



## **ORANGE COUNTY DEVELOPMENT ENGINEERING LOT GRADING REQUIREMENTS**

Note: Effective May 1, 2007, the following grading requirements were implemented by Orange County:

1. 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.
2. On lots for which the side yard setback is less than seven and a half feet ( $7 \frac{1}{2}'$ ), finished floor elevations shall be no more than six-tenths ( $6/10$ ) of one (1') foot above the approved design elevation.
3. On lots for which the side yard setback is seven and a half ( $7 \frac{1}{2}'$ ) feet or more, the finished floor elevation shall be no more than one (1') foot above the approved design elevation.
4. On lots greater than 10,000 square feet, the finished floor elevation may be raised, provided elevations specified for finished grades are maintained.
5. A partial topographic survey performed by a registered surveyor shall be submitted. (See exhibit "A" attached).

## Lot Grading Approval Requirements

1. For any lot that is located within a subdivision without an approved master lot grading plan and that is greater than  $\frac{1}{2}$  acre in size, or any lot that is not located within a subdivision and is greater than  $\frac{1}{2}$  acre in size, an individual lot grading plan prepared by the applicant or designee **shall be submitted to and approved by the Development Engineering Division** prior to the issuance of a building permit. **The applicant shall submit three (3) copies of the plan signed and sealed by an appropriate Registered Professional. Each copy of the plan shall bear the original signature and seal. These plans must include the following information:**
  - a. **Proposed finished floor elevation and building envelope, based on Orange County datum.**
  - b. **Proposed type of lot grading (“A”, “B” or “C”). See attachment “A” for explanation**
  - c. **Proposed elevation at all lot corners and other significant locations, based on Orange County datum. (Note: the minimum acceptable grade shall be 1%).**
  - d. **The existing elevation of the centerline of the roadway, based on Orange County datum.**
  - e. **Location and cross-sections of any proposed swales.**
  - f. **Arrows indicating the anticipated directions of surface drainage flow.**
  - g. **If the lot is located adjacent to a lake or conservation area, an environmental swale needs to be shown with a typical section plus elevations, depth and width.**
  - h. **If any fill will be placed in the 100 year flood basin, compensating storage shall be provided.**
  - i. **Submit copy of a Flood Plain Permit if the project is located adjacent of a lake or within a wetland.**
  - j. **A location map with directions to the site.**
2. For all lots that are located within a subdivision without an approved master lot grading plan and that is  $\frac{1}{2}$  acre or less in size, two (2) lot grading plans 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. The plans shall meet the requirements listed in Item 1, above.
3. For any lot that is located within a subdivision with an approved master lot grading plan:
  - a. The builder must propose lot grading and a finished floor elevation consistent with the approved master lot grading plan for the subdivision prior to the issuance of a building permit; or
  - b. Three copies of the revised master lot grading plan for the entire subdivision **shall be submitted to and approved by the Development Engineering Division** prior to the issuance of a building permit, for a proposal which does not conform to the most recently approved master lot grading plan. 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 either submitted by the Developer of the subdivision or with written authorization from the Developer to allow a revision to the master lot grading plan.

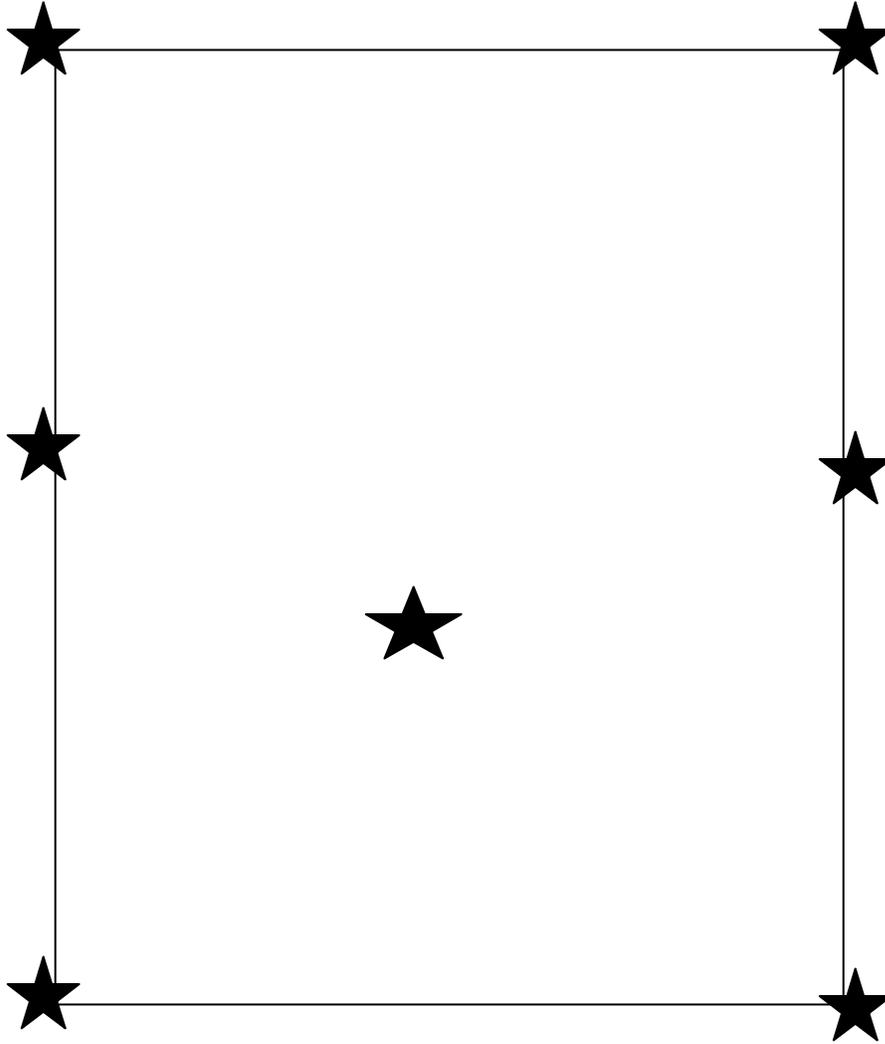
## **Raised Floor Elevation for Septic Tank Installation**

1. For any lot that is located within a subdivision with an approval master lot grading plan and that requires a finished floor elevation above the approved elevation in order to comply with the Health Department requirements for septic tank installation:
  - a. The builder must propose 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.) This proposed, along with documentation from the Health Department of the required elevation, shall be **submitted to and approved by the Building Division** prior to the issuance of a building permit. The Building Division shall not approve any such proposal which requires a modification of any of the lot grade elevations and grade percentages as approved on the master lot grading plan; or
  - b. A revised master lot grading plan for the entire subdivision shall be **submitted to and approved by the Development Engineering Division** prior to the issuance of a building permit. Any such revised master lot grading plans for the entire subdivision shall be signed and sealed by an Engineer registered in the State of Florida and submitted by the Developer of the subdivision or with written authorization from the Developer to allow a revision to the master grading plan.

**Contact: Development Engineering, Plan Review 407-836-7883**

EXHIBIT "A"

ORANGE COUNTY 8 SHOT SPOT GRADE  
PATTERN FOR FINAL LOT GRADING APPROVAL



**Crown Road** ★

X is 8 Shot Spot Grade, Four Corners, Grade break along side property swale, Crown of Road, Finish Floor Elevation

Type "A" drainage flow is going to the front of the lot

Type "B" drainage flow is going in rear and front of the lot.

Type "C" drainage flow is going to the rear of the lot