



LOT GRADING

Lot grading is addressed in LDC 4.5.6, with references to A, B and C type lot grading. This policy determination provides further definition of the lot grading types and different scenarios that are encountered.

Purpose:

To provide definitions and guidelines for type A, B and C lot grading for both new subdivisions with master lot grading plans, and infill lots.

Procedure:

Lot grading plans for lots within subdivisions with master lot grading plans will comply with the general lot grading requirements for type A, B, or C as indicated in Figures 1, and 2-4, as approved on a Site Development Plan (SDP), and the Florida Building Code (Residential) R401.3 Drainage, which requires:

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

Exception: Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

Modifications to the standard lot grading (A-Modified, B-Modified) can be reviewed and approved on the SDP. Minimum slope that will be considered positive drainage is 1 percent (1-foot vertical drop per 100 linear feet). Type C lots are not generally allowed in new subdivisions unless the topography and natural wetlands or lakes make other lot grading impractical, or incompatible with adjacent properties.

Lot grading for infill lots will generally comply with the required A, B and C lot grading, however, modification will be reviewed by the Development Review Department where pre-existing lot conditions may dictate a more specialized detailed lot grading plan (e.g. higher elevation for new septic tanks than lower adjacent lots, floodplain requiring higher finished floor elevation (FFE), nonstandard subdivision drainage plans such as Poinciana, etc). The FFE elevation may be adjusted to reduce impacts on adjacent developed lots.

On larger lots infill lots (typically greater than 1 acre), where the pre-existing drainage conditions are below and/or flowing away from the street, and setbacks are at least 15 feet to side property lines, the grading may be limited to the perimeter of the pad of the structure and driveway. Due to the distance from the street, the minimum FFE to be considered is the greater of:

1. 24 inches above the existing highest adjacent grade
2. Elevation as determined by floodplain requirements
3. Elevation is determined by Health Department

Lot Grading Plan – Minimum Requirements

The lot grading plan shall include, at a minimum, spot elevation at the corners and along the sides of the lot, cross section of the drainage swale along the property lines, elevation at the centerline of the road, FFE of proposed structures as well as of existing structures on the same lot, 6 inches of fall within 10 feet for drainage away from the foundation wall, and flow arrows. A final survey may be required to show positive drainage flow is present prior to final acceptance.

Figure 1. Grade break points for Type A, B and C lot grading

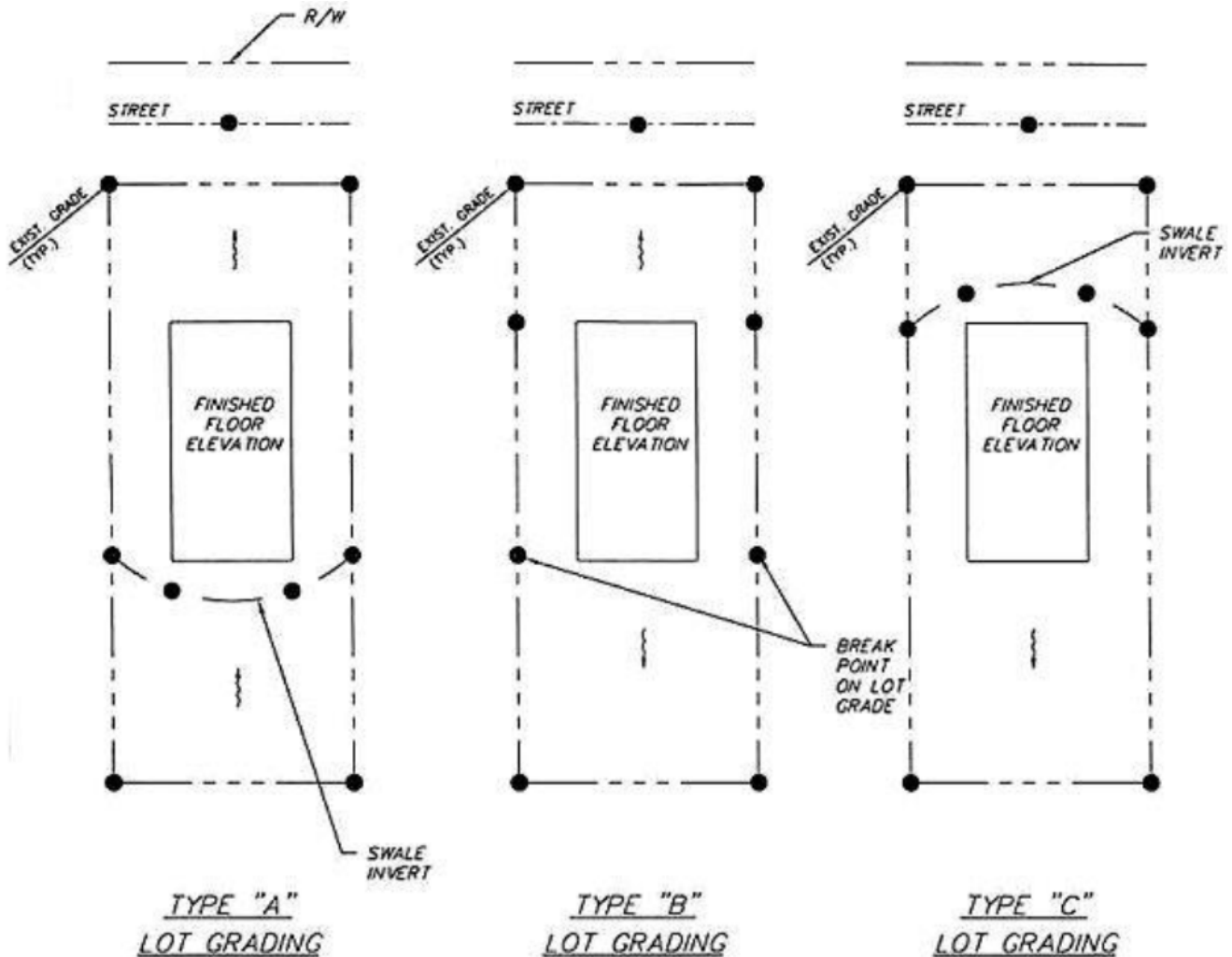


Figure 2. Type A Lot grading

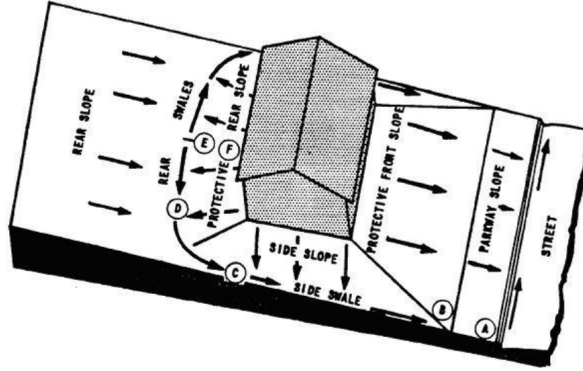


Figure 3. Type B Lot grading

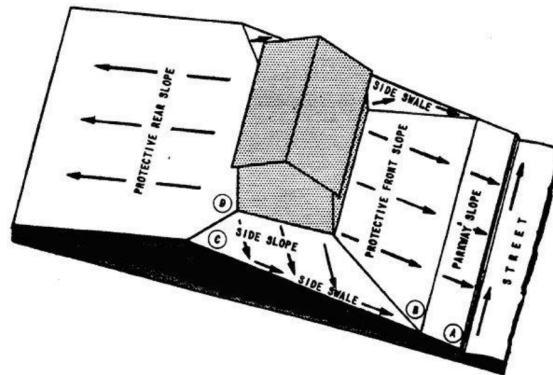


Figure 4. Type C lot grading

