



CITY OF WINTER GARDEN
300 WEST PLANT STREET
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SITE GRADING / DRAINAGE PLANS AND INDIVIDUAL PLOT PLANS

NEW RESIDENTIAL UNITS

ALL NEW CONSTRUCTION WILL NEED APPROVAL FROM THE PLANNING AND ZONING DEPARTMENT AND POSSIBLY THE CITY ENGINEERING DEPARTMENT TO ASSURE THE ORIGINAL SITE DRAINAGE SYSTEMS WILL FUNCTION AS DESIGNED IN THE ORIGINAL APPROVED CONSTRUCTION PLANS. EACH PERMIT APPLICATION WILL REQUIRE A CURRENT COPY OF THE APPROVED DEVELOPMENT'S SITE DRAINAGE PLAN CONTAINING THE INDIVIDUAL LOT FFE ELEVATIONS WITH EACH LOT'S FOUR CORNER POINT GRADE ELEVATIONS SHOWN. THE LOT'S DRAINAGE DETAILS WILL BE SHOWN ON THE PLAN. THE PLAN MUST HAVE THE CITY OF WINTER GARDEN'S APPROVAL STAMP ON IT.

WE ALSO REQUIRE AN INDIVIDUALLY SIGNED AND SEALED LOT PLOT PLAN SHOWING ALL EASEMENTS, SLAB FFE ELEVATION, AND THE LOT'S FOUR CORNER POINT GRADE ELEVATIONS. THE PURPOSED DRAINAGE FLOW/DIRECTION WILL BE SHOWN ON THE PLAN. THE PLOT PLANS WILL BE COMPARED WITH THE APPROVED SITE GRADING PLAN USING THE PROVIDED CONSTRUCTION PLANS BEFORE A PERMIT MAY BE ISSUED.

AT THE TIME OF THE REQUIRED BUILDING GRADE INSPECTION, THE LOT WILL BE "SOD READY" WITH NO ADDITIONAL GRADE CHANGES TO BE MADE. THERE WILL BE ON SITE A SIGNED AND SEALED TOPOGRAPHIC SURVEY SHOWING THE LOT WILL FUNCTION AS ORIGINALLY DESIGNED. AT TIME OF THE BUILDING FINAL A SIGNED AND SEALED ENGINEER'S LETTER/STATEMENT STATING THAT THE BUILDING AND SITE MEETS THE DRAINAGE PLAN WILL BE REQUIRED BEFORE A CERTIFICATE OF OCCUPANCY (CO) WILL BE ISSUED.

ALL SWIMMING POOLS, ROOM ADDITIONS, DECKS, STORAGE BUILDING, SUMMER KITCHENS, RETAINING WALLS OR ANY CHANGE THAT MAY AFFECT THE ORIGINAL LOT GRADING/DRAINAGE PLAN.

ALL PERMIT FINALS WILL REQUIRE A FINAL GRADE INSPECTION, UNLESS EXEMPTED BY THE BUILDING DEPARTMENT, BUILDING OFFICIAL, OR THE CITY ENGINEERING DEPARTMENT. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL GRADING TO BE COMPLETED AND PROVIDE DRAINAGE THAT WORKS AS ORIGINALLY PLANNED/APPROVED. TO FINAL A PERMIT WE REQUIRE A SIGNED AND SEALED TOPOGRAPHIC SURVEY SHOWING THAT THE GRADING HAS BEEN COMPLETED FOLLOWING THE APPROVED PLANS AND THE DRAINAGE IS FUNCTIONALLY CORRECT. AT THE INSPECTOR'S DISCRETION THERE MAY BE CONDITIONS THAT CAUSE THE INSPECTOR TO AS THE BUILDING OFFICIAL TO REQUEST AN ON-SITE INSPECTION/DETERMINATION BY THE CITY ENGINEERING DEPARTMENT.