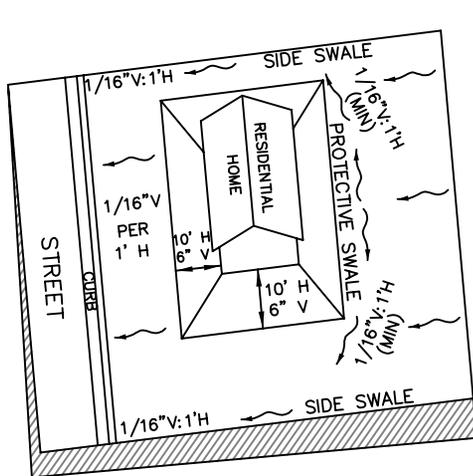
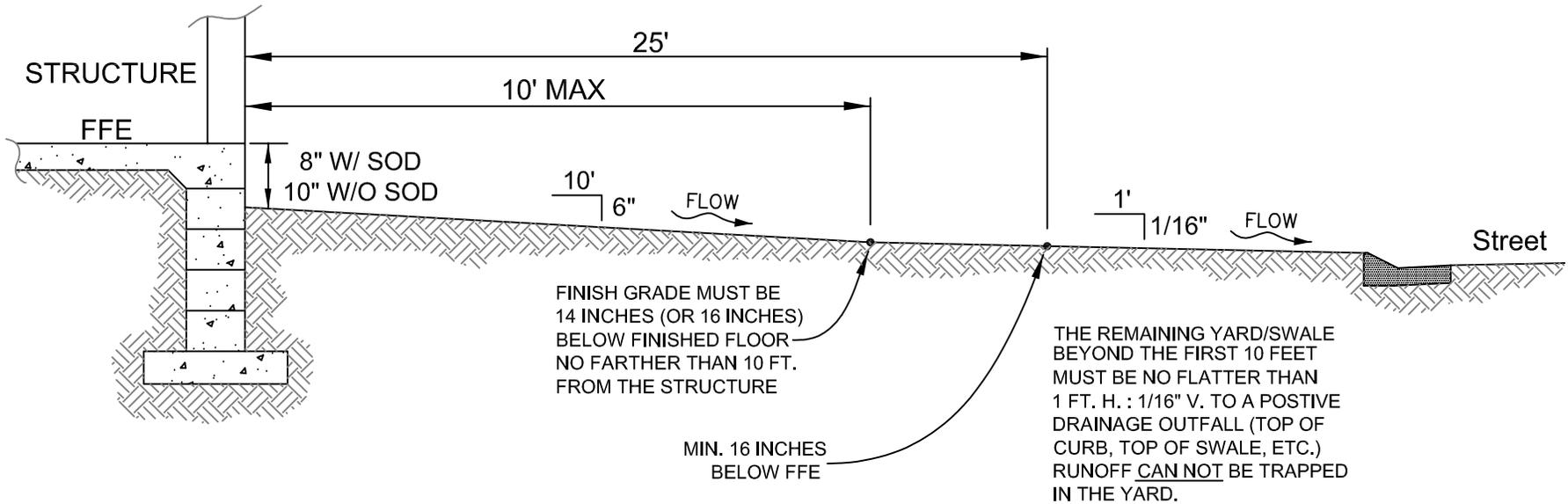


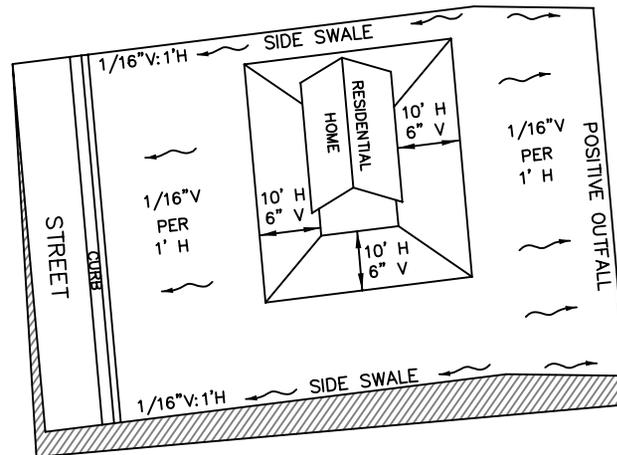
# TYPICAL YARD GRADING GUIDELINES

NOT TO SCALE

TYPICAL FFE CALCULATION: TOP OF CURB ELEVATION + (DISTANCE FROM CURB TO MOST UPSTREAM POINT OF YARD SWALE X 1/16") + 14 INCHES = FFE



TYPICAL LOT GRADING WITH ALL DRAINAGE TO STREET



TYPICAL LOT GRADING TO STREET AND REAR LOT LINE

## NOTES:

1. A POSITIVE OUTFALL IS A CONVEYANCE SYSTEM (DRAINAGE EASEMENT, ROADWAY WITH A DRAINAGE SYSTEM ~ CURB/GUTTER OR DITCH) WHICH CONTAINS, CONTROLS, AND TRANSMITS STORM-WATER RUNOFF TO A CREEK, STREAM, RIVER, BAY, GULF, OCEAN OR OTHER WATERS OF THE STATE, OR WATERS OF THE U.S., OR FUNCTIONING SANTA ROSA COUNTY OR STATE DRAINAGE SYSTEM.

2. FINISH FLOOR ELEVATION (FFE) MUST BE 8" - 10" (MINIMUM) ABOVE FINISH GRADE ELEVATION (FGE).

3. THESE ARE MINIMAL REQUIREMENTS AND DO NOT RELIEVE THE BUILDER FROM PROVIDING ADDITIONAL GRADING TO DIRECT STORM-WATER TO A POSITIVE OUTFALL DISCHARGE SYSTEM.

4. IF LESS THAN 10 FEET EXISTS BETWEEN THE STRUCTURE AND THE PROPERTY LINE, THE 14 INCHES BETWEEN FFE AND FGE MUST BE REACHED IN THAT SHORTER DISTANCE.

5. THE HOME BUILDER SHALL REVIEW THE MASTER DRAINAGE PLAN FOR THE SUBDIVISION (IF APPLICABLE) PRIOR TO SETTING THE FFE IN ORDER TO SEE HOW THE LOT IS TO BE GRADED TO PREVENT ADVERSE IMPACTS TO ADJACENT LOTS.