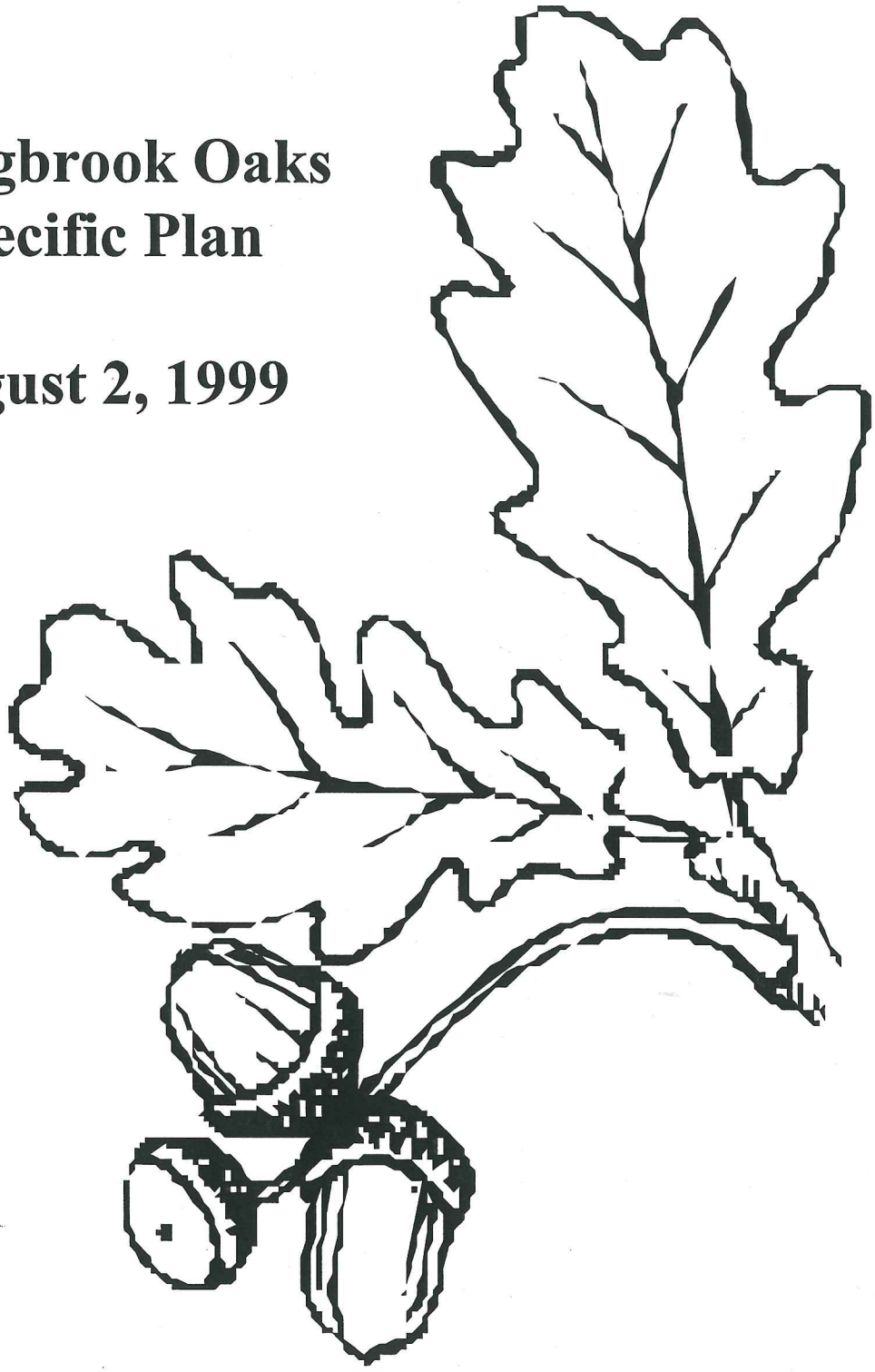
Springbrook Oaks Specific Plan

August 2, 1999



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THE SPRINGBROOK OAKS SPECIFIC PLAN

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THE SPRINGBROOK OAKS SPECIFIC PLAN

SUMMARY

The Springbrook Oaks Specific Plan is intended to provide a coordinated framework for development of one of the largest undeveloped areas in Newberg. Springbrook Oaks will be a mixed use development, containing multi-family and single family residential, office, and industrial uses. The Specific Plan establishes a framework plan for land use, streets, and utilities for the approximately 284-acre parcel located southeast of the Springbrook Road / Highway 99W intersection.

Land uses for the property will be mixed. A range of housing opportunities will be provided. Residential facilities may include apartments, single family attached housing, duplexes, and single family detached homes. Light industrial and office development will provide a convenient work location for community residents as well as support the economy of the greater Newberg area. The plan also takes into consideration the significant natural features of the property. It protects the stream corridors, preserves an existing oak grove for open space, and ensures the integrity of a wooded area in the eastern portion of the project area through low-density residential development. The plan accommodates the recreational needs of the community through the designation of neighborhood parks within residential areas. Infrastructure needs for water, sewer, storm drainage and energy have been addressed. The plan also provides for the circulation requirements of a variety of transportation modes. The transportation plan will serve the intra-connectivity needs of the Springbrook Oaks development as well as ensure a quality addition to the overall transportation network of the City.

A set of development policies have been established to ensure the proper implementation of the Specific Plan. These policies can be found in Appendix A.

The needs of the property owner, the developer, neighbors, and the community have been incorporated into this Plan. The draft plan was developed by a broad-based steering committee of 14 members appointed by City Council in Autumn 1998. The steering committee built consensus for the plan by balancing community needs with development realities and the wishes of the property owner. The draft plan was reviewed and modified by the Newberg Planning Commission and the Newberg City Council. The Springbrook Oaks Specific Plan was adopted by the City of Newberg on August 2, 1999.

In summary, the Springbrook Oaks Specific Plan includes:

- Residential developments of various densities and housing types;
- Significant natural resources protection;
- Recreational opportunities;
- Economic development and employment opportunities; and
- Adequate infrastructure.

PLAN PURPOSE AND OBJECTIVES

The primary purpose of the Springbrook Oaks Specific Plan is to establish a vision for the project area that helps meet the current and future needs of the local community. Proper implementation of the development guidelines within this plan will ensure the creation of an attractive, balanced, coordinated, high quality development that will be a positive addition to the City of Newberg.

The specific plan development process was initiated by the Newberg City Council at the land owner's request. The intent of the property owner and the City of Newberg was to prepare a specific plan that would establish specific development guidelines which would support the goals and objectives of Newberg's Comprehensive Plan.

The Specific Plan was developed under several important principals:

- Land use and zoning district locations should respond to existing surrounding uses.
- Land uses should be mixed to encourage a balanced development.
- A variety of residential densities and housing types should be developed to provide greater housing opportunities.
- Densities should be laid out so as to allow a low impact transition between use zones, ranging from most dense in the north to least dense in the south.
- Brutscher Street should be used as a buffer between zoning districts.
- The site should contain a connected street pattern that is integrated into the Newberg Transportation Plan.
- Secondary collector streets should be used as an alternative to Highway 99W.
- A strong pedestrian circulation system should be developed to provide connectivity and to reduce vehicular traffic.
- Sensitive stream corridors should be protected as much as is practical.
- Wooded areas of the property should be retained as much as is practical.
- Recreational opportunities should be provided in residential areas through neighborhood parks.
- Implementation policies should provide developers with some flexibility to respond to future design and market forces.

THE SITE AND ITS CONTEXT

Location and Size

The Springbrook Oaks Specific Plan site is approximately 284 acres in size. It is located southeast of the Springbrook Road / Highway 99W intersection, and is within the city limits. The site adjoins unincorporated County land. Some of these adjoining County lands are located within the City of Newberg's Urban Growth Boundary and identified Urban Reserve lands (see Graphic I).

Natural Features

The site is located along the western edge of the Chehalem Mountains, within the upper Springbrook drainage (see Graphic II). The western two-thirds of the site slopes to the south, with slopes varying from 1% to 7%. Most of this area is a broad, gently sloping terrace bounded by the western fork of Springbrook Creek and eastern fork of Springbrook Creek, with an average slope of 2%. The eastern third of the site is moderately sloping hills. Outside of the stream corridor, the slopes vary from 3% to 20%.

Two stream corridors cross the site. The stream corridor for the western fork of Springbrook Creek averages approximately 120' in width. The stream corridor for the eastern fork of Springbrook Creek averages approximately 400' in width. Both streams generally run in a southerly direction. To the east of the eastern fork of Springbrook Creek is a wooded area containing mixed brush and hardwood and softwood trees. South of the Fred Meyer store, there is a small grove of mature oaks. This grove, encompassing approximately 2.5 acres, is located on a flat piece of ground.

Current Uses

The Springbrook Oaks area is currently a mixture of farmland and forest uses. Surrounding uses to the north and west of the property include commercial development: retail (including Fred Meyer), auto sales, banks, restaurants, auto service, a movie theater, and an animal hospital. Additional commercial uses are present along the Highway 99W strip.

Rural residential development borders the property to the east and south. The majority of these properties are located within unincorporated Yamhill County. Light industry, a manufactured home park and medium density residential uses are located to the west and southwest across Springbrook Road. The remaining county land adjoining the site to the north, east, and south is zoned for agricultural and forest uses.

Comprehensive Plan - Land Uses

Prior to this plan, the land within Springbrook Oaks area was designated for Industrial, Low Density Residential, and Medium Density Residential uses by the Newberg Comprehensive Plan . The Newberg Zoning Map shows land uses of Light Industrial, Medium Density Residential and Low Density Residential. The Springbrook Oaks Specific Plan amends the Comprehensive Plan text and map for the project area.
While the designated uses shown on the comprehensive plan and zoning maps were not intended to be

tied to specific locations within the property, the map does establish the approximate percentages of the designations. The approximate land use percentages described in the Newberg Comprehensive Plan are as follows:

Industrial	52%
Commercial	8%
Medium Density Residential	14%
Single Family Residential	26%

It should be noted that these figures included property to the north of the project area that was in possession of the property owners at the time of the Comprehensive Plan's adoption. These northern properties have since been sold by the land owner and have been developed for commercial and light industrial uses. Business developments include the Fred Meyer complex, US Bank, Davis Lock and Safe, Wendy's, Taco Bell, Jiffy Lube, West Coast Bank, and EFTC.

Circulation

Vehicular Circulation

The Springbrook Oaks property is currently accessible by three (3) existing roads: Brutscher Street, Springbrook Road, and Fernwood Road. North of the site, both Brutscher Street and Springbrook Road have signalized intersections with Highway 99W, a major arterial (see Graphic III).

Springbrook Road is classified as a major arterial south of Hancock, and as a major collector north of Hancock. This street is not currently improved to its classification, and currently contains two lanes with no curbs and an asphalt sidewalk on the west side separated by a planting strip.

Brutscher Street is classified as minor collector. The street currently extends 900 feet south from its intersection with Highway 99W, where it dead ends at the Springbrook Oaks' northern boundary line.

Fernwood Road is classified as a major collector, but is not improved to its classification. This two lane road currently has no curbs, sidewalks or bike lanes.

Public Transportation

Bus service is available along Springbrook Road and Highway 99W. Local service is provided by the Chehalem Valley Senior Citizen Council (CVS). Inter-city connections are provided by the Yamhill Community Action Agency (YCAP). This transit system connects Newberg to areas between McMinnville and the Tri-Metropolitan Transit District (Tri-Met).

Pedestrian Circulation

Sidewalks currently exist along the south side of Highway 99W. Brutscher Street has sidewalks on the east side and on the west side from Highway 99W to Fred Meyer.

Bicycle Circulation

Bicycle lanes are on Springbrook Road and Brutscher Street.

Transportation System Plan (TSP)

The TSP calls for improvements to Fernwood Road as a major collector. Springbrook Road is identified as a major collector north of Hancock Street and a minor arterial south of Hancock Street. The TSP also shows Brutscher Street being extended south to Fernwood Road as a minor collector street. All of these roads will ultimately be 46 feet in width curb to curb. Finally, a future limited access highway is identified to be located within the study area. Typical cross sections of these streets are shown in Graphic IV.

Development of Springbrook Oaks will have an impact upon transportation facilities beyond those within its immediate vicinity. Improvements to these facilities as specified in the TSP will need to be made as development occurs in Springbrook Oaks.

Utilities (see Graphic V)

Sewer

- Springbrook Road is served by a 15 inch line.
- Highway 99W is served by an 8 inch line in the Fred Meyer access drive. This line terminates at Brutscher.
- Fernwood Road does not have sewer service east of Springbrook.

System improvements for Fernwood Road have been designed and are expected to go out to bid in Spring 1999. The improvements will include a 10 inch gravity line, a 6 inch force main, a 12 inch force main, and a new pump station.

Water

- Springbrook Road contains a 12 inch water main.
- Highway 99W contains a 10 inch water main.
- Fernwood Road lacks water service east of Springbrook.

System improvements scheduled for the area include a new 4 million gallon reservoir east of the property with a 24 inch main along Fernwood Road and a 16 inch main from Highway 99W at Fernwood Road.

Electricity

A new substation has been installed along Springbrook Road. The substation has the capacity to serve all the intended uses of the property. High voltage power is available from Highway 99W and Springbrook Road for industrial uses.

Gas

- Springbrook Road and 99W west of Newall Road are served by 8 inch high pressure lines.
- A 2 inch line runs from Springbrook around the south side of the Fred Meyer store at the edge of the paved area, terminating at Brutscher.
- Fernwood Road lacks gas service east of Springbrook.

Site Drainage

The site drains generally to the two stream corridors, with the tributary area split roughly 50/50 between the two. The western and eastern forks of Springbrook Creek are the natural drainage channels contained in the stream corridors. Drainage tiles run in the existing agricultural field into the eastern fork of Springbrook Creek in the northeast corner of the site and through the culvert under Fernwood Road.

The western fork of Springbrook Creek crosses under Fernwood Road in a 36 inch round culvert. The eastern fork of Springbrook Creek crosses under Fernwood Road in a 70 inch round culvert. Both culverts are considered undersized by 1999 Newberg Storm Water Master Plan Update. The plan states that these culverts will be upgraded as improvements are made along Fernwood Road. The plan also identifies detention requirements for the Springbrook Oaks property.

FUTURE LAND USE PLAN

The Springbrook Oaks Specific Plan provides a framework for development beyond the Comprehensive Plan designations. Without the Specific Plan, the Springbrook Oaks site would probably be developed in a less coordinated, piecemeal manner. With the Specific Plan, a quality development will be created that will be a positive addition to the Newberg community.

A mix of land uses are planned that will ensure the creation of a well-balanced development. Included within the plan is a range of housing densities that makes use of the site's location, surrounding uses and natural features. Office and light industrial uses are planned for the central portion of the site. This location will provide good access to Highway 99W via Brutscher Street and utilize Brutscher Street as a buffer to the residential areas west of this road. This location will also allow the eastern stream corridor to act as a natural buffer to the residential area planned for the eastern portion of the site.

The eastern portion of the site, which is adjacent to unincorporated Yamhill County, will be used for the low density, single family housing, taking advantage of the stream corridor to buffer the housing from the commercial and industrial uses. This type of development will also lessen the impact upon the wooded nature of this portion of the site and the adjacent stream corridor. The plan anticipates the development of higher density residential uses west of Brutscher Street, such as detached homes, attached homes, townhouses, apartments, and senior housing. Density will vary in this area, with higher density expected to the north and then decreasing to the south.

Commercial development has been planned for the land east of Springbrook Road and west of the western fork of Springbrook Creek. This land use designation is contiguous to commercial activities along Highway 99W. Businesses developed at this location will be easily accessible for Springbrook Oaks residents and the greater Newberg community from Springbrook Road and the east/west collector road designated to be built within the Specific Plan.

Implementation of design policies within this plan will bring about a more attractive, livable community. Design policies address such issues as staggered setbacks, non-repetitive home designs, varied building types, aesthetically attractive exterior building materials, and pedestrian-friendly building orientation.

Infrastructure needs for water, sewer, and transportation have been defined. Adequate utilities for water and sewer will be provided for the Springbrook Oaks development while making provisions to service adjacent properties within the Urban Growth Boundary and Urban Reserve areas. Routes and standards for both motorized and non-motorized modes of transportation have been designed to provide good circulation within the development as well to the greater Newberg community.

The plan provides recreational opportunities through the establishment of neighborhood parks in residential areas and a central plaza. The plan has also been configured to allow later development of a golf course that is tentatively planned for the area. If developed, the golf course is anticipated to be located on both sides of the stream corridor of the eastern fork of Springbrook Creek.

Environmentally sensitive areas will be protected. Buffer zones for stream corridors have been established. A grove of oak trees behind Fred Meyer will be preserved as open space. Residential development within the forested area in the eastern portion of the site will be guided by a tree

management plan and a geotechnical report. Storm water mitigation measures have been identified.

The Springbrook Oaks Specific Plan provides some flexibility in how actual development occurs. Tools exist for minor density transfers and boundary changes through minor review processes. This will allow developers to better respond to design and market forces while still protecting the integrity of the plan.

The establishment of schools are permitted, if necessary, within appropriate zones. This will provide for the educational needs for the residents of Springbrook Oaks as well as those of surrounding areas. Site location policies for schools have been established to ensure that these educational facilities will be safe, convenient, and pedestrian-friendly.

Eight (8) development areas have been established within Springbrook Oaks (see Graphic VI). A brief description of these development areas is as follows:

Areas A	This area is zoned Community Commercial (C-2). The purpose of this land use is to create, preserve, and enhance areas with a wide range of retail sales and service establishments. The land use will serve both long and short term needs in compact locations typically appropriate to commercial clusters near intersections of major thoroughfares. Examples of permitted uses include banks, book stores, service stations, dry cleaners, gift shops, restaurants, and grocery stores.
Areas B and F	These areas are zoned Residential-Professional (R-P). The purpose of this land use designation is to create a desirable mixing of residential land uses with professional offices in possible close proximity to adjacent low density residential areas. Examples of permitted uses include group care facilities, medical labs, clinics, professional offices, and single-family dwellings.
Area C	These areas are zoned High Density Residential (R-3). The purpose of this land use designation is to provide for multi-family dwellings of different types and styles. Examples of permitted uses include apartments, townhouses, condominiums, and cluster developments.
Areas D and E	These areas are zoned Medium Density Residential (R-2). The purpose of this land use designation is to provide a wide range of housing types and styles. Examples of permitted uses include single-family dwellings on small lots, attached and detached single family, duplex or multi-family housing, cluster developments and townhouses.
Area G	This area is zoned Limited Industrial (M-1). The purpose of this land use designation is to create, preserve and enhance areas containing manufacturing and related establishments with limited external impact, and with an open and attractive setting. Examples of permitted uses include manufacturing and assembly of electronic equipment, storage facilities, wholesale businesses, and professional offices.

Area H — This area is zoned Low Density Residential (R-1). The purpose of this land use designation is to provide for low density, urban single family residential and planned unit development uses. This area is expected to be developed primarily as single family residential.

A series of policies have been established to guide development of Springbrook Oaks. These development policies can be found in Appendix A of this document. Appendix B describes the codification of this plan in the Newberg Development Code, Section 10.44.318. Appendix C establishes building design and development standards for proposed attached residential dwelling unit developments within Development Areas B through F. Such development proposals meeting these standards will be reviewed under a Type I process.

APPENDIX A

Springbrook Oaks Specific Plan

Development Policies

General Policies

- Homeowner associations shall be formed to maintain a high quality of life for the community's residents. Responsibilities of the associations may include the long-term ownership, financing, and maintenance of community areas such as landscaped areas, storm water detention areas, open space, and pedestrian paths. The associations may also establish an architectural/site plan review committee to ensure that the Building Design and Development Standards established within these policies are adhered to. Decisions of the architectural/site plan review committee shall be subject to an appeal process to the City of Newberg.

- Changes to the adopted specific plan shall follow the procedure described in the Newberg Development Code, Section 10.44.312, unless otherwise specified in this policy document.

- Development permit approval process for subdivisions shall follow the Type II application procedure described in the Newberg Development Code, Section 10.10.060.

- Proposed developments for attached residential dwelling units within Development Areas B through F (Graphic VI) that meet the standards established in APPENDIX D of this specific plan shall be reviewed under a Type I process.

- Proposed boundary modifications for Development Areas B through E that increase any individual area no more than five percent (5%) of its original total acreage will be reviewed under a Type I process. Proposed boundary modifications that change the total acreage of any of the aforementioned Development Areas more than five percent (5%) will be reviewed under a Type III process.

- Proposed boundary modifications for Development Areas F through G that increases any individual area no more than ten percent (10 %) of its original total acreage will be reviewed under a Type I process. Proposed boundary modifications that change the total acreage of any of the aforementioned Development Areas more than ten percent (10 %) will be reviewed under a Type III process.

- Proposed boundary changes for Development Areas A and H will be reviewed under a Type III process.

- A proposed shifting of alignment of any road from what is described in the circulation/transportation plan of the Springbrook Oaks Specific Plan will follow the procedure

described in the Newberg Development Code, Section 10.44.312.

- Proposed changes to the policies listed in the **Transportation** section will be review under a Type I process.

- Development activity not covered in this policy document shall be governed by the Newberg Development Code. In the case of a conflict between the Springbrook Oaks Specific Plan and the Newberg Development Code, the Springbrook Oaks Specific Plan shall govern.

Transportation

Bicycle and Pedestrians

- Pedestrian and bicycle paths/sidewalks (on or off-street) shall be provided:

    1. Over the east and west forks of Springbrook Creek (subject to approval by applicable local, state, and federal agencies);

    2. Along Brutscher Road to Fernwood Road;

    3. To Fred Meyer (subject to Fred Meyer approval);

    4. As interconnections between developments within the Springbrook Oaks area; and

    5. To local parks and schools.

Motorized Vehicles

- An interconnected street system shall be provided between residential areas.

- Local streets shall have two separate access points, except for cul-de-sacs. At a minimum, street access plans shall meet Newberg Fire Department Fire Safety Design Standards. All street access plans must be approved by the Newberg Fire Department.

- Access to and from the residential area east of the eastern fork of Springbrook Creek (Development Area H) shall be provided as follows: (1) to Fernwood Road, and (2) across the eastern fork of Springbrook Creek at the northern vicinity of the development (subject to approval by applicable local, state, and federal agencies). This crossing may be inside or outside of the boundaries of Springbrook Oaks. Regardless of which access develops first, the second access to and from Development Area H shall be provided as traffic and/or public safety needs warrant it.

- Access to Fernwood Road from the residential area east of the eastern fork of Springbrook Creek should be granted only when the Urban Reserve Area between the development and Fernwood Road has been brought into Newberg's Urban Growth Boundary.

- Access shall be provided for the future development of the property north of the Springbrook Oaks area located within the Urban Reserve Area.

- A minor collector road shall be built as an east/west connection between Springbrook Road and Brutscher Street, crossing the western fork of Springbrook Creek (subject to approval by applicable local, state, and federal agencies).

- Brutscher Street shall be built as a minor collector road.

- Brutscher Street shall be of a curvilinear or similar design to discourage excessive speeds.

- Fernwood Road shall be improved to major collector road standards.

- Development shall follow the recommendations provided within the Transportation Impact Analysis for Springbrook Oaks. The analysis shall be updated as changes in circumstances require.

- A traffic light shall be installed at Springbrook Road and Fernwood Road at the time recommended by the traffic impact analysis report for Springbrook Oaks.

- All streets shall be built to City public street standards.

- All street access points shall be spaced to City public street standards.

- Public roads shall meet Newberg Fire Department Fire Safety Design Standards.

- The Newberg Transportation System Plan includes a limited access highway through the Springbrook Oaks property. Property owners and developers should be made aware that this project area is included within the Newberg Transportation System Plan.

- Continuous address numbering shall be used for all streets.

- Street trees shall be installed and maintained to at least the minimum city standards.

- No private streets shall be allowed in Springbrook Oaks.

Fernwood Road

Fernwood Road shall be improved to City of Newberg Major Collector standards from Springbrook Road to the access road to development Area H as development proceeds. The improvements shall provide, at a minimum, a three-quarter street improvement along the Springbrook Oaks frontage, and safe pedestrian and bicycle access to Springbrook Road. An engineer shall design the stream crossings on Fernwood Road. This design shall balance needs for vehicle, pedestrian, and bicyclist safety, stream corridor protection, and economic efficiency. The

crossings shall meet all local, state, and federal requirements.

These Fernwood Road improvements shall be made as vehicle, bicycle, and pedestrian volumes, and safety warrant. In no case shall the improvements be made later than the following schedule:

1) From Springbrook Road to Brutscher Street: when Brutscher Street connects to Fernwood Road and twenty-five percent (25%) of Areas B through E, F and G, or both have been developed.

2) From Brutscher Street to the eastern fork of Springbrook Creek: When sixty percent (60%) of the development Areas F through G have been developed.

3) From the eastern fork of Springbrook Creek to the access road in Development Area H: When residential development occurs in Area H.

The developer of Springbrook Oaks is generally obligated for the costs of improving Fernwood Road along the frontage of the property, including an equitable share of the stream crossings. The developer may need to install improvements beyond this basic obligation to provide safe access for the development. In these cases the City should assist the developer in recovering costs beyond this basic obligation through methods that may include system development charges, advanced financing agreements, or a local improvement district (LID).

Each development that occurs prior to the Fernwood Road improvements shall provide a bond towards the required street improvements. The value of the bond will be a percentage of the cost of the road improvement. The percentage will be the ratio of the area of the property to be developed to the area of the entire Springbrook Oaks development.

Improvements to Fernwood Road will be performed in a contiguous, sequential manner, from Springbrook Road to the access road serving Development Area H.

Brutscher Street

Brutscher Street and associated utilities will be extended to accommodate development as it occurs.

In addition to the Brutscher Street/Highway 99W access, a second access from Development Areas B through G to Fernwood Road or Springbrook Road shall be provided as traffic and/or public safety needs warrant it. In no case shall the second access be provided later than when:

1) Twenty-five percent (25%) of the land included within Development Areas B through E have been developed; or

2) Twenty-five percent (25%) of the land included within Development Areas F through G have been developed; or

3) Twenty-five percent (25%) of the land included within Development Areas B through G have been developed.

Brutscher Street shall be completed to Fernwood Road under the following conditions:

1) Sixty- percent (60%) of the land included within Development Areas B through E have been developed; or

2) Sixty- percent (60%) of the land included within Development Areas F through G have been developed; or

3) Sixty- percent (60%) of the land included within Development Areas B through G have been developed.

- A traffic signal shall be installed at the intersection of the east/west road and Brutscher Road at or before the period recommended by the *Transportation Impact Analysis for Springbrook Oaks* document. An interconnected roadway system dispersing the traffic from this intersection may eliminate the need for this signal.

Springbrook Road

- Street improvements for Springbrook Road shall be constructed prior to or at the time of development of the lands within Development Area A.

- A traffic signal shall be installed at the intersection of the east/west road and Springbrook Road at or before the period recommended by the *Transportation Impact Analysis for Springbrook Oaks* document.

- A separate southbound left turn lane shall be constructed at the intersection of the east/west road and Springbrook Road at or before the period recommended by the *Transportation Impact Analysis for Springbrook Oaks* document.

- Each development that occurs within Springbrook Oaks prior to the need for the necessary improvements (including signalization) of the intersection of the east/west road and Springbrook Road shall provide a bond or other alternative finance mechanism towards the intersection improvements. The value of the bond will be a percentage of the cost of the intersection improvements. The percentage will be the ratio of the impacts of the development to the traffic at the intersection. Adjacent developments outside the Springbrook Oaks Specific Plan area will also be required to participate in the signalization using the same formula.

Open Space and Parks

- Where possible, open space shall be conveyed to the Chehalem Parks and Recreation District.

- Proposed development of stream corridor sub-districts shall be subject to the review and approval process provided within the Newberg Development Code, Sections 10.44.115 through 10.44.240.

- A plan shall be developed for the oak grove area behind Fred Meyer that adequately addresses the unique issues it presents, especially concerns regarding public safety.

- A central plaza park shall be located near the center of the Springbrook Oaks to provide a focal point for community activities and a common identity for the community.

- Major pedestrian pathways should be located along public streets rather than along stream corridors.

- The plan allows for development of a golf course next to the stream corridor of the eastern fork of Springbrook Creek.

- A minimum of two neighborhood parks shall be established within Springbrook Oaks. One park will be located within the residential area west of Brutscher Street and one will be located within the residential area east of the eastern fork of Springbrook Creek. The parks shall be in a location that is convenient to the area residents. Total acreage of the parks shall be a minimum of five acres, with each park no less than two acres in size. None of the park requirements may be fulfilled through future school facilities.

Building Design and Development Standards

Residential

- Setback standards shall be as set forth in the Newberg Development Code, Section 10.44.317(D). The referenced (g) subsection shall read as follows for purposes of the Springbrook Oaks Specific Plan:

  > Building Orientation. All development shall be oriented to a local or collector street when possible. Orientation shall be achieved by the provision of an entry door fronting upon the street with a direct sidewalk connection from the door to the public sidewalk.

- Multiple, non-repetitive home designs (detached dwelling units) shall be used in the development. No two identical designs shall be located closer than every three residences on any street frontage.

- A mixture of different building types shall be encouraged within the residential areas (e.g. single family residential, duplex, attached single family residential, multiple family).

- Porches shall be encouraged in the design of residential units.

- A visual and sound buffer shall be installed between the Fred Meyer property and Springbrook Oaks. The buffer will be specifically designed to mitigate conflicts between the adjacent uses.

- Prior to development of the residential lands east of the eastern fork of Springbrook Creek, the developer shall produce a geotechnical report.

- Prior approval of any proposed development within Development Area H, a tree management plan must be approved through a Type II process. The tree management plan should provide a program that will ensure the creation of an appropriate urban level tree canopy for the development. The plan will describe; (1) what types and size of existing trees should remain and their location; (2) what types and size of existing trees should be removed and their location; (3) what types and size of trees should be planted and their location; and (4) who will install and/or maintain the trees and how they will be maintained. The tree management plan shall specify methods for amending the plan.

Industrial

- Prior to the development of any industrial zoned land within Springbrook Oaks, the developer will establish codes, covenants and restrictions (CCRs) that will ensure high quality development. The CCRs will be subject to approval by the City of Newberg. The document will, at minimum, address the following issues:

    - Street frontage building design;

    - Parking lot location;

    - Exterior building materials; and

    - Street design and development standards.

Schools

- Schools shall be allowed within Development Areas B through E or Area H.

- School sites shall meet the intent of the City's Comprehensive Plan concerning the siting of schools.

- Schools should be sited with the main entrance onto a local or minor collector street.

- School sites shall be located, to the extent reasonably possible, at the center of that portion of the residential development most likely to house children of the appropriate ages considering the type of development intended and related socioeconomic factors.

- School sites shall be located so as to minimize student foot traffic along and/or across major collector and arterial streets.

- Park and recreation facilities should be linked closely with schools.

Density

- The following development standards shall be applied to Springbrook Oaks (please refer to Graphic VI for map of development areas A through H). These standards shall supersede any density or density transfer standards established in the Newberg Development Code.

Area	Zone	Minimum Lot Size (square feet)	Minimum Lot Area Per Dwelling Unit (square feet)	Maximum Density (dwelling units per acre)
A	C-2	5,000	NA	NA
B	R-P	1,500*	1,500*	21.8*[1]
C	R-3	2,500*	2,500*	13.1*
D	R-2	3,750*	3,750	8.8
E	R-2	5,000	5,000*	6.6*
F	R-P	1,500*	1,500*	21.8*[2]
G	M-1	20,000	NA	NA
H	R-1	5,000*	10,000*[3]	3.3*

* Different than the standards established in the Newberg Development Code.

- A density shift of up to twenty percent (20%) is permitted between any two lots or portions of lots of equal acreage within the same or different residential areas (Areas B, C, D and E). The shift may be up to twenty percent (20%) of total units permitted within the lower density zone regardless of which direction the shifting is occurring. Any such shift shall be approved through a Type I process. An agreement must be drafted and signed by parties involved. An example is as follows:

Present maximum density permitted by zone:

A 5 acre lot in Area B = 109 units
A 5 acre lot in Area C = 65.5 units
(20% = 13.1 units)

---

1 Up to one-hundred percent (100%) of the land zoned R-P within Area B may be developed for residential use.

2 Up to twenty percent (20%) of the land zoned R-P within Area F may be developed for residential use.

3 Average lot area per dwelling in any one subdivision.

Proposed 20% shift:

Lot in Area B = 122 units*
Lot in Area C = 52 units*

OR

Lot in Area B = 95 units*
Lot in Area C = 78 units*

- Increases in density of residential Areas B, C, D and E may be permitted in consideration for land designated for public purposes such as schools, neighborhood parks, plazas, etc.. For any given acreage designated for the aforementioned purposes, the density of an equal amount of acreage may be increased twenty percent (20%) in another area of Springbrook Oaks which has the same zone type as that where the public area is located. The density shift may also be directed to a different zone, in a similar manner to the above. For example:

Present maximum density of public land: A 5 acre lot in Area D zoned R-2 = 44 units (20% = 8.8 units)

Proposed 20% density shift to another 5 acres in Area D zoned R-2: 44 units + 8.8 units = 52 units*.

OR

Proposed 20% density shift to another 5 acres in Area B zoned R-3: 109 units + 8.8 units = 117 units*.

- Any area of land whose allowed density has increased due to a density shift may include a corresponding decrease in the area's minimum lot size and minimum lot area per dwelling unit.
- No lot within any given zone may increase density due to a density shift more than once.
- Larger size lots shall be encouraged within Area H where natural features present greater development challenges.

Utilities

- Development shall accommodate and address issues related to:
  - water storage
  - irrigation
  - storm water
  - fire flow

*Rounded down to a whole unit number.

- Each development application shall show that its water requirements can be met adequately by municipal water supply and storage that are in place or will be at time of occupancy.
- All waste water infrastructure shall be connect to the Fernwood Road pump station. No other public pump stations shall be allowed.
- Public water systems ultimately shall be of a loop design.
- Storm water access points to the stream corridor shall be designed to minimize erosion.
- Smaller, multiple retention ponds shall be preferred over the creation of large retention facilities.
- The development shall have a plan for storm water collection and detention to mitigate storm water runoff.

APPENDIX B

Springbrook Oaks Specific Plan

Newberg Development Code
Section 10.44.318

10.44.318 The Springbrook Oaks Specific Plan.

(1) Report Adopted. The Springbrook Oaks Specific Plan dated August 2, 1999 is hereby adopted by reference. The development standards listed in this section are intended to implement the policies of the Springbrook Oaks Specific Plan. Development of Springbrook Oaks shall follow the standards of this code section as well as the policies of the plan. If a conflict exists between the Springbrook Oaks Specific Plan Policies and the Newberg Development Code, the Springbrook Oaks Specific Plan shall govern.

(2) Permitted Uses and Conditional Uses. Eight (8) development areas have been established with corresponding zones within the Springbrook Oaks Specific Plan (see Figure 20). The permitted and conditional uses allowed under the "SP" subdistrict shall be the same as those uses permitted in the base zoning districts. Exceptions to this standard include the following:

(A) A golf course shall be permitted within the M-1 area, adjacent to the stream corridor; and

(B) Densities and lot sizes shall be in accordance to the standards established in Section 10.44.318 (8) (A) of this code.

(3) Street and Pedestrian Pathway Standards. Street and pedestrian pathway development standards are established in the Newberg Development Code under Sections 10.60.112 through 10.60.137 and Section 10.80.

(4) Residential Design. Multiple, non-repetitive home designs (detached dwelling units) shall be used in the development. No two identical designs shall be located closer than every three residences on any street frontage.

(5) Setbacks. Figures 1 and 2 of the Springbrook Oaks Specific Plan identify special setback standards that apply to the property.

Residential

(A) Development Areas A through F Setbacks - Figure 1. Minimum and maximum front setbacks for structures shall be met in Development Areas A through F of the Springbrook Oaks Specific Plan. Residential structures shall be no closer nor further from the front property line than as follows:

	Minimum	Maximum
Porch	10'	25'
Dwelling	15'	25' (without porch)
Garage or Carport	20'	None

The front of a garage may not be closer to the property line than the front of the house unless each front on different streets.

(B) Development Area H Setback - Figure 2. Special minimum front setbacks for residential structures shall be met in Development Area H of the Springbrook Oaks Specific Plan. No maximum setback is required. Front setbacks are as follow:

	Minimum	Maximum
Porch	10'	None
Dwelling	15'	None
Garage or Carport	20'	None

(C) Interior Setbacks. Interior yard setbacks shall be the same as the base zone. An exception to this standard is made for single family attached housing, where no interior setback is required for the "zero" lot line.

(D) Staggered front setbacks of at least two (2) feet shall be established for attached homes. No two attached dwelling units with the same setback shall be located closer than every two residences on any street frontage.

Professional and Industrial Setbacks

(E) Except as set forth in subsection (D) above, setbacks for professional and industrial developments within Development Areas A, F, and G shall be set by the base zone or as otherwise required in this Code.

(7) Street Trees. Street trees shall be provided adjacent to all public rights-of-way abutting or within a subdivision or partition. Street trees shall be installed in accordance with the provisions of the Newberg Development Code, Section 10.50.160 (2) (D). Trees shall be selected from the street tree species list authorized by City Council. Preference should be

given towards the selection of oak species to maintain the character of the development's namesake: Springbrook Oaks.

(8) Residential Density. Residential density is governed by the "SP" overlay subdistrict.

(A) The following development standards shall be applied to Springbrook Oaks (please refer to Graphic VI for map of development areas A through H). *See NDC Figure 20.* These standards shall supersede any density or density transfer standards established in the Newberg Development Code.

Area	Zone	Minimum Lot Size (square feet)	Minimum Lot Area Per Dwelling Unit (square feet)	Maximum Density (dwelling units per acre)
A	C-2	5,000	NA	NA
B	R-P	1,500*	1,500*	21.8*[4]
C	R-3	2,500*	2,500*	13.1*
D	R-2	3,750*	3,750	8.8
E	R-2	5,000	5,000*	6.6*
F	R-P	1,500*	1,500*	21.8*[5]
G	M-1	20,000	NA	NA
H	R-1	5,000*	10,000*[6]	3.3*

* Different than the standards established elsewhere in the Newberg Development Code.

(B) A density shift of up to twenty percent (20%) is permitted between any two lots or portions of lots of equal acreage within the same or different residential areas (Areas B, C, D and E). The shift may be up to twenty percent (20%) of total units permitted within the lower density zone regardless of which direction the shifting is occurring. Any such shift shall be approved through a Type I process. An agreement must be drafted and signed by all parties involved.

---

4 Up to one-hundred percent (100%) of the land zoned R-P within Area B may be developed for residential use.

5 Up to twenty percent (20%) of the land zoned R-P within Area F may be developed for residential use.

6 Average lot area per dwelling in any one subdivision.

An example of density shifting is as follows:

Present maximum density permitted by zone	A 5 acre lot in Area B = 109 units A 5 acre lot in Area C = 65.5 units (20% = 13.1 units)
Proposed 20% shift:	Lot in Area B = 122* units Lot in Area C = 52* units
	OR
	Lot in Area B = 95* units Lot in Area C = 78* units

(C) Increases in density of residential Areas B, C, D and E may be permitted in consideration for land designated for public purposes such as schools, neighborhood parks, plazas, etc. (excluding stream corridors). For any given acreage designated for the aforementioned purposes, the density of an equal amount of acreage may be increased twenty percent (20%) in another area of Springbrook Oaks which has the same zone type as that of where the public area is located. The density shift may also be directed to a different zone, in a similar manner to the above. For example:

Present maximum density of public land:	A 5 acre lot in Area D zoned R-2 = 44 units (20% = 8.8 units)
Proposed 20% density shift to another 5 acres in Area D zoned R-2	44 units + 8.8 units = 52 units*.
	OR
Proposed 20% density shift to another 5 acres in Area B zoned R-3	109 units + 8.8 units = 117 units*.

(D) Any area of land whose allowed density has increased due to a density shift may include a corresponding decrease in the area's minimum lot size and minimum lot area per dwelling unit.

(E) No lot within any given zone may increase density due to a density shift more than once.

*Rounded down to a whole unit number.

(F) Maximum lot coverage is described in the Newberg Development Code, Section 10.50.147.

(9) Commercial and Industrial Standards. In addition to site review standards, all commercial and industrial development will conform to the Code, Covenant, and Restrictions (CCRs) approved for the Springbrook Oaks development. A Certificate of Compliance with these CCRs shall be submitted with a design review application for any commercial or industrial development.

(10) Sign Standards. Signs must comply with the Newberg Development Code, Sections 10.50.180 through 10.50.191.

(11) Tree Management Plan. Any proposed development within Development Area H must follow the approved tree management plan for Development Area H. The plan shall be developed by a third-party licensed arborist.

(12) Permitting Process. Any proposed development shall follow the permit approval process described in the Newberg Development Code, Section 10.08 through 10.10. Exceptions to this standard are as follows:

(A) Proposed subdivisions will be reviewed under the Type II process, and;

(B) Any proposed development within Development Areas A through F that meet the Building Design and Development Standards in Appendix C (see Springbrook Oaks Specific Plan) will be reviewed under the Type I process. The applicant shall provide written documentation showing that each development standard has been met.

(13) Plan Amendments. Proposed amendments and adjustments to the specific plan will follow the procedure described in the Newberg Development Code, Section 10.44.312. Exceptions to this amendment and adjustment procedure are as follows:

(A) Proposed boundary modifications for Development Areas B through E (Figure 20) that increases any individual area no more than five percent (5%) of its original total acreage will be reviewed under a Type I process. Proposed boundary modifications that change the total acreage of any of the aforementioned Development Areas more than five percent (5%) will be reviewed under a Type III process.

(B) Proposed boundary modifications for Development Areas F through G that increases any individual area no more than ten percent (10 %) of its original total acreage will be reviewed under a Type I process. Proposed boundary modifications that change the total acreage of any of the aforementioned Development Areas more than ten percent (10 %) will be reviewed under a Type III process.

(C) Proposed boundary changes for Areas A and H will be reviewed under a Type III process.

APPENDIX C

Springbrook Oaks Specific Plan

Building Design and Development Standards
Attached Residential Dwelling Units in Development Areas B through F

The following standards have been established for attached residential dwelling units within Development Areas B through F of Springbrook Oaks. The purpose of these standards are:

- To protect the character and the social and economic stability of Springbrook Oaks.
- To ensure the orderly and beneficial development of each component of Springbrook Oaks.
- To expedite the design review process for proposed development.

Proposed developments for attached residential dwelling units within Development Areas B through F of Springbrook Oaks will be examined for compliance to these standards under a Type I process. Any such development not in compliance with these standards will be reviewed under the appropriate process specified within the Newberg Development Code.

Design Standards

A. Primary individual unit entries shall be oriented towards a road. Entries shall be covered and architecturally differentiated from other building elements, in order to clearly express their location and function (see Figure 3).

B. Buildings shall be articulated in such a manner that no more than 25' of horizontal, flat building facade will be permitted. In the case of rowhouse or townhouse units, no more than two units may be paired together in the same facade or without a minimum of 2'-0" difference between adjacent facades (see Figures 4 and 5).

C. When possible, garages and carports should not be adjacent to primary streets or roads. They should be located internally within each development or complex where their designated dwelling units are located. Attached garages shall not extend beyond any primary entry facade.

D. All buildings shall utilize materials that meet or exceed current industry standards (American Institute of Architects or American Society of Testing Materials) for a medium to high level range of quality. The proposed building materials will be recommended by a licensed architect and will be compatible with the Springbrook Oaks development.

The following are some examples of unacceptable building products:

1. T1-11 siding panels.
2. Three tab composition roofing.
3. Single-ply vinyl siding

In addition, all exterior walls shall utilize a "double-wall" system. This incorporates the use of an air infiltration barrier and secondary water resistive membrane, exterior sheathing beneath, and a covering with an acceptable siding product. Buildings will meet all applicable building codes and current construction requirements.

E. Each dwelling unit shall incorporate individual areas of exterior space no less than 50 square feet per unit. Each space shall have a minimum dimension of 5', in any direction. This can be achieved through the use of porches, decks, patios, balconies etc. or designated yards other than those adjacent to primary streets or roads.

F. On buildings with sloped roofs, no slope shall be less than a 4:12 pitch. These roofs shall utilize eaves, rakes, and overhangs of no less than 12".

G. The minimum landscape percentage or "pervious" surface area shall not be less than 30% of the overall site area.

H. No building shall be greater than 35', or three stories, in overall height. This shall include garages in rowhouse or townhouse type buildings.

I. Where trash enclosures are required; they are to be located internally within the complex or development. They shall not be adjacent to any primary road or street. They shall be enclosed on all sides by walls, gates or fences and provided with a secondary buffer of landscape screening on at least three sides. Access to the enclosure shall be limited to one side only (see Figure 6).

J. Each complex or development shall provide an internal pedestrian circulation system. Each system shall be interconnected with adjacent circulation systems to form a master pedestrian circulation system. All internal systems shall be appropriately illuminated to meet current City standards.

K. All parking ratios shall meet current City standards.

L. All buildings shall be colored in earth tones of medium range value. No building or buildings shall be brightly colored or colored in such a manner as to emphasize its overall mass. Subtle contrasts between adjacent buildings and individual building elements (i.e. trims, facades etc.) shall be provided.

M. Exterior trim will be provided around all windows and at building corners. Window trim pieces shall be painted a contrasting color to the building body.

N. All primary collector streets and neighborhood secondary streets, shall comply with Figures 7, 8, and 9.

O. All setbacks shall comply with Figures 10 and 11.

APPENDIX D

Springbrook Oaks Specific Plan

Project Participants

Steering Committee Members:

Robert Andrews, City Traffic Safety Committee Member (Chair)
Deborah Sumner, Former City Councilor (Vice Chair)
Don Clements, Chehalem Park and Recreation District
Frank Dittman, Neighboring Property Owner
Sam Farmer, George Fox University
Rob Molzahn, Cornerstone Group Realtors
Andrew Poole, Citizen
Paul Frankenburger, Newberg School District
Michael Wallace, Citizen
Jim Henderson, EFTC
Mike Livingstone, Portland General Electric
Johann May, Citizen
Bob Youngman, Citizen

City of Newberg Staff:

Duane Cole, City Manager
Mike Soderquist, Community Development Department Director
Barton Brierley, City Planner
Larry Anderson, City Engineer
David Beam, Economic Development Coordinator, Planner

Property Owner:

Dean Werth, Property Owners Representative
Mike Gougler, Development Representative

Consultants:

Ankrom Moisan Architects (Concept Plan and sketches)
Kittelson and Associates, Inc. (Traffic Analysis)

APPENDIX E

Springbrook Oaks Specific Plan

Graphics and Figures

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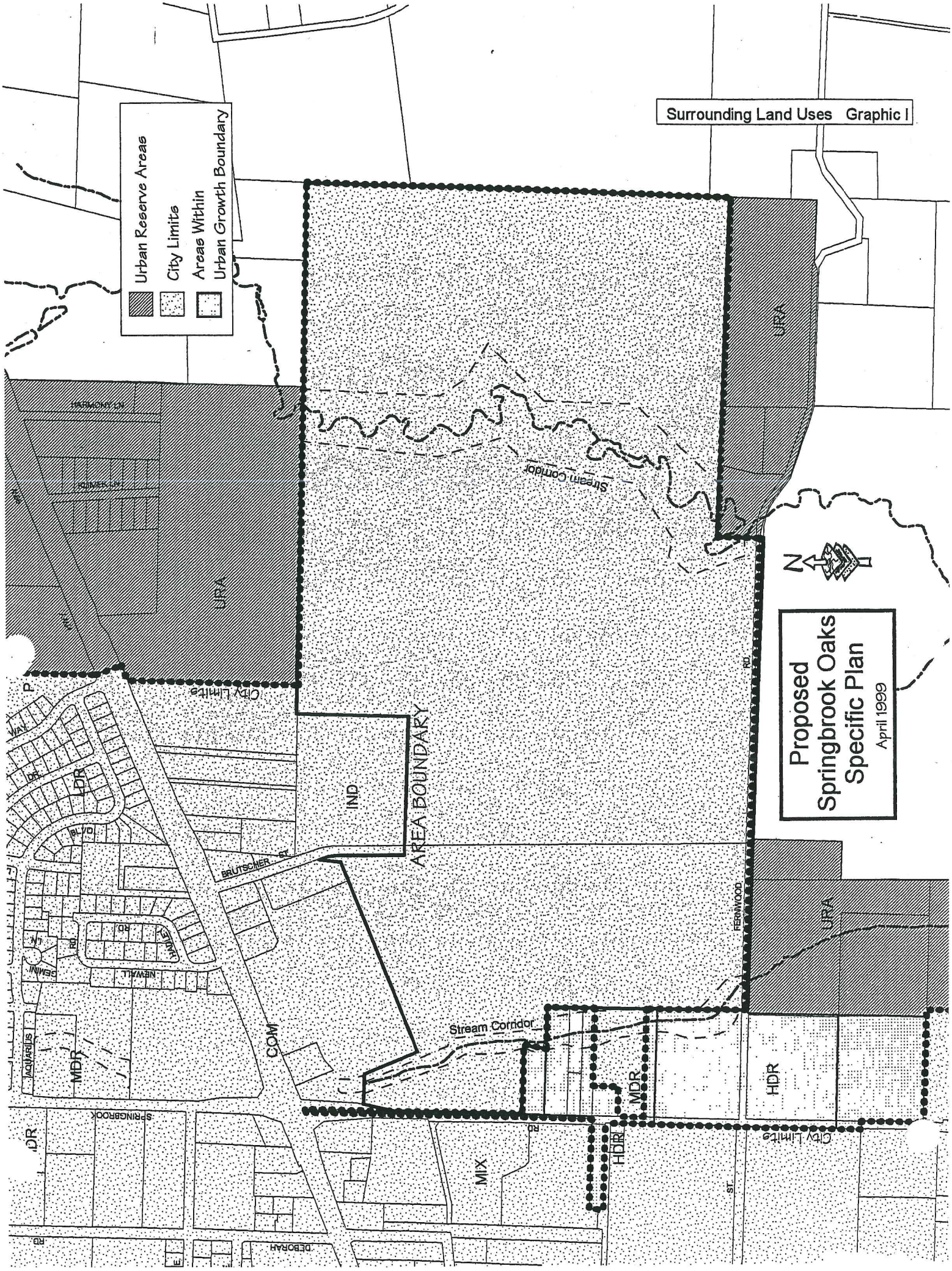

Surrounding Land Uses Graphic I
Urban Reserve Areas
City Limits
Areas Within
Urban Growth Boundary
Proposed
Springbrook Oaks
Specific Plan
April 1999
N
URA
URA
URA
HARMONY LN
KLIMEK LN
Stream Corridor
City Limits
AREA BOUNDARY
IND
BRUTSCHER ST
FERNWOOD RD
LDR
BLVD
NEWALL
GEMINI
AQUARIUS
MDR
COM
Stream Corridor
MDR
HDR
HDR
MIX
SPRINGBROOK
DEBORAH
City Limits

Natural Features Graphic II
AREA BOUNDARY
Stream Corridor
Stream Corridor
N
Proposed
Springbrook Oaks
Specific Plan
April 1999

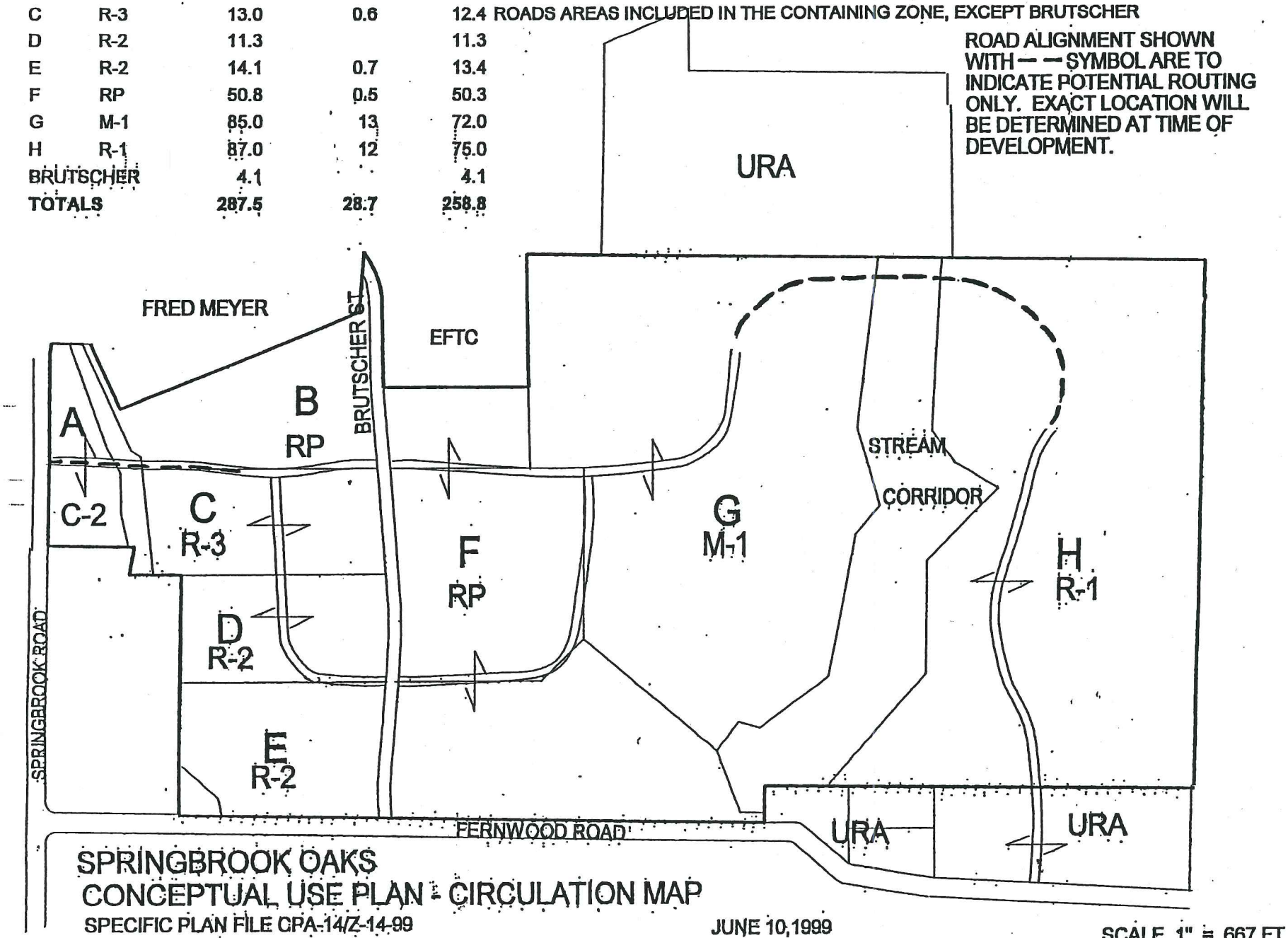
AREA	ZONE	GROSS ACRES	CORRIDOR ACRES	NET ACRES
A	C-2	6.8	1.2	5.6
B	RP	15.3	0.7	14.6
C	R-3	13.0	0.6	12.4
D	R-2	11.3		11.3
E	R-2	14.1	0.7	13.4
F	RP	50.8	0.5	50.3
G	M-1	85.0	13	72.0
H	R-1	87.0	12	75.0
BRUTSCHER		4.1		4.1
TOTALS		287.5	28.7	258.8

NOTES

FOR ZONES WHICH ABUT A STREAM CORRIDOR, THE BOUNDARY IS THE CENTER OF THE STREAM CORRIDOR

ROADS AREAS INCLUDED IN THE CONTAINING ZONE, EXCEPT BRUTSCHER

ROAD ALIGNMENT SHOWN WITH — — SYMBOL ARE TO INDICATE POTENTIAL ROUTING ONLY. EXACT LOCATION WILL BE DETERMINED AT TIME OF DEVELOPMENT.



SPRINGBROOK OAKS
CONCEPTUAL USE PLAN - CIRCULATION MAP

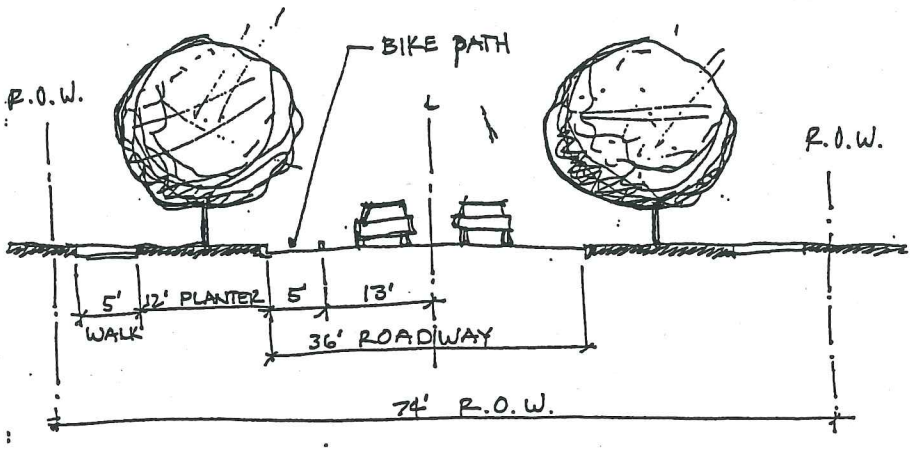
SPECIFIC PLAN FILE CPA-14/Z-14-99

Tax Lots 3216-2001 and 3216-2010

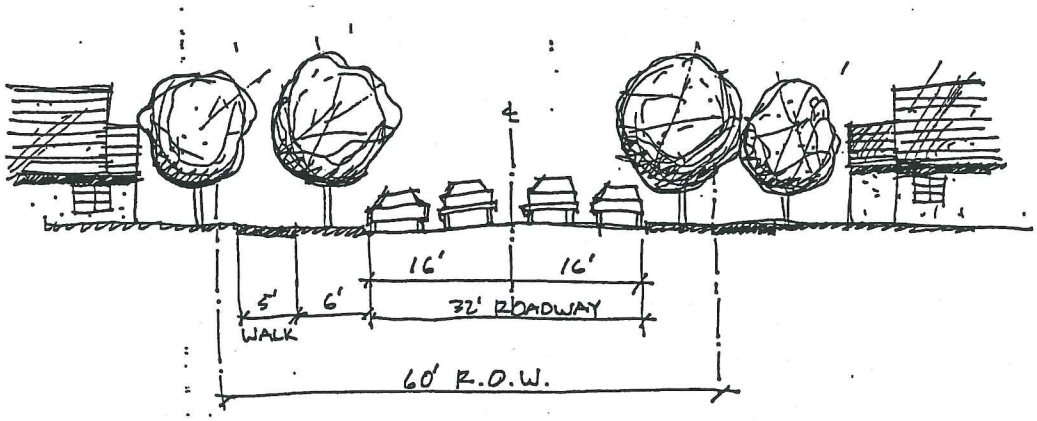
JUNE 10,1999

SCALE 1" = 667 FT

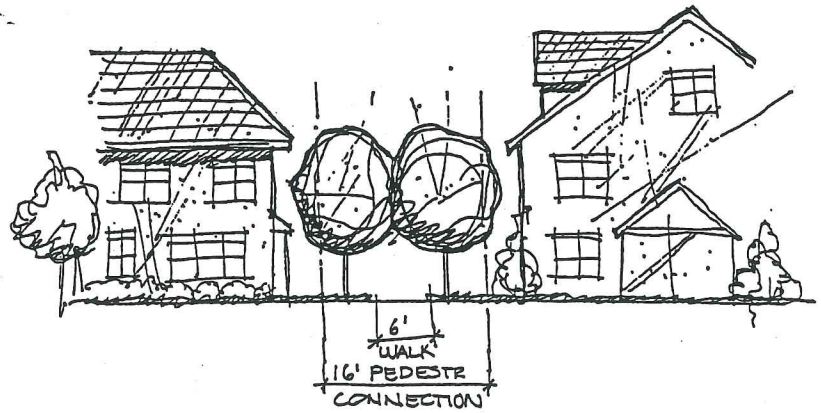
Graphic III - Circulation Plan



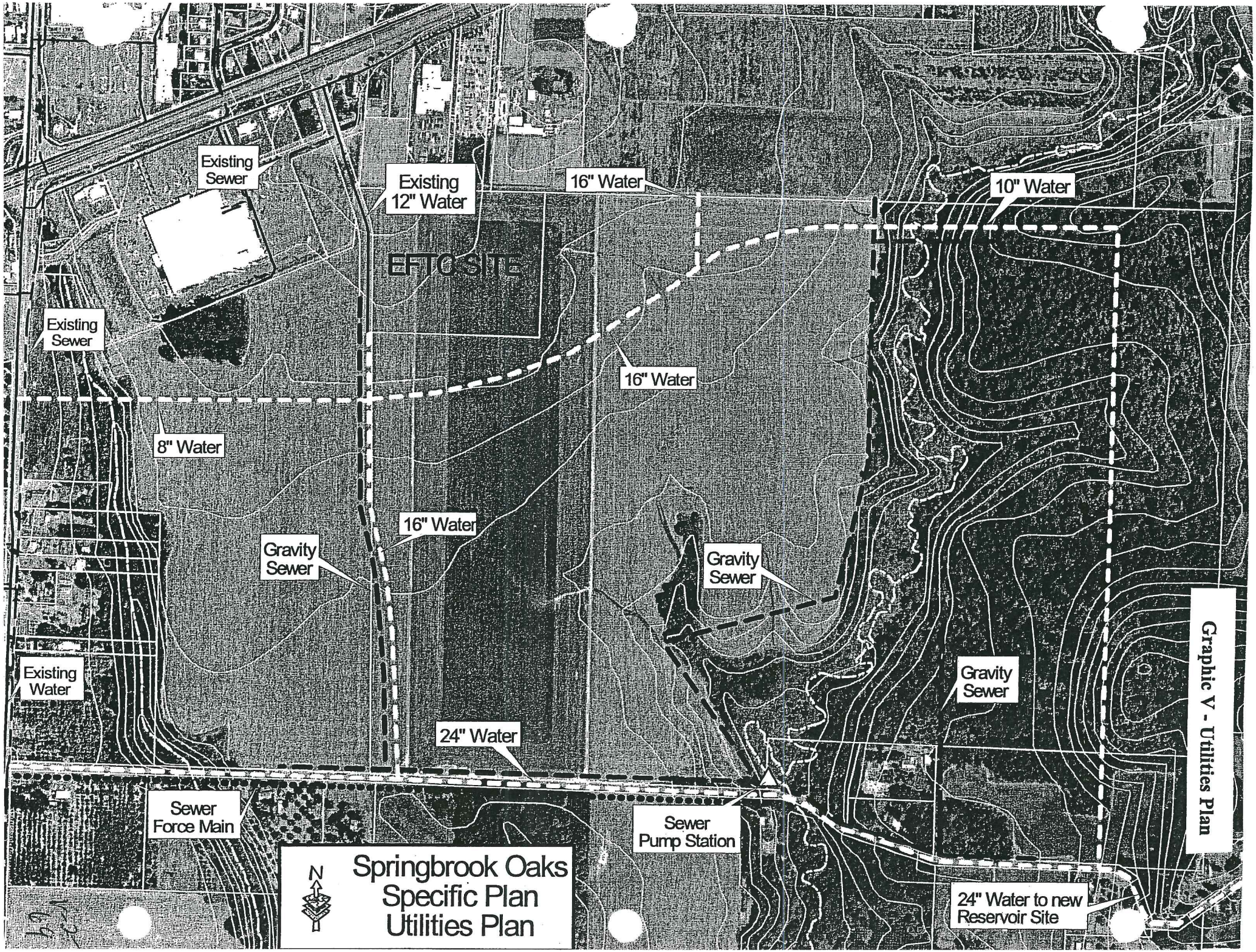
COLLECTOR STREET



NEIGHBORHOOD STREET



PEDESTRIAN CONNECTIONS


Existing Sewer
Existing 12" Water
16" Water
10" Water
EFTC SITE
Existing Sewer
16" Water
8" Water
16" Water
Gravity Sewer
Gravity Sewer
Existing Water
Gravity Sewer
24" Water
Sewer Force Main
Sewer Pump Station
24" Water to new Reservoir Site
N
Springbrook Oaks Specific Plan Utilities Plan
Graphic V - Utilities Plan

AREA	ZONE	GROSS ACRES	STREAM CORRIDOR ACRES	NET ACRES
A	C-2	6.8	1.2	5.6
B	RP	15.3	0.7	14.6
C	R-3	13.0	0.6	12.4
D	R-2	11.3		11.3
E	R-2	14.1	0.7	13.4
F	RP	50.8	0.5	50.3
G	M-1	85.0	13	72.0
H	R-1	87.0	12	75.0
BRUTSCHER		4.1		4.1
TOTALS		287.5	28.7	258.8

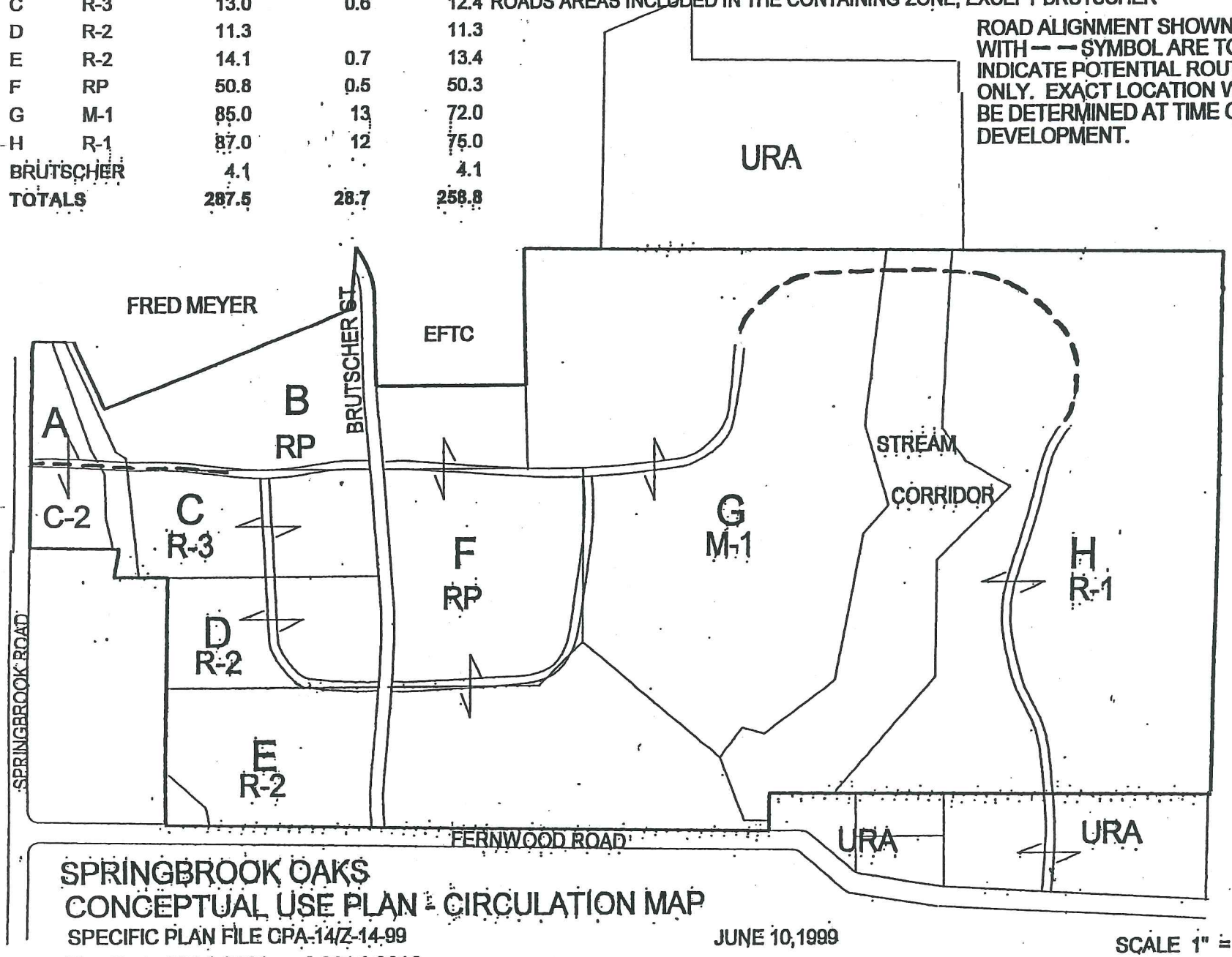
NOTES

FOR ZONES WHICH ABUT A STREAM CORRIDOR, THE BOUNDARY IS THE CENTER OF THE STREAM CORRIDOR

ROADS AREAS INCLUDED IN THE CONTAINING ZONE, EXCEPT BRUTSCHER

ROAD ALIGNMENT SHOWN WITH — — SYMBOL ARE TO INDICATE POTENTIAL ROUTING ONLY. EXACT LOCATION WILL BE DETERMINED AT TIME OF DEVELOPMENT.

N



SPRINGBROOK OAKS
CONCEPTUAL USE PLAN - CIRCULATION MAP

SPECIFIC PLAN FILE CPA-14/Z-14-99

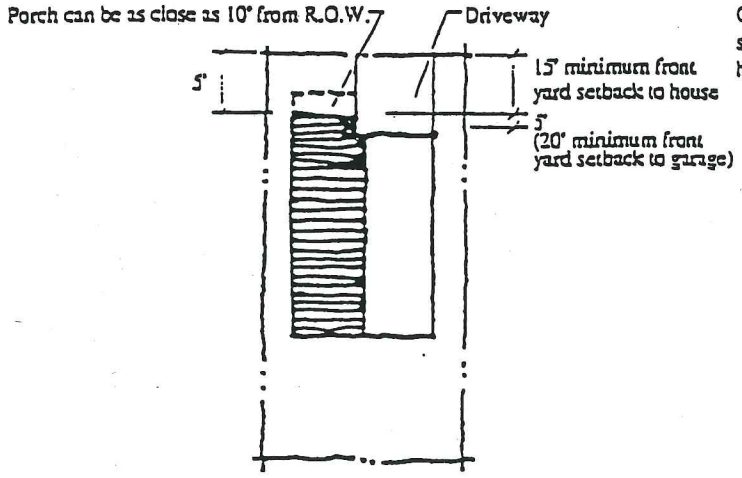
Tax Lots 3216-2001 and 3216-2010

JUNE 10,1999

SCALE 1" = 667 FT

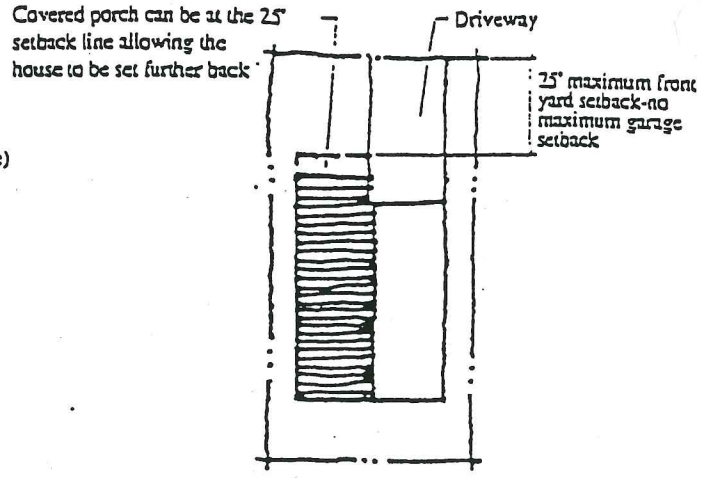
Graphic VI - Development Areas

Figure 1



Minimum Front Setbacks

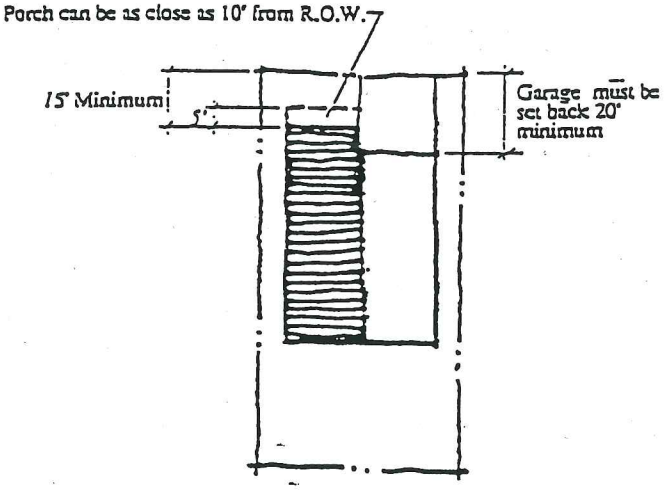
10'-Porch
15'-House
20"-Garage
Garage may not be closer to the front property line than the front of the house.



Maximum Front Setbacks

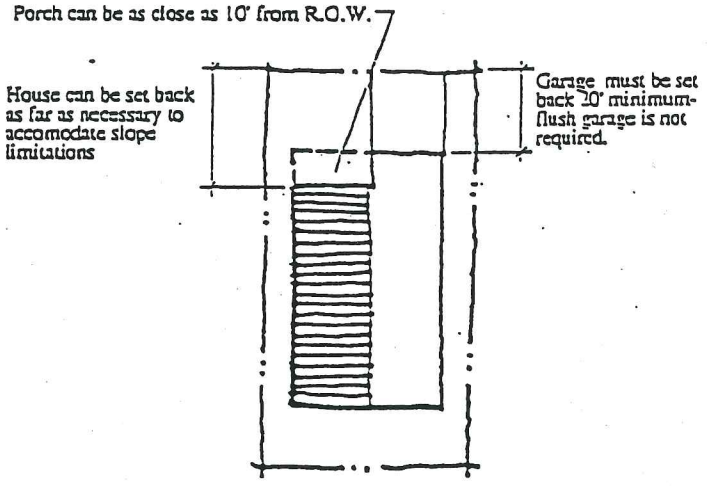
25'-Porch
25'-House (without porch)
None-Garage
Garage may not be closer to the front property line than the front of the house.

Figure 2



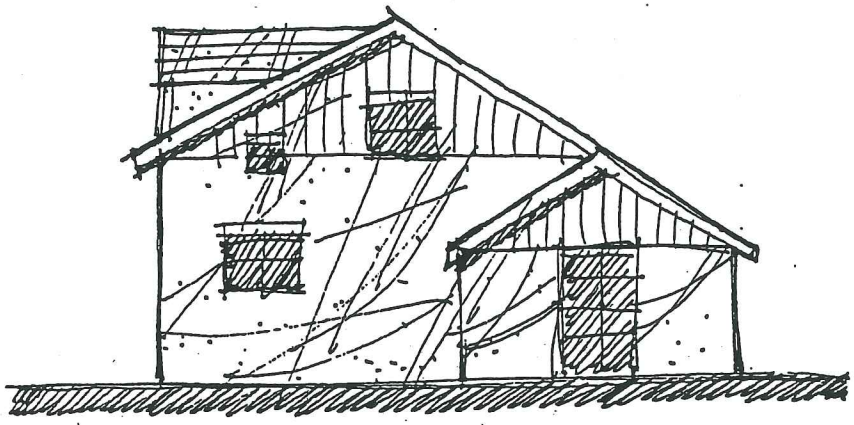
Minimum Front Setbacks

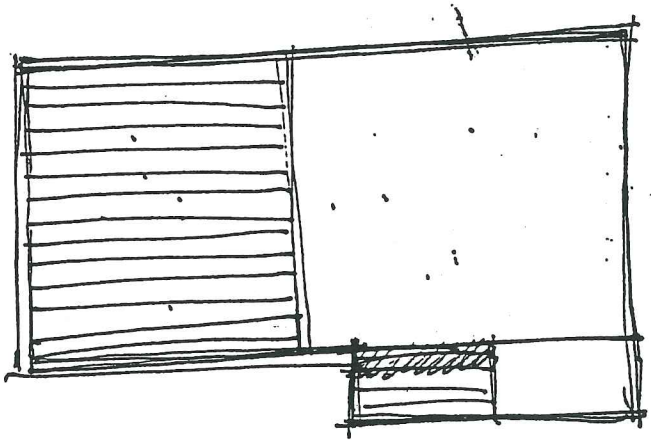
10'-Porch
15'-House
20"-Garage

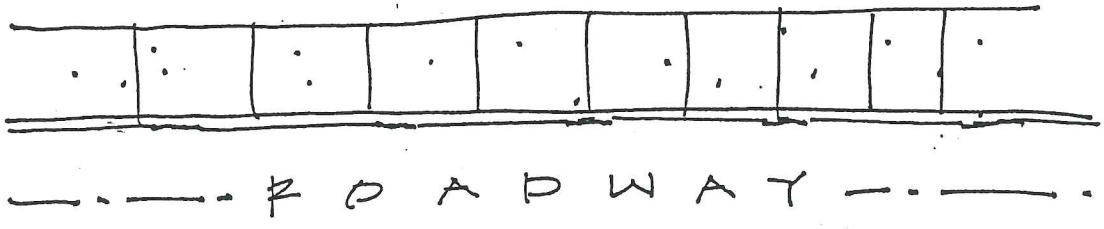


Maximum Front Setbacks

None







DESIGN STANDARD

Figure 3

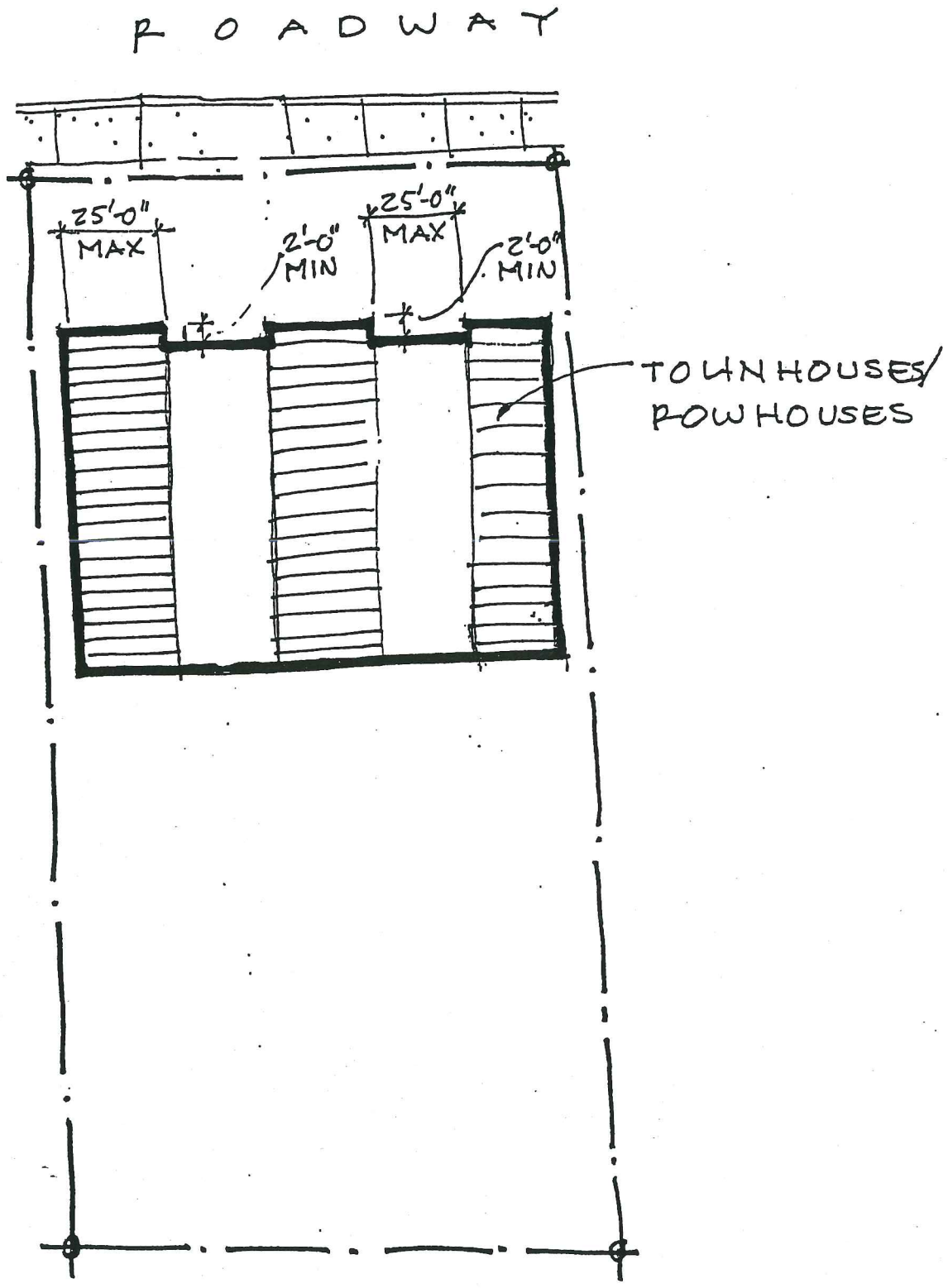

ROADWAY
25'-0" MAX
2'-0" MIN
25'-0" MAX
2'-0" MIN
TOWNHOUSES/ ROWHOUSES
DESIGN STANDARD

Figure 4

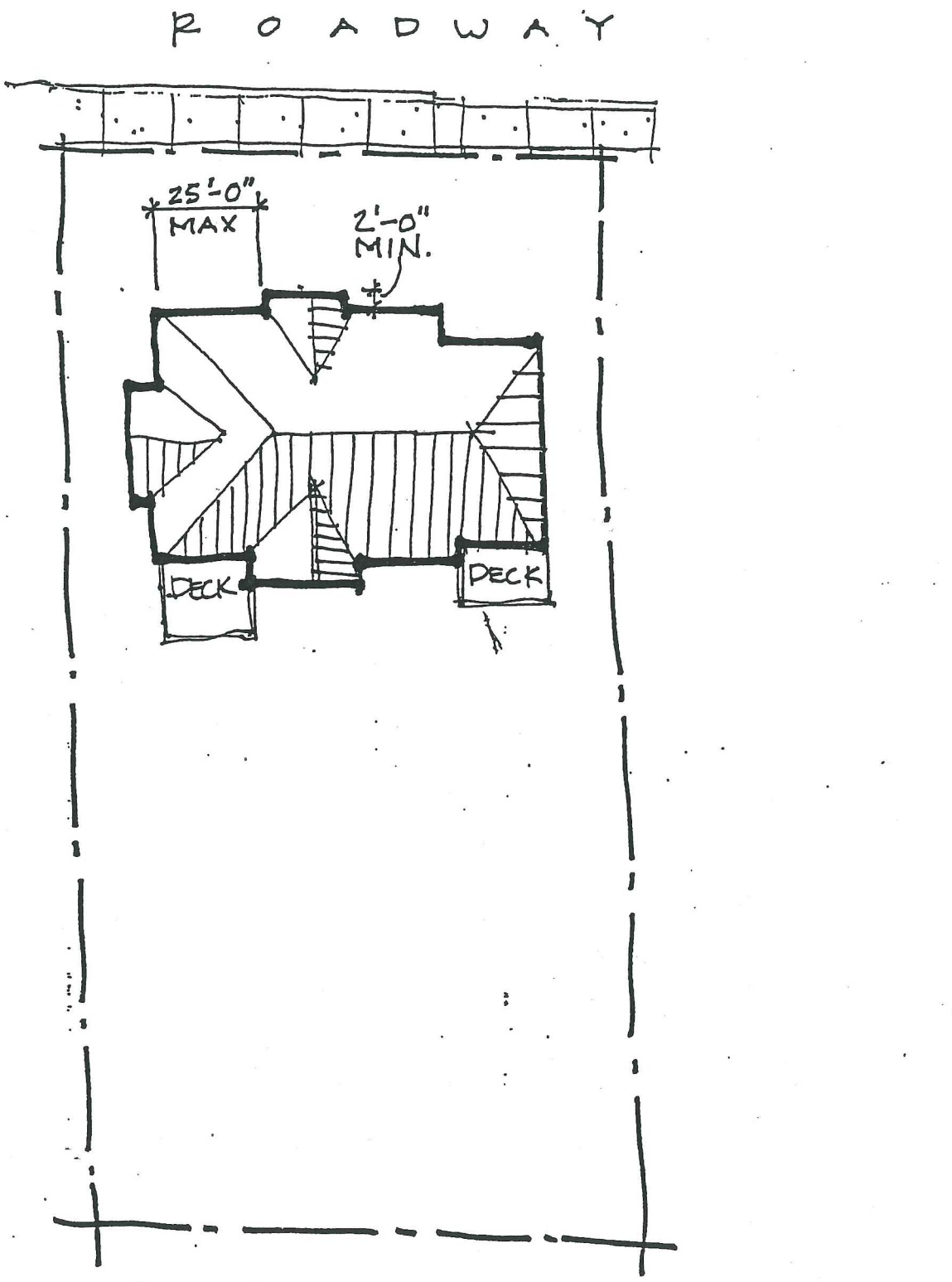
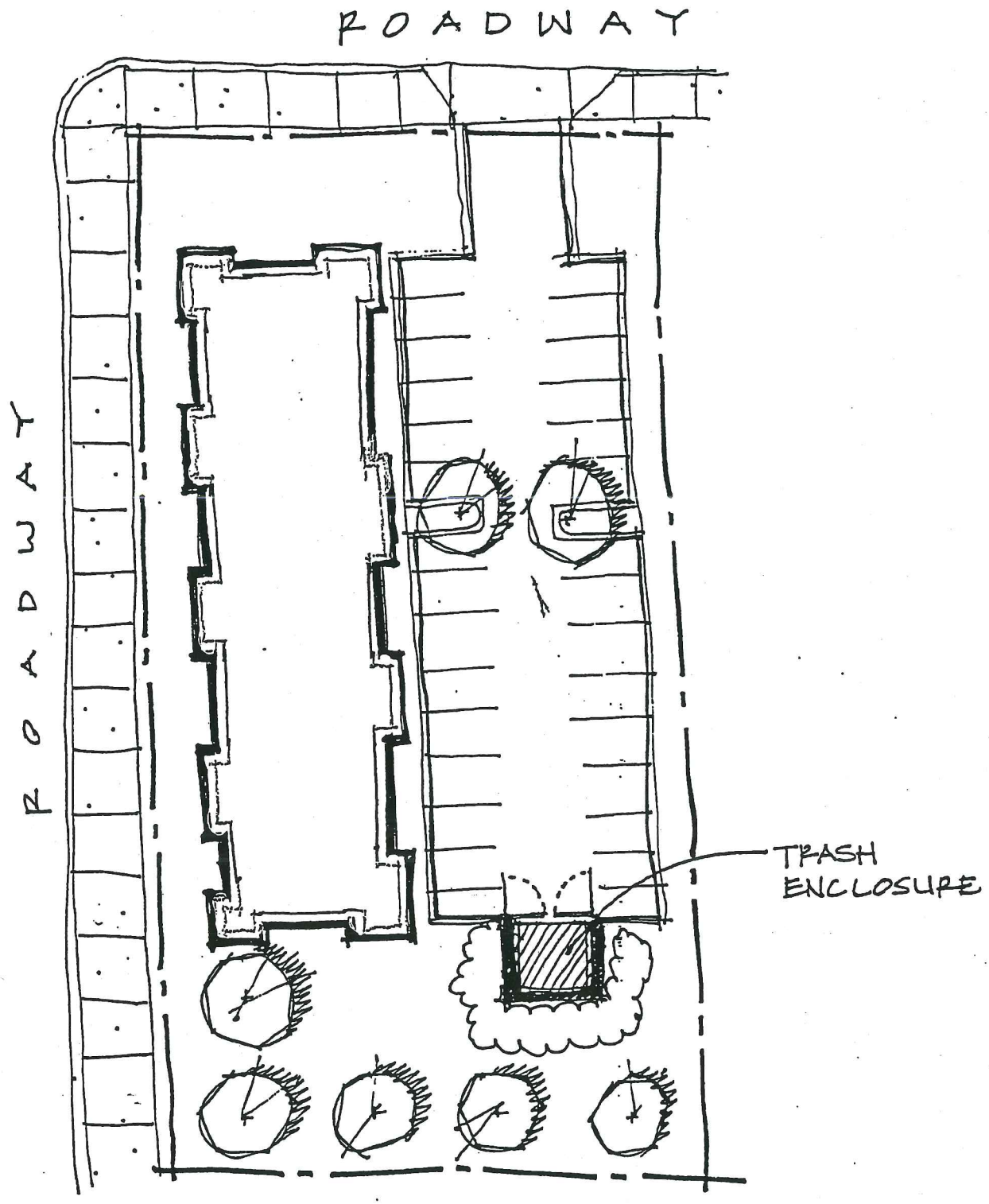
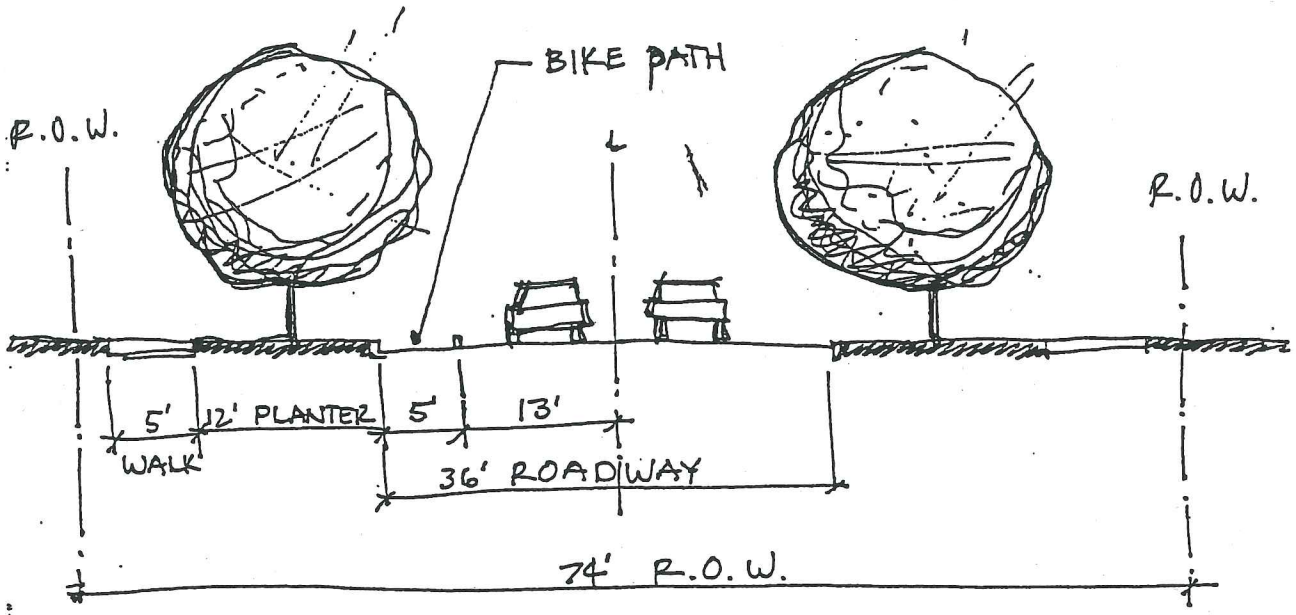


Figure 5



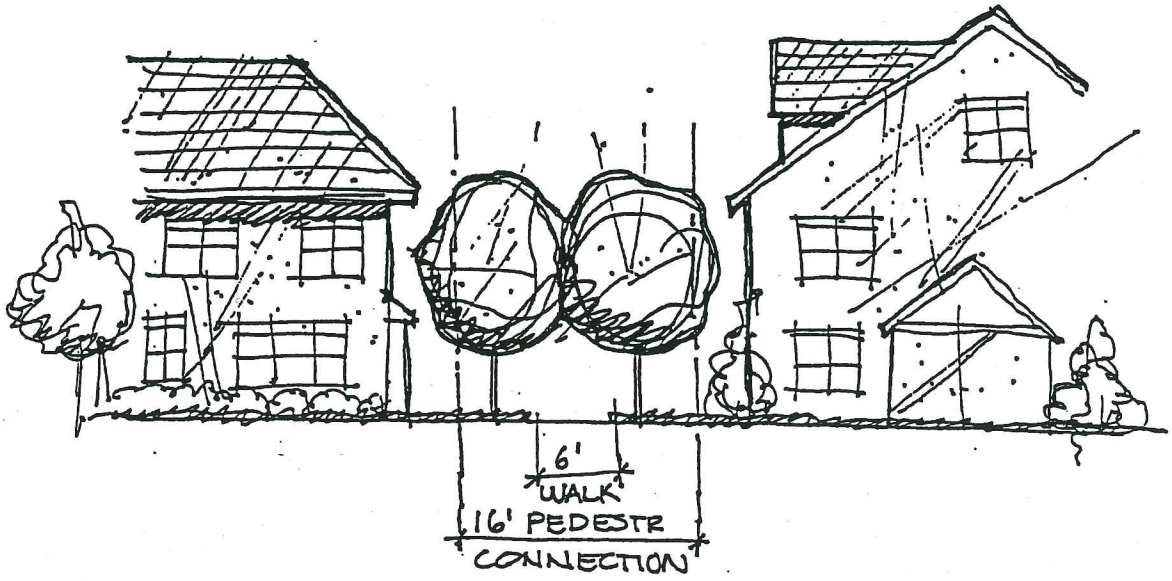
DESIGN STANDARD

Figure 6



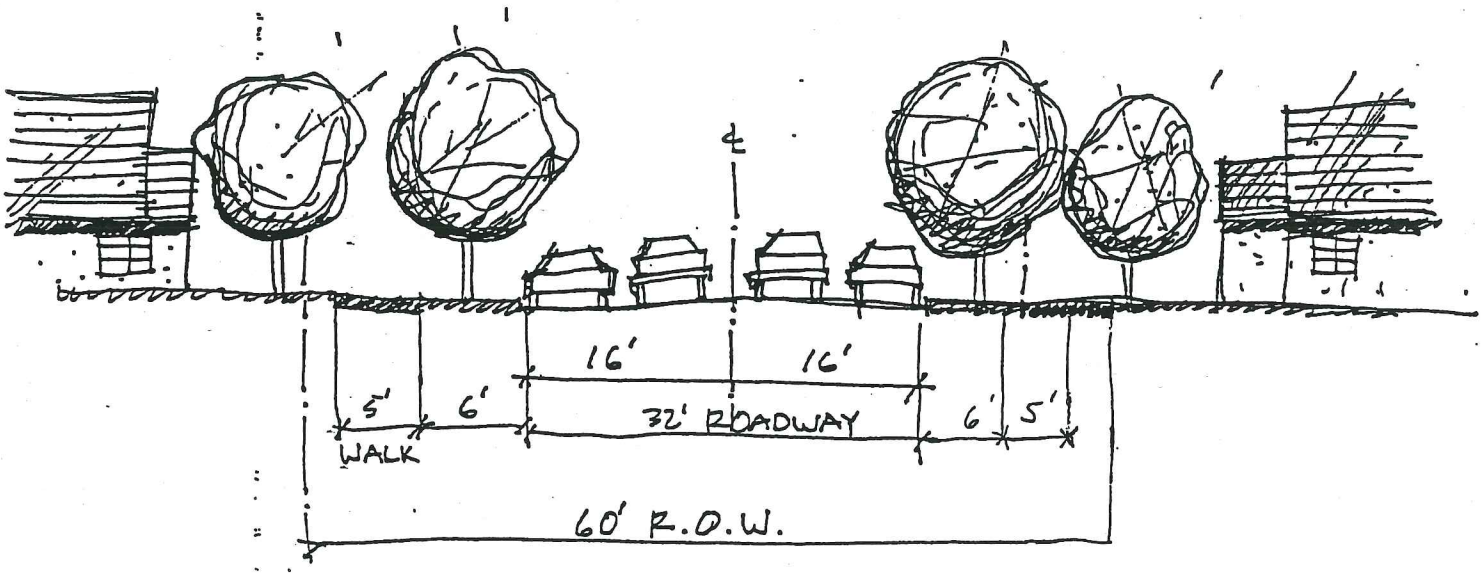
COLLECTOR STREET

Figure 7



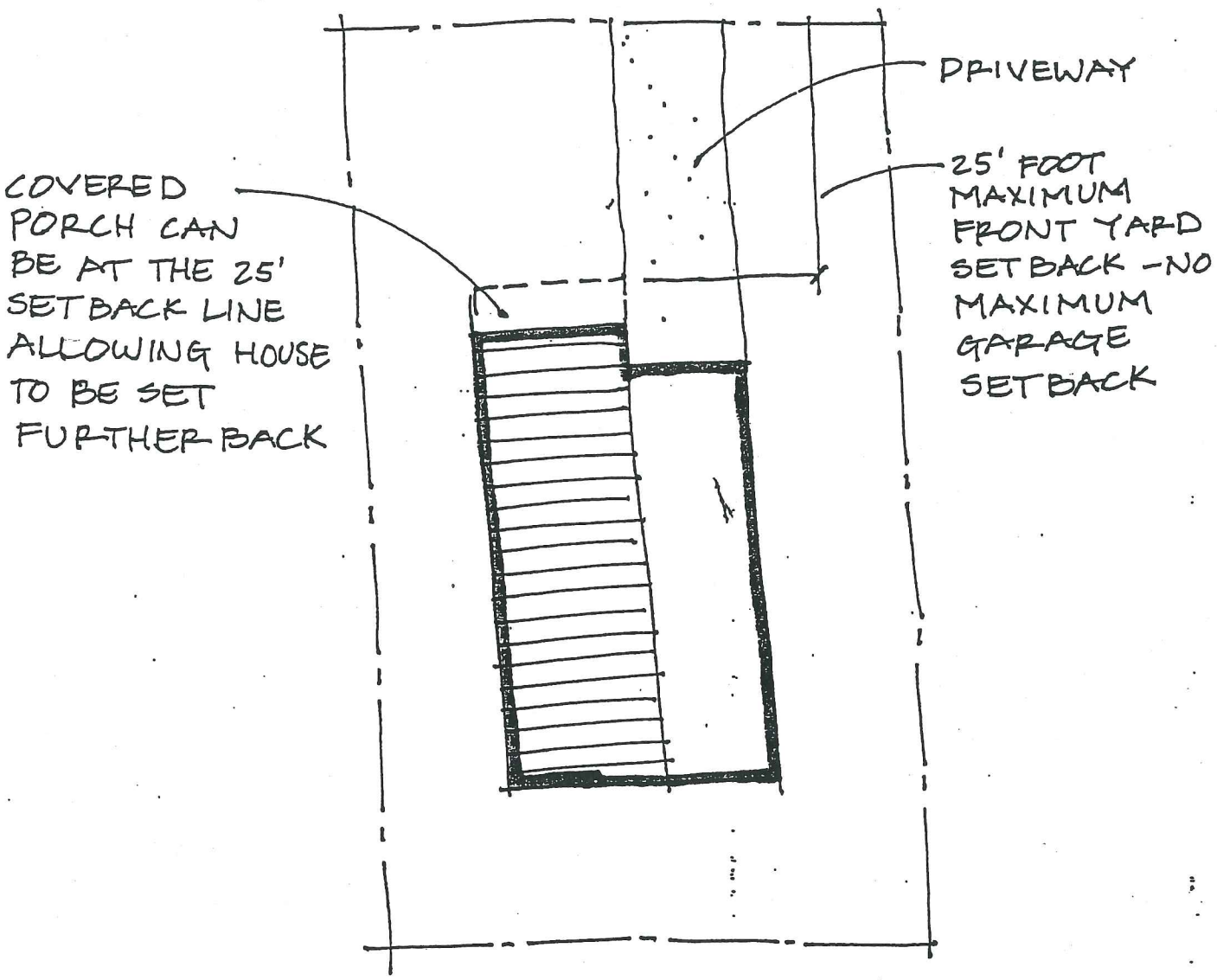
PEDESTRIAN CONNECTIONS

Figure 8



NEIGHBORHOOD STREET

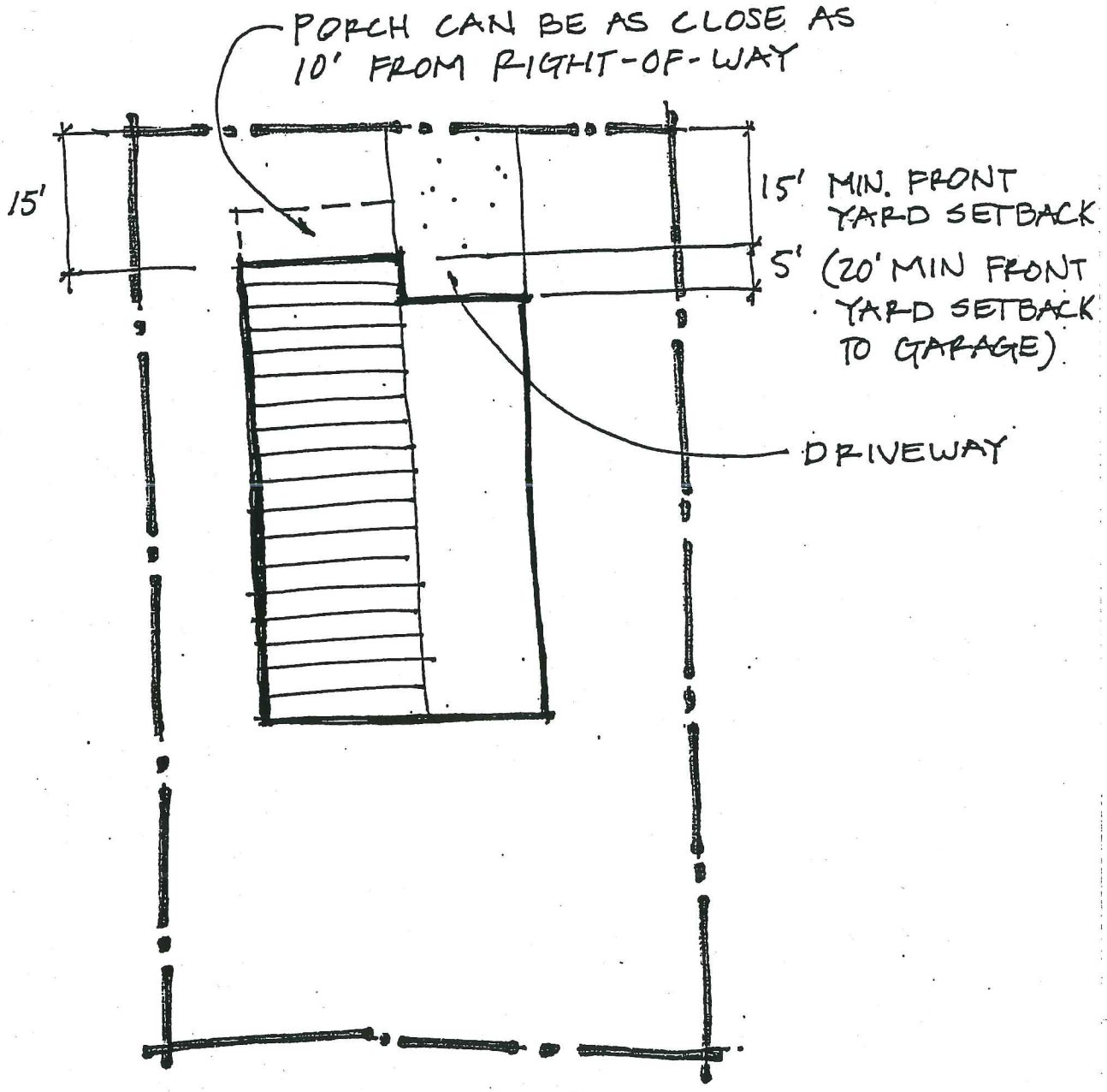
Figure 9



MAXIMUM FRONT SET BACKS

25' PORCH
25' HOUSE W/O PORCH
NA' GARAGE

Figure 10



MINIMUM FRONT SETBACKS

10' PORCH
15' HOUSE
20' GARAGE

Figure 11

AREA	ZONE	GROSS ACRES	STREAM CORRIDOR ACRES	NET ACRES
A	C-2	6.8	1.2	5.6
B	RP	15.3	0.7	14.6
C	R-3	13.0	0.6	12.4
D	R-2	11.3		11.3
E	R-2	14.1	0.7	13.4
F	RP	50.8	0.5	50.3
G	M-1	85.0	13	72.0
H	R-1	87.0	12	75.0
BRUTSCHER		4.1		4.1
TOTALS		287.5	28.7	258.8

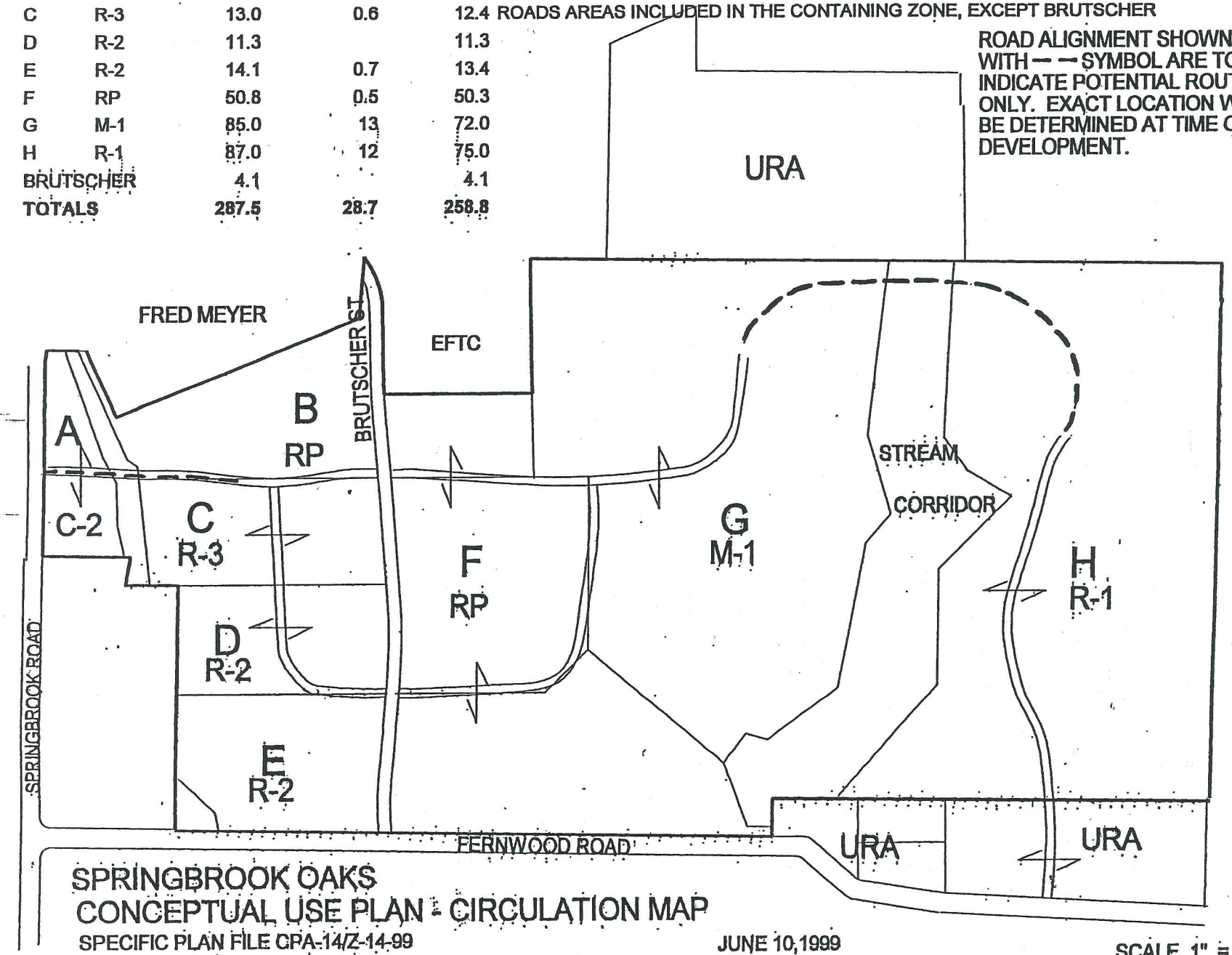
NOTES

FOR ZONES WHICH ABUT A STREAM CORRIDOR, THE BOUNDARY IS THE CENTER OF THE STREAM CORRIDOR

ROADS AREAS INCLUDED IN THE CONTAINING ZONE, EXCEPT BRUTSCHER

ROAD ALIGNMENT SHOWN WITH — — SYMBOL ARE TO INDICATE POTENTIAL ROUTING ONLY. EXACT LOCATION WILL BE DETERMINED AT TIME OF DEVELOPMENT.

N



SPRINGBROOK OAKS
CONCEPTUAL USE PLAN - CIRCULATION MAP
SPECIFIC PLAN FILE CPA-14/Z-14-99
Tax Lots 3216-2001 and 3216-2010

JUNE 10,1999

SCALE 1" = 667 FT

NDC Figure 20 - Development Areas