Residential Lot in New Subdivision - Lot Grading Plan Example

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

This information is intended as a general guide only. For questions, please contact the

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:

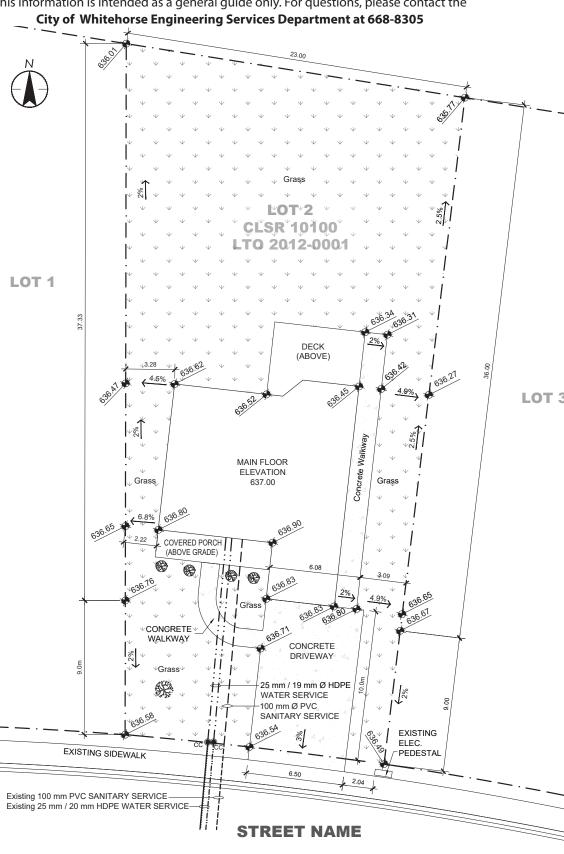
- Minimum 100mm drop in elevation from main floor elevation to elevation at grade outside of building (with exception to area fronting garage).
- Where achievable, min.150mm drop in elevation from grade at building to grade at property line or invert of swale.

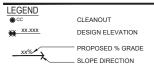
Minimum and Maximum % Grades

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

<u>General</u>

- 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.
- Minimum clearance of 1.5m to be provided from edge of driveway to existing street furniture.





DRAINAGE PLAN

STREET ADDRESS LOT 1, BLOCK 100 WHITEHORSE, YUKON

