

TABLE	
LOTS	39
AVERAGE LOT SIZE	24,113 SF
GROSS SITE AREA	38.92 ACRES
OPEN SPACE	13.01 AC 33%



**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 12965 SW HERMAN RD STE 100  
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**COMPREHENSIVE PLAN  
 DEVELOPMENT STUDY**  
**HAPPY VALLEY OREGON**  
 CLATSOP COUNTY TAX LOT 2 2E 02A  
 TAX LOTS 100, 200, 201, 202, 300

**CONCEPTUAL MEDIUM  
 DENSITY LAYOUT**

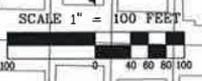
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 DRAWN BY: CL  
 CHECKED BY: MBH  
 SCALE: AS NOTED  
 DATE: 5/11/2016

**DRAFT**

REVISIONS:

JOB NUMBER  
**4981**

SHEET  
**08**





09

SHEET

4981

JOB NUMBER

REVISIONS

DRAFT

DATE: 5/11/2016

SCALE: AS NOTED

DESIGNED BY: RSW

DRAWN BY: CL

CHECKED BY: MJB

CONCEPTUAL MEDIUM DENSITY LAYOUT WITH AERIAL PHOTOGRAPH

COMPREHENSIVE PLAN DEVELOPMENT STUDY HAPPY VALLEY OREGON

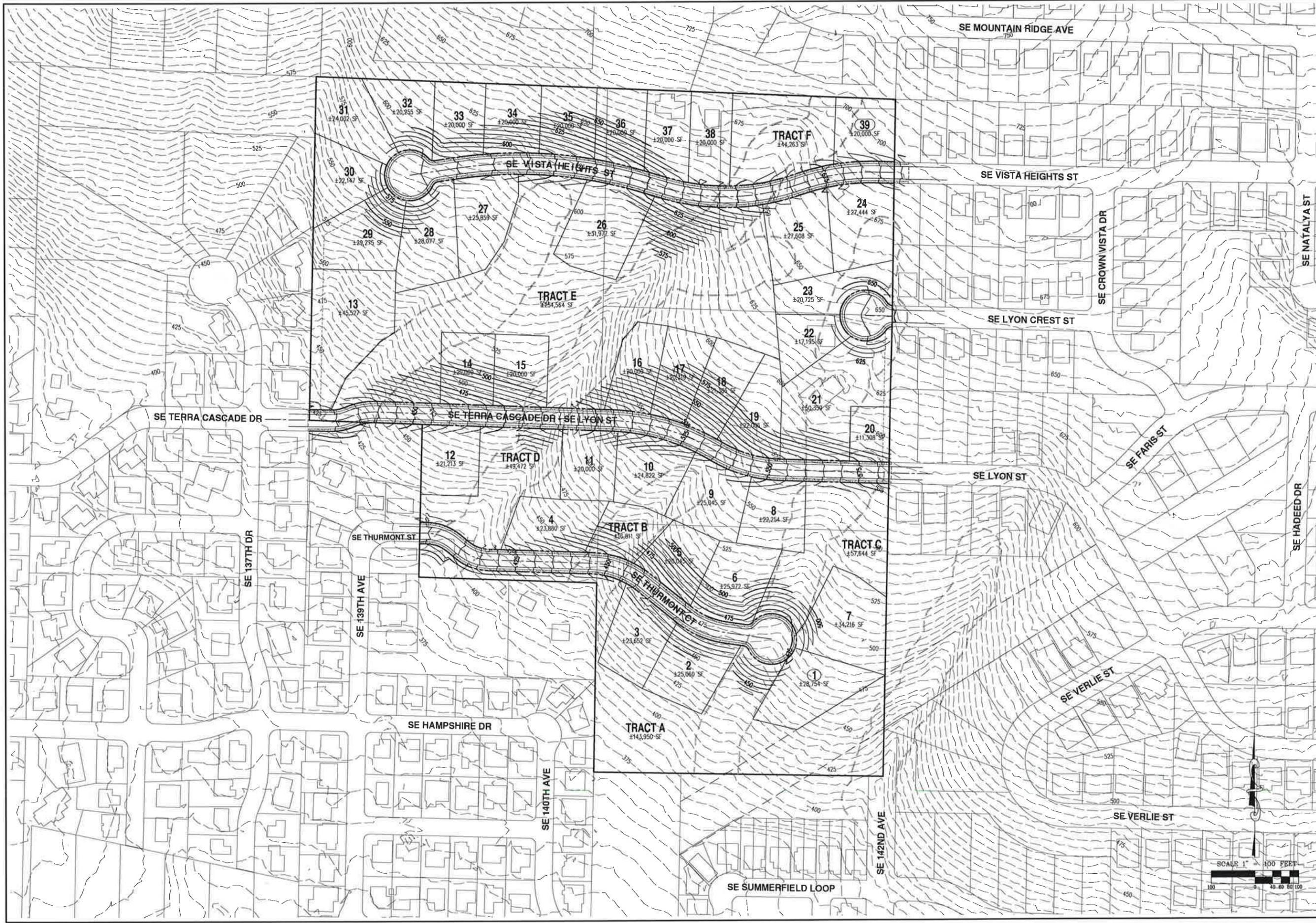
TAX LOTS 100, 200, 201, 202, 300

CLACKAMAS COUNTY TAX LOT 2 ZE 02A

AKS ENGINEERING & FORESTRY, LLC  
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ENGINEERING - SURVEYING - NATURAL RESOURCES  
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

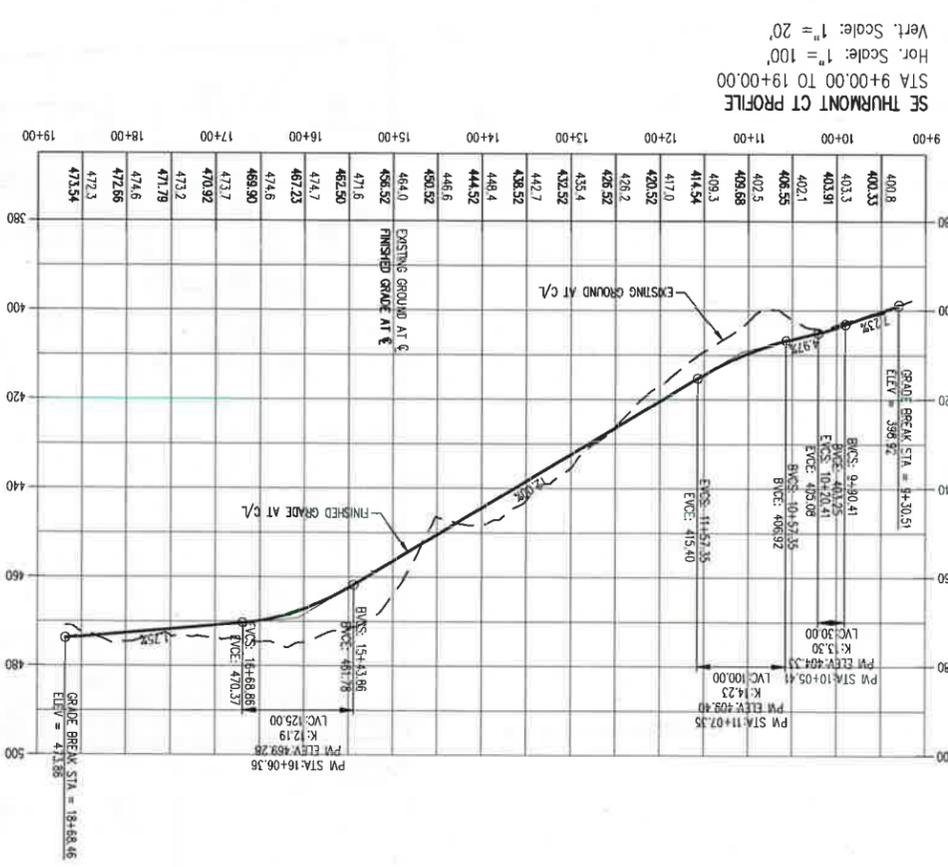




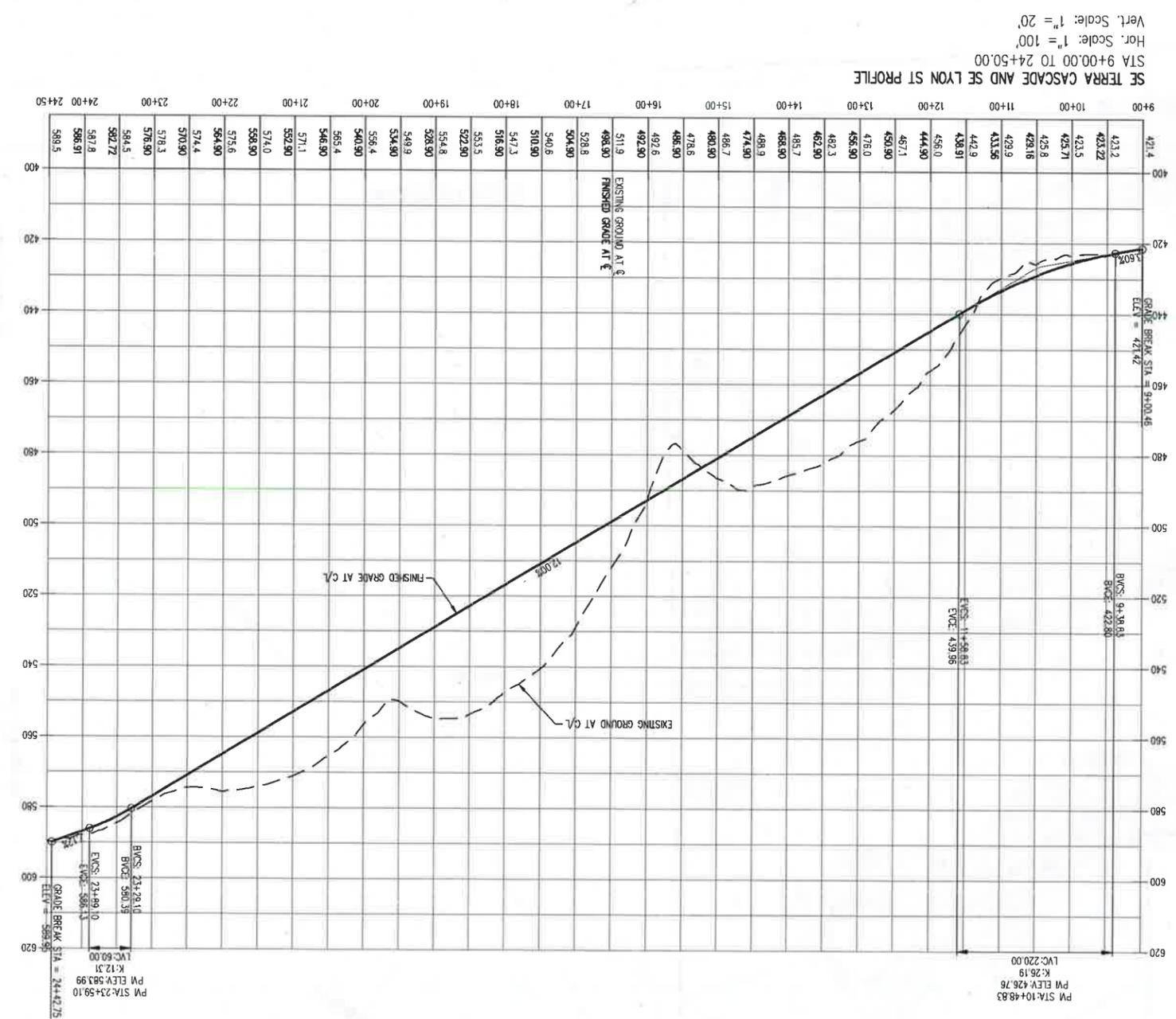
DESIGNED BY:	RSW
DRAWN BY:	CL
CHECKED BY:	MBH
SCALE:	AS NOTED
DATE:	5/11/2016

<b>DRAFT</b>
REVISIONS

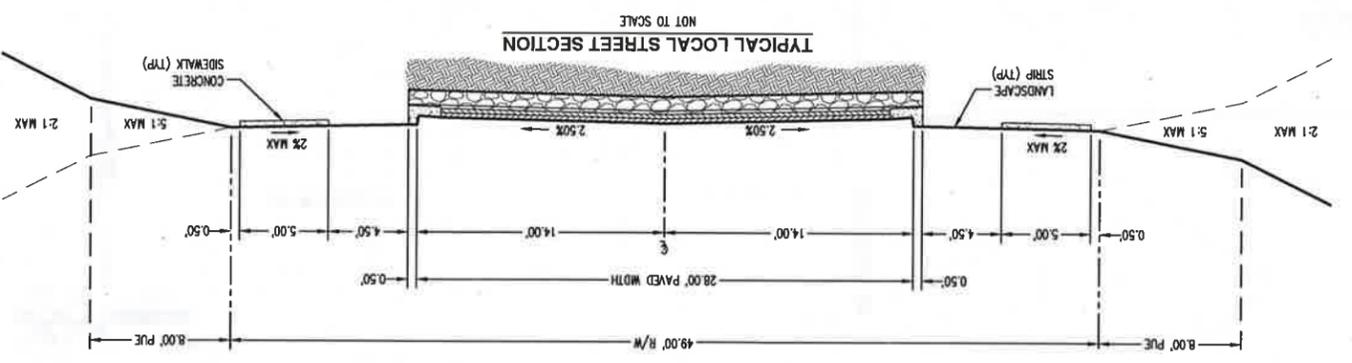
JOB NUMBER	4981
SHEET	10



SE THURMONT CT PROFILE  
 STA 9+00.00 TO 19+00.00  
 Hor. Scale: 1" = 100'  
 Vert. Scale: 1" = 20'



SE TERRA CASCADE AND SE LYON ST PROFILE  
 STA 9+00.00 TO 24+50.00  
 Hor. Scale: 1" = 100'  
 Vert. Scale: 1" = 20'



TYPICAL LOCAL STREET SECTION  
 NOT TO SCALE

**CONCEPTUAL MEDIUM DENSITY STREET PROFILES AND CROSS-SECTION**

**COMPREHENSIVE PLAN DEVELOPMENT STUDY**

**HAPPY VALLEY OREGON**

TAX LOTS 100, 200, 201, 202, 300  
 CLACKAMAS COUNTY TAX LOT 2 ZE 02A

DATE: 5/11/2016  
 SCALE: AS NOTED  
 CHECKED BY: WBN  
 DRAWN BY: CL  
 DESIGNED BY: RSW

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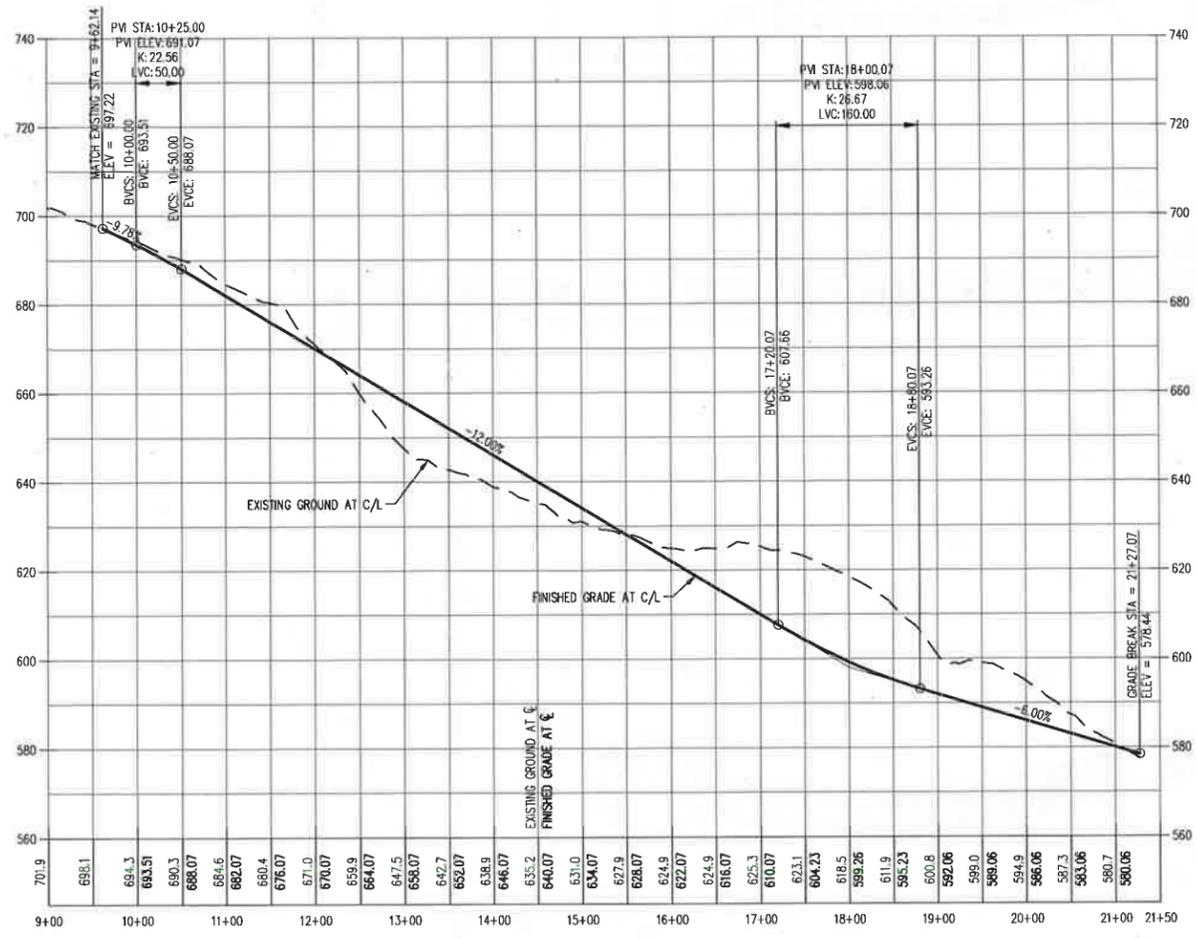
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11 SHEET

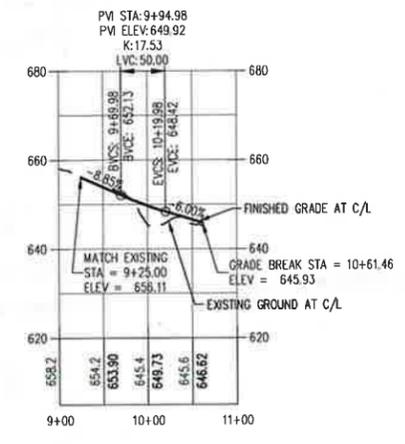
JOB NUMBER  
4981

REVISIONS

DRAFT



SE VISTA HEIGHTS ST PROFILE  
 STA 9+00.00 TO 21+50.00  
 Hor. Scale: 1" = 100'  
 Vert. Scale: 1" = 20'



SE LYON CREST ST PROFILE  
 STA 9+00.00 TO 11+00.00  
 Hor. Scale: 1" = 100'  
 Vert. Scale: 1" = 20'

**COMPREHENSIVE PLAN  
 DEVELOPMENT STUDY  
 HAPPY VALLEY OREGON**  
 TAX LOTS 100, 200, 201, 202, 300  
 CLATSOP COUNTY TAX LOT 2 ZE 02A

**CONCEPTUAL MEDIUM  
 DENSITY STREET PROFILES**

DESIGNED BY: RSW  
 DRAWN BY: CL  
 CHECKED BY: MBH  
 SCALE: AS NOTED  
 DATE: 5/11/2016

**DRAFT**

REVISIONS  
 JOB NUMBER  
**4981**  
 SHEET  
**12**



13 SHEET  
 4981 JOB NUMBER  
 DRAFT  
 DATE: 5/11/2016  
 AS NOTED  
 CHECKED BY: MSH  
 DRAWN BY: CL  
 DESIGNED BY: RSW

CONCEPTUAL MEDIUM  
 DENSITY UTILITY PLAN

COMPREHENSIVE PLAN  
 DEVELOPMENT STUDY  
 HAPPY VALLEY  
 OREGON

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