

Newberg South Industrial Area Master Plan

Conceptual Plan - Preferred Alternative

SCALE: IN FEET
 0 150 300 600
 DATE: 30 June, 2009
 W R G
 DESIGN INC.

NEWBERG, OREGON



Newberg South Industrial Area Master Plan

Existing Conditions with Floodplains and Wetlands

SCALE: IN FEET

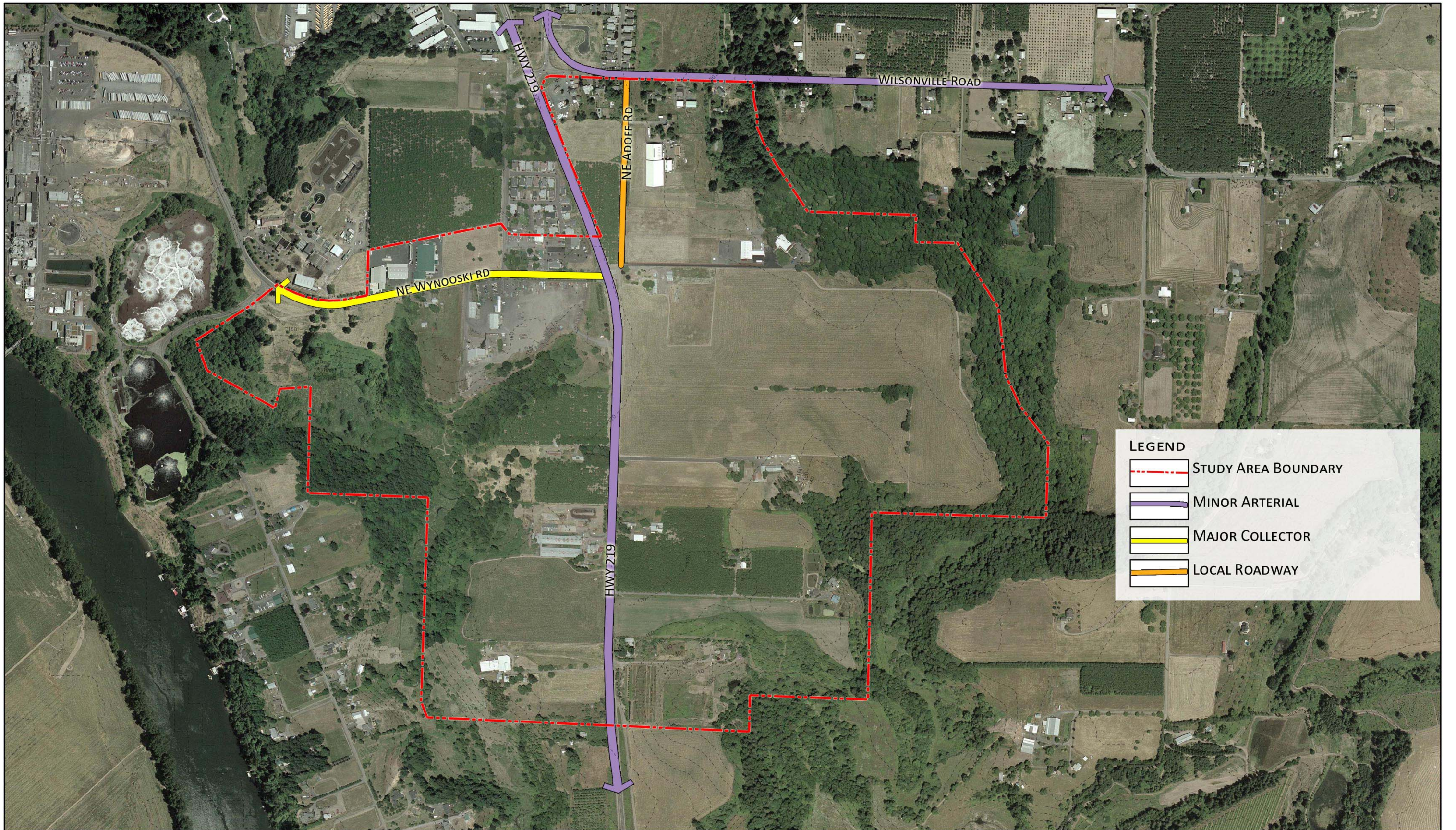


DATE: 17 June, 2009



NEWBERG, OREGON





LEGEND

- STUDY AREA BOUNDARY
- MINOR ARTERIAL
- MAJOR COLLECTOR
- LOCAL ROADWAY

Newberg South Industrial Area Master Plan

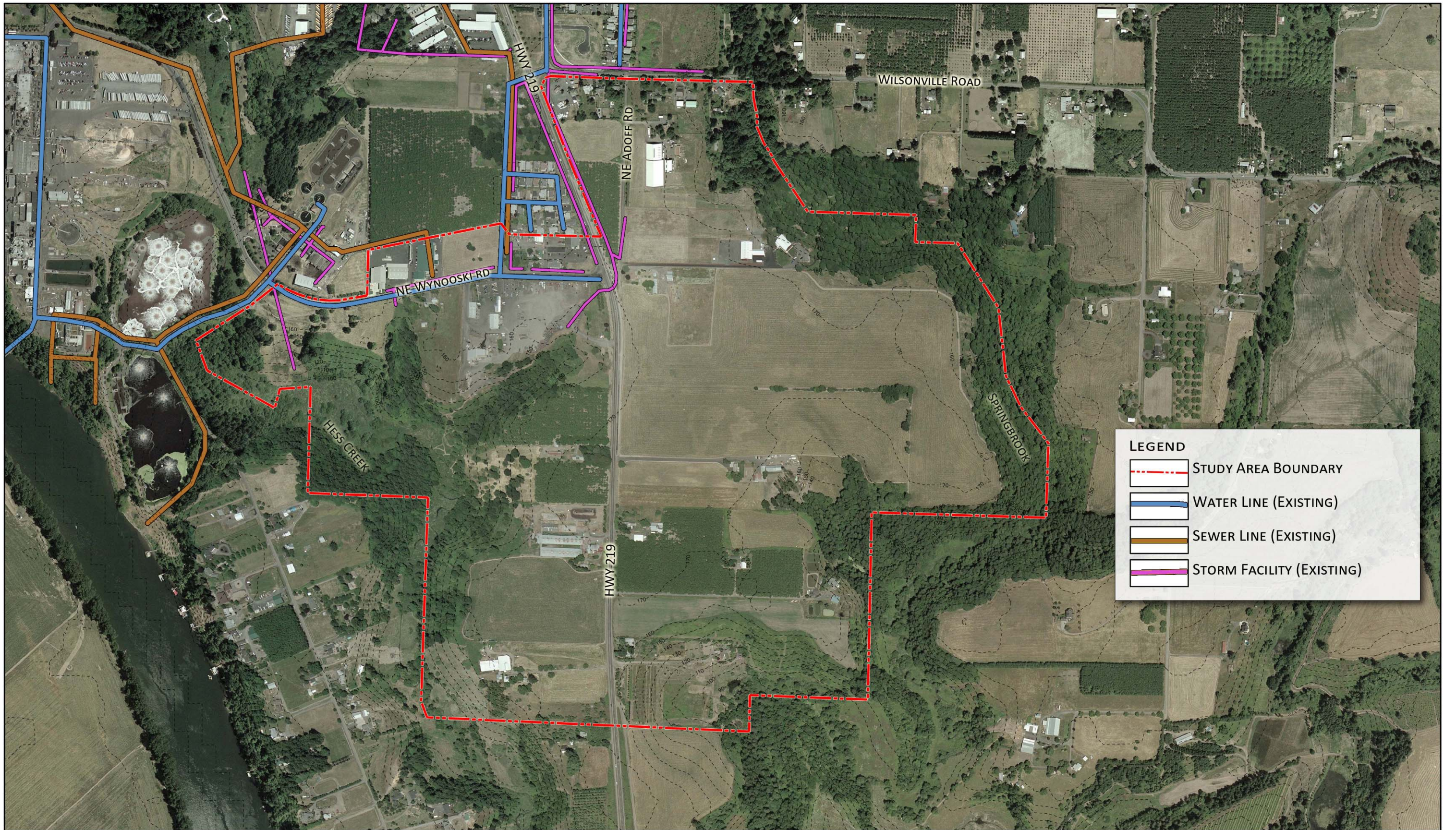
Existing Transportation Network

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Newberg South Industrial Area Master Plan

Existing Conditions with Utilities

SCALE: IN FEET

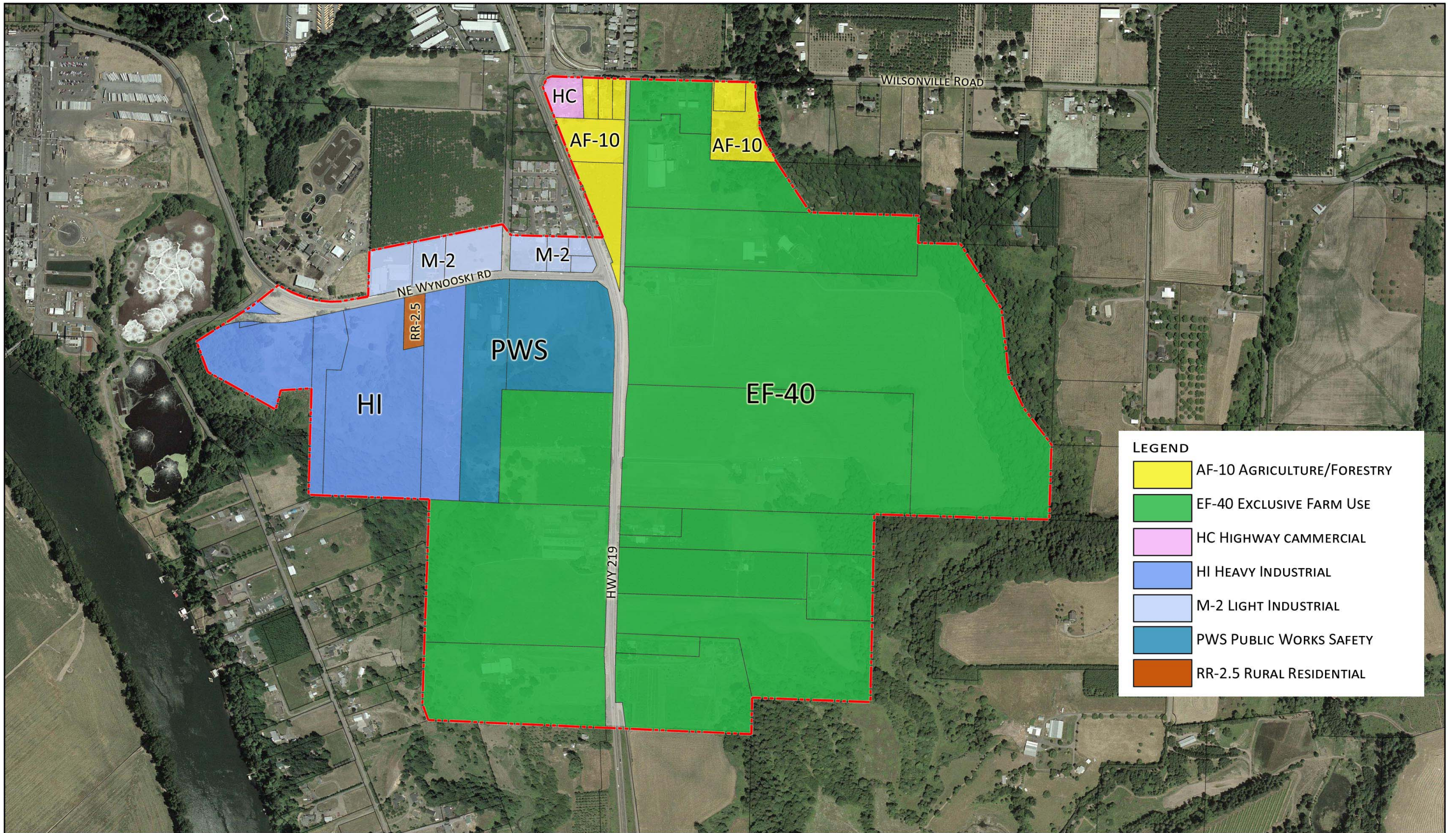


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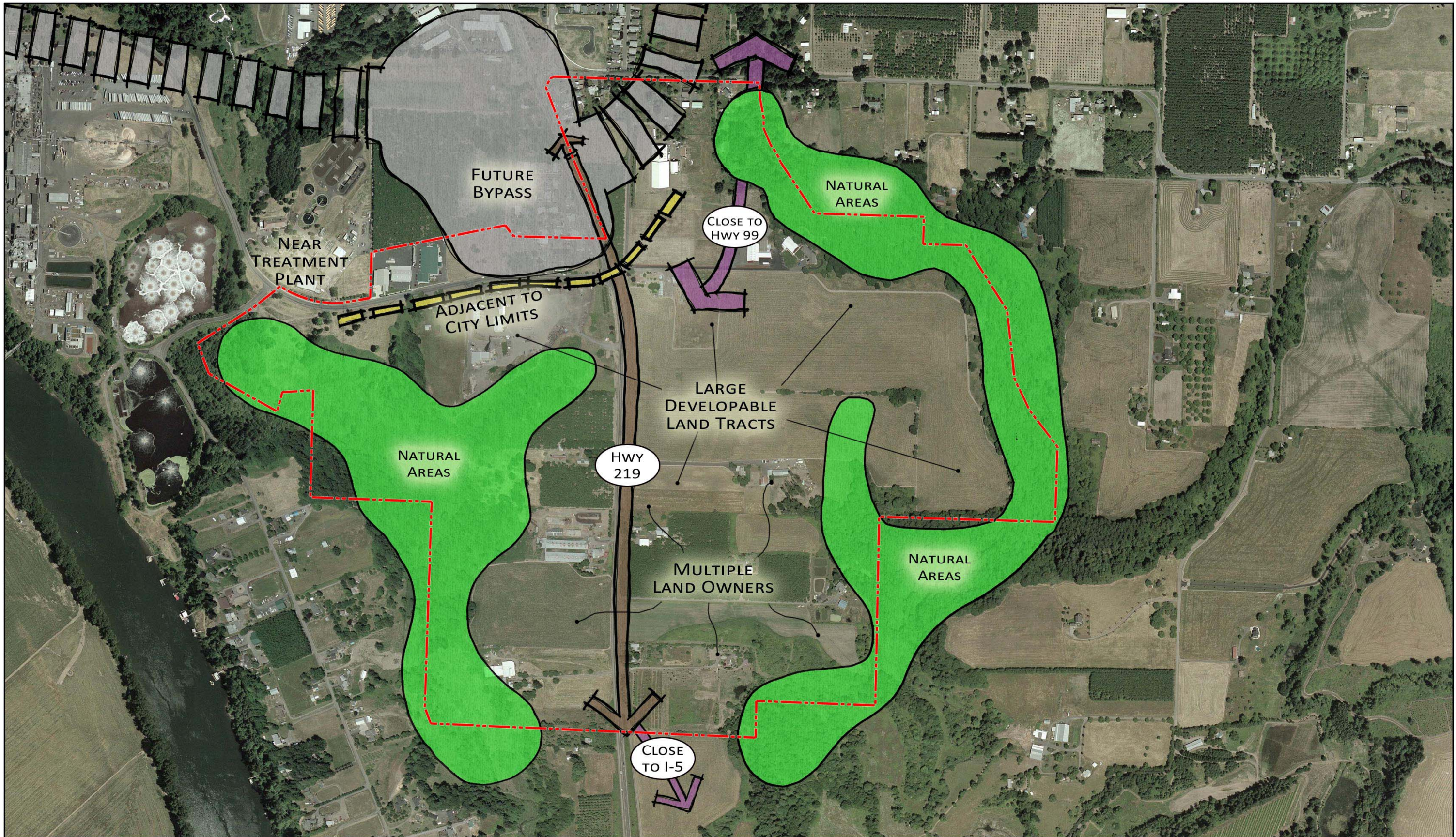
Newberg South Industrial Area Master Plan

Existing Zoning

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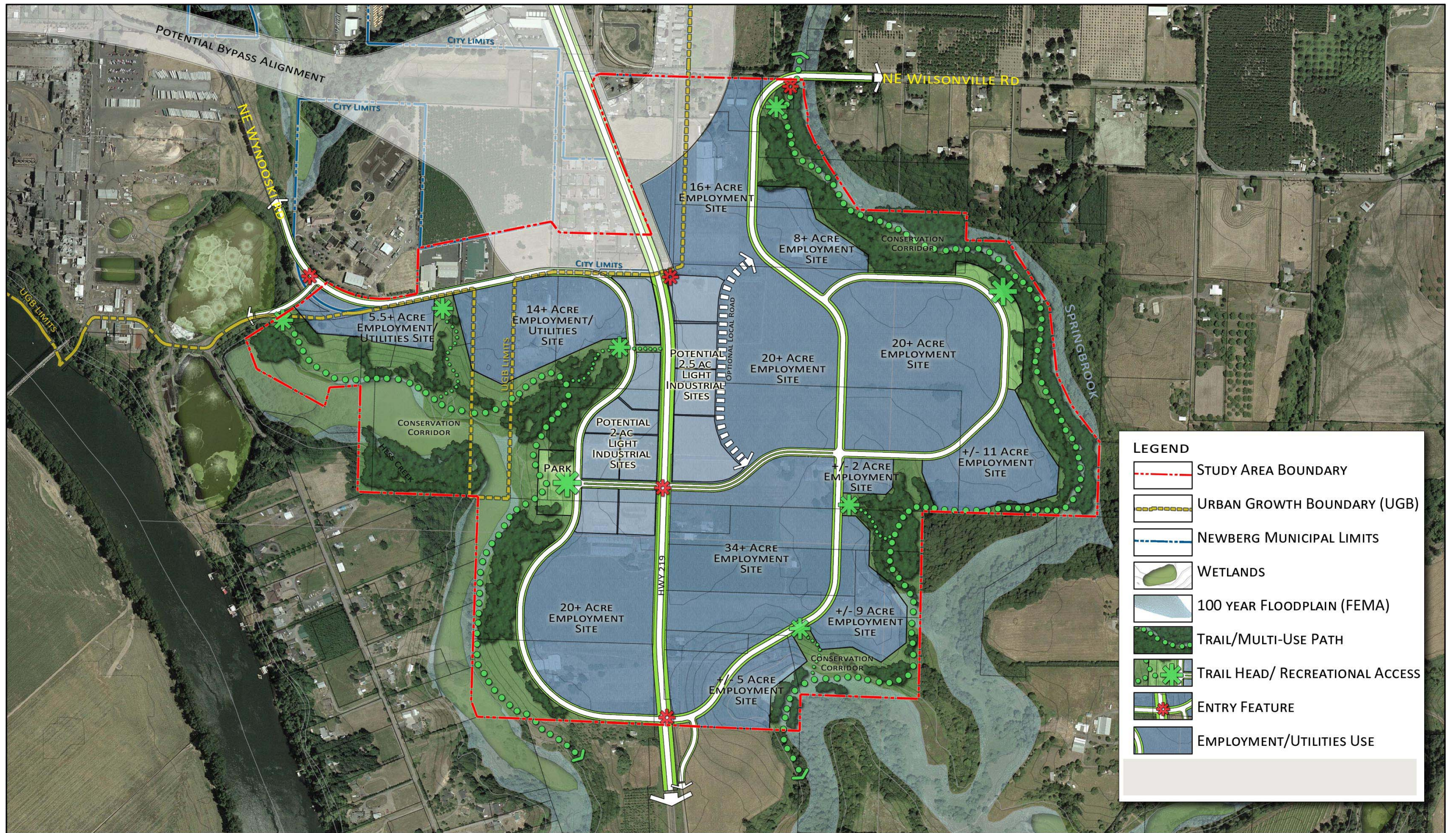


Newberg South Industrial Area Master Plan

Existing Conditions Opportunities and Constraints

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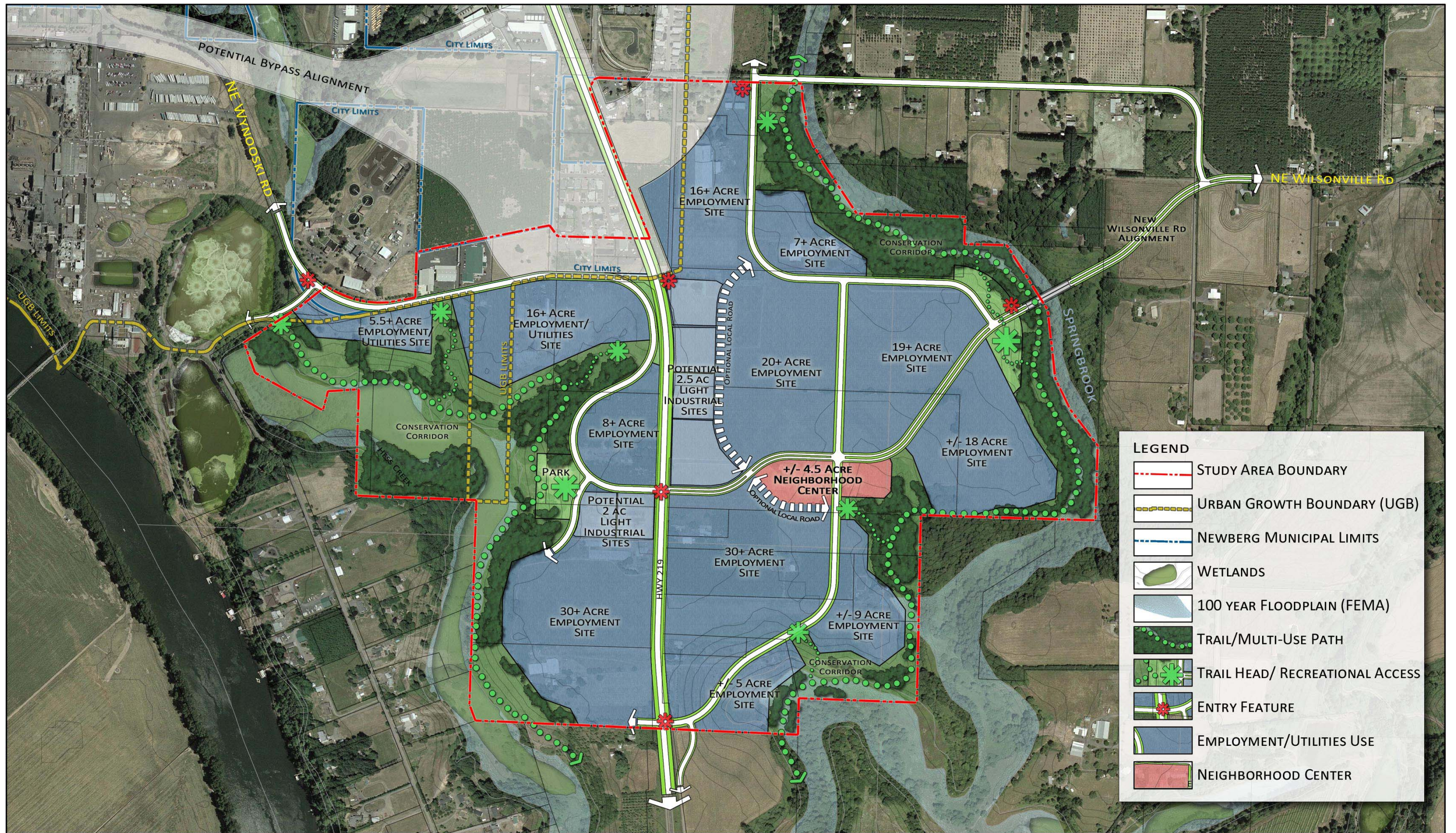


Newberg South Industrial Area Master Plan

Conceptual Plan - Alt A

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LEGEND

- STUDY AREA BOUNDARY
- URBAN GROWTH BOUNDARY (UGB)
- NEWBERG MUNICIPAL LIMITS
- WETLANDS
- 100 YEAR FLOODPLAIN (FEMA)
- TRAIL/MULTI-USE PATH
- TRAIL HEAD/ RECREATIONAL ACCESS
- ENTRY FEATURE
- EMPLOYMENT/UTILITIES USE
- NEIGHBORHOOD CENTER

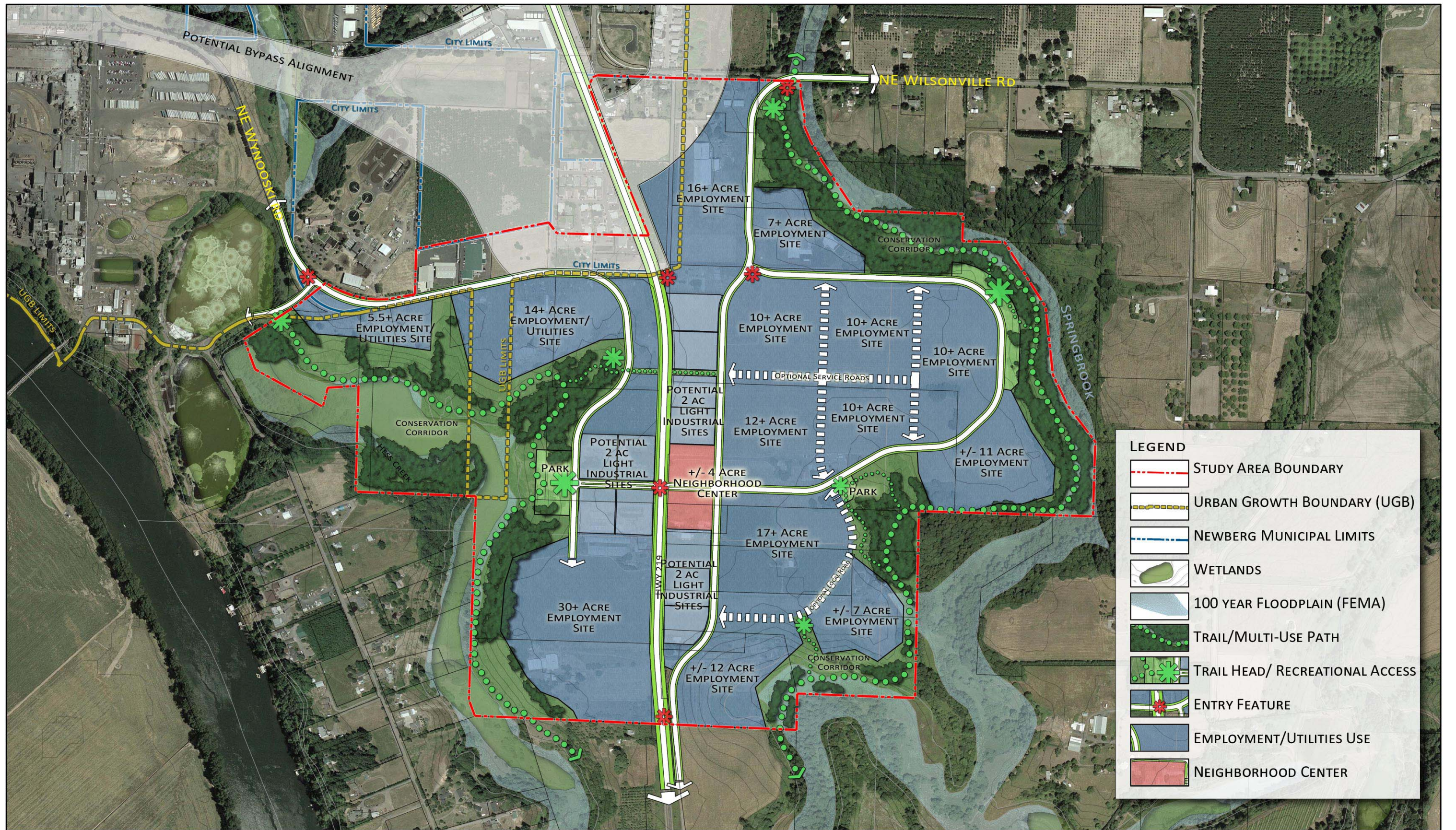
Newberg South Industrial Area Master Plan

Conceptual Plan - Alt B

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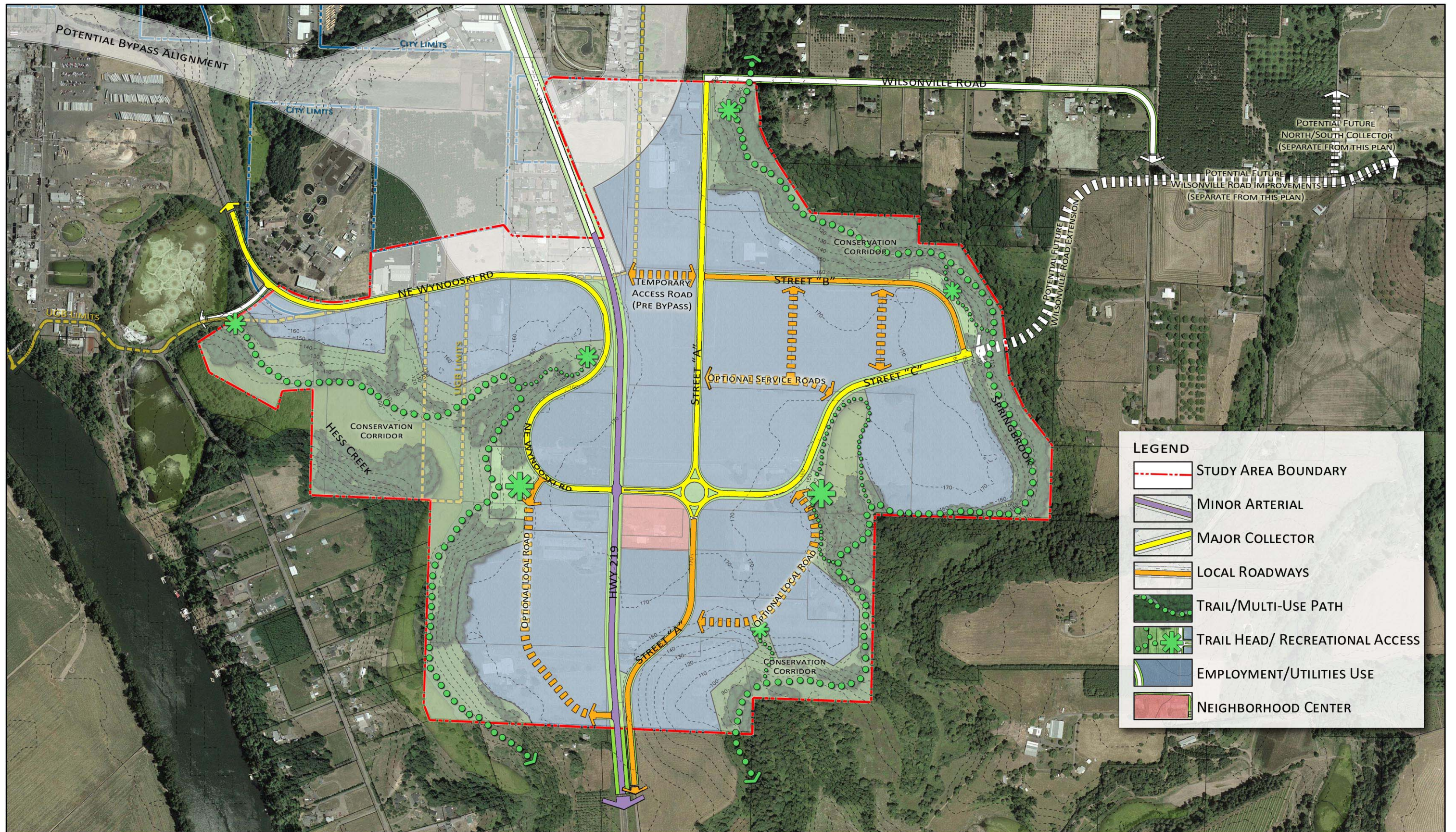


Newberg South Industrial Area Master Plan

Conceptual Plan - Alt C

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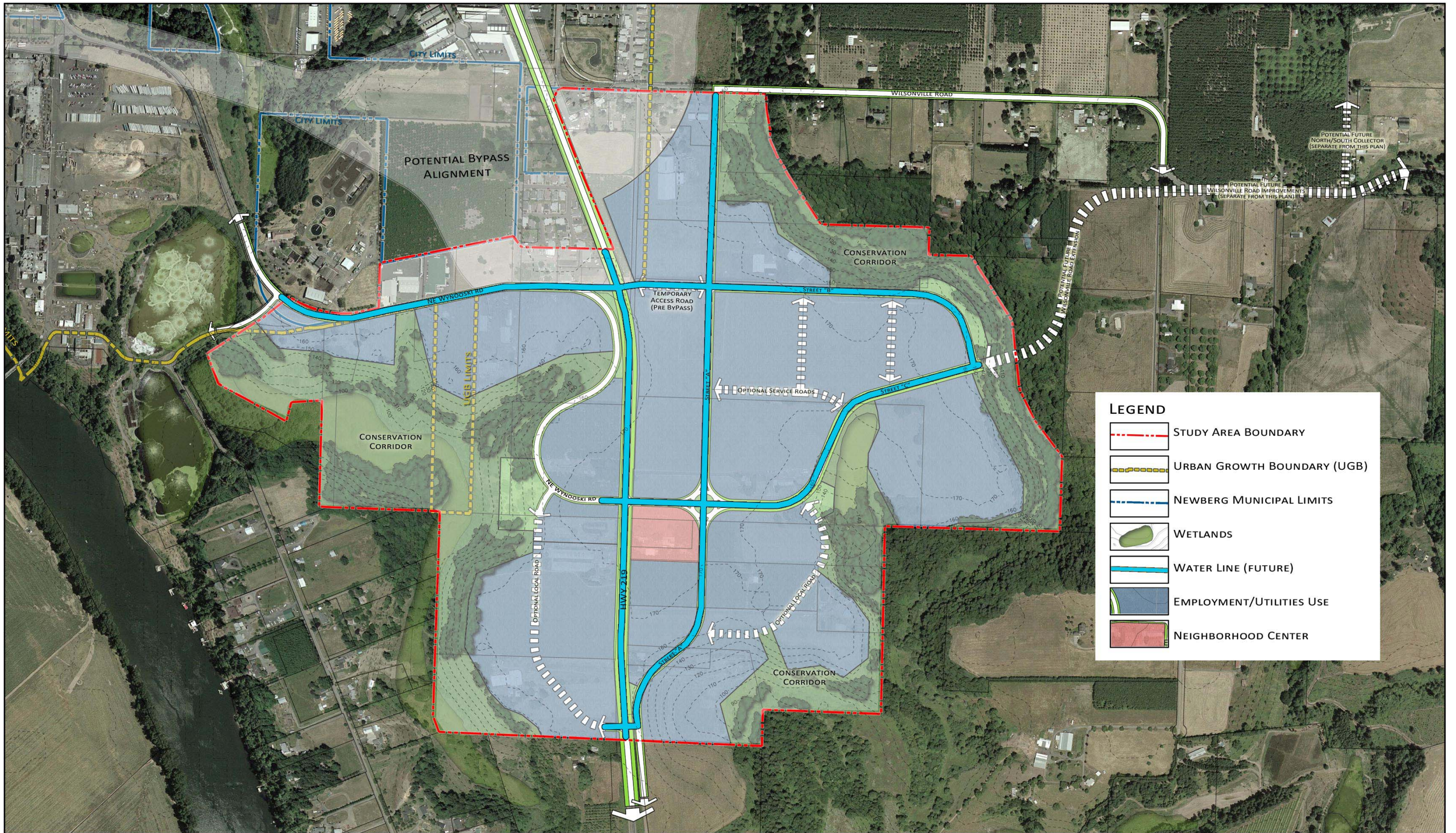


Newberg South Industrial Area Master Plan

Conceptual Plan - Preferred Alternative - Transportation Plan

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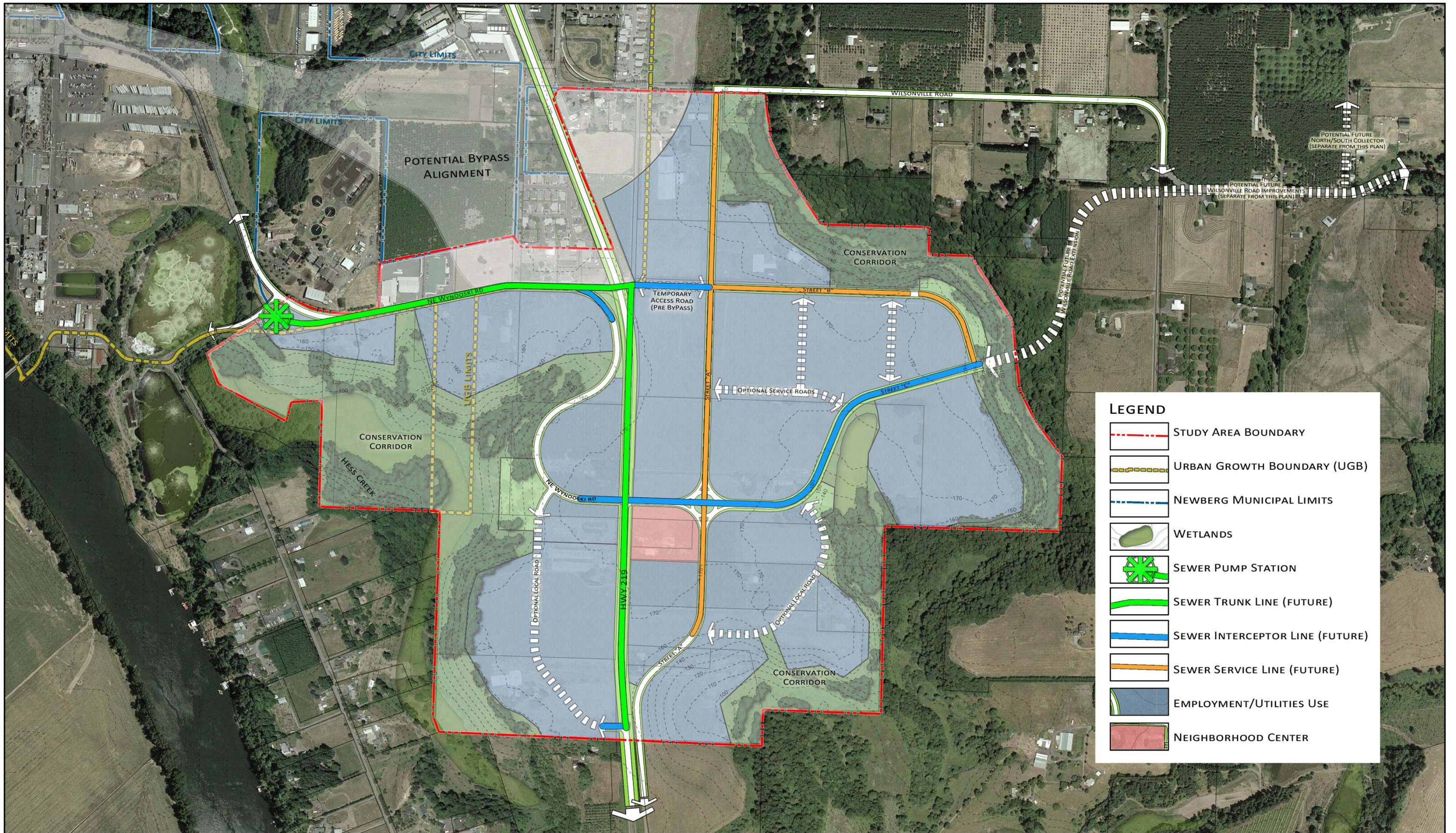


Newberg South Industrial Area Master Plan

Conceptual Plan - Preferred Alternative - Water Plan

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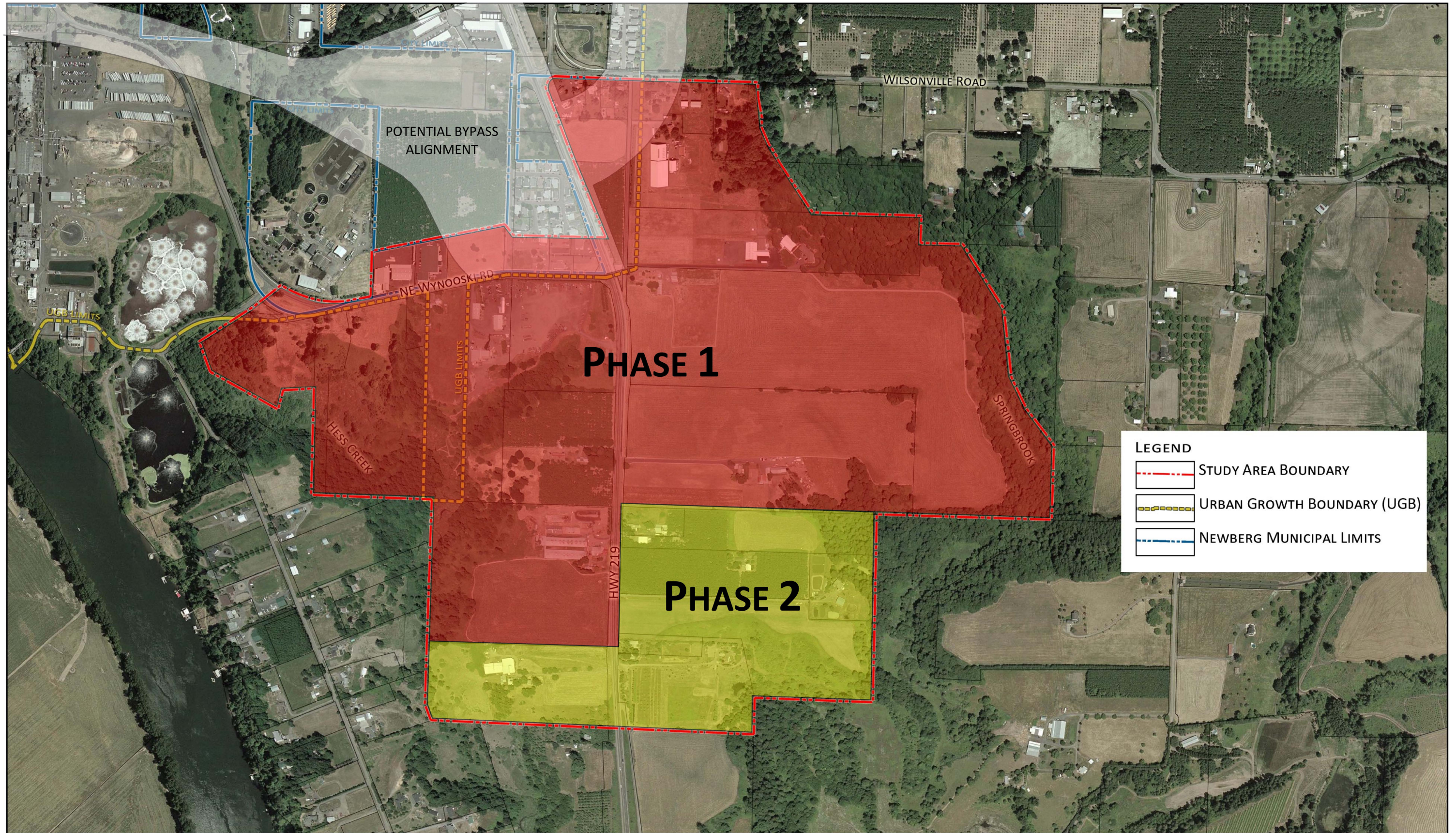
Newberg South Industrial Area Master Plan

Conceptual Plan - Preferred Alternative - Sewer Plan

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Newberg South Industrial Area Master Plan

DEVELOPMENT PHASING PLAN

SCALE: IN FEET
 0 150 300 600
 DATE: 16 October, 2009

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