BUILDING INSPECTION DEPARTMENT

BUILDING SITE AFFIDAVIT

Permit Address: _____

Lot #: _____ Block #: _____ Subdivision: _____

Contractor / Builder: _____

Address: _____ Telephone No.: _____

City: _____ State: _____Zip Code: _____

1. Do you plan to make any excavation two (2) feet or greater in depth?
   Yes _____ No _____
2. Do you plan to make any excavation that will create a slope greater than five (5) feet in height or steeper than one and one-half (1 ½) horizontal to one vertical?
   Yes _____ No _____
3. Do you plan to make any fill two (2) feet or greater in depth?
   Yes _____ No _____
4. Do you plan to make any fill on terrain with a slope equal to or greater than five (5) horizontal to one (1) vertical?
   Yes _____ No _____
5. Do you plan to make any fill that will obstruct a drainage course or drainage easement?
   Yes _____ No _____
6. To the best of your knowledge, have any excavations or fills on this site been made since the completion of subdivision construction?
   Yes _____ No _____

If you answered yes to any of the above questions, a Professional Engineer must be engaged to prepare a grading plan.

To the best of my knowledge, I hereby certify that Items 1 through 6, as answered, are true and correct, and the final grade of the lot will comply with the grading plan approved for the subdivision by the City of Garland Engineering Department.

Signature: _____
Contractor, Builder or Agent

Date: _____

Sworn and subscribed before me by _____, on this the _____ day of _____, 2_____.

_____
Notary Public in and for the State of Texas

City of Garland
P O Box 469002
800 Main Street
Garland, Texas 75040

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Sec. 31.24. Grading and drainage.

(A) Grading and drainage plans for other than one to two family residential developments shall be provided to the City by the developer prior to building permit issuance on all projects. These plans shall be engineered and sealed by a professional engineer licensed to practice within the State of Texas and shall include:

(1) *Floor elevation.* The finished floor elevation of all structures on the site, both proposed and existing.

(2) *Storm water management.* A site grading and drainage design that will ensure proper drainage to protect the structures on the development. The design shall address the water run-off from the property to prevent damage to neighborhood properties both upstream and downstream.

Certification of the foundation finished floor elevation shall be required and shall be provided prior to or at the time of foundation inspection. Certification shall be provided by an architect, engineer or surveyor licensed to practice within the State of Texas. Certification of the as-built grading and drainage work for the site shall not be required unless deemed necessary by the Director of Engineering or Building Official.

(B) (1) Grading and drainage of one and two family developments shall be in accordance with the applicable provisions established herein for all subdivisions having engineering plans and specifications reviewed by the Director of Engineering after the effective date of this section.

For the purpose of the following subsections, flatland developments are subdivisions or lots that do not exceed either of the criteria shown below:

(a) An excavation which is less than two (2) feet in depth, or which does not create a cut slope greater than five (5) feet in height and steeper than one and one-half horizontal to one vertical (1½:1).

(b) A fill less than two (2) feet in depth and placed on natural terrain with a slope flatter than five horizontal to one vertical (5:1), or less than three (3) feet in depth, not intended to support structures, which does not obstruct a drainage course.

(2) (a) The finished floor elevation for all flatland developments shall be established prior to the acceptance of the subdivisions or the issuance of building permits, and shall be certified by an architect, engineer or surveyor licensed to practice within the State of Texas prior to or at the time or foundation inspection. The permittee of such development shall

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provide by sworn affidavit a statement that the development does not exceed either of the criteria established for flatland developments.

(b) The finished floor elevation of all flatland developments shall be a minimum of two (2) feet above the top of the street curb, measured at the lowest portion of the curb along the front of the lot, where the primary drainage flow is toward the street. On the lots where the drainage is primarily toward the rear property line or alley, the finish floor elevation shall be two (2) feet higher than the top of the lower portion of the alley pavement edge, or the lowest portion of the finished grade along the rear property line. Provided, that when the two (2) feet clearance elevation cannot be met due to unusual conditions of the lot, the lot shall be graded to provide either:

1. A quarter-inch-per-foot fall (two (2) percent slope) to the street curb, rear finished property line, or alley as determined by the primary drainage flow; or

2. A one-eighth-inch-per-foot drop (one percent slope) toward a drainage facility if approved by the Director of Engineering or Building Official.

(3) (a) The developer of a lot or subdivision which does not meet the criteria for a flatland development of subsection B(1) above shall provide plans prepared and certified by an engineer, licensed to practice within the State of Texas, which provide for grading, drainage, benching of lots, the establishment of minimum finished floor elevations, soil compaction and similar provisions for grading and drainage of the development. Such plans shall be provided during the construction phase of the development and prior to the issuance of any building permits. However, on lots abutting a creek or drainage way, the engineering work required herein may be done after the completion of the subdivision so long as prior to the issuance of building permits for those lots affected.

(b) The finished grade of the building envelope portion of each lot shall be a minimum of one-and-one-half (1½) feet above the street curb, rear property line or alley, as determined by the primary drainage flow. The Director of Engineering or Building Official may waive this requirement if the building pad has minimum drainage gradient of two (2) percent (one-quarter-inch drop in each twelve (12) inches) toward a drainage facility.

(c) Any deviation from the foregoing requirements must be authorized by the Plan Commission during the subdivision approval process and shall be noted on the final plat.

(4) Nothing contained in this section shall preclude or affect the application of any other ordinance, regulation or law; and, in particular, the engineering requirements of applicable floodplain ordinances, the engineering requirements of the public works portion of the subdivision, and

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the requirement that finished floor elevations and adequate bench marks be established on the final subdivision plat are not affected hereby.

(5) Plans shall be submitted at the construction phase of all subdivisions indicating the finished (final) topography of the entire subdivision at two-foot contour intervals.

(C) No person shall alter, change, modify, excavate or fill any lot, subdivision or development except in compliance with this section. When any lot, development or subdivision has been altered, changed or modified without compliance with this section, the Director of Engineering or Building Official may require submission of proof of compliance, certified by a licensed engineer.

(D) **The Director of Engineering or Building Official may require soil compaction tests prior to issuance of a building permit for lots or any tract of land which were apparently filled prior to January 1, 1986.**

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