# SAMPLE SEVERANCE LOT GRADING & DRAINAGE PLAN
## (title block is available in CAD upon request)

## ZONING INFORMATION

| ZONE DESIGNATION RU | PERMITTED | PROVIDED |
|---|---|---|
| LOT FRONTAGE (m) | 60.0 | 40.0 |
| LOT DEPTH (m) | N/A | 107.0 |
| LOT AREA (sq. m) | 10,000 | 4,260 |

## LEGEND

| Symbol | Description |
|---|---|
| +214.08EX | EXISTING SPOT ELEVATION |
| 100.00 × | PROPOSED SPOT ELEVATION |
| | PROPERTY BOUNDARY |
| 2% → | 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 O→ | 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 |
| 110 | MUNICIPAL NUMBER |
| ■ | PROPERTY BAR (SIB) |

\* REFER TO CITY OF THUNDER BAY ENGINEERING STANDARDS DRAWING M−110 FOR ADDITIONAL STANDARD DRAWING SYMBOLS
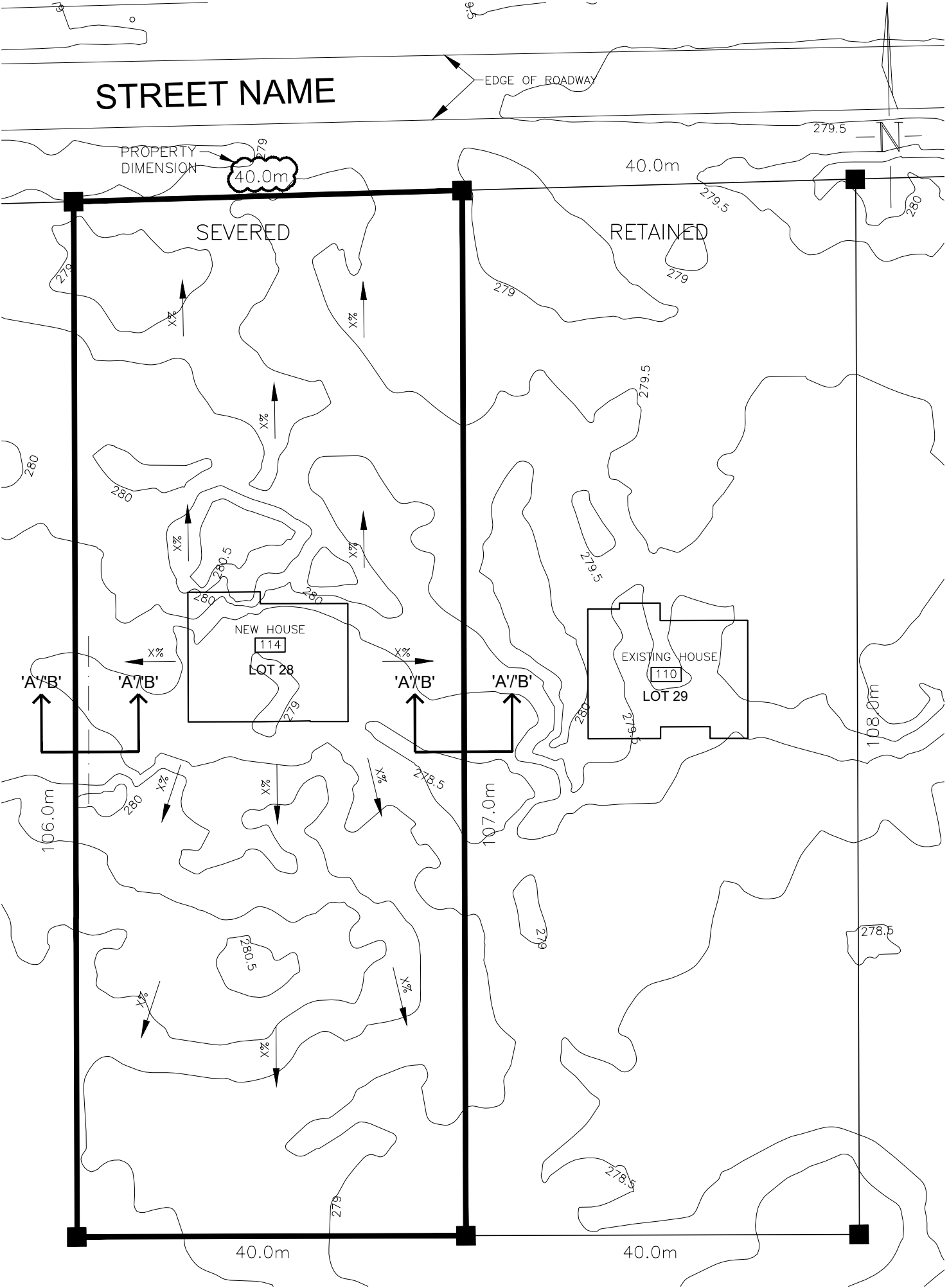
## CITY OF THUNDER BAY GENERAL NOTES

1. ALL DIMENSIONS AND ELEVATIONS ARE IN METERS UNLESS OTHERWISE INDICATED.
2. DOWNSPOUTS SHALL BE LOCATED AT THE FRONT OF THE BUILDING AS MUCH AS PRACTICAL AND ALL DOWNSPOUTS SHALL BE DIRECTED TO DRAIN TO THE FRONT OF THE LOT AND SHALL NOT OUTLET DIRECTLY INTO ANY DRAINAGE SWALES. SPLASH PADS TO BE PROVIDED AT ALL ROOF DOWNSPOUT LOCATIONS.
3. REAR YARD SLOPES SHALL NOT BE LESS THAN 1.0%.
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/SIDEWALK CLOSURE PERMIT
   − BUILDING PERMITS
   − ENCROACHMENT / LICENSE AGREEMENTS
   − SEWER & WATER CONNECTION APPLICATIONS
5. A DETAILED LOT GRADING PLAN IS TO BE SUBMITTED TO THE CITY OF THUNDER BAY AS PART OF THE BUILDING PERMIT APPLICATION BASED ON THE ACTUAL PROPOSED BUILDING ENVELOPE.
6. TYPICAL SWALE TO BE SHOWN WHERE NEEDED TO CONTAIN DRAINAGE WITHIN OWN PROPERTY. DIRECT DRAINAGE AWAY FROM ADJACENT PROPERTIES AND OUT TO STREET OR LANEWAY.

## BENCHMARK

1. ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO BENCHMARK LOCATED AT <INSERT BENCHMARK LOCATION & DESCRIPTION>
   ELEV: 123.45m
WHERE A GEODETIC BENCHMARK IS NOT AVAILABLE, A FIXED OBJECT, SUCH AS THE TOP OPERATING NUT ON A FIRE HYDRANT CAN BE USED.



STREET NAME

EDGE OF ROADWAY

PROPERTY DIMENSION 40.0m

SEVERED        RETAINED

40.0m

N

NEW HOUSE
114
LOT 28

EXISTING HOUSE
110
LOT 29

'A'/'B'    'A'/'B'        'A'/'B'    'A'/'B'

106.0m        107.0m        108.0m

40.0m        40.0m

THE PROPOSED LOT GRADING IS IN GENERAL CONFORMITY WITH THE CITY OF THUNDER BAY SEVERANCE LOT GRADING GUIDELINES.

COMPANY NAME: _____

GRADING PLAN PREPARED BY: _____
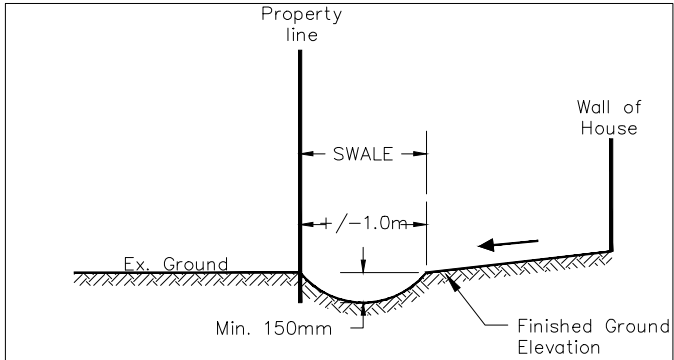
SIGNATURE: _____

DATE: _____

TO BE SIGNED BY PLAN DESIGNER

| NO. | REVISIONS | DATE | INITIAL |
|---|---|---|---|
| 3. | | | |
| 2. | | | |
| 1. | FIRST SUBMISSION | 02/22/25 | AW |

## LOT GRADING PLAN FOR <SEVERANCE B-X-XXXX>

| SCALE: | 1:500 | DWG. NO. |
|---|---|---|
| DATE: | 02/22/25 | |
| DRAWN: | AW | SP1 |
| DESIGNED: | AW | |

### SAMPLE SWALE DETAIL 'A'

Property line
Wall of House
SWALE
+/−1.0m
Ex. Ground
Min. 150mm
Finished Ground Elevation

### SAMPLE SWALE DETAIL 'B'

Property line
Wall of House
Wall of House
SWALE +/−1.0m
Finished Ground Elevation
Min. 150mm
Existing Ground
Existing Swale
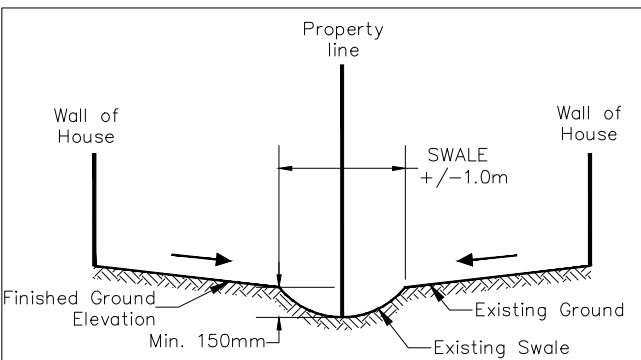
# SEVERANCE LOT GRADING PLAN CHECKLIST

| SEVERANCE LOT GRADING PLAN REQUIREMENTS | | COMPLETED | | | |
|---|---|---|---|---|---|
| | | Y | N | N/A | Comment |
| **Drainage** | Existing elevations on the road and / or laneway, ditch, boulevard, curb and subject lot | | | | |
| | Location of buildings, existing and / or proposed, including those on adjacent lands. | | | | |
| | Proposed elevations at all building corners, swales & changes in grade | | | | |
| | Direction of drainage and surface slope (1.0% 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) | | | | |
| | Swale depth (0.1m min, 0.20-0.25m preferred, - Eng. Std. 2.3.5.l) | | | | |
| | Drainage flows around building in defined swale (i.e. back-to-front lots - Eng. Std. 2.3.5.m) | | | | |
| | Maximum grading slope of 2H:1V (3H:1V preferred) - Eng. Std. 2.3.5.k | | | | |
| | Retaining wall details and elevations | | | | |
| | Roof leader & splash pad locations (to be directed to front - Eng. Std. 2.3.5.o & 2.3.3) | | | | |
| | Dry well location to be shown where a sump pump discharge to a storm sewer is not provided (min. 5m from building per OBC) | | | | |
| | Cross-Section(s) showing how grading matches into adjacent properties, or typical swale cross-sections provided & labelled | | | | |
| **Structure** | Outline of building(s), garage(s), driveway(s) shown (show approx. building envelope) | | | | |
| **Zoning** | Building Setbacks Shown and Labeled | | | | |
| | Zoning Designation Box Shown (Building Division will review contents) | | | | |
| **External Info** | Has a Entrance Permit be applied for? | | | | |
| | Boulevard information: edge of pavement or roadway, street lights, transformers, pedestals, poles, hydrants, trees etc. shown? | | | | |
| **Legal** | Municipal Address | | | | |
| | Easements and/or reserves | | | | |
| | Lot Dimensions | | | | |
| **Misc.** | Metric Scale | | | | |
| | Geodetic or temporary benchmark description and elevation | | | | |
| | North arrow, and date / revision box | | | | |
| | Required General Notes (see #1 to 6 on sample lot grading & drainage plan) | | | | |

**Note:**   Existing contour maps are available from Mapping Services.  Please contact: buildtbay@thunderbay.ca 807-622-8453

THIS CHECKLIST IS TO BE CONSIDERED A GUIDELINE.  ADDITIONAL CONDITIONS AND/OR
REQUIREMENTS MAY BE APPLICABLE.  THIS CHECKLIST IS NOT INTENDED TO BE ALL INCLUSIVE.