

# Residential Lot in Subdivision - Lot Grading Plan Example



This example applies to new single detached, duplex, and residential accessory developments located within a Subdivision.

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.
- Footprint of all proposed buildings on the property, including decks, patios and stairs.
- Proposed Main Floor Elevation and Garage Slab Elevation (if applicable) of all proposed buildings on site.
- Design elevations at lot corners and along property boundaries in accordance with Overall Subdivision Grading Plan. These can be provided by the City of Whitehorse upon request.
- 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.
- Location of existing street furniture within proximity of property, including but not limited to, electrical pedestals, hydrants, and mailboxes.
- 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.

## Design requirements:

### Minimum drops in elevation:

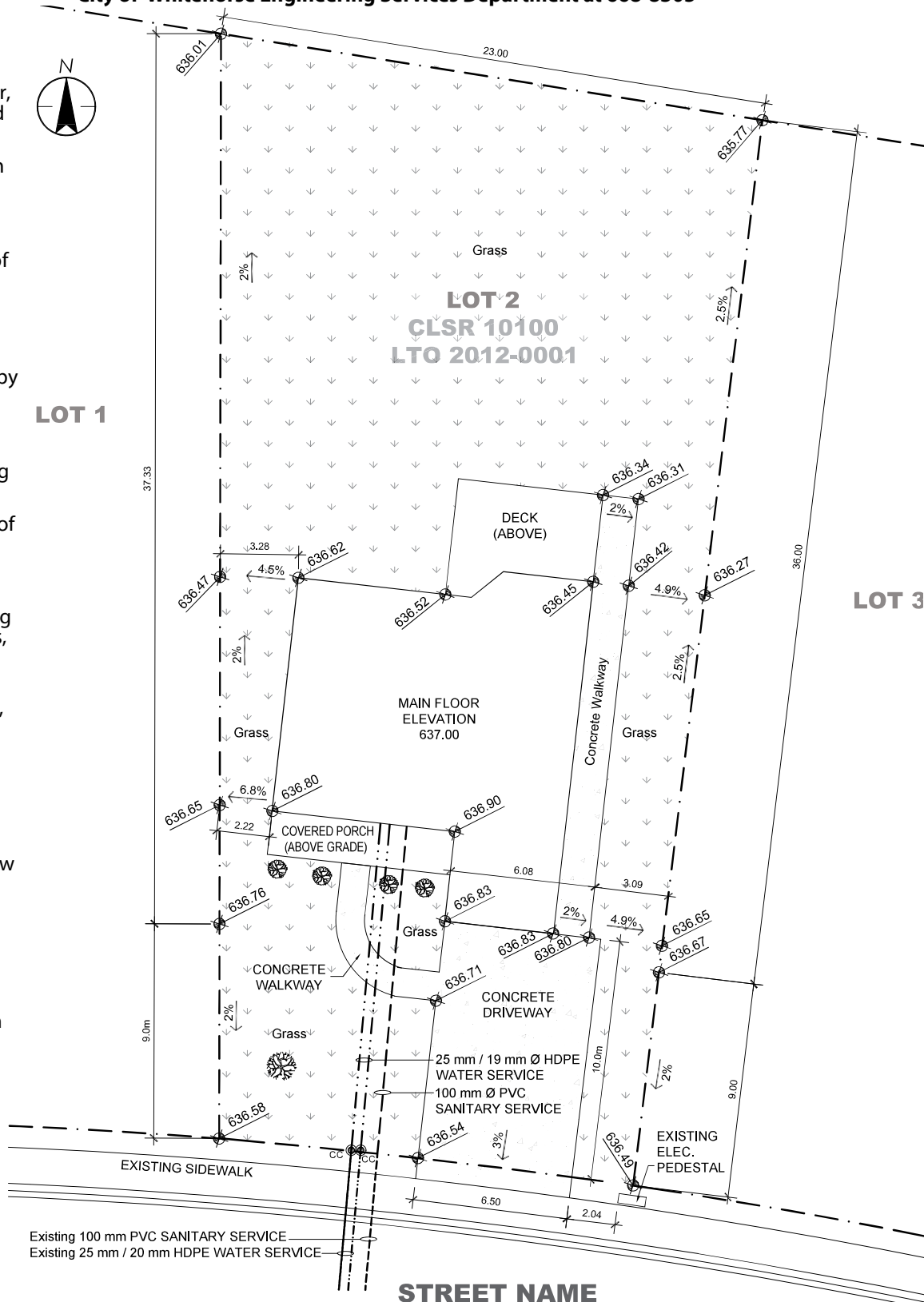
- Minimum 100mm drop in elevation from main floor elevation to elevation at grade outside of building (with exception to area fronting garage).
- Where achievable, min.150mm drop in elevation from grade at building to grade at property line or invert of swale.

### Minimum and Maximum % Grades

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

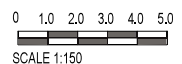
### General

- 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.



LEGEND	
CC	CLEANOUT
xx,xxx	DESIGN ELEVATION
xx%	PROPOSED % GRADE
↘	SLOPE DIRECTION

**DRAINAGE PLAN**  
 STREET ADDRESS  
 LOT 1, BLOCK 100  
 WHITEHORSE, YUKON



NOTE: DIMENSIONS ARE IN METRES U.N.O.

REV3 - JAN. 2021