

Shalimar Place Subdivision

Statement of Issue: History of flooding in Barron Ct. cul-de-sac and rear of lot 24.

Reference Documents:

- Subdivision plat dated 9 September, 1992.
- Grading plan (provided by Choctaw Engineering) dated 13 February, 1992.
- Shalimar Florida Master Storm Drainage Map dated 5 August, 1977

Task 1: Perform site survey and make spot elevation checks to determine if as-built subdivision is in reasonable compliance with original grading plan.

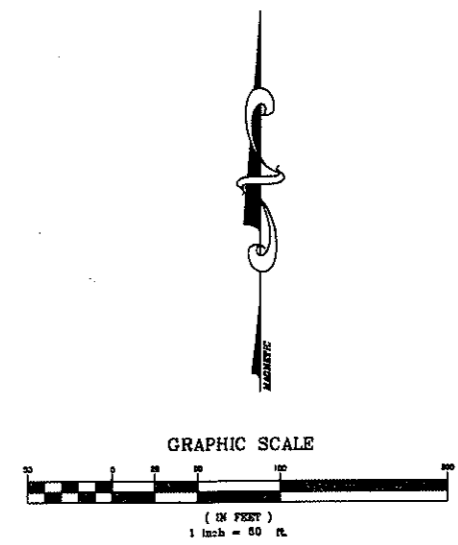
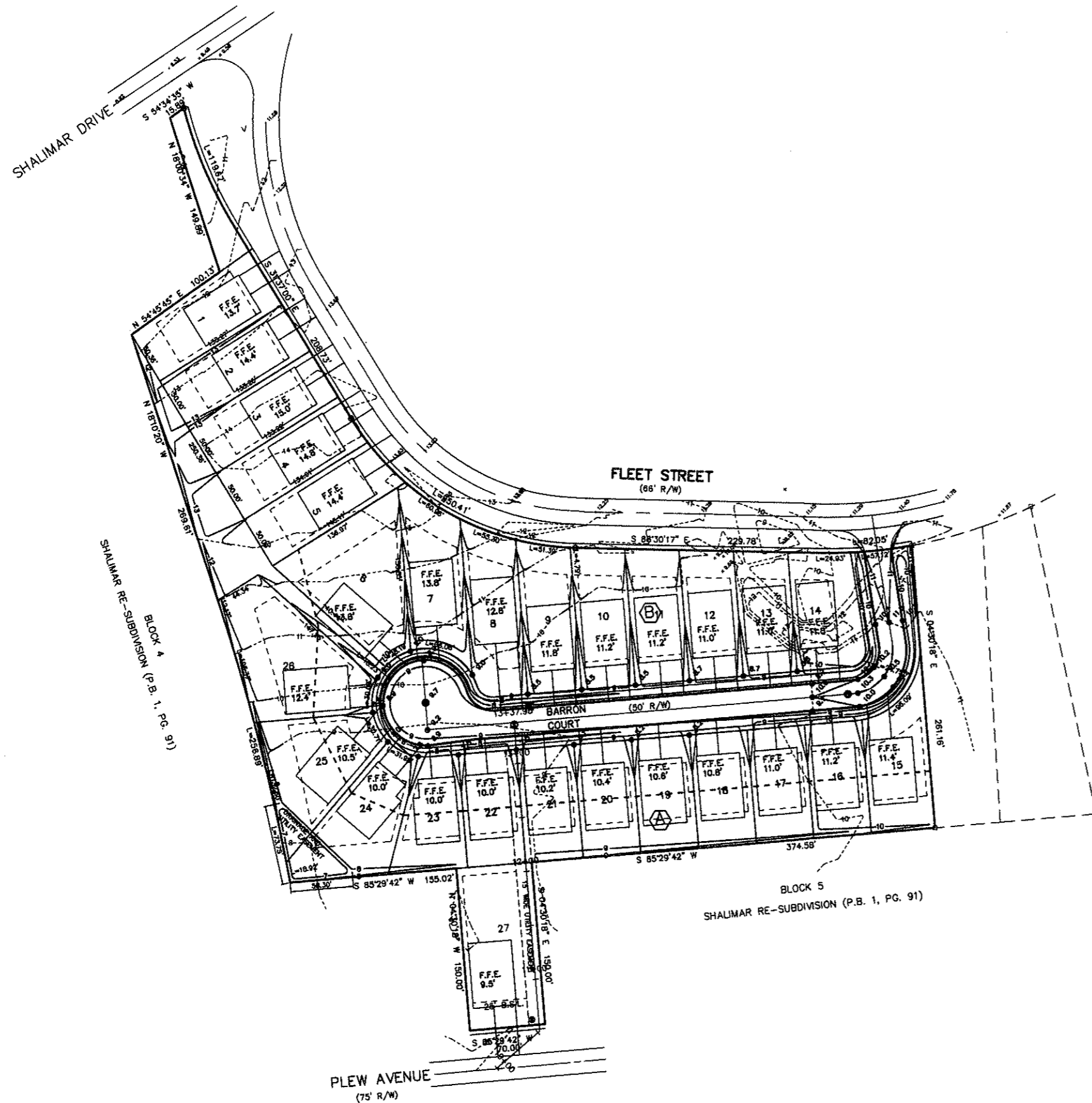
Results: A vertical datum was not identified on the original grading plan and not available from the original engineer. Our survey used NAVD 1988. There is a discrepancy between the surveys but it appears relative to the datum used. Generally, roads were installed in general compliance with the subdivision grading plan and the original datum. Side road swales are generally in existent but some have been filled. Swales between lots appear non-existent.

Impression: The original design delineated two storm drainage basins, identified as A and B on the plan. Once Basin B overfills its capacity, it discharges into Basin A between lots 24 and 25. Trees and landscaping impede this movement of stormwater. Once Basin A reaches its capacity, it floods Lot 24 until a depth is reached and stormwater can move in a southeasterly direction. However, that movement is greatly impeded by wooden privacy fencing, a generally rising terrain, and structures to the southeast. In other words, once Basin A is filled, additional flooding occurs in the rear of lot 24 due to no clearly defined outlet from the retention pond in the rear of lot 24 and the Subdivision.


Additional Observations: There does not appear to be any accounting within the grading plans for conveyance of runoff from upstream. The stormwater retention pond of the Shalimar Annex is immediately upstream of Shalimar Place Subdivision. Consequently, during extreme rainfall events, several in recent years, the Shalimar Annex pond fills and overtops its bank. Discharge from this pond is generally routed between lots 12 and 13 causing periodic flooding of porches and Florida Rooms for those residences. The stormwater is further conveyed to the cul-de-sac where it causes additional downstream flooding problems.

The Stormwater Master Plan of 1977 identified proposed future swales across Plew Avenue to address excess stormwater from the Shalimar Annex and the undeveloped area that would become Shalimar Place subdivision. There is no evidence to show that any improvements were made as part of Shalimar Place S/D to promote that drainage.

Recommendation: Authorize engineer to begin preliminary options for project(s) to mitigate flooding and prepare budget costs.



- 10- PROPOSED CONTOUR
- NEW SANITARY SEWER MANHOLE
- NEW FIRE HYDRANT
- ⊕ PROPOSED SPOT ELEVATION
- Ⓐ STORMWATER CATCHMENT BASIN AREA



CHOCTAW

CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING

904-862-6611
904-863-8059 (FAX)

112 Truxton Avenue, Fort Walton Beach, Florida 32547

Revisions

SHALIMAR PLACE

GRADING AND DRAINAGE PLAN

GEORGE S. KING, P.E.
FL. REG. NO. 38868

Job No.: 92-103
Date: 13 FEB. 1992
Flt. Vol.: 92-02
Scale: 1"=50'
Disk No.: 92103
Drawn: HLC
Checked: GSK
Sheet
3 of 7

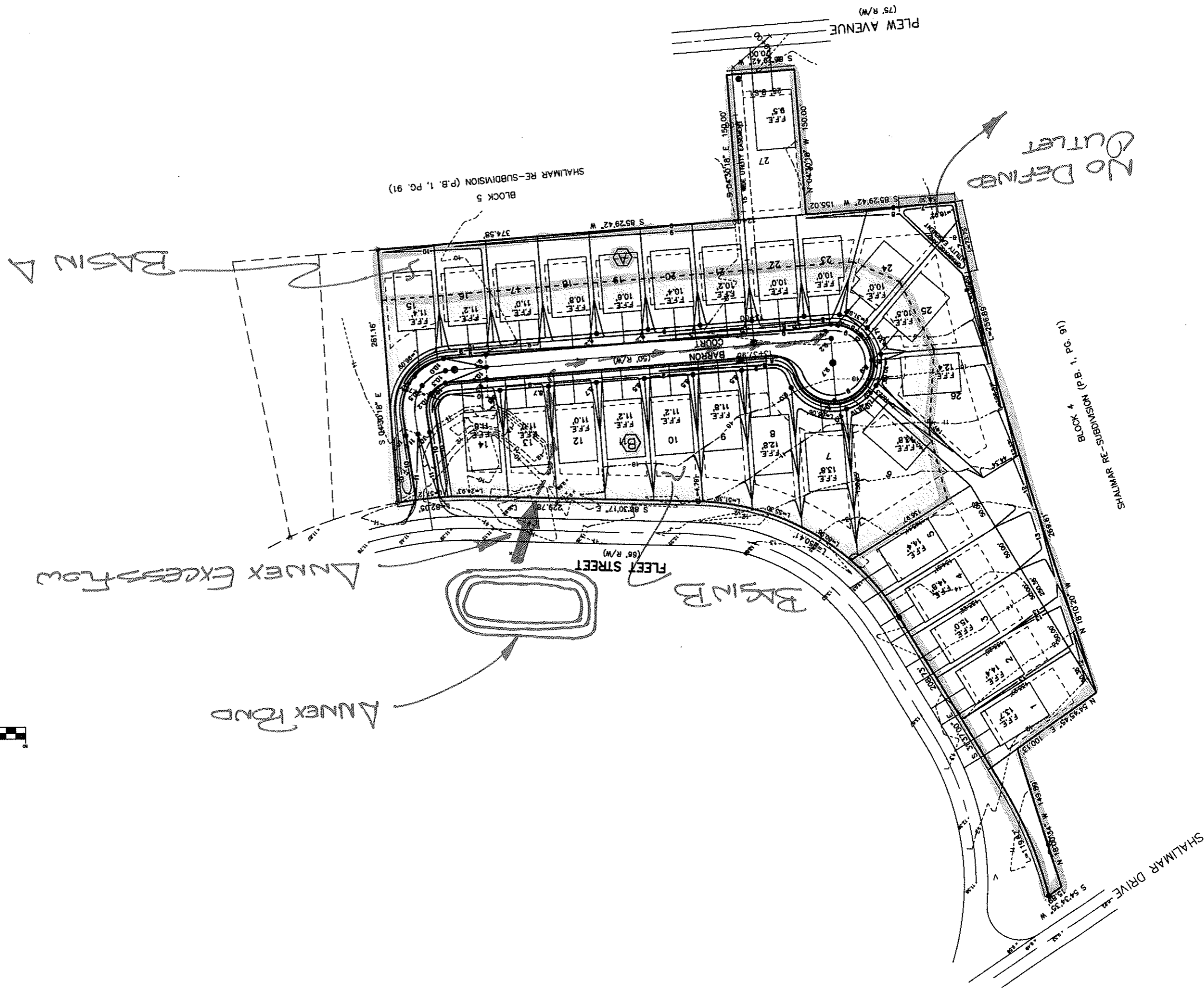
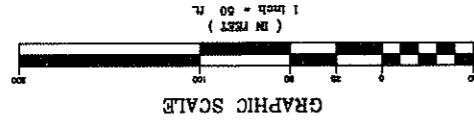
Sheet 2
 Checked: CSK
 Drawn: HJC
 Disk No.: 92103
 Scale: 1"=50'
 Pld. Vol.: 92-02
 Date: 13 FEB. 1992
 Job No.: 92-103

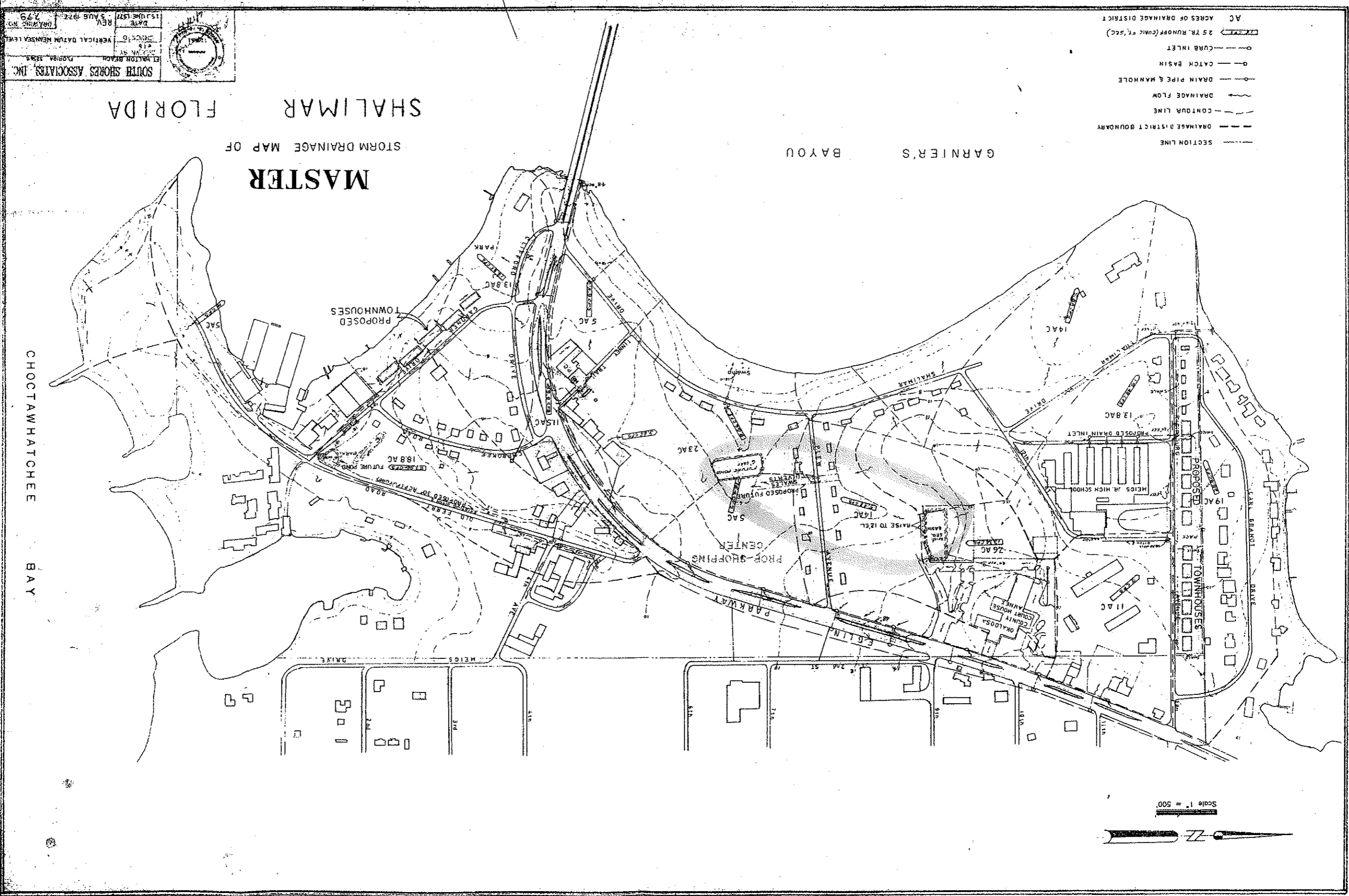
SHALIMAR PLACE
 GRADING AND DRAINAGE PLAN
 GEORGE S. KING, P.E.
 FL. REG. NO. 36986

Revisions

CS CHOCTAW CIVIL ENGINEERING
 904-862-6611
 904-863-8059 (FAX)
 112 Truxton Avenue, Fort Walton Beach, Florida 32547
 LAND SURVEYING
 LAND PLANNING

- 10- PROPOSED CONTOUR
- NEW SANITARY SEWER MANHOLE
- NEW FIRE HYDRANT
- PROPOSED SPOT ELEVATION
- STORMWATER CATCHMENT BASIN AREA





Sheet No. 1

Project No. 49-010

Date August 30, 2006

Drawn By Apprdr

Field Book No.

Revisions	By	Date

POLYENGINEERING OF FLORIDA, INC.
ARCHITECTURAL ENGINEERING SOLUTIONS

Post Office Box 841
60 Second Street Suite 701
Shalimar, Florida 32578
850-609-1100
WWW.POLYENGINEERING.COM

Town of Shalimar
Stormwater Analysis

Shalimar, Florida

These drawings are copyright and the property of Polyengineering. Any use, partial or full reproduction is prohibited except by written agreement with Polyengineering.

Cert. of Auth. No. CA-361
AA-C001543