



- Notes:**
1. NE Employment District subject to coordination with Springwater.
 2. Transition and Conservation designations apply to Primary Study Area only.
 3. Carver and surrounding area development subject to future master plan.
 4. This Concept Plan shows a general location for the parkway corridor and access points. The precise location and design of the proposed facility and access points will be determined through a future National Environmental Policy Act (NEPA) planning process, and are subject to state planning goals. Goal exceptions are required for new transportation facilities located outside of the Urban Growth Boundary. Future urban growth expansion in this area is contingent on location of the parkway corridor.
 5. This Concept Plan map is not intended to be complete for purposes of land use restriction, zoning, title, size and suitability of a property for specific uses. The map should not be relied on to indicate whether a particular use may or may not be allowed on a specific property.
 6. "Clackamas River Bluffs and Canyons Natural Area" boundaries to be determined.
 7. All proposed road connections are show as general locations and are not intended to identify specific alignments. Precise alignments will be determined through future comprehensive planning and engineering specific to each project.
 8. Consider additional north / south connections between Highway 224 and the limited-access parkway at either 232nd Avenue or Amisigger Road.
 9. The precise location and design of the Sunnyside Road extension from Foster Road to 242nd Avenue will be evaluated in greater detail through City of Damascus comprehensive planning. Alignment options between Tillstrom and Bohna Park Roads will be considered.
 10. The Pleasant Valley Golf Course is designated Mixed-Use Residential by the Rock Creek Concept Plan.
 11. Property is currently zoned R-10 under Happy Valley (this note refers to the small square of property that is our southern most point SW of Scouter Mountain).