Attachment A

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

a. For ***lot***s on the island:

i. For ***lot***s 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, ***finished ground level*** shall be no greater than the ***finished ground level*** of the adjacent, developed lot.

ii. For ***lot***s where both adjacent side ***lot***s (front and rear for corner ***lot***s) 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 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.

iii. For ***lot***s where both adjacent side ***lot***s (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 adjacent to the road.

iv. For ***lot***s 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 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.

Attachment A

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

Attachment A

(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.