the original parent lot. This original lot and home were of legal creation. There were no plans included with this partition application to remove existing parking from Parcel 1. All parking standards for Parcels 2 and 3 will need to be addressed, reviewed, and met during the building permit application process and reflect current code standards. Otherwise, this criterion has been met.

Division 15.500 Public Improvement Standards

Chapter 15.505 Public Improvement Standards

15.505.010 Purpose.

This chapter provides standards for public infrastructure and utilities installed with new development, consistent with the policies of the City of Newberg comprehensive plan and adopted city master plans. The standards are intended to minimize disturbance to natural features, promote energy conservation and efficiency, minimize and maintain development impacts on surrounding properties and neighborhoods, and ensure timely completion of adequate public facilities to serve new development. [Ord. 2810 § 2 (Exhs. B, C), 1219-16.]

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 requirement 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: The proposed plans show improvements to an existing driveway to serve as a shared driveway and fire access. This requirement is met.

- 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 proposed plans show new water service and meter to each new lot. The written narrative describes a fire hydrant 232 feet south of the access on S Blaine Street. The applicant will be responsible to confirm adequate fire flow exists to protect the new development. A fire flow test will need to be completed. These results need to be submitted with building permit applications to be reviewed by the Fire Marshall for approval. Conditions of approval are detailed below under **15.505.040 D.**

- 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 applicant is proposing to pump wastewater to a manhole connected to the public wastewater line in S Blaine Street. The narrative submitted describes depth of the public line in S Blaine Street as too shallow for gravity flow from the proposed development. The force mains proposed would be private. It is shown on the plans as 1.5 inches in diameter. Grinder pumps are proposed for each new lot as well as for the existing house which will be decommissioning an existing septic tank. Conditions of approval for this requirement are found below under **15.505.040 E.**

- 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 proposed development will create more than 500 square feet of impervious area. The applicant has submitted a stormwater report and plans which show a private extended dry detention basin behind the existing house at the top of the bank of the tributary to Chehalem Creek. The plans show the facility draining at the edge of the top of bank which assumes it is outside of the stream corridor. Conditions of approval for this requirement are found below under **15.505.050.**

- 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: The plans show a 20-foot-wide access and utility easement for the benefit of the new lots. The access is owned by the existing home. The plans show an additional 5-foot utility easement for the benefit of the new lots and the existing home. Conditions of approval for this requirement are found below under **15.505.040 F.**

- 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: Public improvement permit(s) must be submitted, approved, and issued prior to building permits being issued.

15.505.030 Street standards.

- A. Purpose.** *The purpose of this section is to:*
- 1.** *Provide for safe, efficient, and convenient multi-modal transportation within the City of Newberg.*
 - 2.** *Provide adequate access to all proposed and anticipated developments in the City of Newberg. For purposes of this section, “adequate access” means direct routes of travel between destinations; such destinations may include residential neighborhoods, parks, schools, shopping areas, and employment centers.*
 - 3.** *Provide adequate area in all public rights-of-way for sidewalks, wastewater and water lines, stormwater facilities, natural gas lines, power lines, and other utilities commonly and appropriately placed in such rights-of-way. For purposes of this section, “adequate area” means space sufficient to provide all required public services to standards defined in this code and in the Newberg public works design and construction standards.*
- B. Applicability.** *The provisions of this section apply to:*
- 1.** *The creation, dedication, and/or construction of all public streets, bike facilities, or pedestrian facilities in all subdivisions, partitions, or other developments in the City of Newberg.*
 - 2.** *The extension or widening of existing public street rights-of-way, easements, or street improvements including those which may be proposed by an individual or the city, or which may be required by the city in association with other development approvals.*
 - 3.** *The construction or modification of any utilities, pedestrian facilities, or bike facilities in public rights-of-way or easements.*
 - 4.** *The designation of planter strips. Street trees are required subject to Chapter 15.420 NMC.*
 - 5.** *Developments outside the city that tie into or take access from city streets.*
- C. Layout of Streets, Alleys, Bikeways, and Walkways.** *Streets, alleys, bikeways, and walkways shall be laid out and constructed as shown in the Newberg transportation system plan. In areas where the transportation system plan or future street plans do not show specific transportation improvements, roads and streets shall be laid out so as to conform to previously approved subdivisions, partitions, and other developments for adjoining properties, unless it is found in the public interest to modify these patterns. Transportation improvements shall conform to the standards within the Newberg Municipal Code, the Newberg public works design and construction standards, the Newberg transportation system plan, and other adopted city plans.*
- D. Construction of New Streets.** *Where new streets are necessary to serve a new development, subdivision, or partition, right-of-way dedication and full street improvements shall be required. Three-quarter streets may be approved in lieu of full street improvements when the city finds it to be practical to require the*

completion of the other one-quarter street improvement when the adjoining property is developed; in such cases, three-quarter street improvements may be allowed by the city only where all of the following criteria are met:

- 1. The land abutting the opposite side of the new street is undeveloped and not part of the new development; and*
- 2. The adjoining land abutting the opposite side of the street is within the city limits and the urban growth boundary.*

Finding: S Blaine Street is improved adjacent to the property. The requirements of A, B, C, and D are met.

E. Improvements to Existing Streets.

- 1. All projects subject to partition, subdivision, or Type II design review approval shall dedicate right-of-way sufficient to improve the street to the width specified in subsection (G) of this section.*

Finding: The right-of-way adjacent to the property along S Blaine Street is sufficient. This requirement is met.

- 2. All projects subject to partition, subdivision, or Type II design review approval must construct a minimum of a three-quarter street improvement to all existing streets adjacent to, within, or necessary to serve the development. The director may waive or modify this requirement where the applicant demonstrates that the condition of existing streets to serve the development meets city standards and is in satisfactory condition to handle the projected traffic loads from the development. Where a development has frontage on both sides of an existing street, full street improvements are required.*

Finding: S Blaine Street adjacent to the property is improved. This requirement does not apply.

- 3. In lieu of the street improvement requirements outlined in NMC 15.505.040(B), the review authority may elect to accept from the applicant monies to be placed in a fund dedicated to the future reconstruction of the subject street(s). The amount of money deposited with the city shall be 100 percent of the estimated cost of the required street improvements (including any associated utility improvements), and 10 percent of the estimated cost for inflation. Cost estimates used for this purpose shall be based on preliminary design of the constructed street provided by the applicant's engineer and shall be approved by the director.*

Finding: No street improvements are proposed or required. Therefore, no monies are required in lieu of street improvements. This criterion is not applicable.

F. Improvements Relating to Impacts. Improvements required as a condition of development approval shall be roughly proportional to the impact of the development on public facilities and services. The review body must make findings in the development approval that indicate how the required improvements are roughly proportional to the impact. Development may not

occur until required transportation facilities are in place or guaranteed, in conformance with the provisions of this code. If required transportation facilities cannot be put in place or be guaranteed, then the review body shall deny the requested land use application.

Finding: No street improvements are proposed or required. This criterion is not applicable.

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. Preference shall be given to the higher value. Where values may be modified by the director, the overall width shall be determined using the standards under subsections (G)(2) through (10) of this section.*

Table 15.505.030(G) Street Design Standards

<i>Type of Street</i>	<i>Right-of-Way Width</i>	<i>Curb-to-Curb Pavement Width</i>	<i>Motor Vehicle Travel Lanes</i>	<i>Median Type</i>	<i>Striped Bike Lane (Both Sides)</i>	<i>On-Street Parking</i>
Arterial Streets						
<i>Expressway**</i>	<i>ODOT</i>	<i>ODOT</i>	<i>ODOT</i>	<i>ODOT</i>	<i>ODOT</i>	<i>ODOT</i>
<i>Major arterial</i>	<i>95 – 100 feet</i>	<i>74 feet</i>	<i>4 lanes</i>	<i>TWLTL or median*</i>	<i>Yes</i>	<i>No*</i>
<i>Minor arterial</i>	<i>69 – 80 feet</i>	<i>48 feet</i>	<i>2 lanes</i>	<i>TWLTL or median*</i>	<i>Yes</i>	<i>No*</i>
Collectors						
<i>Major</i>	<i>57 – 80 feet</i>	<i>36 feet</i>	<i>2 lanes</i>	<i>None*</i>	<i>Yes</i>	<i>No*</i>
<i>Minor</i>	<i>61 – 65 feet</i>	<i>40 feet</i>	<i>2 lanes</i>	<i>None*</i>	<i>Yes*</i>	<i>Yes*</i>
Local Streets						
<i>Local residential</i>	<i>54 – 60 feet</i>	<i>32 feet</i>	<i>2 lanes</i>	<i>None</i>	<i>No</i>	<i>Yes</i>
<i>Limited residential, parking both sides</i>	<i>44 – 50 feet</i>	<i>28 feet</i>	<i>2 lanes</i>	<i>None</i>	<i>No</i>	<i>Yes</i>
<i>Limited residential, parking one side</i>	<i>40 – 46 feet</i>	<i>26 feet</i>	<i>2 lanes</i>	<i>None</i>	<i>No</i>	<i>One side</i>
<i>Local commercial/ industrial</i>	<i>55 – 65 feet</i>	<i>34 feet</i>	<i>2 lanes</i>	<i>None*</i>	<i>No*</i>	<i>Yes*</i>

Table 15.505.030(G) Street Design Standards

<i>Type of Street</i>	<i>Right-of-Way Width</i>	<i>Curb-to-Curb Pavement Width</i>	<i>Motor Vehicle Travel Lanes</i>	<i>Median Type</i>	<i>Striped Bike Lane (Both Sides)</i>	<i>On-Street Parking</i>
-----------------------	---------------------------	------------------------------------	-----------------------------------	--------------------	---------------------------------------	--------------------------

* *May be modified with approval of the director. Modification will change overall curb-to-curb and right-of-way width. Where a center turn lane is not required, a landscaped median shall be provided instead, with turning pockets as necessary to preserve roadway functions.*

** *All standards shall be per ODOT expressway standards.*

Finding: S Blaine Street is a major collector. This roadway classification requires 60 feet of right-of-way and 36 feet of pavement width. There is 60 feet of right-of-way and 36 feet of pavement existing currently. No street improvements are proposed or required. These criteria are not applicable.

2. *Motor Vehicle Travel Lanes. Collector and arterial streets shall have a minimum width of 12 feet.*

Finding: No new collector or arterial streets are proposed. This criterion is not applicable.

3. *Bike Lanes. Striped bike lands shall be a minimum of six feet wide. Bike lanes shall be provided where shown in the Newberg transportation system plan.*

Finding: No bike lanes are proposed or required. This criterion is not applicable.

4. *Parking Lanes. Where on-street parking is allowed on collector and arterial streets, the parking lane shall be a minimum of eight feet wide.*

Finding: There are no collector or arterial streets proposed. This criterion is not applicable.

5. *Center Turn Lanes. Where a center turn lane is provided, it shall be a minimum of 12 feet wide.*

Finding: No center turn lanes are proposed. This criterion is not applicable.

6. *Limited Residential Streets. Limited residential streets shall be allowed only at the discretion of the review authority, and only in consideration of the following factors:*
 - a. *The requirements of the fire chief shall be followed.*
 - b. *The estimated traffic volume on the street is low, and in no case more than 600 average daily trips.*
 - c. *Use for through streets or looped streets is preferred over cul-de-sac streets.*
 - d. *Use for short blocks (under 400 feet) is preferred over longer blocks.*

- e. *The total number of residences or other uses accessing the street in that block is small, and in no case more than 30 residences.*
- f. *On-street parking usage is limited, such as by providing ample off-street parking, or by staggering driveways so there are few areas where parking is allowable on both sides.*

Finding: Limited residential streets are not proposed. These criteria are not applicable.

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

Finding: Sidewalks on S Blaine Street are existing. The applicant has included a new driveway approach and reconstruction of associated sidewalks in the preliminary plans. This criterion is met.

- 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:*
 - a. *Additional reinforcement is done to the sidewalk section at corners.*
 - b. *Sidewalk width is six feet.*

Finding: There are existing planter strips in this area of S Blaine Street. This criterion is met.

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

Finding: The applicant is not proposing a slope easement. This criterion does not apply.

- 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 applicant is not proposing street improvements, and none are required. This criterion does not apply.

- 11. *The planning commission may approve modifications to street standards for the purpose of ingress or egress to a minimum of three and a maximum of six lots through a conditional use permit.*

Finding: The applicant is not proposing modifications to street standards for the purpose of ingress or egress. This criterion does not apply.

- H. *Modification of Street Right-of-Way and Improvement Width. The director, pursuant to the Type II review procedures of Chapter 15.220 NMC, may allow modification to the public street standards of subsection (G) of this section, when the criteria in both subsections (H)(1) and (2) of this section are satisfied:***
- 1. *The modification is necessary to provide design flexibility in instances where:***
 - a. *Unusual topographic conditions require a reduced width or grade separation of improved surfaces; or***
 - b. *Lot shape or configuration precludes accessing a proposed development with a street which meets the full standards of this section; or***
 - c. *A modification is necessary to preserve trees or other natural features determined by the city to be significant to the aesthetic character of the area; or***
 - d. *A planned unit development is proposed and the modification of street standards is necessary to provide greater privacy or aesthetic quality to the development.***
 - 2. *Modification of the standards of this section shall only be approved if the director finds that the specific design proposed provides adequate vehicular access based on anticipated traffic volumes.***

Finding: The applicant has not proposed modifications to these street standards. This criterion does not apply.

- I. *Temporary Turnarounds. Where a street will be extended as part of a future phase of a development, or as part of development of an abutting property, the street may be terminated with a temporary turnaround in lieu of a standard street connection or circular cul-de-sac bulb. The director and fire chief shall approve the temporary turnaround. It shall have an all-weather surface, and may include a hammerhead-type turnaround meeting fire apparatus access road standards, a paved or graveled circular turnaround, or a paved or graveled temporary access road. For streets extending less than 150 feet and/or with no significant access, the director may approve the street without a temporary turnaround. Easements or right-of-way may be required as necessary to preserve access to the turnaround.***

Finding: The applicant is not proposing a temporary turnaround. This criterion does not apply.

- J. *Topography. The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of this code.***

Finding: The applicant is not proposing street improvements. This requirement does not apply.

- K. *Future Extension of Streets.*** *All new streets required for a subdivision, partition, or a project requiring site design review shall be constructed to be “to and through”: through the development and to the edges of the project site to serve adjacent properties for future development.*

Finding: There are no possible future street extensions as part of this project. This criterion does not apply.

L. *Cul-de-Sacs.*

- 1.** *Cul-de-sacs shall only be permitted when one or more of the circumstances listed in this section exist. When cul-de-sacs are justified, public walkway connections shall be provided wherever practical to connect with another street, walkway, school, or similar destination.*
 - a.** *Physical or topographic conditions make a street connection impracticable. These conditions include but are not limited to controlled access streets, railroads, steep slopes, wetlands, or water bodies where a connection could not be reasonably made.*
 - b.** *Buildings or other existing development on adjacent lands physically preclude a connection now or in the future, considering the potential for redevelopment.*
 - c.** *Where streets or accessways would violate provisions of leases, easements, or similar restrictions.*
 - d.** *Where the streets or accessways abut the urban growth boundary and rural resource land in farm or forest use, except where the adjoining land is designated as an urban reserve area.*
- 2.** *Cul-de-sacs shall be no more than 400 feet long (measured from the centerline of the intersection to the radius point of the bulb).*
- 3.** *Cul-de-sacs shall not serve more than 18 single-family dwellings. Each cul-de-sac shall have a circular end with a minimum diameter of 96 feet, curb-to-curb, within a 109-foot minimum diameter right-of-way. For residential uses, a 35-foot radius may be allowed if the street has no parking, a mountable curb, curbside sidewalks, and sprinkler systems in every building along the street.*

Finding: The applicant is not proposing a cul-de-sac. These criteria are not applicable.

- M. *Street Names and Street Signs.*** *Streets that are in alignment with existing named streets shall bear the names of such existing streets. Names for new streets not in alignment with existing streets are subject to approval by the director and the fire chief and shall not unnecessarily duplicate or resemble the name of any existing or platted street in the city. It shall be the responsibility of the land divider to provide street signs.*

Finding: The applicant is not naming streets. This criterion does not apply.

N. *Platting Standards for Alleys.*

1. *An alley may be required to be dedicated and constructed to provide adequate access for a development, as deemed necessary by the director.*
2. *The right-of-way width and paving design for alleys shall be not less than 20 feet wide. Slope easements shall be dedicated in accordance with specifications adopted by the city council under NMC 15.505.010 et seq.*
3. *Where two alleys intersect, 10-foot corner cut-offs shall be provided.*
4. *Unless otherwise approved by the city engineer where topographical conditions will not reasonably permit, grades shall not exceed 12 percent on alleys, and centerline radii on curves shall be not less than 100 feet.*
5. *All provisions and requirements with respect to streets identified in this code shall apply to alleys the same in all respects as if the word “street” or “streets” therein appeared as the word “alley” or “alleys” respectively.*

Finding: The applicant is not proposing alleys. These criteria do not apply.

O. *Platting Standards for Blocks.*

1. *Purpose. Streets and walkways can provide convenient travel within a neighborhood and can serve to connect people and land uses. Large, uninterrupted blocks can serve as a barrier to travel, especially walking and biking. Large blocks also can divide rather than unite neighborhoods. To promote connected neighborhoods and to shorten travel distances, the following minimum standards for block lengths are established.*
2. *Maximum Block Length and Perimeter. The maximum length and perimeters of blocks in the zones listed below shall be according to the following table. The review body for a subdivision, partition, conditional use permit, or a Type II design review may require installation of streets or walkways as necessary to meet the standards below.*

<i>Zone(s)</i>	<i>Maximum <u>Block Length</u></i>	<i>Maximum <u>Block</u> Perimeter</i>
<i>R-1</i>	<i>800 feet</i>	<i>2,000 feet</i>
<i>R-2, R-3, RP, I</i>	<i>1,200 feet</i>	<i>3,000 feet</i>

3. *Exceptions.*
 - a. *If a public walkway is installed mid-block, the maximum block length and perimeter may be increased by 25 percent.*
 - b. *Where a proposed street divides a block, one of the resulting blocks may exceed the maximum block length and perimeter*

standards provided the average block length and perimeter of the two resulting blocks do not exceed these standards.

- c. Blocks in excess of the above standards are allowed where access controlled streets, street access spacing standards, railroads, steep slopes, wetlands, water bodies, preexisting development, ownership patterns or similar circumstances restrict street and walkway location and design. In these cases, block length and perimeter shall be as small as practical. Where a street cannot be provided because of these circumstances but a public walkway is still feasible, a public walkway shall be provided.*
- d. Institutional campuses located in an R1 zone may apply the standards for the institutional zone.*
- e. Where a block is in more than one zone, the standards of the majority of land in the proposed block shall apply.*
- f. Where a local street plan, concept master site development plan, or specific plan has been approved for an area, the block standards shall follow those approved in the plan. In approving such a plan, the review body shall follow the block standards listed above to the extent appropriate for the plan area.*

Finding: The applicant is not proposing blocks. This criterion does not apply.

- P. Private Streets. New private streets, as defined in NMC 15.05.030, shall not be created, except as allowed by NMC 15.240.020(L)(2).*

Finding: The applicant is not proposing private streets. This criterion does not apply.

Q. Traffic Calming.

- 1. The following roadway design features may be required in new street construction where traffic calming needs are anticipated:
 - a. Serpentine alignment.*
 - b. Curb extensions.*
 - c. Traffic diverters/circles.*
 - d. Raised medians and landscaping.*
 - e. Other methods shown effective through engineering studies.**
- 2. Traffic-calming measures such as speed humps should be applied to mitigate traffic operations and/or safety problems on existing streets. They should not be applied with new street constructions.*

Finding: The applicant is not proposing traffic calming and none is required. This criterion does not apply.

R. Vehicular Access Standards.

- 1. Purpose. The purpose of these standards is to manage vehicle access to maintain traffic flow, safety, roadway capacity, and efficiency. They help to maintain an adequate level of service consistent with the functional classification of the street. Major roadways, including arterials and*

collectors, serve as the primary system for moving people and goods within and through the city. Access is limited and managed on these roads to promote efficient through movement. Local streets and alleys provide access to individual properties. Access is managed on these roads to maintain safe maneuvering of vehicles in and out of properties and to allow safe through movements. If vehicular access and circulation are not properly designed, these roadways will be unable to accommodate the needs of development and serve their transportation function.

2. *Access Spacing Standards. Public street intersection and driveway spacing shall follow the standards in Table 15.505.R below. The Oregon Department of Transportation (ODOT) has jurisdiction of some roadways within the Newberg city limits, and ODOT access standards will apply on those roadways.*

Table 15.505.R. Access Spacing Standards

<i>Roadway Functional Classification</i>	<i>Area¹</i>	<i>Minimum Public Street Intersection Spacing (Feet)²</i>	<i>Driveway Setback from Intersecting Street³</i>
<i>Expressway</i>	<i>All</i>	<i>Refer to ODOT Access Spacing Standards</i>	<i>NA</i>
<i>Major arterial</i>	<i>Urban CBD</i>	<i>Refer to ODOT Access Spacing Standards</i>	
<i>Minor arterial</i>	<i>Urban CBD</i>	<i>500 200</i>	<i>150 100</i>
<i>Major collector</i>	<i>All</i>	<i>400</i>	<i>150</i>
<i>Minor collector</i>	<i>All</i>	<i>300</i>	<i>100</i>

¹ *“Urban” refers to intersections inside the city urban growth boundary outside the central business district (C-3 zone).*

“CBD” refers to intersections within the central business district (C-3 zone).

“All” refers to all intersections within the Newberg urban growth boundary.

² *Measured centerline to centerline.*

³ *The setback is based on the higher classification of the intersecting streets. Measured from the curb line of the intersecting street to the beginning of the driveway, excluding flares. If the driveway setback listed above would preclude a lot from having at least one driveway, including shared driveways or driveways on adjoining streets, one driveway is allowed as far from the intersection as possible.*

Finding: No new access is being proposed. These criteria are not applicable.

3. *Properties with Multiple Frontages. Where a property has frontage on more than one street, access shall be limited to the street with the lesser classification.*

Finding: This property does not have multiple frontages. Access will remain as it is on the property. This criterion does not apply.

4. *Driveways. More than one driveway is permitted on a lot accessed from either a minor collector or local street as long as there is at least 40 feet of lot frontage separating each driveway approach. More than one driveway is permitted on a lot accessed from a major collector as long as there is at least 100 feet of lot frontage separating each driveway approach.*

Finding: This property has one driveway. This criterion is not applicable.

5. *Alley Access. Where a property has frontage on an alley and the only other frontages are on collector or arterial streets, access shall be taken from the alley only. The review body may allow creation of an alley for access to lots that do not otherwise have frontage on a public street provided all of the following are met:*
 - a. *The review body finds that creating a public street frontage is not feasible.*
 - b. *The alley access is for no more than six dwellings and no more than six lots.*
 - c. *The alley has through access to streets on both ends.*
 - d. *One additional parking space over those otherwise required is provided for each dwelling. Where feasible, this shall be provided as a public use parking space adjacent to the alley.*

Finding: The applicant's property does not have alley access. These criteria are not applicable.

6. *Closure of Existing Accesses. Existing accesses that are not used as part of development or redevelopment of a property shall be closed and replaced with curbing, sidewalks, and landscaping, as appropriate.*

Finding: The accesses existing on this property are currently used. This criterion does not apply.

7. *Shared Driveways.*
 - a. *The number of driveways onto arterial streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The city shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes. Where there is an abutting developable property, a shared driveway shall be provided as appropriate. When shared driveways are required, they shall be stubbed to adjacent developable parcels to indicate future extension. "Stub" means that a driveway temporarily ends at the property line, but may be accessed or extended in the future as the adjacent parcel develops. "Developable" means that a parcel is either vacant or it is likely to receive additional development (i.e., due to infill or redevelopment potential).*

- b. *Access easements (i.e., for the benefit of affected properties) and maintenance agreements shall be recorded for all shared driveways, including pathways, at the time of final plat approval or as a condition of site development approval.*
- c. *No more than four lots may access one shared driveway.*
- d. *Shared driveways shall be posted as no parking fire lanes where required by the fire marshal.*
- e. *Where three lots or three dwellings share one driveway, one additional parking space over those otherwise required shall be provided for each dwelling. Where feasible, this shall be provided as a common use parking space adjacent to the driveway.*

Finding: The applicant is proposing a shared driveway on this property. The fire department standard calls for the shared driveway to be paved 20 feet wide. The preliminary plans submitted show a widened driveway that extends beyond the property frontage impacting an existing driveway serving the property to the south. The driveway widening shown on the preliminary plans is not acceptable. Due to constraints created by the proximity of the existing driveway adjacent to this site, a minimum width of 12 feet in the throat of the driveway will be acceptable. The proposed shared driveway pavement width will need to widen outside of the right-of-way to 20 feet wide and provide a turnaround for fire trucks. Because the applicant has not submitted construction plans for the proposed shared driveway and approach, the applicant is required to submit construction plans with permit submittals showing the driveway approach, including wings, to be within the 20-feet of the existing right-of-way frontage. The minimum width of the driveway throat is to be 12-feet. The shared driveway is to transition to a paved width of 20-feet on the private side of the right-of-way per fire department requirements.

The submitted plans show a proposed 20-foot-wide access and utility easement over the shared driveway. An additional existing 5-foot-wide driveway easement is shown on the south side of the shared driveway. The applicant has provided documentation for the existing 5-foot-wide driveway easement over the property to the south that is for the benefit of the applicant’s property. Because it is unclear if the proposed 20-foot-wide access and utility easement has been recorded, the proposed 20-foot-wide access and utility easement is to be recorded prior to approval of the final plat. This criterion will be met when the access and utility easement is recorded.

There is nothing in the written narrative or submitted plans regarding maintenance agreements for the shared driveway. Because no maintenance agreements have been made, maintenance agreements for the shared driveway will be required prior to approval of the final plat. This criterion will be met when the maintenance agreement is recorded.

Four lots are proposed to use the shared driveway as access. This requirement is met.

The submitted plans do not show the shared driveway with signs posted that no parking is allowed. Because the submitted plans do not show the shared driveway with signs posted “No Parking”, final plans showing the shared driveway with signs posted, “No Parking” will be required prior to building permit issuance. This criterion will be met when final plans showing the shared driveway with signs posted, “No Parking” are submitted.

- 8. *Frontage Streets and Alleys. The review body for a partition, subdivision, or design review may require construction of a frontage street to provide access to properties fronting an arterial or collector street.*

Finding: No frontage street is proposed. This criterion does not apply.

9. *ODOT or Yamhill County Right-of-Way. Where a property abuts an ODOT or Yamhill County right-of-way, the applicant for any development project shall obtain an access permit from ODOT or Yamhill County.*

Finding: The proposed development does not abut an ODOT or Yamhill County right-of-way. This criterion does not apply.

10. *Exceptions. The director may allow exceptions to the access standards above in any of the following circumstances:*
 - a. *Where existing and planned future development patterns or physical constraints, such as topography, parcel configuration, and similar conditions, prevent access in accordance with the above standards.*
 - b. *Where the proposal is to relocate an existing access for existing development, where the relocated access is closer to conformance with the standards above and does not increase the type or volume of access.*
 - c. *Where the proposed access results in safer access, less congestion, a better level of service, and more functional circulation, both on street and on site, than access otherwise allowed under these standards.*

Finding: The applicant is not requesting an exception. These criteria do not apply.

11. *Where an exception is approved, the access shall be as safe and functional as practical in the particular circumstance. The director may require that the applicant submit a traffic study by a registered engineer to show the proposed access meets these criteria.*

Finding: The applicant is not requesting an exception. These criteria do not apply.

S. *Public Walkways.*

1. *Projects subject to Type II design review, partition, or subdivision approval may be required to provide public walkways where necessary for public safety and convenience, or where necessary to meet the standards of this code. Public walkways are meant to connect cul-de-sacs to adjacent areas, to pass through oddly shaped or unusually long blocks, to provide for networks of public paths according to adopted plans, or to provide access to schools, parks or other community destinations or public areas. Where practical, public walkway easements and locations may also be used to accommodate public utilities.*
2. *Public walkways shall be located within a public access easement that is a minimum of 15 feet in width.*
3. *A walk strip, not less than 10 feet in width, shall be paved in the center of all public walkway easements. Such paving shall conform to*

specifications in the Newberg public works design and construction standards.

4. *Public walkways shall be designed to meet the Americans with Disabilities Act requirements.*
5. *Public walkways connecting one right-of-way to another shall be designed to provide as short and straight of a route as practical.*
6. *The developer of the public walkway may be required to provide a homeowners' association or similar entity to maintain the public walkway and associated improvements.*
7. *Lighting may be required for public walkways in excess of 250 feet in length.*
8. *The review body may modify these requirements where it finds that topographic, preexisting development, or similar constraints exist.*

Finding: No public walkway is proposed or required. These criteria do not apply.

- T. *Street Trees. Street trees shall be provided for all projects subject to Type II design review, partition, or subdivision. Street trees shall be installed in accordance with the provisions of NMC 15.420.010(B)(4).*

Finding: No frontage improvements other than the driveway and approach are required with this project. The newly created lots do not have street frontage and have access to S Blaine Street through a 20-foot-wide shared driveway easement. No street trees are being required with this project.

- U. *Street Lights. All developments shall include underground electric service, light standards, wiring and lamps for street lights according to the specifications and standards of the Newberg public works design and construction standards. The developer shall install all such facilities and make the necessary arrangements with the serving electric utility as approved by the city. Upon the city's acceptance of the public improvements associated with the development, the street lighting system, exclusive of utility-owned service lines, shall be and become property of the city unless otherwise designated by the city through agreement with a private utility.*

Finding: The frontage impacted by this development is not wide enough to include any additional street lighting. This criterion does not apply.

- V. *Transit Improvements. Development proposals for sites that include or are adjacent to existing or planned transit facilities, as shown in the Newberg transportation system plan or adopted local or regional transit plan, shall be required to provide any of the following, as applicable and required by the review authority:*
 1. *Reasonably direct pedestrian connections between the transit facility and building entrances of the site. For the purpose of this section, "reasonably direct" means a route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for users.*
 2. *A transit passenger landing pad accessible to disabled persons.*

3. *An easement of dedication for a passenger shelter or bench if such facility is in an adopted plan.*
4. *Lighting at the transit facility. [Ord. 2822 § 1 (Exh. A), 2-5-18; Ord. 2810 § 2 (Exhs. B, C), 12-19-16; Ord. 2763 § 1 (Exh. A § 19), 9-16-13; Ord. 2736 § 1 (Exh. A §§ 1, 3, 4), 3-21-11; Ord. 2619, 5-16-05; Ord. 2513, 8-2-99; Ord. 2507, 3-1-99; Ord. 2494, 4-6-98; Ord. 2451, 12-2-96. Code 2001 §§ 151.681, 151.683, 151.684 – 151.686, 151.689 – 151.692, 151.694, 151.695, 151.701 – 151.703, 151.705.]*

Finding: The applicant is not proposing transit improvements and the site is not adjacent to existing or planned transit facilities. This criterion does not apply.

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 proposed plans show new water services to the proposed lots. Because final plans have not been submitted, final plans that address requirements for water services outlined in the Public Works Design and Construction Standards will be required to be submitted with the Public Improvement Permit application. These criteria will be met if the aforementioned condition of approval is met.

- 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 applicant's submitted plans show a 1.5-inch wastewater force main for each building including the existing home. The submitted plans show these 5 force mains pumping into a manhole connected to the existing 15-inch PVC wastewater collection line in the east site of S Blaine Street. This connection will require boring and installation of a casing under the existing railroad tracks.

The narrative submitted describes the depth of the public line in S Blaine Street as too shallow for gravity flow from the proposed development. Grinder pumps are proposed for each new building as well as for the existing house which will be decommissioning an existing septic tank. Because final plans have not been submitted, final plans that address requirements outlined in the Public Works Design and Construction Standards and show the need for pumping the wastewater from the existing and proposed buildings will be required with the public improvement permit applications and prior to submitting for building permits. The applicant is to demonstrate why gravity services cannot be provided to each lot. Additionally, permission from the owner of the existing railroad will be required for crossing the existing railroad track for the proposed connection to the 15-inch PVC line in the east side of S Blaine Street.

The proposed grinder pump and force main for each building will take the place of private gravity service laterals. As such each system will be privately owned and maintained. Maintenance agreements will be required. Because maintenance agreements have not been submitted, maintenance agreements for each private grinder pump and force main will be required prior to issuance of building permits.

These criteria will be met when the aforementioned conditions of approval are met.

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. [Ord. 2810 § 2 (Exhs. B, C), 12-19-16.]

Finding: The submitted plans show the shared driveway covered by an access and utility easement. The plans also show proposed private utilities within the shared driveway. Because it is unclear if the proposed 20-foot-wide access and utility easement has been recorded, the proposed 20-foot-wide access and utility easement is to be recorded prior to approval of the final plat. This criterion will be met when the access and utility easement is recorded.

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.*
- D. Plan for Stormwater and Erosion Control.** *No construction of any facilities in a development included in subsection (B) of this section shall be permitted until an engineer registered in the State of Oregon prepares a stormwater report and erosion control plan for the project. This plan shall contain at a minimum:*
- 1. The methods to be used to minimize the amount of runoff, sedimentation, and pollution created from the development both during and after construction.*
 - 2. Plans for the construction of stormwater facilities and any other facilities that depict line sizes, profiles, construction specifications, and other such information as is necessary for the city to review the adequacy of the stormwater plans.*
 - 3. Design calculations shall be submitted for all drainage facilities. These drainage calculations shall be included in the stormwater report and shall be stamped by a licensed professional engineer in the State of Oregon. Peak design discharges shall be computed based upon the design criteria outlined in the public works design and construction standards for the city.*

Finding: The applicant has submitted a preliminary stormwater management memorandum. The submitted plans show all new impervious area for the private development draining to an extended dry detention basin located west of the existing house. The private extended dry detention basin is designed to drain at the top of bank of the existing tributary to Chehalem Creek. It is not clear from the plans that the top of bank identified is coincident with the stream corridor overlay boundary. Building a stormwater outfall within the boundary of the stream corridor overlay will require a wetland delineation. Impacts to the stream corridor are likely. Because a final stormwater report and final plans have not been submitted, a final stormwater report which includes an analysis of the impacts to the stream corridor and adjacent slope stability will be required prior to issuance of building permits.

The proposed project will require a City of Newberg Erosion Control Permit. Because the applicant as not provided documentation of an erosion and sedimentation control permit for the development site, the applicant will be required to obtain a City of Newberg Erosion Control Permit prior to any ground disturbing activity.

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

E. Development Standards. Development subject to this section shall be planned, designed, constructed, and maintained in compliance with the Newberg public works design and construction standards. [Ord. 2810 § 2 (Exhs. B, C), 12-19-16.]

Finding: The applicant has submitted a preliminary stormwater memorandum and preliminary storm drainage plans. Because the applicant has not provided a final stormwater management report or construction plans, the applicant will be required to provide a final stormwater management report and detailed construction plans that address requirements outlined in the Public Works Design and Construction Standards in accordance with NMC 13.25 Stormwater Management.

A private maintenance agreement for the stormwater facility will be required. Because a private maintenance agreement for the stormwater facility has not been recorded, the applicant will submit a private maintenance agreement for the onsite stormwater facility and have the approved agreement recorded.

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

Conclusion: The proposed partition application satisfies City standards and approval criteria and is approved subject to the attached conditions.

**Section III:
Conditions – File PAR21-0002 – 601 S Blaine Street Partition**

A. The Applicant must complete the following prior to applying for final plat approval:

- 1. Construction plans must be submitted for all infrastructure per the requirements below.**

General requirements for engineering permit:

The Public Works Design & Construction Standards require that the applicant submit engineered construction plans for review and approval of all utilities and public street improvements. Please note that additional Engineer Department plan review application and fees apply for review of plans. Submit any required easements for review and approval, and record approved easements. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved and all necessary permits have been obtained.

The plans must note the following:

15.400 Development Standards

1. Lot Requirements
 - a. All lot coverage and parking requirements will need to be addressed, reviewed, and met during the building permit review and reflect current code standards.
 - b. All front yard and interior yard setback requirements for Parcels 2 and 3 will need to be addressed, reviewed, and met at the time of building permit application and reflect current code standards.
2. Building and Site Design Standards
 - a. All building, and site design standards will need to be addressed, reviewed, and met at the time of building permit application and meet current code standards.
3. Underground Utility Installation
 - a. Final plans showing utilities installed underground will be required with permit applications.
4. Parking Requirements
 - a. All parking standards for Parcels 2 and 3 will need to be addressed, reviewed, and met during the building permit application process and reflect current code standards.

15.505. Public Improvement Standards

5. Permits
 - a. Public improvement permit(s) must be submitted, approved, and issued prior to building permits being issued.
 - b. The applicant will be required to obtain a City of Newberg Erosion Control Permit prior to any ground disturbing activity.

6. Shared Driveway:
 - a. The applicant is required to submit construction plans with permit submittals showing the driveway approach, including wings, to be within the 20-feet of the existing right-of-way frontage. The minimum width of the driveway throat is to be 12-feet. The shared driveway is to transition to a paved width of 20-feet on the private side of the right-of-way per fire department requirements.
 - b. The proposed 20-foot-wide access and utility easement is to be recorded prior to approval of the final plat.
 - c. Maintenance agreements for the shared driveway will be required prior to approval of the final plat.
 - d. Final plans showing the shared driveway with signs posted, “No Parking” will be required prior to building permit issuance.
7. Water Improvements
 - a. A fire flow test will need to be completed. These results need to be submitted with building permit applications to be reviewed by the Fire Marshall for approval.
 - b. Final plans that address requirements for water services outlined in the Public Works Design and Construction Standards will be required to be submitted with the Public Improvement Permit application.
8. Wastewater Improvements
 - a. Final plans that address requirements outlined in the Public Works Design and Construction Standards and show the need for pumping the wastewater from the existing and proposed buildings will be required with the public improvement permit applications and prior to submitting for building permits. The applicant is to demonstrate why gravity services cannot be provided to each lot. Additionally, permission from the owner of the existing railroad will be required for crossing the existing railroad track for the proposed connection to the 15-inch PVC line in the east side of S Blaine Street.
 - b. Maintenance agreements for each private grinder pump and force main will be required prior to issuance of building permits.
9. Utility Easements
 - a. The 20-foot and 5-foot access and utility easements will be recorded prior to approval of the final plat.
10. Stormwater:
 - a. A final stormwater report which includes an analysis of the impacts to the stream corridor and adjacent slope stability will be required prior to issuance of building permits.
 - b. The applicant will be required to provide a final stormwater management report and detailed construction plans that address requirements outlined in the Public Works Design and Construction Standards in accordance with NMC 13.25 Stormwater Management.
 - c. The applicant will submit a private maintenance agreement for the onsite stormwater facility and have the approved agreement recorded.

B. Final plat submission requirements and approval criteria: In accordance with NMC 15.235.07, final plats require review and approval by the director prior to recording with Yamhill County. The final plat submission requirements, approval criteria, and procedure are as follows:

1. Submission Requirements:

The applicant shall submit the final plat within two years, or as otherwise provided for in NMC 15.235.030. The format of the plat shall conform to ORS Chapter 92. The final plat application shall include the following items:

- a. Type I application form (Found either at City Hall or on the website – www.newbergoregon.gov in the Planning Forms section) with appropriate fees.
- b. Two preliminary copies of the plat are acceptable for review at the time of final plat application.
- c. Written response to any conditions of approval assigned to the land division.
- d. A title report for the property, current within six months of the final plat application date.
- e. Copies of any required dedications, easements, or other documents.
- f. Copies of all homeowner’s agreements, codes, covenants, and restrictions, or other bylaws, as applicable. This shall include documentation of the formation of a homeowner’s association, including but not limited to a draft homeowner’s association agreement regarding the maintenance of planter strips adjacent to the rear yard of proposed through lots.
- g. Copies of any required maintenance agreements for common property.
- h. A bond, as approved by the city engineer, for public infrastructure improvements, if the improvements are not substantially complete prior to the final plat.
- i. Any other item required by the city to meet the conditions of approval assigned to the land division.

- 2. Approval Process and Criteria.** By means of a Type I procedure, the director shall review and approve, or deny, the final plat application based on findings of compliance or noncompliance with the preliminary plat conditions of approval.

C. Filing and recording: In accordance with NMC 15.235.080, a new lot is not a legal lot for purposes of ownership (title), sale, lease, or development/land use until a final plat is recorded for the subdivision or partition containing the lot. The final plat filing and recording requirements are as follows:

- 1.** One original and one identical copy of the final plat for signature. The plat copies shall be printed on mylar, and must meet the requirements of the county recorders and county surveyor. The plat must contain a signature block for approval by city recorder and Community Development Director, in addition to other required signature blocks for county approval.

2. According to NMC 15.235.080, approval of final plat must be acknowledged and signed by the following:
 - a. Community Development Director
 - b. The County Assessor
 - c. The County Surveyor
 - d. The City Recorder
3. Filing Plat with County. Within 60 days of the city approval of the final plat, the applicant shall submit the final plat to Yamhill County for signatures of county officials as required by ORS Chapter 92.
4. Proof of Recording. Upon final recording with the county, the applicant shall submit to the city a paper copy of all sheets of the recorded final plat. This shall occur prior to the issuance of building permits for the newly created lots.
5. Prerequisites to Recording the Plat.
 - a. No plat shall be recorded unless all ad valorem taxes and all special assessments, fees, or other charges required by law to be placed on the tax roll have been paid in the manner provided by ORS Chapter 92;
 - b. No plat shall be recorded until the county surveyor approves it in the manner provided by ORS Chapter 92.

Development Notes:

1. **Postal Service:** The applicant shall submit plans to the Newberg Postmaster for approval of proposed mailbox delivery locations. Contact the Newberg Post Office for assistance at 503-554-8014.
2. **PGE:** PGE can provide electrical service to the project under terms of the current tariff which will involve developer expense and easements. Contact the Service & Design Supervisor, PGE, at 503-463-4348.
3. **Zipty:** The developer must coordinate trench/conduit requirements with Zipty. Contact the Engineering Division, Zipty, at 541-269-3375.
4. **Addresses:** The Planning Division will assign address for the new partition. Planning Division staff will send out notice of the new address after they receive a recorded copy of the final partition plat.

Attachment 1: Tentative Plat

Attachment 2: Application



TYPE II APPLICATION – LAND USE

RECEIVED

File #: PAR21-0002

NOV 24 2021

Initial: _____

TYPES – PLEASE CHECK ONE:

- Design review
- Tentative Plan for Partition
- Tentative Plan for Subdivision
- Type II Major Modification
- Variance _____
- Other: (Explain) _____

APPLICANT INFORMATION:

APPLICANT: Zone Holdings (Casey Bernard)
 ADDRESS: 375 SW VIEWMONT DRIVE, DUNDEE, OR 97115
 EMAIL ADDRESS: caseysbernard@yahoo.com
 PHONE: (503) 997-1608 MOBILE: _____ FAX: _____
 OWNER (if different from above): _____ PHONE: _____
 ADDRESS: _____
 ENGINEER/SURVEYOR: HBH Consulting Engineers, Inc. (Andrey Chernishov) PHONE: 503-554-9553
 ADDRESS: 501 E First Street, Newberg, OR 97132

GENERAL INFORMATION:

PROJECT NAME: 601 Blaine Street Partition PROJECT LOCATION: 601 S Blaine Street
 PROJECT DESCRIPTION/USE: Residential PROJECT VALUATION: _____
 MAP/TAX LOT NO. (i.e. 3200AB-400): 3219AC-4100 ZONE: R-3 SITE SIZE: 56,082 SQ. FT. ACRE
 COMP PLAN DESIGNATION: R-3 TOPOGRAPHY: Mostly flat with steep slopes on the west side
 CURRENT USE: Residential
 SURROUNDING USES:
 NORTH: R-1/R-3 Single Family SOUTH: R-3 Multi-family
 EAST: R-3 Single Family WEST: R-1 Single Family

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: Fees Public Notice Information 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:

- Design Reviewp. 12
- Partition Tentative Platp. 14
- Subdivision Tentative Platp. 17
- Variance Checklistp. 20

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.

[Signature] NOV 23 21 [Signature] NOV 23 21
 Applicant Signature Date Owner Signature Date
Lacey Bernard Lacey Bernard
 Print Name Print Name



Cash Register Receipt

City of Newberg

Receipt Number
R10599

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$1,210.00
PAR21-0002 Address: 601 S BLAINE ST APN: R3219AC 04100			\$1,210.00
TECHNOLOGY FEE			\$57.00
TECHNOLOGY FEE	01-0000-341006	0	\$57.00
TYPE II			\$1,153.00
PARTITION PRELIMINARY PLAT	01-0000-341003	3	\$1,153.00
TOTAL FEES PAID BY RECEIPT: R10599			\$1,210.00

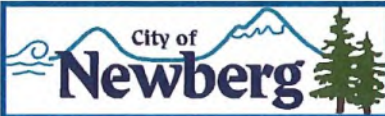
Date Paid: Wednesday, November 24, 2021

Paid By: ZONE HOLDINGS LLC

Cashier: MF

Pay Method: CHECK 5028





Cash Register Receipt
City of Newberg

Receipt Number
R10609

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$312.20
PAR21-0002 Address: 601 S BLAINE ST APN: R3219AC 04100			\$312.20
ADDITIONAL ENGINEERING DEPT LAND USE REVIEW FEES			\$296.71
SUBDIVISION, PARTITION & PUD REVIEW	36-8675-3090001	3	\$296.71
TECHNOLOGY FEE			\$15.49
TECHNOLOGY FEE	01-0000-341006	0	\$15.49
TOTAL FEES PAID BY RECEIPT: R10609			\$312.20

Date Paid: Tuesday, November 30, 2021

Paid By: ZONE HOLDINGS LLC

Cashier: BMGN

Pay Method: OTC CARD 263-01





Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132
503-537-1240, Fax 503-537-1272 www.newbergoregon.gov

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT IN YOUR NEIGHBORHOOD

A property owner in your neighborhood applied to the City of Newberg to divide one lot into three parcels. The lot sizes will be 37,780 SF, 9,491 SF, and 8,811 SF. Access for the lots will come from S Blaine Street via a new 25' wide driveway that will replace and merge the existing driveway accesses to tax lots 4000 and 4200. The existing home on the existing property will remain as-is. The two lots created directly west of tax lots 4000 and 4200 will become duplexes or single-family homes.

You are invited to take part in the City's review of this project by sending in your written comments. You may also request that the Planning Commission hold a hearing on the application. The applicable criteria used to decide on this application for preliminary partition plan approval are found in Newberg Development Code 15.235.050(A). For more details about giving comments, please see the back of this sheet.



APPLICANT: Zone Holdings
TELEPHONE: (503) 977-1608

PROPERTY OWNER: Casey & Shannon Bernard

LOCATION: 601 S Blaine Street

TAX LOT NUMBER: 3219AC-4100

We are mailing you information about this project because you own land within 500 feet of the proposed new lots. We invite you to send any written comments for or against the proposal within 14 days from the date this notice is mailed.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No.XX
City of Newberg
Community Development Department
PO Box 970
Newberg, OR 97132

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. If you have any questions about the project, you can call the Newberg Planning Division at 503- 537-1240.

All written comments must be turned in by 4:30 p.m. on 11/XX/2021.

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to decide on this application for a tentative partition plan is found in Newberg Development Code Section 15.235.040.

The Community Development Director will decide at the end of a 14-day comment period. If you send in written comments about this project, we will send you information about any decision made by the City relating to this project.

Date Mailed: 11/XX/2021

Land Use Notice

FILE # xx-xx

PROPOSAL: Divide one lot into three parcels

FOR FURTHER INFORMATION, CONTACT

City of Newberg
Community Development Department
414 E First Street
Phone: 503-537-1240

2'

3'



First American

Date of Production: 11/17/2021

TERMS AND CONDITIONS OF INFORMATION REPORTS

IMPORTANT - READ CAREFULLY: AN INFORMATION REPORT IS **NOT** AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THE INFORMATION REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE REQUESTOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THE INFORMATION REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN TITLE'S PRIOR WRITTEN CONSENT. FIRST AMERICAN TITLE DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION CONTAINED IN THE INFORMATION REPORT IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION THEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF AN INFORMATION REPORT, REQUESTOR AGREES THAT FIRST AMERICAN TITLE'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THE INFORMATION REPORT SHALL BE LIMITED TO THE GREATOR OF THE FEE CHARGED FOR THE INFORMATION REPORT OR \$15. REQUESTOR ACCEPTS THE INFORMATION REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN TITLE WOULD NOT HAVE ISSUED THE INFORMATION REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN TITLE MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF REQUESTOR'S USE OF THE INFORMATION CONTAINED IN THE INFORMATION REPORT.

R3219AD 13200
Soren Christensen
510 S Blaine St
Newberg, OR 97132

R3219AD 12500
Justin Wikler & Rachel Neville
410 E 5th St
Newberg, OR 97132

R3219AD 13300
Roger Liebenow
406 E 5th St
Newberg, OR 97132

R3219AD 11600
Cadd Helen R Surviving Cadd Living Trust
909 E Fulton St
Newberg, OR 97132

R3219AC 04700
Kevin Wessels
304 E 5th St
Newberg, OR 97132

R3219AC 05202
Hans Jensen
22330 NE Highway 240
Newberg, OR 97132

R3219AD 12600
Autumn Haile
509 S Howard St
Newberg, OR 97132

R3219AD 12700
Gwendolyn Gilbertson
513 S Howard St
Newberg, OR 97132

R3219AD 11500
Anthony & Wendy Vece
105 SW Spruce St
Dundee, OR 97115

R3219AD 11400
Dorothy Tarpley
512 S Howard St
Newberg, OR 97132

R3219AD 11300
Johanna Creech
17950 NW Brickstone Ln
Beaverton, OR 97006

R3219AC 04600
Robert & Mary Mcbee
308 E 5th St
Newberg, OR 97132

R3219AC 05905
Theodore & Paige Reuter
124 W Johanna Ct
Newberg, OR 97132

R3219AC 05913
Theodore & Paige Reuter
124 W Johanna Ct
Newberg, OR 97132

R3219AC 04000
Larry Cox
603 S Blaine St
Newberg, OR 97132

R3219AC 04400
Bruno Precciozzi & Arianne Reagor
509 S Blaine St
Newberg, OR 97132

R3219AD 13400
Sarah & Jason Harris
5136 SE 37th Ave
Portland, OR 97202

R3219AD 11700
Talia Bollard
506 E 5th St
Newberg, OR 97132

R3219AC 02500
Brad Holbrook & Fangyi Liao-Holbrook
301 E 5th St
Newberg, OR 97132

R3219AC 05600
Friends Of Chehalem House
Po Box 548
Newberg, OR 97132

R3219AC 05904
Timothy Schneider
101 W Johanna Ct
Newberg, OR 97132

R3219AC 05908
Robert & Lillian Ralstin
140 W Johanna Ct
Newberg, OR 97132

R3219DB 04602
Kennedy Reese C & Ruth U Kennedy
618 S Dayton Ave
Newberg, OR 97132

R3219AC 05912
Rea Andrew
100 W Johanna Ct
Newberg, OR 97132

R3219AC 05910
Theodore & Paige Reuter
124 W Johanna Ct
Newberg, OR 97132

R3219AC 06600
Troy & Jennifer Rossetti
515 S Dayton Ave
Newberg, OR 97132

R3219AC 04301
Schmidt Charles M & Fonda R (Trustees)
514 S Dayton Ave
Newberg, OR 97132

R3219AC 06800
Glen & Charlie Johnson
505 S Dayton Ave
Newberg, OR 97132

R3219AC 04100
Zone Holdings Llc
601 S Blaine St
Newberg, OR 97132

R3219DB 00100
Li Ren Equity Llc
13025 SW Allen Blvd
Beaverton, OR 97005

R3219DB 04204
Ronnie & Ruth Palmer
704 S Garfield St
Newberg, OR 97132

R3219DB 00500
David & Jonni Maben
309 E 8th St
Newberg, OR 97132

R3219DB 00670
Timothy & Laurel Mueller
Po Box 157
Carlton, OR 97111

R3219DB 00300
School District No 29
535 NE 5th St
Mcminnville, OR 97128

R3219AC 04900
Pamela Collier
210 E 5th St
Newberg, OR 97132

R3219AC 02700
Matthew Greensmith & Maggie
6002 SE Reedway St
Portland, OR 97206

R3219AC 05903
James & Heather Birchill
109 W Johanna Ct
Newberg, OR 97132

R3219AD 13000
Christopher Nielsen
403 E 6th St
Newberg, OR 97132

R3219DB 04201
Delmar & Darlene Washburn
10820 NE Stevenson Rd
Newberg, OR 97132

R3219DB 00200
Seronello Lee R & Ann J Seronello Lee R
14 Ridgetop Way
Napa, CA 94558

R3219DA 04200
School District No 29
535 NE 5th St
Mcminnville, OR 97128

R3219DA 04300
School District No 6
535 NE 5th St
Mcminnville, OR 97128

R3219AC 05702
Schmidt Charles M & Fonda R (Trustees)
514 S Dayton Ave
Newberg, OR 97132

R3219AC 05700
Shannon Morales & Ryan Johnson
508 S Dayton Ave
Newberg, OR 97132

R3219AC 06000
Timothy Thielen
606 S Dayton Ave
Newberg, OR 97132

R3219AC 06100
Andrea & Christopher Mooney
610 S Dayton Ave
Newberg, OR 97132

R3219AC 02800
Robert Brownell & Nancy Bradetich
309 E 5th St
Newberg, OR 97132

R3219DB 00690
Jose Baca
201 E 7th St
Newberg, OR 97132

R3219AC 05100
Mark Bartlett
202 E 5th St
Newberg, OR 97132

R3219AC 06700
Calum Hill & Dallas Malone
511 S Dayton Ave
Newberg, OR 97132

R3219AC 05901
Lilia Andrade
119 W Johanna Ct
Newberg, OR 97132

R3219DB 04203
David & Lisa Hirschfeldt
225 NW Brier Ave
Dundee, OR 97115

R3219AC 05902
Stewart & Laura Weed
115 W Johanna Ct
Newberg, OR 97132

R3219AC 05907
Monica Chapman
130 W Johanna Ct
Newberg, OR 97132

R3219DB 04691
David & Debby Thomas
733 S Garfield St
Newberg, OR 97132

R3219AD 11201
Delmer & Nicola Munroe
521 S School St
Newberg, OR 97132

R3219AD 11200
Delmer & Nicola Munroe
521 S School St
Newberg, OR 97132

R3219AD 11000
Candace Peterson
509 S School St
Newberg, OR 97132

R3219DB 00600
Jose Baca
2618 NW Hayes Rd
Woodland, WA 98674

R3219AC 06900
Jeff Schiedler
110 W 5th St
Newberg, OR 97132

R3219DB 04690
Holden New Berg Qozb Llc
5652 SW Northwood Ave
Portland, OR 97239

R3219AC 04500
Melissa Willey
314 E 5th St
Newberg, OR 97132

R3219AC 02801
Cole Austin & Katie Hubbard
10241 SW Evergreen Ct
Wilsonville, OR 97070

R3219DB 00680
Timothy & Laurel Mueller
Po Box 157
Carlton, OR 97111

R3219AC 04800
Greg Deutelbaum & Vanesa Orourke
300 E 5th St
Newberg, OR 97132

R3219AD 12900
Christopher & Yolanda Jones
405 E 6th St
Newberg, OR 97132

R3219AD 13100
Nathaniel Zahm & Jessica Matchett
512 S Blaine St
Newberg, OR 97132

R3219DB 04500
Thomas Birmingham Iii
117 W 8th St
Newberg, OR 97132

R3219AC 05900
Michael & Chennel Evans
131 W Johanna Ct
Newberg, OR 97132

R3219AC 05701
Jimmy & Kathie Morton
25153 NE Butteville Rd
Aurora, OR 97002

R3219AC 05909
Timothy & Laurel Mueller
Po Box 157
Carlton, OR 97111

R3219AC 06503
Rebecca Simpson & William Donovan
531 S Dayton Ave
Newberg, OR 97132

R3219DB 04200
Deborah Roberts
702 S Garfield St
Newberg, OR 97132

R3219AC 05000
Kerrie Allen
206 E 5th St
Newberg, OR 97132

R3219AC 02400
Engle Llc
211 E 5th St
Newberg, OR 97132

R3219DB 04605
Daniel Allenby & Heather Moriarty
614 S Dayton Ave
Newberg, OR 97132

R3219AC 08300
Keith & Evelyn Barnes
429 S Main St
Newberg, OR 97132

R3219AC 05201
Schmidt Charles M & Fonda R (Trustees
514 S Dayton Ave
Newberg, OR 97132

R3219AD 12300
Newberg City Of
535 NE 5th St
Mcminnville, OR 97128

R3219AD 12400
James & Gail Bonsey
501 S Howard St
Newberg, OR 97132

R3219AC 02600
Sergiy Barsukov
307 E 5th St
Newberg, OR 97132

R3219AC 05300
Joslyn & Keith Keating
116 E 5th St
Newberg, OR 97132

R3219AC 02401
Richard & Jessica Hughes
209 E 5th St
Newberg, OR 97132

R3219AC 04300
Patricia Doxtater
521 S Blaine St
Newberg, OR 97132

R3219DB 00400
Rigoberto & Lucia Garcia
705 S Blaine St
Newberg, OR 97132

R3219AD 11100
Daniel & Sarah Taylor
515 S School St
Newberg, OR 97132

R3219AC 05911
Harry Banister & Jennifer Dittmer
128 W Johanna Ct
Newberg, OR 97132

R3219AC 05906
Paul & Emily Bachand
120 W Johanna Ct
Newberg, OR 97132

R3219AC 02501
Vivian Archibald
215 E 5th St
Newberg, OR 97132

R3219AC 05500
Kenneth & Rhonda Marron
102 E 5th St
Newberg, OR 97132

R3219AC 05801

Hans Jensen
22330 NE Highway 240
Newberg, OR 97132

R3219AC 04200

Danny & Jo Russell
527 S Blaine St
Newberg, OR 97132

R3219AD 12800

Jerry & Linda Havener
521 S Howard St
Newberg, OR 97132

R3219AC 05400

Schmidt Charles M & Fonda R Schmidt
112 E 5th St
Newberg, OR 97132

R3219AC 02300

Norven Hilger
201 E 5th St
Newberg, OR 97132

R3219AC 02100

Ronda Arbogast & Frank Measel
107 E 5th St
Newberg, OR 97132

R3219AC 02203

SIGMUND HOLDINGS LLC
Po Box 3189
Newberg, OR 97132

R3219AC 02202

BLACK SHEEP CONSTRUCTION LLC
16340 Ne Yamhill Rd
Yamhill, OR 97148

R3219AC 02200

Frank Measel & Ronda Arbogast
107 E 5th St
Newberg, OR 97132

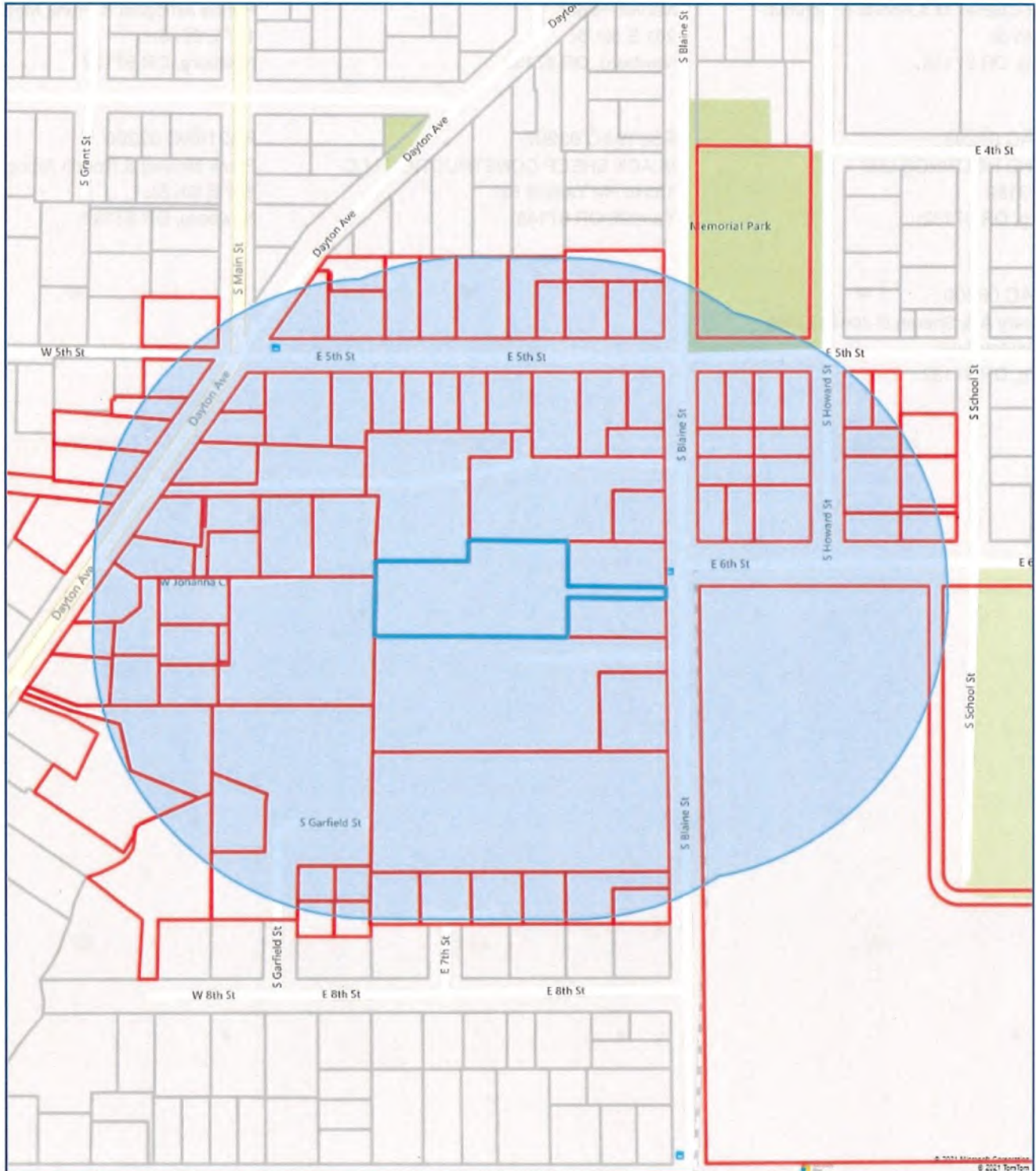
R3219AC 06500

Jones Gary A & Sheran D Jones Living
521 S Dayton Ave
Newberg, OR 97132



500 ft Buffer

601 S Blaine St, Newberg, OR 97132
Report Generated: 11/17/2021



The present data and maps are intended for informational purposes only. Some information has been procured from third-party sources and has not been independently verified. Individual parts are owned by their respective copyright owners and not by First American. First American Title Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions.



First American Title™

Customer Service Department

Phone: 503.219.8746(TRIO)

Email: cs.oregon@firstam.com

Report Generated: 11/17/2021

Ownership

Legal Owner(s): Zone Holdings Llc

Site Address: 601 S Blaine St Newberg, OR 97132

Mailing Address: 601 S Blaine St Newberg, OR 97132

Parcel #: R3219AC 04100

APN: 50358

County: Yamhill

Property Characteristics

Bedrooms: 3

Total Bathrooms: 2

Full Bathrooms: 2

Half Bathrooms: 0

Units: 0

Stories: 1.00

Fire Place: Y

Air Conditioning:

Heating Type: Baseboard

Electric Type:

Year Built: 1968

Building SqFt: 1581

First Floor SqFt: 1581

Basement Sqft: 0

Basment Type:

Lot SqFt: 54450

Lot Acres: 1.25

Roof Type: Composition

Roof Shape: GABLE

Porch Type:

Building Style:

Garage: Attached Garage

Garage SqFt: 441

Parking Spots: 2

Pool:

Property Information

Land Use: RESIDENTIAL

Improvement Type: Single Family Residential

Legal Description: SEE METES & BOUNDS

Zoning: R-3

School District: Newberg School

Neighborhood:

Subdivision:

Assessor & Tax

Market Land: \$434,584

Market Total: \$584,468

Market Structure: \$149,884

Assessed Total: \$254,206

Taxes: \$3,765.58

% Improved: 26

Levy Code:

Millage Rate:

Sale History

Last Sale Date: 11/14/2019

Prior Sale Date:

Doc #: 201916593

Prior Doc #:

Last Sale Price: \$327,500

Prior Sale Price: \$0

Mortgage

1st Mortgage Date: 11/14/2019

1st Mortgage Type:

2nd Mortgage Type:

Doc #: 201916594

1st Mortgage Lender: Veristone Mortgage Llc

1st Mortgage: \$0

2nd Mortgage: \$0

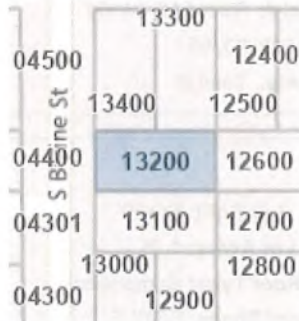
First American Title Insurance Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction.

<https://www.homejunction.com/> School information is copyrighted and provided by GreatSchools.org. <https://www.greatschools.org>



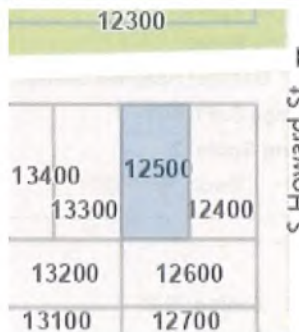
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



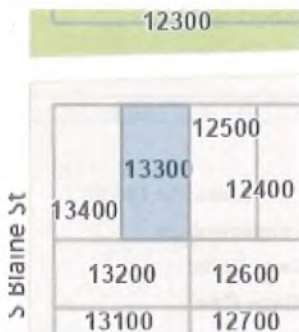
Legal Owner: Soren Christensen
Site Address: 510 S Blaine St Newberg, OR 97132
Mailing Address: 510 S Blaine St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 866 **Lot Acres:** 0.12
Year Built: 1965
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 13200

APN: 50330
Ref Parcel #: R3219AD 13200
Taxes: \$1,921.32
Market Value: \$256,396
Assessed Value: \$129,704
Sales Price: \$169,500
Transfer Date: 3/18/2014



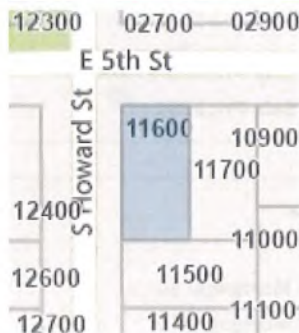
Legal Owner: Justin Wikler & Rachel Neville
Site Address: 410 E 5th St Newberg, OR 97132
Mailing Address: 410 E 5th St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,284 **Lot Acres:** 0.12
Year Built: 1962
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 12500

APN: 50009
Ref Parcel #: R3219AD 12500
Taxes: \$2,296.42
Market Value: \$262,931
Assessed Value: \$155,026
Sales Price: \$434,900
Transfer Date: 7/23/2021



Legal Owner: Roger Liebenow
Site Address: 406 E 5th St Newberg, OR 97132
Mailing Address: 406 E 5th St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,008 **Lot Acres:** 0.12
Year Built: 1914
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 49995
Ref Parcel #: R3219AD 13300
Taxes: \$1,695.70
Market Value: \$255,896
Assessed Value: \$114,473
Sales Price: \$0
Transfer Date:



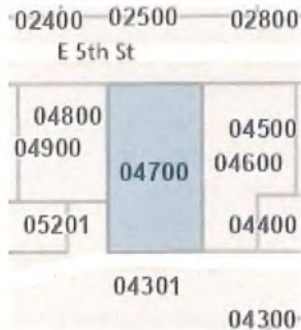
Legal Owner: Cadd Helen R Surviving Cadd Living Trust
Site Address: 502 E 5th St Newberg, OR 97132
Mailing Address: 909 E Fulton St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 1,596 **Lot Acres:** 0.12
Year Built: 1946
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 11600 LOT 11 BLOCK 4

APN: 54014
Ref Parcel #: R3219AD 11600
Taxes: \$2,598.41
Market Value: \$274,852
Assessed Value: \$175,413
Sales Price: \$0
Transfer Date:



First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



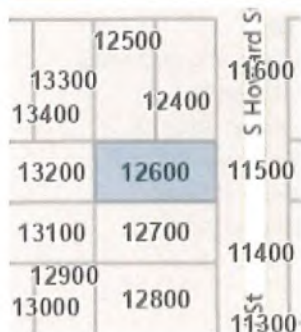
Legal Owner: Kevin Wessels
Site Address: 304 E 5th St Newberg, OR 97132
Mailing Address: 304 E 5th St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,495 **Lot Acres:** 0.29
Year Built: 1963
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 04700

APN: 50429
Ref Parcel #: R3219AC 04700
Taxes: \$3,002.85
Market Value: \$354,438
Assessed Value: \$202,716
Sales Price: \$60,000
Transfer Date: 4/28/2006



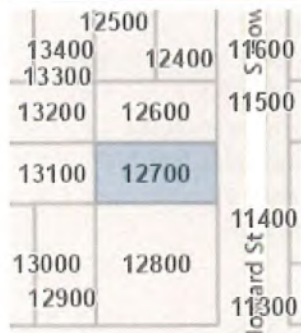
Legal Owner: Hans Jensen
Site Address: No Site Address Newberg, OR 97132
Mailing Address: 22330 NE Highway 240 Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 0.01
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05202

APN: 504199
Ref Parcel #: R3219AC 05202
Taxes: \$5.98
Market Value: \$582
Assessed Value: \$404
Sales Price: \$0
Transfer Date:



Legal Owner: Autumn Haile
Site Address: 509 S Howard St Newberg, OR 97132
Mailing Address: 509 S Howard St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 732 **Lot Acres:** 0.12
Year Built: 1910
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 50045
Ref Parcel #: R3219AD 12600
Taxes: \$1,397.72
Market Value: \$238,946
Assessed Value: \$94,357
Sales Price: \$315,000
Transfer Date: 1/21/2021



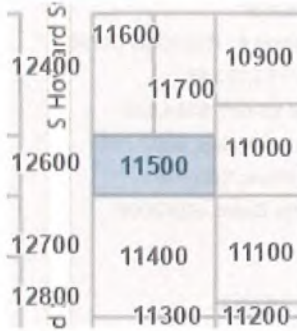
Legal Owner: Gwendolyn Gilbertson
Site Address: 513 S Howard St Newberg, OR 97132
Mailing Address: 513 S Howard St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 2,016 **Lot Acres:** 0.12
Year Built: 1910
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 12700

APN: 50063
Ref Parcel #: R3219AD 12700
Taxes: \$2,767.90
Market Value: \$278,047
Assessed Value: \$186,855
Sales Price: \$95,213
Transfer Date: 7/31/2007



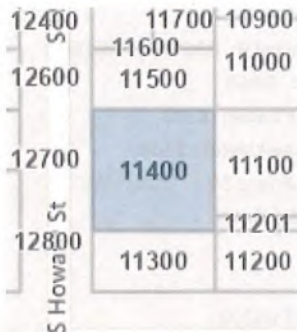
First American Title™

Customer Service Department
 Phone: 503.219.8746(TRIO)
 Email: cs.oregon@firstam.com
 Report Generated: 11/17/2021



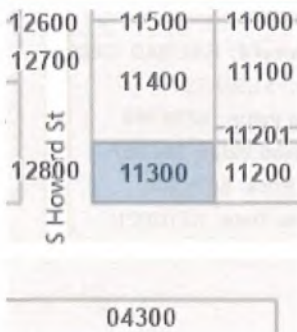
Legal Owner: Anthony & Wendy Vece
Site Address: 508 S Howard St Newberg, OR 97132
Mailing Address: 105 SW Spruce St Dundee, OR 97115
Bedrooms: 2
Bathrooms: 1
Building SqFt: 943 **Lot Acres:** 0.12
Year Built: 1925
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 11500 LOT 10 BLOCK 4

APN: 54005
Ref Parcel #: R3219AD 11500
Taxes: \$1,338.75
Market Value: \$236,131
Assessed Value: \$90,376
Sales Price: \$110,500
Transfer Date: 9/28/2012



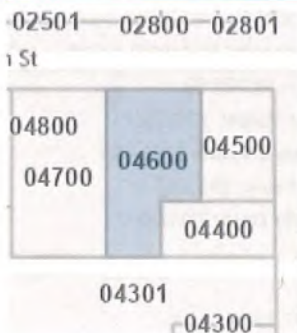
Legal Owner: Dorothy Tarpley
Site Address: 512 S Howard St Newberg, OR 97132
Mailing Address: 512 S Howard St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 2
Building SqFt: 1,188 **Lot Acres:** 0.23
Year Built: 1974
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 11400 LOT 8 AND 9

APN: 53998
Ref Parcel #: R3219AD 11400
Taxes: \$4,625.32
Market Value: \$469,660
Assessed Value: \$312,245
Sales Price: \$0
Transfer Date:



Legal Owner: Johanna Creech
Site Address: 503 E 6th St Newberg, OR 97132
Mailing Address: 17950 NW Brickstone Ln Beaverton, OR
Bedrooms: 2
Bathrooms: 1
Building SqFt: 920 **Lot Acres:** 0.12
Year Built: 1950
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 7 - BLOCK 4 IN EDWARDS SECOND ADDITION

APN: 53989
Ref Parcel #: R3219AD 11300
Taxes: \$1,841.88
Market Value: \$249,590
Assessed Value: \$124,341
Sales Price: \$169,900
Transfer Date: 5/31/2006



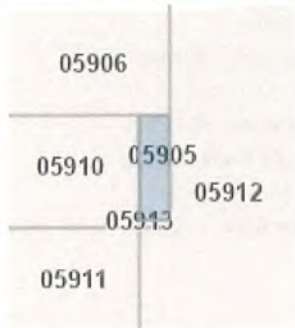
Legal Owner: Robert & Mary Mcbee
Site Address: 308 E 5th St Newberg, OR 97132
Mailing Address: 308 E 5th St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,417 **Lot Acres:** 0.25
Year Built: 1997
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 04600

APN: 50410
Ref Parcel #: R3219AC 04600
Taxes: \$3,791.90
Market Value: \$434,184
Assessed Value: \$255,983
Sales Price: \$0
Transfer Date:



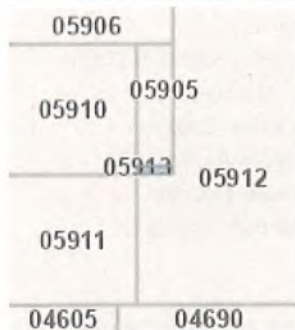
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



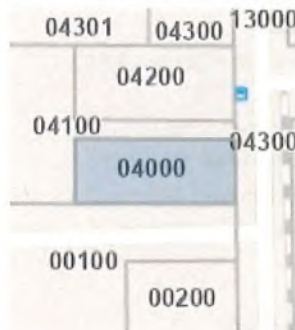
Legal Owner: Theodore & Paige Reuter
Site Address: No Site Address Newberg, OR 97132
Mailing Address: 124 W Johanna Ct Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 0.03
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05905

APN: 505543
Ref Parcel #: R3219AC 05905
Taxes: \$75.36
Market Value: \$5,172
Assessed Value: \$5,172
Sales Price: \$110,000
Transfer Date: 5/29/2008



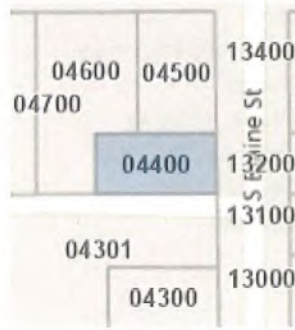
Legal Owner: Theodore & Paige Reuter
Site Address: No Site Address Newberg, OR 97132
Mailing Address: 124 W Johanna Ct Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 0.00
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05913

APN: 538735
Ref Parcel #: R3219AC 05913
Taxes: \$7.06
Market Value: \$485
Assessed Value: \$485
Sales Price: \$229,000
Transfer Date: 3/26/2013



Legal Owner: Larry Cox
Site Address: 603 S Blaine St Newberg, OR 97132
Mailing Address: 603 S Blaine St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 1,692 **Lot Acres:** 0.28
Year Built: 1992
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 50349
Ref Parcel #: R3219AC 04000
Taxes: \$4,820.55
Market Value: \$487,806
Assessed Value: \$325,425
Sales Price: \$478,000
Transfer Date: 2/7/2020



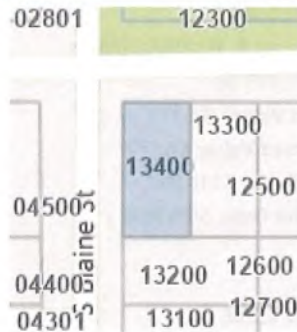
Legal Owner: Bruno Preciozzi & Arianne Reagor
Site Address: 509 S Blaine St Newberg, OR 97132
Mailing Address: 509 S Blaine St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,219 **Lot Acres:** 0.12
Year Built: 1996
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 04400

APN: 50385
Ref Parcel #: R3219AC 04400
Taxes: \$2,736.16
Market Value: \$328,349
Assessed Value: \$184,712
Sales Price: \$214,000
Transfer Date: 1/15/2015



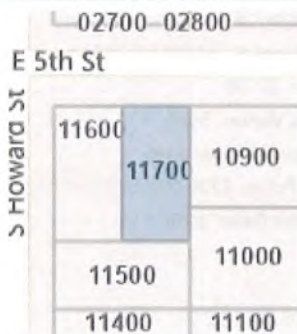
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



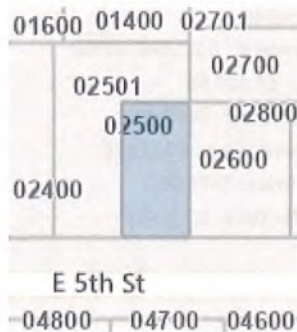
Legal Owner: Sarah & Jason Harris
Site Address: 400 E 5th St Newberg, OR 97132
Mailing Address: 5136 SE 37th Ave Portland, OR 97202
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,200 **Lot Acres:** 0.12
Year Built: 1908
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 49977
Ref Parcel #: R3219AD 13400
Taxes: \$1,716.13
Market Value: \$241,344
Assessed Value: \$115,852
Sales Price: \$338,000
Transfer Date: 11/2/2020



Legal Owner: Talia Bollard
Site Address: 506 E 5th St Newberg, OR 97132
Mailing Address: 506 E 5th St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 2.5
Building SqFt: 1,327 **Lot Acres:** 0.12
Year Built: 1927
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 11700 LOT 11 BLOCK 4

APN: 54023
Ref Parcel #: R3219AD 11700
Taxes: \$1,844.59
Market Value: \$262,811
Assessed Value: \$124,524
Sales Price: \$275,000
Transfer Date: 7/27/2017



Legal Owner: Brad Holbrook & Fangyi Liao-Holbrook
Site Address: 301 E 5th St Newberg, OR 97132
Mailing Address: 301 E 5th St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,024 **Lot Acres:** 0.12
Year Built: 1974
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 02500

APN: 49851
Ref Parcel #: R3219AC 02500
Taxes: \$2,247.24
Market Value: \$268,701
Assessed Value: \$151,706
Sales Price: \$182,800
Transfer Date: 8/18/2014



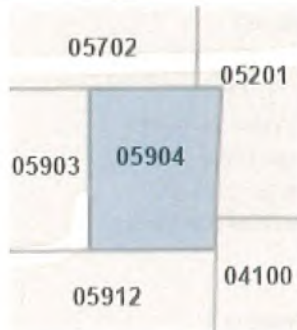
Legal Owner: Friends Of Chehalem House
Site Address: 100 E 5th St Newberg, OR 97132
Mailing Address: Po Box 548 Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,500 **Lot Acres:** 0.09
Year Built: 1900
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 50615
Ref Parcel #: R3219AC 05600
Taxes: \$0.00
Market Value: \$293,144
Assessed Value: \$123,478
Sales Price: \$0
Transfer Date:



First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



Legal Owner: Timothy Schneider
Site Address: 101 W Johanna Ct Newberg, OR 97132
Mailing Address: 101 W Johanna Ct Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 3,684 **Lot Acres:** 0.37
Year Built: 1997
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 5 IN CRISMAN ESTATES

APN: 505540
Ref Parcel #: R3219AC 05904
Taxes: \$5,531.24
Market Value: \$527,325
Assessed Value: \$373,402
Sales Price: \$0
Transfer Date:



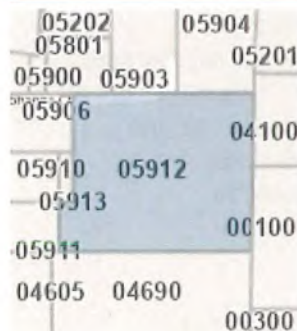
Legal Owner: Robert & Lillian Ralstin
Site Address: 140 W Johanna Ct Newberg, OR 97132
Mailing Address: 140 W Johanna Ct Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,664 **Lot Acres:** 0.18
Year Built: 1996
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 9 IN CRISMAN ESTATES

APN: 505552
Ref Parcel #: R3219AC 05908
Taxes: \$3,163.92
Market Value: \$363,726
Assessed Value: \$240,817
Sales Price: \$0
Transfer Date: 9/8/2020



Legal Owner: Kennedy Reese C & Ruth U Kennedy Family Trust
Site Address: 618 S Dayton Ave Newberg, OR 97132
Mailing Address: 618 S Dayton Ave Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 0.93
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR D QQTR B TAXLOT 04602

APN: 56414
Ref Parcel #: R3219DB 04602
Taxes: \$1,651.20
Market Value: \$305,437
Assessed Value: \$111,469
Sales Price: \$0
Transfer Date:



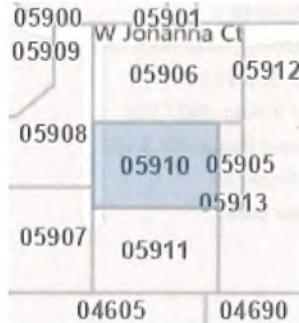
Legal Owner: Rea Andrew
Site Address: 100 W Johanna Ct Newberg, OR 97132
Mailing Address: 100 W Johanna Ct Newberg, OR 97132
Bedrooms: 4
Bathrooms: 3
Building SqFt: 2,638 **Lot Acres:** 1.37
Year Built: 1963
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05912

APN: 528985
Ref Parcel #: R3219AC 05912
Taxes: \$7,015.91
Market Value: \$591,972
Assessed Value: \$473,629
Sales Price: \$352,000
Transfer Date: 4/21/2017



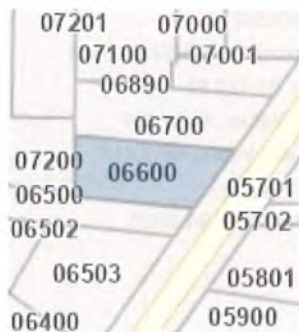
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



Legal Owner: Theodore & Paige Reuter
Site Address: 124 W Johanna Ct Newberg, OR 97132
Mailing Address: 124 W Johanna Ct Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,546 **Lot Acres:** 0.17
Year Built: 2012
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05910

APN: 508087
Ref Parcel #: R3219AC 05910
Taxes: \$3,436.15
Market Value: \$404,275
Assessed Value: \$231,967
Sales Price: \$285,982
Transfer Date: 9/2/2015



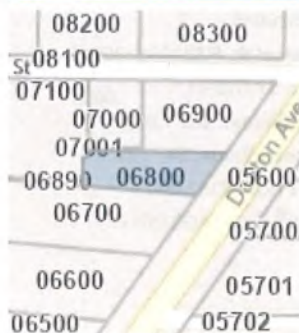
Legal Owner: Troy & Jennifer Rossetti
Site Address: 515 S Dayton Ave Newberg, OR 97132
Mailing Address: 515 S Dayton Ave Newberg, OR 97132
Bedrooms: 2
Bathrooms: 2
Building SqFt: 1,000 **Lot Acres:** 0.22
Year Built: 1947
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 06600 LOT 26

APN: 51213
Ref Parcel #: R3219AC 06600
Taxes: \$2,385.23
Market Value: \$344,678
Assessed Value: \$161,022
Sales Price: \$200,000
Transfer Date: 8/31/2006



Legal Owner: Schmidt Charles M & Fonda R (Trustees Of)
Site Address: Schmidt Charles M
Mailing Address: 514 S Dayton Ave Newberg, OR 97132
Bedrooms: 4
Bathrooms: 3
Building SqFt: 4,010 **Lot Acres:** 1.07
Year Built: 1986
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 04301

APN: 408543
Ref Parcel #: R3219AC 04301
Taxes: \$7,171.04
Market Value: \$808,118
Assessed Value: \$484,101
Sales Price: \$0
Transfer Date:



Legal Owner: Glen & Charlie Johnson
Site Address: 505 S Dayton Ave Newberg, OR 97132
Mailing Address: 505 S Dayton Ave Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 864 **Lot Acres:** 0.10
Year Built: 1952
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 06800 LOT 27

APN: 51231
Ref Parcel #: R3219AC 06800
Taxes: \$1,435.95
Market Value: \$215,930
Assessed Value: \$96,938
Sales Price: \$0
Transfer Date:



First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



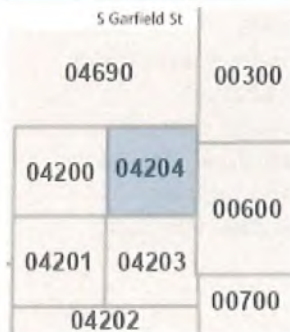
Legal Owner: Zone Holdings Llc
Site Address: 601 S Blaine St Newberg, OR 97132
Mailing Address: 601 S Blaine St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,581 **Lot Acres:** 1.25
Year Built: 1968
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 50358
Ref Parcel #: R3219AC 04100
Taxes: \$3,765.58
Market Value: \$584,468
Assessed Value: \$254,206
Sales Price: \$327,500
Transfer Date: 11/14/2019



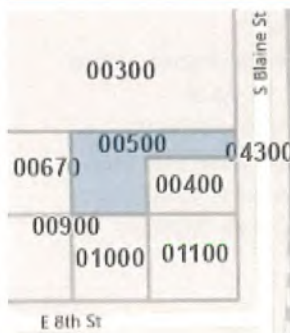
Legal Owner: Li Ren Equity Llc
Site Address: 611 S Blaine St Newberg, OR 97132
Mailing Address: 13025 SW Allen Blvd Beaverton, OR 97005
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 1.98
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR D QQTR B TAXLOT 00100

APN: 54684
Ref Parcel #: R3219DB 00100
Taxes: \$35,873.98
Market Value: \$3,571,200
Assessed Value: \$2,421,774
Sales Price: \$2,030,000
Transfer Date: 5/8/2014



Legal Owner: Ronnie & Ruth Palmer
Site Address: 704 S Garfield St Newberg, OR 97132
Mailing Address: 704 S Garfield St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,188 **Lot Acres:** 0.09
Year Built: 1997
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR D QQTR B TAXLOT 04204

APN: 509077
Ref Parcel #: R3219DB 04204
Taxes: \$2,798.12
Market Value: \$222,538
Assessed Value: \$188,895
Sales Price: \$0
Transfer Date:



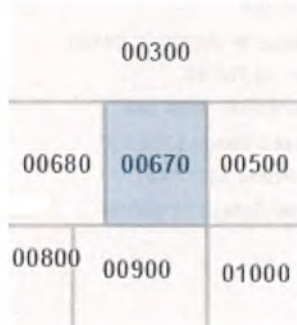
Legal Owner: David & Jonni Maben
Site Address: S Blaine St Newberg, OR 97132
Mailing Address: 309 E 8th St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 0.25
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR D QQTR B TAXLOT 00500

APN: 54764
Ref Parcel #: R3219DB 00500
Taxes: \$789.03
Market Value: \$269,940
Assessed Value: \$53,266
Sales Price: \$0
Transfer Date:



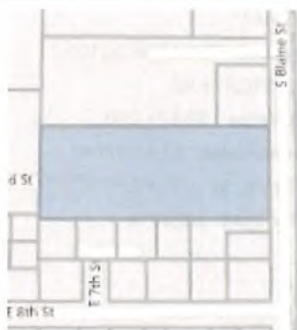
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



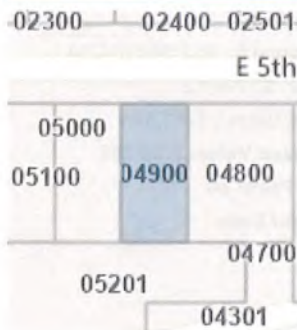
Legal Owner: Timothy & Laurel Mueller
Site Address: 109 E 7th St Newberg, OR 97132
Mailing Address: Po Box 157 Carlton, OR 97111
Bedrooms: 4
Bathrooms: 2
Building SqFt: 1,566 **Lot Acres:** 0.16
Year Built: 1970
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR D QQTR B TAXLOT 00670

APN: 54782
Ref Parcel #: R3219DB 00670
Taxes: \$1,446.97
Market Value: \$312,658
Assessed Value: \$97,682
Sales Price: \$0
Transfer Date:



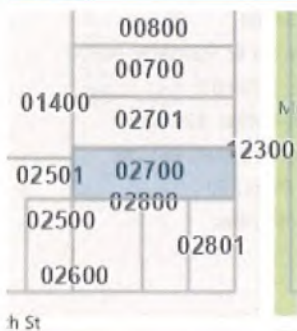
Legal Owner: School District No 29
Site Address: 703 S Blaine St Newberg, OR 97132
Mailing Address: 535 NE 5th St McMinnville, OR 97128
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 2.56
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR D QQTR B TAXLOT 00300

APN: 54746
Ref Parcel #: R3219DB 00300
Taxes: \$0.00
Market Value: \$888,820
Assessed Value: \$422,113
Sales Price: \$0
Transfer Date:



Legal Owner: Pamela Collier
Site Address: 210 E 5th St Newberg, OR 97132
Mailing Address: 210 E 5th St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,103 **Lot Acres:** 0.12
Year Built: 1909
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 50456
Ref Parcel #: R3219AC 04900
Taxes: \$2,221.42
Market Value: \$267,054
Assessed Value: \$149,963
Sales Price: \$222,000
Transfer Date: 11/13/2019



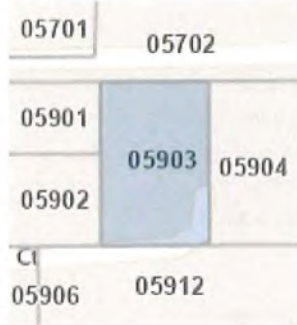
Legal Owner: Matthew Greensmith & Maggie Young-Greensmith
Site Address: 6002 SE Reedway St Portland, OR 97206
Mailing Address: 6002 SE Reedway St Portland, OR 97206
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,040 **Lot Acres:** 0.22
Year Built: 1991
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 02700

APN: 49940
Ref Parcel #: R3219AC 02700
Taxes: \$2,853.24
Market Value: \$304,457
Assessed Value: \$192,616
Sales Price: \$170,000
Transfer Date: 3/30/2010



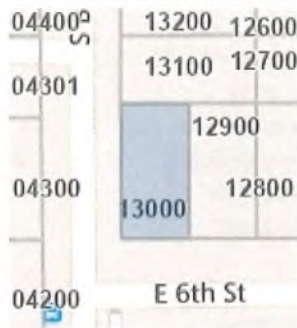
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



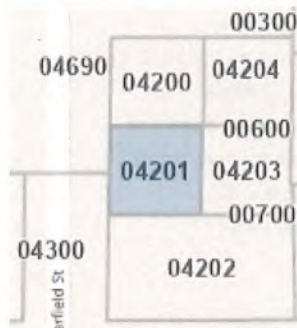
Legal Owner: James & Heather Birchill
Site Address: 109 W Johanna Ct Newberg, OR 97132
Mailing Address: 109 W Johanna Ct Newberg, OR 97132
Bedrooms: 3
Bathrooms: 3
Building SqFt: 2,397 **Lot Acres:** 0.31
Year Built: 1997
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05903 LOT 4

APN: 505537
Ref Parcel #: R3219AC 05903
Taxes: \$4,542.53
Market Value: \$507,090
Assessed Value: \$329,345
Sales Price: \$523,000
Transfer Date: 10/22/2020



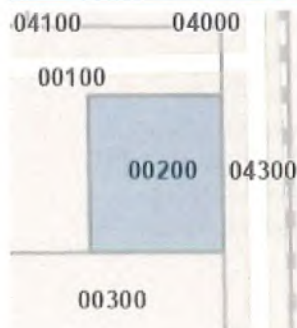
Legal Owner: Christopher Nielsen
Site Address: 403 E 6th St Newberg, OR 97132
Mailing Address: 403 E 6th St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 672 **Lot Acres:** 0.12
Year Built: 1946
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 13000

APN: 50312
Ref Parcel #: R3219AD 13000
Taxes: \$1,541.98
Market Value: \$236,908
Assessed Value: \$104,096
Sales Price: \$0
Transfer Date:



Legal Owner: Delmar & Darlene Washburn
Site Address: 706 S Garfield St Newberg, OR 97132
Mailing Address: 10820 NE Stevenson Rd Newberg, OR
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,080 **Lot Acres:** 0.09
Year Built: 1998
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR D QQTR B TAXLOT 04201

APN: 501829
Ref Parcel #: R3219DB 04201
Taxes: \$2,802.88
Market Value: \$210,652
Assessed Value: \$189,216
Sales Price: \$0
Transfer Date:



Legal Owner: Seronello Lee R & Ann J Seronello Lee R & Ann
Site Address: J Family Trust
Mailing Address: 14 Ridgetop Way Napa, CA 94558
Bedrooms: 8
Bathrooms: 4
Building SqFt: 1,920 **Lot Acres:** 0.39
Year Built: 1970
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR D QQTR B TAXLOT 00200

APN: 54728
Ref Parcel #: R3219DB 00200
Taxes: \$4,959.90
Market Value: \$433,467
Assessed Value: \$334,832
Sales Price: \$334,850
Transfer Date: 6/8/2005



First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



Legal Owner: School District No 29
Site Address: 715 E 5th St Newberg, OR 97132
Mailing Address: 535 NE 5th St McMinnville, OR 97128
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 14.28
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR D QQTR A TAXLOT 04200

APN: 56272
Ref Parcel #: R3219DA 04200
Taxes: \$0.00
Market Value: \$0
Assessed Value: \$0
Sales Price: \$0
Transfer Date:



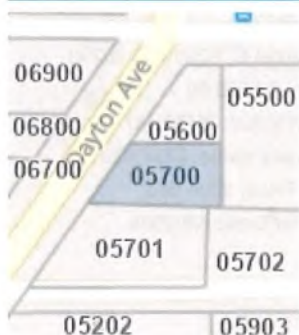
Legal Owner: School District No 6
Site Address: No Site Address Newberg, OR 97132
Mailing Address: 535 NE 5th St McMinnville, OR 97128
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 13.81
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR D QQTR A TAXLOT 04300

APN: 56281
Ref Parcel #: R3219DA 04300
Taxes: \$0.00
Market Value: \$0
Assessed Value: \$0
Sales Price: \$0
Transfer Date:



Legal Owner: Schmidt Charles M & Fonda R (Trustees Of)
Site Address: Schmidt Charles M
Mailing Address: 514 S Dayton Ave Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 0.51
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05702

APN: 482566
Ref Parcel #: R3219AC 05702
Taxes: \$618.98
Market Value: \$180,844
Assessed Value: \$41,786
Sales Price: \$0
Transfer Date:



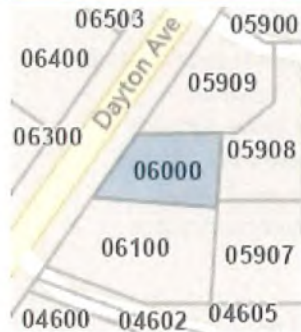
Legal Owner: Shannon Morales & Ryan Johnson
Site Address: 508 S Dayton Ave Newberg, OR 97132
Mailing Address: 508 S Dayton Ave Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,020 **Lot Acres:** 0.13
Year Built: 1973
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05700

APN: 50624
Ref Parcel #: R3219AC 05700
Taxes: \$2,282.12
Market Value: \$278,327
Assessed Value: \$154,061
Sales Price: \$312,000
Transfer Date: 8/3/2018



First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



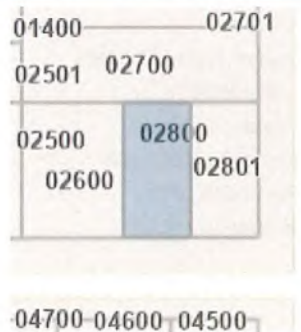
Legal Owner: Timothy Thielen
Site Address: 606 S Dayton Ave Newberg, OR 97132
Mailing Address: 606 S Dayton Ave Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 903 **Lot Acres:** 0.13
Year Built: 1951
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 06000

APN: 50740
Ref Parcel #: R3219AC 06000
Taxes: \$1,903.94
Market Value: \$247,734
Assessed Value: \$128,531
Sales Price: \$106,000
Transfer Date: 4/17/2012



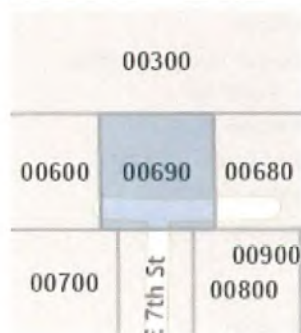
Legal Owner: Andrea & Christopher Mooney
Site Address: 610 S Dayton Ave Newberg, OR 97132
Mailing Address: 610 S Dayton Ave Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,452 **Lot Acres:** 0.24
Year Built: 1950
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 06100

APN: 50759
Ref Parcel #: R3219AC 06100
Taxes: \$2,653.74
Market Value: \$341,825
Assessed Value: \$179,148
Sales Price: \$192,900
Transfer Date: 8/16/2013



Legal Owner: Robert Brownell & Nancy Bradetich
Site Address: 309 E 5th St Newberg, OR 97132
Mailing Address: 309 E 5th St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,040 **Lot Acres:** 0.12
Year Built: 1992
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 02800

APN: 49959
Ref Parcel #: R3219AC 02800
Taxes: \$2,478.36
Market Value: \$275,166
Assessed Value: \$167,309
Sales Price: \$175,000
Transfer Date: 7/11/2014



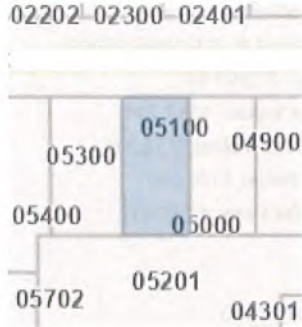
Legal Owner: Jose Baca
Site Address: 201 E 7th St Newberg, OR 97132
Mailing Address: 201 E 7th St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 1,566 **Lot Acres:** 0.19
Year Built: 1970
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR D QQTR B TAXLOT 00690

APN: 54817
Ref Parcel #: R3219DB 00690
Taxes: \$2,452.15
Market Value: \$330,882
Assessed Value: \$165,539
Sales Price: \$220,000
Transfer Date: 6/19/2015



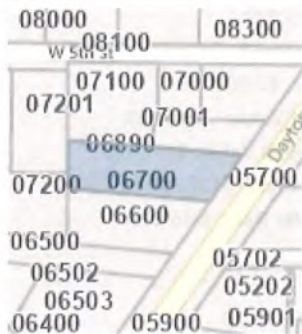
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



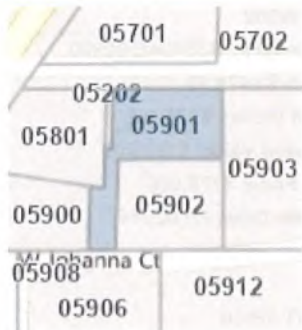
Legal Owner: Mark Bartlett
Site Address: 202 E 5th St Newberg, OR 97132
Mailing Address: 202 E 5th St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 781 Lot Acres: 0.12
Year Built: 1910
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05100

APN: 50517
Ref Parcel #: R3219AC 05100
Taxes: \$1,423.06
Market Value: \$231,651
Assessed Value: \$96,068
Sales Price: \$122,500
Transfer Date: 3/5/2015



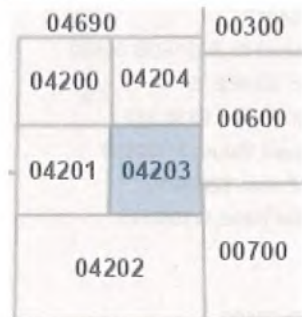
Legal Owner: Calum Hill & Dallas Malone
Site Address: 511 S Dayton Ave Newberg, OR 97132
Mailing Address: 511 S Dayton Ave Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 822 Lot Acres: 0.26
Year Built: 1948
School District: Newberg School District 29j
Neighborhood:
Legal: PORTIONS OF LOTS 26 & 27 IN LITTLE HOMES

APN: 51222
Ref Parcel #: R3219AC 06700
Taxes: \$2,047.02
Market Value: \$280,000
Assessed Value: \$138,190
Sales Price: \$285,000
Transfer Date: 6/11/2019



Legal Owner: Lilia Andrade
Site Address: 119 W Johanna Ct Newberg, OR 97132
Mailing Address: 119 W Johanna Ct Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,525 Lot Acres: 0.18
Year Built: 1997
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 2 IN CRISMAN ESTATES

APN: 505531
Ref Parcel #: R3219AC 05901
Taxes: \$3,449.26
Market Value: \$358,526
Assessed Value: \$232,852
Sales Price: \$400,000
Transfer Date: 8/25/2020



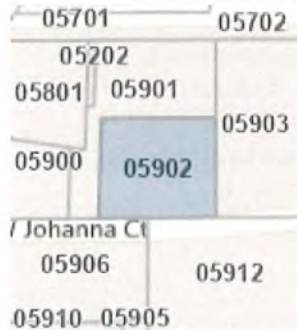
Legal Owner: David & Lisa Hirschfeld
Site Address: 708 S Garfield St Newberg, OR 97132
Mailing Address: 225 NW Brier Ave Dundee, OR 97115
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,188 Lot Acres: 0.09
Year Built: 1998
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR D QQTR B TAXLOT 04203

APN: 509497
Ref Parcel #: R3219DB 04203
Taxes: \$2,847.82
Market Value: \$229,479
Assessed Value: \$192,250
Sales Price: \$155,000
Transfer Date: 3/3/2016



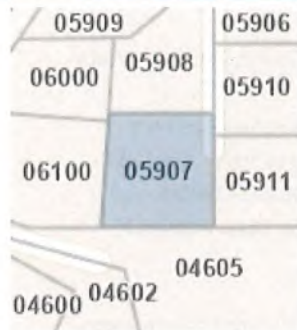
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



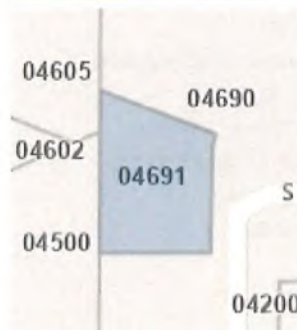
Legal Owner: Stewart & Laura Weed
Site Address: 115 W Johanna Ct Newberg, OR 97132
Mailing Address: 115 W Johanna Ct Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,576 **Lot Acres:** 0.17
Year Built: 1997
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05902 LOT 3

APN: 505534
Ref Parcel #: R3219AC 05902
Taxes: \$3,424.63
Market Value: \$354,954
Assessed Value: \$231,189
Sales Price: \$325,000
Transfer Date: 6/21/2017



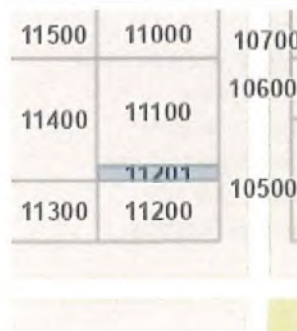
Legal Owner: Monica Chapman
Site Address: 130 W Johanna Ct Newberg, OR 97132
Mailing Address: 130 W Johanna Ct Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,536 **Lot Acres:** 0.17
Year Built: 1996
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05907 LOT 8

APN: 505549
Ref Parcel #: R3219AC 05907
Taxes: \$3,416.24
Market Value: \$350,779
Assessed Value: \$230,623
Sales Price: \$295,000
Transfer Date: 9/30/2016



Legal Owner: David & Debby Thomas
Site Address: 733 S Garfield St Newberg, OR 97132
Mailing Address: 733 S Garfield St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 3
Building SqFt: 3,280 **Lot Acres:** 0.27
Year Built: 1985
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR D QQTR B TAXLOT 04691

APN: 460325
Ref Parcel #: R3219DB 04691
Taxes: \$4,781.25
Market Value: \$530,838
Assessed Value: \$322,772
Sales Price: \$349,000
Transfer Date: 2/23/2016



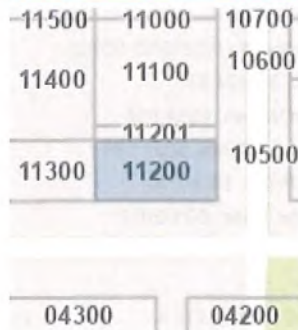
Legal Owner: Delmer & Nicola Munroe
Site Address: S School St Newberg, OR 97132
Mailing Address: 521 S School St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 0.03
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 11201 LOT 5 BLOCK 4

APN: 53970
Ref Parcel #: R3219AD 11201
Taxes: \$33.92
Market Value: \$2,328
Assessed Value: \$2,328
Sales Price: \$0
Transfer Date:



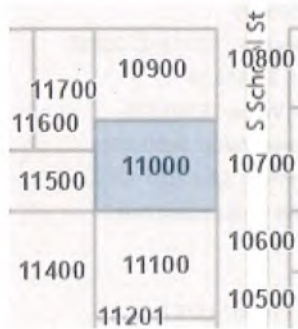
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



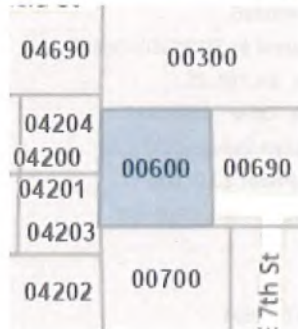
Legal Owner: Delmer & Nicola Munroe
Site Address: 521 S School St Newberg, OR 97132
Mailing Address: 521 S School St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 2,328 **Lot Acres:** 0.12
Year Built: 1917
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 11200 LOT 6 BLOCK 4

APN: 53961
Ref Parcel #: R3219AD 11200
Taxes: \$2,669.38
Market Value: \$328,363
Assessed Value: \$180,204
Sales Price: \$0
Transfer Date:



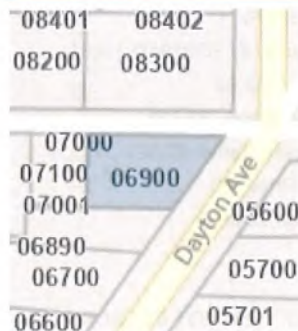
Legal Owner: Candace Peterson
Site Address: 509 S School St Newberg, OR 97132
Mailing Address: 509 S School St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,172 **Lot Acres:** 0.17
Year Built: 1909
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 11000 LOT 3 BLOCK 4

APN: 53943
Ref Parcel #: R3219AD 11000
Taxes: \$2,418.40
Market Value: \$295,402
Assessed Value: \$163,261
Sales Price: \$154,900
Transfer Date: 6/29/2012



Legal Owner: Jose Baca
Site Address: 207 E 7th St Newberg, OR 97132
Mailing Address: 2618 NW Hayes Rd Woodland, WA 98674
Bedrooms: 4
Bathrooms: 2
Building SqFt: 1,566 **Lot Acres:** 0.18
Year Built: 1970
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 54773
Ref Parcel #: R3219DB 00600
Taxes: \$2,738.04
Market Value: \$341,399
Assessed Value: \$184,839
Sales Price: \$0
Transfer Date:



Legal Owner: Jeff Schiedler
Site Address: 110 W 5th St Newberg, OR 97132
Mailing Address: 110 W 5th St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 2,612 **Lot Acres:** 0.16
Year Built: 1959
School District: Newberg School District 29j
Neighborhood:
Legal: PT LOT 27 IN LITTLE HOMES

APN: 51240
Ref Parcel #: R3219AC 06900
Taxes: \$2,415.88
Market Value: \$322,181
Assessed Value: \$163,091
Sales Price: \$328,000
Transfer Date: 4/15/2020



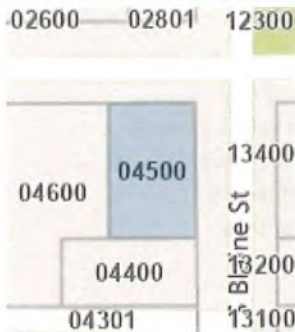
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



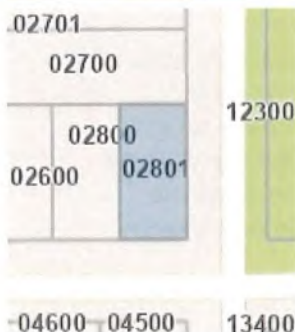
Legal Owner: Holden New Berg Qozb Llc
Site Address: 100 S Garfield St Newberg, OR 97132
Mailing Address: 5652 SW Northwood Ave Portland, OR
Bedrooms: 4
Bathrooms: 3
Building SqFt: 2,004 **Lot Acres:** 1.95
Year Built: 1970
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR D QQTR B TAXLOT 04690

APN: 56478
Ref Parcel #: R3219DB 04690
Taxes: \$3,640.13
Market Value: \$1,105,973
Assessed Value: \$245,737
Sales Price: \$887,763
Transfer Date: 8/26/2021



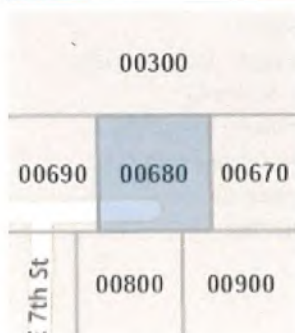
Legal Owner: Melissa Willey
Site Address: 314 E 5th St Newberg, OR 97132
Mailing Address: 314 E 5th St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 1
Building SqFt: 2,073 **Lot Acres:** 0.15
Year Built: 1947
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 04500

APN: 50401
Ref Parcel #: R3219AC 04500
Taxes: \$2,784.94
Market Value: \$319,951
Assessed Value: \$188,005
Sales Price: \$0
Transfer Date:



Legal Owner: Cole Austin & Katie Hubbard
Site Address: 315 E 5th St Newberg, OR 97132
Mailing Address: 10241 SW Evergreen Ct Wilsonville, OR
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,040 **Lot Acres:** 0.12
Year Built: 1991
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 02801

APN: 483988
Ref Parcel #: R3219AC 02801
Taxes: \$2,478.36
Market Value: \$276,908
Assessed Value: \$167,309
Sales Price: \$380,000
Transfer Date: 10/22/2021



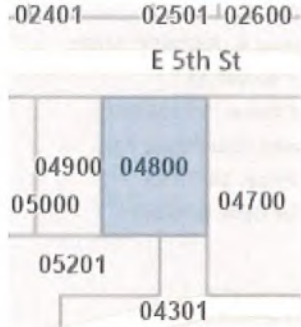
Legal Owner: Timothy & Laurel Mueller
Site Address: 113 E 7th St Newberg, OR 97132
Mailing Address: Po Box 157 Carlton, OR 97111
Bedrooms: 4
Bathrooms: 2
Building SqFt: 1,566 **Lot Acres:** 0.19
Year Built: 1970
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR D QQTR B TAXLOT 00680

APN: 54808
Ref Parcel #: R3219DB 00680
Taxes: \$2,709.46
Market Value: \$353,044
Assessed Value: \$182,910
Sales Price: \$0
Transfer Date: 10/29/2004



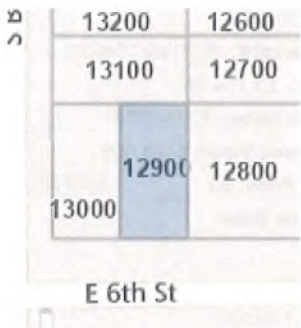
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



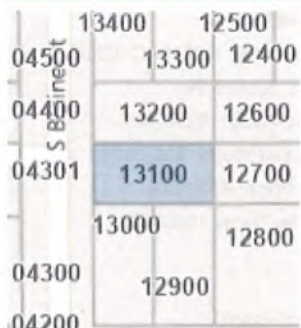
Legal Owner: Greg Deutelbaum & Vanesa Orourke
Site Address: 300 E 5th St Newberg, OR 97132
Mailing Address: 300 E 5th St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,359 **Lot Acres:** 0.19
Year Built: 1963
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 50447
Ref Parcel #: R3219AC 04800
Taxes: \$3,006.47
Market Value: \$331,601
Assessed Value: \$202,960
Sales Price: \$408,000
Transfer Date: 9/27/2021



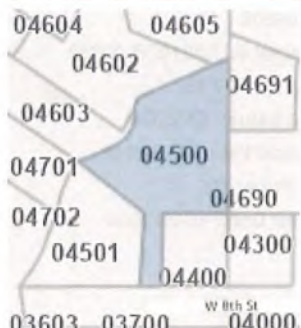
Legal Owner: Christopher & Yolanda Jones
Site Address: 405 E 6th St Newberg, OR 97132
Mailing Address: 405 E 6th St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 660 **Lot Acres:** 0.12
Year Built: 1946
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 12900

APN: 50303
Ref Parcel #: R3219AD 12900
Taxes: \$1,452.34
Market Value: \$246,101
Assessed Value: \$98,044
Sales Price: \$0
Transfer Date:



Legal Owner: Nathaniel Zahm & Jessica Matchett
Site Address: 512 S Blaine St Newberg, OR 97132
Mailing Address: 512 S Blaine St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,000 **Lot Acres:** 0.12
Year Built: 1989
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 13100

APN: 50321
Ref Parcel #: R3219AD 13100
Taxes: \$2,358.32
Market Value: \$273,236
Assessed Value: \$159,205
Sales Price: \$245,000
Transfer Date: 6/10/2016



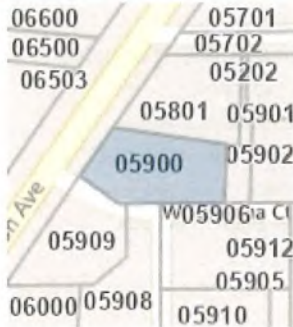
Legal Owner: Thomas Birmingham Iii
Site Address: 115 W 8th St Newberg, OR 97132
Mailing Address: 117 W 8th St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 3
Building SqFt: 2,176 **Lot Acres:** 0.80
Year Built: 1976
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 56361
Ref Parcel #: R3219DB 04500
Taxes: \$3,598.43
Market Value: \$566,246
Assessed Value: \$242,922
Sales Price: \$0
Transfer Date:



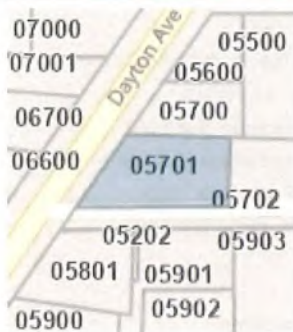
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



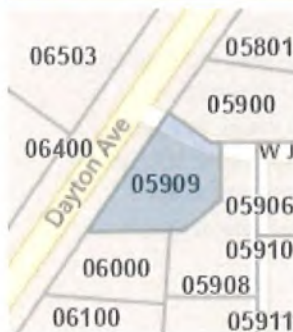
Legal Owner: Michael & Chennel Evans
Site Address: 131 W Johanna Ct Newberg, OR 97132
Mailing Address: 131 W Johanna Ct Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,732 **Lot Acres:** 0.19
Year Built: 1997
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 1 IN CRISMAN ESTATES

APN: 50704
Ref Parcel #: R3219AC 05900
Taxes: \$3,966.09
Market Value: \$382,464
Assessed Value: \$267,742
Sales Price: \$362,000
Transfer Date: 9/11/2019



Legal Owner: Jimmy & Kathie Morton
Site Address: 512 S Dayton Ave Newberg, OR 97132
Mailing Address: 25153 NE Butteville Rd Aurora, OR 97002
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,541 **Lot Acres:** 0.22
Year Built: 1992
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05701

APN: 50651
Ref Parcel #: R3219AC 05701
Taxes: \$3,684.52
Market Value: \$387,100
Assessed Value: \$248,734
Sales Price: \$195,900
Transfer Date: 1/31/2005



Legal Owner: Timothy & Laurel Mueller
Site Address: 603 S Dayton Ave Newberg, OR 97132
Mailing Address: Po Box 157 Carlton, OR 97111
Bedrooms: 4
Bathrooms: 2
Building SqFt: 1,704 **Lot Acres:** 0.17
Year Built: 1969
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05909 LOT 10

APN: 505555
Ref Parcel #: R3219AC 05909
Taxes: \$2,561.47
Market Value: \$336,672
Assessed Value: \$172,919
Sales Price: \$0
Transfer Date:



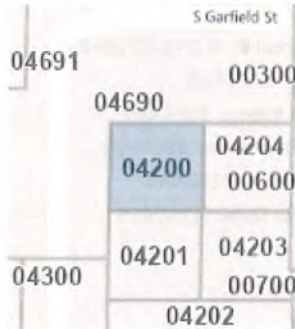
Legal Owner: Rebecca Simpson & William Donovan
Site Address: 531 S Dayton Ave Newberg, OR 97132
Mailing Address: 531 S Dayton Ave Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 2,432 **Lot Acres:** 0.30
Year Built: 1999
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 06503 LOT 1 BLOCK 23

APN: 377620
Ref Parcel #: R3219AC 06503
Taxes: \$2,999.13
Market Value: \$351,782
Assessed Value: \$202,465
Sales Price: \$0
Transfer Date:



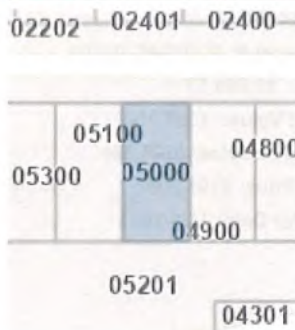
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



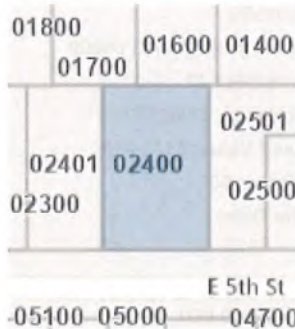
Legal Owner: Deborah Roberts
Site Address: 702 S Garfield St Newberg, OR 97132
Mailing Address: 702 S Garfield St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,188 **Lot Acres:** 0.09
Year Built: 1997
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 1 P1997-51

APN: 56254
Ref Parcel #: R3219DB 04200
Taxes: \$2,933.73
Market Value: \$219,864
Assessed Value: \$198,050
Sales Price: \$119,000
Transfer Date: 1/18/2005



Legal Owner: Kerrie Allen
Site Address: 206 E 5th St Newberg, OR 97132
Mailing Address: 206 E 5th St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 940 **Lot Acres:** 0.12
Year Built: 1909
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05000

APN: 50492
Ref Parcel #: R3219AC 05000
Taxes: \$1,814.71
Market Value: \$248,361
Assessed Value: \$122,507
Sales Price: \$181,250
Transfer Date: 8/4/2006



Legal Owner: Engle Llc
Site Address: 211 E 5th St Newberg, OR 97132
Mailing Address: 211 E 5th St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,234 **Lot Acres:** 0.30
Year Built: 1962
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 02400

APN: 49824
Ref Parcel #: R3219AC 02400
Taxes: \$3,149.56
Market Value: \$363,626
Assessed Value: \$212,620
Sales Price: \$233,759
Transfer Date: 2/10/2021



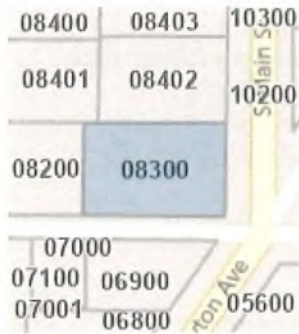
Legal Owner: Daniel Allenby & Heather Moriarty
Site Address: 614 S Dayton Ave Newberg, OR 97132
Mailing Address: 614 S Dayton Ave Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1.5
Building SqFt: 1,352 **Lot Acres:** 0.57
Year Built: 1978
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR D QQTR B TAXLOT 04605

APN: 56469
Ref Parcel #: R3219DB 04605
Taxes: \$3,065.72
Market Value: \$347,238
Assessed Value: \$234,188
Sales Price: \$310,000
Transfer Date: 12/8/2017



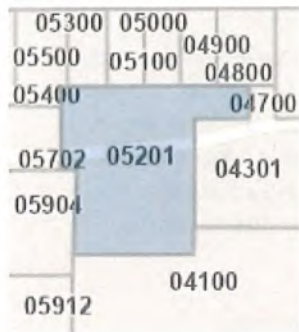
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



Legal Owner: Keith & Evelyn Barnes
Site Address: 429 S Main St Newberg, OR 97132
Mailing Address: 429 S Main St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 2,189 **Lot Acres:** 0.27
Year Built: 1904
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 08300

APN: 51829
Ref Parcel #: R3219AC 08300
Taxes: \$3,708.40
Market Value: \$475,049
Assessed Value: \$250,346
Sales Price: \$0
Transfer Date:



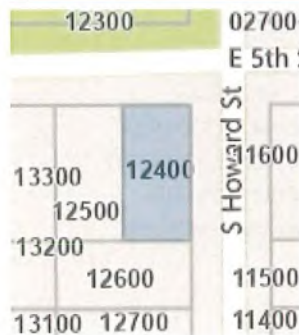
Legal Owner: Schmidt Charles M & Fonda R (Trustees Of)
Site Address: Schmidt Charles M
Mailing Address: 514 S Dayton Ave Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 1.00
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05201

APN: 50562
Ref Parcel #: R3219AC 05201
Taxes: \$4,704.79
Market Value: \$540,488
Assessed Value: \$317,610
Sales Price: \$0
Transfer Date:



Legal Owner: Newberg City Of
Site Address: 411 S Howard St Newberg, OR 97132
Mailing Address: 535 NE 5th St McMinnville, OR 97128
Bedrooms: 0
Bathrooms: 0
Building SqFt: 95 **Lot Acres:** 1.56
Year Built: 1900
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 12300 BLOCK 3

APN: 49361
Ref Parcel #: R3219AD 12300
Taxes: \$0.00
Market Value: \$667,563
Assessed Value: \$190,178
Sales Price: \$0
Transfer Date:



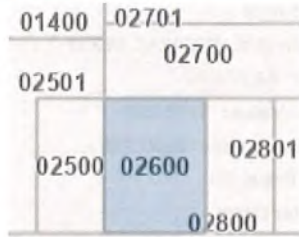
Legal Owner: James & Gail Bonsey
Site Address: 501 S Howard St Newberg, OR 97132
Mailing Address: 501 S Howard St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 2.5
Building SqFt: 1,118 **Lot Acres:** 0.12
Year Built: 1954
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 12400

APN: 50027
Ref Parcel #: R3219AD 12400
Taxes: \$2,230.13
Market Value: \$258,536
Assessed Value: \$150,551
Sales Price: \$0
Transfer Date:



First American Title™

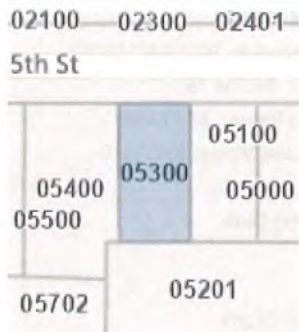
Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



Legal Owner: Sergiy Barsukov
Site Address: 307 E 5th St Newberg, OR 97132
Mailing Address: 307 E 5th St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 1
Building SqFt: 2,336 **Lot Acres:** 0.17
Year Built: 1949
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 02600

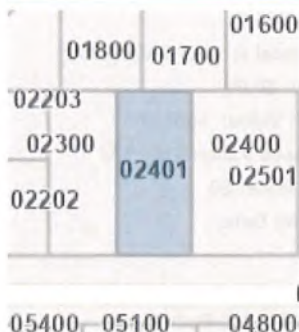
APN: 49922
Ref Parcel #: R3219AC 02600
Taxes: \$2,538.55
Market Value: \$315,450
Assessed Value: \$171,372
Sales Price: \$0
Transfer Date:

h St
-04800 -04600 -04500



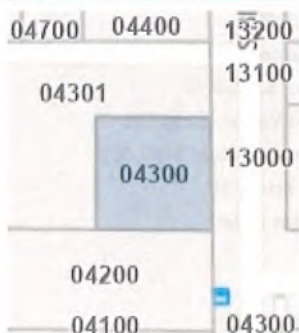
Legal Owner: Joslyn & Keith Keating
Site Address: 116 E 5th St Newberg, OR 97132
Mailing Address: 116 E 5th St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,348 **Lot Acres:** 0.13
Year Built: 1901
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05300

APN: 50571
Ref Parcel #: R3219AC 05300
Taxes: \$2,374.24
Market Value: \$260,338
Assessed Value: \$160,280
Sales Price: \$274,900
Transfer Date: 8/30/2016



Legal Owner: Richard & Jessica Hughes
Site Address: 209 E 5th St Newberg, OR 97132
Mailing Address: 209 E 5th St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 3.5
Building SqFt: 2,500 **Lot Acres:** 0.22
Year Built: 1964
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 50287
Ref Parcel #: R3219AC 02401
Taxes: \$3,877.86
Market Value: \$393,196
Assessed Value: \$261,786
Sales Price: \$432,500
Transfer Date: 7/29/2019



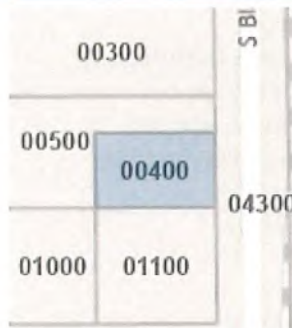
Legal Owner: Patricia Doxtater
Site Address: 521 S Blaine St Newberg, OR 97132
Mailing Address: 521 S Blaine St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,272 **Lot Acres:** 0.15
Year Built: 1979
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 04300

APN: 50376
Ref Parcel #: R3219AC 04300
Taxes: \$3,042.63
Market Value: \$332,990
Assessed Value: \$205,401
Sales Price: \$210,000
Transfer Date: 9/30/2015



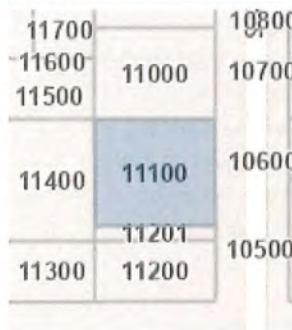
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



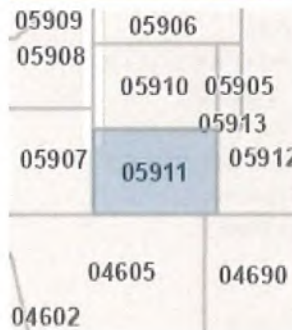
Legal Owner: Rigoberto & Lucia Garcia
Site Address: 705 S Blaine St Newberg, OR 97132
Mailing Address: 705 S Blaine St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,120 **Lot Acres:** 0.14
Year Built: 1954
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR D QQTR B TAXLOT 00400

APN: 54755
Ref Parcel #: R3219DB 00400
Taxes: \$2,321.81
Market Value: \$280,876
Assessed Value: \$156,740
Sales Price: \$0
Transfer Date:



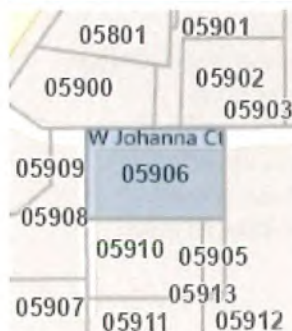
Legal Owner: Daniel & Sarah Taylor
Site Address: 515 S School St Newberg, OR 97132
Mailing Address: 515 S School St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 2,820 **Lot Acres:** 0.20
Year Built: 1909
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 11100 LOT 4 BLOCK 4

APN: 53952
Ref Parcel #: R3219AD 11100
Taxes: \$2,585.27
Market Value: \$403,983
Assessed Value: \$174,526
Sales Price: \$528,000
Transfer Date: 10/22/2021



Legal Owner: Harry Banister & Jennifer Dittmer
Site Address: 128 W Johanna Ct Newberg, OR 97132
Mailing Address: 128 W Johanna Ct Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,480 **Lot Acres:** 0.17
Year Built: 2013
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05911

APN: 508090
Ref Parcel #: R3219AC 05911
Taxes: \$3,079.82
Market Value: \$364,014
Assessed Value: \$207,912
Sales Price: \$100,000
Transfer Date: 4/26/2013



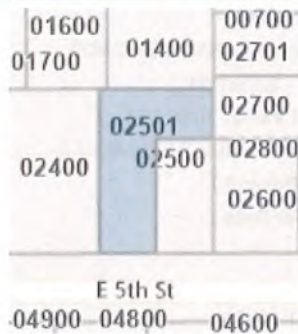
Legal Owner: Paul & Emily Bachand
Site Address: 120 W Johanna Ct Newberg, OR 97132
Mailing Address: 120 W Johanna Ct Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,732 **Lot Acres:** 0.24
Year Built: 2005
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05906

APN: 505546
Ref Parcel #: R3219AC 05906
Taxes: \$3,609.26
Market Value: \$416,477
Assessed Value: \$243,653
Sales Price: \$270,000
Transfer Date: 3/7/2007



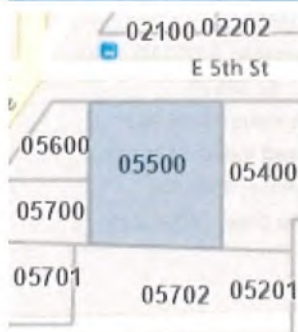
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



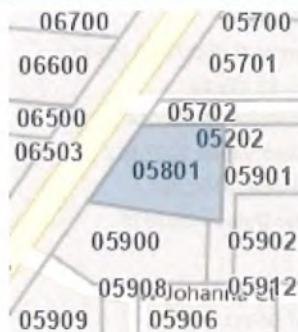
Legal Owner: Vivian Archibald
Site Address: 215 E 5th St Newberg, OR 97132
Mailing Address: 215 E 5th St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 2,160 **Lot Acres:** 0.22
Year Built: 1974
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 02501

APN: 49913
Ref Parcel #: R3219AC 02501
Taxes: \$3,332.78
Market Value: \$347,270
Assessed Value: \$224,989
Sales Price: \$0
Transfer Date:



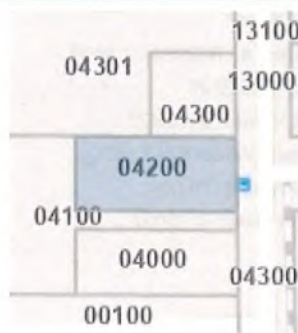
Legal Owner: Kenneth & Rhonda Marron
Site Address: 102 E 5th St Newberg, OR 97132
Mailing Address: 102 E 5th St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 2,186 **Lot Acres:** 0.34
Year Built: 1972
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05500

APN: 50606
Ref Parcel #: R3219AC 05500
Taxes: \$3,981.67
Market Value: \$413,313
Assessed Value: \$268,794
Sales Price: \$333,500
Transfer Date: 5/24/2016



Legal Owner: Hans Jensen
Site Address: 516 S Dayton Ave Newberg, OR 97132
Mailing Address: 22330 NE Highway 240 Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,912 **Lot Acres:** 0.18
Year Built: 1946
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 05801

APN: 50688
Ref Parcel #: R3219AC 05801
Taxes: \$3,683.08
Market Value: \$354,446
Assessed Value: \$248,637
Sales Price: \$0
Transfer Date:



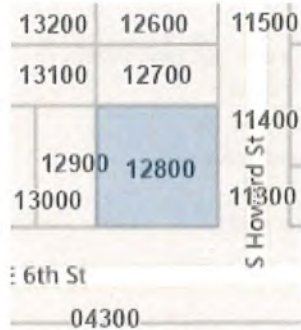
Legal Owner: Danny & Jo Russell
Site Address: 527 S Blaine St Newberg, OR 97132
Mailing Address: 527 S Blaine St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 3
Building SqFt: 2,382 **Lot Acres:** 0.31
Year Built: 1935
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 50367
Ref Parcel #: R3219AC 04200
Taxes: \$3,791.81
Market Value: \$407,292
Assessed Value: \$255,977
Sales Price: \$299,000
Transfer Date: 8/11/2005



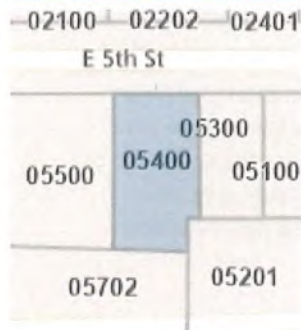
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



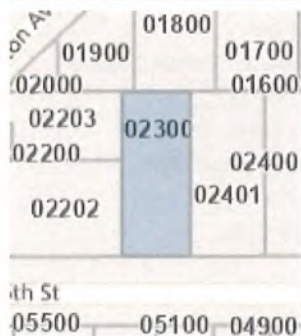
Legal Owner: Jerry & Linda Havener
Site Address: 521 S Howard St Newberg, OR 97132
Mailing Address: 521 S Howard St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,728 **Lot Acres:** 0.23
Year Built: 1912
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR D TAXLOT 12800

APN: 50296
Ref Parcel #: R3219AD 12800
Taxes: \$2,926.91
Market Value: \$370,633
Assessed Value: \$224,817
Sales Price: \$0
Transfer Date:



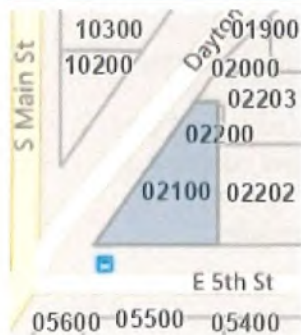
Legal Owner: Schmidt Charles M & Fonda R Schmidt Charles
Site Address: M Living Trust
Mailing Address: 112 E 5th St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 2,664 **Lot Acres:** 0.21
Year Built: 1920
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 50599
Ref Parcel #: R3219AC 05400
Taxes: \$2,291.47
Market Value: \$308,433
Assessed Value: \$154,692
Sales Price: \$0
Transfer Date:



Legal Owner: Norven Hilger
Site Address: 201 E 5th St Newberg, OR 97132
Mailing Address: 201 E 5th St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,615 **Lot Acres:** 0.20
Year Built: 1998
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 02300

APN: 49815
Ref Parcel #: R3219AC 02300
Taxes: \$2,473.11
Market Value: \$301,142
Assessed Value: \$166,954
Sales Price: \$88,413
Transfer Date: 3/10/2014



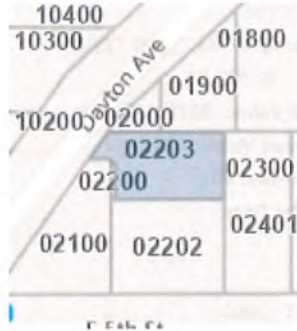
Legal Owner: Ronda Arbogast & Frank Measel
Site Address: 107 E 5th St Newberg, OR 97132
Mailing Address: 107 E 5th St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,120 **Lot Acres:** 0.17
Year Built: 1974
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 02100

APN: 49780
Ref Parcel #: R3219AC 02100
Taxes: \$2,461.00
Market Value: \$293,940
Assessed Value: \$166,137
Sales Price: \$0
Transfer Date:



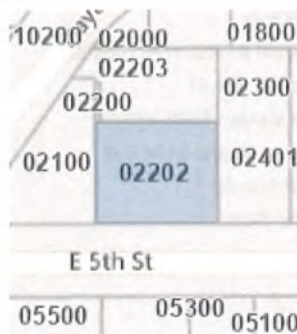
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 11/17/2021



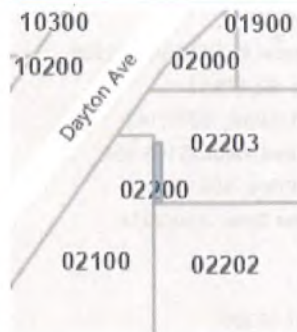
Legal Owner: SIGMUND HOLDINGS LLC
Site Address: 113 E 5Th St Newberg, OR 97132
Mailing Address: Po Box 3189 Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 0.00
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 2 P2020-21

APN:
Ref Parcel #: R3219AC 02203
Taxes: \$0.00
Market Value: \$0
Assessed Value: \$0
Sales Price:
Transfer Date:



Legal Owner: BLACK SHEEP CONSTRUCTION LLC
Site Address: 113 E 5Th St Newberg, OR
Mailing Address: 16340 Ne Yamhill Rd Yamhill, OR 97148
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 0.00
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 1 P2020-21

APN:
Ref Parcel #: R3219AC 02202
Taxes: \$0.00
Market Value: \$0
Assessed Value: \$0
Sales Price: \$295,000
Transfer Date: 9/14/2020



Legal Owner: Frank Measel & Ronda Arbogast
Site Address: E 5th St Newberg, OR 97132
Mailing Address: 107 E 5th St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 **Lot Acres:** 0.00
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 02200

APN: 49806
Ref Parcel #: R3219AC 02200
Taxes: \$7.34
Market Value: \$504
Assessed Value: \$504
Sales Price: \$0
Transfer Date:



Legal Owner: Jones Gary A & Sheran D Jones Living Trust
Site Address: 521 S Dayton Ave Newberg, OR 97132
Mailing Address: 521 S Dayton Ave Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 2,201 **Lot Acres:** 1.64
Year Built: 1996
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 19 QTR A QQTR C TAXLOT 06500

APN: 50820
Ref Parcel #: R3219AC 06500
Taxes: \$4,980.86
Market Value: \$706,310
Assessed Value: \$336,247
Sales Price: \$0
Transfer Date:



First American

First American Title Insurance Company

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

**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF:

Refinance-Borrower
4211 Chad Drive
Lake Oswego, OR 97034
Phone:
Fax:

Date Prepared : November 15, 2021
Effective Date : 8:00 A.M on November 10, 2021
Order No. : 7000-3742457
Subdivision : **601 S Blaine**

The information contained in this report is furnished by First American Title Insurance Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report. 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 is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Yamhill, State of Oregon, and is described as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:

As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof

- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

EXHIBIT "A"
(Land Description Map Tax and Account)

Part of the Joseph B. Rogers Donation Land Claim No. 55 in Section 19, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning at a point on the West margin of Blaine Street, 300 feet South of the intersection of the South line of Fifth Street with the West line of Blaine Street in the City of Newberg; thence West 120.0 feet to the True Point of Beginning of the tract herein described; thence continuing West 224.0 feet; thence South 40.0 feet; thence West 166 feet; thence South 129.0 feet; thence East 390.0 feet; thence North 69.0 feet; thence East 120.0 feet to the West margin of Blaine Street; thence North along the West margin of said Blaine Street, 20.0 feet; thence West 120.0 feet; thence North 80 feet to the True Point of Beginning.

SAVE AND EXCEPTING THEREFROM that portion conveyed to Terry Clevenger and Kathy Clevenger, husband and wife, by Deed recorded October 5, 1990 in Film Volume 248, Page 736, Deed and Mortgage Records.

FURTHER SAVE AND EXCEPTING THEREFROM that portion conveyed to Thomas R. Norwood and Diane K. Norwood, husband and wife, by Deed recorded February 23, 1993 in Film Volume 282, Page 1743, Deed and Mortgage Records.

NOTE: This legal description was created prior to January 1, 2008.

Map No.: R3219AC 04100
Tax Account No.: 50358

EXHIBIT "B"
(Vesting)

Zone Holdings, LLC, a Washington limited liability company

EXHIBIT "C"
(Liens and Encumbrances)

1. City liens, if any, of the City of Newberg.
2. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
3. Restrictive Covenants regarding Underground utilities, imposed by , including terms and provisions thereof.
Recorded: November 27, 1968 as Film Volume 73, Page 784
4. Distribution Line Easement, including terms and provisions contained therein:
Recording Information: November 27, 1968 as Film Volume 73, Page 786
In Favor of: Portland General Electric Company, an Oregon Corporation
For: Electric Power lines and appurtenances
Affects: References is hereby made to said document for full particulars
5. Easement, including terms and provisions contained therein:
Recording Information: October 5, 1990 as Film Volume 248, Page 733
In Favor of: Terry Clevenger and Kathy Clevenger
For: Access to and from Blaine Street
Affects: References is hereby made to said document for full particulars
6. Storm Drainage and Ingress-Egress Easement, including terms and provisions contained therein:
Recording Information: June 14, 2016 as Instrument No. 201608582, Deed and Mortgage Records
In Favor of: City of Newberg
For: Storm drainage and access
Affects: References is hereby made to said document for full particulars
7. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Zone Holdings, LLC, a Washington limited liability company
Grantee/Beneficiary: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for HomeExpress Mortgage Corp.
Trustee: First American
Amount: \$412,500.00
Dated: June 15, 2021
Recorded: June 17, 2021
Recording Information: Instrument No. 2021-12411, Deed and Mortgage Records
8. Unrecorded leases or periodic tenancies, if any.
9. Any conveyance or encumbrance by Zone Holdings, LLC should be executed pursuant to their Operating Agreement , a copy of which should be submitted to this office for inspection.

NOTE: Taxes for the year 2021-2022 PAID IN FULL

Tax Amount:	\$4,181.75
Map No.:	R3219AC 04100
Property ID:	50358
Tax Code No.:	29.0

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.

2. **Liability of the Company.**
 - (a) THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.
 - (b) No costs (including, without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (c) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment on the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.

3. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.



First American

First American Title Insurance Company
775 NE Evans Street
McMinnville, OR 97128

Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

H B H
CONSULTING
ENGINEERS

501 E First Street
Newberg, Oregon 97132
503/554-9553 · Fax 503/537-9554

Date: **11/8/2021**

Project Number: **2020-018**

To: **To Whom It May Concern**

From: **Andrey Chernishov, PE**

RE: **Blaine Street Development: Written Criteria Response**

Overview

Applicant: Casey and Shannon Bernard
Owner: Casey and Shannon Bernard
Prepared By: Andrey Chernishov, PE
HBH Consulting Engineers, Inc.
Property Description: Tax Lot R3219AC4100
601 S Blaine Street
Newberg, Oregon 97312
Zoning: R-3
Proposed Partition: Parcel 1 = 37,780.28 SF
Parcel 2 = 9,490.53 SF
Parcel 3 = 8,810.74 SF

Project Summary

This project is located at 601 S Blaine Street. The existing development onsite is a single-family residential structure.

The development proposal is to partition the lot into three parcels: one for the existing house and two new lots for four duplexes.

Water and sanitary sewer can be provided from the existing facilities in Blaine Street. Stormwater for the impervious area added by the development is handled by a regional extended dry basin facility located on Parcel 1.

Written Criteria Response

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

Response: Per NMC 15.235.030, the requested partition may be processed as a Type II application as it is fully within the city limits, does not contain any Goal 5 Resources, complies with street connectivity standards, meets 80% or more of the net density for an R3 zone, and the applicant is not requesting a referral to the Planning Commission.

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

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.*

Response: The lot will be partitioned into three lots:

- Parcel 1 = 37,780.28 SF
- Parcel 2 = 9,490.53 SF
- Parcel 3 = 8,810.74 SF

All parcels greater than 3,000 SF so the criteria are met.

B. Lot or Development Site Area per Dwelling Unit.

3. In the R-3 district, there shall be a minimum of 1,500 square feet of lot or development site area per dwelling unit. 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 2,500 square feet lot area.

Response: The dwellings will be two sizes:

- Unit A= 1,500 SF
- Unit B= 2,000 SF

All dwellings greater than 1,500 SF so the criteria are met.

15.405.030 Lot dimensions and frontage.

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).
 - 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.

Response: These criteria are met, see table below.

	Street Frontage	Width at Building Line
Minimum Required	25'	25'
Parcel 1	25' (Via 5' Easement)	134.86'
Parcel 2	25' (Via 5' & 20' Easement)	119.27'
Parcel 3	25' (Via 5' & 20' Easement)	123.55'

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.

1. Maximum Lot Coverage.
 - c. AR and R-3: 50 percent.
2. Maximum Parking Coverage. R-1, R-2, R-3, and RP: 30 percent.
3. Combined Maximum Lot and Parking Coverage..
 - b. R-3: 70 percent.

Response: These criteria are met, see table below.

Parcel	Lot Area	Lot Coverage (50% Max)	Parking Coverage (30% Max)	Combined Coverage (70% Max)
1	37,780.28 SF	1,560.69 SF = 4%	2,306.76 SF = 6%	3,867.45 SF = 10%
2	9,490.53 SF	3,304 SF= 35%	2,640 SF = 28%	5,944 SF = 63%
3	8,810.74 SF	2,804 SF = 32%	2,320 SF = 26%	5,124 SF = 58%

Note: Outdoor & indoor garages and driveways area considered parking coverage. Indoor garages subtracted from building coverage.

15.410.020 Front yard setback.

A. Residential

2. R-3 and RP districts shall have a front yard of not less than 12 feet.

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.

Response: These criteria are met, see table below.

Parcel	Front Yard Setback	Garage Setback
Min	12'	20'
1	58.9'	28.3'
2	26'	20'
3	26'	20'

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.

Response: These criteria are met, see table below.

Parcel	Interior Yard Setback
Min	5'
1	16.47'
2	5'
3	5'

15.410.060 Vision clearance setback.

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.

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

Response: There are no existing or proposed improvements along the frontage that will obscure sight distance. The criteria are met.

15.440.030 Parking spaces required.

Dwelling, single-family or two-family: 2 for each dwelling unit on a single lot

Response: These criteria are met, see table below.

Parcel	Dwelling Units	Parking Stalls
Min	#	#
1	1	4
2	4	12
3	4	12

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;

15.505.030 Street standards**G. Street Width and Design Standards.**

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

Response: Sidewalk improvements in the ROW will be 5' in width and to city standards and specifications.

T. Street Trees. Street trees shall be provided for all projects subject to Type II design review, partition, or subdivision. Street trees shall be installed in accordance with the provisions of NMC 15.420.010(B)(4).

Response: Street trees cannot be planted along the 25' length of Blaine Street frontage as the frontage will be paved driveway as required by city standards. The criteria is met.

U. Street Lights. All developments shall include underground electric service, light standards, wiring and lamps for streetlights according to the specifications and standards of the Newberg public works design and construction standards. The developer shall install all such facilities and make the necessary arrangements with the serving electric utility as approved by the city. Upon the city's acceptance of the public improvements associated with the development, the street lighting system, exclusive of utility-owned service lines, shall be and become property of the city unless otherwise designated by the city through agreement with a private utility.

Response: There is currently a pole mounted streetlight at the northwest corner of the lot. If needed, an option A mast arm and LED lamp could be installed on the existing utility pole located at the northeast corner of the property.

15.505.040 Public Utility Standards. Water, Wastewater, Stormwater

Response: Parcel 1 with the existing house is currently serviced by a public water service and septic sanitary system. Stormwater runoff drains from this site to the west into a creek basin that is a tributary of Chehalem Creek.

Parcels 2 and 3 will be served by new water services. Each building on parcels 2 & 3 will be outfitted with a private sewage grinder pump that feeds via a low pressure force main to a manhole at the east end of the property, which from there drains via gravity flow to a public main in Blaine Street. This is due to the fact a shallow public wastewater main in Blaine St is not deep enough to serve all three lots while meeting the city required minimum 2% slope along sewer laterals.

Parcel 1 will be upgraded to process sewage in the same manner as parcels 2 & 3 and the private septic system will be decommissioned as required by Yamhill County.

A regional extended dry basin facility will be added on parcel 1 to manage stormwater runoff from all three parcels as a result of the increased impervious are from construction.

The nearest hydrant is located approximately 232 feet south of the parcel 1's access on the west side of Blaine Street.

At the pre-application meeting with the city, Engineering staff did not report any capacity concerns for the existing public utilities, therefore the improvements of this project do not propose any capacity related issues.

The criteria are met.

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

Response: The partition plat will be assigned a unique number by the County Surveyor at the time of recording. Criteria is met.

5. The proposed streets, utilities, and stormwater 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;

Response: Refer to the attached plan demonstrating compliance with master plans, design & construction standards. Criteria is met.

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;*

Response: Does not apply as no common areas are proposed.

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

Response: No state or federal permits are required for the partition.

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.*

Response: Refer to the attached plans and this application which demonstrates compliance.



501 E First Street
 Newberg, Oregon 97132
 Ph. 503-554-9553 | Fax 503-537-9554



STORMWATER MEMORANDUM

Date: **October 14, 2020**
 To: **To Whom It May Concern**
 From: **Andrei Chernishov, PE**
 RE: **Blain Street Land Use Approval: HydroCAD Report**

Project Number: **2018-011**

Overview

The proposed project is a partition located at 601 S Blain Street, Newberg, OR 97132 and has an area of 1.29 acres. The existing site area is approximately 85% pervious and drains to a tributary of Chehalem Creek which passes through the west side of the property. The proposed project reduces the pervious area of the site to approximately 30%. HydroCAD was used to model stormwater on the site (See Attachments A-C). An extended dry basin stormwater facility will be added to the northwest corner of the property to treat and detain the increased runoff due to the added impervious area on-site. The detention provided by the extended dry basin reduces the post-developed peak runoff to the tributary creek to under the predeveloped conditions.

Existing Conditions

Based on a survey, the existing site consists of primarily grass and forest with smaller areas of various imperious surfaces, as shown in Table 1 and Table 2. Per USDA NRCS WSS records, the soils underlying the project site are 75% Aloha silt loam and 25% Woodburn Silt Loam with Hydrological Soil Group (HSG) ratings of C/D & D respectively. The Woodburn silt loam is in the forested area on the west side of the site and is modeled as Subcatcment 2S in the attached HydroCAD models. The runoff from 2S is used in calculating both the predeveloped and post-developed runoff from the site. The remainder of the existing site is modeled as Subcatchment 1S. HSG C/D was modeled in HydroCAD by taking the average curve number (CN) of HSG C & D for each respective area. The site is being modeled with negligible infiltration for preliminary applications. A soil infiltration test will be performed during the engineering phase to fine-tune and finalize the model. A finalized report and design will be submitted along the final construction plans.

Table 1 – Subcatchment 1S – Predevelopment

Surface	CN	Area (SF)	% of Total Area
Grass (HSG C/D)	77	33,508	80%
AC/Concrete/Roofs (HSG C/D)	98	8,544	13%
<i>Total</i>	<i>82 (weighted average)</i>	<i>42,062</i>	<i>100%</i>

Table 2 – Subcatchment 2S – Forest Pre & Post

Surface	CN	Area (SF)	% of Total Area
Forest (HSG D)	83	14,020	100%

These two catchments combined total to approximately 85% pervious area for the site.

Proposed Conditions

The proposed improvements will significantly reduce pervious areas and increase impervious areas onsite to approximately 70%. This triggers the need for both quantity and quality treatment. Runoff from the area outside the forest Subcatchment 2S will drain on the site via roof drains, catch basins, piping, and surface flows to an extended dry basin located northwest of the existing home for detention and treatment (see Existing Conditions: Table 2). This developed area is classified as Subcatchment 3S in the HydroCAD models.

The extended dry basin will be 119' long and 3.5' deep in total. This basin will have a 4' wide base with a side slope of 4:1 on the side of the existing house to facilitate easy mowing and a 3:1 side slope on the forest side to blend the basin back into existing grade as shortly as standards will allow. The extended dry basin drains through an orifice flow control ditch inlet structure then outfalls via a 12" pipe to a rip rap pad in the creek basin (See Attachment D). This is intended to control flows up to the 25-year event. A secondary ditch inlet serves to pass the 50-year storm event. A channel designed to pass the 100-year storm event into the creek basin is incorporated into the rim extended dry basin. Runoff from the forest site remains the same as predeveloped conditions and drains directly into the tributary creek. Table 3 below summarizes the conditions for developed site.

Table 3 – Subcatchment 3S – Post-development

Surface	CN	Area (SF)	% of Total Area
Grass (HSG C/D)	77	16,543	39%
AC/Concrete/Roofs (HSG C/D)	98	25,519	61%
Total	90 (weighted average)	42,062	100%

Fill will retain the same soil characteristics as what is currently onsite.

Design Methodology

The Santa Barbara Urban Hydrograph (SBUH) Method was used to analyze stormwater runoff for the site. This method utilizes the SCS Type 1A 24-hour design storm. HydroCAD 10 computer software was used in the analysis. The HydroCAD model utilized the 24-hour storm rainfall intensities listed in the City of Newberg Design Standards, shown in Table 5 below:

Table 4 – Storm Event Rainfall Intensities

Recurrence Interval (years)	Total Precipitation Depth (inches)
½ of 2	1.25
2	2.5
10	3.5
25	4.0
50	4.2
100	4.5

For quantity treatment, the City of Newberg requires that stormwater runoff be detained onsite such that post-development runoff rates do not exceed pre-development runoff rates from the site, based on 24-hour storm events including ½ of the 2-year, 2-year, 10-year, and 25-year return storms.

For quality treatment, the City of Newberg requires stormwater quality facilities to be designed for a dry weather storm event totaling 1.0 inches of precipitation falling in 24 hours with an average storm return period of 96 hours using a Type IA rainfall distribution.

Water Quality Treatment

The stormwater facility selected, an extended dry basin, is approved by the City of Newberg to treat water quality as well as quantity. The facility collects and holds stormwater runoff, allowing pollutants to filter out and settle into the vegetated bottom of the basin.

A HydroCAD model was ran assuming the infiltration rate as zero to size the water quality orifice (See Attachment A). This yielded a Water Quality Volume (WQV) of 1902 CF for the combined Subcatchments 2S & 3S. Using the Hydraulic Design Criteria from Newberg Standard Detail 461, seen below, yielded a design orifice size of 0.66".

$$D = 24 * \left[\frac{Q}{C[2gH]^{0.5}} \right]^{0.5} = 24 * \left[\frac{0.011 \text{ cfs}}{0.62 \left[2 \left(32.2 \frac{\text{ft}}{\text{s}^2} \right) (0.86 \text{ ft}) \right]^{0.5}} \right]^{0.5} = 0.66" \text{ inches}$$

Where: $Q \text{ (cfs)} = \frac{WQV(\text{cf})}{48 * 60 * 60} = \frac{1,902 \text{ cf}}{48 * 60 * 60} = 0.011 \text{ cfs}$

$$H = \frac{2 * \text{Temporary Detention Height to Center of Orifice}}{3} = \frac{2 * 1.29}{3} = 0.86 \text{ ft}$$

$C = 0.62$; $D = \text{Orifice Diameter (in)}$;

Notes:

WQV = Runoff Volume of Subcatchments 2S & 3S at the WQ storm event.

Temporary detention height in pond to the center of orifice (from WQ Storm Event) = (Pond 1P Peak Elev: 161.52) – (Permanent Pool IE: 160.23) = 1.29' ft

A 0.7-inch orifice is added to the orifice plate with an IE equal to the top of the extended dry basin's permanent pool depth to accommodate for water quality treatment onsite.

Water Quantity

Stormwater quantity treatment is provided by the extended dry basin. The extended dry basin was selected because a LIDA facility/Regional facility is the highest option in the City of Newberg water quality/quantity facility selection hierarchy (Newberg Design Standards section 4.6.8), and per Newberg standard drawing 450, an Extended Dry Basin is most appropriate Regional Facility for the site area. Analyses were performed using HydroCAD software to show and determine the capacity and conveyance of the proposed extended dry basin facility at each of the relevant storm events. Reach 6R represents the creek basin that exits the property to the southwest.

The top of pond elevation is 163.33' with the bottom of pond elevation set at 159.83'. The proposed extended dry basin is designed to have 0.4' of dead storage at the bottom of pond and with a minimum of 1' of freeboard at the 25-year storm event per City of Newberg standards. The extended dry basin is designed with a flow control structure with orifices to reduce post-development stormwater runoff rates be equal to or less than the pre-development stormwater runoff rates as well as control the WQ event. The basin also has a secondary ditch inlet set at the maximum 25-year pond elevation to combat the effects of the 50-yr and 100-yr storms. The 25-year storm event pond elevation is below the required minimum 1' freeboard. These structures are summarized in Table 4 below. The pond elevations for respective storm events are summarized in Table 5 below.

Table 4 – Pond Outlet Structures

Outlet Structure & Size	IE Out
0.7" Orifice (WQ)	160.23'
3" Orifice	161.10'
2.3" Orifice	161.18'
1.5" Orifice	161.42'
Ditch Inlet	161.83'
100-yr Spillway (3'L x 0.5' H)	162.83'

Table 5 – Pond Max Water Surface Elevations

Design Storm Event	½ of 2-Year	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year
Maximum Water Surface Elevation	161.18'	161.42'	161.54'	161.66'	161.78'	161.83'	161.85'

Although there is a 100-yr spillway designed, the outfall pipe Reach 5R has significant capacity to handle the event.

Hydrology

Analyses were performed using the HydroCAD software (See Attachments A-C). Subcatchment flows are summarized in Table 6 below. Predeveloped (Attachment B) is a summation of 1S & 2S exiting Reach 6R, while post-developed (Attachment C) is Reach 6R which is the outfalls Pond 4P & Subcatchment 2S. There will be a decrease in peak runoff rates for all relevant storm events.

Table 6 – Runoff Summary (excluding area in the Public ROW)

Development Condition	½ of 2 Year Storm	2-Year Storm	5-Year Storm	10-Year Storm	25-Year Storm
Predevelopment	0.043 cfs	0.205 cfs	0.299 cfs	0.399 cfs	0.506 cfs
Post-Development	0.031 cfs	0.204 cfs	0.285 cfs	0.355 cfs	0.418 cfs

Conclusions

The proposed development complies with the City of Newberg requirements for stormwater quality and quantity treatment. The extended dry basin as sized is capable of handling stormwater onsite to City of Newberg Standards without accounting for infiltration. Final design will include infiltration.

Appendices

- Appendix A – HydroCAD: Water Quality Storm
- Appendix B – HydroCAD: Predeveloped Condition
- Appendix C – HydroCAD: Post-developed Condition
- Appendix D – Preliminary Stormwater Design Plans

ATTACHMENT A



Forest Pre & Post



Post-Development



Extended Dry Basin



Blaine Street WQ Storm 2020-018

Type IA 24-hr WQ Storm Rainfall=1.00"

Prepared by HBH Consulting Engineers

Printed 10/14/2020

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Page 2

Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 2S: Forest Pre & Post

Runoff Area=14,020 sf 0.00% Impervious Runoff Depth=0.13"
Flow Length=237' Tc=14.1 min CN=83/0 Runoff=0.003 cfs 154 cf

Subcatchment 3S: Post-Development

Runoff Area=42,062 sf 60.67% Impervious Runoff Depth=0.50"
Flow Length=540' Tc=27.1 min CN=77/98 Runoff=0.090 cfs 1,748 cf

Pond 8P: Extended Dry Basin

Peak Elev=161.52' Storage=1,748 cf Inflow=0.090 cfs 1,748 cf
Outflow=0.000 cfs 0 cf

Blaine Street WQ Storm 2020-018

Type IA 24-hr WQ Storm Rainfall=1.00"

Prepared by HBH Consulting Engineers

Printed 10/14/2020

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Page 3

Summary for Subcatchment 2S: Forest Pre & Post

Runoff = 0.003 cfs @ 17.35 hrs, Volume= 154 cf, Depth= 0.13"

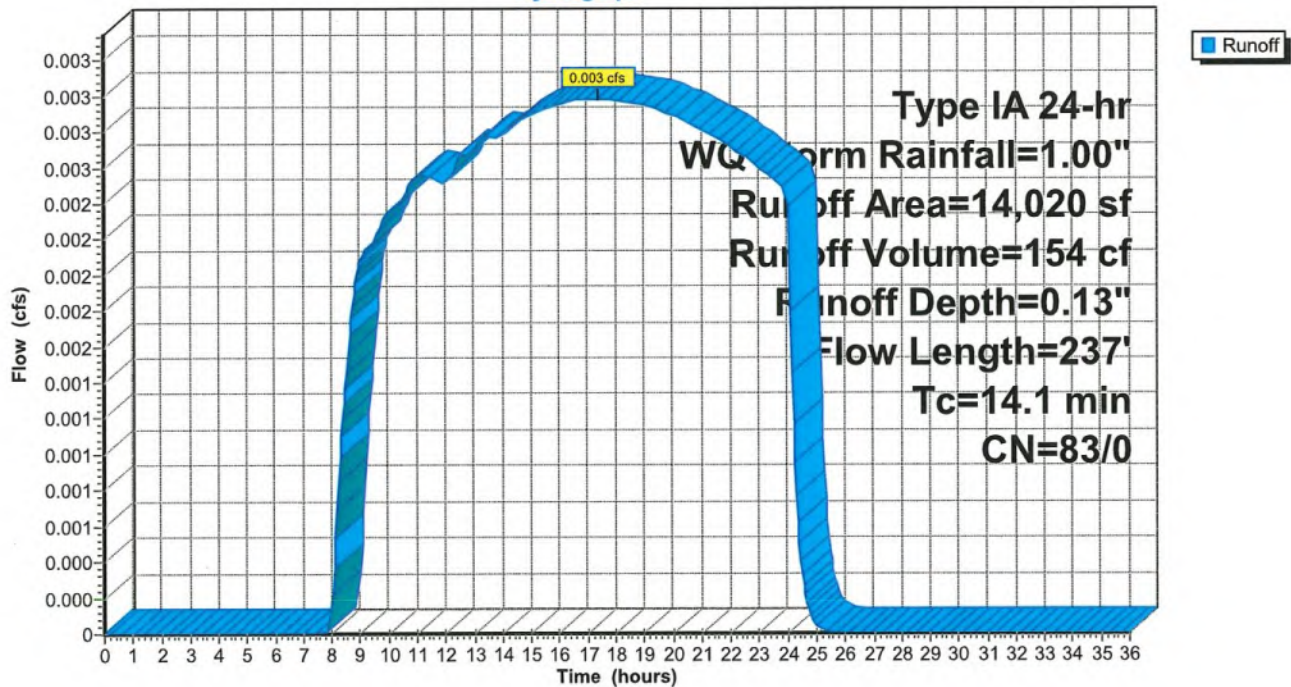
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr WQ Storm Rainfall=1.00"

Area (sf)	CN	Description
14,020	83	Woods, Poor, HSG D
14,020	83	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	60	0.0200	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
6.5	137	0.0200	0.35		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
14.1	237	Total			

Subcatchment 2S: Forest Pre & Post

Hydrograph



Blaine Street WQ Storm 2020-018

Prepared by HBH Consulting Engineers

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Type IA 24-hr WQ Storm Rainfall=1.00"

Printed 10/14/2020

Page 4

Summary for Subcatchment 3S: Post-Development

Runoff = 0.090 cfs @ 8.04 hrs, Volume= 1,748 cf, Depth= 0.50"

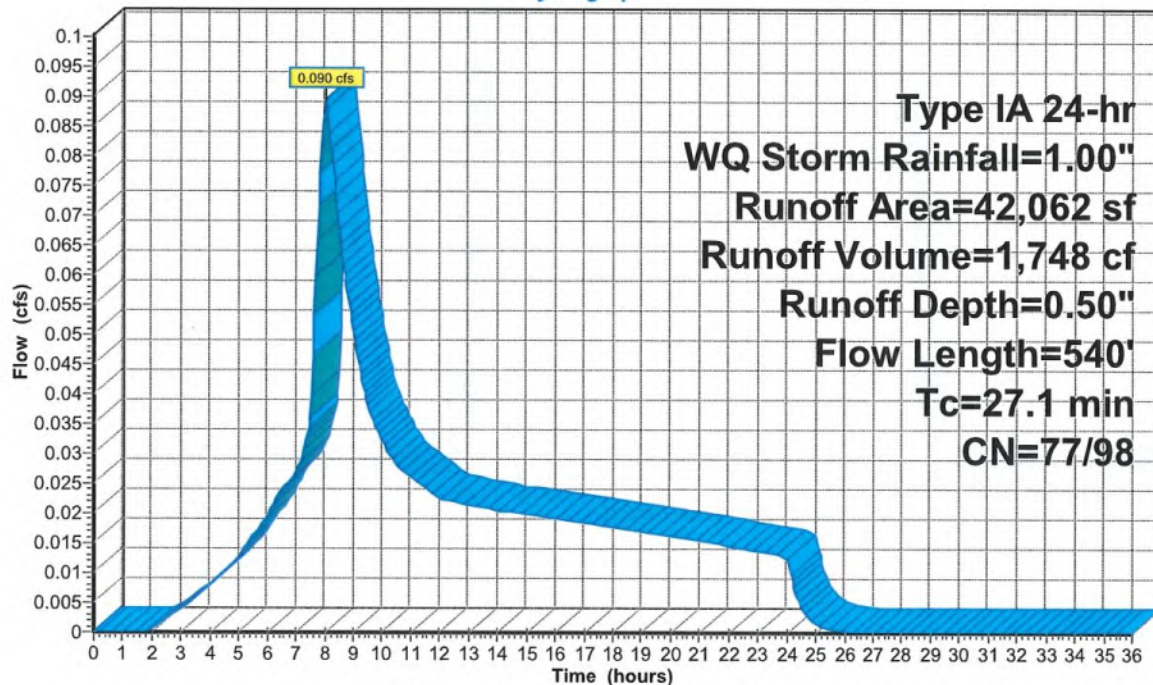
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr WQ Storm Rainfall=1.00"

Area (sf)	CN	Description
* 16,543	77	>75% Grass cover, Good, HSG C/D
* 25,519	98	Asphalt/Concrete/Roofs, HSG C/D
42,062	90	Weighted Average
16,543	77	39.33% Pervious Area
25,519	98	60.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.8	150	0.0100	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
2.2	150	0.0266	1.14		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
4.7	200	0.0800	0.71		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
27.1	540	Total			

Subcatchment 3S: Post-Development

Hydrograph



Blaine Street WQ Storm 2020-018

Type IA 24-hr WQ Storm Rainfall=1.00"

Prepared by HBH Consulting Engineers

Printed 10/14/2020

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Page 5

Summary for Pond 8P: Extended Dry Basin

Inflow Area = 42,062 sf, 60.67% Impervious, Inflow Depth = 0.50" for WQ Storm event
 Inflow = 0.090 cfs @ 8.04 hrs, Volume= 1,748 cf
 Outflow = 0.000 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

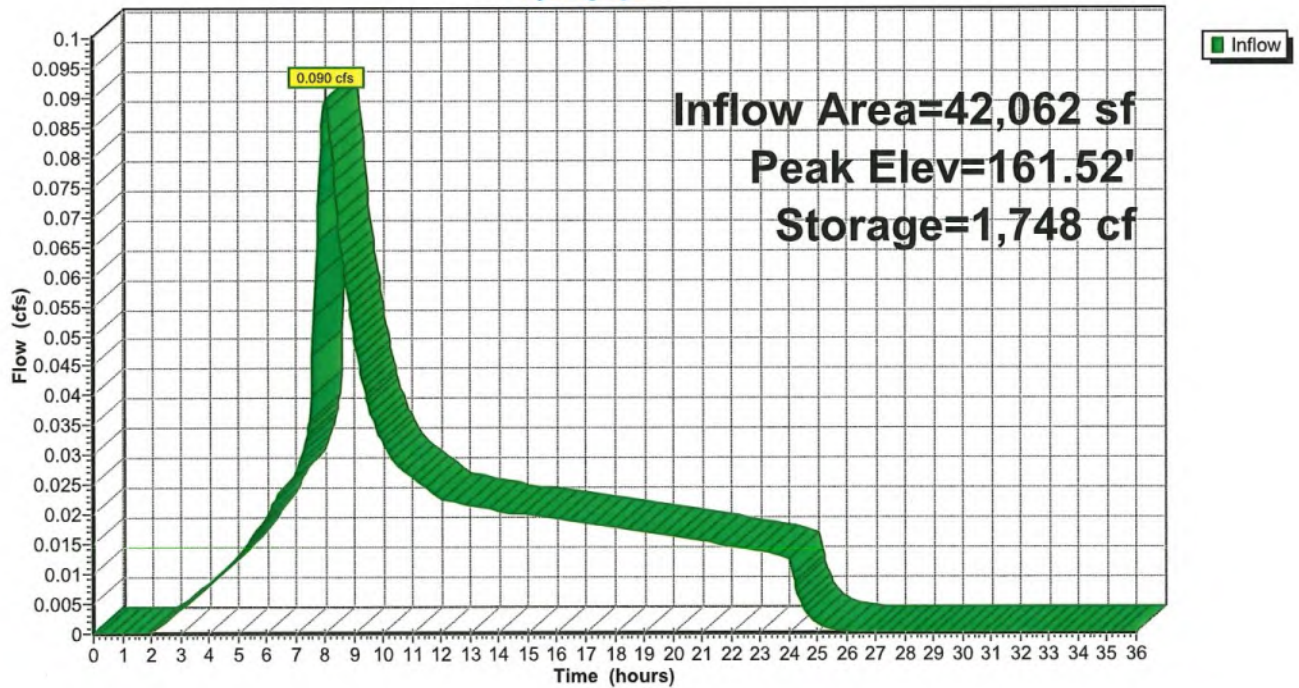
Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Peak Elev= 161.52' @ 35.95 hrs Surf.Area= 1,713 sf Storage= 1,748 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

Volume #1	Invert 159.83'	Avail.Storage 6,315 cf	Storage Description
Custom Stage Data (Prismatic) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
159.83	391	0	0
160.83	1,142	767	767
161.83	1,972	1,557	2,324
162.83	2,884	2,428	4,752
163.33	3,370	1,564	6,315

Pond 8P: Extended Dry Basin

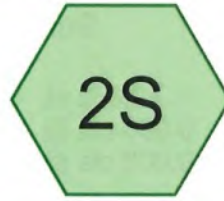
Hydrograph



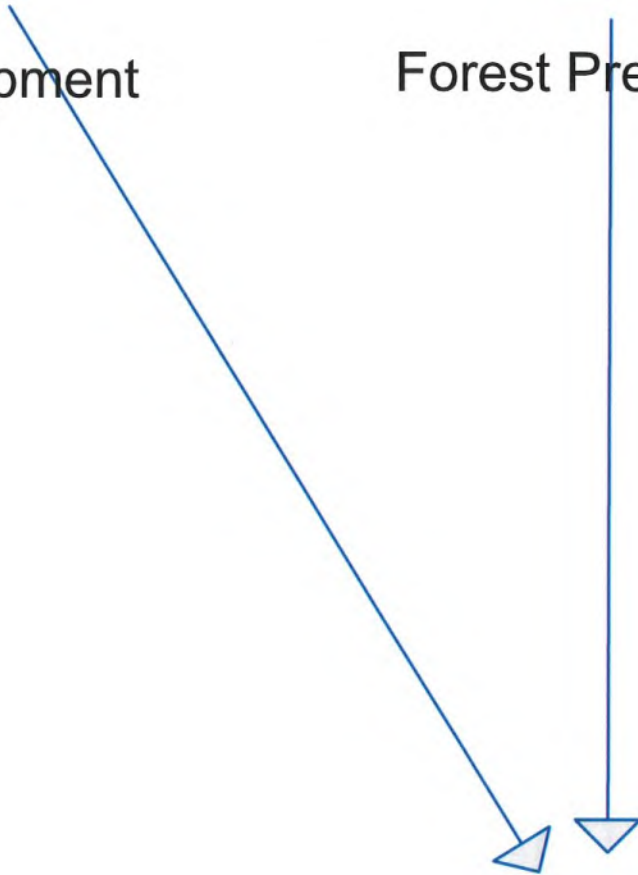
ATTACHMENT B



Predevelopment



Forest Pre & Post



Creek Basin



Blaine Street Predeveloped 2020-018

Type IA 24-hr 1/2 of 2 year Rainfall=1.25"

Prepared by HBH Consulting Engineers

Printed 10/14/2020

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Page 2

Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Predevelopment

Runoff Area=42,062 sf 20.34% Impervious Runoff Depth=0.30"
Flow Length=540' Tc=27.1 min CN=77/98 Runoff=0.039 cfs 1,064 cf

Subcatchment 2S: Forest Pre & Post

Runoff Area=14,020 sf 0.00% Impervious Runoff Depth=0.24"
Flow Length=237' Tc=14.1 min CN=83/0 Runoff=0.006 cfs 286 cf

Reach 6R: Creek Basin

Avg. Flow Depth=0.15' Max Vel=0.27 fps Inflow=0.045 cfs 1,350 cf
n=0.140 L=137.0' S=0.0200 ' Capacity=251.047 cfs Outflow=0.043 cfs 1,350 cf

Summary for Subcatchment 1S: Predevelopment

Runoff = 0.039 cfs @ 8.04 hrs, Volume= 1,064 cf, Depth= 0.30"

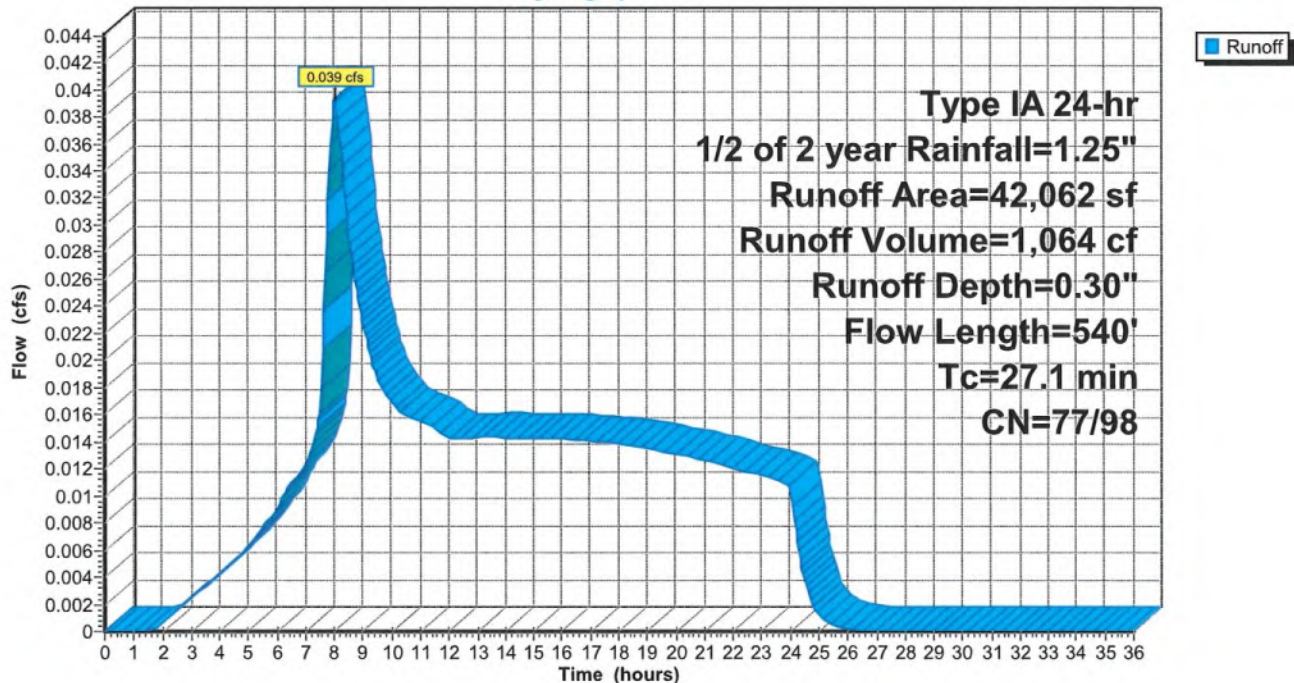
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1/2 of 2 year Rainfall=1.25"

	Area (sf)	CN	Description
*	33,508	77	>75% Grass cover, Good, HSG C/D
*	8,554	98	Asphalt/Concrete/Roofs, HSG C/D
	42,062	81	Weighted Average
	33,508	77	79.66% Pervious Area
	8,554	98	20.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.8	150	0.0100	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
2.2	150	0.0266	1.14		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
4.7	200	0.0800	0.71		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
27.1	540	Total			

Subcatchment 1S: Predevelopment

Hydrograph



Summary for Subcatchment 2S: Forest Pre & Post

Runoff = 0.006 cfs @ 8.26 hrs, Volume= 286 cf, Depth= 0.24"

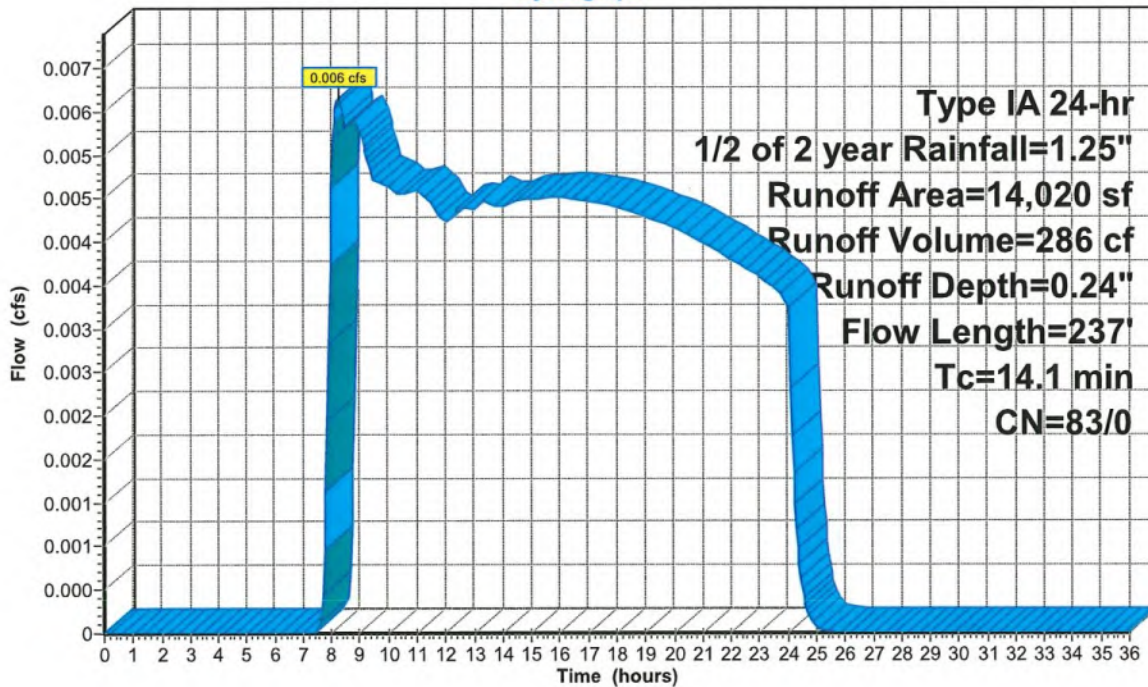
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1/2 of 2 year Rainfall=1.25"

Area (sf)	CN	Description
14,020	83	Woods, Poor, HSG D
14,020	83	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	60	0.0200	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
6.5	137	0.0200	0.35		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
14.1	237	Total			

Subcatchment 2S: Forest Pre & Post

Hydrograph



Summary for Reach 6R: Creek Basin

Inflow Area = 56,082 sf, 15.25% Impervious, Inflow Depth = 0.29" for 1/2 of 2 year event
Inflow = 0.045 cfs @ 8.06 hrs, Volume= 1,350 cf
Outflow = 0.043 cfs @ 8.20 hrs, Volume= 1,350 cf, Atten= 4%, Lag= 8.4 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.27 fps, Min. Travel Time= 8.4 min
Avg. Velocity = 0.20 fps, Avg. Travel Time= 11.6 min

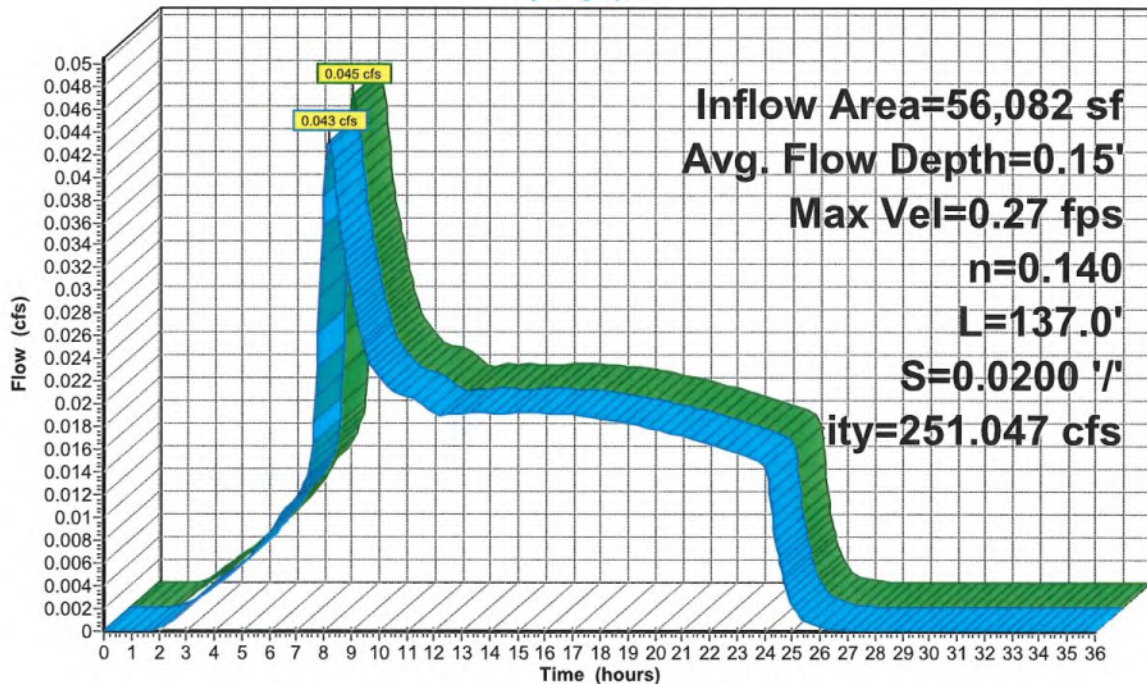
Peak Storage= 22 cf @ 8.20 hrs
Average Depth at Peak Storage= 0.15'
Bank-Full Depth= 4.00' Flow Area= 106.4 sf, Capacity= 251.047 cfs

0.00' x 4.00' deep channel, n= 0.140 Earth, dense brush, high stage
Side Slope Z-value= 3.3 10.0 '/' Top Width= 53.20'
Length= 137.0' Slope= 0.0200 '/'
Inlet Invert= 137.00', Outlet Invert= 134.26'



Reach 6R: Creek Basin

Hydrograph



Inflow
Outflow

Blaine Street Predeveloped 2020-018

Type IA 24-hr 2yr Rainfall=2.50"

Prepared by HBH Consulting Engineers

Printed 10/14/2020

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Page 6

Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Predevelopment

Runoff Area=42,062 sf 20.34% Impervious Runoff Depth=1.05"
Flow Length=540' Tc=27.1 min CN=77/98 Runoff=0.148 cfs 3,686 cf

Subcatchment 2S: Forest Pre & Post

Runoff Area=14,020 sf 0.00% Impervious Runoff Depth=1.06"
Flow Length=237' Tc=14.1 min CN=83/0 Runoff=0.064 cfs 1,234 cf

Reach 6R: Creek Basin

Avg. Flow Depth=0.28' Max Vel=0.40 fps Inflow=0.211 cfs 4,919 cf
n=0.140 L=137.0' S=0.0200 '/' Capacity=251.047 cfs Outflow=0.205 cfs 4,919 cf

Blaine Street Predeveloped 2020-018

Prepared by HBH Consulting Engineers

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Type IA 24-hr 2yr Rainfall=2.50"

Printed 10/14/2020

Page 7

Summary for Subcatchment 1S: Predevelopment

Runoff = 0.148 cfs @ 8.07 hrs, Volume= 3,686 cf, Depth= 1.05"

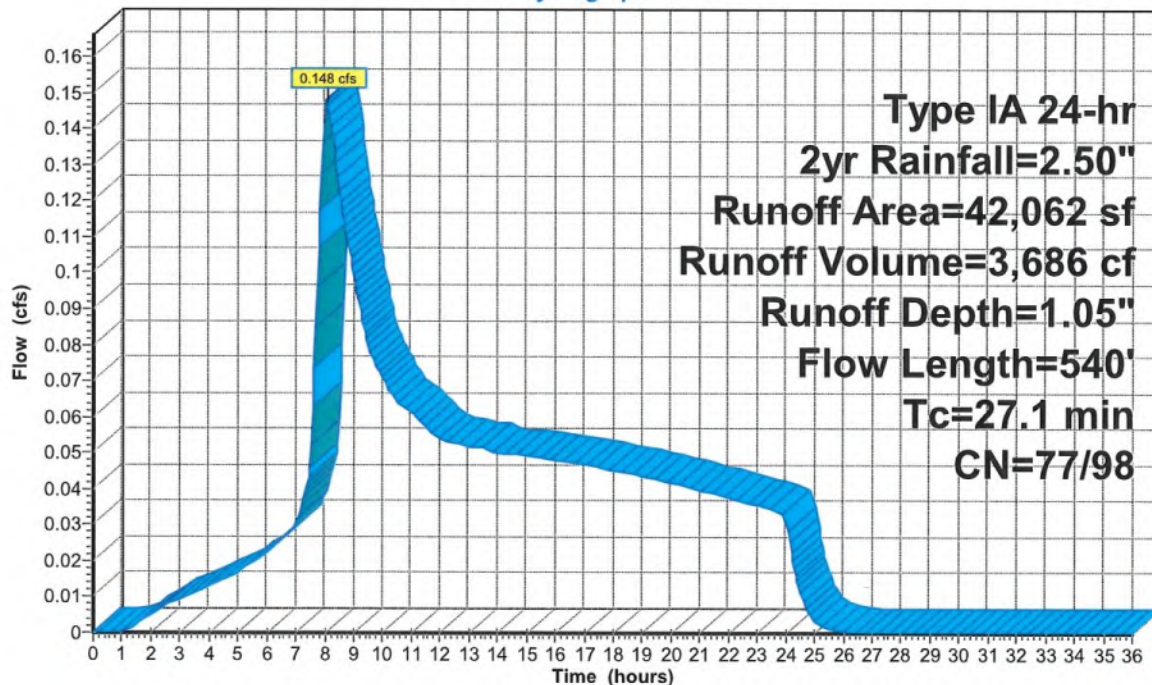
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2yr Rainfall=2.50"

Area (sf)	CN	Description
* 33,508	77	>75% Grass cover, Good, HSG C/D
* 8,554	98	Asphalt/Concrete/Roofs, HSG C/D
42,062	81	Weighted Average
33,508	77	79.66% Pervious Area
8,554	98	20.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.8	150	0.0100	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
2.2	150	0.0266	1.14		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
4.7	200	0.0800	0.71		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
27.1	540	Total			

Subcatchment 1S: Predevelopment

Hydrograph



Runoff

Blaine Street Predeveloped 2020-018

Prepared by HBH Consulting Engineers

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Type IA 24-hr 2yr Rainfall=2.50"

Printed 10/14/2020

Page 8

Summary for Subcatchment 2S: Forest Pre & Post

Runoff = 0.064 cfs @ 8.02 hrs, Volume= 1,234 cf, Depth= 1.06"

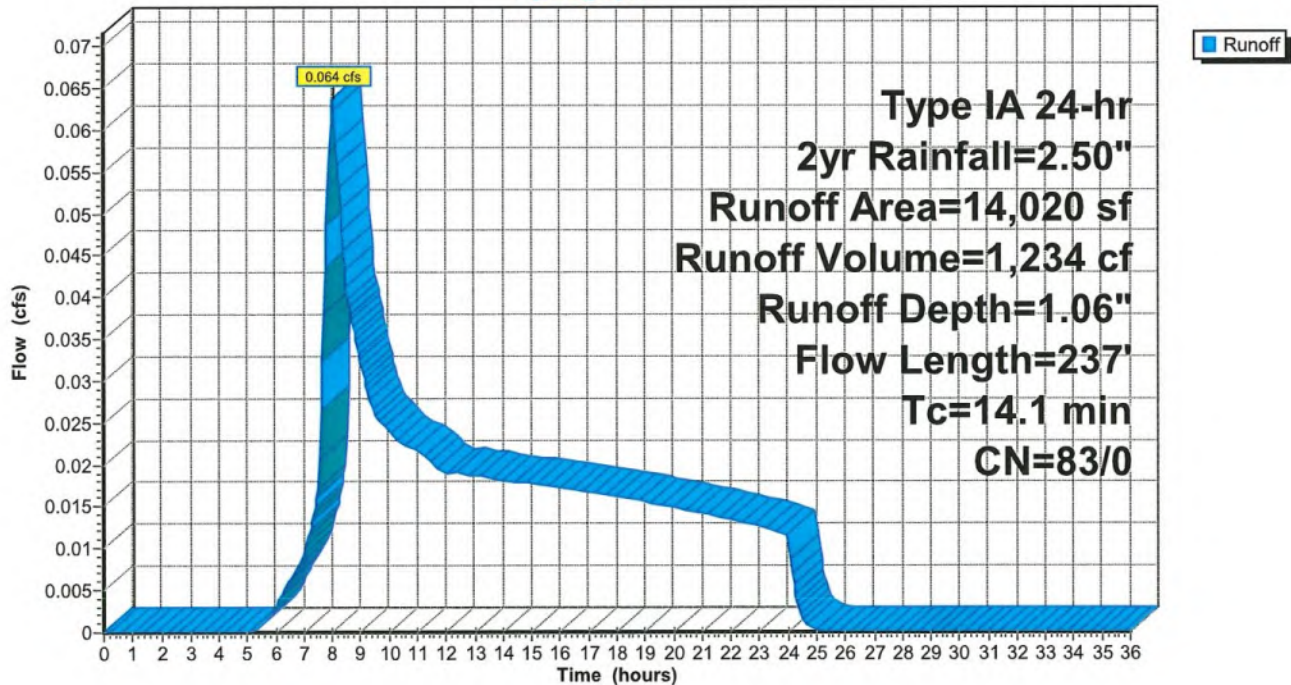
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2yr Rainfall=2.50"

Area (sf)	CN	Description
14,020	83	Woods, Poor, HSG D
14,020	83	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	60	0.0200	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
6.5	137	0.0200	0.35		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
14.1	237	Total			

Subcatchment 2S: Forest Pre & Post

Hydrograph



Summary for Reach 6R: Creek Basin

Inflow Area = 56,082 sf, 15.25% Impervious, Inflow Depth = 1.05" for 2yr event
 Inflow = 0.211 cfs @ 8.05 hrs, Volume= 4,919 cf
 Outflow = 0.205 cfs @ 8.14 hrs, Volume= 4,919 cf, Atten= 3%, Lag= 5.3 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.40 fps, Min. Travel Time= 5.7 min
 Avg. Velocity = 0.26 fps, Avg. Travel Time= 8.9 min

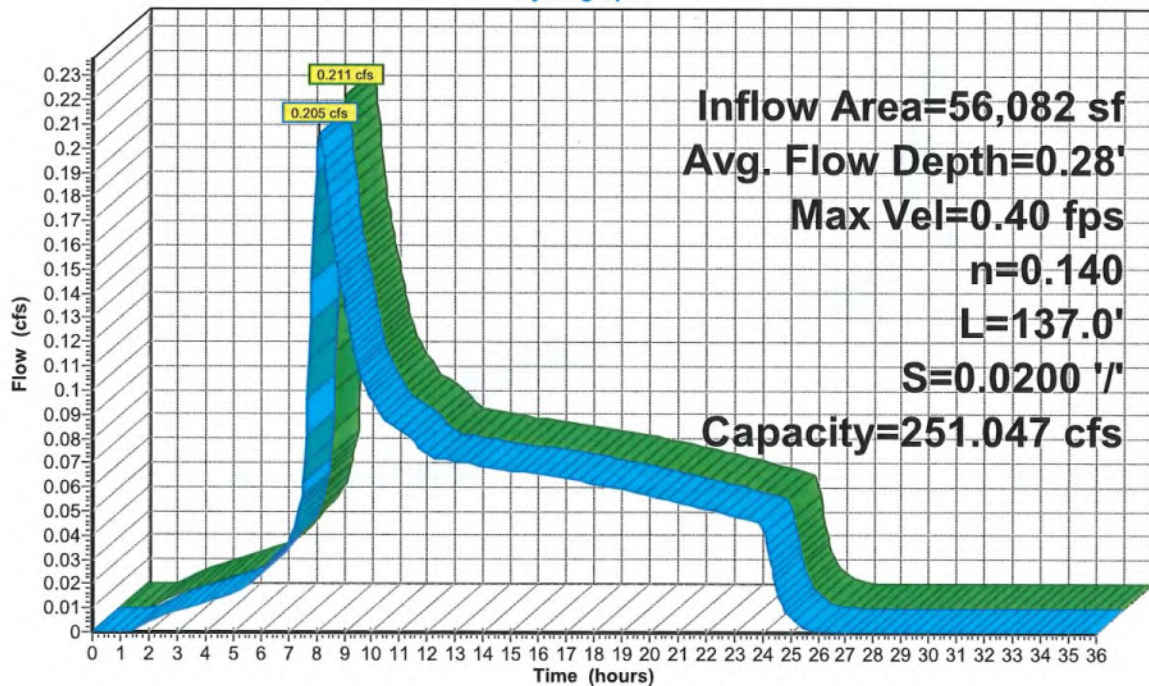
Peak Storage= 70 cf @ 8.14 hrs
 Average Depth at Peak Storage= 0.28'
 Bank-Full Depth= 4.00' Flow Area= 106.4 sf, Capacity= 251.047 cfs

0.00' x 4.00' deep channel, n= 0.140 Earth, dense brush, high stage
 Side Slope Z-value= 3.3 10.0 ' / ' Top Width= 53.20'
 Length= 137.0' Slope= 0.0200 ' / '
 Inlet Invert= 137.00', Outlet Invert= 134.26'



Reach 6R: Creek Basin

Hydrograph



Inflow Area=56,082 sf
Avg. Flow Depth=0.28'
Max Vel=0.40 fps
n=0.140
L=137.0'
S=0.0200 ' / '
Capacity=251.047 cfs

Blaine Street Predeveloped 2020-018

Type IA 24-hr 5yr Rainfall=3.00"

Prepared by HBH Consulting Engineers

Printed 10/14/2020

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Page 10

Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Predevelopment

Runoff Area=42,062 sf 20.34% Impervious Runoff Depth=1.42"
Flow Length=540' Tc=27.1 min CN=77/98 Runoff=0.213 cfs 4,964 cf

Subcatchment 2S: Forest Pre & Post

Runoff Area=14,020 sf 0.00% Impervious Runoff Depth=1.45"
Flow Length=237' Tc=14.1 min CN=83/0 Runoff=0.094 cfs 1,690 cf

Reach 6R: Creek Basin

Avg. Flow Depth=0.32' Max Vel=0.44 fps Inflow=0.306 cfs 6,654 cf
n=0.140 L=137.0' S=0.0200 '/ Capacity=251.047 cfs Outflow=0.299 cfs 6,654 cf

Blaine Street Predeveloped 2020-018

Prepared by HBH Consulting Engineers

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Type IA 24-hr 5yr Rainfall=3.00"

Printed 10/14/2020

Page 11

Summary for Subcatchment 1S: Predevelopment

Runoff = 0.213 cfs @ 8.06 hrs, Volume= 4,964 cf, Depth= 1.42"

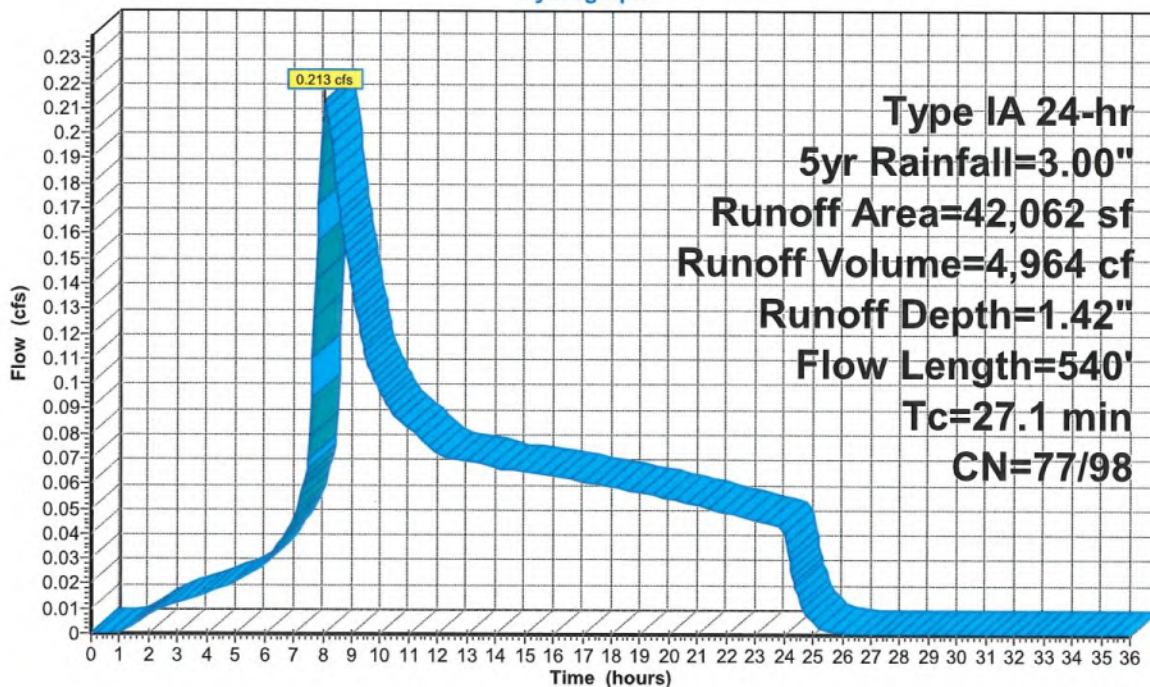
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 5yr Rainfall=3.00"

	Area (sf)	CN	Description
*	33,508	77	>75% Grass cover, Good, HSG C/D
*	8,554	98	Asphalt/Concrete/Roofs, HSG C/D
	42,062	81	Weighted Average
	33,508	77	79.66% Pervious Area
	8,554	98	20.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.8	150	0.0100	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
2.2	150	0.0266	1.14		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
4.7	200	0.0800	0.71		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
27.1	540	Total			

Subcatchment 1S: Predevelopment

Hydrograph



Runoff

Blaine Street Predeveloped 2020-018

Prepared by HBH Consulting Engineers

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Type IA 24-hr 5yr Rainfall=3.00"

Printed 10/14/2020

Page 12

Summary for Subcatchment 2S: Forest Pre & Post

Runoff = 0.094 cfs @ 8.02 hrs, Volume= 1,690 cf, Depth= 1.45"

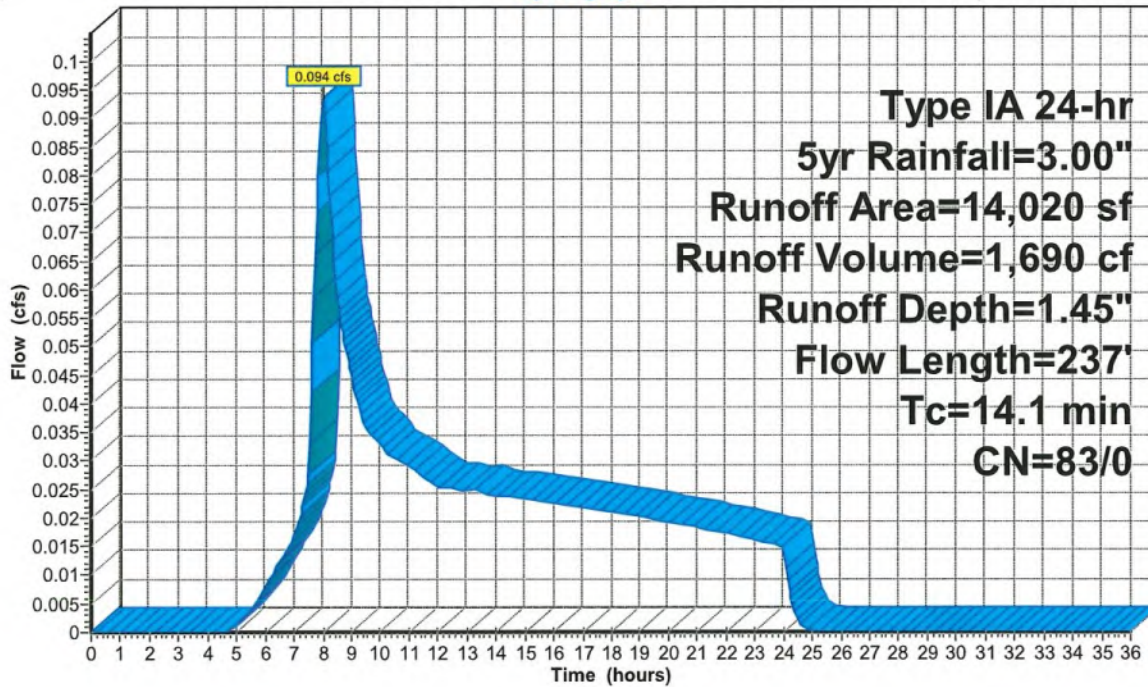
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 5yr Rainfall=3.00"

Area (sf)	CN	Description
14,020	83	Woods, Poor, HSG D
14,020	83	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	60	0.0200	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
6.5	137	0.0200	0.35		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
14.1	237	Total			

Subcatchment 2S: Forest Pre & Post

Hydrograph



Summary for Reach 6R: Creek Basin

Inflow Area = 56,082 sf, 15.25% Impervious, Inflow Depth = 1.42" for 5yr event
 Inflow = 0.306 cfs @ 8.05 hrs, Volume= 6,654 cf
 Outflow = 0.299 cfs @ 8.12 hrs, Volume= 6,654 cf, Atten= 2%, Lag= 4.4 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.44 fps, Min. Travel Time= 5.2 min
 Avg. Velocity = 0.27 fps, Avg. Travel Time= 8.3 min

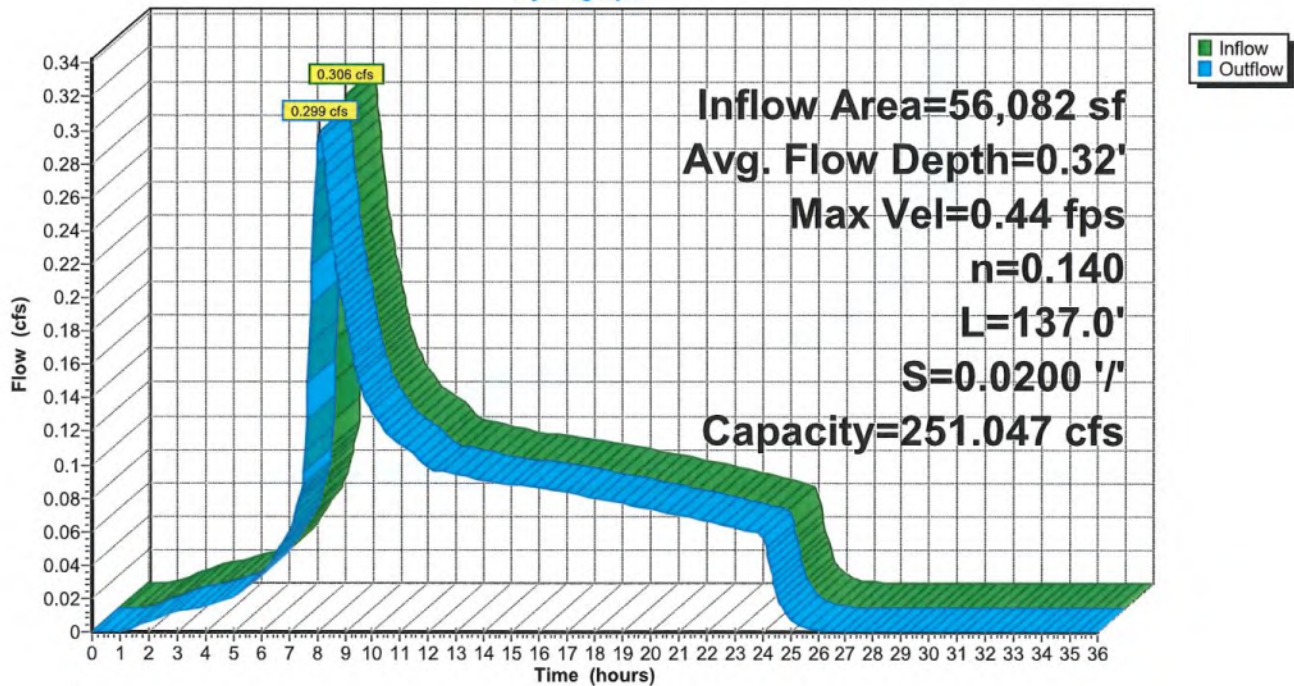
Peak Storage= 93 cf @ 8.12 hrs
 Average Depth at Peak Storage= 0.32'
 Bank-Full Depth= 4.00' Flow Area= 106.4 sf, Capacity= 251.047 cfs

0.00' x 4.00' deep channel, n= 0.140 Earth, dense brush, high stage
 Side Slope Z-value= 3.3 10.0 '/' Top Width= 53.20'
 Length= 137.0' Slope= 0.0200 '/'
 Inlet Invert= 137.00', Outlet Invert= 134.26'



Reach 6R: Creek Basin

Hydrograph



Blaine Street Predeveloped 2020-018

Type IA 24-hr 10yr Rainfall=3.50"

Prepared by HBH Consulting Engineers

Printed 10/14/2020

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Page 14

Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Predevelopment

Runoff Area=42,062 sf 20.34% Impervious Runoff Depth=1.80"
Flow Length=540' Tc=27.1 min CN=77/98 Runoff=0.284 cfs 6,323 cf

Subcatchment 2S: Forest Pre & Post

Runoff Area=14,020 sf 0.00% Impervious Runoff Depth=1.86"
Flow Length=237' Tc=14.1 min CN=83/0 Runoff=0.125 cfs 2,171 cf

Reach 6R: Creek Basin

Avg. Flow Depth=0.36' Max Vel=0.47 fps Inflow=0.408 cfs 8,494 cf
n=0.140 L=137.0' S=0.0200 ' Capacity=251.047 cfs Outflow=0.399 cfs 8,494 cf

Summary for Subcatchment 1S: Predevelopment

Runoff = 0.284 cfs @ 8.06 hrs, Volume= 6,323 cf, Depth= 1.80"

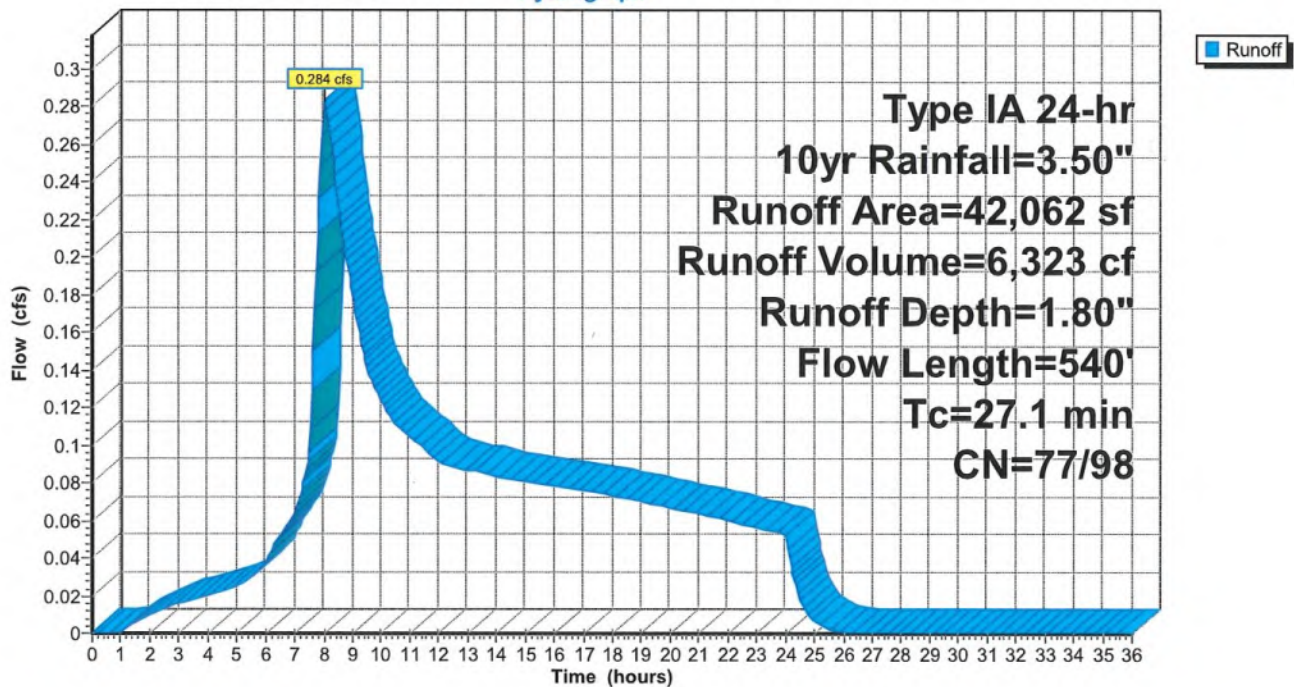
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10yr Rainfall=3.50"

Area (sf)	CN	Description
* 33,508	77	>75% Grass cover, Good, HSG C/D
* 8,554	98	Asphalt/Concrete/Roofs, HSG C/D
42,062	81	Weighted Average
33,508	77	79.66% Pervious Area
8,554	98	20.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.8	150	0.0100	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
2.2	150	0.0266	1.14		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
4.7	200	0.0800	0.71		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
27.1	540	Total			

Subcatchment 1S: Predevelopment

Hydrograph



Blaine Street Predeveloped 2020-018

Prepared by HBH Consulting Engineers

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Type IA 24-hr 10yr Rainfall=3.50"

Printed 10/14/2020

Page 16

Summary for Subcatchment 2S: Forest Pre & Post

Runoff = 0.125 cfs @ 8.01 hrs, Volume= 2,171 cf, Depth= 1.86"

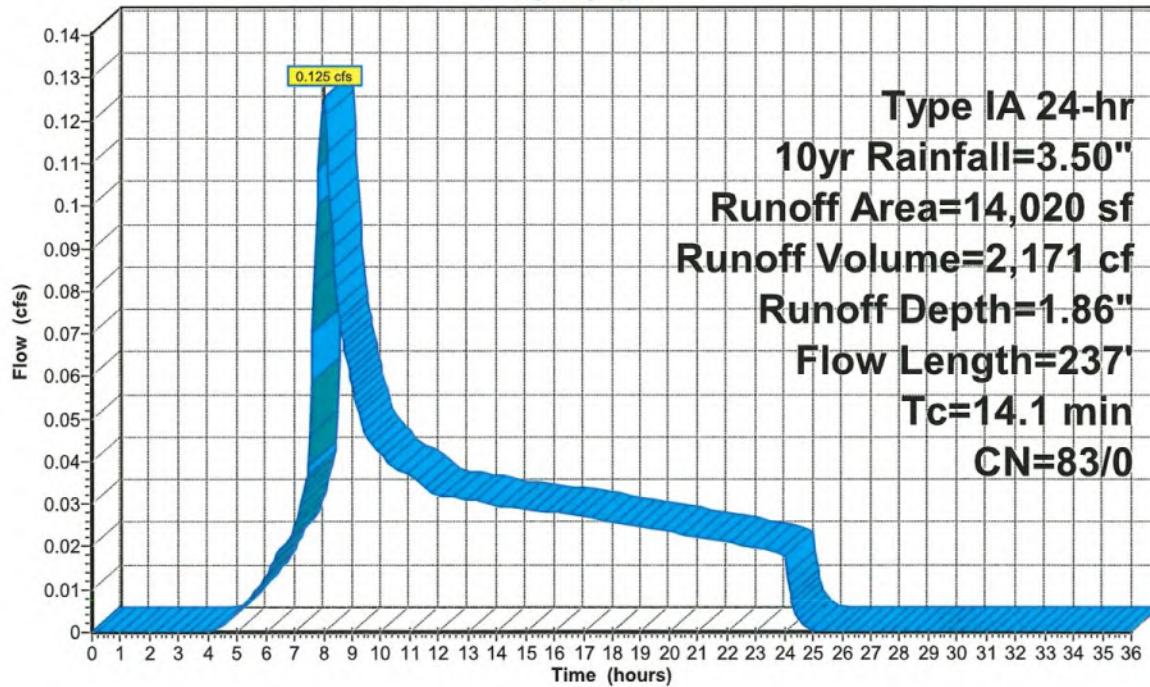
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10yr Rainfall=3.50"

Area (sf)	CN	Description
14,020	83	Woods, Poor, HSG D
14,020	83	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	60	0.0200	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
6.5	137	0.0200	0.35		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
14.1	237	Total			

Subcatchment 2S: Forest Pre & Post

Hydrograph



Summary for Reach 6R: Creek Basin

Inflow Area = 56,082 sf, 15.25% Impervious, Inflow Depth = 1.82" for 10yr event
 Inflow = 0.408 cfs @ 8.04 hrs, Volume= 8,494 cf
 Outflow = 0.399 cfs @ 8.11 hrs, Volume= 8,494 cf, Atten= 2%, Lag= 4.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.47 fps, Min. Travel Time= 4.8 min
 Avg. Velocity = 0.29 fps, Avg. Travel Time= 7.9 min

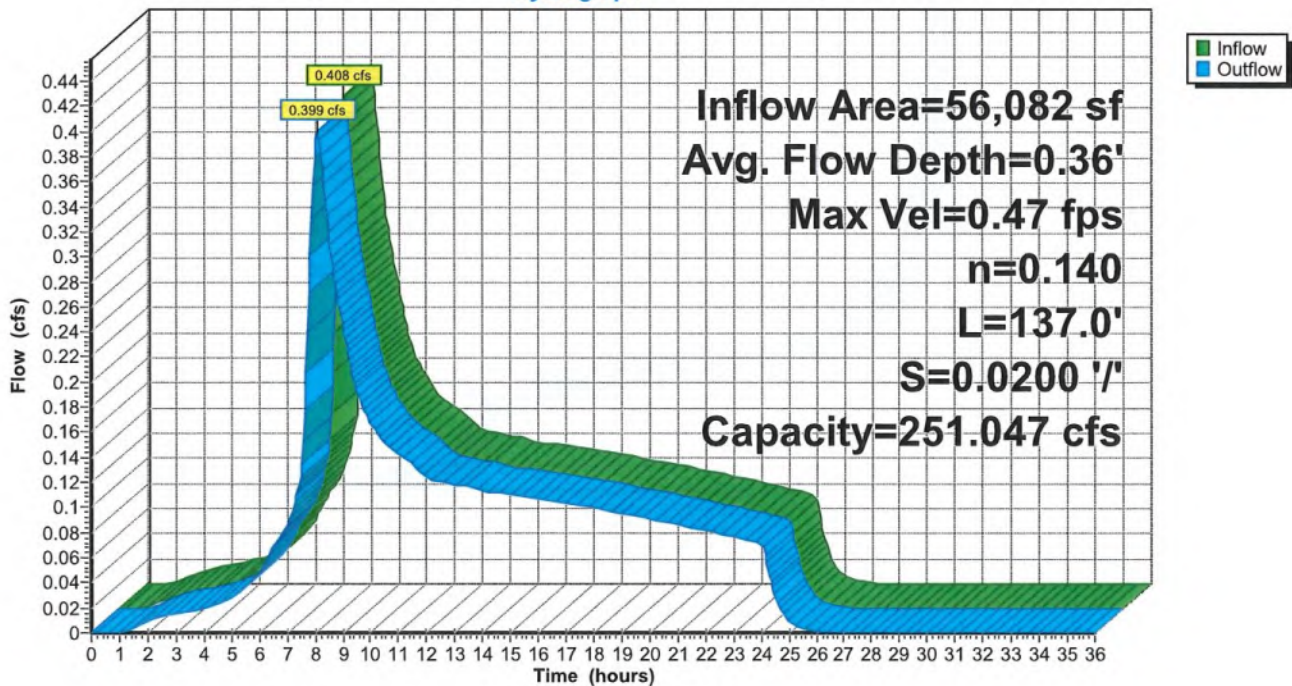
Peak Storage= 116 cf @ 8.11 hrs
 Average Depth at Peak Storage= 0.36'
 Bank-Full Depth= 4.00' Flow Area= 106.4 sf, Capacity= 251.047 cfs

0.00' x 4.00' deep channel, n= 0.140 Earth, dense brush, high stage
 Side Slope Z-value= 3.3 10.0 '/' Top Width= 53.20'
 Length= 137.0' Slope= 0.0200 '/'
 Inlet Invert= 137.00', Outlet Invert= 134.26'



Reach 6R: Creek Basin

Hydrograph



Blaine Street Predeveloped 2020-018

Type IA 24-hr 25yr Rainfall=4.00"

Prepared by HBH Consulting Engineers

Printed 10/14/2020

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Page 18

Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Predevelopment

Runoff Area=42,062 sf 20.34% Impervious Runoff Depth=2.21"
Flow Length=540' Tc=27.1 min CN=77/98 Runoff=0.359 cfs 7,743 cf

Subcatchment 2S: Forest Pre & Post

Runoff Area=14,020 sf 0.00% Impervious Runoff Depth=2.29"
Flow Length=237' Tc=14.1 min CN=83/0 Runoff=0.159 cfs 2,671 cf

Reach 6R: Creek Basin

Avg. Flow Depth=0.39' Max Vel=0.50 fps Inflow=0.516 cfs 10,414 cf
n=0.140 L=137.0' S=0.0200 '/' Capacity=251.047 cfs Outflow=0.506 cfs 10,414 cf

Blaine Street Predeveloped 2020-018

Prepared by HBH Consulting Engineers

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Type IA 24-hr 25yr Rainfall=4.00"

Printed 10/14/2020

Page 19

Summary for Subcatchment 1S: Predevelopment

Runoff = 0.359 cfs @ 8.06 hrs, Volume= 7,743 cf, Depth= 2.21"

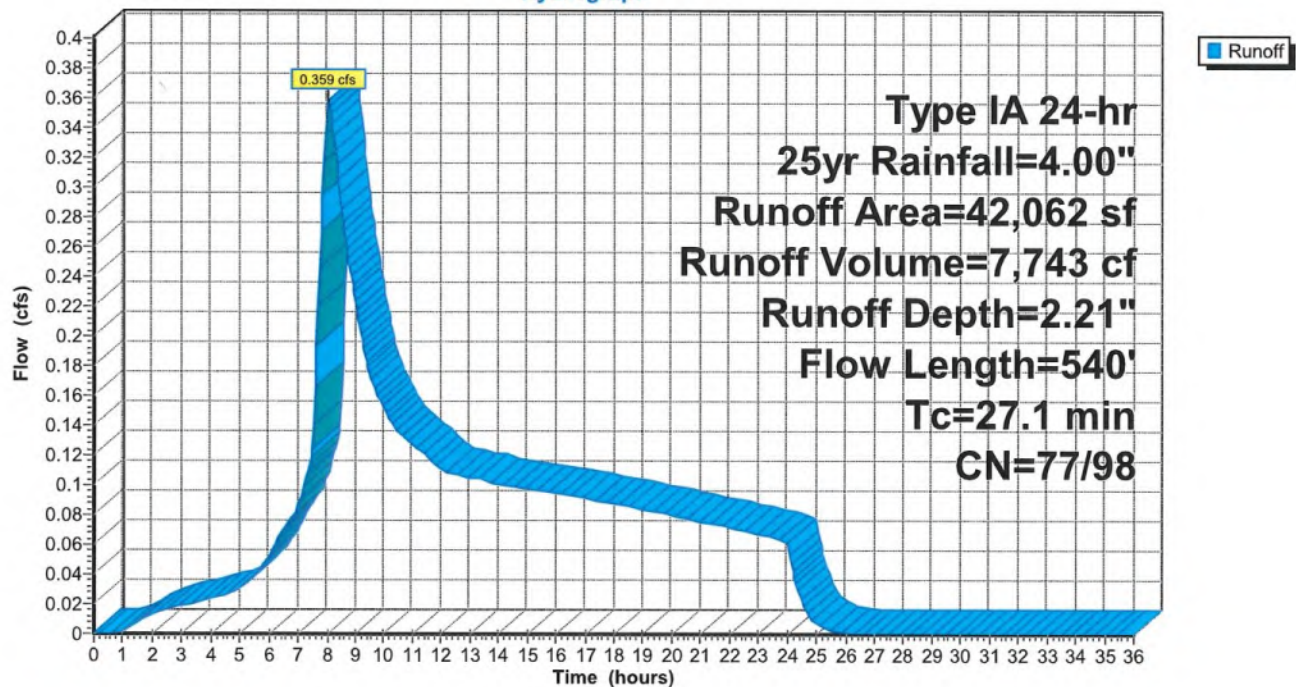
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25yr Rainfall=4.00"

Area (sf)	CN	Description
* 33,508	77	>75% Grass cover, Good, HSG C/D
* 8,554	98	Asphalt/Concrete/Roofs, HSG C/D
42,062	81	Weighted Average
33,508	77	79.66% Pervious Area
8,554	98	20.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.8	150	0.0100	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
2.2	150	0.0266	1.14		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
4.7	200	0.0800	0.71		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
27.1	540	Total			

Subcatchment 1S: Predevelopment

Hydrograph



Blaine Street Predeveloped 2020-018

Prepared by HBH Consulting Engineers

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Type IA 24-hr 25yr Rainfall=4.00"

Printed 10/14/2020

Page 20

Summary for Subcatchment 2S: Forest Pre & Post

Runoff = 0.159 cfs @ 8.01 hrs, Volume= 2,671 cf, Depth= 2.29"

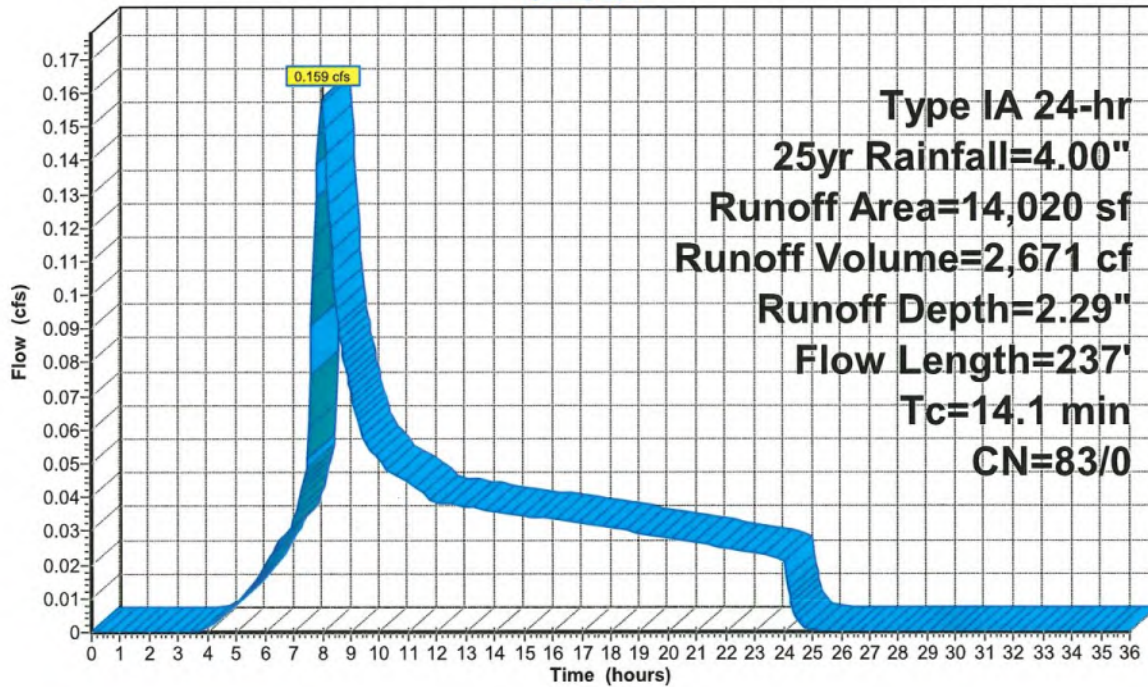
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25yr Rainfall=4.00"

Area (sf)	CN	Description
14,020	83	Woods, Poor, HSG D
14,020	83	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	60	0.0200	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
6.5	137	0.0200	0.35		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
14.1	237	Total			

Subcatchment 2S: Forest Pre & Post

Hydrograph



Summary for Reach 6R: Creek Basin

Inflow Area = 56,082 sf, 15.25% Impervious, Inflow Depth = 2.23" for 25yr event
 Inflow = 0.516 cfs @ 8.04 hrs, Volume= 10,414 cf
 Outflow = 0.506 cfs @ 8.10 hrs, Volume= 10,414 cf, Atten= 2%, Lag= 3.7 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.50 fps, Min. Travel Time= 4.6 min
 Avg. Velocity = 0.30 fps, Avg. Travel Time= 7.6 min

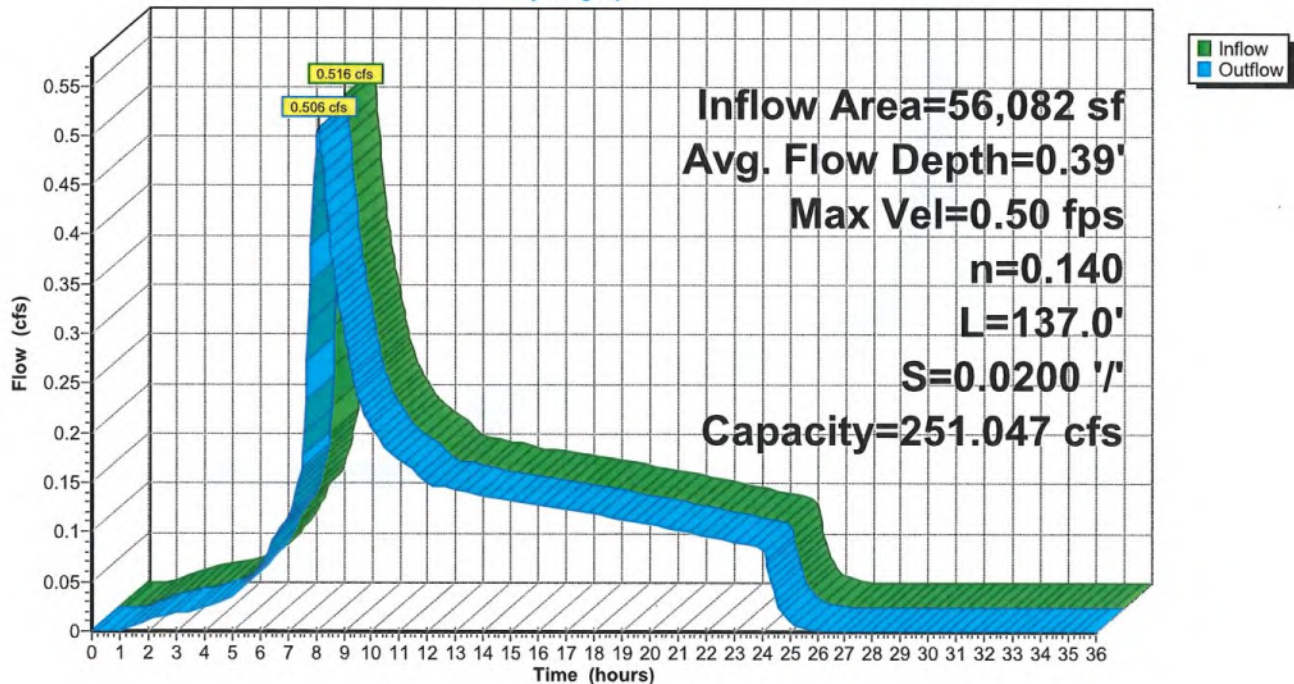
Peak Storage= 139 cf @ 8.10 hrs
 Average Depth at Peak Storage= 0.39'
 Bank-Full Depth= 4.00' Flow Area= 106.4 sf, Capacity= 251.047 cfs

0.00' x 4.00' deep channel, n= 0.140 Earth, dense brush, high stage
 Side Slope Z-value= 3.3 10.0 '/' Top Width= 53.20'
 Length= 137.0' Slope= 0.0200 '/'
 Inlet Invert= 137.00', Outlet Invert= 134.26'



Reach 6R: Creek Basin

Hydrograph



Blaine Street Predeveloped 2020-018

Type IA 24-hr 50yr Rainfall=4.20"

Prepared by HBH Consulting Engineers

Printed 10/14/2020

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Page 22

Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Predevelopment

Runoff Area=42,062 sf 20.34% Impervious Runoff Depth=2.38"
Flow Length=540' Tc=27.1 min CN=77/98 Runoff=0.390 cfs 8,326 cf

Subcatchment 2S: Forest Pre & Post

Runoff Area=14,020 sf 0.00% Impervious Runoff Depth=2.46"
Flow Length=237' Tc=14.1 min CN=83/0 Runoff=0.172 cfs 2,875 cf

Reach 6R: Creek Basin

Avg. Flow Depth=0.40' Max Vel=0.51 fps Inflow=0.560 cfs 11,201 cf
n=0.140 L=137.0' S=0.0200 ' Capacity=251.047 cfs Outflow=0.550 cfs 11,201 cf

Summary for Subcatchment 1S: Predevelopment

Runoff = 0.390 cfs @ 8.06 hrs, Volume= 8,326 cf, Depth= 2.38"

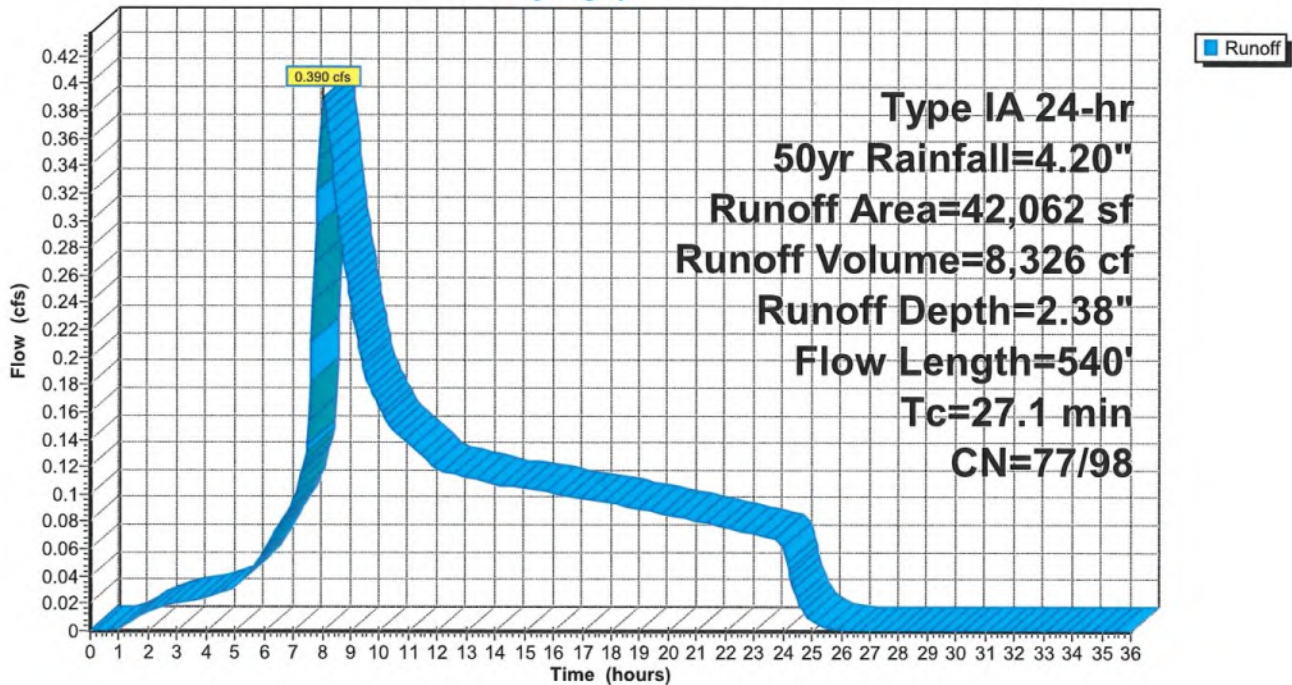
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 50yr Rainfall=4.20"

Area (sf)	CN	Description
* 33,508	77	>75% Grass cover, Good, HSG C/D
* 8,554	98	Asphalt/Concrete/Roofs, HSG C/D
42,062	81	Weighted Average
33,508	77	79.66% Pervious Area
8,554	98	20.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.8	150	0.0100	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
2.2	150	0.0266	1.14		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
4.7	200	0.0800	0.71		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
27.1	540	Total			

Subcatchment 1S: Predevelopment

Hydrograph



Blaine Street Predeveloped 2020-018

Prepared by HBH Consulting Engineers

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Type IA 24-hr 50yr Rainfall=4.20"

Printed 10/14/2020

Page 24

Summary for Subcatchment 2S: Forest Pre & Post

Runoff = 0.172 cfs @ 8.01 hrs, Volume= 2,875 cf, Depth= 2.46"

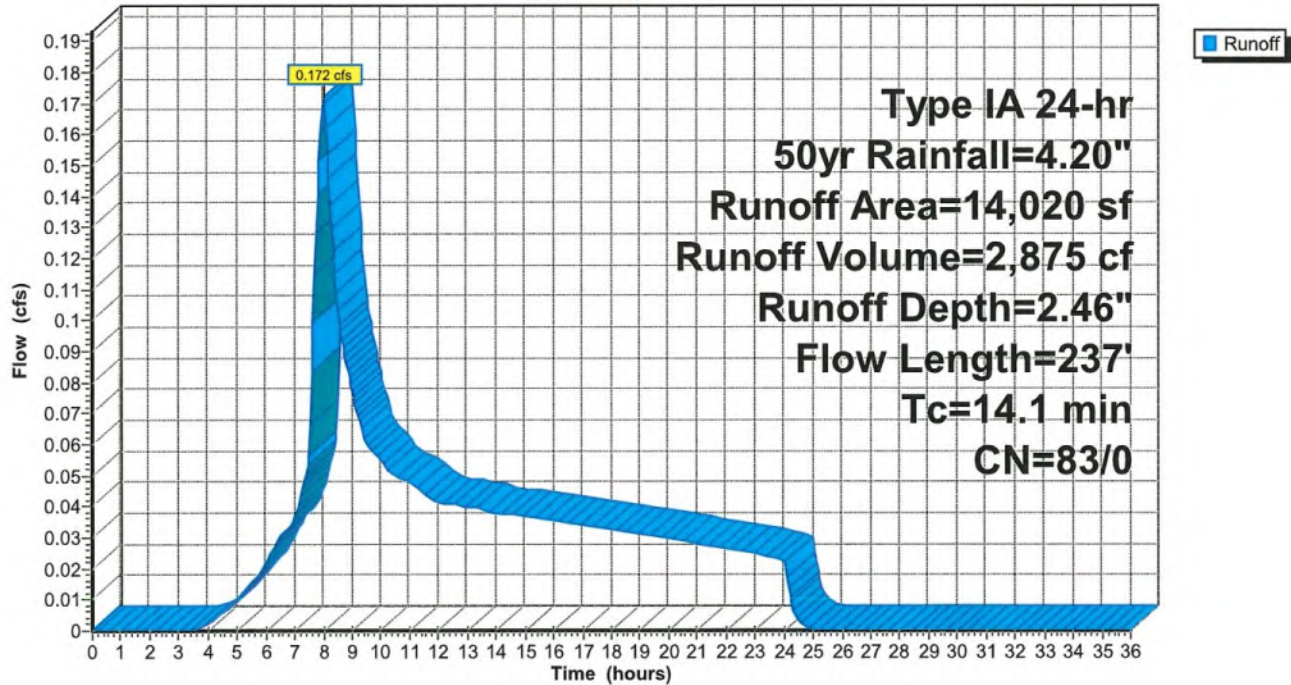
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 50yr Rainfall=4.20"

Area (sf)	CN	Description
14,020	83	Woods, Poor, HSG D
14,020	83	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	60	0.0200	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
6.5	137	0.0200	0.35		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
14.1	237	Total			

Subcatchment 2S: Forest Pre & Post

Hydrograph



Blaine Street Predeveloped 2020-018

Prepared by HBH Consulting Engineers

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Type IA 24-hr 50yr Rainfall=4.20"

Printed 10/14/2020

Page 25

Summary for Reach 6R: Creek Basin

Inflow Area = 56,082 sf, 15.25% Impervious, Inflow Depth = 2.40" for 50yr event
Inflow = 0.560 cfs @ 8.04 hrs, Volume= 11,201 cf
Outflow = 0.550 cfs @ 8.10 hrs, Volume= 11,201 cf, Atten= 2%, Lag= 3.6 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.51 fps, Min. Travel Time= 4.5 min
Avg. Velocity = 0.31 fps, Avg. Travel Time= 7.4 min

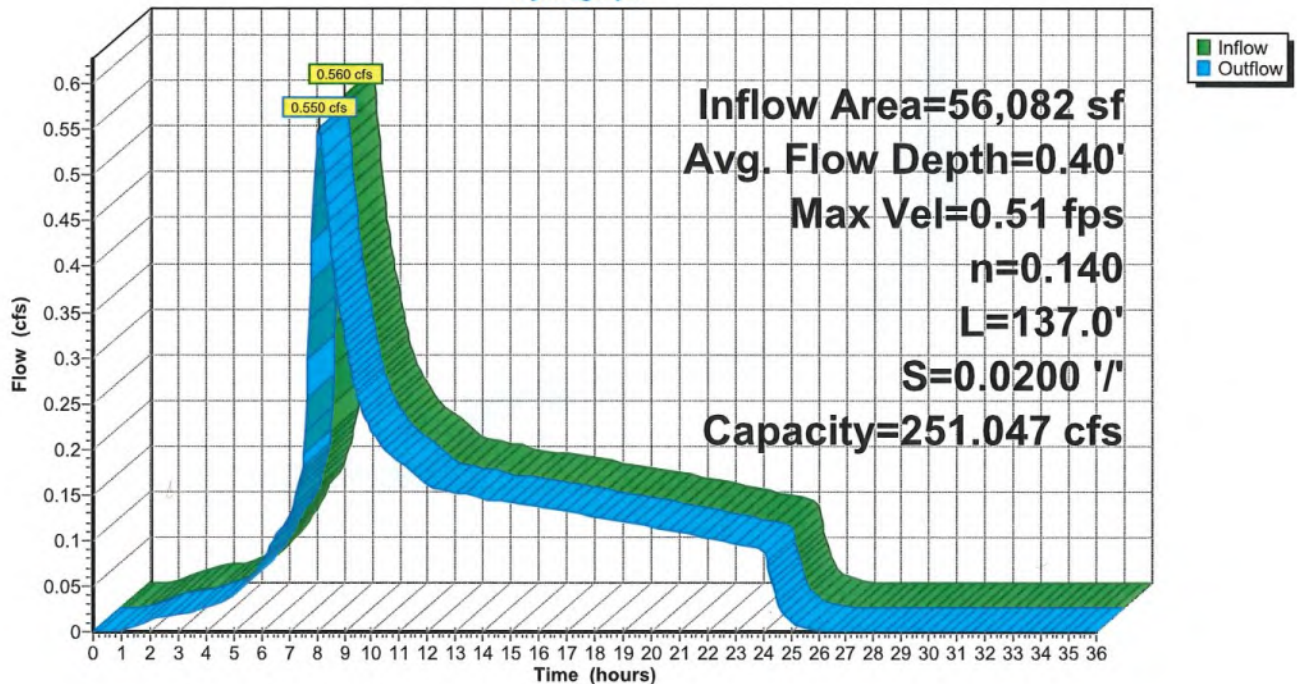
Peak Storage= 148 cf @ 8.10 hrs
Average Depth at Peak Storage= 0.40'
Bank-Full Depth= 4.00' Flow Area= 106.4 sf, Capacity= 251.047 cfs

0.00' x 4.00' deep channel, n= 0.140 Earth, dense brush, high stage
Side Slope Z-value= 3.3 10.0 '/ Top Width= 53.20'
Length= 137.0' Slope= 0.0200 '/
Inlet Invert= 137.00', Outlet Invert= 134.26'



Reach 6R: Creek Basin

Hydrograph



Blaine Street Predeveloped 2020-018

Type IA 24-hr 100yr Rainfall=4.50"

Prepared by HBH Consulting Engineers

Printed 10/14/2020

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Page 26

Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Predevelopment

Runoff Area=42,062 sf 20.34% Impervious Runoff Depth=2.63"
Flow Length=540' Tc=27.1 min CN=77/98 Runoff=0.437 cfs 9,212 cf

Subcatchment 2S: Forest Pre & Post

Runoff Area=14,020 sf 0.00% Impervious Runoff Depth=2.73"
Flow Length=237' Tc=14.1 min CN=83/0 Runoff=0.193 cfs 3,184 cf

Reach 6R: Creek Basin

Avg. Flow Depth=0.42' Max Vel=0.53 fps Inflow=0.628 cfs 12,397 cf
n=0.140 L=137.0' S=0.0200 '/ Capacity=251.047 cfs Outflow=0.617 cfs 12,397 cf

Summary for Subcatchment 1S: Predevelopment

Runoff = 0.437 cfs @ 8.05 hrs, Volume= 9,212 cf, Depth= 2.63"

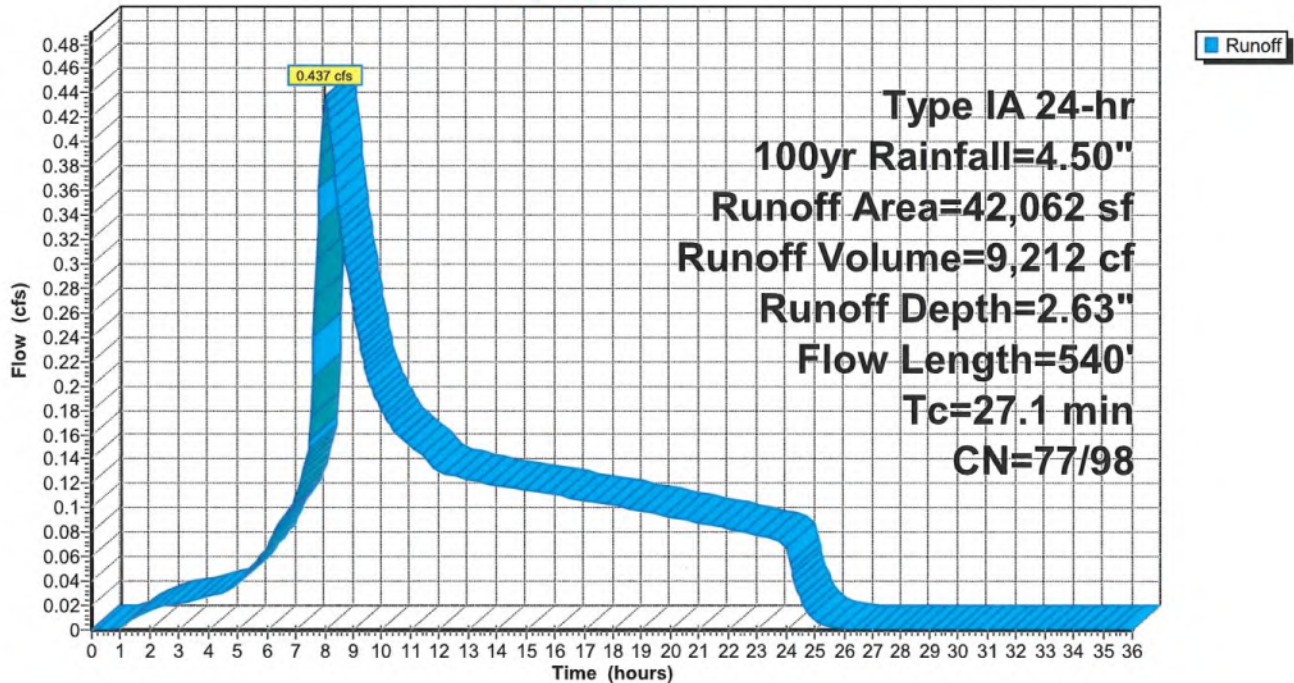
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 100yr Rainfall=4.50"

Area (sf)	CN	Description
* 33,508	77	>75% Grass cover, Good, HSG C/D
* 8,554	98	Asphalt/Concrete/Roofs, HSG C/D
42,062	81	Weighted Average
33,508	77	79.66% Pervious Area
8,554	98	20.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.8	150	0.0100	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
2.2	150	0.0266	1.14		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
4.7	200	0.0800	0.71		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
27.1	540	Total			

Subcatchment 1S: Predevelopment

Hydrograph



Blaine Street Predeveloped 2020-018

Prepared by HBH Consulting Engineers

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Type IA 24-hr 100yr Rainfall=4.50"

Printed 10/14/2020

Page 28

Summary for Subcatchment 2S: Forest Pre & Post

Runoff = 0.193 cfs @ 8.01 hrs, Volume= 3,184 cf, Depth= 2.73"

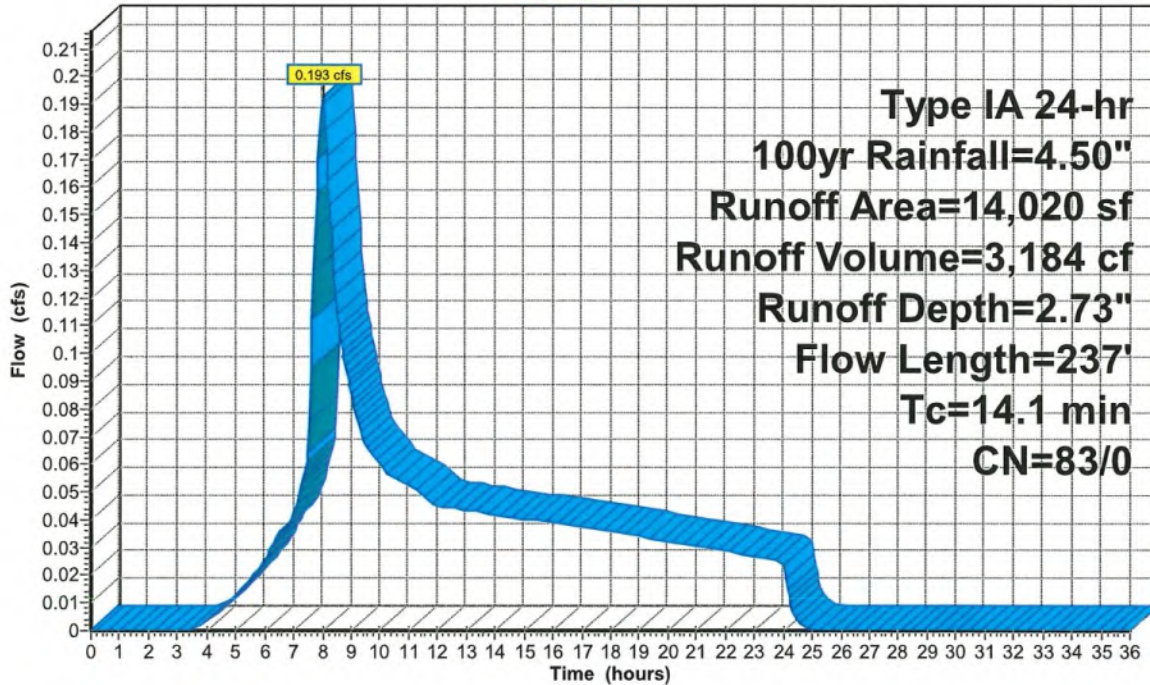
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 100yr Rainfall=4.50"

Area (sf)	CN	Description
14,020	83	Woods, Poor, HSG D
14,020	83	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	60	0.0200	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
6.5	137	0.0200	0.35		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
14.1	237	Total			

Subcatchment 2S: Forest Pre & Post

Hydrograph



Summary for Reach 6R: Creek Basin

Inflow Area = 56,082 sf, 15.25% Impervious, Inflow Depth = 2.65" for 100yr event
 Inflow = 0.628 cfs @ 8.04 hrs, Volume= 12,397 cf
 Outflow = 0.617 cfs @ 8.09 hrs, Volume= 12,397 cf, Atten= 2%, Lag= 3.4 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.53 fps, Min. Travel Time= 4.3 min
 Avg. Velocity = 0.31 fps, Avg. Travel Time= 7.3 min

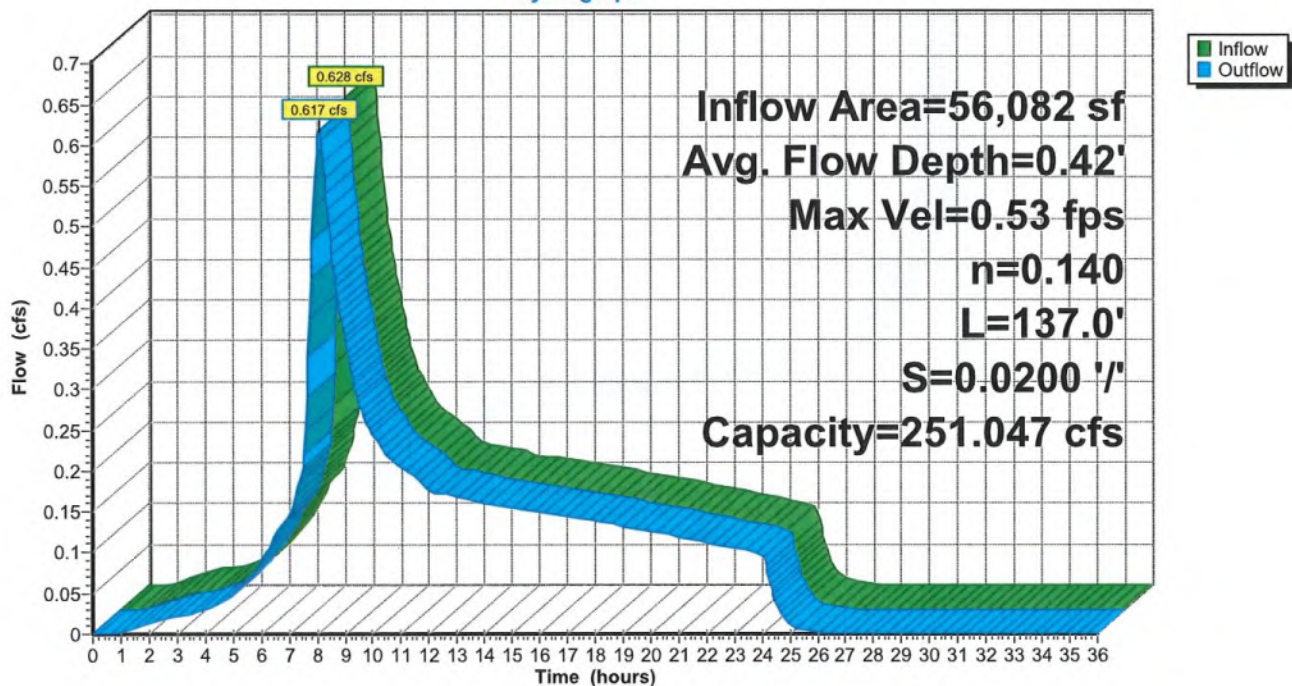
Peak Storage= 161 cf @ 8.09 hrs
 Average Depth at Peak Storage= 0.42'
 Bank-Full Depth= 4.00' Flow Area= 106.4 sf, Capacity= 251.047 cfs

0.00' x 4.00' deep channel, n= 0.140 Earth, dense brush, high stage
 Side Slope Z-value= 3.3 10.0 '/' Top Width= 53.20'
 Length= 137.0' Slope= 0.0200 '/'
 Inlet Invert= 137.00', Outlet Invert= 134.26'



Reach 6R: Creek Basin

Hydrograph



ATTACHMENT C

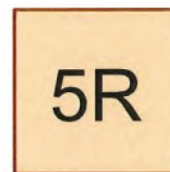


Forest Pre & Post

Post-Development



Extended Dry Basin



Creek Basin

12" Outfall



Blaine Street Post-developed 2020-018

Type IA 24-hr 1/2 of 2 year Rainfall=1.25"

Prepared by HBH Consulting Engineers

Printed 10/14/2020

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Page 2

Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 2S: Forest Pre & Post Runoff Area=14,020 sf 0.00% Impervious Runoff Depth=0.24"
Flow Length=237' Tc=14.1 min CN=83/0 Runoff=0.006 cfs 286 cf

Subcatchment 3S: Post-Development Runoff Area=42,062 sf 60.67% Impervious Runoff Depth=0.67"
Flow Length=540' Tc=27.1 min CN=77/98 Runoff=0.117 cfs 2,361 cf

Reach 5R: 12" Outfall Avg. Flow Depth=0.03' Max Vel=4.48 fps Inflow=0.026 cfs 1,639 cf
12.0" Round Pipe n=0.012 L=86.6' S=0.2740 '/' Capacity=20.204 cfs Outflow=0.026 cfs 1,638 cf

Reach 6R: Creek Basin Avg. Flow Depth=0.13' Max Vel=0.25 fps Inflow=0.031 cfs 1,924 cf
n=0.140 L=137.0' S=0.0200 '/' Capacity=251.047 cfs Outflow=0.031 cfs 1,917 cf

Pond 4P: Extended Dry Basin Peak Elev=161.18' Storage=1,219 cf Inflow=0.117 cfs 2,361 cf
Outflow=0.026 cfs 1,639 cf

Summary for Subcatchment 2S: Forest Pre & Post

Runoff = 0.006 cfs @ 8.26 hrs, Volume= 286 cf, Depth= 0.24"

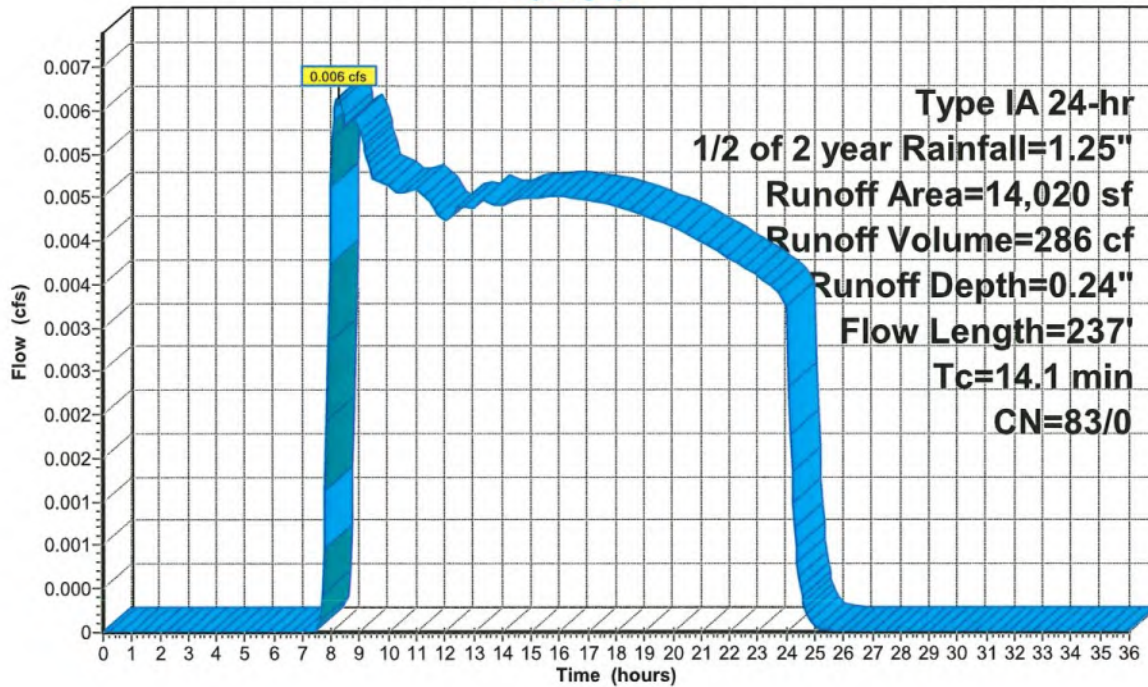
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 1/2 of 2 year Rainfall=1.25"

Area (sf)	CN	Description
14,020	83	Woods, Poor, HSG D
14,020	83	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	60	0.0200	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
6.5	137	0.0200	0.35		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
14.1	237	Total			

Subcatchment 2S: Forest Pre & Post

Hydrograph



Summary for Subcatchment 3S: Post-Development

Runoff = 0.117 cfs @ 8.04 hrs, Volume= 2,361 cf, Depth= 0.67"

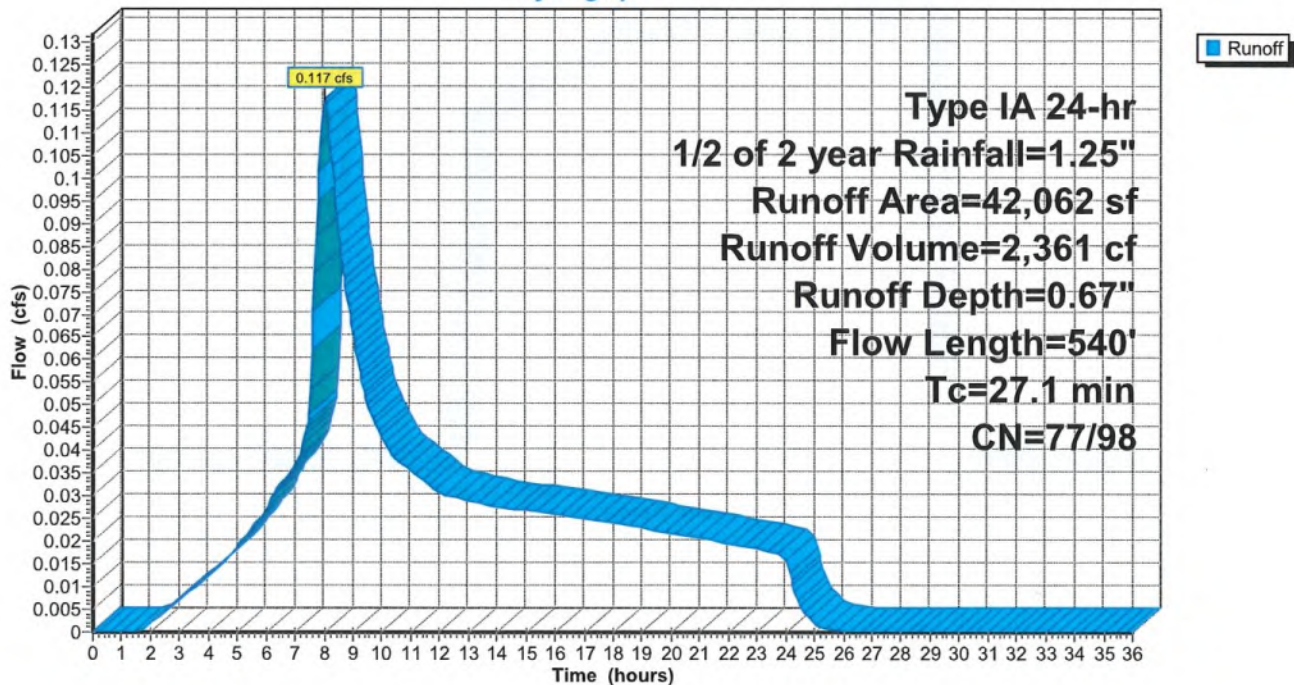
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 1/2 of 2 year Rainfall=1.25"

Area (sf)	CN	Description
* 16,543	77	>75% Grass cover, Good, HSG C/D
* 25,519	98	Asphalt/Concrete/Roofs, HSG C/D
42,062	90	Weighted Average
16,543	77	39.33% Pervious Area
25,519	98	60.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.8	150	0.0100	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
2.2	150	0.0266	1.14		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
4.7	200	0.0800	0.71		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
27.1	540	Total			

Subcatchment 3S: Post-Development

Hydrograph



Summary for Reach 5R: 12" Outfall

Inflow Area = 42,062 sf, 60.67% Impervious, Inflow Depth > 0.47" for 1/2 of 2 year event
 Inflow = 0.026 cfs @ 16.09 hrs, Volume= 1,639 cf
 Outflow = 0.026 cfs @ 16.10 hrs, Volume= 1,638 cf, Atten= 0%, Lag= 0.2 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 4.48 fps, Min. Travel Time= 0.3 min
 Avg. Velocity = 3.77 fps, Avg. Travel Time= 0.4 min

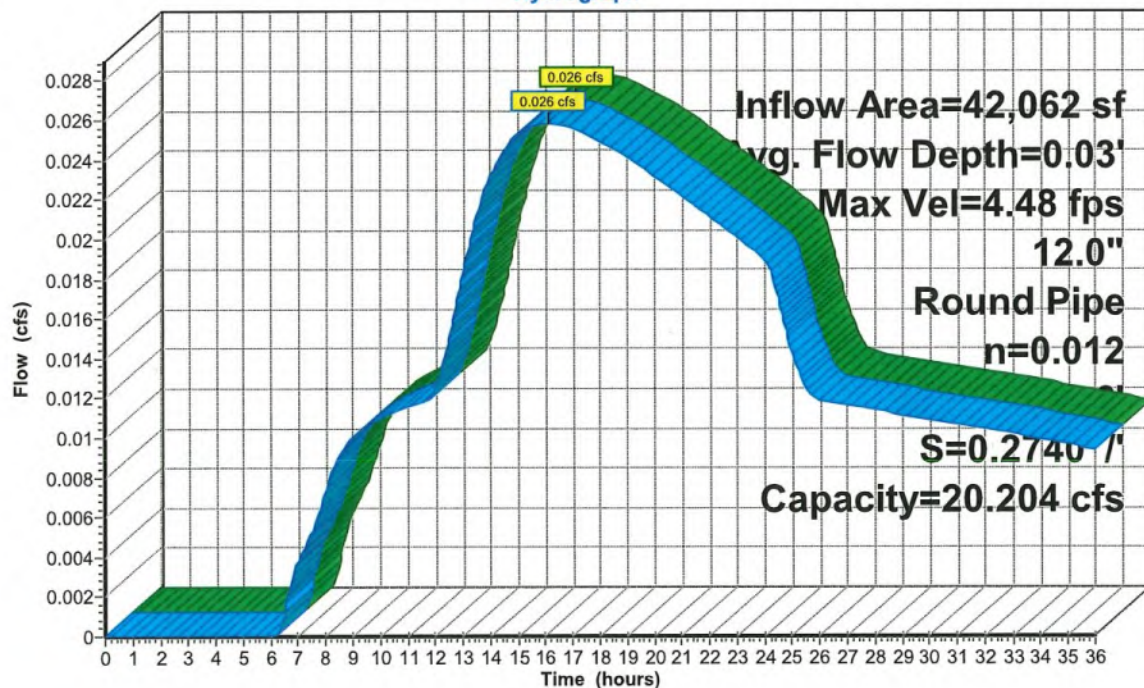
Peak Storage= 0 cf @ 16.10 hrs
 Average Depth at Peak Storage= 0.03'
 Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 20.204 cfs

12.0" Round Pipe
 n= 0.012
 Length= 86.6' Slope= 0.2740 '/'
 Inlet Invert= 159.23', Outlet Invert= 135.50'



Reach 5R: 12" Outfall

Hydrograph



Legend:
 ■ Inflow
 ■ Outflow

Summary for Reach 6R: Creek Basin

Inflow Area = 56,082 sf, 45.50% Impervious, Inflow Depth > 0.41" for 1/2 of 2 year event
 Inflow = 0.031 cfs @ 16.08 hrs, Volume= 1,924 cf
 Outflow = 0.031 cfs @ 16.20 hrs, Volume= 1,917 cf, Atten= 0%, Lag= 7.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.25 fps, Min. Travel Time= 9.1 min
 Avg. Velocity = 0.22 fps, Avg. Travel Time= 10.6 min

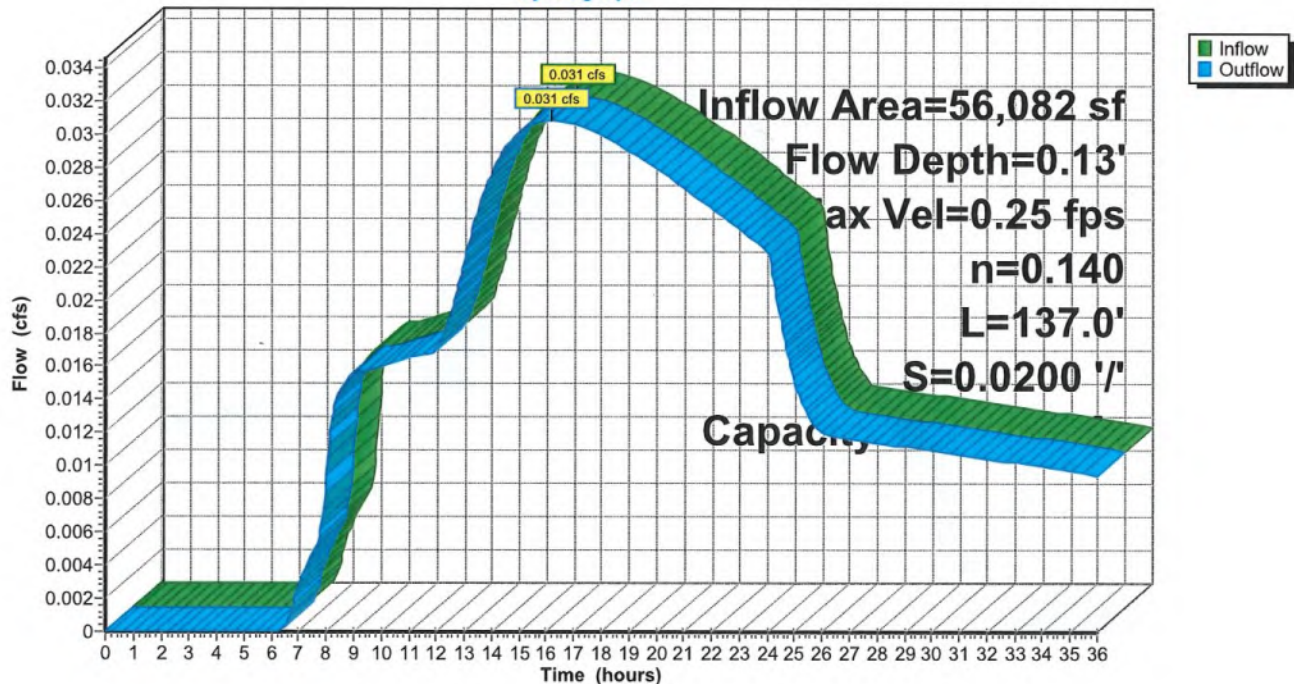
Peak Storage= 17 cf @ 16.20 hrs
 Average Depth at Peak Storage= 0.13'
 Bank-Full Depth= 4.00' Flow Area= 106.4 sf, Capacity= 251.047 cfs

0.00' x 4.00' deep channel, n= 0.140 Earth, dense brush, high stage
 Side Slope Z-value= 3.3 10.0 '/' Top Width= 53.20'
 Length= 137.0' Slope= 0.0200 '/'
 Inlet Invert= 137.00', Outlet Invert= 134.26'



Reach 6R: Creek Basin

Hydrograph



Summary for Pond 4P: Extended Dry Basin

Inflow Area = 42,062 sf, 60.67% Impervious, Inflow Depth = 0.67" for 1/2 of 2 year event
 Inflow = 0.117 cfs @ 8.04 hrs, Volume= 2,361 cf
 Outflow = 0.026 cfs @ 16.09 hrs, Volume= 1,639 cf, Atten= 78%, Lag= 483.3 min
 Primary = 0.026 cfs @ 16.09 hrs, Volume= 1,639 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Peak Elev= 161.18' @ 16.09 hrs Surf.Area= 1,434 sf Storage= 1,219 cf

Plug-Flow detention time= 674.3 min calculated for 1,636 cf (69% of inflow)
 Center-of-Mass det. time= 487.4 min (1,233.8 - 746.4)

Volume	Invert	Avail.Storage	Storage Description
#1	159.83'	6,315 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
159.83	391	0	0
160.83	1,142	767	767
161.83	1,972	1,557	2,324
162.83	2,884	2,428	4,752
163.33	3,370	1,564	6,315

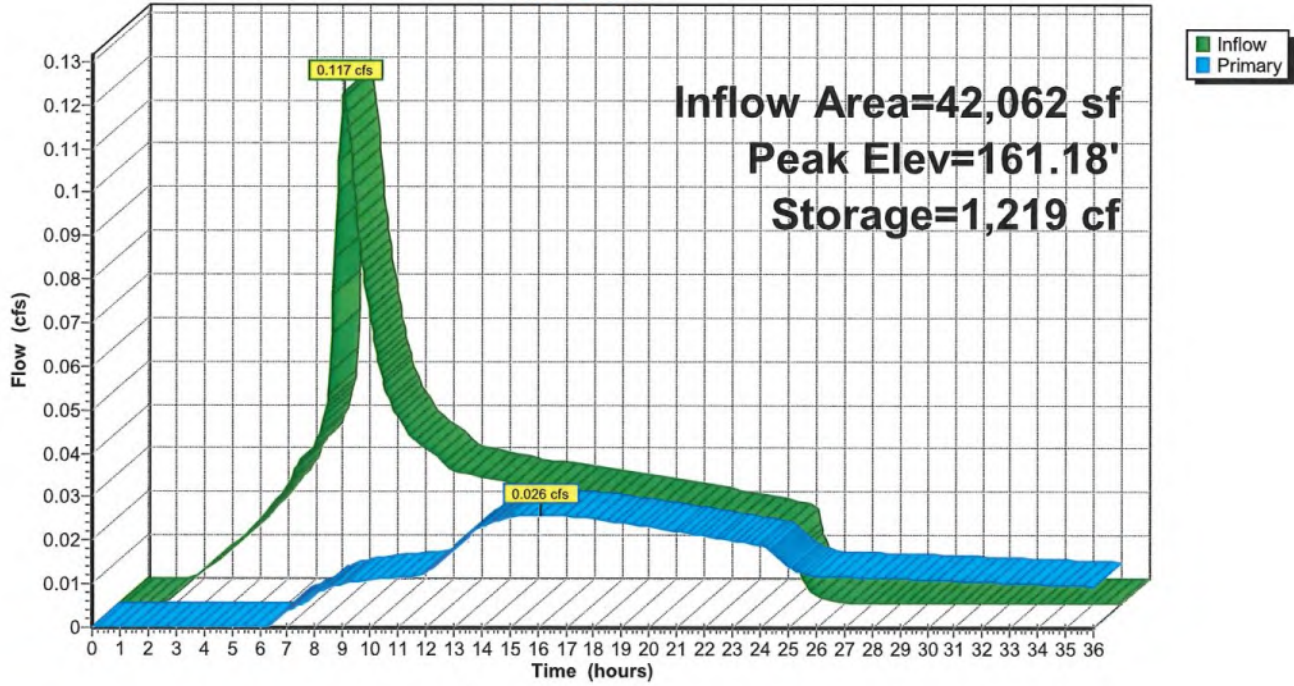
Device	Routing	Invert	Outlet Devices
#1	Primary	160.23'	0.7" Vert. WQ Orifice C= 0.600
#2	Primary	161.10'	3.0" Vert. 1/2 of 2 Year Orifice C= 0.600
#3	Primary	161.18'	2.3" Vert. 2-Yr Orifice C= 0.600
#4	Primary	161.42'	1.5" Vert. 5-YR Orifice C= 0.600
#5	Primary	161.83'	24.0" x 24.0" Horiz. 50-Yr Overflow C= 0.600 Limited to weir flow at low heads
#6	Primary	162.83'	3.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=0.026 cfs @ 16.09 hrs HW=161.18' TW=159.26' (Dynamic Tailwater)

- 1=WQ Orifice (Orifice Controls 0.012 cfs @ 4.62 fps)
- 2=1/2 of 2 Year Orifice (Orifice Controls 0.013 cfs @ 0.97 fps)
- 3=2-Yr Orifice (Orifice Controls 0.000 cfs @ 0.13 fps)
- 4=5-YR Orifice (Controls 0.000 cfs)
- 5=50-Yr Overflow (Controls 0.000 cfs)
- 6=Sharp-Crested Rectangular Weir (Controls 0.000 cfs)

Pond 4P: Extended Dry Basin

Hydrograph



Blaine Street Post-developed 2020-018

Type IA 24-hr 2yr Rainfall=2.50"

Prepared by HBH Consulting Engineers

Printed 10/14/2020

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Page 9

Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 2S: Forest Pre & Post Runoff Area=14,020 sf 0.00% Impervious Runoff Depth=1.06"
Flow Length=237' Tc=14.1 min CN=83/0 Runoff=0.064 cfs 1,234 cf

Subcatchment 3S: Post-Development Runoff Area=42,062 sf 60.67% Impervious Runoff Depth=1.67"
Flow Length=540' Tc=27.1 min CN=77/98 Runoff=0.285 cfs 5,850 cf

Reach 5R: 12" Outfall Avg. Flow Depth=0.06' Max Vel=7.86 fps Inflow=0.170 cfs 5,092 cf
12.0" Round Pipe n=0.012 L=86.6' S=0.2740 '/' Capacity=20.204 cfs Outflow=0.170 cfs 5,092 cf

Reach 6R: Creek Basin Avg. Flow Depth=0.28' Max Vel=0.40 fps Inflow=0.204 cfs 6,326 cf
n=0.140 L=137.0' S=0.0200 '/' Capacity=251.047 cfs Outflow=0.204 cfs 6,319 cf

Pond 4P: Extended Dry Basin Peak Elev=161.42' Storage=1,581 cf Inflow=0.285 cfs 5,850 cf
Outflow=0.170 cfs 5,092 cf

Summary for Subcatchment 2S: Forest Pre & Post

Runoff = 0.064 cfs @ 8.02 hrs, Volume= 1,234 cf, Depth= 1.06"

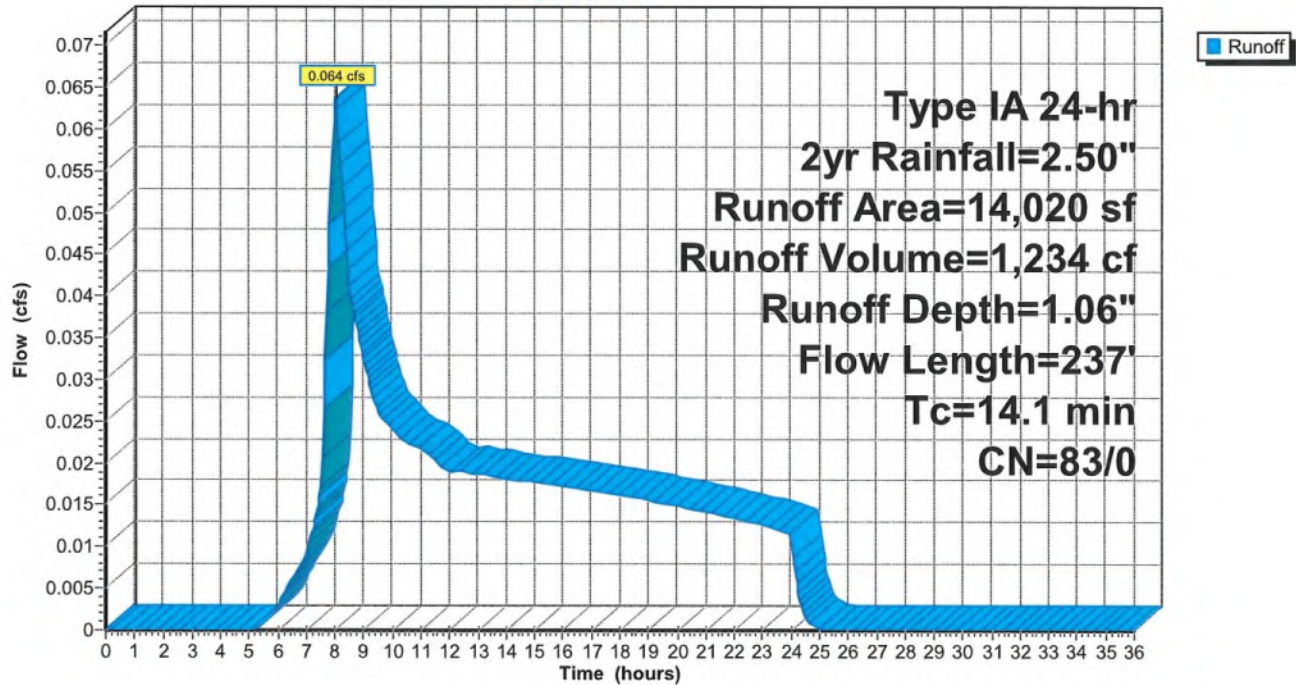
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2yr Rainfall=2.50"

Area (sf)	CN	Description
14,020	83	Woods, Poor, HSG D
14,020	83	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	60	0.0200	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
6.5	137	0.0200	0.35		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
14.1	237	Total			

Subcatchment 2S: Forest Pre & Post

Hydrograph



Summary for Subcatchment 3S: Post-Development

Runoff = 0.285 cfs @ 8.04 hrs, Volume= 5,850 cf, Depth= 1.67"

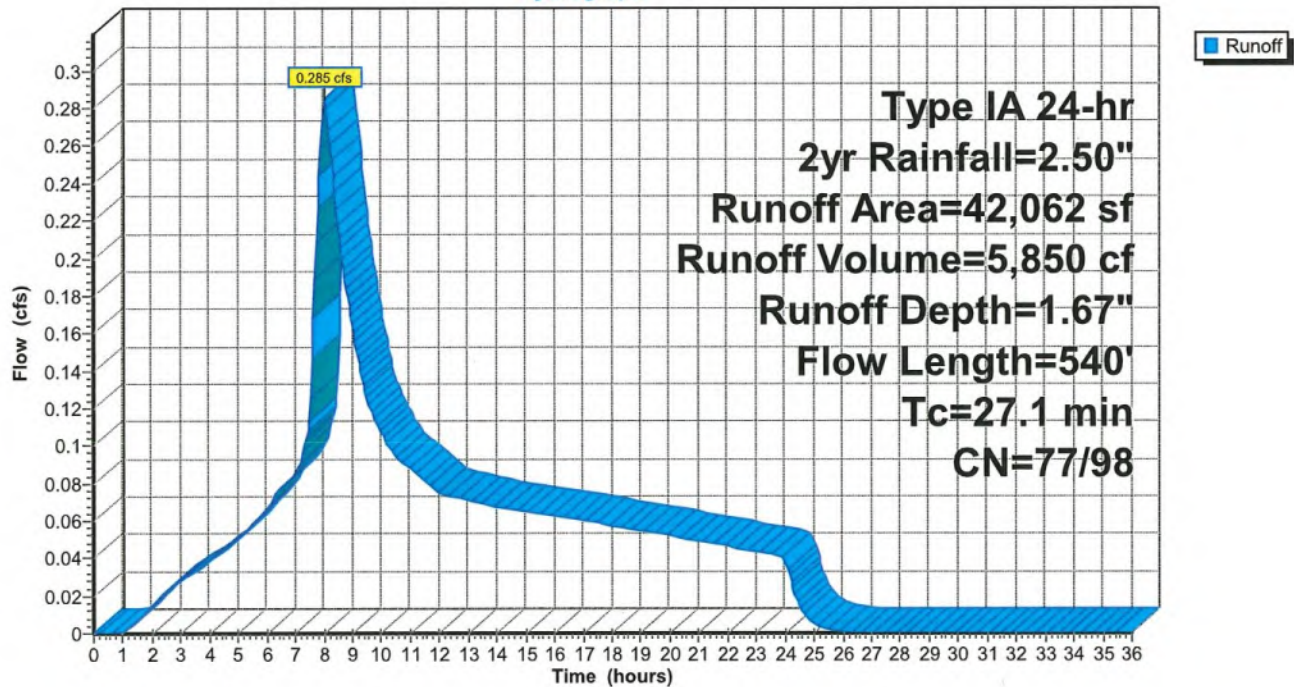
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2yr Rainfall=2.50"

Area (sf)	CN	Description
* 16,543	77	>75% Grass cover, Good, HSG C/D
* 25,519	98	Asphalt/Concrete/Roofs, HSG C/D
42,062	90	Weighted Average
16,543	77	39.33% Pervious Area
25,519	98	60.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.8	150	0.0100	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
2.2	150	0.0266	1.14		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
4.7	200	0.0800	0.71		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
27.1	540	Total			

Subcatchment 3S: Post-Development

Hydrograph



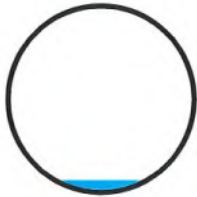
Summary for Reach 5R: 12" Outfall

Inflow Area = 42,062 sf, 60.67% Impervious, Inflow Depth > 1.45" for 2yr event
 Inflow = 0.170 cfs @ 8.94 hrs, Volume= 5,092 cf
 Outflow = 0.170 cfs @ 8.94 hrs, Volume= 5,092 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 7.86 fps, Min. Travel Time= 0.2 min
 Avg. Velocity = 4.79 fps, Avg. Travel Time= 0.3 min

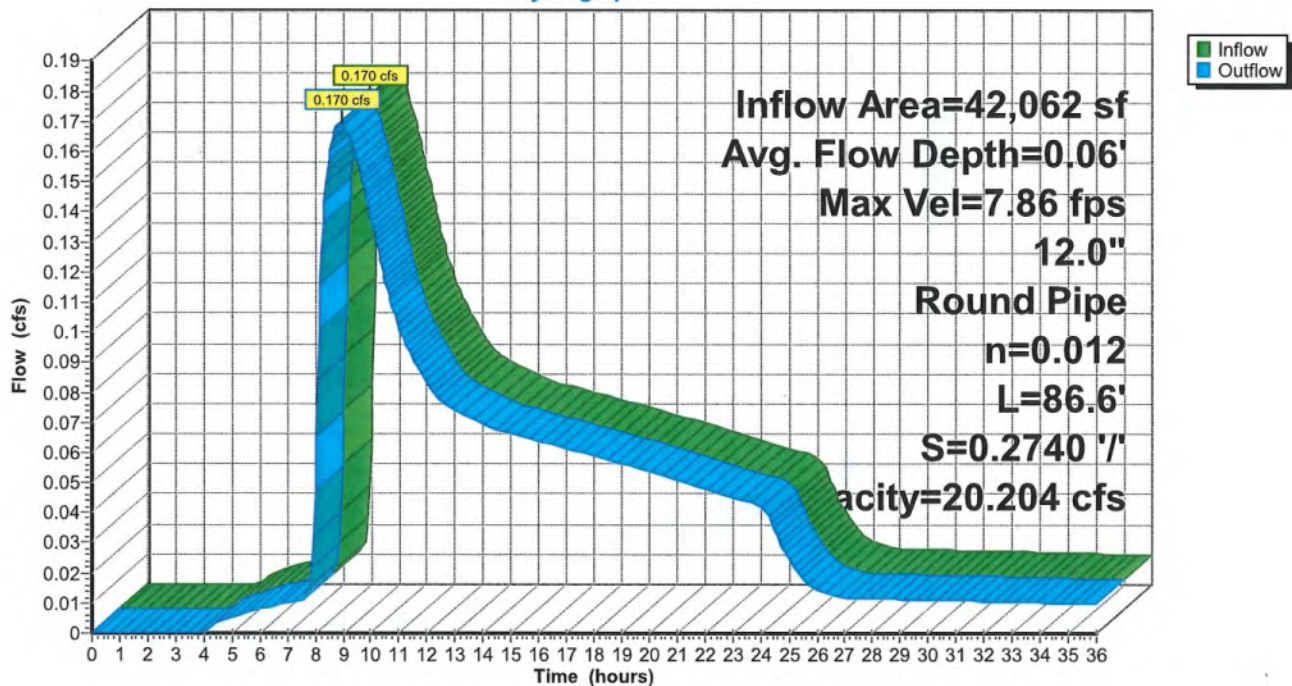
Peak Storage= 2 cf @ 8.94 hrs
 Average Depth at Peak Storage= 0.06'
 Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 20.204 cfs

12.0" Round Pipe
 n= 0.012
 Length= 86.6' Slope= 0.2740 '/'
 Inlet Invert= 159.23', Outlet Invert= 135.50'



Reach 5R: 12" Outfall

Hydrograph



Summary for Reach 6R: Creek Basin

Inflow Area = 56,082 sf, 45.50% Impervious, Inflow Depth > 1.35" for 2yr event
 Inflow = 0.204 cfs @ 8.80 hrs, Volume= 6,326 cf
 Outflow = 0.204 cfs @ 8.88 hrs, Volume= 6,319 cf, Atten= 0%, Lag= 4.6 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.40 fps, Min. Travel Time= 5.7 min
 Avg. Velocity = 0.26 fps, Avg. Travel Time= 8.6 min

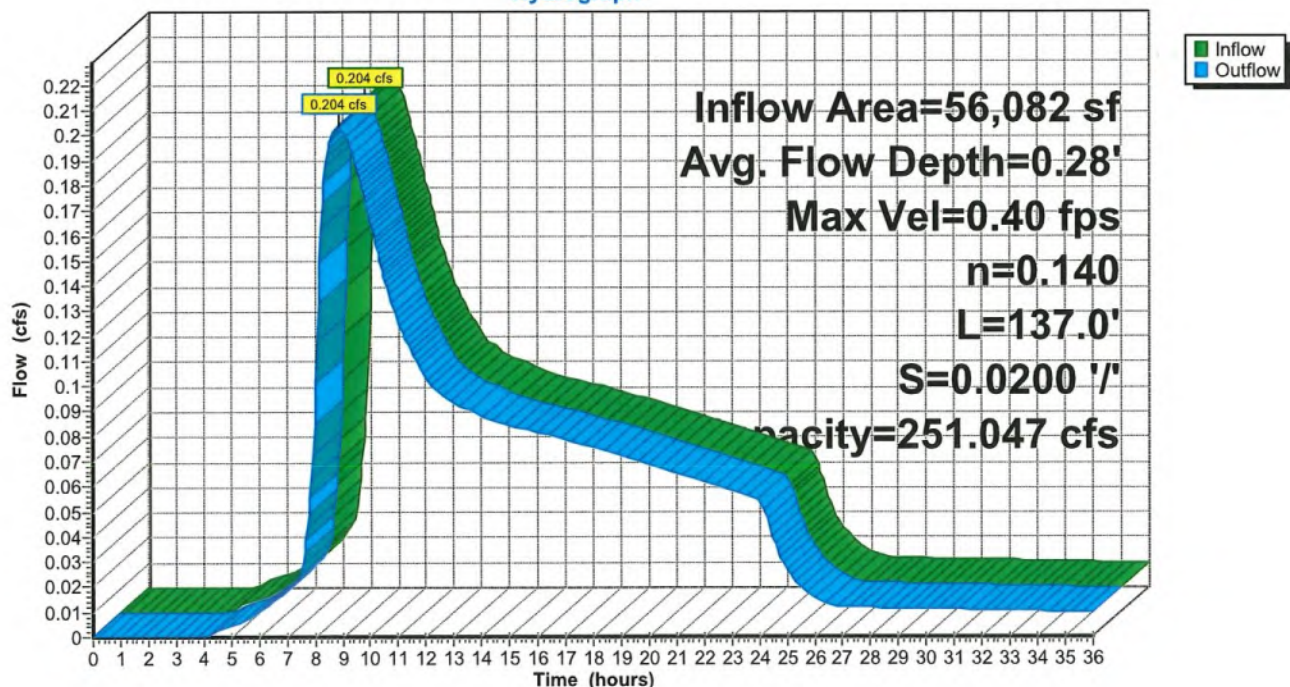
Peak Storage= 70 cf @ 8.88 hrs
 Average Depth at Peak Storage= 0.28'
 Bank-Full Depth= 4.00' Flow Area= 106.4 sf, Capacity= 251.047 cfs

0.00' x 4.00' deep channel, n= 0.140 Earth, dense brush, high stage
 Side Slope Z-value= 3.3 10.0 '/' Top Width= 53.20'
 Length= 137.0' Slope= 0.0200 '/'
 Inlet Invert= 137.00', Outlet Invert= 134.26'



Reach 6R: Creek Basin

Hydrograph



Summary for Pond 4P: Extended Dry Basin

Inflow Area = 42,062 sf, 60.67% Impervious, Inflow Depth = 1.67" for 2yr event
 Inflow = 0.285 cfs @ 8.04 hrs, Volume= 5,850 cf
 Outflow = 0.170 cfs @ 8.94 hrs, Volume= 5,092 cf, Atten= 40%, Lag= 54.0 min
 Primary = 0.170 cfs @ 8.94 hrs, Volume= 5,092 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Peak Elev= 161.42' @ 8.94 hrs Surf.Area= 1,630 sf Storage= 1,581 cf

Plug-Flow detention time= 300.7 min calculated for 5,085 cf (87% of inflow)
 Center-of-Mass det. time= 213.5 min (944.8 - 731.3)

Volume #1	Invert 159.83'	Avail.Storage 6,315 cf	Storage Description
			Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
159.83	391	0	0
160.83	1,142	767	767
161.83	1,972	1,557	2,324
162.83	2,884	2,428	4,752
163.33	3,370	1,564	6,315

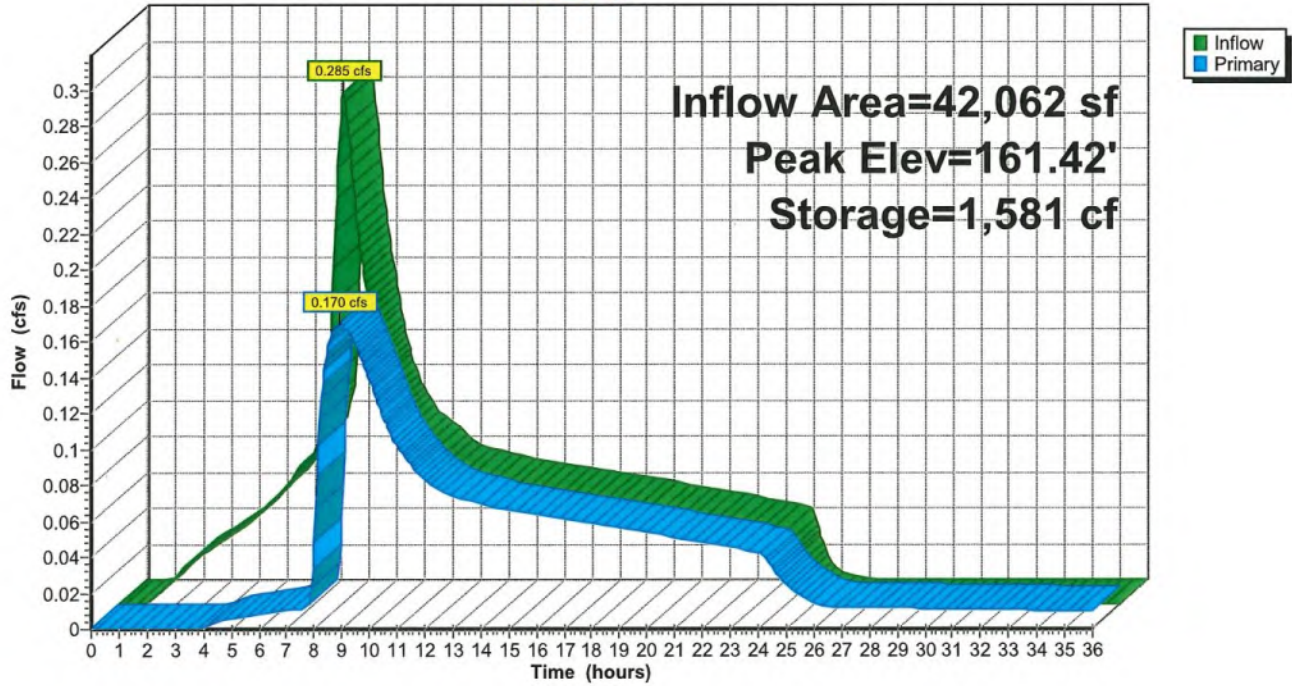
Device	Routing	Invert	Outlet Devices
#1	Primary	160.23'	0.7" Vert. WQ Orifice C= 0.600
#2	Primary	161.10'	3.0" Vert. 1/2 of 2 Year Orifice C= 0.600
#3	Primary	161.18'	2.3" Vert. 2-Yr Orifice C= 0.600
#4	Primary	161.42'	1.5" Vert. 5-YR Orifice C= 0.600
#5	Primary	161.83'	24.0" x 24.0" Horiz. 50-Yr Overflow C= 0.600 Limited to weir flow at low heads
#6	Primary	162.83'	3.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=0.170 cfs @ 8.94 hrs HW=161.42' TW=159.29' (Dynamic Tailwater)

- 1=WQ Orifice (Orifice Controls 0.014 cfs @ 5.18 fps)
- 2=1/2 of 2 Year Orifice (Orifice Controls 0.104 cfs @ 2.11 fps)
- 3=2-Yr Orifice (Orifice Controls 0.052 cfs @ 1.81 fps)
- 4=5-YR Orifice (Controls 0.000 cfs)
- 5=50-Yr Overflow (Controls 0.000 cfs)
- 6=Sharp-Crested Rectangular Weir (Controls 0.000 cfs)

Pond 4P: Extended Dry Basin

Hydrograph



Blaine Street Post-developed 2020-018

Type IA 24-hr 5yr Rainfall=3.00"

Prepared by HBH Consulting Engineers

Printed 10/14/2020

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Page 16

Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 2S: Forest Pre & Post Runoff Area=14,020 sf 0.00% Impervious Runoff Depth=1.45"
Flow Length=237' Tc=14.1 min CN=83/0 Runoff=0.094 cfs 1,690 cf

Subcatchment 3S: Post-Development Runoff Area=42,062 sf 60.67% Impervious Runoff Depth=2.10"
Flow Length=540' Tc=27.1 min CN=77/98 Runoff=0.362 cfs 7,363 cf

Reach 5R: 12" Outfall Avg. Flow Depth=0.08' Max Vel=8.65 fps Inflow=0.233 cfs 6,600 cf
12.0" Round Pipe n=0.012 L=86.6' S=0.2740 '/' Capacity=20.204 cfs Outflow=0.233 cfs 6,600 cf

Reach 6R: Creek Basin Avg. Flow Depth=0.31' Max Vel=0.43 fps Inflow=0.285 cfs 8,290 cf
n=0.140 L=137.0' S=0.0200 '/' Capacity=251.047 cfs Outflow=0.285 cfs 8,283 cf

Pond 4P: Extended Dry Basin Peak Elev=161.54' Storage=1,788 cf Inflow=0.362 cfs 7,363 cf
Outflow=0.233 cfs 6,600 cf

Summary for Subcatchment 2S: Forest Pre & Post

Runoff = 0.094 cfs @ 8.02 hrs, Volume= 1,690 cf, Depth= 1.45"

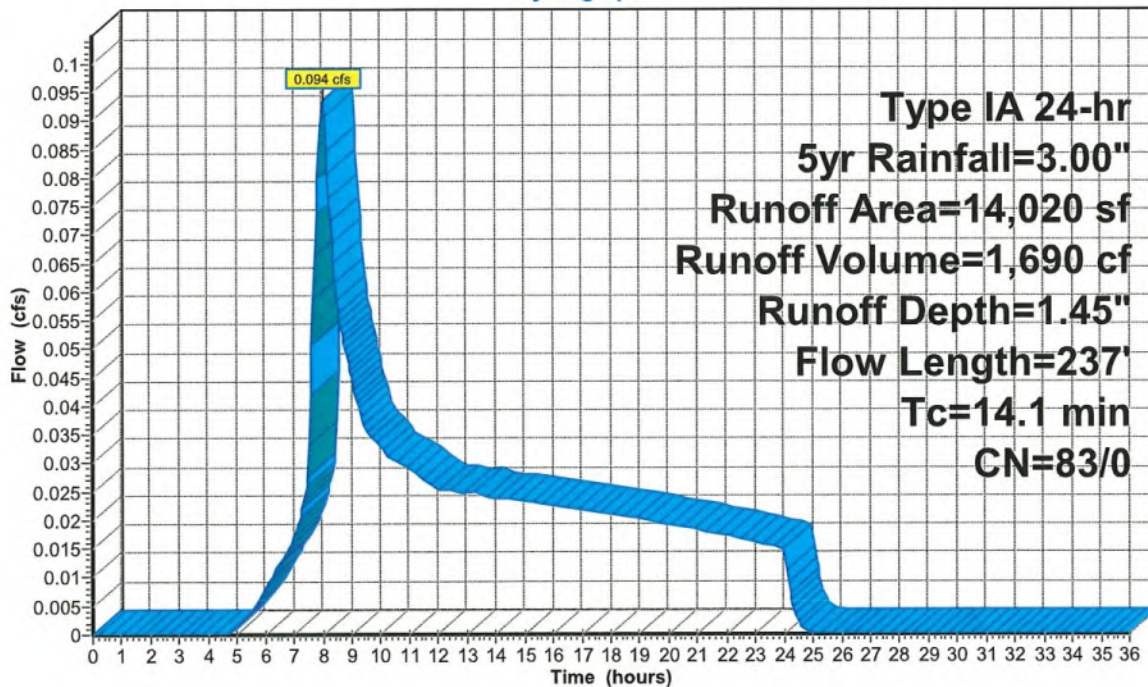
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 5yr Rainfall=3.00"

Area (sf)	CN	Description
14,020	83	Woods, Poor, HSG D
14,020	83	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	60	0.0200	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
6.5	137	0.0200	0.35		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
14.1	237	Total			

Subcatchment 2S: Forest Pre & Post

Hydrograph



Summary for Subcatchment 3S: Post-Development

Runoff = 0.362 cfs @ 8.04 hrs, Volume= 7,363 cf, Depth= 2.10"

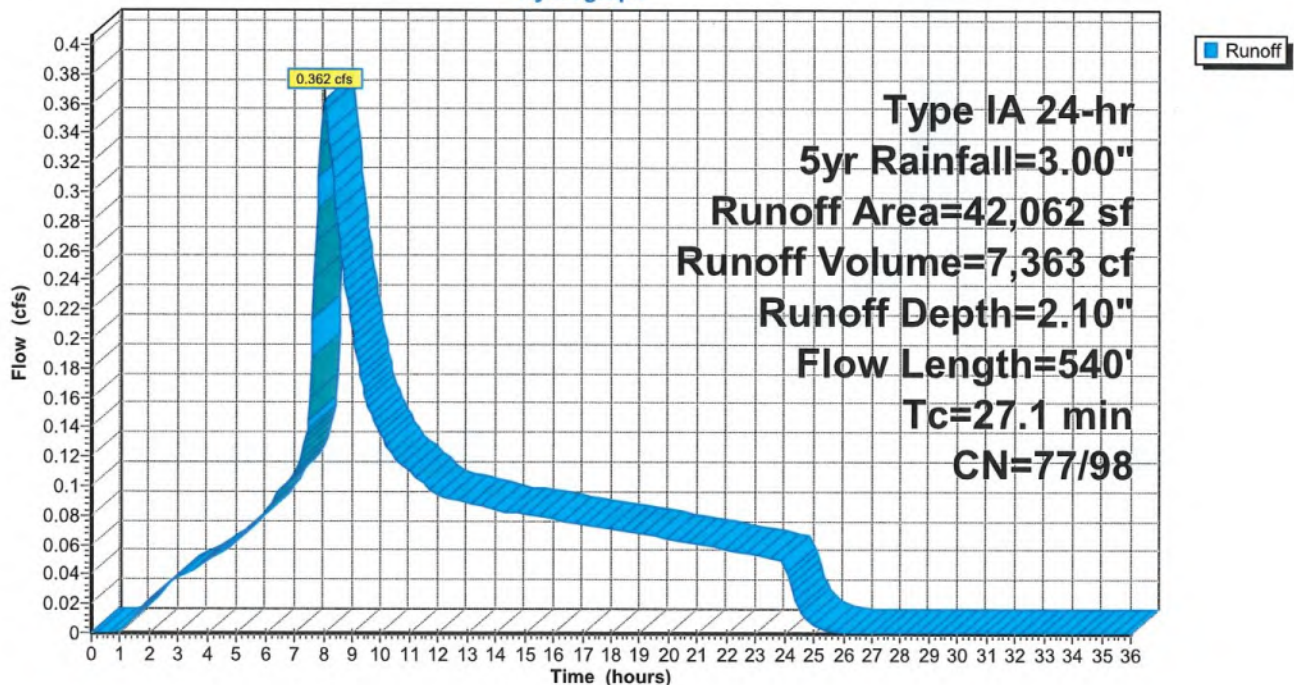
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 5yr Rainfall=3.00"

	Area (sf)	CN	Description
*	16,543	77	>75% Grass cover, Good, HSG C/D
*	25,519	98	Asphalt/Concrete/Roofs, HSG C/D
	42,062	90	Weighted Average
	16,543	77	39.33% Pervious Area
	25,519	98	60.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.8	150	0.0100	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
2.2	150	0.0266	1.14		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
4.7	200	0.0800	0.71		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
27.1	540	Total			

Subcatchment 3S: Post-Development

Hydrograph



Blaine Street Post-developed 2020-018

Prepared by HBH Consulting Engineers

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Type IA 24-hr 5yr Rainfall=3.00"

Printed 10/14/2020

Page 19

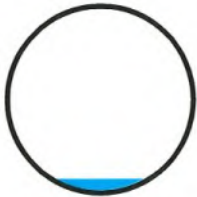
Summary for Reach 5R: 12" Outfall

Inflow Area = 42,062 sf, 60.67% Impervious, Inflow Depth > 1.88" for 5yr event
Inflow = 0.233 cfs @ 8.80 hrs, Volume= 6,600 cf
Outflow = 0.233 cfs @ 8.80 hrs, Volume= 6,600 cf, Atten= 0%, Lag= 0.1 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Max. Velocity= 8.65 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 5.06 fps, Avg. Travel Time= 0.3 min

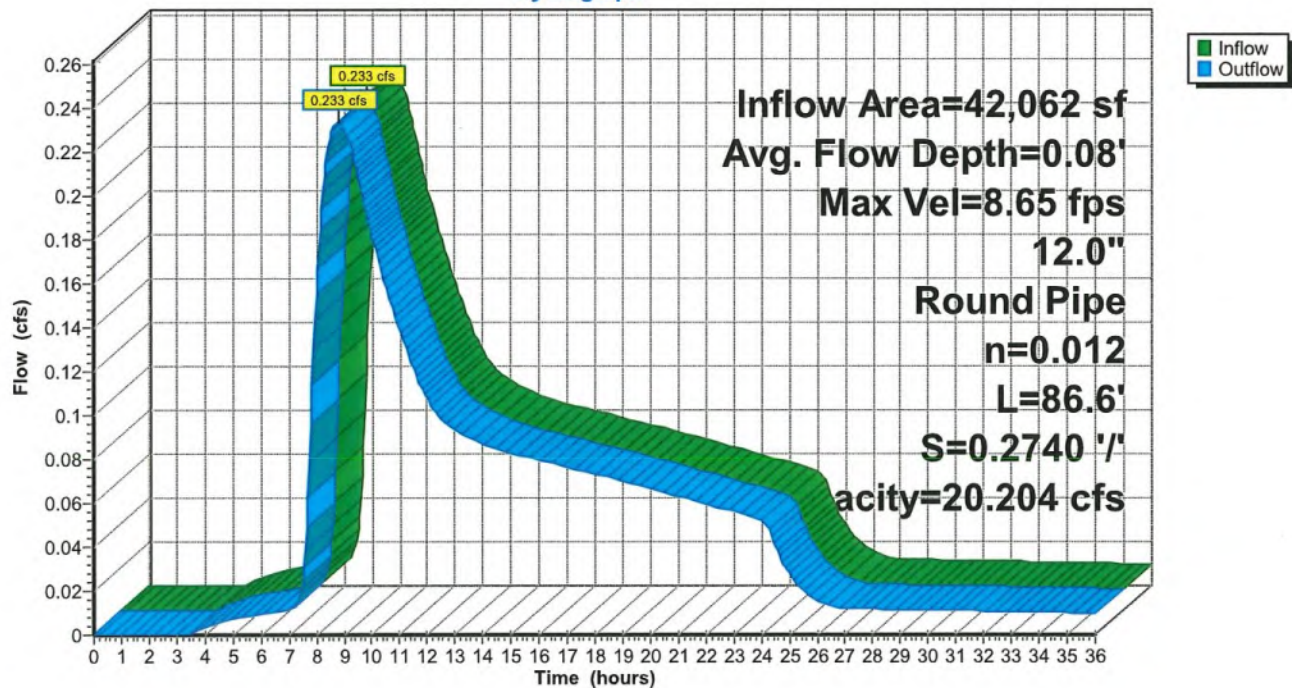
Peak Storage= 2 cf @ 8.80 hrs
Average Depth at Peak Storage= 0.08'
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 20.204 cfs

12.0" Round Pipe
n= 0.012
Length= 86.6' Slope= 0.2740 '/'
Inlet Invert= 159.23', Outlet Invert= 135.50'



Reach 5R: 12" Outfall

Hydrograph



Summary for Reach 6R: Creek Basin

Inflow Area = 56,082 sf, 45.50% Impervious, Inflow Depth > 1.77" for 5yr event
 Inflow = 0.285 cfs @ 8.62 hrs, Volume= 8,290 cf
 Outflow = 0.285 cfs @ 8.68 hrs, Volume= 8,283 cf, Atten= 0%, Lag= 3.3 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.43 fps, Min. Travel Time= 5.3 min
 Avg. Velocity = 0.28 fps, Avg. Travel Time= 8.3 min

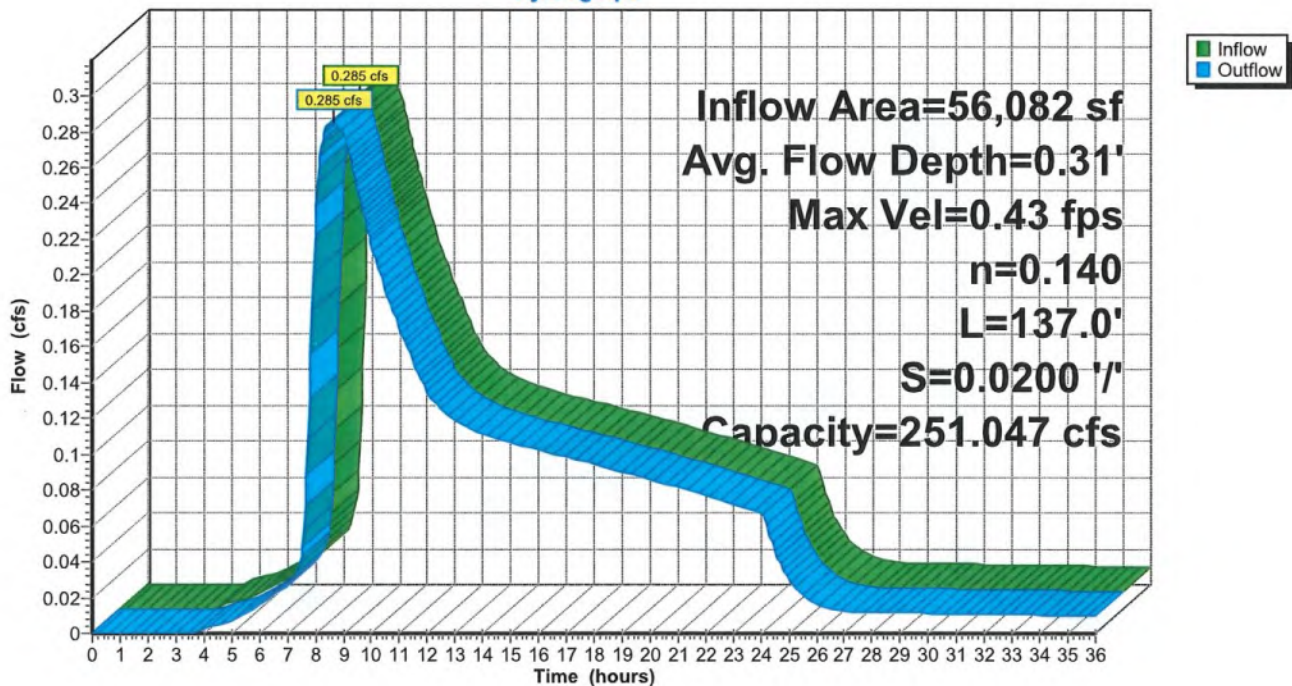
Peak Storage= 90 cf @ 8.68 hrs
 Average Depth at Peak Storage= 0.31'
 Bank-Full Depth= 4.00' Flow Area= 106.4 sf, Capacity= 251.047 cfs

0.00' x 4.00' deep channel, n= 0.140 Earth, dense brush, high stage
 Side Slope Z-value= 3.3 10.0 ' / ' Top Width= 53.20'
 Length= 137.0' Slope= 0.0200 ' / '
 Inlet Invert= 137.00', Outlet Invert= 134.26'



Reach 6R: Creek Basin

Hydrograph



Summary for Pond 4P: Extended Dry Basin

Inflow Area = 42,062 sf, 60.67% Impervious, Inflow Depth = 2.10" for 5yr event
 Inflow = 0.362 cfs @ 8.04 hrs, Volume= 7,363 cf
 Outflow = 0.233 cfs @ 8.80 hrs, Volume= 6,600 cf, Atten= 36%, Lag= 45.1 min
 Primary = 0.233 cfs @ 8.80 hrs, Volume= 6,600 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Peak Elev= 161.54' @ 8.80 hrs Surf.Area= 1,732 sf Storage= 1,788 cf

Plug-Flow detention time= 250.3 min calculated for 6,591 cf (90% of inflow)
 Center-of-Mass det. time= 179.3 min (906.3 - 727.0)

Volume #1	Invert 159.83'	Avail.Storage 6,315 cf	Storage Description
Custom Stage Data (Prismatic) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
159.83	391	0	0
160.83	1,142	767	767
161.83	1,972	1,557	2,324
162.83	2,884	2,428	4,752
163.33	3,370	1,564	6,315

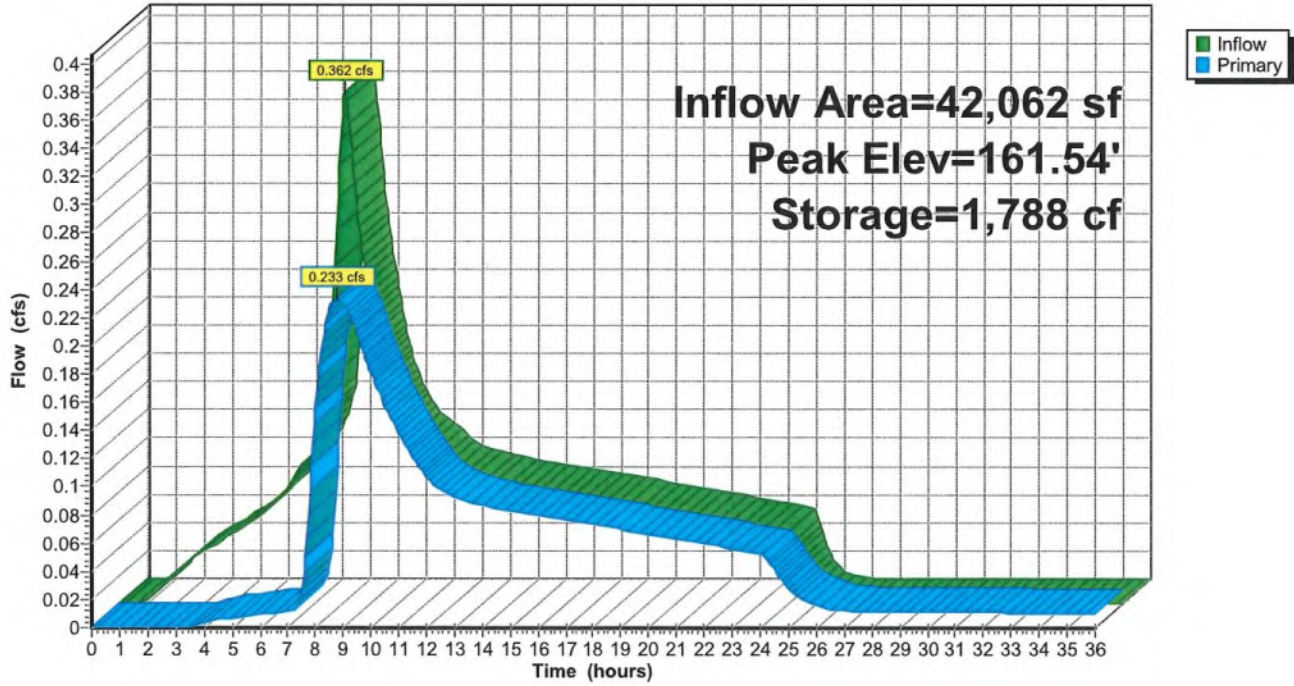
Device	Routing	Invert	Outlet Devices
#1	Primary	160.23'	0.7" Vert. WQ Orifice C= 0.600
#2	Primary	161.10'	3.0" Vert. 1/2 of 2 Year Orifice C= 0.600
#3	Primary	161.18'	2.3" Vert. 2-Yr Orifice C= 0.600
#4	Primary	161.42'	1.5" Vert. 5-YR Orifice C= 0.600
#5	Primary	161.83'	24.0" x 24.0" Horiz. 50-Yr Overflow C= 0.600 Limited to weir flow at low heads
#6	Primary	162.83'	3.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=0.233 cfs @ 8.80 hrs HW=161.54' TW=159.31' (Dynamic Tailwater)

- 1=WQ Orifice (Orifice Controls 0.015 cfs @ 5.45 fps)
- 2=1/2 of 2 Year Orifice (Orifice Controls 0.133 cfs @ 2.71 fps)
- 3=2-Yr Orifice (Orifice Controls 0.072 cfs @ 2.48 fps)
- 4=5-YR Orifice (Orifice Controls 0.014 cfs @ 1.18 fps)
- 5=50-Yr Overflow (Controls 0.000 cfs)
- 6=Sharp-Crested Rectangular Weir (Controls 0.000 cfs)

Pond 4P: Extended Dry Basin

Hydrograph



Blaine Street Post-developed 2020-018

Type IA 24-hr 10yr Rainfall=3.50"

Prepared by HBH Consulting Engineers

Printed 10/14/2020

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Page 23

Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 2S: Forest Pre & Post Runoff Area=14,020 sf 0.00% Impervious Runoff Depth=1.86"
Flow Length=237' Tc=14.1 min CN=83/0 Runoff=0.125 cfs 2,171 cf

Subcatchment 3S: Post-Development Runoff Area=42,062 sf 60.67% Impervious Runoff Depth=2.54"
Flow Length=540' Tc=27.1 min CN=77/98 Runoff=0.442 cfs 8,918 cf

Reach 5R: 12" Outfall Avg. Flow Depth=0.08' Max Vel=9.15 fps Inflow=0.282 cfs 8,151 cf
12.0" Round Pipe n=0.012 L=86.6' S=0.2740 '/' Capacity=20.204 cfs Outflow=0.282 cfs 8,151 cf

Reach 6R: Creek Basin Avg. Flow Depth=0.34' Max Vel=0.46 fps Inflow=0.356 cfs 10,322 cf
n=0.140 L=137.0' S=0.0200 '/' Capacity=251.047 cfs Outflow=0.355 cfs 10,315 cf

Pond 4P: Extended Dry Basin Peak Elev=161.66' Storage=1,998 cf Inflow=0.442 cfs 8,918 cf
Outflow=0.282 cfs 8,151 cf

Summary for Subcatchment 2S: Forest Pre & Post

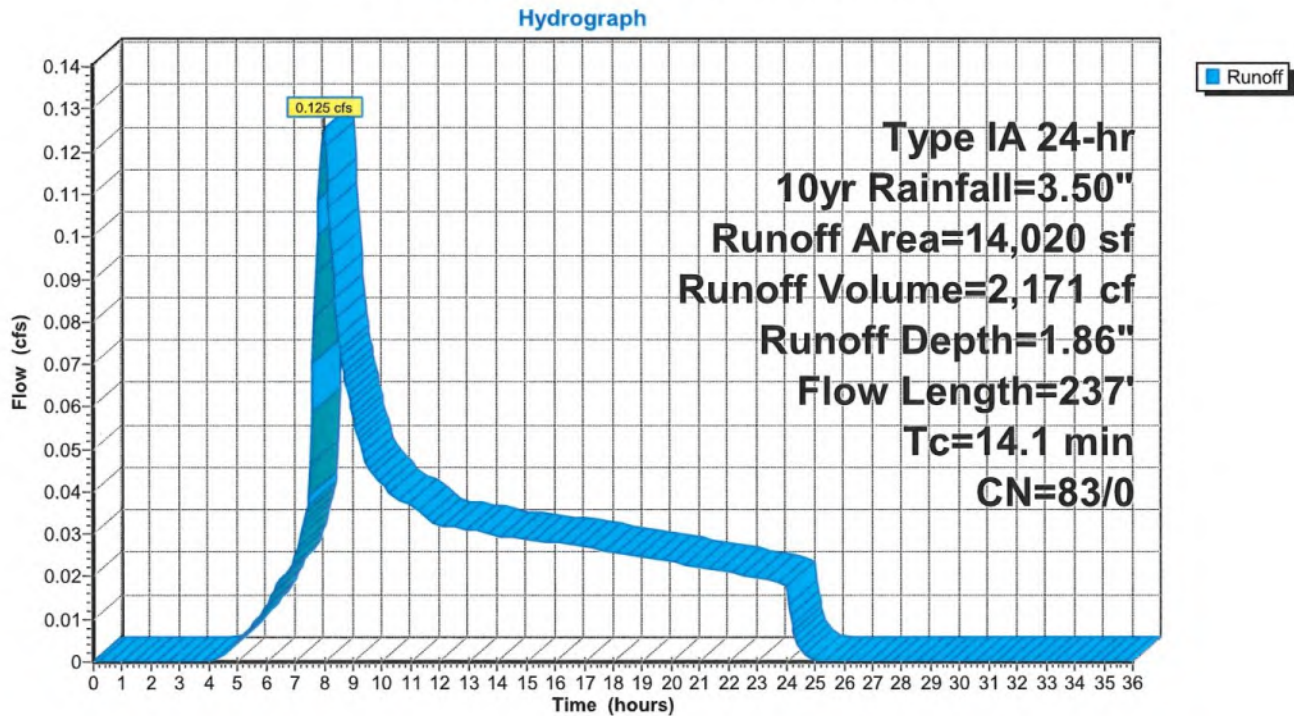
Runoff = 0.125 cfs @ 8.01 hrs, Volume= 2,171 cf, Depth= 1.86"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10yr Rainfall=3.50"

Area (sf)	CN	Description
14,020	83	Woods, Poor, HSG D
14,020	83	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	60	0.0200	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
6.5	137	0.0200	0.35		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
14.1	237	Total			

Subcatchment 2S: Forest Pre & Post



Blaine Street Post-developed 2020-018

Prepared by HBH Consulting Engineers

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Type IA 24-hr 10yr Rainfall=3.50"

Printed 10/14/2020

Page 25

Summary for Subcatchment 3S: Post-Development

Runoff = 0.442 cfs @ 8.04 hrs, Volume= 8,918 cf, Depth= 2.54"

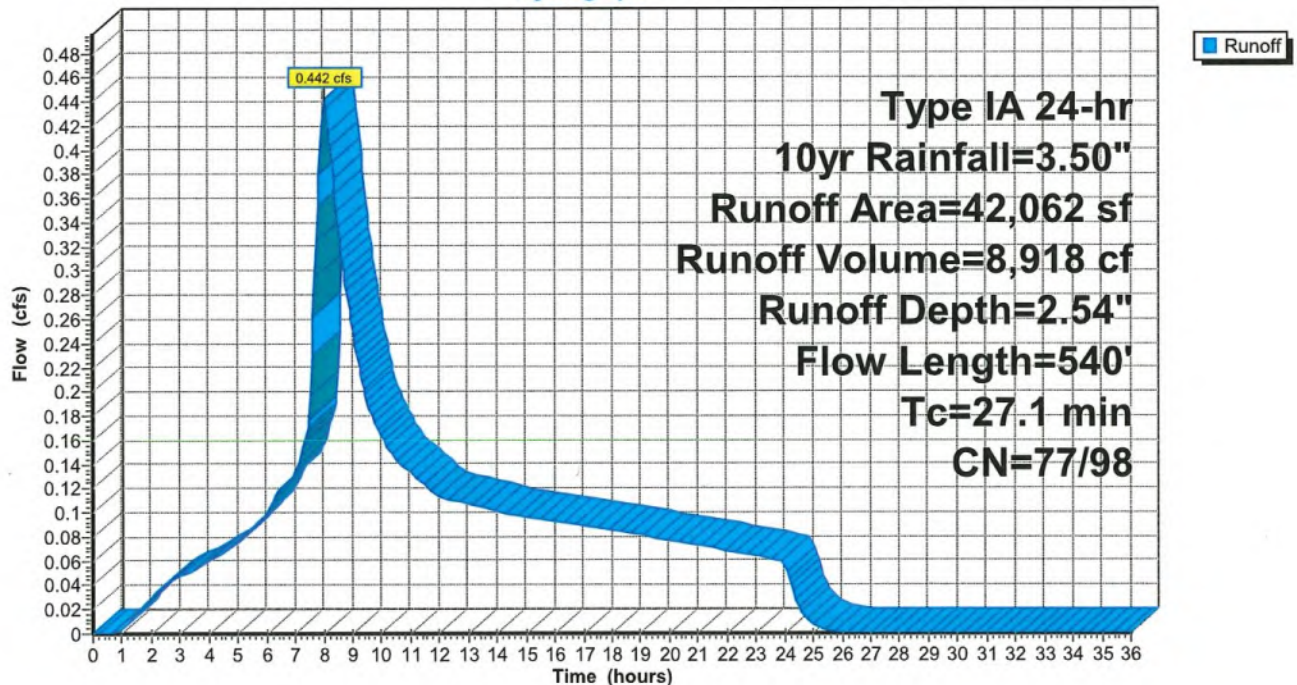
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10yr Rainfall=3.50"

Area (sf)	CN	Description
* 16,543	77	>75% Grass cover, Good, HSG C/D
* 25,519	98	Asphalt/Concrete/Roofs, HSG C/D
42,062	90	Weighted Average
16,543	77	39.33% Pervious Area
25,519	98	60.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.8	150	0.0100	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
2.2	150	0.0266	1.14		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
4.7	200	0.0800	0.71		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
27.1	540	Total			

Subcatchment 3S: Post-Development

Hydrograph



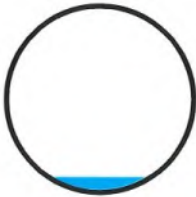
Summary for Reach 5R: 12" Outfall

Inflow Area = 42,062 sf, 60.67% Impervious, Inflow Depth > 2.33" for 10yr event
 Inflow = 0.282 cfs @ 8.81 hrs, Volume= 8,151 cf
 Outflow = 0.282 cfs @ 8.81 hrs, Volume= 8,151 cf, Atten= 0%, Lag= 0.1 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 9.15 fps, Min. Travel Time= 0.2 min
 Avg. Velocity = 5.31 fps, Avg. Travel Time= 0.3 min

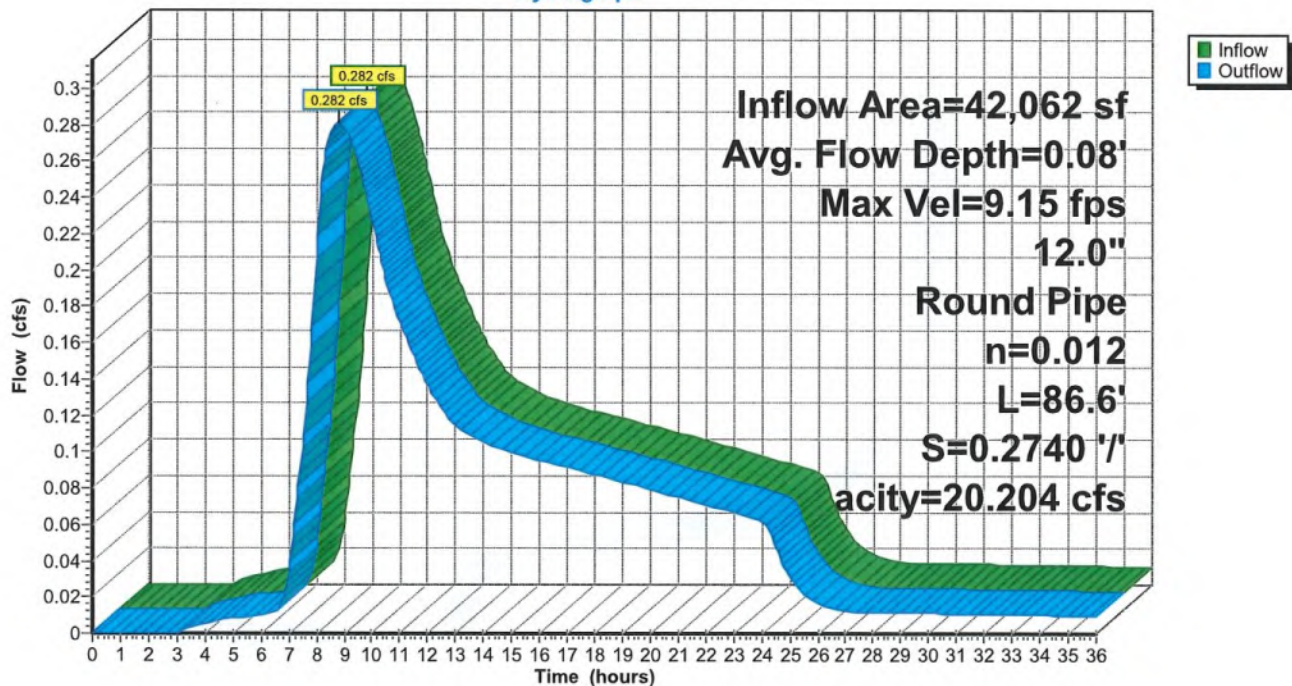
Peak Storage= 3 cf @ 8.81 hrs
 Average Depth at Peak Storage= 0.08'
 Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 20.204 cfs

12.0" Round Pipe
 n= 0.012
 Length= 86.6' Slope= 0.2740 '/'
 Inlet Invert= 159.23', Outlet Invert= 135.50'



Reach 5R: 12" Outfall

Hydrograph



Summary for Reach 6R: Creek Basin

Inflow Area = 56,082 sf, 45.50% Impervious, Inflow Depth > 2.21" for 10yr event
 Inflow = 0.356 cfs @ 8.29 hrs, Volume= 10,322 cf
 Outflow = 0.355 cfs @ 8.37 hrs, Volume= 10,315 cf, Atten= 0%, Lag= 4.5 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.46 fps, Min. Travel Time= 5.0 min
 Avg. Velocity = 0.29 fps, Avg. Travel Time= 7.9 min

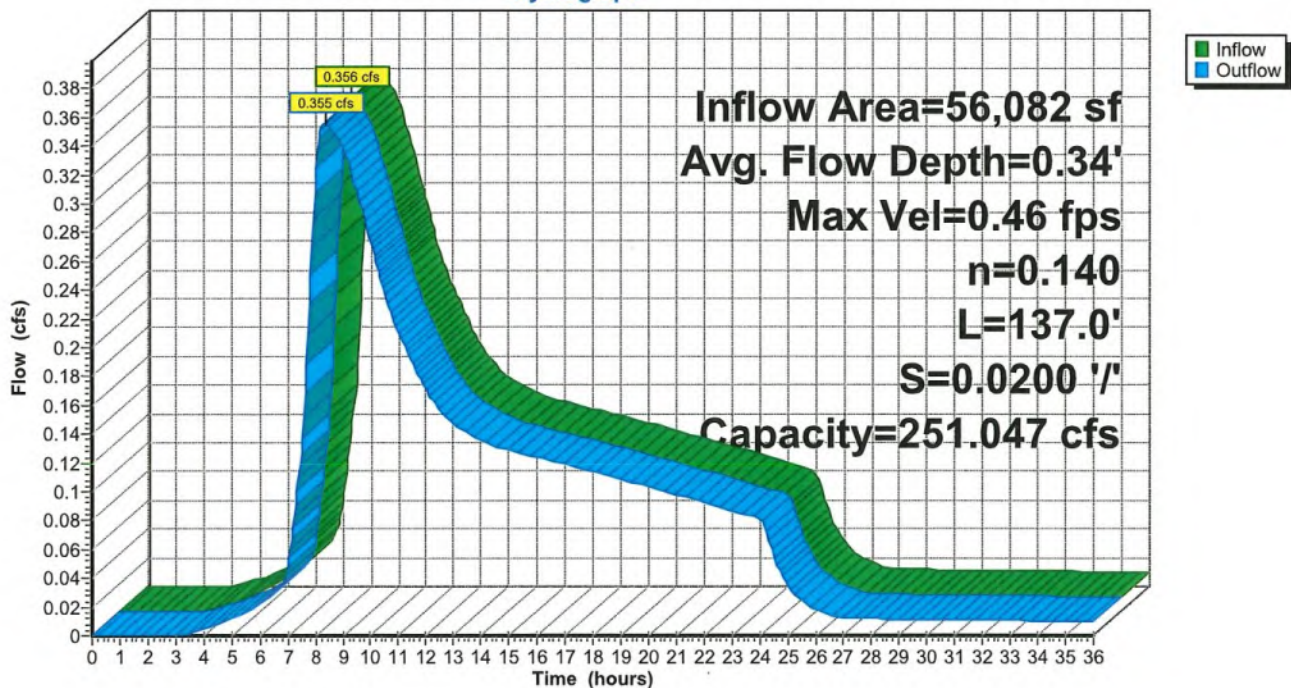
Peak Storage= 106 cf @ 8.37 hrs
 Average Depth at Peak Storage= 0.34'
 Bank-Full Depth= 4.00' Flow Area= 106.4 sf, Capacity= 251.047 cfs

0.00' x 4.00' deep channel, n= 0.140 Earth, dense brush, high stage
 Side Slope Z-value= 3.3 10.0 '/' Top Width= 53.20'
 Length= 137.0' Slope= 0.0200 '/'
 Inlet Invert= 137.00', Outlet Invert= 134.26'



Reach 6R: Creek Basin

Hydrograph



Blaine Street Post-developed 2020-018

Type IA 24-hr 10yr Rainfall=3.50"

Prepared by HBH Consulting Engineers

Printed 10/14/2020

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Page 28

Summary for Pond 4P: Extended Dry Basin

Inflow Area = 42,062 sf, 60.67% Impervious, Inflow Depth = 2.54" for 10yr event
 Inflow = 0.442 cfs @ 8.04 hrs, Volume= 8,918 cf
 Outflow = 0.282 cfs @ 8.81 hrs, Volume= 8,151 cf, Atten= 36%, Lag= 45.9 min
 Primary = 0.282 cfs @ 8.81 hrs, Volume= 8,151 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Peak Elev= 161.66' @ 8.81 hrs Surf.Area= 1,830 sf Storage= 1,998 cf

Plug-Flow detention time= 217.7 min calculated for 8,151 cf (91% of inflow)
 Center-of-Mass det. time= 157.1 min (880.4 - 723.3)

Volume	Invert	Avail.Storage	Storage Description
#1	159.83'	6,315 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
159.83	391	0	0
160.83	1,142	767	767
161.83	1,972	1,557	2,324
162.83	2,884	2,428	4,752
163.33	3,370	1,564	6,315

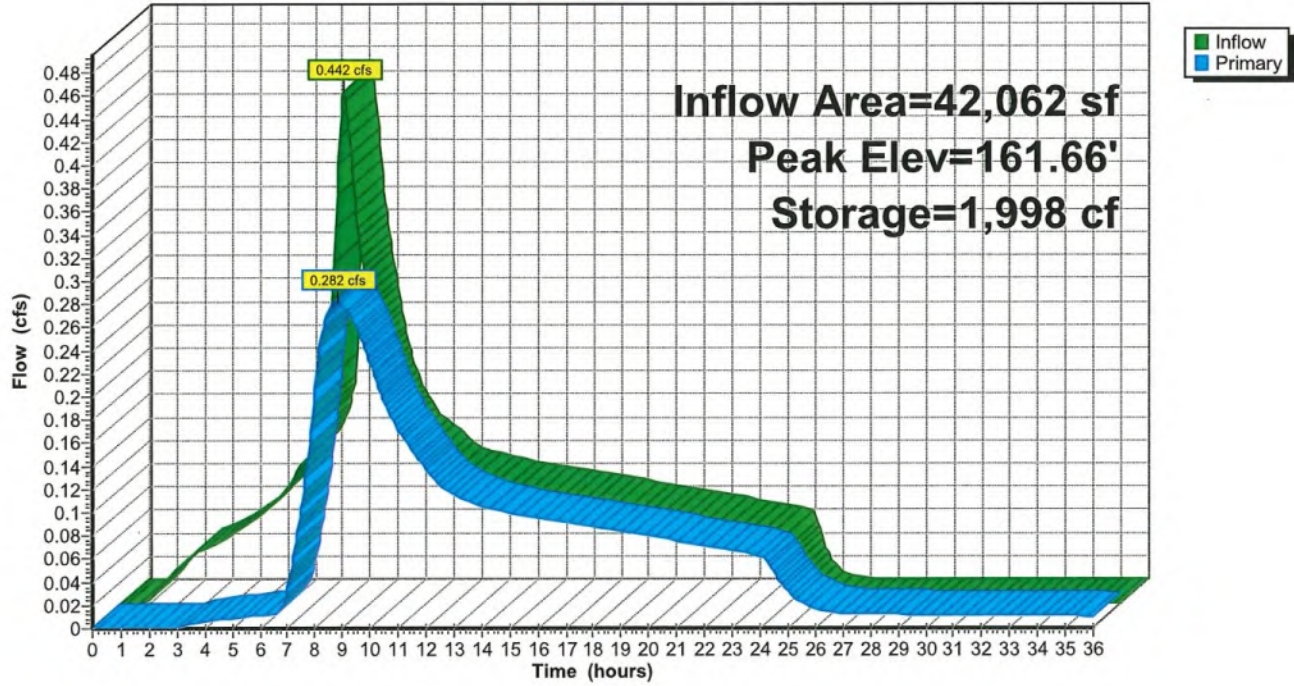
Device	Routing	Invert	Outlet Devices
#1	Primary	160.23'	0.7" Vert. WQ Orifice C= 0.600
#2	Primary	161.10'	3.0" Vert. 1/2 of 2 Year Orifice C= 0.600
#3	Primary	161.18'	2.3" Vert. 2-Yr Orifice C= 0.600
#4	Primary	161.42'	1.5" Vert. 5-YR Orifice C= 0.600
#5	Primary	161.83'	24.0" x 24.0" Horiz. 50-Yr Overflow C= 0.600 Limited to weir flow at low heads
#6	Primary	162.83'	3.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=0.282 cfs @ 8.81 hrs HW=161.66' TW=159.31' (Dynamic Tailwater)

- 1=WQ Orifice (Orifice Controls 0.015 cfs @ 5.70 fps)
- 2=1/2 of 2 Year Orifice (Orifice Controls 0.156 cfs @ 3.17 fps)
- 3=2-Yr Orifice (Orifice Controls 0.086 cfs @ 2.98 fps)
- 4=5-YR Orifice (Orifice Controls 0.025 cfs @ 2.02 fps)
- 5=50-Yr Overflow (Controls 0.000 cfs)
- 6=Sharp-Crested Rectangular Weir (Controls 0.000 cfs)

Pond 4P: Extended Dry Basin

Hydrograph



Blaine Street Post-developed 2020-018

Type IA 24-hr 25yr Rainfall=4.00"

Prepared by HBH Consulting Engineers

Printed 10/14/2020

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Page 30

Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 2S: Forest Pre & Post Runoff Area=14,020 sf 0.00% Impervious Runoff Depth=2.29"
Flow Length=237' Tc=14.1 min CN=83/0 Runoff=0.159 cfs 2,671 cf

Subcatchment 3S: Post-Development Runoff Area=42,062 sf 60.67% Impervious Runoff Depth=3.00"
Flow Length=540' Tc=27.1 min CN=77/98 Runoff=0.524 cfs 10,505 cf

Reach 5R: 12" Outfall Avg. Flow Depth=0.09' Max Vel=9.52 fps Inflow=0.322 cfs 9,733 cf
12.0" Round Pipe n=0.012 L=86.6' S=0.2740 ' Capacity=20.204 cfs Outflow=0.322 cfs 9,733 cf

Reach 6R: Creek Basin Avg. Flow Depth=0.36' Max Vel=0.48 fps Inflow=0.419 cfs 12,404 cf
n=0.140 L=137.0' S=0.0200 ' Capacity=251.047 cfs Outflow=0.418 cfs 12,397 cf

Pond 4P: Extended Dry Basin Peak Elev=161.78' Storage=2,221 cf Inflow=0.524 cfs 10,505 cf
Outflow=0.322 cfs 9,733 cf

Summary for Subcatchment 2S: Forest Pre & Post

Runoff = 0.159 cfs @ 8.01 hrs, Volume= 2,671 cf, Depth= 2.29"

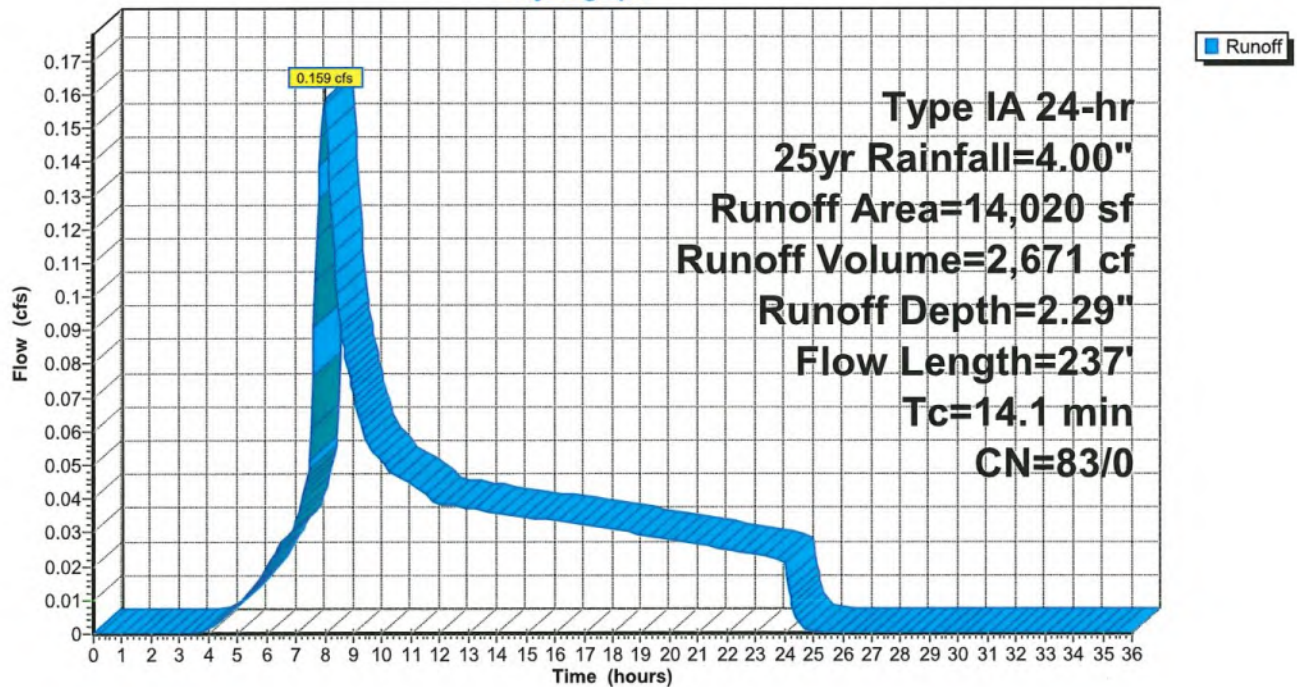
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 25yr Rainfall=4.00"

Area (sf)	CN	Description
14,020	83	Woods, Poor, HSG D
14,020	83	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	60	0.0200	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
6.5	137	0.0200	0.35		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
14.1	237	Total			

Subcatchment 2S: Forest Pre & Post

Hydrograph



Summary for Subcatchment 3S: Post-Development

Runoff = 0.524 cfs @ 8.04 hrs, Volume= 10,505 cf, Depth= 3.00"

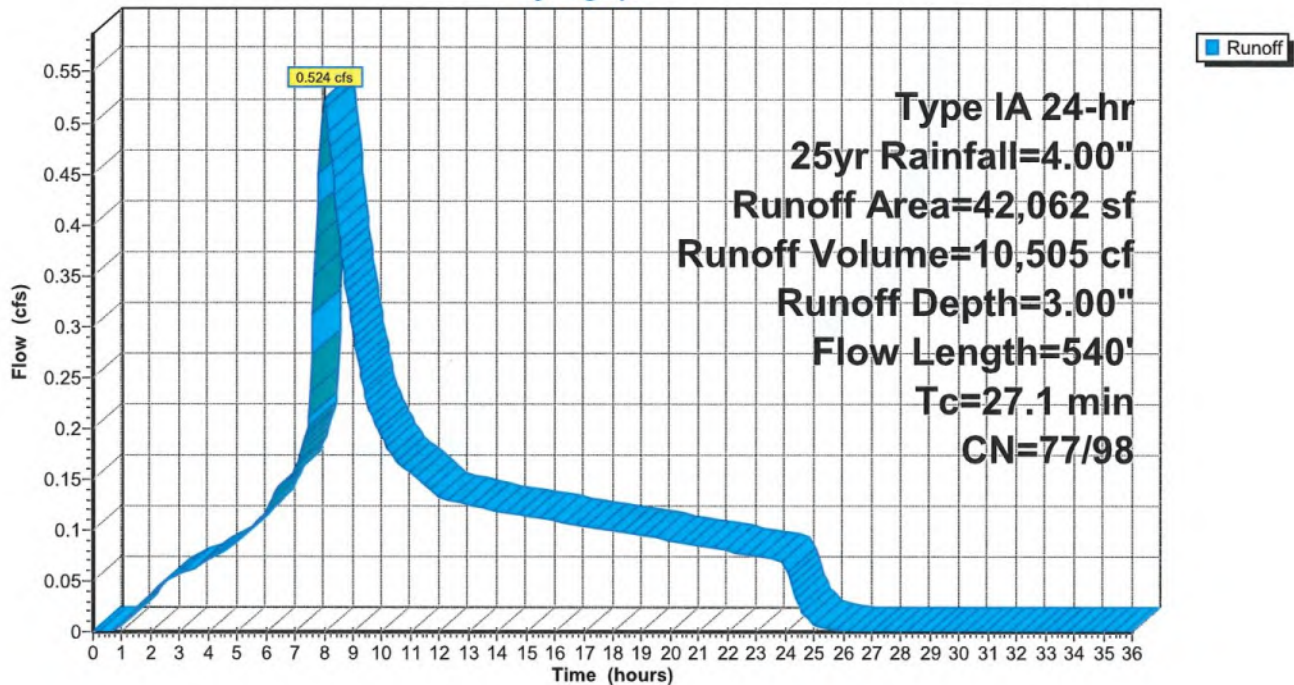
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25yr Rainfall=4.00"

	Area (sf)	CN	Description
*	16,543	77	>75% Grass cover, Good, HSG C/D
*	25,519	98	Asphalt/Concrete/Roofs, HSG C/D
	42,062	90	Weighted Average
	16,543	77	39.33% Pervious Area
	25,519	98	60.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.8	150	0.0100	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
2.2	150	0.0266	1.14		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
4.7	200	0.0800	0.71		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
27.1	540	Total			

Subcatchment 3S: Post-Development

Hydrograph



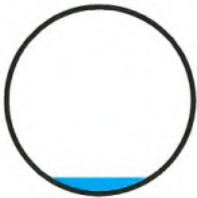
Summary for Reach 5R: 12" Outfall

Inflow Area = 42,062 sf, 60.67% Impervious, Inflow Depth > 2.78" for 25yr event
Inflow = 0.322 cfs @ 8.86 hrs, Volume= 9,733 cf
Outflow = 0.322 cfs @ 8.87 hrs, Volume= 9,733 cf, Atten= 0%, Lag= 0.1 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Max. Velocity= 9.52 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 5.55 fps, Avg. Travel Time= 0.3 min

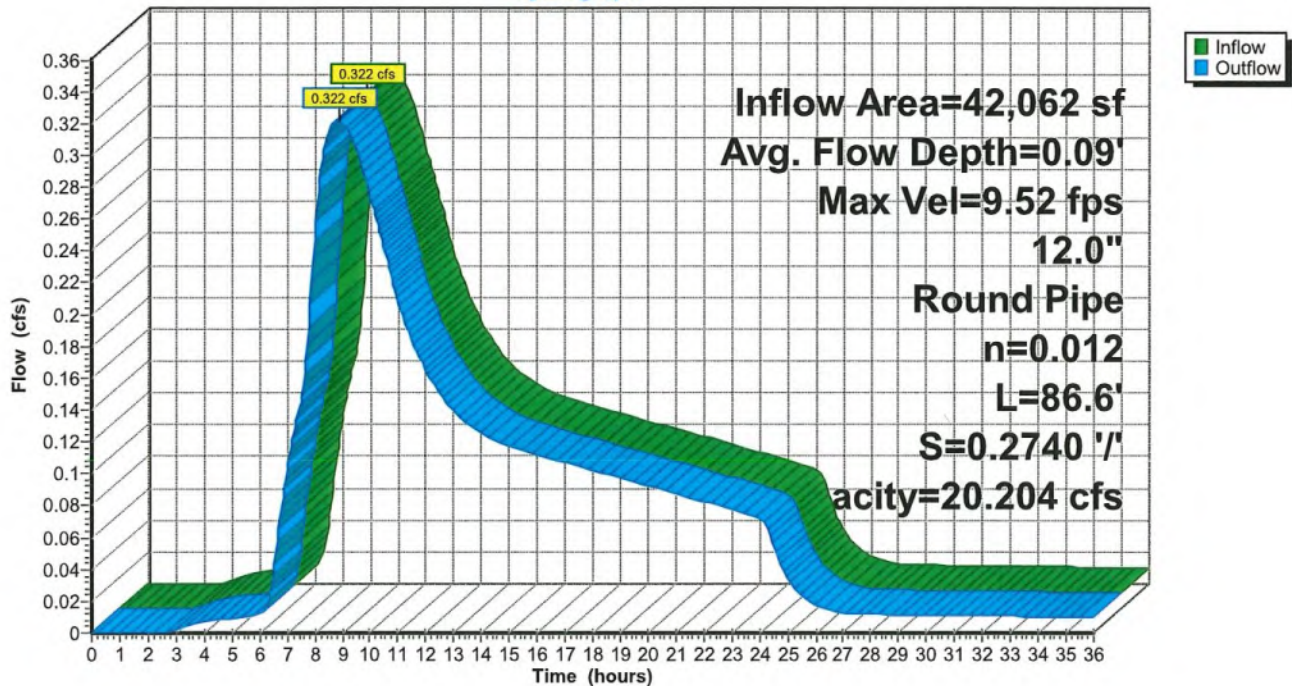
Peak Storage= 3 cf @ 8.87 hrs
Average Depth at Peak Storage= 0.09'
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 20.204 cfs

12.0" Round Pipe
n= 0.012
Length= 86.6' Slope= 0.2740 '/'
Inlet Invert= 159.23', Outlet Invert= 135.50'



Reach 5R: 12" Outfall

Hydrograph



Summary for Reach 6R: Creek Basin

Inflow Area = 56,082 sf, 45.50% Impervious, Inflow Depth > 2.65" for 25yr event
 Inflow = 0.419 cfs @ 8.20 hrs, Volume= 12,404 cf
 Outflow = 0.418 cfs @ 8.27 hrs, Volume= 12,397 cf, Atten= 0%, Lag= 4.6 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.48 fps, Min. Travel Time= 4.8 min
 Avg. Velocity = 0.30 fps, Avg. Travel Time= 7.6 min

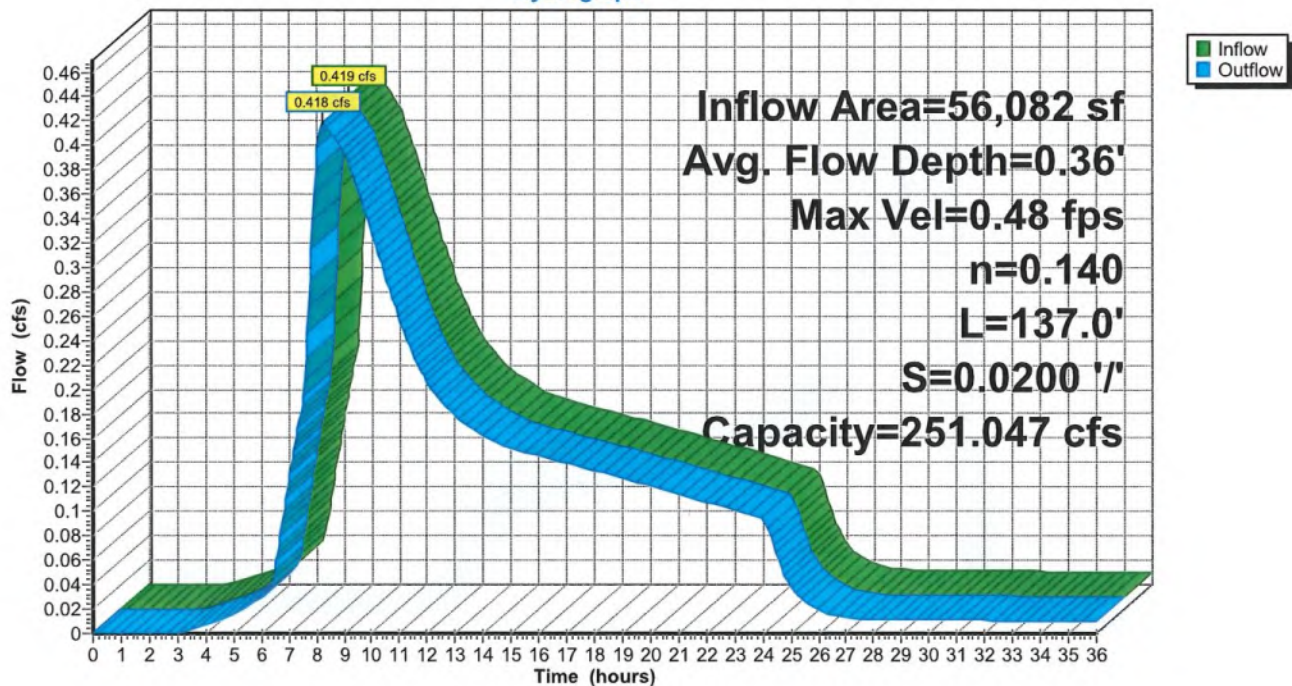
Peak Storage= 120 cf @ 8.27 hrs
 Average Depth at Peak Storage= 0.36'
 Bank-Full Depth= 4.00' Flow Area= 106.4 sf, Capacity= 251.047 cfs

0.00' x 4.00' deep channel, n= 0.140 Earth, dense brush, high stage
 Side Slope Z-value= 3.3 10.0 '/' Top Width= 53.20'
 Length= 137.0' Slope= 0.0200 '/'
 Inlet Invert= 137.00', Outlet Invert= 134.26'



Reach 6R: Creek Basin

Hydrograph



Summary for Pond 4P: Extended Dry Basin

Inflow Area = 42,062 sf, 60.67% Impervious, Inflow Depth = 3.00" for 25yr event
 Inflow = 0.524 cfs @ 8.04 hrs, Volume= 10,505 cf
 Outflow = 0.322 cfs @ 8.86 hrs, Volume= 9,733 cf, Atten= 39%, Lag= 49.3 min
 Primary = 0.322 cfs @ 8.86 hrs, Volume= 9,733 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Peak Elev= 161.78' @ 8.86 hrs Surf.Area= 1,928 sf Storage= 2,221 cf

Plug-Flow detention time= 194.2 min calculated for 9,733 cf (93% of inflow)
 Center-of-Mass det. time= 141.9 min (861.9 - 720.0)

Volume #1	Invert 159.83'	Avail.Storage 6,315 cf	Storage Description
Custom Stage Data (Prismatic) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
159.83	391	0	0
160.83	1,142	767	767
161.83	1,972	1,557	2,324
162.83	2,884	2,428	4,752
163.33	3,370	1,564	6,315

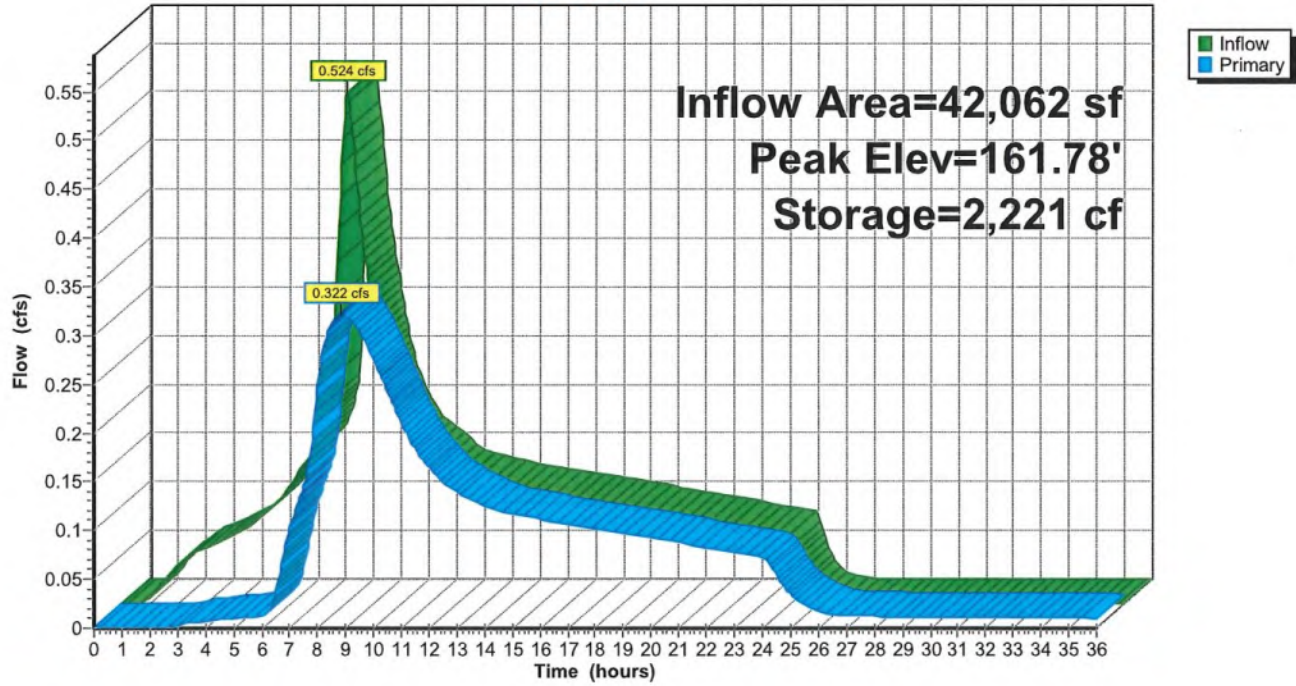
Device	Routing	Invert	Outlet Devices
#1	Primary	160.23'	0.7" Vert. WQ Orifice C= 0.600
#2	Primary	161.10'	3.0" Vert. 1/2 of 2 Year Orifice C= 0.600
#3	Primary	161.18'	2.3" Vert. 2-Yr Orifice C= 0.600
#4	Primary	161.42'	1.5" Vert. 5-YR Orifice C= 0.600
#5	Primary	161.83'	24.0" x 24.0" Horiz. 50-Yr Overflow C= 0.600 Limited to weir flow at low heads
#6	Primary	162.83'	3.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=0.322 cfs @ 8.86 hrs HW=161.78' TW=159.32' (Dynamic Tailwater)

- 1=WQ Orifice (Orifice Controls 0.016 cfs @ 5.93 fps)
- 2=1/2 of 2 Year Orifice (Orifice Controls 0.176 cfs @ 3.58 fps)
- 3=2-Yr Orifice (Orifice Controls 0.098 cfs @ 3.41 fps)
- 4=5-YR Orifice (Orifice Controls 0.032 cfs @ 2.61 fps)
- 5=50-Yr Overflow (Controls 0.000 cfs)
- 6=Sharp-Crested Rectangular Weir (Controls 0.000 cfs)

Pond 4P: Extended Dry Basin

Hydrograph



Blaine Street Post-developed 2020-018

Type IA 24-hr 50yr Rainfall=4.20"

Prepared by HBH Consulting Engineers

Printed 10/14/2020

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Page 37

Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 2S: Forest Pre & Post Runoff Area=14,020 sf 0.00% Impervious Runoff Depth=2.46"
Flow Length=237' Tc=14.1 min CN=83/0 Runoff=0.172 cfs 2,875 cf

Subcatchment 3S: Post-Development Runoff Area=42,062 sf 60.67% Impervious Runoff Depth=3.18"
Flow Length=540' Tc=27.1 min CN=77/98 Runoff=0.557 cfs 11,146 cf

Reach 5R: 12" Outfall Avg. Flow Depth=0.09' Max Vel=9.64 fps Inflow=0.337 cfs 10,374 cf
12.0" Round Pipe n=0.012 L=86.6' S=0.2740 '/' Capacity=20.204 cfs Outflow=0.337 cfs 10,374 cf

Reach 6R: Creek Basin Avg. Flow Depth=0.37' Max Vel=0.48 fps Inflow=0.444 cfs 13,248 cf
n=0.140 L=137.0' S=0.0200 '/' Capacity=251.047 cfs Outflow=0.443 cfs 13,241 cf

Pond 4P: Extended Dry Basin Peak Elev=161.83' Storage=2,316 cf Inflow=0.557 cfs 11,146 cf
Outflow=0.337 cfs 10,374 cf

Summary for Subcatchment 2S: Forest Pre & Post

Runoff = 0.172 cfs @ 8.01 hrs, Volume= 2,875 cf, Depth= 2.46"

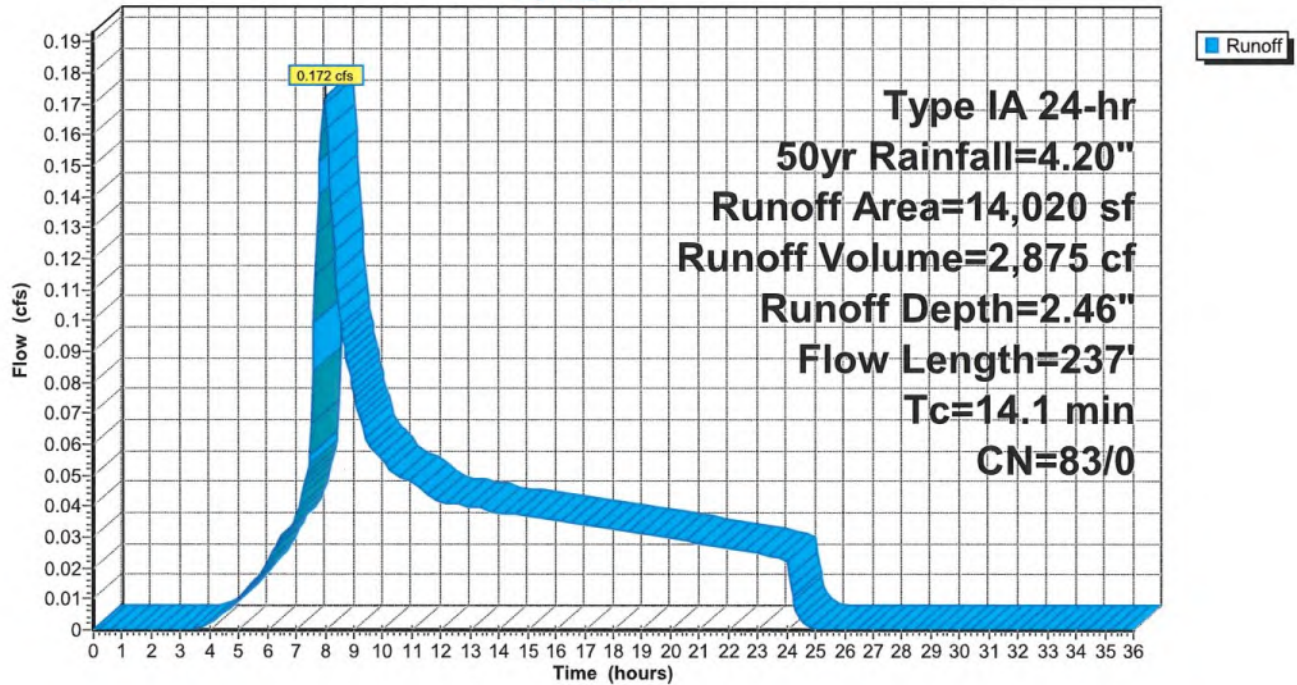
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 50yr Rainfall=4.20"

Area (sf)	CN	Description
14,020	83	Woods, Poor, HSG D
14,020	83	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	60	0.0200	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
6.5	137	0.0200	0.35		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
14.1	237	Total			

Subcatchment 2S: Forest Pre & Post

Hydrograph



Blaine Street Post-developed 2020-018

Prepared by HBH Consulting Engineers

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Type IA 24-hr 50yr Rainfall=4.20"

Printed 10/14/2020

Page 39

Summary for Subcatchment 3S: Post-Development

Runoff = 0.557 cfs @ 8.04 hrs, Volume= 11,146 cf, Depth= 3.18"

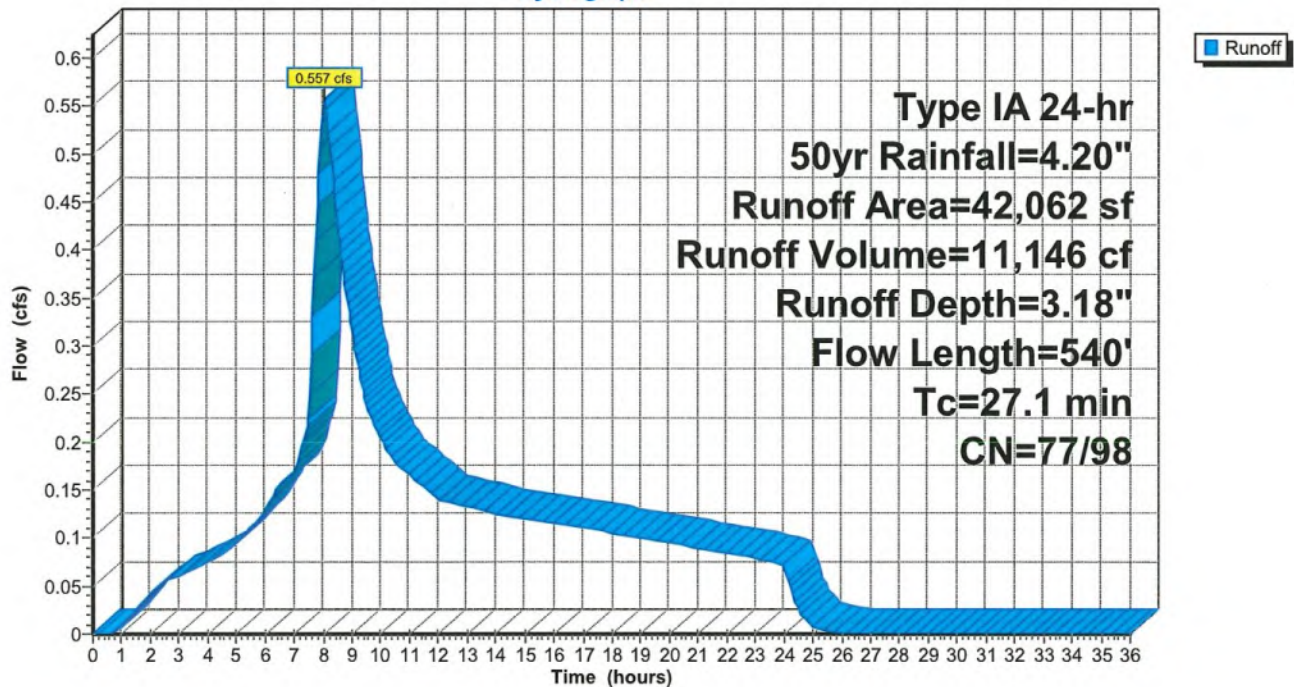
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 50yr Rainfall=4.20"

Area (sf)	CN	Description
* 16,543	77	>75% Grass cover, Good, HSG C/D
* 25,519	98	Asphalt/Concrete/Roofs, HSG C/D
42,062	90	Weighted Average
16,543	77	39.33% Pervious Area
25,519	98	60.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.8	150	0.0100	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
2.2	150	0.0266	1.14		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
4.7	200	0.0800	0.71		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
27.1	540	Total			

Subcatchment 3S: Post-Development

Hydrograph



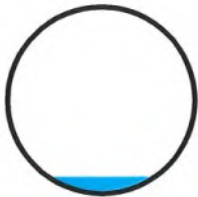
Summary for Reach 5R: 12" Outfall

Inflow Area = 42,062 sf, 60.67% Impervious, Inflow Depth > 2.96" for 50yr event
 Inflow = 0.337 cfs @ 8.89 hrs, Volume= 10,374 cf
 Outflow = 0.337 cfs @ 8.89 hrs, Volume= 10,374 cf, Atten= 0%, Lag= 0.1 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 9.64 fps, Min. Travel Time= 0.1 min
 Avg. Velocity = 5.63 fps, Avg. Travel Time= 0.3 min

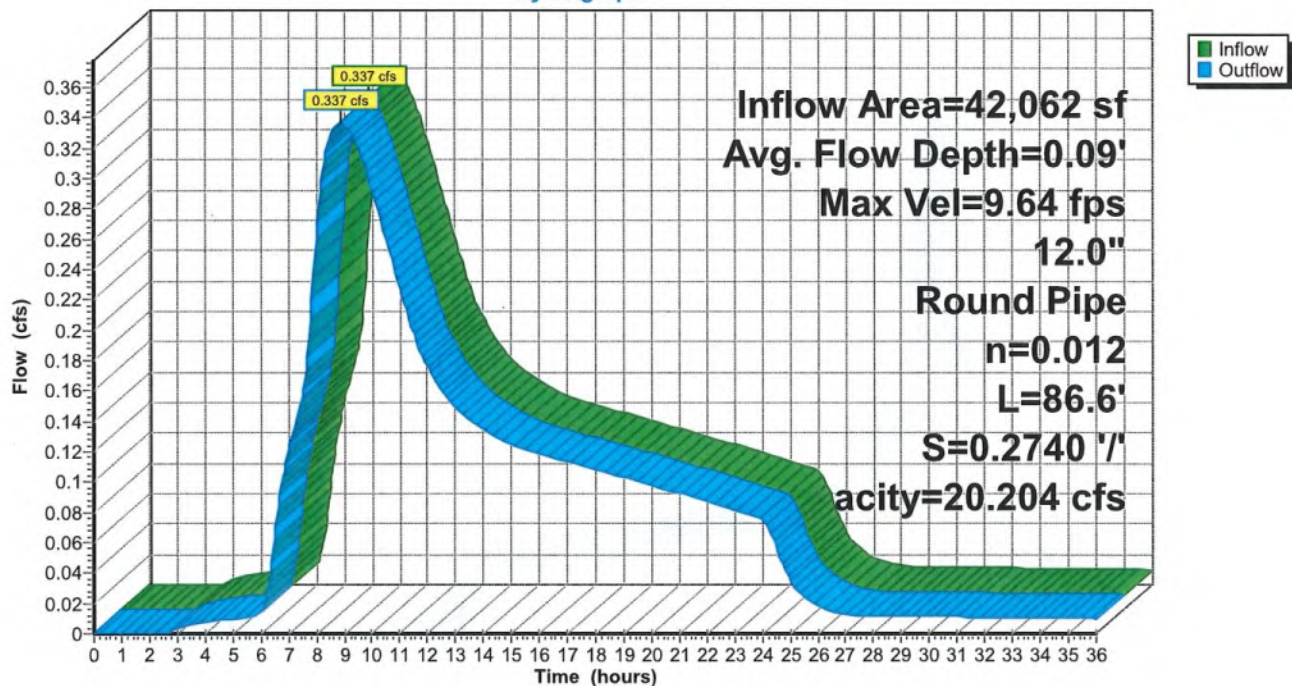
Peak Storage= 3 cf @ 8.89 hrs
 Average Depth at Peak Storage= 0.09'
 Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 20.204 cfs

12.0" Round Pipe
 n= 0.012
 Length= 86.6' Slope= 0.2740 '/'
 Inlet Invert= 159.23', Outlet Invert= 135.50'



Reach 5R: 12" Outfall

Hydrograph



Summary for Reach 6R: Creek Basin

Inflow Area = 56,082 sf, 45.50% Impervious, Inflow Depth > 2.83" for 50yr event
 Inflow = 0.444 cfs @ 8.16 hrs, Volume= 13,248 cf
 Outflow = 0.443 cfs @ 8.25 hrs, Volume= 13,241 cf, Atten= 0%, Lag= 5.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.48 fps, Min. Travel Time= 4.7 min
 Avg. Velocity = 0.30 fps, Avg. Travel Time= 7.5 min

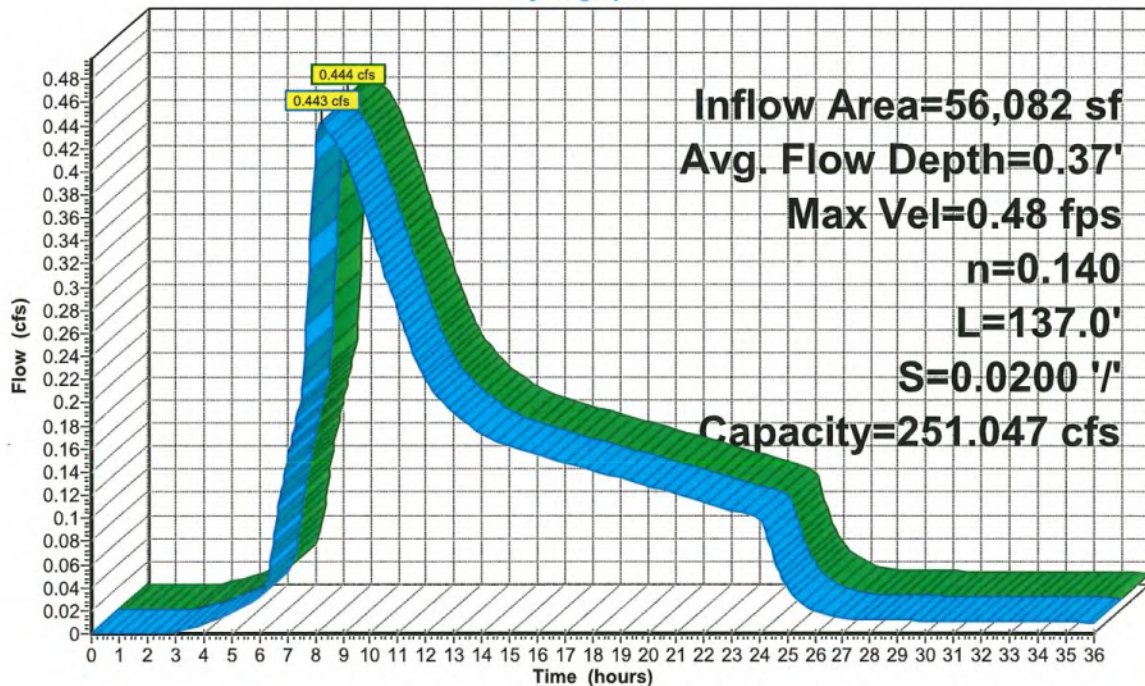
Peak Storage= 125 cf @ 8.25 hrs
 Average Depth at Peak Storage= 0.37'
 Bank-Full Depth= 4.00' Flow Area= 106.4 sf, Capacity= 251.047 cfs

0.00' x 4.00' deep channel, n= 0.140 Earth, dense brush, high stage
 Side Slope Z-value= 3.3 10.0 ' / ' Top Width= 53.20'
 Length= 137.0' Slope= 0.0200 ' / '
 Inlet Invert= 137.00', Outlet Invert= 134.26'



Reach 6R: Creek Basin

Hydrograph



Legend:
 Inflow (Green)
 Outflow (Blue)

Summary for Pond 4P: Extended Dry Basin

Inflow Area = 42,062 sf, 60.67% Impervious, Inflow Depth = 3.18" for 50yr event
 Inflow = 0.557 cfs @ 8.04 hrs, Volume= 11,146 cf
 Outflow = 0.337 cfs @ 8.89 hrs, Volume= 10,374 cf, Atten= 40%, Lag= 50.8 min
 Primary = 0.337 cfs @ 8.89 hrs, Volume= 10,374 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Peak Elev= 161.83' @ 8.89 hrs Surf.Area= 1,969 sf Storage= 2,316 cf

Plug-Flow detention time= 186.8 min calculated for 10,374 cf (93% of inflow)
 Center-of-Mass det. time= 137.2 min (856.0 - 718.8)

Volume	Invert	Avail.Storage	Storage Description
#1	159.83'	6,315 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
159.83	391	0	0
160.83	1,142	767	767
161.83	1,972	1,557	2,324
162.83	2,884	2,428	4,752
163.33	3,370	1,564	6,315

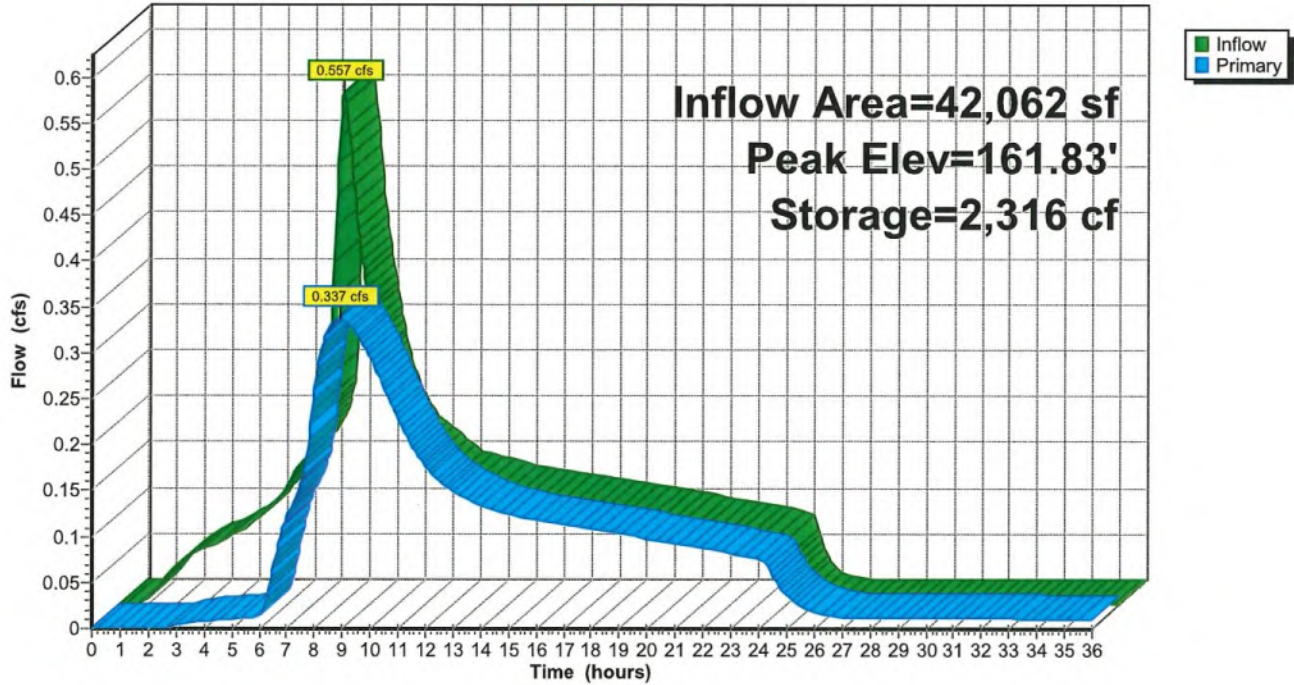
Device	Routing	Invert	Outlet Devices
#1	Primary	160.23'	0.7" Vert. WQ Orifice C= 0.600
#2	Primary	161.10'	3.0" Vert. 1/2 of 2 Year Orifice C= 0.600
#3	Primary	161.18'	2.3" Vert. 2-Yr Orifice C= 0.600
#4	Primary	161.42'	1.5" Vert. 5-YR Orifice C= 0.600
#5	Primary	161.83'	24.0" x 24.0" Horiz. 50-Yr Overflow C= 0.600 Limited to weir flow at low heads
#6	Primary	162.83'	3.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=0.337 cfs @ 8.89 hrs HW=161.83' TW=159.32' (Dynamic Tailwater)

- 1=WQ Orifice (Orifice Controls 0.016 cfs @ 6.03 fps)
- 2=1/2 of 2 Year Orifice (Orifice Controls 0.183 cfs @ 3.73 fps)
- 3=2-Yr Orifice (Orifice Controls 0.103 cfs @ 3.57 fps)
- 4=5-YR Orifice (Orifice Controls 0.035 cfs @ 2.82 fps)
- 5=50-Yr Overflow (Controls 0.000 cfs)
- 6=Sharp-Crested Rectangular Weir (Controls 0.000 cfs)

Pond 4P: Extended Dry Basin

Hydrograph



Blaine Street Post-developed 2020-018

Type IA 24-hr 100yr Rainfall=4.50"

Prepared by HBH Consulting Engineers

Printed 10/14/2020

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Page 44

Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 2S: Forest Pre & Post Runoff Area=14,020 sf 0.00% Impervious Runoff Depth=2.73"
Flow Length=237' Tc=14.1 min CN=83/0 Runoff=0.193 cfs 3,184 cf

Subcatchment 3S: Post-Development Runoff Area=42,062 sf 60.67% Impervious Runoff Depth=3.46"
Flow Length=540' Tc=27.1 min CN=77/98 Runoff=0.607 cfs 12,115 cf

Reach 5R: 12" Outfall Avg. Flow Depth=0.10' Max Vel=10.45 fps Inflow=0.440 cfs 11,341 cf
12.0" Round Pipe n=0.012 L=86.6' S=0.2740 ' /' Capacity=20.204 cfs Outflow=0.439 cfs 11,341 cf

Reach 6R: Creek Basin Avg. Flow Depth=0.40' Max Vel=0.51 fps Inflow=0.548 cfs 14,525 cf
n=0.140 L=137.0' S=0.0200 ' /' Capacity=251.047 cfs Outflow=0.542 cfs 14,518 cf

Pond 4P: Extended Dry Basin Peak Elev=161.85' Storage=2,370 cf Inflow=0.607 cfs 12,115 cf
Outflow=0.440 cfs 11,341 cf

Blaine Street Post-developed 2020-018

Prepared by HBH Consulting Engineers

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Type IA 24-hr 100yr Rainfall=4.50"

Printed 10/14/2020

Page 45

Summary for Subcatchment 2S: Forest Pre & Post

Runoff = 0.193 cfs @ 8.01 hrs, Volume= 3,184 cf, Depth= 2.73"

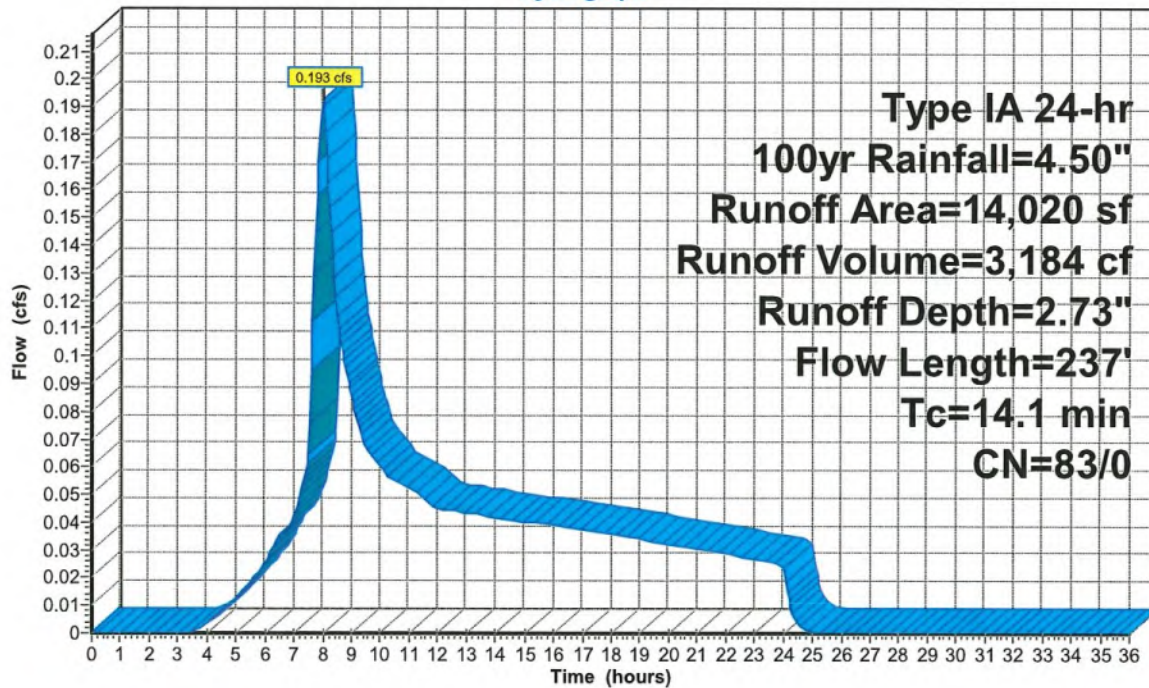
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 100yr Rainfall=4.50"

Area (sf)	CN	Description
14,020	83	Woods, Poor, HSG D
14,020	83	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	60	0.0200	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
6.5	137	0.0200	0.35		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
14.1	237	Total			

Subcatchment 2S: Forest Pre & Post

Hydrograph



Summary for Subcatchment 3S: Post-Development

Runoff = 0.607 cfs @ 8.04 hrs, Volume= 12,115 cf, Depth= 3.46"

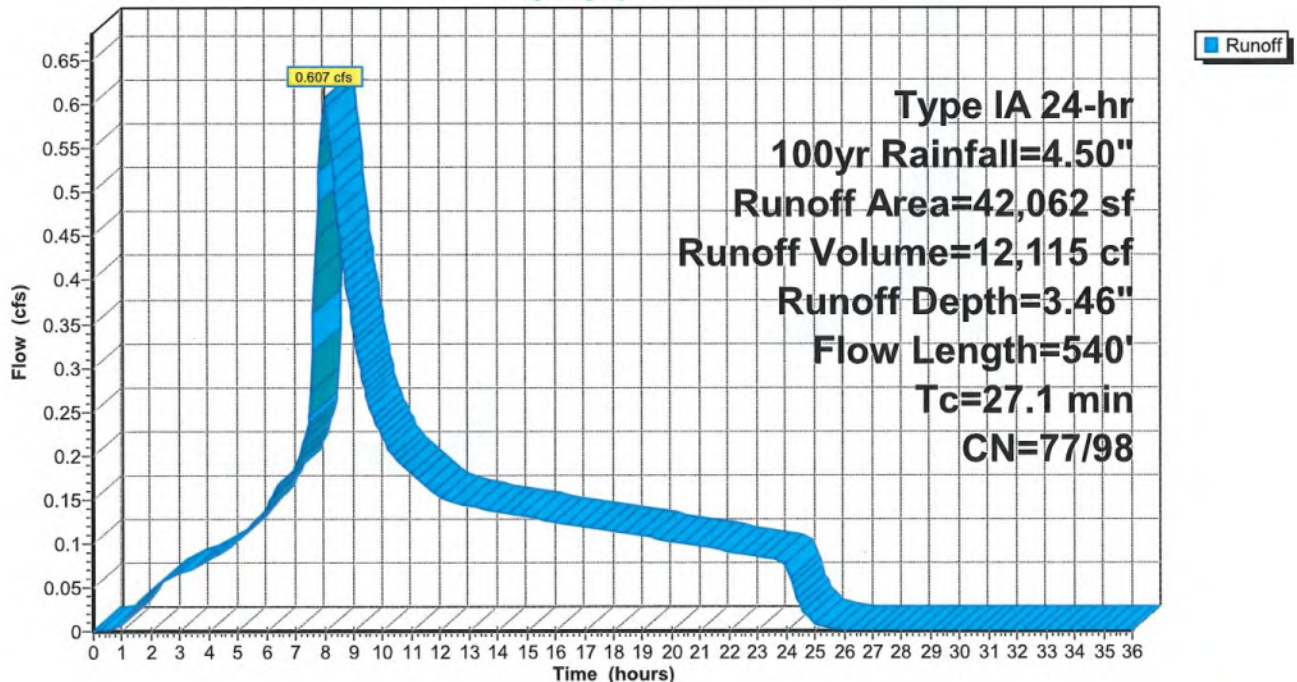
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 100yr Rainfall=4.50"

Area (sf)	CN	Description
* 16,543	77	>75% Grass cover, Good, HSG C/D
* 25,519	98	Asphalt/Concrete/Roofs, HSG C/D
42,062	90	Weighted Average
16,543	77	39.33% Pervious Area
25,519	98	60.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.8	150	0.0100	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
2.2	150	0.0266	1.14		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	40	0.5000	1.77		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
4.7	200	0.0800	0.71		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
27.1	540	Total			

Subcatchment 3S: Post-Development

Hydrograph



Blaine Street Post-developed 2020-018

Prepared by HBH Consulting Engineers

HydroCAD® 10.00-22 s/n 01354 © 2018 HydroCAD Software Solutions LLC

Type IA 24-hr 100yr Rainfall=4.50"

Printed 10/14/2020

Page 47

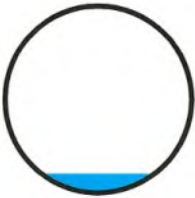
Summary for Reach 5R: 12" Outfall

Inflow Area = 42,062 sf, 60.67% Impervious, Inflow Depth > 3.24" for 100yr event
Inflow = 0.440 cfs @ 8.57 hrs, Volume= 11,341 cf
Outflow = 0.439 cfs @ 8.58 hrs, Volume= 11,341 cf, Atten= 0%, Lag= 0.3 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Max. Velocity= 10.45 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 5.76 fps, Avg. Travel Time= 0.3 min

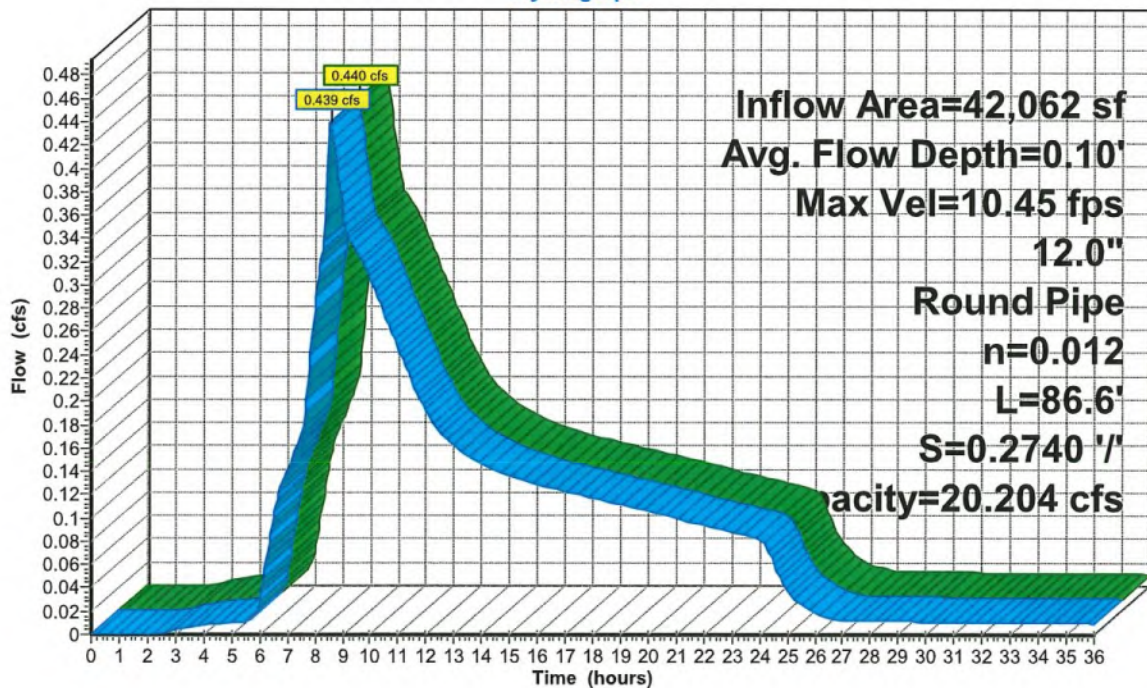
Peak Storage= 4 cf @ 8.58 hrs
Average Depth at Peak Storage= 0.10'
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 20.204 cfs

12.0" Round Pipe
n= 0.012
Length= 86.6' Slope= 0.2740 '/'
Inlet Invert= 159.23', Outlet Invert= 135.50'



Reach 5R: 12" Outfall

Hydrograph



Legend: Inflow (green), Outflow (blue)

Summary for Reach 6R: Creek Basin

Inflow Area = 56,082 sf, 45.50% Impervious, Inflow Depth > 3.11" for 100yr event
 Inflow = 0.548 cfs @ 8.56 hrs, Volume= 14,525 cf
 Outflow = 0.542 cfs @ 8.62 hrs, Volume= 14,518 cf, Atten= 1%, Lag= 3.9 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.51 fps, Min. Travel Time= 4.5 min
 Avg. Velocity = 0.31 fps, Avg. Travel Time= 7.4 min

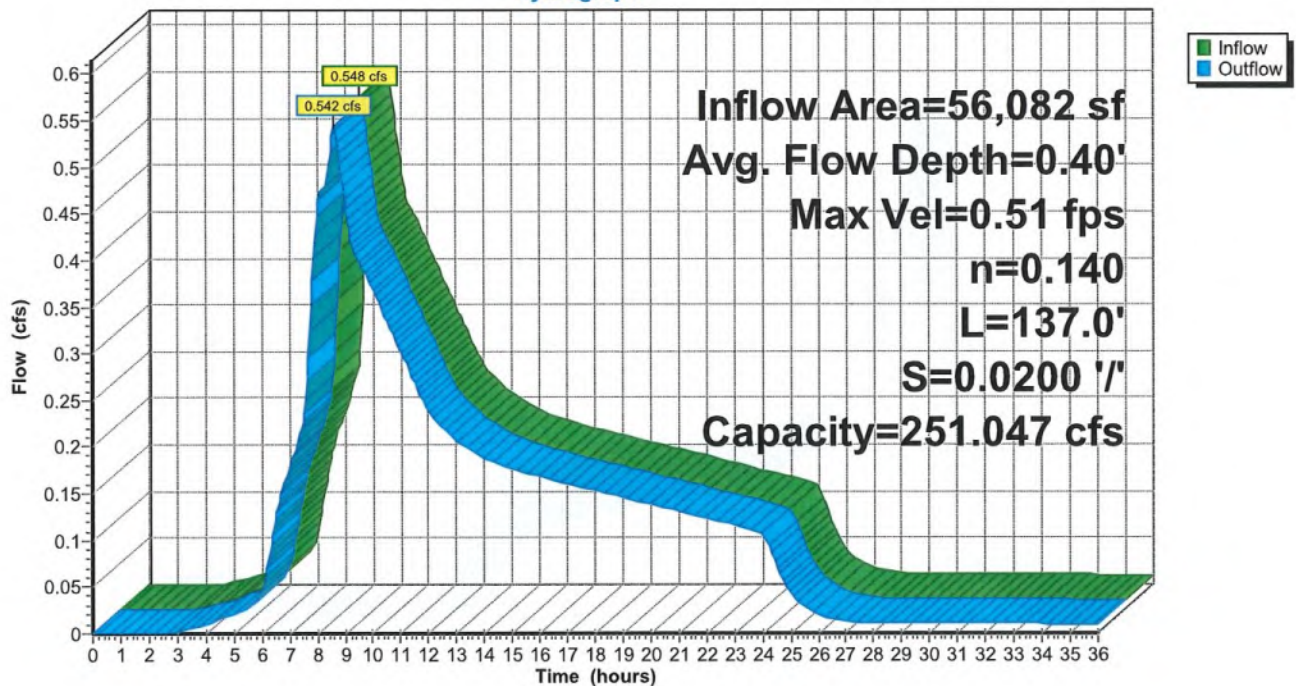
Peak Storage= 146 cf @ 8.62 hrs
 Average Depth at Peak Storage= 0.40'
 Bank-Full Depth= 4.00' Flow Area= 106.4 sf, Capacity= 251.047 cfs

0.00' x 4.00' deep channel, n= 0.140 Earth, dense brush, high stage
 Side Slope Z-value= 3.3 10.0 '/' Top Width= 53.20'
 Length= 137.0' Slope= 0.0200 '/'
 Inlet Invert= 137.00', Outlet Invert= 134.26'



Reach 6R: Creek Basin

Hydrograph



Summary for Pond 4P: Extended Dry Basin

Inflow Area = 42,062 sf, 60.67% Impervious, Inflow Depth = 3.46" for 100yr event
 Inflow = 0.607 cfs @ 8.04 hrs, Volume= 12,115 cf
 Outflow = 0.440 cfs @ 8.57 hrs, Volume= 11,341 cf, Atten= 28%, Lag= 31.9 min
 Primary = 0.440 cfs @ 8.57 hrs, Volume= 11,341 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Peak Elev= 161.85' @ 8.57 hrs Surf.Area= 1,994 sf Storage= 2,370 cf

Plug-Flow detention time= 175.2 min calculated for 11,325 cf (93% of inflow)
 Center-of-Mass det. time= 130.1 min (847.1 - 717.1)

Volume #1	Invert 159.83'	Avail.Storage 6,315 cf	Storage Description
Custom Stage Data (Prismatic) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
159.83	391	0	0
160.83	1,142	767	767
161.83	1,972	1,557	2,324
162.83	2,884	2,428	4,752
163.33	3,370	1,564	6,315

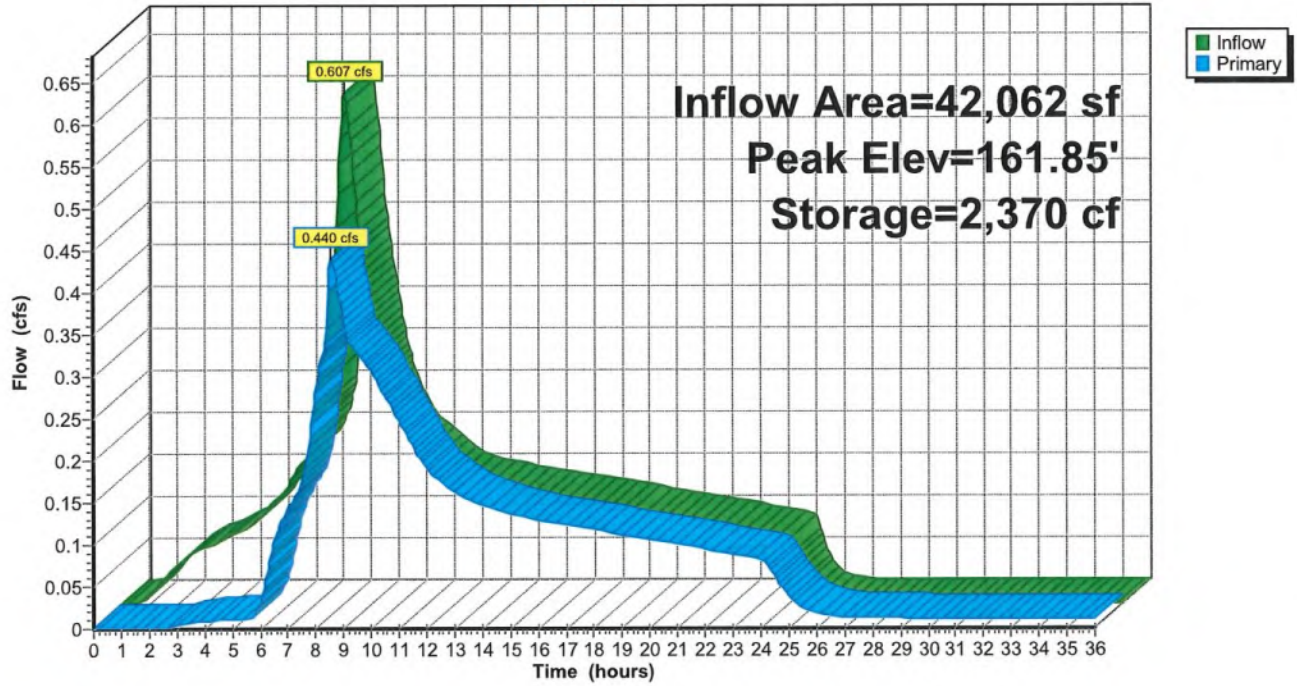
Device	Routing	Invert	Outlet Devices
#1	Primary	160.23'	0.7" Vert. WQ Orifice C= 0.600
#2	Primary	161.10'	3.0" Vert. 1/2 of 2 Year Orifice C= 0.600
#3	Primary	161.18'	2.3" Vert. 2-Yr Orifice C= 0.600
#4	Primary	161.42'	1.5" Vert. 5-YR Orifice C= 0.600
#5	Primary	161.83'	24.0" x 24.0" Horiz. 50-Yr Overflow C= 0.600 Limited to weir flow at low heads
#6	Primary	162.83'	3.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s) 0.5' Crest Height

Primary OutFlow Max=0.439 cfs @ 8.57 hrs HW=161.85' TW=159.33' (Dynamic Tailwater)

- 1=WQ Orifice (Orifice Controls 0.016 cfs @ 6.08 fps)
- 2=1/2 of 2 Year Orifice (Orifice Controls 0.187 cfs @ 3.82 fps)
- 3=2-Yr Orifice (Orifice Controls 0.106 cfs @ 3.66 fps)
- 4=5-YR Orifice (Orifice Controls 0.036 cfs @ 2.93 fps)
- 5=50-Yr Overflow (Weir Controls 0.094 cfs @ 0.50 fps)
- 6=Sharp-Crested Rectangular Weir (Controls 0.000 cfs)

Pond 4P: Extended Dry Basin

Hydrograph



601 BLAINE STREET PARTITION

NEWBERG, OREGON

NOVEMBER, 2021



PRELIMINARY

501 E First Street
Newberg, Oregon 97132
CONSULTING 503/554-9553 fax 503/537-9554
ENGINEERS email: mat@hbh-consulting.com

Designed By: ARB | Drawn By: ARB | Checked By: ARC | Submittal No: 30%
L:\2020-0184-Design\DWG1 - COVER, FOREMATTER.dwg

TAX LOT INFORMATION

THIS PROJECT IS LOCATED IN THE NE 1/4 SECTION OF 19, T 3 S, R 2 W, W.M. NEWBERG, YAMHILL COUNTY, OREGON (TAX LOT 4100)

OWNER

CASEY AND SHANNON BERNARD
ZONE HOLDINGS
375 SW VIEWMONT DRIVE
DUNDEE, OREGON 97115
PH: (503) 977-1608
EMAIL: CASEYSBERNARD@YAHOO.COM

ABBREVIATIONS

⊙	AT	NE	NORTH EAST
AC	ASPHALT	NTS	NOT TO SCALE
BV	BUTTERFLY VALVE	NW	NORTH WEST
CB	CATCH BASIN	PC	POINT OF CURVATURE
C/L	CENTERLINE	PRC	POINT OF REVERSE CURVE
CMP	CORRUGATED METAL PIPE	PT	POINT OF TANGENCY
CO	CLEAN OUT	P/L	PROPERTY LINE
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
COTG	CLEAN OUT TO GRADE	PVI	POINT OF VERTICAL INTERSECTION
CY	CUBIC YARDS	ROW	RIGHT OF WAY
DR	DRIVE	RT	RIGHT
DI	DUCTILE IRON	S	SOUTH
DIP	DUCTILE IRON PIPE	SE	SOUTH EAST
E	EAST	SW	SOUTH WEST
ELEV	ELEVATION	STM	STORM DRAIN
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
EX	EXISTING	SAN	SANITARY SEWER
FLG	FLANGE	ST	STREET
GUT	GUTTER	STA	STATION
GV	GATE VALVE	S=	SLOPE EQUALS
HDPE	HIGH DENSITY POLYETHYLENE	S/W	SIDEWALK
HOR	HORIZONTAL	TB	THRUST BLOCK
HP	HIGH POINT	TYP	TYPICAL
HYD	HYDRANT	VER	VERTICAL
IE	INVERT ELEVATION	W	WEST
LF	LINEAR FEET	W/	WITH
LN	LINE	WTR	WATER
LP	LOW POINT	WW	WASTE WATER
LT	LEFT		
MH	MANHOLE		
MJ	MECHANICAL JOINT		
N	NORTH		

PROJECT SITE LOCATION

601 S BLAINE STREET
NEWBERG, OREGON 97132

CIVIL ENGINEER

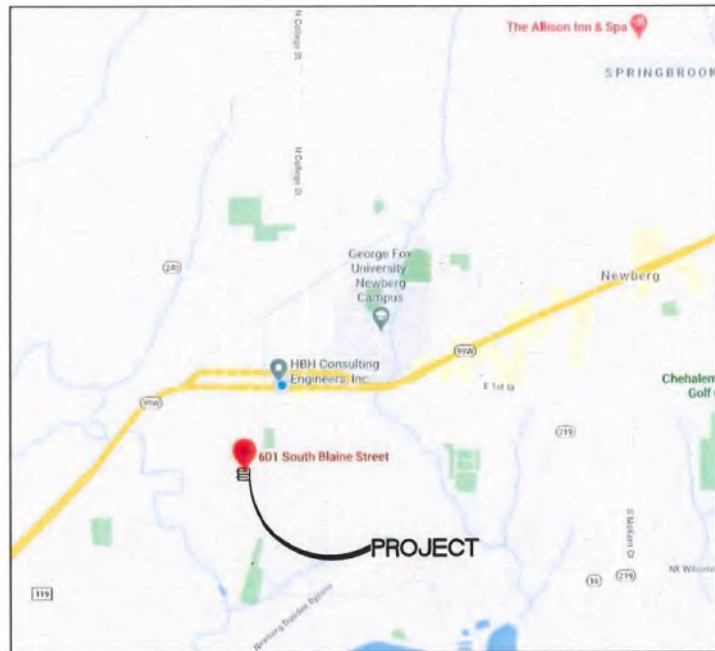
HBH CONSULTING ENGINEERS, INC.
501 E FIRST STREET
NEWBERG, OREGON 97132
CONTACT: ANDREY CHERNISHOV, PE,
PH: (503) 554-9553
FAX: (503) 537-9554
EMAIL: ACHERNISHOV@HBH-CONSULTING.COM

ARCHITECT

SLATER ARCHITECTURE
8900 NE LIVINGSTON MTN RD
CAMUS, WASHINGTON 98607
CONTACT: LISA SLATER
PH: (360) 903-6886
EMAIL: LISA@SLATERARCHITECTURE.COM

LOCATE

(48 HOUR NOTICE PRIOR TO EXCAVATION) OREGON LAW REQUIRES YOU TO FOLLOW THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090 & ORS 757.542 THROUGH 757.562 AND ORS 757.993. YOU MAY OBTAIN COPIES OF THE RULES FROM THE CENTER BY CALLING (503) 242-1987. ONE CALL SYSTEM NUMBER 1-800-332-2344.

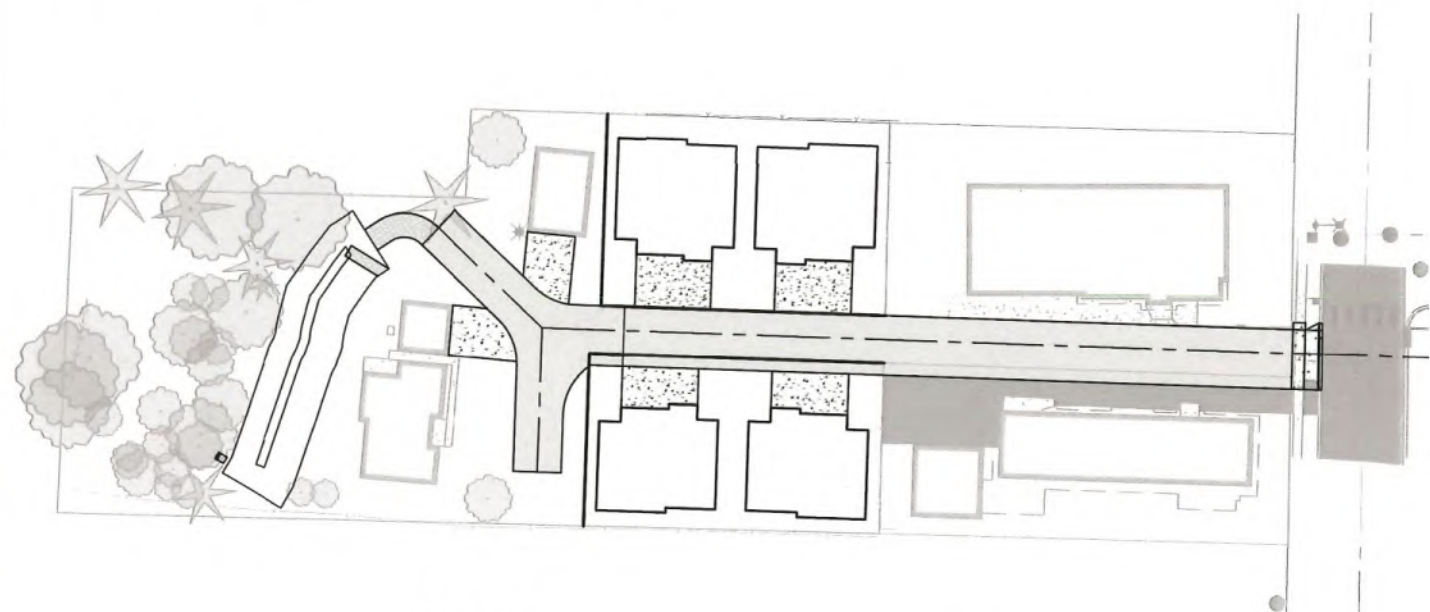


VICINITY MAP

NTS

SHEET INDEX TABLE

C-1	COVER
C-2	DEMO + EXISTING CONDITIONS
C-3	TENTATIVE PLAT
C-4	SITE PLAN
C-5	COMPOSITE UTILITY PLAN
C-6	FIRE EXHIBIT



SITE MAP

1"=40'

REV.	DATE	DESCRIPTION	BY

IF THIS LINE IS NOT 1/8" INCH SCALE IS NOT AS SHOWN

CASEY AND SHANNON BERNARD - ZONE HOLDINGS
375 SW VIEWMONT DRIVE - DUNDEE, OR 97115

601 BLAINE STREET PARTITION
601 S BLAINE STREET - NEWBERG, OR 97132

COVER

Date | Sheet No. | 1 of 7

C-1

11/18/2021

2020-018

SEE SURVEYOR'S STAMPED DRAWING

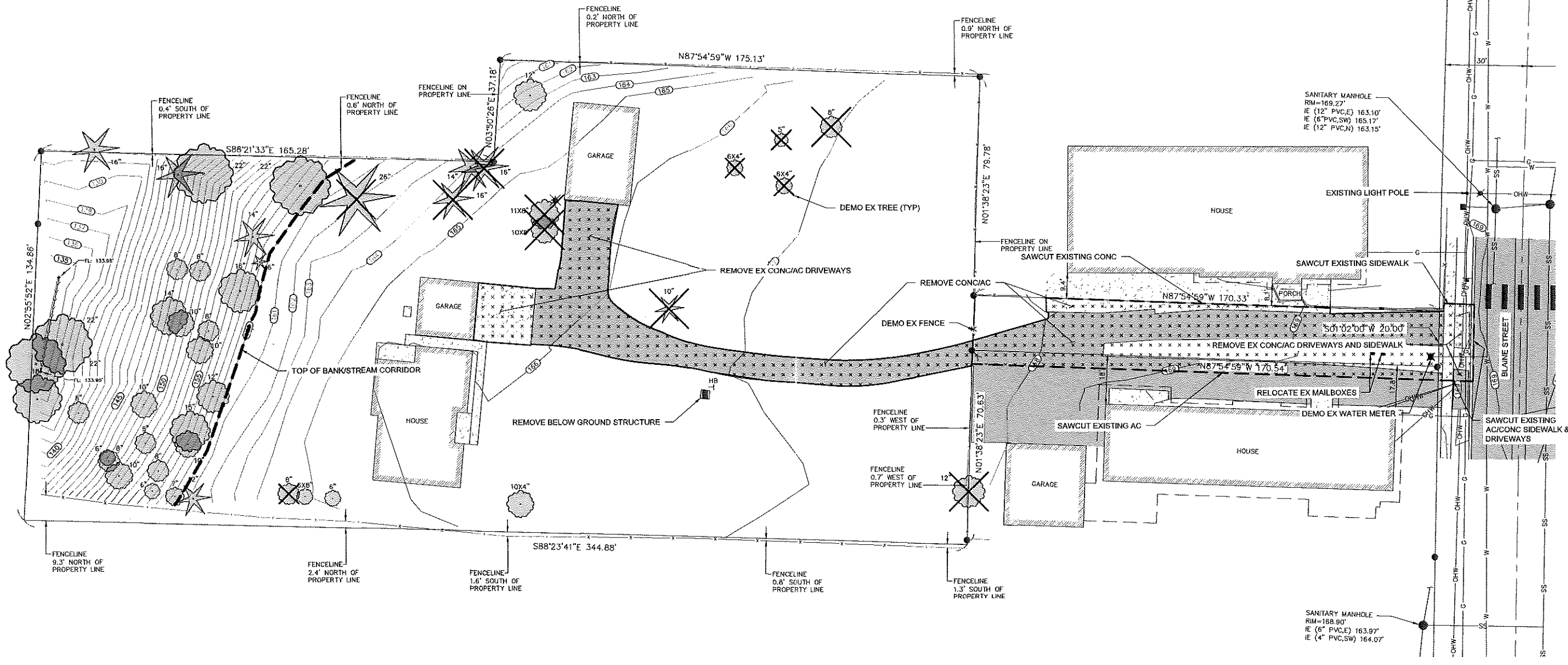
H B H
 CONSULTING ENGINEERS
 501 E First Street
 Newberg, Oregon 97132
 503/554-9553 fax 503/537-9554
 email: mail@hbh-engineers.com

REV.	DATE	DESCRIPTION

0" = 1"
 IF THIS LINE IS NOT 1 INCH SCALE IS NOT AS SHOWN

CASEY AND SHANNON BERNARD - ZONE HOLDINGS
 375 SW VIEWMOUNT DRIVE - DUNDREE, OR 97115
601 BLAINE STREET PARTITION
601 S BLAINE STREET - NEWBERG, OR 97132
DEMO + EXISTING CONDITIONS

Date: 11/18/2021
 2 of 7
 2020-018



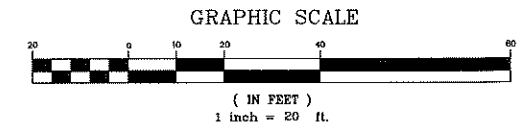
- LEGEND:**
- EXISTING ASPHALT
 - EXISTING CONCRETE
 - STORM DRAINAGE LINE
 - SANITARY SEWER LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND WATER LINE
 - OVERHEAD UTILITY LINE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - FOUND SURVEY MONUMENT
 - SANITARY SEWER MANHOLE
 - STORM DRAINAGE MANHOLE
 - CATCH BASIN
 - WATER VALVE
 - WATER METER
 - HOSE BIB
 - FIRE HYDRANT
 - LIGHT POLE/UTILITY POLE
 - LIGHT POLE
 - UNKNOWN UTILITY VAULT
 - MAILBOX
 - SIGN

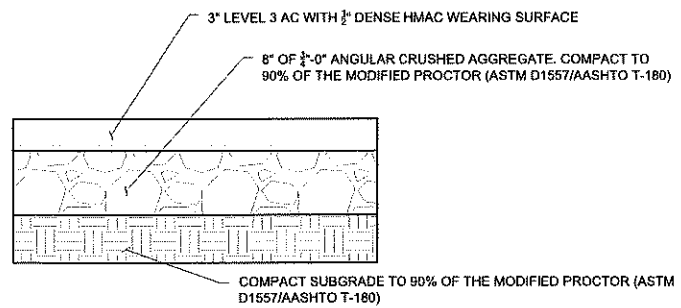
DEMO AND EXISTING CONDITIONS PLAN

SCALE: 1" = 20'

VERTICAL DATUM:
 PROJECT DATUM: NAVD 88
 DESCRIPTION: PROJECT ELEVATIONS ARE BASED ON RAPID STATIC GPS OBSERVATIONS ON MULTIPLE SURVEY CONTROL POINTS USING GEOID12A AND LOCAL VRS STATION DATA.

UTILITY STATEMENT:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OF ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.





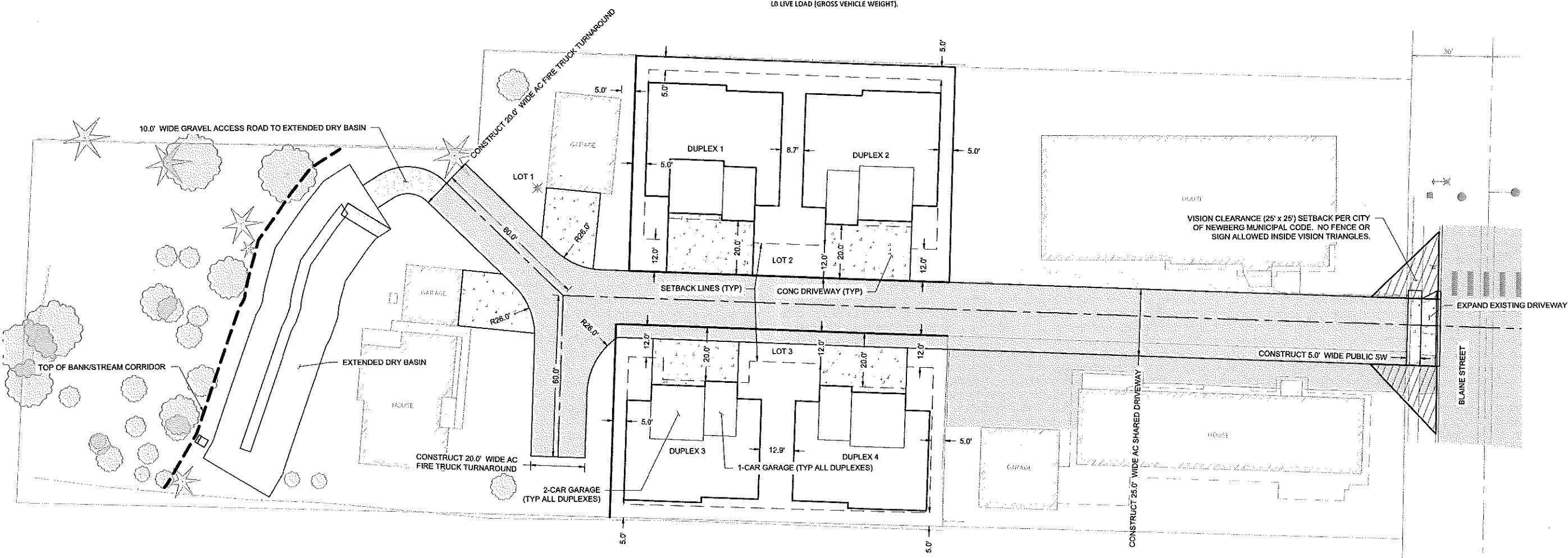
PRIVATE PAVEMENT CROSS SECTION

- DESIGNED TO MEET FIRE TRUCK LOAD OF 12,500 POUNDS OF POINT LOAD (WHEEL LOAD) AND 75,000 LB LIVE LOAD (GROSS VEHICLE WEIGHT).

ON-SITE PARKING REQUIRED: (3) PARKING STALLS PER DWELLING UNIT ON SITE

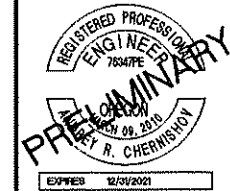
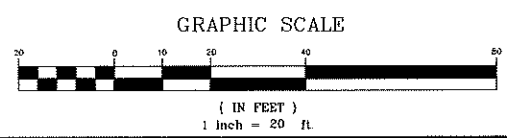
SETBACKS REQUIRED: FRONT = 12' (PROJECTIONS ALLOWED 5')
 GARAGE = 20' (PROJECTIONS ALLOWED 5')
 SIDE = 5' (PROJECTIONS ALLOWED 2')
 REAR = 5' (PROJECTIONS ALLOWED 2')

SQUARE FOOTAGE CALCULATIONS: EACH DUPLEX
 UNIT A (3-BEDROOM) = 1,500 SF
 UNIT B (3-BEDROOM) = 2,000 SF
 TOTAL BLDG LIVING AREA = 3,500 SF



SITE PLAN

SCALE: 1" = 20'



H B H
 CONSULTING ENGINEERS
 501 E First Street
 Newberg, Oregon 97132
 503/554-9553 fax 503/537-9554
 email: mail@hbh-engineers.com

REV.	DATE	DESCRIPTION	BY

IF THIS LINE IS NOT 1 INCH SCALE IS NOT AS SHOWN

CASEY AND SHANNON BERNARD - ZONE HOLDINGS
 375 SW VIEWPOINT DRIVE - DUNDÉE, OR 97115
601 BLAINE STREET PARTITION
 601 S BLAINE STREET - NEWBERG, OR 97132
SITE PLAN

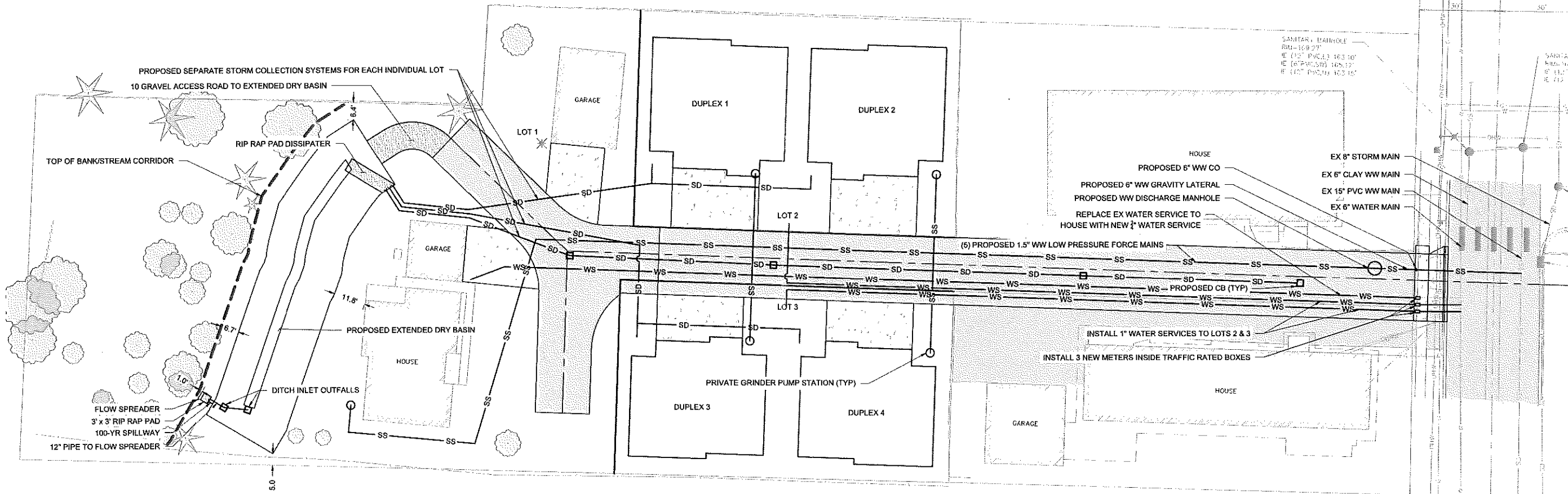
H B H
ENGINEERS
CONSULTING
503/554-9553 fax 503/537-9554
email: mail@hbh-engineers.com

Designed By: ARB | Drawn By: ARB | Checked By: ARC | Submittal No.: L:\2020-01\B4-Design\DWG3 - UTILITIES.dwg | 30% File:

REV.	DATE	DESCRIPTION	BY

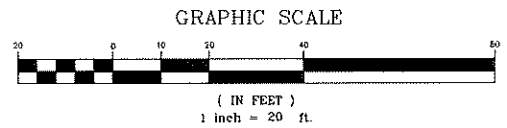
0' 1"
IF THIS LINE IS NOT 1 INCH
SCALE IS NOT AS SHOWN

CASEY AND SHANNON BERNARD - ZONE HOLDINGS
575 SW VIEWMONT DRIVE - DUNDIE, OR 97115
601 BLAINE STREET PARTITION
601 S BLAINE STREET - NEWBERG, OR 97132
COMPOSITE UTILITY PLAN



COMPOSITE UTILITY PLAN

SCALE: 1" = 20'





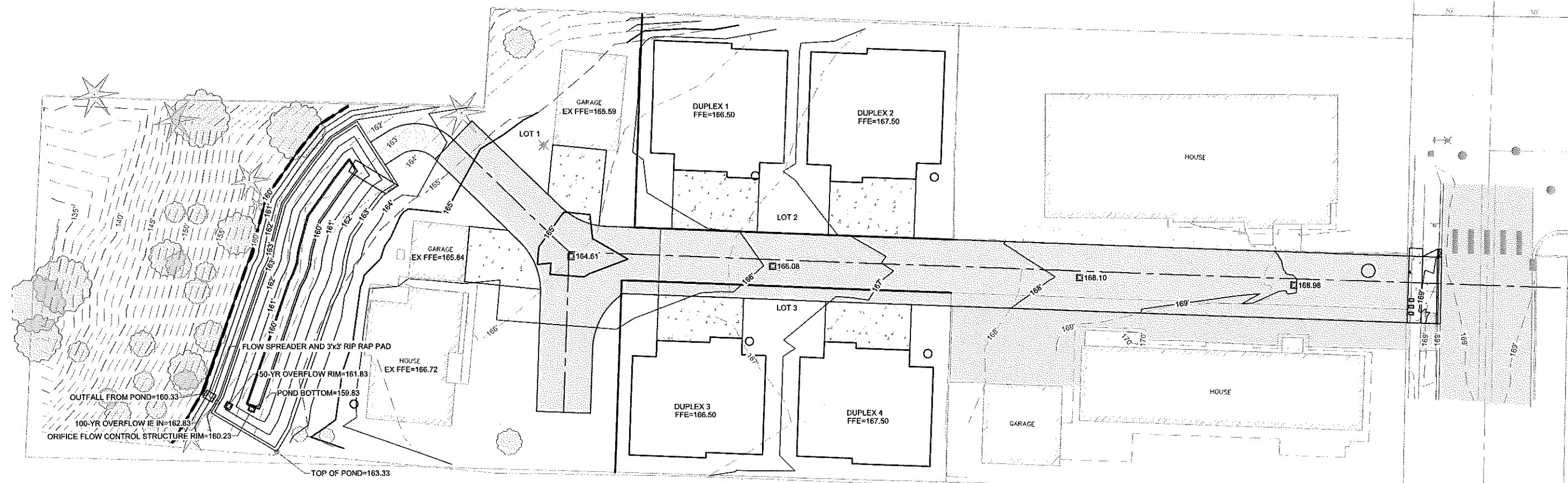
H B H
ENGINEERS
 CONSULTING
 501 E First Street
 Newberg, Oregon 97132
 503/554-9553 fax 503/537-9554
 email: mail@hbh-engineers.com

REV.	DATE	DESCRIPTION	BY

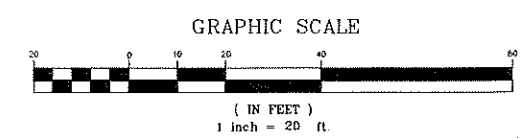
0" = 1"
 IF THIS LINE IS NOT 1 INCH
 SCALE IS NOT AS SHOWN

CASEY AND SHANNON BERNARD - ZONE HOLDINGS
 375 SW VIEWPOINT DRIVE - DUNDIE, OR 97115
601 BLAINE STREET PARTITION
601 S BLAINE STREET - NEWBERG, OR 97132
GRADING PLAN

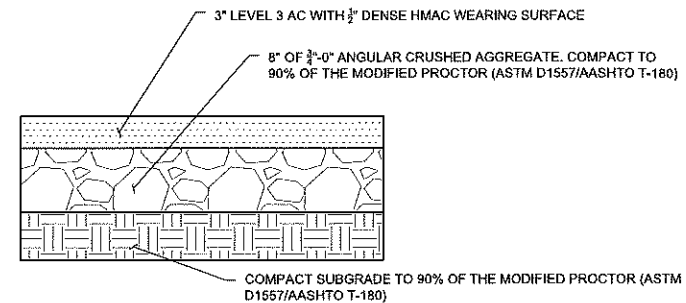
Date: 11/3/2020
 2020-018
 6 of 7



GRADING PLAN
 SCALE: 1" = 20'

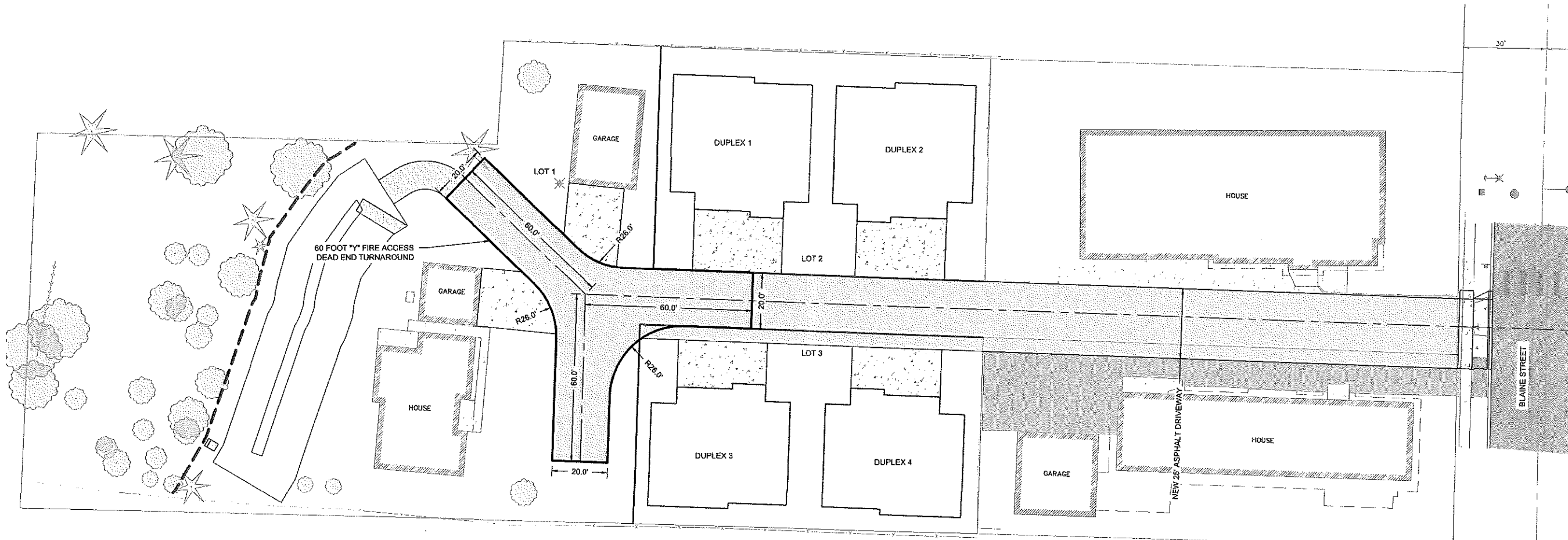


Designed By: ARB | Drawn By: ARB | Checked By: AFC | Submittal No: L3020-018M-DesignDWG4 - GRADING.dwg | 30%



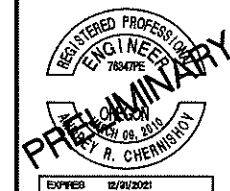
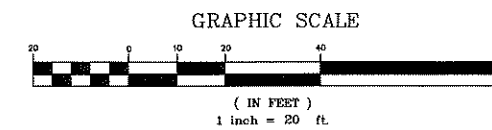
PRIVATE PAVEMENT CROSS SECTION

- DESIGNED TO MEET FIRE TRUCK LOAD OF 12,500 POUNDS OF POINT LOAD (WHEEL LOAD) AND 75,000 LB LIVE LOAD (GROSS VEHICLE WEIGHT).



FIRE EXHIBIT

SCALE: 1" = 20'



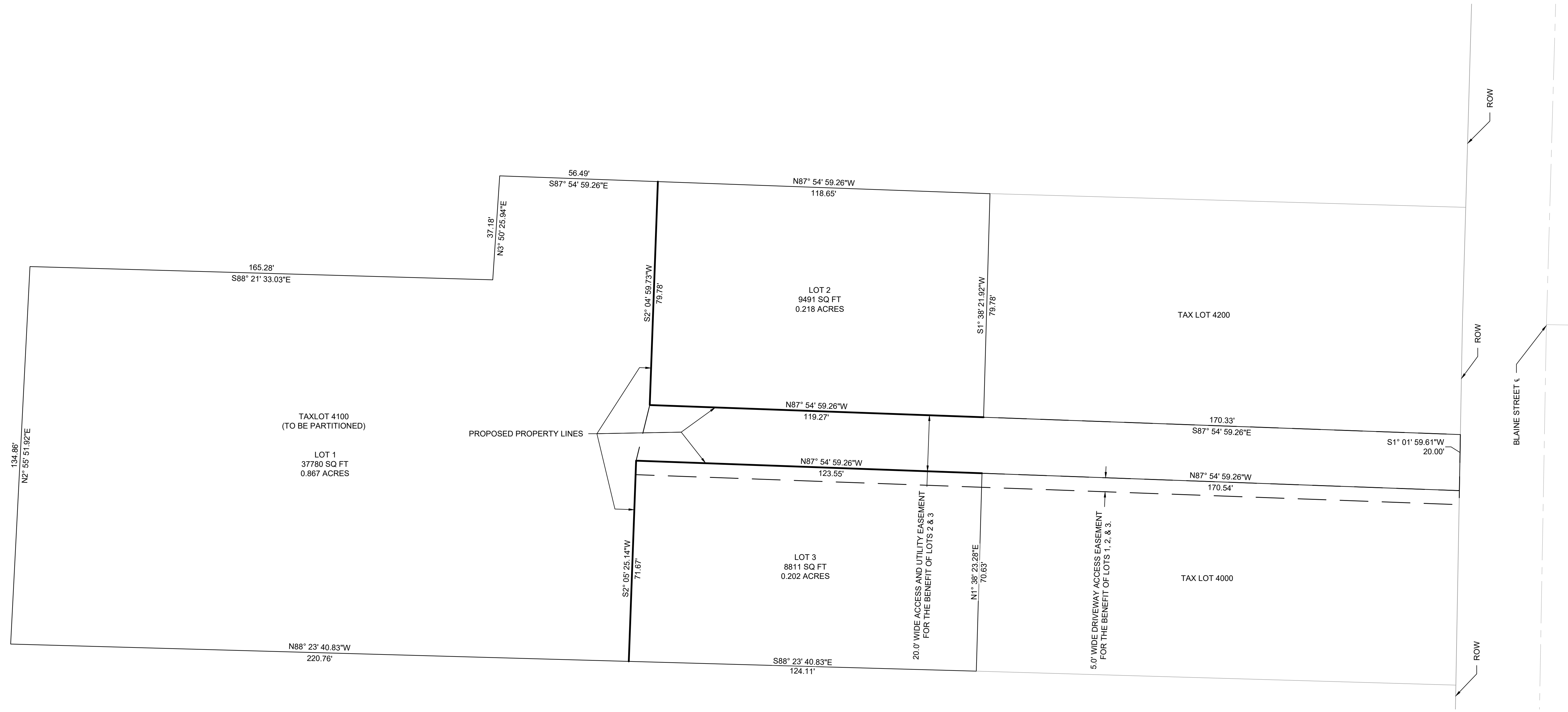
H B H
 CONSULTING ENGINEERS
 501 E First Street
 Newberg, Oregon 97132
 503/554-9553 fax 503/537-9554
 email: mail@hbh-engineers.com

Designed By: ARB | Drawn By: ARB | Checked By: AFC | Submittal No: L32020-018-Design-DWG2 - SITE PLANS.dwg | File: | 30%

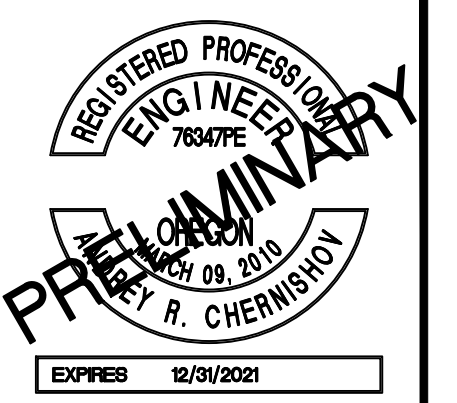
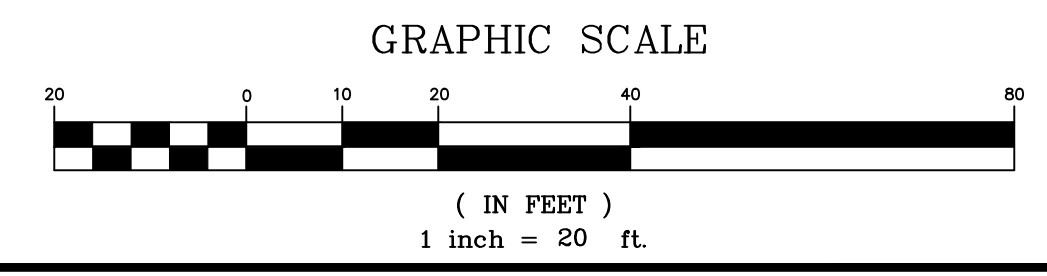
REV.	DATE	DESCRIPTION	BY

0' 1"
 IF THIS LINE IS NOT 1 INCH
 SCALE IS NOT AS SHOWN

CASEY AND SHANNON BERNARD - ZONE HOLDINGS
 375 SW VIEWMONT DRIVE - DUNDREE, OR 97115
601 BLAINE STREET PARTITION
 601 S BLAINE STREET - NEWBERG, OR 97132
FIRE EXHIBIT



TENTATIVE PLAT
SCALE: 1" = 20'



H B H
ENGINEERS
CONSULTING

501 E First Street
Newberg, Oregon 97132
503/554-9553 fax 503/537-9554
email: mail@hbh-engineers.com

Designed By: ARB | Drawn By: ARB | Checked By: ARC | Submitted No.: 30%
File: L:\2020-0184-Design\DWG2 - SITE PLANS.dwg

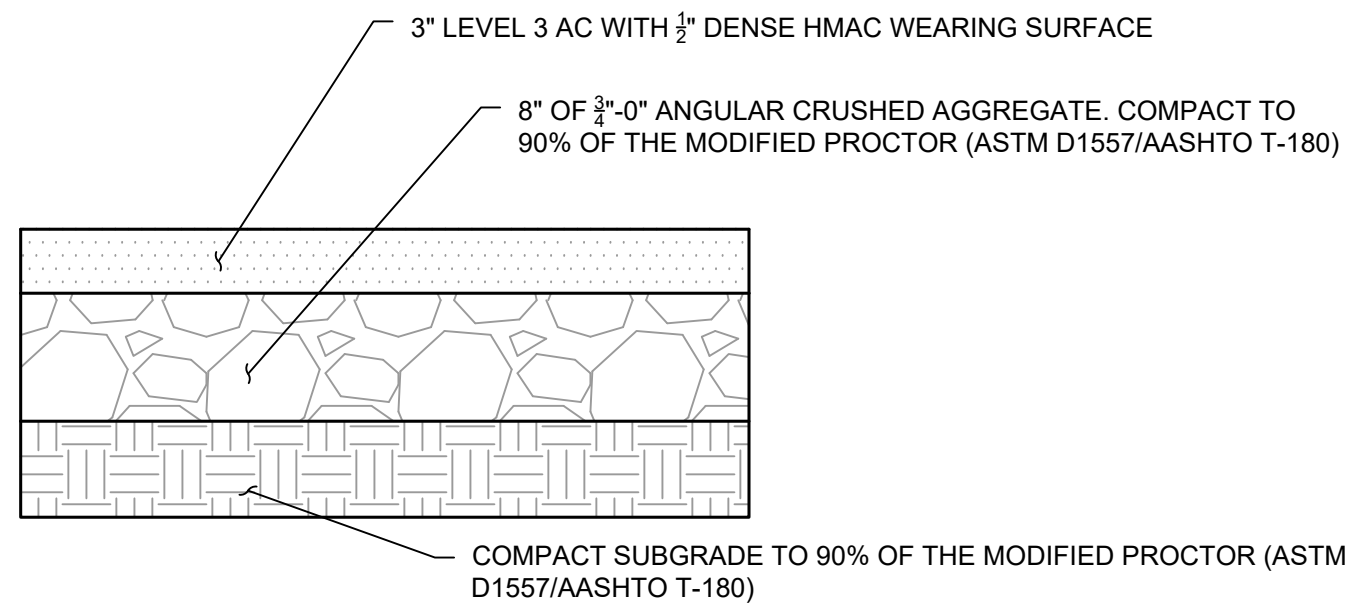
REV.	DATE	DESCRIPTION	BY

CASEY AND SHANNON BERNARD - ZONE HOLDINGS
375 SW VIEWPOINT DRIVE - DUNDEE, OR 97115

601 BLAINE STREET PARTITION
601 S BLAINE STREET - NEWBERG, OR 97132

TENTATIVE PLAT

Date: Sheet No. **3** of **7**
1/24/2022
2020-018



PRIVATE PAVEMENT CROSS SECTION

- DESIGNED TO MEET FIRE TRUCK LOAD OF 12,500 POUNDS OF POINT LOAD (WHEEL LOAD) AND 75,000 LB LIVE LOAD (GROSS VEHICLE WEIGHT).

ON-SITE PARKING REQUIRED:

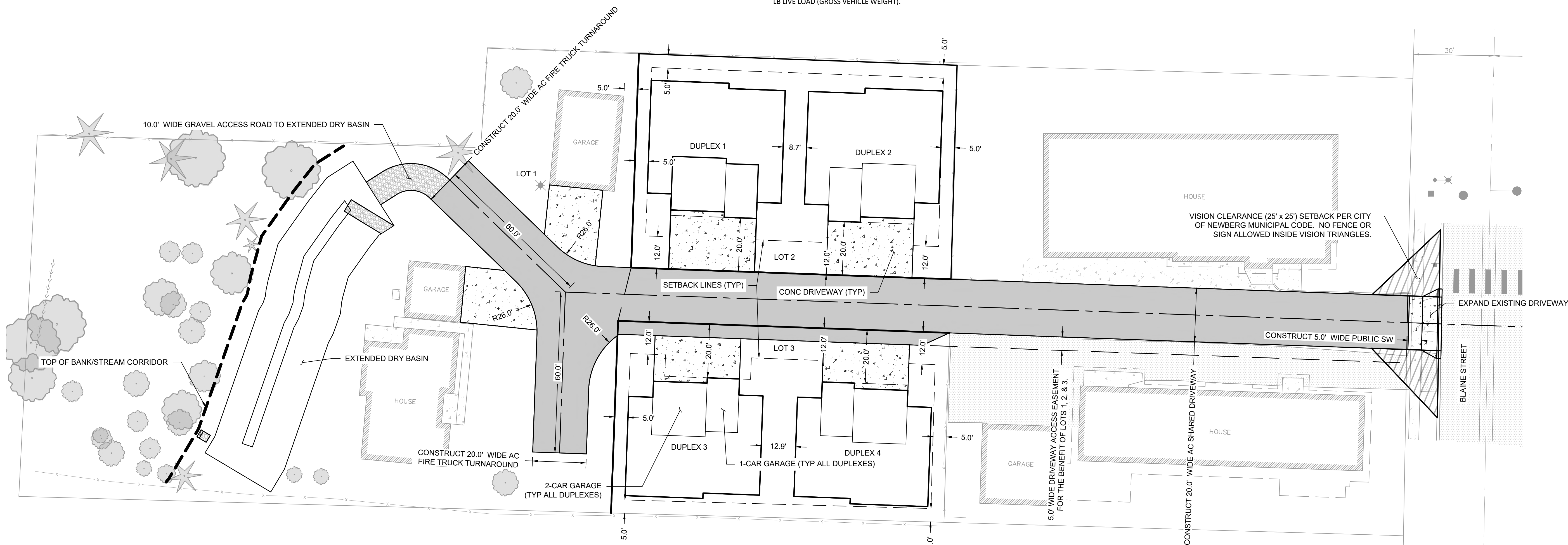
(3) PARKING STALLS PER DWELLING UNIT ON SITE

SETBACKS REQUIRED:

FRONT = 12' (PROJECTIONS ALLOWED 5')
 GARAGE = 20' (PROJECTIONS ALLOWED 5')
 SIDE = 5' (PROJECTIONS ALLOWED 2')
 REAR = 5' (PROJECTIONS ALLOWED 2')

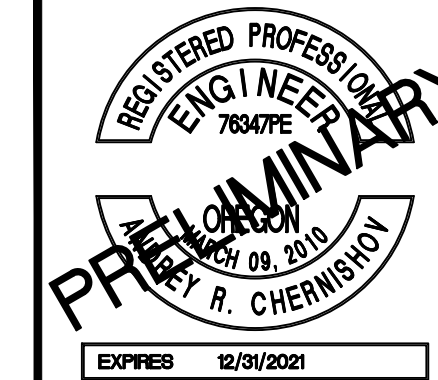
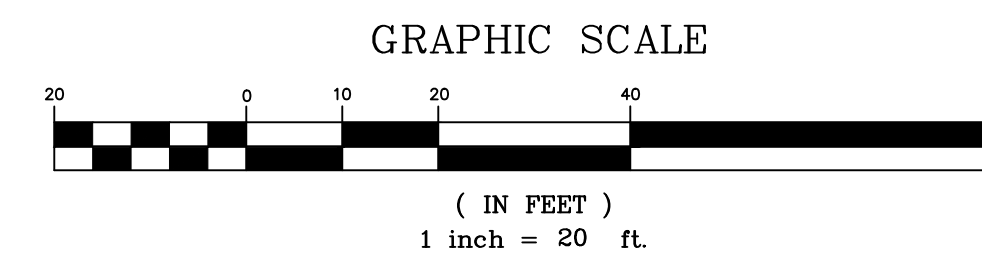
SQUARE FOOTAGE CALCULATIONS:

EACH DUPLEX
 UNIT A (3-BEDROOM) = 1,500 SF
 UNIT B (3-BEDROOM) = 2,000 SF
 TOTAL BLDG LIVING AREA = 3,500 SF



SITE PLAN

SCALE: 1" = 20'



H B H
 ENGINEERS
 CONSULTING
 501 E First Street
 Newberg, Oregon 97132
 503/554-9553 fax 503/537-9554
 email: mail@hbh-engineers.com

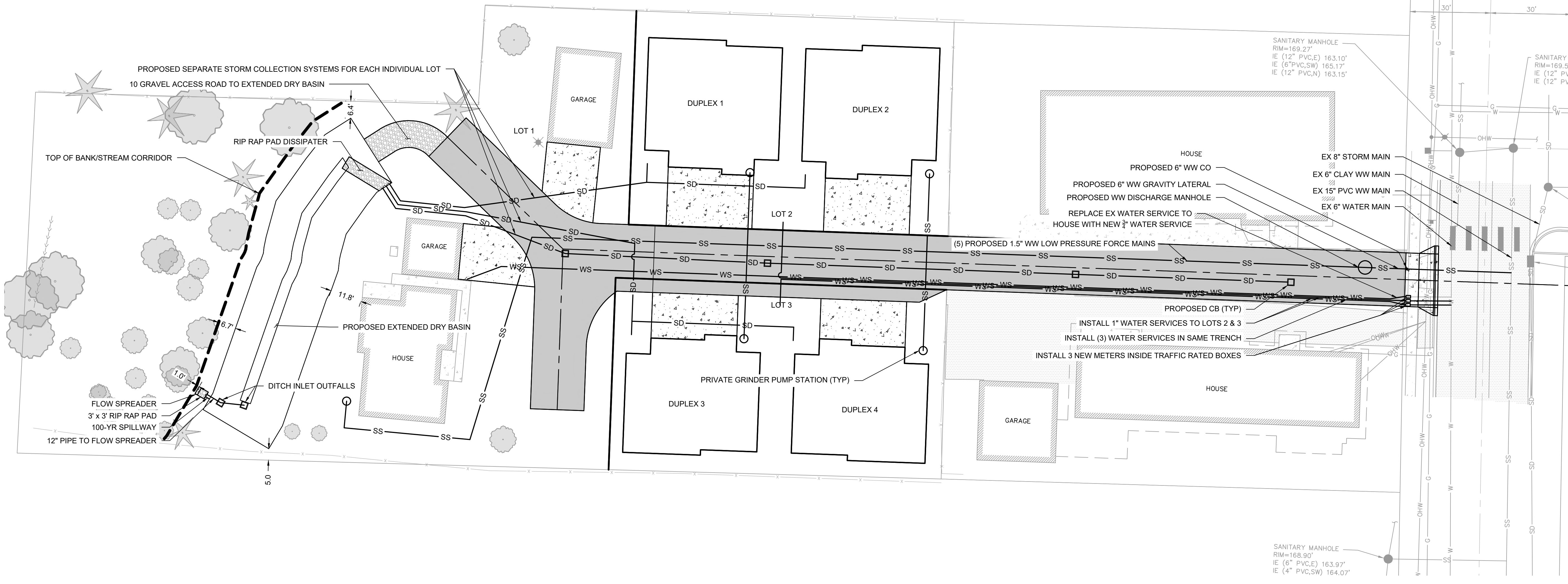
REV.	DATE	DESCRIPTION

IF THIS LINE IS NOT 1 INCH SCALE IS NOT AS SHOWN

CASEY AND SHANNON BERNARD - ZONE HOLDINGS
 375 SW VIEWPOINT DRIVE - DUNDEE, OR 97115
601 BLAINE STREET PARTITION
 601 S BLAINE STREET - NEWBERG, OR 97132
SITE PLAN

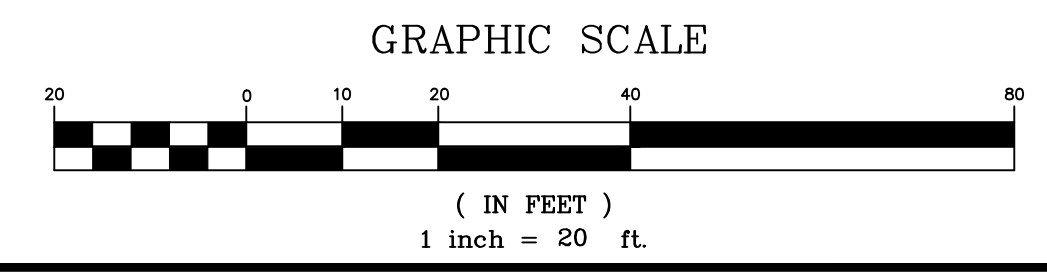
H B H
 CONSULTING ENGINEERS
 501 E First Street
 Newberg, Oregon 97132
 503/554-9553 fax 503/537-9554
 email: mail@hbh-engineers.com

Designed By: ARB | Drawn By: ARB | Checked By: ARC | Submitted No.: L12020-0184-DesignDWG3 - UTILITIES.dwg | 30% File:



COMPOSITE UTILITY PLAN

SCALE: 1" = 20'



REV.	DATE	DESCRIPTION

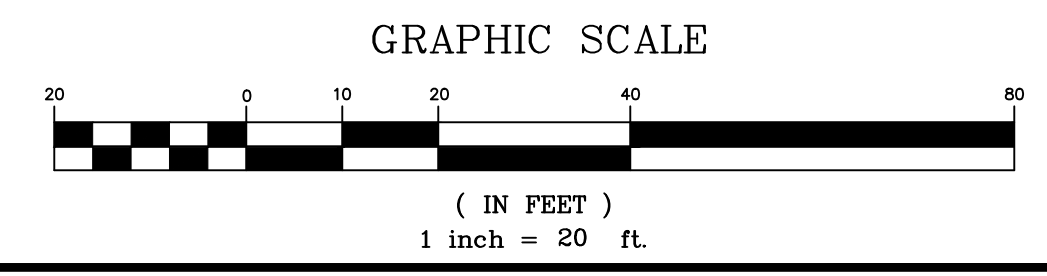
IF THIS LINE IS NOT 1 INCH SCALE IS NOT AS SHOWN

CASEY AND SHANNON BERNARD - ZONE HOLDINGS
 375 SW VIEWPOINT DRIVE - DUNDEE, OR 97115
601 BLAINE STREET PARTITION
 601 S BLAINE STREET - NEWBERG, OR 97132
COMPOSITE UTILITY PLAN



GRADING PLAN

SCALE: 1" = 20'



H B H
 CONSULTING ENGINEERS
 501 E First Street
 Newberg, Oregon 97132
 503/554-9553 fax 503/537-9554
 email: mail@hbh-engineers.com

REV.	DATE	DESCRIPTION	BY

IF THIS LINE IS NOT 1/8" INCH SCALE IS NOT AS SHOWN

CASEY AND SHANNON BERNARD - ZONE HOLDINGS
 375 SW VIEWPOINT DRIVE - DUNDEE, OR 97115
601 BLAINE STREET PARTITION
 601 S BLAINE STREET - NEWBERG, OR 97132
GRADING PLAN



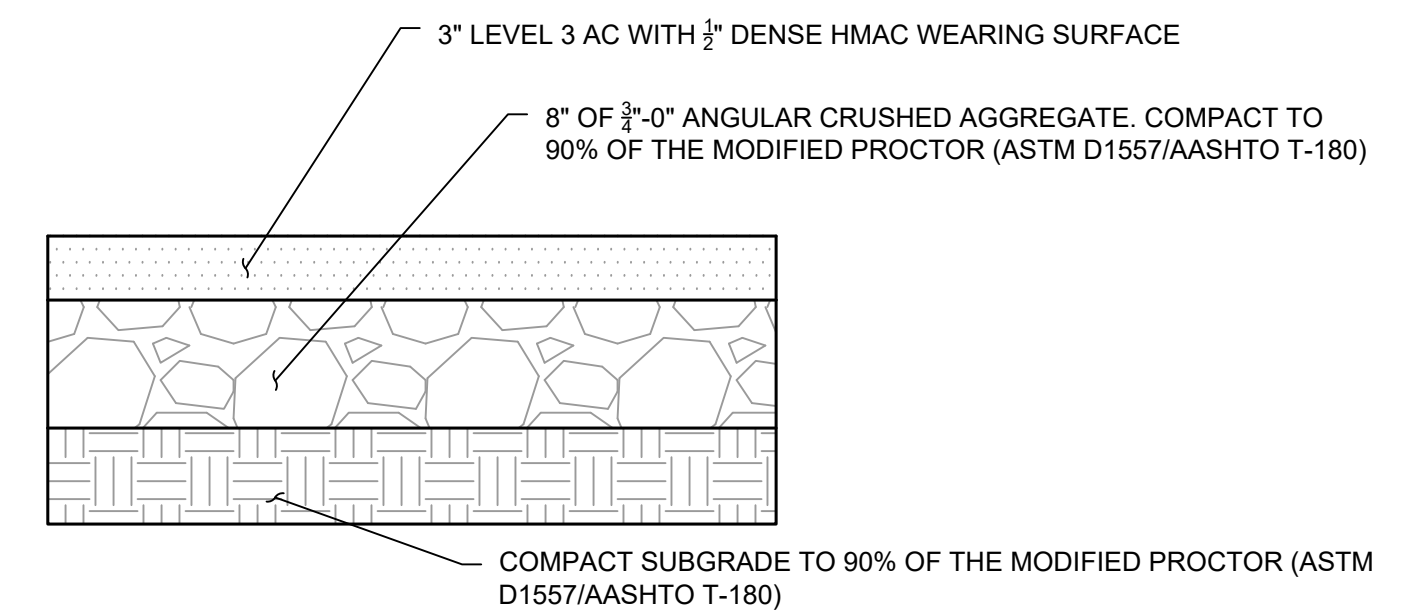
H B H
 CONSULTING ENGINEERS
 501 E First Street
 Newberg, Oregon 97132
 503/554-9553 fax 503/537-9554
 email: mail@hbh-engineers.com

REV.	DATE	DESCRIPTION	BY

IF THIS LINE IS NOT 1/4 INCH SCALE IS NOT AS SHOWN

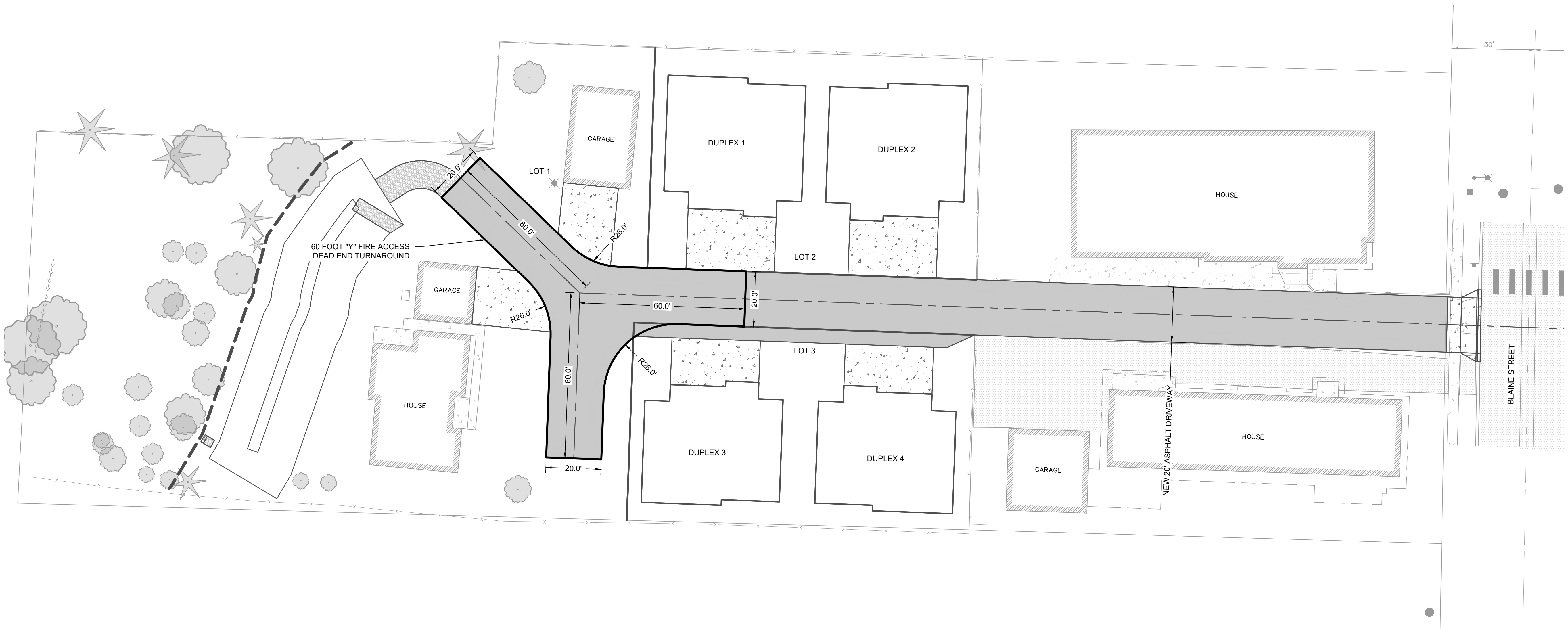
CASEY AND SHANNON BERNARD - ZONE HOLDINGS
 375 SW VIEWPOINT DRIVE - DUNDEE, OR 97115
601 BLAINE STREET PARTITION
 601 S BLAINE STREET - NEWBERG, OR 97132
FIRE EXHIBIT

Date: Sheet No. **C-7**
 1/24/2022
 2020-018

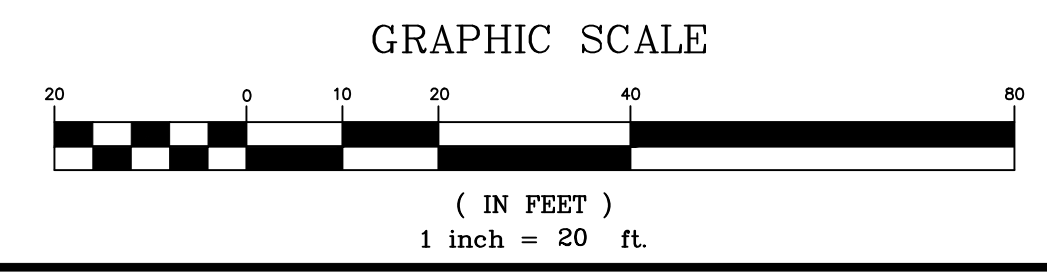


PRIVATE PAVEMENT CROSS SECTION

- DESIGNED TO MEET FIRE TRUCK LOAD OF 12,500 POUNDS OF POINT LOAD (WHEEL LOAD) AND 75,000 LB LIVE LOAD (GROSS VEHICLE WEIGHT).



FIRE EXHIBIT SCALE: 1" = 20'



Designed By: ARB | Drawn By: ARB | Checked By: ARC | Submitted No.: L:\2020-018\4-Design\DWG\2 - SITE PLANS.dwg | File: 30%

OT CONTRACT—REAL ESTATE
THIS CONTRACT, Made this 8TH day of FEBRUARY, 1991, between
RAY A. WELCH AND PHYLLIS I. WELCH
and THOMAS R. NORWOOD AND DIANE K. NORWOOD, hereinafter called the sellers,
hereinafter called the buyer,

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the sellers agree to sell unto the buyer and the buyer agrees to purchase from the sellers all of the following described lands and premises situated in YAMHILL County, State of OREGON, to-wit:
PART OF THE JOSEPH B. ROGERS D.L.C. #55 IN TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST MARGIN OF BLAINE STREET 400 FEET SOUTH OF THE INTERSECTION OF THE SOUTH LINE OF FIFTH STREET WITH THE WEST LINE OF BLAINE STREET IN THE CITY OF NEWBERG; THENCE WEST 170 FEET; THENCE SOUTH 69 FEET; THENCE EAST 170 FEET TO THE WEST MARGIN OF BLAINE STREET; THENCE NORTH ALONG THE WEST MARGIN OF BLAINE STREET, 69 FEET TO THE PLACE OF BEGINNING.
POSTAL ADDRESS IS 603 S. BLAINE, NEWBERG, OREGON, 97132.

for the sum of TWENTY-EIGHT THOUSAND Dollars (\$28,000.00) (hereinafter called the purchase price) on account of which TWO THOUSAND Dollars (\$2,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the sellers), and the remainder to be paid to the order of the sellers at the times and in amounts as follows, to-wit: BEGINNING JANUARY 1, 1991 THE SUM OF THREE THOUSAND DOLLARS (\$3,000.00) PAYABLE IN 12 EQUAL MONTHLY PAYMENTS OF \$250.00, THE LAST PAYMENT BEING DECEMBER 1, 1991. THIS MONEY TO BE APPLIED TO DOWN PAYMENT FOR A TOTAL DOWN PAYMENT OF FIVE THOUSAND DOLLARS (\$5,000.00). THE REMAINING TWENTY-THREE THOUSAND DOLLARS (\$23,000.00) TO BE PAID IN MONTHLY INSTALLMENTS BEGINNING JANUARY 1, 1992 IN THE MINIMUM AMOUNT OF \$247.25 PER MONTH AND CONTINUING UNTIL BALANCE IS PAID IN FULL, LAST PAYMENT DUE DECEMBER 1, 2006 OR BEFORE. PAYMENTS ARE DUE ON THE FIRST OF EACH MONTH AND IF NOT PAID BY THE SIXTH, A LATE CHARGE OF \$10.00 WILL BE DUE.

All of said purchase price may be paid at any time; all deferred balances shall bear interest at the rate of 10 per cent per annum from JANUARY 1, 1992 until paid; interest to be paid MONTHLY and being included in the minimum regular payments above required. Taxes on said premises for the current fiscal year shall be prorated between the parties hereto as of JANUARY 1, 1991.

The buyer warrants to and covenants with the sellers that the real property described in this contract is (A) primarily for buyer's personal, family, or household purposes.
At the time of the execution hereof, the sellers herein (who are husband and wife) own said described real estate as tenants by the entireties; wherefore, the sellers intend and declare that their interest in this contract and in the unpaid purchase price of said described real estate heretofore shall be that of joint tenants with the right of survivorship and not that of tenants in common; in the event of the death of one of the sellers, the title to the sellers' interest in this contract and in and to the then unpaid balance of said purchase price, principal and interest, immediately shall vest solely in the survivor of the sellers.
The buyer shall be entitled to possession of said lands on JANUARY 1, 1991 and may retain such possession so long as buyer is not in default under the terms of this contract. The buyer agrees that at all times buyer will keep the premises and the buildings, now or hereafter erected thereon, in good condition and repair and will not suffer or permit any waste or strip thereon; that buyer will keep said premises free from construction and all other liens and save the sellers harmless therefrom and reimburse sellers for all costs and attorney's fees incurred by them in defending against any such liens; that buyer will pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which hereafter lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, buyer will insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount not less than \$30,000.00 in a company or companies satisfactory to the sellers, with loss payable to the sellers as their interest may appear and all policies of insurance to be delivered to the sellers as soon as insured. Now if the buyer shall fail to pay any such liens, costs, water rents, taxes, or charges or to procure and pay for such insurance, the sellers may do so and any payment so made shall be added to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid without waiver, however, of any right arising to the sellers for buyer's breach of contract.
The sellers agree, that at their expense and within ten days from the date hereof, or they will furnish unto buyer a title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said premises in the sellers on or subsequent to the date of this agreement, save and except the usual printed exceptions and the building and other restrictions and easements now of record, if any. Sellers also agree that when said purchase price is fully paid and upon request and upon surrender of this agreement, they will deliver a good and sufficient deed conveying said premises in fee simple unto the buyer, buyer's heirs and assigns, free and clear of encumbrances as of the date hereof excepting, however, the said easements and restrictions and the taxes, municipal liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or buyer's assigns.

(Continued on Reverse)

* IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if sellers are creditors, as such word is defined in the Truth-in-Lending Act and Regulation Z, the sellers MUST comply with the Act and Regulation by making required disclosures; for this purpose, use Stevens-Hess Form No. 1319, or equivalent.

RAY A & PHYLLIS I WELCH
601 S. BLAINE
NEWBERG, OR 97132
SELLER'S NAME AND ADDRESS
THOMAS R & DIANE K NORWOOD
603 S. BLAINE
NEWBERG, OR 97132
BUYER'S NAME AND ADDRESS
After recording return to:
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
THOMAS R & DIANE K NORWOOD
603 S. BLAINE
NEWBERG, OR 97132
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of _____ }
I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____M., and recorded
in book/reel/volume No. _____ on
page _____ or as fee/title/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.
NAME TITLE
By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

2-11-91

And it is understood and agreed between said parties that time is of the essence of this contract, and in case the buyer shall fail to make the payments above required, or any of them, punctually within 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at seller's option shall have the following rights:

- (1) To declare this contract cancelled for default and null and void, and to declare the purchaser's rights forfeited and the debt extinguished, and to retain sums previously paid hereunder by the buyer;
- (2) To declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable; and/or
- (3) To foreclose this contract by suit in equity.

In any of such cases, all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall utterly cease and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and revest in said seller without any act of re-entry, or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation for moneys paid on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments theretofore made on this contract are to be retained by and belong to said seller as the netted and reasonable rent of said premises up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect seller's right hereunder to enforce the same, nor shall any waiver by said seller of any breach of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$...28,000... ~~the actual consideration consists of the property and value given as specified in part of the consideration (indistinct)~~

In case suit or action is instituted to foreclose this contract or to enforce any provision hereof, the losing party in said suit or action agrees to pay such sum as the trial court may adjudge reasonable as attorney's fees to be allowed the prevailing party in said suit or action and if an appeal is taken from any judgment or decree of the trial court, the losing party further promises to pay such sum as the appellate court shall adjudge reasonable as the prevailing party's attorney's fees on such appeal.

In construing this contract, it is understood that the buyer may be more than one person or a corporation, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective heirs, executors, administrators, personal representatives, successors in interest and assigns as well.

IN WITNESS WHEREOF, said parties have executed this instrument in triplicate; if either of the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers duly authorized thereunto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

_____ ss. *Jay A. Shultz*
 _____ ss. *Angelita E. Welch*
 _____ ss. *James R. Sawood*
 _____ ss. *Oliver Khorwood*

* BUYER: Comply with ORS 93.905 et seq prior to exercising this remedy.
NOTE—The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.

(If executed by a corporation, affix corporate seal)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,)
 County of *Yamhill*) ss.
 This instrument was acknowledged before me on
Feb 10, 19 *91*, by

Abraham Feodal
 Notary Public for Oregon
 My commission expires: *5-13-92*

STATE OF OREGON)
) ss. *1000*
) *10.00*
) *2000* **001183**
 COUNTY OF YAMHILL)

STATE OF OREGON,)
 I hereby certify that this instrument)
 County *Yamhill* was received and duly recorded) ss.
 This instrument was recorded in Yamhill County records on
 19 *91* by
 as *G. Jensen* Instrument # _____
 of _____
 Notary Public *CHANCES STERN*
 COUNTY CLERK
 My commission expires: _____ (SEAL)

ORS 93.030(1) All instruments contracting to convey fee title to any real property, at a time more than 12 months from the date that the instrument is executed and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the conveyer of the title to be conveyed. Such acknowledgments or a memorandum thereof, shall be recorded by the conveyer not later than 15 days after the instrument is executed and the parties are bound thereby.
ORS 93.030(2) Violation of ORS 93.035 is punishable, upon conviction, by a fine of not more than \$100.

(CONTRACT CONTINUED) (XXXXXXXXXXXXXXXXXXXX)

BUYERS GRANT TO SELLERS AN EASEMENT RUNNING THE LENGTH OF THEIR NORTH BOUNDARY IN A WIDTH NOT TO EXCEED 5 FEET IN WIDTH AT ALL POINTS BEGINNING AT THE WEST EDGE OF BLAINE STREET AND PROCEEDING WEST FOLLOWING THE SOUTH EDGE OF SELLERS EXISTING DRIVEWAY.

SELLERS GRANT TO BUYERS THE CONTINUED USE OF BLACKTOP DRIVEWAY TO REACH THE BACK OF BUYERS PROPERTY. GRANT OF USE IS CONDITIONAL AND MAY BE CANCELLED BY SELLERS FOR UNDUE UNATTENDED BLOCKAGE. BUYERS AGREE TO HOLD SELLERS HARMLESS FOR LIABILITY ARISING OUT OF SAID USE.

SELLERS WARRANT AND GUARANTEE PROPERTY TO BE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES AND TO PROVIDE CLEAR TITLE TO BUYERS ON PAYMENT IN FULL OF SELLING PRICE AS STATED ABOVE IN CONTRACT.

2-11-91



First American

First American Title Insurance Company

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

**4th Supplemental
PUBLIC RECORD REPORT
FOR NEW SUBDIVISION OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF:

Zone Holdings, LLC
601 South Blaine Street
Newberg, OR 97132-3332
Phone:
Fax:

Date Prepared : June 29, 2021
Effective Date : 8:00 A.M on June 25, 2021
Order No. : 1039-3606028
Subdivision : R3219AC 04100 & R3219AC 04000

The information contained in this report is furnished by First American Title Insurance Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report. 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 is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Yamhill, State of Oregon, and is described as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:

As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof

- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.



2011-01-01
1000-0000-0000
1000-0000-0000

FOR NEW SUBDIVISION OR LAND PARTITION PUBLIC RECORD REPORT FOR SUPPLEMENTAL

THIS REPORT IS ISSUED BY THE ABOVE NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE

John Holdings, LLC
601 South Blaine Street
Newberg, OR 97132-3332

Date Prepared: Jan 29, 2021
Title Date: 8:00 AM on June 25, 2021
Order No.: 2020-3006088
Subdivision: R2722AC 6100 & R32 944 0400

If information contained in this report is furnished by First Abstract, The First Abstract Company ("Company") as an information service based on the records and indices maintained by the County for the county mentioned below. This report is not the responsibility of the County for the information contained in this report. The information has been made available to the Company's records, other than as specifically set forth in this report. Liability for any loss or damage to the Company's records is limited to the extent of the actual loss to the County. The Company will have no greater liability by reason of this report. This report is subject to the limitations, conditions and other terms contained in the

REPORT

A. The land referred to in this report is located in the County of Yamhill, State of Oregon, and is described as follows:

As fully set forth on Exhibit "A" attached hereto and by the reference made a part hereof.

B. As of the Effective Date, the tax address and the tax status of the land are as follows:

As fully set forth on Exhibit "B" attached hereto and by the reference made a part hereof.

C. As of the Effective Date and according to the public records, we find the following information:

As fully set forth on Exhibit "C" attached hereto and by the reference made a part hereof.

D. As of the Effective Date and according to the public records, the land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

As fully set forth on Exhibit "D" attached hereto and by the reference made a part hereof.

EXHIBIT "A"
(Land Description Map Tax and Account)

PARCEL 1:

Part of the Joseph B. Rogers Donation Land Claim No. 55 in Section 19, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning at a point on the West margin of Blaine Street, 300 feet South of the intersection of the South line of Fifth Street with the West line of Blaine Street in the City of Newberg; thence West 120.0 feet to the True Point of Beginning of the tract herein described; thence continuing West 224.0 feet; thence South 40.0 feet; thence West 166 feet; thence South 129.0 feet; thence East 390.0 feet; thence North 69.0 feet; thence East 120.0 feet to the West margin of Blaine Street; thence North along the West margin of said Blaine Street, 20.0 feet; thence West 120.0 feet; thence North 80 feet to the True Point of Beginning.

SAVE AND EXCEPTING THEREFROM that portion conveyed to Terry Clevenger and Kathy Clevenger, husband and wife, by Deed recorded October 5, 1990 in Film Volume 248, Page 736, Deed and Mortgage Records.

FURTHER SAVE AND EXCEPTING THEREFROM that portion conveyed to Thomas R. Norwood and Diane K. Norwood, husband and wife, by Deed recorded February 23, 1993 in Film Volume 282, Page 1743, Deed and Mortgage Records.

NOTE: This Legal Description was created prior to January 01, 2008.

Map No.: R3219AC 04100
Tax Account No.: 50358

PARCEL 2:

PART OF THE JOSEPH B. ROGERS D.L.C. #55 IN TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST MARGIN OF BLAINE STREET 400 FEET SOUTH OF THE INTERSECTION OF THE SOUTH LINE OF FIFTH STREET WITH THE WEST LINE OF BLAINE STREET IN THE CITY OF NEWBERG; THENCE WEST 170 FEET; THENCE SOUTH 69 FEET; THENCE EAST 170 FEET TO THE WEST MARGIN OF BLAINE STREET; THENCE NORTH ALONG THE WEST MARGIN OF BLAINE STREET, 69 FEET TO THE PLACE OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.

Map No.: R3219AC 04000
Tax Account No.: 50349

EXHIBIT "B"
(Vesting)

Zone Holdings, LLC, a Washington limited liability company, as to PARCEL 1, and
Larry K. Cox, as to PARCEL 2

EXHIBIT 8
(Voting)

Washington LLC is a company owned by
the company as to PART 8

EXHIBIT "C"
(Liens and Encumbrances)

THE FOLLOWING NUMBERED ITEMS AFFECT PARCEL 1:

1. City liens, if any, of the City of Newberg.
2. Restrictive Covenants regarding Underground utilities, imposed by , including terms and provisions thereof.
Recorded: November 27, 1968, Film Volume 73, Page 784, Deed and Mortgage Records
3. Distribution Line Easement, including terms and provisions contained therein:
Recording Information: November 27, 1968, Film Volume 73, Page 786, Deed and Mortgage Records
In Favor of: Portland General Electric Company, an Oregon Corporation
For: Electric Power lines and appurtenances
Affects: reference is hereby made to said document for full particulars
4. Easement, including terms and provisions contained therein:
Recording Information: October 05, 1990, Film Volume 248, Page 733, Deed and Mortgage Records
In Favor of: Terry Clevenger and Kathy Clevenger
For: access to and from Blaine Street
Affects: reference is hereby made to said document for full particulars
5. Conditions, including terms and provisions contained therein, as disclosed by Real Estate Contract:
Recording Information: February 11, 1991, Film Volume 251, Page 2174, Deed and Mortgage Records
In Favor of: Thomas R. Norwood and Diane K. Norwood
For: use of blacktop driveway
Affects: reference is hereby made to said document for full particulars
6. Storm Drainage and Ingress-Egress Easement, including terms and provisions contained therein:
Recording Information: June 14, 2016, Instrument No. 201608582, Deed and Mortgage Records
In Favor of: City of Newberg
For: storm drainage and access
Affects: reference is hereby made to said document for full particulars

7. Deed of Trust and the terms and conditions thereof.
- | | |
|------------------------|---|
| Grantor/Trustor: | Zone Holdings, LLC, a Washington limited liability company |
| Grantee/Beneficiary: | Mortgage Electric Registration Systems, Inc., ("MERS") as nominee for Homexpress Mortgage Corp. |
| Trustee: | First American |
| Amount: | \$412,500.00 |
| Dated: | June 15, 2021 |
| Recorded: | June 17, 2021 |
| Recording Information: | Instrument No. 202112411, Deed and Mortgage Records |
8. Unrecorded leases or periodic tenancies, if any.

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount:	\$3,765.58
Map No.:	R3219AC 04100
Property ID:	50358
Tax Code No.:	29.0

THE FOLLOWING NUMBERED ITEMS AFFECT PARCEL 2:

9. City liens, if any, of the City of Newberg.
10. Easement, including terms and provisions contained therein:
Recording Information: November 27, 1968 as Film Volume 73, Page 786, Deed and Mortgage Records
In Favor of: Portland General Electric Company, an Oregon corporation
For: maintenance of electric power lines
11. An easement reserved in a Real Estate Contract, including the terms and provisions thereof;
Recorded: February 11, 1991
Recording Information: Film Volume 251, Page 2174, Deed and Mortgage Records
From: Ray A. Welch and Phyllis I. Welch
To: Thomas R. Norwood and Diane K. Norwood
For: driveway
12. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Larry K. Cox
Grantee/Beneficiary: United Wholesale Mortgage
Trustee: Krista L. White, Esq. Bishop, White, Marshall & Weibel, P.S.
Amount: \$482,473.00
Dated: October 28, 2020
Recorded: November 02, 2020
Recording Information: Instrument No. 202019596, Deed and Mortgage Records
13. Unrecorded leases or periodic tenancies, if any.

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount: \$4,820.55
Map No.: R3219AC 04000
Property ID: 50349
Tax Code No.: 29.0

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of the Company.**
 - (a) THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.
 - (b) No costs (including, without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (c) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment on the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

Attachment 3: Agency Comments



COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

REFERRAL TO: Community Development Director, Doug Rux

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: February 24, 2022. Please refer questions and comments to Ashley Smith.

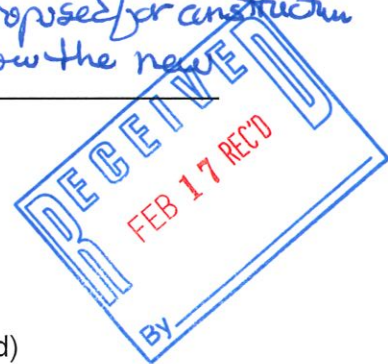
NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT: Zone Holdings, Casey Bernard
REQUEST: Divide one lot into three parcels
SITE ADDRESS: 601 S Blaine Street
LOCATION:
TAX LOT: R3219AC 04100
FILE NO PAR21-0002
ZONE: R-3

1. Coordinate with Eng/Fire Marshall to make sure access width + driveway apron width are acceptable
2. Reminder this app came in Nov 2021 & references the old code standards for lot sizes, Frontage, etc. When the units are actually proposed for construction they will follow the newer standards

HEARING DATE:

- 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)



D Rux
Reviewed By:

2/17/22
Date:



COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

REFERRAL TO: Director of Public Works, Russ Thomas

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: February 24, 2022. Please refer questions and comments to Ashley Smith.

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

APPLICANT: Zone Holdings, Casey Bernard
REQUEST: Divide one lot into three parcels
SITE ADDRESS: 601 S Blaine Street
LOCATION:
TAX LOT: R3219AC 04100
FILE NO **PAR21-0002**
ZONE: R-3



HEARING DATE:

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)

ALL ONSITE UTILITIES, WATER, STORM & SANITARY OUTSIDE THE PROW OF S. BLAINE STREET TO BE PRIVATE

Reviewed By:

2/10/2022

Date:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

REFERRAL TO: PWM Supervisor, Carl Ramseyer

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: February 24, 2022. Please refer questions and comments to Ashley Smith.

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

APPLICANT: Zone Holdings, Casey Bernard
REQUEST: Divide one lot into three parcels
SITE ADDRESS: 601 S Blaine Street
LOCATION:
TAX LOT: R3219AC 04100
FILE NO **PAR21-0002**
ZONE: R-3

HEARING DATE:

Reviewed, no conflict.

Reviewed; recommend denial for the following reasons:

Require additional information to review. (Please list information required)

Meeting requested.

C-5
Comments. (Attach additional pages as needed)

Carl Ramseyer

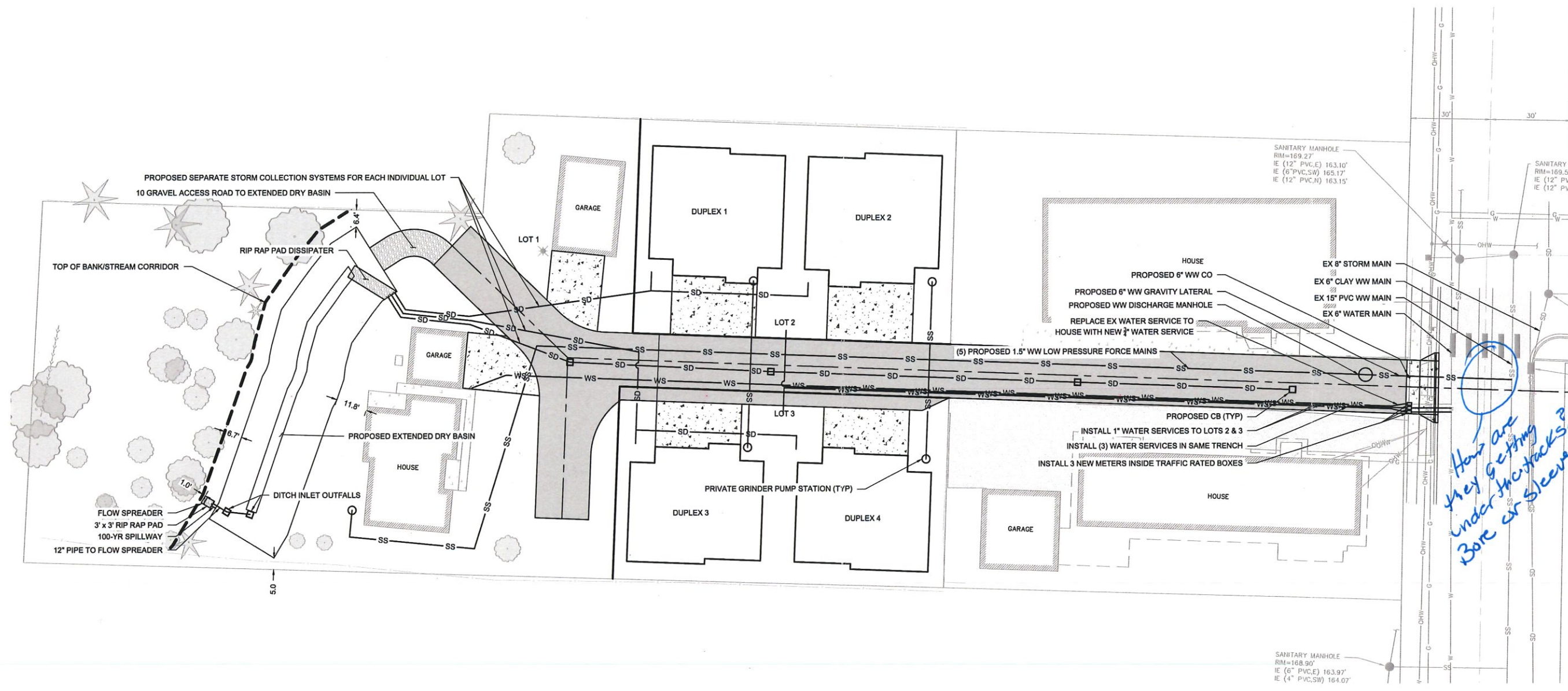
Reviewed By:

2-15-2022

Date:

H B H
ENGINEERS
CONSULTING
501 E First Street
Newberg, Oregon 97132
503/554-9553 fax 503/537-9554
email: mail@hbh-engineers.com

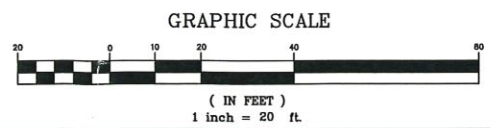
Designed By: ARB
Drawn By: ARB
Checked By: ARB
Submittal No.: L2020-0184-Design/DWG3 - UTILITIES.dwg
30%



How are they getting bore or sleeves?

COMPOSITE UTILITY PLAN

SCALE: 1" = 20'



REV.	DATE	DESCRIPTION

CASEY AND SHANNON BERNARD - ZONE HOLDINGS
375 SW VIEWPOINT DRIVE - DUNDEE, OR 97115

601 BLAINE STREET PARTITION
601 S BLAINE STREET - NEWBERG, OR 97132

COMPOSITE UTILITY PLAN

Date: Sheet No. **G-5**
1/17/2022
5 of 7
2020-018



COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

REFERRAL TO: Public Works: Maintenance Superintendent, Preston Langeliers

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: February 24, 2022. Please refer questions and comments to Ashley Smith.

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

APPLICANT: Zone Holdings, Casey Bernard
REQUEST: Divide one lot into three parcels
SITE ADDRESS: 601 S Blaine Street
LOCATION:
TAX LOT: R3219AC 04100
FILE NO **PAR21-0002**
ZONE: R-3

HEARING DATE:

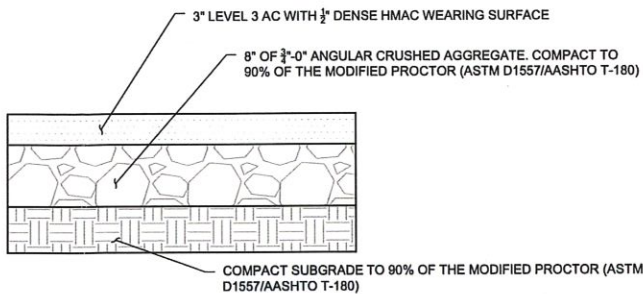


- Reviewed, no conflict.
- Reviewed; recommend denial for the following reasons:
- Require additional information to review. (Please list information required)
- Meeting requested.
- Comments. (Attach additional pages as needed)

C-4 Private Dry Basin

Reviewed By: *[Signature]*

2/22/22
Date:



PRIVATE PAVEMENT CROSS SECTION

- DESIGNED TO MEET FIRE TRUCK LOAD OF 12,500 POUNDS OF POINT LOAD (WHEEL LOAD) AND 75,000 LB LIVE LOAD (GROSS VEHICLE WEIGHT).

ON-SITE PARKING REQUIRED:

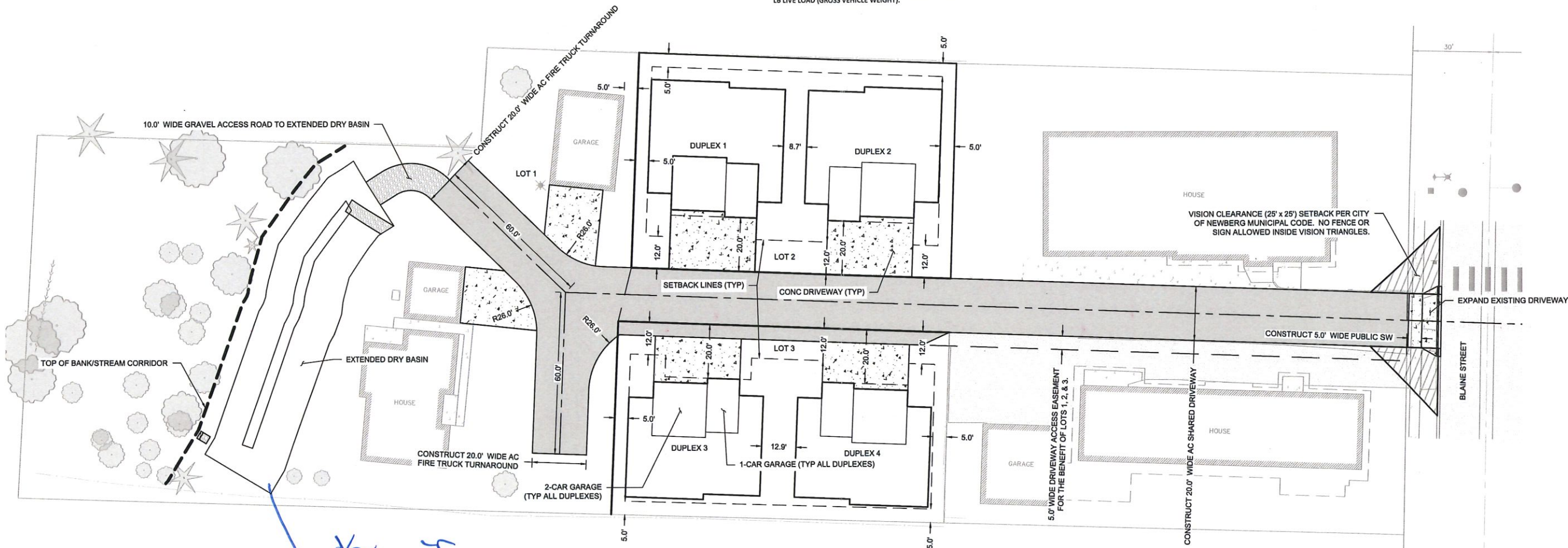
(3) PARKING STALLS PER DWELLING UNIT ON SITE

SETBACKS REQUIRED:

FRONT = 12' (PROJECTIONS ALLOWED 5')
 GARAGE = 5' (PROJECTIONS ALLOWED 5')
 SIDE = 5' (PROJECTIONS ALLOWED 2')
 REAR = 5' (PROJECTIONS ALLOWED 2')

SQUARE FOOTAGE CALCULATIONS:

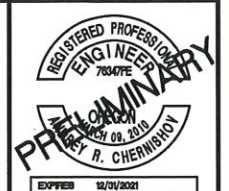
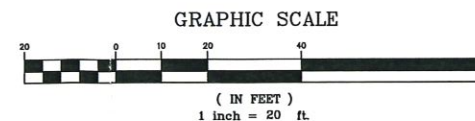
EACH DUPLEX
 UNIT A (3-BEDROOM) = 1,500 SF
 UNIT B (3-BEDROOM) = 2,000 SF
 TOTAL BLDG LIVING AREA = 3,500 SF



Private Dry Basin

SITE PLAN

SCALE: 1" = 20'

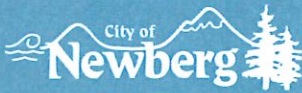


H B H
 CONSULTING ENGINEERS
 501 E First Street
 Newberg, Oregon 97132
 503/554-9553 fax 503/537-9554
 email: mail@hbh-engineers.com

REV.	DATE	DESCRIPTION	BY

CASEY AND SHANNON BERNARD - ZONE HOLDINGS
 375 SW VIEWMONT DRIVE - DUNDEE, OR 97115
601 BLAINE STREET PARTITION
 601 S BLAINE STREET - NEWBERG, OR 97132
SITE PLAN

Drawn: **C-4**
 Date: **1/24/2022**
 Project: **2020-018**
 Sheet: **4 of 7**



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

REFERRAL TO: Public Works: Maintenance , Vance Barton

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: February 24, 2022. Please refer questions and comments to Ashley Smith.

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

APPLICANT: Zone Holdings, Casey Bernard
REQUEST: Divide one lot into three parcels
SITE ADDRESS: 601 S Blaine Street
LOCATION:
TAX LOT: R3219AC 04100
FILE NO **PAR21-0002**
ZONE: R-3



HEARING DATE:

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)

Will require a bore and sleeve to be installed underneath the rail road tracks.

Vance Barton
Reviewed By:

2/16/2022
Date:

Ashley Smith

From: Darby, Ty M. <Ty.Darby@tvfr.com>
Sent: Thursday, February 24, 2022 11:25 AM
To: Ashley Smith
Subject: RE: PAR21-0002 601 S Blaine Referral

Follow Up Flag: Follow up
Flag Status: Completed

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ashley,

The widths for the access easement are acceptable.

Thank you,

Ty

Ty Darby | Deputy Fire Marshal
Tualatin Valley Fire & Rescue
Direct: 503-259-1409
www.tvfr.com

From: Ashley Smith <Ashley.Smith@newbergoregon.gov>
Sent: Thursday, February 24, 2022 10:59 AM
To: Darby, Ty M. <Ty.Darby@tvfr.com>
Subject: FW: PAR21-0002 601 S Blaine Referral

The sender is from outside TVF&R – Do not click on links or attachments unless you are sure they are safe

Hello Ty,

Attached are Engineering's findings for the partition on Blaine that we discussed a couple of weeks ago. Brett asked I send this to you to review their conditioning of the driveway width requirements. You can find them on page 17.

Please let me know if you have any concerns and we can coordinate with Engineering to update.

Thank you!

Ashley Smith
Assistant Planner
City of Newberg
Direct: 503.554.7768
Cell: 971.281.9911
Pronouns: she/her/hers



From: Karyn Hanson <kghkeatingeng@gmail.com>
Sent: Thursday, February 24, 2022 9:02 AM
To: Ashley Smith <Ashley.Smith@newbergoregon.gov>; Brett Musick <Brett.Musick@newbergoregon.gov>
Subject: Re: PAR21-0002 601 S Blaine Referral

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ashley,

Here are the Blain Street Partition findings.

Thank you!

Karyn

On Wed, Feb 23, 2022 at 5:53 PM Brett Musick <Brett.Musick@newbergoregon.gov> wrote:

Karyn,

Please see attached for my comments and edits. Please update and send to Ashley and cc me. Let me know if you have any questions.

Brett Musick
Senior Engineer

City of Newberg
Direct: 503-554-1631
Cell: 971-281-1559

Pronouns: he/him



From: Karyn Hanson <kghkeatingeng@gmail.com>
Sent: Wednesday, February 23, 2022 1:40 PM
To: Brett Musick <Brett.Musick@newbergoregon.gov>
Subject: Re: PAR21-0002 601 S Blaine Referral

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Here you go, Brett.

On Fri, Feb 11, 2022 at 2:03 PM Brett Musick <Brett.Musick@newbergoregon.gov> wrote:

Karyn,

Please see attached. Application documents are on the ftp site.

We will need to coordinate a COA for the driveway approach width with TVFR - Ty Darby. The driveway approach within the ROW is to be within the 20-feet of frontage including wings. Minimum width of driveway throat is to be 12-feet within the ROW. The driveway will need to transition to 20-feet wide past the ROW. Let me know if you have any questions.

Brett Musick
Senior Engineer

City of Newberg
Direct: 503-554-1631
Cell: 971-281-1559

Pronouns: he/him



Attachment 4: Public Comments

3-30-2022

This is in reference to property at
601 S Blaine St.

If they want to build single family
homes, that's fine, but once they
build duplexes, that changes
the whole make-up of the
neighborhood. They will not
be the last to do this. It
will come down to how much
money these individuals can
make, with no care of the
neighborhood itself.

Please no duplexes

Johanna Creech



503 E. 6th Street

RE: Casey & Shannon Bernard
File No. PAR21-0002



Danny & Jo Russell
527 S. Blaine St.
Newberg, OR

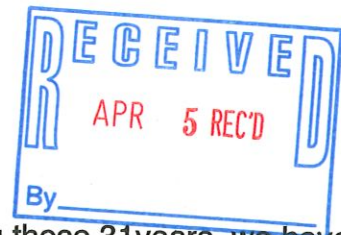
We have lived at and enjoyed our home at the above address for over 16 years.

Approximately 2 years ago, Mr. Casey Bernard bought the lot directly behinds us (Tax Lot 4100). He approached us and said he wanted to take 5' of our property adjacent to our 20' easement. We declined that. We park beside our house off our easement to access our house. Mr. Russell is handicapped and this is the only way we can access our house. If we lost that 5' we would be unable to park there and probably would loose part of our small side porch at the side door. That puts us into S. Blaine St to park in front of our house. Our daughter lives in a small attached unit to our house and our neighbors use two garage spaces for storage. That would make it bad for any of these cars to park. Mr. Bernard then approached our neighbor Mr. Larry Cox (Tax Lot 4000) to take 5' of his frontage on the easement. Mr. Cox refused and within weeks Mr. Bernard erected a 6' fence on the easement line literally blocking Mr. Cox in. Last summer after the fence went up, we returned one day after being gone and discovered Mr. Bernard had taken a saw and scored our cement where we park and told us he had to do that because he had a water leak. We asked him to fix it. We had an estimate done for repair but he told us he would take care of it. It still has not been done.

If this lot split is approved and the proposed construction is approved and completed, we will add an additional 20 or more cars traveling on our 20' easement. And what about emergency vehicles? We are retired as is Mr. Cox and worry that the easement would not be adequate to reach or homes in case of an emergency.

We are against approval of this lot split. Our concerns are the increased traffic that would effect our neighborhood and our easement and the right to enjoy the quiet use of our home.

Danny Russell



RE: File No. PAR21-0002 Casey & Shannon Bernard

We have lived at 521 S Blaine St, Newberg since 1991. During those 31 years, we have watched our neighborhood grow and change, for the most part, the better.

S. Blaine Street has always been busy; from the days when the mill train went down the middle of the street, to people enjoying their afternoon walks, children crossing the street twice a day to school at Edwards Elementary, Saturday soccer games for the family, to the Newberg Old Fashioned Festival which is the highlight of our year!

Unfortunately, due to the straight long layout of this beautiful street, its speed limit has always been abused, which has also been increased with the advent of more cars/traffic.

At this time, the proposed lot split of Tax Lot 4100 is intended to be used for the construction of four-duplex units with sole access from S. Blaine St. via an existing easement road. This easement road has been utilized by Tax Lots 4000, 4100 and 4200 for many years to access their existing homes on these lots. Prior to any construction being approved, we are requesting that the City of Newberg conduct a formal traffic study to determine the impact that would be caused if the current development intentions are approved. We request that study should not only include the existing public streets, S. Blaine St. and intersecting 6th St., but the 20' wide easement road, that is proposed to be the only access road to the construction, that currently allows the owners of Lot 4000, Mr. Larry Cox, and Lot 4200, Mr. and Mrs. Danny and Jo Russell, unimpeded and emergency access to their homes. The existing residents on S. Blaine St. that utilize the twenty-foot (20') easement road feel that there would be significant impact to the access and enjoyment of their homes if the current development plans are approved.

Current easement road use is one (1) vehicle that belongs to the Russell's, one (1) vehicle for the tenant of the Russell's, and one (1) vehicle for the tenant (that is us!) that has storage garage space of the Russell's. If one (1) vehicle for the owner of Tax Lot 4000, the Cox lot, plus two (2) vehicles for his tenants is added, the easement road is currently servicing six (6) vehicles and occasional large delivery trucks. Please note that when using the easement road, only one vehicle may ingress and egress at a time, due to the width of the space. If two vehicles were to meet, one must reverse direction to let the other pass. The proposed land use, if each completed duplex is occupied with two (2) cars at each residence, as an example, there could be a total of an additional sixteen (16) vehicles, plus of the tenant's vehicles in the existing single-family residence (two), as well as the office that the landowner, Mr. Bernard, intends to utilize once his second story addition to the existing garage is completed (one). There is possibility for almost twenty (20) additional vehicles needing to utilize the twenty-foot (20') wide easement road for ingress and egress from S. Blaine St to Lot 4100 which, again, is the sole access to their proposed new construction. In total, twenty-six (26) vehicles, not including the occasional delivery vehicle, all using a twenty-foot (20') easement road.

For years, Lots 4000 and 4200 have used the small strip alongside their homes to park their personal vehicles. Mr. Cox can no longer access his front door directly due to Mr. Bernard suddenly erecting a six-foot (6') tall solid slatted fence along the majority of the length of the easement, without consideration or consent. Since the fence was erected,

Mr. Cox's tenants have had to park in the street in front of Lot 4200, or our house making it difficult for us to have large trucks deliver to our house, or to have guests park in front of our houses. We are not sure why this fence was erected, but we can think of no good reason. When Mr. Cox was approached by Mr. Bernard to sell the small strip of land Mr. Cox has in front of his home for the purpose of widening the easement, Mr. Cox refused. The fence was erected within a few weeks. Why? Mr. Cox's tenant now must use a portion of a small rear yard for on-site parking rendering the yard useless for anything else.

Access of emergency vehicles needs to be evaluated as well. Twice in the past few weeks, Mr. Cox has had to have emergency vehicles come to his house. Both times, those vehicles had to park across the street in the gravel parking lot adjacent to Edwards Elementary on S. Blaine St and walk into access Mr. Cox. Both times were in the evening/night hours, but if it had been during a Saturday soccer game at the field with lots of spectators' cars parked in the gravel lot, there would not have been room for emergency response. Could a fire truck could make a three point turn on a twenty-foot (20') easement with cars parked adjacent to the Russell and Cox properties along with additional cars parked at the new duplexes?

S. Blaine Street isn't an overly wide street. It allows cars to park in front of residences and allows room for two-way traffic. Sixth Street is not quite wide enough, in spots, for this to happen, as is 5th Street. In these places, one vehicle must pull to the side and allow the other to pass. Maybe road improvements need to be addressed before more traffic is added.

The area we live in is one of the older neighborhoods in this city. It is an area of single-family residences with homes that enjoy larger yards than most people are not able to get now. Children don't have nice sized yards to play in because the builder was able to build a few extra homes by make smaller parcel sizes. We understand wanting to make the most money you can make with improvements made on your property, but what we object to is the quality of living we are losing when projects, like the Bernard's are proposing, are approved. The impact to our roads and to packing the maximum buildings on smaller lots is a concern.

We oppose Mr. Bernard's request for this Lot split and his plan of the four-duplex construction.

Thank you for your time and consideration,

 
Patty Doxtater & Tim Ziebell

521 S. Blaine St., Newberg

We, the undersigned, OPPOSE proposed File# PAR21 -0002 Lot Split;
Casey & Shannon Bernard/Blaine Street, Newberg, Oregon



NAME

ADDRESS

PATTY DOXTATER	521 S. BLAINE ST, NEWBERG
TIM ZIEBER	521 S. BLAINE ST NEWBERG
Megan Wyse	527 S Blaine St. Unit A Newberg
Jesse Fulton	527 S Blaine St #A Newberg
JoEllen Russell	527 S. Blaine St #B NewBERG
Danny Russell	527 S Blaine St #B NEWBERG
Jacob Cox	505 S Blaine st Newberg
Larry Cox	505 S Blaine st Newberg
Ryan Fortmeyer	615 Elliott Rd #B Newberg
Hai King	527 S Blaine St Newberg