

Attachment A

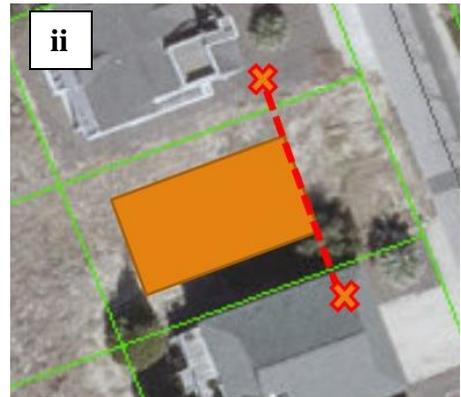
(A) Establishment of **Finished Ground Level**:

a. For **lots** on the island:

i. For **lots** where only one adjacent side **lot** is developed and fill is required to raise a **lot** whose average grade is below the adjacent road, the established, the **finished ground level** shall be no greater than the **finished ground level** of the adjacent, developed lot.



ii. For **lots** where both adjacent side **lots** (front and rear for corner **lots**) are developed and fill is required to raise a **lot** whose average grade is below the adjacent road, the established, **finished ground level** of any **lot** shall be determined by measuring the average elevation of the ground. This average elevation will be taken from two points along the **proposed building footprint** that extends 10 feet past each adjacent **lot** line located at the two points where the projection of any portion of the **proposed building footprint** adjacent to the road is 10 feet past each adjacent **lot** line. The **finished ground level** shall be no greater than this measurement.



iii. For **lots** where both adjacent side **lots** (front and rear for corner **lots**) are not developed and fill is required to raise a **lot** whose average grade is below the adjacent road, the established, **finished ground level** shall be no greater than one foot above the crown of the **road**.



iv. For **lots** where grading is required to lower a **lot** whose average grade is above the adjacent road, the established, **finished ground level** of any **lot** shall be determined by measuring the average elevation of the ground. The average elevation shall be measured in accordance with Section 2.18 (A)(a)(ii). will be taken from two points along the **proposed building footprint** that extends 10 feet past each adjacent **lot** line located at the two points where the projection of any portion of the **proposed building footprint** adjacent to the road is 10 feet past each adjacent **lot** line. Sand will not be taken from the island.

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- b. For **lots** on the mainland:
- i. When grading or filling of a lot is proposed and natural grade cannot be utilized, the established, **finished ground level** of any **lot** shall be measured in accordance with Section 2.18 (A)(a)(ii). determined by measuring the average elevation of the ground. This average elevation will be taken from two points along the **building footprint** that extends 10 feet past each adjacent **lot** line.
- c. In instances whereby the **finished ground level** cannot be obtained as specified herein due to natural topography, existing development adjacent to the **lot**, or other factors relative to site conditions, the **Planning Board** shall determine the **finished ground level** upon review and approval of a proposed grading plan.
- d. Exceptions to this section:
- i. Filling up to 4 inches where such fill shall not exceed a **finished ground level** of one foot above the crown of the road.
 - ii. Fill that is necessary to meet any County or State requirements for a Health or Storm Water permit. In which case, fill shall only be allowed to the minimum extent necessary to obtain a permit.
- (B) All fill shall be established at a slope not to exceed 3:1 (three feet horizontal run for every one-foot vertical rise) and shall be stabilized to prevent erosion. Alternatively, construction of a retaining wall, bulkhead, or other engineered containment device to prevent fill and surface water from running onto adjacent **lots** may be permitted.
- (C) The builder and/or owner shall be responsible for grading the **lot** in such a manner as to absorb surface runoff or other catchment system.
- (D) A silt fence must be erected around that portion of a **lot** being disturbed that causes erosion onto adjacent property and street right of ways. Exception: Only the portion of

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the **lot** adjoining golf course greens or fairways or a portion of a **lot** for construction access is exempt.

(E) No **lot**, parcel or tract of land may be disturbed by grading, filling, excavation, and removal of trees or removal of stumps without a Town Fill and Grade permit.

This section does not alleviate any property owner from adhering to nor from obtaining required permits from any County, State or Federal authority.