

RESIDENTIAL LOT GRADING & DRAINAGE IMPROVEMENT REQUIREMENTS

Subdivision Lots with an approved Master Lot Grading/Drainage Plan

1. Submit copy of approved Master Lot Grading/Drainage Plan showing compliance with the proposed subdivision lot Finished Flood Elevation (FFE).
2. The FFE shall be no more than one-tenth (1/10) of one foot (1') below the approved design elevation.
3. The FFE shall be no more than one-half (1/2) of one foot (1') above the approved design elevation.
4. When the lot has been graded and/or been improved in a manner that is inconsistent with the plan:
 - a. The builder shall remove the improvement(s) and/or regrade the lot to conform to the approved Master Lot Grading/Drainage Plan; or
 - b. A revised Master Lot Grading/Drainage Plan for the entire subdivision shall be submitted to and approved by the Development Review Division prior to issuance of a "Certificate of occupancy" (any such revised Master Lot Grading/Drainage Plan for the entire subdivision shall be signed and sealed by an Engineer registered in the State of Florida, and either submitted by the Developer of the subdivision or with written authorization from the Developer to allow a revision to the Master Lot Grading/Drainage Plan.
5. For those lots that are located within a subdivision with an approved Master Lot Drainage Plan and that requires a finished floor and or grade elevation above the approved elevation in order to comply with the Health Department (septic tank rules) requirements:
 - a. The builder must propose and delineate an increase in FFE which does not modify any of the lot grade elevations and grade percentages as approved on the Master Lot Grading/Drainage Plan (i.e. the proposed increase in FFE shall be accomplished with a form of stem wall construction which does not affect lot grades).
 - b. A revised Master Lot Grading/Drainage Plan for the entire subdivision shall be submitted to and approved by the Development Review Division prior to issuance of a "Certificate of occupancy" (any such revised Master Lot Grading/Drainage Plan for the entire subdivision shall be signed and sealed by and Engineer registered in the State of Florida, and either submitted by the Developer of the subdivision or with written authorization from the Developer to allow a revision to the Master Lot Grading/Drainage Plan.

Infill lots or lots within a platted subdivision in which no existing Master Lot Grading/Drainage Plan exists

1. An individual lot grading plan signed and sealed by an engineer registered in the State of Florida shall be required prior to the issuance of a building permit.
2. A topographic survey (spot elevations) extending a minimum of 25' beyond property line shall be required. Surveys are to be signed and sealed by a registered surveyor in the State of Florida.
3. Proposed improvements within 10' of the property line shall make assurances that runoff is not directed towards adjacent properties. To the fullest extent possible, stormwater runoff shall be directed to the street. Methods include 6" minimum deep swales, gutters and downspouts, French drains, etc.
4. To the fullest extent possible, stormwater runoff shall be directed to the street. A desired minimum slope of 1% shall be maintained for grading
5. A minimum of one foot (1') above the determined 100 year flood elevation
6. The FFE shall be no more than one-tenth (1/10) of one foot (1') below the approved design elevation.
7. The FFE shall be no more than one-half (1/2) of one foot (1') above the approved design elevation.

Residential Driveways

1. 6" thick - 3,000 minimum psi concrete. Use 6" of non-steel reinforced concrete in Right-of-Way (including sidewalk section). Fiber-reinforced concrete (FRC) is acceptable.
2. Driveways can be a maximum of 18' wide at the property line. A 3' flare from either the sidewalk or Right of Way (ROW) to the edge of pavement shall be provided.
3. Driveways must be 5' from property line and 6' minimum from neighbor's flare.
4. Pavers in the Right-of-Way are acceptable but cannot be used in crosswalk or sidewalk. (In the event the County has to perform work in the Right-of-Way the pavers will not be replaced by County) **** *If crosswalk is broken or does not meet ADA it will need to be replaced with concrete in conjunction with the paver installation*
5. Drainage must not be negatively affected by driveway. For ditch fronts, install storm with mitered ends under driveway. For small swales it might be required to invert the driveway to allow for positive flow.
6. Culverts must be 18" minimum or per Engineer's specification

Swimming Pools

1. All swimming pools including associated structures must be located outside drainage easements, utility easements and setbacks.
2. Any encroachment of an easement (if approved) may require a vacating by the Board of County Commissioners conducted through a scheduled public hearing.
3. Any pools within 20' from an adjacent property must be accompanied with a lot drainage plan demonstrating no adverse drainage impact to adjacent lands.