

## APPENDIX 27

### SINGLE FAMILY DETACHED LOT GRADING POLICY

1. Construction plans for all new subdivisions will show proposed lot grades to the nearest 0.1'.
2. A Rough lot Grading Certification prepared by an engineer's or land surveyor—shall be submitted to the Department of Development and Permits prior to plat recordation certifying that lot grades are within 0.4' of proposed grades and a minimum positive slope of 0.25% exist in the direction indicated in the approved subdivision plan. Additional fill needed for the four building pad corner grades are not required for Rough Grading certification. Certification may be waived by the Department Director in cases where approved drainage plans show existing grades meet the criteria.
3. An individual single family site plan showing lot grading must be submitted with the building permit application. This plan must be in accordance with the drainage plan approved by Development and Permits. In the event that previously approved drainage plans do not exist, plans shall be prepared in accordance with the lot grading standards established in the Public Facilities Manual, Volume I. In the event the City determines a surveyor and / or company submits a site plan that erroneously indicates the lot grading is in accordance with the latest subdivision construction plan; the City will require the individual single family site plan to be reviewed by the Engineering Division to ensure compliance.
4. Lots shall be graded to within 0.1' of the final grade prior to issuance of a Certificate of Occupancy (C.O.). In addition, a minimum grade of 1.0% minimum slope must be provided. A Final Lot Grading certification is required from a Certified Land Surveyor (CLS) or the builder confirming this lot grading prior to issuance of C.O. Temporary C.O.'s may be issued under extenuating circumstances. If it is determined a builder has inaccurately certified lot grading, the City may require a licensed surveyor to provide the Final Lot Grading Certification for future applications for a time period to be determined by the Director. It is possible to improve the previously approved lot grading plan, but the revision must be approved by Engineering Division.
5. Deficiencies found within the first year of the C.O. issuance must be corrected by the builder within 60 days of notification. The Department Director may grant exceptions or accept surety on a case by case basis under extenuating circumstances.
6. If upon investigation the City determines that the new homeowner or adjacent homeowners have negatively affected drainage shown on approved drainage plan(s), then the builder shall not be responsible for remedial action.

*Effective June 1, 2018*



Department of Development and Permits  
306 Cedar Road, 3<sup>rd</sup> Floor  
Chesapeake, VA 23322  
Tel: (757) 382-6101

## ROUGH LOT GRADING CERTIFICATION

(Required prior to plat recordation)

I certify that the lot grades for \_\_\_\_\_ are within 0.4' of  
(Title on Plat)

the proposed grades and a minimum positive slope of 0.25% exist in the direction indicated on the approved

plans dated \_\_\_\_\_. This certification is based on an as-built grading survey

performed by: \_\_\_\_\_  
Company Name

(SEAL)

\_\_\_\_\_  
P.E. or Surveyor Signature                      Date

Note: Deviations from the above referenced plan must be identified and approved by field change request or plan revision, prior to submittal of this certification.



Department of Development and Permits  
306 Cedar Road, 2<sup>nd</sup> Floor  
Chesapeake, VA 23322  
Tel: (757) 382-6018 Fax: (757) 382-8448

## FINAL LOT GRADING CERTIFICATION

Prior to the release of a Certificate of Occupancy, the City of Chesapeake requires either a Licensed Surveyor or the Builder/Owner to execute the following certification:

Certification of lot grading for building permit # \_\_\_\_\_

For Address \_\_\_\_\_

The signee below has conducted the appropriate survey to certify the following minimum standards have been met: (initial each box)

- The lot grading has been established to within 0.1' of the grades shown in the approved site plan and the lot grading provides a minimum positive slope of 1.0% for the lot.
- Minimum fall of six inches within the first 10 feet from the building for pervious surfaces (lawns, landscaping, etc.), in accordance with IRC R401.3.
- Minimum fall of 2% slope away from the building for all non-covered impervious surfaces within 10 feet of the building foundation (excluding landings at exit doors and covered porches) in accordance with the exception to IRC R401.3.
- The garage floor and building finished floor meet or exceed the individual single family site plan specified grades.

Deficiencies found within the first year of the C.O. issuance must be corrected by the builder within 60 days of notification. If upon investigation the City determines the new homeowner or adjacent homeowners have negatively affected drainage, then the builder shall not be responsible for remedial action.

By signing below, I acknowledge that if this certification is found to be inaccurate, the City may discontinue the allowance for Builder/Owner certification and impose the requirement that future certifications must be from a Licensed Surveyor.

\_\_\_\_\_  
Signature of Land Surveyor

Licensed Surveyor  
or Notary Stamp:

\_\_\_\_\_  
Signature, Builder/Owner (Notarize below)

State of Virginia  
City of \_\_\_\_\_, to wit:  
The foregoing instrument bearing date

\_\_\_\_\_, 20\_\_\_\_  
was acknowledged before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Notary Public

My commission expires: \_\_\_\_\_  
Effective June 1, 2018