

Lot Grading & Drainage Improvement Guidelines

Prepared to assist Builders and Homeowners

I. Procedure:

- A. 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:
 - 1. The builder must propose (grading plan) and delineate an increase in finished floor elevation which does not modify any of the lot grade elevations and grade percentages as approved on the master lot grading plan (i.e. the proposed increase in finished floor elevation shall be accomplished with a form of stem wall construction which does not affect lot grades).
 - 2. A revised master lot grading plan for the entire subdivision shall be submitted for approval by the Development Review Division prior to issuance of a building permit (any such revised master lot grading plan for the entire subdivision shall be signed and sealed by an engineer registered in the State of Florida and submitted by the developer/ authorized applicant to request a revision to the master lot grading plan).
- B. For those lots that are located within platted subdivision (infill lots) that do not have a master lot drainage plan or did not have the benefit for a drainage review and approval by Seminole County and that is half an acre or **less** in size, an individual lot grading plan signed and sealed by an engineer registered in the State of Florida shall be submitted to the Building Division prior to the issuance of a building permit. Such plan shall not adversely impact adjacent lands.
 - 1. A partial topography survey (spot elevations) including adjacent lots performed by a registered surveyor shall be submitted for those lots that are not part of an approved master lot drainage plan.
- C. For any lot that is located within a platted subdivision (infill lot) that does not have a master lot drainage plan or did not have the benefit of a drainage review and approval by Seminole County and that is **greater** than half an acre in size, an individual lot grading plan prepared by the applicant or representative shall be submitted to the Building Division prior to the issuance of a building permit, such plan shall not adversely impact adjacent lands. (Seminole County may require the drainage plan to be completed by a registered engineer).
 - 1. A partial topography survey (spot elevations) including adjacent lots performed by a registered surveyor, may be required, for those lots that are not part of an approved master lot drainage plan.

- D.** For any lot that is located within a subdivision with an approved master lot drainage plan, and the lot has been graded and/or been improved in manner that is not consistent with that plan:
1. The builder shall remove the improvement(s) and/or regrade the lot to conform to the approved master lot drainage plan; or
 2. A revised master lot grading 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 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 drainage plan).
- E.** On all lots, the finished floor elevations shall be no more than one-tenth (1/10) of one foot (1') below the approved design elevation.
- F.** On lots for which the side yard setback is less than seven and one half feet (7 1/2'), finish floor elevation shall be no more than six tenths (6/10) of one foot (1') above the approved design elevation unless stem walls are used to allow side yard slope to remain 6:1 or less.
- G.** On lots for which the side yard setback is seven and a half feet (7 1/2') or more, the finished floor elevation shall be no more than one foot (1') above the approved design elevation unless stem walls are used to allow side yard slope to remain 6:1 or less.
- H.** All finished floor elevations, for all lots, must be a minimum 8 inches (8") above the outside finish grade with the exception of an approved step down floor and basement.

II. Finished Floor Elevation: (Infill lots platted without the benefit of an approved master lot drainage plan)

All lots that are located within a subdivision without an approved master lot drainage plan shall have a finished floor elevation that meets the applicable of the following:

- A.** On grading types A and B, 16" above the crown of the road at the lowest end of the property
- B.** On Type C grading, shall be not less than one (1) foot above finished site grade measured at the highest contour that abuts the building; all others to be a minimum of eight (8) inches above.

- C. Finish floor elevation as determined by the Health Department (State Septic Tank Rule).
- D. One foot (1') above the determined 100 year flood elevation

Lots that are located on unpaved roads must account for future paving elevations by contacting the Public Works Department, Road Operations.

III. Finish Floor Waivers:

All finish floor waivers must be approved by the Development Review Manager or his / her designee. Applicants must submit in writing to the Development Review Manager requesting such waiver prior to pad construction. Such request must be accompanied with sound justification typically relating to extreme conditions of the land topography. After the fact finish floor waivers may not be granted for those structures that are constructed below the required elevation located within the 100 Year Flood Plan as determined by FEMA. Drainage analysis may be required.

IV. Residential Driveways:

Driveway location and dimensions must be submitted along with the building permit as required by the Land Development Code and adopted policies and procedures. Driveway location shall be constructed at least 5 feet (5') from either side of the property lines and outside drainage or utility easements; If such easement exists and undue hardship is demonstrated that the driveway must encroach on that easement, then applicants must demonstrate that no adverse drainage impact or function of the easement will result from that encroachment. Encroachment on utility easements must be approved by the utility entity having jurisdiction on that easement.

V. Driveway grading on C Type Lots

- A. Sidewalk shall be at least 6" above adjacent gutter line to driveway.
- B. Low point of driveway shall be a minimum of 4" below garage floor at 5' from garage door opening

VI. Grading Requirements Associated with Swimming Pool Construction

All swimming pools including associated structures must be located outside drainage easements, utility easements, and setbacks. Any deviation from such criteria must be accompanied with a lot drainage plan demonstrating no adverse drainage impact to adjacent lands. Such encroachment (if approved) may require a vacating by the Board of County Commissioners conducted through a scheduled a scheduled public hearing (for drainage easement, and non-public hearing for utility).