SCALE: 1"=50'

-50 0 50 100

LEGEND

- PERIMETER OF SITE
- RIGHT-OF-WAY LINE
- CENTERLINE OF ROAD
- FACE OF CURB
- LOT LINE
- EASEMENT LINE
- STM — STORM SEWER LINE
- STM — EXIST STORM SEWER
- SAN — SANITARY SEWER LINE
- SAN — EXIST SANITARY SEWER
- W — WATER SERVICE LINE
- W — EXIST WATER LINE
- 123 — GRADED CONTOUR LINE
- 123 — EXIST CONTOUR LINE
- MANHOLE
- WATER VALVE AND BOX
- FIRE HYDRANT ASSEMBLY
- SANITARY CLEAN OUT
- CATCH BASIN
- THRUST BLOCK
- WATER SERVICE METER
- TELEPHONE RISER
- GAS RISER
- ELECTRIC RISER
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- SIGN POST

NW BRADY RD

NW VINCA LANE

NW MCINTOSH ROAD

NW SACAJAWEA ST.

BRADY WOODS SUBDIVISION

HIDDEN LEAF SUBDIVISION

T.L. 10 92231-214

T.L. 11 92231-216

T.L. 13 92231-220

T.L. 14 92231-222

T.L. 15 92231-224

T.L. 16 92231-226

T.L. 4 127147-008

T.L. 5 127147-010

T.L. 14 127147-026

T.L. 38 127174-000

T.L. 262 127162-003

T.L. 31 127167-000

TRACT "A" 92231-246

TRACT "A" OPEN SPACE

TRACT "B" OPEN SPACE

TRACT "C" OPEN SPACE

TRACT "D" PRIVATE ROAD

TRACT "E" OPEN SPACE

TRACT "G" OPEN SPACE

TRACT "H" OPEN SPACE

PROPOSED STORMWATER FACILITY "A"

PROPOSED STORMWATER FACILITY "B"

EXIST. STORM FACILITY TRACT "B" 127147-040

PHASE 1

PHASE 2

PHASE LINE

PRIVATE ROAD

EXISTING CREEK

EXIST. TRAIL

EXISTING PAVED AND GRAVEL ACCESS ROAD TO REMAIN FOR ACCESS TO EQUESTRIAN FACILITY UNTIL CONSTRUCTION OF PHASE 2

PROPOSED RETAINING WALL

LIMITS OF GRADING (TYP.)

GEOTECH SETBACK LINE

END OF PROPOSED ROAD IMPROVEMENTS FOR PHASE 1

PROPOSED GATE

EXIST. FIRE HYDRANT

EXIST. 15" CPP

EXIST. 6" D.I.

EXIST. 6" PVC

EXIST. SAN FORCE MAIN

EXIST. 12" CPP

EXIST. 8" C.I.

EXIST. 8" PVC

EXIST. STORM

WETLAND

PUBLIC CUL-DE-SAC

HOUSE/STALLS

20' EXIST. ACCESS EASEMENT 16' EXIST. PAVED WIDTH

20' ACCESS EASEMENT 12' EXIST. PAVED WIDTH

15' STORM SEWER ACCESS & INSPECTION EASEMENT TO CITY OF CAMAS (TYP.)

37' PROP. HALF-WIDTH R.O.W. DEDICATION
50' EXIST. FULL-WIDTH R.O.W.
20' EXIST. HALF-WIDTH PAVED
28' EXIST. FULL-WIDTH PAVED
5' EXIST. CURB AND PLANTER STRIP
5' EXIST. SIDEWALK

60' EXIST. FULL-WIDTH R.O.W.
28' EXIST. HALF-WIDTH R.O.W.
28' EXIST. FULL-WIDTH PAVED
5' EXIST. CURB AND PLANTER STRIP
5' EXIST. SIDEWALK

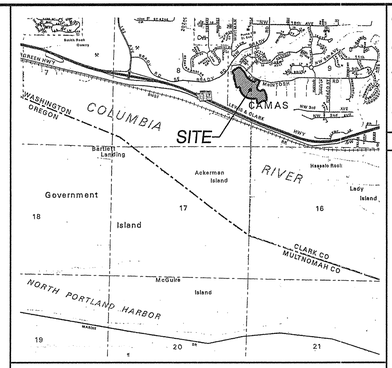
37' PROP. HALF-WIDTH R.O.W. DEDICATION
60' EXIST. FULL-WIDTH R.O.W.
17' EXIST. HALF-WIDTH PAVED
24' EXIST. FULL-WIDTH PAVED
5' EXIST. CURB AND PLANTER STRIP
6' EXIST. SIDEWALK

48' PROP. FULL-WIDTH PRIVATE ACCESS AND UTILITY EASEMENT
28' PROP. FULL-WIDTH PAVED
5' PROP. CURB AND PLANTER STRIP
5' PROP. SIDEWALK

MATCHLINE (SEE SHEET 4)

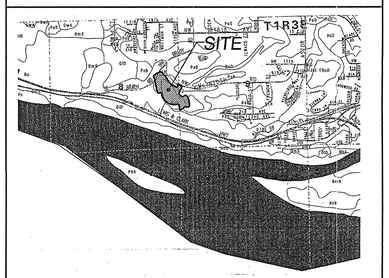
MATCHLINE (SEE SHEET 4)

NOTE:
REFER TO TREE PLAN FOR TREE PROTECTION DETAILS.



VICINITY MAP

N.T.S.



SOILS MAP

N.T.S.

CLIENT:
MCINTOSH RIDGE LLC
16420 SE McGILVRAY BLVD.
STE. 103-197
VANCOUVER, WA 98683

PH: (360) 834-7800

Exhibit 17
SUB17-02

PRELIMINARY GRADING PLAN (NORTH) FOR:

DAWSON'S RIDGE SUBDIVISION

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-695-1385
503-289-9696

PETER A. TUCK — STATE OF WASHINGTON — 14996 — REGISTERED PROFESSIONAL ENGINEER

05/19/17

CHANGES / REVISIONS

DESCRIPTION:	DATE:

DESIGNED: RWP

DRAWN: RWP

CHECKED: PAT

DATE: MAY 2017

SCALE: H: 1"=50'
V:

COPYRIGHT 2017, OLSON ENGINEERING, INC.

DAWSON'S RIDGE SUBDIVISION

JOB NO. 7972.00.01

SHEET

3 of 4