

Infill Development - Lot Grading Plan Example

This example applies to re-development on existing lots, residential developments located in already developed areas and commercial developments.

This information is intended as a general guide only. For questions, please contact the City of Whitehorse Engineering Services Department at 668-8305



Drainage plan must show:

- Lot information including Lot Number, CLSR Plan number, Property Lines and Easements.
- Footprints of all buildings on the property.
- Existing elevations on grade at corners of lot, grade breaks, along road shoulders, paths, lanes and existing buildings located near property line.
- Location of existing street furniture within proximity of property, including but not limited to, electrical pedestals, hydrants, and mailboxes.
- Spot elevations and drainage arrows indicating existing drainage pattern of adjacent properties.
- Proposed and/or existing Main Floor Elevation and Garage Slab Elevation (if applicable) for all buildings on site.
- Proposed elevations on grade at lot corners and along shared property lines (if altered from existing).
- Proposed elevations on grade at building corners, edge of surface treatments, along swale inverts, along retaining walls and at grade breaks.
- Drainage arrows indicating direction of drainage complete with calculated % grade.
- Surface treatments throughout property including, but not limited to, paving, gravel and grass.
- Drainage features such as swales, ditches and retaining walls.
- Location, size and material of underground service connections.
- Location of connection point from new services to existing services (where applicable).
- Location of cc's.
- Seal of Professional Engineer licensed to practise in the Yukon.

Design requirements:

Minimum drops in elevation:

- Minimum 100mm drop in elevation from main floor elevation to elevation at grade outside of building (with exception to area fronting garage).
- Where achievable, min.150mm drop in elevation from grade at building to grade at property line or invert of swale.

Minimum and Maximum % Grades

- Minimum grade along swale invert 1.5%
- Preferred driveway grades 2%-6%

General

- Elevations indicated on the plan are to be top of drainage plane (top of native soil or hard surfacing). Decorative rock is to be installed proud of drainage plane.

