

- AREAS CONSTRUCTED IN CUT
  - AREAS CONSTRUCTED IN FILL
- ABBREVIATIONS:
- #123.12 = GROUND ELEVATION
  - #123.12BW = BOTTOM OF EXPOSED WALL ELEVATION
  - #123.12TW = TOP OF WALL ELEVATION
  - RAN = RANCHER
  - 2S = TWO STOREY
  - BE = BASEMENT ENTRY
  - (123.12) = DESIGN LOT ELEVATION AT FRONT YARD SETBACK
  - = TOP OF 2:1 SLOPE CUT LINE
  - - - = TOE OF 2:1 SLOPE FILL LINE
  - - - = GRADE BREAK LINE
  - - - = RETAINING WALL
  - - - = GEOTECH SETBACK; REFER TO GEOTECH REPORT
  - = OVERLAND FLOOD ROUTE
  - = SIDE YARD DRAINAGE
  - = LOT GRADING
  - = NATURAL GROUND DRAINAGE COURSE

NOTE: ALL PERMANENT SLOPES TO BE HYDROSEEDED ONCE COMPLETE.

No.	DATE	DESCRIPTION	BY	APPD
8	OCT 10/23	RE-ISSUED FOR GEOTECH SUMMARY ADDED SETBACK DIMENSIONS	LR	CC
7	AUG 18/23	ISSUED FOR GEOTECHNICAL SUMMARY	LR	CC
6	AUG 18/22	ISSUED FOR CONSTRUCTION	LR	CC
5	JUL 06/22	RE-ISSUED FOR MUNICIPAL APPROVAL ADDITIONAL LOTS	LR	CC
4	JUN 24/22	RE-ISSUED FOR MUNICIPAL APPROVAL	LR	CC
3	APR 14/22	ISSUED FOR MUNICIPAL APPROVAL	LR	CC
2	MAR 30/22	ISSUED FOR 90% REVIEW	LR	CC
1	MAR 21/22	ISSUED FOR #14 APPROVAL	LR	CC

ISSUES / REVISIONS

CONSULTANT SEAL



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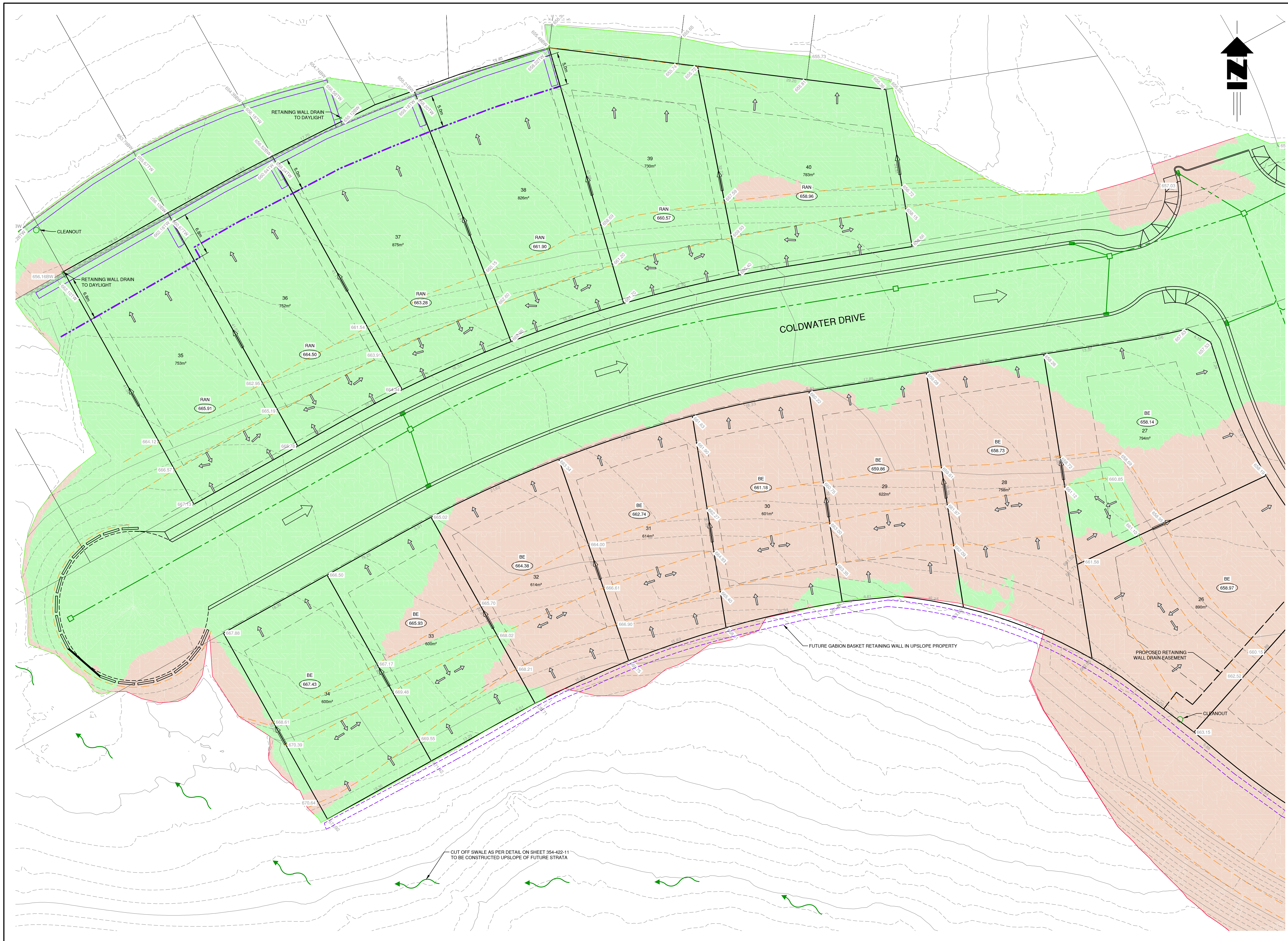
**TRAILSIDE  
PHASE 2**

**SITE GRADING  
PLAN  
LOTS 1-8 & 41-46**

SCALE	0 1:250 10
DESIGN BY	CC
DRAWN BY	LR
DATE	PLOT: October 10, 2023
PROJECT REFERENCE No.	354-421

354-422 05

DRAWING No. SHEET 5 OF 8  
ISSUE-REV 8



**AREAS CONSTRUCTED IN CUT**  
**AREAS CONSTRUCTED IN FILL**

**ABBREVIATIONS:**  
 123.12 = GROUND ELEVATION  
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NOTE: ALL PERMANENT SLOPES TO BE HYDROSEEDED ONCE COMPLETE.

No.	DATE	DESCRIPTION	BY	APPD
7	OCT 10/23	RE-ISSUED FOR GEOTECH SUMMARY ADDED SETBACK DIMENSIONS	LR	CC
6	AUG 16/23	ISSUED FOR GEOTECHNICAL SUMMARY	LR	CC
5	AUG 04/22	ISSUED FOR CONSTRUCTION	LR	CC
4	JUN 24/22	RE-ISSUED FOR MUNICIPAL APPROVAL	LR	CC
3	APR 14/22	RE-ISSUED FOR MUNICIPAL APPROVAL	LR	CC
2	MAR 30/22	ISSUED FOR 90% REVIEW	LR	CC
1	MAR 21/22	ISSUED FOR IHA APPROVAL	LR	CC

**ISSUES / REVISIONS**

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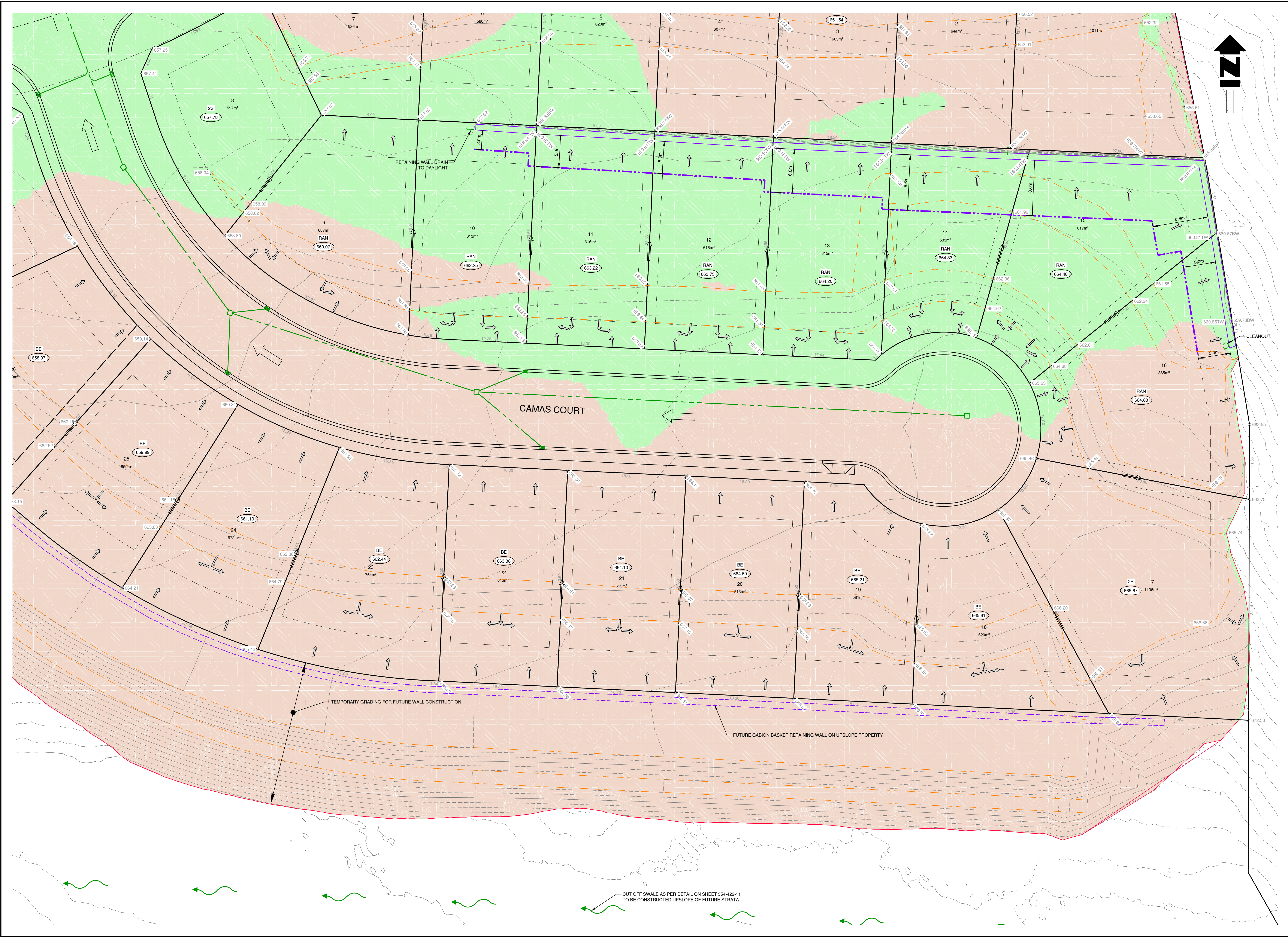
**TRAILSIDE PHASE 2**

**SITE GRADING PLAN  
 LOTS 26 - 40**

SCALE 0 1:250 10

DESIGN BY CC  
 DRAWN BY LR  
 DATE PLOT: October 10, 2023  
 PROJECT REFERENCE No. 354-421

DRAWING No. **354-422 06** SHEET **6** OF **7**



**LEGEND**

- AREAS CONSTRUCTED IN CUT
- AREAS CONSTRUCTED IN FILL

**ABBREVIATIONS:**

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- = GEOTECH SETBACK: REFER TO GEOTECH REPORT
- = OVERLAND FLOOD ROUTE
- = SIDE YARD DRAINAGE
- = LOT GRADING
- ~ = NATURAL GROUND DRAINAGE COURSE

NOTE: ALL PERMANENT SLOPES TO BE HYDROSEEDED ONCE COMPLETE.

No.	DATE	DESCRIPTION	BY	APPD
8	OCT 1923	RE-ISSUED FOR GEOTECH SUMMARY ADDED SETBACK DIMENSIONS	LR	CC
7	AUG 1923	ISSUED FOR GEOTECH SUMMARY	LR	CC
6	APR 1123	RE-ISSUED FOR CONSTRUCTION ADJUSTED ROAD B/CUL-DE-SAC	LR	CC
5	AUG 0422	ISSUED FOR CONSTRUCTION	LR	CC
4	JUN 2422	RE-ISSUED FOR MUNICIPAL APPROVAL	LR	CC
3	APR 1422	ISSUED FOR MUNICIPAL APPROVAL	LR	CC
2	MAR 3022	ISSUED FOR 90% REVIEW	LR	CC
1	MAR 2122	ISSUED FOR I/A APPROVAL	LR	CC

**ISSUES / REVISIONS**

No.	DATE	DESCRIPTION	BY	APPD

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**TRAILSIDE PHASE 2**

**SITE GRADING PLAN  
LOTS 9-25**

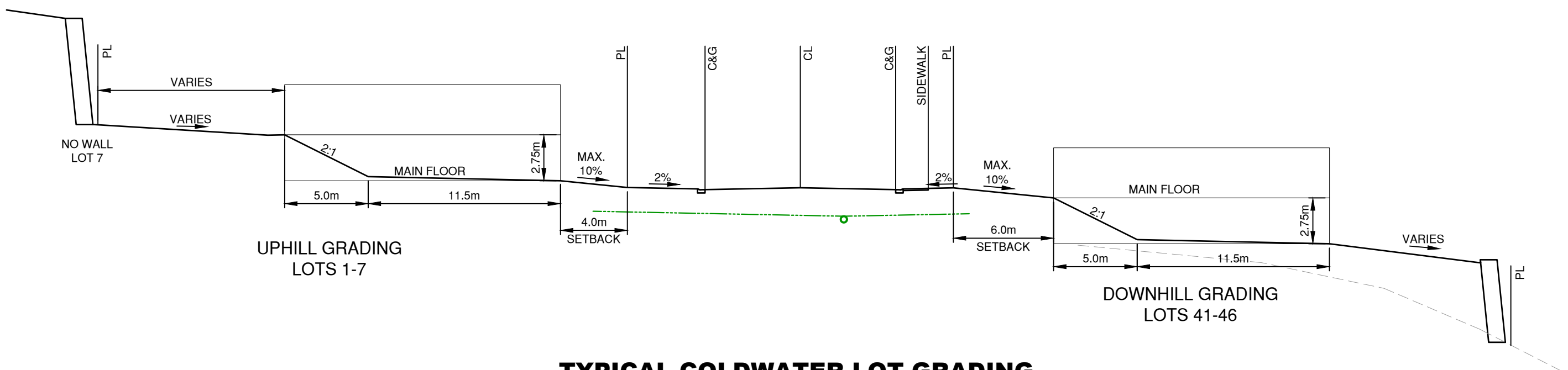
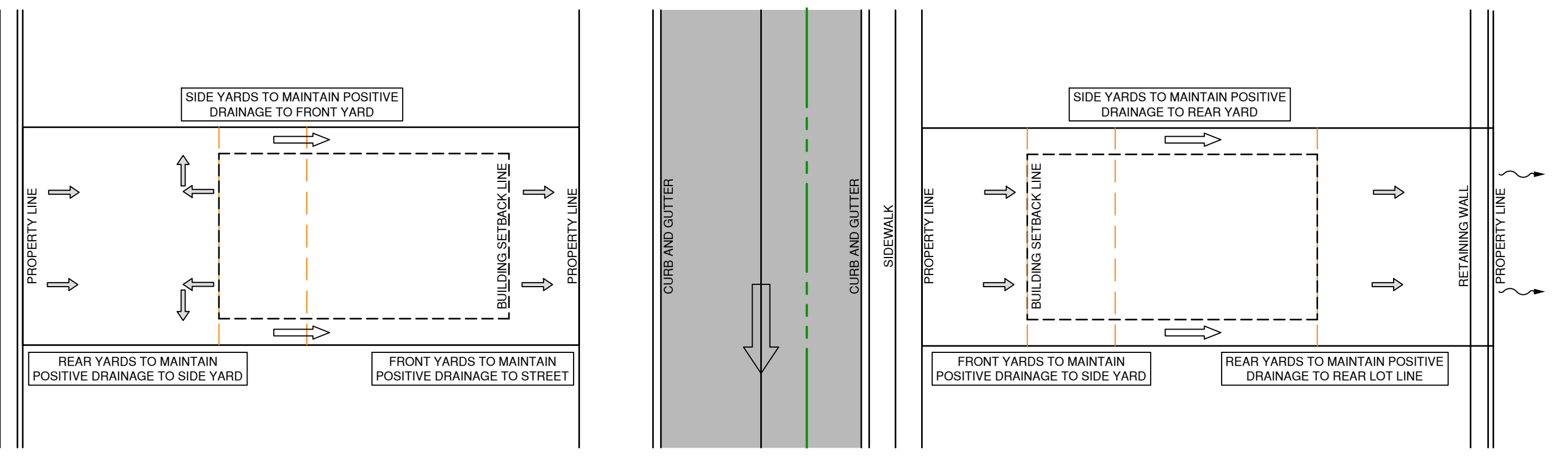
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DESIGN BY CC  
DRAWN BY LR  
DATE PLOT: October 10, 2023  
PROJECT REFERENCE No. 354-421  
DRAWING No. 354-421

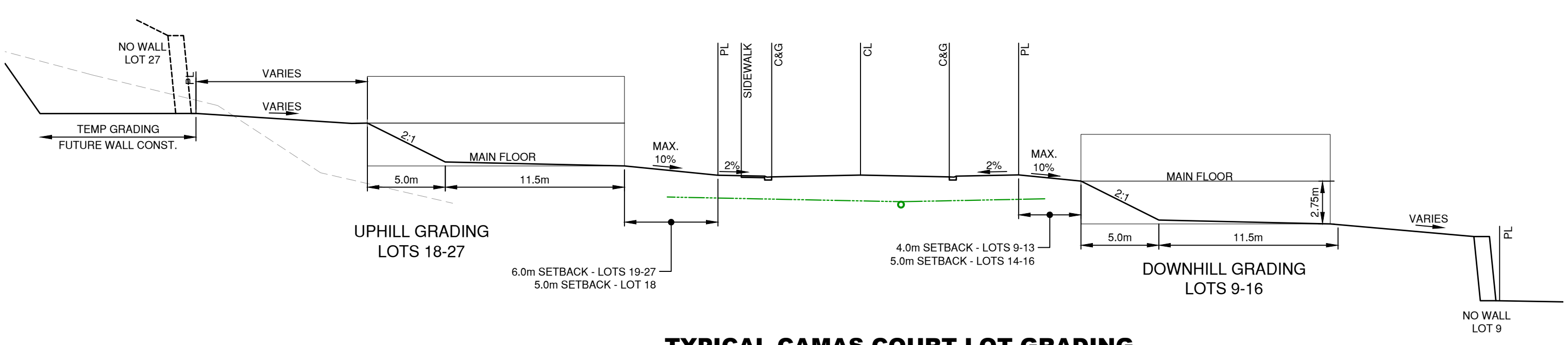
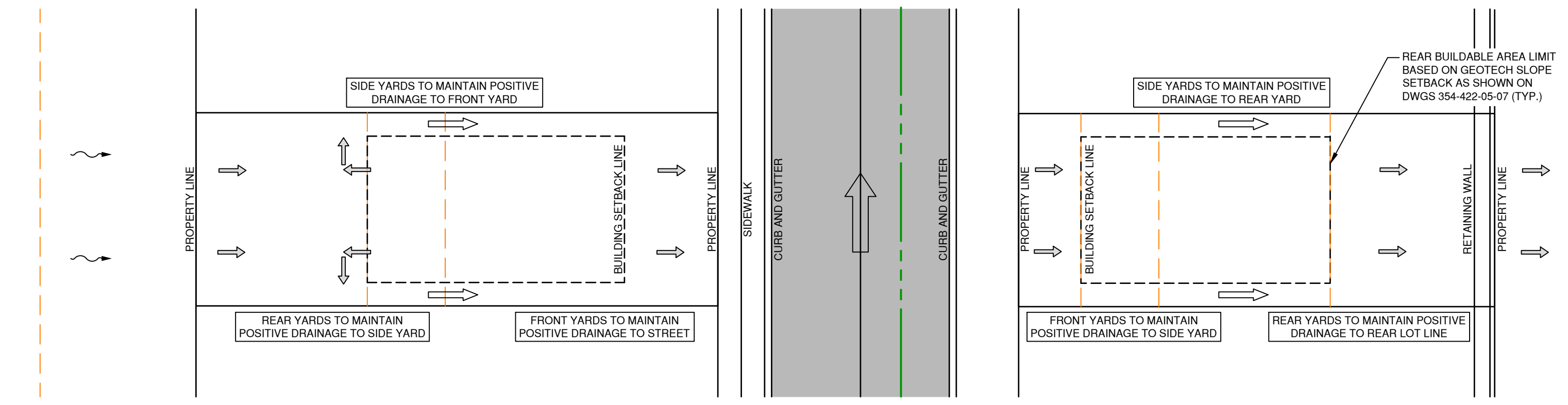
SHEET 7 OF 8  
ISSUE REV 8

**354-422 07**

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**TYPICAL COLDWATER LOT GRADING**  
NTS



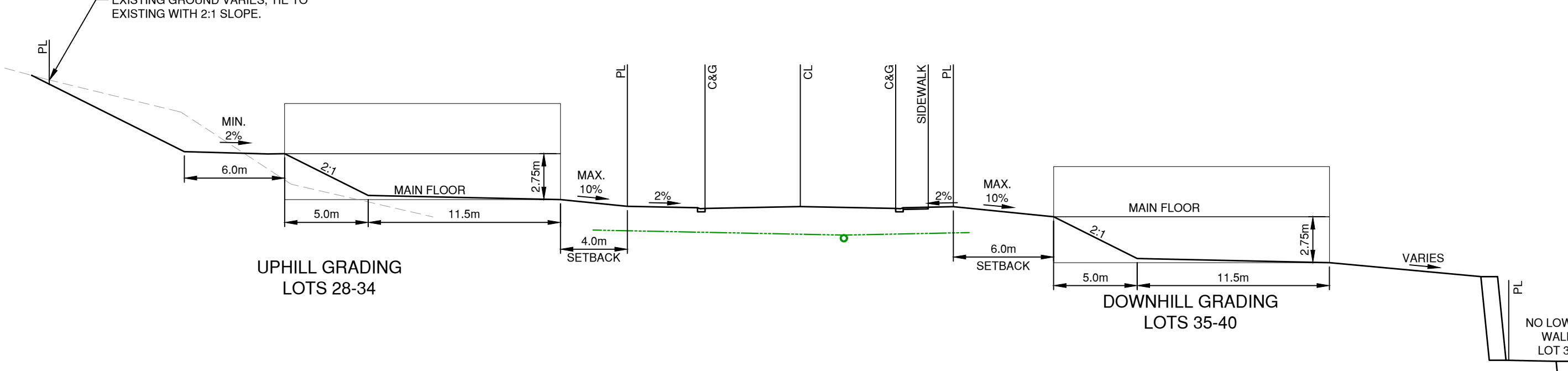
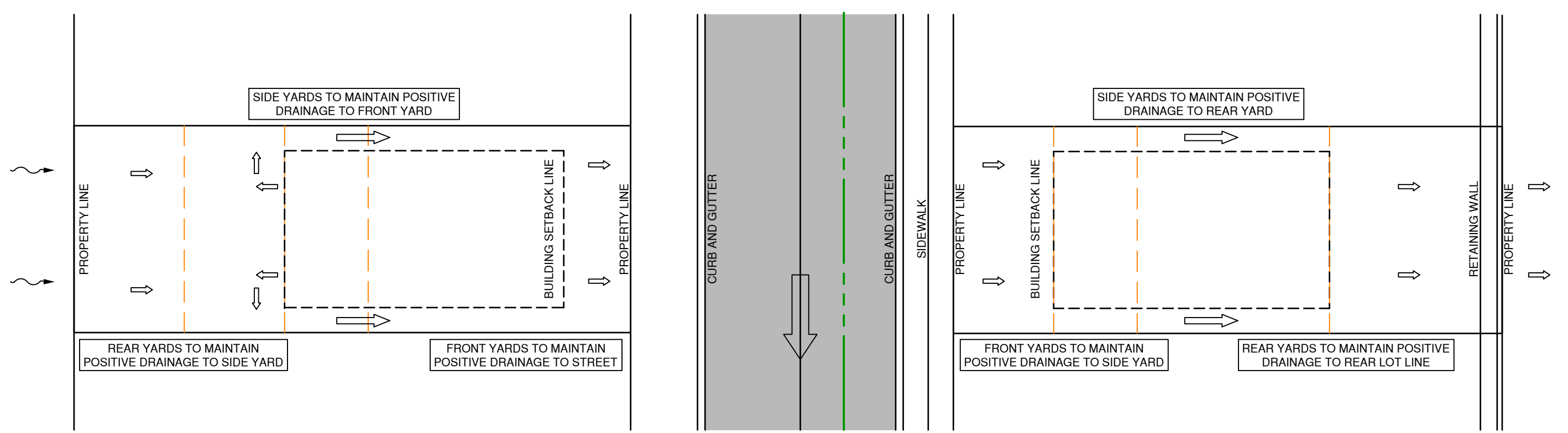
**TYPICAL CAMAS COURT LOT GRADING**  
NTS

- NOTES:**
- FOUNDATION DRAINS TO CONNECT DIRECTLY TO MUNICIPAL STORM OR DAYLIGHT WITHIN PROPERTY AS DIRECTED BY GEOTECHNICAL ENGINEER.
  - FOUNDATION DRAINS REQUIRE A BACKWATER VALVE UPSTREAM OF THE ROOF DRAIN CONNECTION. ALL VALVES TO BE LOCATED ON PRIVATE PROPERTY.
  - REFER TO GEOTECHNICAL SUMMARY REPORT DATED AUGUST 16, 2023 FOR RAINWATER LEADER DISCHARGE LOCATIONS.
  - AREA SURROUNDING BUILDING TO BE SLOPED AWAY FROM BUILDING AT MIN. 2%.
  - LOT GRADING SHALL MANAGE RUNOFF INDEPENDENT OF ADJACENT LOTS. SIDE YARD SWALES TO BE EMPLOYED AS NECESSARY.
  - MINOR ADJUSTMENTS TO DESIGN ELEVATIONS TO BE APPROVED BY GEOTECHNICAL ENGINEER OF RECORD.
  - ALL RETAINING WALLS GREATER THAN 1.2m, REFER TO TELFORD GEOTECHNICAL DESIGN DRAWINGS.
  - PERMANENT SLOPES NOT TO EXCEED 2:1 UNLESS SPECIFIED IN THE SLOPE CONSTRAINT GUIDELINES PROVIDED IN THE GEOTECHNICAL REPORT.
  - ADJUSTMENT TO GEOTECHNICAL SETBACKS MAY BE POSSIBLE BASED ON REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT TITLED GEOTECHNICAL INVESTIGATION REPORT - COLDWATER DRIVE EXTENSION - TELFORD GEOTECHNICAL, DATED MARCH 31, 2023 AND GEOTECHNICAL SUMMARY REPORT DATED OCTOBER 11, 2023.
  - TOP OF CONCRETE TO BE 0.15m - 0.3m ABOVE DESIGN LOT ELEVATION AT FRONT YARD SETBACK
  - VEGETATED EROSION PROTECTION TO BE ESTABLISHED ON ALL PERMANENT/DISTURBED CUT/FILL SLOPES
- = OVERLAND FLOOD ROUTE  
 = SIDE YARD DRAINAGE  
 = LOT GRADING  
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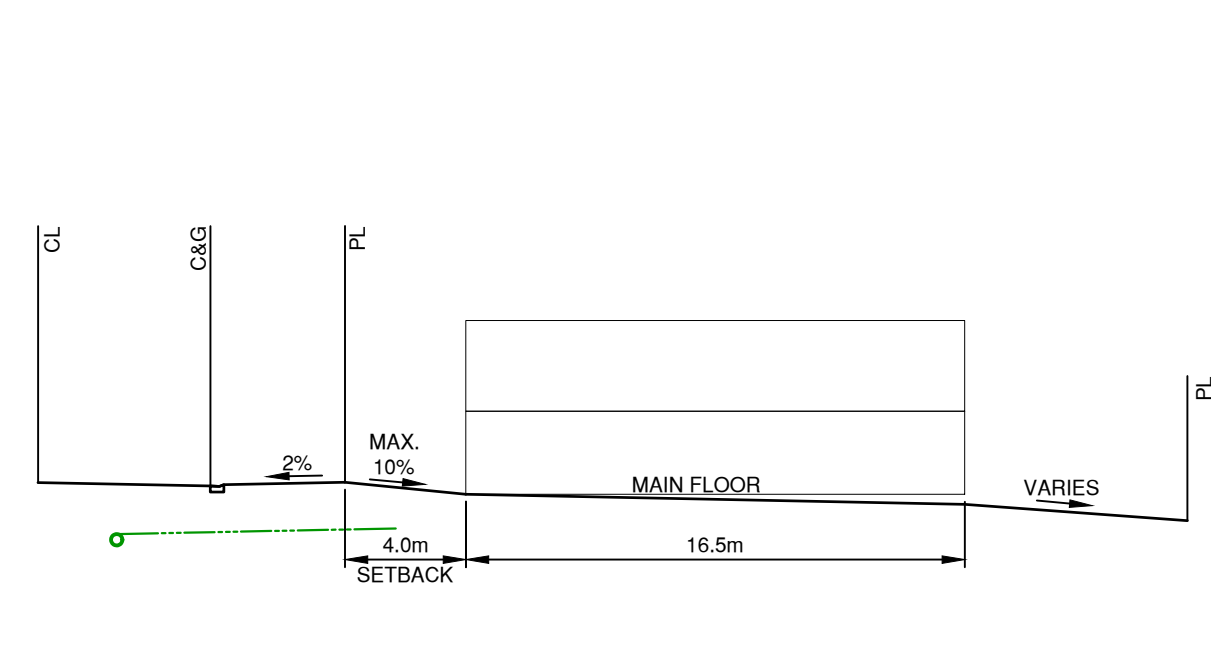
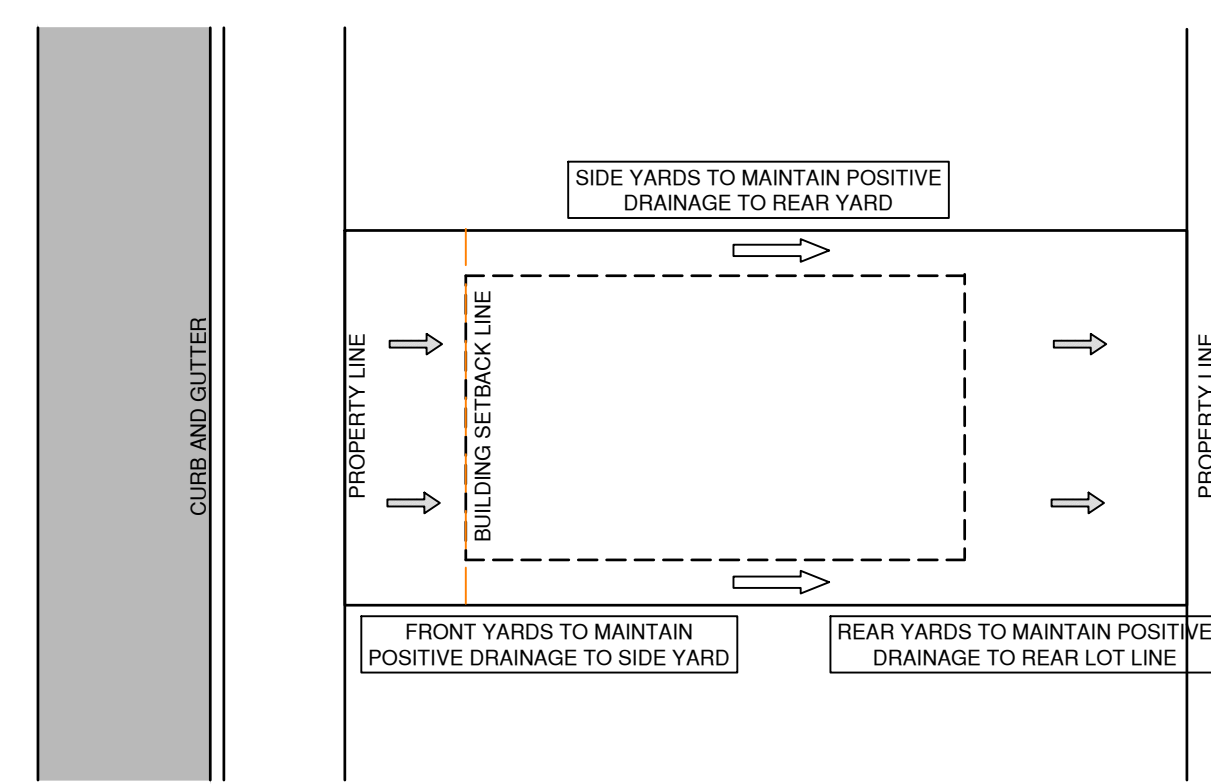
No.	DATE	DESCRIPTION	BY	APP
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**ISSUES / REVISIONS**

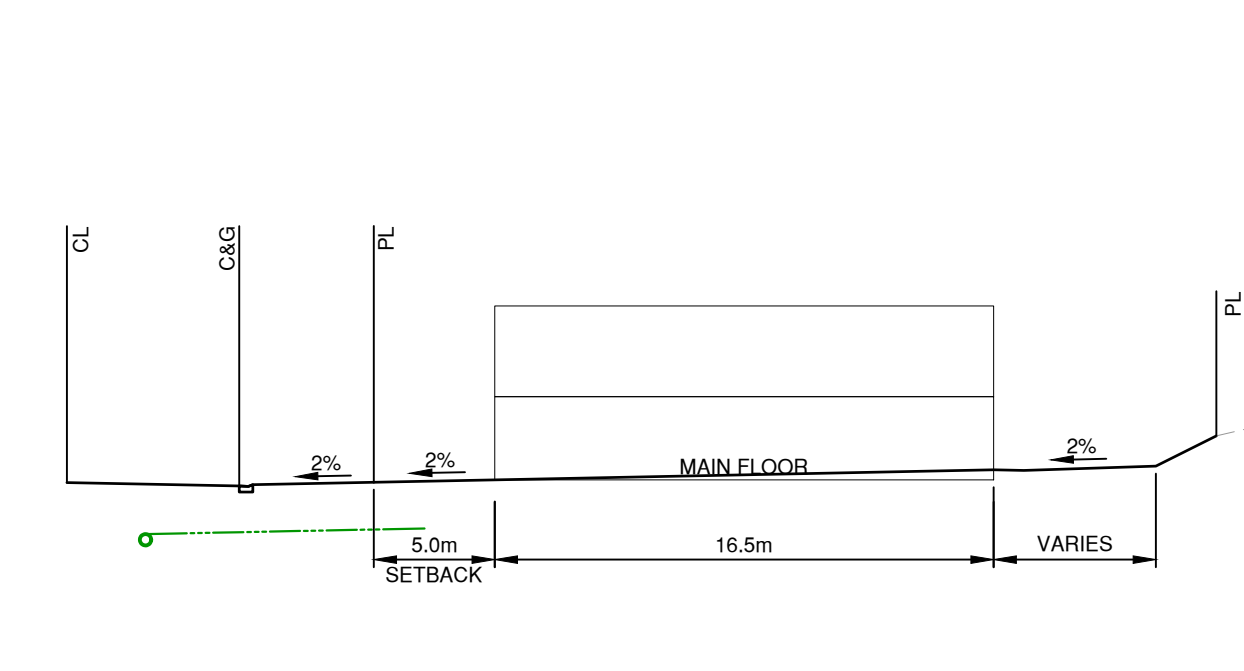
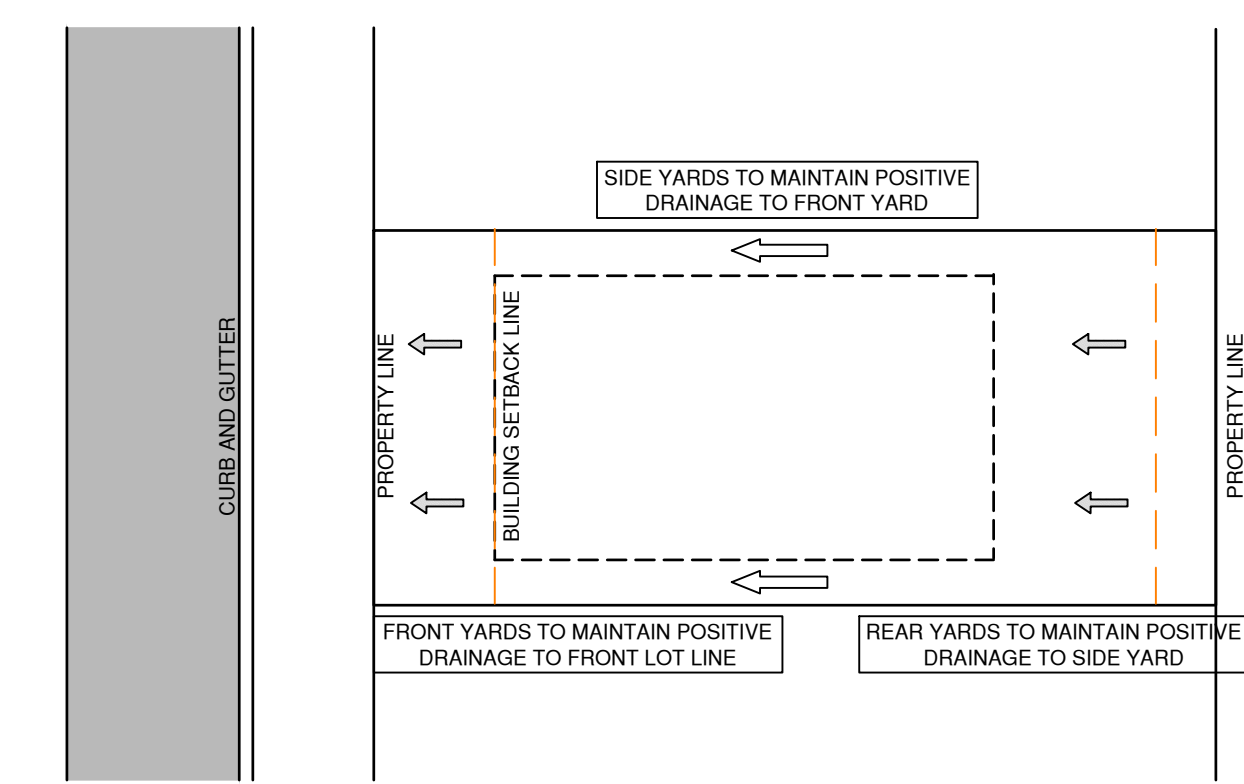
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**TYPICAL COLDWATER LOT GRADING**  
NTS



**TYPICAL 2 STOREY LOT GRADING (LOT 8)**  
NTS



**TYPICAL 2 STOREY LOT GRADING (LOT 17)**  
NTS

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**JUNIPERWEST**

**TRAILSIDE PHASE 2**

**LOT GRADING DETAILS**

SCALE	AS NOTED
DESIGN BY	CC
DRAWN BY	LR
DATE	PLOT: October 10, 2023
PROJECT REFERENCE No.	354-421
DRAWING No.	SHEET 10 OF 10
<b>354-422 10</b>	ISSUE-REV 7