

GRADING NOTES

- ① CONSTRUCTION ENTRANCE
- ② INLET PROTECTION (TYP.)
- ③ SEDIMENTATION FENCE
- ④ LIMITS OF GRADING
- ⑤ EXISTING SAND STOCKPILE.



**MANZANITA HIGHLANDS SUBDIVISION
AREA A**
Manzanita Development Group LLC
1051 NW Bond Street, #205
Bend, OR 97703

Vando Development LLC
915 SW Rimrock Way, Ste 201-230
Redmond, OR 97756
(C) 503-407-2228
vandodevelopment@gmail.com



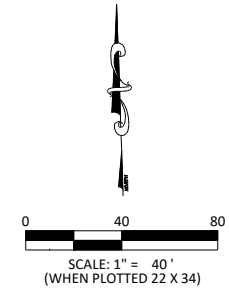
NO.	DATE	REVISIONS

PROJECT NO.:
DESIGNED BY:
DATE: 1/24/26
DRAWN BY:

**PRELIMINARY GRADING
PLAN**

SHEET
C3
OF

NOTE: PROPOSED CONTOUR PRELIMINARY DESIGN PROVIDED BY MACKENZIE



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NO.	REVISIONS

PROJECT NO.:
DESIGNED BY:
DATE: 1/30/26
DRAWN BY:

**PRELIM GRADING PLAN
PHASES 2, 3 & 5**

SHEET
C4
OF

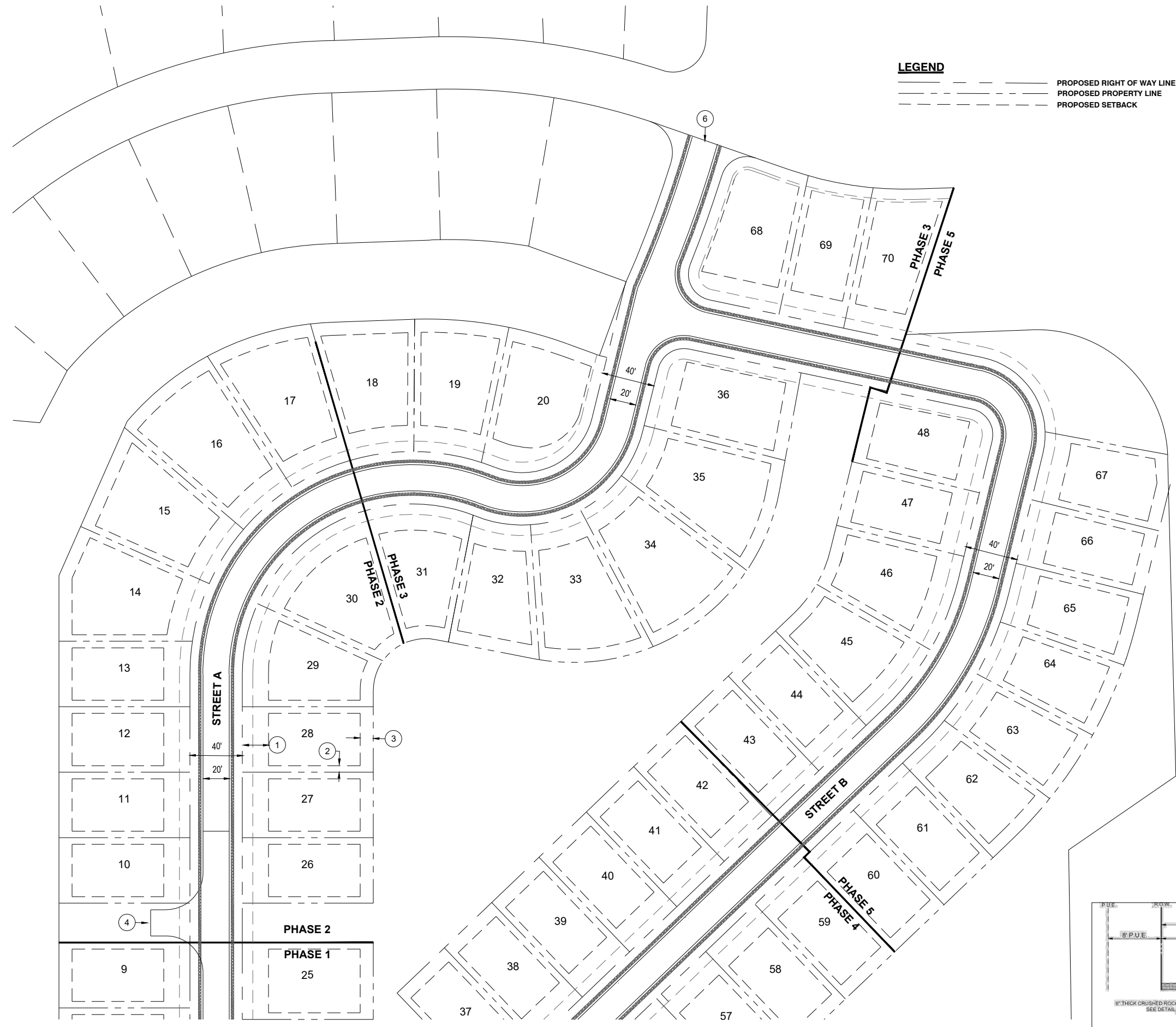
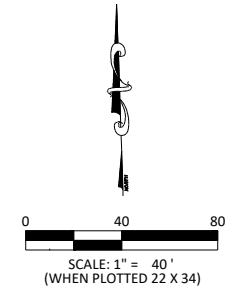
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NO.	REVISIONS

LEGEND

- PROPOSED RIGHT OF WAY LINE
- - - - PROPOSED PROPERTY LINE
- - - - PROPOSED SETBACK



SITE NOTES

- ① 20' FRONT YARD SETBACK
- ② 5' SIDE YARD SETBACK
- ③ 10' REAR SETBACK (TYP.)
- ④ TEMPORARY FIRE TRUCK TURNAROUND
- ⑤ END PAVEMENT (THIS PHASE)
- ⑥ MATCH EXISTING PAVEMENT

