

# Lot Grading & Drainage Improvement Regulations

## **Background:**

The City of Sanford currently has regulations regarding the grading of infill lots to prevent drainage from impacting neighboring lots. The only language is located in Chapter 18, Section 18.4 of the City Code, which states the finished floor needs to be a minimum of 16" above the highest crown of the road adjacent to those lots that have positive drainage toward a street or right-of-way. Those lots that drain away from the roadway and toward the lake, stream or water collection area shall have the finished floor a minimum of 8" above the finished grade.

There is no criteria for the grading of infill lots located within a subdivision that does not have an approved master grading plan. This creates adverse impacts on adjacent lots which causes City staff extensive amounts of time investigating the issues and finding an after the fact solution. Listed below are the procedures and regulations that shall be followed to obtain a building permit for those lots that have been or may be determined to create a drainage problem.

### **1) Procedure**

- A) For those lots that are located within platted subdivisions (infill lots) that do not have a master lot drainage plan or did not have the benefit of a drainage review and approval by City of Sanford an individual lot grading plan by a qualified professional shall be submitted to the Building Department prior to the issuance of a building permit. Such plan shall not adversely impact adjacent lands.
  - (a) A partial topographic survey (spot elevations) including adjacent lots performed by a registered surveyor shall be submitted for those lots that are not part of an approved plan.
- B) On all lots, the finished floor elevations shall be no more than one-tenth (1/10) of one foot below the approved design elevation.
- C) On all lots where the side yard setback is 7.5' feet or less, stem wall construction is required. The foundation plan shall include a detail showing the difference in elevation between the finished floor and the finished grade. This detail shall match the required grading plan.
- D) On lots for which the side yard setback is more than 7.5' 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.
- E) 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.

**2) Finished Floor Elevation**

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) 16" above the crown of the road for type A or B grading.
- (b) Finished floor elevation as determined by the Health Department (State Septic Tank Rule).
- (c) Two feet (2') above the determined 100 year flood elevation.

**An elevation survey (form board) is required prior to the slab being poured. This will ensure that the finished floor is at the required elevation.**

**3) Finished Floor Waivers**

All finished floor waivers must be approved by the Planning and Development Services Director or his designee. Applicants must submit in writing to the Planning and Development Services Director requesting such a 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 finished floor waivers may not be granted for those structures that are constructed below the required elevation located within the Special Flood Hazard Area as indicated on the current Flood Insurance Rate maps.

**4) Grading Requirements Associated with Swimming Pool and/or Septic System Construction**

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

**5) Elevation Certificate For Lots Within Flood Plain**

An elevation certificate, on the most Current FEMA form, signed and sealed by a Florida registered surveyor, is required prior to the issuance of a Certificate of Occupancy.

**6) As-Built Survey**

An As-Built survey is required prior to the issuance of a Certificate of Occupancy. The survey shall include all of the finished conditions spot elevations and finished floor elevations as shown on the approved plot plan for the lot.