

# 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 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:

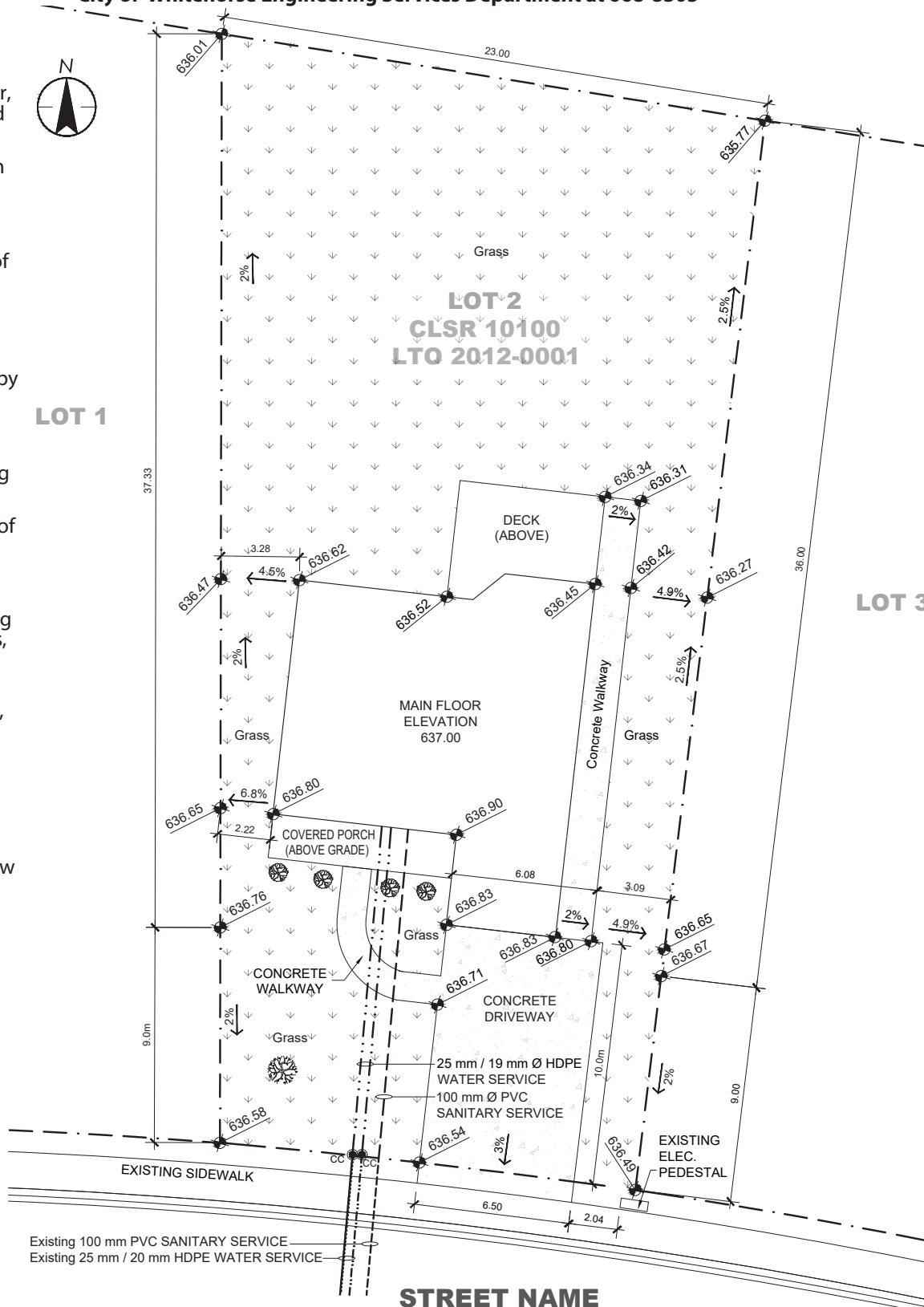
- Minimum 100mm drop in elevation from main floor elevation to elevation at grade outside of building (with exception to area fronting garage).
- Where achievable, min. 150mm drop in elevation from grade at building to grade at property line or invert of swale.

### Minimum and Maximum % Grades

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

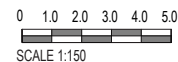
### General

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



LEGEND	
● CC	CLEANOUT
● xx.xxx	DESIGN ELEVATION
— xx% —	PROPOSED % GRADE
— xx% —	SLOPE DIRECTION

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



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

REV5 - JULY 2022