

ZONE DESIGNATION R2	PERMITTED	PROVIDED
LOT FRONTAGE (m)	10.0	12.13
LOT DEPTH (m)	30.0	33.28
LOT AREA (sq. m)	300	400
FRONT YARD SETBACK (m)	1.5	6.0
REAR YARD SETBACK (m)	6.7	9.44
SIDE YARD SETBACK (m)	1.2	1.20
LOT COVERAGE (%)	40	36.3
LANDSCAPED OPEN SPACE - FRONT YARD (%)	50	58.0
HEIGHT (m)	12	10.5

LOT TYPE (from Subdivision Grading Plan)	A
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY

SERVICES	YES/NO	DEPTH AT P/L	INVERT @ P/L
WATER	YES	1.7m	245.93m
SANITARY	YES	2.68m	244.94m
STORM	YES	1.7m	245.93m

+214.08	EXISTING SPOT ELEVATION
100.00 ×	PROPOSED SPOT ELEVATION
<hr/>	
2%	PROPERTY BOUNDARY
	SURFACE DRAINAGE & GRADE
FF	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TFWR	TOP OF FOUNDATION WALL
	AT REAR OF THE HOUSE
TFWG	TOP OF FOUNDATION WALL
	GARAGE
T/S	TOP OF SLAB
USF	UNDERSIDE OF FOOTING
USFG	UNDERSIDE OF FOOTING
	GARAGE
WOB	WALKOUT BASEMENT
RUSF	UNDERSIDE OF FOOTING
	AT WALKOUT BASEMENT
DS 	DOWNSPOUT LOCATION C/W
	SPLASH PAD
	FIRST FLOOR ENTRYWAY
2R	NO. OF RISERS
	LIGHT STANDARD
	FIRE HYDRANT
	CURB STOP
T □	COMMUNICATION PEDESTAL
	TRANSFORMER
	PAVED DRIVEWAY
	MANHOLE
	TREE
<div style="border: 1px solid black; padding: 2px; display: inline-block;">110</div>	MUNICIPAL NUMBER

* REFER TO CITY OF THUNDER BAY
ENGINEERING STANDARDS DRAWING M-110 FOR
ADDITIONAL STANDARD DRAWING SYMBOLS

1. ALL DIMENSIONS AND ELEVATIONS ARE IN METERS UNLESS OTHERWISE INDICATED.
2. DOWNSPOUTS SHALL BE DIRECTED TO DRAIN TO THE FRONT OF THE LOT AND NOT OUTLET DIRECTLY INTO ANY DRAINAGE SWALES. SPLASH PADS TO BE PROVIDED AT ALL OUTLET LOCATIONS.
3. REAR YARD SLOPES SHALL NOT BE LESS THAN 1.5%.
4. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER (OR THEIR CONTRACTOR) TO OBTAIN THE VARIOUS PERMITS / APPLICATION NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO:
 - ENTRANCE PERMIT
 - ROAD CLOSURE PERMIT
 - BUILDING PERMITS
 - ENCROACHMENT / LICENSE AGREEMENTS
 - SEWER & WATER CONNECTION APPLICATIONS
5. THE OWNER OF THE LOT IS REQUIRED TO COMPLY WITH THIS GRADING PLAN. ANY REVISIONS TO THE GRADING PLAN REQUIRE THE APPROVAL OF THE CITY OF THUNDER BAY ENGINEERING DIVISION.

1. ELEVATIONS SHOWN HEREON ARE GEODETIC
REFERRED TO BENCHMARK LOCATED AT <INSERT
BENCHMARK LOCATION & DESCRIPTION>
ELEV: 270.60m

[illegible]

3.			
2.			
1.	FIRST SUBMISSION	01/19/15	AW
NO.	REVISIONS	DATE	INITIAL

THE PROPOSED LOT GRADING IS IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION.

COMPANY NAME: _____

GRADING PLAN _____
PREPARED BY: _____

SIGNATURE: _____

DATE: _____

TO BE SIGNED BY
PLAN DESIGNER

LOT GRADING PLAN FOR
<INSERT STREET ADDRESS>
LOT 28, PLAN 55M-XXX
<INSERT SUBDIVISION NAME>
CITY OF THUNDER BAY

SCALF: 1:150

DATE: 01/19/15

DRAWN: AW

DESIGNED: AW

DWG. NO.

LOT 28

NEW SUBDIVISION LOT GRADING PLAN CHECKLIST

FOR NEW SUBDIVISION DEVELOPMENTS

Template Last Updated: June 2025

SUBDIVISION LOT SPECIFIC GRADING PLAN REQUIREMENTS		COMPLETED			
		Y	N	N/A	Comment
Drainage	Property Corner and Property Line Elevations as per Subdivision Grading Plan				
	Proposed Elevations At All Lot Corners, Building Corners, Swales & Changes in Grade				
	Direction of Drainage and Surface Slope (1.5% min. lot slope - Eng. Std. 2.3.5.k, 5% preferred max, 10% max)				
	Average Rear Yard Slope not to exceed 10% (Eng. Std. 2.3.5.j)				
	Building Apron Grades (0.10m min., 0.15m preferred min.)				
	Driveway Grades (Min. 2%, Max 8% - Eng. Std. R-124)				
	Matches Adjacent Lot Shared Elevations and Allows for Shared Drainage				
	Drainage flows around building in defined swale (i.e. back-to-front lots - Eng. Std. 2.3.5.m)				
	Maximum Side Slope of 2H:1V (3H:1V preferred) - Eng. Std. 2.3.5.k				
	Retaining Wall Details and Elevations				
	Roof Leader & Splash Pad				
	Sump Pump Discharge Locations (if not to storm sewer) (min. 5m from building per OBC)				
Structure	Outline of Building(s), Garage(s), Driveway(s), and Property Boundary Shown				
	House USF Minimum 1.37m Cover Required (or engineered insulation plan required)				
	House TFW Minimum of 0.15m above adjacent grade				
	Showing Door Locations and where Exterior Steps are Required				
	Does Style of Building fit Lot Grading Type (i.e. walk-out, side-split, etc.)				
Services	Servicing Check Box (Water, Sanitary & Storm Sewer) Including pipe invert (if available)				
Zoning	Building Setbacks Shown and Labeled				
	Zoning Designation Box Shown (Building Division will review contents)				
External Info	Chain Link Fences, Adjacent Walkway Blocks, etc. Shown and Labeled				
	Driveway Location as per Subdivision Plans (if not, Entrance Permit required)				
	Driveway Width Noted (3.0m min, 6.0m max, Eng. Std. R-125), Min. 9m from Intersection P/L				
	Minimum 1.0m to Edge of Driveway (i.e. Hydrants, Poles, Lights, etc. - Eng. Std. R-125)				
	Edge of Driveway Min. 3.0m to Edge of Trees and 3.0m to Transformers				
	Rear Yard Catchbasin and/ or Rear Yard Ditch System Shown and Labelled				
	Street Lights, Transformers, Pedestals, Poles, Hydrants, Trees etc. shown				
Legal	Municipal Address, Lot Number & Street name shown				
	Easements and/or Reserves				
	Lot Dimensions				
Misc.	Metric Scale				
	Geodetic Benchmark				
	Date / Revision Box				
	North Arrow				
Approvals	External Agency Approvals Required? (LRCA, MTO, etc.)				