



SITE GRADING CERTIFICATION POLICY/REQUIREMENTS

Updated 2-5-2015 for use after 3-8-15

The Town of Timnath requires that a Site Grading Certification (SGC) be submitted as part of the Building Permit Process. The Certification is to assure the builder has properly graded the site so site runoff will have a proper conveyance to an off-site drainage facility(s); the site runoff shall have no detrimental affects to surrounding properties. Certification must be completed prior to an issue of the Certificate of Occupancy (CO). The applicant must fill out the SGC application and include a final as-built site grading plan. The plan must be prepared by a registered professional engineer.

The site grading design shall meet the following minimum requirements:

1. Grades on any portion of the lot shall have a minimum slope of 2%.
2. Runoff should flow away from occupied structures, a minimum of 10% in the first five feet. There must be positive drainage away from all foundation openings (i.e windows, walk-outs).
3. Ground elevations shall be a minimum of 0.5' below the top of foundation as outlined in the current International Building Code.

The following items must be included on the final as-built site grading plan:

1. Signature and stamp of engineer who prepared the site grading plan.
2. Title block with engineer's contact information, date, property address, north arrow, and scale.
3. Outline of building foot-print(s), driveways, and other permanent structures.
4. Lot lines, lot size, easements, setbacks- properly labeled and dimensioned.
5. Any drainage features including but not limited to: swales, culverts, underdrains, headwalls and riprap. Detail size, length, type etc...
6. Spot elevations shall be included at building comers, lot comers, flowlines, low and high point and drainage facility inverts.
7. Slope arrows with grade percentages including significant grade breaks.
8. Contour lines can or should be included to better define the grading trend or specific grading features. This is mainly encouraged on larger estate lots.

***Please note that all sidewalk, curb, and gutter located within or directly in front of the lot is subject to inspection at the time of the grading certification inspection. Any defects found will be subject to replacement at the cost of the contractor or the developer, depending upon the status of final acceptance (if the filing has been granted final acceptance the contractor will be responsible for fixing the defect). If a defect is present in the sidewalk, the contractor shall remove and replace 6' of sidewalk on both sides of the defect.



SITEGRADING CERTIFICATION

Property Description:

Address: _____

Lot Number and Block Number: _____

Subdivision: _____

Engineer Contact Information:

Firm Name: _____

Address: _____

Telephone: _____

Fax: _____

Email: _____

Certification:

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this certification, I am acting with the knowledge and consent of the property owner(s). I understand the all materials and fees required by the Town of Timnath must be submitted prior to having this certification processed.

The attached as-built site grading plan shows the elevations and drainage patterns verified by a field survey. The as-built site grading plan adheres to Town of Timnath's Site Grading Policies/Requirements.

If there are any exceptions to the Site Grading Policies/Requirements, I have addressed these in a separate letter included with this certification.

Signature and Seal of Engineer

Date