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NEIGHBORHOOD GRADING
 PLAN

GLENMOOR TRAIL

Revisions:	No.	Date
	1	02/08/00
	2	10/24/02
	3	06/05/03

Project Number:	990180
Date:	12/22/99
Drawn By:	B. Perdue
Sheet:	C-25

MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN

NOTES:

- A POSITIVE DRAINAGE OUTFALL IS A CONCRETE SYSTEM DRAINAGE EASEMENT, ROADWAY WITH A DRAINAGE SYSTEM - CURB & GUTTER, OR OTHER APPROVED DRAINAGE CONTROL, AND TRANSITS STORMWATER RUNOFF TO A CREEK, STREAM, RIVER, BAY, LAKE, OCEAN OR OTHER WATERS OF THE STATE, OR WATERS OF THE UNITED STATES, OR TO ANY FUNCTIONAL ESCAMBA COUNTY OF STATE DRAINAGE SYSTEM.
- FRESH FLOOR ELEVATION MUST BE 6" - 10" (MINIMUM) ABOVE FINISH GRADE ELEVATION (EXCLUDING BASEMENT ELEVATIONS).
- THESE ARE GENERAL REQUIREMENTS AND DO NOT RELIEVE THE BUILDER FROM PROVIDING ADDITIONAL GRADING TO DIRECT STORMWATER TO A POSITIVE OUTFALL DRAINAGE SYSTEM. (SEE LDC 4.02.06-D)

LEGEND:

F.F.E. - FINISH HABITABLE FLOOR ELEVATION
 F.G.E. - FINISH GRADE ELEVATION
 - STORMWATER FLOW DIRECTION ARROW
 - GRADE SLOPE (MINIMUM)
 - MINIMUM GRADE

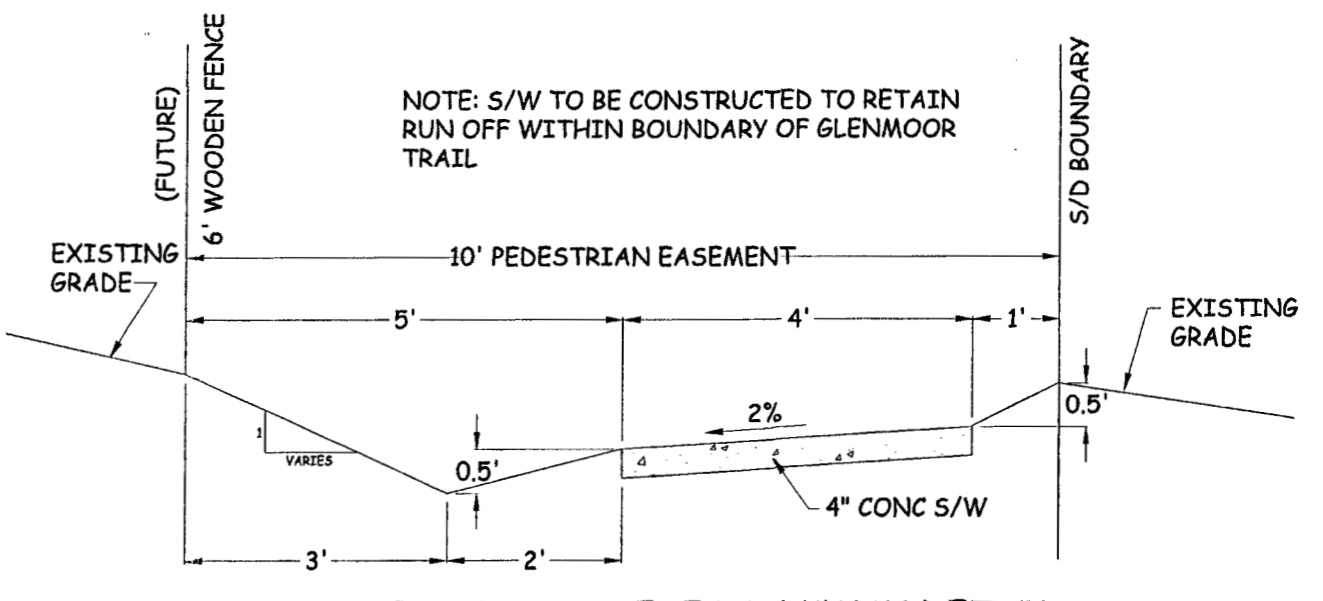
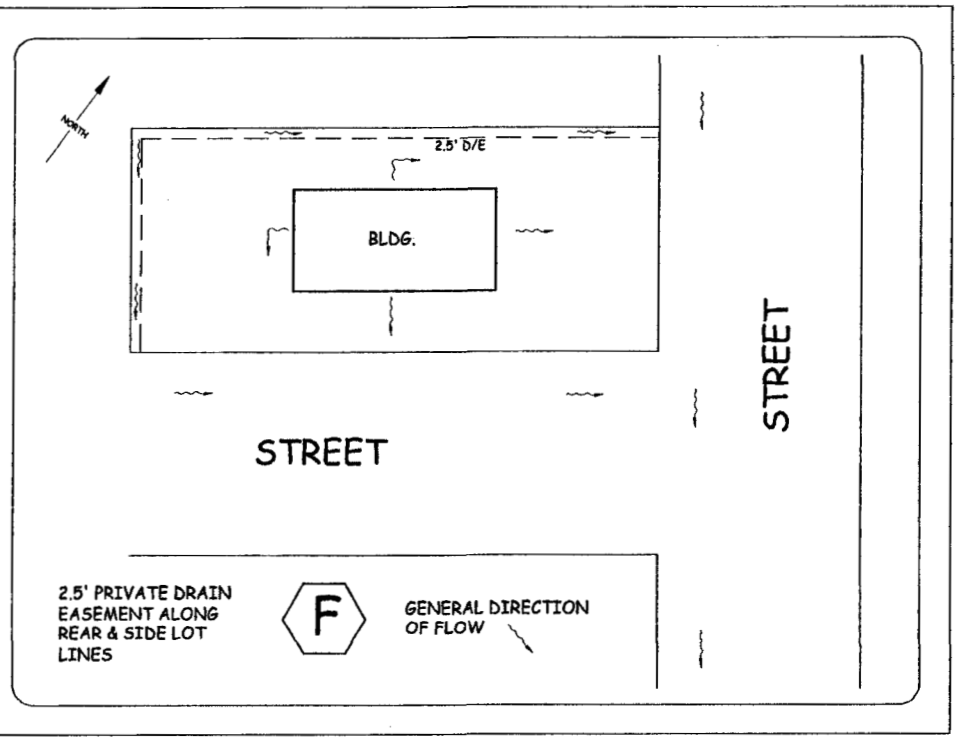
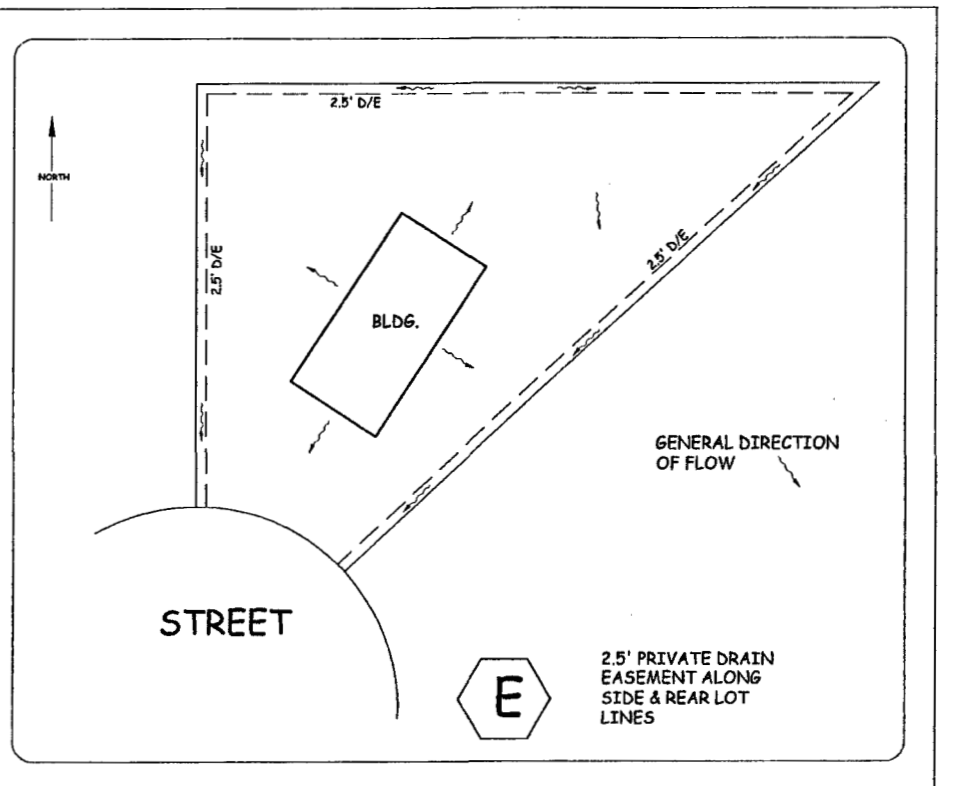
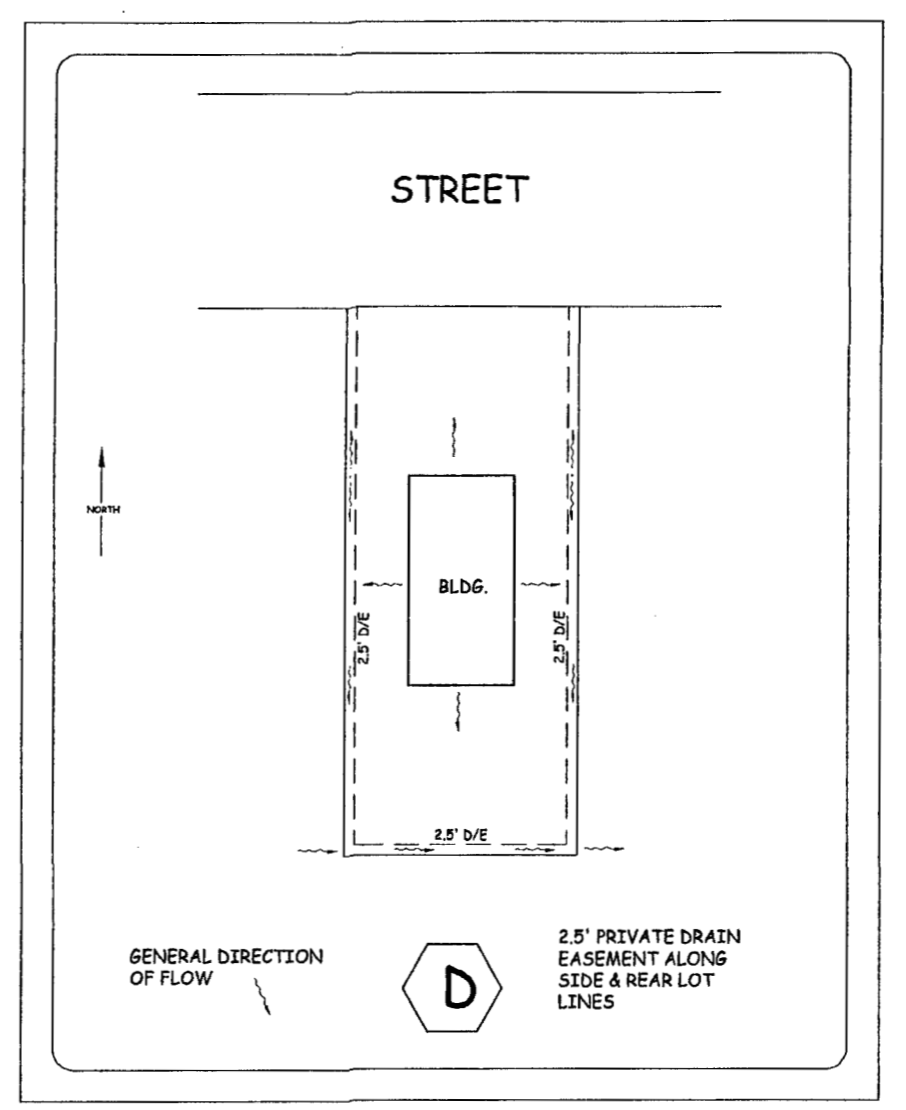
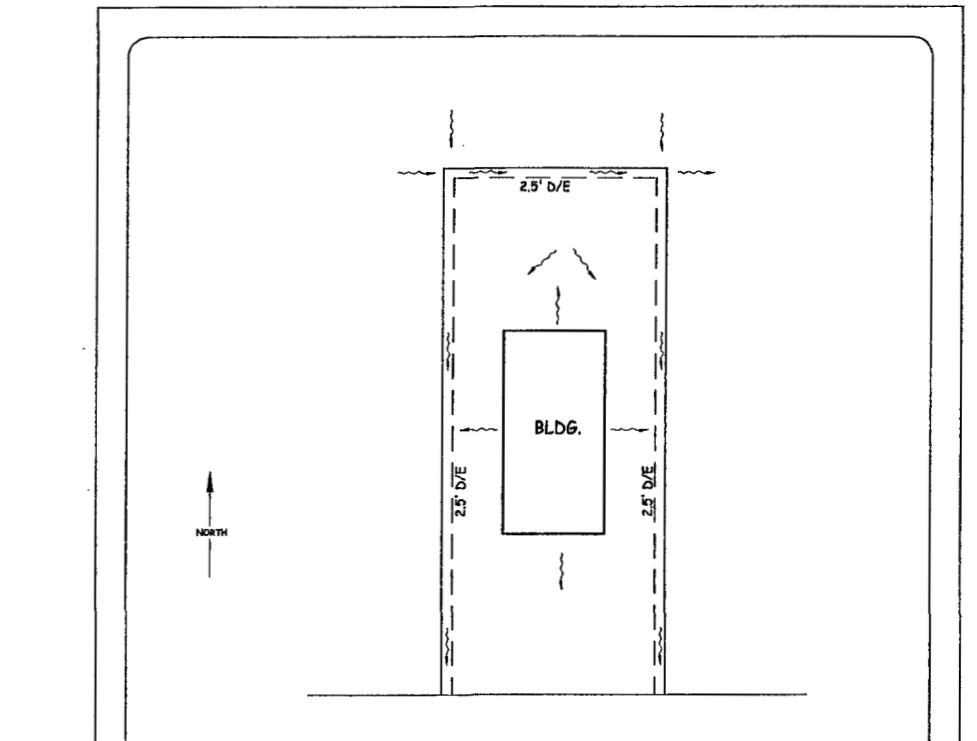
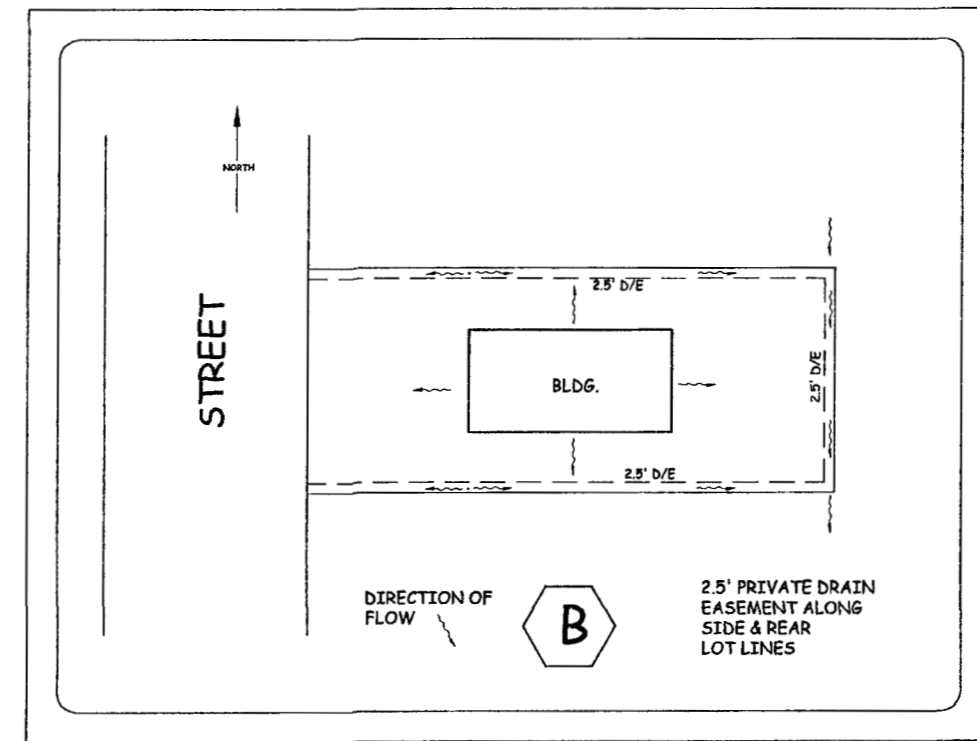
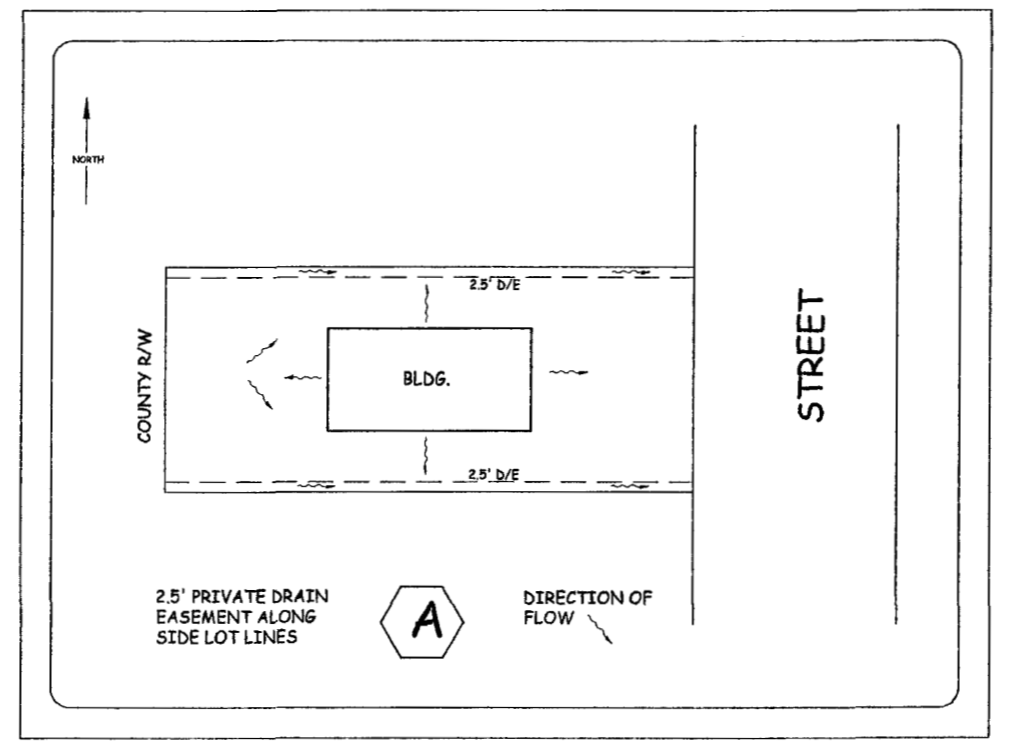
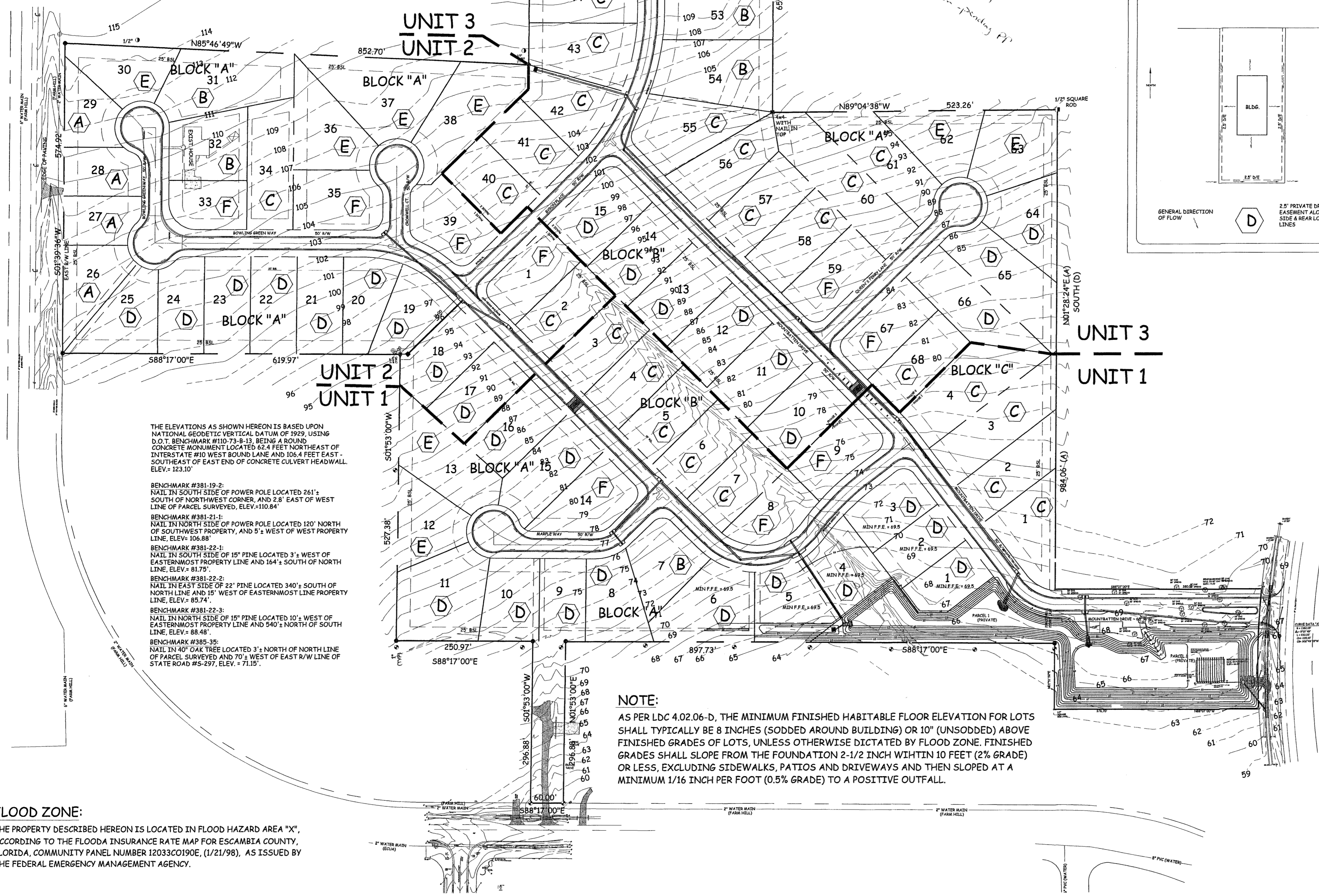
ELEVATION VIEW

LOT GRADING - TYPE "A"
 ALL DRAINAGE TO STREET

LOT GRADING - TYPE "B"
 DRAINAGE TO STREET & TO REAR LOT LINE

NOTE: MINIMUM DRAINAGE SLOPE IS 1/16\"/>

SCALE: 1" = 100'



NOTE:
 AS PER LDC 4.02.06-D, THE MINIMUM FINISHED HABITABLE FLOOR ELEVATION FOR LOTS SHALL TYPICALLY BE 8 INCHES (SODDED AROUND BUILDING) OR 10" (UNSODDED) ABOVE FINISHED GRADES OF LOTS, UNLESS OTHERWISE DICTATED BY FLOOD ZONE. FINISHED GRADES SHALL SLOPE FROM THE FOUNDATION 2-1/2 INCH WITHIN 10 FEET (2% GRADE) OR LESS, EXCLUDING SIDEWALKS, PATIOS AND DRIVEWAYS AND THEN SLOPED AT A MINIMUM 1/16 INCH PER FOOT (0.5% GRADE) TO A POSITIVE OUTFALL.

FLOOD ZONE:
 THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD HAZARD AREA "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR ESCAMBA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0190E, (1/21/98), AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

RECEIVED
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David S. Lamar
 6/5/03