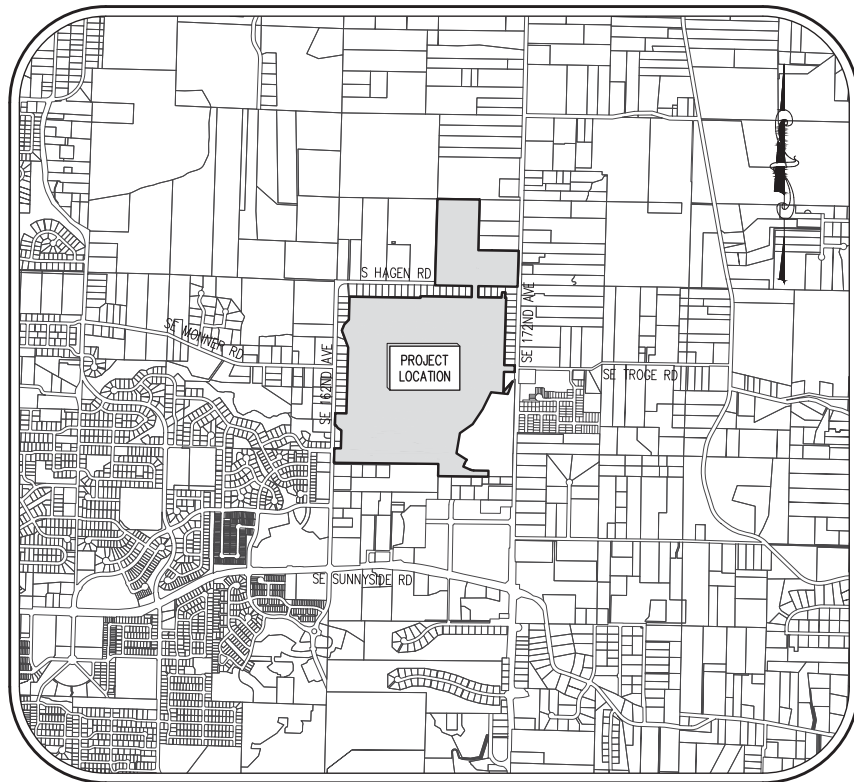


PLEASANT VALLEY VILLAGES NO. 2-13

PRELIMINARY PLANS



VICINITY MAP
1"=1500'



SITE MAP
1"=500'

APPLICANT:

PLEASANT VALLEY DEVELOPMENTS, LLC
604 W EVERGREEN BOULEVARD
VANCOUVER, WA 98660

**LAND USE PLANNING /
CIVIL ENGINEERING / SURVEYING FIRM /
LANDSCAPE ARCHITECTURE:**

AKS ENGINEERING & FORESTRY, LLC
CONTACT: MONTY HURLEY/CHRIS GOODELL
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PH: 503-563-6151
FAX: 503-563-6152

PROJECT LOCATION:

HAPPY VALLEY, OREGON

EXISTING LAND USE:

GOLF COURSE AND EXISTING SINGLE-FAMILY RESIDENTIAL HOMES.

PROJECT PURPOSE:

898 LOT RESIDENTIAL
PLANNED UNIT DEVELOPMENT

VERTICAL DATUM:

VERTICAL DATUM: ELEVATIONS ARE BASED ON CLACKAMAS COUNTY GEODETIC CONTROL POINT 'SCOUT', A 3-1/4" BRASS DISK SET IN CONCRETE. PER HAPPY VALLEY AREA GPS SURVEY NUMBER 2005-084, ELEVATION = 732.34 (NAVD 88).

PROPERTIES:

TAXLOT	MAP	AREA (AC±)
ADJUSTED 100	2S3E6BA	4.19
100	2S3E6BB	4.21
200	2S3E6BB	2.34
5800	2S3E31C	0.42
ADJUSTED 6201	2S3E31C	122.14
6202	2S3E31C	5.88
2000	2S3E31C	0.40
101	2S3E31C	0.30
1700	2S3E31B	7.23
1300	2S3E31B	19.56
TOTAL		166.67

OPEN SPACE:

TRACT N	- COMMUNITY CENTER	±5,879 SF (0.14 AC)
TRACT Q	- NEIGHBORHOOD PARK	±316,018 SF (7.26 AC)
REMAINING OPEN SPACE		±1,209,897 SF (27.77 AC)
TOTAL		±1,531,794 SF (35.17 AC)

OPEN SPACE PERCENTAGE (OF GROSS SITE AREA) 21.1%

TRAIL LENGTHS:

HARD SURFACE	- 4,317 LF
SOFT SURFACE	- 8,563 LF
TOTAL LENGTH	- 12,880 LF

LEGEND

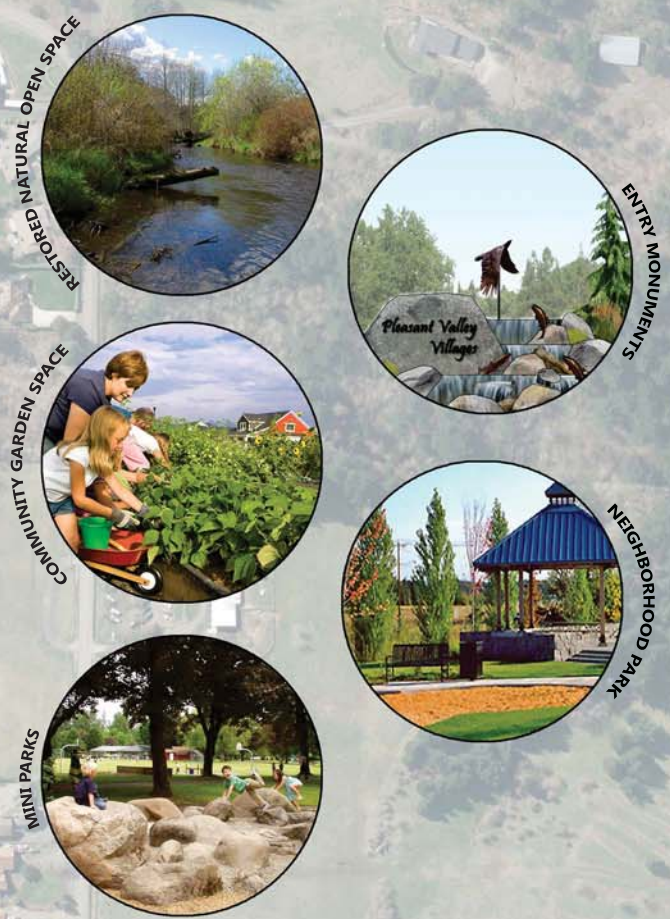
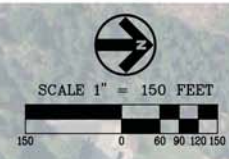
	EXISTING	PROPOSED		EXISTING	PROPOSED
DECIDUOUS TREE			STORM SEWER CLEAN OUT		
CONIFEROUS TREE			STORM SEWER CATCH BASIN		
FIRE HYDRANT			STORM SEWER MANHOLE		
WATER BLOWOFF			GAS METER		
WATER METER			GAS VALVE		
WATER VALVE			GUY WIRE ANCHOR		
DOUBLE CHECK VALVE			POWER POLE		
AIR RELEASE VALVE			POWER VAULT		
SANITARY SEWER CLEAN OUT			POWER JUNCTION BOX		
SANITARY SEWER MANHOLE			POWER PEDESTAL		
SIGN			COMMUNICATIONS VAULT		
STREET LIGHT			COMMUNICATIONS JUNCTION BOX		
AC PAVEMENT			COMMUNICATIONS RISER		
SIDEWALK			WETLAND AREA		
MULTI USE TRAIL			WETLAND DRAINAGE		
			PEDESTRIAN TRAIL		

EXISTING

PROPOSED

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE		
OVERHEAD WIRE		
COMMUNICATIONS LINE		
FIBER OPTIC LINE		
GAS LINE		
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		

AKS DRAWING FILE: 4324_P1- LANDSCAPE-BLANKS.DWG | LAYOUT: 03



PHASE 2-13 TRAIL AND OPEN SPACE AMENITY LEGEND

- MULTI-USE TRAIL (10' HARD SURFACE) (MT. SCOTT/SCOUTERS MTN. TRAIL LOOP)
- PEDESTRIAN PATH (8' SOFT SURFACE)
- PEDESTRIAN PATH (6' HARD SURFACE)
- OFF SITE TRAIL
- OPEN SPACE
- PARK/ACTIVE OPEN SPACE

TOTAL PARK AND OPEN SPACE: 35.17 ACRES +/-
TOTAL TRAILS: 2.44 MILES +/-

POTENTIAL PLAN ELEMENTS, LOCATIONS, AND DETAILS AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE.

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 AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD STE 100
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 P: 503.563.6151
 F: 503.563.6152
 aks-eng.com

PLEASANT VALLEY VILLAGES NO. 2-13
 HAPPY VALLEY OREGON

PRELIMINARY SITE AND OPEN SPACE PLAN

DESIGNED BY:	KAH
DRAWN BY:	KAH
CHECKED BY:	KAH
SCALE:	AS NOTED
DATE:	9/15/2016
REVISIONS:	
JOB NUMBER:	4324
SHEET:	03

AKS DRAWING FILE: 4324_P1- LANDSCAPE-BLANKS.DWG | LAYOUT: 06



PLAYGROUND/TOT LOT (2)

- ACCOMMODATES MULTIPLE AGE GROUPS
- ADJACENT TO PLAZA SEATING FOR COMFORTABLE USE BY PARENTS AND CHILDREN

COMMUNITY CENTER (1)

- CONVERTIBLE SPACE FOR COMMUNITY ACTIVITIES AND MEETINGS
- INDOOR RESTROOM ACCESSIBLE FROM OUTSIDE ENTRANCE FOR PARK USERS
- STONE AND TIMBER PACIFIC NORTHWEST ARCHITECTURAL ELEMENTS

MULTI-PURPOSE FIELD (3)

- CONVERTIBLE USES
- LARGE OPEN SPACE FOR MANY USERS ENCOURAGES NEIGHBORHOOD ACTIVITY AND SOCIALIZATION

COVERED PICNIC AREA AND PLAZA (6)

- EXTENDS SEASONAL USE
- BICYCLE PARKING, FLAG POLES, PICNIC TABLES, AND BENCHES

COVERED BASKETBALL COURT (5)

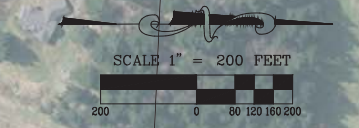
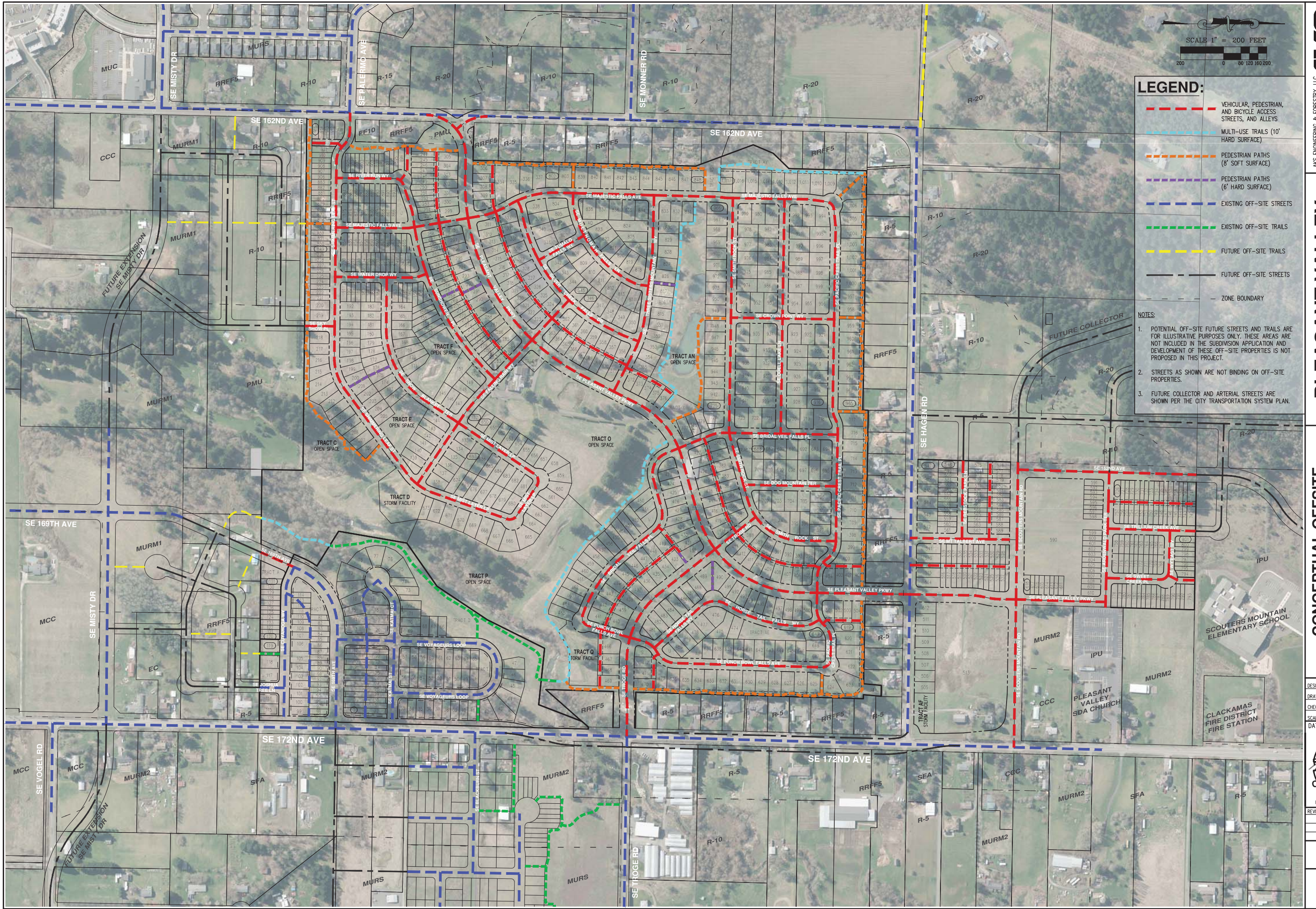
- HEAVY TIMBER AND STONE ARCHITECTURAL ELEMENTS
- PAVED COURT
- EXTENDED SEASON USABILITY WITH ABILITY TO CONVERT FOR TEMPORARY ALTERNATIVE USES

HORSESHOE PITS (4)

- LOW IMPACT FITNESS FOR SENIORS AND INCREASES EYE-HAND COORDINATION AND STABILITY
- USABLE BY ALL AGE GROUPS

POTENTIAL PLAN ELEMENTS, LOCATIONS, AND DETAILS AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE.





- LEGEND:**
- VEHICULAR, PEDESTRIAN, AND BICYCLE ACCESS STREETS, AND ALLEYS
 - MULTI-USE TRAILS (10' HARD SURFACE)
 - PEDESTRIAN PATHS (8' SOFT SURFACE)
 - PEDESTRIAN PATHS (6' HARD SURFACE)
 - EXISTING OFF-SITE STREETS
 - EXISTING OFF-SITE TRAILS
 - FUTURE OFF-SITE TRAILS
 - FUTURE OFF-SITE STREETS
 - ZONE BOUNDARY

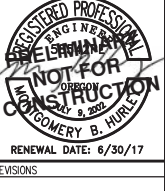
- NOTES:**
1. POTENTIAL OFF-SITE FUTURE STREETS AND TRAILS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THESE AREAS ARE NOT INCLUDED IN THE SUBDIVISION APPLICATION AND DEVELOPMENT OF THESE OFF-SITE PROPERTIES IS NOT PROPOSED IN THIS PROJECT.
 2. STREETS AS SHOWN ARE NOT BINDING ON OFF-SITE PROPERTIES.
 3. FUTURE COLLECTOR AND ARTERIAL STREETS ARE SHOWN PER THE CITY TRANSPORTATION SYSTEM PLAN.

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PLEASANT VALLEY VILLAGES NO. 2-13
 HAPPY VALLEY OREGON

CONCEPTUAL OFFSITE DEVELOPMENT & NEIGHBORHOOD CIRCULATION PLAN

DESIGNED BY: RSW
 DRAWN BY: CL
 CHECKED BY: MBH
 SCALE: AS NOTED
 DATE: 9/15/2016



JOB NUMBER
4324
 SHEET
11